

ROOKERY PHASE 3B

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 7 SHEETS

SEE SHEET 2 FOR NOTES

CAPTION

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

For a Point of Beginning, commence at the Southeasterly corner of Tract "X", as depicted on Rookery Phase 1, recorded in Plat Book 76, page 1, of said Public Records, said corner lying on the Easterly line of said Rookery Phase 1; thence Northerly, along said Easterly line and along the arc of a curve concave Easterly having a radius of 530.00 feet; thence Northerly along the arc of said curve, through a central angle of 01°15'19", an arc length of 11.61 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 01°33'13" East, 11.61 feet; thence North 02°10'52" East, continuing along said Easterly line, 19.32 feet; thence South 87°49'08" East, continuing along said Easterly line and its Easterly prolongation, 172.58 feet; thence South 56°03'22" East, 14.04 feet to a point on a non-tangent curve concave Easterly having a radius of 30.00 feet; thence Southerly along the arc of said curve, through a central angle of 32°27'18", an arc length of 16.99 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of South 17°42'59" West, 16.77 feet; thence Southerly along the arc of a curve concave Easterly having a radius of 350.00 feet, through a central angle of 22°09'16", an arc length of 135.33 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 09°35'18" East, 134.49 feet; thence Southerly along the arc of a curve concave Westerly having a radius of 950.00 feet, through a central angle of 21°00'15", an arc length of 348.26 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 10°09'49" East, 346.32 feet; thence Southeasterly along the arc of a curve concave Northeasterly having a radius of 30.00 feet, through a central angle of 69°18'20", an arc length of 36.29 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 34°18'51" East, 34.12 feet; thence South 21°01'59" West, along a non-tangent line, 61.04 feet; thence South 08°50'35" West, 113.56 feet; thence South 09°30'51" East, 40.16 feet to a point on a non-tangent curve concave Southeasterly having a radius of 30.00 feet; thence Southwesterly along the arc of said curve, through a central angle of 64°21'40", an arc length of 33.70 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 48°18'19" West, 31.96 feet; thence Southerly along the arc of a curve concave Westerly having a radius of 950.00 feet, through a central angle of 12°31'08", an arc length of 207.57 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 22°23'03" West, 207.16 feet; thence Southerly along the arc of a curve concave Easterly having a radius of 30.00 feet, through a central angle of 68°27'06", an arc length of 35.84 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 05°34'55" East, 33.75 feet; thence South 50°11'32" West, along a non-tangent line, 62.03 feet; thence South 34°28'17" West, 191.66 feet; thence South 04°50'38" West, 40.16 feet; thence South 53°20'30" West, 61.39 feet; thence South 34°28'17" West, 93.00 feet; thence South 33°08'43" West, 41.06 feet; thence South 27°45'47" West, 46.86 feet; thence South 21°42'16" West, 40.29 feet; thence South 04°06'55" East, 67.24 feet to a point on a non-tangent curve concave Southeasterly having a radius of 30.00 feet; thence Southwesterly along the arc of said curve, through a central angle of 78°28'25", an arc length of 41.09 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of South 46°38'53" West, 37.95 feet; thence Southerly along the arc of a curve concave Easterly having a radius of 450.00 feet, through a central angle of 10°19'40", an arc length of 81.11 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 02°14'50" West, 81.00 feet; thence South 87°05'01" West, along a non-tangent line, 120.00 feet to a point on a non-tangent curve concave Easterly having a radius of 570.00 feet; thence Southerly along the arc of said curve, through a central angle of 01°12'35", an arc length of 12.04 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 03°31'17" East, 12.03 feet; thence South 85°52'25" West, along a non-tangent line, 203.96 feet; thence North 05°45'59" West, 47.23 feet to a point on a non-tangent curve concave Northeasterly having a radius of 30.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 71°17'35", an arc length of 37.33 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 60°07'12" West, 34.97 feet; thence Northwesterly along the arc of a curve concave Southwesterly having a radius of 650.00 feet, through a central angle of 18°26'50", an arc length of 209.28 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 33°41'49" West, 208.37 feet; thence Northerly along the arc of a curve concave Easterly having a radius of 30.00 feet, through a central angle of 75°06'54", an arc length of 39.33 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 05°21'47" West, 36.57 feet; thence North 57°48'20" West, along a non-tangent line, 71.90 feet; thence North 41°56'41" West, 121.48 feet to a point lying on said Easterly line of Rookery Phase 1; thence Northeasterly along said Easterly line the following 17 courses: Course 1, thence Northerly along the arc of a non-tangent curve concave Westerly having a radius of 30.00 feet through a central angle of 68°36'43", an arc length of 30.69 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 18°44'58" East, 29.37 feet; Course 2, thence Northerly along the arc of a curve concave Easterly having a radius of 175.00 feet, through a central angle of 55°04'23", an arc length of 168.21 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 16°58'48" East, 161.81 feet; Course 3, thence Northerly along the arc of a curve concave Westerly having a radius of 30.00 feet, through a central angle of 58°59'24", an arc length of 30.89 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 15°01'18" East, 29.54 feet; Course 4, thence North 75°31'36" East, along a non-tangent line, 76.77 feet to the point of curvature of a curve concave Northwesterly having a radius of 175.00 feet; Course 5, thence Northeasterly along the arc of said curve, through a central angle of 93°45'36", an arc length of 286.37 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 28°38'49" East, 255.47 feet; Course 6, thence North 18°13'59" West, 76.77 feet to a point on a non-tangent curve concave Northwesterly having a radius of 30.00 feet; Course 7, thence Northeasterly along the arc of said curve, through a central angle of 68°18'06", an arc length of 35.76 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 37°36'58" East, 33.68 feet; Course 8, thence Northerly along the arc of a curve concave Easterly having a radius of 450.00 feet, through a central angle of 19°41'49", an arc length of 154.70 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 13°18'49" East, 153.94 feet; Course 9, thence Northerly along the arc of a curve concave Westerly having a radius of 30.00 feet, through a central angle of 78°57'15", an arc length of 41.34 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 16°18'54" West, 38.15 feet; Course 10, thence North 45°29'35" East, along a non-tangent line, 290.34 feet to a point on a non-tangent curve concave Northerly having a radius of 30.00 feet; Course 11, thence Easterly along the arc of said curve, through a central angle of 69°35'32", an arc length of 36.44 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 79°18'10" East, 34.24 feet; Course 12, thence Easterly along the arc of a curve concave Southerly having a radius of 450.00 feet, through a central angle of 17°01'13", an arc length of 133.68 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 74°24'40" East, 133.19 feet; Course 13, thence North 82°55'17" East, 49.39 feet to the point of curvature of a curve concave Northwesterly having a radius of 30.00 feet; Course 14, thence Northeasterly along the arc of said curve, through a central angle of 100°37'35", an arc length of 52.69 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 32°36'29" East, 46.17 feet; Course 15, thence Northerly along the arc of a curve concave Easterly having a radius of 650.00 feet, through a central angle of 16°22'41", an arc length of 185.80 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 09°30'58" West, 185.17 feet; Course 16, thence Northwesterly along the arc of a curve concave Southwesterly having a radius of 30.00 feet, through a central angle of 86°29'30", an arc length of 45.29 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 44°34'23" West, 41.11 feet; Course 17, thence South 87°49'08" East, along a non-tangent line, 148.85 feet to the Point of Beginning.

Containing 23.24 acres, more or less.

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 _____, 2025.

Bob L. Pittman
Professional Surveyor and Mapper
State of Florida Registered Surveyor No. 4827
ETM Surveying & Mapping, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
(904)642-8550
Certificate of Authorization No. L.B. 3624

UTILITIES

Electric Service Provided By: City of Green Cove Springs Electric, Inc.
Water and Sanitary Sewer Service Provided By: CCUA
Telephone Service Provided By: AT & T

Engineer

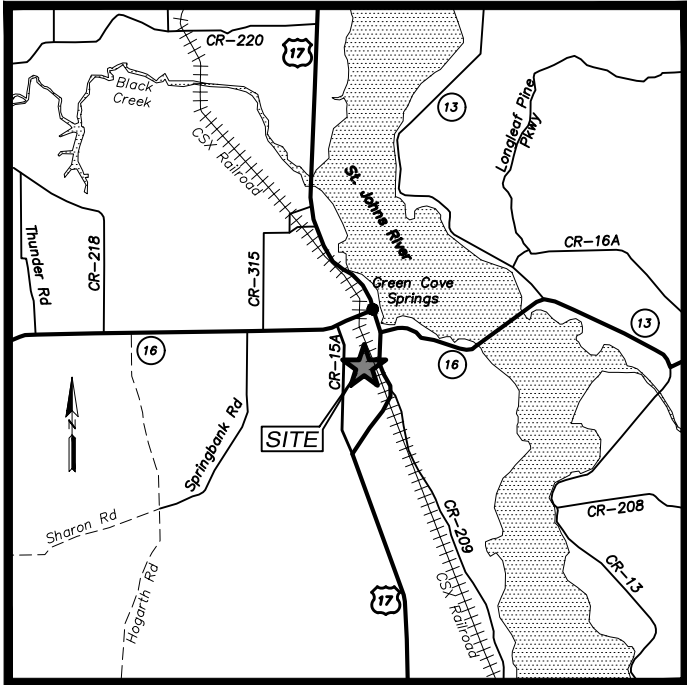
Dunn & Associates, Inc.
8647 Baypine Road, Suite 200
Jacksonville, Florida 32256

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

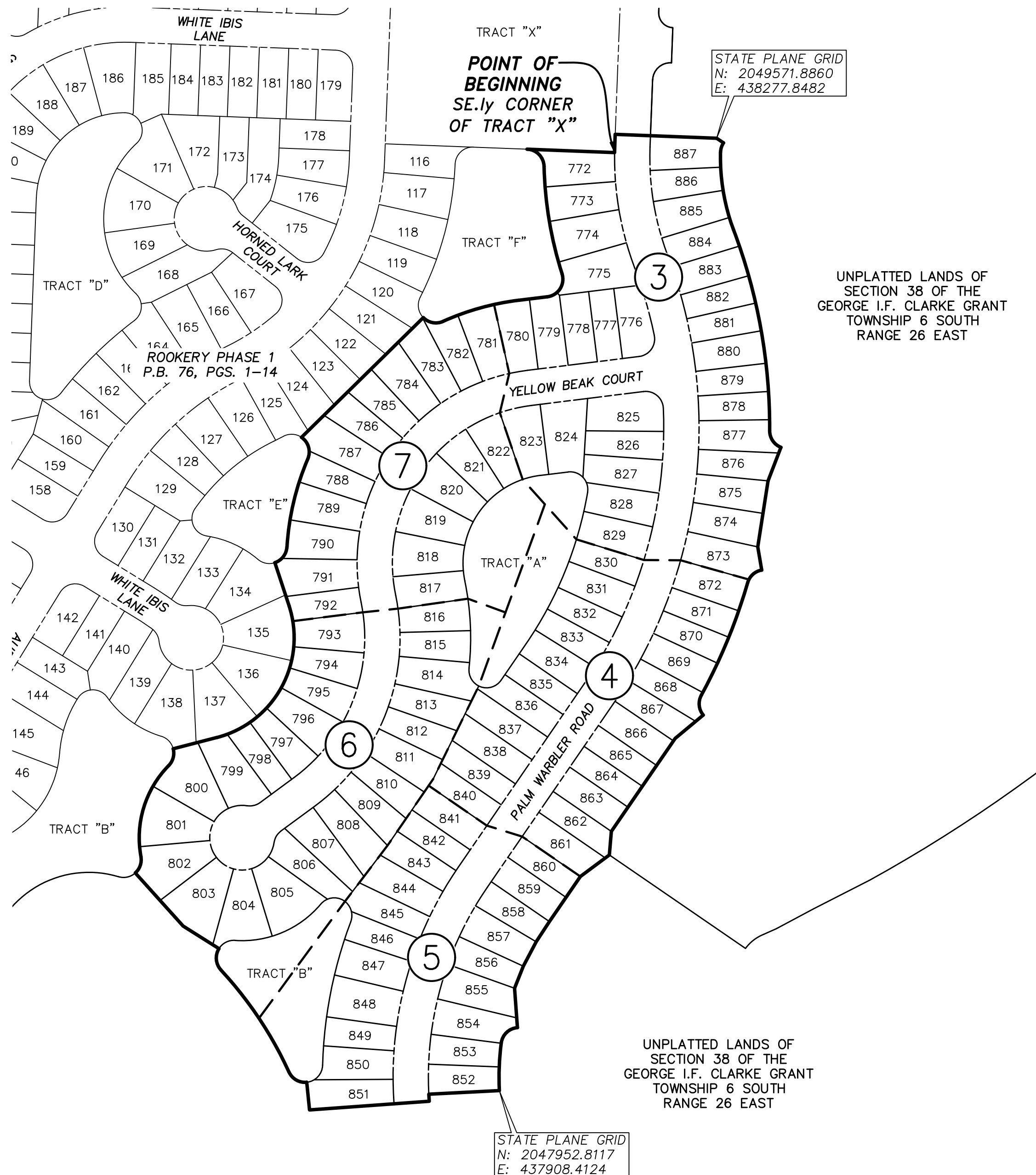
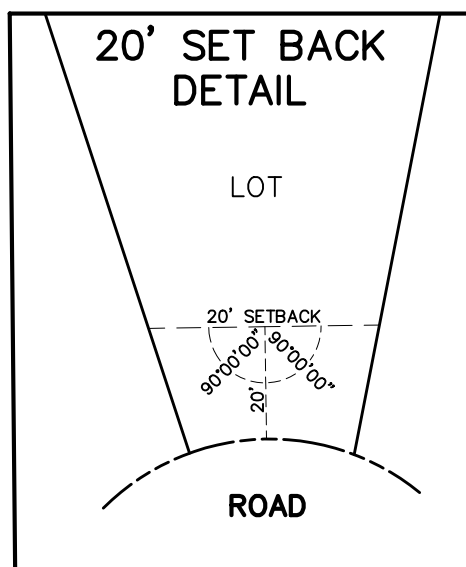


ROOKERY PHASE 3B

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 2 OF 7 SHEETS



LEGEND

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

Land Use
Zoning: PUD & REC
Area: 23.24 Acres±
Number of Lots: 116
Minimum Lot Width: 43 feet

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

0 75 150 300
GRAPHIC SCALE IN FEET
1"= 150'

NOTES:

- 1) NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of this plat. There may be additional restrictions not recorded on this plat that may be found in the Public Records of this county.
- 2) Bearings based on the Easterly line of Rookery Phase 1 as being South 87°49'08" 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 City of Green Cove Springs Electric, Inc. and Clay County Utility Authority a 10 foot perpetual easement for utility services over, under, upon and across all lands lying adjacent to, parallel with, and outside of the areas shown on the plat as roads, streets, or other rights-of-way.
- 6) Where a City of Green Cove Springs, Inc. easement crosses an easement or right-of-way granted to Clay County Utility Authority, City of Green Cove Springs, 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 City of Green Cove Springs, Inc.'s facilities.
- 7) Where a Clay County Utility Authority easement crosses an easement or right-of-way granted to City of Green Cove Springs Electric, 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. City of Green Cove Springs Electric, 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 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 GCS and shown on the plat, are hereby irrevocably and without reservation dedicated to Clay Electric Cooperative, Inc. (GCS), 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.

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 3B

A PORTION OF SECTION 38 OF THE GEORGE I.F. CLARKE GRANT, TOWNSHIP 6 SOUTH,
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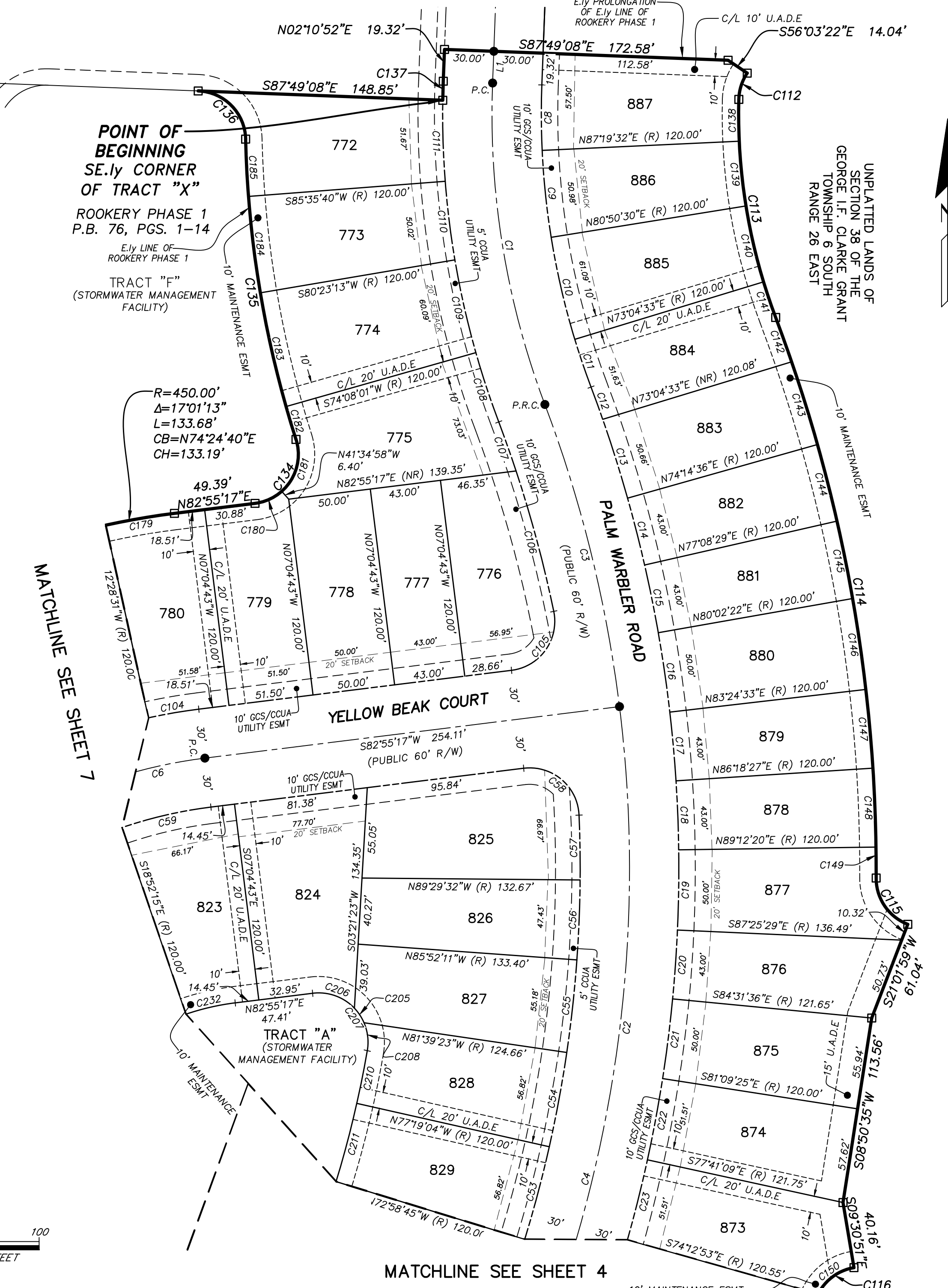
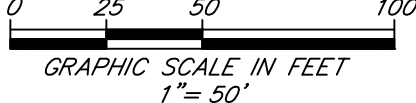
PLAT BOOK PAGE

SHEET 3 OF 7 SHEETS

SEE SHEET 2 FOR NOTES

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	500.00'	22°50'48"	199.38'	S09°14'32"E	198.06'
C2	800.00'	55°08'13"	769.86'	N06°54'10"E	740.49'
C3	800.00'	13°35'13"	189.71'	N13°52'20"W	189.26'
C4	800.00'	41°33'00"	580.15'	N13°41'47"E	567.52'
C6	300.00'	94°39'35"	495.64'	S35°35'29"W	441.16'
C8	470.00'	4°51'20"	39.83'	S00°14'48"E	39.82'
C9	470.00'	6°29'02"	53.19'	S05°54'59"E	53.16'
C10	470.00'	7°45'57"	63.70'	S13°02'29"E	63.66'
C11	470.00'	3°44'29"	30.69'	S18°47'42"E	30.69'
C12	830.00'	1°26'24"	20.86'	N19°56'44"W	20.86'
C13	830.00'	3°28'08"	50.25'	N17°29'28"W	50.24'
C14	830.00'	2°53'53"	41.98'	N14°18'28"W	41.98'
C15	830.00'	2°53'53"	41.98'	N11°24'34"W	41.98'
C16	830.00'	3°22'11"	48.81'	N08°16'32"W	48.81'
C17	830.00'	2°53'53"	41.98'	N05°08'30"W	41.98'
C18	830.00'	2°53'53"	41.98'	N02°14'37"W	41.98'
C19	830.00'	3°22'11"	48.81'	N00°53'25"E	48.81'
C20	830.00'	2°53'53"	41.98'	N04°01'27"E	41.98'
C21	830.00'	3°22'11"	48.81'	N07°09'30"E	48.81'
C22	830.00'	3°28'16"	50.28'	N10°34'43"E	50.28'
C23	830.00'	3°28'16"	50.28'	N14°02'59"E	50.28'
C53	770.00'	4°20'19"	58.31'	N14°51'05"E	58.29'
C54	770.00'	4°20'19"	58.31'	N10°30'46"E	58.29'
C55	770.00'	4°12'48"	56.62'	N06°14'13"E	56.61'
C56	770.00'	3°37'21"	48.68'	N02°19'09"E	48.67'
C57	770.00'	2°56'09"	39.46'	N00°57'36"W	39.45'
C58	30.00'	94°39'03"	49.56'	N49°45'12"W	44.11'
C59	270.00'	11°47'31"	55.57'	S77°01'31"W	55.47'
C104	330.00'	5°23'48"	31.08'	S80°13'23"W	31.07'
C105	30.00'	94°39'03"	49.56'	N35°35'45"E	44.11'
C106	770.00'	6°34'57"	88.46'	N15°01'15"W	88.42'
C107	770.00'	2°21'13"	31.63'	N19°29'20"W	31.63'
C108	530.00'	4°47'58"	44.40'	S18°15'57"E	44.38'
C109	530.00'	6°15'12"	57.84'	S12°44'23"E	57.82'
C110	530.00'	5°12'27"	48.17'	S07°00'33"E	48.15'
C111	530.00'	5°19'53"	49.32'	S01°44'23"E	49.30'
C112	30.00'	32°27'18"	16.99'	S17°42'59"W	16.77'

- LEGEND
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
 - DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
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 - CEC CLAY ELECTRIC COOPERATIVE
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 - (R) RADIAL LOT LINE
 - R RADIUS
 - R/W RIGHT OF WAY
 - SE.ly Southeastly
 - △ CENTRAL ANGLE
 - ③ SHEET REFERENCE NUMBER
 - MATCHLINE



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C113	350.00'	22°09'16"	135.33'	S09°35'18"E	134.49'
C114	950.00'	21°00'15"	348.26'	S10°09'49"E	346.32'
C115	30.00'	69°18'20"	36.29'	S34°18'51"E	34.12'
C116	30.00'	64°21'40"	33.70'	S48°18'19"W	31.96'
C134	30.00'	100°37'35"	52.69'	N32°36'29"E	46.17'
C135	650.00'	16°22'41"	185.80'	N09°30'58"W	185.17'
C136	30.00'	86°29'30"	45.29'	N44°34'23"W	41.11'
C137	530.00'	1°15'19"	11.61'	N01°33'13"E	11.61'
C138	350.00'	4°09'48"	25.43'	S00°35'34"E	25.43'
C139	350.00'	6°29'02"	39.61'	S05°54'59"E	39.59'
C140	350.00'	7°45'57"	47.44'	S13°02'29"E	47.40'
C141	350.00'	3°44'29"	22.85'	S18°47'42"E	22.85'
C142	950.00'	1°43'51"	28.70'	N19°48'01"W	28.70'
C143	950.00'	3°10'41"	52.69'	N17°20'45"W	52.69'
C144	950.00'	2°53'53"	48.05'	N14°18'28"W	48.05'
C145	950.00'	2°53'53"	48.05'	N11°24'34"W	48.05'
C146	950.00'	3°22'11"	55.87'	N08°16'32"W	55.86'
C147	950.00'	2°53'53"	48.05'	N05°08'30"W	48.05'
C148	950.00'	2°53'53"	48.05'	N02°14'37"W	48.05'
C149	950.00'	1°07'59"	18.79'	N00°13'40"W	18.79'
C150	30.00'	53°32'18"	28.03'	S53°43'00"W	27.02'
C179	450.00'	5°23'48"	42.39'	S80°13'23"W	42.37'
C180	30.00'	34°30'15"	18.07'	N65°40'09"E	17.79'
C181	30.00'	66°07'21"	34.62'	N15°21'22"E	32.73'
C182	650.00'	1°50'20"	20.86'	S16°47'09"E	20.86'
C183	650.00'	6°15'12"	70.94'	S12°44'23"E	70.91'
C184	650.00'	5°12'27"	59.08'	S07°00'33"E	59.06'
C185	650.00'	3°04'42"	34.92'	S02°51'59"E	34.92'
C205	30.00'	106°52'38"	55.96'	N43°38'24"W	48.19'
C206	30.00'	53°26'19"	27.98'	N70°21'34"W	26.98'
C207	30.00'	20°19'58"	10.65'	N33°28'25"W	10.59'
C208	30.00'	33°06'21"	17.33'	N06°45'16"W	17.09'
C210	650.00'	2°53'01"	32.71'	N11°14'25"E	32.71'
C211	650.00'	4°20'19"	49.22'	N14°51'05"E	49.21'
C232	150.00'	11°47'31"	30.87'	S77°01'31"W	30.82'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S02°10'52"W	19.32'

Land Use
Zoning: PUD & REC
Area: 23.24 Acres±
Number of Lots: 116
Minimum Lot Width: 43 feet

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

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 3B

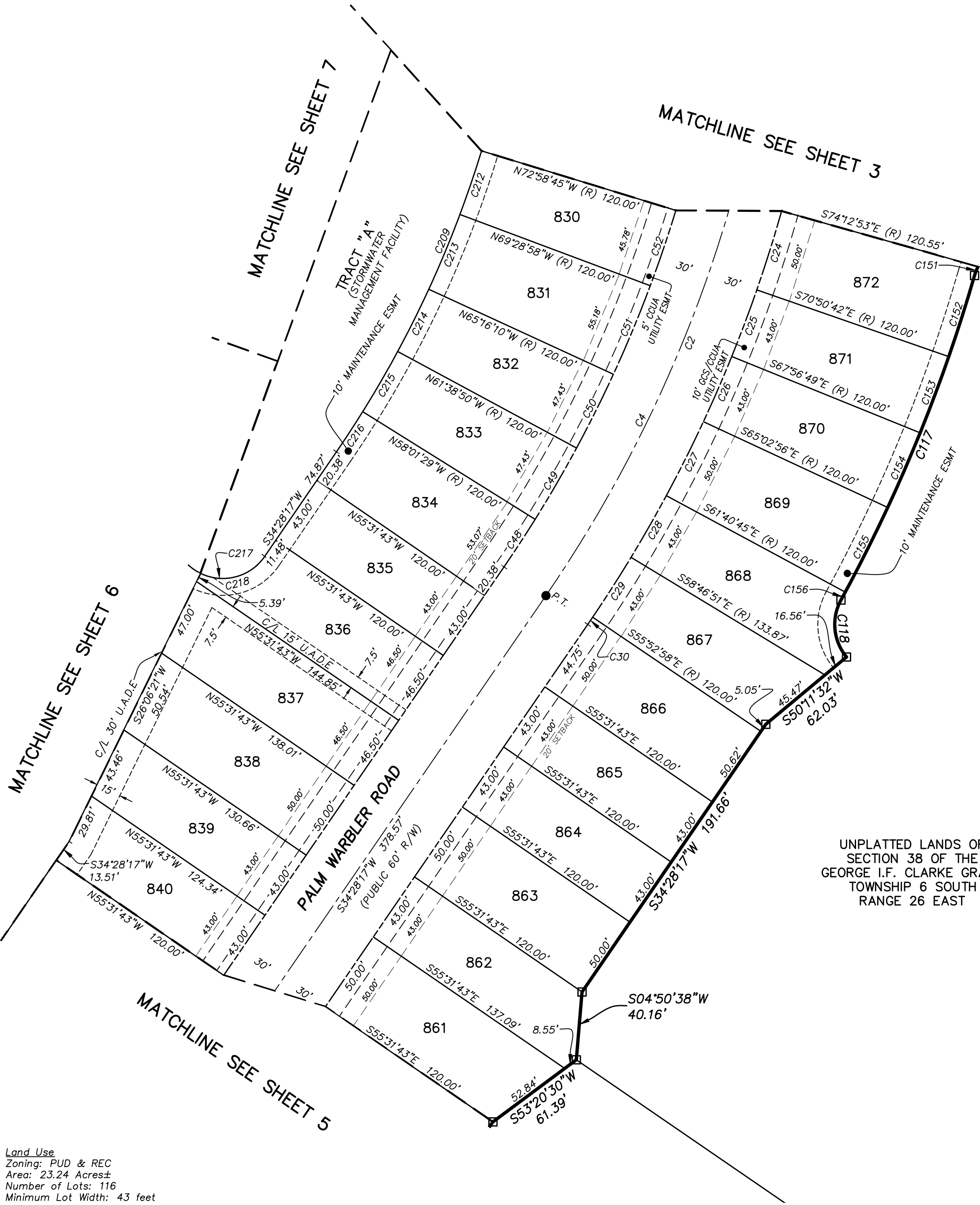
A PORTION OF SECTION 38 OF THE GEORGE I.F. CLARKE GRANT, TOWNSHIP 6 SOUTH,
RANGE 26 EAST, CLAY COUNTY, FLORIDA.

PLAT BOOK PAGE

SHEET 4 OF 7 SHEETS

SEE SHEET 2 FOR NOTES

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C2	800.00'	55°08'13"	769.86'	N06°54'10"E	740.49'
C4	800.00'	41°33'00"	580.15'	N13°41'47"E	567.52'
C24	830.00'	3°22'11"	48.81'	N17°28'12"E	48.81'
C25	830.00'	2°53'53"	41.98'	N20°36'14"E	41.98'
C26	830.00'	2°53'53"	41.98'	N23°30'08"E	41.98'
C27	830.00'	3°22'11"	48.81'	N26°38'10"E	48.81'
C28	830.00'	2°53'53"	41.98'	N29°46'12"E	41.98'
C29	830.00'	2°53'53"	41.98'	N32°40'05"E	41.98'
C30	830.00'	0°21'15"	5.13'	N34°17'39"E	5.13'
C48	770.00'	2°29'45"	33.54'	N33°13'24"E	33.54'
C49	770.00'	3°37'21"	48.68'	N30°09'51"E	48.67'
C50	770.00'	3°37'21"	48.68'	N26°32'30"E	48.67'
C51	770.00'	4°12'48"	56.62'	N22°37'26"E	56.61'
C52	770.00'	3°29'47"	46.99'	N18°46'08"E	46.98'
C117	950.00'	12°31'08"	207.57'	S22°23'03"W	207.16'
C118	30.00'	68°27'06"	35.84'	S05°34'55"E	33.75'
C151	30.00'	10°49'22"	5.67'	S21°32'10"W	5.66'
C152	950.00'	3°01'48"	50.24'	N17°38'23"E	50.24'
C153	950.00'	2°53'53"	48.05'	N20°36'14"E	48.05'
C154	950.00'	2°53'53"	48.05'	N23°30'08"E	48.05'
C155	950.00'	3°22'11"	55.87'	N26°38'10"E	55.86'
C156	950.00'	0°19'22"	5.35'	N28°28'56"E	5.35'
C209	650.00'	24°40'22"	279.90'	N22°08'06"E	277.75'
C212	650.00'	3°29'47"	39.67'	N18°46'08"E	39.66'
C213	650.00'	4°12'48"	47.80'	N22°37'26"E	47.79'
C214	650.00'	3°37'21"	41.10'	N26°32'30"E	41.09'
C215	650.00'	3°37'21"	41.10'	N30°09'51"E	41.09'
C216	650.00'	2°29'45"	28.32'	N33°13'24"E	28.31'
C217	30.00'	151°47'10"	79.47'	S69°38'09"E	58.19'
C218	30.00'	81°38'04"	42.74'	N75°17'19"E	39.22'



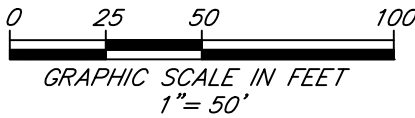
LEGEND

- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
- DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
- DENOTES P.C.P., STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
- C1 CHORD BEARING
- CB CHORD BEARING
- CH CHORD DISTANCE
- C/L CENTERLINE
- C.M. CONCRETE MONUMENT
- CEC CLAY ELECTRIC COOPERATIVE
- CCUA CLAY COUNTY UTILITY AUTHORITY
- E.ly Easterly
- ESMT. EASEMENT
- GCS GREEN COVE SPRINGS
- U.A.D.E. UNOBSTRUCTED ACCESS & DRAINAGE EASEMENT
- 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
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- P.R.M. PERMANENT REFERENCE MONUMENT
- (R) RADIAL LOT LINE
- R RADIUS
- R/W RIGHT OF WAY
- SE.ly Southeastery
- △ CENTRAL ANGLE
- ③ SHEET REFERENCE NUMBER
- MATCHLINE

Land Use
Zoning: PUD & REC
Area: 23.24 Acres±
Number of Lots: 116
Minimum Lot Width: 43 feet

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

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



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

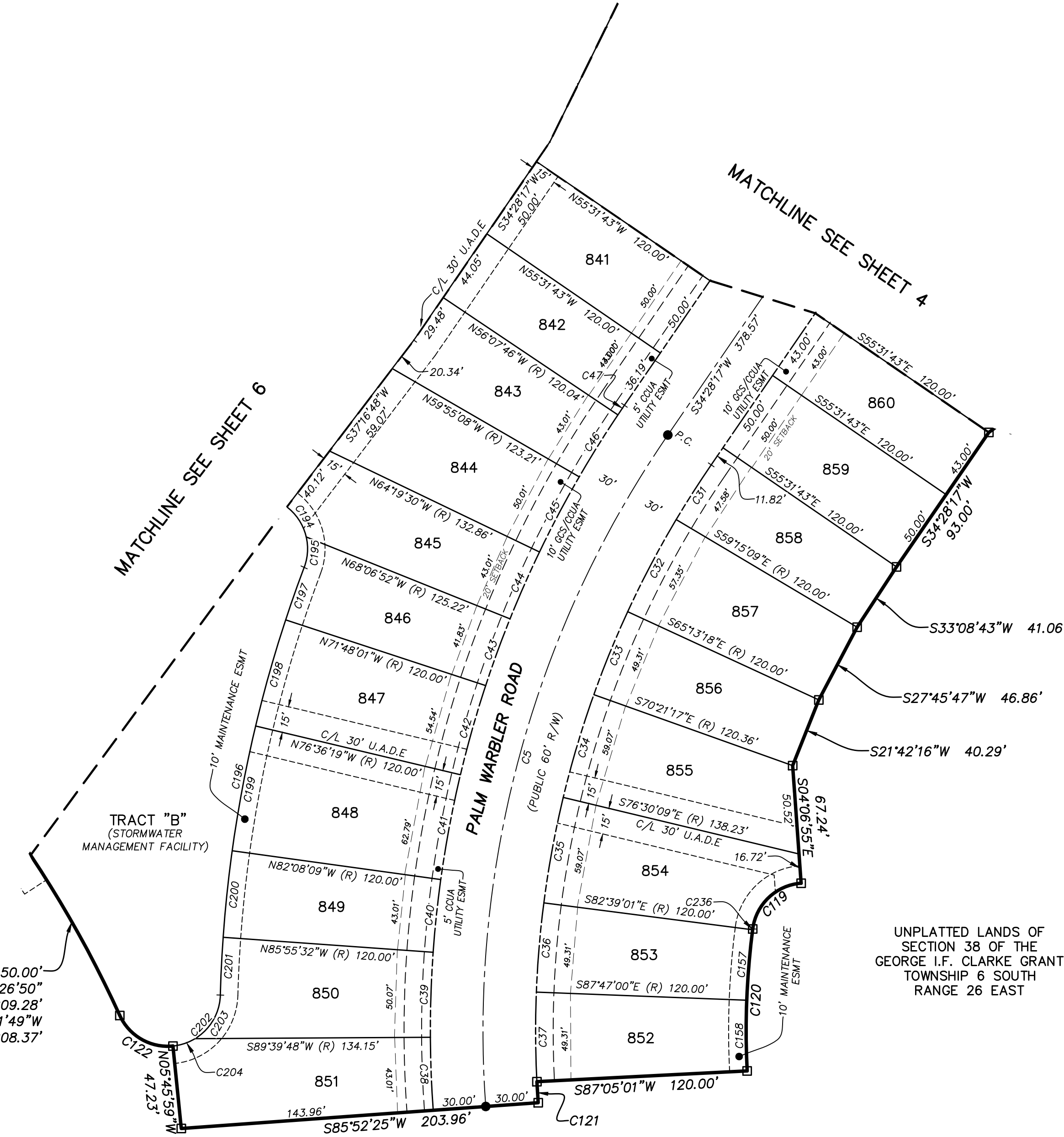
ROOKERY PHASE 3B

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



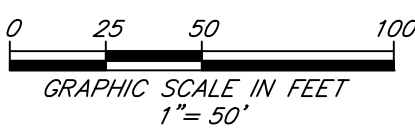
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 - ③ SHEET REFERENCE NUMBER
 - MATCHLINE

R=650.00'
Δ=18°26'50"
L=209.28'
CB=N33°41'49"W
CH=208.37'



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

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C5	600.00'	38°35'51"	404.19'	S15°10'21"W	396.59'
C31	570.00'	3°43'26"	37.05'	S32°36'34"W	37.04'
C32	570.00'	5°58'09"	59.38'	S27°45'47"W	59.36'
C33	570.00'	5°07'59"	51.07'	S22°12'43"W	51.05'
C34	570.00'	6°08'52"	61.16'	S16°34'17"W	61.13'
C35	570.00'	6°08'52"	61.16'	S10°25'25"W	61.13'
C36	570.00'	5°07'59"	51.07'	S04°46'59"W	51.05'
C37	570.00'	5°07'59"	51.07'	S00°21'00"E	51.05'
C38	630.00'	3°47'22"	41.67'	S02°13'53"E	41.66'
C39	630.00'	4°24'40"	48.50'	S01°52'08"W	48.49'
C40	630.00'	3°47'23"	41.67'	S05°58'10"W	41.66'
C41	630.00'	5°31'50"	60.81'	S10°37'46"W	60.79'
C42	630.00'	4°48'18"	52.83'	S15°47'50"W	52.82'
C43	630.00'	3°41'09"	40.53'	S20°02'33"W	40.52'
C44	630.00'	3°47'23"	41.67'	S23°46'49"W	41.66'
C45	630.00'	4°24'21"	48.44'	S27°52'41"W	48.43'
C46	630.00'	3°47'22"	41.67'	S31°58'33"W	41.66'
C47	630.00'	0°36'03"	6.61'	S34°10'15"W	6.61'
C119	30.00'	78°28'25"	41.09'	S46°38'53"W	37.95'
C120	450.00'	10°19'40"	81.11'	S02°14'50"W	81.00'
C121	570.00'	1°12'35"	12.04'	S03°31'17"E	12.03'
C122	30.00'	71°17'35"	37.33'	N60°07'12"W	34.97'
C157	450.00'	5°07'59"	40.31'	S04°46'59"W	40.30'
C158	450.00'	5°07'59"	40.31'	S00°21'00"E	40.30'
C194	30.00'	39°39'03"	20.76'	N32°53'40"W	20.35'
C195	30.00'	33°41'31"	17.64'	N03°46'37"E	17.39'
C196	750.00'	19°04'09"	249.62'	S11°05'18"W	248.47'
C197	750.00'	2°25'23"	31.72'	S19°24'41"W	31.72'
C198	750.00'	4°48'18"	62.90'	S15°47'50"W	62.88'
C199	750.00'	5°31'50"	72.39'	S10°37'46"W	72.37'
C200	750.00'	3°47'23"	49.61'	S05°58'10"W	49.60'
C201	750.00'	2°31'15"	33.00'	S02°48'51"W	33.00'
C202	30.00'	82°40'48"	43.29'	N42°53'37"E	39.63'
C203	30.00'	57°09'41"	29.93'	N30°08'03"E	28.70'
C204	30.00'	25°31'07"	13.36'	N71°28'27"E	13.25'
C236	450.01'	0°03'42"	0.48'	S07°22'49"W	0.48'



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

ROOKERY PHASE 3B

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

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C7	325.00'	65°22'55"	370.87'	N20°57'09"E	351.07'
C67	355.00'	6°33'58"	40.68'	N04°45'03"W	40.66'
C68	355.00'	6°33'58"	40.68'	N01°48'55"E	40.66'
C69	355.00'	7°37'54"	47.28'	N08°54'50"E	47.25'
C70	355.00'	6°33'58"	40.68'	N16°00'46"E	40.66'
C71	355.00'	6°33'58"	40.68'	N22°34'44"E	40.66'
C72	355.00'	7°37'54"	47.28'	N29°40'39"E	47.25'
C73	355.00'	6°33'58"	40.68'	N36°46'35"E	40.66'
C74	355.00'	6°33'58"	40.68'	N43°20'32"E	40.66'
C75	355.00'	7°01'06"	43.48'	N50°08'04"E	43.46'
C76	30.00'	45°05'57"	23.61'	S31°05'38"W	23.01'
C77	55.00'	27°11'17"	26.10'	N22°08'19"E	25.85'
C78	55.00'	37°14'58"	35.76'	N54°21'26"E	35.13'
C79	55.00'	32°22'12"	31.07'	N89°10'01"E	30.66'
C80	55.00'	37°14'58"	35.76'	S56°01'23"E	35.13'
C81	55.00'	32°22'35"	31.08'	S21°12'37"E	30.67'
C82	55.00'	35°00'47"	33.61'	S12°29'04"W	33.09'
C83	55.00'	35°01'43"	33.63'	S47°30'19"W	33.10'
C84	55.00'	33°43'23"	32.37'	S81°52'52"W	31.91'
C85	30.00'	45°05'57"	23.61'	N76°11'35"E	23.01'
C86	295.00'	10°38'01"	54.75'	N48°19'36"E	54.67'
C87	295.00'	13°58'33"	71.96'	N36°01'19"E	71.78'
C88	295.00'	12°01'05"	61.88'	N23°01'30"E	61.76'
C89	295.00'	12°01'05"	61.88'	N11°00'25"E	61.76'
C90	295.00'	13°26'45"	69.23'	N01°43'30"W	69.07'
C124	30.00'	75°06'54"	39.33'	N05°21'47"W	36.57'
C125	30.00'	58°36'43"	30.69'	N18°44'58"E	29.37'
C126	175.00'	55°04'23"	168.21'	N16°58'48"E	161.81'
C127	30.00'	58°59'24"	30.89'	N15°01'18"E	29.54'
C128	175.00'	93°45'36"	286.37'	N28°38'49"E	255.47'
C159	175.00'	5°32'04"	16.90'	S07°47'22"E	16.90'
C160	175.00'	35°00'47"	106.94'	S12°29'04"W	105.29'
C161	175.00'	14°31'32"	44.37'	S37°15'14"W	44.25'
C162	175.00'	5°58'44"	18.26'	N72°32'15"E	18.25'
C163	175.00'	14°16'54"	43.62'	N62°24'26"E	43.51'
C164	175.00'	12°15'23"	37.44'	N49°08'18"E	37.36'
C165	175.00'	13°58'33"	42.69'	N36°01'19"E	42.58'
C166	175.00'	12°01'05"	36.71'	N23°01'30"E	36.64'
C167	175.00'	12°01'05"	36.71'	N11°00'25"E	36.64'
C168	175.00'	14°17'55"	43.67'	N02°09'05"W	43.56'
C186	30.00'	61°44'03"	32.32'	S63°03'42"W	30.78'
C187	30.00'	136°50'57"	71.65'	S25°30'15"W	55.80'
C188	175.00'	53°44'05"	164.12'	N67°03'41"E	158.17'
C189	175.00'	20°56'48"	63.98'	N83°27'19"E	63.62'
C190	175.00'	32°47'17"	100.15'	N56°35'17"E	98.78'
C191	30.00'	160°25'44"	84.00'	N59°35'29"W	59.13'
C192	30.00'	27°38'59"	14.48'	S54°01'08"W	14.34'
C193	30.00'	59°26'10"	31.12'	N82°26'17"W	29.74'
C219	30.00'	70°09'06"	36.73'	S28°49'07"E	34.48'
C220	475.00'	17°59'45"	149.19'	N02°44'26"W	148.58'
C221	475.00'	1°09'33"	9.61'	N05°40'40"E	9.61'
C222	475.00'	6°33'58"	54.43'	N01°48'55"E	54.40'
C223	475.00'	6°33'58"	54.43'	N04°45'03"W	54.40'

LEGEND

□

■

●

C1

CB

CH

C/L

C.M.

CEC

CCUA

E.I.y

ESMT.

GCS

U.A.D.E.

L1

L

L.B.

(NR)

NAVD

O.R.B.

P.B.

P.C.

PG.

P.T.

P.C.C.

P.C.P.

P.R.C.

P.R.M.

(R)

R

R/W

SE.I.y

△

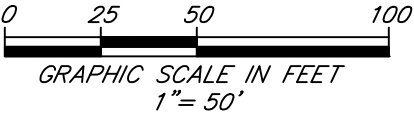
③

DENOTES SET P.R.M., 4"x4" C.M.
STAMPED L.B.#3624,
UNLESS OTHERWISE NOTED
DENOTES FOUND P.R.M., 4"x4" C.M.
STAMPED L.B.#3624,
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DENOTES P.C.P., STAMPED L.B.#3624,
TABULATED CURVE DATA
CHORD BEARING
CHORD DISTANCE
CENTERLINE
CONCRETE MONUMENT
CLAY ELECTRIC COOPERATIVE
CLAY COUNTY UTILITY AUTHORITY
Easterly
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RADIAL LOT LINE
RADIUS
RIGHT OF WAY
Southeasterly
CENTRAL ANGLE
SHEET REFERENCE NUMBER
MATCHLINE

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

Land Use
Zoning: PUD & REC
Area: 23.24 Acres±
Number of Lots: 116
Minimum Lot Width: 43 feet
Building Setbacks
Minimum Front Setback: 20 feet for front (face of garage)
15 feet for front facade;
Minimum Side Setback: 43' lots 6.5 feet, wider lots 5 feet
Minimum Rear Setback: 10 feet

R=650.00'
Δ=18°26'50"
L=209.28'
CB=N33°41'49"W
CH=208.37'



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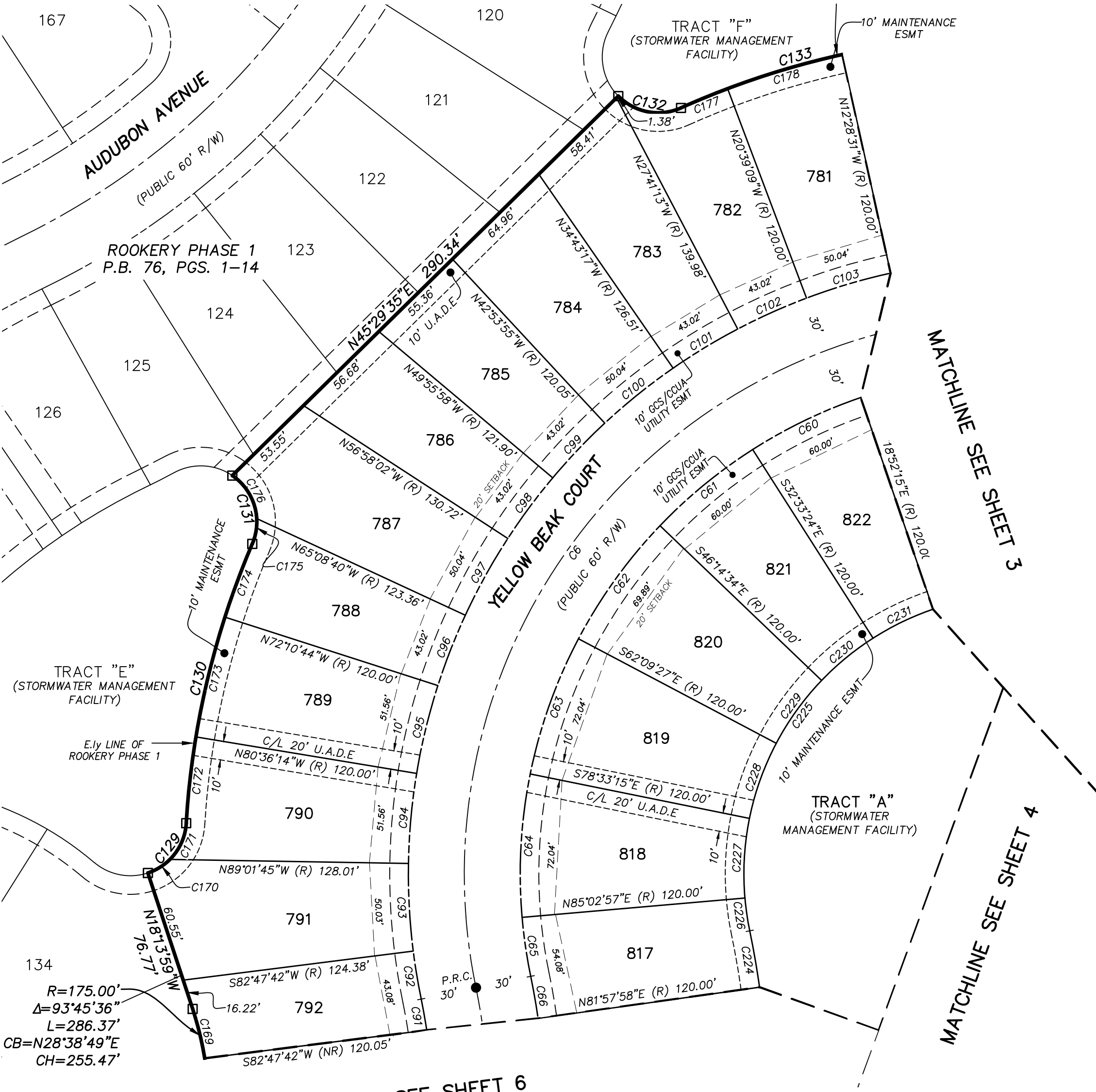
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A PORTION OF SECTION 38 OF THE GEORGE I.F. CLARKE GRANT, TOWNSHIP 6 SOUTH,
RANGE 26 EAST, CLAY COUNTY, FLORIDA.

PLAT BOOK PAGE

SHEET 7 OF 7 SHEETS

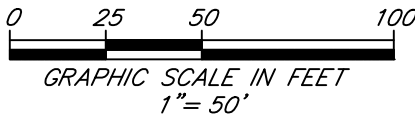
SEE SHEET 2 FOR NOTES



- LEGEND**
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 - SE.ly Southeastery
 - △ CENTRAL ANGLE
 - ③ SHEET REFERENCE NUMBER
 - MATCHLINE

Land Use
Zoning: PUD & REC
Area: 23.24 Acres±
Number of Lots: 116
Minimum Lot Width: 43 feet

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



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C6	300.00'	94°39'35"	495.64'	S35°35'29"W	441.16'
C60	270.00'	13°41'10"	64.49'	S64°17'11"W	64.34'
C61	270.00'	13°41'10"	64.49'	S50°36'01"W	64.34'
C62	270.00'	15°54'53"	75.00'	S35°48'00"W	74.76'
C63	270.00'	16°23'48"	77.27'	S19°38'39"W	77.00'
C64	270.00'	16°23'48"	77.27'	S03°14'51"W	77.00'
C65	270.00'	6°47'15"	31.99'	S08°20'41"E	31.97'
C66	355.00'	3°42'17"	22.95'	N09°53'10"W	22.95'
C91	295.00'	3°17'25"	16.94'	N10°05'36"W	16.94'
C92	330.00'	4°32'00"	26.11'	S09°28'18"E	26.10'
C93	330.00'	8°10'33"	47.09'	S03°07'02"E	47.05'
C94	330.00'	8°25'31"	48.53'	S05°11'00"W	48.48'
C95	330.00'	8°25'31"	48.53'	S13°36'31"W	48.48'
C96	330.00'	7°02'04"	40.52'	S21°20'18"W	40.49'
C97	330.00'	8°10'38"	47.10'	S28°56'39"W	47.06'
C98	330.00'	7°02'04"	40.52'	S36°33'00"W	40.49'
C99	330.00'	7°02'04"	40.52'	S43°35'04"W	40.49'
C100	330.00'	8°10'38"	47.10'	S51°11'24"W	47.06'
C101	330.00'	7°02'04"	40.52'	S58°47'45"W	40.49'
C102	330.00'	7°02'04"	40.52'	S65°49'49"W	40.49'
C103	330.00'	8°10'38"	47.10'	S73°26'10"W	47.06'
C129	30.00'	68°18'06"	35.76'	N37°36'58"E	33.68'
C130	450.00'	19°41'49"	154.70'	N13°18'49"E	153.94'
C131	30.00'	78°57'15"	41.34'	N16°18'54"W	38.15'
C132	30.00'	69°35'32"	36.44'	S79°18'10"E	34.24'
C133	450.00'	17°01'13"	133.68'	N74°24'40"E	133.19'
C169	175.00'	8°55'57"	27.28'	N13°46'01"W	27.25'
C170	30.00'	26°39'36"	13.96'	N58°26'13"E	13.83'
C171	30.00'	41°38'30"	21.80'	N24°17'10"E	21.33'
C172	450.00'	5°55'51"	46.58'	S06°25'50"W	46.56'
C173	450.00'	8°25'31"	66.17'	S13°36'31"W	66.11'
C174	450.00'	5°20'27"	41.95'	S20°29'30"W	41.93'
C175	30.00'	26°31'37"	13.89'	N09°53'55"E	13.77'
C176	30.00'	52°25'38"	27.45'	N29°34'43"W	26.50'
C177	450.00'	3°26'47"	27.07'	S67°37'27"W	27.06'
C178	450.00'	8°10'38"	64.22'	S73°26'10"W	64.17'
C224	475.00'	3°42'17"	30.71'	N09°53'10"W	30.71'
C225	150.00'	94°39'35"	247.82'	S35°35'29"W	220.58'
C226	150.00'	6°47'15"	17.77'	S08°20'41"E	17.76'
C227	150.00'	16°23'48"	42.93'	S03°14'51"W	42.78'
C228	150.00'	16°23'48"	42.93'	S19°38'39"W	42.78'
C229	150.00'	15°54'53"	41.66'	S35°48'00"W	41.53'
C230	150.00'	13°41'10"	35.83'	S50°36'01"W	35.74'
C231	150.00'	13°41'10"	35.83'	S64°17'11"W	35.74'

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