

CROSSWINDS AT NOCATEE

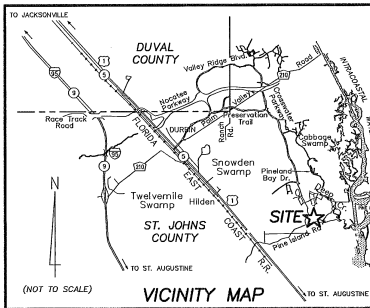
A PORTION OF SECTION 21, TOGETHER WITH A PORTION OF SECTION 61 OF THE ROQUE LEONARDI GRANT, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

CAPTION

A portion of Section 21, together with a portion of Section 61 of the Roque Leonardi Grant, Township 5 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Southeastly corner of Tract "B", as depicted on Crosswater Parkway Extension to Pine Island Road Phases 1, 2, and 3, a plot recorded in Map Book 107, pages 50 through 60, of the Public Records of said county, thence Northerly along the Southeastly line of said Crosswater Parkway Extension to Pine Island Road Phases 1, 2, and 3 the following 13 courses: Course 1, thence North 20°32'00" West, 61.67 feet to a point on a non-tangent curve concave Northeasterly having a radius of 345.00 feet; Course 2, thence Northeasterly 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 North 66°50'05" West, 195.33 feet; Course 3, thence South 73°34'39" West, along a non-tangent line, 92.84 feet to a point on a non-tangent curve concave Easterly having a radius of 1504.00 feet; Course 4, thence Northerly along the arc of said curve, through a central angle of 06°01'28", an arc length of 158.14 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 13°07'40" West, 158.07 feet; Course 5, thence North 10°06'56" West, 37.27 feet; Course 6, thence North 11°23'51" West, 245.19 feet to the point of curvature of a curve concave Easterly having a radius of 596.25 feet; Course 7, thence Northerly 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 North 20°50'35" East, 630.13 feet; Course 8, thence North 52°24'29" East, 166.71 feet to the point of curvature of a curve concave Northeasterly having a radius of 677.00 feet; Course 9, thence Northeasterly along the arc of said curve, through a central angle of 27°23'42", an arc length of 323.70 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 36°42'36" East, 320.62 feet; Course 10, thence South 64°49'13" East, along a non-tangent line, 355.00 feet; Course 11, thence North 18°35'37" East, 260.00 feet; Course 12, thence North 16°21'31" West, 135.00 feet; Course 13, thence North 67°20'57" West, 93.83 feet to a point on a non-tangent curve concave to the Northeasterly having a radius of 271.07 feet; thence Northeasterly departing said Easterly line and along the arc of said curve, through a central angle of 51°48'38", an arc length of 198.29 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 66°44'14" East, 189.67 feet; thence North 47°50'25" East, 48.21 feet to the point of curvature of a curve concave Northeasterly having a radius of 85.00 feet; thence Northeasterly along the arc of said curve, through a central angle of 13°44'15", an arc length of 20.38 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 33°58'09" East, 20.33 feet; thence Easterly along the arc of said curve, through a central angle of 102.00 feet, through a central angle of 43°03'37", an arc length of 121.75 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 46°37'50" East, 118.80 feet; thence North 70°09'38" East, 296.19 feet to a point lying on the boundary line of Tract "A", as depicted on Deep Creek Landing Phase 3, a plot recorded in Map Book 104, pages 42 through 60, of said Public Records; thence Southeasterly along said boundary line the following 4 courses: Course 1, thence Due South, 273.42 feet; Course 2, thence Due East, 175.00 feet; Course 3, thence North 79°55'31" East, 335.38 feet; Course 4, thence South 19°01'41" East, 150.96 feet; thence South 31°33'38" East, continuing along said boundary line and along the Westerly line of Deep Creek Landing Phase 3, a plot recorded in Map Book 116, pages 1 through 17, of said Public Records, 786.70 feet; thence South 29°19'20" West, departing said Westerly line of Deep Creek Landing Phase 3, a distance of 461.6 feet; thence South 14°56'25" East, 11.05 feet to a point lying on the Northerly right of way line of Pine Island Road, a 60 foot right of way as presently established; thence Westerly along said Northerly right of way line the following 7 courses: Course 1, thence South 58°20'06" West, 208.18 feet to the point of curvature of a curve concave Northerly having a radius of 920.00 feet; Course 2, thence Westerly along the arc of said curve, through a central angle of 33°57'30", an arc length of 308.20 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 75°18'51" West, 303.71 feet; Course 3, thence North 87°42'24" West, 174.00 feet to the point of curvature of a curve concave Southerly having a radius of 580.00 feet; Course 4, thence Westerly along the arc of said curve, through a central angle of 27°43'00", an arc length of 280.57 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 76°25'06" West, 277.85 feet; Course 5, thence South 64°34'36" West, 248.45 feet to the point of curvature of a curve concave Northerly having a radius of 387.00 feet; Course 6, thence Westerly along the arc of said curve, through a central angle of 08°09'28", an arc length of 551.01 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 68°39'20" West, 550.55 feet; Course 7, thence South 72°44'04" West, 125.00 feet to the Point of Beginning.

Containing 65.78 acres, more or less.



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 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 15th day of June, 2023.

Andrew O. Kruppel
Professional Surveyor and Mapper
State of Florida Registered Surveyor No. 6511

CONSENT AND JOINDER

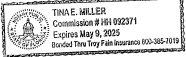
The undersigned hereby certifies that it is the holder of the mortgage, lien or other encumbrance recorded in Official Records Book 4021, Page 10231 of the Public Records of St. Johns County, Florida ("Mortgage"), encumbering the lands described in the caption hereon. The undersigned hereby joins and consents to the dedications by the Owner of the lands described in the Adoption and Dedication section herein, and agrees that the Mortgage shall be subordinated to said dedications.

Signed in the presence of:
Witness
John M. White
Maurice M. Rudolph

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. Ray
Chair

STATE OF FLORIDA, COUNTY OF DUVAL
The foregoing instrument was acknowledged before me, by means of [X] physical presence or [] online notarization, this 15th day of June, 2023, by Richard T. Ray, Chair of the Tolomato Community Development District, a local unit of special purpose Government established pursuant to Chapter 190, Florida Statutes, as authorized agent of U.S. Bank National Association, a national banking association, on behalf of the bank, who [X] is personally known to me or who [] has produced [] as identification.

Anna E. Mully
Notary Public, State of Florida at Large
My Commission Expires May 9, 2025
Commission Number #H092371



CERTIFICATE OF APPROVAL AND ACCEPTANCE BOARD OF COUNTY COMMISSIONERS

This is to certify that this plat of Crosswinds at Nocatee has been approved and accepted by the Board of County Commissioners of St. Johns County, Florida on this 15th day of June, 2023, this acceptance shall not be deemed as requiring construction or maintenance by St. Johns County of any part of said subdivision.

Chair, Board of County Commissioners

CERTIFICATE OF APPROVAL- GROWTH MANAGEMENT DEPARTMENT

This is to certify that this plat of Crosswinds at Nocatee has been examined and approved by the County Growth Management Department for St. Johns County, Florida, on this 15th day of June, 2023.

Director of the Growth Management Department

CERTIFICATE OF REVIEW-COUNTY ATTORNEY

This is to certify that this plat of Crosswinds at Nocatee has been examined and reviewed by the Office of the St. Johns County Attorney on this 14th day of June, 2023.

Office of the County Attorney

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 104, Page(s) 42 through 60 of the public records of St. Johns County, Florida on this 15th day of June, 2023.

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

CERTIFICATE OF PLAT REVIEW

This is to certify that this plat has been reviewed for conformity with Part 1, Chapter 177, Florida Statutes, by the Office of the County Surveyor for St. Johns County, Florida, on this 19th day of June, 2023.

Donald A. Bradshaw, P.S.M., County Surveyor
Professional Surveyor and Mapper
State of Florida Registered Surveyor No. 5513

ADOPTION AND DEDICATION

This is to certify that Sonac Company, LLC, a Delaware limited liability company ("Owner"), is the lawful owner of the lands described in the caption shown hereon which shall hereafter be known as CROSSWINDS AT NOCATEE, 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 ways shown on this plat are hereby irrevocably dedicated to the county of St. Johns, its successors and assigns, in perpetuity for maintenance of the rights of way, access, and drainage improvements which are now or hereafter constructed thereon.

The drainage easements as shown on this plat, shall permit the county of St. Johns, its successors and assigns, to discharge all storm water which may fall or come upon all rights of way hereby dedicated into, over, across, or through said easements shown hereon, which may be dedicated to a property owners' association, or other such entity or person as it will assume all obligation of maintenance and operation thereof under this plat.

The drainage easements as shown on this plat, shall permit the county of St. Johns, its successors and assigns, to discharge all storm water which may fall or come upon all rights of way hereby dedicated into, over, across, or through said easements shown hereon, which may be dedicated to a property owners' association, or other such entity or person as it will assume all obligation of maintenance and operation thereof under this plat.

All easements shown on this plat, other than those specifically dedicated herein, are and shall remain privately owned and the sole and exclusive property of the undersigned Owner, its successors and assigns. The undersigned Owner retains the obligation for maintenance of these privately owned easements; provided however, the undersigned Owner reserves the right to assign the obligation for maintenance of said easements to a property owners' association or other such entity or person as it will assume all obligation of maintenance and operation thereof under the plat.

Those easements designated as "2.5' Access Easements" are hereby irrevocably dedicated to JEA, its successors and assigns, for its non-exclusive use in conjunction with providing access and maintenance for meters associated with water/sewer utilities.

Tract "A" (Pump Station Tract) is hereby irrevocably and without reservation dedicated to JEA, its successors and assigns, in fee simple.

Tract "B" (Landscape Buffer Tract) is hereby retained by the undersigned Owner, its successors and assigns; provided however, the undersigned Owner reserves the right to convey title to said tract to an entity, including without limitation, a property owners' association, or other third party that assumes all obligation of maintenance and operation thereof under this plat. Such tract shall be held and used by Owner, its successors and assigns, as a landscape buffer for the adjacent pump station.

Owner hereby dedicates to JEA, its successors and assigns, a non-exclusive easement on, upon, over, and under the Landscape Buffer Tract, for water reuse, water, sewer, and other public utilities and ingress and egress in connection with JEA's use of Tract "A" (Pump Station Tract).

Owner, its successors and assigns, shall forever release, discharge, indemnify JEA and save it harmless from suits, actions, damages, liability and expenses that may be incurred in connection with property damage or personal injury, or any other damage arising from or out of any occurrence in, upon, or from the Landscape Buffer Tract, or any part thereof, except to the extent arising from or incidental to JEA's use of Tract "A" (Pump Station Tract) or JEA's easement upon the Landscape Buffer Tract. Owner's successors and assigns shall be subject to this release and indemnification and the covenants herein shall run with the land described and captioned hereon. JEA shall restore and/or replace any landscaping, ground cover, and/or irrigation facilities disturbed by JEA in the exercise of its easement rights upon the Landscape Buffer Tract with like-kind materials; provided however, that to the extent replacement of items such as large or mature trees is not reasonably feasible, JEA shall replace same with the closest reasonable replacement therefore.

Those easements designated as "FPL 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 "2.5' Access Easements" are for accessing the "FPL Easements" to maintain, repair and replace the electric utility improvements located within those easements, together with the right to cross over and under the "2.5' Access Easements" for the installation and maintenance of electric facilities. No electric facilities shall be installed within the "2.5' Access Easements" paralleling the easement property without the written consent of the Owner, its successors and assigns. 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.

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

SONAC COMPANY, LLC
a Delaware limited liability company
Witness
John M. White
Printed Name
Maura
By: Harold D. Francis
Name
Harold D. Francis
Title: V.P.

STATE OF FLORIDA, COUNTY OF DUVAL
The foregoing instrument was acknowledged before me, by means of [X] physical presence or [] online notarization, this 15th day of June, 2023, by Harold D. Francis, V.P. of Sonac Company, LLC, a Delaware limited liability company, on behalf of the company, who [] is personally known to me or who [] has produced [] as identification.

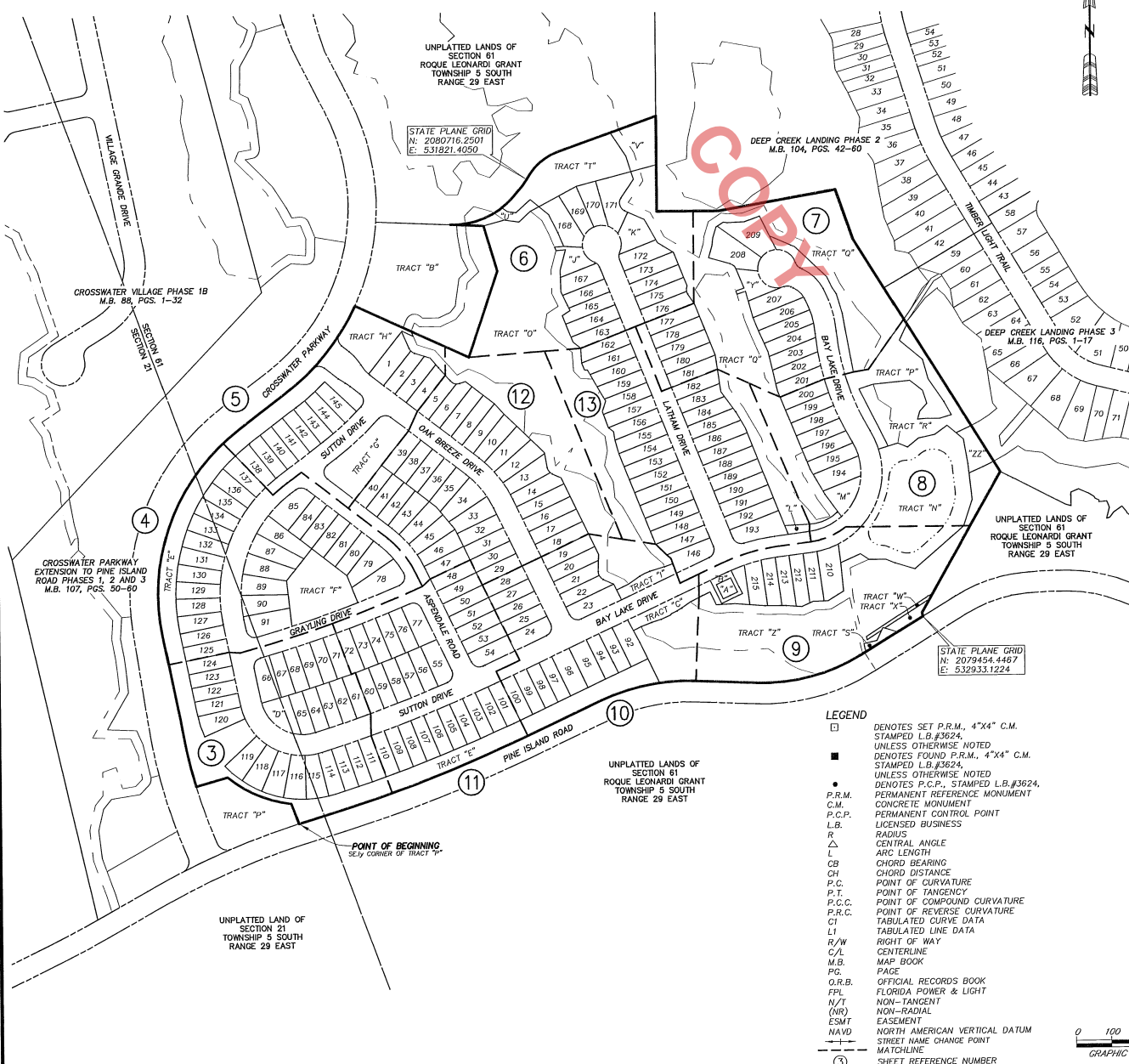
Anna E. Mully
Notary Public, State of Florida at Large
My Commission Expires May 9, 2025
Commission Number #H092371



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

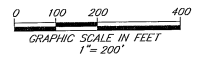
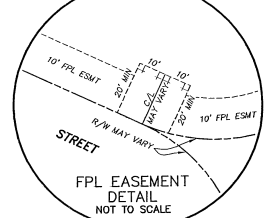
CROSSWINDS AT NOCATEE

A PORTION OF SECTION 21, TOGETHER WITH A PORTION OF SECTION 61 OF THE ROQUE LEONARDI GRANT, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.



- NOTES:**
- Bearings shown are referenced to the State Plane coordinates as indicated hereon and are based on the Easterly line of Crosswater Parkway Extension to Pine Island Phases 1, 2 and 3 as being North 20°3'20" West.
 - NOTICE:** This plot, 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 the plot. There may be additional restrictions that are not recorded on this plot that may be found in the Public Records of this county.
 - Coordinates based on a GPS observation of the following National Geodetic Survey Control:
 - Station "KREG" (Jacksonville 2) coordinates: N: 2182505.373 E: 493582.935
 - Coordinate Datum: State Plane values reference Florida East Zone, North American Datum 1983 (2011) and are in U.S. survey feet.
 - Pursuant to the provisions of Section 177.091(28), Florida Statutes, all plotted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. This section shall not apply to those private easements granted to or obtained by a particular electric, telephone, gas, or other public utility. Such construction, installation, maintenance, and operation shall comply with the National Electric Safety Code as adopted by the Florida Public Service Commission.
 - Those certain easements denoted as "2.5' Access Easements" are reserved for the benefit, on a non-exclusive basis, of the Owner and the Owner's specific successors and assigns. The Owner is permitted to assign its rights under such 2.5' Access Easement.
 - Tracts "O", "Q", "R", "U", "V", "W", "X", "Y", "Z" and "ZZ" are subject to a conservation easement pursuant to Section 704.06, Florida Statutes in favor of the St. Johns River Water Management District. Any activity in or use of the conservation easement areas inconsistent with the purpose of the conservation easement is prohibited. The conservation easement expressly prohibits the following activities and uses:
 - Construction or placing buildings, roads, signs, billboards or other advertising, utilities or other structures on or above the ground.
 - Dumping or placing soil or other substance or material as landfill or dumping or placing of trash, waste or unightly or offensive materials.
 - Removing, destroying or trimming trees, shrubs, or other vegetation.
 - Excavating, dredging or removing loam, peat, gravel, soil, rock or other material substances in such a manner as to affect the surface.
 - Surface use, except for purposes that permit the land or water area to remain predominantly in its natural condition.
 - Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation.
 - Acts or uses detrimental to such retention of land or water areas.
 - Acts or uses detrimental to the preservation of the structural integrity or physical appearance of sites or properties of historical, architectural, archaeological, or cultural significance.
 - Upland Buffers adjacent to wetlands are to remain natural, vegetative, and undisturbed.
 - The lakes and top of bank shown hereon depicts a graphic representation of the proposed lakes, and does not represent an actual "As-Built" condition.
 - Section lines and quarter section lines depicted hereon are graphic representations only and do not reflect field measure unless otherwise noted.
 - Lands depicted hereon are subject to Developer and Utility Service Agreement recorded in Official Records Book 3259, Page 1919; Official Records Book 3305, page 571; Official Records Book 3872, Page 914 and Official Records Book 5232, Page 1500 of the Public Records of St. Johns County, Florida. (blanket in nature)

- 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.
 - 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.C.C. POINT OF COMPOUND CURVATURE
 - P.R.C. POINT OF REVERSE CURVATURE
 - 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
 - FPL FLORIDA POWER & LIGHT
 - N/T NON-TANGENT
 - (NR) NON-RADIAL
 - EASEMENT
 - NSMT NORTH AMERICAN DATUM
 - STREET NAME CHANGE POINT
 - MATCHLINE
 - ③ SHEET REFERENCE NUMBER



PREPARED BY:
ETM SURVEYING & MAPPING, INC.
 14775 OLD ST. AUGUSTINE ROAD
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 CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

CROSSWINDS AT NOCATEE

A PORTION OF SECTION 21, TOGETHER WITH A PORTION OF SECTION 61 OF THE ROQUE LEONARDI GRANT, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

SHEET 3 OF 13 SHEETS

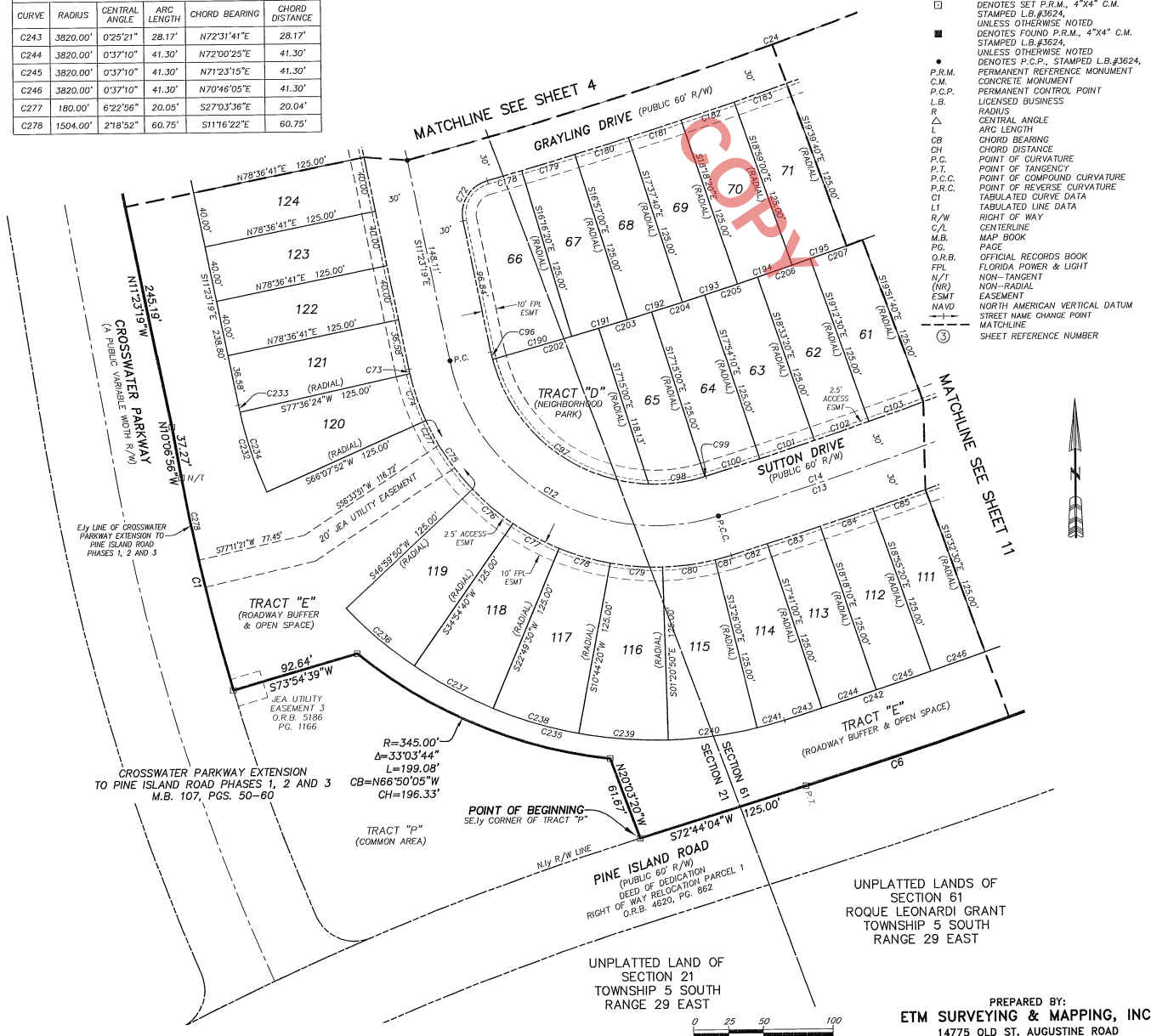
SEE SHEET 2 FOR NOTES

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C243	3820.00'	0°25'21"	28.17'	N72°31'41"E	28.17'
C244	3820.00'	0°37'10"	41.30'	N72°00'25"E	41.30'
C245	3820.00'	0°37'10"	41.30'	N71°23'15"E	41.30'
C246	3820.00'	0°37'10"	41.30'	N70°46'05"E	41.30'
C277	180.00'	6°22'56"	20.05'	S27°03'36"E	20.04'
C278	1504.00'	2°18'52"	60.75'	S11°16'22"E	60.75'

LEGEND

- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#324, UNLESS OTHERWISE NOTED
- DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#324, UNLESS OTHERWISE NOTED
- PERMANENT REFERENCE MONUMENT
- CONCRETE MONUMENT
- PERMANENT CONTROL POINT
- LICENSED BUSINESS RADIUS
- CENTRAL ANGLE
- ARC LENGTH
- CHORD BEARING
- CHORD DISTANCE
- POINT OF CURVATURE
- POINT OF TANGENCY
- POINT OF COMPOUND CURVATURE
- POINT OF REVERSE CURVATURE
- TABULATED CURVE DATA
- TABULATED LINE DATA
- RIGHT OF WAY
- CENTERLINE
- MAP BOOK
- PAGE
- O.R.B. OFFICIAL RECORDS BOOK
- FPL FLORIDA POWER & LIGHT
- NON-TANGENT NON-RADIAL EASEMENT
- NAVD NORTH AMERICAN VERTICAL DATUM
- STREET NAME CHANGE POINT
- MATCHLINE
- SHEET REFERENCE NUMBER

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	1504.00'	6°01'28"	158.14'	N13°07'40"W	158.07'
C6	3870.00'	8°09'28"	551.01'	S68°39'20"W	550.55'
C12	150.00'	95°52'20"	250.99'	S59°19'29"E	222.72'
C13	3665.00'	8°09'45"	522.12'	N68°39'29"E	521.68'
C14	3665.00'	7°12'30"	481.10'	N69°08'06"E	480.79'
C24	3355.00'	9°24'37"	551.03'	N70°19'27"E	550.41'
C72	25.00'	85°32'57"	37.33'	S31°23'10"W	33.96'
C73	180.00'	1°00'17"	3.16'	S11°53'27"E	3.16'
C74	180.00'	11°28'33"	36.05'	S18°07'52"E	35.99'
C75	180.00'	19°08'02"	60.11'	S33°26'09"E	59.83'
C76	180.00'	12°05'10"	37.97'	S49°02'45"E	37.90'
C77	180.00'	12°05'10"	37.97'	S61°07'55"E	37.90'
C78	180.00'	12°05'10"	37.97'	S73°13'05"E	37.90'
C79	180.00'	12°05'10"	37.97'	S85°18'15"E	37.90'
C80	180.00'	12°05'10"	37.97'	N82°36'35"E	37.90'
C81	180.00'	3°49'39"	12.02'	N74°39'11"E	12.02'
C82	3695.00'	0°25'21"	27.25'	N72°31'41"E	27.25'
C83	3695.00'	0°37'10"	39.95'	N72°00'25"E	39.95'
C84	3695.00'	0°37'10"	39.95'	N71°23'15"E	39.95'
C85	3695.00'	0°37'10"	39.95'	N70°46'05"E	39.95'
C96	120.00'	2°30'24"	5.25'	S12°38'31"E	5.25'
C97	120.00'	7°33'25"	154.04'	S50°40'08"E	143.68'
C98	120.00'	19°29'27"	40.82'	N82°48'44"E	40.62'
C99	120.00'	0°19'40"	0.69'	N72°54'11"E	0.69'
C100	3835.00'	0°38'31"	40.73'	N72°25'06"E	40.73'
C101	3635.00'	0°39'10"	41.41'	N71°46'15"E	41.41'
C102	3635.00'	0°39'10"	41.41'	N71°07'05"E	41.41'
C103	3635.00'	0°39'10"	41.41'	N70°27'55"E	41.41'
C178	3385.00'	0°25'59"	25.58'	N73°56'39"E	25.58'
C179	3385.00'	0°40'40"	40.04'	N73°33'20"E	40.04'
C180	3385.00'	0°40'40"	40.04'	N72°42'40"E	40.04'
C181	3385.00'	0°40'40"	40.04'	N72°02'00"E	40.04'
C182	3385.00'	0°40'40"	40.04'	N71°21'20"E	40.04'
C183	3385.00'	0°40'40"	40.04'	N70°40'40"E	40.04'
C190	3510.00'	0°58'02"	59.25'	N74°12'41"E	59.25'
C191	3510.00'	0°40'40"	41.52'	N73°32'20"E	41.52'
C192	3510.00'	0°40'40"	41.52'	N72°42'40"E	41.52'
C193	3510.00'	0°40'40"	41.52'	N72°02'00"E	41.52'
C194	3510.00'	0°40'40"	41.52'	N71°21'20"E	41.52'
C195	3510.00'	0°40'40"	41.52'	N70°40'40"E	41.52'
C202	3510.00'	1°17'31"	79.15'	N74°02'56"E	79.15'
C203	3510.00'	0°39'11"	40.00'	N73°04'35"E	40.00'
C204	3510.00'	0°39'10"	39.99'	N72°25'25"E	39.99'
C205	3510.00'	0°39'10"	39.99'	N71°46'15"E	39.99'
C206	3510.00'	0°39'10"	39.99'	N71°07'05"E	39.99'
C207	3510.00'	0°39'10"	39.99'	N70°27'55"E	39.99'
C232	305.00'	12°28'49"	66.44'	S17°33'43"E	66.31'
C233	305.00'	1°00'17"	5.35'	S11°53'27"E	5.35'
C234	305.00'	11°28'33"	61.09'	S18°07'52"E	60.99'
C235	305.00'	6°41'52"	342.06'	S75°07'54"E	324.41'
C236	305.00'	12°05'10"	64.34'	S49°02'45"E	64.22'
C237	305.00'	12°05'10"	64.34'	S61°07'55"E	64.22'
C238	305.00'	12°05'10"	64.34'	S73°13'05"E	64.22'
C239	305.00'	12°05'10"	64.34'	S85°18'15"E	64.22'
C240	305.00'	12°05'10"	64.34'	N82°36'35"E	64.22'
C241	305.00'	3°49'39"	20.37'	N74°39'11"E	20.37'
C242	3820.00'	8°09'45"	544.20'	N68°39'29"E	543.74'



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

CROSSWINDS AT NOCATEE

A PORTION OF SECTION 21, TOGETHER WITH A PORTION OF SECTION 61 OF THE ROQUE LEONARDI GRANT,
TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS 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.
- P.R.M. PERMANENT REFERENCE MONUMENT
- C.M. CONCRETE MONUMENT
- P.C.P. PERMANENT CONTROL POINT
- L.B. LICENSED BUSINESS
- RADIUS
- R CENTRAL ANGLE
- △ ARC LENGTH
- CB CHORD BEARING
- CH CHORD DISTANCE
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.C.C. POINT OF COMPOUND CURVATURE
- P.R.C. POINT OF REVERSE CURVATURE
- CT TABULATED CURVE DATA
- LJ 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
- NON-TANGENT
- N/R NON-RADIAL
- ESMT NORTH AMERICAN VERTICAL DATUM
- NAVD STREET NAME CHANGE POINT
- MATCHLINE
- ③ SHEET REFERENCE NUMBER

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C2	596.25'	63°47'48"	663.90'	N20°30'35"E	630.13'
C11	392.00'	63°47'48"	436.48'	S20°30'35"W	414.28'
C23	300.00'	26°26'31"	138.45'	S38°38'39"E	137.22'
C24	3355.00'	9°24'37"	551.03'	N70°19'27"E	550.41'
C50	422.00'	5°18'30"	39.10'	S44°03'15"W	39.08'
C51	422.00'	5°18'30"	39.10'	S38°44'45"W	39.08'
C52	422.00'	5°18'30"	39.10'	S33°26'15"W	39.08'
C53	422.00'	5°18'30"	39.10'	S28°07'45"W	39.08'
C54	422.00'	5°18'30"	39.10'	S22°49'15"W	39.08'
C55	422.00'	5°18'30"	39.10'	S17°30'45"W	39.08'
C56	422.00'	5°18'30"	39.10'	S12°12'15"W	39.08'
C57	422.00'	5°18'30"	39.10'	S06°53'45"W	39.08'
C58	422.00'	5°18'30"	39.10'	S01°35'15"W	39.08'
C59	422.00'	5°18'30"	39.10'	S03°43'15"E	39.08'
C60	422.00'	5°00'49"	36.93'	S08°52'54"E	36.91'
C63	25.00'	75°43'36"	33.04'	N89°43'43"W	30.69'
C64	362.00'	1°34'51"	86.90'	S45°31'50"W	86.70'
C65	362.00'	9°30'52"	60.11'	S33°53'46"W	60.04'
C66	362.00'	9°45'20"	61.64'	S24°15'40"W	61.56'
C67	362.00'	9°45'20"	61.64'	S14°30'20"W	61.56'
C68	362.00'	9°45'20"	61.64'	S04°45'00"W	61.56'
C69	362.00'	9°45'20"	61.64'	S05°00'20"E	61.56'
C70	362.00'	1°30'19"	9.51'	S10°38'09"E	9.51'
C71	25.00'	94°35'58"	41.28'	S58°41'18"E	36.75'
C71	270.00'	12°18'46"	58.02'	N45°42'32"W	57.91'
C172	270.00'	10°26'15"	49.19'	N34°20'01"W	49.12'
C173	25.00'	95°42'55"	41.76'	N18°44'34"E	37.07'
C175	3325.00'	1°46'40"	103.16'	N73°07'23"E	103.16'
C176	3325.00'	3°25'12"	198.47'	N70°31'28"E	198.44'
C177	3325.00'	2°12'50"	128.48'	N67°42'26"E	128.47'
C218	547.00'	6°34'748"	609.06'	S20°30'35"W	578.08'
C221	547.00'	5°18'30"	50.68'	S44°03'15"W	50.66'
C222	547.00'	5°18'30"	50.68'	S38°44'45"W	50.66'
C223	547.00'	5°18'30"	50.68'	S33°26'15"W	50.66'
C224	547.00'	5°18'30"	50.68'	S28°07'45"W	50.66'
C225	547.00'	5°18'30"	50.68'	S22°49'15"W	50.66'
C226	547.00'	5°18'30"	50.68'	S17°30'45"W	50.66'
C227	547.00'	5°18'30"	50.68'	S12°12'15"W	50.66'
C228	547.00'	5°18'30"	50.68'	S06°53'45"W	50.66'
C229	547.00'	5°18'30"	50.68'	S01°35'15"W	50.66'
C230	547.00'	5°18'30"	50.68'	S03°43'15"E	50.66'
C231	547.00'	5°00'49"	47.86'	S08°52'54"E	47.85'

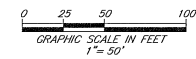
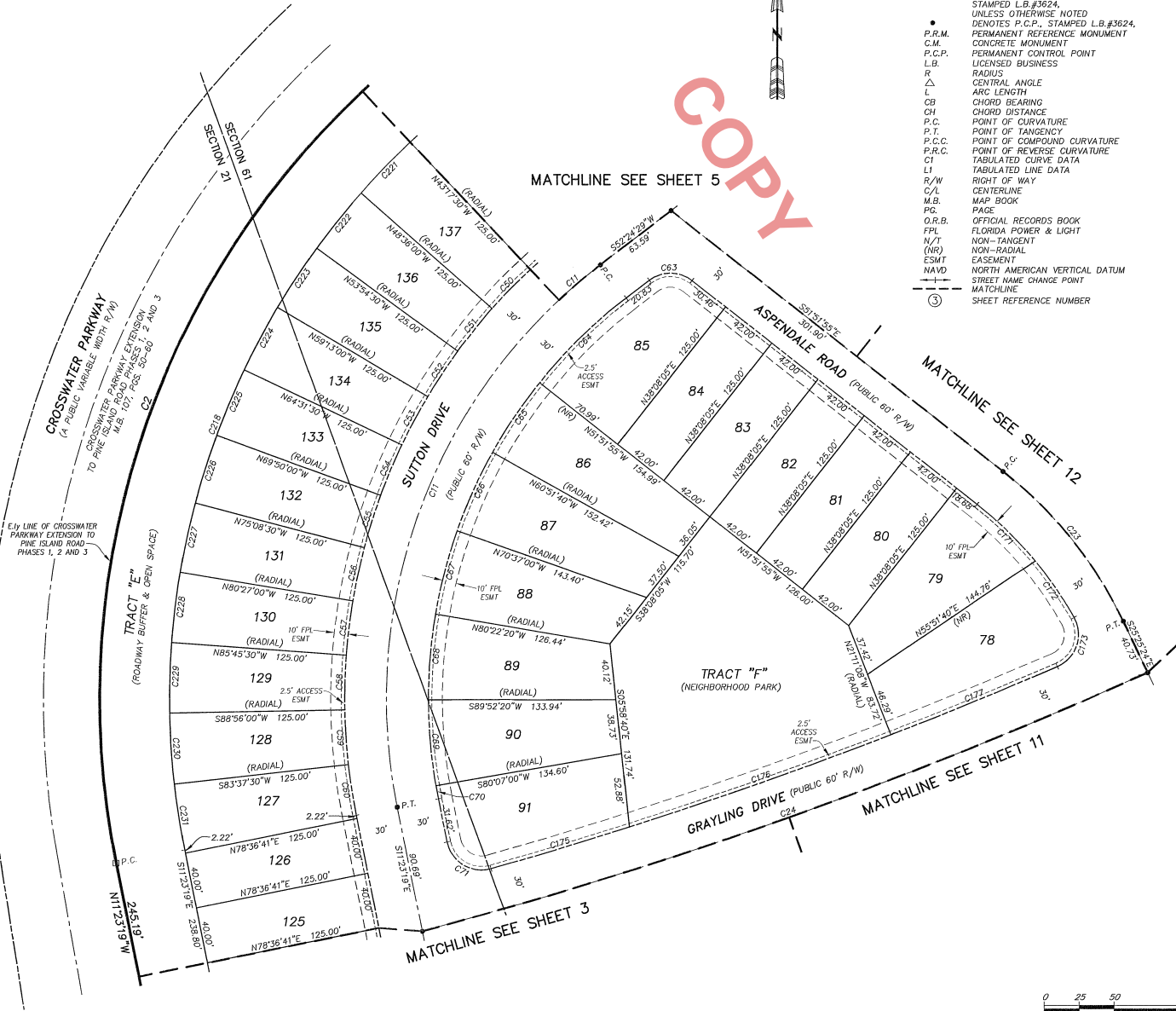
MATCHLINE SEE SHEET 5

COPY

MATCHLINE SEE SHEET 12

MATCHLINE SEE SHEET 11

MATCHLINE SEE SHEET 3

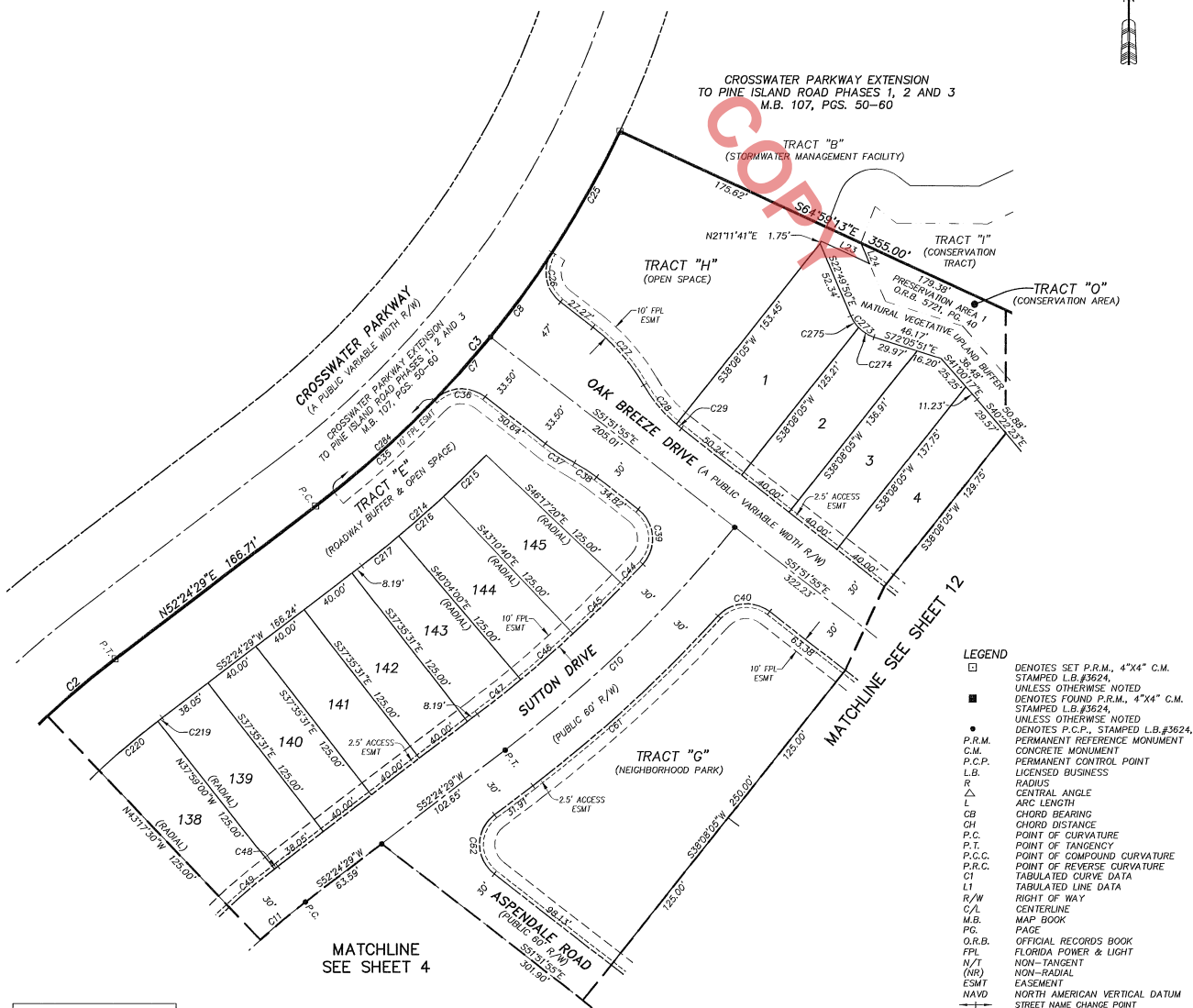


CROSSWINDS AT NOCATEE

A PORTION OF SECTION 21, TOGETHER WITH A PORTION OF SECTION 61 OF THE ROQUE LEONARDI GRANT, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

SHEET 5 OF 13 SHEETS

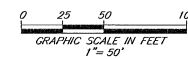
SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C2	596.25'	63°47'48"	663.90'	N20°30'35"E	630.13'
C3	677.00'	27°23'42"	323.70'	N38°42'38"E	320.62'
C7	677.00'	4°45'41"	56.26'	N41°06'09"E	56.25'
C8	677.00'	5°54'18"	69.77'	N35°46'09"E	69.74'
C10	882.00'	13°49'22"	212.78'	S45°29'48"W	212.27'
C11	392.00'	63°47'48"	436.48'	S20°30'35"W	414.28'
C25	677.00'	7°48'13"	92.21'	N28°54'54"E	92.13'
C26	25.00'	84°40'55"	36.95'	S09°31'27"E	33.68'
C27	134.00'	21°58'28"	51.39'	N40°52'40"W	51.08'
C28	100.00'	19°26'25"	33.93'	S39°36'39"E	33.77'
C29	100.00'	2°32'04"	4.42'	S50°35'53"E	4.42'
C35	677.00'	8°55'30"	105.46'	N47°56'44"E	105.35'
C36	25.00'	84°39'06"	36.94'	S85°48'32"W	33.67'
C37	133.50'	9°55'58"	23.14'	S56°49'54"E	23.11'
C38	100.00'	9°55'58"	17.34'	N56°49'54"W	17.31'
C39	25.00'	94°17'42"	41.14'	N04°43'04"W	36.66'
C40	25.00'	86°12'36"	37.62'	S85°01'47"W	34.17'
C44	852.00'	1°16'53"	19.05'	N43°04'14"E	19.05'
C45	852.00'	3°08'40"	46.26'	N45°16'00"E	46.26'
C46	852.00'	3°06'40"	46.26'	N48°22'40"E	46.26'
C47	852.00'	2°28'29"	36.80'	N51°10'15"E	36.80'
C48	422.00'	0°23'29"	2.88'	S52°12'45"W	2.88'
C49	422.00'	5°18'30"	39.10'	S49°21'45"W	39.08'
C61	912.00'	10°29'00"	166.87'	N47°09'59"E	166.63'
C62	25.00'	104°16'24"	45.50'	S00°16'17"W	39.47'
C214	727.00'	8°41'49"	110.35'	N48°03'35"E	110.25'
C215	727.00'	3°06'40"	39.48'	N45°16'00"E	39.47'
C216	727.00'	3°06'40"	39.48'	N48°22'40"E	39.47'
C217	727.00'	2°28'29"	31.40'	N51°10'15"E	31.40'
C219	547.00'	0°23'29"	3.74'	S52°12'45"W	3.74'
C220	547.00'	5°18'30"	50.68'	S49°21'45"W	50.68'
C273	25.00'	49°16'00"	21.50'	S47°27'50"E	20.84'
C274	25.00'	27°39'15"	12.07'	S58°16'13"E	11.95'
C275	25.00'	21°36'45"	9.43'	S33°38'13"E	9.37'
C284	677.00'	7°37'21"	90.07'	N47°17'40"E	90.00'

- LEGEND**
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 - L.B. LICENSED BUSINESS
 - R RADIUS
 - ∠ CENTRAL ANGLE
 - L ARC LENGTH
 - CB CHORD BEARING
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 - P.C. POINT OF CURVATURE
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 - C1 TABULATED CURVE DATA
 - L1 TABULATED LINE DATA
 - R/W RIGHT OF WAY
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 - P.C. PAGE
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 - F.P.L. FLORIDA POWER & LIGHT
 - N/T NON-TANGENT
 - (NR) NON-RADIAL
 - ESMT EASEMENT
 - NAVD NORTH AMERICAN VERTICAL DATUM
 - +— STREET NAME CHANGE POINT
 - MATCHLINE
 - ③ SHEET REFERENCE NUMBER

LINE TABLE		
LINE	BEARING	LENGTH
L23	S64°59'13"E	35.43'
L24	N22°49'50"W	14.90'



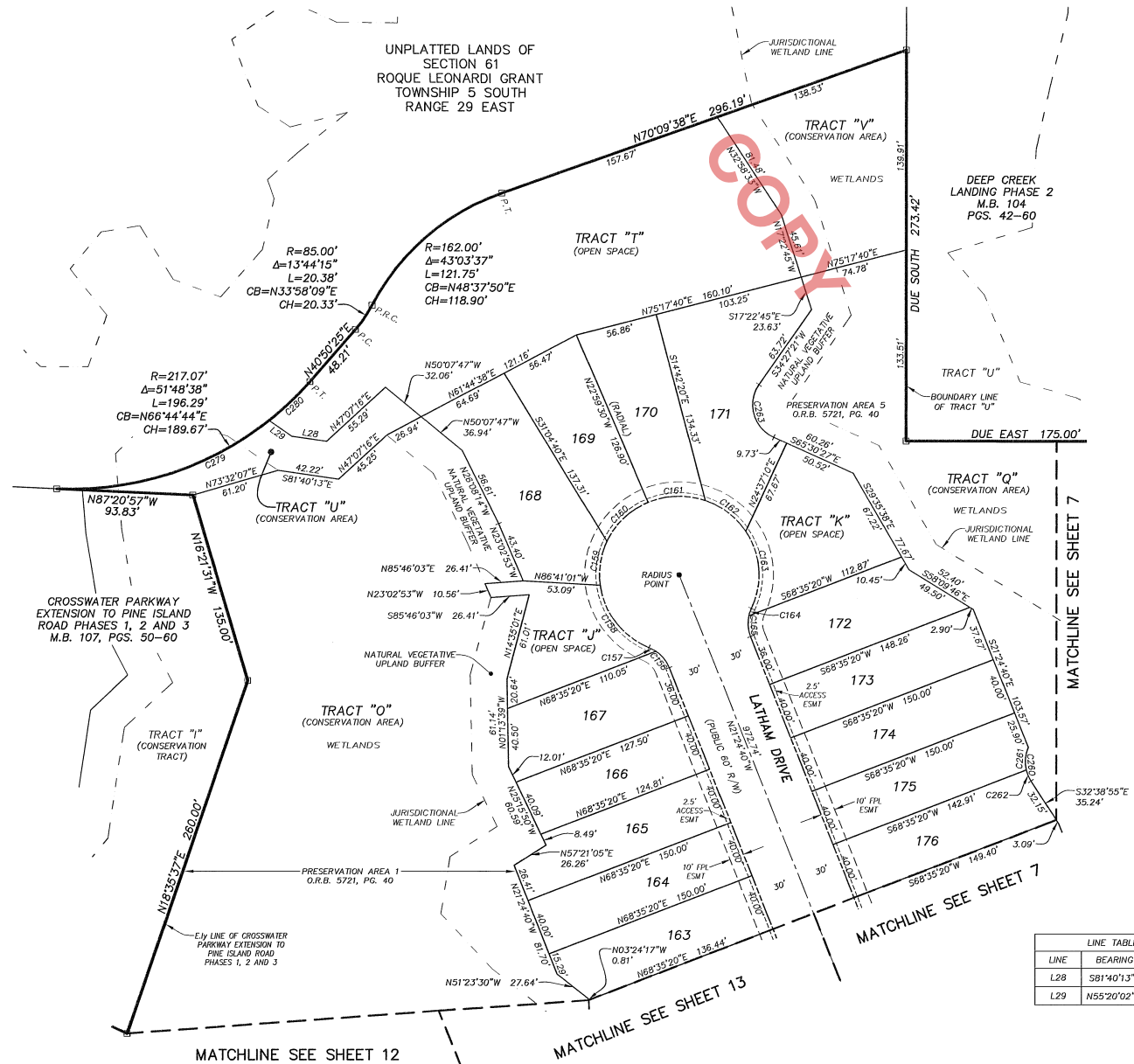
PREPARED BY:
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 CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

CROSSWINDS AT NOCATEE

A PORTION OF SECTION 21, TOGETHER WITH A PORTION OF SECTION 61 OF THE ROQUE LEONARDI GRANT, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

SHEET 6 OF 13 SHEETS

SEE SHEET 2 FOR NOTES

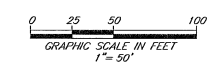


CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C156	25.00'	34°03'21"	14.86'	N38°26'20"W	14.64'
C157	25.00'	12°30'42"	5.46'	N61°43'22"W	5.45'
C158	55.00'	6°03'41"	57.81'	S37°51'52"E	55.19'
C159	55.00'	32°35'51"	31.29'	S08°32'54"W	30.87'
C160	55.00'	42°09'41"	40.47'	S45°55'40"W	39.56'
C161	55.00'	42°08'35"	40.45'	S88°04'48"W	39.55'
C162	55.00'	37°06'22"	35.62'	N52°17'44"W	35.00'
C163	55.00'	58°53'56"	56.54'	N04°17'35"W	54.08'
C164	25.00'	12°30'42"	5.46'	S18°54'02"W	5.45'
C165	25.00'	34°03'21"	14.86'	S04°23'00"E	14.64'
C260	25.00'	56°18'58"	24.57'	S04°29'26"E	23.60'
C261	25.00'	36°48'19"	16.06'	S05°15'55"W	15.78'
C262	25.00'	19°30'42"	8.51'	S22°53'34"E	8.47'
C263	25.00'	99°57'49"	43.62'	S15°31'33"E	38.29'
C279	217.07'	41°28'50"	157.15'	N71°54'38"E	153.74'
C280	217.07'	10°19'48"	39.14'	N46°00'19"E	39.08'



- LEGEND**
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 - CONCRETE MONUMENT
 - PERMANENT CONTROL POINT
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LINE TABLE		
LINE	BEARING	LENGTH
L28	S81°40'13"E	24.39'
L29	N55°20'02"W	19.06'



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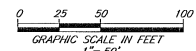
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CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C20	700.00'	25°55'02"	316.64'	N18°08'58"W	313.95'
C21	300.00'	22°26'22"	117.49'	N16°24'38"W	116.74'
C22	100.00'	36°25'31"	63.57'	N45°50'35"W	62.51'
C127	670.00'	25°55'02"	303.07'	S18°08'58"E	300.49'
C128	330.00'	22°26'22"	129.24'	N16°24'38"W	128.42'
C129	130.00'	36°25'31"	82.65'	N45°50'35"W	81.26'
C140	730.00'	3°10'11"	40.39'	S14°07'35"E	40.38'
C141	730.00'	3°11'58"	40.76'	S10°56'30"E	40.76'
C142	730.00'	3°14'24"	41.28'	S07°43'19"E	41.28'
C143	730.00'	0°54'40"	11.61'	S05°38'47"E	11.61'
C144	270.00'	6°18'21"	29.72'	N08°20'38"W	29.70'
C145	270.00'	8°32'48"	40.28'	N15°46'12"W	40.24'
C146	270.00'	7°35'13"	35.75'	N23°50'13"W	35.73'
C147	70.00'	3°32'35"	4.33'	N29°24'07"W	4.33'
C148	70.00'	3°25'56"	40.17'	N47°36'52"W	39.62'
C149	25.00'	46°34'03"	20.32'	N87°20'22"W	19.76'
C150	55.00'	9°03'35"	8.70'	N73°54'24"E	8.69'
C151	55.00'	95°07'38"	91.32'	S53°59'59"E	81.18'
C152	55.00'	42°38'51"	40.94'	S14°53'15"W	40.00'
C153	55.00'	51°33'18"	49.49'	S61°59'19"W	47.84'
C154	55.00'	74°44'45"	71.75'	N54°51'40"W	66.77'
C155	25.00'	46°34'03"	20.32'	S40°46'19"E	19.76'
C259	25.00'	51°50'19"	22.62'	N48°05'36"W	21.86'

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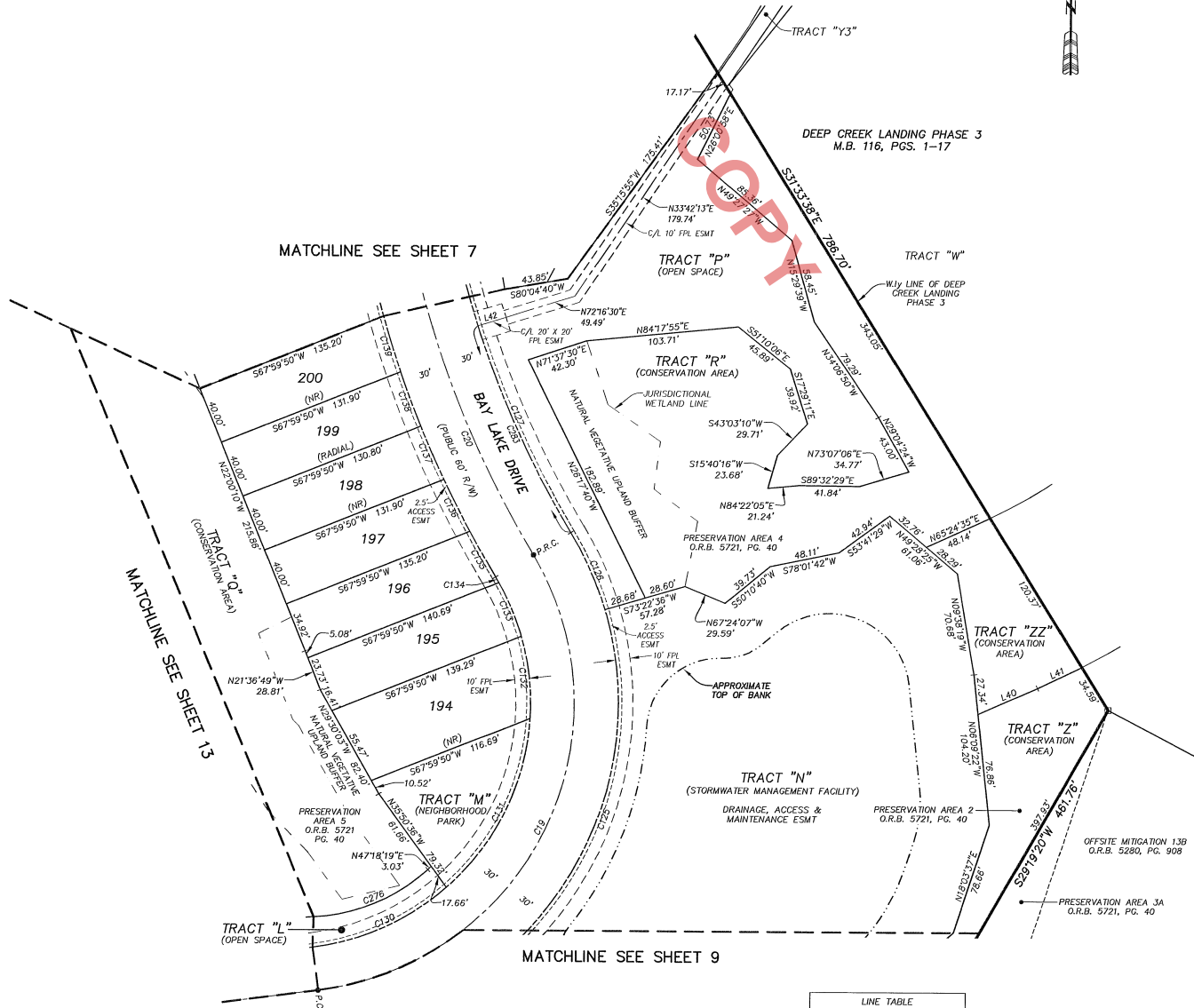
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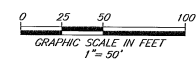


CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C19	200.00'	113°40'13"	396.78'	N25°43'38"E	334.84'
C20	700.00'	25°55'02"	316.64'	N18°08'58"W	313.95'
C125	230.00'	79°59'17"	321.09'	N23°22'14"E	295.65'
C126	230.00'	14°29'05"	58.15'	N23°51'56"W	57.99'
C127	670.00'	25°55'02"	303.07'	S18°08'58"E	300.49'
C130	170.00'	341°7'42"	101.76'	N65°24'54"E	100.24'
C131	170.00'	44°59'52"	133.51'	N25°46'07"E	130.11'
C132	170.00'	19°20'16"	57.38'	N06°23'58"W	57.10'
C133	170.00'	13°30'51"	40.10'	N22°49'31"W	40.00'
C134	170.00'	1°31'33"	4.53'	N30°20'43"W	4.53'
C135	730.00'	2°48'49"	35.85'	S29°42'04"E	35.84'
C136	730.00'	3°09'02"	40.14'	S26°43'09"E	40.14'
C137	730.00'	3°08'28"	40.02'	S23°34'24"E	40.02'
C138	730.00'	3°08'28"	40.02'	S20°25'56"E	40.02'
C139	730.00'	3°09'02"	40.14'	S17°17'11"E	40.14'
C276	125.00'	39°39'47"	86.53'	N67°08'12"E	84.81'
C283	670.00'	13°22'59"	156.50'	S24°24'59"E	156.14'



- 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
 - P.R.M. PERMANENT REFERENCE MONUMENT
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 - P.C.P. PERMANENT CONTROL POINT
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LINE TABLE		
LINE	BEARING	LENGTH
L40	N65°50'43"E	44.26'
L41	N64°07'58"E	33.47'
L42	N72°16'30"E	20.07'



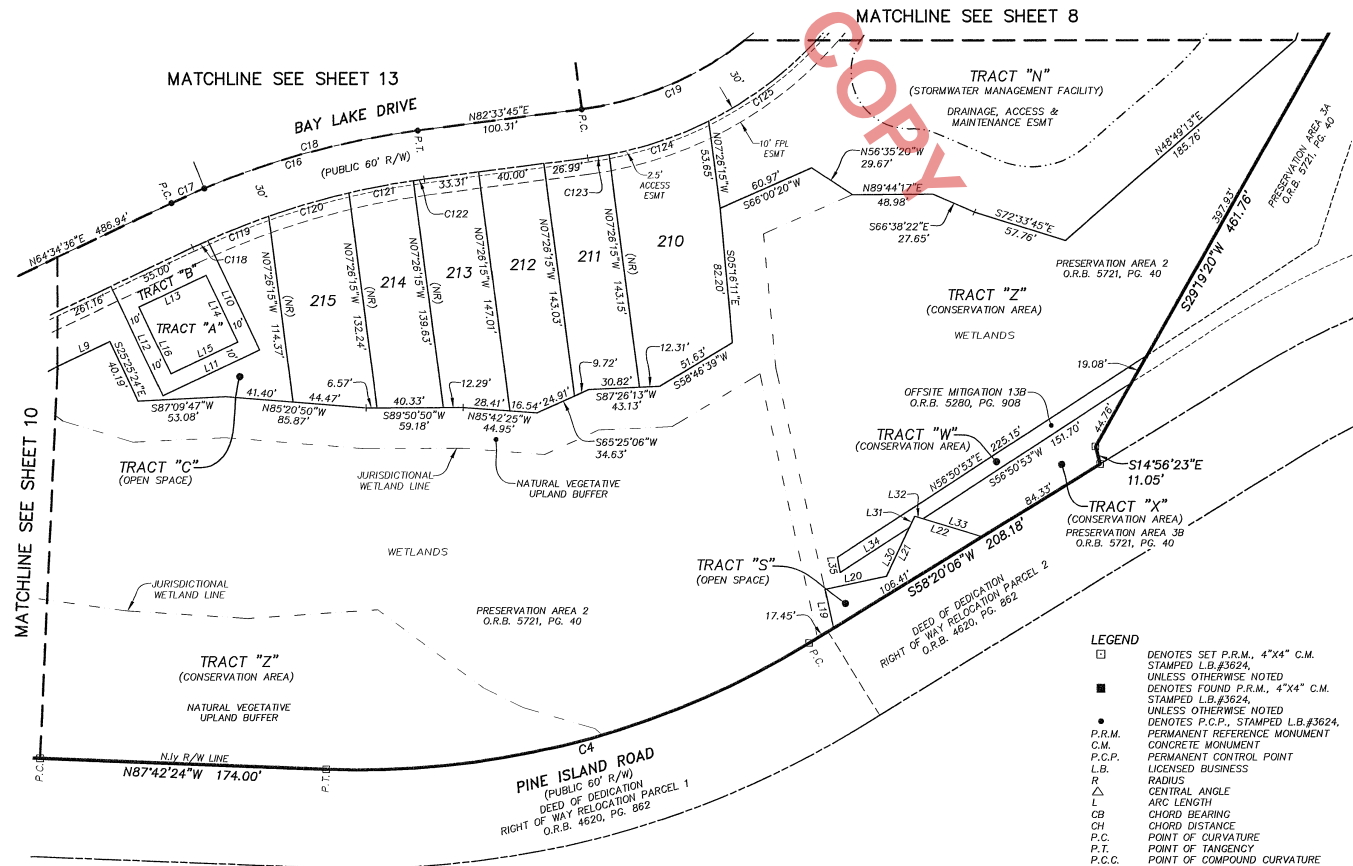
PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

CROSSWINDS AT NOCATEE

A PORTION OF SECTION 21, TOGETHER WITH A PORTION OF SECTION 61 OF THE ROQUE LEONARDI GRANT, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

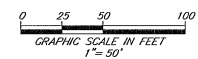
CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C4	520.00'	33°57'30"	308.20'	S75°18'51"W	303.71'
C16	500.00'	17°59'08"	156.95'	N73°34'10"E	156.31'
C17	500.00'	2°29'47"	21.79'	N65°49'30"E	21.78'
C18	500.00'	15°29'21"	135.17'	N74°49'04"E	134.76'
C19	200.00'	113°40'13"	396.78'	N25°43'38"E	334.84'
C118	470.00'	11°3'09"	10.00'	S65°11'11"W	10.00'
C119	470.00'	4°53'43"	40.16'	S68°14'36"W	40.14'
C120	470.00'	6°10'14"	50.62'	S73°46'35"W	50.59'
C121	470.00'	4°53'08"	40.08'	S79°18'16"W	40.06'
C122	470.00'	0°48'54"	6.69'	S82°09'17"W	6.69'
C123	230.00'	31°4'31"	13.01'	N80°56'29"E	13.01'
C124	230.00'	15°57'21"	64.05'	N71°20'33"E	63.84'
C125	230.00'	79°59'17"	321.09'	N23°22'14"E	295.65'

LINE TABLE		
LINE	BEARING	LENGTH
L9	N64°34'36"E	35.18'
L10	N25°25'24"W	73.73'
L11	N64°34'36"E	65.00'
L12	S25°25'24"E	73.83'
L13	S64°34'36"W	45.00'
L14	N25°25'24"W	45.00'
L15	N64°34'36"E	45.00'
L16	S25°25'24"E	45.00'
L19	N12°21'41"W	24.23'
L20	N77°53'53"E	38.29'
L21	N25°08'03"E	40.52'
L22	S73°03'54"E	42.97'
L30	N25°08'03"E	32.98'
L31	N25°08'03"E	7.54'
L32	S73°03'52"E	5.17'
L33	S73°03'54"E	37.80'
L34	S56°50'53"W	50.45'
L35	N10°36'45"W	9.55'



TRACT LEGEND	
TRACT NAME	USEAGE
TRACT "A"	PUMP STATION TRACT
TRACT "B"	LANDSCAPE BUFFER TRACT

- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
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 - △ CENTRAL ANGLE
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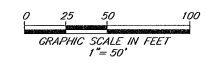
SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C5	580.00'	274°3'00"	280.57'	S78°26'08"W	277.85'
C113	25.00'	90°00'00"	39.27'	N19°34'36"E	35.36'
C114	25.00'	90°00'00"	39.27'	S70°25'24"E	35.36'
C257	100.00'	8°49'00"	15.39'	N59°02'02"E	15.37'
C258	100.00'	18°18'52"	31.96'	S63°55'11"W	31.83'
C264	25.00'	66°21'45"	28.96'	S31°40'58"E	27.36'
C265	25.00'	39°44'19"	17.34'	S44°59'41"E	16.99'
C266	25.00'	26°37'28"	11.62'	S11°48'49"E	11.51'
C281	580.00'	10°13'46"	103.55'	S67°10'43"W	103.41'
C282	580.00'	17°29'14"	177.02'	S73°19'13"W	176.34'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S64°34'36"W	25.02'
L2	S67°58'08"W	32.97'
L3	S72°26'00"W	28.55'
L4	S65°47'08"W	28.67'
L5	S37°13'59"W	5.53'
L6	S63°26'31"W	17.23'
L7	S54°37'32"W	29.80'
L8	S62°09'02"W	27.84'
L17	N64°34'36"E	38.61'
L18	N70°14'05"E	25.00'
L36	S25°25'24"E	24.81'
L37	S15°31'17"E	25.57'
L38	N15°31'17"W	28.21'
L39	N25°25'24"W	22.21'

- LEGEND**
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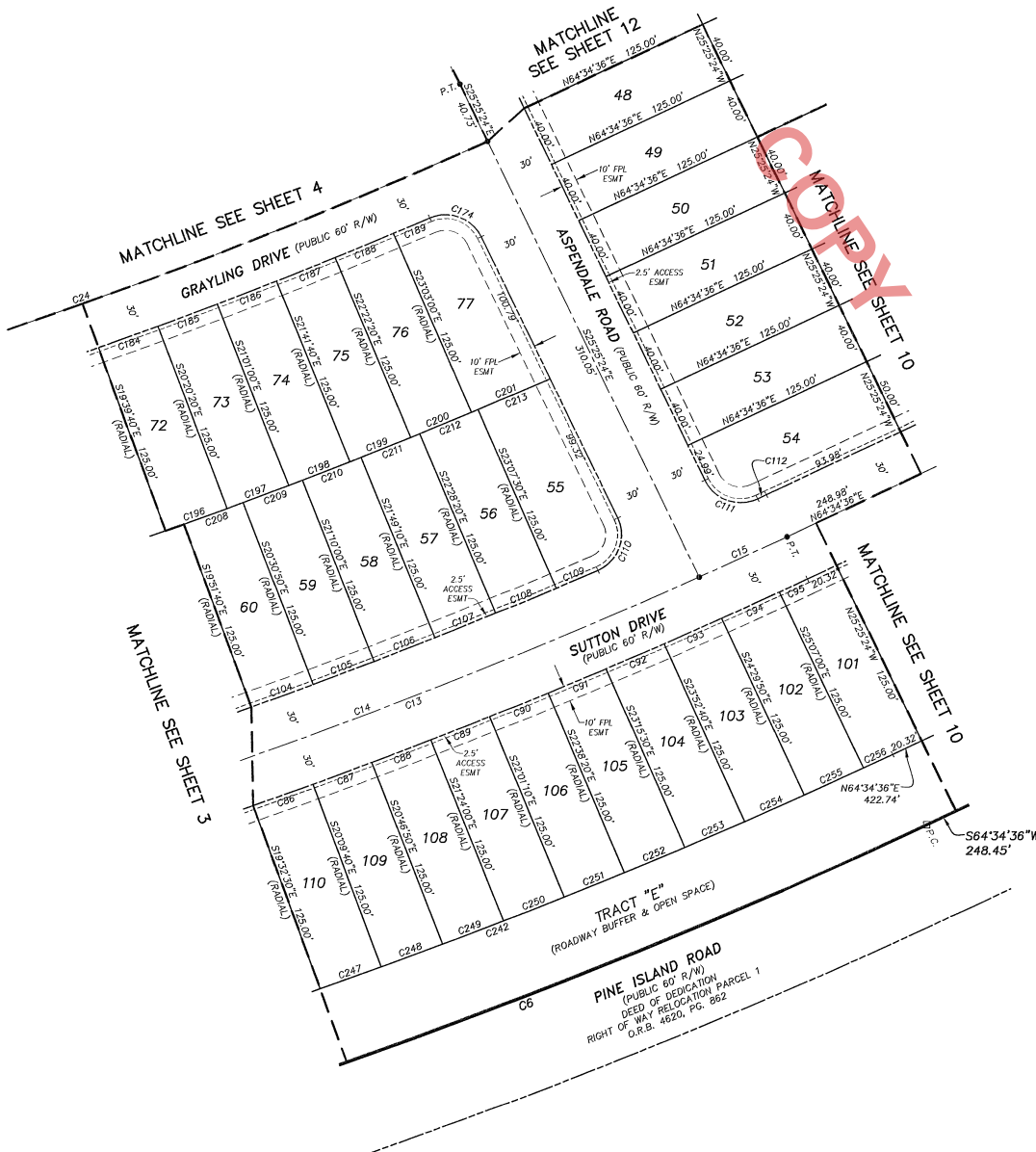


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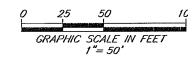
MAP BOOK 12 PAGE 11
SHEET 11 OF 13 SHEETS
SEE SHEET 2 FOR NOTES



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 - LICENSED BUSINESS
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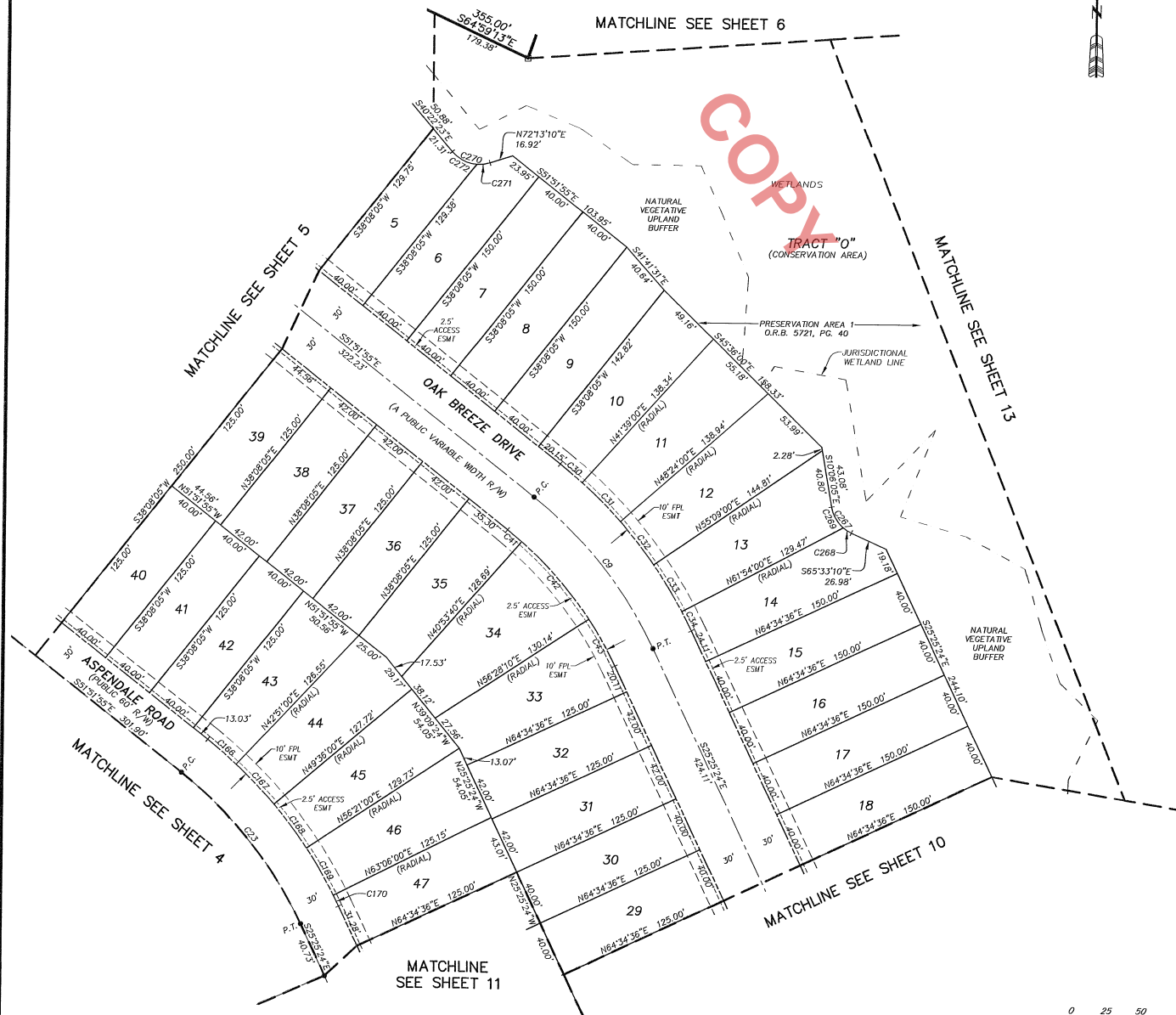
CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C6	3870.00'	8°09'28"	551.01'	S68°39'20"W	550.55'
C13	3665.00'	8°09'45"	522.12'	N68°39'29"E	521.68'
C14	3665.00'	7°12'30"	461.10'	N69°08'06"E	460.79'
C15	3665.00'	0°57'14"	61.02'	N65°03'13"E	61.02'
C24	3355.00'	9°24'37"	551.03'	N70°19'27"E	550.41'
C86	3695.00'	0°37'10"	39.95'	N70°08'55"E	39.95'
C87	3695.00'	0°37'10"	39.95'	N69°31'45"E	39.95'
C88	3695.00'	0°37'10"	39.95'	N68°54'35"E	39.95'
C89	3695.00'	0°37'10"	39.95'	N68°17'25"E	39.95'
C90	3695.00'	0°37'10"	39.95'	N67°40'15"E	39.95'
C91	3695.00'	0°37'10"	39.95'	N67°03'05"E	39.95'
C92	3695.00'	0°37'10"	39.95'	N66°25'55"E	39.95'
C93	3695.00'	0°37'10"	39.95'	N65°48'45"E	39.95'
C94	3695.00'	0°37'10"	39.95'	N65°11'35"E	39.95'
C95	3695.00'	0°18'24"	19.77'	N64°43'48"E	19.77'
C104	3635.00'	0°39'10"	41.41'	N69°48'45"E	41.41'
C105	3635.00'	0°39'10"	41.41'	N69°09'35"E	41.41'
C106	3635.00'	0°39'10"	41.41'	N68°30'25"E	41.41'
C107	3635.00'	0°39'10"	41.41'	N67°51'15"E	41.41'
C108	3635.00'	0°39'10"	41.41'	N67°12'05"E	41.41'
C109	3635.00'	0°27'24"	28.96'	N66°38'48"E	28.96'
C110	25.00'	91°50'30"	40.07'	N20°29'51"E	35.92'
C111	25.00'	89°54'16"	39.23'	S70°22'32"E	35.33'
C112	3635.00'	0°05'44"	6.06'	N64°37'28"E	6.06'
C174	25.00'	88°03'01"	38.42'	N69°26'54"W	34.75'
C184	3385.00'	0°40'40"	40.04'	N70°00'00"E	40.04'
C185	3385.00'	0°40'40"	40.04'	N69°19'20"E	40.04'
C186	3385.00'	0°40'40"	40.04'	N68°38'40"E	40.04'
C187	3385.00'	0°40'40"	40.04'	N67°58'00"E	40.04'
C188	3385.00'	0°40'40"	40.04'	N67°17'20"E	40.04'
C189	3385.00'	0°25'25"	25.02'	N66°44'18"E	25.02'
C196	3510.00'	0°40'40"	41.52'	N70°00'00"E	41.52'
C197	3510.00'	0°40'40"	41.52'	N69°19'20"E	41.52'
C198	3510.00'	0°40'40"	41.52'	N68°38'40"E	41.52'
C199	3510.00'	0°40'40"	41.52'	N67°58'00"E	41.52'
C200	3510.00'	0°40'40"	41.52'	N67°17'20"E	41.52'
C201	3510.00'	0°53'14"	54.36'	N66°30'23"E	54.36'
C208	3510.00'	0°39'10"	39.99'	N69°48'45"E	39.99'
C209	3510.00'	0°39'10"	39.99'	N69°09'35"E	39.99'
C210	3510.00'	0°39'10"	39.99'	N68°30'25"E	39.99'
C211	3510.00'	0°39'10"	39.99'	N67°51'15"E	39.99'
C212	3510.00'	0°39'10"	39.99'	N67°12'05"E	39.99'
C213	3510.00'	0°48'44"	49.76'	N66°28'08"E	49.76'
C242	3820.00'	8°09'45"	544.20'	N88°39'29"E	543.74'
C247	3820.00'	0°37'10"	41.30'	N70°08'55"E	41.30'
C248	3820.00'	0°37'10"	41.30'	N69°31'45"E	41.30'
C249	3820.00'	0°37'10"	41.30'	N68°54'35"E	41.30'
C250	3820.00'	0°37'10"	41.30'	N68°17'25"E	41.30'
C251	3820.00'	0°37'10"	41.30'	N67°40'15"E	41.30'
C252	3820.00'	0°37'10"	41.30'	N67°03'05"E	41.30'
C253	3820.00'	0°37'10"	41.30'	N66°25'55"E	41.30'
C254	3820.00'	0°37'10"	41.30'	N65°48'45"E	41.30'
C255	3820.00'	0°37'10"	41.30'	N65°11'35"E	41.30'
C256	3820.00'	0°18'24"	20.44'	N64°43'48"E	20.44'



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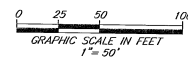
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CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C9	300.00'	26°26'31"	138.45'	S38°38'39"E	137.22'
C23	300.00'	26°26'31"	138.45'	S38°38'39"E	137.22'
C30	330.00'	3°30'55"	20.25'	N50°06'27"W	20.24'
C31	330.00'	6°45'00"	38.88'	N44°58'30"W	38.85'
C32	330.00'	6°45'00"	38.88'	N38°13'30"W	38.85'
C33	330.00'	6°45'00"	38.88'	N31°28'30"W	38.85'
C34	330.00'	2°40'36"	15.42'	N26°45'42"W	15.42'
C41	270.00'	2°45'35"	13.00'	N50°29'07"W	13.00'
C42	270.00'	15°34'30"	73.40'	N41°19'05"W	73.17'
C43	270.00'	8°06'26"	38.20'	N29°28'37"W	38.17'
C166	330.00'	4°42'55"	27.16'	N49°30'27"W	27.15'
C167	330.00'	6°45'00"	38.88'	N4°34'36"E	38.85'
C168	330.00'	6°45'00"	38.88'	N37°01'30"W	38.85'
C169	330.00'	6°45'00"	38.88'	N30°16'30"W	38.85'
C170	330.00'	1°28'36"	8.51'	N26°09'42"W	8.51'
C267	25.00'	55°27'05"	24.20'	S37°49'37"E	23.28'
C268	25.00'	15°39'22"	6.83'	S57°43'29"E	6.81'
C289	25.00'	39°47'43"	17.36'	S29°59'56"E	17.02'
C270	25.00'	67°24'27"	29.41'	S74°04'36"E	27.74'
C271	25.00'	21°28'59"	9.37'	N82°57'39"E	9.32'
C272	25.00'	45°55'29"	20.04'	S63°20'07"E	19.51'

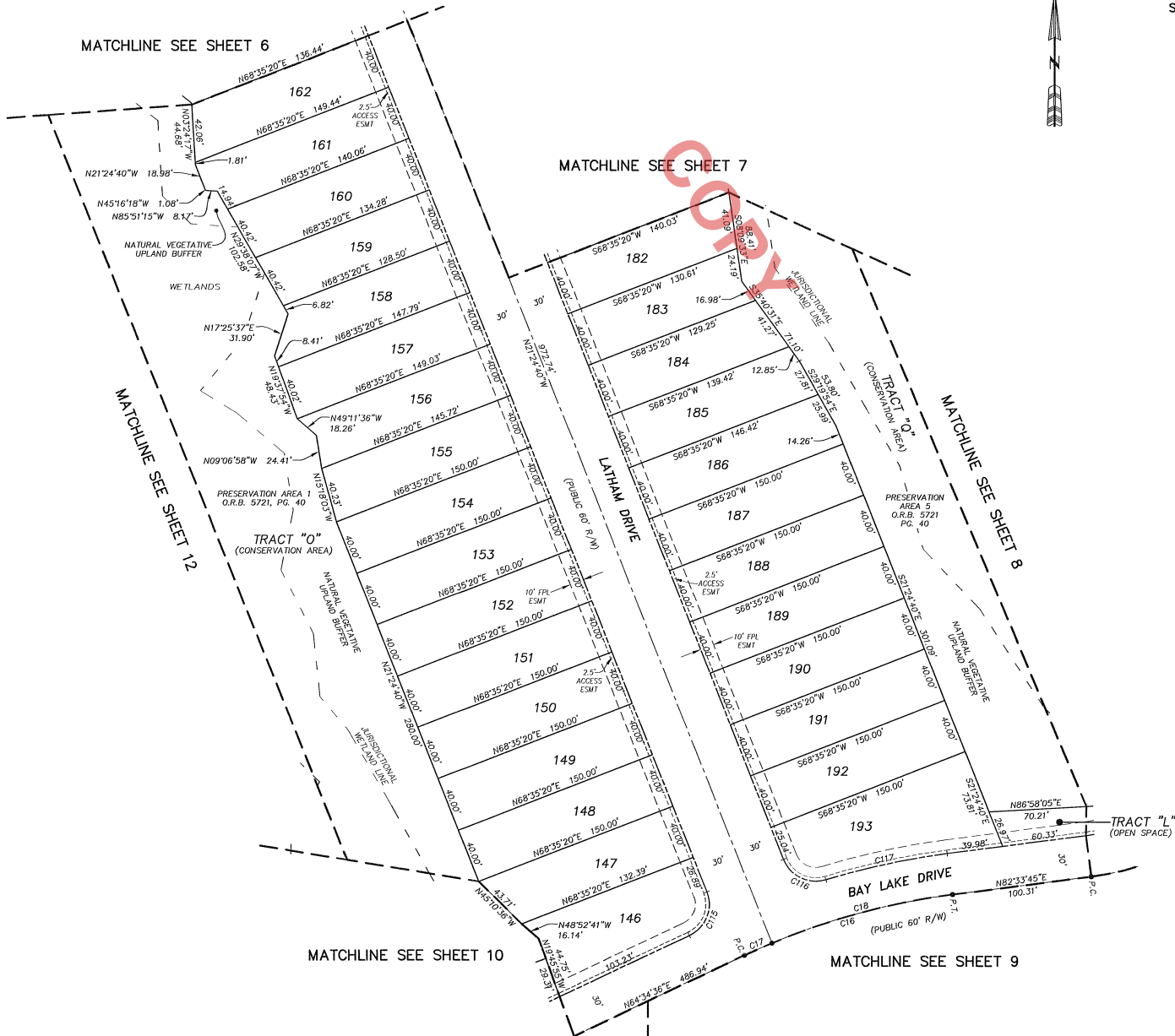
- LEGEND**
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 - P.R.M. PERMANENT REFERENCE MONUMENT
 - C.M. CONCRETE MONUMENT
 - P.C.P. PERMANENT CONTROL POINT
 - L.B. LICENSED BUSINESS
 - R. RADIUS
 - Δ CENTRAL ANGLE
 - L. ARC LENGTH
 - CB CHORD BEARING
 - CD CHORD DISTANCE
 - P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
 - P.C.C. POINT OF COMPOUND CURVATURE
 - P.R.C. POINT OF REVERSE CURVATURE
 - CI TABULATED CURVE DATA
 - LI TABULATED LINE DATA
 - R/W RIGHT OF WAY
 - C/L CENTERLINE
 - M.B. MAP BOOK
 - P.G. PAGE
 - O.R.B. OFFICIAL RECORDS BOOK
 - FPL FLORIDA POWER & LIGHT
 - N/T NON-TANGENT
 - (NR) NON-RADIAL
 - ESMT EASEMENT
 - NAVD NORTH AMERICAN VERTICAL DATUM
 - +— STREET NAME CHANGE POINT
 - - - MATCHLINE
 - ③ SHEET REFERENCE NUMBER



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

CROSSWINDS AT NOCATEE

A PORTION OF SECTION 21, TOGETHER WITH A PORTION OF SECTION 61 OF THE ROQUE LEONARDI GRANT,
TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C16	500.00'	17°59'08"	156.95'	N73°34'10"E	156.31'
C17	500.00'	2°29'47"	21.79'	N65°49'30"E	21.78'
C18	500.00'	15°29'21"	135.17'	N74°49'04"E	134.76'
C115	25.00'	85°59'16"	37.52'	N21°34'58"E	34.10'
C116	25.00'	85°41'00"	37.39'	S64°15'10"E	34.00'
C117	530.00'	9°39'24"	89.33'	S77°44'02"W	89.22'

- 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, PERMANENT REFERENCE MONUMENT
 - PERMANENT REFERENCE MONUMENT CONCRETE MONUMENT
 - PERMANENT CONTROL POINT
 - LICENSED BUSINESS
 - R RADIUS
 - △ CENTRAL ANGLE
 - L ARC LENGTH
 - CB CHORD BEARING
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 - P.C. POINT OF CURVATURE
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