

Approved 2-17-2026

Date
Anthony Smith
City Engineer

for Director of Public Works

Approved 02/10/2026

Date
Anthony Smith
for General Counsel

LEGAL DESCRIPTION:

A PORTION OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 24 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 COPE'S LANDING PHASE 2, PLAT BOOK 82, PAGE(S) 183 THROUGH 193, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE, S 00°14'07" W, 628.69 FEET; THENCE, S 89°23'35" W, 1858.40 FEET; THENCE, S 00°57'23" E, 45.33 FEET TO A POINT OF CURVATURE CONCAVE EASTERLY, HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 46°43'41" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 24°19'13" E, 31.73 FEET; THENCE, SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 32.62 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 S 36°01'18" E, 97.03 FEET; THENCE, SOUTHEASTERLY 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 14°00'14" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 31°21'40" E, 9.75 FEET; THENCE, SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 9.78 FEET; THENCE, S 38°21'47" E, 310.35 FEET TO THE POINT OF BEGINNING; THENCE, S 53°40'27" E, 253.85 FEET; THENCE, S 15°09'12" W, 171.15 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 N 73°09'43" W, 22.07 FEET; THENCE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 22.07 FEET; THENCE, S 16°50'17" W, 67.00 FEET; THENCE, S 73°09'43" E, 7.98 FEET; THENCE, S 10°30'34" W, 50.06 FEET; THENCE, S 29°20'36" E, 87.46 FEET; THENCE, S 62°45'16" E, 247.12 FEET; THENCE, S 39°46'06" E, 58.71 FEET; THENCE, S 33°51'57" E, 119.41 FEET; THENCE, S 39°44'21" W, 110.68 FEET; THENCE, S 50°10'20" W, 40.62 FEET; THENCE, S 58°08'57" W, 44.42 FEET TO A POINT OF CURVATURE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 650.00 FEET, A CENTRAL ANGLE OF 34°23'24" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 40°27'29" W, 384.31 FEET; THENCE, SOUTHERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 390.14 FEET; THENCE, S 25°59'05" W, 141.56 FEET TO A POINT OF CURVATURE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 72°51'49" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 27°45'57" E, 35.63 FEET; THENCE, SOUTHERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 38.15 FEET TO A POINT OF REVERSE CURVATURE CONCAVE EASTERLY, HAVING A RADIUS OF 650.00 FEET, A CENTRAL ANGLE OF 08°00'02" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 04°39'57" W, 90.69 FEET; THENCE, SOUTHERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 90.76 FEET TO A POINT OF REVERSE CURVATURE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 88°23'10" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 44°51'31" W, 41.82 FEET; THENCE, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 46.28 FEET; THENCE, S 89°03'06" W, 123.78 FEET TO A POINT OF CURVATURE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 80°20'22" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 50°46'43" W, 38.70 FEET; THENCE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 42.07 FEET; THENCE, S 80°00'42" W, 158.89 FEET; THENCE, N 88°45'54" W, 131.17 FEET; THENCE, N 82°06'56" W, 139.09 FEET TO A POINT OF CURVATURE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 83°01'15" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 47°32'28" W, 39.77 FEET; THENCE, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 43.47 FEET; THENCE, S 89°03'06" W, 13.55 FEET TO A POINT OF CURVATURE CONCAVE SOUTHERLY, HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 25°38'13" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 76°13'59" W, 110.93 FEET; THENCE, WESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 111.86 FEET TO A POINT OF REVERSE CURVATURE CONCAVE NORTHERLY, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 57°37'26" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 87°46'24" W, 28.92 FEET; THENCE, WESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 30.17 FEET; THENCE, S 25°03'55" W, 30.31 FEET; THENCE, N 66°13'01" W, 71.20 FEET; THENCE, N 90°00'00" W, 1602.83 FEET; THENCE, N 00°06'58" E, 383.07 FEET; THENCE, N 90°00'00" E, 1501.35 FEET; THENCE, N 45°03'42" E, 119.72 FEET; THENCE, N 44°56'25" W, 16.81 FEET; THENCE, N 45°03'42" E, 180.00 FEET; THENCE, N 44°56'18" W, 29.15 FEET TO A POINT OF CURVATURE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 45°05'50" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 22°23'23" W, 115.04 FEET; THENCE, NORTHERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 118.06 FEET; THENCE, N 00°09'32" E, 434.06 FEET TO A POINT OF CURVATURE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 89°59'22" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 45°09'16" E, 42.42 FEET; THENCE, NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 47.12 FEET; THENCE, S 89°51'00" E, 39.59 FEET TO A POINT OF CURVATURE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 44°51'00" E, 42.43 FEET; THENCE, SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 47.12 FEET; THENCE, S 00°09'00" W, 70.00 FEET; THENCE, S 89°51'00" E, 120.00 FEET; THENCE, N 00°09'00" E, 15.06 FEET; THENCE, S 89°51'00" E, 180.00 FEET; THENCE, N 00°09'00" E, 72.63 FEET TO A POINT OF CURVATURE CONCAVE SOUTHERLY, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 137°01'28" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 68°39'45" E, 55.83 FEET; THENCE, NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 71.75 FEET TO A POINT OF REVERSE CURVATURE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 485.00 FEET, A CENTRAL ANGLE OF 16°12'26" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 50°55'44" E, 136.73 FEET; THENCE, SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 137.19 FEET TO A POINT OF REVERSE CURVATURE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 10°06'30" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 53°58'42" E, 5.29 FEET; THENCE, SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 5.29 FEET; THENCE, N 30°20'46" E, 180.49 FEET TO A POINT OF CURVATURE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 305.00 FEET, A CENTRAL ANGLE OF 00°57'27" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 60°07'58" E, 5.10 FEET; THENCE, SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 5.10 FEET; THENCE, N 29°23'19" E, 120.00 FEET; THENCE, N 29°23'22" E, 143.98 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 42.20 ACRES, MORE OR LESS.

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 1294, 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.

Crain Rogers
CRAIN ROGERS
VICE PRESIDENT
PRINT NAME: Crain Rogers

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

WITNESS: Anthony Smith
PRINT NAME: Anthony Smith

STATE OF FLORIDA, COUNTY OF ST. JOHNS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF X (PHYSICAL PRESENCE) OR (ONLINE NOTARIZATION), THIS 16 DAY OF February, 2026, BY CRAIN ROGERS 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

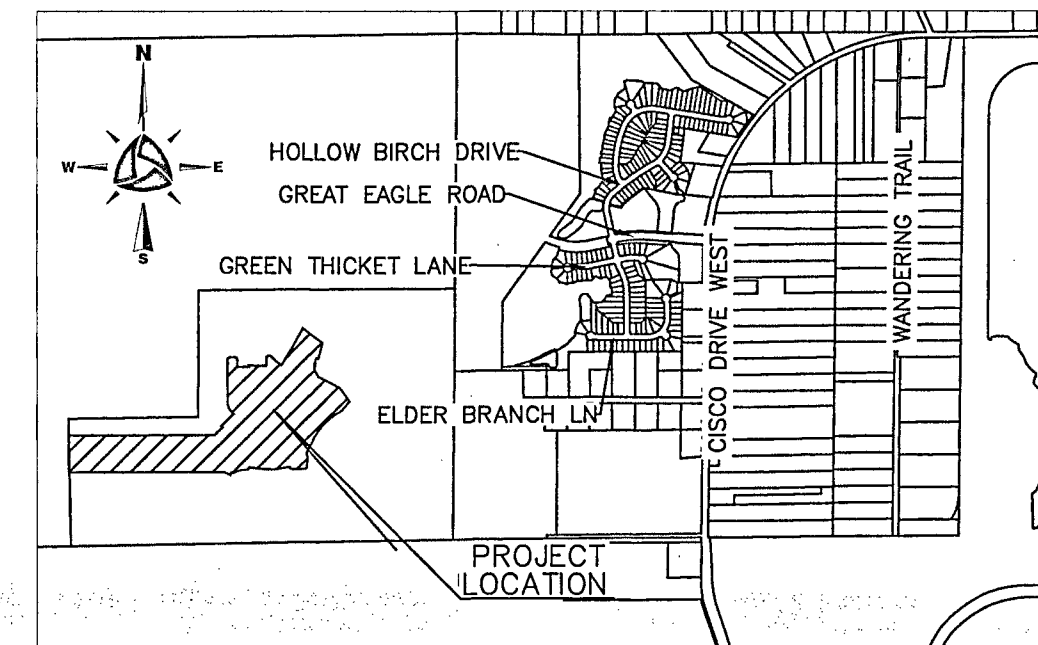
MY COMMISSION EXPIRES: 7/10/28



DEBORAH E. MCCLURE
Commission # HH 502505
Expires July 10, 2028

COPE'S LANDING PHASE 4

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



VICINITY MAP
SCALE: 1" = 2000'

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 ("MORTGAGE") AND EVIDENCED BY THAT CERTAIN RECORDED IN OFFICIAL RECORDS BOOK 21193, PAGE 2422, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA ("MORTGAGE/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: Deborah E. McClure
PRINT NAME: Deborah E. McClure

WITNESS: Anthony Smith
PRINT NAME: Anthony Smith

STATE OF FLORIDA, COUNTY OF ST. JOHNS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF X (PHYSICAL PRESENCE) OR (ONLINE NOTARIZATION), THIS 16 DAY OF February, 2026, 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



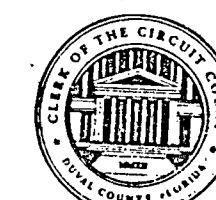
DEBORAH E. MCCLURE
Commission # HH 502505
Expires July 10, 2028

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 86, PAGES 127-128, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 25 DAY OF February, 2026.

Jody Phillips
JODY PHILLIPS
CLERK OF THE CIRCUIT COURT

Julmi Miltan
DEPUTY CLERK



PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES THIS 17 DAY OF FEBRUARY, 2026.

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 DAY OF February, 2026.

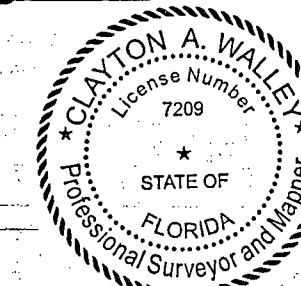
Nina Sickler P.E.
NINA SICKLER P.E.
DIRECTOR OF PUBLIC WORKS

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 5J-17.052, F.A.C. AND SECTION 654.110, JACKSONVILLE ORDINANCE CODE, SIGNED THIS 16 DAY OF FEB, 2026.

Clayton A. Walley, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA REGISTERED SURVEYOR NO. LS7209

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



PLAT BOOK 86 PAGE 127

SEE SHEET 2 FOR NOTES

SHEET 1 OF 9

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT COPE'S DEVELOPMENT LLC, IS THE FEE SIMPLE OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS COPE'S LANDING PHASE 4, 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").

THE NON-EXCLUSIVE DRAINAGE EASEMENTS OVER, UNDER, ACROSS AND THROUGH THE STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT ARE HEREBY IRREVOCABLY DEDICATED TO THE CITY AND ARE SUBJECT TO THE FOLLOWING COVENANTS WHICH SHALL RUN WITH THE LAND:

(1) THE DRAINAGE EASEMENTS HEREBY DEDICATED SHALL PERMIT THE CITY TO DISCHARGE INTO SAID STORMWATER MANAGEMENT FACILITIES WHICH THESE EASEMENTS TRAVERSE, ALL WATER WHICH MAY FALL ON OR COME UPON THE RIGHTS OF WAY DEDICATED ON THIS PLAT, TOGETHER WITH ALL SUBSTANCES OR MATTER WHICH MAY FLOW OR PASS FROM SAID RIGHTS OF WAY; FROM ADJACENT LAND OR FROM ANY OTHER SOURCE OF PUBLIC WATERS INTO OR THROUGH SAID STORMWATER MANAGEMENT FACILITIES, WITHOUT ANY LIABILITY WHATSOEVER ON THE PART OF THE CITY FOR ANY DAMAGE, INJURIES OR LOSS TO PERSONS OR PROPERTY RESULTING FROM THE ACCEPTANCE OR USE OF THESE DRAINAGE EASEMENTS BY THE CITY.

(2) THE STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT ARE OWNED IN FEE SIMPLE TITLE BY THE INDIVIDUAL LOT OWNERS, THEIR SUCCESSORS AND ASSIGNS, AND ALL MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID STORMWATER MANAGEMENT FACILITIES ARE THE RESPONSIBILITY OF SAID OWNERS, THEIR 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 THIS PLAT, BUT SHALL HAVE THE RIGHT TO MAINTAIN THE WATER LEVEL IN ACCORDANCE WITH ANY STATE AND LOCAL PERMITS, INCLUDING THE REPAIR, REMOVAL OR REPLACEMENT OF THE STORMWATER MANAGEMENT FACILITIES AND THE CONTROL STRUCTURES TO EFFECT ADEQUATE DRAINAGE FOR THE RIGHTS OF WAYS DEDICATED HEREON.

INDIVIDUAL LOT OWNERS, THEIR SUCCESSORS AND ASSIGNS OF THE LANDS DESCRIBED AND CAPTIONED HEREON, SHALL FOREVER RELEASE, DISCHARGE, INDEMNIFY THE CITY AND SAVE IT HARMLESS FROM SUITS, ACTION, DAMAGES, LIABILITY AND EXPENSE IN CONNECTION WITH LOSS OF LIFE, BODILY OR PERSONAL INJURY OR PROPERTY DAMAGE OR ANY OTHER DAMAGE ARISING FROM OR OUT OF ANY OCCURRENCE IN, UPON, AT OR FROM THE STORMWATER MANAGEMENT FACILITIES DESCRIBED ABOVE, OR ANY PART THEREOF, OCCASIONED WHOLLY OR IN PART BY ANY ACT OR OMISSION OF ITS AGENT, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES OR CONCESSIONAIRES WITHIN COPE'S LANDING PHASE 4 AND THEIR OWNERS SUCCESSORS AND ASSIGNS SHALL BE SUBJECT TO THIS RELEASE AND INDEMNIFICATION AND THE COVENANTS HEREIN SHALL RUN WITH THE LAND DESCRIBED AND CAPTIONED HEREON.

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.

TRACTS "1", "2", "3", "4", "5", "6", "7", "8", "9", "10", "11", "12", "13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33" AND "34" (FUTURE DEVELOPMENT), THE TRACTS ARE HEREBY IRREVOCABLY DEDICATED TO THE COPE'S LANDING COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS. THE MAINTENANCE RESPONSIBILITIES OF WHICH SHALL BE THOSE OF THE COPE'S LANDING COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS.

TRACTS "A" (OPEN SPACE), TRACT "B" (CONSERVATION AREA/UPLAND BUFFER) AND TRACT "C" (WETLANDS/UPLAND BUFFER), THE TRACTS ARE HEREBY IRREVOCABLY DEDICATED TO THE COPE'S LANDING COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS. THE MAINTENANCE RESPONSIBILITIES OF WHICH SHALL BE THOSE OF THE COPE'S LANDING COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS.

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.

IN WITNESS THEREOF, OWNER HAS EXECUTED THIS PLAT ON THE 6TH DAY OF FEB, 2026.

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

Owner : COPE'S DEVELOPMENT LLC

BY: V. H. Smith III
HAWLEY V. SMITH III
MANAGER

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ✓ (PHYSICAL PRESENCE) OR (ONLINE NOTARIZATION), THIS 16 DAY OF Feb, 2026, BY Deborah E. McClure ON BEHALF OF COPE'S DEVELOPMENT LLC, BEING KNOWN TO ME AND DID NOT TAKEN AN OATH.

Deborah E. McClure
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO. HH 682352
Deborah E. McClure
PRINT NAME
MY COMMISSION EXPIRES: 8-4-2029



ERIN L. MCCLINTIC
Commission # HH 682352
Expires August 4, 2029



ALLIANT

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

NOTES

1. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT DEPICTED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
2. BEARINGS SHOWN ARE BASED ON THE WESTERLY RIGHT OF WAY OF CISCO DRIVE WEST AS BEING S 00° 25' 38" W.
3. 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.
4. NO DRIVEWAY CULVERTS MAY BE PLACED WITHOUT PRIOR APPROVAL FROM THE CITY OF JACKSONVILLE.
5. THE LOTS SHOWN HEREON MAY NOT BE FURTHER SUBDIVIDED WITHOUT APPROVAL OF THE CITY OF JACKSONVILLE.
6. PERMANENT REFERENCE MONUMENTS ESTABLISHED ARE MADE OF 1/2" IRON ROD 18 INCHES LONG WITH A 1 INCH CAP STAMPED "ALLIANT LB8289"
7. LOT CORNERS (3/4)" 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.
8. TOTAL NUMBER OF LOTS: 114 LOTS, 37 TRACTS.
9. TOTAL ACREAGE: 42.20 ACRES +/-
10. ALL DRAINAGE EASEMENTS ARE UNOBSTRUCTED EASEMENTS UNLESS OTHERWISE NOTED HEREON.
11. 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.
12. 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.
13. 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.
14. 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.
15. SECTION LINES AND QUARTER SECTION LINES ARE GRAPHIC REPRESENTATIONS ONLY AND DO NOT REFLECT FIELD MEASUREMENTS UNLESS OTHERWISE NOTED.
16. 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.
- 16.1. NOTE: AT THE TIME OF RECORDATION OF THIS PLAT, ALL OR PORTIONS OF THE PLATTED LANDS HEREIN WERE IN A SPECIAL FLOOD HAZARD AREA (SFHA).
17. ALL LOTS WITHIN COPE'S LANDING PHASE 4 AS SHOWN HEREON ARE OUTSIDE OF THE "AIRPORT NOISE ZONE" AND ARE LESS THAN 60 DECIBELS AS SHOWN ON DUVAL COUNTY GIS LAYER "AIRPORT NOISE ZONES" CONTOURS OF "OLF WHITEHOUSE".
18. 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

COPE'S LANDING PHASE 4

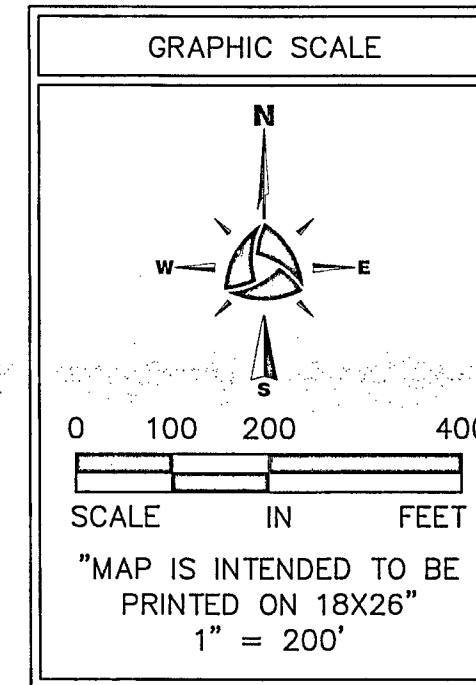
A PORTION OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 24 EAST,
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 86 PAGE 128

SHEET 2 OF 9

COPE'S LANDING PHASE 2
PLAT BOOK 82,
PAGE(S) 183-193

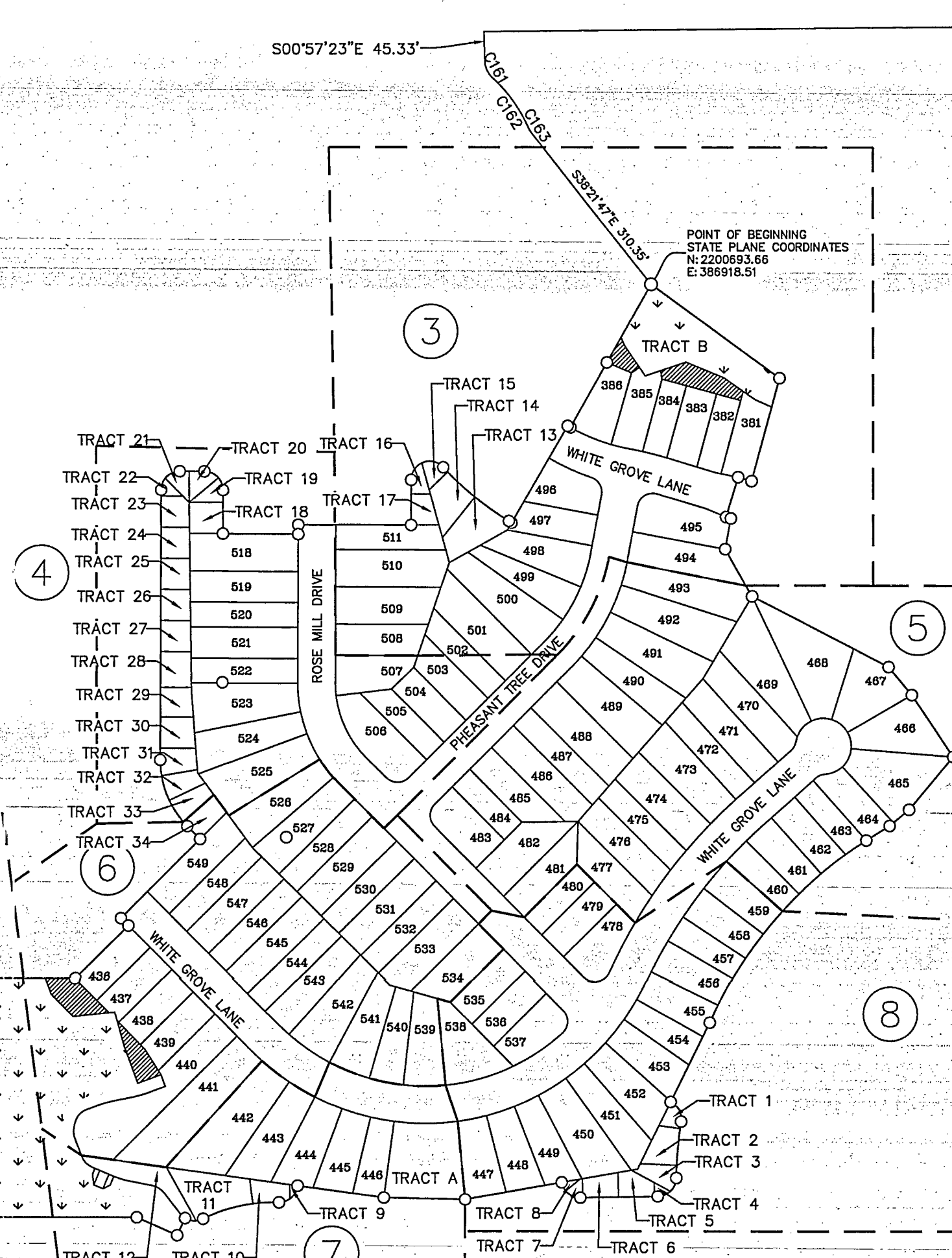
COPE'S LANDING PHASE 3
PLAT BOOK 84,
PAGE(S) 114-125



POINT OF REFERENCE SOUTHWESTERLY CORNER OF
COPE'S LANDING PHASE 2, PLAT BOOK 82, PAGE(S) 183-193,

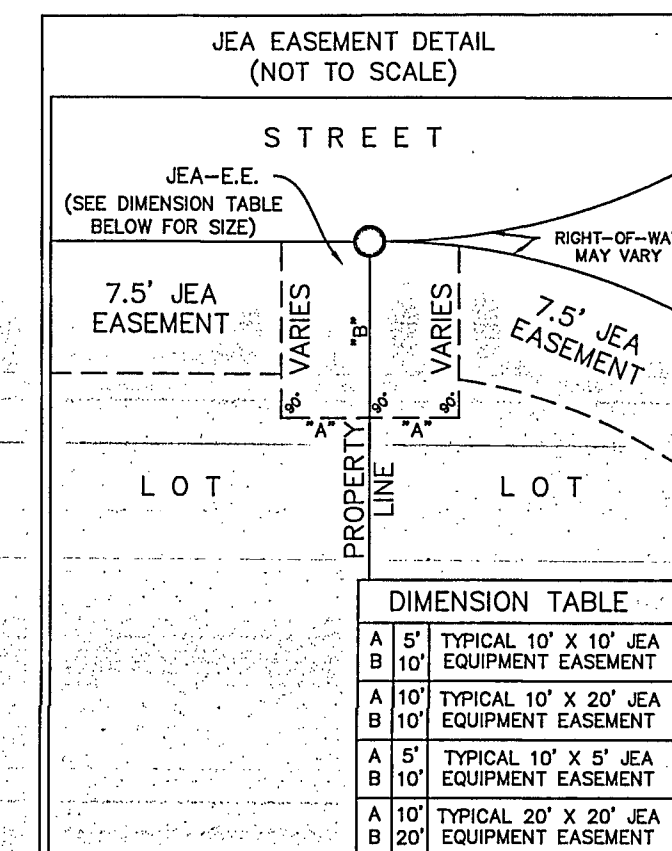
Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C161	32.62	40.00	046°43'41"	S24°19'13"E	31.73
C162	97.70	240.00	023°19'31"	S36°01'18"E	97.03
C163	9.78	40.00	014°00'14"	S31°21'40"E	9.75

628.69
S00°14'07"W



LEGEND

- SET PRM L.B.# 8289
- FOUND IRON MONUMENT
- △ SET NAIL
- 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
- (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
- P.D.E. PRIVATE DRAINAGE EASEMENT
- V.W. VARIABLE WIDTH
- WETLANDS
- UPLAND BUFFER



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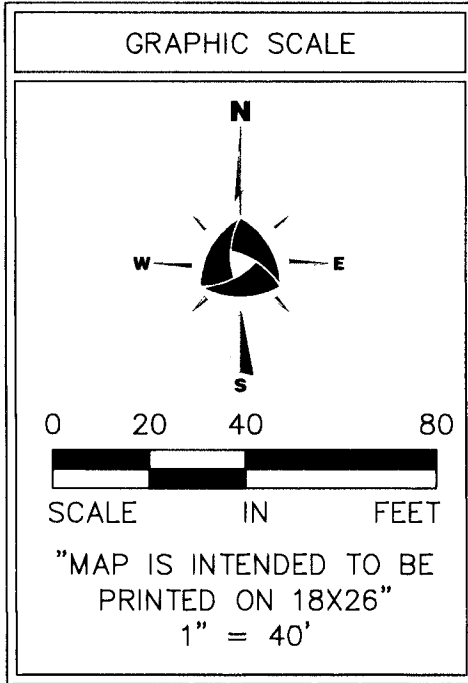
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COPE'S LANDING PHASE 4

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

PLAT BOOK 86 PAGE 129

SHEET 3 OF 9 SEE SHEET 2 FOR NOTES & LEGEND

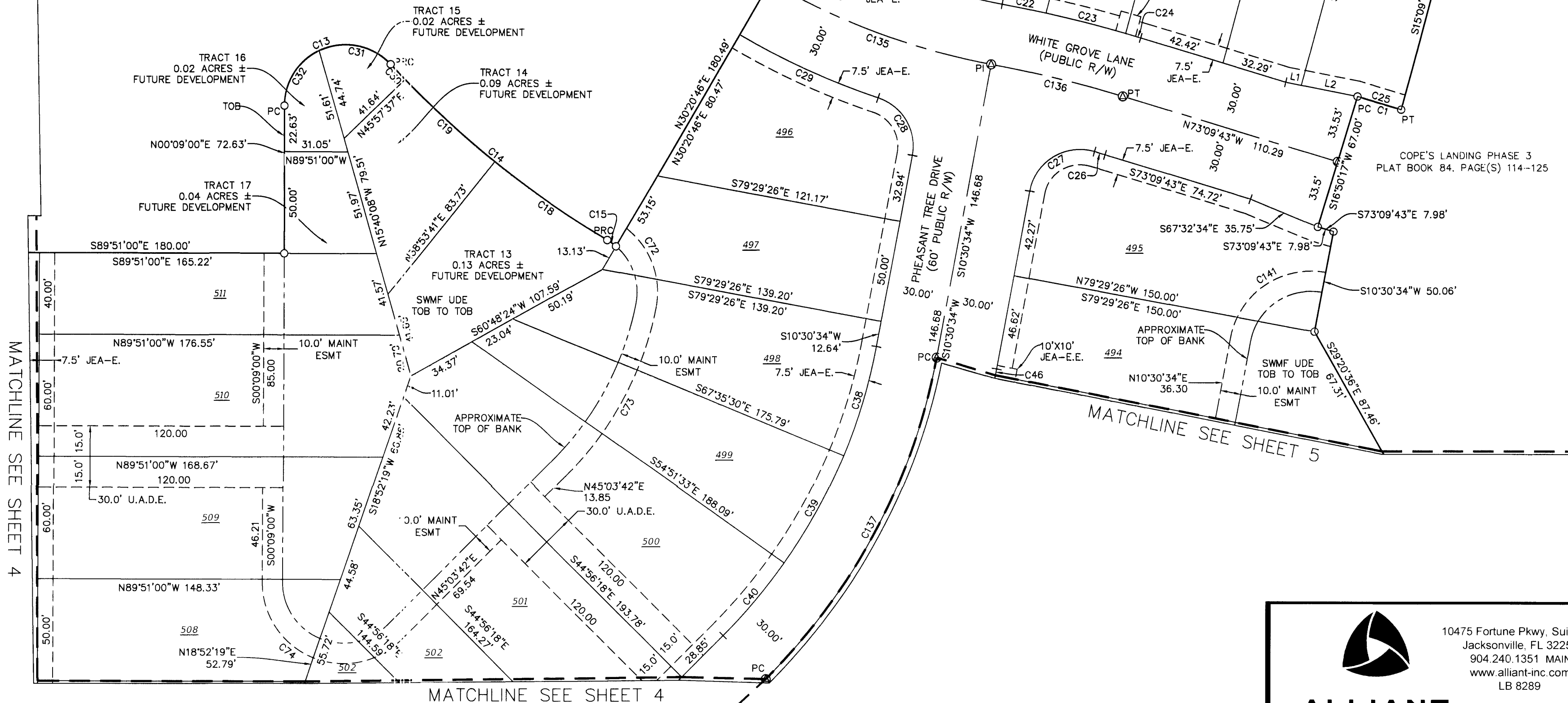


Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	22.07	2257.05	000°33'37"	N73°09'43"W	22.07
C13	71.75	30.00	137°01'28"	N68°39'45"E	55.83
C14	137.19	485.00	016°12'26"	S50°55'44"E	136.73
C15	5.29	30.00	010°06'30"	S53°58'42"E	5.29
C16	5.10	305.00	000°57'27"	S60°07'58"E	5.10
C18	67.10	485.00	007°55'38"	S55°04'08"E	67.05
C19	59.81	485.00	007°03'56"	S47°34'21"E	59.77
C20	70.94	305.00	013°19'34"	N67°16'28"W	70.78
C21	29.56	305.00	005°33'10"	N76°42'51"W	29.55
C22	21.98	630.00	001°59'57"	N78°29'28"W	21.98
C23	40.01	630.00	003°38'20"	N75°40'19"W	40.00
C24	7.60	630.00	000°41'27"	N73°30'26"W	7.60
C25	22.07	2257.05	000°33'37"	N73°09'43"W	22.07
C26	5.34	570.00	000°32'12"	S73°25'49"E	5.34
C27	41.80	25.00	095°47'31"	N58°24'20"E	37.10
C28	35.73	25.00	081°53'34"	S30°26'13"E	32.77
C29	74.72	365.00	011°43'46"	S65°31'07"E	74.59
C30	10.28	485.00	001°12'52"	S43°25'57"E	10.28
C31	38.08	30.00	072°44'03"	S79°11'32"E	35.58
C32	33.66	30.00	064°17'26"	N32°17'43"E	31.92
C38	56.07	270.00	011°53'56"	S16°27'32"W	55.97

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C39	60.00	270.00	012°43'58"	S28°46'29"W	59.88
C40	46.75	270.00	009°55'15"	S40°06'05"W	46.69
C46	3.18	330.00	000°33'10"	N10°47'09"E	3.18
C72	43.66	40.00	062°32'20"	N20°21'28"W	41.53
C73	95.36	160.00	034°09'00"	N27°59'12"E	93.96
C74	94.31	40.00	135°05'19"	S67°23'39"E	73.93
C135	115.98	335.00	019°50'12"	S69°34'20"E	115.40
C136	66.27	600.00	006°19'43"	N76°19'34"W	66.24
C137	180.91	300.00	034°33'08"	N27°47'08"E	178.19
C141	62.83	40.00	090°00'00"	S55°30'34"W	56.57

Line Table		
Line #	Length	Direction
L1	7.74	N78°46'51"W
L2	28.01	N78°46'51"W

UNPLATTED LANDS



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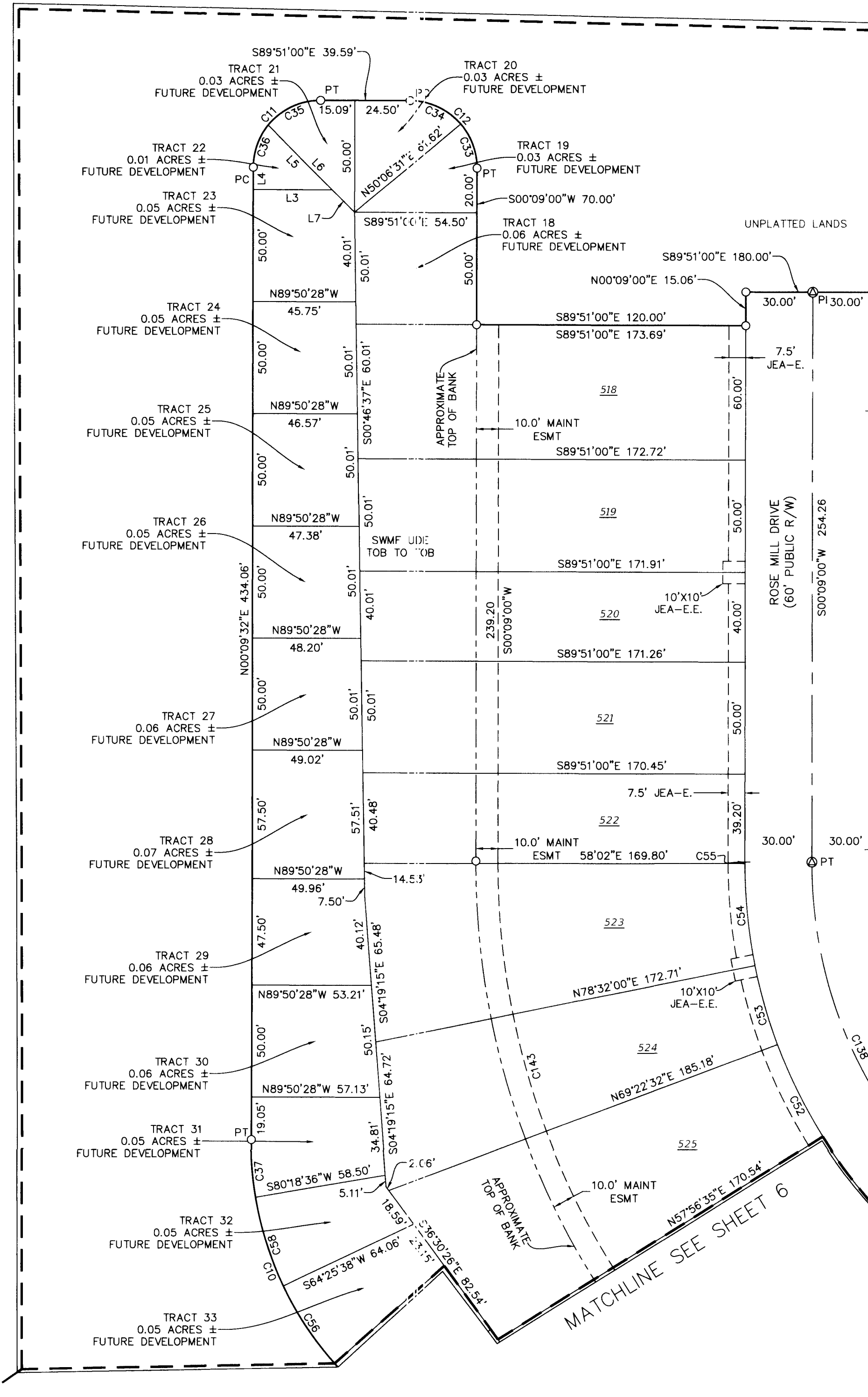
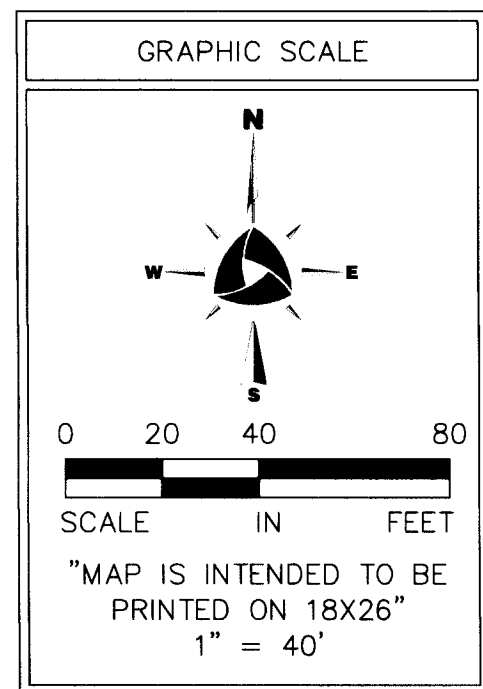
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A PORTION OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 24 EAST,
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PLAT BOOK 86 PAGE 130

SHEET 4 OF 9 SEE SHEET 2 FOR NOTES & LEGEND



Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C10	118.06	150.00	045°05'50"	N22°23'23"W	115.04
C11	47.12	30.00	089°59'28"	N45°09'16"E	42.42
C12	47.12	30.00	090°00'00"	S44°51'00"E	42.43
C33	21.42	30.00	040°54'07"	S20°18'03"E	20.96
C34	25.71	30.00	049°05'53"	S65°18'03"E	24.93
C35	26.76	30.00	051°06'58"	N64°35'31"E	25.89
C36	20.35	30.00	038°52'30"	N19°35'47"E	19.97
C37	25.78	150.00	009°50'57"	N04°45'56"W	25.75
C47	20.85	170.00	007°01'44"	N03°21'51"W	20.84
C48	112.93	170.00	038°03'35"	N25°54'31"W	110.86
C49	39.27	25.00	090°00'00"	N89°56'18"W	35.36
C52	45.89	230.00	011°25'57"	S26°20'27"E	45.82
C53	36.76	230.00	009°09'28"	S16°02'44"E	36.72
C54	45.90	230.00	011°26'02"	S05°44'59"E	45.82

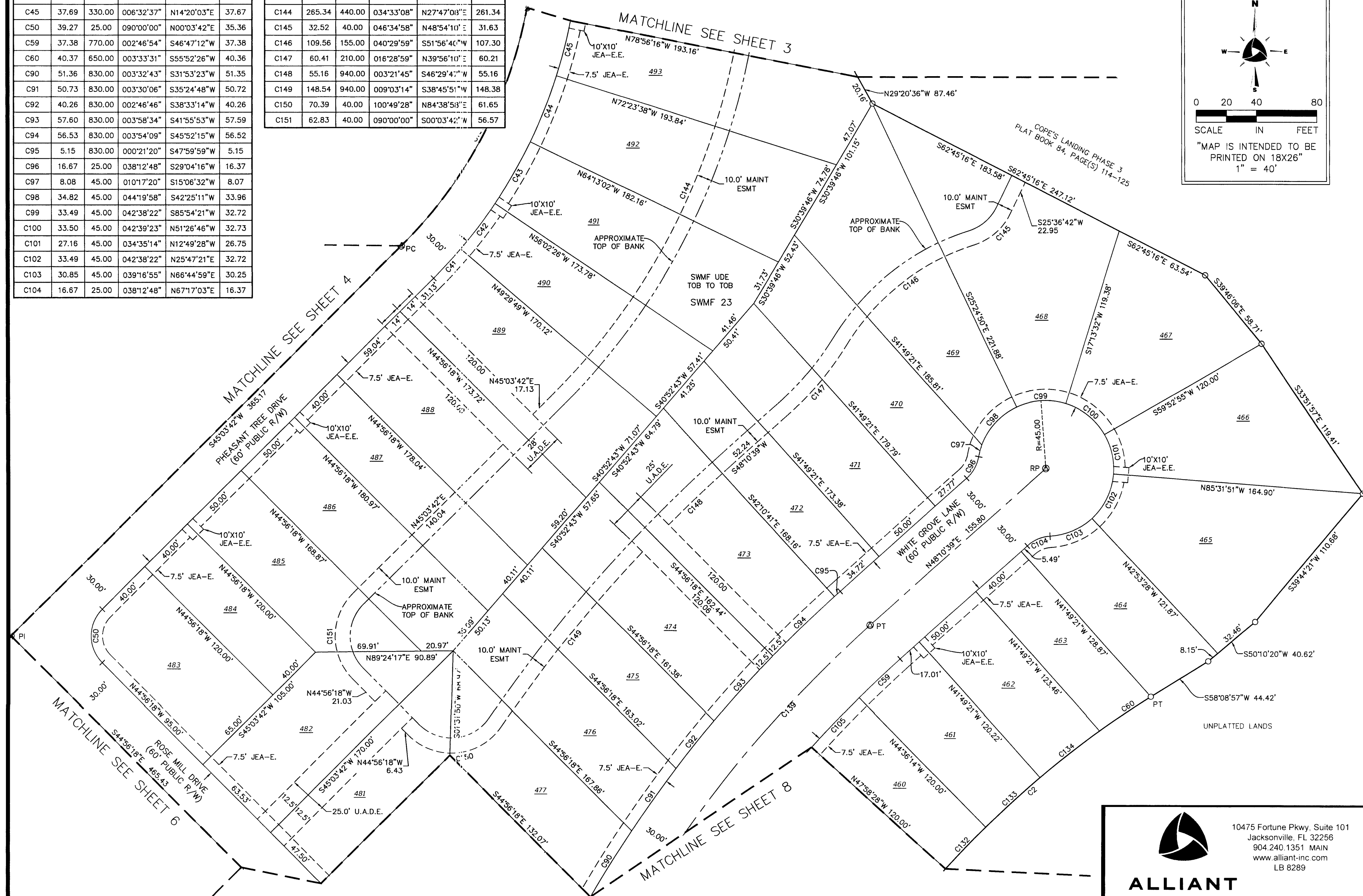
Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C55	0.73	230.00	000°10'59"	S00°03'31"W	0.73
C56	41.50	150.00	015°51'05"	N33°29'54"W	41.37
C58	41.58	150.00	015°52'58"	S17°37'53"E	41.45
C138	157.39	200.00	045°05'19"	S22°23'39"E	153.36
C143	267.56	340.00	045°05'19"	S22°23'39"E	260.71

Line Table		
Line #	Length	Direction
L3	35.20	N89°50'28"W
L4	10.01	N00°09'32"E
L5	40.58	N44°33'43"W
L6	54.64	S44°33'43"E
L7	14.06	N44°33'43"W

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Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C2	390.14	650.00	034°23'24"	S40°27'29"W	384.31
C41	26.26	330.00	004°33'31"	N42°46'57"E	26.25
C42	37.69	330.00	006°32'37"	N37°13'53"E	37.67
C43	47.09	330.00	008°10'36"	N29°52'16"E	47.05
C44	47.09	330.00	008°10'36"	N21°41'40"E	47.05
C45	37.69	330.00	006°32'37"	N14°20'03"E	37.67
C50	39.27	25.00	090°00'00"	N00°03'42"E	35.36
C59	37.38	770.00	002°46'54"	S46°47'12"W	37.38
C60	40.37	650.00	003°33'31"	S55°52'26"W	40.36
C90	51.36	830.00	003°32'43"	S31°53'23"W	51.35
C91	50.73	830.00	003°30'06"	S35°24'48"W	50.72
C92	40.26	830.00	002°46'46"	S38°33'14"W	40.26
C93	57.60	830.00	003°58'34"	S41°55'53"W	57.59
C94	56.53	830.00	003°54'09"	S45°52'15"W	56.52
C95	5.15	830.00	000°21'20"	S47°59'59"W	5.15
C96	16.67	25.00	038°12'48"	S29°04'16"W	16.37
C97	8.08	45.00	010°17'20"	S15°06'32"W	8.07
C98	34.82	45.00	044°19'58"	S42°25'11"W	33.96
C99	33.49	45.00	042°38'22"	S85°54'21"W	32.72
C100	33.50	45.00	042°39'23"	N51°26'46"W	32.73
C101	27.16	45.00	034°35'14"	N12°49'28"W	26.75
C102	33.49	45.00	042°38'22"	N25°47'21"E	32.72
C103	30.85	45.00	039°16'55"	N66°44'59"E	30.25
C104	16.67	25.00	038°12'48"	N67°17'03"E	16.37

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C105	45.30	770.00	003°22'14"	N43°42'39"E	45.29
C132	38.24	650.00	003°22'14"	S43°42'39"W	38.23
C133	48.56	650.00	004°16'51"	S47°32'11"W	48.55
C134	50.12	650.00	004°25'04"	S51°53'08"W	50.10
C139	328.12	800.00	023°30'01"	S36°25'36"W	325.83
C144	265.34	440.00	034°33'08"	N27°47'08"E	261.34
C145	32.52	40.00	046°34'58"	N48°54'10"E	31.63
C146	109.56	155.00	040°29'59"	S51°56'40"W	107.30
C147	60.41	210.00	016°28'59"	N39°56'10"E	60.21
C148	55.16	940.00	003°21'45"	S46°29'47"W	55.16
C149	148.54	940.00	009°03'14"	S38°54'51"W	148.38
C150	70.39	40.00	100°49'28"	N84°38'58"E	61.65
C151	62.83	40.00	090°00'00"	S00°03'42"W	56.57

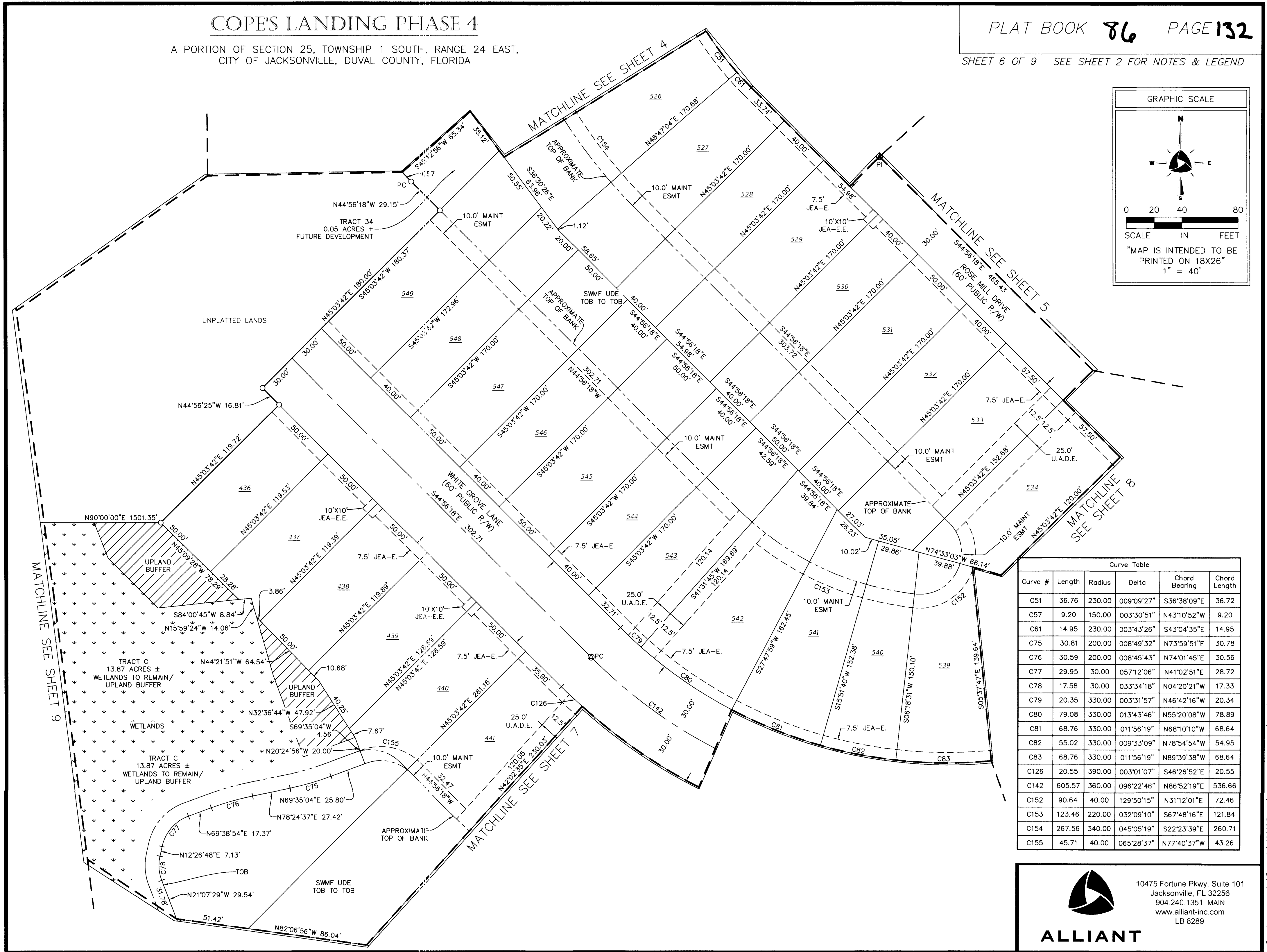
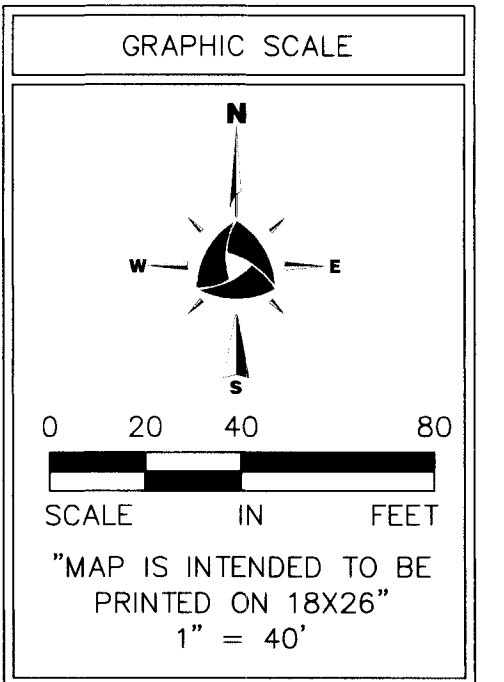


COPE'S LANDING PHASE 4

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

PLAT BOOK **86** PAGE **132**

SHEET 6 OF 9 SEE SHEET 2 FOR NOTES & LEGEND



Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C51	36.76	230.00	009°09'27"	S36°38'09"E	36.72
C57	9.20	150.00	003°30'51"	N43°10'52"W	9.20
C61	14.95	230.00	003°43'26"	S43°04'35"E	14.95
C75	30.81	200.00	008°49'32"	N73°59'51"E	30.78
C76	30.59	200.00	008°45'43"	N74°01'45"E	30.56
C77	29.95	30.00	057°12'06"	N41°02'51"E	28.72
C78	17.58	30.00	033°34'18"	N04°20'21"W	17.33
C79	20.35	330.00	003°31'57"	N46°42'16"W	20.34
C80	79.08	330.00	013°43'46"	N55°20'08"W	78.89
C81	68.76	330.00	011°56'19"	N68°10'10"W	68.64
C82	55.02	330.00	009°33'09"	N78°54'54"W	54.95
C83	68.76	330.00	011°56'19"	N89°39'38"W	68.64
C126	20.55	390.00	003°01'07"	S46°26'52"E	20.55
C142	605.57	360.00	096°22'46"	N86°52'19"E	536.66
C152	90.64	40.00	129°50'15"	N31°12'01"E	72.46
C153	123.46	220.00	032°09'10"	S67°48'16"E	121.84
C154	267.56	340.00	045°05'19"	S22°23'39"E	260.71
C155	45.71	40.00	065°28'37"	N77°40'37"W	43.26



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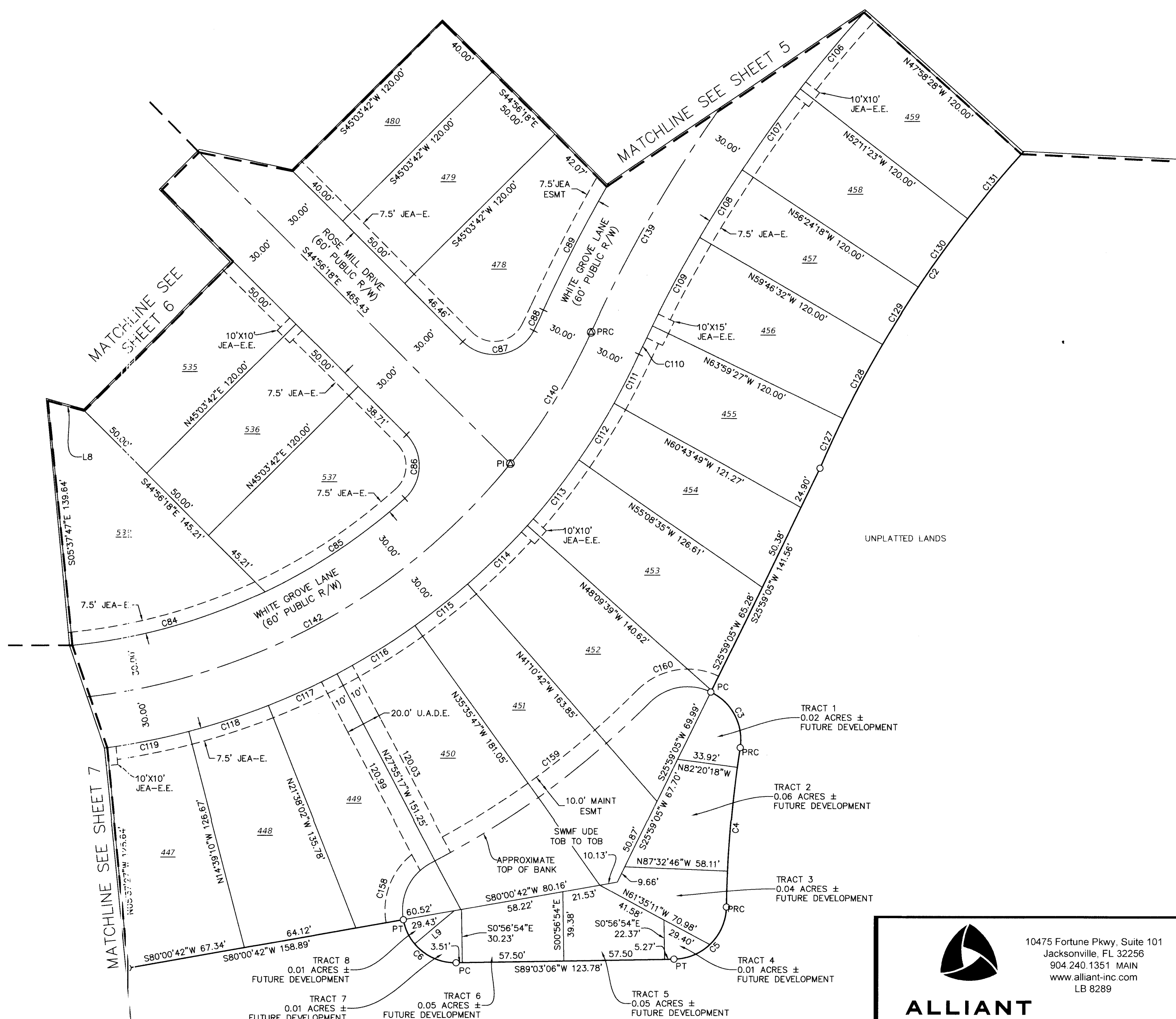
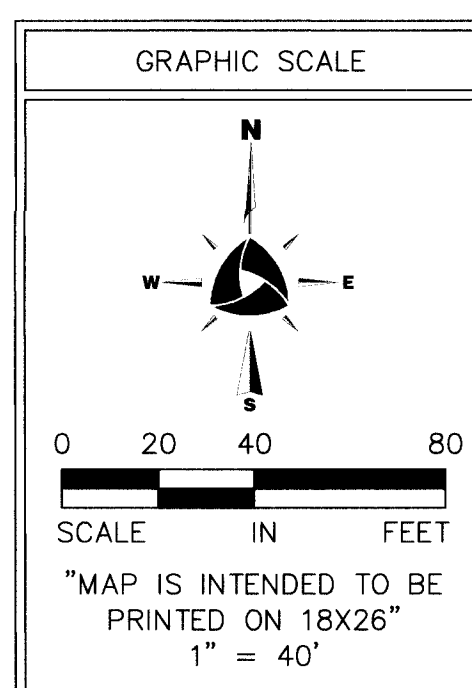
COPE'S LANDING PHASE 4

A PORTION OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 24 EAST,
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Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C2	390.14	650.00	034°23'24"	S40°27'29"W	384.31
C3	38.15	30.00	072°51'49"	S27°45'57"E	35.69
C4	90.76	650.00	008°00'02"	S04°39'57"W	90.69
C5	46.28	30.00	088°23'10"	S44°51'31"W	41.82
C6	42.07	30.00	080°20'22"	N50°46'43"W	38.70
C84	114.25	330.00	019°50'14"	S74°27'05"W	113.68
C85	95.91	330.00	016°39'08"	S56°12'24"W	95.57
C86	40.50	25.00	092°49'08"	S01°28'16"W	36.21
C87	47.19	25.00	108°08'53"	S80°59'15"W	40.49
C88	12.88	330.00	002°14'10"	S25°47'44"W	12.88
C89	78.80	830.00	005°26'23"	S27°23'50"W	78.77
C106	56.65	770.00	004°12'55"	N39°55°04"E	56.64
C107	56.65	770.00	004°12'55"	N35°42'09"E	56.64
C108	45.30	770.00	003°22'14"	N31°54'35"E	45.29
C109	56.65	770.00	004°12'55"	N28°07'01"E	56.64
C110	17.90	770.00	001°19'54"	N25°20'36"E	17.90
C111	31.26	390.00	004°35'32"	N26°58'25"E	31.25
C112	38.03	390.00	005°35'14"	N32°03'48"E	38.02
C113	47.53	390.00	006°58'56"	N38°20'53"E	47.50
C114	47.53	390.00	006°58'56"	N45°19'50"E	47.50

Line Table		
Line #	Length	Direction
L8	21.43	N74°33'03"W
L9	29.35	S50°02'46"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C115	37.99	390.00	005°34'55"	N51°36'45"E	37.98
C116	52.24	390.00	007°40'31"	N58°14'28"E	52.20
C117	42.80	390.00	006°17'14"	N65°13'20"E	42.77
C118	47.52	390.00	006°58'52"	N71°51'24"E	47.49
C119	47.52	390.00	006°58'52"	N78°50°16"E	47.49
C127	31.15	650.00	002°44'46"	S24°38'10"W	31.15
C128	47.82	650.00	004°12'55"	S28°07'01"W	47.81
C129	38.24	650.00	003°22'14"	S31°54'35"W	38.23
C130	47.82	650.00	004°12'55"	S35°42'09"W	47.81
C131	47.82	650.00	004°12'55"	S39°55'04"W	47.81
C139	328.12	800.00	023°30'01"	S36°25'39"W	325.83
C140	87.99	360.00	014°00'17"	N31°40'47"E	87.78
C142	605.57	360.00	096°22'46"	N86°52'19"E	536.66
C158	43.44	40.00	062°13'11"	S20°39'22"W	41.33
C159	139.02	500.00	015°55'50"	S25°58'03"E	138.57
C160	49.46	40.00	070°50'45"	S80°25'30"W	46.37



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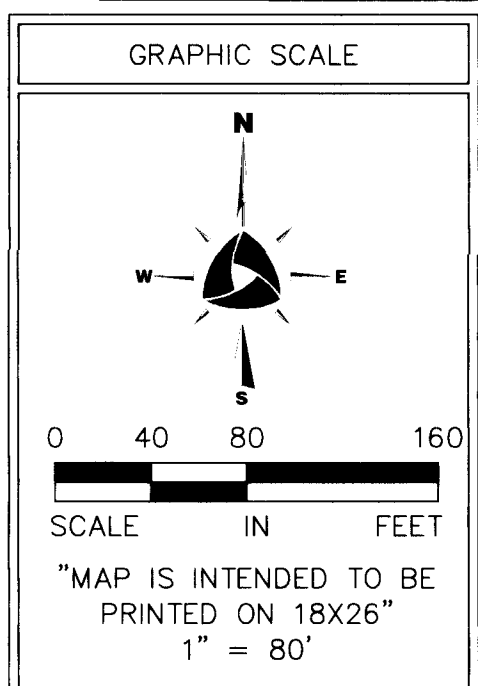
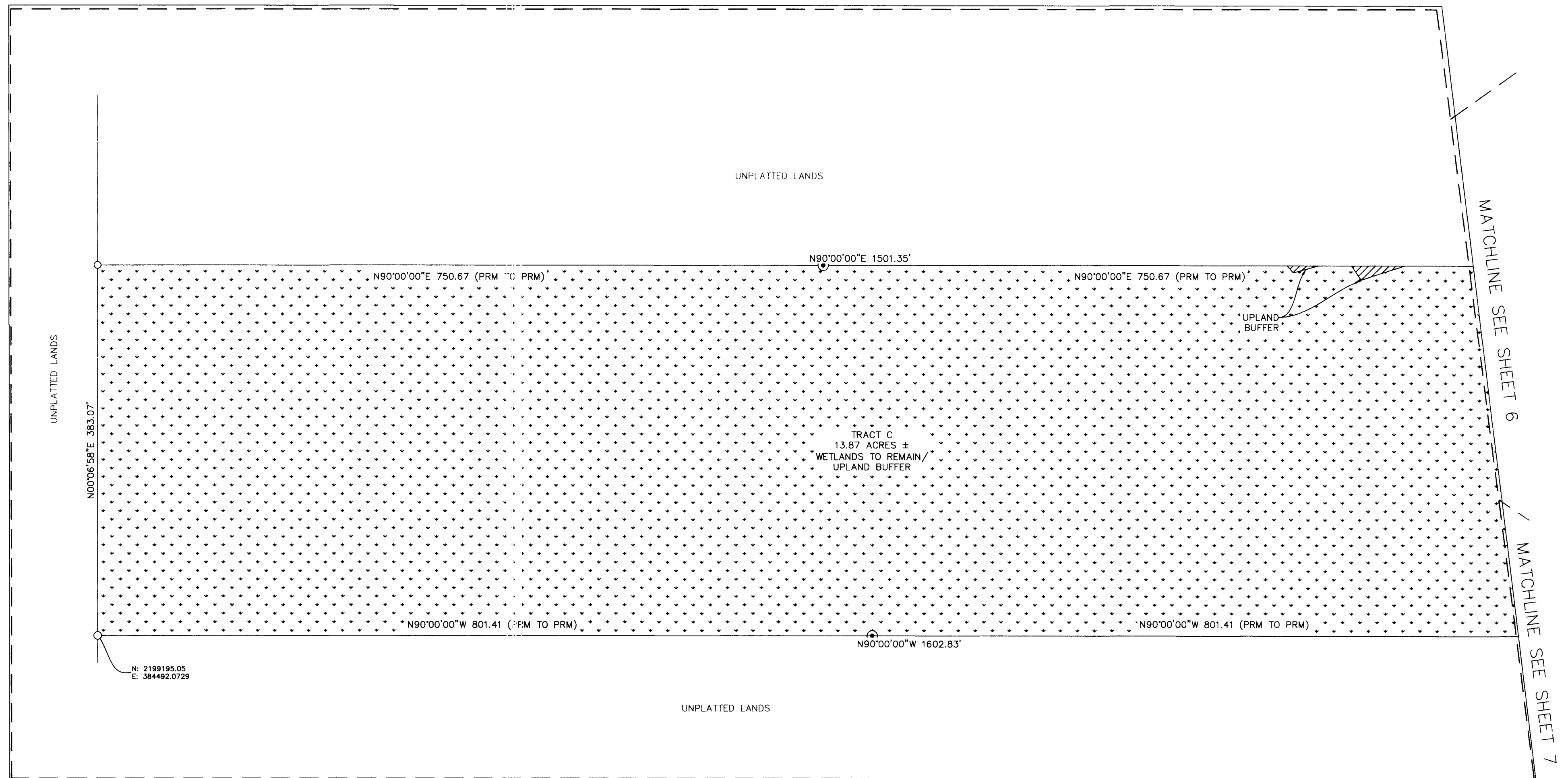
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COPE'S LANDING PHASE 4

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

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SHEET 9 OF 9 SEE SHEET 2 FOR NOTES & LEGEND



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