

Cypress Trails at Nocatee Phase One

A PORTION OF SECTIONS 35 AND 36, TOGETHER WITH A PORTION OF SECTION 46 OF THE C. AND G. CLARKE GRANT AND SECTION 47 OF THE G.I.F. CLARKE GRANT, ALL LYING WITHIN TOWNSHIP 4 SOUTH, RANGE 28 EAST OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

CAPTION

A portion of Sections 35 and 36, together with a portion of Section 46 of the C. and G. Clarke Grant and Section 47 of the G.I.F. Clarke Grant, all lying within Township 4 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the centerline intersection of Nocatee Parkway, a variable width right of way as presently established, and Valley Ridge Boulevard, a variable width right of way as presently established; thence North 31°55'43" West, along said centerline of Valley Ridge Boulevard, 1089.23 feet; thence South 85°08'33" West, departing said centerline, 88.12 feet to a point lying on the Westerly right of way line of said Valley Ridge Boulevard; thence North 30°58'26" West, along said Westerly right of way line, 208.15 feet; thence North 31°55'43" West, continuing along said Westerly right of way line, 100.14 feet to the Point of Beginning.

From said Point of Beginning, thence South 47°24'04" West, departing said Westerly right of way line, 1112.56 feet to its intersection with the Easterly prolongation of the Easterly line of Conservation Easement Parcel "E" as described and recorded in Official Records Book 14614, page 2288 of the current Public Records of said county; thence South 73°50'37" West, along said Easterly prolongation and along said Easterly line, 2185.91 feet; thence North 24°16'25" East, continuing along said Easterly line and its Northerly prolongation thereof, 1706.00 feet; thence North 47°55'26" East, 731.50 feet; thence North 27°06'37" East, 60.00 feet; thence South 62°53'23" East, 111.81 feet to the point of curvature of a curve concave Northerly having a radius of 170.00 feet; thence Easterly along the arc of said curve, through a central angle of 00°30'44", an arc length of 28.22 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 67°38'45" East, 28.19 feet; thence North 15°49'50" East, 135.28 feet; thence Due North, 226.68 feet; thence North 45°56'19" East, 346.55 feet; thence South 44°03'41" East, 320.05 feet; thence North 45°56'19" East, 22.14 feet; thence South 44°03'41" East, 60.00 feet to a point lying on a curve concave easterly having a radius of 30.00 feet; thence Southerly along the arc of said curve, through a central angle of 90°00'00", an arc length of 47.12 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 00°56'19" West, 42.43 feet; thence South 44°03'41" East, 40.00 feet; thence North 45°56'19" East, 140.00 feet; thence South 44°03'41" East, 60.00 feet; thence South 87°39'51" East, 145.00 feet; thence North 45°56'19" East, 253.18 feet; thence South 89°53'06" East, 550.00 feet; thence North 58°35'54" East, 576.31 feet; thence South 80°58'31" East, 528.07 feet to a point lying on said Westerly right of way line of Valley Ridge Boulevard, said Westerly right of way line being a curve concave Easterly having a radius of 1960.00 feet; thence Southerly along said Westerly right of way line the following 6 courses: Course 1, thence Southerly along the arc of said curve, through a central angle of 21°10'08", an arc length of 724.15 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 01°33'35" East, 720.04 feet; Course 2, thence South 00°09'32" West, 53.11 feet to a point lying on a curve concave Easterly having a radius of 1972.00 feet; Course 3, thence Southerly along the arc of said curve, through a central angle of 05°39'51", an arc length of 194.95 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 16°29'03" East, 194.87 feet; Course 4, thence South 25°44'16" East, 182.35 feet to a point lying on a curve concave Northeasterly having a radius of 1960.00 feet; Course 5, thence Southeasterly along the arc of said curve, through a central angle of 07°18'28", an arc length of 249.99 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 28°16'29" East, 249.82 feet; Course 6, thence South 31°55'43" East, 48.89 feet to the Point of Beginning.

EXCEPTION THEREFROM:

A portion of Section 35, Township 4 South, Range 28 East, Duval County, Florida, also being a portion of those lands described and recorded in Official Records Book 9494, page 905 of the current Public Records of said county and being more particularly described as follows:

For a Point of Reference, commence at the centerline intersection of Nocatee Parkway, a variable width right of way as presently established, and Valley Ridge Boulevard, a variable width right of way as presently established; thence North 31°55'43" West, along said centerline of Valley Ridge Boulevard, 1089.23 feet; thence South 85°08'33" West, departing said centerline, 88.12 feet to a point lying on the Westerly right of way line of said Valley Ridge Boulevard; thence North 30°58'26" West, along said Westerly right of way line, 208.15 feet; thence North 31°55'43" West, continuing along said Westerly right of way line, 100.14 feet; thence North 47°24'04" West, departing said Westerly right of way line, 1112.56 feet to its intersection with the Easterly prolongation of the Easterly line of Conservation Easement Parcel "E", as described and recorded in Official Records Book 14614, page 2288 of said current Public Records; thence South 73°50'37" West, along said Easterly prolongation and along said Easterly line, 2185.91 feet; thence North 24°16'25" West, continuing along said Easterly line, 1091.84 feet; thence North 65°43'35" East, departing said Easterly line, 801.80 feet to the Point of Beginning.

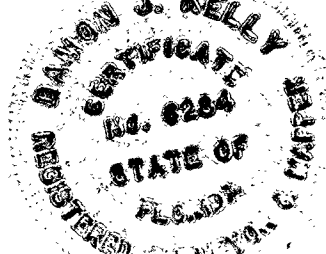
From said Point of Beginning, thence North 20°33'10" West, 50.13 feet; thence North 28°44'32" West, 66.43 feet; thence North 36°56'03" West, 66.43 feet; thence North 44°45'25" West, 62.61 feet; thence North 47°18'59" West, 100.00 feet; thence North 53°54'53" West, 18.51 feet; thence North 36°00'59" East, 37.58 feet; thence North 28°53'59" East, 43.28 feet; thence North 40°12'00" East, 57.91 feet; thence North 19°41'21" East, 46.88 feet; thence North 21°24'57" East, 58.24 feet; thence North 21°47'30" West, 33.39 feet; thence North 68°03'01" East, 20.67 feet to the point of curvature of a curve concave Northeasterly having a radius of 370.00 feet; thence Northeasterly along the arc of said curve, through a central angle of 22°06'43", an arc length of 142.79 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 56°59'40" East, 141.91 feet; thence North 45°56'19" East, 263.73 feet; thence South 44°03'41" East, 170.00 feet; thence North 45°56'19" East, 140.00 feet; thence South 44°03'41" East, 94.00 feet to the point of curvature of a curve concave Northeasterly having a radius of 780.00 feet; thence Southeasterly along the arc of said curve, through a central angle of 19°20'03", an arc length of 263.21 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 53°43'42" East, 261.96 feet; thence South 26°36'16" West, 49.04 feet; thence South 20°07'24" West, 69.40 feet to the point of curvature of a curve concave Easterly having a radius of 83.63 feet; thence Southerly along the arc of said curve, through a central angle of 13°59'57", an arc length of 20.43 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 13°07'25" West, 20.38 feet; thence Southerly along the arc of a curve concave Westerly having a radius of 80.00 feet, through a central angle of 15°07'57", an arc length of 21.13 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 13°41'25" West, 21.07 feet; thence Southerly along the arc of a curve concave Easterly having a radius of 148.92 feet, through a central angle of 16°36'09", an arc length of 43.15 feet to a point on said curve, said arc being subtended

SURVEYOR'S CERTIFICATE

Know all men by these presents, that the undersigned, being currently licensed and registered by the State of Florida as a land surveyor, does hereby certify that the above plat was made under the undersigned's responsible direction and supervision, and that the plat complies with all of the survey requirements of Chapter 177, Part 1, Plotting, of the Florida Statutes.

Signed and sealed this 08th day of AUGUST, 2014.

Damon J. Kelly
Professional Surveyor and Mapper
State of Florida LS No. 6284



CAPTION (continued)

by a chord bearing and distance of South 12°57'19" West, 43.00 feet; thence Southerly along the arc of a curve concave Westerly having a radius of 108.20 feet, through a central angle of 60°58'08", an arc length of 115.14 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 04°56'24" West, 109.79 feet; thence Southerly along the arc of a curve concave Easterly having a radius of 48.94 feet, through a central angle of 84°31'48", an arc length of 72.20 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 06°51'13" West, 65.83 feet; thence South 54°35'19" West, 27.95 feet; thence South 89°13'34" West, 177.68 feet to the point of curvature of a curve concave Southerly having a radius of 565.00 feet; thence Westerly along the arc of said curve, through a central angle of 28°48'12", an arc length of 284.03 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 74°49'28" West, 281.05 feet; thence South 60°25'22" West, 174.80 feet to the Point of Beginning.

Containing 140.09 acres, more or less.

CONSENT AND JOINDER

The undersigned hereby certifies that it is the holder of the mortgage, lien or other encumbrance recorded in Official Records Book 16068, Page 1808, of the Public Records of Duval County, Florida ("Mortgage"), encumbering the lands described in the caption hereon. The undersigned hereby joins and consents to the dedications by the Owner of the lands described in the Adoption and Dedication section herein, and agrees that the Mortgage shall be subordinated to said dedications.

Signed in the presence of:

Witness
Carling Povtak
Carling Povtak
Printed Name

U.S. BANK NATIONAL ASSOCIATION
a national banking association, as Trustee
By: Tolomato Community Development District, a local unit of special purpose Government established pursuant to Chapter 190, Florida Statutes, as authorized agent
By: RTRay
Richard T Ray, as Chairman

STATE OF FLORIDA, COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 4 day of June, 2014, by Richard T. Ray, the Chairman of the Tolomato Community Development District, a local unit of special purpose Government established pursuant to Chapter 190, Florida Statutes, as authorized agent of U.S. Bank National Association, a national banking association, on behalf of the bank.

Jana E. Miller
Notary Public, State of Florida at Large
Printed Name
TINA E MILLER My Commission Expires
Commission # FF 016700
Expires May 9, 2017 Commission Number

APPROVED FOR 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.

James M. Robinson, P.E.
Director of Public Works
September 2, 2014
Date

CLERK'S CERTIFICATE 2014200128

This is to certify that this plat has been approved by the City of Jacksonville, Florida, and submitted to me for recording, and is recorded in Plat Book 67, pages 88-103 of the Public Records of Duval County, Florida, this 4th day of September, 2014.

Ronnie Fussell, Clerk of the Circuit Court
Deputy Clerk

PLAT CONFORMITY REVIEW

This plat has been reviewed and found in compliance with Part 1, Chapter 177, Florida Statutes, this 26 day of August, 2014.

W. Monroe Hazen, P.L.S.
Professional Land Surveyor Number 3398

ADOPTION AND DEDICATION

This is to certify that Split Pine Development, LLC, ("Owner"), a Florida limited liability company, is the fee simple owner of the lands described in the caption hereon known as Cypress Trails at Nocatee Phase One, has caused the same to be surveyed and subdivided, and that this plat, made in accordance with said survey, is hereby adopted as the true and correct plat of said lands. All rights of way, unobstructed drainage easements, unobstructed drainage, access and maintenance easements, and drainage, access and maintenance easements are hereby irrevocably and without reservation dedicated to the City of Jacksonville, a Florida municipal corporation, its successors and assigns ("City").

Tracts "A", "C", "E", "G", "N" and "O" (Open Space), Tracts "B", "D" and "F" (Stormwater Management Facility/Common Area), Tract "T" (Landscape Buffer Tract), Tracts "J", "K", "L" and "M" (Conservation Area) and Special Use Easements shown on this plat are and shall remain privately owned and the sole and exclusive property of the Owner, its successors and assigns.

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:

ADOPTION AND DEDICATION (continued)

1) The drainage easements hereby dedicated shall permit the City, to discharge into said stormwater management facilities which these easements traverse, all water which may fall on or come upon all public right of ways as noted above hereby dedicated, together with all substances or matter which may flow or pass from public right of ways; from adjacent land or from any other source of public waters into or through said stormwater management facilities, without any liability whatsoever on the part of the City for any damage, injuries or loss to persons or property resulting from the acceptance or use of these drainage easements by the City.

2) The stormwater management facilities shown on this plat are owned in fee simple title by the Owner, its successors and assigns, and all maintenance and any other matters pertaining to said stormwater management facilities are the responsibility of the Owner, its successor and assigns. The City by acceptance of this plat, assumes no responsibility whatsoever for said stormwater management facilities.

3) The City shall not be liable nor responsible for the creation, operation, failure or destruction of water level control equipment which may be constructed or installed by the Owner or any other person within the area of the lands hereby platted, or of the stormwater management facilities shown on this plat, but shall have the right to modify the water level including the repair, removal or replacement of the stormwater management facilities and the control structures to effect adequate drainage for the rights of ways dedicated hereon.

The Owner, its successors and assigns of the lands described and captioned hereon, shall forever release, discharge and indemnify the City and save it harmless from suits, action, damages and liability and expense in connection with loss of life, bodily or personal injury or property damage or any other damage arising in or out of any occurrence in, upon, out or from the stormwater management facilities described above, or any part thereof, occasioned wholly or in part by any act of omission of its agents, contractors, employees, servants, licensees, or concessionaires within Cypress Trails at Nocatee Phase One. The Owner's successor and assigns shall be subject to this release and indemnification and the covenants herein shall run with the land described and captioned hereon.

Tract "H" (Pump Station Tract) is hereby irrevocably and without reservation dedicated in fee simple title to JEA, its successors and assigns.

Those easements designated as "JEA Access and Utility Easements" are hereby irrevocably and without reservation dedicated to JEA, its successors and assigns, for its non-exclusive use in conjunction with its utilities.

Those easements designated as "JEA-EE" are hereby irrevocably and without reservation 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 and without reservation dedicated to JEA, its successors and assigns, for its non-exclusive use in conjunction with its underground electrical system; provided however, that no parallel utilities may be installed within said easements. Those "JEA Access and Electrical Easements" are hereby irrevocably dedicated to JEA, its successors and assigns, for its non-exclusive use for (1) access to the JEA-E-E, and JEA-E, easements, (2) additional work space for the maintenance, repair and replacement of electric utility improvements located within the JEA-E-E, and JEA-E, easements, and (3) the installation, operation, maintenance, repair and replacement of electric facilities running perpendicular to the electric facilities located within the JEA-E-E, and JEA-E, easements.

Title to the Landscape Buffer Tract is hereby retained by the undersigned Owner, its successors and assigns; provided however, the undersigned Owner reserves the right to convey title to said tract to an entity, including without limitation, a property owners' association, or other third party that assumes all obligation of maintenance and operation thereof under this plat. Such tract shall be held and used by Owner, its successors and assigns, as a landscape buffer for the adjacent pump station in accordance with the requirements of Section 656.1223, City of Jacksonville Ordinance Code.

Owner hereby dedicates to JEA, its successors and assigns, a non-exclusive easement on, upon, over, and under the Landscape Buffer Tract, for electrical, water, sewer, access and other public utilities in connection with JEA's use of the Pump Station Tract.

Owner, its successors and assigns, shall forever release, discharge, indemnify JEA and save it harmless from suits, actions, damages, liability and expenses that may be incurred in connection with property damage or personal injury, or any other damage arising from or out of any occurrence in, upon, at or from the Landscape Buffer Tract, or any part thereof, including but not limited to those arising from or incidental to JEA's use of the Pump Station Tract or JEA's easement upon the Landscape Buffer Tract. 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.

Any utility easements shown on this plat shall also be easements for the construction, installation, maintenance, and operation of cable television services in the manner and subject to the provisions of Section 177.091(28) of the current Florida Statutes; however, only cable television service providers specifically authorized by the undersigned Owner, its successors and assigns, to serve the lands shown on this plat, shall have the benefit of said cable television service easements.

In witness whereof, the undersigned Owner has executed this plat on the 4th day of June, 2014.

Jana E. Miller
Notary Public, State of Florida at Large
Printed Name
OWNER: SPLIT PINE DEVELOPMENT, LLC
a Florida limited liability company
By: Jed V. Davis
Jed V. Davis
Vice President

STATE OF FLORIDA, COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 4 day of June, 2014, by Jed V. Davis, Vice President of Split Pine Development, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me.

Jana E. Miller
Notary Public, State of Florida at Large
Printed Name
TINA E MILLER My Commission Expires
Commission # FF 016700
Expires May 9, 2017 Commission Number

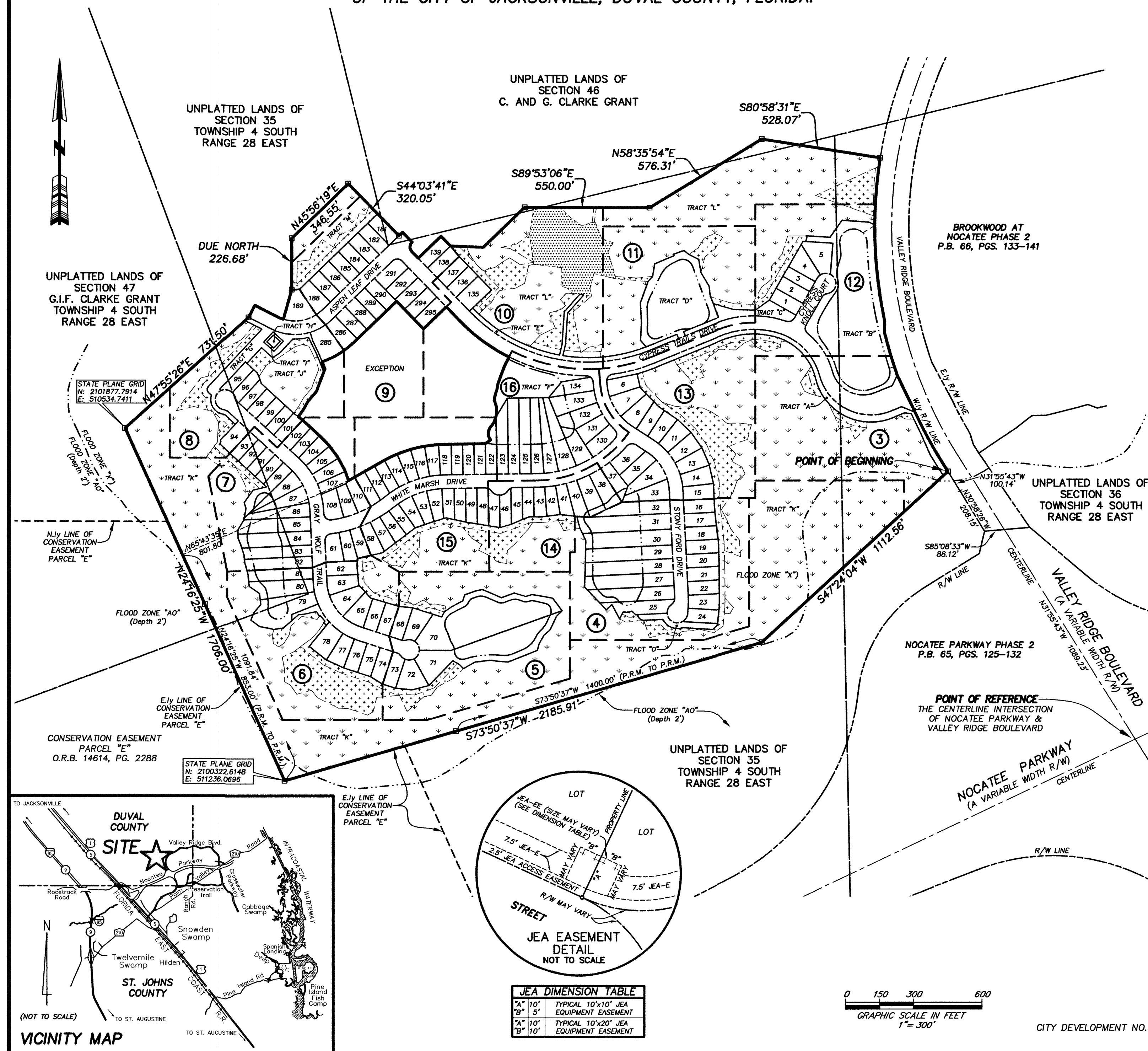
PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

Cypress Trails at Nocatee Phase One

A PORTION OF SECTIONS 35 AND 36, TOGETHER WITH A PORTION OF SECTION 46 OF THE C. AND G. CLARKE GRANT AND SECTION 47 OF THE G.I.F. CLARKE GRANT, ALL LYING WITHIN TOWNSHIP 4 SOUTH, RANGE 28 EAST OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

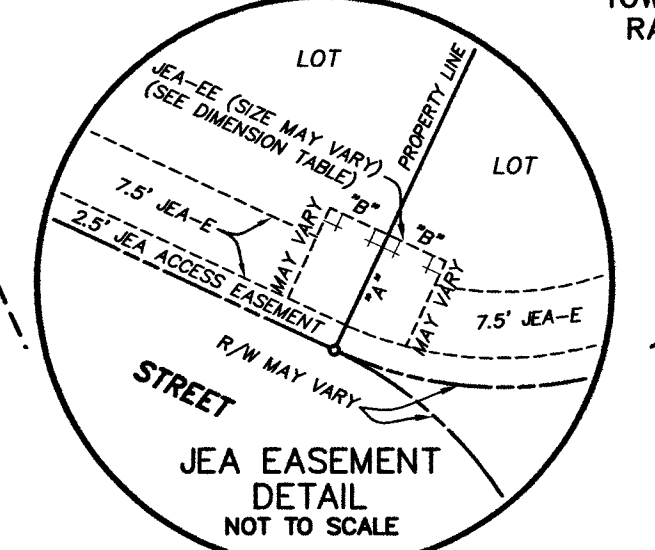
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SHEET 2 OF 16 SHEETS



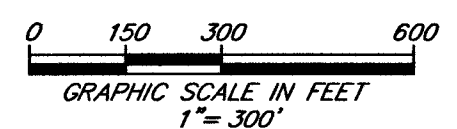
- NOTES:**
- Bearings shown are referenced to the State Plane coordinates as indicated, herein and are based on the centerline of Valley Ridge Boulevard as being North 31°55'43" West.
 - Notice: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not depicted on this plat that may be found in the Public Records of this county.
 - Coordinates based on G.P.S. observation of Station "A 072 A10" and Station "Durbin 2" National Geodetic Survey 1991 adjustment. Coordinate datum: State Plane in U.S. survey feet (Florida East Zone 901, North American Datum 1983/1991)
Station "A 072 A10" coordinates: N 2173254.1677 E 388416.8630
Station "Durbin 2" coordinates: N 2092535.8352 E 509677.0129
 - The easements shown herein and designated as unobstructed easements shall remain totally unobstructed by any permanent improvements which may impede the use of said easement by the City of Jacksonville. The construction of driveways and the installation of fences, hedges and landscaping is permissible but SUBJECT TO REMOVAL by the City at the expense of each lot owner for the removal and/or replacement of such items. The easements shown herein 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.
 - Those certain easements denoted as "Special Use Easements" are reserved by the Owner for future designated use.
 - Tracts "J", "K", "L" and "M" are subject to a conservation easement pursuant to Section 704.06, F.S. in favor of the St. Johns River Water Management District. Any activity in or use of the conservation easement area inconsistent with the purpose of the conservation easement is prohibited. The conservation easement expressly prohibits the following activities and uses:
(a) Construction or placing buildings, roads, signs, billboards or other advertising, utilities or other structures on or above the ground.
(b) Dumping or placing soil or other substance or material as landfill or dumping or placing of trash, waste or unsightly or offensive materials.
(c) Removing, destroying or trimming trees, shrubs, or other vegetation.
(d) Excavating, dredging or removing loam, peat, gravel, soil, rock or other material substances in such a manner as to affect the surface.
(e) Surface use, except for purposes that permit the land or water area to remain predominantly in its natural condition.
(f) Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation.
(g) Acts or uses detrimental to such retention of land or water areas.
(h) Acts or uses detrimental to the preservation of the structural integrity or physical appearance of sites or properties of historical, architectural, archaeological, or cultural significance.
 - Upland Buffers adjacent to wetlands are to remain natural, vegetative, and undisturbed.
 - The lands shown herein lie within flood zone "X" and Special Flood Hazard Area "AO" (Depth 2 feet) as depicted on the Flood Insurance Rate Map (FIRM) community number 120077, panel number 0655, suffix H, dated June 3, 2013. The FIRM information and delineations on this plat are 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 may supersede said information. Inquiries for this should be made to the Community's Floodplain Management Repository, Development Services Division, Department of Planning and Development, City of Jacksonville.
 - Lands depicted herein are subject to Developer and Utility Service Agreement recorded in Official Records Book 12253, Page 1723, as amended by Official Records Book 15211, Page 2240 of the current Public Records of Duval County, Florida, and as amended. (Blanket in nature)

- LEGEND**
- ☐ DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
 - DENOTES P.C.P., STAMPED L.B.#3624, PERMANENT REFERENCE MONUMENT
 - DENOTES CONCRETE MONUMENT
 - DENOTES PERMANENT CONTROL POINT
 - DENOTES LICENSED BUSINESS
 - R RADIUS
 - ∠ CENTRAL ANGLE
 - L ARC LENGTH
 - CB CHORD BEARING
 - CH CHORD DISTANCE
 - P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
 - P.O.C. POINT ON CURVE
 - P.C.C. POINT OF COMPOUND CURVATURE
 - P.R.C. POINT OF REVERSE CURVATURE
 - CI TABULATED CURVE DATA
 - LI TABULATED LINE DATA
 - R/W RIGHT OF WAY
 - F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
 - C/L CENTERLINE
 - M.B. MAP BOOK
 - P.B. PLAT BOOK
 - P.G. PAGE
 - MATCHLINE
 - JE-E JE-ELECTRIC EASEMENT
 - JE-E-E JE-EQUIPMENT EASEMENT
 - ESMT. EASEMENT
 - SJRWMD ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
 - ① SHEET REFERENCE NUMBER
 - ☐ DENOTES UPLANDS WITHIN CONSERVATION EASEMENT
 - ☐ DENOTES WETLANDS WITHIN CONSERVATION EASEMENT
 - ☐ DENOTES WETLAND CREATION AREA



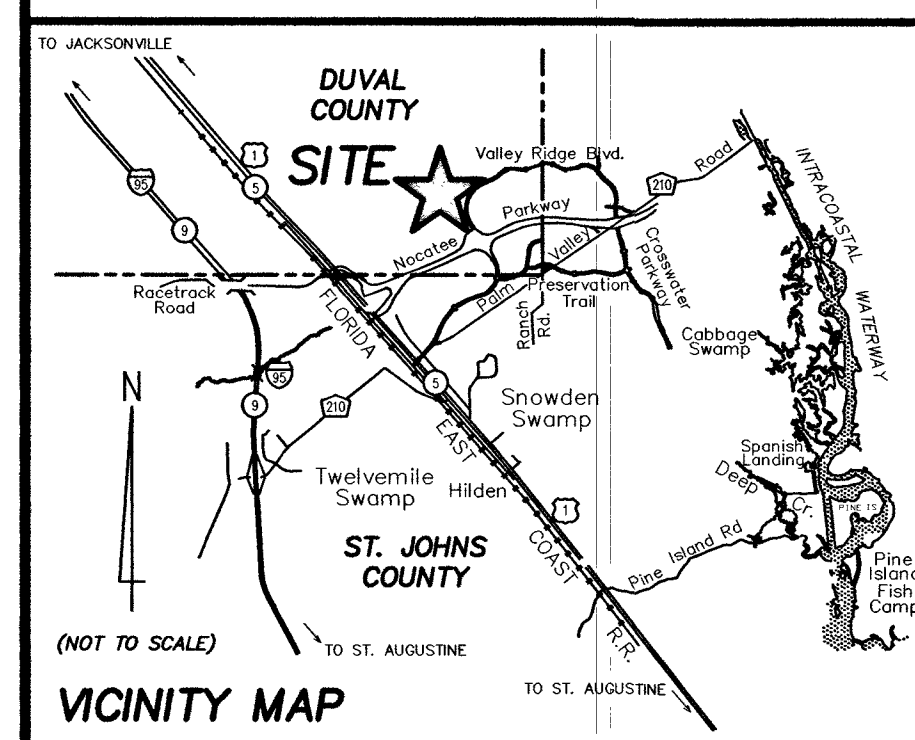
JEA DIMENSION TABLE

7.5'	10'	TYPICAL 10'x10' JEA EQUIPMENT EASEMENT
7.5'	5'	TYPICAL 10'x20' JEA EQUIPMENT EASEMENT



CITY DEVELOPMENT NO. 5389.014

PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624



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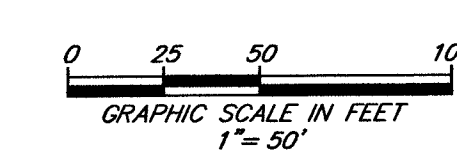
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SHEET 3 OF 16 SHEETS
SEE SHEET 2 FOR NOTES

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C2	185.00'	97°41'57"	315.46'	N63°06'39"W	278.60'
C4	300.00'	46°03'06"	241.13'	N37°17'13"W	234.69'
C25	250.00'	98°44'25"	430.84'	S62°35'25"E	379.47'
C26	235.00'	96°56'07"	397.58'	S63°29'34"E	351.83'
C27	250.00'	61°51'59"	269.94'	N44°09'13"W	257.02'
C28	270.00'	60°03'41"	283.03'	N45°03'22"W	270.25'
C33	140.00'	96°35'41"	236.03'	S63°39'47"E	209.05'
C34	330.00'	35°21'11"	203.62'	N33°02'32"W	200.40'
C222	350.00'	1°03'26"	6.46'	S15°53'40"E	6.46'
C223	120.00'	11°16'06"	23.60'	S21°00'00"E	23.56'
C224	140.00'	10°14'18"	25.02'	N20°29'06"W	24.98'
C225	330.00'	0°52'24"	5.03'	N15°48'09"W	5.03'
C230	140.00'	55°19'41"	135.19'	S84°17'47"E	130.00'

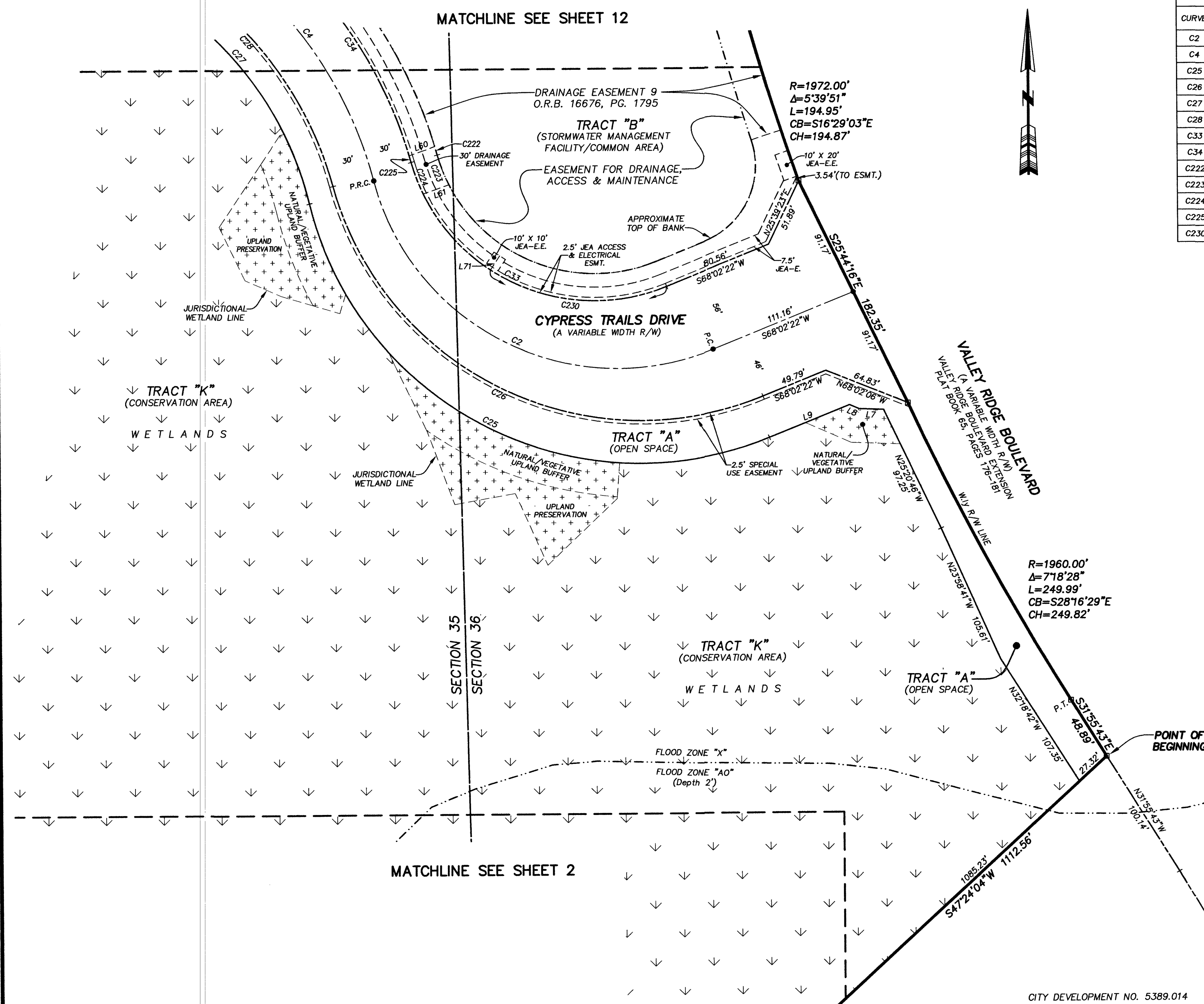
LINE TABLE		
LINE	BEARING	LENGTH
L7	N87°46'30"W	18.16'
L8	N66°13'52"W	7.53'
L9	S68°02'22"W	63.39'
L60	N70°32'48"E	20.03'
L61	S70°32'48"W	20.14'
L71	N33°22'03"E	12.50'

- LEGEND**
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 - ⊕ DENOTES UPLANDS WITHIN CONSERVATION EASEMENT
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 - ⊕ DENOTES WETLAND CREATION AREA



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CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

CITY DEVELOPMENT NO. 5389.014

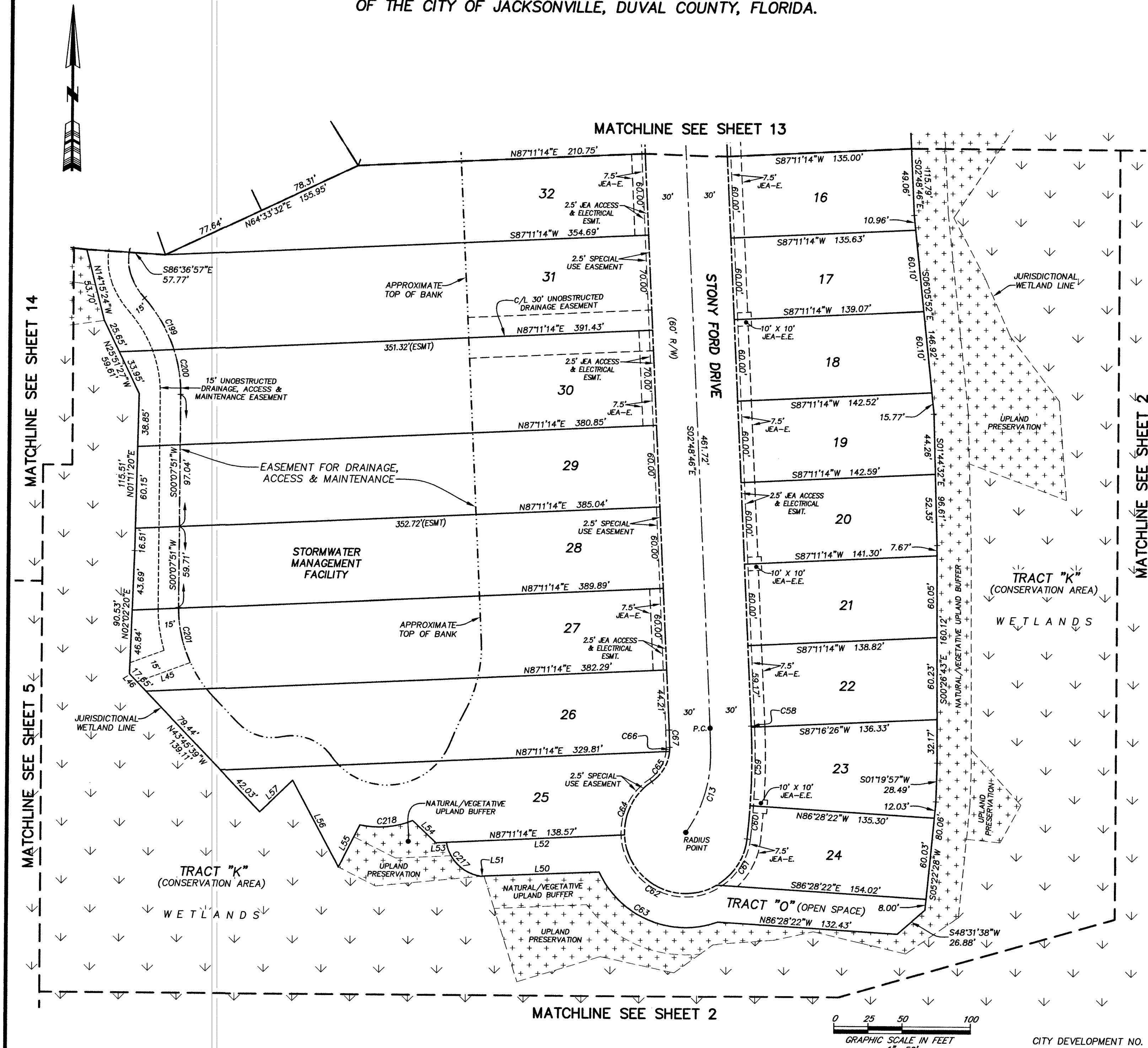


Cypress Trails at Nocatee Phase One

A PORTION OF SECTIONS 35 AND 36, TOGETHER WITH A PORTION OF SECTION 46 OF THE C. AND G. CLARKE GRANT AND SECTION 47 OF THE G.I.F. CLARKE GRANT, ALL LYING WITHIN TOWNSHIP 4 SOUTH, RANGE 28 EAST OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

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SHEET 4 OF 16 SHEETS
SEE SHEET 2 FOR NOTES

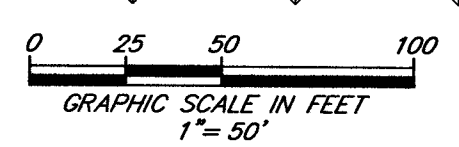


CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C13	98.39'	35°36'20"	61.14'	S171°2'20"W	60.16'
C58	530.00'	0°05'12"	0.80'	N02°46'10"W	0.80'
C59	530.00'	6°15'13"	57.85'	N00°24'02"E	57.82'
C60	530.00'	2°39'30"	24.59'	N04°51'24"E	24.59'
C61	45.00'	53°47'42"	42.25'	N33°05'00"E	40.72'
C62	45.00'	11°17'30"	92.12'	S61°22'24"E	76.86'
C63	70.00'	84°19'41"	103.03'	S67°09'46"E	93.98'
C64	45.00'	58°24'38"	45.88'	S26°28'40"W	43.91'
C65	30.00'	51°04'06"	26.74'	N30°08'56"E	25.86'
C66	30.00'	5°52'33"	3.08'	N01°40'36"E	3.08'
C67	470.00'	1°33'06"	12.73'	N02°02'13"W	12.73'
C199	105.00'	23°58'58"	43.95'	S30°06'02"E	43.63'
C200	105.00'	18°14'24"	33.43'	S08°59'21"E	33.29'
C201	95.00'	25°04'10"	41.57'	S12°24'13"E	41.24'
C217	30.17'	72°21'16"	38.10'	S45°46'35"E	35.62'
C218	65.70'	34°19'48"	39.37'	N84°54'55"E	38.78'

LINE TABLE		
LINE	BEARING	LENGTH
L45	S69°35'23"W	41.52'
L46	N43°45'39"W	8.17'
L50	S87°33'31"W	84.45'
L51	N84°24'17"E	2.30'
L52	S87°11'14"W	130.84'
L53	S87°11'14"W	7.73'
L54	N46°38'43"W	23.61'
L55	S26°36'04"W	34.86'
L56	N28°06'57"W	72.10'
L57	S45°52'43"W	33.42'

- LEGEND**
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CITY DEVELOPMENT NO. 5389.014

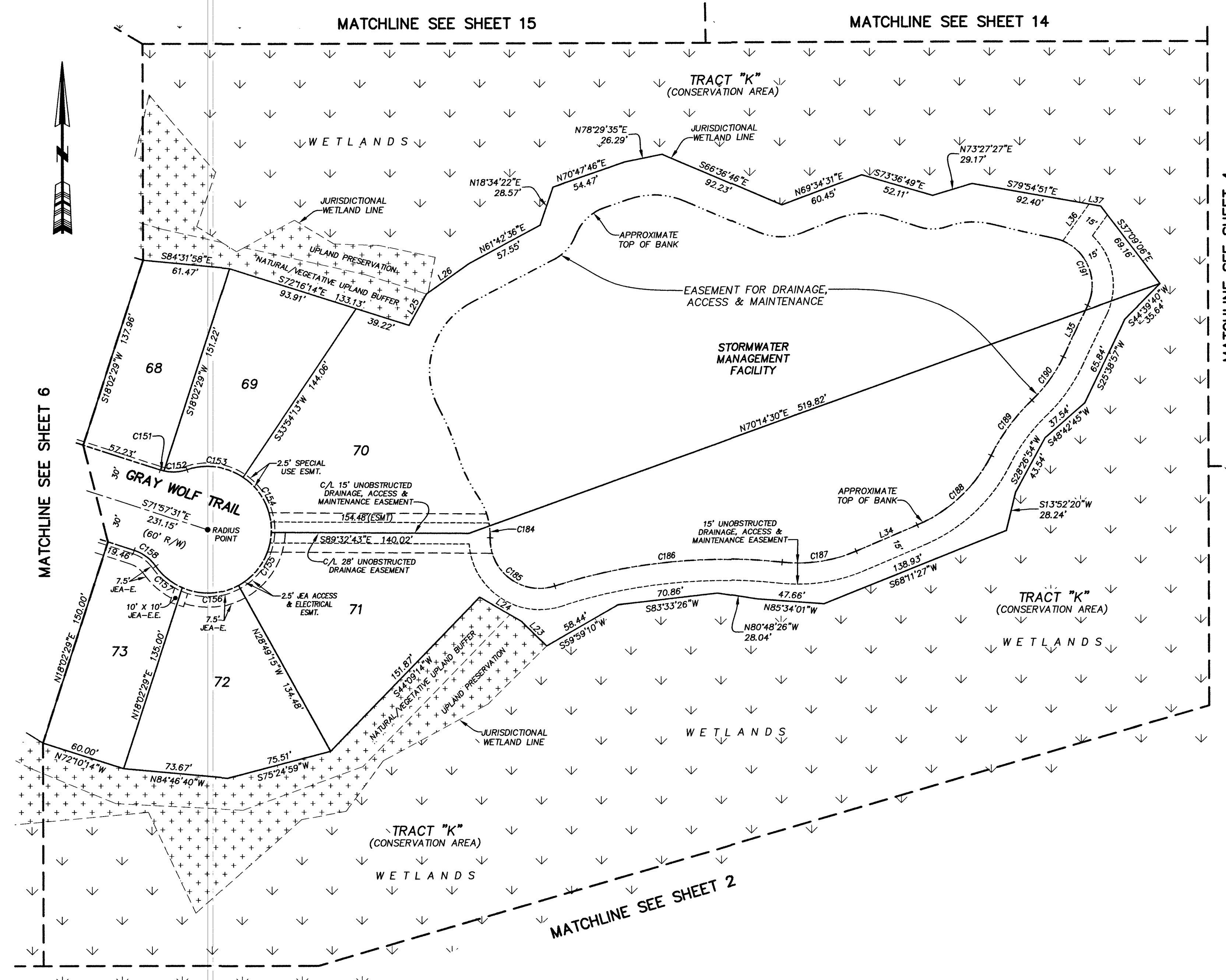
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PLAT BOOK 67 PAGE 92

SHEET 5 OF 16 SHEETS

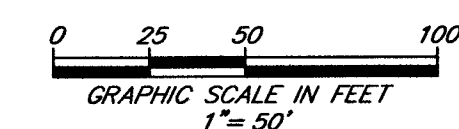
SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C151	30.00'	57°24'	2.77'	S74°36'13"E	2.77'
C152	30.00'	31°34'47"	16.54'	N86°57'41"E	16.33'
C153	45.00'	52°43'55"	41.42'	N82°27'45"W	39.97'
C154	45.00'	58°27'42"	45.92'	N26°51'57"W	43.95'
C155	45.00'	58°48'51"	46.19'	N31°46'20"E	44.19'
C156	45.00'	52°33'17"	41.28'	N87°27'24"E	39.84'
C157	45.00'	31°10'38"	24.49'	S50°40'38"E	24.19'
C158	30.00'	36°52'12"	19.31'	N53°31'25"W	18.97'
C184	50.00'	12°04'43"	10.54'	S0417°58"E	10.52'
C185	35.00'	109°38'19"	66.97'	S53°04'46"E	57.21'
C186	382.67'	24°22'19"	162.78'	N84°17'14"E	161.55'
C187	104.00'	29°33'31"	53.65'	N81°41'38"E	53.06'
C188	104.00'	40°23'14"	73.31'	N46°43'15"E	71.80'
C189	141.11'	19°53'19"	48.98'	N36°28'18"E	48.74'
C190	104.00'	20°59'33"	38.10'	N35°55'11"E	37.89'
C191	34.00'	92°28'51"	54.88'	N20°49'02"W	49.11'

LINE TABLE		
LINE	BEARING	LENGTH
L23	N45°15'31"W	25.00'
L24	N59°56'27"W	34.26'
L25	S29°03'42"W	25.50'
L26	N54°46'39"E	36.76'
L34	N66°54'53"E	46.98'
L35	N25°25'24"E	40.37'
L36	N35°41'10"E	32.18'
L37	S79°54'51"E	8.32'

- LEGEND**
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CITY DEVELOPMENT NO. 5389.014

PREPARED BY:
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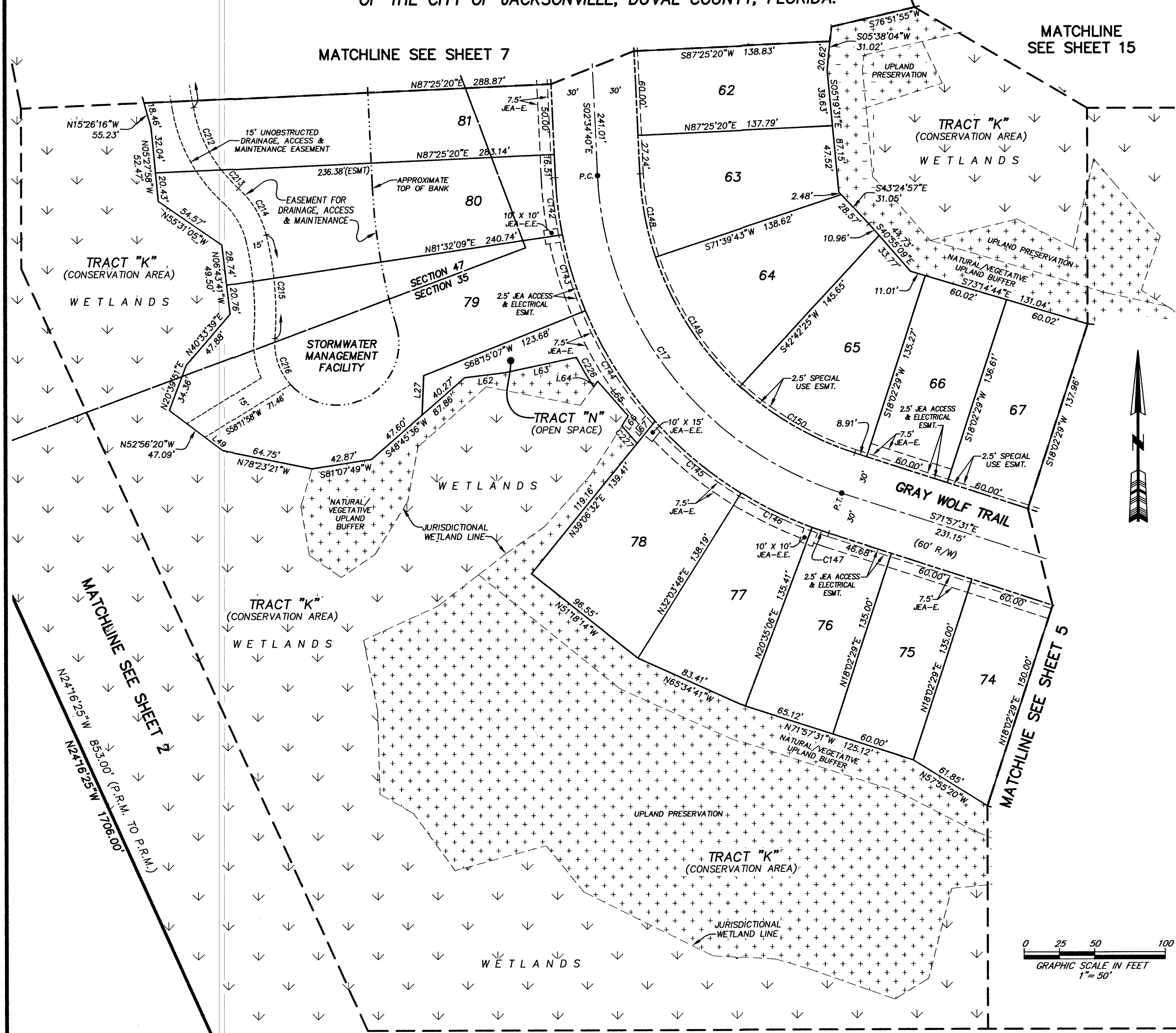
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PLAT BOOK 67 PAGE 93

SHEET 6 OF 16 SHEETS

SEE SHEET 2 FOR NOTES



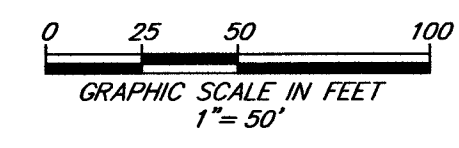
CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C17	250.00'	69°22'50"	302.73'	S37°16'06"E	284.57'
C142	280.00'	8°22'03"	40.89'	S06°45'42"E	40.86'
C143	280.00'	11°34'33"	56.57'	S16°44'00"E	56.47'
C144	280.00'	19°04'06"	93.19'	S32°03'19"E	92.76'
C145	280.00'	16°20'49"	79.89'	S49°45'47"E	79.62'
C146	280.00'	11°28'42"	56.09'	S63°40'33"E	56.00'
C147	280.00'	2°32'37"	12.43'	S70°41'12"E	12.43'
C148	220.00'	15°45'37"	60.52'	S10°27'29"E	60.32'
C149	220.00'	28°57'18"	111.18'	S32°48'56"E	110.00'
C150	220.00'	24°39'56"	94.71'	S59°37'33"E	93.98'
C212	100.00'	28°06'06"	49.05'	S23°49'23"E	48.56'
C213	100.00'	10°09'35"	17.73'	S42°57'14"E	17.71'
C214	65.00'	34°21'02"	38.97'	S30°51'30"E	38.39'
C215	235.00'	18°08'15"	74.39'	S04°36'52"E	74.08'
C216	44.00'	46°04'08"	35.38'	S18°34'49"E	34.43'
C226	300.00'	4°40'06"	24.44'	S30°12'54"E	24.44'
C227	300.00'	3°08'35"	16.46'	S40°38'35"E	16.45'

LINE TABLE

LINE	BEARING	LENGTH
L27	S02°23'49"W	28.12'
L49	S52°56'20"E	15.50'
L62	S83°06'24"W	28.82'
L63	S77°52'43"W	51.79'
L64	N36°02'29"E	4.93'
L65	S41°03'09"E	32.79'
L66	S32°44'06"W	8.25'
L67	N39°06'32"E	20.25'

- LEGEND
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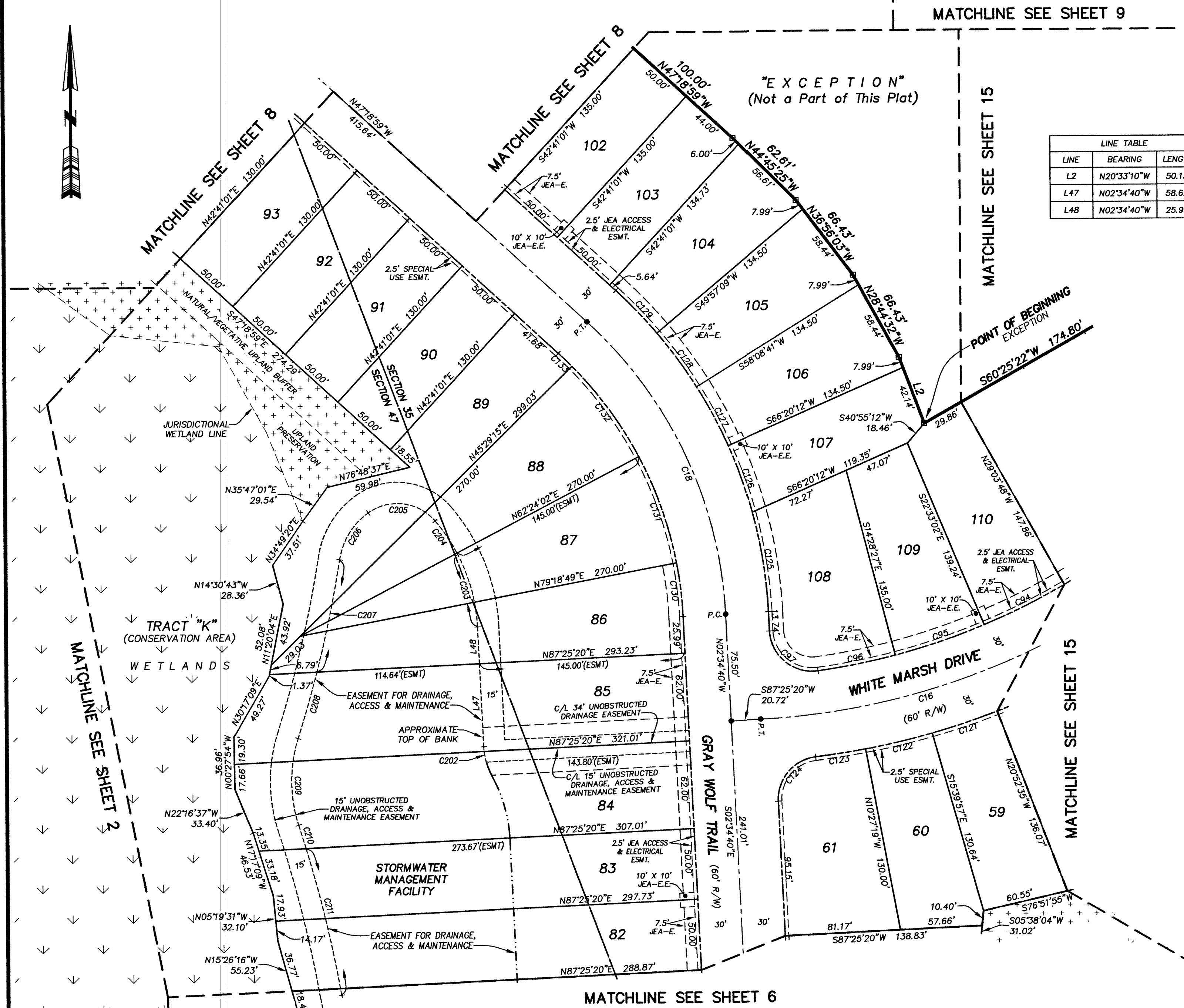
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PLAT BOOK 67 PAGE 94

SHEET 7 OF 16 SHEETS

SEE SHEET 2 FOR NOTES



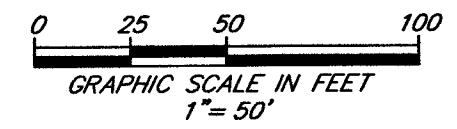
LINE TABLE

LINE	BEARING	LENGTH
L2	N20°33'10"W	50.13'
L47	N02°34'40"W	58.62'
L48	N02°34'40"W	25.99'

CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C16	500.00'	36°42'20"	320.32'	S69°04'09"W	314.87'
C18	300.00'	44°44'19"	234.25'	N24°56'50"W	228.34'
C94	470.00'	7°41'38"	63.11'	N63°36'09"E	63.07'
C95	470.00'	8°04'35"	66.25'	N71°29'15"E	66.20'
C96	470.00'	6°46'27"	55.57'	N78°54'46"E	55.54'
C97	30.00'	95°07'20"	49.81'	S50°08'20"E	44.28'
C121	530.00'	5°12'38"	48.20'	N71°43'44"E	48.18'
C122	530.00'	5°12'38"	48.20'	N76°56'22"E	48.18'
C123	530.00'	3°51'18"	35.66'	N81°28'20"E	35.65'
C124	30.00'	85°58'39"	45.02'	S40°24'39"W	40.91'
C125	330.00'	12°22'14"	71.25'	N08°45'48"W	71.11'
C126	330.00'	8°42'53"	50.19'	N19°18'21"W	50.14'
C127	330.00'	8°11'32"	47.18'	N27°45'34"W	47.14'
C128	330.00'	8°11'32"	47.18'	N35°57'05"W	47.14'
C129	330.00'	7°16'08"	41.87'	N43°40'55"W	41.84'
C130	270.00'	8°06'30"	38.21'	N08°37'56"W	38.18'
C131	270.00'	16°54'47"	79.70'	N19°08'34"W	79.41'
C132	270.00'	16°54'47"	79.70'	N36°03'21"W	79.41'
C133	270.00'	2°48'14"	13.21'	N45°54'52"W	13.21'
C202	50.00'	12°34'20"	10.97'	N08°51'50"W	10.95'
C203	125.00'	25°01'17"	54.59'	N15°05'19"W	54.16'
C204	125.00'	12°39'46"	27.63'	N33°55'51"W	27.57'
C205	35.00'	85°13'11"	52.06'	N82°52'20"W	47.39'
C206	50.00'	45°32'06"	39.74'	S31°45'01"W	38.70'
C207	840.11'	5°31'24"	80.99'	S11°44'40"W	80.95'
C208	840.11'	3°19'18"	48.71'	S16°10'01"W	48.70'
C209	100.00'	35°37'42"	62.18'	S00°00'49"W	61.19'
C210	884.73'	1°07'19"	17.32'	S17°14'22"E	17.32'
C211	884.73'	6°54'23"	106.64'	S13°13'31"E	106.58'

- LEGEND
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CITY DEVELOPMENT NO. 5389.014

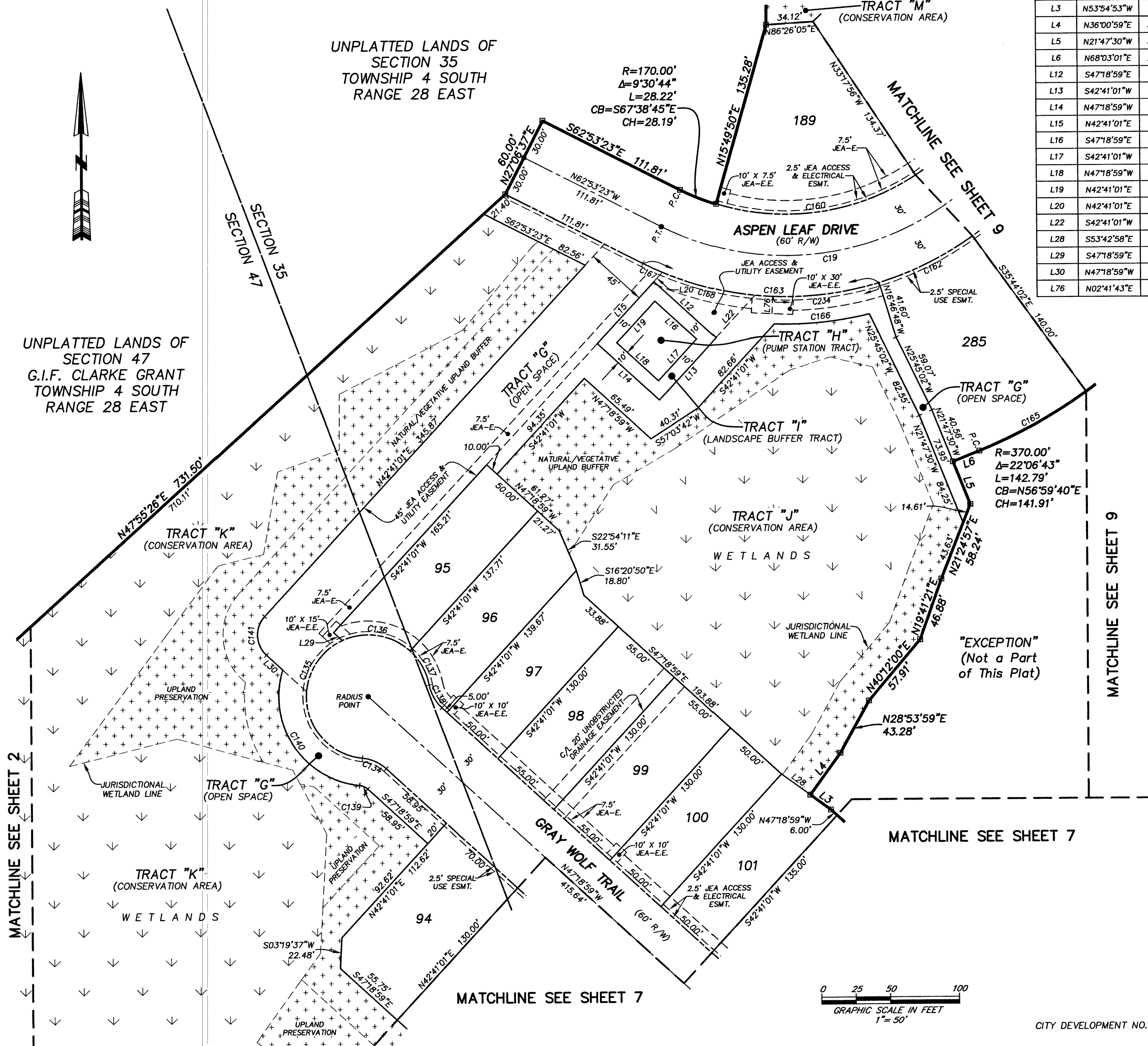
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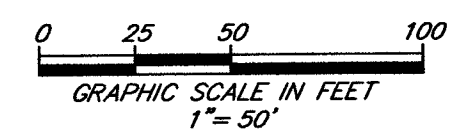
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LINE	BEARING	LENGTH
L3	N53°54'53"W	18.51'
L4	N36°00'59"E	37.58'
L5	N21°47'30"W	33.39'
L6	N68°03'01"E	20.67'
L12	S47°18'59"E	61.00'
L13	S42°41'01"W	61.00'
L14	N47°18'59"W	61.00'
L15	N42°41'01"E	61.00'
L16	S47°18'59"E	41.00'
L17	S42°41'01"W	41.00'
L18	N47°18'59"W	41.00'
L19	N42°41'01"E	41.00'
L20	N42°41'01"E	9.16'
L22	S42°41'01"W	41.73'
L28	S53°42'58"E	25.77'
L29	S47°18'59"E	8.54'
L30	N47°18'59"W	16.10'
L76	N02°41'43"E	12.50'

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C19	200.00'	71°10'18"	248.44'	S81°31'28"W	232.77'
C134	30.00'	36°52'12"	19.31'	N65°45'05"W	18.97'
C135	45.00'	149°45'19"	117.62'	S09°18'31"E	86.88'
C136	45.00'	67°06'53"	52.71'	N80°52'25"W	49.75'
C137	45.00'	36°52'12"	28.96'	N28°52'53"W	28.46'
C138	30.00'	36°52'12"	19.31'	S28°52'53"E	18.97'
C139	10.00'	36°52'12"	6.44'	N65°45'05"W	6.32'
C140	65.00'	101°50'27"	115.53'	S33°15'57"E	100.92'
C141	20.00'	90°00'00"	31.42'	S02°18'59"E	28.28'
C160	170.00'	50°53'49"	151.01'	N82°08'59"E	146.10'
C162	230.00'	18°57'13"	76.09'	N63°44'35"E	75.74'
C163	230.00'	43°53'26"	176.19'	S84°50'06"E	171.91'
C165	370.00'	13°47'03"	89.01'	N61°09'30"E	88.80'
C166	250.00'	15°55'18"	69.47'	N84°17'50"E	69.25'
C167	230.00'	3°53'03"	15.59'	S64°49'54"E	15.59'
C168	230.00'	17°17'33"	69.42'	S75°25'12"E	69.15'
C234	230.00'	19°28'31"	78.18'	N82°57'27"E	77.80'



- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
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 - P.R.M. PERMANENT REFERENCE MONUMENT
 - C.M. CONCRETE MONUMENT
 - P.C.P. PERMANENT CONTROL POINT
 - L.B. LICENSED BUSINESS
 - R RADIUS
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 - L ARC LENGTH
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 - P.T. POINT OF TANGENCY
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 - P.R.C. POINT OF REVERSE CURVATURE
 - CI TABULATED CURVE DATA
 - L1 TABULATED LINE DATA
 - R/W RIGHT OF WAY
 - F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
 - C/L CENTERLINE
 - M.B. MAP BOOK
 - P.B. PLAT BOOK
 - PG. PAGE
 - MATCHLINE
 - JEA-E JEA ELECTRIC EASEMENT
 - JEA-E-E JEA EQUIPMENT EASEMENT
 - ESMT. EASEMENT
 - ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT
 - S/R/M/D SHEET REFERENCE NUMBER
 - ⊕ DENOTES UPLANDS WITHIN CONSERVATION EASEMENT
 - ⊗ DENOTES WETLANDS WITHIN CONSERVATION EASEMENT
 - ⊙ DENOTES WETLAND CREATION AREA



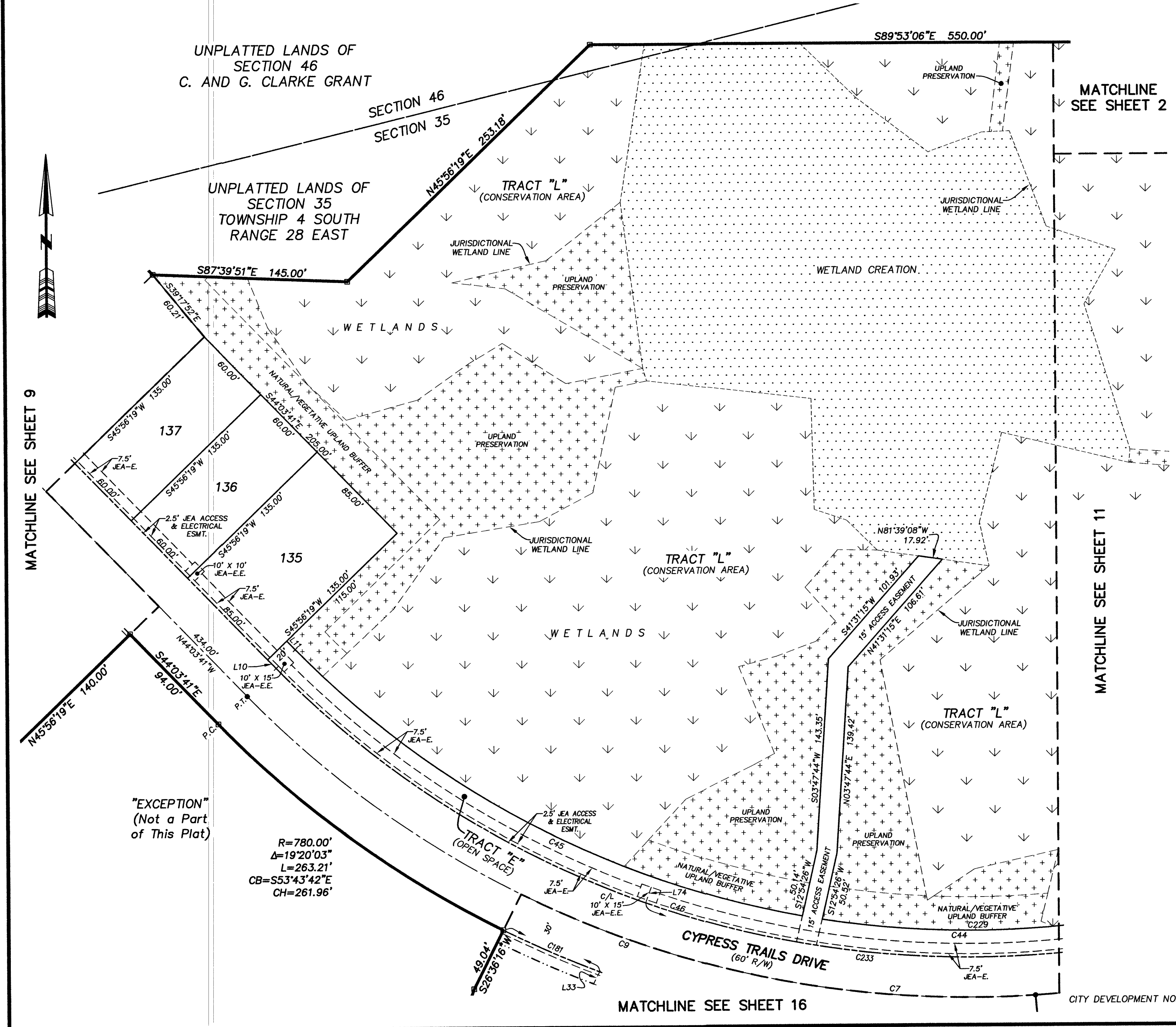
CITY DEVELOPMENT NO. 5389.014

PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

Cypress Trails at Nocatee Phase One

A PORTION OF SECTIONS 35 AND 36, TOGETHER WITH A PORTION OF SECTION 46 OF THE C. AND G. CLARKE GRANT AND SECTION 47 OF THE G.I.F. CLARKE GRANT, ALL LYING WITHIN TOWNSHIP 4 SOUTH, RANGE 28 EAST OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

SHEET 10 OF 16 SHEETS
SEE SHEET 2 FOR NOTES



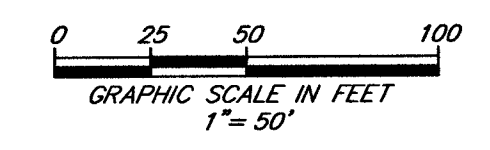
CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C7	750.00'	68°06'45"	891.59'	N78°07'04"W	840.01'
C9	750.00'	49°29'54"	647.93'	N68°48'38"W	627.97'
C44	700.00'	31°22'30"	383.32'	N83°30'49"E	378.55'
C45	700.00'	35°30'29"	433.81'	S61°48'56"E	426.90'
C46	720.00'	68°06'45"	855.93'	S78°07'04"E	806.41'
C181	780.00'	5°44'30"	78.16'	S68°15'59"E	78.13'
C229	700.00'	30°27'40"	372.15'	N83°58'14"E	367.78'
C233	720.00'	28°01'49"	352.24'	S84°16'56"E	348.74'

LINE TABLE

LINE	BEARING	LENGTH
L10	S44°03'41"E	9.00'
L11	N44°03'41"W	9.00'
L33	N26°39'25"E	10.05'
L74	N19°43'59"E	12.50'

- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
 - DENOTES P.C.P., STAMPED L.B.#3624, PERMANENT REFERENCE MONUMENT
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 - C1 TABULATED CURVE DATA
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"EXCEPTION"
(Not a Part
of This Plat)

R=780.00'
Δ=19°20'03"
L=263.21'
CB=S53°43'42"E
CH=261.96'

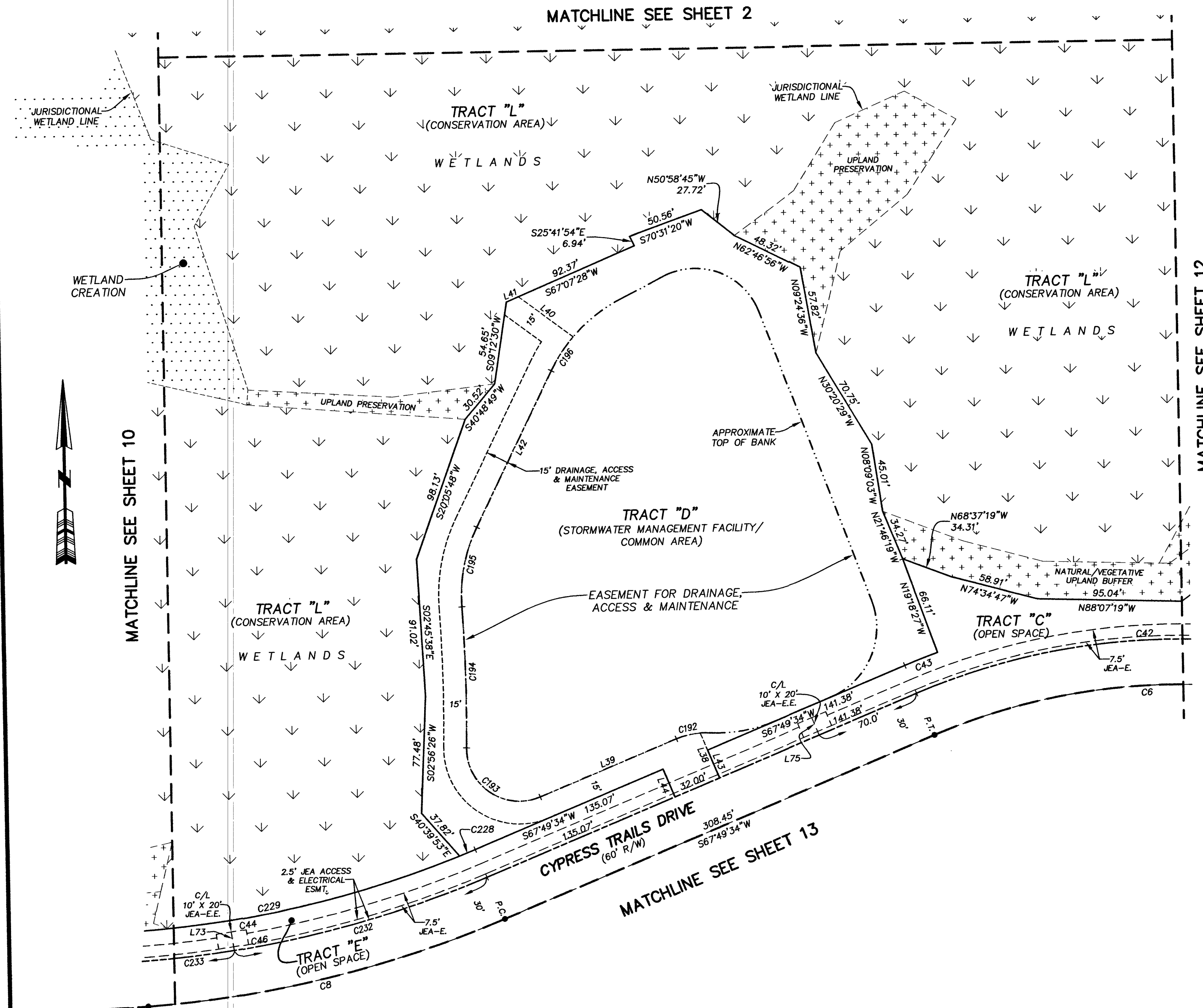
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PLAT BOOK 67 PAGE 98

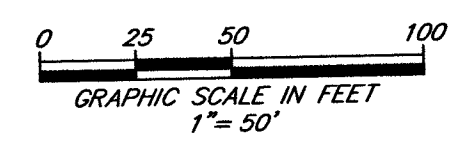
SHEET 11 OF 16 SHEETS
SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C6	415.00'	37°05'14"	268.63'	S86°22'11"W	263.96'
C8	750.00'	18°36'51"	243.66'	S77°08'00"W	242.59'
C42	445.00'	37°05'14"	288.05'	S86°22'11"W	283.04'
C43	465.00'	2°51'59"	23.26'	S69°15'34"W	23.26'
C44	700.00'	31°22'30"	383.32'	N83°30'49"E	378.55'
C46	720.00'	68°06'45"	855.93'	S78°07'04"E	806.41'
C192	50.00'	18°39'47"	16.29'	S77°09'27"W	16.21'
C193	35.00'	113°49'21"	69.53'	N55°15'46"W	58.65'
C194	1071.81'	5°00'06"	93.56'	N00°51'08"W	93.53'
C195	104.00'	29°46'17"	54.04'	S11°31'57"W	53.43'
C196	104.00'	14°47'56"	26.86'	N33°49'04"E	26.79'
C228	700.00'	0°54'50"	11.16'	N68°16'59"E	11.16'
C229	700.00'	30°27'40"	372.15'	N83°58'14"E	367.78'
C232	720.00'	13°52'36"	174.38'	N74°45'52"E	173.95'
C233	720.00'	28°01'49"	352.24'	S84°16'56"E	348.74'

LINE TABLE		
LINE	BEARING	LENGTH
L38	N22°10'26"W	32.37'
L39	S67°49'34"W	97.86'
L40	N52°55'06"W	44.82'
L41	N67°07'28"E	8.66'
L43	N22°10'26"W	20.00'
L44	N22°10'26"W	20.00'
L73	N08°17'50"W	12.50'
L75	S22°10'26"E	12.50'

- LEGEND**
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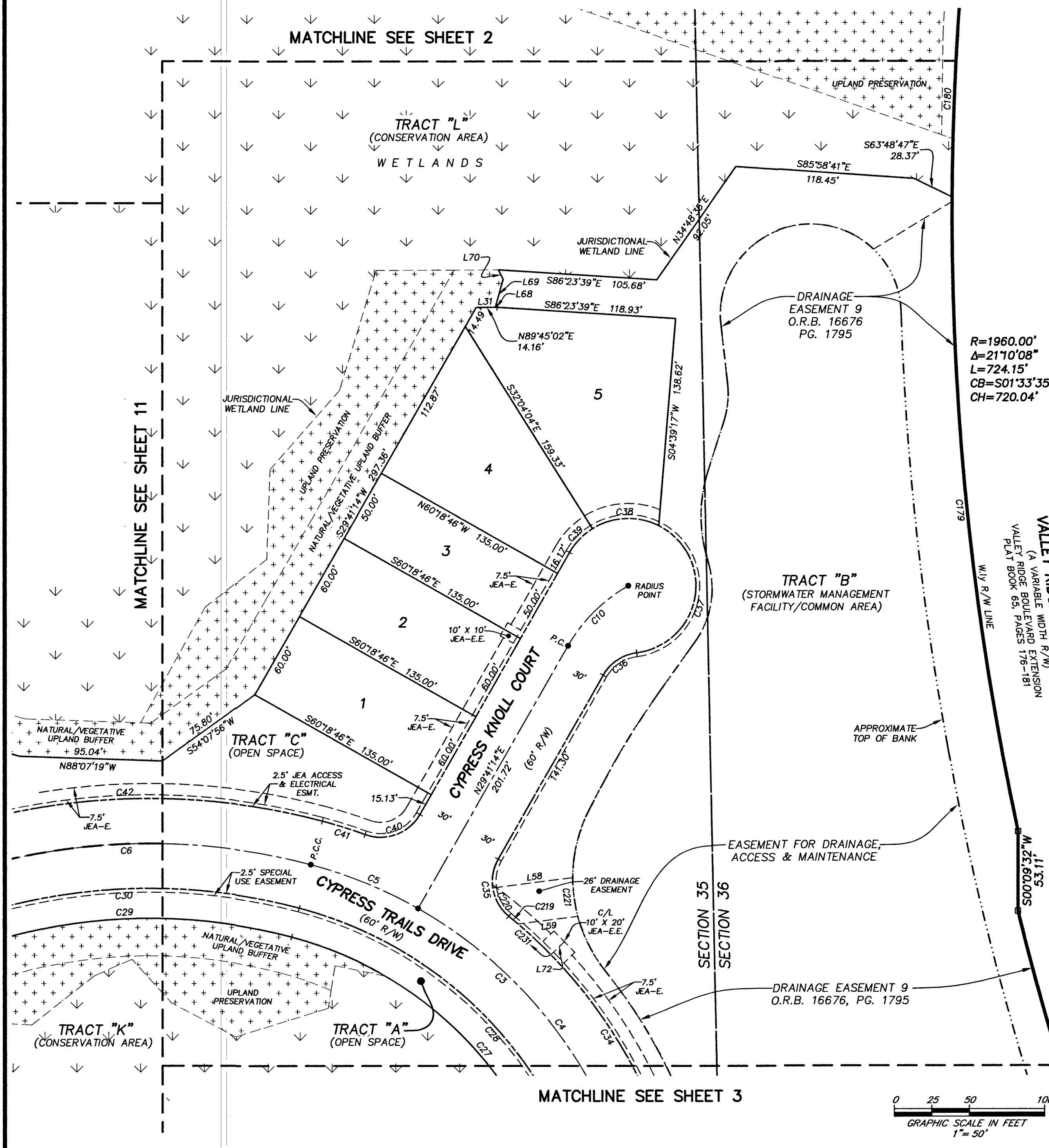


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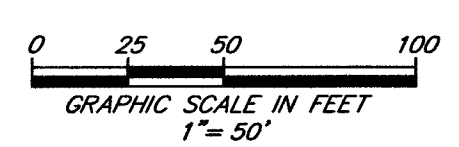
LINE TABLE

LINE	BEARING	LENGTH
L31	N89°43'32"E	12.87'
L58	N82°38'12"E	53.67'
L59	S82°38'12"W	40.05'
L68	N90°00'00"E	1.30'
L69	N15°44'00"E	19.38'
L70	N26°57'23"W	7.12'
L72	S45°53'00"W	12.50'

CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C3	300.00'	60°49'32"	318.48'	N44°40'26"W	303.74'
C4	300.00'	46°03'06"	241.13'	N37°17'13"W	234.69'
C5	300.00'	14°46'26"	77.36'	N67°41'59"W	77.14'
C6	415.00'	37°05'14"	268.63'	S86°22'11"W	263.96'
C10	106.67'	30°45'13"	57.25'	N45°03'50"E	56.57'
C27	250.00'	61°51'59"	269.94'	N44°09'13"W	257.02'
C28	270.00'	60°03'41"	283.03'	N45°03'22"W	270.25'
C29	365.00'	37°05'14"	236.26'	S86°22'11"W	232.16'
C30	385.00'	37°05'14"	249.21'	S86°22'11"W	244.88'
C34	330.00'	35°21'11"	203.62'	N33°02'32"W	200.40'
C35	30.00'	80°24'21"	42.10'	S10°30'57"E	38.73'
C36	30.00'	53°07'48"	27.82'	S56°15'06"W	26.83'
C37	45.00'	146°00'19"	114.67'	N09°48'53"E	86.07'
C38	45.00'	58°52'47"	46.24'	S87°22'19"W	44.24'
C39	45.00'	281°44'22"	22.18'	S43°48'35"W	21.96'
C40	30.00'	80°24'21"	42.10'	N69°53'24"E	38.73'
C41	330.00'	57°04'47"	29.83'	N72°29'49"W	29.82'
C42	445.00'	37°05'14"	288.05'	S86°22'11"W	283.04'
C179	1960.00'	12°27'39"	426.26'	S05°54'49"E	425.42'
C180	1960.00'	8°42'29"	297.89'	S04°40'14"W	297.60'
C219	330.00'	1°23'30"	8.02'	N50°01'23"W	8.02'
C220	30.00'	42°25'11"	22.21'	N29°30'32"W	21.71'
C221	100.00'	14°56'21"	26.07'	S07°21'48"E	26.00'
C231	330.00'	6°36'08"	38.03'	N47°25'04"W	38.00'

- LEGEND
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
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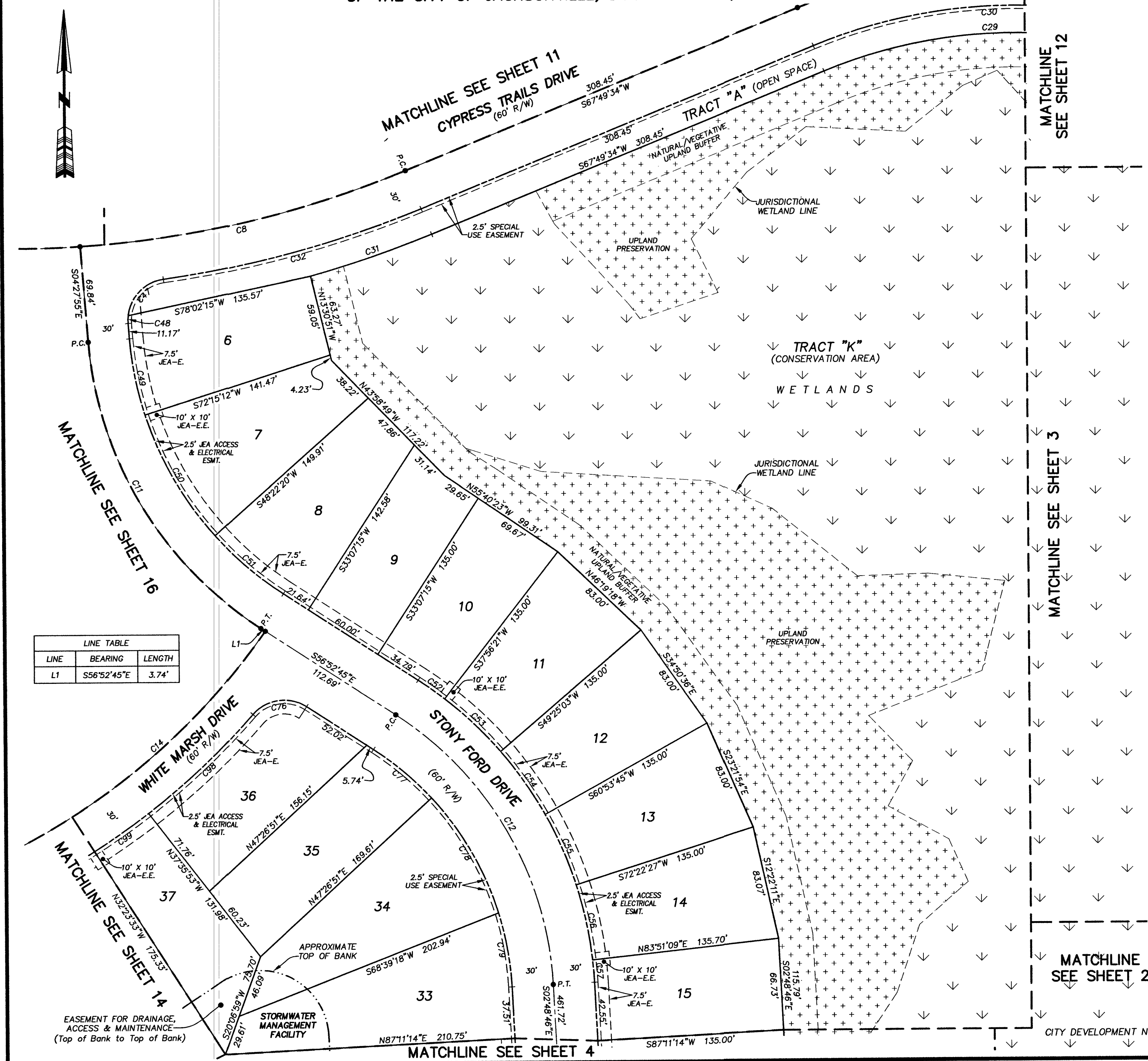


CITY DEVELOPMENT NO. 5389.014

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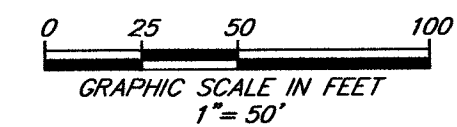


LINE	BEARING	LENGTH
L1	S56°52'45"E	3.74'

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C8	750.00'	18°36'51"	243.66'	S77°08'00"W	242.59'
C11	275.00'	52°24'51"	251.57'	S30°40'20"E	242.89'
C12	250.00'	54°03'59"	235.91'	S29°50'46"E	227.25'
C14	500.00'	54°06'41"	472.21'	S62°10'14"W	454.86'
C29	365.00'	37°05'14"	236.26'	S86°22'11"W	232.16'
C30	385.00'	37°05'14"	249.21'	S86°22'11"W	244.88'
C31	800.00'	6°40'32"	93.21'	N71°09'50"E	93.16'
C32	780.00'	14°18'04"	194.69'	N74°58'36"E	194.18'
C47	30.00'	75°42'27"	39.64'	S44°16'24"W	36.82'
C48	30.00'	10°53'05"	5.70'	S00°58'38"W	5.69'
C49	245.00'	13°16'53"	56.79'	S11°06'21"E	56.67'
C50	245.00'	23°52'52"	102.12'	S29°41'14"E	101.38'
C51	245.00'	15°15'05"	65.22'	S49°15'13"E	65.02'
C52	280.00'	4°49'06"	23.55'	N54°28'12"W	23.54'
C53	280.00'	11°28'42"	56.09'	N46°19'18"W	56.00'
C54	280.00'	11°28'42"	56.09'	N34°50'36"W	56.00'
C55	280.00'	11°28'42"	56.09'	N23°21'54"W	56.00'
C56	280.00'	11°28'42"	56.09'	N11°53'12"W	56.00'
C57	280.00'	3°20'05"	16.30'	N04°28'48"W	16.29'
C76	30.00'	82°03'21"	42.96'	S82°05'34"W	39.39'
C77	220.00'	14°19'36"	55.01'	N49°42'57"W	54.87'
C78	220.00'	25°27'35"	97.76'	N29°49'22"W	96.96'
C79	220.00'	14°16'48"	54.83'	N09°57'10"W	54.69'
C98	530.00'	11°20'07"	104.85'	N46°43'57"E	104.68'
C99	530.00'	5°12'22"	48.16'	N55°00'12"E	48.14'

LEGEND

- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624.
- UNLESS OTHERWISE NOTED DENOTES P.C.P., STAMPED L.B.#3624.
- P.R.M. PERMANENT REFERENCE MONUMENT
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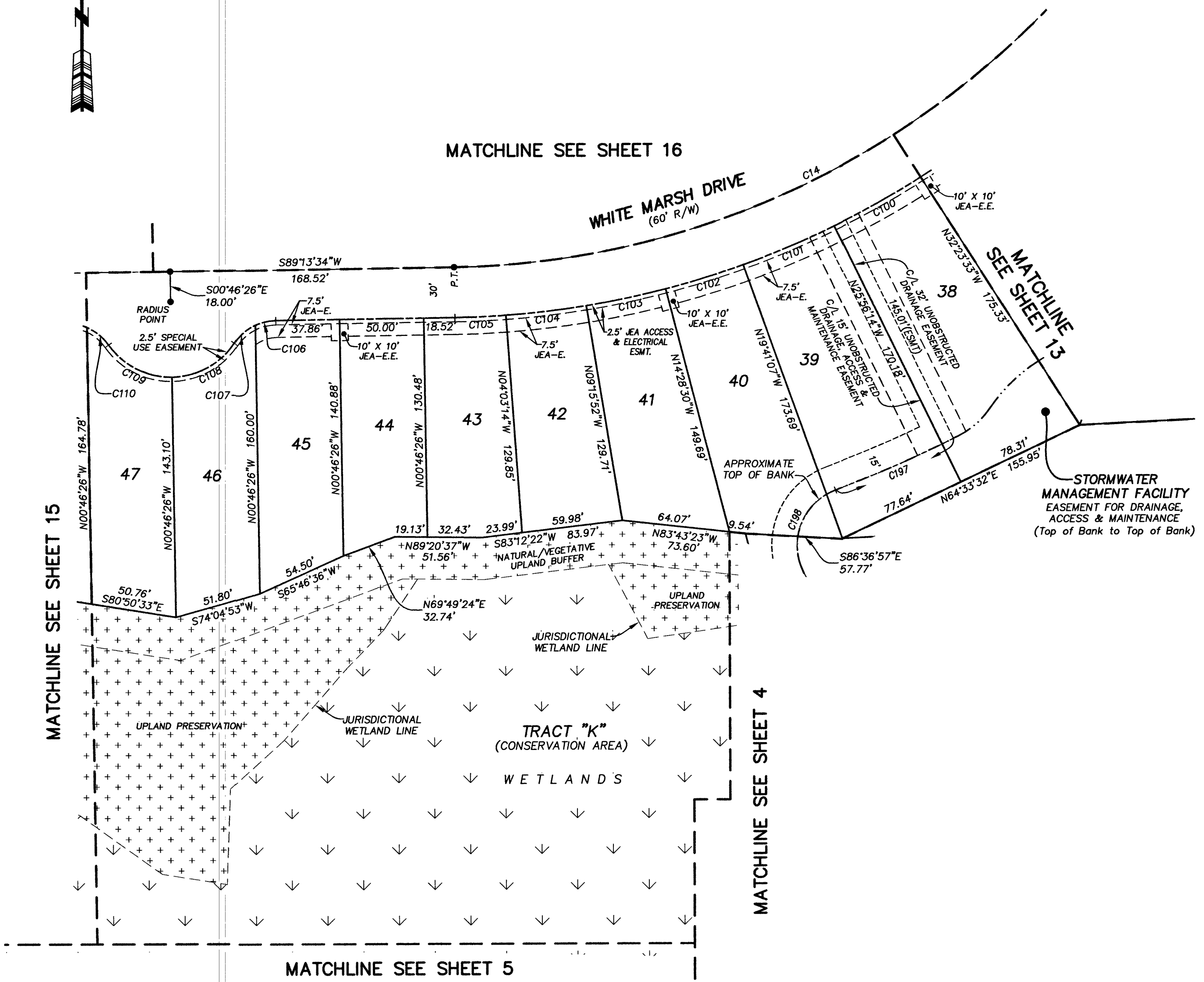
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PLAT BOOK 67 PAGE 101

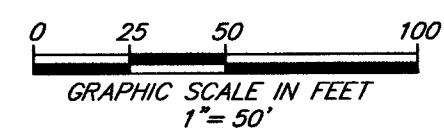
SHEET 14 OF 16 SHEETS

SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C14	500.00'	54°06'41"	472.21'	S82°10'14"W	454.86'
C100	530.00'	6°20'53"	58.72'	N60°46'50"E	58.69'
C101	530.00'	6°21'36"	58.83'	N67°08'05"E	58.80'
C102	530.00'	5°12'38"	48.20'	N72°55'12"E	48.18'
C103	530.00'	5°12'38"	48.20'	N78°07'49"E	48.18'
C104	530.00'	5°12'38"	48.20'	N83°20'27"E	48.18'
C105	530.00'	3°16'48"	30.34'	N87°35'10"E	30.34'
C106	30.00'	23°51'50"	12.50'	S77°17'39"W	12.40'
C107	30.00'	32°04'49"	16.80'	S49°19'20"W	16.58'
C108	45.00'	55°56'39"	43.94'	N61°15'15"E	42.21'
C109	45.00'	55°56'39"	43.94'	S62°48'06"E	42.21'
C110	30.00'	32°04'49"	16.80'	N50°52'11"W	16.58'
C197	675.00'	6°28'11"	76.22'	S66°34'33"W	76.18'
C198	35.00'	90°36'19"	55.35'	N24°30'29"E	49.76'

- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
 - DENOTES P.C.P., STAMPED L.B.#3624
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 - C.M. CONCRETE MONUMENT
 - P.C.P. PERMANENT CONTROL POINT
 - L.B. LICENSED BUSINESS
 - R RADIUS
 - Δ CENTRAL ANGLE
 - △ ARC LENGTH
 - CB CHORD BEARING
 - CD CHORD DISTANCE
 - P.C. POINT OF CURVATURE
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 - P.O.C. POINT ON CURVE
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 - JEA-E.E. JEA EQUIPMENT EASEMENT
 - ESMT. EASEMENT
 - SJRWMD ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT
 - SRMNO SHEET REFERENCE NUMBER
 - ⊕ DENOTES UPLANDS WITHIN CONSERVATION EASEMENT
 - ⊗ DENOTES WETLANDS WITHIN CONSERVATION EASEMENT
 - ⊞ DENOTES WETLAND CREATION AREA

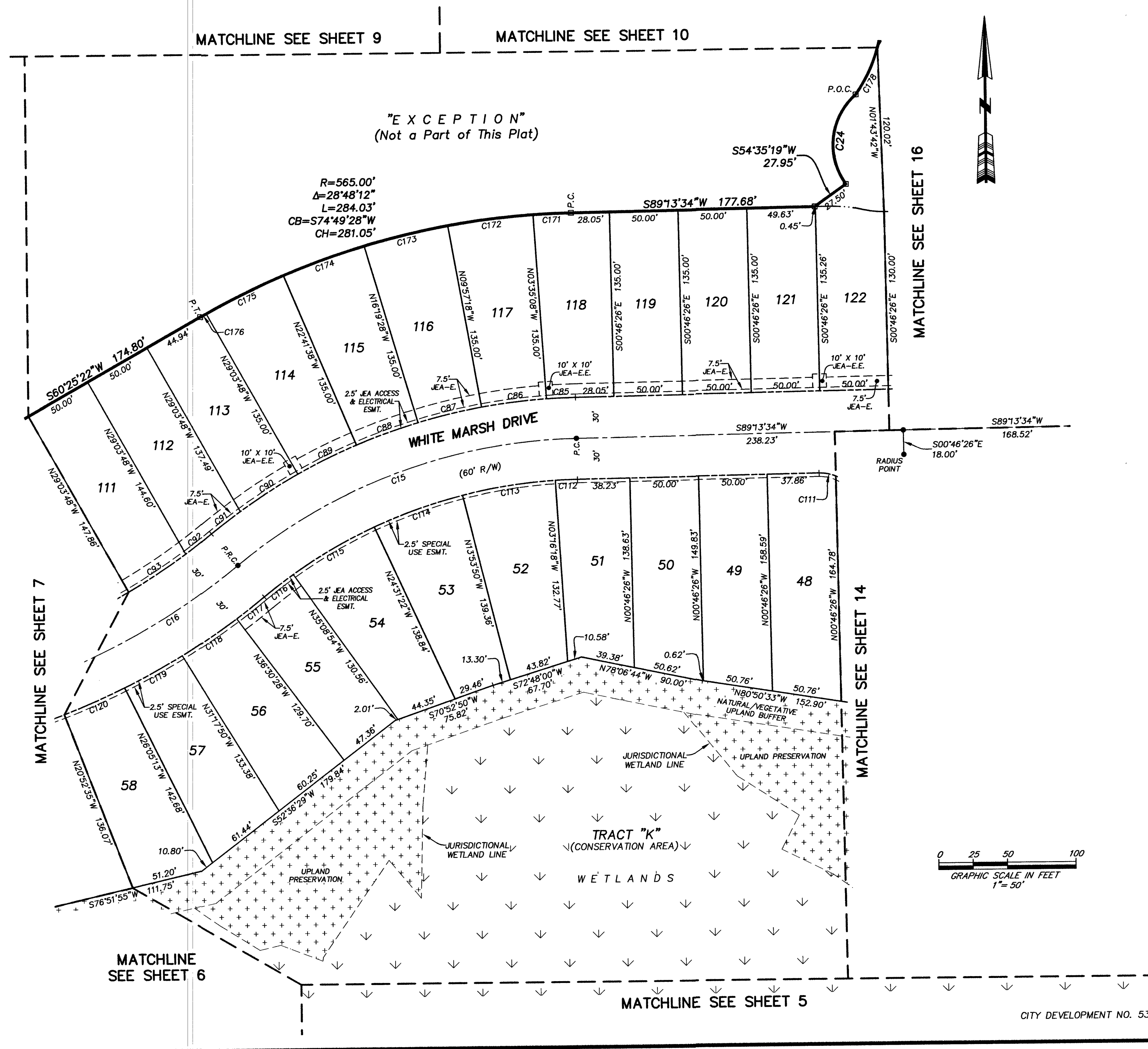


CITY DEVELOPMENT NO. 5389.014

PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

Cypress Trails at Nocatee Phase One

A PORTION OF SECTIONS 35 AND 36, TOGETHER WITH A PORTION OF SECTION 46 OF THE C. AND G. CLARKE GRANT AND SECTION 47 OF THE G.I.F. CLARKE GRANT, ALL LYING WITHIN TOWNSHIP 4 SOUTH, RANGE 28 EAST OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



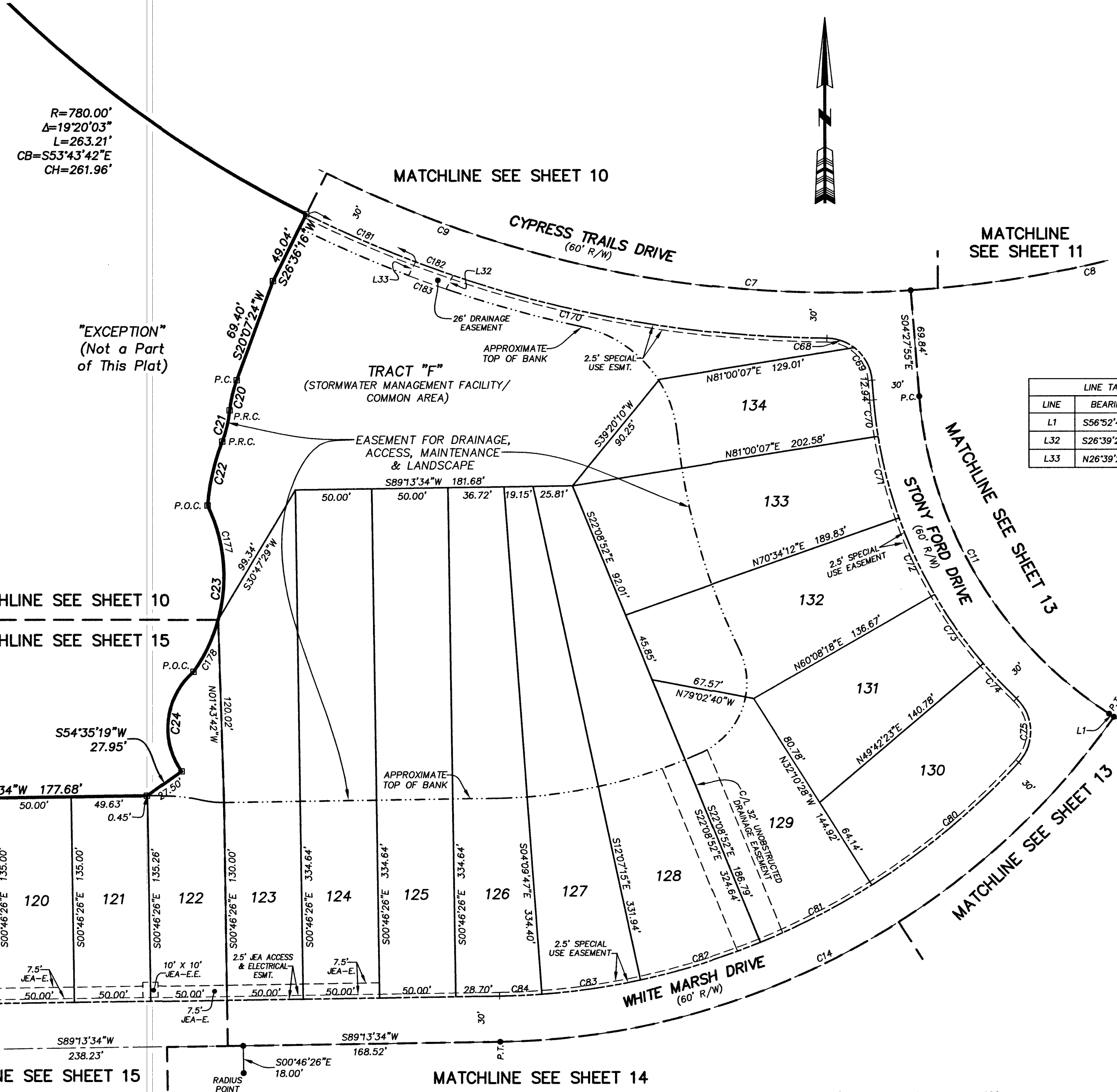
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C15	400.00'	38°30'35"	268.85'	S69°58'17"W	263.82'
C16	500.00'	36°42'20"	320.32'	S69°04'09"W	314.87'
C24	48.94'	84°31'48"	72.20'	S06°51'13"W	65.83'
C85	430.00'	2°48'42"	21.10'	S87°49'13"W	21.10'
C86	430.00'	6°22'10"	47.80'	S83°13'47"W	47.78'
C87	430.00'	6°22'10"	47.80'	S76°51'37"W	47.78'
C88	430.00'	6°22'10"	47.80'	S70°29'27"W	47.78'
C89	430.00'	6°22'10"	47.80'	S64°07'17"W	47.78'
C90	430.00'	6°40'39"	50.11'	S57°35'52"W	50.09'
C91	430.00'	3°32'34"	26.59'	S52°29'16"W	26.58'
C92	470.00'	2°55'27"	23.99'	N52°10'43"E	23.98'
C93	470.00'	6°06'54"	50.16'	N56°41'53"E	50.14'
C111	30.00'	23°51'50"	12.50'	N78°50'31"W	12.40'
C112	370.00'	2°29'52"	16.13'	S87°58'38"W	16.13'
C113	370.00'	10°37'32"	68.62'	S81°24'56"W	68.52'
C114	370.00'	10°37'32"	68.62'	S70°47'24"W	68.52'
C115	370.00'	10°37'32"	68.62'	S60°09'52"W	68.52'
C116	370.00'	4°08'07"	26.70'	S52°47'03"W	26.70'
C117	530.00'	2°46'33"	25.68'	N52°06'15"E	25.67'
C118	530.00'	5°12'38"	48.20'	N56°05'51"E	48.18'
C119	530.00'	5°12'38"	48.20'	N61°18'29"E	48.18'
C120	530.00'	5°12'38"	48.20'	N66°31'06"E	48.18'
C171	565.00'	2°48'42"	27.73'	S87°49'13"W	27.72'
C172	565.00'	6°22'10"	62.81'	S83°13'47"W	62.78'
C173	565.00'	6°22'10"	62.81'	S76°51'37"W	62.78'
C174	565.00'	6°22'10"	62.81'	S70°29'27"W	62.78'
C175	565.00'	6°22'10"	62.81'	S64°07'17"W	62.78'
C176	565.00'	0°30'50"	5.07'	S60°40'47"W	5.07'
C178	108.20'	20°04'55"	37.93'	N25°23'01"E	37.73'

- LEGEND**
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R=780.00'
Δ=19°20'03"
L=263.21'
CB=S53°43'42"E
CH=261.96'

"EXCEPTION"
(Not a Part
of This Plat)

LINE TABLE

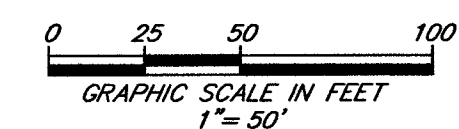
LINE	BEARING	LENGTH
L1	S56°52'45"E	3.74'
L32	S26°39'25"W	10.09'
L33	N26°39'25"E	10.05'

CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C7	750.00'	68°06'45"	891.59'	N78°07'04"W	840.01'
C8	750.00'	18°36'51"	243.66'	S77°08'00"W	242.59'
C9	750.00'	49°29'54"	647.93'	N68°48'38"W	627.97'
C11	275.00'	52°24'51"	251.57'	S30°40'20"E	242.89'
C14	500.00'	54°06'41"	472.21'	S62°10'14"W	454.86'
C20	83.63'	13°59'57"	20.43'	S13°07'25"W	20.38'
C21	80.00'	15°07'57"	21.13'	S13°41'25"W	21.07'
C22	148.92'	16°36'09"	43.15'	S12°57'19"W	43.00'
C23	108.20'	60°58'08"	115.14'	S04°56'24"W	109.79'
C24	48.94'	84°31'48"	72.20'	S06°51'13"W	65.83'
C88	30.00'	36°56'01"	19.34'	N70°54'33"W	19.01'
C69	30.00'	47°58'37"	25.12'	N28°27'14"W	24.39'
C70	305.00'	43°1'59"	24.13'	S06°43'54"E	24.12'
C71	305.00'	102°5'55"	55.53'	S14°12'51"E	55.45'
C72	305.00'	102°5'55"	55.53'	S24°38'45"E	55.45'
C73	305.00'	102°5'55"	55.53'	S35°04'40"E	55.45'
C74	305.00'	5°56'59"	31.67'	S43°16'06"E	31.66'
C75	30.00'	88°44'05"	46.46'	N01°52'33"W	41.96'
C80	470.00'	15°20'03"	125.79'	N50°09'31"E	125.41'
C81	470.00'	10°01'36"	82.25'	N62°50'20"E	82.15'
C82	470.00'	10°01'36"	82.25'	N72°51'56"E	82.15'
C83	470.00'	7°57'28"	65.28'	N81°51'29"E	65.23'
C84	470.00'	3°23'22"	27.80'	N87°31'53"E	27.80'
C170	780.00'	25°58'50"	353.69'	S76°23'09"E	350.66'
C177	108.20'	40°53'14"	77.22'	N05°06'03"W	75.59'
C178	108.20'	20°04'55"	37.93'	N25°23'01"E	37.73'
C181	780.00'	5°44'30"	78.16'	S66°15'59"E	78.13'
C182	780.00'	1°55'24"	26.18'	S70°05'56"E	26.18'
C183	790.00'	1°53'55"	26.18'	S70°00'46"E	26.18'

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