

**RESOLUTION NO. 2023- 197**  
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS**  
**OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR**  
**CROSSWINDS AT NOCATEE.**

**WHEREAS, SONOC COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER,** has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Crosswinds at Nocatee.

**NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA,** as follows:

**Section 1.** The above-described subdivision plat and its dedicated areas depicted thereon are conditionally approved and accepted by the Board of County Commissioners of St. Johns County, Florida subject to Sections 2, 3, 4, 5 and 6.

**Section 2.** A Required Improvements Bond in the amount of \$3,431,074.89 has been filed with the Clerk's office.

**Section 3.** A Required Improvements Bond in the amount of \$1,166,600.66 is required for maintenance.

**Section 4.** The approval and acceptance described in Section 1 shall not take effect until the Clerk has received a title opinion, certificate, or policy pertaining to the real property that is the subject of the aforementioned subdivision plat which opinion, certificate or policy is in a form acceptable to the County Attorney or Assistant County Attorney.

**Section 5.** The Clerk is instructed to file and record the consent and joinder (s) to the plat executed by all mortgagees identified in the title opinion or certificate of the title in Section 4.

**Section 6.** The approval and acceptance described in Section 1 shall not take effect until the plat has been signed by each of the following departments, person or offices:

- a) Chairman or Vice-Chairman of the Board of County Commissioners of St. Johns County, Florida;
- b) Office of the County Attorney;
- c) County Growth Management Department;
- d) Office of the County Surveyor; and
- e) Clerk of Courts.

The Clerk shall not sign or accept the Plat for recording until it has been signed by each of the above persons or entities described in a) through d) above. If the plat is not signed and accepted by the Clerk for recording within 14 days from the date hereof, then the above-described conditional approval shall

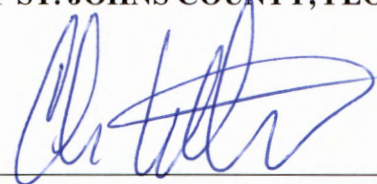
automatically terminate. If the plat is signed by the Clerk on or before such time, the conditions described herein shall be deemed to have been met.

**ADOPTED** by the Board of County Commissioners of St. Johns County, Florida, this 20<sup>th</sup> day of June, 2023.

**BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA**

Rendition Date JUN 20 2023

BY: \_\_\_\_\_



Christian Whitehurst, Chair

**ATTEST:** Brandon J. Patty, Clerk of the Circuit Court & Comptroller

Crystal Smith  
Deputy Clerk



# Attachment 2

Plat Map

# CROSSWINDS AT NOCATEE

A PORTION OF SECTION 21, TOGETHER WITH A PORTION OF SECTION 61 OF THE ROQUE LEONARD GRANT, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

# MAP BOOK PAGE

SHEET 1 OF 13 SHEETS

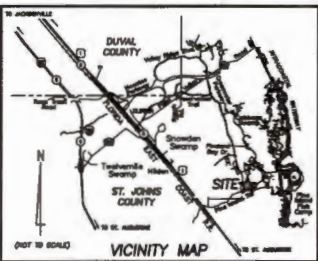
SEE SHEET 2 FOR NOTES

### CAPTION

A portion of Section 21, together with a portion of Section 61 of the Roque Leonard Grant, Township 5 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows:

For a Part of Beginning, corners of the Southwesterly corner of Tract "A", as depicted on Cross-section Plan Extension to Pine Island Road Phases 1, 2, and 3, a plat recorded in Map Book 102, pages 30 through 60, of the Public Records of said county, thence Northwesterly along the Eastern line of said Cross-section Plan Extension to Pine Island Road Phases 1, 2, and 3 the following 13 courses: Course 1, thence North 20°32'20" West, 61.67 feet to a point on a non-tangent curve concave Northwesterly having a radius of 350.00 feet; Course 2, thence Northwesterly along the arc of said curve, through a central angle of 33°07'44", an arc length of 198.08 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 69°50'57" West, 198.53 feet; Course 3, thence South 72°54'39" West, along a non-tangent line, 62.84 feet to a point on a non-tangent curve concave Easterly having a radius of 150.00 feet; Course 4, thence Northwesterly along the arc of said curve, through a central angle of 08°07'28", an arc length of 126.14 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 11°37'40" West, 126.18 feet to the point of tangency of a curve concave Easterly having a radius of 284.25 feet; Course 5, thence Northwesterly along the arc of said curve, through a central angle of 53°47'45", an arc length of 683.50 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 20°32'20" East, 820.13 feet; Course 6, thence North 20°32'20" East, 188.71 feet to the point of tangency of a curve concave Northwesterly having a radius of 677.00 feet; Course 7, thence Northwesterly along the arc of said curve, through a central angle of 27°22'47", an arc length of 321.70 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 38°23'28" East, 322.52 feet; Course 8, thence South 44°57'17" East, along a non-tangent line, 355.00 feet; Course 9, thence North 87°35'27" East, 280.00 feet; Course 10, thence North 87°31'31" East, 135.00 feet; Course 11, thence North 87°35'27" East, 35.83 feet to a point on a non-tangent curve concave to the Northwesterly, having a radius of 217.00 feet; Course 11a, thence Northwesterly along the arc of said curve, through a central angle of 21°48'28", an arc length of 188.25 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 88°44'44" East, 188.87 feet; Course 12, thence Northwesterly along the arc of said curve, through a central angle of 13°47'57", an arc length of 65.00 feet to a point of tangency of a curve concave Northwesterly having a radius of 65.00 feet; Course 13, thence Northwesterly along the arc of said curve, through a central angle of 13°47'57", an arc length of 65.38 feet to a point of tangency of a curve concave Northwesterly having a radius of 150.00 feet; Course 14, thence Northwesterly along the arc of said curve, through a central angle of 43°03'37", an arc length of 121.78 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 48°37'57" East, 116.80 feet; Course 15, thence North 77°07'38" East, 296.18 feet to a point on the boundary line of Tract "A", as depicted on Deep Creek Landing Phase 2, a plat recorded in Map Book 104, pages 42 through 90, of said Public Records, thence Northwesterly along said boundary line the following 4 courses: Course 1, thence Due South, 274.42 feet; Course 2, thence Due East, 175.00 feet; Course 3, thence North 78°50'31" East, 336.38 feet; Course 4, thence South 17°07'11" East, 120.88 feet; Course 5, thence South 37°32'28" East, continuing along said boundary line and along the boundary line of Deep Creek Landing Phase 3, a plat recorded in Map Book 118, pages 1 through 17, of said Public Records, 786.70 feet; Course 6, thence South 29°12'20" West, along the boundary line of Deep Creek Landing Phase 3, a distance of 461.78 feet; Course 7, thence South 14°28'27" East, 11.02 feet to a point on the boundary line of said curve, said arc being subtended by a chord bearing and distance of South 20°18'51" West, 303.71 feet; Course 8, thence North 57°42'24" West, 174.00 feet to the point of tangency of a curve concave Southwesterly having a radius of 368.00 feet; Course 9, thence Easterly along the arc of said curve, through a central angle of 27°43'07", an arc length of 280.57 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 78°28'08" West, 277.26 feet; Course 10, thence South 64°24'38" West, 248.43 feet to the point of tangency of a curve concave Northwesterly having a radius of 357.00 feet; Course 11, thence Westerly along the arc of said curve, through a central angle of 08°07'28", an arc length of 251.02 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 86°39'30" West, 255.55 feet; Course 12, thence South 72°54'39" West, 125.00 feet to the Point of Beginning.

Containing 80.76 acres, more or less.



### SURVEYOR'S CERTIFICATE

None of men by these presents, but the undersigned, being personally examined 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 same complies with all of the survey requirements of Part 1, Chapter 177, Florida Statutes.

Signed and sealed this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Andrew G. Bruehl  
Professional Surveyor and Mapper  
State of Florida Registered Surveyor No. 8511

### CONSENT AND JOINDER

The undersigned hereby certifies that it is the holder of the mortgage, lien or other encumbrance recorded in Official Records Book 4023, Page 1023, of the Public Records of St. Johns County, Florida ("Mortgage"), encumbering the lands described in the caption hereon. The undersigned hereby joins and consents in the definition by the Owner of the lands described in this Adoption and Dedication section hereon, and agrees that the Mortgage shall be subordinated to said definition.

Signed in the presence of \_\_\_\_\_

U.S. BANK NATIONAL ASSOCIATION  
a national banking association, or Trustee

By: Interstate Community Development District, a local unit of special purpose Government established pursuant to Chapter 182, Florida Statutes, an authorized agent

Witness \_\_\_\_\_

By: Richard L. Ray  
Chair

Printed Name \_\_\_\_\_

Witness \_\_\_\_\_

Printed Name \_\_\_\_\_

### STATE OF FLORIDA, COUNTY OF DUVAL

The foregoing instrument was acknowledged before me, by means of [ ] physical presence or [ ] within [ ] jurisdiction, this \_\_\_\_\_ day of \_\_\_\_\_, 2023, by Richard L. Ray, Chair of the Interstate Community Development District, a local unit of special purpose Government established pursuant to Chapter 182, Florida Statutes, an authorized agent of U.S. Bank National Association, a national banking association, on behalf of the bank, who [ ] is personally known to me or who [ ] has produced \_\_\_\_\_ as identification.

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

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

Hobby Public, State of Florida or Large \_\_\_\_\_

Printed Name \_\_\_\_\_

Witness \_\_\_\_\_

Printed Name \_\_\_\_\_

### CERTIFICATE OF APPROVAL AND ACCEPTANCE

BOARD OF COUNTY COMMISSIONERS

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

Chair, Board of County Commissioners \_\_\_\_\_

### CERTIFICATE OF APPROVAL - GROWTH MANAGEMENT DEPARTMENT

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

Director of the Growth Management Department \_\_\_\_\_

### CERTIFICATE OF REVIEW-COUNTY ATTORNEY

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

### CERTIFICATE OF CLERK

This is to certify that this plat has been examined and approved and it complies in form with the requirements of Part 1, Chapter 177, Florida Statutes, and is recorded in Map Book \_\_\_\_\_ Page(s) \_\_\_\_\_ of the public records of St. Johns County, Florida on this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Recorder of Public Clerk \_\_\_\_\_  
Clerk of the Circuit Court & Comptroller

### CERTIFICATE OF PLAT REVIEW

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

Donald A. Brodhead, P.S.M., County Surveyor  
Professional Surveyor and Mapper  
State of Florida Registered Surveyor No. 8513

### ADOPTION AND DEDICATION

This is to certify that Seneca Company, LLC, a Delaware limited liability company ("Owner"), is the landowner of the lands described in the caption above herein, which shall hereinafter be known as CROSSWINDS AT NOCATEE, and have caused the same to be surveyed and subdivided, and that this plat, made in accordance with said survey, is hereby adopted as the true and correct plat of said lands.

The road right of way shown on this plat are hereby irrevocably dedicated to the county of St. Johns, its successors and assigns, in perpetuity, for maintenance of the rights of way access, and drainage improvements which are now or hereafter constructed thereon.

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

Tracts "A", "B", "C", "D", "E", "F", "G", "H", "I", "J", "K", "L", "M", "N", "O", "P", "Q", "R", "S", "T", and "U" (Open Space), Tracts "V", "W", "X", "Y", and "Z" (Recreational Park), Tract "AA" (Landscape Buffer & Open Space), Tract "BB" (Recreational Management Facility) and Tracts "CC", "DD", "EE", "FF", "GG", "HH", "II", "JJ", "KK", "LL", "MM", "NN", "OO", "PP", "QQ", "RR", "SS", "TT", "UU", "VV", "WW", "XX", "YY", and "ZZ" (Conservation Area) 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 entity, 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 said lands and easements of the undersigned Owner, its successors and assigns, shall be subject to the maintenance of said easements for the purposes of providing services; 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 all easements of obligation of maintenance and operation thereof under this plat.

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

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

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

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

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

Those easements designated as "7% Easements" are hereby irrevocably dedicated to the Florida Power & Light Company, its successors and assigns, for its non-exclusive use in conjunction with its underground electrical system. The "2.5 Access Easements" are for accessing the "7% Easements" to maintain, repair and replace the electric utility improvements located within these easements, together with the right to cross over and under the "2.5 Access Easements" for the installation and maintenance of electric facilities. No electric facilities shall be installed within the "2.5 Access Easements" purporting the easement property without the written consent of the Owner, its successors and assigns. Additional utility easements may be granted to Florida Power & Light Company over additional portions of the plat or reserved, the rights reserved hereby for the construction, installation, maintenance and operation of electric service.

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

### OWNER

Witness \_\_\_\_\_ Seneca Company, LLC  
a Delaware limited liability company

Printed Name \_\_\_\_\_

Witness \_\_\_\_\_

Printed Name \_\_\_\_\_

### STATE OF FLORIDA, COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me, by means of [ ] physical presence or [ ] within [ ] jurisdiction, this \_\_\_\_\_ day of \_\_\_\_\_, 2023, by \_\_\_\_\_, Agent(s) of Seneca Company, LLC, a Delaware limited liability company, on behalf of the company, who [ ] is personally known to me or who [ ] has produced \_\_\_\_\_ as identification.

Hobby Public, State of Florida or Large \_\_\_\_\_

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

Printed Name \_\_\_\_\_

Commission Number \_\_\_\_\_

PREPARED BY:

ETM SURVEYING & MAPPING, INC.  
14775 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32256 (904) 842-8550  
CERTIFICATE OF AUTHORIZATION NO. LS. 3634

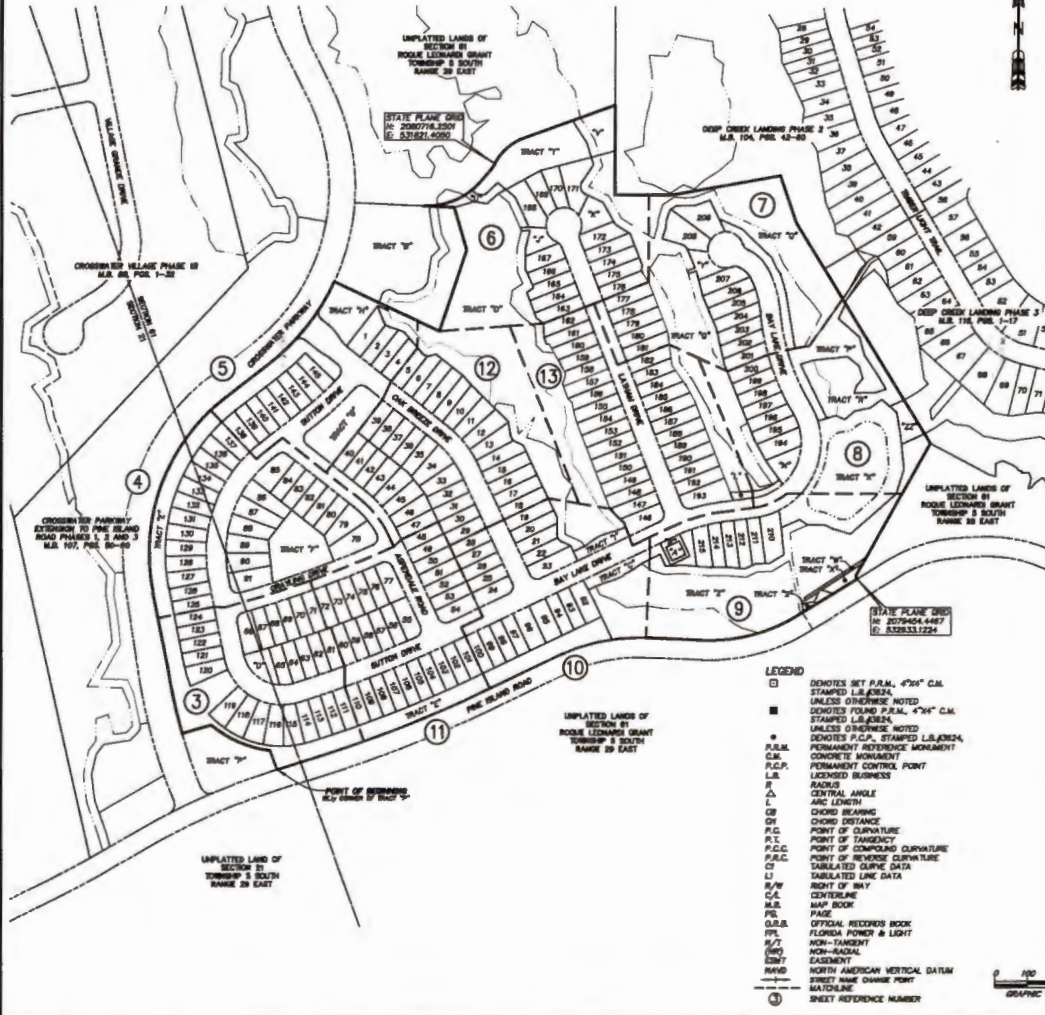


# CROSSWINDS AT NOCATEE

A PORTION OF SECTION 21, TOGETHER WITH A PORTION OF SECTION 61 OF THE ROQUE LEONARDI GRANT, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

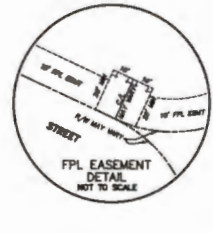
MAP BOOK PAGE

SHEET 2 OF 13 SHEETS



- NOTES:**
- 1) Bearings shown are referenced to the State Plane coordinates as indicated herein and are based on the Geoid line of Crosswinds Parkway Extension to Pine Island Phases 1, 2 and 3 as being North 20°17'30" West.
  - 2) 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 appointed 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.
  - 3) Coordinates based on GPS observation of the following National Geodetic Survey Control Station "NOCATEE" (Submarine 2) coordinates: N 2162508.373 E 483862.830 Coordinate Datum: State Plane values reference Florida East Zone, North American Datum 1983 (2011) and are in U.S. survey feet.
  - 4) Pursuant to the provisions of Section 172.009(2)(3), Florida Statutes, all planned utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and operation of electric, telephone, gas, or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. This section shall not apply to those private easements granted to or obtained by a particular electric, telephone, gas, or other public utility. Such construction, installation, maintenance, and operation shall comply with the National Electric Safety Code as selected by the Florida Public Service Commission.
  - 5) These certain easements created as "2.5" Access Easements" are reserved for the benefit, in 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.
  - 6) Tracts "3", "4", "5", "6", "7", "8", "9", "10", "11", "12", and "13" are subject to a conservation easement pursuant to Section 704.08, Florida Statutes in favor of the St. Johns River Water Management District. Any activity in or use of the conservation easement area inconsistent with the purpose of the conservation easement is prohibited. The conservation easement expressly prohibits the following activities and uses:
    - (a) Construction of any building, 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 on land or dumping or placing of trash, waste or unsightly or offensive materials.
    - (c) Farming, shepherding or tending trees, shrubs, or other vegetation.
    - (d) Excavating, dredging or removing loam, sand, 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 the protection of the structural integrity or physical appearance of sites or properties of historical, architectural, archeological, or cultural significance.
  - 7) 10-foot Buffers adjacent to wetlands are to remain natural, vegetated, and undisturbed.
  - 8) The sides and top of bank shown herein depicts a graphic representation of the proposed sides and does not represent an actual "As-Built" condition.
  - 9) Section lines and quarter section lines depicted herein are graphic representations only and do not reflect field measure unless otherwise noted.
  - 10) Lands acquired herein are subject to Deedowner and LUTRY Service Agreement recorded in Official Records Book 2308, Page 1878; Official Records Book 3230, page 871; Official Records Book 3072, Page 814 and Official Records Book 3232, Page 1500 of the Public Records of St. Johns County, Florida. (Dated in nature)

- LEGEND**
- DENOTES SET P.A.M. 4761' C.M. STAMPED L.S.#3284, UNLESS OTHERWISE NOTED
  - DENOTES FOUND P.A.M. 4764' C.M. STAMPED L.S.#3284, UNLESS OTHERWISE NOTED
  - \* DENOTES P.C.P., STAMPED L.S.#3284, UNLESS OTHERWISE NOTED
  - P.R.M. PERMANENT REFERENCE MONUMENT
  - C.M. CONCRETE MONUMENT
  - P.C.P. PERMANENT CONTROL POINT
  - L.B. LEICED 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.C.C. POINT OF COMPOUND CURVATURE
  - S.P.C. POINT OF REVERSE CURVATURE
  - CS TABULATED CURVE DATA
  - LI TABULATED LINE DATA
  - R/W RIGHT OF WAY
  - C.E. CENTERLINE
  - M.B. MAP BOOK
  - P.B. PAGE
  - O.R.S. OFFICIAL RECORDER BOOK
  - F.P.L. FLORIDA POWER & LIGHT
  - M/T NON-TANGENT
  - M/R NON-RADIAL
  - E.M.P. EASEMENT
  - N.A.H.V. NORTH AMERICAN VERTICAL DATUM
  - S.N.P. STREET NAME CHANGE POINT
  - B.M. BENCHMARK
  - ③ SHEET REFERENCE NUMBER



PREPARED BY:  
**ETM SURVEYING & MAPPING, INC.**  
 14775 OLD ST. AUGUSTINE ROAD  
 JACKSONVILLE, FL 32258 (904) 842-8550  
 CERTIFICATE OF AUTHORIZATION NO. LB 2824





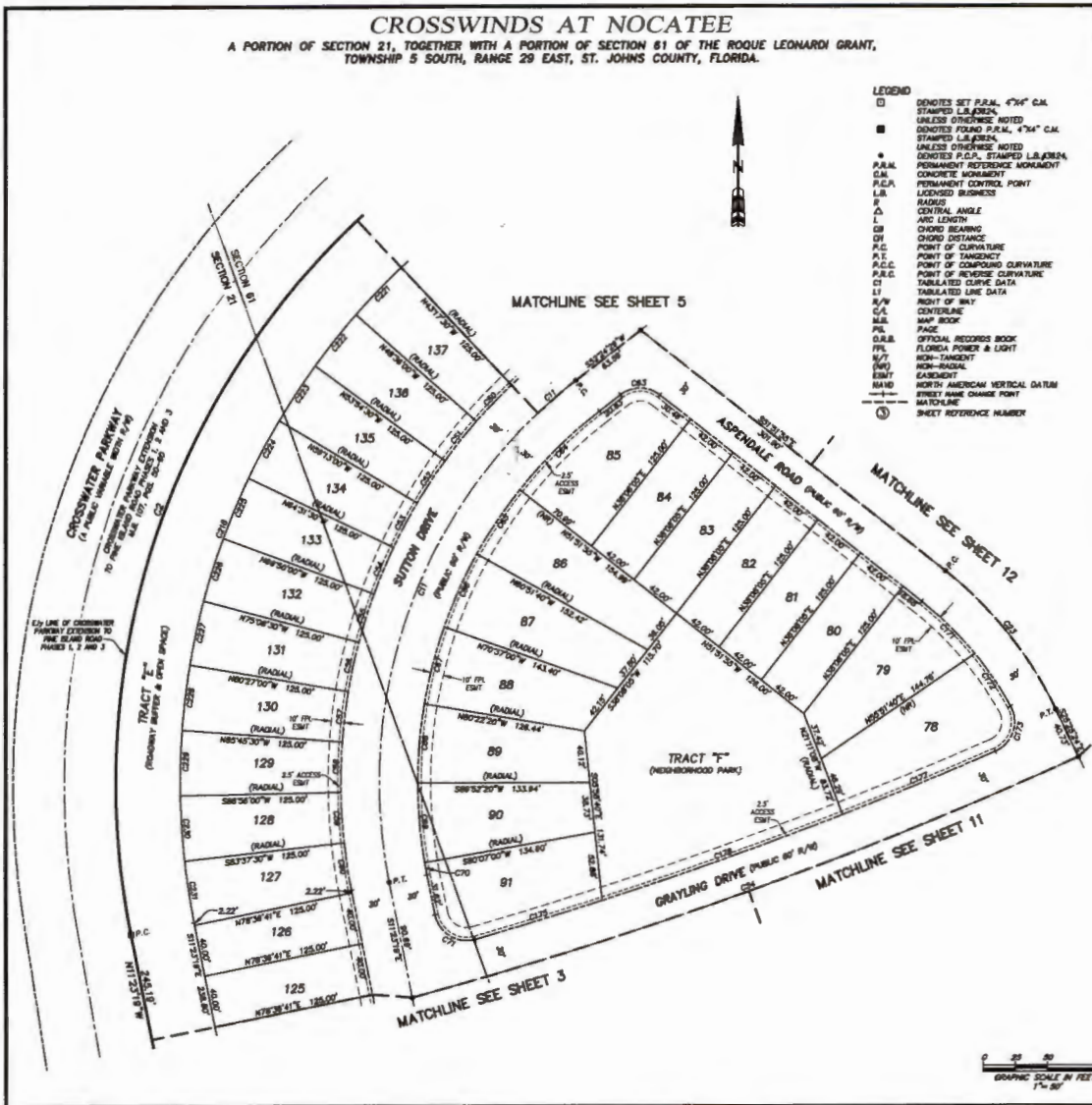
# CROSSWINDS AT NOCATEE

A PORTION OF SECTION 21, TOGETHER WITH A PORTION OF SECTION 81 OF THE ROQUE LEONARDI GRANT, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

SHEET 4 OF 13 SHEETS

SEE SHEET 2 FOR NOTES



- LEGEND**
- DENOTES SET P.M.M. 4"x4" C.M. STAMPED L.I.J.B.R.A.
  - UNLESS OTHERWISE NOTED DENOTES FOUND P.M.M. 4"x4" C.M. STAMPED L.I.J.B.R.A.
  - UNLESS OTHERWISE NOTED DENOTES P.C.A. STAMPED L.I.J.B.R.A.
  - P.M.M. PERMANENT REFERENCE POINT
  - CONCRETE MONUMENT
  - △ L.I.B. LEASED BUSINESS
  - ∠ RADIUS
  - ∠ CENTRAL ANGLE
  - ∠ ARC LENGTH
  - ∠ CHORD DISTANCE
  - ∠ CHORD BEARING
  - P.C. POINT OF CURVATURE
  - P.T. POINT OF TANGENCY
  - P.C.C. POINT OF COMPOUND CURVATURE
  - P.R.C. POINT OF REVERSE CURVATURE
  - CT TABULATED CURVE DATA
  - LI RIGHT OF WAY
  - N/W CENTERLINE
  - C/L CENTERLINE
  - M.B. MAP BOOK
  - M.B. PAGE
  - O.R.B. OFFICIAL RECORDS BOOK
  - P.L. FLORIDA POWER & LIGHT
  - N/T NON-TANGENT
  - N/B NON-BUSINESS
  - E/SB EASEMENT
  - N.A.D. NORTH AMERICAN VERTICAL DATUM
  - FIRST BENCH CHANGING POINT
  - MATCHLINE
  - ① SHEET REFERENCE NUMBER

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C2	398.29'	83°47'48"	883.90'	S20°30'35"E	430.13'
C11	392.00'	83°47'48"	438.48'	S20°30'30"W	414.88'
C23	300.00'	28°28'31"	138.45'	S38°38'30"E	137.22'
C24	3355.00'	0°24'37"	591.03'	N70°19'27"E	590.41'
C30	423.00'	57°50'	38.10'	S44°31'19"W	38.00'
C31	423.00'	57°50'	38.10'	S38°44'45"W	38.00'
C32	423.00'	57°50'	38.10'	S33°28'19"W	38.00'
C33	423.00'	57°50'	38.10'	S28°07'49"W	38.00'
C34	423.00'	57°50'	38.10'	S22°48'19"W	38.00'
C35	423.00'	57°50'	38.10'	S17°30'45"W	38.00'
C36	423.00'	57°50'	38.10'	S12°13'19"W	38.00'
C37	423.00'	57°50'	38.10'	S06°55'45"W	38.00'
C38	423.00'	57°50'	38.10'	S01°37'19"W	38.00'
C39	423.00'	57°50'	38.10'	S00°43'19"E	38.00'
C40	423.00'	57°50'	38.87'	S00°32'54"E	38.91'
C43	25.00'	78°43'38"	33.04'	N89°43'43"W	30.69'
C44	382.00'	13°48'17"	66.90'	S43°31'30"W	66.70'
C45	382.00'	0°30'22"	80.11'	S33°35'48"W	80.04'
C46	382.00'	0°49'20"	81.84'	S24°19'40"W	81.86'
C47	382.00'	0°49'20"	81.84'	S00°00'20"E	81.86'
C48	382.00'	0°49'20"	81.84'	S04°45'00"W	81.86'
C49	382.00'	0°49'20"	81.84'	S00°00'20"E	81.86'
C70	382.00'	1°30'18"	8.51'	S10°38'08"E	8.51'
C71	25.00'	84°35'58"	41.38'	S58°41'18"E	38.73'
C72	270.00'	12°18'48"	58.02'	N48°42'32"W	57.81'
C73	270.00'	10°29'15"	48.10'	N34°30'19"W	48.12'
C74	25.00'	85°43'58"	41.78'	N18°41'34"E	37.07'
C75	3328.00'	1°46'40"	103.18'	N70°03'23"E	103.18'
C76	3328.00'	3°25'21"	186.47'	N70°31'28"E	188.44'
C77	3328.00'	2°12'30"	138.48'	N67°42'28"E	138.47'
C218	547.00'	63°47'48"	608.08'	S20°30'30"W	578.08'
C221	547.00'	57°50'	50.68'	S44°31'19"W	50.68'
C228	547.00'	57°50'	50.68'	S38°44'45"W	50.68'
C233	547.00'	57°50'	50.68'	S33°28'19"W	50.68'
C234	547.00'	57°50'	50.68'	S28°07'49"W	50.68'
C235	547.00'	57°50'	50.68'	S22°48'19"W	50.68'
C238	547.00'	57°50'	50.68'	S17°30'45"W	50.68'
C237	547.00'	57°50'	50.68'	S12°13'19"W	50.68'
C238	547.00'	57°50'	50.68'	S08°44'45"W	50.68'
C239	547.00'	57°50'	50.68'	S03°31'19"W	50.68'
C230	547.00'	57°50'	50.68'	S00°43'19"E	50.68'
C231	547.00'	57°50'	47.86'	S00°32'54"E	47.80'



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 CERTIFICATE OF AUTHORIZATION NO. L.B. 3834

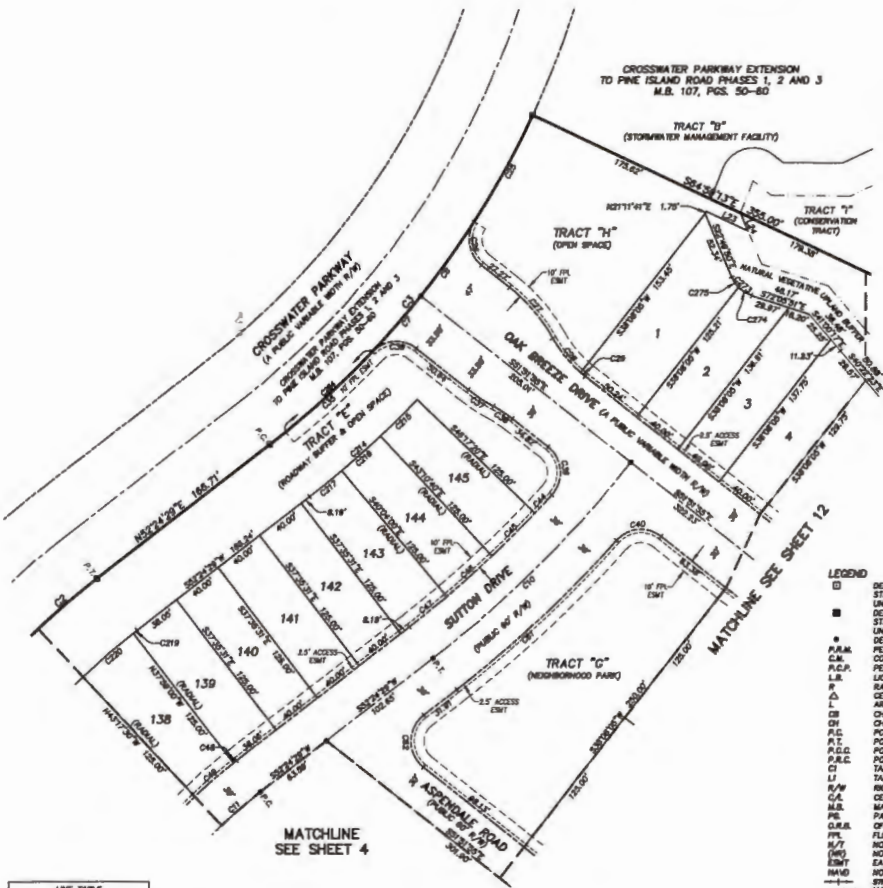
# CROSSWINDS AT NOCATEE

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

## MAP BOOK PAGE

SHEET 5 OF 13 SHEETS

SEE SHEET 2 FOR NOTES



CROSSWATER PARKWAY EXTENSION TO PINE ISLAND ROAD PHASES 1, 2 AND 3 M.B. 107, PGS. 50-80

TRACT "B" (STORMWATER MANAGEMENT FACILITY)

TRACT "H" (OPEN SPACE)

TRACT "I" (CONSERVATION TRACT)

TRACT "C" (NEIGHBORHOOD PARK)

### LEGEND

- DENOTES SET P.A.M. 4"x6" C.M. STAMPED L.S.#328A
- UNLESS OTHERWISE NOTED DENOTES FOUND P.A.M. 4"x4" C.M. STAMPED L.S.#328A
- UNLESS OTHERWISE NOTED DENOTES P.C.P., STAMPED L.S.#328A
- P.A.M. PERMANENT REFERENCE MONUMENT
- C.M. CONCRETE MONUMENT
- P.C.P. PERMANENT CONTROL POINT
- L.S. LEASED BUSINESS
- R. RADIUS
- C. CENTRAL ANGLE
- L. ARC LENGTH
- CB. CHORD BEARING
- CD. CHORD DISTANCE
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.C.C. POINT OF COMPOUND CURVATURE
- P.R.C. POINT OF REVERSE CURVATURE
- CI. TABULATED CURVE DATA
- LI. TABULATED LINE DATA
- R/W. RIGHT OF WAY
- C/L. CENTERLINE
- M.S. MAP BOOK
- P.S. PAGE
- O.R.B. OFFICIAL RECORDS BOOK
- F.P. FLORIDA POWER & LIGHT
- N/T. NON-TANGENT
- N-R. NON-RADIAL
- E. EASEMENT
- N.V.D. NORTH AMERICAN VERTICAL DATUM
- S.C.P. STREET NAME CHANGE POINT
- M. MATCHLINE
- (1) SHEET REFERENCE NUMBER

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	396.25'	63°47'48"	883.80'	N20°30'30"E	636.13'
C3	877.00'	272°24'	323.70'	N38°42'38"E	300.62'
C7	877.00'	4°40'41"	88.28'	N41°08'09"E	86.25'
C8	877.00'	8°54'18"	68.77'	N38°48'08"E	66.74'
C10	882.00'	13°49'22"	212.78'	N43°29'48"W	212.27'
C11	382.00'	63°47'48"	436.48'	S20°30'30"W	414.28'
C25	877.00'	7°48'13"	82.31'	N28°54'04"E	82.13'
C28	25.00'	84°40'58"	36.95'	S08°31'27"E	33.68'
C27	134.00'	21°58'28"	81.38'	N40°52'40"W	81.08'
C28	109.00'	18°28'23"	33.83'	S38°28'28"E	33.77'
C29	109.00'	2°32'04"	4.42'	S80°35'53"E	4.42'
C35	877.00'	8°50'30"	108.48'	N47°38'44"E	108.30'
C38	25.00'	84°38'08"	36.94'	S08°48'33"W	33.67'
C37	133.00'	8°58'08"	23.14'	S58°48'34"E	23.11'
C38	109.00'	8°58'08"	17.34'	N58°48'34"W	17.31'
C39	25.00'	84°17'42"	41.14'	N04°32'04"W	38.68'
C40	25.00'	86°12'38"	37.62'	S88°01'47"W	34.17'
C41	882.00'	17°53'	78.02'	N43°08'14"E	78.02'
C45	882.00'	3°08'40"	46.28'	N40°18'02"W	46.28'
C46	882.00'	3°08'40"	46.28'	N48°22'40"E	46.28'
C47	882.00'	2°28'28"	38.80'	N51°10'18"E	38.80'
C48	422.00'	0°23'28"	2.88'	S52°12'48"W	2.88'
C49	422.00'	5°18'30"	38.10'	S48°21'48"W	38.08'
C51	812.00'	10°29'00"	168.87'	N47°38'38"E	168.63'
C52	25.00'	104°18'24"	45.50'	S08°18'17"W	38.47'
C214	727.00'	8°41'48"	110.33'	N48°03'38"E	110.25'
C215	727.00'	3°08'40"	38.48'	N48°18'00"E	38.47'
C216	727.00'	3°08'40"	38.48'	N48°22'40"E	38.47'
C217	727.00'	2°28'28"	31.40'	N51°10'18"E	31.40'
C218	847.00'	0°23'28"	3.74'	S52°12'48"W	3.74'
C230	847.00'	5°18'30"	80.88'	S48°21'48"W	80.88'
C273	25.00'	48°18'00"	21.90'	S47°22'30"E	20.84'
C274	25.00'	27°38'15"	12.07'	S58°18'13"E	11.85'
C275	25.00'	21°38'45"	8.43'	S33°38'13"E	8.37'
C284	877.00'	73°22'	80.07'	N47°17'40"E	80.07'

LINE	BEARING	LENGTH
L33	88°48'13"E	35.43'
L34	N22°48'30"W	14.80'



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 CERTIFICATE OF AUTHORIZATION NO. LS 3654



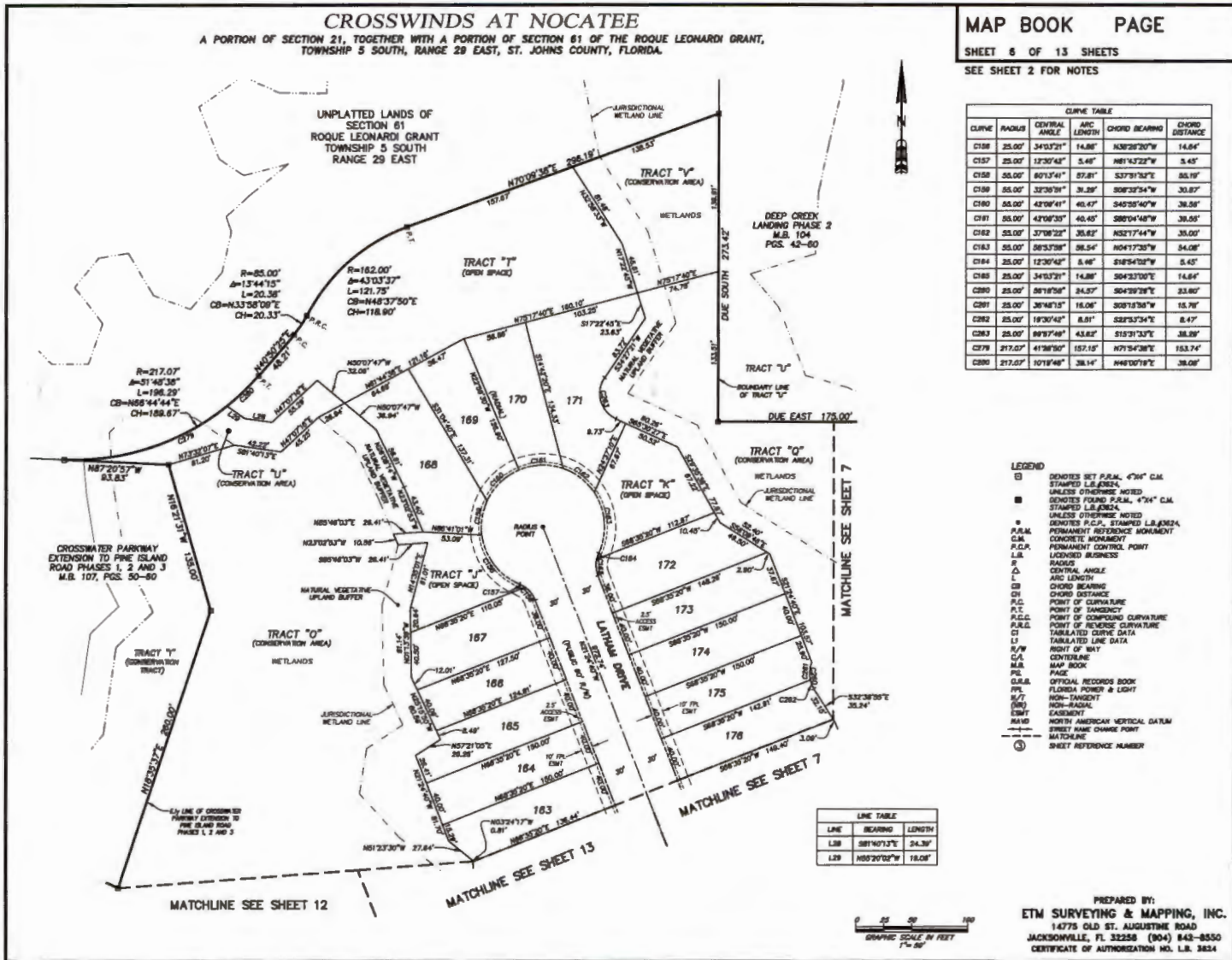
# CROSSWINDS AT NOCATEE

A PORTION OF SECTION 21, TOGETHER WITH A PORTION OF SECTION 61 OF THE ROQUE LEONARDI GRANT, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

## MAP BOOK PAGE

SHEET 6 OF 13 SHEETS

SEE SHEET 2 FOR NOTES



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 CERTIFICATE OF AUTHORIZATION NO. L.B. 2634

# CROSSWINDS AT NOCATEE

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

## MAP BOOK PAGE

SHEET 7 OF 13 SHEETS

SEE SHEET 2 FOR NOTES

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C30	700.00'	23°50'22"	316.84'	N89°58'38"W	313.89'
C31	300.00'	22°28'22"	117.40'	N87°24'38"W	116.74'
C32	100.00'	38°25'31"	63.87'	N49°50'38"W	62.81'
C127	870.00'	25°58'02"	303.07'	S18°02'38"E	300.49'
C128	330.00'	22°28'22"	138.24'	N18°24'38"W	136.43'
C129	130.00'	38°25'31"	62.80'	N49°50'38"W	61.28'
C140	730.00'	37°07'11"	40.38'	S14°17'38"E	40.38'
C141	730.00'	37°11'38"	40.78'	S19°58'38"E	40.78'
C142	730.00'	37°47'44"	41.88'	S19°43'18"E	41.88'
C143	730.00'	37°54'40"	41.81'	S05°28'42"E	41.81'
C144	270.00'	87°21'11"	28.72'	N08°20'38"W	28.70'
C145	270.00'	87°32'48"	40.28'	N15°48'12"W	40.84'
C146	270.00'	73°57'13"	30.73'	N23°01'37"W	30.73'
C147	70.00'	73°23'35"	4.33'	N29°24'07"W	4.33'
C148	70.00'	33°28'38"	40.17'	N47°38'53"W	38.82'
C149	25.00'	48°34'03"	20.32'	N67°20'22"W	18.78'
C150	50.00'	93°52'35"	8.70'	N73°54'34"E	8.88'
C151	50.00'	80°07'28"	81.22'	S33°58'28"E	81.16'
C152	50.00'	42°28'01"	40.84'	S14°53'18"W	40.00'
C153	50.00'	21°32'37"	48.48'	S81°58'18"W	47.84'
C154	50.00'	74°44'43"	71.70'	N43°10'40"W	66.77'
C155	25.00'	48°34'03"	20.32'	S47°48'18"E	18.78'
C229	25.00'	21°00'19"	22.62'	N48°02'38"W	21.88'



- LEGEND**
- DENOTES SET P.A.M., 4"x4" C.M. STAMPED L.L.B.S. UNLESS OTHERWISE NOTED
  - DENOTES FOUND P.A.M., 4"x4" C.M. STAMPED L.L.B.S. UNLESS OTHERWISE NOTED
  - P.A.M. DENOTES P.C.P., STAMPED L.L.B.S. PERMANENT REFERENCE MONUMENT
  - C.M. CONCRETE MONUMENT
  - PERMANENT CONTROL POINT
  - LICENSED BUSINESS
  - RADIUS
  - CENTRAL ANGLE
  - ARC LENGTH
  - CHORD BEARING
  - CHORD DISTANCE
  - P.C. POINT OF CURVATURE
  - P.T. POINT OF TANGENCY
  - P.C.P. POINT OF COMPOUND CURVATURE
  - P.R.C. POINT OF REVERSE CURVATURE
  - TABLED CURVE DATA
  - LI TABLED LINE DATA
  - R/W RIGHT OF WAY
  - C/L CENTERLINE
  - M.B. MAP BOOK
  - P.S. PAGE
  - O.R.B. OFFICIAL RECORDS BOOK
  - F.P. FLORIDA POWER & LIGHT
  - N/T NON-TANGENT
  - (R) NON-RADIAL
  - E.M.T. EASEMENT
  - M.A.M. NORTH AMERICAN VERTICAL DATUM
  - STREET NAME CHANGE POINT
  - MATCHLINE
  - SHEET REFERENCE NUMBER



PREPARED BY:  
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 14775 OLD ST. AUGUSTINE ROAD  
 JACKSONVILLE, FL 32258 (904) 842-8550  
 CERTIFICATE OF AUTHORIZATION NO. L.S. 3824

# CROSSWINDS AT NOCATEE

A PORTION OF SECTION 21, TOGETHER WITH A PORTION OF SECTION 61 OF THE ROQUE LEONARDI GRANT, TOWNSHIP 3 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

## MAP BOOK PAGE

SHEET 8 OF 13 SHEETS

SEE SHEET 2 FOR NOTES

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C19	200.00'	113°40'37"	386.78'	N05°43'38"E	334.84'
C20	700.00'	20°30'00"	316.84'	N18°08'38"W	313.89'
C125	230.00'	79°38'17"	321.08'	N33°22'14"E	285.85'
C126	230.00'	14°28'05"	88.15'	N23°11'06"W	57.89'
C127	870.00'	28°56'02"	303.07'	S18°08'38"E	300.48'
C130	170.00'	347°42'	101.78'	N83°24'34"E	100.84'
C131	170.00'	44°38'32"	133.81'	N05°18'07"E	130.11'
C132	170.00'	19°20'18"	57.38'	N08°23'38"W	57.10'
C133	170.00'	13°30'31"	40.10'	N22°48'31"W	40.00'
C134	170.00'	1°31'33"	4.83'	N30°20'43"W	4.83'
C135	730.00'	3°48'46"	30.80'	S28°43'04"E	30.84'
C136	730.00'	3°08'02"	40.14'	S28°43'08"E	40.14'
C137	730.00'	3°08'38"	40.02'	S23°34'34"E	40.02'
C138	730.00'	3°08'38"	40.02'	S20°29'38"E	40.02'
C139	730.00'	3°08'38"	40.14'	S17°17'11"E	40.14'
C276	125.00'	38°38'47"	88.53'	N87°08'12"E	84.81'
C283	870.00'	13°22'38"	106.30'	S24°24'36"E	106.14'

### LEGEND

- DENOTES SET P.R.M. 4"x4" C.M. STAMPED L.B.#0254, UNLESS OTHERWISE NOTED
- DENOTES FOUND P.R.M. 4"x4" C.M. STAMPED L.B.#0254, UNLESS OTHERWISE NOTED
- ⊕ P.R.M. CONCRETE MOUNT
- ⊙ PERMANENT REFERENCE MONUMENT
- ⊙ PERMANENT CONTROL POINT
- ⊙ 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.C.C. POINT OF COMPOUND CURVATURE
- P.R.C. POINT OF REVERSE CURVATURE
- CI TABULATED CURVE DATA
- L1 TABULATED LINE DATA
- R/W RIGHT OF WAY
- C/L CENTERLINE
- M.B. MAP BOOK
- P.F. PAGE
- Q.L.R. OFFICIAL RECORDS BOOK
- P.L. FLORIDA POWER & LIGHT
- N/T NON-TANGENT
- (NO) NON-RADIAL
- EWMT EASEMENT
- NSVD NORTH AMERICAN VERTICAL DATUM
- STREET NAME CHANGE POINT
- - - MATCHLINE
- ① SHEET REFERENCE NUMBER

LINE TABLE		
LINE	BEARING	LENGTH
L40	N83°50'43"E	44.38'
L41	N64°10'38"E	33.47'
L42	N27°18'20"E	20.07'



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CERTIFICATE OF AUTHORIZATION NO. LB. 3634



# CROSSWINDS AT NOCATEE

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

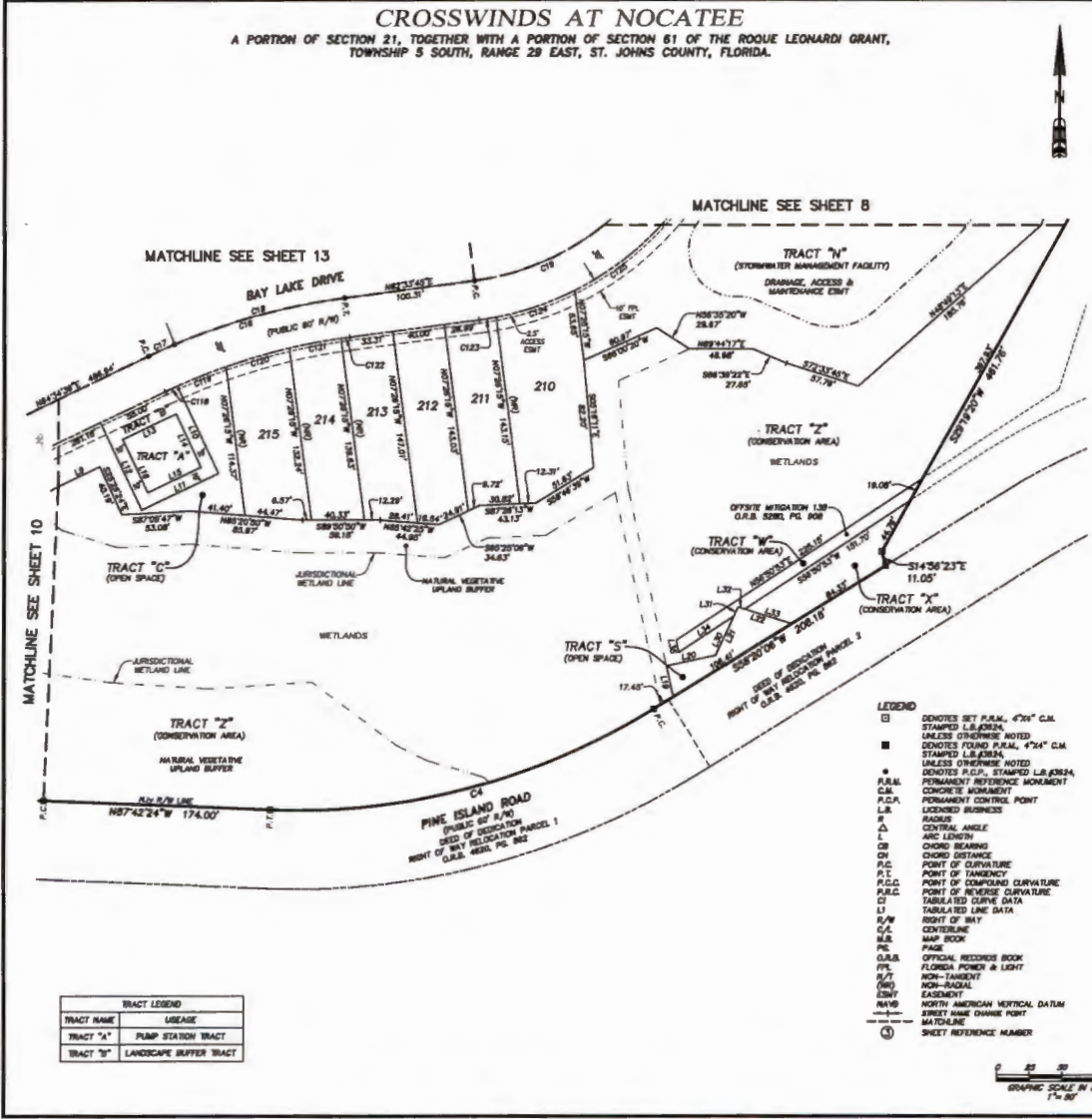
## MAP BOOK PAGE

SHEET 9 OF 13 SHEETS

SEE SHEET 2 FOR NOTES

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C4	300.00'	339°20'	308.29'	S75°19'31"W	303.71'
C16	300.00'	173°08'	188.85'	N73°34'10"E	198.31'
C17	300.00'	228°47'	21.79'	N88°46'30"E	21.79'
C18	300.00'	152°21'	135.17'	N74°46'04"E	134.75'
C19	300.00'	113°07'	386.78'	N29°13'39"E	334.84'
C19	470.00'	113°08'	10.00'	S89°11'11"W	10.00'
C19	470.00'	45°34'	40.18'	S88°14'38"W	40.14'
C20	470.00'	81°04'	50.62'	S73°46'38"W	50.89'
C21	470.00'	45°33'	40.08'	S79°16'18"W	40.08'
C22	470.00'	88°08'	8.89'	S87°08'17"W	8.89'
C23	230.00'	314°28'	13.01'	N88°28'29"E	13.01'
C24	230.00'	183°21'	64.05'	N77°20'33"E	63.84'
C25	230.00'	79°01'	391.00'	N33°22'14"E	388.63'

LINE TABLE		
LINE	BEARING	LENGTH
L9	N84°24'28"E	35.18'
L10	N25°25'24"W	73.73'
L11	N84°24'28"E	85.00'
L12	S25°25'24"E	73.83'
L13	S84°24'28"W	45.00'
L14	N25°25'24"W	45.00'
L15	N84°24'28"E	45.00'
L16	S25°25'24"E	45.00'
L17	N12°21'41"W	24.23'
L20	N77°20'33"E	38.29'
L21	N29°16'18"E	40.08'
L22	S73°46'38"W	42.87'
L23	N29°16'18"E	32.88'
L31	N29°16'18"E	7.84'
L32	S73°46'38"W	8.17'
L33	S73°46'38"W	37.80'
L34	S25°25'24"E	20.46'
L35	N10°28'45"W	8.55'



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

- LEGEND**
- DENOTES SET P.L.M., 4"X6" C.M. STAMPED L.S.B.S.M.
  - UNLESS OTHERWISE NOTED DENOTES FOUND P.L.M., 4"X4" C.M. STAMPED L.S.B.S.M.
  - UNLESS OTHERWISE NOTED DENOTES P.C.P., STAMPED L.S.B.S.M.
  - P.L.M. PERMANENT REFERENCE MONUMENT
  - C.M. CONCRETE MONUMENT
  - P.C.P. PERMANENT CONTROL POINT
  - L.S.B. LEICHHEN SURVEY
  - R. RADIUS
  - Δ CENTRAL ANGLE
  - L. ARC LENGTH
  - OB. CHORD BEARING
  - OD. CHORD DISTANCE
  - P.C. POINT OF CURVATURE
  - P.T. POINT OF TANGENCY
  - P.C.C. POINT OF COMPOUND CURVATURE
  - P.R.C. POINT OF REVERSE CURVATURE
  - P.L.C. TABULATED CURVE DATA
  - LI. TABULATED LINE DATA
  - S/W. RIGHT OF WAY
  - C.L. CENTERLINE
  - M.B. MAP BOOK
  - P.C. PAGE
  - O.R.B. OFFICIAL RECORDS BOOK
  - F.L. FLORIDA POWER & LIGHT
  - N/T. NON-TANGENT
  - (N/S). NON-RADIAL
  - E.S.W. EASEMENT
  - N.A.D. NORTH AMERICAN NORTH DATUM
  - S.F.M. STREET NAME CHANGE POINT
  - M. MATCHLINE
  - ① SHEET REFERENCE NUMBER



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 CERTIFICATE OF AUTHORIZATION NO. L.S. 5624

# CROSSWINDS AT NOCATEE

A PORTION OF SECTION 21, TOGETHER WITH A PORTION OF SECTION 61 OF THE ROQUE LEONARDI GRANT, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

## MAP BOOK PAGE

SHEET 10 OF 13 SHEETS

SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C5	580.00'	274°30'	286.57'	S78°28'58"W	277.88'
C113	28.00'	80°00'00"	38.27'	N17°34'38"E	38.26'
C114	28.00'	80°00'00"	38.27'	S70°25'34"E	38.26'
C207	100.00'	8°48'52"	15.30'	N88°02'02"E	15.27'
C208	100.00'	18°18'52"	31.88'	S83°50'11"W	31.83'
C209	28.00'	88°21'45"	28.88'	S31°40'58"E	27.38'
C282	28.00'	30°44'19"	17.24'	S44°59'41"E	18.89'
C288	28.00'	28°37'28"	11.82'	S11°48'48"E	11.81'
C281	580.00'	101°3'48"	103.85'	S87°10'43"W	103.41'
C282	580.00'	173°8'14"	177.02'	S73°19'13"W	178.24'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S84°34'38"W	25.00'
L2	S87°28'58"W	32.87'
L3	S72°28'58"W	38.50'
L4	S88°47'08"W	28.87'
L5	S37°17'28"W	8.83'
L6	S83°28'21"W	17.23'
L7	S84°37'23"W	28.80'
L8	S88°00'00"W	27.84'
L17	N84°34'38"E	38.81'
L18	N70°47'08"E	38.00'
L26	S28°28'24"E	24.81'
L27	S18°31'7"E	25.57'
L28	N15°31'7"E	28.21'
L29	N28°28'24"E	22.21'

- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B. OR S.A. UNLESS OTHERWISE NOTED
  - DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B. OR S.A. UNLESS OTHERWISE NOTED
  - DENOTES P.C.P., STAMPED L.B. OR S.A. PERMANENT REFERENCE MONUMENT
  - CONCRETE MONUMENT
  - PERMANENT CONTROL POINT
  - LICENSED BUSINESS
  - R RADIUS
  - ∠ CENTRAL ANGLE
  - L ARC LENGTH
  - OB CHORD BEARING
  - OD CHORD DISTANCE
  - P.C. POINT OF CURVATURE
  - P.T. POINT OF TANGENCY
  - P.C.P. POINT OF COMPOUND CURVATURE
  - P.R.C. POINT OF REVERSE CURVATURE
  - CS TABULATED CURVE DATA
  - L1 TABULATED LINE DATA
  - R/W RIGHT OF WAY
  - C.A. CENTERLINE
  - M.B. MAP BOOK
  - P.E. PAGE
  - O.R.B. OFFICIAL RECORDS BOOK
  - F.P. FLORIDA POWER & LIGHT
  - N.T. NON-TANGENT
  - (R) NON-RADIAL
  - EAS. EASEMENT
  - NAD83 NORTH AMERICAN VERTICAL DATUM
  - STREET NAME CHANGE POINT
  - - - MATCHLINE
  - ⑩ SHEET REFERENCE NUMBER

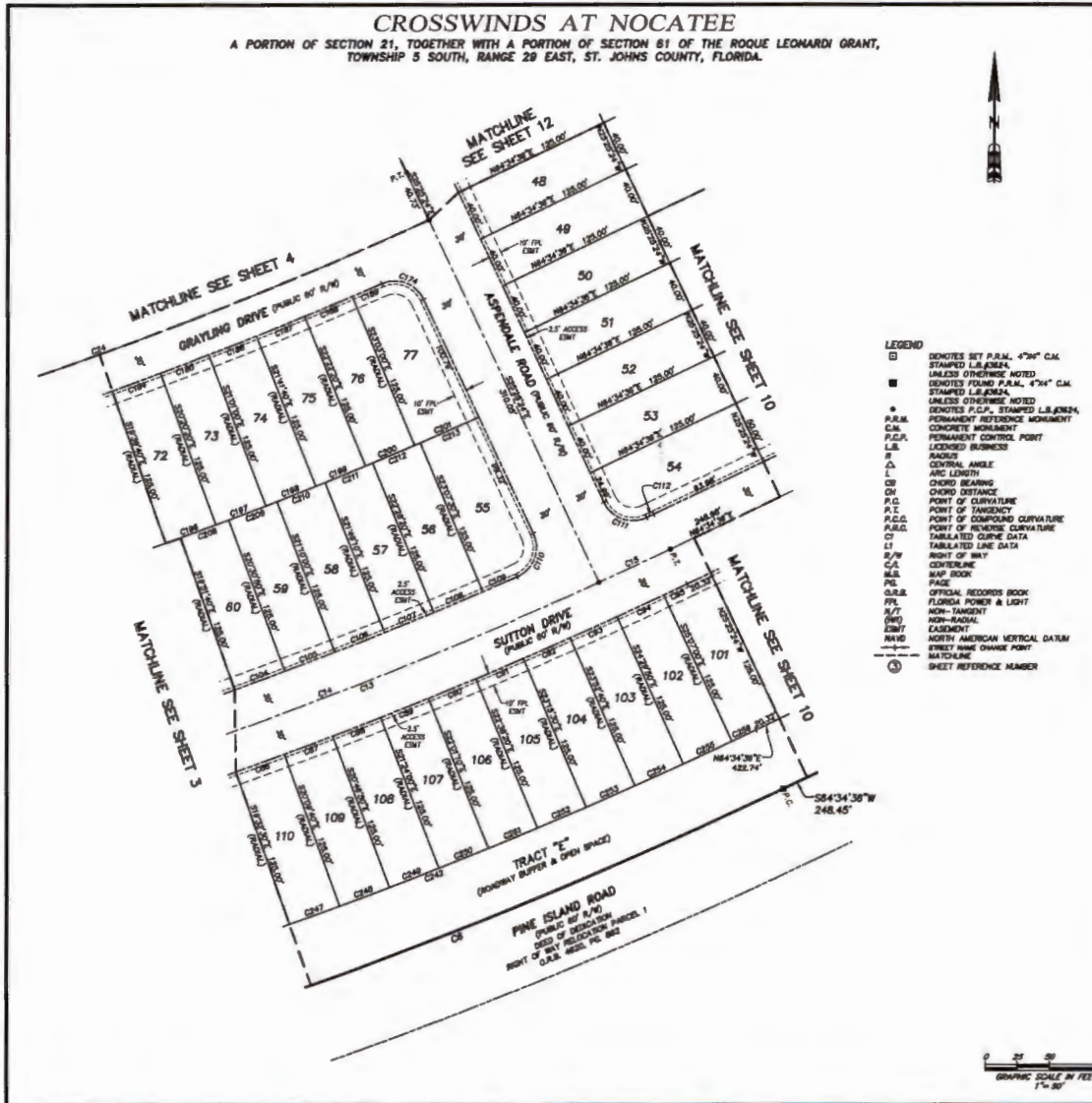


PREPARED BY:  
**ETM SURVEYING & MAPPING, INC.**  
 14778 OLD ST. AUGUSTINE ROAD  
 JACKSONVILLE, FL 32258 (904) 842-8550  
 CERTIFICATE OF AUTHORIZATION NO. L.B. 3824

# CROSSWINDS AT NOCATEE

A PORTION OF SECTION 21, TOGETHER WITH A PORTION OF SECTION 81 OF THE ROQUE LEONARDI GRANT, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

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



- LEGEND**
- DENOTES SET P.M. 4"X6" C.M. STAMPED L.S. AREA UNLESS OTHERWISE NOTED
  - DENOTES FOUND P.M. 4"X4" C.M. STAMPED L.S. AREA UNLESS OTHERWISE NOTED
  - P.M. CONCRETE MONUMENT
  - P.C.P. PERMANENT CONTROL POINT
  - P.C.P. PERMANENT REFERENCE MONUMENT
  - RADIUS
  - ∠ CENTRAL ANGLE
  - CH CHORD BEARING
  - DL POINT OF CURVATURE
  - P.T. POINT OF TANGENCY
  - P.C.C. POINT OF COMPOUND CURVATURE
  - P.R.C. POINT OF REVERSE CURVATURE
  - CF TABLED CURVE DATA
  - LI TABLED LINE DATA
  - R/W RIGHT OF WAY
  - C/L CENTERLINE
  - M.B. MAP BOOK PAGE
  - OFFICIAL RECORDS BOOK
  - FLORIDA POWER & LIGHT
  - N/T NON-TANGENT
  - NR NON-RADIAL
  - CS CUSUMED
  - NAD NORTH AMERICAN METRIC DATUM
  - SWT SWIRL NAME CHANGE POINT
  - MATCHLINE
  - ③ SHEET REFERENCE NUMBER

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	3870.00'	87°09'45"	801.01'	S88°30'20"W	550.35'
C13	3888.00'	87°09'45"	822.12'	N88°30'29"E	521.88'
C14	3888.00'	71°2'30"	481.10'	N88°08'08"E	480.78'
C15	3885.00'	0°57'14"	81.02'	N88°03'13"E	81.02'
C24	3335.00'	9°24'21"	551.03'	N70°19'22"E	550.41'
C26	3895.00'	0°37'10"	38.85'	N70°08'33"E	38.85'
C27	3895.00'	0°37'10"	38.85'	N88°31'48"E	38.85'
C28	3895.00'	0°37'10"	38.85'	N88°54'33"E	38.85'
C29	3895.00'	0°37'10"	38.85'	N88°17'25"E	38.85'
C30	3895.00'	0°37'10"	38.85'	N87°40'15"E	38.85'
C31	3895.00'	0°37'10"	38.85'	N87°03'05"E	38.85'
C32	3895.00'	0°37'10"	38.85'	N86°25'55"E	38.85'
C33	3895.00'	0°37'10"	38.85'	N85°48'45"E	38.85'
C34	3895.00'	0°37'10"	38.85'	N85°11'35"E	38.85'
C35	3895.00'	0°37'10"	38.85'	N84°34'25"E	38.85'
C104	3838.00'	0°38'10"	41.41'	N88°08'45"E	41.41'
C105	3838.00'	0°38'10"	41.41'	N88°08'30"E	41.41'
C106	3838.00'	0°38'10"	41.41'	N88°08'15"E	41.41'
C107	3838.00'	0°38'10"	41.41'	N87°31'15"E	41.41'
C108	3838.00'	0°38'10"	41.41'	N87°12'03"E	41.41'
C109	3838.00'	0°27'24"	28.99'	N88°38'48"E	28.99'
C110	25.00'	81°30'30"	40.07'	N29°29'31"E	35.82'
C111	25.00'	88°54'18"	36.33'	S70°32'33"E	36.33'
C112	3838.00'	0°48'44"	6.06'	N84°37'28"E	6.06'
C174	25.00'	88°03'11"	38.42'	N89°28'54"W	34.75'
C184	3385.00'	0°40'40"	40.04'	N70°00'00"E	40.04'
C185	3385.00'	0°40'40"	40.04'	N88°18'30"E	40.04'
C186	3385.00'	0°40'40"	40.04'	N88°38'40"E	40.04'
C187	3385.00'	0°40'40"	40.04'	N87°58'00"E	40.04'
C188	3385.00'	0°40'40"	40.04'	N87°17'30"E	40.04'
C189	3385.00'	0°28'28"	25.02'	N88°44'18"E	23.02'
C198	3910.00'	0°40'40"	41.52'	N70°00'00"E	41.52'
C197	3910.00'	0°40'40"	41.52'	N88°18'30"E	41.52'
C198	3910.00'	0°40'40"	41.52'	N88°38'40"E	41.52'
C199	3910.00'	0°40'40"	41.52'	N87°58'00"E	41.52'
C200	3910.00'	0°40'40"	41.52'	N87°17'30"E	41.52'
C201	3910.00'	0°53'14"	54.36'	N88°30'33"E	54.36'
C208	3910.00'	0°38'10"	38.89'	N88°48'43"E	38.89'
C209	3910.00'	0°38'10"	38.89'	N88°08'33"E	38.89'
C210	3910.00'	0°38'10"	38.89'	N88°30'29"E	38.89'
C211	3910.00'	0°38'10"	38.89'	N87°51'18"E	38.89'
C212	3910.00'	0°38'10"	38.89'	N87°12'03"E	38.89'
C213	3910.00'	0°48'44"	48.76'	N88°28'08"E	48.76'
C242	3820.00'	87°09'45"	844.20'	N88°38'29"E	543.74'
C247	3820.00'	0°37'10"	41.30'	N70°08'39"E	41.30'
C248	3820.00'	0°37'10"	41.30'	N88°31'45"E	41.30'
C249	3820.00'	0°37'10"	41.30'	N88°54'33"E	41.30'
C250	3820.00'	0°37'10"	41.30'	N88°17'25"E	41.30'
C251	3820.00'	0°37'10"	41.30'	N87°40'15"E	41.30'
C252	3820.00'	0°37'10"	41.30'	N87°03'05"E	41.30'
C253	3820.00'	0°37'10"	41.30'	N86°25'55"E	41.30'
C254	3820.00'	0°37'10"	41.30'	N85°48'45"E	41.30'
C255	3820.00'	0°37'10"	41.30'	N85°11'35"E	41.30'
C258	3820.00'	0°18'34"	20.44'	N84°43'48"E	20.44'



PREPARED BY:  
**ETM SURVEYING & MAPPING, INC.**  
14775 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32284 (904) 642-8550  
CERTIFICATE OF AUTHORIZATION NO. L.S. 3834



# CROSSWINDS AT NOCATEE

A PORTION OF SECTION 21, TOGETHER WITH A PORTION OF SECTION 81 OF THE ROGUE LEONARDI GRANT,  
TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

## MAP BOOK PAGE

SHEET 12 OF 13 SHEETS

SEE SHEET 2 FOR NOTES

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C08	300.00'	28°28'31"	136.45'	S38°28'30"W	137.22'
C03	300.00'	28°28'31"	136.45'	S38°28'30"W	137.22'
C30	330.00'	3°30'28"	25.25'	N69°04'27"W	25.24'
C31	330.00'	4°45'00"	38.88'	N44°28'30"W	38.85'
C32	330.00'	4°45'00"	38.88'	N37°18'30"W	38.85'
C33	330.00'	4°45'00"	38.88'	N31°28'30"W	38.85'
C34	330.00'	2°40'28"	15.42'	N28°43'42"W	15.42'
C41	270.00'	2°48'28"	13.00'	N59°29'07"W	13.00'
C42	270.00'	15°24'20"	73.46'	N41°18'05"W	73.17'
C43	270.00'	8°08'28"	38.20'	N29°28'37"W	38.17'
C168	330.00'	4°42'30"	27.16'	N49°30'27"W	27.15'
C167	330.00'	4°45'00"	38.88'	N43°48'30"W	38.85'
C169	330.00'	4°45'00"	38.88'	N37°18'30"W	38.85'
C170	330.00'	1°28'28"	6.21'	N28°08'42"W	6.21'
C287	25.00'	65°27'00"	24.20'	S37°49'37"E	23.28'
C288	25.00'	15°28'22"	6.63'	S57°43'29"E	6.61'
C289	25.00'	28°47'43"	17.28'	S28°58'56"E	17.02'
C270	25.00'	87°24'27"	28.41'	S74°04'38"E	27.74'
C271	25.00'	21°28'58"	8.37'	N62°07'38"E	8.32'
C272	25.00'	45°02'28"	20.04'	N53°20'07"E	18.91'



- LEGEND**
- DENOTES SET P.F.M., 4"X4" C.M. STAMPED L.S.#3824
  - DENOTES FOUND P.F.M., 4"X4" C.M. STAMPED L.S.#3824, UNLESS OTHERWISE NOTED
  - DENOTES FOUND P.F.M., 4"X4" C.M. STAMPED L.S.#3824, UNLESS OTHERWISE NOTED
  - DENOTES P.C.P., STAMPED L.S.#3824
  - P.M.M. PERMANENT REFERENCE MONUMENT
  - C.M. CONCRETE MONUMENT
  - P.C.P. PERMANENT CONTROL POINT
  - L.B. LEASED BUSINESS
  - R. RADIUS
  - ∠ CENTRAL ANGLE
  - L. ARC LENGTH
  - OB. CHORD BEARING
  - OD. CHORD DISTANCE
  - P.C. POINT OF CURVATURE
  - P.T. POINT OF TANGENCY
  - P.C.C. POINT OF COMPOUND CURVATURE
  - P.S.C. POINT OF REVERSE CURVATURE
  - LI. TABULATED CURVE DATA
  - LI. TABULATED LINE DATA
  - R/W. RIGHT OF WAY
  - C/L. CENTERLINE
  - M.B. MAP BOOK
  - P.L. PAGE
  - O.R.B. OFFICIAL RECORDS BOOK
  - P.L. FLORIDA POWER & LIGHT
  - N/T. NON-TANGENT
  - NON-RADIAL
  - ESMT. EASEMENT
  - N.A.P. NORTH AMERICAN VERTICAL DATUM
  - STREET NAME CHANGE POINT
  - MATCHLINE
  - ① SHEET REFERENCE NUMBER

PREPARED BY:  
**ETM SURVEYING & MAPPING, INC.**  
14778 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258 (904) 642-8550  
CERTIFICATE OF AUTHORIZATION NO. L.S. 3854

# CROSSWINDS AT NOCATEE

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

MAP BOOK PAGE

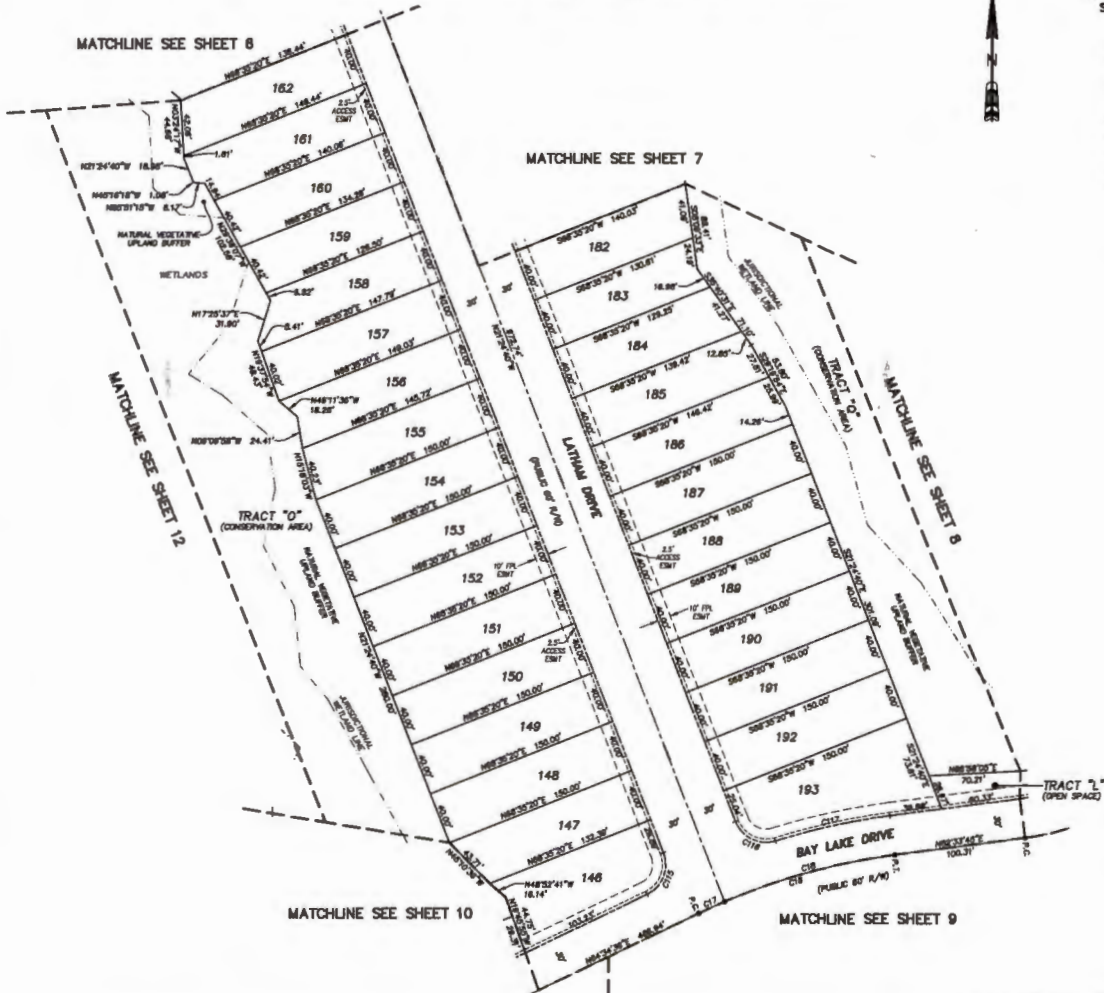
SHEET 13 OF 13 SHEETS

SEE SHEET 2 FOR NOTES

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C16	800.00'	173°08'	136.88'	N73°24'10"E	196.31'
C17	800.00'	228°47'	21.79'	N85°48'30"E	21.78'
C18	800.00'	152°23'	135.17'	N74°48'04"E	134.78'
C19	25.00'	80°48'18"	37.82'	N21°34'58"E	34.10'
C19	25.00'	80°48'18"	37.82'	S84°15'10"E	34.00'
C17	530.00'	83°24'	86.33'	S77°44'02"W	86.32'

**LEGEND**

- DENOTES SET P.P.M., 4"X6" C.M. STAMPED L.I.#3284.
- DENOTES FOUND P.P.M., 4"X4" C.M. STAMPED L.I.#3284.
- DENOTES FOUND P.P.M., 4"X4" C.M. UNLESS OTHERWISE NOTED.
- DENOTES P.C.P., STAMPED L.I.#3284.
- P.P.M. PERMANENT REFERENCE MONUMENT
- C.M. CONCRETE MONUMENT
- P.C.P. PERMANENT CONTROL POINT
- L.S. LICENSED SURVEYOR
- R RADIUS
- Δ CENTRAL ANGLE
- L ARC LENGTH
- CB CHORD BEARING
- CD CHORD DISTANCE
- P.T. POINT OF TANGENCY
- P.C. POINT OF CURVATURE
- P.R.C. POINT OF REVERSE CURVATURE
- P.C. POINT OF COMPOUND CURVATURE
- P.R.C. POINT OF REVERSE CURVATURE
- TABLED CURVE DATA
- LI TABULATED LINE DATA
- R/W RIGHT OF WAY
- C/L CENTERLINE
- M.S. MAP BOOK
- P.B. PAGE
- G.R.B. OFFICIAL RECORDS BOOK
- F.P.L. FLORIDA POWER & LIGHT
- N/T NON-TANGENT
- N-RADIAL NON-RADIAL
- EASEMENT
- NAD83 NORTH AMERICAN HORIZONTAL DATUM
- STREET NAME CHANGE POINT
- MATCHLINE
- ① SHEET REFERENCE NUMBER



PREPARED BY:  
**ETM SURVEYING & MAPPING, INC.**  
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 CERTIFICATE OF AUTHORIZATION NO. L.S. 3624