Doc # 2022107642, PLAT BK 79 Page 54, 04/27/2022 02:24 PM, JODY PHILLIPS
CLERK CIRCUIT COURT DUVAL COUNTY RECORDING $375.00

Approved 4/27/22
Date
City Engineer
for Director of Public Works
Approved 4/21/22
Date
for General Counsel

COPPER RIDGE PHASE 1

PLAT BOOK 79 PAGE 54

SHEET 1 OF 24 SHEETS
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)

A REPLAT OF TRACT 16, BLOCK 2, A PORTION OF TRACT 12, 13, 14, AND 15, BLOCK 2, AND TRACT 1, 2, 3, 12, 13, 14, 15, AND 16 BLOCK 3 AND A PORTION OF TRACT 4, 5, 6, 7, 8, 9, 10, AND 11, BLOCK 3. SECTION 30, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH THOSE PORTIONS OF UNNAMED RIGHT OF WAYS THAT LIE WITHIN THE FOLLOWING DESCRIBED PARCEL, ALL BEING IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

CAPTION

A PORTION OF TRACT 16, BLOCK 2, A PORTION OF TRACT 12, 13, 14, AND 15, BLOCK 2, AND TRACT 1, 2, 3, 12, 13, 14, 15, AND 16 BLOCK 3 AND A PORTION OF TRACT 4, 5, 6, 7, 8, 9, 10, AND 11, BLOCK 3. SECTION 30, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH THOSE PORTIONS OF UNNAMED RIGHT OF WAYS THAT LIE WITHIN THE FOLLOWING DESCRIBED PARCEL, ALL BEING IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 30, THENCE N00°14'27"E, ALONG THE WESTERLY LINE OF SAID SECTION 30, A DISTANCE OF 85.01 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF BRANAN FIELD ROAD (A 100 FOOT RIGHT OF WAY ACCORDING TO STATE ROAD DEPARTMENT RIGHT OF WAY MAP PROJECT 4550 -- ROAD 591), THENCE N89°22'03"E, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 16.00 FEET TO A POINT ON THE WESTERLY LINE OF PARCEL 1 AS DESCRIBED IN OFFICIAL RECORDS BOOK 18006, PAGE 2311 OF SAID PUBLIC RECORDS AND THE POINT OF BEGINNING; THENCE N00°14'23"E, ALONG LAST SAID WESTERLY LINE, A DISTANCE OF 1188.78 FEET; THENCE S89°45'37"E, DEPARTING LAST SAID WESTERLY LINE, A DISTANCE OF 130.00 FEET; THENCE N00°14'32"E, A DISTANCE OF 13.04 FEET; THENCE S89°45'28"E, A DISTANCE OF 180.00 FEET; THENCE N00°14'32"E, A DISTANCE OF 250.00 FEET; THENCE N47°52'14"E, A DISTANCE OF 560.93 FEET; THENCE S64°20'14"E, A DISTANCE OF 50.26 FEET; THENCE N51°57'51"E, A DISTANCE OF 18.04 FEET; THENCE S46°26'43"E, A DISTANCE OF 40.54 FEET, THENCE S75°17'37"E, A DISTANCE OF 88.89 FEET, THENCE S88°55'06"E, A DISTANCE OF 70.41 FEET, THENCE S78°29'29"E, A DISTANCE OF 54.56 FEET; THENCE N34°01'03"E, A DISTANCE OF 28.32 FEET; THENCE N67°45'08"E, A DISTANCE OF 174.94 FEET TO A POINT ON A CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 1147.00 FEET; THENCE NORTHERLY ALONG THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 305.44 FEET, LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N03°33'51"W, 304.54 FEET TO A POINT OF NON-TANGENCY; THENCE S88°19'25"W, A DISTANCE OF 77.53 FEET TO A POINT ON A CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 18.92 FEET, LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S46°23'43"W, 18.61 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 928.60 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 127.37 FEET, LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S60°36'21"W, 127.27 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 60.00 FEET, THENCE WESTERLY ALONG THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 65.57 FEET, LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S88°03'09"W, 62.36 FEET TO A POINT OF TANGENCY, THENCE N69°38'22"W, A DISTANCE OF 110.90 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 91.25 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 6.11 FEET, LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N67°33'31"W, 6.11 FEET TO A POINT OF NON-TANGENCY; THENCE N53°01'20"W, A DISTANCE OF 98.83 FEET; THENCE N48°44'25"W, A DISTANCE OF 96.27 FEET; THENCE N54°29'24"W, A DISTANCE OF 21.11 FEET; THENCE N63°54'01"W, A DISTANCE OF 30.97 FEET, THENCE N64°10'15"W, A DISTANCE OF 66.94 FEET, THENCE N23°26'01"W, A DISTANCE OF 106.21 FEET, THENCE N78°42'09"W, A DISTANCE OF 57.65 FEET; THENCE N86°34'25"W, A DISTANCE OF 159.35 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1145.00 FEET; THENCE WESTERLY ALONG THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 46.17 FEET, LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N87°43'44"W, 46.17 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 46.67 FEET, LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N44°19'20"W, 42.10 FEET TO A POINT OF TANGENCY; THENCE N00°14'23"E, A DISTANCE OF 120.22 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 46.48 FEET, LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N44°37'40"E, 41.97 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 345.00 FEET; THENCE EASTERLY ALONG THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 66.70 FEET, LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N83°28'37"E, 66.60 FEET TO A POINT OF NON-TANGENCY, THENCE N77°14'26"E, A DISTANCE OF 29.54 FEET, THENCE N62°29'43"E, A DISTANCE OF 40.76 FEET; THENCE N72°46'18"E, A DISTANCE OF 9.38 FEET; THENCE N67°33'12"E, A DISTANCE OF 13.85 FEET; THENCE N58°48'37"E, A DISTANCE OF 97.59 FEET; THENCE N52°58'25"E, A DISTANCE OF 91.99 FEET; THENCE N48°26'18"E, A DISTANCE OF 110.01 FEET; THENCE N46°12'05"E, A DISTANCE OF 87.33 FEET; THENCE N55°58'25"E, A DISTANCE OF 50.07 FEET; THENCE N82°28'11"E, A DISTANCE OF 26.66 FEET; THENCE S70°42'01"E, A DISTANCE OF 32.15 FEET; THENCE N34°22'36"E, A DISTANCE OF 17.27 FEET; THENCE N75°02'57"E, A DISTANCE OF 150.70 FEET; THENCE N87°27'08"E, A DISTANCE OF 63.59 FEET TO A POINT ON A CURVE BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 828.00 FEET; THENCE NORTHERLY ALONG THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 182.96 FEET, LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N04°39'02"E, 182.59 FEET TO A POINT OF TANGENCY, THENCE N10°58'51"E, A DISTANCE OF 122.87 FEET; THENCE S79°25'51"E, A DISTANCE OF 115.00 FEET; THENCE N10°58'51"E, A DISTANCE OF 154.47 FEET; THENCE N79°01'09"W, A DISTANCE OF 5.00 FEET; THENCE N10°58'51"E, A DISTANCE OF 247.34 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 773.00 FEET; THENCE NORTHERLY ALONG THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 110.83 FEET, LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N06°52'23"E, 110.74 FEET TO A POINT OF NON-TANGENCY; THENCE S87°14'04"E, A DISTANCE OF 5.00 FEET TO A POINT ON A CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 778.00 FEET; THENCE NORTHERLY ALONG THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 100.95 FEET, LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N00°57'06"W, 100.88 FEET TO A POINT OF NON-TANGENCY; THENCE S89°11'00"E, A DISTANCE OF 1311.69 FEET TO THE HALF SECTION LINE OF SAID SECTION 30; THENCE S00°49'00"W, ALONG LAST SAID LINE, A DISTANCE OF 3433.80 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF COLLINS ROAD (A 70 FOOT RIGHT OF WAY); THENCE S89°22'03"W, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1762.05 FEET TO A POINT ON SAID NORTHERLY RIGHT OF WAY LINE OF BRANAN FIELD ROAD, LAST SAID POINT LYING ON A CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1482.69 FEET; THENCE WESTERLY LAST SAID CURVE AND ALONG SAID NORTHERLY RIGHT OF WAY LINE, AN ARC DISTANCE OF 405.11 FEET, LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N82°48'18"W, 403.85 FEET TO A POINT OF TANGENCY; THENCE S89°22'03"W, CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 457.94 FEET TO THE POINT OF BEGINNING.

CONTAINING 160.67 ACRES, MORE OR LESS.

PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 26TH DAY OF APRIL, 2022.

DANNY S. WHEELER, P.S.M.
PROFESSIONAL LAND SURVEYOR
FLORIDA LICENSE No. 6902

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED IN THE CAPTION, THAT THE SURVEY WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT COMPLIES WITH ALL SURVEY REQUIREMENTS OF FLORIDA STATUTES CHAPTER 177, PART I, PLATTING; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED IN ACCORDANCE WITH CHAPTER 177, FLORIDA STATUTES, CHAPTER 5J-17.052, F.A.C. AND SECTION 654.110, JACKSONVILLE ORDINANCE CODE.

SIGNED THIS 14TH DAY OF APRIL, 2022.

NATHAN P. PERRET, P.S.M.
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 6900
PERRET AND ASSOCIATES, INC.

NATHAN P. PERRET
LICENSED SURVEYOR AND MAPPER
LS 6900
STATE OF FLORIDA

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT KB HOME JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY ("OWNER"), IS THE FEE SIMPLE OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON WHICH SHALL HEREAFTER BE KNOWN AS COPPER RIDGE PHASE 1, HAVING CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED. THIS PLAT BEING MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF SAID LANDS.

ALL RIGHTS OF WAY, WALKWAYS, DRAINAGE EASEMENTS, UNOBSTRUCTED DRAINAGE EASEMENTS, MAINTENANCE AND ACCESS EASEMENTS, AND SIDEWALKS 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 ABUTTING OWNER(S), ITS SUCCESSORS AND ASSIGNS, AND ALL MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID STORMWATER MANAGEMENT FACILITIES ARE THE RESPONSIBILITY OF SAID OWNER(S), 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 WAY 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, 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 COPPER RIDGE PHASE 1. 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.

TRACT "A" (CONSERVATION), TRACT "B" (BUFFER), TRACT "C" (OPEN SPACE), TRACT "D" (SWMF), TRACT "E" (SWMF), TRACT "F" (CONSERVATION), TRACT "G" (OPEN SPACE), TRACT "H" (CONSERVATION), TRACT "I" (OPEN SPACE), TRACT "J" (OPEN SPACE), TRACT "K" (OPEN SPACE), TRACT "L" (PARK), TRACT "M" (OPEN SPACE), TRACT "N" (CONSERVATION), TRACT "O" (OPEN SPACE), TRACT "P" (CONSERVATION), TRACT "Q" (LANDSCAPE), TRACT "R" (LANDSCAPE), TRACT "S" (CONSERVATION), TRACT "T" (OPEN SPACE), TRACT "U" (BUFFER), TRACT "V" (OPEN SPACE), TRACT "W" (SWMF), TRACT "X" (CONSERVATION), TRACT "Y" (CONSERVATION), TRACT "AA" (FUTURE DEVELOPMENT), TRACT "BB" (CONSERVATION), TRACT "CC" (RECREATION), TRACT "DD" (OPEN SPACE), TRACT "EE" (PARK), TRACT "FF" (OPEN SPACE), TRACT "GG" (R/W RESERVATION), TRACT "HH" (R/W RESERVATION) AND TRACT "II" (OPEN SPACE) SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS; PROVIDED HOWEVER, THE OWNER RESERVES THE RIGHT TO CONVEY TITLE TO SAID TRACTS TO AN ENTITY, INCLUDING WITHOUT LIMITATION, A HOMEOWNERS' ASSOCIATION, A MUNICIPAL SERVICES TAXING UNIT, COMMUNITY DEVELOPMENT DISTRICT, OR SUCH ENTITY AS WILL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THE PLAT.

TRACT "Z" (LIFT STATION) IS HEREBY IRREVOCABLY DEDICATED IN FEE SIMPLE TO JEA, ITS SUCCESSORS AND ASSIGNS. ALL EASEMENTS FOR WATER, WATER REUSE AND SEWER UTILITIES ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS.

TITLE TO THE LANDSCAPE BUFFER EASEMENT IS HEREBY RETAINED BY THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS; PROVIDED HOWEVER, THE UNDERSIGNED OWNER RESERVES THE RIGHT TO CONVEY TITLE TO SAID EASEMENT TO AN ENTITY, INCLUDING WITHOUT LIMITATION, A PROPERTY OWNERS' ASSOCIATION, OR OTHER THIRD PARTY THAT ASSUMES ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THIS PLAT. SUCH EASEMENTS SHALL BE HELD AND USED BY OWNER, ITS SUCCESSORS AND ASSIGNS, AS A LANDSCAPE BUFFER FOR THE ADJACENT LIFT STATION IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 656.1223, CITY OF JACKSONVILLE ORDINANCE CODE.

THE OWNER HEREBY DEDICATES TO JEA, ITS SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE EASEMENT ON, UPON, OVER, AND UNDER THE LANDSCAPE BUFFER EASEMENT, FOR ELECTRICAL, WATER REUSE, WATER, SEWER, AND OTHER PUBLIC UTILITIES AND INGRESS AND EGRESS IN CONNECTION WITH JEA'S USE OF THE LIFT STATION TRACT.

THE 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 EASEMENT, OR ANY PART THEREOF, EXCEPT TO THE EXTENT ARISING FROM OR INCIDENTAL TO JEA'S USE OF THE LIFT STATION TRACT OR JEA'S EASEMENT UPON THE LANDSCAPE BUFFER EASEMENT. OWNER'S SUCCESSORS AND ASSIGNS SHALL BE SUBJECT TO THIS RELEASE AND INDEMNIFICATION AND THE COVENANTS HEREIN SHALL RUN WITH THE LAND DESCRIBED AND CAPTIONED HEREON. JEA SHALL RESTORE AND/OR REPLACE ANY LANDSCAPING, GROUND COVER, AND/OR IRRIGATION FACILITIES DISTURBED BY JEA IN THE EXERCISE OF ITS EASEMENT RIGHTS UPON THE LANDSCAPE BUFFER EASEMENT WITH LIKE-KIND MATERIALS; PROVIDED HOWEVER, THAT TO THE EXTENT REPLACEMENT OF ITEMS SUCH AS LARGE OR MATURE TREES IS NOT REASONABLY FEASIBLE, JEA SHALL REPLACE SAME WITH THE CLOSEST REASONABLE REPLACEMENT THEREFORE.

ALL EASEMENTS SHOWN ON THIS PLAT (INCLUDING PRIVATE DRAINAGE EASEMENTS), OTHER THAN THOSE SPECIFICALLY DEDICATED HEREIN, ARE AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS, IF ANY, OF SAID EASEMENTS. THE OWNER RETAINS THE OBLIGATION FOR MAINTENANCE OF ALL EASEMENTS SHOWN ON THIS PLAT FOR DRAINAGE PURPOSES; PROVIDED HOWEVER, THE OWNER RESERVES THE RIGHT TO ASSIGN THE OBLIGATION FOR MAINTENANCE OF SAID EASEMENTS TO A PROPERTY OWNERS' ASSOCIATION OR OTHER SUCH ENTITY AS WILL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THE PLAT.

UPON FAILURE OF THE HOMEOWNERS ASSOCIATION OR OTHER SUCH ENTITY THAT HAS ASSUMED THE OBLIGATION OF MAINTENANCE PERTAINING TO SAID STORMWATER MANAGEMENT FACILITIES, TRACTS OR EASEMENTS, THE OBLIGATION WOULD THEN EQUALLY FALL ON THE LOT OWNERS AS SHOWN HEREON SAID PLAT.

THOSE EASEMENTS DESIGNATED AS "JEA UTILITY AND ACCESS 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.

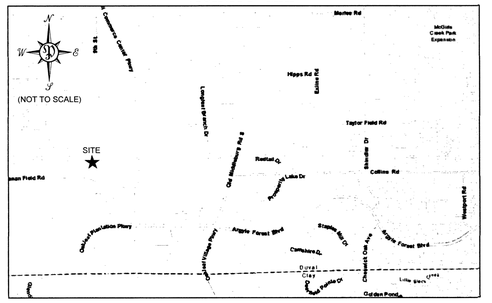
THOSE EASEMENTS DESIGNATED AS "JEA-E." ARE HEREBY IRREVOCABLY DEDICATED TO JEA. ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE (A) IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM, AND (B) FOR METERS ASSOCIATED WITH WATER AND/OR SEWER UTILITIES; PROVIDED HOWEVER, THAT NO PARALLEL UTILITIES MAY BE INSTALLED WITHIN SAID EASEMENTS.

IN WITNESS THEREOF, Todd Holder OF KB HOME JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 9TH DAY OF April, 2022, ON BEHALF OF THE COMPANY.

WITNESS:
PRINT NAME: Jim McDade
WITNESS:
PRINT NAME: Jeff Gibson

OWNER: KB HOME JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY
BY:
TODD HOLDER
ITS DIVISION PRESIDENT

VICINITY MAP



CLERK'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED, AND THAT IT COMPLIES IN FORM WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN PLAT BOOK 79, PAGES 54-77, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SIGNED THIS 2 DAY OF April, 2022.

JODY PHILLIPS
CLERK OF THE CIRCUIT COURTS

DEPUTY CLERK

CLERK OF THE CIRCUIT COURT
DUVAL COUNTY, FLORIDA

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 14TH DAY OF April, 2022, BY TODD HOLDER AS DIVISION PRESIDENT, OF KB HOME JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY WHO IS PERSONALLY KNOWN TO ME OR WHO PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
PRINT NAME: Derek S. Citino
COMMISSION NO.: HH 094154
MY COMMISSION EXPIRES: 2/17/25

DEREK S. CITINO
MY COMMISSION # HH 094154
EXPIRES: February 17, 2025
Bonded Thru Notary Public Underwriters

APPROVED FOR THE RECORD

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED, ACCEPTED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY FLORIDA, PURSUANT TO CHAPTER 654, ORDINANCE CODE, THIS 27TH DAY OF April, 2022.

JOHN PAPPAS, P.E.
DIRECTOR OF PUBLIC WORKS

PREPARED BY:
PERRET AND ASSOCIATES, INC.
1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207
PHONE (904) 805-0030 ~ L.B. NO. 6715

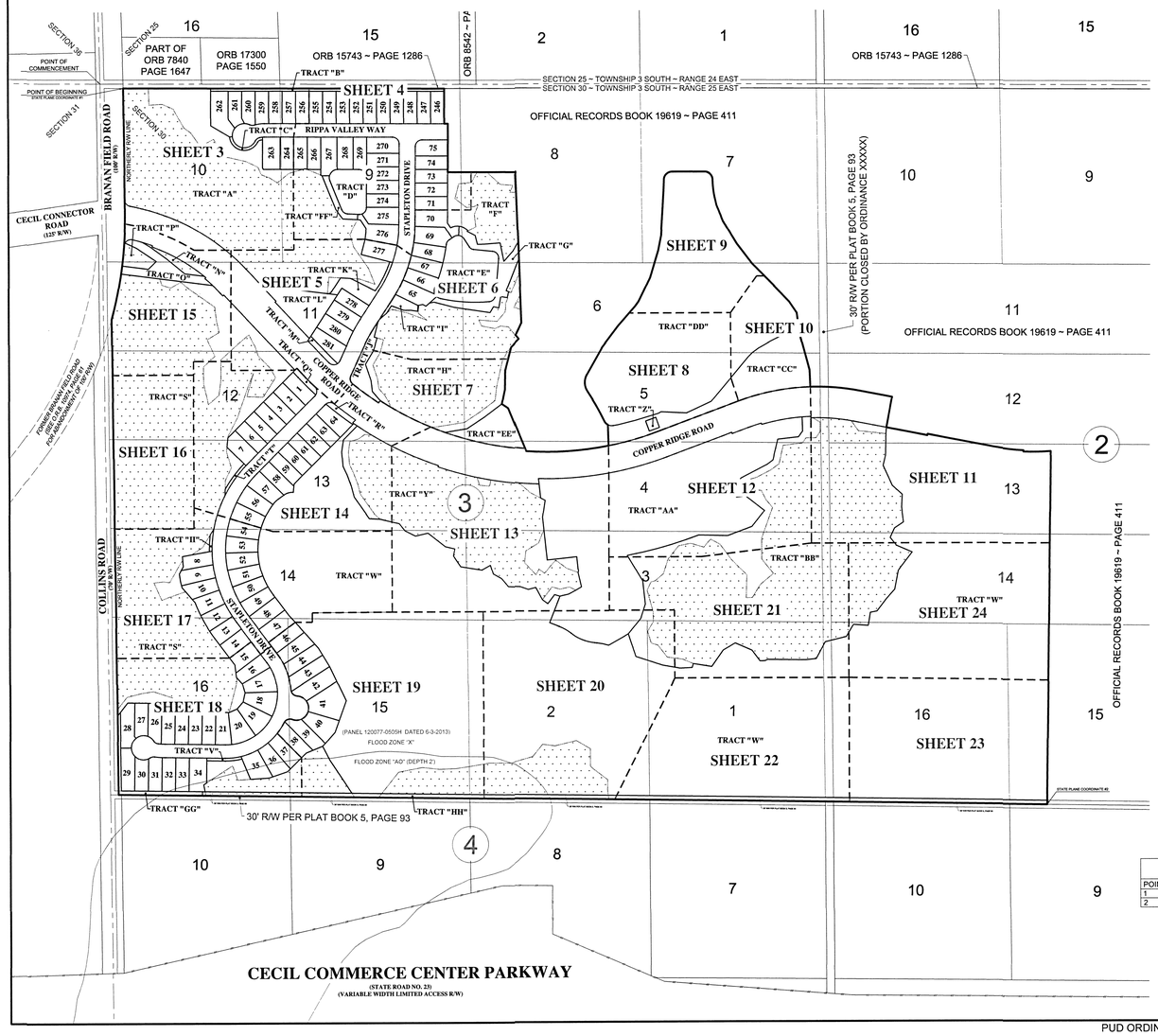
PUD ORDINANCE # : 2017-343-E PLANS AND PLAT CITY DEV.# : 9578.000

COPPER RIDGE PHASE 1

PLAT BOOK 79 PAGE 55

SHEET 2 OF 24 SHEETS

A REPLAT OF TRACT 16, BLOCK 2, A PORTION OF TRACT 12, 13, 14, AND 15, BLOCK 2, AND TRACT 1, 2, 3, 12, 13, 14, 15, AND 16 BLOCK 3 AND A PORTION OF TRACT 4, 5, 6, 7, 8, 9, 10, AND 11, BLOCK 3. SECTION 30, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH THOSE PORTIONS OF UNNAMED RIGHT OF WAYS THAT LIE WITHIN THE FOLLOWING DESCRIBED PARCEL, ALL BEING IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA



GRAPHIC SCALE

250 0 125 250 500 1000

(IN FEET)
1 inch = 250 ft.

LEGEND

⊠	DENOTES FOUND PERMANENT REFERENCE MONUMENT STAMPED L.B. 6991.
■	DENOTES SET PERMANENT REFERENCE MONUMENT STAMPED L.B. 6715.
●	DENOTES SET PERMANENT CONTROL POINT STAMPED L.B. 6715
◉	DENOTES SET ⅝" REBAR STAMPED PRM L.B. 6715
C1	DENOTES TABULATED CURVE DATA
L1	DENOTES TABULATED LINE DATA
P.C.	DENOTES POINT OF CURVATURE
P.T.	DENOTES POINT OF TANGENCY
P.R.C.	DENOTES POINT OF REVERSE CURVE
P.C.C.	DENOTES POINT OF COMPOUND CURVE
(R)	DENOTES RADIAL LINE
(N)	NORTHING
(E)	EASTING
R/W	RIGHT-OF-WAY
C/L	CENTERLINE
CB	CHORD BEARING
D	DELTA
R.P.	RADIUS POINT
(100.1)	DENOTES DISTANCE TO EASEMENT
JEA-E	JEA EASEMENT
JEA-EE	JEA EQUIPMENT EASEMENT
JEA-UAE	JEA UTILITY AND ACCESS EASEMENT
ORB	OFFICIAL RECORDS BOOK
POB	POINT OF BEGINNING
PRM	PERMANENT REFERENCE MONUMENT
PDE	PRIVATE DRAINAGE EASEMENT
TOB	TOP OF BANK
UDAE	UNOBSTRUCTED DRAINAGE AND ACCESS EASEMENT
SWMF	STORMWATER MANAGEMENT FACILITY

NOTES:

1.) ALL BEARINGS SHOWN HERE ON ARE BASED ON THE NORTHERLY RIGHT OF WAY LINE OF BRANAN FIELD ROAD AS S89°22'03"W.

2.) THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSES. STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM OF 1983 (NSRS 2011), FLORIDA EAST ZONE 0901

3.) 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.

4.) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THE PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

5.) THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED DRAINAGE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENTS BY THE CITY OF JACKSONVILLE.

6.) BY GRAPHIC PLOTTING THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "X" AND "AO" (DEPTH 2') AS SCALED FROM F.E.M.A. FLOOD INSURANCE RATE MAP, PANEL 12007T-0505H, DATED 6-3-2013 (NAVD-88). THE FLOOD ZONE INFORMATION ON THIS PLAT IS VALID ONLY FOR DATES UP TO AND INCLUDING THE EFFECTIVE RECORDING DATE OF THIS PLAT. THERE MAY HAVE BEEN SUBSEQUENT REVISIONS AFTER THIS DATE THAT WILL SUPERSEDE SAID INFORMATION. INQUIRIES FOR THIS INFORMATION SHOULD BE MADE TO THE COMMUNITY'S FLOODPLAIN MANAGEMENT REPOSITORY, DEVELOPMENT SERVICES DIVISION, DEPARTMENT OF PLANNING AND DEVELOPMENT, CITY OF JACKSONVILLE.

7.) ALL PLATTED UTILITY 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 ANY 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.

STATE PLANE COORDINATES TABLE

POINT	NORTHING	EASTING	DESCRIPTION
1	2134856.4333	388106.1560	POINT OF BEGINNING
2	2138263.8113	390775.6188	NORTHEAST CORNER OF TRACT "W"

PREPARED BY:
PERRET AND ASSOCIATES, INC.
1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207
PHONE (904) 805-0030 ~ L.B. NO. 6715

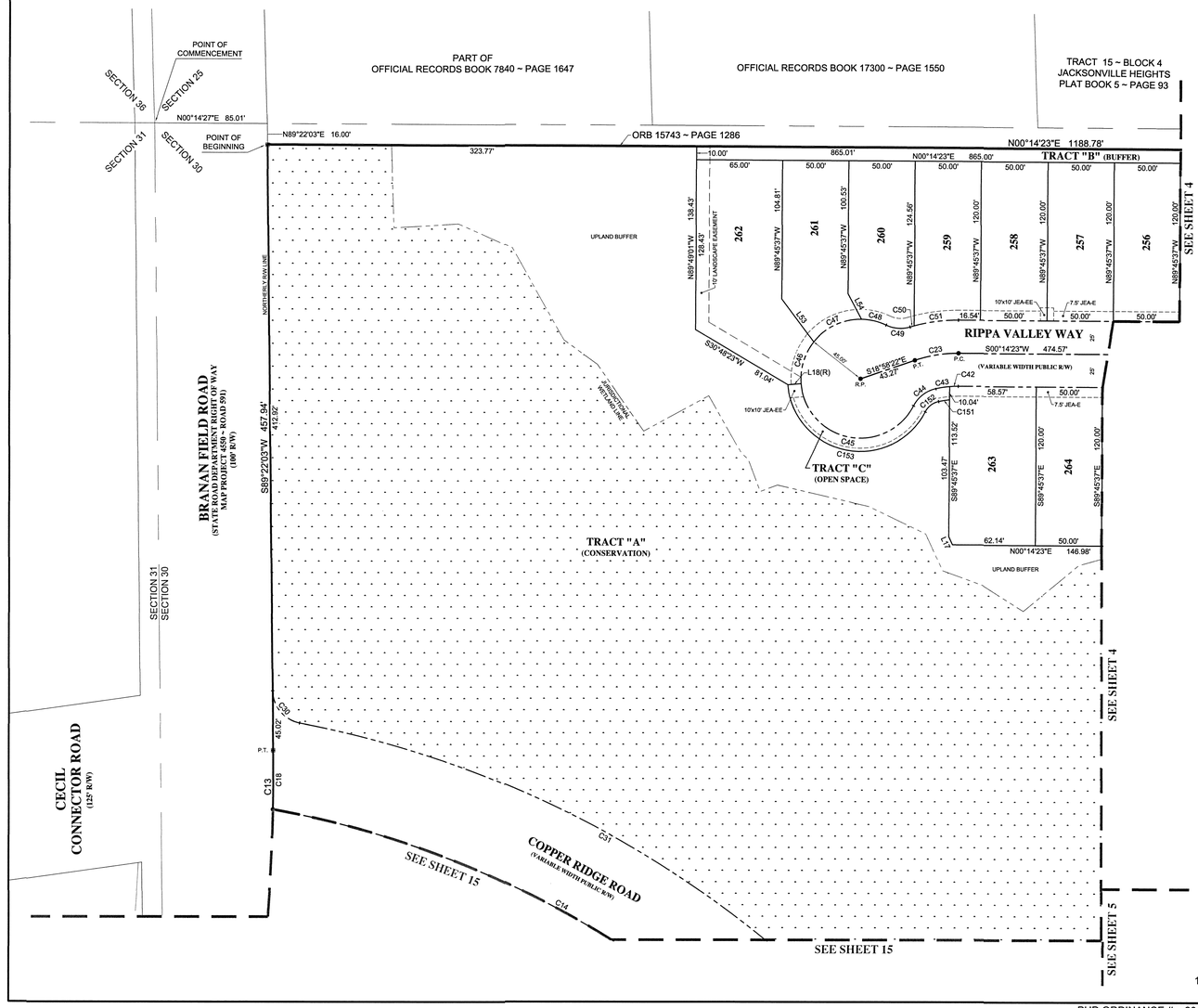
PUD ORDINANCE # : 2017-343-E PLANS AND PLAT CITY DEV.# : 9578.000

COPPER RIDGE PHASE 1

PLAT BOOK 79 PAGE 56

SHEET 3 OF 24 SHEETS
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)

A REPLAT OF TRACT 16, BLOCK 2, A PORTION OF TRACT 12, 13, 14, AND 15, BLOCK 2, AND TRACT 1, 2, 3, 12, 13, 14, 15, AND 16 BLOCK 3 AND A PORTION OF TRACT 4, 5, 6, 7, 8, 9, 10, AND 11, BLOCK 3. SECTION 30, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH THOSE PORTIONS OF UNNAMED RIGHT OF WAYS THAT LIE WITHIN THE FOLLOWING DESCRIBED PARCEL, ALL BEING IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA



GRAPHIC SCALE

0 25 50 100 150

(IN FEET)
1 inch = 50 ft.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L17	6.83'	N65°29'40"E
L18(R)	10.00'	S04°48'03"E
L53	40.38'	N53°22'47"E
L54	21.85'	N62°09'47"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C13	405.11'	1482.69'	15°39'17"	N82°48'18"W	403.85'
C14	460.13'	716.00'	36°49'13"	S28°29'45"W	452.25'
C18	44.73'	1482.69'	1°43'43"	N89°46'05"W	44.73'
C23	33.53'	100.00'	19°12'45"	S09°22'00"E	33.38'
C30	34.33'	25.00'	78°40'37"	N50°01'45"E	31.70'
C31	495.55'	784.00'	36°12'55"	N28°47'54"E	487.34'
C42	6.44'	75.00'	4°55'05"	S02°13'10"E	6.44'
C43	10.57'	75.00'	8°04'24"	S08°42'55"E	10.56'
C44	21.94'	25.00'	50°17'27"	S37°53'50"E	21.25'
C45	116.43'	45.00'	148°14'31"	S11°04'42"W	86.57'
C46	33.79'	45.00'	43°01'01"	N73°17'33"W	33.00'
C47	41.45'	45.00'	52°46'32"	N25°23'46"W	40.00'
C48	19.31'	45.00'	24°35'01"	N13°17'00"E	19.16'
C49	18.46'	25.00'	42°19'05"	N04°24'58"E	18.05'
C50	3.18'	125.00'	1°27'25"	N16°00'53"W	3.18'
C51	33.87'	125.00'	15°31'33"	N07°31'24"W	33.77'
C151	8.30'	65.00'	7°18'52"	S09°05'41"E	8.29'
C152	13.17'	15.00'	50°17'27"	S37°53'50"E	12.75'
C153	142.30'	55.00'	148°14'31"	S11°04'42"W	105.80'

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PUD ORDINANCE # : 2017-343-E PLANS AND PLAT CITY DEV.# : 9578.000

COPPER RIDGE PHASE 1

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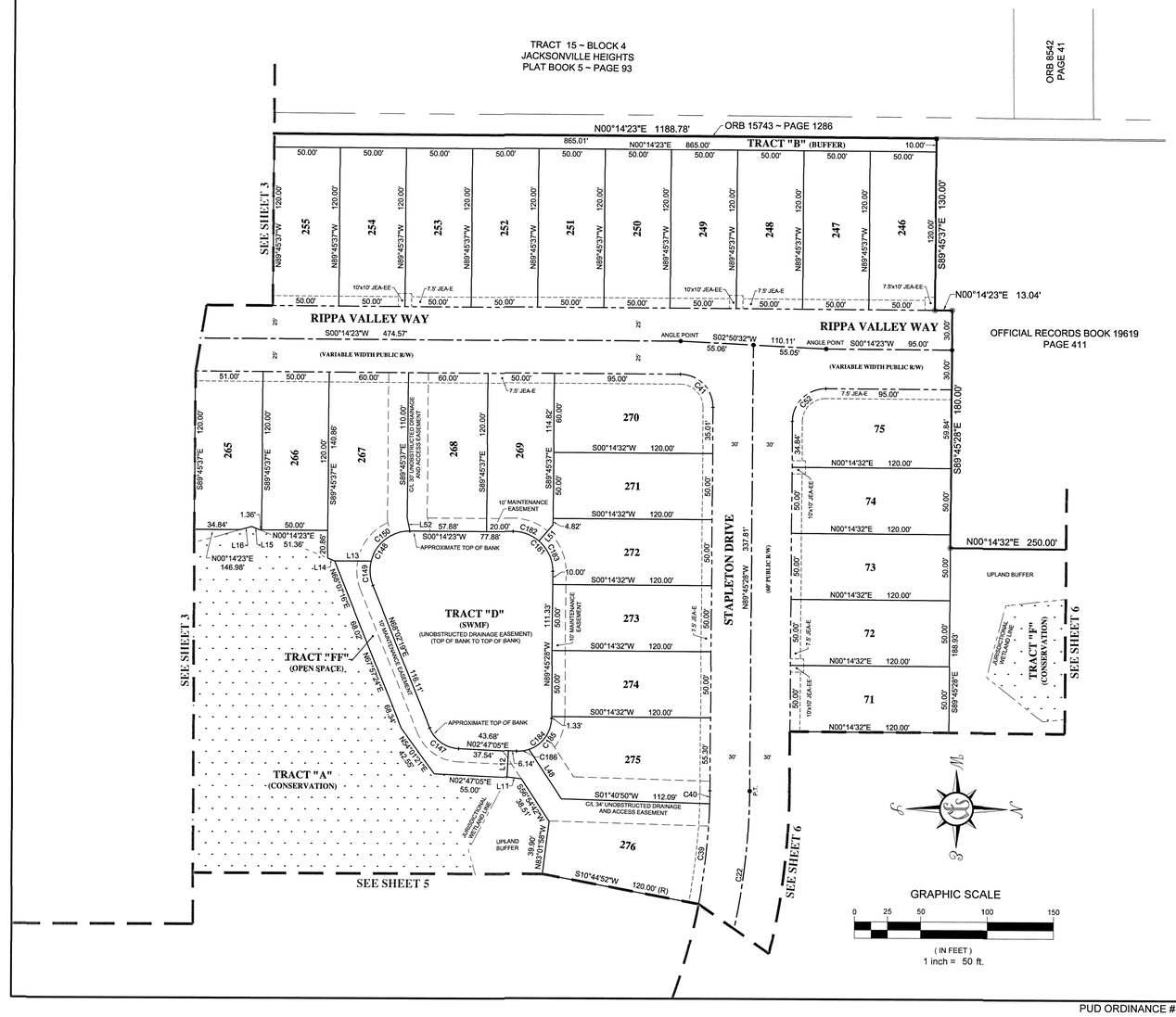
PLAT BOOK 79 PAGE 57

SHEET 4 OF 24 SHEETS
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)



LINE TABLE		
LINE #	LENGTH	DIRECTION
L11	10.86'	S07°06'55"W
L12	20.00'	N87°12'55"W
L13	27.72'	N00°00'00"E
L14	5.67'	N22°20'37"E
L15	6.57'	N22°20'37"E
L16	9.05'	N15°37'22"W
L48	44.72'	N56°54'42"E
L51	16.23'	N49°17'51"W
L52	10.22'	N78°18'15"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C22	285.33'	500.00'	32°41'45"	N73°24'35"W	281.47'
C39	76.38'	470.00'	9°18'39"	N83°54'28"W	76.29'
C40	9.80'	470.00'	1°11'40"	N89°09'38"W	9.80'
C41	39.27'	25.00'	90°00'09"	S45°14'27"W	35.36'
C52	39.27'	25.00'	89°59'51"	S44°45'33"E	35.35'
C147	28.47'	25.00'	65°15'14"	N35°24'42"E	26.96'
C148	58.75'	30.00'	112°12'03"	S55°51'39"E	49.80'
C149	18.82'	30.00'	35°56'03"	N86°00'21"E	18.51'
C150	39.93'	30.00'	76°16'00"	S37°53'37"E	37.05'
C181	47.13'	30.00'	90°00'09"	S45°14'27"W	42.43'
C182	21.19'	30.00'	40°27'46"	S20°28'16"W	20.75'
C183	25.94'	30.00'	49°32'23"	S65°28'21"W	25.14'
C184	40.38'	25.00'	92°32'33"	N43°29'11"W	36.13'
C185	30.84'	25.00'	70°41'14"	N54°24'51"W	28.92'
C186	9.54'	25.00'	21°51'19"	N08°08'34"W	9.48'

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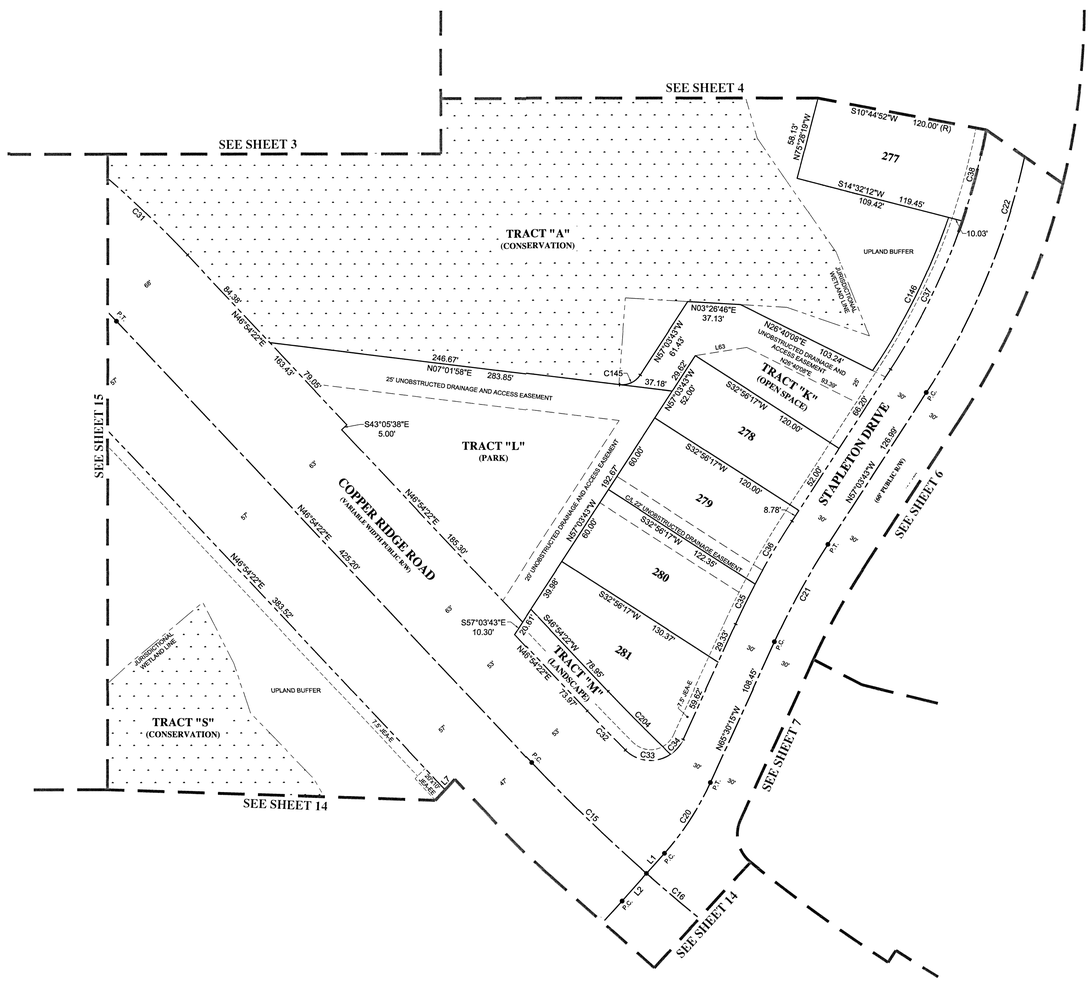
PUD ORDINANCE # : 2017-343-E PLANS AND PLAT CITY DEV.# : 9578.000

COPPER RIDGE PHASE 1

PLAT BOOK 79 PAGE 58

SHEET 5 OF 24 SHEETS
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)

A REPLAT OF TRACT 16, BLOCK 2, A PORTION OF TRACT 12, 13, 14, AND 15, BLOCK 2, AND TRACT 1, 2, 3, 12, 13, 14, 15, AND 16 BLOCK 3 AND A PORTION OF TRACT 4, 5, 6, 7, 8, 9, 10, AND 11, BLOCK 3. SECTION 30, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH THOSE PORTIONS OF UNNAMED RIGHT OF WAYS THAT LIE WITHIN THE FOLLOWING DESCRIBED PARCEL, ALL BEING IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

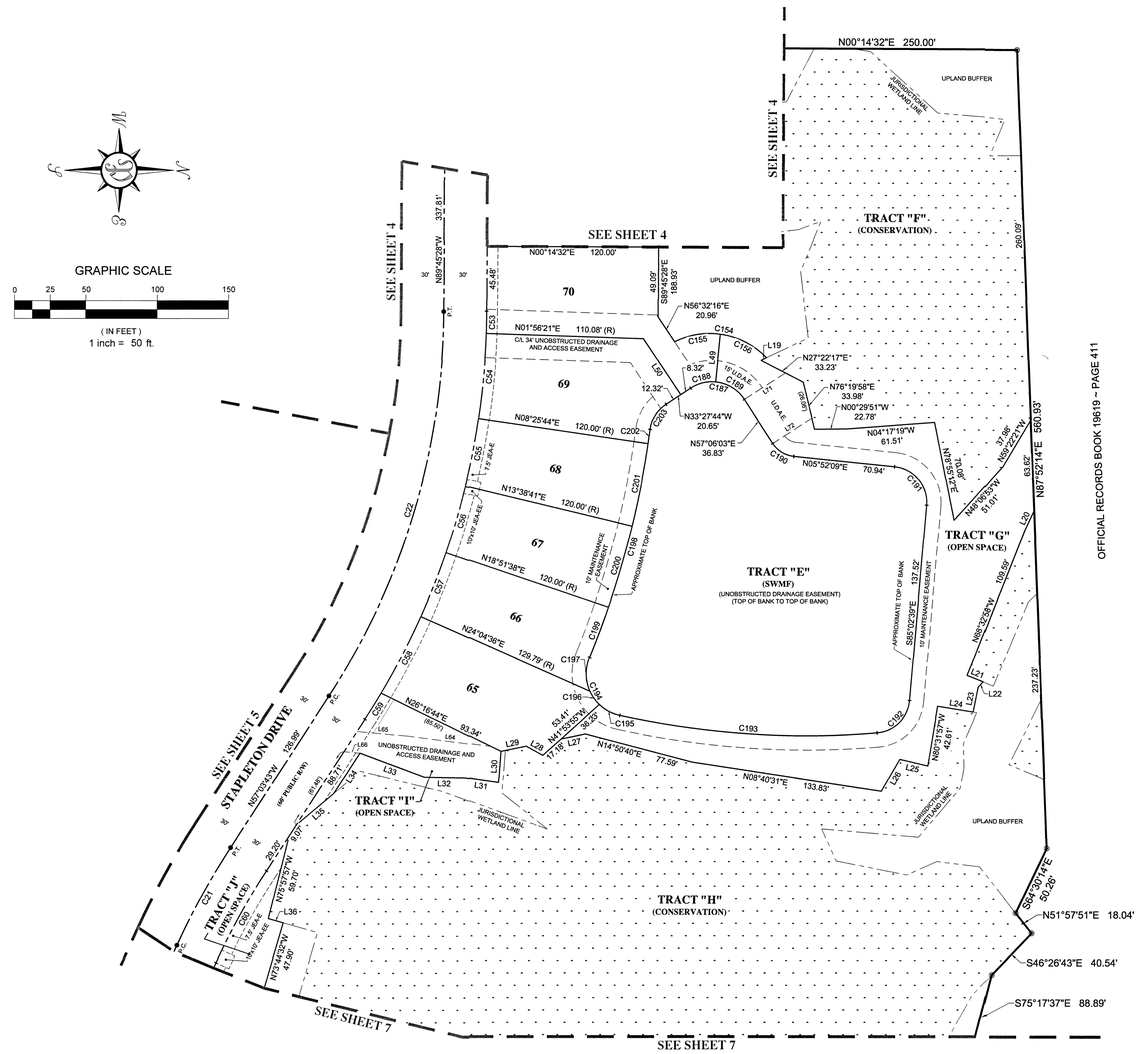

SEE SHEET 4
SEE SHEET 3
SEE SHEET 15
SEE SHEET 6
SEE SHEET 7
SEE SHEET 14
SEE SHEET 14
TRACT "A"
(CONSERVATION)
TRACT "K"
(OPEN SPACE)
TRACT "L"
(PARK)
TRACT "M"
(LANDSCAPE)
TRACT "S"
(CONSERVATION)
COPPER RIDGE ROAD
(VARIABLE WIDTH PUBLIC R/W)
STAPLETON DRIVE
(66' PUBLIC R/W)
277
278
279
280
281
UPLAND BUFFER
JURISDICTIONAL WETLAND LINE
25' UNOBSTRUCTED DRAINAGE AND ACCESS EASEMENT
S10°44'52"W 120.00' (R)
S14°32'12"W 119.45'
109.42'
10.03'
N03°26'46"E 37.13'
N26°40'08"E 103.24'
246.67'
N07°01'58"E 283.65'
S43°05'38"E 5.00'
S46°54'22"E 185.20'
N46°54'22"E 425.20'
N46°54'22"E 391.52'
S57°03'43"E 10.30'
S46°54'22"W 78.95'
N46°54'22"E 73.97'
S32°56'17"W 120.00'
S32°56'17"W 130.37'
N85°39'15"W 108.45'
N05°05'42"W 226.99'
N85°39'15"W 59.62'
N85°39'15"W 59.62'
N85°39'15"W 59.62

COPPER RIDGE PHASE 1

A REPLAT OF TRACT 16, BLOCK 2, A PORTION OF TRACT 12, 13, 14, AND 15, BLOCK 2, AND TRACT 1, 2, 3, 12, 13, 14, 15, AND 16 BLOCK 3 AND A PORTION OF TRACT 4, 5, 6, 7, 8, 9, 10, AND 11, BLOCK 3. SECTION 30, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH THOSE PORTIONS OF UNNAMED RIGHT OF WAYS THAT LIE WITHIN THE FOLLOWING DESCRIBED PARCEL, ALL BEING IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 79 PAGE 59

SHEET 6 OF 24 SHEETS
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)



LINE TABLE		
LINE #	LENGTH	DIRECTION
L19	4.29'	S25°26'21"E
L20	15.30'	N64°53'00"W
L21	12.13'	S21°44'56"W
L22	5.21'	N48°30'49"W
L23	17.72'	N78°15'10"W
L24	25.05'	N09°26'17"E
L25	20.23'	N13°21'04"E
L26	25.68'	N60°06'52"W
L27	17.38'	N11°37'03"W
L28	13.34'	N28°53'12"E
L29	17.96'	N11°37'03"W
L30	21.83'	N85°46'08"W
L31	24.04'	N08°12'10"E
L32	28.10'	N01°01'48"E
L33	48.18'	N20°34'53"E
L34	33.70'	N57°03'43"W
L35	34.51'	N40°13'01"W
L36	10.84'	S15°42'52"W
L49	33.61'	S84°18'44"E
L50	47.06'	S56°32'16"W
L64	58.06'	N07°28'03"E
L65	36.20'	N05°15'47"E
L66	11.29'	N05°15'47"E
L71	34.25'	N32°53'28"W
L72	32.65'	N32°53'28"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C21	78.09'	530.00'	8°26'32"	N61°16'59"W	78.02'
C22	285.33'	500.00'	32°41'45"	N73°24'35"W	281.47'
C53	15.70'	530.00'	1°41'49"	S88°54'33"E	15.70'
C54	60.03'	530.00'	6°29'22"	S84°48'57"E	60.00'
C55	48.25'	530.00'	5°12'57"	S78°57'48"E	48.23'
C56	48.25'	530.00'	5°12'57"	S73°44'50"E	48.23'
C57	48.25'	530.00'	5°12'57"	S68°31'53"E	48.23'
C58	60.41'	530.00'	6°31'50"	S62°39'29"E	60.38'
C59	21.56'	530.00'	2°19'51"	S58°13'39"E	21.56'
C60	73.67'	500.00'	8°26'32"	S61°16'59"E	73.61'
C154	69.79'	55.00'	72°42'29"	N09°47'58"E	65.21'
C155	32.89'	55.00'	34°15'46"	N09°25'24"W	32.40'
C156	36.90'	55.00'	38°26'43"	N26°55'51"E	36.22'
C187	42.68'	27.00'	90°34'16"	N11°49'24"E	38.37'
C188	18.45'	27.00'	39°09'00"	S13°53'14"E	18.09'
C189	24.23'	27.00'	51°25'16"	S31°23'54"W	23.43'
C190	17.94'	20.15'	51°01'49"	N31°35'08"E	17.36'
C191	38.87'	25.00'	89°05'12"	N50°24'45"E	35.07'
C192	35.03'	25.00'	80°16'34"	S44°54'22"E	32.23'
C193	181.11'	599.03'	17°19'22"	S03°53'36"W	180.42'
C194	52.16'	30.00'	99°37'31"	S62°22'03"W	45.84'
C195	16.41'	30.00'	31°20'21"	N28°13'28"E	16.21'
C196	11.30'	30.00'	21°34'58"	N54°41'07"E	11.23'
C197	24.45'	30.00'	46°42'12"	N88°49'42"E	23.78'
C198	166.09'	650.00'	14°38'25"	N75°08'24"W	165.64'
C199	37.66'	650.00'	3°19'10"	N69°28'47"W	37.65'
C200	59.17'	650.00'	5°12'57"	N73°44'50"W	59.15'
C201	59.17'	650.00'	5°12'57"	N78°57'48"W	59.15'
C202	10.09'	650.00'	0°53'21"	N82°00'57"W	10.09'
C203	21.38'	25.00'	48°59'53"	N57°57'40"W	20.73'

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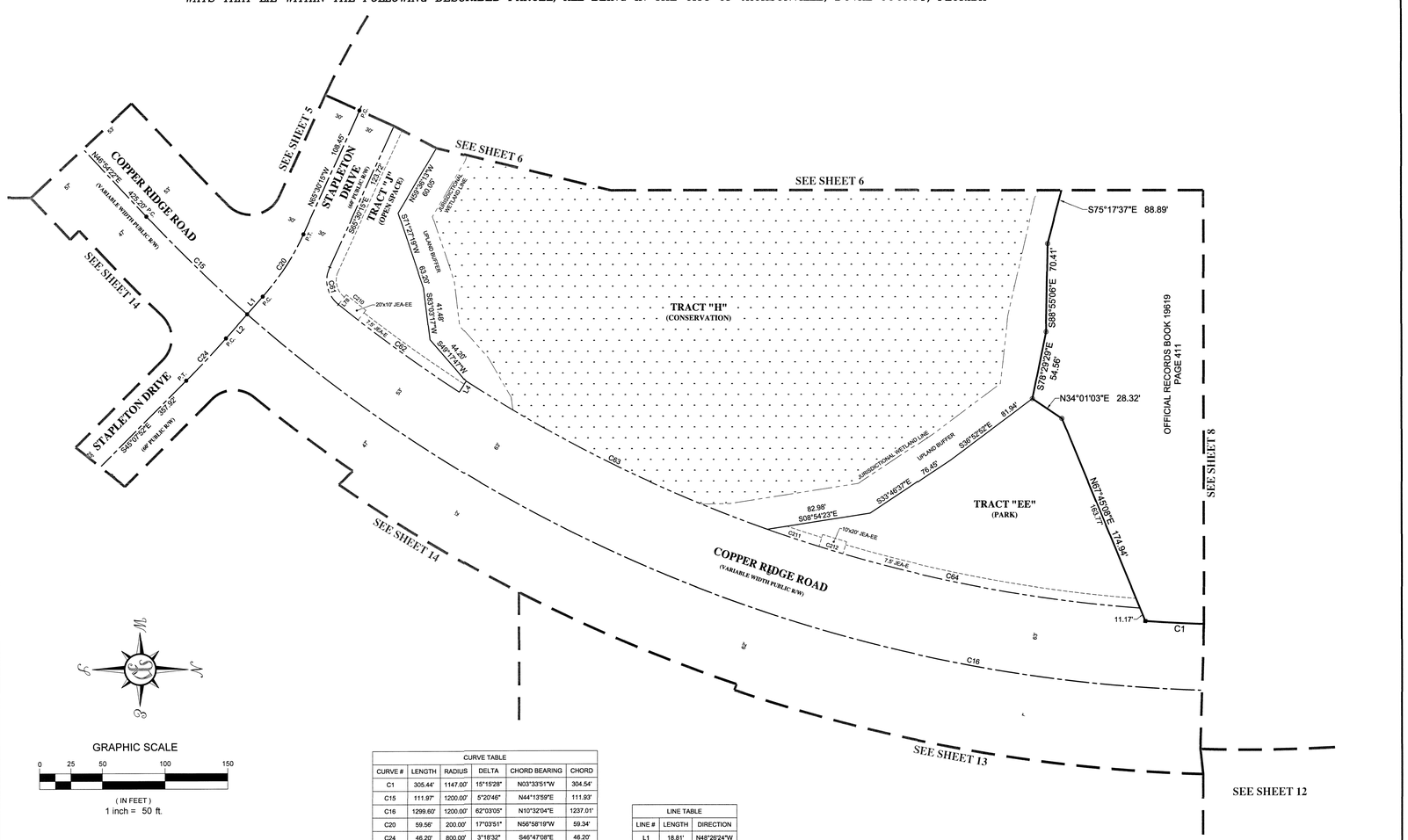
COPPER RIDGE PHASE 1

PLAT BOOK 79 PAGE 60

SHEET 7 OF 24 SHEETS
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)

A REPLAT OF TRACT 16, BLOCK 2, A PORTION OF TRACT 12, 13, 14, AND 15, BLOCK 2, AND TRACT 1, 2, 3, 12, 13, 14, 15, AND 16 BLOCK 3 AND A PORTION OF TRACT 4, 5, 6, 7, 8, 9, 10, AND 11, BLOCK 3. SECTION 30, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH THOSE PORTIONS OF UNNAMED RIGHT OF WAYS THAT LIE WITHIN THE FOLLOWING DESCRIBED PARCEL, ALL BEING IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA



GRAPHIC SCALE

0 25 50 100 150

(IN FEET)
1 inch = 50 ft.

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	305.44'	1147.00'	15°15'28"	N03°33'51"W	304.54'
C15	111.97'	1200.00'	5°20'46"	N44°13'59"E	111.93'
C16	1299.60'	1200.00'	62°03'05"	N10°32'04"E	1237.01'
C20	59.56'	200.00'	17°03'51"	N56°58'19"W	59.34'
C24	46.20'	800.00'	3°18'32"	S46°47'08"E	46.20'
C61	32.90'	25.00'	75°24'03"	N76°47'44"E	30.58'
C62	119.14'	1147.00'	5°57'04"	N36°07'10"E	119.08'
C63	268.06'	1137.00'	13°30'29"	N26°23'23"E	267.44'
C64	304.05'	1137.00'	15°19'18"	N11°58'30"E	303.14'
C210	20.00'	1137.00'	1°00'28"	N38°35'28"E	20.00'
C211	43.27'	1137.00'	2°10'49"	N18°32'44"E	43.26'
C212	20.00'	1137.00'	1°00'28"	N16°57'06"E	20.00'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	18.81'	N48°26'24"W
L2	25.77'	S48°26'24"E
L4	10.00'	N56°51'22"W
L78	10.00'	N50°54'18"W

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COPPER RIDGE PHASE 1

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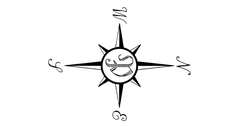
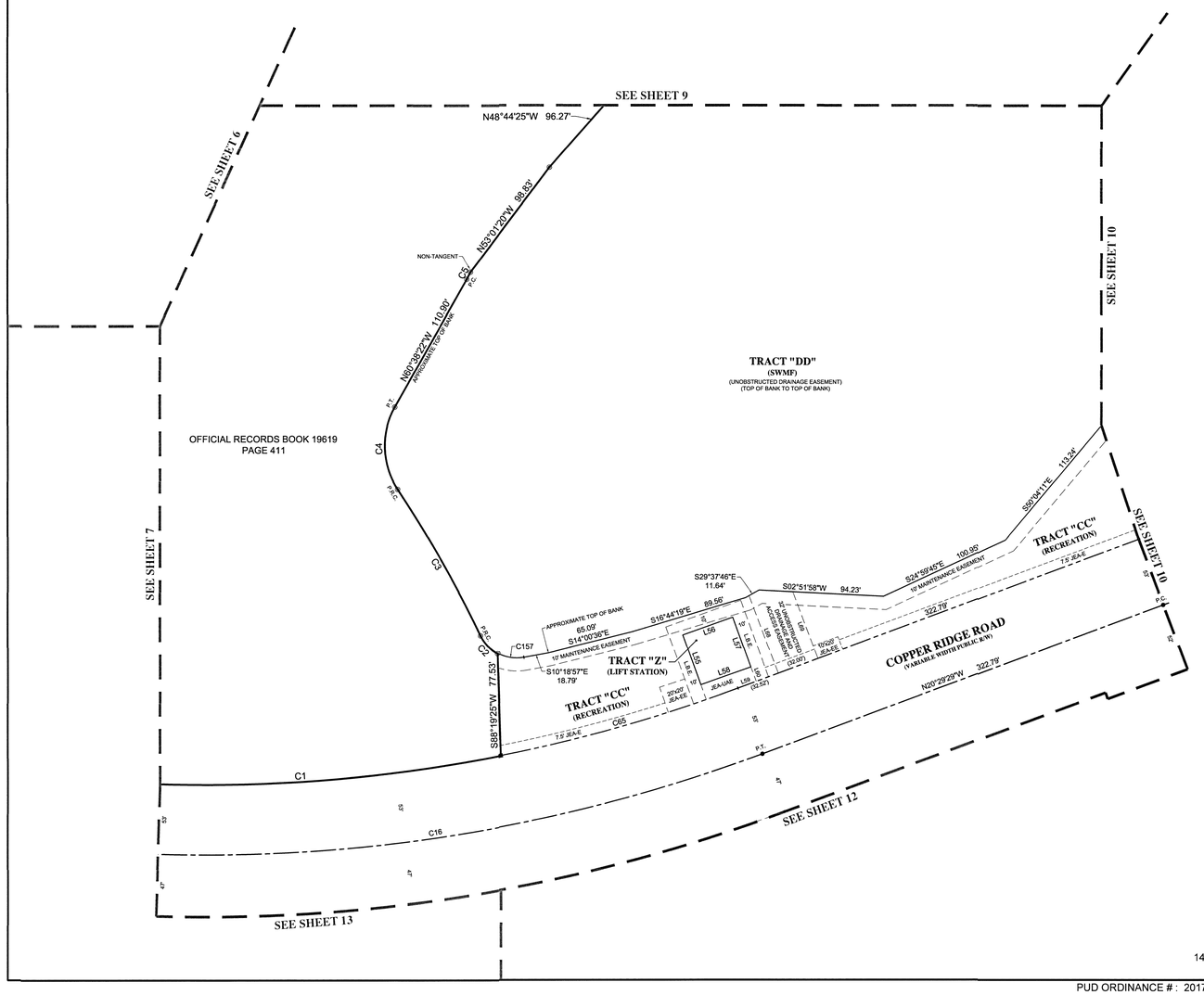
PLAT BOOK 79 PAGE 61

SHEET 8 OF 24 SHEETS
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)





LINE TABLE		
LINE #	LENGTH	DIRECTION
L55	40.00'	S70°20'25"W
L56	40.00'	N19°39'35"W
L57	40.00'	N70°20'25"E
L58	40.00'	S19°39'35"E
L59	14.73'	N20°29'29"W
L60	11.67'	N69°30'31"E
L68	62.64'	N69°30'31"E
L69	53.84'	S69°30'31"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	305.44'	1147.00'	15°15'28"	N03°33'51"W	304.54'
C2	18.92'	30.00'	36°08'37"	S46°23'43"W	18.61'
C3	127.37'	928.60'	7°51'33"	S60°36'21"W	127.27'
C4	65.57'	60.00'	62°36'57"	S88°03'09"W	62.36'
C5	6.11'	91.25'	3°50'17"	N62°33'31"W	6.11'
C16	1299.60'	1200.00'	62°03'05"	N10°32'04"E	1237.01'
C65	186.14'	1147.00'	9°17'54"	N15°50'32"W	185.94'
C157	20.23'	30.00'	38°38'21"	S09°00'14"W	19.85'

PREPARED BY:
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PHONE (904) 805-0030 ~ L.B. NO. 6715

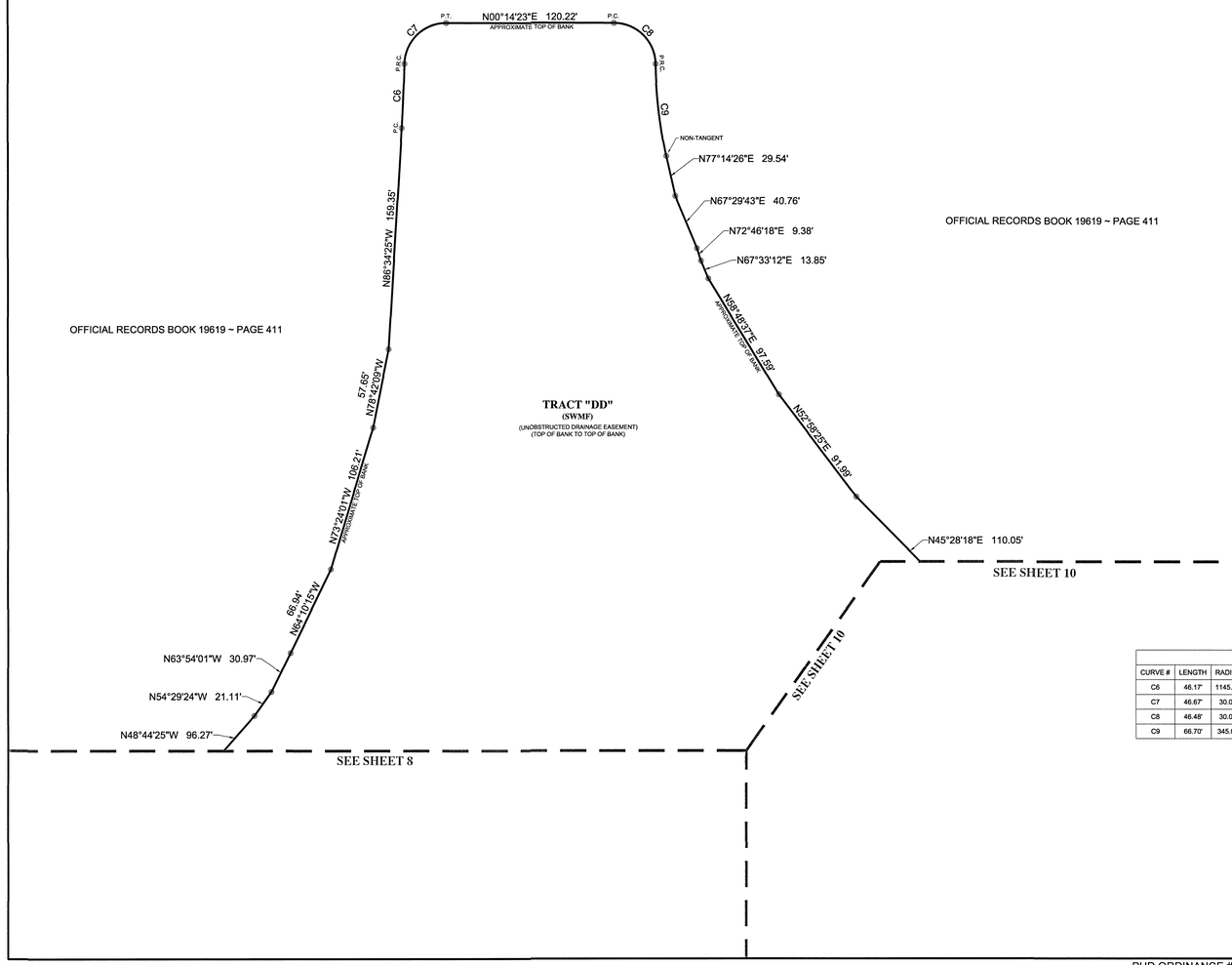
PUD ORDINANCE # : 2017-343-E PLANS AND PLAT CITY DEV.# : 9578.000

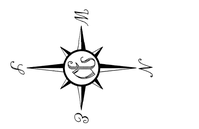
COPPER RIDGE PHASE 1

PLAT BOOK 79 PAGE 62

SHEET 9 OF 24 SHEETS
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)

A REPLAT OF TRACT 16, BLOCK 2, A PORTION OF TRACT 12, 13, 14, AND 15, BLOCK 2, AND TRACT 1, 2, 3, 12, 13, 14, 15, AND 16 BLOCK 3 AND A PORTION OF TRACT 4, 5, 6, 7, 8, 9, 10, AND 11, BLOCK 3. SECTION 30, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH THOSE PORTIONS OF UNNAMED RIGHT OF WAYS THAT LIE WITHIN THE FOLLOWING DESCRIBED PARCEL, ALL BEING IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA





GRAPHIC SCALE

0 25 50 100 150

(IN FEET)
1 inch = 50 ft.

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C6	46.17'	1145.00'	2°18'37"	N87°43'44"W	46.17'
C7	46.67'	30.00'	89°07'25"	N44°19'20"W	42.10'
C8	46.48'	30.00'	88°46'34"	N44°37'40"E	41.97'
C9	66.70'	345.00'	11°04'40"	N83°28'37"E	66.60'

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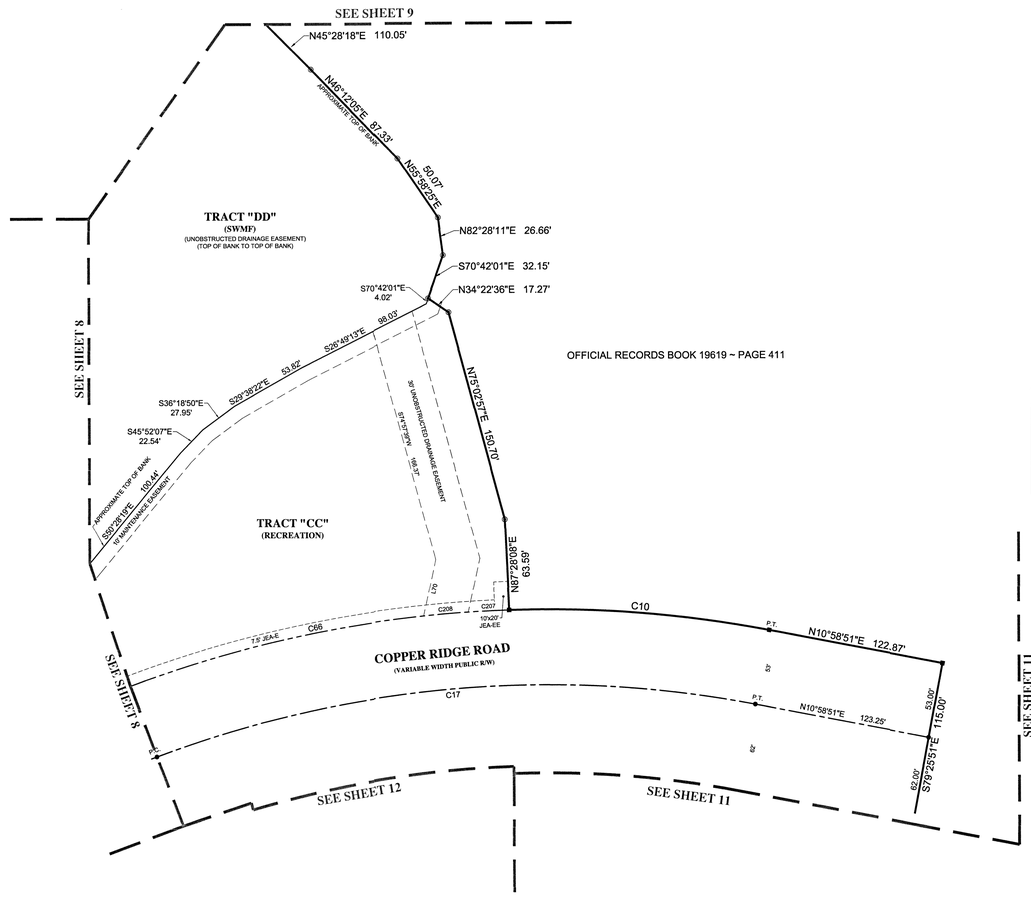
PUD ORDINANCE # : 2017-343-E PLANS AND PLAT CITY DEV.# : 9578.000

COPPER RIDGE PHASE 1

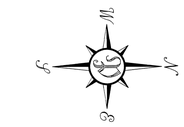
PLAT BOOK 79 PAGE 63

SHEET 10 OF 24 SHEETS
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)

A REPLAT OF TRACT 16, BLOCK 2, A PORTION OF TRACT 12, 13, 14, AND 15, BLOCK 2, AND TRACT 1, 2, 3, 12, 13, 14, 15, AND 16 BLOCK 3 AND A PORTION OF TRACT 4, 5, 6, 7, 8, 9, 10, AND 11, BLOCK 3. SECTION 30, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH THOSE PORTIONS OF UNNAMED RIGHT OF WAYS THAT LIE WITHIN THE FOLLOWING DESCRIBED PARCEL, ALL BEING IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA



OFFICIAL RECORDS BOOK 19619 ~ PAGE 411



GRAPHIC SCALE

0 25 50 100 150

(IN FEET)
1 inch = 50 ft.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L70	40.39'	N77°52'09"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C10	182.96'	828.00'	12°39'37"	N04°39'02"E	182.59'
C17	425.70'	775.00'	31°28'20"	N04°45'19"W	420.37'
C66	271.86'	828.00'	18°48'43"	N11°05'07"W	270.64'
C207	28.69'	828.00'	1°59'07"	N02°40'20"W	28.69'
C208	31.35'	828.00'	2°10'10"	N04°44'58"W	31.35'

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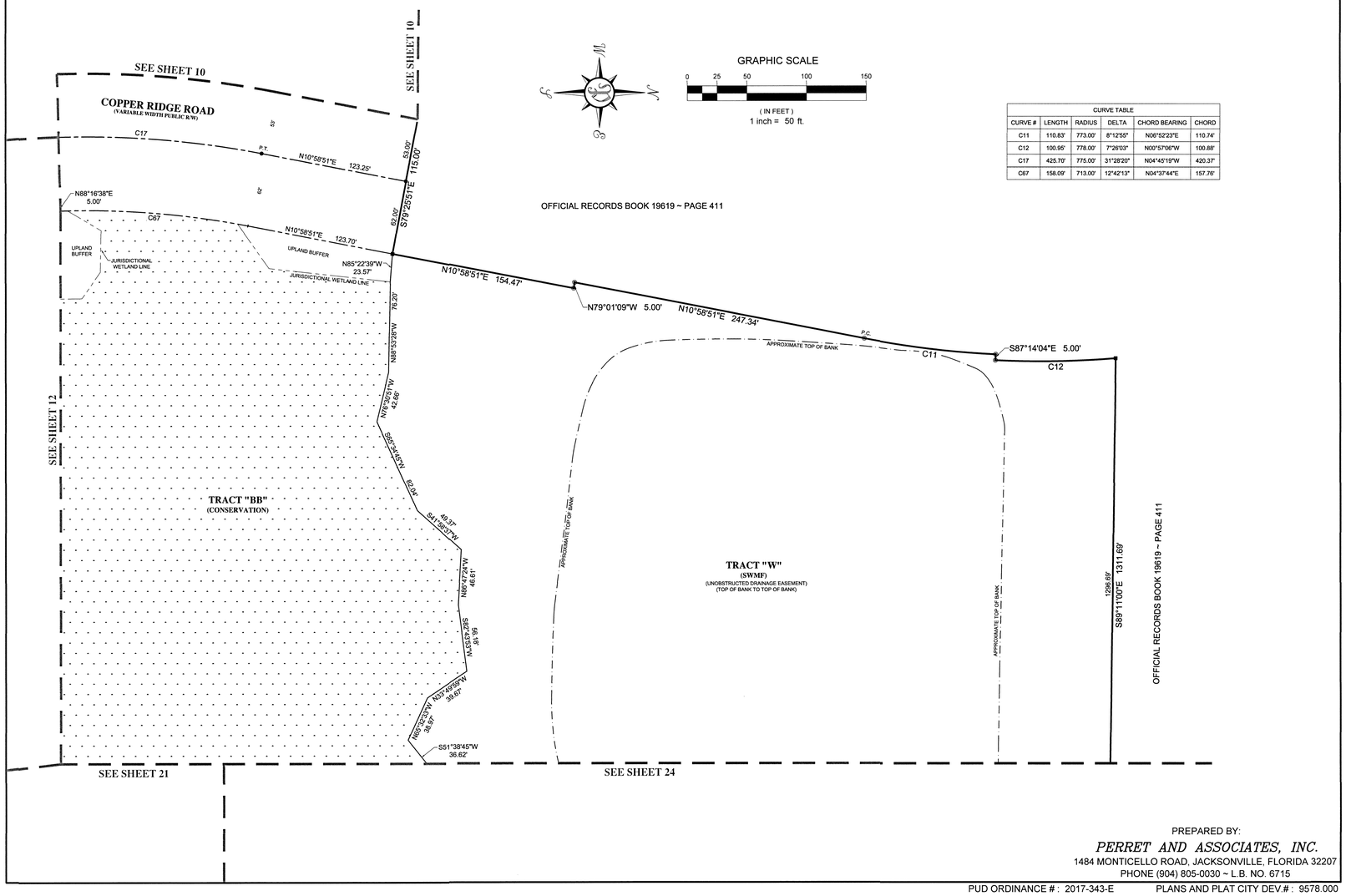
PUD ORDINANCE # : 2017-343-E PLANS AND PLAT CITY DEV.# : 9578.000

COPPER RIDGE PHASE 1

PLAT BOOK 79 PAGE 64

SHEET 11 OF 24 SHEETS
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)

A REPLAT OF TRACT 16, BLOCK 2, A PORTION OF TRACT 12, 13, 14, AND 15, BLOCK 2, AND TRACT 1, 2, 3, 12, 13, 14, 15, AND 16 BLOCK 3 AND A PORTION OF TRACT 4, 5, 6, 7, 8, 9, 10, AND 11, BLOCK 3. SECTION 30, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH THOSE PORTIONS OF UNNAMED RIGHT OF WAYS THAT LIE WITHIN THE FOLLOWING DESCRIBED PARCEL, ALL BEING IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA



OFFICIAL RECORDS BOOK 19619 ~ PAGE 411

GRAPHIC SCALE

0 25 50 100 150

(IN FEET)
1 inch = 50 ft.

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C11	110.83'	773.00'	8°12'55"	N06°52'23"E	110.74'
C12	100.95'	778.00'	7°26'03"	N00°57'06"W	100.88'
C17	425.70'	775.00'	31°28'20"	N04°45'15"W	420.37'
C67	158.09'	713.00'	12°42'13"	N04°37'44"E	157.76'

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PUD ORDINANCE # : 2017-343-E PLANS AND PLAT CITY DEV.# : 9578.000

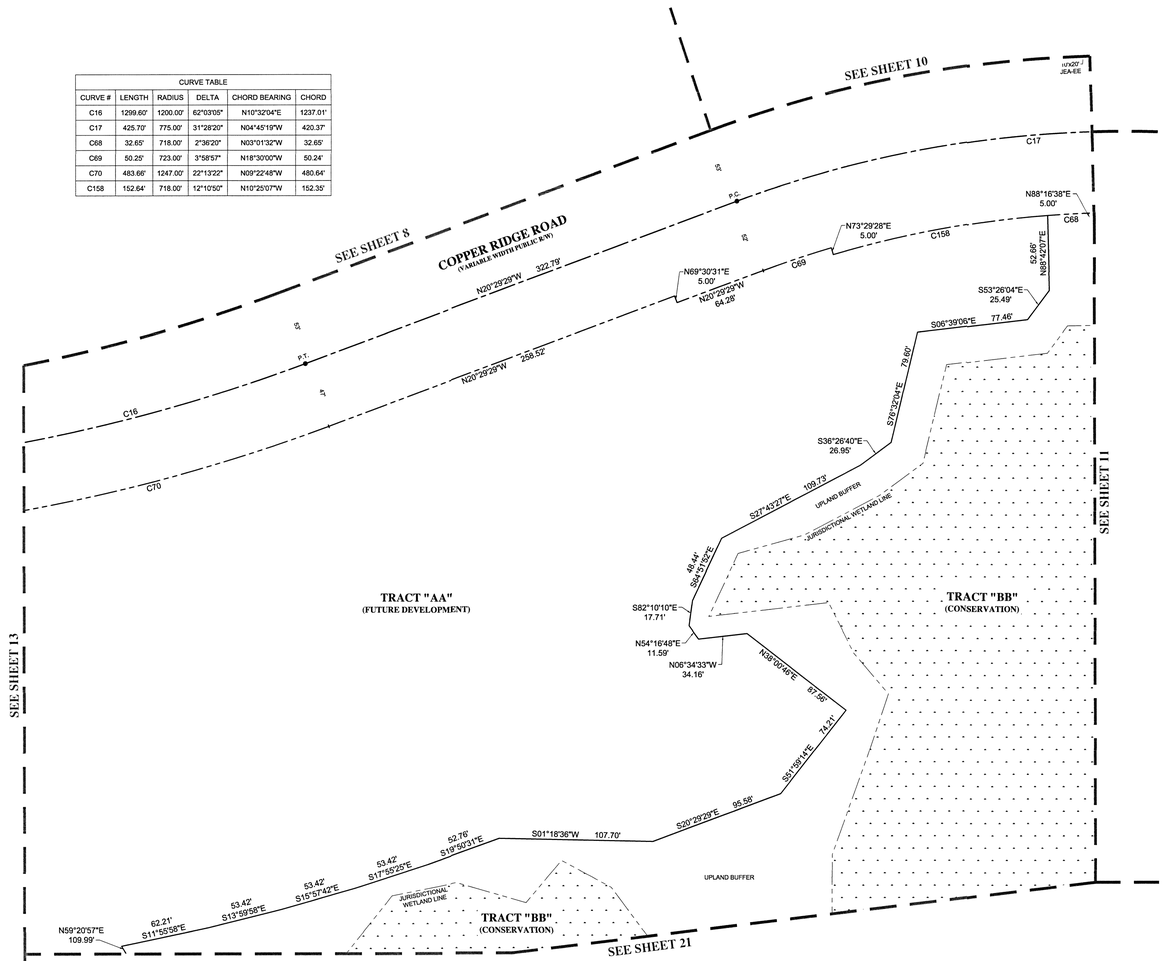
COPPER RIDGE PHASE 1

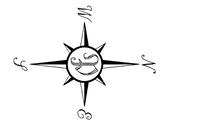
PLAT BOOK 79 PAGE 65

SHEET 12 OF 24 SHEETS
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)

A REPLAT OF TRACT 16, BLOCK 2, A PORTION OF TRACT 12, 13, 14, AND 15, BLOCK 2, AND TRACT 1, 2, 3, 12, 13, 14, 15, AND 16 BLOCK 3 AND A PORTION OF TRACT 4, 5, 6, 7, 8, 9, 10, AND 11, BLOCK 3. SECTION 30, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH THOSE PORTIONS OF UNNAMED RIGHT OF WAYS THAT LIE WITHIN THE FOLLOWING DESCRIBED PARCEL, ALL BEING IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C16	1299.60'	1200.00'	62°03'05"	N10°32'04"E	1237.01'
C17	425.70'	775.00'	31°28'20"	N04°45'19"W	420.37'
C68	32.65'	718.00'	2°36'20"	N03°01'32"W	32.65'
C69	50.25'	723.00'	3°58'57"	N18°30'00"W	50.24'
C70	483.66'	1247.00'	22°13'22"	N09°22'48"W	480.64'
C158	152.64'	718.00'	12°10'50"	N10°25'07"W	152.35'





GRAPHIC SCALE

0 25 50 100 150

(IN FEET)
1 inch = 50 ft.

PREPARED BY:

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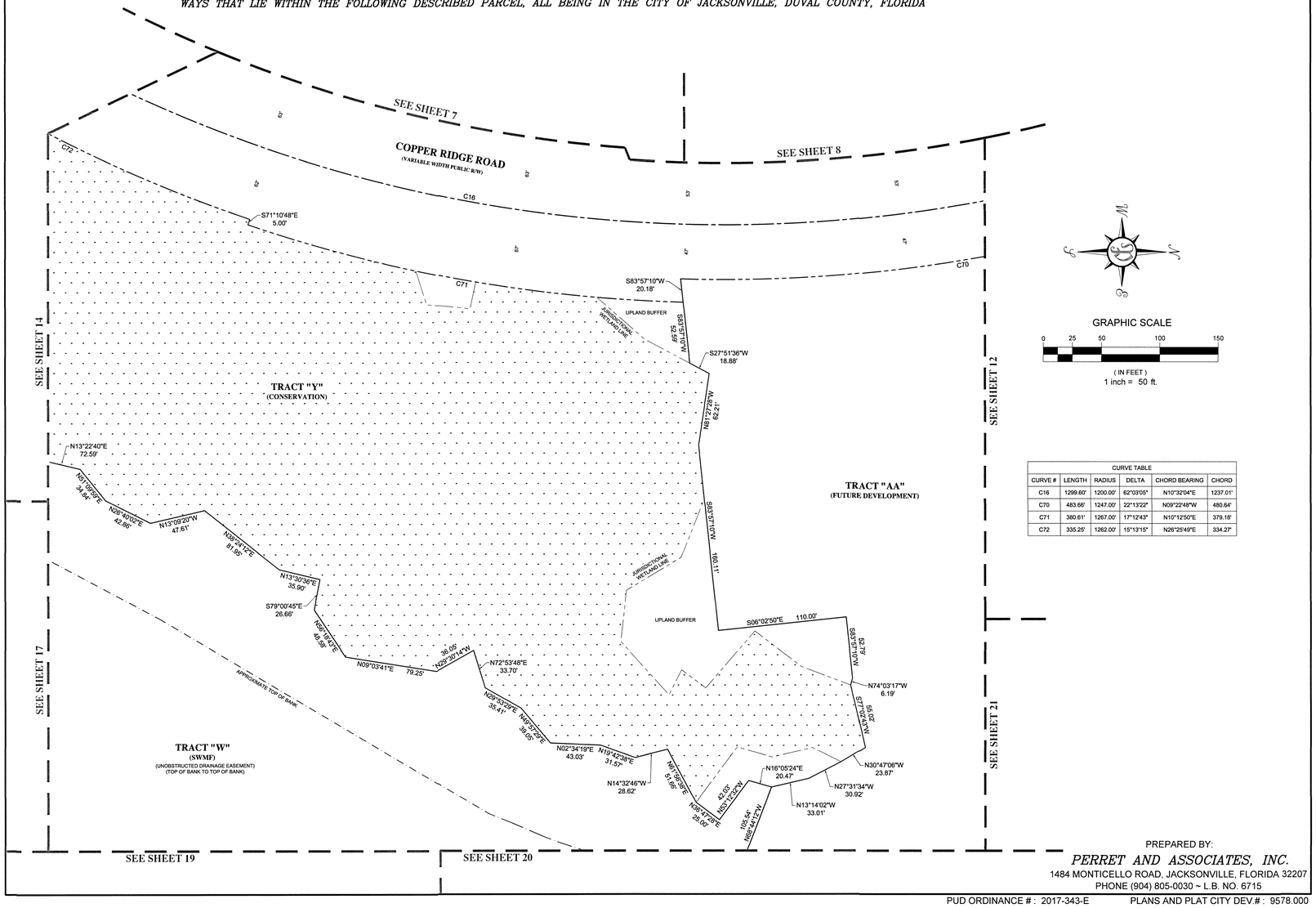
COPPER RIDGE PHASE 1

PLAT BOOK 79 PAGE 66

SHEET 13 OF 24 SHEETS
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)

A REPLAT OF TRACT 16, BLOCK 2, A PORTION OF TRACT 12, 13, 14, AND 15, BLOCK 2, AND TRACT 1, 2, 3, 12, 13, 14, 15, AND 16 BLOCK 3 AND A PORTION OF TRACT 4, 5, 6, 7, 8, 9, 10, AND 11, BLOCK 3. SECTION 30, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH THOSE PORTIONS OF UNNAMED RIGHT OF WAYS THAT LIE WITHIN THE FOLLOWING DESCRIBED PARCEL, ALL BEING IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA



GRAPHIC SCALE

0 25 50 100 150

(IN FEET)
1 inch = 50 ft.

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C16	1299.60'	1200.00'	62°03'05"	N10°32'04"E	1237.01'
C70	483.66'	1247.00'	22°13'22"	N09°22'48"W	480.64'
C71	380.61'	1267.00'	17°12'43"	N10°12'50"E	379.18'
C72	335.25'	1262.00'	15°13'15"	N26°25'49"E	334.27'

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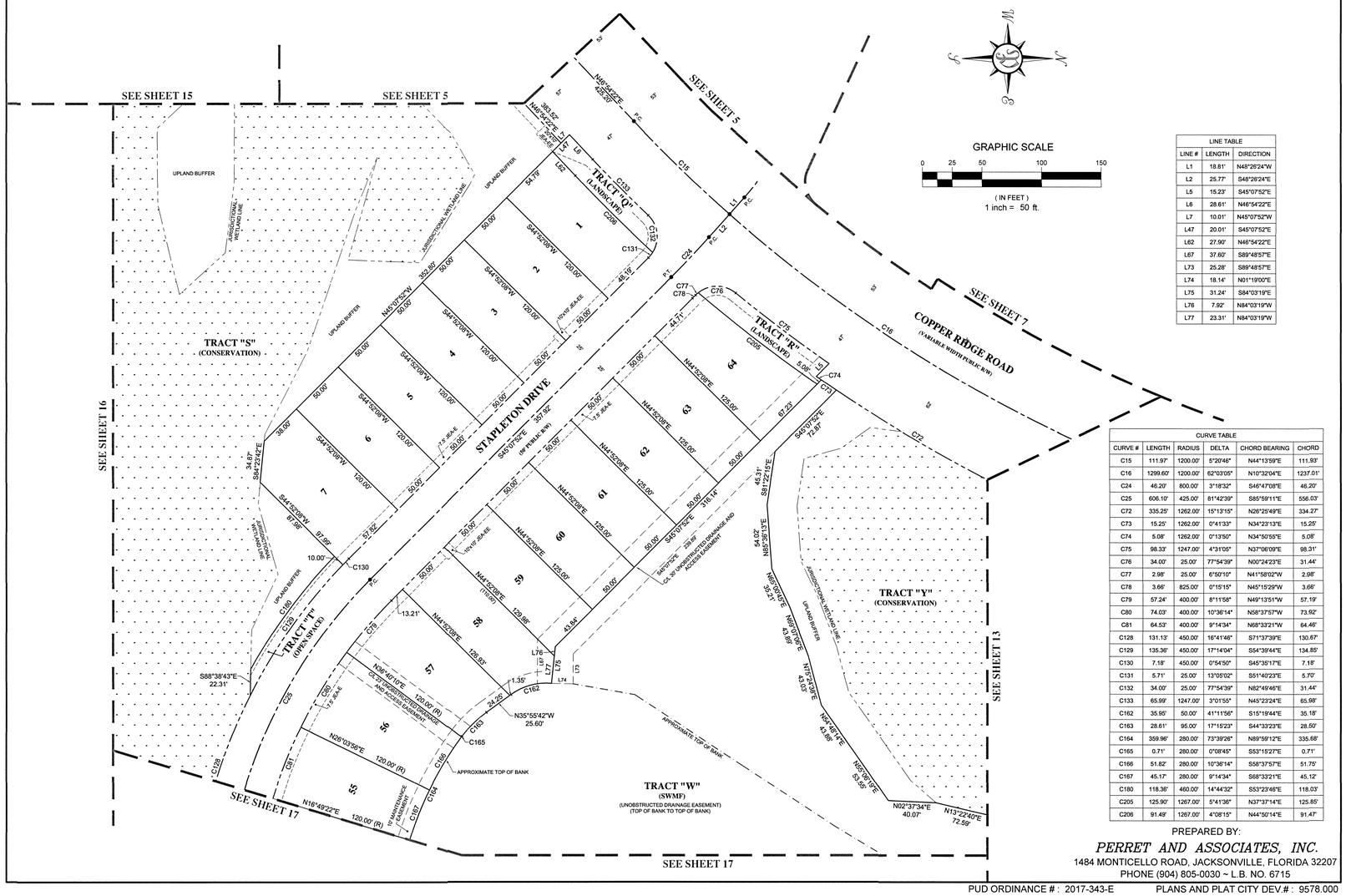
PUD ORDINANCE # : 2017-343-E PLANS AND PLAT CITY DEV.# : 9578.000

COPPER RIDGE PHASE 1

PLAT BOOK 79 PAGE 67

SHEET 14 OF 24 SHEETS
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)

A REPLAT OF TRACT 16, BLOCK 2, A PORTION OF TRACT 12, 13, 14, AND 15, BLOCK 2, AND TRACT 1, 2, 3, 12, 13, 14, 15, AND 16 BLOCK 3 AND A PORTION OF TRACT 4, 5, 6, 7, 8, 9, 10, AND 11, BLOCK 3. SECTION 30, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH THOSE PORTIONS OF UNNAMED RIGHT OF WAYS THAT LIE WITHIN THE FOLLOWING DESCRIBED PARCEL, ALL BEING IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	18.81'	N48°26'24"W
L2	25.77'	S48°26'24"E
L5	15.23'	S45°07'52"E
L6	28.61'	N46°54'22"E
L7	10.01'	N45°07'52"W
L47	20.01'	S45°07'52"E
L62	27.90'	N46°54'22"E
L67	37.60'	S89°48'57"E
L73	25.28'	S89°48'57"E
L74	18.14'	N01°19'00"E
L75	31.24'	S84°03'19"E
L76	7.92'	N84°03'19"W
L77	23.31'	N84°03'19"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C15	111.97'	1200.00'	5°20'46"	N44°13'59"E	111.93'
C16	1299.60'	1200.00'	62°03'05"	N10°32'04"E	1237.01'
C24	46.20'	800.00'	3°18'32"	S46°47'08"E	46.20'
C25	606.10'	425.00'	81°42'39"	S85°59'11"E	556.03'
C72	335.25'	1262.00'	15°13'15"	N26°25'49"E	334.27'
C73	15.25'	1262.00'	0°41'33"	N34°23'13"E	15.25'
C74	5.08'	1262.00'	0°13'50"	N34°50'55"E	5.08'
C75	98.33'	1247.00'	4°31'05"	N37°06'09"E	98.31'
C76	34.00'	25.00'	77°54'39"	N00°24'23"E	31.44'
C77	2.98'	25.00'	6°50'10"	N41°58'02"W	2.98'
C78	3.66'	825.00'	0°15'15"	N45°15'29"W	3.66'
C79	57.24'	400.00'	8°11'58"	N49°13'51"W	57.19'
C80	74.03'	400.00'	10°36'14"	N58°37'57"W	73.92'
C81	64.53'	400.00'	9°14'34"	N68°33'21"W	64.46'
C128	131.13'	450.00'	16°41'46"	S71°37'39"E	130.67'
C129	135.36'	450.00'	17°14'04"	S54°39'44"E	134.85'
C130	7.18'	450.00'	0°54'50"	S45°35'17"E	7.18'
C131	5.71'	25.00'	13°05'02"	S51°40'23"E	5.70'
C132	34.00'	25.00'	77°54'39"	N82°49'46"E	31.44'
C133	65.99'	1247.00'	3°01'55"	N45°23'24"E	65.98'
C162	35.95'	50.00'	41°11'56"	S15°19'44"E	35.18'
C163	28.61'	95.00'	17°15'23"	S44°33'23"E	28.50'
C164	359.96'	280.00'	73°39'26"	N89°59'12"E	335.68'
C165	0.71'	280.00'	0°08'45"	S53°15'27"E	0.71'
C166	51.82'	280.00'	10°36'14"	S58°37'57"E	51.75'
C167	45.17'	280.00'	9°14'34"	S68°33'21"E	45.12'
C180	118.36'	460.00'	14°44'32"	S53°23'46"E	118.03'
C205	125.90'	1267.00'	5°41'36"	N37°37'14"E	125.85'
C206	91.49'	1267.00'	4°08'15"	N44°50'14"E	91.47'

PREPARED BY:
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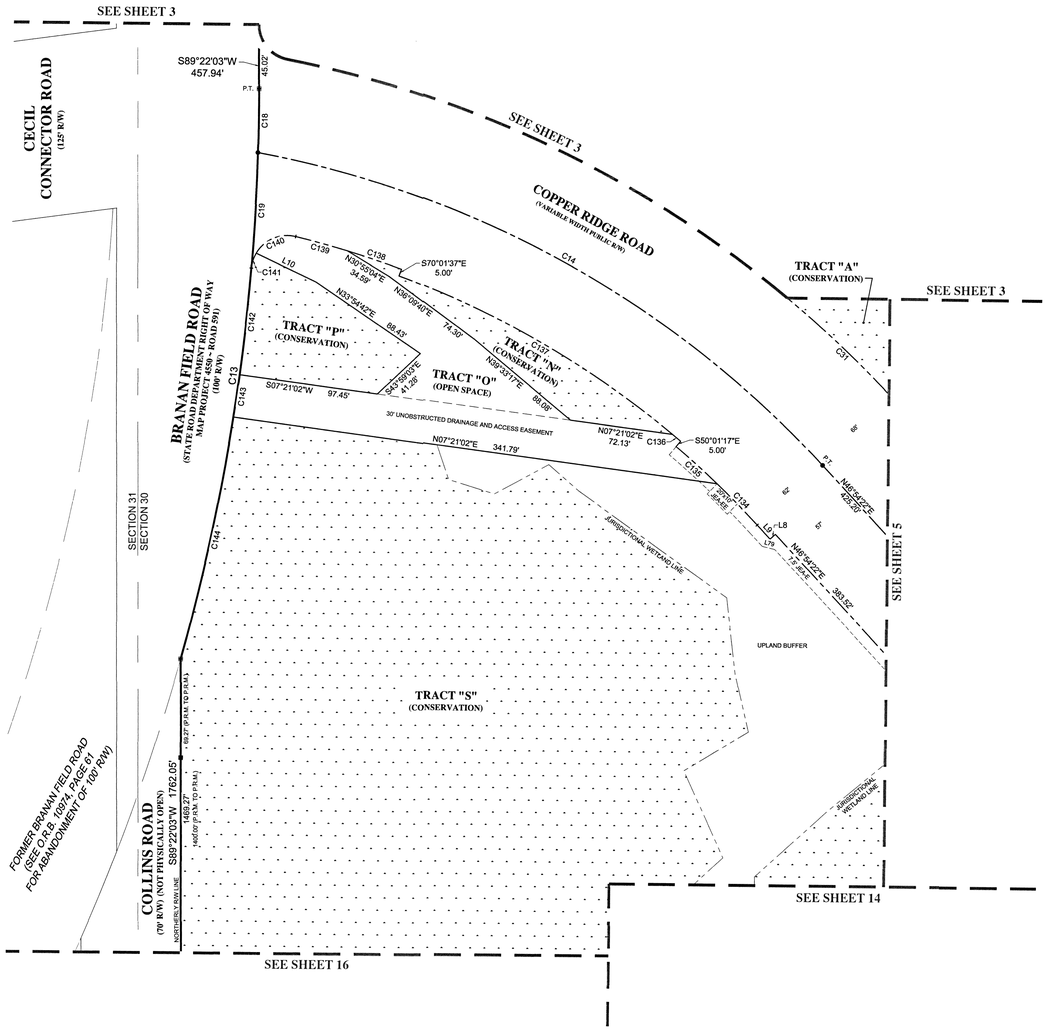
PUD ORDINANCE # : 2017-343-E PLANS AND PLAT CITY DEV.# : 9578.000

COPPER RIDGE PHASE 1

PLAT BOOK 79 PAGE 68

SHEET 15 OF 24 SHEETS
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)

A REPLAT OF TRACT 16, BLOCK 2, A PORTION OF TRACT 12, 13, 14, AND 15, BLOCK 2, AND TRACT 1, 2, 3, 12, 13, 14, 15, AND 16 BLOCK 3 AND A PORTION OF TRACT 4, 5, 6, 7, 8, 9, 10, AND 11, BLOCK 3, SECTION 30, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH THOSE PORTIONS OF UNNAMED RIGHT OF WAYS THAT LIE WITHIN THE FOLLOWING DESCRIBED PARCEL, ALL BEING IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA



GRAPHIC SCALE

0 25 50 100 150

(IN FEET)
1 inch = 50 ft.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L8	5.00'	N43°05'38"W
L9	13.43'	N46°54'22"E
L10	46.75'	N25°10'16"E
L79	9.01'	N13°12'57"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C13	405.11'	1482.69'	15°39'17"	N82°48'18"W	403.85'
C14	460.13'	716.00'	36°49'13"	S28°29'45"W	452.25'
C18	44.73'	1482.69'	1°43'43"	N89°46'05"W	44.73'
C19	81.22'	1482.69'	3°08'19"	N87°20'04"W	81.21'
C31	495.55'	784.00'	36°12'55"	N28°47'54"E	487.34'
C134	40.38'	654.00'	3°32'17"	N45°08'13"E	40.38'
C135	38.69'	654.00'	3°23'22"	N41°40'24"E	38.68'
C136	7.44'	659.00'	0°38'50"	N39°39'18"E	7.44'
C137	222.65'	659.00'	19°21'30"	N29°39'08"E	221.60'
C138	40.27'	664.00'	3°28'28"	N18°14'09"E	40.26'
C139	37.56'	664.00'	3°14'26"	N14°52'42"E	37.55'
C140	32.16'	25.00'	73°42'01"	N23°35'32"W	29.99'
C141	11.05'	25.00'	25°19'20"	N73°06'12"W	10.96'
C142	75.31'	1482.69'	2°54'37"	N84°18'36"W	75.30'
C143	30.00'	1482.69'	1°09'34"	N82°16'31"W	30.00'
C144	173.85'	1482.69'	6°43'05"	N78°20'12"W	173.75'

PREPARED BY:
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PLANS AND PLAT CITY DEV.# : 9578.000

COPPER RIDGE PHASE 1

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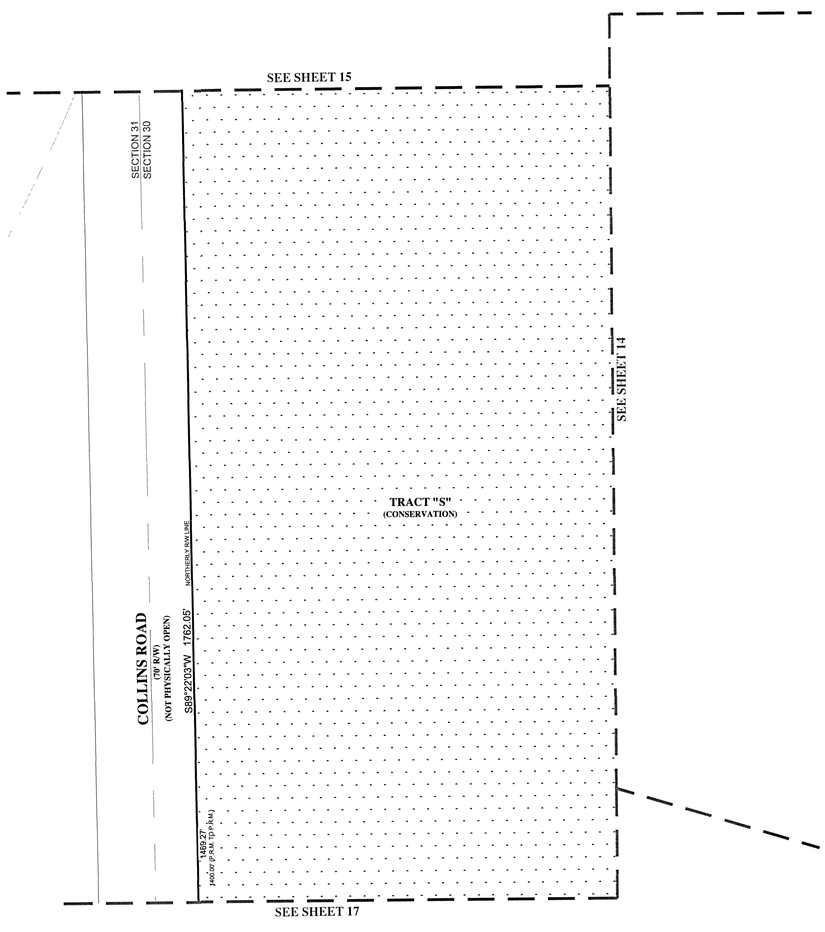
PLAT BOOK 79 PAGE 69

SHEET 16 OF 24 SHEETS
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)



GRAPHIC SCALE

0 25 50 100 150

(IN FEET)
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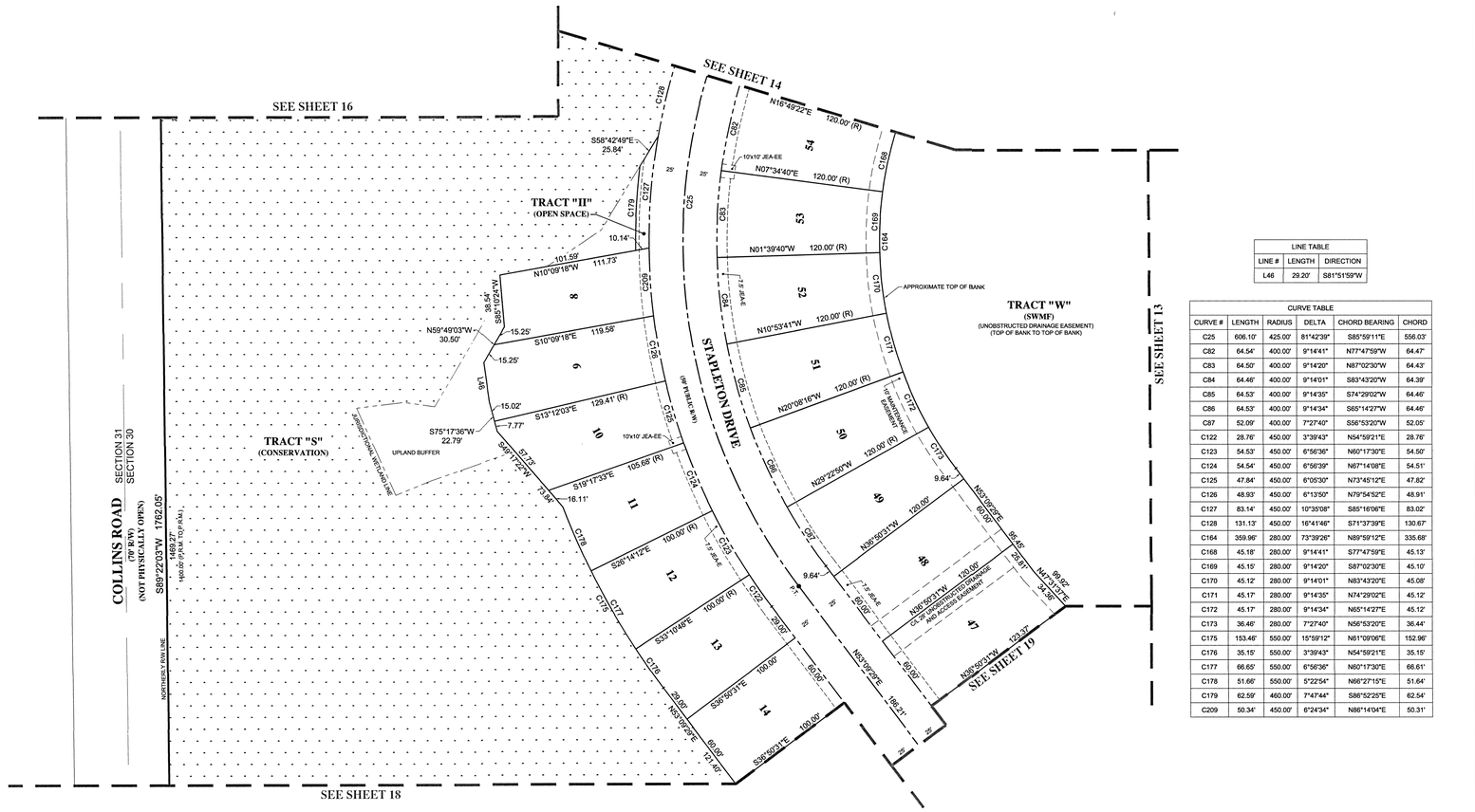
PUD ORDINANCE # : 2017-343-E PLANS AND PLAT CITY DEV.# : 9578.000

COPPER RIDGE PHASE 1

PLAT BOOK 79 PAGE 70

SHEET 17 OF 24 SHEETS
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)

A REPLAT OF TRACT 16, BLOCK 2, A PORTION OF TRACT 12, 13, 14, AND 15, BLOCK 2, AND TRACT 1, 2, 3, 12, 13, 14, 15, AND 16 BLOCK 3 AND A PORTION OF TRACT 4, 5, 6, 7, 8, 9, 10, AND 11, BLOCK 3. SECTION 30, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH THOSE PORTIONS OF UNNAMED RIGHT OF WAYS THAT LIE WITHIN THE FOLLOWING DESCRIBED PARCEL, ALL BEING IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA



LINE TABLE		
LINE #	LENGTH	DIRECTION
L46	29.20'	S81°51'59"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C25	606.10'	425.00'	81°42'39"	S85°59'11"E	556.03'
C82	64.54'	400.00'	9°14'41"	N77°47'59"W	64.47'
C83	64.50'	400.00'	9°14'20"	N87°02'30"W	64.43'
C84	64.46'	400.00'	9°14'01"	S83°43'20"W	64.39'
C85	64.53'	400.00'	9°14'35"	S74°29'02"W	64.46'
C86	64.53'	400.00'	9°14'34"	S65°14'27"W	64.46'
C87	52.09'	400.00'	7°27'40"	S56°53'20"W	52.05'
C122	28.76'	450.00'	3°39'43"	N54°59'21"E	28.76'
C123	54.53'	450.00'	6°56'36"	N60°17'30"E	54.50'
C124	54.54'	450.00'	6°56'39"	N67°14'08"E	54.51'
C125	47.84'	450.00'	6°05'30"	N73°45'12"E	47.82'
C126	48.93'	450.00'	6°13'50"	N79°54'52"E	48.91'
C127	83.14'	450.00'	10°35'08"	S85°16'06"E	83.02'
C128	131.13'	450.00'	16°41'46"	S71°37'39"E	130.67'
C164	359.96'	280.00'	73°39'26"	N89°59'12"E	335.68'
C168	45.18'	280.00'	9°14'41"	S77°47'59"E	45.13'
C169	45.15'	280.00'	9°14'20"	S87°02'30"E	45.10'
C170	45.12'	280.00'	9°14'01"	N83°43'20"E	45.08'
C171	45.17'	280.00'	9°14'35"	N74°29'02"E	45.12'
C172	45.17'	280.00'	9°14'34"	N65°14'27"E	45.12'
C173	36.46'	280.00'	7°27'40"	N56°53'20"E	36.44'
C175	153.46'	550.00'	15°59'12"	N61°09'06"E	152.96'
C176	35.15'	550.00'	3°39'43"	N54°59'21"E	35.15'
C177	66.65'	550.00'	6°56'36"	N60°17'30"E	66.61'
C178	51.66'	550.00'	5°22'54"	N66°27'15"E	51.64'
C179	62.59'	460.00'	7°47'44"	S86°52'25"E	62.54'
C209	50.34'	450.00'	6°24'34"	N86°14'04"E	50.31'

GRAPHIC SCALE

0 25 50 100 150

(IN FEET)
1 inch = 50 ft.

PREPARED BY:
PERRET AND ASSOCIATES, INC.
1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207
PHONE (904) 805-0030 ~ L.B. NO. 6715

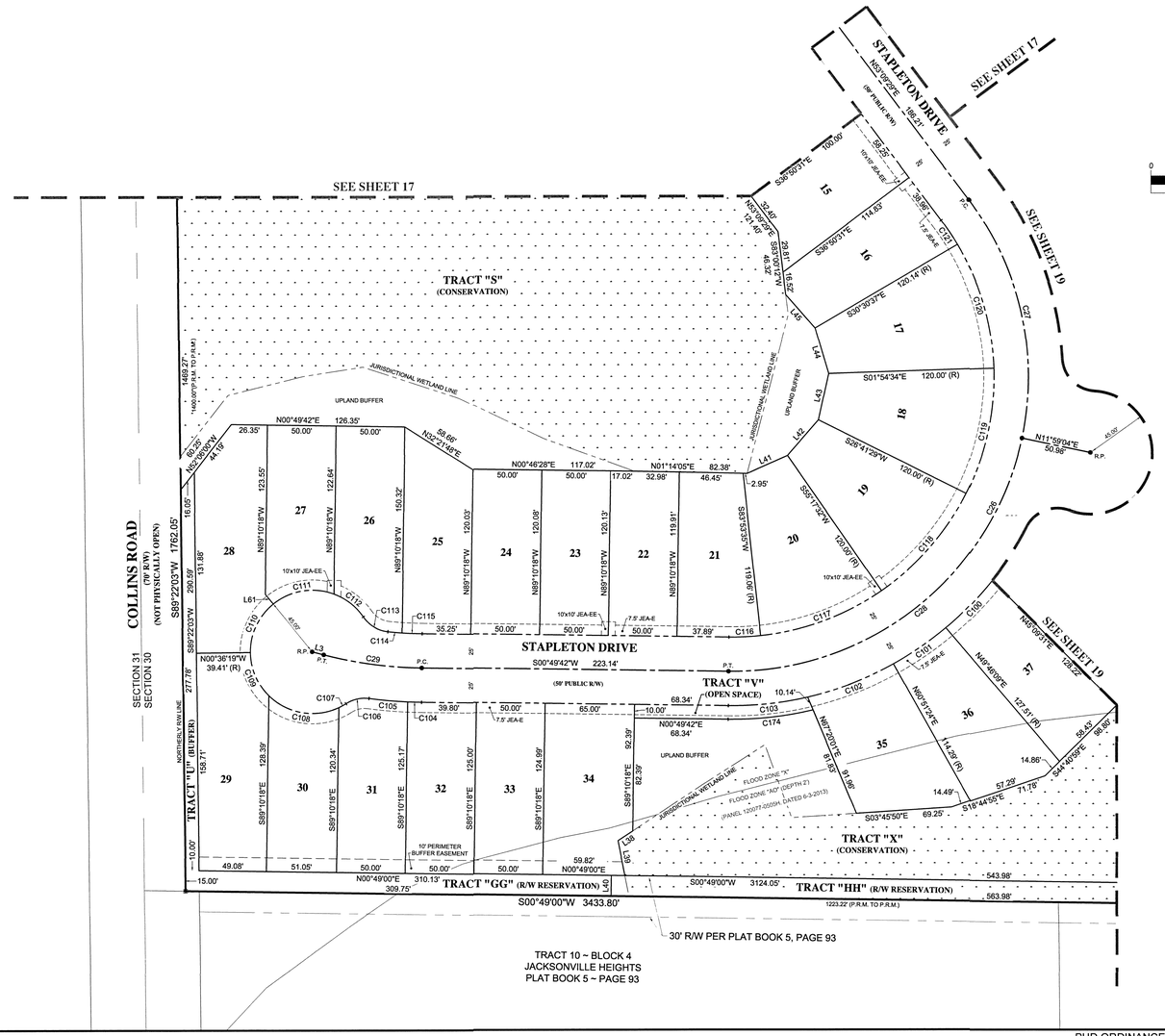
PUD ORDINANCE # : 2017-343-E PLANS AND PLAT CITY DEV.# : 9578.000

COPPER RIDGE PHASE 1

PLAT BOOK 79 PAGE 71

SHEET 18 OF 24 SHEETS
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)

A REPLAT OF TRACT 16, BLOCK 2, A PORTION OF TRACT 12, 13, 14, AND 15, BLOCK 2, AND TRACT 1, 2, 3, 12, 13, 14, 15, AND 16 BLOCK 3 AND A PORTION OF TRACT 4, 5, 6, 7, 8, 9, 10, AND 11, BLOCK 3. SECTION 30, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH THOSE PORTIONS OF UNNAMED RIGHT OF WAYS THAT LIE WITHIN THE FOLLOWING DESCRIBED PARCEL, ALL BEING IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA



GRAPHIC SCALE

0 25 50 100 150

(IN FEET)
1 inch = 50 ft.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L3	8.71'	S14°37'21"W
L38	12.82'	S33°32'00"E
L39	25.92'	N78°47'50"E
L40	15.00'	S89°11'00"E
L41	32.14'	N23°58'15"W
L42	34.58'	N49°00'30"W
L43	34.58'	N77°36'33"W
L44	34.55'	S73°33'48"W
L45	32.44'	S48°45'56"W
L61	9.08'	S50°50'12"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C26	479.08'	215.00'	127°40'13"	S63°00'24"E	385.94'
C27	183.22'	215.00'	48°49'34"	N77°34'17"E	177.72'
C28	295.86'	215.00'	78°50'39"	S38°35'37"E	273.06'
C29	72.23'	300.00'	13°47'38"	S07°43'32"W	72.05'
C100	48.27'	240.00'	11°31'28"	N45°59'35"W	48.19'
C101	46.44'	240.00'	11°05'15"	N34°41'14"W	46.37'
C102	67.32'	240.00'	16°04'16"	N21°06'29"W	67.10'
C103	58.23'	240.00'	13°54'03"	N06°07'19"W	58.09'
C104	10.20'	325.00'	1°47'54"	N01°43'40"E	10.20'
C105	28.18'	325.00'	4°58'03"	N05°06'38"E	28.17'
C106	17.62'	25.00'	40°23'03"	N12°35'52"W	17.26'
C107	5.91'	45.00'	7°31'39"	N29°01'35"W	5.91'
C108	55.04'	45.00'	70°05'04"	N09°46'47"E	51.68'
C109	35.01'	45.00'	44°34'22"	N67°06'30"E	34.13'
C110	40.40'	45.00'	51°26'32"	S64°53'03"E	39.06'
C111	46.96'	45.00'	59°47'19"	S09°16'08"E	44.86'
C112	27.52'	45.00'	35°02'40"	S38°08'52"W	27.10'
C113	21.65'	25.00'	49°37'04"	S30°51'40"W	20.98'
C114	10.32'	275.00'	2°08'57"	S04°58'39"W	10.31'
C115	14.76'	275.00'	3°04'28"	S02°21'56"W	14.75'
C116	23.00'	190.00'	6°56'08"	S02°38'21"E	22.99'
C117	94.84'	190.00'	28°36'03"	S20°24'27"E	93.86'
C118	94.84'	190.00'	28°36'03"	S49°00'30"E	93.86'
C119	94.84'	190.00'	28°36'03"	S77°36'33"E	93.86'
C120	94.84'	190.00'	28°36'03"	N73°47'24"E	93.86'
C121	21.00'	190.00'	6°19'53"	N56°19'26"E	20.99'
C174	62.34'	250.00'	14°17'17"	N06°18'56"W	62.18'

PREPARED BY:
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PHONE (904) 805-0030 ~ L.B. NO. 6715

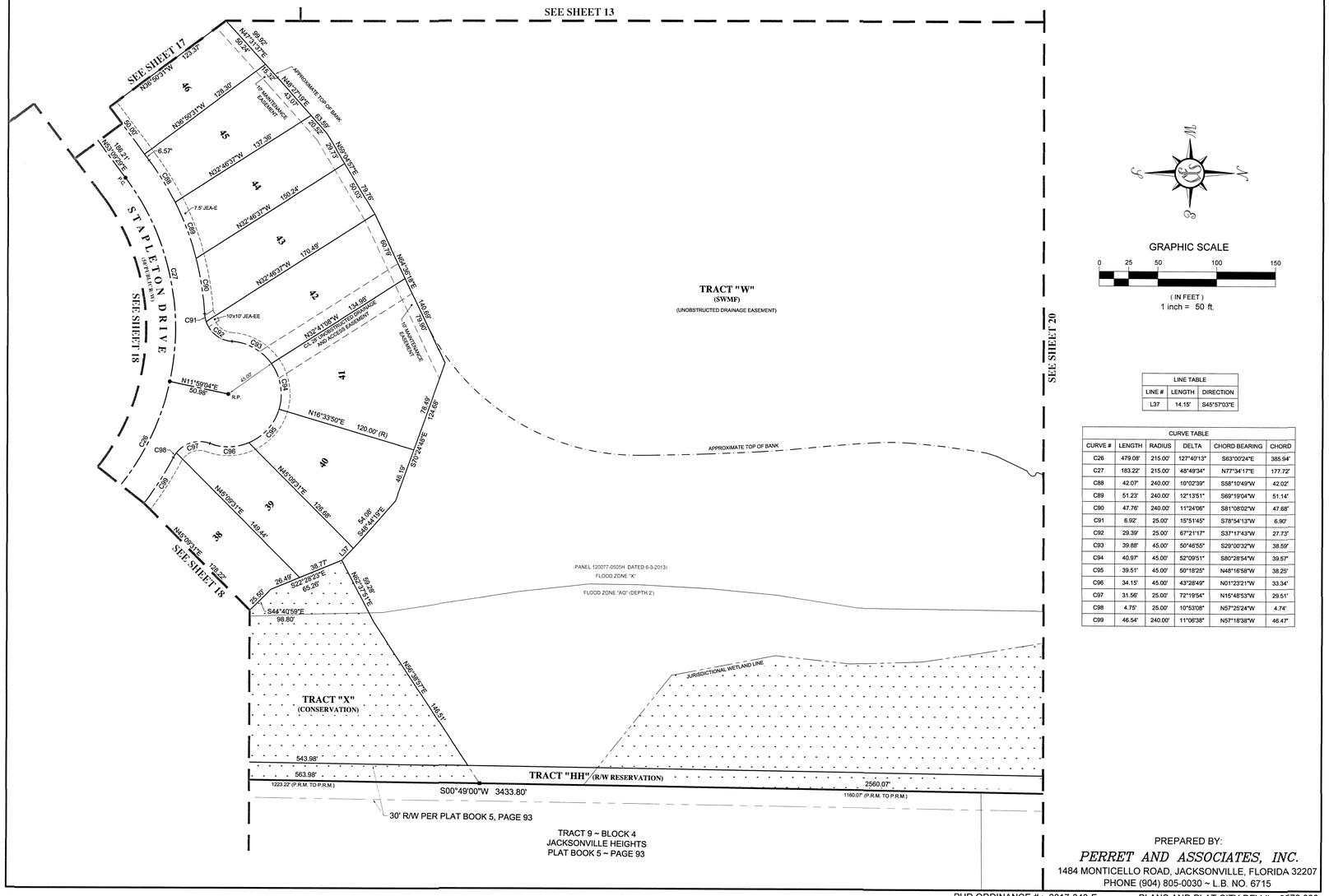
PUD ORDINANCE # : 2017-343-E PLANS AND PLAT CITY DEV.# : 9578.000

COPPER RIDGE PHASE 1

PLAT BOOK 79 PAGE 72

SHEET 19 OF 24 SHEETS
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)

A REPLAT OF TRACT 16, BLOCK 2, A PORTION OF TRACT 12, 13, 14, AND 15, BLOCK 2, AND TRACT 1, 2, 3, 12, 13, 14, 15, AND 16 BLOCK 3 AND A PORTION OF TRACT 4, 5, 6, 7, 8, 9, 10, AND 11, BLOCK 3. SECTION 30, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH THOSE PORTIONS OF UNNAMED RIGHT OF WAYS THAT LIE WITHIN THE FOLLOWING DESCRIBED PARCEL, ALL BEING IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA



GRAPHIC SCALE

0 25 50 100 150

(IN FEET)
1 inch = 50 ft.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L37	14.15'	S45°57'03"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C26	479.08'	215.00'	127°40'13"	S63°00'24"E	385.94'
C27	183.22'	215.00'	48°49'34"	N77°34'17"E	177.72'
C88	42.07'	240.00'	10°02'39"	S58°10'49"W	42.02'
C89	51.23'	240.00'	12°13'51"	S69°19'04"W	51.14'
C90	47.76'	240.00'	11°24'06"	S81°08'02"W	47.68'
C91	6.92'	25.00'	15°51'45"	S78°54'13"W	6.90'
C92	29.39'	25.00'	67°21'17"	S37°17'43"W	27.73'
C93	39.88'	45.00'	50°46'55"	S29°00'32"W	38.59'
C94	40.97'	45.00'	52°09'51"	S80°28'54"W	39.57'
C95	39.51'	45.00'	50°18'25"	N48°16'58"W	38.25'
C96	34.15'	45.00'	43°28'49"	N01°23'21"W	33.34'
C97	31.56'	25.00'	72°19'54"	N15°48'53"W	29.51'
C98	4.75'	25.00'	10°53'08"	N57°25'24"W	4.74'
C99	46.54'	240.00'	11°06'38"	N57°18'38"W	46.47'

PREPARED BY:
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PHONE (904) 805-0030 ~ L.B. NO. 6715

PUD ORDINANCE # : 2017-343-E PLANS AND PLAT CITY DEV.# : 9578.000

COPPER RIDGE PHASE 1

PLAT BOOK 79 PAGE 73

SHEET 20 OF 24 SHEETS
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)

A REPLAT OF TRACT 16, BLOCK 2, A PORTION OF TRACT 12, 13, 14, AND 15, BLOCK 2, AND TRACT 1, 2, 3, 12, 13, 14, 15, AND 16 BLOCK 3 AND A PORTION OF TRACT 4, 5, 6, 7, 8, 9, 10, AND 11, BLOCK 3. SECTION 30, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH THOSE PORTIONS OF UNNAMED RIGHT OF WAYS THAT LIE WITHIN THE FOLLOWING DESCRIBED PARCEL, ALL BEING IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

SEE SHEET 13

SEE SHEET 21

SEE SHEET 14

SEE SHEET 19

SEE SHEET 22

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C159	44.73'	230.00'	11°08'30"	S11°28'40"W	44.65'
C160	95.89'	170.30'	32°15'42"	S22°02'16"W	94.63'
C161	50.87'	174.64'	16°41'26"	S29°49'24"W	50.69'

APPROXIMATE TOP OF BANK

105.54'
N69°34'12"W

S21°29'41"W
39.78'

C161

C160

C159

S05°54'25"W
6.91'

S29°51'12"E 84.40'

S72°29'29"E
55.91'

72.93'
S51°07'21"E

N17°47'06"E 89.58'

N18°08'35"E 103.68'

N10°05'21"E
65.65'

APPROXIMATE TOP OF BANK

TRACT "AA"
(FUTURE DEVELOPMENT)

TRACT "BB"
(CONSERVATION)

UPLAND BUFFER

JURISDICTIONAL WETLAND LINE

TRACT "W"
(SWMF)
(UNOBSTRUCTED DRAINAGE EASEMENT)
(TOP OF BANK TO TOP OF BANK)

APPROXIMATE TOP OF BANK

(PANEL 120077-0505H DATED 6-3-2013)
FLOOD ZONE "X"

FLOOD ZONE "AO" (DEPTH 2')

JURISDICTIONAL WETLAND LINE

APPROXIMATE TOP OF BANK

2570.24'

2560.07'

1160.07' (P.R.M. TO P.R.M.)

TRACT "HH" (R/W RESERVATION)

S00°49'00"W 3124.05'

S00°49'00"W 3433.80'

TRACT 9 ~ BLOCK 4
JACKSONVILLE HEIGHTS
PLAT BOOK 5 ~ PAGE 93

TRACT 8 ~ BLOCK 4
JACKSONVILLE HEIGHTS
PLAT BOOK 5 ~ PAGE 93

30' R/W PER PLAT BOOK 5, PAGE 93

GRAPHIC SCALE

0 25 50 100 150

(IN FEET)
1 inch = 50 ft.

PREPARED BY:
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1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207
PHONE (904) 805-0030 ~ L.B. NO. 6715

PUD ORDINANCE # : 2017-343-E

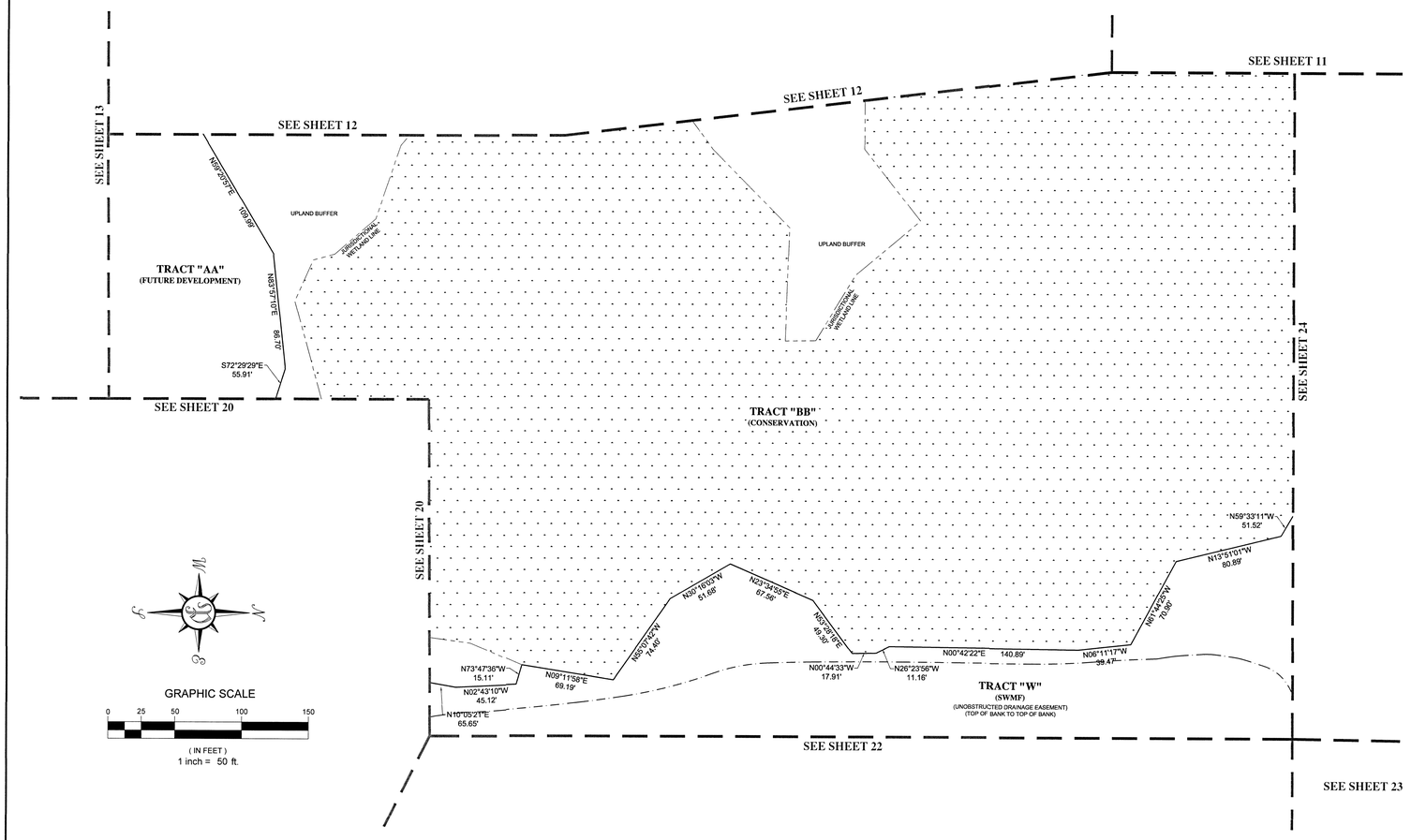
PLANS AND PLAT CITY DEV.# : 9578.000

COPPER RIDGE PHASE 1

PLAT BOOK 79 PAGE 74

SHEET 21 OF 24 SHEETS
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)

A REPLAT OF TRACT 16, BLOCK 2, A PORTION OF TRACT 12, 13, 14, AND 15, BLOCK 2, AND TRACT 1, 2, 3, 12, 13, 14, 15, AND 16 BLOCK 3 AND A PORTION OF TRACT 4, 5, 6, 7, 8, 9, 10, AND 11, BLOCK 3. SECTION 30, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH THOSE PORTIONS OF UNNAMED RIGHT OF WAYS THAT LIE WITHIN THE FOLLOWING DESCRIBED PARCEL, ALL BEING IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA



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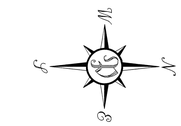
PUD ORDINANCE # : 2017-343-E PLANS AND PLAT CITY DEV.# : 9578.000

COPPER RIDGE PHASE 1

PLAT BOOK 79 PAGE 75

SHEET 22 OF 24 SHEETS
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)

A REPLAT OF TRACT 16, BLOCK 2, A PORTION OF TRACT 12, 13, 14, AND 15, BLOCK 2, AND TRACT 1, 2, 3, 12, 13, 14, 15, AND 16 BLOCK 3 AND A PORTION OF TRACT 4, 5, 6, 7, 8, 9, 10, AND 11, BLOCK 3. SECTION 30, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH THOSE PORTIONS OF UNNAMED RIGHT OF WAYS THAT LIE WITHIN THE FOLLOWING DESCRIBED PARCEL, ALL BEING IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA



GRAPHIC SCALE

0 25 50 100 150

(IN FEET)
1 inch = 50 ft.

SEE SHEET 20

SEE SHEET 21

SEE SHEET 24

SEE SHEET 23

SEE SHEET 20

TRACT "W"
(SWMF)
(UNOBSTRUCTED DRAINAGE EASEMENT)
(TOP OF BANK TO TOP OF BANK)

APPROXIMATE TOP OF BANK

2570.24'

2560.07' **TRACT "HH" (R/W RESERVATION)** S00°49'00"W 3124.05'

1160.07' (P.R.M. TO P.R.M.)

S00°49'00"W 3433.80'

1400.00' (P.R.M. TO P.R.M.)

30' R/W PER PLAT BOOK 5, PAGE 93

TRACT 8 ~ BLOCK 4
JACKSONVILLE HEIGHTS
PLAT BOOK 5 ~ PAGE 93

TRACT 7 ~ BLOCK 4
JACKSONVILLE HEIGHTS
PLAT BOOK 5 ~ PAGE 93

30' R/W PER
PLAT BOOK 5, PAGE 93

PREPARED BY:
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COPPER RIDGE PHASE 1

PLAT BOOK 79 PAGE 76

SHEET 23 OF 24 SHEETS
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)

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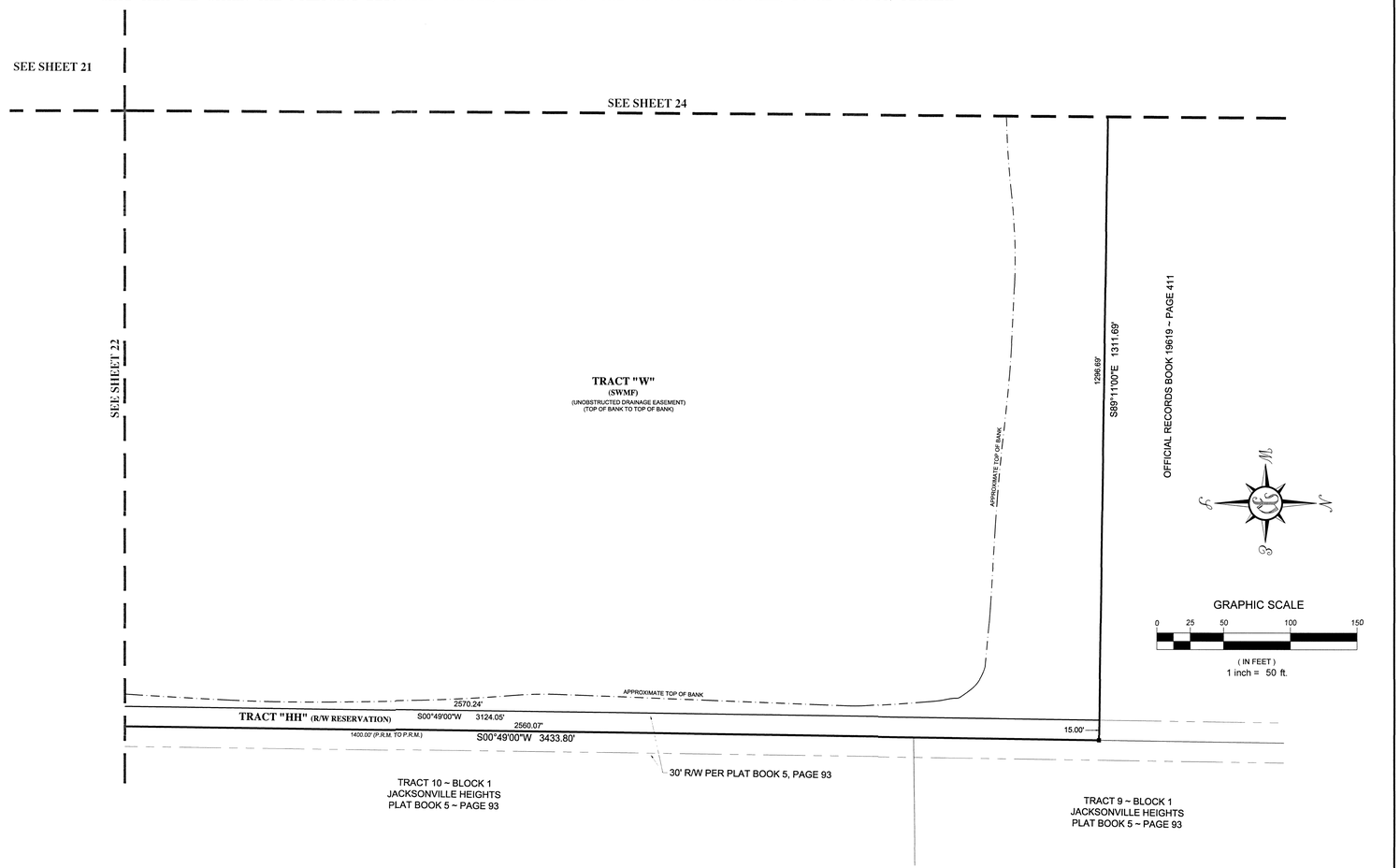

GRAPHIC SCALE

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(IN FEET)
1 inch = 50 ft.

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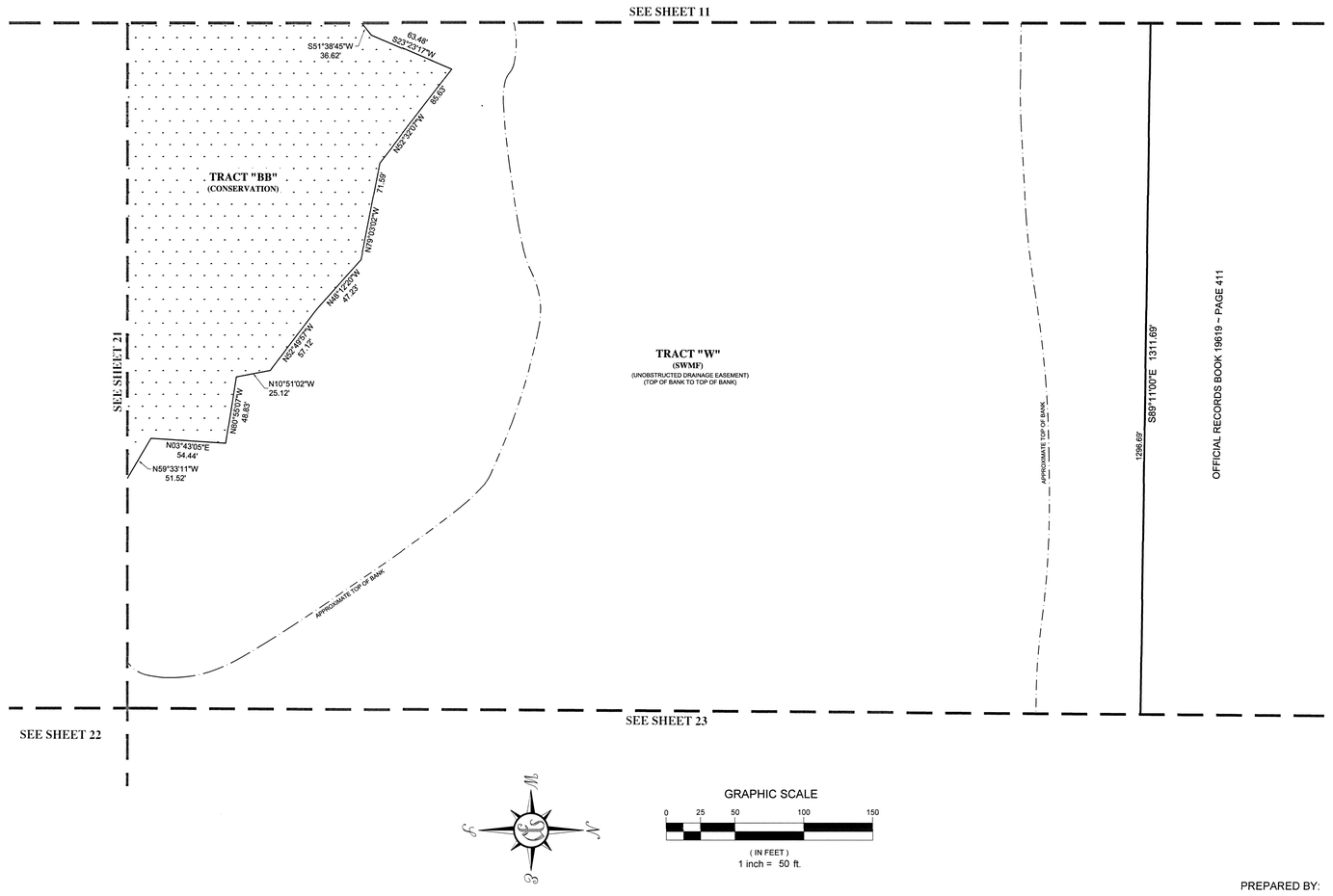
COPPER RIDGE PHASE 1

PLAT BOOK 79 PAGE 77

SHEET 24 OF 24 SHEETS
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)

A REPLAT OF TRACT 16, BLOCK 2, A PORTION OF TRACT 12, 13, 14, AND 15, BLOCK 2, AND TRACT 1, 2, 3, 12, 13, 14, 15, AND 16 BLOCK 3 AND A PORTION OF TRACT 4, 5, 6, 7, 8, 9, 10, AND 11, BLOCK 3. SECTION 30, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH THOSE PORTIONS OF UNNAMED RIGHT OF WAYS THAT LIE WITHIN THE FOLLOWING DESCRIBED PARCEL, ALL BEING IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA



GRAPHIC SCALE

0 25 50 100 150

(IN FEET)
1 inch = 50 ft.

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