

Approved 6/29/2022
Date
[Signature]
City Engineer
for Director of Public Works
Approved 6/23/22
Date
[Signature]
for General Counsel

COPE'S LANDING PHASE 1

A PORTION OF SECTION 30, TOWNSHIP 01 SOUTH, RANGE 25 EAST,
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK **79** PAGE **125**

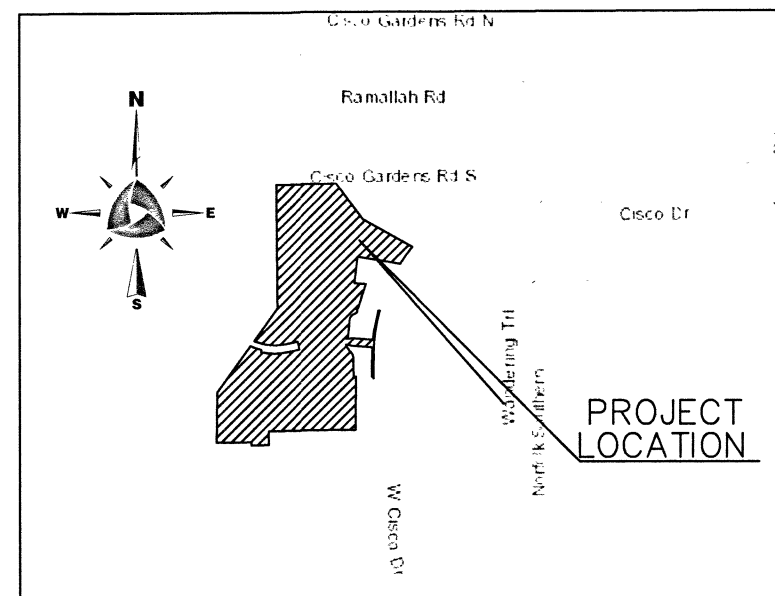
SEE SHEET 2 FOR NOTES
SHEET 1 OF 5

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PART OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 25 EAST, ALL LYING WITHIN DUVAL COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING BEGIN AT THE IRON ROD CAP FOUND IN THE NORTH EASTERLY CORNER OF LANDS DESCRIBED IN O.R.B. 19842 PAGE 1255; THENCE TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 08° 50' 54", HAVING A RADIUS OF 2321.83 FEET, AND WHOSE LONG CHORD BEARS S 35° 39' 18" W FOR A DISTANCE OF 277.35 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE, THENCE N 80° 40' 19" W FOR A DISTANCE OF 578.85 FEET; THENCE, S 07° 04' 11" W FOR A DISTANCE OF 358.16 FEET; THENCE, S 84° 51' 01" E FOR A DISTANCE OF 153.20 FEET; THENCE, S 17° 54' 44" W FOR A DISTANCE OF 339.92 FEET; THENCE, S 89° 37' 11" W FOR A DISTANCE OF 24.20 FEET; THENCE, S 33° 19' 45" E FOR A DISTANCE OF 25.32 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 102° 17' 04", HAVING A RADIUS OF 30.00 FEET, AND WHOSE LONG CHORD BEARS S 17° 48' 47" W FOR A DISTANCE OF 46.72 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 03° 56' 52", HAVING A RADIUS OF 265.00 FEET, AND WHOSE LONG CHORD BEARS S 70° 58' 45" W FOR A DISTANCE OF 18.26 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 67° 07' 45", HAVING A RADIUS OF 100.00 FEET, AND WHOSE LONG CHORD BEARS S 39° 20' 19" W FOR A DISTANCE OF 110.58 FEET; THENCE, S 05° 46' 27" W FOR A DISTANCE OF 217.05 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 88° 14' 53", HAVING A RADIUS OF 25.00 FEET, AND WHOSE LONG CHORD BEARS S 49° 53' 53" W FOR A DISTANCE OF 34.81 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE, THENCE, S 04° 01' 20" W FOR A DISTANCE OF 10.00 FEET; THENCE, S 85° 58' 40" E FOR A DISTANCE OF 21.85 FEET; THENCE, N 85° 24' 23" E FOR A DISTANCE OF 66.75 FEET; THENCE, S 85° 58' 40" E FOR A DISTANCE OF 248.70 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 88° 04' 35", HAVING A RADIUS OF 25.00 FEET, AND WHOSE LONG CHORD BEARS N 49° 59' 02" E FOR A DISTANCE OF 34.76 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 02° 49' 40", HAVING A RADIUS OF 2341.83 FEET, AND WHOSE LONG CHORD BEARS N 07° 21' 34" E FOR A DISTANCE OF 115.56 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE, THENCE, N 25° 21' 13" E FOR A DISTANCE OF 20.19 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 05° 54' 57", HAVING A RADIUS OF 2336.83 FEET, AND WHOSE LONG CHORD BEARS N 12° 12' 37" E FOR A DISTANCE OF 241.17 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE, THENCE, S 84° 11' 30" E FOR A DISTANCE OF 15.20 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 14° 28' 34", HAVING A RADIUS OF 2321.83 FEET, AND WHOSE LONG CHORD BEARS S 07° 59' 28" W FOR A DISTANCE OF 585.06 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE, THENCE, S 00° 25' 38" W FOR A DISTANCE OF 330.97 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 78° 14' 53", HAVING A RADIUS OF 25.00 FEET, AND WHOSE LONG CHORD BEARS N 38° 54' 48" W FOR A DISTANCE OF 31.55 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE, THENCE, N 00° 25' 39" E FOR A DISTANCE OF 306.63 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 01° 33' 52", HAVING A RADIUS OF 2338.49 FEET, AND WHOSE LONG CHORD BEARS N 01° 31' 56" E FOR A DISTANCE OF 63.85 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 88° 17' 33", HAVING A RADIUS OF 25.00 FEET, AND WHOSE LONG CHORD BEARS N 41° 49' 54" W FOR A DISTANCE OF 34.82 FEET; THENCE, N 85° 58' 40" W FOR A DISTANCE OF 248.42 FEET; THENCE, N 77° 21' 44" W FOR A DISTANCE OF 66.75 FEET; THENCE, N 85° 58' 40" W FOR A DISTANCE OF 15.22 FEET; THENCE, S 04° 01' 20" W FOR A DISTANCE OF 25.09 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 65° 32' 03", HAVING A RADIUS OF 30.00 FEET, AND WHOSE LONG CHORD BEARS S 48° 41' 29" E FOR A DISTANCE OF 32.47 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 32° 17' 22", HAVING A RADIUS OF 77.00 FEET, AND WHOSE LONG CHORD BEARS S 32° 04' 09" E FOR A DISTANCE OF 42.82 FEET; THENCE, S 48° 12' 50" E FOR A DISTANCE OF 25.89 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 47° 48' 33", HAVING A RADIUS OF 100.00 FEET, AND WHOSE LONG CHORD BEARS S 24° 18' 33" E FOR A DISTANCE OF 81.04 FEET; THENCE, S 00° 24' 17" E FOR A DISTANCE OF 256.72 FEET; THENCE, N 89° 50' 28" E FOR A DISTANCE OF 33.40 FEET; THENCE, S 00° 38' 16" W FOR A DISTANCE OF 715.56 FEET; THENCE, S 89° 35' 12" W FOR A DISTANCE OF 1163.18 FEET; THENCE, S 00° 36' 19" W FOR A DISTANCE OF 187.25 FEET; THENCE, S 89° 35' 42" W FOR A DISTANCE OF 232.60 FEET; THENCE, N 00° 37' 35" E FOR A DISTANCE OF 40.00 FEET; THENCE, S 89° 35' 42" W FOR A DISTANCE OF 465.22 FEET; THENCE, N 00° 36' 33" E FOR A DISTANCE OF 673.20 FEET; THENCE, N 35° 40' 34" E FOR A DISTANCE OF 766.88 FEET; THENCE, S 67° 55' 17" E FOR A DISTANCE OF 51.21 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 08° 08' 23", HAVING A RADIUS OF 740.00 FEET, AND WHOSE LONG CHORD BEARS S 71° 59' 29" E FOR A DISTANCE OF 105.04 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE, THENCE, S 13° 56' 20" W FOR A DISTANCE OF 30.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 26° 01' 34", HAVING A RADIUS OF 770.00 FEET, AND WHOSE LONG CHORD BEARS S 89° 04' 27" E FOR A DISTANCE OF 348.77 FEET; THENCE, N 77° 54' 46" E FOR A DISTANCE OF 176.00 FEET; THENCE, N 12° 05' 14" W FOR A DISTANCE OF 110.00 FEET; THENCE, S 77° 54' 46" W FOR A DISTANCE OF 176.00 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 34° 09' 57", HAVING A RADIUS OF 660.00 FEET, AND WHOSE LONG CHORD BEARS N 85° 00' 16" W FOR A DISTANCE OF 387.76 FEET; THENCE, N 67° 55' 17" W FOR A DISTANCE OF 31.86 FEET; THENCE, N 35° 40' 34" E FOR A DISTANCE OF 540.40 FEET; THENCE, N 00° 27' 45" W FOR A DISTANCE OF 1655.63 FEET; THENCE, N 89° 32' 15" E FOR A DISTANCE OF 803.88 FEET; THENCE, S 36° 59' 10" E FOR A DISTANCE OF 595.07 FEET; THENCE, S 60° 35' 04" E FOR A DISTANCE OF 757.74 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 107.27 ACRES MORE OR LESS.



VICINITY MAP
NOT TO SCALE

CLERK'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AND SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN PLAT BOOK 79 PAGES 125 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 29 DAY OF June, 2022.

[Signature]
JODY PHILLIPS,
CLERK OF THE CIRCUIT COURT, DUVAL COUNTY, FLORIDA

PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 29 DAY OF June, 2022.

[Signature]
DANNY S. WHEELER,
PROFESSIONAL LAND SURVEYOR AND MAPPER
NO. 6902 STATE OF FLORIDA

APPROVED FOR THE RECORD

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, PURSUANT TO CHAPTER 654, ORDINANCE CODE OF THIS 29 DAY OF June, 2022.

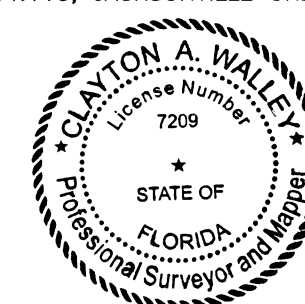
[Signature]
JOHN PAPPAS, P.E.,
DIRECTOR OF PUBLIC WORKS

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS A CURRENTLY LICENSED AND REGISTERED LAND SURVEYOR IN AND BY THE STATE OF FLORIDA AND AS SUCH DOES HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED UNDER HIS RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE PLAT COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND FURTHER CERTIFIES THAT PERMANENT REFERENCE MONUMENTS, PERMANENT CONTROL POINTS, AND LOT CORNERS SHALL BE MONUMENTED IN ACCORDANCE WITH CHAPTER 177, FLORIDA STATUTES, CHAPTER 654-17.052, F.A.C. AND SECTION 654.110, JACKSONVILLE ORDINANCE CODE, SIGNED THIS 29 DAY OF June, 2022.

[Signature]
CLAYTON W. WALLACE, P.S.M.,
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA-REGISTERED SURVEYOR NO. LS7209

ALLIANT FLORIDA, INC.
10475 FORTUNE PKWY, SUITE 101
JACKSONVILLE, FL 32256
CERTIFICATE OF AUTHORIZATION NUMBER "LB 8289"



ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT D.R. HORTON, INC. - JACKSONVILLE, A DELAWARE CORPORATION ("OWNER") IS THE FEE SIMPLE OWNER OF THE LANDS DESCRIBED IN THIS CAPTION HERON KNOWN AS COPE'S LANDING PHASE 1, 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 THESE LANDS.

ALL RIGHTS OF WAY, WALKWAYS, SIDEWALKS, AND DRAINAGE EASEMENTS ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE, A FLORIDA MUNICIPAL CORPORATION, (CITY), ITS SUCCESSORS AND ASSIGNS, THE NON-EXCLUSIVE DRAINAGE EASEMENTS OVER, UNDER, ACROSS AND THE 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 ALL PUBLIC RIGHT OF WAYS AS NOTED ABOVE, HEREBY DEDICATED, TOGETHER WITH ALL SUBSTANCES OR MATTER WHICH MAY FLOW OR PASS FROM PUBLIC RIGHT OF WAYS, 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 OWNER, ITS SUCCESSORS AND ASSIGNS, AND ALL MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID STORMWATER MANAGEMENT FACILITIES ARE THE RESPONSIBILITY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS. 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 THE PLAT, BUT SHALL HAVE THE RIGHT TO MODIFY THE WATER LEVEL INCLUDING THE REPAIR, REMOVAL OR REPLACEMENT OF THE STORMWATER MANAGEMENT FACILITIES AND THE CONTROL STRUCTURES TO EFFECT ADEQUATE DRAINAGE FOR THE RIGHT OF WAYS DEDICATED HEREON.

THE OWNER, ITS SUCCESSORS AND ASSIGNS OF THE LANDS DESCRIBED AND CAPTIONED HEREON, SHALL FOREVER RELEASE, DISCHARGE AND INDEMNIFY THE CITY AND SAVE IT HARMLESS FROM SUITS, ACTIONS, DAMAGES AND EXPENSES 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 AGENTS, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES, OR CONCESSIONAIRES WITHIN COPE'S LANDING SUBDIVISION. THE 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.

UPON FAILURE OF THE HOMEOWNERS ASSOCIATION TO THE OBLIGATION OF MAINTENANCE PERTAINING TO SAID STORMWATER MANAGEMENT FACILITIES AS WELL AS TRACTS AND PARCELS ASSOCIATED WITH THOSE FACILITIES, THE OBLIGATION WOULD THEN FALL EQUALLY ON ALL THE LOT OWNERS WITHIN ALL PHASES OF THE COPE'S LANDING SUBDIVISION DEVELOPMENT.

ALL PRIVATE UNOBTAINED DRAINAGE, ACCESS AND MAINTENANCE EASEMENTS SHOWN HEREON SHALL REMAIN PRIVATELY OWNED AND ARE SOLE AND EXCLUSIVE PROPERTY OF THE OWNER, THE MAINTENANCE RESPONSIBILITIES OF WHICH SHALL BE THOSE OF THE OWNER, ITS SUCCESSORS AND ASSIGNS.

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 TRACT, OR ANY PART THEREOF, EXCEPT TO THE EXTENT ARISING FROM OR INCIDENTAL TO JEA'S USE OF THE LIFT STATION TRACT OR JEA'S EASEMENT UPON THE LANDSCAPE BUFFER TRACT. 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 EXERCISE OF ITS EASEMENT RIGHTS UPON THE LANDSCAPE BUFFER TRACT 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.

THE OWNER HEREBY DEDICATES TO JEA, ITS SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE EASEMENT ON, UPON, OVER, AND UNDER THE LANDSCAPE BUFFER EASEMENT DESIGNATED HEREON, FOR ELECTRICAL, WATER REUSE, WATER, SEWER, AND OTHER PUBLIC UTILITIES AND INGRESS AND EGRESS TO AND OVER SAID LANDSCAPE BUFFER EASEMENT.

TRACT "D" (LIFT STATION) IS HEREBY IRREVOCABLY DEDICATED IN FEE SIMPLE TO JEA, ITS SUCCESSORS AND ASSIGNS.

THOSE EASEMENTS DESIGNATED AS "JEA UTILITY EASEMENTS" FOR WATER, WATER METERS, WATER REUSE AND SEWER UTILITIES ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH ITS UTILITY SYSTEM. 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 EASEMENT.

ANY OTHER UTILITY EASEMENTS SHOWN ON THIS PLAT SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES IN THE MANNER AND SUBJECT TO THE PROVISIONS OF SECTION 177.09(28) OF THE FLORIDA STATUTES; HOWEVER, ONLY CABLE TELEVISION SERVICE PROVIDERS SPECIFICALLY AUTHORIZED BY THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS, TO SERVE THE LANDS SHOWN ON THIS PLAT, SHALL HAVE THE BENEFIT OF SAID CABLE TELEVISION SERVICE EASEMENTS.

IN WITNESS WHEREOF, THE UNDERSIGNED OWNER HAS EXECUTED THIS PLAT ON THE 29 DAY OF June, 2022.

[Signature]
WITNESS
[Signature]
PRINTED NAME
[Signature]
WITNESS
[Signature]
PRINTED NAME

Owner : D.R. HORTON, INC. - JACKSONVILLE
A DELAWARE CORPORATION

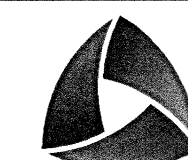
BY: [Signature]
PHILIP A. FREMONT / D.R. HORTON, INC.-JACKSONVILLE
Its Vice President

STATE OF FLORIDA, COUNTY OF ST. JOHNS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF X (PHYSICAL PRESENCE) OR (ONLINE) NOTARIZATION, THIS 29 DAY OF June, 2022, BY Philip A. Fremont BEHALF OF D.R. HORTON, INC. - JACKSONVILLE A DELAWARE CORPORATION BEING KNOWN TO ME AND DID NOT TAKEN AN OATH.

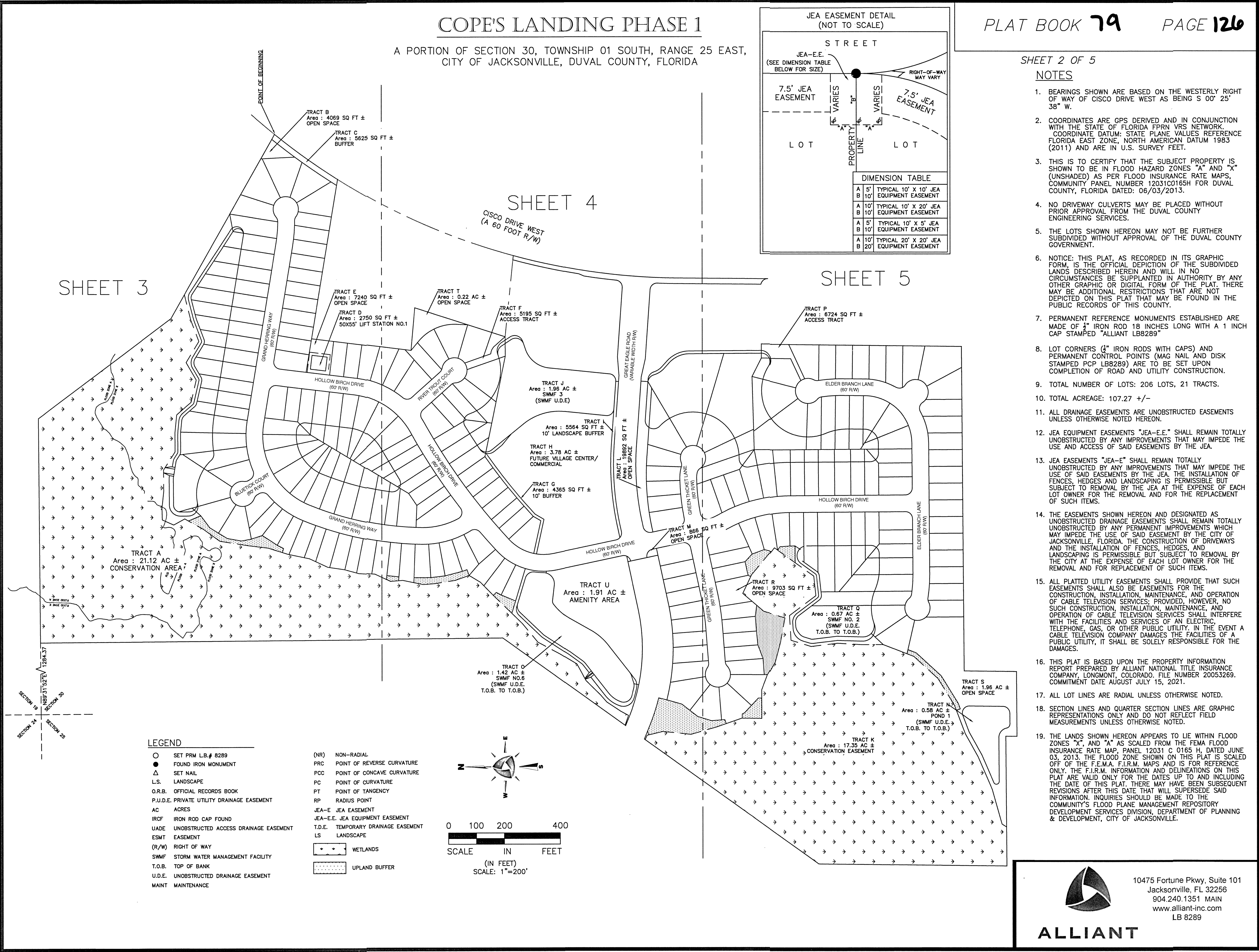
[Signature]
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO. 6690214
[Signature]
PRINT NAME
MY COMMISSION EXPIRES: 7/10/24

DEBORAH E. MCCLURE
Commission # 6690214
Expires July 10, 2024
Bonds Through Notary Services



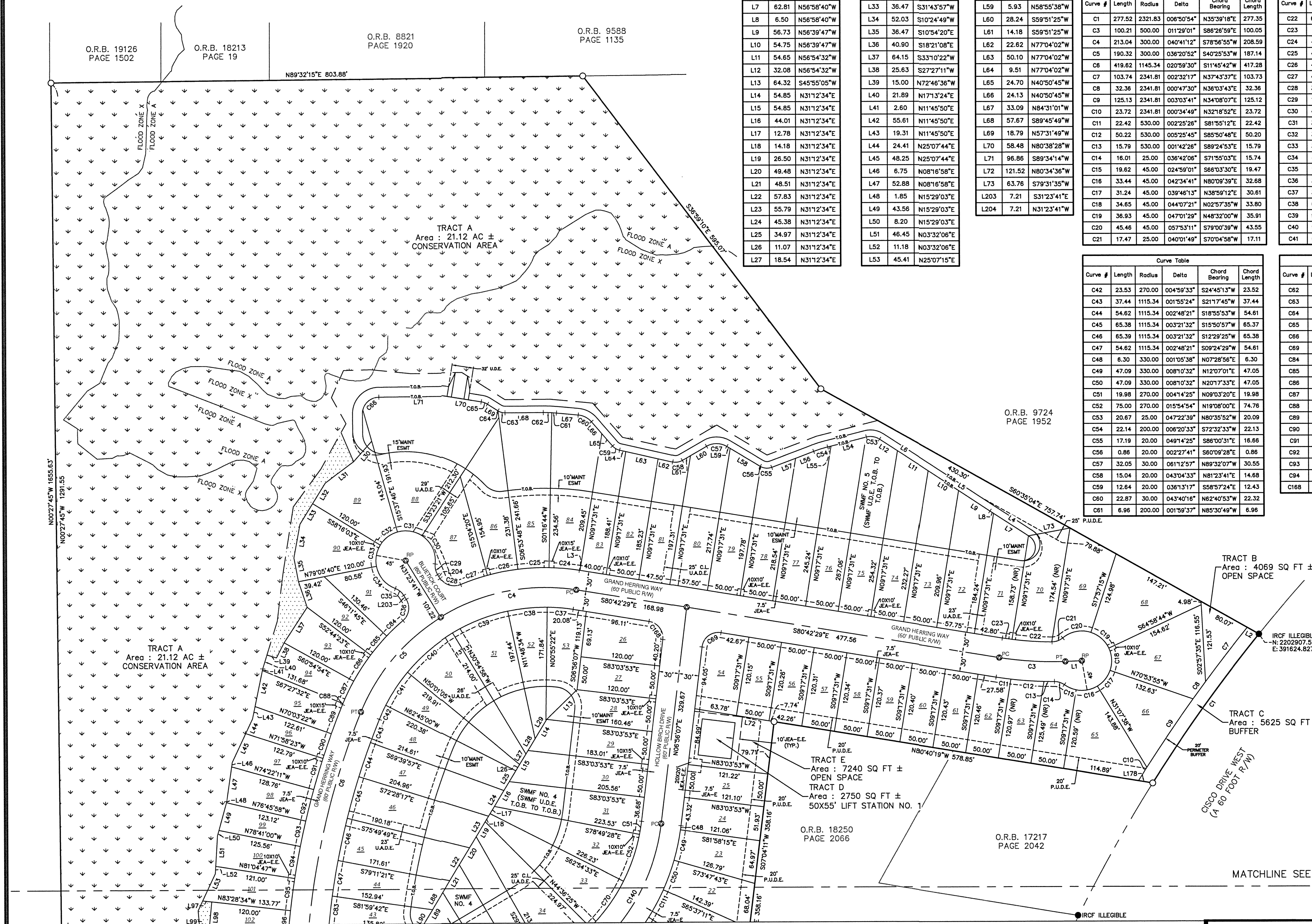
ALLIANT

10475 Fortune Pkwy, Suite 101
Jacksonville, FL 32256
904.240.1351 MAIN
www.alliant-inc.com
LB 8289



COPE'S LANDING PHASE 1

A PORTION OF SECTION 30, TOWNSHIP 01 SOUTH, RANGE 25 EAST,
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA



Line #	Length	Direction
L1	25.07	N87°48'30"E
L2	26.87	N31°12'34"E
L3	0.99	N80°42'29"W
L4	69.31	N56°58'40"W
L5	111.48	N56°38'47"W
L6	86.72	N56°54'32"W
L7	62.81	N56°58'40"W
L8	6.50	N56°58'40"W
L9	56.73	N56°39'47"W
L10	54.75	N56°39'47"W
L11	54.65	N56°54'32"W
L12	32.08	N56°54'32"W
L13	64.32	S45°55'05"W
L14	54.85	N31°12'34"E
L15	54.85	N31°12'34"E
L16	44.01	N31°12'34"E
L17	12.78	N31°12'34"E
L18	14.18	N31°12'34"E
L19	26.50	N31°12'34"E
L20	49.48	N31°12'34"E
L21	48.51	N31°12'34"E
L22	57.83	N31°12'34"E
L23	55.79	N31°12'34"E
L24	45.38	N31°12'34"E
L25	34.87	N31°12'34"E
L26	11.07	N31°12'34"E
L27	18.54	N31°12'34"E

Line #	Length	Direction
L28	26.87	N31°12'34"E
L29	31.71	N31°12'34"E
L30	41.30	N41°35'52"E
L31	53.90	S53°03'06"W
L32	36.47	S31°43'57"W
L33	36.47	S31°43'57"W
L34	52.03	S10°24'40"E
L35	36.47	S10°24'40"E
L36	40.90	S18°21'08"E
L37	64.15	S33°10'22"W
L38	25.63	S27°27'11"W
L39	15.00	N72°46'36"W
L40	21.89	N17°13'24"E
L41	2.60	N11°45'50"E
L42	55.61	N11°45'50"E
L43	19.31	N11°45'50"E
L44	24.41	N25°07'44"E
L45	48.25	N25°07'44"E
L46	6.75	N08°16'55"E
L47	52.88	N08°16'55"E
L48	1.85	N15°29'03"E
L49	43.56	N15°29'03"E
L50	8.20	N15°29'03"E
L51	46.45	N03°32'06"E
L52	11.18	N03°32'06"E
L53	45.41	N25°07'15"E

Line #	Length	Direction
L54	54.55	S75°42'49"W
L55	5.22	S75°42'49"W
L56	26.38	S69°22'16"W
L57	35.54	S69°22'16"W
L58	52.98	N56°55'36"W
L59	5.93	N56°55'36"W
L60	28.24	S59°51'25"W
L61	14.18	S59°51'25"W
L62	22.62	N77°04'02"W
L63	50.10	N77°04'02"W
L64	9.51	N77°04'02"W
L65	24.70	N40°50'45"W
L66	24.13	N40°50'45"W
L67	33.09	N84°31'01"W
L68	57.67	S89°45'49"W
L69	18.79	N57°31'49"W
L70	58.48	N80°38'28"W
L71	96.86	S89°44'14"W
L72	131.53	N80°34'36"W
L73	63.76	S79°31'35"W
L74	7.21	S31°25'41"W
L75	7.21	N31°23'41"W

PLAT BOOK 79 PAGE 127

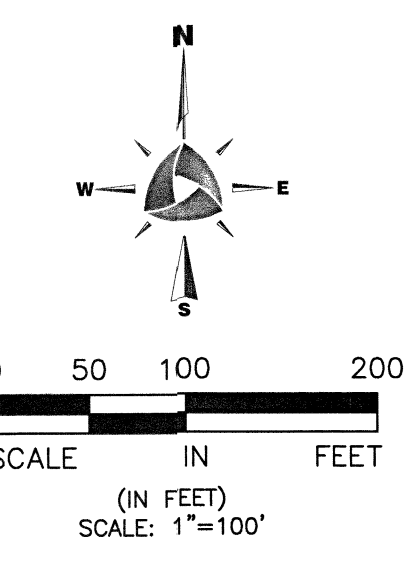
SHEET 3 OF 5 SEE SHEET 2 FOR NOTES & LEGEND

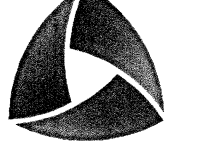
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	277.52	2351.83	006°50'54"	N35°36'18"E	277.35
C2	60.32	470.00	007°21'10"	N88°10'38"W	60.27
C3	100.21	500.00	011°29'01"	S88°28'59"E	100.05
C4	213.04	300.00	040°41'12"	S78°56'55"W	208.59
C5	190.32	300.00	036°20'52"	S40°25'53"W	187.14
C6	419.62	1145.34	020°59'30"	S11°45'42"W	417.28
C7	103.74	2341.81	002°32'17"	N37°43'37"E	103.73
C8	32.36	2341.81	000°37'40"	N36°03'43"E	32.36
C9	125.13	2341.81	000°33'41"	N34°08'07"E	125.12
C10	23.72	2341.81	000°34'49"	N32°18'52"E	23.72
C11	22.42	530.00	002°25'28"	S81°50'12"E	22.42
C12	50.22	530.00	005°29'45"	S85°50'48"E	50.20
C13	15.79	530.00	001°42'58"	S89°24'37"E	15.79
C14	16.01	25.00	038°42'08"	S77°53'03"E	15.74
C15	19.62	45.00	024°59'01"	S68°03'30"E	19.47
C16	33.44	45.00	042°34'41"	N80°09'38"E	32.68
C17	31.24	45.00	039°48'13"	N85°59'12"E	30.61
C18	34.85	45.00	040°07'21"	N02°57'35"W	33.80
C19	36.93	45.00	040°07'29"	N48°32'00"W	35.91
C20	45.46	45.00	057°31'11"	S79°00'39"W	43.55
C21	17.47	25.00	040°01'49"	S70°04'58"W	17.11

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C22	60.32	470.00	007°21'10"	N88°10'38"W	60.27
C23	14.71	470.00	001°47'34"	N81°36'16"W	14.71
C24	46.15	330.00	008°00'48"	N84°42'52"W	46.12
C25	47.09	330.00	008°00'48"	S87°11'28"W	47.05
C26	47.09	330.00	008°00'48"	S79°00'56"W	47.05
C27	42.68	330.00	007°24'35"	S71°13'23"W	42.65
C28	35.38	25.00	081°05'14"	N71°56'18"W	32.50
C29	16.67	25.00	038°12'48"	N121°17'17"W	16.37
C30	49.82	45.00	063°25'48"	N24°53'46"W	47.31
C31	38.50	45.00	049°01'06"	N81°07'12"W	37.54
C32	33.49	45.00	042°59'17"	S53°03'08"W	32.72
C33	33.49	45.00	042°59'17"	S10°24'49"W	32.72
C34	46.10	45.00	058°42'08"	S40°15'24"E	44.11
C35	16.67	25.00	038°12'48"	S50°30'05"E	16.37
C36	35.38	25.00	081°05'14"	S80°08'56"W	32.50
C37	39.44	270.00	008°22'09"	N84°53'33"W	38.40
C38	60.00	270.00	012°43'58"	S84°53'24"W	58.88
C39	90.04	270.00	019°06'24"	S68°38'14"W	89.62
C40	90.02	270.00	019°06'07"	S49°31'59"W	89.60
C41	60.00	270.00	012°43'58"	S33°38'57"W	58.88

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C42	23.53	270.00	004°59'33"	S24°45'13"W	23.52
C43	37.44	1115.34	001°55'24"	S21°17'45"W	37.44
C44	54.62	1115.34	002°48'21"	S18°55'53"W	54.61
C45	65.38	1115.34	003°21'32"	S15°50'57"W	65.37
C46	65.39	1115.34	003°21'32"	S12°29'25"W	65.38
C47	54.62	1115.34	002°48'21"	S09°24'22"W	54.61
C48	8.30	330.00	001°03'38"	N07°28'51"E	8.30
C49	47.09	330.00	008°00'48"	N12°07'01"E	47.05
C50	47.09	330.00	008°00'48"	N20°17'33"E	47.05
C51	19.98	270.00	004°47'25"	N09°03'20"E	19.98
C52	75.00	270.00	015°54'54"	N19°08'00"E	74.76
C53	20.67	25.00	047°22'39"	N80°35'52"W	20.19
C54	22.14	200.00	008°20'33"	S72°32'33"E	22.03
C55	17.19	20.00	049°14'25"	S86°00'31"E	16.86
C56	0.88	20.00	002°27'41"	S80°09'28"E	0.88
C57	32.05	30.00	081°12'57"	N89°32'07"W	30.55
C58	15.04	20.00	047°04'33"	N81°23'41"E	14.68
C59	12.84	20.00	036°13'17"	S88°57'24"E	12.43
C60	22.87	30.00	043°40'16"	N82°40'53"W	22.32
C61	6.96	200.00	001°59'37"	N85°30'49"W	6.96

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C62	13.01	200.00	003°43'33"	N88°22'24"W	13.00
C63	11.13	20.00	031°52'20"	S74°18'01"E	10.98
C64	0.29	20.00	000°53'02"	S07°56'50"E	0.29
C65	10.08	25.00	023°08'32"	S69°05'09"W	10.02
C66	33.50	25.00	078°46'24"	S91°11'02"W	31.05
C67	40.30	25.00	069°07'24"	N53°04'49"E	38.07
C68	33.92	330.00	005°53'19"	S48°44'54"W	33.90
C69	37.68	330.00	008°32'37"	S40°31'56"W	37.67
C70	47.09	330.00	008°00'48"	S33°10'22"W	47.05
C71	37.68	330.00	008°32'37"	S25°48'47"W	37.67
C72	1.63	330.00	000°17'02"	S22°23'58"W	1.63
C73	47.46	1175.34	002°18'48"	S21°08'03"W	47.45
C74	39.33	1175.34	001°55'02"	S18°59'08"W	39.33
C75	49.16	1175.34	002°23'47"	S16°49'43"W	49.15
C76	49.16	1175.34	002°23'47"	S14°29'56"W	49.15
C77	39.33	1175.34	001°55'02"	S12°16'31"W	39.33
C78	49.16	1175.34	002°23'47"	S10°07'07"W	49.15
C79	38.24	25.00	087°38'36"	N36°53'11"W	34.62





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COPE'S LANDING PHASE 1

A PORTION OF SECTION 30, TOWNSHIP 01 SOUTH, RANGE 25 EAST,
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

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SHEET 5 OF 5 SEE SHEET 2 FOR NOTES & LEGEND



Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C067	34.14	25.00	076°14'53"	N38°54'48"W	31.55
C167	37.77	45.00	048°05'27"	N40°30'22"E	36.67
C174	90.07	300.00	017°12'05"	S20°41'17"E	89.73
C175	292.04	500.00	028°52'56"	N14°50'51"W	249.38
C176	114.40	500.00	013°06'32"	S83°51'07"E	114.15
C177	155.28	200.00	044°29'01"	N8°72'10"E	151.41
C178	155.28	200.00	044°29'01"	N2°57'58"E	151.41
C179	102.85	300.00	011°47'10"	N20°15'59"W	102.67
C180	122.54	300.00	007°17'50"	N81°43'43"E	122.43
C187	16.67	25.00	038°12'48"	N79°20'58"W	16.37
C188	33.78	45.00	043°00'29"	N77°44'47"W	32.99
C199	33.49	45.00	042°38'17"	S59°28'51"W	32.72
C200	33.49	45.00	042°38'17"	S16°47'34"W	32.72
C201	33.49	45.00	042°38'17"	S25°50'43"E	32.72
C202	33.49	45.00	042°38'17"	S68°28'00"E	32.72
C203	33.67	45.00	042°38'17"	N88°45'52"E	32.89
C204	16.67	25.00	038°12'48"	N86°28'16"E	16.37
C205	27.34	950.00	001°38'56"	N84°43'12"E	27.34

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C206	48.97	950.00	002°57'13"	N82°25'08"E	48.97
C207	50.23	950.00	003°01'46"	N79°23'35"E	50.22
C209	62.11	45.00	079°04'43"	S75°54'33"E	57.29
C210	18.44	25.00	042°15'34"	S55°08'40"E	18.02
C214	43.63	25.00	100°40'32"	N29°49'48"E	36.49
C215	36.66	270.00	007°44'49"	N23°53'54"W	36.64
C216	11.96	530.00	001°17'36"	N28°38'31"W	11.96
C217	51.28	530.00	005°32'37"	N25°13'24"W	51.28
C218	52.88	530.00	005°43'38"	N19°32'17"W	52.88
C219	52.88	530.00	005°43'38"	N13°45'39"W	52.85
C220	48.15	530.00	005°12'24"	N08°17'39"W	48.15
C221	48.15	530.00	005°12'24"	N03°05'18"W	48.13
C222	0.73	530.00	000°04'46"	N00°28'48"W	0.73
C223	34.89	230.00	008°41'33"	N85°14'51"E	34.86
C224	62.78	230.00	015°38'19"	N73°04'55"E	62.58
C225	18.21	230.00	004°32'11"	N62°59'40"E	18.21
C226	37.39	25.00	085°40'59"	S78°25'56"E	34.00
C227	15.75	45.00	020°03'25"	S43°37'09"E	15.87

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C228	50.73	45.00	054°35'47"	S85°56'45"E	48.09
C229	39.51	45.00	050°18'34"	N83°36'54"E	38.26
C230	53.12	45.00	087°38'08"	N22°21'17"W	50.09
C231	13.49	25.00	030°55'40"	N40°43'07"W	13.33
C232	23.59	25.00	054°45'19"	N20°03'56"E	22.99
C233	40.51	230.00	010°05'33"	N13°26'52"E	40.48
C234	61.33	230.00	015°16'44"	N11°45'44"E	61.15
C235	14.03	530.00	002°48'40"	N00°45'44"W	14.03
C236	25.70	530.00	002°48'40"	N00°45'44"W	25.69
C237	60.37	530.00	006°31'34"	N05°24'51"W	60.34
C238	1.92	530.00	000°12'29"	N08°46'52"W	1.92
C239	15.93	25.00	038°30'49"	N09°32'18"E	15.66
C240	33.72	45.00	042°56'07"	N06°09'38"E	32.84
C241	15.07	45.00	019°11'17"	N24°54'03"W	15.00
C242	32.40	45.00	041°14'58"	N50°07'11"W	31.70
C243	40.20	45.00	051°11'12"	S78°39'44"W	38.88
C244	40.22	45.00	051°12'53"	S27°27'41"W	38.90
C245	39.72	45.00	050°34'32"	S23°28'01"E	38.44

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C246	48.76	470.00	006°03'57"	S05°26'29"E	48.74
C247	0.55	25.00	001°10'14"	S09°09'30"E	0.55
C248	17.01	25.00	038°59'59"	S09°13'42"E	16.41
C249	24.90	470.00	002°02'07"	S00°53'52"E	24.69
C250	94.77	170.00	013°56'31"	S16°35'50"W	93.55
C251	105.82	170.00	019°35'44"	S02°22'39"E	103.83
C252	63.58	170.00	021°25'44"	S78°52'45"W	63.21
C253	39.27	25.00	090°00'00"	S44°35'37"W	35.36
C254	39.27	25.00	090°00'00"	S44°35'37"W	35.36
C255	36.45	25.00	083°32'30"	S60°18'59"E	33.31
C256	61.88	330.00	010°44'35"	S23°59'01"E	61.78
C257	44.97	470.00	005°28'57"	S26°32'04"E	44.96
C258	61.85	470.00	007°32'24"	S20°02'10"E	61.81
C259	61.85	470.00	007°32'24"	S12°29'45"E	61.81
C260	61.85	470.00	007°32'24"	S04°57'21"E	61.81
C261	8.39	470.00	009°48'46"	S00°47'48"E	8.39
C262	4.86	25.00	013°58'38"	N42°47'56"E	4.85
C263	37.03	45.00	047°08'38"	S79°08'31"W	35.99
C264	11.92	20.00	034°39'18"	N66°50'17"E	11.75

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C265	20.59	20.00	008°59'17"	S89°59'52"E	19.89
C266	16.63	30.00	031°45'14"	N38°50'27"E	16.41
C267	28.52	30.00	056°22'31"	N65°16'54"W	28.34
C268	22.81	40.00	032°40'21"	S70°15'15"W	22.50
C269	1.55	10.00	000°00'23"	S89°41'39"W	1.65
C270	27.93	10.00	156°56'44"	S11°50'56"E	19.60
C271	47.30	15.00	078°27'20"	S51°10'38"E	44.27
C272	31.54	35.00	078°27'20"	S51°10'38"E	31.54
C273	51.65	530.00	005°50'53"	S83°48'55"E	51.63
C274	51.65	530.00	005°50'53"	S83°48'55"E	51.63
C275	51.65	530.00	005°50'53"	S83°48'55"E	51.63
C276	51.65	530.00	005°50'53"	S83°48'55"E	51.63
C277	51.65	530.00	005°50'53"	S83°48'55"E	51.63
C278	51.65	530.00	005°50'53"	S83°48'55"E	51.63
C279	51.65	530.00	005°50'53"	S83°48'55"E	51.63
C280	51.65	530.00	005°50'53"	S83°48'55"E	51.63
C281	51.65	530.00	005°50'53"	S83°48'55"E	51.63
C282	51.65	530.00	005°50'53"	S83°48'55"E	51.63
C283	51.65	530.00	005°50'53"	S83°48'55"E	51.63
C284	51.65	530.00	005°50'53"	S83°48'55"E	51.63
C285	51.65	530.00	005°50'53"	S83°48'55"E	51.63
C286	51.65	530.00	005°50'53"	S83°48'55"E	51.63
C287	51.65	530.00	005°50'53"	S83°48'55"E	51.63
C288	51.65	530.00	005°50'53"	S83°48'55"E	51.63
C289	51.65	530.00	005°50'53"	S83°48'55"E	51.63
C290	51.65	530.00	005°50'53"	S83°48'55"E	51.63
C291	51.65	530.00	005°50'53"	S83°48'55"E	51.63
C292	51.65	530.00	005°50'53"	S83°48'55"E	51.63
C293	51.65	530.00	005°50'53"	S83°48'55"E	51.63
C294	51.65	530.00	005°50'53"	S83°48'55"E	51.63
C295	51.65	530.00	005°50'53"	S83°48'55"E	51.63
C296	51.65	530.00	005°50'53"	S83°48'55"E	51.63
C297	51.65	530.00	005°50'53"	S83°48'55"E	51.63
C298	51.65	530.00	005°50'53"	S83°48'55"E	51.63
C299	51.65	530.00	005°50'53"	S83°48'55"E	51.63
C300	51.65	530.00	005°50'53"	S83°48'55"E	51.63
C301	51.65	530.00	005°50'53"	S83°48'55"E	51.63
C302	51.65	530.00	005°50'53"	S83°48'55"E	51.63
C303	51.65	530.00	005°50'53"	S83°48'55"E	51.63
C304	51.65	530.00	005°50'53"	S83°48'55"E	51.63

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C295	17.81	25.00	040°46'52"	N61°06'33"W	17.43
C296	10.81	470.00	001°10'05"	N87°12'35"W	10.81
C297	60.18	470.00	007°20'10"	N86°32'15"W	60.14
C298	1.65	470.00	000°12'03"	S89°41'39"W	1.65
C299	27.93	10.00	156°56'44"	S11°50'56"E	19.60
C300	47.93	35.00	078°27'20"	S51°10'38"W	44.27
C301	20.54	15.00	078°27'20"	S51°10'36"W	18.97
C302	38.83	25.00	088°50'12"	N44°06'10"E	35.54
C303	48.62	25.00	111°23'52"	N55°06'39"E	45.31
C304	3.58	25.00	006°12'50"	S65°04'16"W	3.58