

Alta Lakes Phase Three

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

PLAT BOOK 75 PAGE 121

SHEET 1 OF 11 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND

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 SOUTHWEST CORNER OF LOT 242, 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 EASTERLY, SOUTHEASTERLY, NORTHEASTERLY AND NORTHERLY, ALONG THE SOUTHERLY LINE OF SAID PLAT OF ALTA LAKES PHASE ONE, RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES: COURSE NO. 1: NORTH 90°00'00" EAST, 137.65 FEET; COURSE NO. 2: SOUTH 31°33'51" EAST, 68.49 FEET; COURSE NO. 3: NORTH 51°56'12" EAST, 88.12 FEET; COURSE NO. 4: NORTH 00°15'51" EAST, 177.73 FEET; COURSE NO. 5: NORTH 43°32'28" EAST, 117.45 FEET; THENCE SOUTH 89°44'09" EAST, CONTINUING ALONG LAST SAID LINE, AND ALONG THE SOUTHERLY LINE OF THE PLAT OF ALTA LAKES PHASE TWO, AS RECORDED IN PLAT BOOK 73, PAGES 74 THROUGH 84, INCLUSIVE, OF SAID CURRENT PUBLIC RECORDS, 271.75 FEET; THENCE SOUTHEASTERLY, NORTHERLY, NORTHEASTERLY, EASTERLY, AND SOUTHERLY, ALONG SAID SOUTHERLY LINE OF THE PLAT OF ALTA LAKES PHASE TWO, RUN THE FOLLOWING EIGHT (8) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 44°44'09" EAST, 152.62 FEET; COURSE NO. 2: NORTH 00°04'46" EAST, 45.81 FEET; COURSE NO. 3: NORTH 42°57'55" EAST, 59.81 FEET; COURSE NO. 4: SOUTH 76°52'05" EAST, 131.01 FEET; TO THE ARC OF A CURVE LEADING SOUTHERLY; COURSE NO. 5: 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; COURSE NO. 6: SOUTH 04°53'40" WEST, 9.95 FEET; COURSE NO. 7: SOUTH 85°08'20" EAST, 175.00 FEET; COURSE NO. 8: NORTH 89°34'41" EAST, 585.08 FEET, TO THE EASTERLY LINE OF SAID SECTION 2; THENCE SOUTH 00°25'19" EAST, ALONG LAST SAID LINE, 1566.37 FEET, TO THE SOUTHERLY LINE OF SAID SECTION 2; THENCE NORTH 89°47'43" WEST, ALONG LAST SAID LINE, 781.85 FEET, TO THE NORTHEASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5820, PAGE 1994, OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 47°05'38" WEST, ALONG LAST SAID LINE, 1521.55 FEET, TO THE AFORESAID SOUTHERLY LINE OF THE PLAT OF ALTA LAKES PHASE ONE; THENCE NORTHEASTERLY, NORTHERLY, NORTHWESTERLY, AND EASTERLY, ALONG SAID SOUTHERLY LINE OF PLAT OF ALTA LAKES PHASE ONE; RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES: COURSE NO. 1: NORTH 42°54'22" EAST, 25.00 FEET; COURSE NO. 2: NORTH 03°51'45" EAST, 57.23 FEET; COURSE NO. 3: NORTH 23°26'33" WEST, 368.91 FEET; COURSE NO. 4: NORTH 90°00'00" EAST, 385.17 FEET; COURSE NO. 5: SOUTH 00°00'00" EAST, 42.10 FEET, TO THE POINT OF BEGINNING.

CONTAINING 54.49 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 THREE, 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 ABUTTING 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 THREE. 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 (BUFFER TRACT), TRACT 2 (CONSERVATION), TRACT 3 (BUFFER TRACT), TRACT 4 (STORMWATER MANAGEMENT FACILITY) AND TRACT 5 (CONSERVATION) 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 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.

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.

THOSE EASEMENTS DESIGNATED AS "M.E." (MAINTENANCE EASEMENT), SHALL REMAIN PRIVATELY OWNED AND THE SOLE EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS AND GRANTEE(S) OF 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. Fremont
TITLE: Vice President
WITNESS: [Signature]
PRINT NAME: Robert M. Mollere
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. Fremont, AS Vice President OF D.R. HORTON, INC.-JACKSONVILLE, A DELAWARE CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA FOR THE CORPORATION.

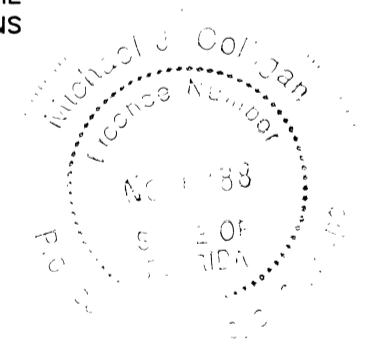
[Signature]
NOTARY PUBLIC, STATE OF FLORIDA
NAME: Robert M. Mollere
MY COMMISSION EXPIRES: _____
MY COMMISSION NUMBER IS: _____

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 121-131 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
SIGNED 15 DAY OF June, A.D., 2020.

[Signature]
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]
JOHN PAPPAS, P.E.
DIRECTOR OF PUBLIC WORKS
DATE: 6/12/20

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: _____
CLOSURES/DATA: SPB
COVER SHEET: SPB
PRMS: KRF



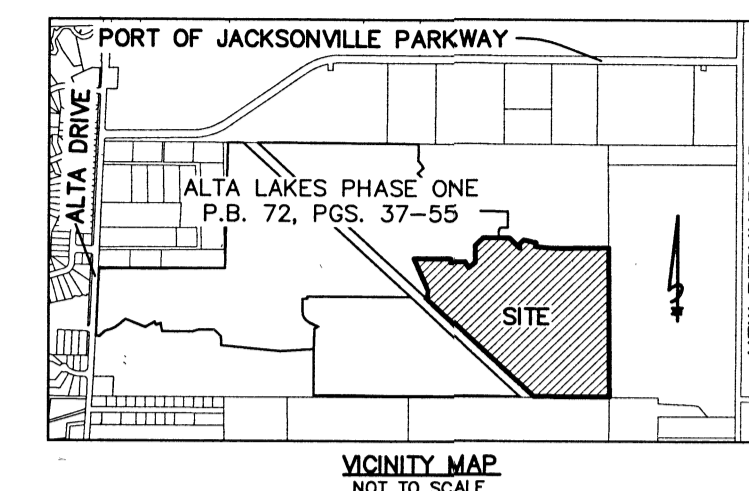
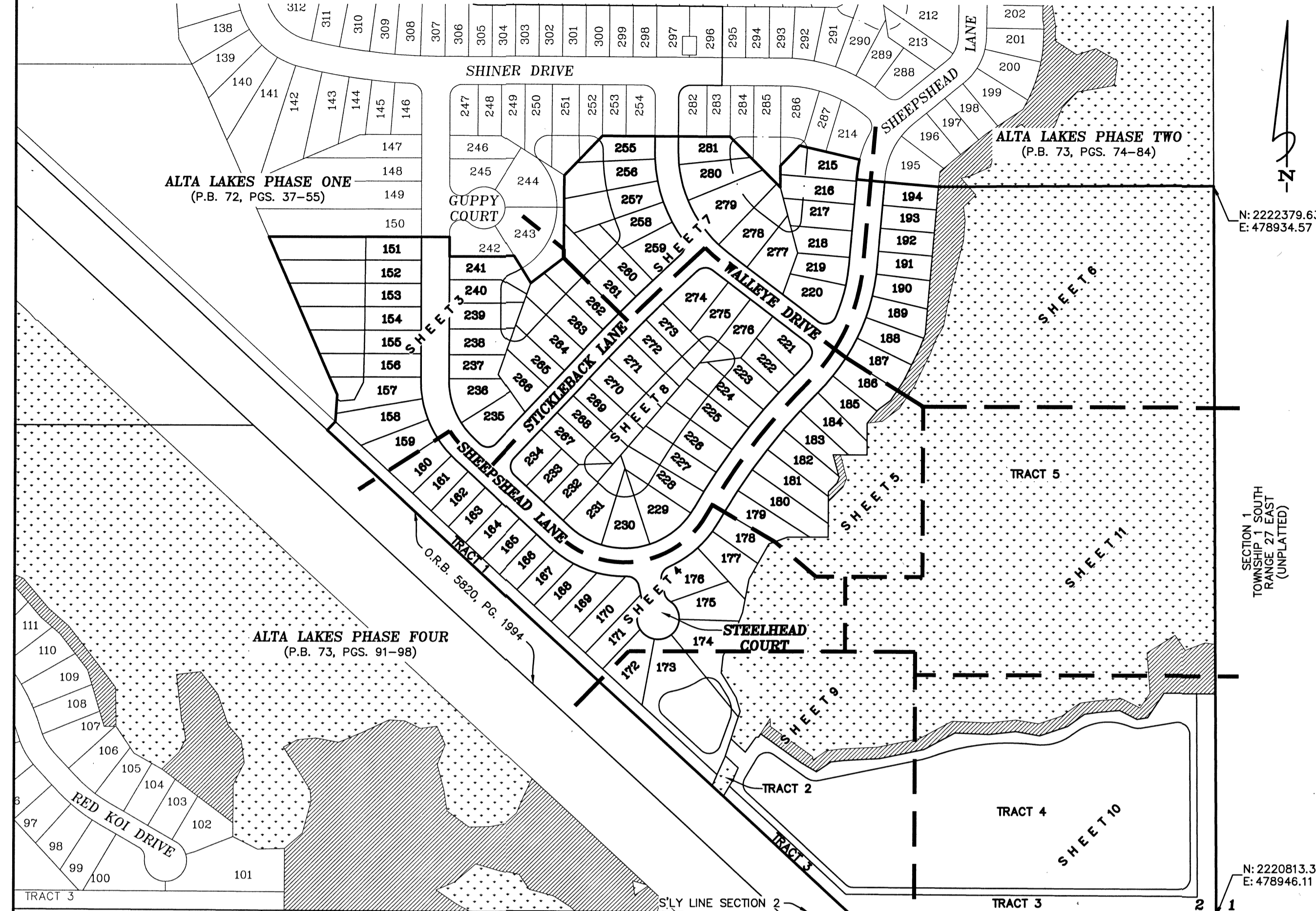
CIVIL PLAN CDN: 6194.010
PLAT CDN: 6194.014

Alta Lakes Phase Three

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

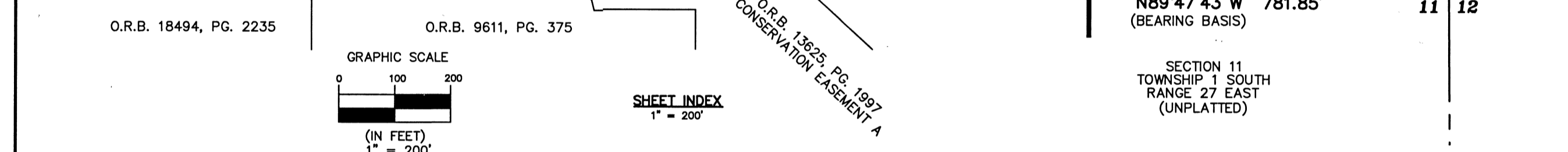
PLAT BOOK **75** PAGE **122**

SHEET 2 OF 11 SHEETS
98 LOTS AND 5 TRACTS IN THIS PHASE



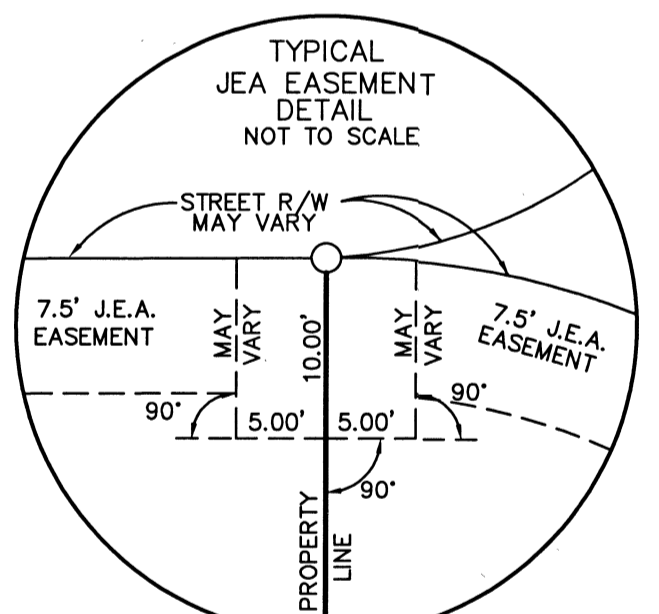
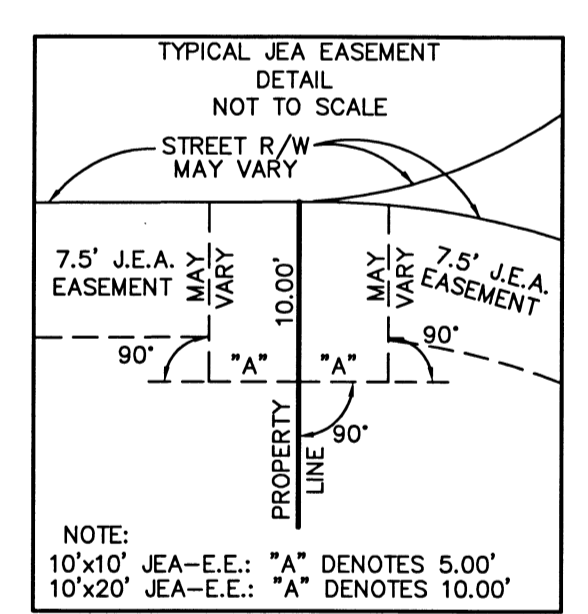
General Notes

- 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 2163773.08 DENOTES COORDINATES REFERENCED DATUM FLORIDA EAST E 397923.43 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 LINE 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 STAMPED "PRM LB 3731" (UNLESS OTHERWISE NOTED)
P.B.	= PLAT BOOK	○	= 5/8" REBAR WITH CAP STAMPED "P.R.M. LB 3731" (UNLESS OTHERWISE NOTED)
O.R.B.	= OFFICIAL RECORDS BOOK	●	= PERMANENT CONTROL POINT STAMPED "P.C.P. LB 3731"
PG.(S)	= PAGE(S)	4±	= DENOTES DISTANCE FROM THE TRAVERSE LINE TO THE APPROXIMATE TOP OF BANK
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		
L1	= 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		
M.E.	= MAINTENANCE 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.



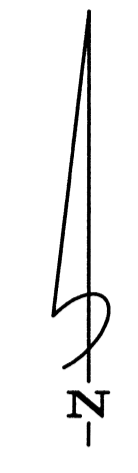
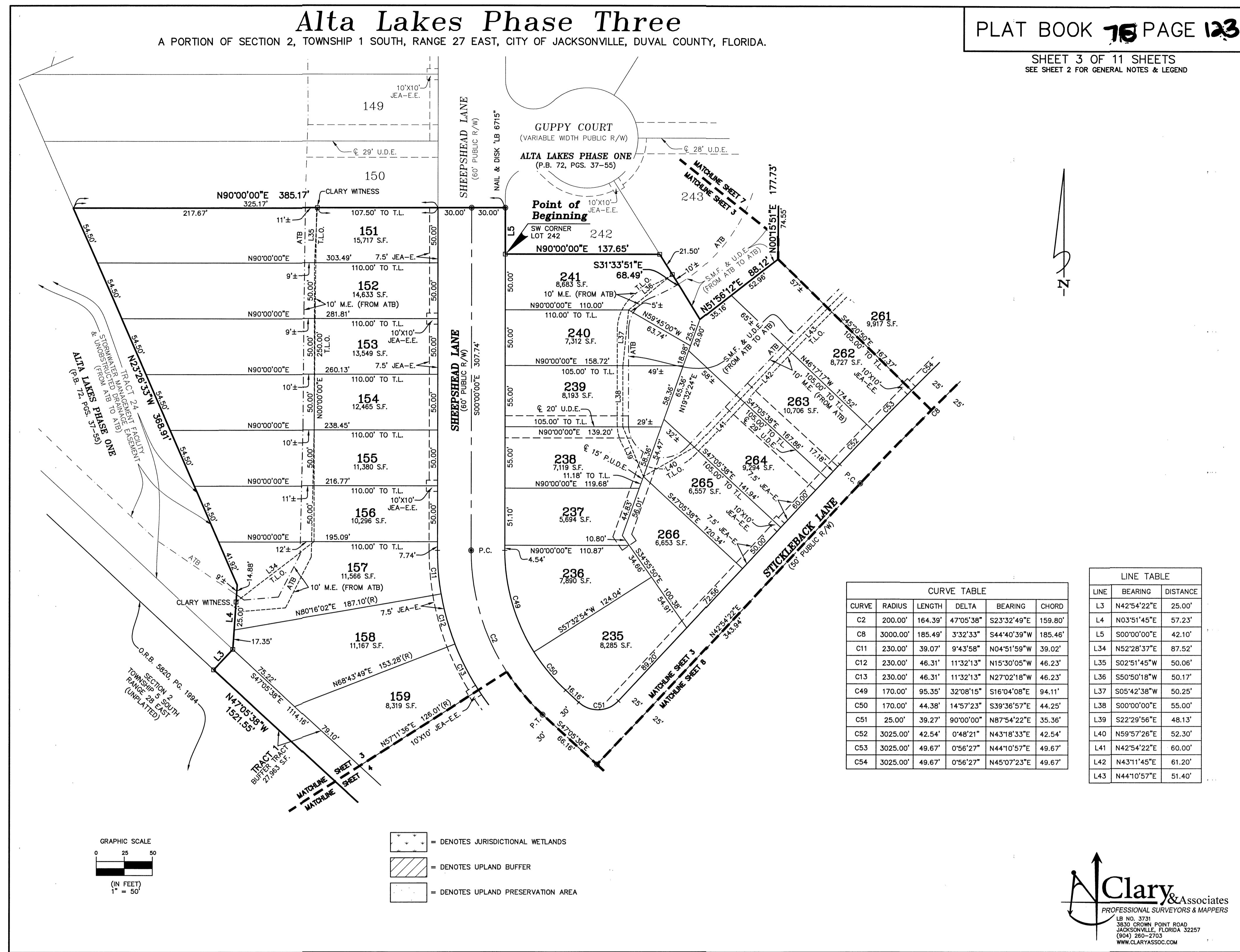
CIVIL PLAN CDN: 6194.010
PLAT CDN: 6194.014

Alta Lakes Phase Three

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

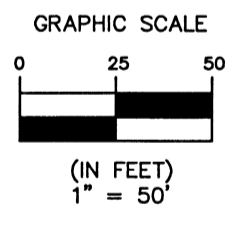
PLAT BOOK **76** PAGE **123**

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



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C2	200.00'	164.39'	47°05'38"	S23°32'49"E	159.80'
C8	3000.00'	185.49'	3°32'33"	S44°40'39"W	185.46'
C11	230.00'	39.07'	9°43'58"	N04°51'59"W	39.02'
C12	230.00'	46.31'	11°32'13"	N15°30'05"W	46.23'
C13	230.00'	46.31'	11°32'13"	N27°02'18"W	46.23'
C49	170.00'	95.35'	32°08'15"	S16°04'08"E	94.11'
C50	170.00'	44.38'	14°57'23"	S39°36'57"E	44.25'
C51	25.00'	39.27'	90°00'00"	N87°54'22"E	35.36'
C52	3025.00'	42.54'	0°48'21"	N43°18'33"E	42.54'
C53	3025.00'	49.67'	0°56'27"	N44°10'57"E	49.67'
C54	3025.00'	49.67'	0°56'27"	N45°07'23"E	49.67'

LINE TABLE		
LINE	BEARING	DISTANCE
L3	N42°54'22"E	25.00'
L4	N03°51'45"E	57.23'
L5	S00°00'00"E	42.10'
L34	N52°28'37"E	87.52'
L35	S02°51'45"W	50.06'
L36	S50°50'18"W	50.17'
L37	S05°42'38"W	50.25'
L38	S00°00'00"E	55.00'
L39	S22°29'56"E	48.13'
L40	N59°57'26"E	52.30'
L41	N42°54'22"E	60.00'
L42	N43°11'45"E	61.20'
L43	N44°10'57"E	51.40'



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

Clary & Associates
 PROFESSIONAL SURVEYORS & MAPPERS
 LB NO. 3731
 3830 CROWN POINT ROAD
 JACKSONVILLE, FLORIDA 32257
 (904) 260-2703
 WWW.CLARYASSOC.COM

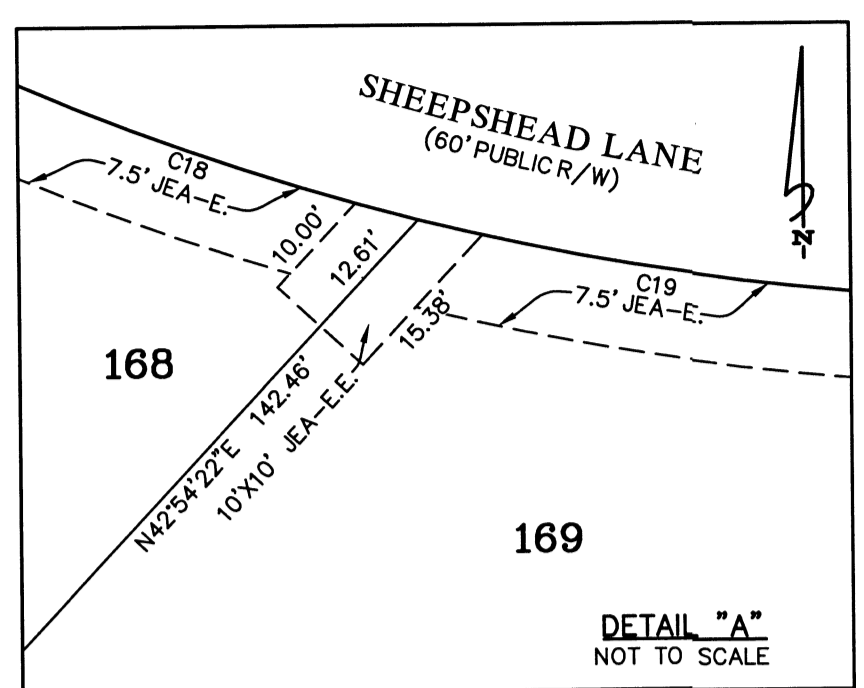
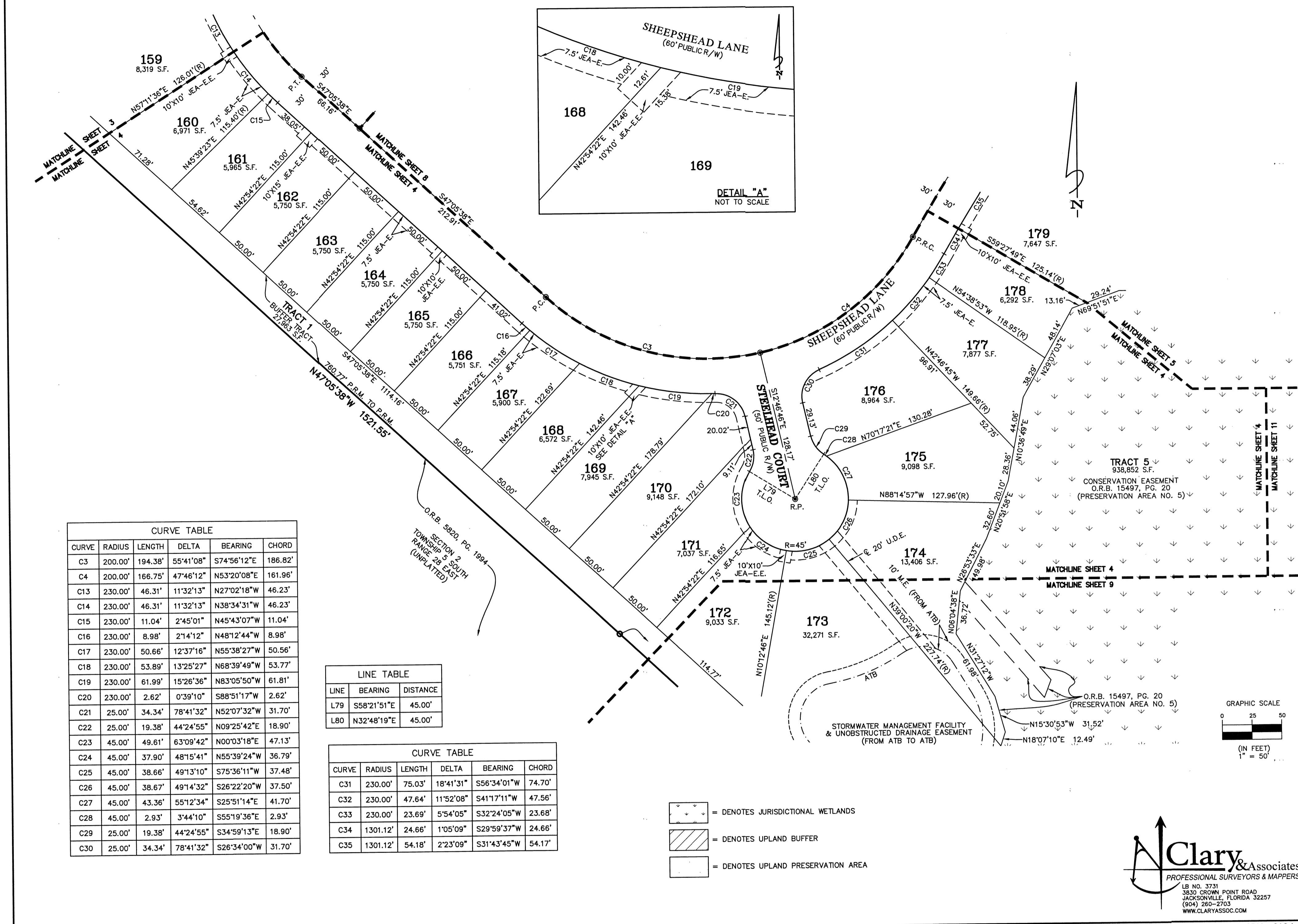
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Alta Lakes Phase Three

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

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SHEET 4 OF 11 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND

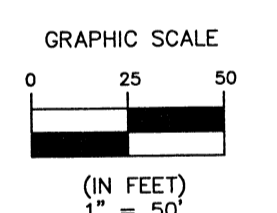


CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C3	200.00'	194.38'	55°41'08"	S74°56'12"E	186.82'
C4	200.00'	166.75'	47°46'12"	N53°20'08"E	161.96'
C13	230.00'	46.31'	11°32'13"	N27°02'18"W	46.23'
C14	230.00'	46.31'	11°32'13"	N38°34'31"W	46.23'
C15	230.00'	11.04'	2°45'01"	N45°43'07"W	11.04'
C16	230.00'	8.98'	2°14'12"	N48°12'44"W	8.98'
C17	230.00'	50.66'	12°37'16"	N55°38'27"W	50.56'
C18	230.00'	53.89'	13°25'27"	N68°39'49"W	53.77'
C19	230.00'	61.99'	15°26'36"	N83°05'50"W	61.81'
C20	230.00'	2.62'	0°39'10"	S88°51'17"W	2.62'
C21	25.00'	34.34'	78°41'32"	N52°07'32"W	31.70'
C22	25.00'	19.38'	44°24'55"	N09°25'42"E	18.90'
C23	45.00'	49.61'	63°09'42"	N00°03'18"E	47.13'
C24	45.00'	37.90'	48°15'41"	N55°39'24"W	36.79'
C25	45.00'	38.66'	49°13'10"	S75°36'11"W	37.48'
C26	45.00'	38.67'	49°14'32"	S26°22'20"W	37.50'
C27	45.00'	43.36'	55°12'34"	S25°51'14"E	41.70'
C28	45.00'	2.93'	3°44'10"	S55°19'36"E	2.93'
C29	25.00'	19.38'	44°24'55"	S34°59'13"E	18.90'
C30	25.00'	34.34'	78°41'32"	S26°34'00"W	31.70'

LINE TABLE		
LINE	BEARING	DISTANCE
L79	S58°21'51"E	45.00'
L80	N32°48'19"E	45.00'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C31	230.00'	75.03'	18°41'31"	S56°34'01"W	74.70'
C32	230.00'	47.64'	11°52'08"	S41°17'11"W	47.56'
C33	230.00'	23.69'	5°54'05"	S32°24'05"W	23.68'
C34	1301.12'	24.66'	1°05'09"	S29°59'37"W	24.66'
C35	1301.12'	54.18'	2°23'09"	S31°43'45"W	54.17'

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Alta Lakes Phase Three

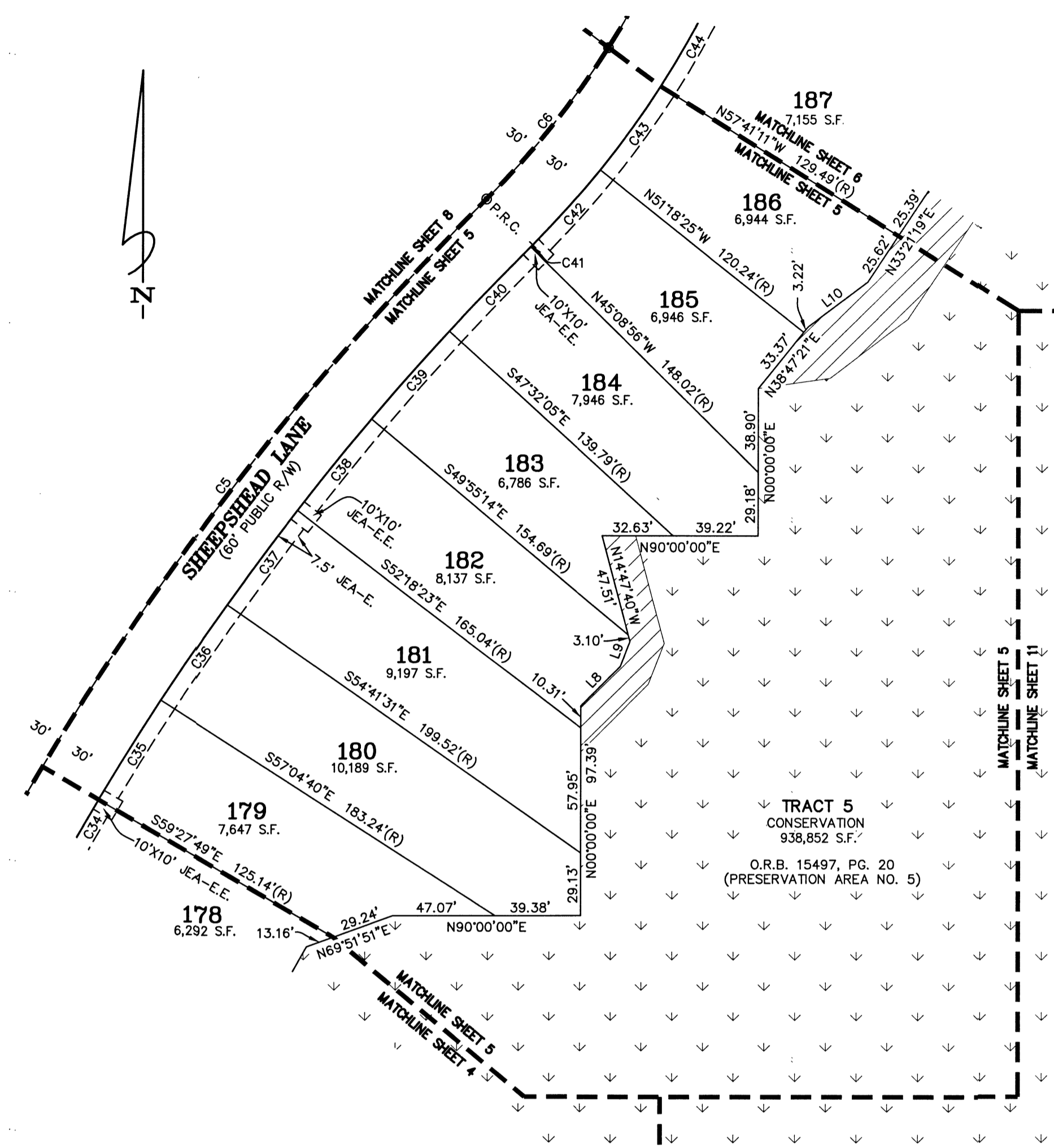
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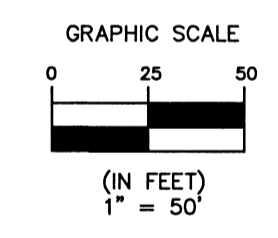
SHEET 5 OF 11 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND

LINE TABLE		
LINE	BEARING	DISTANCE
L8	N44°32'53"E	25.78'
L9	N20°48'20"E	12.63'
L10	N52°24'50"E	34.42'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C5	1331.12'	359.13'	15°27'29"	S37°10'47"W	358.04'
C6	400.00'	90.21'	12°55'18"	N38°26'52"E	90.02'
C34	1301.12'	24.66'	1°05'09"	S29°59'37"W	24.66'
C35	1301.12'	54.18'	2°23'09"	S31°43'45"W	54.17'
C36	1301.12'	54.18'	2°23'09"	S34°06'54"W	54.17'
C37	1301.12'	54.18'	2°23'09"	S36°30'03"W	54.17'
C38	1301.12'	54.18'	2°23'09"	S38°53'12"W	54.17'
C39	1301.12'	54.18'	2°23'09"	S41°16'21"W	54.17'
C40	1301.12'	54.18'	2°23'09"	S43°39'30"W	54.17'
C41	1301.12'	1.31'	0°03'27"	S44°52'48"W	1.31'
C42	430.00'	46.65'	6°12'56"	S41°48'03"W	46.63'
C43	430.00'	47.88'	6°22'46"	S35°30'12"W	47.85'
C44	430.00'	47.88'	6°22'46"	S29°07'26"W	47.85'



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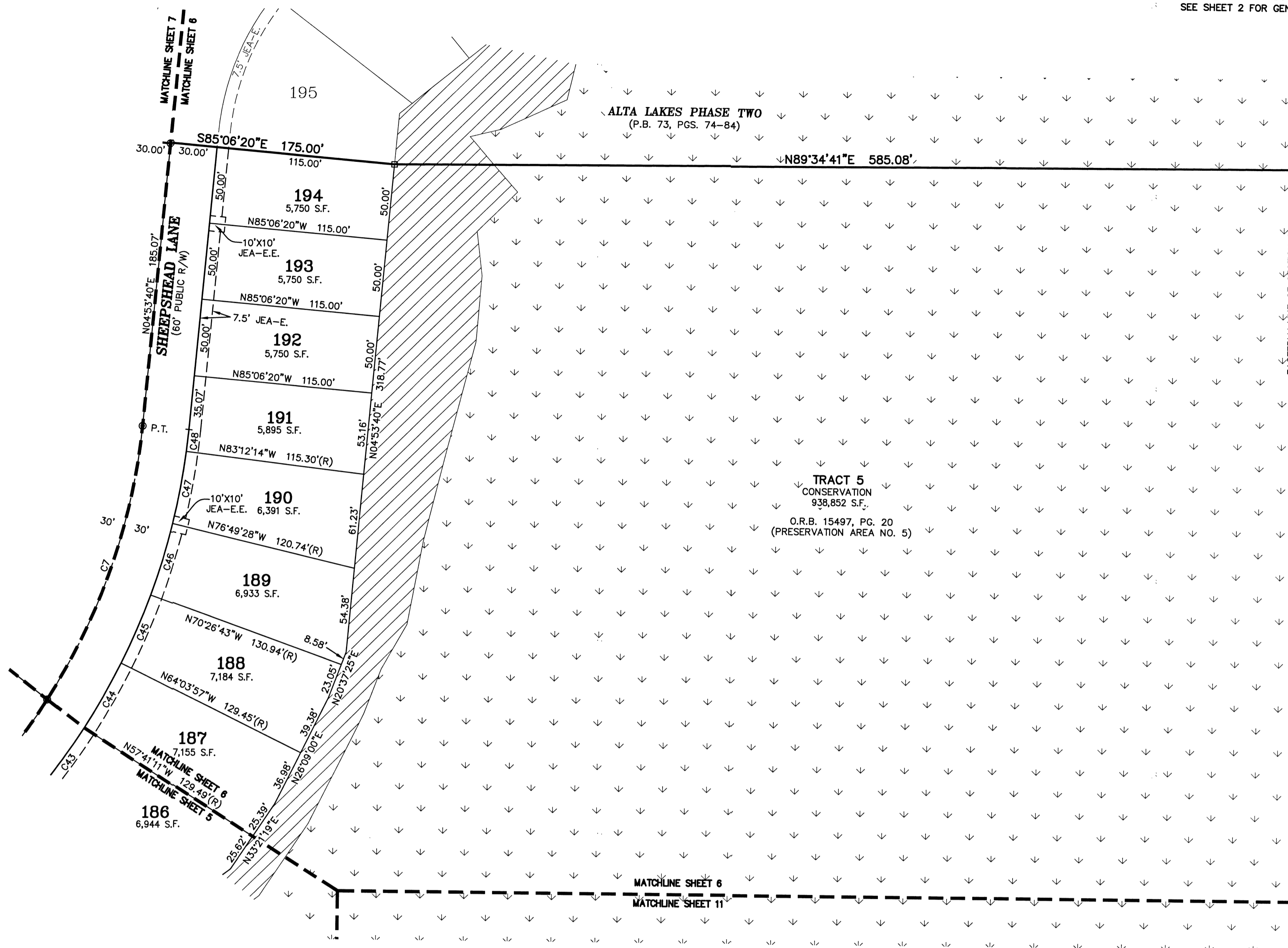
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Alta Lakes Phase Three

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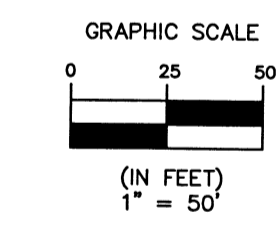
PLAT BOOK **115** PAGE **126**

SHEET 6 OF 11 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C7	400.00'	189.14'	27°05'34"	N18°26'27"E	187.39'
C43	430.00'	47.88'	6°22'46"	S35°30'12"W	47.85'
C44	430.00'	47.88'	6°22'46"	S29°07'26"W	47.85'
C45	430.00'	47.88'	6°22'46"	S22°44'40"W	47.85'
C46	430.00'	47.88'	6°22'46"	S16°21'55"W	47.85'
C47	430.00'	47.88'	6°22'46"	S09°59'09"W	47.85'
C48	430.00'	14.27'	1°54'06"	S05°50'43"W	14.27'

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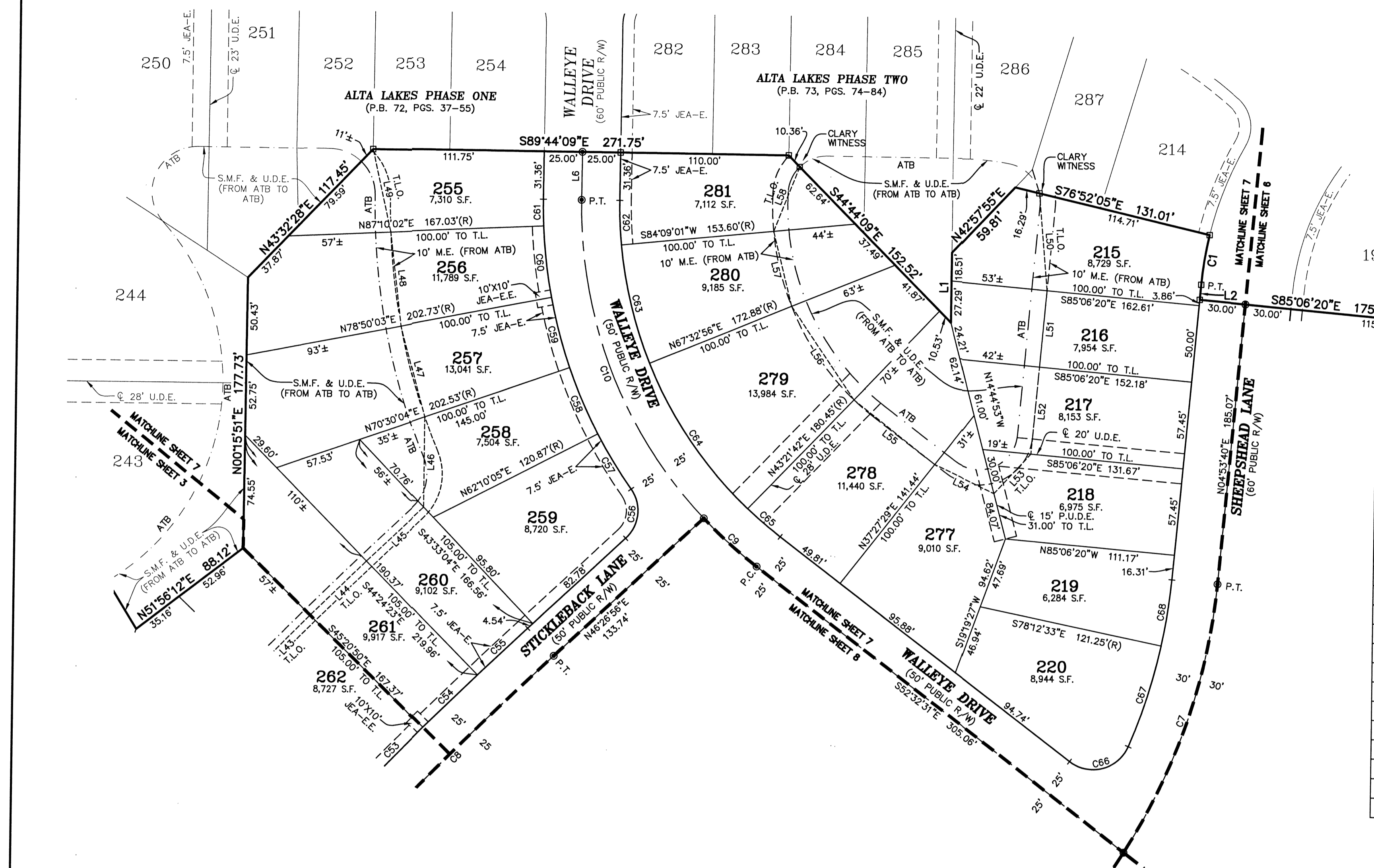
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Alta Lakes Phase Three

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

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SHEET 7 OF 11 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND

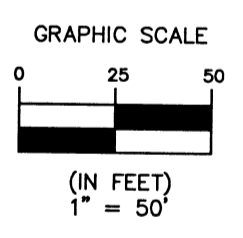


CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	230.00'	33.07'	81°4'15"	S09°00'47"W	33.04'
C7	400.00'	189.14'	27°05'34"	N18°26'27"E	187.39'
C8	3000.00'	185.49'	3°32'33"	S44°40'39"W	185.46'
C9	300.00'	47.08'	8°59'27"	S48°02'48"E	47.03'
C10	300.00'	229.42'	43°48'55"	S21°38'37"E	223.87'
C53	3025.00'	49.67'	0°56'27"	N44°10'57"E	49.67'
C54	3025.00'	49.67'	0°56'27"	N45°07'23"E	49.67'
C55	3025.00'	45.15'	0°51'19"	N46°01'16"E	45.15'
C56	25.00'	35.69'	81°47'12"	N05°33'19"E	32.73'
C57	325.00'	42.58'	7°30'22"	N31°35'06"W	42.55'
C58	325.00'	47.27'	8°19'59"	N23°39'55"W	47.23'
C59	325.00'	47.27'	8°19'59"	N15°19'56"W	47.23'
C60	325.00'	47.27'	8°19'59"	N06°59'57"W	47.23'
C61	325.00'	17.57'	3°05'48"	N01°17'04"W	17.56'
C62	275.00'	29.34'	6°06'49"	S02°47'34"E	29.33'
C63	275.00'	79.68'	16°36'06"	S14°09'01"E	79.40'
C64	275.00'	116.09'	24°11'14"	S34°32'41"E	115.23'
C65	275.00'	28.34'	5°54'13"	S49°35'25"E	28.32'
C66	25.00'	45.73'	10°48'05"	N75°03'26"E	39.61'
C67	370.00'	70.17'	10°51'57"	N17°13'26"E	70.06'
C68	370.00'	44.54'	6°53'48"	N08°20'34"E	44.51'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°04'46"E	45.81'
L2	S04°53'40"W	9.95'
L6	N00°15'51"E	31.36'
L43	N44°10'57"E	51.40'
L44	N45°07'23"E	51.39'
L45	N46°03'33"E	51.26'
L46	S00°00'20"W	59.64'
L47	S15°19'56"E	61.76'
L48	S06°59'57"E	61.76'
L49	S12°33'55"E	55.71'

LINE TABLE		
LINE	BEARING	DISTANCE
L50	S05°07'06"E	64.17'
L51	N04°53'40"E	50.00'
L52	N04°53'40"E	57.45'
L53	S42°16'50"W	35.56'
L54	N64°33'05"W	42.88'
L55	S51°14'28"E	67.82'
L56	N34°32'41"W	73.33'
L57	N14°09'01"W	50.53'
L58	N21°11'57"E	45.69'

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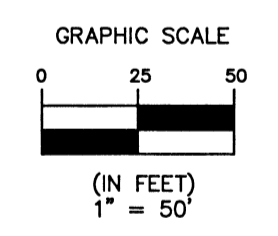
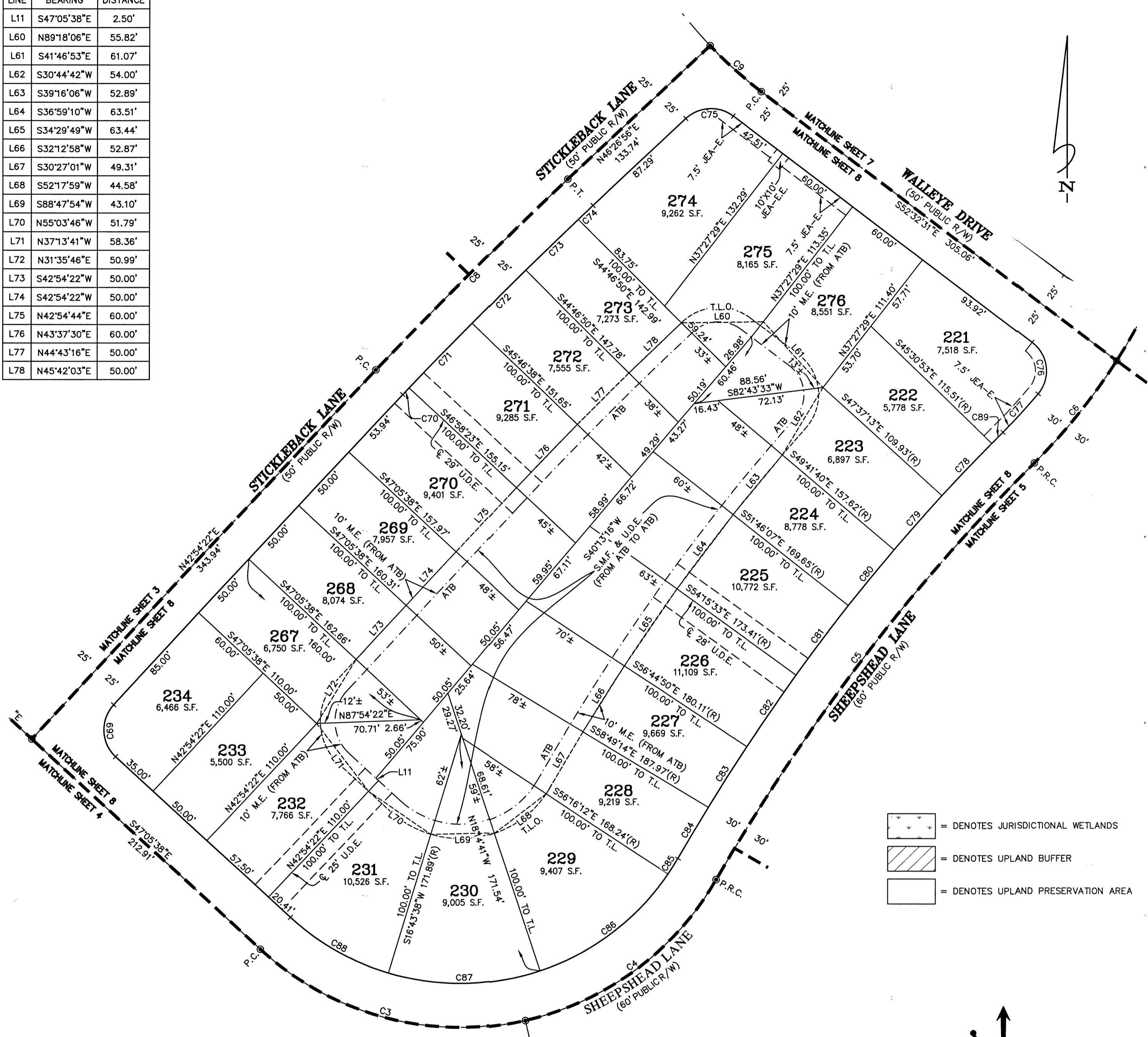
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SHEET 8 OF 11 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C3	200.00'	194.38'	55°41'08"	S74°56'12"E	186.82'
C4	200.00'	166.75'	47°46'12"	N53°20'08"E	161.96'
C5	1331.12'	359.13'	15°27'29"	S37°10'47"W	358.04'
C6	400.00'	90.21'	12°55'18"	N38°26'52"E	90.02'
C8	3000.00'	185.49'	3°32'33"	S44°40'39"W	185.46'
C9	300.00'	47.08'	8°59'27"	S48°02'48"E	47.03'
C69	25.00'	39.27'	90°00'00"	S02°05'38"E	35.36'
C70	2975.00'	6.28'	0°07'15"	S42°58'00"W	6.28'
C71	2975.00'	62.09'	1°11'45"	S43°37'30"W	62.09'
C72	2975.00'	51.74'	0°59'47"	S44°43'16"W	51.74'
C73	2975.00'	50.00'	0°57'47"	S45°42'03"W	50.00'
C74	2975.00'	13.83'	0°15'59"	S46°18'56"W	13.83'
C75	25.00'	35.35'	81°00'33"	S86°57'12"W	32.48'
C76	25.00'	40.13'	91°58'14"	N06°33'24"W	35.96'
C77	370.00'	35.39'	5°28'48"	N42°10'07"E	35.37'
C78	1361.12'	49.27'	2°04'26"	N43°25'00"E	49.26'
C79	1361.12'	49.28'	2°04'27"	N41°20'34"E	49.27'
C80	1361.12'	49.28'	2°04'27"	N39°16'06"E	49.27'
C81	1361.12'	59.16'	2°29'26"	N36°59'10"E	59.16'
C82	1361.12'	59.10'	2°29'16"	N34°29'49"E	59.10'
C83	1361.12'	49.26'	2°04'25"	N32°12'58"E	49.26'
C84	1361.12'	41.07'	1°43'44"	N30°18'54"E	41.07'
C85	170.00'	12.70'	4°16'45"	N31°35'25"E	12.69'
C86	170.00'	111.74'	37°39'38"	N52°33'37"E	109.74'
C87	170.00'	104.85'	35°20'12"	N89°03'32"E	103.19'
C88	170.00'	77.67'	28°10'44"	S60°11'00"E	77.00'
C89	1361.12'	10.81'	0°27'18"	N44°40'52"E	10.81'

LINE TABLE		
LINE	BEARING	DISTANCE
L11	S47°05'38"E	2.50'
L60	N89°18'06"E	55.82'
L61	S41°46'53"E	61.07'
L62	S30°44'42"W	54.00'
L63	S39°16'06"W	52.89'
L64	S36°59'10"W	63.51'
L65	S34°29'49"W	63.44'
L66	S32°12'58"W	52.87'
L67	S30°27'01"W	49.31'
L68	S52°17'59"W	44.58'
L69	S88°47'54"W	43.10'
L70	N55°03'46"W	51.79'
L71	N37°13'41"W	58.36'
L72	N31°35'46"E	50.99'
L73	S42°54'22"W	50.00'
L74	S42°54'22"W	50.00'
L75	N42°54'44"E	60.00'
L76	N43°37'30"E	60.00'
L77	N44°43'16"E	50.00'
L78	N45°42'03"E	50.00'



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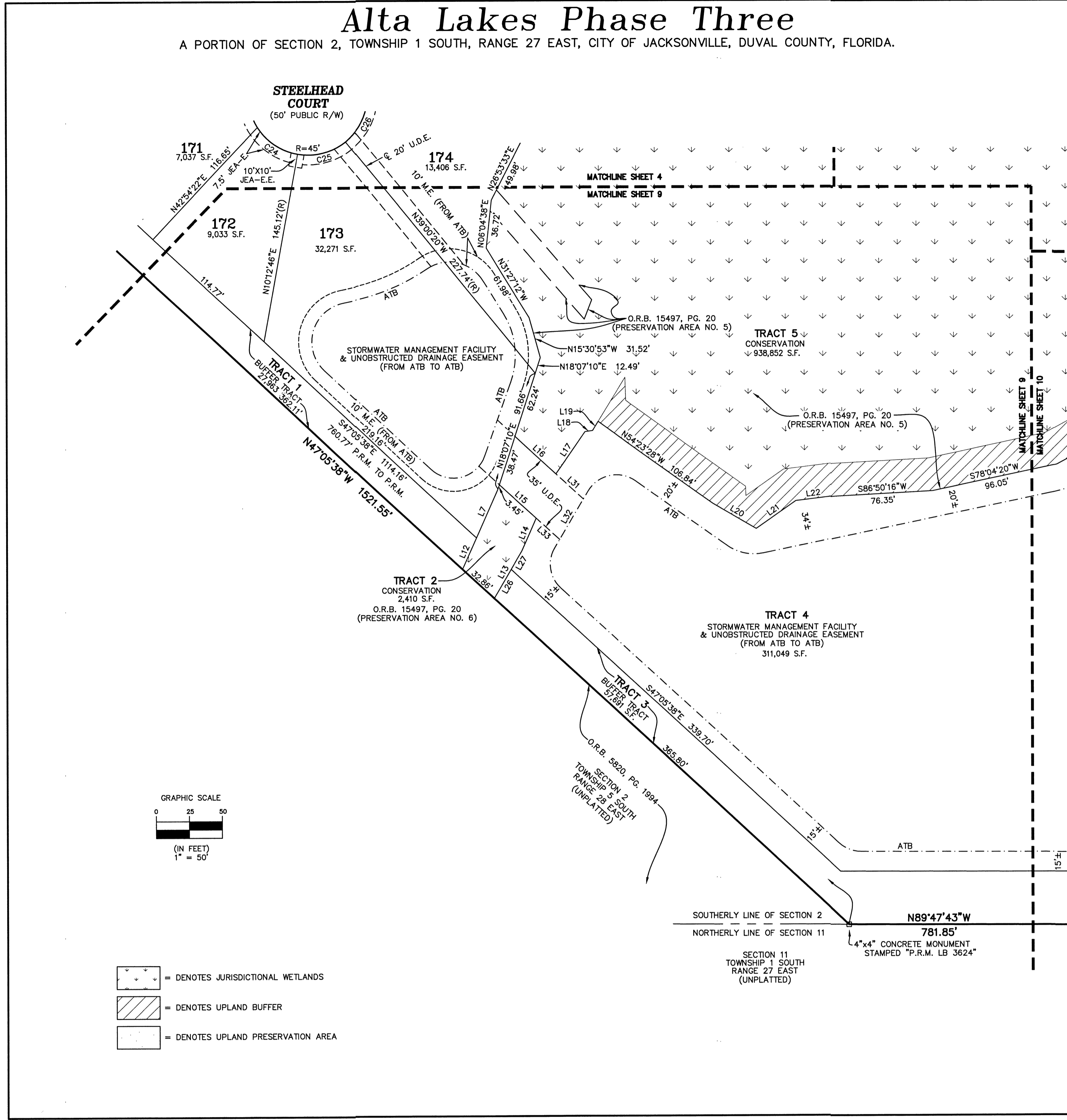
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Alta Lakes Phase Three

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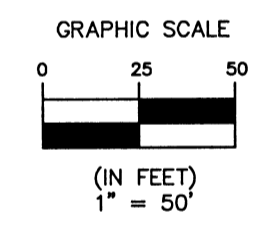
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SHEET 9 OF 11 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND



LINE TABLE		
LINE	BEARING	DISTANCE
L7	N23°40'44"E	40.68'
L12	N23°40'44"E	26.48'
L13	S29°51'54"W	42.03'
L14	S23°27'03"W	27.34'
L15	S47°22'26"E	37.83'
L16	N47°22'26"W	42.02'
L17	S34°51'47"W	38.72'
L18	S81°44'47"W	5.82'
L19	S31°39'07"W	7.99'
L20	N59°28'56"W	37.94'
L21	S54°49'29"W	36.83'
L22	S83°05'37"W	27.66'
L26	N29°51'54"E	25.66'
L27	N29°51'54"E	16.37'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C24	45.00'	37.90'	48°15'41"	N55°39'24"W	36.79'
C25	45.00'	38.66'	49°13'10"	S75°36'11"W	37.48'
C26	45.00'	38.67'	49°14'32"	S26°22'20"W	37.50'



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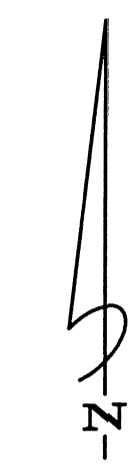
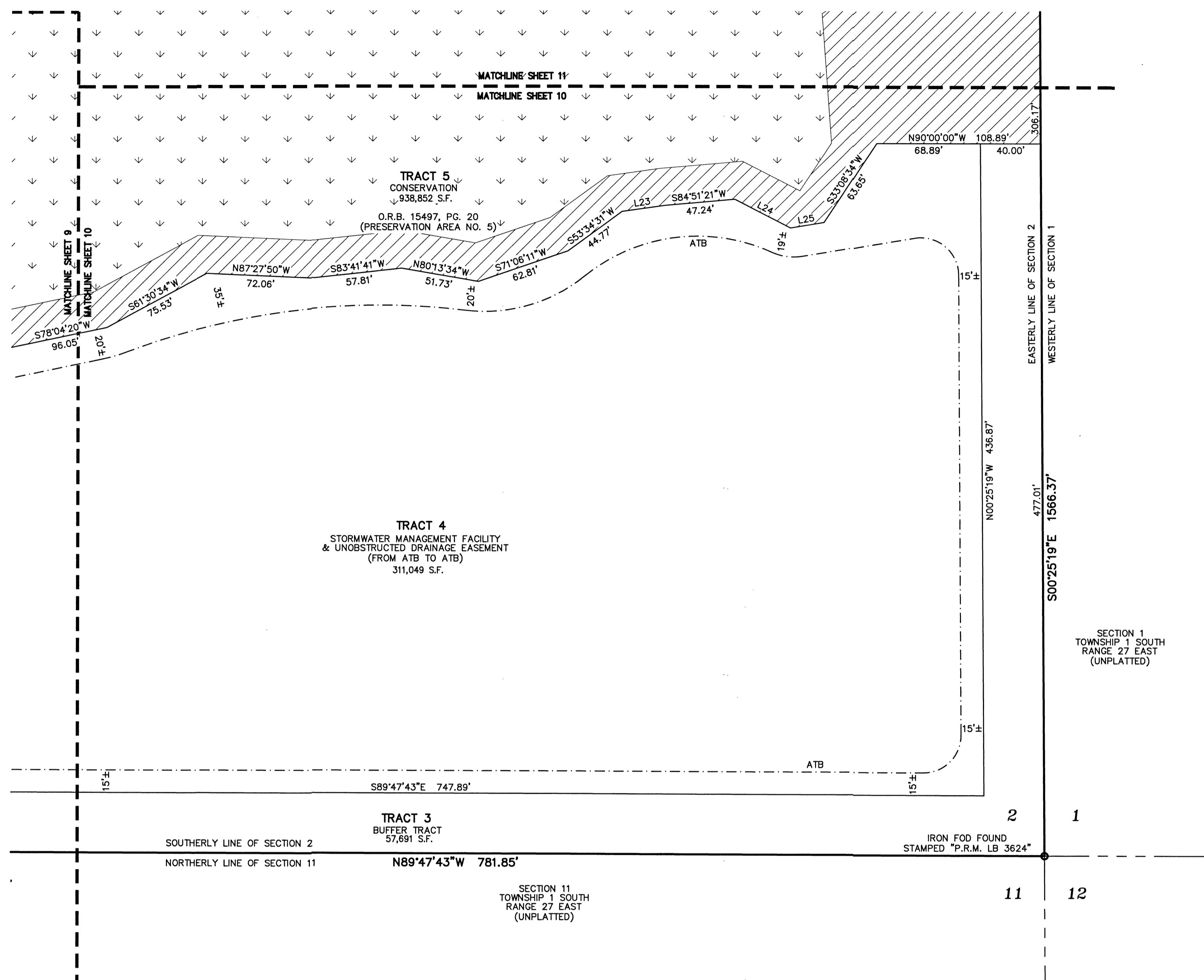
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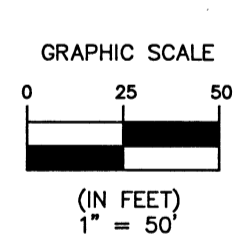
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PLAT BOOK 75 PAGE 130

SHEET 10 OF 11 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND



LINE TABLE		
LINE	BEARING	DISTANCE
L23	S81°49'50"W	28.14'
L24	N62°37'08"W	41.68'
L25	S80°32'37"W	22.46'



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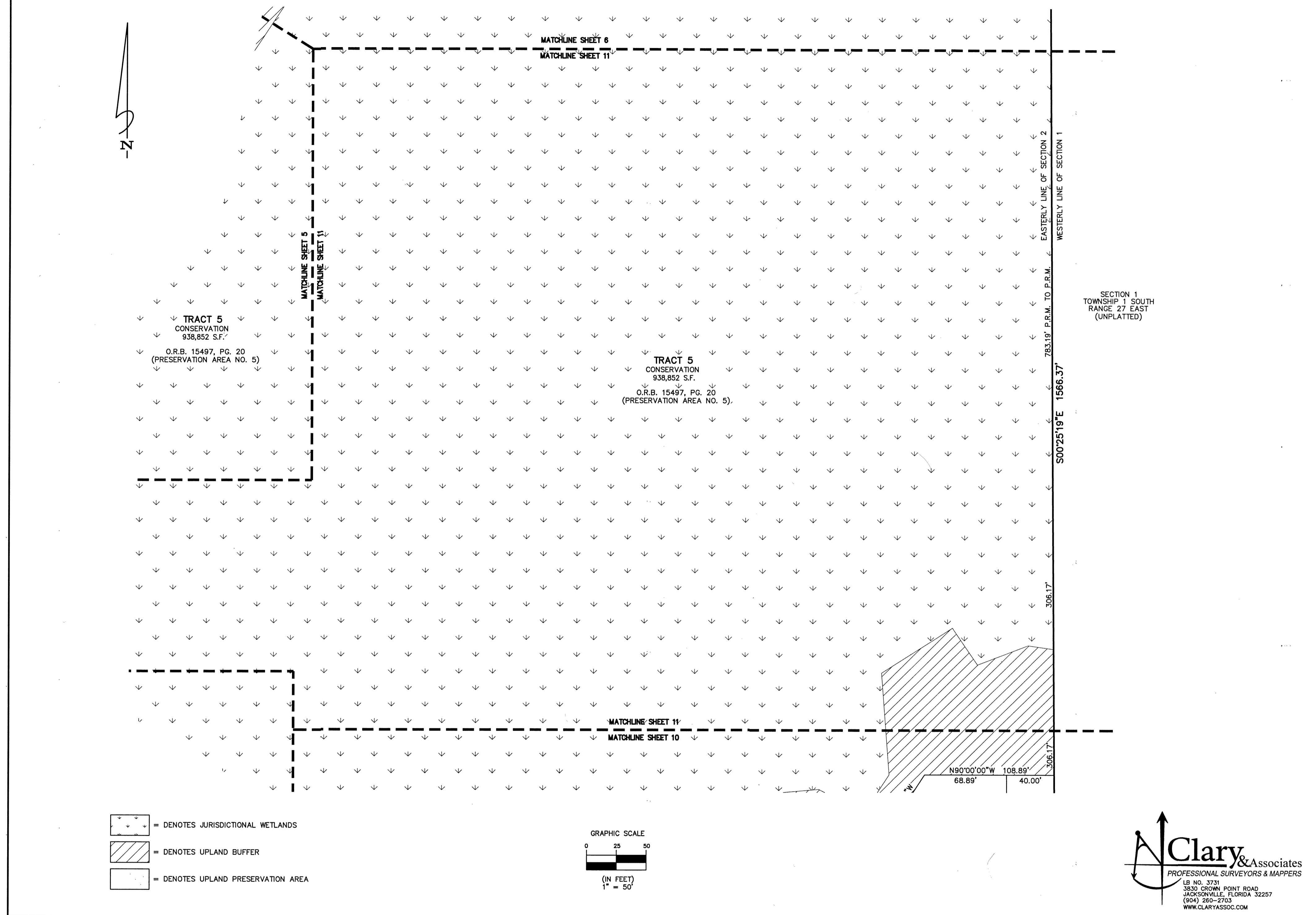
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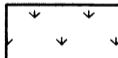

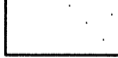
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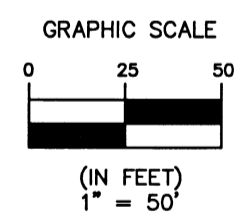
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SHEET 11 OF 11 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND



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



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