

ROOKERY PHASE 2B

A PORTION OF SECTION 38 OF THE GEORGE I.F. CLARKE GRANT,
TOWNSHIP 6 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA.

CAPTION

Parcel 1
A portion of Section 38 of the George I.F. Clarke Grant, Township 6 South, Range 26 East, Clay County, Florida, being a portion of those lands described and recorded in Official Records Book 4610, page 334, of the Public Records of said county, being more particularly described as follows:

For a Point of Reference commence at the intersection of the Southeasterly right of way line of Green Cove Avenue, a variable width right of way as presently established, with the Westerly right of way line of CSX Railroad, formerly Atlantic Coastline Railroad, a 100 foot right of way as presently established; thence South 21°54'49" East, along said Westerly right of way line, 1424.74 feet to the Northerly most corner of those lands described and recorded in Official Records Book 4739, page 1287, of said Public Records; thence Southwesterly along the Westerly line of last said lands the following 5 courses: Course 1, thence South 68°05'11" West, departing said Westerly right of way line, 70.00 feet to a point on a non-tangent curve concave Southeasterly having a radius of 517.02 feet; Course 2, thence Southwesterly along the arc of said curve, through a central angle of 39°09'19", an arc length of 353.33 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 48°37'32" West, 346.49 feet; Course 3, thence South 29°02'53" West, 373.29 feet to the point of curvature of a curve concave Southeasterly having a radius of 1441.24 feet; Course 4, thence Southwesterly along the arc of said curve, through a central angle of 05°53'59", an arc length of 148.41 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 26°05'53" West, 148.34 feet; Course 5, thence Southerly along the arc of a non-tangent curve concave Easterly having a radius of 1250.00 feet, through a central angle of 17°35'55", an arc length of 383.94 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 21°40'14" West, 382.43 feet; thence South 12°52'16" West, continuing along said Westerly line and along the Easterly line of those lands described and recorded in Official Records Book 4739, page 1857, of said Public Records, 174.12 feet; thence Southwesterly along said Easterly line the following 6 courses: Course 1, thence Southerly along the arc of a curve concave Westerly having a radius of 950.00 feet, through a central angle of 06°31'27", an arc length of 108.17 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of South 16°08'00" West, 108.12 feet; Course 2, thence Southwesterly along the arc of a curve concave Northwesterly having a radius of 120.00 feet, through a central angle of 87°21'29", an arc length of 182.96 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 63°04'27" West, 165.75 feet; Course 3, thence South 31°37'11" West, along a non-tangent line, 86.00 feet; Course 4, thence South 60°40'11" East, 35.15 feet; Course 5, thence South 27°02'28" West, 20.00 feet; thence South 49°36'09" West, 172.16 feet to the Southerly most corner thereof; thence North 77°07'44" West, along the Southerly line of last said lands, 785.39 feet to the Northeasterly corner of those lands described and recorded in Official Records Book 4750, page 547, of said Public Records; thence Southerly, along the Easterly line of last said lands, the following 10 courses: Course 1, thence South 07°36'26" East, 27.75 feet to a point on a non-tangent curve concave Westerly having a radius of 329.63 feet; thence Southerly along the arc of said curve, through a central angle of 18°48'59", an arc length of 108.25 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of South 05°32'51" East, 107.77 feet; thence Southwesterly along the arc of a curve concave Northwesterly having a radius of 114.19 feet, through a central angle of 42°20'42", an arc length of 84.40 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 25°02'00" West, 82.49 feet; thence Southerly along the arc of a curve concave Easterly having a radius of 100.00 feet, through a central angle of 49°48'01", an arc length of 86.92 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 21°18'21" West, 84.21 feet; thence South 03°35'40" East, 137.02 feet to the point of curvature of a curve concave Northeasterly having a radius of 100.00 feet; thence Southeasterly along the arc of said curve, through a central angle of 67°44'41", an arc length of 118.24 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 37°28'01" East, 111.47 feet; thence South 71°20'21" East, 100.70 feet to the point of curvature of a curve concave Southwesterly having a radius of 100.00 feet; thence Southeasterly along the arc of said curve, through a central angle of 33°25'02", an arc length of 58.32 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 54°37'50" East, 57.50 feet; thence South 37°55'20" East, 92.83 feet to the point of curvature of a curve concave Westerly having a radius of 30.00 feet; thence Southerly along the arc of said curve, through a central angle of 39°20'10", an arc length of 20.60 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of South 18°15'15" East, 20.19 feet.

From said Point of Beginning, thence South 79°20'15" East, 34.54 feet to a point on a non-tangent curve concave Northwesterly having a radius of 200.00 feet; thence Northeasterly along the arc of said curve, through a central angle of 39°30'21", an arc length of 137.90 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of North 44°11'36" East, 135.19 feet; thence Easterly along the arc of a curve concave Southerly having a radius of 175.00 feet, through a central angle of 157°37'48", an arc length of 481.45 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 76°44'41" East, 343.35 feet; thence South 87°55'47" East, along a non-tangent lime, 46.80 feet to a point on a non-tangent curve concave Northwesterly having a radius of 865.00 feet; thence Southwesterly along the arc of said curve, through a central angle of 56°58'34", an arc length of 860.17 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 63°41'35" West, 825.17 feet; thence North 87°49'08" West, 86.88 feet to a point lying on the Easterly line of said Official Records Book 4750, page 547; thence Northerly, along said Easterly line, the following 9 courses: Course 1, thence North 02°10'52" East, 45.00 feet; Course 2, thence North 87°49'08" West, 76.56 feet; Course 3, thence North 02°10'52" East, 86.73 feet; Course 4, thence North 06°27'32" East, 60.00 feet to a point on a non-tangent curve concave Southerly having a radius of 3030.00 feet; Course 5, thence Westerly along the arc of said curve, through a central angle of 00°05'48", an arc length of 5.11 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 83°35'22" West, 5.11 feet; Course 6, thence North 06°21'43" East, along a non-tangent line, 120.00 feet to a point on a non-tangent curve concave Southerly having a radius of 3150.00 feet; Course 7, thence Easterly along the arc of said curve, through a central angle of 01°46'01", an arc length of 97.15 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 82°45'16" East, 97.14 feet; Course 8, thence Easterly along the arc of a curve concave Northerly having a radius of 565.00 feet, through a central angle of 26°23'26", an arc length of 260.24 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of North 84°56'02" East, 257.95 feet; Course 9, thence Northeasterly along the arc of a curve concave Northwesterly having a radius of 30.00 feet, through a central angle of 70°19'28", an arc length of 36.82 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of North 36°34'35" East, 34.55 feet.

Containing 6.35 acres, more or less.

CAPTION CONTINUATION

Parcel 2
A portion of Section 38 of the George I.F. Clarke Grant, Township 6 South, Range 26 East, Clay County, Florida, being a portion of those lands described and recorded in Official Records Book 4610, page 334, of the Public Records of said county, being more particularly described as follows:

For a Point of Reference commence at the intersection of the Southeasterly right of way line of Green Cove Avenue, a variable width right of way as presently established, with the Westerly right of way line of CSX Railroad, formerly Atlantic Coastline Railroad, a 100 foot right of way as presently established; thence South 21°54'49" East, along said Westerly right of way line, 2927.11 feet to the Northeasterly corner of those lands described and recorded in Official Records Book 3855, page 1391, of said Public Records; thence North 77°07'44" West, departing said Westerly right of way line and along the boundary line of last said lands, 66.97 feet; thence South 21°54'49" East, continuing along said boundary line, 100.72 feet to the Point of Beginning;

From said Point of Beginning, thence continue South 21°54'49" East, along said boundary line, 192.16 feet; thence South 68°05'11" West, departing said boundary line, 100.00 feet; thence South 39°42'42" West, 185.02 feet to a point on a non-tangent curve concave Southwesterly having a radius of 330.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 18°12'10", an arc length of 104.84 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 60°31'06" West, 104.40 feet; thence South 20°22'49" West, along a non-tangent line, 60.00 feet to a point on a non-tangent curve concave Southerly having a radius of 270.00 feet; thence Westerly along the arc of said curve, through a central angle of 03°23'13", an arc length of 15.96 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 71°18'48" West, 15.96 feet; thence South 14°05'40" West, along a non-tangent line, 118.06 feet; thence South 28°19'56" East, 30.52 feet to a point on a non-tangent curve concave Southerly having a radius of 30.00 feet; thence Easterly along the arc of said curve, through a central angle of 69°25'46", an arc length of 36.35 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of South 83°37'03" East, 34.17 feet; thence Southeasterly along the arc of a curve concave Southwesterly having a radius of 150.00 feet, through a central angle of 26°59'21", an arc length of 70.66 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 35°24'29" East, 70.01 feet; thence South 21°54'49" East, 146.42 feet to the point of curvature of a curve concave Westerly having a radius of 30.00 feet; thence Southerly along the arc of said curve, through a central angle of 83°49'23", an arc length of 43.89 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 19°59'52" West, 40.08 feet; thence Southwesterly along the arc of a curve concave Southeasterly having a radius of 450.00 feet, through a central angle of 29°39'36", an arc length of 232.95 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 47°04'45" West, 230.36 feet; thence Southwesterly along the arc of a curve concave Northwesterly having a radius of 30.00 feet, through a central angle of 65°15'04", an arc length of 34.17 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 64°52'29" West, 32.35 feet; thence South 12°52'16" West, along a non-tangent line, 155.13 feet; thence South 58°36'59" West, 12.99 feet to a point on a non-tangent curve concave Westerly having a radius of 30.00 feet; thence Southerly along the arc of said curve, through a central angle of 46°46'16", an arc length of 24.49 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of South 07°59'53" East, 23.81 feet; thence Southerly along the arc of a curve concave Westerly having a radius of 850.00 feet, through a central angle of 13°48'22", an arc length of 204.82 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of South 22°17'26" West, 204.32 feet; thence Westerly along the arc of a curve concave Northerly having a radius of 30.00 feet, through a central angle of 89°49'14", an arc length of 47.03 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 74°06'14" West, 42.36 feet; thence North 60°59'08" West, 225.91 feet to the point of curvature of a curve concave Northeasterly having a radius of 200.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 63°07'32", an arc length of 220.35 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of North 29°25'22" West, 209.37 feet; thence Northerly along the arc of a curve concave Easterly having a radius of 30.00 feet, through a central angle of 18°47'14", an arc length of 9.84 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 11°32'01" East, 9.79 feet; thence North 69°04'22" West, along a non-tangent line, 159.96 feet; thence South 65°57'12" West, 163.27 feet to a point on a non-tangent curve concave Westerly having a radius of 30.00 feet; thence Southerly along the arc of said curve, through a central angle of 58°36'43", an arc length of 30.69 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 05°15'33" West, 29.37 feet; thence Southerly along the arc of a curve concave Easterly having a radius of 175.00 feet, through a central angle of 58°59'38", an arc length of 180.19 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 05°04'06" West, 172.33 feet; thence Southerly along the arc of a curve concave Westerly having a radius of 30.00 feet, through a central angle of 47°47'46", an arc length of 25.03 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 00°31'50" East, 24.31 feet; thence South 50°45'27" East, along a non-tangent line, 165.65 feet; thence South 34°06'17" East, 45.94 feet; thence South 04°17'30" East, 56.62 feet to a point on a non-tangent curve concave Southeasterly having a radius of 20.74 feet; thence Southwesterly along the arc of said curve, through a central angle of 77°34'48", an arc length of 28.08 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 61°47'46" West, 25.99 feet; thence South 24°50'24" West, along a non-tangent line, 25.60 feet; thence South 21°22'14" West, 101.13 feet to a point on a non-tangent curve concave Northwesterly having a radius of 2584.99 feet; thence Southwesterly along the arc of said curve, through a central angle of 10°03'14", an arc length of 453.60 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 28°46'28" West, 453.01 feet; thence Southwesterly along the arc of a non-tangent curve concave Northwesterly having a radius of 3754.47 feet, through a central angle of 07°19'54", an arc length of 480.43 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 39°48'06" West, 480.10 feet; thence Southwesterly along the arc of a non-tangent curve concave Northwesterly having a radius of 2552.73 feet, through a central angle of 14°50'34", an arc length of 661.29 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 53°38'19" West, 659.45 feet; thence South 62°57'42" West, along a non-tangent line, 105.87 feet; thence South 61°55'23" West, 73.20 feet to a point on a non-tangent curve concave Northwesterly having a radius of 3295.96 feet; thence Southwesterly along the arc of said curve, through a central angle of 00°24'12", an arc length of 23.21 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 65°55'03" West, 23.21 feet; thence Southwesterly along the arc of a non-tangent curve concave Southeasterly having a radius of 70.73 feet, through a central angle of 32°14'04", an arc length of 39.79 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 52°25'45" West, 39.27 feet; thence North 55°31'43" West, along a non-tangent line, 280.70 feet; thence North 04°50'38" East, 40.16 feet; thence North 34°28'17" East, 191.66 feet; thence North 50°11'32" East, 62.03 feet to a point on a non-tangent curve concave Easterly having a radius of 30.00 feet; thence Northerly along the arc of said curve, through a central angle of 68°27'06", an arc length of 35.84 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 05°34'55" West, 33.75 feet; thence Northerly along the arc of a curve concave Westerly having a radius of 950.00 feet, through a central angle of 12°31'08", an arc length of 207.57 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 22°23'03" East, 207.16 feet; thence Northeasterly along the arc of a curve concave Southeasterly having a radius of 30.00 feet, through a central angle of 64°21'40", an arc length of 33.70 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 48°18'19" East, 31.96 feet; thence North 09°30'51" West, along a non-tangent line, 40.16 feet; thence North 08°50'35" East, 113.56 feet; thence North 21°01'59" East, 61.04 feet to a point on a non-tangent curve concave Northeasterly having a radius of 30.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 69°18'20", an arc length of 36.29 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 34°18'51" West, 34.12 feet; thence Northerly along the arc of a curve concave Westerly having a radius of 950.00 feet, through a central angle of 21°00'15", an arc length of 348.26 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 10°09'49" West, 346.32 feet; thence Northerly along the arc of a curve concave Easterly having a radius of 350.00 feet, through a central angle of 22°09'16", an arc length of 135.33 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of North 09°35'18" West, 134.49 feet; thence Northerly along the arc of a curve concave Easterly having a radius of 30.00 feet, through a central angle of 32°27'18", an arc length of 16.99 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 17°42'59" East, 16.77 feet; thence North 56°03'22" West, along a non-tangent line, 14.04 feet; thence North 87°49'08" West, 112.58 feet; thence North 02°10'52" East, 95.00 feet to the point of curvature of a curve concave Southeasterly having a radius of 30.00 feet; thence Northeasterly along the arc of said curve, through a central

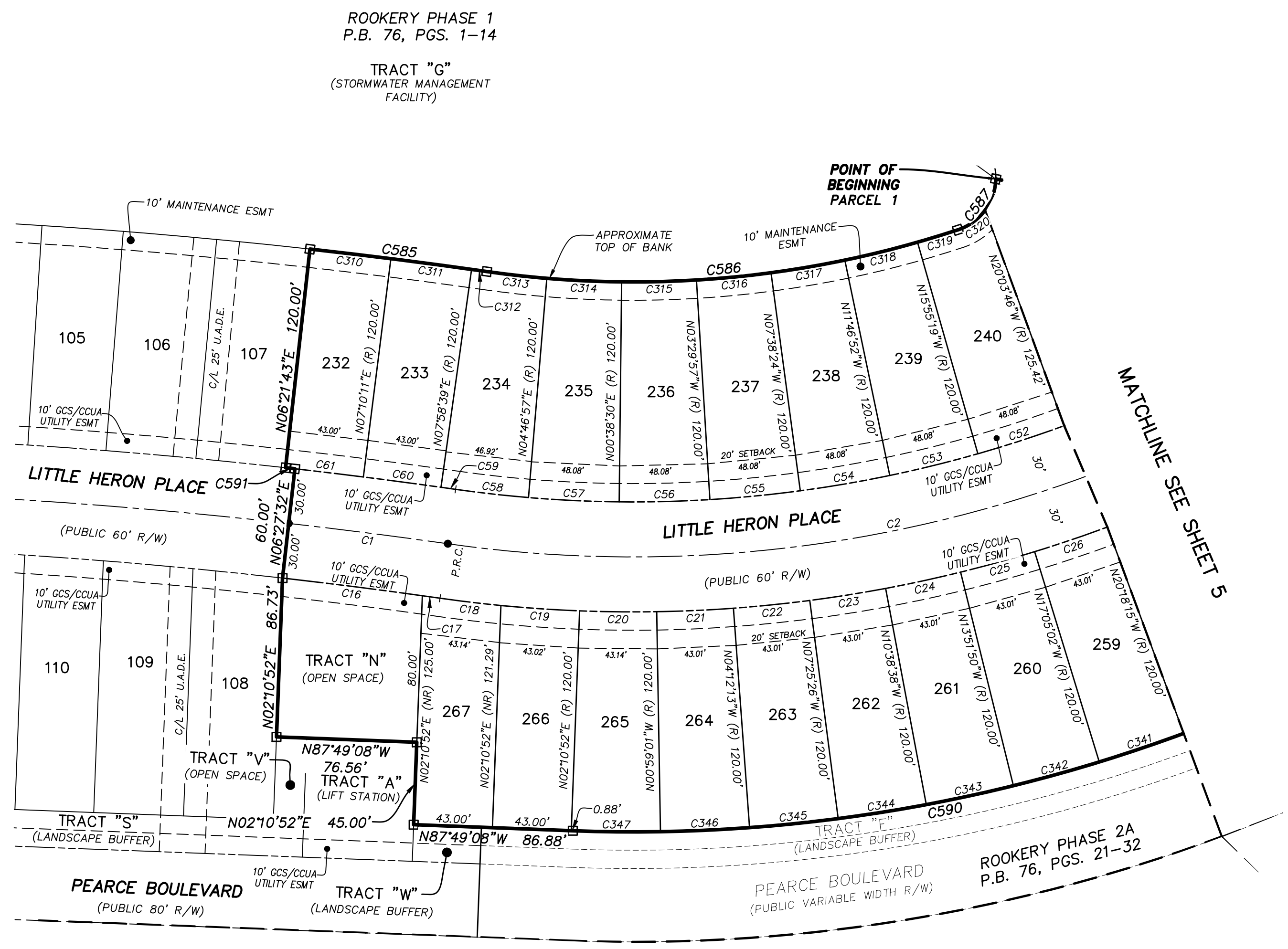
CAPTION CONTINUATION

angle of 90°00'00", an arc length of 47.12 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 47°10'52" East, 42.43 feet; thence South 87°49'08" East, 1.00 feet; thence North 02°10'52" East, 60.00 feet to a point on a non-tangent curve concave Northeasterly having a radius of 25.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 90°00'00", an arc length of 39.27 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 42°49'08" West, 35.36 feet; thence North 02°10'52" East, 90.00 feet to the point of curvature of a curve concave Easterly having a radius of 25.00 feet; thence Northerly along the arc of said curve, through a central angle of 11°32'13", an arc length of 5.03 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 07°56'59" East, 5.03 feet; thence South 87°49'08" East, along a non-tangent line, 74.40 feet to the point of curvature of a curve concave Northwesterly having a radius of 985.00 feet; thence Northeasterly along the arc of said curve, through a central angle of 72°04'08", an arc length of 1238.97 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 56°08'48" East, 1158.90 feet; thence North 20°06'44" East, 35.78 feet; thence North 71°25'45" East, 23.65 feet to a point on a non-tangent curve concave Northeasterly having a radius of 30.00 feet; thence Southeasterly along the arc of said curve, through a central angle of 16°50'59", an arc length of 8.82 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 55°41'13" East, 8.79 feet; thence South 64°06'43" East, 192.94 feet to the point of curvature of a curve concave Southwesterly having a radius of 550.00 feet; thence Southeasterly along the arc of said curve, through a central angle of 14°21'16", an arc length of 137.79 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 56°56'05" East, 137.43 feet; thence Southeasterly along the arc of a curve concave Northeasterly having a radius of 200.00 feet, through a central angle of 15°22'11", an arc length of 53.65 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 57°26'32" East, 53.49 feet; thence Southeasterly along the arc of a curve concave Southwesterly having a radius of 175.00 feet, through a central angle of 45°00'00", an arc length of 137.44 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 42°37'38" East, 133.94 feet; thence Easterly along the arc of a curve concave Northerly having a radius of 55.00 feet, through a central angle of 147°00'05", an arc length of 141.11 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 86°22'19" East, 105.47 feet; thence North 12°52'16" East, 200.23 feet to the point of curvature of a curve concave Southwesterly having a radius of 30.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 90°00'00", an arc length of 47.12 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 32°07'44" West, 42.43 feet; thence North 77°07'44" West, 249.40 feet to the point of curvature of a curve concave Northeasterly having a radius of 20.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 65°47'41", an arc length of 22.97 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 44°13'53" West, 21.73 feet; thence Northwesterly along the arc of a curve concave Southwesterly having a radius of 30.00 feet, through a central angle of 65°47'41", an arc length of 34.45 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 44°13'53" West, 32.59 feet; thence North 77°07'44" West, 95.62 feet to the point of curvature of a curve concave Northeasterly having a radius of 20.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 90°32'32", an arc length of 31.61 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 31°51'27" West, 28.42 feet; thence North 13°24'49" East, 174.50 feet to the point of curvature of a curve concave Westerly having a radius of 30.00 feet; thence Northerly along the arc of said curve, through a central angle of 11°10'23", an arc length of 5.85 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 07°49'37" East, 5.84 feet; thence South 77°07'44" East, along a non-tangent line, 128.14 feet; thence North 12°52'16" East, 140.00 feet; thence South 77°07'44" East, 779.59 feet to the point of curvature of a curve concave Southerly having a radius of 370.00 feet; thence Easterly along the arc of said curve, through a central angle of 12°46'48", an arc length of 82.53 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 70°44'20" East, 82.36 feet; thence Northerly along the arc of a non-tangent curve concave Easterly having a radius of 30.00 feet, through a central angle of 04°30'55", an arc length of 2.36 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 10°36'49" East, 2.36 feet; thence North 12°52'16" East, 194.59 feet to the point of curvature of a curve concave Southeasterly having a radius of 30.00 feet; thence Northeasterly along the arc of said curve, through a central angle of 87°16'25", an arc length of 45.70 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 56°30'29" East, 41.41 feet; thence North 24°37'20" East, along a non-tangent line, 33.17 feet; thence North 68°05'11" East, 100.00 feet to the Point of Beginning.

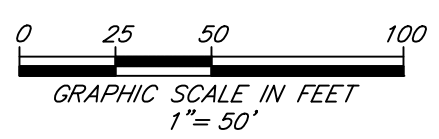
Containing 63.44 acres, more or less.

ROOKERY PHASE 2B

A PORTION OF SECTION 38 OF THE GEORGE I.F. CLARKE GRANT,
TOWNSHIP 6 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA.



- LEGEND
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
 - DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
 - DENOTES P.C.P., STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
 - C1 TABULATED CURVE DATA
 - CB CHORD BEARING
 - CH CHORD DISTANCE
 - C/L CENTERLINE
 - C.M. CONCRETE MONUMENT
 - CEC CLAY ELECTRIC COOPERATIVE
 - CCUA CLAY COUNTY UTILITY AUTHORITY
 - ESMT. EASEMENT
 - GCS GREEN COVE SPRINGS
 - L1 TABULATED LINE DATA
 - L ARC LENGTH
 - L.B. LICENSED BUSINESS
 - (NR) NON-RADIAL LOT LINE
 - NAVD NORTH AMERICAN VERTICAL DATUM
 - O.R.B. OFFICIAL RECORDS BOOK
 - P.B. PLAT BOOK
 - P.C. POINT OF CURVATURE
 - PG. PAGE
 - P.T. POINT OF TANGENCY
 - P.C.C. POINT OF COMPOUND CURVATURE
 - P.C.P. PERMANENT CONTROL POINT
 - P.R.C. POINT OF REVERSE CURVATURE
 - P.R.M. PERMANENT REFERENCE MONUMENT
 - (R) RADIAL LOT LINE
 - R RADIUS
 - R/W RIGHT OF WAY
 - SS SANITARY SEWER
 - U.A.D.E. UNOBSTRUCTED ACCESS AND DRAINAGE EASEMENT
 - △ CENTRAL ANGLE
 - ③ SHEET REFERENCE NUMBER
 - MATCHLINE



Land Use
Zoning: PUD & REC
Area: 69.78 Acres±
Number of Lots: 384
Minimum Lot Width: 43 feet

Building Setbacks
Minimum Front Setback: 20 feet for front (face of garage)
15 feet for front facade;
Minimum Side Setback: 43' lots 6.5 feet, wider lots 5 feet
Minimum Rear Setback: 10 feet

B. TOWNHOME
Minimum Lot Size: 1,200 sq. ft.
Minimum Lot Width: 15 feet
Front Setback: 15 feet
Side Setback:
(From Property Line): 10 feet
(Interior Lots): 0 feet
Rear Setback: 10 feet

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	3000.00'	1°40'13"	87.46'	N82°42'22"W	87.45'
C2	715.00'	39°18'30"	490.53'	N78°28'30"E	480.97'
C16	2970.00'	1°28'58"	76.86'	N82°47'59"W	76.85'
C17	2970.00'	0°11'15"	9.73'	N81°57'53"W	9.73'
C18	745.00'	2°34'18"	33.44'	S83°09'24"E	33.44'
C19	745.00'	3°18'32"	43.03'	S86°05'49"E	43.02'
C20	745.00'	3°13'56"	42.03'	S89°22'03"E	42.02'
C21	745.00'	3°13'12"	41.87'	N87°24'23"E	41.86'
C22	745.00'	3°13'12"	41.87'	N84°11'11"E	41.86'
C23	745.00'	3°13'12"	41.87'	N80°57'58"E	41.86'
C24	745.00'	3°13'12"	41.87'	N77°44'46"E	41.86'
C25	745.00'	3°13'12"	41.87'	N74°31'34"E	41.86'
C26	745.00'	3°13'12"	41.87'	N71°18'21"E	41.86'
C52	685.00'	4°08'27"	49.51'	N72°00'27"E	49.50'
C53	685.00'	4°08'27"	49.51'	N76°08'55"E	49.50'
C54	685.00'	4°08'27"	49.51'	N80°17'22"E	49.50'
C55	685.00'	4°08'27"	49.51'	N84°25'49"E	49.50'
C56	685.00'	4°08'27"	49.51'	N88°34'16"E	49.50'
C57	685.00'	4°08'27"	49.51'	S87°17'16"E	49.50'
C58	685.00'	3°20'48"	40.01'	S83°32'39"E	40.00'
C59	3030.00'	0°09'05"	8.01'	N81°56'48"W	8.01'
C60	3030.00'	0°48'28"	42.72'	N82°25'35"W	42.72'
C61	3030.00'	0°48'28"	42.72'	N83°14'03"W	42.72'
C310	3150.00'	0°48'28"	44.41'	N83°14'03"W	44.41'
C311	3150.00'	0°48'28"	44.41'	N82°25'35"W	44.41'
C312	3150.00'	0°09'05"	8.33'	N81°56'48"W	8.33'
C313	565.00'	3°20'48"	33.00'	S83°32'39"E	33.00'
C314	565.00'	4°08'27"	40.83'	S87°17'16"E	40.82'
C315	565.00'	4°08'27"	40.83'	N88°34'16"E	40.82'
C316	565.00'	4°08'27"	40.83'	N84°25'49"E	40.82'
C317	565.00'	4°08'27"	40.83'	N80°17'22"E	40.82'
C318	565.00'	4°08'27"	40.83'	N76°08'55"E	40.82'
C319	565.00'	2°20'22"	23.07'	N72°54'30"E	23.07'
C320	30.00'	35°53'52"	18.80'	N53°47'23"E	18.49'
C341	865.00'	3°13'12"	48.61'	N71°18'21"E	48.61'
C342	865.00'	3°13'12"	48.61'	N74°31'34"E	48.61'
C343	865.00'	3°13'12"	48.61'	N77°44'46"E	48.61'
C344	865.00'	3°13'12"	48.61'	N80°57'58"E	48.61'
C345	865.00'	3°13'12"	48.61'	N84°11'11"E	48.61'
C346	865.00'	3°13'12"	48.61'	N87°24'23"E	48.61'
C347	865.00'	3°09'53"	47.78'	S89°24'04"E	47.77'
C585	3150.00'	1°46'01"	97.15'	S82°45'16"E	97.14'
C586	565.00'	26°23'26"	260.24'	N84°56'02"E	257.95'
C587	30.00'	70°19'28"	36.82'	N36°34'35"E	34.55'
C590	865.00'	56°58'34"	860.17'	S63°41'35"W	825.17'
C591	3030.00'	0°05'48"	5.11'	N83°35'22"W	5.11'

PREPARED BY:

ETM SURVEYING & MAPPING, INC.

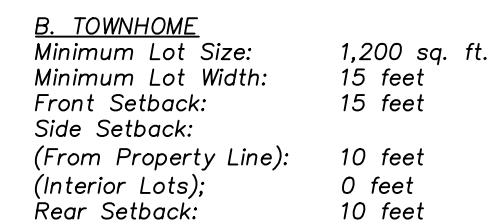
14775 OLD ST. AUGUSTINE ROAD

JACKSONVILLE, FL 32258 (904) 642-8550

CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

A PORTION OF SECTION 38 OF THE GEORGE I.F. CLARKE GRANT,
TOWNSHIP 6 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA.

SEE SHEET 3 FOR NOTES



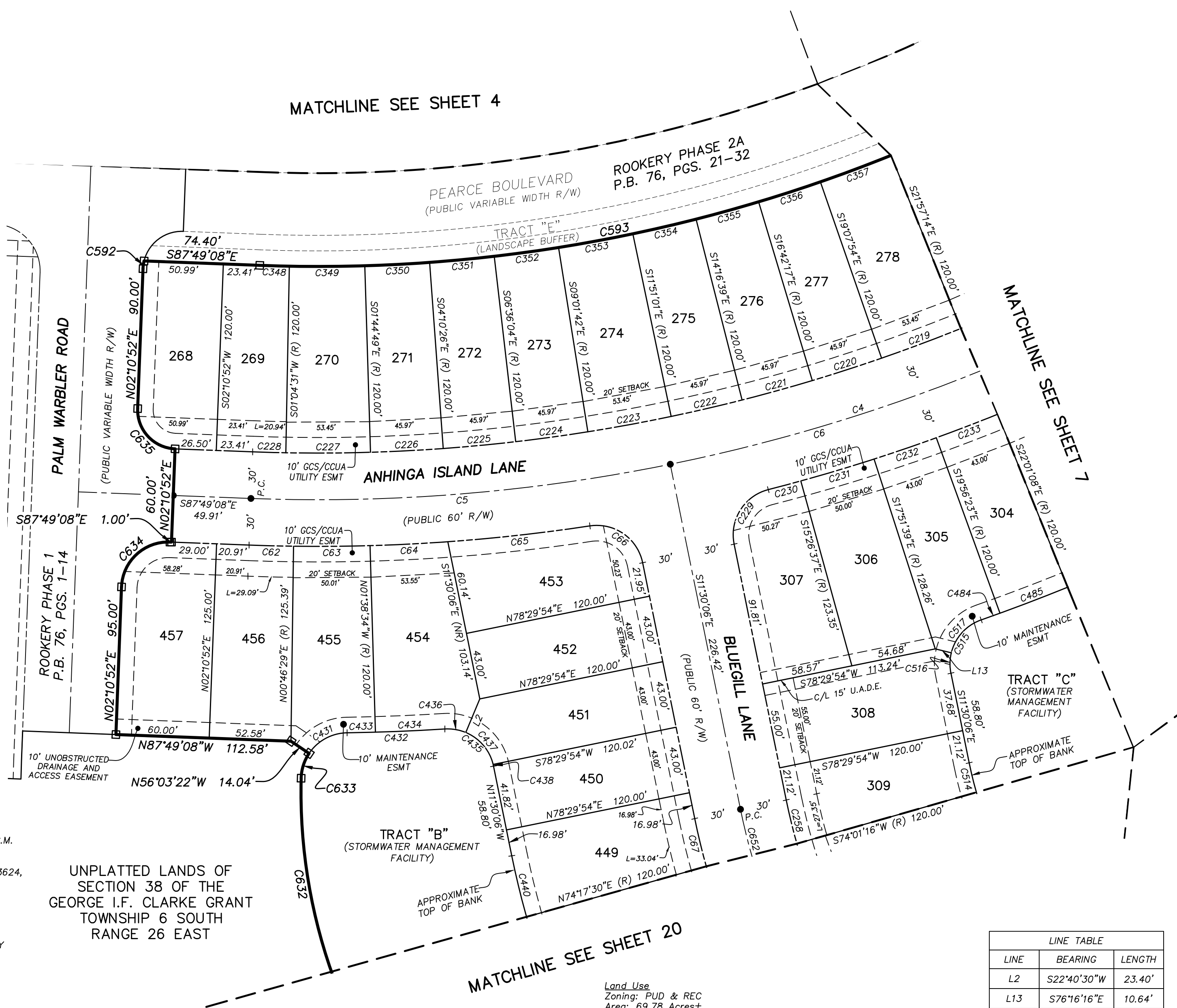
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ETM SURVEYING & MAPPING, INC.
 14775 OLD ST. AUGUSTINE ROAD
 JACKSONVILLE, FL 32258 (904) 642-8550
 CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

ROOKERY PHASE 2B

A PORTION OF SECTION 38 OF THE GEORGE I.F. CLARKE GRANT,
TOWNSHIP 6 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA.

PLAT BOOK PAGE

SHEET 6 OF 21 SHEETS SEE SHEET 3 FOR NOTES



- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
 - DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
 - DENOTES P.C.P., STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
 - C1 CHORD BEARING
 - CB CHORD DISTANCE
 - C/L CENTERLINE
 - C.M. CONCRETE MONUMENT
 - CEC CLAY COUNTY COOPERATIVE
 - CCUA CLAY COUNTY UTILITY AUTHORITY
 - ESMT. EASEMENT
 - GCS GREEN COVE SPRINGS
 - L1 TABULATED LINE DATA
 - L ARC LENGTH
 - L.B. LICENSED BUSINESS
 - (NR) NON-RADIAL LOT LINE
 - NAVD NORTH AMERICAN VERTICAL DATUM
 - O.R.B. OFFICIAL RECORDS BOOK
 - P.B. PLAT BOOK
 - P.C. POINT OF CURVATURE
 - PG. PAGE
 - P.T. POINT OF TANGENCY
 - P.C.C. POINT OF COMPOUND CURVATURE
 - P.C.P. PERMANENT CONTROL POINT
 - P.R.C. POINT OF REVERSE CURVATURE
 - P.R.M. PERMANENT REFERENCE MONUMENT
 - (R) RADIAL LOT LINE
 - R RADIUS
 - R/W RIGHT OF WAY
 - SS SANITARY SEWER
 - U.A.D.E. UNOBSTRUCTED ACCESS AND DRAINAGE EASEMENT
 - △ CENTRAL ANGLE
 - ③ SHEET REFERENCE NUMBER
 - - - MATCHLINE

UNPLATTED LANDS OF
SECTION 38 OF THE
GEORGE I.F. CLARKE GRANT
TOWNSHIP 6 SOUTH
RANGE 26 EAST

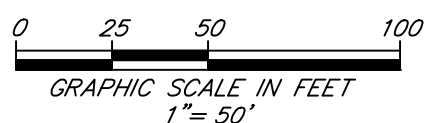
TRACT "B"
(STORMWATER MANAGEMENT
FACILITY)

TRACT "C"
(STORMWATER MANAGEMENT
FACILITY)

Land Use
Zoning: PUD & REC
Area: 69.78 Acres±
Number of Lots: 384
Minimum Lot Width: 43 feet

Building Setbacks
Minimum Front Setback: 20 feet for front (face of garage)
15 feet for front facade;
Minimum Side Setback: 43' lots 6.5 feet, wider lots 5 feet
Minimum Rear Setback: 10 feet

B. TOWNHOME
Minimum Lot Size: 1,200 sq. ft.
Minimum Lot Width: 15 feet
Front Setback: 15 feet
Side Setback:
(From Property Line): 10 feet
(Interior Lots): 0 feet
Rear Setback: 10 feet



LINE TABLE		
LINE	BEARING	LENGTH
L2	S22°40'30"W	23.40'
L13	S76°16'16"E	10.64'

PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C4	1135.00'	26°25'13"	523.37'	N65°17'17"E	518.75'
C5	1135.00'	13°40'58"	271.05'	N85°20'23"E	270.41'
C6	1135.00'	26°25'13"	523.37'	N65°17'17"E	518.75'
C62	1165.00'	1°24'23"	28.60'	S88°31'19"E	28.60'
C63	1165.00'	2°25'03"	49.16'	N89°33'58"E	49.15'
C64	1165.00'	2°27'41"	50.05'	N87°07'36"E	50.04'
C65	1165.00'	4°31'11"	91.90'	N83°38'10"E	91.88'
C66	30.00'	87°07'19"	45.62'	N55°03'46"W	41.35'
C67	430.00'	4°12'24"	31.57'	S13°36'18"E	31.56'
C219	1105.00'	2°49'19"	54.43'	N69°27'26"E	54.42'
C220	1105.00'	2°25'38"	46.81'	N72°04'54"E	46.81'
C221	1105.00'	2°25'38"	46.81'	N74°30'32"E	46.81'
C222	1105.00'	2°25'38"	46.81'	N76°56'10"E	46.81'
C223	1105.00'	2°49'19"	54.43'	N79°33'38"E	54.42'
C224	1105.00'	2°25'38"	46.81'	N82°11'07"E	46.81'
C225	1105.00'	2°25'38"	46.81'	N84°36'45"E	46.81'
C226	1105.00'	2°25'38"	46.81'	N87°02'22"E	46.81'
C227	1105.00'	2°49'19"	54.43'	N89°39'51"E	54.42'
C228	1105.00'	1°06'21"	21.33'	S88°22'19"E	21.33'
C229	30.00'	87°07'19"	45.62'	S32°03'33"W	41.35'
C230	1165.00'	1°03'50"	21.63'	N75°05'18"E	21.63'
C231	1165.00'	2°25'02"	49.15'	N73°20'52"E	49.15'
C232	1165.00'	2°04'44"	42.27'	N71°05'59"E	42.27'
C233	1165.00'	2°04'44"	42.27'	N69°01'15"E	42.27'
C258	370.00'	4°28'38"	28.91'	S13°44'25"E	28.91'
C348	985.00'	1°06'21"	19.01'	S88°22'19"E	19.01'
C349	985.00'	2°49'19"	48.52'	N89°39'51"E	48.51'
C350	985.00'	2°25'38"	41.73'	N87°02'22"E	41.72'
C351	985.00'	2°25'38"	41.73'	N84°36'45"E	41.72'
C352	985.00'	2°25'38"	41.73'	N82°11'07"E	41.72'
C353	985.00'	2°49'19"	48.52'	N79°33'38"E	48.51'
C354	985.00'	2°25'38"	41.73'	N76°56'10"E	41.72'
C355	985.00'	2°25'38"	41.73'	N74°30'32"E	41.72'
C356	985.00'	2°25'38"	41.73'	N72°04'54"E	41.72'
C357	985.00'	2°49'19"	48.52'	N69°27'26"E	48.51'
C431	30.00'	55°13'28"	28.82'	S61°33'22"W	27.81'
C432	1285.00'	2°48'09"	62.86'	N87°46'01"E	62.85'
C433	1285.00'	0°48'40"	18.19'	N88°45'46"E	18.19'
C434	1285.00'	1°59'29"	44.66'	N87°21'41"E	44.66'
C435	30.00'	82°07'57"	43.00'	N52°34'05"W	39.42'
C436	30.00'	26°18'34"	13.78'	N80°28'47"W	13.65'
C437	30.00'	53°33'54"	28.05'	N40°32'33"W	27.04'
C438	30.00'	2°15'30"	1.18'	N12°37'51"W	1.18'
C440	550.00'	4°12'24"	40.38'	S13°36'18"E	40.37'
C484	1285.00'	0°34'14"	12.80'	N70°20'44"E	12.80'
C485	1285.00'	2°04'44"	46.63'	N69°01'15"E	46.62'
C514	250.00'	4°28'38"	19.54'	S13°44'25"E	19.53'
C515	30.00'	82°07'57"	43.00'	S29°33'52"W	39.42'
C516	30.00'	25°13'51"	13.21'	S01°06'49"W	13.10'
C517	30.00'	56°54'06"	29.79'	S42°10'48"W	28.58'
C592	25.00'	11°32'13"	5.03'	N07°56'59"E	5.03'
C593	985.00'	72°04'08"	1238.97'	N56°08'48"E	1158.90'
C632	350.00'	22°09'16"	135.33'	N09°35'18"W	134.49'
C633	30.00'	32°27'18"	16.99'	N17°42'59"E	16.77'
C634	30.00'	90°00'00"	47.12'	N47°10'52"E	42.43'
C635	25.00'	90°00'00"	39.27'	N42°49'08"W	35.36'
C652	400.00'	38°23'32"	268.03'	S30°41'52"E	263.04'

ROOKERY PHASE 2B
A PORTION OF SECTION 38 OF THE GEORGE I.F. CLARKE GRANT,
TOWNSHIP 6 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA.

- LEGEND
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
 - DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
 - DENOTES P.C.P., STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
 - C1 CHORD BEARING
 - CB CHORD DISTANCE
 - CH CENTERLINE
 - C/L CONCRETE MONUMENT
 - C.M. CLAY ELECTRIC COOPERATIVE
 - CEC CLAY COUNTY UTILITY AUTHORITY
 - CCUA EASEMENT
 - ESMT. GREEN COVE SPRINGS
 - GCS TABULATED LINE DATA
 - L1 ARC LENGTH
 - L LICENSED BUSINESS
 - (NR) NON-RADIAL LOT LINE
 - NAVD NORTH AMERICAN VERTICAL DATUM
 - O.R.B. OFFICIAL RECORDS BOOK
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 - P.R.M. PERMANENT REFERENCE MONUMENT
 - (R) RADIAL LOT LINE
 - R RADIUS
 - R/W RIGHT OF WAY
 - SS SANITARY SEWER
 - U.A.D.E. UNOBSTRUCTED ACCESS AND DRAINAGE EASEMENT
 - △ CENTRAL ANGLE
 - ③ SHEET REFERENCE NUMBER
 - MATCHLINE

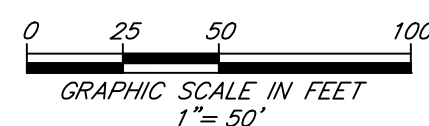
CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C6	1135.00'	26°25'13"	523.37'	N65°17'17"E	518.75'
C7	300.00'	64°37'29"	338.37'	N05°36'35"W	320.72'
C196	330.00'	9°24'11"	54.16'	N04°33'50"W	54.10'
C197	330.00'	8°39'06"	49.83'	N13°35'28"W	49.78'
C198	330.00'	7°02'06"	40.52'	N21°26'04"W	40.49'
C199	330.00'	7°02'08"	40.52'	N28°28'11"W	40.50'
C200	330.00'	5°56'05"	34.18'	N34°57'17"W	34.17'
C201	30.00'	90°00'00"	47.12'	S07°04'40"W	42.43'
C212	1105.00'	0°36'56"	11.87'	N52°23'08"E	11.87'
C213	1105.00'	2°49'19"	54.43'	N54°06'16"E	54.42'
C214	1105.00'	2°25'38"	46.81'	N56°43'44"E	46.81'
C215	1105.00'	2°25'38"	46.81'	N59°09'22"E	46.81'
C216	1105.00'	2°49'19"	54.43'	N61°46'51"E	54.42'
C217	1105.00'	2°25'38"	46.81'	N64°24'19"E	46.81'
C218	1105.00'	2°25'38"	46.81'	N66°49'57"E	46.81'
C234	1165.00'	2°19'06"	47.14'	N66°49'19"E	47.14'
C235	1165.00'	2°19'06"	47.14'	N64°30'13"E	47.14'
C236	1165.00'	2°25'02"	49.15'	N62°08'09"E	49.15'
C237	1165.00'	2°04'44"	42.27'	N59°53'16"E	42.27'
C238	1165.00'	2°25'02"	49.15'	N57°38'22"E	49.15'
C239	1165.00'	1°28'30"	29.99'	N55°41'36"E	29.99'
C240	30.00'	87°07'19"	45.62'	N81°28'59"W	41.35'
C241	270.00'	9°11'09"	43.29'	N33°19'45"W	43.24'
C242	270.00'	18°10'11"	85.62'	N19°39'05"W	85.26'
C243	270.00'	16°24'18"	77.31'	N02°21'51"W	77.04'
C358	985.00'	2°25'38"	41.73'	N66°49'57"E	41.72'
C359	985.00'	2°25'38"	41.73'	N64°24'19"E	41.72'
C360	985.00'	2°49'19"	48.52'	N61°46'51"E	48.51'
C361	985.00'	2°25'38"	41.73'	N59°09'22"E	41.72'
C362	985.00'	2°25'38"	41.73'	N56°43'44"E	41.72'
C363	985.00'	2°49'19"	48.52'	N54°06'16"E	48.51'
C364	985.00'	2°28'58"	42.68'	N51°27'07"E	42.68'
C365	985.00'	2°54'49"	50.09'	N48°45'14"E	50.08'
C366	985.00'	2°53'49"	49.80'	N45°50'55"E	49.80'
C483	1285.00'	10°04'32"	225.97'	N65°35'35"E	225.68'
C486	1285.00'	2°19'06"	52.00'	N66°49'19"E	51.99'
C487	1285.00'	2°19'06"	52.00'	N64°30'13"E	51.99'
C488	1285.00'	2°25'02"	54.21'	N62°08'09"E	54.21'
C489	1285.00'	0°22'19"	8.34'	N60°44'28"E	8.34'
C490	30.00'	109°19'37"	57.24'	N64°46'53"W	48.95'
C491	30.00'	51°19'49"	26.88'	S86°13'13"W	25.99'
C492	30.09'	55°35'06"	29.19'	N40°16'15"W	28.06'
C493	112.80'	0°35'48"	1.17'	S10°20'32"E	1.17'
C494	150.00'	36°49'14"	96.40'	N08°17'33"E	94.75'
C495	150.00'	15°57'22"	41.77'	N02°08'23"W	41.64'
C533	30.00'	85°15'19"	44.64'	S15°59'58"W	40.63'
C535	30.00'	35°53'40"	18.79'	S08°40'51"E	18.49'
C536	450.00'	28°16'26"	222.06'	N12°29'29"W	219.82'
C537	450.00'	1°40'34"	13.16'	N25°47'24"W	13.16'
C538	450.00'	7°02'06"	55.25'	N21°26'04"W	55.22'
C539	450.00'	8°39'06"	67.95'	N13°35'28"W	67.89'
C540	450.00'	9°24'11"	73.85'	N04°33'50"W	73.77'
C593	985.00'	72°04'08"	1238.97'	N56°08'48"E	1158.90'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S21°53'08"W	19.03'

Land Use
Zoning: PUD & REC
Area: 69.78 Acres±
Number of Lots: 384
Minimum Lot Width: 43 feet

Building Setbacks
Minimum Front Setback: 20 feet for front (face of garage)
15 feet for front facade;
Minimum Side Setback: 43' lots 6.5 feet, wider lots 5 feet
Minimum Rear Setback: 10 feet

B. TOWNHOME
Minimum Lot Size: 1,200 sq. ft.
Minimum Lot Width: 15 feet
Front Setback: 15 feet
Side Setback:
(From Property Line): 10 feet
(Interior Lots): 0 feet
Rear Setback: 10 feet



PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

ROOKERY PHASE 2B

A PORTION OF SECTION 38 OF THE GEORGE I.F. CLARKE GRANT,
TOWNSHIP 6 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA.

SEE SHEET 3 FOR NOTES

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C202	30.00'	45°05'57"	23.61'	S74°37'39"W	23.01'
C203	55.00'	24°14'13"	23.27'	N85°03'31"E	23.09'
C204	55.00'	38°25'36"	36.89'	N53°43'36"E	36.20'
C205	55.00'	35°00'35"	33.61'	N17°00'31"E	33.09'
C206	55.00'	35°00'29"	33.61'	N18°00'01"W	33.08'
C207	55.00'	37°14'59"	35.76'	N54°07'45"W	35.13'
C208	55.00'	32°22'12"	31.07'	N88°56'20"W	30.66'
C209	55.00'	43°33'06"	41.81'	S53°06'01"W	40.81'
C210	55.00'	24°20'44"	23.37'	S19°09'06"W	23.19'
C211	30.00'	45°05'57"	23.61'	N29°31'42"E	23.01'
C259	30.00'	16°49'50"	8.81'	N72°31'37"W	8.78'
C260	370.00'	3°38'49"	23.55'	N62°17'18"W	23.55'
C261	370.00'	8°47'59"	56.83'	N56°03'54"W	56.77'
C262	370.00'	7°03'13"	45.55'	N48°08'17"W	45.52'
C263	30.00'	21°56'58"	11.49'	N33°38'12"W	11.42'
C264	30.00'	27°03'14"	14.17'	N09°08'06"W	14.03'
C265	55.00'	37°46'17"	36.26'	S14°29'37"E	35.61'
C266	55.00'	35°03'51"	33.66'	S50°54'41"E	33.14'
C267	55.00'	37°15'04"	35.76'	S87°04'09"E	35.13'
C268	55.00'	32°22'16"	31.07'	N58°07'11"E	30.66'
C269	55.00'	46°03'57"	44.22'	N18°54'05"E	43.04'
C270	55.00'	45°32'04"	43.71'	N26°53'55"W	42.57'
C271	55.00'	35°56'00"	34.49'	N67°37'57"W	33.93'
C272	30.00'	36°19'07"	19.02'	S67°26'24"E	18.70'
C273	30.00'	5°42'57"	2.99'	S46°25'22"E	2.99'
C274	430.00'	5°48'28"	43.59'	N46°28'07"W	43.57'
C275	430.00'	6°59'52"	52.52'	N52°52'17"W	52.49'
C276	430.00'	5°28'23"	41.07'	N59°06'25"W	41.06'
C277	430.00'	2°16'06"	17.02'	N62°58'39"W	17.02'
C278	30.00'	16°49'50"	8.81'	S55°41'48"E	8.78'
C367	985.00'	2°31'56"	43.53'	N43°08'02"E	43.53'
C368	985.00'	5°54'18"	101.52'	N38°54'55"E	101.47'
C369	985.00'	1°18'55"	22.61'	N35°18'19"E	22.61'
C370	985.00'	6°56'21"	119.30'	N31°10'40"E	119.22'
C371	985.00'	1°49'12"	31.29'	N26°47'54"E	31.29'
C372	985.00'	1°49'12"	31.29'	N24°58'41"E	31.29'
C373	985.00'	3°57'21"	68.01'	N22°05'25"E	67.99'
C374	550.00'	2°16'06"	21.78'	N62°58'39"W	21.77'
C375	550.00'	5°28'23"	52.54'	N59°06'25"W	52.52'
C376	550.00'	6°36'47"	63.48'	N53°03'50"W	63.44'
C377	200.00'	1°03'31"	3.69'	S50°17'12"E	3.69'
C378	200.00'	13°29'23"	47.09'	S57°33'39"E	46.98'
C379	200.00'	0°49'18"	2.87'	S64°42'59"E	2.87'
C380	175.00'	15°39'45"	47.84'	N57°17'45"W	47.69'
C381	175.00'	29°20'15"	89.61'	N34°47'46"W	88.63'
C382	55.00'	38°00'40"	36.49'	S39°07'58"E	35.82'
C518	30.00'	58°49'00"	30.80'	N53°27'18"W	29.46'
C519	175.00'	49°55'48"	152.50'	S57°53'54"E	147.72'
C520	175.00'	14°25'11"	44.04'	S75°39'12"E	43.93'
C521	175.00'	28°32'50"	87.19'	S54°10'12"E	86.29'
C522	175.00'	6°57'47"	21.27'	S36°24'53"E	21.25'
C523	30.00'	151°20'48"	79.24'	S71°23'37"W	58.13'
C524	30.00'	43°46'18"	22.92'	N54°49'09"W	22.37'
C525	30.00'	33°13'06"	17.39'	S86°41'10"W	17.15'
C526	30.00'	74°21'24"	38.93'	S32°53'55"W	36.26'
C527	175.00'	62°54'25"	192.14'	N27°10'25"E	182.63'
C528	175.00'	3°47'01"	11.56'	N02°23'17"W	11.55'
C529	175.00'	35°00'35"	106.93'	N17°00'31"E	105.28'
C531	175.00'	23°59'26"	73.28'	N46°30'32"E	72.74'
C532	175.00'	0°07'23"	0.38'	N58°33'56"E	0.38'

- LEGEND
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
 - DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
 - DENOTES P.C.P., STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
 - TABULATED CURVE DATA
 - CHORD BEARING
 - CHORD DISTANCE
 - CENTERLINE
 - CONCRETE MONUMENT
 - CLAY ELECTRIC COOPERATIVE
 - CLAY COUNTY UTILITY AUTHORITY
 - EASEMENT
 - GREEN COVE SPRINGS
 - TABULATED LINE DATA
 - ARC LENGTH
 - LICENSED BUSINESS
 - NON-RADIAL LOT LINE
 - NAVD
 - NORTH AMERICAN VERTICAL DATUM
 - O.R.B.
 - PLAT BOOK
 - POINT OF CURVATURE
 - PAGE
 - POINT OF TANGENCY
 - POINT OF COMPOUND CURVATURE
 - PERMANENT CONTROL POINT
 - POINT OF REVERSE CURVATURE
 - PERMANENT REFERENCE MONUMENT
 - RADIAL LOT LINE
 - RADIUS
 - RIGHT OF WAY
 - SANITARY SEWER
 - UNOBSTRUCTED ACCESS AND DRAINAGE EASEMENT
 - CENTRAL ANGLE
 - SHEET REFERENCE NUMBER
 - MATCHLINE

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C533	30.00'	85°15'19"	44.64'	S15°59'58"W	40.63'
C534	30.00'	49°21'39"	25.85'	S33°56'48"W	25.05'
C593	985.00'	72°04'08"	1238.97'	N56°08'48"E	1158.90'
C594	30.00'	16°50'59"	8.82'	S55°41'13"E	8.79'
C595	550.00'	14°21'16"	137.79'	S56°56'05"E	137.43'
C596	200.00'	15°22'11"	53.65'	S57°26'32"E	53.49'
C597	175.00'	45°00'00"	137.44'	S42°37'38"E	133.94'
C636	400.00'	24°48'39"	173.21'	N51°42'23"W	171.86'



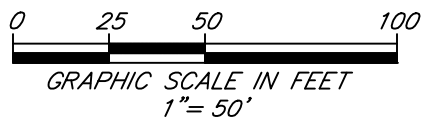
- Land Use
Zoning: PUD & REC
Area: 69.78 Acres±
Number of Lots: 384
Minimum Lot Width: 43 feet
- Building Setbacks
Minimum Front Setback: 20 feet for front (face of garage)
15 feet for front facade;
Minimum Side Setback: 43' lots 6.5 feet, wider lots 5 feet
Minimum Rear Setback: 10 feet
- B. TOWNHOME
Minimum Lot Size: 1,200 sq. ft.
Minimum Lot Width: 15 feet
Front Setback: 15 feet
Side Setback: 10 feet
(From Property Line);
(Interior Lots); 0 feet
Rear Setback: 10 feet

ROOKERY PHASE 2A
P.B. 76, PGS. 21-32

TRACT "A"
(STORMWATER MANAGEMENT FACILITY)

LINE TABLE		
LINE	BEARING	LENGTH
L7	S80°44'01"E	37.99'
L12	S19°55'23"E	24.60'

PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624



ROOKERY PHASE 2B

A PORTION OF SECTION 38 OF THE GEORGE I.F. CLARKE GRANT,
TOWNSHIP 6 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA.

PLAT BOOK PAGE

SHEET 9 OF 21 SHEETS

SEE SHEET 3 FOR NOTES

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C279	30.00'	48°11'23"	25.23'	N78°46'35"E	24.49'
C280	30.00'	41°48'37"	21.89'	N33°46'35"E	21.41'
C302	30.00'	48°11'23"	25.23'	S53°02'02"E	24.49'
C303	30.00'	41°48'37"	21.89'	S08°02'02"E	21.41'
C383	55.00'	64°06'44"	61.54'	N89°48'20"E	58.38'
C384	55.00'	18°06'54"	17.39'	N48°41'31"E	17.32'
C385	55.00'	21°47'29"	20.92'	N28°44'19"E	20.79'
C386	55.00'	4°58'19"	4.77'	N15°21'26"E	4.77'
C394	30.00'	19°50'54"	10.39'	N87°03'11"W	10.34'
C395	30.00'	25°19'43"	13.26'	S70°21'31"W	13.15'
C396	30.00'	36°46'01"	19.25'	S39°18'38"W	18.92'
C598	55.00'	147°00'05"	141.11'	N86°22'19"E	105.47'
C617	30.00'	18°47'14"	9.84'	N11°32'01"E	9.79'
C664	30.00'	25°44'32"	13.48'	S89°59'59"E	13.37'
C665	55.00'	3°17'53"	3.17'	N59°23'54"E	3.17'
C666	30.00'	20°01'50"	10.49'	S38°57'16"E	10.43'
C675	30.00'	81°56'39"	42.91'	S61°53'57"W	39.34'

LINE TABLE		
LINE	BEARING	LENGTH
L8	N32°15'02"W	22.62'
L10	S32°18'21"E	12.56'

LEGEND

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- DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED.
- DENOTES P.C.P., STAMPED L.B.#3624, TABULATED CURVE DATA
- C1 CHORD BEARING
- CH CHORD DISTANCE
- C/L CENTERLINE
- C.M. CONCRETE MONUMENT
- CEC CLAY ELECTRIC COOPERATIVE
- CCUA CLAY COUNTY UTILITY AUTHORITY
- ESMT. EASEMENT
- GCS GREEN COVE SPRINGS
- L TABULATED LINE DATA
- L ARC LENGTH
- L.B. LICENSED BUSINESS
- NAVD NON-RADIAL LOT LINE
- O.R.B. NORTH AMERICAN VERTICAL DATUM
- OFFICIAL RECORDS BOOK
- P.B. PLAT BOOK
- P.C. POINT OF CURVATURE
- P.G. PAGE
- P.T. POINT OF TANGENCY
- P.C.C. POINT OF COMPOUND CURVATURE
- P.C.P. PERMANENT CONTROL POINT
- P.R.C. POINT OF REVERSE CURVATURE
- P.R.M. PERMANENT REFERENCE MONUMENT
- (R) RADIAL LOT LINE
- R RADIUS
- R/W RIGHT OF WAY
- SS SANITARY SEWER
- U.A.D.E. UNOBSTRUCTED ACCESS AND DRAINAGE EASEMENT
- △ CENTRAL ANGLE
- ③ SHEET REFERENCE NUMBER
- MATCHLINE

MATCHLINE SEE SHEET 8

MATCHLINE SEE SHEET 10

MATCHLINE SEE SHEET 12

MATCHLINE SEE SHEET 14

MATCHLINE SEE SHEET 3

ROOKERY PHASE 2A
P.B. 76, PGS. 21-32

TRACT "A"
(STORMWATER MANAGEMENT FACILITY)

TRACT "Q"
(OPEN SPACE)

TRACT "A"
(LIFT STATION)

TRACT "Q"
(OPEN SPACE)

TRACT "F"
(STORMWATER MANAGEMENT FACILITY)

UNPLATTED LANDS OF
SECTION 38 OF THE
GEORGE I.F. CLARKE GRANT
TOWNSHIP 6 SOUTH
RANGE 26 EAST

R=200.00'
Δ=63°07'32"
L=220.35'
CB=N29°25'22"W
CH=209.37'

Land Use
Zoning: PUD & REC
Area: 69.78 Acres±
Number of Lots: 384
Minimum Lot Width: 43 feet

Building Setbacks
Minimum Front Setback: 20 feet for front (face of garage)
15 feet for front facade;
Minimum Side Setback: 43' lots 6.5 feet, wider lots 5 feet
Minimum Rear Setback: 10 feet

B. TOWNHOME
Minimum Lot Size: 1,200 sq. ft.
Minimum Lot Width: 15 feet
Front Setback: 15 feet
Side Setback:
(From Property Line): 10 feet
(Interior Lots): 0 feet
Rear Setback: 10 feet

0 15 30 60
GRAPHIC SCALE IN FEET
1"=30'

PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

ROOKERY PHASE 2B

A PORTION OF SECTION 38 OF THE GEORGE I.F. CLARKE GRANT,
TOWNSHIP 6 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA.

UNPLATTED LANDS OF
SECTION 38 OF THE
GEORGE I.F. CLARKE GRANT
TOWNSHIP 6 SOUTH
RANGE 26 EAST

PLAT BOOK PAGE

SHEET 10 OF 21 SHEETS

SEE SHEET 3 FOR NOTES

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C281	30.00'	48°11'23"	25.23'	N11°13'25"W	24.49'
C282	30.00'	41°48'37"	21.89'	N56°13'25"W	21.41'
C287	30.00'	41°48'37"	21.89'	N81°52'58"E	21.41'
C288	30.00'	48°11'23"	25.23'	N36°52'58"E	24.49'
C289	30.00'	9°35'39"	5.02'	N08°04'27"E	5.02'
C290	30.00'	80°24'21"	42.10'	N36°55'33"W	38.73'
C291	30.00'	90°00'00"	47.12'	N57°52'16"E	42.43'
C292	30.00'	90°00'00"	47.12'	S32°07'44"E	42.43'
C295	30.00'	90°00'00"	47.12'	S57°52'16"W	42.43'
C296	30.00'	48°11'23"	25.23'	S11°13'25"E	24.49'
C297	30.00'	41°48'38"	21.89'	S56°13'26"E	21.41'
C304	30.00'	41°48'37"	21.89'	S33°46'35"W	21.41'
C305	30.00'	48°11'23"	25.23'	S78°46'35"W	24.49'
C387	30.00'	35°32'16"	18.61'	N04°53'51"W	18.31'
C388	30.00'	24°27'44"	12.81'	N34°53'51"W	12.71'
C389	30.00'	30°00'00"	15.71'	N62°07'44"W	15.53'
C599	30.00'	90°00'00"	47.12'	N32°07'44"W	42.43'

LINE TABLE		
LINE	BEARING	LENGTH
L11	S67°20'01"W	13.01'

Land Use
Zoning: PUD & REC
Area: 69.78 Acres±
Number of Lots: 384
Minimum Lot Width: 43 feet

Building Setbacks
Minimum Front Setback: 20 feet for front (face of garage)
15 feet for front facade;
Minimum Side Setback: 43' lots 6.5 feet, wider lots 5 feet
Minimum Rear Setback: 10 feet

B. TOWNHOME
Minimum Lot Size: 1,200 sq. ft.
Minimum Lot Width: 15 feet
Front Setback: 15 feet
Side Setback:
(From Property Line): 10 feet
(Interior Lots): 0 feet
Rear Setback: 10 feet

ROOKERY PHASE 2A
P.B. 76, PGS. 21-32

TRACT "A"
(STORMWATER MANAGEMENT FACILITY)

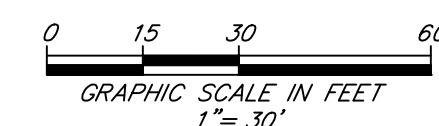
MATCHLINE SEE SHEET 8

MATCHLINE SEE SHEET 9

MATCHLINE SEE SHEET 12

MATCHLINE SEE SHEET 11

LEGEND	
□	DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
■	DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
●	DENOTES P.C.P., STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
C1	CHORD BEARING
CB	CHORD DISTANCE
CH	CENTERLINE
C/L	CONCRETE MONUMENT
C.M.	CLAY ELECTRIC COOPERATIVE
CEC	CLAY COUNTY UTILITY AUTHORITY
CCUA	EASEMENT
ESMT.	GREEN COVE SPRINGS
GCS	TABULATED LINE DATA
L1	ARC LENGTH
L	LICENSED BUSINESS
L.B.	NON-RADIAL LOT LINE
(NR)	NORTH AMERICAN VERTICAL DATUM
NAVD	OFFICIAL RECORDS BOOK
O.R.B.	PLAT BOOK
P.B.	POINT OF CURVATURE
P.C.	PAGE
PG.	POINT OF TANGENCY
P.T.	POINT OF COMPOUND CURVATURE
P.C.C.	PERMANENT CONTROL POINT
P.C.P.	POINT OF REVERSE CURVATURE
P.R.C.	PERMANENT REFERENCE MONUMENT
P.R.M.	RADIAL LOT LINE
(R)	RADIUS
R	RIGHT OF WAY
R/W	SANITARY SEWER
SS	UNOBSTRUCTED ACCESS AND DRAINAGE EASEMENT
U.A.D.E.	CENTRAL ANGLE
△	SHEET REFERENCE NUMBER
③	MATCHLINE



PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

ROOKERY PHASE 2B

A PORTION OF SECTION 38 OF THE GEORGE I.F. CLARKE GRANT,
TOWNSHIP 6 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA.

PLAT BOOK PAGE

SHEET 11 OF 21 SHEETS

SEE SHEET 3 FOR NOTES

ROOKERY PHASE 2A
P.B. 76, PGS. 21-32

UNPLATTED LANDS OF
SECTION 38 OF THE
GEORGE I.F. CLARKE GRANT
TOWNSHIP 6 SOUTH
RANGE 26 EAST

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C283	30.00'	41°48'37"	21.89'	S81°57'58"W	21.41'
C284	30.00'	48°11'23"	25.23'	S36°57'58"W	24.49'
C285	30.00'	48°11'23"	25.23'	S11°13'25"E	24.49'
C286	30.00'	41°48'37"	21.89'	S56°13'25"E	21.41'
C390	20.00'	16°16'21"	5.68'	S68°59'33"E	5.66'
C391	20.00'	49°31'20"	17.29'	S36°05'42"E	16.75'
C600	20.00'	65°47'41"	22.97'	N44°13'53"W	21.73'
C601	30.00'	65°47'41"	34.45'	N44°13'53"W	32.59'
C602	20.00'	90°32'32"	31.61'	N31°51'27"W	28.42'
C603	30.00'	11°10'23"	5.85'	N07°49'37"E	5.84'

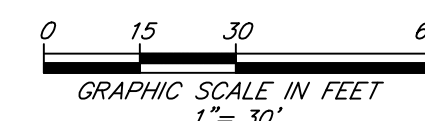
LEGEND	
□	DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
■	DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
•	DENOTES P.C.P., STAMPED L.B.#3624, TABULATED CURVE DATA
C1	CHORD BEARING
CB	CHORD DISTANCE
CH	CENTERLINE
C/L	CONCRETE MONUMENT
C.M.	CLAY ELECTRIC COOPERATIVE
CEC	CLAY COUNTY UTILITY AUTHORITY
CCUA	EASEMENT
ESMT.	GREEN COVE SPRINGS
GCS	TABULATED LINE DATA
L1	ARC LENGTH
L	LICENSED BUSINESS
L.B.	NON-RADIAL LOT LINE
(NR)	NORTH AMERICAN VERTICAL DATUM
NAVD	OFFICIAL RECORDS BOOK
O.R.B.	PLAT BOOK
P.B.	POINT OF CURVATURE
P.C.	PAGE
PG.	POINT OF TANGENCY
P.T.	POINT OF COMPOUND CURVATURE
P.C.C.	PERMANENT CONTROL POINT
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P.R.C.	PERMANENT REFERENCE MONUMENT
P.R.M.	RADIAL LOT LINE
(R)	RADIUS
R	RIGHT OF WAY
R/W	SANITARY SEWER
SS	UNOBSTRUCTED ACCESS AND DRAINAGE EASEMENT
U.A.D.E.	CENTRAL ANGLE
△	SHEET REFERENCE NUMBER
③	MATCHLINE

Land Use
Zoning: PUD & REC
Area: 69.78 Acres±
Number of Lots: 384
Minimum Lot Width: 43 feet

Building Setbacks
Minimum Front Setback: 20 feet for front (face of garage)
15 feet for front facade;
Minimum Side Setback: 43' lots 6.5 feet, wider lots 5 feet
Minimum Rear Setback: 10 feet

B. TOWNHOME
Minimum Lot Size: 1,200 sq. ft.
Minimum Lot Width: 15 feet
Front Setback: 15 feet
Side Setback:
(From Property Line): 10 feet
(Interior Lots): 0 feet
Rear Setback: 10 feet

UNPLATTED LANDS OF
SECTION 38 OF THE
GEORGE I.F. CLARKE GRANT
TOWNSHIP 6 SOUTH
RANGE 26 EAST



PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

ROOKERY PHASE 2B

A PORTION OF SECTION 38 OF THE GEORGE I.F. CLARKE GRANT,
TOWNSHIP 6 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA.

PLAT BOOK PAGE

SHEET 12 OF 21 SHEETS

SEE SHEET 3 FOR NOTES

LEGEND

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- DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
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- (NR) NON-RADIAL LOT LINE
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- U.A.D.E. UNOBSTRUCTED ACCESS AND DRAINAGE EASEMENT
- △ CENTRAL ANGLE
- ③ SHEET REFERENCE NUMBER
- MATCHLINE

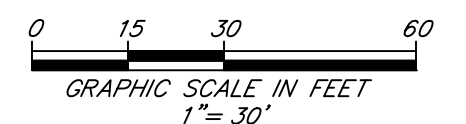
CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C293	330.00'	7°30'32"	43.25'	N73°22'28"W	43.22'
C294	270.00'	4°07'20"	19.42'	N75°04'04"W	19.42'
C298	30.00'	41°48'37"	21.89'	S81°57'58"W	21.41'
C299	30.00'	48°11'23"	25.23'	S36°57'58"W	24.49'
C306	30.00'	48°11'23"	25.23'	N53°02'02"W	24.49'
C307	30.00'	41°48'37"	21.89'	N08°02'02"W	21.41'
C604	370.00'	12°46'48"	82.53'	S70°44'20"E	82.36'
C607	270.00'	3°23'13"	15.96'	N71°18'48"W	15.96'
C608	30.00'	69°25'46"	36.35'	S83°37'03"E	34.17'
C609	150.00'	26°59'21"	70.66'	S35°24'29"E	70.01'
C637	300.00'	7°30'32"	39.32'	N73°22'28"W	39.29'
C638	30.00'	48°47'48"	25.55'	S37°16'10"W	24.78'
C639	15.00'	19°28'16"	5.10'	N22°36'25"E	5.07'
C640	15.00'	57°41'21"	15.10'	N61°11'13"E	14.47'
C641	30.00'	59°57'12"	31.39'	S60°03'18"W	29.98'
C642	30.00'	17°12'26"	9.01'	S21°28'29"W	8.98'
C643	30.00'	77°09'37"	40.40'	S51°27'05"W	37.42'
C647	15.00'	77°09'37"	20.20'	N51°27'05"E	18.71'
C651	230.00'	4°37'37"	18.57'	N74°48'55"W	18.57'
C667	330.00'	1°51'43"	10.72'	N76°11'52"W	10.72'
C668	330.00'	3°28'34"	20.02'	N73°31'44"W	20.02'
C669	330.00'	2°10'16"	12.50'	N70°42'19"W	12.50'
C670	370.00'	4°53'35"	31.60'	N74°40'56"W	31.59'

Land Use
Zoning: PUD & REC
Area: 69.78 Acres±
Number of Lots: 384
Minimum Lot Width: 43 feet

Building Setbacks
Minimum Front Setback: 20 feet for front (face of garage)
15 feet for front facade;
Minimum Side Setback: 43' lots 6.5 feet, wider lots 5 feet
Minimum Rear Setback: 10 feet

B. TOWNHOME
Minimum Lot Size: 1,200 sq. ft.
Minimum Lot Width: 15 feet
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Side Setback:
(From Property Line): 10 feet
(Interior Lots): 0 feet
Rear Setback: 10 feet



PREPARED BY:

ETM SURVEYING & MAPPING, INC.

14775 OLD ST. AUGUSTINE ROAD

JACKSONVILLE, FL 32258 (904) 642-8550

CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

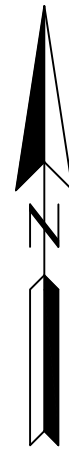
ROOKERY PHASE 2B

A PORTION OF SECTION 38 OF THE GEORGE I.F. CLARKE GRANT,
TOWNSHIP 6 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA.

PLAT BOOK PAGE

SHEET 13 OF 21 SHEETS

SEE SHEET 3 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C604	370.00'	12°46'48"	82.53'	S70°44'20"E	82.36'
C605	30.00'	87°16'25"	45.70'	N56°30'29"E	41.41'
C606	330.00'	18°12'10"	104.84'	N60°31'06"W	104.40'
C648	30.00'	84°29'17"	44.24'	N81°57'20"E	40.34'
C649	350.00'	4°13'32"	25.81'	N57°54'47"W	25.81'
C650	30.00'	68°22'54"	35.80'	S25°50'06"E	33.72'
C660	30.00'	4°30'55"	2.36'	N10°36'49"E	2.36'

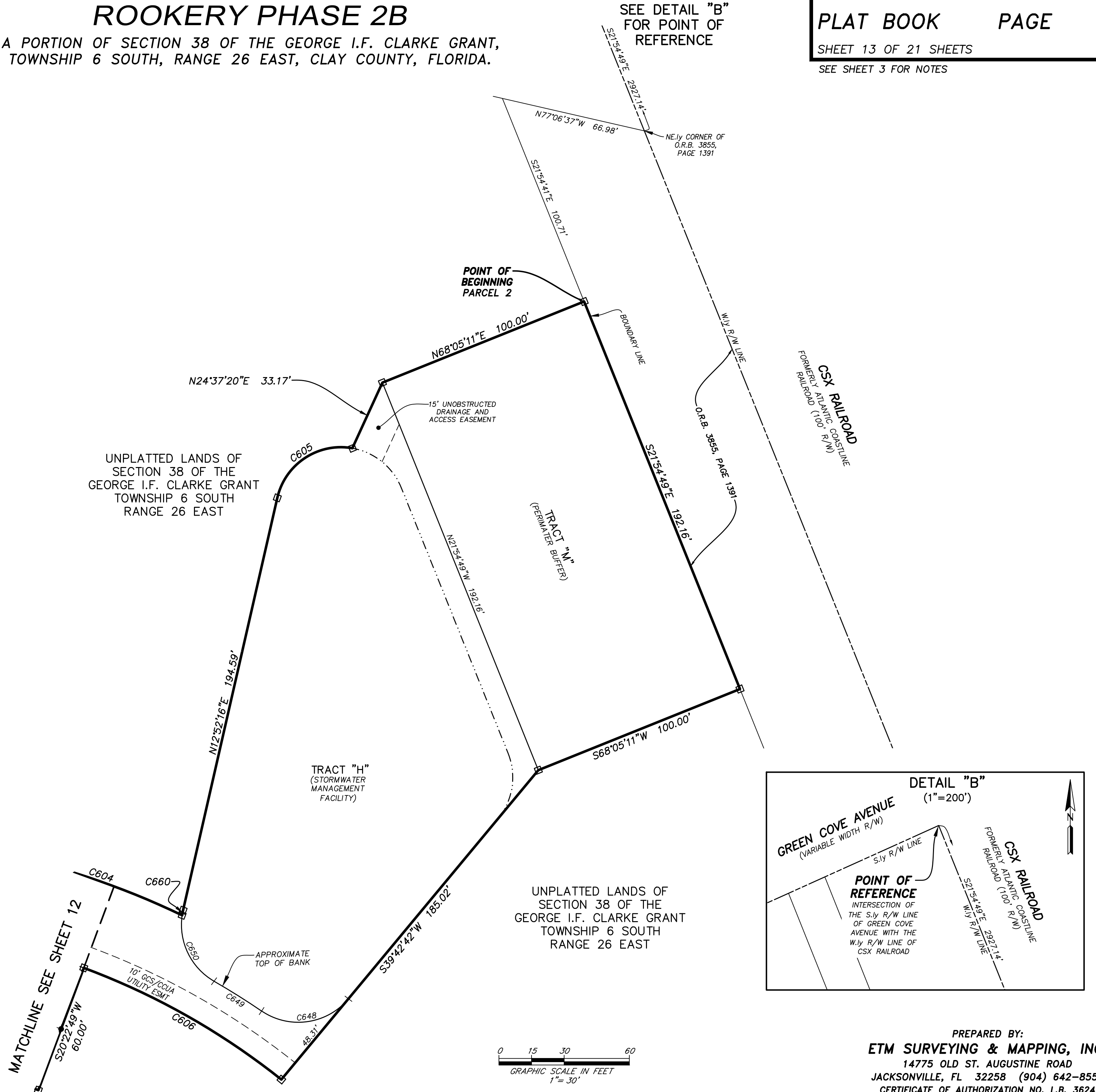
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LEGEND

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TOWNSHIP 6 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA.

PLAT BOOK

PAGE

SHEET 14 OF 21 SHEETS

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MATCHLINE SEE SHEET 9

MATCHLINE SEE SHEET 12

HOLLOW BRANCH WAY

FISHWATER PLACE

TRACT "G"
(STORMWATER MANAGEMENT FACILITY)

UNPLATTED LANDS OF
SECTION 38 OF THE
GEORGE I.F. CLARKE GRANT
TOWNSHIP 6 SOUTH
RANGE 26 EAST

Land Use
Zoning: PUD & REC
Area: 69.78 Acres±
Number of Lots: 384
Minimum Lot Width: 43 feet

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15 feet for front facade;
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B. TOWNHOME
Minimum Lot Size: 1,200 sq. ft.
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Rear Setback: 10 feet

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C300	30.00'	41°48'37"	21.89'	S08°02'02"E	21.41'
C301	30.00'	48°11'23"	25.23'	S53°02'02"E	24.49'
C308	30.00'	41°48'37"	21.89'	N33°46'35"E	21.41'
C309	30.00'	42°48'00"	22.41'	N81°28'16"E	21.89'
C392	30.07'	44°07'43"	23.16'	N53°28'37"W	22.59'
C393	33.95'	1°20'04"	0.79'	S77°07'44"E	0.79'
C610	30.00'	83°49'23"	43.89'	S19°59'52"W	40.08'
C611	450.00'	29°39'36"	232.95'	S47°04'45"W	230.36'
C612	30.00'	65°15'04"	34.17'	S64°52'29"W	32.35'
C613	30.00'	46°46'16"	24.49'	S07°59'53"E	23.81'
C644	30.00'	90°00'00"	47.12'	S32°07'44"E	42.43'
C645	30.00'	45°00'00"	23.56'	S09°37'44"E	22.96'
C646	30.00'	45°00'00"	23.56'	S54°37'44"E	22.96'
C671	30.00'	25°11'53"	13.19'	S64°31'47"E	13.09'
C672	30.00'	20°28'04"	10.72'	S02°38'14"W	10.66'
C673	30.00'	5°22'15"	2.81'	S79°48'51"E	2.81'
C676	30.00'	45°44'43"	23.95'	N54°15'22"W	23.32'

LINE TABLE		
LINE	BEARING	LENGTH
L9	N57°52'16"E	12.43'

0 15 30 60
GRAPHIC SCALE IN FEET
1" = 30'

MATCHLINE SEE SHEET 3

PREPARED BY:
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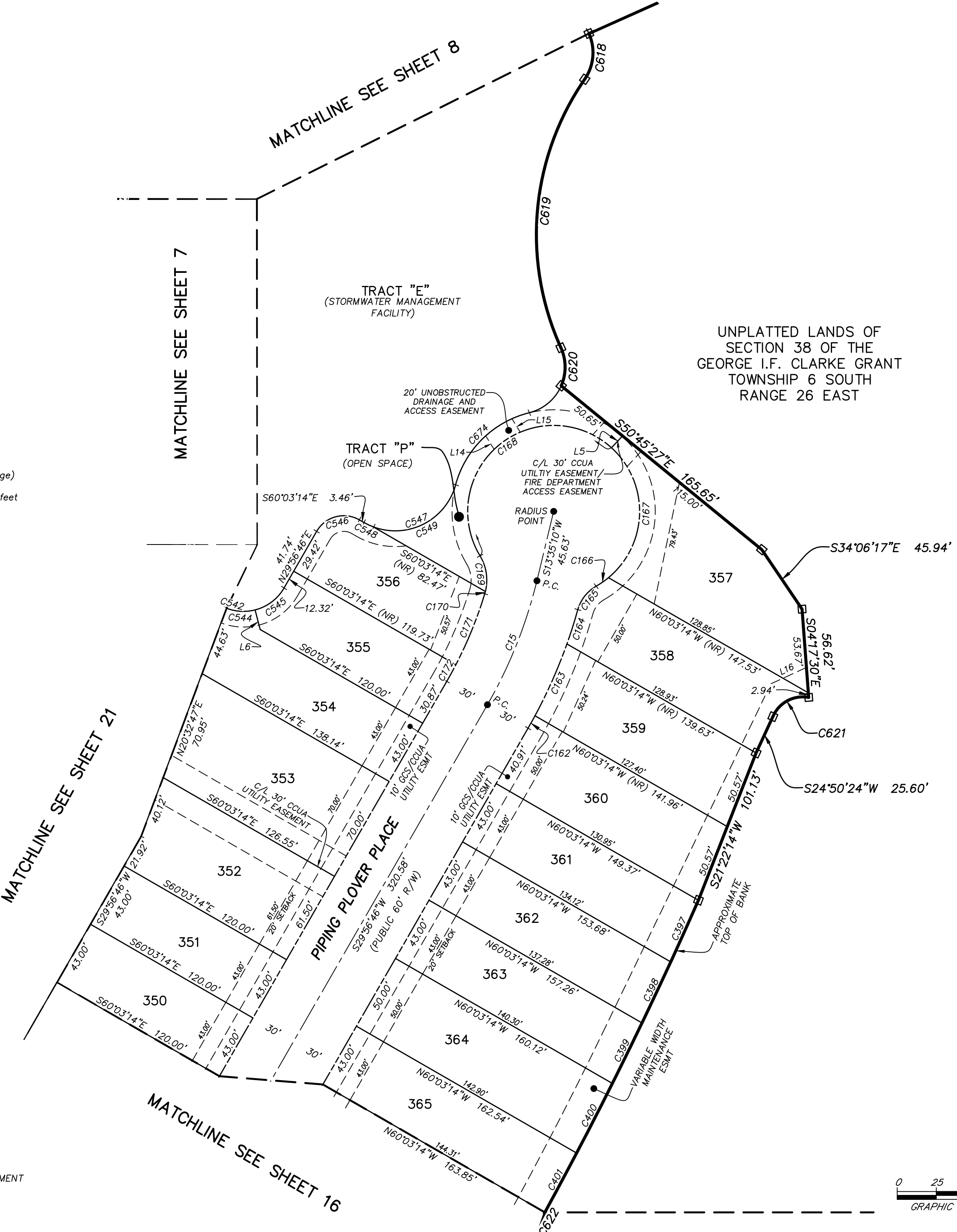
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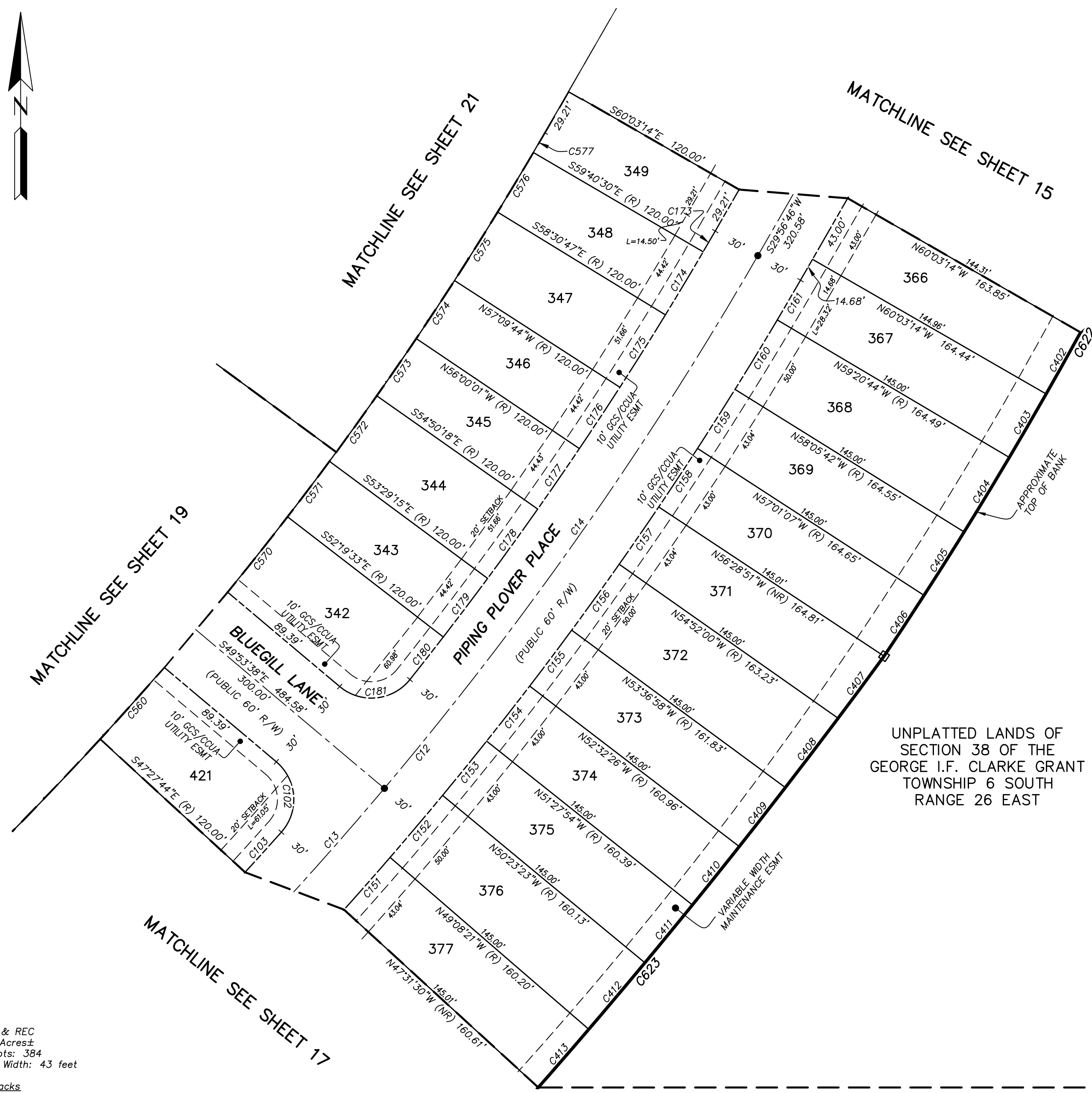
CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C15	300.00'	16°21'35"	85.66'	N21°45'58"E	85.37'
C162	330.00'	1°34'45"	9.09'	N29°09'23"E	9.09'
C163	330.00'	8°44'12"	50.32'	N23°59'55"E	50.27'
C164	330.00'	3°59'53"	23.03'	N17°37'52"E	23.02'
C165	25.00'	44°44'39"	19.52'	S38°00'16"W	19.03'
C166	55.00'	10°00'24"	9.61'	N55°22'23"E	9.59'
C167	55.00'	98°06'25"	94.18'	N01°18'58"E	83.09'
C168	55.00'	163°22'36"	156.83'	S50°34'28"W	108.84'
C169	30.00'	45°08'03"	23.63'	N08°32'49"W	23.03'
C170	30.00'	2°56'50"	1.54'	N15°29'37"E	1.54'
C171	270.00'	10°24'11"	49.02'	N22°10'08"E	48.96'
C172	270.00'	2°34'32"	12.14'	N28°39'30"E	12.14'
C397	2584.99'	0°57'28"	43.22'	N24°13'36"E	43.22'
C398	2584.99'	0°57'23"	43.15'	N25°11'01"E	43.15'
C399	2584.99'	0°57'19"	43.10'	N26°08'22"E	43.10'
C400	2584.99'	1°06'34"	50.06'	N27°10'19"E	50.06'
C401	2584.99'	0°57'13"	43.02'	N28°12'12"E	43.02'
C542	30.00'	151°41'59"	79.43'	S74°12'15"E	58.18'
C544	30.00'	35°35'44"	18.64'	S86°37'04"E	18.34'
C545	30.00'	45°38'19"	23.90'	N52°45'55"E	23.27'
C546	20.00'	90°00'00"	31.42'	S74°56'46"W	28.28'
C547	40.00'	104°45'02"	73.13'	N67°34'15"E	63.36'
C548	40.00'	9°46'14"	6.82'	S64°56'22"E	6.81'
C549	40.00'	94°58'48"	66.31'	N62°41'07"E	58.97'
C618	30.00'	58°36'43"	30.69'	S05°15'33"W	29.37'
C619	175.00'	58°59'38"	180.19'	S05°04'06"W	172.33'
C620	30.00'	47°47'46"	25.03'	S00°31'50"E	24.31'
C621	20.74'	77°34'48"	28.08'	S61°47'46"W	25.99'
C622	2584.99'	10°03'14"	453.60'	S28°46'28"W	453.01'
C674	65.00'	60°58'58"	69.18'	S45°41'13"W	65.96'

LINE TABLE		
LINE	BEARING	LENGTH
L5	N42°57'48"E	10.39'
L6	N14°24'56"W	12.91'
L14	N31°39'51"W	10.19'
L15	N31°39'51"W	10.10'
L16	N65°15'00"E	25.06'

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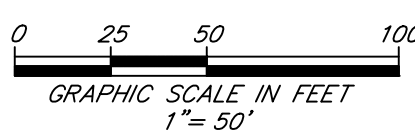
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CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C12	2240.75'	33°25'16"	1307.05'	N46°39'24"E	1288.60'
C13	2240.75'	23°15'40"	909.71'	N51°44'12"E	903.47'
C14	2240.75'	10°09'36"	397.34'	N35°01'34"E	396.82'
C102	30.00'	91°34'36"	47.95'	N04°06'20"W	43.01'
C103	2210.75'	0°51'19"	33.00'	N42°06'37"E	33.00'
C151	2270.75'	1°04'18"	42.47'	N41°23'48"E	42.47'
C152	2270.75'	1°15'02"	49.56'	N40°14'08"E	49.56'
C153	2270.75'	1°04'32"	42.62'	N39°04'21"E	42.62'
C154	2270.75'	1°04'32"	42.62'	N37°59'50"E	42.62'
C155	2270.75'	1°04'32"	42.62'	N36°55'18"E	42.62'
C156	2270.75'	1°15'02"	49.56'	N35°45'31"E	49.56'
C157	2270.75'	1°04'18"	42.47'	N34°35'51"E	42.47'
C158	2270.75'	1°04'49"	42.81'	N33°31'18"E	42.81'
C159	2270.75'	1°04'35"	42.66'	N32°26'36"E	42.66'
C160	2270.75'	1°15'02"	49.56'	N31°16'47"E	49.56'
C161	2270.75'	0°42'30"	28.08'	N30°18'01"E	28.08'
C173	2210.75'	0°22'45"	14.63'	N30°08'08"E	14.63'
C174	2210.75'	1°09'42"	44.83'	N30°54'21"E	44.82'
C175	2210.75'	1°21'04"	52.13'	N32°09'44"E	52.13'
C176	2210.75'	1°09'42"	44.83'	N33°25'08"E	44.83'
C177	2210.75'	1°09'43"	44.83'	N34°34'50"E	44.83'
C178	2210.75'	1°21'03"	52.12'	N35°50'13"E	52.12'
C179	2210.75'	1°09'42"	44.83'	N37°05'36"E	44.83'
C180	2210.75'	0°51'19"	33.00'	N38°06'07"E	33.00'
C181	30.00'	91°34'36"	47.95'	N84°19'04"E	43.01'
C402	2584.99'	0°57'11"	43.00'	N29°09'24"E	43.00'
C403	2584.99'	0°59'34"	44.79'	N30°07'47"E	44.79'
C404	2584.99'	1°10'41"	53.15'	N31°12'54"E	53.15'
C405	2584.99'	1°00'51"	45.75'	N32°18'40"E	45.75'
C406	2584.99'	0°58'59"	44.36'	N33°18'36"E	44.36'
C407	3754.47'	0°43'09"	47.13'	N36°29'44"E	47.13'
C408	3754.47'	0°48'39"	53.13'	N37°15'37"E	53.13'
C409	3754.47'	0°41'49"	45.66'	N38°00'51"E	45.66'
C410	3754.47'	0°41'48"	45.64'	N38°42'39"E	45.64'
C411	3754.47'	0°41'47"	45.63'	N39°24'26"E	45.63'
C412	3754.47'	0°48'35"	53.06'	N40°09'37"E	53.06'
C413	3754.47'	0°43'02"	47.00'	N40°55'26"E	47.00'
C560	2090.75'	1°36'35"	58.74'	N41°43'59"E	58.74'
C570	2090.75'	1°36'35"	58.74'	N38°28'45"E	58.74'
C571	2090.75'	1°09'42"	42.39'	N37°05'36"E	42.39'
C572	2090.75'	1°21'03"	49.30'	N35°50'13"E	49.29'
C573	2090.75'	1°09'43"	42.40'	N34°34'50"E	42.40'
C574	2090.75'	1°09'42"	42.39'	N33°25'08"E	42.39'
C575	2090.75'	1°21'04"	49.30'	N32°09'44"E	49.30'
C576	2090.75'	1°09'42"	42.39'	N30°54'21"E	42.39'
C577	2090.75'	0°22'45"	13.84'	N30°08'08"E	13.84'
C622	2584.99'	10°03'14"	453.60'	S28°46'28"W	453.01'
C623	3754.47'	7°19'54"	480.43'	S39°48'06"W	480.10'

PREPARED BY:

ETM SURVEYING & MAPPING, INC.

14775 OLD ST. AUGUSTINE ROAD

JACKSONVILLE, FL 32258 (904) 642-8550

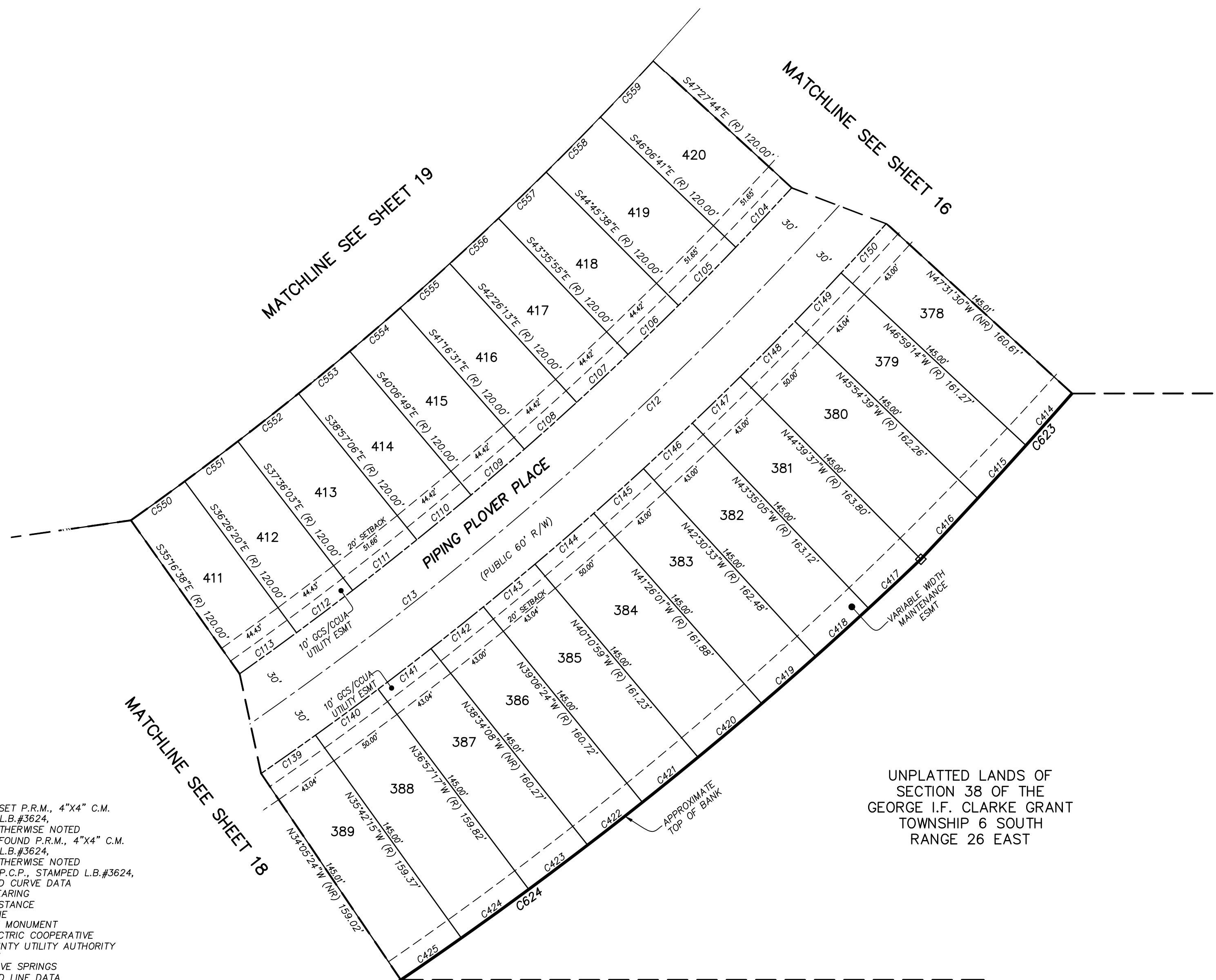
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

ROOKERY PHASE 2B
A PORTION OF SECTION 38 OF THE GEORGE I.F. CLARKE GRANT,
TOWNSHIP 6 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA.

PLAT BOOK PAGE

SHEET 17 OF 21 SHEETS

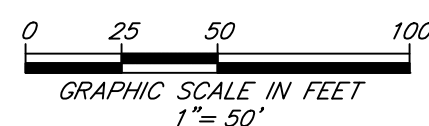
SEE SHEET 3 FOR NOTES



UNPLATTED LANDS OF
SECTION 38 OF THE
GEORGE I.F. CLARKE GRANT
TOWNSHIP 6 SOUTH
RANGE 26 EAST

LEGEND

- DENOTES SET P.R.M., 4"x4" C.M.
STAMPED L.B.#3624,
UNLESS OTHERWISE NOTED.
■ DENOTES FOUND P.R.M., 4"x4" C.M.
STAMPED L.B.#3624,
UNLESS OTHERWISE NOTED.
● DENOTES P.C.P., STAMPED L.B.#3624,
TABULATED CURVE DATA
C1 CHORD BEARING
CB CHORD DISTANCE
CH CENTERLINE
C/L CONCRETE MONUMENT
C.M. CLAY ELECTRIC COOPERATIVE
CEC CLAY COUNTY UTILITY AUTHORITY
CCUA EASEMENT
ESMT. GREEN COVE SPRINGS
GCS TABULATED LINE DATA
L1 ARC LENGTH
L LICENSED BUSINESS
(NR) NON-RADIAL LOT LINE
NAVD NORTH AMERICAN VERTICAL DATUM
O.R.B. OFFICIAL RECORDS BOOK
P.B. PLAT BOOK
P.C. POINT OF CURVATURE
P.C. PAGE
P.T. POINT OF TANGENCY
P.C.C. POINT OF COMPOUND CURVATURE
P.C.P. PERMANENT CONTROL POINT
P.R.C. POINT OF REVERSE CURVATURE
P.R.M. PERMANENT REFERENCE MONUMENT
(R) RADIAL LOT LINE
R RADIUS
R/W RIGHT OF WAY
SS SANITARY SEWER
U.A.D.E. UNOBSTRUCTED ACCESS AND DRAINAGE EASEMENT
△ CENTRAL ANGLE
③ SHEET REFERENCE NUMBER
--- MATCHLINE



Land Use
Zoning: PUD & REC
Area: 69.78 Acres±
Number of Lots: 384
Minimum Lot Width: 43 feet

Building Setbacks
Minimum Front Setback: 20 feet for front (face of garage)
15 feet for front facade;
Minimum Side Setback: 43' lots 6.5 feet, wider lots 5 feet
Minimum Rear Setback: 10 feet

B. TOWNHOME
Minimum Lot Size: 1,200 sq. ft.
Minimum Lot Width: 15 feet
Front Setback: 15 feet
Side Setback:
(From Property Line): 10 feet
(Interior Lots): 0 feet
Rear Setback: 10 feet

CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C12	2240.75'	33°25'16"	1307.05'	N46°39'24"E	1288.60'
C13	2240.75'	23°15'40"	909.71'	N51°44'12"E	903.47'
C104	2210.75'	1°21'03"	52.12'	N43°12'48"E	52.12'
C105	2210.75'	1°21'03"	52.12'	N44°33'51"E	52.12'
C106	2210.75'	1°09'42"	44.83'	N45°49'13"E	44.82'
C107	2210.75'	1°09'42"	44.83'	N46°58'56"E	44.83'
C108	2210.75'	1°09'42"	44.83'	N48°08'38"E	44.82'
C109	2210.75'	1°09'42"	44.83'	N49°18'20"E	44.82'
C110	2210.75'	1°09'42"	44.83'	N50°28'02"E	44.82'
C111	2210.75'	1°21'03"	52.13'	N51°43'25"E	52.12'
C112	2210.75'	1°09'43"	44.83'	N52°58'48"E	44.83'
C113	2210.75'	1°09'43"	44.83'	N54°08'31"E	44.83'
C139	2270.75'	1°04'18"	42.47'	N54°49'54"E	42.47'
C140	2270.75'	1°15'02"	49.56'	N53°40'14"E	49.56'
C141	2270.75'	1°04'18"	42.47'	N52°30'34"E	42.47'
C142	2270.75'	1°04'49"	42.81'	N51°26'00"E	42.81'
C143	2270.75'	1°04'35"	42.66'	N50°21'18"E	42.66'
C144	2270.75'	1°15'02"	49.56'	N49°11'30"E	49.56'
C145	2270.75'	1°04'32"	42.62'	N48°01'43"E	42.62'
C146	2270.75'	1°04'32"	42.62'	N46°57'11"E	42.62'
C147	2270.75'	1°04'32"	42.62'	N45°52'39"E	42.62'
C148	2270.75'	1°15'02"	49.56'	N44°42'52"E	49.56'
C149	2270.75'	1°04'35"	42.66'	N43°33'04"E	42.66'
C150	2270.75'	1°04'49"	42.81'	N42°28'22"E	42.81'
C414	3754.47'	0°40'35"	44.33'	N41°37'14"E	44.33'
C415	3754.47'	0°41'51"	45.71'	N42°18'28"E	45.71'
C416	3754.47'	0°48'40"	53.14'	N43°03'43"E	53.14'
C417	2552.73'	1°01'32"	45.70'	N46°43'48"E	45.70'
C418	2552.73'	1°01'31"	45.68'	N47°45'20"E	45.68'
C419	2552.73'	1°01'30"	45.67'	N48°46'51"E	45.67'
C420	2552.73'	1°11'30"	53.09'	N49°53'21"E	53.09'
C421	2552.73'	1°01'32"	45.69'	N50°59'52"E	45.69'
C422	2552.73'	0°59'41"	44.32'	N52°00'29"E	44.32'
C423	2552.73'	1°03'17"	46.99'	N53°01'58"E	46.99'
C424	2552.73'	1°11'26"	53.05'	N54°09'19"E	53.05'
C425	2552.73'	1°03'14"	46.96'	N55°16'39"E	46.96'
C550	2090.75'	1°09'43"	42.40'	N54°08'31"E	42.40'
C551	2090.75'	1°09'43"	42.40'	N52°58'48"E	42.40'
C552	2090.75'	1°21'03"	49.30'	N51°43'25"E	49.29'
C553	2090.75'	1°09'42"	42.39'	N50°28'02"E	42.39'
C554	2090.75'	1°09'42"	42.39'	N49°18'20"E	42.39'
C555	2090.75'	1°09'42"	42.39'	N48°08'38"E	42.39'
C556	2090.75'	1°09'42"	42.39'	N46°58'56"E	42.39'
C557	2090.75'	1°09'42"	42.39'	N45°49'13"E	42.39'
C558	2090.75'	1°21'03"	49.29'	N44°33'51"E	49.29'
C559	2090.75'	1°21'03"	49.29'	N43°12'48"E	49.29'
C623	3754.47'	7°19'54"	480.43'	S39°48'06"W	480.10'
C624	2552.73'	14°50'34"	661.29'	S53°38'19"W	659.45'

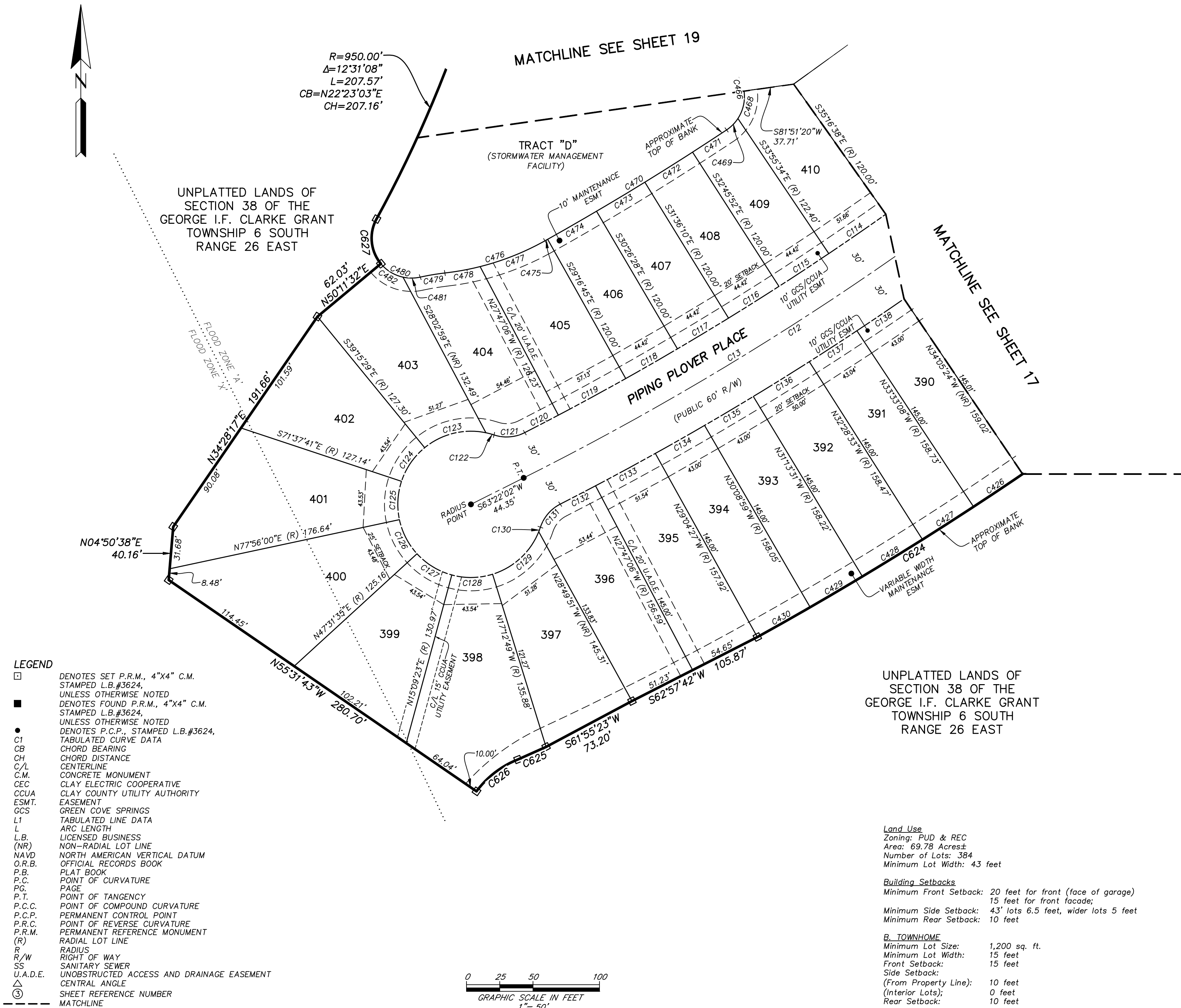
PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

ROOKERY PHASE 2B
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TOWNSHIP 6 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA.

PLAT BOOK PAGE

SHEET 18 OF 21 SHEETS

SEE SHEET 3 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C12	2240.75'	33°25'16"	1307.05'	N46°39'24"E	1288.60'
C13	2240.75'	23°15'40"	909.71'	N51°44'12"E	903.47'
C114	2210.75'	1°21'03"	52.13'	N55°23'54"E	52.12'
C115	2210.75'	1°09'42"	44.83'	N56°39'17"E	44.82'
C116	2210.75'	1°09'42"	44.83'	N57°48'59"E	44.82'
C117	2210.75'	1°09'42"	44.83'	N58°58'41"E	44.82'
C118	2210.75'	1°09'42"	44.83'	N60°08'23"E	44.83'
C119	2210.75'	1°29'39"	57.65'	N61°28'04"E	57.65'
C120	2210.75'	0°44'13"	28.44'	N62°35'00"E	28.44'
C121	30.00'	45°27'35"	23.80'	N85°40'55"E	23.18'
C122	55.00'	6°36'38"	6.35'	N74°53'37"W	6.34'
C123	55.00'	51°03'33"	49.01'	S76°16'17"W	47.41'
C124	55.00'	32°22'12"	31.07'	S34°33'25"W	30.66'
C125	55.00'	30°26'19"	29.22'	S03°09'09"W	28.88'
C126	55.00'	30°24'25"	29.19'	S27°16'13"E	28.85'
C127	55.00'	32°22'12"	31.07'	S58°39'31"E	30.66'
C128	55.00'	32°22'12"	31.07'	N88°58'17"E	30.66'
C129	55.00'	50°48'16"	48.77'	N47°23'03"E	47.19'
C130	55.00'	3°45'58"	3.62'	N20°05'55"E	3.61'
C131	30.00'	44°45'19"	23.43'	S40°35'36"W	22.84'
C132	2270.75'	0°45'21"	29.96'	N62°35'34"E	29.96'
C133	2270.75'	1°17'21"	51.09'	N61°34'13"E	51.09'
C134	2270.75'	1°04'32"	42.62'	N60°23'17"E	42.62'
C135	2270.75'	1°04'32"	42.62'	N59°18'45"E	42.62'
C136	2270.75'	1°15'02"	49.56'	N58°08'58"E	49.56'
C137	2270.75'	1°04'35"	42.66'	N56°59'09"E	42.66'
C138	2270.75'	1°04'49"	42.81'	N55°54'27"E	42.81'
C426	2552.73'	0°59'40"	44.30'	N56°18'06"E	44.30'
C427	2552.73'	1°01'28"	45.64'	N57°18'40"E	45.64'
C428	2552.73'	1°11'24"	53.02'	N58°25'06"E	53.02'
C429	2552.73'	1°01'24"	45.59'	N59°31'30"E	45.59'
C430	2552.73'	1°01'24"	45.59'	N60°32'54"E	45.59'
C466	30.00'	137°01'09"	71.74'	N12°06'39"W	55.83'
C468	30.00'	41°17'59"	21.62'	N12°30'20"E	21.16'
C469	30.00'	23°14'36"	12.17'	N44°46'37"E	12.09'
C470	2090.75'	4°23'11"	160.06'	N58°35'31"E	160.02'
C471	2090.75'	0°50'13"	30.54'	N56°49'01"E	30.54'
C472	2090.75'	1°09'42"	42.39'	N57°48'59"E	42.39'
C473	2090.75'	1°09'42"	42.39'	N58°58'41"E	42.39'
C474	2090.75'	1°09'42"	42.39'	N60°08'23"E	42.39'
C475	2090.46'	0°03'52"	2.35'	N60°45'10"E	2.35'
C476	200.00'	22°47'20"	79.55'	N72°10'46"E	79.02'
C477	200.00'	15°04'27"	52.62'	N68°19'20"E	52.47'
C478	200.00'	7°42'52"	26.93'	N79°43'00"E	26.91'
C479	175.00'	6°09'32"	18.81'	S80°29'40"W	18.80'
C480	30.00'	62°46'38"	32.87'	S71°11'47"E	31.25'
C481	30.00'	24°52'26"	13.02'	N89°51'08"E	12.92'
C482	30.00'	37°54'11"	19.85'	S58°45'34"E	19.49'
C624	2552.73'	14°50'34"	661.29'	S53°38'19"W	659.45'
C625	3295.96'	0°24'12"	23.21'	S65°55'03"W	23.21'
C626	70.73'	32°14'04"	39.79'	S52°25'45"W	39.27'
C627	30.00'	68°27'06"	35.84'	N05°34'55"W	33.75'

PREPARED BY:
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14775 OLD ST. AUGUSTINE ROAD
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CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

ROOKERY PHASE 2B

A PORTION OF SECTION 38 OF THE GEORGE I.F. CLARKE GRANT,
TOWNSHIP 6 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA.

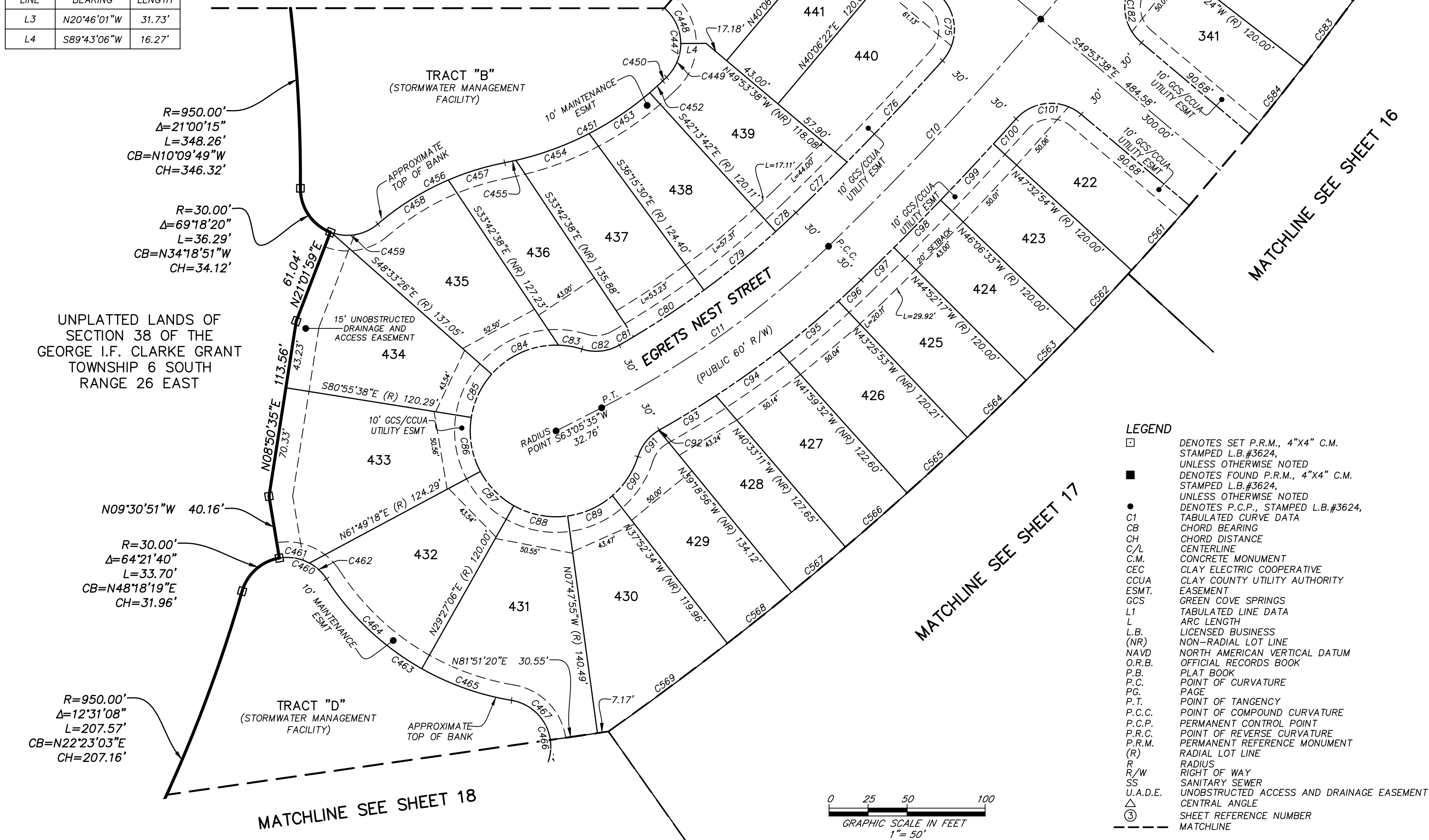
CURVE TABLE				
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING
C8	1940.75'	19°17'13"	653.30'	N36°20'46"E
C9	1940.75'	13°24'12"	454.00'	N33°24'16"E
C10	1940.75'	5°53'01"	199.29'	N43°02'52"E
C11	600.00'	17°06'13"	179.11'	N54°32'29"E
C74	430.00'	0°27'34"	3.45'	S49°39'51"E
C75	30.00'	91°49'41"	48.08'	N03°58'48"W
C76	1910.75'	2°40'28"	89.19'	N43°16'17"E
C77	1910.75'	1°22'52"	46.06'	N45°17'57"E
C78	570.00'	1°46'56"	17.73'	N46°52'51"E
C79	570.00'	5°58'12"	59.39'	N50°45'24"E
C80	570.00'	5°26'25"	54.12'	N56°27'42"E
C81	570.00'	1°04'06"	10.63'	N59°42'58"E
C82	30.00'	47°18'22"	24.77'	N83°54'12"E
C83	55.00'	15°53'19"	15.25'	N80°23'17"W
C84	55.00'	50°13'29"	48.21'	S66°33'19"W
C85	55.00'	32°22'12"	31.07'	S25°15'28"W
C86	55.00'	37°15'05"	35.76'	S09°33'10"E

Land Use
Zoning: PUD & REC
Area: 69.78 Acres±
Number of Lots: 384
Minimum Lot Width: 43 feet

Building Setbacks
Minimum Front Setback: 20 feet for front (face of garage)
15 feet for front facade;
Minimum Side Setback: 43' lots 6.5 feet, wider lots 5 feet
Minimum Rear Setback: 10 feet

B. TOWNHOME
Minimum Lot Size: 1,200 sq. ft.
Minimum Lot Width: 15 feet
Front Setback: 15 feet
Side Setback: 10 feet
(From Property Line):
(Interior Lots): 0 feet
Rear Setback: 10 feet

LINE TABLE		
LINE	BEARING	LENGTH
L3	N20°46'01"W	31.73'
L4	S89°43'06"W	16.27'



PLAT BOOK PAGE

SHEET 19 OF 21 SHEETS

SEE SHEET 3 FOR NOTES

CURVE TABLE				
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING
C87	55.00'	32°22'12"	31.07'	S44°21'48"E
C88	55.00'	37°15'01"	35.76'	S79°10'25"E
C89	55.00'	33°16'02"	31.93'	N65°34'04"E
C90	55.00'	31°30'16"	30.24'	N33°10'55"E
C91	30.00'	42°00'53"	22.00'	S38°26'13"W
C92	30.00'	1°12'50"	0.64'	S60°03'05"W
C93	630.00'	3°50'15"	42.20'	N58°44'22"E
C94	630.00'	4°30'54"	49.64'	N54°33'47"E
C95	630.00'	4°30'19"	49.54'	N50°03'11"E
C96	630.00'	1°48'39"	19.91'	N46°53'42"E
C97	1970.75'	0°51'40"	29.62'	N45°33'33"E
C98	1970.75'	1°14'15"	42.57'	N44°30'35"E
C99	1970.75'	1°26'21"	49.50'	N43°10'17"E
C100	1970.75'	0°37'38"	21.57'	N42°08'17"E
C101	30.00'	88°16'53"	46.22'	S85°57'55"W
C182	30.00'	88°16'53"	46.22'	S05°45'12"E
C183	1970.75'	0°37'39"	21.58'	N38°04'26"E
C184	1970.75'	1°26'21"	49.50'	N37°02'26"E
C252	1910.75'	2°40'28"	89.19'	N36°56'26"E
C253	30.00'	91°49'41"	48.08'	N84°11'31"E
C447	30.00'	95°24'29"	49.96'	N01°43'52"W
C448	30.00'	49°09'12"	25.74'	N24°51'30"W
C449	30.00'	46°15'17"	24.22'	N22°50'44"E
C450	1790.75'	0°06'25"	3.34'	N46°01'35"E
C451	200.00'	33°05'48"	115.53'	N62°37'41"E
C452	200.00'	3°12'11"	11.18'	N47°40'53"E
C453	200.00'	13°26'45"	46.93'	N56°00'21"E
C454	200.00'	14°21'15"	50.11'	N69°54'21"E
C455	200.00'	2°05'37"	7.31'	N78°07'47"E
C456	175.00'	29°54'47"	91.36'	S64°13'12"W
C457	175.00'	12°24'11"	37.88'	S72°58'30"W
C458	175.00'	17°30'36"	53.48'	S58°01'07"W
C459	30.00'	61°46'10"	32.34'	N80°08'54"E
C460	30.00'	66°42'51"	34.93'	N66°09'26"W
C461	30.00'	37°55'39"	19.86'	N80°33'01"W
C462	30.00'	28°47'11"	15.07'	N47°11'36"W
C463	175.00'	47°49'13"	146.06'	S56°42'37"E
C464	175.00'	27°44'54"	84.75'	S46°40'27"E
C465	175.00'	20°04'19"	61.31'	S70°35'04"E
C466	30.00'	137°01'09"	71.74'	N12°06'39"W
C467	30.00'	72°28'34"	37.95'	N44°22'57"W
C507	30.00'	39°30'38"	20.69'	N88°59'18"E
C561	2090.75'	1°31'25"	55.60'	N41°41'24"E
C562	2090.75'	1°26'21"	52.52'	N43°10'17"E
C563	2090.75'	1°14'15"	45.16'	N44°30'35"E
C564	2090.75'	1°26'24"	52.55'	N45°50'55"E
C565	2090.75'	1°26'21"	52.52'	N47°17'17"E
C566	2090.75'	1°26'21"	52.52'	N48°43'38"E
C567	2090.75'	1°14'15"	45.16'	N50°03'57"E
C568	2090.75'	1°26'21"	52.52'	N51°24'15"E
C569	2090.75'	2°35'57"	94.84'	N53°25'24"E
C583	2090.75'	1°26'21"	52.51'	N37°02'26"E
C584	2090.75'	1°31'26"	55.61'	N38°31'19"E

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JACKSONVILLE, FL 32258 (904) 642-8550
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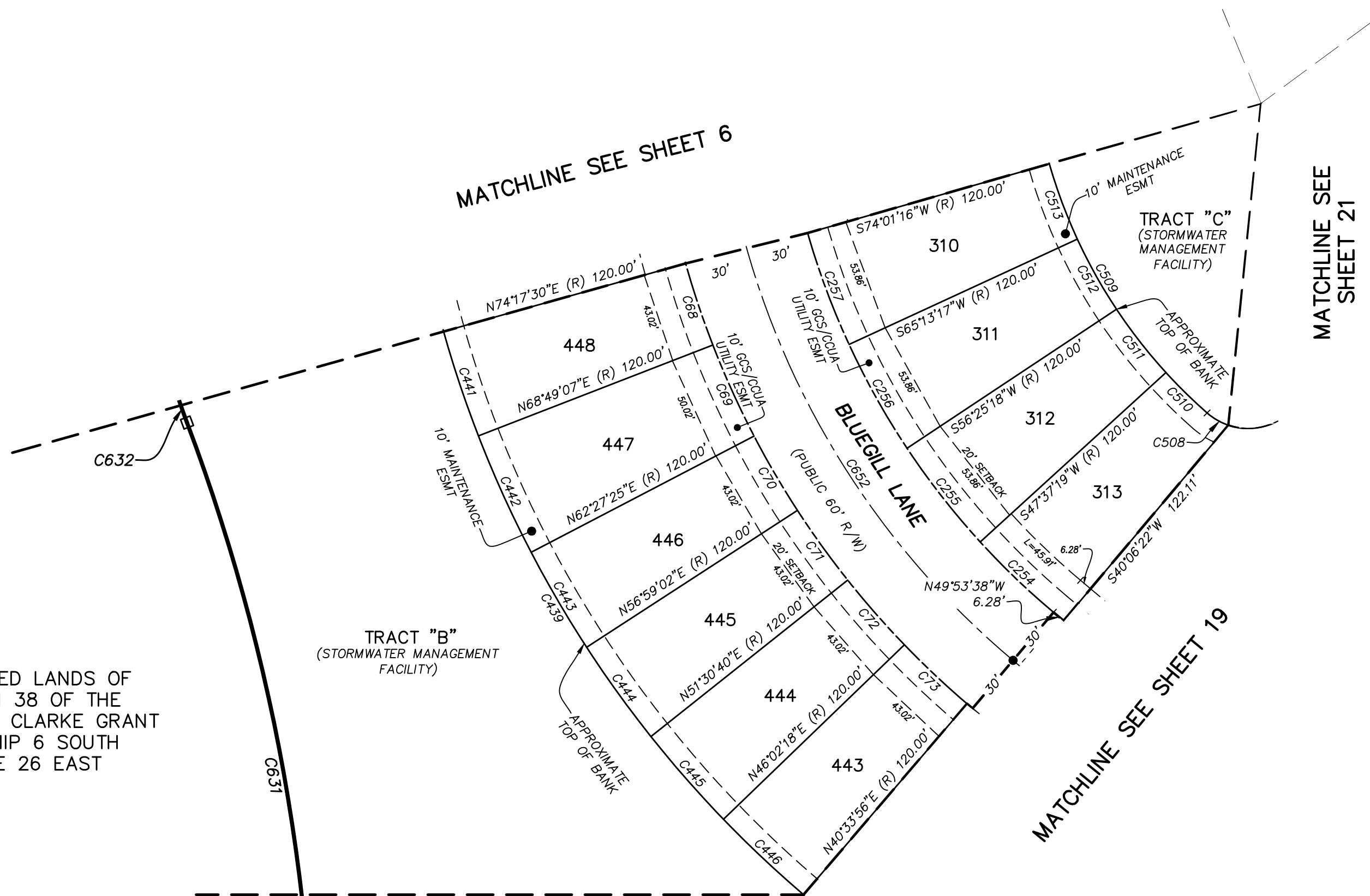
ROOKERY PHASE 2B

A PORTION OF SECTION 38 OF THE GEORGE I.F. CLARKE GRANT,
TOWNSHIP 6 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA.

PLAT BOOK PAGE

SHEET 20 OF 21 SHEETS

SEE SHEET 3 FOR NOTES



UNPLATTED LANDS OF
SECTION 38 OF THE
GEORGE I.F. CLARKE GRANT
TOWNSHIP 6 SOUTH
RANGE 26 EAST

TRACT "B"
(STORMWATER
MANAGEMENT
FACILITY)

TRACT "C"
(STORMWATER
MANAGEMENT
FACILITY)

BLUEGILL LANE

MATCHLINE SEE SHEET 6

MATCHLINE SEE
SHEET 21

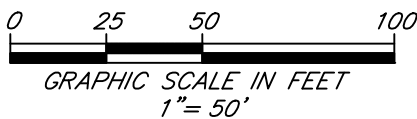
MATCHLINE SEE SHEET 19

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C68	430.00'	5°28'23"	41.07'	S18°26'42"E	41.06'
C69	430.00'	6°21'42"	47.74'	S24°21'44"E	47.72'
C70	430.00'	5°28'23"	41.07'	S30°16'47"E	41.06'
C71	430.00'	5°28'22"	41.07'	S35°45'09"E	41.06'
C72	430.00'	5°28'22"	41.07'	S41°13'31"E	41.06'
C73	430.00'	5°28'23"	41.07'	S46°41'53"E	41.06'
C254	370.00'	7°30'58"	48.54'	S46°08'09"E	48.50'
C255	370.00'	8°47'59"	56.83'	S37°58'41"E	56.77'
C256	370.00'	8°47'59"	56.83'	S29°10'42"E	56.77'
C257	370.00'	8°47'59"	56.83'	S20°22'44"E	56.77'
C439	550.00'	37°56'00"	364.13'	S30°28'06"E	357.52'
C441	550.00'	5°28'23"	52.54'	S18°26'42"E	52.52'
C442	550.00'	6°21'42"	61.07'	S24°21'44"E	61.04'
C443	550.00'	5°28'23"	52.54'	S30°16'47"E	52.52'
C444	550.00'	5°28'22"	52.53'	S35°45'09"E	52.51'
C445	550.00'	5°28'22"	52.53'	S41°13'31"E	52.51'
C446	550.00'	5°28'25"	52.54'	S46°41'54"E	52.52'
C508	30.00'	22°34'27"	11.82'	S59°58'10"E	11.74'
C509	250.00'	37°10'50"	162.23'	S30°05'31"E	159.40'
C510	250.00'	6°18'16"	27.51'	S45°31'48"E	27.49'
C511	250.00'	8°47'59"	38.40'	S37°58'41"E	38.36'
C512	250.00'	8°47'59"	38.40'	S29°10'42"E	38.36'
C513	250.00'	8°47'59"	38.40'	S20°22'44"E	38.36'
C631	950.00'	21°00'15"	348.26'	N10°09'49"W	346.32'
C632	350.00'	22°09'16"	135.33'	N09°35'18"W	134.49'
C652	400.00'	38°23'32"	268.03'	S30°41'52"E	263.04'

Land Use
Zoning: PUD & REC
Area: 69.78 Acres±
Number of Lots: 384
Minimum Lot Width: 43 feet

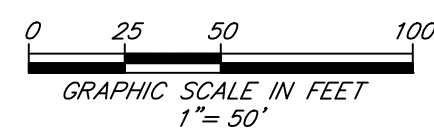
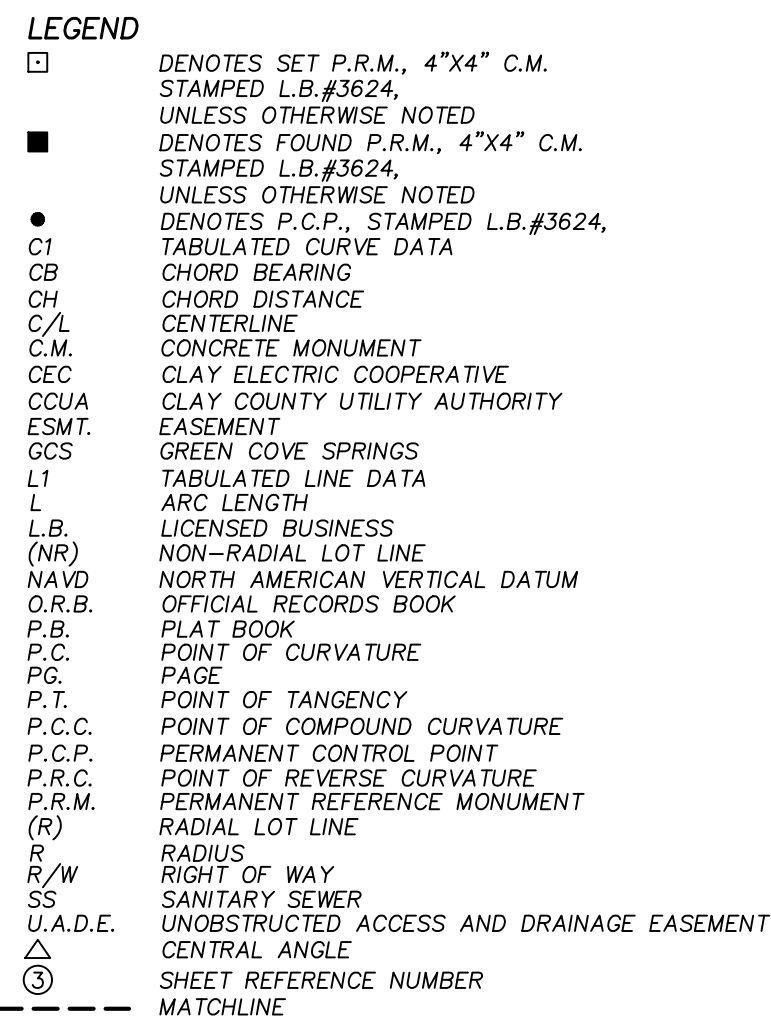
Building Setbacks
Minimum Front Setback: 20 feet for front (face of garage)
15 feet for front facade;
Minimum Side Setback: 43' lots 6.5 feet, wider lots 5 feet
Minimum Rear Setback: 10 feet

B. TOWNHOME
Minimum Lot Size: 1,200 sq. ft.
Minimum Lot Width: 15 feet
Front Setback: 15 feet
Side Setback:
(From Property Line): 10 feet
(Interior Lots): 0 feet
Rear Setback: 10 feet



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A PORTION OF SECTION 38 OF THE GEORGE I.F. CLARKE GRANT,
TOWNSHIP 6 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA.



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C7	300.00'	64°37'29"	338.37'	N05°36'35"W	320.72'
C9	1940.75'	13°24'12"	454.00'	N33°24'16"E	452.97'
C185	1970.75'	1°26'21"	49.50'	N35°36'05"E	49.50'
C186	1970.75'	1°14'16"	42.57'	N34°15'47"E	42.57'
C187	1970.75'	1°14'15"	42.57'	N33°01'32"E	42.57'
C188	1970.75'	1°14'15"	42.57'	N31°47'16"E	42.57'
C189	1970.75'	1°26'21"	49.50'	N30°26'58"E	49.50'
C190	1970.75'	1°14'15"	42.57'	N29°06'40"E	42.57'
C191	1970.75'	1°26'21"	49.50'	N27°46'23"E	49.50'
C192	1970.75'	0°21'02"	12.06'	N26°52'41"E	12.06'
C193	330.00'	8°04'34"	46.51'	N22°39'53"E	46.48'
C194	330.00'	11°27'17"	65.97'	N12°53'58"E	65.86'
C195	330.00'	7°02'04"	40.52'	N03°39'17"E	40.49'
C244	270.00'	16°23'38"	77.25'	N14°02'07"E	76.99'
C245	270.00'	4°28'14"	21.07'	N24°28'03"E	21.06'
C246	1910.75'	0°54'46"	30.44'	N27°09'33"E	30.44'
C247	1910.75'	1°34'24"	52.47'	N28°24'08"E	52.47'
C248	1910.75'	1°21'11"	45.13'	N29°51'56"E	45.13'
C249	1910.75'	1°34'24"	52.47'	N31°19'44"E	52.47'
C250	1910.75'	1°32'32"	51.43'	N32°53'12"E	51.43'
C251	1910.75'	1°56'45"	64.89'	N34°37'50"E	64.89'
C494	150.00'	36°49'14"	96.40'	N08°17'33"E	94.75'
C496	150.00'	16°23'38"	42.92'	N14°02'07"E	42.77'
C497	150.00'	4°28'14"	11.70'	N24°28'03"E	11.70'
C498	1790.75'	7°32'03"	235.48'	N30°28'11"E	235.31'
C499	1790.75'	0°54'46"	28.53'	N27°09'33"E	28.53'
C500	1790.75'	1°34'24"	49.17'	N28°24'08"E	49.17'
C501	1790.75'	1°21'11"	42.29'	N29°51'56"E	42.29'
C502	1790.75'	1°34'24"	49.17'	N31°19'44"E	49.17'
C503	1790.75'	1°32'32"	48.20'	N32°53'12"E	48.20'
C504	1790.76'	0°34'45"	18.10'	N33°56'50"E	18.10'
C505	30.00'	97°04'51"	50.83'	N82°46'38"E	44.97'
C506	30.00'	34°59'46"	18.32'	N51°44'06"E	18.04'
C541	450.00'	1°30'29"	11.84'	N00°53'30"E	11.84'
C542	30.00'	151°41'59"	79.43'	S74°12'15"E	58.18'
C543	30.00'	70°27'56"	36.90'	S33°35'14"E	34.61'
C578	2090.75'	1°13'23"	44.63'	N30°33'27"E	44.63'
C579	2090.75'	1°14'15"	45.16'	N31°47'16"E	45.16'
C580	2090.75'	1°14'15"	45.16'	N33°01'32"E	45.16'
C581	2090.75'	1°14'16"	45.17'	N34°15'47"E	45.16'
C582	2090.75'	1°26'21"	52.51'	N35°36'05"E	52.51'

B. TOWNHOME
Minimum Lot Size: 1,200 sq. ft.
Minimum Lot Width: 15 feet
Front Setback: 15 feet
Side Setback:
(From Property Line): 10 feet
(Interior Lots); 0 feet
Rear Setback: 10 feet

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