

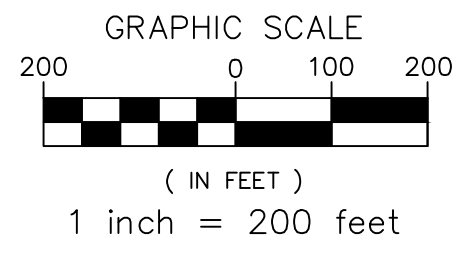
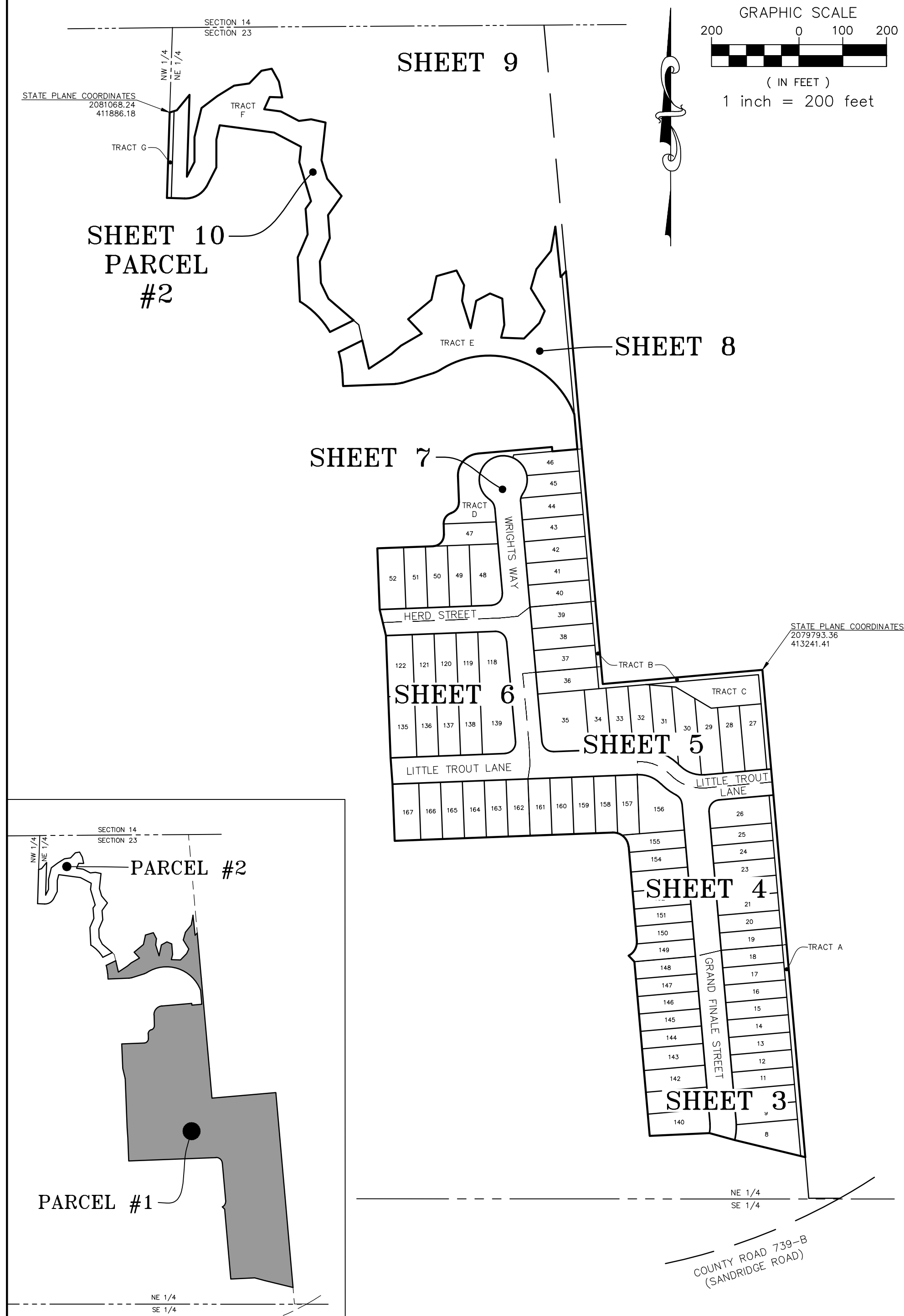
HOLSTEIN CROSSING PHASE 2

A PORTION OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA.

PLAT BOOK ___ PAGE ___

SHEET 2 OF 10 SHEETS

SEE SHEET 2 FOR LEGEND & SHEET 10 FOR GENERAL NOTES



TOTAL NUMBER OF LOTS = 83
 PARCEL #1 - 19.4 ACRES ±
 PARCEL #2 - 1.5 ACRES ±
 ZONING: LA MPC
 FUTURE LAND USE: LA MPC

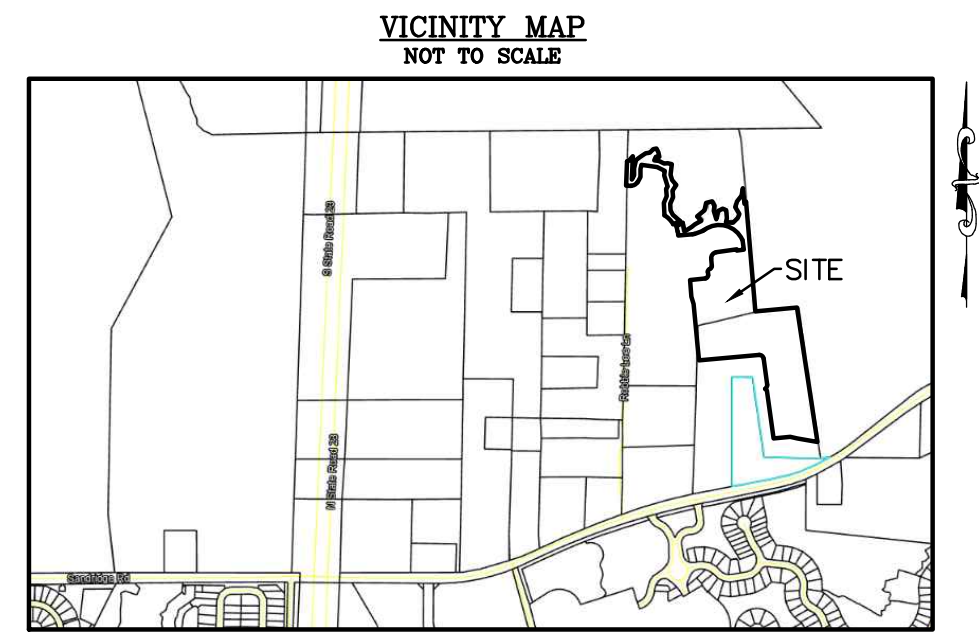
SETBACKS PER P.U.D.:
 FRONT: 5' FOR FRONT PORCHES; 10' FOR FRONT FACADE;
 20' FOR FRONT FACING GARAGES
 SIDE: 5'
 REAR: 10'

UTILITIES SUPPLIERS:
 WATER & SEWER: CLAY COUNTY UTILITY AUTHORITY
 3176 OLD JENNINGS RD
 MIDDLEBURG, FL 32068
 ELECTRICITY: CLAY ELECTRIC COOPERATIVE, INC.
 P.O. BOX 308
 KEYSTONE HEIGHTS, FL 32656

OWNER: LENNAR HOMES, LLC
 7411 FULLERTON ST., SUITE 220
 JACKSONVILLE, FL 32256

ENGINEER: DOMINION ENGINEERING GROUP, INC.
 4348 SOUTHPOINT BLVD, SUITE 201
 JACKSONVILLE, FL 32216

SURVEYOR: BARTRAM TRAIL SURVEYING, INC.
 1501 CR 315, SUITE 106
 GREEN COVE SPRINGS, FL 32043



- LEGEND**
- O.R. - DENOTES OFFICIAL RECORDS BOOK
 - P.B. - DENOTES PLAT BOOK
 - PG(S). - DENOTES PAGE(S)
 - UDE - DENOTES UNOBSTRUCTED DRAINAGE EASEMENT
 - UDAE - DENOTES UNOBSTRUCTED DRAINAGE AND ACCESS EASEMENT
 - SWMF - DENOTES STORMWATER MANAGEMENT FACILITY
 - PUDE - DENOTES PRIVATE UNOBSTRUCTED DRAINAGE EASEMENT
 - V.N.B. - DENOTES VEGETATIVE NATURAL BUFFER
 - CCUA - DENOTES CLAY COUNTY UTILITY AUTHORITY
 - CEC - DENOTES CLAY ELECTRIC COOPERATIVE
 - (R) - DENOTES RADIAL
 - (NR) - DENOTES NON RADIAL
 - - DENOTES SET 4"x4" C.M. "BTS PRM LB6991"
 - - DENOTES SET 5/8" IRON ROD & CAP "BTS PRM LB6991"
 - - DENOTES FOUND 4"x4" C.M. (NO IDENTIFICATION), UNLESS NOTED OTHERWISE
 - ⊙ - DENOTES SET NAIL & DISC "BTS PCP LB6991"
 - ⊙ - DENOTES CONCRETE MONUMENT
 - R/W - DENOTES RIGHT-OF-WAY
 - PI - DENOTES POINT OF INTERSECTION
 - PC - DENOTES POINT OF CURVATURE
 - PT - DENOTES POINT OF TANGENCY
 - RP - DENOTES RADIUS POINT
 - LBT - DENOTES LANDSCAPE BUFFER TRACT
 - TLO - DENOTES TIE LINE ONLY
 - ATOB - DENOTES APPROXIMATE TOP OF BANK

(FOR GENERAL NOTES SEE SHEET 10)

SURVEYOR'S CERTIFICATE OF REVIEW

This undersigned surveyor hereby certifies that they have reviewed this plat on behalf of Clay County, Florida, in accordance with the requirements of Chapter 177.081(1), Florida Statutes, and has determined that said plat conforms with the requirements of Chapter 177, Florida Statutes. The undersigned did not prepare this plat. This certificate is made as of the ___ day of ___, 2024."

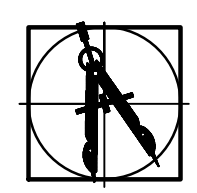
 John S. Adams
 Professional Land Surveyor
 License Number LS 4469
 1501 CR 315, Suite 106
 Green Cove Springs, FL 32043

SURVEYOR'S CERTIFICATE

Know all ye men by these presents, that the undersigned, being currently licensed and registered by the State of Florida as a professional surveyor and mapper, does hereby certify that the above plat is a true and correct representation of the lands surveyed, platted and described, and was made under the undersigned's responsible direction and supervision, and that the plat complies with all of the survey requirements of Part 1, Chapter 177 Florida Statutes.

Signed and sealed this ___ day of _____, 2024 A.D.

 Thomas P. Hughes, P.L.S.
 Professional Land Surveyor
 License Number LS 3507



PREPARED BY:
BARTRAM TRAIL SURVEYING, INC.
 CERTIFICATE OF AUTHORIZATION LB #6991
 LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS
 1501 COUNTY ROAD 315 SUITE 106
 GREEN COVE SPRINGS, FL 32043
 (904) 284-2224 FAX (904) 284-2258



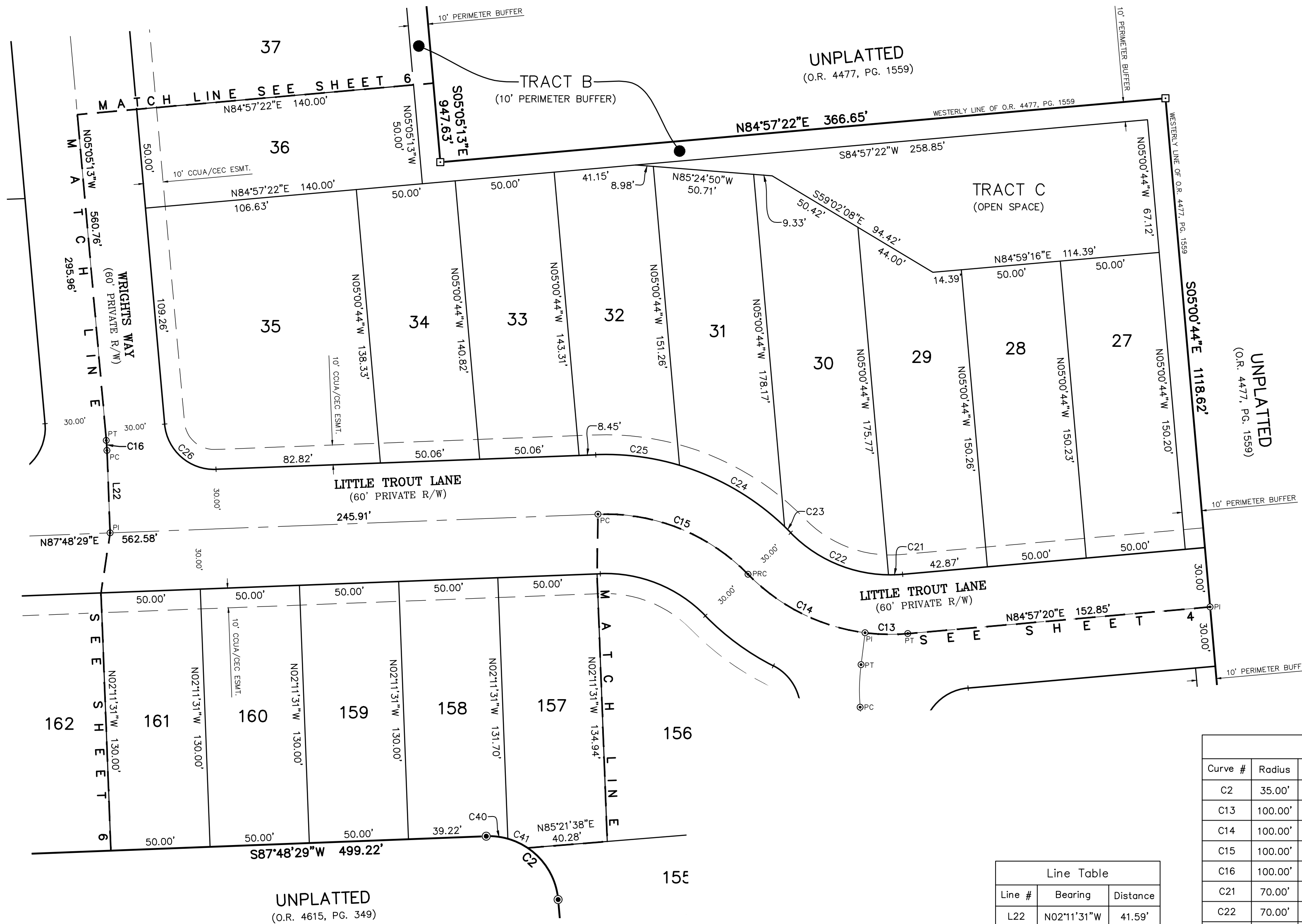
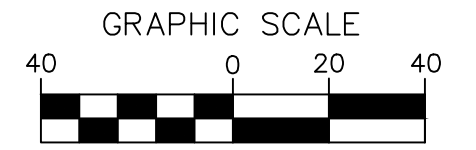
H O L S T E I N C R O S S I N G P H A S E 2

A PORTION OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA.

PLAT BOOK ___ PAGE ___

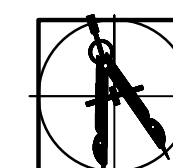
SHEET 5 OF 10 SHEETS

SEE SHEET 2 FOR LEGEND & SHEET 10 FOR GENERAL NOTES



Line #	Bearing	Distance
L22	N02°11'31"W	41.59'

Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C2	35.00'	87°10'47"	53.26'	48.26'	N48°36'07"W
C13	100.00'	12°21'01"	21.56'	21.51'	S88°52'10"E
C14	100.00'	38°30'30"	67.21'	65.95'	S63°26'25"E
C15	100.00'	48°00'21"	83.79'	81.36'	S68°11'20"E
C16	100.00'	02°53'43"	5.05'	5.05'	N03°38'22"W
C21	70.00'	05°50'43"	7.14'	7.14'	N87°52'41"E
C22	70.00'	45°00'48"	54.99'	53.59'	S66°41'33"E
C23	130.00'	01°55'49"	4.38'	4.38'	S45°09'04"E
C24	130.00'	27°14'53"	61.82'	61.24'	S59°44'25"E
C25	130.00'	18°49'39"	42.72'	42.53'	S82°46'41"E
C26	25.00'	87°06'17"	38.01'	34.45'	S48°38'22"E
C40	35.00'	17°56'25"	10.96'	10.91'	S83°13'18"E
C41	35.00'	17°59'52"	10.99'	10.95'	S65°15'10"E



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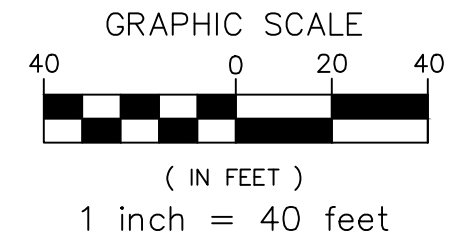
H O L S T E I N C R O S S I N G P H A S E 2

A PORTION OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA.

PLAT BOOK ___ PAGE ___

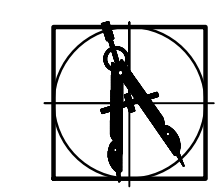
SHEET 6 OF 10 SHEETS

SEE SHEET 2 FOR LEGEND & SHEET 10 FOR GENERAL NOTES



Curve Table					
Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C16	100.00'	02°53'43"	5.05'	5.05'	N03°38'22"W
C17	100.00'	02°53'43"	5.05'	5.05'	N86°21'38"E
C34	25.00'	87°06'17"	38.01'	34.45'	N48°38'22"W
C35	25.00'	92°53'43"	40.53'	36.24'	N41°21'38"W

Line Table		
Line #	Bearing	Distance
L22	N02°11'31"W	41.59'
L23	N84°54'47"E	41.59'



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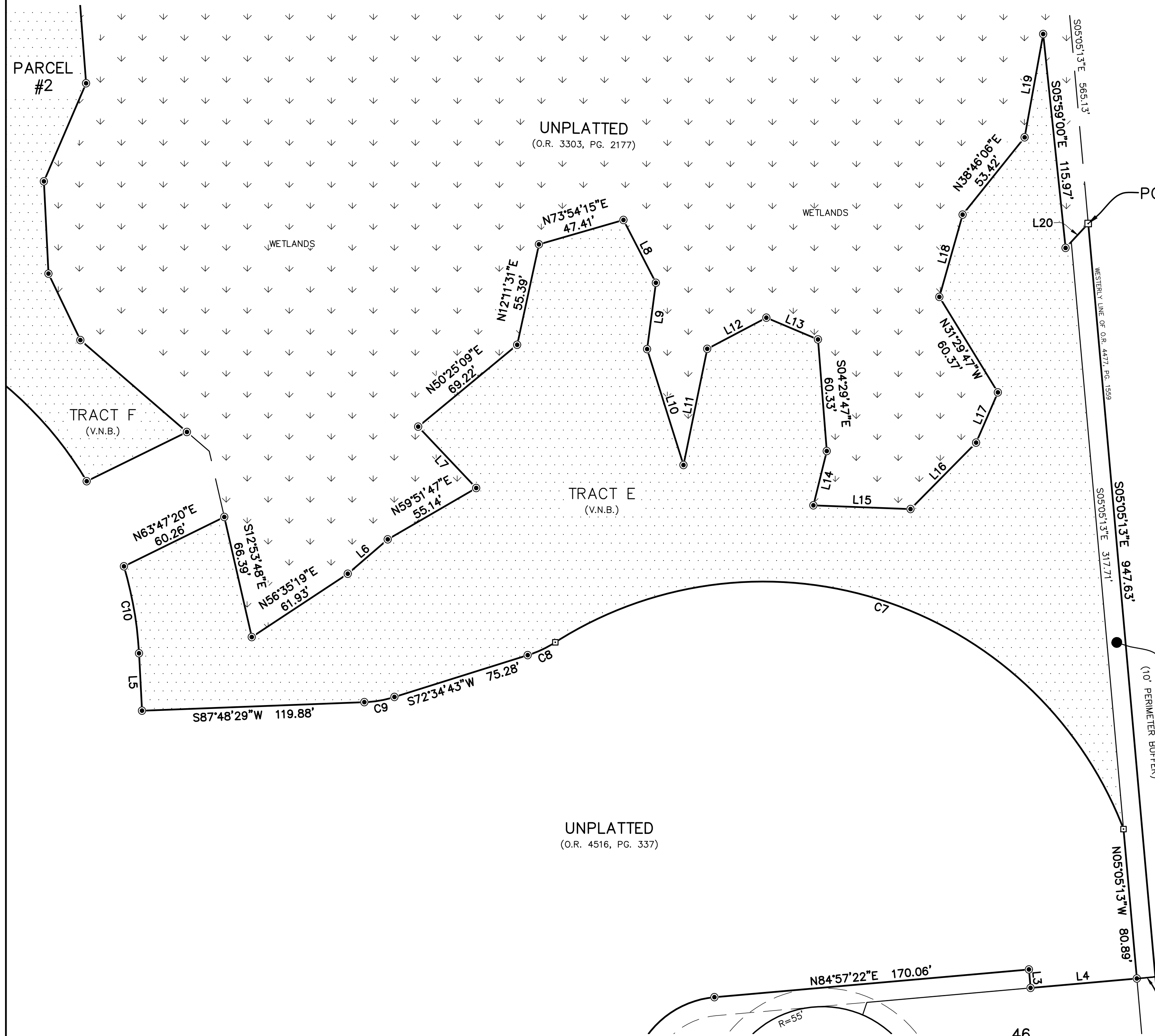
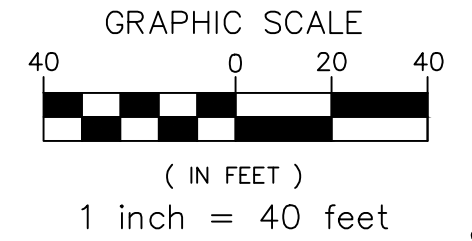
HOLSTEIN CROSSING PHASE 2

A PORTION OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA.

PLAT BOOK ___ PAGE ___

SHEET 8 OF 10 SHEETS

SEE SHEET 2 FOR LEGEND & SHEET 10 FOR GENERAL NOTES



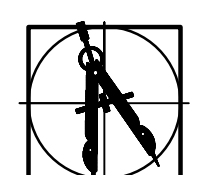
Curve Table					
Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C7	208.00'	101°32'40"	368.63'	322.25'	N71°48'06"W
C8	62.00'	15°09'09"	16.40'	16.35'	S65°00'09"W
C9	62.00'	15°13'46"	16.48'	16.43'	S80°11'36"W
C10	203.27'	13°25'57"	47.65'	47.55'	N09°49'17"W

Line Table		
Line #	Bearing	Distance
L3	S05°02'38"E	10.00'
L4	N84°57'22"E	57.48'
L5	N03°02'33"W	30.97'
L6	N49°17'14"E	28.46'
L7	N43°27'35"W	45.52'
L8	S27°17'52"E	38.08'
L9	S07°27'39"W	36.08'
L10	S17°23'27"E	65.43'
L11	N11°32'49"E	63.91'
L12	N62°15'05"E	35.99'
L13	S67°12'02"E	30.18'
L14	S13°51'02"W	30.13'
L15	S87°45'03"E	52.37'
L16	N44°35'26"E	50.33'
L17	N23°30'22"E	29.50'
L18	N15°45'01"E	46.06'
L19	N10°07'28"E	56.61'
L20	N42°50'02"E	17.93'

UNPLATTED
(O.R. 4477, PG. 1559)

TRACT B
(10' PERIMETER BUFFER)

MATCH LINE
SEE SHEET 7



PREPARED BY:
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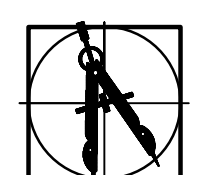
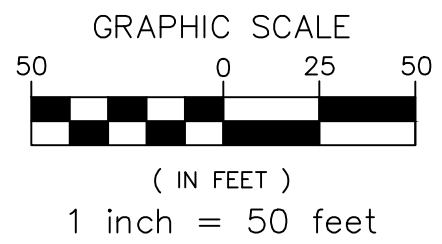
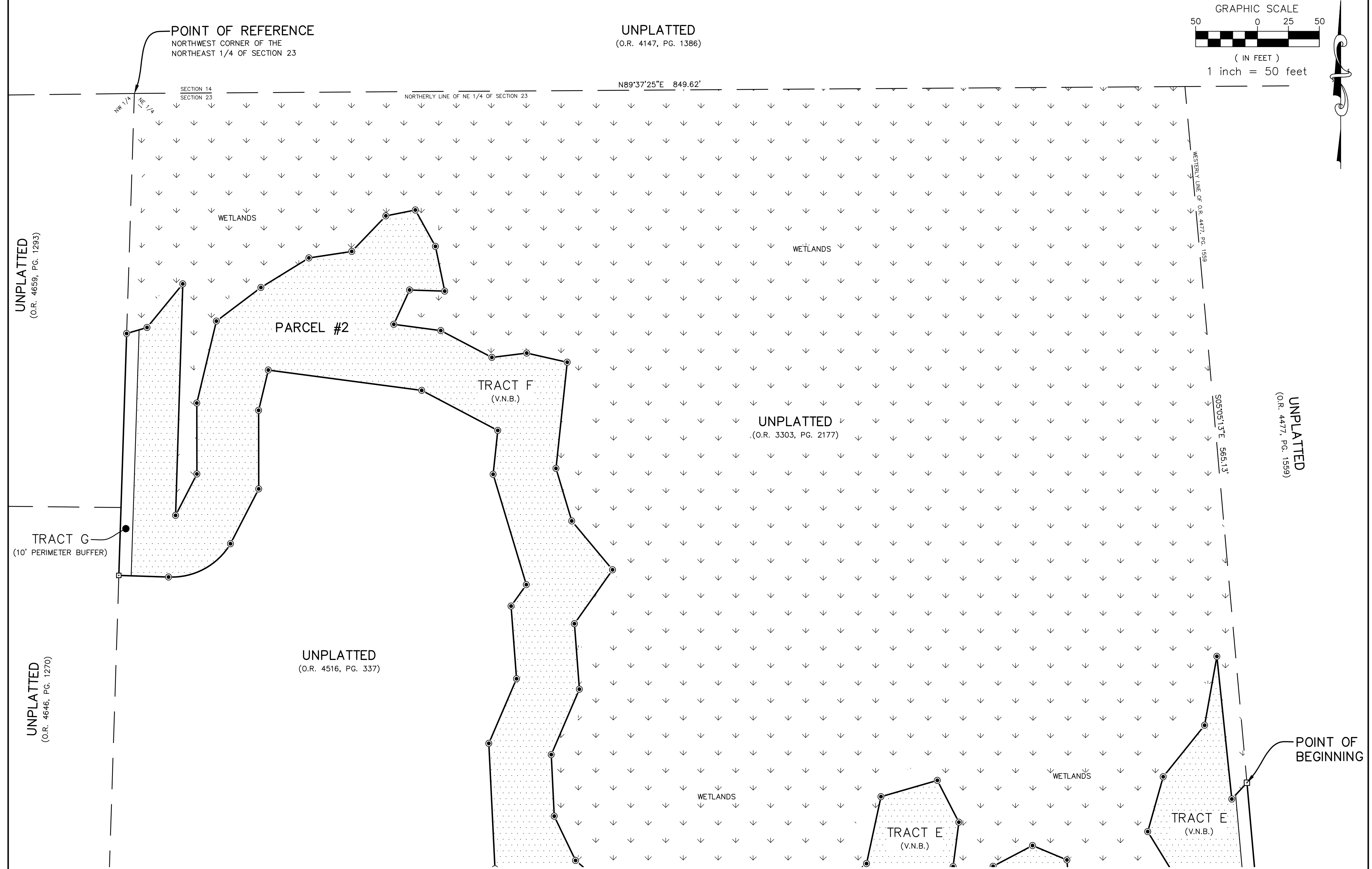
H O L S T E I N C R O S S I N G P H A S E 2

A PORTION OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA.

PLAT BOOK ___ PAGE ___

SHEET 9 OF 10 SHEETS

SEE SHEET 2 FOR LEGEND & SHEET 10 FOR GENERAL NOTES



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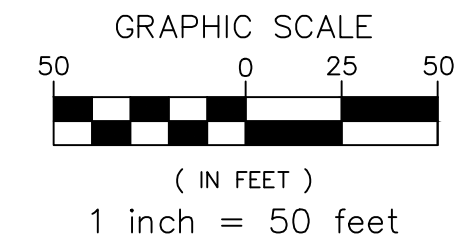
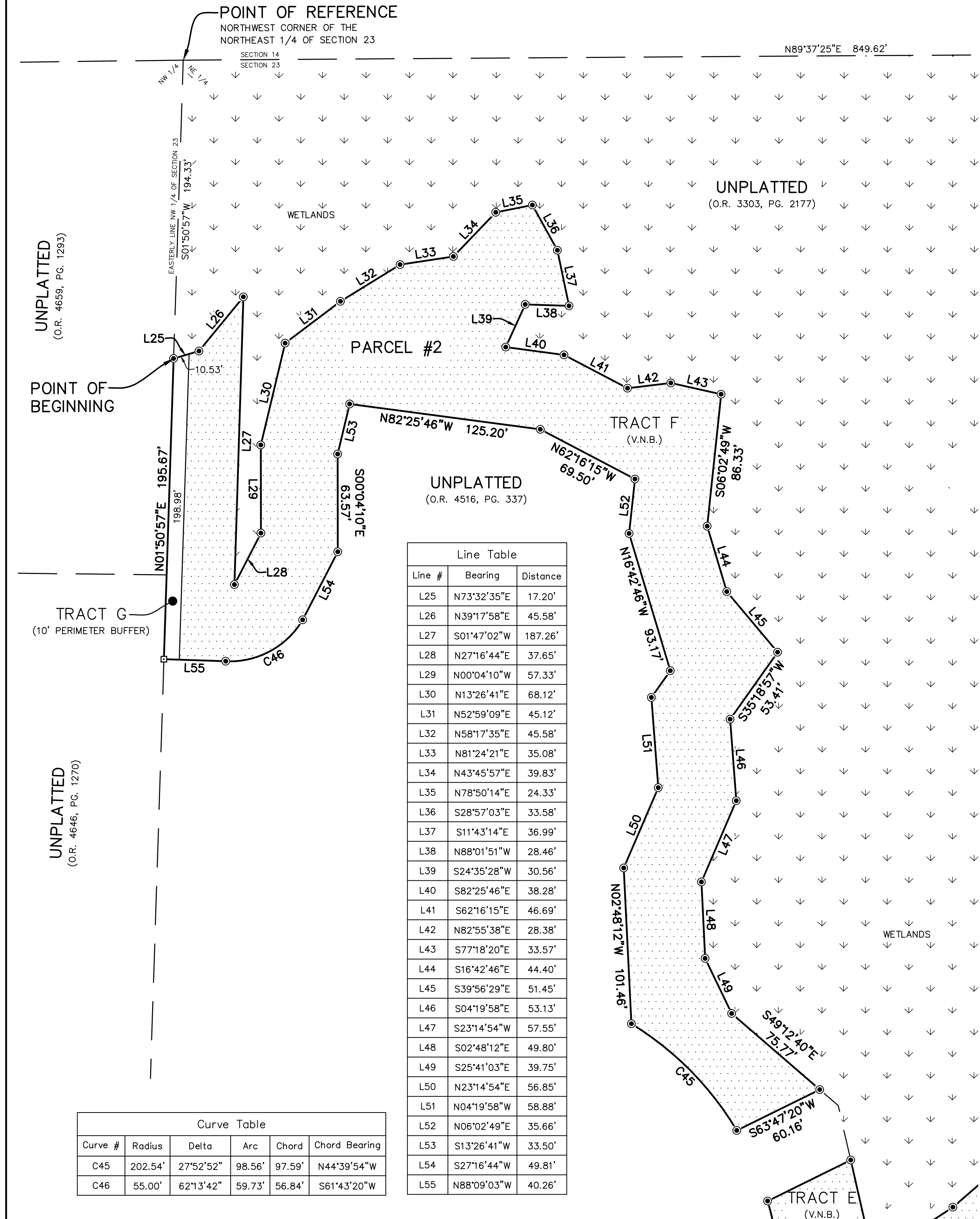
HOLSTEIN CROSSING PHASE 2

A PORTION OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA.

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SHEET 10 OF 10 SHEETS

SEE SHEET 2 FOR LEGEND & SHEET 10 FOR GENERAL NOTES



CAPTION: PARCEL #2

A parcel of land being a portion of Section 23, Township 5 South, Range 25 East, Clay County, Florida, said parcel being more particularly described as follows:

Commence at the Northwest corner of the Northeast Quarter of said Section 23; thence S01°50'57"W, along the easterly line of the Northwest Quarter of said Section 23, 194.33 feet to the POINT OF BEGINNING of the parcel described herein.

Thence departing said easterly line of the Northwest Quarter of Section 23, and along the southerly line of a parcel of land as described and recorded in Official Records Book 3303, page 2177 of the Public Records of Clay County, Florida, the following twenty eight (28) courses: (1) N73°32'35"E, 17.20 feet; (2) N39°17'58"E, 45.58 feet; (3) S01°47'02"W, 187.26 feet; (4) N27°16'44"E, 37.65 feet; (5) N00°04'10"W, 57.33 feet; (6) N13°26'41"E, 68.12 feet; (7) N52°59'09"E, 45.12 feet; (8) N58°17'35"E, 45.58 feet; (9) N81°24'21"E, 35.08 feet; (10) N43°45'57"E, 39.83 feet; (11) N78°50'14"E, 24.33 feet; (12) S28°57'03"E, 33.58 feet; (13) S11°43'14"E, 36.99 feet; (14) N88°01'51"W, 28.46 feet; (15) S24°35'28"W, 30.56 feet; (16) S82°25'46"E, 38.28 feet; (17) S62°16'15"E, 46.69 feet; (18) N82°55'38"E, 28.38 feet; (19) S77°18'20"E, 33.57 feet; (20) S06°02'49"W, 86.33 feet; (21) S16°42'46"E, 44.40 feet; (22) S39°56'29"E, 51.45 feet; (23) S35°18'57"W, 53.41 feet; (24) S04°19'58"E, 53.13 feet; (25) S23°14'54"W, 57.55 feet; (26) S02°48'12"E, 49.80 feet; (27) S25°41'03"E, 39.75 feet; (28) S49°12'40"E, 75.77 feet; thence departing said southerly line, S63°47'20"W, 60.16 feet to a point on a non-tangent curve concave to the Southwest and having a radius of 202.54 feet; thence Northwest along the arc of said curve, subtended by a chord bearing and distance of N44°39'55"W, 97.59 feet, an arc distance of 98.56 feet; thence N02°48'12"W, 101.46 feet; thence N23°14'54"E, 56.85 feet; thence N04°19'58"W, 58.88 feet; thence N35°18'57"E, 21.29 feet; thence N16°42'46"W, 93.17 feet; thence N06°02'49"E, 35.66 feet; thence N62°16'15"W, 69.50 feet; thence N82°25'46"W, 125.20 feet; thence S13°26'41"W, 33.50 feet; thence S00°04'10"E, 63.57 feet; thence S27°16'44"W, 49.81 feet to a point on a non-tangent curve concave to the Northwest and having a radius of 55.00 feet; thence Southwest along the arc of said curve, subtended by a chord bearing and distance of S61°43'20"W, 56.84 feet, an arc distance of 59.73 feet; thence N88°09'03"W, 40.26 feet to a point on aforesaid easterly line of the Northwest Quarter of said Section 23; thence N01°50'57"E, along said easterly line, 195.67 feet to the POINT OF BEGINNING of the parcel herein described.

Containing 1.46 acres, more or less.

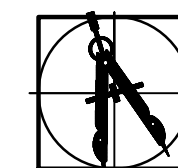
Said lands situated, lying and being in Clay County, Florida.

GENERAL NOTES

- Bearings shown hereon are based upon the northerly line of the Northeast 1/4 of Section 23, as having a bearing of N89°37'25"E, according to Official Records Book 4615, page 337, of the Public Records of Clay County, Florida.
- All drainage easements are unobstructed unless otherwise noted.
- The easements shown hereon and designated as unobstructed easements shall remain totally unobstructed by any permanent improvements which may impede the use of said easements by Holstein Crossing Owners' Association, Inc., a Florida not-for-profit corporation ("Association"), its successors and assigns. The construction of driveways and the installation of fences, hedges and landscaping is permissible but subject to removal by the Association at the expense of each lot owner for the removal and/or replacement of such items.
- All platted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages.
- NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.
- Current law provides that no construction, filling, removal of earth, cutting of trees or other plants shall take place waterward of the jurisdictional wetland line as shown on this plat without the approval of this county and/or any other federal, state or local governmental regulatory agencies with jurisdiction over such wetlands. It is the responsibility of the lot owner, his agents and the entity performing any activity within this area to acquire the necessary written approvals prior to the beginning of any work. The jurisdictional wetland line shown hereon may be superseded and recertified at any time, by the appropriate authorities.
- State plane coordinates shown hereon are based on NAD 83/90 State Plane, Florida East Zone (Zone 0901) in U.S. survey feet and are for GIS purposes only.
- Vegetative Natural buffers adjacent to wetlands are to remain natural, vegetative and undisturbed.

Line Table		
Line #	Bearing	Distance
L25	N73°32'35"E	17.20'
L26	N39°17'58"E	45.58'
L27	S01°47'02"W	187.26'
L28	N27°16'44"E	37.65'
L29	N00°04'10"W	57.33'
L30	N13°26'41"E	68.12'
L31	N52°59'09"E	45.12'
L32	N58°17'35"E	45.58'
L33	N81°24'21"E	35.08'
L34	N43°45'57"E	39.83'
L35	N78°50'14"E	24.33'
L36	S28°57'03"E	33.58'
L37	S11°43'14"E	36.99'
L38	N88°01'51"W	28.46'
L39	S24°35'28"W	30.56'
L40	S82°25'46"E	38.28'
L41	S62°16'15"E	46.69'
L42	N82°55'38"E	28.38'
L43	S77°18'20"E	33.57'
L44	S16°42'46"E	44.40'
L45	S39°56'29"E	51.45'
L46	S04°19'58"E	53.13'
L47	S23°14'54"W	57.55'
L48	S02°48'12"E	49.80'
L49	S25°41'03"E	39.75'
L50	N23°14'54"E	56.85'
L51	N04°19'58"W	58.88'
L52	N06°02'49"E	35.66'
L53	S13°26'41"W	33.50'
L54	S27°16'44"W	49.81'
L55	N88°09'03"W	40.26'

Curve Table					
Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C45	202.54'	27°52'52"	98.56'	97.59'	N44°39'54"W
C46	55.00'	62°13'42"	59.73'	56.84'	S61°43'20"W



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