

Approved 06/06/2024
Steph R. Day
Date
City Engineer
for Director of Public Works
Approved 06/06/2024
[Signature]
Date
for General Counsel

COPE'S LANDING PHASE 2

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

PLAT BOOK **82** PAGE **183**

SEE SHEET 2 FOR NOTES
SHEET 1 OF 11

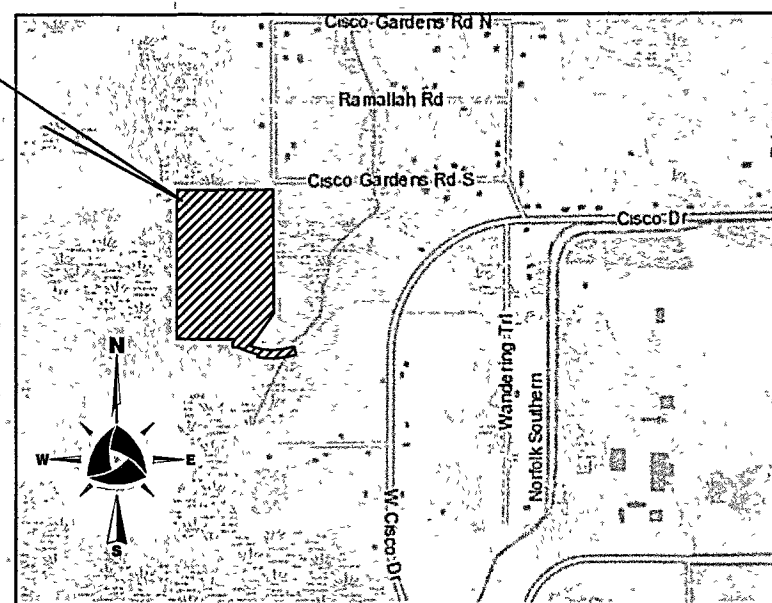
LEGAL DESCRIPTION

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 COMMENCEMENT, BEGIN AT THE IRON ROD CAP FOUND IN THE NORTHEASTERLY CORNER OF COPE'S LANDING PHASE 1 RECORDED IN PLAT BOOK 79, PAGE 125 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE N 60°35'04" W ALONG AFOREMENTIONED LANDS A DISTANCE OF 757.74 FEET; THENCE N 36°59'10" E, 595.07 FEET; THENCE S 89°32'15" W, 803.88 FEET TO THE POINT OF BEGINNING; THENCE S 00°27'45" E, 1655.63 FEET; THENCE S 35°40'34" W, 540.40 FEET; THENCE S 67°55'17" E, 31.86 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 660.00 FEET, A CENTRAL ANGLE OF 34°09'57" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 85°00'16" E, 387.76 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 393.56 FEET; THENCE N 77°54'46" E, 176.00 FEET; THENCE S 12°05'14" E, 110.00 FEET; THENCE S 77°54'46" W, 176.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 770.00 FEET, A CENTRAL ANGLE OF 26°01'34" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 89°04'27" W, 346.77 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 349.77 FEET; THENCE N 13°56'20" E, 30.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 740.00 FEET, A CENTRAL ANGLE OF 08°08'23" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 71°59'29" W, 105.04 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 105.13 FEET; THENCE N 67°55'17" W, 125.04 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 26°52'45" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 81°21'40" W, 116.21 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 117.28 FEET; THENCE N 04°48'02" W, 70.00 FEET TO A POINT OF CURVATURE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 80°49'36" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 44°47'10" E, 32.41 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 35.27 FEET; THENCE N 04°22'22" E, 18.18 FEET; THENCE N 89°46'03" W, 777.49 FEET; THENCE N 00°14'07" E, 1991.82 FEET; THENCE N 89°32'15" E, 1284.09 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 60.71 ACRES, MORE OR LESS.

PROJECT LOCATION



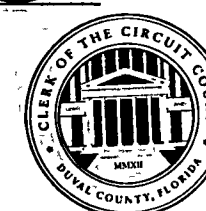
VICINITY MAP
NOT TO SCALE

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 82 PAGES 183 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 24 DAY OF June, 2024.

Jody Phillips
JODY PHILLIPS
CLERK OF THE CIRCUIT COURT

[Signature]
DEPUTY CLERK



PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES THIS 11th DAY OF June, 2024.

Danny S. Wheeler
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 ON THIS 14th DAY OF June, 2024.

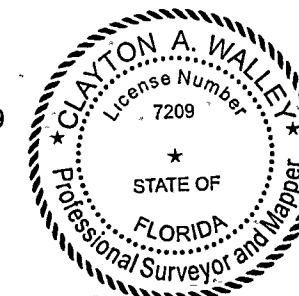
Nina Sickler P.E.
NINA SICKLER P.E.
DIRECTOR OF PUBLIC WORKS

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 51-17.052, F.A.C. AND SECTION 654.110, JACKSONVILLE ORDINANCE CODE, SIGNED THIS 24th DAY OF May, 2024.

Clayton A. Walley P.S.M.
CLAYTON A. WALLEY 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"



CONSENT AND JOINDER OF MORTGAGEE

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

THE UNDERSIGNED HEREBY CERTIFIES THAT D.R. HORTON, INC. - JACKSONVILLE, A DELAWARE CORPORATION IS THE HOLDER OF THE MORTGAGE, LIEN OR OTHER ENCUMBRANCE RECORDED IN OFFICIAL RECORDS BOOK 20720, PAGE 1173. OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA ("MORTGAGE"), ENCUMBERING THE LANDS DESCRIBED IN THE CAPTION HEREON. THE UNDERSIGNED HEREBY JOINS AND CONSENTS TO THE DEDICATIONS BY THE OWNER OF THE LANDS DESCRIBED IN THE ADOPTION AND DEDICATION SECTION HEREIN, AND AGREES THAT THE MORTGAGE SHALL BE SUBORDINATED TO SAID DEDICATIONS.

Philip A. Fremonto
PHILIP A. FREMONT
VICE PRESIDENT
PRINT NAME: Philip A. Fremonto
TITLE: Vice President

WITNESS: Deborah E. McClure
PRINT NAME: Deborah E. McClure
WITNESS: Anthony Sharp
PRINT NAME: Anthony Sharp

STATE OF FLORIDA, COUNTY OF ST. JOHNS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF X (PHYSICAL PRESENCE) OR (ONLINE NOTARIZATION); THIS 22 DAY OF May, 2024, BY PHILIP A. FREMONT AS VICE PRESIDENT, OF D.R. HORTON, INC. - JACKSONVILLE, A DELAWARE CORPORATION, ON BEHALF OF THE CORPORATION WHO IS PERSONALLY KNOWN TO ME OR WHO PRODUCED AS IDENTIFICATION.

Deborah E. McClure
NOTARY PUBLIC, STATE OF FLORIDA

COMMISSION NO. 66 907014

Deborah E. McClure
PRINT NAME

MY COMMISSION EXPIRES: 7/10/24



DEBORAH E. MCCLURE
Commission # GG 967814
Expires July 10, 2024
Bonded thru Budget Notary Services

DEDICATION

THIS IS TO CERTIFY THAT COPE'S DEVELOPMENT LLC ("OWNER") IS THE FEE SIMPLE OWNER OF THE LANDS DESCRIBED IN THIS CAPTION HERON KNOWN AS COPE'S LANDING PHASE 2, 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, SIDEWALK, 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 FLOW ON OR COME UPON ALL PUBLIC RIGHT OF WAYS AS NOTED ABOVE HEREBY DEDICATED, TOGETHER WITH ALL SUBSTANCES OR WATER 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, ACTION, DAMAGES AND 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 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 OWNER, ITS SUCCESSORS AND ASSIGNS THAT HAVE ASSUMED THE OBLIGATION FOR 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 UNOBSTRUCTED DRAINAGE, ACCESS AND MAINTENANCE EASEMENTS SHOWN HEREON SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNER, THE MAINTENANCE RESPONSIBILITIES OF WHICH SHALL BE THOSE OF THE OWNER, ITS SUCCESSORS AND ASSIGNS.

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.

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.

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 177.091(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 24th DAY OF May, 2024.

WITNESS

John N Day
PRINTED NAME

Taylor C Day
WITNESS

Taylor C Day
PRINTED NAME

Owner : COPE'S DEVELOPMENT LLC

BY: Hawley Smith
HAWLEY SMITH, III
MANAGER

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF X (PHYSICAL PRESENCE) OR (ONLINE NOTARIZATION); THIS 24 DAY OF May, 2024, BY Philip A. Fremonto ON BEHALF OF COPE'S DEVELOPMENT LLC, BEING KNOWN TO ME AND DID NOT TAKEN AN OATH.

Erin L. McClure
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO. 14 10130

Erin L. McClure
PRINT NAME
MY COMMISSION EXPIRES: 8-4-2025



ERIN L. MCCLURE
Commission # 14 10130
Expires August 4, 2025
Bonded thru Budget Notary Services



ALLIANT

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LB 8289

COPE'S LANDING PHASE 2

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

B & S FAMILY LLC ET AL
O.R.B. 20538,
PAGE 2370

PLAT BOOK 82 PAGE 185

SHEET 3 OF 11 SEE SHEET 2 FOR NOTES & LEGEND

B & S FAMILY LLC ET AL
O.R.B. 20538,
PAGE 2370

THITF-STATE OF FLORIDA
O.R.B. 13082, PAGE 2068

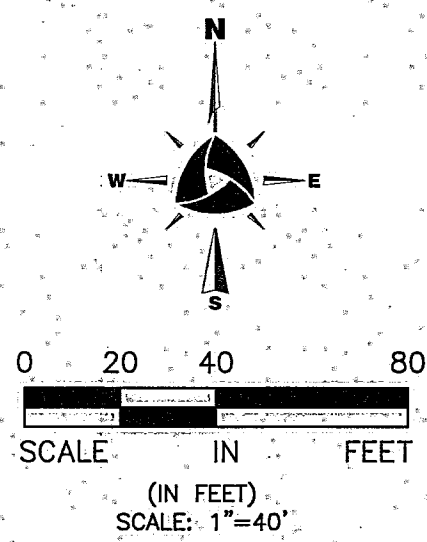
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TRACT A
28.00 ACRES ±
CONSERVATION AREA

THITF-STATE OF FLORIDA
O.R.B. 13082, PAGE 2068

N001°40'7"E 1991.82' (O)
N001°40'7"E 1166.12' (MO)

S001°40'7"W 574.20'



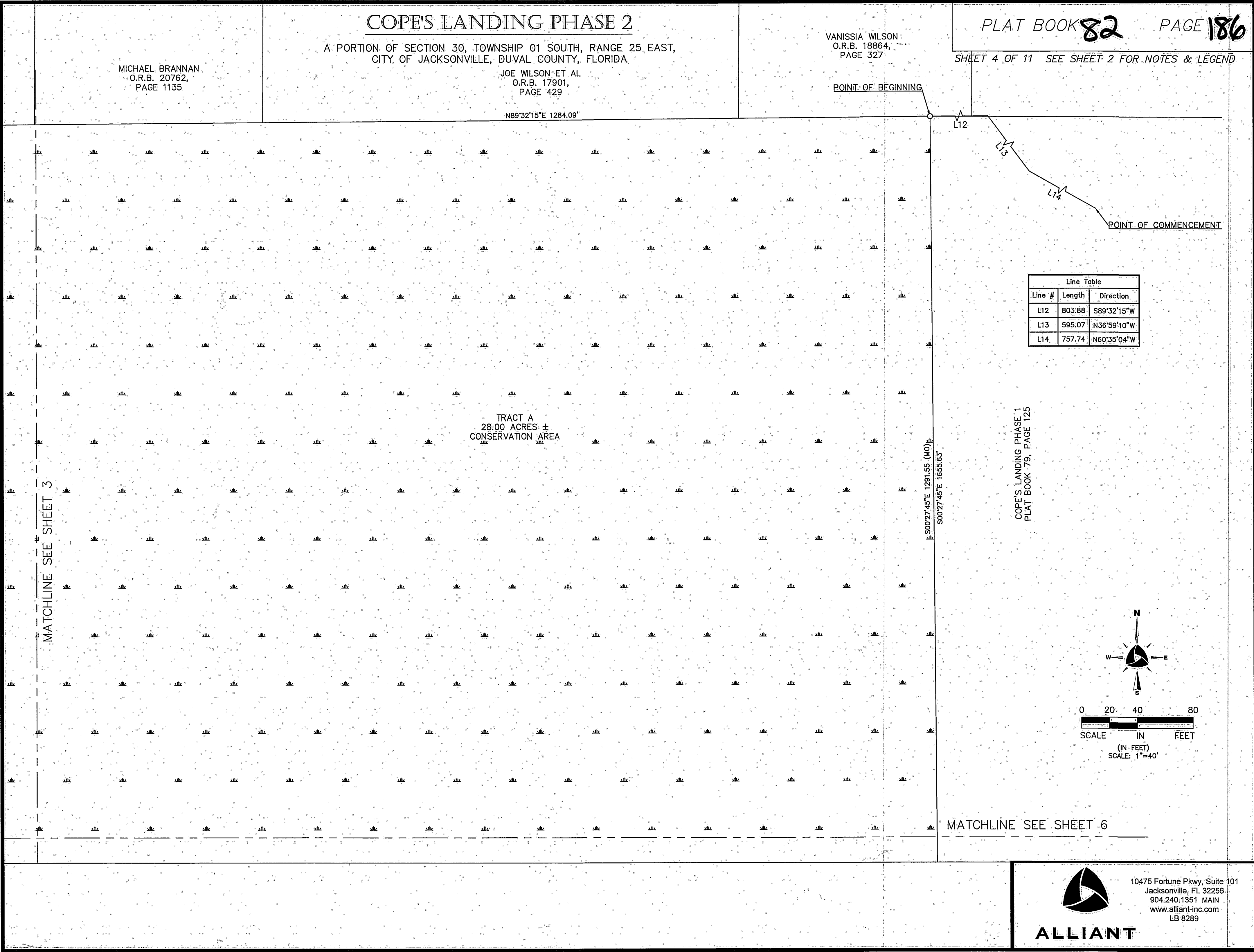
MATCHLINE SEE SHEET 5

MATCHLINE SEE SHEET 4



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JEA AVAILABILITY NUMBER 2021-5993 / (PLANS & PLAT) CITY DEVELOPMENT NO. 10019.002

COPE'S LANDING PHASE 2

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

PLAT BOOK **82** PAGE **187**

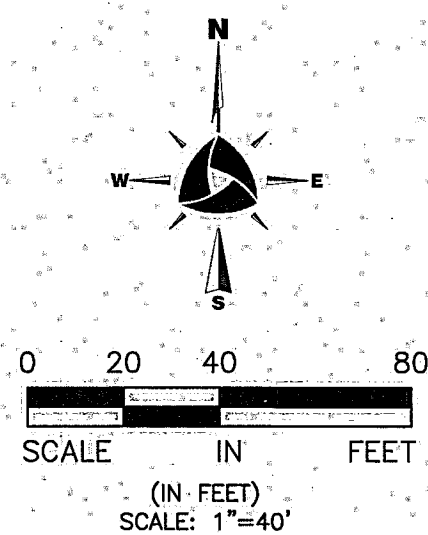
SHEET 5 OF 11 SEE SHEET 2 FOR NOTES & LEGEND

MATCHLINE SEE SHEET 3

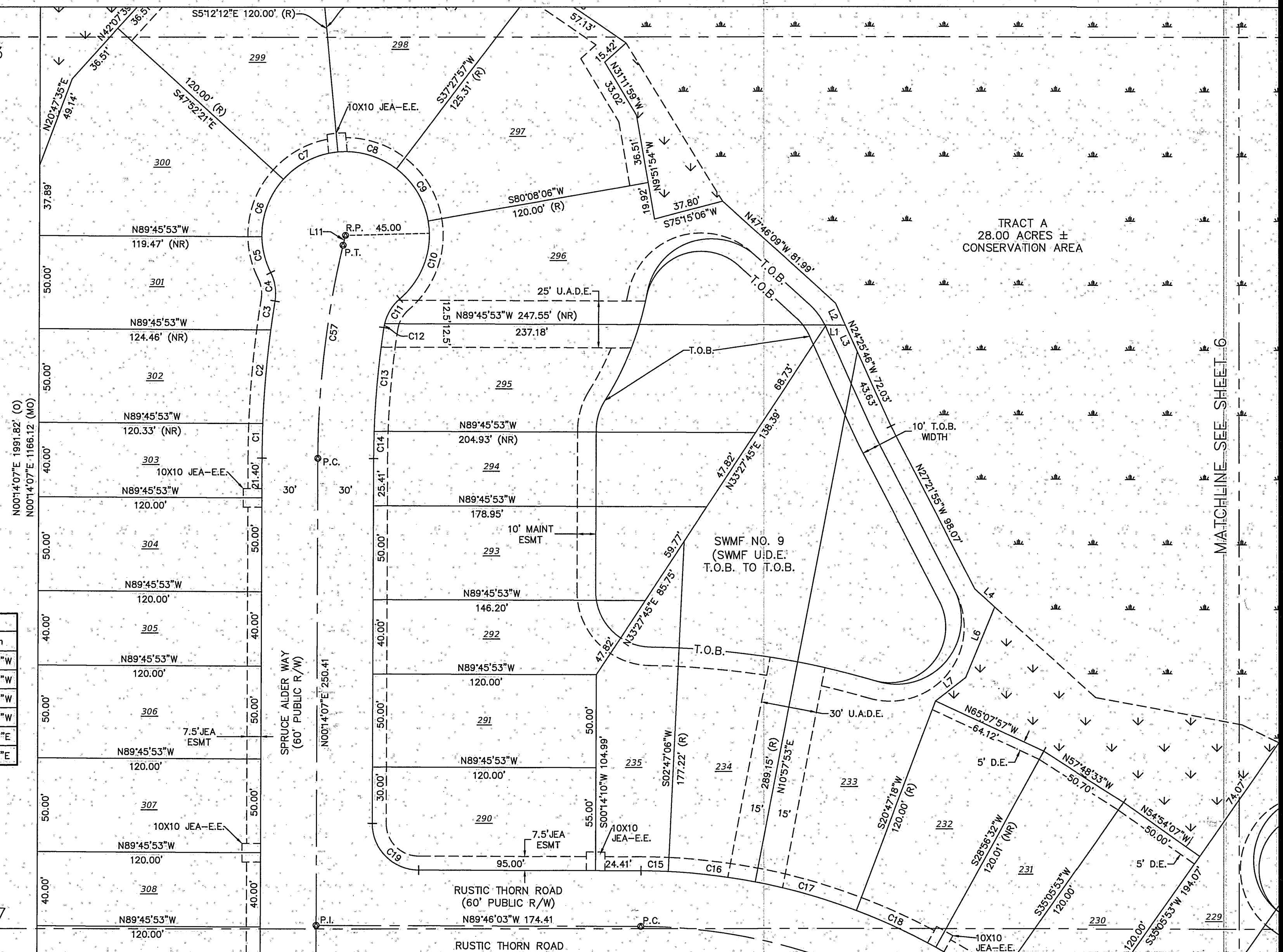
Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	18.60	530.00	002°00'39"	S01°14'27"W	18.60
C2	50.19	530.00	005°25'33"	S04°57'32"W	50.17
C3	15.49	530.00	001°40'30"	S08°30'34"W	15.49
C4	15.69	25.00	035°57'26"	N08°37'55"W	15.43
C5	20.18	45.00	025°41'51"	S13°45'42"E	20.01
C6	33.80	45.00	043°02'26"	S20°36'26"W	33.01
C7	33.51	45.00	042°40'09"	S63°27'44"W	32.74
C8	33.51	45.00	042°40'09"	N73°52'08"W	32.74
C9	33.51	45.00	042°40'09"	N31°11'59"W	32.74
C10	46.77	45.00	059°32'54"	N19°54'32"E	44.69
C11	15.75	25.00	036°05'31"	S31°38'14"W	15.49
C12	2.09	25.00	004°47'10"	S11°11'54"W	2.09
C13	55.71	470.00	006°47'27"	S05°24'35"W	55.67
C14	14.59	470.00	001°46'44"	S01°07'29"W	14.59
C15	14.70	330.00	002°33'08"	N88°29'29"W	14.70
C16	47.11	330.00	008°10'48"	N83°07'31"W	47.07
C17	56.58	330.00	009°49'24"	N74°07'24"W	56.51
C18	47.09	330.00	008°10'36"	N65°07'24"W	47.05
C19	39.27	25.00	090°00'10"	S44°45'58"E	35.36
C57	115.15	500.00	013°11'43"	S06°49'59"W	114.90

TRIF-STATE OF FLORIDA
O.R.B. 13082, PAGE 2068

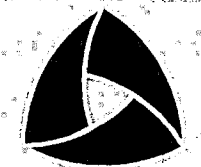
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L3	15.58	N24°25'46"W
L4	14.33	N48°07'49"W
L6	41.08	N22°19'27"E
L7	20.66	N51°51'52"E



MATCHLINE SEE SHEET 7



MATCHLINE SEE SHEET 6



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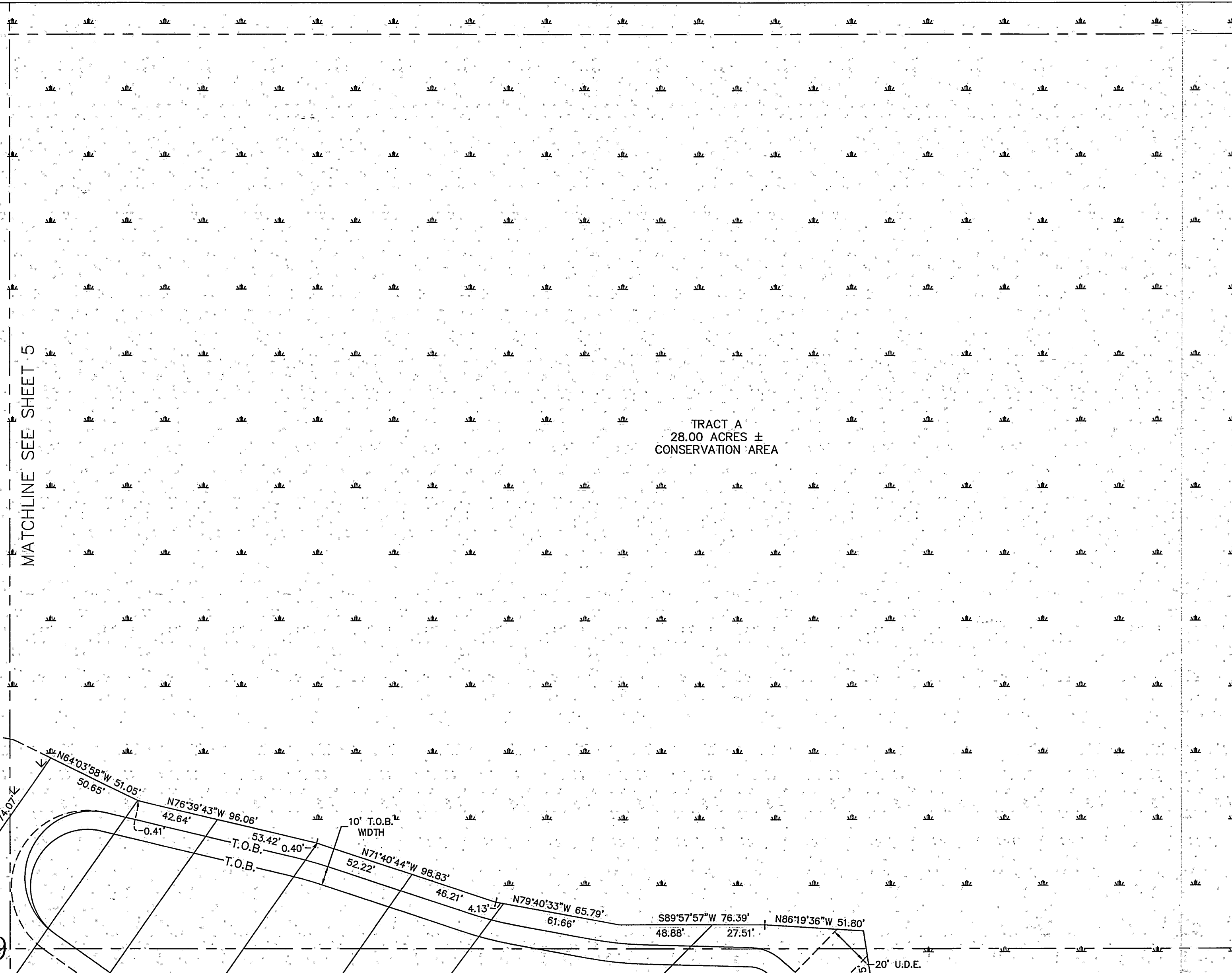
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COPE'S LANDING PHASE 2

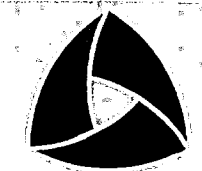
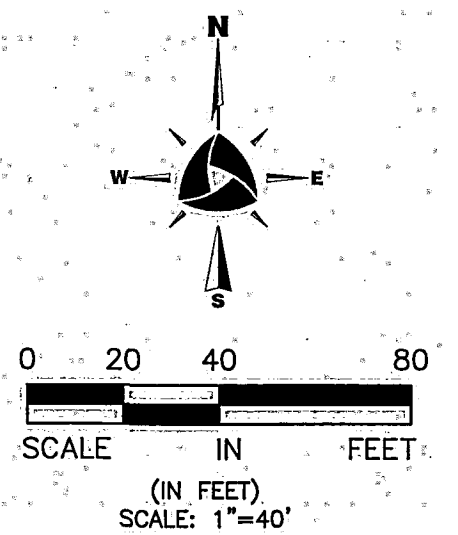
A PORTION OF SECTION 30, TOWNSHIP 01 SOUTH, RANGE 25 EAST,
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PLAT BOOK 82 PAGE 188

SHEET 6 OF 11 SEE SHEET 2 FOR NOTES & LEGEND



COPE'S LANDING PHASE 1
PLAT BOOK 79, PAGE 125



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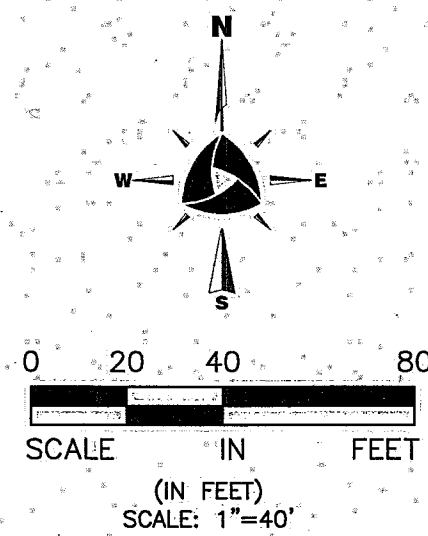
PLAT BOOK 82 PAGE 189

SHEET 7 OF 11 SEE SHEET 2 FOR NOTES & LEGEND

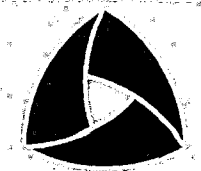
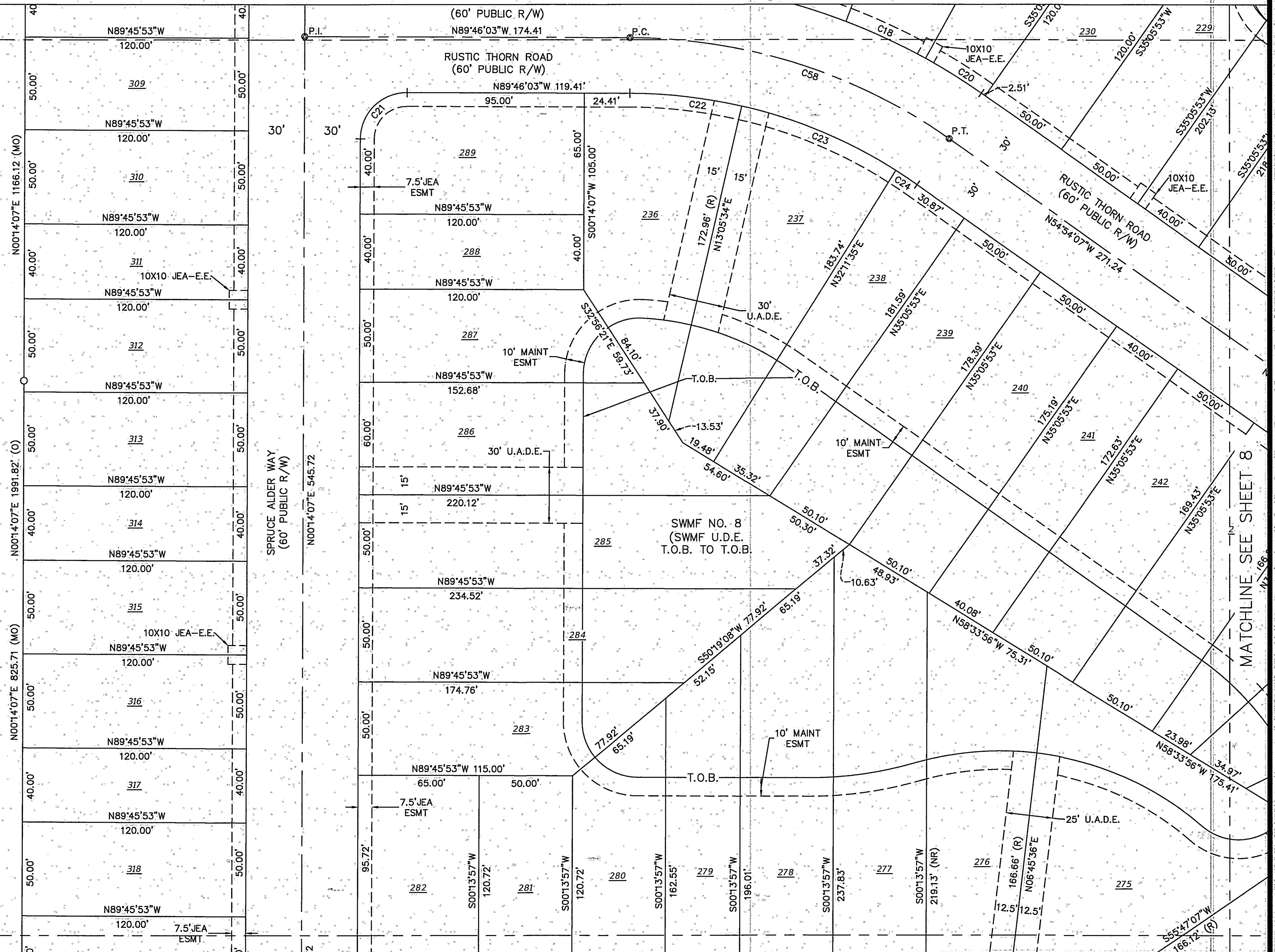
MATCHLINE SEE SHEET 5

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C20	35.32	330.00	006°07'59"	N57°58'07"W	35.31
C21	39.27	25.00	089°59'50"	S45°14'02"W	35.35
C22	60.60	270.00	012°51'37"	N83°20'14"W	60.48
C23	90.01	270.00	019°06'01"	N67°21'25"W	89.59
C24	13.69	270.00	002°54'17"	N56°21'16"W	13.69
C58	182.55	300.00	034°51'55"	N72°20'05"W	179.75

THIT-STATE OF FLORIDA
O.R.B. 13082, PAGE 2068



MATCHLINE SEE SHEET 9



ALLIANT

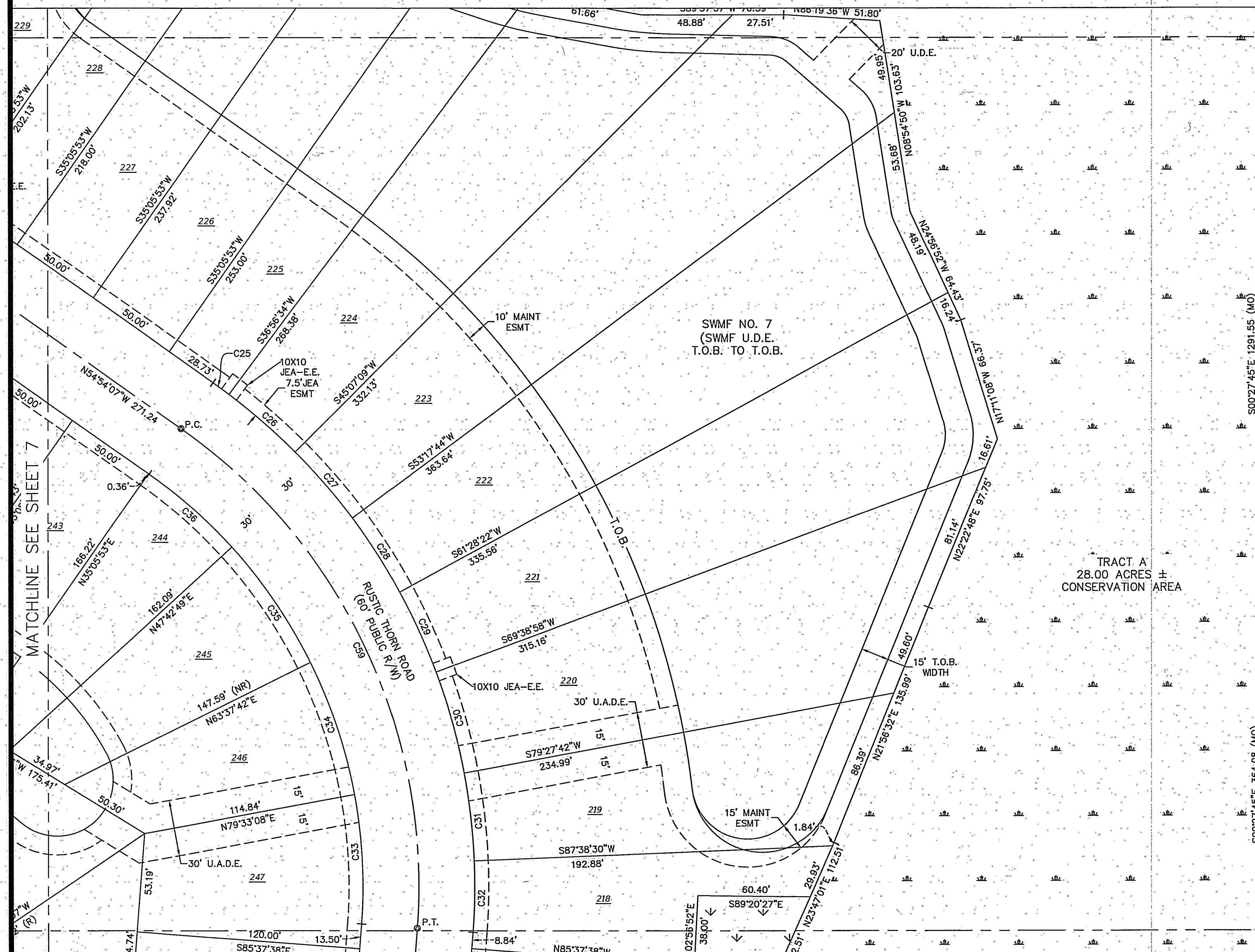
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CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 82 PAGE 190

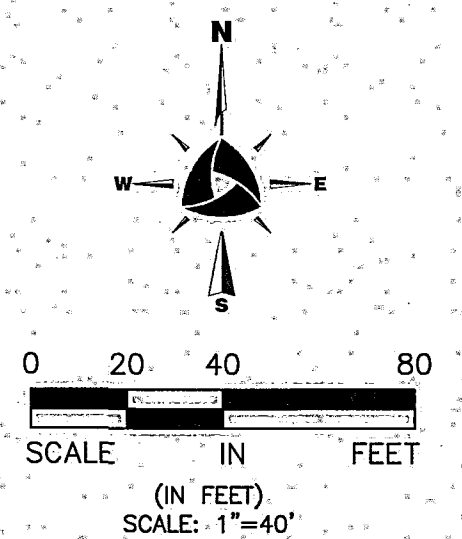
SHEET 8 OF 11 SEE SHEET 2 FOR NOTES & LEGEND



MATCHLINE SEE SHEET 6

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C25	10.63	330.00	001°50'41"	N53°58'47"W	10.62
C26	47.09	330.00	008°10'35"	N48°58'09"W	47.05
C27	47.09	330.00	008°10'35"	N40°47'33"W	47.05
C28	47.10	330.00	008°10'38"	N32°36'57"W	47.06
C29	47.09	330.00	008°10'35"	N24°26'20"W	47.05
C30	56.52	330.00	009°48'45"	N15°26'40"W	56.45
C31	47.11	330.00	008°10'48"	N06°26'54"W	47.07
C32	38.77	330.00	006°43'52"	N01°00'26"E	38.75
C33	69.84	270.00	014°49'13"	N03°02'15"W	69.65
C34	75.04	270.00	015°55'26"	N18°24'35"W	74.80
C35	75.00	270.00	015°54'53"	N34°19'44"W	74.76
C36	59.45	270.00	012°36'57"	N48°35'39"W	59.33
C59	310.36	300.00	059°16'29"	N25°15'53"W	296.71

COPE'S LANDING PHASE 1
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MATCHLINE SEE SHEET 10



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

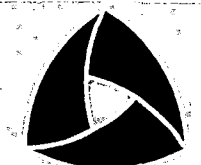
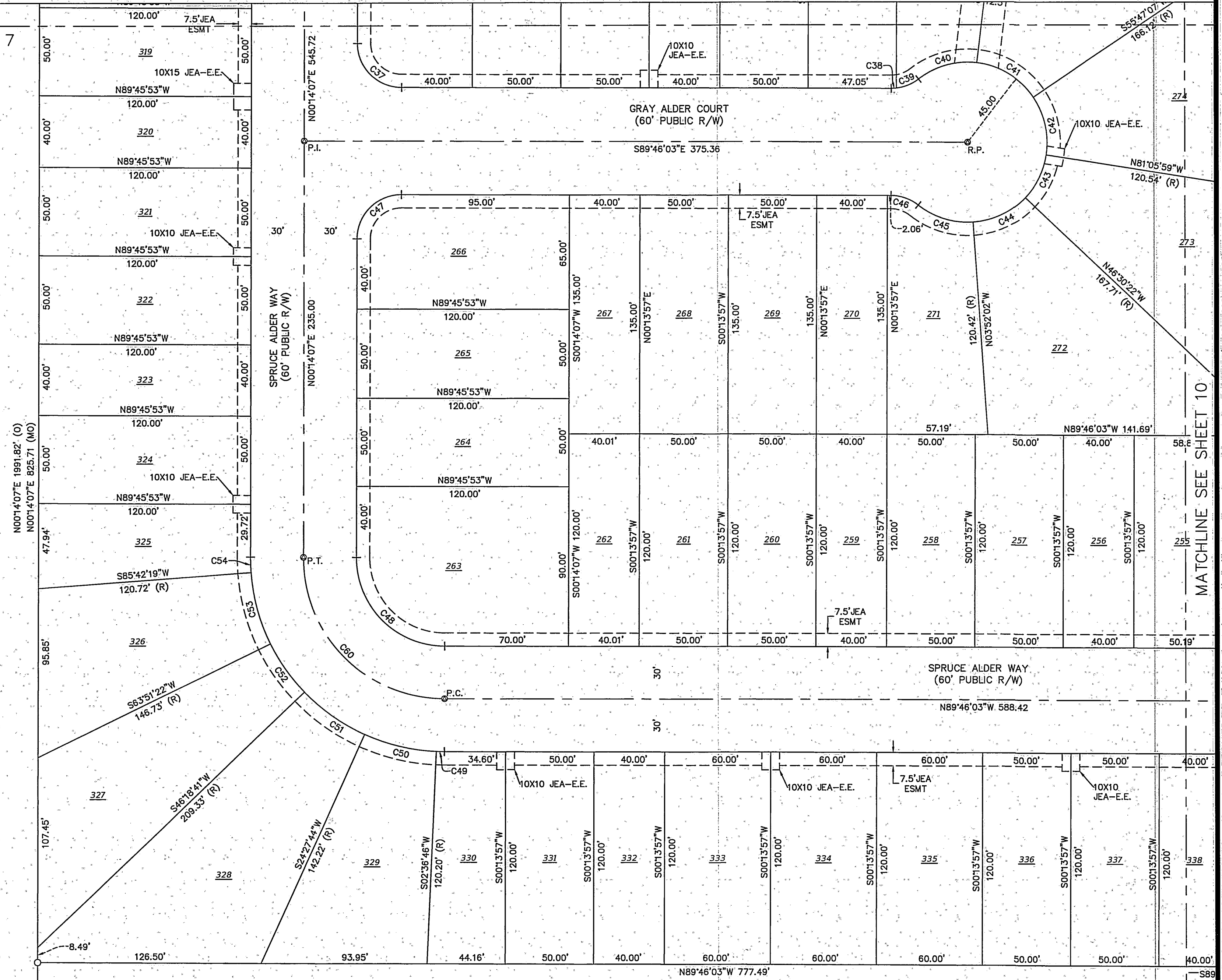
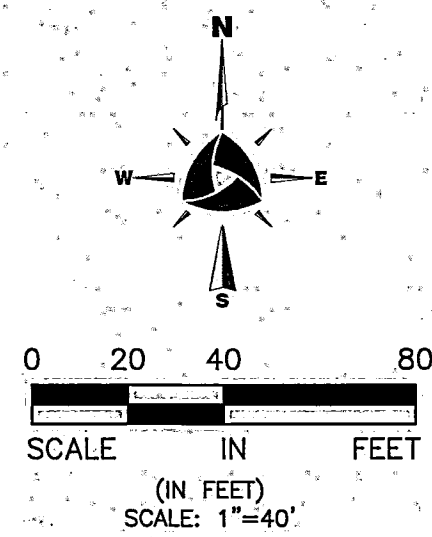
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SHEET 9 OF 11 SEE SHEET 2 FOR NOTES & LEGEND

MATCHLINE SEE SHEET 7

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C37	39.27	25.00	090°00'10"	S44°45'58"E	35.36
C38	2.95	25.00	006°46'00"	N86°50'57"E	2.95
C39	13.72	25.00	031°26'47"	N67°44'33"E	13.55
C40	35.14	45.00	044°44'26"	S74°23'23"W	34.25
C41	38.50	45.00	049°01'31"	N58°43'38"W	37.34
C42	33.86	45.00	043°06'54"	N12°39'26"W	33.07
C43	27.17	45.00	034°35'37"	N26°11'50"E	26.76
C44	33.49	45.00	042°38'19"	N64°48'48"E	32.72
C45	33.23	45.00	042°18'47"	S72°42'39"E	32.48
C46	16.67	25.00	038°12'48"	N70°39'39"W	16.37
C47	39.27	25.00	089°59'50"	S45°14'02"W	35.35
C48	78.54	50.00	090°00'10"	S44°45'58"E	70.71
C49	4.57	110.00	002°22'49"	S88°34'38"E	4.57
C50	41.95	110.00	021°50'57"	S76°27'45"E	41.69
C51	41.95	110.00	021°50'57"	S54°36'47"E	41.69
C52	33.68	110.00	017°32'40"	S34°54'59"E	33.55
C53	41.95	110.00	021°50'57"	S15°13'10"E	41.69
C54	8.70	110.00	004°31'48"	S02°01'47"E	8.69
C60	125.67	80.00	090°00'10"	S44°45'58"E	113.14

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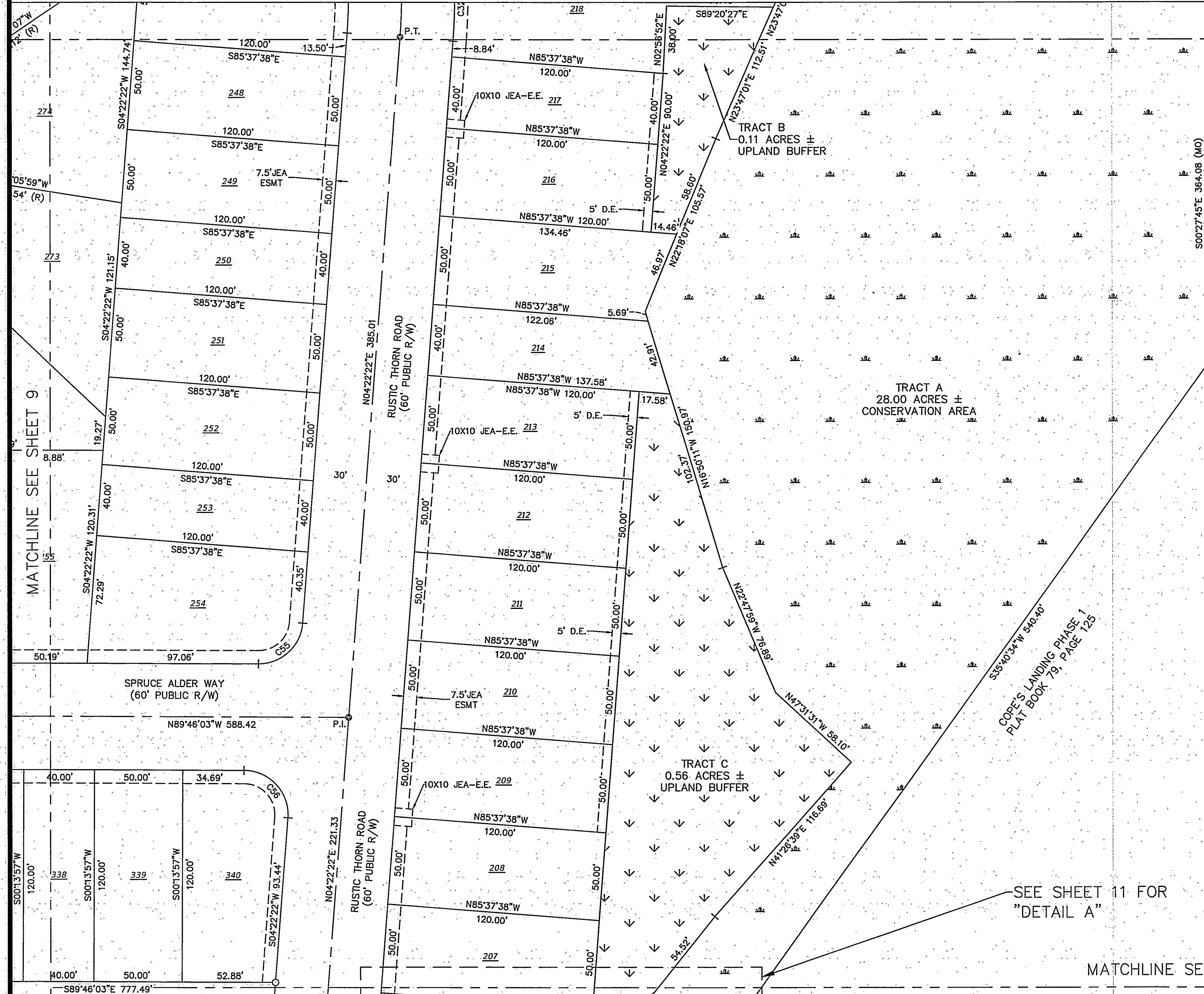
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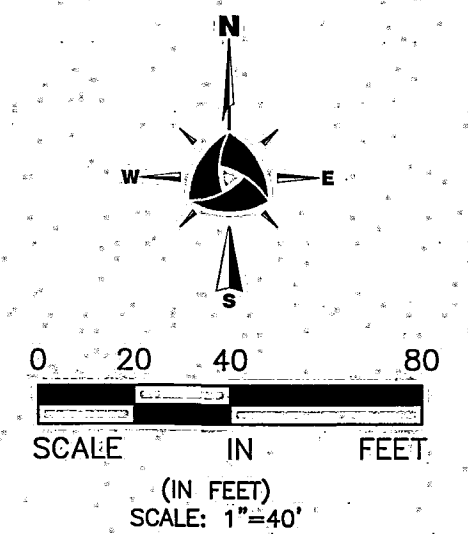
PLAT BOOK 82 PAGE 192

SHEET 10 OF 11 SEE SHEET 2 FOR NOTES & LEGEND



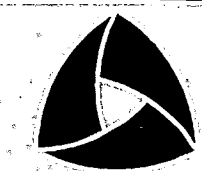
MATCHLINE SEE SHEET 8

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C55	37.46	25.00	085°51'36"	N47°18'09"E	34.06
C56	41.08	25.00	094°08'24"	N42°41'51"W	36.61



SEE SHEET 11 FOR
"DETAIL A"

MATCHLINE SEE SHEET 11



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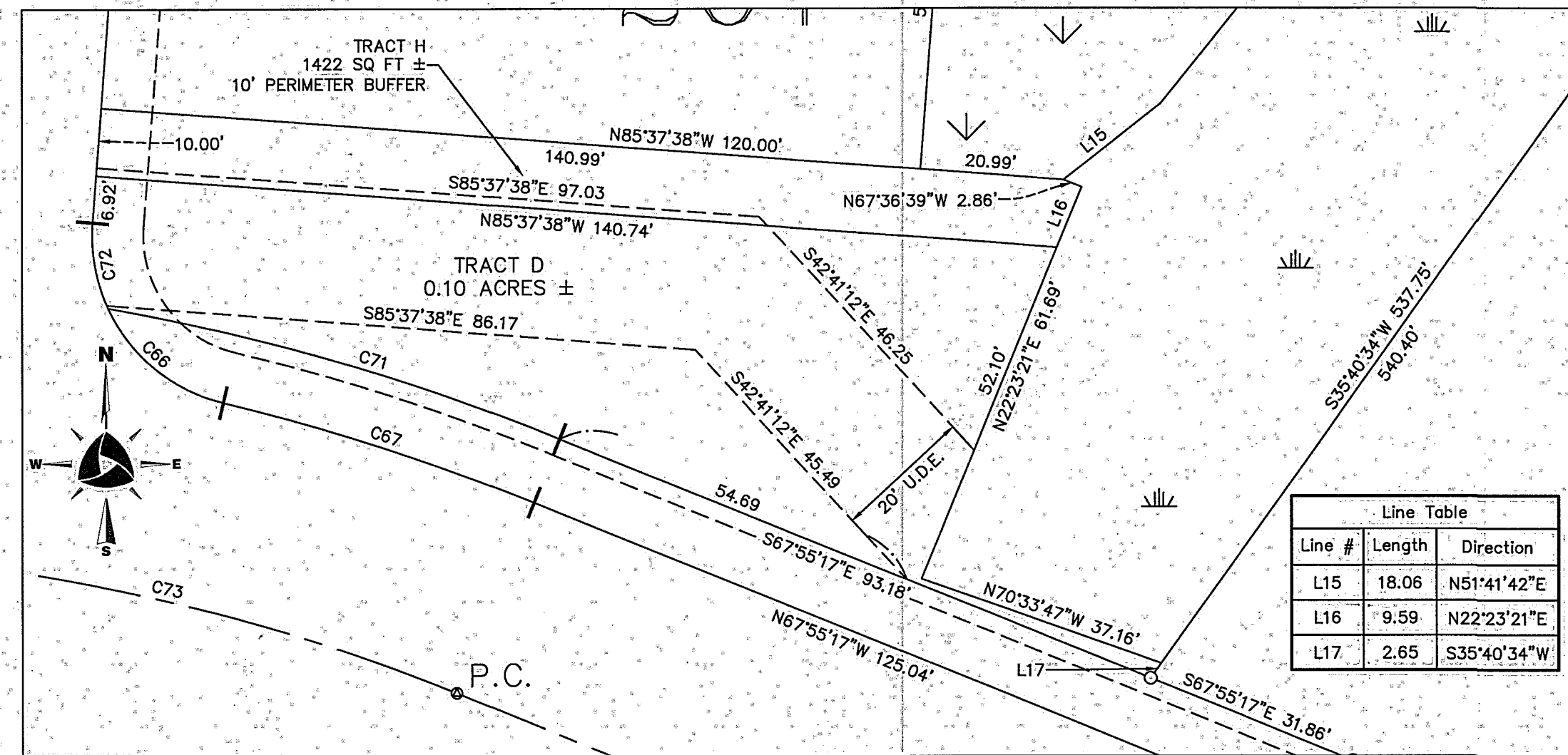
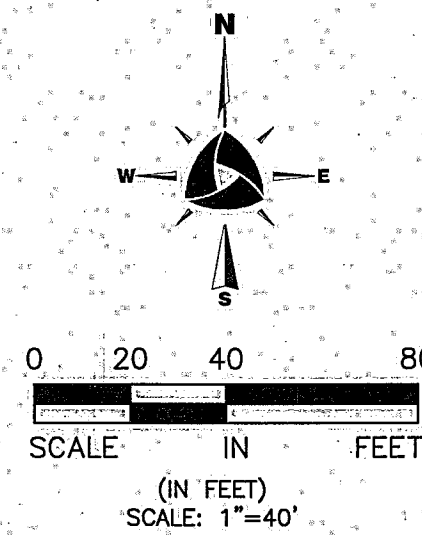
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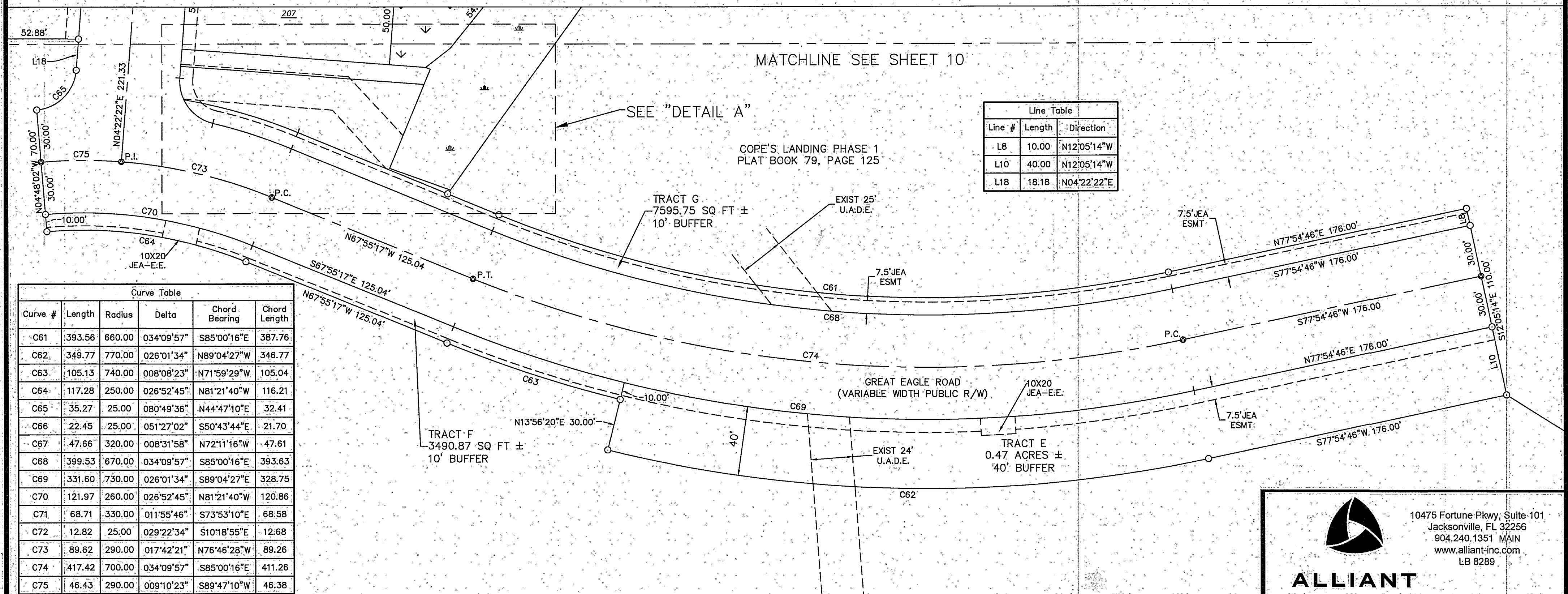
PLAT BOOK **82** PAGE **193**

SHEET 11 OF 11 SEE SHEET 2 FOR NOTES & LEGEND



Line Table		
Line #	Length	Direction
L15	18.06	N51°41'42"E
L16	9.59	N22°23'21"E
L17	2.65	S35°40'34"W

DETAIL A
SCALE : 1" = 20'



Line Table		
Line #	Length	Direction
L8	10.00	N12°05'14"W
L10	40.00	N12°05'14"W
L18	18.18	N04°22'22"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C61	393.56	660.00	034°09'57"	S85°00'16"E	387.76
C62	349.77	770.00	026°01'34"	N89°04'27"W	346.77
C63	105.13	740.00	008°08'23"	N71°59'29"W	105.04
C64	117.28	250.00	026°52'45"	N81°21'40"W	116.21
C65	35.27	25.00	080°49'36"	N44°47'10"E	32.41
C66	22.45	25.00	051°27'02"	S50°43'44"E	21.70
C67	47.66	320.00	008°31'58"	N72°11'16"W	47.61
C68	399.53	670.00	034°09'57"	S85°00'16"E	393.63
C69	331.60	730.00	026°01'34"	S89°04'27"E	328.75
C70	121.97	260.00	026°52'45"	N81°21'40"W	120.86
C71	68.71	330.00	011°55'46"	S73°53'10"E	68.58
C72	12.82	25.00	029°22'34"	S10°18'55"E	12.68
C73	89.62	290.00	017°42'21"	N76°46'28"W	89.26
C74	417.42	700.00	034°09'57"	S85°00'16"E	411.26
C75	46.43	290.00	009°10'23"	S89°47'10"W	46.38



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