

# Alta Lakes Phase Two

A PORTION OF SECTIONS 1 AND 2, TOWNSHIP 1 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK **73** PAGE **74**

SHEET 1 OF 11 SHEETS  
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

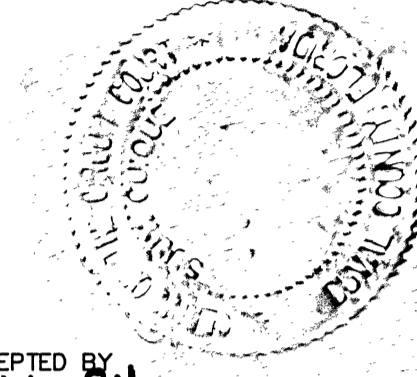
**CAPTION**

A PORTION OF SECTIONS 1 AND 2, TOWNSHIP 1 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF TRACT 27, AS SHOWN ON THE PLAT OF ALTA LAKES PHASE ONE, AS RECORDED IN PLAT BOOK 72, PAGES 37 THROUGH 55, INCLUSIVE OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE SOUTHERLY, SOUTHEASTERLY, SOUTHWESTERLY, EASTERLY AND WESTERLY, ALONG THE EASTERLY AND NORTHERLY LINES OF SAID PLAT OF ALTA LAKES PHASE ONE, RUN THE FOLLOWING FIFTEEN (15) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 00°15'51" WEST, 179.77 FEET; COURSE NO. 2: SOUTH 38°32'50" EAST, 59.90 FEET, TO THE ARC OF A CURVE LEADING SOUTHERLY; COURSE NO. 3: SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 24.91 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 16°19'39" EAST, 23.89 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 4: SOUTH 44°52'05" EAST, 9.25 FEET; COURSE NO. 5: SOUTH 45°07'55" WEST, 80.00 FEET; COURSE NO. 6: SOUTH 44°52'05" EAST, 159.97 FEET; COURSE NO. 7: SOUTH 51°11'44" WEST, 75.35 FEET; COURSE NO. 8: SOUTH 00°00'00" EAST, 50.00 FEET; COURSE NO. 9: SOUTH 25°36'46" EAST, 148.31 FEET; COURSE NO. 10: SOUTH 79°21'39" EAST, 294.26 FEET; COURSE NO. 11: SOUTH 89°41'14" EAST, 521.06 FEET; COURSE NO. 12: SOUTH 00°15'51" WEST, 170.21 FEET; COURSE NO. 13: NORTH 89°44'09" WEST, 66.85 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; COURSE NO. 14: SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 39.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 45°15'51" WEST, 35.36 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 15: SOUTH 00°15'51" WEST, 85.00 FEET; THENCE SOUTH 89°44'09" EAST, 110.00 FEET; THENCE SOUTH 44°44'09" EAST, 152.52 FEET; THENCE NORTH 00°04'46" EAST, 45.81 FEET; THENCE NORTH 42°57'55" EAST, 59.81 FEET; THENCE SOUTH 76°52'05" EAST, 131.01 FEET, TO THE ARC OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 230.00 FEET, AN ARC DISTANCE OF 33.07 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 09°00'47" WEST, 33.04 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 04°34'40" WEST, 9.95 FEET; THENCE SOUTH 85°00'20" EAST, 175.00 FEET; THENCE NORTH 89°34'41" EAST, 585.08 FEET, TO THE EASTERLY LINE OF SAID SECTION 2; THENCE NORTH 00°25'19" WEST, ALONG LAST SAID LINE, 887.03 FEET; THENCE NORTH 89°56'14" EAST, 1340.38 FEET, TO THE WESTERLY RIGHT OF WAY LINE OF NEW BERLIN ROAD, A SIXTY (60) FOOT RIGHT OF WAY AS NOW ESTABLISHED; THENCE NORTH 00°21'13" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, 200.01 FEET, TO THE NORTHERLY LINE OF THE SOUTH ONE-HALF OF SAID SECTION 1; THENCE SOUTH 89°56'14" WEST, ALONG LAST SAID LINE, 1343.09 FEET, TO THE NORTHERLY LINE OF THE SOUTH ONE-HALF OF SAID SECTION 2; THENCE NORTH 89°44'09" WEST, ALONG LAST SAID LINE, 1959.58 FEET, TO THE POINT OF BEGINNING.

CONTAINING 46.18 ACRES, MORE OR LESS.

Approved 4/12/2019  
Date  
*[Signature]*  
City Engineer  
Director of Public Works  
Approved 4/12/2019  
Date  
*[Signature]*  
for General Counsel



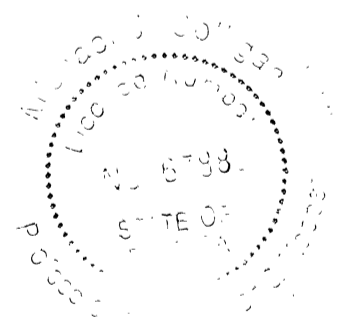
**CLERK'S CERTIFICATION** **2019086620**  
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND ACCEPTED BY THE CITY OF JACKSONVILLE, FLORIDA, AND SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN PLAT BOOK 73, PAGES 74-84 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.  
SIGNED THIS 16 DAY OF April, 2019  
BY: *[Signature]* DEPUTY CLERK  
RONNIE FUSSELL  
CLERK OF CIRCUIT COURT

**APPROVED FOR THE 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, OF THE ORDINANCE CODE.  
BY: *[Signature]* 4/15/19  
JOHN PAPPAS, P.E. DATE  
DIRECTOR OF PUBLIC WORKS

**PLAT CONFORMITY REVIEW**  
THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 11 DAY OF April, 2019.  
*[Signature]*  
W. MONROE HAZEN, P.L.S.  
PROFESSIONAL LAND SURVEYOR NUMBER 5398

**SURVEYOR'S CERTIFICATE**  
THIS IS TO CERTIFY THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED ABOVE, THAT THE SURVEY WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF FLORIDA CHAPTER 177, THAT THE PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AND PERMANENT CONTROL POINTS WILL BE PLACED ACCORDING TO THE LAWS OF THE STATE OF FLORIDA AND THE CURRENT REGULATIONS OF THE CITY OF JACKSONVILLE.  
SIGNED THE 15th DAY OF MARCH, A.D., 2019.

*[Signature]*  
MICHAEL J. COLLIGAN  
FLORIDA REGISTERED LAND SURVEYOR NO. 6788  
CLARY & ASSOCIATES, INC.  
3830 CROWN POINT ROAD, JACKSONVILLE, FLORIDA 32257  
LICENSE NO. LB3731



**REVIEWS**  
OFFICE: [Signature]  
FIELD: [Signature]  
**CHECKED BY**  
DRAFT: [Signature]  
CLOSURES/DATA: [Signature]  
COVER SHEET: [Signature]  
PRMS: [Signature]

PSD NUMBER: N.A.  
CITY DEVELOPMENT NO. : 6194.012 (PLAT)  
6194.010 (PLANS)

# Alta Lakes Phase Two

A PORTION OF SECTIONS 1 AND 2, TOWNSHIP 1 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK **73** PAGE **75**

SHEET 2 OF 11 SHEETS  
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

### ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT D.R. HORTON, INC.—JACKSONVILLE, A DELAWARE CORPORATION, HEREINAFTER REFERRED TO AS THE "OWNER", IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS ALTA LAKES PHASE TWO, HAVING CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED. THIS PLAT BEING MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF THOSE LANDS.

ALL RIGHTS OF WAY (ALTA LAKES BOULEVARD, SUNFISH DRIVE AND SHEEPSHEAD LANE), ACCESS EASEMENTS, UNOBSTRUCTED DRAINAGE EASEMENTS IF ANY, ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS. ALL EASEMENTS FOR UTILITIES ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS. ALL PRIVATE DRAINAGE EASEMENTS, PRIVATE UNOBSTRUCTED DRAINAGE EASEMENTS, PRIVATE UTILITY EASEMENTS, ACCESS EASEMENTS, NON-ACCESS LANDSCAPE EASEMENTS AND CONSERVATION EASEMENTS, SHALL REMAIN PRIVATELY OWNED AND THE SOLE EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS. THE DRAINAGE EASEMENTS OVER, UNDER, ACROSS AND THROUGH THE LAKES/STORMWATER MANAGEMENT FACILITIES AND UNOBSTRUCTED DRAINAGE EASEMENTS SHOWN ON THIS PLAT ARE HEREBY IRREVOCABLY DEDICATED TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS, AND ARE SUBJECT TO THE FOLLOWING COVENANTS WHICH SHALL RUN WITH THE LAND:

(1) THE DRAINAGE EASEMENTS HEREBY DEDICATED SHALL PERMIT THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS, TO DISCHARGE INTO SAID LAKES/STORMWATER MANAGEMENT FACILITIES AND UNOBSTRUCTED DRAINAGE EASEMENTS WHICH THESE EASEMENTS TRAVERSE, ALL WATER WHICH MAY FALL ON OR COME UPON ALL (DRIVES, CIRCLES AND PARKWAYS AS NOTED ABOVE) HEREBY DEDICATED, TOGETHER WITH ALL SUBSTANCES OR MATTER WHICH MAY FLOW OR PASS FROM ALL RIGHTS OF WAY (AS NOTED ABOVE), FROM ADJACENT LAND OR FROM ANY OTHER SOURCE OF PUBLIC WATERS INTO OR THROUGH SAID LAKES/STORMWATER MANAGEMENT FACILITIES AND UNOBSTRUCTED DRAINAGE EASEMENTS, WITHOUT ANY LIABILITY WHATSOEVER ON THE PART OF THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS FOR ANY DAMAGE, INJURIES OR LOSS TO PERSONS OR PROPERTY RESULTING FROM THE ACCEPTANCE OR USE OF THESE DRAINAGE EASEMENTS BY THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS;

(2) THE LAKES AND TREATMENT SYSTEMS SHOWN ON THIS PLAT ARE OWNED IN FEE SIMPLE TITLE BY THE ADJUTING OWNER(S), ITS SUCCESSORS AND ASSIGNS, AND ALL MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID LAKES/STORMWATER MANAGEMENT FACILITIES AND UNOBSTRUCTED DRAINAGE EASEMENTS ARE THE RESPONSIBILITY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS. THE CITY OF JACKSONVILLE BY ACCEPTANCE OF THIS PLAT ASSUMES NO RESPONSIBILITY WHATSOEVER FOR THE MAINTENANCE OF SAID LAKES AND TREATMENT SYSTEMS.

(3) THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS, 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 LAKES AND TREATMENT SYSTEMS SHOWN ON THIS PLAT, BUT SHALL HAVE THE RIGHT TO MODIFY THE WATER LEVEL INCLUDING THE REPAIR, REMOVAL OR REPLACEMENT OF THE LAKES/STORMWATER MANAGEMENT FACILITIES AND UNOBSTRUCTED DRAINAGE EASEMENTS AND THE CONTROL STRUCTURES TO EFFECT ADEQUATE DRAINAGE.

THE OWNERS, THEIR SUCCESSORS AND ASSIGNS, OF THE LANDS DESCRIBED AND CAPTIONED HEREON, SHALL INDEMNIFY THE CITY OF JACKSONVILLE 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 DAMAGES ARISING FROM OR OUT OF ANY OCCURRENCE IN, UPON, AT OR FROM THE LAKES/STORMWATER MANAGEMENT FACILITIES AND UNOBSTRUCTED DRAINAGE EASEMENTS DESCRIBED ABOVE, OR ANY PART THEREOF, OCCASIONED WHOLLY OR IN PART BY ANY ACT OR OMISSION OF ITS AGENTS, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES OR CONCESSIONAIRES WITHIN ALTA LAKES PHASE TWO. THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE SUCCESSORS AND ASSIGNS OF THE OWNERS, AND SHALL BE SUBJECT TO IT. UPON FAILURE OF THE HOME OWNERS ASSOCIATION TO THE OBLIGATION OF MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID LAKES/STORMWATER MANAGEMENT FACILITIES AS WELL AS TRACTS AND PARCELS FOR ANY USE, THE OBLIGATION WOULD THEN FALL EQUALLY ON THE LOT OWNERS AS SHOWN HEREON SAID PLAT.

TRACT 1 (BUFFER), TRACT 2 (OPEN SPACE), TRACT 3 (OPEN SPACE/ UTILITIES), TRACT 4 (OPEN SPACE/ UTILITIES), TRACT 5 (OPEN SPACE) AND TRACT 6 (CONSERVATION EASEMENT) SHALL REMAIN PRIVATELY OWNED AND THE SOLE EXCLUSIVE PROPERTY OF THE OWNERS, THEIR SUCCESSORS AND ASSIGNS. PROVIDED HOWEVER, THE UNDERSIGNED OWNERS RESERVE THE RIGHT TO CONVEY TITLE TO SAID TRACTS TO AN ENTITY, INCLUDING WITHOUT LIMITATION, A PROPERTY OWNERS' ASSOCIATION, A MUNICIPAL SERVICES TAXING UNIT, COMMUNITY DEVELOPMENT DISTRICT, OR OTHER SUCH ENTITY AS WILL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THE PLAT.

ALL EASEMENTS FOR UTILITIES, AND SEWER ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS.

THOSE EASEMENTS DESIGNATED AS "JEA-E.E." ARE HEREBY IRREVOCABLY 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 DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE (A) IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM, AND (B) FOR METERS ASSOCIATED WITH WATER AND/OR SEWER UTILITIES; PROVIDED HOWEVER, THAT NO PARALLEL UTILITIES MAY BE INSTALLED WITHIN SAID EASEMENTS.

THE UNDERSIGNED OWNERS DO HEREBY RESERVE UNTO THEMSELVES AND THEIR ASSIGNS, AN EASEMENT FOR LANDSCAPING AND CONSTRUCTION OF SIGNS OVER ALL NON-ACCESS EASEMENTS, AND ALSO EASEMENT(S) OVER ALL THE LANDS DESIGNATED AS PRIVATE DRAINAGE EASEMENTS SHOWN ON THIS PLAT, THE MAINTENANCE RESPONSIBILITIES OF WHICH SHALL BE THOSE OF THE OWNERS, THEIR SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, D.R. HORTON, INC.—JACKSONVILLE, A DELAWARE CORPORATION, HAS CAUSED THIS PLAT AND DEDICATION TO BE EXECUTED BY ITS DULY ELECTED OFFICERS ACTING BY AND WITH THE AUTHORITY OF THE BOARD OF DIRECTORS.

THIS 7 DAY OF April, A.D., 2019.

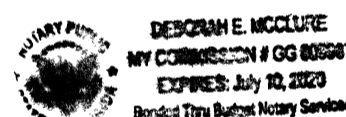
### D.R. HORTON, INC.—JACKSONVILLE, A DELAWARE CORPORATION

BY: [Signature]  
PRINT NAME: Philip S. Fremont  
TITLE: Vice President

WITNESS: [Signature]  
PRINT NAME: Andrew Sharp  
WITNESS: [Signature]  
PRINT NAME: Deborah Mellum

### NOTARY FOR D.R. HORTON, INC.—JACKSONVILLE, A DELAWARE CORPORATION

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9 DAY OF April, 2019, A.D., BY Philip S. Fremont Witness OF D.R. HORTON, INC.—JACKSONVILLE, A DELAWARE CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA ON BEHALF OF THE CORPORATION. HE IS PERSONALLY KNOWN TO ME AND DID NOT TAKE AN OATH.



[Signature]  
NOTARY PUBLIC  
STATE OF FLORIDA AT LARGE  
PRINT NAME: Deborah E. Mellum

MY COMMISSION EXPIRES: \_\_\_\_\_  
SERIAL NO. \_\_\_\_\_

PSD NUMBER: N.A.  
CITY DEVELOPMENT NO. : 6194.012 (PLAT)  
6194.010 (PLANS)



# Alta Lakes Phase Two

A PORTION OF SECTIONS 1 AND 2, TOWNSHIP 1 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

## PLAT BOOK 73 PAGE 76

SHEET 3 OF 11 SHEETS  
132 LOTS AND 6 TRACTS IN THIS PHASE

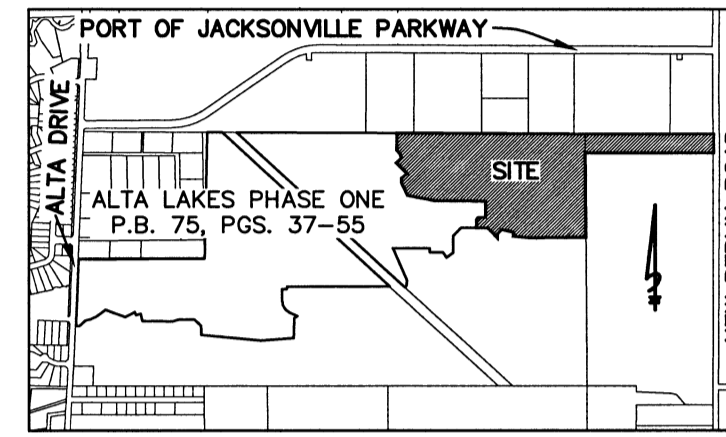
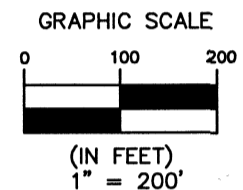
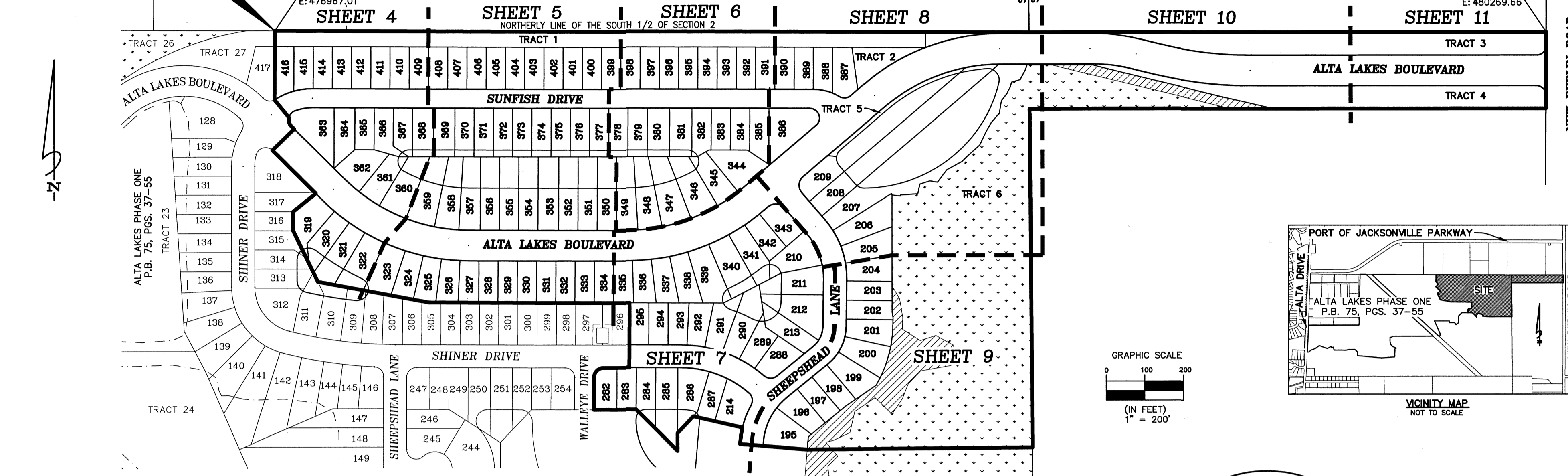
**Point of Beginning**  
NE CORNER TRACT 27, AS SHOWN ON THE PLAT OF ALTA LAKES PHASE ONE P.B. 72, PGS. 37-55

O.R.B. 17475, PG. 1246

SHEET INDEX  
1" = 200'

N: 2223475.67  
E: 476967.01

N: 2223468.11  
E: 480269.66



### Legend

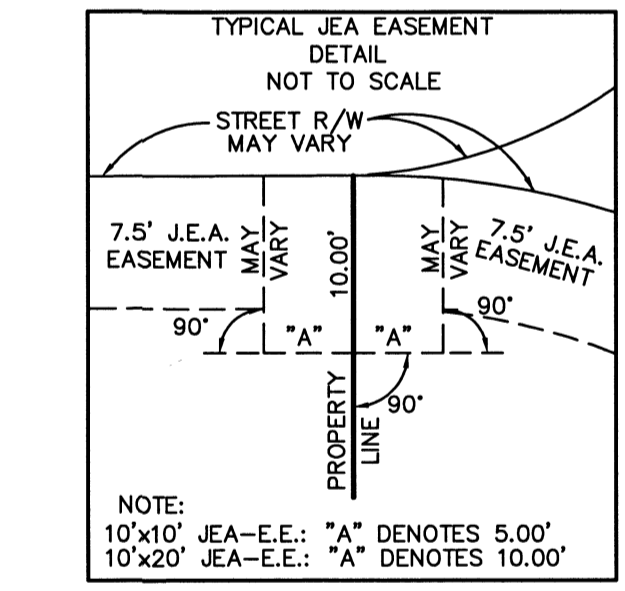
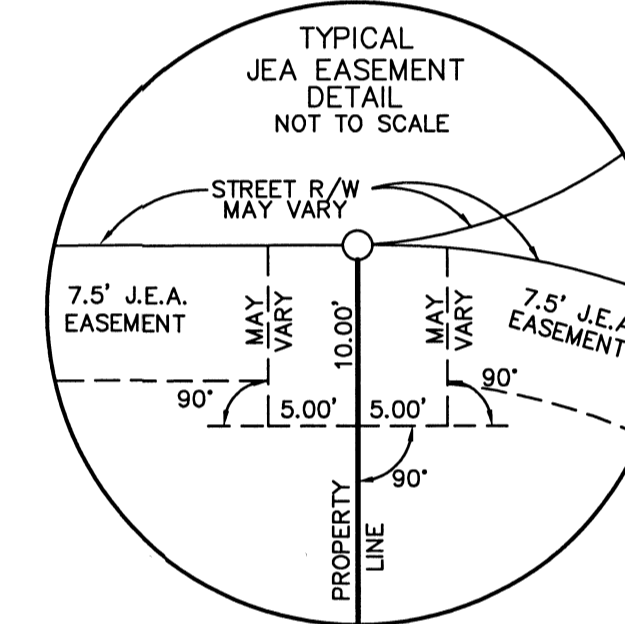
- R/W = RIGHT OF WAY
- P.B. = PLAT BOOK
- O.R.B. = OFFICIAL RECORDS BOOK
- PG.(S) = PAGE(S)
- ID. = IDENTIFICATION
- R = RADIUS
- L = ARC LENGTH
- Δ = DELTA
- CH = CHORD DISTANCE
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- P.R.C. = POINT OF REVERSE CURVATURE
- R.P. = RADIUS POINT
- (R) = PROPERTY LINE RADIAL TO R/W
- (L) = TABULATED LINE DATA
- (C) = TABULATED CURVE DATA
- (R) = RADIAL LINE
- (T) = APPROXIMATE TOP OF BANK
- T.L. = TRAVERSE LINE
- V.W. = VARIABLE WIDTH
- T.L.O. = TRAVERSE LINE ONLY
- U.D.E. = UNOBSTRUCTED DRAINAGE EASEMENT
- U.D.A.E. = UNOBSTRUCTED DRAINAGE & ACCESS EASEMENT
- U.E. = UTILITY EASEMENT
- SF = AREA SQUARE FEET
- S.M.F. = STORMWATER MANAGEMENT FACILITY
- D.E. = DRAINAGE EASEMENT
- P.U.D.E. = PRIVATE UNOBSTRUCTED DRAINAGE EASEMENT
- JE-A-E = JEA EASEMENT
- JE-E-E = JEA EXCLUSIVE EASEMENT
- JE-U-E = JEA UTILITY EASEMENT
- V.W.T.U.E. = VARIABLE WIDTH TEMPORARY UTILITY EASEMENT
- = FOUND 4"x4" CONCRETE MONUMENT (AS NOTED)
- = SET 4"x4" CONCRETE MONUMENT STAMPED "P.R.M. LB 3731" (UNLESS OTHERWISE NOTED)
- = SET 5/8" REBAR WITH CAP STAMPED "P.R.M. LB 3731" (UNLESS OTHERWISE NOTED)
- 4± = DENOTES DISTANCE FROM THE TRAVERSE LINE TO THE APPROXIMATE TOP OF BANK

- DENOTES UPLAND PRESERVATION AREA
- DENOTES UPLAND BUFFER
- DENOTES JURISDICTIONAL WETLANDS

### General Notes

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY LINE OF THE SOUTH 1/2 OF SECTION 2, AS N89°44'09"W. PER STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983/1990 NGS ADJUSTMENT. N 2163773.08 DENOTES COORDINATES REFERENCED DATUM FLORIDA EAST E 397923.43 ZONE NAD 1983/1990 NGS ADJUSTMENT.
2. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL PICTON OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. (FLORIDA STATUTE 177.091)
3. THE LANDS SHOWN HEREON LIE WITHIN ZONE "X" (AREAS OF MINIMAL FLOOD HAZARD), AS SHOWN ON FLOOD INSURANCE RATE MAP 0204 J, COMMUNITY NO. 120077 DATED NOVEMBER 2, 2018. HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
4. BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.
5. THE TABULATED CURVE AND LINE TABLE(S) SHOWN ON EACH SHEET ARE APPLICABLE ONLY TO THE CURVES AND LINES THAT APPEAR ON THAT SHEET.
6. ALL DRAINAGE EASEMENTS ARE UNOBSTRUCTED EASEMENTS UNLESS OTHERWISE NOTED HEREON. (SEE NOTE NO. 8)
7. CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND DISTRIBUTION SYSTEM.
8. THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENT BY THE CITY OF JACKSONVILLE, THE CONSTRUCTION OF DRIVEWAYS AND THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE SUBJECT TO REMOVAL BUT BY THE CITY AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND/OR REPLACEMENT OF SUCH ITEMS.
9. ALL PLATTED UTILITY 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 SERVICES OF AN 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.
10. "JEA-E.E." DENOTES JEA EQUIPMENT EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY JEA.
11. "JEA-E." DENOTES JEA EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENT BY THE JEA. THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY JEA AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND FOR REPLACEMENT OF SUCH ITEMS.
12. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

COORDINATES SHOWN HEREON ARE PER DUVAL COUNTY REQUIREMENTS ONLY, AND ARE NOT INTENDED FOR CONSTRUCTION PURPOSES.



**Clary & Associates**  
PROFESSIONAL SURVEYORS & MAPPERS  
LB NO. 3731  
3302 CROWN POINT ROAD  
JACKSONVILLE, FLORIDA 32257  
(904) 283-2703  
WWW.CLARYASSOC.COM

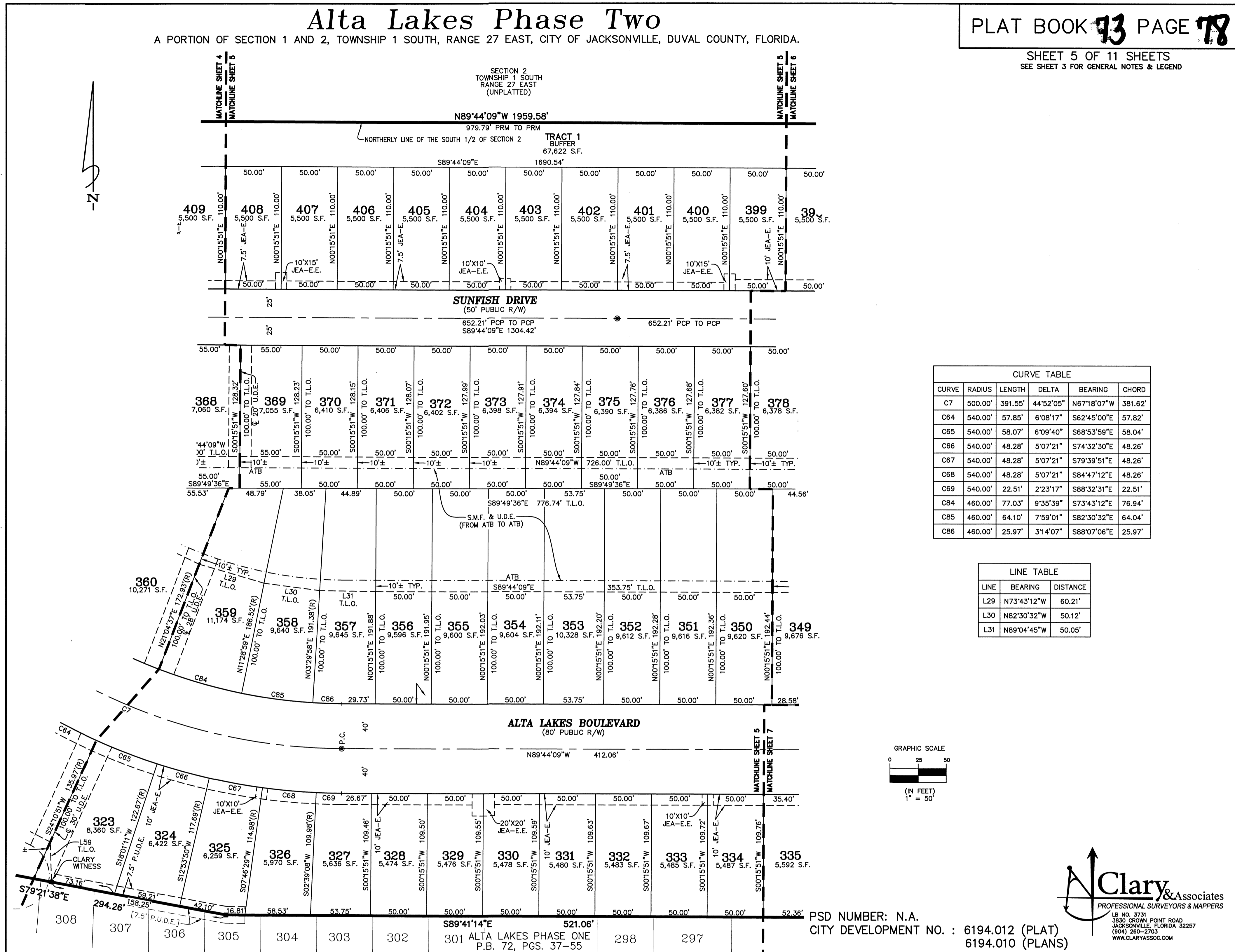
PSD NUMBER: N.A.  
CITY DEVELOPMENT NO. : 6194.012 (PLAT)  
6194.010 (PLANS)



# Alta Lakes Phase Two

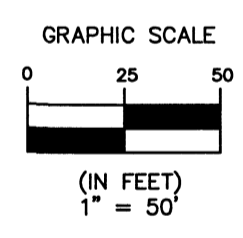
A PORTION OF SECTION 1 AND 2, TOWNSHIP 1 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

SHEET 5 OF 11 SHEETS  
SEE SHEET 3 FOR GENERAL NOTES & LEGEND



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C7	500.00'	391.55'	44°32'05"	N67°18'07"W	381.62'
C64	540.00'	57.85'	6°08'17"	S62°45'00"E	57.82'
C65	540.00'	58.07'	6°09'40"	S68°53'59"E	58.04'
C66	540.00'	48.28'	5°07'21"	S74°32'30"E	48.26'
C67	540.00'	48.28'	5°07'21"	S79°39'51"E	48.26'
C68	540.00'	48.28'	5°07'21"	S84°47'12"E	48.26'
C69	540.00'	22.51'	2°23'17"	S88°32'31"E	22.51'
C84	460.00'	77.03'	9°35'39"	S73°43'12"E	76.94'
C85	460.00'	64.10'	7°59'01"	S82°30'32"E	64.04'
C86	460.00'	25.97'	3°14'07"	S88°07'06"E	25.97'

LINE TABLE		
LINE	BEARING	DISTANCE
L29	N73°43'12"W	60.21'
L30	N82°30'32"W	50.12'
L31	N89°04'45"W	50.05'



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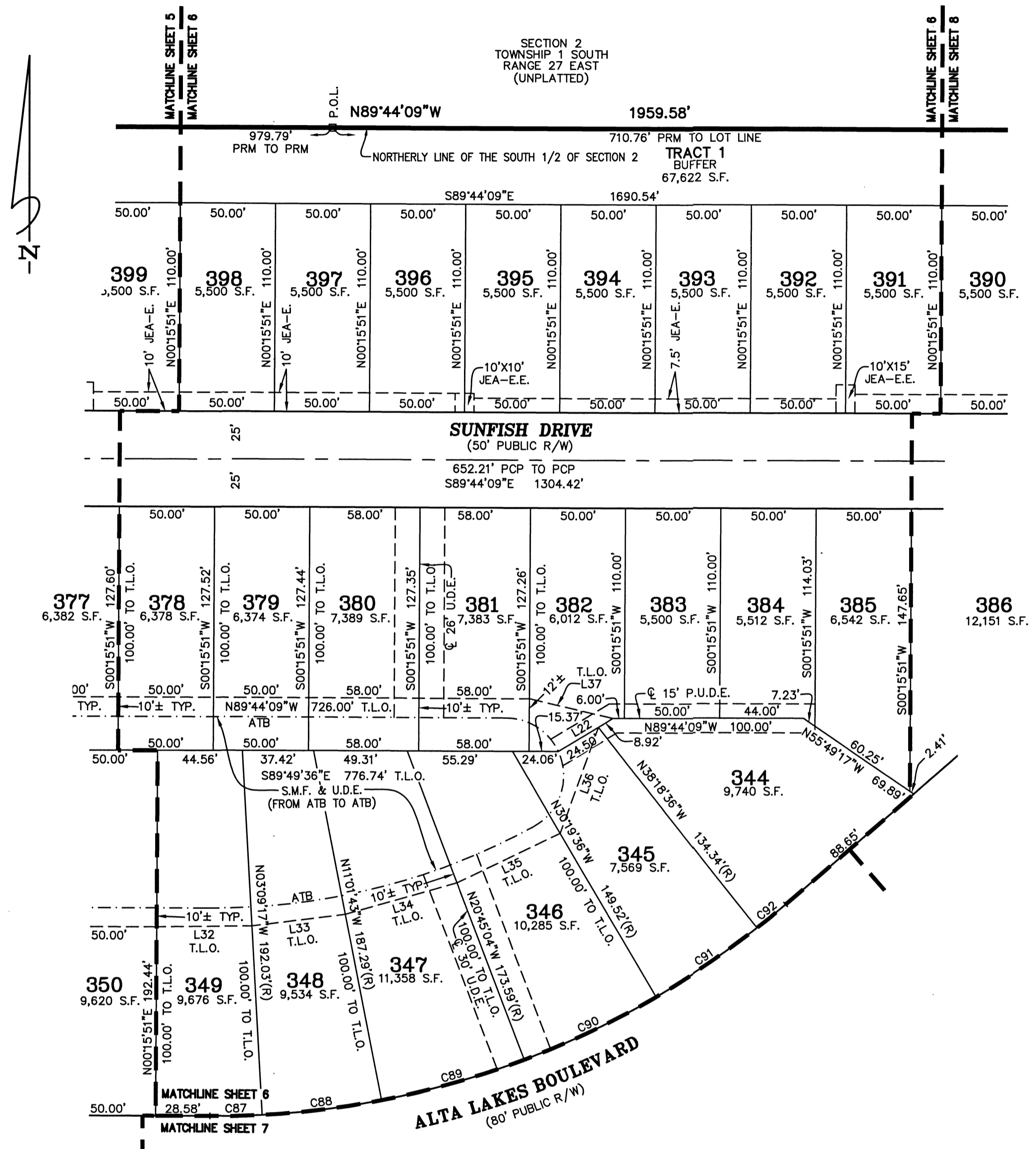
PSD NUMBER: N.A.  
CITY DEVELOPMENT NO. : 6194.012 (PLAT)  
6194.010 (PLANS)

# Alta Lakes Phase Two

A PORTION OF SECTION 1 AND 2, TOWNSHIP 1 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

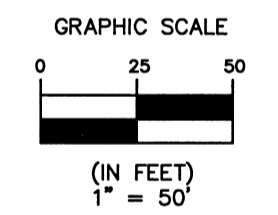
PLAT BOOK **73** PAGE **79**

SHEET 6 OF 11 SHEETS  
SEE SHEET 3 FOR GENERAL NOTES & LEGEND



LINE	BEARING	DISTANCE
L22	S59°13'34"W	33.42'
L32	S89°31'50"W	50.05'
L33	S82°54'30"W	49.43'
L34	S74°06'36"W	61.02'
L35	S64°27'40"W	60.09'
L36	N20°00'47"E	58.75'
L37	N76°55'54"W	45.12'

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C87	460.00'	27.45'	3°25'08"	N88°33'17"E	27.44'
C88	460.00'	63.22'	7°52'26"	N82°54'30"E	63.17'
C89	460.00'	78.06'	9°43'21"	N74°06'36"E	77.96'
C90	460.00'	76.88'	9°34'31"	N64°27'40"E	76.79'
C91	460.00'	64.10'	7°59'01"	N55°40'54"E	64.04'
C92	460.00'	19.49'	2°25'39"	N50°28'34"E	19.49'



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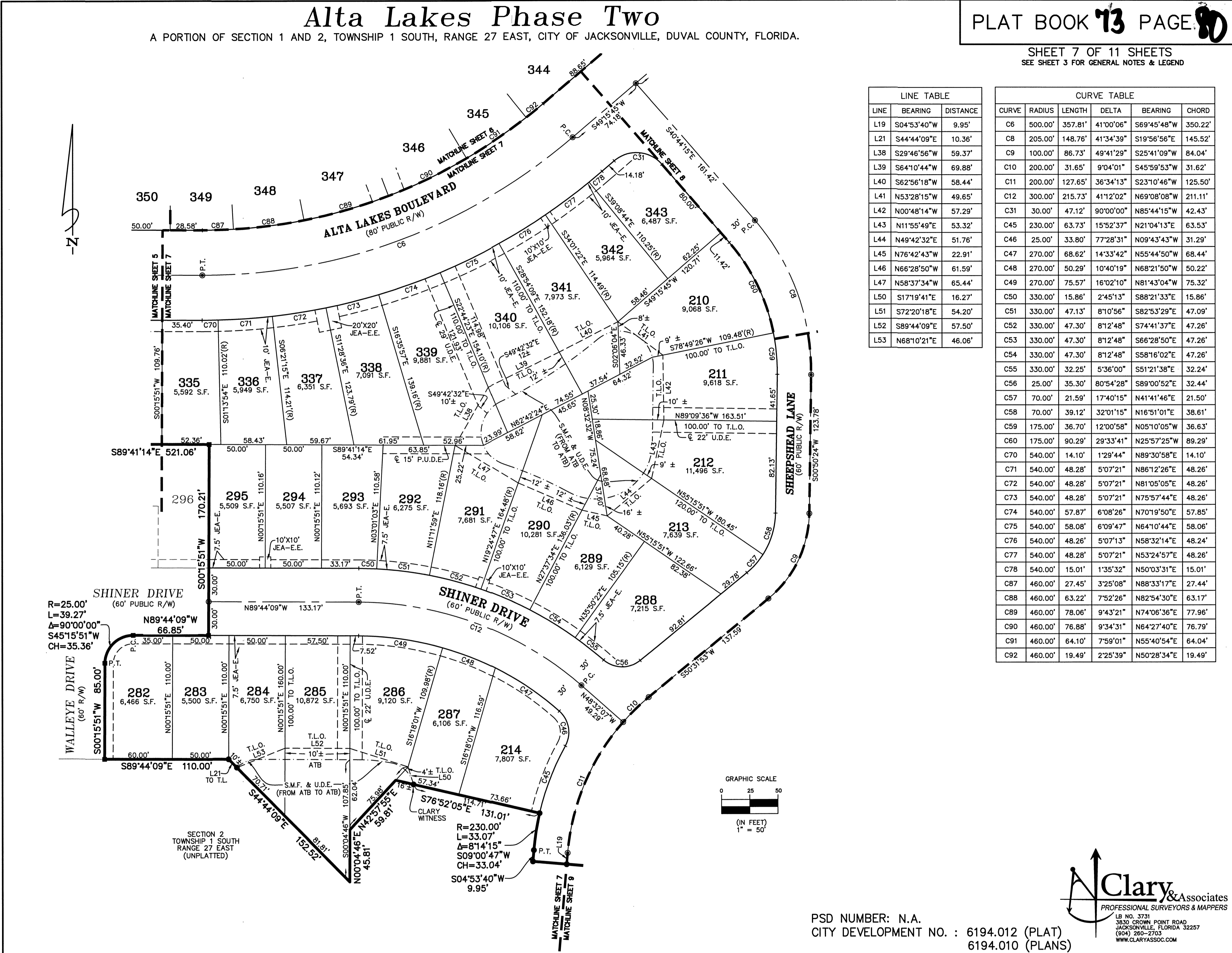
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CITY DEVELOPMENT NO. : 6194.012 (PLAT)  
6194.010 (PLANS)

# Alta Lakes Phase Two

A PORTION OF SECTION 1 AND 2, TOWNSHIP 1 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

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SHEET 7 OF 11 SHEETS  
SEE SHEET 3 FOR GENERAL NOTES & LEGEND



LINE	BEARING	DISTANCE
L19	S04°53'40"W	9.95'
L21	S44°44'09"E	10.36'
L38	S29°46'56"W	59.37'
L39	S64°10'44"W	69.88'
L40	S62°56'18"W	58.44'
L41	N53°28'15"W	49.65'
L42	N00°48'14"W	57.29'
L43	N11°55'49"E	53.32'
L44	N49°42'32"E	51.76'
L45	N76°42'43"W	22.91'
L46	N66°28'50"W	61.59'
L47	N58°37'34"W	65.44'
L50	S17°19'41"E	16.27'
L51	S72°20'18"E	54.20'
L52	S89°44'09"E	57.50'
L53	N68°10'21"E	46.06'

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C6	500.00'	357.81'	41°00'06"	S69°45'48"W	350.22'
C8	205.00'	148.76'	41°34'39"	S19°56'56"E	145.52'
C9	100.00'	86.73'	49°41'29"	S25°41'09"W	84.04'
C10	200.00'	31.65'	9°04'01"	S45°59'53"W	31.62'
C11	200.00'	127.65'	36°34'13"	S23°10'46"W	125.50'
C12	300.00'	215.73'	41°12'02"	N69°08'08"W	211.11'
C31	30.00'	47.12'	90°00'00"	N85°44'15"W	42.43'
C45	230.00'	63.73'	15°52'37"	N21°04'13"E	63.53'
C46	25.00'	33.80'	77°28'31"	N09°43'43"W	31.29'
C47	270.00'	68.62'	14°33'42"	N55°44'50"W	68.44'
C48	270.00'	50.29'	10°40'19"	N68°21'50"W	50.22'
C49	270.00'	75.57'	16°02'10"	N81°43'04"W	75.32'
C50	330.00'	15.86'	2°45'13"	S88°21'33"E	15.86'
C51	330.00'	47.13'	8°10'56"	S82°53'29"E	47.09'
C52	330.00'	47.30'	8°12'48"	S74°41'37"E	47.26'
C53	330.00'	47.30'	8°12'48"	S66°28'50"E	47.26'
C54	330.00'	47.30'	8°12'48"	S58°16'02"E	47.26'
C55	330.00'	32.25'	5°36'00"	S51°21'38"E	32.24'
C56	25.00'	35.30'	80°54'28"	S89°00'52"E	32.44'
C57	70.00'	21.59'	17°40'15"	N41°41'46"E	21.50'
C58	70.00'	39.12'	32°01'15"	N16°51'01"E	38.61'
C59	175.00'	36.70'	12°00'58"	N05°10'05"W	36.63'
C60	175.00'	90.29'	29°33'41"	N25°57'25"W	89.29'
C70	540.00'	14.10'	1°29'44"	N89°30'58"E	14.10'
C71	540.00'	48.28'	5°07'21"	N86°12'26"E	48.26'
C72	540.00'	48.28'	5°07'21"	N81°05'05"E	48.26'
C73	540.00'	48.28'	5°07'21"	N75°57'44"E	48.26'
C74	540.00'	57.87'	6°08'26"	N70°19'50"E	57.85'
C75	540.00'	58.08'	6°09'47"	N64°10'44"E	58.06'
C76	540.00'	48.28'	5°07'13"	N58°32'14"E	48.24'
C77	540.00'	48.28'	5°07'21"	N53°24'57"E	48.26'
C78	540.00'	15.01'	1°35'32"	N50°03'31"E	15.01'
C87	460.00'	27.45'	3°25'08"	N88°33'17"E	27.44'
C88	460.00'	63.22'	7°52'26"	N82°54'30"E	63.17'
C89	460.00'	78.06'	9°43'21"	N74°06'36"E	77.96'
C90	460.00'	64.80'	9°34'31"	N64°27'40"E	76.79'
C91	460.00'	76.11'	7°59'01"	N55°40'54"E	64.04'
C92	460.00'	19.49'	2°25'39"	N50°28'34"E	19.49'

PSD NUMBER: N.A.  
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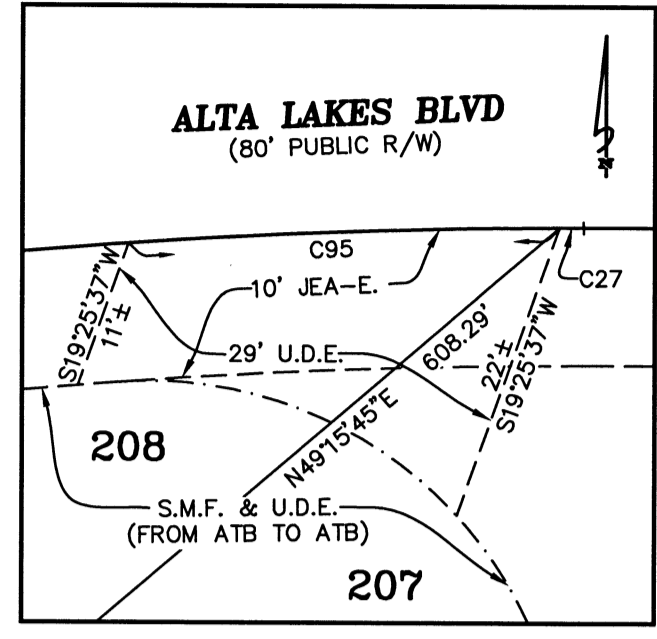
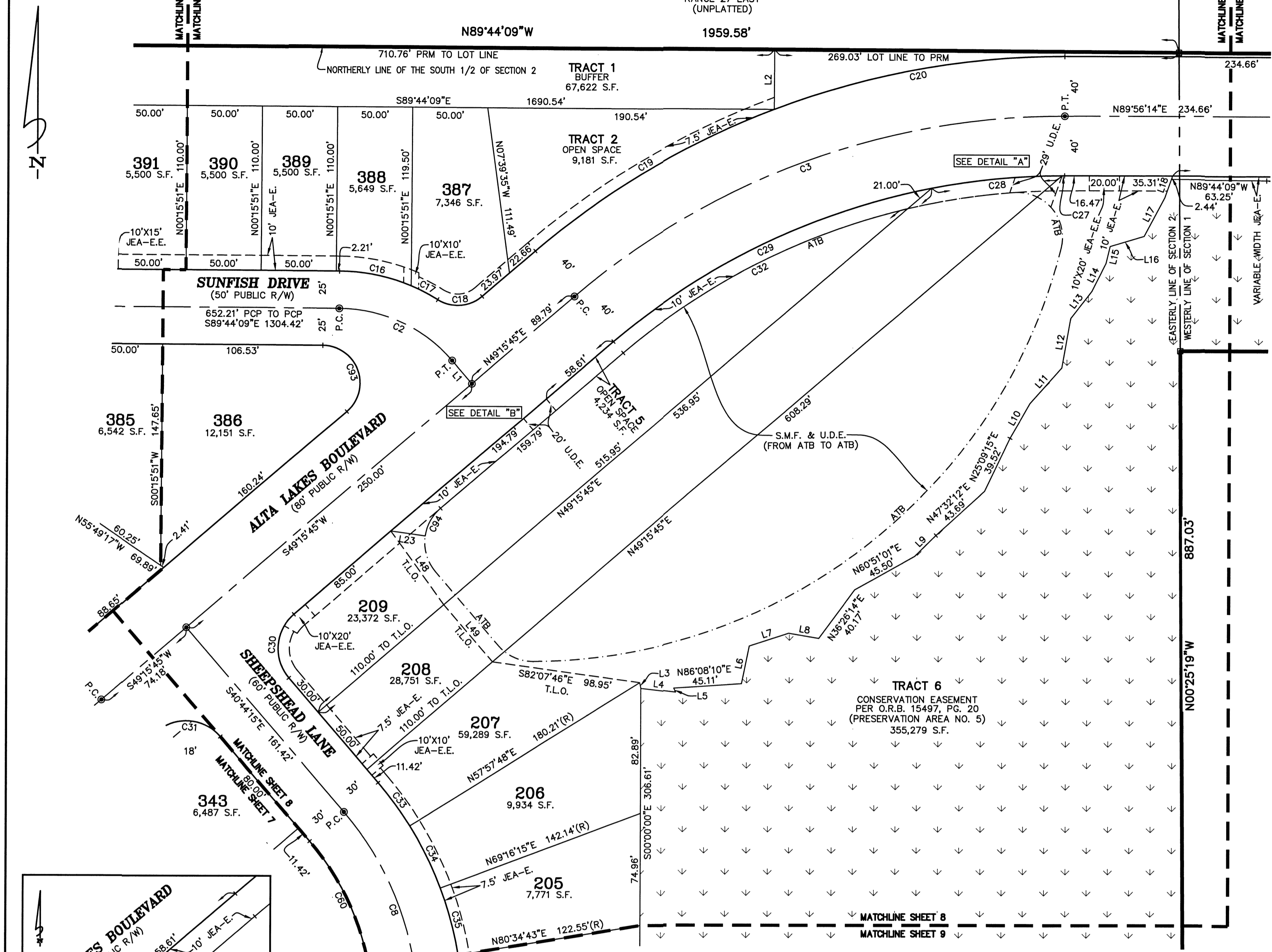


# Alta Lakes Phase Two

A PORTION OF SECTION 1 AND 2, TOWNSHIP 1 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

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SHEET 8 OF 11 SHEETS  
SEE SHEET 3 FOR GENERAL NOTES & LEGEND



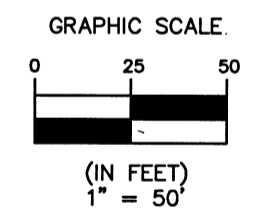
DETAIL "A"  
NOT TO SCALE

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C2	100.00'	85.52'	48°59'54"	S85°14'12"E	82.94'
C3	500.00'	354.95'	40°40'29"	N69°35'59"E	347.55'
C8	205.00'	148.76'	41°34'39"	S19°35'56"E	145.52'
C16	125.00'	49.04'	22°28'39"	S78°29'50"E	48.72'
C17	125.00'	19.97'	9°09'16"	S62°40'53"E	19.95'
C18	25.00'	31.69'	72°38'00"	N85°34'45"E	29.61'
C19	540.00'	185.62'	19°41'43"	N59°06'36"E	184.71'
C20	540.00'	197.73'	20°58'47"	N79°26'51"E	196.63'
C27	460.00'	1.73'	0°12'57"	S89°49'46"W	1.73'
C28	460.00'	87.25'	10°52'02"	S84°17'16"W	87.12'
C29	460.00'	237.58'	29°35'31"	S64°03'30"W	234.95'
C30	30.00'	47.12'	90°00'00"	S04°15'45"W	42.43'
C31	30.00'	47.12'	90°00'00"	N85°44'15"W	42.43'
C32	450.00'	214.15'	27°15'58"	S62°53'44"W	212.13'
C33	235.00'	35.69'	8°42'03"	S36°23'14"E	35.65'
C34	235.00'	46.38'	11°16'28"	S26°22'58"E	46.30'
C35	235.00'	46.38'	11°16'28"	S15°04'31"E	46.30'
C36	235.00'	42.09'	10°15'41"	S04°17'26"E	42.03'
C59	175.00'	36.70'	12°00'58"	N05°10'05"W	36.63'
C60	175.00'	90.29'	29°33'41"	N25°57'25"W	89.29'
C93	25.00'	60.65'	138°59'54"	N20°14'12"W	46.83'
C94	30.00'	21.56'	41°11'09"	S28°40'10"W	21.10'
C95	440.32'	31.22'	4°03'43"	S87°44'06"W	31.21'

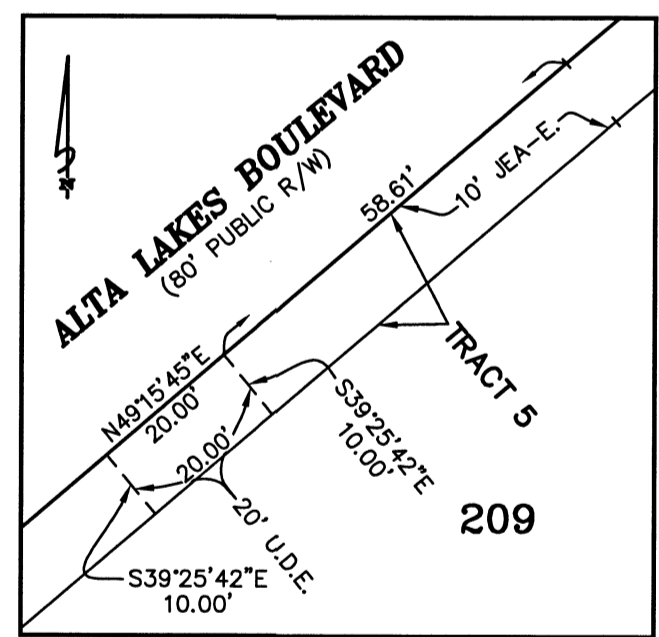
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S40°44'15"E	20.23'
L2	N00°15'51"E	40.00'
L3	S10°57'52"E	3.95'
L4	S83°14'14"E	23.32'
L5	S25°03'20"E	2.94'
L6	N11°31'26"E	25.59'
L7	N72°04'02"E	27.44'

LINE TABLE		
LINE	BEARING	DISTANCE
L8	S80°26'43"E	20.33'
L9	N45°12'15"E	19.78'
L10	N29°28'56"E	26.79'
L11	N41°35'19"E	31.77'
L12	N09°48'56"E	33.81'
L13	N37°52'50"E	22.87'
L14	N26°34'58"E	20.85'

LINE TABLE		
LINE	BEARING	DISTANCE
L15	N13°31'56"E	11.85'
L16	N73°14'07"E	23.53'
L17	N27°45'35"E	29.33'
L18	N19°15'55"E	15.41'
L23	N81°55'25"W	23.15'
L48	S35°58'26"E	60.21'
L49	S40°44'15"E	50.00'



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DETAIL "B"  
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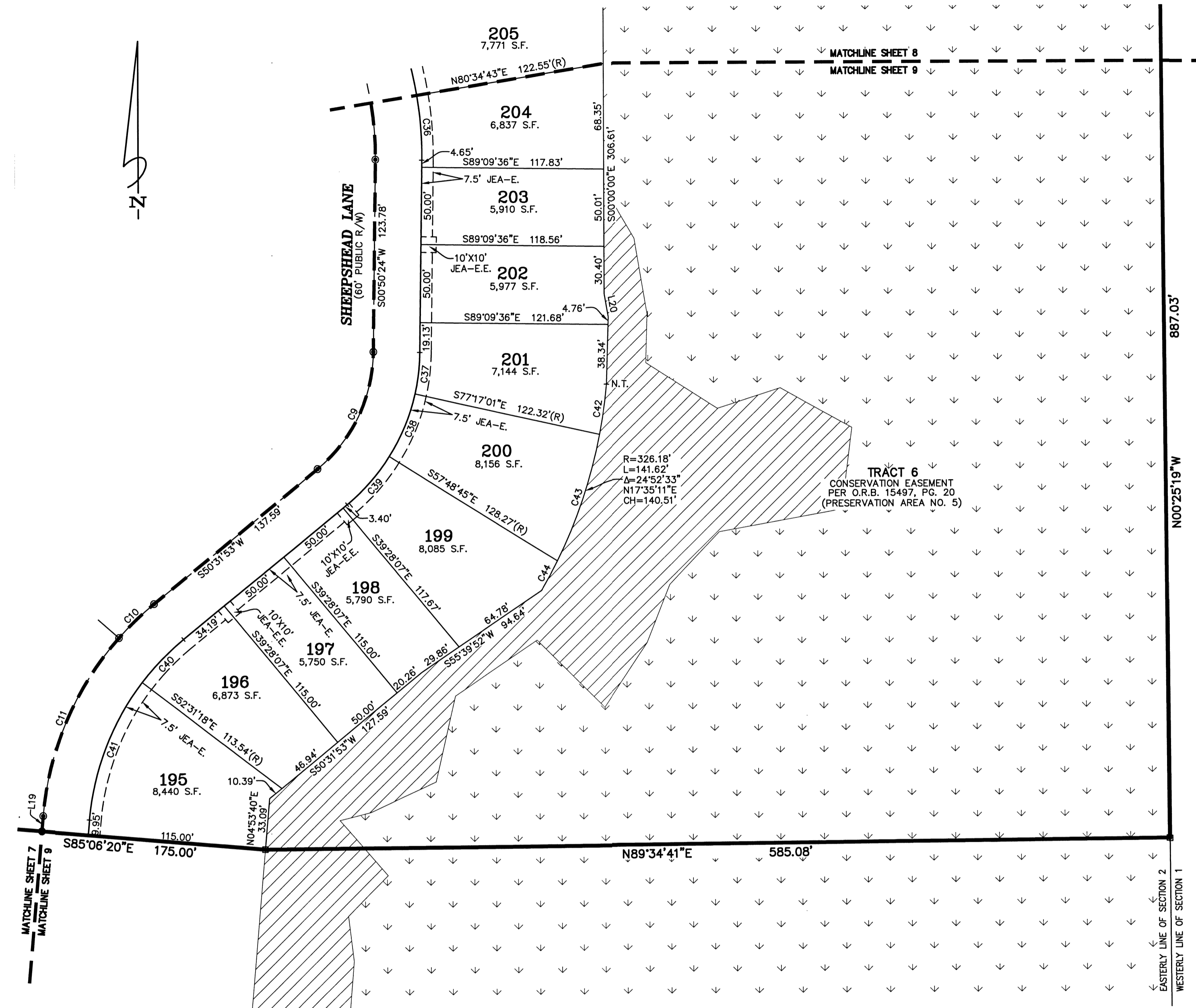
PSD NUMBER: N.A.  
CITY DEVELOPMENT NO. : 6194.012 (PLAT)  
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# Alta Lakes Phase Two

A PORTION OF SECTION 1 AND 2, TOWNSHIP 1 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

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SHEET 9 OF 11 SHEETS  
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

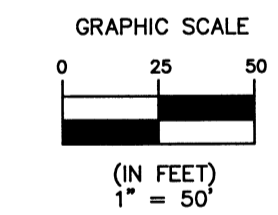


LINE TABLE

LINE	BEARING	DISTANCE
L19	S04°53'40"W	9.95'
L20	N09°37'59"W	15.09'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C9	100.00'	86.73'	49°41'29"	S25°41'09"W	84.04'
C10	200.00'	31.65'	9°04'01"	S45°59'53"W	31.62'
C11	200.00'	127.65'	36°34'13"	S23°10'46"W	125.50'
C36	235.00'	42.09'	10°15'41"	S04°17'26"E	42.03'
C37	130.00'	26.95'	11°52'35"	S06°46'41"W	26.90'
C38	130.00'	44.18'	19°28'16"	S22°27'07"W	43.97'
C39	130.00'	41.62'	18°20'39"	S41°21'35"W	41.44'
C40	170.00'	38.73'	13°03'12"	S44°00'18"W	38.65'
C41	170.00'	96.68'	32°35'02"	S21°11'11"W	95.38'
C42	326.18'	33.00'	5°47'49"	S08°02'48"W	32.99'
C43	326.18'	86.80'	15°14'47"	S18°34'06"W	86.54'
C44	326.18'	21.82'	3°49'57"	S28°06'28"W	21.81'



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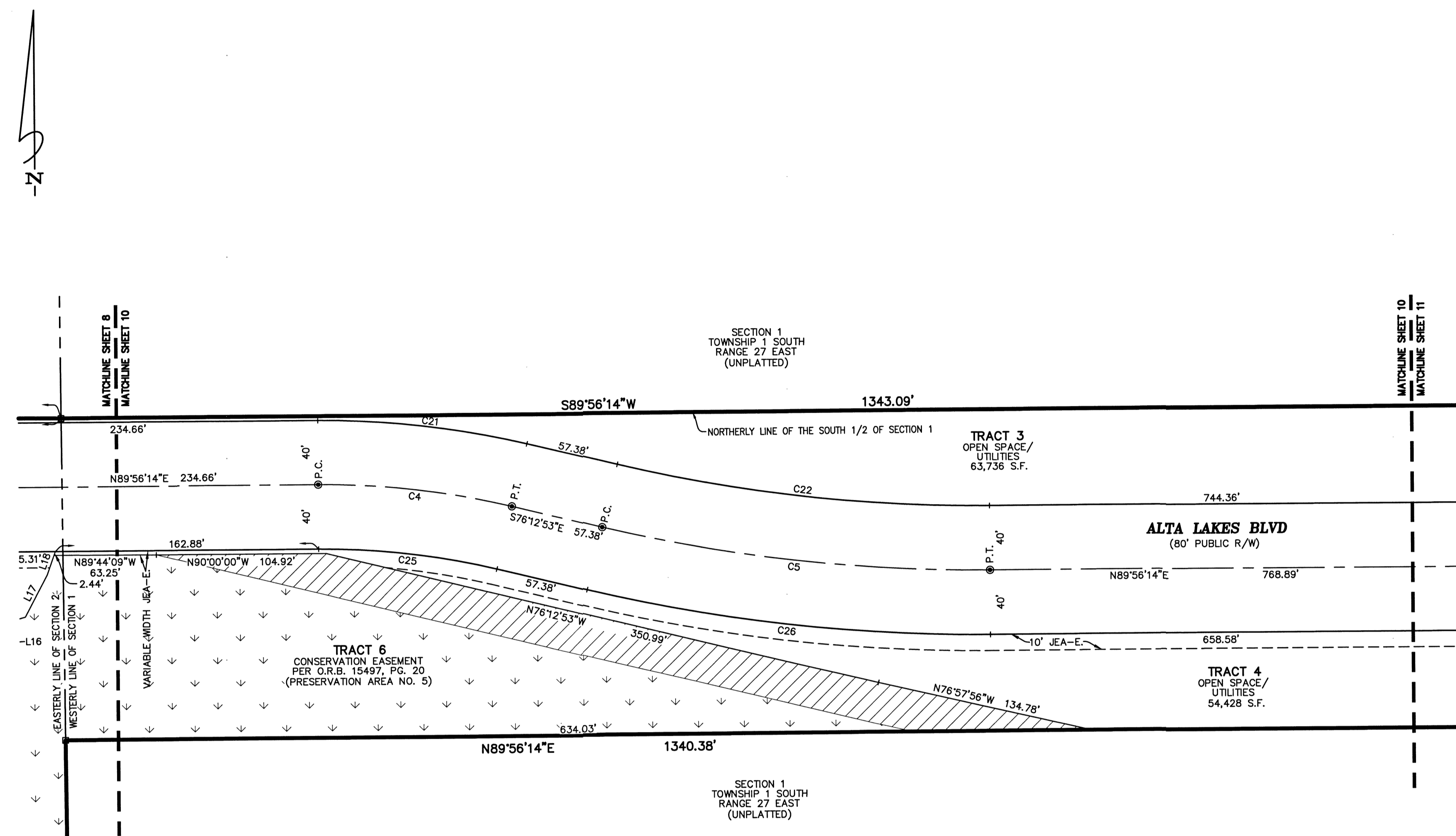
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6194.010 (PLANS)

# Alta Lakes Phase Two

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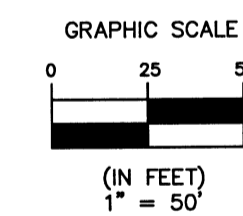
PLAT BOOK **13** PAGE **83**

SHEET 10 OF 11 SHEETS  
SEE SHEET 3 FOR GENERAL NOTES & LEGEND



LINE TABLE		
LINE	BEARING	DISTANCE
L17	N27°45'35"E	29.33'
L18	N19°15'55"E	15.41'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C4	500.00'	120.85'	13°50'53"	S83°08'20"E	120.55'
C5	1000.00'	241.69'	13°50'53"	S83°08'20"E	241.10'
C21	540.00'	130.51'	13°50'53"	S83°08'20"E	130.20'
C22	960.00'	232.02'	13°50'53"	S83°08'20"E	231.46'
C25	460.00'	111.18'	13°50'53"	N83°08'20"W	110.91'
C26	1040.00'	251.36'	13°50'53"	N83°08'20"W	250.75'



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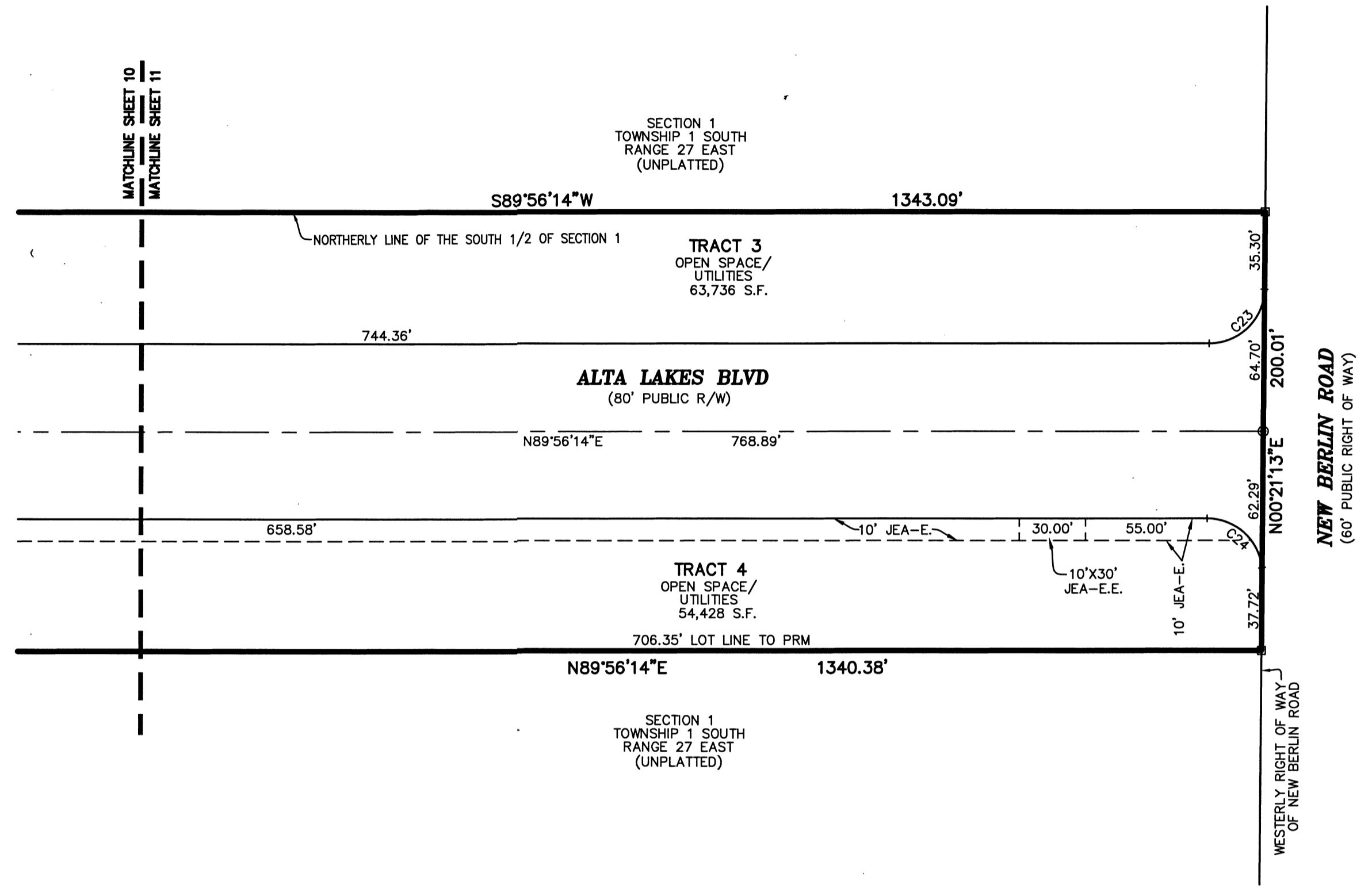
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6194.010 (PLANS)

# Alta Lakes Phase Two

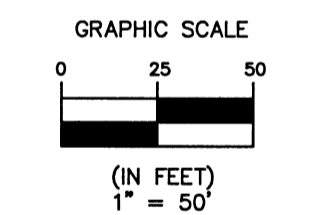
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SHEET 11 OF 11 SHEETS  
SEE SHEET 3 FOR GENERAL NOTES & LEGEND



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C23	25.00'	38.97'	89°18'22"	N45°17'03"E	35.14'
C24	25.00'	36.55'	83°45'49"	N48°10'51"W	33.38'



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