

ROOKERY PHASE 3A

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

PLAT BOOK PAGE

SHEET 1 OF 7 SHEETS

SEE SHEET 3 FOR NOTES

CAPTION

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

For a Point of Reference, commence at the intersection of the Northwesterly right of way line of State Road No. 15 (U. S. Highway No. 17), a variable width right of way per Florida Department of Transportation Right of Way Map Section No. 71010-2057 and 71010-2513, and the Westerly right of way line of CSX Railroad, a 100 foot right of way as presently established, said intersection being the Southeasterly corner of said lands of Official Records Book 4610, page 334; thence Northerly along the Easterly line of said Official Records Book 4610, page 334, the following 9 courses: Course 1, thence North 21°54'49" West, along said Westerly right of way line of CSX Railroad, 1599.27 feet; Course 2, thence South 67°10'35" West, departing said Westerly right of way line, 256.71 feet; Course 3, thence South 69°28'08" West, 933.80 feet; Course 4, thence North 21°54'44" West, 746.30 feet; Course 5, thence North 46°22'05" West, 340.91 feet; Course 6, thence North 53°08'34" West, 60.00 feet; Course 7, thence North 21°54'51" West, 1026.34 feet; Course 8, thence North 68°05'09" East, 1307.43 feet; Course 9, thence North 21°54'49" West, 1640.00 feet to the Point of Beginning.

From said Point of Beginning, thence South 68°05'11" West, departing said Easterly line of Official Records Book 4610, page 334, a distance of 290.93 feet to the point of curvature of a curve concave Northerly having a radius of 30.00 feet; thence Westerly along the arc of said curve, through a central angle of 78°08'31", an arc length of 40.91 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 72°50'34" West, 37.82 feet; thence South 47°45'28" West, along a non-tangent line, 11.04 feet; thence North 83°08'58" West, 80.00 feet; thence South 06°51'02" West, 273.47 feet; thence North 83°08'58" West, 100.00 feet; thence South 06°51'02" West, 75.08 feet to the point of curvature of a curve concave Westerly having a radius of 570.00 feet; thence Southerly along the arc of said curve, through a central angle of 01°38'20", an arc length of 16.31 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 07°40'12" West, 16.30 feet; thence North 81°49'31" West, along a non-tangent line, 107.77 feet; thence South 50°22'28" West, 86.81 feet to a point on a non-tangent curve concave Southwesterly having a radius of 75.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 12°00'47", an arc length of 15.72 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of North 52°23'02" West, 15.70 feet; thence Northwesterly along the arc of a curve concave Southwesterly having a radius of 2000.00 feet, through a central angle of 03°53'37", an arc length of 135.92 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 60°20'14" West, 135.89 feet; thence North 62°17'02" West, 80.00 feet; thence North 60°33'50" West, 315.00 feet; thence North 60°32'59" West, 150.00 feet; thence North 59°56'22" West, 120.00 feet; thence North 61°14'03" West, 85.00 feet to the point of curvature of a curve concave Southerly having a radius of 170.00 feet; thence Westerly along the arc of said curve, through a central angle of 12°55'55", an arc length of 38.37 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of North 67°42'01" West, 38.29 feet; thence Westerly along the arc of a curve concave Southerly having a radius of 50.00 feet, through a central angle of 09°44'31", an arc length of 8.50 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 79°02'14" West, 8.49 feet; thence Westerly along the arc of a curve concave Northerly having a radius of 20.74 feet, through a central angle of 04°29'40", an arc length of 1.63 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 81°39'39" West, 1.63 feet; thence North 04°17'30" West, along a non-tangent line, 56.62 feet; thence North 34°06'17" West, 45.94 feet; thence North 50°45'27" West, 165.65 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 47°47'46", an arc length of 25.03 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 00°31'50" West, 24.31 feet; thence Northerly along the arc of a curve concave Easterly having a radius of 175.00 feet, through a central angle of 58°59'38", an arc length of 180.19 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 05°04'06" East, 172.33 feet; thence Northerly along the arc of a curve concave Westerly having a radius of 30.00 feet, through a central angle of 58°36'43", an arc length of 30.69 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 05°15'33" East, 29.37 feet; thence North 65°57'12" East, along a non-tangent line, 163.27 feet; thence South 69°04'22" East, 159.96 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 18°47'14", an arc length of 9.84 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of South 11°32'01" West, 9.79 feet; thence Southeasterly along the arc of a curve concave Northeasterly having a radius of 200.00 feet, through a central angle of 63°07'32", an arc length of 220.35 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 29°25'22" East, 209.37 feet; thence South 60°59'08" East, 225.91 feet to the point of curvature of a curve concave Northerly having a radius of 30.00 feet; thence Easterly along the arc of said curve, through a central angle of 89°49'14", an arc length of 47.03 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of North 74°06'14" East, 42.36 feet; thence Northerly along the arc of a curve concave Westerly having a radius of 850.00 feet, through a central angle of 13°48'22", an arc length of 204.82 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of North 22°17'26" East, 204.32 feet; thence Northerly along the arc of a curve concave Westerly having a radius of 30.00 feet, through a central angle of 46°46'16", an arc length of 24.49 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 07°59'53" West, 23.81 feet; thence North 58°36'59" East, along a non-tangent line, 12.99 feet; thence North 12°52'16" East, 155.13 feet to a point on a non-tangent curve concave Northwesterly having a radius of 30.00 feet; thence Northeasterly along the arc of said curve, through a central angle of 65°15'04", an arc length of 34.17 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 64°52'29" East, 32.35 feet; thence Northeasterly along the arc of a curve concave Southeasterly having a radius of 450.00 feet, through a central angle of 29°39'36", an arc length of 232.95 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 47°04'45" East, 230.36 feet; thence Northerly along the arc of a curve concave Westerly having a radius of 30.00 feet, through a central angle of 83°49'23", an arc length of 43.89 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 19°59'52" East, 40.08 feet; thence North 21°54'49" West, 146.42 feet to the point of curvature of a curve concave Southwesterly having a radius of 150.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 26°59'21", an arc length of 70.66 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of North 35°24'29" West, 70.01 feet; thence Westerly along the arc of a curve concave Southerly having a radius of 30.00 feet, through a central angle of 69°25'46", an arc length of 36.35 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 83°37'03" West, 34.17 feet; thence North 28°19'56" West, along a non-tangent line, 30.52 feet; thence North 14°05'40" East, 118.06 feet to a point on a non-tangent curve concave Southerly having a radius of 270.00 feet; thence Easterly along the arc of said curve, through a central angle of 03°23'13", an arc length of 15.96 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 71°18'48" East, 15.96 feet; thence North 20°22'49" East, along a non-tangent line, 60.00 feet to a point on a non-tangent curve concave Southwesterly having a radius of 330.00 feet; thence Southeasterly along the arc of said curve, through a central angle of 18°12'10", an arc length of 104.84 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 60°31'06" East, 104.40 feet; thence North 39°42'42" East, along a non-tangent line, 185.02 feet; thence North 68°05'11" East, 100.00 feet to a point lying on said Easterly line of Official Records Book 3855, page 1391; thence South 21°54'49" East, along said Easterly line, 1309.29 feet to the Point of Beginning.

Containing 29.40 acres, more or less.

CONSENT AND JOINDER

The undersigned hereby certifies that it is the holder of the mortgage, lien or other encumbrance recorded in Official Records Book 4856, Page 491, of the Public Records of Clay County, Florida ("Mortgage"), encumbering the lands described in the caption hereon. The undersigned hereby joins and consents to the dedications by the Owner of the lands described in the Adoption and Dedication section herein, and agrees that the Mortgage shall be subordinated to said dedications.

Signed in the presence of:

Print Name: _____

Print Name: _____

D.R. Horton, Inc. – Jacksonville

A Delaware corporation

By: _____

Print Name: Philip A. Fremento

Its: Vice President

STATE OF FLORIDA, COUNTY OF _____

The foregoing instrument was acknowledged before me, by means of [_____] physical presence or [_____] online notarization, this _____ day of _____, 2025, 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

Printed Name

My Commission expires _____

Commission Number _____

CONSENT AND JOINDER

The undersigned hereby certifies that it is the holder of the mortgage, lien or other encumbrance recorded in Official Records Book 4887, Page 1622, of the Public Records of Clay County, Florida ("Mortgage"), encumbering the lands described in the caption hereon. The undersigned hereby joins and consents to the dedications by the Owner of the lands described in the Adoption and Dedication section herein, and agrees that the Mortgage shall be subordinated to said dedications.

Signed in the presence of:

Print Name: _____

Print Name: _____

Western Alliance Bank

an Arizona corporation

By: _____

Print Name: _____

Its: _____

STATE OF _____, COUNTY OF _____

The foregoing instrument was acknowledged before me, by means of [_____] physical presence or [_____] online notarization, this _____ day of _____, 2025, by _____, the _____ of Western Alliance Bank, an Arizona corporation, who [_____] is personally known to me or who [_____] has produced _____ as identification.

Notary Public, State of Florida at Large

Printed Name

My Commission expires _____

Commission Number _____

ADOPTION AND DEDICATION

This is to certify that CRE-JDG ROOKERY OWNER, LLC a Delaware limited liability company, hereinafter "Dedicator", is the lawful owner of the lands described in the caption hereon and that they have caused the same to be surveyed and subdivided, and that this plat known as ROOKERY PHASE 3A 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", "B", (Stormwater Management Facility), Tracts "C", (Perimeter Buffer), Tracts "D", "E", (Open Space), Maintenance Easement are hereby irrevocably and without reservation dedicated to the Rookery Community Development District, its successors and assigns.

Darter Chase Street, Yellow Bill Way, Plumage Place, 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", "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, City of Green Cove Springs 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, the Rookery Community Development District, developer and owner of the Stormwater Management Facility depicted in this plat, shall indemnify the City of Green Cove Springs and hold it

ADOPTION AND DEDICATION CONTINUATION

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 the Rookery Community Development District, its agents, contractors, employees, servants, licensees or concessionaires with ROOKERY PHASE 3A. This indemnification shall run with the land and the successors and assigns of the Rookery Community Development District, 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.

The Rookery Community Development District pursuant to Ordinance 0-15-2024 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 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, stat and federal authorities having jurisdiction.

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.

In witness whereof, the undersigned Owner has executed this plat on the _____ day of _____, 2025.

CRE-JDG ROOKERY OWNER, LLC

a Delaware limited liability company

By: _____

Anand Jobalia
President

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 _____, 2025, by Anand Jobalia, as the President of CRE-JDG ROOKERY OWNER, LLC, a Delaware limited liability company, on behalf of the company, who [_____] is personally known to me or who [_____] has produced _____ as identification.

Notary Public, State of Florida at Large

Printed Name

My Commission expires _____

Commission Number _____

Rookery Community Development District

A local unit of special purpose government

Witness _____

Print name _____

By: _____

Print Name: _____

Title: _____

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 _____, 2025, by _____, as the _____ of Rookery Community Development District, A local unit of special purpose government, on behalf of the District, who [_____] is personally known to me or who [_____] has produced _____ as identification.

Notary Public, State of Florida at Large

Printed Name

My Commission expires _____

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 3A

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

PLAT BOOK PAGE

SHEET 2 OF 7 SHEETS

SEE SHEET 3 FOR NOTES

CLERK'S CERTIFICATE

I certify that this plat was filed for recording on this _____ day of _____, 2025 in Plat Book _____ Pages _____ through _____, of the Public Records of Clay County, Florida,

Tara S. Green, Clay County Clerk of Court

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

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, Florida 32258

Surveyor

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

Owner

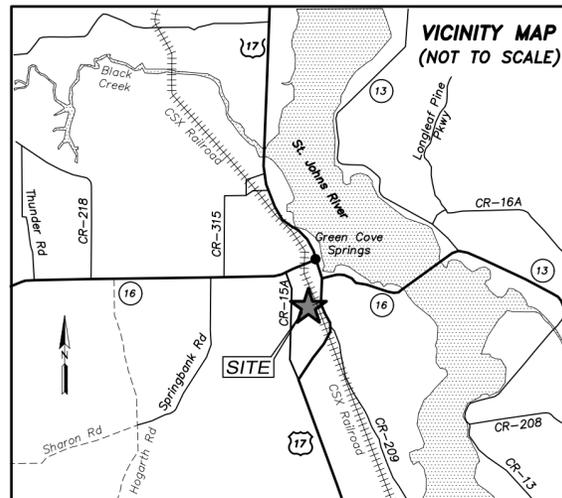
D.R. Horton, Inc. - Jacksonville
4220 Race Track Road St.
Johns, Florida 32259

CERTIFICATE OF APPROVAL BY THE CITY COUNCIL

The City of Green Cove Springs City Council hereby approves this final plat of Rookery Phase 3A this _____ day of _____, 2025.

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 3A this _____ day of _____, 2025.

City Attorney

SURVEYOR'S CERTIFICATE

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

Signed and sealed this _____ day of _____, 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

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 177.081 (1), Florida Statutes (1998), and has determined that said plat conforms with requirements of said Part 1, Chapter 177, Florida Statutes. The undersigned did not prepare this plat. This certificate is made as of the _____ day of _____, 2025.

Signed: _____

Print Address: 11801 Research Drive

Print Name: Austin Blazs

Alachua, FL 32615

Florida Registration No.: LS 7401

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

ROOKERY PHASE 3A

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

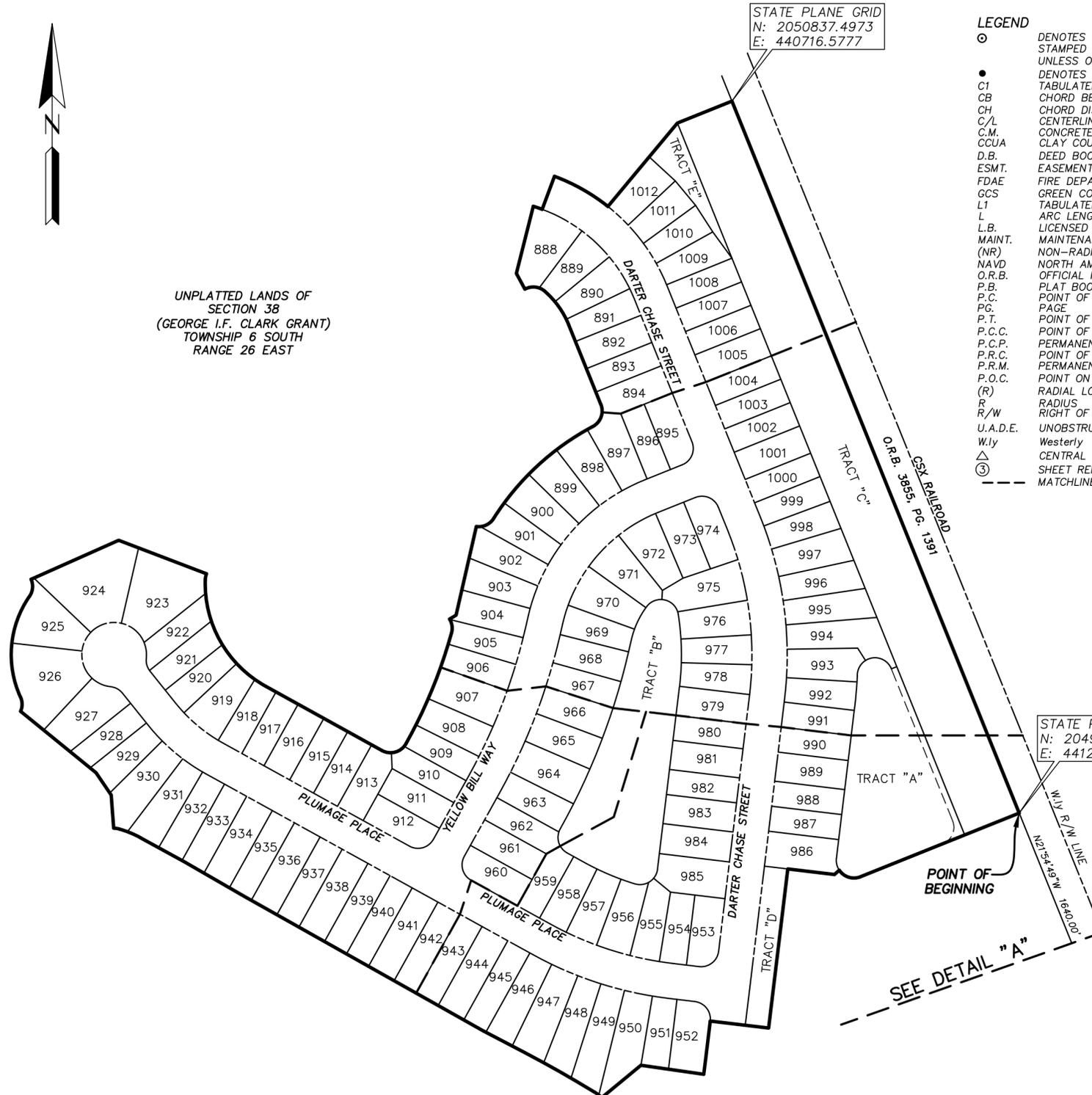


UNPLATTED LANDS OF SECTION 38 (GEORGE I.F. CLARK GRANT) TOWNSHIP 6 SOUTH RANGE 26 EAST

STATE PLANE GRID
N: 2050837.4973
E: 440716.5777

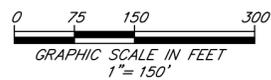
- LEGEND**
- DENOTES SET 5/8" REBAR AND CAP STAMPED L.B.#3624, P.R.M. UNLESS OTHERWISE NOTED
 - DENOTES P.C.P., STAMPED L.B.#3624, TABULATED CURVE DATA
 - CB CHORD BEARING
 - CH CHORD DISTANCE
 - C/L CENTERLINE
 - C.M. CONCRETE MONUMENT
 - CCUA CLAY COUNTY UTILITY AUTHORITY
 - D.B. DEED BOOK
 - ESMT. EASEMENT
 - FDAE FIRE DEPARTMENT ACCESS EASEMENT
 - GCS GREEN COVE SPRINGS
 - L1 TABULATED LINE DATA
 - L ARC LENGTH
 - L.B. LICENSED BUSINESS
 - MAINT. MAINTENANCE
 - (NR) NON-RADIAL LOT LINE
 - NAVD NORTH AMERICAN VERTICAL DATUM
 - O.R.B. OFFICIAL RECORDS BOOK
 - P.B. PLAT BOOK
 - P.C. POINT OF CURVATURE
 - PG. PAGE
 - P.T. POINT OF TANGENCY
 - P.C.C. POINT OF COMPOUND CURVATURE
 - P.C.P. PERMANENT CONTROL POINT
 - P.R.C. POINT OF REVERSE CURVATURE
 - P.R.M. PERMANENT REFERENCE MONUMENT
 - P.O.C. POINT ON CURVE
 - (R) RADIAL LOT LINE
 - R RADIUS
 - R/W RIGHT OF WAY
 - U.A.D.E. UNOBSTRUCTED ACCESS AND DRAINAGE EASEMENT
 - W.ly Westerly
 - △ CENTRAL ANGLE
 - ③ SHEET REFERENCE NUMBER
 - MATCHLINE

- 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 North 21°54'49" West.
 - 3) Coordinates based on GPS observation of the following National Geodetic Survey Control:
Station "BART" (St. Johns) coordinates:
N 2077207.234 E 463204.938
Coordinate Datum: State Plane values reference Florida East Zone, North American Datum 1983 (2011) and are in U.S. survey feet.
 - 4) Section lines depicted on this plat are graphic representations only, and do not reflect field measure unless otherwise noted.
 - 5) Except drainage easements specifically dedicated to Cross Creek North Community Development District, all easements shown hereon shall also be for the construction, installation, maintenance and operation of drainage structures, utilities, sanitary sewers and cable television service, provided however that said cable television service shall not interfere with facilities and service of any electric, telephone, gas or other public utility. In the event a cable television company damages the facility of a public utility, it shall be solely responsible for the damage.
 - 6) 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.
 - 7) Where a City of Green Cove Springs Electric, Inc. easement crosses an easement or right-of-way granted to Clay County Utility Authority, City of Green Cove Springs Electric, 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 Electric, Inc.'s facilities.
 - 8) 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 use areas so as to reasonably accommodate Clay County Utility Authority facilities.
 - 9) 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.
 - 10) All easements for the underground electric distribution system, marked (GCS) and shown on the plat, are hereby irrevocably and without reservation dedicated to City of Green Cove Springs Electric, Inc. (GCS), its successors and assigns.
 - 11) The boundary closure does not exceed 1:5000.



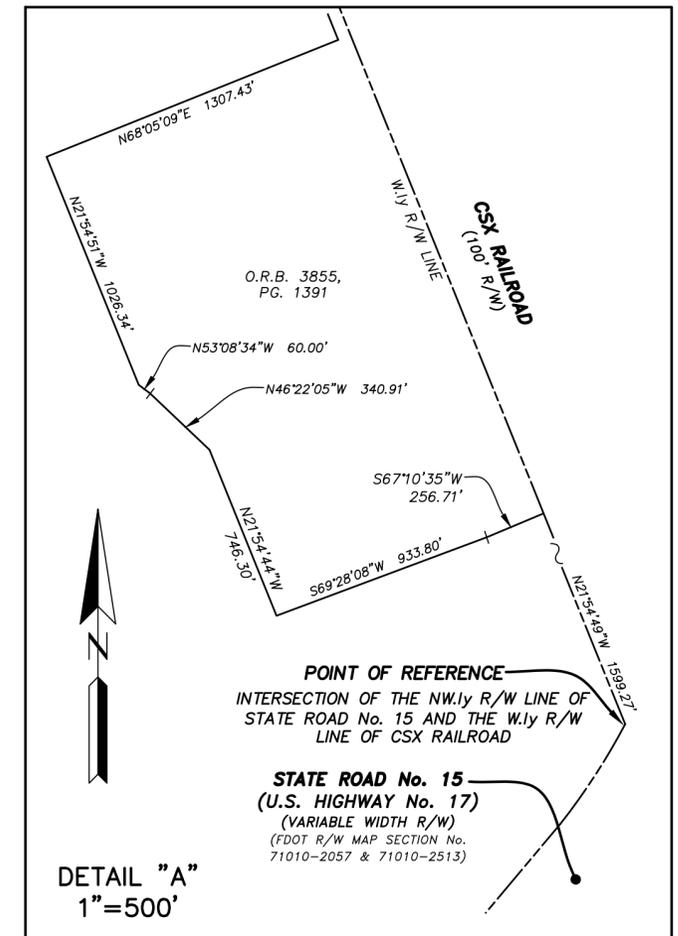
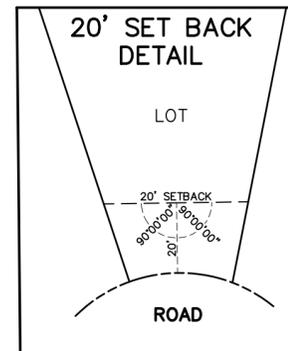
STATE PLANE GRID
N: 2049622.8069
E: 441205.2158

UNPLATTED LANDS OF SECTION 38 (GEORGE I.F. CLARK GRANT) TOWNSHIP 6 SOUTH RANGE 26 EAST



Land Use
Zoning: PUD & REC
Area: 29.40 Acres±
Number of Lots: 125
Minimum Lot Width: 43 feet

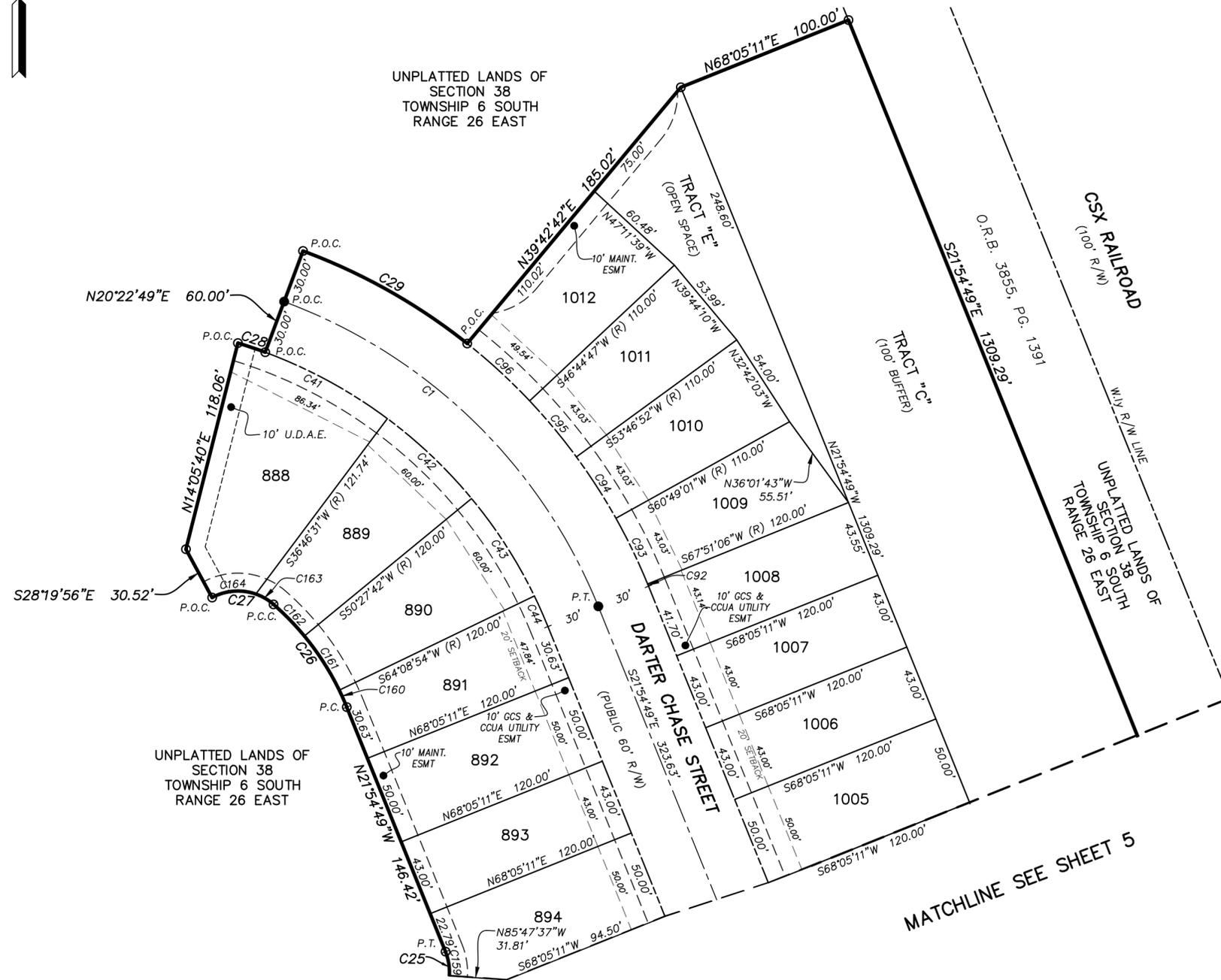
Building Setbacks
Minimum Front Setback: 15 feet for front facade;
20 feet for front (face of garage)
Minimum Side Setback: 43' lots 6.5 feet, wider lots 5 feet
Minimum Rear Setback: 10 feet



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 3A

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

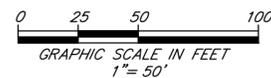


CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	300.00'	47°42'22"	249.79'	N45°46'00"W	242.64'
C25	30.00'	83°49'23"	43.89'	N19°59'52"E	40.08'
C26	150.00'	26°59'21"	70.66'	N35°24'29"W	70.01'
C27	30.00'	69°25'46"	36.35'	N83°37'03"W	34.17'
C28	270.00'	3°23'13"	15.96'	S71°18'48"E	15.96'
C29	330.00'	18°12'10"	104.84'	S60°31'06"E	104.40'
C41	270.00'	19°46'55"	93.22'	N63°06'57"W	92.76'
C42	270.00'	13°41'12"	64.50'	N46°22'54"W	64.34'
C43	270.00'	13°41'12"	64.50'	N32°41'42"W	64.34'
C44	270.00'	3°56'17"	18.56'	N23°52'57"W	18.55'
C92	330.00'	0°14'05"	1.35'	N22°01'51"W	1.35'
C93	330.00'	7°02'05"	40.52'	N25°39'56"W	40.49'
C94	330.00'	7°02'09"	40.52'	N32°42'03"W	40.50'
C95	330.00'	7°02'05"	40.52'	N39°44'10"W	40.49'
C96	330.00'	8°09'48"	47.02'	N47°20'07"W	46.98'
C159	30.00'	26°07'12"	13.68'	N08°51'13"W	13.56'
C160	150.00'	3°56'17"	10.31'	N23°52'57"W	10.31'
C161	150.00'	13°41'12"	35.83'	N32°41'42"W	35.75'
C162	150.00'	9°21'52"	24.52'	N44°13'14"W	24.49'
C163	30.00'	21°52'03"	11.45'	N59°50'11"W	11.38'
C164	30.00'	47°33'43"	24.90'	S85°26'56"W	24.19'

- LEGEND**
- ⊙ DENOTES SET 5/8" REBAR AND CAP STAMPED L.B.#3624, P.R.M. UNLESS OTHERWISE NOTED
 - DENOTES P.C.P., STAMPED L.B.#3624, TABULATED CURVE DATA
 - C1 CHORD BEARING
 - CH CHORD DISTANCE
 - C/L CENTERLINE
 - C.M. CONCRETE MONUMENT
 - CCUA CLAY COUNTY UTILITY AUTHORITY
 - D.B. DEED BOOK
 - ESMT. EASEMENT
 - FDAE FIRE DEPARTMENT ACCESS EASEMENT
 - GCS GREEN COVE SPRINGS
 - L1 TABULATED LINE DATA
 - L ARC LENGTH
 - L.B. LICENSED BUSINESS
 - MAINT. MAINTENANCE
 - (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
 - P.O.C. POINT ON CURVE
 - (R) RADIAL LOT LINE
 - R RADIUS
 - R/W RIGHT OF WAY
 - U.A.D.E. UNOBSTRUCTED ACCESS AND DRAINAGE EASEMENT
 - W.ly Westerly
 - △ CENTRAL ANGLE
 - ③ SHEET REFERENCE NUMBER
 - MATCHLINE

Land Use
 Zoning: PUD & REC
 Area: 29.40 Acres±
 Number of Lots: 125
 Minimum Lot Width: 43 feet

Building Setbacks
 Minimum Front Setback: 15 feet for front facade;
 20 feet for front (face of garage)
 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 3A

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

LINE TABLE		
LINE	BEARING	LENGTH
L1	S12°52'16"W	19.74'
L2	S85°47'37"E	31.81'

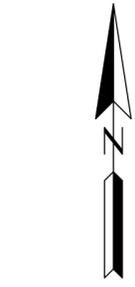
CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C115	1030.00'	2°20'46"	42.18'	N16°44'19"E	42.18'
C116	1030.00'	2°41'40"	48.44'	N14°13'06"E	48.43'
C117	270.00'	7°06'05"	33.46'	S16°25'19"W	33.44'
C118	270.00'	15°54'54"	75.00'	S27°55'48"W	74.76'
C119	270.00'	15°35'54"	73.51'	S43°41'12"W	73.28'
C120	270.00'	15°35'54"	73.51'	S59°17'05"W	73.28'
C121	270.00'	1°00'08"	4.72'	S67°35'07"W	4.72'
C127	30.00'	55°14'04"	28.92'	S30°09'46"W	27.81'
C128	750.00'	0°57'15"	12.49'	S03°01'21"W	12.49'
C129	750.00'	3°21'03"	43.86'	N05°10'30"E	43.86'
C147	850.00'	2°47'57"	41.53'	N18°07'52"E	41.52'
C148	850.00'	1°20'39"	19.94'	N16°03'34"E	19.94'
C149	30.00'	45°26'01"	23.79'	N07°19'45"W	23.17'
C150	30.00'	1°20'16"	0.70'	N30°42'53"W	0.70'
C151	30.00'	12°42'24"	6.65'	S88°51'11"E	6.64'
C152	30.00'	52°32'40"	27.51'	N58°31'17"E	26.56'
C153	450.00'	4°04'58"	32.07'	S34°17'26"W	32.06'
C154	450.00'	8°10'31"	64.21'	S40°25'11"W	64.15'
C155	450.00'	8°00'59"	62.96'	S48°30'57"W	62.91'
C156	450.00'	8°00'59"	62.96'	S56°31'56"W	62.91'

- LEGEND**
- DENOTES SET 5/8" REBAR AND CAP STAMPED L.B.#3624, P.R.M. UNLESS OTHERWISE NOTED
 - DENOTES P.C.P., STAMPED L.B.#3624, TABULATED CURVE DATA
 - CHORD BEARING
 - CHORD DISTANCE
 - CENTERLINE
 - CONCRETE MONUMENT
 - CLAY COUNTY UTILITY AUTHORITY
 - DEED BOOK
 - EASEMENT
 - FIRE DEPARTMENT ACCESS EASEMENT
 - GREEN COVE SPRINGS
 - TABULATED LINE DATA
 - ARC LENGTH
 - LICENSED BUSINESS MAINTENANCE
 - NON-RADIAL LOT LINE
 - NORTH AMERICAN VERTICAL DATUM
 - OFFICIAL RECORDS BOOK
 - PLAT BOOK
 - POINT OF CURVATURE
 - PAGE
 - POINT OF TANGENCY
 - POINT OF COMPOUND CURVATURE
 - PERMANENT CONTROL POINT
 - POINT OF REVERSE CURVATURE
 - PERMANENT REFERENCE MONUMENT
 - POINT ON CURVE
 - RADIAL LOT LINE
 - RADIUS
 - RIGHT OF WAY
 - UNOBSTRUCTED ACCESS AND DRAINAGE EASEMENT
 - Westerly
 - CENTRAL ANGLE
 - SHEET REFERENCE NUMBER
 - MATCHLINE

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C2	600.00'	28°45'51"	301.22'	N07°31'54"W	298.06'
C5	300.00'	55°12'55"	289.11'	S40°28'44"W	278.05'
C6	1000.00'	16°08'35"	281.75'	N20°56'34"E	280.82'
C21	850.00'	13°48'22"	204.82'	N22°17'26"E	204.32'
C22	30.00'	46°46'16"	24.49'	N07°59'53"W	23.81'
C23	30.00'	65°15'04"	34.17'	N64°52'29"E	32.35'
C24	450.00'	29°39'36"	232.95'	N47°04'45"E	230.36'
C25	30.00'	83°49'23"	43.89'	N19°59'52"E	40.08'
C30	30.00'	155°32'27"	81.44'	S80°18'57"W	58.64'
C33	750.00'	4°18'18"	56.35'	N04°41'53"E	56.34'
C34	30.00'	134°25'46"	70.39'	N76°04'54"W	55.32'
C35	450.00'	15°43'03"	123.44'	N01°00'30"W	123.06'
C40	150.00'	23°49'57"	62.39'	S24°47'15"W	61.94'
C45	30.00'	90°00'00"	47.12'	N23°05'11"E	42.43'
C46	330.00'	7°32'45"	43.46'	S64°18'48"W	43.43'
C47	330.00'	8°00'59"	46.17'	S63°31'56"W	46.13'
C48	330.00'	8°00'59"	46.17'	S48°30'57"W	46.13'
C49	330.00'	8°10'31"	47.09'	S40°25'11"W	47.05'
C50	330.00'	7°02'07"	40.52'	S32°48'52"W	40.49'
C51	330.00'	7°02'07"	40.52'	S25°46'45"W	40.49'

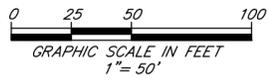
CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C52	330.00'	7°02'07"	40.52'	S18°44'38"W	40.49'
C53	330.00'	2°21'18"	13.56'	S14°02'56"W	13.56'
C54	970.00'	1°03'38"	17.96'	N13°24'05"E	17.95'
C55	970.00'	2°47'59"	47.40'	N15°19'54"E	47.39'
C56	970.00'	2°47'57"	47.39'	N18°07'52"E	47.38'
C84	630.00'	3°21'03"	36.84'	N05°10'30"E	36.84'
C85	630.00'	4°24'28"	48.47'	N01°17'45"E	48.45'
C86	630.00'	3°47'22"	41.67'	N02°48'11"W	41.66'
C87	630.00'	3°47'22"	41.67'	N06°35'33"W	41.66'
C88	630.00'	3°47'22"	41.67'	N10°22'56"W	41.66'
C89	630.00'	4°24'28"	48.47'	N14°28'51"W	48.45'
C90	630.00'	3°47'22"	41.67'	N18°34'46"W	41.66'
C91	630.00'	1°26'21"	15.83'	N21°11'38"W	15.83'
C97	30.00'	90°00'00"	47.12'	N66°54'49"W	42.43'
C98	570.00'	5°17'45"	52.68'	N19°15'57"W	52.67'
C99	570.00'	7°09'40"	71.24'	N13°02'14"W	71.20'
C100	570.00'	5°58'09"	59.38'	N06°28'19"W	59.36'
C101	570.00'	5°07'59"	51.07'	N00°55'15"W	51.05'
C102	570.00'	5°08'29"	51.15'	N04°12'58"E	51.13'
C103	570.00'	0°03'49"	0.63'	N06°49'07"E	0.63'

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C157	450.00'	1°22'08"	10.75'	S61°13'30"W	10.75'
C158	30.00'	57°42'11"	30.21'	N33°03'28"E	28.95'
C165	30.00'	68°46'00"	36.01'	N52°07'24"W	33.88'
C166	30.00'	8°52'23"	4.65'	N13°18'12"W	4.64'
C167	450.00'	5°22'46"	42.25'	N06°10'38"W	42.23'
C168	450.00'	5°07'59"	40.31'	N00°55'15"W	40.30'
C169	450.00'	5°08'29"	40.38'	N04°12'58"E	40.37'
C170	450.00'	0°03'49"	0.50'	N06°49'07"E	0.50'
C184	1150.00'	2°20'46"	47.09'	S16°44'19"W	47.09'
C185	1150.00'	0°52'29"	17.56'	S15°07'42"W	17.56'
C186	1150.00'	1°44'06"	34.82'	S13°49'24"W	34.82'
C187	1150.00'	0°05'05"	1.70'	N12°54'49"E	1.70'
C188	150.00'	7°06'05"	18.59'	S16°25'19"W	18.58'
C189	150.00'	9°00'38"	23.59'	S24°28'40"W	23.57'
C190	150.00'	6°54'15"	18.08'	S32°26'07"W	18.06'
C191	30.00'	56°47'23"	29.74'	S65°05'55"W	28.53'
C192	30.00'	100°18'23"	52.52'	N72°04'00"W	46.07'
C193	150.00'	0°48'59"	2.14'	S36°17'44"W	2.14'



Land Use
 Zoning: PUD & REC
 Area: 29.40 Acres±
 Number of Lots: 125
 Minimum Lot Width: 43 feet

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



UNPLATTED LANDS OF SECTION 38 (GEORGE I.F. CLARKE GRANT) TOWNSHIP 6 SOUTH RANGE 26 EAST
 O.R.B. 3855, PG. 1931

SEE SHEET 3 FOR NOTES

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 3A

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

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C4	300.00'	221°02'	116.85'	S49°49'38"E	116.12'
C6	1000.00'	16°08'35"	281.75'	N20°56'34"E	280.82'
C12	170.00'	12°55'55"	38.37'	N67°42'01"W	38.29'
C13	50.00'	9°44'31"	8.50'	N79°02'14"W	8.49'
C14	20.74'	4°29'40"	1.63'	N81°39'39"W	1.63'
C15	30.00'	47°47'46"	25.03'	N00°31'50"W	24.31'
C16	175.00'	58°59'38"	180.19'	N05°04'06"E	172.33'
C17	30.00'	58°36'43"	30.69'	N05°15'33"E	29.37'
C18	30.00'	18°47'14"	9.84'	S11°32'01"W	9.79'
C19	200.00'	63°07'32"	220.35'	S29°25'22"E	209.37'
C20	30.00'	89°49'14"	47.03'	N74°06'14"E	42.36'

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C21	850.00'	13°48'22"	204.82'	N221°7'26"E	204.32'
C38	30.00'	90°07'29"	47.19'	S15°55'24"E	42.47'
C39	1150.00'	16°16'04"	326.51'	N21°00'18"E	325.42'
C57	970.00'	3°52'53"	65.71'	N21°28'17"E	65.70'
C58	970.00'	3°19'39"	56.34'	N25°04'33"E	56.33'
C59	970.00'	2°16'29"	38.51'	N27°52'37"E	38.51'
C60	30.00'	90°00'00"	47.12'	N74°00'52"E	42.43'
C61	270.00'	1°58'14"	9.29'	S60°00'02"E	9.29'
C62	270.00'	15°54'53"	75.00'	S51°03'28"E	74.76'
C63	270.00'	4°25'55"	20.89'	S40°53'04"E	20.88'
C64	30.00'	3°01'05"	1.58'	S37°09'34"E	1.58'

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C65	30.00'	42°04'51"	22.03'	S14°36'35"E	21.54'
C66	55.00'	59°08'04"	56.76'	S73°18'14"W	54.28'
C67	55.00'	28°39'22"	27.51'	N07°53'51"W	27.22'
C68	55.00'	54°54'12"	52.70'	N49°40'38"W	50.71'
C69	55.00'	37°15'04"	35.76'	S25°06'40"W	35.13'
C70	55.00'	53°31'20"	51.38'	S20°16'32"E	49.53'
C71	55.00'	36°43'52"	35.26'	S65°24'08"E	34.66'
C72	30.00'	45°05'57"	23.61'	N61°13'05"W	23.01'
C73	330.00'	6°08'41"	35.39'	S41°44'27"E	35.37'
C74	330.00'	8°03'41"	46.43'	S48°50'38"E	46.39'
C75	330.00'	7°02'04"	40.52'	S56°23'30"E	40.49'



UNPLATTED LANDS OF SECTION 38 TOWNSHIP 6 SOUTH RANGE 26 EAST

UNPLATTED LANDS OF SECTION 38 TOWNSHIP 6 SOUTH RANGE 26 EAST

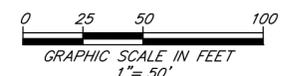
CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C76	330.00'	1°04'36"	6.20'	S60°26'50"E	6.20'
C110	30.00'	90°00'00"	47.12'	S15°59'08"E	42.43'
C111	1030.00'	2°17'18"	41.14'	N27°52'13"E	41.13'
C112	1030.00'	3°15'59"	58.72'	N25°05'34"E	58.71'
C113	1030.00'	2°49'11"	50.69'	N22°02'59"E	50.69'
C114	1030.00'	2°43'41"	49.04'	N19°16'33"E	49.04'
C131	170.00'	8°10'13"	24.24'	N65°19'10"W	24.22'
C132	170.00'	4°45'42"	14.13'	N71°47'07"W	14.12'
C133	175.00'	30°54'52"	94.42'	S08°58'18"E	93.28'
C134	175.00'	28°04'46"	85.76'	S20°31'31"W	84.91'
C135	200.00'	6°47'53"	23.73'	S01°15'33"E	23.72'

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C136	200.00'	13°53'13"	48.47'	S11°36'06"E	48.36'
C137	200.00'	12°43'35"	44.42'	S24°54'30"E	44.33'
C138	200.00'	11°36'48"	40.54'	S37°04'41"E	40.47'
C139	200.00'	11°46'21"	41.09'	S48°46'16"E	41.02'
C140	200.00'	6°19'42"	22.09'	S57°49'17"E	22.08'
C141	30.00'	31°42'58"	16.61'	S76°50'38"E	16.40'
C142	30.00'	47°43'11"	24.99'	N63°26'17"E	24.27'
C143	30.00'	10°23'05"	5.44'	N34°23'09"E	5.43'
C144	850.00'	2°27'14"	36.41'	N27°58'00"E	36.40'
C145	850.00'	3°19'39"	49.37'	N25°04'33"E	49.36'
C146	850.00'	3°52'53"	57.58'	N21°28'17"E	57.57'

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C178	30.00'	47°41'57"	24.98'	S05°23'57"E	24.26'
C179	30.00'	10°41'19"	5.60'	S23°47'41"W	5.59'
C180	1150.00'	2°24'46"	48.43'	N27°55'57"E	48.43'
C181	1150.00'	3°15'59"	65.56'	S25°05'34"W	65.55'
C182	1150.00'	2°49'11"	56.60'	S22°02'59"W	56.59'
C183	1150.00'	2°43'41"	54.75'	S19°16'33"W	54.75'

Land Use
 Zoning: PUD & REC
 Area: 29.40 Acres±
 Number of Lots: 125
 Minimum Lot Width: 43 feet

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



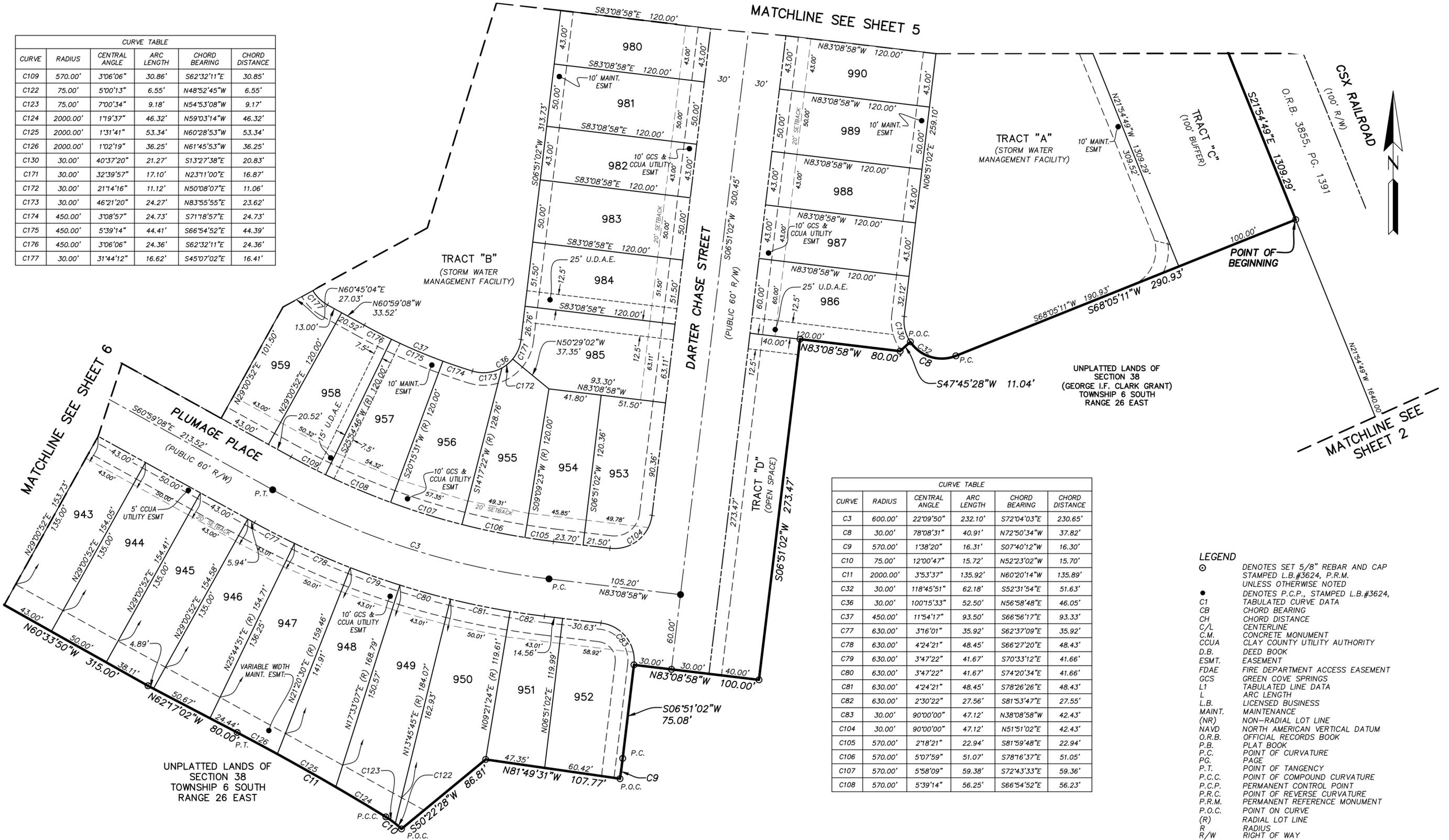
- LEGEND**
- DENOTES SET 5/8" REBAR AND CAP STAMPED L.B.#3624, P.R.M. UNLESS OTHERWISE NOTED
 - DENOTES P.C.P., STAMPED L.B.#3624, TABULATED CURVE DATA
 - CHORD BEARING
 - CHORD DISTANCE
 - CENTERLINE
 - CONCRETE MONUMENT
 - CLAY COUNTY UTILITY AUTHORITY
 - DEED BOOK
 - EASEMENT
 - FIRE DEPARTMENT ACCESS EASEMENT
 - GREEN COVE SPRINGS
 - TABULATED LINE DATA
 - ARC LENGTH
 - LICENSED BUSINESS
 - MAINTENANCE
 - (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
 - P.O.C. POINT ON CURVE
 - (R) RADIAL LOT LINE
 - R/RADIUS
 - R/W RIGHT OF WAY
 - U.A.D.E. UNOBSTRUCTED ACCESS AND DRAINAGE EASEMENT
 - W/Ly Westerly
 - Δ CENTRAL ANGLE
 - ③ SHEET REFERENCE NUMBER
 - --- MATCHLINE

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

ROOKERY PHASE 3A

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

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C109	570.00'	3°06'06"	30.86'	S62°32'11"E	30.85'
C122	75.00'	5°00'13"	6.55'	N48°52'45"W	6.55'
C123	75.00'	7°00'34"	9.18'	N54°53'08"W	9.17'
C124	2000.00'	1°19'37"	46.32'	N59°03'14"W	46.32'
C125	2000.00'	1°31'41"	53.34'	N60°28'53"W	53.34'
C126	2000.00'	1°02'19"	36.25'	N61°45'53"W	36.25'
C130	30.00'	40°37'20"	21.27'	S13°27'38"E	20.83'
C171	30.00'	32°39'57"	17.10'	N23°11'00"E	16.87'
C172	30.00'	21°14'16"	11.12'	N50°08'07"E	11.06'
C173	30.00'	46°21'20"	24.27'	N83°55'55"E	23.62'
C174	450.00'	3°08'57"	24.73'	S71°18'57"E	24.73'
C175	450.00'	5°39'14"	44.41'	S66°54'52"E	44.39'
C176	450.00'	3°06'06"	24.36'	S62°32'11"E	24.36'
C177	30.00'	31°44'12"	16.62'	S45°07'02"E	16.41'

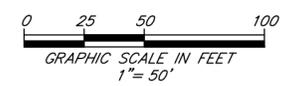


CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C3	600.00'	22°09'50"	232.10'	S72°04'03"E	230.65'
C8	30.00'	78°08'31"	40.91'	N72°50'34"W	37.82'
C9	570.00'	1°38'20"	16.31'	S07°40'12"W	16.30'
C10	75.00'	12°00'47"	15.72'	N52°23'02"W	15.70'
C11	2000.00'	3°53'37"	135.92'	N60°20'14"W	135.89'
C32	30.00'	118°45'51"	62.18'	S52°31'54"E	51.63'
C36	30.00'	100°15'33"	52.50'	N56°58'48"E	46.05'
C37	450.00'	11°54'17"	93.50'	S66°56'17"E	93.33'
C77	630.00'	3°16'01"	35.92'	S62°37'09"E	35.92'
C78	630.00'	4°24'21"	48.45'	S66°27'20"E	48.43'
C79	630.00'	3°47'22"	41.67'	S70°33'12"E	41.66'
C80	630.00'	3°47'22"	41.67'	S74°20'34"E	41.66'
C81	630.00'	4°24'21"	48.45'	S78°26'26"E	48.43'
C82	630.00'	2°30'22"	27.56'	S81°53'47"E	27.55'
C83	30.00'	90°00'00"	47.12'	N38°08'58"W	42.43'
C104	30.00'	90°00'00"	47.12'	N51°51'02"E	42.43'
C105	570.00'	2°18'21"	22.94'	S81°59'48"E	22.94'
C106	570.00'	5°07'59"	51.07'	S78°16'37"E	51.05'
C107	570.00'	5°58'09"	59.38'	S72°43'33"E	59.36'
C108	570.00'	5°39'14"	56.25'	S66°54'52"E	56.23'

- LEGEND**
- ⊙ DENOTES SET 5/8" REBAR AND CAP STAMPED L.B.#3624, P.R.M. UNLESS OTHERWISE NOTED
 - DENOTES P.C.P., STAMPED L.B.#3624, TABULATED CURVE DATA
 - C1 CHORD BEARING
 - CH CHORD DISTANCE
 - C/L CENTERLINE
 - C.M. CONCRETE MONUMENT
 - CCUA CLAY COUNTY UTILITY AUTHORITY
 - D.B. DEED BOOK
 - ESMT. EASEMENT
 - FD AE FIRE DEPARTMENT ACCESS EASEMENT
 - GCS GREEN COVE SPRINGS
 - L1 TABULATED LINE DATA
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 - W.l.y. Westerly
 - △ CENTRAL ANGLE
 - ③ SHEET REFERENCE NUMBER
 - - - MATCHLINE

Land Use
 Zoning: PUD & REC
 Area: 29.40 Acres±
 Number of Lots: 125
 Minimum Lot Width: 43 feet

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



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