

COPE'S LANDING PHASE 3

PLAT BOOK **84** PAGE **114**

SEE SHEET 2 FOR NOTES
SHEET 1 OF 12

LEGAL DESCRIPTION

A PORTION OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 24 EAST AND SECTION 30, TOWNSHIP 1 SOUTH, RANGE 25 EAST, ALL LYING IN DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE FROM THE SOUTHWESTERLY CORNER OF SECTION 19, TOWNSHIP 01 SOUTH, RANGE 25 EAST; THENCE S 00°14'07" W, 1991.82 FEET TO THE POINT OF BEGINNING; THENCE, S 89°46'03" E, 777.49 FEET; THENCE, S 04°22'22" W, 18.18 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 S 44°47'10" W, 32.41 FEET; THENCE, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 35.27 FEET; THENCE, S 04°48'02" E, 70.00 FEET TO A POINT OF CURVATURE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 26°52'45" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 81°21'40" E, 116.21 FEET; THENCE, SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 117.28 FEET; THENCE, S 67°55'17" E, 73.83 FEET; THENCE, S 35°40'34" W, 766.88 FEET; THENCE, S 00°36'33" W, 713.29 FEET; THENCE, S 89°35'42" W, 493.79 FEET; THENCE, S 00°14'12" W, 529.91 FEET; THENCE, N 89°45'48" W, 548.31 FEET; THENCE, N 16°02'50" W, 11.93 FEET TO A POINT OF CURVATURE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 87°50'46" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 62°07'27" W, 55.50 FEET; THENCE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 61.33 FEET; THENCE, N 17°03'31" W, 31.30 FEET TO A POINT OF CURVATURE CONCAVE EASTERLY, HAVING A RADIUS OF 160.00 FEET, A CENTRAL ANGLE OF 19°07'14" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 08°46'33" W, 53.15 FEET; THENCE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 53.39 FEET; THENCE, N 89°12'56" W, 170.00 FEET TO A POINT OF CURVATURE CONCAVE EASTERLY, HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 01°01'32" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 01°17'50" E, 5.91 FEET; THENCE, NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 5.91 FEET; THENCE, N 88°11'23" W, 141.39 FEET; THENCE, N 77°03'51" W, 43.75 FEET; THENCE, N 60°15'34" W, 147.14 FEET; THENCE, N 33°51'57" W, 119.41 FEET; THENCE, N 39°46'08" W, 58.71 FEET; THENCE, N 62°45'16" W, 247.12 FEET; THENCE, N 29°20'36" W, 87.46 FEET; THENCE, N 10°30'34" E, 50.06 FEET; THENCE, N 73°09'43" W, 7.98 FEET; THENCE, N 16°50'17" E, 67.00 FEET TO A POINT OF CURVATURE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2257.05 FEET, A CENTRAL ANGLE OF 00°33'37" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 73°09'43" E, 22.07 FEET; THENCE, SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 22.07 FEET; THENCE, N 15°09'12" E, 171.15 FEET; THENCE, N 53°40'27" W, 253.85 FEET; THENCE, N 38°21'47" W, 310.35 FEET TO A POINT OF CURVATURE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 14°00'14" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 31°21'40" W, 9.75 FEET; THENCE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 9.78 FEET TO A POINT OF REVERSE CURVATURE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 240.00 FEET, A CENTRAL ANGLE OF 23°19'31" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 36°01'18" E, 97.03 FEET; THENCE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 97.70 FEET TO A POINT OF REVERSE CURVATURE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 46°43'41" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 24°19'13" W, 31.73 FEET; THENCE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 32.62 FEET; THENCE, N 00°57'23" W, 45.33 FEET; THENCE, N 89°23'35" E, 1858.40 FEET; THENCE, N 00°14'07" E, 628.69 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 65.67 ACRES, MORE OR LESS.

CONSENT AND JOINDER TO PLAT DEDICATION COPE'S LANDING COMMUNITY DEVELOPMENT DISTRICT

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF THE MORTGAGE, LIEN OR OTHER ENCUMBRANCE IMPOSED BY (COPE'S LANDING COMMUNITY DEVELOPMENT DISTRICT), BY THE ("MORTGAGEE") AND EVIDENCED BY THAT CERTAIN RECORDED IN OFFICIAL RECORDS BOOK 21193, PAGE 2422, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA ("MORTGAGEE/LIEN/ENCUMBRANCE"), ENCUMBERING THE LANDS DESCRIBED IN THE ADOPTION AND DEDICATION SECTION HEREIN, AND AGREES THAT THE MORTGAGE/LIEN/ENCUMBRANCE SHALL BE SUBORDINATED TO SAID DEDICATIONS FOR ALL REAL AND PERSONAL PROPERTY DEDICATED HEREIN TO EITHER THE CITY OF JACKSONVILLE OR JEA.

John Gislason
JOHN GISLASON
CHAIR, BOARD OF SUPERVISORS
PRINT NAME: John Gislason

WITNESS: RS Porter
PRINT NAME: ROBERT PORTER
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 30 DAY OF May, 2025, BY JOHN GISLASON AS CHAIR OF COPE'S LANDING COMMUNITY DEVELOPMENT DISTRICT AND BEING KNOWN TO ME AND HAD NOT TAKEN AN OATH.

Deborah E. McClure
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO. HH 502505
Deborah E. McClure
PRINT NAME
MY COMMISSION EXPIRES: 7/10/28

Deborah E. McClure
NOTARY PUBLIC
COMMISSION # HH 502505
Expires July 10, 2028

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 21293, PAGE 1284, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA ("MORTGAGEE"), 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

WITNESS: RS Porter
PRINT NAME: ROBERT PORTER
WITNESS: Anthony Sharp
PRINT NAME: Anthony Sharp

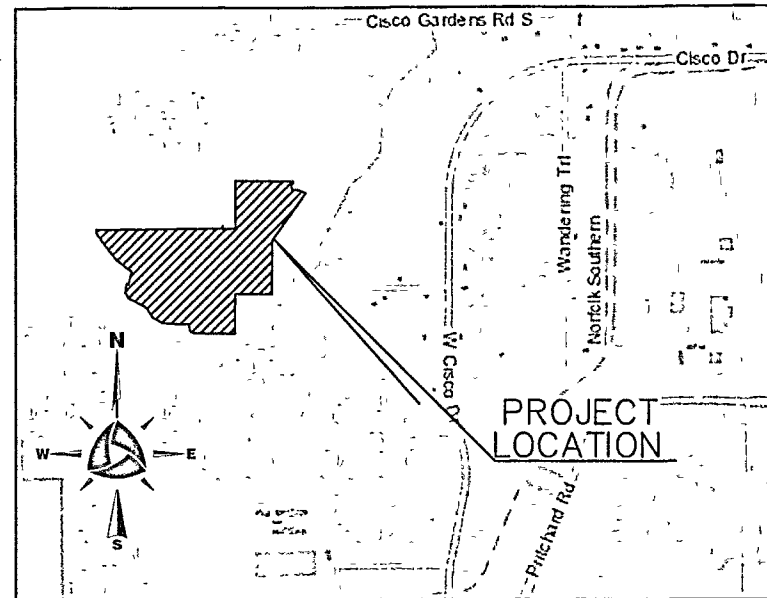
STATE OF FLORIDA, COUNTY OF ST. JOHNS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF X (PHYSICAL PRESENCE) OR (ONLINE NOTARIZATION), THIS 30 DAY OF May, 2025, 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. HH 502505
Deborah E. McClure
PRINT NAME
MY COMMISSION EXPIRES: 7/10/28

Deborah E. McClure
NOTARY PUBLIC
COMMISSION # HH 502505
Expires July 10, 2028

A PORTION OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 24 EAST, AND
A PORTION OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 25 EAST,
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA



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 84, PAGES 114-115 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 30 DAY OF May, 2025.

Jody Phillips
JODY PHILLIPS
CLERK OF THE CIRCUIT COURT
DEPUTY CLERK

PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES THIS 27 DAY OF May, 2025.

Danny S. Wheeler
DANNY S. WHEELER
PROFESSIONAL SURVEYOR AND MAPPER
NO. 6902 STATE OF FLORIDA

APPROVED FOR THE RECORD

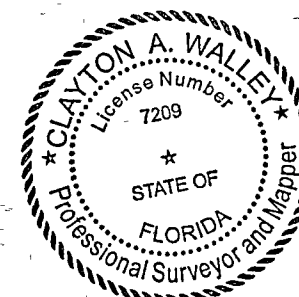
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, PURSUANT TO CHAPTER 654, ORDINANCE CODE ON THIS 30 DAY OF May, 2025.

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, HAVE BEEN SET AND PERMANENT CONTROL POINTS, AND LOT CORNERS WILL BE SET IN ACCORDANCE WITH CHAPTER 177, FLORIDA STATUTES, CHAPTER 54-7.052, F.A.C. AND SECTION 654.110, JACKSONVILLE ORDINANCE CODE. SIGNED THIS DAY OF May, 2025.

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"



DEDICATION

(g.g., THIS IS TO CERTIFY THAT COPE'S DEVELOPMENT LLC, A FLORIDA LIMITED LIABILITY COMPANY ("OWNER"), IS THE FEE SIMPLE OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS COPE'S LANDING PHASE 3, 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. UPON FAILURE OF THE OWNER, HOMEOWNERS ASSOCIATION OR OTHER SUCH ENTITY THAT HAS ASSUMED THE OBLIGATION OF MAINTENANCE PERTAINING TO STORMWATER MANAGEMENT FACILITIES, TRACTS OR EASEMENTS TO PERFORM ITS OBLIGATIONS, THE OBLIGATION OF MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO THE LAKES AND STORMWATER MANAGEMENT FACILITIES AS WELL AS TRACTS AND PARCELS FOR ANY COMMON USE WOULD THEN FALL EQUALLY ON THE OWNERS OF THE LOTS AS SHOWN ON THIS PLAT.

ALL RIGHTS OF WAY, UNOBSTRUCTED EASEMENTS FOR DRAINAGE, ACCESS EASEMENTS, SIDEWALK EASEMENTS, AND NON-ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE, A FLORIDA MUNICIPAL CORPORATION, ITS SUCCESSORS AND ASSIGNS ("CITY").

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 MATERIALS WHICH MAY FLOW OR PASS FROM ADJACENT LAND OR 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 OR STRUCTURES CONSTRUCTED OR INSTALLED BY THE OWNER OR ANY OTHER PERSON WITHIN THE AREA OF THE LANDS HEREBY DEDICATED, 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, EXCEPT TO THE EXTENT ARISING FROM OR OUT OF THE 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, THE COMMUNITY DEVELOPMENT DISTRICT, 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.

TRACT "I" (LIFT STATION) IS HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE, TITLE TO THE LANDSCAPE BUFFER TRACT "I" 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, OF THE STORMWATER MANAGEMENT FACILITIES SHOWN ON THE PLAT BUT SHALL HAVE THE RIGHT TO MODIFY THE WATER LEVEL THEREON 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 TRACT "I" FOR ELECTRICAL, WATER, SEWER, AND OTHER PUBLIC UTILITIES AND INGRESS AND EGRESS IN CONNECTION WITH JEA USE OF TRACT "I" (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 TRACT "I" OR ANY PART THEREOF, EXCEPT TO THE EXTENT ARISING FROM OR INCIDENTAL TO JEA USE OF TRACT "I" (LIFT STATION) OR UPON THE LANDSCAPE BUFFER TRACT "I" OWNERS 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 TRACT "I" 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 THEREOF.

TRACTS "1", "2", "3", "4", "5" AND "6" (FUTURE DEVELOPMENT), TRACT "A" (SWMF), TRACT "B" (ACTIVE RECREATION), TRACTS "D", "E", "L" AND "M" (OPEN SPACE), TRACT "E" (LANDSCAPE BUFFER), TRACTS "G", "H", "J" AND "K" (CONSERVATION AREA) THE TRACTS ARE HEREBY IRREVOCABLY DEDICATED TO THE COPE'S LANDING COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS.

TRACT "C" (ACTIVE RECREATION/CONNECTIVITY PATH/JEA UTILITY EASEMENT/OPEN SPACE/BUFFER), THE ACTIVE RECREATION, OPEN SPACE AND BUFFER IS HEREBY DEDICATED TO THE COPE'S LANDING COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS. THE PORTION OF CONNECTIVITY PATH IS DEDICATED TO THE COMMUNITY DEVELOPMENT DISTRICT. THE PORTION OF JEA UTILITY EASEMENT IS DEDICATED TO THE JEA.

TRACT "N" (PUBLIC USE ACTIVE RECREATION), THE ACTIVE RECREATION FOR PUBLIC USE, IS HEREBY DEDICATED TO THE COPE'S LANDING COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS.

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.

ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF 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. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION. 177.091(28)

IN WITNESS WHEREOF, THE UNDERSIGNED OWNER HAS EXECUTED THIS PLAT ON THE 19 DAY OF May, 2025.

WITNESS
John N. Day
PRINTED NAME
Katherine Smith
WITNESS
Katherine Smith
PRINTED NAME

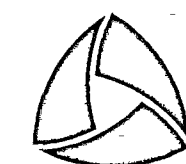
Owner : COPE'S DEVELOPMENT LLC
BY: V. Hawley Smith III
HAWLEY V. SMITH, III
MANAGER

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF X (PHYSICAL PRESENCE) OR (ONLINE NOTARIZATION), THIS 19 DAY OF May, 2025, BY V. Hawley Smith III ON BEHALF OF COPE'S DEVELOPMENT LLC, BEING KNOWN TO ME AND DID NOT TAKEN AN OATH.

Erin L. McClintic
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO. HH 161130
Erin L. McClintic
PRINT NAME
MY COMMISSION EXPIRES: 8-4-2025

Erin L. McClintic
NOTARY PUBLIC
COMMISSION # HH 161130
Expires August 4, 2025
Bonded Thru Budget Notary Services



ALLIANT

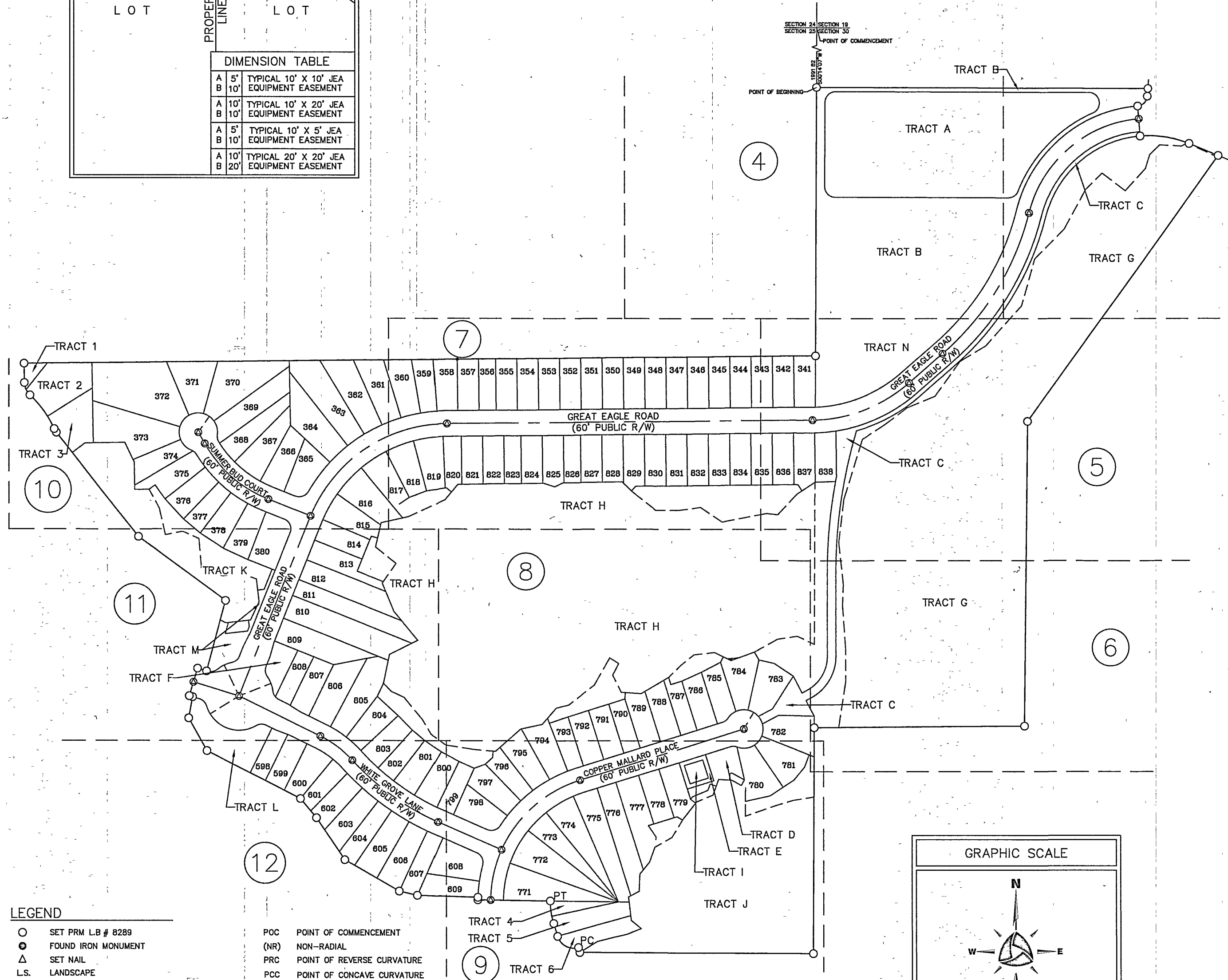
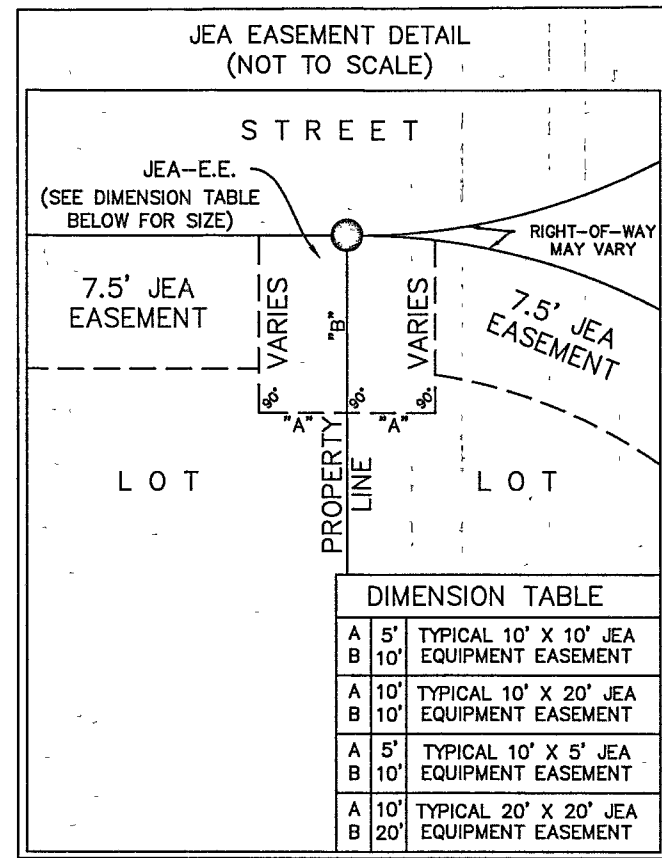
10475 Fortune Pkwy, Suite 101
Jacksonville, FL 32256
904 240 1351 MAIN
www.alliant-inc.com
LB 8289

COPE'S LANDING PHASE 3

A PORTION OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 24 EAST, AND
A PORTION OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 25 EAST,
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

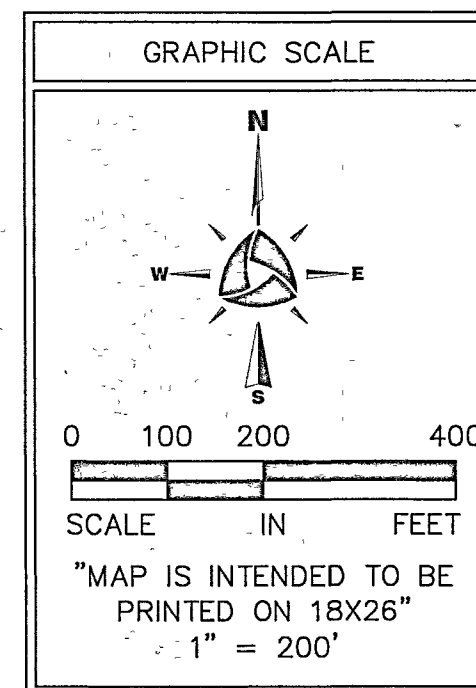
PLAT BOOK 84 PAGE 115

SHEET 2 OF 12



LEGEND

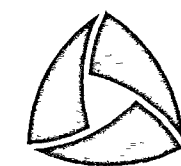
- SET PRM LB # 8289
- FOUND IRON MONUMENT
- △ SET NAIL
- L.S. LANDSCAPE
- O.R.B. OFFICIAL RECORDS BOOK
- P.U.D.E. PRIVATE UTILITY DRAINAGE EASEMENT
- AC ACRES
- IRCF IRON ROD CAP FOUND
- UADE UNOBSTRUCTED ACCESS DRAINAGE EASEMENT
- ESMT EASEMENT
- (R/W) RIGHT OF WAY
- SWMF STORM WATER MANAGEMENT FACILITY
- T.O.B. TOP OF BANK
- U.D.E. UNOBSTRUCTED DRAINAGE EASEMENT
- MAINT MAINTENANCE
- (TLO) TIE LINE ONLY
- ① SHEET REFERENCE NUMBER
- POC POINT OF COMMENCEMENT
- (NR) NON-RADIAL
- PRC POINT OF REVERSE CURVATURE
- PCC POINT OF CONCAVE CURVATURE
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- RP RADIUS POINT
- JEA-E JEA EASEMENT
- JEA-E.E. JEA EQUIPMENT EASEMENT
- T.D.E. TEMPORARY DRAINAGE EASEMENT
- LS LANDSCAPE
- WETLANDS
- UPLAND BUFFER



NOTES

- 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 DEPICTED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- BEARINGS SHOWN ARE BASED ON THE WESTERLY SECTION LINE OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 25 EAST BEING S 00°14'07" W.
- COORDINATES ARE GPS DERIVED AND IN CONJUNCTION WITH THE STATE OF FLORIDA FPRN VRS NETWORK. COORDINATE DATUM: STATE PLANE VALUES REFERENCE FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983 (2011) AND ARE IN U.S. SURVEY FEET.
- THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS SHOWN TO BE IN FLOOD HAZARD ZONE "X" AS PER FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NUMBER 12031C0165H FOR DUVAL COUNTY, FLORIDA DATED: 06/03/2013.
- NO DRIVEWAY CULVERTS MAY BE PLACED WITHOUT PRIOR APPROVAL FROM THE DUVAL COUNTY ENGINEERING SERVICES.
- THE LOTS SHOWN HEREON MAY NOT BE FURTHER SUBDIVIDED WITHOUT APPROVAL OF THE DUVAL COUNTY GOVERNMENT.
- PERMANENT REFERENCE MONUMENTS ESTABLISHED ARE MADE OF 1" IRON ROD 18 INCHES LONG WITH A 1 INCH CAP STAMPED "ALLIANT LB8289"
- LOT CORNERS (1/2" IRON RODS WITH CAPS) AND PERMANENT CONTROL POINTS (MAG NAIL AND DISK STAMPED PCP LB8289) ARE TO BE SET UPON COMPLETION OF ROAD AND UTILITY CONSTRUCTION.
- TOTAL NUMBER OF LOTS: 120 LOTS, 20 TRACTS.
- TOTAL ACREAGE: 65.67 +/-
- ALL DRAINAGE EASEMENTS ARE UNOBSTRUCTED EASEMENTS UNLESS OTHERWISE NOTED HEREON.
- JEA EQUIPMENT EASEMENTS "JEA-E.E." SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENTS BY THE JEA.
- JEA EASEMENTS "JEA-E" SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE OF SAID EASEMENTS BY THE JEA. THE INSTALLATION OF FENCES, HEDGES AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY THE JEA AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND FOR THE REPLACEMENT OF SUCH ITEMS.
- THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED DRAINAGE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENT BY THE CITY OF JACKSONVILLE, FLORIDA. THE CONSTRUCTION OF DRIVEWAYS AND THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY THE CITY AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND FOR REPLACEMENT OF SUCH ITEMS.
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
- SECTION LINES AND QUARTER SECTION LINES ARE GRAPHIC REPRESENTATIONS ONLY AND DO NOT REFLECT FIELD MEASUREMENTS UNLESS OTHERWISE NOTED.
- THIS PLAT IS NOT A 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 DEVELOPMENT SERVICES DIVISION. WHEN ANY PORTION OF THE PLATTED LAND IS WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA) AT THE TIME. AT THE TIME OF RECORDATION OF THIS PLAT, ALL OR PORTIONS OF THE PLATTED LANDS HEREIN WERE IN A SPECIAL FLOOD HAZARD AREA (SFHA).
- ALL LOTS WITHIN COPE'S LANDING PHASE 3 AS SHOWN HEREON ARE OUTSIDE OF THE "AIRPORT NOTICE ZONE" AND ARE LESS THAN 60 DECIBELS AS SHOWN ON DUVAL COUNTY GIS LAYER "AIRPORT NOISE ZONES" CONTOURS OF "OLF WHITEHOUSE".
- NOTICE: INDIVIDUAL LOTS MAY BE LOCATED IN AN AIRPORT ENVIRON ZONE AND/OR AIR INSTALLATION COMPATIBLE USE ZONE (AICUZ) AND MAY BE SUBJECT TO INCREASED NOISE OR HAZARD LEVELS ASSOCIATED WITH AIR TRAFFIC OPERATIONS" (NOTE REQUIRED PER PUD).
- NOTICE: THE TOTAL ACTIVE RECREATION SPACE REQUIRED FOR ALL PHASES TO DATE, INCLUSIVE OF THIS PHASE, IS 4.60 ACRES, AND THE TOTAL AMOUNT OF ACTIVE RECREATION SPACE PROVIDED TO DATE, INCLUSIVE OF THIS PHASE, IS 9.17 ACRES.

LOTS	REQUIRED ACTIVE RECREATION (ACRES)	PROVIDED ACTIVE RECREATION (ACRES)	ACTIVE RECREATION TRACTS
120	1.20	4.96	B,C,N



10475 Fortune Pkwy, Suite 101
Jacksonville, FL 32256
904 240 1351 MAIN
www.alliant-inc.com
LB 8289

ALLIANT

COPE'S LANDING PHASE 3

A PORTION OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 24 EAST, AND
A PORTION OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 25 EAST,
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

COPE'S LANDING PHASE 2
PLAT BOOK 82, PAGE 183

TRACT B
2.77 ACRES ±
ACTIVE RECREATION

APPROXIMATE
TOP OF BANK

TRACT A
3.02 ACRES ±
SWMF
(U.D.E. TOB TO TOB)

APPROXIMATE
TOP OF BANK

10' MAINT
ESMT
7.5' JEA
ESMT

MATCHLINE SEE SHEET 4

10'X20'
JEA-E.E.

7.5' JEA
ESMT

TRACT C
0.69 ACRES ±
ACTIVE RECREATION/
CONNECTIVITY PATH/
JEA UTILITY EASEMENT/
OPEN SPACE/
BUFFER

MATCHLINE SEE SHEET 5

TRACT G
11.51 ACRES ±
CONSERVATION AREA

CONSERVATION EASEMENT CE-2
O.R.B. 19870, PAGE 1502

WETLANDS
AREA

END 60' WIDE TEMP JEA ESMT
(BEYOND PHASE 2)

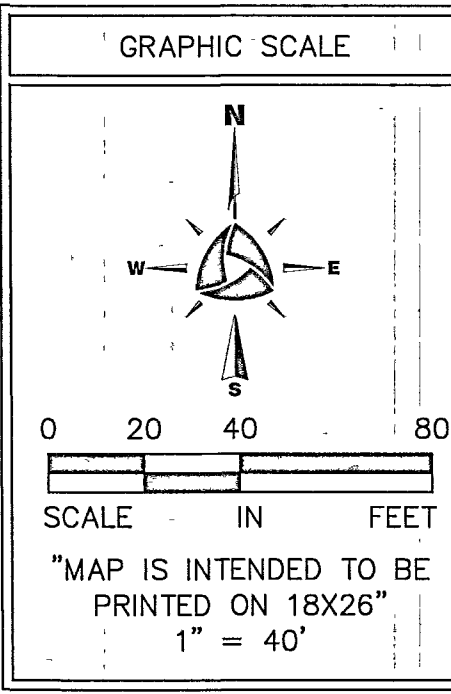
TRACT C
0.69 ACRES ±
ACTIVE RECREATION/
CONNECTIVITY PATH/
JEA UTILITY EASEMENT/
OPEN SPACE/
BUFFER

COPE'S LANDING PHASE 2
PLAT BOOK 82, PAGE 183

TRACT K
COPE'S LANDING PHASE 1
PLAT BOOK 79, PGS 125-128

Line Table		
Line #	Length	Direction
L148	19.81	S85°37'38"E
L149	25.00	S85°37'38"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	35.27	25.00	080°49'36"	S44°47'10"W	32.41
C2	117.28	250.00	026°52'45"	S81°21'40"E	116.21
C11	258.62	330.00	044°54'11"	S44°03'29"W	252.06
C12	29.95	25.00	068°37'44"	S55°55'15"W	28.19
C13	396.98	320.00	071°04'44"	N49°39'36"E	372.01
C14	359.76	290.00	071°04'44"	S49°39'36"W	337.13
C15	322.55	260.00	071°04'44"	S49°39'36"W	302.26
C16	413.01	680.00	034°48'00"	S31°31'14"W	406.69
C17	394.79	650.00	034°48'00"	N31°31'14"E	388.75
C18	219.32	620.00	020°16'03"	N24°15'16"E	218.18
C19	310.14	250.00	071°04'44"	S49°39'36"W	290.63
C20	419.09	690.00	034°48'00"	S31°31'14"W	412.68
C152	326.64	320.00	058°29'02"	S55°57'27"W	312.64
C153	30.01	320.00	005°22'24"	S24°01'44"W	30.00
C154	40.33	320.00	007°13'18"	S17°43'53"W	40.31
C155	55.71	620.00	005°08'53"	N16°41'40"E	55.69
C156	20.00	620.00	001°50'54"	N20°11'34"E	20.00
C162	22.28	25.00	051°04'07"	N40°57'40"E	21.55
C163	25.32	25.00	058°02'16"	N60°44'55"W	24.25
C164	20.58	25.00	047°09'23"	N08°09'05"W	20.00
C170	12.36	25.00	028°19'55"	N18°32'19"E	12.24



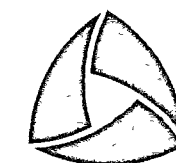
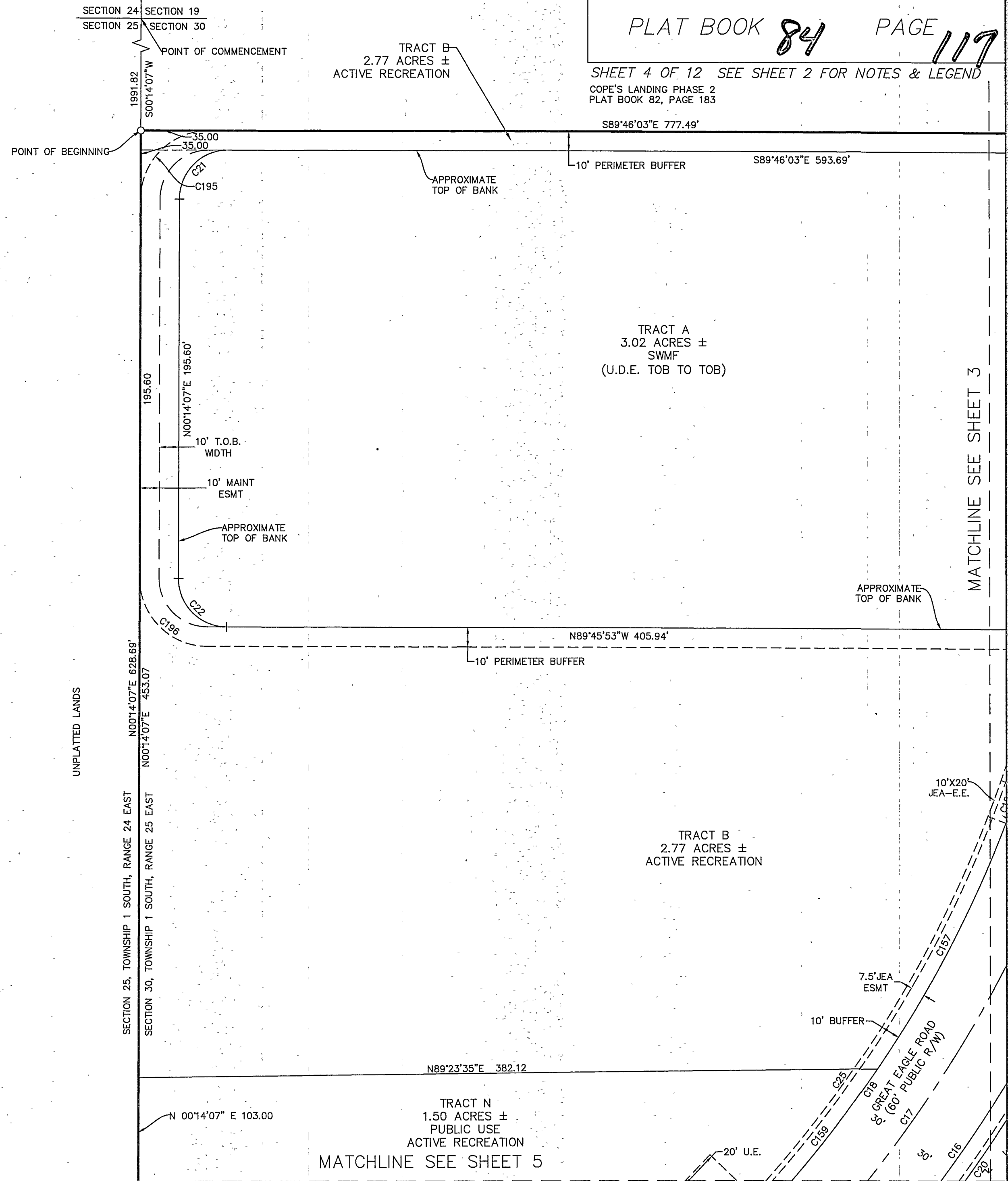
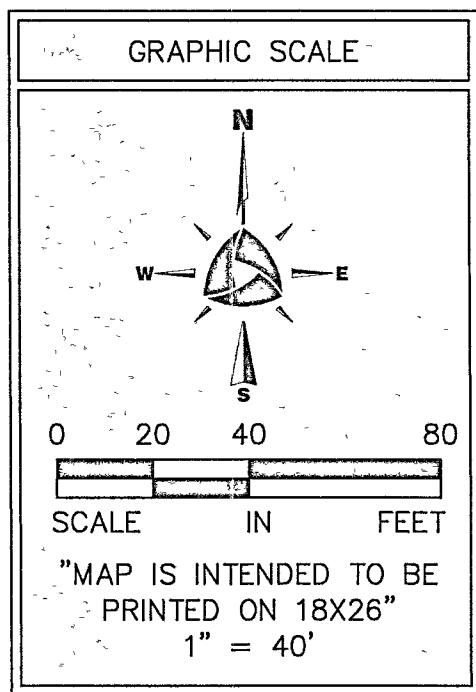
ALLIANT

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

COPE'S LANDING PHASE 3

A PORTION OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 24 EAST, AND
A PORTION OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 25 EAST,
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C16	413.01	680.00	034°48'00"	S31°31'14"W	406.69
C17	394.79	650.00	034°48'00"	N31°31'14"E	388.75
C18	219.32	620.00	020°16'03"	N24°15'16"E	218.18
C20	419.09	690.00	034°48'00"	S31°31'14"W	412.68
C157	143.61	620.00	013°16'16"	N27°45'09"E	143.29
C195	54.98	35.00	089°59'50"	S45°14'02"W	49.50
C196	54.98	35.00	090°00'00"	S44°45'53"E	49.50



ALLIANT

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

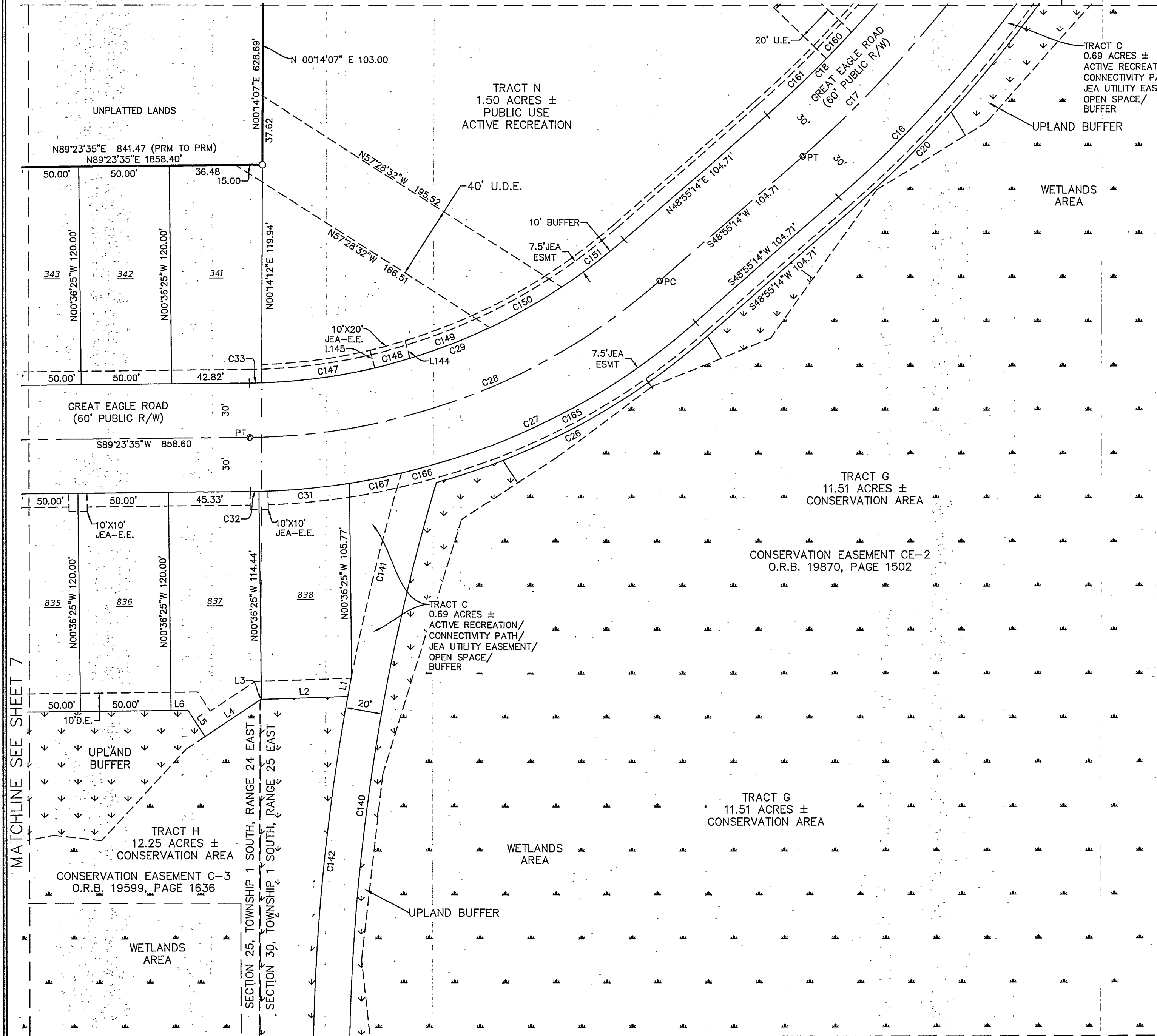
COPE'S LANDING PHASE 3

A PORTION OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 24 EAST, AND
A PORTION OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 25 EAST,
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

MATCHLINE SEE SHEET 4

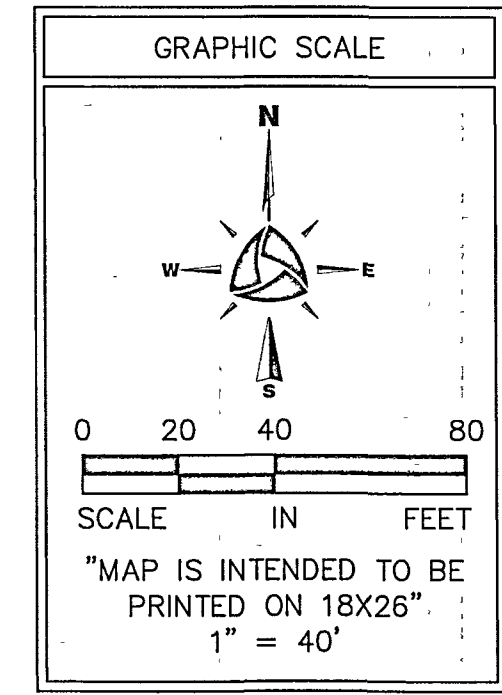
PLAT BOOK 84 PAGE 118

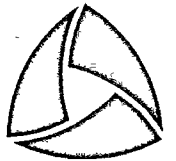
SHEET 5 OF 12 SEE SHEET 2 FOR NOTES & LEGEND
MATCHLINE SEE SHEET 3



Curve Table				
Curve #	Length	Radius	Delta	Chord Bearing
C16	413.01	680.00	034°48'00"	S31°31'14"W
C17	394.79	650.00	034°48'00"	N31°31'14"E
C18	219.32	620.00	020°16'03"	N24°15'16"E
C20	419.09	690.00	034°48'00"	S31°31'14"W
C26	171.57	390.00	025°12'20"	S61°31'24"W
C27	213.56	380.00	032°12'02"	S65°01'15"W
C28	247.23	350.00	040°28'22"	N69°09'25"E
C29	219.16	320.00	039°14'25"	N68°32'26"E
C31	50.19	380.00	007°34'03"	N84°54'18"E
C32	4.67	380.00	000°42'16"	N89°02'27"E
C33	6.88	320.00	001°13'56"	S88°46'37"W
C140	334.68	1143.00	016°46'36"	S08°23'11"W
C141	114.81	1163.00	005°39'23"	S13°55'23"W
C142	213.50	1163.00	010°31'05"	S05°15'25"W
C147	63.11	320.00	011°17'56"	N82°30'41"E
C148	20.00	320.00	003°34'54"	N75°04'16"E
C149	47.27	320.00	008°27'51"	N69°02'54"E
C150	45.44	320.00	008°08'07"	N60°44'55"E
C151	43.34	320.00	007°45'38"	N52°48'03"E
C159	92.19	620.00	008°31'09"	N38°38'52"E
C160	20.00	620.00	001°50'54"	N43°49'54"E
C161	45.07	620.00	004°09'53"	N46°50'17"E
C165	160.65	380.00	024°13'22"	N61°01'55"E
C166	23.62	380.00	003°33'43"	N74°55'27"E
C167	29.29	380.00	004°24'58"	N78°54'47"E

Line Table		
Line #	Length	Direction
L1	11.75	S10°48'19"W
L2	47.69	S88°05'39"W
L3	0.36	S88°05'39"W
L4	36.90	S56°34'45"W
L5	17.16	N33°25'15"W
L6	9.33	S89°23'35"W
L7	15.29	S44°13'07"W
L8	25.65	N45°46'53"W
L9	4.71	N45°46'53"W
L10	21.47	S63°55'08"W
L11	27.15	N71°20'21"W
L12	23.64	S39°48'25"W





10475 Fortune Pkwy, Suite 101
Jacksonville, FL 32256
904 240.1351 MAIN
www.alliant-inc.com
LB 8289

ALLIANT

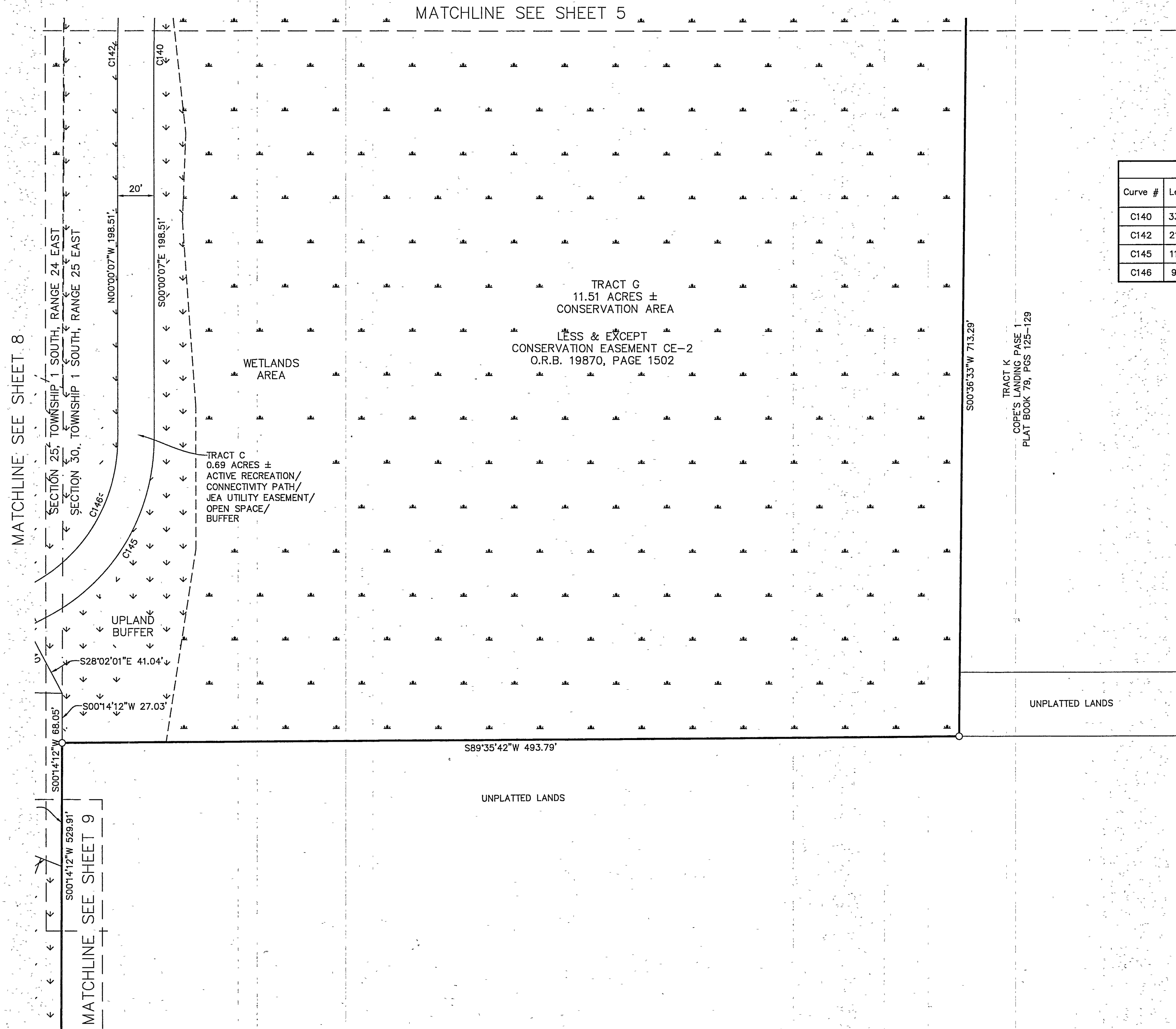
Drawing name: V:\Jacksonville Office\Survey\Projects\2023\3230060 - Copes Landing Ph 3-JB.dwg May 12, 2025 - 10:56am

COPE'S LANDING PHASE 3

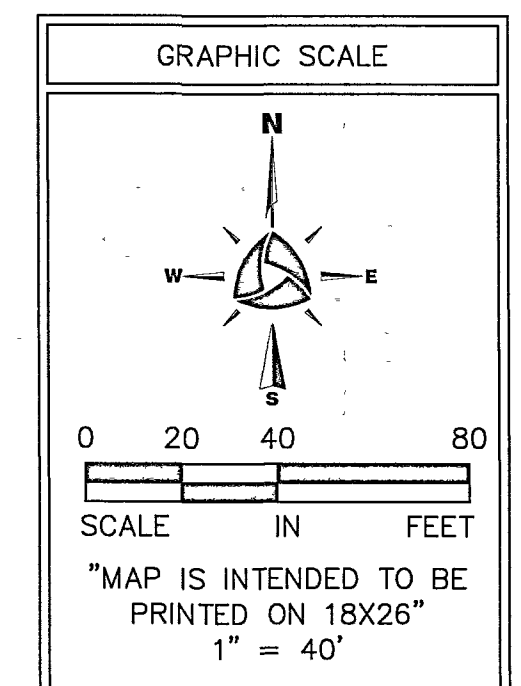
A PORTION OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 24 EAST, AND
A PORTION OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 25 EAST,
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK **84** PAGE **119**

SHEET 6 OF 12 SEE SHEET 2 FOR NOTES & LEGEND



Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C140	334.68	1143.00	016°46'36"	S08°23'11"W	333.49
C142	213.50	1163.00	010°31'05"	S05°15'25"W	213.20
C145	118.97	110.00	061°58'07"	N30°58'56"E	113.26
C146	97.34	90.00	061°58'07"	N30°58'56"E	92.66



ALLIANT

10475 Fortune Pkwy, Suite 101
Jacksonville, FL 32256
904 240.1351 MAIN
www.alliant-inc.com
LB 8289

COPE'S LANDING PHASE 3

A PORTION OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 24 EAST, AND
A PORTION OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 25 EAST,
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

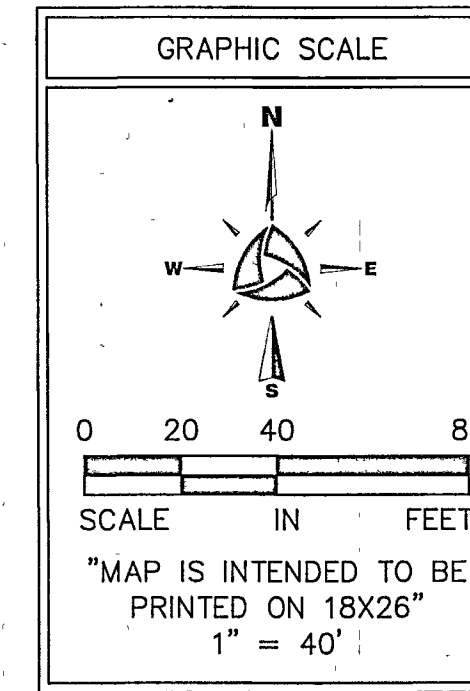
PLAT BOOK **84** PAGE **120**

SHEET 7 OF 12 SEE SHEET 2 FOR NOTES & LEGEND

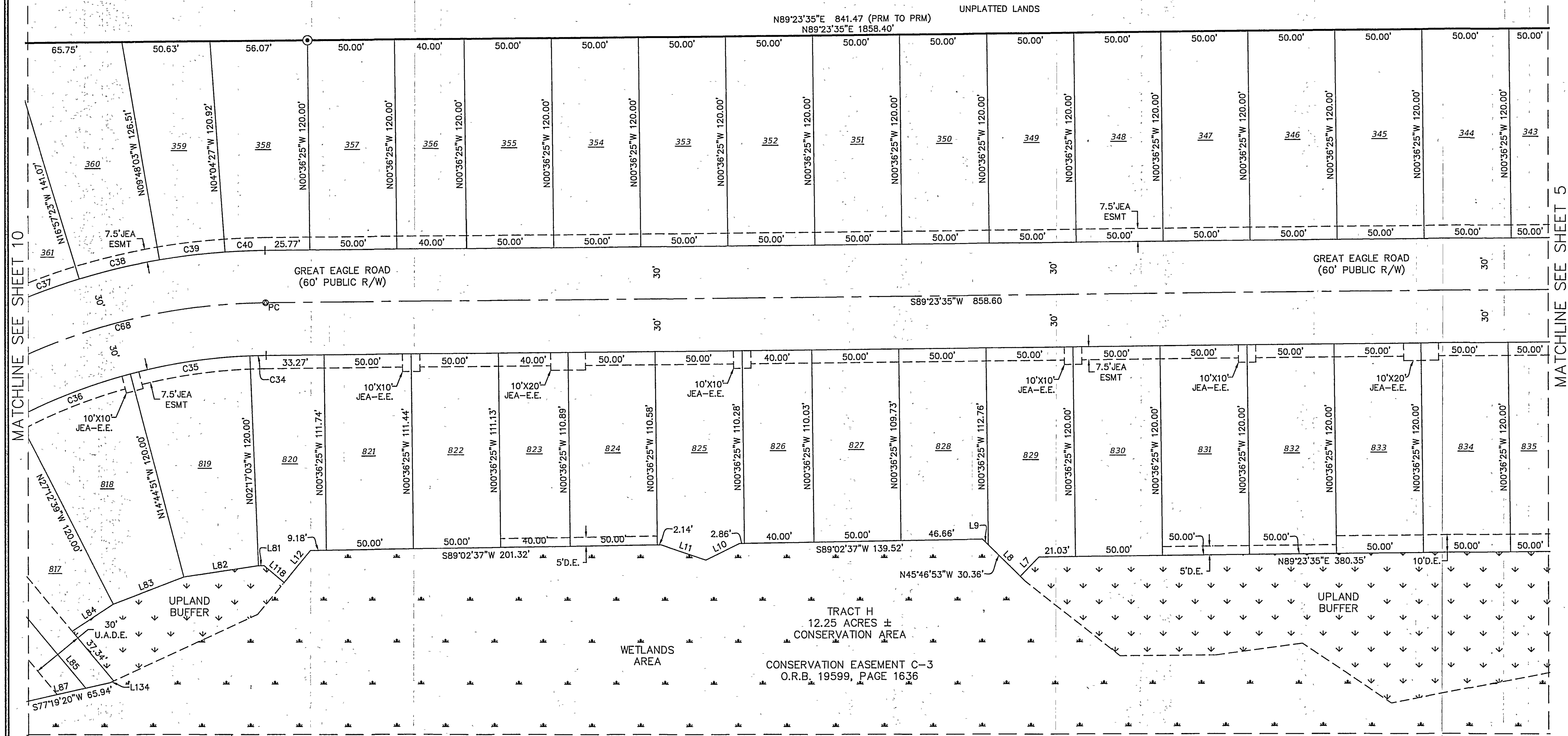
Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C34	9.37	320.00	001°40'38"	N88°33'16"E	9.37
C35	69.61	320.00	012°27'48"	N81°29'03"E	69.47
C36	69.61	320.00	012°27'48"	N69°01'15"E	69.47
C37	47.46	380.00	007°09'20"	S69°27'57"W	47.43
C38	47.46	380.00	007°09'20"	S76°37'17"W	47.43
C39	37.98	380.00	005°43'36"	S83°03'45"W	37.96
C40	23.00	380.00	003°28'03"	S87°39'34"W	22.99
C68	408.97	350.00	066°56'59"	S55°55'06"W	386.10

Line Table		
Line #	Length	Direction
L7	15.29	S44°13'07"W
L8	25.65	N45°46'53"W
L9	4.71	N45°46'53"W
L10	21.47	S63°55'08"W
L11	27.15	N71°20'21"W
L12	23.64	S39°48'25"W
L81	3.20	S89°10'46"W
L82	43.42	S81°29'03"W

Line Table		
Line #	Length	Direction
L83	43.42	S69°01'15"W
L84	28.31	S56°33'38"W
L85	151.90	S39°40'06"E
L87	51.67	S77°19'20"W
L88	51.67	S77°19'20"W
L118	15.00	N50°11'35"W
L134	2.37	N65°04'15"E



MATCHLINE SEE SHEET 4

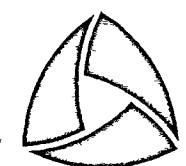


MATCHLINE SEE SHEET 10

MATCHLINE
SEE SHEET 11

MATCHLINE SEE SHEET 8

MATCHLINE SEE SHEET 5



ALLIANT

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

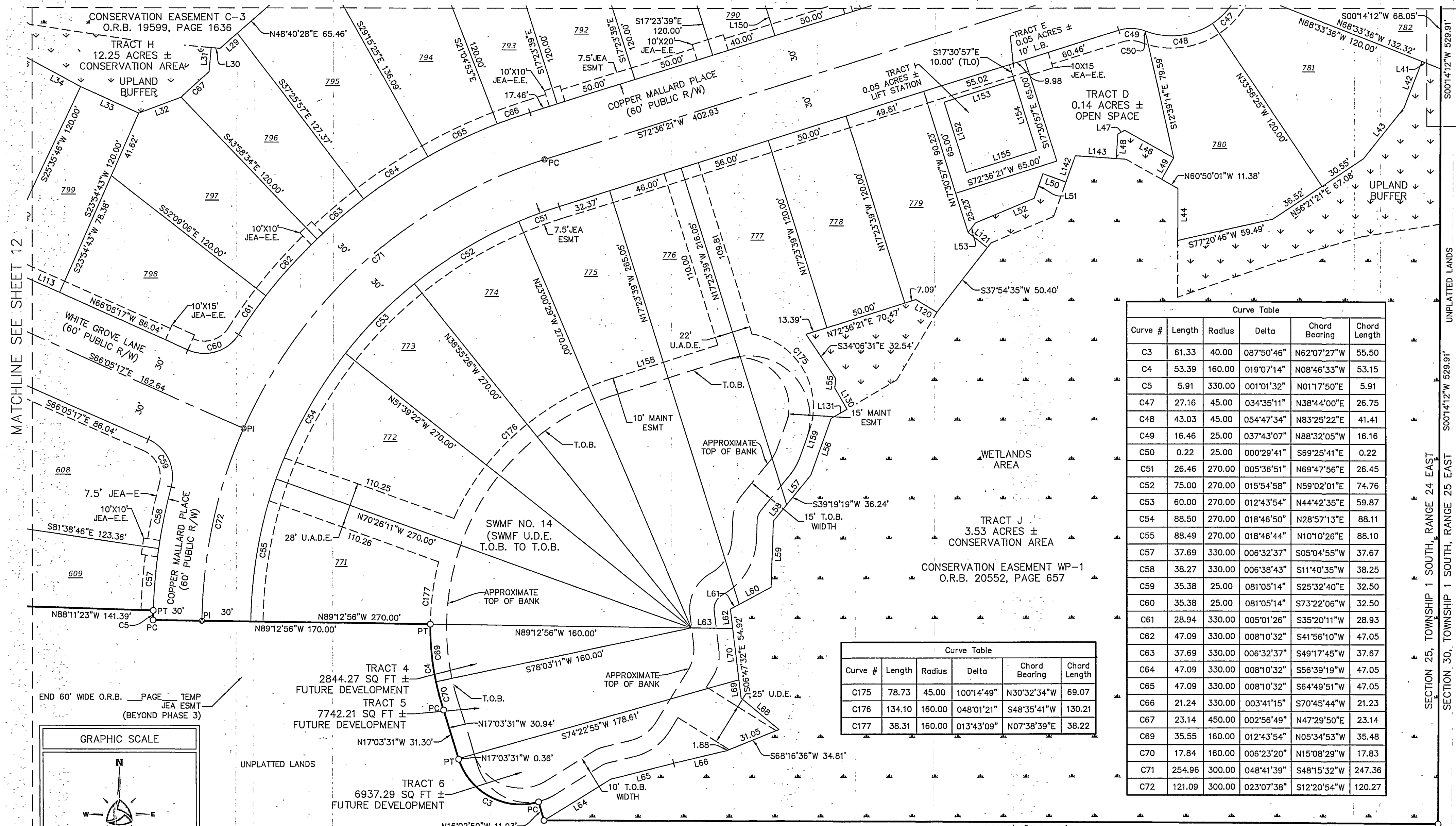
COPE'S LANDING PHASE 3

A PORTION OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 24 EAST, AND
A PORTION OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 25 EAST,
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 84 PAGE 122

SHEET 9 OF 12 SEE SHEET 2 FOR NOTES & LEGEND

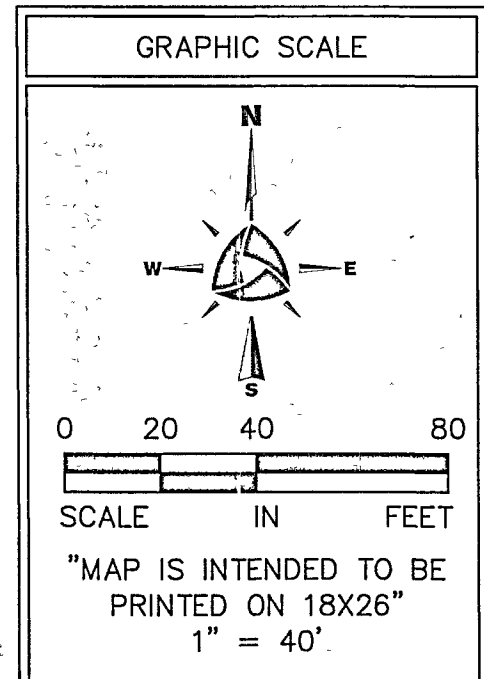
MATCHLINE SEE SHEET 8



MATCHLINE SEE SHEET 12

MATCHLINE SEE SHEET 8

END 60' WIDE O.R.B. PAGE TEMP JEA ESMT (BEYOND PHASE 3)



Line Table		
Line #	Length	Direction
L29	14.04	N48°40'28\"E
L30	5.55	S84°54'13\"E
L31	15.00	N05°05'47\"E
L32	27.75	N69°35'13\"E
L33	39.12	S65°48'12\"E
L34	46.86	S61°25'09\"E
L41	12.32	N68°33'36\"W
L42	30.55	S21°06'38\"W

Line Table		
Line #	Length	Direction
L43	39.86	S38°44'00\"W
L44	31.81	N00°12'05\"E
L46	34.35	N60°50'01\"W
L47	4.75	S62°14'38\"W
L48	15.00	S03°49'25\"W
L49	15.00	S29°09'59\"W
L50	15.00	N70°08'02\"W
L51	15.78	S19°51'58\"W

Line Table		
Line #	Length	Direction
L52	39.01	S67°18'07\"W
L53	7.46	S37°54'35\"W
L55	5.67	S06°50'17\"W
L56	37.24	S19°34'51\"W
L57	23.36	S39°19'19\"W
L58	12.88	S39°19'19\"W
L59	40.07	S02°07'11\"W
L60	22.24	S61°49'30\"W

Line Table		
Line #	Length	Direction
L61	6.08	S61°49'30\"W
L62	11.96	S06°47'32\"E
L63	25.47	N89°12'56\"W
L64	48.19	S58°17'42\"W
L65	39.73	S75°54'56\"W
L66	33.16	S76°47'32\"W
L68	30.17	S50°27'00\"E
L69	11.26	S06°47'32\"E

Line Table		
Line #	Length	Direction
L70	31.70	S06°47'32\"E
L113	25.89	N66°05'17\"W
L120	15.06	N59°05'16\"W
L121	15.00	N52°05'25\"W
L130	15.00	S30°14'00\"E
L131	11.33	S59°46'00\"W
L142	17.04	S19°51'58\"W
L143	25.18	N86°10'35\"W

Line Table		
Line #	Length	Direction
L150	120.00	S17°23'39\"E
L152	45.00	N17°30'57\"W
L153	45.00	N72°36'21\"E
L154	45.00	N17°30'57\"W
L155	45.00	N72°36'21\"E
L158	67.37	N72°36'21\"E
L159	4.74	S19°34'51\"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C3	61.33	40.00	087°50'46\"	N62°07'27\"W	55.50
C4	53.39	160.00	019°07'14\"	N08°46'33\"W	53.15
C5	5.91	330.00	001°01'32\"	N01°17'50\"E	5.91
C47	27.16	45.00	034°35'11\"	N38°44'00\"E	26.75
C48	43.03	45.00	054°47'34\"	N83°25'22\"E	41.41
C49	16.46	25.00	037°43'07\"	N88°32'05\"W	16.16
C50	0.22	25.00	000°29'41\"	S69°25'41\"E	0.22
C51	26.46	270.00	005°36'51\"	N69°47'56\"E	26.45
C52	75.00	270.00	015°54'58\"	N59°02'01\"E	74.76
C53	60.00	270.00	012°43'54\"	N44°42'35\"E	59.87
C54	88.50	270.00	018°46'50\"	N28°57'13\"E	88.11
C55	88.49	270.00	018°46'44\"	N10°10'26\"E	88.10
C57	37.69	330.00	006°32'37\"	S05°04'55\"W	37.67
C58	38.27	330.00	006°38'43\"	S11°40'35\"W	38.25
C59	35.38	25.00	081°05'14\"	S25°32'40\"E	32.50
C60	35.38	25.00	081°05'14\"	S73°22'06\"W	32.50
C61	28.94	330.00	005°01'26\"	S35°20'11\"W	28.93
C62	47.09	330.00	008°10'32\"	S41°56'10\"W	47.05
C63	37.69	330.00	006°32'37\"	S49°17'45\"W	37.67
C64	47.09	330.00	008°10'32\"	S56°39'19\"W	47.05
C65	47.09	330.00	008°10'32\"	S64°49'51\"W	47.05
C66	21.24	330.00	003°41'15\"	S70°45'44\"W	21.23
C67	23.14	450.00	002°56'49\"	N47°29'50\"E	23.14
C69	35.55	160.00	012°43'54\"	N05°34'53\"W	35.48
C70	17.84	160.00	006°23'20\"	N15°08'29\"W	17.83
C71	254.96	300.00	048°41'39\"	S48°15'32\"W	247.36
C72	121.09	300.00	023°07'38\"	S12°20'54\"W	120.27



10475 Fortune Pkwy, Suite 101
Jacksonville, FL 32256
904.240 1351 MAIN
www.alliant-inc.com
LB 8289

ALLIANT

COPE'S LANDING PHASE 3

A PORTION OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 24 EAST, AND
A PORTION OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 25 EAST,
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 84 PAGE 123

SHEET 10 OF 12 SEE SHEET 2 FOR NOTES & LEGEND

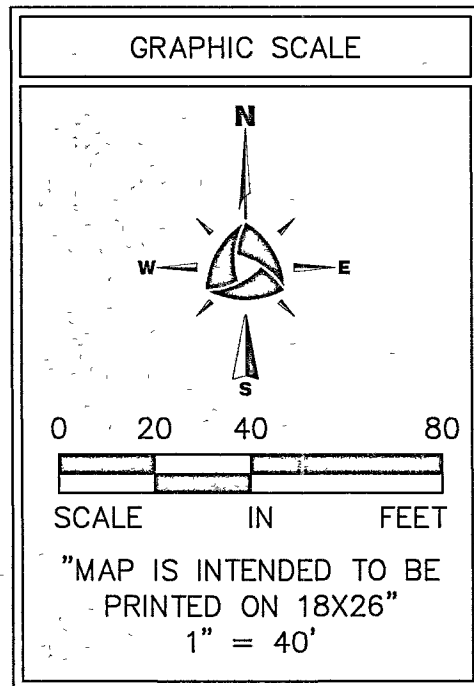
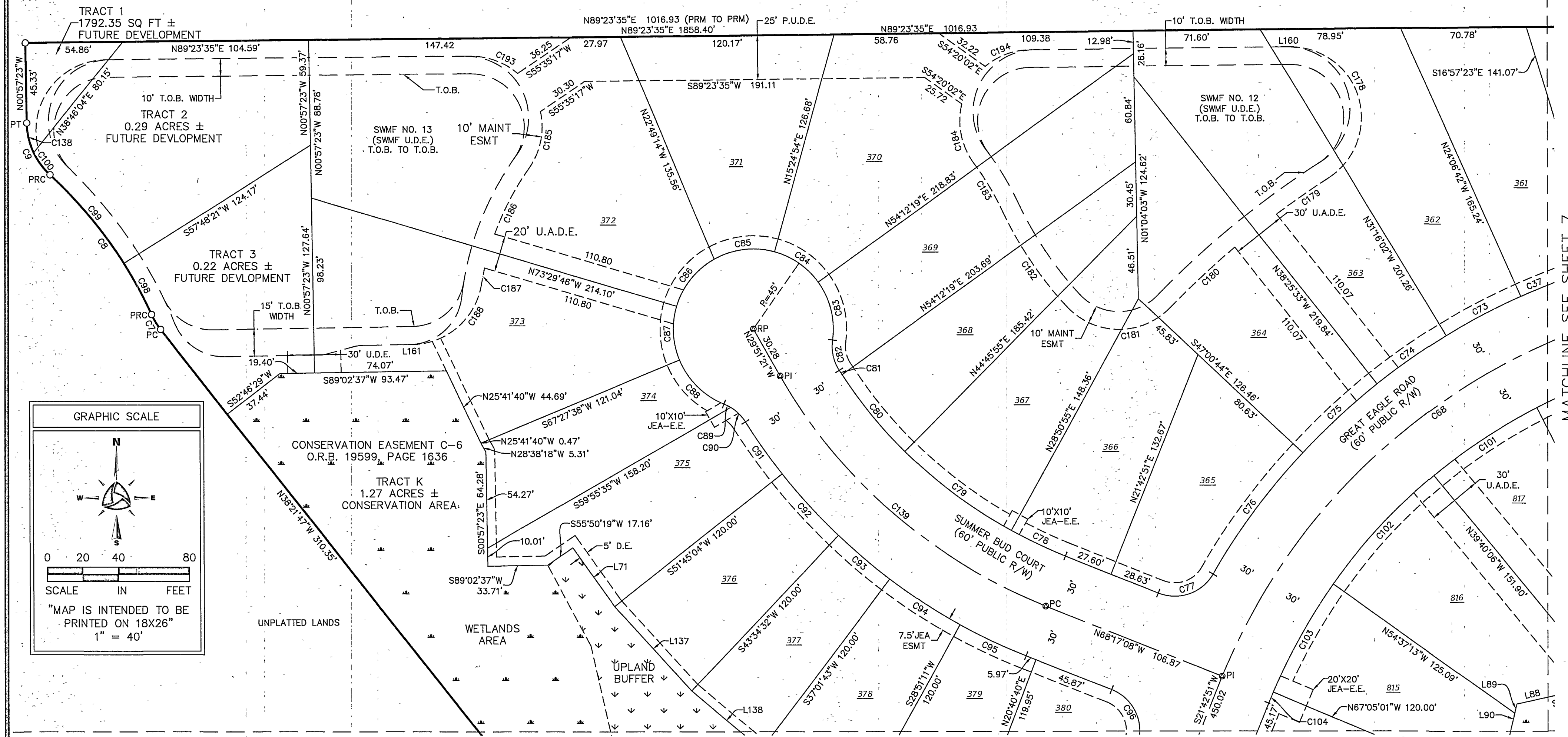
Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C7	9.78	40.00	014°00'14"	N31°21'40"W	9.75
C8	97.70	240.00	023°19'31"	N36°01'18"W	97.03
C9	32.62	40.00	046°43'41"	N24°19'13"W	31.73
C37	47.46	380.00	007°09'20"	S69°27'57"W	47.43
C68	408.97	350.00	066°56'59"	S55°55'06"W	386.10
C73	47.46	380.00	007°09'20"	S62°18'38"W	47.43
C74	47.48	380.00	007°09'31"	S55°09'12"W	47.45
C75	56.95	380.00	008°35'12"	S47°16'51"W	56.89
C76	85.10	380.00	012°49'54"	S36°34'18"W	84.93
C77	35.59	25.00	081°33'30"	S70°56'06"W	32.66

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C78	33.62	270.00	007°08'04"	N64°43'07"W	33.60
C79	75.00	270.00	015°55'00"	N53°11'35"W	74.76
C80	55.65	270.00	011°48'31"	N39°19'50"W	55.55
C81	2.93	270.00	000°37'16"	N33°06'56"W	2.93
C82	17.77	25.00	040°43'51"	N12°20'22"W	17.40
C83	34.34	45.00	043°43'14"	N13°56'04"W	33.51
C84	30.47	45.00	038°47'26"	N55°11'23"W	29.89
C85	35.04	45.00	044°36'53"	S83°06'27"W	34.16
C86	34.79	45.00	044°17'47"	S38°39'07"W	33.93
C87	30.66	45.00	039°02'36"	S03°01'04"E	30.07

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C88	36.02	45.00	045°51'36"	S45°28'10"E	35.06
C89	4.22	25.00	009°40'15"	S63°33'51"E	4.21
C90	11.66	25.00	026°43'12"	S45°22'08"E	11.55
C91	35.94	330.00	006°14'24"	S35°07'44"E	35.92
C92	47.09	330.00	008°10'31"	S42°20'12"E	47.05
C93	37.71	330.00	006°32'50"	S49°41'53"E	37.69
C94	47.09	330.00	008°10'31"	S57°03'33"E	47.05
C95	41.12	330.00	007°08'20"	S64°42'59"E	41.09
C96	39.27	25.00	090°00'00"	S23°17'09"E	35.36
C98	32.82	240.00	007°50'06"	N28°16'36"W	32.79

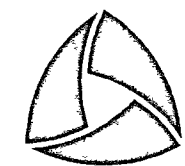
Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C99	64.89	240.00	015°29'25"	N39°56'21"W	64.69
C100	15.44	40.00	022°07'20"	N36°37'23"W	15.35
C101	69.58	320.00	012°27'27"	N56°33'38"E	69.44
C102	83.51	320.00	014°57'07"	N42°51'21"E	83.27
C103	69.61	320.00	012°27'48"	N29°08'53"E	69.47
C104	6.71	320.00	001°12'08"	N22°18'55"E	6.71
C138	17.18	40.00	024°36'20"	S13°15'33"E	17.05
C139	201.22	300.00	038°25'47"	S49°04'15"E	197.47
C178	103.40	40.00	148°06'33"	N16°33'08"W	76.92
C179	35.76	490.00	004°10'52"	S55°24'43"W	35.75

Line Table		
Line #	Length	Direction
L71	40.26	N35°41'07"W
L88	51.67	S77°19'20"W
L89	5.34	S12°59'16"W
L90	31.82	S12°59'16"W
L137	64.15	N42°20'12"W
L138	51.39	N49°41'53"W



MATCHLINE SEE SHEET 11

MATCHLINE SEE SHEET 7



ALLIANT

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

COPE'S LANDING PHASE 3

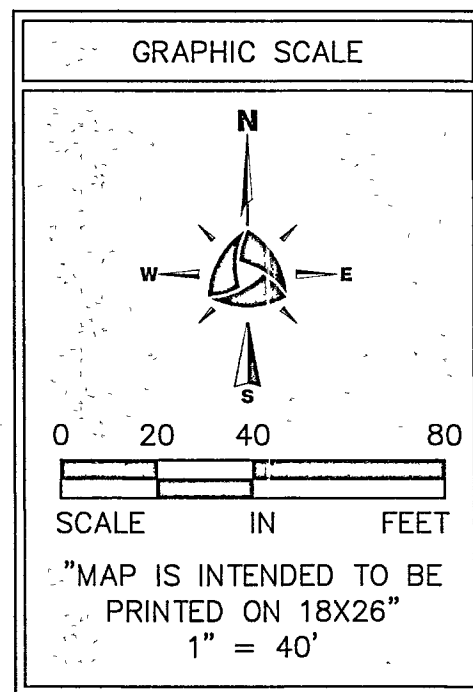
A PORTION OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 24 EAST, AND
A PORTION OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 25 EAST,
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK **84** PAGE **124**

SHEET 11 OF 12 SEE SHEET 2 FOR NOTES & LEGEND

MATCHLINE SEE SHEET 10

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C6	22.07	2257.05	000°33'37"	S73°09'43"E	22.07
C96	39.27	25.00	090°00'00"	S23°17'09"E	35.36
C105	8.69	193.73	002°34'16"	S24°10'52"W	8.69
C106	4.20	193.73	001°14'28"	S22°16'30"W	4.20
C107	24.50	25.00	056°08'30"	N49°47'06"E	23.53
C108	37.92	80.00	027°09'33"	N64°16'34"E	37.57
C109	24.50	25.00	056°08'30"	N78°46'03"E	23.53
C111	24.50	25.00	056°08'30"	N45°05'28"W	23.53
C112	143.86	80.00	103°02'02"	N68°32'14"W	125.25
C113	24.50	25.00	056°08'30"	S88°01'00"W	23.53
C114	24.50	25.00	056°08'30"	S06°21'23"E	23.53
C115	37.22	80.00	026°39'23"	S21°05'57"E	36.88
C116	14.47	25.00	033°09'23"	S24°20'57"E	14.27
C117	10.03	25.00	022°59'07"	N52°25'12"W	9.96
C118	11.64	280.00	002°22'52"	N62°43'19"W	11.64
C119	44.29	280.00	009°03'49"	N56°59'58"W	44.25
C168	94.52	250.00	021°39'48"	N53°04'51"W	93.96
C169	46.59	280.00	009°32'02"	N47°42'03"W	46.54
C189	58.48	40.00	083°45'54"	S20°10'06"E	53.41
C190	51.08	1617.37	001°48'34"	N61°08'46"W	51.08
C191	74.71	45.00	095°07'46"	N59°15'59"E	66.42
C192	94.90	40.00	135°56'06"	S89°40'54"W	74.16



TEMPORARY 45' UTILITY DRAINAGE EASEMENT
O.R.B. 21165, PAGE 61

Line Table		
Line #	Length	Direction
L72	35.17	N27°25'30"E
L73	25.38	N21°42'51"E
L74	2.74	S73°09'43"E
L75	16.82	N73°09'43"W
L76	15.15	N63°54'45"W
L77	10.23	S63°54'45"E
L78	29.92	S69°37'23"E
L79	5.25	S69°37'23"E

Line Table		
Line #	Length	Direction
L80	44.77	S63°54'45"E
L91	31.82	S12°59'16"W
L92	15.11	N74°48'41"W
L93	45.17	S21°42'51"W
L94	30.70	S21°42'51"W
L95	4.17	S34°40'54"W
L96	21.20	S22°21'03"E
L97	50.57	S22°21'03"E

Line Table		
Line #	Length	Direction
L98	28.55	S39°42'17"E
L99	15.59	S63°45'34"W
L100	14.04	S11°42'06"W
L101	35.17	S16°00'13"W
L102	25.38	S21°42'51"W
L103	33.69	S25°42'00"W
L104	65.89	S47°36'57"E
L105	0.58	S44°53'00"E

Line Table		
Line #	Length	Direction
L106	47.50	S44°53'00"E
L107	37.49	S50°04'41"E
L108	25.38	N63°54'45"W
L109	4.88	N58°12'07"W
L110	30.29	N58°12'07"W
L111	19.86	N63°54'45"W
L112	45.04	N63°54'45"W
L139	64.15	N57°03'33"W

Line Table		
Line #	Length	Direction
L140	64.15	N65°14'04"W
L141	61.20	N68°13'00"W
L151	120.23	N26°05'15"E
L162	24.65	S21°42'51"W
L163	114.29	S21°42'51"W
L164	9.89	N22°21'03"W



10475 Fortune Pkwy, Suite 101
Jacksonville, FL 32256
904 240 1351 MAIN
www.alliant-inc.com
LB 8289

ALLIANT

MATCHLINE SEE SHEET 12

COPE'S LANDING PHASE 3

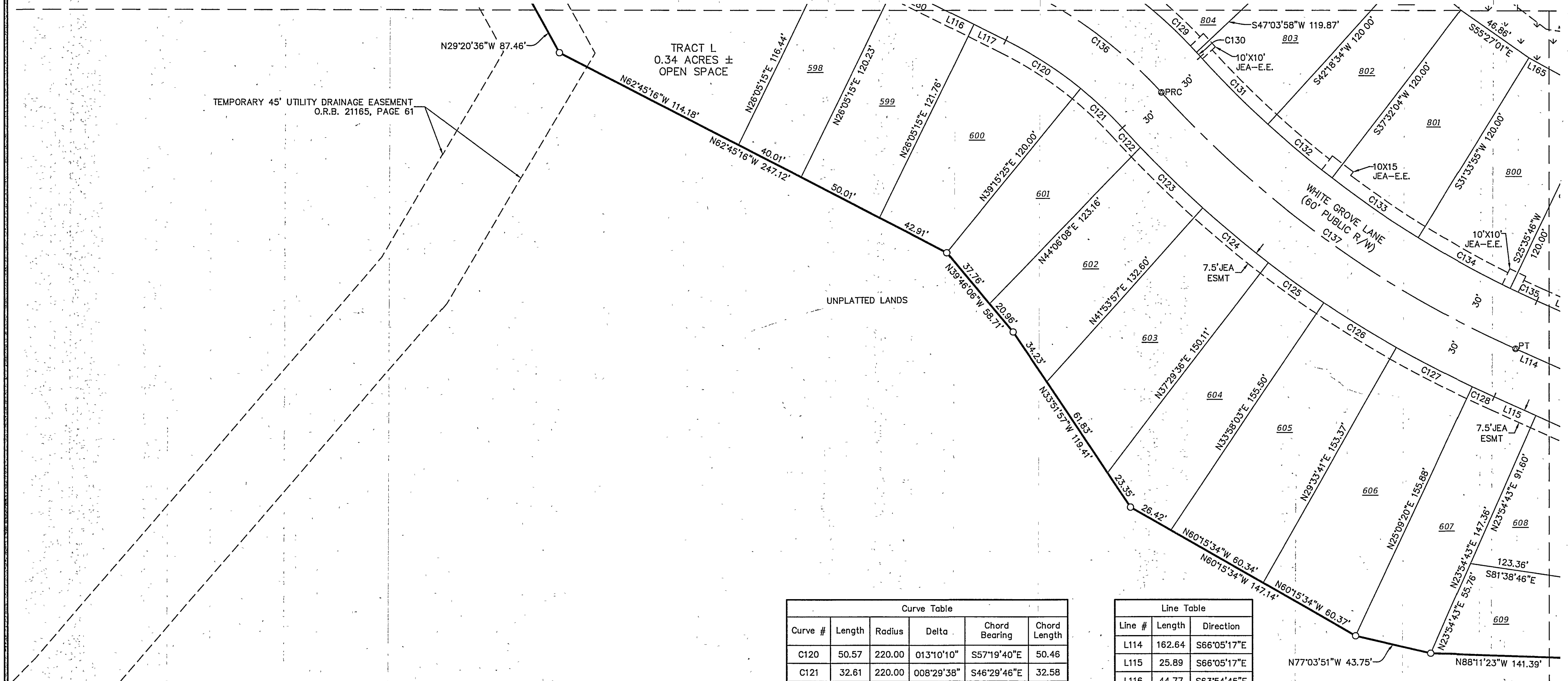
A PORTION OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 24 EAST, AND
A PORTION OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 25 EAST,
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK **84** PAGE **125**

SHEET 12 OF 12 SEE SHEET 2 FOR NOTES & LEGEND

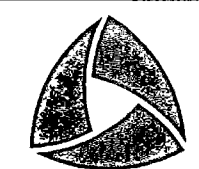
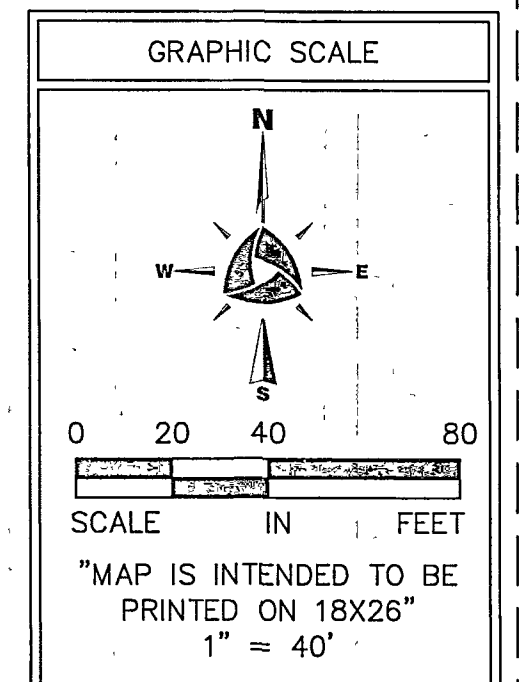
MATCHLINE SEE SHEET 11

MATCHLINE SEE SHEET 9



Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C120	50.57	220.00	013°10'10"	S57°19'40"E	50.46
C121	32.61	220.00	008°29'38"	S46°29'46"E	32.58
C122	15.11	630.00	001°22'28"	S42°56'11"E	15.11
C123	49.23	630.00	004°28'38"	S45°51'44"E	49.22
C124	48.45	630.00	004°24'21"	S50°18'14"E	48.43
C125	38.77	630.00	003°31'33"	S54°16'11"E	38.76
C126	48.45	630.00	004°24'21"	S58°14'08"E	48.43
C127	48.45	630.00	004°24'21"	S62°38'29"E	48.43
C128	13.68	630.00	001°14'37"	S65°27'59"E	13.67
C129	46.59	280.00	009°32'02"	N47°42'03"W	46.54
C130	3.35	280.00	000°41'05"	N42°35'29"W	3.35
C131	54.13	570.00	005°26'29"	N44°58'12"W	54.11
C132	47.50	570.00	004°46'30"	N50°04'41"W	47.49
C133	59.38	570.00	005°58'09"	N55°27'01"W	59.36
C134	59.38	570.00	005°58'09"	N61°25'09"W	59.36
C135	16.76	570.00	001°41'04"	N65°14'45"W	16.76
C136	94.52	250.00	021°39'48"	N53°04'51"W	93.96
C137	249.64	600.00	023°50'20"	S54°10'07"E	247.84

Line Table		
Line #	Length	Direction
L114	162.64	S66°05'17"E
L115	25.89	S66°05'17"E
L116	44.77	S63°54'45"E
L117	20.12	S63°54'45"E
L165	46.86	N61°25'09"W



ALLIANT

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