

# Alta Lakes Phase Four

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

PLAT BOOK **73** PAGE **91**

SHEET 1 OF 8 SHEETS  
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

Approved 4/12/2019  
Date  
[Signature]  
City Engineer  
for Director of Public Works  
Approved 4/15/2019  
Date  
[Signature]  
for General Counsel

**CAPTION**

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

BEGIN AT THE SOUTHEAST CORNER TRACT 11, 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 SAID DUVAL COUNTY, FLORIDA, THENCE SOUTH 00°12'17" WEST, 487.78 FEET, TO THE SOUTH LINE OF SAID SECTION 2; THENCE SOUTH 89°47'43" EAST, ALONG LAST SAID LINE, 2128.41 FEET, TO THE SOUTHWESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 5820, PAGE 1984, OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 47°05'38" WEST, ALONG LAST SAID LINE, 1535.15 FEET, TO THE SOUTH LINE OF SAID ALTA LAKES PHASE ONE; THENCE WESTERLY, SOUTHERLY, SOUTHEASTERLY AND SOUTHWESTERLY, ALONG THE SOUTH AND WESTERLY BOUNDARY LINES OF SAID ALTA LAKES PHASE ONE, RUN THE FOLLOWING EIGHT (8), COURSES AND DISTANCES; COURSE NO. 1: NORTH 90°00'00" WEST, 1070.21 FEET; COURSE NO. 2: SOUTH 02°51'45" WEST, 24.85 FEET; COURSE NO. 3: NORTH 90°00'00" WEST, 50.00 FEET; COURSE NO. 4: SOUTH 00°00'00" EAST, 134.33 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; COURSE NO. 5: SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 125.00 FEET, AN ARC DISTANCE OF 142.54 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 32°40'01" EAST, 134.94 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 6: SOUTH 65°20'01" EAST, 95.04 FEET; COURSE NO. 7: SOUTH 58°30'02" WEST, 40.26 FEET; COURSE NO. 8: SOUTH 01°29'12" WEST, 216.38 FEET, TO THE POINT OF BEGINNING.

CONTAINING 38.00 ACRES, MORE OR LESS.

**CLERK'S CERTIFICATION**

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 **91-98** OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. SIGNED THIS 10 DAY OF April, 2019.

RONNIE FUSSELL  
CLERK OF CIRCUIT COURT

BY: [Signature]  
DEPUTY CLERK

**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]  
JOHN PAPPAS, P.E.  
DIRECTOR OF PUBLIC WORKS

DATE 4/15/19

**PLAT CONFORMITY REVIEW**

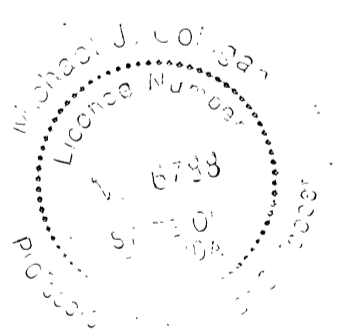
THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 11 DAY OF April, 2019.

[Signature]  
W. MONROE HAZEN, P.L.S.  
PROFESSIONAL LAND SURVEYOR NUMBER 3398

**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.  
3530 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.: 6194.013 (PLAT)  
6194.010 (PLANS)



# Alta Lakes Phase Four

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

PLAT BOOK **73** PAGE **92**

SHEET 2 OF 8 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 FOUR, 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.

THE RIGHT OF WAY (RED KOI DRIVE), 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 ABUTTING 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 FOUR. 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.

TRACTS 1, 4, 6 AND 7 (CONSERVATION), TRACT 2 (CONSERVATION), TRACT 3 (BUFFER TRACT) AND TRACT 5 (STORM WATER MANAGEMENT FACILITY) 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.

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 9 DAY OF April, A.D., 2019.

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

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

WITNESS: [Signature]  
PRINT NAME: Anthony Starni  
WITNESS: [Signature]  
PRINT NAME: Deborah McIlwain

### 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 A. Fremont, Vice Pres. 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



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

PRINT NAME: Deborah E. McIlwain

PSD NUMBER: N.A.  
CITY DEVELOPMENT NO.: 6194.013 (PLAT)  
6194.010 (PLANS)

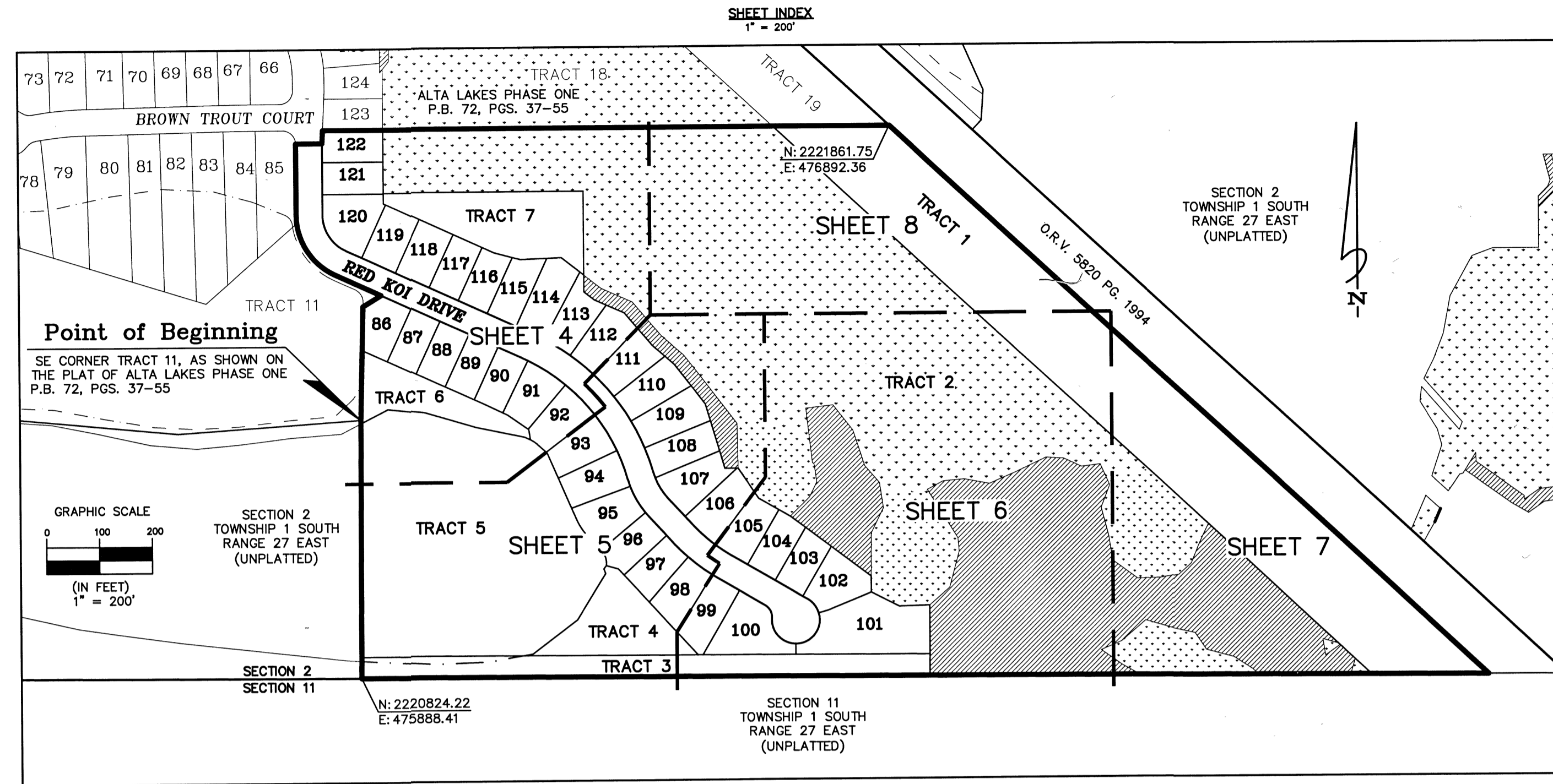
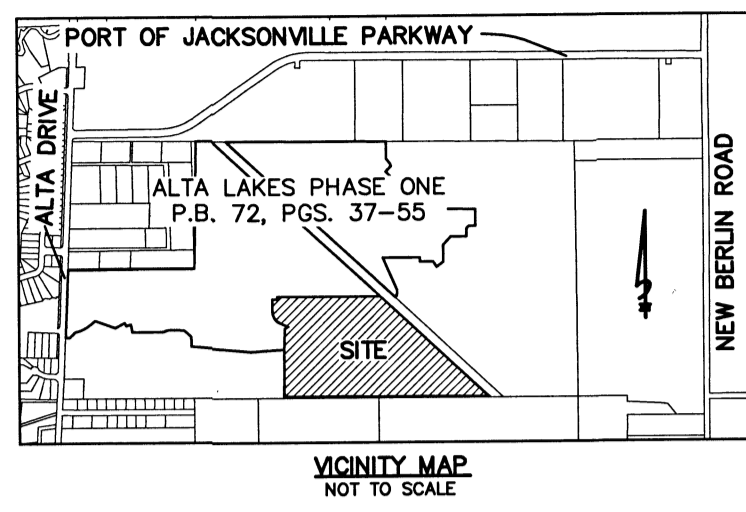


# Alta Lakes Phase Four

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

PLAT BOOK **73** PAGE **93**

SHEET 3 OF 8 SHEETS  
37 LOTS AND 7 TRACTS IN THIS PHASE



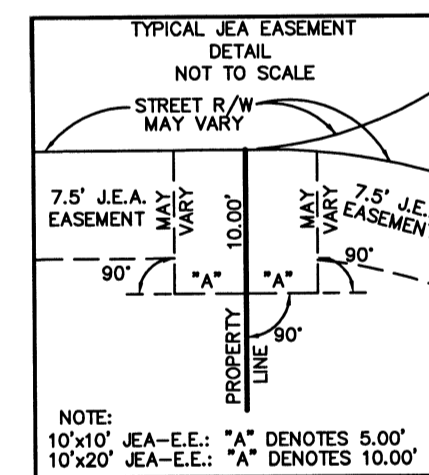
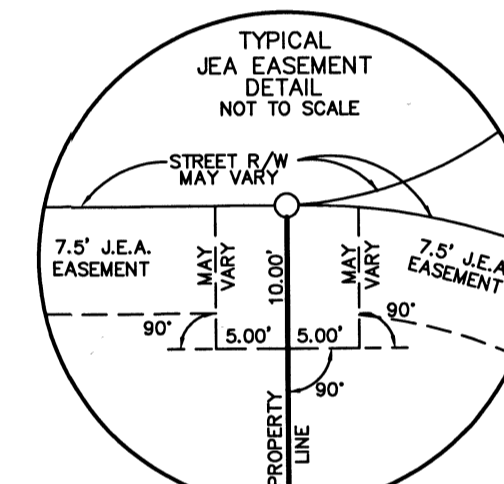
### Legend

- 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.S. = 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
- LT = TABULATED LINE DATA
- CT = TABULATED CURVE DATA
- (R) = RADIAL LINE
- ATB = APPROXIMATE TOP OF BANK
- TL = 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
- JEA-E = JEA EASEMENT
- JEA-E.E. = JEA EXCLUSIVE EASEMENT
- JEA-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 "PRM 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 SOUTHERLY LINE OF SAID SECTION 2, AS SOUTH 89°47'43" EAST. PER STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983/1990 NGS ADJUSTMENT. N 2163773.081 DENOTES COORDINATES REFERENCED DATUM FLORIDA EAST E 397923.431 ZONE NAD 1983/1990 NGS ADJUSTMENT.
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 SUPPLANTED IN AUTHORITY 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.



PSD NUMBER: N.A.  
CITY DEVELOPMENT NO.: 6194.013 (PLAT)  
6194.010 (PLANS)



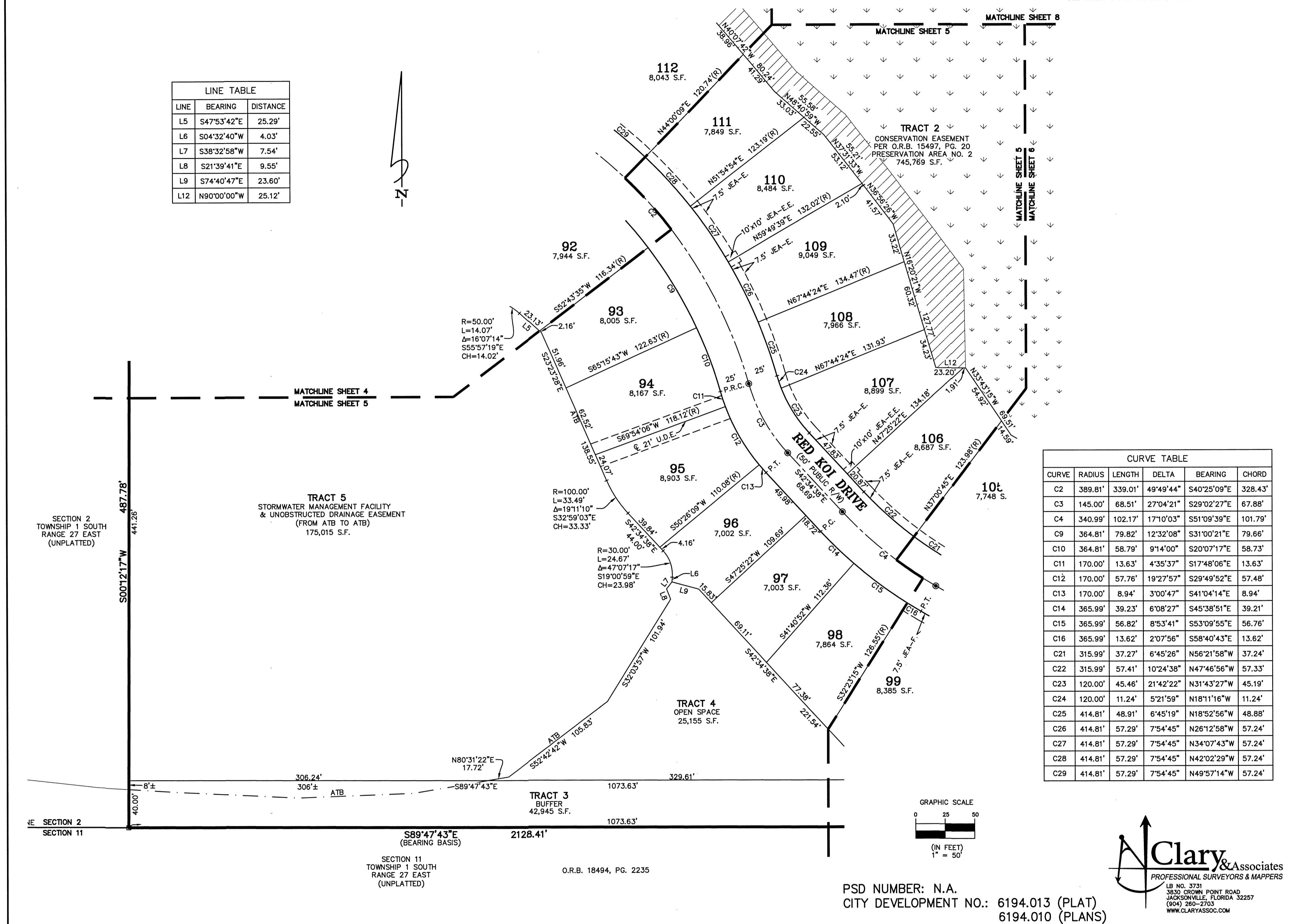
# Alta Lakes Phase Four

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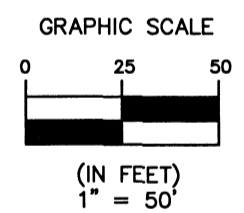
PLAT BOOK **73** PAGE **95**

SHEET 5 OF 8 SHEETS  
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

LINE	BEARING	DISTANCE
L5	S47°53'42"E	25.29'
L6	S04°32'40"W	4.03'
L7	S38°32'58"W	7.54'
L8	S21°39'41"E	9.55'
L9	S74°40'47"E	23.60'
L12	N90°00'00"W	25.12'



CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C2	389.81'	339.01'	49°49'44"	S40°25'09"E	328.43'
C3	145.00'	68.51'	27°04'21"	S29°02'27"E	67.88'
C4	340.99'	102.17'	17°10'03"	S51°09'39"E	101.79'
C9	364.81'	79.82'	12°32'08"	S51°00'21"E	79.66'
C10	364.81'	58.79'	9°14'00"	S20°07'17"E	58.73'
C11	170.00'	13.63'	4°35'37"	S17°48'06"E	13.63'
C12	170.00'	57.76'	19°27'57"	S29°49'52"E	57.48'
C13	170.00'	8.94'	3°00'47"	S41°04'14"E	8.94'
C14	365.99'	39.23'	6°08'27"	S45°38'51"E	39.21'
C15	365.99'	56.82'	8°53'41"	S53°09'55"E	56.76'
C16	365.99'	13.62'	2°07'56"	S58°40'43"E	13.62'
C21	315.99'	37.27'	6°45'26"	N56°21'58"W	37.24'
C22	315.99'	57.41'	10°24'38"	N47°46'56"W	57.33'
C23	120.00'	45.46'	21°42'22"	N31°43'27"W	45.19'
C24	120.00'	11.24'	5°21'59"	N18°11'16"W	11.24'
C25	414.81'	48.91'	6°45'19"	N18°52'56"W	48.88'
C26	414.81'	57.29'	7°54'45"	N26°12'58"W	57.24'
C27	414.81'	57.29'	7°54'45"	N34°07'43"W	57.24'
C28	414.81'	57.29'	7°54'45"	N42°02'29"W	57.24'
C29	414.81'	57.29'	7°54'45"	N49°57'14"W	57.24'



**Clary & Associates**  
PROFESSIONAL SURVEYORS & MAPPERS  
LB NO. 3731  
3830 CROWN POINT ROAD  
JACKSONVILLE, FLORIDA 32257  
(904) 260-2700  
WWW.CLARYASSOC.COM

PSD NUMBER: N.A.  
CITY DEVELOPMENT NO.: 6194.013 (PLAT)  
6194.010 (PLANS)

O.R.B. 18494, PG. 2235

SECTION 2  
TOWNSHIP 1 SOUTH  
RANGE 27 EAST  
(UNPLATTED)

SECTION 2  
SECTION 11

TRACT 5  
STORMWATER MANAGEMENT FACILITY  
& UNOBSTRUCTED DRAINAGE EASEMENT  
(FROM ATB TO ATB)  
175,015 S.F.

TRACT 3  
BUFFER  
42,945 S.F.

TRACT 4  
OPEN SPACE  
25,155 S.F.

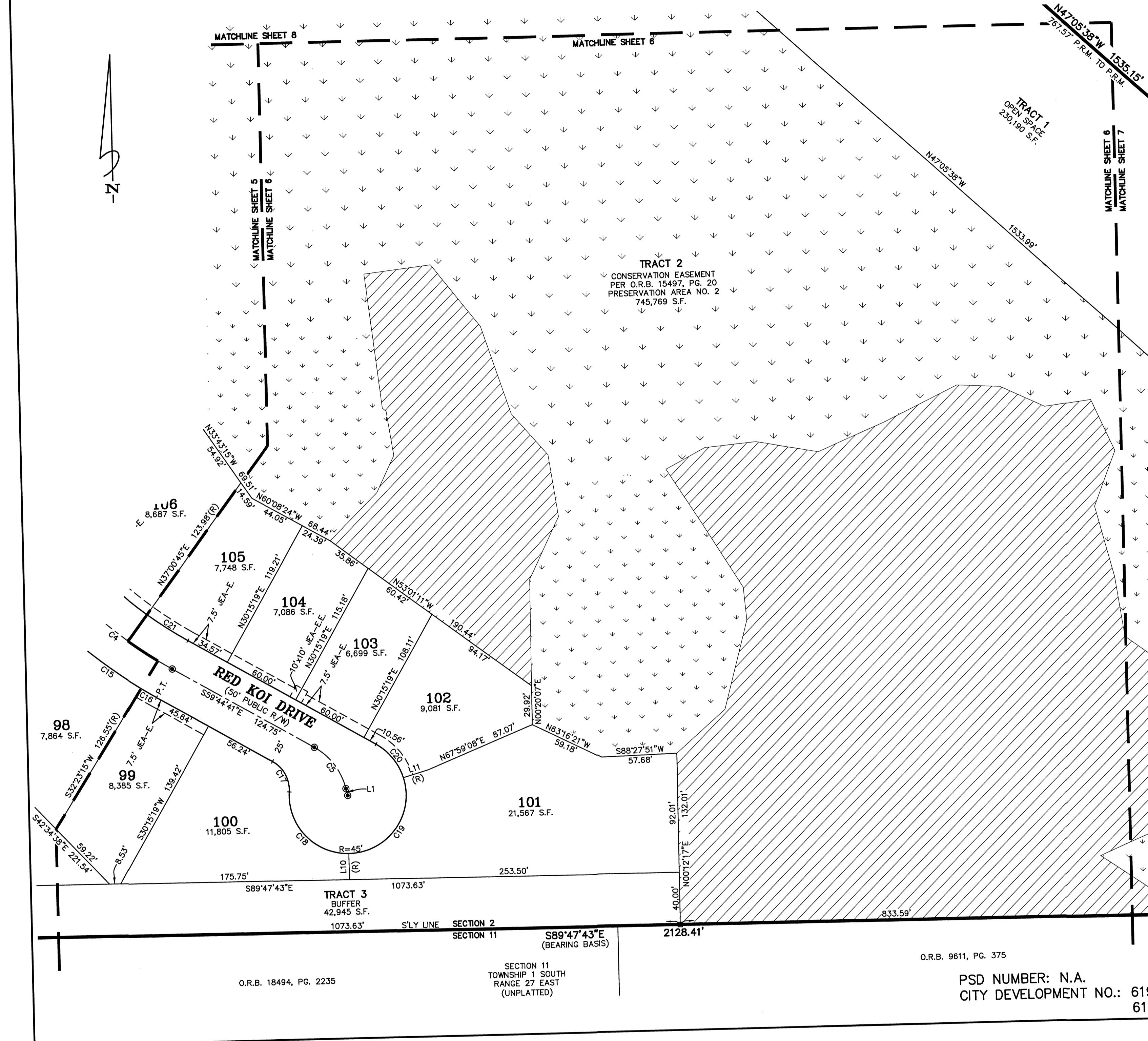
TRACT 2  
CONSERVATION EASEMENT  
PER O.R.B. 15497, PG. 20  
PRESERVATION AREA NO. 2  
745,769 S.F.

# Alta Lakes Phase Four

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

PLAT BOOK **73** PAGE **96**

SHEET 6 OF 8 SHEETS  
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

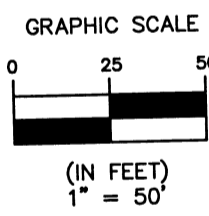


LINE TABLE

LINE	BEARING	DISTANCE
L1	S12°36'46"E	5.48'
L10	S00°12'17"W	20.17'
L11	N73°35'02"E	20.00'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C4	340.99'	102.17'	171°0'03"	S51°09'39"E	101.79'
C5	50.00'	41.13'	47°07'55"	S36°10'43"E	39.98'
C15	365.99'	56.82'	8°53'41"	S53°09'55"E	56.76'
C16	365.99'	13.62'	2°07'56"	S58°40'43"E	13.62'
C17	25.00'	28.20'	64°37'23"	S27°25'59"E	26.73'
C18	45.00'	74.36'	94°40'26"	S42°27'31"E	66.18'
C19	45.00'	83.74'	106°37'15"	N36°53'39"E	72.17'
C20	45.00'	34.03'	43°19'42"	N38°04'50"W	33.22'
C21	315.99'	37.27'	6°45'26"	N56°21'58"W	37.24'



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O.R.B. 9611, PG. 375

PSD NUMBER: N.A.  
CITY DEVELOPMENT NO.: 6194.013 (PLAT)  
6194.010 (PLANS)

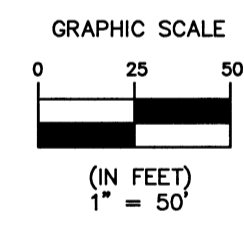
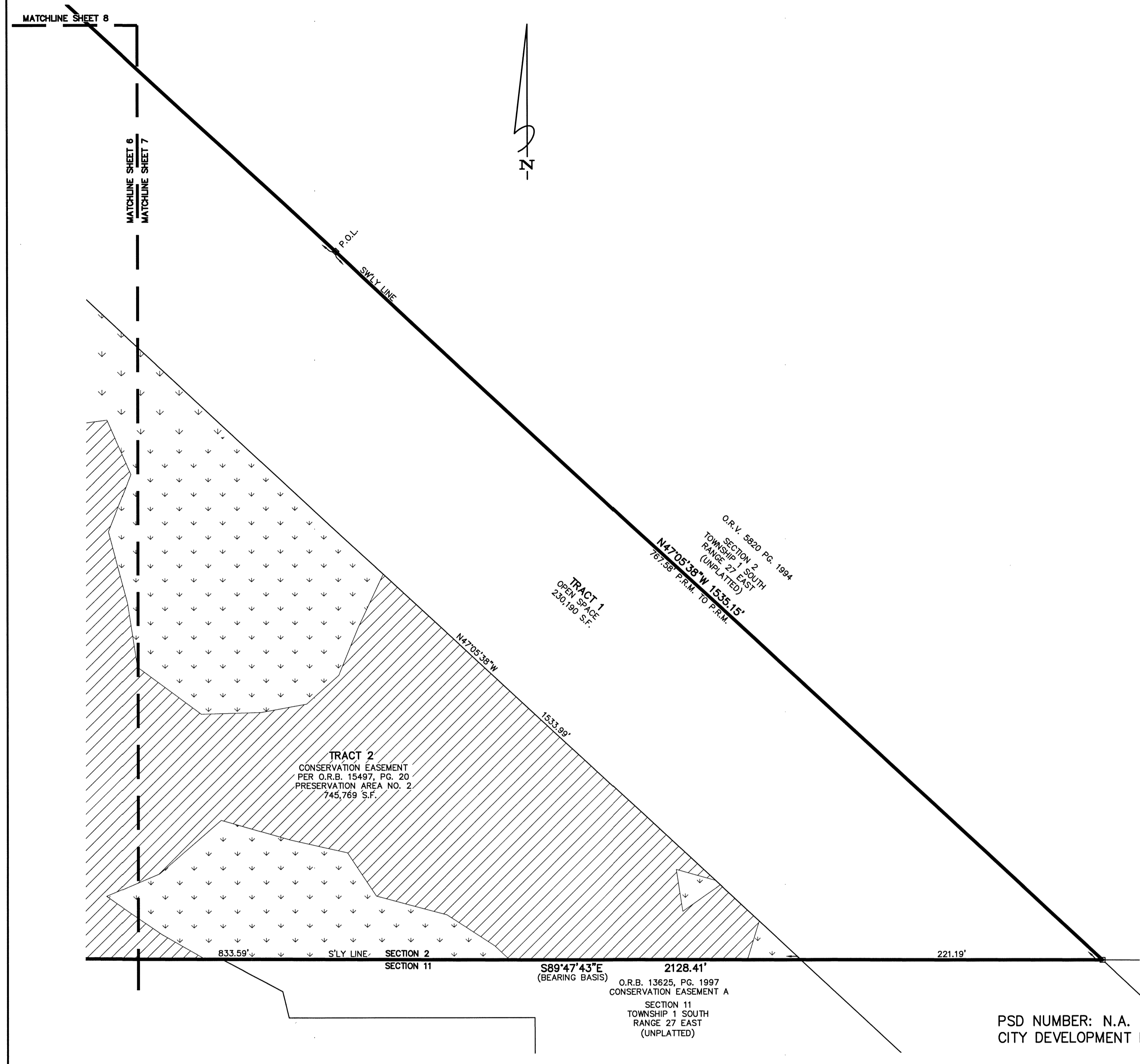
O.R.B. 18494, PG. 2235

# Alta Lakes Phase Four

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

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SHEET 7 OF 8 SHEETS  
SEE SHEET 3 FOR GENERAL NOTES & LEGEND



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