

**ROOKERY PHASE 2B**  
 A PORTION OF SECTION 38 OF THE GEORGE I.F. CLARKE GRANT,  
 TOWNSHIP 6 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA.

**CAPTION**  
 XXXXXXXXXXXXXXXX

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

<u>Engineer</u> England-Thims & Miller, Inc. 14775 Old St. Augustine Road Jacksonville, Florida 32258	<u>Surveyor</u> ETM Surveying & Mapping, Inc. 14775 Old St. Augustine Road Jacksonville, Florida 32258	<u>Owner</u> <b>D.R. Horton, Inc. -- Jacksonville</b> <b>4220 Race Track Road St.</b> <b>Johns, Florida 32259</b>
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**CLERK'S CERTIFICATE**

I certify that this plat was filed for recording on this \_\_\_\_\_ day of \_\_\_\_\_, ---- 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 \_\_\_\_\_, ----.

\_\_\_\_\_  
 Director

**COUNTY DEPARTMENT OF ENGINEERING APPROVAL**

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

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

**COUNTY COMMISSIONER'S APPROVAL**

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

\_\_\_\_\_  
 Damon J. Kelly  
 Professional Surveyor and Mapper  
 State of Florida Registered Surveyor No. 6284

**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 \_\_\_\_\_, ----.

Signed: \_\_\_\_\_

Print Address: 1501 CR 315, Suite # 106

Print Name: John S. Adams

Green Cove Springs, FL

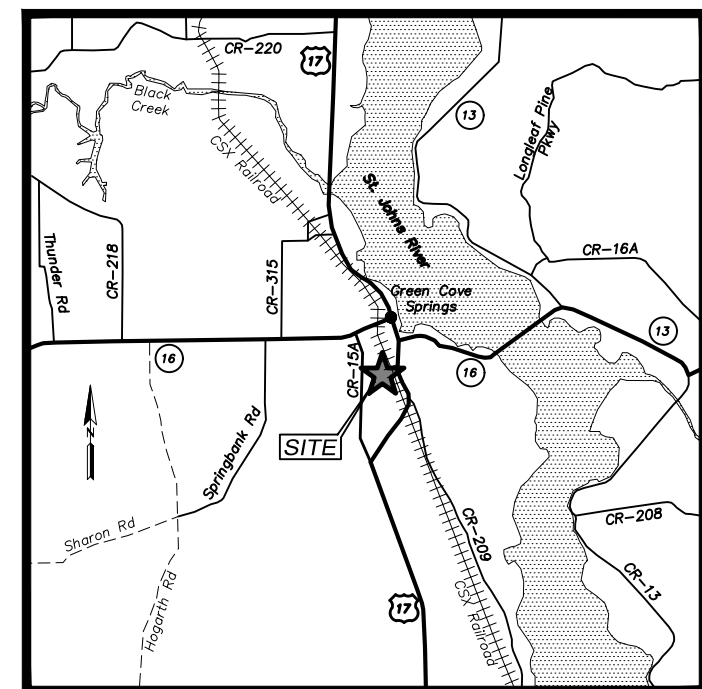
Florida Registration No.: LS 4469

32043

**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 2B

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)

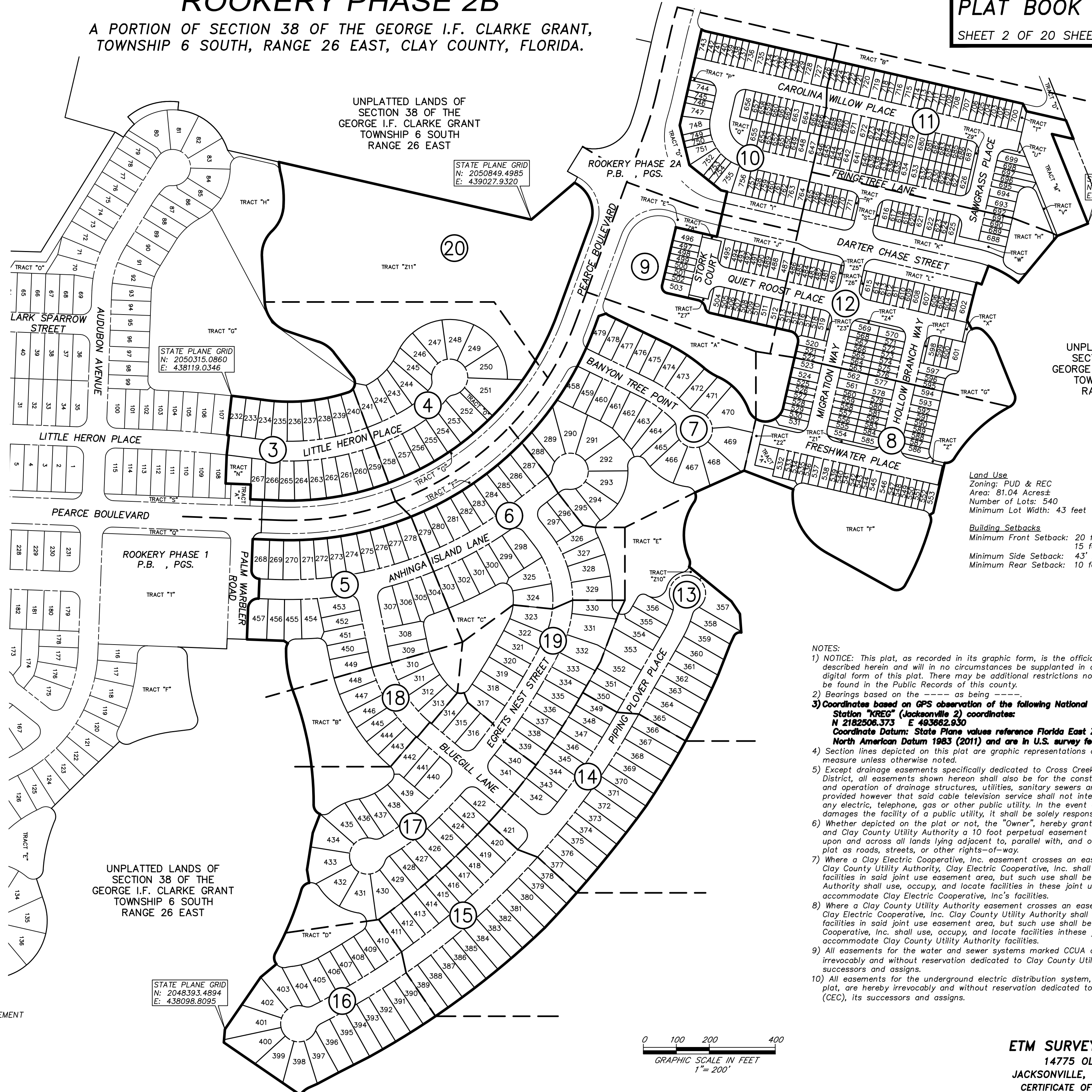
UNPLATTED LANDS OF  
SECTION 38 OF THE  
GEORGE I.F. CLARKE GRANT  
TOWNSHIP 6 SOUTH  
RANGE 26 EAST

STATE PLANE GRID  
N: 2050849.4985  
E: 439027.9320

STATE PLANE GRID  
N: 2050315.0860  
E: 438119.0346

STATE PLANE GRID  
N: 2050837.4974  
E: 440716.5778

- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
  - DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
  - DENOTES P.C.P., STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
  - C1 TABULATED CURVE DATA
  - CB CHORD BEARING
  - CH CHORD DISTANCE
  - C/L CENTERLINE
  - C.M. CONCRETE MONUMENT
  - CEC CLAY ELECTRIC COOPERATIVE
  - CUA 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.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
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  - (R) RADIAL LOT LINE
  - R RADIUS
  - R/W RIGHT OF WAY
  - SS SANITARY SEWER
  - UDAE UNOBSTRUCTED DRAINAGE AND ACCESS EASEMENT
  - △ CENTRAL ANGLE
  - ③ SHEET REFERENCE NUMBER
  - MATCHLINE



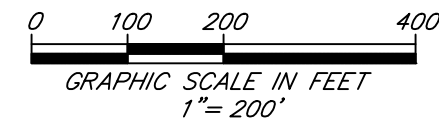
**Land Use**  
Zoning: PUD & REC  
Area: 81.04 Acres±  
Number of Lots: 540  
Minimum Lot Width: 43 feet

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

- 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) Coordinates based on GPS observation of the following National Geodetic Survey Control:  
Station "KREG" (Jacksonville 2) coordinates:  
N 2182506.373 E 493682.930  
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 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.
  - 7) 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.
  - 8) 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.
  - 9) All easements for the water and sewer systems marked CUA and shown on the plat, are hereby irrevocably and without reservation dedicated to Clay County Utility Authority, (CCUA), its successors and assigns.
  - 10) 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.

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

STATE PLANE GRID  
N: 2048393.4894  
E: 438098.8095



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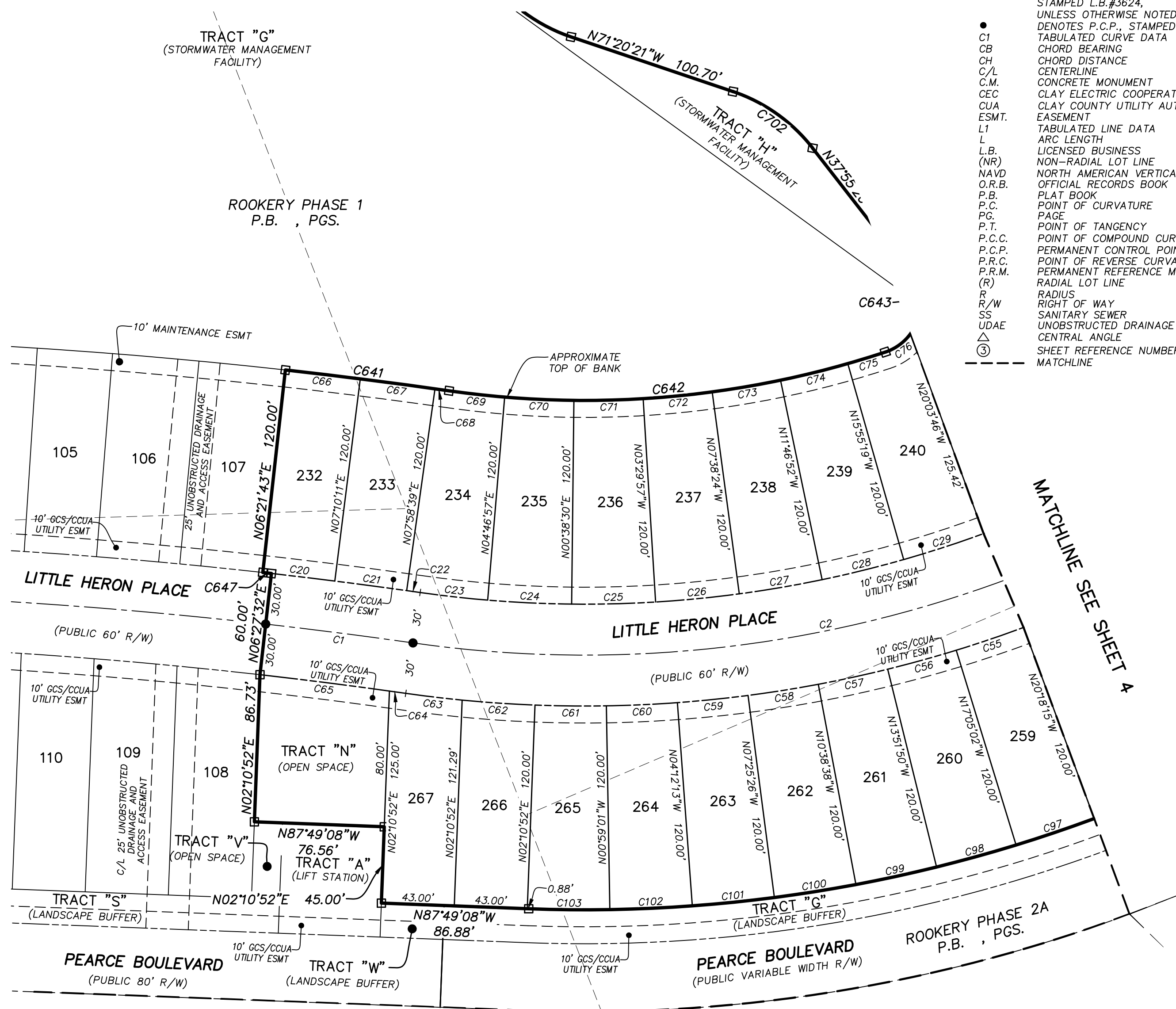
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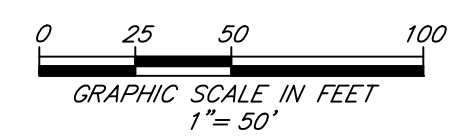
CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	3000.00'	1°40'13"	87.46'	N82°42'22"W	87.45'
C2	715.00'	39°18'30"	490.53'	N78°28'30"E	480.97'
C20	3030.00'	0°48'28"	42.72'	N83°14'03"W	42.72'
C21	3030.00'	0°48'28"	42.72'	N82°25'35"W	42.72'
C22	3030.00'	0°09'05"	8.01'	N81°56'48"W	8.01'
C23	685.00'	3°20'48"	40.01'	S83°32'39"E	40.00'
C24	685.00'	4°08'27"	49.51'	S87°17'16"E	49.50'
C25	685.00'	4°08'27"	49.51'	N88°34'16"E	49.50'
C26	685.00'	4°08'27"	49.51'	N84°25'49"E	49.50'
C27	685.00'	4°08'27"	49.51'	N80°17'22"E	49.50'
C28	685.00'	4°08'27"	49.51'	N76°08'55"E	49.50'
C29	685.00'	4°08'27"	49.51'	N72°00'27"E	49.50'
C55	745.00'	3°13'12"	41.87'	N71°18'21"E	41.86'
C56	745.00'	3°13'12"	41.87'	N74°31'34"E	41.86'
C57	745.00'	3°13'12"	41.87'	N77°44'46"E	41.86'
C58	745.00'	3°13'12"	41.87'	N80°57'58"E	41.86'
C59	745.00'	3°13'12"	41.87'	N84°11'11"E	41.86'
C60	745.00'	3°13'12"	41.87'	N87°24'23"E	41.86'
C61	745.00'	3°13'56"	42.03'	S89°22'03"E	42.02'
C62	745.00'	3°18'32"	43.03'	S86°05'49"E	43.02'
C63	745.00'	2°34'18"	33.44'	S83°09'24"E	33.44'
C64	2970.00'	0°11'15"	9.73'	N81°57'53"W	9.73'
C65	2970.00'	1°28'58"	76.86'	N82°47'59"W	76.85'
C66	3150.00'	0°48'28"	44.41'	N83°14'03"W	44.41'
C67	3150.00'	0°48'28"	44.41'	N82°25'35"W	44.41'
C68	3150.00'	0°09'05"	8.33'	N81°56'48"W	8.33'
C69	565.00'	3°20'48"	33.00'	S83°32'39"E	33.00'
C70	565.00'	4°08'27"	40.83'	S87°17'16"E	40.82'
C71	565.00'	4°08'27"	40.83'	N88°34'16"E	40.82'
C72	565.00'	4°08'27"	40.83'	N84°25'49"E	40.82'
C73	565.00'	4°08'27"	40.83'	N80°17'22"E	40.82'
C74	565.00'	4°08'27"	40.83'	N76°08'55"E	40.82'
C75	565.00'	2°20'22"	23.07'	N72°54'30"E	23.07'
C76	30.00'	35°53'52"	18.80'	N53°47'23"E	18.49'
C97	865.00'	3°13'12"	48.61'	N71°18'21"E	48.61'
C98	865.00'	3°13'12"	48.61'	N74°31'34"E	48.61'
C99	865.00'	3°13'12"	48.61'	N77°44'46"E	48.61'
C100	865.00'	3°13'12"	48.61'	N80°57'58"E	48.61'
C101	865.00'	3°13'12"	48.61'	N84°11'11"E	48.61'
C102	865.00'	3°13'12"	48.61'	N87°24'23"E	48.61'
C103	865.00'	3°09'53"	47.78'	S89°24'04"E	47.77'
C641	3150.00'	1°46'01"	97.15'	S82°45'16"E	97.14'
C642	565.00'	26°23'26"	260.24'	N84°56'02"E	257.95'
C643	30.00'	109°39'38"	57.42'	N16°54'30"E	49.05'
C647	3030.00'	0°05'48"	5.11'	N83°35'22"W	5.11'



MATCHLINE SEE SHEET 5

**Land Use**  
Zoning: PUD & REC  
Area: 81.04 Acres±  
Number of Lots: 540  
Minimum Lot Width: 43 feet

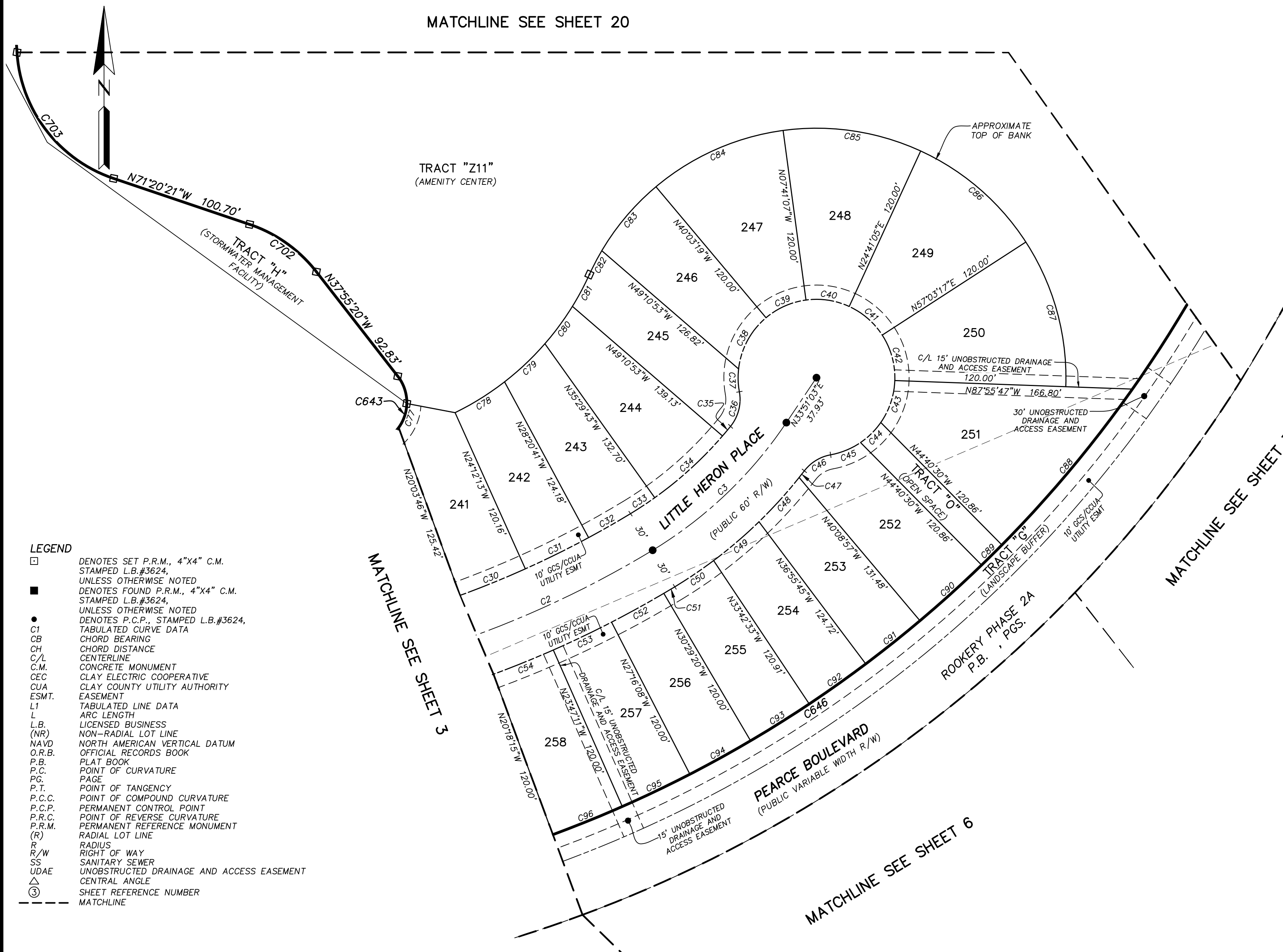
**Building Setbacks**  
Minimum Front Setback: 20 feet for front (face of garage)  
15 feet for front facade;  
Minimum Side Setback: 43' lots 6.5 feet, wider lots 5 feet  
Minimum Rear Setback: 10 feet



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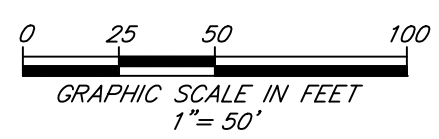
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C3	300.00'	24°58'11"	130.74'	N46°20'09"E	129.71'
C30	685.00'	4°08'27"	49.51'	N67°52'00"E	49.50'
C31	685.00'	4°08'27"	49.51'	N63°43'33"E	49.50'
C32	685.00'	2°50'05"	33.89'	N60°14'17"E	33.89'
C33	270.00'	4°18'58"	20.34'	N56°39'46"E	20.33'
C34	270.00'	13°41'10"	64.49'	N47°39'42"E	64.34'
C35	270.00'	1°52'19"	8.82'	N39°52'58"E	8.82'
C36	30.00'	49°17'06"	25.81'	N14°18'15"E	25.02'
C37	55.00'	16°47'42"	16.12'	S01°56'27"E	16.06'
C38	55.00'	43°29'16"	41.75'	S28°12'03"W	40.75'
C39	55.00'	32°22'12"	31.07'	S66°07'47"W	30.66'
C40	55.00'	32°22'12"	31.07'	N81°30'01"W	30.66'
C41	55.00'	32°22'12"	31.07'	N49°07'49"W	30.66'
C42	55.00'	35°00'56"	33.61'	N15°26'15"W	33.09'
C43	55.00'	32°46'45"	31.47'	N18°27'35"E	31.04'
C44	55.00'	20°57'05"	20.11'	N45°19'30"E	20.00'
C45	55.00'	23°50'43"	22.89'	N67°43'24"E	22.72'
C46	30.00'	42°07'53"	22.06'	S58°34'48"W	21.57'
C47	330.00'	1°01'44"	5.93'	N38°01'44"E	5.93'
C48	330.00'	7°17'23"	41.99'	N42°11'17"E	41.96'
C49	330.00'	7°16'34"	41.91'	N49°28'15"E	41.88'
C50	330.00'	5°42'42"	32.90'	N55°57'53"E	32.88'
C51	745.00'	0°41'25"	8.98'	N59°09'57"E	8.98'
C52	745.00'	3°13'12"	41.87'	N61°07'16"E	41.86'
C53	745.00'	3°28'57"	45.28'	N64°28'20"E	45.27'
C54	745.00'	3°28'57"	45.28'	N67°57'17"E	45.27'
C78	200.00'	11°43'40"	40.94'	N58°04'56"E	40.87'
C79	200.00'	11°10'29"	39.01'	N46°37'52"E	38.95'
C80	200.00'	9°20'41"	32.62'	N36°22'17"E	32.58'
C81	200.00'	7°15'31"	25.34'	N28°04'11"E	25.32'
C82	175.00'	6°09'39"	18.82'	S27°31'14"W	18.81'
C83	175.00'	19°20'37"	59.08'	S40°16'22"W	58.80'
C84	175.00'	32°22'12"	98.87'	S66°07'47"W	97.56'
C85	175.00'	32°22'12"	98.87'	N81°30'01"W	97.56'
C86	175.00'	32°22'12"	98.87'	N49°07'49"W	97.56'
C87	175.00'	35°00'56"	106.95'	N15°26'15"W	105.29'
C88	865.00'	9°27'27"	142.78'	N39°56'02"E	142.62'
C89	865.00'	1°19'29"	20.00'	N45°19'30"E	20.00'
C90	865.00'	3°51'48"	58.33'	N47°55'09"E	58.31'
C91	865.00'	3°13'12"	48.61'	N51°27'39"E	48.61'
C92	865.00'	3°13'12"	48.61'	N54°40'51"E	48.61'
C93	865.00'	3°13'12"	48.61'	N57°54'04"E	48.61'
C94	865.00'	3°13'12"	48.61'	N61°07'16"E	48.61'
C95	865.00'	3°28'57"	52.57'	N64°28'20"E	52.57'
C96	865.00'	3°28'57"	52.57'	N67°57'17"E	52.57'
C643	30.00'	109°39'38"	57.42'	N16°54'30"E	49.05'
C646	865.00'	72°04'08"	1088.03'	S56°08'48"W	1017.71'

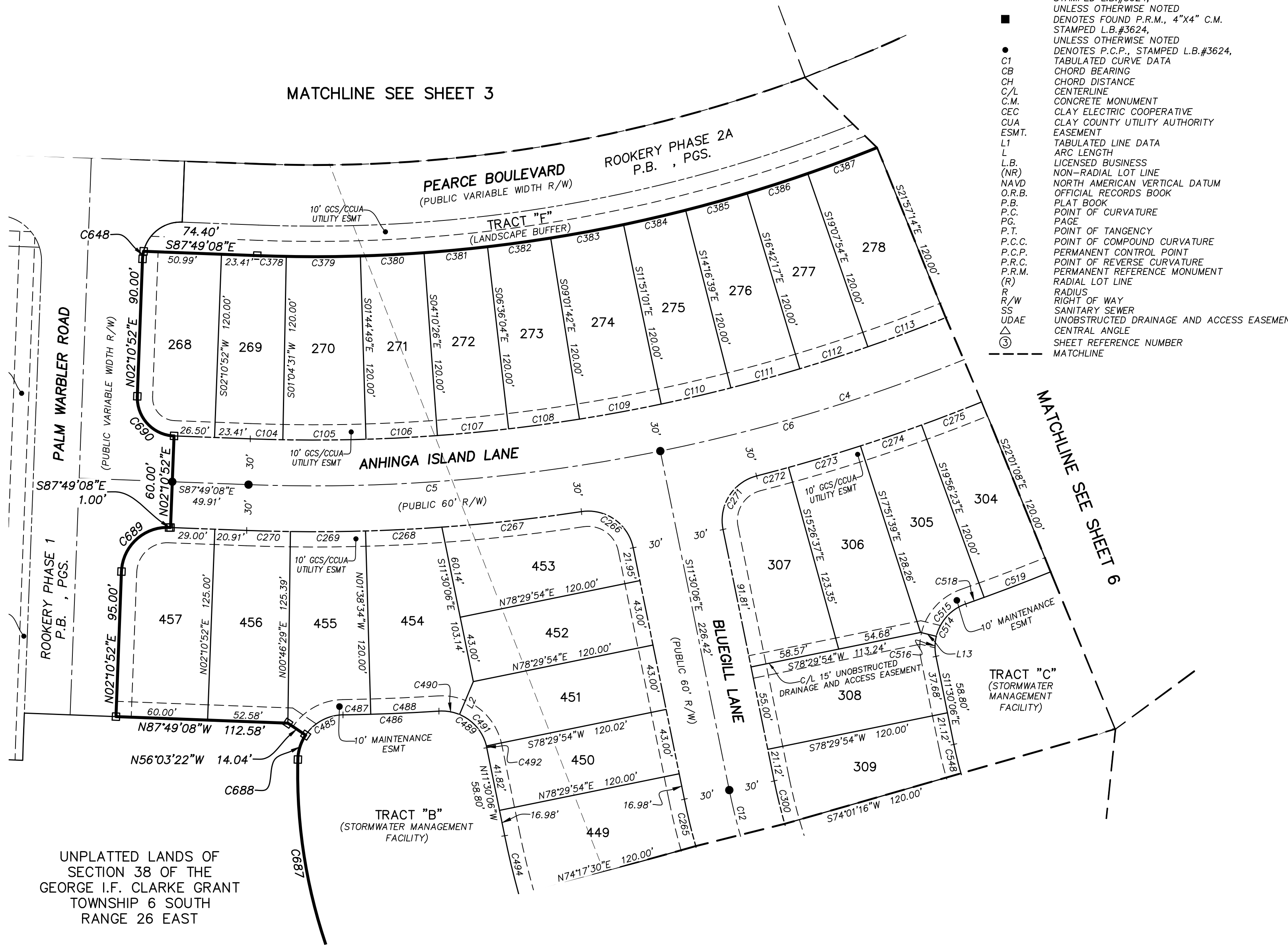
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 CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

# ROOKERY PHASE 2B

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



MATCHLINE SEE SHEET 3



- 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. UNLESS OTHERWISE NOTED
  - DENOTES P.C.P., STAMPED 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
  - CUA CLAY COUNTY UTILITY AUTHORITY
  - 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
  - RADIUS
  - R/W RIGHT OF WAY
  - SS SANITARY SEWER
  - UNOBSTRUCTED DRAINAGE AND ACCESS EASEMENT
  - △ CENTRAL ANGLE
  - ⑤ SHEET REFERENCE NUMBER
  - - - MATCHLINE

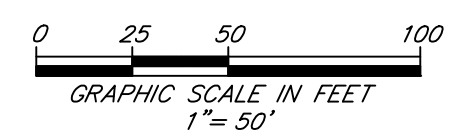
CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C4	1135.00'	40°06'12"	794.42'	N72°07'46"E	778.31'
C5	1135.00'	13°40'58"	271.05'	N85°20'23"E	270.41'
C6	1135.00'	26°25'13"	523.37'	N65°17'17"E	518.75'
C12	400.00'	38°23'32"	268.03'	S30°41'52"E	263.04'
C104	1105.00'	1°06'21"	21.33'	S88°22'19"E	21.33'
C105	1105.00'	2°49'19"	54.43'	N89°39'51"E	54.42'
C106	1105.00'	2°25'38"	46.81'	N87°02'22"E	46.81'
C107	1105.00'	2°25'38"	46.81'	N84°36'45"E	46.81'
C108	1105.00'	2°25'38"	46.81'	N82°11'07"E	46.81'
C109	1105.00'	2°49'19"	54.43'	N79°33'38"E	54.42'
C110	1105.00'	2°25'38"	46.81'	N76°56'10"E	46.81'
C111	1105.00'	2°25'38"	46.81'	N74°30'32"E	46.81'
C112	1105.00'	2°25'38"	46.81'	N72°04'54"E	46.81'
C113	1105.00'	2°49'19"	54.43'	N69°27'26"E	54.42'
C265	430.00'	4°12'24"	31.57'	S13°36'18"E	31.56'
C266	30.00'	87°07'19"	45.62'	N55°03'46"W	41.35'
C267	1165.00'	4°31'11"	91.90'	N83°38'10"E	91.88'
C268	1165.00'	2°27'41"	50.05'	N87°07'36"E	50.04'
C269	1165.00'	2°25'03"	49.16'	N89°33'58"E	49.15'
C270	1165.00'	1°24'23"	28.60'	S88°31'19"E	28.60'
C271	30.00'	87°07'19"	45.62'	S32°03'33"W	41.35'
C272	1165.00'	1°03'50"	21.63'	N75°05'18"E	21.63'
C273	1165.00'	2°25'02"	49.15'	N73°20'52"E	49.15'
C274	1165.00'	2°04'44"	42.27'	N71°05'59"E	42.27'
C275	1165.00'	2°04'44"	42.27'	N69°01'15"E	42.27'
C300	370.00'	4°28'38"	28.91'	S13°44'25"E	28.91'
C378	985.00'	1°06'21"	19.01'	S88°22'19"E	19.01'
C379	985.00'	2°49'19"	48.52'	N89°39'51"E	48.51'
C380	985.00'	2°25'38"	41.73'	N87°02'22"E	41.72'
C381	985.00'	2°25'38"	41.73'	N84°36'45"E	41.72'
C382	985.00'	2°25'38"	41.73'	N82°11'07"E	41.72'
C383	985.00'	2°49'19"	48.52'	N79°33'38"E	48.51'
C384	985.00'	2°25'38"	41.73'	N76°56'10"E	41.72'
C385	985.00'	2°25'38"	41.73'	N74°30'32"E	41.72'
C386	985.00'	2°25'38"	41.73'	N72°04'54"E	41.72'
C387	985.00'	2°49'19"	48.52'	N69°27'26"E	48.51'
C485	30.00'	55°13'28"	28.92'	S61°33'22"W	27.81'
C486	1285.00'	2°48'09"	62.86'	N87°46'01"E	62.85'
C487	1285.00'	0°48'40"	18.19'	N88°45'46"E	18.19'
C488	1285.00'	1°59'29"	44.66'	N87°21'41"E	44.66'
C489	30.00'	82°07'57"	43.00'	N52°34'05"W	39.42'
C490	30.00'	26°18'34"	13.78'	N80°28'47"W	13.65'
C491	30.00'	53°33'54"	28.05'	N40°32'33"W	27.04'
C494	550.00'	4°12'24"	40.38'	S13°36'18"E	40.37'
C514	30.00'	82°07'57"	43.00'	S29°33'52"W	39.42'
C515	30.00'	56°54'06"	29.79'	S42°10'48"W	28.58'
C516	30.00'	25°13'51"	13.21'	S01°06'49"W	13.10'
C518	1285.00'	0°34'14"	12.80'	N70°20'44"E	12.80'
C519	1285.00'	2°04'44"	46.63'	N69°01'15"E	46.62'
C548	250.00'	4°28'38"	19.54'	S13°44'25"E	19.53'
C648	25.00'	11°32'13"	5.03'	N07°56'59"E	5.03'
C687	350.00'	22°09'16"	135.33'	N09°35'18"W	134.49'
C688	30.00'	32°27'18"	16.99'	N17°42'59"E	16.77'
C689	30.00'	90°00'00"	47.12'	N47°10'52"E	42.43'
C690	25.00'	90°00'00"	39.27'	N42°49'08"W	35.36'

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

MATCHLINE SEE SHEET 18

**Land Use**  
Zoning: PUD & REC  
Area: 81.04 Acres±  
Number of Lots: 540  
Minimum Lot Width: 43 feet

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



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

# ROOKERY PHASE 2B

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



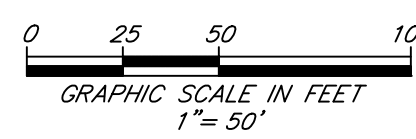
- LEGEND**
- DENOTES SET P.R.M., 4"X4" C.M. STAMPED L.B.#3624. UNLESS OTHERWISE NOTED
  - DENOTES FOUND P.R.M., 4"X4" C.M. STAMPED L.B.#3624. UNLESS OTHERWISE NOTED
  - DENOTES P.C.P., STAMPED L.B.#3624. TABULATED CURVE DATA
  - C1 CHORD BEARING
  - CB CHORD DISTANCE
  - CH CENTERLINE
  - C/L CONCRETE MONUMENT
  - C.E.C. CLAY ELECTRIC COOPERATIVE
  - C.U.A. CLAY COUNTY UTILITY AUTHORITY
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  - UDAE UNOBSTRUCTED DRAINAGE AND ACCESS EASEMENT
  - △ CENTRAL ANGLE
  - ③ SHEET REFERENCE NUMBER
  - - - MATCHLINE

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C5	1135.00'	40°06'12"	794.42'	N72°07'46"E	778.31'
C6	1135.00'	26°25'13"	523.37'	N65°17'17"E	518.75'
C7	300.00'	64°37'29"	338.37'	N05°36'35"W	320.72'
C114	1105.00'	2°25'38"	46.81'	N66°49'57"E	46.81'
C115	1105.00'	2°25'38"	46.81'	N64°24'19"E	46.81'
C116	1105.00'	2°49'19"	54.43'	N61°46'51"E	54.42'
C117	1105.00'	2°25'38"	46.81'	N59°09'22"E	46.81'
C118	1105.00'	2°25'38"	46.81'	N56°43'44"E	46.81'
C119	1105.00'	2°49'19"	54.43'	N54°06'16"E	54.42'
C120	1105.00'	0°36'56"	11.87'	N52°23'08"E	11.87'
C131	30.00'	90°00'00"	47.12'	S07°04'40"W	42.43'
C132	330.00'	5°56'05"	34.18'	N34°57'17"W	34.17'
C133	330.00'	7°02'08"	40.52'	N28°28'11"W	40.50'
C134	330.00'	7°02'06"	40.52'	N21°26'04"W	40.49'
C135	330.00'	8°39'06"	49.83'	N13°35'28"W	49.78'
C136	330.00'	9°24'11"	54.16'	N04°33'50"W	54.10'
C276	1165.00'	2°19'06"	47.14'	N66°49'19"E	47.14'
C277	1165.00'	2°19'06"	47.14'	N64°30'13"E	47.14'
C278	1165.00'	2°25'02"	49.15'	N62°08'09"E	49.15'
C279	1165.00'	2°04'44"	42.27'	N59°53'16"E	42.27'
C280	1165.00'	2°25'02"	49.15'	N57°38'22"E	49.15'
C281	1165.00'	1°28'30"	29.99'	N55°41'36"E	29.99'
C282	30.00'	87°07'19"	45.62'	N81°28'59"W	41.35'
C283	270.00'	9°11'09"	43.29'	N33°19'45"W	43.24'
C284	270.00'	18°10'11"	85.62'	N19°39'05"W	85.26'
C285	270.00'	16°24'18"	77.31'	N02°21'51"W	77.04'
C388	985.00'	2°25'38"	41.73'	N66°49'57"E	41.72'
C389	985.00'	2°25'38"	41.73'	N64°24'19"E	41.72'
C390	985.00'	2°49'19"	48.52'	N61°46'51"E	48.51'
C391	985.00'	2°25'38"	41.73'	N59°09'22"E	41.72'
C392	985.00'	2°25'38"	41.73'	N56°43'44"E	41.72'
C393	985.00'	2°49'19"	48.52'	N54°06'16"E	48.51'
C394	985.00'	2°28'58"	42.68'	N51°27'07"E	42.68'
C395	985.00'	2°54'49"	50.09'	N48°45'14"E	50.08'
C396	985.00'	2°53'49"	49.80'	N45°50'55"E	49.80'
C463	450.00'	28°16'26"	222.06'	N12°29'29"W	219.82'
C465	450.00'	9°24'11"	73.85'	N04°33'50"W	73.77'
C466	450.00'	8°39'06"	67.95'	N13°35'28"W	67.89'
C467	450.00'	7°02'06"	55.25'	N21°26'04"W	55.22'
C468	450.00'	1°40'34"	13.16'	N25°47'24"W	13.16'
C469	30.00'	85°15'19"	44.64'	S15°59'58"W	40.63'
C471	30.00'	35°53'40"	18.79'	S08°40'51"E	18.49'
C517	1285.00'	10°04'32"	225.97'	N65°35'35"E	225.68'
C520	1285.00'	2°19'06"	52.00'	N66°49'19"E	51.99'
C521	1285.00'	2°19'06"	52.00'	N64°30'13"E	51.99'
C522	1285.00'	2°25'02"	54.21'	N62°08'09"E	54.21'
C523	1285.00'	0°22'19"	8.34'	N60°44'28"E	8.34'
C524	30.00'	109°19'37"	57.24'	N64°46'53"W	48.95'
C525	30.00'	51°19'49"	26.88'	S86°13'13"W	25.99'
C526	30.09'	55°35'06"	29.19'	N40°16'15"W	28.06'
C527	112.80'	0°35'48"	1.17'	S10°20'32"E	1.17'
C528	150.00'	36°49'14"	96.40'	N08°17'33"E	94.75'
C529	150.00'	15°57'22"	41.77'	N02°08'23"W	41.64'
C649	985.00'	72°04'08"	1238.97'	N56°08'48"E	1158.90'



**Land Use**  
Zoning: PUD & REC  
Area: 81.04 Acres±  
Number of Lots: 540  
Minimum Lot Width: 43 feet

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



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# ROOKERY PHASE 2B

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
C121	30.00'	45°05'57"	23.61'	N29°31'42"E	23.01'
C122	55.00'	24°20'44"	23.37'	S19°09'06"W	23.19'
C123	55.00'	43°33'06"	41.81'	S53°06'01"W	40.81'
C124	55.00'	32°22'12"	31.07'	N88°56'20"W	30.66'
C125	55.00'	37°14'59"	35.76'	N54°07'45"W	35.13'
C126	55.00'	35°00'29"	33.61'	N18°00'01"W	33.08'
C127	55.00'	35°00'35"	33.61'	N17°00'31"E	33.09'
C128	55.00'	38°25'36"	36.89'	N53°43'36"E	36.20'
C129	55.00'	24°14'13"	23.27'	N85°03'31"E	23.09'
C130	30.00'	45°05'57"	23.61'	S74°37'39"W	23.01'
C301	30.00'	16°49'50"	8.81'	S55°41'48"E	8.78'
C302	430.00'	2°16'06"	17.02'	N62°58'39"W	17.02'
C303	430.00'	5°28'23"	41.07'	N59°06'25"W	41.06'
C304	430.00'	6°59'52"	52.52'	N52°52'17"W	52.49'
C305	430.00'	5°48'28"	43.59'	N46°28'07"W	43.57'
C306	30.00'	5°42'57"	2.99'	S46°25'22"E	2.99'
C307	30.00'	36°19'07"	19.02'	S67°26'24"E	18.70'
C308	55.00'	35°56'00"	34.49'	N67°37'57"W	33.93'
C309	55.00'	45°32'04"	43.71'	N26°53'55"W	42.57'
C310	55.00'	46°03'57"	44.22'	N18°54'05"E	43.04'
C311	55.00'	32°22'16"	31.07'	N58°07'11"E	30.66'
C312	55.00'	37°15'04"	35.76'	S87°04'09"E	35.13'
C313	55.00'	35°03'51"	33.66'	S50°54'41"E	33.14'
C314	55.00'	37°46'17"	36.26'	S14°29'37"E	35.61'
C315	30.00'	27°03'14"	14.17'	N09°08'06"W	14.03'
C316	30.00'	21°56'58"	11.49'	N33°38'12"W	11.42'
C317	370.00'	7°03'13"	45.55'	N48°08'17"W	45.52'
C318	370.00'	8°47'59"	56.83'	N56°03'54"W	56.77'
C319	370.00'	3°38'49"	23.55'	N62°17'18"W	23.55'
C320	30.00'	16°49'50"	8.81'	N72°31'37"W	8.78'
C397	985.00'	2°31'56"	43.53'	N43°08'02"E	43.53'
C398	985.00'	5°54'18"	101.52'	N38°54'55"E	101.47'
C399	985.00'	1°18'55"	22.61'	N35°18'19"E	22.61'
C400	985.00'	6°56'21"	119.30'	N31°10'40"E	119.22'
C401	985.00'	1°49'12"	31.29'	N26°47'54"E	31.29'
C402	985.00'	1°49'12"	31.29'	N24°58'41"E	31.29'
C403	985.00'	3°57'21"	68.01'	N22°05'25"E	67.99'
C404	550.00'	2°16'06"	21.78'	N62°58'39"W	21.77'
C405	550.00'	5°28'23"	52.54'	N59°06'25"W	52.52'
C406	550.00'	6°36'47"	63.48'	N53°03'50"W	63.44'
C407	200.00'	1°03'31"	3.69'	S50°17'12"E	3.69'
C408	200.00'	13°29'23"	47.09'	S57°33'39"E	46.98'
C409	200.00'	0°49'18"	2.87'	S64°42'59"E	2.87'
C410	175.00'	15°39'45"	47.84'	N57°17'45"W	47.69'
C411	175.00'	29°20'15"	89.61'	N34°47'46"W	88.63'
C412	55.00'	38°00'40"	36.49'	N39°07'58"W	35.82'
C452	30.00'	58°49'00"	30.80'	N53°27'18"W	29.46'
C469	30.00'	85°15'19"	44.64'	S15°59'58"W	40.63'
C470	30.00'	49°21'39"	25.85'	S33°56'48"W	25.05'
C472	175.00'	62°54'25"	192.14'	N27°10'25"E	182.63'
C473	175.00'	0°07'23"	0.38'	N58°33'56"E	0.38'
C474	175.00'	23°59'26"	73.28'	N46°30'32"E	72.74'
C475	175.00'	35°00'35"	106.93'	N17°00'31"E	105.28'
C476	175.00'	3°47'01"	11.56'	N02°23'17"W	11.55'
C477	30.00'	151°20'48"	79.24'	S71°23'37"W	58.13'
C478	30.00'	74°21'24"	38.93'	S32°53'55"W	36.26'
C479	30.00'	33°13'06"	17.39'	S86°41'10"W	17.15'
C480	30.00'	43°46'18"	22.92'	N54°49'09"W	22.37'
C481	175.00'	49°55'48"	152.50'	S57°53'54"E	147.72'
C482	175.00'	6°57'47"	21.27'	S36°24'53"E	21.25'

- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
  - DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
  - DENOTES P.C.P., STAMPED L.B.#3624, TABULATED CURVE DATA
  - CHORD BEARING
  - CHORD DISTANCE
  - CENTERLINE
  - CONCRETE MONUMENT
  - CLAY ELECTRIC COOPERATIVE
  - CLAY COUNTY UTILITY AUTHORITY
  - EASEMENT
  - TABULATED LINE DATA
  - ARC LENGTH
  - LICENSED BUSINESS
  - NON-RADIAL LOT LINE
  - NORTH AMERICAN VERTICAL DATUM
  - OFFICIAL RECORDS BOOK
  - PLAT BOOK
  - POINT OF CURVATURE
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  - POINT OF TANGENCY
  - POINT OF COMPOUND CURVATURE
  - PERMANENT CONTROL POINT
  - POINT OF REVERSE CURVATURE
  - PERMANENT REFERENCE CURVATURE
  - RADIAL LOT LINE
  - RADIUS
  - RIGHT OF WAY
  - SANITARY SEWER
  - UNOBSTRUCTED DRAINAGE AND ACCESS EASEMENT
  - CENTRAL ANGLE
  - SHEET REFERENCE NUMBER
  - MATCHLINE

**Land Use**  
Zoning: PUD & REC  
Area: 81.04 Acres±  
Number of Lots: 540  
Minimum Lot Width: 43 feet

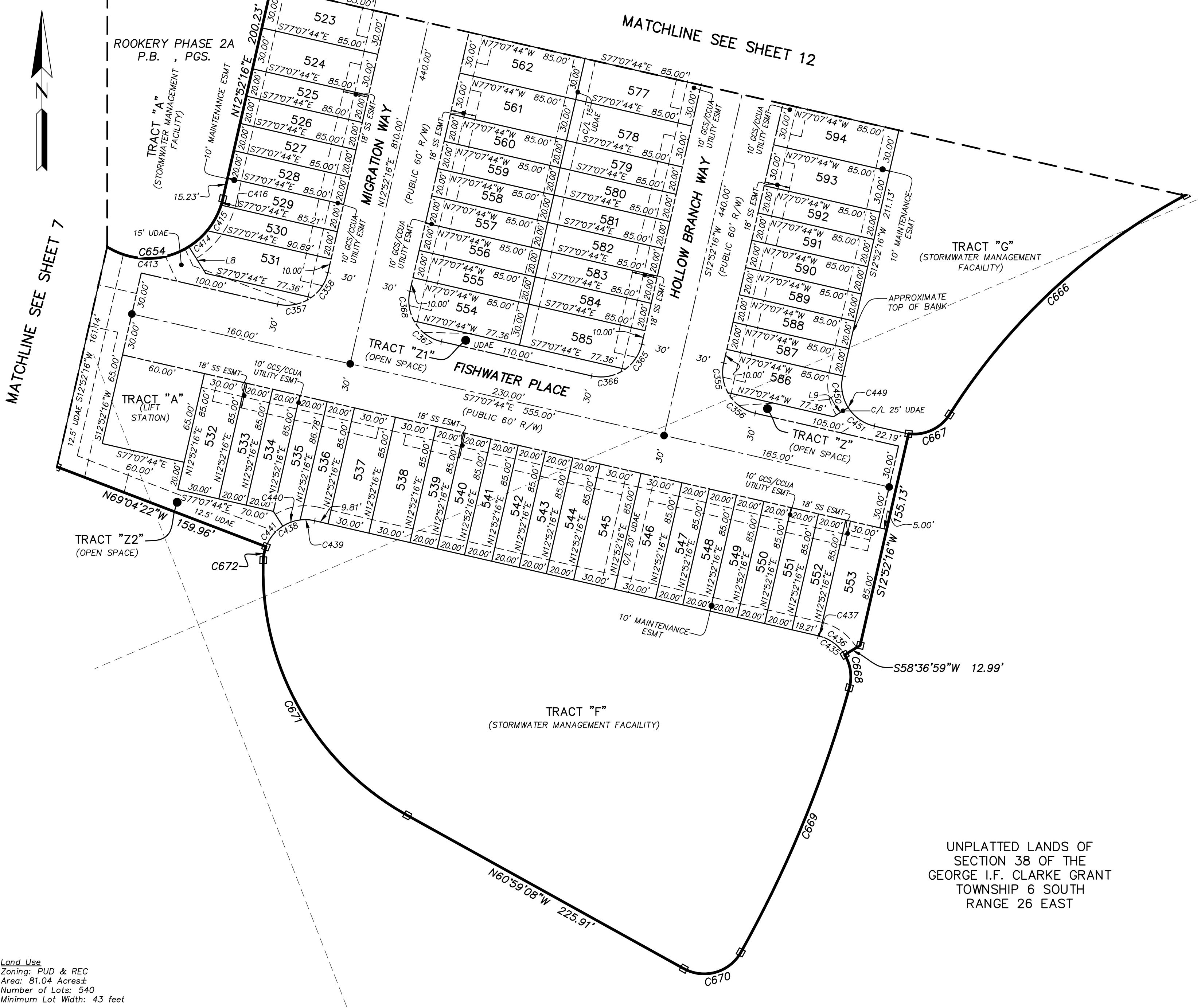
**Building Setbacks**  
Minimum Front Setback: 20 feet for front (face of garage)  
15 feet for front facade;  
Minimum Side Setback: 43' lots 6.5 feet, wider lots 5 feet  
Minimum Rear Setback: 10 feet

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C483	175.00'	28°32'50"	87.19'	S54°10'12"E	86.29'
C484	175.00'	14°25'11"	44.04'	S75°39'12"E	43.93'
C651	550.00'	14°21'16"	137.79'	S56°56'05"E	137.43'
C652	200.00'	15°22'11"	53.65'	S57°26'32"E	53.49'



# ROOKERY PHASE 2B

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



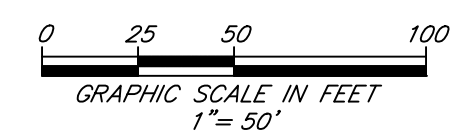
CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C355	30.00'	41°48'37"	21.89'	S08°02'02"E	21.41'
C356	30.00'	48°11'23"	25.23'	S53°02'02"E	24.49'
C357	30.00'	48°11'23"	25.23'	N78°46'35"E	24.49'
C358	30.00'	41°48'37"	21.89'	N33°46'35"E	21.41'
C365	30.00'	41°48'37"	21.89'	N33°46'35"E	21.41'
C366	30.00'	42°48'00"	22.41'	N81°28'16"E	21.89'
C367	30.00'	48°11'23"	25.23'	S53°02'02"E	24.49'
C368	30.00'	41°48'37"	21.89'	S08°02'02"E	21.41'
C413	55.00'	64°06'44"	61.54'	S89°48'20"W	58.38'
C414	55.00'	18°06'54"	17.39'	S48°41'31"W	17.32'
C415	55.00'	21°47'29"	20.92'	S28°44'19"W	20.79'
C416	55.00'	4°58'19"	4.77'	S15°21'26"W	4.77'
C435	30.00'	45°44'43"	23.95'	N54°15'22"W	23.32'
C436	30.07'	44°07'43"	23.16'	N53°28'37"W	22.59'
C438	30.00'	81°56'39"	42.91'	S61°53'57"W	39.34'
C439	30.00'	19°50'54"	10.39'	N87°03'11"W	10.34'
C440	30.00'	25°19'43"	13.26'	S70°21'31"W	13.15'
C441	30.00'	36°46'01"	19.25'	S39°18'38"W	18.92'
C449	30.00'	90°00'00"	47.12'	S32°07'44"E	42.43'
C450	30.00'	45°00'00"	23.56'	S09°37'44"E	22.96'
C451	30.00'	45°00'00"	23.56'	S54°37'44"E	22.96'
C654	55.00'	147°00'05"	141.11'	N86°22'19"E	105.47'
C666	450.00'	29°39'36"	232.95'	S47°04'45"W	230.36'
C667	30.00'	65°15'04"	34.17'	S64°52'29"W	32.35'
C668	30.00'	46°46'16"	24.49'	S07°59'53"E	23.81'
C670	30.00'	89°49'14"	47.03'	S74°06'14"W	42.36'
C671	200.00'	63°07'32"	220.35'	N29°25'22"W	209.37'
C672	30.00'	18°47'14"	9.84'	N11°32'01"E	9.79'

- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
  - DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
  - DENOTES P.C.P., STAMPED L.B.#3624, TABULATED CURVE DATA
  - CHORD BEARING
  - CHORD DISTANCE
  - CENTERLINE
  - C.M. CONCRETE MONUMENT
  - CEC CLAY ELECTRIC COOPERATIVE
  - CUA 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
  - SS SANITARY SEWER
  - UDAE UNOBSTRUCTED DRAINAGE AND ACCESS EASEMENT
  - Δ 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

**Land Use**  
Zoning: PUD & REC  
Area: 81.04 Acres±  
Number of Lots: 540  
Minimum Lot Width: 43 feet

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

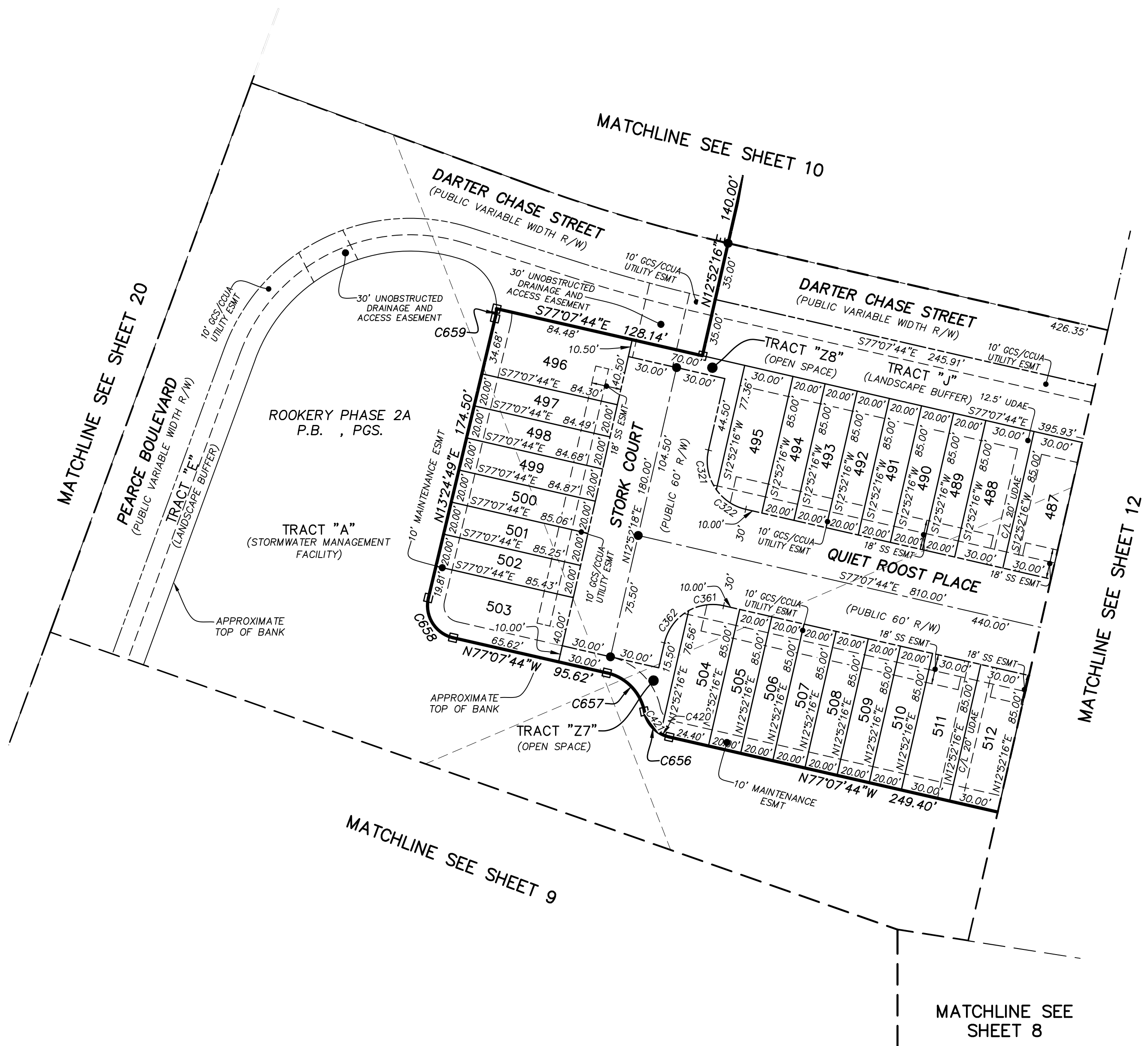


PREPARED BY:  
**ETM SURVEYING & MAPPING, INC.**  
14775 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258 (904) 642-8550  
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624



# ROOKERY PHASE 2B

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

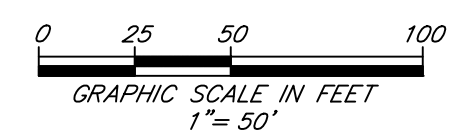


CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C321	30.00'	48°11'23"	25.23'	S11°13'25"E	24.49'
C322	30.00'	41°48'37"	21.89'	S56°13'25"E	21.41'
C361	30.00'	41°48'37"	21.89'	S81°57'58"W	21.41'
C362	30.00'	48°11'23"	25.23'	S36°57'58"W	24.49'
C656	20.00'	65°47'41"	22.97'	N44°13'53"W	21.73'
C657	30.00'	65°47'41"	34.45'	N44°13'53"W	32.59'
C658	20.00'	90°32'32"	31.61'	N31°51'27"W	28.42'
C659	30.00'	11°10'23"	5.85'	N07°49'37"E	5.84'

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

**Land Use**  
Zoning: PUD & REC  
Area: 81.04 Acres±  
Number of Lots: 540  
Minimum Lot Width: 43 feet

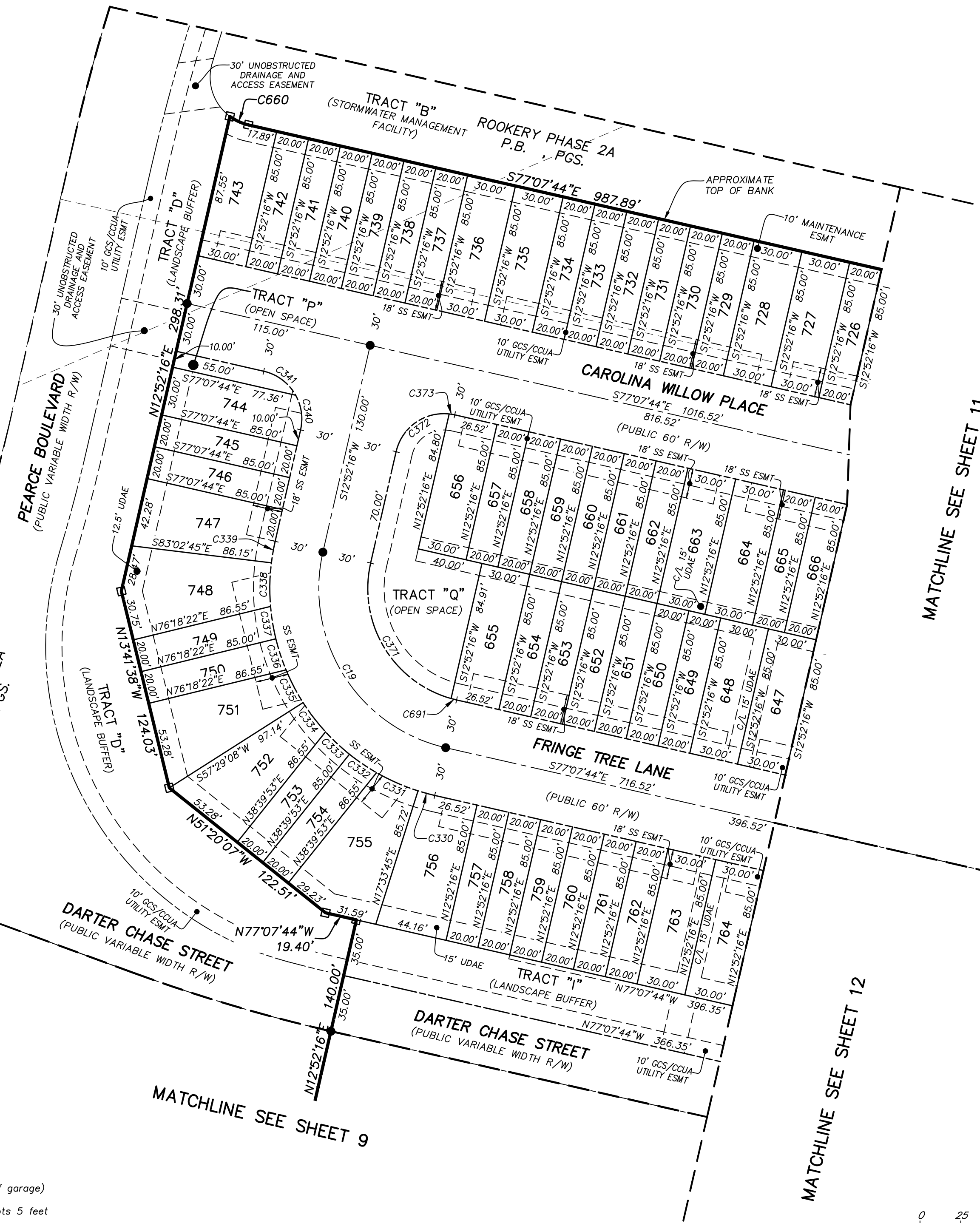
**Building Setbacks**  
Minimum Front Setback: 20 feet for front (face of garage)  
15 feet for front facade;  
Minimum Side Setback: 43' lots 6.5 feet, wider lots 5 feet  
Minimum Rear Setback: 10 feet



PREPARED BY:  
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JACKSONVILLE, FL 32258 (904) 642-8550  
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

# ROOKERY PHASE 2B

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

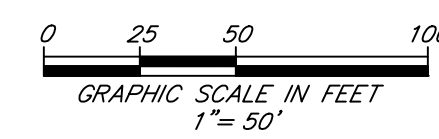


CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C19	100.00'	90°00'00"	157.08'	S32°07'44"E	141.42'
C330	130.00'	4°41'28"	10.64'	S74°47'00"E	10.64'
C331	130.00'	12°15'09"	27.80'	S66°18'41"E	27.75'
C332	130.00'	8°51'00"	20.08'	S55°45'37"E	20.06'
C333	130.00'	8°51'00"	20.08'	S46°54'37"E	20.06'
C334	130.00'	9°58'15"	22.62'	S37°30'00"E	22.59'
C335	130.00'	9°58'15"	22.62'	S27°31'45"E	22.59'
C336	130.00'	8°51'00"	20.08'	S18°07'08"E	20.06'
C337	130.00'	8°51'00"	20.08'	S09°16'08"E	20.06'
C338	130.00'	11°47'53"	26.77'	S01°03'18"W	26.72'
C339	130.00'	5°55'01"	13.43'	S09°54'46"W	13.42'
C340	30.00'	41°48'37"	21.89'	N08°02'02"W	21.41'
C341	30.00'	48°11'23"	25.23'	N53°02'02"W	24.49'
C371	70.00'	90°00'00"	109.96'	S32°07'44"E	98.99'
C372	30.00'	83°20'10"	43.63'	S54°32'21"W	39.89'
C373	30.00'	6°39'50"	3.49'	N80°27'39"W	3.49'
C691	70.00'	2°51'02"	3.48'	S75°42'12"E	3.48'

- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
  - DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
  - DENOTES P.C.P., STAMPED L.B.#3624, TABULATED CURVE DATA
  - CHORD BEARING
  - CHORD DISTANCE
  - CENTERLINE
  - CONCRETE MONUMENT
  - CLAY ELECTRIC COOPERATIVE
  - CLAY COUNTY UTILITY AUTHORITY
  - EASEMENT
  - TABULATED LINE DATA
  - ARC LENGTH
  - LICENSED BUSINESS
  - 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
  - RADIAL LOT LINE
  - RADIUS
  - RIGHT OF WAY
  - SANITARY SEWER
  - UNOBSTRUCTED DRAINAGE AND ACCESS EASEMENT
  - CENTRAL ANGLE
  - SHEET REFERENCE NUMBER
  - MATCHLINE

**Land Use**  
Zoning: PUD & REC  
Area: 81.04 Acres±  
Number of Lots: 540  
Minimum Lot Width: 43 feet

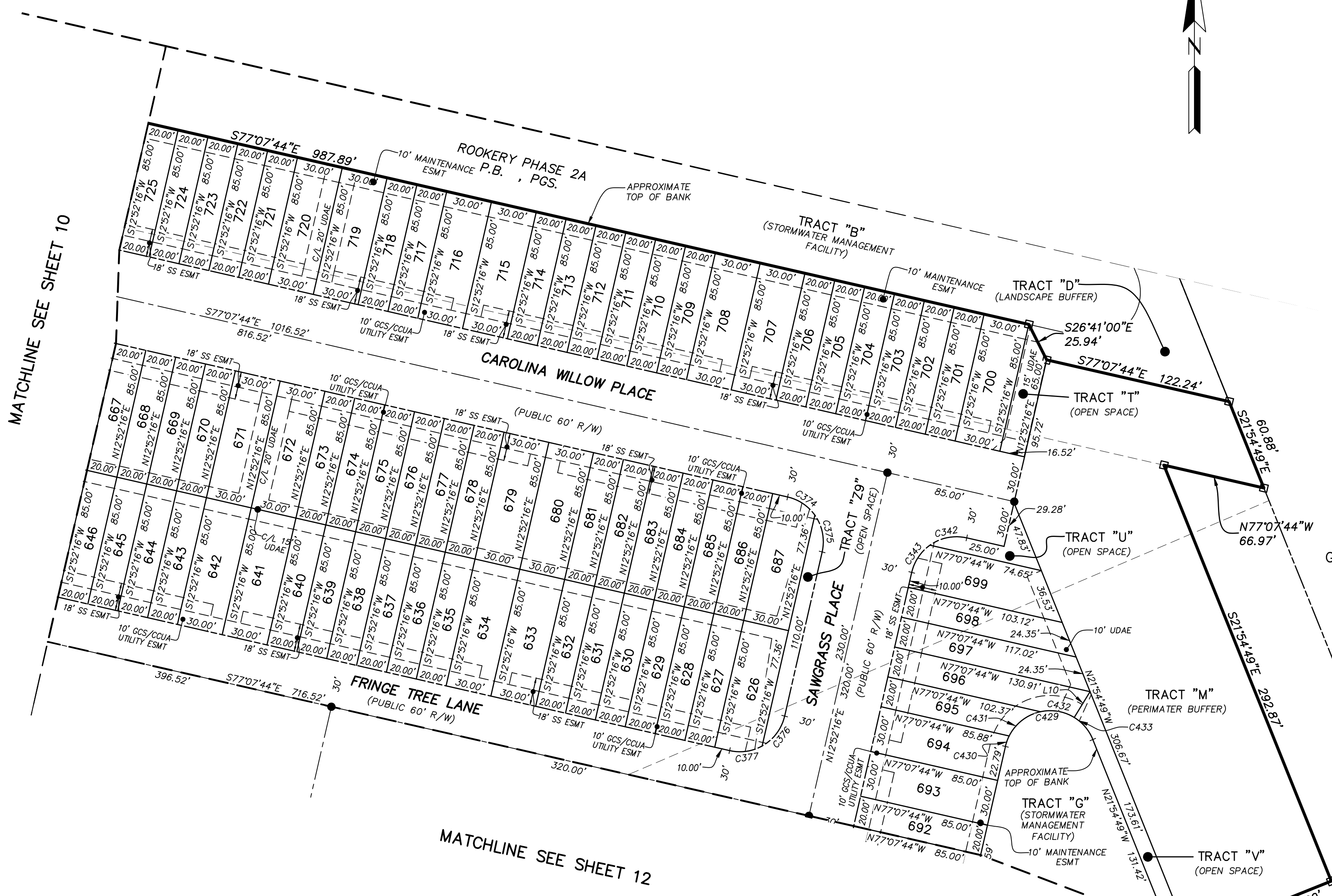
**Building Setbacks**  
Minimum Front Setback: 20 feet for front (face of garage)  
15 feet for front facade;  
Minimum Side Setback: 43' lots 6.5 feet, wider lots 5 feet  
Minimum Rear Setback: 10 feet



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

# ROOKERY PHASE 2B

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



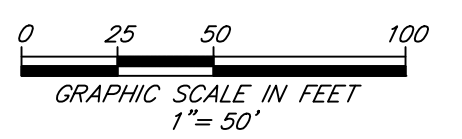
CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C342	30.00'	48°11'23"	25.23'	S78°46'35"W	24.49'
C343	30.00'	41°48'37"	21.89'	S33°46'35"W	21.41'
C374	30.00'	41°48'37"	21.89'	N56°13'25"W	21.41'
C375	30.00'	48°11'23"	25.23'	N11°13'25"W	24.49'
C376	30.00'	48°11'23"	25.23'	N36°57'58"E	24.49'
C377	30.00'	41°48'37"	21.89'	N81°57'58"E	21.41'
C429	30.00'	145°12'55"	76.03'	S85°28'44"W	57.26'
C430	30.00'	13°54'34"	7.28'	S19°49'33"W	7.27'
C431	30.00'	51°11'31"	26.80'	S52°22'36"W	25.92'
C432	30.00'	43°31'15"	22.79'	N80°16'01"W	22.24'
C433	30.00'	36°35'35"	19.16'	N40°12'36"W	18.84'

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

- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
  - DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
  - DENOTES P.C.P., STAMPED L.B.#3624, TABULATED CURVE DATA
  - CB CHORD BEARING
  - CH CHORD DISTANCE
  - C/L CENTERLINE
  - C.M. CONCRETE MONUMENT
  - CEC CLAY ELECTRIC COOPERATIVE
  - CUA 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
  - SS SANITARY SEWER
  - UDAE UNOBSTRUCTED DRAINAGE AND ACCESS EASEMENT
  - △ CENTRAL ANGLE
  - ③ SHEET REFERENCE NUMBER
  - - - MATCHLINE

**Land Use**  
Zoning: PUD & REC  
Area: 81.04 Acres±  
Number of Lots: 540  
Minimum Lot Width: 43 feet

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



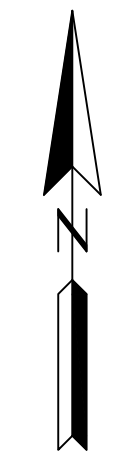
PREPARED BY:  
**ETM SURVEYING & MAPPING, INC.**  
14775 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258 (904) 642-8550  
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

# ROOKERY PHASE 2B

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

- LEGEND**
- DENOTES SET P.R.M., 4"X4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
  - DENOTES FOUND P.R.M., 4"X4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
  - DENOTES P.C.P., STAMPED L.B.#3624, TABULATED CURVE DATA
  - CHORD BEARING
  - CHORD DISTANCE
  - CENTERLINE
  - CONCRETE MONUMENT
  - CLAY ELECTRIC COOPERATIVE
  - CLAY COUNTY UTILITY AUTHORITY
  - EASEMENT
  - TABULATED LINE DATA
  - ARC LENGTH
  - LICENSED BUSINESS
  - 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
  - RADIAL LOT LINE
  - RADIUS
  - RIGHT OF WAY
  - SANITARY SEWER
  - UNOBSTRUCTED DRAINAGE AND ACCESS EASEMENT
  - CENTRAL ANGLE
  - SHEET REFERENCE NUMBER
  - MATCHLINE

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C18	300.00'	7°30'32"	39.32'	N73°22'28"W	39.29'
C323	30.00'	41°48'37"	21.89'	N81°57'58"E	21.41'
C324	30.00'	48°11'23"	25.23'	N36°57'58"E	24.49'
C325	30.00'	9°35'39"	5.02'	N08°04'27"E	5.02'
C326	30.00'	80°24'21"	42.10'	N36°55'33"W	38.73'
C327	30.00'	90°00'00"	47.12'	N57°52'16"E	42.43'
C328	30.00'	48°11'23"	25.23'	N11°13'25"W	24.49'
C329	30.00'	41°48'37"	21.89'	N56°13'25"W	21.41'
C344	30.00'	48°11'23"	25.23'	N11°13'25"W	24.49'
C345	30.00'	41°48'37"	21.89'	N56°13'25"W	21.41'
C346	30.00'	41°48'37"	21.89'	S81°57'58"W	21.41'
C347	30.00'	90°00'00"	47.12'	S32°07'44"E	42.43'
C348	330.00'	7°30'32"	43.25'	N73°22'28"W	43.22'
C349	270.00'	4°07'20"	19.42'	N75°04'04"W	19.42'
C350	30.00'	90°00'00"	47.12'	S57°52'16"W	42.43'
C351	30.00'	48°11'23"	25.23'	S11°13'25"E	24.49'
C352	30.00'	41°48'38"	21.89'	S56°13'26"E	21.41'
C353	30.00'	41°48'37"	21.89'	S81°57'58"W	21.41'
C354	30.00'	48°11'23"	25.23'	S36°57'58"W	24.49'
C359	30.00'	48°11'23"	25.23'	N11°13'25"W	24.49'
C360	30.00'	41°48'37"	21.89'	N56°13'25"W	21.41'
C363	30.00'	48°11'23"	25.23'	N53°02'02"W	24.49'
C364	30.00'	41°48'37"	21.89'	N08°02'02"W	21.41'
C369	30.00'	41°48'37"	21.89'	S33°46'35"W	21.41'
C370	30.00'	48°11'23"	25.23'	S78°46'35"W	24.49'
C417	30.00'	35°32'16"	18.61'	N04°53'51"W	18.31'
C418	30.00'	24°27'44"	12.81'	N34°53'51"W	12.71'
C419	30.00'	30°00'00"	15.71'	N62°07'44"W	15.53'
C422	370.00'	12°46'48"	82.53'	N70°44'20"W	82.36'
C423	30.00'	61°37'31"	32.27'	N08°53'56"E	30.73'
C424	30.00'	84°29'17"	44.24'	N81°57'20"E	40.34'
C425	350.00'	4°13'32"	25.81'	N57°54'47"W	25.81'
C426	30.00'	72°53'49"	38.17'	S23°34'38"E	35.65'
C427	30.00'	68°22'54"	35.80'	S25°50'06"E	33.72'
C428	30.00'	4°30'55"	2.36'	S10°36'49"W	2.36'
C442	30.00'	48°47'48"	25.55'	S37°16'10"W	24.78'
C443	15.00'	77°09'37"	20.20'	N51°27'05"E	18.71'
C444	15.00'	19°28'16"	5.10'	N22°36'25"E	5.07'
C445	15.00'	57°41'21"	15.10'	N61°11'13"E	14.47'
C446	30.00'	77°09'37"	40.40'	S51°27'05"W	37.42'
C447	30.00'	59°57'12"	31.39'	S60°03'18"W	29.98'
C448	30.00'	17°12'26"	9.01'	S21°28'29"W	8.98'
C655	30.00'	90°00'00"	47.12'	N32°07'44"W	42.43'
C661	330.00'	18°12'10"	104.84'	N60°31'06"W	104.40'
C662	270.00'	3°23'13"	15.96'	N71°18'48"W	15.96'
C663	30.00'	69°25'46"	36.35'	S83°37'03"E	34.17'
C664	150.00'	26°59'21"	70.66'	S35°24'29"E	70.01'
C665	30.00'	83°49'23"	43.89'	S19°59'52"W	40.08'



MATCHLINE SEE SHEET 9

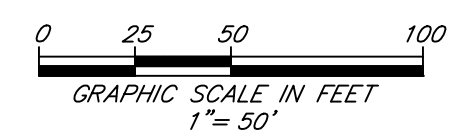
MATCHLINE SEE SHEET 11

MATCHLINE SEE SHEET 8

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

**Land Use**  
Zoning: PUD & REC  
Area: 81.04 Acres±  
Number of Lots: 540  
Minimum Lot Width: 43 feet

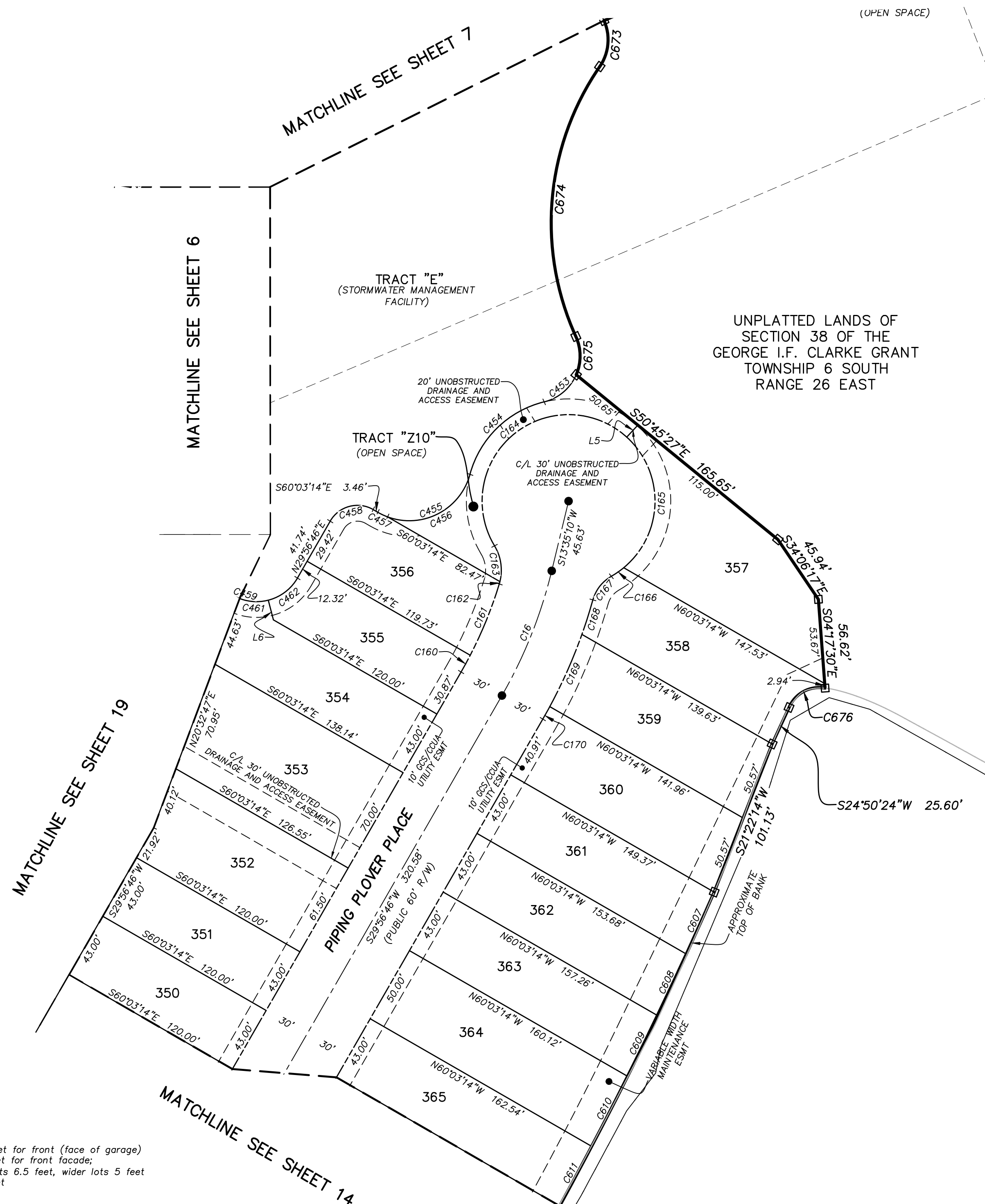
**Building Setbacks**  
Minimum Front Setback: 20 feet for front (face of garage)  
15 feet for front facade;  
Minimum Side Setback: 43' lots 6.5 feet, wider lots 5 feet  
Minimum Rear Setback: 10 feet



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

# ROOKERY PHASE 2B

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



(OPEN SPACE)

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

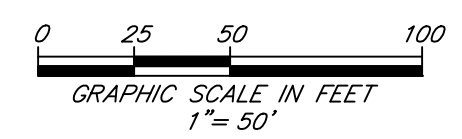
CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C16	300.00'	16°21'35"	85.66'	N21°45'58"E	85.37'
C160	270.00'	2°34'32"	12.14'	N28°39'30"E	12.14'
C161	270.00'	10°24'11"	49.02'	N22°10'08"E	48.96'
C162	30.00'	2°56'50"	1.54'	N15°29'37"E	1.54'
C163	30.00'	45°08'03"	23.63'	N08°32'49"W	23.03'
C164	55.00'	163°22'36"	156.83'	S50°34'28"W	108.84'
C165	55.00'	98°06'25"	94.18'	N01°18'58"E	83.09'
C166	55.00'	10°00'24"	9.61'	N55°22'23"E	9.59'
C167	25.00'	44°44'39"	19.52'	S38°00'16"W	19.03'
C168	330.00'	3°59'53"	23.03'	N17°37'52"E	23.02'
C169	330.00'	8°44'12"	50.32'	N23°59'55"E	50.27'
C170	330.00'	1°34'45"	9.09'	N29°09'23"E	9.09'
C453	30.00'	52°48'38"	27.65'	N49°46'22"E	26.68'
C454	65.00'	60°58'58"	69.18'	S45°41'13"W	65.96'
C455	40.00'	104°45'02"	73.13'	N67°34'15"E	63.36'
C456	40.00'	94°58'48"	66.31'	N62°41'07"E	58.97'
C457	40.00'	9°46'14"	6.82'	S64°56'22"E	6.81'
C458	20.00'	90°00'00"	31.42'	S74°56'46"W	28.28'
C459	30.00'	151°41'59"	79.43'	S74°12'15"E	58.18'
C461	30.00'	35°35'44"	18.64'	S86°37'04"E	18.34'
C462	30.00'	45°38'19"	23.90'	N52°45'55"E	23.27'
C607	2584.99'	0°57'28"	43.22'	N24°13'36"E	43.22'
C608	2584.99'	0°57'23"	43.15'	N25°11'01"E	43.15'
C609	2584.99'	0°57'19"	43.10'	N26°08'22"E	43.10'
C610	2584.99'	1°06'34"	50.06'	N27°10'19"E	50.06'
C611	2584.99'	0°57'13"	43.02'	N28°12'12"E	43.02'
C676	20.74'	77°34'48"	28.08'	S61°47'46"W	25.99'

**LEGEND**

- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
- DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
- DENOTES P.C.P., STAMPED L.B.#3624, TABULATED CURVE DATA
- C1 CHORD BEARING
- CB CHORD DISTANCE
- CH CENTERLINE
- C/L CONCRETE MONUMENT
- C.M. CLAY ELECTRIC COOPERATIVE
- CEC CLAY COUNTY UTILITY AUTHORITY
- CUA EASEMENT
- ESMT. 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.C. PAGE
- P.T. POINT OF TANGENCY
- P.C.C. POINT OF COMPOUND CURVATURE
- P.C.P. PERMANENT CONTROL POINT
- P.R.C. POINT OF REVERSE CURVATURE
- P.R.M. PERMANENT REFERENCE MONUMENT
- (R) RADIAL LOT LINE
- R RADIUS
- R/W RIGHT OF WAY
- SS SANITARY SEWER
- UDAE UNOBSTRUCTED DRAINAGE AND ACCESS EASEMENT
- △ CENTRAL ANGLE
- ③ SHEET REFERENCE NUMBER
- MATCHLINE

**Land Use**  
Zoning: PUD & REC  
Area: 81.04 Acres±  
Number of Lots: 540  
Minimum Lot Width: 43 feet

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



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

# ROOKERY PHASE 2B

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



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

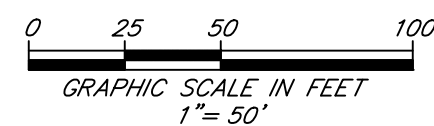
**LEGEND**

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- C.M. CLAY ELECTRIC COOPERATIVE
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- P.C. POINT OF CURVATURE
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- (R) RADIAL LOT LINE
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- SS SANITARY SEWER
- UDAE UNOBSTRUCTED DRAINAGE AND ACCESS EASEMENT
- △ CENTRAL ANGLE
- ③ SHEET REFERENCE NUMBER
- MATCHLINE

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C13	2240.75'	33°25'16"	1307.05'	N46°39'24"E	1288.60'
C14	2240.75'	23°15'40"	909.71'	N51°44'12"E	903.47'
C15	2240.75'	10°09'36"	397.34'	N35°01'34"E	396.82'
C151	30.00'	91°34'36"	47.95'	N84°19'04"E	43.01'
C152	2210.75'	0°51'19"	33.00'	N38°06'07"E	33.00'
C155	2210.75'	1°09'43"	44.83'	N34°34'50"E	44.83'
C156	2210.75'	1°09'42"	44.83'	N33°25'08"E	44.83'
C157	2210.75'	1°21'04"	52.13'	N32°09'44"E	52.13'
C158	2210.75'	1°09'42"	44.83'	N30°54'21"E	44.82'
C159	2210.75'	0°22'45"	14.63'	N30°08'08"E	14.63'
C171	2270.75'	0°42'30"	28.08'	N30°18'01"E	28.08'
C172	2270.75'	1°15'02"	49.56'	N31°16'47"E	49.56'
C173	2270.75'	1°04'35"	42.66'	N32°26'36"E	42.66'
C174	2270.75'	1°04'49"	42.81'	N33°31'18"E	42.81'
C175	2270.75'	1°04'18"	42.47'	N34°35'51"E	42.47'
C176	2270.75'	1°15'02"	49.56'	N35°45'31"E	49.56'
C177	2270.75'	1°04'32"	42.62'	N36°55'18"E	42.62'
C178	2270.75'	1°04'32"	42.62'	N37°59'50"E	42.62'
C179	2270.75'	1°04'32"	42.62'	N39°04'21"E	42.62'
C180	2270.75'	1°15'02"	49.56'	N40°14'08"E	49.56'
C181	2270.75'	1°04'18"	42.47'	N41°23'48"E	42.47'
C229	2210.75'	0°51'19"	33.00'	N42°06'37"E	33.00'
C230	30.00'	91°34'36"	47.95'	N04°06'20"W	43.01'
C579	2090.75'	0°22'45"	13.84'	N30°08'08"E	13.84'
C580	2090.75'	1°09'42"	42.39'	N30°54'21"E	42.39'
C581	2090.75'	1°21'04"	49.30'	N32°09'44"E	49.30'
C582	2090.75'	1°09'42"	42.39'	N33°25'08"E	42.39'
C583	2090.75'	1°09'43"	42.40'	N34°34'50"E	42.40'
C584	2090.75'	1°21'03"	49.30'	N35°50'13"E	49.29'
C585	2090.75'	1°09'42"	42.39'	N37°05'36"E	42.39'
C586	2090.75'	1°36'35"	58.74'	N38°28'45"E	58.74'
C606	2090.75'	1°36'35"	58.74'	N41°43'59"E	58.74'
C612	2584.99'	0°57'11"	43.00'	N29°09'24"E	43.00'
C613	2584.99'	0°59'34"	44.79'	N30°07'47"E	44.79'
C614	2584.99'	1°10'41"	53.15'	N31°12'54"E	53.15'
C615	2584.99'	1°00'51"	45.75'	N32°18'40"E	45.75'
C617	3754.47'	0°43'09"	47.13'	N36°29'44"E	47.13'
C618	3754.47'	0°48'39"	53.13'	N37°15'37"E	53.13'
C619	3754.47'	0°41'49"	45.66'	N38°00'51"E	45.66'
C620	3754.47'	0°41'48"	45.64'	N38°42'39"E	45.64'
C621	3754.47'	0°41'47"	45.63'	N39°24'26"E	45.63'
C622	3754.47'	0°48'35"	53.06'	N40°09'37"E	53.06'
C623	3754.47'	0°43'02"	47.00'	N40°55'26"E	47.00'
C677	2584.99'	10°03'14"	453.60'	S28°46'28"W	453.01'
C678	3754.47'	7°19'54"	480.43'	S39°48'06"W	480.10'

**Land Use**  
Zoning: PUD & REC  
Area: 81.04 Acres±  
Number of Lots: 540  
Minimum Lot Width: 43 feet

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



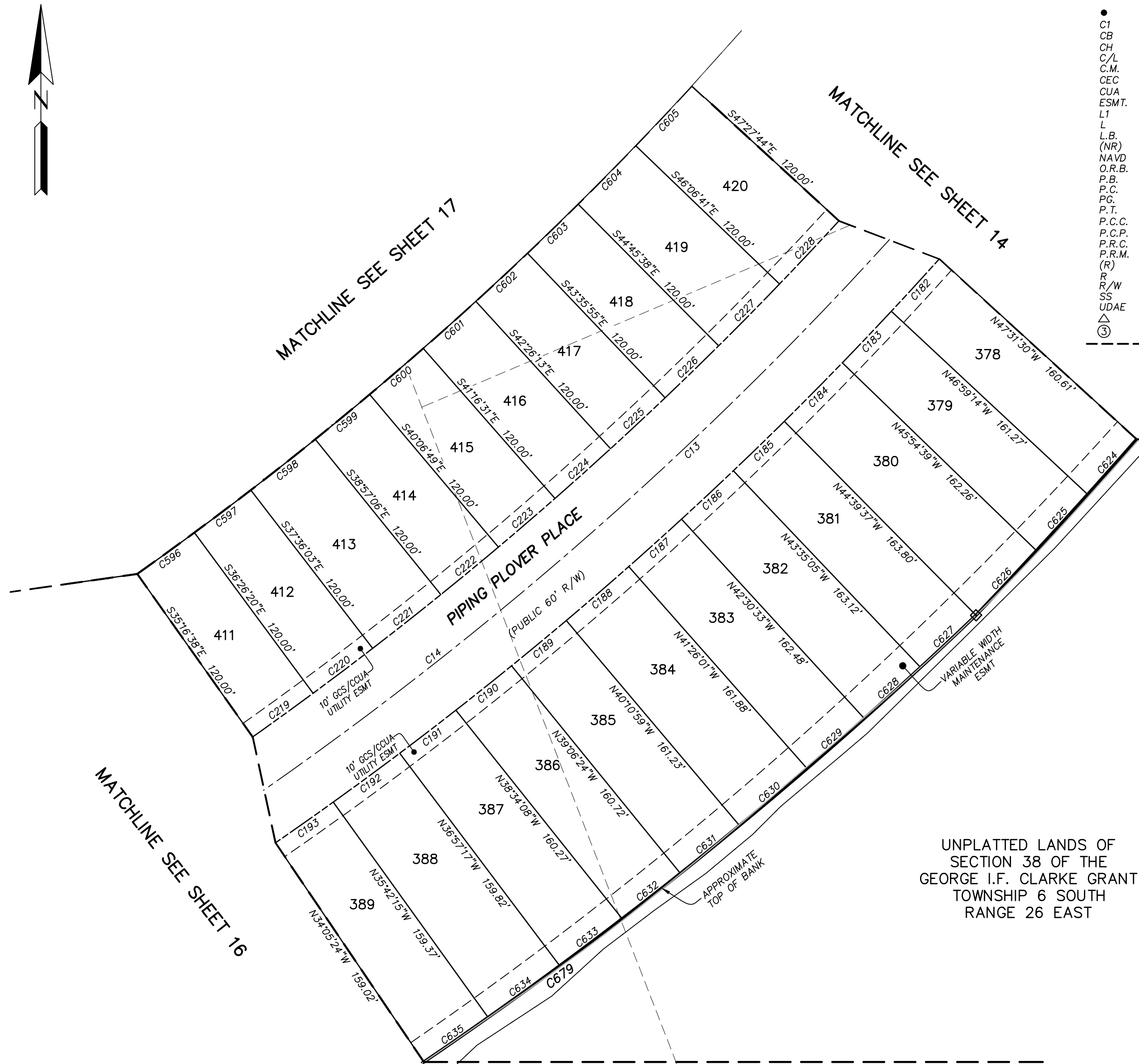
**PREPARED BY:**  
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14775 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258 (904) 642-8550  
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

# ROOKERY PHASE 2B

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

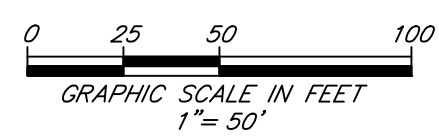
- LEGEND**
- DENOTES SET P.R.M., 4"X4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
  - DENOTES FOUND P.R.M., 4"X4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
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  - C1 CHORD BEARING
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  - ③ SHEET REFERENCE NUMBER
  - MATCHLINE

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C13	2240.75'	33°25'16"	1307.05'	N46°39'24"E	1288.60'
C14	2240.75'	23°15'40"	909.71'	N51°44'12"E	903.47'
C182	2270.75'	1°04'49"	42.81'	N42°28'22"E	42.81'
C183	2270.75'	1°04'35"	42.66'	N43°33'04"E	42.66'
C184	2270.75'	1°15'02"	49.56'	N44°42'52"E	49.56'
C185	2270.75'	1°04'32"	42.62'	N45°52'39"E	42.62'
C186	2270.75'	1°04'32"	42.62'	N46°57'11"E	42.62'
C187	2270.75'	1°04'32"	42.62'	N48°01'43"E	42.62'
C188	2270.75'	1°15'02"	49.56'	N49°11'30"E	49.56'
C189	2270.75'	1°04'35"	42.66'	N50°21'18"E	42.66'
C190	2270.75'	1°04'49"	42.81'	N51°26'00"E	42.81'
C191	2270.75'	1°04'18"	42.47'	N52°30'34"E	42.47'
C192	2270.75'	1°15'02"	49.56'	N53°40'14"E	49.56'
C193	2270.75'	1°04'18"	42.47'	N54°49'54"E	42.47'
C219	2210.75'	1°09'43"	44.83'	N54°08'31"E	44.83'
C220	2210.75'	1°09'43"	44.83'	N52°58'48"E	44.83'
C221	2210.75'	1°21'03"	52.13'	N51°43'25"E	52.12'
C222	2210.75'	1°09'42"	44.83'	N50°28'02"E	44.82'
C223	2210.75'	1°09'42"	44.83'	N49°18'20"E	44.82'
C224	2210.75'	1°09'42"	44.83'	N48°08'38"E	44.82'
C225	2210.75'	1°09'42"	44.83'	N46°58'56"E	44.83'
C226	2210.75'	1°09'42"	44.83'	N45°49'13"E	44.82'
C227	2210.75'	1°21'03"	52.12'	N44°33'51"E	52.12'
C228	2210.75'	1°21'03"	52.12'	N43°12'48"E	52.12'
C596	2090.75'	1°09'43"	42.40'	N54°08'31"E	42.40'
C597	2090.75'	1°09'43"	42.40'	N52°58'48"E	42.40'
C598	2090.75'	1°21'03"	49.30'	N51°43'25"E	49.29'
C599	2090.75'	1°09'42"	42.39'	N50°28'02"E	42.39'
C600	2090.75'	1°09'42"	42.39'	N49°18'20"E	42.39'
C601	2090.75'	1°09'42"	42.39'	N48°08'38"E	42.39'
C602	2090.75'	1°09'42"	42.39'	N46°58'56"E	42.39'
C603	2090.75'	1°09'42"	42.39'	N45°49'13"E	42.39'
C604	2090.75'	1°21'03"	49.29'	N44°33'51"E	49.29'
C605	2090.75'	1°21'03"	49.29'	N43°12'48"E	49.29'
C624	3754.47'	0°40'35"	44.33'	N41°37'14"E	44.33'
C625	3754.47'	0°41'51"	45.71'	N42°18'28"E	45.71'
C626	3754.47'	0°48'40"	53.14'	N43°03'43"E	53.14'
C627	2552.73'	1°01'32"	45.70'	N46°43'48"E	45.70'
C628	2552.73'	1°01'31"	45.68'	N47°45'20"E	45.68'
C629	2552.73'	1°01'30"	45.67'	N48°46'51"E	45.67'
C630	2552.73'	1°11'30"	53.09'	N49°53'21"E	53.09'
C631	2552.73'	1°01'32"	45.69'	N50°59'52"E	45.69'
C632	2552.73'	0°59'41"	44.32'	N52°00'29"E	44.32'
C633	2552.73'	1°03'17"	46.99'	N53°01'58"E	46.99'
C634	2552.73'	1°11'26"	53.05'	N54°09'19"E	53.05'
C635	2552.73'	1°03'14"	46.96'	N55°16'39"E	46.96'
C679	2552.73'	14°50'34"	661.29'	S53°38'19"W	659.45'



**Land Use**  
 Zoning: PUD & REC  
 Area: 81.04 Acres±  
 Number of Lots: 540  
 Minimum Lot Width: 43 feet

**Building Setbacks**  
 Minimum Front Setback: 20 feet for front (face of garage)  
 15 feet for front facade;  
 Minimum Side Setback: 43' lots 6.5 feet, wider lots 5 feet  
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**PREPARED BY:**  
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# ROOKERY PHASE 2B

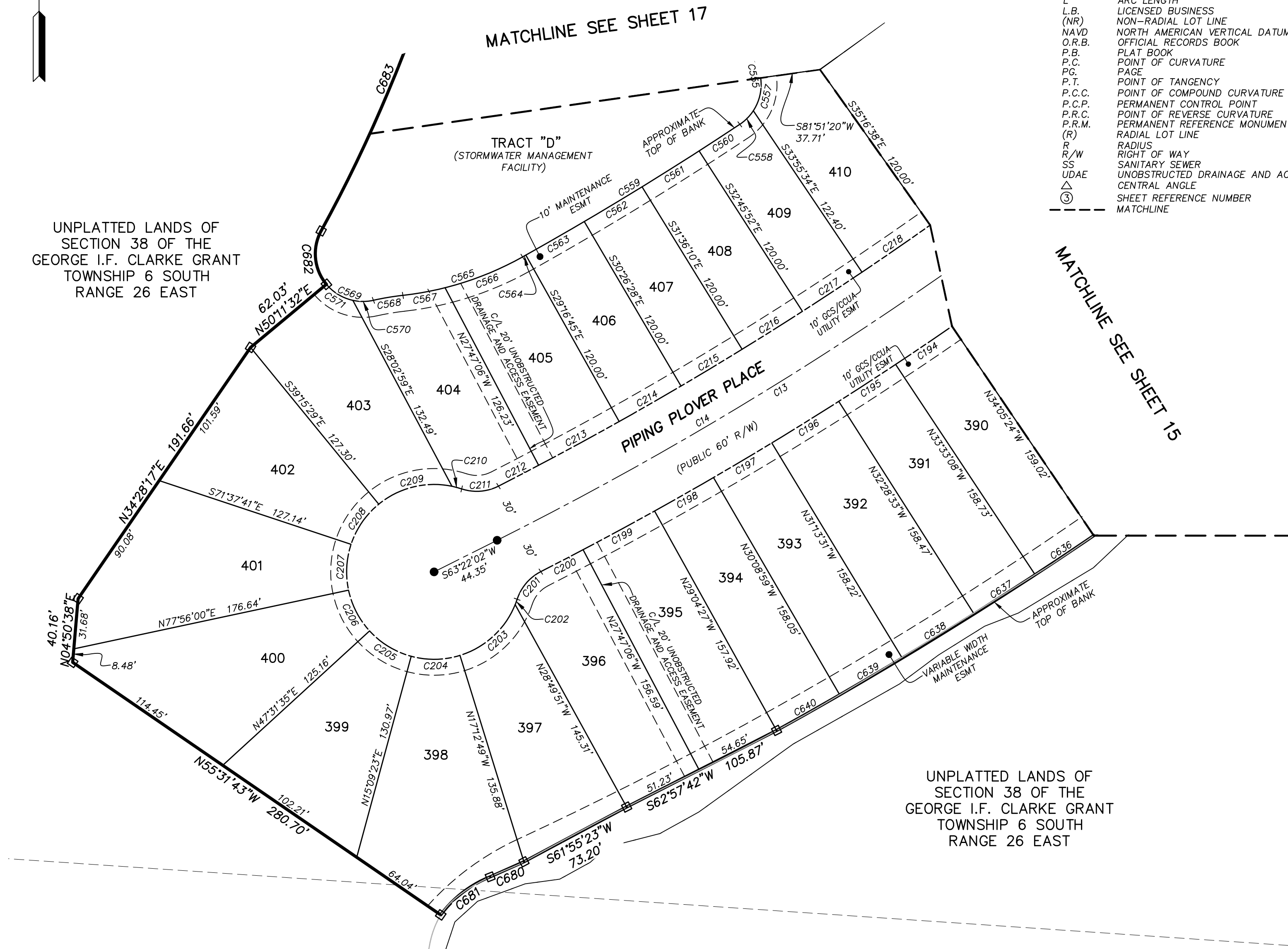
A PORTION OF SECTION 38 OF THE GEORGE I.F. CLARKE GRANT,  
TOWNSHIP 6 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA.

**LEGEND**

- DENOTES SET P.R.M., 4"X4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
- DENOTES FOUND P.R.M., 4"X4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
- DENOTES P.C.P., STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
- TABULATED CURVE DATA
- CHORD BEARING
- CHORD DISTANCE
- CENTERLINE
- CONCRETE MONUMENT
- CLAY ELECTRIC COOPERATIVE
- CLAY COUNTY UTILITY AUTHORITY EASEMENT
- TABULATED LINE DATA
- ARC LENGTH
- LICENSED BUSINESS
- 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
- RADIAL LOT LINE
- RADIUS
- RIGHT OF WAY
- SANITARY SEWER
- UNOBSTRUCTED DRAINAGE AND ACCESS EASEMENT
- CENTRAL ANGLE
- SHEET REFERENCE NUMBER
- MATCHLINE



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

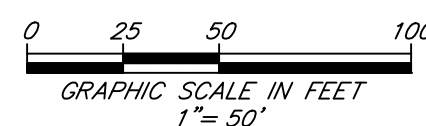


UNPLATTED LANDS OF SECTION 38 OF THE GEORGE I.F. CLARKE GRANT TOWNSHIP 6 SOUTH RANGE 26 EAST

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C13	2240.75'	33°25'16"	1307.05'	N46°39'24"E	1288.60'
C14	2240.75'	23°15'40"	909.71'	N51°44'12"E	903.47'
C194	2270.75'	1°04'49"	42.81'	N55°54'27"E	42.81'
C195	2270.75'	1°04'35"	42.66'	N56°59'09"E	42.66'
C196	2270.75'	1°15'02"	49.56'	N58°08'58"E	49.56'
C197	2270.75'	1°04'32"	42.62'	N59°18'45"E	42.62'
C198	2270.75'	1°04'32"	42.62'	N60°23'17"E	42.62'
C199	2270.75'	1°17'21"	51.09'	N61°34'13"E	51.09'
C200	2270.75'	0°45'21"	29.96'	N62°35'34"E	29.96'
C201	30.00'	44°45'19"	23.43'	S40°35'36"W	22.84'
C202	55.00'	3°45'58"	3.62'	N20°05'55"E	3.61'
C203	55.00'	50°48'16"	48.77'	N47°23'03"E	47.19'
C204	55.00'	32°22'12"	31.07'	N88°58'17"E	30.66'
C205	55.00'	32°22'12"	31.07'	S58°39'31"E	30.66'
C206	55.00'	30°24'25"	29.19'	S27°16'13"E	28.85'
C207	55.00'	30°26'19"	29.22'	S03°09'09"W	28.88'
C208	55.00'	32°22'12"	31.07'	S34°33'25"W	30.66'
C209	55.00'	51°03'33"	49.01'	S76°16'17"W	47.41'
C210	55.00'	6°36'38"	6.35'	N74°53'37"W	6.34'
C211	30.00'	45°27'35"	23.80'	N85°40'55"E	23.18'
C212	2210.75'	0°44'13"	28.44'	N62°35'00"E	28.44'
C213	2210.75'	1°29'39"	57.65'	N61°28'04"E	57.65'
C214	2210.75'	1°09'42"	44.83'	N60°08'23"E	44.83'
C215	2210.75'	1°09'42"	44.83'	N58°58'41"E	44.82'
C216	2210.75'	1°09'42"	44.83'	N57°48'59"E	44.82'
C217	2210.75'	1°09'42"	44.83'	N56°39'17"E	44.82'
C218	2210.75'	1°21'03"	52.13'	N55°23'54"E	52.12'
C555	30.00'	137°01'09"	71.74'	N12°06'39"W	55.83'
C557	30.00'	41°17'59"	21.62'	N12°30'20"E	21.16'
C558	30.00'	23°14'36"	12.17'	N44°46'37"E	12.09'
C559	2090.75'	4°23'11"	160.06'	N58°35'31"E	160.02'
C560	2090.75'	0°50'13"	30.54'	N56°49'01"E	30.54'
C561	2090.75'	1°09'42"	42.39'	N57°48'59"E	42.39'
C562	2090.75'	1°09'42"	42.39'	N58°58'41"E	42.39'
C563	2090.75'	1°09'42"	42.39'	N60°08'23"E	42.39'
C564	2090.46'	0°03'52"	2.35'	N60°45'10"E	2.35'
C565	200.00'	22°47'20"	79.55'	N72°10'46"E	79.02'
C566	200.00'	15°04'27"	52.62'	N68°19'20"E	52.47'
C567	200.00'	7°42'52"	26.93'	N79°43'00"E	26.91'
C568	175.00'	6°09'32"	18.81'	S80°29'40"W	18.80'
C569	30.00'	62°46'38"	32.87'	S71°11'47"E	31.25'
C570	30.00'	24°52'26"	13.02'	N89°51'08"E	12.92'
C571	30.00'	37°54'11"	19.85'	S58°45'34"E	19.49'
C636	2552.73'	0°59'40"	44.30'	N56°18'06"E	44.30'
C637	2552.73'	1°01'28"	45.64'	N57°18'40"E	45.64'
C639	2552.73'	1°01'24"	45.59'	N59°31'30"E	45.59'
C640	2552.73'	1°01'24"	45.59'	N60°32'54"E	45.59'
C680	3295.96'	0°24'12"	23.21'	S65°55'03"W	23.21'
C681	70.73'	32°14'04"	39.79'	S52°25'45"W	39.27'
C682	30.00'	68°27'06"	35.84'	N05°34'55"W	33.75'

**Land Use**  
Zoning: PUD & REC  
Area: 81.04 Acres±  
Number of Lots: 540  
Minimum Lot Width: 43 feet

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



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

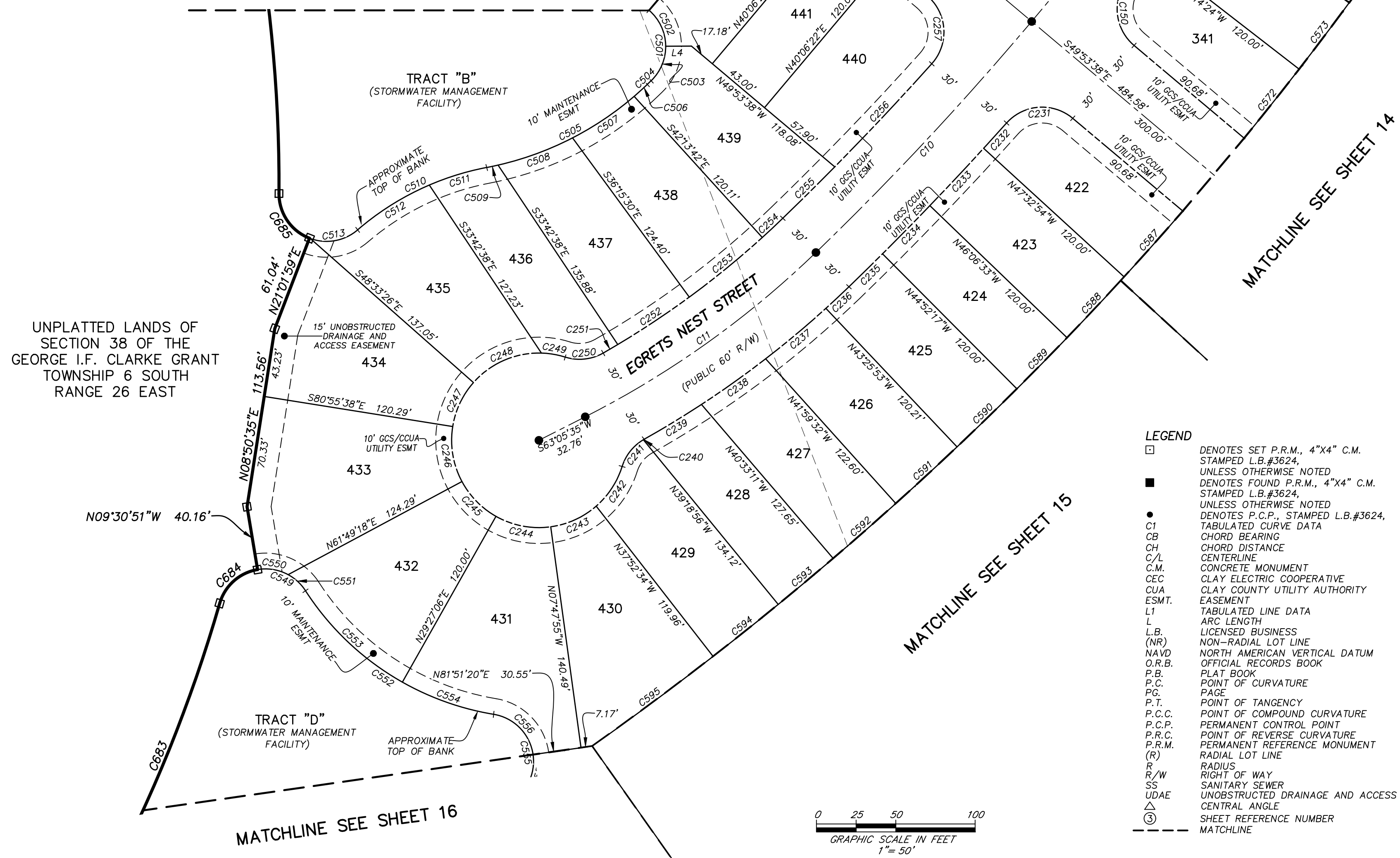


# ROOKERY PHASE 2B

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	1940.75'	5°53'01"	199.29'	N43°02'52"E	199.21'
C11	600.00'	17°06'13"	179.11'	N54°32'29"E	178.44'
C148	1970.75'	1°26'21"	49.50'	N37°02'26"E	49.50'
C149	1970.75'	0°37'39"	21.58'	N38°04'26"E	21.58'
C150	30.00'	88°16'53"	46.22'	S05°45'12"E	41.79'
C231	30.00'	88°16'53"	46.22'	S85°57'55"W	41.79'
C232	1970.75'	0°37'38"	21.57'	N42°08'17"E	21.57'
C233	1970.75'	1°26'21"	49.50'	N43°10'17"E	49.50'
C234	1970.75'	1°14'15"	42.57'	N44°30'35"E	42.57'
C235	1970.75'	0°51'40"	29.62'	N45°33'33"E	29.62'
C236	630.00'	1°48'39"	19.91'	N46°53'42"E	19.91'
C237	630.00'	4°30'19"	49.54'	N50°03'11"E	49.52'
C238	630.00'	4°30'54"	49.64'	N54°33'47"E	49.63'
C239	630.00'	3°50'15"	42.20'	N58°44'22"E	42.19'
C240	30.00'	1°12'50"	0.64'	S60°03'05"W	0.64'
C241	30.00'	42°00'53"	22.00'	S38°26'13"W	21.51'

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C241	30.00'	42°00'53"	22.00'	S38°26'13"W	21.51'
C242	55.00'	31°30'16"	30.24'	N33°10'55"E	29.86'
C243	55.00'	33°16'02"	31.93'	N65°34'04"E	31.49'
C244	55.00'	37°15'01"	35.76'	S79°10'25"E	35.13'
C245	55.00'	32°22'12"	31.07'	S44°21'48"E	30.66'
C246	55.00'	37°15'05"	35.76'	S09°33'10"E	35.13'
C247	55.00'	32°22'12"	31.07'	S25°15'28"W	30.66'
C248	55.00'	50°13'29"	48.21'	S66°33'19"W	46.68'
C249	55.00'	15°53'19"	15.25'	N80°23'17"W	15.20'
C250	30.00'	47°18'22"	24.77'	N83°54'12"E	24.07'
C251	570.00'	1°04'06"	10.63'	N59°42'58"E	10.63'
C252	570.00'	5°26'25"	54.12'	N56°27'42"E	54.10'
C253	570.00'	5°58'12"	59.39'	N50°45'24"E	59.36'
C254	570.00'	1°46'56"	17.73'	N46°52'51"E	17.73'
C255	1910.75'	1°22'52"	46.06'	N45°17'57"E	46.06'
C256	1910.75'	2°40'28"	89.19'	N43°16'17"E	89.18'
C257	30.00'	91°49'41"	48.08'	N03°58'48"W	43.10'
C258	430.00'	0°27'34"	3.45'	S49°39'51"E	3.45'
C295	30.00'	91°49'41"	48.08'	N84°11'31"E	43.10'
C501	30.00'	95°24'29"	49.96'	N01°43'52"W	44.38'
C502	30.00'	49°09'12"	25.74'	N24°51'30"W	24.95'
C503	30.00'	46°15'17"	24.22'	N22°50'44"E	23.57'
C504	1790.75'	0°06'25"	3.34'	N46°01'35"E	3.34'
C505	200.00'	33°05'48"	115.53'	N62°37'41"E	113.93'
C506	200.00'	3°12'11"	11.18'	N47°40'53"E	11.18'
C507	200.00'	13°26'45"	46.93'	N56°00'21"E	46.83'
C508	200.00'	14°21'15"	50.11'	N69°54'21"E	49.98'
C509	200.00'	2°05'37"	7.31'	N78°07'47"E	7.31'
C510	175.00'	29°54'47"	91.36'	S64°13'12"W	90.33'
C511	175.00'	12°24'11"	37.88'	S72°58'30"W	37.81'
C512	175.00'	17°30'36"	53.48'	S58°01'07"W	53.27'
C513	30.00'	61°46'10"	32.34'	N80°08'54"E	30.80'
C549	30.00'	66°42'51"	34.93'	N66°09'26"W	32.99'
C550	30.00'	37°55'39"	19.86'	N80°33'01"W	19.50'
C551	30.00'	28°47'11"	15.07'	N47°11'36"W	14.91'
C552	175.00'	47°49'13"	146.06'	S56°42'37"E	141.86'
C553	175.00'	27°44'54"	84.75'	S46°40'27"E	83.93'
C554	175.00'	20°04'19"	61.31'	S70°35'04"E	60.99'
C555	30.00'	137°01'09"	71.74'	N12°06'39"W	55.83'
C556	30.00'	72°28'34"	37.95'	N44°22'57"W	35.47'
C572	2090.75'	1°31'26"	55.61'	N38°31'19"E	55.60'
C573	2090.75'	1°26'21"	52.51'	N37°02'26"E	52.51'
C587	2090.75'	1°31'25"	55.60'	N41°41'24"E	55.59'
C588	2090.75'	1°26'21"	52.52'	N43°10'17"E	52.52'
C589	2090.75'	1°14'15"	45.16'	N44°30'35"E	45.16'
C590	2090.75'	1°26'24"	52.55'	N45°50'55"E	52.54'
C591	2090.75'	1°26'21"	52.52'	N47°17'17"E	52.52'
C592	2090.75'	1°26'21"	52.52'	N48°43'38"E	52.52'
C593	2090.75'	1°14'15"	45.16'	N50°03'57"E	45.16'
C594	2090.75'	1°26'21"	52.52'	N51°24'15"E	52.52'
C595	2090.75'	2°35'57"	94.84'	N53°25'24"E	94.83'
C683	950.00'	12°31'08"	207.57'	N22°23'03"E	207.16'
C684	30.00'	64°21'40"	33.70'	N48°18'19"E	31.96'
C685	30.00'	69°18'20"	36.29'	N34°18'51"W	34.12'



- LEGEND**
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  - DENOTES FOUND P.R.M., 4"X4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
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  - L ARC LENGTH
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  - (NR) NON-RADIAL LOT LINE
  - NAVD NORTH AMERICAN VERTICAL DATUM
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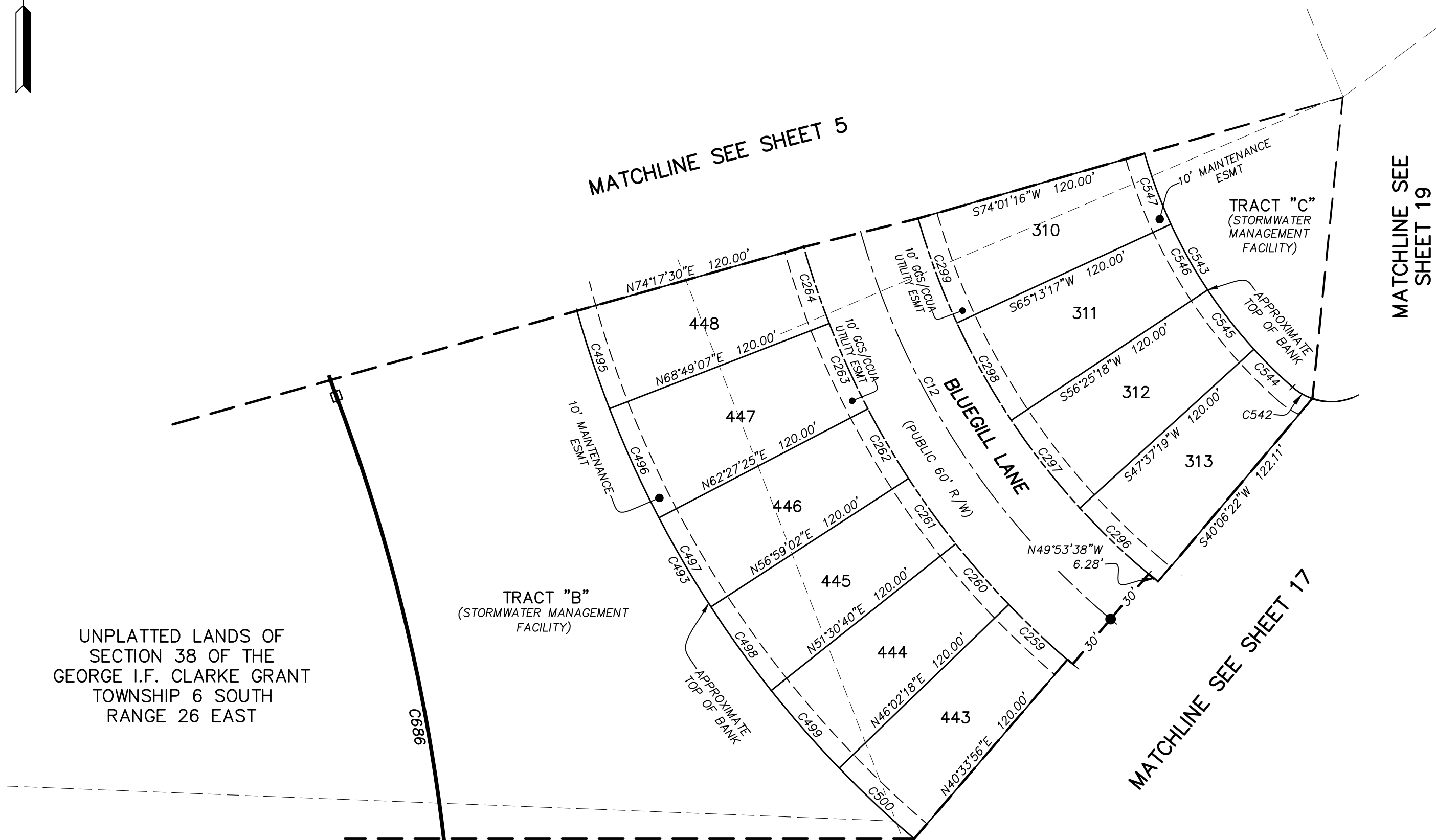
**PREPARED BY:**  
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 14775 OLD ST. AUGUSTINE ROAD  
 JACKSONVILLE, FL 32258 (904) 642-8550  
 CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

# ROOKERY PHASE 2B

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



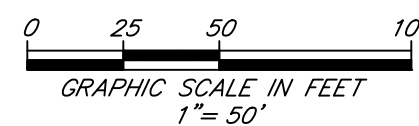
CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C12	400.00'	38°23'32"	268.03'	S30°41'52"E	263.04'
C259	430.00'	5°28'23"	41.07'	S46°41'53"E	41.06'
C260	430.00'	5°28'22"	41.07'	S41°13'31"E	41.06'
C261	430.00'	5°28'22"	41.07'	S35°45'09"E	41.06'
C262	430.00'	5°28'23"	41.07'	S30°16'47"E	41.06'
C263	430.00'	6°21'42"	47.74'	S24°21'44"E	47.72'
C264	430.00'	5°28'23"	41.07'	S18°26'42"E	41.06'
C296	370.00'	7°30'58"	48.54'	S46°08'09"E	48.50'
C297	370.00'	8°47'59"	56.83'	S37°58'41"E	56.77'
C298	370.00'	8°47'59"	56.83'	S29°10'42"E	56.77'
C299	370.00'	8°47'59"	56.83'	S20°22'44"E	56.77'
C493	550.00'	37°56'00"	364.13'	S30°28'06"E	357.52'
C495	550.00'	5°28'23"	52.54'	S18°26'42"E	52.52'
C496	550.00'	6°21'42"	61.07'	S24°21'44"E	61.04'
C497	550.00'	5°28'23"	52.54'	S30°16'47"E	52.52'
C498	550.00'	5°28'22"	52.53'	S35°45'09"E	52.51'
C499	550.00'	5°28'22"	52.53'	S41°13'31"E	52.51'
C500	550.00'	5°28'25"	52.54'	S46°41'54"E	52.52'
C542	30.00'	22°34'27"	11.82'	S59°58'10"E	11.74'
C543	250.00'	37°10'50"	162.23'	S30°05'31"E	159.40'
C544	250.00'	6°18'16"	27.51'	S45°31'48"E	27.49'
C545	250.00'	8°47'59"	38.40'	S37°58'41"E	38.36'
C546	250.00'	8°47'59"	38.40'	S29°10'42"E	38.36'
C547	250.00'	8°47'59"	38.40'	S20°22'44"E	38.36'
C686	950.00'	21°00'15"	348.26'	N10°09'49"W	346.32'



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

**Land Use**  
Zoning: PUD & REC  
Area: 81.04 Acres±  
Number of Lots: 540  
Minimum Lot Width: 43 feet

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

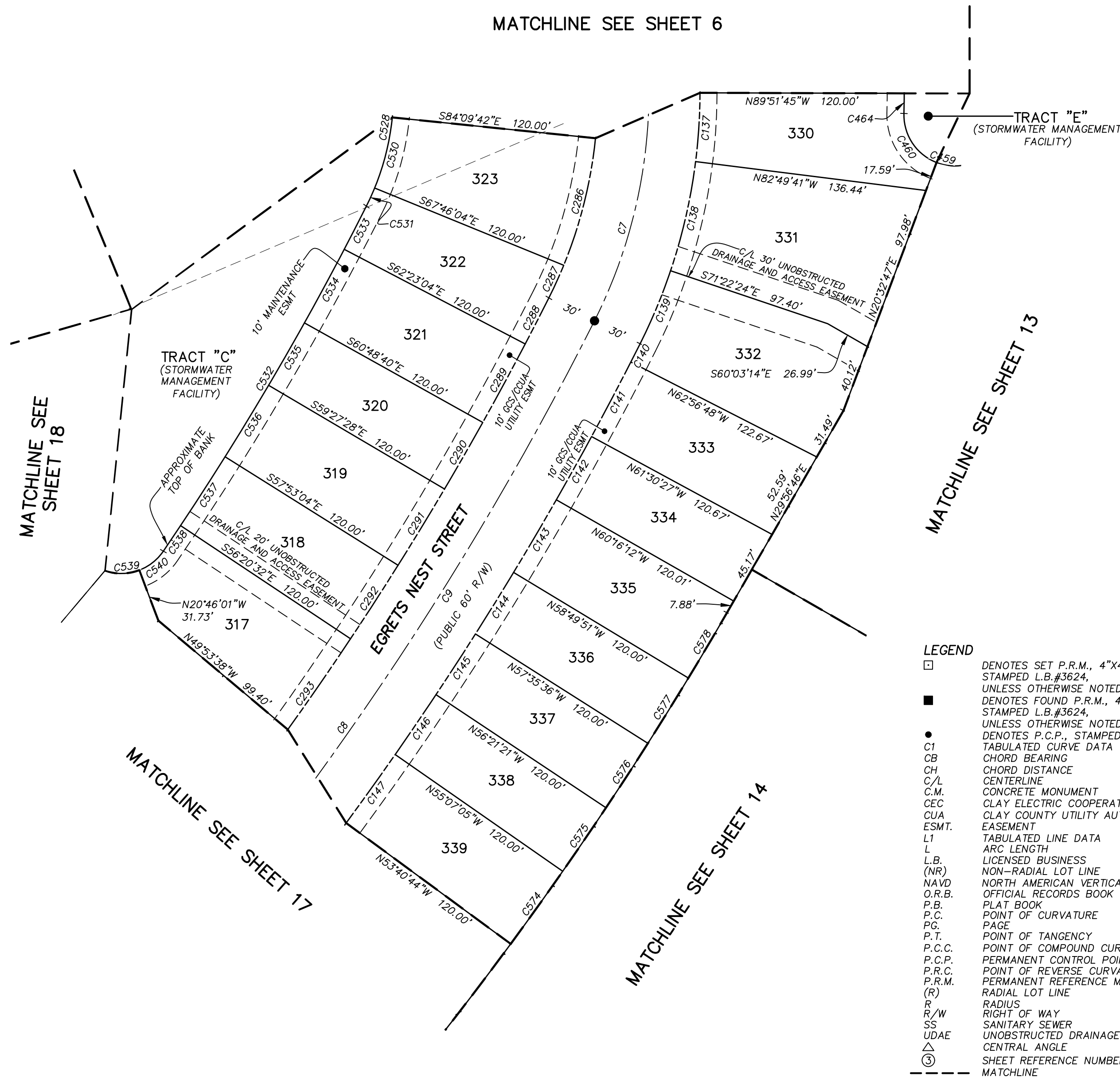
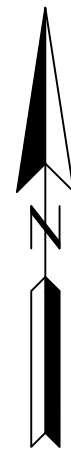


- LEGEND**
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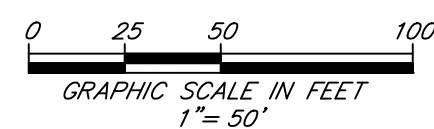
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TOWNSHIP 6 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA.



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C8	1940.75'	19°17'13"	653.30'	N36°20'46"E	650.22'
C137	330.00'	7°02'04"	40.52'	N03°39'17"E	40.49'
C138	330.00'	11°27'17"	65.97'	N12°53'58"E	65.86'
C139	330.00'	8°04'34"	46.51'	N22°39'53"E	46.48'
C140	1970.75'	0°21'02"	12.06'	N26°52'41"E	12.06'
C141	1970.75'	1°26'21"	49.50'	N27°46'23"E	49.50'
C142	1970.75'	1°14'15"	42.57'	N29°06'40"E	42.57'
C143	1970.75'	1°26'21"	49.50'	N30°26'58"E	49.50'
C144	1970.75'	1°14'15"	42.57'	N31°47'16"E	42.57'
C145	1970.75'	1°14'15"	42.57'	N33°01'32"E	42.57'
C146	1970.75'	1°14'16"	42.57'	N34°15'47"E	42.57'
C147	1970.75'	1°26'21"	49.50'	N35°36'05"E	49.50'
C286	270.00'	16°23'38"	77.25'	N14°02'07"E	76.99'
C287	270.00'	4°28'14"	21.07'	N24°28'03"E	21.06'
C288	1910.75'	0°54'46"	30.44'	N27°09'33"E	30.44'
C289	1910.75'	1°34'24"	52.47'	N28°24'08"E	52.47'
C290	1910.75'	1°21'11"	45.13'	N29°51'56"E	45.13'
C291	1910.75'	1°34'24"	52.47'	N31°19'44"E	52.47'
C292	1910.75'	1°32'32"	51.43'	N32°53'12"E	51.43'
C293	1910.75'	1°23'05"	46.18'	N34°54'40"E	46.18'
C459	30.00'	151°41'59"	79.43'	S74°12'15"E	58.18'
C460	30.00'	70°27'56"	36.90'	S33°35'14"E	34.61'
C464	450.00'	1°30'29"	11.84'	N00°53'30"E	11.84'
C528	150.00'	36°49'14"	96.40'	N08°17'33"E	94.75'
C530	150.00'	16°23'38"	42.92'	N14°02'07"E	42.77'
C531	150.00'	4°28'14"	11.70'	N24°28'03"E	11.70'
C532	1790.75'	7°32'03"	235.48'	N30°28'11"E	235.31'
C533	1790.75'	0°54'46"	28.53'	N27°09'33"E	28.53'
C534	1790.75'	1°34'24"	49.17'	N28°24'08"E	49.17'
C535	1790.75'	1°21'11"	42.29'	N29°51'56"E	42.29'
C536	1790.75'	1°34'24"	49.17'	N31°19'44"E	49.17'
C537	1790.75'	1°32'32"	48.20'	N32°53'12"E	48.20'
C538	1790.76'	0°34'45"	18.10'	N33°56'50"E	18.10'
C539	30.00'	97°04'51"	50.83'	N82°46'38"E	44.97'
C540	30.00'	34°59'46"	18.32'	N51°44'06"E	18.04'
C574	2090.75'	1°26'21"	52.51'	N35°36'05"E	52.51'
C575	2090.75'	1°14'16"	45.17'	N34°15'47"E	45.16'
C576	2090.75'	1°14'15"	45.16'	N33°01'32"E	45.16'
C577	2090.75'	1°14'15"	45.16'	N31°47'16"E	45.16'
C578	2090.75'	1°13'23"	44.63'	N30°33'27"E	44.63'

Land Use  
Zoning: PUD & REC  
Area: 81.04 Acres±  
Number of Lots: 540  
Minimum Lot Width: 43 feet

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



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

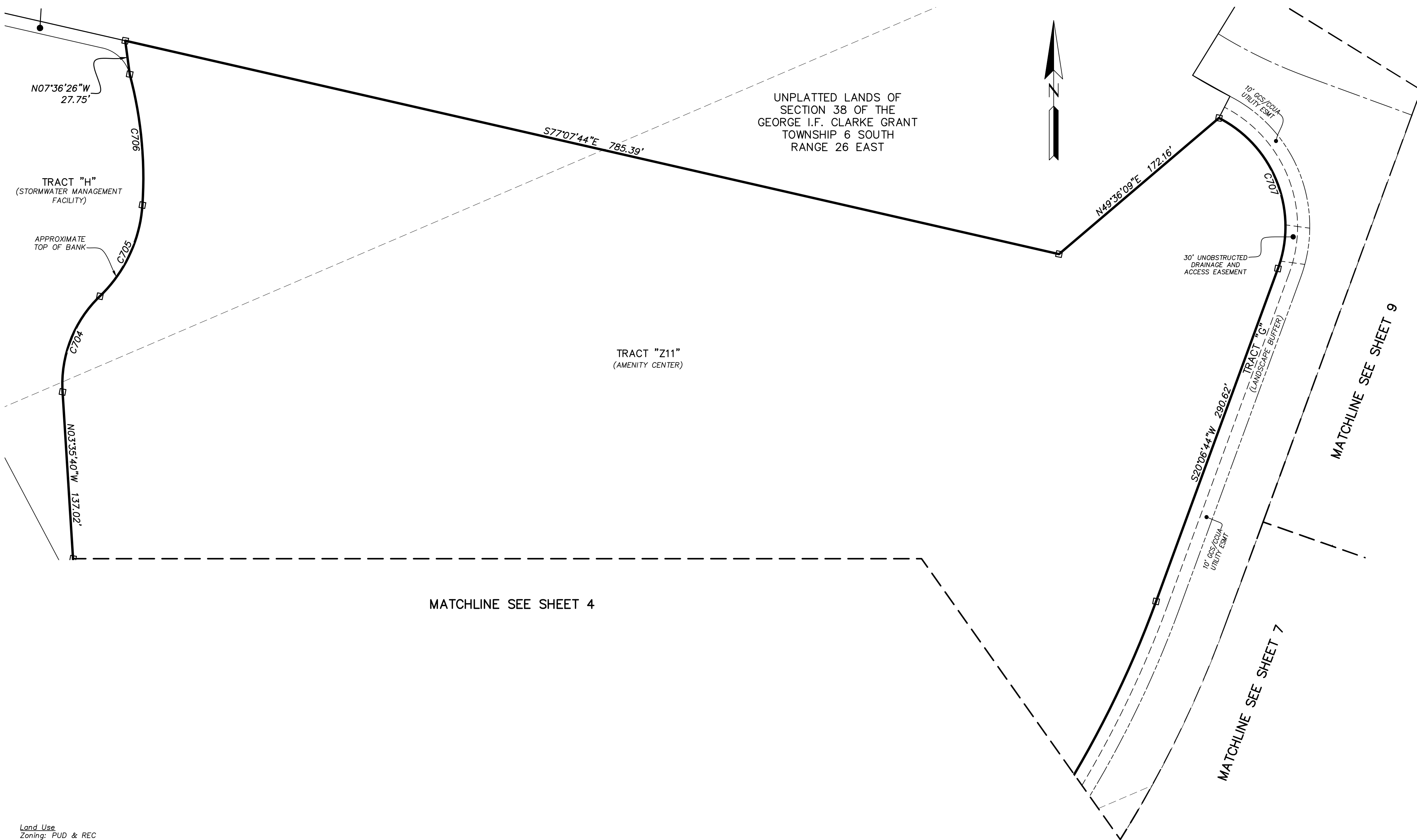
# ROOKERY PHASE 2B

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

PLAT BOOK PAGE

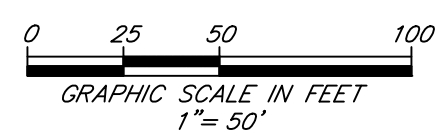
SHEET 20 OF 20 SHEETS

SEE SHEET 2 FOR NOTES



**Land Use**  
 Zoning: PUD & REC  
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