

# SUBDIVISION PLAT OF CREEKSIDE VILLAGE AT GRAND HAVEN

MAP BOOK 34 , PAGE 69

SITUATED IN THE CITY OF PALM COAST, FLAGLER COUNTY, FLORIDA  
BEING A PORTION OF GOVERNMENT SECTIONS 16, 17, 42 AND 48, TOWNSHIP 11 SOUTH, RANGE 31 EAST  
A PORTION OF THE "GRAND HAVEN" DEVELOPMENT OF REGIONAL IMPACT  
AS RECORDED IN OFFICIAL RECORDS BOOK 628, PAGE 1016

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS, GRAND HAVEN DEVELOPERS, LLC, A DELAWARE LIMITED LIABILITY CORPORATION, OWNER OF THE LAND DESCRIBED ON THIS PLAT HAS CAUSED THE LAND TO BE SURVEYED AND PLATTED AS SHOWN, AND HEREBY DEDICATES THIS PLAT TO BE KNOWN AS CREEKSIDE VILLAGE AT GRAND HAVEN. ADDITIONALLY, THE FOLLOWING DEDICATIONS AND/OR RESERVATIONS ARE HEREBY GRANTED:

1. THE PRIVATE DRIVES AS SHOWN HEREON, CREEKSIDE DRIVE, CREEKSIDE COURT, MIDDEN LANE AND SWEETWATER COURT, AND THE EMERGENCY ACCESS EASEMENTS ARE DEDICATED TO THE GRAND HAVEN COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR INGRESS-EGRESS, ACCESS AND UTILITY INSTALLATION AND MAINTENANCE PURPOSES. ALL LOT OWNERS WITHIN THE SUBDIVISION SHALL HAVE ACCESS RIGHTS TO THE PRIVATE STREET SYSTEM FROM THEIR RESPECTIVE LOTS. GOVERNMENTAL AND EMERGENCY VEHICLES SHALL ALSO HAVE ACCESS RIGHTS WITHIN THE PRIVATE STREET SYSTEM AND ON EMERGENCY ACCESS EASEMENTS FOR GOVERNMENTAL, UTILITY AND EMERGENCY ACCESS PURPOSES.

2. THE PUBLIC DRIVE AS SHOWN HEREON, NORTH PARK ROAD, IS DEDICATED TO THE CITY OF PALM COAST FOR INGRESS-EGRESS, ACCESS AND UTILITY INSTALLATION AND MAINTENANCE PURPOSES.

3. THE 100-FOOT DRAINAGE RIGHT-OF-WAY AS SHOWN HEREON, A/K/A THE MOSQUITO DITCH, IS DEDICATED TO THE CITY OF PALM COAST FOR INSTALLATION, MAINTENANCE AND OPERATION OF DRAINAGE FACILITIES.

4. THE DRAINAGE, PEDESTRIAN ACCESS & UTILITY EASEMENTS, AS SHOWN HEREON, ARE DEDICATED TO THE GRAND HAVEN COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF DRAINAGE, SIDEWALKS AND UTILITY FACILITIES.

5. THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE DEDICATED TO THE GRAND HAVEN COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF DRAINAGE FACILITIES.

6. THE PEDESTRIAN ACCESS EASEMENTS, AS SHOWN HEREON, ARE DEDICATED TO THE GRAND HAVEN COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PEDESTRIAN ACCESS FACILITIES.

7. THE UTILITY EASEMENT, AS SHOWN HEREON, IS DEDICATED TO THE GRAND HAVEN COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY FACILITIES.

8. THE UTILITY & PEDESTRIAN ACCESS EASEMENT, AS SHOWN HEREON, IS DEDICATED TO THE GRAND HAVEN COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY AND PEDESTRIAN ACCESS FACILITIES.

9. TRACT "A" AS SHOWN HEREON IS HEREBY DEDICATED TO THE GRAND HAVEN COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF ROADWAY, LANDSCAPING, SIGNAGE, UTILITY, DRAINAGE AND SIDEWALK FACILITIES.

10. TRACTS "B" AND "H" AS SHOWN HEREON IS HEREBY DEDICATED TO THE GRAND HAVEN COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF LANDSCAPING, SIGNAGE, UTILITY, DRAINAGE AND SIDEWALK FACILITIES.

11. TRACT "C" AS SHOWN HEREON, IS DEDICATED TO THE GRAND HAVEN COMMUNITY DEVELOPMENT DISTRICT FOR INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY, LANDSCAPE AND SIDEWALK FACILITIES.

12. THE DRAINAGE/MAINTENANCE/ACCESS EASEMENTS ALONG WITH THE ADJOINING LAKE TRACTS, A/K/A TRACTS "D", "J" AND "M", AS SHOWN HEREON, ARE DEDICATED TO THE GRAND HAVEN COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF THE STORMWATER MANAGEMENT FACILITIES.

13. TRACTS "F" AND "K" AS SHOWN HEREON, ARE DEDICATED TO THE CITY OF PALM COAST, ITS SUCCESSORS AND ASSIGNS, FOR PRESERVATION AND BUFFER PURPOSES. MOREOVER, PURSUANT TO FLA. STAT. 704.06, A CONSERVATION EASEMENT IS HEREBY GRANTED OVER THIS TRACT TO THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT AND THE CITY OF PALM COAST.

14. TRACT "I" IS DEDICATED TO THE FLORIDA INLAND NAVIGATION DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS PURPOSES.

15. THE 1' NON-VEHICULAR ACCESS EASEMENT, AS SHOWN HEREON IS DEDICATED TO THE CITY OF PALM COAST, ITS SUCCESSORS AND ASSIGNS FOR GOVERNMENTAL PURPOSES.

16. TRACTS "E", "G", AND "L" AS SHOWN HEREON ARE TO BE RETAINED BY THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS FOR FUTURE USE AS SHOWN HEREON.

17. THE PUBLIC DRAINAGE EASEMENT ALONG WITH A DRAINAGE EASEMENT OVER TRACT "J" IS DEDICATED TO FLAGLER COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF STORMWATER MANAGEMENT FACILITIES.

18. THE PUBLIC UTILITY EASEMENT ALONG WITH THE ADJOINING TRACT "N" IS DEDICATED TO THE CITY OF PALM COAST, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITY FACILITIES.

IN WITNESS WHEREOF GRAND HAVEN DEVELOPERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY HAS CAUSED THIS PLAT DEDICATION AND RESERVATION TO BE EXECUTED BY ITS DULY AUTHORIZED CORPORATE OFFICERS UPON THIS DATE:

SIGNED IN THE PRESENCE OF:

WITNESS Laura Gersbeck

PRINT NAME Laura Gersbeck

WITNESS Alicia Breden

PRINT NAME Alicia Breden

ACCEPTED BY:

GRAND HAVEN COMMUNITY DEVELOPMENT DISTRICT

STATE OF FLORIDA  
COUNTY OF Duval

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 1 DAY OF November, 2004, BY EDWARD E. BURR, PRESIDENT OF LANDMAR MANAGEMENT, INC., THE MANAGER OF LANDMAR GROUP, LLC, THE SOLE MEMBER OF GRAND HAVEN DEVELOPERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF THE LIMITED LIABILITY COMPANY.

Nancy E. Gaines  
PRINT NAME: Nancy E. Gaines

NOTARY PUBLIC  
STATE OF FLORIDA AT LARGE

GRAND HAVEN DEVELOPERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: LANDMAR GROUP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SOLE MEMBER

BY: LANDMAR MANAGEMENT, INC., A DELAWARE CORPORATION, ITS MANAGER

BY: Edward E. Burr  
EDWARD E. BURR, ITS PRESIDENT

ATTEST: James T. Caus

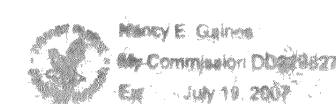
(CORPORATE SEAL)

BY: Roger Postlethwaite  
ROGER POSTLETHWAITE, ITS CHAIRMAN

ATTEST: Joseph M. Carbone III  
JOSEPH M. CARBONE III

COMMISSION: DD229827

MY COMMISSION EXPIRES: July 19, 2007



SHEET 1 OF 4

## CREEKSIDE VILLAGE AT GRAND HAVEN

PART OF SECTIONS 9 AND 16, TOWNSHIP 11 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 16; THENCE SOUTH 89°51'07" WEST, ALONG THE NORTH LINE OF SAID SECTION 16, A DISTANCE OF 1142.03 FEET TO THE POINT OF BEGINNING; THENCE NORTH 65°53'52" EAST, LEAVING SAID NORTH LINE, A DISTANCE OF 265.97 FEET; THENCE NORTH 32°52'07" EAST, A DISTANCE OF 104.05 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF A COUNTY PARK; THENCE SOUTH 68°09'24" EAST, ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 561.48 FEET TO A POINT ON THE NORTHWESTERLY BOUNDARY OF GRAND HAVEN NORTH PHASE 1, AS RECORDED IN MAP BOOK 34, PAGES 21-26 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE ALONG THE BOUNDARY OF SAID PLAT, THE FOLLOWING FOURTEEN (14) COURSES: COURSE NO. 1) THENCE SOUTH 37°49'12" WEST, A DISTANCE OF 467.33 FEET; COURSE NO. 2) THENCE SOUTH 55°29'57" WEST, A DISTANCE OF 104.37 FEET; COURSE NO. 3) SOUTH 59°29'59" WEST, A DISTANCE OF 120.00 FEET; COURSE NO. 4) THENCE SOUTH 52°46'28" WEST, A DISTANCE OF 156.65 FEET; COURSE NO. 5) THENCE SOUTH 25°39'57" EAST, A DISTANCE OF 250.74 FEET; COURSE NO. 6) THENCE SOUTH 73°56'05" EAST, A DISTANCE OF 78.32 FEET; COURSE NO. 7) THENCE SOUTH 48°28'03" EAST, A DISTANCE OF 45.23 FEET; COURSE NO. 8) THENCE NORTH 82°44'42" EAST, A DISTANCE OF 37.61 FEET; COURSE NO. 9) THENCE NORTH 33°57'39" EAST, A DISTANCE OF 12.33 FEET; COURSE NO. 10) THENCE SOUTH 81°43'17" EAST, A DISTANCE OF 61.49 FEET; COURSE NO. 11) THENCE SOUTH 11°08'34" EAST, A DISTANCE OF 169.04 FEET; COURSE NO. 12) THENCE SOUTH 24°13'51" WEST, A DISTANCE OF 211.23 FEET; COURSE NO. 13) THENCE SOUTH 29°43'11" EAST, A DISTANCE OF 184.70 FEET; COURSE NO. 14) THENCE SOUTH 41°39'57" EAST, A DISTANCE OF 88.96 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF N. VILLAGE PARKWAY (A RIGHT-OF-WAY OF VARYING WIDTH BY PLAT); THENCE SOUTH 48°20'21" WEST, CONTINUING ALONG SAID PLAT BOUNDARY AND ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 236.61 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF NORTH PARK ROAD, (A 60.00 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), SAID POINT LYING ON A CURVE, CONCAVE WESTERLY HAVING A RADIUS OF 80.00 FEET; THENCE SOUTHERLY CONTINUING ALONG SAID PLAT BOUNDARY AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 99.74 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 10°01'12" WEST, AND A CHORD DISTANCE OF 93.40 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 45°44'05" WEST CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND SAID PLAT BOUNDARY, A DISTANCE OF 37.44 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF COLBERT LANE, (A RIGHT-OF-WAY OF VARYING WIDTH, AS NOW ESTABLISHED), SAID POINT LYING ON A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1400.00 FEET; THENCE NORTHWESTERLY, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 1299.29 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 54°43'38" WEST AND A CHORD DISTANCE OF 1253.16 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 81°18'51" WEST, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 820.96 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 2060.00 FEET; THENCE WESTERLY, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 423.04 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 87°11'50" WEST, AND A CHORD DISTANCE OF 422.30 FEET TO A POINT ON SAID CURVE; THENCE NORTH 06°54'56" EAST, LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 616.73 FEET; THENCE NORTH 12°09'01" WEST, A DISTANCE OF 238.98 FEET; THENCE NORTH 53°08'51" WEST, A DISTANCE OF 56.78 FEET TO A POINT ON THE SOUTH LINE OF THOSE LANDS BELONGING TO THE FLORIDA INLAND NAVIGATION DISTRICT AS RECORDED IN OFFICIAL RECORDS BOOK 600, PAGES 1094 THROUGH 1097 OF SAID PUBLIC RECORDS; THENCE SOUTH 89°59'55" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 984.35 FEET TO AN ANGLE POINT IN SAID SOUTH LINE; THENCE NORTH 89°51'07" EAST, CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 877.63 FEET TO THE POINT OF BEGINNING.

CONTAINING 60.61 ACRES MORE OR LESS.

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.

NOTICE: THIS SUBDIVISION IS SUBJECT TO DEED RESTRICTIONS AS RECORDED IN OFFICIAL RECORDS BOOK 1166, PAGE 1324 OF THE OFFICIAL RECORDS OF FLAGLER COUNTY FLORIDA. 1362

## CERTIFICATE OF APPROVAL

I HEREBY CERTIFY, THAT THE UNDERSIGNED, IS A LICENSED PROFESSIONAL SURVEYOR AND MAPPER AND IS EITHER EMPLOYED OR UNDER CONTRACT WITH THE CITY OF PALM COAST. I ALSO CERTIFY THAT I AM NOT REPRESENTING THE OWNER OR OWNERS OF RECORD AND HAVE REVIEWED THIS PLAT AND FOUND IT TO COMPLY WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND CITY OF PALM COAST PLATTING REGULATIONS.

DATE: 10/28/04 BY: Kenneth J. Duhan

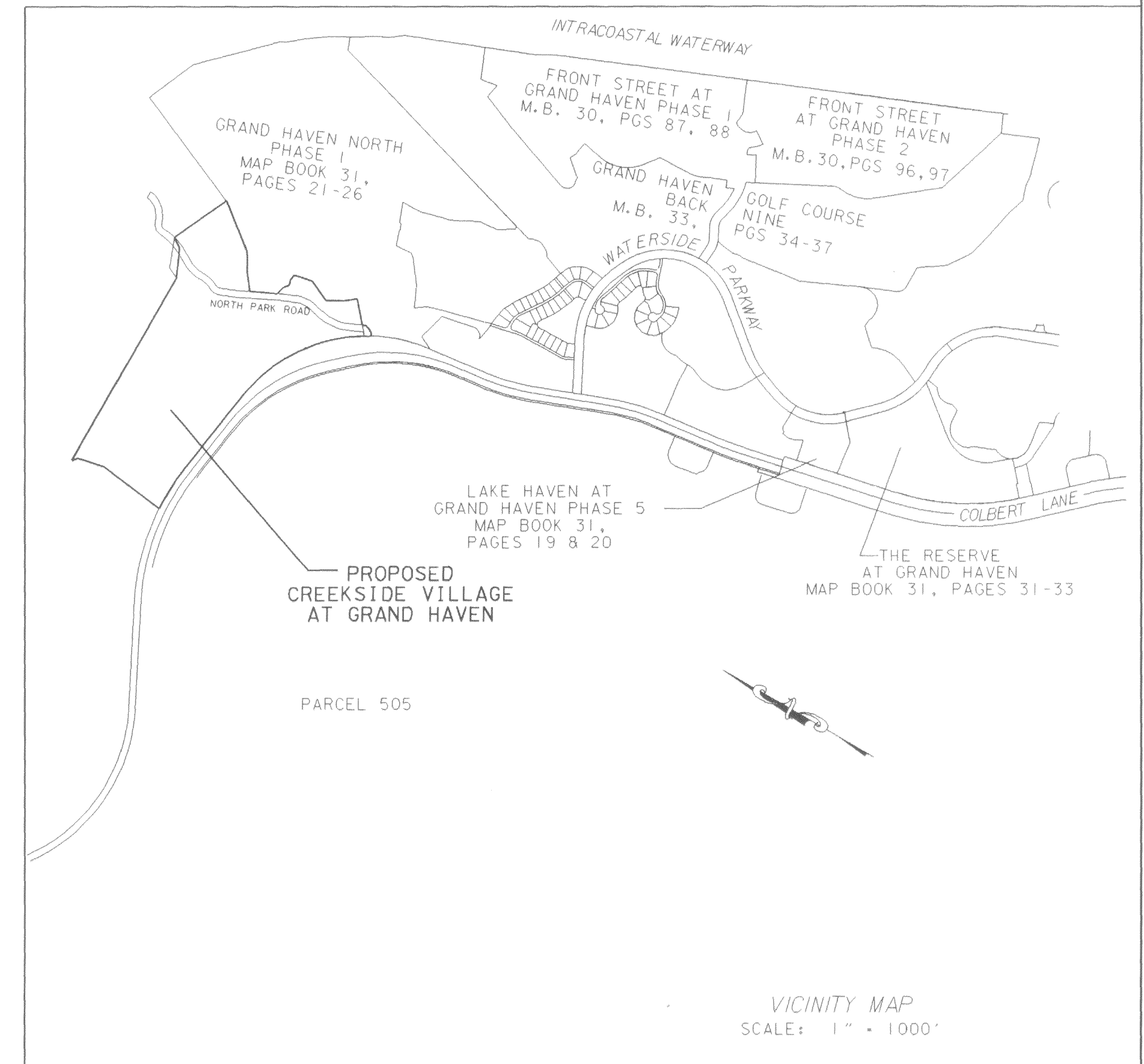
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER  
CERTIFICATE NO. 6105 PSM

## CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED PROFESSIONAL SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT ON THE 2nd DAY OF MARCH, 2004, SHE COMPLETED THE SURVEY OF THE LANDS AS SHOWN IN THE FOREGOING PLAT; THAT SAID PLAT IS A CORRECT REPRESENTATION OF THE LANDS, FLOOD ZONES AND WETLAND BOUNDARIES THEREIN DESCRIBED AND PLATTED; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS SHOWN THEREON AS REQUIRED BY CHAPTER 177.091 (7), AND PERMANENT CONTROL POINTS WILL BE SET IN ACCORDANCE WITH SECTION 177.091 (8) FLORIDA STATUTES, THAT ALL REQUIREMENTS OF CHAPTER 177, PART 1 - PLATTING HAVE BEEN MET, AND THAT SAID LAND IS LOCATED IN THE CITY OF PALM COAST, FLORIDA.

DATE 10-27-04

Brenda D. Catone  
BRENDA D. CATONE  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER  
CERTIFICATE NO. 5447  
BESSENT HAMMACK AND RUCKMAN, INC.  
1900 CORPORATE SQUARE BOULEVARD  
JACKSONVILLE, FLORIDA 32216  
1B6739  
(904) 721-2991



## CERTIFICATE OF APPROVAL BY THE PLANNING MANAGER

THE PLANNING MANAGER HEREBY APPROVES THE FINAL PLAT FOR THE CREEKSIDE VILLAGE AT GRAND HAVEN SUBDIVISION.

11/08/04  
DATE  
Andrew McCreary  
PLANNING MANAGER

## CERTIFICATE OF APPROVAL

THIS IS TO CERTIFY THAT ON THE 2nd DAY OF NOVEMBER, 2004, THIS PLAT WAS APPROVED.

BY: William J. Shaw  
CITY ENGINEER

## CERTIFICATE OF APPROVAL BY THE CITY OF PALM COAST, FLORIDA

THIS IS TO CERTIFY THAT ON THE 2nd DAY OF NOVEMBER, 2004, THE FOREGOING PLAT WAS APPROVED BY THE CITY COUNCIL OF PALM COAST, FLORIDA.

CITY COUNCIL OF PALM COAST, FLORIDA

BY: Samuel C. Campbell  
MAYOR

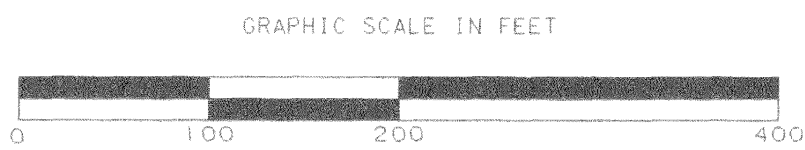
ATTEST: Clare M. Hoerni  
CLERK

## CERTIFICATE OF CLERK

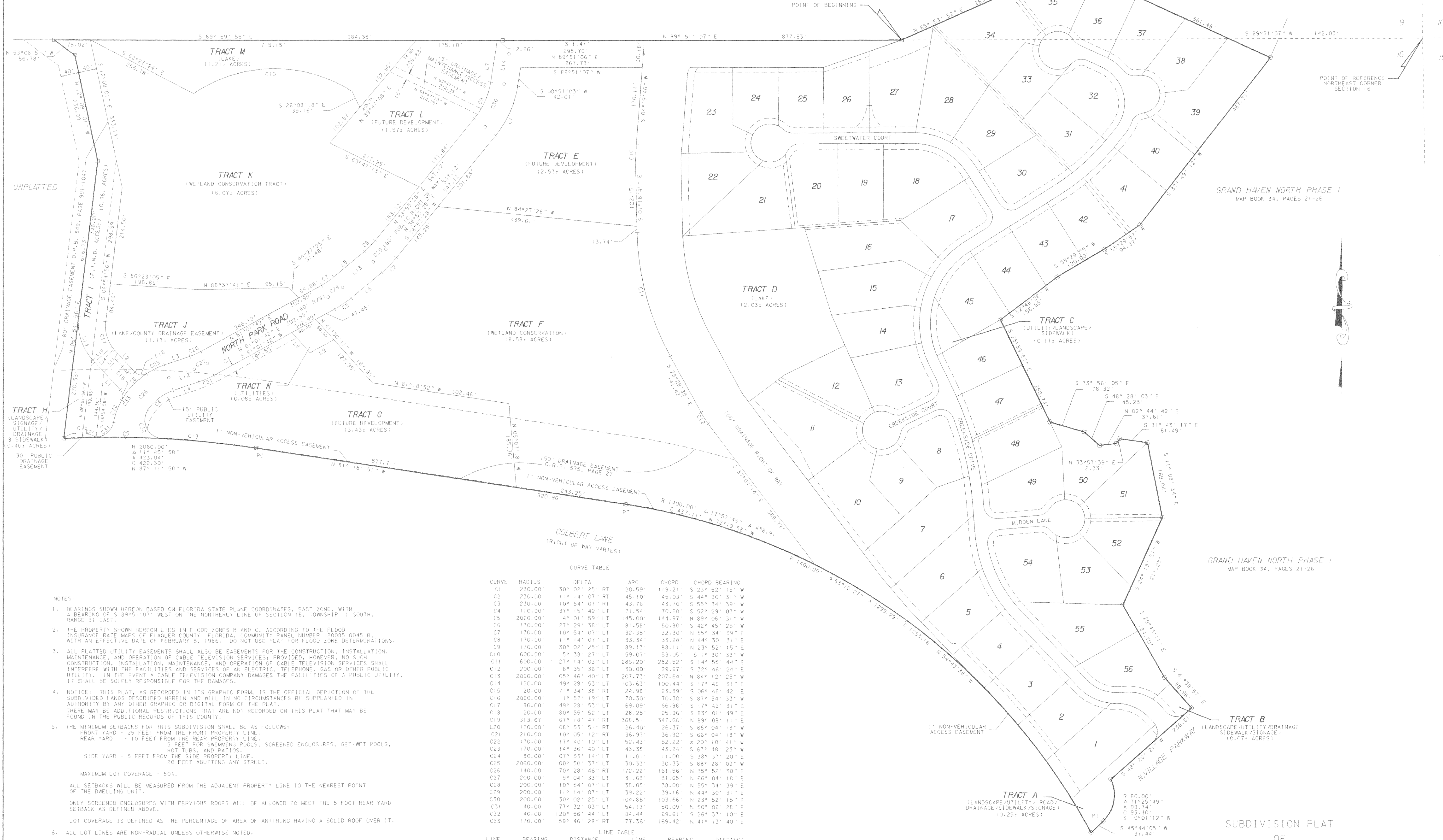
I HEREBY CERTIFY THAT THE FOREGOING PLAT WAS FILED FOR RECORD ON THE 18th DAY OF November, 2004, AT \_\_\_\_\_ FILE NO. \_\_\_\_\_.

Paul W. Wagoner  
CLERK





FLORIDA INLAND NAVIGATION DISTRICT  
OFFICIAL RECORDS BOOK 600, PAGES 1094-1097



- NOTES:
- BEARINGS SHOWN HEREON BASED ON FLORIDA STATE PLANE COORDINATES, EAST ZONE, WITH A BEARING OF S 89°51'07" WEST ON THE NORTHERLY LINE OF SECTION 16, TOWNSHIP 11 SOUTH, RANGE 31 EAST.
  - THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONES B AND C, ACCORDING TO THE FLOOD INSURANCE RATE MAPS OF FLAGLER COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 120085 0045 B, WITH AN EFFECTIVE DATE OF FEBRUARY 5, 1986. DO NOT USE PLAT FOR FLOOD ZONE DETERMINATIONS.
  - ALL PLATTED UTILITY 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.
  - THE MINIMUM SETBACKS FOR THIS SUBDIVISION SHALL BE AS FOLLOWS:  
FRONT YARD - 25 FEET FROM THE FRONT PROPERTY LINE.  
REAR YARD - 10 FEET FROM THE REAR PROPERTY LINE.  
5 FEET FOR SWIMMING POOLS, SCREENED ENCLOSURES, GET-WET POOLS, HOT TUBS, AND PATIOS.  
SIDE YARD - 5 FEET FROM THE SIDE PROPERTY LINE.  
20 FEET ABUTTING ANY STREET.  
  
MAXIMUM LOT COVERAGE - 50%.  
  
ALL SETBACKS WILL BE MEASURED FROM THE ADJACENT PROPERTY LINE TO THE NEAREST POINT OF THE DWELLING UNIT.  
  
ONLY SCREENED ENCLOSURES WITH PERVIOUS ROOFS WILL BE ALLOWED TO MEET THE 5 FOOT REAR YARD SETBACK AS DEFINED ABOVE.  
  
LOT COVERAGE IS DEFINED AS THE PERCENTAGE OF AREA OF ANYTHING HAVING A SOLID ROOF OVER IT.
  - ALL LOT LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
  - ALL UTILITY LINES TO BE UNDERGROUND.
  - A 25' LANDSCAPE BUFFER IS REQUIRED ALONG COLBERT LANE FRONTAGE PARCELS.
  - DOUBLE FRONTAGE LOTS SHALL HAVE 25' SETBACKS FROM THE PROPERTY LINES.

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	230.00'	30° 02' 25" RT	120.59'	119.21'	S 23° 52' 15" W
C2	230.00'	11° 14' 07" RT	45.10'	45.03'	S 44° 30' 31" W
C3	230.00'	10° 54' 07" RT	43.76'	43.70'	S 55° 34' 39" W
C4	110.00'	37° 15' 42" LT	71.54'	70.28'	S 52° 29' 03" W
C5	2060.00'	4° 01' 59" LT	145.00'	144.97'	N 89° 06' 31" W
C6	170.00'	27° 29' 38" LT	81.58'	80.80'	S 42° 45' 26" W
C7	170.00'	10° 54' 07" LT	32.35'	32.30'	N 55° 34' 39" E
C8	170.00'	11° 14' 07" LT	33.34'	33.28'	N 44° 30' 31" E
C9	170.00'	30° 02' 25" LT	89.13'	88.11'	N 23° 52' 15" E
C10	600.00'	5° 38' 27" LT	59.07'	59.05'	S 1° 30' 33" W
C11	600.00'	27° 14' 03" LT	285.20'	282.52'	S 14° 55' 44" E
C12	200.00'	8° 35' 36" LT	30.00'	29.97'	S 32° 46' 24" E
C13	2060.00'	05° 46' 40" LT	207.73'	207.64'	N 84° 12' 25" W
C14	120.00'	49° 28' 53" LT	103.63'	100.44'	S 17° 49' 31" E
C15	20.00'	71° 34' 38" RT	24.98'	23.39'	S 06° 46' 42" E
C16	2060.00'	1° 57' 19" LT	70.30'	70.30'	S 87° 54' 33" W
C17	80.00'	49° 28' 53" LT	69.09'	66.96'	S 17° 49' 31" E
C18	20.00'	80° 55' 52" LT	28.25'	25.96'	S 83° 01' 49" E
C19	313.67'	67° 18' 47" RT	368.51'	347.68'	N 89° 09' 11" E
C20	170.00'	08° 53' 51" RT	26.40'	26.37'	S 66° 04' 18" W
C21	210.00'	10° 05' 12" RT	36.97'	36.92'	S 66° 04' 18" W
C22	170.00'	17° 40' 10" LT	52.43'	52.22'	S 20° 10' 41" W
C23	170.00'	14° 36' 40" LT	43.35'	43.24'	S 63° 48' 23" W
C24	80.00'	07° 53' 14" LT	11.01'	11.00'	S 38° 37' 20" E
C25	2060.00'	00° 50' 37" LT	30.33'	30.33'	S 88° 28' 09" W
C26	140.00'	70° 28' 46" RT	172.22'	161.56'	N 35° 52' 30" E
C27	200.00'	9° 04' 33" LT	31.68'	31.65'	N 66° 04' 18" E
C28	200.00'	10° 54' 07" LT	38.05'	38.00'	N 55° 34' 39" E
C29	200.00'	11° 14' 07" LT	39.22'	39.16'	N 44° 30' 31" E
C30	200.00'	30° 02' 25" LT	104.86'	103.66'	N 23° 52' 15" E
C31	40.00'	77° 32' 03" LT	54.13'	50.09'	S 50° 06' 28" E
C32	40.00'	120° 56' 44" LT	84.44'	69.61'	S 26° 37' 10" E
C33	170.00'	59° 46' 28" RT	177.36'	169.42'	N 41° 13' 40" E

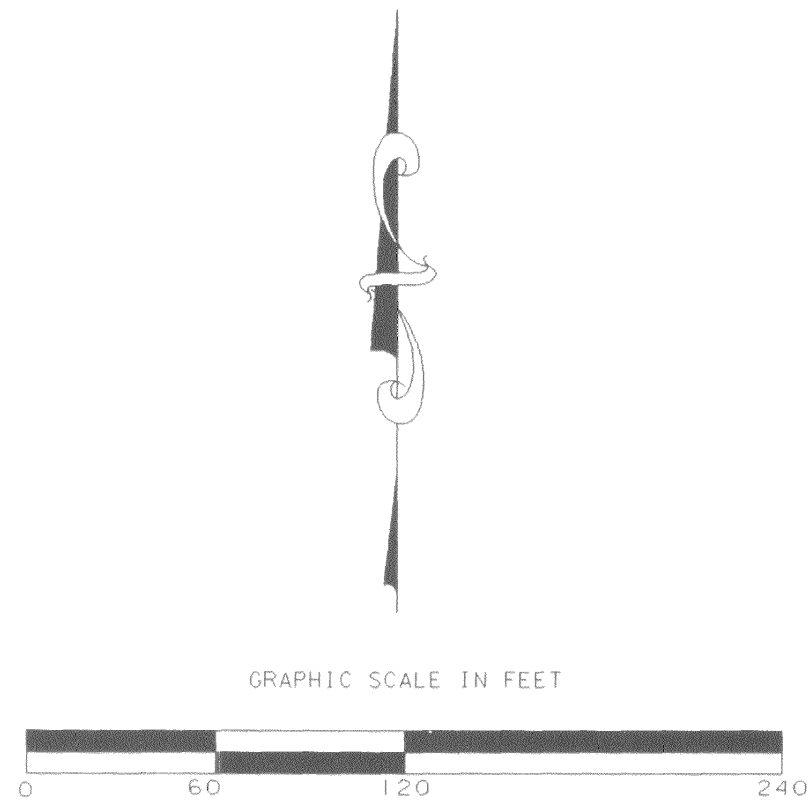
LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 42°33'57" E	89.62'	L8	S 41°30'11" E	60.00'
L2	S 42°33'57" E	64.49'	L9	N 61°01'42" E	60.00'
L3	N 71°06'54" E	58.88'	L10	N 47°26'02" E	61.83'
L4	S 71°06'54" W	58.88'	L11	S 47°26'02" E	50.46'
L5	N 50°07'35" E	87.89'	L12	N 71°06'54" E	58.88'
L6	S 50°07'35" W	87.89'	L13	N 50°07'35" E	87.89'
L7	N 08°51'03" E	93.28'	L14	N 08°51'03" E	67.63'

SUBDIVISION PLAT  
OF  
**CREEKSIDE VILLAGE AT GRAND HAVEN**  
SITUATED IN  
SECTIONS 9 AND 16, TOWNSHIP 11 SOUTH, RANGE 31 EAST, PALM COAST FLAGLER COUNTY, FLORIDA  
OWNED BY  
GRAND HAVEN DEVELOPERS, LLC.  
5 SANDPIPER COURT, PALM COAST, FLORIDA, 32137  
SCALE: 1" = 100'  
SHEET 2 OF 4

PREPARED BY:  
BESSANT, HAMMACK AND RUCKMAN, INC.  
1900 CORPORATE SQUARE BOULEVARD  
JACKSONVILLE, FLORIDA 32216  
(904) 721-2591  
CDP NO. 6739







FLORIDA INLAND NAVIGATION DISTRICT  
OFFICIAL RECORDS BOOK 600, PAGES 1094-1097

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	700.00'	21° 02' 07" LT	257.00'	255.55'	N 15° 08' 54" W
C2	200.00'	83° 24' 17" RT	291.14'	266.10'	N 16° 02' 11" E
C3	500.00'	19° 20' 16" LT	168.75'	167.95'	N 48° 04' 12" E
C4	100.00'	103° 33' 28" LT	180.74'	157.13'	N 13° 22' 40" W
C5	150.00'	57° 53' 46" LT	151.57'	145.20'	N 61° 12' 33" W
C6	42.00'	46° 10' 20" LT	33.85'	32.94'	S 2° 02' 24" E
C7	42.00'	47° 42' 37" LT	34.97'	33.97'	S 44° 54' 05" W
C8	212.00'	13° 38' 38" LT	50.48'	50.36'	S 18° 50' 38" E
C9	30.00'	89° 59' 58" RT	47.12'	42.43'	S 19° 20' 01" W
C10	30.00'	54° 18' 50" RT	28.44'	27.39'	N 88° 30' 30" W
C11	42.00'	49° 53' 32" LT	36.57'	35.43'	N 86° 17' 51" W
C12	212.00'	21° 22' 44" LT	79.10'	78.65'	S 1° 19' 58" E
C13	212.00'	19° 26' 26" LT	71.93'	71.59'	S 19° 04' 37" W
C14	212.00'	11° 25' 16" LT	42.26'	42.19'	S 34° 30' 28" W
C15	30.00'	90° 00' 01" RT	47.12'	42.43'	S 12° 44' 19" W
C16	212.00'	17° 31' 14" LT	64.83'	64.58'	S 48° 58' 43" W
C17	138.00'	57° 53' 46" RT	139.45'	133.59'	S 61° 12' 33" E
C18	42.00'	10° 26' 48" LT	7.66'	7.65'	N 31° 27' 14" E
C19	30.00'	63° 36' 44" RT	33.31'	31.62'	N 58° 02' 12" E
C20	42.00'	73° 38' 13" LT	53.98'	50.34'	N 73° 29' 45" E
C21	42.00'	42° 03' 03" LT	30.82'	30.14'	S 48° 39' 37" E
C22	40.00'	25° 34' 24" RT	17.85'	17.71'	N 17° 06' 58" E
C23	42.00'	53° 22' 07" LT	39.12'	37.72'	S 0° 57' 02" E
C24	42.00'	89° 48' 43" LT	65.84'	59.30'	S 70° 38' 23" W
C25	30.00'	43° 45' 45" RT	22.91'	22.36'	N 68° 16' 37" W
C26	42.00'	18° 03' 31" LT	13.24'	13.18'	N 55° 25' 29" W
C27	162.00'	1° 32' 01" LT	4.34'	4.34'	N 89° 23' 26" W
C28	162.00'	28° 27' 23" LT	80.46'	79.63'	N 74° 23' 44" W
C29	162.00'	27° 54' 22" LT	78.90'	78.13'	N 46° 12' 51" W
C30	488.00'	5° 52' 28" RT	50.04'	50.01'	S 54° 48' 05" W
C31	30.00'	90° 00' 01" RT	47.12'	42.43'	N 77° 15' 40" W
C32	488.00'	12° 00' 32" RT	102.28'	102.10'	S 45° 51' 35" W
C33	30.00'	71° 12' 55" RT	37.29'	34.93'	N 79° 14' 05" E
C34	88.00'	103° 33' 28" RT	159.05'	138.27'	S 13° 22' 40" E
C35	488.00'	1° 27' 15" RT	12.39'	12.38'	S 39° 07' 41" W
C36	42.00'	149° 47' 39" LT	109.80'	81.10'	S 61° 28' 32" E
C37	42.00'	39° 26' 27" LT	28.91'	28.34'	S 33° 08' 31" W
C38	42.00'	71° 00' 00" LT	52.05'	48.78'	S 88° 21' 45" W
C39	112.00'	2° 20' 25" LT	4.57'	4.57'	N 63° 59' 12" W
C40	30.00'	32° 21' 48" RT	16.95'	16.72'	N 48° 58' 28" W
C41	42.00'	23° 20' 40" LT	17.11'	16.99'	N 44° 27' 55" W
C42	42.00'	13° 08' 01" LT	9.63'	9.61'	S 85° 34' 10" W
C43	30.00'	61° 36' 29" RT	32.26'	30.73'	N 70° 11' 36" W
C44	112.00'	23° 25' 38" LT	45.79'	45.48'	N 51° 06' 10" W
C45	42.00'	85° 28' 28" LT	62.66'	57.01'	N 45° 07' 35" E
C46	42.00'	82° 14' 48" LT	60.29'	55.25'	N 38° 44' 03" E
C47	512.00'	1° 27' 15" LT	12.99'	12.99'	N 39° 07' 41" E
C48	112.00'	16° 53' 58" LT	33.03'	32.92'	N 29° 57' 05" E
C49	30.00'	61° 36' 29" RT	32.26'	30.73'	N 52° 18' 21" W
C50	42.00'	3° 15' 08" LT	2.38'	2.38'	N 81° 29' 01" E
C51	512.00'	10° 38' 40" LT	95.12'	94.98'	N 45° 10' 39" E
C52	512.00'	7° 14' 20" LT	64.69'	64.65'	N 54° 07' 10" E
C53	188.00'	39° 39' 54" RT	130.15'	127.57'	N 37° 54' 23" E
C54	712.00'	1° 39' 56" LT	20.70'	20.70'	N 24° 49' 59" W
C55	188.00'	3° 04' 36" RT	10.09'	10.09'	N 24° 07' 39" W
C56	712.00'	8° 35' 39" LT	100.58'	100.50'	N 19° 57' 12" W
C57	188.00'	40° 39' 47" RT	133.42'	130.64'	N 2° 15' 28" W
C58	100.00'	8° 35' 36" RT	15.00'	14.98'	N 32° 46' 22" W
C59	500.00'	26° 00' 18" RT	226.94'	224.99'	N 15° 28' 29" W
C60	200.00'	8° 35' 36" RT	30.00'	29.97'	N 32° 46' 24" W
C61	600.00'	27° 14' 03" RT	285.20'	282.52'	N 14° 55' 44" W
C62	600.00'	5° 38' 27" RT	59.07'	59.05'	N 1° 30' 33" E
C63	500.00'	5° 38' 27" LT	49.23'	49.21'	S 1° 30' 33" W
C64	500.00'	27° 09' 58" LT	237.07'	234.85'	S 14° 53' 39" E
C65	500.00'	1° 09' 40" RT	10.13'	10.13'	N 1° 53' 30" W
C66	500.00'	4° 13' 40" RT	36.89'	36.89'	N 0° 48' 10" E
C67	500.00'	1° 24' 47" RT	12.33'	12.33'	N 3° 37' 23" E
C68	60.00'	51° 34' 04" LT	54.00'	52.20'	N 25° 37' 33" E
C69	60.00'	51° 33' 57" LT	54.00'	52.20'	S 25° 56' 24" E

TRACT E  
(FUTURE DEVELOPMENT)  
(2.53± ACRES)

TRACT D  
(LAKE)  
(2.03± ACRES)

TRACT F  
(WETLAND CONSERVATION)  
(8.58± ACRES)

GRAND HAVEN NORTH PHASE I  
MAP BOOK 34, PAGES 21-26

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 38°24'04" E	22.97'
L2	S 24°50'36" W	18.82'
L3	S 00°09'26" E	10.00'
L4	N 81°03'23" E	25.00'
L5	S 80°38'36" E	29.98'
L6	S 76°34'43" E	32.15'

SUBDIVISION PLAT  
OF  
**CREEKSIDE VILLAGE AT GRAND HAVEN**  
SITUATED IN  
SECTIONS 9 AND 16, TOWNSHIP 11 SOUTH, RANGE 31 EAST, PALM COAST FLAGLER COUNTY, FLORIDA  
OWNED BY  
GRAND HAVEN DEVELOPERS, LLC.  
5 SANDPIPER COURT, PALM COAST, FLORIDA, 32137

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