

# ROOKERY PHASE 2A

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

PLAT BOOK PAGE

SHEET 1 OF 10 SHEETS

SEE SHEET 2 FOR NOTES

### CAPTION

xxxxxxxxxxxxxxxxxxxx

### UTILITIES

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

### Engineer

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

### Surveyor

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

### Owner

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

**PRELIMINARY PLAN**

### ADOPTION AND DEDICATION

This is to certify that D.R. Horton, Inc.-Jacksonville, a Delaware corporation, hereinafter "Dedicator", is the lawful owner of the lands described in the caption hereon and that they have caused the same to be surveyed and subdivided, and that this plat known as ROOKERY PHASE 2A made in accordance with said survey is hereby adopted as the true and correct plat of said lands. All of the property that is designated on this plat as Pearce Boulevard, Darter Chase Street and Banyon Tree Point, unobstructed maintenance easements, unobstructed access and drainage easements and drainage easements are hereby irrevocably and without reservation dedicated to \_\_\_\_\_ its successors and assigns. The drainage easements through and over the lakes and filtration systems shown on this plat are hereby irrevocably dedicated to Clay County, 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 Clay County, Florida, 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 Clay County, Florida, 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 Clay County, Florida, its successors and assigns.

(2) Tracts "A", "B" and "C" shown on this plat, dedicated to \_\_\_\_\_ Association, Inc., is established for the placement and maintenance of stormwater retention/detention in the Stormwater Management Facility. \_\_\_\_\_ Association, Inc. shall remain responsible for the maintenance and/or repair of said Stormwater Management Facility in accordance with all applicable permits and laws. unless the tracts are conveyed to an owners association which has the duty and authority, and has accepted responsibility therefor, Clay County by acceptance of this plat assumes no responsibility for the removal or treatment of aquatic plants, animals, soil, chemicals or any other substance or thing that may ever be or come within said Stormwater Management Facility which these easements traverse, or any responsibility for maintenance or preservation of the water purity, water level or water depth, which responsibilities shall be those of \_\_\_\_\_ Association, Inc. Clay County, Florida, its successors and assigns are hereby granted an easement for drainage purposes across said Tract "A".

(3) Clay County, Florida, 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. Standard Pacific of Tampa, a Florida general partnership, developer and owner of the Stormwater Management Facility depicted in this plat, shall indemnify Clay County, Florida and hold it harmless from suits, actions, damages and liability and expense in connection with loss of life, bodily or personal injury or property damage or any other damage arising from or out of any occurrence in, upon, at or from the Stormwater Management Facility described above, or any part thereof, occasioned wholly or in part by any act or omission of Standard Pacific of Tampa, a Florida general partnership, its agents, contractors, employees, servants, licensees or concessionaires with ROOKERY PHASE 2A. This indemnification shall run with the land and the successors and assigns of Standard Pacific of Tampa, a Florida general partnership, shall be bound by and subject to it.

None of the foregoing shall prohibit Clay County, from establishing a municipal service taxing unit, 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 County Commission if after any filing of any plat the facilities to be accepted by the Board 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.

Tracts "A", "B" and "C" (Stormwater Management Facility), Tracts "D", "E", "F", "G" and "H" (Landscape buffer) are hereby reserved unto the Dedicator, its successors and assigns.

In witness whereof, the undersigned Owner has executed this plat on the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

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

By: \_\_\_\_\_  
Philip A. Fremento  
Vice President

Witness \_\_\_\_\_  
Print Name \_\_\_\_\_

Witness \_\_\_\_\_  
Print Name \_\_\_\_\_

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me, by means of [\_\_] physical presence or [\_\_] online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2023, 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 \_\_\_\_\_

### CLERK'S CERTIFICATE

I certify that this plat was filed for recording on this \_\_\_\_\_ day of \_\_\_\_\_, 2023 in Plat Book \_\_\_\_\_ Pages \_\_\_\_\_ through \_\_\_\_\_, of the Public Records of Clay County, Florida,

\_\_\_\_\_  
Tara S. Green, Clay County Clerk of Court

### DEPARTMENT OF ECONOMIC AND DEVELOPMENT SERVICES APPROVAL

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Director

### COUNTY DEPARTMENT OF ENGINEERING APPROVAL

Examined and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Richard Smith, P.E., Director.

### COUNTY COMMISSIONER'S APPROVAL

Examined and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2023 by the Board of County Commissioners, Clay County, Florida.

\_\_\_\_\_  
Tara S. Green, Clay County Clerk of Court and Comptroller Ex Officio Clerk to the Board

\_\_\_\_\_  
Chairman of the Board

### 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 \_\_\_\_\_, 2023.

\_\_\_\_\_  
Bob L. Pittman  
Professional Surveyor and Mapper  
State of Florida Registered Surveyor No. 4827

Signed: \_\_\_\_\_  
Print Name: John S. Adams  
Florida Registration No.: LS 4489

Print Address: 1501 CR 315, Suite # 106  
Green Cove Springs, FL  
32043

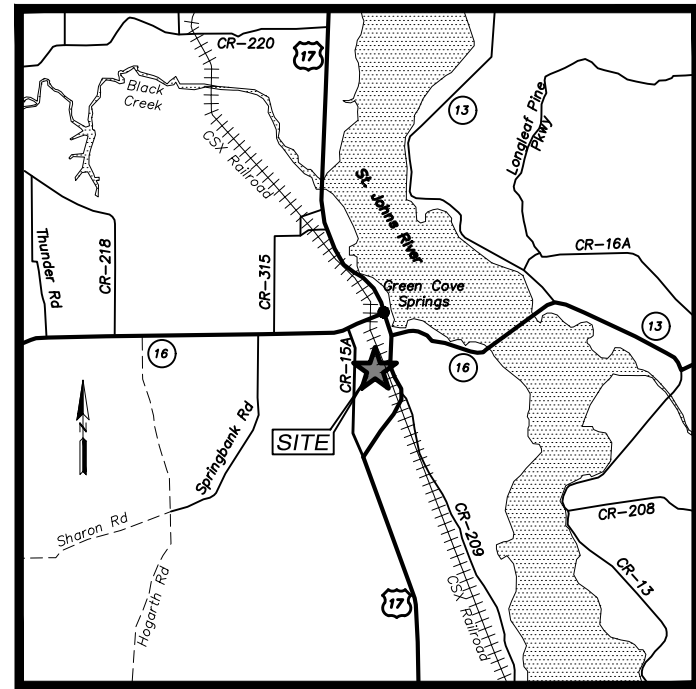
### SURVEYOR'S CERTIFICATE OF REVIEW

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 \_\_\_\_\_, 2023.

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

# ROOKERY PHASE 2A

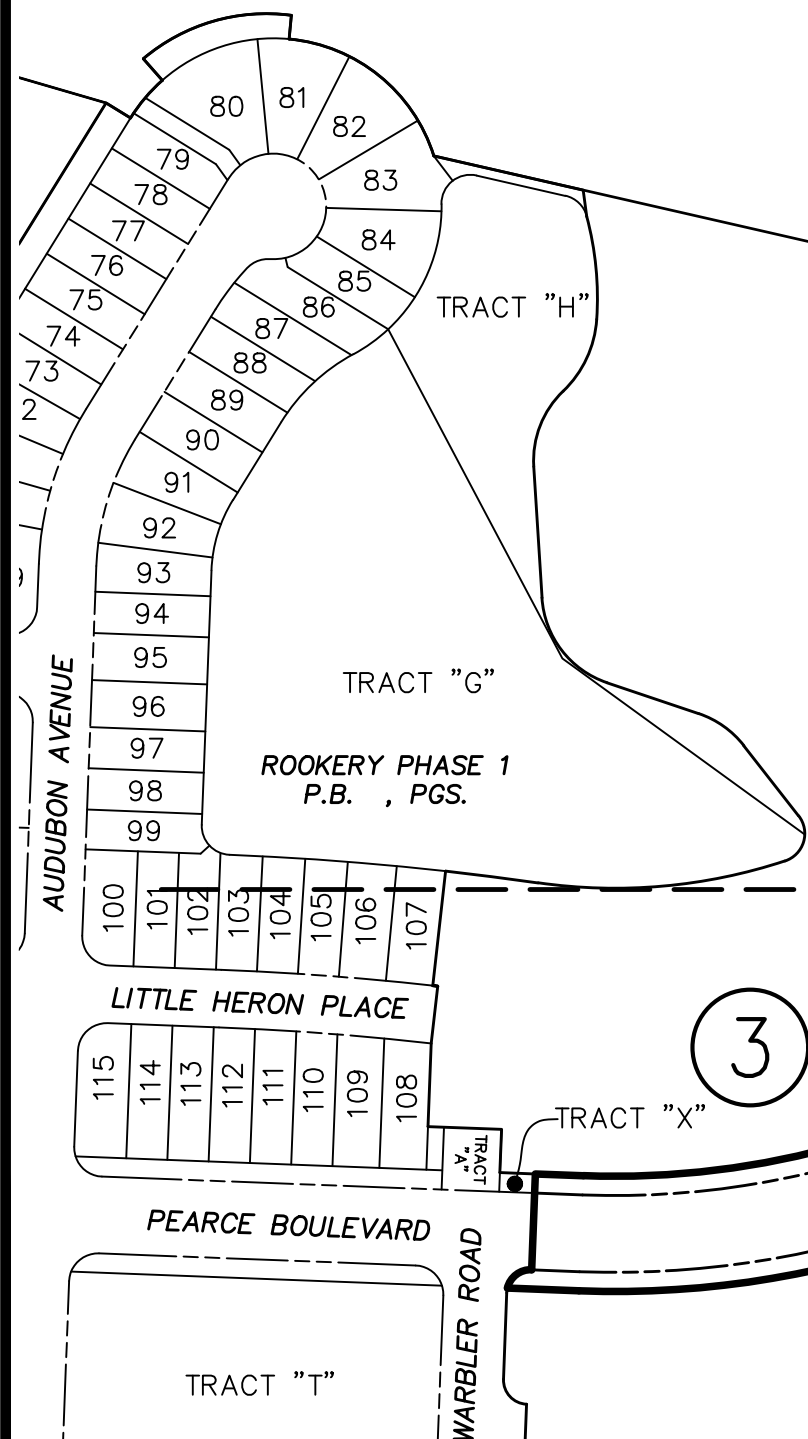
A PORTION OF SECTION 38 OF THE GEORGE I.F. CLARKE GRANT, TOWNSHIP 6 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA.



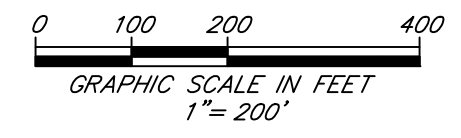
VICINITY MAP  
(NOT TO SCALE)

- LEGEND**
- DENOTES SET P.R.M., 4"X4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
  - DENOTES FOUND P.R.M., 4"X4" C.M. STAMPED P.R.M. L.B.#3624, UNLESS OTHERWISE NOTED
  - DENOTES P.C.P., STAMPED P.C.P. L.B.#3624, UNLESS OTHERWISE NOTED
  - C1 TABULATED CURVE DATA
  - CB CHORD BEARING
  - CH CHORD DISTANCE
  - C/L CENTERLINE
  - C.M. CONCRETE MONUMENT
  - CEC CLAY ELECTRIC COOPERATIVE
  - CCUA CLAY COUNTY UTILITY AUTHORITY
  - ESMT. 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
  - P.R.C. POINT OF REVERSE CURVATURE
  - P.R.M. PERMANENT REFERENCE MONUMENT
  - (R) RADIAL LOT LINE
  - R RADIUS
  - R/W RIGHT OF WAY
  - △ CENTRAL ANGLE
  - ③ SHEET REFERENCE NUMBER
  - - - MATCHLINE

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



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



**PRELIMINARY PLAN**

- 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 ----- as being -----.
  - 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 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.
  - 5) Whether depicted on the plat or not, the "Owner", hereby grants Clay Electric Cooperative, Inc. and Clay County Utility Authority a 10 foot perpetual easement for utility services over, under, upon and across all lands lying adjacent to, parallel with, and outside of the areas shown on the plat as roads, streets, or other rights-of-way.
  - 6) Where a Clay Electric Cooperative, Inc. easement crosses an easement or right-of-way granted to Clay County Utility Authority, Clay Electric Cooperative, Inc. shall have the right to locate its facilities in said joint use easement area, but such use shall be non-exclusive. Clay County Utility Authority shall use, occupy, and locate facilities in these joint use areas so as to reasonably accommodate Clay Electric Cooperative, Inc.'s facilities.
  - 7) Where a Clay County Utility Authority easement crosses an easement or right-of-way granted to Clay Electric Cooperative, Inc. Clay County Utility Authority shall have the right to locate its facilities in said joint use easement area, but such use shall be non-exclusive. Clay Electric Cooperative, Inc. shall use, occupy, and locate facilities in these joint use areas so as to reasonably accommodate Clay County Utility Authority facilities.
  - 8) All easements for the water and sewer systems marked CCUA and shown on the plat, are hereby irrevocably and without reservation dedicated to Clay County Utility Authority, (CCUA), its successors and assigns.
  - 9) All easements for the underground electric distribution system, marked CEC and shown on the plat, are hereby irrevocably and without reservation dedicated to Clay Electric Cooperative, Inc. (CEC), its successors and assigns.
  - 10) GCS Utility Easements are dedicated to the City of Green Cove Springs, its successors and assigns.

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



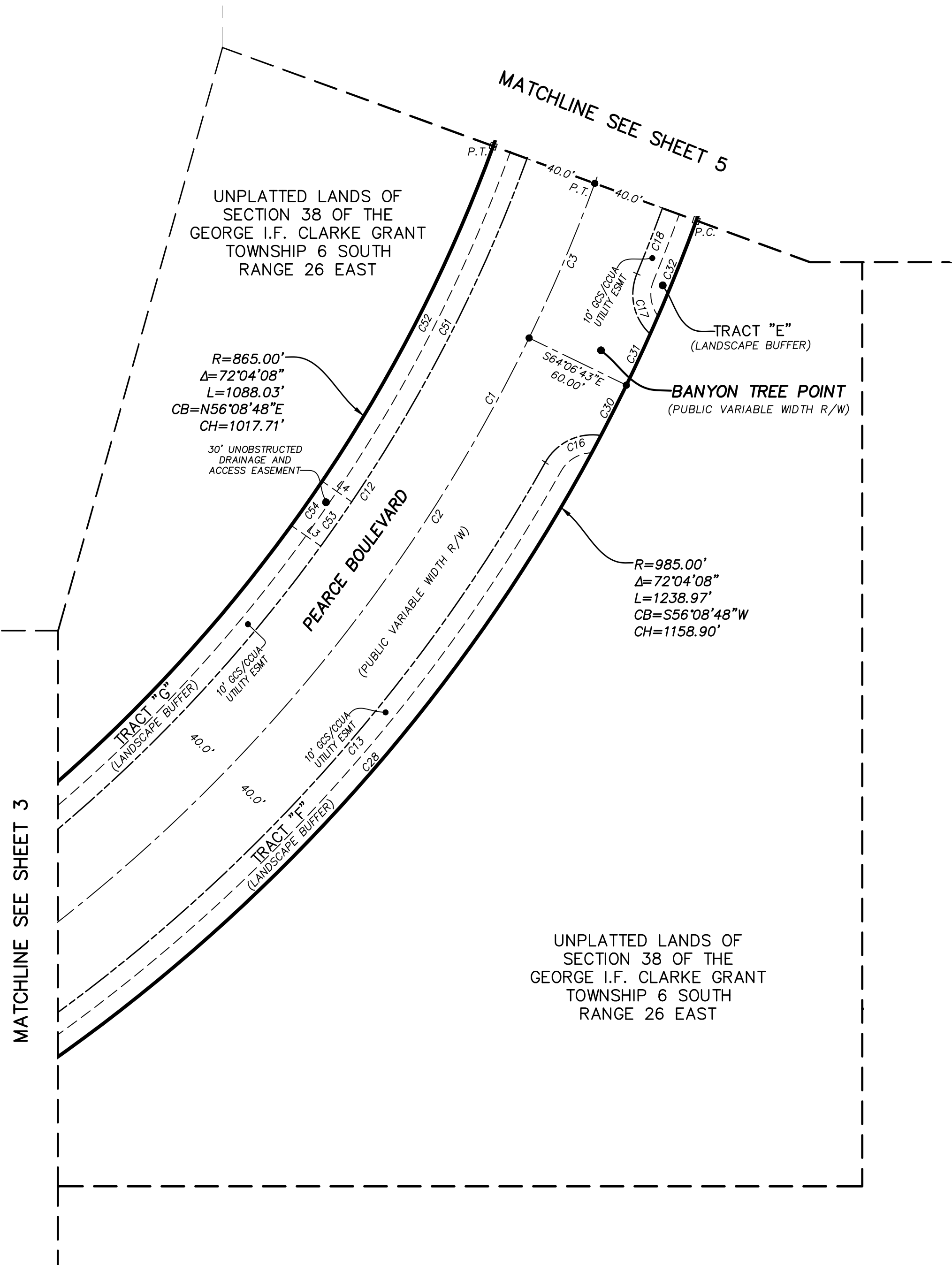


# ROOKERY PHASE 2A

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



**PRELIMINARY  
PLAN**

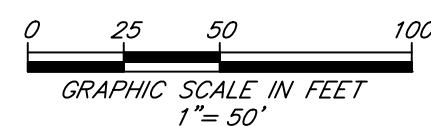


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- △ CENTRAL ANGLE
- ③ SHEET REFERENCE NUMBER
- MATCHLINE

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

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	925.00'	72°04'09"	1163.50'	N56°08'48"E	1088.30'
C2	925.00'	66°17'35"	1070.25'	N59°02'05"E	1011.54'
C3	925.00'	5°46'34"	93.25'	N23°00'00"E	93.21'
C12	885.00'	72°04'08"	1113.19'	N56°08'48"E	1041.24'
C13	965.00'	62°50'09"	1058.31'	N60°45'48"E	1006.06'
C16	30.00'	69°42'44"	36.50'	S64°12'05"W	34.29'
C17	30.00'	69°42'44"	36.50'	S12°25'30"E	34.29'
C18	965.00'	2°19'08"	39.05'	N21°16'18"E	39.05'
C28	985.00'	64°28'22"	1108.38'	N59°56'41"E	1050.83'
C30	985.00'	1°49'12"	31.29'	N26°47'54"E	31.29'
C31	985.00'	1°49'12"	31.29'	N24°58'41"E	31.29'
C32	985.00'	3°57'21"	68.01'	N22°05'25"E	67.99'
C51	885.00'	13°53'01"	214.45'	N27°03'14"E	213.92'
C52	865.00'	13°51'40"	209.26'	N27°02'34"E	208.75'
C53	885.00'	1°56'32"	30.00'	N34°58'01"E	30.00'
C54	865.00'	1°59'14"	30.00'	N34°58'01"E	30.00'



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



# ROOKERY PHASE 2A

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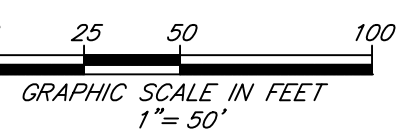
LINE TABLE		
LINE	BEARING	LENGTH
L5	N82°13'33"W	20.19'
L6	N82°13'33"W	20.19'
L7	N71°25'45"E	25.94'
L8	N71°25'45"E	25.62'
L9	S27°06'27"E	20.19'
L10	S27°06'27"E	20.19'
L11	S13°00'10"W	35.79'
L12	S13°00'10"W	35.15'

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



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

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



MATCHLINE SEE SHEET 4

MATCHLINE SEE SHEET 4

PREPARED BY:  
**ETM SURVEYING & MAPPING, INC.**  
 14775 OLD ST. AUGUSTINE ROAD  
 JACKSONVILLE, FL 32258 (904) 642-8550  
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# ROOKERY PHASE 2A

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MATCHLINE SEE SHEET 7



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

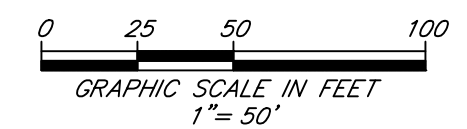
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L16	S82°34'37"W	21.86'
L17	S64°39'01"E	19.95'
L18	S64°39'01"E	19.96'
L19	S44°44'07"E	20.00'
L20	S44°44'07"E	20.00'

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



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



# ROOKERY PHASE 2A

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

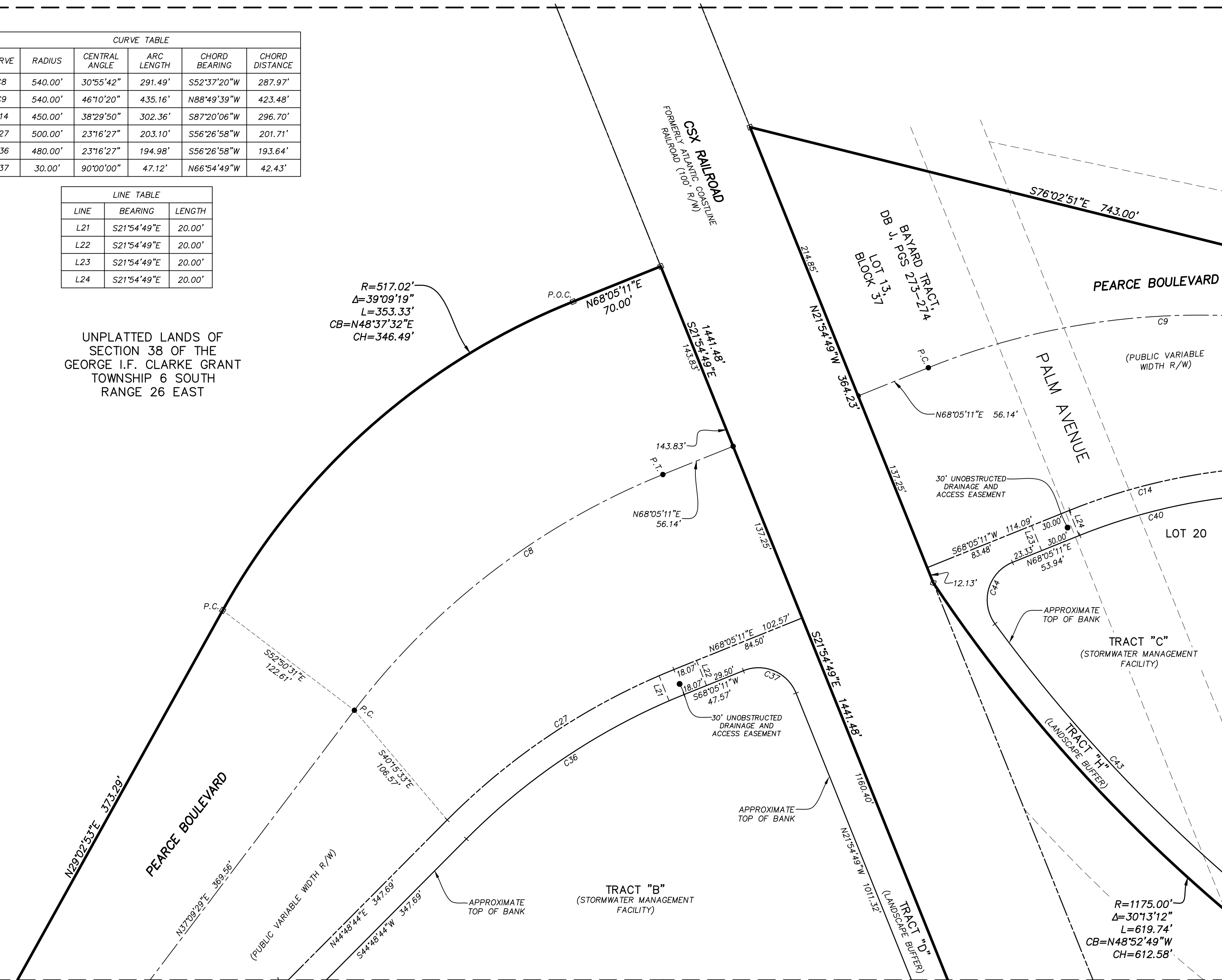
**PRELIMINARY  
PLAN**

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C8	540.00'	30°55'42"	291.49'	S52°37'20"W	287.97'
C9	540.00'	46°10'20"	435.16'	N88°49'39"W	423.48'
C14	450.00'	38°29'50"	302.36'	S87°20'06"W	296.70'
C27	500.00'	23°16'27"	203.10'	S56°26'58"W	201.71'
C36	480.00'	23°16'27"	194.98'	S56°26'58"W	193.64'
C37	30.00'	90°00'00"	47.12'	N66°54'49"W	42.43'

LINE TABLE		
LINE	BEARING	LENGTH
L21	S21°54'49"E	20.00'
L22	S21°54'49"E	20.00'
L23	S21°54'49"E	20.00'
L24	S21°54'49"E	20.00'

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

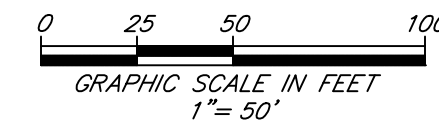
$R=517.02'$   
 $\Delta=39°09'19"$   
 $L=353.33'$   
 $CB=N48°37'32"E$   
 $CH=346.49'$



MATCHLINE SEE SHEET 8

- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
  - DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED P.R.M. L.B.#3624, UNLESS OTHERWISE NOTED
  - DENOTES P.C.P., STAMPED P.C.P. L.B.#3624, UNLESS OTHERWISE NOTED
  - C1 TABULATED CURVE DATA
  - CB CHORD BEARING
  - CH CHORD DISTANCE
  - C/L CENTERLINE
  - C.M. CONCRETE MONUMENT
  - CEC CLAY ELECTRIC COOPERATIVE
  - CCUA CLAY COUNTY UTILITY AUTHORITY
  - EASEMENT
  - ESMT. EASEMENT
  - LI TABULATED LINE DATA
  - LT ARC LENGTH
  - L.B. LICENSED BUSINESS
  - (NR) NON-RADIAL LOT LINE
  - NAVD NORTH AMERICAN VERTICAL DATUM
  - O.R.B. OFFICIAL RECORDS BOOK
  - P.B. PLAT BOOK
  - P.C. POINT OF CURVATURE
  - PG. PAGE
  - P.T. POINT OF TANGENCY
  - P.C.C. POINT OF COMPOUND CURVATURE
  - P.C.P. PERMANENT CONTROL POINT
  - P.R.C. POINT OF REVERSE CURVATURE
  - P.R.M. PERMANENT REFERENCE MONUMENT
  - (R) RADIAL LOT LINE
  - R RADIUS
  - R/W RIGHT OF WAY
  - △ CENTRAL ANGLE
  - ③ SHEET REFERENCE NUMBER
  - - - MATCHLINE

MATCHLINE SEE SHEET 6



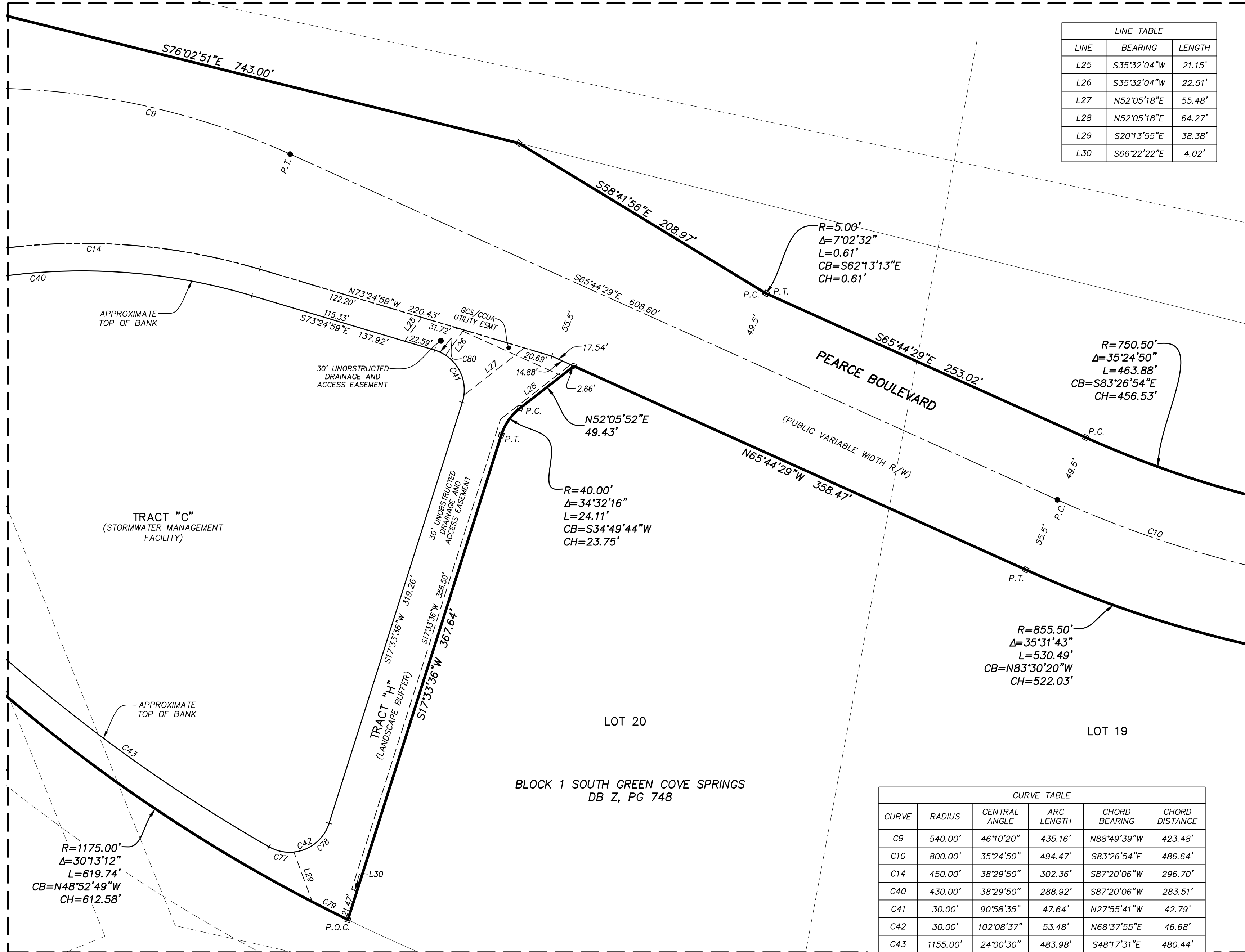
PREPARED BY:  
**ETM SURVEYING & MAPPING, INC.**  
14775 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258 (904) 642-8550  
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

# ROOKERY PHASE 2A

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

**PRELIMINARY  
PLAN**

LINE TABLE		
LINE	BEARING	LENGTH
L25	S35°32'04"W	21.15'
L26	S35°32'04"W	22.51'
L27	N52°05'18"E	55.48'
L28	N52°05'18"E	64.27'
L29	S20°13'55"E	38.38'
L30	S66°22'22"E	4.02'

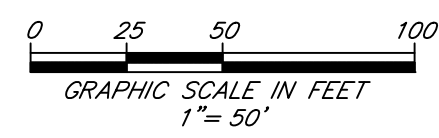


MATCHLINE SEE SHEET 7

MATCHLINE SEE SHEET 9

- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
  - DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED P.R.M. L.B.#3624, UNLESS OTHERWISE NOTED
  - DENOTES P.C.P., STAMPED P.C.P. L.B.#3624, TABULATED CURVE DATA
  - C1 CENTERLINE
  - CB CHORD BEARING
  - CH CHORD DISTANCE
  - C/L CENTERLINE
  - C.M. CONCRETE MONUMENT
  - CEC CLAY ELECTRIC COOPERATIVE
  - CCUA CLAY COUNTY UTILITY AUTHORITY
  - ESMT. 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
  - P.R.C. POINT OF REVERSE CURVATURE
  - P.R.M. PERMANENT REFERENCE MONUMENT
  - (R) RADIAL LOT LINE
  - R RADIUS
  - R/W RIGHT OF WAY
  - △ CENTRAL ANGLE
  - ③ SHEET REFERENCE NUMBER
  - - - MATCHLINE

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C9	540.00'	46°10'20"	435.16'	N88°49'39"W	423.48'
C10	800.00'	35°24'50"	494.47'	S83°26'54"E	486.64'
C14	450.00'	38°29'50"	302.36'	S87°20'06"W	296.70'
C40	430.00'	38°29'50"	288.92'	S87°20'06"W	283.51'
C41	30.00'	90°58'35"	47.64'	N27°55'41"W	42.79'
C42	30.00'	102°08'37"	53.48'	N68°37'55"E	46.68'
C43	1155.00'	24°00'30"	483.98'	S48°17'31"E	480.44'
C77	30.00'	35°41'34"	18.69'	S78°08'33"E	18.39'
C78	30.00'	66°27'03"	34.79'	N50°47'08"E	32.88'
C79	1175.93'	1°24'23"	28.87'	S63°17'11"E	28.87'



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# ROOKERY PHASE 2A

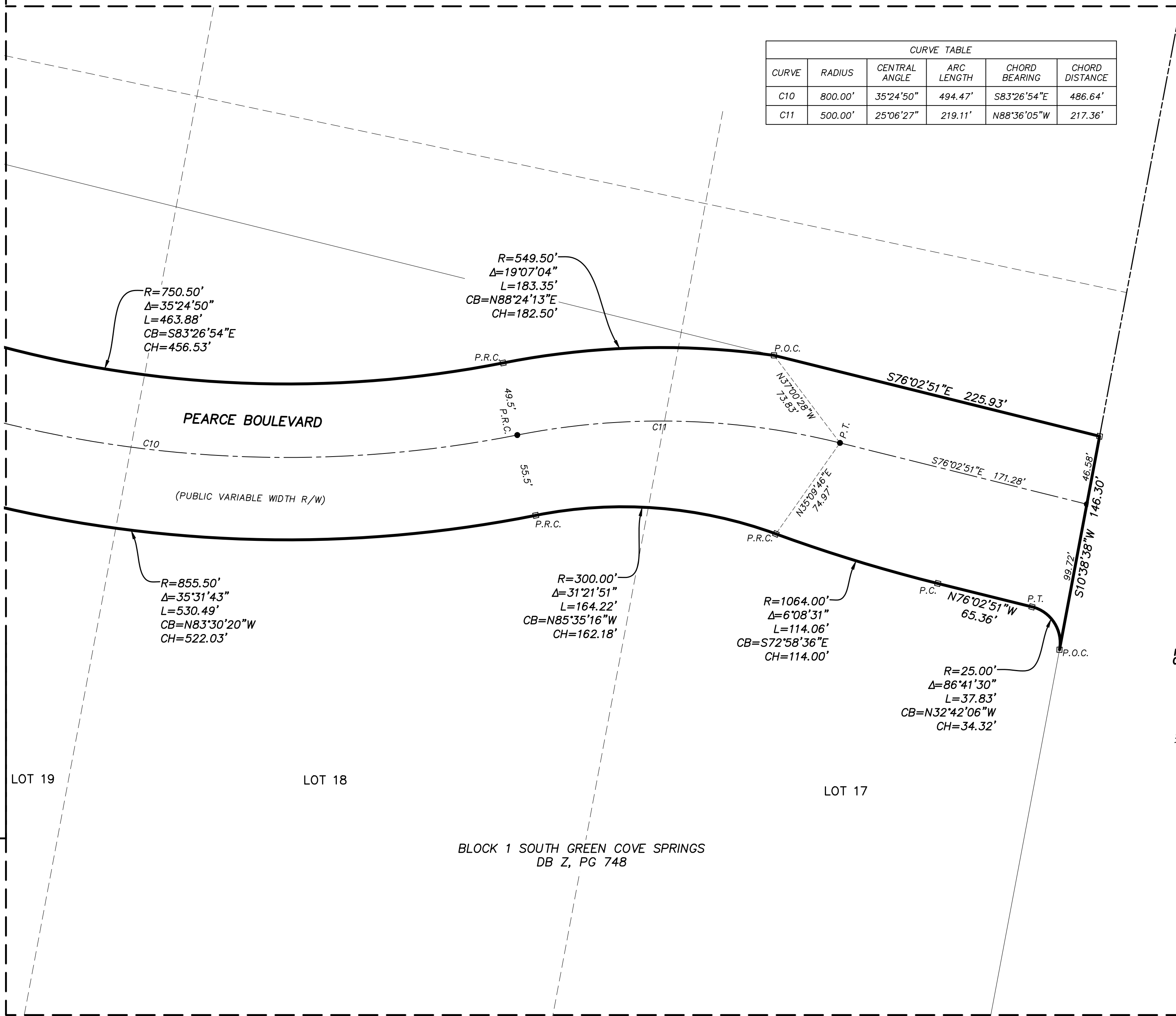
A PORTION OF SECTION 38 OF THE GEORGE I.F. CLARKE GRANT, TOWNSHIP 6 SOUTH,  
RANGE 26 EAST, CLAY COUNTY, FLORIDA.

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

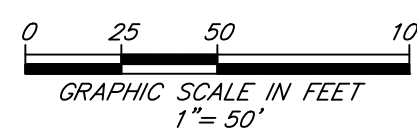


**PRELIMINARY PLAN**

MATCHLINE SEE SHEET 8



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

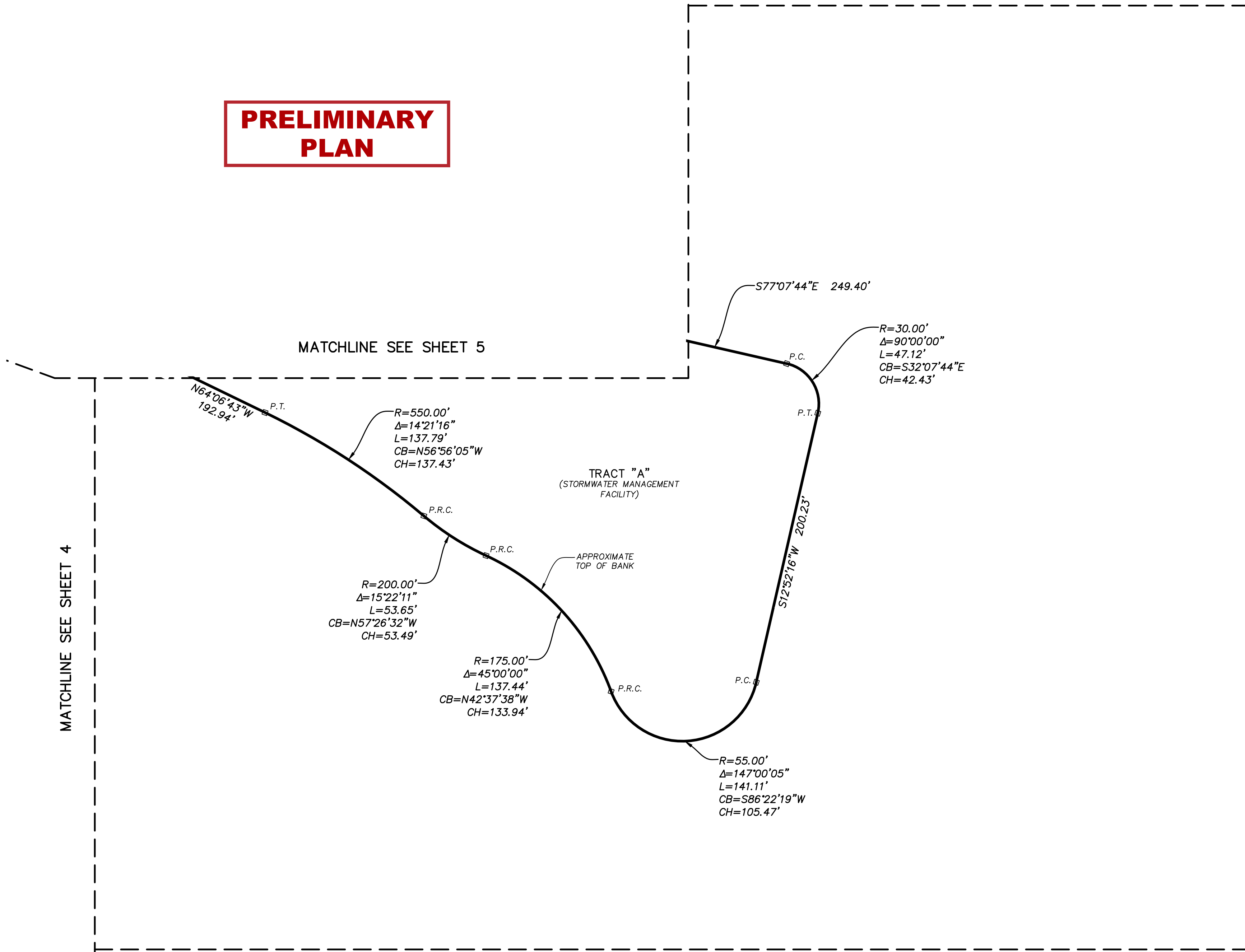


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# ROOKERY PHASE 2A

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

**PRELIMINARY  
PLAN**

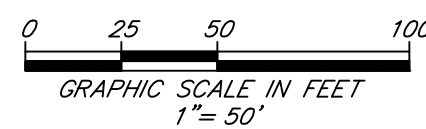


MATCHLINE SEE SHEET 4

MATCHLINE SEE SHEET 5

**LEGEND**

- ☐ DENOTES SET P.R.M., 4"X4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
- DENOTES FOUND P.R.M., 4"X4" C.M. STAMPED P.R.M. L.B.#3624, UNLESS OTHERWISE NOTED
- DENOTES P.C.P., STAMPED P.C.P. L.B.#3624
- C1 TABULATED CURVE DATA
- CB CHORD BEARING
- CH CHORD DISTANCE
- C/L CENTERLINE
- C.M. CONCRETE MONUMENT
- CEC CLAY ELECTRIC COOPERATIVE
- CCUA CLAY COUNTY UTILITY AUTHORITY
- EASMT. 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
- P.G. PAGE
- P.T. POINT OF TANGENCY
- P.C.C. POINT OF COMPOUND CURVATURE
- P.C.P. PERMANENT CONTROL POINT
- P.R.C. POINT OF REVERSE CURVATURE
- P.R.M. PERMANENT REFERENCE MONUMENT
- (R) RADIAL LOT LINE
- R RADIUS
- R/W RIGHT OF WAY
- △ CENTRAL ANGLE
- ③ SHEET REFERENCE NUMBER
- - - MATCHLINE



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