

ROOKERY COMMUNITY DEVELOPMENT DISTRICT

PARCEL 1 LEGAL MAP AND DESCRIPTION

January 23, 2024

ROOKERY CDD PARCEL 1

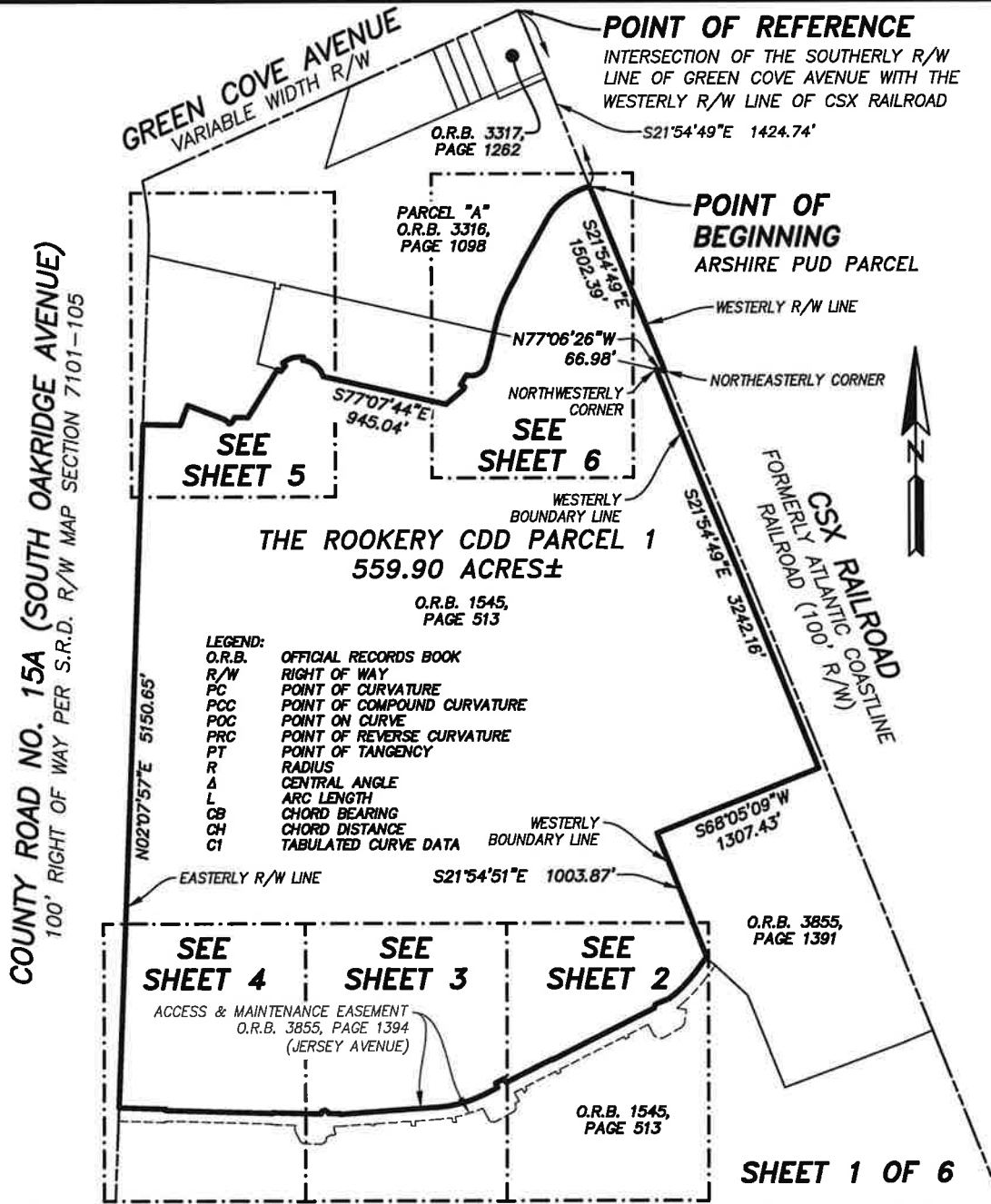
A portion of Section 38 of the George I.F. Clarke Grant, Township 6 South, Range 26 East, Clay County, Florida, being a portion of those lands described and recorded in Official Records Book 1545, page 513 and a portion of Parcel "A" as described and recorded in Official Records Book 3316, page 1098, 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, 1502.39 feet to the Northeast corner of those lands described and recorded in Official Records Book 3855, page 1391, of said Public Records; thence North 77°06'26" West, departing said Westerly right of way line and along the Northerly line of last said lands, 66.98 feet to the Northwesterly corner thereof; thence Southerly along the Westerly boundary line of last said lands the following 3 courses: Course 1, thence South 21°54'49" East, 3242.16 feet; Course 2, thence South 68°05'09" West, 1307.43 feet; Course 3, thence South 21°54'51" East, 1003.87 feet to a point lying on the Northerly line of that certain Access & Maintenance Easement described and recorded in Official Records Book 3855, page 1394, of said Public Records; thence Westerly along said Northerly line the following 26 courses: Course 1, thence South 37°01'31" West, departing said Westerly boundary line, 149.07 feet to the point of curvature of a curve concave Northwesterly having a radius of 955.00 feet; Course 2, thence Southwesterly along the arc of said curve, through a central angle of 16°37'06", an arc length of 276.99 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 45°20'05" West, 276.02 feet; Course 3, thence South 67°24'13" West, along a non-tangent line, 105.10 feet; Course 4, thence South 53°45'05" West, 12.16 feet; Course 5, thence South 13°14'26" West, 24.72 feet; Course 6, thence South 63°07'28" West, 859.11 feet; Course 7, thence North 26°52'32" West, 5.00 feet; Course 8, thence South 63°07'28" West, 382.73 feet; Course 9, thence North 26°52'32" West, 31.65 feet; Course 10, thence South 63°07'28" West, 74.60 feet; Course 11, thence South 26°52'32" East, 36.65 feet; Course 12, thence South 63°07'28" West, 102.14 feet to the point of curvature of a curve concave Northerly having a radius of 955.00 feet; Course 13, thence Westerly along the arc of said curve, through a central angle of 22°47'15", an arc length of 379.82 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 74°31'05" West, 377.32 feet; Course 14, thence South 85°54'43" West, 731.91 feet; Course 15, thence North 04°05'17" West, 5.00 feet to a point on a non-tangent curve concave Northerly having a radius of 250.00 feet; Course 16, thence Westerly along the arc of said curve, through a central angle of 05°44'03", an arc length of 25.02 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 88°46'45" West, 25.01 feet; Course 17, thence North 88°21'14" West, 61.78 feet; Course 18, thence North 19°49'14" West, 8.30 feet; Course 19, thence North 55°44'57" West, 30.16 feet; Course 20, thence South 67°18'10" West, 29.23 feet; Course 21, thence South 07°09'24" West, 17.00 feet; Course 22, thence North 88°21'14" West, 362.37 feet; Course 23, thence North 88°21'14" West, 5.00 feet; Course 24, thence North 88°21'14" West, 800.00 feet; Course 25, thence North 01°38'46" East, 10.00 feet; Course 26, thence North 88°21'14" West, 355.52 feet to a point lying on the Easterly right of way line of County Road 15A (South Oakridge Avenue), a 100 foot right of way as presently established; thence Easterly along the Southerly and Southeasterly lines of last said lands the following 9 courses: Course 1, thence South 88°31'42" East, departing said Easterly right of way line, 282.59 feet; Course 2, thence North 21°17'17" East, 161.55 feet; Course 3, thence South 68°42'43" East, 287.10 feet; Course 4, thence South 58°52'43" East, 32.90 feet; Course 5, thence South 37°48'54" East, 22.40 feet; Course 6, thence North 70°53'31" East, 15.20 feet; Course 7, thence North 34°14'49" East, 52.23 feet; Course 8, thence South 88°17'22" East, 94.17 feet; Course 9, thence North 31°43'31" East, 427.82 feet to the Easterly most corner thereof; thence South 58°16'29" East, departing said Southeasterly line, 30.00 feet to a point on a non-tangent curve concave Southeasterly having a radius of 175.00 feet; thence through a central angle of 47°45'50", an arc length of 165.38 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 40°10'24" East, 51.42 feet; thence North 41°22'44" West, along a non-tangent line, 29.96 feet to a point on a non-tangent curve concave Southerly having a radius of 198.38 feet; thence Easterly along the arc of said curve, through a central angle of 17°35'55", an arc length of 173°41'49" East, 160.63 feet; thence South 05°22'04" West, along a non-tangent line, 24.76 feet to a point on a non-tangent curve concave Southwesterly having a radius of 175.00 feet; thence Southwesterly along the arc of said curve, through a central angle of 67°09'24", an arc length of 205.12 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 51°03'13" East, 193.58 feet; thence South 77°07'44" East, along a non-tangent curve concave Northwesterly having a radius of 120.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 87°21'29", an arc length of 182.96 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of North 63°04'27" East, 165.75 feet; 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 12°52'16" East, 174.12 feet to the point of curvature of a curve concave Easterly having a radius of 1250.00 feet; thence Northwesterly along the arc of a curve concave Westerly having a radius of 950.00 feet, through a central angle of 1441.24 feet, 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; 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; thence Northwesterly along the arc of said curve, through a central angle of 39°09'19", an arc length of 353.33 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 48°37'32" East, 346.49 feet; thence North 68°05'11" East, along a non-tangent line, 70.00 feet to the Point of Beginning.

Containing 559.90 acres, more or less.

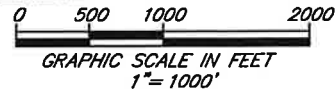
SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF SECTION 38 OF THE GEORGE I.F. CLARKE GRANT, TOWNSHIP 6 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1545, PAGE 513, AND A PORTION OF PARCEL "A" AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3316, PAGE 1098, BOTH OF THE PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



GENERAL NOTES:

- 1) THIS IS NOT A SURVEY.
- 2) BEARINGS BASED ON THE WESTERLY RIGHT OF WAY LINE OF CSX RAILROAD, BEING SOUTH 21°54'49" EAST.



ETM
Surveying & Mapping, Inc.
VISION • EXPERIENCE • RESULTS

14775 Old St. Augustine Road, Jacksonville, FL 32258
Tel: (904) 642-8550 Fax: (904) 642-4165
Certificate of Authorization No.: LB 3624

SCALE: 1"=1000'
DATE: MARCH 28, 2023

BOB L. PITTMAN
PROFESSIONAL SURVEYOR AND MAPPER
STATE of FLORIDA PSM No. 4827

A PORTION OF SECTION 38 OF THE GEORGE I.F. CLARKE GRANT, TOWNSHIP 6 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1545, PAGE 513, AND A PORTION OF PARCEL "A" AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3316, PAGE 1098, BOTH OF THE PUBLIC RECORDS OF SAID COUNTY.

MATCHLINE SEE SHEET 1

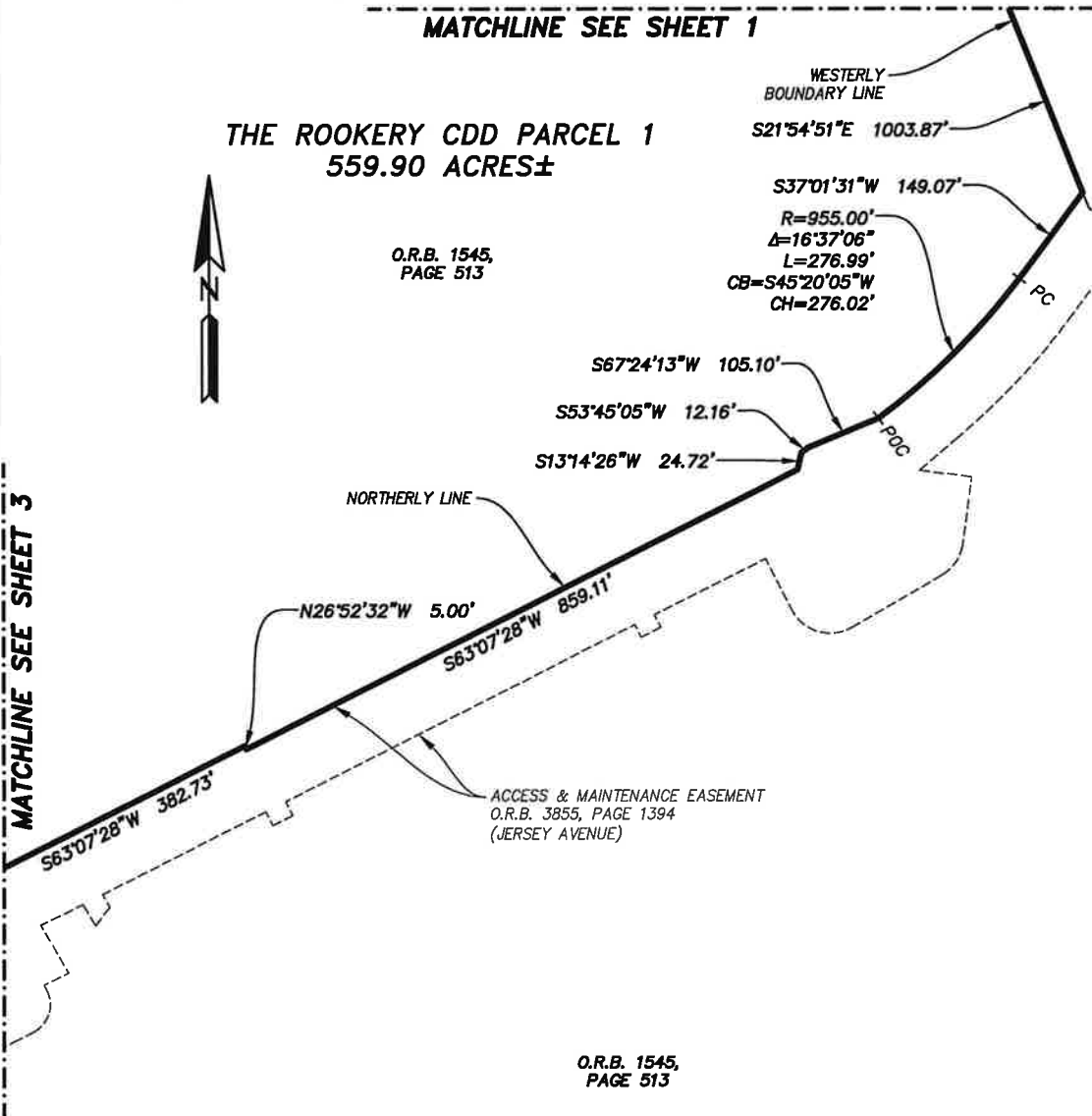
THE ROOKERY CDD PARCEL 1
559.90 ACRES±

O.R.B. 1545,
PAGE 513

WESTERLY
BOUNDARY LINE
S21°54'51"E 1003.87'
S37°01'31"W 149.07'
R=955.00'
Δ=16°37'06"
L=276.99'
CB=S45°20'05"W
CH=276.02'



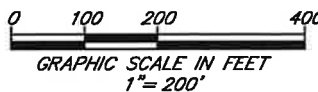
MATCHLINE SEE SHEET 3



O.R.B. 1545,
PAGE 513

- LEGEND:
- O.R.B. OFFICIAL RECORDS BOOK
 - R/W RIGHT OF WAY
 - PC POINT OF CURVATURE
 - PCC POINT OF COMPOUND CURVATURE
 - POC POINT ON CURVE
 - PRC POINT OF REVERSE CURVATURE
 - PT POINT OF TANGENCY
 - R RADIUS
 - Δ CENTRAL ANGLE
 - L ARC LENGTH
 - CB CHORD BEARING
 - CH CHORD DISTANCE
 - CI TABULATED CURVE DATA

SHEET 2 OF 6
SEE SHEET 1 FOR GENERAL NOTES.

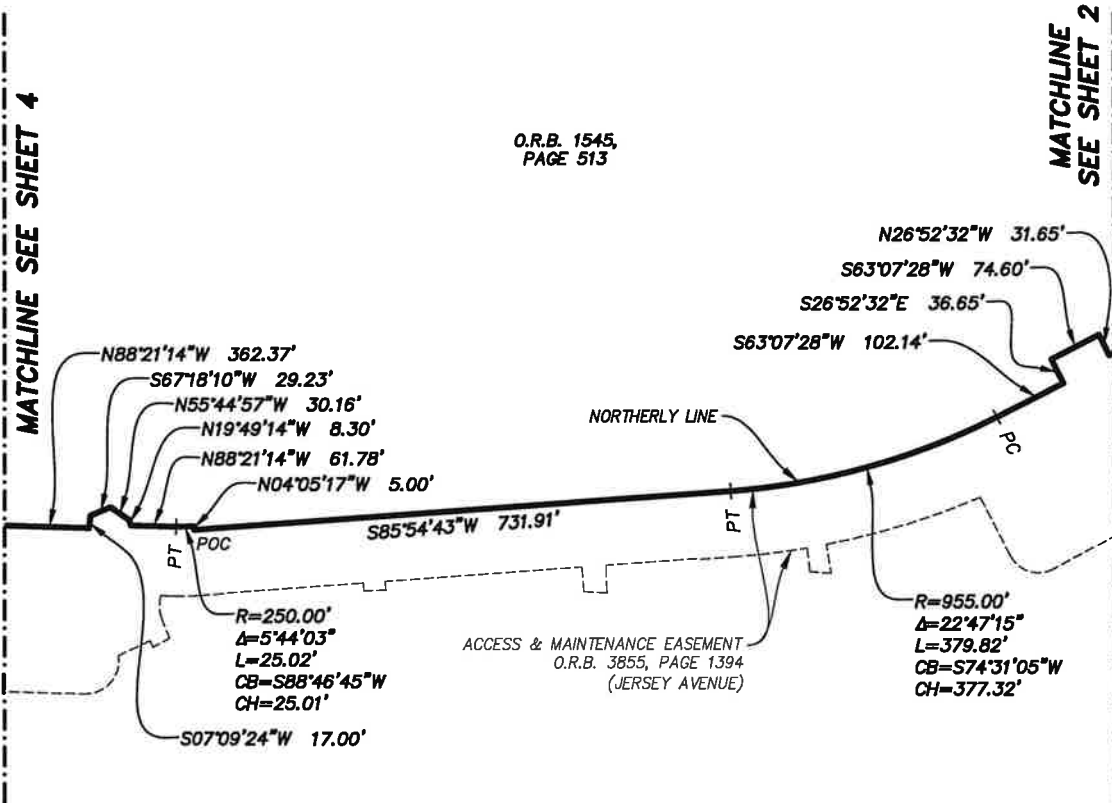


PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. LB 3624

A PORTION OF SECTION 38 OF THE GEORGE I.F. CLARKE GRANT, TOWNSHIP 6 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1545, PAGE 513, AND A PORTION OF PARCEL "A" AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3316, PAGE 1098, BOTH OF THE PUBLIC RECORDS OF SAID COUNTY.



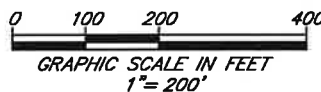
THE ROOKERY CDD PARCEL 1
559.90 ACRES±



- LEGEND:
- O.R.B. OFFICIAL RECORDS BOOK
 - R/W RIGHT OF WAY
 - PC POINT OF CURVATURE
 - PCC POINT OF COMPOUND CURVATURE
 - POC POINT ON CURVE
 - PRC POINT OF REVERSE CURVATURE
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 - R RADIUS
 - Δ CENTRAL ANGLE
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 - CB CHORD BEARING
 - CH CHORD DISTANCE
 - CI TABULATED CURVE DATA

O.R.B. 1545,
PAGE 513

SHEET 3 OF 6
SEE SHEET 1 FOR GENERAL NOTES.



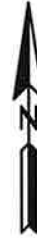
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MATCHLINE SEE SHEET 1

COUNTY ROAD NO. 15A (SOUTH OAKRIDGE AVENUE)
100' RIGHT OF WAY PER S.R.D. R/W MAP SECTION 7101-105

N02°07'57"E 5190.65'



THE ROOKERY CDD PARCEL 1
559.90 ACRES±

O.R.B. 1545,
PAGE 513

MATCHLINE SEE SHEET 3

EASTERLY R/W LINE

N88°21'14"W 355.52'

N01°38'46"E 10.00'

S01°38'46"W 5.00'

N88°21'14"W 800.00'

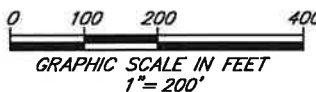
ACCESS & MAINTENANCE EASEMENT
O.R.B. 3855, PAGE 1394
(JERSEY AVENUE)

NORTHERLY LINE

N88°21'14"W 362.37'

O.R.B. 1545,
PAGE 513

LEGEND:
O.R.B. OFFICIAL RECORDS BOOK
R/W RIGHT OF WAY
PC POINT OF CURVATURE
PCC POINT OF COMPOUND CURVATURE
POC POINT ON CURVE
PRC POINT OF REVERSE CURVATURE
PT POINT OF TANGENCY
R RADIUS
Δ CENTRAL ANGLE
L ARC LENGTH
CB CHORD BEARING
CH CHORD DISTANCE
CI TABULATED CURVE DATA



SHEET 4 OF 6
SEE SHEET 1 FOR GENERAL NOTES.

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JACKSONVILLE, FL 32258 (904) 642-8550
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CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	175.00'	16°53'45"	51.61'	N40°10'24"E	51.42'
C2	198.38'	47°45'50"	165.38'	N73°41'49"E	160.63'
C3	175.00'	67°09'24"	205.12'	S51°03'13"E	193.58'

COUNTY ROAD NO. 15A (SOUTH OAKRIDGE AVENUE)
100' RIGHT OF WAY PER S.R.D. R/W MAP SECTION 7101-105

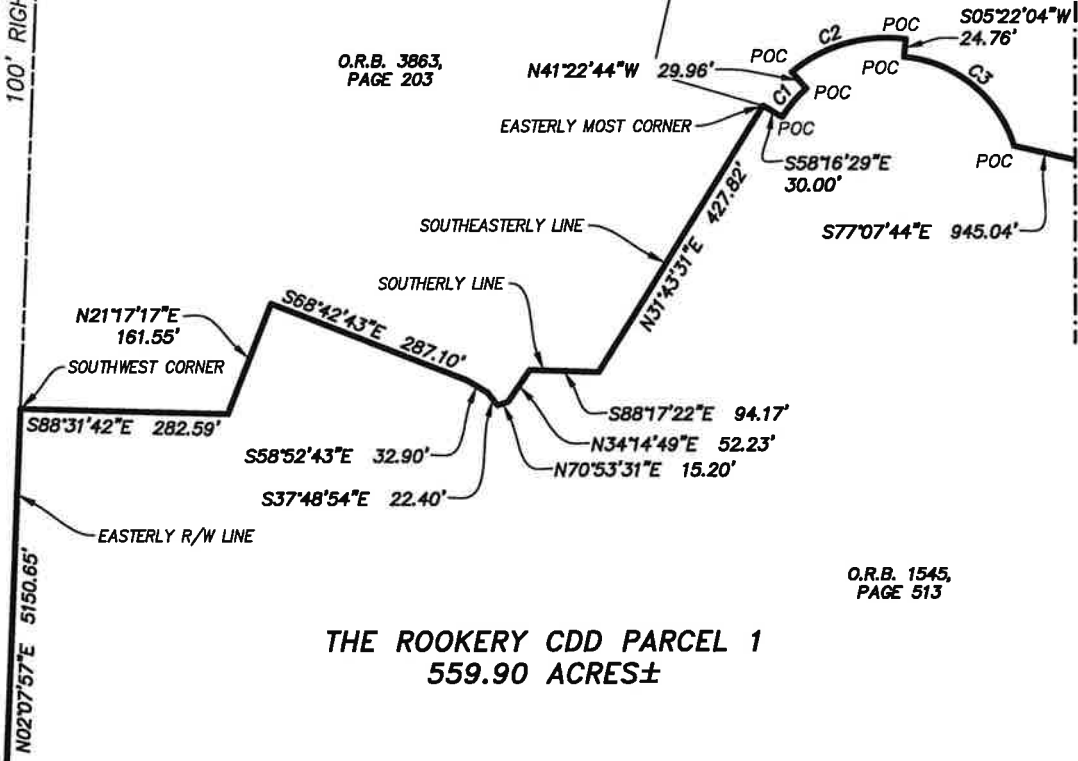
PARCEL "A"
O.R.B. 3316,
PAGE 1098



- LEGEND:
- O.R.B. OFFICIAL RECORDS BOOK
 - R/W RIGHT OF WAY
 - PC POINT OF CURVATURE
 - PCC POINT OF COMPOUND CURVATURE
 - POC POINT ON CURVE
 - PRC POINT OF REVERSE CURVATURE
 - PT POINT OF TANGENCY
 - R RADIUS
 - Δ CENTRAL ANGLE
 - L ARC LENGTH
 - CB CHORD BEARING
 - CH CHORD DISTANCE
 - C1 TABULATED CURVE DATA

O.R.B. 1545,
PAGE 513

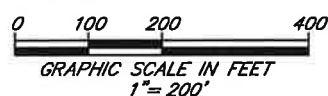
MATCHLINE
SEE SHEET 1



THE ROOKERY CDD PARCEL 1
559.90 ACRES±

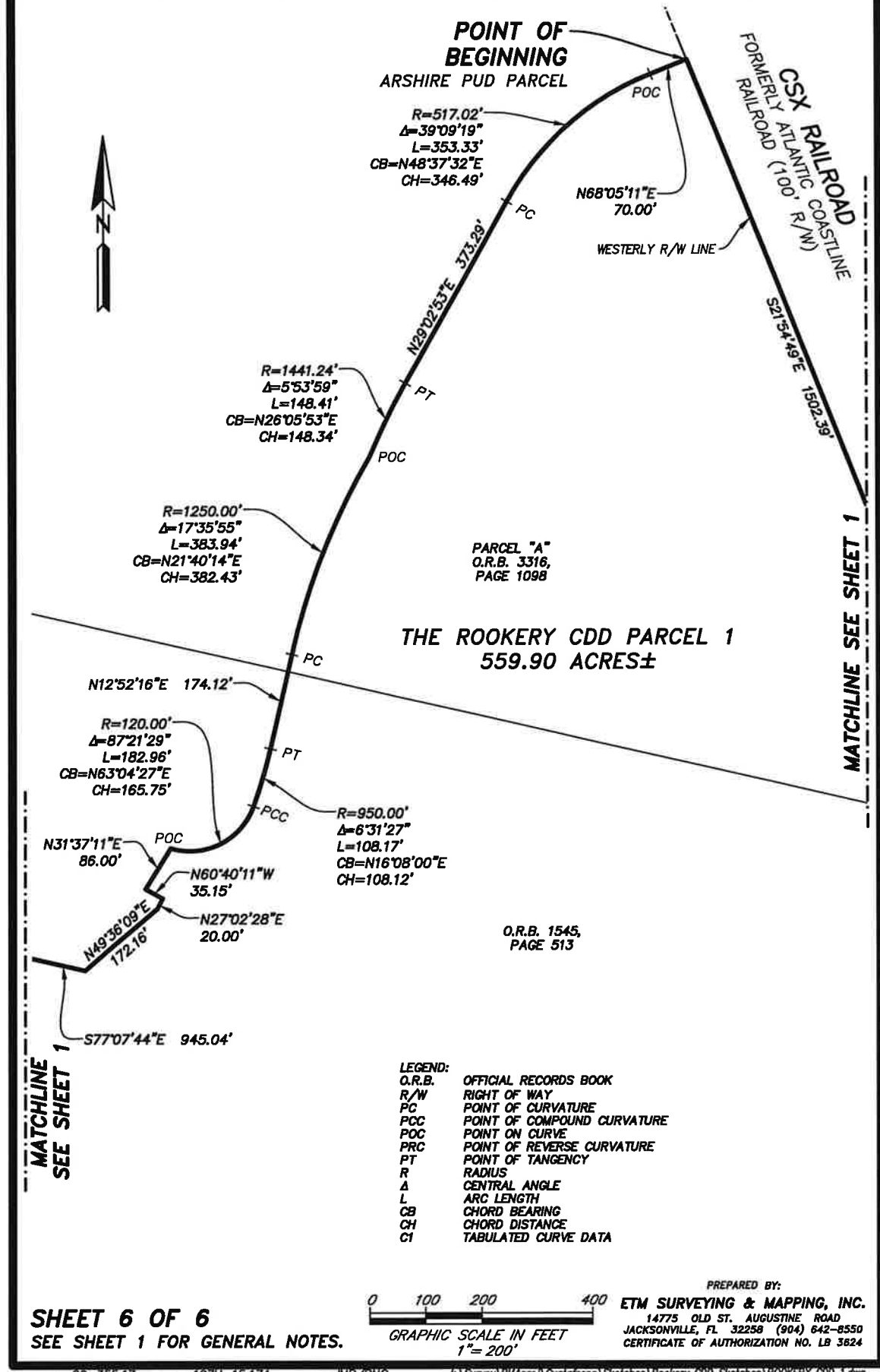
MATCHLINE SEE SHEET 1

SHEET 5 OF 6
SEE SHEET 1 FOR GENERAL NOTES.



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14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
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ROOKERY COMMUNITY DEVELOPMENT DISTRICT

PARCEL 2 LEGAL MAP AND DESCRIPTION

January 23, 2024

ROOKERY CDD PARCEL 2

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, 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:

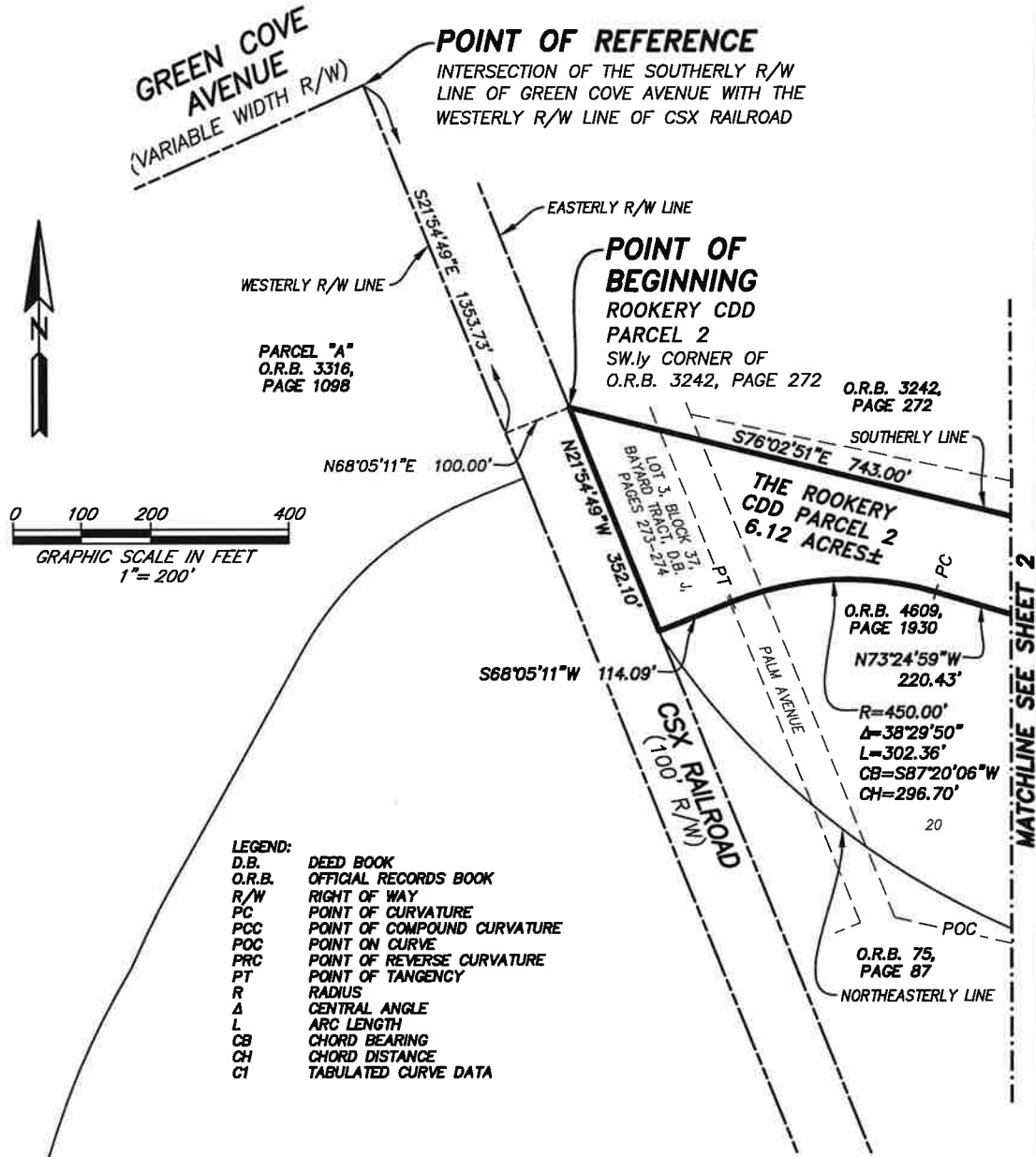
For a Point of Reference, commence at the intersection of the Southerly right of way line of Green Cove Avenue, a variable width right of way as presently established, with the Westerly right of way line of CSX Railroad, a 100 foot right of way as presently established; thence South 21°54'49" East, along said Westerly right of way line, 1353.73 feet; thence North 68°05'11" East, departing said Westerly right of way line, 100.00 feet to the Southwesterly corner of those lands described and recorded in Official Records Book 3242, page 272, of said Public Records and the Point of Beginning.

From said Point of Beginning, thence South 76°02'51" East, along the Southerly line of last said lands, 743.00 feet; thence South 58°42'34" East, departing said Southerly line, 209.58 feet; thence South 65°44'29" East, 253.02 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 (U.S. Highway No. 17), a variable width right of way as presently established; thence South 10°38'38" West, 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 a point lying on the Easterly right of way line of said CSX Railroad; thence North 21°54'49" West, along said Easterly right of way line, 352.10 feet to the Point of Beginning.

Containing 6.12 acres, more or less.

SKETCH TO ACCOMPANY DESCRIPTION OF

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, 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 IN SEPARATE ATTACHMENT.



GENERAL NOTES:

- 1) THIS IS NOT A SURVEY.
- 2) BEARINGS BASED ON THE WESTERLY RIGHT OF WAY LINE OF CSX RAILROAD, BEING SOUTH 21°34'49" EAST.

REVISED JANUARY 23, 2024 TO UPDATE BOUNDARY

SHEET 1 OF 2

ETM
Surveying & Mapping, Inc.
 VISION • EXPERIENCE • RESULTS

14775 Old St. Augustine Road, Jacksonville, FL 32258
 Tel: (904) 642-8550 Fax: (904) 642-4165
 Certificate of Authorization No.: LB 3624

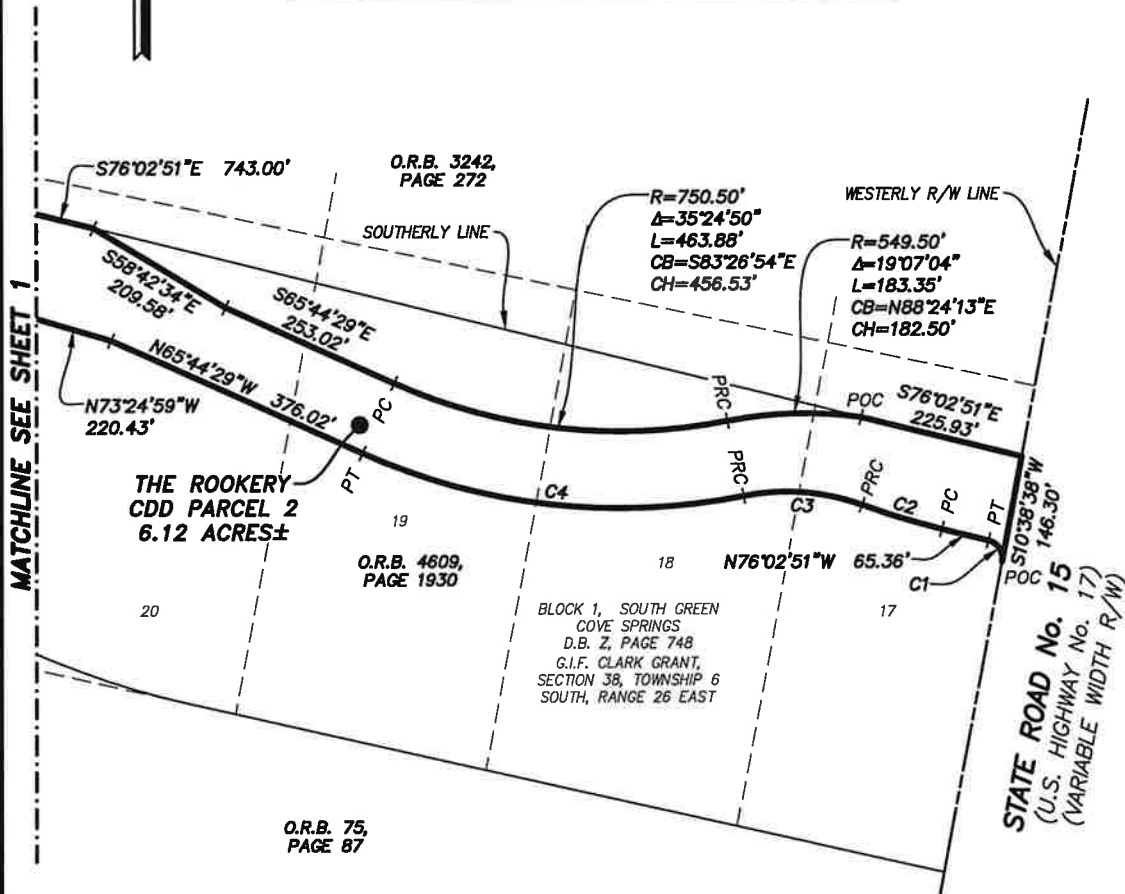
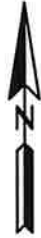
SCALE: 1"=200'
 DATE: MARCH 28, 2023

BOB L. PITTMAN
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA PSM No. 4827

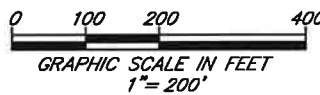
THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

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, 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,

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	25.00'	86°41'30"	37.83'	N32°42'06"W	34.32'
C2	1064.00'	6°08'31"	114.06'	N72°58'36"W	114.00'
C3	300.00'	31°21'51"	164.22'	N85°35'16"W	162.18'
C4	855.50'	35°31'43"	530.49'	N83°30'20"W	522.03'



- LEGEND:
- D.B. DEED BOOK
 - O.R.B. OFFICIAL RECORDS BOOK
 - R/W RIGHT OF WAY
 - PC POINT OF CURVATURE
 - PCC POINT OF COMPOUND CURVATURE
 - POC POINT ON CURVE
 - PRC POINT OF REVERSE CURVATURE
 - PT POINT OF TANGENCY
 - R RADIUS
 - Δ CENTRAL ANGLE
 - L ARC LENGTH
 - CB CHORD BEARING
 - CH CHORD DISTANCE
 - C1 TABULATED CURVE DATA



SHEET 2 OF 2
SEE SHEET 1 FOR GENERAL NOTES.

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