

COPPER RIDGE PHASE 3

A REPLAT OF PORTIONS OF TRACTS 5, 6 AND 7, BLOCK 3, AND PORTIONS OF 9, 10, 11 AND 12, BLOCK 2, 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 A PORTION OF THE UNNAMED RIGHT-OF-WAY THAT LIES BETWEEN SAID BLOCK 2 AND 3 CLOSED BY ORDINANCE 2021-780-E, ALL BEING IN THE CITY OF JACKSONVILLE, FLORIDA

7/12/2024
Date
City Engineer
Director of Public Works
Date
General Counsel

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

ALL RIGHTS OF WAY, WALKWAYS, DRAINAGE EASEMENTS, UNOBSTRUCTED DRAINAGE & ACCESS EASEMENTS, MAINTENANCE 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:

- THE UNOBSTRUCTED 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 UNOBSTRUCTED DRAINAGE EASEMENTS BY THE CITY.
- THE STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT ARE OWNED IN FEE SIMPLE TITLE BY THE OWNER, ITS SUCCESSORS AND ASSIGNS, AND ALL MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID STORMWATER MANAGEMENT FACILITIES ARE THE RESPONSIBILITY OF SAID OWNER, ITS SUCCESSORS AND ASSIGNS. THE CITY BY ACCEPTANCE OF THIS PLAT ASSUMES NO RESPONSIBILITY WHATSOEVER FOR THE MAINTENANCE OF SAID STORMWATER MANAGEMENT FACILITIES.
- 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 HIS AGENT, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES, OR CONCESSIONAIRES WITHIN COPPER RIDGE PHASE 3. OWNERS SUCCESSORS AND ASSIGNS SHALL BE SUBJECT TO THIS RELEASE AND INDEMNIFICATION AND THE COVENANTS HEREIN SHALL RUN WITH THE LAND DESCRIBED AND CAPTIONED HEREON.

UPON FAILURE OF THE HOMEOWNERS' ASSOCIATION OR SUCH OTHER ENTITY THAT HAS ASSUMED THE OBLIGATION OF MAINTENANCE AND OPERATION PERTAINING TO SAID STORMWATER MANAGEMENT FACILITIES AS WELL AS TRACTS AND PARCELS ASSOCIATED WITH SUCH FACILITIES, THE OBLIGATION WOULD THEN FALL EQUALLY ON THE LOT OWNERS AS SHOWN HEREON SAID PLAT. OWNER, AND ITS SUCCESSORS AND ASSIGNS, SHALL BE BOUND TO THIS PROVISION ONLY DURING THE PERIOD OF SUCH OWNERS' OWNERSHIP OF ALL OR A PORTION OF COPPER RIDGE PHASE 3 ENCUMBERED BY SUCH FACILITIES OR DURING THE PERIOD WHEN IT IS OBLIGATED FOR MAINTENANCE AND OPERATION OF THE STORMWATER MANAGEMENT FACILITIES.

NOTWITHSTANDING ANYTHING HEREIN TO THE CONTRARY, OWNER RESERVES FOR ITSELF AND RESERVES THE RIGHT TO GRANT TO THE HOMEOWNERS' ASSOCIATION OR SUCH OTHER ENTITY THAT ASSUMES THE OBLIGATION OF MAINTENANCE AND OPERATION PERTAINING TO SAID STORMWATER MANAGEMENT FACILITIES AS WELL AS TRACTS AND PARCELS ASSOCIATED WITH SUCH FACILITIES EASEMENTS FOR ACCESS AND OPERATION AND MAINTENANCE OF SUCH STORMWATER MANAGEMENT FACILITIES AS WELL AS TRACTS AND PARCELS ASSOCIATED WITH SUCH FACILITIES.

TRACT "UU" (CONSERVATION), TRACT "VV" (OPEN SPACE), TRACT "WW" (SWMP), TRACT "XX" (OPEN SPACE), TRACT "YY" (BUFFER), TRACT "ZZ" (LANDSCAPE) AND TRACT "AAA" (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, 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.

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 WHEREOF, Todd Holder OF KB HOME JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 5th DAY OF June, 2024, ON BEHALF OF THE COMPANY.

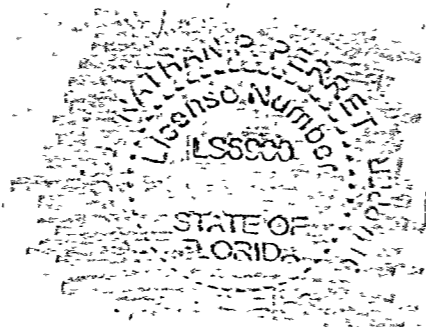
Derek Citino
WITNESS

PRINT NAME: Derek Citino

Jim Fiedler
WITNESS

PRINT NAME: Jim Fiedler

KB HOME JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY
BY: Todd Holder A DELAWARE CORPORATION, AS ITS SOLE MEMBER
TODD HOLDER, PRESIDENT, KB HOME JACKSONVILLE LLC AND AUTHORIZED SIGNATORY BY KB HOME FLORIDA INC.



CAPTION

A REPLAT OF PORTIONS OF TRACTS 5, 6 AND 7, BLOCK 3, AND PORTIONS OF 9, 10, 11 AND 12, BLOCK 2, 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 A PORTION OF THE UNNAMED RIGHT-OF-WAY THAT LIES BETWEEN SAID BLOCK 2 AND 3 CLOSED BY ORDINANCE 2021-780-E, ALL BEING IN THE CITY OF JACKSONVILLE, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHERLY TERMINATION OF COPPER RIDGE ROAD (A VARIABLE WIDTH RIGHT-OF-WAY) AS DEPICTED ON THE PLAT OF COPPER RIDGE PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 79, PAGES 54 THROUGH 77 OF SAID CURRENT PUBLIC RECORDS; THENCE S89°10'06"W, A DISTANCE OF 161.93 FEET; THENCE S76°01'58"W, A DISTANCE OF 57.70 FEET; THENCE S65°04'49"W, A DISTANCE OF 31.31 FEET; THENCE N13°08'59"W, A DISTANCE OF 29.34 FEET; THENCE N30°00'48"W, A DISTANCE OF 59.76 FEET; THENCE N34°50'31"W, A DISTANCE OF 41.40 FEET; THENCE N07°21'54"W, A DISTANCE OF 9.59 FEET; THENCE N36°22'09"W, A DISTANCE OF 55.92 FEET; THENCE N45°10'47"W, A DISTANCE OF 60.42 FEET; THENCE N46°54'21"W, A DISTANCE OF 50.00 FEET; THENCE N75°21'38"W, A DISTANCE OF 29.86 FEET; THENCE S87°55'30"W, A DISTANCE OF 24.03 FEET; THENCE S59°54'44"W, A DISTANCE OF 37.98 FEET TO A POINT ON A CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 52.50 FEET; THENCE NORTHWESTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 10.94 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF N48°47'14"W AND A CHORD DISTANCE OF 10.92 FEET TO A POINT OF NON-TANGENCY; THENCE N38°25'20"W, A DISTANCE OF 42.87 FEET; THENCE N65°42'50"W, A DISTANCE OF 84.01 TO A POINT ON A CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 55.00 FEET; THENCE NORTHWESTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 32.95 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF N18°34'31"W AND A CHORD DISTANCE OF 32.46 FEET TO A POINT OF NON-TANGENCY; THENCE N60°21'20"W, A DISTANCE OF 64.47 FEET; THENCE N02°55'07"W, A DISTANCE OF 45.15 FEET; THENCE N64°19'19"W, A DISTANCE OF 58.56 FEET; THENCE S25°54'24"W, A DISTANCE OF 32.46 FEET; THENCE N84°56'12"W, A DISTANCE OF 121.22 FEET; THENCE N72°43'58"W, A DISTANCE OF 60.76 FEET; THENCE S65°07'19"W, A DISTANCE OF 58.50 FEET; THENCE S71°22'27"W, A DISTANCE OF 59.92 FEET; THENCE S81°06'42"W, A DISTANCE OF 102.78 FEET TO A POINT ON THE EAST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 15743, PAGE 1286 (PARCEL 2) OF SAID PUBLIC RECORDS; THENCE S09°14'23"W, ALONG SAID EAST LINE AND THE SOUTHERLY PROLONGATION THEREOF AND THE EAST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 15743, PAGE 1286 (PARCEL 1) OF SAID PUBLIC RECORDS, A DISTANCE OF 1184.59 FEET TO THE NORTHWEST CORNER OF COPPER RIDGE PHASE 2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 81, PAGES 69 THROUGH 74 OF SAID CURRENT PUBLIC RECORDS; THENCE ALONG THE NORTHERLY LINE OF SAID COPPER RIDGE PHASE 2 THE FOLLOWING FOUR (4) COURSES; COURSE ONE (1): S89°45'37"E, A DISTANCE OF 190.00 FEET; COURSE TWO (2): S00°14'09"W, A DISTANCE OF 6.97 FEET; COURSE THREE (3): S89°45'28"E, A DISTANCE OF 112.88 FEET; COURSE FOUR (4): N51°25'36"E, A DISTANCE OF 17.64 FEET TO A POINT ON A CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 30.00 FEET; LAST SAID POINT ALSO BEING A POINT ON THE WESTERLY AND NORTHERLY LINE OF SAID COPPER RIDGE PHASE 1; THENCE ALONG SAID WESTERLY AND NORTHERLY LINE OF COPPER RIDGE PHASE 1 THE FOLLOWING TWENTY (20) COURSES, COURSE ONE (1) ALONG LAST SAID CURVE, AN ARC DISTANCE OF 20.32 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF N19°10'01"W AND A CHORD DISTANCE OF 19.94 FEET TO A POINT OF TANGENCY OF LAST SAID CURVE; COURSE TWO (2): 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; COURSE THREE (3): 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; COURSE FOUR (4): 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 OF LAST SAID CURVE; COURSE FIVE (5): N77°14'26"E, A DISTANCE OF 29.54 FEET; COURSE SIX (6): N67°29'43"E, A DISTANCE OF 40.76 FEET; COURSE SEVEN (7): N72°46'18"E, A DISTANCE OF 9.38 FEET; COURSE EIGHT (8): N67°33'12"E, A DISTANCE OF 13.85 FEET; COURSE NINE (9): N58°48'37"E, A DISTANCE OF 97.59 FEET; COURSE TEN (10): N52°58'25"E, A DISTANCE OF 91.99 FEET; COURSE ELEVEN (11): N45°28'18"E, A DISTANCE OF 110.05 FEET; COURSE TWELVE (12): N46°12'05"E, A DISTANCE OF 87.33 FEET; COURSE THIRTEEN (13): N55°58'25"E, A DISTANCE OF 50.07 FEET; COURSE FOURTEEN (14): N82°28'11"E, A DISTANCE OF 26.66 FEET; COURSE FIFTEEN (15): S70°42'01"E, A DISTANCE OF 32.15 FEET; COURSE SIXTEEN (16): N34°22'36"E, A DISTANCE OF 17.27 FEET; COURSE SEVENTEEN (17): N75°02'57"E, A DISTANCE OF 150.70 FEET; COURSE EIGHTEEN (18): N87°28'08"E, A DISTANCE OF 63.59 FEET TO A POINT ON A CURVE BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 828.00 FEET, SAID POINT ALSO LYING ON THE WEST RIGHT-OF-WAY LINE OF SAID COPPER RIDGE ROAD, COURSE NINETEEN (19): NORTHERLY, ALONG THE ARC OF LAST SAID CURVE AND ALONG SAID WEST RIGHT-OF-WAY LINE, 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; COURSE TWENTY (20): N10°55'11"E, CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 122.87 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 20.76 ACRES, MORE OR LESS.

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 15th DAY OF July, 2024.

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

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 SET, AND PERMANENT CONTROL POINTS AND LOT CORNERS WILL BE MONUMENTED IN ACCORDANCE WITH CHAPTER 177, F.S., RULE 5B-17, F.A.C. AND SEC. 654.109, JACKSONVILLE ORDINANCE CODE.

SIGNED THIS 5th DAY OF JUNE, 2024.

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

VICINITY MAP



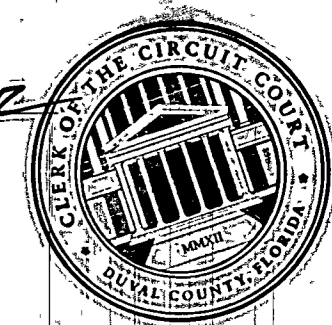
CLERK'S CERTIFICATE

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 83, PAGES 64-68, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SIGNED THIS 15th DAY OF July, 2024.

Jody Phillips
JODY PHILLIPS
CLERK OF THE CIRCUIT COURT

Krista Roman
KRISTA ROMAN
DEPUTY CLERK



STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF A PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 5th DAY OF June, 2024, BY TODD HOLDER AS PRESIDENT OF KB HOME JACKSONVILLE LLC AND AUTHORIZED SIGNATORY OF KB HOME FLORIDA INC., ON BEHALF OF THE COMPANY WHO IS PERSONALLY KNOWN TO ME OR WHO PRODUCED AS IDENTIFICATION.

Derek S. Citino
NOTARY PUBLIC, STATE OF FLORIDA AT-LARGE

PRINT NAME: Derek S. Citino

COMMISSION NO.: HH 0941154

MY COMMISSION EXPIRES: 2/17/2025



PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART I, CHAPTER 177, FLORIDA STATUTES, THIS 5th DAY OF July, 2024.

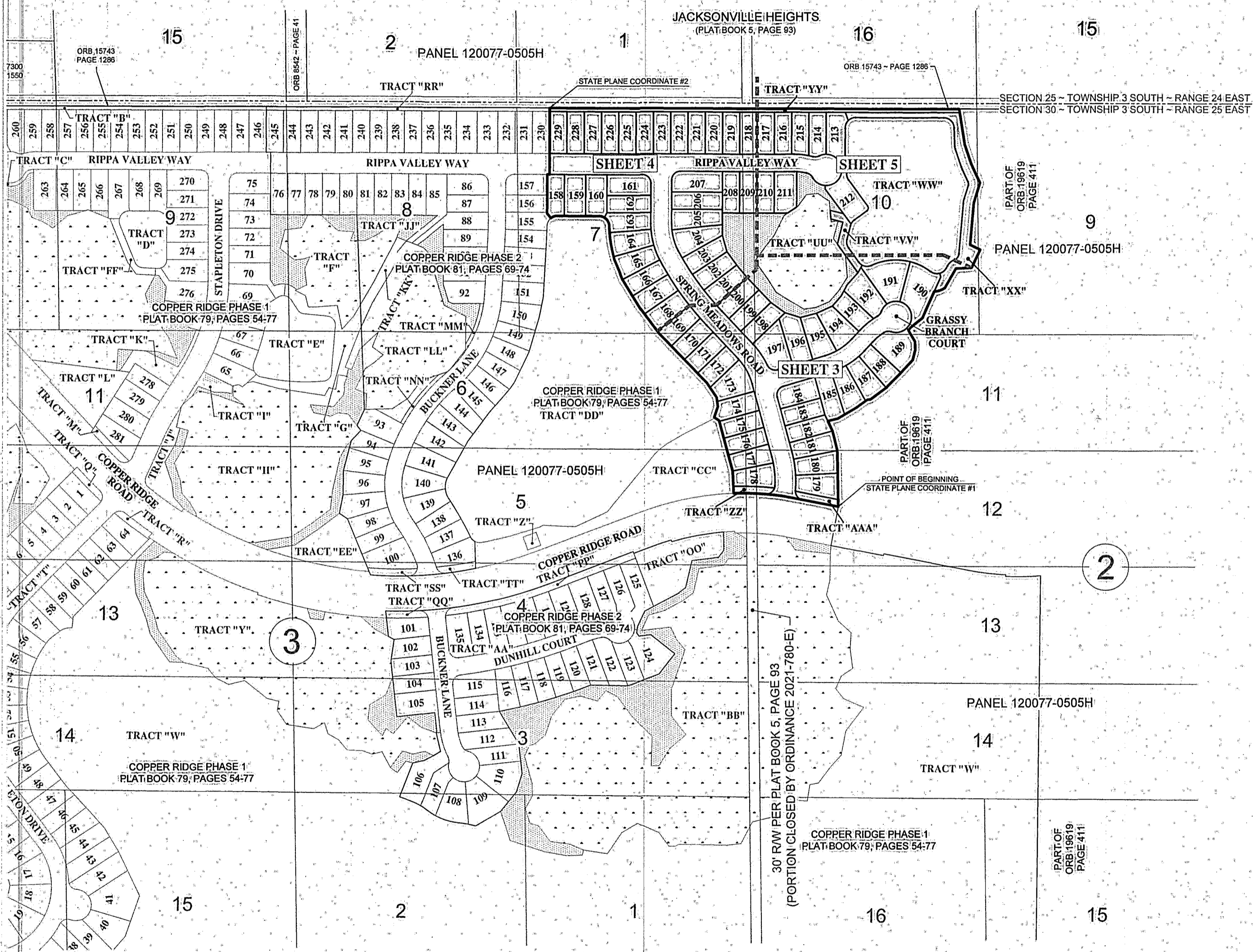
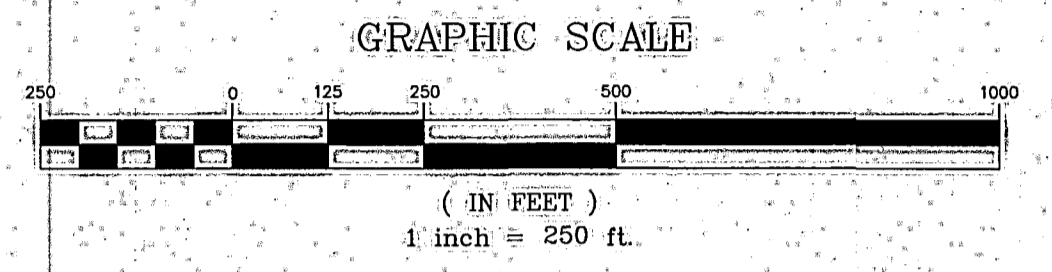
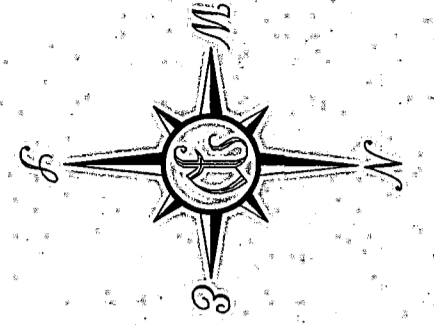
Danny S. Wheeler
DANNY S. WHEELER, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. 6902

PREPARED BY:

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

COPPER RIDGE PHASE 3

A REPLAT OF PORTIONS OF TRACTS 5, 6 AND 7, BLOCK 3, AND PORTIONS OF 9, 10, 11 AND 12, BLOCK 2, 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 A PORTION OF THE UNNAMED RIGHT-OF-WAY THAT LIES BETWEEN SAID BLOCK 2 AND 3 CLOSED BY ORDINANCE 2021-780-E, ALL BEING IN THE CITY OF JACKSONVILLE, FLORIDA



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 1/2" REBAR STAMPED PRM L.B. 6715.
- ⊗ DENOTES SET 1/2" 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
- DE DRAINAGE EASEMENT
- TOB TOP OF BANK
- UDAE UNOBSTRUCTED DRAINAGE AND ACCESS EASEMENT
- SWMF STORMWATER MANAGEMENT FACILITY
- WETLANDS WETLANDS
- ULB UPLAND BUFFER

NOTES:

- 1) NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THE PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
- 2) ALL BEARINGS SHOWN HERE ON ARE BASED ON THE NORTH LINE OF COPPER RIDGE PHASE 2; MAP BOOK 81, PAGES 69-74; AS S89°45'37"E.
- 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) THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED/ACCESS EASEMENTS, SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY THE CITY OF JACKSONVILLE.
- 5) THIS PLAT IS NOT THE SOURCE OF FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) INFORMATION. INQUIRIES RELATING TO FEMA INFORMATION, FLOOD INSURANCE RATE MAPS (FIRM), OR OTHER FLOODPLAIN MANAGEMENT DOCUMENTS SHOULD BE MADE TO THE CITY OF JACKSONVILLE'S DEPARTMENT OF PLANNING AND DEVELOPMENT, DEVELOPMENT SERVICES DIVISION.
- 6) 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.
- 7) NOTICE: INDIVIDUAL LOTS MAY BE LOCATED IN AN AIRPORT ENVIRONMENT AND/OR AIR INSTALLATION COMPATIBLE USE ZONE (AICUZ) AND MAY BE SUBJECT TO INCREASED NOISE OR HAZARD LEVELS ASSOCIATED WITH AIR TRAFFIC OPERATIONS.
- 8) 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).
- 9) ACTIVE RECREATION FOR THIS SUBDIVISION (0.71 ACRES REQUIRED) IS PROVIDED IN PHASE 1 AND 2 AT THE FOLLOWING AMOUNTS:
 - a.) PHASE 1 = 2.77± ACRES (PLAT BOOK 79, PAGES 54 THROUGH 77)
 - b.) PHASE 2 = 0.65± ACRES (PLAT BOOK 81, PAGES 69 THROUGH 74)

STATE PLANE COORDINATES TABLE

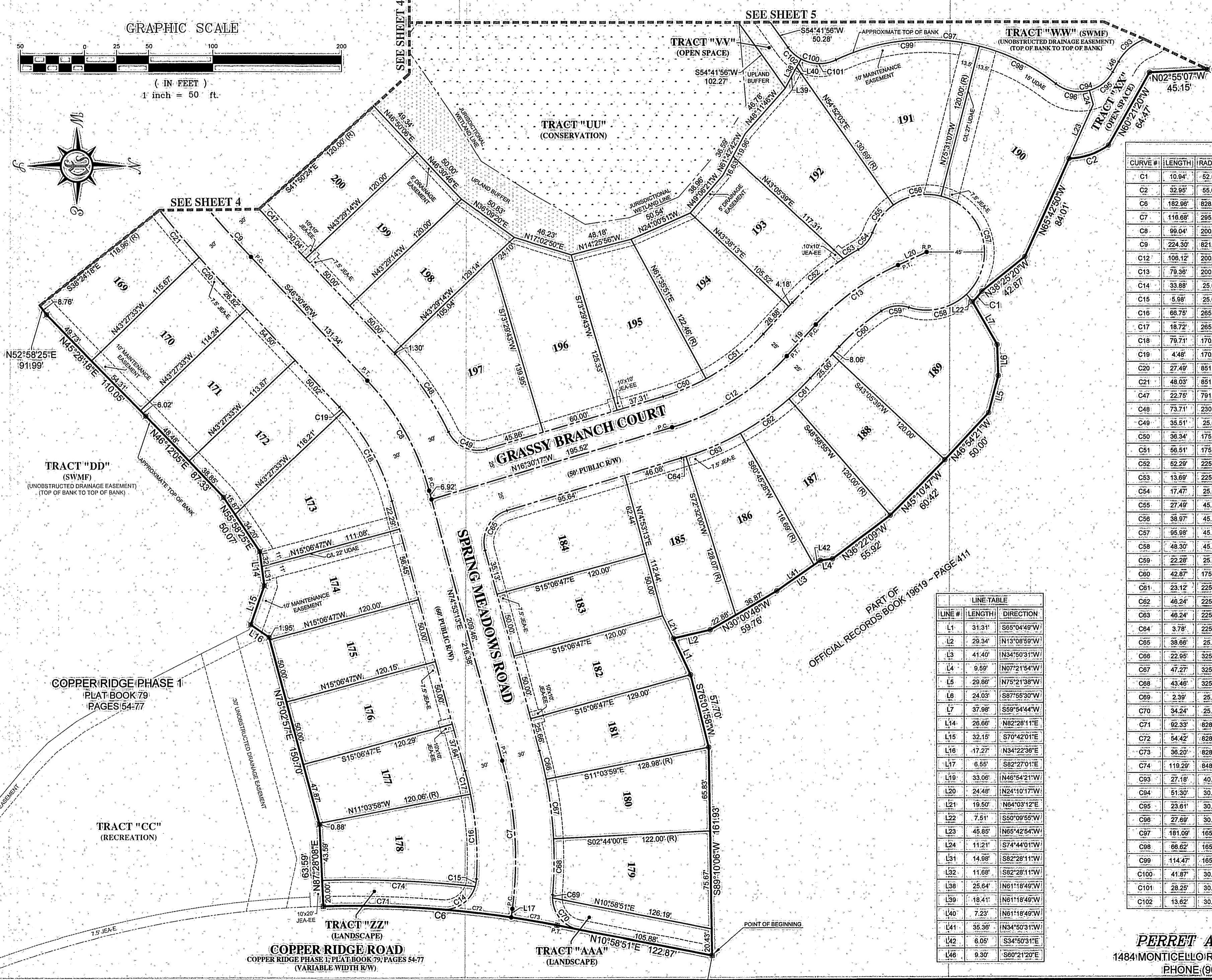
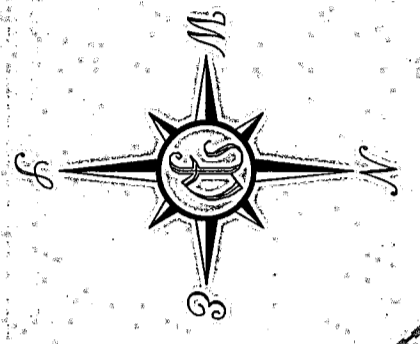
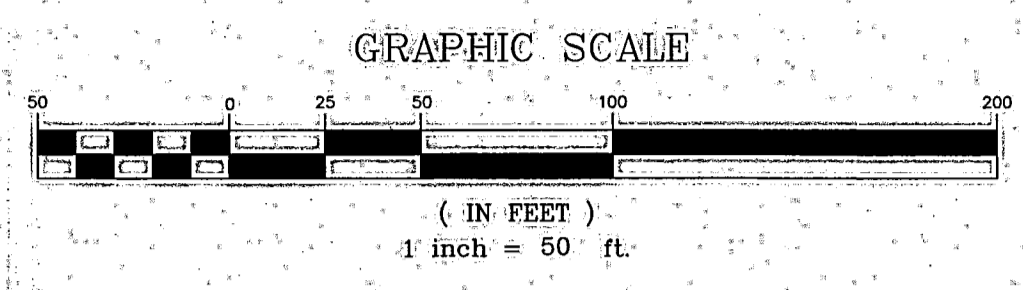
POINT	NORTHING	EASTING	DESCRIPTION
1	2137697.6311	389262.8159	POINT OF BEGINNING
2	2136865.1910	388114.5588	SOUTHWEST CORNER OF TRACT "YY"

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

COPPER RIDGE PHASE 3

A REPLAT OF PORTIONS OF TRACTS 5, 6 AND 7, BLOCK 3, AND PORTIONS OF 9, 10, 11 AND 12, BLOCK 2, 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 A PORTION OF THE UNNAMED RIGHT-OF-WAY THAT LIES BETWEEN SAID BLOCK 2 AND 3 CLOSED BY ORDINANCE 2021-780-E, ALL BEING IN THE CITY OF JACKSONVILLE, FLORIDA

SHEET 3 OF 5 SHEETS
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	10.94	52.50	11°56'28"	N48°47'14"W	10.92
C2	32.95	55.00	34°19'15"	N18°34'31"W	32.46
C6	182.98	828.00	12°39'37"	N04°39'02"E	182.59
C7	116.68	295.00	22°39'48"	N86°13'08"E	115.93
C8	99.04	200.00	28°22'27"	S60°41'59"W	98.04
C9	224.30	821.39	15°38'45"	S54°20'00"W	223.60
C12	108.12	200.00	30°24'04"	N31°42'19"W	104.88
C13	79.38	200.00	22°44'05"	N35°32'19"W	78.84
C14	33.88	25.00	77°38'21"	N34°06'35"W	31.34
C15	5.98	25.00	13°42'19"	N79°46'55"W	5.97
C16	66.75	265.00	14°25'55"	S86°08'58"W	66.57
C17	18.72	265.00	4°02'48"	S76°54'37"W	18.71
C18	79.71	170.00	26°51'49"	S61°27'18"W	78.98
C19	4.48	170.00	1°30'38"	S47°16'05"W	4.48
C20	27.49	851.39	15°10'01"	S47°26'16"W	27.49
C21	48.03	851.39	31°13'57"	S49°58'44"W	48.03
C47	22.75	791.39	1°38'50"	N47°20'11"E	22.75
C48	73.71	230.00	18°21'39"	N55°41'36"E	73.39
C49	35.51	25.00	81°22'43"	N24°11'04"E	32.60
C50	36.34	175.00	11°53'53"	N22°27'13"W	36.28
C51	56.51	175.00	18°30'11"	N37°39'16"W	56.27
C52	52.29	225.00	13°18'55"	N40°14'54"W	52.17
C53	13.69	225.00	3°28'13"	N31°50'50"W	13.69
C54	17.47	25.00	40°01'39"	N50°07'03"W	17.11
C55	27.49	45.00	34°59'56"	N52°37'55"W	27.06
C56	38.97	45.00	49°36'47"	N10°19'33"W	37.76
C57	95.98	45.00	122°12'18"	N75°34'59"E	78.79
C58	48.30	45.00	61°30'10"	S12°33'47"E	46.02
C59	22.28	25.00	51°03'28"	S07°20'26"E	21.55
C60	42.87	175.00	14°02'12"	S39°53'16"E	42.77
C61	23.12	225.00	5°53'15"	S43°57'44"E	23.11
C62	46.24	225.00	11°46'33"	S35°07'50"E	46.16
C63	46.24	225.00	11°46'33"	S23°21'17"E	46.16
C64	3.78	225.00	0°57'43"	S65°09'09"E	3.78
C65	38.66	25.00	88°36'30"	S80°48'32"E	34.92
C66	22.95	325.00	4°02'47"	N76°54'36"E	22.95
C67	47.27	325.00	8°19'59"	N83°05'59"E	47.23
C68	43.46	325.00	7°39'40"	S88°54'11"E	43.42
C69	2.39	25.00	5°29'01"	S87°48'52"E	2.39
C70	34.24	25.00	78°27'47"	N50°12'44"E	31.62
C71	92.33	828.00	6°23'22"	N01°30'55"E	92.29
C72	54.42	828.00	3°45'56"	N06°35'34"E	54.41
C73	36.20	828.00	2°30'19"	N09°43'41"E	36.20
C74	119.28	848.00	8°03'35"	S02°19'49"W	119.19
C93	27.18	40.00	38°56'14"	S40°53'13"E	26.66
C94	51.30	30.00	97°58'16"	S11°22'12"E	45.27
C95	23.61	30.00	45°05'17"	N37°48'42"W	23.00
C96	27.69	30.00	52°52'59"	N11°10'26"E	26.72
C97	181.08	165.00	62°52'58"	S06°10'26"W	172.14
C98	66.62	165.00	23°08'04"	S26°02'54"W	66.17
C99	114.47	165.00	39°44'55"	S05°23'35"E	112.19
C100	41.87	30.00	79°57'58"	S14°42'56"W	38.59
C101	28.25	30.00	53°57'14"	N01°42'34"E	27.22
C102	13.62	30.00	26°00'45"	N41°41'33"E	13.50

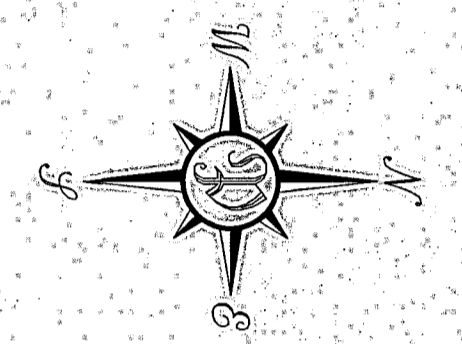
LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	31.31	S65°04'49"W
L2	29.34	N13°08'59"W
L3	41.40	N34°50'31"W
L4	9.59	N07°21'54"W
L5	29.86	N75°21'38"W
L6	24.03	S87°56'30"W
L7	37.98	S59°54'44"W
L14	26.66	N82°28'11"E
L15	32.15	S70°42'01"E
L16	17.27	N34°22'39"E
L17	6.55	S82°27'01"E
L19	33.06	N46°54'21"W
L20	24.48	N24°10'17"W
L21	19.50	N64°03'12"E
L22	7.51	S50°09'55"W
L23	45.85	N65°42'54"W
L24	11.21	S74°44'01"W
L31	14.98	S82°28'11"W
L32	11.68	S82°28'11"W
L38	25.64	N61°18'49"W
L39	18.41	N61°18'49"W
L40	7.23	N61°18'49"W
L41	35.36	N34°50'31"W
L42	6.05	S34°50'31"E
L46	9.30	S60°21'20"E

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

COPPER RIDGE PHASE 3

A REPLAT OF PORTIONS OF TRACTS 5, 6 AND 7, BLOCK 3, AND PORTIONS OF 9, 10, 11 AND 12, BLOCK 2, 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 A PORTION OF THE UNNAMED RIGHT-OF-WAY THAT LIES BETWEEN SAID BLOCK 2 AND 3 CLOSED BY ORDINANCE 2021-780-E, ALL BEING IN THE CITY OF JACKSONVILLE, FLORIDA

SHEET 4 OF 5 SHEETS
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C3	20.32'	30.00'	38°48'47"	N19°10'01"W	19.94'
C4	48.48'	30.00'	88°46'34"	N44°37'40"E	41.97'
C5	66.70'	345.00'	11°04'40"	N83°28'37"E	66.60'
C9	224.30'	821.39'	15°58'45"	S54°20'09"W	223.60'
C10	95.58'	195.00'	28°05'01"	N76°12'02"E	94.63'
C22	54.42'	851.39'	3°39'44"	S53°25'35"W	54.41'
C23	55.04'	851.39'	3°42'15"	S57°06'35"W	55.03'
C24	47.50'	851.39'	3°11'48"	S60°33'37"W	47.50'
C25	1.49'	225.00'	0°22'46"	S62°20'54"W	1.49'
C26	46.00'	225.00'	11°42'48"	S68°23'41"W	45.92'
C27	46.24'	225.00'	11°46'33"	S80°08'21"W	46.15'
C28	16.55'	225.00'	4°12'54"	S88°08'05"W	16.55'
C29	39.27'	25.00'	90°00'08"	S45°14'28"W	35.36'
C40	39.27'	25.00'	89°59'51"	S44°45'33"E	35.35'
C41	17.70'	165.00'	6°08'42"	N67°10'11"E	17.69'
C42	63.18'	165.00'	21°56'19"	N73°07'41"E	62.79'
C43	24.09'	791.39'	1°44'40"	N61°17'11"E	24.09'
C44	56.42'	791.39'	4°05'05"	N58°22'19"E	56.41'
C45	56.42'	791.39'	4°05'05"	N54°17'14"E	56.41'
C46	56.42'	791.39'	4°05'05"	N50°12'09"E	56.41'
C75	48.70'	345.00'	8°05'18"	N81°58'57"E	48.66'
C78	18.00'	345.00'	2°58'21"	N67°31'16"E	18.00'
C77	30.12'	30.00'	57°31'20"	S60°15'17"W	28.87'
C78	16.36'	30.00'	31°15'14"	S15°52'00"W	16.16'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L9	6.87'	S00°14'09"W
L10	17.64'	N51°25'36"E
L11	29.54'	N77°14'26"E
L12	9.38'	N72°46'18"E
L13	13.85'	N67°33'12"E
L25	16.13'	N62°37'34"W
L35	7.32'	N77°14'26"E
L36	22.22'	N77°14'26"E

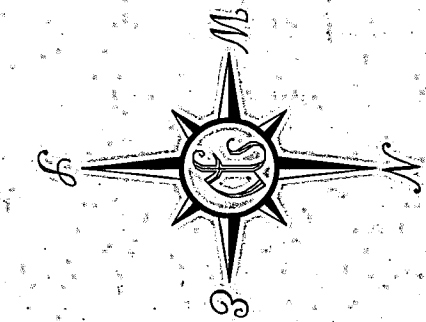
SEE SHEET 5
SEE SHEET 3

PREPARED BY:
PERRET AND ASSOCIATES, INC.
1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207
PHONE (904) 805-0030 ~ L.B. NO. 67-15

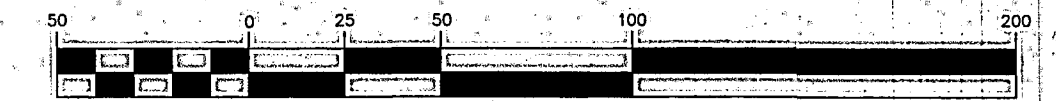
COPPER RIDGE PHASE 3

A REPLAT OF PORTIONS OF TRACTS 5, 6 AND 7, BLOCK 3, AND PORTIONS OF 9, 10, 11 AND 12, BLOCK 2, 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 A PORTION OF THE UNNAMED RIGHT-OF-WAY THAT LIES BETWEEN SAID BLOCK 2 AND 3 CLOSED BY ORDINANCE 2021-780-E, ALL BEING IN THE CITY OF JACKSONVILLE, FLORIDA

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

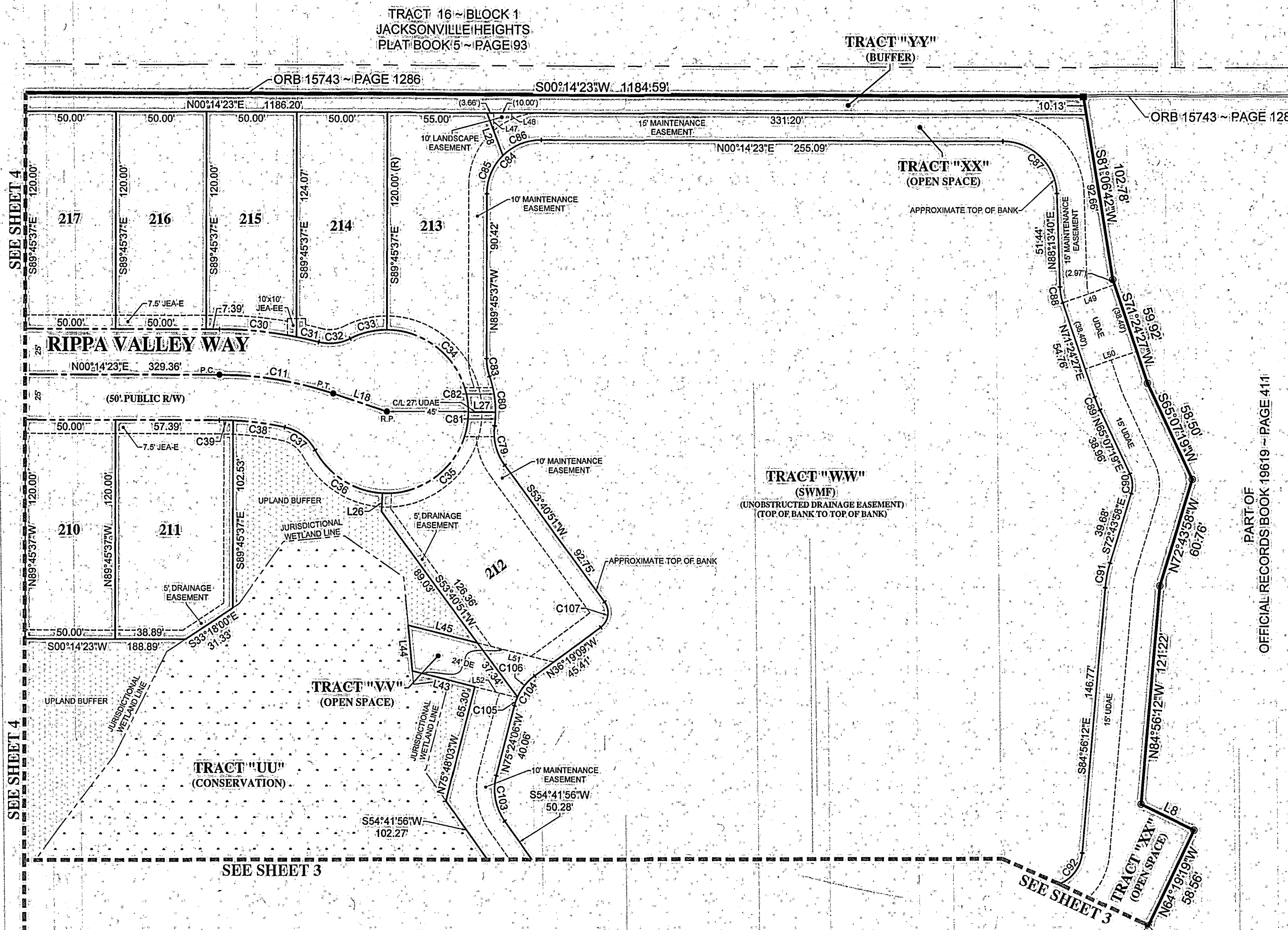


GRAPHIC SCALE



(IN FEET)

1 inch = 50 ft.



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C11	64.04'	200.00'	18°20'46"	N09°24'46"E	63.77'
C30	42.87'	225.00'	10°54'57"	N05°41'51"E	42.80'
C31	12.58'	225.00'	3°12'09"	N12°45'24"E	12.57'
C32	17.88'	25.00'	40°58'40"	N06°07'51"W	17.50'
C33	21.10'	45.00'	28°51'33"	N13°11'24"W	20.90'
C34	70.76'	45.00'	90°05'36"	N45°17'11"E	63.69'
C35	72.94'	45.00'	82°52'09"	S43°13'57"E	65.21'
C36	46.09'	45.00'	58°41'19"	S32°32'47"W	44.11'
C37	21.70'	25.00'	49°43'22"	S37°01'45"W	21.02'
C38	28.62'	175.00'	9°26'12"	S07°26'58"W	28.79'
C39	7.61'	175.00'	2°29'30"	S01°29'08"W	7.61'
C79	22.91'	30.00'	43°45'42"	S75°33'42"W	22.36'
C80	27.64'	60.00'	28°23'28"	S84°14'49"W	27.39'
C81	7.53'	60.00'	7°11'35"	N88°09'14"W	7.53'
C82	20.10'	60.00'	19°11'53"	S80°39'02"W	20.01'
C83	10.05'	30.00'	19°11'17"	S80°38'44"W	10.00'
C84	47.12'	30.00'	90°00'00"	N44°45'37"W	42.43'
C85	23.56'	30.00'	46°00'06"	S87°15'35"E	22.96'
C86	23.56'	30.00'	44°59'54"	S22°15'35"E	22.96'
C87	46.07'	30.00'	87°59'17"	N44°14'01"E	41.67'
C88	8.81'	30.00'	16°49'12"	N79°49'03"E	8.78'
C89	7.68'	70.00'	6°17'08"	N68°15'53"E	7.68'
C90	11.03'	15.00'	42°08'43"	N86°11'41"E	10.79'
C91	13.85'	65.00'	12°12'14"	S78°50'05"E	13.82'
C92	22.17'	20.00'	63°31'06"	S53°10'39"E	21.05'
C103	26.13'	30.00'	49°53'58"	S79°38'55"W	25.31'
C104	20.46'	30.00'	39°04'57"	N55°13'38"W	20.07'
C105	5.22'	30.00'	9°58'38"	S70°24'47"E	5.22'
C106	15.24'	30.00'	29°06'20"	S50°52'19"E	15.08'
C107	15.71'	10.00'	90°00'00"	N81°19'09"W	14.14'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L8	32.46'	S25°54'24"W
L18	31.24'	N18°35'09"E
L26	10.00'	N86°47'53"W
L27	15.00'	S00°00'00"E
L28	25.35'	N69°57'56"E
L43	35.69'	S14°11'57"W
L44	25.42'	S84°55'56"W
L45	39.38'	S14°11'57"W
L47	9.80'	N89°45'37"W
L48	3.49'	N89°45'37"W
L49	30.00'	N18°35'33"W
L50	30.00'	N18°35'33"W
L51	43.46'	S14°11'57"W
L52	24.18'	N14°11'57"E

PART OF OFFICIAL RECORDS BOOK 18619 - PAGE 411

SEE SHEET 4

SEE SHEET 4

SEE SHEET 3

SEE SHEET 3

PREPARED BY:

PERRET AND ASSOCIATES, INC.

1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207

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