

RESOLUTION NO. 2021- 196
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
CROSSWATER PARKWAY EXTENSION TO PINE ISLAND ROAD PHASES 1, 2 AND 3
(REPLAT).

WHEREAS, SONOC COMPANY, LLC, A DELAWARE CORPORATION, AS OWNER, has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Crosswater Parkway Extension to Pine Island Road Phases 1, 2 and 3 (replat).

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, as follows:

Section 1. The above-described subdivision plat and its dedicated areas depicted thereon are conditionally approved and accepted by the Board of County Commissioners of St. Johns County, Florida subject to Sections 2, 3, 4, 5 and 6.

Section 2. A Required Improvements Bond in the amount of \$1,072,665.90 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$661,964.12 is required for maintenance.

Section 4. The approval and acceptance described in Section 1 shall not take effect until the Clerk has received a title opinion, certificate, or policy pertaining to the real property that is the subject of the aforementioned subdivision plat which opinion, certificate or policy is in a form acceptable to the County Attorney or Assistant County Attorney.

Section 5. The Clerk is instructed to file and record the consent and joinder(s) to the plat executed by all mortgagees identified in the title opinion or certificate of the title in Section 4.

Section 6. The approval and acceptance described in Section 1 shall not take effect until the plat has been signed by each of the following departments, person or offices:

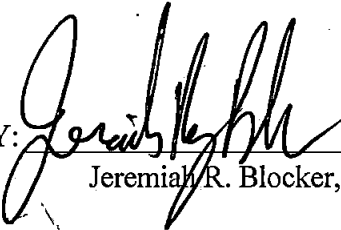
- a) Chairman or Vice-Chairman of the Board of County Commissioners of St. Johns County, Florida;
- b) Office of the County Attorney;
- c) County Growth Management Department;
- d) Office of the County Surveyor; and
- e) Clerk of Courts.

The Clerk shall not sign or accept the Plat for recording until it has been signed by each of the above persons or entities described in a) through d) above. If the plat is not signed and accepted by the Clerk for recording within 14 days from the date hereof, then the above-described conditional approval shall

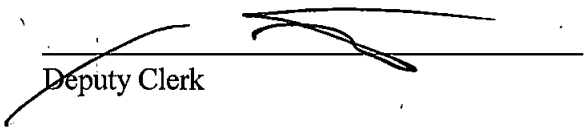
automatically terminate. If the plat is signed by the Clerk on or before such time, the conditions described herein shall be deemed to have been met.

ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 18 day of May, 2021.

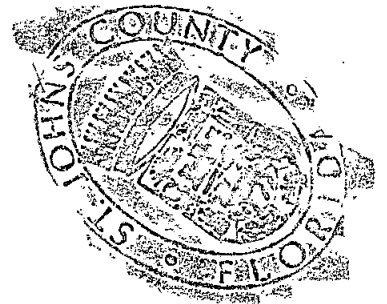
**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

BY: 
Jeremiah R. Blocker, Chair

ATTEST: Brandon J. Patty, Clerk of the Circuit Court & Comptroller


Deputy Clerk

RENDITION DATE 5/20/21



CROSSWATER PARKWAY EXTENSION TO PINE ISLAND ROAD PHASES 1, 2 AND 3

BEING A REPLAT OF A PORTION OF TRACT "R", CROSSWATER VILLAGE PHASE 1A, A PLAT RECORDED IN MAP BOOK 86, PAGES 56 THROUGH 76 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND A REPLAT OF A PORTION OF TRACT "PP", CROSSWATER VILLAGE PHASE 1B, A PLAT RECORDED IN MAP BOOK 88, PAGES 1 THROUGH 32 OF SAID PUBLIC RECORDS, TOGETHER WITH A PORTION OF SECTION 21 AND SECTION 61 OF THE ROGUE LEONARDI GRANT, ALL LYING WITHIN TOWNSHIP 5 SOUTH, RANGE 29 EAST OF SAID COUNTY.

MAP BOOK PAGE

SHEET 1 OF 11 SHEETS
SEE SHEET 2 FOR NOTES

CAPTION

A portion of Tract "R", as depicted on Crosswater Village Phase 1A, a plat recorded in Map Book 86, Pages 56 through 76, of the Public Records of St. Johns County, Florida, and a portion of Tract "PP", as depicted on Crosswater Village Phase 1B, a plat recorded in Map Book 88, Pages 1 through 32, of the Public Records, together with a portion of Section 21, and a portion of Section 61 of the Rogue Leonardi Grant, Township 5 South, Range 29 East, said county, being more particularly described as follows:

For a Point of Beginning, commence at the Northeastery corner of Tract "R", as depicted on Deep Creek Landing Phase 1, a plat recorded in Map Book 84, Page 42, of said Public Records, to-wit: South 23°52'50" East, along the Westerly line of said Deep Creek Landing Phase 1, a distance of 60.17 feet; thence South 69°47'15" West, departing said Westerly line, 444.53 feet; thence South 06°27'24" East, 84.63 feet; thence South 46°33'19" West, 39.77 feet to a point on a curve concave Westerly having a radius of 540.00 feet; thence Southerly along the arc of said curve, through a central angle of 44°47'48", an arc length of 416.81 feet; to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 16°11'46" East, 405.71 feet; thence South 05°52'08" West, 348.34 feet to the point of curvature of a curve concave Easterly having a radius of 960.00 feet; thence Southerly along the arc of said curve, through a central angle of 16°07'28", an arc length of 438.04 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 07°06'30" East, 432.30 feet; thence North 28°47'54" East, 154.62 feet to the point of curvature of a curve concave Westerly having a radius of 677.00 feet; thence Southerly along the arc of said curve, through a central angle of 30°43'08", an arc length of 352.97 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 11°29'20" East, 358.84 feet; thence North 27°02'57" East, 305.00 feet; thence South 72°51'31" East, 133.00 feet; thence South 16°35'37" West, 260.00 feet; thence North 64°59'13" West, 355.00 feet to a point on a curve concave Northwesterly having a radius of 677.00 feet; thence Southwesterly along the arc of said curve, through a central angle of 27°33'42", an arc length of 323.70 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 30°42'30" West, 323.62 feet; thence South 52°24'29" West, 163.71 feet; to the point of curvature of a curve concave Southerly having a radius of 588.25 feet; thence Southerly along the arc of said curve, through a central angle of 63°47'48", an arc length of 663.90 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 11°23'10" East, 663.90 feet; thence South 10°56'58" East, 37.27 feet to the point of curvature of a curve concave Easterly having a radius of 1504.00 feet; thence Southerly along the arc of said curve, through a central angle of 08°01'26", an arc length of 158.14 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 01°40'51" East, 158.07 feet; thence North 73°50'39" East, 82.64 feet to a point on a curve concave Northwesterly having a radius of 345.00 feet; thence Southwesterly along the arc of said curve, through a central angle of 33°03'44", an arc length of 199.08 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 66°50'05" East, 199.33 feet; thence South 20°03'20" East, 61.87 feet to a point on the Northern right of way line of Pine Island Road, a 50 foot right of way line; thence North 82°54'40" East, 10.00 feet; thence South 82°54'40" East, 65.82 feet (Parcel 1, of said Public Records, thence Southwesterly, along said Northern right of way line the following courses: Course 1, thence South 22°44'04" West, 8.24 feet to the point of curvature of a curve concave Southerly having a radius of 203.00 feet; Course 2, thence Westerly along the arc of said curve, through a central angle of 12°15'32", an arc length of 438.31 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 66°34'36" West, 433.47 feet; Course 3, thence South 60°25'12" West, 190.84 feet to a point on the Southerly prolongation of the Southerly line of said Crosswater Village Phase 1B; thence North 12°44'10" West, departing said Northern right of way line and along said Southerly prolongation, a distance of 10.00 feet to the Southern most corner of said Crosswater Village Phase 1B; thence North 43°16'49" East, along the Easterly line of said Crosswater Village Phase 1B, a distance of 340.15 feet to a point on a curve concave Easterly having a radius of 50.00 feet; thence Northwesterly along said Easterly line and along the arc of said curve, through a central angle of 42°13'54", an arc length of 36.65 feet to the point of curvature of a curve concave Northwesterly having a radius of 50.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 09°18'20" East, 36.03 feet; thence Northwesterly along the arc of a curve concave Southerly having a radius of 95.00 feet, through a central angle of 04°50'36", an arc length of 8.03 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 32°50'18" East, 8.03 feet; thence North 32°50'18" East, 65.74 feet to the point of curvature of a curve concave Northwesterly having a radius of 78.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 32°12'28", an arc length of 44.41 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 51°22'06" East, 43.83 feet; thence Northwesterly along the arc of a curve concave Northwesterly having a radius of 78.00 feet, through a central angle of 32°12'28", an arc length of 183.24 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 41°51'33" East, 177.20 feet; thence Northwesterly along the arc of a curve concave Southerly having a radius of 180.00 feet, through a central angle of 40°03'34", an arc length of 125.85 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 36°17'15" East, 123.30 feet; thence Northwesterly along the arc of a curve concave Northwesterly having a radius of 105.00 feet, through a central angle of 63°01'15", an arc length of 115.49 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 24°48'24" East, 105.76 feet; thence Northwesterly along the arc of a curve concave Southerly having a radius of 50.00 feet, through a central angle of 05°22'53", an arc length of 83.24 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of North 40°59'13" East, 73.95 feet; thence Easterly along the arc of a curve concave Southerly having a radius of 348.51 feet, through a central angle of 02°22'13", an arc length of 36.01 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 85°48'14" East, 1.79 feet; thence North 43°16'49" East, along said Easterly line, 15.28 feet; thence North 14°20'53" West, continuing along said Easterly line, 1816.99 feet to a point on the boundary line of said Crosswater Village Phase 1A; thence North 68°47'16" East, departing said Easterly line and along said boundary line, 388.25 feet; thence North 37°43'27" West, departing said boundary line, 81.83 feet to the point of curvature of a curve concave Northwesterly having a radius of 708.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 13°46'35", an arc length of 169.95 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 39°50'10" West, 169.49 feet; thence North 23°56'52" West, 27.87 feet to the point of curvature of a curve concave Easterly having a radius of 784.82 feet; thence Northwesterly along the arc of said curve, through a central angle of 09°07'54", an arc length of 126.69 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 19°22'33" West, 126.56 feet; thence North 14°48'58" West, 22.54 feet to the point of curvature of a curve concave Easterly having a radius of 240.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 02°05'01", an arc length of

CAPTION (continued)

9.00 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 13°44'33" West, 9.00 feet; thence North 12°40'07" West, 103.48 feet to the point of curvature of a curve concave Westerly having a radius of 1454.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 02°53'41", an arc length of 22.70 feet to a point on said Westerly line of Deep Creek Landing Phase 1, said arc being subtended by a chord bearing and distance of North 13°06'58" West, 22.70 feet; thence along said Westerly line the following 11 courses: Course 1, thence North 78°28'12" East, 104.00 feet; Course 2, thence South 12°46'34" East, 42.81 feet; Course 3, thence North 78°00'40" East, 21.43 feet; Course 4, thence North 16°39'24" East, 58.82 feet; Course 5, thence North 17°21'43" West, 13.89 feet; Course 6, thence North 72°45'14" East, 153.43 feet to the point of curvature of a curve concave Northwesterly having a radius of 538.00 feet; Course 7, thence Northwesterly along the arc of said curve, through a central angle of 14°02'28", an arc length of 131.84 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 65°44'01" East, 131.51 feet; Course 8, thence Northwesterly along the arc of a curve concave Southerly having a radius of 982.00 feet, through a central angle of 02°31'03", an arc length of 42.50 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 55°56'44" East, 42.50 feet; Course 9, thence North 28°45'20" West, 10.00 feet to a point on a curve concave Southerly having a radius of 972.00 feet; Course 10, thence Northwesterly along the arc of said curve, through a central angle of 05°02'22", an arc length of 65.49 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 63°45'51" East, 65.49 feet; Course 11, thence Northwesterly along the arc of a curve concave Northwesterly having a radius of 1040.00 feet, through a central angle of 03°42'22", an arc length of 67.30 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of North 64°23'45" East, 67.29 feet.

Containing 44.84 acres, more or less.

CONSENT AND JOINDER

The undersigned hereby certifies that it is the holder of the mortgage, lien or other encumbrance recorded in Official Records Book 4021; Page 1029, of the Public Records of St. Johns County, Florida ("Mortgage"), encumbering the lands described in the caption hereon. The undersigned hereby joins and consents to the provisions of the Adoption and Dedication section herein, and agrees that the Mortgage shall be subordinated to said dedications.

Signed in the presence of:

Witness _____
Printed Name _____

Witness _____
Printed Name _____

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U.S. BANK NATIONAL ASSOCIATION
a national banking association, as Trustee

By: Tolomato Community Development District, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, as authorized agent.

By: Richard T. Roy, as Chairman

By: _____

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ADOPTION AND DEDICATION

This is to certify that Sonac Company, LLC, a Delaware limited liability company and Tolomato Community Development District, a local unit of special-purpose government, established pursuant to Chapter 190, Florida Statutes ("Owners"), are the lawful owners of the lands described in the caption shown hereon which shall hereafter be known as CROSSWATER PARKWAY EXTENSION TO PINE ISLAND ROAD PHASES 1, 2 AND 3, and have caused the same to be surveyed and subdivided, and that this plat, made in accordance with said survey, is hereby adopted as the true and correct plat of said lands.

The road right of way shown in this plat as Crosswater Parkway is hereby irrevocably dedicated to the County of St. Johns, its successors and assigns, in perpetuity for maintenance of the right of way, access, and drainage improvements which are now or hereafter constructed thereon.

Owner hereby grants St. Johns County, Florida the right to drain stormwater collected in the dedicated streets and roads shown in this plat over, under, across, and through all drainage easements and/or stormwater facilities shown in this plat.

Title to Tracts "A", "B", "C", "D", "E" and "F" (Stormwater Management Facility), Tracts "G" and "H" (Open Space), Tracts "I", "J", "K", "L", "M", "N" and "O" (Conservation Tract) and Tracts "P" and "Q" (Common Area) are hereby retained by the undersigned Owners, their successors and assigns; provided however, the undersigned Owners reserve the right to convey title to such tracts to an entity or person, including without limitation, a property owners' association, a municipal services taking unit, community development district, or other such entity or person.

All easements shown on this plat, other than those specifically dedicated hereby, are and shall remain privately owned and the sole and exclusive property of the undersigned Owners, their successors and assigns. The undersigned Owners retain the obligation for maintenance of those privately owned easements; provided however, the undersigned Owners reserve the right to convey title to such easements to a property owners' association or other such entity or person as will assume the obligation of maintenance and operation thereof under the plat.

Those easements designated as "FPL Easements" are hereby irrevocably dedicated to Florida Power & Light Company, its successors and assigns, for its non-exclusive use in conjunction with its underground electrical system. Additional utility easements may be granted to Florida Power & Light Company over additional portions of the plat as needed, the rights reserved hereby for the construction, installation, maintenance and operation of electrical service.

Those easements designated as "TFL Access and Electrical Easements" are hereby irrevocably dedicated to the Florida Power & Light Company, its successors and assigns, for its non-exclusive use in conjunction with its underground electrical system. The "TFL Access and Electrical Easements" are for accessing the "TFL Easements" to maintain, repair, and replace the electric utility improvements located within those easements, together with the right to cross over and under the "TFL Access and Electrical Easements" for the installation and maintenance of electric facilities. No electric facilities shall be installed within the "TFL Access and Electrical Easements" purporting the easement property without the written consent of the Owner, its successors and assigns.

In witness whereof, the undersigned Owners have caused this plat and dedication to be executed by their duly elected officers, acting by and with the authority of its board of directors.

Witness _____

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OWNER: Sonac Company, LLC
a Delaware limited liability company

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ETM Surveying & Mapping, Inc.

PREPARED BY:

ETM SURVEYING & MAPPING, INC.

14775 OLD ST. AUGUSTINE ROAD

JACKSONVILLE, FL 32258 (904) 642-8550

CERTIFICATE OF AUTHORIZATION NO. LB. 3624

MAR 31 2021

SURVEYOR'S CERTIFICATE

Know of 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 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 _____, 2021.

Damon J. Kelly
Professional Surveyor and Mapper
State of Florida Registered Surveyor No. 12824

CERTIFICATE OF CLERK

This is to certify that this plat has been examined and approved and that it complies in form with the requirements of Part 1, Chapter 177, Florida Statutes, and is recorded in Map Book _____ Page(s) of the public records of St. Johns County, Florida on this _____ day of _____, 2021.

Brandon J. Pault, Clerk
Clerk of the Circuit Court & Comptroller

CERTIFICATE OF PLAT REVIEW

This is to certify that this plat has been reviewed for conformity to Part 1, Chapter 177, Florida Statutes, by the Office of the County Surveyor for St. Johns County, Florida, on this _____ day of _____, 2021.

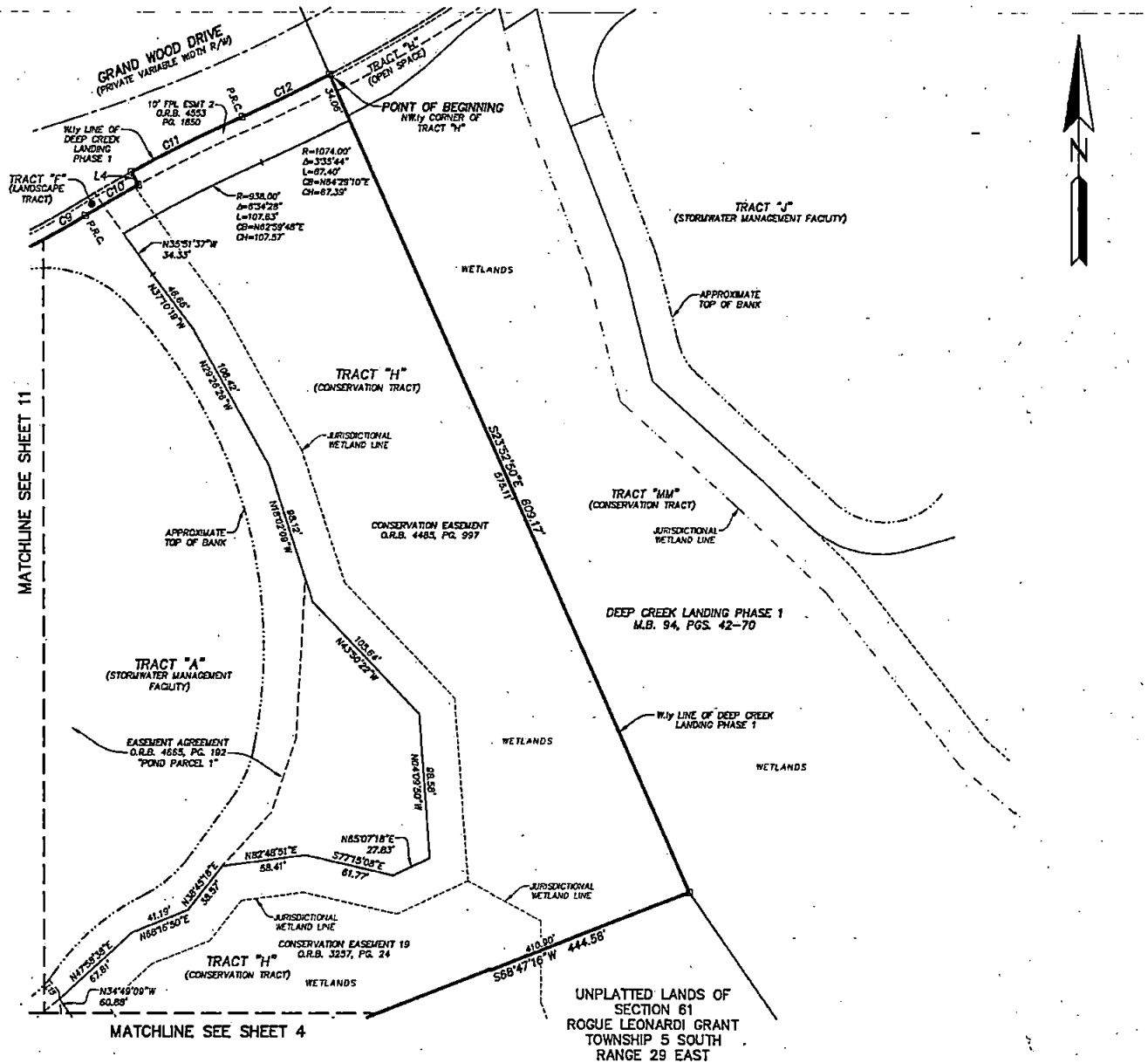
Coil Osher, P.S.M., County Surveyor
Professional Surveyor and Mapper
State of Florida Registered Surveyor No. 4564

CROSSWATER PARKWAY EXTENSION TO PINE ISLAND ROAD PHASES 1, 2 AND 3

BEING A REPLAT OF A PORTION OF TRACT "R", CROSSWATER VILLAGE PHASE 1A, A PLAT RECORDED IN MAP BOOK 86, PAGES 56 THROUGH 76 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND A REPLAT OF A PORTION OF TRACT "PP", CROSSWATER VILLAGE PHASE 1B, A PLAT RECORDED IN MAP BOOK 88, PAGES 1 THROUGH 32 OF SAID PUBLIC RECORDS, TOGETHER WITH A PORTION OF SECTION 21 AND SECTION 61 OF THE ROGUE LEONARDI GRANT, ALL LYING WITHIN TOWNSHIP 5 SOUTH, RANGE 29 EAST OF SAID COUNTY.

MAP BOOK PAGE

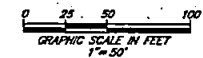
SHEET 3 OF 11 SHEETS
SEE SHEET 2 FOR NOTES



LINE TABLE		
LINE	BEARING	LENGTH
L4	N28°45'20"W	10.00'
L15	N39°20'40"W	10.85'

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C9	538.00'	14°02'28"	131.84'	N55°44'01"E	131.91'
C10	982.00'	2°31'53"	42.50'	N59°58'44"E	42.50'
C11	972.00'	5°02'22"	65.40'	N63°45'51"E	65.46'
C12	1040.00'	3°42'29"	67.30'	N64°25'48"E	67.29'

- LEGEND
- DENOTES SET P.R.M. 4"x4" C.M. STAMPED L.B.#3824 UNLESS OTHERWISE NOTED
 - DENOTES FOUND P.R.M. 4"x4" C.M. STAMPED L.B.#3824 UNLESS OTHERWISE NOTED
 - DENOTES P.C.P. STAMPED L.B.#3824
 - P.R.M. PERMANENT REFERENCE MONUMENT
 - C.M. CONCRETE MONUMENT
 - P.C.P. PERMANENT CONTROL POINT
 - L.B. LICENSED BUSINESS
 - R. RADIUS
 - Δ CENTRAL ANGLE
 - L. ARC LENGTH
 - CB. CHORD BEARING
 - CD. CHORD DISTANCE
 - P.O.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
 - P.O.C. POINT ON CURVE
 - P.C.C. POINT OF COMPOUND CURVATURE
 - P.R.C. POINT OF REVERSE CURVATURE
 - (NR) NON-RADIAL
 - (NTB) NON-TANGENT BEARING
 - CT. TABULATED CURVE DATA
 - LT. TABULATED LINE DATA
 - R/W. RIGHT OF WAY
 - C/L. CENTERLINE
 - M.B. MAP BOOK
 - PG. PAGE
 - O.R.B. OFFICIAL RECORDS BOOK
 - FPL. FLORIDA POWER & LIGHT
 - FPL. A&E. FLORIDA POWER & LIGHT ACCESS & ELECTRICAL
 - AT&T. AMERICAN TELEPHONE AND TELEGRAPH COMPANY
 - ESMT. EASEMENT
 - NAVD. NORTH AMERICAN VERTICAL DATUM
 - WETLAND. WETLAND
 - ⊙ SHEET REFERENCE NUMBER
 - ⊞ DENOTES UPLANDS WITH CONSERVATION EASEMENT
 - ⊞ DENOTES WETLANDS WITH CONSERVATION EASEMENT



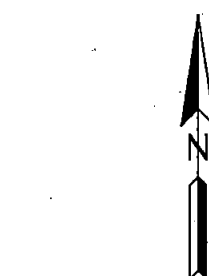
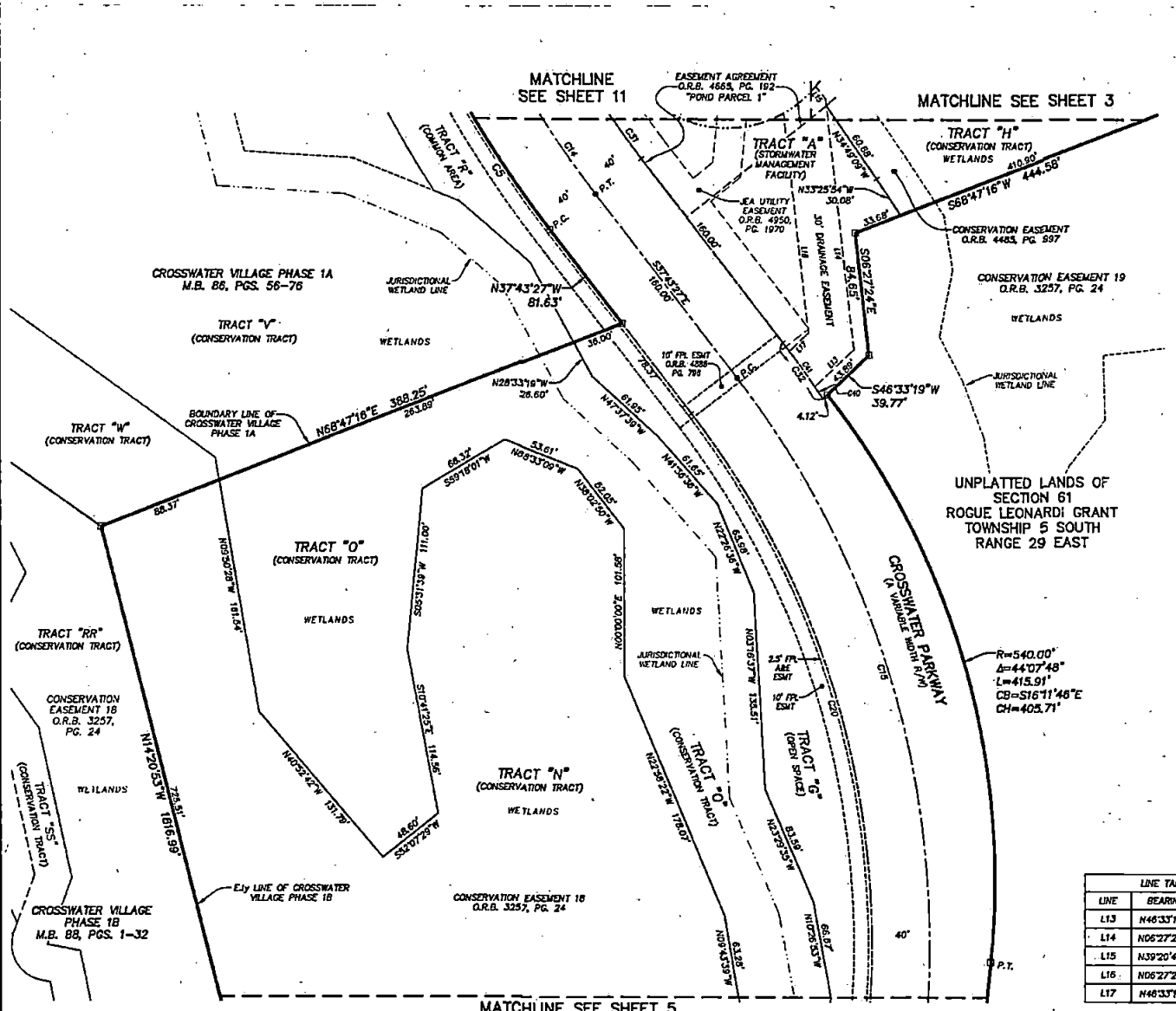
PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

CROSSWATER PARKWAY EXTENSION TO PINE ISLAND ROAD PHASES 1, 2 AND 3

BEING A REPLAT OF A PORTION OF TRACT "R", CROSSWATER VILLAGE PHASE 1A, A PLAT RECORDED IN MAP BOOK 86, PAGES 56 THROUGH 76 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND A REPLAT OF A PORTION OF TRACT "PP", CROSSWATER VILLAGE PHASE 1B, A PLAT RECORDED IN MAP BOOK 88, PAGES 1 THROUGH 32 OF SAID PUBLIC RECORDS, TOGETHER WITH A PORTION OF SECTION 21 AND SECTION 61 OF THE ROGUE LEONARDI GRANT, ALL LYING WITHIN TOWNSHIP 5 SOUTH, RANGE 29 EAST OF SAID COUNTY.

MAP BOOK PAGE

SHEET 4 OF 11 SHEETS
SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C5	780.00'	13°46'35"	188.95'	N30°50'10"W	108.49'
C14	750.00'	25°03'19"	327.97'	S25°11'47"E	325.37'
C15	837.00'	43°33'34"	484.65'	N15°53'40"W	473.05'
C20	597.00'	43°33'34"	454.22'	N15°53'40"W	443.34'
C31	710.00'	14°46'45"	103.14'	S30°20'04"E	102.63'
C32	877.00'	4°01'41"	47.60'	N35°42'38"W	47.59'
C40	877.00'	0°51'28"	10.13'	N34°07'29"W	10.13'
C41	877.00'	2°33'42"	30.27'	N35°50'04"W	30.27'

- LEGEND**
- DENOTES SET P.W.M. 4"x4" C.M. STAMPED L.B.#3824, UNLESS OTHERWISE NOTED
 - DENOTES FOUND P.W.M. 4"x4" C.M. STAMPED L.B.#3824, UNLESS OTHERWISE NOTED
 - DENOTES P.C.P. STAMPED L.B.#3824
 - P.W.M. PERMANENT REFERENCE MONUMENT
 - C.M. CONCRETE MONUMENT
 - P.C.P. PERMANENT CONTROL POINT
 - L.B. LICENSED BUSINESS
 - R RADIUS
 - Δ CENTRAL ANGLE
 - L ARC LENGTH
 - CB CHORD BEARING
 - CD CHORD DISTANCE
 - P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
 - P.O.C. POINT ON CURVE
 - P.C.C. POINT OF COMPOUND CURVATURE
 - P.R.C. POINT OF REVERSE CURVATURE
 - (NR) NON-RADIAL
 - (NT) NON-TANGENT BEARING
 - CT TABULATED CURVE DATA
 - LT TABULATED LINE DATA
 - R/W RIGHT OF WAY
 - C/A CENTERLINE
 - M.B. MAP BOOK
 - P.F. PAGE
 - O.R.B. OFFICIAL RECORDS BOOK
 - F.P.L. FLORIDA POWER & LIGHT
 - F.P.L. A&E FLORIDA POWER & LIGHT ACCESS & ELECTRICAL
 - A.T.&T. AMERICAN TELEPHONE AND TELEGRAPH COMPANY
 - E.S.M.T. EASEMENT
 - N.A.V.D. NORTH AMERICAN VERTICAL DATUM
 - MATCHLINE
 - ① SHEET REFERENCE NUMBER
 - ⊖ DENOTES WETLANDS WITHIN CONSERVATION EASEMENT
 - ⊖ DENOTES WETLANDS WITHIN CONSERVATION EASEMENT

LINE TABLE		
LINE	BEARING	LENGTH
L13	N46°33'19"E	37.26'
L14	N05°27'24"W	173.50'
L15	N39°20'40"W	10.65'
L16	N05°27'24"W	191.81'
L17	N46°33'19"E	18.29'



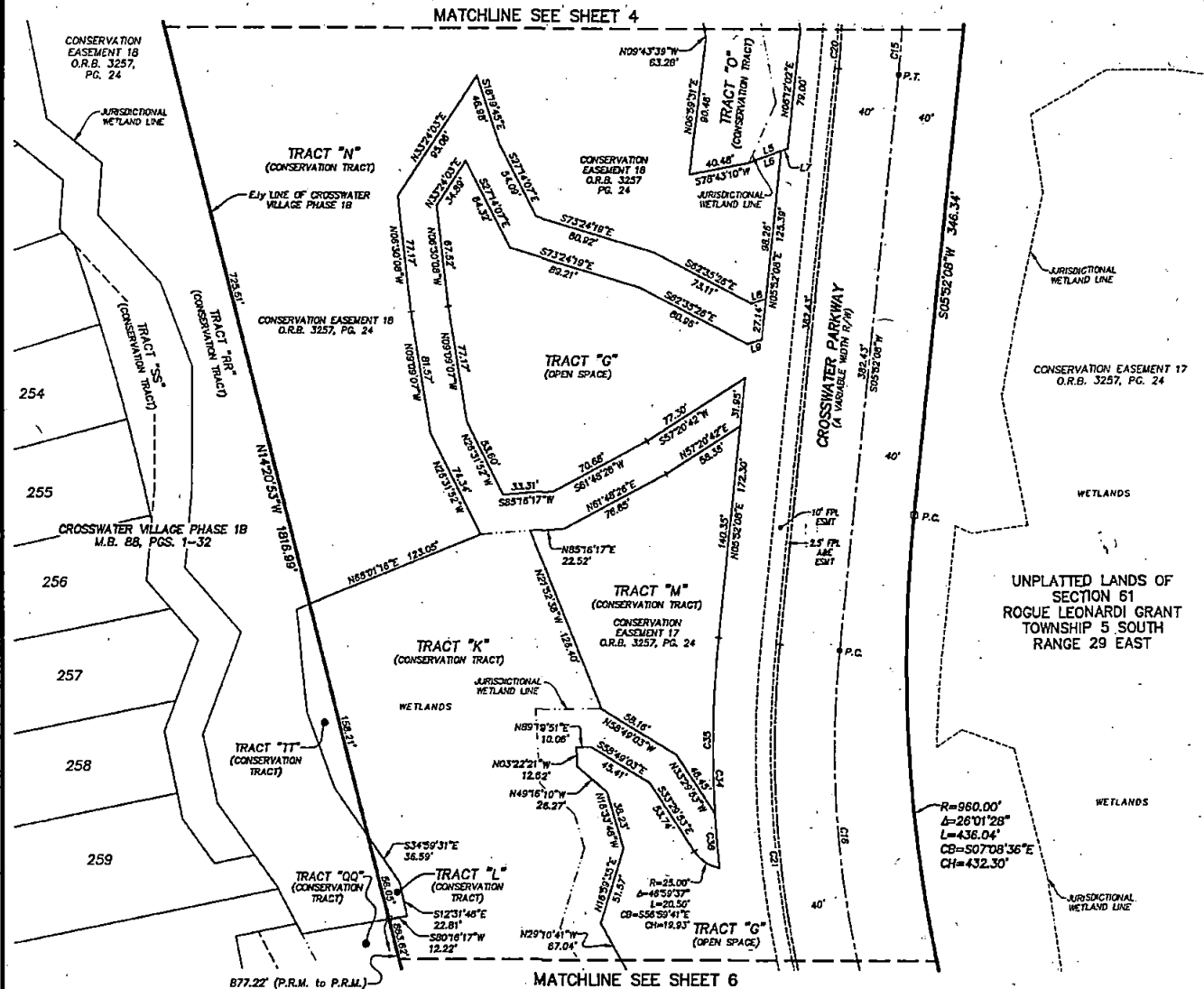
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ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 842-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3824

CROSSWATER PARKWAY EXTENSION TO PINE ISLAND ROAD PHASES 1, 2 AND 3

BEING A REPLAT OF A PORTION OF TRACT "R", CROSSWATER VILLAGE PHASE 1A, A PLAT RECORDED IN MAP BOOK 86, PAGES 56 THROUGH 76 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND A REPLAT OF A PORTION OF TRACT "PP", CROSSWATER VILLAGE PHASE 1B, A PLAT RECORDED IN MAP BOOK 88, PAGES 1 THROUGH 32 OF SAID PUBLIC RECORDS, TOGETHER WITH A PORTION OF SECTION 21 AND SECTION 61 OF THE ROGUE LEONARDI GRANT, ALL LYING WITHIN TOWNSHIP 5 SOUTH, RANGE 29 EAST OF SAID COUNTY.

MAP BOOK PAGE

SHEET 5 OF 11 SHEETS
SEE SHEET 2 FOR NOTES



LINE TABLE		
LINE	BEARING	LENGTH
L5	N59°29'22"E	27.48'
L6	N59°29'22"E	22.81'
L7	N59°29'22"E	4.65'
L8	N72°58'32"E	10.39'
L9	N72°58'32"E	10.04'

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C15	637.00'	43°53'34"	484.63'	N15°55'40"W	473.05'
C16	637.00'	32°40'02"	363.19'	S10°27'53"E	358.29'
C20	597.00'	43°53'34"	454.22'	N15°55'40"W	443.34'
C21	677.00'	22°34'43"	266.79'	N05°28'14"W	263.06'
C34	718.00'	12°07'18"	151.00'	S00°11'31"E	151.82'
C35	718.00'	8°17'04"	116.35'	S01°13'25"W	116.22'
C36	718.00'	2°50'14"	33.55'	S04°50'04"E	33.55'

- LEGEND**
- DENOTES SET P.R.M. 4"x4" C.M. STAMPED L.B.#3324, UNLESS OTHERWISE NOTED
 - DENOTES FOUND P.R.M. 4"x4" C.M. STAMPED L.B.#3324, UNLESS OTHERWISE NOTED
 - DENOTES P.C.P. STAMPED L.B.#3324
 - P.R.M. PERMANENT REFERENCE MONUMENT
 - C.M. CONCRETE MONUMENT
 - P.C.P. PERMANENT CONTROL POINT
 - L.B. LICENSED BUSINESS
 - R. RADIUS
 - ∠ CENTRAL ANGLE
 - L. ARC LENGTH
 - CB. CHORD BEARING
 - CH. CHORD DISTANCE
 - P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
 - P.O.C. POINT ON CURVE
 - P.C.C. POINT OF COMPOUND CURVATURE
 - P.R.C. POINT OF REVERSE CURVATURE
 - (NR) NON-RADIAL
 - (NTB) NON-TANGENT BEARING
 - CT. TABULATED CURVE DATA
 - LT. TABULATED LINE DATA
 - R/W. RIGHT OF WAY
 - C.A. CENTERLINE
 - M.B. MAP BOOK
 - P.G. PAGE
 - O.R.B. OFFICIAL RECORDS BOOK
 - F.P.L. FLORIDA POWER & LIGHT
 - F.P.L. A&E. FLORIDA POWER & LIGHT ACCESS & ELEVATION
 - A.T.&T. AMERICAN TELEPHONE AND TELEGRAPH COMPANY EASEMENT
 - ENST. NORTH AMERICAN VERTICAL DATUM
 - NAVD. NAVY
 - MATCHLINE SHEET REFERENCE NUMBER
 - ⊗ DENOTES UNPLATTED WITHIN CONSERVATION EASEMENT
 - ⊗ DENOTES WETLANDS WITHIN CONSERVATION EASEMENT



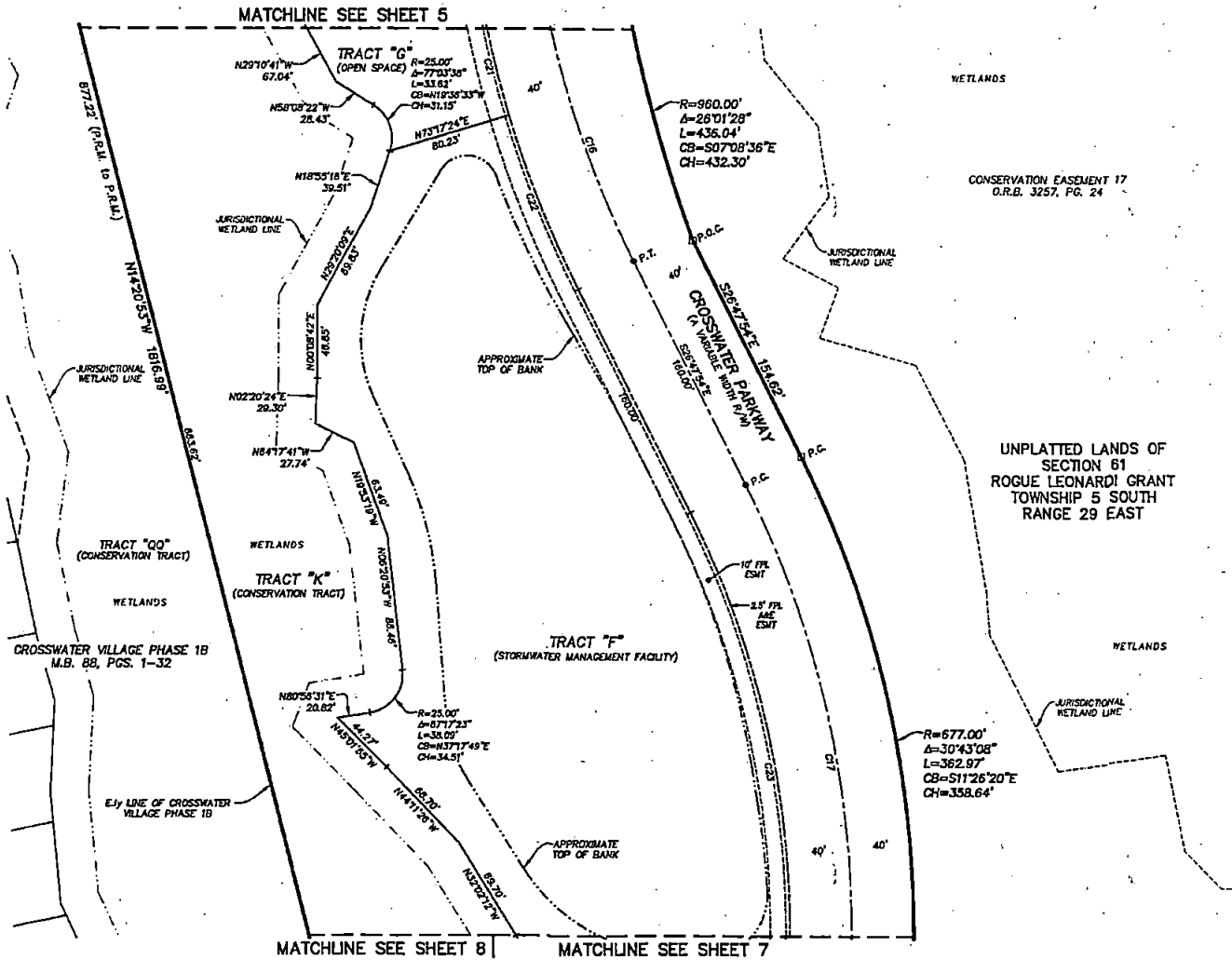
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ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624'

CROSSWATER PARKWAY EXTENSION TO PINE ISLAND ROAD PHASES 1, 2 AND 3

BEING A REPLAT OF A PORTION OF TRACT "R", CROSSWATER VILLAGE PHASE 1A, A PLAT RECORDED IN MAP BOOK 86, PAGES 56 THROUGH 76 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND A REPLAT OF A PORTION OF TRACT "PP", CROSSWATER VILLAGE PHASE 1B, A PLAT RECORDED IN-MAP BOOK 88, PAGES 1 THROUGH 32 OF SAID PUBLIC RECORDS, TOGETHER WITH A PORTION OF SECTION 21 AND SECTION 61 OF THE ROGUE LEONARDI GRANT, ALL LYING WITHIN TOWNSHIP 5 SOUTH, RANGE 29 EAST OF SAID COUNTY.

MAP BOOK PAGE

SHEET 6 OF 11 SHEETS
SEE SHEET 2 FOR NOTES



WETLANDS

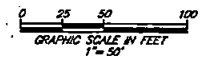
CONSERVATION EASEMENT 17
O.R.B. 3257, PG. 24

UNPLATTED LANDS OF
SECTION 61
ROGUE LEONARDI GRANT
TOWNSHIP 5 SOUTH
RANGE 29 EAST

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C16	637.00'	33°40'02"	383.16'	S10°27'53"E	338.28'
C17	637.00'	79°12'23"	686.60'	N12°48'17"E	812.13'
C21	877.00'	22°34'43"	268.78'	N05°25'14"W	285.06'
C22	877.00'	10°35'10"	119.20'	N21°45'15"W	118.05'
C23	897.00'	36°49'01"	383.62'	N08°23'24"W	377.05'

LEGEND

- DENOTES SET P.M.L. 4"x4" C.M. STAMPED L.B.#324 UNLESS OTHERWISE NOTED
- DENOTES FOUND P.M.L. 4"x4" C.M. STAMPED L.B.#324 UNLESS OTHERWISE NOTED
- * DENOTES P.C.P. STAMPED L.B.#324 PERMANENT REFERENCE MONUMENT
- PERMANENT CONCRETE MONUMENT
- PERMANENT CONTROL POINT
- UNDEVELOPED BUSINESS RADIUS
- Δ CENTRAL ANGLE
- L ARC LENGTH
- CB CHORD BEARING
- CH CHORD DISTANCE
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.O.C. POINT ON CURVE
- P.C.C. POINT OF COMPOUND CURVATURE
- P.R.C. POINT OF REVERSE CURVATURE
- (RP) NON-RADIAL
- (WB) NON-TANGENT BEARING
- CI TABULATED CURVE DATA
- LI TABULATED LINE DATA
- R/W RIGHT OF WAY
- C/L CENTERLINE
- M.B. MAP BOOK
- PG. PAGE
- Q.R.B. OFFICIAL RECORDS BOOK
- FPL FLORIDA POWER & LIGHT
- FPL ARE FLORIDA POWER & LIGHT ACCESS & ELECTRICAL
- AT&T AMERICAN TELEPHONE AND TELEGRAPH COMPANY
- EASMT. EASEMENT
- NAVD NORTH AMERICAN VERTICAL DATUM
- WATERLINE WATERLINE
- ① SHEET REFERENCE NUMBER
- ⊞ DENOTES UPLANDS WITHIN CONSERVATION EASEMENT
- ⊞ DENOTES WETLANDS WITHIN CONSERVATION EASEMENT



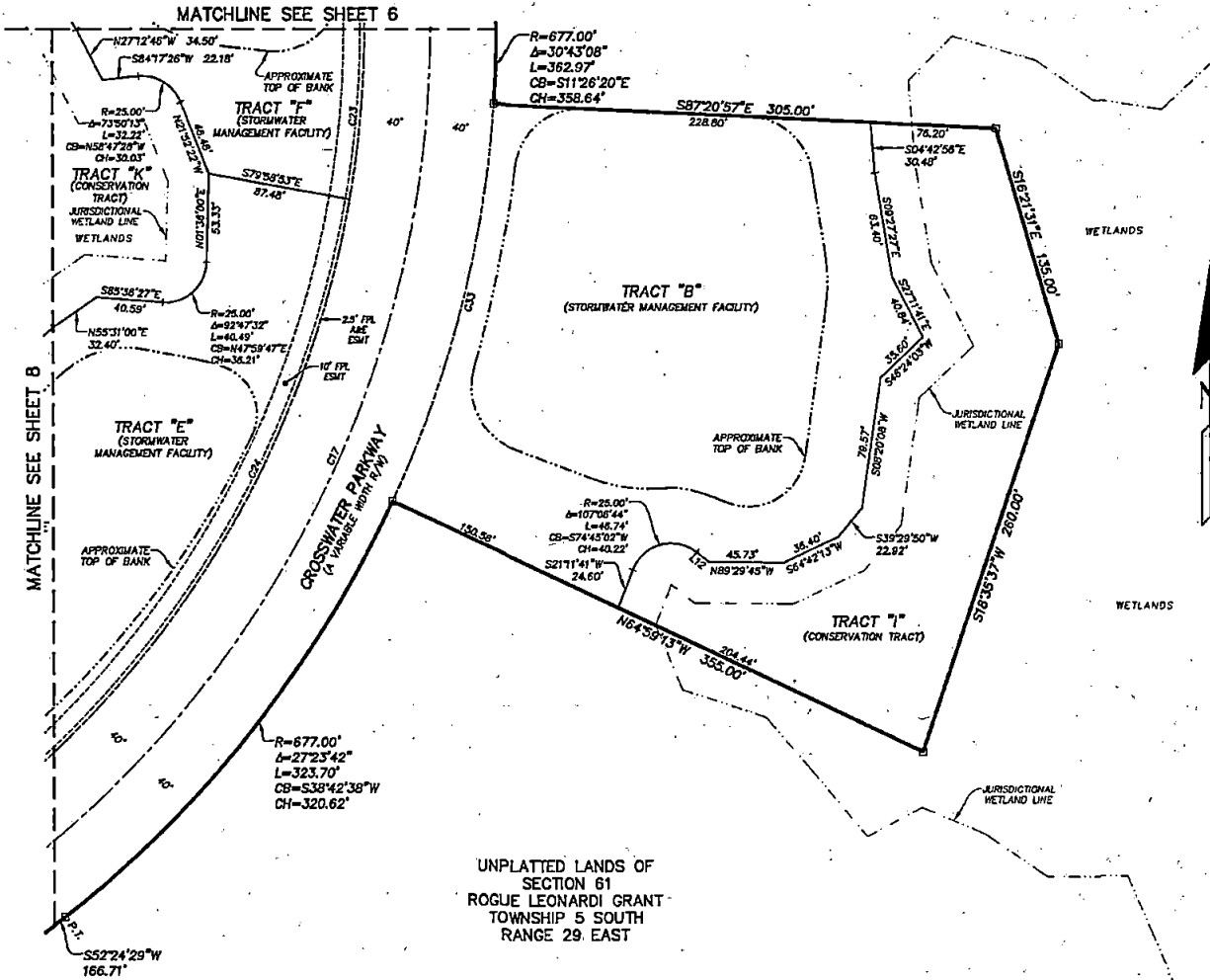
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CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

CROSSWATER PARKWAY EXTENSION TO PINE ISLAND ROAD PHASES 1, 2 AND 3

BEING A REPLAT OF A PORTION OF TRACT "R", CROSSWATER VILLAGE PHASE 1A, A PLAT RECORDED IN MAP BOOK 86, PAGES 56 THROUGH 76 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND A REPLAT OF A PORTION OF TRACT "PP", CROSSWATER VILLAGE PHASE 1B, A PLAT RECORDED IN MAP BOOK 88, PAGES 1 THROUGH 32 OF SAID PUBLIC RECORDS, TOGETHER WITH A PORTION OF SECTION 21 AND SECTION 61 OF THE ROGUE LEONARDI GRANT, ALL LYING WITHIN TOWNSHIP 5 SOUTH, RANGE 29 EAST OF SAID COUNTY.

MAP BOOK PAGE

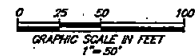
SHEET 7 OF 11 SHEETS
SEE SHEET 2 FOR NOTES



LINE TABLE		
LINE	BEARING	LENGTH
L12	N51°41'35"W	9.41'

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C17	637.00'	79°12'23"	880.60'	N12°46'17"E	812.13'
C23	597.00'	35°49'01"	363.62'	N06°23'24"W	377.05'
C24	597.00'	42°23'22"	441.68'	N31°12'48"E	431.65'
C33	877.00'	21°05'34"	249.23'	S1°42'00"W	247.82'

- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M.
 - ▤ STAMPED L.B.#5224, UNLESS OTHERWISE NOTED
 - ▥ DENOTES FOUND P.R.M., 4"x4" C.M.
 - ▧ STAMPED L.B.#5204, UNLESS OTHERWISE NOTED
 - DENOTES P.C.P., STAMPED L.B.#5224, PERMANENT REFERENCE MONUMENT
 - CONCRETE MONUMENT
 - PERMANENT CONTROL POINT
 - LICENSED BUSINESS
 - R RADIUS
 - Δ CENTRAL ANGLE
 - L ARC LENGTH
 - CB CHORD BEARING
 - CH CHORD DISTANCE
 - P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
 - P.O.C. POINT ON CURVE
 - P.C.C. POINT OF COMPOUND CURVATURE
 - P.R.C. POINT OF REVERSE CURVATURE
 - (RD) NON-RADIAL
 - (NTB) NON-TANGENT BEARING
 - CI TABULATED CURVE DATA
 - LI TABULATED LINE DATA
 - R/W RIGHT OF WAY
 - C/L CENTERLINE
 - M.B. MAP BOOK
 - PG. PAGE
 - O.R.B. OFFICIAL RECORDS BOOK
 - F.L. FLORIDA POWER & LIGHT
 - FPL A&E FLORIDA POWER & LIGHT ADDRESS & ELECTRICAL
 - AT&T AMERICAN TELEPHONE AND TELEGRAPH COMPANY
 - ESMT EASEMENT
 - NAVD NORTH AMERICAN VERTICAL DATUM
 - MATCHLINE MATCHLINE
 - ① SHEET REFERENCE NUMBER
 - ⊗ DENOTES WETLANDS WITHIN CONSERVATION EASEMENT
 - ⊗ DENOTES WETLANDS WITHIN CONSERVATION EASEMENT



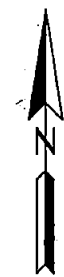
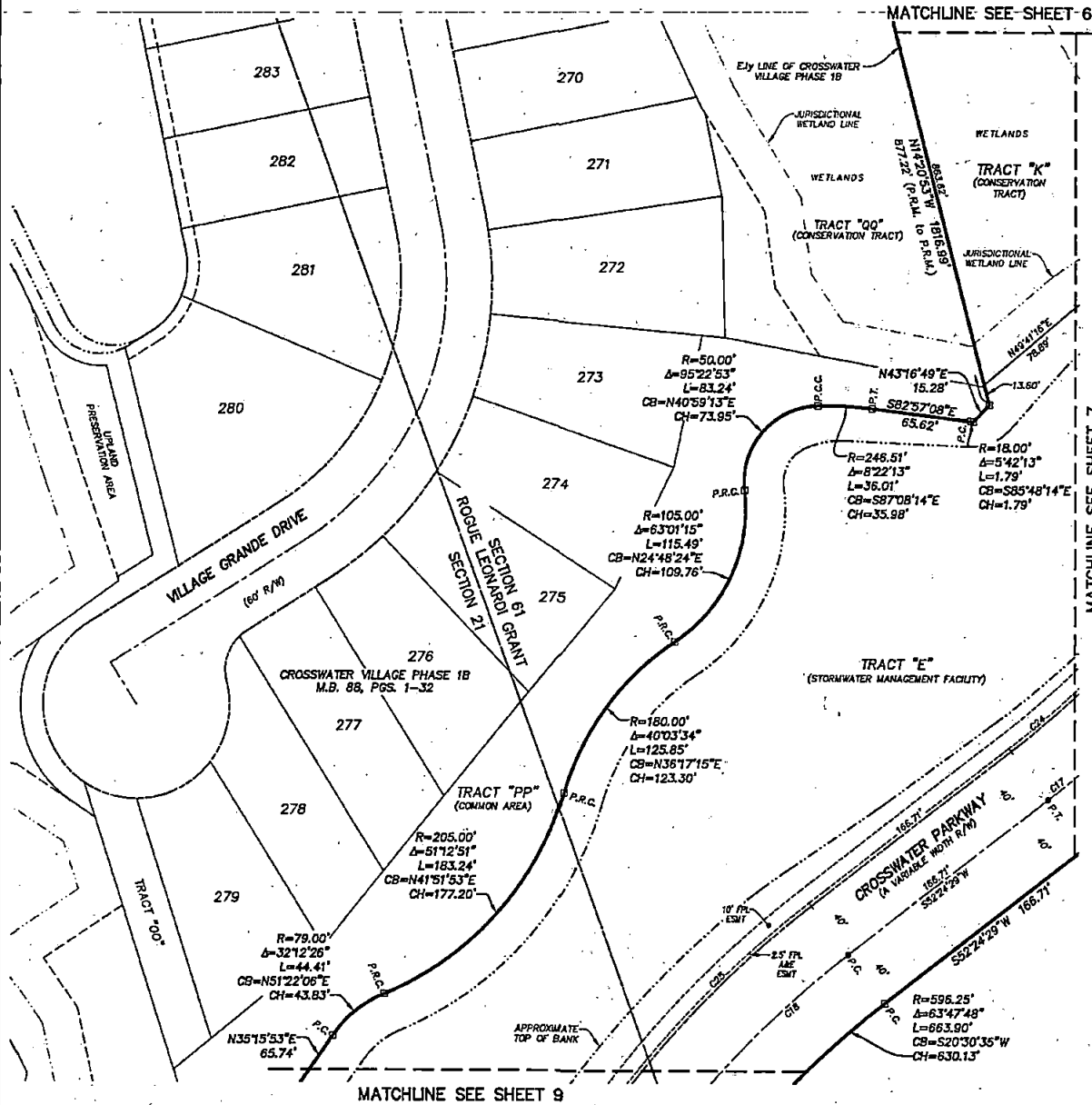
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14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. LB. 3624

CROSSWATER PARKWAY EXTENSION TO PINE ISLAND ROAD PHASES 1, 2 AND 3

BEING A REPLAT OF A PORTION OF TRACT "R", CROSSWATER VILLAGE PHASE 1A, A PLAT RECORDED IN MAP BOOK 86, PAGES 56 THROUGH 76 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND A REPLAT OF A PORTION OF TRACT "PP", CROSSWATER VILLAGE PHASE 1B, A PLAT RECORDED IN MAP BOOK 88, PAGES 1 THROUGH 32 OF SAID PUBLIC RECORDS, TOGETHER WITH A PORTION OF SECTION 21 AND SECTION 61 OF THE ROGUE LEONARDI GRANT, ALL LYING WITHIN TOWNSHIP 5 SOUTH, RANGE 29 EAST OF SAID COUNTY.

MAP BOOK PAGE

SHEET 8 OF 11 SHEETS
SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C17	637.00'	70°12'23"	860.60'	N12°48'17"E	812.13'
C18	637.00'	62°31'25"	695.12'	S21°08'47"W	661.14'
C24	597.00'	42°23'22"	441.68'	N31°12'48"E	431.88'
C25	677.20'	57°23'56"	678.42'	N23°42'31"E	650.41'

- LEGEND**
- DENOTES SET P.R.M. 4"x4" C.M. STAMPED L.B.#3274 UNLESS OTHERWISE NOTED
 - DENOTES FOUND P.R.M. 4"x4" C.M. STAMPED L.B.#3274 UNLESS OTHERWISE NOTED
 - DENOTES P.C.P., STAMPED L.B.#3274 UNLESS OTHERWISE NOTED
 - PERMANENT REFERENCE MONUMENT CONCRETE MONUMENT
 - PERMANENT CONTROL POINT
 - LICENSED BUSINESS
 - R RADIUS
 - Δ CENTRAL ANGLE
 - L ARC LENGTH
 - CB CHORD BEARING
 - CH CHORD DISTANCE
 - P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
 - P.O.C. POINT ON CURVE
 - P.C.C. POINT OF COMPOUND CURVATURE
 - P.R.C. POINT OF REVERSE CURVATURE
 - (NR) NON-RADIAL
 - (NT) NON-TANGENT BEARING
 - CI TABULATED CURVE DATA
 - LI TABULATED LINE DATA
 - R/W RIGHT OF WAY
 - C/L CENTERLINE
 - M.E. MAP BOOK
 - P.L. PAGE
 - O.R.B. OFFICIAL RECORDS BOOK
 - F.P.L. FLORIDA POWER & LIGHT
 - F.P.L. ACCESS & ELECTRICAL
 - A.T.&T. AMERICAN TELEPHONE AND TELEGRAPH COMPANY
 - ESMT. EASEMENT
 - NAVD. NORTH AMERICAN VERTICAL DATUM
 - MATCHLINE SHEET REFERENCE MANAGER
 - DENOTES UPLANDS WITHIN CONSERVATION EASEMENT
 - DENOTES WETLANDS WITHIN CONSERVATION EASEMENT



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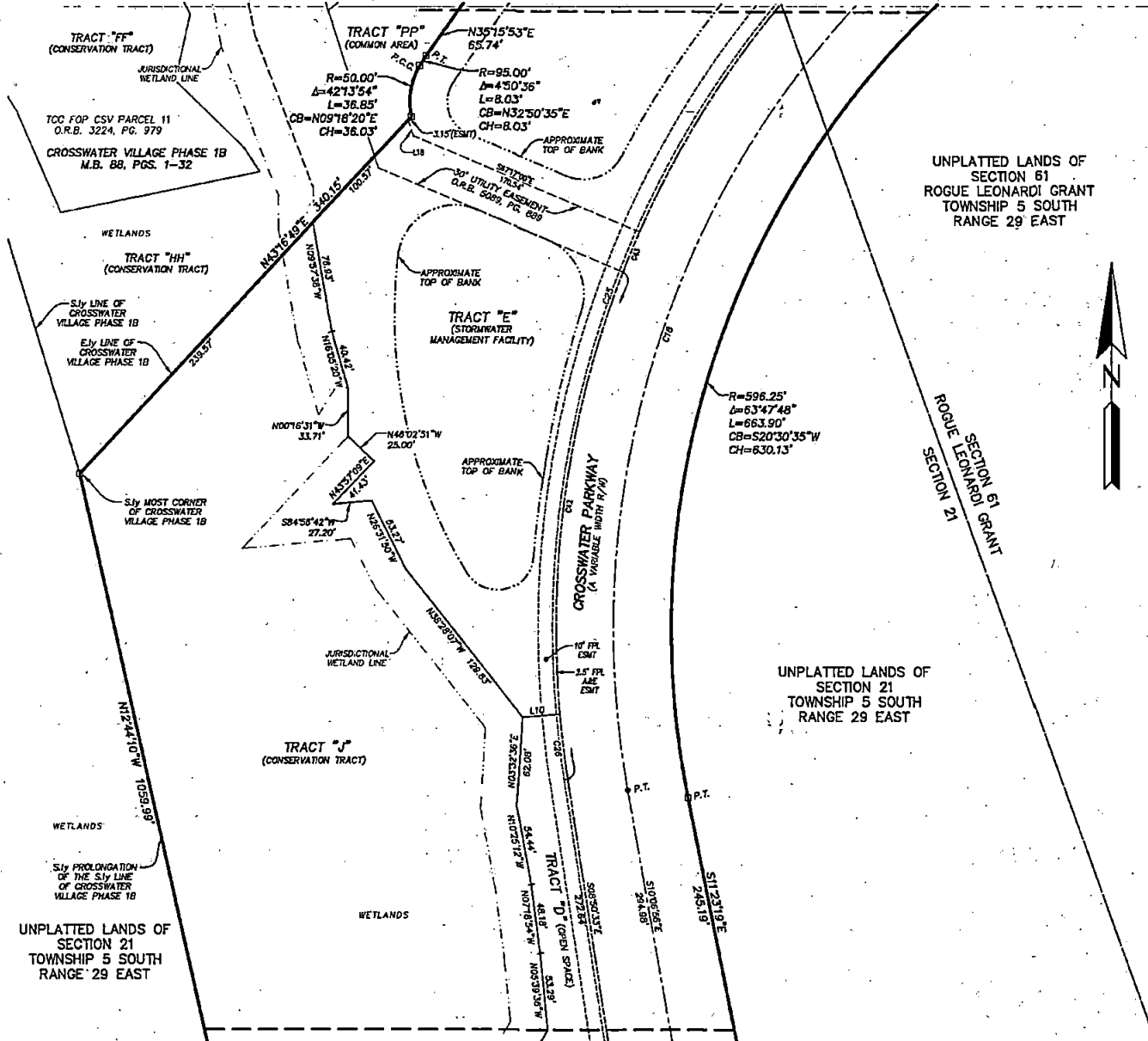
CROSSWATER PARKWAY EXTENSION TO PINE ISLAND ROAD PHASES 1, 2 AND 3

BEING A REPEAT OF A PORTION OF TRACT "R", CROSSWATER VILLAGE PHASE 1A, A PLAT RECORDED IN MAP BOOK 86, PAGES 56 THROUGH 76 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND A REPEAT OF A PORTION OF TRACT "PP", CROSSWATER VILLAGE PHASE 1B, A PLAT RECORDED IN MAP BOOK 88, PAGES 1 THROUGH 32 OF SAID PUBLIC RECORDS, TOGETHER WITH A PORTION OF SECTION 21 AND SECTION 61 OF THE ROGUE LEONARDI GRANT, ALL LYING WITHIN TOWNSHIP 5 SOUTH, RANGE 29 EAST OF SAID COUNTY.

MAP BOOK PAGE

SHEET 9 OF 11 SHEETS
SEE SHEET 2 FOR NOTES.

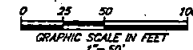
MATCHLINE SEE SHEET 8



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C18	637.00'	82°31'25"	695.12'	S21°08'47"W	661.14'
C25	877.20'	87°23'58"	878.42'	N23°42'31"E	650.41'
C26	877.20'	3°51'06"	45.82'	N06°53'00"W	45.51'
C42	677.20'	30°17'54"	356.11'	S06°10'24"W	353.95'
C43	677.20'	23°21'18"	30.00'	S22°43'31"W	30.00'

LINE TABLE		
LINE	BEARING	LENGTH
L10	N84°59'40"E	26.14'
L18	S17°40'17"E	11.43'

- 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
 - P.R.M. PERMANENT REFERENCE MONUMENT
 - C.M. CONCRETE MONUMENT
 - P.C.P. PERMANENT CONTROL POINT
 - L.B. LICENSED BUSINESS
 - R. RADIUS
 - Δ CENTRAL ANGLE
 - L. ARC LENGTH
 - CB. CHORD BEARING
 - CH. CHORD DISTANCE
 - P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
 - P.O.C. POINT ON CURVE
 - P.C.C. POINT OF COMPOUND CURVATURE
 - P.R.C. POINT OF REVERSE CURVATURE
 - (NR) NON-RADIAL
 - (NTB) NON-TANGENT BEARING
 - CT. TABULATED CURVE DATA
 - L1. TABULATED LINE DATA
 - R/W. RIGHT OF WAY
 - C/L. CENTERLINE
 - M.D. MAP BOOK
 - P.C. PACE
 - O.R.L. OFFICIAL RECORDS BOOK
 - FPL. FLORIDA POWER & LIGHT
 - FPL A.M.E. FLORIDA POWER & LIGHT ACCESS & ELECTRICAL
 - AT&T. AMERICAN TELEPHONE AND TELEGRAPH COMPANY
 - ESMT. EASEMENT
 - NAVD. NORTH AMERICAN VERTICAL DATUM
 - MATCHLINE MATCHLINE
 - ⊙ SHEET REFERENCE HUNGER
 - ⊞ DENOTES UNPLATTED WITHIN CONSERVATION EASEMENT
 - ⊞ DENOTES WETLANDS WITHIN CONSERVATION EASEMENT



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

MATCHLINE SEE SHEET 10

CROSSWATER PARKWAY EXTENSION TO PINE ISLAND ROAD PHASES 1, 2 AND 3

BEING A REPLAT OF A PORTION OF TRACT "R", CROSSWATER VILLAGE PHASE 1A, A PLAT RECORDED IN MAP BOOK 86, PAGES 56 THROUGH 76 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND A REPLAT OF A PORTION OF TRACT "PP", CROSSWATER VILLAGE PHASE 1B, A PLAT RECORDED IN MAP BOOK 88, PAGES 1 THROUGH 32 OF SAID PUBLIC RECORDS, TOGETHER WITH A PORTION OF SECTION 21 AND SECTION 61 OF THE ROGUE LEONARDI GRANT, ALL LYING WITHIN TOWNSHIP 5 SOUTH, RANGE 29 EAST OF SAID COUNTY.

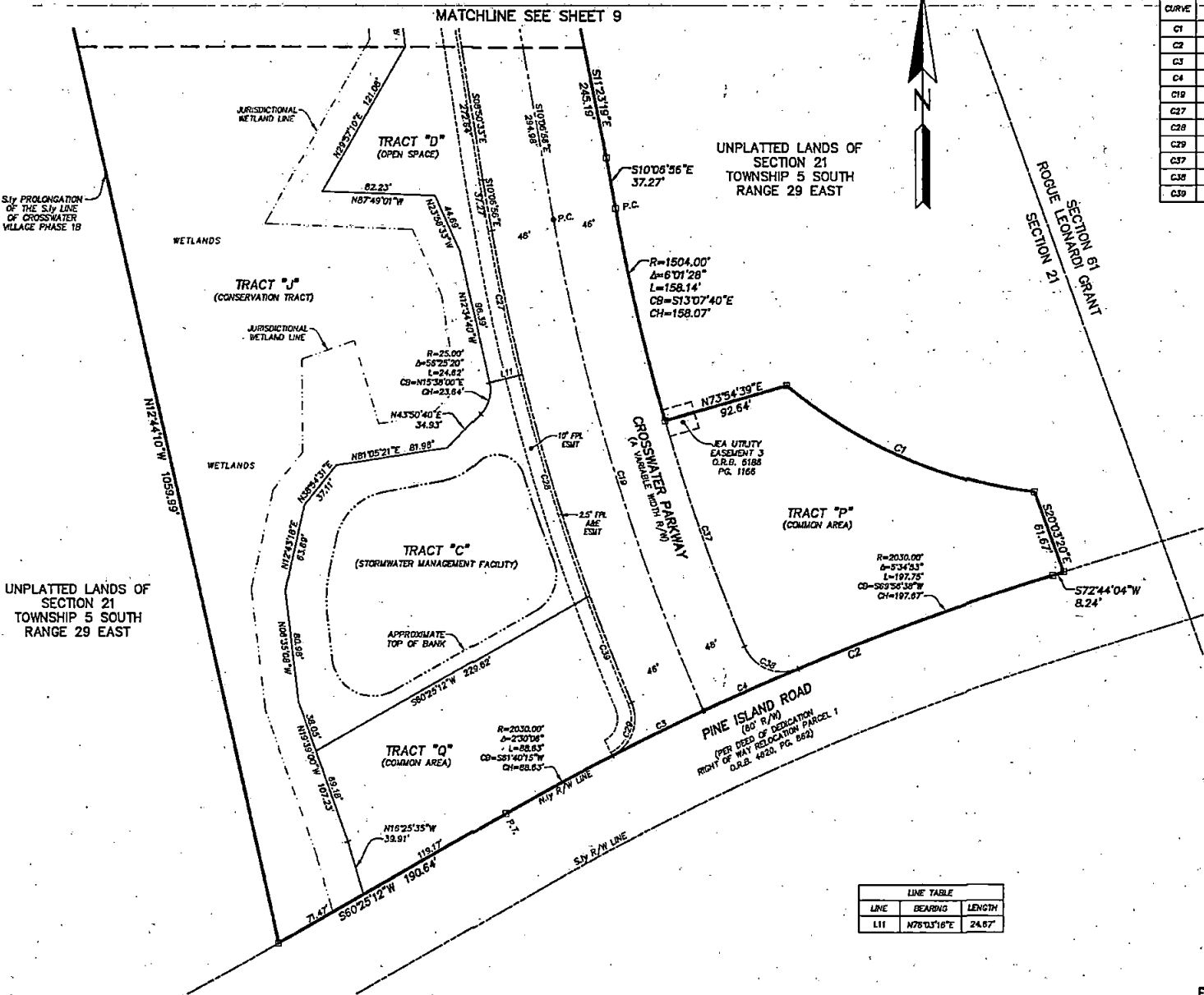
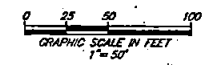
MAP BOOK PAGE

SHEET 10 OF 11 SHEETS
SEE SHEET 2 FOR NOTES

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	343.00'	330°44'	199.08'	S89°50'25"E	196.33'
C2	2030.00'	121°8'32"	436.31'	S66°34'58"W	433.47'
C3	2030.00'	208°37'	74.17'	S63°58'08"W	74.17'
C4	2030.00'	208°16'	75.75'	S68°05'03"W	75.74'
C19	1556.00'	13°48'24"	373.51'	S17°01'08"E	372.60'
C27	1556.00'	3°49'48"	108.69'	S12°01'50"E	108.67'
C28	1556.00'	6°01'41"	187.92'	N16°57'35"W	187.84'
C29	30.00'	85°37'04"	44.97'	N19°58'48"E	40.85'
C37	1504.00'	6°36'59"	173.68'	S19°26'34"E	173.59'
C38	30.00'	90°52'28"	47.17'	S67°48'08"E	42.48'
C39	1556.00'	2°59'21"	83.26'	S21°28'08"E	83.25'

- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.S.#324 UNLESS OTHERWISE NOTED
 - DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.S.#324 UNLESS OTHERWISE NOTED
 - DENOTES P.C.P., STAMPED L.S.#324 PERMANENT REFERENCE MONUMENT
 - CONCRETE MONUMENT
 - PERMANENT REFERENCE POINT
 - IRONED BOUNDS
 - R RADIUS
 - Δ CENTRAL ANGLE
 - L ARC LENGTH
 - CB CHORD BEARING
 - CD CHORD DISTANCE
 - P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
 - P.O.C. POINT ON CURVE
 - P.C.C. POINT OF COMPOUND CURVATURE
 - P.R.C. POINT OF REVERSE CURVATURE
 - (N) NON-RADIAL
 - (NT) NON-TANGENT BEARING
 - CI TABULATED CURVE DATA
 - LI TABULATED LINE DATA
 - R/W RIGHT OF WAY
 - C/L CENTERLINE
 - M.B. MAP BOOK
 - P.G. PAGE
 - D.R.B. OFFICIAL RECORDS BOOK
 - F.P.L. FLORIDA POWER & LIGHT
 - F.P.L. A&E FLORIDA POWER & LIGHT ACCESS & ELECTRICAL
 - A.T.&T. AMERICAN TELEPHONE AND TELEGRAPH COMPANY EASEMENT
 - ESMT. NORTH AMERICAN VERTICAL DATUM
 - MATCHLINE
 - ① SHEET REFERENCE NUMBER
 - ⊞ DENOTES UPLANDS WITHIN CONSERVATION EASEMENT
 - ⊞ DENOTES WETLANDS WITHIN CONSERVATION EASEMENT

LINE TABLE		
LINE	BEARING	LENGTH
L11	N76°03'18"E	24.67'



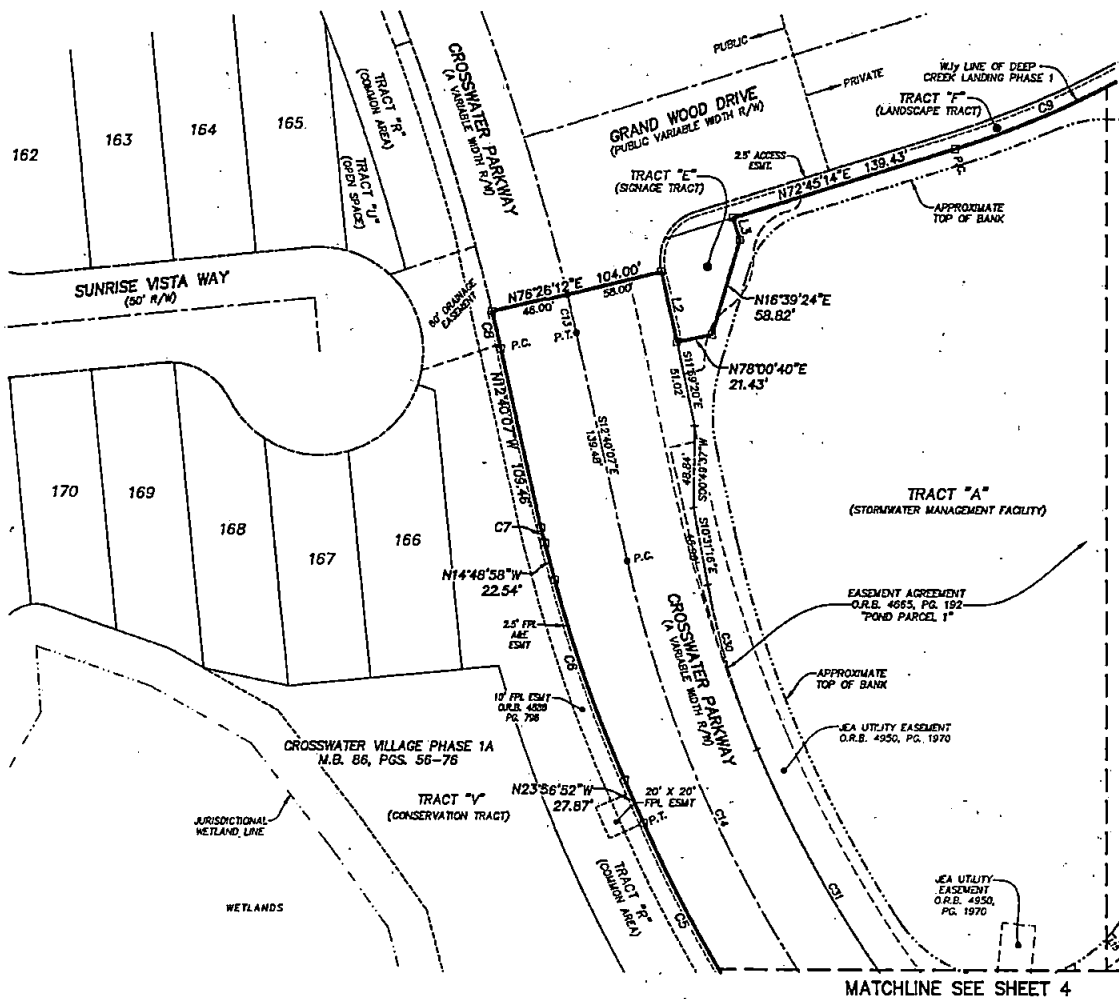
PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 842-8550
CERTIFICATE OF AUTHORIZATION NO. L.S. 3624

CROSSWATER PARKWAY EXTENSION TO PINE ISLAND ROAD PHASES 1, 2 AND 3

BEING A REPLAT OF A PORTION OF TRACT "R", CROSSWATER VILLAGE PHASE 1A, A PLAT RECORDED IN MAP BOOK 86, PAGES 56 THROUGH 76 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND A REPLAT OF A PORTION OF TRACT "PP", CROSSWATER VILLAGE PHASE 1B, A PLAT RECORDED IN MAP BOOK 88, PAGES 1 THROUGH 32 OF SAID PUBLIC RECORDS, TOGETHER WITH A PORTION OF SECTION 21 AND SECTION 61 OF THE ROGUE LEONARDI GRANT, ALL LYING WITHIN TOWNSHIP 5 SOUTH, RANGE 29 EAST OF SAID COUNTY.

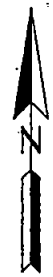
MAP BOOK PAGE

SHEET 11 OF 11 SHEETS
SEE SHEET 2 FOR NOTES



MATCHLINE SEE SHEET 3

MATCHLINE SEE SHEET 4

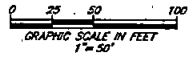


LINE TABLE		
LINE	BEARING	LENGTH
L2	S12°45'34\"E	42.81'
L3	N17°21'45\"W	13.89'
L15	N39°20'40\"W	10.65'

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C5	780.00'	13°46'33\"	188.85'	N30°50'10\"W	189.49'
C8	794.92'	8°07'54\"	128.69'	N19°22'55\"W	128.50'
C7	240.00'	2°08'51\"	8.00'	N13°44'33\"W	8.00'
C6	1454.00'	0°53'41\"	22.70'	N13°06'58\"W	22.70'
C9	838.00'	14°02'28\"	131.84'	N55°44'01\"E	131.51'
C13	1500.00'	0°53'41\"	23.42'	N13°06'58\"W	23.42'
C14	750.00'	25°03'18\"	327.07'	S25°11'47\"E	325.37'
C30	473.50'	12°25'28\"	102.67'	S16°43'39\"E	102.47'
C31	710.00'	14°46'45\"	183.14'	S30°20'04\"E	182.83'

LEGEND

- DENOTES SET P.R.M. 4"x4" C.M.
- STAMPED L.B. 8824 UNLESS OTHERWISE NOTED DENOTES FOUND P.R.M. 4"x4" C.M.
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- STAMPED L.B. 8824 UNLESS OTHERWISE NOTED DENOTES FOUND P.R.M. 4"x4" C.M.
- PERMANENT REFERENCE MONUMENT
- CONCRETE MONUMENT
- PERMANENT CONTROL POINT
- LEASED BUSINESS
- R CENTRAL ANGLE
- L ARC LENGTH
- CB CHORD BEARING
- CD CHORD DISTANCE
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
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