

# CROSSWATER VILLAGE PHASE 1A

BEING A PORTION OF SECTIONS 17, 20, SECTION 61 OF THE ROGUE LEONARDI GRANT  
AND SECTION 62 OF THE WILLIAM TRAVERS GRANT, ALL LYING WITHIN  
TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST JOHNS COUNTY, FLORIDA.

MAP BOOK 86 PAGE 56  
SHEET 1 OF 21 SHEETS  
SEE SHEET 2 FOR NOTES

### CAPTION

A portion of Sections 17 and 20, together with a portion of Section 62 of the William Travers Grant, all lying within Township 5 South, Range 29 East, St Johns County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Southwesterly corner of the Southerly terminus of Crosswater Parkway, a variable width right of way as presently established; thence North 76°15'36" East, along said Southerly terminus, 150.00 feet to the Southeastly corner thereof; thence Northerly along the Easterly right of way line of said Crosswater Parkway the following 3 courses: Course 1, thence North 13°44'24" West, 71.84 feet to the point of curvature of a curve concave Westerly having a radius of 2075.00 feet; Course 2, thence Northerly along the arc of said curve, through a central angle of 10°26'30", an arc length of 378.15 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 18°57'39" West, 377.62 feet; Course 3, thence North 24°10'53" West, 331.61 feet; thence North 65°49'07" East, departing said Easterly right of way line, 5.00 feet; thence South 33°27'36" East, 2241.03 feet; thence South 13°20'54" East, 5582.82 feet; thence South 32°05'55" West, 294.35 feet; thence South 20°38'11" West, 80.00 feet; thence South 69°23'49" East, 306.73 feet to the Point of Beginning.

From said Point of Beginning, thence South 13°20'54" East, 644.01 feet; thence South 23°52'50" East, 1602.63 feet; thence South 69°45'40" West, 694.40 feet; thence South 23°01'55" East, 42.82 feet to the point of curvature of a curve concave Northeasterly having a radius of 1566.50 feet; thence Southeastly along the arc of said curve, through a central angle of 08°52'53", an arc length of 242.82 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 27°28'21" East, 242.58 feet; thence South 31°54'47" East, 534.57 feet to the point of curvature of a curve concave Westerly having a radius of 1460.00 feet; thence Southerly along the arc of said curve, through a central angle of 19°14'40", an arc length of 490.38 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 22°17'27" East, 488.08 feet; thence South 12°40'07" East, 139.48 feet to the point of curvature of a curve concave Northeasterly having a radius of 790.00 feet; thence Southeastly along the arc of said curve, through a central angle of 25°44'33", an arc length of 354.94 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 25°32'24" East, 351.96 feet; thence South 38°24'40" East, 72.44 feet; thence South 68°47'16" West, 389.22 feet; thence North 55°08'41" West, 363.37 feet; thence North 36°02'53" West, 121.70 feet; thence South 63°31'48" West, 134.17 feet; thence North 26°28'12" West, 13.78 feet; thence South 63°31'48" West, 60.00 feet; thence North 26°28'12" West, 115.00 feet; thence South 63°31'48" West, 135.00 feet; thence North 64°42'19" West, 24.24 feet; thence North 89°04'24" West, 47.94 feet; thence South 63°31'48" West, 406.62 feet; thence North 30°29'54" West, 2264.88 feet; thence South 89°51'29" East, 530.86 feet; thence North 16°59'31" West, 540.36 feet; thence North 15°15'01" East, 559.35 feet; thence North 46°06'10" East, 819.30 feet; thence North 18°28'27" West, 719.82 feet; thence South 72°59'55" East, 56.47 feet; thence South 44°38'51" East, 247.12 feet to a point on a curve concave Easterly having a radius of 1568.00 feet; thence Southerly along the arc of said curve, through a central angle of 04°55'27", an arc length of 134.76 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 07°50'51" East, 134.72 feet; thence North 79°41'25" East, 80.00 feet to a point on a curve concave Easterly having a radius of 1488.00 feet; thence Northerly along the arc of said curve, through a central angle of 04°53'10", an arc length of 126.89 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 07°52'00" West, 126.86 feet; thence North 49°09'34" East, 168.97 feet; thence South 69°23'49" East, 406.73 feet to the Point of Beginning.

Containing 140.49 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:

Michael Cole  
Witness  
MICHAEL O'STEED  
Printed Name  
Munt  
Witness  
John M. White  
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

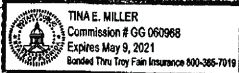
RT Ray  
By: Richard T. Ray, as Chairman

### STATE OF FLORIDA, COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 2nd day of June, 2017, 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  
Tina E Miller  
Printed Name

My Commission Expires May 9, 2021  
Commission Number CG 060968

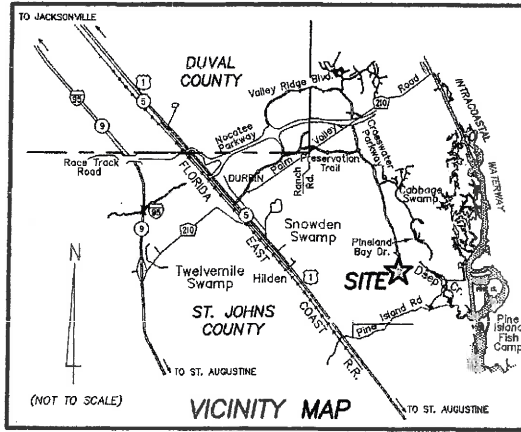


### SURVEYOR'S CERTIFICATE

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 19th day of JUNE, 2017.

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



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

This is to certify that this plat of Crosswater Village Phase 1A, has been approved and accepted by the Board of County Commissioners of St. Johns County, Florida, on this 19th day of July, 2017. This acceptance shall not be deemed as requiring construction or maintenance by St. Johns County of any part of said subdivision.

[Signature]  
Chair, Board of County Commissioners

### CERTIFICATE OF APPROVAL- GROWTH MANAGEMENT DEPARTMENT

This is to certify that this plat of Crosswater Village Phase 1A, has been examined and approved by the County Growth Management Department for St. Johns County, Florida, on this 20th day of July, 2017.

[Signature]  
Director of the Growth Management Department

### CERTIFICATE OF REVIEW-COUNTY ATTORNEY

This is to certify that this plat of Crosswater Village Phase 1A, has been examined and reviewed by the Office of the St. Johns County Attorney on this 18th day of July, 2017.

[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 Chapter 177, Florida Statutes, and is recorded in Map Book 86, Pages 56 of the public records of St. Johns County, Florida, on this 20th day of July, 2017.

Hunter S. Conrad  
Clerk of the Circuit Court

### CERTIFICATE OF PLAT REVIEW

This is to certify that this plat has been reviewed for conformity to Florida Statutes Chapter 177, Part 1, Platting, by the Office of the County Surveyor for St. Johns County, Florida, on this 13th day of July, 2017.

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 ("Owner"), is the lawful owner of the lands described in the caption shown hereon which shall hereafter be known as Crosswater Village Phase 1A, and that it has 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 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.

Title to Tract "C" (Future Development Area) Tracts "D", "G", "L", "O", "R", "GG", "FF", "PP" and "NN" (Common Area), Tracts "J" and "RR" (Stormwater Management Facility), Tract "KK" (Stormwater Management Facility/Park), Tracts "N", "Q", "S", "T", "U", "HH" and "OO" (Open Space), Tracts "P", "X", "I" and "QQ" (Park) and Tracts "E", "H", "I", "J", "K", "M", "V", "W", "Y", "Z", "AA", "BB", "CC", "DD", "EE", "LL" and "MM" (Conservation Tract) are hereby retained by the undersigned Owner, its successors and assigns; provided however, the undersigned owner reserves 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 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 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) of the current Florida Statutes; however, only cable television service providers specifically authorized by the undersigned owner, its 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.

Title to 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 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).

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, 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.

Those easements designated as "AT&T" are hereby irrevocably dedicated to American Telephone and Telegraph Company, its successors and assigns, for their exclusive use. Those easements designated as "AT&T Ingress and Egress" are hereby irrevocably dedicated to American Telephone and Telegraph Company, its successors and assigns, for their non-exclusive use.

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

Michael Cole  
Witness  
MICHAEL O'STEED  
Printed Name  
Munt  
Witness  
John M. White  
Printed Name

OWNER: Sonoc Company, LLC  
a Delaware limited liability company  
BY: Harry Francis  
Harry Francis  
Vice President

### STATE OF FLORIDA, COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 2nd day of June, 2017, by Harry Francis, Vice 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  
Tina E Miller  
Printed Name

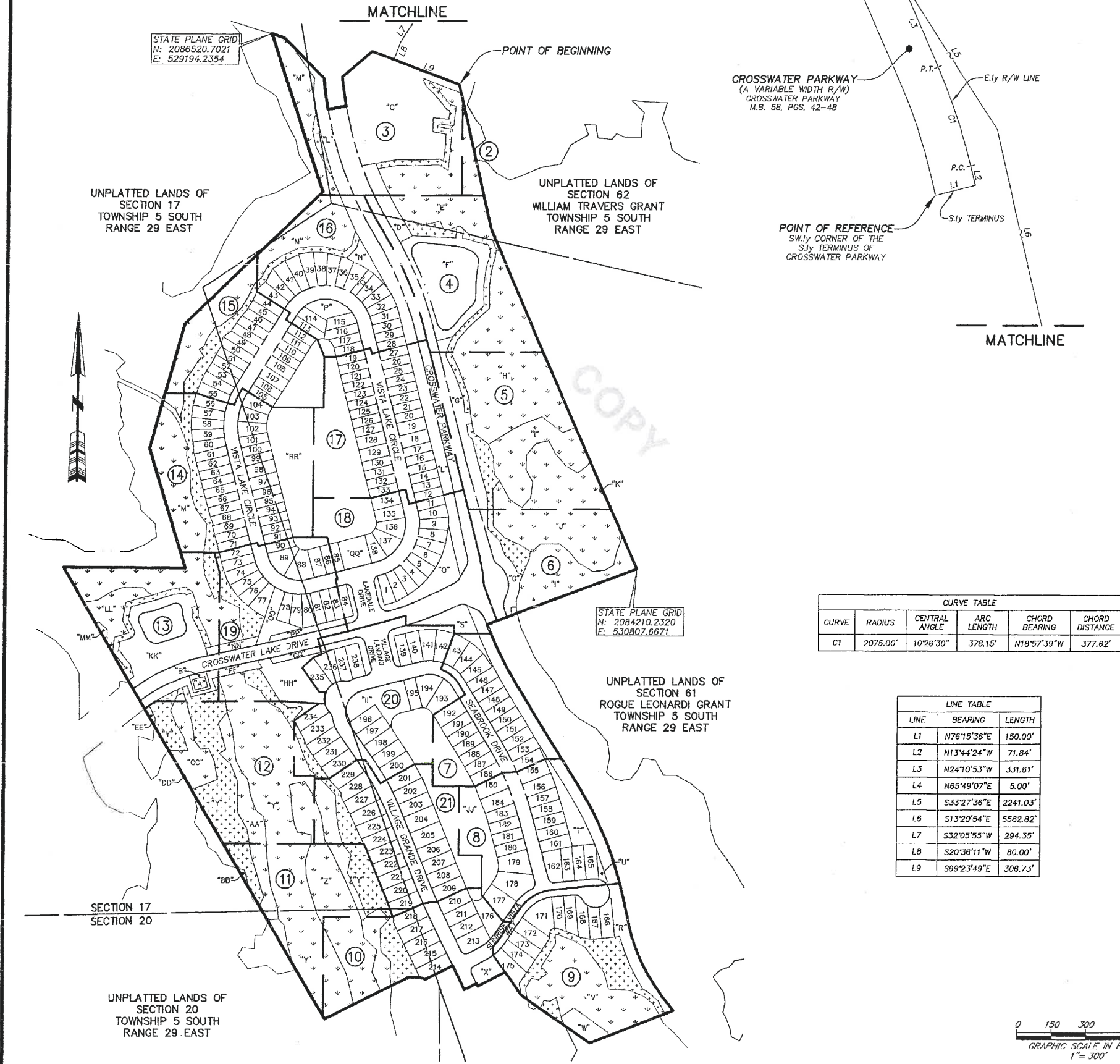


My Commission Expires May 9, 2021  
Commission Number CG 060968

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

# CROSSWATER VILLAGE PHASE 1A

BEING A PORTION OF SECTIONS 17, 20, SECTION 61 OF THE ROGUE LEONARDI GRANT  
AND SECTION 62 OF THE WILLIAM TRAVERS GRANT, ALL LYING WITHIN  
TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST JOHNS COUNTY, FLORIDA.



- NOTES**
- 1) Bearings shown are referenced to the State Plane coordinates as indicated hereon and are based on the Southerly terminus of Crosswater Parkway as being North 76°15'36" East.
  - 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 "E", "H", "I", "J", "K", "M", "V", "W", "Y", "Z", "AA", "BB", "CC", "DD", "EE", "LL" and "MM" 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 hereon are graphic representations only and do not reflect field measure unless otherwise noted.
  - 8) Lands depicted hereon are subject to Developer and Utility Service Agreement recorded in Official Records Book 2359, Page 1979, Official Records Book 3305, page 571 and Official Records Book 3872, Page 914 of the Public Records of St. Johns County, Florida. (blanket in nature)

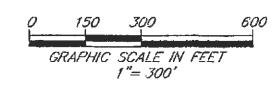
**CURVE TABLE**

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	2075.00'	10°26'30"	378.15'	N18°57'39"W	377.62'

**LINE TABLE**

LINE	BEARING	LENGTH
L1	N76°15'36"E	150.00'
L2	N13°44'24"W	71.84'
L3	N24°10'53"W	331.61'
L4	N65°49'07"E	5.00'
L5	S33°27'36"E	2241.03'
L6	S13°20'54"E	5582.82'
L7	S32°05'55"W	294.35'
L8	S20°36'11"W	80.00'
L9	S89°23'49"E	306.73'

- 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
  - 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.C. 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

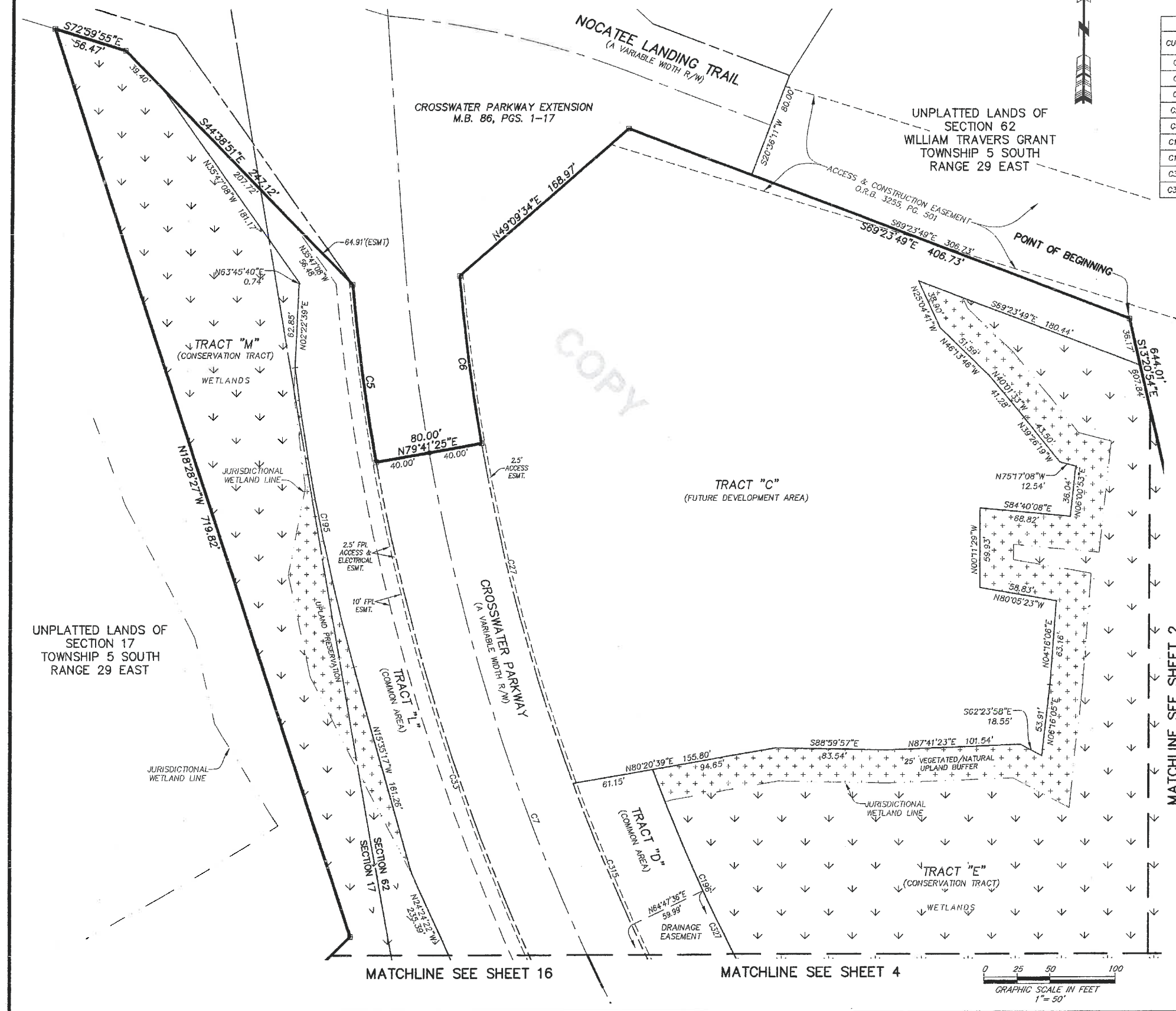


PREPARED BY:  
**ROBERT M. ANGAS ASSOCIATES, INC.**  
14775 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258 (904) 642-8550  
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

# CROSSWATER VILLAGE PHASE 1A

BEING A PORTION OF SECTIONS 17, 20, SECTION 61 OF THE ROGUE LEONARDI GRANT  
AND SECTION 62 OF THE WILLIAM TRAVERS GRANT, ALL LYING WITHIN  
TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST JOHNS COUNTY, FLORIDA.

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C5	1568.00'	4°55'27"	134.76'	S07°50'51"E	134.72'
C6	1488.00'	4°53'10"	126.89'	N07°52'00"W	126.88'
C7	1528.00'	21°40'09"	577.89'	S21°08'39"E	574.45'
C27	1488.00'	15°08'04"	393.05'	S12°59'27"E	391.91'
C33	1568.00'	26°35'36"	727.78'	S18°40'56"E	721.26'
C195	1618.00'	8°08'58"	230.14'	S11°30'48"E	229.94'
C196	1428.00'	10°57'24"	273.08'	S26°30'02"E	272.66'
C315	1488.00'	11°25'15"	296.60'	S26°16'07"E	296.11'
C327	1428.01'	4°43'58"	117.95'	S27°22'21"E	117.92'

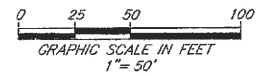


COPY

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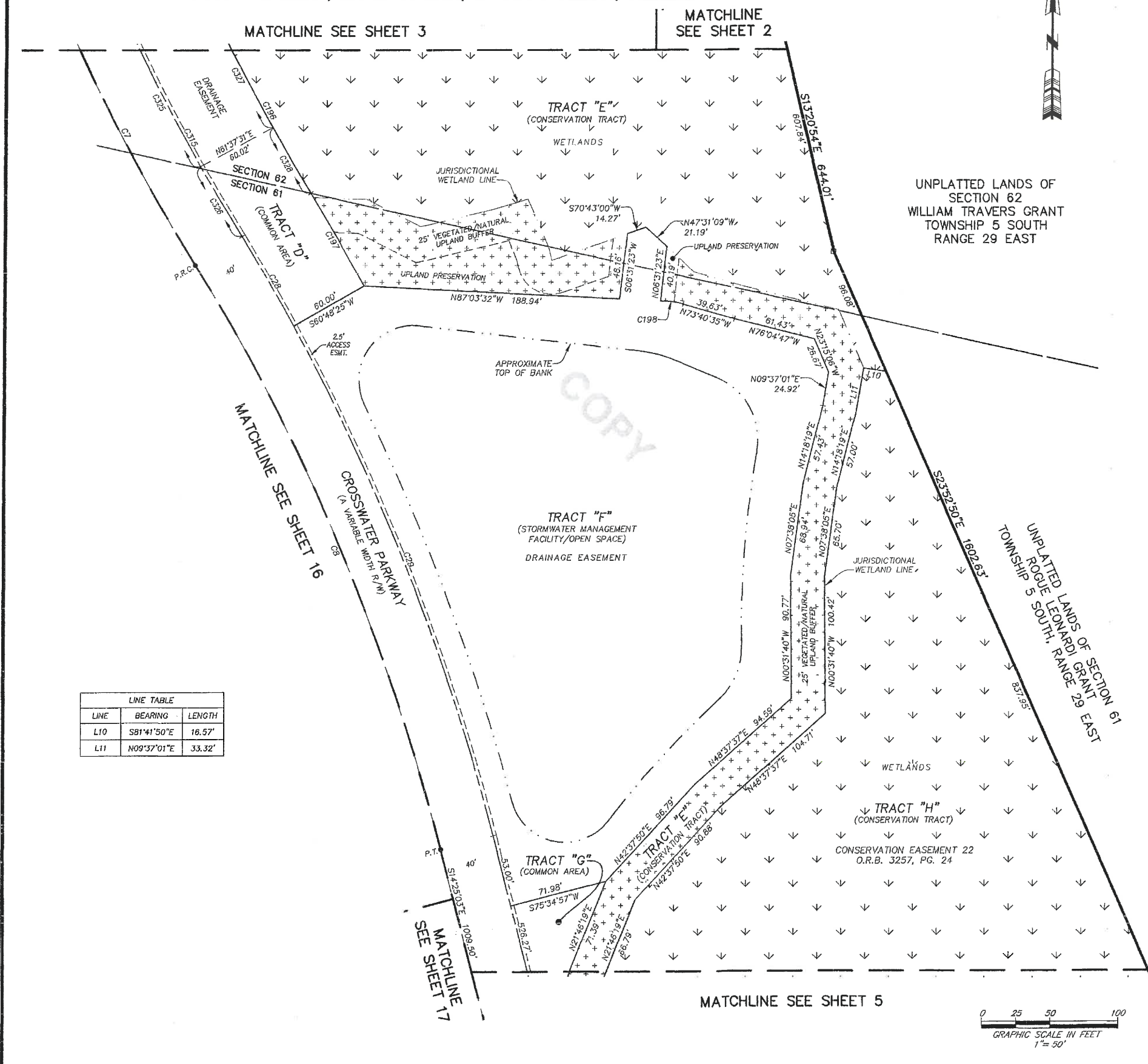
MATCHLINE SEE SHEET 2

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



# CROSSWATER VILLAGE PHASE 1A

BEING A PORTION OF SECTIONS 17, 20, SECTION 61 OF THE ROGUE LEONARDI GRANT AND SECTION 62 OF THE WILLIAM TRAVERS GRANT, ALL LYING WITHIN TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST JOHNS COUNTY, FLORIDA.



CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C7	1528.00'	21°40'09"	577.89'	S21°08'39"E	574.45'
C8	1528.00'	17°33'41"	468.34'	S23°11'54"E	466.50'
C28	1568.00'	2°47'09"	78.24'	N30°35'09"W	78.23'
C29	1568.00'	14°46'31"	404.35'	N21°48'19"W	403.23'
C196	1428.00'	10°57'24"	273.08'	S26°30'02"E	272.86'
C197	1628.00'	2°47'09"	79.16'	N30°35'09"W	79.15'
C198	55.00'	17°33'02"	16.85'	N82°27'05"W	16.78'
C315	1488.00'	11°25'15"	296.80'	S26°18'07"E	296.11'
C325	1488.00'	4°40'10"	121.27'	S27°20'59"E	121.24'
C326	1488.00'	21°7'43"	59.61'	S30°49'53"E	59.60'
C327	1428.01'	4°43'58"	117.95'	S27°22'21"E	117.92'
C328	1428.00'	21°4'25"	55.83'	S30°51'32"E	55.83'

LINE TABLE

LINE	BEARING	LENGTH
L10	S81°41'50"E	16.57'
L11	N09°37'01"E	33.32'

- LEGEND
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3824, UNLESS OTHERWISE NOTED
  - DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3824, UNLESS OTHERWISE NOTED
  - DENOTES P.C.P., STAMPED L.B.#3824, 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
  - 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
  - ESMT. EASEMENT
  - NAVD NORTH AMERICAN VERTICAL DATUM
  - ③ MATCHLINE SHEET REFERENCE NUMBER
  - ⊕ DENOTES UPLANDS WITHIN CONSERVATION EASEMENT
  - ⊖ DENOTES WETLANDS WITHIN CONSERVATION EASEMENT

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

# CROSSWATER VILLAGE PHASE 1A

BEING A PORTION OF SECTIONS 17, 20, SECTION 61 OF THE ROGUE LEONARDI GRANT AND SECTION 62 OF THE WILLIAM TRAVERS GRANT, ALL LYING WITHIN TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST JOHNS COUNTY, FLORIDA.

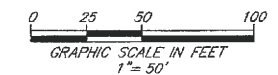


CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C199	25.00'	47°46'40"	20.85'	S02°07'01"E	20.25'

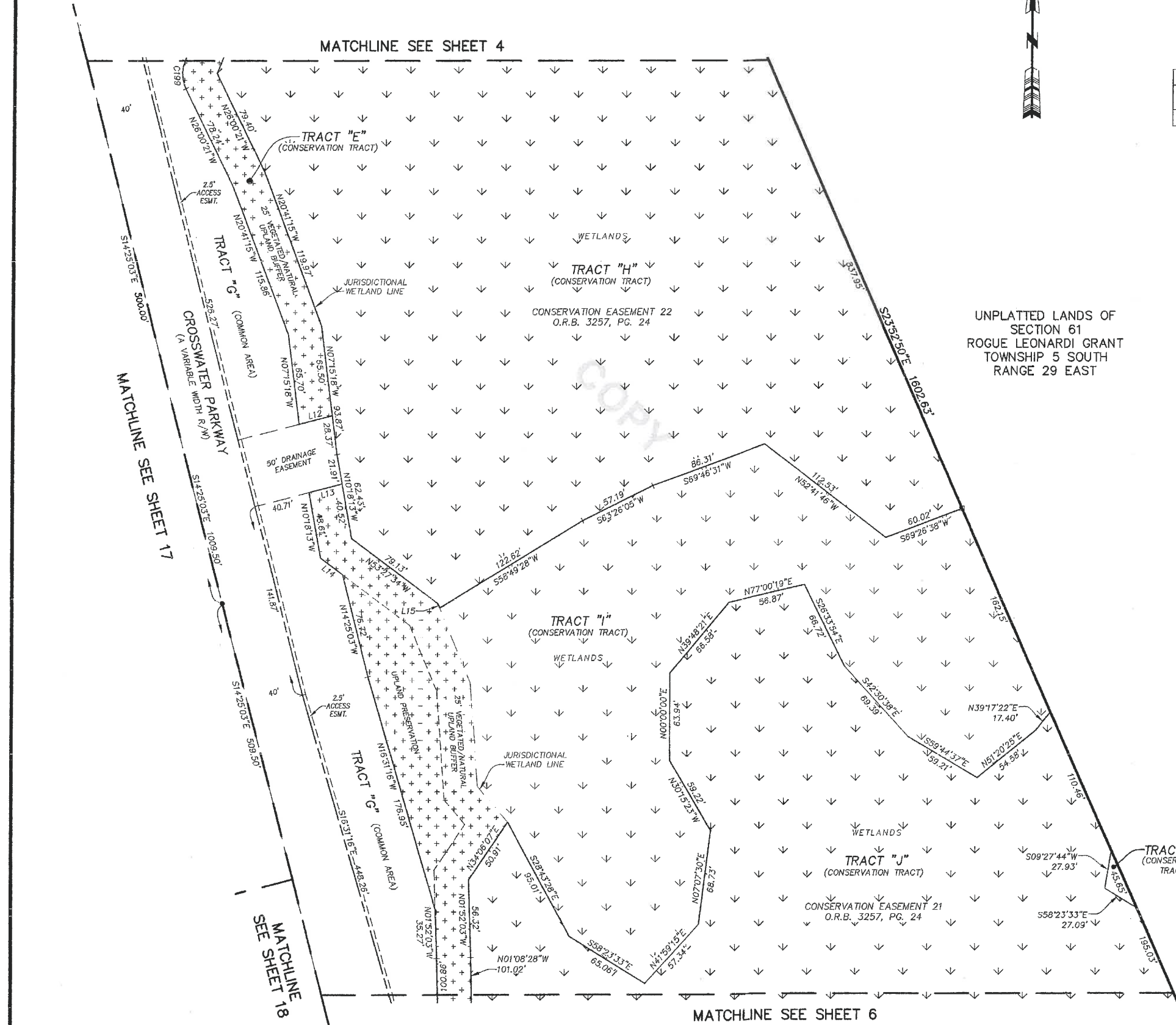
LINE TABLE		
LINE	BEARING	LENGTH
L12	S75°34'57"W	25.20'
L13	N75°34'57"E	25.06'
L14	N53°27'34"W	20.28'
L15	N22°47'06"W	3.70'

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

- LEGEND**
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  - R RADIUS
  - ∠ CENTRAL ANGLE
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  - P.O.C. POINT ON CURVE
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  - ③ SHEET REFERENCE NUMBER
  - ⊕ DENOTES UPLANDS WITHIN CONSERVATION EASEMENT
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 CERTIFICATE OF AUTHORIZATION NO. L.B. 3624



MATCHLINE SEE SHEET 6

# CROSSWATER VILLAGE PHASE 1A

BEING A PORTION OF SECTIONS 17, 20, SECTION 61 OF THE ROGUE LEONARDI GRANT  
AND SECTION 62 OF THE WILLIAM TRAVERS GRANT, ALL LYING WITHIN  
TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST JOHNS COUNTY, FLORIDA.

MAP BOOK 86 PAGE 61

SHEET 6 OF 21 SHEETS

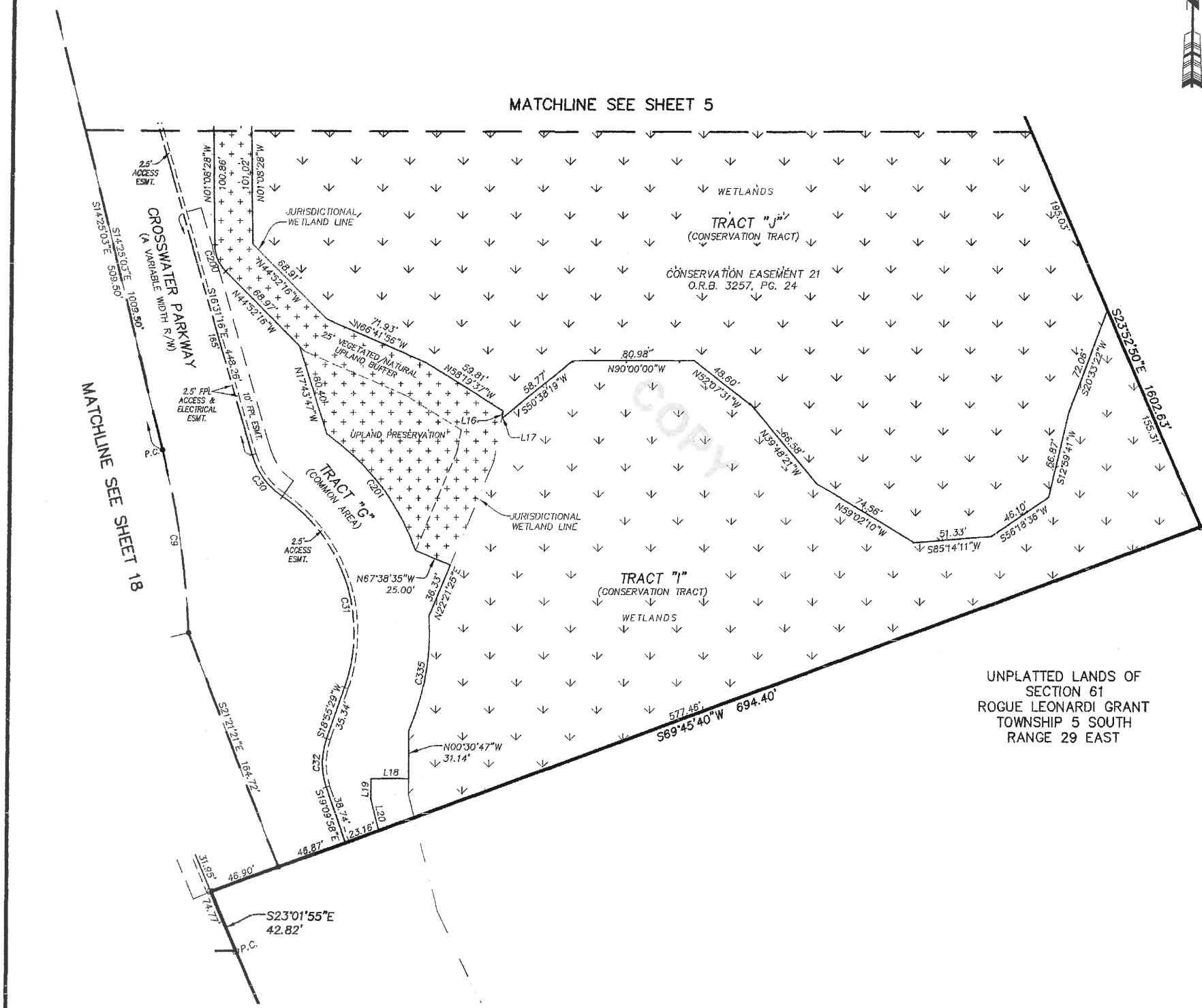
SEE SHEET 2 FOR NOTES



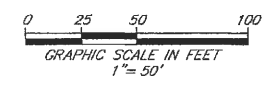
CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C9	600.00'	11°37'29"	121.73'	S08°36'19"E	121.52'
C30	50.00'	39°23'13"	34.37'	S36°12'53"E	33.70'
C31	108.50'	74°49'58"	141.71'	N18°29'30"W	131.85'
C32	49.00'	38°05'27"	32.58'	S00°07'15"E	31.98'
C200	25.00'	43°43'48"	19.08'	S23°00'22"E	18.62'
C201	158.50'	35°28'32"	98.14'	N37°54'37"W	96.58'
C335	158.50'	27°50'40"	77.03'	N09°44'38"E	76.27'

LINE TABLE		
LINE	BEARING	LENGTH
L16	N10°00'34"E	4.52'
L17	S76°46'49"W	0.81'
L18	N89°29'13"E	25.00'
L19	N00°30'47"W	13.86'
L20	N14°07'50"W	20.97'

- LEGEND**
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  - Δ CENTRAL ANGLE
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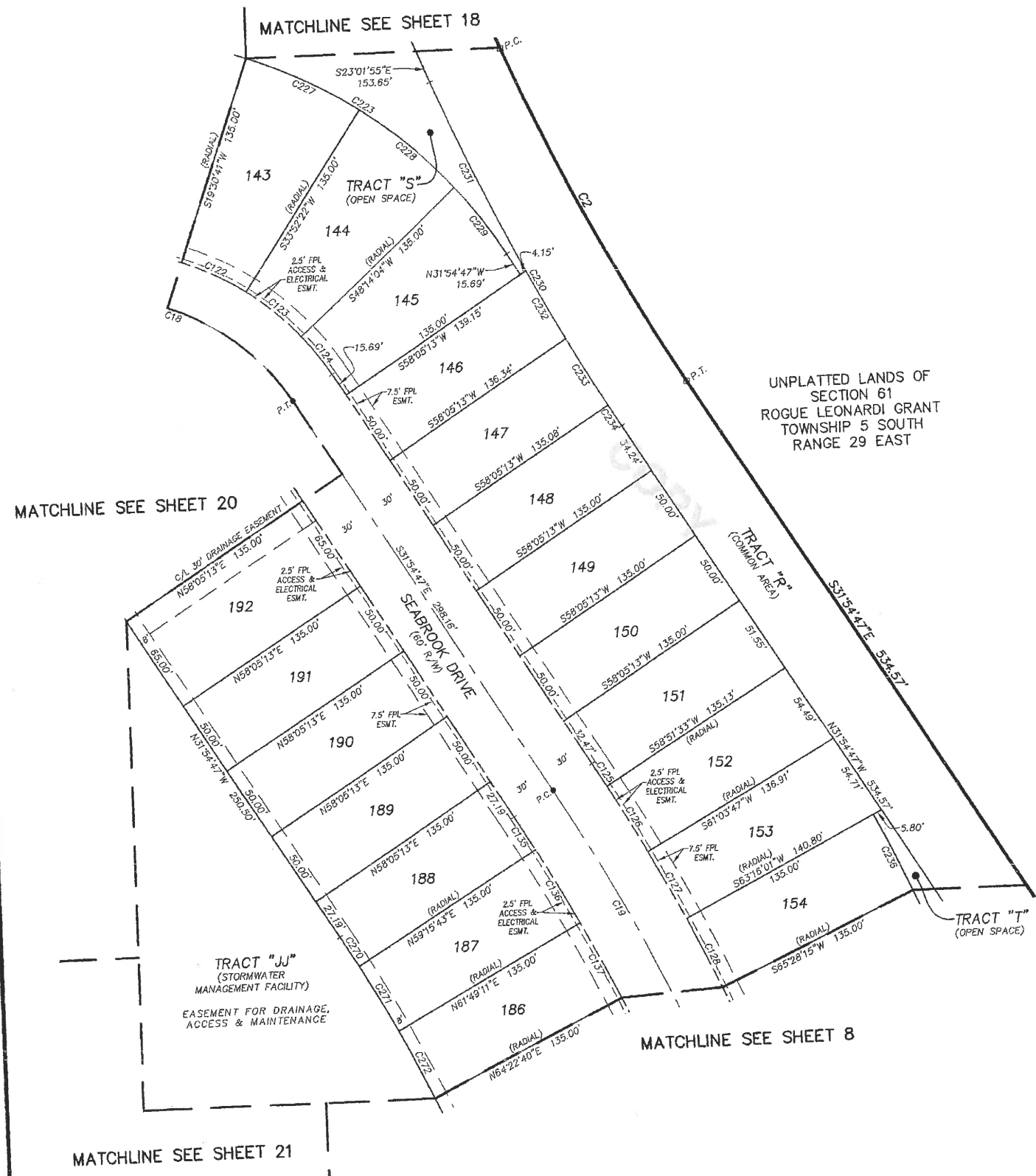


UNPLATTED LANDS OF SECTION 61  
ROGUE LEONARDI GRANT  
TOWNSHIP 5 SOUTH  
RANGE 29 EAST



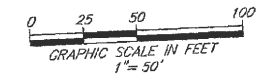
PREPARED BY:  
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CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

**CROSSWATER VILLAGE PHASE 1A**  
 BEING A PORTION OF SECTIONS 17, 20, SECTION 61 OF THE ROGUE LEONARDI GRANT  
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 TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST JOHNS COUNTY, FLORIDA.



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C2	1586.50'	8°52'53"	242.82'	S27°28'21"E	242.58'
C18	150.00'	72°30'16"	189.82'	S68°09'55"E	177.40'
C19	1250.00'	17°02'08"	371.66'	S23°23'43"E	370.29'
C122	180.00'	14°21'41"	45.12'	N63°18'28"W	45.00'
C123	180.00'	14°21'41"	45.12'	N48°56'47"W	45.00'
C124	180.00'	9°51'09"	30.95'	N36°50'22"W	30.91'
C125	1280.00'	0°46'21"	17.26'	N31°31'37"W	17.26'
C126	1280.00'	2°12'14"	49.23'	N30°02'20"W	49.23'
C127	1280.00'	2°12'14"	49.23'	N27°50'06"W	49.23'
C128	1280.00'	2°12'14"	49.23'	N25°37'52"W	49.23'
C135	1220.00'	1°10'30"	25.02'	N31°19'32"W	25.02'
C136	1220.00'	2°33'29"	54.47'	N29°27'33"W	54.46'
C137	1220.00'	2°33'29"	54.47'	N28°54'05"W	54.46'
C223	315.00'	72°16'58"	397.39'	N68°03'16"W	371.56'
C227	315.00'	14°21'41"	78.96'	N63°18'28"W	78.75'
C228	315.00'	14°21'41"	78.96'	N48°56'47"W	78.75'
C229	315.00'	9°51'09"	54.17'	N36°50'22"W	54.10'
C230	1616.50'	8°52'53"	250.57'	S27°28'21"E	250.32'
C231	1616.50'	4°46'29"	134.71'	S25°25'09"E	134.67'
C232	1616.50'	1°46'30"	50.08'	S28°41'39"E	50.08'
C233	1616.50'	1°46'22"	50.02'	S30°28'05"E	50.02'
C234	1616.50'	0°33'31"	15.76'	S31°38'02"E	15.76'
C236	1415.00'	2°12'14"	54.43'	N25°37'52"W	54.42'
C270	1085.00'	1°10'30"	22.25'	N31°19'32"W	22.25'
C271	1085.00'	2°33'29"	48.44'	N29°27'33"W	48.44'
C272	1085.00'	2°33'29"	48.44'	N28°54'05"W	48.44'

- LEGEND**
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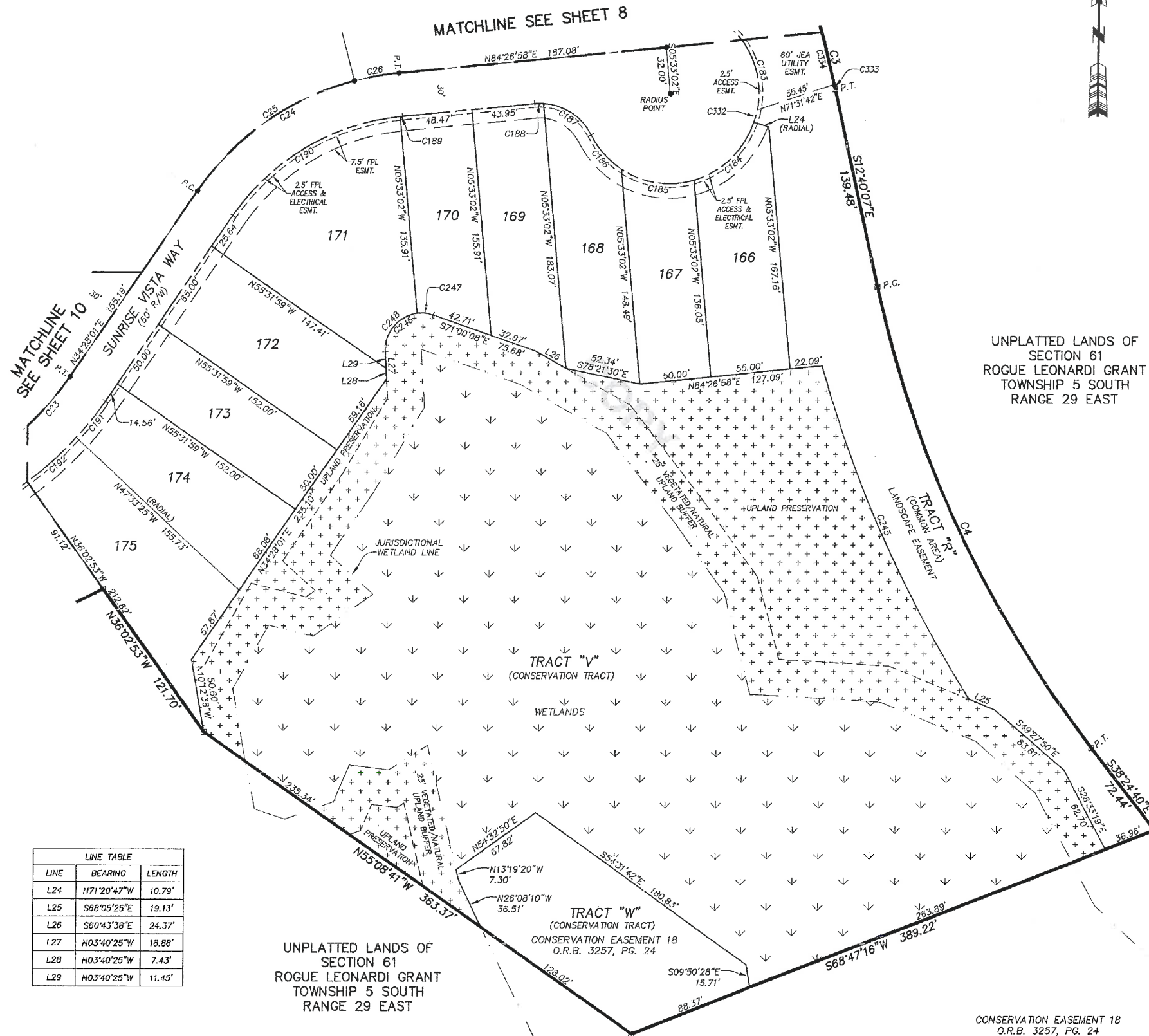
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# CROSSWATER VILLAGE PHASE 1A

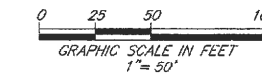
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CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C3	1460.00'	19°14'40"	490.38'	S22°17'27"E	488.08'
C4	790.00'	25°44'33"	354.94'	S25°32'24"E	351.96'
C23	200.00'	29°03'47"	101.45'	N48°59'55"E	100.36'
C24	190.00'	49°58'57"	165.75'	N59°27'30"E	160.54'
C25	190.00'	40°39'20"	134.82'	N54°47'41"E	132.01'
C26	190.00'	9°19'38"	30.93'	N79°47'10"E	30.90'
C183	62.00'	66°03'49"	71.49'	N14°22'42"W	67.59'
C184	62.00'	55°12'41"	59.74'	N46°15'33"E	57.46'
C185	62.00'	49°06'10"	53.13'	S81°35'01"E	51.52'
C186	62.00'	29°36'32"	32.04'	S42°13'40"E	31.68'
C187	40.00'	59°26'01"	41.49'	N57°08'24"W	39.66'
C188	40.00'	8°41'37"	6.07'	S88°47'47"W	6.06'
C189	160.00'	0°32'49"	1.53'	S84°10'34"W	1.53'
C190	160.00'	49°26'08"	138.05'	S59°11'06"W	133.81'
C191	230.00'	7°58'34"	32.02'	N38°27'18"E	31.99'
C192	230.00'	11°25'13"	45.84'	N48°09'11"E	45.77'
C245	840.00'	17°15'14"	252.95'	S24°21'58"E	252.00'
C246	25.00'	112°40'15"	49.16'	S52°39'42"W	41.61'
C247	25.00'	26°17'51"	11.47'	N84°09'06"W	11.37'
C248	25.00'	86°22'24"	37.69'	S39°30'47"W	34.22'
C332	62.00'	8°11'12"	8.86'	N14°33'37"E	8.85'
C333	1460.00'	0°07'35"	3.22'	N12°43'55"W	3.22'
C334	1460.00'	2°21'43"	60.19'	N13°58'34"W	60.19'

LINE TABLE		
LINE	BEARING	LENGTH
L24	N71°20'47"W	10.79'
L25	S68°05'25"E	19.13'
L26	S60°43'38"E	24.37'
L27	N03°40'25"W	18.88'
L28	N03°40'25"W	7.43'
L29	N03°40'25"W	11.45'

- LEGEND**
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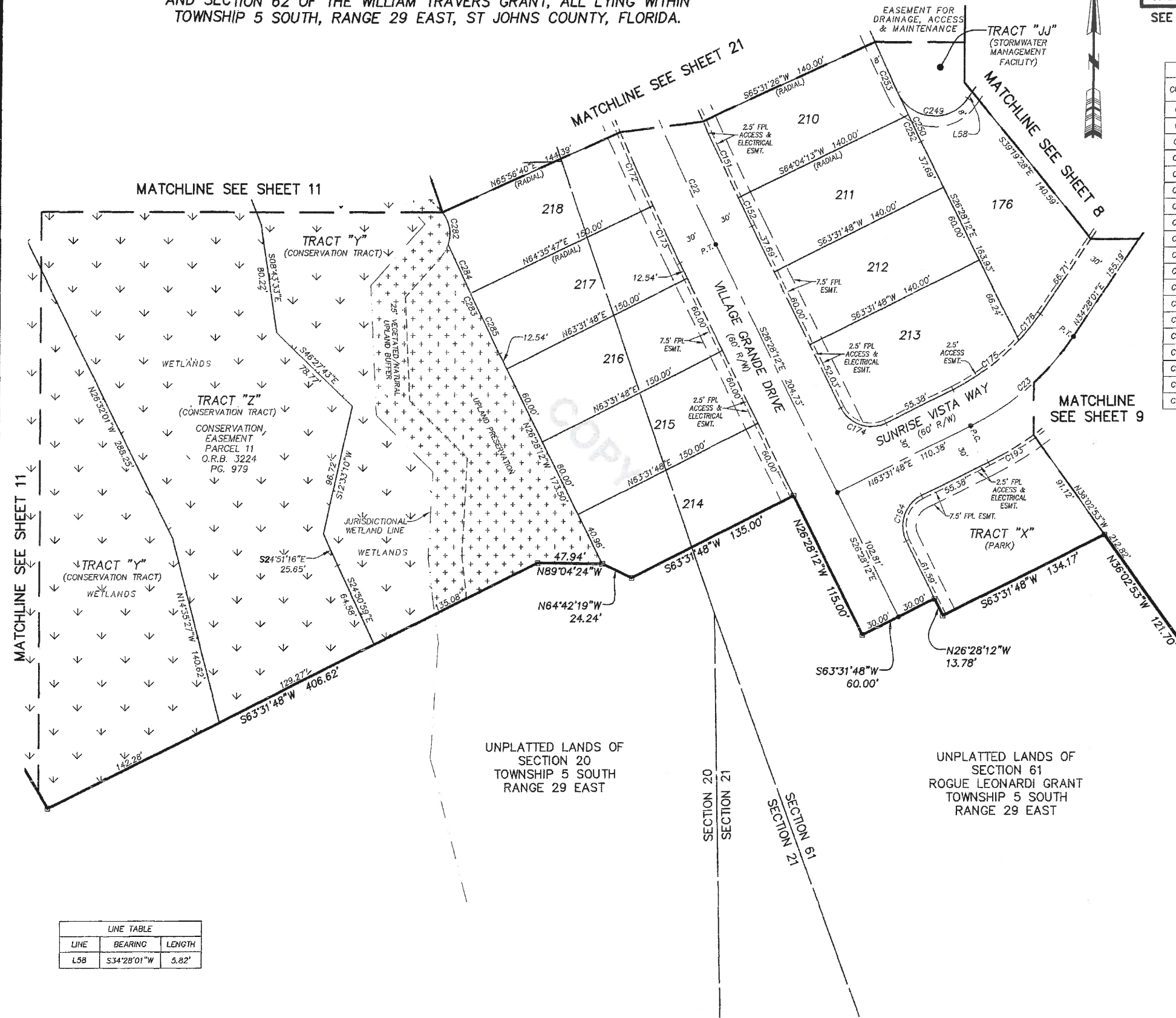


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CONSERVATION EASEMENT 18  
 O.R.B. 3257, PG. 24

# CROSSWATER VILLAGE PHASE 1A

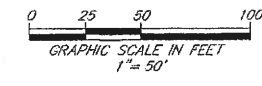
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AND SECTION 62 OF THE WILLIAM TRAVERS GRANT, ALL LYING WITHIN  
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CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C22	2500.00'	4°30'47"	196.92'	S24°12'49"E	196.87'
C23	200.00'	29°03'47"	101.45'	N48°59'55"E	100.36'
C151	2470.00'	1°27'13"	82.66'	S25°12'10"E	82.66'
C152	2470.00'	0°32'25"	23.30'	S26°11'59"E	23.30'
C172	2530.00'	1°20'53"	59.53'	S24°43'46"E	59.53'
C173	2530.00'	1°03'59"	47.09'	S25°56'13"E	47.09'
C174	25.00'	90°00'00"	39.27'	S71°28'12"E	35.36'
C175	170.00'	20°31'46"	60.91'	N53°15'55"E	60.59'
C176	170.00'	8°32'01"	25.32'	N38°44'02"E	25.30'
C193	230.00'	9°40'00"	38.80'	N58°41'48"E	38.76'
C194	25.00'	90°00'00"	39.27'	S18°31'48"W	35.36'
C249	30.00'	120°02'53"	82.88'	S85°30'32"E	51.97'
C250	2330.00'	0°59'07"	40.06'	S25°58'39"E	40.06'
C252	2330.00'	0°32'25"	21.98'	S26°11'59"E	21.98'
C253	2330.00'	1°27'13"	59.11'	S25°12'10"E	59.11'
C282	25.00'	57°32'42"	25.11'	N10°49'35"W	24.07'
C283	2680.00'	1°54'50"	88.52'	S25°30'47"E	89.51'
C284	2680.00'	0°50'50"	39.63'	S24°58'48"E	39.63'
C285	2680.00'	1°03'58"	49.88'	S25°56'13"E	49.88'

- LEGEND**
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LINE TABLE		
LINE	BEARING	LENGTH
L58	S34°28'01"W	5.82'



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

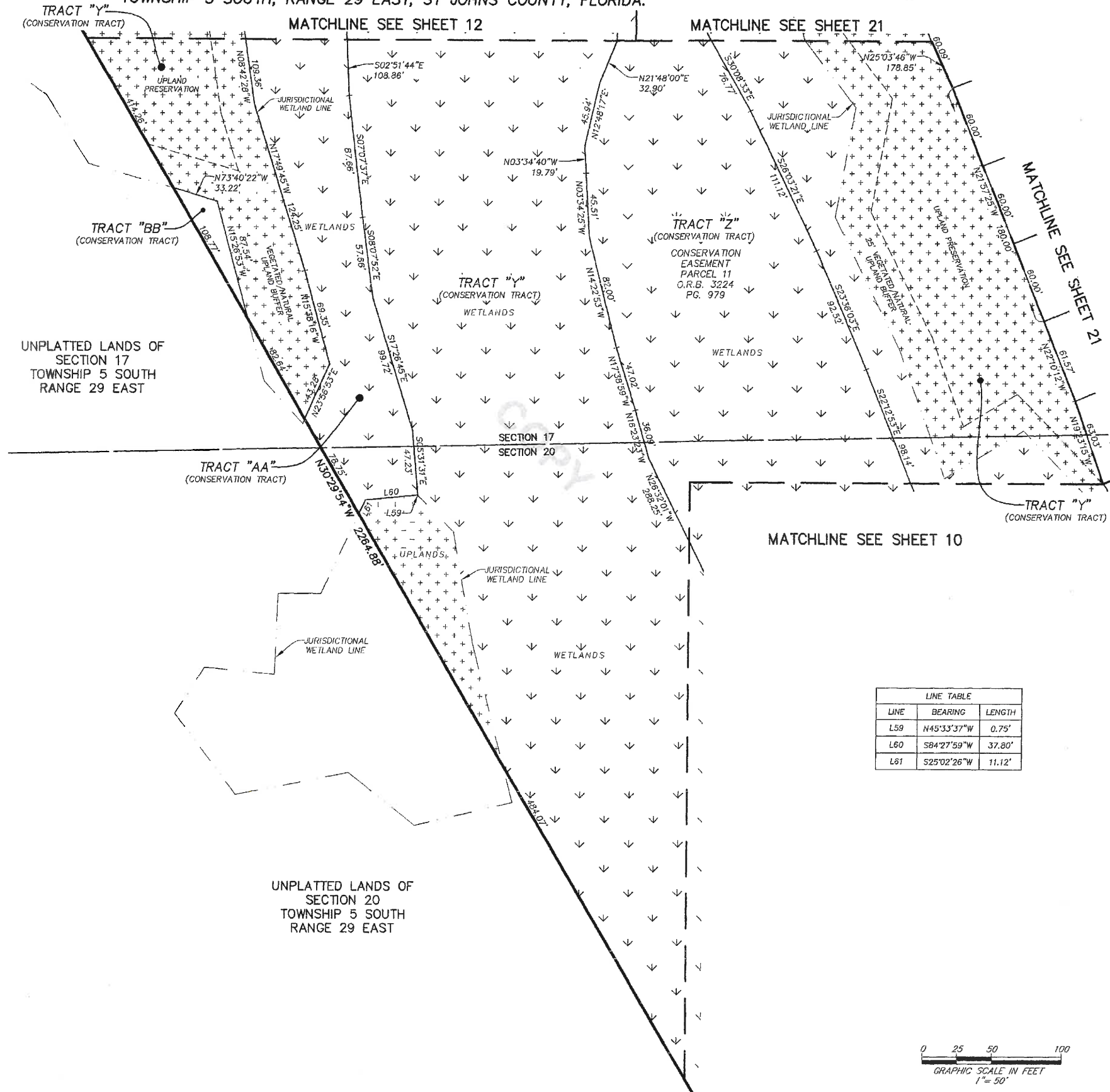
# CROSSWATER VILLAGE PHASE 1A

BEING A PORTION OF SECTIONS 17, 20, SECTION 61 OF THE ROGUE LEONARDI GRANT  
AND SECTION 62 OF THE WILLIAM TRAVERS GRANT, ALL LYING WITHIN  
TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST JOHNS COUNTY, FLORIDA.

MAP BOOK 86 PAGE 66

SHEET 11 OF 21 SHEETS

SEE SHEET 2 FOR NOTES

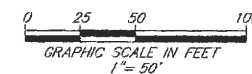


UNPLATTED LANDS OF  
SECTION 17  
TOWNSHIP 5 SOUTH  
RANGE 29 EAST

UNPLATTED LANDS OF  
SECTION 20  
TOWNSHIP 5 SOUTH  
RANGE 29 EAST

LINE	BEARING	LENGTH
L59	N45°33'37"W	0.75'
L60	S84°27'59"W	37.80'
L61	S25°02'26"W	11.12'

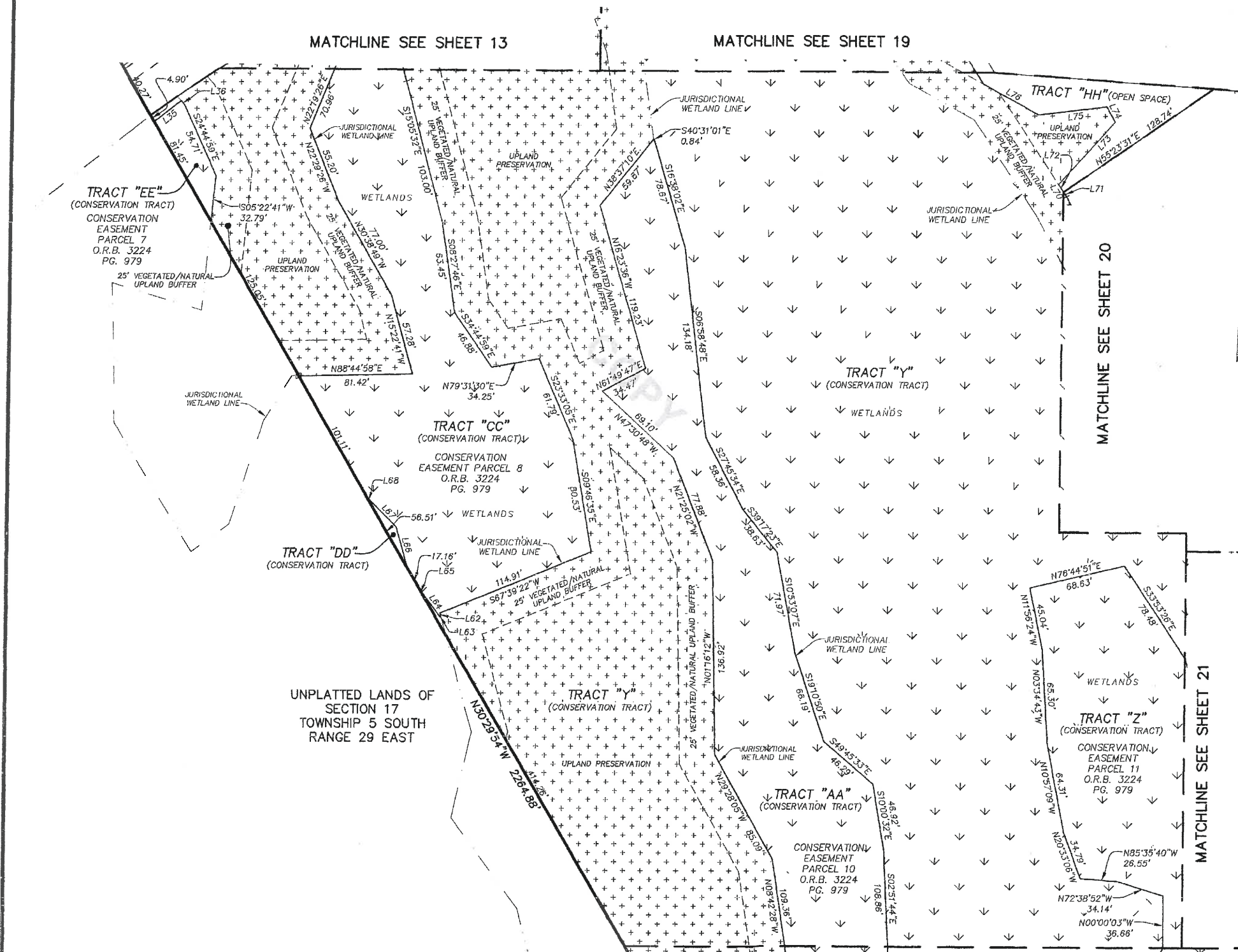
- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
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  - DENOTES P.C.P., STAMPED L.B.#3624, PERMANENT REFERENCE MONUMENT
  - P.R.M. CONCRETE MONUMENT
  - C.M. PERMANENT CONTROL POINT
  - P.C.P. LICENSED BUSINESS
  - L.B. RADIUS
  - R CENTRAL ANGLE
  - △ ARC LENGTH
  - L CHORD BEARING
  - CB CHORD DISTANCE
  - CH POINT OF CURVATURE
  - P.C. POINT OF TANGENCY
  - P.T. POINT ON CURVE
  - P.O.C. POINT OF COMPOUND CURVATURE
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  - P.R.C. (NR) NON-RADIAL
  - N/T NON-TANGENT
  - C1 TABULATED CURVE DATA
  - L1 TABULATED LINE DATA
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  - C/L CENTERLINE
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  - P.G. PAGE
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  - 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. 3824

# CROSSWATER VILLAGE PHASE 1A

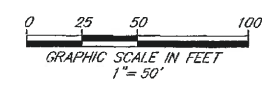
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**LINE TABLE**

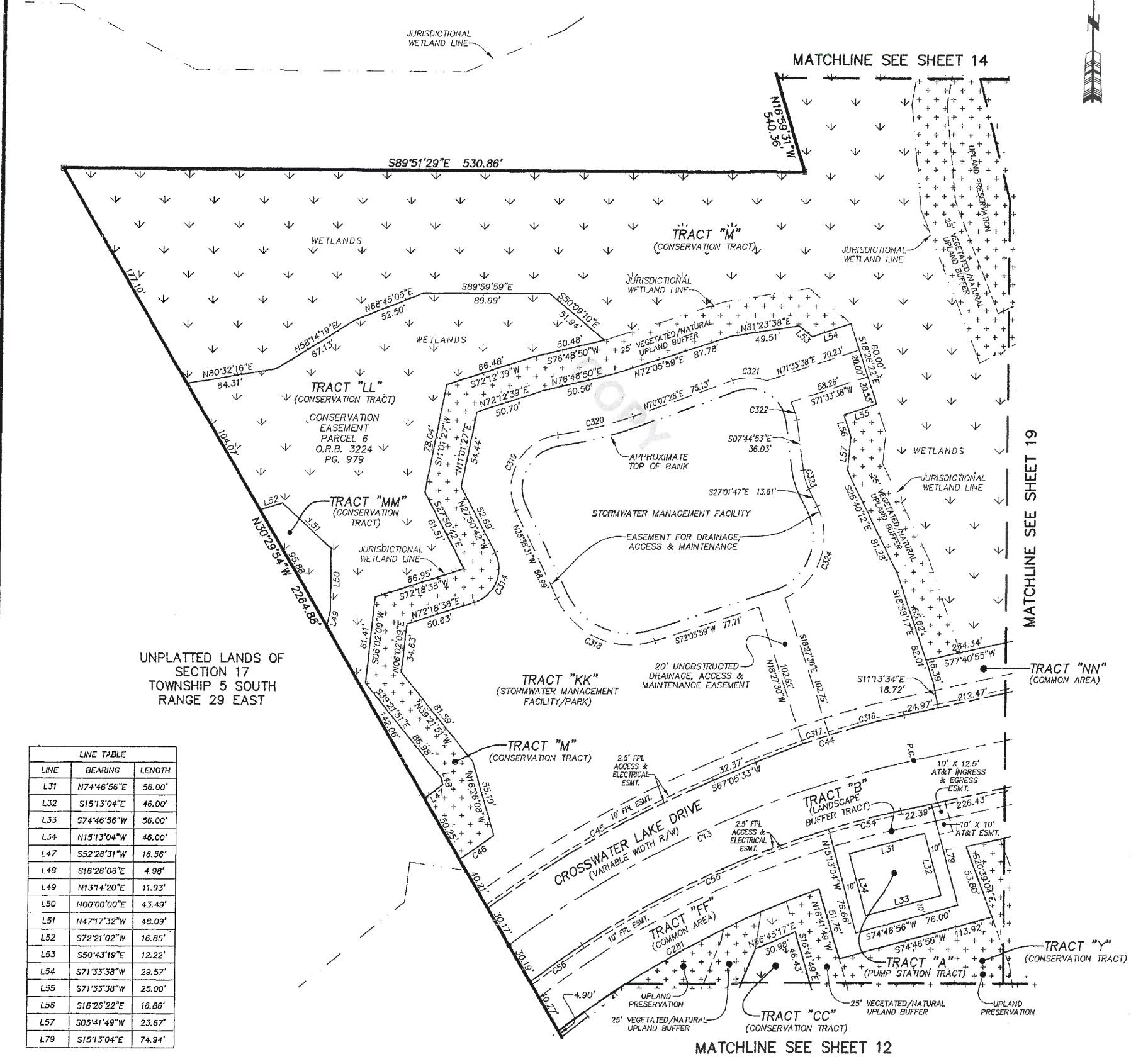
LINE	BEARING	LENGTH
L35	N51°42'26"E	24.09'
L36	S43°02'49"E	3.81'
L62	S15°19'52"E	2.81'
L63	S67°38'59"W	0.80'
L64	N36°32'57"W	21.26'
L65	N45°00'00"W	2.65'
L66	N15°56'43"W	30.73'
L67	N45°00'00"W	26.91'
L68	N84°17'23"W	1.22'
L70	N33°44'15"W	10.39'
L71	N33°44'15"W	3.94'
L72	N33°44'15"W	6.45'
L73	N41°55'35"E	59.15'
L74	N29°46'47"W	12.33'
L75	S82°59'36"W	48.50'
L76	N61°22'48"W	44.90'



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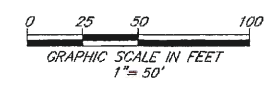


CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C13	750.00'	24°25'05"	319.63'	S65°28'22"W	317.22'
C44	806.84'	10°35'21"	112.15'	S72°23'14"W	112.00'
C45	780.00'	13°35'17"	184.98'	S60°17'55"W	184.55'
C46	820.00'	2°05'00"	29.82'	S54°50'23"W	29.81'
C54	875.00'	4°33'15"	53.65'	S75°24'17"W	53.64'
C55	675.00'	16°29'07"	194.21'	S64°53'06"W	193.54'
C56	720.00'	3°38'23"	45.74'	S54°49'21"W	45.73'
C281	680.00'	17°50'55"	211.83'	S61°32'34"W	210.98'
C314	25.00'	100°09'20"	43.70'	N22°13'58"E	38.35'
C316	606.84'	5°16'17"	55.83'	S75°02'46"W	55.81'
C317	606.84'	1°53'18"	20.00'	S71°27'58"W	20.00'
C318	58.00'	82°17'30"	83.30'	N66°45'16"W	76.33'
C319	38.00'	107°52'10"	71.54'	N28°19'34"E	61.43'
C320	262.00'	12°08'11"	55.50'	N76°11'33"E	55.39'
C321	35.00'	41°05'25"	25.10'	S89°19'50"E	24.57'
C322	35.00'	22°08'23"	13.52'	S18°49'04"E	13.44'
C323	42.00'	19°16'55"	14.13'	S17°23'20"E	14.07'
C324	48.00'	92°12'28"	77.25'	S19°04'27"W	69.18'

UNPLATTED LANDS OF SECTION 17 TOWNSHIP 5 SOUTH RANGE 29 EAST

LINE TABLE		
LINE	BEARING	LENGTH
L31	N74°46'56"E	58.00'
L32	S15°13'04"E	46.00'
L33	S74°46'56"W	56.00'
L34	N15°13'04"W	46.00'
L47	S52°26'31"W	18.56'
L48	S16°26'08"E	4.98'
L49	N13°14'20"E	11.93'
L50	N00°00'00"E	43.49'
L51	N47°17'32"W	48.09'
L52	S72°21'02"W	18.85'
L53	S50°43'19"E	12.22'
L54	S71°33'38"W	29.57'
L55	S71°33'38"W	29.00'
L56	S18°26'22"E	18.86'
L57	S05°41'49"W	23.67'
L79	S15°13'04"E	74.94'

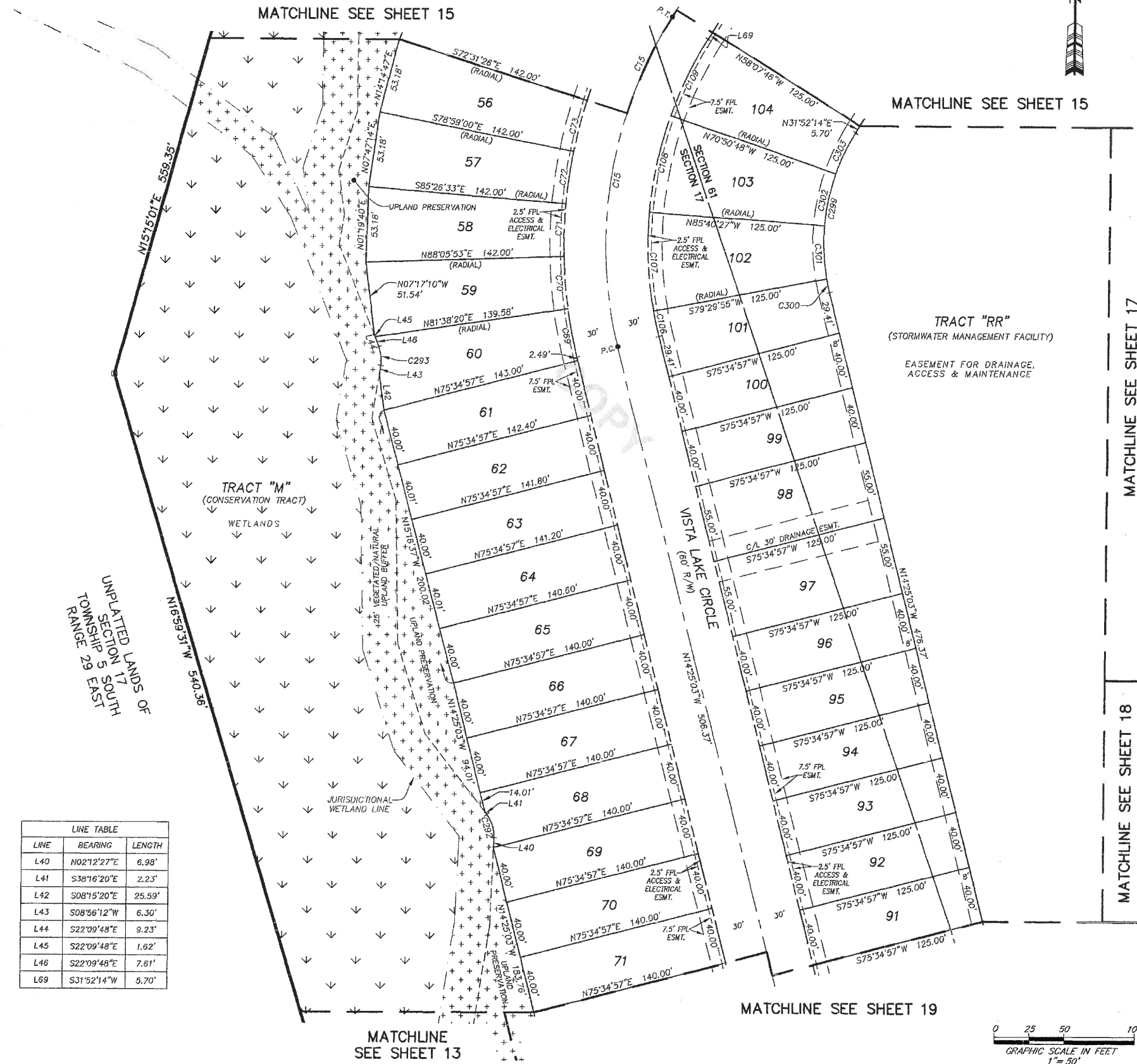
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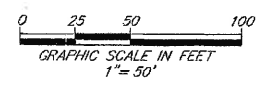


CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C15	300.00'	46°17'17"	242.36'	N08°43'35"E	235.83'
C69	330.00'	6°03'24"	34.88'	S11°23'22"E	34.87'
C70	330.00'	6°27'33"	37.20'	S05°07'53"E	37.18'
C71	330.00'	6°27'33"	37.20'	S01°19'40"W	37.18'
C72	330.00'	6°27'33"	37.20'	S07°47'14"W	37.18'
C73	330.00'	6°27'33"	37.20'	S14°14'47"W	37.18'
C106	270.00'	3°54'58"	18.45'	S12°27'34"E	18.45'
C107	270.00'	14°49'38"	69.87'	S03°05'16"E	69.68'
C108	270.00'	14°49'38"	69.87'	S11°44'22"W	69.68'
C109	270.00'	12°43'02"	59.93'	S25°30'43"W	59.81'
C292	25.00'	40°28'48"	17.88'	N18°01'58"W	17.30'
C293	25.00'	31°05'59"	13.57'	N06°36'48"W	13.40'
C299	145.00'	46°17'17"	117.14'	S08°43'35"W	113.98'
C300	145.00'	3°54'58"	9.91'	S12°27'34"E	9.91'
C301	145.00'	14°49'38"	37.52'	S03°05'16"E	37.42'
C302	145.00'	14°49'38"	37.52'	S11°44'22"W	37.42'
C303	145.00'	12°43'02"	32.18'	S25°30'43"W	32.12'

LINE TABLE		
LINE	BEARING	LENGTH
L40	N02°12'27"E	6.98'
L41	S38°16'20"E	2.23'
L42	S08°15'20"E	25.59'
L43	S08°56'12"W	6.30'
L44	S22°09'48"E	9.23'
L45	S22°09'48"E	1.62'
L46	S22°09'48"E	7.61'
L69	S31°52'14"W	5.70'

- LEGEND**
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MAP BOOK 86 PAGE 70

SHEET 15 OF 21 SHEETS

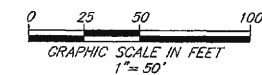
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CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C15	300.00'	46°17'17"	242.36'	N08°43'35"E	235.83'
C74	330.00'	6°27'33"	37.20'	S20°42'20"W	37.18'
C75	330.00'	6°27'33"	37.20'	S27°09'54"W	37.18'
C76	330.00'	1°28'33"	8.50'	S31°07'57"W	8.50'
C305	50.00'	33°07'51"	28.91'	S48°26'09"W	28.51'

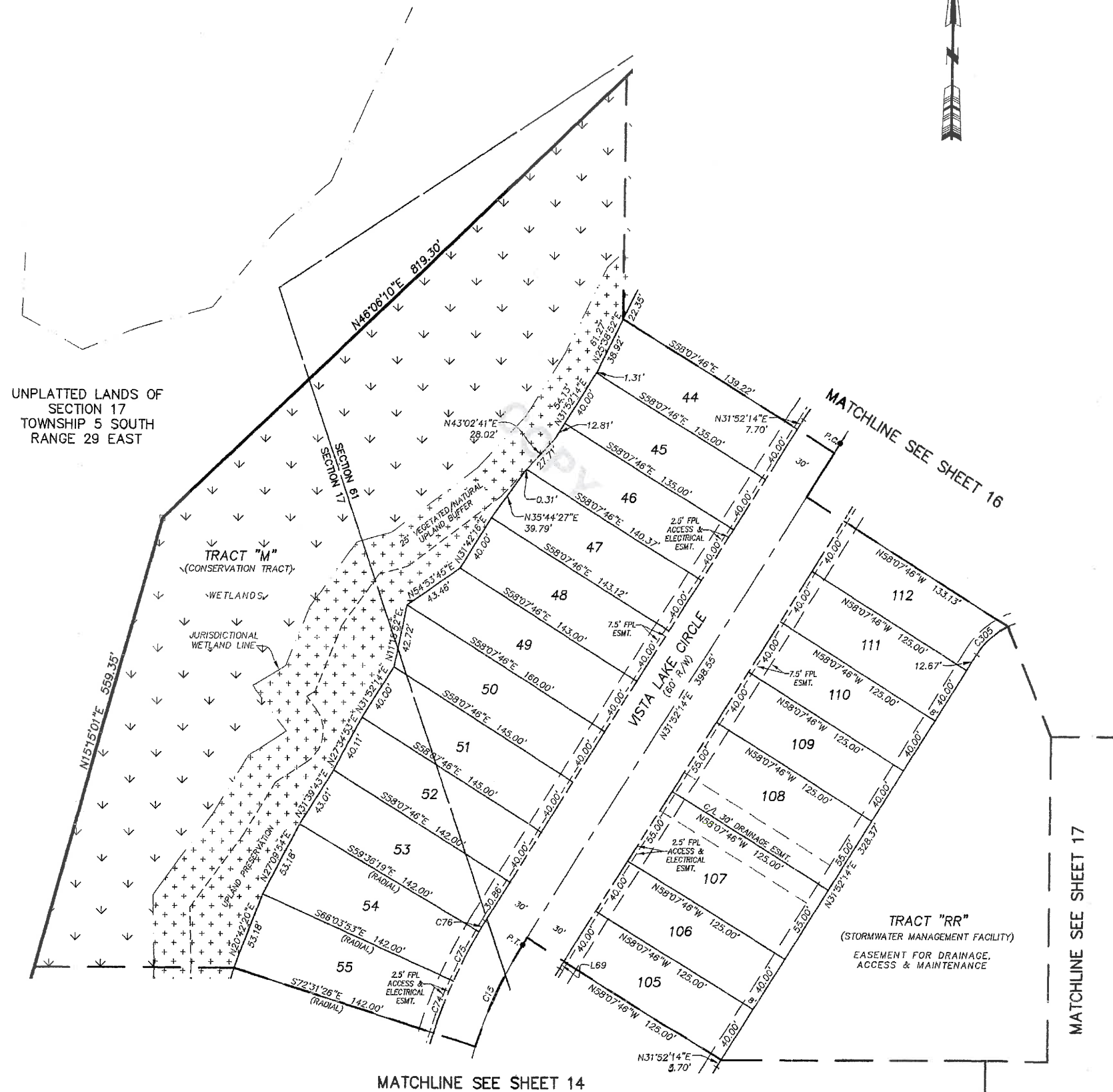
LINE TABLE		
LINE	BEARING	LENGTH
L69	S31°52'14"W	5.70'

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UNPLATTED LANDS OF SECTION 17 TOWNSHIP 5 SOUTH RANGE 29 EAST

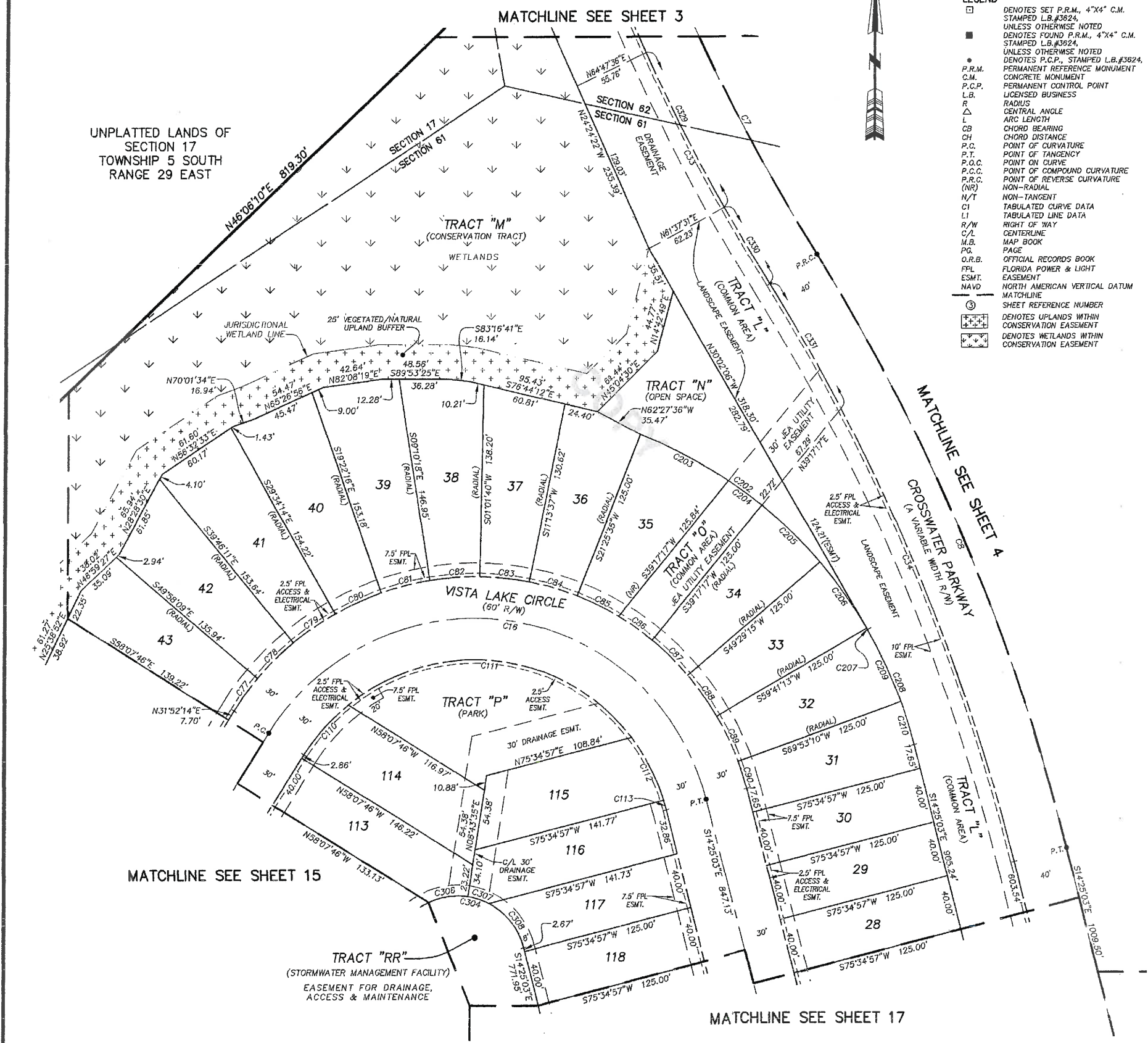
MATCHLINE SEE SHEET 14

MATCHLINE SEE SHEET 16

MATCHLINE SEE SHEET 17

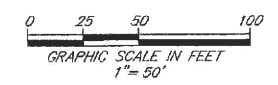
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CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C7	1528.00'	21°40'09"	577.89'	S21°08'39"E	574.45'
C8	1528.00'	17°33'41"	468.34'	S23°11'54"E	466.50'
C16	175.00'	133°42'43"	408.40'	S81°16'25"E	321.83'
C33	1568.00'	26°35'36"	727.78'	S18°40'56"E	721.26'
C34	1488.00'	17°33'41"	456.08'	N23°11'54"W	454.29'
C77	205.00'	8°09'37"	29.20'	S35°57'02"W	29.17'
C78	205.00'	10°11'58"	36.49'	S45°07'50"W	36.44'
C79	205.00'	10°11'58"	36.49'	S55°19'47"W	36.44'
C80	205.00'	10°11'58"	36.49'	S65°31'45"W	36.44'
C81	205.00'	10°11'58"	36.49'	S75°43'43"W	36.44'
C82	205.00'	10°11'58"	36.49'	S85°55'41"W	36.44'
C83	205.00'	10°11'58"	36.49'	N83°52'21"W	36.44'
C84	205.00'	10°11'58"	36.49'	N73°40'24"W	36.44'
C85	205.00'	9°26'48"	33.80'	N63°51'01"W	33.76'
C86	205.00'	8°24'54"	30.11'	N54°55'10"W	30.08'
C87	205.00'	10°11'58"	36.49'	N43°36'44"W	36.44'
C88	205.00'	10°11'58"	36.49'	N35°24'46"W	36.44'
C89	205.00'	10°11'58"	36.49'	N25°12'49"W	36.44'
C90	205.00'	5°41'46"	20.38'	N17°15'57"W	20.37'
C110	145.00'	18°58'23"	48.02'	S41°21'25"W	47.80'
C111	145.00'	9°13'46"	23.64'	N83°23'30"W	207.78'
C112	145.00'	20°23'08"	51.59'	N27°26'03"W	51.32'
C113	145.00'	2°49'25"	7.15'	N15°49'46"W	7.15'
C202	330.00'	38°28'46"	221.63'	N49°20'02"W	217.48'
C203	330.00'	12°38'45"	72.83'	N62°15'03"W	72.69'
C204	330.00'	5°12'57"	30.04'	N53°19'12"W	30.03'
C205	330.00'	10°11'58"	58.74'	N45°36'44"W	58.67'
C206	330.00'	10°11'58"	58.74'	N35°24'46"W	58.67'
C207	330.00'	0°13'09"	1.26'	N30°12'13"W	1.26'
C208	330.00'	15°40'35"	90.29'	N22°15'21"W	90.01'
C209	330.00'	9°58'49"	57.48'	N25°08'14"W	57.41'
C210	330.00'	5°41'46"	32.81'	N17°15'57"W	32.79'
C304	50.00'	133°42'43"	116.69'	N81°16'25"W	91.95'
C306	50.00'	33°43'30"	29.43'	S81°51'50"W	29.01'
C307	50.00'	18°33'48"	16.20'	N71°59'31"W	16.13'
C308	50.00'	48°17'34"	42.14'	N38°33'50"W	40.91'
C329	1568.00'	4°35'35"	125.69'	S27°19'14"E	125.66'
C330	1568.00'	2°21'43"	64.64'	S30°47'53"E	64.63'
C331	1488.00'	4°00'06"	103.93'	N29°58'41"W	103.91'



PREPARED BY:  
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CERTIFICATE OF AUTHORIZATION NO. L.B. 3824



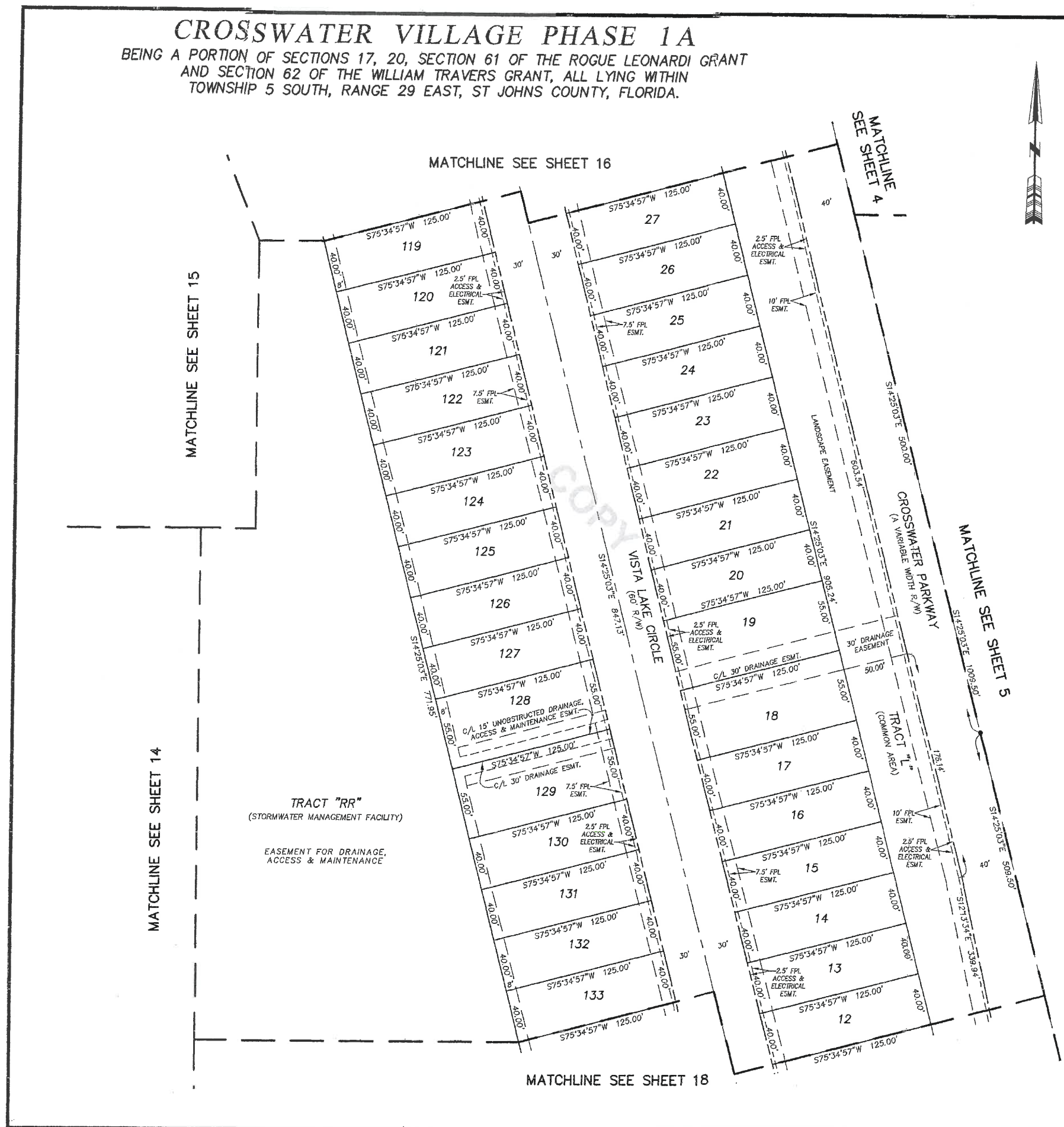
# CROSSWATER VILLAGE PHASE 1A

BEING A PORTION OF SECTIONS 17, 20, SECTION 61 OF THE ROGUE LEONARDI GRANT  
AND SECTION 62 OF THE WILLIAM TRAVERS GRANT, ALL LYING WITHIN  
TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST JOHNS COUNTY, FLORIDA.

MAP BOOK 86 PAGE 72

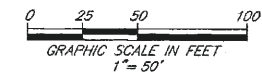
SHEET 17 OF 21 SHEETS

SEE SHEET 2 FOR NOTES



### LEGEND

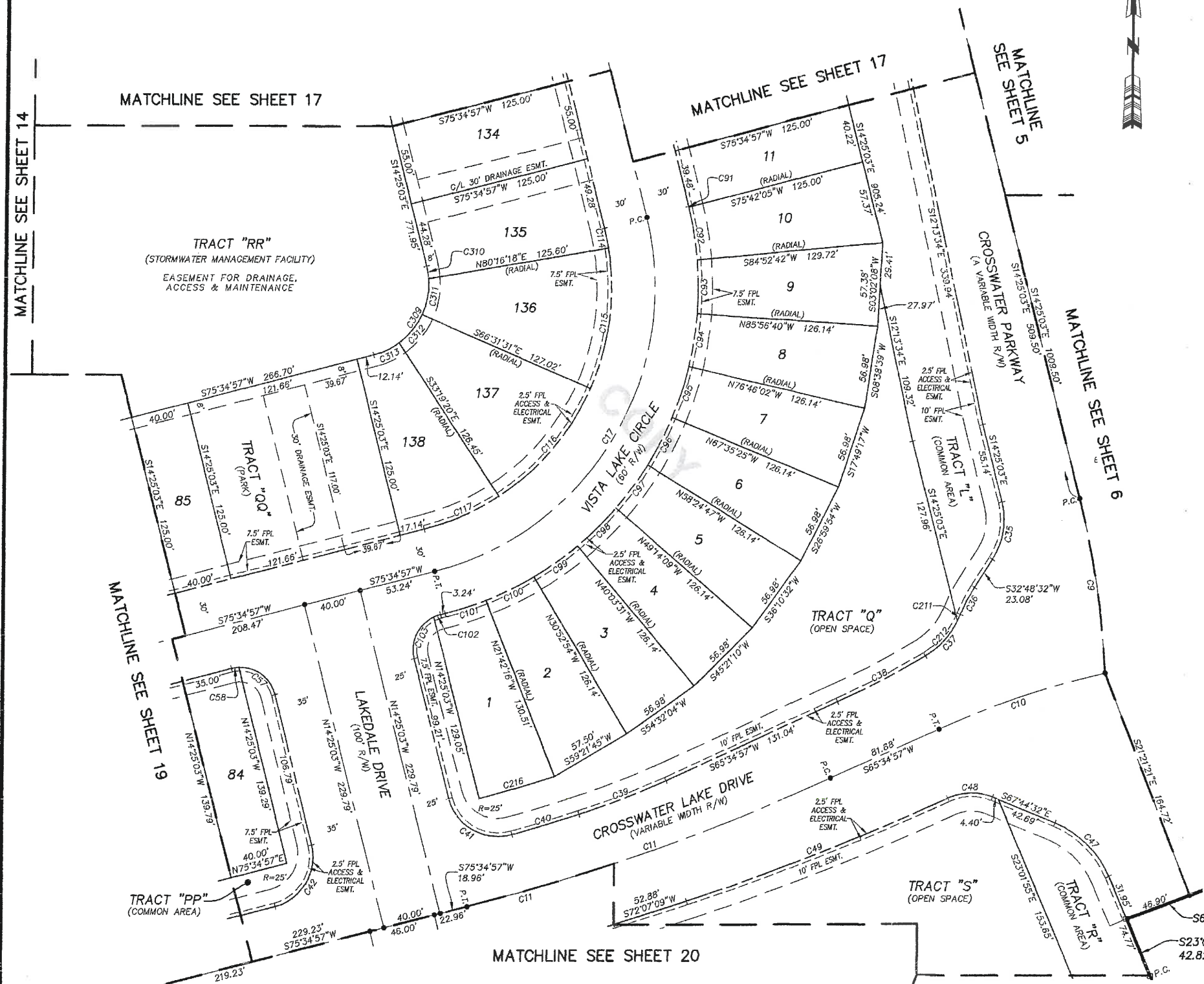
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- L.B. LICENSED BUSINESS
- R RADIUS
- ∠ CENTRAL ANGLE
- L ARC LENGTH
- CB CHORD BEARING
- CD CHORD DISTANCE
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.O.C. POINT ON CURVE
- P.C.C. POINT OF COMPOUND CURVATURE
- P.R.C. POINT OF REVERSE CURVATURE
- (NR) NON-RADIAL
- 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.S. PAGE
- O.R.B. OFFICIAL RECORDS BOOK
- FPL FLORIDA POWER & LIGHT
- ESMT. EASEMENT
- NAVD NORTH AMERICAN VERTICAL DATUM
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- ③ SHEET REFERENCE NUMBER
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# CROSSWATER VILLAGE PHASE 1A

BEING A PORTION OF SECTIONS 17, 20, SECTION 61 OF THE ROGUE LEONARDI GRANT  
AND SECTION 62 OF THE WILLIAM TRAVERS GRANT, ALL LYING WITHIN  
TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST JOHNS COUNTY, FLORIDA.



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C9	600.00'	11°37'29"	121.73'	S08°36'19"E	121.52'
C10	600.00'	11°37'29"	121.73'	S71°23'41"W	121.52'
C11	1528.00'	10°00'00"	266.89'	S70°34'57"W	266.35'
C17	200.00'	90°00'00"	314.16'	S30°34'57"W	282.84'
C35	50.00'	47°13'36"	41.21'	N09°11'44"E	40.06'
C36	108.50'	10°59'54"	20.83'	S27°18'35"W	20.80'
C37	59.00'	36°54'04"	38.00'	N40°15'41"E	37.35'
C38	568.62'	6°52'14"	67.95'	N62°08'50"E	67.90'
C39	565.08'	6°32'13"	64.47'	N68°51'03"E	64.43'
C40	1488.00'	1°50'41"	47.91'	N73°02'30"E	47.91'
C41	35.00'	91°37'06"	55.97'	S80°13'37"E	50.19'
C42	35.00'	90°00'00"	54.98'	N30°34'57"E	49.50'
C47	69.00'	44°42'37"	53.84'	N45°23'13"W	52.49'
C48	39.00'	47°15'04"	32.16'	S88°37'56"W	31.26'
C49	1565.00'	7°06'45"	194.27'	N68°33'47"E	194.15'
C57	25.00'	78°27'47"	34.24'	N53°38'57"W	31.62'
C58	25.00'	11°32'13"	5.03'	S81°21'03"W	5.03'
C91	230.00'	0°07'08"	0.48'	N14°21'29"W	0.48'
C92	230.00'	9°10'38"	36.84'	N09°42'36"W	36.80'
C93	230.00'	9°10'38"	36.84'	N00°31'59"W	36.80'
C94	230.00'	9°10'38"	36.84'	N08°38'39"E	36.80'
C95	230.00'	9°10'38"	36.84'	N17°49'17"E	36.80'
C96	230.00'	9°10'38"	36.84'	N26°59'54"E	36.80'
C97	230.00'	9°10'38"	36.84'	N36°10'32"E	36.80'
C98	230.00'	9°10'38"	36.84'	N45°21'10"E	36.80'
C99	230.00'	9°10'38"	36.84'	N54°31'47"E	36.80'
C100	230.00'	9°10'38"	36.84'	N63°42'25"E	36.80'
C101	230.00'	7°17'13"	29.25'	N71°56'20"E	29.23'
C102	25.00'	11°32'13"	5.03'	S69°48'50"W	5.03'
C103	25.00'	78°27'47"	34.24'	S24°48'50"W	31.62'
C114	170.00'	4°41'21"	13.91'	N12°04'23"W	13.91'
C115	170.00'	33°12'11"	98.52'	N06°52'23"E	97.14'
C116	170.00'	33°12'11"	98.52'	N40°04'35"E	97.14'
C117	170.00'	18°54'16"	56.09'	N66°07'49"E	55.84'
C211	59.00'	4°55'32"	5.07'	N24°16'24"E	5.07'
C212	59.00'	31°58'33"	32.93'	N42°43'26"E	32.50'
C216	1458.00'	2°07'20"	54.00'	N73°29'53"E	54.00'
C309	50.00'	90°00'00"	78.54'	N30°34'57"E	70.71'
C310	50.00'	9°56'19"	8.67'	N09°26'54"W	8.66'
C311	50.00'	28°57'23"	25.27'	N09°58'57"E	25.00'
C312	50.00'	28°38'02"	24.99'	N38°47'40"E	24.73'
C313	50.00'	22°28'16"	19.61'	N64°20'49"E	19.48'

**LEGEND**

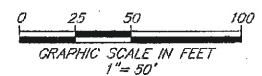
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- Δ CENTRAL ANGLE
- L ARC LENGTH

**LEGEND (continued)**

- CH CHORD BEARING
- CD CHORD DISTANCE
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.O.C. POINT ON CURVE
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- M.B. MAP BOOK

**LEGEND (continued)**

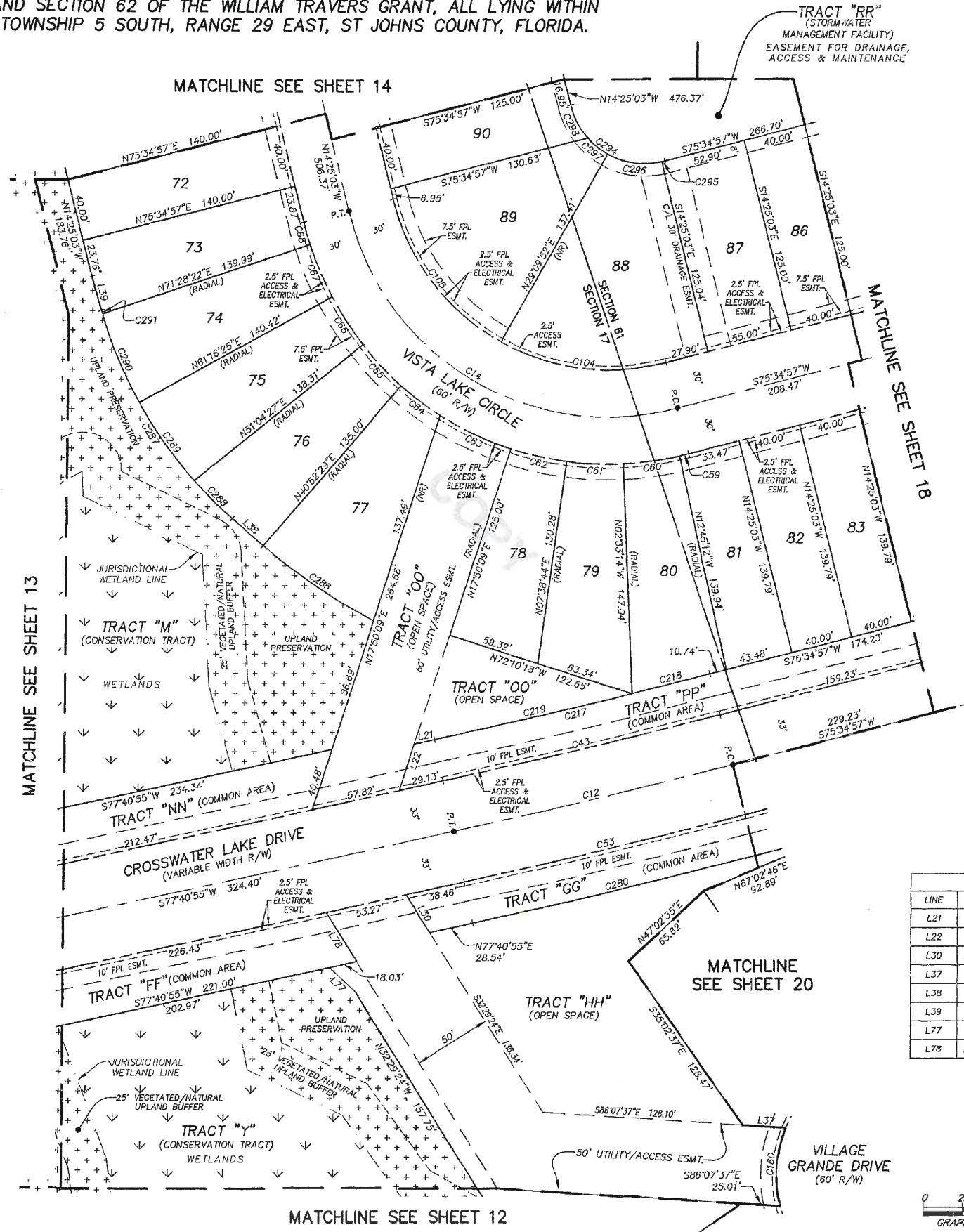
- PG. PAGE
- O.R.B. OFFICIAL RECORDS BOOK
- FPL FLORIDA POWER & LIGHT
- ESMT. EASEMENT
- NGVD NORTH AMERICAN VERTICAL DATUM
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- ③ DENOTES UPLANDS WITHIN CONSERVATION EASEMENT
- ④ DENOTES WETLANDS WITHIN CONSERVATION EASEMENT



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# CROSSWATER VILLAGE PHASE 1A

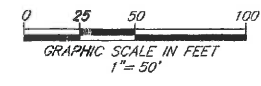
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TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST JOHNS COUNTY, FLORIDA.



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C12	5000.00'	2'05'58"	183.21'	S78°37'56"W	183.20'
C14	175.00'	90°00'00"	274.89'	N59°25'03"W	247.49'
C43	4987.00'	2'05'58"	182.00'	N78°37'56"E	181.99'
C53	5033.00'	2'05'58"	184.42'	N78°37'56"E	184.41'
C59	205.00'	1'39'51"	5.95'	N76°24'52"E	5.95'
C60	205.00'	10'11'58"	36.49'	N82°20'47"E	36.44'
C61	205.00'	10'11'58"	36.49'	S87°27'15"E	36.44'
C62	205.00'	10'11'25"	36.46'	S77°15'34"E	36.41'
C63	205.00'	14°07'01"	50.51'	S65°06'21"E	50.38'
C64	205.00'	8'55'19"	31.92'	S53°35'11"E	31.89'
C65	205.00'	10'11'58"	36.49'	S44°01'32"E	36.44'
C66	205.00'	10'11'58"	36.49'	S33°49'34"E	36.44'
C67	205.00'	10'11'58"	36.49'	S23°37'37"E	36.44'
C68	205.00'	4°06'34"	14.70'	S16°28'21"E	14.70'
C104	145.00'	43'10'02"	109.24'	S82°50'03"E	106.68'
C105	145.00'	46°49'58"	118.52'	S37°50'03"E	115.25'
C160	80.00'	36°25'12"	50.85'	S03°52'23"W	50.00'
C217	4940.00'	2'05'58"	181.01'	N78°37'56"E	181.00'
C218	4940.00'	0°35'55"	51.61'	N75°52'54"E	51.61'
C219	4940.00'	1°30'03"	129.40'	N76°35'53"E	129.40'
C280	5060.00'	2'05'58"	185.41'	N76°37'56"E	185.40'
C286	340.00'	14°34'57"	86.53'	S56°24'59"E	86.30'
C287	280.00'	32°39'10"	159.57'	S32°47'56"E	157.42'
C288	280.00'	7°02'56"	34.45'	S45°36'03"E	34.43'
C289	280.00'	12°33'36"	61.38'	S35°47'47"E	61.26'
C290	280.00'	12°35'01"	61.50'	S23°13'29"E	61.37'
C291	280.00'	0°27'38"	2.25'	S16°42'10"E	2.25'
C294	50.00'	90°00'00"	78.54'	S59°25'03"E	70.71'
C295	50.00'	2°24'31"	2.10'	N76°47'12"E	2.10'
C296	50.00'	41°10'24"	35.93'	S81°25'20"E	35.18'
C297	50.00'	18°58'18"	16.56'	S51°20'59"E	16.48'
C298	50.00'	27°26'47"	23.95'	S28°08'27"E	23.72'

LINE TABLE		
LINE	BEARING	LENGTH
L21	N77°40'55"E	13.45'
L22	N17°50'09"E	31.23'
L30	N32°29'24"W	28.76'
L37	S86°07'37"E	27.73'
L38	S49°07'31"E	26.43'
L39	N18°28'21"W	22.60'
L77	N47°17'50"W	23.18'
L78	N32°29'24"W	37.29'

- LEGEND**
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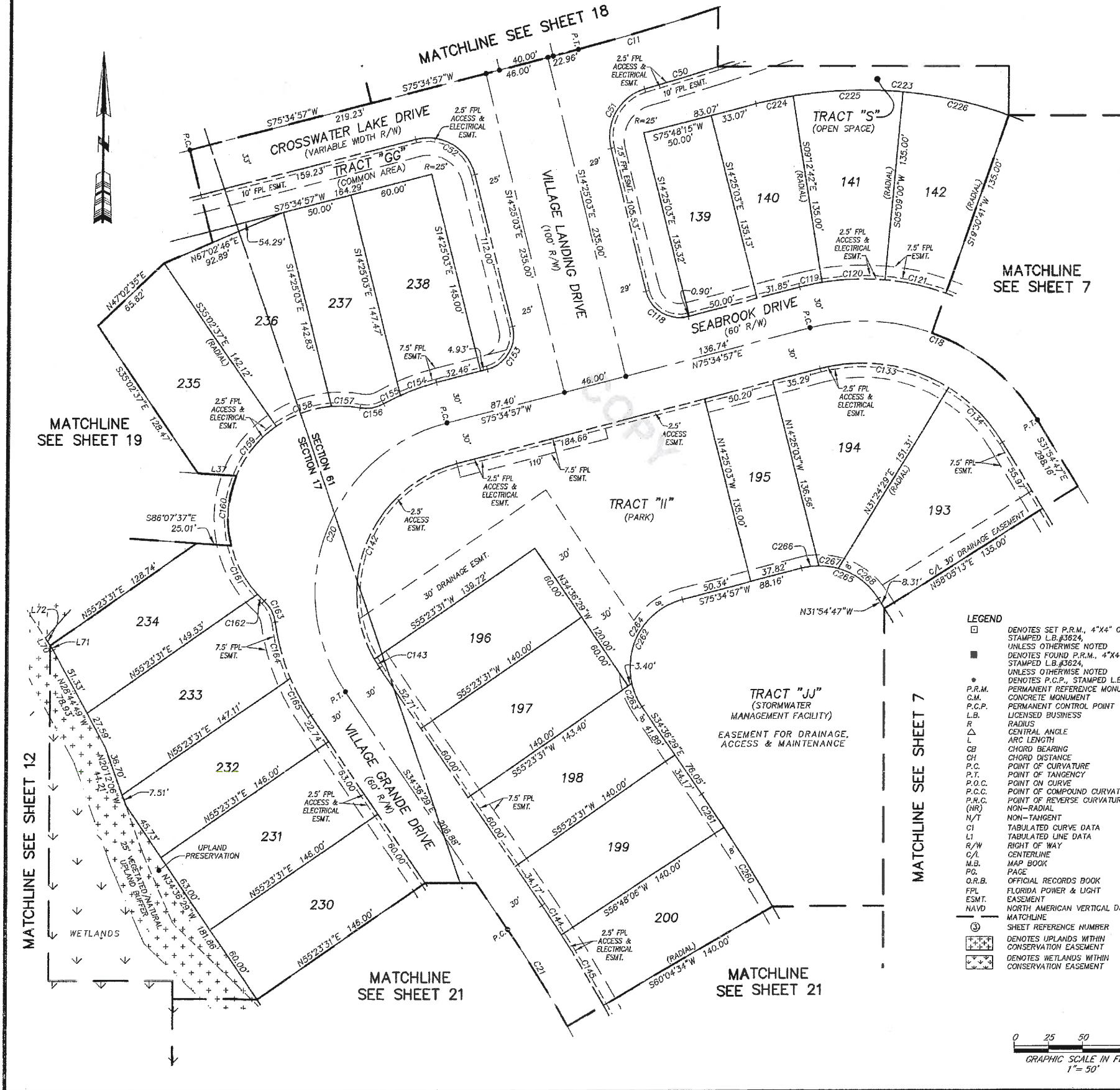


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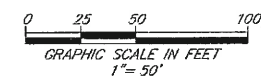
SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C11	1528.00'	10°00'00"	266.89'	S70°34'57"W	266.35'
C18	150.00'	72°30'16"	189.82'	S68°09'55"E	177.40'
C20	125.00'	110°11'26"	240.40'	S20°29'14"W	205.03'
C21	1000.00'	12°39'04"	220.80'	S28°16'57"E	220.35'
C50	1568.00'	1°59'46"	54.63'	N73°07'02"E	54.63'
C51	35.00'	88°31'59"	54.08'	S29°50'56"W	48.86'
C52	35.00'	90°00'00"	54.98'	N59°25'03"W	49.50'
C118	25.00'	90°00'00"	39.27'	S59°25'03"E	35.36'
C119	180.00'	5°12'21"	16.36'	S78°11'07"W	16.35'
C120	180.00'	14°21'41"	45.12'	S87°58'09"W	45.00'
C121	180.00'	14°21'41"	45.12'	N77°40'10"W	45.00'
C133	120.00'	45°49'32"	95.98'	N81°30'17"W	93.44'
C134	120.00'	26°40'44"	55.88'	N45°15'09"W	55.37'
C142	95.00'	105°47'28"	175.41'	S22°41'12"W	151.53'
C143	95.00'	4°23'57"	7.29'	S32°24'30"E	7.29'
C144	1030.00'	1°24'35"	25.34'	N33°54'11"W	25.34'
C145	1030.00'	3°16'28"	58.87'	N31°33'40"W	58.86'
C153	25.00'	90°00'00"	39.27'	N30°34'57"E	35.36'
C154	155.00'	10°13'59"	27.68'	S70°27'57"W	27.65'
C155	155.00'	4°58'21"	13.45'	S62°51'47"W	13.45'
C156	25.00'	39°56'40"	17.43'	N80°20'56"E	17.08'
C157	80.00'	14°56'23"	20.86'	N87°08'55"W	20.80'
C158	80.00'	30°25'31"	42.48'	S70°10'08"W	41.98'
C159	80.00'	32°52'23"	45.90'	S38°31'11"W	45.27'
C160	80.00'	36°25'12"	50.85'	S03°52'23"W	50.00'
C161	80.00'	28°41'42"	40.07'	S28°41'04"E	39.65'
C162	80.00'	4°48'26"	6.67'	S45°25'07"E	6.66'
C163	25.00'	39°56'40"	17.43'	N27°50'00"W	17.08'
C164	155.00'	15°29'17"	41.90'	S15°36'19"E	41.77'
C165	155.00'	11°15'31"	30.46'	S28°58'43"E	30.41'
C223	315.00'	72°16'58"	397.39'	N68°03'16"W	371.56'
C224	315.00'	4°59'03"	27.40'	S78°17'46"W	27.39'
C225	315.00'	14°21'41"	78.96'	S87°58'09"W	78.75'
C226	315.00'	14°21'41"	78.96'	N77°40'10"W	78.75'
C260	1170.00'	3°16'28"	66.87'	N31°33'40"W	66.86'
C261	1170.00'	1°24'35"	28.79'	N33°54'11"W	28.79'
C262	50.00'	110°11'26"	96.16'	S20°29'14"W	82.01'
C263	50.00'	21°14'29"	18.54'	S23°59'15"E	18.43'
C264	50.00'	88°56'57"	77.62'	S31°06'28"W	70.06'
C265	50.00'	72°30'16"	63.27'	N68°09'55"W	59.13'
C266	50.00'	14°19'56"	12.51'	S82°44'55"W	12.47'
C267	50.00'	15°56'31"	13.91'	N82°06'52"W	13.87'
C268	50.00'	42°13'49"	38.85'	N53°01'42"W	36.02'

- 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
  - 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 EASEMENT
  - ESMT. NORTH AMERICAN VERTICAL DATUM
  - NAVD
  - ① SHEET REFERENCE NUMBER
  - ⊕ DENOTES UPLANDS WITHIN CONSERVATION EASEMENT
  - ⊖ DENOTES WETLANDS WITHIN CONSERVATION EASEMENT

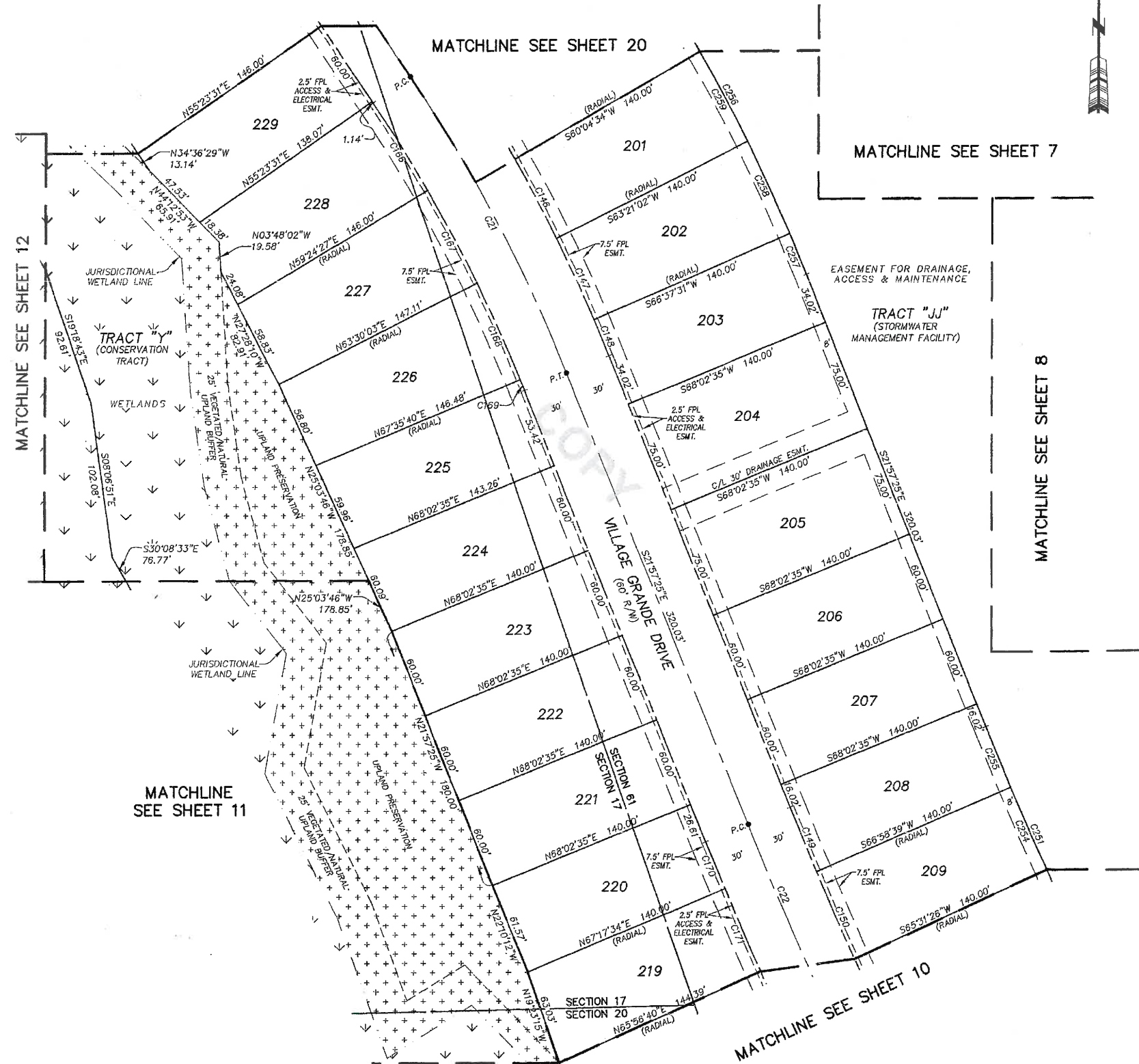
LINE TABLE		
LINE	BEARING	LENGTH
L37	S86°07'37"E	27.73'
L70	N33°44'15"W	10.39'
L71	N33°44'15"W	3.94'
L72	N33°44'15"W	6.45'



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

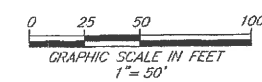
# CROSSWATER VILLAGE PHASE 1A

BEING A PORTION OF SECTIONS 17, 20, SECTION 61 OF THE ROGUE LEONARDI GRANT  
AND SECTION 62 OF THE WILLIAM TRAVERS GRANT, ALL LYING WITHIN  
TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST JOHNS COUNTY, FLORIDA.



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C21	1000.00'	12°39'04"	220.80'	S28°16'57"E	220.35'
C22	2500.00'	4°30'47"	196.92'	S24°12'49"E	196.87'
C146	1030.00'	3°16'28"	58.87'	N28°17'12"W	58.86'
C147	1030.00'	3°16'28"	58.87'	N25°00'43"W	58.86'
C148	1030.00'	1°25'04"	25.49'	N22°39'57"W	25.49'
C149	2470.00'	1°03'56"	45.94'	S22°29'23"E	45.94'
C150	2470.00'	1°27'13"	62.66'	S23°44'58"E	62.66'
C166	970.00'	4°00'56"	67.98'	N32°36'01"W	67.97'
C167	970.00'	4°05'36"	69.30'	N28°32'45"W	69.29'
C168	970.00'	4°05'36"	69.30'	N24°27'08"W	69.29'
C169	970.00'	0°26'55"	7.59'	N22°10'53"W	7.59'
C170	2530.00'	0°45'01"	33.13'	S22°18'58"E	33.13'
C171	2530.00'	1°20'53"	59.53'	S23°22'53"E	59.53'
C251	2330.00'	3°31'40"	143.46'	S23°43'15"E	143.44'
C254	2330.00'	1°27'13"	59.11'	S23°44'58"E	59.11'
C255	2330.00'	1°03'56"	43.33'	S22°29'23"E	43.33'
C256	1170.00'	12°39'04"	258.34'	N28°16'57"W	257.81'
C257	1170.00'	1°25'04"	26.95'	N22°39'57"W	26.95'
C258	1170.00'	3°16'28"	66.87'	N25°00'43"W	66.86'
C259	1170.00'	3°16'28"	66.87'	N28°17'12"W	66.86'

- LEGEND**
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  - 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
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  - (NR) NON-RADIAL
  - N/T NON-TANGENT
  - C1 TABULATED CURVE DATA
  - L1 TABULATED LINE DATA
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  - C/L CENTERLINE
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