

Alta Lakes Phase Five

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

Approved June 12, 2020
Date
[Signature]
City Engineer
for Director of Public Works
Approved June 4, 2020
Date
[Signature]
for General Counsel

CAPTION
A PORTION OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE SOUTHEAST CORNER OF 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 DUVAL COUNTY, FLORIDA; THENCE WESTERLY, NORTHERLY, NORTHWESTERLY, AND SOUTHWESTERLY, ALONG THE SOUTHERLY LINE OF SAID PLAT OF ALTA LAKES PHASE ONE, RUN THE FOLLOWING SIXTEEN (16) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 86°04'47" WEST, 346.57 FEET; COURSE NO. 2: NORTH 84°35'33" WEST, 620.51 FEET; COURSE NO. 3: NORTH 01°33'13" WEST, 99.18 FEET; COURSE NO. 4: NORTH 46°30'13" WEST, 99.25 FEET; COURSE NO. 5: NORTH 89°51'27" WEST, 159.54 FEET; COURSE NO. 6: SOUTH 71°42'28" WEST, 63.25 FEET; COURSE NO. 7: NORTH 89°51'27" WEST, 315.32 FEET, TO THE ARC OF A CURVE LEADING NORTHERLY; COURSE NO. 8: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 325.00 FEET, AN ARC DISTANCE OF 84.04 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 13°15'05" WEST, 83.81 FEET; COURSE NO. 9: SOUTH 69°20'25" WEST, 50.00 FEET, TO THE ARC OF A CURVE LEADING NORTHWESTERLY; COURSE NO. 10: NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 275.00 FEET, AN ARC DISTANCE OF 36.56 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 24°28'08" WEST, 36.54 FEET; COURSE NO. 11: SOUTH 61°43'20" WEST, 111.65 FEET; COURSE NO. 12: NORTH 69°39'06" WEST, 222.83 FEET, TO THE ARC OF A CURVE LEADING SOUTHWESTERLY; COURSE NO. 13: SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 58.54 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 49°23'35" WEST, 58.54 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHWESTERLY; COURSE NO. 14: SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 350.00 FEET, AN ARC DISTANCE OF 183.73 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 63°50'14" WEST, 181.63 FEET; COURSE NO. 15: SOUTH 45°02'08" WEST, 80.15 FEET; COURSE NO. 16: NORTH 87°33'56" WEST, 42.37 FEET, TO THE EASTERLY RIGHT OF WAY LINE OF ALTA DRIVE (A 60 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); THENCE SOUTH 02°28'24" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, 403.93 FEET, TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 10195, PAGE 2138, OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 89°51'27" EAST, ALONG LAST SAID LINE, 210.00 FEET, TO THE EASTERLY LINE OF LAST SAID LANDS; THENCE SOUTH 02°28'24" WEST, ALONG LAST SAID LINE, 210.00 FEET, TO THE SOUTHERLY LINE OF SECTION 2, ALSO BEING THE NORTHERLY LINE OF THE PLAT OF DOGWOOD FOREST, AS RECORDED IN PLAT BOOK 25, PAGE 47, INCLUSIVE OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 89°51'27" EAST, ALONG LAST SAID LINE, 1130.61 FEET; THENCE SOUTH 89°47'43" EAST, CONTINUING ALONG LAST SAID LINE, AND ALONG THE NORTHERLY LINES OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18187, PAGE 1263, AND OFFICIAL RECORDS BOOK 18494, PAGE 2235, ALL OF SAID CURRENT PUBLIC RECORDS, 951.78 FEET, TO THE WESTERLY LINE OF THE PLAT OF ALTA LAKES PHASE FOUR, AS RECORDED IN PLAT BOOK 73, PAGES 91 THROUGH 98, INCLUSIVE OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 00°12'17" EAST, ALONG LAST SAID LINE, 487.78 FEET, TO THE POINT OF BEGINNING.

CONTAINING 30.74 ACRES, MORE OR LESS.

ADOPTION AND DEDICATION
THIS IS TO CERTIFY THAT D.R. HORTON, INC.—JACKSONVILLE, A DELAWARE CORPORATION, HEREINAFTER REFERRED TO AS THE "OWNER", IS THE FEE SIMPLE OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS ALTA LAKES PHASE FIVE, 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, WALKWAYS, SIDEWALKS, UNOBSTRUCTED EASEMENTS FOR DRAINAGE, AND NON-ACCESS EASEMENTS ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE, A FLORIDA MUNICIPAL CORPORATION, ITS SUCCESSORS AND ASSIGNS ("CITY"), THE NON-EXCLUSIVE DRAINAGE EASEMENTS OVER, UNDER, ACROSS AND THROUGH THE STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT ARE HEREBY IRREVOCABLY DEDICATED TO THE CITY AND ARE SUBJECT TO THE FOLLOWING COVENANTS WHICH SHALL RUN WITH THE LAND:
(1) THE DRAINAGE EASEMENTS HEREBY DEDICATED SHALL PERMIT THE CITY, TO DISCHARGE INTO SAID STORMWATER MANAGEMENT FACILITIES WHICH THESE EASEMENTS TRAVERSE, ALL WATER WHICH MAY FALL ON OR COME UPON THE RIGHTS OF WAY DEDICATED ON THIS PLAT, TOGETHER WITH ALL SUBSTANCES OR MATTER WHICH MAY FLOW OR PASS FROM SAID RIGHTS OF WAY; FROM ADJACENT LAND OR FROM ANY OTHER SOURCE OF PUBLIC WATERS INTO OR THROUGH SAID STORMWATER MANAGEMENT FACILITIES, WITHOUT ANY LIABILITY WHATSOEVER ON THE PART OF THE CITY FOR ANY DAMAGE, INJURIES OR LOSS TO PERSONS OR PROPERTY RESULTING FROM THE ACCEPTANCE OR USE OF THESE DRAINAGE EASEMENTS BY THE CITY.
(2) THE STORMWATER MANAGEMENT FACILITIES 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 STORMWATER MANAGEMENT FACILITIES ARE THE RESPONSIBILITY OF SAID OWNERS. THE CITY BY ACCEPTANCE OF THIS PLAT ASSUMES NO RESPONSIBILITY WHATSOEVER FOR SAID STORMWATER MANAGEMENT FACILITIES.
(3) THE CITY SHALL NOT BE LIABLE NOR RESPONSIBLE FOR THE CREATION, OPERATION, FAILURE OR DESTRUCTION OF WATER LEVEL CONTROL EQUIPMENT WHICH MAY BE CONSTRUCTED OR INSTALLED BY THE OWNER OR ANY OTHER PERSON WITHIN THE AREA OF THE LANDS HEREBY PLATTED, OR OF THE STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT, BUT SHALL HAVE THE RIGHT TO MAINTAIN THE WATER LEVEL IN ACCORDANCE WITH ANY STATE AND LOCAL PERMITS, INCLUDING THE REPAIR, REMOVAL OR REPLACEMENT OF THE STORMWATER MANAGEMENT FACILITIES AND THE CONTROL STRUCTURES TO EFFECT ADEQUATE DRAINAGE FOR THE RIGHTS OF WAYS DEDICATED HEREON.
OWNER, ITS SUCCESSORS AND ASSIGNS OF THE LANDS DESCRIBED AND CAPTIONED HEREON, SHALL FOREVER RELEASE, DISCHARGE, INDEMNIFY THE CITY AND SAVE IT HARMLESS FROM SUITS, ACTION, DAMAGES, LIABILITY AND EXPENSE IN CONNECTION WITH LOSS OF LIFE, BODILY OR PERSONAL INJURY OR PROPERTY DAMAGE OR ANY OTHER DAMAGE ARISING FROM OR OUT OF ANY OCCURRENCE IN, UPON, AT OR FROM THE STORMWATER MANAGEMENT FACILITIES DESCRIBED ABOVE, OR ANY PART THEREOF, OCCASIONED WHOLLY OR IN PART BY ANY ACT OR OMISSION OF ITS AGENT, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES OR CONCESSIONAIRES WITHIN ALTA LAKES PHASE FIVE. THIS RELEASE 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 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.
ALL PRIVATE EASEMENTS AND CONSERVATION EASEMENTS SHOWN HEREON SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF OWNER, ITS SUCCESSORS AND ASSIGNS. OWNER DOES HEREBY RESERVE UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE EASEMENT FOR LANDSCAPING AND CONSTRUCTION OF SIGNS OVER ALL NON-ACCESS EASEMENTS, AND ALSO NON-EXCLUSIVE 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 OWNER, ITS SUCCESSORS, AND ASSIGNS.

TRACT 1 (FUTURE RIGHT OF WAY RESERVATION), TRACT 2 (BUFFER TRACT), TRACT 3 (OPEN SPACE), TRACT 4 (BUFFER TRACT) AND TRACT 5 (STORMWATER 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.
THE UNDERSIGNED OWNER DOES HEREBY RESERVE UNTO THEMSELVES AND THEIR ASSIGNS, AN EASEMENT FOR THE PURPOSES OF ACCESS, INGRESS AND EGRESS TO AND FROM TRACT 4 ACROSS THAT EASEMENT DESIGNATED AS "UNOBSTRUCTED ACCESS EASEMENT".
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 1 DAY OF May, A.D., 2020.

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

BY: [Signature]
PRINT NAME: Philip A. Frumento
TITLE: Vice President
WITNESS: [Signature]
PRINT NAME: Anthony Sharp

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

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 1 DAY OF May, 2020, A.D., BY Philip A. Frumento AS Vice President OF D.R. HORTON, INC.—JACKSONVILLE, A DELAWARE CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA FOR THE CORPORATION.

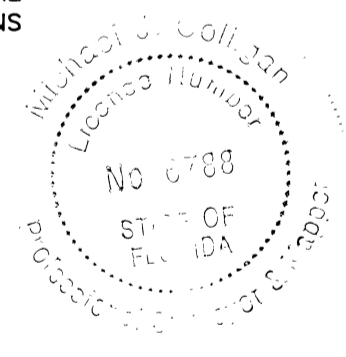
[Signature]
NOTARY PUBLIC, STATE OF FLORIDA
NAME: DANIEL E. COLLIGAN
MY COMMISSION EXPIRES: _____
MY COMMISSION NUMBER IS: _____

PERSONALLY KNOWN OR PRODUCED IDENTIFICATION _____ TYPE OF IDENTIFICATION PRODUCED _____

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 STATUTES 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 29TH DAY OF APRIL, A.D., 2020.

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



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 75, PAGES 114-120 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
SIGNED [Signature] DAY OF June, A.D., 2020.
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] 6/12/20
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 9TH DAY OF June, A.D., 2020.
[Signature]
DANNY S. WHEELER, P.L.S.
PROFESSIONAL LAND SURVEYOR NUMBER 6902

REVIEWS
OFFICE: SPB
FIELD: KRF
CHECKED BY
DRAFT: SPB
CLOSURES/DATA: SPB
COVER SHEET: SPB
PRMS: KRF



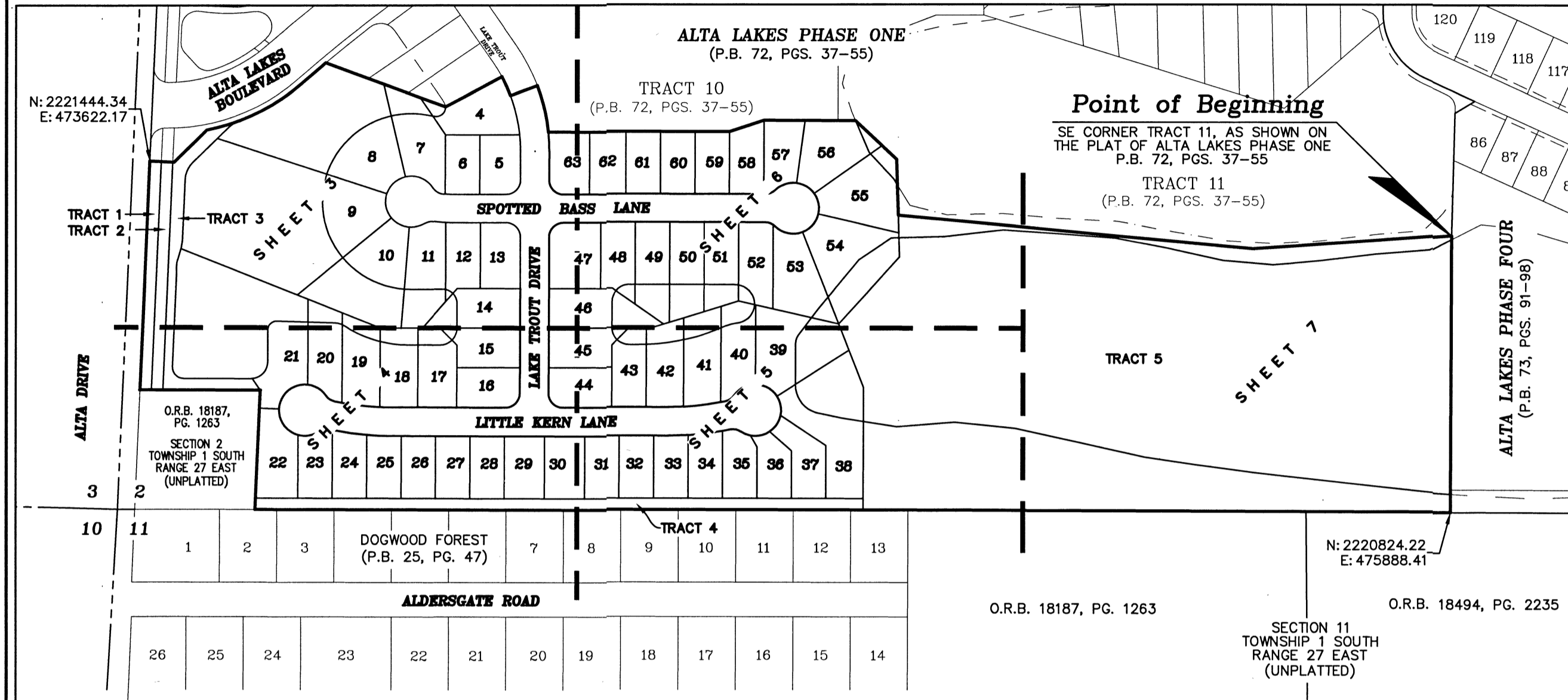
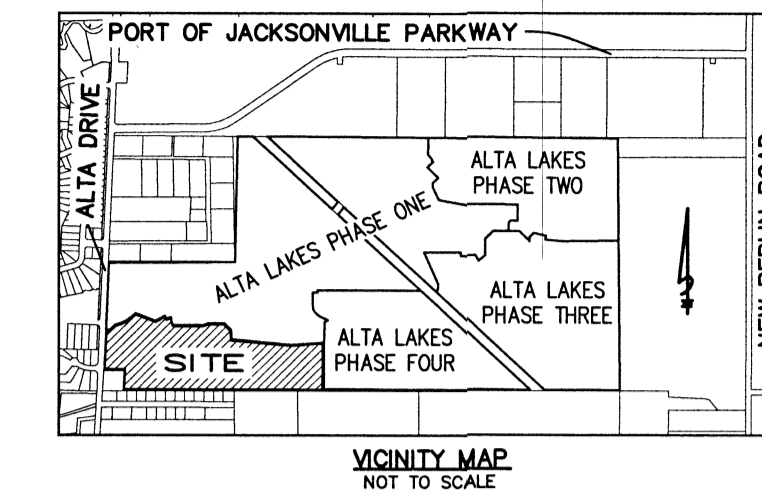
CIVIL PLAN CDN: 6194.010
PLAT CDN: 6194.015

Alta Lakes Phase Five

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

PLAT BOOK **75** PAGE **115**

SHEET 2 OF 7 SHEETS
60 LOTS AND 5 TRACTS IN THIS PHASE



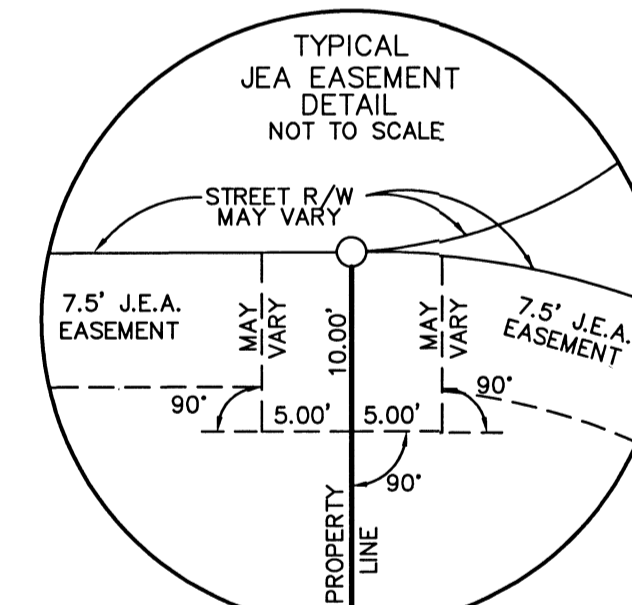
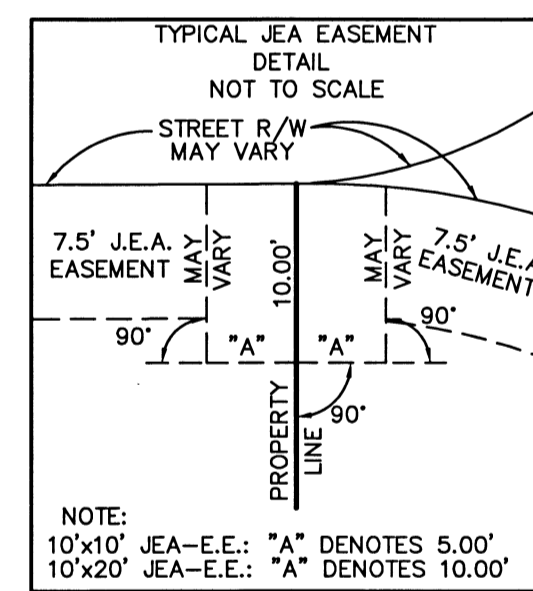
SHEET INDEX
1" = 200'

General Notes

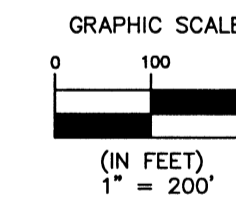
- BEARINGS SHOWN HEREON ARE BASED ON SOUTHERLY LINE OF SAID SECTION 2, AS SOUTH 89°47'43" EAST. PER STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983/1990 NGS ADJUSTMENT.
N 2220824.22 DENOTES COORDINATES REFERENCED DATUM FLORIDA EAST
E 475888.41 ZONE NAD 1983/1990 NGS ADJUSTMENT.
- 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)
- 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. THE FIRM INFORMATION AND DELINEATIONS ON THIS PLAT ARE VALID ONLY FOR DATES UP TO AND INCLUDING THE EFFECTIVE RECORDING DATE OF THIS PLAT. THERE MAY HAVE BEEN SUBSEQUENT REVISIONS AFTER THIS DATE THAT WILL SUPERSEDE SAID INFORMATION. INQUIRES FOR THIS SHOULD BE MADE TO THE COMMUNITY'S FLOODPLAIN MANAGEMENT REPOSITORY, DEVELOPMENT SERVICES DIVISION, DEPARTMENT OF PLANNING AND DEVELOPMENT, CITY OF JACKSONVILLE.
- BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.
- THE TABULATED CURVE AND TABLE(S) SHOWN ON EACH SHEET ARE APPLICABLE ONLY TO THE CURVES AND LINES THAT APPEAR ON THAT SHEET.
- ALL DRAINAGE EASEMENTS ARE UNOBSTRUCTED EASEMENTS UNLESS OTHERWISE NOTED HEREON. (SEE NOTE NO. 8)
- CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND DISTRIBUTION SYSTEM.
- 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.
- 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.
- '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.
- '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.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

Legend

- | | |
|--|--|
| R/W = RIGHT OF WAY | □ = 4"x4" CONCRETE MONUMENT |
| P.B. = PLAT BOOK | ○ = 5/8" REBAR WITH CAP |
| O.R.B. = OFFICIAL RECORDS BOOK | ○ (with P.R.M. LB 3731) = STAMPED "P.R.M. LB 3731" |
| PG(S) = PAGE(S) | ○ (with P.C.P. LB 3731) = PERMANENT CONTROL POINT STAMPED "P.C.P. LB 3731" |
| ID. = IDENTIFICATION | 4'± = DENOTES DISTANCE FROM THE TRAVERSE LINE TO THE APPROXIMATE TOP OF BANK |
| 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 | |
| LI = TABULATED LINE DATA | |
| CI = TABULATED CURVE DATA | |
| (R) = RADIAL LINE | |
| ATB = 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 | |
| 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 | |



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



CIVIL PLAN CDN: 6194.010
PLAT CDN: 6194.015

Alta Lakes Phase Five

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

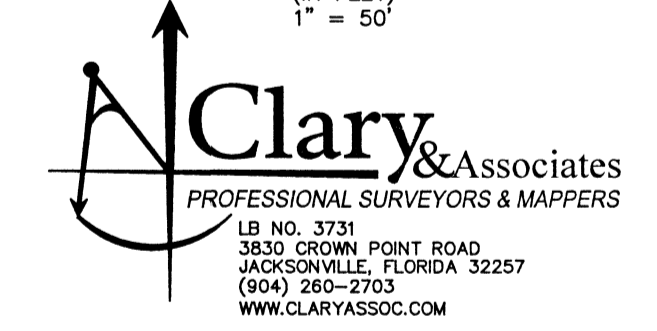
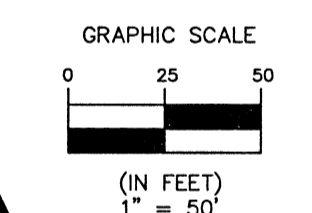
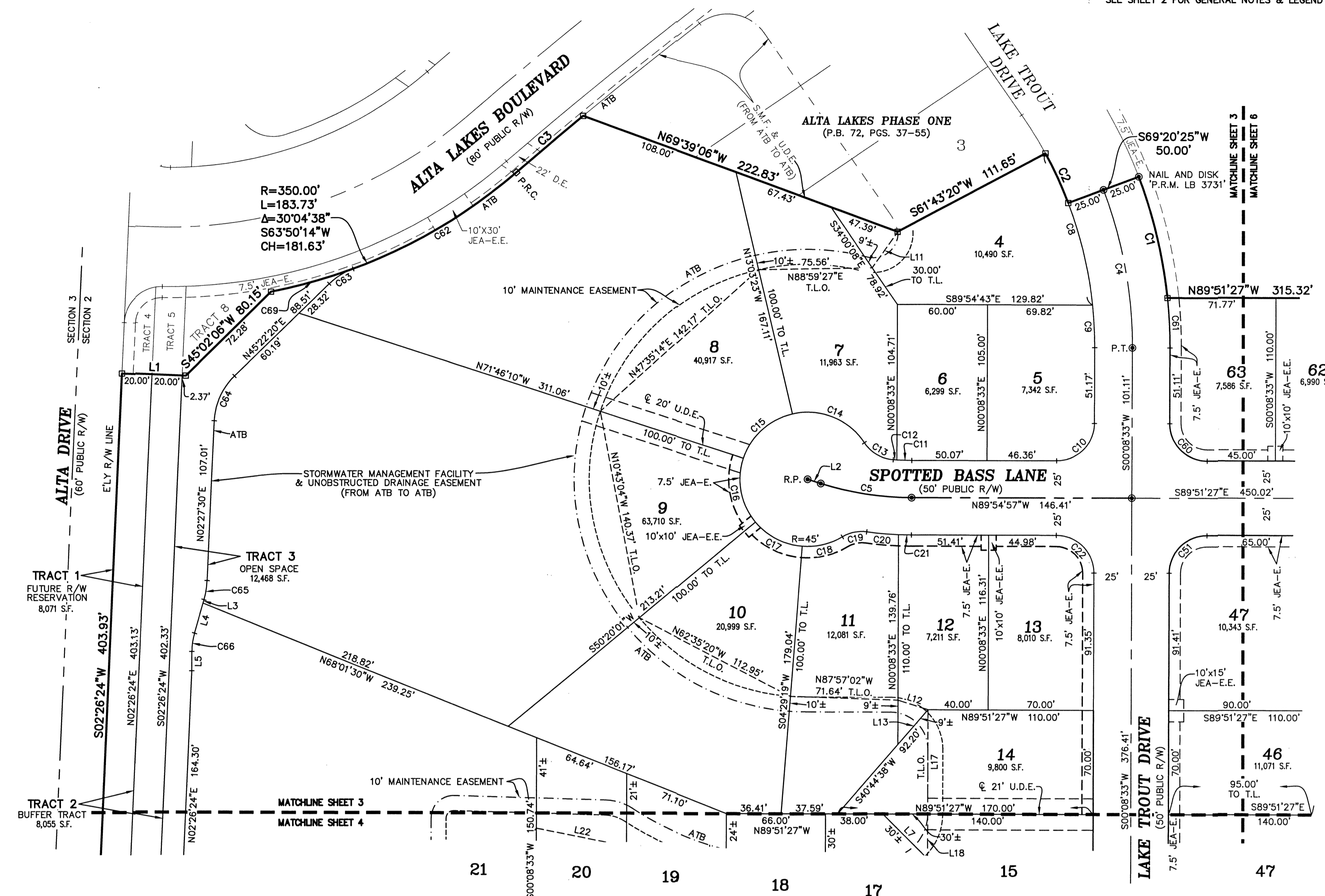
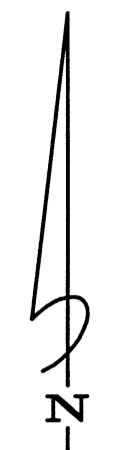
SHEET 3 OF 7 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND

LINE	BEARING	DISTANCE
L1	N87°33'36"W	42.37'
L2	N72°15'16"W	9.15'
L3	N15°57'21"E	2.38'
L4	N15°57'21"E	20.61'
L5	N00°21'30"E	12.73'
L7	S44°51'27"E	42.43'
L11	N34°59'45"E	29.47'
L12	N72°02'48"W	21.01'
L13	N40°44'38"E	30.73'
L17	S00°08'33"W	70.00'
L18	S00°08'33"W	30.00'
L22	S78°41'51"E	61.16'

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	325.00'	84.04'	14°49'00"	N13°15'05"W	83.81'
C2	275.00'	36.56'	7°37'05"	N24°28'08"W	36.54'
C3	2821.99'	58.54'	1°11'19"	S49°23'35"W	58.54'
C4	300.00'	108.92'	20°48'08"	N10°15'31"W	108.32'
C5	200.00'	61.45'	17°36'11"	S81°03'22"E	61.20'
C8	275.00'	107.50'	22°23'50"	N17°04'45"W	106.82'
C9	275.00'	28.91'	6°01'23"	N02°52'08"W	28.90'
C10	25.00'	39.25'	89°56'44"	N45°06'55"E	35.34'
C11	175.00'	9.94'	3°15'10"	S88°13'52"E	9.93'
C12	175.00'	2.41'	0°47'18"	S86°12'37"E	2.41'

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C13	25.00'	23.06'	52°50'39"	S59°23'39"E	22.25'
C14	45.00'	55.04'	70°05'02"	N68°00'50"W	51.68'
C15	45.00'	45.11'	58°42'47"	S47°35'15"W	44.12'
C16	45.00'	46.47'	57°53'51"	S10°43'03"E	43.56'
C17	45.00'	36.01'	45°50'42"	S62°35'20"E	35.05'
C18	45.00'	27.84'	35°26'51"	N76°45'53"E	27.40'
C19	25.00'	16.88'	38°41'48"	S78°23'22"W	16.57'
C20	225.00'	21.23'	5°24'26"	S84°57'57"E	21.23'
C21	225.00'	8.59'	2°11'17"	S88°45'48"E	8.59'
C22	25.00'	39.29'	90°03'16"	N44°53'05"W	35.37'

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C51	25.00'	39.27'	90°00'00"	S45°08'33"W	35.36'
C60	25.00'	39.27'	90°00'00"	S44°51'27"E	35.36'
C61	325.00'	33.95'	5°59'08"	S02°51'01"E	33.94'
C62	350.00'	126.96'	20°46'59"	N59°11'25"E	126.26'
C63	45.00'	19.01'	24°12'34"	S57°28'37"W	18.87'
C64	45.00'	33.70'	42°54'50"	S23°54'55"W	32.92'
C65	55.00'	12.96'	13°29'51"	N09°12'26"E	12.93'
C66	45.00'	12.25'	15°35'51"	S08°09'26"W	12.21'



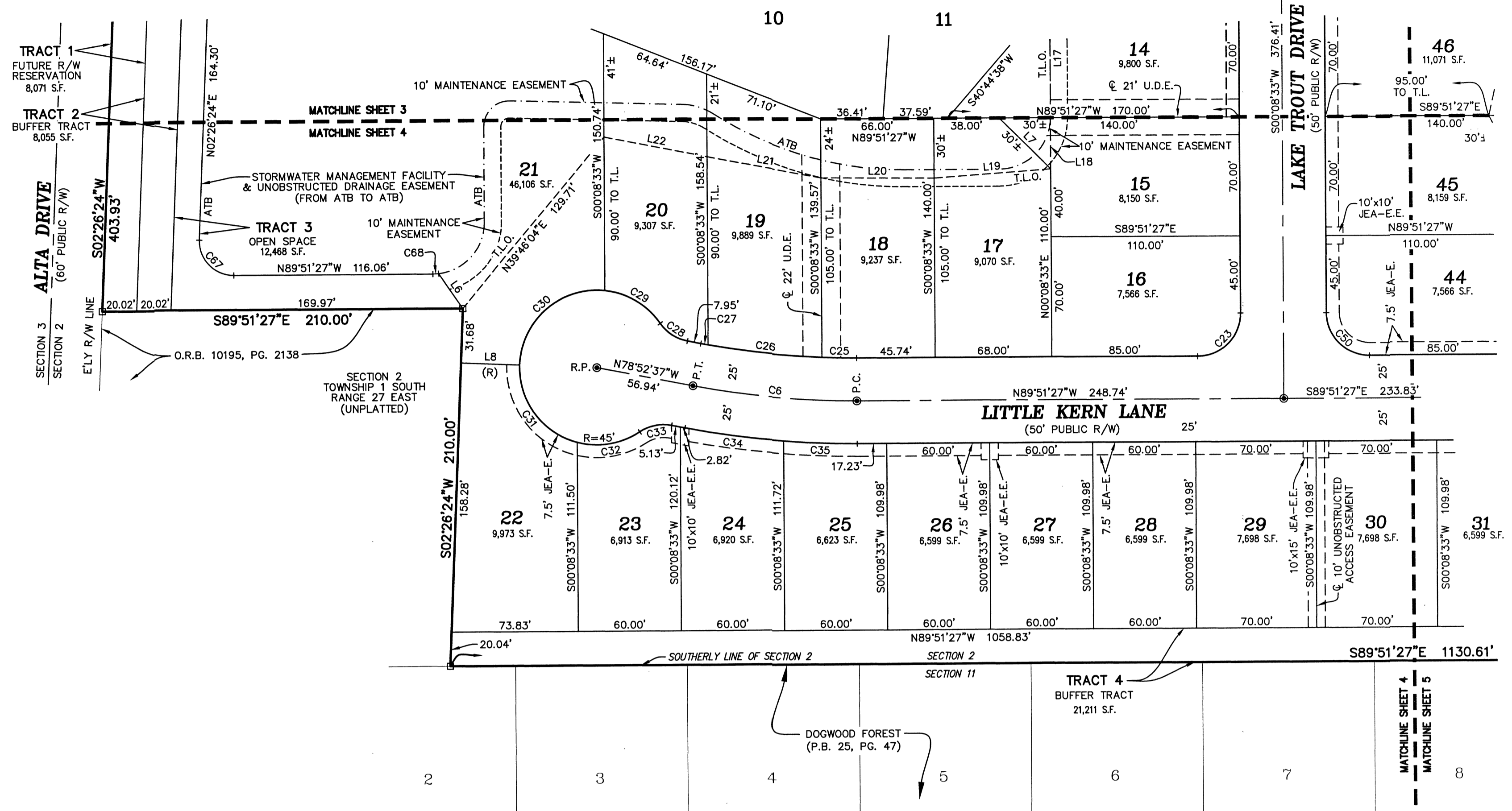
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Alta Lakes Phase Five

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

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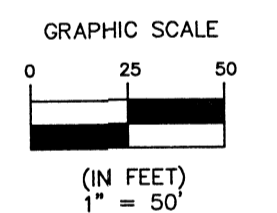
SHEET 4 OF 7 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND



LINE	BEARING	DISTANCE
L6	N34°37'02"W	24.56'
L7	S44°51'27"E	42.43'
L8	N87°33'36"W	34.18'
L17	S00°08'33"W	70.00'
L18	S00°08'33"W	30.00'
L19	N85°56'14"E	68.18'
L20	S89°28'56"E	66.00'
L21	S79°09'41"E	67.17'
L22	S78°41'51"E	61.16'

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C6	500.00'	95.82'	10°58'50"	S84°22'02"E	95.68'
C23	25.00'	39.27'	90°00'00"	N45°08'33"E	35.36'
C25	475.00'	20.27'	2°26'42"	S88°38'06"E	20.27'
C26	475.00'	66.48'	8°01'06"	S83°24'12"E	66.42'
C27	475.00'	4.29'	0°31'02"	S79°08'08"E	4.29'
C28	25.00'	19.38'	44°24'55"	S56°40'09"E	18.90'
C29	45.00'	38.62'	49°10'41"	S59°03'02"E	37.45'

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C30	45.00'	73.76'	93°55'13"	N49°24'01"E	65.78'
C31	45.00'	60.73'	77°19'17"	N36°13'14"W	56.22'
C32	45.00'	38.02'	48°24'39"	S80°54'48"W	36.90'
C33	25.00'	19.38'	44°24'55"	S78°54'56"W	18.90'
C34	525.00'	57.80'	6°18'30"	N82°01'52"W	57.77'
C35	525.00'	42.81'	4°40'21"	N87°31'17"W	42.80'
C50	25.00'	39.27'	90°00'00"	S44°51'27"E	35.36'



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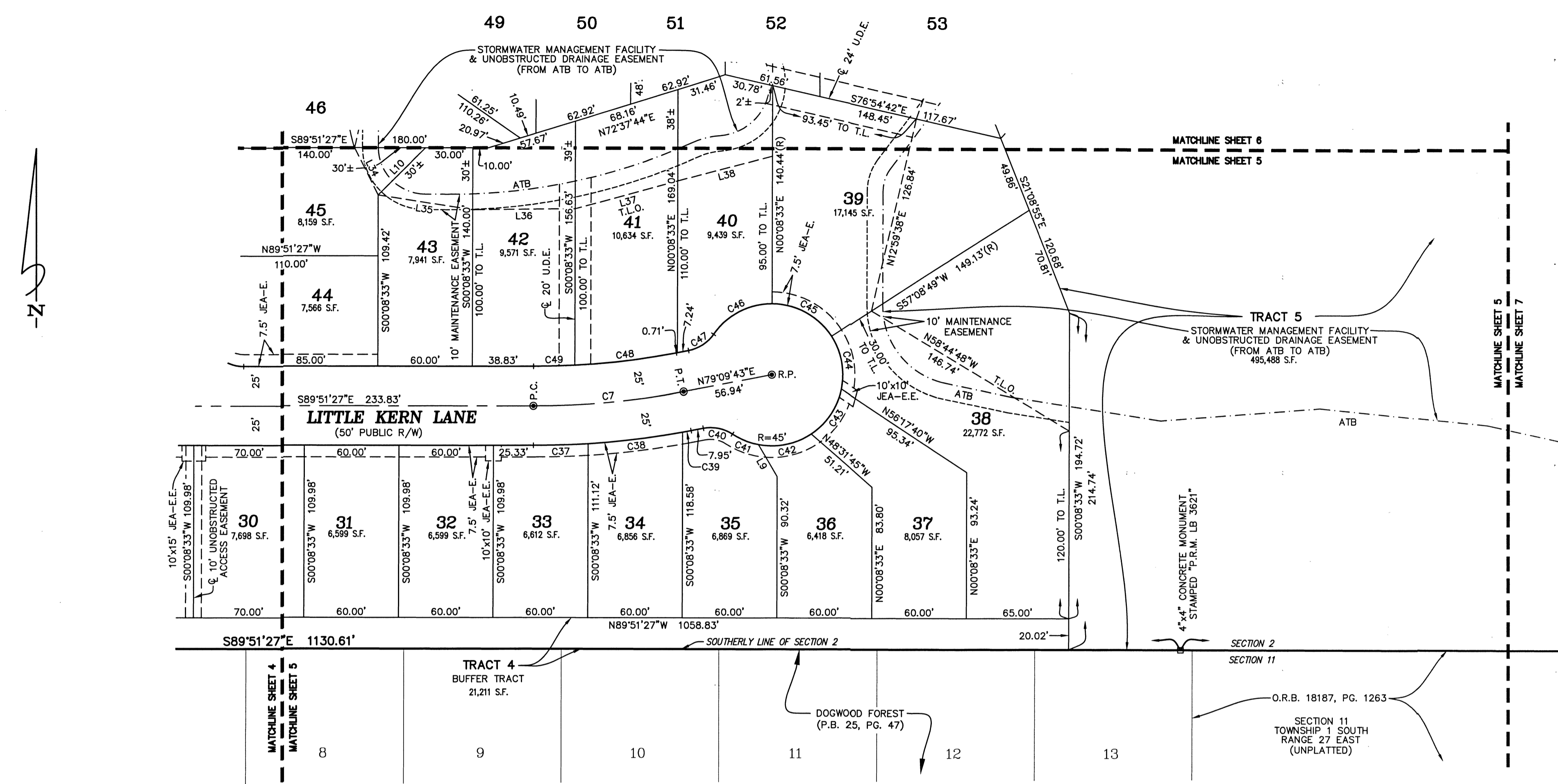
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Alta Lakes Phase Five

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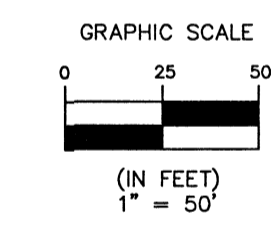
SHEET 5 OF 7 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND



LINE	BEARING	DISTANCE
L9	S30°01'53"E	23.64'
L10	S44°35'22"W	42.84'
L34	S25°58'57"E	34.07'
L35	S80°56'22"E	60.73'
L36	N89°30'23"E	65.00'
L37	N74°34'26"E	67.48'
L38	N75°03'41"E	62.14'

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C7	500.00'	95.82'	10°58'50"	N84°39'08"E	95.68'
C37	525.00'	34.70'	3°47'12"	S88°14'57"W	34.69'
C38	525.00'	60.50'	6°36'08"	S83°03'17"W	60.46'
C39	525.00'	5.42'	0°35'30"	S79°27'28"W	5.42'
C40	25.00'	19.38'	44°24'55"	N78°37'49"W	18.90'
C41	45.00'	17.87'	22°44'53"	N67°47'48"W	17.75'
C42	45.00'	35.00'	44°33'40"	S78°32'55"W	34.12'

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C43	45.00'	35.00'	44°33'44"	S33°59'13"W	34.12'
C44	45.00'	35.00'	44°33'32"	S10°34'25"E	34.12'
C45	45.00'	44.73'	56°57'23"	S61°19'52"E	42.91'
C46	45.00'	43.55'	55°26'38"	N62°28'07"E	41.87'
C47	25.00'	19.38'	44°24'55"	N56°57'16"E	18.90'
C48	475.00'	64.84'	7°49'18"	N83°04'22"E	64.79'
C49	475.00'	26.19'	3°09'32"	N88°33'47"E	26.18'



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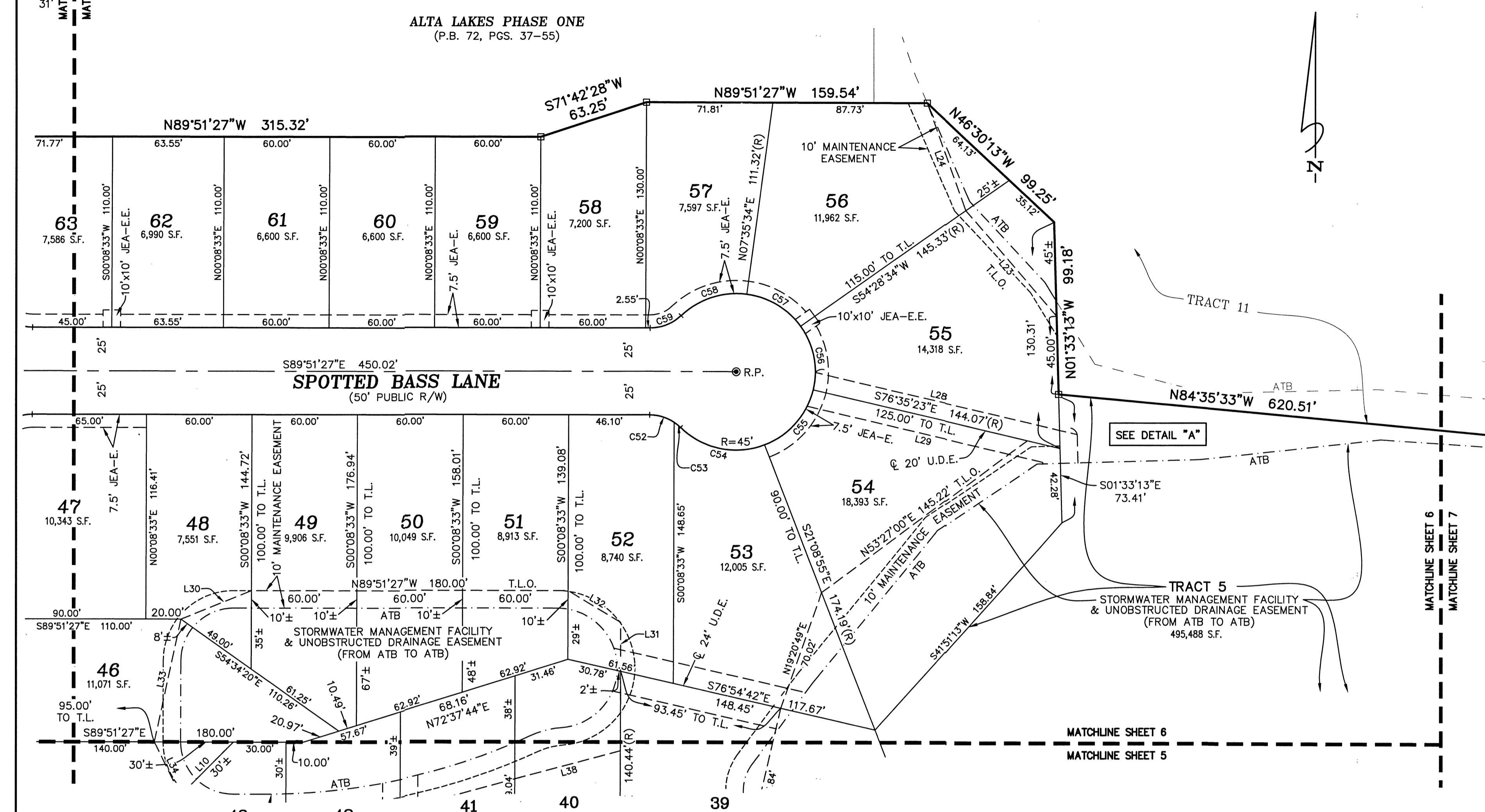
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Alta Lakes Phase Five

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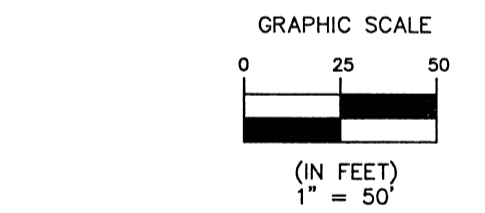
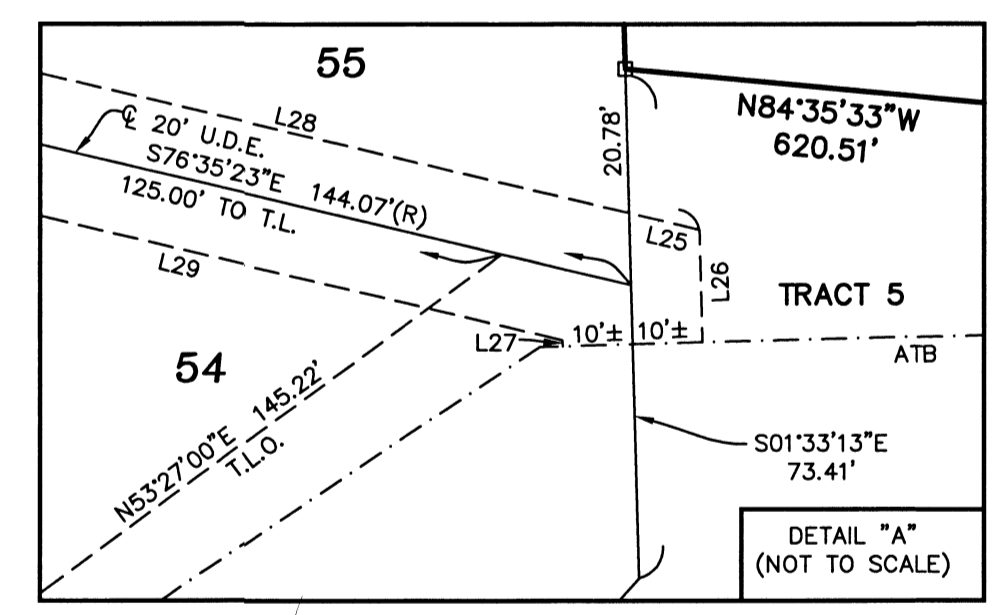
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SEE SHEET 2 FOR GENERAL NOTES & LEGEND



LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L10	S44°35'22"W	42.84'	L29	S76°35'23"E	137.52'
L23	N40°22'47"W	79.70'	L30	S67°50'09"W	43.24'
L24	N19°28'04"W	65.51'	L31	N00°00'00"E	27.91'
L25	S76°35'23"E	10.35'	L32	N58°44'23"W	34.96'
L26	S01°33'13"E	16.21'	L33	S12°14'14"W	71.59'
L27	S01°33'13"E	0.85'	L34	S25°58'57"E	34.07'
L28	S76°35'23"E	142.53'	L38	N75°03'41"E	62.14'

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD	
C52	25.00'	14.74'	33°46'49"	N72°58'02"W	14.53'	
C53	25.00'	4.64'	10°38'06"	N50°45'35"W	4.63'	
C54	45.00'	51.61'	65°42'23"	N78°17'43"W	48.82'	
C55	45.00'	43.54'	55°26'28"	S41°07'51"W	41.86'	
C56	45.00'	38.43'	48°56'05"	S11°03'26"E	37.28'	
C57	45.00'	36.82'	46°52'59"	S58°57'58"E	35.80'	
C58	45.00'	40.73'	51°51'55"	N71°39'35"E	39.36'	
C59	25.00'	19.38'	44°24'55"	N67°56'06"E	18.90'	



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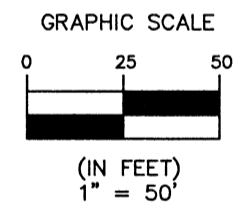
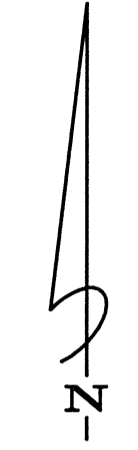
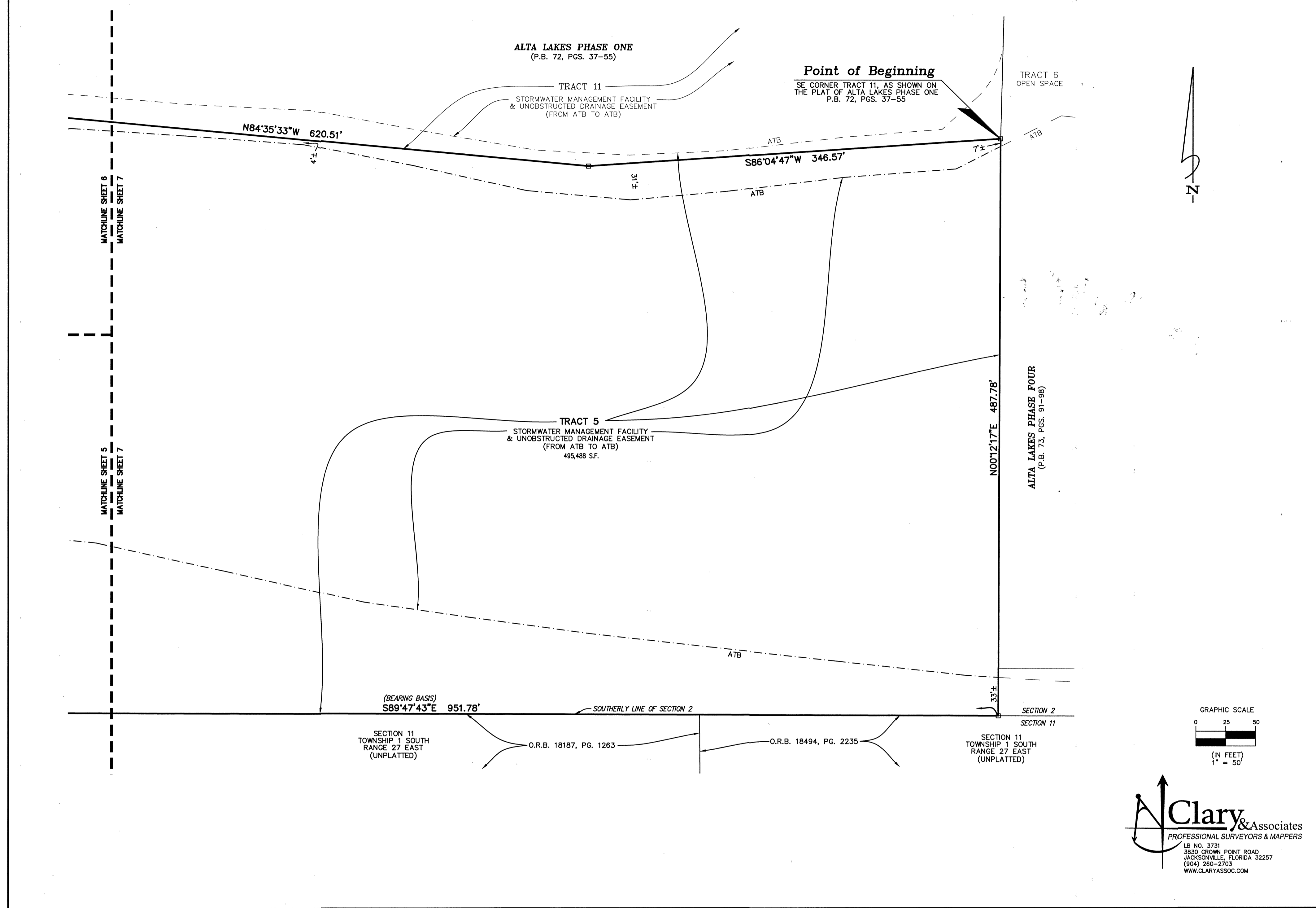
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Alta Lakes Phase Five

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

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SHEET 7 OF 7 SHEETS
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