

Approved 6/22/2023
Date
[Signature]
City Engineer
for Director of Public Works
Approved 6/15/23
Date
[Signature]
for General Counsel

COPPER RIDGE PHASE 2

A REPLAT OF TRACT "AA", COPPER RIDGE PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 79, PAGES 54 THROUGH 77 AND PORTIONS OF TRACTS 2, 3, 4, 5, 6, 7, 8 AND 9, 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, ALL OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALL BEING IN THE CITY OF JACKSONVILLE, FLORIDA

SHEET 1 OF 6 SHEETS
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)

CAPTION

PARCEL 1
A REPLAT OF PORTIONS OF TRACTS 2, 3, 4, 5, 6, 7, 8 AND 9, 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, BEING IN THE CITY OF JACKSONVILLE, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF TRACT "B", SAID COPPER RIDGE PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 79, PAGES 54 THROUGH 77 OF SAID CURRENT PUBLIC RECORDS; THENCE ALONG THE BOUNDARY OF SAID COPPER RIDGE PHASE 1 THE FOLLOWING TWENTY-NINE (29) COURSES; COURSE ONE (1): S89°45'37"E, A DISTANCE OF 130.00 FEET; COURSE TWO (2): N00°14'23"E, A DISTANCE OF 13.04 FEET; COURSE THREE (3): S89°45'28"E, A DISTANCE OF 180.00 FEET; COURSE FOUR (4): N00°14'32"E, A DISTANCE OF 250.00 FEET; COURSE FIVE (5): N87°52'14"E, A DISTANCE OF 560.93 FEET; COURSE SIX (6): S64°30'14"E, A DISTANCE OF 50.26 FEET; COURSE SEVEN (7): N51°57'51"E, A DISTANCE OF 18.04 FEET; COURSE EIGHT (8): S46°26'43"E, A DISTANCE OF 40.54 FEET; COURSE NINE (9): S75°17'37"E, A DISTANCE OF 88.89 FEET; COURSE TEN (10): S88°55'06"E, A DISTANCE OF 70.41 FEET; COURSE ELEVEN (11): S78°29'29"E, A DISTANCE OF 54.56 FEET; COURSE TWELVE (12): N34°01'03"E, A DISTANCE OF 28.32 FEET; COURSE THIRTEEN (13): 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; COURSE FOURTEEN (14): 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°35'51"W, 304.54 FEET TO A POINT OF NON-TANGENCY; COURSE FIFTEEN (15): 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; COURSE SIXTEEN (16): 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; COURSE SEVENTEEN (17): SOUTHWESTERLY ALONG THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 127.27 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; COURSE EIGHTEEN (18): 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; COURSE NINETEEN (19): N60°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; COURSE TWENTY (20): 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 N62°33'11"W, 6.11 FEET TO A POINT OF NON-TANGENCY; COURSE TWENTY-ONE (21): N53°01'20"W, A DISTANCE OF 98.83 FEET; COURSE TWENTY-TWO (22): N48°44'25"W, A DISTANCE OF 96.27 FEET; COURSE TWENTY-THREE (23): N54°29'24"W, A DISTANCE OF 21.11 FEET; COURSE TWENTY-FOUR (24): N63°54'01"W, A DISTANCE OF 30.97 FEET; COURSE TWENTY-FIVE (25): N64°10'15"W, A DISTANCE OF 66.94 FEET; COURSE TWENTY-SIX (26): N73°24'01"W, A DISTANCE OF 106.21 FEET; COURSE TWENTY-SEVEN (27): N78°42'09"W, A DISTANCE OF 57.65 FEET; COURSE TWENTY-EIGHT (28): 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; COURSE TWENTY-NINE (29): 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 26.34 FEET; LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N63°43'44"W, 25.50 FEET; DEPARTING LAST SAID WESTERLY LINE AND NON-TANGENT TO LAST DESCRIBED CURVE, A DISTANCE OF 17.64 FEET; THENCE N89°45'28"E, A DISTANCE OF 112.88 FEET; THENCE N00°14'09"E, A DISTANCE OF 6.97 FEET; THENCE N89°45'37"E, A DISTANCE OF 190.00 FEET TO A POINT ON THE EAST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 15743, PAGE 1286 OF SAID CURRENT PUBLIC RECORDS; THENCE S00°14'23"W, ALONG SAID EAST LINE, A DISTANCE OF 820.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 15.73 ACRES, MORE OR LESS.

PARCEL 2
A REPLAT OF TRACT "AA", COPPER RIDGE PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 79, PAGES 54 THROUGH 77 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING IN THE CITY OF JACKSONVILLE, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID TRACT "AA", SAID POINT LYING ON A CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 1247.00 FEET; THENCE ALONG THE WESTERLY, NORTHERLY, EASTERLY AND SOUTHERLY LINE OF SAID TRACT "AA" THE FOLLOWING FORTY-EIGHT (48) COURSES; COURSE ONE (1): NORTHERLY ALONG THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 483.66 FEET; LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N09°22'48"W, 480.64 FEET TO A POINT OF TANGENCY OF LAST SAID CURVE; COURSE TWO (2): N20°29'29"W, A DISTANCE OF 258.52 FEET; COURSE THREE (3): N69°30'31"E, A DISTANCE OF 5.00 FEET; COURSE FOUR (4): N20°29'29"W, A DISTANCE OF 64.28 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 50.25 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 50.25 FEET; LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N18°30'00"W, 50.24 FEET; COURSE FIVE (5): N73°29'28"E, NON-TANGENT TO LAST DESCRIBED CURVE, A DISTANCE OF 5.00 FEET TO A POINT OF NON-TANGENCY OF A CURVE BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 718.00 FEET; COURSE SIX (6): N73°29'28"E, NON-TANGENT TO LAST SAID CURVE, AN ARC DISTANCE OF 152.64 FEET; LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N10°25'07"W, 152.35 FEET; COURSE SEVEN (7): N88°42'07"E, NON-TANGENT TO LAST DESCRIBED CURVE, A DISTANCE OF 52.66 FEET; COURSE EIGHT (8): N88°42'07"E, NON-TANGENT TO LAST DESCRIBED CURVE, A DISTANCE OF 77.46 FEET; COURSE NINE (9): S53°26'04"E, A DISTANCE OF 25.49 FEET; COURSE TEN (10): S06°39'06"E, A DISTANCE OF 77.46 FEET; COURSE ELEVEN (11): S76°32'04"E, A DISTANCE OF 79.60 FEET; COURSE TWELVE (12): S36°26'40"E, A DISTANCE OF 36.95 FEET; COURSE THIRTEEN (13): S27°43'27"E, A DISTANCE OF 109.73 FEET; COURSE FOURTEEN (14): S64°51'52"E, A DISTANCE OF 48.44 FEET; COURSE FIFTEEN (15): S82°10'10"E, A DISTANCE OF 17.71 FEET; COURSE SIXTEEN (16): N54°16'48"E, A DISTANCE OF 11.59 FEET; COURSE SEVENTEEN (17): N06°34'33"W, A DISTANCE OF 34.16 FEET; COURSE EIGHTEEN (18): N38°00'46"E, A DISTANCE OF 87.56 FEET; COURSE NINETEEN (19): S51°59'14"E, A DISTANCE OF 74.21 FEET; COURSE TWENTY (20): S20°29'29"E, A DISTANCE OF 95.58 FEET; COURSE TWENTY-ONE (21): S01°18'36"W, A DISTANCE OF 107.70 FEET; COURSE TWENTY-TWO (22): S19°50'31"E, A DISTANCE OF 52.76 FEET; COURSE TWENTY-THREE (23): S17°55'25"E, A DISTANCE OF 53.42 FEET; COURSE TWENTY-FOUR (24): S15°57'42"E, A DISTANCE OF 53.42 FEET; COURSE TWENTY-FIVE (25): S13°59'58"E, A DISTANCE OF 53.42 FEET; COURSE TWENTY-SIX (26): S11°55'58"E, A DISTANCE OF 62.21 FEET; COURSE TWENTY-SEVEN (27): N59°20'57"E, A DISTANCE OF 109.99 FEET; COURSE TWENTY-EIGHT (28): N83°57'07"E, A DISTANCE OF 86.70 FEET; COURSE TWENTY-NINE (29): S72°29'29"E, A DISTANCE OF 55.91 FEET; COURSE THIRTY (30): S51°10'21"E, A DISTANCE OF 72.93 FEET; COURSE THIRTY-ONE (31): S29°51'12"E, A DISTANCE OF 84.43 FEET TO A POINT OF NON-TANGENCY OF A CURVE BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 230.00 FEET; COURSE THIRTY-TWO (32): SOUTHERLY ALONG THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 44.73 FEET; LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S11°28'40"W, 44.65 FEET TO A POINT OF TANGENCY OF LAST SAID CURVE; COURSE THIRTY-THREE (33): S05°54'25"W, A DISTANCE OF 6.91 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 170.30 FEET; COURSE THIRTY-FOUR (34): SOUTHERLY ALONG THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 18.89 FEET; LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S22°02'16"W, 94.63 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 174.64 FEET; COURSE THIRTY-FIVE (35): SOUTHERLY ALONG THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 50.87 FEET; LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S29°49'24"W, 50.69 FEET TO A POINT OF TANGENCY OF LAST SAID CURVE; COURSE THIRTY-SIX (36): S21°28'41"W, A DISTANCE OF 38.78 FEET; COURSE THIRTY-SEVEN (37): N68°44'12"W, A DISTANCE OF 105.54 FEET; COURSE THIRTY-EIGHT (38): N13°14'02"W, A DISTANCE OF 33.01 FEET; COURSE THIRTY-NINE (39): N27°31'34"W, A DISTANCE OF 30.92 FEET; COURSE FORTY (40): N30°47'06"W, A DISTANCE OF 23.87 FEET; COURSE FORTY-ONE (41): S77°02'43"W, A DISTANCE OF 55.02 FEET; COURSE FORTY-TWO (42): N74°09'17"W, A DISTANCE OF 6.19 FEET; COURSE FORTY-THREE (43): S83°55'10"W, A DISTANCE OF 52.70 FEET; COURSE FORTY-FOUR (44): S06°02'50"E, A DISTANCE OF 110.00 FEET; COURSE FORTY-FIVE (45): S83°57'10"W, A DISTANCE OF 160.11 FEET; COURSE FORTY-SIX (46): N81°27'28"W, A DISTANCE OF 62.21 FEET; COURSE FORTY-SEVEN (47): S27°51'36"W, A DISTANCE OF 18.88 FEET; COURSE FORTY-EIGHT (48): S83°57'10"W, A DISTANCE OF 72.77 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 8.09 ACRES, MORE OR LESS.

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 2, HAVING CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED. THIS PLAT BEING MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF SAID LANDS.

ALL RIGHTS OF WAY, WALKWAYS, 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 EASEMENTS AND 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 OR ANY DAMAGE, INJURIES OR LOSS TO PERSONS OR PROPERTY RESULTING FROM THE ACCEPTANCE OR USE OF THESE DRAINAGE EASEMENTS BY THE CITY.

OWNER, ITS 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 COPPER RIDGE PHASE 2. 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 "JJ" (CONSERVATION), TRACT "KK" (OPEN SPACE), TRACT "LL" (CONSERVATION), TRACT "MM" (OPEN SPACE), TRACT "NN" (OPEN SPACE), TRACT "OO" (ACTIVE RECREATION), TRACT "PP" (LANDSCAPE), TRACT "QQ" (LANDSCAPE), TRACT "RR" (BUFFER), TRACT "SS" (LANDSCAPE) AND TRACT "TT" (LANDSCAPE) 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 PROPERTY OWNERS' 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.

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 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-A" 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 WHEREOF, Todd Holder OF KB HOME JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 22ND DAY OF May, 2023, ON BEHALF OF THE COMPANY.

[Signature]
WITNESS
PRINT NAME: Derek Citino
[Signature]
WITNESS
PRINT NAME: Jim Fiedler

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

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 22ND DAY OF JUNE, 2023.

[Signature]
DIRECTOR OF PUBLIC WORKS
STEVEN D. LONG JR., P.E.

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 51-17.052, F.A.C. AND SECTION 654.110, JACKSONVILLE ORDINANCE CODE.

SIGNED THIS 19TH DAY OF MAY, 2023.

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

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 81 PAGES 69-74 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SIGNED THIS 23 DAY OF June, 2023.

[Signature]
JODY PHILLIPS
CLERK OF THE CIRCUIT COURTS

[Signature]
DEPUTY CLERK
CLERK OF THE CIRCUIT COURTS

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 22ND DAY OF May, 2023; 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.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

PRINT NAME: Lisa Bianchi

COMMISSION NO.: HH 322633

MY COMMISSION EXPIRES: 12/14/26

LISA BIANCHI
Notary Public
State of Florida
Comm# HH322633
Expires 12/14/2026

PLAT CONFORMITY REVIEW

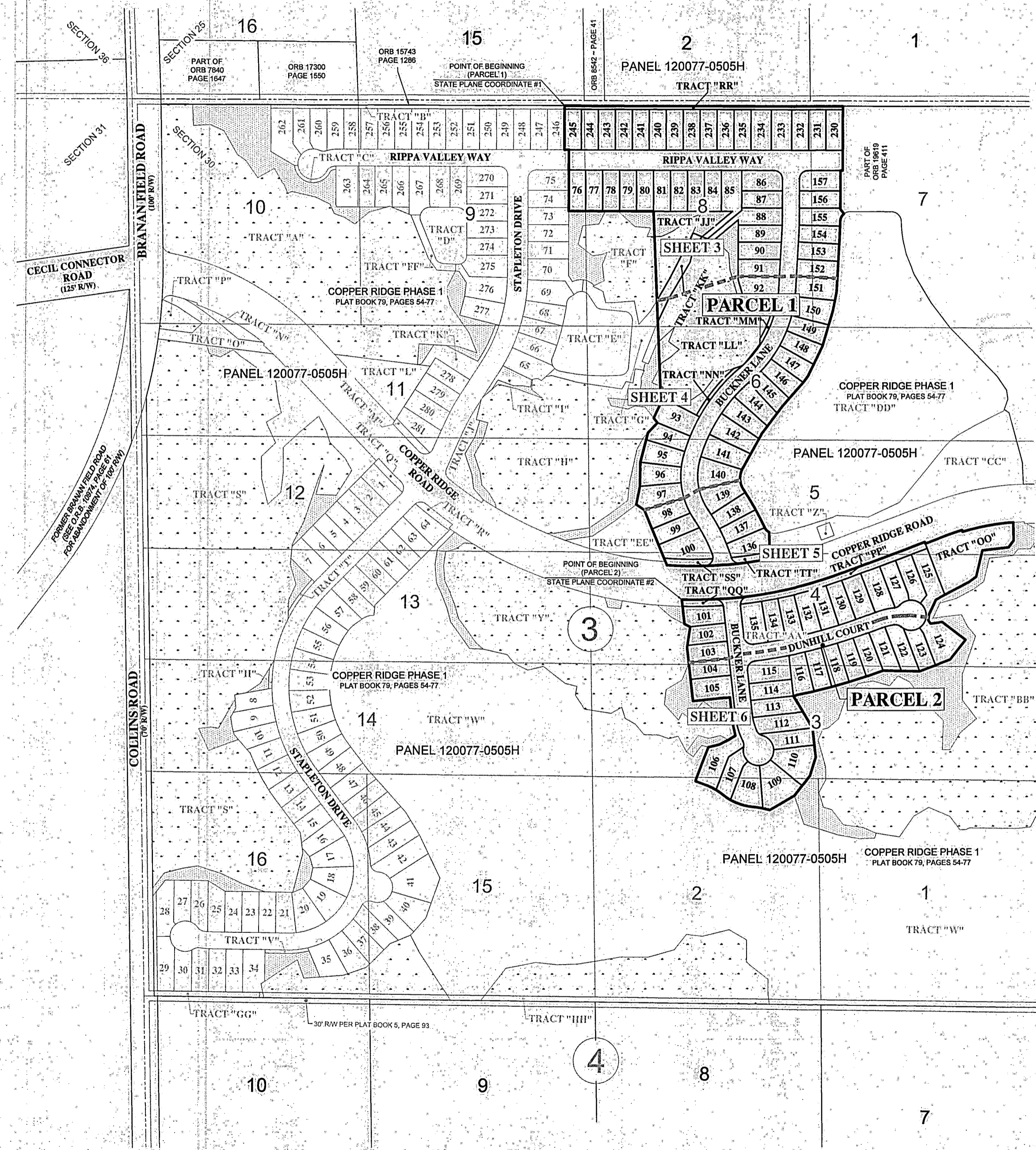
THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART I, CHAPTER 177, FLORIDA STATUTES, THIS 20TH DAY OF June, 2023.

[Signature]
DANNY S. WHEELER, P.S.M.
PROFESSIONAL LAND SURVEYOR
FLORIDA LICENSE NO. 6902

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

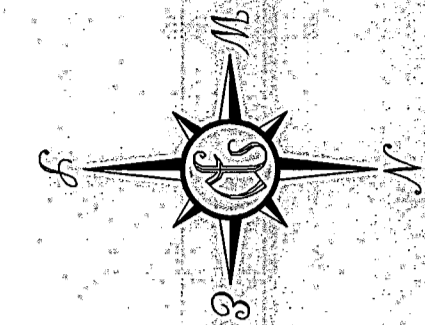
COPPER RIDGE PHASE 2

A REPLAT OF TRACT "AA", COPPER RIDGE PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 79, PAGES 54 THROUGH 77 AND PORTIONS OF TRACTS 2, 3, 4, 5, 6, 7, 8 AND 9, 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, ALL OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALL BEING IN THE CITY OF JACKSONVILLE, FLORIDA

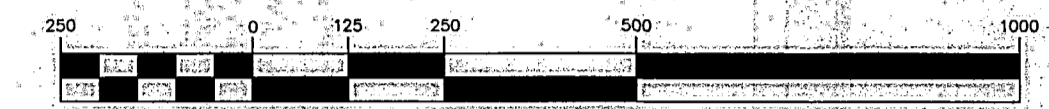


RECREATION AREA TABLE

TRACT	AREA
OO	0.65± ACRES



GRAPHIC SCALE



(IN FEET)
1 inch = 250 ft.

LEGEND

- DENOTES FOUND PERMANENT REFERENCE MONUMENT STAMPED L.B. 6715.
- DENOTES SET PERMANENT REFERENCE MONUMENT STAMPED L.B. 6715.
- DENOTES SET PERMANENT CONTROL POINT STAMPED L.B. 6715.
- DENOTES FD. PERMANENT CONTROL POINT STAMPED L.B. 6715.
- DENOTES FD. 3/4" REBAR STAMPED PRM L.B. 6715.
- DENOTES SET 3/4" 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.) 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.
- 2.) ALL BEARINGS SHOWN HERE ON ARE BASED ON THE WEST LINE OF PARCEL 1 AS S00°14'23"W.
- 3.) 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.
- 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" AS SCALED FROM F.E.M.A. FLOOD INSURANCE RATE MAP, PANEL 120077-0505H, DATED 06-03-2013. 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.
- 8.) 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.
- 9.) LANDS SHOWN HEREON ARE SUBJECT TO A GRANT OF EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 20598, PAGE 2060 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. (BLANKET IN NATURE)

STATE PLANE COORDINATES TABLE

POINT	NORTHING	EASTING	DESCRIPTION
1	2136045.1982	388111.1275	POINT OF BEGINNING (PARCEL 1)
2	2136387.8620	389561.6503	POINT OF BEGINNING (PARCEL 2)

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

COPPER RIDGE PHASE 2

A REPLAT OF TRACT "AA", COPPER RIDGE PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 79, PAGES 54 THROUGH 77 AND PORTIONS OF TRACTS 2, 3, 4, 5, 6, 7, 8 AND 9, 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, ALL OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALL BEING IN THE CITY OF JACKSONVILLE, FLORIDA

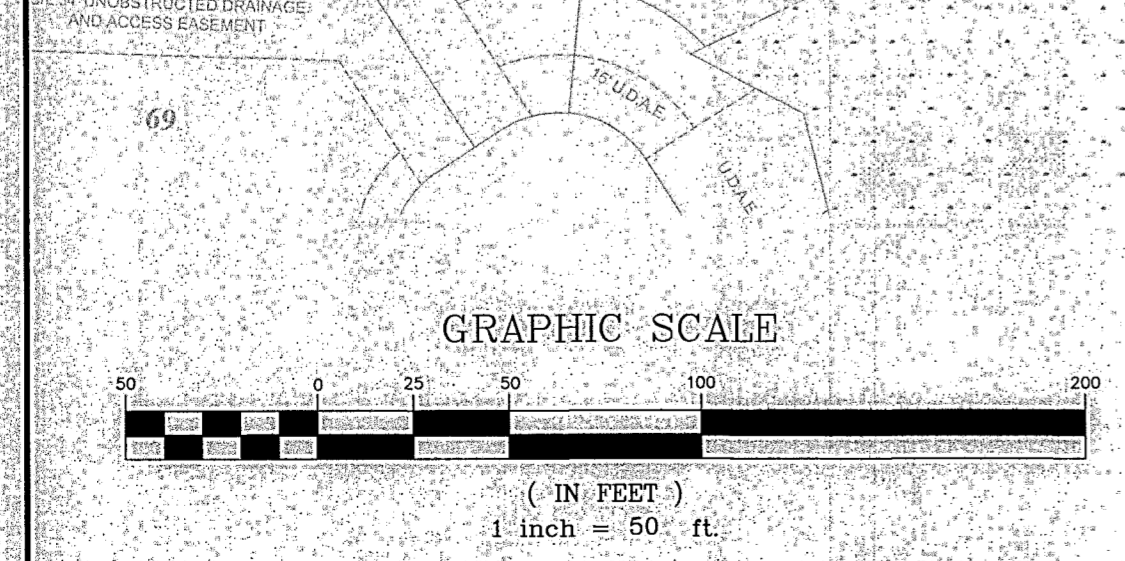
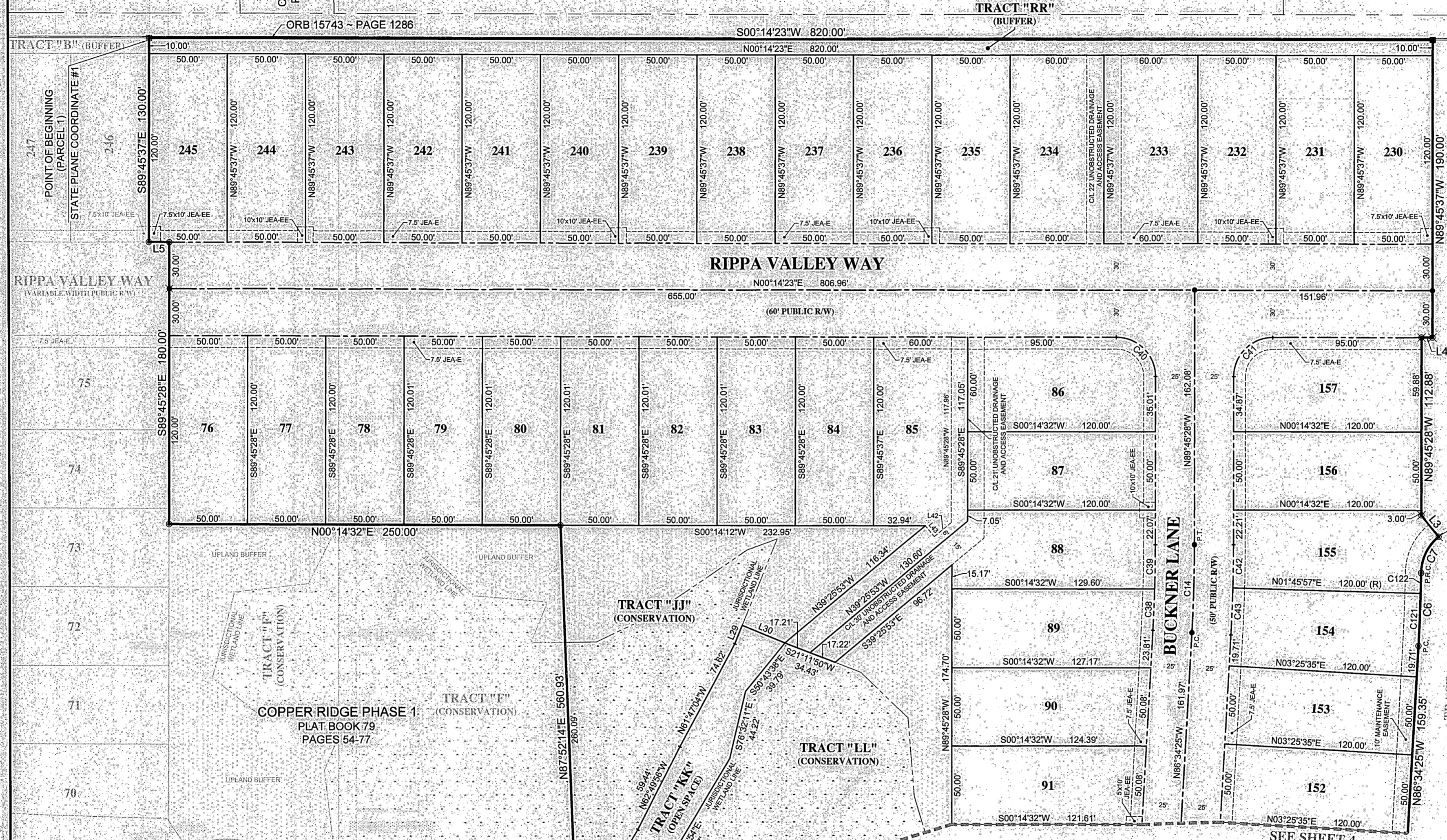
SHEET 3 OF 6 SHEETS
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)

TRACT 15 ~ BLOCK 4
JACKSONVILLE HEIGHTS
PLAT BOOK 5 ~ PAGE 93

ORB 8542
PAGE 41

PORTION OF TRACT 2 ~ BLOCK 4
JACKSONVILLE HEIGHTS
PLAT BOOK 5 ~ PAGE 93

TRACT 2 ~ BLOCK 4
JACKSONVILLE HEIGHTS
PLAT BOOK 5 ~ PAGE 93



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C6	46.17'	1145.00'	2°18'37"	N87°43'44"W	46.17'
C7	26.34'	30.00'	50°18'36"	N83°43'44"W	25.50'
C14	55.57'	1000.00'	3°11'03"	N88°09'57"W	55.57'
C38	26.25'	975.00'	1°32'32"	N87°20'42"W	26.25'
C39	27.94'	975.00'	1°38'30"	N88°56'13"W	27.94'
C40	39.27'	25.00'	90°00'09"	S45°14'27"W	36.36'
C41	39.27'	25.00'	89°59'51"	S44°45'33"E	35.35'
C42	27.26'	1025.00'	1°31'25"	S88°59'45"E	27.26'
C43	29.70'	1025.00'	1°39'38"	S87°24'14"E	29.70'
C121	33.18'	1145.00'	1°39'38"	N87°24'14"W	33.18'
C122	12.99'	1145.00'	0°39'00"	N88°33'33"W	12.99'

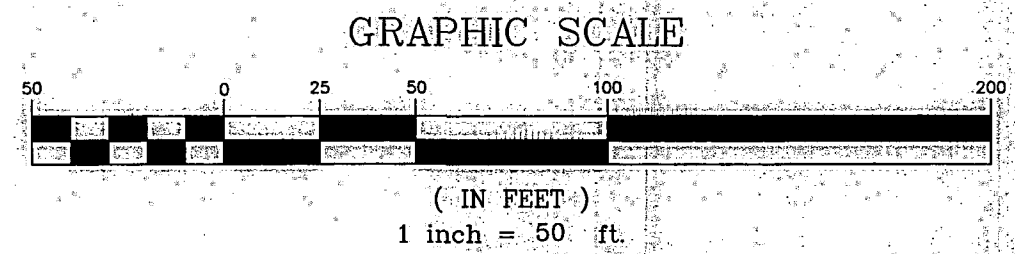
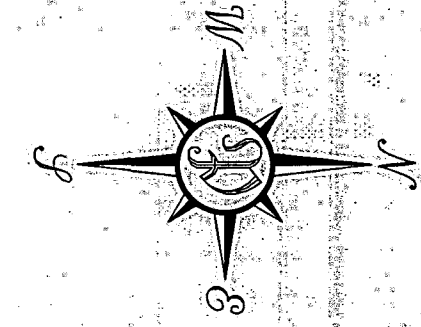
LINE TABLE		
LINE #	LENGTH	DIRECTION
L3	17.64'	S51°25'36"W
L4	6.97'	N00°14'09"E
L5	13.04'	N00°14'23"E
L29	12.57'	N67°38'10"W
L30	29.38'	N22°21'50"E
L42	14.04'	N39°25'53"W
L43	9.00'	N50°34'07"E

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COPPER RIDGE PHASE 2

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SHEET 4 OF 6 SHEETS
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	21.11'	N54°29'24"W
L2	30.97'	N83°54'01"W
L6	18.04'	N51°57'51"E
L7	40.54'	S46°26'43"E
L8	28.32'	N34°01'03"E
L28	11.84'	S26°52'20"W
L31	15.38'	N89°32'31"W
L32	26.21'	N18°26'04"W
L41	31.34'	N01°44'33"W
L44	17.42'	S51°57'51"W
L45	0.62'	S51°57'51"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C4	65.57'	60.00'	62°38'57"	S88°03'09"W	62.38'
C5	6.11'	91.25'	3°50'17"	N62°33'31"W	6.11'
C15	283.62'	350.00'	46°29'42"	N63°21'34"W	275.92'
C16	295.54'	500.00'	33°51'59"	N57°04'42"W	291.26'
C17	176.67'	200.00'	50°38'45"	S80°40'58"W	170.98'
C27	45.81'	225.00'	11°39'53"	S79°25'01"W	45.73'
C28	45.81'	225.00'	11°39'53"	N88°55'08"W	45.73'
C29	35.64'	225.00'	9°04'28"	N78°32'58"W	35.60'
C30	10.69'	525.00'	1°10'01"	N73°28'42"W	10.69'
C31	48.23'	525.00'	5°15'50"	N70°12'48"W	48.22'
C32	63.24'	525.00'	6°54'04"	N64°07'49"W	63.20'
C33	188.16'	525.00'	20°32'04"	N50°24'45"W	187.15'
C34	9.36'	325.00'	1°38'59"	N40°58'12"W	9.36'
C35	12.59'	325.00'	2°13'12"	N42°54'18"W	12.59'
C36	214.36'	325.00'	37°47'23"	N62°54'36"W	210.48'
C37	27.05'	325.00'	4°46'08"	N64°11'21"W	27.04'
C44	16.93'	375.00'	2°35'12"	S85°16'48"E	16.93'

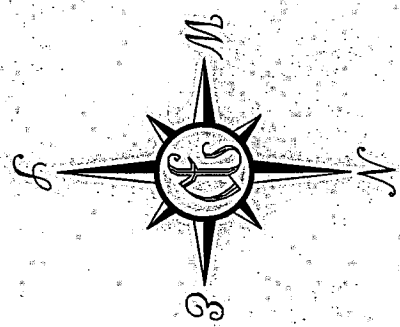
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C45	56.87'	375.00'	8°41'22"	S79°38'32"E	56.82'
C46	47.43'	375.00'	7°14'46"	S71°40'28"E	47.39'
C47	47.44'	375.00'	7°14'55"	S84°25'38"E	47.41'
C48	47.42'	375.00'	7°14'45"	S57°10'48"E	47.39'
C49	47.43'	375.00'	7°14'46"	S49°56'02"E	47.39'
C50	40.35'	375.00'	6°09'56"	S43°13'41"E	40.33'
C51	8.37'	475.00'	1°00'35"	S40°39'00"E	8.37'
C52	59.55'	475.00'	7°10'58"	S44°44'47"E	59.51'
C53	61.78'	475.00'	7°27'06"	S52°03'48"E	61.73'
C54	71.62'	475.00'	8°38'19"	S60°06'31"E	71.55'
C55	70.41'	475.00'	8°29'35"	S68°40'27"E	70.35'
C56	9.04'	475.00'	1°05'27"	S73°27'58"E	9.04'
C57	87.57'	175.00'	28°40'18"	S88°20'52"E	86.66'
C107	125.27'	312.50'	22°47'09"	N70°09'27"W	124.45'
C119	31.56'	60.00'	30°08'16"	N79°39'56"W	31.20'
C120	4.14'	60.00'	3°57'25"	N62°37'05"W	4.14'

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SHEET 5 OF 6 SHEETS
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)



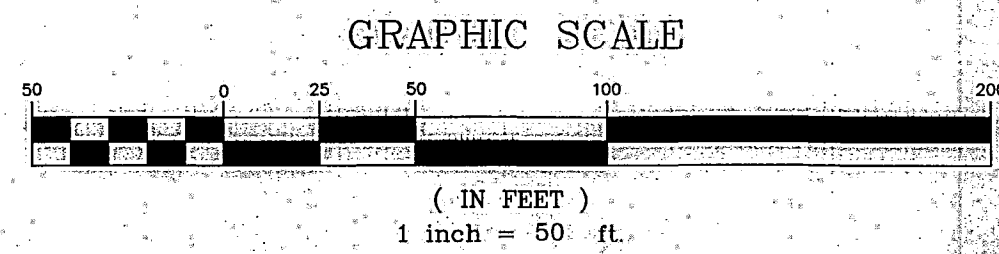
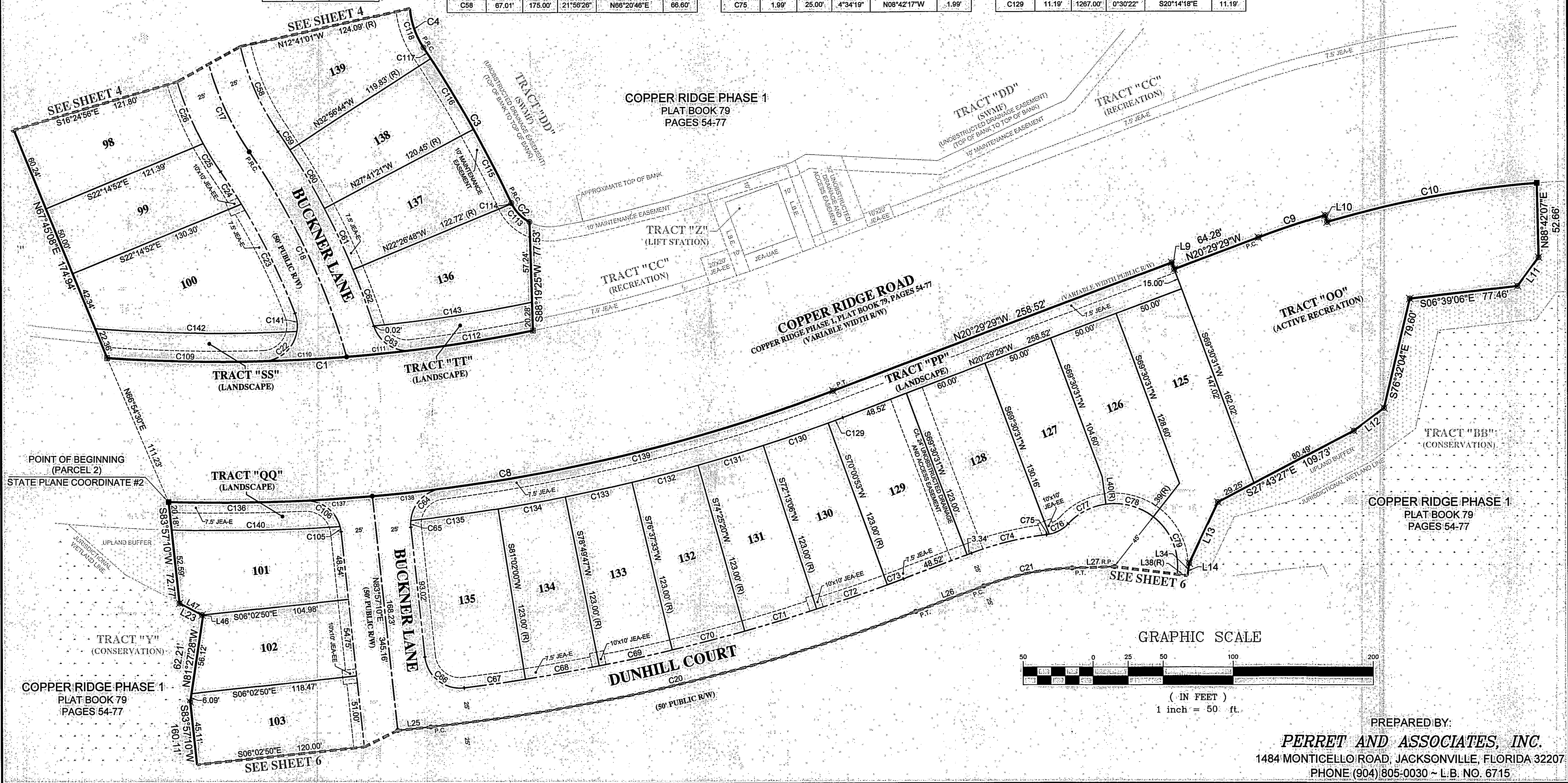
LINE TABLE		
LINE #	LENGTH	DIRECTION
L9	5.00'	N69°30'31"E
L10	5.00'	N73°29'28"E
L11	25.49'	S53°26'04"E
L12	26.95'	S36°26'40"E
L13	49.44'	S84°51'52"E
L14	17.71'	S82°10'10"E
L23	18.88'	S27°51'36"W
L25	23.78'	N06°02'50"W
L26	51.86'	N20°29'29"W
L27	30.38'	N01°58'30"W
L34	8.86'	N82°10'10"W
L38(R)	7.50'	S07°10'09"W
L39(R)	30.45'	N51°58'20"W
L40(R)	20.00'	N82°18'25"E
L46	0.78'	N27°51'36"E
L47	18.10'	N27°51'36"E

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'
C8	483.66'	1247.00'	22°13'22"	N09°22'48"W	480.64'
C9	50.25'	723.00'	3°58'57"	N18°30'00"W	50.24'
C10	152.64'	718.00'	12°10'50"	N10°25'07"W	152.35'
C17	178.67'	200.00'	50°38'45"	S80°40'55"W	170.98'
C18	161.89'	500.00'	18°33'04"	S64°39'05"W	161.18'
C20	358.72'	1415.00'	14°26'39"	N13°16'09"W	355.78'
C21	64.63'	200.00'	18°30'59"	N11°13'59"W	64.35'
C22	34.51'	25.00'	79°05'16"	N41°03'14"W	31.83'
C23	86.76'	475.00'	10°27'56"	S63°53'46"W	86.64'
C24	27.26'	475.00'	3°17'15"	S57°01'10"W	27.25'
C25	23.55'	225.00'	5°59'49"	S58°22'27"W	23.54'
C26	47.96'	225.00'	12°12'42"	S67°28'43"W	47.86'
C28	67.01'	175.00'	21°56'26"	N69°20'46"E	66.60'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C59	15.38'	525.00'	1°40'44"	N58°12'54"E	15.38'
C60	48.16'	625.00'	5°15'22"	N59°40'67"E	48.15'
C61	48.04'	525.00'	5°14'33"	N64°55'55"E	48.02'
C62	42.89'	625.00'	4°40'49"	N69°53'36"E	42.87'
C63	34.49'	25.00'	79°02'04"	N32°42'59"E	31.82'
C64	34.00'	25.00'	77°54'39"	S46°11'02"E	31.44'
C65	4.76'	25.00'	10°54'28"	N89°24'24"E	4.75'
C66	39.75'	25.00'	91°06'03"	N38°24'09"E	35.69'
C67	44.12'	1390.00'	1°49'07"	N08°03'26"W	44.12'
C68	53.46'	1390.00'	2°12'13"	N10°04'07"W	53.46'
C69	53.46'	1390.00'	2°12'13"	N12°16'20"W	53.46'
C70	53.46'	1390.00'	2°12'13"	N14°28'34"W	53.46'
C71	53.46'	1390.00'	2°12'13"	N16°40'47"W	53.46'
C72	53.46'	1390.00'	2°12'13"	N18°53'01"W	53.46'
C73	12.28'	1390.00'	0°30'22"	N20°14'18"W	12.28'
C74	55.26'	225.00'	14°04'22"	N13°27'18"W	55.12'
C75	1.99'	25.00'	4°34'19"	N08°42'17"W	1.99'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C78	15.83'	25.00'	36°16'19"	N29°07'35"W	15.56'
C77	31.04'	45.00'	39°31'10"	N27°30'10"W	30.43'
C78	35.95'	45.00'	45°48'15"	N15°08'33"E	35.00'
C79	46.45'	45.00'	59°08'29"	N67°35'55"E	44.41'
C105	3.82'	25.00'	8°45'51"	S79°34'15"W	3.82'
C106	34.00'	25.00'	77°54'39"	S36°14'00"W	31.44'
C109	111.60'	1147.00'	5°34'29"	N01°16'38"E	111.58'
C110	59.41'	1147.00'	2°58'04"	N02°59'38"W	59.40'
C111	46.50'	1147.00'	2°19'23"	N05°38'21"W	46.50'
C112	87.93'	1147.00'	4°23'32"	N08°59'49"W	87.91'
C113	18.48'	30.00'	35°17'20"	S45°58'05"W	18.19'
C114	0.45'	30.00'	0°51'17"	S84°02'23"W	0.45'
C115	58.75'	928.60'	3°37'29"	S62°43'23"W	58.74'
C116	59.18'	928.60'	3°39'05"	S59°09'06"W	59.17'
C117	9.45'	928.60'	0°34'59"	S56°58'04"W	9.45'
C118	29.87'	60.00'	28°31'14"	S71°00'18"W	29.56'
C129	11.18'	1267.00'	0°30'22"	S20°14'18"E	11.19'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C130	48.73'	1267.00'	2°12'15"	S18°53'01"E	48.73'
C131	48.73'	1267.00'	2°12'15"	S16°40'47"E	48.73'
C132	48.73'	1267.00'	2°12'15"	S14°28'34"E	48.73'
C133	48.73'	1267.00'	2°12'15"	S12°16'20"E	48.73'
C134	48.73'	1267.00'	2°12'15"	S10°04'07"E	48.73'
C135	62.89'	1267.00'	2°50'38"	S07°32'41"E	62.88'
C136	96.93'	1247.00'	4°27'13"	S00°29'43"E	96.90'
C137	48.59'	1247.00'	2°13'57"	S03°50'18"E	48.59'
C138	49.49'	1247.00'	2°16'26"	S06°05'29"E	49.48'
C139	288.66'	1247.00'	13°15'47"	S13°51'36"E	288.01'
C140	120.20'	1267.00'	5°26'08"	N01°06'35"W	120.15'
C141	13.21'	25.00'	30°16'24"	S84°15'56"W	13.05'
C142	144.12'	1127.00'	7°19'36"	N00°54'19"E	144.02'
C143	114.30'	1127.00'	5°48'39"	N08°27'29"W	114.25'

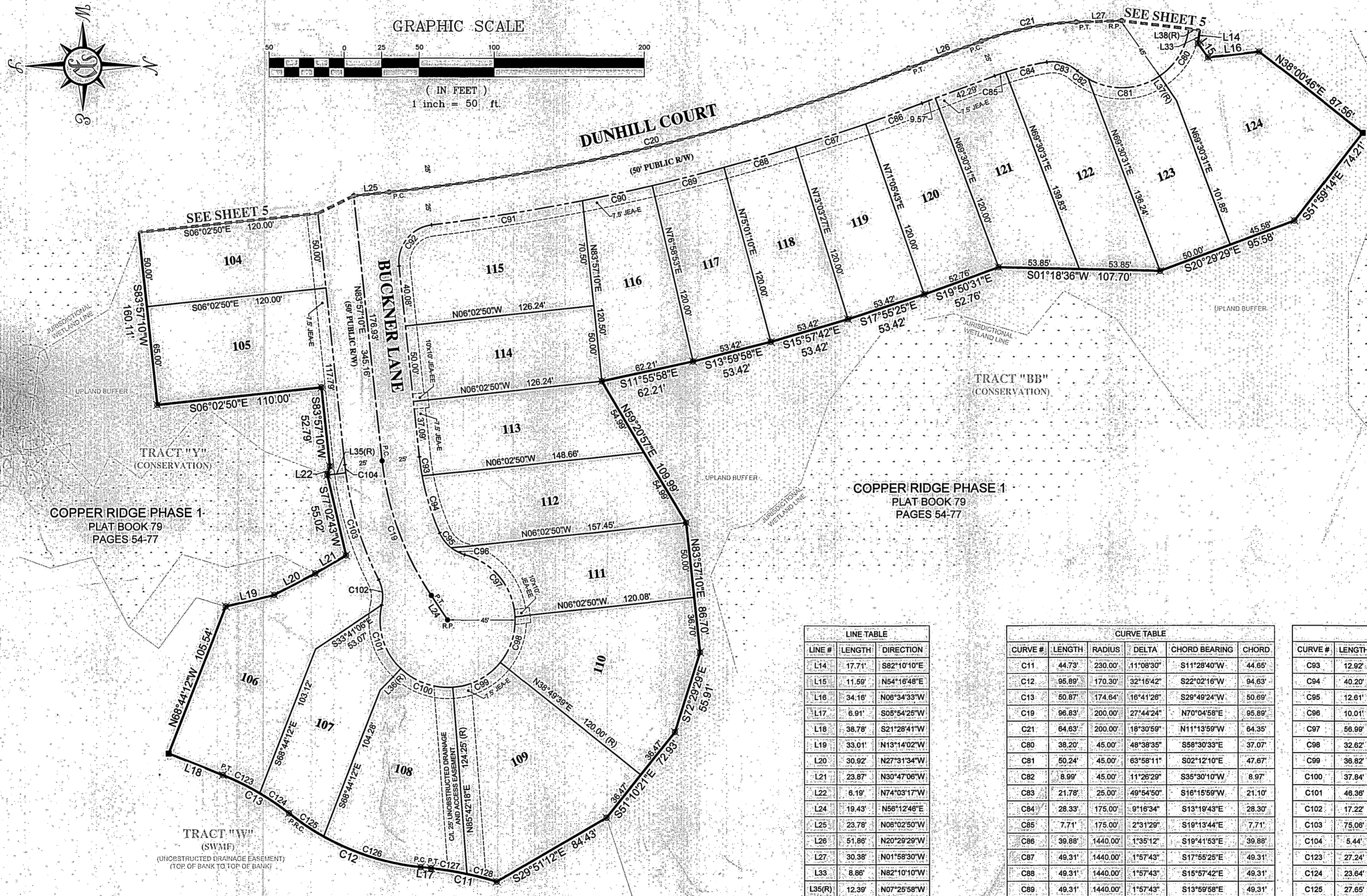
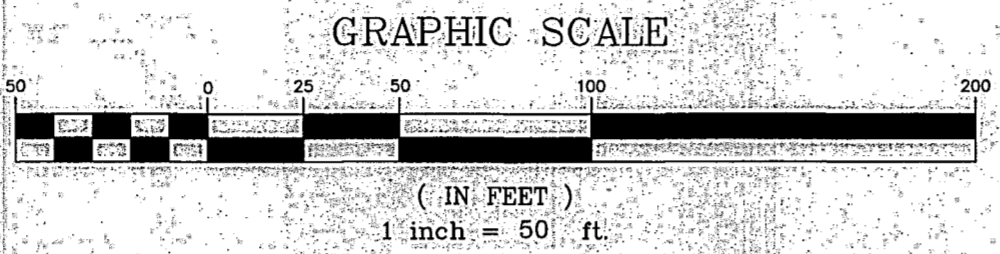
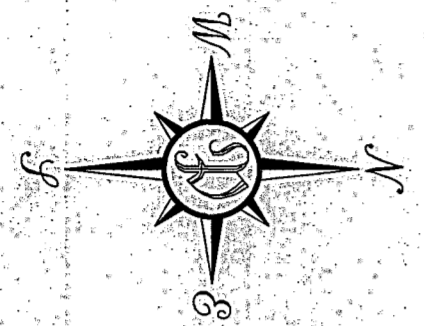


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COPPER RIDGE PHASE 2

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



LINE TABLE		
LINE #	LENGTH	DIRECTION
L14	17.71	S82°10'10"E
L15	11.59	N54°16'48"E
L16	34.16	N06°34'33"W
L17	6.91	S05°54'25"W
L18	38.78	S21°28'41"W
L19	33.01	N13°14'02"W
L20	30.92	N27°31'34"W
L21	23.87	N30°47'06"W
L22	6.19	N74°03'17"W
L24	19.43	N56°12'46"E
L25	23.78	N08°02'50"W
L26	51.86	N20°29'29"W
L27	30.38	N01°58'30"W
L33	8.86	N62°10'10"W
L35(R)	12.39	N07°25'58"W
L36(R)	20.00	S46°07'01"E
L37(R)	20.00	S55°48'44"W
L38(R)	7.50	S07°10'09"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C11	44.73	230.00'	11°08'30"	S11°28'40"W	44.65'
C12	96.89	170.30'	32°15'42"	S22°02'16"W	94.63'
C13	50.87	174.64'	16°41'26"	S28°49'24"W	50.69'
C19	96.63	200.00'	27°44'24"	N70°04'58"E	95.89'
C21	64.63	200.00'	18°30'59"	N11°13'59"W	64.35'
C20	38.20	45.00'	48°38'35"	S58°30'33"E	37.07'
C81	50.24	45.00'	63°58'11"	S02°12'10"E	47.67'
C82	8.99	45.00'	11°26'29"	S35°30'10"W	8.97'
C83	21.78	25.00'	49°54'50"	S16°15'59"W	21.10'
C84	28.33	175.00'	9°16'34"	S13°19'43"E	28.30'
C85	7.71	175.00'	2°31'29"	S19°13'44"E	7.71'
C86	39.88	1440.00'	1°35'12"	S19°41'53"E	39.88'
C87	49.31	1440.00'	1°57'43"	S17°55'25"E	49.31'
C88	49.31	1440.00'	1°57'43"	S16°57'42"E	49.31'
C89	49.31	1440.00'	1°57'43"	S13°59'58"E	49.31'
C90	47.58	1440.00'	1°53'35"	S12°04'19"E	47.58'
C91	101.85	1440.00'	4°03'09"	S09°05'57"E	101.83'
C92	38.82	25.00'	88°58'28"	S51°33'36"E	35.04'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C93	12.92	175.00'	4°13'54"	N81°50'13"E	12.92'
C94	40.20	175.00'	13°09'46"	N73°08'23"E	40.12'
C95	12.61	25.00'	28°53'38"	N52°06'41"E	12.47'
C96	10.01	25.00'	22°56'14"	N26°11'46"E	9.94'
C97	56.99	45.00'	72°33'56"	S51°00'36"W	53.26'
C98	32.62	45.00'	41°32'05"	S71°56'23"E	31.91'
C99	36.82	45.00'	46°52'38"	S27°44'02"E	35.80'
C100	37.84	45.00'	46°10'41"	S19°47'38"W	36.73'
C101	46.36	45.00'	59°01'52"	S73°23'55"W	44.34'
C102	17.22	25.00'	39°27'36"	S83°11'03"W	16.88'
C103	75.06	225.00'	19°06'47"	S73°00'39"W	74.71'
C104	5.44	225.00'	1°23'08"	S83°15'36"W	5.44'
C123	27.24	174.64'	8°56'09"	S25°56'45"W	27.21'
C124	23.64	174.64'	7°45'17"	S34°17'28"W	23.62'
C125	27.65	170.30'	9°18'07"	N33°31'03"E	27.62'
C126	68.24	170.30'	22°57'34"	N17°23'12"E	67.79'
C127	24.29	230.00'	6°03'06"	S08°55'58"W	24.28'
C128	20.43	230.00'	5°05'24"	S14°30'13"W	20.43'

COPPER RIDGE PHASE 1
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