



APPLICATION DEFICIENCY NOTICE

DATE: November 18, 2024

APPLICATION REFERENCE: D R HORTON INC-JACKSONVILLE, PLF-24-005 - COUNTY ROAD 15A

Dear Applicant:

The items you submitted for the above-referenced permit have been reviewed by the City representatives responsible for approving different aspects of your application. Attached to this notice is a list of comments in response to the materials submitted.

Each of the items on the attached list require responses and revised materials be created and re-submitted before any further action can be taken on this permit. A hold is placed on this application and the time it takes you to respond to this list of items is excluded in calculating permit processing timeframes. Once corrected and/or new materials are submitted, your permit processing timeframe will begin again.

A complete response to each of the items on the attached list is required to be submitted ***at the same time***. As applicable, a complete response is required to include:

1. A written document addressing all of your responses (one paper copy).
2. New and/or updated technical reports (one paper copy).
3. New and/or corrected plans. Please note that revisions to previously submitted plans are required to be identified by clouding, must be noted in a revision list on the plan sheet(s), and are required to be incorporated into a full set of revised plans (one paper copy).
4. A transmittal that itemizes everything being resubmitted (one paper copy).
5. A copy of the entire resubmittal must be provided electronically (either on a thumb drive or uploaded via the permit portal).

Your response must be received by our Department within 180 days of the date noted on this letter to avoid this application being withdrawn from consideration. Withdrawn application must be resubmitted as new applications requiring repayment of all applicable fees and processing requirements.

Thank you for your anticipated cooperation in submitting the items requested by staff. We look forward to working with you as this application continues to be processed.

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CITY ATTORNEY COMMENTS - contact Jim Arnold (cityattorney@greencovesprings.com)

1. See attached markups (Exhibit A)

CONSULTANT COMMENTS - contact Austin Blazs (Austin.Blazs@nv5.com)
Registered Florida Surveyor and Mapper Certificate Number 7401

Record Plat review based on Florida Statutes Chapter 177, Part 1, Platting and City of Green Cove Springs Subdivision Application. See attached markups(Exhibit B)

1. All Pages:
 - a. Per 177.091(2) Margins should be 3 on the left side and 1/2" on each of the 3 remaining sides.
 - b. Abbreviation "D.B." needs to be added to the Legend.
 - c. Abbreviation "P.O.C." needs to be added to the Legend.
2. Sheet 2 of 12
 - a. Per City of Green Cove "Final Plat Attachments 2e", add to Surveyors Note that the boundary closure does not exceed 1:5000.
 - b. Per City of Green Cove "Final Plat Attachments 2h", the "Location of streams, lakes and swamps, and land subject to the 100-year flood as defined by the Federal Emergency Management Agency, official flood maps" is needed.
 - c. Fill in Rookery Phase 1 PB and PG numbers once recorded.
3. Sheet 3 of 12
 - a. Fill in Rookery Phase 1 PB and PG numbers once recorded.
 - b. Label the width of the "Landscape Buffer".
 - c. Add "Matchline See Sheet 12"
4. Sheet 4 of 12
 - a. Label the width of the "Landscape Buffer".
5. Sheet 5 of 12
 - a. Label the width of the "Landscape Buffer".
6. Sheet 6 of 12
 - a. Label the width of the "Landscape Buffer".
7. Sheet 7 of 12
 - a. Label the width of the "Landscape Buffer".
8. Sheet 11 of 12
 - a. Label the width of the "Landscape Buffer".

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PLANNING DIVISION COMMENTS - contact Michael Daniels (mdaniels@greencovesprings.com)

Please add the following language to the plat and dedication section:

Stormwater:

1. The Rookery Community Development District pursuant to Ordinance O-15-2024 is responsible for the maintenance, operation and repair of the Surface Water or Stormwater Management System in perpetuity. Such maintenance shall include the exercise of practices which allow the Surface Water or Stormwater Management System to provide drainage, water storage, conveyance or other stormwater management capabilities in accordance with all the permits, statutes, rules and regulations pertaining to surface water management, drainage and water quality promulgated by the United States Army Corps of Engineers (ACOE), FDEP, St. Johns River Water Management District (SJRWMD) and all other local, state and federal authorities having jurisdiction.

Fountains:

2. The Rookery Community Development District, is responsible for maintenance of the Rookery Roundabout Fountain, at Darter Chase and Pearce Blvd, Bld Permit # 24-0612 in perpetuity.
3. The Rookery Community Development District, is responsible for maintenance of the Rookery Entry Fountain, at Darter Chase and Pearce Blvd, Bld Permit # 24-0613 in perpetuity.

Landscape Buffer:

4. Provide landscape buffer tract F per the project improvement plans:
5. On the west side of Pearce Blvd, north of Darter Chase Street on sheet 5
6. On the east and west side of Pearce Blvd on sheet 6
7. On the north and south side of Pearce Blvd on sheet 7, prior to the RR tracks and then only on the south side Pearce Blvd east of the RR tracks
8. South side of Pearce Blvd on sheet 8
9. South side of Pearce Blvd on sheet 9

PUBLIC WORKS DIVISION COMMENTS - contact Mike Null (mnull@greencovesprings.com)

Rookery Phase 2A Plat 09.23.24.pdf

1. The City needs water, sewer and electric easements outside of ROW, east of the RxR.
2. The language seems ambiguous as to who maintains any stormwater infrastructure within the roadway. It should be Rookery, not City.

ROOKERY PHASE 2A

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 1 OF 12 SHEETS

SEE SHEET 2 FOR NOTES

CAPTION

PARCEL "A"

A portion of Lot 3, Block 37, Bayard Tract, Clay County, Florida, recorded in Deed Book "J", pages 273 and 274, together with a portion of Lots 17, 18, 19 and 20, Block 1, South Green Cove Springs, recorded in Deed Book "Z", page 748, together with a portion of Palm Avenue, also being a portion of those lands described and recorded in Official Records Book 4609, page 1930, all of the Public Records of said county, all lying in Section 38 of the G.I.F. Clark Grant, Township 6 South, Range 26 East, of said county, being more particularly described as follows:

For a Point of Reference, commence at the intersection of the Southerly 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, a 100 foot right of way as presently established; thence South 21°54'49" East, along said Westerly right of way line, 1705.82 feet; thence North 68°05'11" East, departing said Westerly right of way line, 100.00 feet to a point lying on the Easterly right of way line of said CSX Railroad and the Point of Beginning. From said Point of Beginning, thence North 21°54'49" West, along said Easterly right of way line of CSX Railroad, 352.10 feet to the Southwesterly corner of those lands described and recorded in Official Records Book 3242, page 272, of said Public Records; thence South 76°02'51" East, departing said Easterly right of way line of CSX Railroad and along the Southerly line of last said lands, 743.00 feet; thence South 58°41'56" East, departing said Southerly line, 209.27 feet; thence South 65°44'29" East, 253.33 feet to the point of curvature of a curve concave Northerly having a radius of 750.50 feet; thence Easterly along the arc of said curve, through a central angle of 35°24'50", an arc length of 463.88 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 83°26'54" East, 456.53 feet; thence Easterly along the arc of a curve concave Southerly having a radius of 549.50 feet, through a central angle of 19°07'04", an arc length of 183.35 feet to a point lying on said Southerly line, said arc being subtended by a chord bearing and distance of North 88°24'13" East, 182.50 feet; thence South 76°02'51" East, along said Southerly line and along a non-tangent line, 225.93 feet to a point lying on the Westerly right of way line of State Road No. 15, a variable width right of way as presently established; thence South 10°38'38" West, departing said Southerly line and along said Westerly right of way line, 146.30 feet to a point on a non-tangent curve concave Southwesterly having a radius of 25.00 feet; thence Northwesterly, departing said Westerly right of way line and along the arc of said curve, through a central angle of 86°41'30", an arc length of 37.83 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 32°42'06" West, 34.32 feet; thence North 76°02'51" West, 65.36 feet to the point of curvature of a curve concave Northerly having a radius of 1064.00 feet; thence Westerly along the arc of said curve, through a central angle of 06°08'31", an arc length of 114.06 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 72°58'36" West, 114.00 feet; thence Westerly along the arc of a curve concave Southerly having a radius of 300.00 feet, through a central angle of 31°21'51", an arc length of 164.22 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 85°35'16" West, 162.18 feet; thence Westerly along the arc of a curve concave Northerly having a radius of 855.50 feet, through a central angle of 35°31'43", an arc length of 530.49 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 83°30'20" West, 522.03 feet; thence North 65°44'29" West, 376.02 feet; thence North 73°24'59" West, 220.43 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 38°29'50", an arc length of 302.36 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 87°20'06" West, 296.70 feet; thence South 68°05'11" West, 114.09 feet to the Point of Beginning. Containing 6.12 acres, more or less.

PARCEL "B"

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 and a portion of those lands described and recorded in Official Records Book 4739, page 1287, both of the Public Records of said county and being more particularly described as follows:

For a Point of Reference, commence at the intersection of the Southerly 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, 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 Point of Beginning.

From said Point of Beginning, thence South 21°54'49" East, continuing along said Westerly right of way line of CSX Railroad, 1441.48 feet; thence North 77°07'44" West, departing said Westerly right of line of CSX Railroad, 122.24 feet; thence North 26°41'00" West, 25.94 feet; thence North 77°07'44" West, 987.89 feet to the point of curvature of a curve concave Northeasterly having a radius of 30.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 23°48'19", an arc length of 12.46 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 65°13'34" West, 12.37 feet; thence South 12°52'16" West, along a non-tangent line, 298.31 feet; thence South 13°41'38" East, 124.03 feet; thence South 51°20'07" East, 122.51 feet; thence South 77°07'44" East, 19.40 feet; thence South 12°52'16" West, 140.00 feet; thence North 77°07'44" West, 128.14 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 11°10'23", an arc length of 5.85 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 07°49'37" West, 5.84 feet; thence South 13°24'49" West, 174.50 feet to the point of curvature of a curve concave Northeasterly having a radius of 20.00 feet; thence Southeasterly 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 South 31°51'27" East, 28.42 feet; thence South 77°07'44" East, 95.62 feet to the point of curvature of a curve concave Southwesterly having a radius of 30.00 feet; thence Southeasterly along the arc of said curve, through a central angle of 65°47'41", an arc length of 34.45 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 44°13'53" East, 32.59 feet; thence Southeasterly along the arc of a curve concave Northeasterly having a radius of 20.00 feet, through a central angle of 65°47'41", an arc length of 22.97 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 44°13'53" East, 21.73 feet; thence South 77°07'44" East, 249.40 feet to the point of curvature of a curve concave Southwesterly having a radius of 30.00 feet; thence Southeasterly 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 32°07'44" East, 42.43 feet; thence South 12°52'16" West, 200.23 feet to the point of curvature of a curve concave Northerly having a radius of 55.00 feet; thence Westerly along the arc of said curve, through a central angle of 147°00'05", an arc length of 141.11 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 86°22'19" West, 105.47 feet; thence Northwesterly 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 North 42°37'38" West, 133.94 feet; thence Northwesterly 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 North 57°26'32" West, 53.49 feet; thence Northwesterly along the arc of a curve concave Southwesterly having a radius of 550.00 feet, through a central angle of 14°21'16", an arc length of 137.79 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 56°56'05" West, 137.43 feet; thence North 64°06'43" West, 192.94 feet to the point of curvature of a curve concave Northeasterly having a radius of 30.00 feet; thence Northwesterly along the arc of said curve, through a

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

CAPTION CONTINUED

central angle of 16°50'59", an arc length of 8.82 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 55°41'13" West, 8.79 feet; thence South 71°25'45" West, along a non-tangent line, 23.65 feet; thence South 20°06'44" West, 35.78 feet to the point of curvature of a curve concave Northwesterly having a radius of 985.00 feet; thence Southwesterly 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 South 56°08'48" West, 1158.90 feet; thence North 87°49'08" West, 74.40 feet to a point on a non-tangent curve concave Southerly having a radius of 25.00 feet; thence Northeasterly along the arc of said curve, through a central angle of 78°27'47", an arc length of 34.24 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 52°56'59" East, 31.62 feet; thence North 02°10'52" East, along a non-tangent line, 100.00 feet; thence South 87°49'08" East, 49.91 feet to the point of curvature of a curve concave Northwesterly having a radius of 865.00 feet; thence Northeasterly along the arc of said curve, through a central angle of 56°58'34", an arc length of 860.17 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 63°41'35" East, 825.17 feet; thence North 87°55'47" West, along a non-tangent line, 46.80 feet to a point on a non-tangent curve concave Southerly having a radius of 175.00 feet; thence Westerly along the arc of said curve, through a central angle of 157°37'48", an arc length of 481.45 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of North 76°44'41" West, 343.35 feet; thence Southwesterly along the arc of a curve concave Northwesterly having a radius of 200.00 feet, through a central angle of 39°30'21", an arc length of 137.90 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 44°11'36" West, 135.19 feet; thence North 79°20'15" West, along a non-tangent line, 34.54 feet to a point on a non-tangent curve concave Westerly having a radius of 30.00 feet; thence Northerly 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 tangency of said curve, said arc being subtended by a chord bearing and distance of North 18°15'15" West, 20.19 feet; thence North 37°55'20" West, 92.83 feet to the point of curvature of a curve concave Southwesterly having a radius of 100.00 feet; thence Northwesterly 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 North 54°37'50" West, 57.50 feet; thence North 71°20'21" West, 100.70 feet to the point of curvature of a curve concave Northeasterly having a radius of 100.00 feet; thence Northwesterly 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 North 37°28'01" West, 111.47 feet; thence North 03°35'40" West, 137.02 feet to the point of curvature of a curve concave Easterly having a radius of 100.00 feet; thence Northerly along the arc of said curve, through a central angle of 49°48'01", an arc length of 86.92 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 21°18'21" East, 84.21 feet; thence Northeasterly 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 compound curvature, said arc being subtended by a chord bearing and distance of North 25°02'00" East, 82.49 feet; thence Northerly along the arc of a curve concave Westerly having a radius of 329.63 feet, through a central angle of 18°48'59", an arc length of 108.25 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 05°32'51" West, 107.77 feet; thence North 07°36'26" West, along a non-tangent line, 27.75 feet to a point lying on the Southerly line of those lands described and recorded in Official Records Book 4739, page 1857, of said Public Records; thence Northeasterly, along the boundary line of last said lands and along the Northwesterly line of those lands described and recorded in said Official Records Book 4739, page 1287, the following 13 courses: Course 1, thence South 77°07'44" East, 785.39 feet; Course 2, thence North 49°36'09" East, 172.16 feet; Course 3, thence North 27°02'28" East, 20.00 feet to a point on a non-tangent curve concave Northeasterly having a radius of 440.00 feet; Course 4, thence Northwesterly along the arc of said curve, through a central angle of 04°34'43", an arc length of 35.16 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 60°40'11" West, 35.15 feet; Course 5, thence North 31°37'11" East, along a non-tangent line, 86.00 feet to a point on a non-tangent curve concave Northwesterly having a radius of 120.00 feet; Course 6, thence Northeasterly along the arc of said curve, through a central angle of 87°21'29", an arc length of 182.96 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of North 63°04'27" East, 165.75 feet; Course 7, thence Northerly 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 the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 16°08'00" East, 108.12 feet; Course 8, thence North 12°52'16" East, 174.12 feet to the point of curvature of a curve concave Easterly having a radius of 1250.00 feet; Course 9, thence Northerly along the arc of said curve, through a central angle of 17°35'55", an arc length of 383.94 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 21°40'14" East, 382.43 feet to a point on a non-tangent curve concave Southeasterly having a radius of 1441.24 feet; Course 10, thence Northeasterly along the arc of said curve, through a central angle of 05°53'59", an arc length of 148.41 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 26°05'53" East, 148.34 feet; Course 11, thence North 29°02'53" East, 373.29 feet to the point of curvature of a curve concave Southeasterly having a radius of 517.02 feet; Course 12, thence Northeasterly along the arc of said curve, through a central angle of 39°09'19", an arc length of 353.33 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 48°37'32" East, 346.49 feet; Course 13, thence North 68°05'11" East, along a non-tangent line, 70.00 feet to the Point of Beginning.

Containing 39.88 acres, more or less.

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

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 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

ADOPTION AND DEDICATION

This is to certify that D.R. Horton, Inc.—Jacksonville a Delaware corporation, 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 2A 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 "A" and "B" (Stormwater Management Facility), Tracts "C", "D", "E" and "F" (Landscape Buffer), Tract "G" (Amenity Center) are hereby irrevocably and without reservation dedicated to the Rookery Community Development District, its successors and assigns.

Pearce Boulevard, Darter Chase Street, 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.

(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 Isis Lane, Hatching 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 "A" and "B" shown on this plat, dedicated to the Rookery Community Development District, is established for the placement and maintenance of stormwater retention/detention in the Stormwater Management Facility. Rookery 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 "A" and "B".

(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. D.R. Horton, Inc., 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 D.R. Horton, Inc. its agents, contractors, employees, servants, licensees or concessionaires with ROOKERY PHASE 2A. This indemnification shall run with the land and the successors and assigns of D.R. Horton, Inc. 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 current 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 CCUA 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.

Those easements designated as "AT&T Easement" are hereby irrevocably dedicated to BellSouth Telecommunications, LLC, a Georgia limited liability company, d/b/a AT&T Florida, its successors and assigns, for their exclusive use. Those easements designated as "AT&T Access Easement" are hereby irrevocably dedicated to BellSouth Telecommunications, LLC, a Georgia limited liability company, 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.

D.R. Horton, Inc.—Jacksonville
a Delaware corporation

By: _____
Philip A. Fremonto
Vice President

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 Philip A. Fremonto, 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 _____

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 2A

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

CAPTION

PARCEL "A"

A portion of Lot 3, Block 37, Bayard Tract, Clay County, Florida, recorded in Deed Book "J", pages 273 and 274, together with a portion of Lots 17, 18, 19 and 20, Block 1, South Green Cove Springs, recorded in Deed Book "Z", page 748, together with a portion of Palm Avenue, also being a portion of those lands described and recorded in Official Records Book 4609, page 1930, all of the Public Records of said county, all lying in Section 38 of the G.I.F. Clark Grant, Township 6 South, Range 26 East, of said county, being more particularly described as follows:

For a Point of Reference, commence at the intersection of the Southerly 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, a 100 foot right of way as presently established; thence South 21°54'49" East, along said Westerly right of way line, 1705.82 feet; thence North 68°05'11" East, departing said Westerly right of way line, 100.00 feet to a point lying on the Easterly right of way line of said CSX Railroad and the Point of Beginning, from said Point of Beginning, thence North 21°54'49" West, along said Easterly right of way line of CSX Railroad, 352.10 feet to the Southwesterly corner of those lands described and recorded in Official Records Book 3242, page 272, of said Public Records; thence South 76°02'51" East, departing said Easterly right of way line of CSX Railroad and along the Southerly line of last said lands, 743.00 feet; thence South 58°41'56" East, departing said Southerly line, 209.27 feet; thence South 65°44'29" East, 253.33 feet to the point of curvature of a curve concave Northerly having a radius of 750.50 feet; thence Easterly along the arc of said curve, through a central angle of 35°24'50", an arc length of 463.88 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 83°26'54" East, 456.53 feet; thence Easterly along the arc of a curve concave Southerly having a radius of 549.50 feet, through a central angle of 19°07'04", an arc length of 183.35 feet to a point lying on said Southerly line, said arc being subtended by a chord bearing and distance of North 88°24'13" East, 182.50 feet; thence South 76°02'51" East, along said Southerly line and along a non-tangent line, 225.93 feet to a point lying on the Westerly right of way line of State Road No. 15, a variable width right of way as presently established; thence South 10°38'38" West, departing said Southerly line and along said Westerly right of way line, 146.30 feet to a point on a non-tangent curve concave Southwesterly having a radius of 25.00 feet; thence Northwesterly, departing said Westerly right of way line and along the arc of said curve, through a central angle of 86°41'30", an arc length of 37.83 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 32°42'06" West, 34.32 feet; thence North 76°02'51" West, 65.36 feet to the point of curvature of a curve concave Northerly having a radius of 1064.00 feet; thence Westerly along the arc of said curve, through a central angle of 06°08'31", an arc length of 114.06 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 72°58'36" West, 114.00 feet; thence Westerly along the arc of a curve concave Southerly having a radius of 300.00 feet, through a central angle of 31°21'51", an arc length of 164.22 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 85°35'16" West, 162.18 feet; thence Westerly along the arc of a curve concave Northerly having a radius of 855.50 feet, through a central angle of 35°31'43", an arc length of 530.49 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 83°30'20" West, 522.03 feet; thence North 65°44'29" East, 376.02 feet; thence North 73°24'59" West, 220.43 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 38°29'50", an arc length of 302.36 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 87°20'06" West, 296.70 feet; thence South 68°05'11" West, 114.09 feet to the Point of Beginning. Containing 6.12 acres, more or less.

PARCEL "B"

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 and a portion of those lands described and recorded in Official Records Book 4739, page 1287, both of the Public Records of said county and being more particularly described as follows:

For a Point of Reference, commence at the intersection of the Southerly 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, 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 Point of Beginning.

From said Point of Beginning, thence South 21°54'49" East, continuing along said Westerly right of way line of CSX Railroad, 1441.48 feet; thence North 77°07'44" West, departing said Westerly right of line of CSX Railroad, 122.24 feet; thence North 28°41'00" West, 25.94 feet; thence North 77°07'44" West, 987.89 feet to the point of curvature of a curve concave Northerly having a radius of 30.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 23°48'19", an arc length of 12.46 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 65°13'34" West, 12.37 feet; thence South 12°52'16" West, along a non-tangent line, 298.31 feet; thence South 13°41'38" East, 124.03 feet; thence South 51°20'07" East, 122.51 feet; thence South 77°07'44" East, 19.40 feet; thence South 12°52'16" West, 140.00 feet; thence North 77°07'44" West, 128.14 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 11°10'23", an arc length of 5.85 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 07°49'37" West, 5.84 feet; thence South 13°24'49" West, 174.50 feet to the point of curvature of a curve concave Northerly having a radius of 20.00 feet; thence Southeastery 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 South 31°51'27" East, 28.42 feet; thence South 77°07'44" East, 95.62 feet to the point of curvature of a curve concave Southwesterly having a radius of 30.00 feet; thence Southeastery along the arc of said curve, through a central angle of 65°47'41", an arc length of 34.45 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 44°13'53" East, 32.59 feet; thence Southeastery along the arc of a curve concave Northerly having a radius of 20.00 feet, through a central angle of 65°47'41", an arc length of 22.97 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 44°13'53" East, 21.73 feet; thence South 77°07'44" East, 249.40 feet to the point of curvature of a curve concave Southwesterly having a radius of 30.00 feet; thence Southeastery 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 32°07'44" East, 42.43 feet; thence South 12°52'16" West, 200.23 feet to the point of curvature of a curve concave Northerly having a radius of 55.00 feet; thence Westerly along the arc of said curve, through a central angle of 147°00'05", an arc length of 141.11 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 86°22'19" West, 105.47 feet; thence Northwesterly 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 North 42°37'38" West, 133.94 feet; thence Northwesterly along the arc of a curve concave Northerly 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 North 57°26'32" West, 53.49 feet; thence Northwesterly along the arc of a curve concave Southwesterly having a radius of 550.00 feet, through a central angle of 14°21'16", an arc length of 137.79 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 56°56'05" West, 137.43 feet; thence North 64°05'43" West, 192.94 feet to the point of curvature of a curve concave Northerly having a radius of 30.00 feet; thence Northwesterly along the arc of said curve, through a

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

CAPTION CONTINUED

central angle of 16°50'59", an arc length of 8.82 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 55°41'13" West, 8.79 feet; thence South 71°25'45" West, along a non-tangent line, 23.65 feet; thence South 20°06'44" West, 35.78 feet to the point of curvature of a curve concave Northwesterly having a radius of 985.00 feet; thence Southwesterly 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 South 56°08'48" West, 1158.90 feet; thence North 87°49'08" West, 74.40 feet to a point on a non-tangent curve concave Southeastery having a radius of 25.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 78°27'47", an arc length of 34.24 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 52°56'59" East, 31.62 feet; thence North 02°10'52" East, along a non-tangent line, 100.00 feet; thence South 87°49'08" East, 49.91 feet to the point of curvature of a curve concave Northwesterly having a radius of 865.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 56°58'34", an arc length of 860.17 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 63°41'35" East, 825.17 feet; thence North 87°55'47" West, along a non-tangent line, 46.80 feet to a point on a non-tangent curve concave Southerly having a radius of 175.00 feet; thence Westerly along the arc of said curve, through a central angle of 157°37'48", an arc length of 491.45 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of North 76°44'41" West, 343.35 feet; thence Southwesterly along the arc of a curve concave Northwesterly having a radius of 200.00 feet, through a central angle of 39°30'21", an arc length of 137.90 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 44°11'38" West, 135.19 feet; thence North 79°20'15" West, along a non-tangent line, 34.54 feet to a point on a non-tangent curve concave Westerly having a radius of 30.00 feet; thence Northerly 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 tangency of said curve, said arc being subtended by a chord bearing and distance of North 18°15'15" West, 20.19 feet; thence North 37°55'20" West, 92.83 feet to the point of curvature of a curve concave Southwesterly having a radius of 100.00 feet; thence Northwesterly 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 North 54°37'50" West, 57.50 feet; thence North 71°20'21" West, 100.70 feet to the point of curvature of a curve concave Northwesterly having a radius of 100.00 feet; thence Northwesterly 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 North 37°28'01" West, 111.47 feet; thence North 03°35'40" West, 137.02 feet to the point of curvature of a curve concave Easterly having a radius of 100.00 feet; thence Northerly along the arc of said curve, through a central angle of 49°48'01", an arc length of 86.92 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 21°18'21" East, 84.21 feet; thence Northwesterly 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 compound curvature, said arc being subtended by a chord bearing and distance of North 25°02'00" East, 82.49 feet; thence Northerly along the arc of a curve concave Westerly having a radius of 329.63 feet, through a central angle of 18°48'59", an arc length of 108.25 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 05°32'51" West, 107.77 feet; thence North 07°36'26" West, along a non-tangent line, 27.75 feet to a point lying on the Southerly line of those lands described and recorded in Official Records Book 4739, page 1857, of said Public Records; thence Northwesterly, along the boundary line of last said lands and along the Northwesterly line of those lands described and recorded in said Official Records Book 4739, page 1287, the following 13 courses: Course 1, thence South 77°07'44" East, 785.39 feet; Course 2, thence North 49°36'09" East, 172.16 feet; Course 3, thence North 27°02'28" East, 20.00 feet to a point on a non-tangent curve concave Northerly having a radius of 440.00 feet; Course 4, thence Northwesterly along the arc of said curve, through a central angle of 04°34'43", an arc length of 35.16 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 60°40'11" West, 35.15 feet; Course 5, thence North 31°37'11" East, along a non-tangent line, 86.00 feet to a point on a non-tangent curve concave Northwesterly having a radius of 120.00 feet; Course 6, thence Northwesterly along the arc of said curve, through a central angle of 87°21'29", an arc length of 182.96 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of North 63°04'27" East, 165.75 feet; Course 7, thence Northerly 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 the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 16°08'00" East, 108.12 feet; Course 8, thence North 12°52'16" East, 174.12 feet to the point of curvature of a curve concave Easterly having a radius of 1250.00 feet; Course 9, thence Northerly along the arc of said curve, through a central angle of 17°35'55", an arc length of 383.94 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 21°40'14" East, 382.43 feet to a point on a non-tangent curve concave Southeastery having a radius of 1441.24 feet; Course 10, thence Northwesterly along the arc of said curve, through a central angle of 05°53'59", an arc length of 148.41 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 26°05'53" East, 148.34 feet; Course 11, thence North 29°02'53" East, 373.29 feet to the point of curvature of a curve concave Southeastery having a radius of 517.02 feet; Course 12, thence Northwesterly along the arc of said curve, through a central angle of 39°09'19", an arc length of 353.33 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 48°37'32" East, 346.49 feet; Course 13, thence North 68°05'11" East, along a non-tangent line, 70.00 feet to the Point of Beginning.

Containing 39.88 acres, more or less.

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

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 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 Blazo Alachua, FL 32615
Florida Registration No.: LS 7401

ADOPTION AND DEDICATION

This is to certify that D.R. Horton, Inc.—Jacksonville a Delaware corporation, 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 2A 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 "A" and "B" (Stormwater Management Facility), Tracts "C", "D", "E" and "F" (Landscape Buffer), Tract "G" (Amenity Center) are hereby irrevocably and without reservation dedicated to the Rookery Community Development District, its successors and assigns.

Pearce Boulevard, Darter Chase Street, 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.

(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, Hatching 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 "A" and "B" shown on this plat, dedicated to the Rookery Community Development District, is established for the placement and maintenance of stormwater retention/detention in the Stormwater Management Facility. Rookery 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 "A" and "B".

(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 PHASE 2A. This indemnification shall run with the land and the successors and assigns of _____ 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 CCUA 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.

Those easements designated as "AT&T Easement" are hereby irrevocably dedicated to BellSouth Telecommunications, LLC, a Georgia limited liability company, d/b/a AT&T Florida, its successors and assigns, for their exclusive use. Those easements designated as "AT&T Access Easement" are hereby irrevocably dedicated to BellSouth Telecommunications, LLC, a Georgia limited liability company, 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.

D.R. Horton, Inc.—Jacksonville
a Delaware corporation

By: _____ Witness _____
Philip A. Fremonto Vice President Print Name _____ Print Name _____

STATE OF _____, COUNTY OF _____

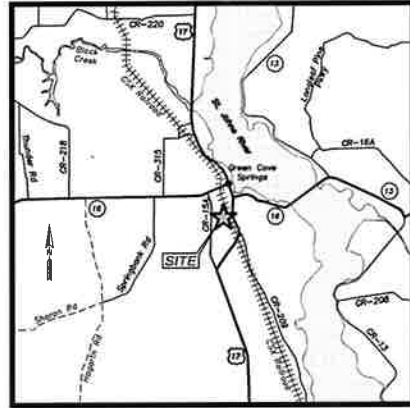
The foregoing instrument was acknowledged before me, by means of [_____] physical presence or [_____] online notarization, this _____ day of _____, 2024, by Philip A. Fremonto, the Vice President of D.R. Horton, Inc.—Jacksonville, a Delaware corporation, who [_____] is personally known to me or who [_____]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

Notary Public, State of Florida at Large My Commission expires _____
Printed Name _____ Commission Number _____

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 2A

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



VICINITY MAP
(NOT TO SCALE)

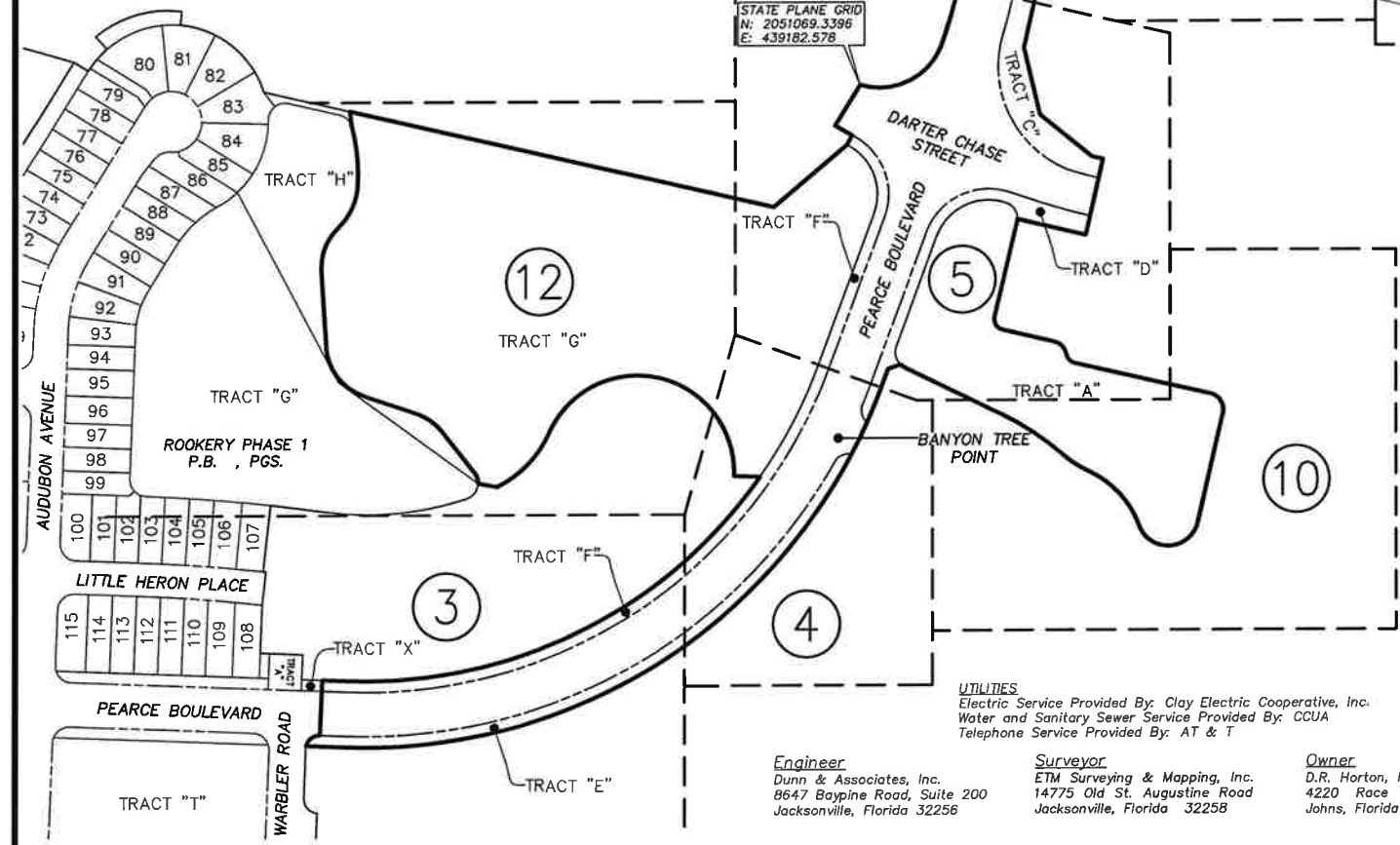
- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
 - DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED P.R.M. L.B.#3624, UNLESS OTHERWISE NOTED
 - DENOTES P.C.P., STAMPED P.C.P. L.B.#3624, UNLESS OTHERWISE NOTED
 - C1 TABULATED CURVE DATA
 - CH CHORD BEARING
 - CHL CHORD DISTANCE
 - 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
 - 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
 - CENTRAL ANGLE
 - SHEET REFERENCE NUMBER
 - - - MATCHLINE

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

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

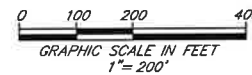


UTILITIES
Electric Service Provided By: Clay Electric Cooperative, Inc.
Water and Sanitary Sewer Service Provided By: CCUA
Telephone Service Provided By: AT & T

Engineer
Dunn & Associates, Inc.
8647 Baypine Road, Suite 200
Jacksonville, Florida 32256

Surveyor
ETM Surveying & Mapping, Inc.
14775 Old St. Augustine Road
Jacksonville, Florida 32258

Owner
D.R. Horton, Inc. - Jacksonville
4220 Race Track Road St.
Johns, Florida 32259



- 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 Westerly right of way line of CSX Railroad as being South 21°54'49" 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 _____, 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 Clay Electric Cooperative, Inc. easement crosses an easement or right-of-way granted to Clay County Utility Authority, Clay Electric Cooperative, Inc. 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 Clay Electric Cooperative, Inc.'s 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. Clay Electric Cooperative, Inc. shall use, occupy, and locate facilities in these joint use areas so as to reasonably accommodate Clay County Utility Authority facilities.
 - 8) All easements for the water and sewer systems marked CCUA and shown on the plat, are hereby irrevocably and without reservation dedicated to Clay County Utility Authority, (CCUA), 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.

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 2A

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

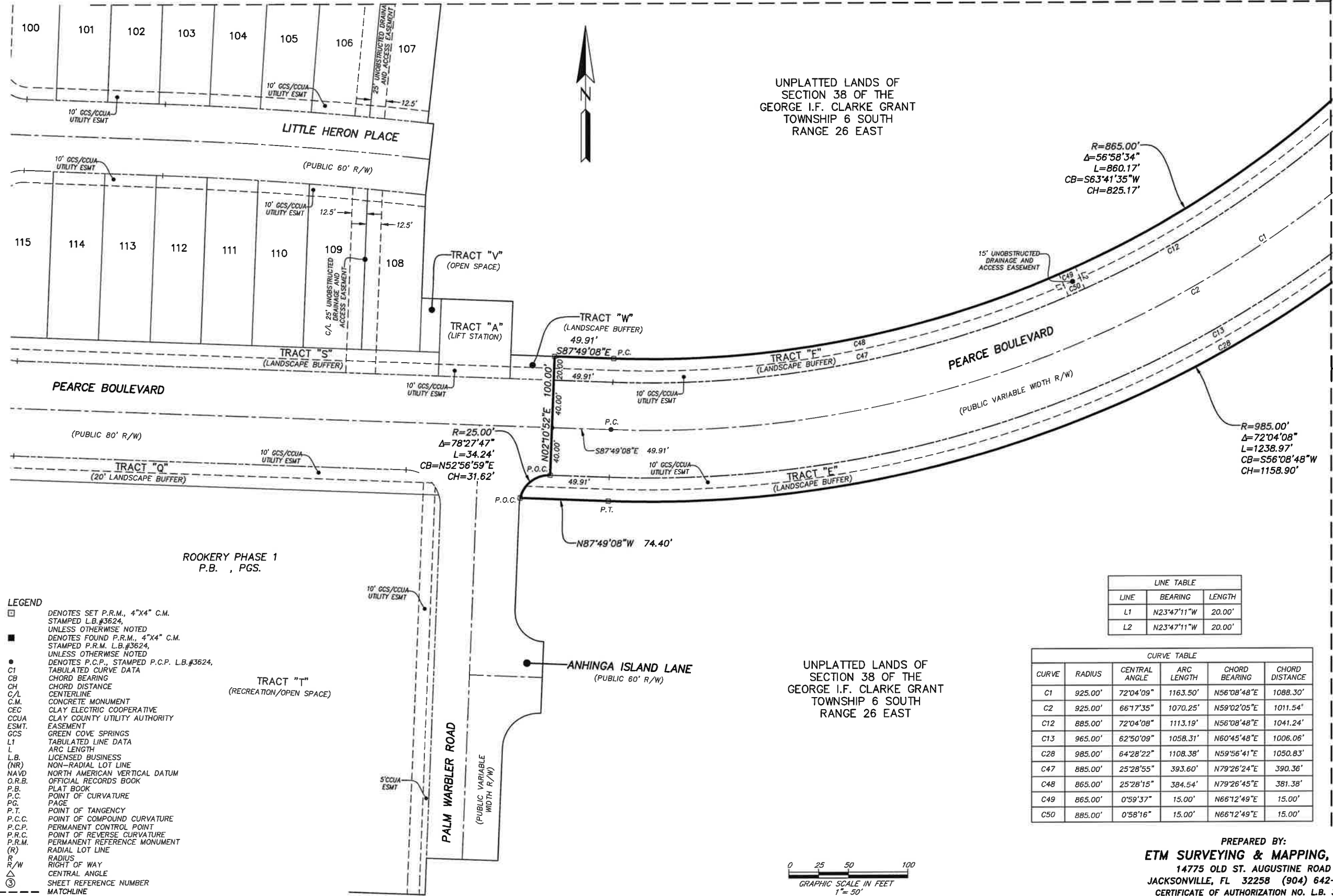
PLAT BOOK PAGE

SHEET 3 OF 12 SHEETS

SEE SHEET 2 FOR NOTES

MATCHLINE SEE SHEET 12

MATCHLINE SEE SHEET 4



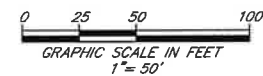
- LEGEND**
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 - C1 TABULATED CURVE DATA
 - CB CHORD BEARING
 - CH CHORD DISTANCE
 - C/L CENTERLINE
 - C.M. CONCRETE MONUMENT
 - CEC CLAY ELECTRIC COOPERATIVE
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 - ESMT. EASEMENT
 - GCS GREEN COVE SPRINGS
 - L1 TABULATED LINE DATA
 - L ARC LENGTH
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 - (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.G. PAGE
 - P.T. POINT OF TANGENCY
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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
 - ③ SHEET REFERENCE NUMBER
 - - - MATCHLINE

LINE TABLE

| LINE | BEARING | LENGTH |
|------|-------------|--------|
| L1 | N23°47'11"W | 20.00' |
| L2 | N23°47'11"W | 20.00' |

CURVE TABLE

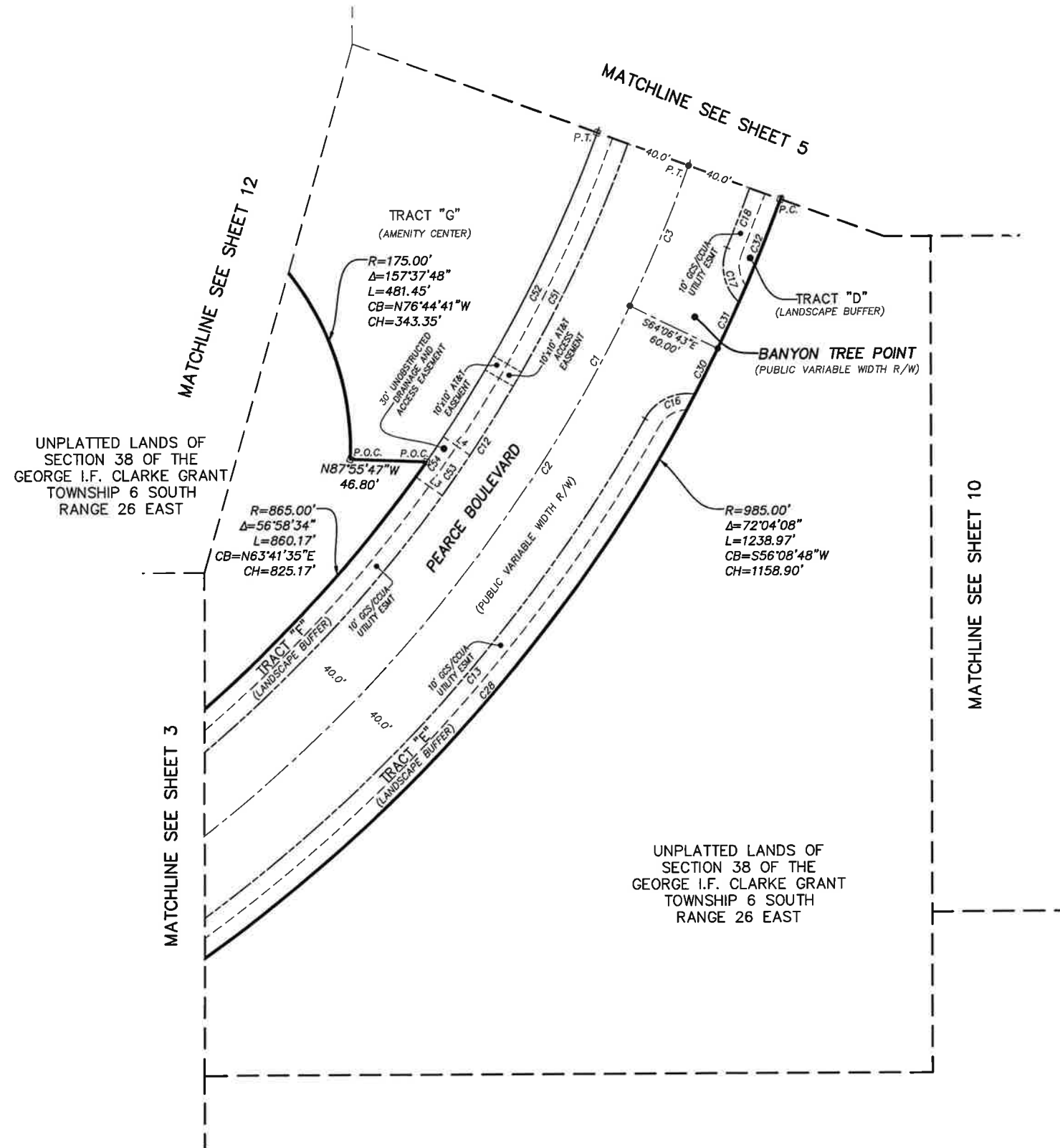
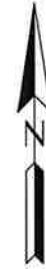
| CURVE | RADIUS | CENTRAL ANGLE | ARC LENGTH | CHORD BEARING | CHORD DISTANCE |
|-------|---------|---------------|------------|---------------|----------------|
| C1 | 925.00' | 72°04'09" | 1163.50' | N56°08'48"E | 1088.30' |
| C2 | 925.00' | 66°17'35" | 1070.25' | N59°02'05"E | 1011.54' |
| C12 | 885.00' | 72°04'08" | 1113.19' | N56°08'48"E | 1041.24' |
| C13 | 965.00' | 62°50'09" | 1058.31' | N60°45'48"E | 1006.06' |
| C28 | 985.00' | 64°28'22" | 1108.38' | N59°56'41"E | 1050.83' |
| C47 | 885.00' | 25°28'55" | 393.60' | N79°26'24"E | 390.36' |
| C48 | 865.00' | 25°28'15" | 384.54' | N79°26'45"E | 381.38' |
| C49 | 865.00' | 0°59'37" | 15.00' | N66°12'49"E | 15.00' |
| C50 | 885.00' | 0°58'16" | 15.00' | N66°12'49"E | 15.00' |



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ROOKERY PHASE 2A

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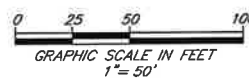
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 - △ CENTRAL ANGLE
 - ③ SHEET REFERENCE NUMBER
 - - - MATCHLINE

LINE TABLE

| LINE | BEARING | LENGTH |
|------|-------------|--------|
| L3 | S55°01'59"E | 20.00' |
| L4 | S55°01'59"E | 20.00' |

CURVE TABLE

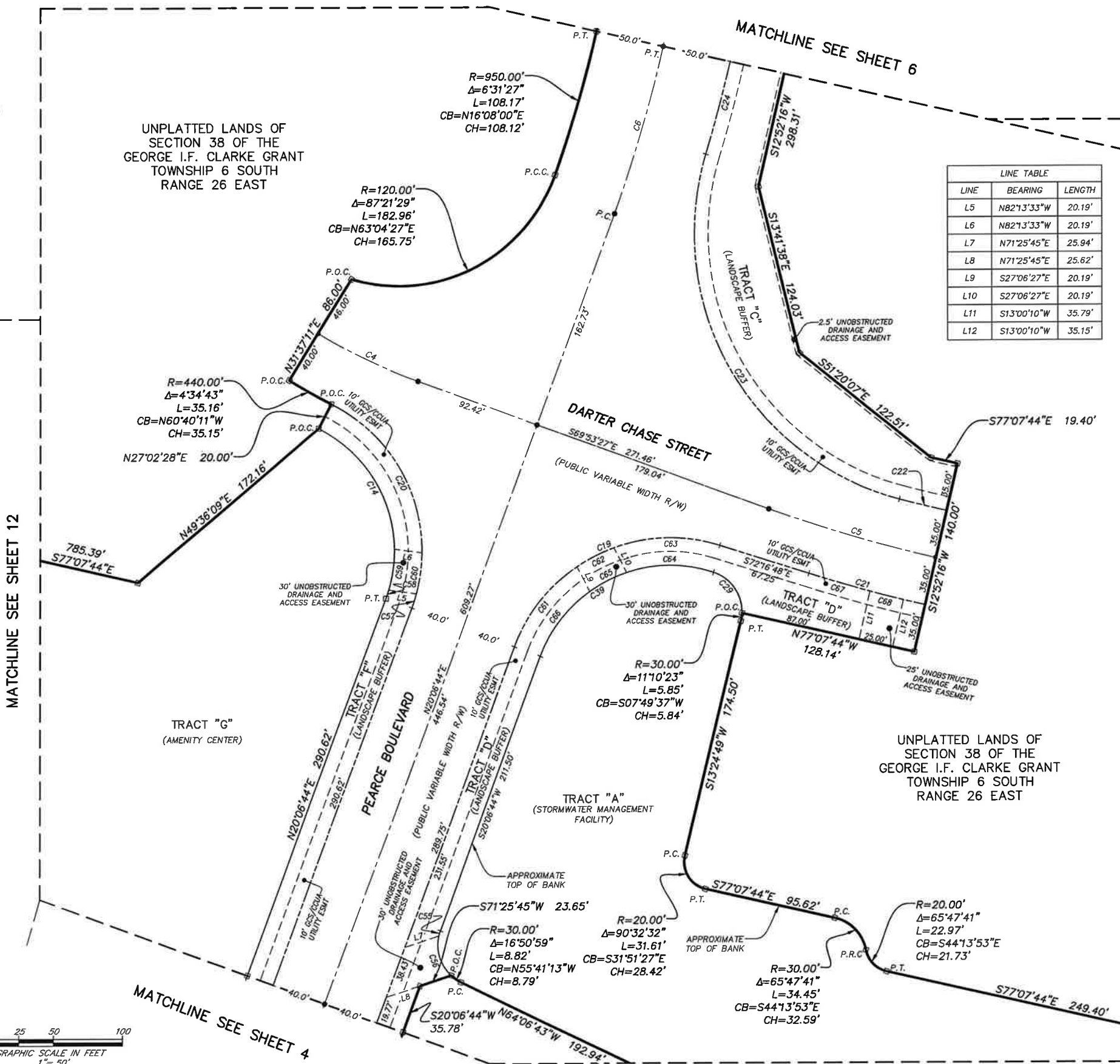
| CURVE | RADIUS | CENTRAL ANGLE | ARC LENGTH | CHORD BEARING | CHORD DISTANCE |
|-------|---------|---------------|------------|---------------|----------------|
| C1 | 925.00' | 72°04'09" | 1163.50' | N56°08'48"E | 1088.30' |
| C2 | 925.00' | 66°17'35" | 1070.25' | N59°02'05"E | 1011.54' |
| C3 | 925.00' | 5°46'34" | 93.25' | N23°00'00"E | 93.21' |
| C12 | 885.00' | 72°04'08" | 1113.19' | N56°08'48"E | 1041.24' |
| C13 | 965.00' | 62°50'09" | 1058.31' | N60°45'48"E | 1006.06' |
| C16 | 30.00' | 69°42'44" | 36.50' | S64°12'05"W | 34.29' |
| C17 | 30.00' | 69°42'44" | 36.50' | S12°25'30"E | 34.29' |
| C18 | 965.00' | 2°19'08" | 39.05' | N21°16'18"E | 39.05' |
| C28 | 985.00' | 64°28'22" | 1108.38' | N59°56'41"E | 1050.83' |
| C30 | 985.00' | 1°49'12" | 31.29' | N26°47'54"E | 31.29' |
| C31 | 985.00' | 1°49'12" | 31.29' | N24°58'41"E | 31.29' |
| C32 | 985.00' | 3°57'21" | 68.01' | N22°05'25"E | 67.99' |
| C51 | 885.00' | 1°35'31" | 214.45' | N27°03'14"E | 213.92' |
| C52 | 865.00' | 1°35'40" | 209.26' | N27°02'34"E | 208.75' |
| C53 | 885.00' | 1°56'32" | 30.00' | N34°58'01"E | 30.00' |
| C54 | 865.00' | 1°59'14" | 30.00' | N34°58'01"E | 30.00' |



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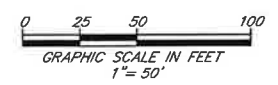


| LINE | BEARING | LENGTH |
|------|-------------|--------|
| L5 | N82°13'33"W | 20.19' |
| L6 | N82°13'33"W | 20.19' |
| L7 | N71°25'45"E | 25.94' |
| L8 | N71°25'45"E | 25.62' |
| L9 | S27°06'27"E | 20.19' |
| L10 | S27°06'27"E | 20.19' |
| L11 | S13°00'10"W | 35.79' |
| L12 | S13°00'10"W | 35.15' |

LEGEND

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- LI TABULATED LINE DATA
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- L.B. LICENSED BUSINESS
- (NR) NON-RADIAL LOT LINE
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- R RADIUS
- R/W RIGHT OF WAY
- △ CENTRAL ANGLE
- ⑤ SHEET REFERENCE NUMBER
- - - MATCHLINE

| CURVE | RADIUS | CENTRAL ANGLE | ARC LENGTH | CHORD BEARING | CHORD DISTANCE |
|-------|----------|---------------|------------|---------------|----------------|
| C4 | 400.00' | 11°30'38" | 80.36' | S64°08'08"E | 80.22' |
| C5 | 1000.00' | 7°14'17" | 126.33' | S73°30'35"E | 126.24' |
| C6 | 1000.00' | 7°13'44" | 126.17' | N16°29'08"E | 126.08' |
| C14 | 100.00' | 83°04'16" | 144.99' | N21°25'24"W | 132.62' |
| C19 | 120.00' | 87°36'28" | 183.49' | S63°54'58"W | 166.13' |
| C20 | 120.00' | 83°04'16" | 173.98' | N21°25'24"W | 159.14' |
| C21 | 1035.00' | 4°50'56" | 87.59' | S74°42'16"E | 87.57' |
| C22 | 965.00' | 2°05'20" | 35.18' | S76°05'04"E | 35.18' |
| C23 | 200.00' | 91°41'09" | 320.04' | S29°11'50"E | 286.97' |
| C24 | 1050.00' | 3°46'28" | 69.17' | N14°45'31"E | 69.16' |
| C29 | 30.00' | 73°37'00" | 38.55' | N34°34'05"W | 35.95' |
| C39 | 100.00' | 88°30'42" | 154.48' | S64°22'05"W | 139.57' |
| C55 | 30.00' | 7°21'25" | 3.85' | S16°26'02"W | 3.85' |
| C56 | 30.00' | 60°01'03" | 31.43' | S17°15'12"E | 30.01' |
| C57 | 120.00' | 5°09'26" | 10.80' | N17°32'01"E | 10.80' |
| C58 | 100.00' | 3°42'40" | 6.48' | N18°15'24"E | 6.48' |
| C59 | 100.00' | 17°15'14" | 30.11' | N07°46'27"E | 30.00' |
| C60 | 120.00' | 14°21'41" | 30.08' | N07°46'27"E | 30.00' |
| C61 | 120.00' | 35°35'58" | 74.56' | S37°54'43"W | 73.37' |
| C62 | 120.00' | 14°21'41" | 30.08' | S62°53'33"W | 30.00' |
| C63 | 120.00' | 37°38'49" | 78.85' | S88°53'48"W | 77.44' |
| C64 | 100.00' | 37°06'15" | 64.76' | N89°55'42"W | 63.63' |
| C65 | 100.00' | 17°15'14" | 30.11' | S62°53'33"W | 30.00' |
| C66 | 100.00' | 34°08'12" | 59.61' | S37°11'20"W | 58.73' |
| C67 | 1035.00' | 2°34'32" | 46.52' | S73°34'03"E | 46.52' |
| C68 | 1035.00' | 1°23'04" | 25.01' | S75°32'51"E | 25.01' |



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ROOKERY PHASE 2A

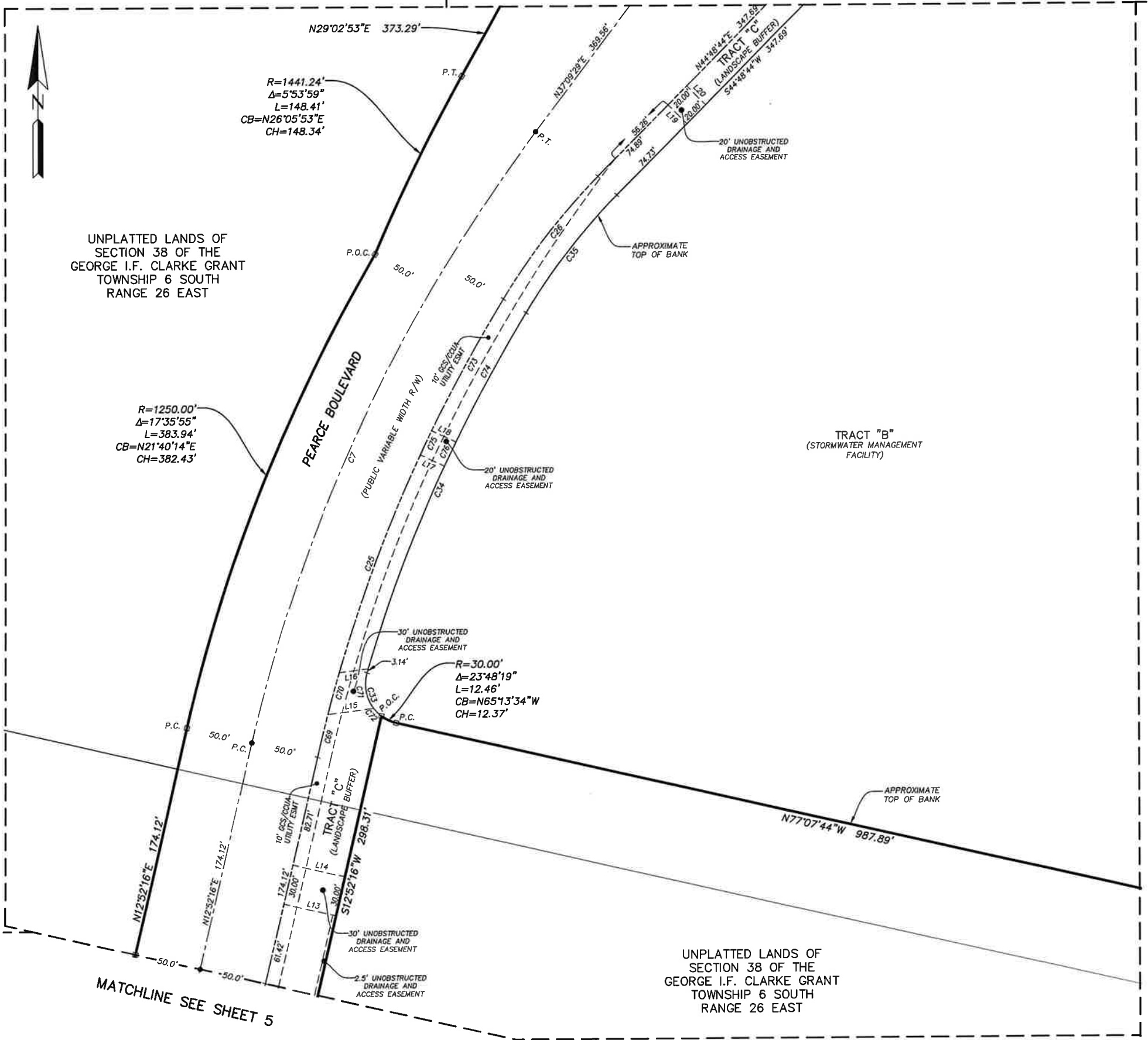
A PORTION OF SECTION 38 OF THE GEORGE I.F. CLARKE GRANT, TOWNSHIP 6 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA.

PLAT BOOK PAGE

SHEET 6 OF 12 SHEETS

SEE SHEET 2 FOR NOTES

MATCHLINE SEE SHEET 7

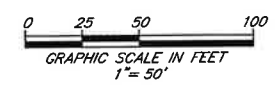


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 - (R) RADIAL LOT LINE
 - R RADIUS
 - R/W RIGHT OF WAY
 - △ CENTRAL ANGLE
 - ⑤ SHEET REFERENCE NUMBER
 - MATCHLINE

MATCHLINE SEE SHEET 11

| LINE TABLE | | |
|------------|-------------|--------|
| LINE | BEARING | LENGTH |
| L13 | S77°07'44"E | 40.00' |
| L14 | S77°07'44"E | 40.00' |
| L15 | S82°34'37"W | 34.62' |
| L16 | S82°34'37"W | 21.86' |
| L17 | S64°39'01"E | 19.95' |
| L18 | S64°39'01"E | 19.96' |
| L19 | S44°44'07"E | 20.00' |
| L20 | S44°44'07"E | 20.00' |

| CURVE TABLE | | | | | |
|-------------|-----------|---------------|------------|---------------|----------------|
| CURVE | RADIUS | CENTRAL ANGLE | ARC LENGTH | CHORD BEARING | CHORD DISTANCE |
| C7 | 1200.00' | 24°17'13" | 508.66' | S25°00'53"W | 504.86' |
| C25 | 1150.00' | 18°33'39" | 372.54' | S22°09'06"W | 370.91' |
| C26 | 500.00' | 13°22'49" | 116.76' | S38°07'20"W | 116.50' |
| C33 | 30.00' | 69°44'35" | 36.52' | S18°27'07"E | 34.30' |
| C34 | 1130.00' | 15°00'45" | 296.08' | S23°55'33"W | 295.23' |
| C35 | 480.00' | 13°22'49" | 112.09' | S38°07'20"W | 111.84' |
| C69 | 1150.00' | 1°38'39" | 33.00' | S13°41'36"W | 33.00' |
| C70 | 1150.00' | 1°37'15" | 32.53' | S15°19'32"W | 32.53' |
| C71 | 30.00' | 53°50'33" | 28.19' | S10°30'06"E | 27.17' |
| C72 | 30.00' | 15°54'02" | 8.33' | S45°22'24"E | 8.30' |
| C73 | 1150.00' | 5°35'58" | 112.39' | S28°37'57"W | 112.34' |
| C74 | 1146.20' | 5°30'43" | 110.27' | S28°39'30"W | 110.22' |
| C75 | 1150.00' | 0°59'47" | 20.00' | S25°20'04"W | 20.00' |
| C76 | 52286.06' | 0°01'19" | 20.00' | N25°20'59"E | 20.00' |



MATCHLINE SEE SHEET 5

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

PREPARED BY:
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RANGE 26 EAST, CLAY COUNTY, FLORIDA.

PLAT BOOK PAGE

SHEET 7 OF 12 SHEETS

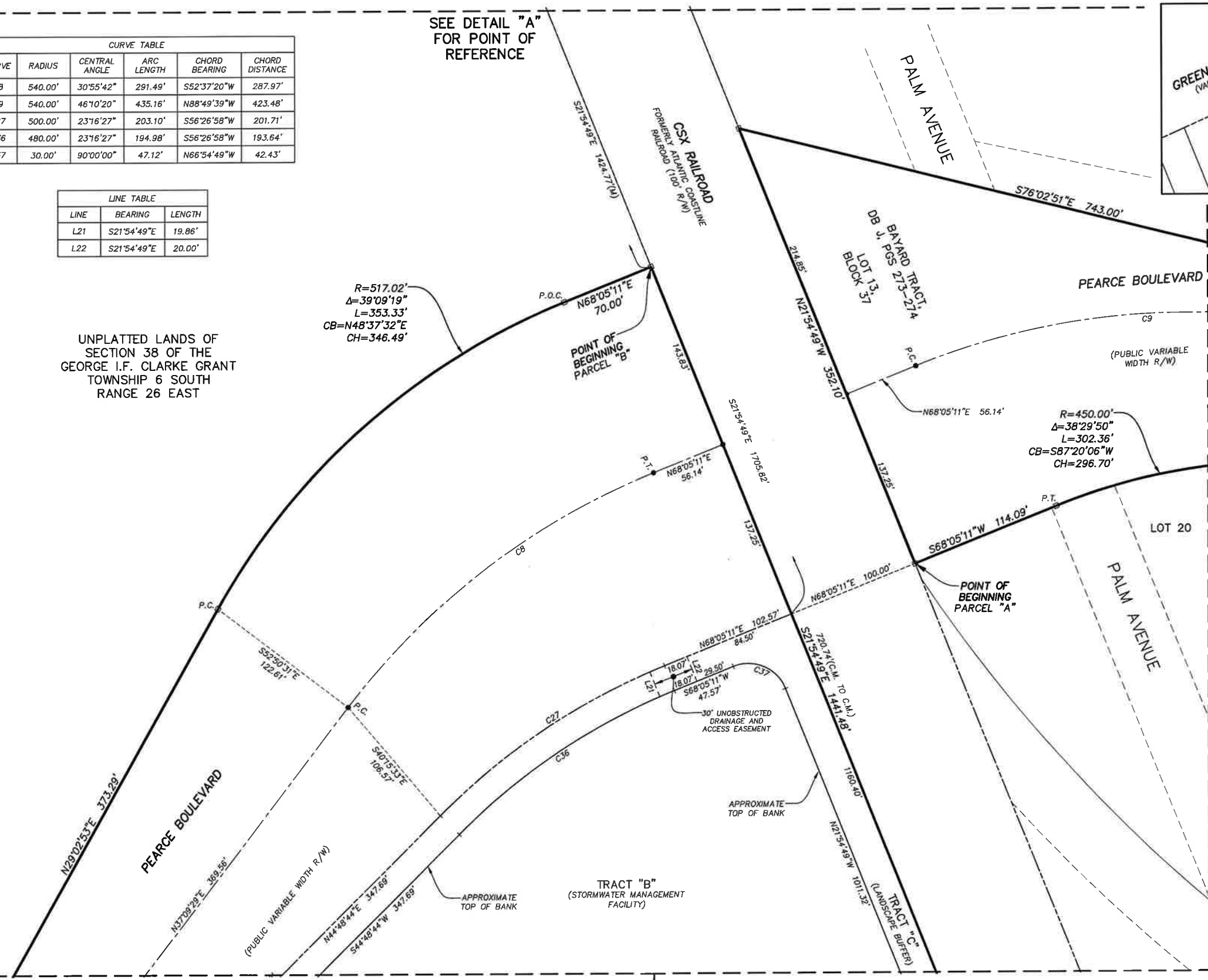
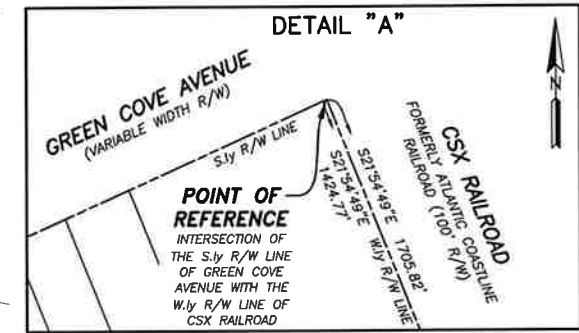
SEE SHEET 2 FOR NOTES

| CURVE TABLE | | | | | |
|-------------|---------|---------------|------------|---------------|----------------|
| CURVE | RADIUS | CENTRAL ANGLE | ARC LENGTH | CHORD BEARING | CHORD DISTANCE |
| CB | 540.00' | 30°55'42" | 291.49' | S52°37'20"W | 287.97' |
| C9 | 540.00' | 46°10'20" | 435.16' | N88°49'39"W | 423.48' |
| C27 | 500.00' | 23°16'27" | 203.10' | S56°26'58"W | 201.71' |
| C36 | 480.00' | 23°16'27" | 194.98' | S56°26'58"W | 193.64' |
| C37 | 30.00' | 90°00'00" | 47.12' | N66°54'49"W | 42.43' |

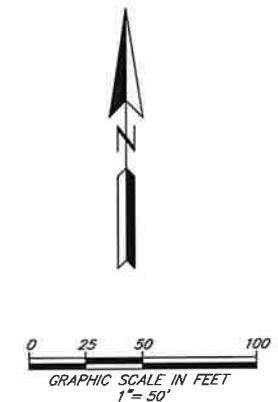
| LINE TABLE | | |
|------------|-------------|--------|
| LINE | BEARING | LENGTH |
| L21 | S21°54'49"E | 19.86' |
| L22 | S21°54'49"E | 20.00' |

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

SEE DETAIL "A" FOR POINT OF REFERENCE



MATCHLINE SEE SHEET 8



- LEGEND**
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 - ③ SHEET REFERENCE NUMBER
 - - - MATCHLINE

MATCHLINE SEE SHEET 6

MATCHLINE SEE SHEET 11

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

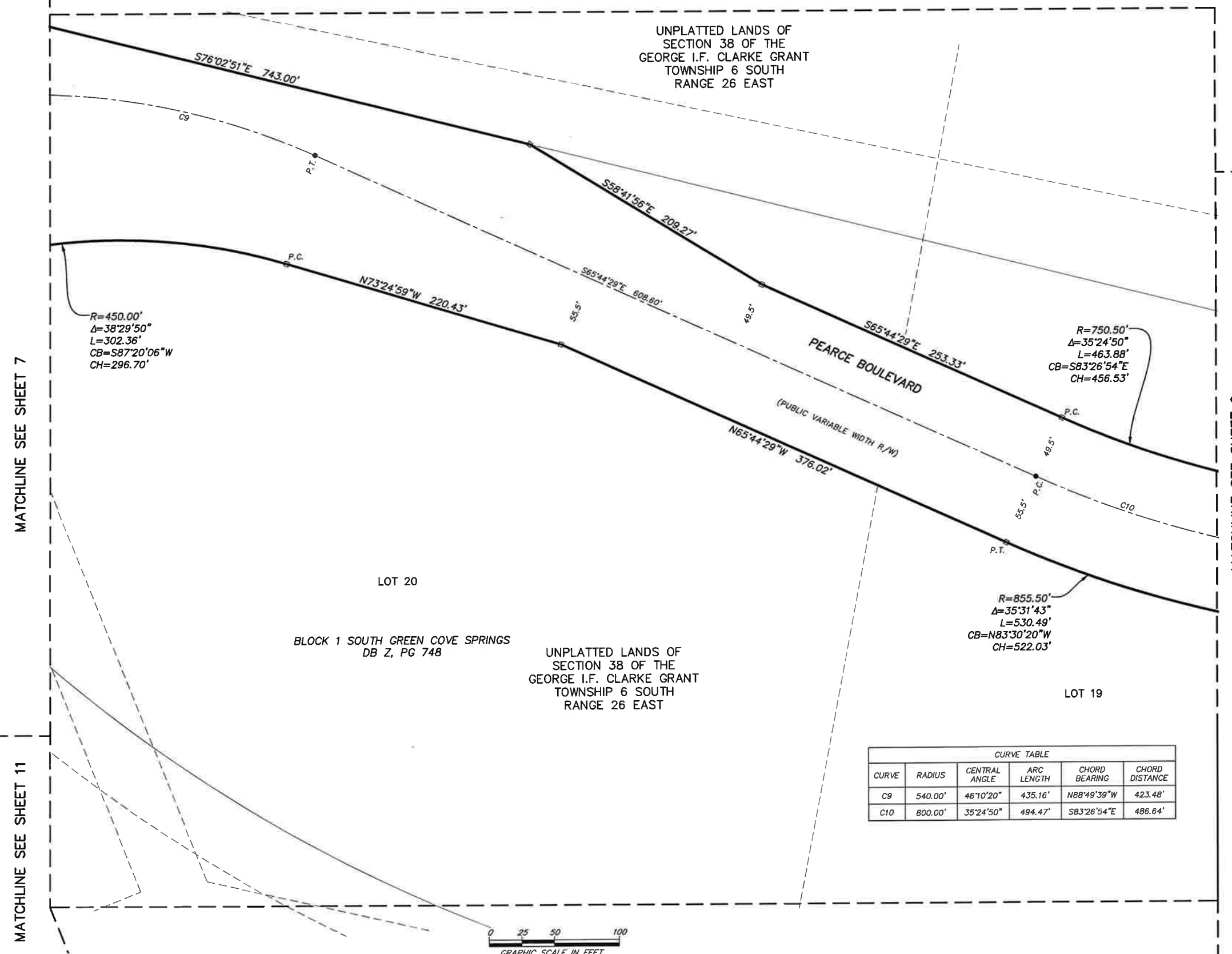
ROOKERY PHASE 2A

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 8 OF 12 SHEETS

SEE SHEET 2 FOR NOTES



MATCHLINE SEE SHEET 7

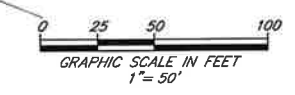
MATCHLINE SEE SHEET 11

MATCHLINE SEE SHEET 9



- 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
 - 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
 - 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
 - △ CENTRAL ANGLE
 - ③ SHEET REFERENCE NUMBER
 - MATCHLINE

| CURVE TABLE | | | | | |
|-------------|---------|---------------|------------|---------------|----------------|
| CURVE | RADIUS | CENTRAL ANGLE | ARC LENGTH | CHORD BEARING | CHORD DISTANCE |
| C9 | 540.00' | 46°10'20" | 435.16' | N88°49'39"W | 423.48' |
| C10 | 800.00' | 35°24'50" | 494.47' | S83°26'54"E | 486.64' |

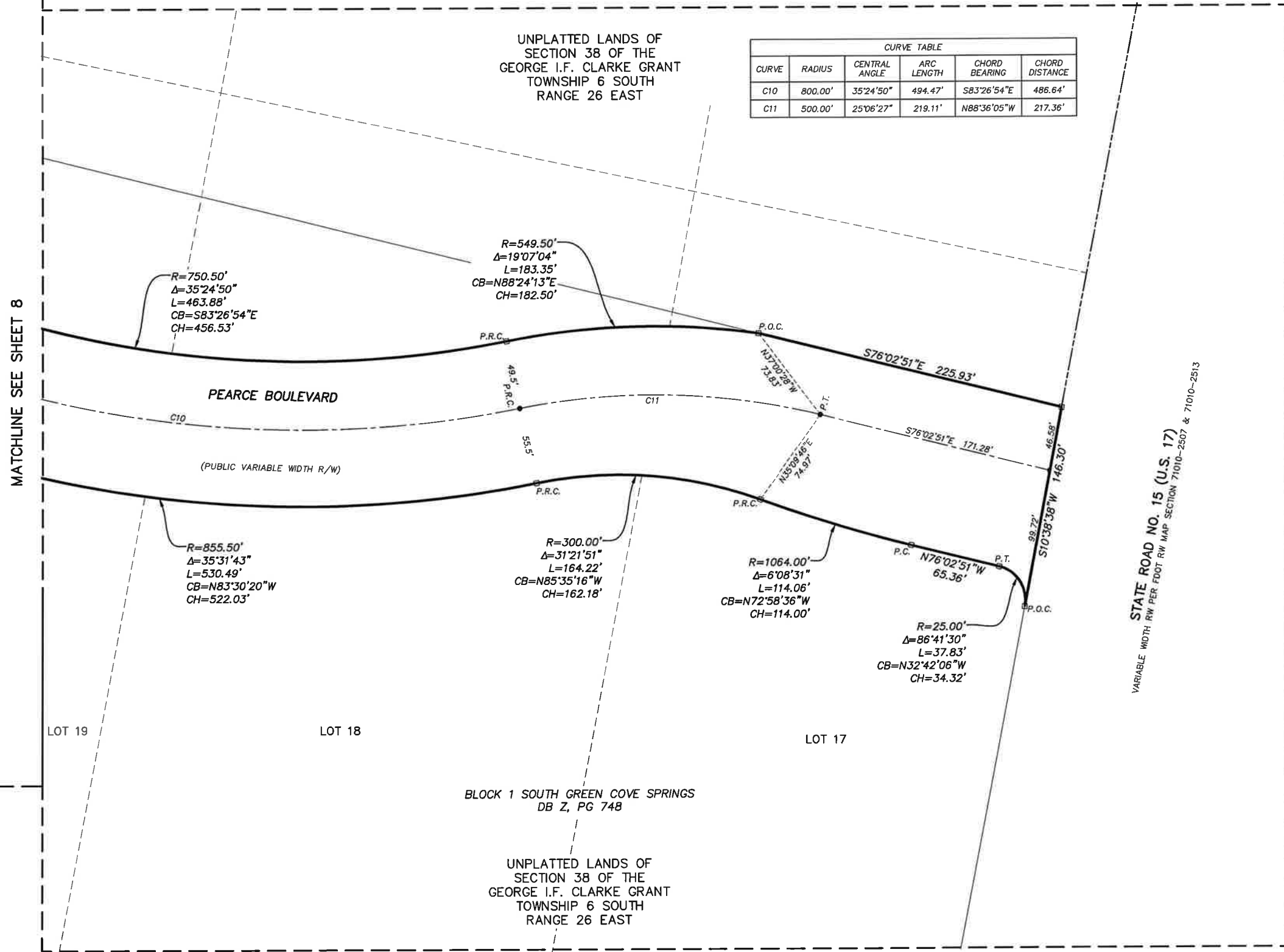


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ROOKERY PHASE 2A

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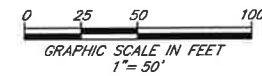
| CURVE TABLE | | | | | |
|-------------|---------|---------------|------------|---------------|----------------|
| CURVE | RADIUS | CENTRAL ANGLE | ARC LENGTH | CHORD BEARING | CHORD DISTANCE |
| C10 | 800.00' | 35°24'50" | 494.47' | S83°26'54"E | 486.64' |
| C11 | 500.00' | 25°06'27" | 219.11' | N88°36'05"W | 217.36' |



MATCHLINE SEE SHEET 8

LEGEND

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- R/W RIGHT OF WAY
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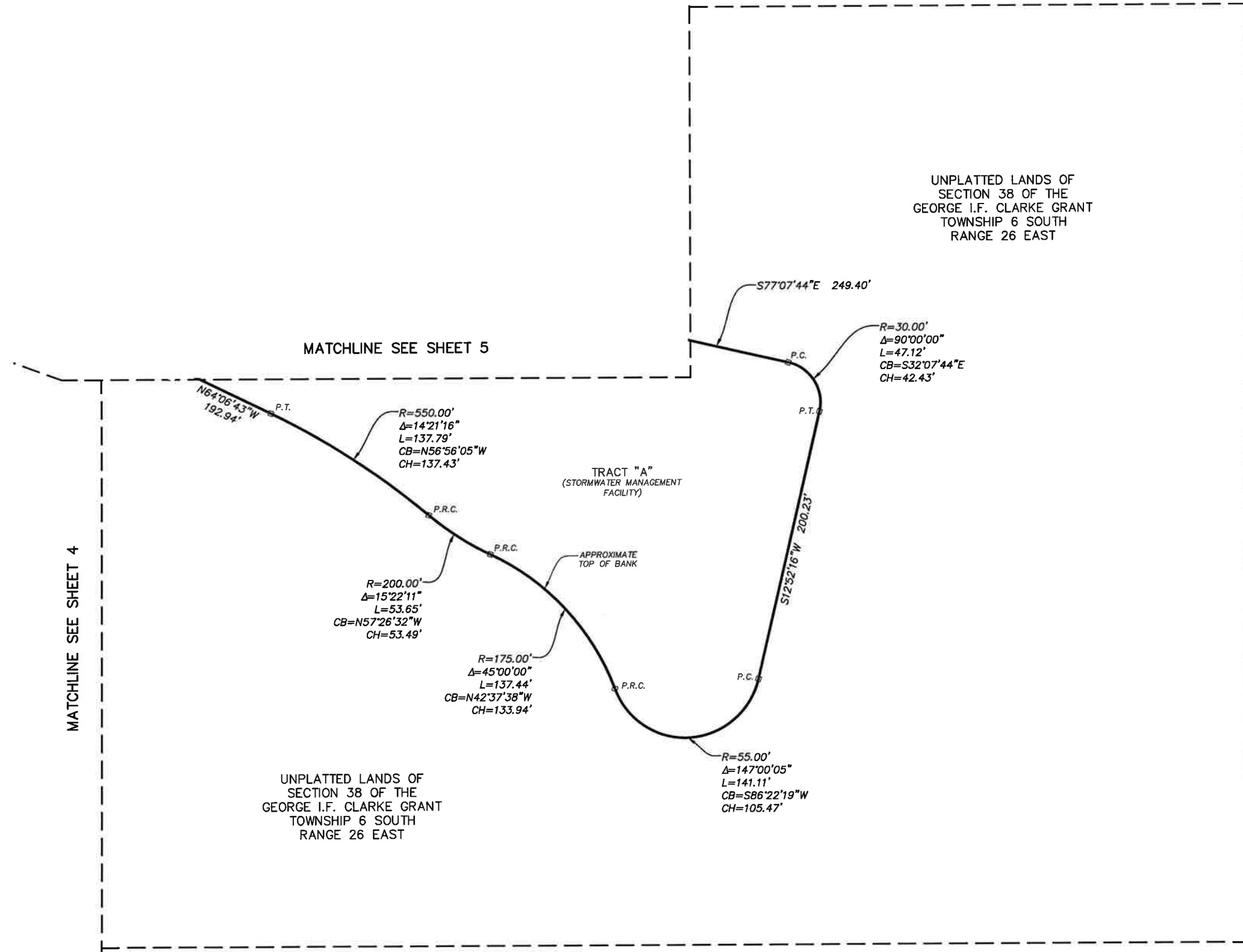
ROOKERY PHASE 2A

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RANGE 26 EAST, CLAY COUNTY, FLORIDA.

PLAT BOOK PAGE

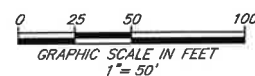
SHEET 10 OF 12 SHEETS

SEE SHEET 2 FOR NOTES



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

PLAT BOOK PAGE

SHEET 11 OF 12 SHEETS

SEE SHEET 2 FOR NOTES

| LINE TABLE | | |
|------------|-------------|--------|
| LINE | BEARING | LENGTH |
| L23 | N68°19'02"E | 25.00' |
| L24 | N68°19'02"E | 25.00' |

| CURVE TABLE | | | | | |
|-------------|--------|---------------|------------|---------------|----------------|
| CURVE | RADIUS | CENTRAL ANGLE | ARC LENGTH | CHORD BEARING | CHORD DISTANCE |
| C3B | 30.00' | 124°47'05" | 65.34' | N40°28'44"E | 53.17' |

MATCHLINE SEE SHEET 6

TRACT "B"
(STORMWATER MANAGEMENT FACILITY)

MATCHLINE SEE SHEET 8

60° UNOBSTRUCTED DRAINAGE AND ACCESS EASEMENT

APPROXIMATE TOP OF BANK

APPROXIMATE TOP OF BANK

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

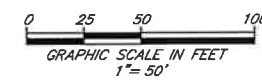
CSX RAILROAD
FOR RAILROAD AT AN ANGLE OF 100° R/W(N)
FOR RAILROAD AT AN ANGLE OF 100° R/W(N)
720°14'11"W TO C.M.
S21°54'49"E 144.11' 89'
1180.40'

TRACT "C"
(LANDSCAPE BUFFER)



LEGEND

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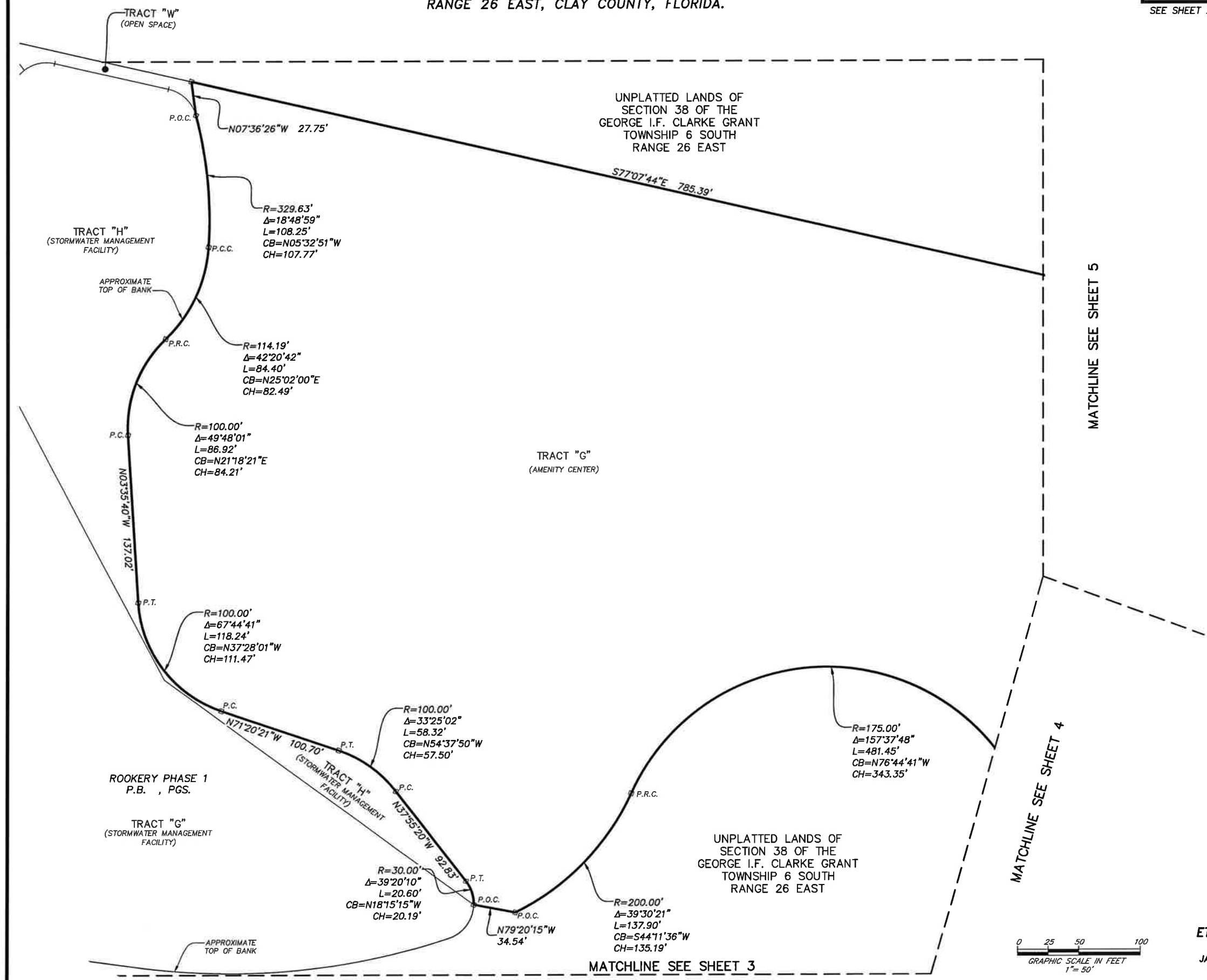
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PLAT BOOK PAGE

SHEET 12 OF 12 SHEETS

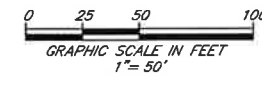
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MATCHLINE SEE SHEET 5

MATCHLINE SEE SHEET 4

MATCHLINE SEE SHEET 3



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