

CROSSWATER VILLAGE PHASE 1B

BEING A PORTION OF SECTIONS 17, 20, 21 AND SECTION 61 OF THE ROGUE LEONARDI GRANT,
 ALL LYING WITHIN TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST JOHNS COUNTY, FLORIDA.

MAP BOOK 88 PAGE 1

SHEET 1 OF 32 SHEETS

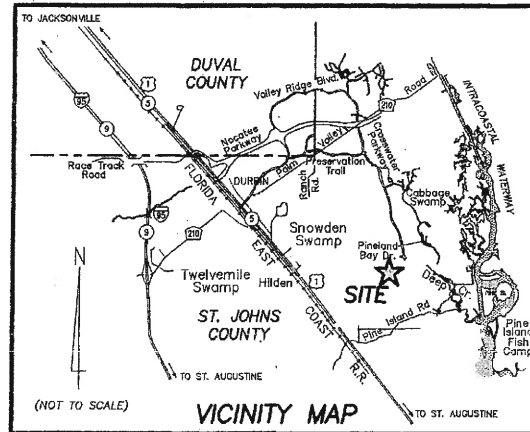
SEE SHEET 2 FOR NOTES

CAPTION

A portion of Sections 17, 20 and 21, together with a portion of Section 61 of the Rogue Leonardi 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 Westerly most corner of Tract "M" as depicted on Crosswater Village Phase 1A, a plat recorded in Map Book 86, pages 56 through 76 of the Public Records of said county; thence Southeastly along the Westerly line of said plat the following 11 courses: Course 1, thence South 30°29'54" East, 2254.88 feet; Course 2, thence North 63°31'48" East, 406.62 feet; Course 3, thence South 89°04'24" East, 47.94 feet; Course 4, thence South 64°42'19" East, 24.24 feet; Course 5, thence North 63°31'48" East, 135.00 feet; Course 6, thence South 26°28'12" East, 115.00 feet; Course 7, thence North 63°31'48" East, 60.00 feet; Course 8, thence South 26°28'12" East, 13.78 feet; Course 9, thence North 63°31'48" East, 363.37 feet; Course 10, thence South 36°02'53" East, 121.70 feet; Course 11, thence South 65°08'41" East, 363.37 feet; thence South 14°20'53" East, departing said Westerly line, 1816.99 feet; thence South 43°16'49" West, 1042.49 feet; thence North 17°16'42" West, 2464.49 feet; thence South 64°56'44" West, 1991.33 feet; thence North 24°42'23" West, 1457.58 feet; thence North 78°14'33" West, 506.03 feet; thence North 28°15'11" West, 823.03 feet; thence North 58°26'19" East, 1746.71 feet; thence South 89°51'29" East, 501.10 feet to the Point of Beginning.

Containing 178.94 acres, more or less.



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 1B, 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 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.

Title to Tracts "A", "B", "C", "D", "L", "M", "P", "Q", "S", "X", "BB", "CC", "DD", "EE", "FF", "HH", "QQ", "RR", "SS", "TT" and "VY" (Conservation Tract), Tracts "E", "G", "H", "I", "J", "N", "O", "U", "V", "W", "Y", "AA", "GG", "JJ", "LL", "NN", "OO" and "PP" (Common Area), Tracts "F", "K", "T", "Z", "II", "KK" and "MM" (Stormwater Management Facility) and Tracts "R" and "JU" (Park) 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) 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.

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 Electric Easements" paralleling the easement property without the written consent of the Owner, its successors and assigns.

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.

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: Michael O'Steen
 Printed Name: Michael O'Steen
 Witness: E. Joseph Mohl, Jr.
 Printed Name: E. Joseph Mohl, Jr.

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, as Chairman

CERTIFICATE OF APPROVAL AND ACCEPTANCE BOARD OF COUNTY COMMISSIONERS

This is to certify that this plat of Crosswater Village Phase 1B, has been approved and accepted by the Board of County Commissioners of St. Johns County, Florida, on this 02 day of November, 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 1B, has been examined and approved by the County Growth Management Department for St. Johns County, Florida, on this 22 day of November, 2017.

[Signature]
 Director of the Growth Management Department

CERTIFICATE OF REVIEW-COUNTY ATTORNEY

This is to certify that this plat of Crosswater Village Phase 1B, has been examined and reviewed by the Office of the St. Johns County Attorney on this 20 day of November, 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 88, Pages 1-3A of the public records of St. Johns County, Florida, on this 22 day of November, 2017.

[Signature]
 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 20th day of November, 2017.

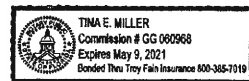
[Signature]
 Gail Oliver, P.S.M., County Surveyor
 Professional Surveyor and Mapper
 State of Florida Registered Surveyor No. 14564

STATE OF FLORIDA, COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 15 day of September, 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.

[Signature]
 Notary Public, State of Florida at Large
 Printed Name: Tina E. Miller

My Commission Expires May 9, 2021
 Commission Number GG 060968



Witness: Michael O'Steen
 Printed Name: Michael O'Steen
 Witness: E. Joseph Mohl, Jr.
 Printed Name: E. Joseph Mohl, Jr.

OWNER: Sonoc Company, LLC
 a Delaware limited liability company

BY: [Signature]
 Jed V. Davis
 Vice President

STATE OF FLORIDA, COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 15 day of September, 2017, by Jed V. Davis, Vice President, on behalf of Sonoc Company, LLC, a Delaware limited liability company; he being known to me and did not take an oath.

[Signature]
 Notary Public, State of Florida at Large
 Printed Name: Tina E. Miller

My Commission expires May 9, 2017
 Commission Number GG 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 30th day of OCTOBER, 2017.

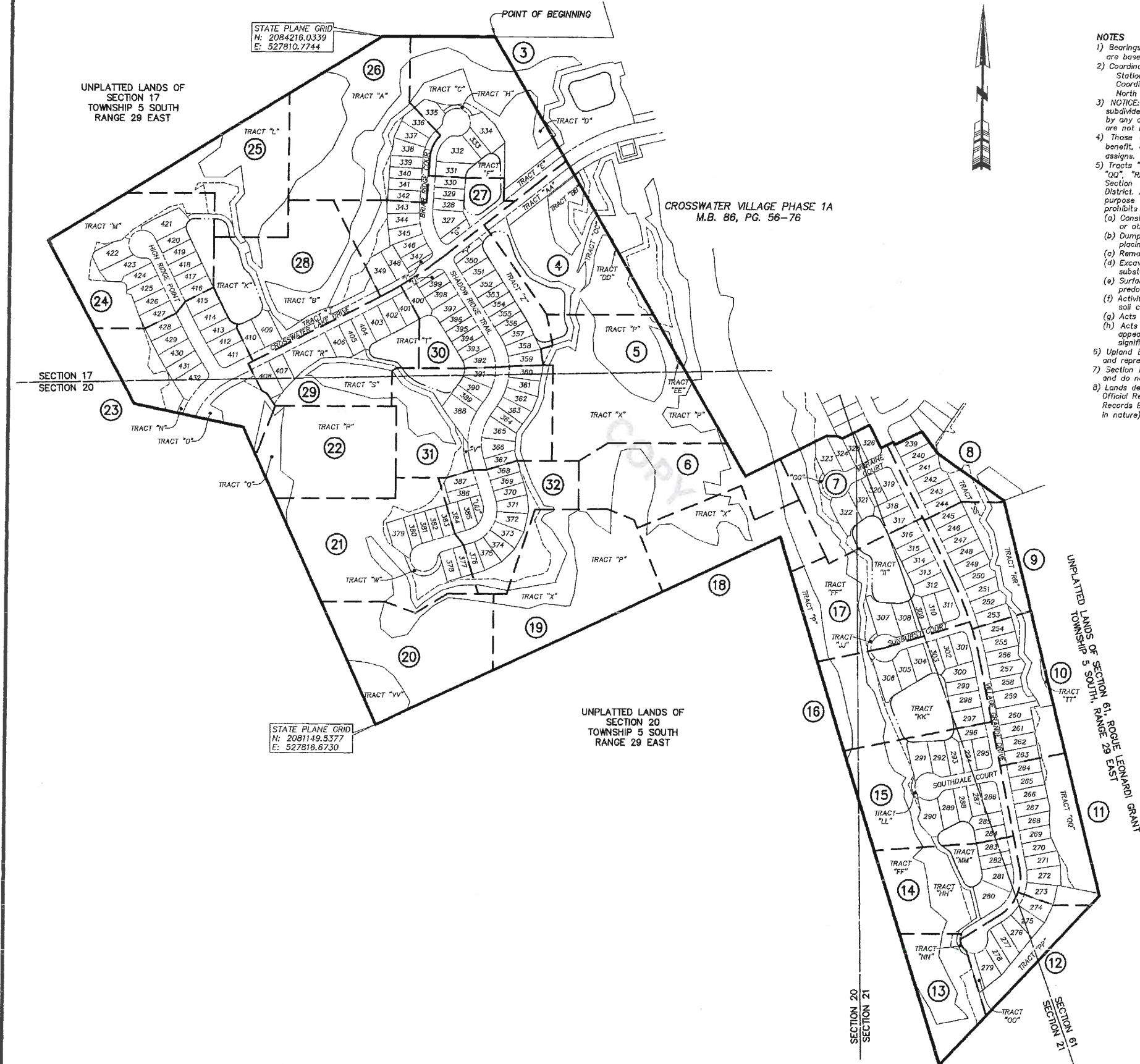
[Signature]
 Damon J. Kelly
 Professional Surveyor and Mapper
 State of Florida Registered Surveyor No. 6284



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 1B

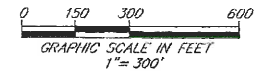
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- NOTES**
- 1) Bearings shown are referenced to the State Plane coordinates as indicated hereon and are based on the Southerly terminus of Crosswater Parkway as being North 76°15'36" East.
 - 2) Coordinates based on GPS observation of the following National Geodetic Survey Control Station "KREG" (Jacksonville 2) coordinates: N 2182506.373 E 493652.930 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) These 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 "A", "B", "C", "D", "L", "M", "P", "O", "S", "X", "BB", "CC", "DD", "EE", "FF", "HH", "QQ", "RR", "SS", "TT" and "VV" 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)

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
△	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
P.G.	PAGE
O.R.B.	OFFICIAL RECORDS BOOK
F.P.L.	FLORIDA POWER & LIGHT
E.S.M.T.	EASEMENT
NAVD	NORTH AMERICAN VERTICAL DATUM
---	MATCHLINE
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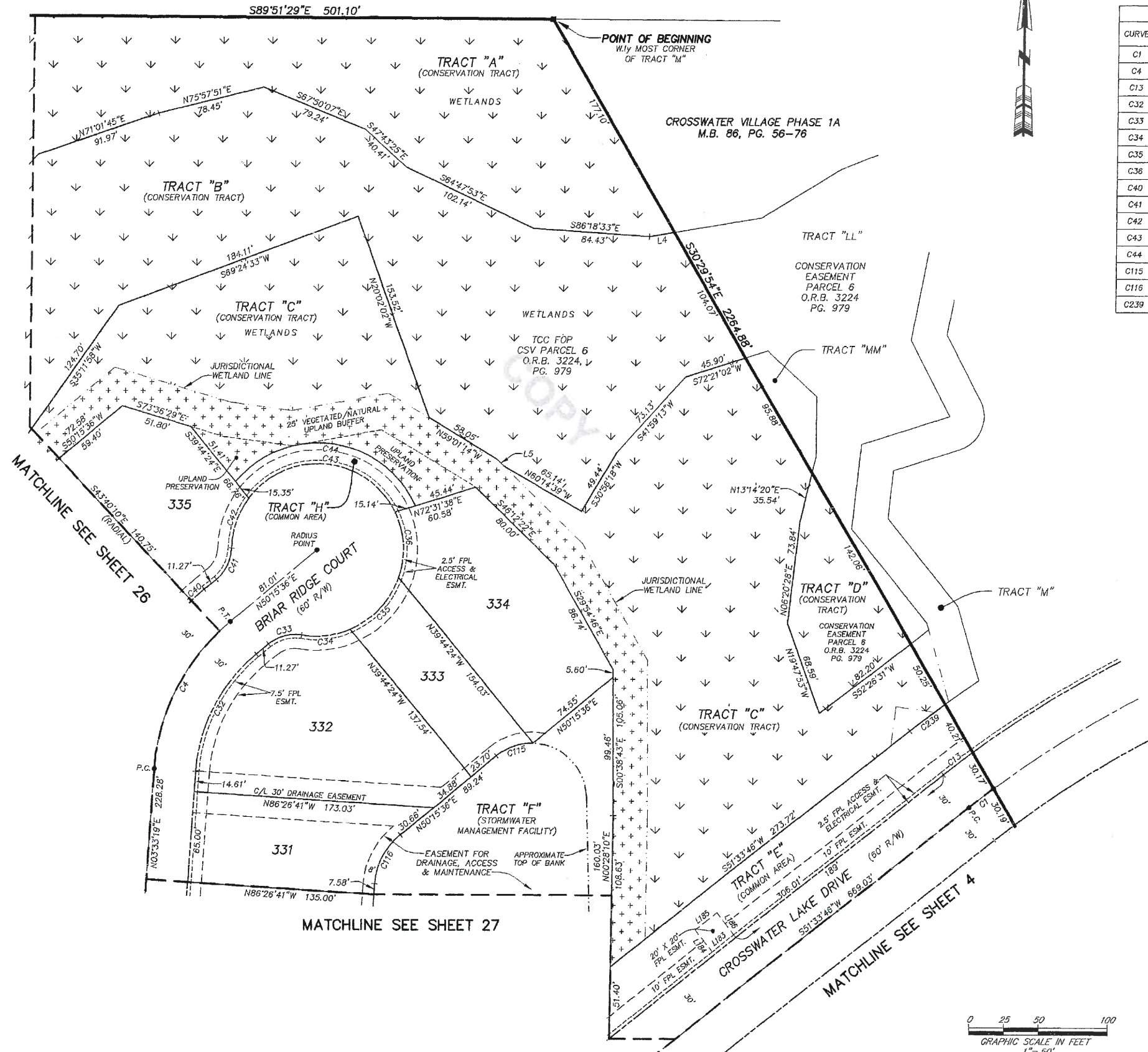


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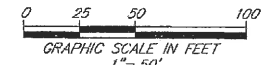
UNPLATTED LANDS OF SECTION 17
TOWNSHIP 5 SOUTH, RANGE 29 EAST



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	750.00'	1°42'03"	22.26'	S52°24'48"W	22.26'
C4	150.00'	46°42'17"	122.27'	S26°54'27"W	118.92'
C13	780.00'	1°56'30"	26.43'	S52°32'01"W	26.43'
C32	120.00'	46°42'17"	97.82'	S26°54'27"W	95.13'
C33	30.00'	49°17'39"	25.81'	S74°54'28"W	25.02'
C34	62.00'	32°50'48"	35.54'	N83°07'52"E	35.06'
C35	62.00'	48°00'08"	51.94'	N42°42'24"E	50.44'
C36	62.00'	44°49'33"	48.51'	N03°42'27"W	47.28'
C40	180.00'	3°55'46"	12.34'	S48°17'43"W	12.34'
C41	30.00'	49°17'39"	25.81'	N25°36'46"E	25.02'
C42	62.00'	35°33'38"	38.48'	S18°44'45"W	37.87'
C43	62.00'	117°21'12"	126.99'	N84°47'50"W	105.93'
C44	77.00'	116°20'03"	156.34'	N82°35'37"W	130.84'
C115	40.00'	41°06'29"	28.70'	S70°48'51"W	28.09'
C116	50.00'	46°42'17"	40.78'	S26°54'27"W	39.64'
C239	820.00'	2°14'06"	31.99'	S52°40'50"W	31.99'

LINE TABLE		
LINE	BEARING	LENGTH
L4	N80°32'16"E	18.36'
L5	N46°10'04"W	6.60'
L183	S51°33'46"W	20.00'
L184	N38°26'14"W	20.00'
L185	S51°33'46"W	20.00'
L186	N38°26'14"W	20.00'

- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3824, UNLESS OTHERWISE NOTED
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 - C.M. CONCRETE MONUMENT
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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
 - 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



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SEE SHEET 2 FOR NOTES

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	750.00'	1°42'03"	22.26'	S52°24'48"W	22.26'
C12	720.00'	1°26'23"	18.09'	S52°16'58"W	18.09'
C106	680.00'	1°03'20"	12.53'	S52°05'27"W	12.53'

LINE TABLE		
LINE	BEARING	LENGTH
L43	N88°44'58"E	4.67'
L44	N31°49'34"E	37.63'
L45	N14°55'54"E	42.20'
L46	N22°14'57"E	23.30'
L47	N52°23'17"W	7.20'
L48	S29°54'05"W	17.07'
L49	S32°24'31"W	43.50'
L50	N05°53'56"W	34.47'
L51	N38°04'59"E	41.48'
L52	S72°53'34"W	1.95'
L53	S46°58'29"W	55.77'
L54	S00°00'00"E	32.82'
L55	N84°17'23"W	26.10'
L83	S15°56'43"E	8.85'
L84	S45°00'00"E	8.88'
L85	S30°29'54"E	17.16'

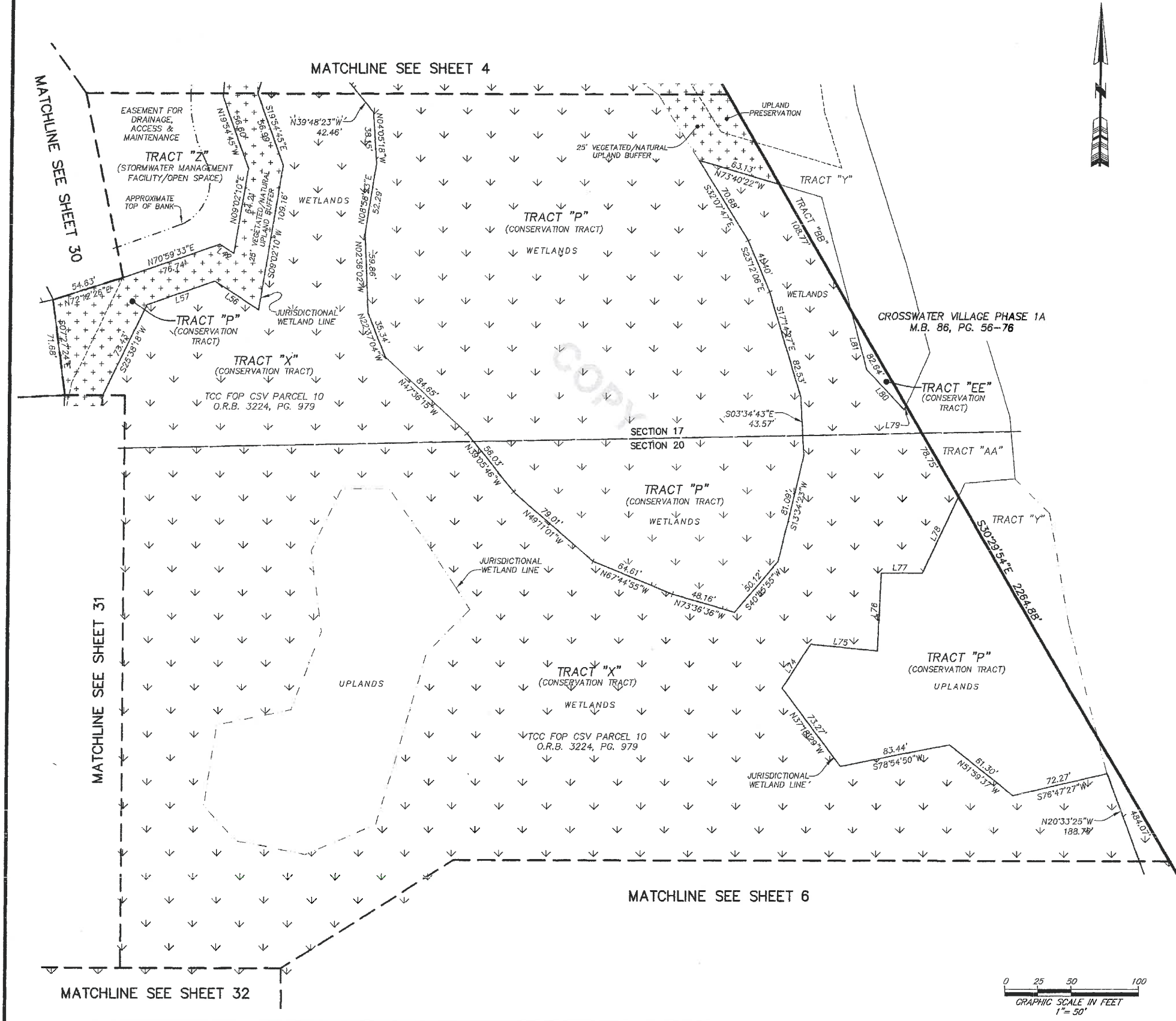
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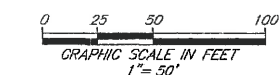
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LINE	BEARING	LENGTH
L42	S56°57'39"E	12.74'
L56	N56°57'39"W	39.04'
L57	S70°59'33"W	54.09'
L74	N33°07'37"E	39.18'
L75	S84°24'22"E	50.62'
L76	N02°28'17"E	58.30'
L77	N89°56'13"E	30.87'
L78	N25°02'26"E	62.96'
L79	S23°56'53"W	3.46'
L80	N43°06'30"W	41.49'
L81	N15°26'53"W	45.73'

- LEGEND**
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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

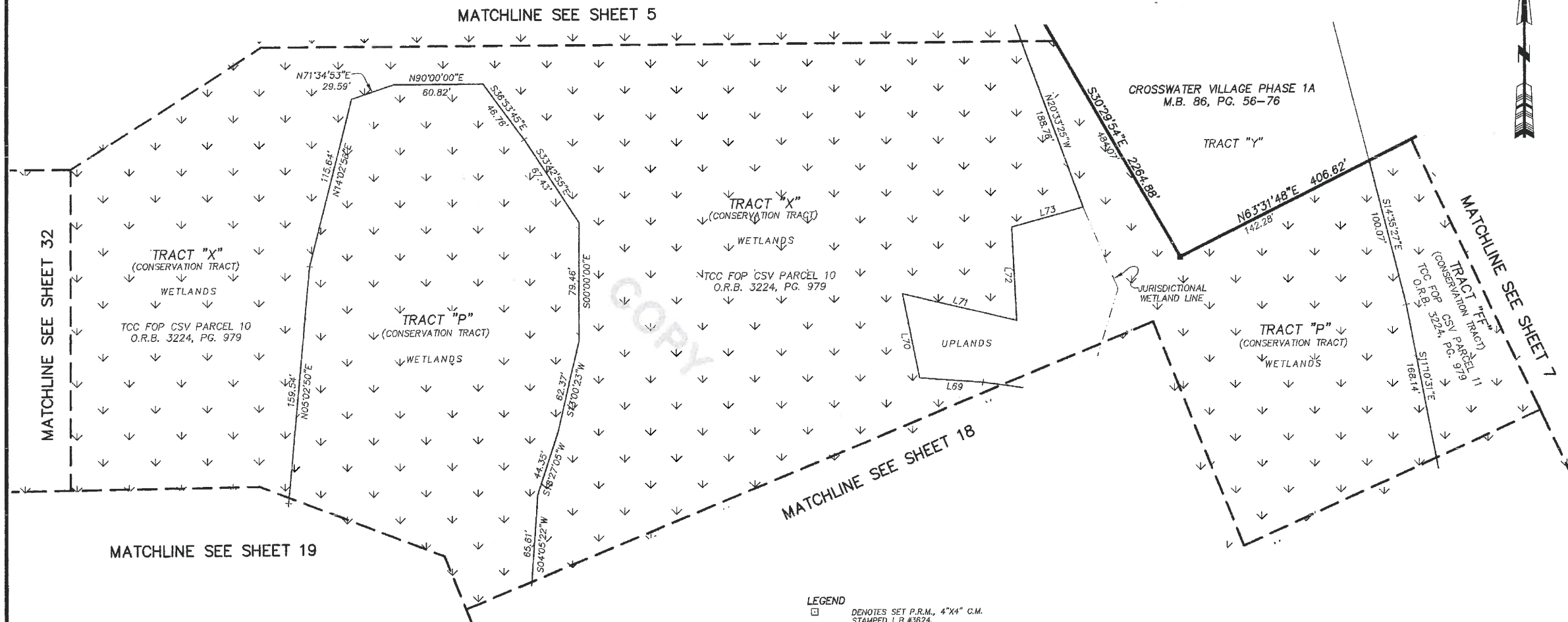
CROSSWATER VILLAGE PHASE 1B

BEING A PORTION OF SECTIONS 17, 20, 21 AND SECTION 61 OF THE ROGUE LEONARDI GRANT,
ALL LYING WITHIN TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST JOHNS COUNTY, FLORIDA.

MAP BOOK 88 PAGE 6

SHEET 6 OF 32 SHEETS

SEE SHEET 2 FOR NOTES



MATCHLINE SEE SHEET 32

MATCHLINE SEE SHEET 5

MATCHLINE SEE SHEET 7

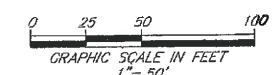
MATCHLINE SEE SHEET 18

MATCHLINE SEE SHEET 19

LINE	BEARING	LENGTH
L69	N85°22'16"W	43.12'
L70	N11°38'29"W	57.86'
L71	S76°21'15"E	79.85'
L72	N03°05'49"W	62.73'
L73	N74°43'20"E	50.11'

LEGEND

- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
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- 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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- P.O. PAGE
- O.R.B. OFFICIAL RECORDS BOOK
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- ESMT. EASEMENT
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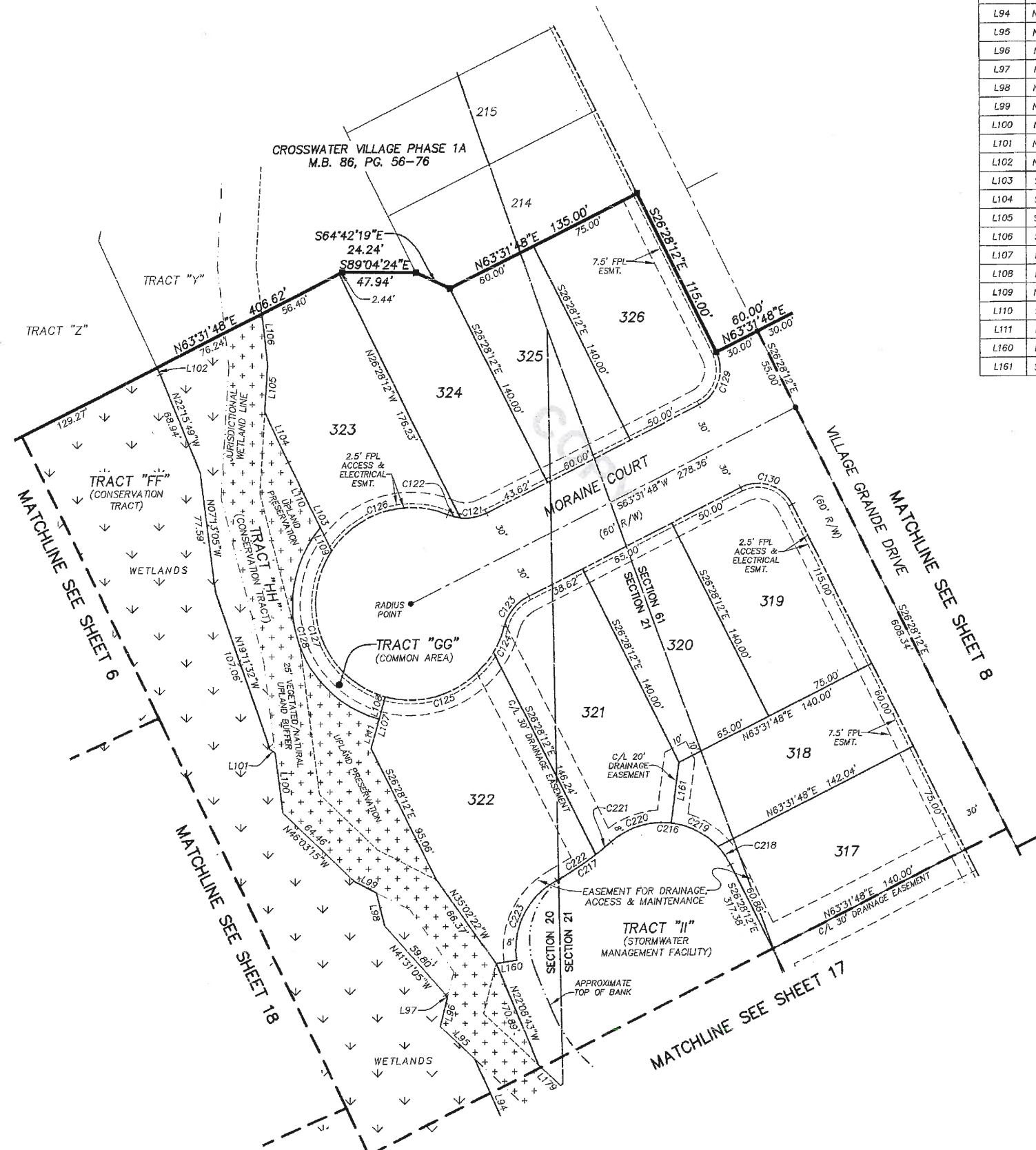
CROSSWATER VILLAGE PHASE 1B

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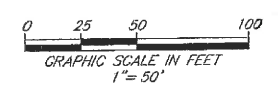
SEE SHEET 2 FOR NOTES

LINE TABLE		
LINE	BEARING	LENGTH
L94	N23°58'32"W	40.95'
L95	N46°14'48"W	30.54'
L96	N14°06'42"E	18.56'
L97	N21°11'35"W	2.71'
L98	N13°52'02"W	21.98'
L99	N62°50'54"W	15.85'
L100	N07°17'13"W	39.21'
L101	N55°35'00"W	4.26'
L102	N24°50'39"W	4.88'
L103	S26°08'21"E	63.81'
L104	S25°09'18"E	36.14'
L105	S03°31'08"W	3016'
L106	S08°39'18"E	33.01'
L107	N15°43'18"E	34.47'
L108	N15°43'18"E	15.00'
L109	N26°08'21"W	16.76'
L110	S26°08'21"E	47.05'
L111	N15°43'18"E	19.47'
L160	N81°40'23"E	13.18'
L161	S07°31'37"W	39.42'

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C121	30.00'	33°05'55"	17.33'	N80°04'46"E	17.09'
C122	30.00'	16°11'44"	8.48'	S75°16'25"E	8.45'
C123	30.00'	49°17'39"	25.81'	S38°52'58"W	25.02'
C124	62.00'	16°44'33"	18.12'	N22°36'25"E	18.05'
C125	62.00'	74°44'37"	80.88'	N68°21'00"E	75.27'
C126	62.00'	78°45'31"	85.23'	S73°26'42"W	78.87'
C127	62.00'	108°20'38"	117.24'	S20°06'23"E	100.54'
C128	77.00'	114°33'16"	153.95'	S17°00'04"E	129.56'
C129	25.00'	90°00'00"	39.27'	N18°31'48"E	35.36'
C130	25.00'	90°00'00"	39.27'	N71°28'12"W	35.36'
C216	50.00'	104°21'03"	91.06'	N78°38'44"W	78.99'
C217	202.00'	12°15'19"	43.21'	N55°18'24"E	43.12'
C218	50.00'	16°25'24"	14.33'	N34°40'54"W	14.28'
C219	50.00'	39°34'47"	34.54'	N62°41'00"W	33.86'
C220	50.00'	48°20'52"	42.19'	S73°21'11"W	40.95'
C221	202.00'	3°39'49"	12.92'	N51°00'39"E	12.91'
C222	202.00'	8°35'30"	30.29'	N57°08'18"E	30.26'
C223	50.00'	69°45'40"	60.88'	S26°33'13"W	57.19'



- LEGEND**
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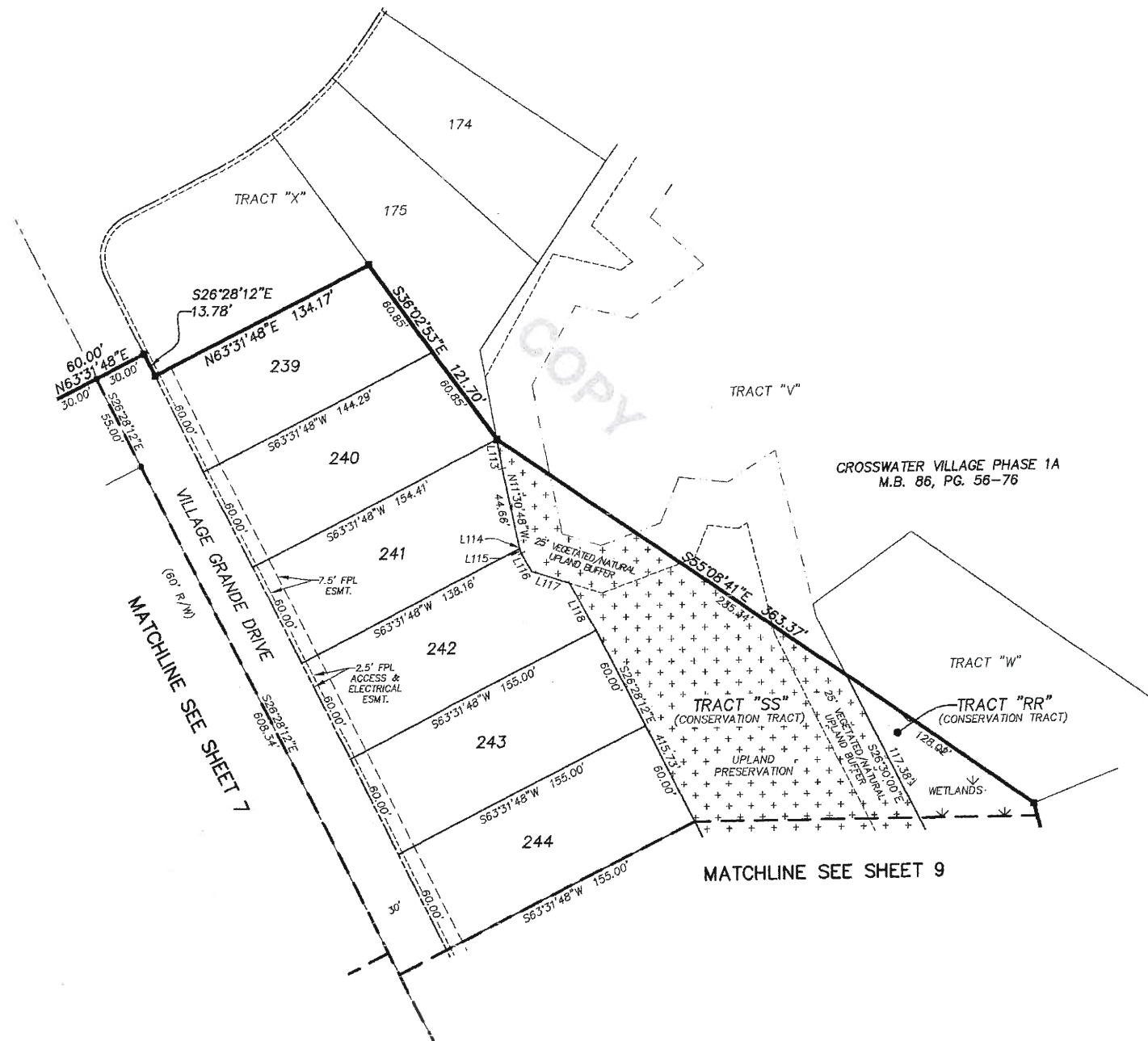


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CROSSWATER VILLAGE PHASE 1B

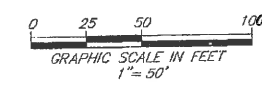
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LINE TABLE		
LINE	BEARING	LENGTH
L113	N10°12'36"W	16.50'
L114	S20°09'22"E	1.02'
L115	S20°09'22"E	2.72'
L116	N28°36'45"W	11.77'
L117	N71°54'40"W	21.87'
L118	N28°35'34"W	30.21'



- LEGEND**
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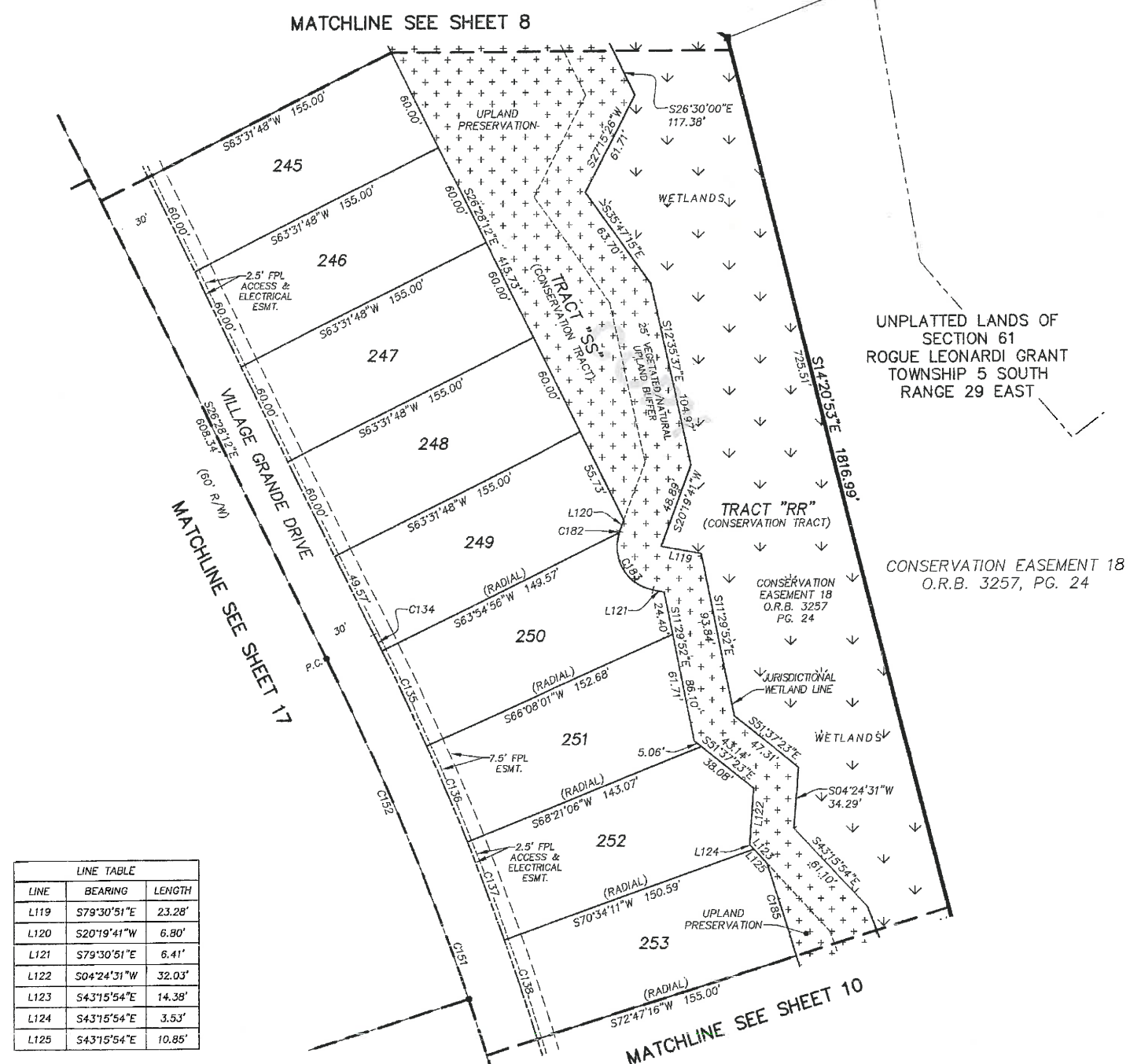
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CROSSWATER VILLAGE PHASE 1B

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

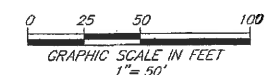
CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C134	1530.00'	0°23'08"	10.30'	N26°16'38"W	10.30'
C135	1530.00'	2°13'05"	59.23'	N24°58'31"W	59.23'
C136	1530.00'	2°13'05"	59.23'	N22°45'26"W	59.23'
C137	1530.00'	2°13'05"	59.23'	N20°32'21"W	59.23'
C138	1530.00'	2°13'05"	59.23'	N18°19'16"W	59.23'
C151	1500.00'	14°58'07"	391.88'	N18°59'09"W	390.76'
C152	1500.00'	7°58'46"	208.90'	N22°28'49"W	208.73'
C182	25.00'	1°36'07"	0.70'	S19°31'38"W	0.70'
C183	25.00'	98°14'24"	42.87'	S30°23'38"E	37.80'
C185	1685.00'	1°52'50"	55.31'	N18°09'09"W	55.31'



LINE TABLE		
LINE	BEARING	LENGTH
L119	S79°30'51"E	23.28'
L120	S20°19'41"W	6.80'
L121	S79°30'51"E	6.41'
L122	S04°24'31"W	32.03'
L123	S43°15'54"E	14.38'
L124	S43°15'54"E	3.53'
L125	S43°15'54"E	10.85'

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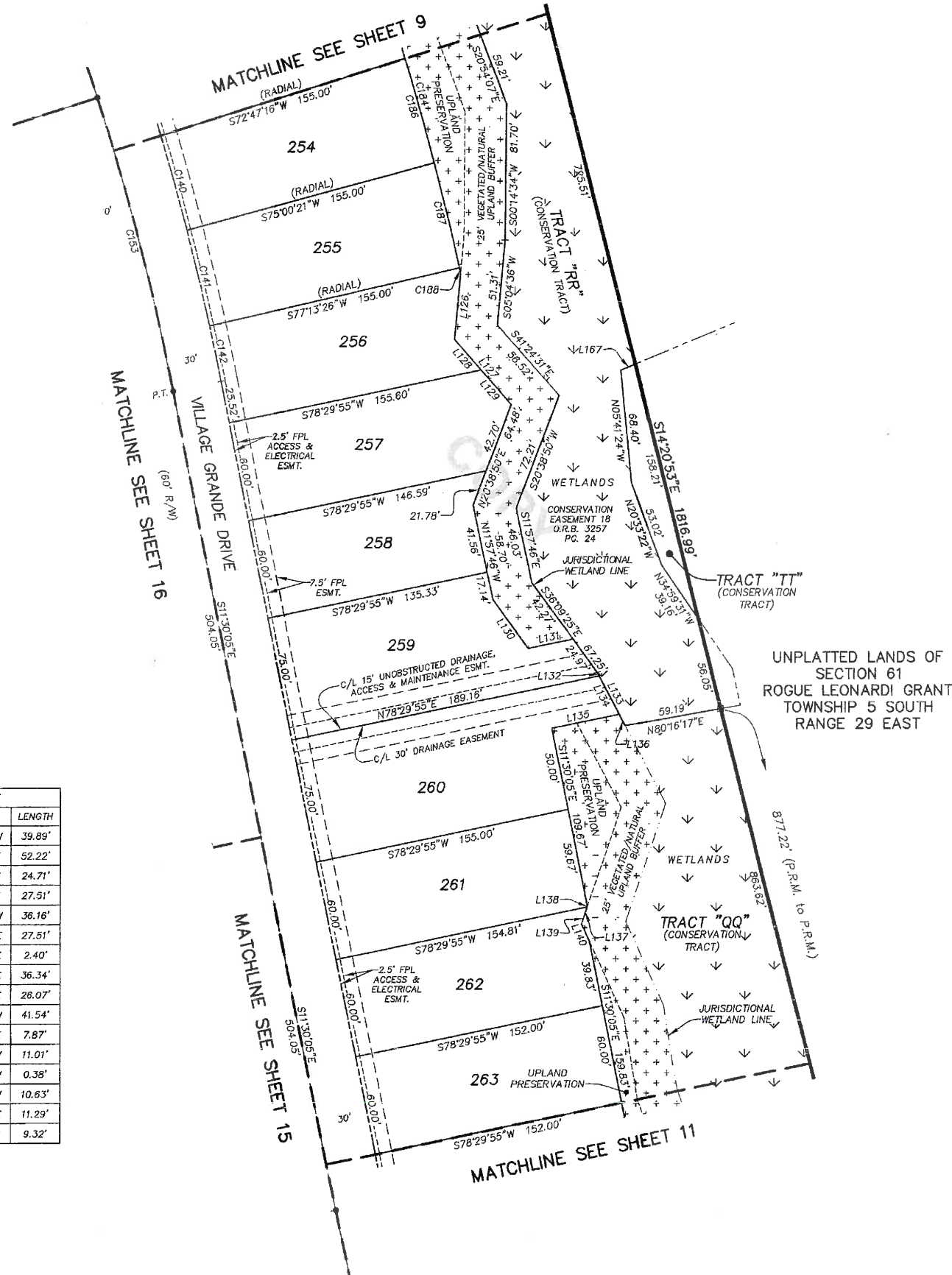
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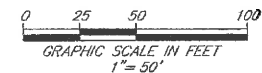
CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C140	1530.00'	2'13'05"	59.23'	N16'08'12"W	59.23'
C141	1530.00'	2'13'05"	59.23'	N13'53'07"W	59.23'
C142	1530.00'	1'16'29"	34.04'	N12'08'20"W	34.04'
C153	1500.00'	6'59'21"	182.97'	N14'59'46"W	182.86'
C184	1685.00'	6'25'50"	189.12'	N15'52'39"W	189.02'
C186	1685.00'	2'13'05"	65.23'	N16'06'12"W	65.23'
C187	1685.00'	2'13'05"	65.23'	N13'53'07"W	65.23'
C188	1685.00'	0'06'50"	3.35'	N12'43'09"W	3.35'

LINE TABLE		
LINE	BEARING	LENGTH
L126	S05°04'36"W	39.89'
L127	S41°24'31"E	52.22'
L128	S41°24'31"E	24.71'
L129	S41°24'31"E	27.51'
L130	N36°09'25"W	36.16'
L131	N78°29'55"E	27.51'
L132	S27°57'07"E	2.40'
L133	S27°57'07"E	36.34'
L134	S27°57'07"E	28.07'
L135	S78°29'55"W	41.54'
L136	S27°57'07"E	7.87'
L137	S18°45'55"W	11.01'
L138	S18°45'55"W	0.38'
L139	S18°45'55"W	10.63'
L140	S24°32'54"E	11.29'
L167	N88°01'16"E	9.32'



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CROSSWATER VILLAGE PHASE 1B

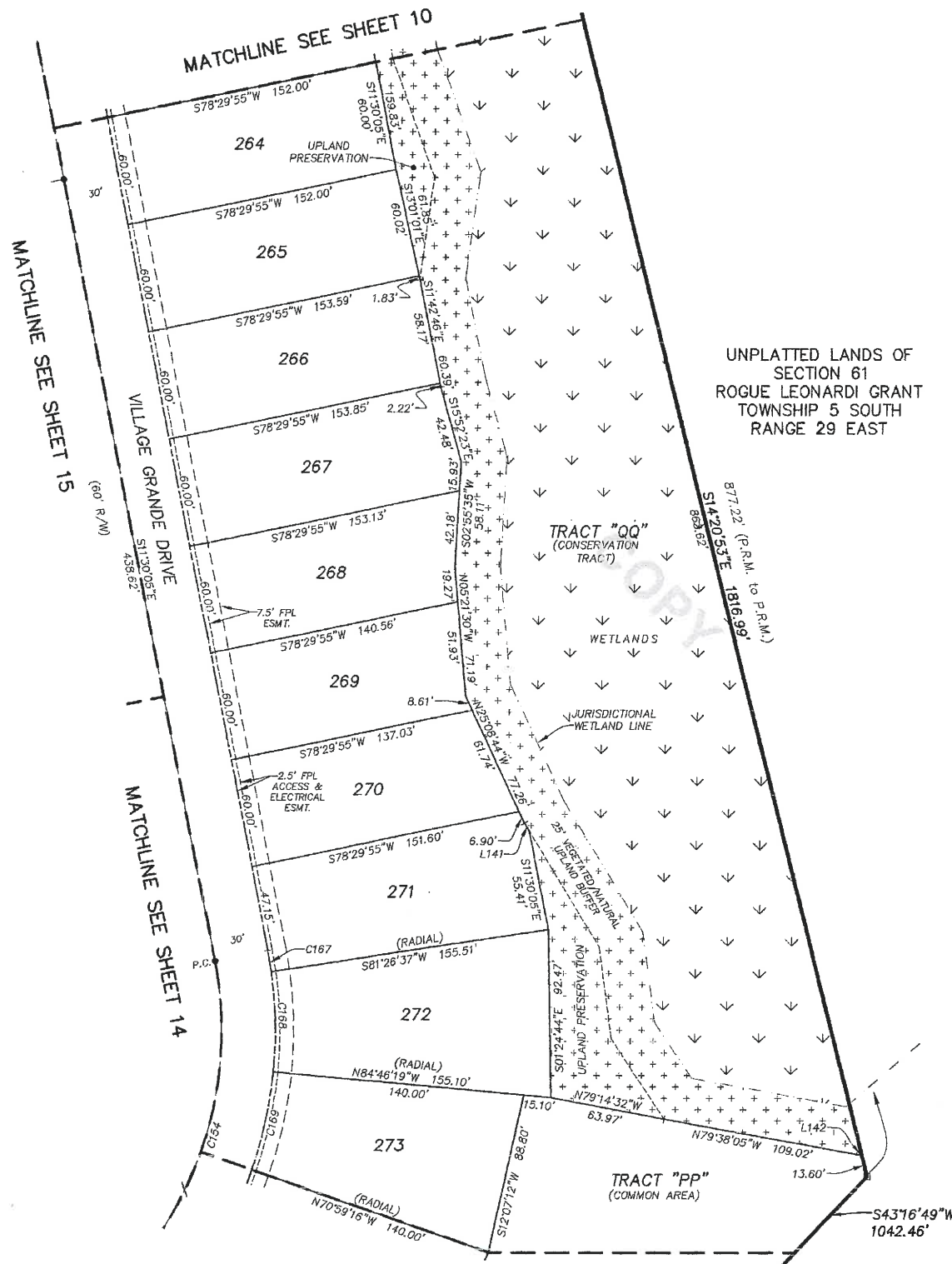
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CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C154	200.00'	69°27'22"	242.45'	N23°13'36"E	227.87'
C167	230.00'	2°56'43"	11.82'	N10°01'44"W	11.82'
C168	230.00'	13°47'03"	55.33'	N01°39'51"W	55.20'
C169	230.00'	13°47'03"	55.33'	N12°07'12"E	55.20'

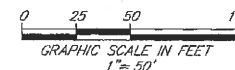
LINE TABLE		
LINE	BEARING	LENGTH
L141	S31°37'02"E	5.16'
L142	S49°41'16"W	1.88'

LEGEND

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MATCHLINE SEE SHEET 12



PREPARED BY:
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MAP BOOK 88 PAGE 12

SHEET 12 OF 32 SHEETS

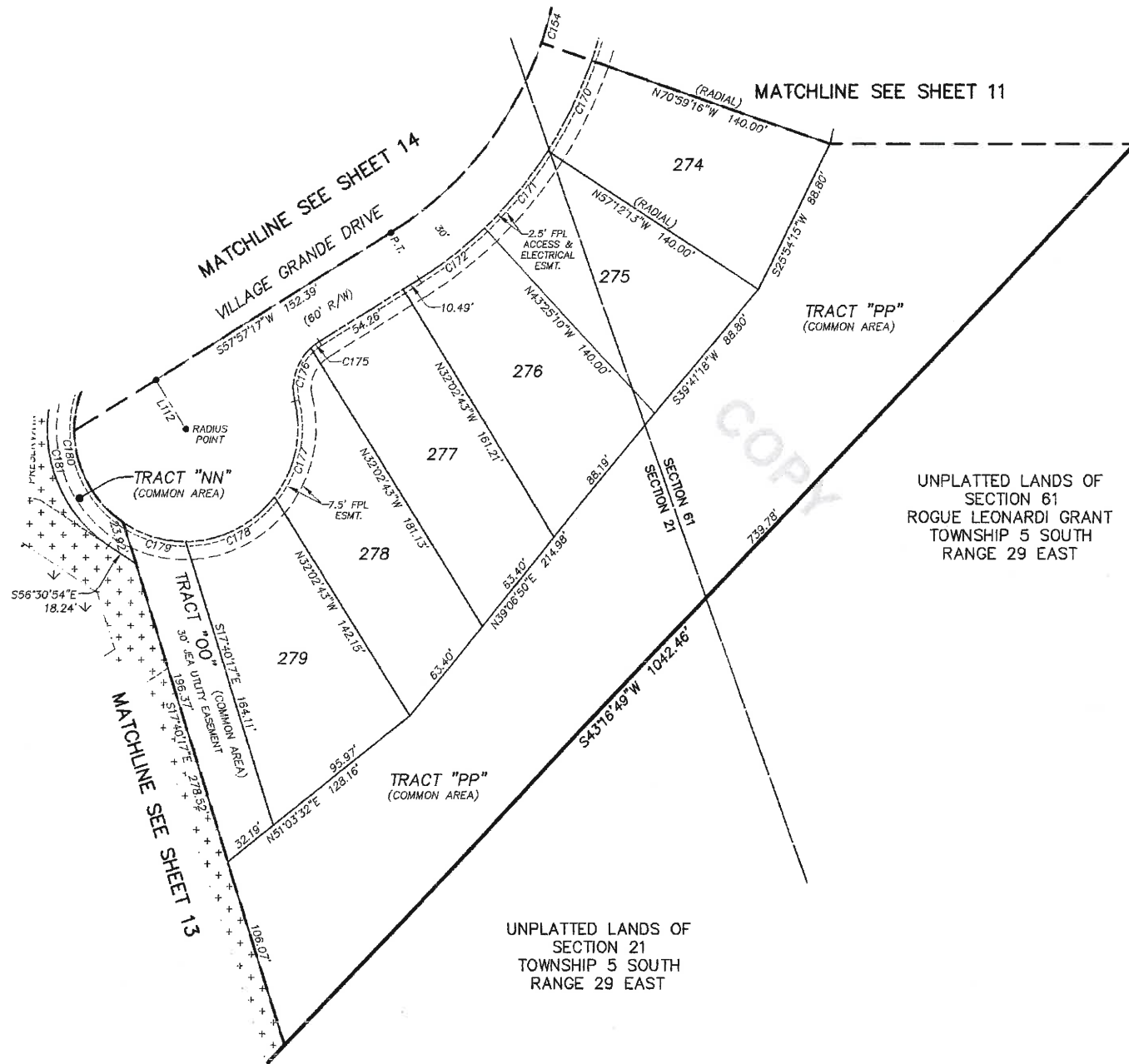
SEE SHEET 2 FOR NOTES

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C154	200.00'	69°27'22"	242.45'	N23°13'36"E	227.87'
C170	230.00'	13°47'03"	55.33'	N25°54'15"E	55.20'
C171	230.00'	13°47'03"	55.33'	N39°41'18"E	55.20'
C172	230.00'	11°22'27"	45.66'	N52°16'03"E	45.58'
C175	30.00'	11°02'12"	5.78'	S52°26'11"W	5.77'
C176	30.00'	61°14'40"	32.07'	S16°17'45"W	30.56'
C177	62.00'	51°36'13"	55.84'	N11°28'32"E	53.97'
C178	62.00'	52°26'35"	56.75'	N63°29'56"E	54.79'
C179	62.00'	34°07'25"	36.93'	S73°13'05"E	36.38'
C180	62.00'	114°06'39"	123.48'	S00°53'57"W	104.06'
C181	77.00'	90°52'23"	122.12'	S11°04'43"E	109.72'

LINE TABLE		
LINE	BEARING	LENGTH
L112	S32°02'43"E	32.00'

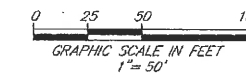
LEGEND

- ☐ 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
- 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
- ① SHEET REFERENCE NUMBER
- ☒ DENOTES UPLANDS WITHIN CONSERVATION EASEMENT
- ☒ DENOTES WETLANDS WITHIN CONSERVATION EASEMENT



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

UNPLATTED LANDS OF SECTION 21
TOWNSHIP 5 SOUTH
RANGE 29 EAST



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CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

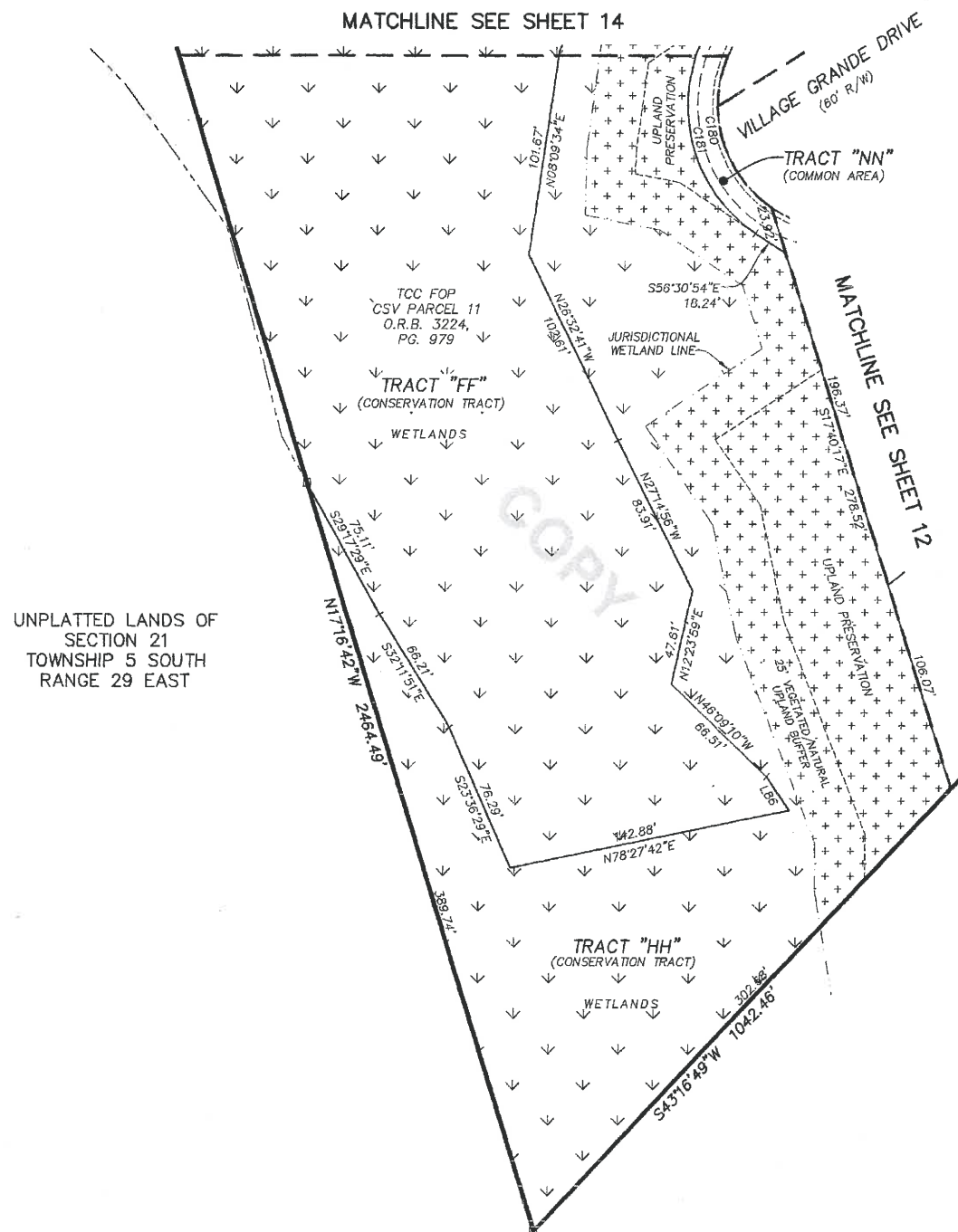
CROSSWATER VILLAGE PHASE 1B

BEING A PORTION OF SECTIONS 17, 20, 21 AND SECTION 61 OF THE ROGUE LEONARDI GRANT,
ALL LYING WITHIN TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST JOHNS COUNTY, FLORIDA.

MAP BOOK 88 PAGE 13

SHEET 13 OF 32 SHEETS

SEE SHEET 2 FOR NOTES



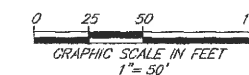
UNPLATTED LANDS OF
SECTION 21
TOWNSHIP 5 SOUTH
RANGE 29 EAST

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C180	82.00'	114°06'39"	123.48'	S00°53'57"W	104.06'
C181	77.00'	90°52'23"	122.12'	S11°04'43"E	109.72'

LINE TABLE		
LINE	BEARING	LENGTH
L86	N33°42'23"W	20.28'

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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- 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
- P.C. PAGE
- O.R.B. OFFICIAL RECORDS BOOK
- F.F.L. FLORIDA POWER & LIGHT EASEMENT
- NAVD NORTH AMERICAN VERTICAL DATUM
- MATCHLINE MATCHLINE
- ⑤ SHEET REFERENCE NUMBER
- ⊕ DENOTES UPLANDS WITHIN CONSERVATION EASEMENT
- ⊖ DENOTES WETLANDS WITHIN CONSERVATION EASEMENT



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

CROSSWATER VILLAGE PHASE 1B

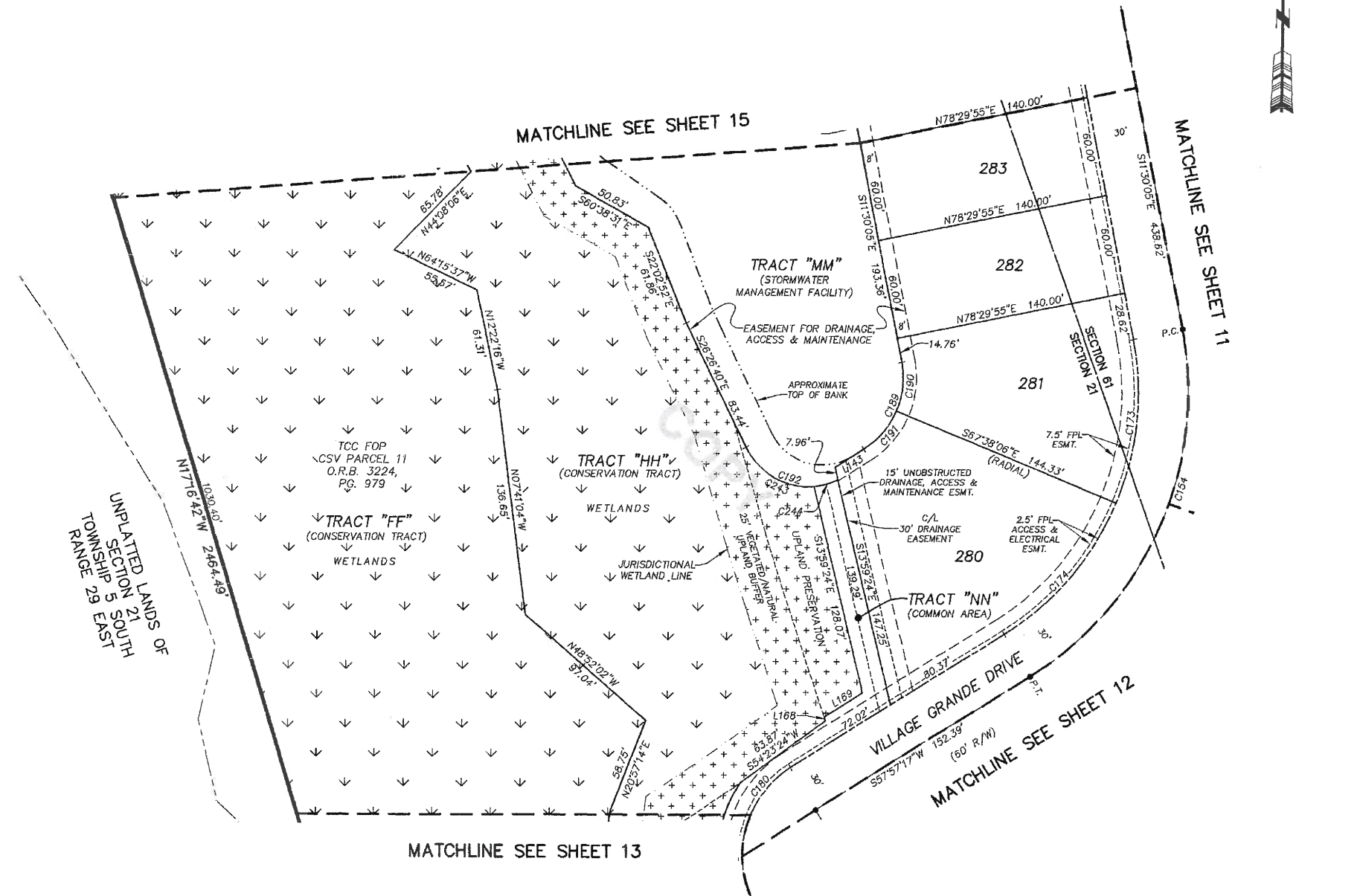
BEING A PORTION OF SECTIONS 17, 20, 21 AND SECTION 61 OF THE ROGUE LEONARDI GRANT,
ALL LYING WITHIN TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST JOHNS COUNTY, FLORIDA.

MAP BOOK 88 PAGE 14

SHEET 14 OF 32 SHEETS

SEE SHEET 2 FOR NOTES

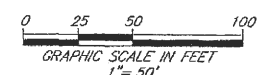
CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C154	200.00'	69°27'22"	242.45'	N23°13'36"E	227.87'
C173	170.00'	33°51'59"	100.48'	N05°25'54"E	99.03'
C174	170.00'	35°35'23"	105.60'	N40°09'36"E	103.91'
C180	62.00'	114°06'39"	123.48'	S00°53'57"W	104.06'
C189	50.00'	69°27'22"	60.61'	N23°13'36"E	56.97'
C190	50.00'	34°17'09"	29.92'	N05°38'29"E	29.48'
C191	50.00'	35°10'13"	30.69'	N40°22'10"E	30.21'
C192	42.87'	88°53'38"	66.51'	S70°53'29"E	60.03'
C243	42.87'	88°44'09"	51.43'	S80°48'45"E	48.40'
C244	42.87'	20°09'29"	15.08'	N74°44'26"E	15.00'



UNPLATED LANDS OF SECTION 21 SOUTH TOWNSHIP 5 EAST RANGE 29 EAST

- 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
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 - R RADIUS
 - Δ CENTRAL ANGLE
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 - CB CHORD BEARING
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 - MATCHLINE
 - ① SHEET REFERENCE NUMBER
 - ⊕ DENOTES UPLANDS WITHIN CONSERVATION EASEMENT
 - ⊖ DENOTES WETLANDS WITHIN CONSERVATION EASEMENT

LINE TABLE		
LINE	BEARING	LENGTH
L143	S57°57'17"W	20.87'
L168	S18°51'15"E	2.53'
L169	S57°57'17"W	27.63'



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CROSSWATER VILLAGE PHASE 1B

BEING A PORTION OF SECTIONS 17, 20, 21 AND SECTION 61 OF THE ROGUE LEONARDI GRANT, ALL LYING WITHIN TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST JOHNS COUNTY, FLORIDA.

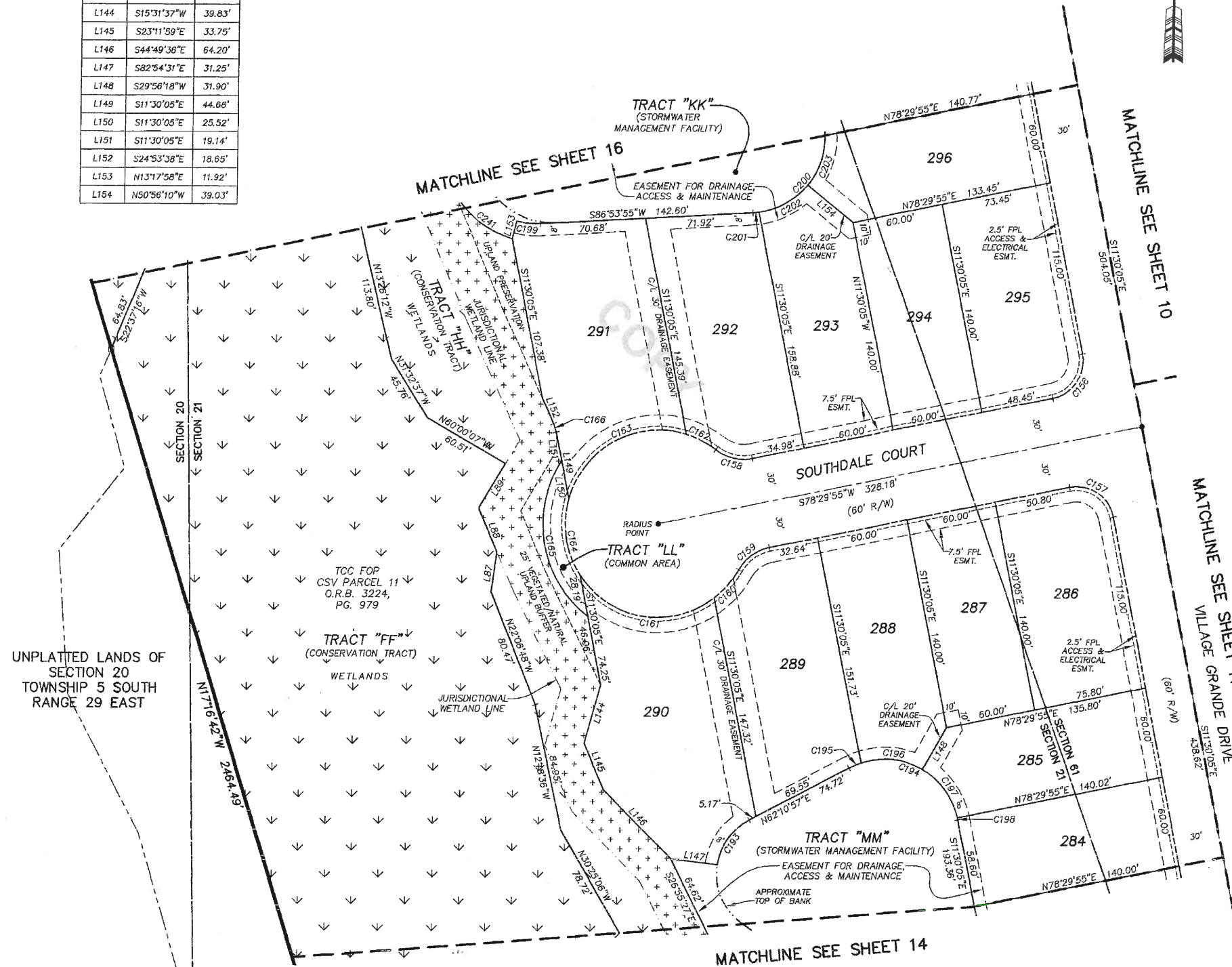
MAP BOOK ~~88~~ PAGE 15

SHEET 15 OF 32 SHEETS

SEE SHEET 2 FOR NOTES

LINE	BEARING	LENGTH
L87	N08°02'16"E	26.36'
L88	N23°10'57"W	31.73'
L89	N30°44'39"E	34.09'
L144	S15°31'37"W	39.83'
L145	S23°11'59"E	33.75'
L146	S44°49'36"E	64.20'
L147	S82°54'31"E	31.25'
L148	S29°56'18"W	31.90'
L149	S11°30'05"E	44.66'
L150	S11°30'05"E	25.52'
L151	S11°30'05"E	19.14'
L152	S24°53'38"E	18.65'
L153	N13°17'58"E	11.92'
L154	N50°56'10"W	39.03'

CURVE	CURVE TABLE				
	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C156	25.00'	90°00'00"	39.27'	N33°29'55"E	35.36'
C157	25.00'	90°00'00"	39.27'	N56°30'05"W	35.36'
C158	30.00'	49°17'39"	25.81'	S76°51'15"E	25.02'
C159	30.00'	49°17'39"	25.81'	S53°51'05"W	25.02'
C160	62.00'	23°05'11"	24.98'	N40°44'51"E	24.81'
C161	62.00'	94°32'23"	102.30'	S80°26'23"E	91.09'
C162	62.00'	20°38'42"	22.34'	N62°31'47"W	22.22'
C163	62.00'	91°42'52"	99.24'	S61°17'26"W	88.98'
C164	62.00'	48°38'12"	52.59'	S08°52'06"E	51.03'
C165	77.00'	85°40'47"	115.15'	S10°3'07"E	104.71'
C166	25.00'	13°23'33"	5.84'	N18°11'51"W	5.83'
C193	40.00'	53°56'39"	37.66'	S35°12'38"W	36.28'
C194	50.00'	106°7'58"	92.78'	N64°39'34"W	80.03'
C195	50.00'	9°39'34"	8.43'	S87°00'45"W	8.42'
C196	50.00'	48°05'46"	41.97'	N84°06'35"W	40.75'
C197	50.00'	46°57'34"	40.98'	N36°34'55"W	39.84'
C198	50.00'	1°36'02"	1.40'	N12°18'06"W	1.40'
C199	50.00'	18°11'16"	15.87'	S84°00'28"E	15.81'
C200	50.00'	98°24'00"	85.87'	N37°41'55"E	75.70'
C201	50.00'	4°26'31"	3.88'	N84°40'39"E	3.88'
C202	50.00'	43°23'34"	37.87'	N60°45'37"E	36.97'
C203	50.00'	40°28'36"	35.32'	N18°49'32"E	34.59'
C241	61.92'	51°56'17"	56.13'	S49°17'19"E	54.22'



UNPLATTED LANDS OF SECTION 20 TOWNSHIP 5 SOUTH RANGE 29 EAST

TCC FOR CSV PARCEL 11 O.R.B. 3224, PG. 979

- 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
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 - 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
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 - (NR) NON-RADIAL
 - N/T NON-TANGENT
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 - R/W RIGHT OF WAY
 - C/L CENTERLINE
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 - P.G. PAGE
 - O.R.B. OFFICIAL RECORDS BOOK
 - FPL FLORIDA POWER & LIGHT
 - ESMT. EASEMENT
 - NAVD NORTH AMERICAN VERTICAL DATUM
 - MATCHLINE
 - ① 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

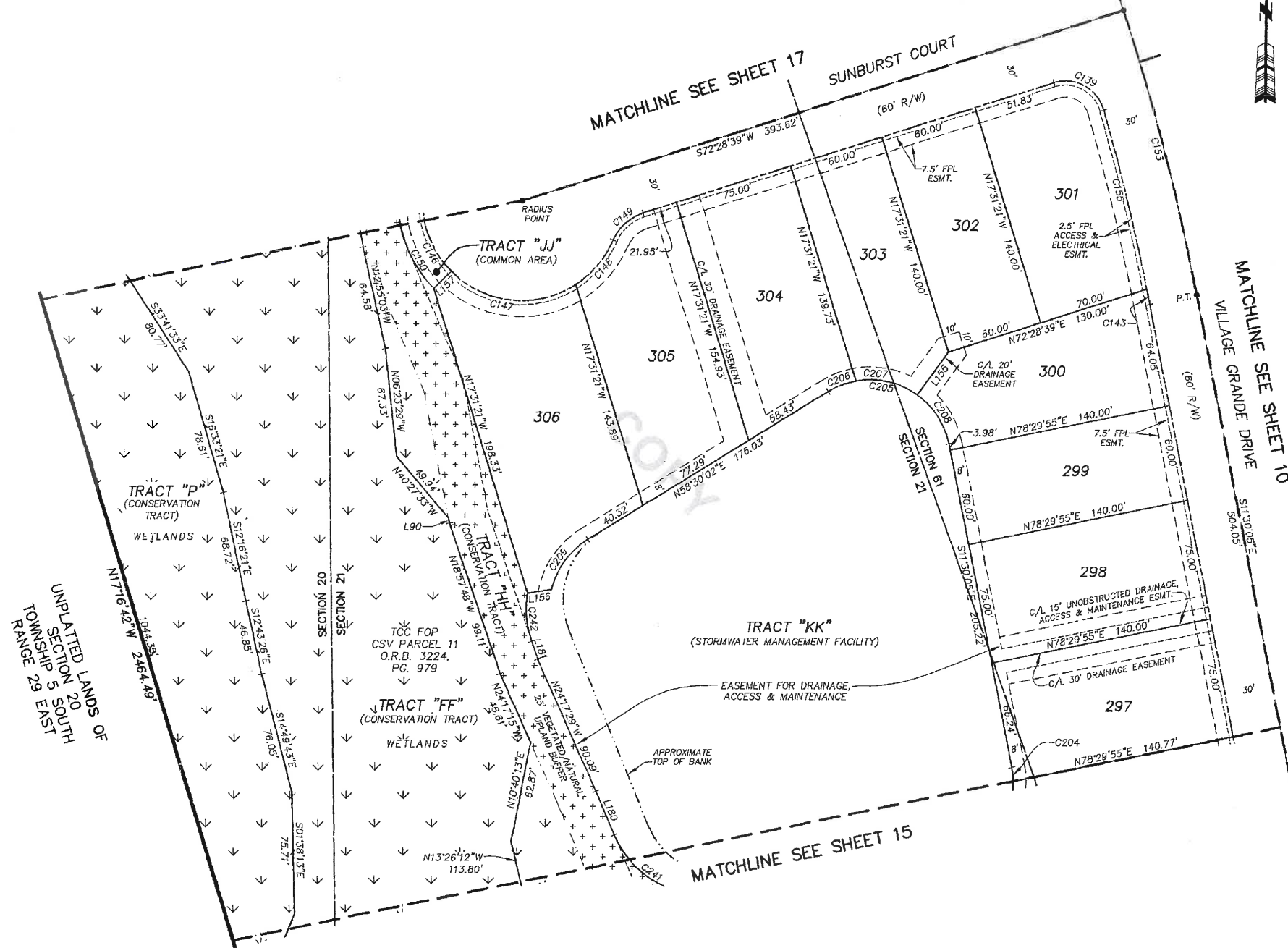
CROSSWATER VILLAGE PHASE 1B

BEING A PORTION OF SECTIONS 17, 20, 21 AND SECTION 61 OF THE ROGUE LEONARDI GRANT,
ALL LYING WITHIN TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST JOHNS COUNTY, FLORIDA.

MAP BOOK 88 PAGE 16

SHEET 16 OF 32 SHEETS

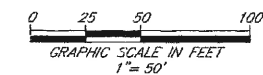
SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C139	25.00'	91°10'34"	39.78'	N61°56'04"W	35.72'
C143	1470.00'	0°22'25"	9.59'	N11°41'18"W	9.59'
C146	62.00'	103°23'06"	111.87'	S06°40'34"W	97.30'
C147	62.00'	78°07'43"	84.54'	S84°04'51"E	78.14'
C148	62.00'	33°40'19"	36.44'	N40°01'09"E	35.91'
C149	30.00'	49°17'39"	25.81'	S47°49'49"W	25.02'
C150	77.00'	108°10'28"	142.69'	S08°04'15"W	123.13'
C153	1500.00'	6°59'21"	182.97'	N14°06'46"W	182.86'
C155	1470.00'	4°28'17"	114.72'	N14°06'39"W	114.69'
C204	50.00'	10°05'19"	8.80'	N06°27'25"W	8.79'
C205	50.00'	109°59'53"	95.99'	N86°30'01"W	81.91'
C206	50.00'	21°07'52"	18.44'	S89°03'58"W	18.34'
C207	50.00'	46°22'37"	40.47'	N77°10'48"W	39.38'
C208	50.00'	42°29'24"	37.08'	N32°44'47"W	36.24'
C209	50.00'	45°14'09"	39.48'	S35°52'58"W	38.46'
C241	61.92'	51°56'17"	56.13'	S49°17'19"E	54.22'
C242	64.35'	27°12'40"	30.56'	S05°21'21"E	30.28'

- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
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 - FPL. FLORIDA POWER & LIGHT
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 - NAVD. NORTH AMERICAN VERTICAL DATUM
 - MATCHLINE. MATCHLINE
 - ③. SHEET REFERENCE NUMBER
 - ⊕. DENOTES UPLANDS WITHIN CONSERVATION EASEMENT
 - ⊗. DENOTES WETLANDS WITHIN CONSERVATION EASEMENT

LINE TABLE		
LINE	BEARING	LENGTH
L90	N11°21'28"W	3.40'
L155	S35°27'15"W	32.99'
L156	N81°31'29"E	15.19'
L157	N44°59'01"E	15.00'
L180	N23°19'10"W	29.79'
L181	N18°57'41"W	11.60'



PREPARED BY:
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CROSSWATER VILLAGE PHASE 1B

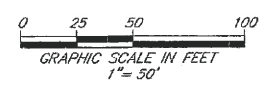
BEING A PORTION OF SECTIONS 17, 20, 21 AND SECTION 61 OF THE ROGUE LEONARDI GRANT,
ALL LYING WITHIN TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST JOHNS COUNTY, FLORIDA.



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C131	1470.00'	1°18'40"	33.64'	N25°48'52"W	33.64'
C132	1470.00'	4°26'57"	114.15'	N22°56'04"W	114.12'
C133	25.00'	93°11'14"	40.86'	N25°53'02"E	36.32'
C144	30.00'	49°17'39"	25.81'	S82°52'31"E	25.02'
C145	82.00'	63°24'12"	68.61'	N89°55'48"W	65.16'
C146	62.00'	103°23'06"	111.87'	S08°40'34"W	97.30'
C150	77.00'	106°10'28"	142.89'	S08°04'15"W	123.13'
C151	1500.00'	14°58'07"	391.88'	N18°59'09"W	390.78'
C152	1500.00'	7°58'46"	208.90'	N22°28'49"W	208.73'
C210	50.00'	65°18'29"	56.99'	S52°51'50"E	53.96'
C211	50.00'	22°00'17"	19.20'	N83°28'47"E	19.08'
C212	50.00'	98°56'51"	86.35'	N23°00'13"E	78.01'
C213	50.00'	10°16'14"	8.96'	N67°20'32"E	8.95'
C214	50.00'	43°46'03"	38.19'	N40°19'24"E	37.27'
C215	50.00'	44°54'35"	39.19'	N04°00'55"W	38.20'

- 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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 - PG. PAGE
 - O.R.B. OFFICIAL RECORDS BOOK
 - FPL FLORIDA POWER & LIGHT EASEMENT
 - NAD83 NORTH AMERICAN VERTICAL DATUM
 - --- MATCHLINE
 - (3) SHEET REFERENCE NUMBER
 - + + + DENOTES UPLANDS WITHIN CONSERVATION EASEMENT
 - * * * DENOTES WETLANDS WITHIN CONSERVATION EASEMENT

LINE TABLE		
LINE	BEARING	LENGTH
L91	N13°02'06"E	37.43'
L92	N09°50'01"E	28.19'
L93	N00°58'25"W	14.03'
L94	N23°58'32"W	40.95'
L158	N69°47'24"E	23.79'
L159	S72°28'39"W	24.72'
L162	N71°33'37"W	35.14'
L179	N46°14'58"W	19.58'

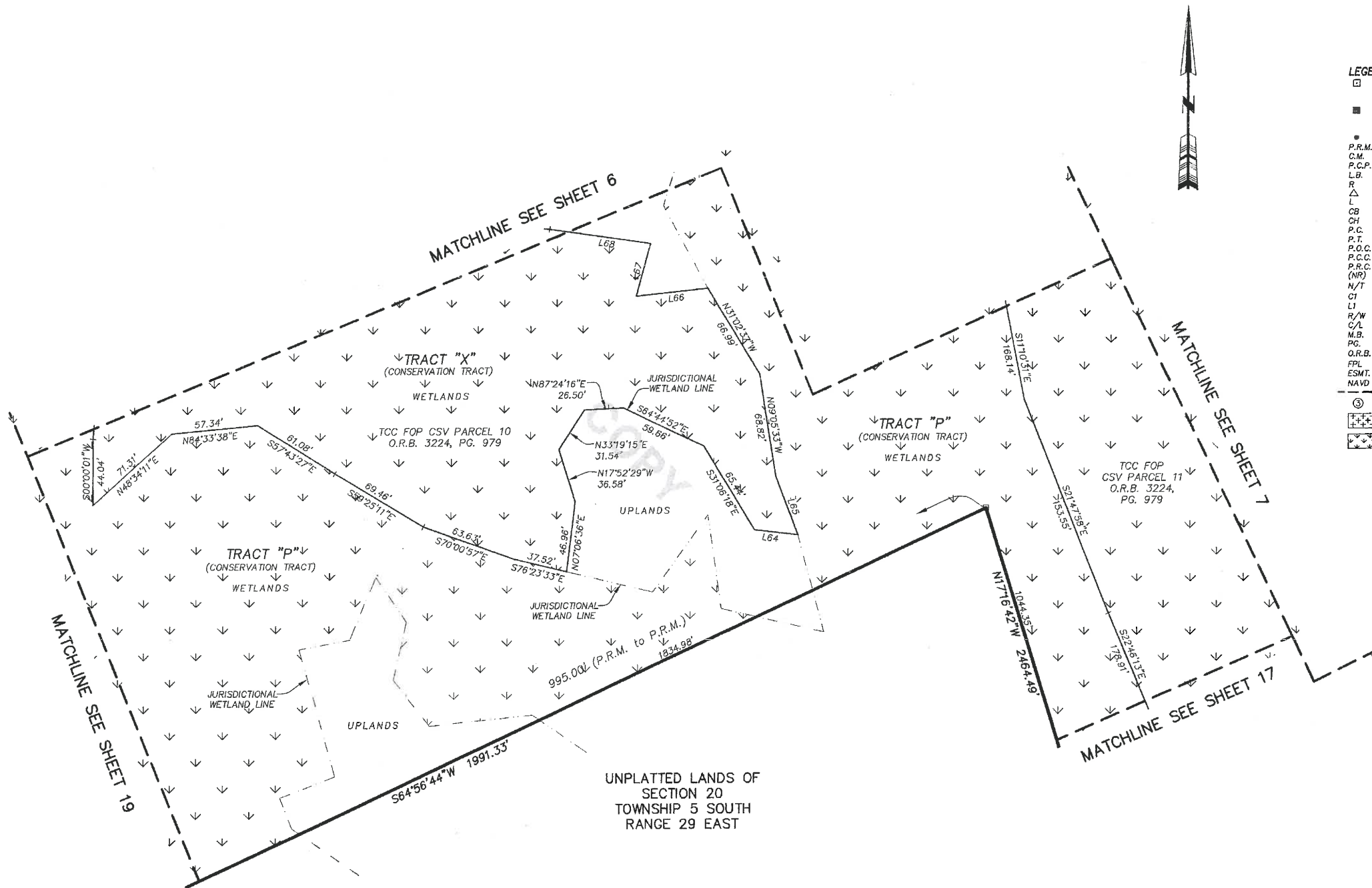


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14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

CROSSWATER VILLAGE PHASE 1B

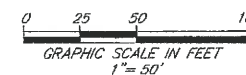
BEING A PORTION OF SECTIONS 17, 20, 21 AND SECTION 61 OF THE ROGUE LEONARDI GRANT,
ALL LYING WITHIN TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST JOHNS COUNTY, FLORIDA.

- LEGEND**
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 - R RADIUS
 - ∠ CENTRAL ANGLE
 - L ARC LENGTH
 - CB CHORD BEARING
 - CH CHORD DISTANCE
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 - ☒ DENOTES UPLANDS WITHIN CONSERVATION EASEMENT
 - ☒ DENOTES WETLANDS WITHIN CONSERVATION EASEMENT



UNPLATTED LANDS OF
SECTION 20
TOWNSHIP 5 SOUTH
RANGE 29 EAST

LINE	BEARING	LENGTH
L64	S82°58'29"E	28.99'
L65	N20°32'33"W	41.91'
L66	S83°52'35"W	48.40'
L67	N15°27'43"E	36.44'
L68	N81°58'45"W	69.23'



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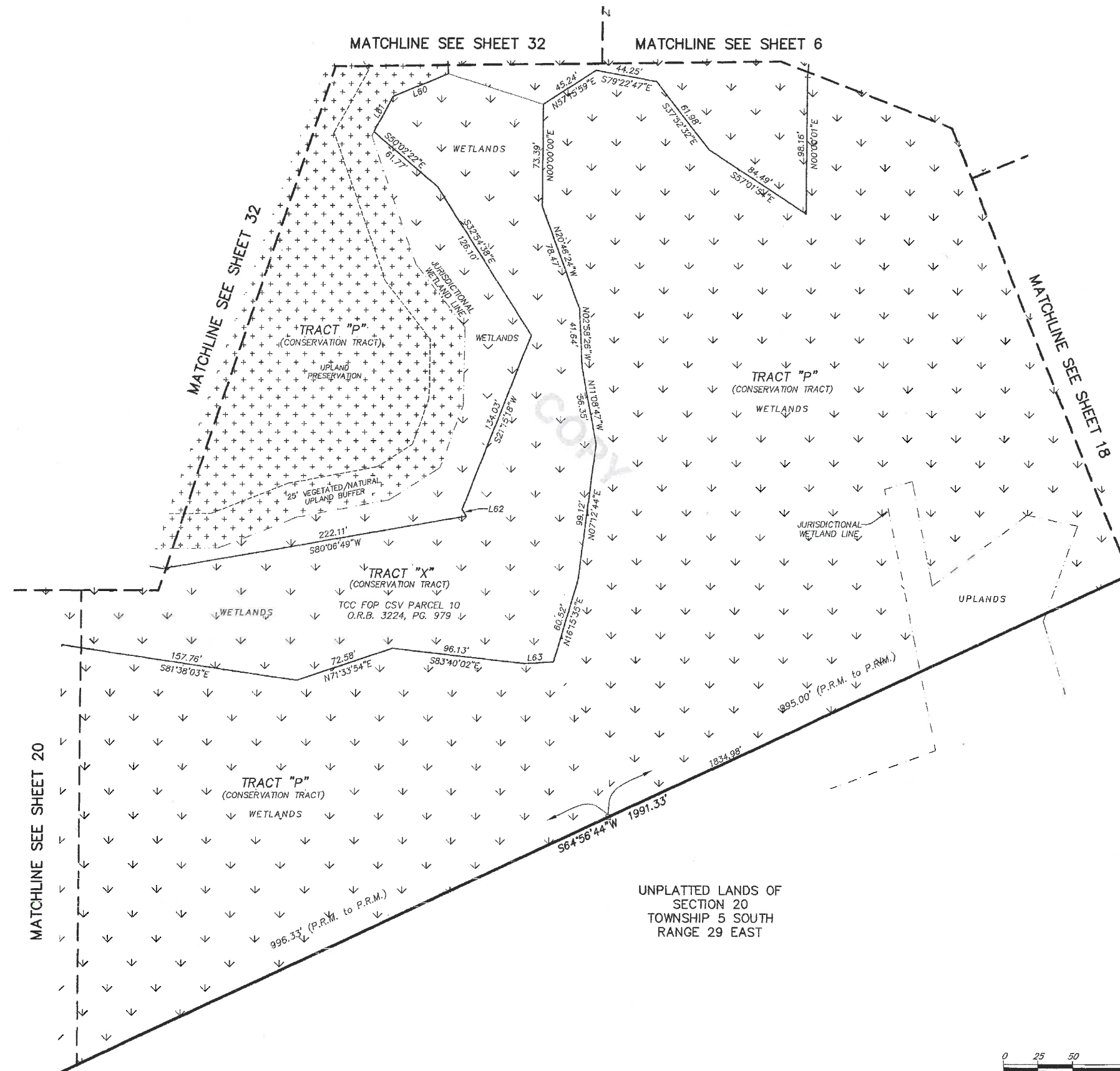
CROSSWATER VILLAGE PHASE 1B

BEING A PORTION OF SECTIONS 17, 20, 21 AND SECTION 61 OF THE ROGUE LEONARDI GRANT,
ALL LYING WITHIN TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST JOHNS COUNTY, FLORIDA.

MAP BOOK 88 PAGE 19

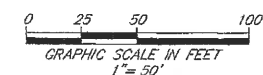
SHEET 19 OF 32 SHEETS

SEE SHEET 2 FOR NOTES



LINE TABLE		
LINE	BEARING	LENGTH
L60	S67°58'00"W	43.41'
L61	S28°34'42"W	28.98'
L62	S31°47'29"E	5.72'
L63	N86°39'21"E	21.54'

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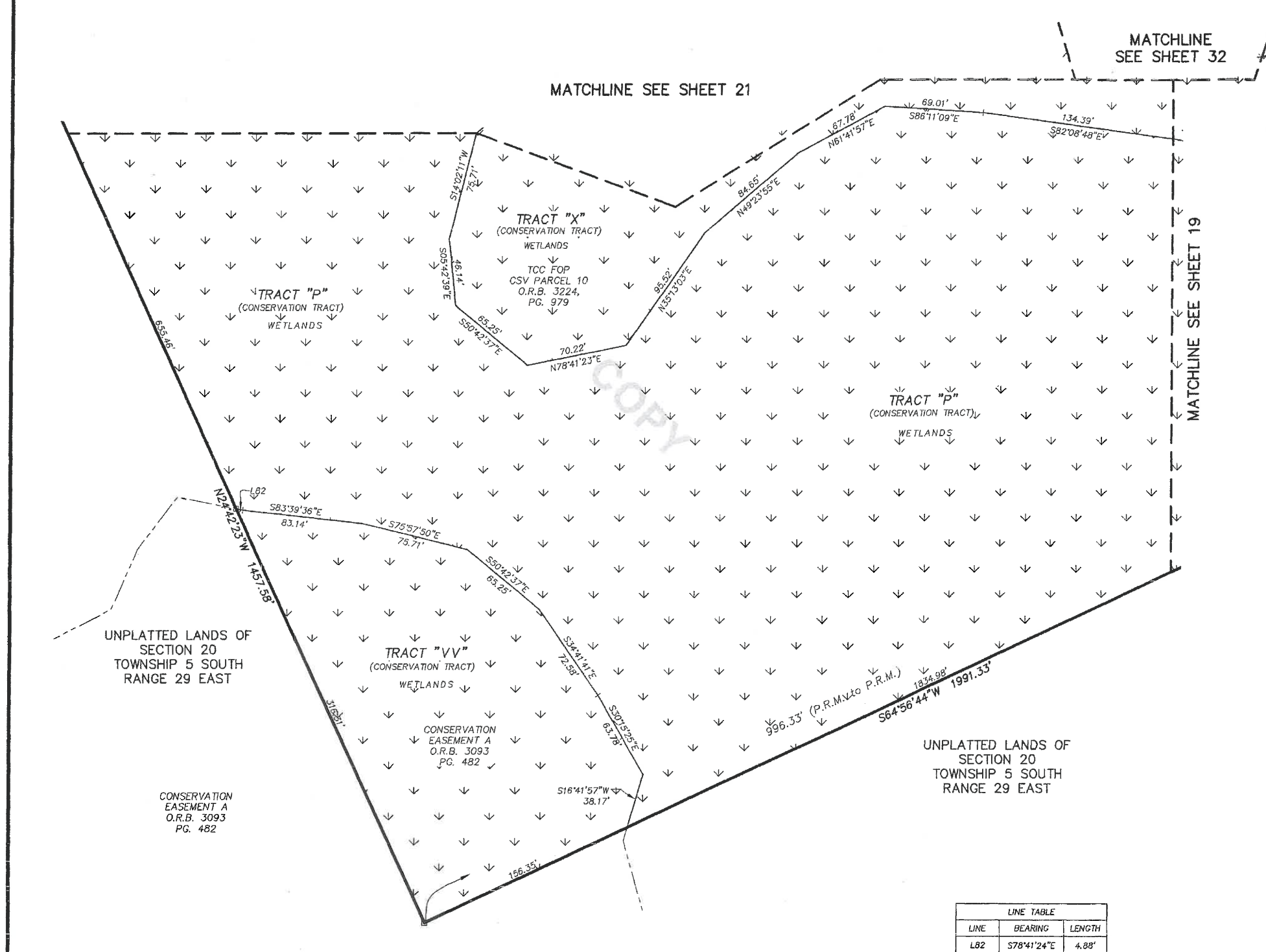
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MAP BOOK 88 PAGE 20

SHEET 20 OF 32 SHEETS

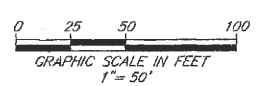
SEE SHEET 2 FOR NOTES



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LINE TABLE

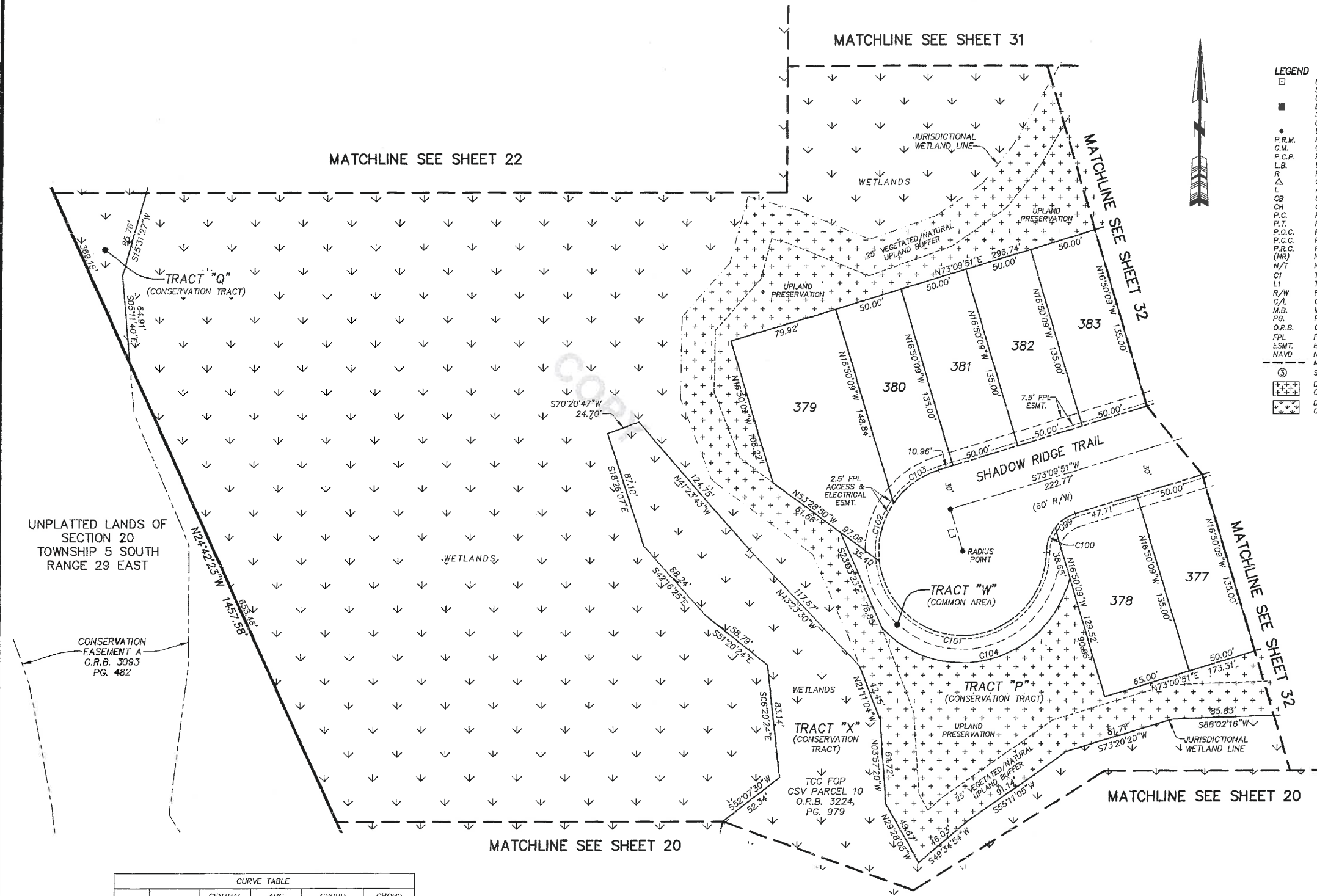
LINE	BEARING	LENGTH
L82	S78°41'24"E	4.88'



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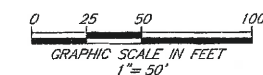


UNPLATTED LANDS OF SECTION 20 TOWNSHIP 5 SOUTH RANGE 29 EAST

CONSERVATION EASEMENT A O.R.B. 3093 PG. 482

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C99	30.00'	35°11'37"	18.43'	S55°34'03"W	18.14'
C100	30.00'	37°05'14"	19.42'	S19°25'37"W	19.08'
C101	62.00'	172°24'36"	185.57'	N87°05'18"E	123.73'
C102	62.00'	40°50'27"	44.19'	S13°42'49"W	43.26'
C103	62.00'	39°01'49"	42.23'	S53°38'57"W	41.42'
C104	82.00'	122°14'46"	174.95'	N75°12'33"E	143.61'

LINE TABLE		
LINE	BEARING	LENGTH
L3	N16°50'09"W	32.00'



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CROSSWATER VILLAGE PHASE 1B

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MAP BOOK 88 PAGE 22

SHEET 22 OF 32 SHEETS

SEE SHEET 2 FOR NOTES



MATCHLINE
SEE SHEET 23

MATCHLINE SEE SHEET 29

MATCHLINE SEE SHEET 31

UNPLATTED LANDS OF
SECTION 20
TOWNSHIP 5 SOUTH
RANGE 29 EAST

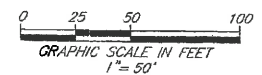
CONSERVATION
EASEMENT A
O.R.B. 3093
PG. 482

TRACT "Q"
(CONSERVATION TRACT)
WETLANDS
CONSERVATION
EASEMENT A
O.R.B. 3093
PG. 482

TRACT "P"
(CONSERVATION TRACT)
WETLANDS

MATCHLINE SEE SHEET 21

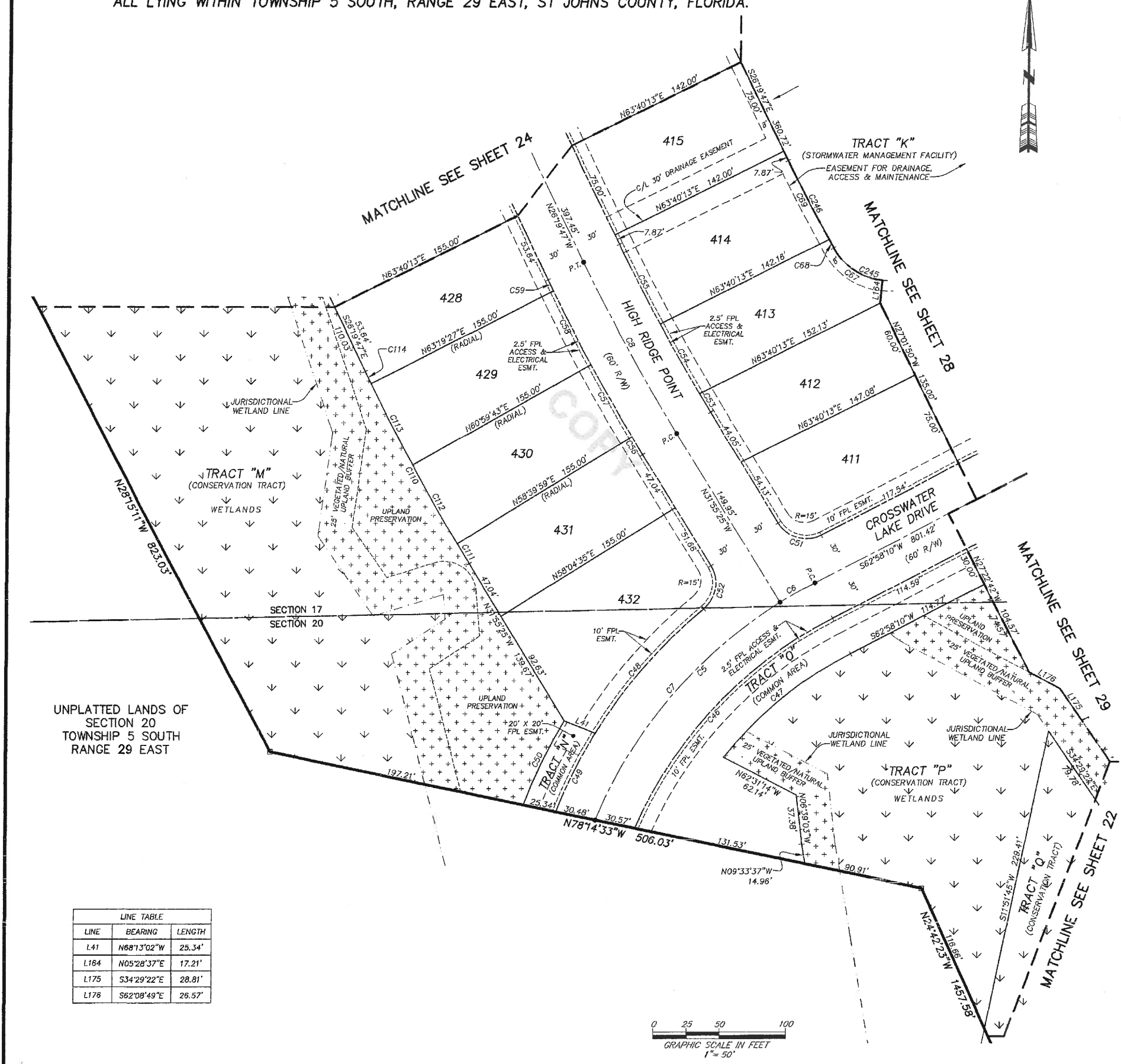
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CROSSWATER VILLAGE PHASE 1B

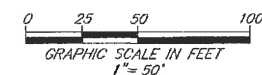
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ALL LYING WITHIN TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST JOHNS COUNTY, FLORIDA.



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C5	350.00'	40°38'57"	248.31'	S42°38'42"W	243.14'
C6	350.00'	4°53'35"	29.89'	S60°31'23"W	29.88'
C7	350.00'	35°45'22"	218.42'	S40°11'54"W	214.89'
C8	1500.00'	5°35'38"	146.45'	S29°07'36"E	146.39'
C46	320.00'	39°38'45"	221.42'	S43°08'48"W	217.03'
C47	290.00'	24°29'27"	123.96'	S50°43'27"W	123.02'
C48	380.00'	18°46'12"	124.49'	S40°53'11"W	123.93'
C49	380.00'	10°01'25"	66.48'	S26°29'23"W	66.39'
C50	405.00'	10°01'25"	70.85'	S25°53'04"W	70.76'
C51	25.00'	85°06'25"	37.13'	S74°28'37"E	33.81'
C52	25.00'	82°11'42"	35.86'	N09°10'26"E	32.87'
C53	1470.00'	0°37'57"	16.23'	S31°36'26"E	16.23'
C54	1470.00'	2°20'38"	60.14'	S30°07'09"E	60.13'
C55	1470.00'	2°37'03"	67.15'	S27°38'18"E	67.15'
C56	1530.00'	0°35'23"	15.75'	S31°37'43"E	15.75'
C57	1530.00'	2°19'44"	62.19'	S30°10'09"E	62.19'
C58	1530.00'	2°19'44"	62.19'	S27°50'25"E	62.19'
C59	1530.00'	0°20'46"	9.24'	S28°30'10"E	9.24'
C67	48.00'	54°58'55"	46.06'	S57°01'56"E	44.31'
C68	1328.00'	0°18'51"	7.28'	S29°23'03"E	7.28'
C69	1328.00'	2°53'51"	67.16'	S27°46'42"E	67.15'
C110	1685.00'	5°35'38"	164.51'	S29°07'36"E	164.44'
C111	1685.00'	0°35'23"	17.35'	S31°37'43"E	17.35'
C112	1685.00'	2°19'44"	68.49'	S30°10'09"E	68.49'
C113	1685.00'	2°19'44"	68.49'	S27°50'25"E	68.49'
C114	1685.00'	0°20'46"	10.18'	S28°30'10"E	10.18'
C245	48.00'	87°29'21"	73.29'	S73°17'09"E	66.38'
C246	1328.00'	3°12'42"	74.44'	S27°56'08"E	74.43'

LINE TABLE		
LINE	BEARING	LENGTH
L41	N68°13'02"W	25.34'
L164	N05°28'37"E	17.21'
L175	S34°29'22"E	28.81'
L176	S62°08'49"E	26.57'

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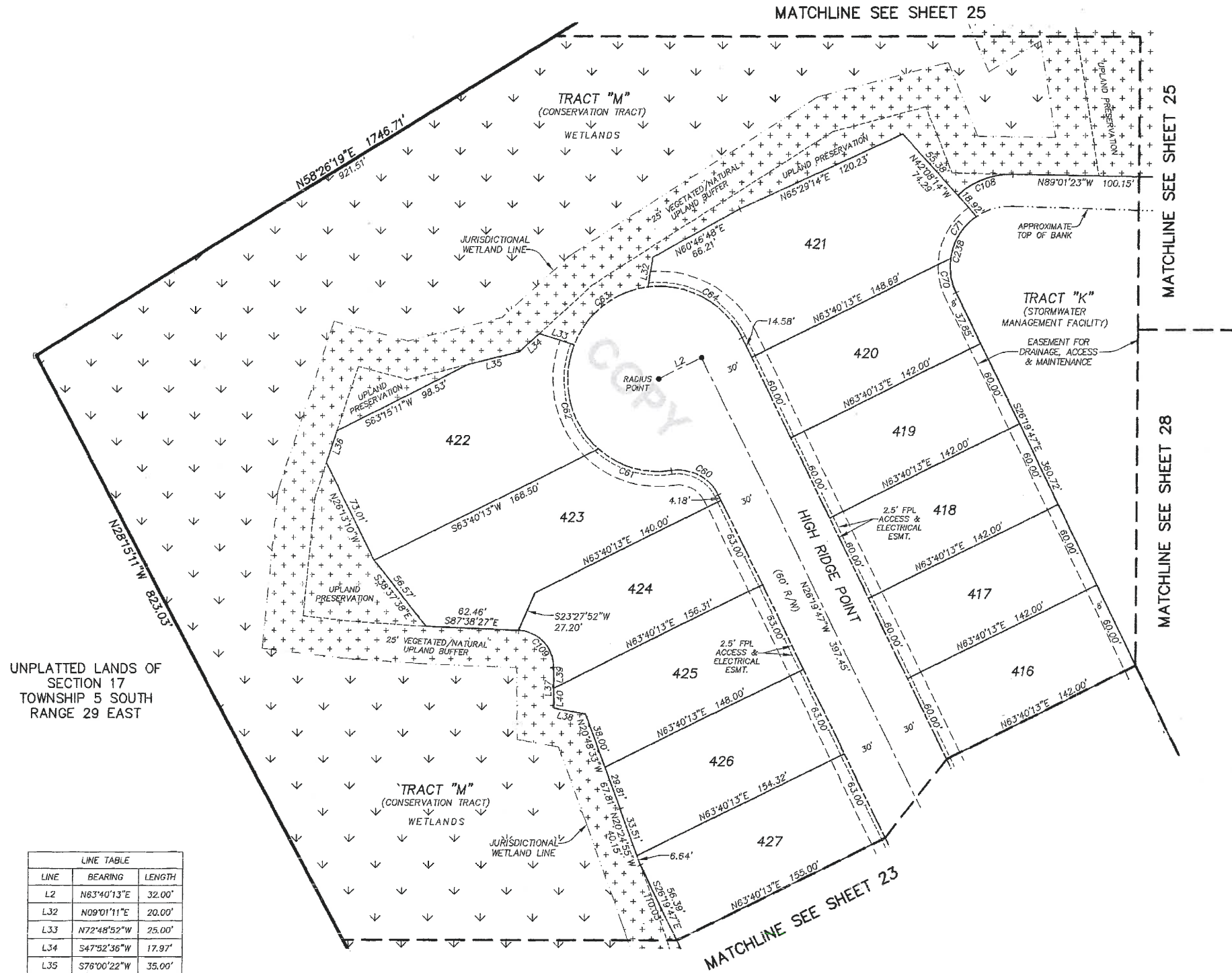


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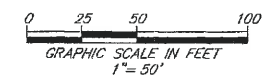
CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C80	30.00'	72°16'52"	37.85'	N62°28'13"W	35.39'
C81	62.00'	49°23'32"	53.45'	S73°54'52"E	51.81'
C62	62.00'	70°37'40"	78.43'	S13°54'16"E	71.68'
C63	62.00'	61°29'54"	66.55'	S52°09'31"W	63.40'
C64	62.00'	70°45'46"	78.57'	N61°42'39"W	71.80'
C70	40.00'	33°37'29"	23.47'	S09°31'02"E	23.14'
C71	40.00'	48°31'25"	33.88'	S31°33'24"W	32.87'
C108	53.00'	43°54'58"	40.62'	S69°01'08"W	39.64'
C109	25.00'	86°53'27"	37.91'	N44°11'44"W	34.38'
C238	40.00'	82°08'54"	57.35'	S14°44'40"W	52.56'



UNPLATTED LANDS OF SECTION 17 TOWNSHIP 5 SOUTH RANGE 29 EAST

LINE	BEARING	LENGTH
L2	N63°40'13"E	32.00'
L32	N09°01'11"E	20.00'
L33	N72°48'52"W	25.00'
L34	S47°52'36"W	17.97'
L35	S76°00'22"W	35.00'
L36	S17°53'43"W	22.43'
L37	S00°45'00"E	27.43'
L38	S79°44'42"E	22.08'
L39	S00°45'00"E	14.10'
L40	S00°45'00"E	13.33'

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CROSSWATER VILLAGE PHASE 1B

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

MAP BOOK 88 PAGE 25

SHEET 25 OF 32 SHEETS

SEE SHEET 2 FOR NOTES

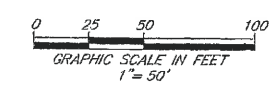
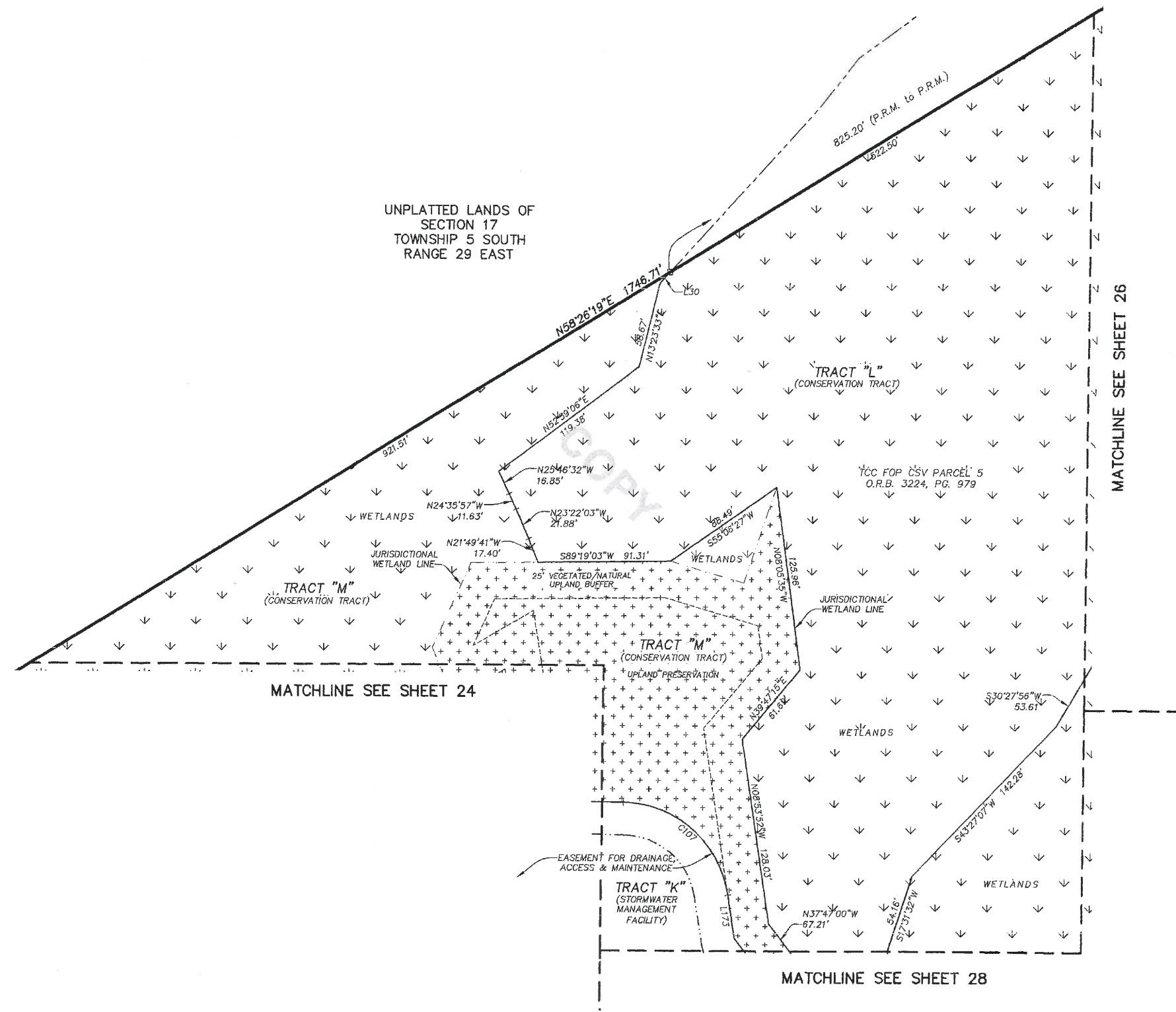
CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C107	75.00'	80°07'31"	104.88'	N48°57'37"W	96.54'

LINE TABLE		
LINE	BEARING	LENGTH
L30	N42°12'26"E	10.28'
L173	N08°53'52"W	30.00'



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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- L.B. LICENSED BUSINESS
- R RADIUS
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- CB CHORD BEARING
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- 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
- MATCHLINE
- ① SHEET REFERENCE NUMBER
- ⊕ DENOTES UPLANDS WITHIN CONSERVATION EASEMENT
- ⊖ DENOTES WETLANDS WITHIN CONSERVATION EASEMENT



PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
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CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

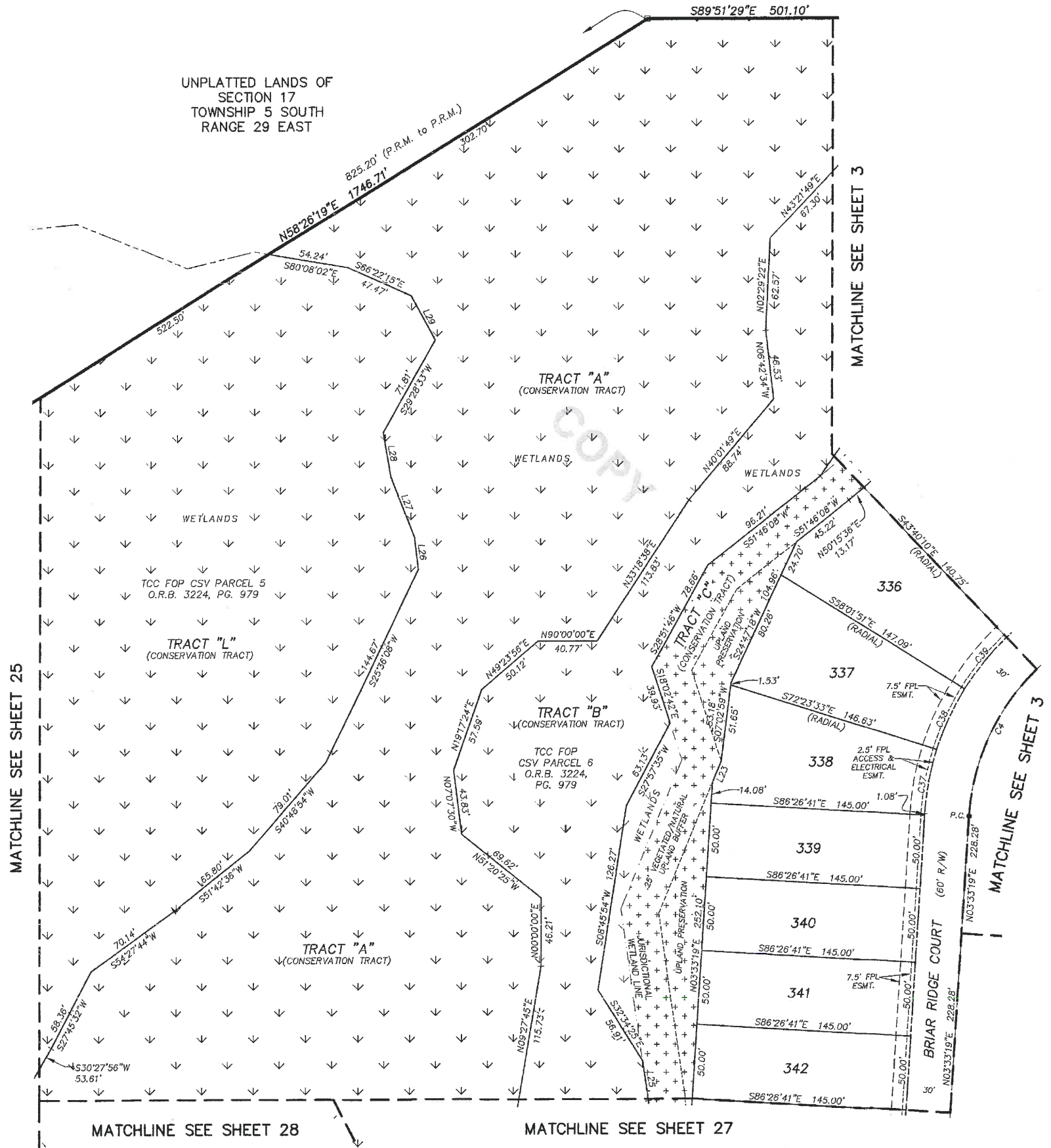
CROSSWATER VILLAGE PHASE 1B

BEING A PORTION OF SECTIONS 17, 20, 21 AND SECTION 61 OF THE ROGUE LEONARDI 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
C4	150.00'	46°42'17"	122.27'	S26°54'27"W	118.92'
C37	180.00'	14°03'09"	44.15'	S10°34'53"W	44.04'
C38	180.00'	14°21'41"	45.12'	S24°47'18"W	45.00'
C39	180.00'	14°21'41"	45.12'	S39°08'59"W	45.00'

LINE TABLE		
LINE	BEARING	LENGTH
L23	N22°16'55"E	15.57'
L25	S08°32'11"E	27.14'
L26	S07°07'29"E	21.91'
L27	S21°48'05"E	43.91'
L28	S10°18'16"E	30.39'
L29	S28°36'37"E	34.06'

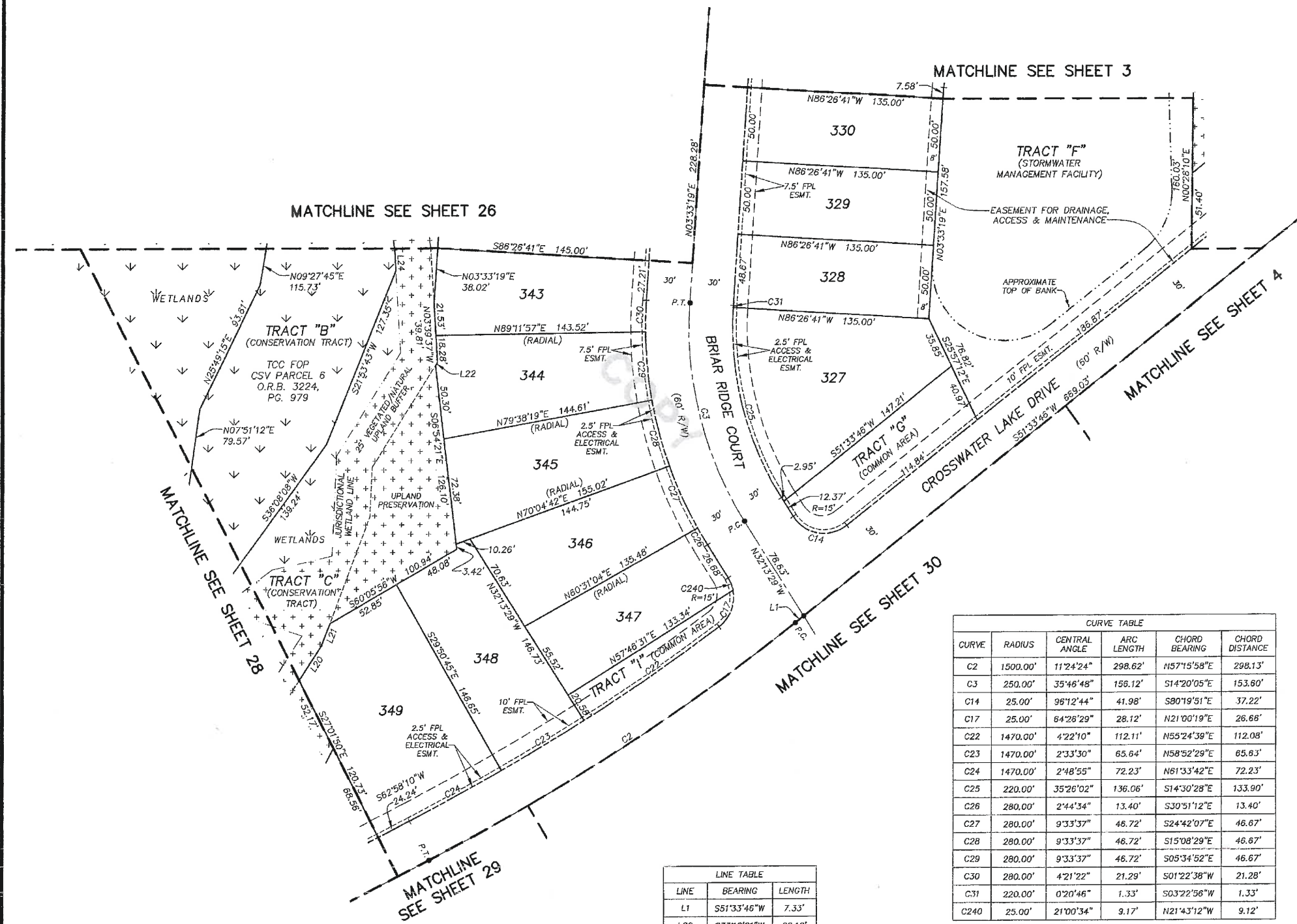
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CROSSWATER VILLAGE PHASE 1B

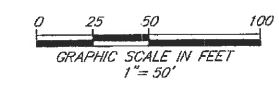
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CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C2	1500.00'	11°24'24"	298.62'	N57°15'58"E	298.13'
C3	250.00'	35°46'48"	156.12'	S14°20'05"E	153.80'
C14	25.00'	98°12'44"	41.98'	S80°19'51"E	37.22'
C17	25.00'	64°26'29"	28.12'	N21°00'19"E	26.88'
C22	1470.00'	4°22'10"	112.11'	N55°24'38"E	112.08'
C23	1470.00'	2°33'30"	65.64'	N58°52'29"E	65.63'
C24	1470.00'	2°48'55"	72.23'	N61°33'42"E	72.23'
C25	220.00'	35°26'02"	136.06'	S14°30'28"E	133.90'
C26	280.00'	2°44'34"	13.40'	S30°51'12"E	13.40'
C27	280.00'	9°33'37"	46.72'	S24°42'07"E	46.67'
C28	280.00'	9°33'37"	46.72'	S15°08'29"E	46.67'
C29	280.00'	9°33'37"	46.72'	S05°34'52"E	46.67'
C30	280.00'	4°21'22"	21.29'	S01°22'38"W	21.28'
C31	220.00'	0°20'46"	1.33'	S03°22'96"W	1.33'
C240	25.00'	21°00'34"	9.17'	N21°43'12"W	9.12'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S51°33'46"W	7.33'
L20	S33°18'01"W	28.12'
L21	S20°38'58"W	16.26'
L22	N32°08'32"E	2.68'
L24	S03°39'37"E	13.91'



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CROSSWATER VILLAGE PHASE 1B

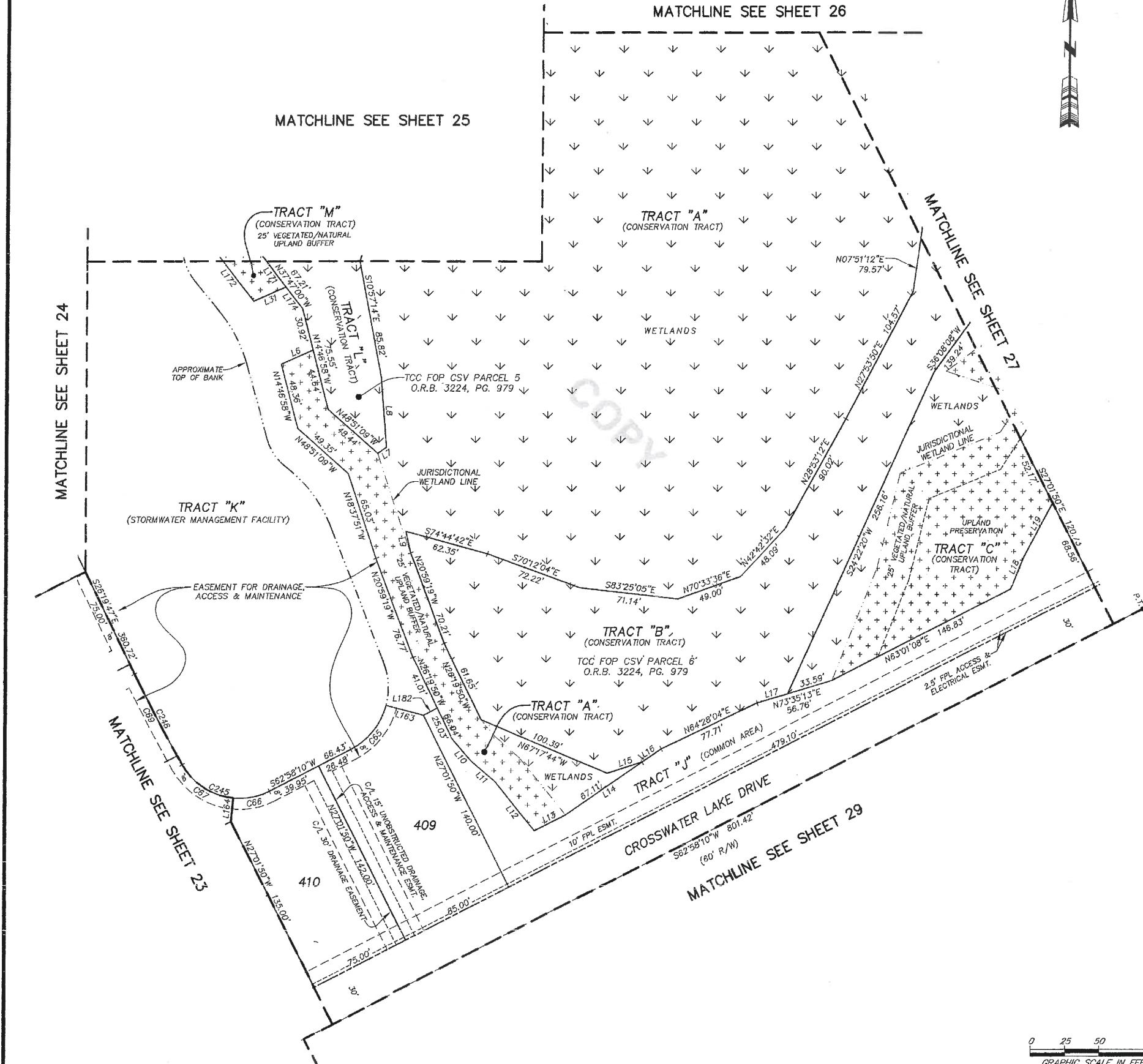
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SEE SHEET 2 FOR NOTES

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C65	50.00'	48°22'43"	42.22'	N38°46'48"E	40.98'
C66	48.00'	32°30'27"	27.23'	N79°13'23"E	26.87'
C67	48.00'	54°58'55"	46.06'	S57°01'56"E	44.31'
C69	1328.00'	2°53'51"	67.16'	S27°46'42"E	67.15'
C245	48.00'	87°29'21"	73.29'	S73°17'09"E	66.38'
C246	1328.00'	3°12'42"	74.44'	S27°56'08"E	74.43'

LINE TABLE		
LINE	BEARING	LENGTH
L6	N66°16'31"E	25.31'
L7	S54°35'28"W	7.85'
L8	S04°50'50"E	50.62'
L9	N13°17'56"W	16.16'
L10	N41°02'15"W	21.60'
L11	N49°31'29"W	22.95'
L12	N39°25'44"W	45.92'
L13	N63°05'31"E	25.61'
L14	N55°09'30"E	83.84'
L15	S72°15'09"W	26.39'
L16	S55°09'30"W	16.73'
L17	S73°35'13"W	23.17'
L18	N22°08'04"E	24.54'
L19	N27°42'49"E	44.75'
L31	S66°16'31"W	25.77'
L163	N75°24'33"W	28.29'
L164	N05°28'37"E	17.21'
L171	S37°47'00"E	47.15'
L172	N37°47'00"W	47.33'
L174	S37°47'00"E	20.06'
L182	N62°58'10"E	11.45'

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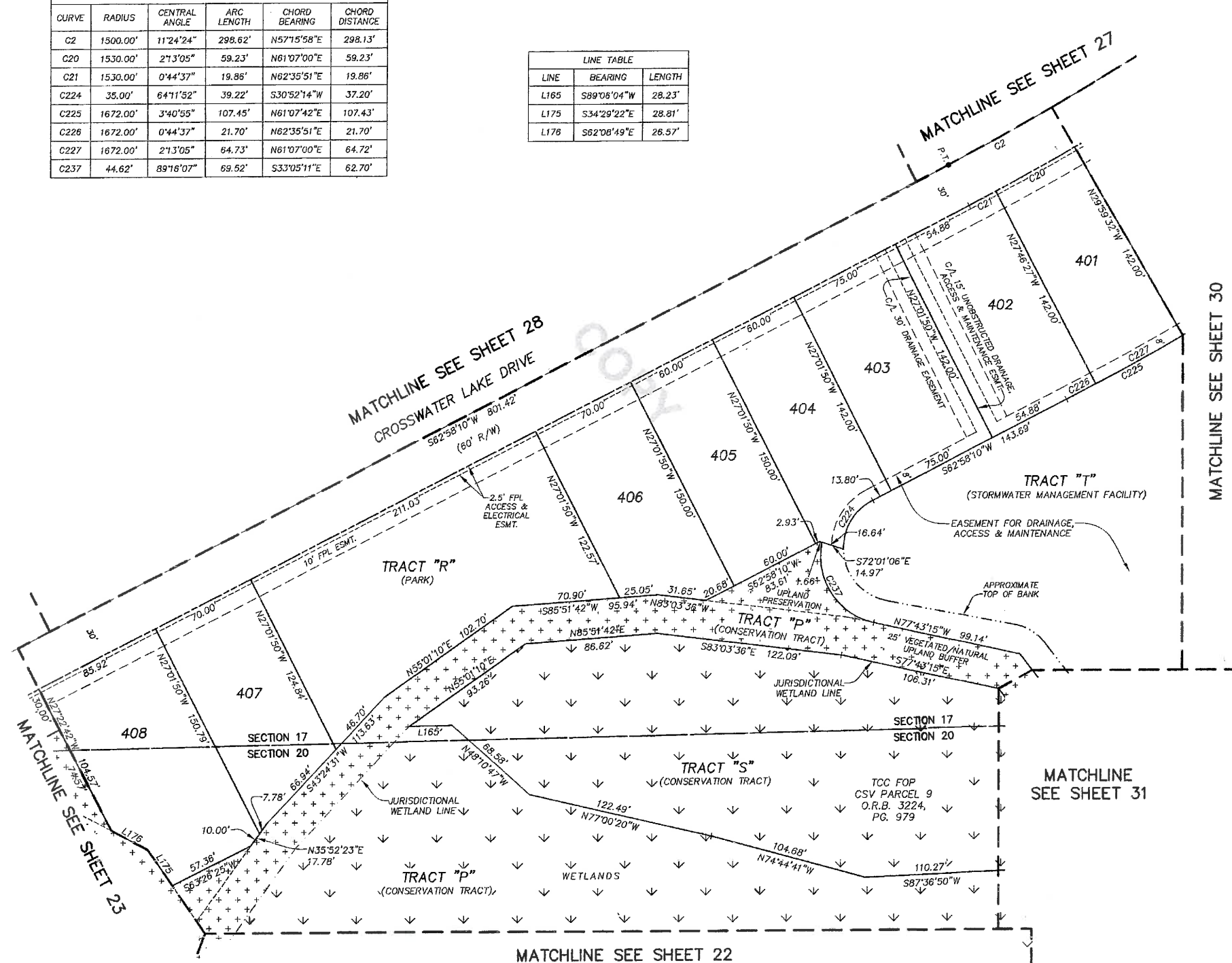
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CROSSWATER VILLAGE PHASE 1B

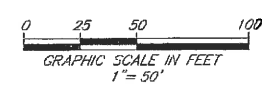
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ALL LYING WITHIN TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST JOHNS COUNTY, FLORIDA.

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C2	1500.00'	11°24'24"	298.62'	N57°15'58"E	298.13'
C20	1530.00'	2°13'05"	59.23'	N61°07'00"E	59.23'
C21	1530.00'	0°44'37"	19.86'	N62°35'51"E	19.86'
C224	35.00'	64°11'52"	39.22'	S30°52'14"W	37.20'
C225	1672.00'	3°40'55"	107.45'	N61°07'42"E	107.43'
C226	1672.00'	0°44'37"	21.70'	N62°35'51"E	21.70'
C227	1672.00'	2°13'05"	64.73'	N61°07'00"E	64.72'
C237	44.62'	89°16'07"	69.52'	S33°05'11"E	62.70'

LINE TABLE		
LINE	BEARING	LENGTH
L165	S89°08'04"W	28.23'
L175	S34°29'22"E	28.81'
L176	S62°08'49"E	26.57'



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MAP BOOK 88 PAGE 30

SHEET 30 OF 32 SHEETS

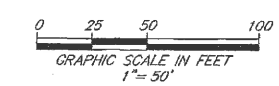
SEE SHEET 2 FOR NOTES

LINE TABLE		
LINE	BEARING	LENGTH
L1	S51°33'46"W	7.33'
L170	S11°24'55"W	24.45'

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C2	1500.00'	11°24'24"	298.62'	N57°15'58"E	298.13'
C9	250.00'	67°23'24"	294.04'	N01°28'13"E	277.39'
C15	25.00'	83°47'16"	36.56'	S09°40'09"W	33.39'
C16	25.00'	94°13'36"	41.11'	N79°20'17"W	36.64'
C18	1530.00'	4°03'15"	108.26'	N55°34'32"E	108.24'
C19	1530.00'	2°24'18"	64.22'	N58°48'19"E	64.22'
C45	50.00'	46°55'04"	40.94'	S08°45'57"E	39.81'
C72	280.00'	0°52'02"	4.24'	N31°47'28"W	4.24'
C73	280.00'	9°33'37"	46.72'	N26°34'39"W	46.67'
C74	280.00'	9°33'37"	46.72'	N17°01'01"W	46.67'
C75	280.00'	9°33'37"	46.72'	N07°27'24"W	46.67'
C77	220.00'	4°55'42"	18.92'	N29°45'38"W	18.92'
C78	220.00'	24°51'33"	95.45'	N14°52'00"W	94.71'
C117	417.00'	11°00'48"	80.15'	N26°43'05"W	80.03'
C118	417.00'	0°52'02"	6.31'	N31°47'28"W	6.31'
C119	417.00'	9°33'37"	69.58'	N26°34'39"W	69.50'
C120	417.00'	0°35'09"	4.26'	N21°30'16"W	4.26'
C228	1872.00'	0°43'13"	21.02'	N59°38'51"E	21.02'
C229	48.00'	88°29'16"	74.13'	N76°28'07"W	66.98'
C230	48.00'	42°07'40"	35.29'	S80°21'05"W	34.50'
C231	48.00'	46°21'36"	38.84'	N55°24'17"W	37.79'
C233	83.00'	4°55'42"	7.14'	N29°45'38"W	7.14'
C234	83.00'	24°51'33"	36.01'	N14°52'00"W	35.73'



- LEGEND**
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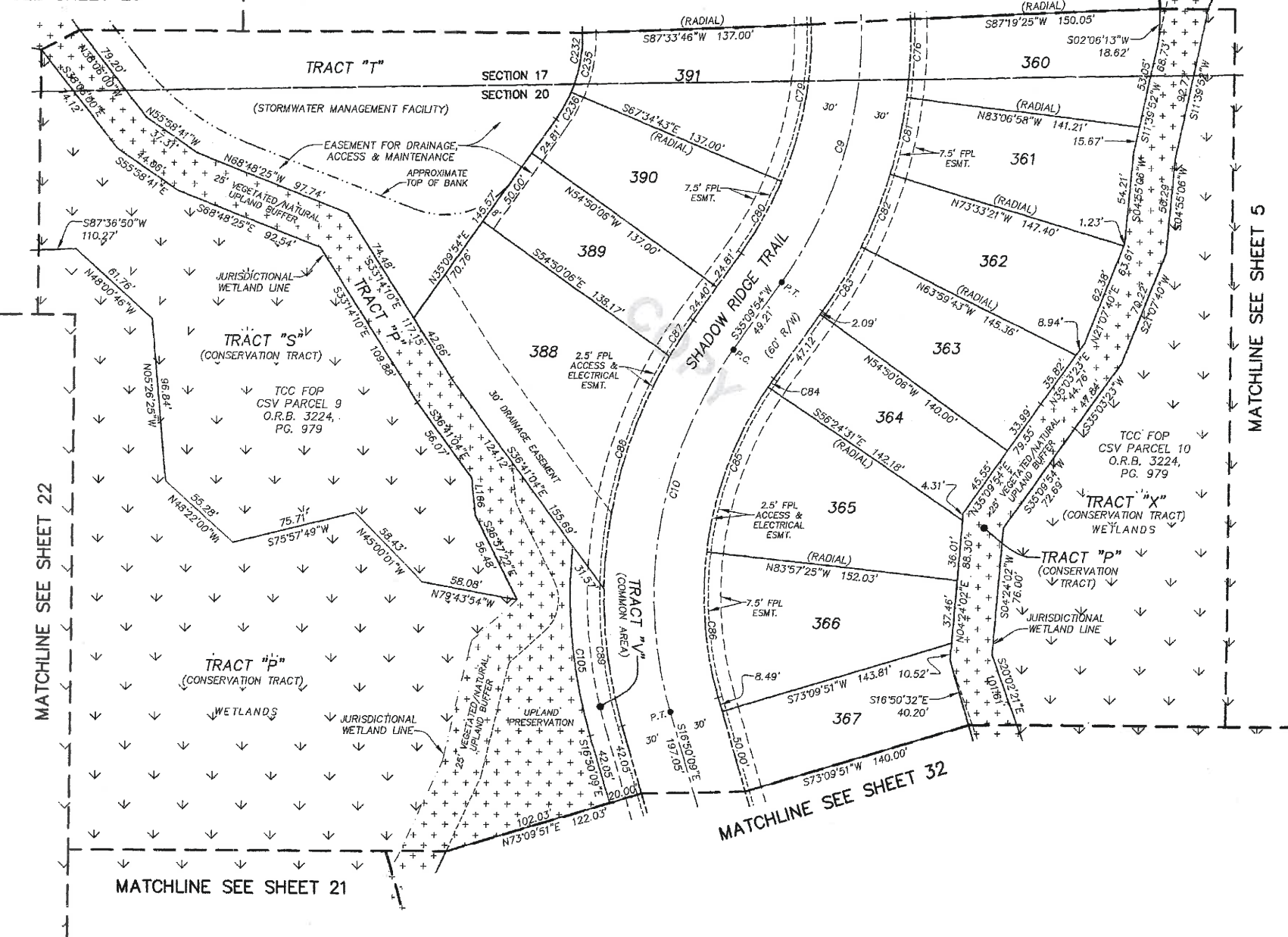
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SEE SHEET 2 FOR NOTES

MATCHLINE
SEE SHEET 29

MATCHLINE SEE SHEET 30

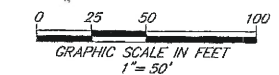


CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C9	250.00'	67°23'24"	294.04'	N01°28'13"E	277.39'
C10	250.00'	52°00'03"	226.90'	S09°09'53"W	219.19'
C76	280.00'	9°33'37"	46.72'	N02°06'13"E	46.67'
C79	220.00'	24°51'31"	95.45'	N09°59'32"E	94.70'
C80	220.00'	12°44'37"	48.93'	N28°47'36"E	48.83'
C81	280.00'	9°33'37"	46.72'	N11°39'51"E	46.67'
C82	280.00'	9°33'37"	46.72'	N21°13'28"E	46.67'
C83	280.00'	9°09'38"	44.77'	N30°35'06"E	44.72'
C84	220.00'	1°34'25"	6.04'	S34°22'42"W	6.04'
C85	220.00'	27°32'54"	105.78'	S19°49'02"W	104.76'
C86	220.00'	22°52'44"	87.85'	S05°23'47"E	87.27'
C87	280.00'	5°14'43"	25.63'	S32°32'33"W	25.62'
C88	280.00'	29°44'44"	145.36'	S15°02'50"W	143.74'
C89	280.00'	17°00'37"	83.13'	S08°19'50"E	82.82'
C105	300.00'	21°50'23"	114.35'	S05°54'57"E	113.66'
C232	83.00'	67°23'24"	97.62'	N01°28'13"E	92.09'
C235	83.00'	24°51'31"	36.01'	N09°59'32"E	35.73'
C236	83.00'	12°44'37"	18.46'	N28°47'36"E	18.42'

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
- ∠ CENTRAL ANGLE
- L. ARC LENGTH
- CH. 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
- CI TABULATED CURVE DATA
- LI TABULATED LINE DATA
- R/W RIGHT OF WAY
- C/L CENTERLINE
- M.B. MAP BOOK
- P.G. PAGE
- O.R.B. OFFICIAL RECORDS BOOK
- F.P.L. FLORIDA POWER & LIGHT
- ESMT. EASEMENT
- NAVD. NORTH AMERICAN VERTICAL DATUM
- ③ SHEET REFERENCE NUMBER
- ⊞ DENOTES UPLANDS WITHIN CONSERVATION EASEMENT
- ⊞ DENOTES WETLANDS WITHIN CONSERVATION EASEMENT

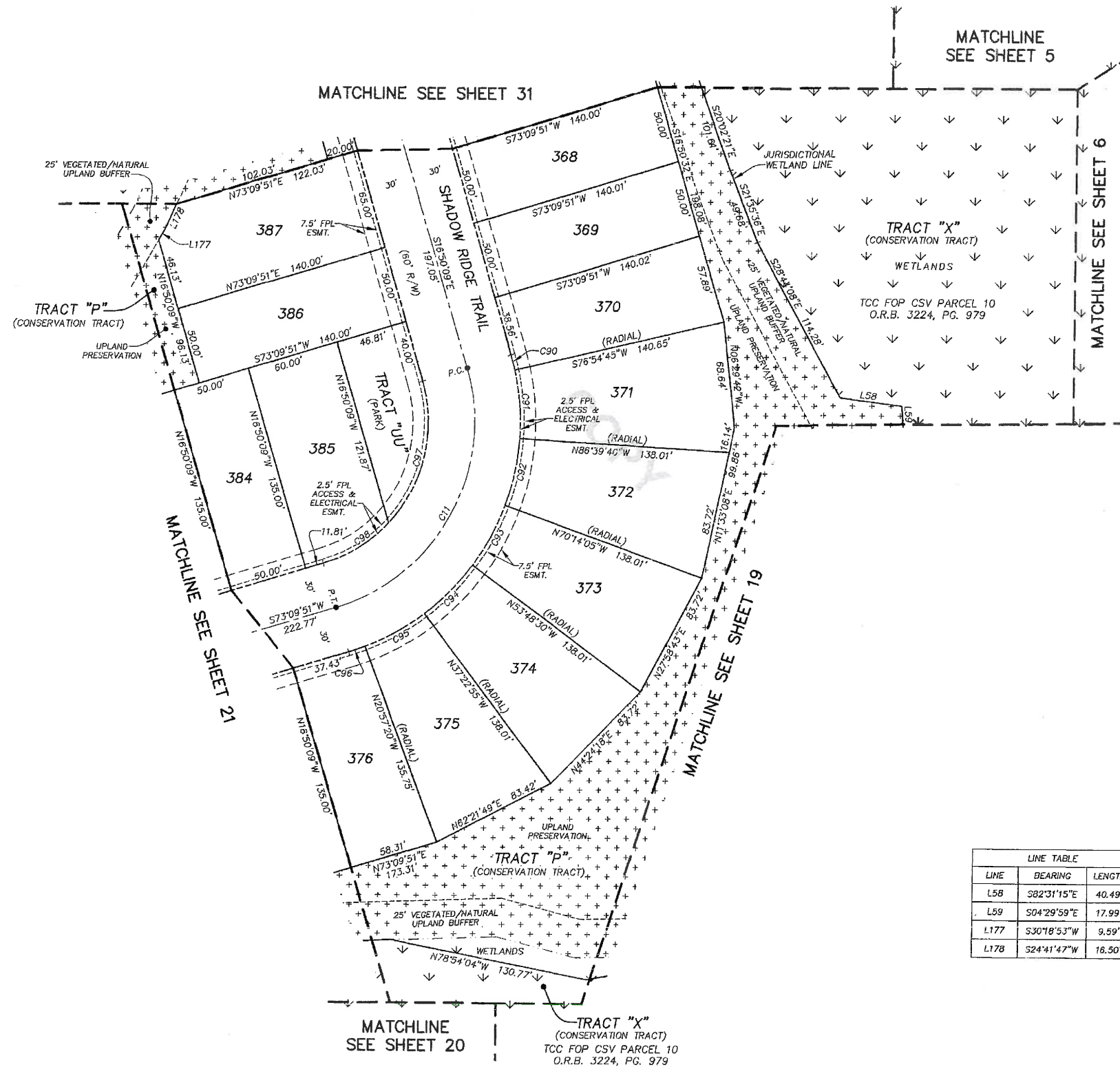
LINE TABLE		
LINE	BEARING	LENGTH
L166	S06°16'58"E	22.38'



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

CROSSWATER VILLAGE PHASE 1B

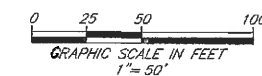
BEING A PORTION OF SECTIONS 17, 20, 21 AND SECTION 61 OF THE ROGUE LEONARDI GRANT,
ALL LYING WITHIN TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST JOHNS COUNTY, FLORIDA.



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C11	125.00'	90°00'00"	196.35'	N28°09'51"E	176.78'
C90	155.00'	3°44'54"	10.14'	N14°57'42"W	10.14'
C91	155.00'	16°25'35"	44.44'	N04°52'28"W	44.29'
C92	155.00'	16°25'35"	44.44'	N11°33'08"E	44.29'
C93	155.00'	16°25'35"	44.44'	N27°58'43"E	44.29'
C94	155.00'	16°25'35"	44.44'	N44°24'18"E	44.29'
C95	155.00'	16°25'35"	44.44'	N60°49'53"E	44.29'
C96	155.00'	4°07'11"	11.14'	N71°06'16"E	11.14'
C97	95.00'	59°31'17"	98.69'	N12°55'30"E	94.31'
C98	95.00'	30°28'43"	50.54'	N57°55'30"E	49.94'

LINE TABLE		
LINE	BEARING	LENGTH
L58	S82°31'15"E	40.49'
L59	S04°29'59"E	17.99'
L177	S30°18'53"W	9.59'
L178	S24°41'47"W	16.50'

- LEGEND**
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