

# Brookwood at Nocatee Phase 1

A PORTION OF SECTIONS 25 AND 36, TOGETHER WITH A PORTION OF SECTION 46 OF THE C. AND G. CLARKE GRANT AND A PORTION OF SECTION 49 OF THE C. AND G. CLARKE GRANT OR THE P. COCIFACIO GRANT AND A PORTION OF SECTION 53 OF THE P. COCIFACIO GRANT, ALL LYING WITHIN TOWNSHIP 4 SOUTH, RANGE 28 EAST OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 66 PAGE 64

SHEET 1 OF 7 SHEETS  
SEE SHEET 2 FOR NOTES

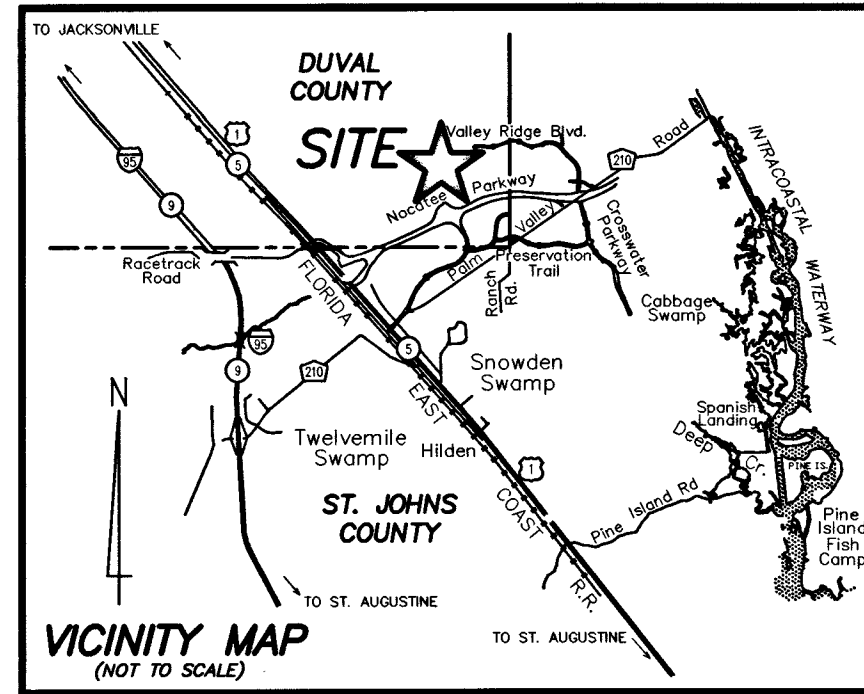
**CAPTION**

A portion of Sections 25 and 36, together with a portion of Section 46 of the C. and G. Clarke Grant and a portion of Section 49 of the C. and G. Clarke Grant or the P. Cocifacio Grant and a portion of Section 53 of the P. Cocifacio Grant, all lying within Township 4 South, Range 28 East, Duval County, Florida, and being more particularly described as follows:

For a Point of Reference, commence at the centerline intersection of Nocatee Parkway, a variable width right of way as presently established, with the centerline of Valley Ridge Boulevard, a variable width right of way as presently established and as depicted on the plat of Nocatee Parkway Phase 2, as recorded in Plat Book 65, Pages 125 through 132, inclusive, of the current Public Records of said county; thence North 31°55'43" West, along said centerline of Valley Ridge Boulevard, 1089.23 feet to the Southerly terminus of Valley Ridge Boulevard, a variable width right of way as depicted on the plat of Valley Ridge Boulevard Extension, as recorded in Plat Book 65, pages 176 through 181, inclusive, of said current Public Records; thence continue North 31°55'43" West along said centerline, 397.26 feet to the point of curvature of a curve concave Easterly having a radius of 1885.00 feet; thence Northerly along the arc of said curved centerline, through a central angle of 68°55'43", an arc length of 2267.72 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 02°32'08" East, 2133.42 feet; thence South 53°00'00" East, departing said centerline, 75.00 feet to a point lying on the Easterly right of way line of said Valley Ridge Boulevard and the Point of Beginning, said Easterly right of way line being a curve concave Southeasterly having a radius of 1810.00 feet.

From said Point of Beginning, thence Northeasterly along said Easterly right of way line the following 5 courses: Course 1, thence Northeasterly along the arc of said curve, through a central angle of 21°03'21", an arc length of 665.16 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 47°31'40" East, 661.43 feet; Course 2, thence North 72°47'11" East, 49.72 feet to a point lying on a curve concave Southeasterly having a radius of 1798.00 feet; Course 3, thence Northeasterly along the arc of said curve, through a central angle of 05°46'15", an arc length of 181.10 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 62°28'28" East, 181.02 feet; Course 4, thence North 81°49'59" East, 182.44 feet; Course 5, thence North 66°07'35" East, 299.78 feet; thence South 23°52'25" East, departing said Easterly right of way line, 334.48 feet; thence South 80°39'54" East, 597.42 feet; thence South 27°36'23" East, 792.53 feet; thence South 62°23'37" West, 555.42 feet; thence South 12°41'07" East, 961.56 feet; thence South 77°18'53" West, 751.54 feet; thence North 12°40'00" West, 753.20 feet; thence North 39°00'00" East, 282.06 feet; thence North 20°45'00" West, 69.15 feet to the point of curvature of a curve concave Easterly having a radius of 1025.00 feet; thence Northerly along the arc of said curve, through a central angle of 03°50'00", an arc length of 68.58 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 18°50'00" West, 68.56 feet; thence North 16°55'00" West, 205.67 feet to the point of curvature of a curve concave Southwesterly having a radius of 25.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 92°45'27", an arc length of 40.47 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 63°17'43" West, 36.20 feet; thence North 19°40'27" West, 50.00 feet to a point lying on a curve concave Southerly having a radius of 525.00 feet; thence Easterly along the arc of said curve, through a central angle of 00°30'06", an arc length of 4.60 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 70°34'36" East, 4.60 feet; thence Northeasterly along the arc of a curve concave Northwesterly having a radius of 25.00 feet, through a central angle of 87°44'39", an arc length of 38.29 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 26°57'20" East, 34.65 feet; thence North 16°55'00" West, 147.22 feet to the point of curvature of a curve concave Westerly having a radius of 375.00 feet; thence Northerly along the arc of said curve, through a central angle of 03°17'00", an arc length of 21.49 feet to point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 18°33'30" West, 21.49 feet; thence North 20°12'00" West, 119.40 feet; thence South 69°48'00" West, 629.98 feet; thence North 53°00'00" West, 482.99 feet to the Point of Beginning.

Containing 53.79 acres, more or less.



**ADOPTION AND DEDICATION**

This is to certify that Sonoc Company, LLC, ("Owner"), a Delaware limited liability company, is the fee simple owner of the lands described in the caption hereon known as Brookwood at Nocatee Phase 1, 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. All rights of way, drainage easements and drainage, access and maintenance easements, unobstructed drainage easements, and unobstructed drainage, maintenance and access easements are hereby irrevocably and without reservation dedicated to the City of Jacksonville, a Florida municipal corporation, its successors and assigns ("City").

Tract "B" (Neighborhood Park), Tracts "C" and "D" (Open Space/Signage), Tracts "E", "F", "G", "H", "I" and "J" (Open Space), Tracts "K", "L", "M" and "N" (Conservation Area) and Tract "O" (Landscape Buffer Tract) shown on this plat are and shall remain privately owned and the sole and exclusive property of the Owner, its successors and assigns.

The non-exclusive drainage easements over, under, across and through the stormwater management facilities shown on this plat are hereby irrevocably dedicated to the City and are subject to the following covenants which shall run with the land:

- The drainage easements hereby dedicated shall permit the City, to discharge into said stormwater management facilities which these easements traverse, all water which may fall on or come upon all public right of ways as noted above hereby dedicated, together with all substances or matter which may flow or pass from public right of ways, from adjacent land or from any other source of public waters into or through said stormwater management facilities, without any liability whatsoever on the part of the City for any damage, injuries or loss to persons or property resulting from the acceptance or use of these drainage easements by the City.
- The stormwater management facilities shown on this plat are owned in fee simple title by the Owner, its successors and assigns, and all maintenance and any other matters pertaining to said stormwater management facilities are the responsibility of the Owner, its successor and assigns. The City by acceptance of this plat, assumes no responsibility whatsoever for said stormwater management facilities.
- The City shall not be liable nor responsible for the creation, operation, failure or destruction of water level control equipment which may be constructed or installed by the Owner or any other person within the area of the lands hereby platted, or of the stormwater management facilities shown on this plat, but shall have the right to modify the water level including the repair, removal or replacement of the stormwater management facilities and the control structures to effect adequate drainage for the rights of ways dedicated hereon.

The Owner, its successors and assigns of the lands described and captioned hereon, shall forever release, discharge and indemnify the City and save it harmless from suits, action, damages and liability and expense in connection with loss of life, bodily or personal injury or property damage or any other damage arising from or out of any occurrence in, upon, at or from the stormwater management facilities described above, or any part thereof, occasioned wholly or in part by any act of omission of its agents, contractors, employees, servants, licensees, or concessionaires within Brookwood at Nocatee Phase 1. The Owner's successor and assigns shall be subject to this release and indemnification and the covenants herein shall run with the land described and captioned hereon.

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

Those easements designated as JEA utility easements, JEA access easements for above ground ingress and egress for maintenance of electrical facilities and JEA meter easements are hereby irrevocably and without reservation dedicated to JEA, its successors and assigns, for its non-exclusive use in conjunction with its utilities.

Those easements designated as "JEA-EE" are hereby irrevocably and without reservation dedicated to JEA, its successors and assigns, for its exclusive use in conjunction with its underground electrical system. Those easements designated as "JEA-E" are hereby irrevocably and without reservation dedicated to JEA, its successors and assigns, for its non-exclusive use in conjunction with its underground electrical system; provided however, that no parallel utilities may be installed within said easements.

Title to the 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 in accordance with the requirements of Section 656.1223, City of Jacksonville Ordinance Code.

Owner hereby dedicates to JEA, its successors and assigns, a non-exclusive easement on, upon, over, and under the Landscape Buffer Tract, for electrical, water reuse, water, sewer, access and other public utilities in connection with JEA's use of the 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 the Landscape Buffer Tract or any part thereof, including but not limited those arising from or incidental to JEA's use of the Pump Station Tract or JEA's easement upon the Landscape Buffer Tract. Owner's successors and assigns shall be subject to this release and indemnification and the covenants herein shall run with the land described and captioned hereon.

**ADOPTION AND DEDICATION (continued)**

Any 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(2b) 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.

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 these presents to be signed by the designated officer shown below on this 15th day of April, 2013.

OWNER: SONOC COMPANY, LLC  
a Delaware limited liability company

By: Jed V. Davis  
Jed V. Davis  
Vice President

Witness  
Lina E Miller  
Lina E Miller  
Print Name  
Lauren Owens  
Lauren Owens  
Print Name

**STATE OF FLORIDA, COUNTY OF DUVAL**

The foregoing instrument was acknowledged before me this 15th day of April, 2013, by Jed V. Davis, Vice President of Sonoc Company, LLC, a Delaware limited liability company, on behalf of the company, who is personally known to me.

Lauren Owens  
Notary Public, State of FLORIDA  
Printed Name

My Commission Expires \_\_\_\_\_  
Commission Number \_\_\_\_\_



**APPROVED FOR RECORD**

This is to certify that the above plat has been examined, accepted, and approved by the City of Jacksonville, Duval County, Florida, pursuant to Chapter 654, Ordinance Code.

James M. Robinson, P.E.  
Director of Public Works

JUNE 10, 2013  
Date

**CLERK'S CERTIFICATE 2013150786**

This is to certify that this plat has been approved by the City of Jacksonville, Florida, and submitted to me for recording and recording in Plat Book 66 pages 64-70 of the Public Records of Duval County, Florida, on this 13th day of June, 2013.

Ronnie Fussell  
Ronnie Fussell, Clerk of the Circuit Court

Duan Marshall  
Deputy Clerk

**PLAT CONFORMITY REVIEW**

This plat has been reviewed and found in compliance with Part 1, Chapter 177, Florida Statutes, this 10th day of June, 2013.

W. Monroe Hazen, P.L.S.  
W. Monroe Hazen, P.L.S.  
Professional Land Surveyor Number 3398

CITY DEVELOPMENT NO. 5389.011

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

Approved 6/10/13  
Date  
[Signature]  
City Engineer  
for Director of Public Works  
Approved JUNE 4, 2013  
Date  
Jed V. Davis  
for General Counsel

**CONSENT AND JOINDER**

The undersigned hereby certifies that it is the holder of the mortgage, lien or other encumbrance recorded in Official Records Book 16068, Page 1808, of the Public Records of Duval 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  
Gwen D. Barber  
Gwen D. Barber  
Printed Name  
Witness  
Joh M. White  
Joh 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  
R. Ray  
Richard T. Ray, as Chairman

**STATE OF FLORIDA, COUNTY OF DUVAL**

The foregoing instrument was acknowledged before me this 15th day of April, 2013, 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.

Lauren Owens  
Notary Public, State of Florida at Large  
Printed Name

My Commission Expires \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

Know all men by these presents, that the undersigned, being currently licensed and registered by the State of Florida as a land surveyor, 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 Chapter 177, Part 1, Platting, of the Florida Statutes.

Signed and sealed this 8th day of MAY, 2013.

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





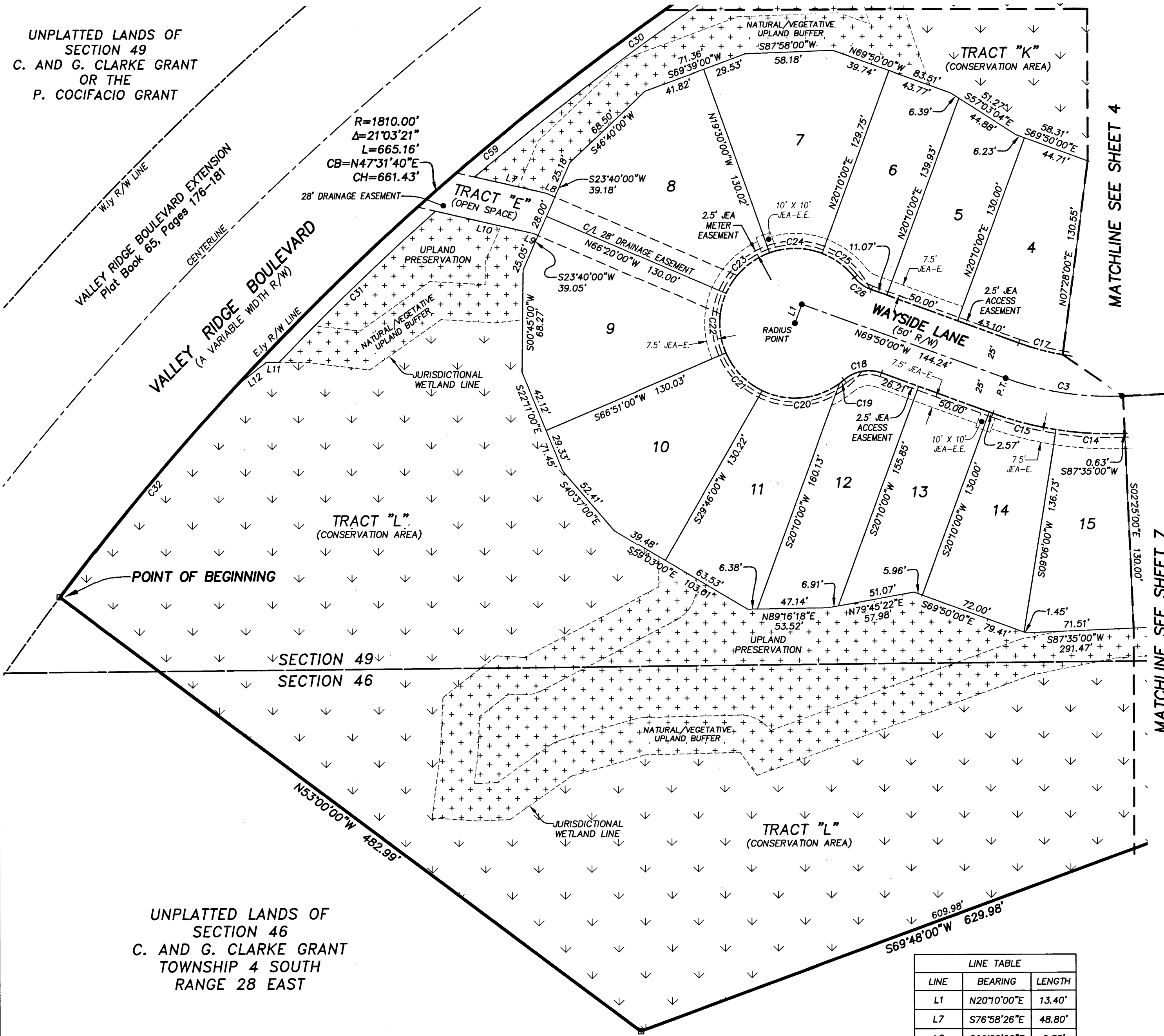
# Brookwood at Nocatee Phase 1

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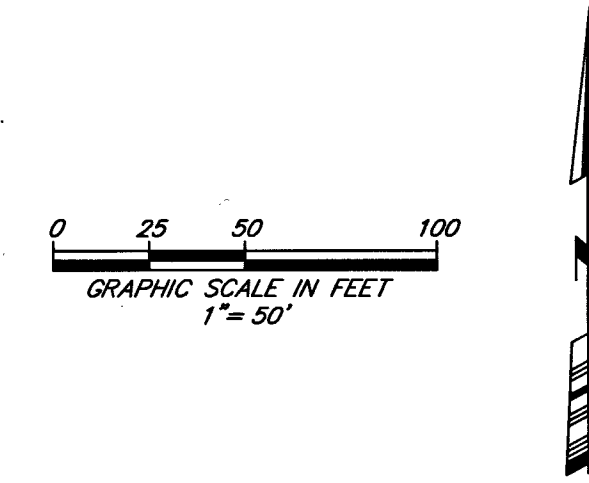
PLAT BOOK 66 PAGE 66

SHEET 3 OF 7 SHEETS  
SEE SHEET 2 FOR NOTES

UNPLATTED LANDS OF SECTION 49 C. AND G. CLARKE GRANT OR THE P. COCIFACIO GRANT



UNPLATTED LANDS OF SECTION 46 C. AND G. CLARKE GRANT TOWNSHIP 4 SOUTH RANGE 28 EAST



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C3	200.00'	22°35'00"	78.83'	S81°07'30"E	78.32'
C14	225.00'	11°31'00"	45.23'	S86°39'30"E	45.15'
C15	225.00'	11°04'00"	43.46'	S75°22'00"E	43.39'
C17	175.00'	9°58'27"	30.46'	S74°49'13"E	30.43'
C18	25.00'	60°47'18"	26.52'	S79°46'21"W	25.30'
C19	50.00'	41°9'58"	3.78'	N51°32'41"E	3.78'
C20	50.00'	62°09'51"	54.25'	N84°47'36"E	51.63'
C21	50.00'	40°58'29"	35.76'	S43°38'14"E	35.00'
C22	50.00'	46°49'00"	40.86'	S00°15'30"W	39.73'
C23	50.00'	46°50'00"	40.87'	S47°05'00"W	39.74'
C24	50.00'	40°58'29"	35.76'	N89°00'46"W	35.00'
C25	50.00'	30°59'19"	27.04'	N53°01'52"W	26.71'
C26	25.00'	32°17'47"	14.09'	S53°41'06"E	13.91'
C30	1800.00'	8°29'59"	267.02'	S53°45'54"W	266.78'
C31	1800.00'	4°37'01"	145.04'	S46°06'21"W	145.01'
C32	1810.00'	5°49'11"	183.85'	S39°54'36"W	183.77'
C59	1810.00'	15°14'10"	481.31'	S50°26'16"W	479.90'

- 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
  - POINT OF CURVATURE
  - POINT OF TANGENCY
  - POINT OF REVERSE CURVATURE
  - POINT ON CURVE
  - R RADIUS
  - Δ CENTRAL ANGLE
  - L ARC LENGTH
  - CB CHORD BEARING
  - CH CHORD DISTANCE
  - C1 TABULATED CURVE DATA
  - L1 TABULATED LINE DATA
  - R/W RIGHT OF WAY
  - C/L CENTERLINE
  - P.B. PLAT BOOK
  - P.G. PAGE
  - O.R.B. OFFICIAL RECORDS BOOK
  - E.S.M.T. EASEMENT
  - JEA-E JEA ELECTRIC EASEMENT
  - JEA-E.E. JEA EQUIPMENT EASEMENT
  - ① SHEET REFERENCE NUMBER
  - MATCHLINE
  - AT&T AMERICAN TELEPHONE AND TELEGRAPH COMPANY
  - ⊕ DENOTES UPLANDS WITHIN CONSERVATION EASEMENT
  - ⊖ DENOTES WETLANDS WITHIN CONSERVATION EASEMENT

LINE TABLE		
LINE	BEARING	LENGTH
L1	N20°10'00"E	13.40'
L7	S76°58'26"E	48.80'
L8	S66°20'00"E	6.30'
L9	N66°20'00"W	3.70'
L10	N76°58'26"W	66.49'
L11	N89°23'10"W	8.34'
L12	S52°03'58"W	25.44'

CITY DEVELOPMENT NO. 5389.011

PREPARED BY:  
**ROBERT M. ANGAS ASSOCIATES, INC.**  
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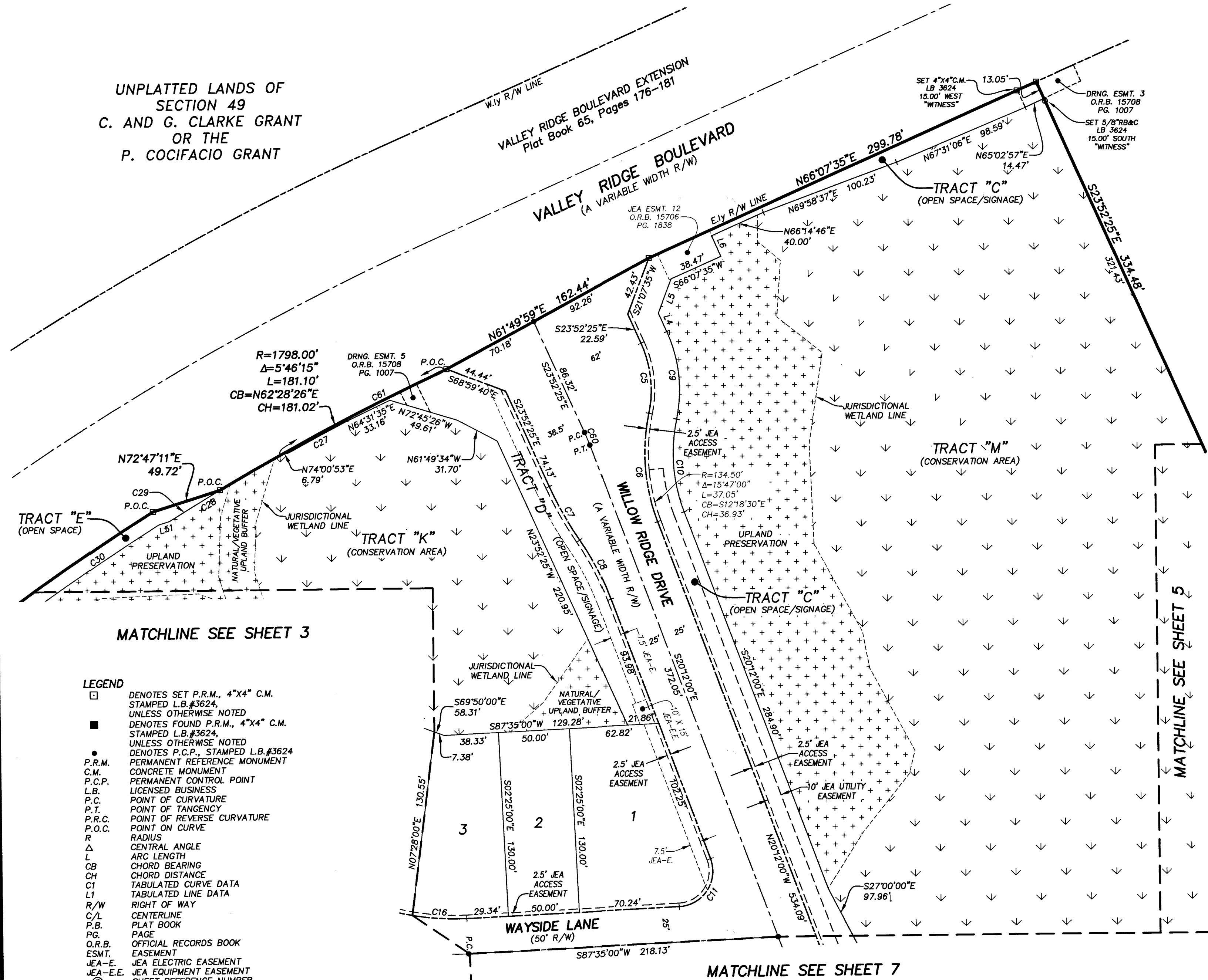
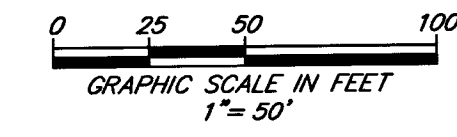
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PLAT BOOK 66 PAGE 67

SHEET 4 OF 7 SHEETS  
SEE SHEET 2 FOR NOTES

UNPLATTED LANDS OF SECTION 49  
C. AND G. CLARKE GRANT  
OR THE  
P. COCIFACIO GRANT



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C5	80.00'	36°14'34"	50.60'	N05°45'08"W	49.77'
C6	137.00'	32°34'10"	77.88'	S03°54'55"E	76.83'
C7	250.00'	9°57'34"	43.46'	S28°51'12"E	43.40'
C8	200.00'	13°37'59"	47.59'	N27°00'59"W	47.48'
C9	100.00'	36°14'34"	63.26'	N05°45'08"W	62.21'
C10	117.00'	32°34'10"	66.51'	S03°54'55"E	65.62'
C11	25.00'	107°47'00"	47.03'	N33°41'30"E	40.40'
C16	175.00'	12°36'33"	38.51'	S86°06'43"E	38.44'
C27	1796.50'	1°30'05"	47.08'	S62°06'05"W	47.08'
C28	1798.00'	2°52'53"	90.42'	S59°41'57"W	90.41'
C29	1798.00'	1°19'48"	41.74'	S58°55'24"W	41.74'
C30	1800.00'	8°29'59"	267.02'	S53°45'54"W	266.78'
C60	150.00'	3°40'25"	9.62'	N22°02'12"W	9.62'
C61	1798.00'	4°13'11"	132.42'	S63°14'58"W	132.39'

LINE TABLE		
LINE	BEARING	LENGTH
L4	S23°52'25"E	14.31'
L5	S21°07'35"W	25.86'
L6	S23°52'25"E	15.88'
L51	S72°47'11"W	7.91'

- LEGEND**
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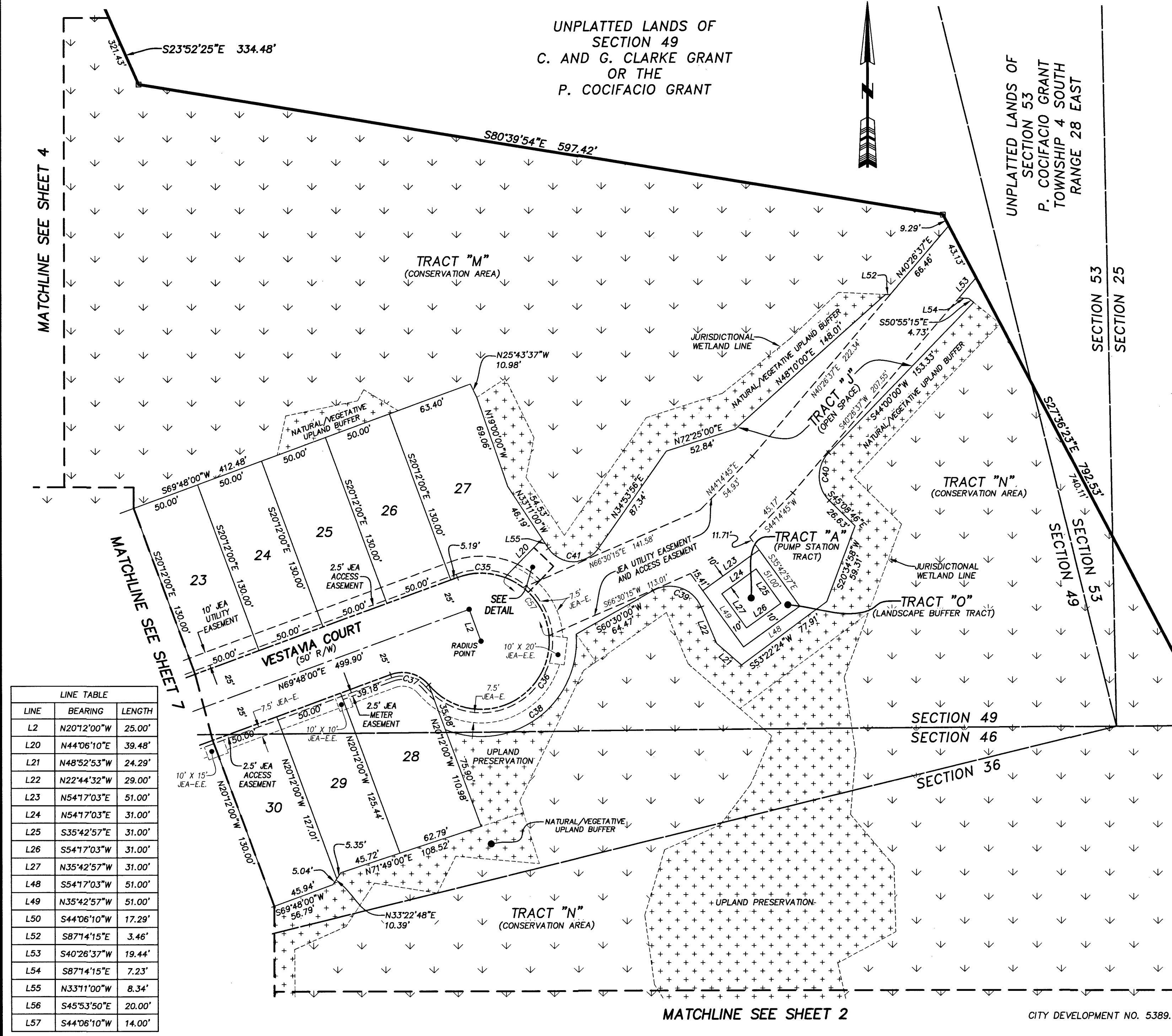
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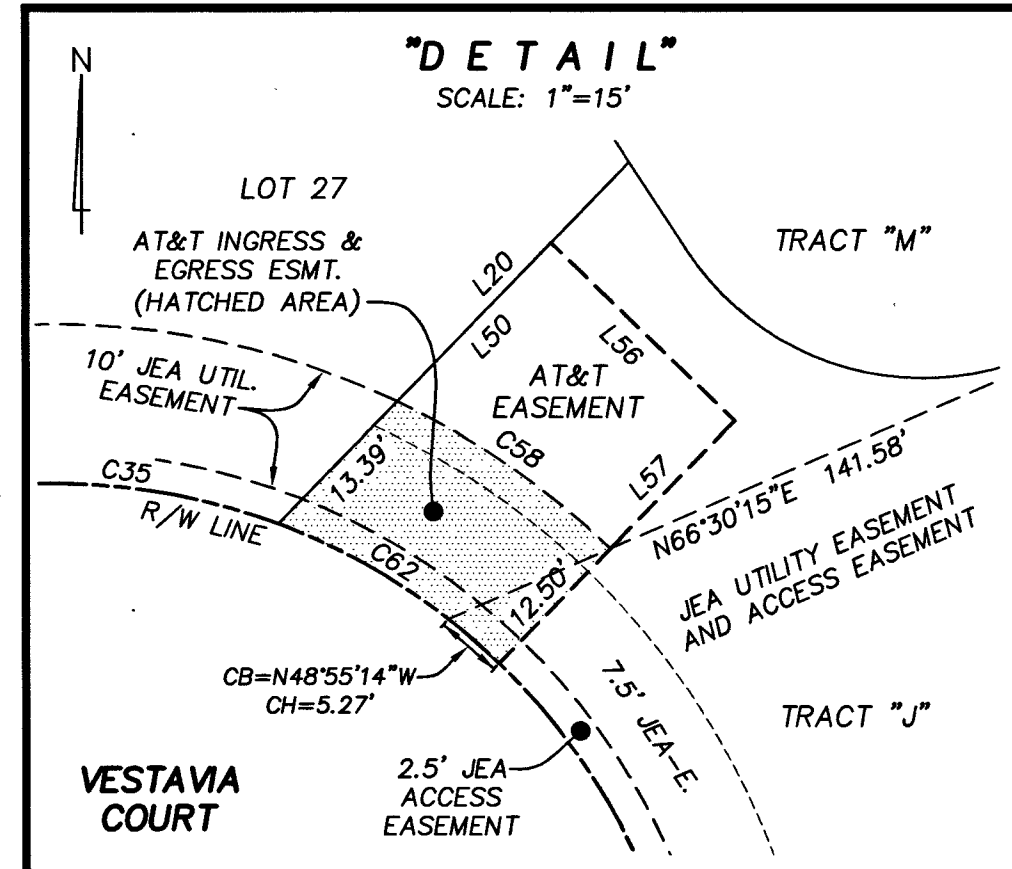
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PLAT BOOK 66 PAGE 68

SHEET 5 OF 7 SHEETS  
SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C35	50.00'	40°43'29"	35.54'	N89°50'16"W	34.80'
C36	50.00'	209°48'15"	183.09'	N35°25'36"E	96.64'
C37	25.00'	70°31'44"	30.77'	N74°56'08"W	28.87'
C38	70.00'	116°10'04"	141.93'	N54°02'56"E	118.84'
C39	25.00'	96°45'28"	42.22'	N71°07'16"W	37.38'
C40	25.00'	89°08'46"	38.90'	S00°34'23"E	35.09'
C41	22.00'	111°55'04"	42.97'	S89°08'32"E	36.46'
C57	50.00'	64°51'45"	56.60'	N37°02'39"W	53.63'
C58	62.50'	18°39'47"	20.36'	N55°13'43"W	20.27'
C62	50.00'	23°34'41"	20.58'	N57°41'10"W	20.43'



LINE	BEARING	LENGTH
L2	N20°12'00"W	25.00'
L20	N44°06'10"E	39.48'
L21	N48°52'53"W	24.29'
L22	N22°44'32"W	29.00'
L23	N54°17'03"E	51.00'
L24	N54°17'03"E	31.00'
L25	S35°42'57"E	31.00'
L26	S54°17'03"W	31.00'
L27	N35°42'57"W	31.00'
L48	S54°17'03"W	51.00'
L49	N35°42'57"W	51.00'
L50	S44°06'10"W	17.29'
L52	S87°14'15"E	3.46'
L53	S40°26'37"W	19.44'
L54	S87°14'15"E	7.23'
L55	N33°11'00"W	8.34'
L56	S45°53'50"E	20.00'
L57	S44°06'10"W	14.00'

**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, UNLESS OTHERWISE NOTED
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- C.M. CONCRETE MONUMENT
- P.C.P. PERMANENT CONTROL POINT
- L.B. LICENSED BUSINESS
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.R.C. POINT OF REVERSE CURVATURE
- P.O.C. POINT ON CURVE
- R. RADIUS
- Δ CENTRAL ANGLE
- L. ARC LENGTH
- CB. CHORD BEARING
- CH. CHORD DISTANCE
- CT. TABULATED CURVE DATA
- L1. TABULATED LINE DATA
- R/W. RIGHT OF WAY
- C/L. CENTERLINE
- P.B. PLAT BOOK
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- O.R.B. OFFICIAL RECORDS BOOK
- ESMT. EASEMENT
- JEA-E. JEA ELECTRIC EASEMENT
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- ⊕ DENOTES UPLANDS WITHIN CONSERVATION EASEMENT
- ⊖ DENOTES WETLANDS WITHIN CONSERVATION EASEMENT

0 25 50 100  
GRAPHIC SCALE IN FEET  
1"=50'

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

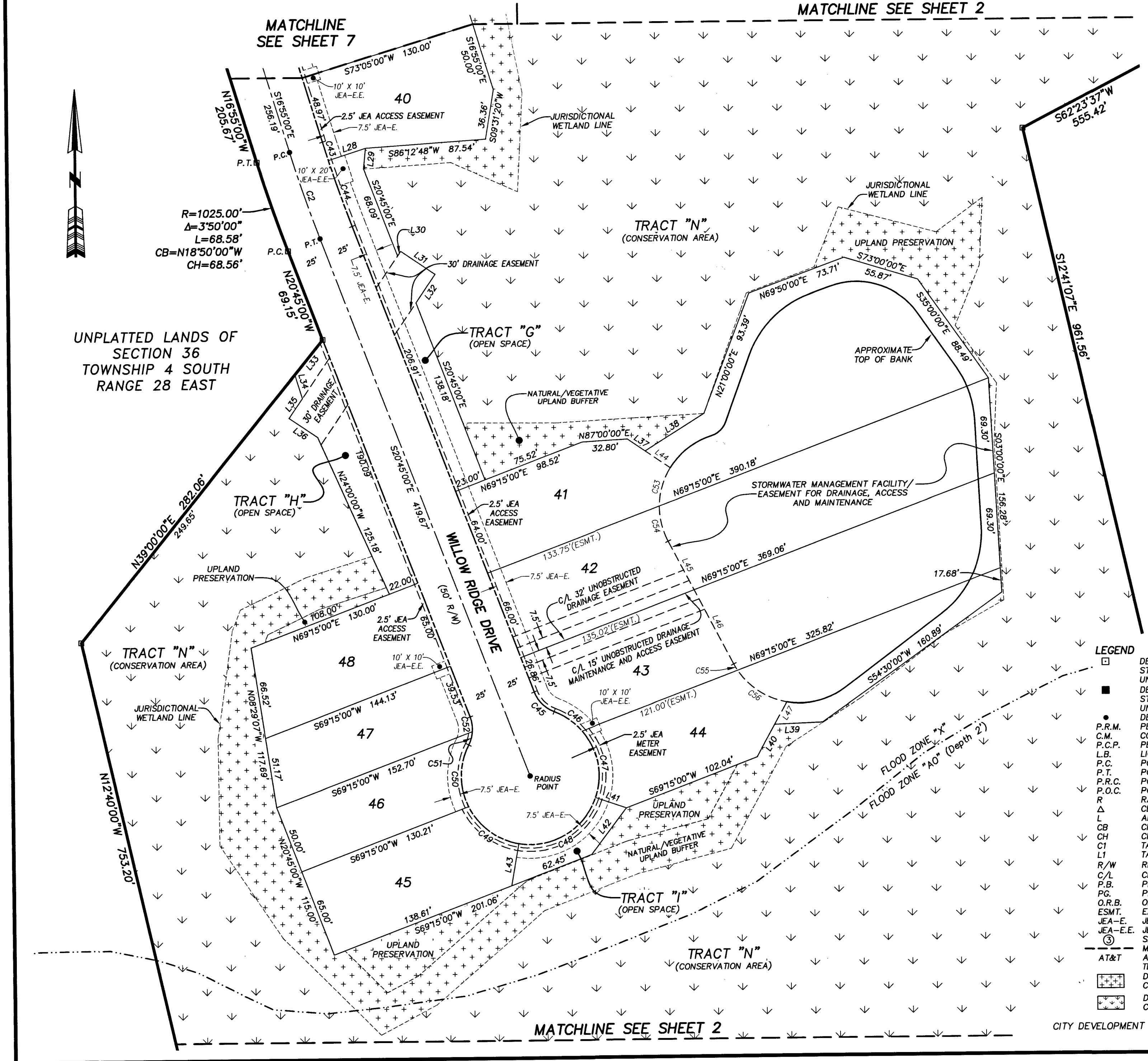
CITY DEVELOPMENT NO. 5389.011

# Brookwood at Nocatee Phase 1

A PORTION OF SECTIONS 25 AND 36, TOGETHER WITH A PORTION OF SECTION 46 OF THE C. AND G. CLARKE GRANT AND A PORTION OF SECTION 49 OF THE C. AND G. CLARKE GRANT OR THE P. COCIFACIO GRANT AND A PORTION OF SECTION 53 OF THE P. COCIFACIO GRANT, ALL LYING WITHIN TOWNSHIP 4 SOUTH, RANGE 28 EAST OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 66 PAGE 69

SHEET 6 OF 7 SHEETS  
SEE SHEET 2 FOR NOTES



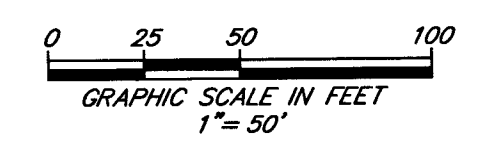
CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C2	1000.00'	3°50'00"	66.90'	S18°50'00"E	66.89'
C43	975.00'	0°49'46"	14.11'	S17°19'53"E	14.11'
C44	975.00'	3°00'14"	51.12'	S19°14'53"E	51.11'
C45	25.00'	48°11'23"	21.03'	S44°50'41"E	20.41'
C46	50.00'	28°36'06"	24.96'	N54°38'20"W	24.70'
C47	50.00'	59°30'16"	51.93'	N10°35'08"W	49.63'
C48	50.00'	80°50'00"	70.54'	N59°35'00"E	64.83'
C49	50.00'	54°00'14"	47.13'	S52°59'53"E	45.40'
C50	50.00'	53°26'09"	46.63'	S00°43'18"W	44.96'
C51	25.00'	23°25'20"	10.22'	N15°43'43"E	10.15'
C52	25.00'	24°46'03"	10.81'	N08°21'58"W	10.72'
C53	54.00'	31°04'19"	29.28'	S16°25'24"W	28.93'
C54	54.00'	28°23'15"	26.75'	S13°18'22"E	26.48'
C55	54.00'	5°40'23"	5.35'	S30°20'11"E	5.34'
C56	54.00'	46°31'09"	43.84'	S56°25'58"E	42.65'

LINE TABLE

LINE	BEARING	LENGTH
L28	S72°15'14"W	28.46'
L29	S05°38'28"W	15.21'
L30	N34°15'00"E	4.03'
L31	S55°45'00"E	30.00'
L32	S34°15'00"W	25.03'
L33	S39°00'00"W	32.40'
L34	N17°00'00"W	18.22'
L35	N34°15'00"E	17.49'
L36	N55°45'00"W	25.12'
L37	S55°30'00"E	15.61'
L38	N58°00'00"E	50.64'
L39	S88°00'00"W	34.86'
L40	S28°50'00"W	26.84'
L41	N70°50'00"W	23.62'
L42	S37°00'00"W	41.85'
L43	S10°00'00"W	30.95'
L44	S55°30'00"E	22.06'
L45	S27°30'00"E	40.02'
L46	S27°30'00"E	61.15'
L47	N28°50'00"E	18.44'

- 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.#3624, UNLESS OTHERWISE NOTED
  - DENOTES P.C.P., STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
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  - △ CONCRETE MONUMENT
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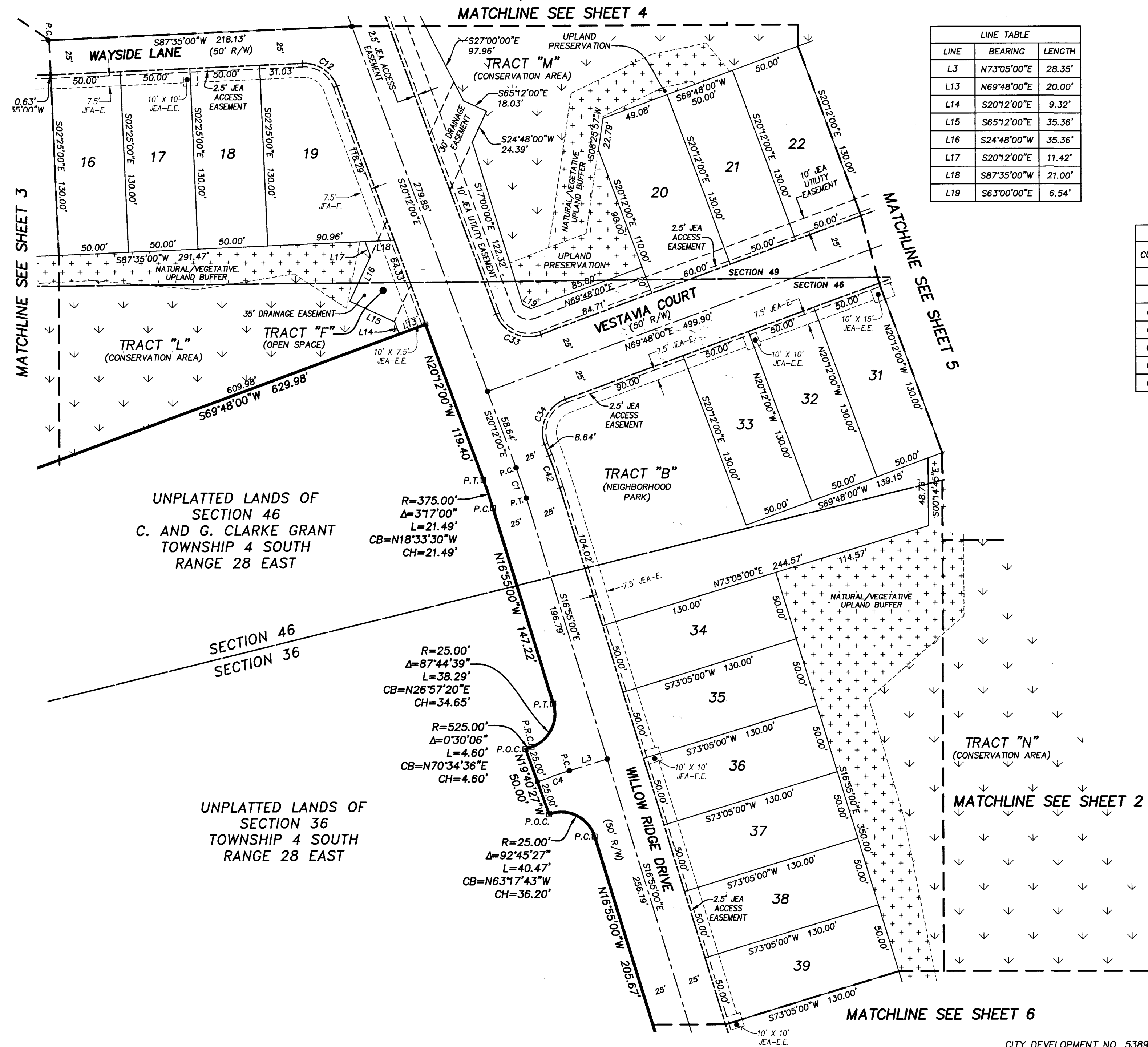
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PLAT BOOK 66 PAGE 70

SHEET 7 OF 7 SHEETS  
SEE SHEET 2 FOR NOTES



LINE	BEARING	LENGTH
L3	N73°05'00"E	28.35'
L13	N69°48'00"E	20.00'
L14	S20°12'00"E	9.32'
L15	S65°12'00"E	35.36'
L16	S24°48'00"W	35.36'
L17	S20°12'00"E	11.42'
L18	S87°35'00"W	21.00'
L19	S63°00'00"E	6.54'

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	400.00'	3°17'00"	22.92'	N18°33'30"W	22.92'
C4	500.00'	2°45'27"	24.06'	S71°42'17"W	24.06'
C12	25.00'	72°13'00"	31.51'	N56°18'30"W	29.47'
C13	225.00'	1°40'00"	6.54'	N88°25'00"E	6.54'
C33	25.00'	90°00'00"	39.27'	S65°12'00"E	35.36'
C34	25.00'	90°00'00"	39.27'	S24°48'00"W	35.36'
C42	425.00'	3°17'00"	24.35'	N18°33'30"W	24.35'

- LEGEND**
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