

ROOKERY PHASE 1

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

PLAT BOOK PAGE

SHEET 1 OF 14 SHEETS

SEE SHEET 3 FOR NOTES

CAPTION

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 1545, page 513, of the Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the intersection of the Northerly right of way line of State Road No. 23 (First Coast Outer Beltway), a variable width right of way per Florida Department of Transportation Right of Way Map Section 71493, with the Easterly right of way line of County Road No. 15A (South Oakridge Avenue), a 100' right of way per State Road Department Right of Way Map Section 7101-105; thence North 02°07'57" East, along said Easterly right of way line, 4742.08 feet to the Point of Beginning.

From said Point of Beginning, thence continue North 02°07'57" East, along said Easterly right of way line, 2469.78 feet to the Southwesterly corner of those lands described and recorded in Official Records Book 4580, page 2153, of said Public Records; thence Easterly along the boundary line of last said lands the following 9 courses: Course 1, thence South 88°31'42" East, departing said Easterly right of way line, 282.59 feet; Course 2, thence North 21°17'17" East, 161.55 feet; Course 3, thence South 68°42'43" East, 287.10 feet; Course 4, thence South 58°52'43" East, 32.90 feet; Course 5, thence South 37°48'54" East, 22.40 feet; Course 6, thence North 70°53'31" East, 15.20 feet; Course 7, thence North 34°14'49" East, 52.23 feet; Course 8, thence South 88°17'22" East, 94.17 feet; Course 9, thence North 31°43'31" East, 427.82 feet; thence South 58°16'29" East, departing said boundary line, 30.00 feet to a point on a non-tangent curve concave Southeasterly having a radius of 175.00 feet; thence Northeasterly along the arc of said curve, through a central angle of 16°53'45", an arc length of 51.61 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 40°10'24" East, 51.42 feet; thence North 41°22'44" West, along a non-tangent line, 29.96 feet to a point on a non-tangent curve concave Southerly having a radius of 198.38 feet; thence Easterly along the arc of said curve, through a central angle of 47°45'50", an arc length of 165.38 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 73°41'49" East, 160.63 feet; thence South 05°22'04" West, along a non-tangent line, 24.76 feet to a point on a non-tangent curve concave Southwesterly having a radius of 175.00 feet; thence Southeasterly along the arc of said curve, through a central angle of 67°09'24", an arc length of 205.12 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 51°03'13" East, 193.58 feet; thence South 77°07'44" East, along a non-tangent line, 159.64 feet; 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 109°39'38", an arc length of 57.42 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of South 16°54'30" West, 49.05 feet; thence Westerly 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 reverse curvature, said arc being subtended by a chord bearing and distance of South 84°56'02" West, 257.95 feet; thence Westerly along the arc of a curve concave Southerly having a radius of 3150.00 feet, through a central angle of 01°46'01", an arc length of 97.15 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 82°45'16" West, 97.14 feet; thence South 06°21'43" West, along a non-tangent line, 120.00 feet to a point on a non-tangent curve concave Southerly having a radius of 3030.00 feet; thence Easterly 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 South 83°35'22" East, 5.11 feet; thence South 06°27'32" West, along a non-tangent line, 60.00 feet; thence South 02°10'52" West, 86.73 feet; thence South 87°49'08" East, 76.56 feet; thence South 02°10'52" West, 45.00 feet; thence South 87°49'08" East, 36.97 feet; thence South 02°10'52" West, 100.00 feet to a point on a non-tangent curve concave Southeasterly having a radius of 25.00 feet; thence Southwesterly 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 South 47°10'52" West, 35.36 feet; thence South 02°10'52" West, 90.00 feet to the point of curvature of a curve concave Northeasterly having a radius of 25.00 feet; thence Southeasterly along the arc of said curve, through a central angle of 90°00'00", an arc length of 39.27 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 42°49'08" East, 35.36 feet; thence South 02°10'52" West, 60.00 feet; thence North 87°49'08" West, 1.00 feet to the point of curvature of a curve concave Southeasterly having a radius of 30.00 feet; thence Southwesterly 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 South 47°10'52" West, 42.43 feet; thence South 02°10'52" West, 95.00 feet; thence North 87°49'08" West, 60.00 feet; thence South 02°10'52" West, 19.32 feet to the point of curvature of a curve concave Easterly having a radius of 530.00 feet; thence Southerly along the arc of said curve, through a central angle of 01°15'19", an arc length of 11.61 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 01°33'13" West, 11.61 feet; thence North 87°49'08" West, along a non-tangent line, 148.85 feet to a point on a non-tangent curve concave Southwesterly having a radius of 30.00 feet; thence Southeasterly along the arc of said curve, through a central angle of 86°29'30", an arc length of 45.29 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 44°34'23" East, 41.11 feet; thence Southerly along the arc of a curve concave Easterly having a radius of 650.00 feet, through a central angle of 16°22'41", an arc length of 185.80 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 09°30'58" East, 185.17 feet; thence Southwesterly along the arc of a curve concave Northwesterly having a radius of 30.00 feet, through a central angle of 100°37'35", an arc length of 52.69 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 32°36'29" West, 46.17 feet; thence South 82°55'17" West, 49.39 feet to the point of curvature of a curve concave Southerly having a radius of 450.00 feet; thence Westerly along the arc of said curve, through a central angle of 17°01'13", an arc length of 133.68 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 74°24'40" West, 133.19 feet; thence Westerly along the arc of a curve concave Northerly having a radius of 30.00 feet, through a central angle of 69°35'32", an arc length of 36.44 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 79°18'10" West, 34.24 feet; thence South 45°29'35" West, along a non-tangent line, 290.34 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 78°57'15", an arc length of 41.34 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 16°18'54" East, 38.15 feet; thence Southerly along the arc of a curve concave Easterly having a radius of 450.00 feet, through a central angle of 19°41'49", an arc length of 154.70 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 13°18'49" West, 153.94 feet; thence Southwesterly along the arc of a curve concave Northwesterly having a radius of 30.00 feet, through a central angle of 68°18'06", an arc length of 35.76 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 37°36'58" West, 33.68 feet; thence South 18°13'59" East, along a non-tangent line, 76.77 feet to the point of curvature of a curve concave Northwesterly having a radius of 175.00 feet; thence Southwesterly along the arc of said curve, through a central angle of 93°45'36", an arc length of 286.37 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 28°38'49" West, 255.47 feet; thence South 75°31'36" West, 76.77 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°59'24", an arc length of 30.89 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 15°01'18" West, 29.54 feet;

CAPTION CONTINUATION

thence Southerly along the arc of a curve concave Easterly having a radius of 175.00 feet, through a central angle of 55°04'23", an arc length of 168.21 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 16°58'48" West, 161.81 feet; thence Southwesterly along the arc of a curve concave Northwesterly having a radius of 30.00 feet, through a central angle of 117°16'24", an arc length of 61.40 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 48°04'49" West, 51.23 feet; thence Southwesterly along the arc of a curve concave Southeasterly having a radius of 175.00 feet, through a central angle of 102°05'52", an arc length of 311.84 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 55°40'05" West, 272.19 feet; thence Southwesterly along the arc of a curve concave Northwesterly having a radius of 30.00 feet, through a central angle of 75°39'04", an arc length of 39.61 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 42°26'41" West, 36.80 feet; thence South 09°44'30" East, along a non-tangent line, 51.18 feet; thence South 42°13'32" West, 15.22 feet; thence South 84°56'54" West, 32.56 feet; thence North 55°45'45" West, 43.43 feet; thence North 51°15'09" West, 213.61 feet; thence North 87°52'03" West, 115.00 feet to the Point of Beginning.

Containing 74.06 acres, more or less.

CONSENT AND JOINDER

The undersigned hereby certifies that it is the holder of the mortgage, lien or other encumbrance recorded in Official Records Book 4750, Page 2139, of the Public Records of Clay County, Florida ("Mortgage"), encumbering the lands described in the caption hereon. The undersigned hereby joins and consents to the dedications by the Owner of the lands described in the Adoption and Dedication section herein, and agrees that the Mortgage shall be subordinated to said dedications.

Signed in the presence of:

Print Name: _____

Print Name: _____

D.R. Horton, Inc. – Jacksonville
A Delaware corporation

By: _____

Print Name: Philip A. Fremento

Its: Vice President

STATE OF FLORIDA, COUNTY OF _____

The foregoing instrument was acknowledged before me, by means of [____] physical presence or [____] online notarization, this _____ day of _____, 2024, by Philip A. Fremento, the Vice President of D.R. Horton, Inc. – Jacksonville, a Delaware corporation, who [____] is personally known to me or who [____] has produced _____ as identification.

Notary Public, State of Florida at Large

My Commission expires _____

Printed Name

Commission Number _____

CONSENT AND JOINDER

The undersigned hereby certifies that it is the holder of the mortgage, lien or other encumbrance recorded in Official Records Book 4750, Page 558, of the Public Records of Clay County, Florida ("Mortgage"), encumbering the lands described in the caption hereon. The undersigned hereby joins and consents to the dedications by the Owner of the lands described in the Adoption and Dedication section herein, and agrees that the Mortgage shall be subordinated to said dedications.

Flagstar Bank, N.A., A NATIONAL BANK
formerly known as Flagstar Bank, FSB, a federally chartered savings bank

Signed in the presence of:

Print Name: _____

Print Name: _____

By: _____

Print Name: Drew Szilagyi

Its: First Vice President

STATE OF TEXAS, COUNTY OF HARRIS

The foregoing instrument was acknowledged before me, by means of [____] physical presence or [____] online notarization, this _____ day of _____, 2024, by Drew Szilagyi, the First Vice President of Flagstar Bank, N.A., a national bank formerly known as Flagstar Bank, a federally chartered savings bank, who [____] is personally known to me or who [____] has produced _____ as identification.

Notary Public, State of Texas at Large

My Commission expires _____

Printed Name

Commission Number _____

ADOPTION AND DEDICATION

This is to certify that ADJ Rookery, LLC, a Florida limited liability company, hereinafter "Dedicator", is the lawful owner of the lands described in the caption hereon and that they have caused the same to be surveyed and subdivided, and that this plat known as ROOKERY PHASE 1 made in accordance with said survey is hereby adopted as the true and correct plat of said lands. All of the property that is designated on this plat as , Tracts "B", "C", "D", "E", "F", "G" and "H" (Stormwater Management Facility), Tracts "I", "J" (Perimeter Buffer), Tracts "K", "W" and "V" (Open Space), Tracts "L", "M", "N", "O", Tract "U" (Utility Tract), Tracts "P", "Q", "R", "S" and "X" (Landscape Buffer), Tract "T" (Recreation/Open Space), Fire Department Access Easements are hereby irrevocably and without reservation dedicated to the _____ Community Development District, its successors and assigns.

Palm Warbler Road, Anhinga Island Lane, Pearce Boulevard, Little Heron Place, Lark Sparrow Street, Audubon Avenue White Ibis Lane, Hatchling Court, Horned Lark Court, maintenance easements and unobstructed drainage and access easements and drainage easements are hereby irrevocably and without reservation dedicated to the City of Green Cove Springs, its successors and assigns.

The drainage easements through and over the lakes and filtration systems shown on this plat are hereby irrevocably dedicated to the Community Development District, its successors and assigns, and are subject to the following covenants which shall run with the land.

ADOPTION AND DEDICATION CONTINUATION

(1) The drainage easements hereby dedicated shall permit the City of Green Cove Springs, its successors and assigns, to discharge into said Stormwater Management Facility which these easements traverse, all water which may fall or come upon the land hereby dedicated, together with all soil, nutrients, chemicals and all other substances which may flow or pass from Pearce Boulevard, Little Heron Place, Lark Sparrow Street, Audubon Avenue, White Ibis Lane, Hatchling Court, Horned Lark Court: from adjacent land or from any other source of public waters into or through said Stormwater Management Facility, without any liability whatsoever on the part of the City of Green Cove Springs, its successors and assigns for any damage, injuries or losses to persons or property resulting from the acceptance or use of the drainage easements by the City of Green Cove Springs, its successors and assigns.

(2) Tracts "B", "C", "D", "E", "F", "G" and "H" shown on this plat, dedicated to the _____ Community Development District, is established for the placement and maintenance of stormwater retention/detention in the Stormwater Management Facility. _____ Community Development District shall remain responsible for the maintenance and/or repair of said Stormwater Management Facility in accordance with all applicable permits and laws, unless the tracts are conveyed to an owners association which has the duty and authority, and has accepted responsibility therefor, Clay County by acceptance of this plat assumes no responsibility for the removal or treatment of aquatic plants, animals, soil, chemicals or any other substance or thing that may ever be or come within said Stormwater Management Facility which these easements traverse, or any responsibility for maintenance or preservation of the water purity, water level or water depth, which responsibilities shall be those of Community Development District. The City of Green Cove Springs, its successors and assigns are hereby granted an easement for drainage purposes across said Tracts "B", "C", "D", "E", "F", "G" and "H" .

(3) The City of Green Cove Springs, its successors and assigns shall not be liable or responsible for the creation, operation, failure or destruction of Water level control equipment which may be constructed or installed by the developer or any other person within the area of the lands hereby platted, or of the Stormwater Management Facility shown on this plat, but shall have the right to modify the existence of the Stormwater Management Facility and that which retains it to effect adequate drainage including but not limited to, the right to remove any water level control structures or any part thereof. _____, developer and owner of the Stormwater Management Facility depicted in this plat, shall indemnify the City of Green Cove Springs and hold it harmless from suits, actions, damages and liability and expense in connection with loss of life, bodily or personal injury or property damage or any other damage arising from or out of any occurrence in, upon, at or from the Stormwater Management Facility described above, or any part thereof, occasioned wholly or in part by any act or omission of _____, its agents, contractors, employees, servants, licensees or concessionaires with ROOKERY shall be bound by and subject to it.

None of the foregoing shall prohibit the City of Green Cove Springs, from establishing a municipal service benefit unit, stormwater utility, transportation utility, or any other special assessment/fee system within any subdivision for the furnishing of roads, streets, drainage, or other benefits. Nor shall any of the foregoing prohibit the acceptance for maintenance of roads or common facilities by the City Council if after any filing of any plat the facilities to be accepted by the City Council for maintenance are upgraded to County acceptance standards by contribution of the local developer or homeowners or by establishment of a municipal service benefit district.

All easements for water and sewer systems, marked CUA and shown on plat are hereby irrevocably and without reservation dedicated to Clay County Utility Authority (CCUA), its successors and assigns.

All easements for underground electrical distribution system, marked GCS and shown on plat are hereby irrevocably and without reservation dedicated to the City of Green Cove Springs (GCS), its successors and assigns.

Tract "A" (Lift Station Tract) is hereby irrevocably and without reservation dedicated to Clay County Utility Authority, its successors and assigns.

Tracts "B", "C", "D", "E", "F", "G" and "H" (Stormwater Management Facility), Tracts "I", "J" (Perimeter Buffer), Tracts "K", "W" and "V" (Open Space), Tracts "L", "M", "N", "O", Tract "U" (Utility Tract), Tracts "P", "Q", "R", "S" and "X" (Landscape Buffer), Tract "T" (Recreation/Open Space) and Fire Department Access Easements are hereby reserved unto the Dedicator, its successors and assigns.

Those easements designated as "AT&T Easements" are hereby irrevocably dedicated to Bellsouth Telecommunications, LLC, D/B/A AT&T Florida, its successors and assigns, for their exclusive use. Those easements designated as "AT&T Ingress and Egress" are hereby irrevocably dedicated to Bellsouth Telecommunications, LLC, D/B/A AT&T Florida, its successors and assigns, for their non-exclusive use.

In witness whereof, the undersigned Owner has executed this plat on the _____ day of _____, 2024.

ADJ Rookery, LLC,
a Florida limited liability company

By: RS-JDG Fund I, LLC,
a Florida limited liability company,
its Manager

By: AJ-DJ Stokes, LLC,
a Florida limited liability company,
its Manager

By: _____
Anand Jobalia
Manager

Witness

Print Name

Witness

Print Name

STATE OF _____, COUNTY OF _____

The foregoing instrument was acknowledged before me, by means of [____] physical presence or [____] online notarization, this _____ day of _____, 2024, by Anand Jobalia, as the Manager of AJ-DJ Stokes, LLC, a Florida limited liability company, the Manager of RS-JDG Fund I, LLC, a Florida limited liability company, the Manager of ADJ Rookery, LLC, a Florida limited liability company, on behalf of the company, who [____] is personally known to me or who [____] has produced _____ as identification.

Notary Public, State of Florida at Large

My Commission expires _____

Printed Name

Commission Number _____

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 1

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

PLAT BOOK PAGE

SHEET 2 OF 14 SHEETS

SEE SHEET 3 FOR NOTES

CLERK'S CERTIFICATE

I certify that this plat was filed for recording on this _____ day of _____, 2024 in Plat Book _____,
Pages _____ through _____, of the Public Records of Clay County, Florida.

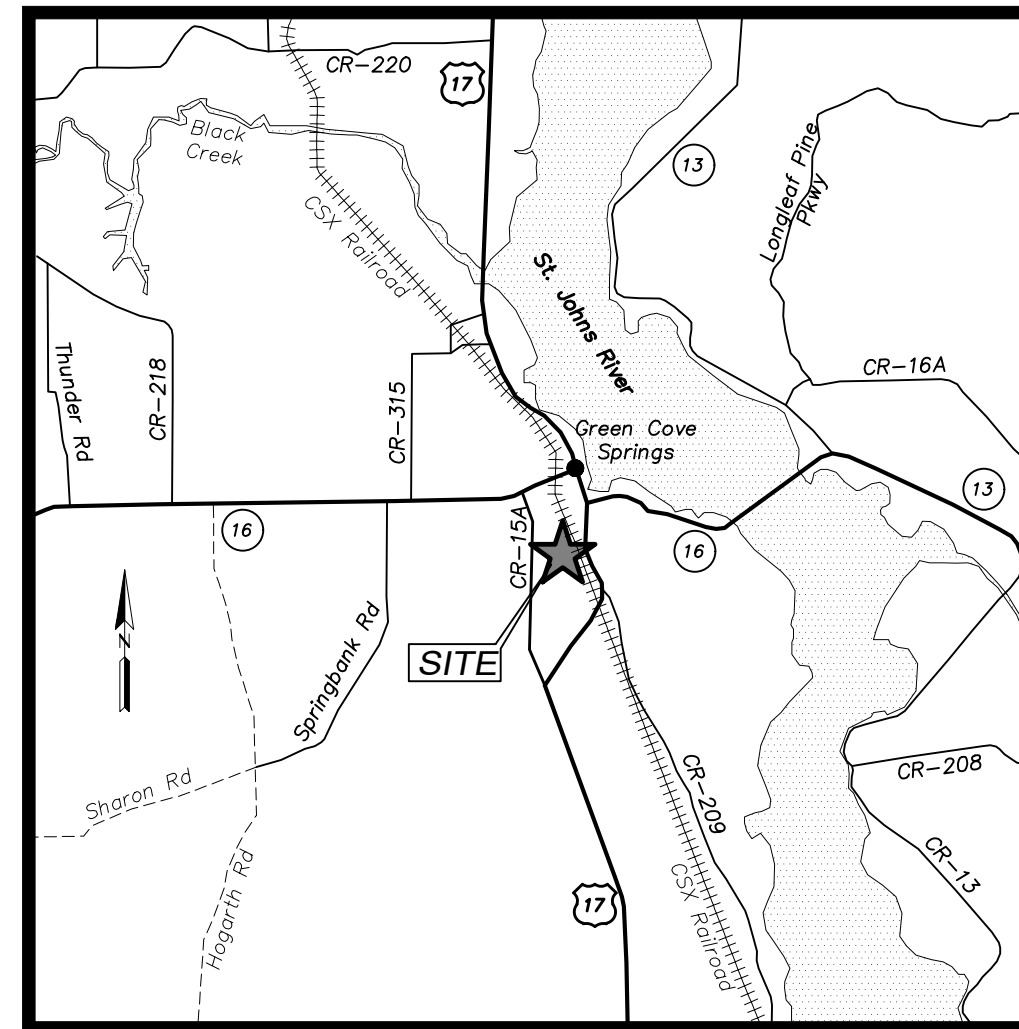
Tara S. Green, Clay County Clerk of Court

CERTIFICATE OF APPROVAL BY THE CITY COUNCIL

The City of Green Cove Springs City Council hereby approves this final plat of Rookery Phase 1 this _____ day
of _____, 2024.

Clerk of the City of Green Cove Springs

Mayor of the City of Green Cove Springs



VICINITY MAP
(NOT TO SCALE)

CERTIFICATE OF APPROVAL BY THE CITY ATTORNEY

The city of Green Cove Springs City Attorney approves this final plat of Rookery Phase 1 this _____ day
of _____, 2024.

City Attorney

SURVEYOR'S CERTIFICATE

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

Signed and sealed this _____ day of _____, 2024.

Bob L. Pittman
Professional Surveyor and Mapper
State of Florida Registered Surveyor No. 4827

SURVEYOR'S CERTIFICATE OF REVIEW

The undersigned surveyor hereby certifies that he has reviewed this plat on behalf of Clay County, Florida, in
accordance with the requirements of Part 1, Section 177 Florida Statutes, and has determined that said plat
conforms with requirements of said Part 1, Chapter 177, Florida Statutes. The undersigned did not prepare this
plat. However, my review and certification does not include computation or field verification of any points or
measurements.

This certificate is made as of the _____ day of _____, 2024.

Signed: _____

Print Address: 11801 Research Drive _____

Print Name: Austin Blazs _____

Alachua, FL 32615 _____

Florida Registration No.: LS 7401 _____

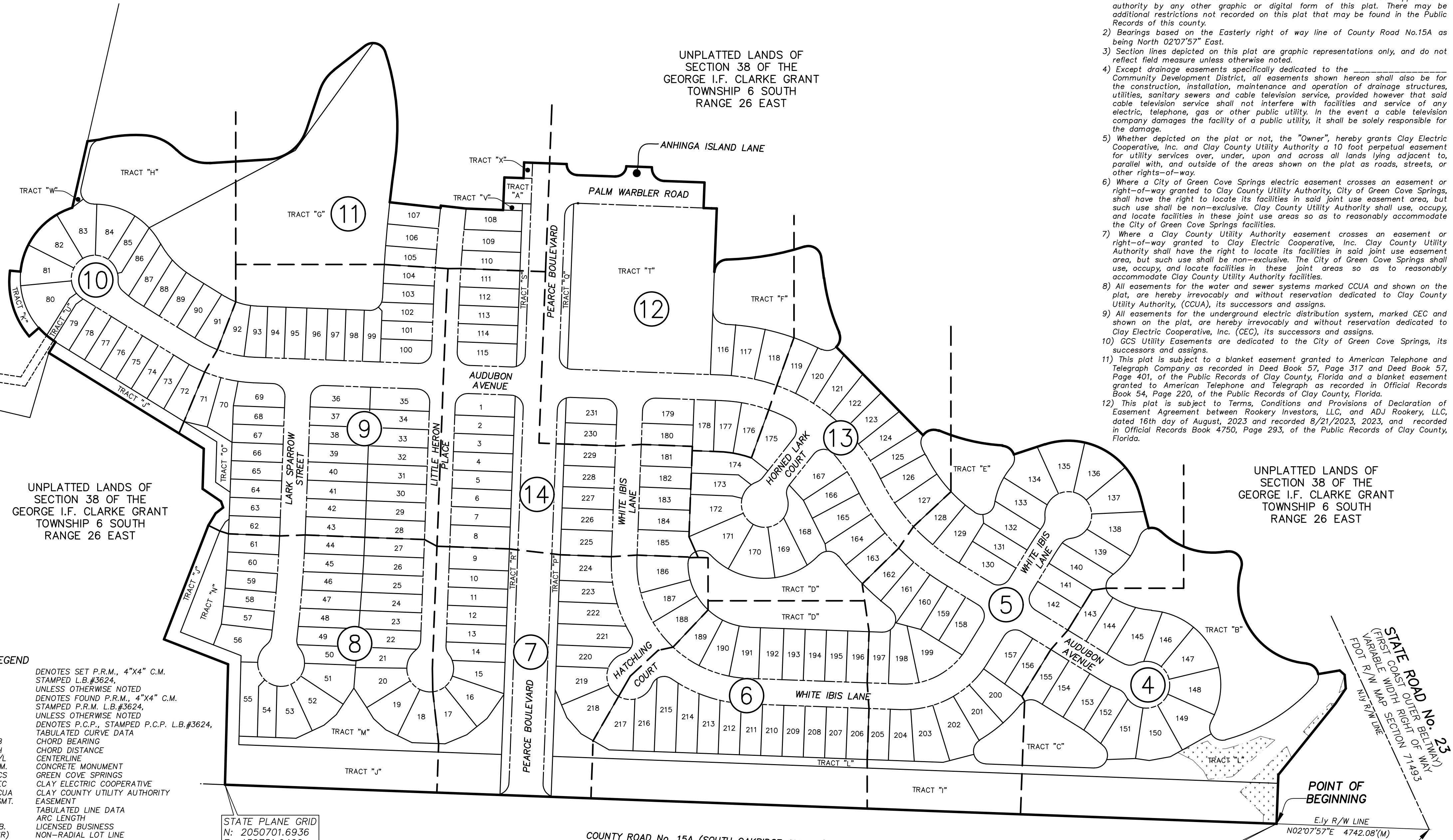
PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

ROOKERY PHASE 1

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



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



NOTES:

- 1) 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 this plat. There may be additional restrictions not recorded on this plat that may be found in the Public Records of this county.
- 2) Bearings based on the Easterly right of way line of County Road No.15A as being North 02°07'57" East.
- 3) Section lines depicted on this plat are graphic representations only, and do not reflect field measure unless otherwise noted.
- 4) Except drainage easements specifically dedicated to the _____ Community Development District, all easements shown hereon shall also be for the construction, installation, maintenance and operation of drainage structures, utilities, sanitary sewers and cable television service, provided however that said cable television service shall not interfere with facilities and service of any electric, telephone, gas or other public utility. In the event a cable television company damages the facility of a public utility, it shall be solely responsible for the damage.
- 5) Whether depicted on the plat or not, the "Owner", hereby grants Clay Electric Cooperative, Inc. and Clay County Utility Authority a 10 foot perpetual easement for utility services over, under, upon and across all lands lying adjacent to, parallel with, and outside of the areas shown on the plat as roads, streets, or other rights-of-way.
- 6) Where a City of Green Cove Springs electric easement crosses an easement or right-of-way granted to Clay County Utility Authority, City of Green Cove Springs, shall have the right to locate its facilities in said joint use easement area, but such use shall be non-exclusive. Clay County Utility Authority shall use, occupy, and locate facilities in these joint use areas so as to reasonably accommodate the City of Green Cove Springs facilities.
- 7) Where a Clay County Utility Authority easement crosses an easement or right-of-way granted to Clay Electric Cooperative, Inc. Clay County Utility Authority shall have the right to locate its facilities in said joint use easement area, but such use shall be non-exclusive. The City of Green Cove Springs shall use, occupy, and locate facilities in these joint areas so as to reasonably accommodate Clay County Utility Authority facilities.
- 8) All easements for the water and sewer systems marked CUA and shown on the plat, are hereby irrevocably and without reservation dedicated to Clay County Utility Authority, (CUA), its successors and assigns.
- 9) All easements for the underground electric distribution system, marked CEC and shown on the plat, are hereby irrevocably and without reservation dedicated to Clay Electric Cooperative, Inc. (CEC), its successors and assigns.
- 10) GCS Utility Easements are dedicated to the City of Green Cove Springs, its successors and assigns.
- 11) This plat is subject to a blanket easement granted to American Telephone and Telegraph Company as recorded in Deed Book 57, Page 317 and Deed Book 57, Page 401, of the Public Records of Clay County, Florida and a blanket easement granted to American Telephone and Telegraph as recorded in Official Records Book 54, Page 220, of the Public Records of Clay County, Florida.
- 12) This plat is subject to Terms, Conditions and Provisions of Declaration of Easement Agreement between Rookery Investors, LLC, and ADJ Rookery, LLC, dated 16th day of August, 2023 and recorded 8/21/2023, 2023, and recorded in Official Records Book 4750, Page 293, of the Public Records of Clay County, Florida.

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

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 P.R.M. L.B.#3624, UNLESS OTHERWISE NOTED
 - DENOTES P.C.P., STAMPED P.C.P. L.B.#3624, UNLESS OTHERWISE NOTED
 - TABULATED CURVE DATA
 - CHORD BEARING
 - CHORD DISTANCE
 - CENTERLINE
 - CONCRETE MONUMENT
 - GREEN COVE SPRINGS
 - CLAY ELECTRIC COOPERATIVE
 - CLAY COUNTY UTILITY AUTHORITY
 - EASEMENT
 - TABULATED LINE DATA
 - ARC LENGTH
 - LICENSED BUSINESS
 - NON-RADIAL LOT LINE
 - NAVD NORTH AMERICAN VERTICAL DATUM
 - O.R.B. OFFICIAL RECORDS BOOK
 - P.B. PLAT BOOK
 - P.C. POINT OF CURVATURE
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 - 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
 - CENTRAL ANGLE
 - SHEET REFERENCE NUMBER
 - MATCHLINE

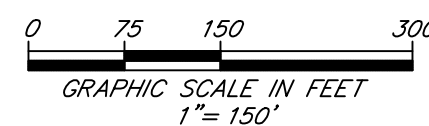
Land Use
Zoning: PUD & REC
Area: 74.06 Acres±
Number of Lots: 231
Minimum Lot Width: 43 feet

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

STATE PLANE GRID
N: 2050701.6936
E: 436751.9466

STATE PLANE GRID
N: 2048233.6212
E: 436660.0425

COUNTY ROAD No. 15A (SOUTH OAKRIDGE AVENUE)



POINT OF BEGINNING

Ely R/W LINE
N02°07'57"E 4742.08'(M)

POINT OF REFERENCE

INTERSECTION OF THE N.Ily R/W LINE
STATE ROAD No. 23 WITH THE E.Ily
R/W LINE OF COUNTY ROAD No. 15A

PREPARED BY:

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

STATE ROAD No. 23
(FIRST COAST OUTER BELTWAY)
VARIABLE WIDTH RIGHT OF WAY
FOOT R/W MAP SECTION 71493
NY R/W LINE

JURISDICTIONAL WETLAND LINE

95.00'

S00°52'58"W 59.98'

S01°00'35"W 56.45'

S38°37'40"E 99.73'

S38°37'40"E 95.64'

92.11'

C284
C283
C285
C287
C288

N23°47'3"

WETLANDS

WETLANDS

JURISDICTIONAL WETLAND LINE

TRACT "L"
(OPEN SPACE)

APPROX TOP OF

POINT OF BEGINNING

N87°52'03"W 115.00'

10.48'

25.00'

4.77'

54.75'

20.00'

N02°07'57"E 4742.08'(M)
E/Jy R/W LINE

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

N51°15'09"W 213.61'

10' UNOBSTRUCTED DRAINAGE AND ACCESS EASEMENT
S44°22'27"E 256.49'
S44°22'27"E 248.80'
WETLANDS

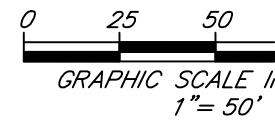
SEE SHEET 3 FOR POINT OF REFERENCE

N55°45'45"W 43.43'

S84°56'54"W 32.56'

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C4	500.00'	32°23'20"	282.65'	S47°48'43"W	278.90'
C6	500.00'	8°59'41"	78.49'	N53°53'07"W	78.41'
C7	200.00'	60°30'54"	211.24'	S28°07'30"E	201.56'
C35	230.00'	6°01'56"	24.22'	S00°53'01"E	24.20'
C36	230.00'	13°10'23"	52.88'	S10°29'11"E	52.76'
C37	230.00'	13°10'23"	52.88'	S23°39'33"E	52.76'
C38	230.00'	11°25'57"	45.89'	S35°57'43"E	45.82'
C39	230.00'	12°38'18"	50.73'	S47°59'51"E	50.63'
C40	230.00'	4°03'57"	16.32'	S56°20'58"E	16.32'
C41	30.00'	90°00'00"	47.12'	N13°22'57"W	42.43'
C55	30.00'	90°00'00"	47.12'	S76°37'03"W	42.43'
C56	470.00'	3°58'39"	32.63'	N56°23'37"W	32.62'
C57	30.00'	4°53'40"	2.56'	N51°57'28"W	2.56'
C58	30.00'	43°35'40"	22.83'	N27°42'48"W	22.28'
C59	55.00'	46°57'35"	45.08'	S29°23'46"E	43.83'
C60	55.00'	39°48'31"	38.21'	S72°46'49"E	37.45'
C61	55.00'	37°14'58"	35.76'	N68°41'27"E	35.13'
C62	55.00'	37°14'58"	35.76'	N31°26'29"E	35.13'
C63	55.00'	37°14'58"	35.76'	N05°48'29"W	35.13'
C64	55.00'	39°29'36"	37.91'	N44°10'46"W	37.16'
C65	55.00'	32°01'24"	30.74'	N79°56'16"W	30.34'
C66	30.00'	42°17'21"	22.14'	S74°48'17"E	21.64'
C67	530.00'	0°55'50"	8.61'	N54°07'32"W	8.61'
C68	530.00'	3°47'30"	35.07'	N56°29'12"W	35.07'
C69	30.00'	90°00'00"	47.12'	S13°22'57"E	42.43'
C70	470.00'	7°50'32"	64.33'	S35°32'19"W	64.28'
C71	470.00'	7°32'24"	61.85'	S43°13'47"W	61.81'

MATCHLINE SEE



Land Use
 Zoning: PUD & REC
 Area: 74.06 Acres±
 Number of Lots: 231
 Minimum Lot Width: 43 feet

Building Setbacks
 Minimum Front Setback: 20 feet for ;
 15 feet for f
 Minimum Side Setback: 43' lots 6.5
 Minimum Rear Setback: 10 feet

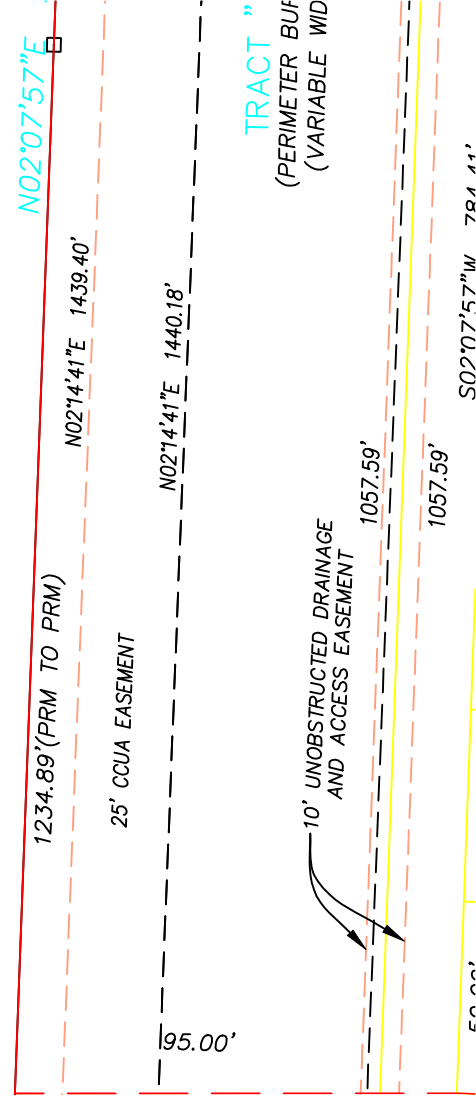
Land Use

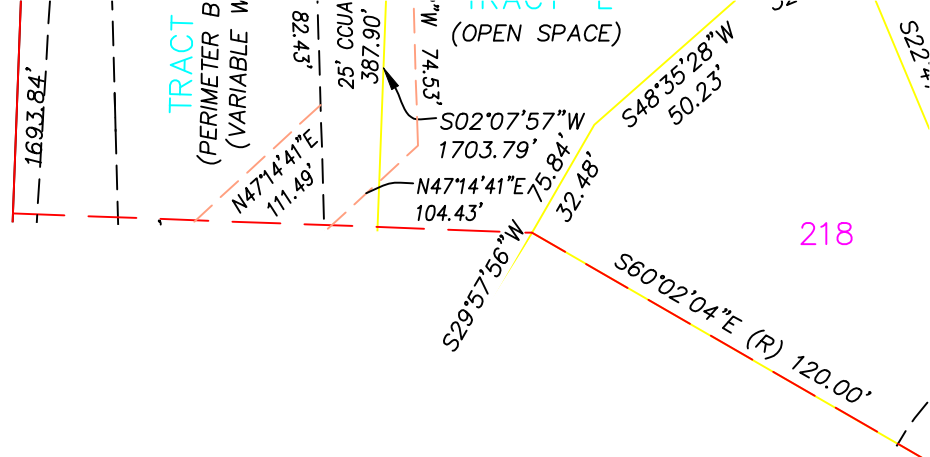
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15 feet for front facade;
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COUNTY ROAD
100' RIGHT OF





218

MATCHLINE SEE SHEET

LEGEND

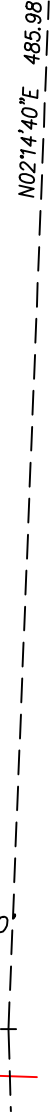
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- CH CHORD DISTANCE
- C/L CENTERLINE
- C.M. CONCRETE MONUMENT
- GCS GREEN COVE SPRINGS
- CEC CLAY ELECTRIC COOPERATIVE
- CCUA CLAY COUNTY UTILITY AUTHORITY
- ESMT. EASEMENT
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- P.B. PLAT BOOK
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- PG. PAGE
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- (R) RADIAL LOT LINE
- R RADIUS
- R/W RIGHT OF WAY
- △ CENTRAL ANGLE
- ③ SHEET REFERENCE NUMBER
- - - - MATCHLINE

COUNTY ROAD

100' RIGHT



TRACT "J"
(PERIMETER BUFFER)
(VARIABLE WIDTH)



25' CCUA EASEMENT



TRACT "M"
(OPEN SPACE)

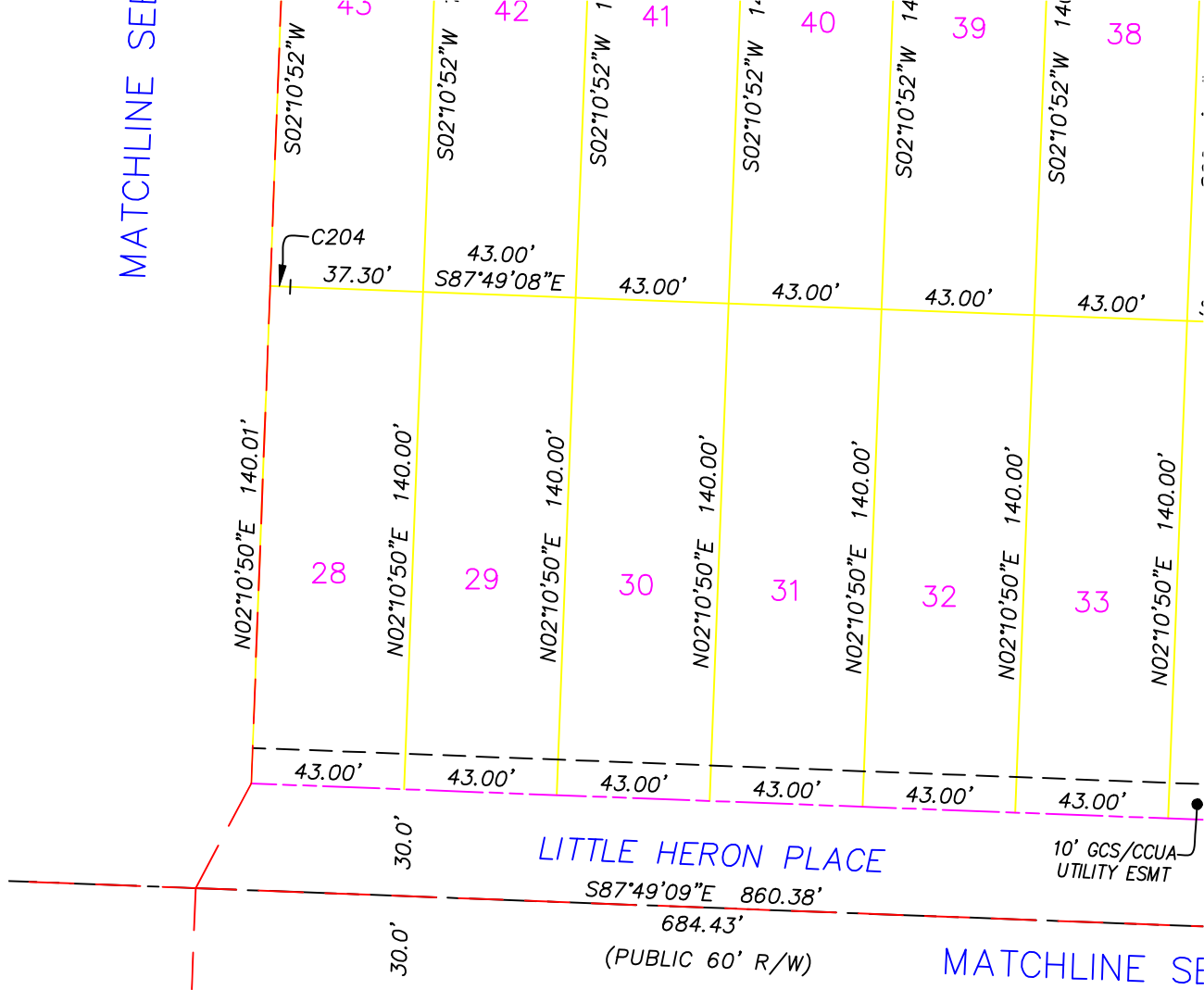
N56°38'55"
N58°19'33"E
30.50'

LEGEND

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- R RADIUS
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- △ CENTRAL ANGLE
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N83°34'44'

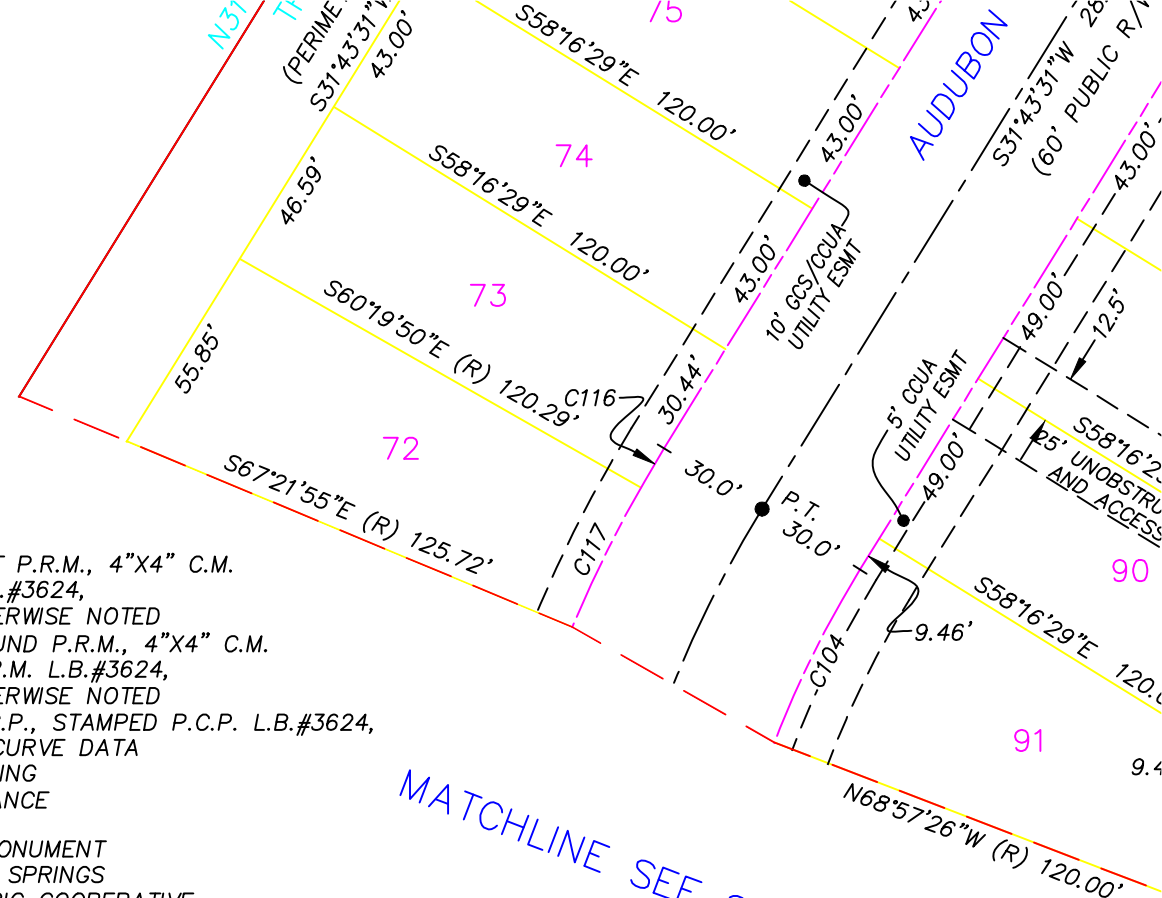


Land Use

Zoning: PUD & REC
 Area: 74.06 Acres±
 Number of Lots: 231
 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
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LEGEND

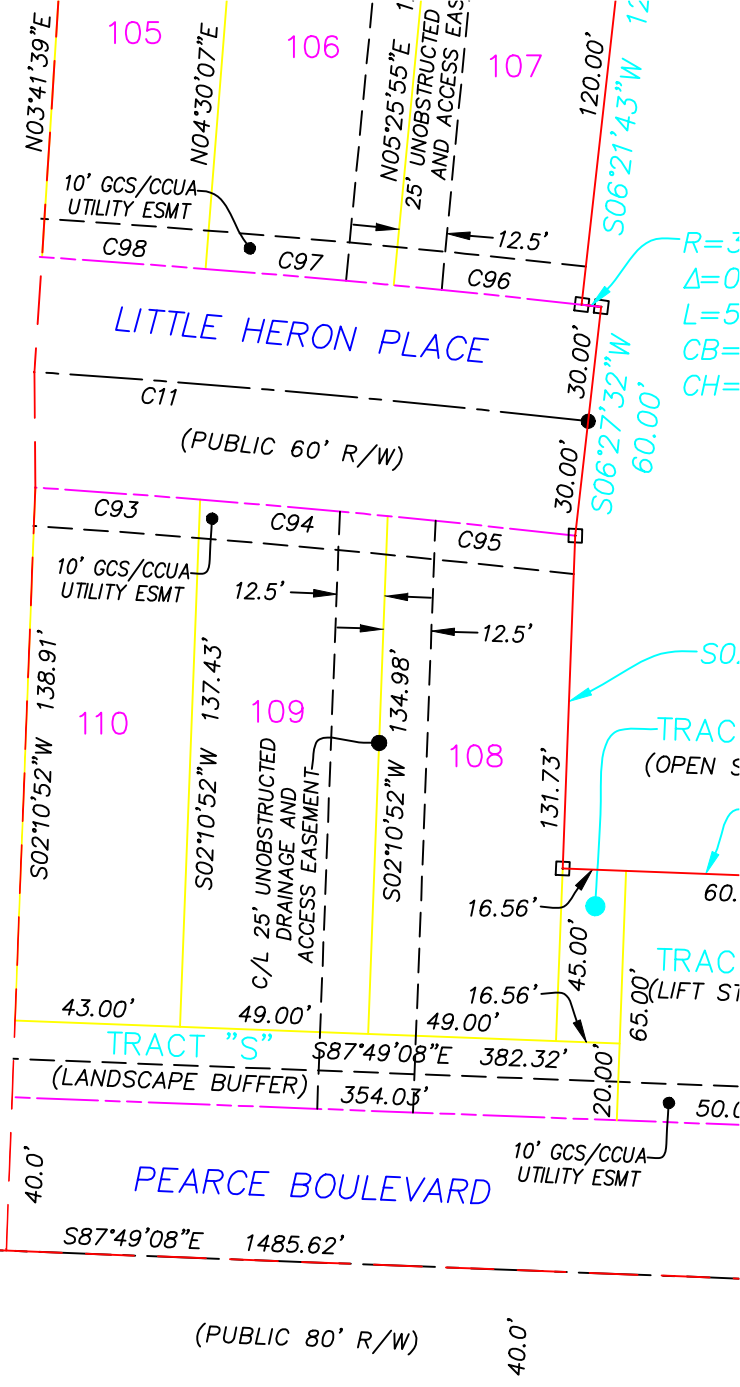
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- (R) RADIAL LOT LINE
- R RADIUS
- R/W RIGHT OF WAY
- △ CENTRAL ANGLE
- ③ SHEET REFERENCE NUMBER
- MATCHLINE

MATCHLINE SEE SHEET 9

Land Use
 Zoning: PUD & REC
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MATCHLINE



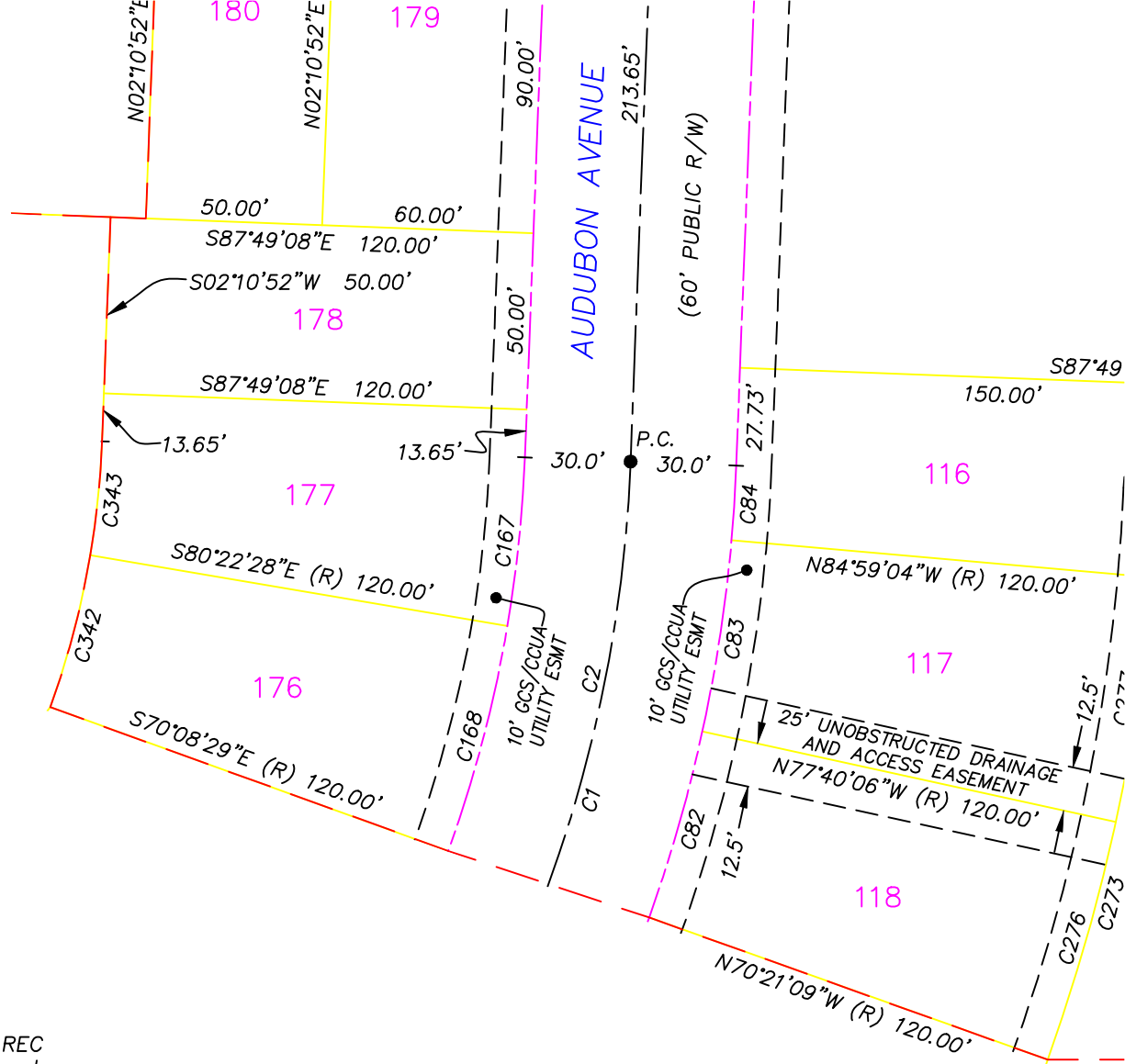
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Δ=0
L=5
CB=
CH=

SO.

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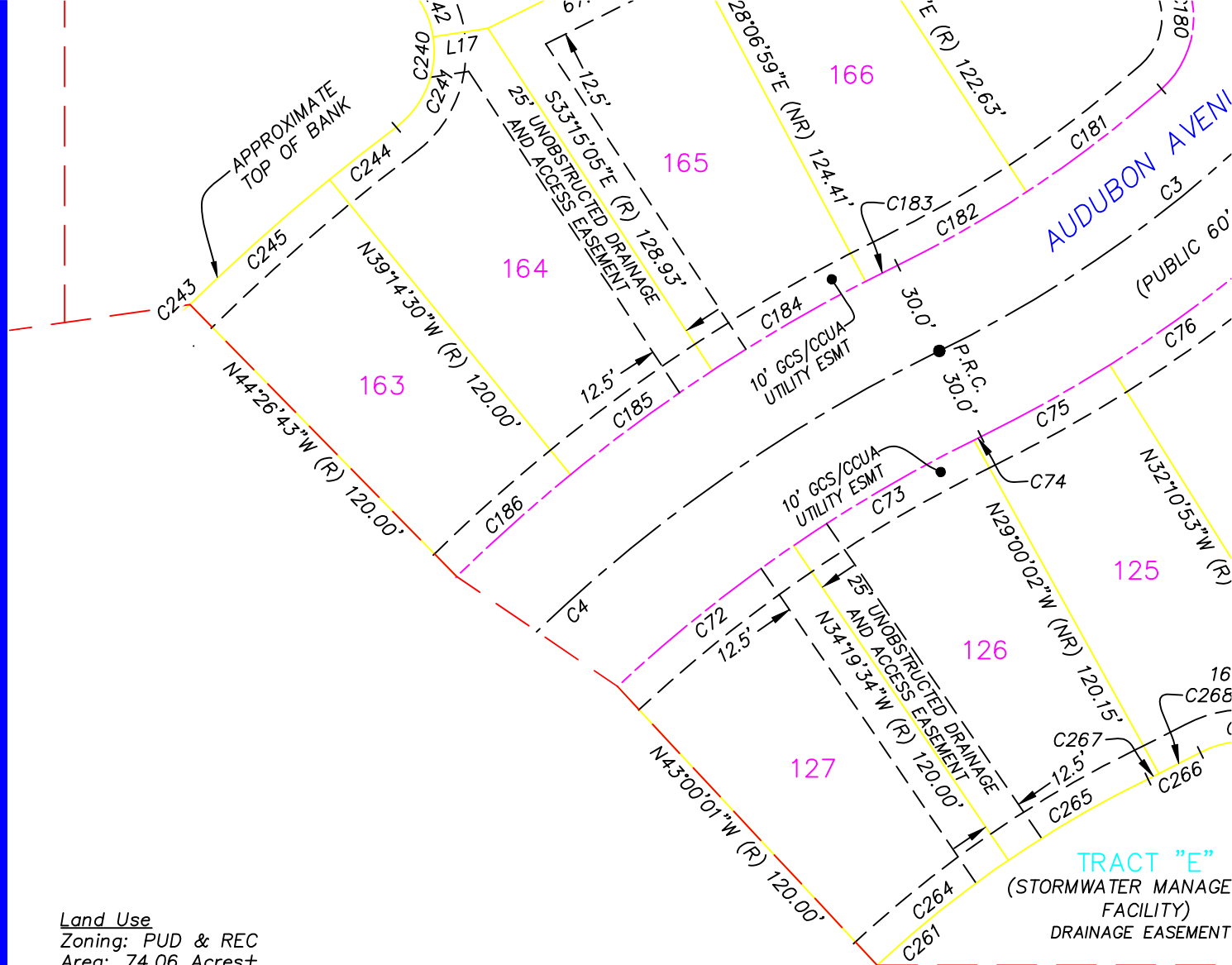


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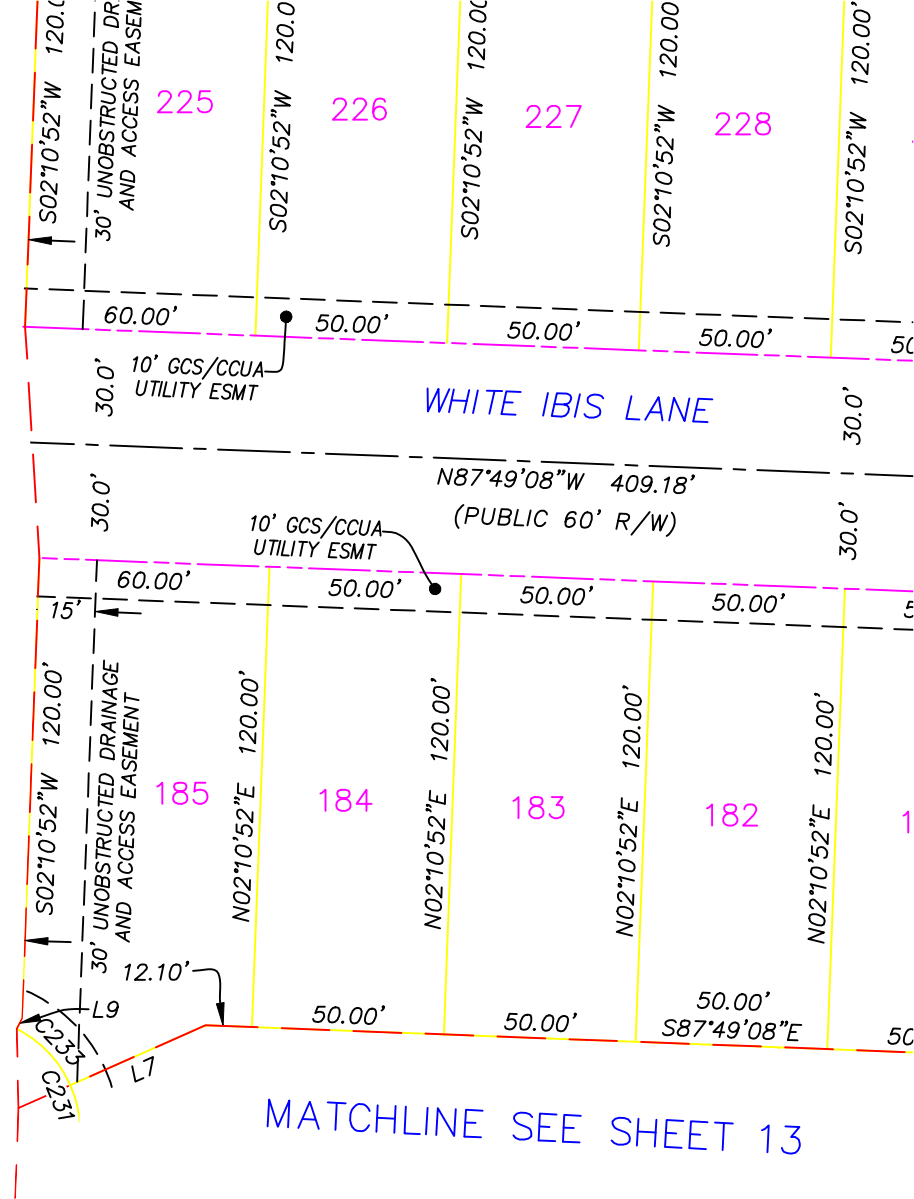


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TRACT "E"
 (STORMWATER MANAGEMENT FACILITY)
 DRAINAGE EASEMENT

MATCHLINE SEE



Land Use

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Number of Lots: 231
Minimum Lot Width: 43 feet

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MATCHLINE SEE SHEET 13