

Approved 04/10/2024
Date
Steven D. Long Jr.
City Engineer

for Director of Public Works
Approved 04/02/2024
Date
J. Phillips
for General Counsel

COOPER'S MEADOWS

A PARCEL OF LAND, BEING A PORTION OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 25 EAST
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

CAPTION - COOPER'S MEADOWS

A PARCEL OF LAND, BEING A PORTION OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEGIN AT THE INTERSECTION OF THE EASTERLY LINE OF THE SOUTHEAST 1/4, OF THE SOUTHWEST 1/4, OF SAID SECTION 15, TOWNSHIP 1 SOUTH, RANGE 25 EAST, WITH THE NORTHERLY RIGHT OF WAY LINE OF "GARDEN STREET", (AN 80 FOOT PUBLIC ROAD RIGHT-OF-WAY, AS PRESENTLY ESTABLISHED BY THE CITY OF JACKSONVILLE), AND RUN THENCE SOUTH 89°52'07" WEST, ALONG THE AFORESAID NORTHERLY RIGHT-OF-WAY LINE OF SAID "GARDEN STREET", A DISTANCE OF 1292.50 FEET, TO A POINT ON THE MONUMENTED EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN THAT QUIT-CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 18860, PAGE 2237 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA; RUN THENCE, ALONG THE AFORESAID BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18860, PAGE 2237 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, NORTH 00°07'24" EAST, A DISTANCE OF 628.62 FEET, TO A POINT;

COURSE No. 2: RUN THENCE, NORTH 88°50'43" EAST, A DISTANCE OF 290.71 FEET, TO A POINT;

COURSE No. 3: RUN THENCE, NORTH 00°08'54" EAST, A DISTANCE OF 659.49 FEET, TO A POINT, ON THE COMMON BOUNDARY LINE OF THE SOUTHEAST 1/4, OF THE SOUTHWEST 1/4, OF SECTION 15, AND THE NORTHEAST 1/4, OF THE SOUTHWEST 1/4, OF SAID SECTION 15, TOWNSHIP 1 SOUTH, RANGE 25 EAST, (AND ALSO BEING A COMMON BOUNDARY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18860, PAGE 2237 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY); RUN THENCE, SOUTH 88°56'51" WEST, A DISTANCE OF 310.90 FEET, TO A POINT, LYING ON THE COMMON BOUNDARY LINE OF THE NORTHEAST 1/4, OF THE SOUTHWEST 1/4, OF SAID SECTION 15, AND THE NORTHWEST 1/4, OF THE SOUTHWEST 1/4, OF SAID SECTION 15, TOWNSHIP 1 SOUTH, RANGE 25 EAST, (AND ALSO BEING A COMMON BOUNDARY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18860, PAGE 2237 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, AND FURTHER BEING THE BOUNDARY OF LOT OR FARM 51, LYING IN THE NORTHWEST 1/4, OF THE SOUTHWEST 1/4, OF SAID SECTION 15, DINSMORE FARMS, AN UNRECORDED SUBDIVISION); RUN THENCE, NORTH 00°07'24" EAST, ALONG LAST SAID LINE, A DISTANCE OF 391.85 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE "GEORGIA SOUTHERN AND FLORIDA RAILWAY COMPANY, (A 100 FOOT RAILROAD RIGHT-OF-WAY, AS HISTORICALLY IDENTIFIED); RUN THENCE, ALONG THE AFORESAID SOUTHERLY RIGHT-OF-WAY LINE OF THE "GEORGIA SOUTHERN AND FLORIDA RAILWAY COMPANY, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, NORTH 61°41'43" EAST, A DISTANCE OF 680.66 FEET, TO A POINT OF CURVATURE, OF A CURVE LEADING NORTHEASTERLY;

COURSE No. 2: RUN THENCE, NORTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 2,914.79 FEET, THROUGH A CENTRAL ANGLE OF 18°13'18" TO THE LEFT, AN ARC DISTANCE OF 926.99 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 52°37'17" EAST, 923.09;

COURSE No. 3: RUN THENCE, NORTH 43°25'02" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 138.65 FEET, TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF THE NORTHEAST 1/4, OF THE SOUTHWEST 1/4, OF SECTION 15, AND ALSO BEING THE NORTHWEST CORNER OF THE NORTHWEST 1/4, OF THE SOUTHEAST 1/4, OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 25 EAST; RUN THENCE, SOUTH 87°13'29" EAST, ALONG THE NORTHERLY LINE OF THE NORTHWEST 1/4, OF THE SOUTHEAST 1/4, OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 25 EAST, A DISTANCE OF 20.04 FEET, TO A POINT, SAID POINT BEING THE MOST NORTHWESTERLY CORNER OF "SUMMERGLEN", AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 78, PAGES 114 THROUGH 123 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA; RUN THENCE, SOUTH 02°46'31" WEST, ALONG THE WESTERLY BOUNDARY LINE OF SAID "SUMMERGLEN", A DISTANCE OF 735.45 FEET, TO A POINT, BEING THE MOST NORTHEASTERLY CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 17132, PAGE 81 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA; RUN THENCE, ALONG THE BOUNDARY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 17132, PAGE 81 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, SOUTH 88°57'40" WEST, A DISTANCE OF 504.94 FEET, TO A POINT;

COURSE No. 2: RUN THENCE, SOUTH 02°00'53" WEST, A DISTANCE OF 290.03 FEET, TO A POINT;

COURSE No. 3: RUN THENCE, NORTH 88°57'40" EAST, A DISTANCE OF 227.45 FEET, TO A POINT;

COURSE No. 4: RUN THENCE, SOUTH 01°54'01" WEST, A DISTANCE OF 324.95 FEET, TO A POINT;

COURSE No. 5: RUN THENCE, NORTH 88°56'51" EAST, A DISTANCE OF 247.27 FEET, TO A POINT, SAID POINT LYING ON THE COMMON BOUNDARY BETWEEN THE EASTERLY LINE OF THE SOUTHEAST 1/4, OF THE SOUTHWEST 1/4, OF SECTION 15, AND ALSO BEING THE WESTERLY LINE OF THE SOUTHWEST 1/4, OF THE SOUTHEAST 1/4, OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 25 EAST, AND ALSO BEING THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 12386, PAGE 1500 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA; RUN THENCE, SOUTH 02°17'44" WEST, ALONG THE AFORESAID COMMON BOUNDARY BETWEEN THE EASTERLY LINE OF THE SOUTHEAST 1/4, OF THE SOUTHWEST 1/4, OF SECTION 15, AND ALSO BEING THE WESTERLY LINE OF THE SOUTHWEST 1/4, OF THE SOUTHEAST 1/4, OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 25 EAST, AND ALSO BEING THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 12386, PAGE 1500 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA, A DISTANCE OF 1,311.36 FEET, TO A POINT, SAID POINT BEING THE INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF "GARDEN STREET", AND THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAINS 2,415,184 SQUARE FEET, OR 55.445 ACRES, MORE OR LESS, IN AREA.

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT TAYLOR MORRISON OF FLORIDA INC., A FLORIDA CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS "COOPER'S MEADOWS", 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 ROADS, PARKWAYS, LANES, COURTS, WALKWAYS, EASEMENTS FOR DRAINAGE, AND NON-ACCESS EASEMENTS (EXCEPT ALL PRIVATE EASEMENTS AND CONSERVATION EASEMENTS WHICH SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS AS SHOWN HEREON, AND EXCEPT ALL EASEMENTS FOR UTILITIES AND SEWERS, WHICH ARE HEREBY DEDICATED TO JEA) ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS. THE DRAINAGE EASEMENT OVER, UNDER, ACROSS AND THROUGH THE LAKES/STORMWATER MANAGEMENT FACILITIES 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. TRACT "C-1", (WETLAND JURISDICTIONAL AREA), TRACT "C-2" (WETLAND JURISDICTIONAL AREA AND COMPENSATING FILL AREA), TRACT "A" (OPEN SPACE), TRACT "P-1" (ACTIVE AND PASSIVE RECREATION) AND TRACT "P-2" (PASSIVE RECREATION), ARE HEREBY IRREVOCABLY DEDICATED TO TAYLOR MORRISON OF FLORIDA, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS.

THE STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT ARE OWNED IN FEE SIMPLE TITLE BY THE ABUTTING LOT OWNERS. HOWEVER, ALL MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID STORMWATER MANAGEMENT FACILITIES ARE THE RESPONSIBILITY OF THE OWNER, AS DEFINED ABOVE, OR A PROPERTY OWNER'S ASSOCIATION OR OTHER ENTITY THAT WILL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THE PLAT. UPON FAILURE OF A PROPERTY OWNER'S ASSOCIATION OR OTHER SUCH ENTITY THAT HAS ASSUMED THE OBLIGATION OF OPERATION AND MAINTENANCE PERTAINING TO SAID STORMWATER MANAGEMENT FACILITIES, TRACTS OR EASEMENTS, THE OBLIGATION WOULD THEN EQUALLY FALL ON ALL OF THE OWNERS OF THE LOTS AS DEPICTED ON THIS PLAT. THE CITY BY ACCEPTANCE OF THIS PLAT ASSUMES NO RESPONSIBILITY WHATSOEVER FOR SAID STORMWATER MANAGEMENT FACILITIES.

THE OWNER, ITS 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 DAMAGED ARISING FROM OR OUT OF ANY OCCURRENCE IN, UPON, AT OR FROM THE LAKES/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 "COOPER'S MEADOWS". THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE SUCCESSORS AND ASSIGNS OF THE OWNER AND SHALL BE SUBJECT TO IT.

THE UNDERSIGNED OWNER(S) DO HEREBY RESERVE UNTO THEMSELVES AND 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 OWNER, ITS SUCCESSORS, AND ASSIGNS.

LIFT STATION
TRACT "LS" (LIFT STATION) IS HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE.

LANDSCAPE BUFFER
TITLE TO THE LANDSCAPE BUFFER IS HEREBY RETAINED BY THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS; PROVIDED HOWEVER, THE UNDERSIGNED OWNER RESERVES THE RIGHT TO CONVEY TITLE TO SAID TRACT TO AN ENTITY, INCLUDING WITHOUT LIMITATION, A PROPERTY OWNER'S ASSOCIATION, OR OTHER THIRD PARTY THAT ASSUMES ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THIS PLAT. SUCH TRACT SHALL BE HELD AND USED BY OWNER, ITS SUCCESSORS AND ASSIGNS, AS A LANDSCAPE BUFFER FOR THE ADJACENT PUMP STATION IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 656.1223, CITY OF JACKSONVILLE ORDINANCE CODE. OWNER HEREBY DEDICATES TO JEA, ITS SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE EASEMENT ON, UPON, OVER, AND UNDER THE LANDSCAPE BUFFER, FOR ELECTRICAL, WATER REUSE, WATER, SEWER, AND OTHER PUBLIC UTILITIES AND INGRESS AND EGRESS IN CONNECTION WITH JEA'S USE OF TRACT "LS" (LIFT STATION). OWNER, ITS SUCCESSORS AND ASSIGNS, SHALL FOREVER RELEASE, DISCHARGE, INDEMNIFY JEA AND SAVE IT HARMLESS FROM SUITS, ACTIONS, DAMAGES, LIABILITY AND EXPENSES THAT MAY BE INCURRED IN CONNECTION WITH PROPERTY DAMAGE OR PERSONAL INJURY, OR ANY OTHER DAMAGE ARISING FROM OR OUT OF ANY OCCURRENCE IN, UPON, AT OR FROM THE LANDSCAPE BUFFER, OR ANY PART THEREOF, EXCEPT TO THE EXTENT ARISING FROM OR INCIDENTAL TO JEA'S USE OF TRACT "LS" (LIFT STATION) OR JEA'S EASEMENT UPON THE LANDSCAPE BUFFER. OWNER'S SUCCESSORS AND ASSIGNS SHALL BE SUBJECT TO THIS RELEASE AND INDEMNIFICATION AND THE COVENANTS HEREIN SHALL RUN WITH THE LAND DESCRIBED AND CAPTIONED HEREON. JEA SHALL RESTORE AND/OR REPLACE ANY LANDSCAPING, GROUND COVER, AND/OR IRRIGATION FACILITIES DISTURBED BY JEA IN THE EXERCISE OF ITS EASEMENT RIGHTS UPON THE LANDSCAPE BUFFER WITH LIKE-KIND MATERIALS; PROVIDED HOWEVER, THAT TO THE EXTENT REPLACEMENT OF ITEMS SUCH AS LARGE OR MATURE TREES IS NOT REASONABLY FEASIBLE, JEA SHALL REPLACE SAME WITH THE CLOSEST REASONABLE REPLACEMENT THEREFORE.

WATER AND SEWER
THOSE EASEMENTS DESIGNATED AS "JEA UTILITY EASEMENTS" ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH THE INSTALLATION, MAINTENANCE, AND USE OF WATER REUSE, WATER, SEWER, AND/OR OTHER PUBLIC UTILITIES; PROVIDED HOWEVER, THAT NO PARALLEL UTILITIES MAY BE INSTALLED WITHIN SAID EASEMENTS.

ELECTRIC
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.

ACCESS
THOSE "JEA ACCESS AND ELECTRICAL EASEMENTS" ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE FOR (1) ACCESS TO THE JEA-E.E. AND JEA-E. EASEMENTS, (2) ADDITIONAL WORK SPACE FOR THE MAINTENANCE, REPAIR AND REPLACEMENT OF ELECTRIC UTILITY IMPROVEMENTS LOCATED WITHIN THE JEA-E.E. AND JEA-E. EASEMENTS, AND (3) THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF ELECTRIC FACILITIES RUNNING PERPENDICULAR TO THE ELECTRIC FACILITIES LOCATED WITHIN THE JEA-E.E. AND JEA-E. EASEMENTS.

IN WITNESS THEREOF, TAYLOR MORRISON OF FLORIDA INC., A FLORIDA CORPORATION, HAS THESE PRESENTS TO BE SIGNED THIS 12th DAY OF March, 2024.

TAYLOR MORRISON of FLORIDA INC.
A Florida Corporation

Richard Carruthers
RICHARD CARRUTHERS
VICE PRESIDENT
TAYLOR MORRISON OF FLORIDA INC.
A FLORIDA CORPORATION

7795 Bymeadows Way Suite 105
WITNESS ADDRESS
Jacksonville, FL 32256
CITY
Carrolline Felver
WITNESS
TYPE OR PRINT NAME
7795 Bymeadows Way Suite 105
WITNESS ADDRESS
Jacksonville, FL 32256
CITY
Cecil Camacho
WITNESS
TYPE OR PRINT NAME

PLAT BOOK 82 PAGE 132
SHEET ONE (1) of TEN (10) SHEETS

SEE SHEET TWO (2) FOR LEGEND,
GENERAL NOTES, ABBREVIATIONS and
PLAT TITLE LETTER COMMENTS
SEE SHEET TWO (2) FOR KEY MAP

NOTARY FOR TAYLOR MORRISON OF FLORIDA, INC. Carrolline Felver
A FLORIDA LIMITED LIABILITY COMPANY Comm.: HH 156859
My Commission Expires: Nov. 6, 2025

STATE OF FLORIDA
COUNTY OF DUVAL
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 12th DAY OF March, 2024, BY RICHARD CARRUTHERS, AS VICE PRESIDENT OF TAYLOR MORRISON OF FLORIDA, INC., A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION, AND WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

Carrolline Felver
TYPE OR PRINT NAME
NOTARY PUBLIC, STATE OF FLORIDA 11/06/25
MY COMMISSION EXPIRES

CLERK'S CERTIFICATE
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY OF JACKSONVILLE, FLORIDA AND SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN PLAT BOOK 82 PAGES 132 THROUGH 141 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. SIGNED THIS 12 DAY OF April, A.D., 2024.

Jody Phillips
JODY PHILLIPS, AS CLERK OF THE COURTS
BY: DEPUTY CLERK

PLAT CONFORMITY REVIEW
THIS PLAT HAS BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 8th DAY OF April, A.D., 2024.

Danny S. Wheeler
DANNY S. WHEELER
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA, CERTIFICATE No. 6902

APPROVED FOR THE RECORD
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED, ACCEPTED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, PURSUANT TO CHAPTER 654, ORDINANCE CODE.

Nina Sickler 4/11/2024
NINA SICKLER, PE
DIRECTOR OF PUBLIC WORKS
DATE

SURVEYOR'S CERTIFICATE:
THIS IS TO CERTIFY THAT THE ABOVE 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 STATUTE CHAPTER 177, PART 1, THE PERMANENT REFERENCE MONUMENTS HAVE BEEN MONUMENTED IN ACCORDANCE WITH CHAPTER 177, PART 1, F.S., RULE E 5J-17.052 F.A.C. AND SECTION 654.110, ORDINANCE CODE, OF THE CITY OF JACKSONVILLE, FLORIDA.

CERTIFIED THIS 20 DAY OF February, 2024.
BY: Jonathan B. Bowan
JONATHAN B. BOWAN
STATE OF FLORIDA
REGISTERED LAND SURVEYOR
CERTIFICATE No. 4600

A&J LAND SURVEYORS, INC.
Prepared by:
A & J Land Surveyors, Inc.
5847 Luella Street
Jacksonville, Florida 32207
T (904) 346.1733
F (904) 346.1736

COOPER'S MEADOWS

A PARCEL OF LAND, BEING A PORTION OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 25 EAST
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

NOTE: UPLAND BUFFERS ARE TO REMAIN
NATURALLY VEGETATED AND UNDISTURBED

PLAT BOOK 82 PAGE 133

SHEET TWO (2) OF TEN (10) SHEETS

SEE SHEET TWO (2) FOR LEGEND,
GENERAL NOTES, ABBREVIATIONS and
PLAT TITLE LETTER COMMENTS
SEE SHEET TWO (2) FOR KEY MAP

LEGEND:

SYMBOL	DEFINITION
⊙	DENOTES PERMANENT CONTROL POINT SET, STAMPED "LB 6661"
☼	DENOTES WETLAND JURISDICTIONAL AREA
▨	DENOTES UPLAND BUFFER
▩	DENOTES COMPENSATING FILL AREA

LEGEND FOR KEY MAP:

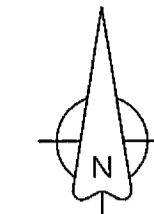


DENOTES SHEET NUMBER

KEY MAP

(NOT TO SCALE)

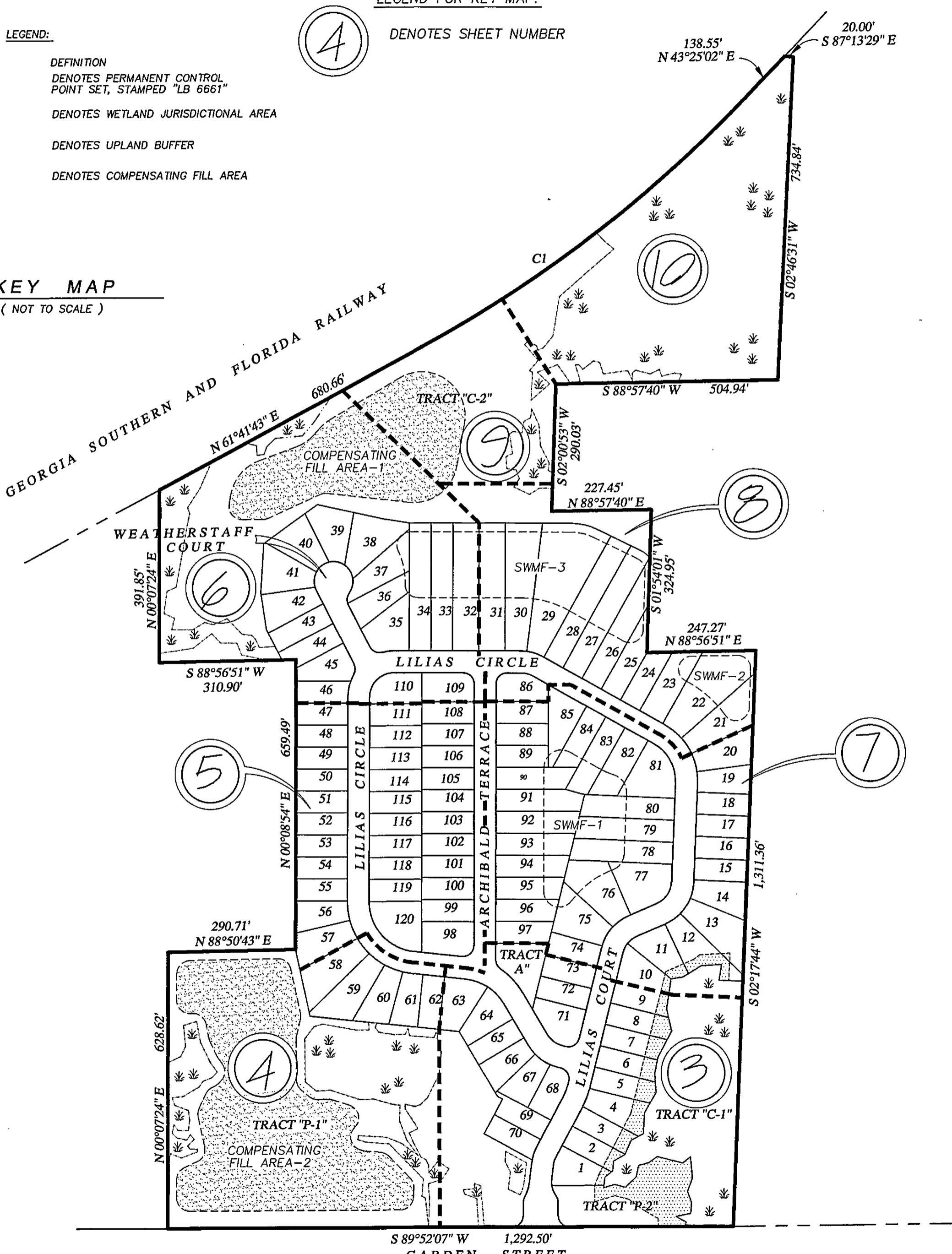
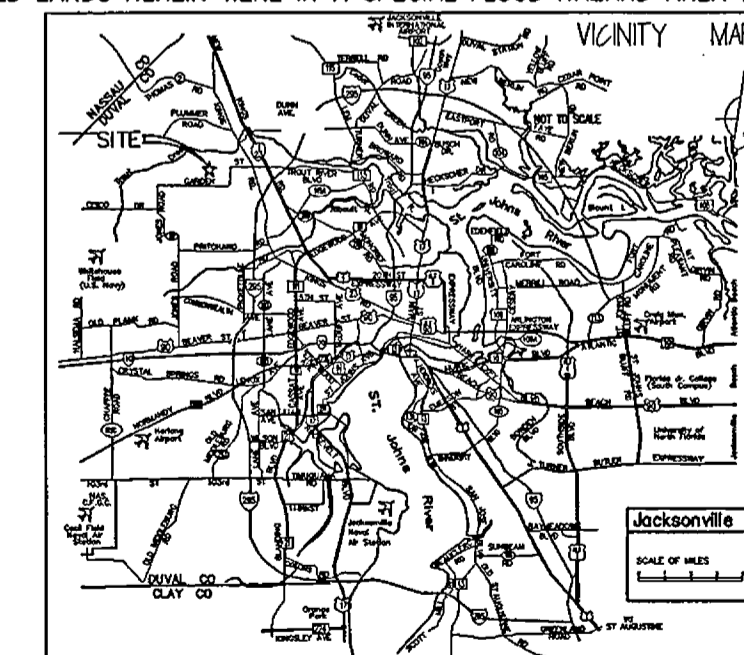
ABBREVIATION	DEFINITION
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.I.	POINT OF INTERSECTION
P.R.C.	POINT OF REVERSE CURVATURE
CL	CENTERLINE
L1	DENOTES TABULATED LINE DATA
C1	DENOTES TABULATED CURVE DATA
R/W	RIGHT OF WAY
O.R. BOOK	OFFICIAL RECORDS BOOK
PG.	PAGE
SJRWM	ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
RE #	REAL ESTATE NUMBER
SWMF	STORM WATER MANAGEMENT FACILITY



GENERAL NOTES:

- 1) 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 ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE CURRENT PUBLIC RECORDS OF THIS COUNTY. (CURRENT FLORIDA STATUTES SECTION 177.091(27)).
- 2) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS 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.
- 3) BEARINGS SHOWN HEREON ARE REFERENCED TO THE STATE OF FLORIDA, STATE PLANE COORDINATES (EAST ZONE 901), NORTH AMERICAN DATUM 1983/1991, AND ARE BASED ON THE NORTHERLY RIGHT OF WAY LINE OF GARDEN STREET, AS S 89°52'07" W., AS PER BOUNDARY SURVEY PREPARED BY THIS FIRM.
- 4) COORDINATES BASED ON GPS OBSERVATION OF THE FOLLOWING STATIONS AND PUBLISHED COORDINATES. COORDINATE DATUM: STATE OF FLORIDA STATE PLANE COORDINATES (EAST ZONE), NORTH AMERICAN DATUM 1983/1991. STATE PLANE IS IN U.S. SURVEY FEET.
- 5) CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM. "JEA-E-E" DENOTES JEA EQUIPMENT EASEMENTS. SUCH 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. JEA WILL ALLOW CERTAIN NON-PERMANENT IMPROVEMENTS WHICH DO NOT IMPEDE THE USE OF SAID EASEMENT BY 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 REPLACEMENT OF SUCH ITEMS.
- 6) THE LAKES AND TOP OF BANK SHOWN HEREON DEPICT A GRAPHIC REPRESENTATION OF THE PROPOSED DESIGNED STORMWATER MANAGEMENT FACILITIES (LAKES) AND DOES NOT REPRESENT AN ACTUAL "AS BUILT" CONDITION.
- 7) LOTS FRONTING ON TWO (2) STREETS MAY HAVE VEHICULAR ACCESS FROM ONE (1) STREET ONLY.
- 8) THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED EASEMENTS ARE PRIVATE, AND SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENTS. THE CONSTRUCTION OF DRIVEWAYS AND THE INSTALLATION OF FENCES, HEDGES AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY THE HOMEOWNERS' ASSOCIATION AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND/OR REPLACEMENT OF SUCH ITEMS. THE EASEMENTS SHOWN HEREON AS UNOBSTRUCTED/ACCESS EASEMENTS, SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENTS BY THE HOMEOWNERS' ASSOCIATION.
- 9) ALL LOT LINES THAT INTERSECT CURVES ARE NON RADIAL, UNLESS OTHERWISE NOTED HEREON.
- 10) THIS PLAT IS NOT THE SOURCE OF FEDERAL EMERGENCY MANAGEMENT AGENCY ("FEMA") INFORMATION. INQUIRIES RELATING TO FEMA INFORMATION, FLOOD INSURANCE RATE MAPS ("FIRM"), OR OTHER FLOODPLAIN MANAGEMENT DOCUMENTS SHOULD BE MADE TO THE CITY OF JACKSONVILLE'S DEPARTMENT OF PLANNING AND DEVELOPMENT, DEVELOPMENT SERVICES DIVISION.

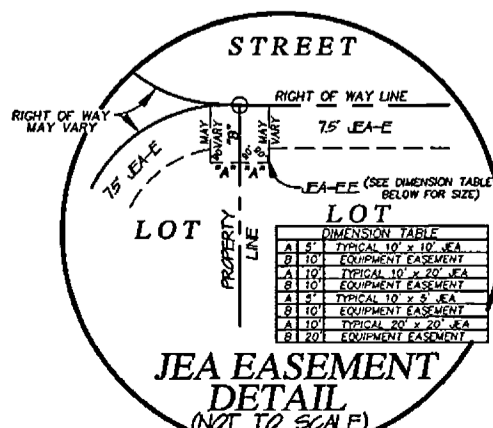
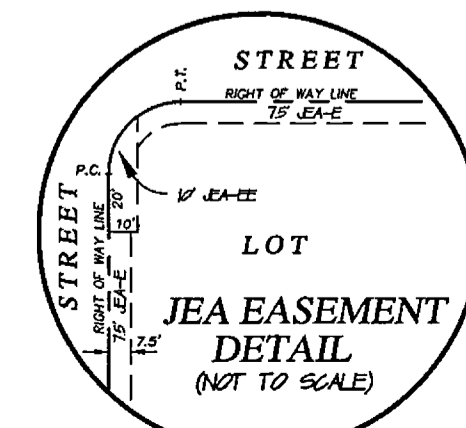
NOTE: AT THE TIME OF RECORDATION OF THIS PLAT, ALL OR PORTIONS OF THE PLATTED LANDS HEREIN WERE IN A SPECIAL FLOOD HAZARD AREA (SFHA).



PLAT PROPERTY INFORMATION REPORT

THIS FIRM WAS PROVIDED WITH A PLAT PROPERTY INFORMATION REPORT, PREPARED BY INSPIRED TITLE SERVICES, LLC, ORT #23111301, WITH A SEARCH DATE THROUGH DECEMBER 21, 2033 @ 5:00 P.M.

SURVEYOR'S COMMENTS: THERE WERE NO EASEMENTS, COVENANTS AND RESTRICTIONS OR OTHER MATTERS OF RECORD THAT CAN BE GRAPHICALLY SHOWN ON THE FACE OF THIS PLAT.



Prepared by:
A & J Land Surveyors, Inc.
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COOPER'S MEADOWS

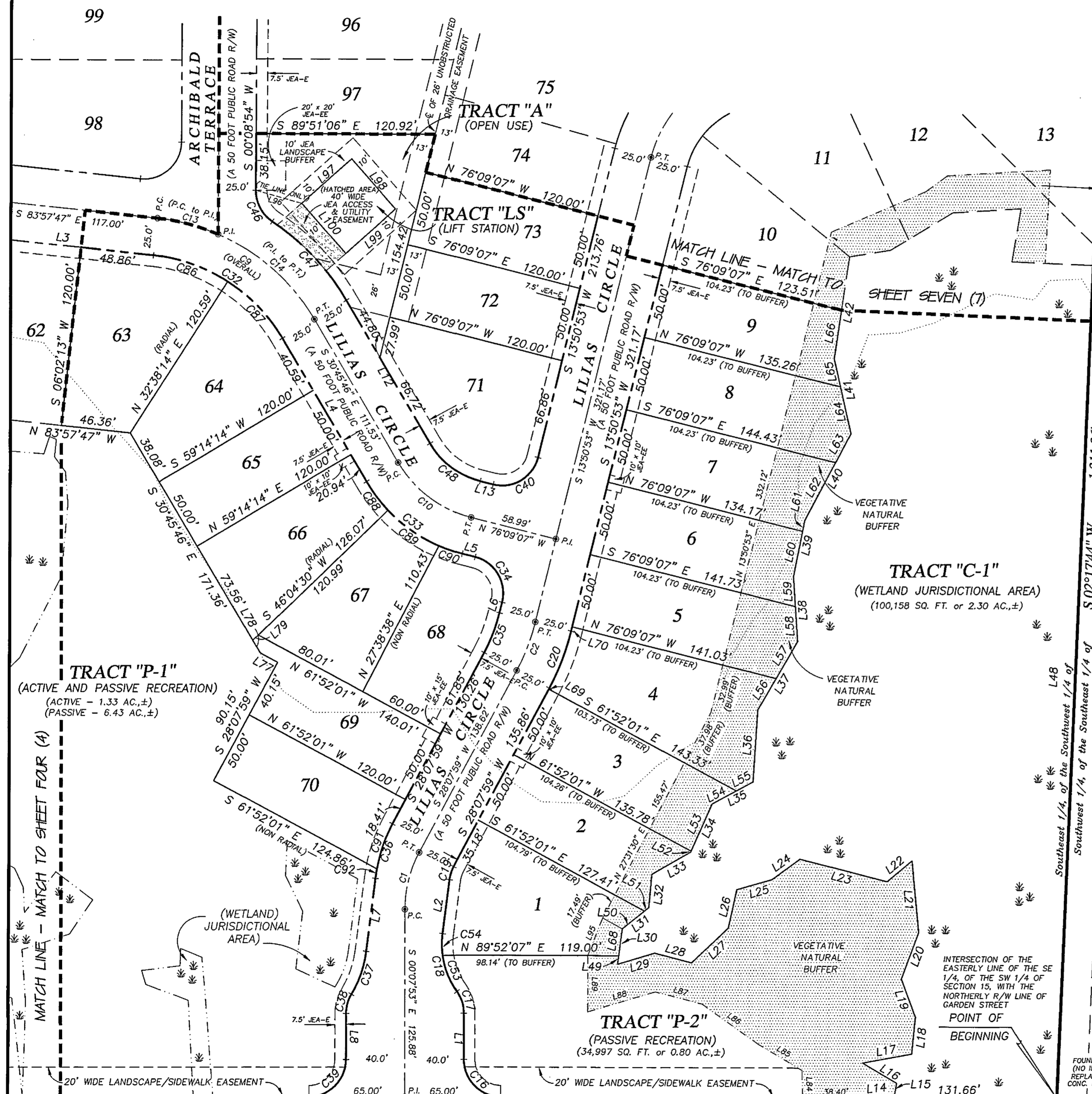
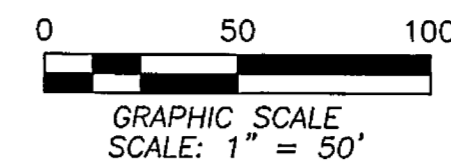
A PARCEL OF LAND, BEING A PORTION OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 25 EAST
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

NOTE: UPLAND BUFFERS ARE TO REMAIN
NATURALLY VEGETATED AND UNDISTURBED

PLAT BOOK 82 PAGE 134

SHEET THREE (3) OF TEN (10) SHEETS

SEE SHEET TWO (2) FOR LEGEND,
GENERAL NOTES, ABBREVIATIONS and
PLAT TITLE LETTER COMMENTS
SEE SHEET TWO (2) FOR KEY MAP



20' WIDE EASEMENT FOR INGRESS AND EGRESS, AS PER THAT INSTRUMENT RECORDED IN O.R. BOOK 17132, PAGE 81 (SOUTHERLY 615' OF THE NW 1/4, OF THE SE 1/4, OF SECTION 15)

"SUMMER GLEN"
PLAT BOOK 78, PAGES 114-1123
TRACT "B"

FLOOD ZONE LINE AS GRAPHICALLY SHOWN ON THE DEPARTMENT OF HOMELAND SECURITY, FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE MAP (FIRM), CITY OF JACKSONVILLE, COMMUNITY No. 120077, COMMUNITY PANEL No. 12031C0166H, DATED JUNE 3, 2013.

FLOOD ZONE "X"
FLOOD ZONE "AE"
(ELEV. 23.0)
NAVD '88

"Unplatted lands of the Southwest 1/4, of the Southeast 1/4 of Section 15, Township 1 South, Range 25 East, Duval County, Florida"

INTERSECTION OF THE EASTERLY LINE OF THE SE 1/4, OF THE SW 1/4 OF SECTION 15, WITH THE NORTHERLY R/W LINE OF GARDEN STREET

POINT OF BEGINNING

FOUND 1" IRON PIPE (NO IDENTIFICATION) REPLACED WITH 4" x 4" CONC. MONUMENT, LB 661

N(y): 2,209,231.47
E(x): 407,066.96

CURVE TABLE FOR CENTERLINE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	80.00'	28°15'52"	39.46'	S 14°00'03" W	39.07'
C2	140.00'	14°17'06"	34.90'	N 20°59'26" E	34.81'
C9	140.00'	53°12'01"	129.99'	N 57°21'46" W	125.37'
C10	80.00'	45°23'22"	63.38'	S 53°27'27" E	61.73'
C13	140.00'	17°20'52"	42.39'	N 75°17'21" W	42.23'
C14	140.00'	35°51'09"	87.60'	N 48°41'20" W	86.18'

CURVE TABLE FOR RIGHT-OF-WAY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C16	25.00'	90°00'00"	39.27'	S 45°07'53" E	35.36'
C17	25.00'	35°39'33"	15.56'	N 17°57'40" W	15.31'
C18	55.00'	42°58'47"	41.26'	S 14°18'03" E	40.30'
C19	25.00'	20°56'42"	9.14'	S 17°39'37" W	9.09'
C20	165.00'	14°17'06"	41.14'	N 20°59'26" E	41.03'
C32	115.00'	53°12'01"	106.78'	N 57°21'46" W	102.99'
C33	105.00'	45°23'22"	83.18'	S 53°27'27" E	81.02'
C34	25.00'	90°00'00"	39.27'	N 31°09'07" W	35.36'
C35	115.00'	14°17'06"	28.67'	N 20°59'26" E	28.60'
C36	105.00'	20°58'18"	38.43'	S 17°38'49" W	38.22'
C37	75.00'	23°30'47"	30.78'	N 18°56'40" E	30.56'
C38	25.00'	30°49'57"	13.45'	S 15°17'05" W	13.29'
C39	25.00'	90°00'00"	39.27'	N 44°52'07" E	35.36'
C40	25.00'	90°00'00"	39.27'	N 58°50'53" E	35.36'
C46	25.00'	56°22'03"	24.59'	S 28°02'08" E	23.62'
C47	165.00'	25°27'23"	73.31'	N 43°29'27" W	72.71'
C48	55.00'	45°23'22"	43.57'	S 53°27'27" E	42.44'

CURVE TABLE FOR LOTS AND TRACTS DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C53	55.00'	27°36'21"	26.50'	S 21°59'16" E	26.24'
C54	55.00'	15°22'26"	14.76'	S 00°29'52" E	14.71'
C86	115.00'	26°36'01"	53.39'	N 70°39'47" W	52.91'
C87	115.00'	26°36'01"	53.39'	N 44°03'46" W	52.91'
C88	105.00'	13°09'45"	24.12'	S 37°20'38" E	24.07'
C89	105.00'	23°06'25"	42.35'	S 55°28'43" E	42.06'
C90	105.00'	9°07'12"	16.71'	S 71°35'31" E	16.70'
C91	105.00'	17°30'34"	32.09'	S 19°22'41" W	31.96'
C92	105.00'	3°27'44"	6.34'	S 08°53'32" W	6.34'

LINE TABLE FOR LOTS AND TRACTS DATA

LINE	BEARING	DISTANCE
L14	S 83°35'41" W	23.52'
L15	S 09°59'50" W	7.38'
L16	S 59°26'04" E	26.66'
L17	S 79°21'31" W	33.45'
L18	S 05°33'53" W	24.64'
L19	S 20°11'59" E	27.45'
L20	S 20°02'35" W	33.14'
L21	S 05°23'01" E	48.25'
L22	N 50°08'04" E	21.70'
L23	S 75°54'46" E	60.22'
L24	N 53°44'20" E	23.23'
L25	N 73°53'15" E	24.39'
L26	N 12°06'54" E	26.38'
L27	N 46°18'35" E	34.06'
L28	S 75°38'07" E	25.43'
L29	N 73°12'14" E	25.84'
L30	S 07°11'16" W	23.98'
L31	S 50°56'24" W	22.85'
L32	S 04°41'06" W	22.26'
L33	S 60°04'29" W	29.92'
L34	S 23°50'38" W	35.48'
L35	S 61°36'11" W	31.00'
L36	S 03°32'06" W	48.43'
L37	S 29°50'34" W	53.15'
L38	S 03°54'35" E	43.51'
L39	S 11°06'33" W	38.57'
L40	S 27°52'54" W	65.58'
L41	S 12°44'48" E	51.35'
L42	S 08°16'30" W	69.27'

LINE TABLE FOR LOTS AND TRACTS DATA

LINE	BEARING	DISTANCE
L49	N 07°11'16" E	5.70'
L50	N 50°56'24" E	19.11'
L51	N 50°56'24" E	3.74'
L52	N 23°50'38" E	0.75'
L53	N 23°50'38" E	34.74'
L54	N 61°36'11" E	18.41'
L55	N 61°36'11" E	12.59'
L56	N 29°50'34" E	24.51'
L57	N 29°50'34" E	28.65'
L58	N 03°54'35" W	23.58'
L59	N 03°54'35" W	19.93'
L60	N 11°06'33" E	31.05'
L61	N 11°06'33" E	7.52'
L62	N 27°52'54" E	43.80'
L63	N 27°52'54" E	21.79'
L64	N 12°44'48" W	32.28'
L65	N 12°44'48" W	19.07'
L66	N 08°16'30" E	33.10'
L68	N 07°11'16" E	18.28'
L77	S 61°52'01" E	13.25'
L78	N 30°45'46" W	9.72'
L79	N 46°04'30" E	5.08'

LINE TABLE FOR RIGHT-OF-WAY DATA

LINE	BEARING	DISTANCE
L1	N 00°07'53" W	30.94'
L2	S 07°11'16" W	36.42'
L3	N 83°57'47" W	124.15'
L4	N 30°45'46" W	111.53'
L5	N 76°09'07" W	8.99'
L6	N 13°50'53" E	7.41'
L7	N 07°11'16" E	49.34'
L8	N 00°07'53" W	30.94'
L12	N 30°45'46" W	111.53'
L13	N 76°09'07" W	8.99'

LINE TABLE FOR LIFT STATION DATA

LINE	BEARING	DISTANCE
L96	N 74°21'43" W	31.97'
L97	N 48°23'39" E	45.00'
L98	S 41°36'21" E	45.00'
L99	S 48°23'39" W	45.00'
L100	N 41°36'21" W	45.00'

LINE TABLE FOR BUFFER DATA

LINE	BEARING	DISTANCE
L84	S 00°51'51" E	18.35'
L85	S 59°26'04" E	34.37'
L86	S 54°41'54" E	46.03'
L87	S 75°38'07" E	32.34'
L88	N 73°12'14" E	47.37'
L89	S 00°07'53" W	37.77'
L95	S 21°25'21" W	27.27'

S 89°52'07" W 1,292.50'
GARDEN STREET
(AN 80 FOOT WIDE PUBLIC ROAD RIGHT-OF-WAY)

THE NORTHERLY RIGHT-OF-WAY LINE OF GARDEN STREET, (AN 80 FOOT PUBLIC ROAD RIGHT-OF-WAY)

MONUMENTED P.I. IN RIGHT-OF-WAY

Prepared by:
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COOPER'S MEADOWS

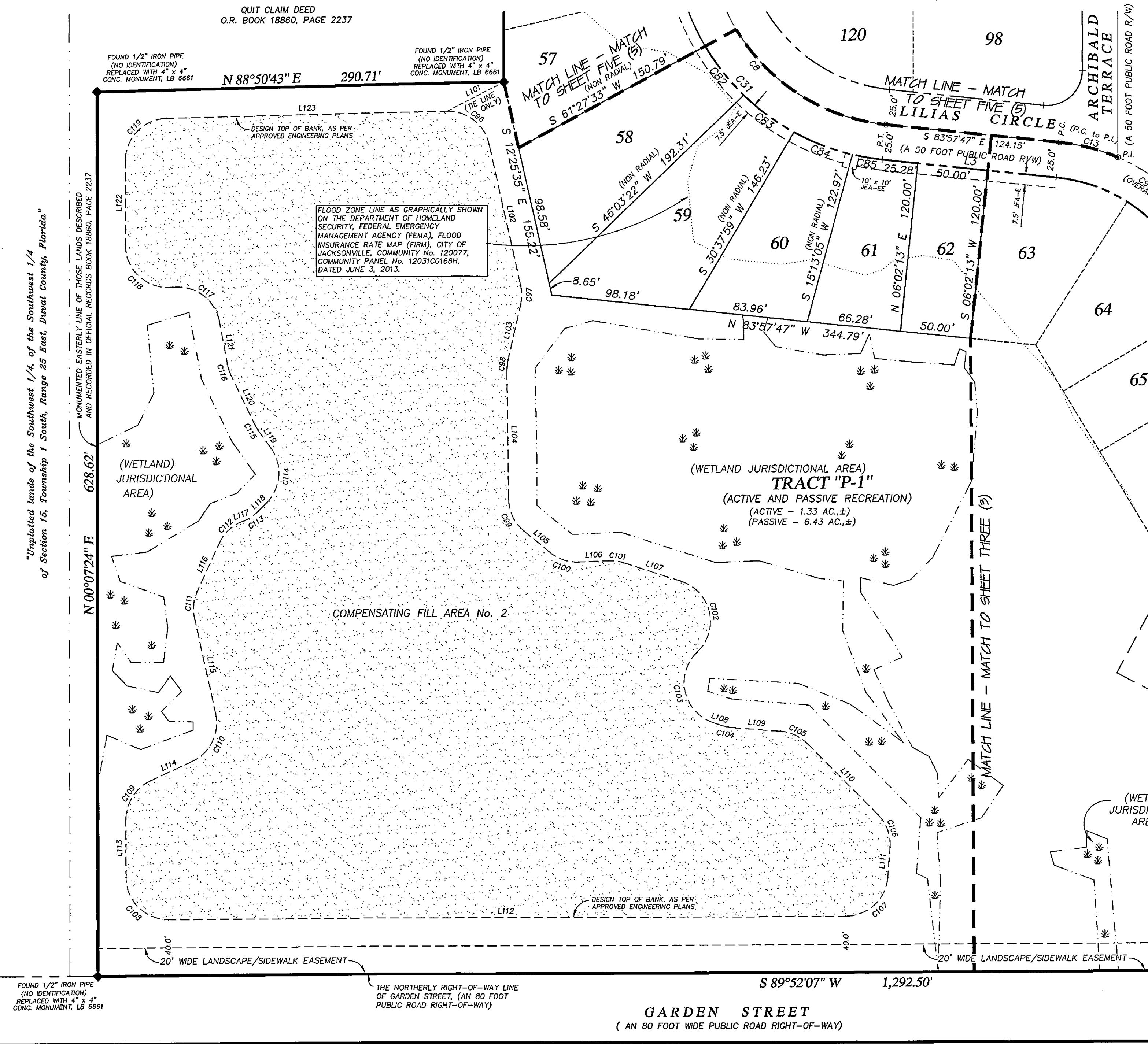
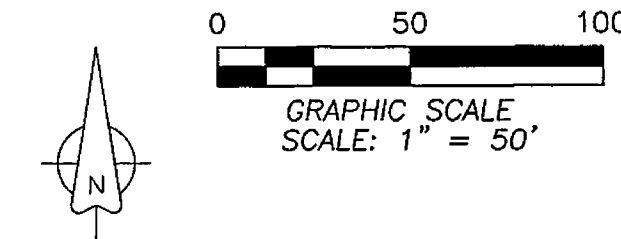
A PARCEL OF LAND, BEING A PORTION OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 25 EAST
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

NOTE: UPLAND BUFFERS ARE TO REMAIN NATURALLY VEGETATED AND UNDISTURBED

PLAT BOOK 82 PAGE 135

SHEET FOUR (4) of TEN (10) SHEETS

SEE SHEET TWO (2) FOR LEGEND, GENERAL NOTES, ABBREVIATIONS and PLAT TITLE LETTER COMMENTS
SEE SHEET TWO (2) FOR KEY MAP



CURVE TABLE FOR CENTERLINE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C8	140.00'	84°06'41"	205.52'	S 41°54'26" E	187.56'
C9	140.00'	53°12'01"	129.99'	N 57°21'46" W	125.37'
C13	140.00'	17°20'52"	42.39'	N 75°17'21" W	42.23'

CURVE TABLE FOR RIGHT-OF-WAY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C31	165.00'	84°06'41"	242.22'	S 41°54'26" E	221.05'

CURVE TABLE FOR LOTS AND TRACTS DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C82	165.00'	15°24'11"	44.36'	S 37°58'44" E	44.22'
C83	165.00'	15°25'23"	44.42'	S 53°23'31" E	44.28'
C84	165.00'	15°24'54"	44.39'	S 68°48'40" E	44.26'
C85	165.00'	7°26'40"	21.44'	S 80°14'27" E	21.42'

CURVE TABLE COMPENSATING FILL AREA No. 2

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C96	30.00'	78°43'42"	41.22'	N 51°47'26" W	38.05'
C97	30.00'	25°22'24"	13.29'	N 00°13'37" E	13.18'
C98	30.00'	13°26'35"	7.04'	S 06°13'32" W	7.02'
C99	30.00'	49°55'07"	26.14'	S 25°27'19" E	25.32'
C100	30.00'	42°06'09"	22.04'	S 71°27'56" E	21.55'
C101	30.00'	20°25'37"	10.70'	N 82°18'12" W	10.64'
C102	30.00'	118°39'48"	62.13'	N 12°45'30" W	51.61'
C103	30.00'	118°31'07"	62.06'	S 12°41'10" E	51.57'
C104	30.00'	13°29'06"	7.06'	S 78°41'17" E	7.04'
C105	30.00'	40°58'06"	21.45'	N 64°56'47" W	21.00'
C106	30.00'	48°57'37"	25.64'	N 19°58'55" W	24.86'
C107	30.00'	85°22'14"	44.70'	N 47°11'00" E	40.68'
C108	30.00'	90°15'17"	47.26'	S 45°00'15" E	42.52'
C109	30.00'	65°03'35"	34.07'	S 32°39'11" W	32.26'
C110	30.00'	77°23'59"	40.53'	N 26°28'59" E	37.51'
C111	30.00'	36°53'19"	19.31'	S 06°13'39" W	18.98'
C112	30.00'	44°30'44"	23.31'	S 46°55'40" W	22.72'
C113	30.00'	24°14'21"	12.69'	N 57°03'51" E	12.60'
C114	30.00'	80°26'09"	42.12'	N 04°43'36" E	38.74'
C115	30.00'	9°45'49"	5.11'	S 30°36'34" E	5.11'
C116	30.00'	15°12'29"	7.96'	S 18°07'25" E	7.94'
C117	30.00'	86°03'05"	45.06'	N 53°32'43" W	40.94'
C118	30.00'	96°41'39"	50.63'	S 48°13'26" E	44.83'
C119	30.00'	88°43'20"	46.45'	S 44°29'04" W	41.95'

LINE TABLE FOR RIGHT-OF-WAY DATA

LINE	BEARING	DISTANCE
L3	N 83°57'47" W	124.15'

LINE TABLE FOR COMPENSATING FILL AREA No. 2

LINE	BEARING	DISTANCE
L101	N 62°51'07" E	45.63'
L102	S 12°25'35" E	102.95'
L103	S 12°56'49" W	40.52'
L104	S 00°29'45" E	91.79'
L105	S 50°24'52" E	23.83'
L106	N 87°28'59" E	21.21'
L107	N 72°05'24" W	42.74'
L108	S 71°56'44" E	6.15'
L109	S 85°25'50" E	34.94'
L110	N 44°27'44" W	70.98'
L111	S 04°29'53" W	21.17'
L112	S 89°52'07" W	482.25'
L113	N 00°07'24" E	41.67'
L114	S 65°10'58" W	32.52'
L115	N 12°13'00" W	69.89'
L116	N 24°40'18" E	37.56'
L117	S 69°11'02" W	1.07'
L118	N 44°56'41" E	8.42'
L119	N 35°29'29" W	15.72'
L120	N 25°43'40" W	38.60'
L121	N 10°31'10" W	31.37'
L122	N 00°07'24" E	60.25'
L123	N 88°50'43" E	200.80'

FOUND 1/2" IRON PIPE (NO IDENTIFICATION) REPLACED WITH 4" x 4" CONC. MONUMENT, LB 6661

THE NORTHERLY RIGHT-OF-WAY LINE OF GARDEN STREET, (AN 80 FOOT PUBLIC ROAD RIGHT-OF-WAY)

GARDEN STREET
(AN 80 FOOT WIDE PUBLIC ROAD RIGHT-OF-WAY)

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COOPER'S MEADOWS

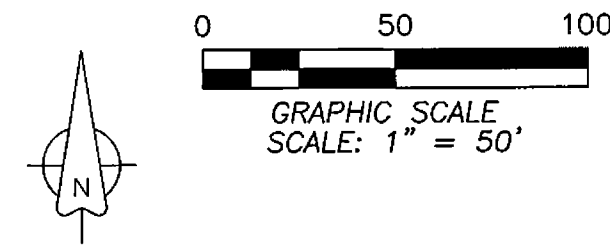
A PARCEL OF LAND, BEING A PORTION OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 25 EAST
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

NOTE: UPLAND BUFFERS ARE TO REMAIN
NATURALLY VEGETATED AND UNDISTURBED

PLAT BOOK 82 PAGE 136

SHEET FIVE (5) OF TEN (10) SHEETS

SEE SHEET TWO (2) FOR LEGEND,
GENERAL NOTES, ABBREVIATIONS and
PLAT TITLE LETTER COMMENTS
SEE SHEET TWO (2) FOR KEY MAP



Southwest 1/4, of the Southwest 1/4
Southeast 1/4, of the Southwest 1/4

"Unplatted lands of the Northeast 1/4, of the Southwest 1/4
of Section 15, Township 1 South, Range 25 East, Duval County, Florida"

"Unplatted lands of the Southwest 1/4, of the Southwest 1/4
of Section 15, Township 1 South, Range 25 East, Duval County, Florida"

QUIT CLAIM DEED
O.R. BOOK 18860, PAGE 2237

FLOOD ZONE "X"
ELEV. 23.0'
FLOOD ZONE "Y"
ELEV. 22.0'

FLOOD ZONE LINE AS GRAPHICALLY SHOWN
ON THE DEPARTMENT OF HOMELAND
SECURITY, FEDERAL EMERGENCY
MANAGEMENT AGENCY (FEMA), FLOOD
INSURANCE RATE MAP (FIRM), CITY OF
JACKSONVILLE, COMMUNITY No. 120077,
COMMUNITY PANEL No. 12031C0166H,
DATED JUNE 3, 2013.

FLOOD ZONE "X"
ELEV. 23.0'
FLOOD ZONE "Y"
ELEV. 22.0'

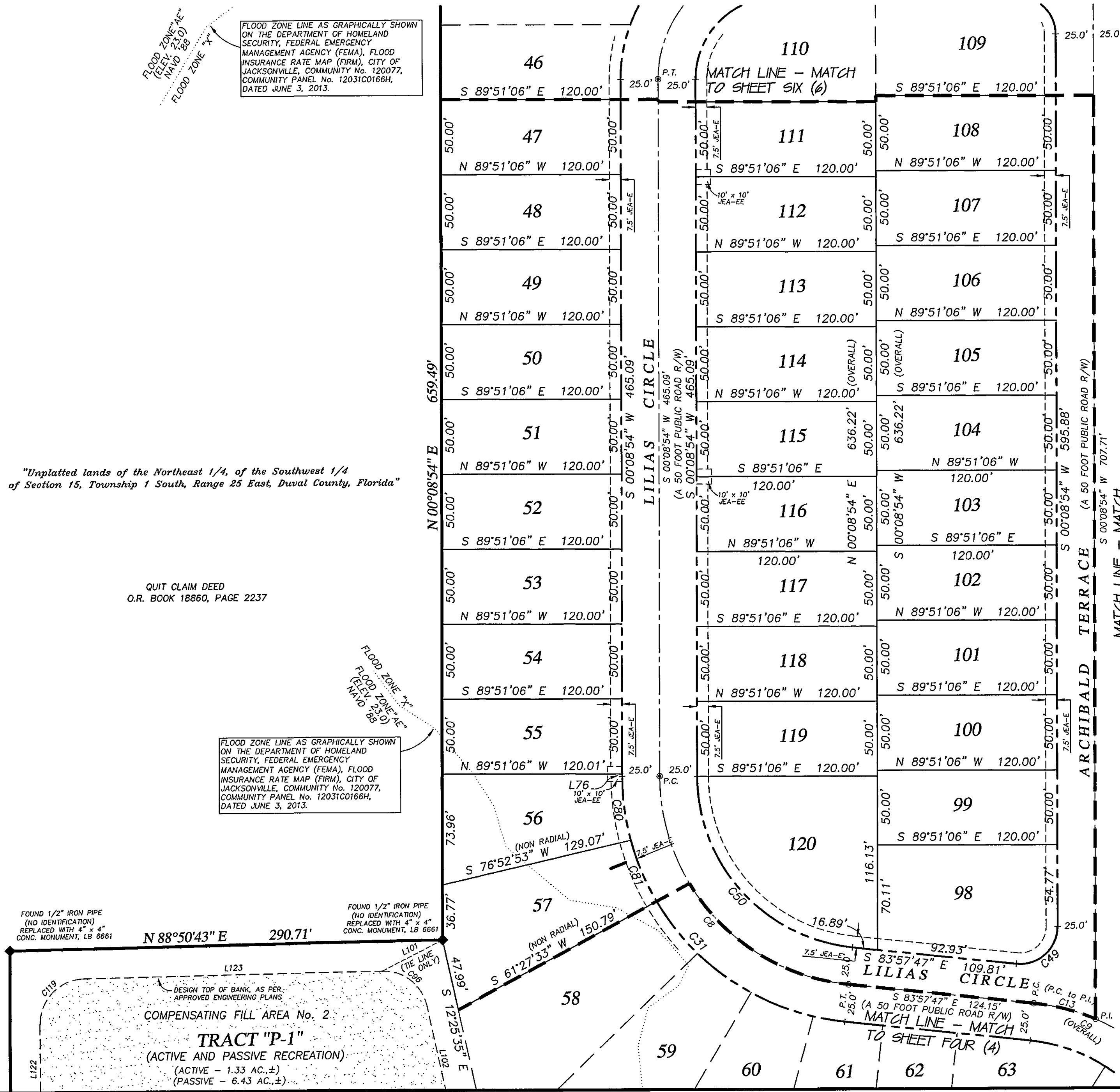
FLOOD ZONE LINE AS GRAPHICALLY SHOWN
ON THE DEPARTMENT OF HOMELAND
SECURITY, FEDERAL EMERGENCY
MANAGEMENT AGENCY (FEMA), FLOOD
INSURANCE RATE MAP (FIRM), CITY OF
JACKSONVILLE, COMMUNITY No. 120077,
COMMUNITY PANEL No. 12031C0166H,
DATED JUNE 3, 2013.

FOUND 1/2" IRON PIPE
(NO IDENTIFICATION)
REPLACED WITH 4" x 4"
CONC. MONUMENT, LB 6661

FOUND 1/2" IRON PIPE
(NO IDENTIFICATION)
REPLACED WITH 4" x 4"
CONC. MONUMENT, LB 6661

DESIGN TOP OF BANK, AS PER:
APPROVED ENGINEERING PLANS

TRACT "P-1"
(ACTIVE AND PASSIVE RECREATION)
(ACTIVE - 1.33 AC., ±)
(PASSIVE - 6.43 AC., ±)



CURVE TABLE FOR CENTERLINE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C8	140.00'	84°06'41"	205.52'	S 41°54'26" E	187.56'
C9	140.00'	53°12'01"	129.99'	N 57°21'46" W	125.37'
C13	140.00'	17°20'52"	42.39'	N 75°17'21" W	42.23'

CURVE TABLE FOR RIGHT-OF-WAY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C31	165.00'	84°06'41"	242.22'	S 41°54'26" E	221.05'
C49	25.00'	95°53'19"	41.84'	N 48°05'34" W	37.12'
C50	115.00'	84°06'41"	168.82'	S 41°54'26" E	154.07'

CURVE TABLE FOR LOTS AND TRACTS DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C80	165.00'	15°00'12"	43.21'	S 07°21'12" E	43.08'
C81	165.00'	15°25'20"	44.41'	S 22°33'59" E	44.28'

CURVE TABLE FOR COMPENSATING FILL AREA No. 2

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C96	30.00'	78°43'42"	41.22'	N 51°47'26" W	38.05'
C119	30.00'	88°43'20"	46.45'	S 44°29'04" W	41.95'

LINE TABLE FOR LOTS AND TRACTS DATA

LINE	BEARING	DISTANCE
L76	S 00°08'54" W	1.62'

LINE TABLE FOR COMPENSATING FILL AREA No. 2

LINE	BEARING	DISTANCE
L101	N 62°51'07" E	45.63'
L102	S 12°25'35" E	102.95'
L122	N 00°07'24" E	60.25'
L123	N 88°50'43" E	200.80'

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COOPER'S MEADOWS

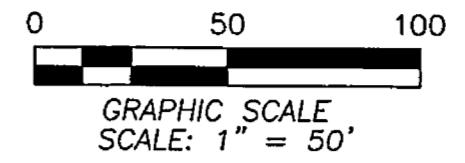
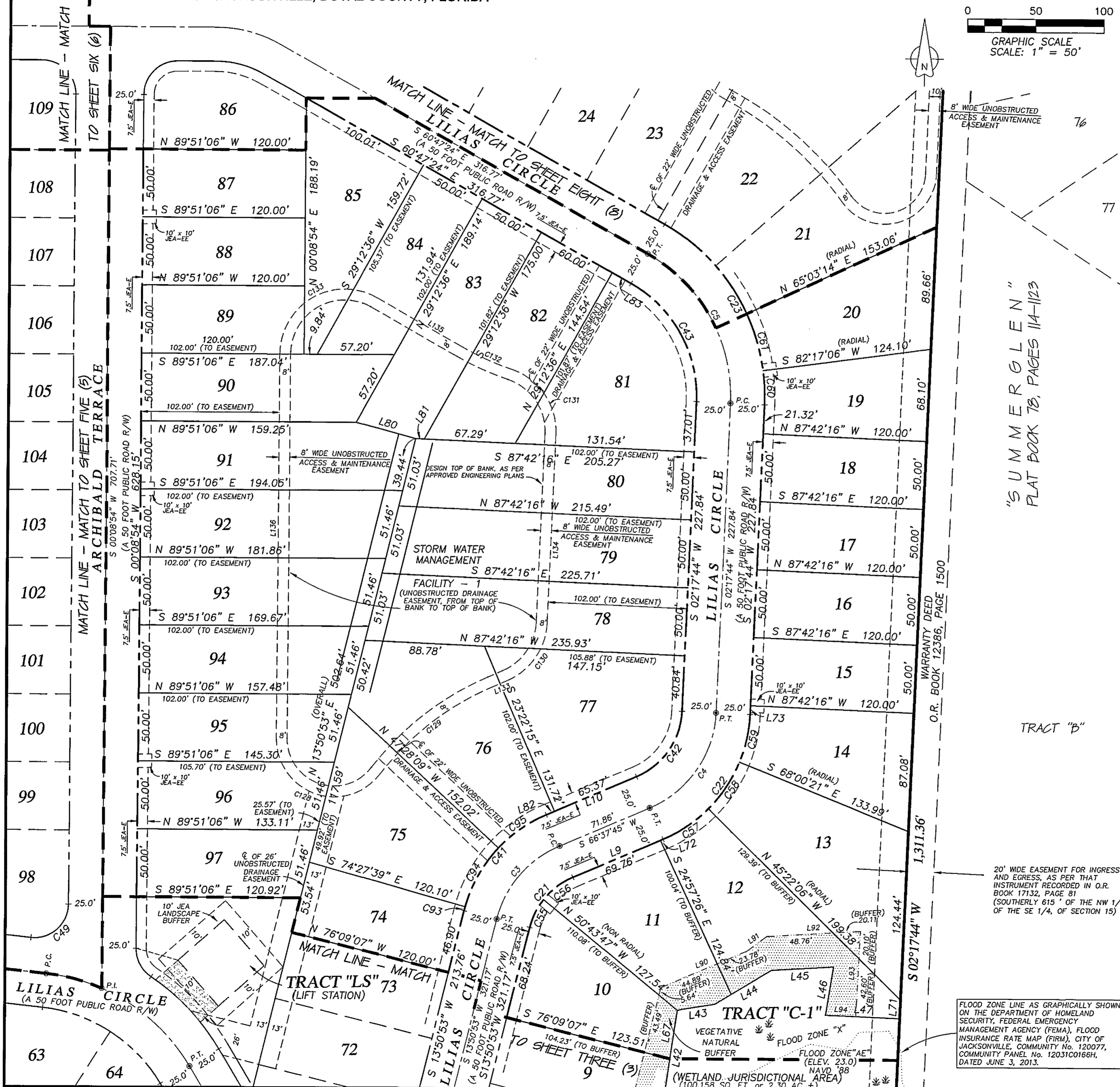
A PARCEL OF LAND, BEING A PORTION OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 25 EAST
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

NOTE: UPLAND BUFFERS ARE TO REMAIN
NATURALLY VEGETATED AND UNDISTURBED

PLAT BOOK 82 PAGE 138

SHEET SEVEN (7) OF TEN (10) SHEETS

SEE SHEET TWO (2) FOR LEGEND,
GENERAL NOTES, ABBREVIATIONS and
PLAT TITLE LETTER COMMENTS
SEE SHEET TWO (2) FOR KEY MAP



CURVE TABLE FOR CENTERLINE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C3	80.00'	52°46'53"	73.70'	S 40°14'19" W	71.12'
C4	80.00'	64°20'01"	89.83'	N 34°27'45" E	85.18'
C5	120.00'	63°05'08"	132.13'	N 29°14'50" W	125.55'

CURVE TABLE FOR RIGHT-OF-WAY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C21	55.00'	52°46'53"	50.67'	S 40°14'19" W	48.89'
C22	105.00'	64°20'01"	117.90'	N 34°27'45" E	111.80'
C23	145.00'	63°05'08"	159.65'	N 29°14'50" W	151.71'
C41	105.00'	52°46'53"	96.73'	S 40°14'19" W	93.34'
C42	55.00'	64°20'01"	61.76'	N 34°27'45" E	58.56'
C43	95.00'	63°05'08"	104.60'	N 29°14'50" W	99.40'

CURVE TABLE FOR LOTS AND TRACTS DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C55	55.00'	24°08'41"	23.18'	S 25°55'13" W	23.01'
C56	55.00'	28°38'12"	27.49'	S 52°18'39" W	27.20'
C57	105.00'	21°59'52"	40.31'	N 55°37'49" E	40.07'
C58	105.00'	22°38'14"	41.49'	N 33°18'46" E	41.22'
C59	105.00'	19°41'55"	36.10'	N 12°08'42" E	35.92'
C60	145.00'	10°00'38"	25.33'	N 02°42'35" W	25.30'
C61	145.00'	17°13'53"	43.61'	N 16°19'50" W	43.44'
C93	105.00'	1°41'29"	3.10'	S 14°41'37" W	3.10'
C94	105.00'	27°32'14"	50.46'	S 29°18'28" W	49.98'
C95	105.00'	23°33'10"	43.16'	S 54°51'10" W	42.86'

CURVE TABLE FOR SWMF-1 DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C128	43.00'	142°53'18"	107.24'	S 71°17'45" E	81.53'
C129	207.00'	29°22'09"	106.11'	S 51°56'41" W	104.95'
C130	48.00'	64°20'01"	53.90'	N 34°27'45" E	51.11'
C131	48.00'	74°00'56"	62.01'	N 34°42'44" W	57.78'
C132	207.00'	10°59'17"	39.71'	S 66°13'30" E	39.65'
C133	48.00'	119°03'42"	99.74'	S 59°40'45" W	82.74'

LINE TABLE FOR RIGHT-OF-WAY DATA

LINE	BEARING	DISTANCE
L9	S 66°37'45" W	71.86'
L10	S 66°37'45" W	71.86'

LINE TABLE FOR LOTS AND TRACTS DATA

LINE	BEARING	DISTANCE
L42	S 08°16'30" W	69.27'
L43	S 80°39'35" W	27.84'
L44	S 58°37'33" W	48.48'
L45	S 86°28'40" W	45.71'
L46	N 09°14'21" E	35.96'
L47	N 87°42'16" W	54.50'
L48	N 08°16'30" E	36.16'
L49	N 02°17'44" E	13.52'
L50	N 66°37'45" E	2.09'
L51	S 75°01'16" E	45.66'
L52	N 87°42'16" W	6.44'
L53	N 66°37'45" E	6.49'
L54	N 60°47'24" W	15.83'

LINE TABLE FOR SWMF-1 DATA

LINE	BEARING	DISTANCE
L133	N 66°37'45" E	12.11'
L134	N 02°17'44" E	139.52'
L135	N 60°47'24" W	73.49'
L136	S 00°08'54" W	282.48'

"SUMMER GLEN"
PLAT BOOK 78, PAGES 114-1123

WARRANTY DEED
O.R. BOOK 12386, PAGE 1500

20' WIDE EASEMENT FOR INGRESS
AND EGRESS, AS PER THAT
INSTRUMENT RECORDED IN O.R.
BOOK 17132, PAGE 81
(SOUTHERLY 615' OF THE NW 1/4,
OF THE SE 1/4, OF SECTION 15)

FLOOD ZONE LINE AS GRAPHICALLY SHOWN
ON THE DEPARTMENT OF HOMELAND
SECURITY, FEDERAL EMERGENCY
MANAGEMENT AGENCY (FEMA), FLOOD
INSURANCE RATE MAP (FIRM), CITY OF
JACKSONVILLE, COMMUNITY NO. 120077,
COMMUNITY PANEL NO. 12031C0166H,
DATED JUNE 3, 2013.

Prepared by:
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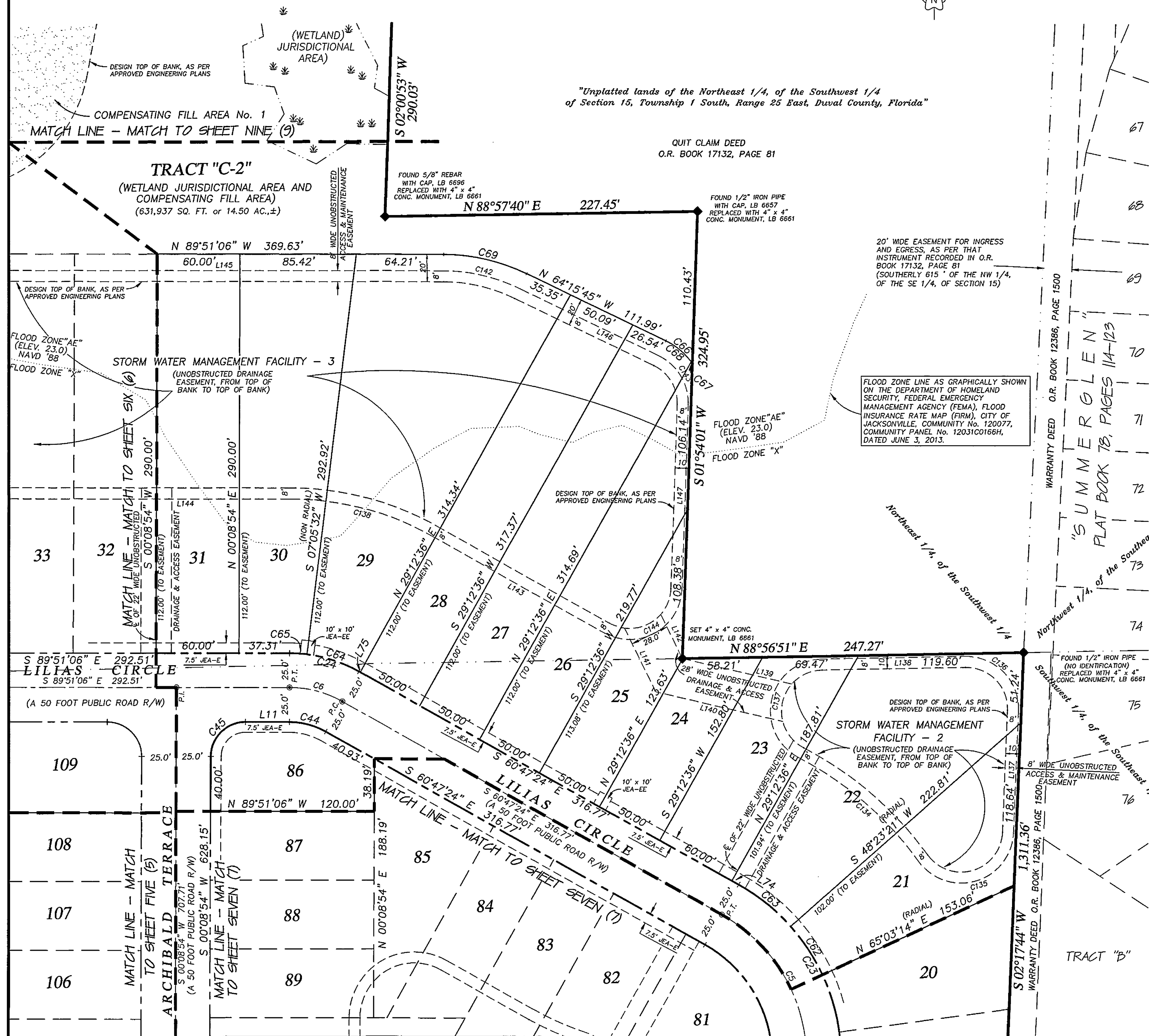
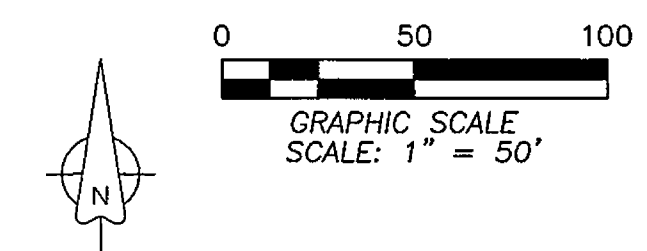
COOPER'S MEADOWS

A PARCEL OF LAND, BEING A PORTION OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 25 EAST
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

NOTE: UPLAND BUFFERS ARE TO REMAIN
NATURALLY VEGETATED AND UNDISTURBED

PLAT BOOK 82 PAGE 139
SHEET EIGHT (8) OF TEN (10) SHEETS

SEE SHEET TWO (2) FOR LEGEND,
GENERAL NOTES, ABBREVIATIONS and
PLAT TITLE LETTER COMMENTS
SEE SHEET TWO (2) FOR KEY MAP



CURVE TABLE FOR CENTERLINE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C5	120.00'	63°05'08"	132.13'	N 29°14'50" W	125.55'
C6	80.00'	29°03'42"	40.58'	N 75°19'15" W	40.14'

CURVE TABLE FOR RIGHT-OF-WAY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C23	145.00'	63°05'08"	159.65'	N 29°14'50" W	151.71'
C24	105.00'	29°03'42"	53.26'	N 75°19'15" W	52.69'
C44	55.00'	29°03'42"	27.90'	N 75°19'15" W	27.60'
C45	25.00'	90°00'00"	39.27'	S 45°08'54" W	35.36'

CURVE TABLE FOR LOTS AND TRACTS DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C62	145.00'	16°39'52"	42.17'	N 33°16'42" W	42.02'
C63	145.00'	19°10'46"	48.54'	N 51°12'01" W	48.31'
C64	105.00'	22°07'00"	40.53'	N 71°50'54" W	40.28'
C65	105.00'	6°56'42"	12.73'	N 86°22'45" W	12.72'
C66	50.00'	29°17'35"	25.56'	N 49°36'58" W	25.29'
C67	50.00'	1°38'45"	1.44'	N 35°47'33" W	1.44'
C68	50.00'	27°38'49"	24.13'	N 50°26'20" W	23.89'
C69	140.00'	25°35'21"	62.53'	N 77°03'26" W	62.01'

CURVE TABLE FOR SWMF-2 DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C134	247.00'	26°55'12"	116.05'	N 49°01'41" W	114.99'
C135	38.00'	142°08'11"	94.27'	N 73°21'50" E	71.89'
C136	38.00'	93°20'53"	61.91'	N 44°22'42" W	55.29'
C137	38.00'	151°26'08"	100.44'	S 13°13'47" W	73.65'

CURVE TABLE FOR SWMF-3 DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C138	217.00'	29°20'48"	111.15'	N 75°10'42" W	109.94'
C142	128.00'	25°35'21"	57.17'	N 77°03'26" W	56.69'
C143	38.00'	66°09'46"	43.88'	N 31°10'52" W	41.48'
C144	38.00'	117°18'32"	77.80'	N 60°33'17" E	64.91'

LINE TABLE FOR RIGHT-OF-WAY DATA

LINE	BEARING	DISTANCE
L11	S 89°51'06" E	32.51'

LINE TABLE FOR LOTS & TRACTS DATA

LINE	BEARING	DISTANCE
L74	N 60°47'24" W	5.66'
L75	N 60°47'24" W	1.12'

LINE TABLE FOR SWMF-2 DATA

LINE	BEARING	DISTANCE
L137	S 02°17'44" W	88.97'
L138	N 88°56'51" E	103.76'

LINE TABLE FOR SWMF-3 DATA

LINE	BEARING	DISTANCE
L143	S 60°47'27" E	141.05'
L144	S 89°51'06" E	236.55'
L145	N 89°51'06" W	368.16'
L146	N 64°15'45" W	111.99'
L147	N 01°54'01" E	134.01'

LINE TABLE FOR 28 FOOT WIDE UNOBSTRUCTED DRAINAGE & ACCESS EASEMENT

LINE	BEARING	DISTANCE
L139	N 76°56'35" W	81.35'
L140	S 76°56'35" E	94.50'
L141	S 26°05'23" E	51.56'
L142	N 26°05'23" W	35.71'

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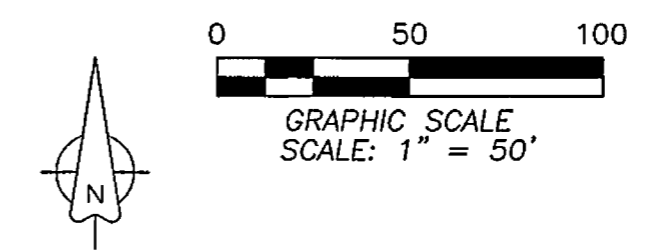
COOPER'S MEADOWS

A PARCEL OF LAND, BEING A PORTION OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 25 EAST
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

NOTE: UPLAND BUFFERS ARE TO REMAIN
NATURALLY VEGETATED AND UNDISTURBED

PLAT BOOK **82** PAGE **140**
SHEET NINE (9) OF TEN (10) SHEETS

SEE SHEET TWO (2) FOR LEGEND,
GENERAL NOTES, ABBREVIATIONS and
PLAT TITLE LETTER COMMENTS
SEE SHEET TWO (2) FOR KEY MAP



CURVE TABLE FOR LOTS AND TRACTS DATA

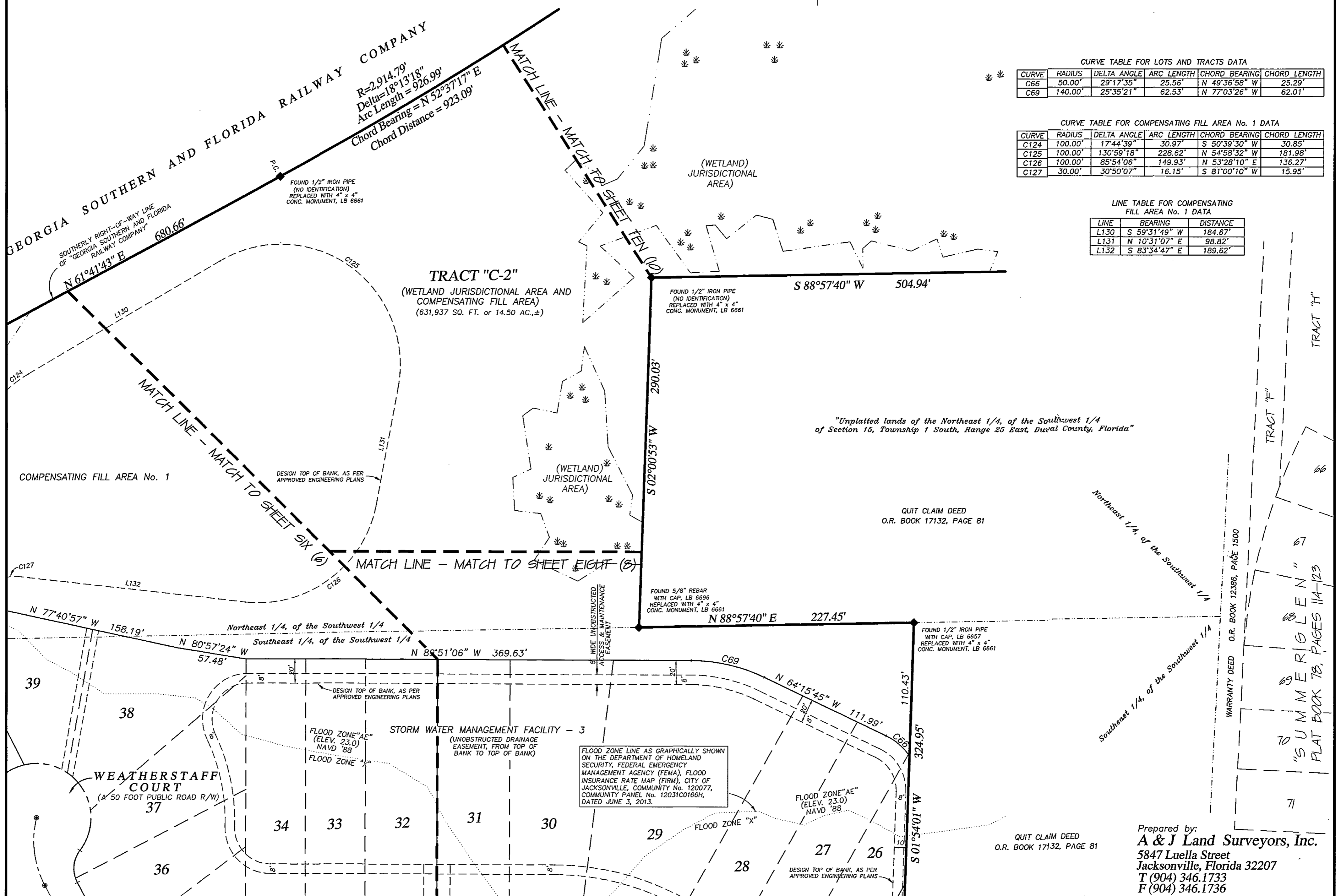
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C66	50.00'	29°17'35"	25.56'	N 49°36'58" W	25.29'
C69	140.00'	25°35'21"	62.53'	N 77°03'26" W	62.01'

CURVE TABLE FOR COMPENSATING FILL AREA No. 1 DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C124	100.00'	17°44'39"	30.97'	S 50°39'30" W	30.85'
C125	100.00'	130°59'18"	228.62'	N 54°58'32" W	181.98'
C126	100.00'	85°54'06"	149.93'	N 53°28'10" E	136.27'
C127	30.00'	30°50'07"	16.15'	S 81°00'10" W	15.95'

LINE TABLE FOR COMPENSATING FILL AREA No. 1 DATA

LINE	BEARING	DISTANCE
L130	S 59°31'49" W	184.67'
L131	N 10°31'07" E	96.82'
L132	S 83°34'47" E	189.62'



"Unplatted lands of the Northeast 1/4, of the Southwest 1/4
of Section 16, Township 1 South, Range 25 East, Duval County, Florida"

TRACT "H"
TRACT "F"
TRACT "E"
TRACT "D"
TRACT "C"
TRACT "B"
TRACT "A"
"SUMMER GLEN"
PLAT BOOK 78, PAGES 114-123

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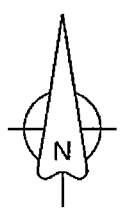
COOPER'S MEADOWS

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CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK **82** PAGE **141**

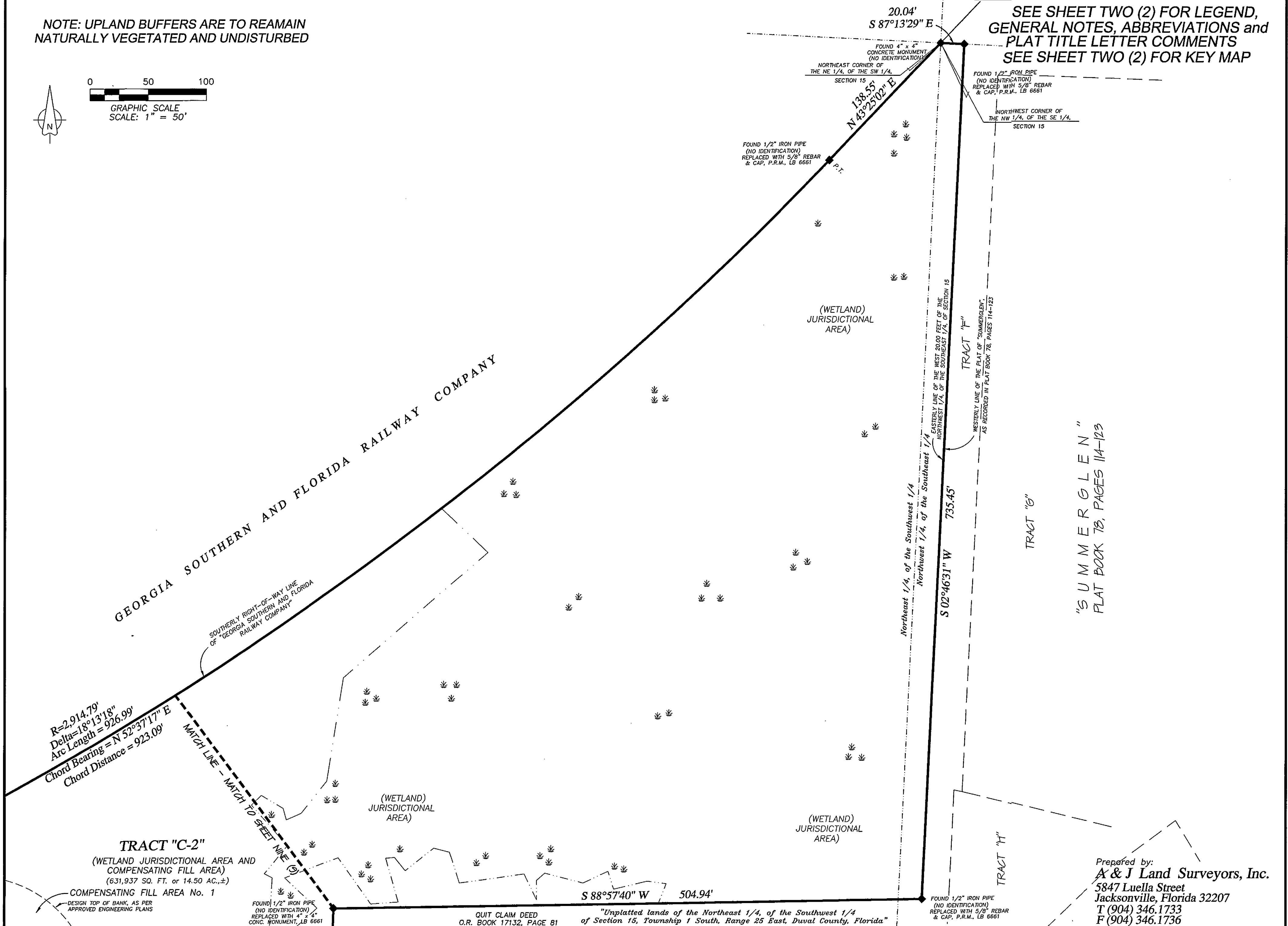
SHEET TEN (10) of TEN (10) SHEETS

NOTE: UPLAND BUFFERS ARE TO REMAIN
NATURALLY VEGETATED AND UNDISTURBED



0 50 100
GRAPHIC SCALE
SCALE: 1" = 50'

SEE SHEET TWO (2) FOR LEGEND,
GENERAL NOTES, ABBREVIATIONS and
PLAT TITLE LETTER COMMENTS
SEE SHEET TWO (2) FOR KEY MAP



$R=2,914.79'$
 $\Delta=18^{\circ}13'18''$
 $\text{Arc Length} = 926.99'$
 $\text{Chord Bearing} = N 52^{\circ}37'17'' E$
 $\text{Chord Distance} = 923.09'$

TRACT "C-2"
(WETLAND JURISDICTIONAL AREA AND
COMPENSATING FILL AREA)
(631,937 SQ. FT. or 14.50 AC., ±)

COMPENSATING FILL AREA No. 1
DESIGN TOP OF BANK, AS PER
APPROVED ENGINEERING PLANS

FOUND 1/2" IRON PIPE
(NO IDENTIFICATION)
REPLACED WITH 4" x 4"
CONC. MONUMENT, LB 6661

QUIT CLAIM DEED
O.R. BOOK 17132, PAGE 81

"Unplatted lands of the Northeast 1/4, of the Southwest 1/4
of Section 15, Township 1 South, Range 25 East, Duval County, Florida"

FOUND 1/2" IRON PIPE
(NO IDENTIFICATION)
REPLACED WITH 5/8" REBAR
& CAP, P.R.M., LB 6661

"SUMMER GLEN"
PLAT BOOK 78, PAGES 114-123

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