

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°0'23", 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 Southerly 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 Southeasterly 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", "F" and "J" (Landscape Buffer), Tract "G" (Amenity Center), Tracts "H" and "I" (Fountain) 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 Rookery 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. 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.

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.

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 City 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. Fremento
Vice President

Witness

Witness

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. 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 _____

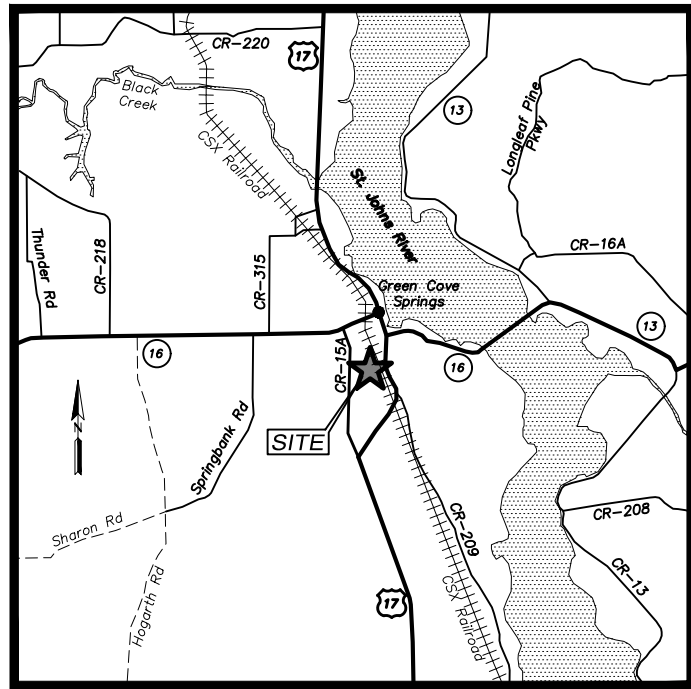
PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

ROOKERY PHASE 2A

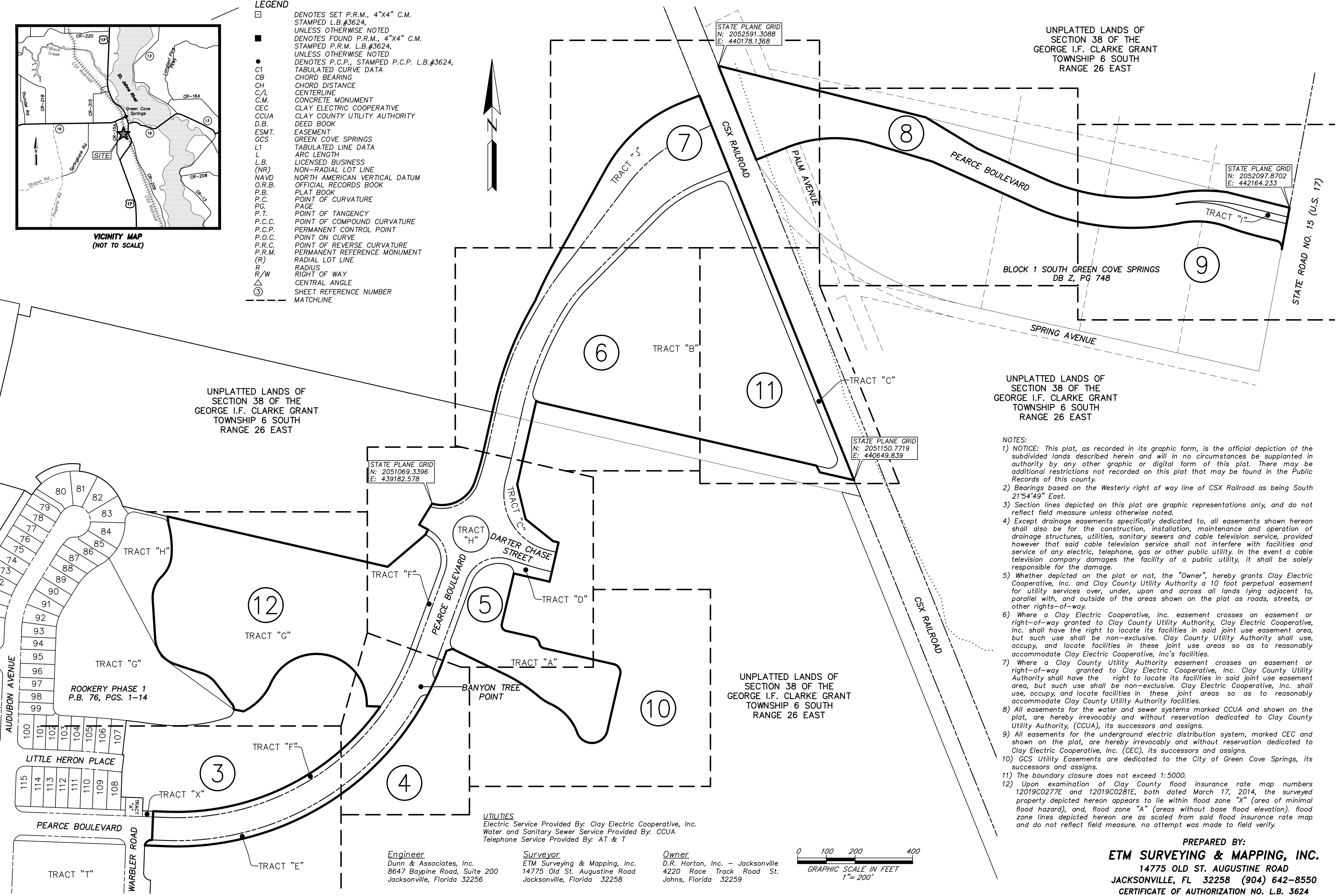
A PORTION OF SECTION 38 OF THE GEORGE I.F. CLARKE GRANT, TOWNSHIP 6 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA.

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, TABULATED CURVE DATA
- CHORD BEARING
- CHORD DISTANCE
- CENTERLINE
- CONCRETE MONUMENT
- CLAY ELECTRIC COOPERATIVE
- CLAY COUNTY UTILITY AUTHORITY
- DEED BOOK
- EASEMENT
- GREEN COVE SPRINGS
- L1 TABULATED LINE DATA
- L ARC LENGTH
- L.B. LICENSED BUSINESS
- (NR) NON-RADIAL LOT LINE
- NAVD NORTH AMERICAN VERTICAL DATUM
- O.R.B. OFFICIAL RECORDS BOOK
- P.B. PLAT BOOK
- P.C. POINT OF CURVATURE
- PG. PAGE
- P.T. POINT OF TANGENCY
- P.C.C. POINT OF COMPOUND CURVATURE
- P.C.P. PERMANENT CONTROL POINT
- P.O.C. POINT ON CURVE
- 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



VICINITY MAP
(NOT TO SCALE)



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

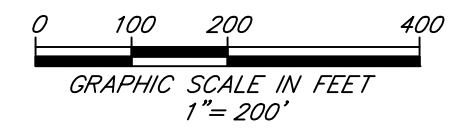
- NOTES:**
- 1) NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of this plat. There may be additional restrictions not recorded on this plat 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 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) The boundary closure does not exceed 1:5000.
 - 12) Upon examination of Clay County flood insurance rate map numbers 12019C0277E and 12019C0281E, both dated March 17, 2014, the surveyed property depicted hereon appears to lie within flood zone "X" (area of minimal flood hazard), and, flood zone "A" (areas without base flood elevation), flood zone lines depicted hereon are as scaled from said flood insurance rate map and do not reflect field measure. no attempt was made to field verify.

UTILITIES
Electric Service Provided By: Clay Electric Cooperative, Inc.
Water and Sanitary Sewer Service Provided By: CUA
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



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

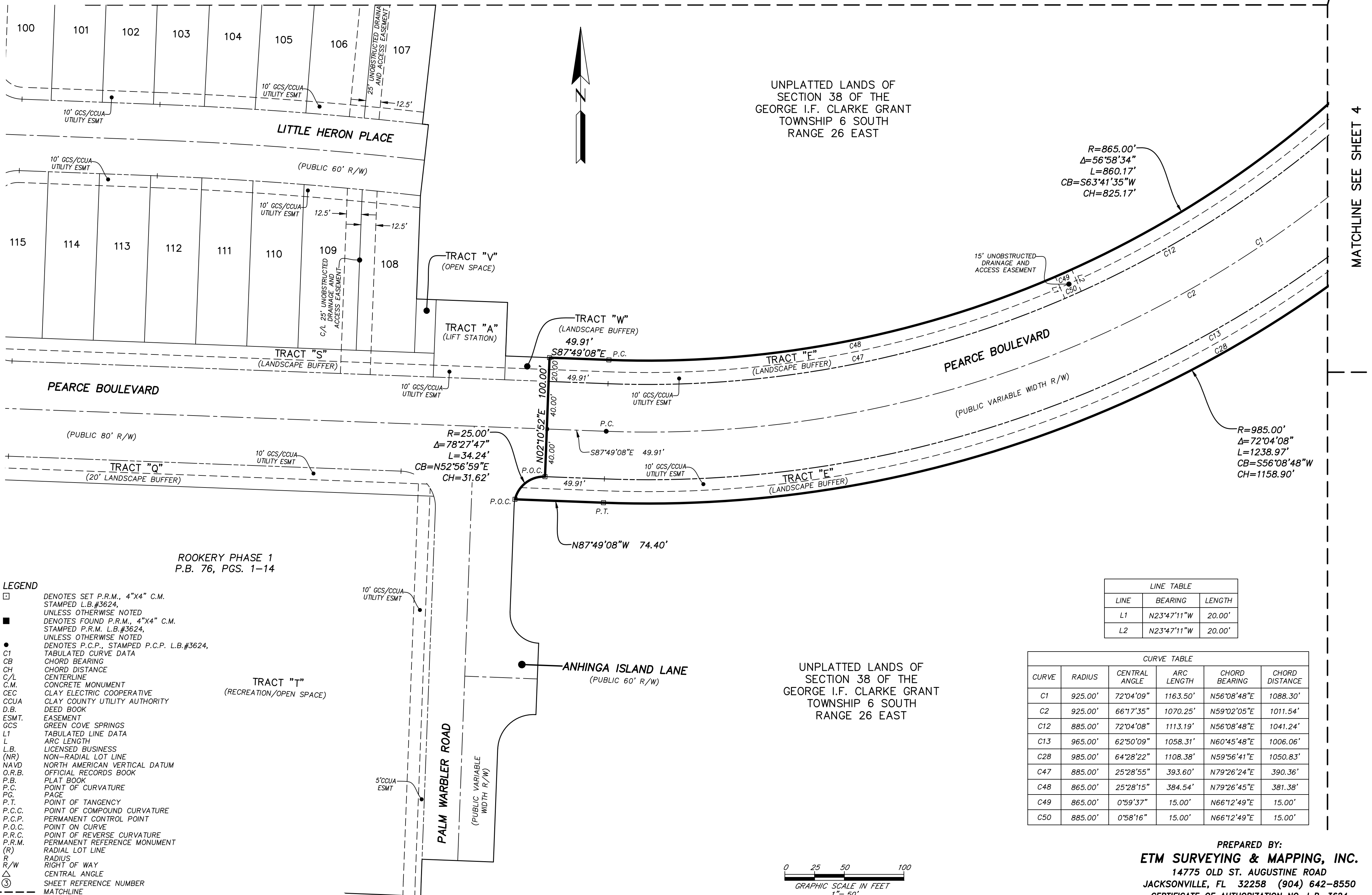
A PORTION OF SECTION 38 OF THE GEORGE I.F. CLARKE GRANT, TOWNSHIP 6 SOUTH,
RANGE 26 EAST, CLAY COUNTY, FLORIDA.

PLAT BOOK PAGE

SHEET 3 OF 12 SHEETS

SEE SHEET 2 FOR NOTES

MATCHLINE SEE SHEET 12



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

$R=865.00'$
 $\Delta=56^{\circ}58'34''$
 $L=860.17'$
 $CB=S63^{\circ}41'35''W$
 $CH=825.17'$

15' UNOBSTRUCTED
DRAINAGE AND
ACCESS EASEMENT

PEARCE BOULEVARD
(PUBLIC VARIABLE WIDTH R/W)

$R=985.00'$
 $\Delta=72^{\circ}04'08''$
 $L=1238.97'$
 $CB=S56^{\circ}08'48''W$
 $CH=1158.90'$

$R=25.00'$
 $\Delta=78^{\circ}27'47''$
 $L=34.24'$
 $CB=N52^{\circ}56'59''E$
 $CH=31.62'$

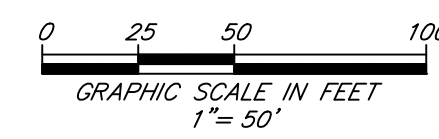
UNPLATTED LANDS OF
SECTION 38 OF THE
GEORGE I.F. CLARKE GRANT
TOWNSHIP 6 SOUTH
RANGE 26 EAST

ROOKERY PHASE 1
P.B. 76, PGS. 1-14

- 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
 - D.B. DEED BOOK
 - 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.O.C. POINT ON CURVE
 - 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'

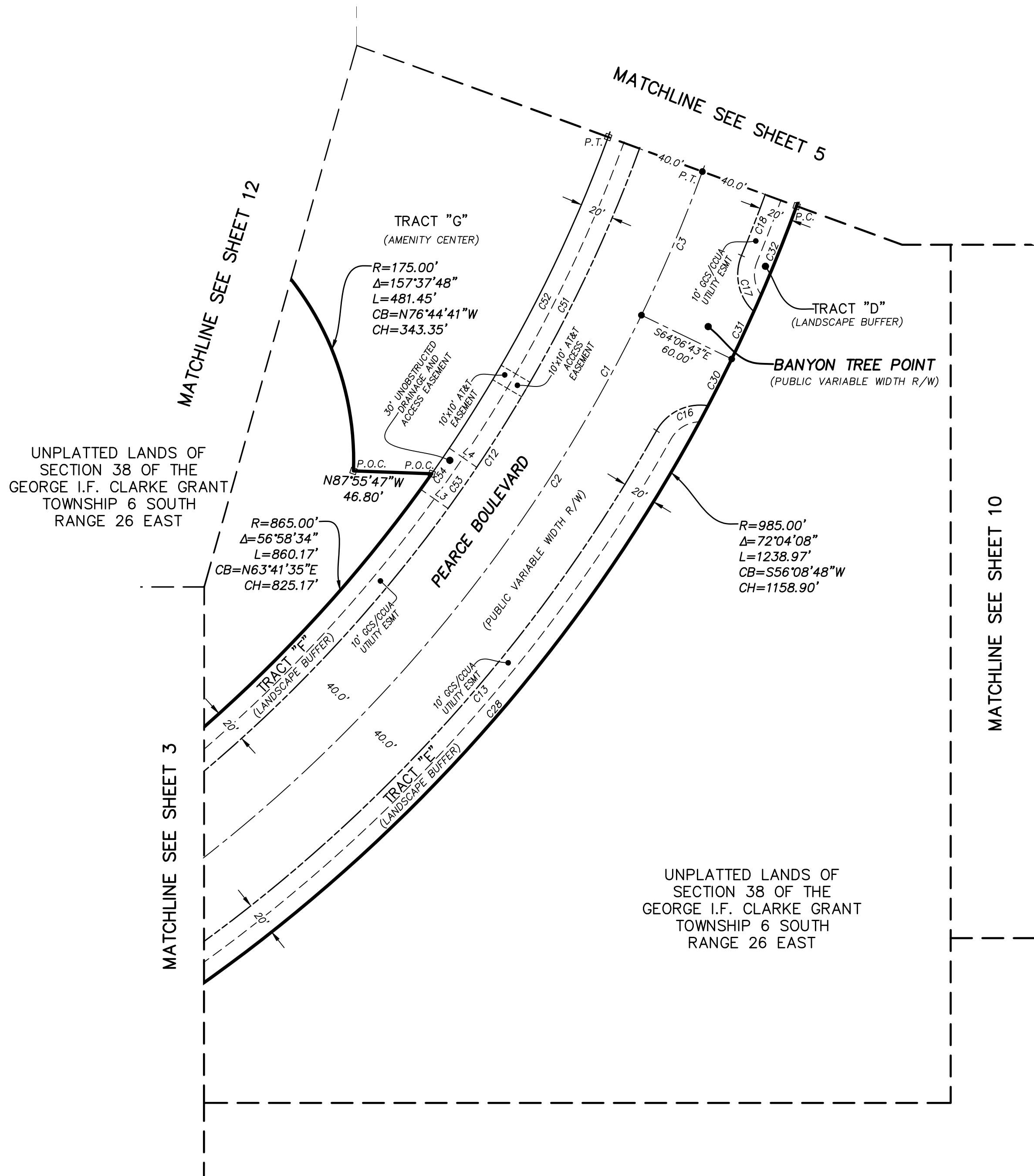
CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	925.00'	72°04'09"	1163.50'	N56°08'48"E	1088.30'
C2	925.00'	66°17'35"	1070.25'	N59°02'05"E	1011.54'
C12	885.00'	72°04'08"	1113.19'	N56°08'48"E	1041.24'
C13	965.00'	62°50'09"	1058.31'	N60°45'48"E	1006.06'
C28	985.00'	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'



PREPARED BY:
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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

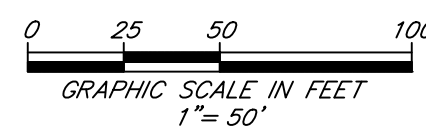
A PORTION OF SECTION 38 OF THE GEORGE I.F. CLARKE GRANT, TOWNSHIP 6 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA.



- 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
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 - 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
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'	13°53'01"	214.45'	N27°03'14"E	213.92'
C52	865.00'	13°51'40"	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'



PREPARED BY:
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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.

SEE SHEET 2 FOR NOTES

- LEGEND**
- ☐ DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
 - DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED P.R.M. L.B.#3624, UNLESS OTHERWISE NOTED
 - DENOTES P.C.P., STAMPED P.C.P. L.B.#3624, TABULATED CURVE DATA
 - C1 CHORD BEARING
 - CH CHORD DISTANCE
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 - LT TABULATED LINE DATA
 - L ARC LENGTH
 - L.B. LICENSED BUSINESS
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 - (R) RADIAL LOT LINE
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 - R/W RIGHT OF WAY
 - △ CENTRAL ANGLE
 - ③ SHEET REFERENCE NUMBER
 - - - MATCHLINE

LINE TABLE

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'

CURVE TABLE

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'
C40	62.75'	90°00'30"	98.58'	N24°53'42"W	88.75'
C41	62.75'	90°00'11"	98.57'	N65°06'39"E	88.74'
C42	62.75'	89°59'49"	98.56'	S24°53'21"E	88.74'
C43	62.75'	89°59'30"	98.56'	S65°06'18"W	88.74'
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°09'12"	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'
C80	132.00'	88°44'11"	204.43'	N63°45'49"E	184.61'
C81	962.00'	6°31'27"	109.54'	N16°08'00"E	109.48'

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

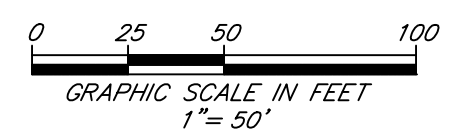


MATCHLINE SEE SHEET 12

MATCHLINE SEE SHEET 10

MATCHLINE SEE SHEET 4

MATCHLINE SEE SHEET 10

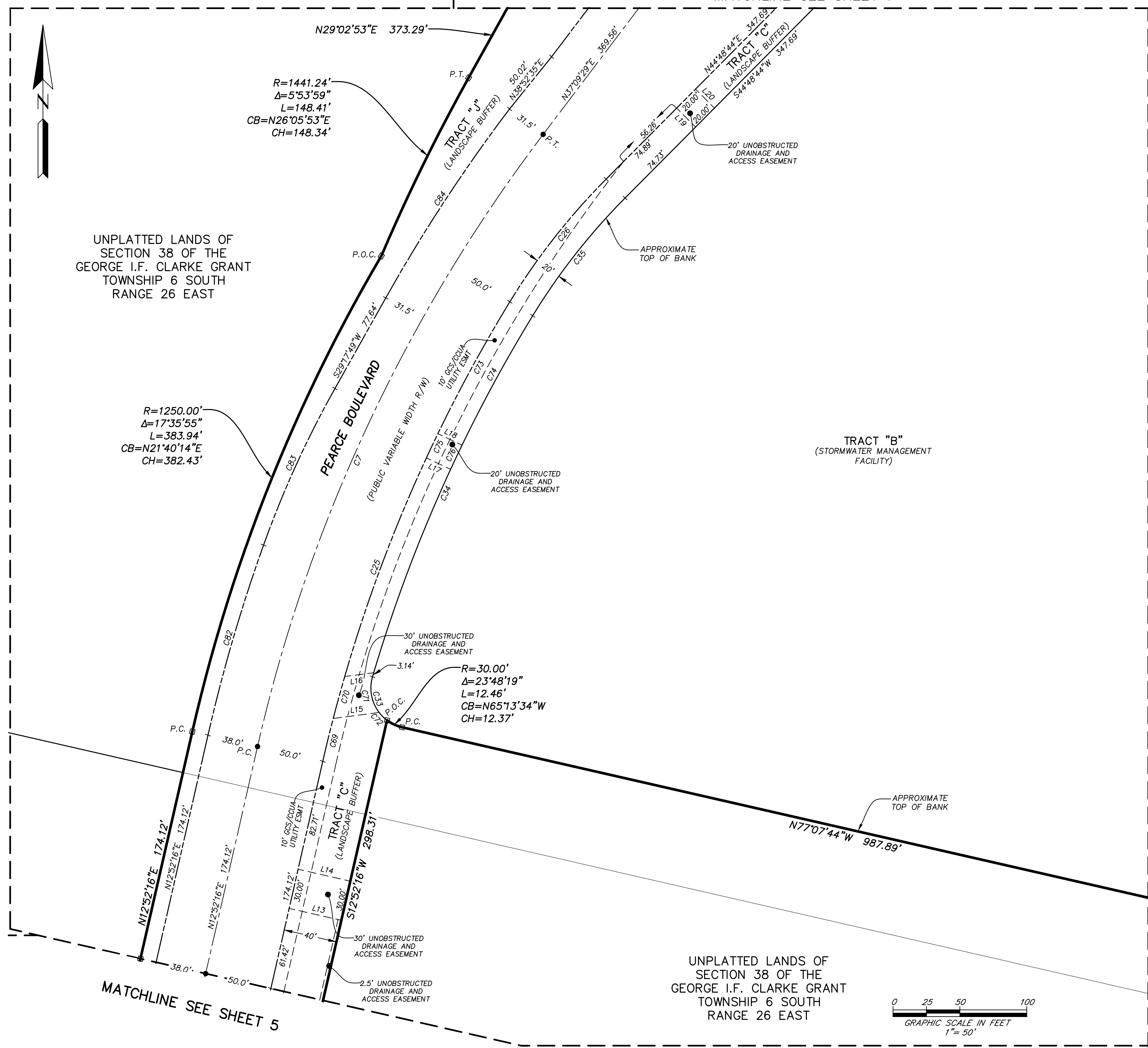


PREPARED BY:
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 CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

ROOKERY PHASE 2A

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

MATCHLINE SEE SHEET 7



- 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
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 - C1 TABULATED CURVE DATA
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 - D.B. DEED BOOK
 - EASEMENT
 - ESMT. EASEMENT
 - GCS GREEN COVE SPRINGS
 - L1 TABULATED LINE DATA
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 - (NR) NON-RADIAL LOT LINE
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 - O.R.B. OFFICIAL RECORDS BOOK
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 - P.O.C. POINT ON CURVE
 - 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
 - ⑤ SHEET REFERENCE NUMBER
 - - - MATCHLINE

MATCHLINE SEE SHEET 11

LINE TABLE

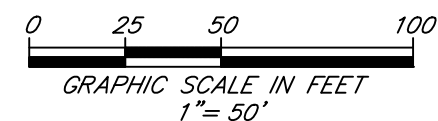
LINE	BEARING	LENGTH
L13	S77°07'44"E	40.00'
L14	S77°07'44"E	40.00'
L15	S82°34'37"W	34.62'
L16	S82°34'37"W	21.86'
L17	S64°39'01"E	19.95'
L18	S64°39'01"E	19.96'
L19	S44°44'07"E	20.00'
L20	S44°44'07"E	20.00'

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'
C82	1238.00'	6°51'19"	148.12'	S16°17'56"W	148.03'
C83	771.00'	9°34'14"	128.79'	S24°30'42"W	128.64'
C84	1231.50'	7°51'40"	168.96'	S33°13'39"W	168.83'

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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CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

ROOKERY PHASE 2A

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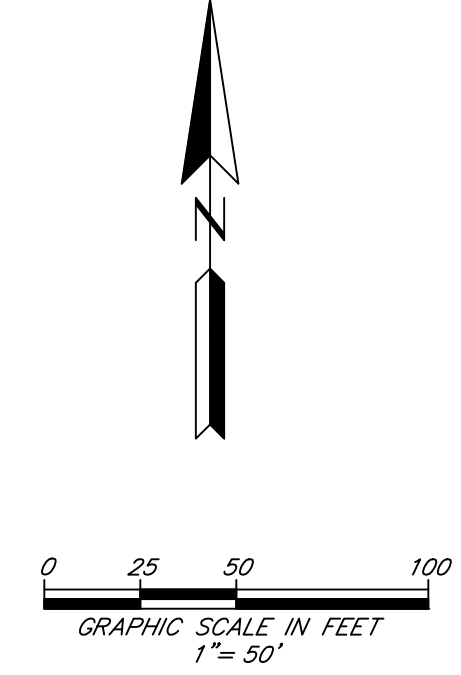
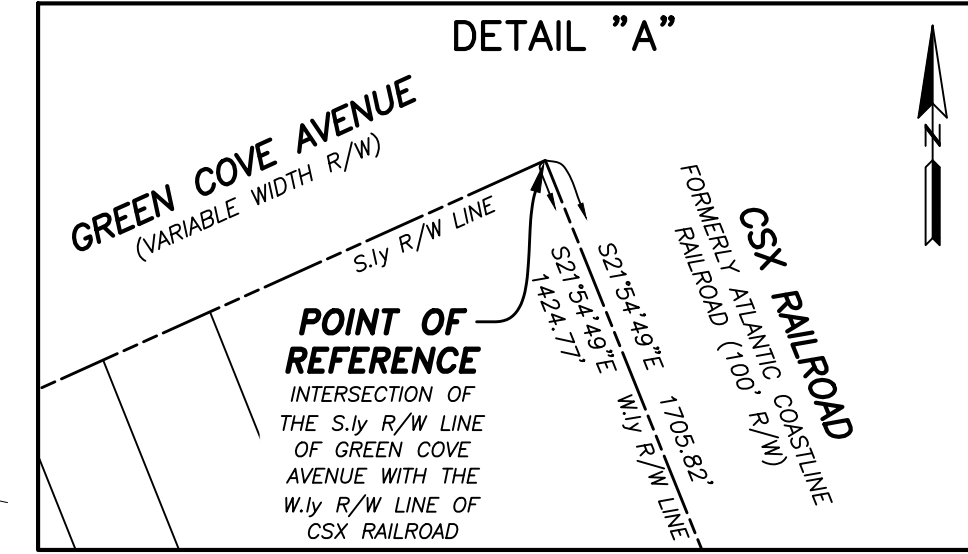
CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C8	540.00'	30°55'42"	291.49'	S52°37'20"W	287.97'
C9	540.00'	46°10'20"	435.16'	N88°49'39"W	423.48'
C27	500.00'	23°16'27"	203.10'	S56°26'58"W	201.71'
C36	480.00'	23°16'27"	194.98'	S56°26'58"W	193.64'
C37	30.00'	90°00'00"	47.12'	N66°54'49"W	42.43'
C85	570.00'	28°49'13"	286.72'	S51°34'06"W	283.70'

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

$R=517.02'$
 $\Delta=39°09'19"$
 $L=353.33'$
 $CB=N48°37'32"E$
 $CH=346.49'$

$R=450.00'$
 $\Delta=38°29'50"$
 $L=302.36'$
 $CB=S87°20'06"W$
 $CH=296.70'$



- 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, TABULATED CURVE DATA
 - 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
 - D.B. DEED BOOK
 - EASEMENT
 - ESMT. GREEN COVE SPRINGS
 - GCS TABULATED LINE DATA
 - L1 ARC LENGTH
 - L LICENSED BUSINESS
 - (NR) NON-RADIAL LOT LINE
 - NAVD NORTH AMERICAN VERTICAL DATUM
 - O.R.B. OFFICIAL RECORDS BOOK
 - P.B. PLAT BOOK
 - P.C. POINT OF CURVATURE
 - PG. PAGE
 - P.T. POINT OF TANGENCY
 - P.C.C. POINT OF COMPOUND CURVATURE
 - P.C.P. PERMANENT CONTROL POINT
 - P.O.C. POINT ON CURVE
 - 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

MATCHLINE SEE SHEET 6

MATCHLINE SEE SHEET 11

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

ROOKERY PHASE 2A

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

MATCHLINE SEE SHEET 7

MATCHLINE SEE SHEET 11

MATCHLINE SEE SHEET 9

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

BLOCK 1 SOUTH GREEN COVE SPRINGS
DB Z, PG 748

LOT 20

LOT 19

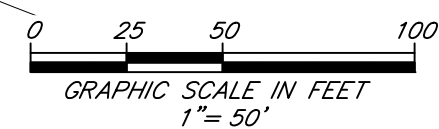
PEARCE BOULEVARD
(PUBLIC VARIABLE WIDTH R/W)

R=450.00'
Δ=38°29'50"
L=302.36'
CB=S87°20'06"W
CH=296.70'

R=750.50'
Δ=35°24'50"
L=463.88'
CB=S83°26'54"E
CH=456.53'

R=855.50'
Δ=35°31'43"
L=530.49'
CB=N83°30'20"W
CH=522.03'

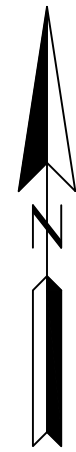
CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C9	540.00'	46°10'20"	435.16'	N88°49'39"W	423.48'
C10	800.00'	25°31'32"	356.40'	S78°30'15"E	353.46'



LEGEND

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- R RADIUS
- R/W RIGHT OF WAY
- Δ CENTRAL ANGLE
- ③ SHEET REFERENCE NUMBER
- - - MATCHLINE

PREPARED BY:
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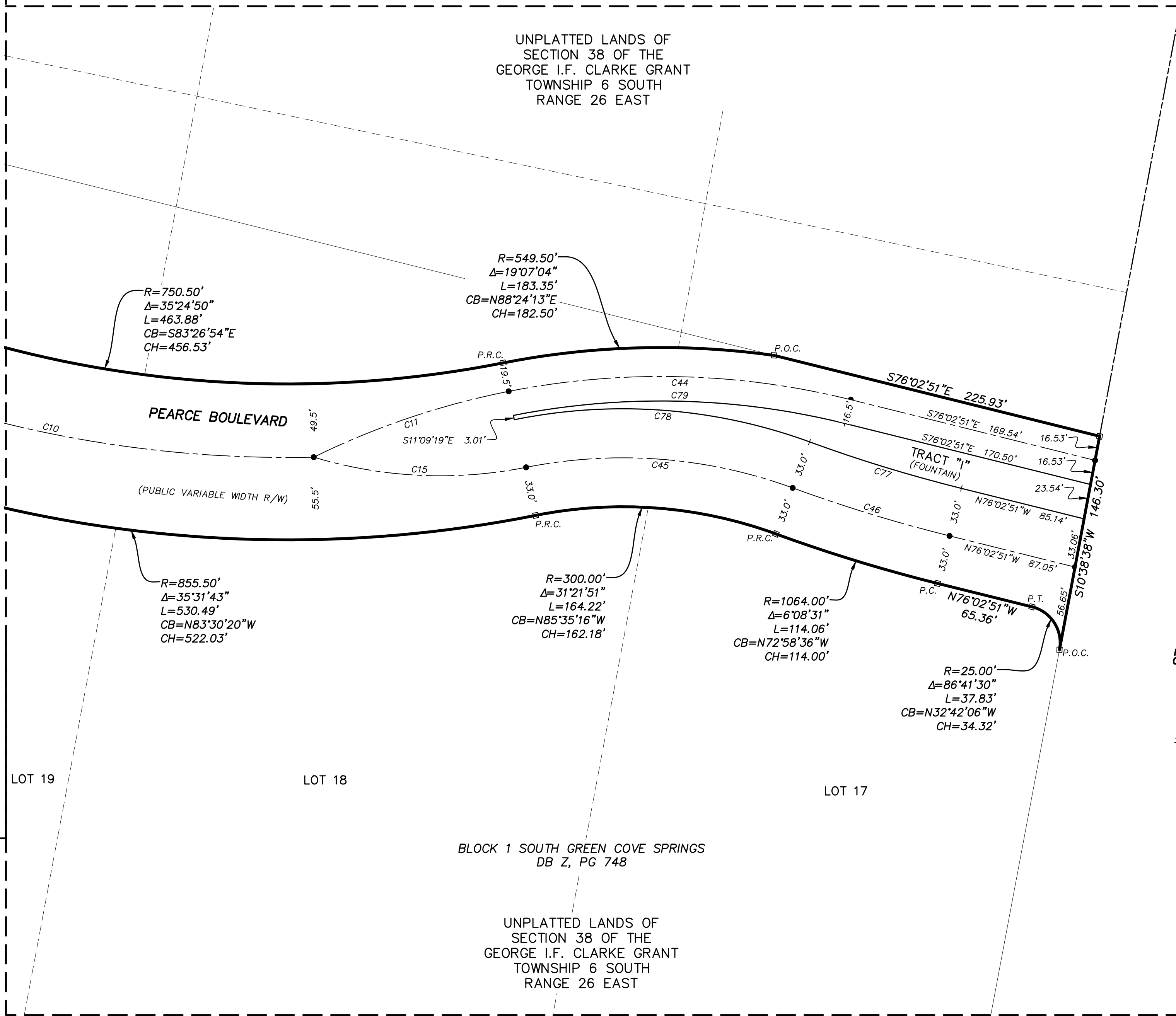


ROOKERY PHASE 2A

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

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C10	800.00'	25°31'32"	356.40'	S78°30'15"E	353.46'
C11	530.00'	15°01'24"	138.97'	S71°19'59"W	138.57'
C15	295.88'	28°00'41"	144.65'	S87°15'51"E	143.22'
C44	530.00'	25°06'27"	232.25'	N88°36'05"W	230.40'
C45	333.00'	31°21'51"	182.29'	N85°35'16"W	180.02'
C46	1031.00'	6°08'31"	110.52'	S72°58'36"E	110.47'
C77	998.00'	6°08'31"	106.98'	S72°58'36"E	106.93'
C78	366.00'	31°36'41"	201.93'	N85°42'41"W	199.38'
C79	513.50'	25°06'27"	225.02'	N88°36'05"W	223.22'

MATCHLINE SEE SHEET 8



STATE ROAD NO. 15 (U.S. 17)
VARIABLE WIDTH RW PER FDOT RW MAP SECTION 71010-2507 & 71010-2513

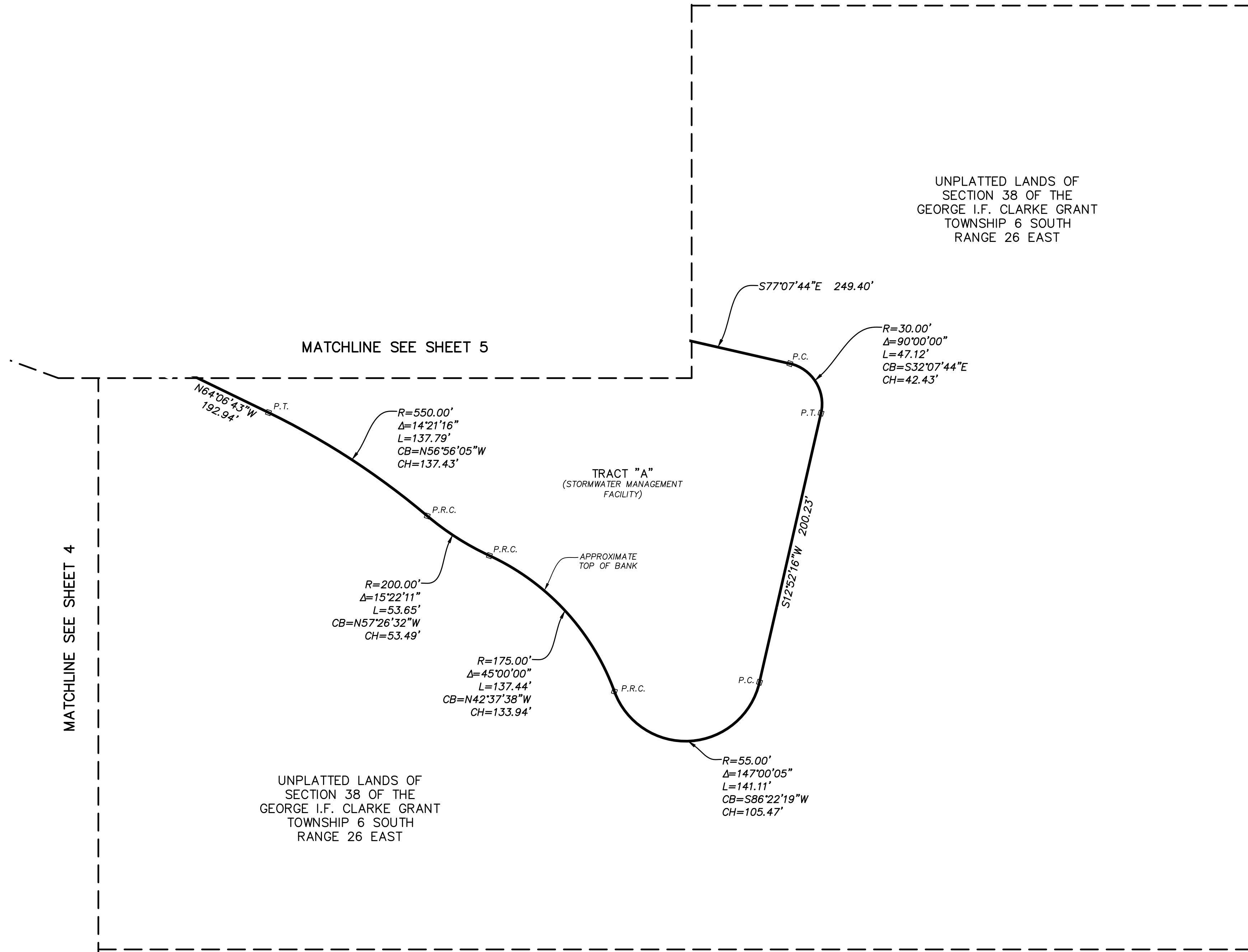
LEGEND

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

PREPARED BY:
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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.



MATCHLINE SEE SHEET 4

MATCHLINE SEE SHEET 5

LEGEND

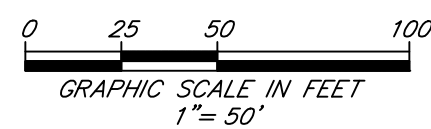
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- R RADIUS
- R/W RIGHT OF WAY
- △ CENTRAL ANGLE
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UNPLATTED LANDS OF SECTION 38 OF THE GEORGE I.F. CLARKE GRANT TOWNSHIP 6 SOUTH RANGE 26 EAST

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

TRACT "A"
(STORMWATER MANAGEMENT FACILITY)

APPROXIMATE TOP OF BANK



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MATCHLINE SEE SHEET 7

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 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'

MATCHLINE SEE SHEET 8



MATCHLINE SEE SHEET 6

TRACT "B"
(STORMWATER MANAGEMENT FACILITY)

CSX RAILROAD
FORMERLY
RAILROAD (100' R/W)
CONVEYANCE

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C38	30.00'	124°47'05"	65.34'	N40°28'44"E	53.17'

LEGEND

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

60' UNOBSTRUCTED DRAINAGE AND ACCESS EASEMENT

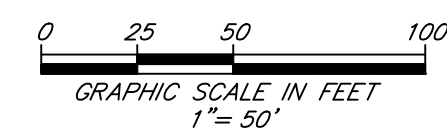
APPROXIMATE TOP OF BANK

TRACT "C"
(LANDSCAPE BUFFER)

FLOOD ZONE A
FLOOD ZONE X

APPROXIMATE TOP OF BANK

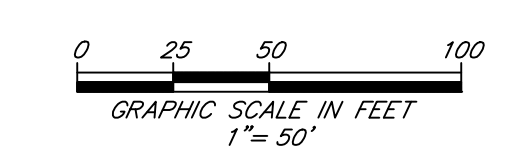
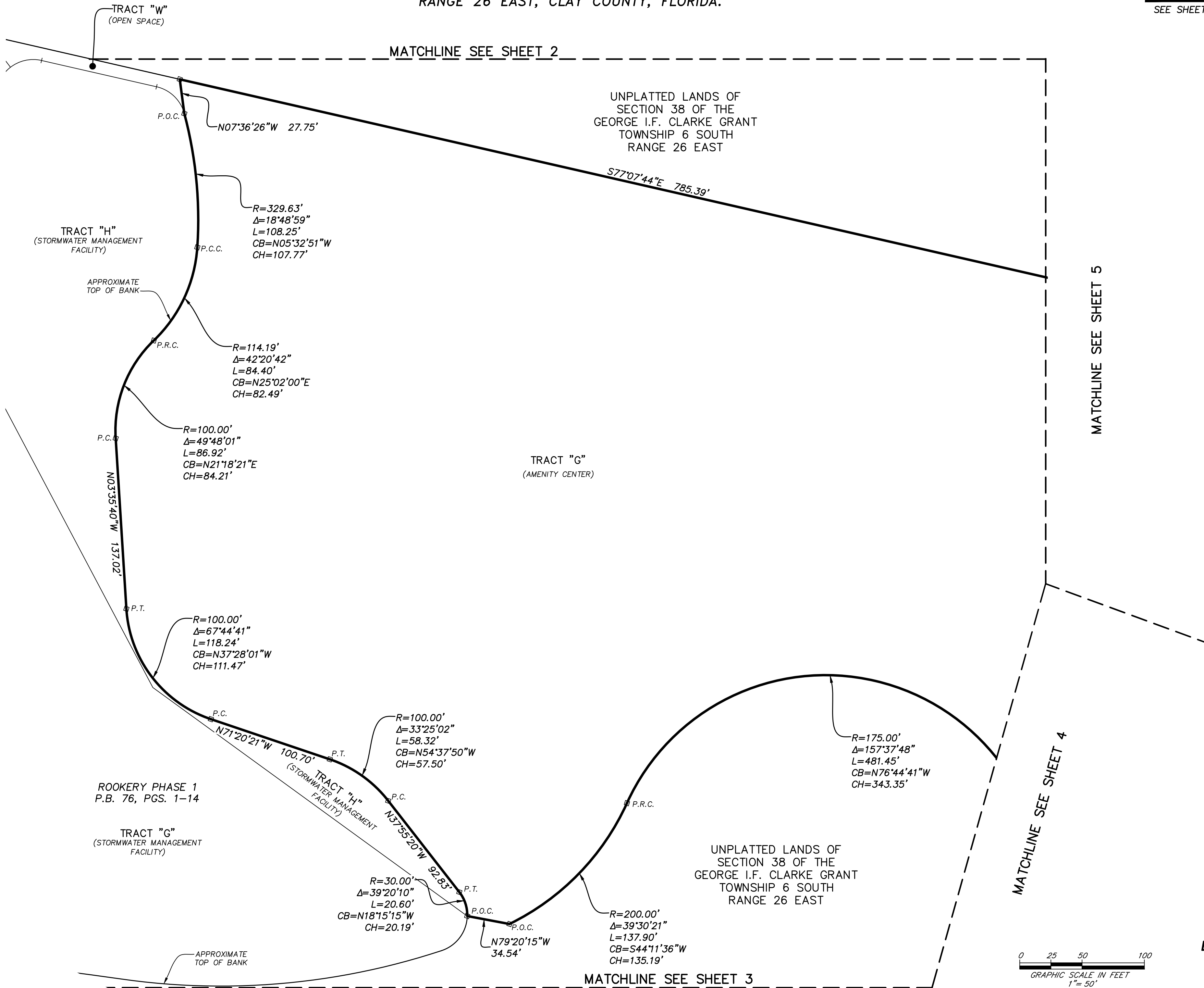
UNPLATTED LANDS OF SECTION 38 OF THE GEORGE I.F. CLARKE GRANT TOWNSHIP 6 SOUTH RANGE 26 EAST



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