

# CROSSWATER VILLAGE PHASE 2

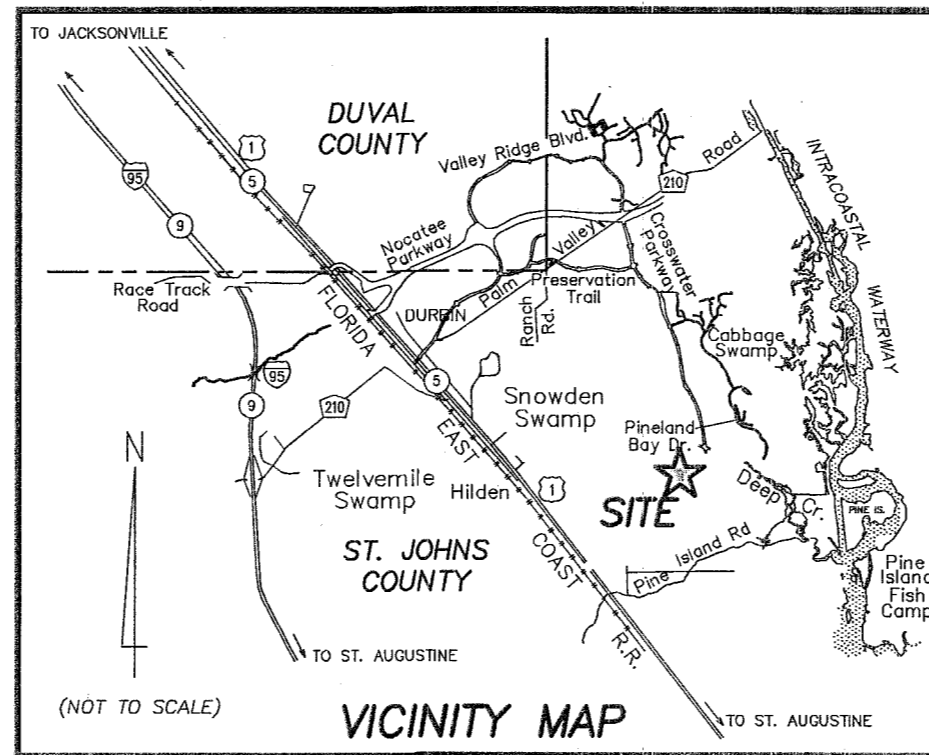
(FORMERLY KNOWN AS PIONEER VILLAGE)  
BEING A PORTION OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 29 EAST,  
ST JOHNS COUNTY, FLORIDA.

**CAPTION**

A portion of Section 17, Township 5 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Northwesterly corner of Tract "J", as depicted on Crosswater Parkway Extension, a plat recorded in Map Book 86, pages 1 through 17 of the Public Records of said county, said corner lying on the Westerly line of said Crosswater Parkway Extension; thence South 17°00'05" West, along said Westerly line, 282.09 feet to a point on a curve concave Southerly having a radius of 1915.00 feet; thence Westerly, departing said Westerly line and along the arc of said curve, through a central angle of 28°36'40", an arc length of 956.27 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 88°13'20" West, 946.36 feet; thence South 24°59'34" East, 1321.00 feet; thence South 56°41'52" East, 272.19 feet to a point lying on the Westerly line of Crosswater Village Phase 1A, a plat recorded in Map Book 86, pages 56 through 76 of said Public Records; thence South 15°15'01" West, along said Westerly line, 559.35 feet; thence South 16°59'31" East, continuing along said Westerly line, 540.36 feet; thence North 89°51'29" West, along said Westerly line and along the Northerly line of Crosswater Village Phase 1B, a plat recorded in Map Book 88, pages 1 through 32 of said Public Records, 1031.96 feet; thence South 58°26'19" West, continuing along said Northerly line, 190.00 feet; thence North 73°28'48" West, departing said Northerly line, 380.00 feet; thence North 16°43'26" West, 1773.29 feet; thence North 56°15'05" East, 530.00 feet; thence North 32°47'06" West, 199.03 feet; thence North 56°15'05" East, 307.62 feet to the point of curvature of a curve concave Southerly having a radius of 1789.00 feet; thence Easterly along the arc of said curve, through a central angle of 33°44'55", an arc length of 1053.76 feet to point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 73°07'33" East, 1038.60 feet; thence Due East, 717.86 feet to the Point of Beginning.

Containing 88.80 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 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  
Printed Name  
Witness  
William Fitzgerald  
Printed Name

**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  
Richard T. Ray, as Chairman

**CERTIFICATE OF APPROVAL AND ACCEPTANCE  
BOARD OF COUNTY COMMISSIONERS**

This is to certify that this plat of Crosswater Village Phase 2, has been approved and accepted by the Board of County Commissioners of St. Johns County, Florida, on this 6 day of August, 2019. This acceptance shall not be deemed as requiring construction or maintenance by St. Johns County of any part of said subdivision.

Paul M. Waldron  
Chair, Board of County Commissioners

**CERTIFICATE OF APPROVAL- GROWTH MANAGEMENT DEPARTMENT**

This is to certify that this plat of Crosswater Village Phase 2, has been examined and approved by the County Growth Management Department for St. Johns County, Florida, on this 6th day of August, 2019.

James Kowal  
Director of the Growth Management Department

**STATE OF FLORIDA, COUNTY OF DUVAL**

The foregoing instrument was acknowledged before me this 4th day of June, 2019, by Richard T. Ray, the Chairman 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.

Tina E Miller  
Notary Public, State of Florida at Large  
Printed Name  
My Commission Expires May 9, 2021  
Commission # GG 060968  
Commission Number GG 060968  
Expires May 9, 2021  
Bonded Thru Troy Fain Insurance 800-385-7019

**CERTIFICATE OF REVIEW-COUNTY ATTORNEY**

This is to certify that this plat of Crosswater Village Phase 2, has been examined and reviewed by the Office of the St. Johns County Attorney on this 6th day of August, 2019.

[Signature]  
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 97 Pages 63-71 of the public records of St. Johns County, Florida, on this 8th day of August, 2019.

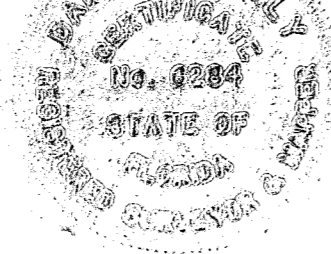
Hunter Conrad  
Clerk of the Circuit Court

**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 9th day of July, 2019.

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



**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 5th day of August, 2019.

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



**ADOPTION AND DEDICATION**

This is to certify that Sonoc 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 Village Phase 2, and that they 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 in 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, unobstructed drainage easements, and unobstructed drainage, access and maintenance 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 will assume all obligation of maintenance and operation thereof under the plat.

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

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 Owners, their successors and assigns. The undersigned Owners retain the obligation for maintenance of these privately owned easements; provided however, the undersigned Owners reserve the right to assign the obligation for maintenance of said easements to a property owners' association or other such entity or person as will assume all obligation of maintenance and operation thereof under the plat.

All utility easements shown on this plat are hereby irrevocably and without reservations dedicated to JEA, its successors and assigns, for its non-exclusive use in conjunction with its underground utilities. Any other utility easements shown on this plat shall also be easements for the construction, installation, maintenance, and operation of cable television services in the manner and subject to the provisions of Section 177.091(28) Florida Statutes; however, only cable television service providers specifically authorized by the undersigned owners, their successors and assigns, to serve the lands shown on this plat, shall have the benefit of said cable television service easements.

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

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 Tract "A".

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

Owners, their 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, at or from Tract "B" (Landscape Buffer Tract), or any part thereof, including but not limited to those arising from or incidental to JEA's use of Tract "A" (Pump Station Tract) or JEA's easement upon Tract "B" (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.

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 "FPL 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 "FPL Access and Electrical 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 "FPL Access and Electrical Easements" for the installation and maintenance of electric facilities. No electric facilities shall be installed within the "FPL Access and Electrical Easements" paralleling 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 its duly elected officers, acting by and with the authority of its board of directors.

Witness  
John M. White  
Printed Name  
Witness  
William Fitzgerald  
Printed Name

**OWNER: Sonoc Company, LLC**  
a Delaware limited liability company

BY: Jed V. Davis  
Jed V. Davis  
President

**STATE OF FLORIDA, COUNTY OF Duval**

The foregoing instrument was acknowledged before me this 4th day of June, 2019, by Jed V. Davis, President, on behalf of Sonoc Company, LLC, a Delaware limited liability company; he being known to me and did not take an oath.

Tina E Miller  
Notary Public, State of Florida at Large  
Printed Name  
My Commission expires May 9, 2021  
Commission # GG 060968  
Commission Number GG 060968  
Expires May 9, 2021  
Bonded Thru Troy Fain Insurance 800-385-7019

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 VILLAGE PHASE 2

(FORMERLY KNOWN AS PIONEER VILLAGE)

BEING A PORTION OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 29 EAST,  
ST JOHNS COUNTY, FLORIDA.

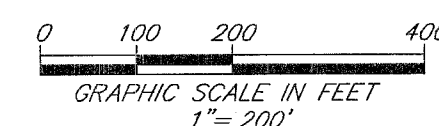
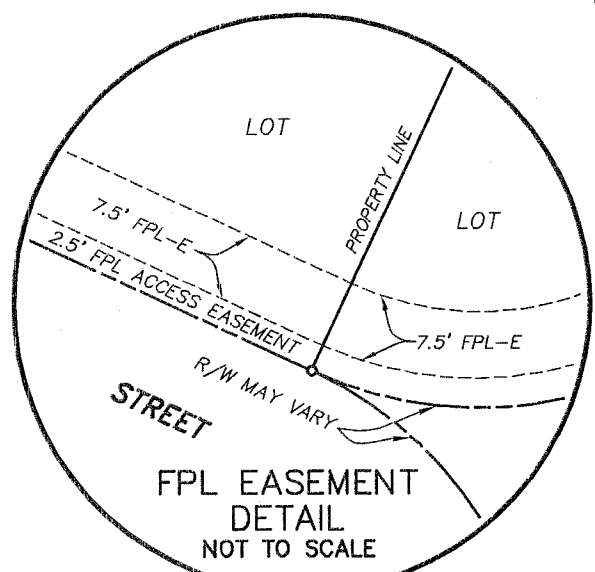


**NOTES**

- 1) Bearings shown are referenced to the State Plane coordinates as indicated herein and are based on the Westerly line of Crosswater Parkway Extension as being South 17°00'05" West.
- 2) Coordinates based on GPS observation of the following National Geodetic Survey Control Station "KREG" (Jacksonville 2) coordinates: N 2182506.373 E 493662.930  
Coordinate Datum: State Plane values reference Florida East Zone,  
North American Datum 1983 (2011) and are in U.S. survey feet.
- 3) NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this county.
- 4) 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.
- 5) Tracts "P", "Q" and "R" 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:
  - (a) Construction or placing buildings, roads, signs, billboards or other advertising, utilities or other structures on or above the ground.
  - (b) Dumping or placing soil or other substance or material as landfill or dumping or placing of trash, waste or unsightly or offensive materials.
  - (c) Removing, destroying or trimming trees, shrubs, or other vegetation.
  - (d) Excavating, dredging or removing loam, peat, gravel, soil, rock or other material substances in such a manner as to affect the surface.
  - (e) Surface use, except for purposes that permit the land or water area to remain predominantly in its natural condition.
  - (f) Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation.
  - (g) Acts or uses detrimental to such retention of land or water areas.
  - (h) 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.
- 6) Upland Buffers adjacent to wetlands are to remain natural, vegetative, and undisturbed and represent a 25 foot averaged width, but not less than 10 feet.
- 7) Section lines and quarter section lines depicted herein are graphic representations only and do not reflect field measure unless otherwise noted.
- 8) Lands depicted herein are subject to Developer and Utility Service Agreement recorded in Official Records Book 2359, Page 1979, Official Records Book 3305, page 571, Official Records Book 3872, Page 914 and Official Records Book 3872, Page 914 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, PERMANENT REFERENCE MONUMENT
- CONCRETE MONUMENT
- PERMANENT CONTROL POINT
- 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
- N/T NON-TANGENT
- C1 TABULATED CURVE DATA
- L1 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
- ESMT. EASEMENT
- NAVD NORTH AMERICAN VERTICAL DATUM
- MATCHLINE
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- ⊕ DENOTES UPLANDS WITHIN CONSERVATION EASEMENT
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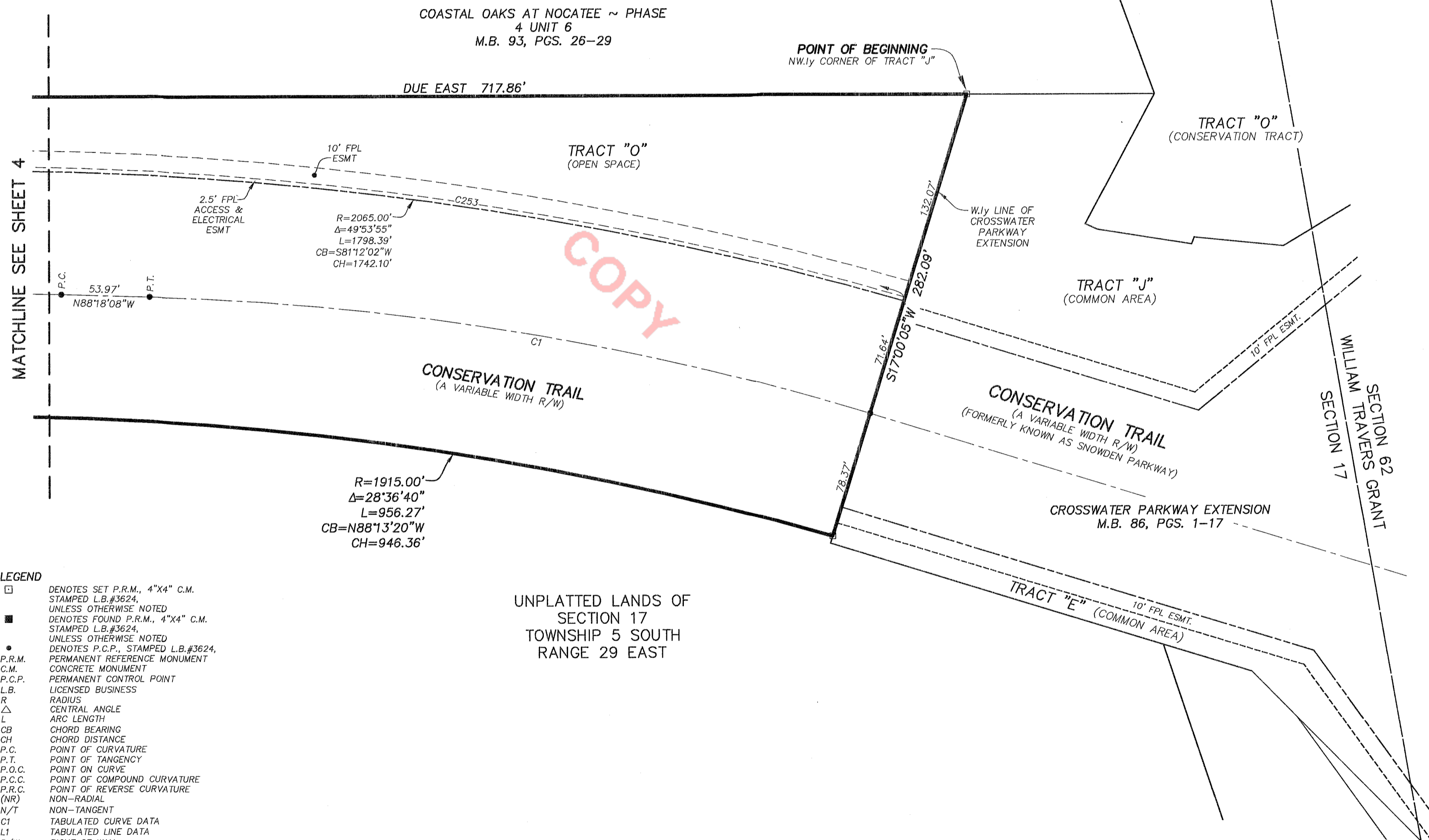
PREPARED BY:  
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14775 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258 (904) 642-8550  
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# CROSSWATER VILLAGE PHASE 2

(FORMERLY KNOWN AS PIONEER VILLAGE)

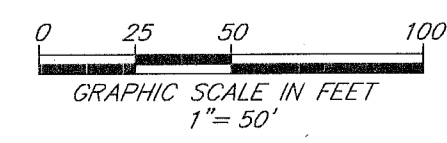
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ST JOHNS COUNTY, FLORIDA.

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	1676.48'	15°18'13"	447.79'	N80°39'01"W	446.46'
C253	2065.00'	22°22'27"	806.39'	N85°02'14"W	801.27'



COPY

- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
  - DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
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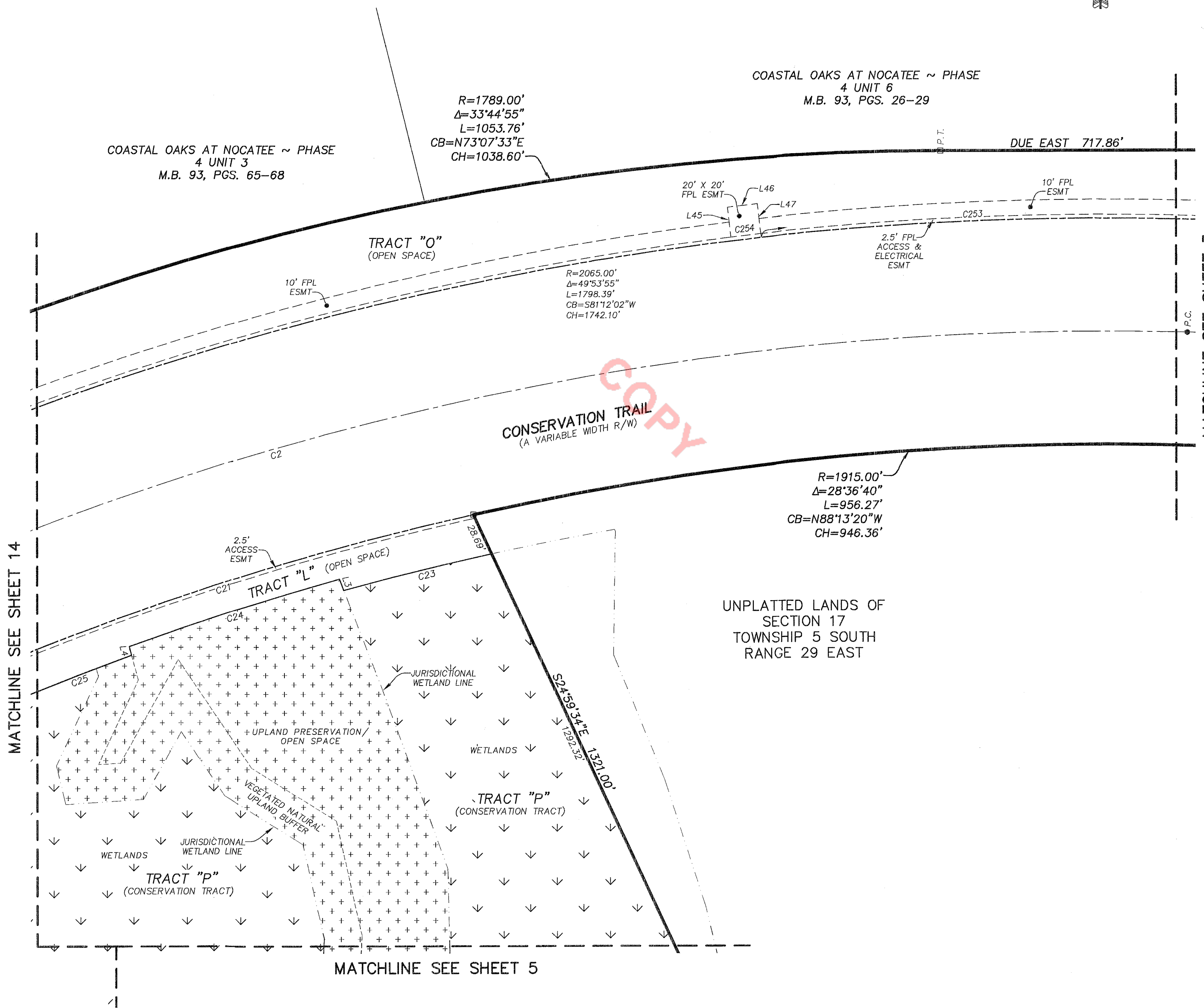
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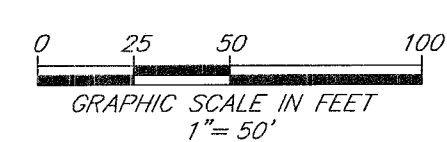


CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C2	1990.00'	35°26'47"	1231.13'	S73°58'29"W	1211.59'
C21	1915.00'	15°44'11"	525.96'	S69°36'14"W	524.31'
C23	1887.00'	3°04'00"	101.00'	S76°07'37"W	100.99'
C24	1895.00'	4°25'56"	146.59'	S72°21'09"W	146.55'
C25	1889.00'	8°23'10"	276.48'	S65°55'44"W	276.23'
C253	2065.00'	22°22'27"	806.39'	N85°02'14"W	801.27'
C254	2067.50'	0°33'15"	20.00'	S83°29'54"W	20.00'

LINE TABLE		
LINE	BEARING	LENGTH
L3	S21°16'42"E	8.04'
L4	N15°15'11"W	6.02'
L45	S06°30'06"E	20.02'
L46	S83°29'54"W	20.00'
L47	S06°30'06"E	20.02'



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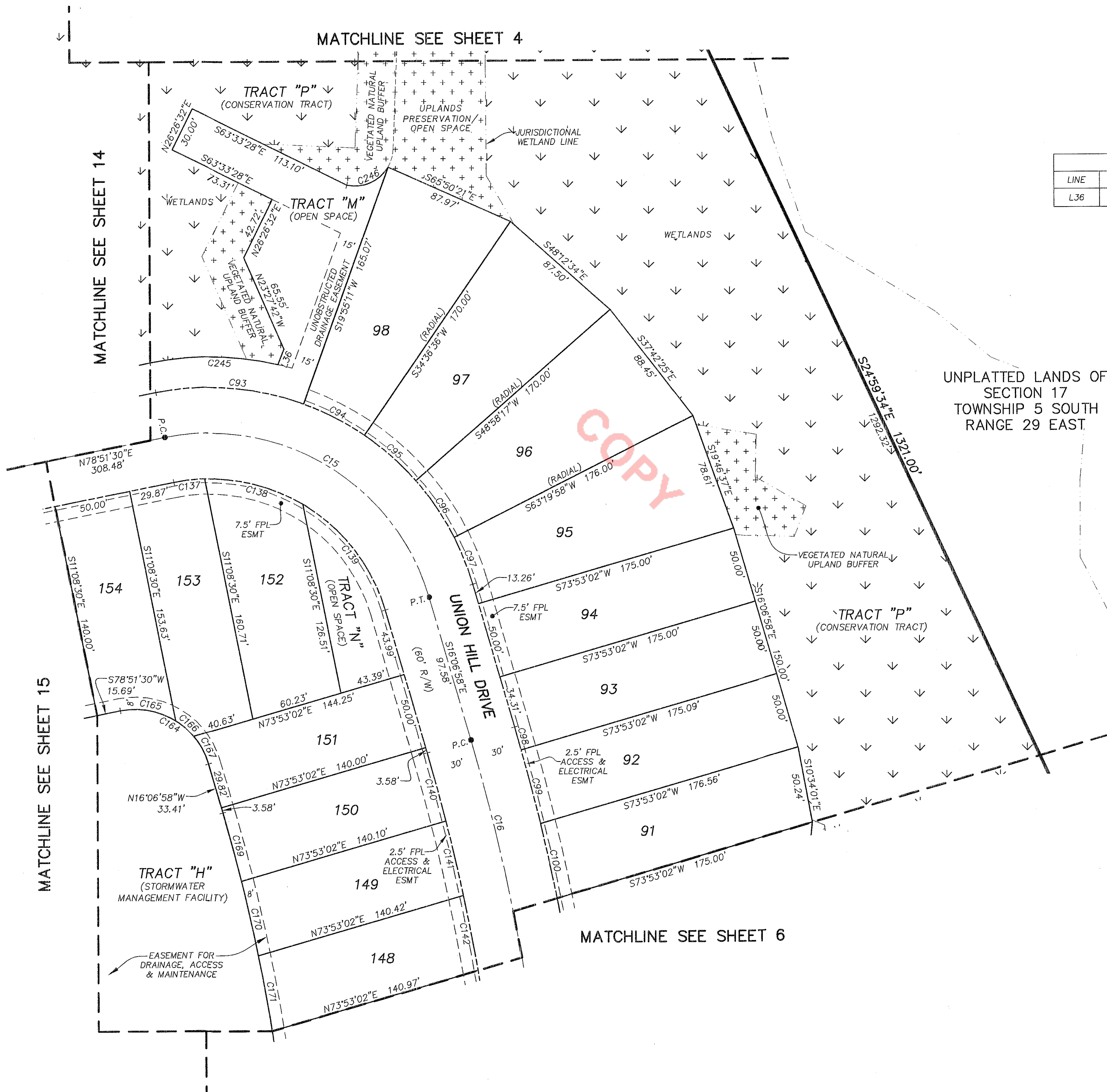
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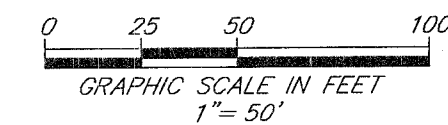


LINE TABLE		
LINE	BEARING	LENGTH
L36	S21°33'59"W	10.82'

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C15	150.00'	85°01'32"	222.60'	S58°37'44"E	202.73'
C16	1350.00'	18°48'10"	443.03'	S06°42'53"E	441.05'
C93	180.00'	31°23'24"	98.61'	N85°26'48"W	97.39'
C94	180.00'	14°21'41"	45.12'	N62°34'15"W	45.00'
C95	180.00'	14°21'41"	45.12'	N48°12'34"W	45.00'
C96	180.00'	14°21'41"	45.12'	N33°50'52"W	45.00'
C97	180.00'	10°33'03"	33.15'	N21°23'30"W	33.10'
C98	1380.00'	0°39'05"	15.69'	N15°47'26"W	15.69'
C99	1380.00'	2°04'37"	50.02'	N14°25'35"W	50.02'
C100	1380.00'	2°04'50"	50.11'	N12°20'51"W	50.11'
C137	120.00'	9°39'32"	20.23'	S83°41'16"W	20.21'
C138	120.00'	32°14'14"	67.52'	N75°21'51"W	66.63'
C139	120.00'	43°07'46"	90.33'	N37°40'51"W	88.21'
C140	1320.00'	2°00'55"	46.43'	N15°06'31"W	46.43'
C141	1320.00'	2°10'25"	50.08'	N13°00'51"W	50.07'
C142	1320.00'	2°10'47"	50.22'	N10°50'15"W	50.21'
C164	50.00'	85°01'32"	74.20'	N58°37'44"W	67.58'
C165	50.00'	43°19'24"	37.81'	N79°28'48"W	36.91'
C166	50.00'	17°54'03"	15.62'	N48°52'05"W	15.56'
C167	50.00'	23°48'05"	20.77'	N28°01'01"W	20.62'
C169	1180.00'	2°15'16"	46.43'	N14°59'20"W	46.43'
C170	1180.00'	2°25'57"	50.10'	N12°38'44"W	50.09'
C171	1180.00'	2°26'27"	50.27'	N10°12'32"W	50.27'
C245	200.00'	24°17'28"	84.79'	N88°59'46"W	84.16'
C246	25.00'	72°30'32"	31.64'	N66°39'08"E	29.57'



- 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
  - N/T NON-TANGENT
  - C1 TABULATED CURVE DATA
  - L1 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
  - ESMT. EASEMENT
  - NAVD NORTH AMERICAN VERTICAL DATUM
  - MATCHLINE
  - ③ SHEET REFERENCE NUMBER
  - ⊕ DENOTES UPLANDS WITHIN CONSERVATION EASEMENT
  - ⊖ DENOTES WETLANDS WITHIN 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 VILLAGE PHASE 2

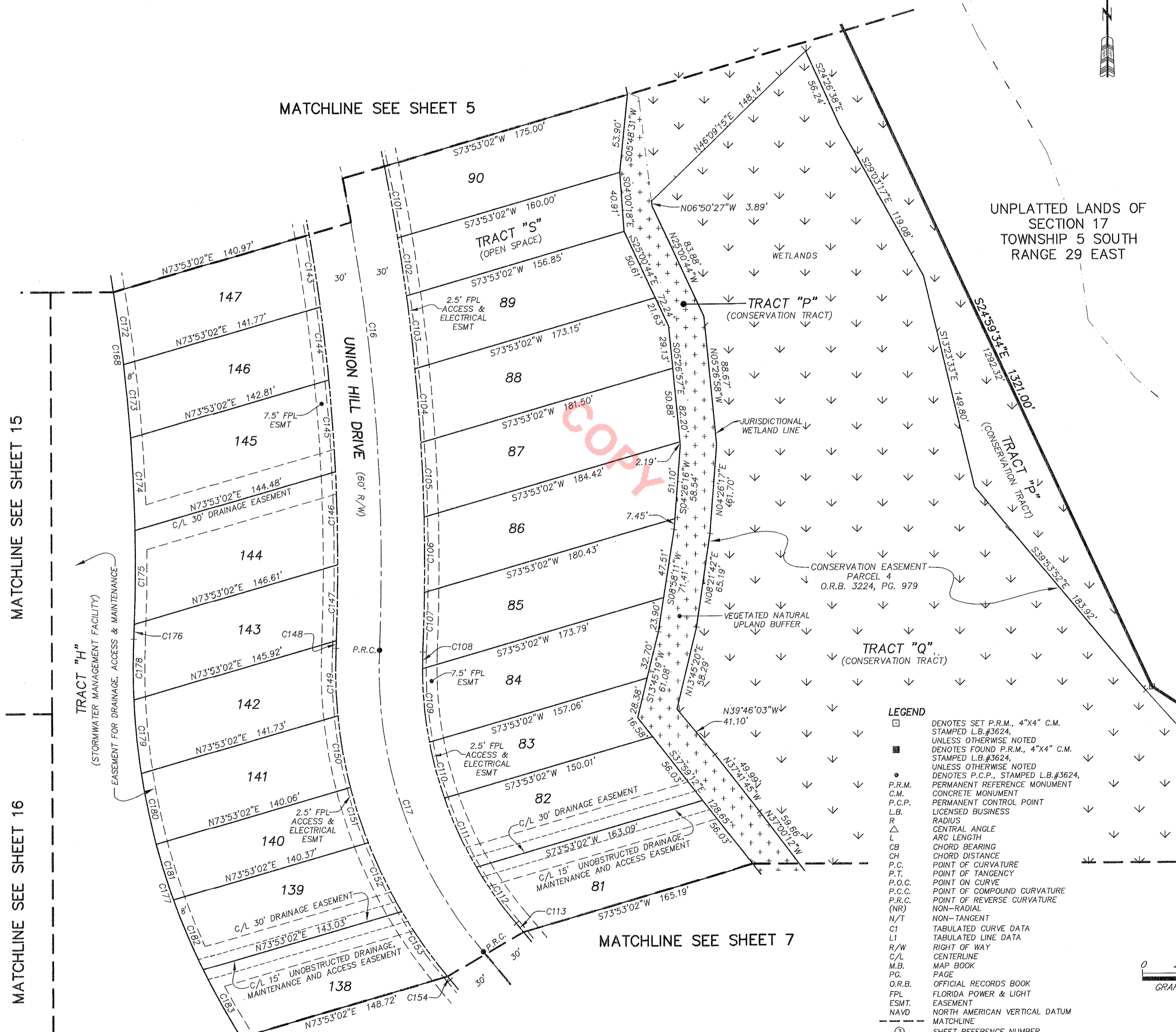
(FORMERLY KNOWN AS PIONEER VILLAGE)

BEING A PORTION OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 29 EAST,  
ST JOHNS COUNTY, FLORIDA.

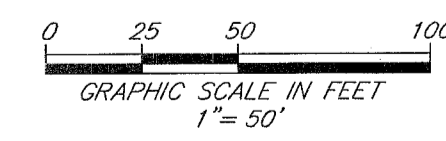
SHEET 6 OF 17 SHEETS

SEE SHEET 2 FOR NOTES

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C16	1350.00'	18°48'10"	443.03'	S06°42'53"E	441.05'
C17	300.00'	43°01'09"	225.25'	S18°49'22"E	219.99'
C101	1380.00'	2°05'13"	50.26'	N10°15'50"W	50.26'
C102	1380.00'	1°40'34"	40.37'	N08°22'57"W	40.37'
C103	1380.00'	2°06'20"	50.72'	N06°29'29"W	50.71'
C104	1380.00'	2°07'13"	51.07'	N04°22'42"W	51.07'
C105	1380.00'	2°08'18"	51.50'	N02°14'57"W	51.50'
C106	1380.00'	2°09'36"	52.02'	N00°06'00"W	52.02'
C107	1380.00'	1°42'24"	41.11'	N01°50'00"E	41.10'
C108	270.00'	2°25'33"	11.43'	S01°28'26"W	11.43'
C109	270.00'	10°49'25"	51.01'	S05°09'03"E	50.93'
C110	270.00'	8°29'54"	40.05'	S14°48'43"E	40.01'
C111	270.00'	11°10'33"	52.67'	S24°38'57"E	52.58'
C112	270.00'	10°05'44"	47.57'	S35°17'05"E	47.51'
C113	1030.00'	0°26'01"	7.80'	N40°06'56"W	7.80'
C143	1320.00'	2°11'20"	50.43'	N08°39'11"W	50.43'
C144	1320.00'	2°12'06"	50.72'	N06°27'28"W	50.72'
C145	1320.00'	2°45'11"	63.42'	N03°58'50"W	63.42'
C146	1320.00'	2°47'06"	64.16'	N01°12'42"W	64.16'
C147	1320.00'	2°16'30"	52.41'	N01°19'07"E	52.41'
C148	1320.00'	0°13'51"	5.32'	N02°34'17"E	5.32'
C149	330.00'	8°04'48"	46.54'	S01°21'12"E	46.50'
C150	330.00'	8°44'36"	50.36'	S09°45'54"E	50.31'
C151	330.00'	6°57'06"	40.04'	S17°36'45"E	40.01'
C152	330.00'	9°09'55"	52.79'	S25°40'15"E	52.73'
C153	330.00'	9°33'17"	55.03'	S35°01'51"E	54.97'
C168	1180.00'	18°48'10"	387.24'	N06°42'53"W	385.51'
C172	1180.00'	2°27'14"	50.54'	N07°45'41"W	50.54'
C173	1180.00'	2°28'19"	50.91'	N05°17'54"W	50.90'
C174	1180.00'	3°05'52"	63.80'	N02°30'49"W	63.79'
C175	1180.00'	3°08'38"	64.75'	N00°36'26"E	64.74'
C176	1180.00'	0°30'28"	10.45'	N02°25'58"E	10.45'
C177	470.00'	43°01'09"	352.89'	S18°49'22"E	344.66'
C178	470.00'	5°05'32"	41.77'	S00°08'26"W	41.76'
C179	470.00'	6°12'16"	50.89'	S05°30'28"E	50.87'
C180	470.00'	6°07'00"	50.17'	S11°40'05"E	50.15'
C181	470.00'	4°52'43"	40.02'	S17°09'57"E	40.01'
C182	470.00'	6°23'09"	52.38'	S22°47'52"E	52.36'
C183	470.00'	6°30'46"	53.42'	S29°14'50"E	53.40'



- 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
  - CONCRETE MONUMENT
  - PERMANENT CONTROL POINT
  - 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
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  - L1 TABULATED LINE DATA
  - R/W RIGHT OF WAY
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  - M.B. MAP BOOK
  - P.G. PAGE
  - O.R.B. OFFICIAL RECORDS BOOK
  - F.P.L. FLORIDA POWER & LIGHT
  - ESMT. EASEMENT
  - NAVD. NORTH AMERICAN VERTICAL DATUM
  - MATCHLINE
  - ⑤ SHEET REFERENCE NUMBER
  - +++ DENOTES UPLANDS WITHIN CONSERVATION EASEMENT
  - DENOTES WETLANDS WITHIN CONSERVATION EASEMENT



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

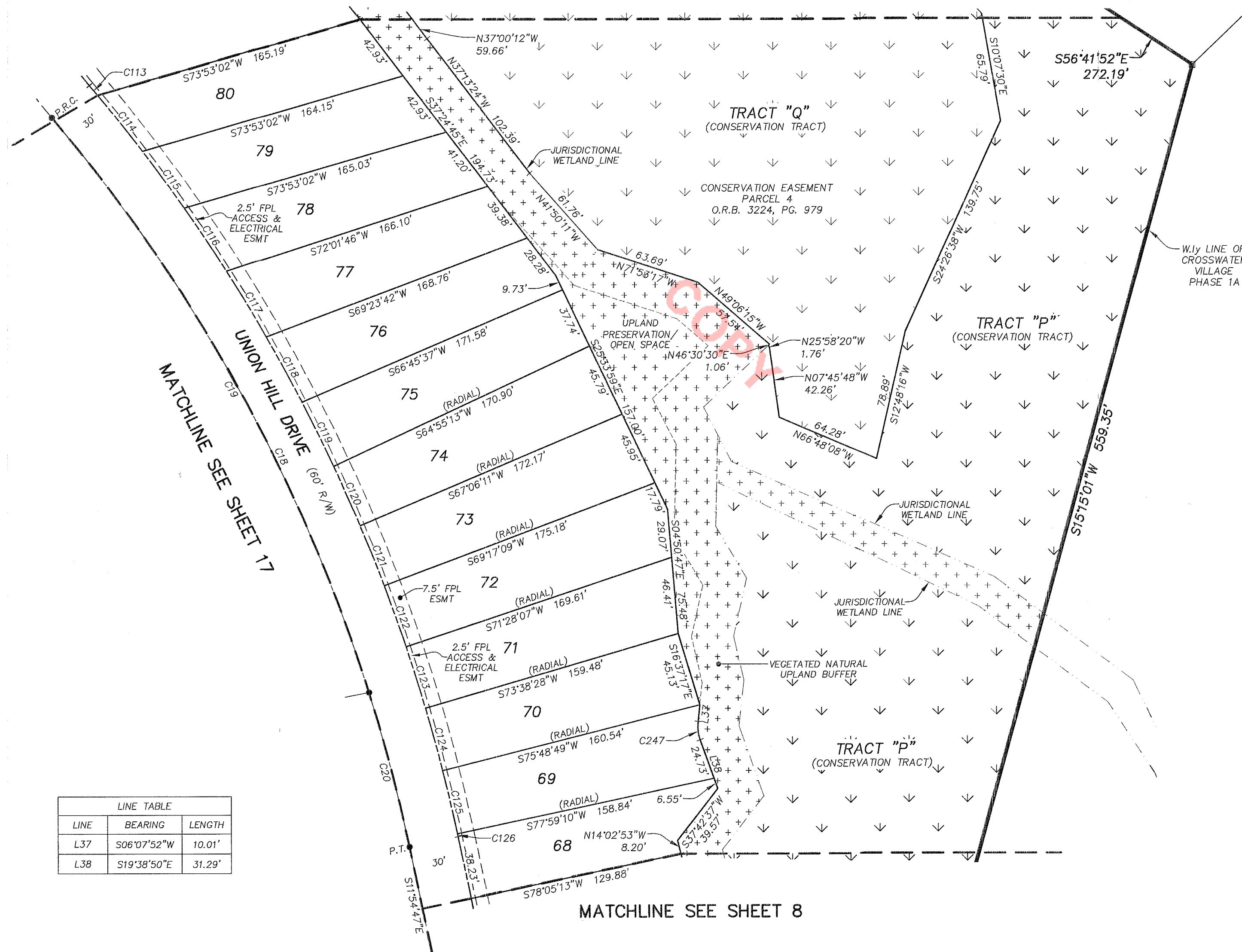
# CROSSWATER VILLAGE PHASE 2

(FORMERLY KNOWN AS PIONEER VILLAGE)

BEING A PORTION OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 29 EAST,  
ST JOHNS COUNTY, FLORIDA.



MATCHLINE SEE SHEET 6



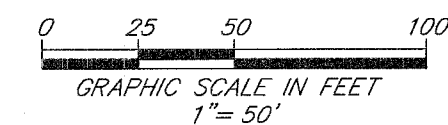
MATCHLINE SEE SHEET 17

MATCHLINE SEE SHEET 8

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C18	1000.00'	28°25'10"	496.01'	S26°07'22"E	490.94'
C19	1000.00'	22°53'40"	399.58'	S28°53'07"E	396.93'
C20	1000.00'	5°31'30"	96.43'	S14°40'32"E	96.39'
C113	1030.00'	0°26'01"	7.80'	N40°06'56"W	7.80'
C114	1030.00'	2°24'36"	43.32'	N38°41'38"W	43.32'
C115	1030.00'	2°22'15"	42.62'	N36°18'12"W	42.62'
C116	1030.00'	2°33'21"	45.95'	N33°50'24"W	45.94'
C117	1030.00'	2°33'59"	46.14'	N31°16'44"W	46.13'
C118	1030.00'	2°30'33"	45.11'	N28°44'28"W	45.10'
C119	1030.00'	2°24'24"	43.27'	N26°16'59"W	43.26'
C120	1030.00'	2°10'58"	39.24'	N23°59'18"W	39.24'
C121	1030.00'	2°10'58"	39.24'	N21°48'20"W	39.24'
C122	1030.00'	2°10'58"	39.24'	N19°37'22"W	39.24'
C123	1030.00'	2°10'21"	39.05'	N17°26'42"W	39.05'
C124	1030.00'	2°10'21"	39.05'	N15°16'21"W	39.05'
C125	1030.00'	2°10'21"	39.05'	N13°06'00"W	39.05'
C126	1030.00'	0°06'03"	1.81'	N11°57'48"W	1.81'
C247	25.00'	25°46'42"	11.25'	S06°45'29"E	11.15'

LINE TABLE		
LINE	BEARING	LENGTH
L37	S06°07'52"W	10.01'
L38	S19°38'50"E	31.29'

- 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
  - P.R.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
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  - P.R.C. POINT OF REVERSE CURVATURE
  - (NR) NON-RADIAL
  - N/T NON-TANGENT
  - C1 TABULATED CURVE DATA
  - L1 TABULATED LINE DATA
  - R/W RIGHT OF WAY
  - C/L CENTERLINE
  - M.B. MAP BOOK
  - PG. PAGE
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  - FPL FLORIDA POWER & LIGHT
  - ESMT. EASEMENT
  - NAVD NORTH AMERICAN VERTICAL DATUM
  - MATCHLINE
  - ③ SHEET REFERENCE NUMBER
  - ++++ DENOTES UPLANDS WITHIN CONSERVATION EASEMENT
  - vvvv DENOTES WETLANDS WITHIN CONSERVATION EASEMENT



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

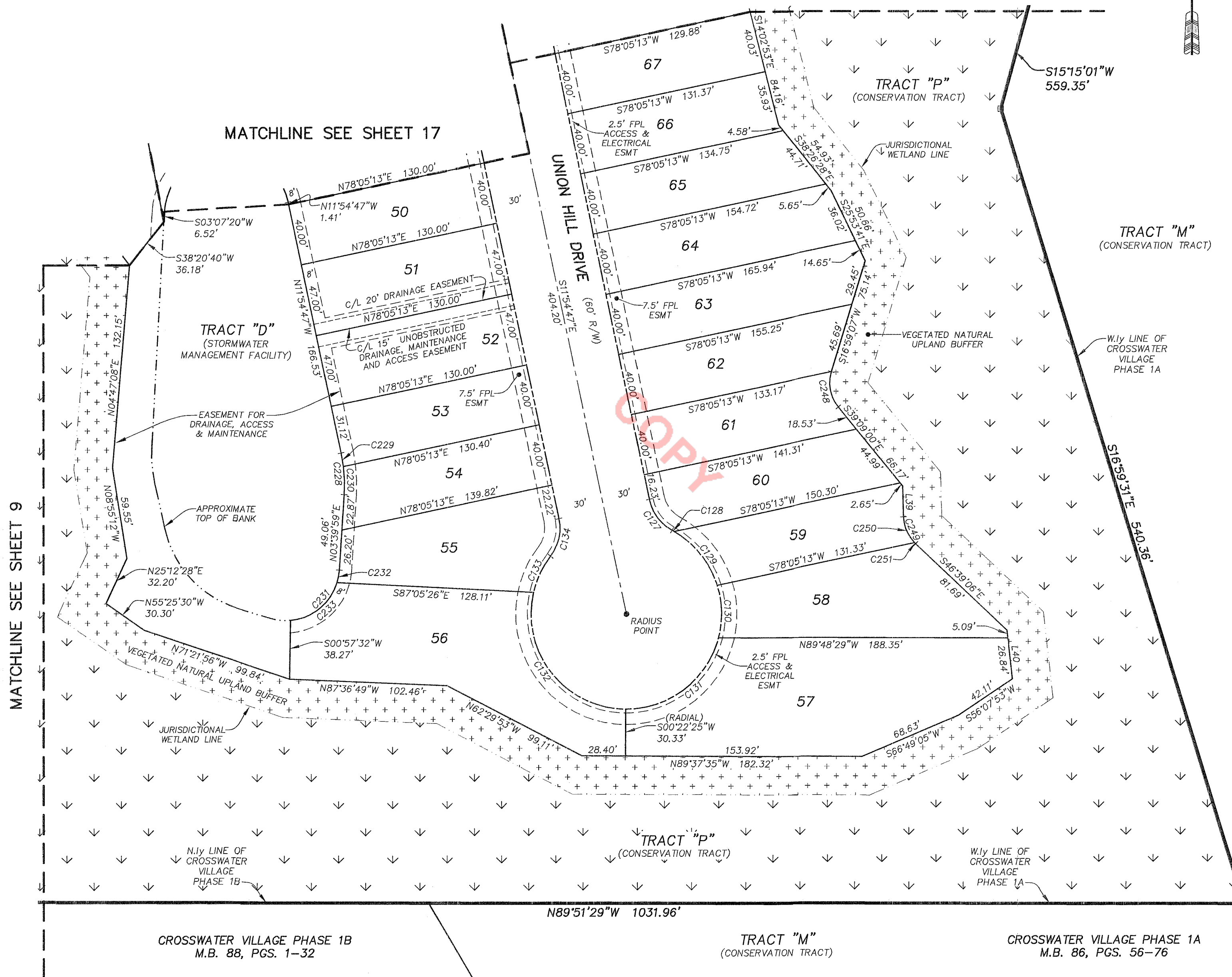
# CROSSWATER VILLAGE PHASE 2

(FORMERLY KNOWN AS PIONEER VILLAGE)

BEING A PORTION OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 29 EAST,  
ST JOHNS COUNTY, FLORIDA.

MATCHLINE SEE SHEET 7

MATCHLINE SEE SHEET 17



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C127	30.00'	49°17'39"	25.81'	S36°33'37"E	25.02'
C128	62.00'	1°26'00"	1.55'	N60°29'26"W	1.55'
C129	62.00'	42°19'53"	45.81'	N38°36'29"W	44.77'
C130	62.00'	31°57'36"	34.58'	N01°27'45"W	34.14'
C131	62.00'	75°51'22"	82.08'	N52°26'44"E	76.22'
C132	62.00'	102°54'26"	111.36'	S38°10'22"E	96.98'
C133	62.00'	24°06'01"	26.08'	S25°19'52"W	25.89'
C134	30.00'	49°17'39"	25.81'	N12°44'03"E	25.02'
C228	100.00'	15°34'46"	27.19'	N04°07'24"W	27.11'
C229	100.00'	5°05'46"	8.89'	N09°21'54"W	8.89'
C230	100.00'	10°28'59"	18.30'	N01°34'31"W	18.27'
C231	35.00'	81°15'29"	49.64'	N44°17'43"E	45.58'
C232	35.00'	13°24'23"	8.19'	N10°22'10"E	8.17'
C233	35.00'	67°51'06"	41.45'	N50°59'55"E	39.07'
C248	25.00'	56°08'07"	24.49'	S11°04'56"E	23.53'
C249	25.00'	45°01'19"	19.64'	S24°13'04"E	19.14'
C250	25.00'	42°36'20"	18.59'	S23°00'34"E	18.16'
C251	25.00'	2°24'59"	1.05'	S45°31'13"E	1.05'

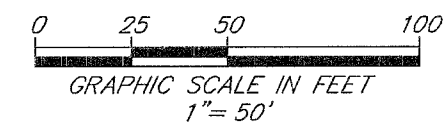
MATCHLINE SEE SHEET 9

CROSSWATER VILLAGE PHASE 1B  
M.B. 88, PGS. 1-32

TRACT "M"  
(CONSERVATION TRACT)

CROSSWATER VILLAGE PHASE 1A  
M.B. 86, PGS. 56-76

LINE TABLE		
LINE	BEARING	LENGTH
L39	S01°42'24"E	20.13'
L40	S06°24'32"E	31.93'



- 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
  - P.R.M. PERMANENT REFERENCE MONUMENT
  - C.M. CONCRETE MONUMENT
  - P.C.P. PERMANENT CONTROL POINT
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  - R. RADIUS
  - Δ CENTRAL ANGLE
  - L. ARC LENGTH
  - CB. CHORD BEARING
  - CH. CHORD DISTANCE
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  - C1. TABULATED CURVE DATA
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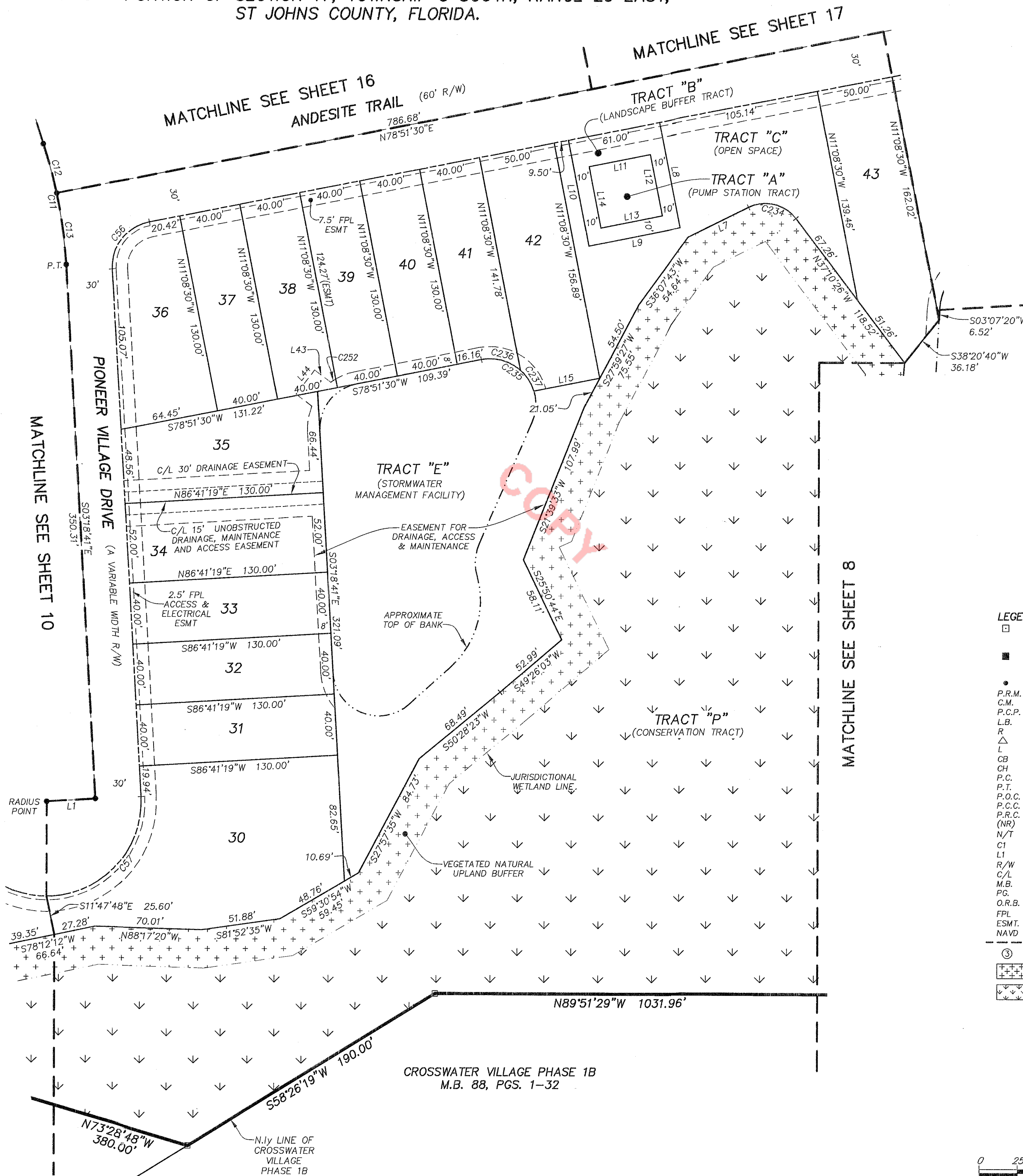
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CERTIFICATE OF AUTHORIZATION NO. L.B. 3624



# CROSSWATER VILLAGE PHASE 2

(FORMERLY KNOWN AS PIONEER VILLAGE)

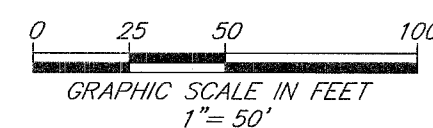
BEING A PORTION OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 29 EAST,  
ST JOHNS COUNTY, FLORIDA.



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C11	300.00'	15°24'41"	80.69'	S11°01'01"E	80.45'
C12	300.00'	6°23'06"	33.43'	S15°31'49"E	33.41'
C13	300.00'	9°01'35"	47.26'	S07°49'28"E	47.21'
C56	30.00'	82°10'11"	43.02'	S37°46'24"W	39.43'
C57	62.00'	93°18'41"	100.97'	N43°20'39"E	90.18'
C234	25.00'	79°17'56"	34.60'	N76°49'23"W	31.90'
C235	30.00'	84°03'25"	44.01'	N59°06'48"W	40.17'
C236	30.00'	52°36'43"	27.55'	N74°50'09"W	26.59'
C237	30.00'	31°26'42"	16.46'	N32°48'26"W	16.26'
C252	38.00'	5°55'26"	3.93'	S56°00'34"W	3.93'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S86°41'19"W	32.00'
L7	S63°31'39"W	44.09'
L8	S11°08'30"E	70.50'
L9	S78°51'30"W	61.00'
L10	N11°08'30"W	70.50'
L11	N78°51'30"E	41.00'
L12	S11°08'30"E	41.00'
L13	S78°51'30"W	41.00'
L14	N11°08'30"W	41.00'
L15	S78°51'30"W	44.00'
L43	S52°25'07"E	13.18'
L44	N37°34'53"E	20.00'

- LEGEND**
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  - DENOTES FOUND P.R.M., 4"X4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
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  - L.B. LICENSED BUSINESS
  - R RADIUS
  - △ CENTRAL ANGLE
  - L ARC LENGTH
  - CB CHORD BEARING
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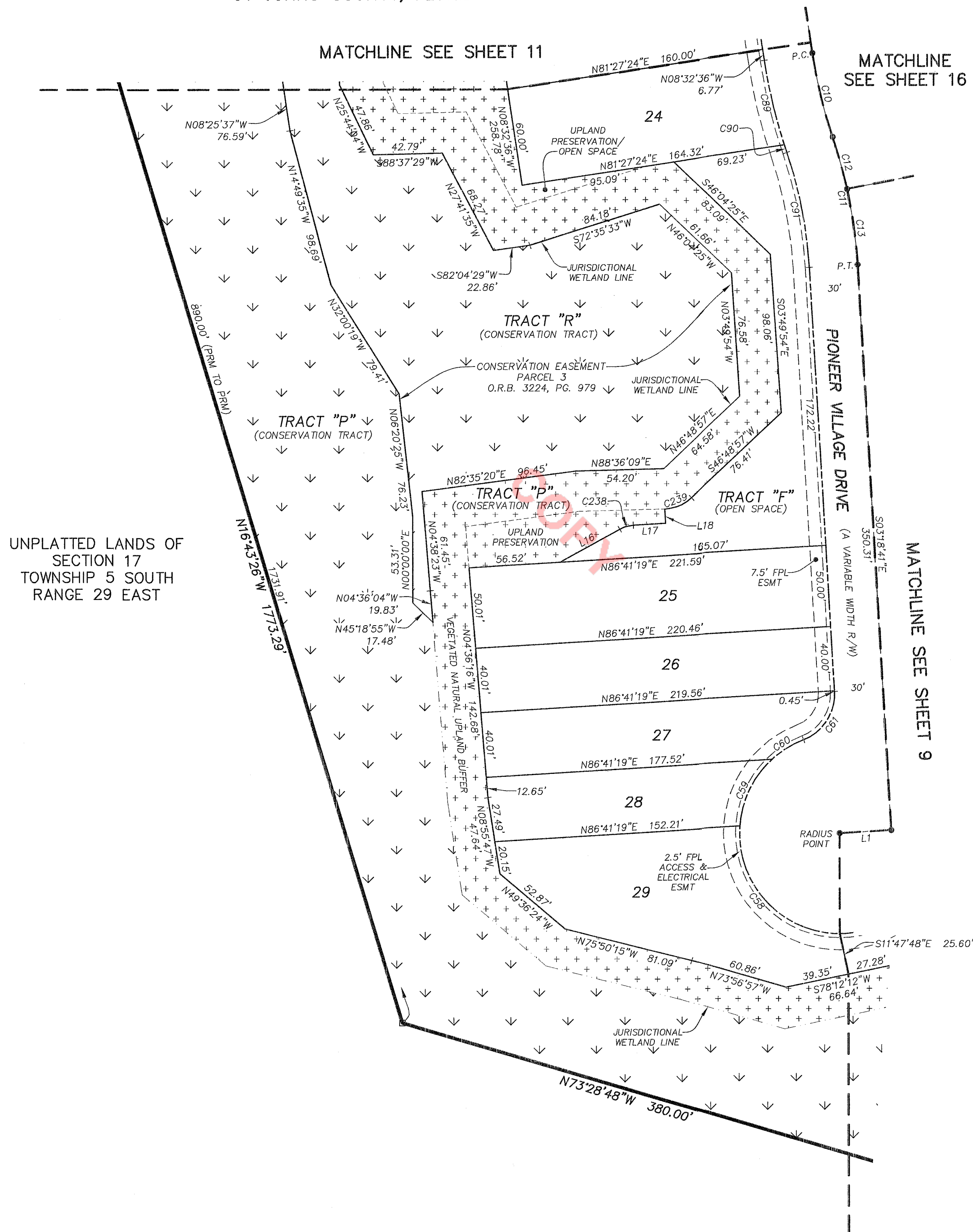


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CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

# CROSSWATER VILLAGE PHASE 2

(FORMERLY KNOWN AS PIONEER VILLAGE)

BEING A PORTION OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 29 EAST,  
ST JOHNS COUNTY, FLORIDA.



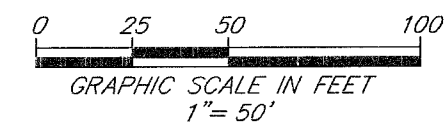
UNPLATTED LANDS OF  
SECTION 17  
TOWNSHIP 5 SOUTH  
RANGE 29 EAST



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C10	300.00'	10°10'45"	53.30'	S13°37'59"E	53.23'
C11	300.00'	15°24'41"	80.69'	S11°01'01"E	80.45'
C12	300.00'	6°23'06"	33.43'	S15°31'49"E	33.41'
C13	300.00'	9°01'35"	47.26'	S07°49'28"E	47.21'
C58	62.00'	94°10'59"	101.92'	S42°54'30"E	90.82'
C59	62.00'	43°21'51"	46.92'	S25°51'55"W	45.81'
C60	62.00'	21°25'20"	23.18'	S58°15'31"W	23.05'
C61	30.00'	72°16'52"	37.85'	N32°49'45"E	35.39'
C89	330.00'	9°16'55"	53.46'	S13°11'04"E	53.40'
C90	330.00'	0°53'51"	5.17'	S18°16'26"E	5.17'
C91	270.00'	15°24'41"	72.62'	N11°01'01"W	72.41'
C238	20.00'	25°19'10"	8.84'	S74°01'44"W	8.77'
C239	25.00'	41°47'12"	18.23'	N67°42'33"E	17.83'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S86°41'19"W	32.00'
L16	S61°22'08"W	42.27'
L17	S86°41'19"W	20.12'
L18	S03°18'41"E	8.80'

- 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
  - 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
  - N/T NON-TANGENT
  - CT TABULATED CURVE DATA
  - L1 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
  - ESMT. EASEMENT
  - NAVD NORTH AMERICAN VERTICAL DATUM
  - MATCHLINE
  - ③ SHEET REFERENCE NUMBER
  - ⊕ DENOTES UPLANDS WITHIN CONSERVATION EASEMENT
  - ⊖ DENOTES WETLANDS WITHIN 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 VILLAGE PHASE 2

(FORMERLY KNOWN AS PIONEER VILLAGE)

BEING A PORTION OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 29 EAST,  
ST JOHNS COUNTY, FLORIDA.

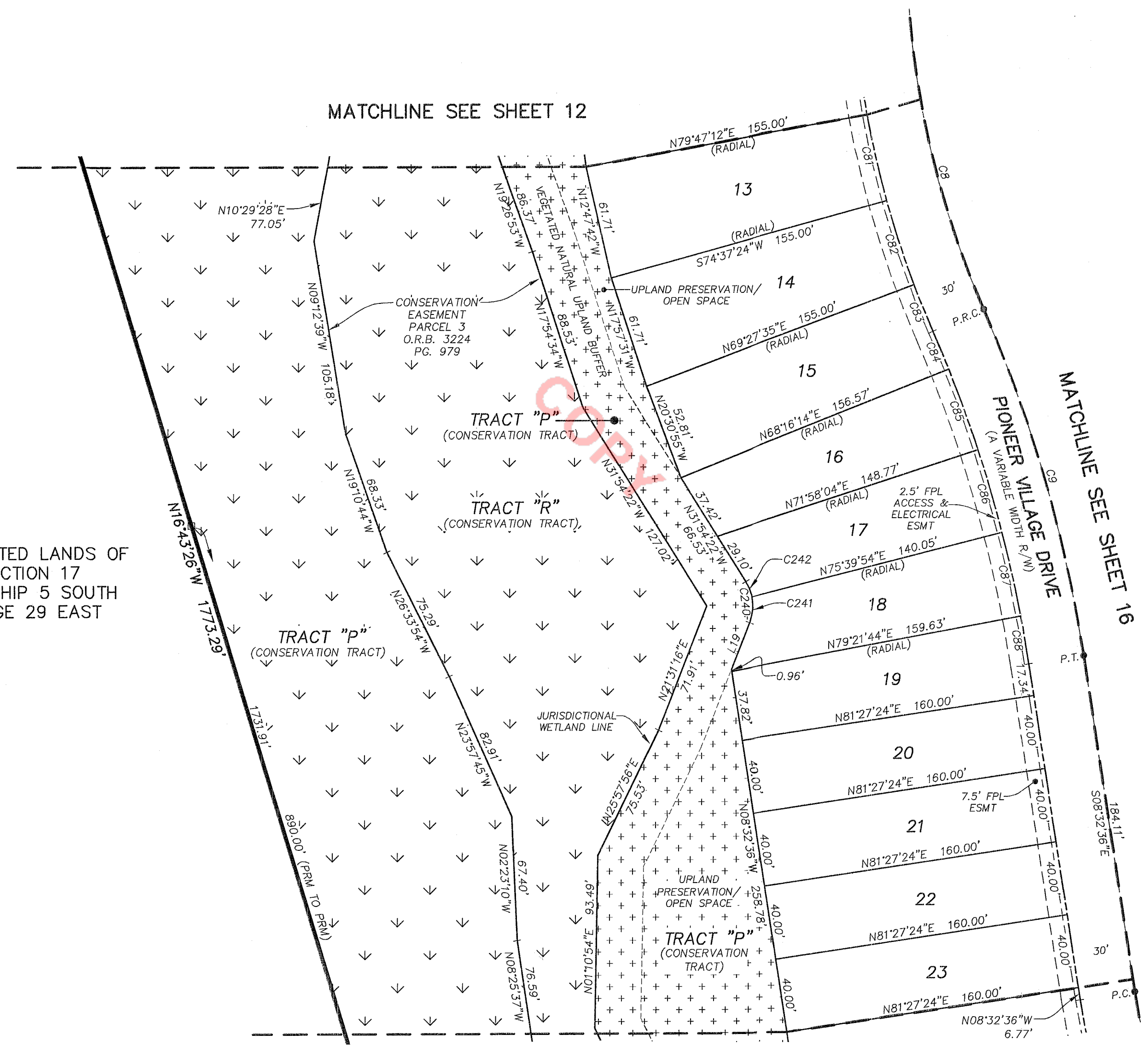
SHEET 11 OF 17 SHEETS

SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C8	500.00'	25°18'04"	220.79'	S10°50'51"E	219.00'
C9	750.00'	14°57'17"	195.76'	S16°01'15"E	195.20'
C81	530.00'	5°09'49"	47.76'	S12°47'42"E	47.75'
C82	530.00'	5°09'49"	47.76'	S17°57'31"E	47.75'
C83	530.00'	2°57'28"	27.36'	S22°01'09"E	27.36'
C84	720.00'	1°46'08"	22.23'	N22°36'49"W	22.23'
C85	720.00'	3°41'50"	46.46'	N19°52'51"W	46.45'
C86	720.00'	3°41'50"	46.46'	N16°11'01"W	46.45'
C87	720.00'	3°41'50"	46.46'	N12°29'11"W	46.45'
C88	720.00'	2°05'40"	26.32'	N09°35'26"W	26.32'
C240	25.00'	53°25'38"	23.31'	N05°11'33"W	22.48'
C241	25.00'	32°19'19"	14.10'	N05°21'37"E	13.92'
C242	25.00'	21°06'19"	9.21'	N21°21'13"W	9.16'

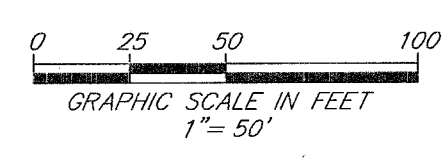
LINE TABLE		
LINE	BEARING	LENGTH
L19	N21°31'16"E	27.24'



UNPLATTED LANDS OF SECTION 17 TOWNSHIP 5 SOUTH RANGE 29 EAST

- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
  - DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
  - DENOTES P.C.P., STAMPED L.B.#3624
  - 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
  - N/T NON-TANGENT
  - 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
  - ESMT. EASEMENT
  - NAVD NORTH AMERICAN VERTICAL DATUM
  - --- MATCHLINE
  - (3) SHEET REFERENCE NUMBER
  - [Hatched] DENOTES UPLANDS WITHIN CONSERVATION EASEMENT
  - [Wavy] DENOTES WETLANDS WITHIN CONSERVATION EASEMENT

MATCHLINE SEE SHEET 10



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

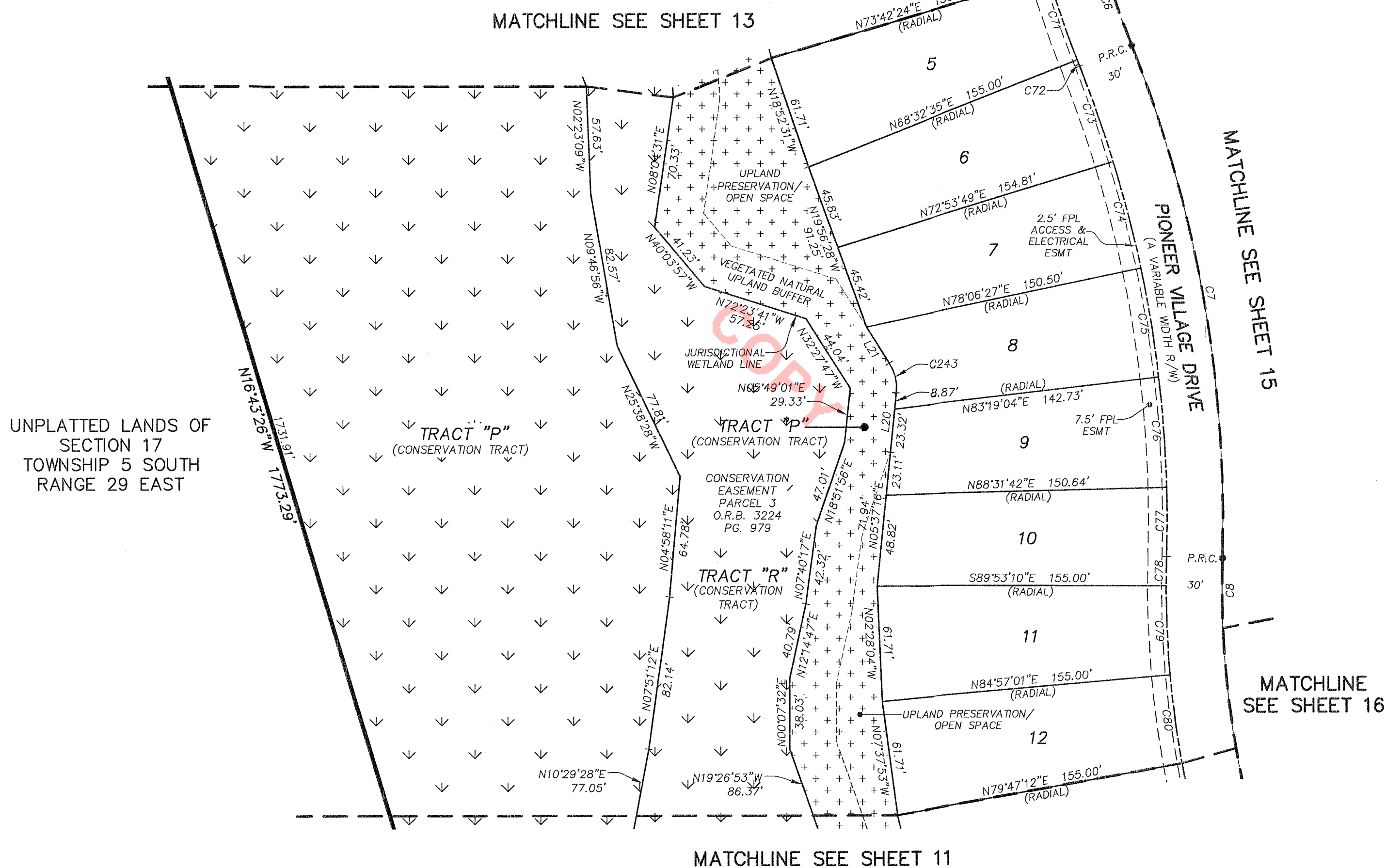
# CROSSWATER VILLAGE PHASE 2

(FORMERLY KNOWN AS PIONEER VILLAGE)

BEING A PORTION OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 29 EAST,  
ST JOHNS COUNTY, FLORIDA.



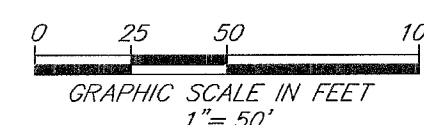
CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C6	500.00'	33°41'17"	293.98'	S05°00'44"E	289.77'
C7	680.00'	23°39'33"	280.79'	S10°01'36"E	278.80'
C8	500.00'	25°18'04"	220.79'	S10°50'51"E	219.00'
C71	530.00'	5°09'49"	47.76'	S18°52'31"E	47.75'
C72	530.00'	0°23'57"	3.69'	S21°39'24"E	3.69'
C73	650.00'	4°45'11"	53.92'	N19°28'47"W	53.91'
C74	650.00'	5°12'38"	59.11'	N14°29'52"W	59.09'
C75	650.00'	5°12'38"	59.11'	N09°17'14"W	59.09'
C76	650.00'	5°12'38"	59.11'	N04°04'37"W	59.09'
C77	650.00'	3°16'28"	37.15'	N00°09'56"E	37.14'
C78	530.00'	1°41'21"	15.62'	S00°57'30"W	15.62'
C79	530.00'	5°09'49"	47.76'	S02°28'04"E	47.75'
C80	530.00'	5°09'49"	47.76'	S07°37'53"E	47.75'
C243	25.00'	38°16'48"	16.70'	N13°19'23"W	16.39'



LINE TABLE		
LINE	BEARING	LENGTH
L20	N05°49'01"E	32.19'
L21	N32°27'47"W	22.67'

**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
- P.R.M. 4"X4" C.M. STAMPED L.B.#3624
- C.M. STAMPED L.B.#3624
- P.C.P. STAMPED L.B.#3624
- L.B. STAMPED L.B.#3624
- R. LICENSED BUSINESS
- R. RADIUS
- L. CENTRAL ANGLE
- CB. ARC LENGTH
- CH. 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
- N/T NON-TANGENT
- 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
- ESMT. EASEMENT
- NAVD NORTH AMERICAN VERTICAL DATUM
- MATCHLINE
- (3) SHEET REFERENCE NUMBER
- ⊕ DENOTES UPLANDS WITHIN CONSERVATION EASEMENT
- ⊖ DENOTES WETLANDS WITHIN 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 VILLAGE PHASE 2

(FORMERLY KNOWN AS PIONEER VILLAGE)

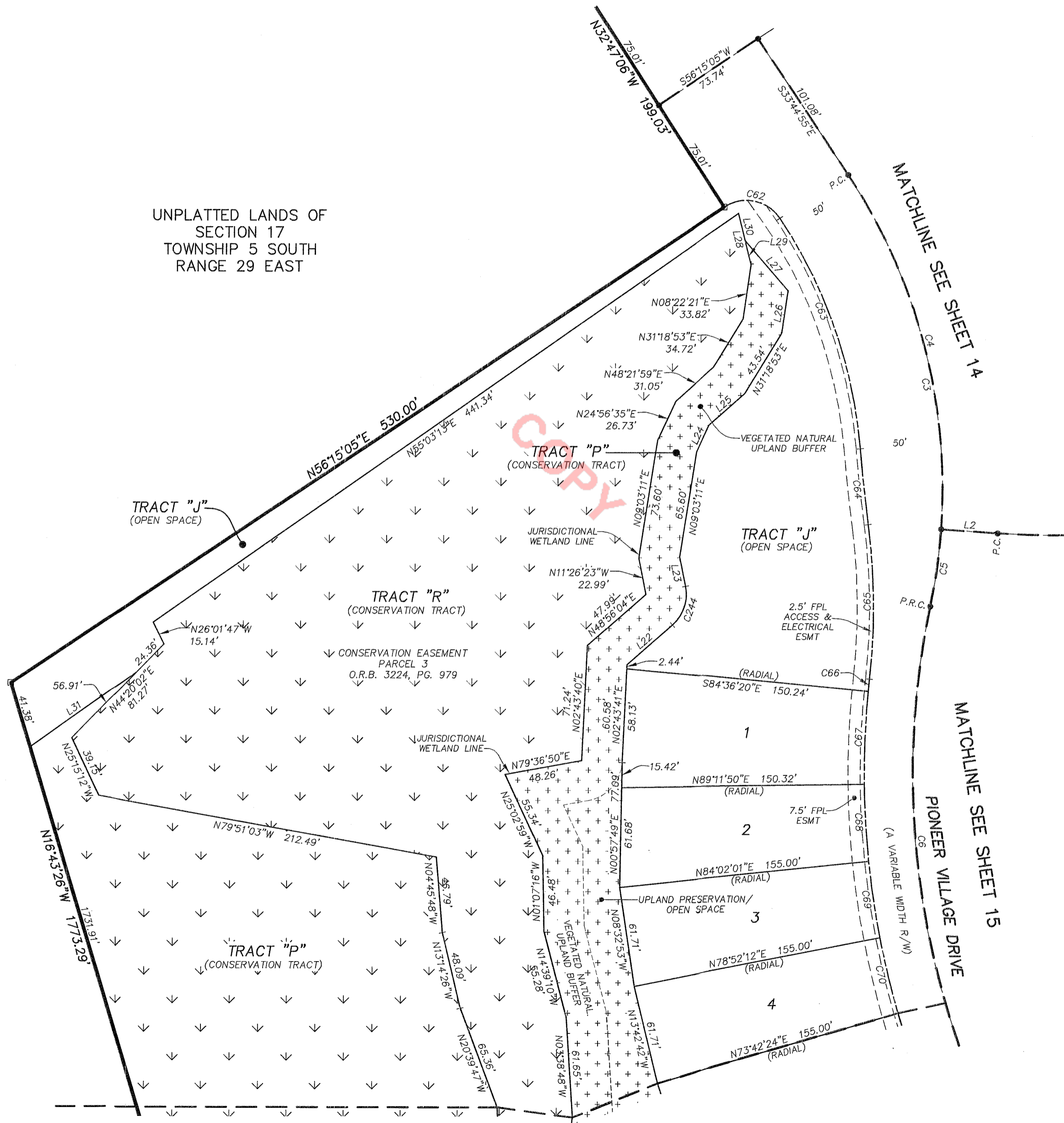
BEING A PORTION OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 29 EAST,  
ST JOHNS COUNTY, FLORIDA.

MAP BOOK 97 PAGE 75

SHEET 13 OF 17 SHEETS

SEE SHEET 2 FOR NOTES

UNPLATTED LANDS OF  
SECTION 17  
TOWNSHIP 5 SOUTH  
RANGE 29 EAST

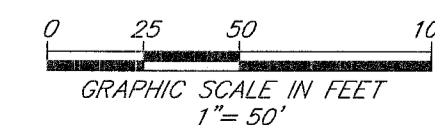


CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C3	350.00'	45°34'50"	278.44'	S10°57'30"E	271.15'
C4	350.00'	37°41'08"	230.21'	S14°54'21"E	226.08'
C5	350.00'	7°53'41"	48.23'	S07°53'04"W	48.19'
C6	500.00'	33°41'17"	293.98'	S05°00'44"E	289.77'
C62	25.00'	89°46'27"	39.17'	N78°51'41"W	35.29'
C63	300.00'	29°05'59"	152.37'	N19°25'29"W	150.73'
C64	1023.50'	2°37'58"	47.03'	S06°11'28"E	47.03'
C65	400.00'	13°43'39"	95.84'	N00°38'38"W	95.61'
C66	530.00'	0°49'33"	7.64'	S05°48'26"W	7.64'
C67	530.00'	6°11'50"	57.33'	S02°17'45"W	57.30'
C68	530.00'	5°09'49"	47.76'	S03°23'05"E	47.75'
C69	530.00'	5°09'49"	47.76'	S08°32'53"E	47.75'
C70	530.00'	5°09'49"	47.76'	S13°42'42"E	47.75'
C244	25.00'	60°22'27"	26.34'	N18°44'50"E	25.14'

LINE TABLE		
LINE	BEARING	LENGTH
L2	S86°03'47"E	35.04'
L22	N48°56'04"E	37.32'
L23	N11°26'23"W	18.47'
L24	N24°56'35"E	18.06'
L25	N48°21'59"E	29.62'
L26	N08°22'21"E	26.59'
L27	N40°47'13"W	40.75'
L28	N13°44'10"W	32.88'
L29	N13°44'10"W	15.48'
L30	N13°44'10"W	17.40'
L31	N54°46'14"E	80.41'

- 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
  - 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
  - N/T NON-TANGENT
  - C1 TABULATED CURVE DATA
  - L1 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
  - ESMT. EASEMENT
  - NAVD NORTH AMERICAN VERTICAL DATUM
  - MATCHLINE MATCHLINE
  - ③ SHEET REFERENCE NUMBER
  - ⊕ DENOTES UPLANDS WITHIN CONSERVATION EASEMENT
  - ⊖ DENOTES WETLANDS WITHIN CONSERVATION EASEMENT

MATCHLINE SEE SHEET 12

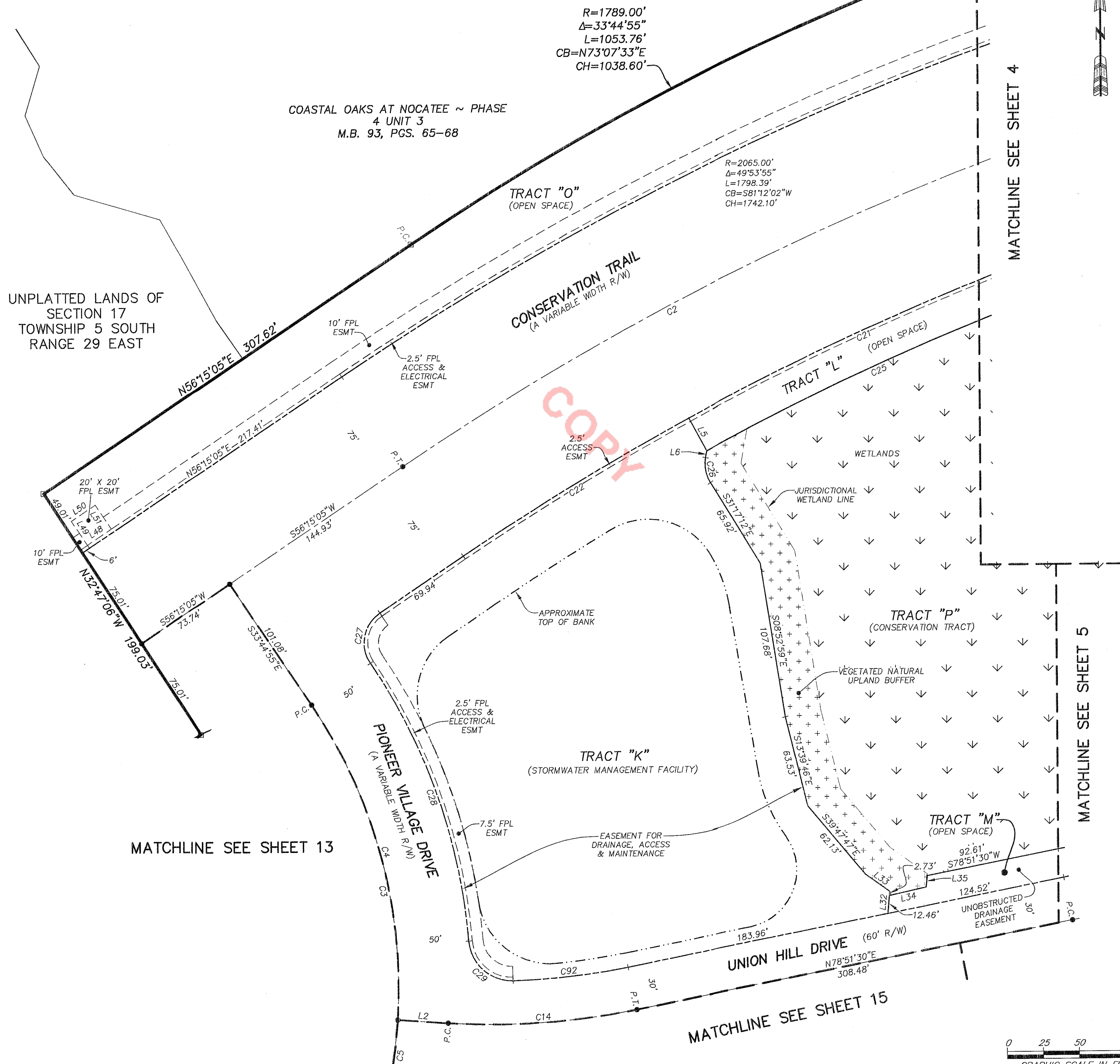


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CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

# CROSSWATER VILLAGE PHASE 2

(FORMERLY KNOWN AS PIONEER VILLAGE)

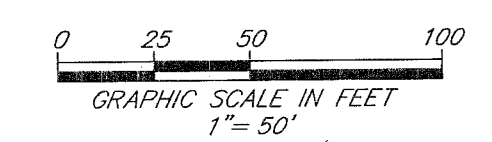
BEING A PORTION OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 29 EAST,  
ST JOHNS COUNTY, FLORIDA.



CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C2	1990.00'	35°26'47"	1231.13'	S73°58'29"W	1211.59'
C3	350.00'	45°34'50"	278.44'	S10°57'30"E	271.15'
C4	350.00'	37°41'08"	230.21'	S14°54'21"E	226.08'
C5	350.00'	7°53'41"	48.23'	S07°53'04"W	48.19'
C14	500.00'	15°04'43"	131.59'	N86°23'52"E	131.21'
C21	1915.00'	15°44'11"	525.96'	S69°36'14"W	524.31'
C22	1915.00'	5°29'04"	183.30'	S58°59'37"W	183.23'
C25	1889.00'	8°23'10"	276.48'	S65°55'44"W	276.23'
C26	25.00'	41°32'21"	18.12'	S10°31'02"E	17.73'
C27	25.00'	90°08'46"	39.33'	S11°10'42"W	35.40'
C28	400.00'	29°33'34"	206.36'	N19°06'54"W	204.08'
C29	30.00'	87°00'28"	45.56'	S47°50'21"E	41.30'
C92	470.00'	9°47'55"	80.38'	N83°45'28"E	80.28'

LINE	BEARING	LENGTH
L2	S86°03'47"E	35.04'
L5	N28°15'51"W	26.00'
L6	S10°15'09"W	4.71'
L32	S05°11'47"W	15.19'
L33	S54°23'01"E	20.56'
L34	S77°39'26"W	26.22'
L35	S05°11'47"W	7.81'
L48	S56°15'05"W	20.00'
L49	S33°44'55"E	20.00'
L50	N56°15'05"E	20.00'
L51	S33°44'55"E	20.00'

- LEGEND**
- ☐ DENOTES SET P.R.M., 4"X4" C.M. STAMPED L.B.#3624.
  - DENOTES FOUND P.R.M., 4"X4" C.M. STAMPED L.B.#3624.
  - DENOTES P.C.P., STAMPED L.B.#3624.
  - P.R.M. PERMANENT REFERENCE MONUMENT
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  - 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
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  - P.O.C. POINT ON CURVE
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  - M.B. MAP BOOK
  - P.G. PAGE
  - O.R.B. OFFICIAL RECORDS BOOK
  - FPL FLORIDA POWER & LIGHT
  - ESMT EASEMENT
  - NAVD NORTH AMERICAN VERTICAL DATUM
  - MATCHLINE
  - ③ SHEET REFERENCE NUMBER
  - ⊕ DENOTES UPLANDS WITHIN CONSERVATION EASEMENT
  - ⊖ DENOTES WETLANDS WITHIN CONSERVATION EASEMENT

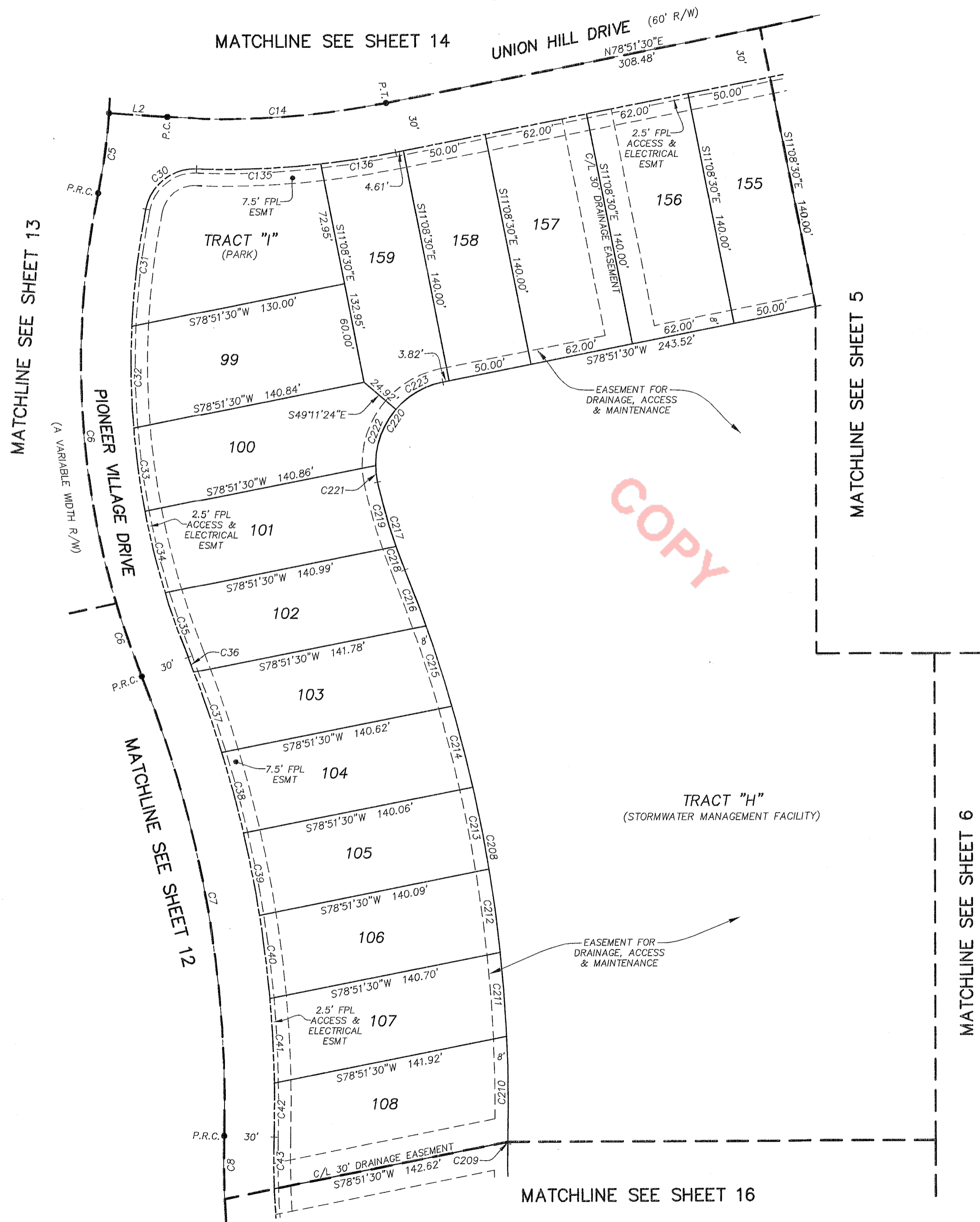


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CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

# CROSSWATER VILLAGE PHASE 2 (FORMERLY KNOWN AS PIONEER VILLAGE)

BEING A PORTION OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 29 EAST,  
ST JOHNS COUNTY, FLORIDA.

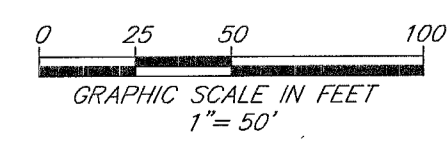
SEE SHEET 2 FOR NOTES



LINE TABLE		
LINE	BEARING	LENGTH
L2	S86°03'47"E	35.04'

- 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
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  - ③ SHEET REFERENCE NUMBER
  - ⊕ DENOTES UPLANDS WITHIN CONSERVATION EASEMENT
  - ⊖ DENOTES WETLANDS WITHIN CONSERVATION EASEMENT

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C5	350.00'	7°53'41"	48.23'	S07°53'04"W	48.19'
C6	500.00'	33°41'17"	293.98'	S05°00'44"E	289.77'
C7	680.00'	23°39'33"	280.79'	S10°01'36"E	278.80'
C8	500.00'	25°18'04"	220.79'	S10°50'51"E	219.00'
C14	500.00'	15°04'43"	131.59'	N86°23'52"E	131.21'
C30	30.00'	80°25'40"	42.11'	S51°36'42"W	38.74'
C31	470.00'	8°34'48"	70.38'	S07°06'28"W	70.32'
C32	470.00'	7°26'17"	61.01'	S00°54'05"E	60.97'
C33	470.00'	6°06'34"	50.12'	S07°40'30"E	50.09'
C34	470.00'	6°06'17"	50.08'	S13°46'55"E	50.05'
C35	470.00'	5°01'18"	41.19'	S19°20'43"E	41.18'
C36	710.00'	0°45'29"	9.39'	N21°28'38"W	9.39'
C37	710.00'	4°04'29"	50.49'	N19°03'39"W	50.48'
C38	710.00'	4°02'42"	50.12'	N15°00'04"W	50.11'
C39	710.00'	4°02'09"	50.01'	N10°57'39"W	50.00'
C40	710.00'	4°02'48"	50.15'	N06°55'10"W	50.14'
C41	710.00'	4°04'42"	50.54'	N02°51'25"W	50.53'
C42	710.00'	2°37'15"	32.48'	N00°29'33"E	32.47'
C43	470.00'	3°45'05"	30.77'	S00°04'22"E	30.77'
C135	530.00'	8°03'16"	74.51'	N87°47'54"E	74.44'
C136	530.00'	4°54'46"	45.44'	N81°18'53"E	45.43'
C208	850.00'	23°39'33"	350.99'	N10°01'36"W	348.50'
C209	850.00'	0°04'51"	1.20'	N01°45'45"E	1.20'
C210	850.00'	4°15'17"	63.12'	N00°24'18"W	63.10'
C211	850.00'	3°23'44"	50.37'	N04°73'49"W	50.37'
C212	850.00'	3°22'38"	50.10'	N07°37'00"W	50.09'
C213	850.00'	3°22'15"	50.01'	N10°59'26"W	50.00'
C214	850.00'	3°22'34"	50.09'	N14°21'51"W	50.08'
C215	850.00'	3°23'36"	50.34'	N17°44'56"W	50.33'
C216	850.00'	2°24'38"	35.76'	N20°39'03"W	35.76'
C217	330.00'	9°33'51"	55.09'	S17°04'27"E	55.02'
C218	330.00'	2°35'34"	14.93'	S20°33'35"E	14.93'
C219	330.00'	6°58'17"	40.15'	S15°46'39"E	40.13'
C220	50.00'	91°09'01"	79.54'	S33°17'00"W	71.42'
C221	50.00'	11°31'12"	10.05'	S06°31'55"E	10.04'
C222	50.00'	41°34'55"	36.29'	S20°01'09"W	35.50'
C223	50.00'	38°02'54"	33.20'	S59°50'03"W	32.60'

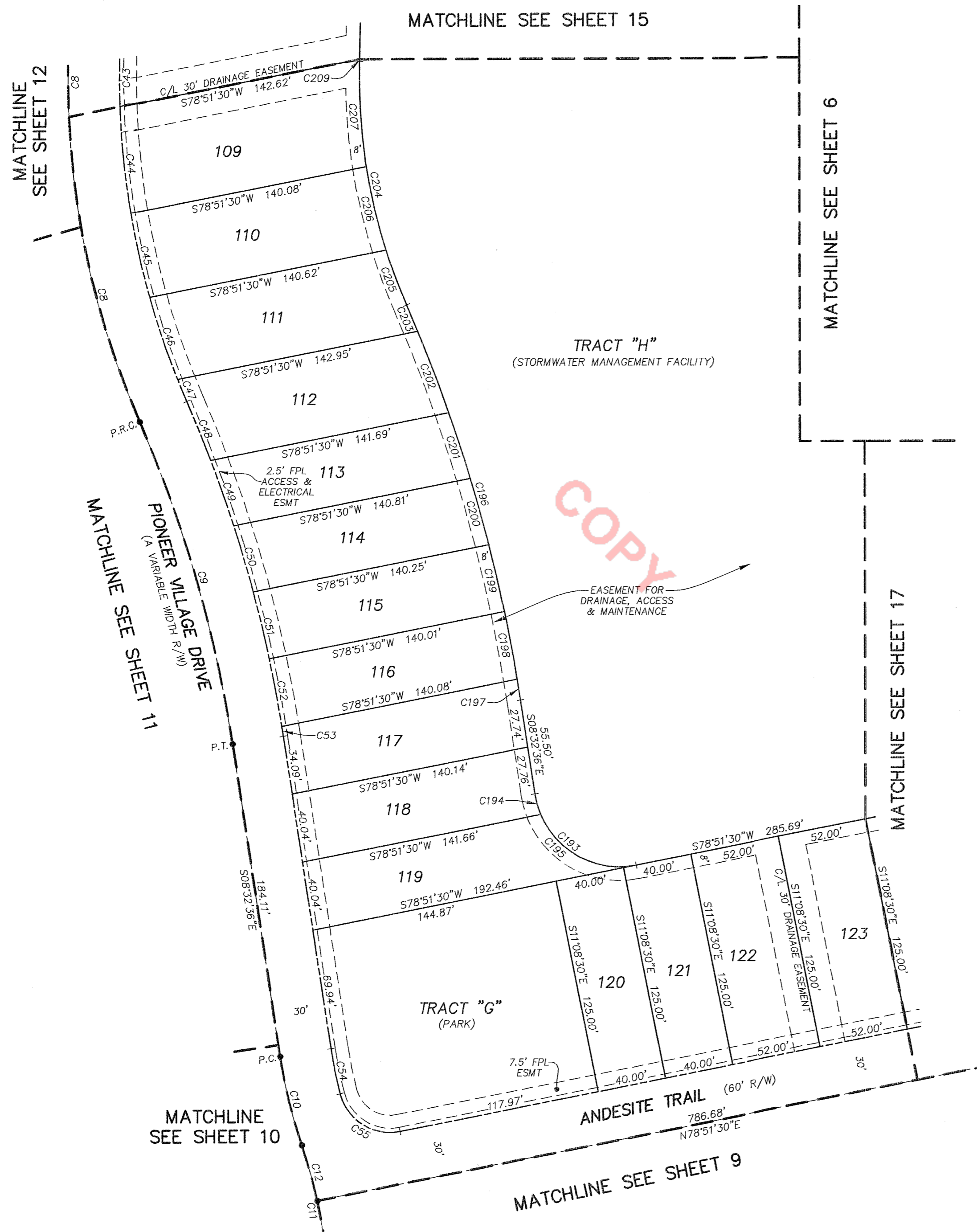


PREPARED BY:  
**ETM SURVEYING & MAPPING, INC.**  
14775 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258 (904) 642-8550  
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

# CROSSWATER VILLAGE PHASE 2

(FORMERLY KNOWN AS PIONEER VILLAGE)

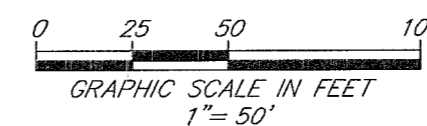
BEING A PORTION OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 29 EAST,  
ST JOHNS COUNTY, FLORIDA.



### LEGEND

- DENOTES SET P.R.M., 4"X4" C.M. STAMPED L.B.#3624.
- DENOTES FOUND P.R.M., 4"X4" C.M. STAMPED L.B.#3624.
- 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.O.C. POINT ON CURVE
- P.C.C. POINT OF COMPOUND CURVATURE
- P.R.C. POINT OF REVERSE CURVATURE
- (NR) NON-RADIAL
- N/T NON-TANGENT
- C1. TABULATED CURVE DATA
- L1. 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
- ESMT. EASEMENT
- NAVD. NORTH AMERICAN VERTICAL DATUM
- MATCHLINE. MATCHLINE
- ③. SHEET REFERENCE NUMBER
- ⊕. DENOTES UPLANDS WITHIN CONSERVATION EASEMENT
- ⊖. DENOTES WETLANDS WITHIN CONSERVATION EASEMENT

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C8	500.00'	25°18'04"	220.79'	S10°50'51"E	219.00'
C9	750.00'	14°57'17"	195.76'	S16°01'15"E	195.20'
C10	300.00'	10°10'45"	53.30'	S13°37'59"E	53.23'
C11	300.00'	15°24'41"	80.69'	S11°01'01"E	80.45'
C12	300.00'	6°23'06"	33.43'	S15°31'49"E	33.41'
C43	470.00'	3°45'05"	30.77'	S00°04'22"E	30.77'
C44	470.00'	7°35'50"	62.32'	S05°44'49"E	62.28'
C45	470.00'	6°06'01"	50.04'	S12°35'45"E	50.02'
C46	470.00'	6°09'07"	50.47'	S18°43'18"E	50.44'
C47	470.00'	1°42'01"	13.95'	S22°38'53"E	13.95'
C48	780.00'	2°43'08"	37.02'	N22°08'19"W	37.01'
C49	780.00'	2°58'07"	40.41'	N19°17'42"W	40.41'
C50	780.00'	2°57'02"	40.17'	N16°20'07"W	40.16'
C51	780.00'	2°56'27"	40.04'	N13°23'22"W	40.03'
C52	780.00'	2°56'20"	40.01'	N10°26'59"W	40.00'
C53	780.00'	0°26'13"	5.95'	N08°45'43"W	5.95'
C54	270.00'	5°40'41"	26.76'	S11°22'57"E	26.75'
C55	30.00'	86°55'12"	45.51'	S57°40'54"E	41.27'
C193	50.00'	92°35'54"	80.81'	S54°50'33"E	72.30'
C194	50.00'	14°08'07"	12.34'	S15°36'40"E	12.30'
C195	50.00'	78°27'47"	68.47'	S61°54'37"E	63.25'
C196	920.00'	14°57'17"	240.13'	N16°01'15"W	239.45'
C197	920.00'	0°45'57"	12.30'	N08°55'35"W	12.30'
C198	920.00'	2°29'29"	40.01'	N10°33'18"W	40.00'
C199	920.00'	2°29'34"	40.03'	N13°02'50"W	40.02'
C200	920.00'	2°29'55"	40.12'	N15°32'34"W	40.12'
C201	920.00'	2°30'34"	40.30'	N18°02'49"W	40.29'
C202	920.00'	3°09'35"	50.74'	N20°52'54"W	50.73'
C203	920.00'	1°02'12"	16.65'	N22°58'47"W	16.65'
C204	330.00'	25°18'04"	145.72'	S10°50'51"E	144.54'
C205	330.00'	5°56'05"	34.18'	S20°31'51"E	34.17'
C206	330.00'	8°41'43"	50.08'	S13°12'57"E	50.03'
C207	330.00'	10°40'16"	61.46'	S03°31'58"E	61.37'
C209	850.00'	0°04'51"	1.20'	N01°45'45"E	1.20'



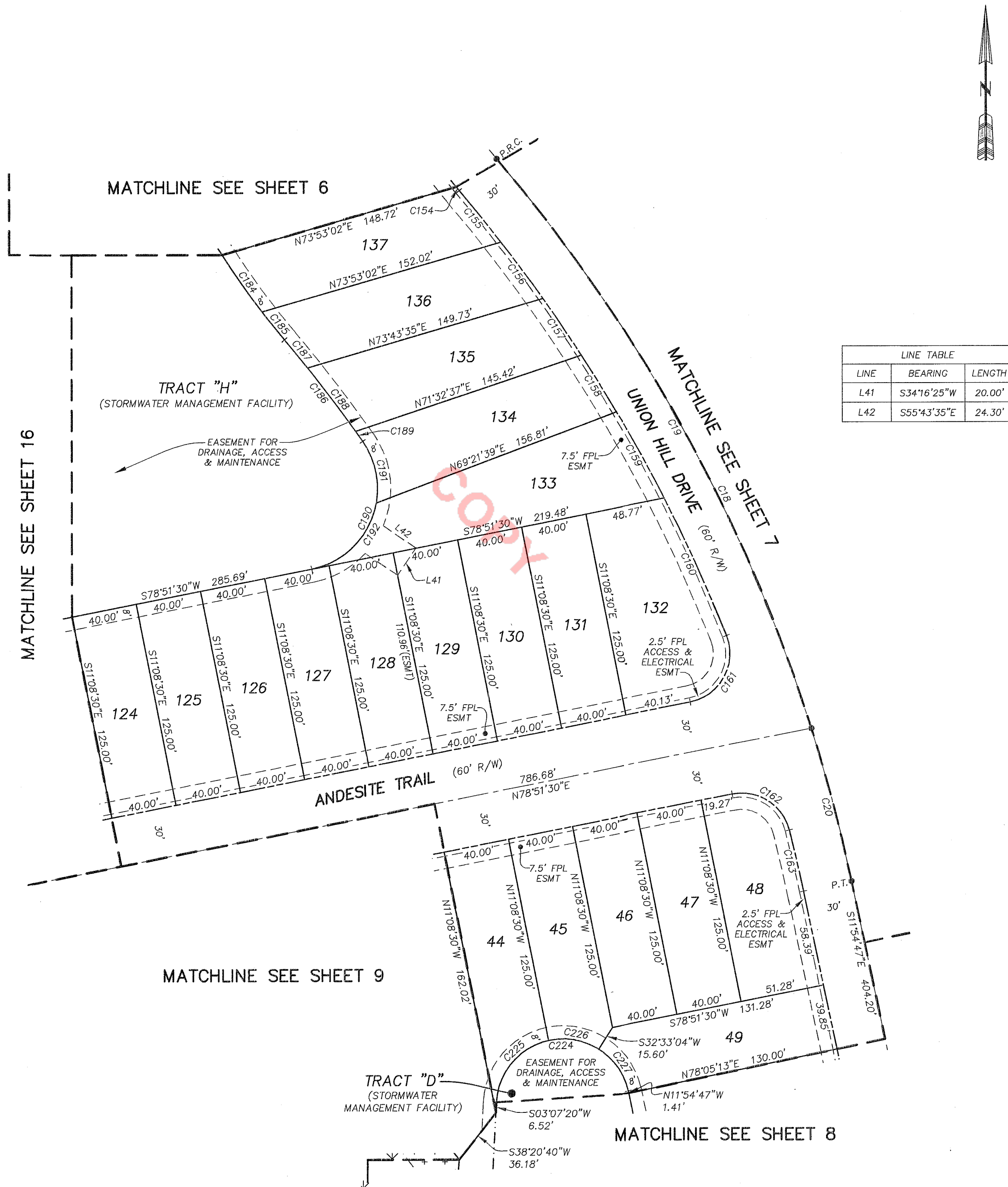
PREPARED BY:  
**ETM SURVEYING & MAPPING, INC.**  
 14775 OLD ST. AUGUSTINE ROAD  
 JACKSONVILLE, FL 32258 (904) 642-8550  
 CERTIFICATE OF AUTHORIZATION NO. L.B. 3624



# CROSSWATER VILLAGE PHASE 2

(FORMERLY KNOWN AS PIONEER VILLAGE)

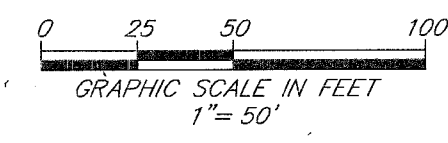
BEING A PORTION OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 29 EAST,  
ST JOHNS COUNTY, FLORIDA.



LINE	BEARING	LENGTH
L41	S34°16'25"W	20.00'
L42	S55°43'35"E	24.30'

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C18	1000.00'	28°25'10"	496.01'	S26°07'22"E	490.94'
C19	1000.00'	22°53'40"	399.58'	S28°53'07"E	396.93'
C20	1000.00'	5°31'30"	96.43'	S14°40'32"E	96.39'
C154	330.00'	0°31'27"	3.02'	S40°04'13"E	3.02'
C155	970.00'	2°23'25"	40.47'	N39°08'14"W	40.46'
C156	970.00'	2°31'30"	42.75'	N36°40'47"W	42.75'
C157	970.00'	2°28'24"	41.87'	N34°10'49"W	41.87'
C158	970.00'	2°23'55"	40.61'	N31°44'40"W	40.60'
C159	970.00'	3°34'09"	60.42'	N28°45'38"W	60.41'
C160	970.00'	5°26'07"	92.02'	N24°15'30"W	91.98'
C161	30.00'	100°23'56"	52.57'	N28°39'32"E	46.10'
C162	30.00'	86°58'15"	45.54'	N57°39'22"W	41.29'
C163	970.00'	2°15'27"	38.22'	N13°02'31"W	38.22'
C184	470.00'	5°09'28"	42.31'	S35°04'57"E	42.30'
C185	470.00'	2°40'16"	21.91'	S38°59'49"E	21.91'
C186	830.00'	5°23'54"	78.20'	N37°38'00"W	78.17'
C187	830.00'	1°31'26"	22.07'	N39°34'14"W	22.07'
C188	830.00'	3°21'11"	48.57'	N37°07'56"W	48.56'
C189	830.00'	0°31'18"	7.56'	N35°11'42"W	7.56'
C190	50.00'	113°47'33"	99.30'	N21°57'44"E	83.77'
C191	50.00'	45°15'22"	39.49'	N12°18'22"W	38.47'
C192	50.00'	68°32'11"	59.81'	N44°35'25"E	56.31'
C224	40.73'	164°57'53"	117.28'	S85°36'16"W	80.77'
C225	40.73'	74°12'40"	52.76'	S40°13'40"W	49.15'
C226	40.73'	45°13'04"	32.15'	N80°03'28"W	31.32'
C227	40.73'	45°32'09"	32.37'	N34°40'52"W	31.53'

- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
  - DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
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