

Approved 8/21/2020 Date  
[Signature]  
City Engineer  
for Director of Public Works  
Approved August 14, 2020 Date  
[Signature]  
for General Counsel

# ISABELLA AT TAMAYA PHASE 1

A PORTION OF SECTIONS 27 AND 34, TOWNSHIP 2 SOUTH, RANGE 28 EAST,  
OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 76 PAGE 1  
SHEET 1 OF 9 SHEETS  
SEE SHEET 2 FOR NOTES

**CAPTION**  
A portion of Sections 27 and 34, Township 2 South, Range 28 East, City of Jacksonville, Duval County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Southwest corner of Tract "B" as depicted on the plat of Bella Nika at Tamaya Phase 1, as recorded in Plat Book 69, pages 33 through 48 of the current Public Records of said county, said corner lying on the Northerly line of Bella Nika at Tamaya Phase 2, as recorded in Plat Book 69, pages 27 through 32 of said current Public Records; thence South 89°52'01" West, along said Northerly line, 839.88 feet; thence North 0°07'41" West, departing said Northerly line, 458.71 feet; thence North 44°41'54" West, 169.44 feet; thence North 73°26'25" West, 150.43 feet to a point on a curve concave Southeastly having a radius of 270.00 feet; thence Northeastly along the arc of said curve, through a central angle of 35°11'46", an arc length of 165.86 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 34°09'28" East, 163.26 feet; thence North 38°14'39" West, 60.00 feet to a point on a curve concave Southeastly having a radius of 330.00 feet; thence Southwestly along the arc of said curve, through a central angle of 20°33'27", an arc length of 118.40 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 41°28'38" West, 117.77 feet; thence Southwestly along the arc of a curve concave Northwestly having a radius of 35.00 feet, through a central angle of 48°27'57", an arc length of 29.61 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 55°25'53" West, 28.73 feet; thence North 0°07'41" West, 129.34 feet; thence South 89°52'43" West, 175.00 feet; thence North 0°24'49" East, 594.10 feet to a point on a curve concave Northerly having a radius of 1038.00 feet; thence Westly along the arc of said curve, through a central angle of 01°29'16", an arc length of 26.95 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 78°51'04" West, 26.95 feet; thence North 78°06'26" West, 9.71 feet; thence North 11°53'34" East, 137.35 feet; thence South 78°06'26" East, 67.15 feet to a point on a curve concave Westly having a radius of 265.00 feet; thence Northerly along the arc of said curve, through a central angle of 12°55'56", an arc length of 59.81 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 01°46'43" East, 59.89 feet; thence North 85°18'45" East, 130.00 feet; thence North 88°25'07" East, 60.08 feet; thence North 85°43'29" East, 210.53 feet; thence North 00°04'44" East, 28.16 feet; thence North 10°11'15" West, 274.26 feet; thence South 86°50'40" East, 259.89 feet; thence South 86°33'03" East, 60.00 feet; thence South 86°50'40" East, 298.37 feet to a point lying on the Westly line of Bella Nika at Tamaya Phase 2, as recorded in Plat Book 70, pages 122 through 129 of said current Public Records; thence South 06°19'19" East, along said Westly line and along the Westly line of said Bella Nika at Tamaya Phase 1, a distance of 1906.64 feet to the Point of Beginning.

Containing 41.30 acres, more or less.

### ADOPTION AND DEDICATION

This is to certify that Tamaya Loan Acquisition, LLC, a Florida limited liability company and Beach Community Development District, a community development district established pursuant to Chapter 190, Florida Statutes ("Owners"), are the fee simple owners of the lands described in the caption hereon known as ISABELLA AT TAMAYA PHASE 1, having caused the same to be surveyed and subdivided. This plat being made in accordance with said survey is hereby adopted as a true and correct plat of said lands.

All rights of way and Tracts "C", "D" and "M" (Common Area), Tracts "E", "F", "G", "H" and "I" (Park) and Tract "J" (Open Space) and Tracts "K" and "L" (Conservation Area) shown on this plat are hereby granted, bargained and conveyed in fee simple to Beach Community Development District, a community development district established pursuant to Chapter 190, Florida Statutes.

All unobstructed maintenance, access and drainage easements, unobstructed access easements, unobstructed access and maintenance easements, and drainage easements shown on this plat are hereby irrevocably and without reservation dedicated to Beach Community Development District, a community development district established pursuant to Chapter 190, Florida Statutes, and shall remain private.

Upon failure of the Homeowners Association or other such entity that has assumed the obligation of maintenance pertaining to said stormwater management facilities as well as tracts and parcels associated with those facilities, the obligation would then fall equally on the lot owners as shown hereon said plat.

The undersigned Owners, their successors and assigns, hereby grants to the present and the future owners of the lots shown on this plat and their guests, invitees, domestic help, delivery, pick-up, fire protection services, police and other authority of the law, United States postal carriers, representatives of the utilities, cable, telecommunication companies and cable service companies authorized by Owners, their successors and assigns, to serve the land shown hereon, holders of mortgage liens of such lands and such other persons as may be designated, the non-exclusive and perpetual right of ingress and egress over and across said private rights of way. Owners, their successors and assigns hereby reserve and shall have the sole and absolute right of any time with the consent of the City of Jacksonville, Florida to dedicate to the public all or part of the lands on this plat designated as private rights of way including all unobstructed easements for drainage.

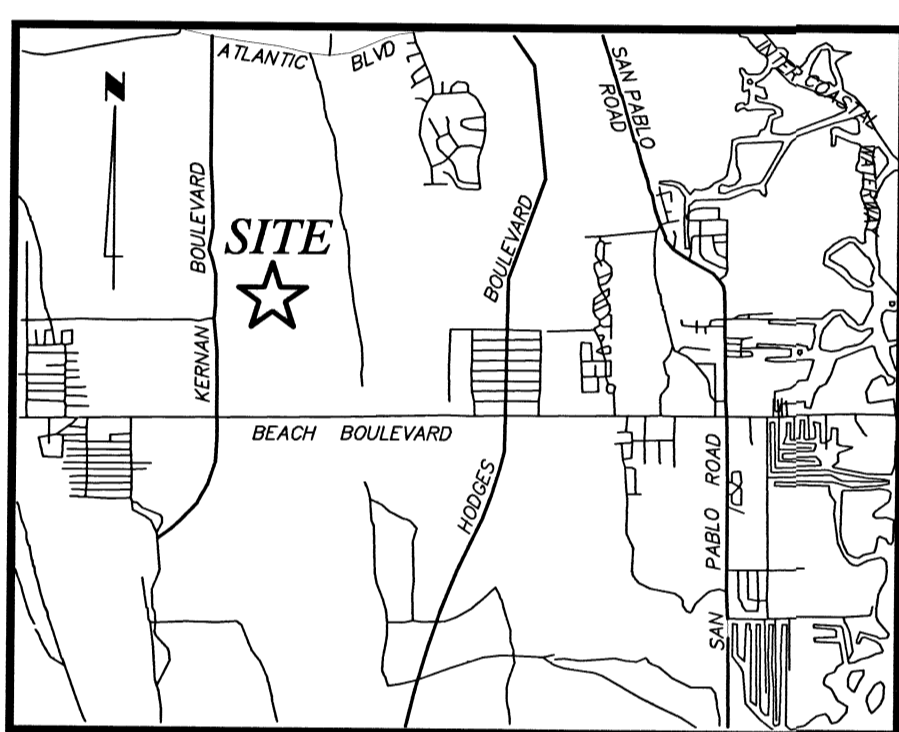
Tract "A" (Pump Station Tract) is hereby irrevocably and without reservation dedicated in fee simple title to JEA, its successors and assigns.

OWNER: BEACH COMMUNITY DEVELOPMENT DISTRICT  
a community development district  
established pursuant to Chapter 190,  
Florida Statutes

Witness  
Celia M Rivera  
Print Name

Witness  
Carrie Janssen  
Print Name

By: Kelly McCarrick  
Kelly McCarrick  
Chairman of the Board of Supervisors

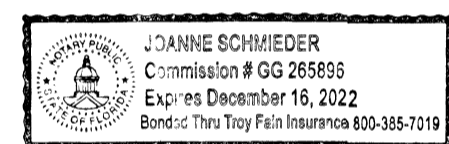


VICINITY MAP  
(NOT TO SCALE)

STATE OF FLORIDA, COUNTY OF DUVAL VOLUNTEER  
The foregoing instrument was acknowledged before me, by means of  physical presence or  online notarization, this 29 day of July, 2020, by Kelly McCarrick, Chairman of the Board of Supervisors of Beach Community Development District, a community development district established pursuant to Chapter 190, Florida Statutes, on behalf of the district, who  is personally known to me or who  has produced \_\_\_\_\_ as identification.

Notary Public, State of Florida  
Jeanne Schrieder  
Printed Name

My Commission Expires 12/16/2022  
Commission Number GG 265896



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.

John Pappas Date 8/21/20  
John Pappas, P.E.  
Director of Public Works

CLERK'S CERTIFICATE  
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 76 pages 1-9 of the Public Records of Duval County, Florida, this 21 day of August, 2020.

Ronnie Fussell  
Ronnie Fussell, Clerk of the Circuit Court

PLAT CONFORMITY REVIEW  
This plat has been reviewed and found in compliance with Part 1, Chapter 177, Florida Statutes, this 20<sup>th</sup> day of August, 2020.

Danny S. Wheeler  
Danny S. Wheeler  
Professional Surveyor and Mapper  
State of Florida Registered Surveyor No. 6802

### SURVEYOR'S CERTIFICATE

Know all men by these presents, that the undersigned, being currently licensed and registered by the State of Florida as a Professional Surveyor and Mapper, 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 Part 1, Chapter 177, Florida Statutes.

Signed and sealed this 21<sup>st</sup> day of JULY, 2020.  
Damon J. Kelly  
Damon J. Kelly  
Professional Surveyor and Mapper  
State of Florida Registered Surveyor No. 6284



### ADOPTION AND DEDICATION (continued)

Title to Tract "B" (Landscape Buffer Tract) is hereby granted, bargained and conveyed in fee simple to Beach Community Development District (COD), a community development district established pursuant to Chapter 190, Florida Statutes; provided however, the COD 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. This tract shall be held and used by the COD, or any permitted entity to whom the COD may convey the tract, 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 Tract "B" (Landscape Buffer Tract), for electrical, water reuse, water, sewer, access and other public utilities in connection with JEA's use of Tract "A" (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 Tract "B" (Landscape Buffer Tract), or any part thereof, including but not limited to those arising from or incidental to JEA's use of Tract "A" (Pump Station Tract) or JEA's easement upon Tract "B" (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.

All easements for water, water reuse and sewer utilities are hereby irrevocably dedicated to JEA, its successors and assigns. An easement for the installation, repair, service and maintenance of water, water reuse and sewer utility systems on, over, across, under and through the private right of ways shown hereon is hereby irrevocably and without reservation dedicated to JEA, its successors and assigns. Those easements designated as "EA-EE" 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 "EA-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.

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

The Owner, hereby irrevocably and without reservation dedicates to JEA, its successors and assigns, easements over, upon, and under all road rights of way designated hereon, for its non-exclusive use in conjunction with the installation, maintenance, and use of JEA utilities, together with the right of JEA, its successors and assigns, of ingress and egress to and over said road rights of way designated hereon.

The Owners do hereby reserve to themselves, its successors and assigns, an easement for ingress and egress over any easements shown on this plat.

Pursuant to the provisions of Section 177.091(2b), Florida Statutes, all platted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. This section shall not apply to those private easements granted to or obtained by a particular electric, telephone, gas, or other public utility. Such construction, installation, maintenance, and operation shall comply with the National Electric Safety Code as adopted by the Florida Public Service Commission.

In witness whereof, the undersigned Owners have executed this plat on the 29 day of July, 2020.

OWNER: TAMAYA LOAN ACQUISITION, LLC  
a Florida limited liability company

Witness  
Celia M Rivera  
Print Name

Witness  
Carrie Janssen  
Print Name

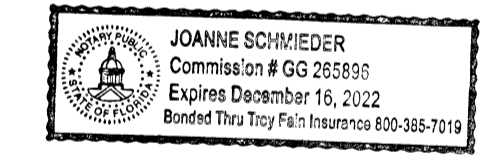
By: Morteza Hosseini-Kargar  
Morteza Hosseini-Kargar  
President

STATE OF FLORIDA, COUNTY OF DUVAL VOLUNTEER

The foregoing instrument was acknowledged before me, by means of  physical presence or  online notarization, this 29 day of July, 2020, by Morteza Hosseini-Kargar, President of Tamaya Loan Acquisition, LLC, a Florida limited liability company, on behalf of the company, who  is personally known to me or who  has produced \_\_\_\_\_ as identification.

Notary Public, State of Florida  
Jeanne Schrieder  
Printed Name

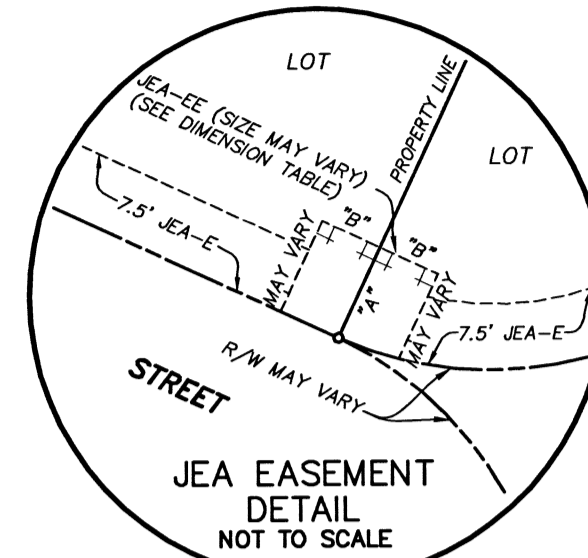
My Commission Expires 12/16/2022  
Commission Number GG 265896



PREPARED BY:  
**ETM SURVEYING & MAPPING, INC.**  
14775 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258 (904) 642-8550  
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

# ISABELLA AT TAMAYA PHASE 1

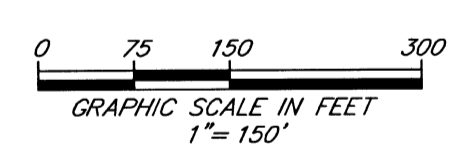
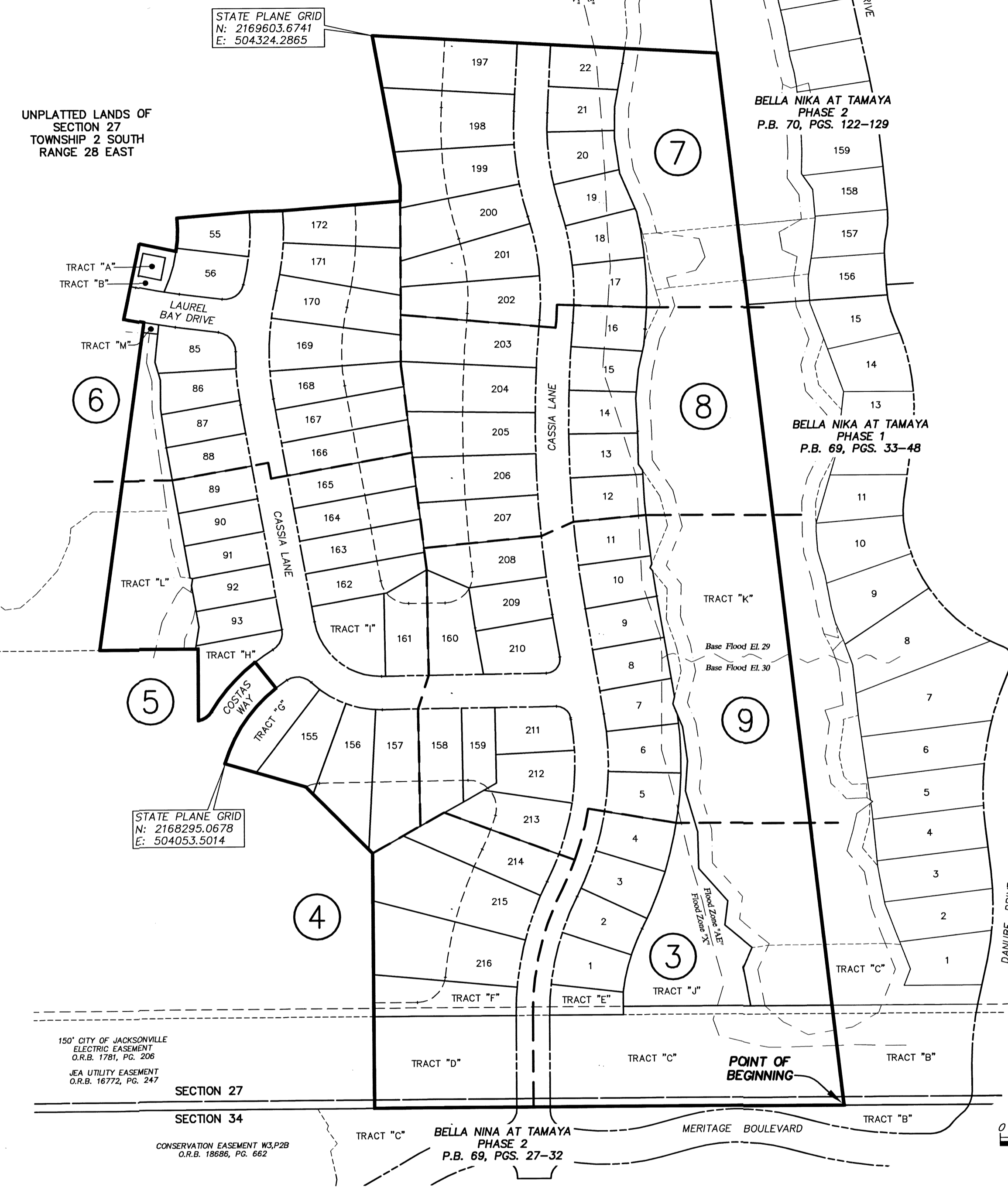
A PORTION OF SECTIONS 27 AND 34, TOWNSHIP 2 SOUTH, RANGE 28 EAST,  
OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



| JEA DIMENSION TABLE |  |
|---------------------|--|
| 3/4" x 10'          | TYPICAL 10'x10' JEA EQUIPMENT EASEMENT |
| 3/4" x 5'           | TYPICAL 5'x10' JEA EQUIPMENT EASEMENT  |
| 3/4" x 10'          | TYPICAL 10'x15' JEA EQUIPMENT EASEMENT |
| 3/4" x 10'          | TYPICAL 10'x20' JEA EQUIPMENT EASEMENT |
| 3/4" x 10'          | TYPICAL 10'x25' JEA EQUIPMENT EASEMENT |

### LEGEND

- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
- DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
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- P.C.P. PERMANENT CONTROL POINT
- L.B. LICENSED BUSINESS
- R. RADIUS
- Δ CENTRAL ANGLE
- L. ARC LENGTH
- CB CHORD BEARING
- CH CHORD DISTANCE
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.C.C. POINT OF COMPOUND CURVATURE
- P.R.C. POINT OF REVERSE CURVATURE
- (NR) NON-RADIAL
- N/T NON-TANGENT
- CT TABULATED CURVE DATA
- LT TABULATED LINE DATA
- R/W RIGHT OF WAY
- C/L CENTERLINE
- P.B. PLAT BOOK
- PG. PAGE
- O.R.B. OFFICIAL RECORDS BOOK
- JEA-E JEA ELECTRIC EASEMENT
- JEA-EE JEA EQUIPMENT EASEMENT
- ESMT EASEMENT
- NAVD NORTH AMERICAN VERTICAL DATUM MATCHLINE
- (3) SHEET REFERENCE NUMBER
- DENOTES VEGETATED/NATURAL UPLAND BUFFER



- NOTES:**
- 1) Bearings shown are referenced to the State Plane coordinates as indicated herein and are based on the Northerly line of Bella Nina at Tamaya Phase 2 as being South 89°52'01" West.
  - 2) 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.
  - 3) Coordinates based on GPS observation of the following National Geodetic Survey Control:
    - Station "KREG" (Jacksonville 2) coordinates:
    - N 2182506.373 E 493662.930
    - Coordinate Datum: State Plane values reference Florida East Zone, North American Datum 1983 (2011) and are in U.S. survey feet.
  - 4) 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 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.
  - 5) Tracts "K" and "L" are subject to a conservation easement pursuant to Section 704.06, Florida Statutes in favor of the St. Johns River Water Management District. Any activity in or use of the conservation easement areas 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.
  - 6) Upland Buffers adjacent to wetlands are to remain natural, vegetative, and undisturbed.
  - 7) The lakes and top of bank shown herein depicts a graphic representation of the proposed lakes, and does not represent an actual "As-Built" condition.
  - 8) Section lines and quarter section lines depicted herein are graphic representations only and do not reflect field measure unless otherwise noted.
  - 9) The lands shown herein lie within Flood Zone "X" and Special Flood Hazard Area "AE" as depicted on the Flood Insurance Rate Map (FIRM) Community Number 120077, Map Number 12031C04114, Panel Number 0411, Suffix J, dated November 2, 2018. (NAVD 1988). 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 will 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.
  - 7) Lands depicted herein are subject to Declaration of Covenants, Conditions, Restrictions and Easements recorded in Official Records Book 16431, Page 361 as amended by Official Records Book 17137, Page 224, Official Records Book 17391, Page 1277, Official Records Book 17503, Page 2290 and Official Records Book 17528, Page 939 of the current Public Records of Duval County, Florida. (Blanket in nature)
  - 8) Lands depicted herein are subject to Declaration of Covenants, Conditions, Restrictions and Easements recorded in Official Records Book 16734, Page 1640 as amended by Official Records Book 17391, Page 1258 and Official Records Book 17528, Page 943 of the current Public Records of Duval County, Florida. (Blanket in nature)
  - 9) Lands depicted herein are subject to Non-Exclusive Construction and Maintenance Agreement recorded in Official Records Book 16795, Page 733 of the current Public Records of Duval County, Florida. (Blanket in nature)

PREPARED BY:  
**ETM SURVEYING & MAPPING, INC.**  
 14775 OLD ST. AUGUSTINE ROAD  
 JACKSONVILLE, FL 32258 (904) 642-8550  
 CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

(PLANS) CITY DEVELOPMENT NO. 6800.040 (PLAT) CITY DEVELOPMENT NO. 6800.045

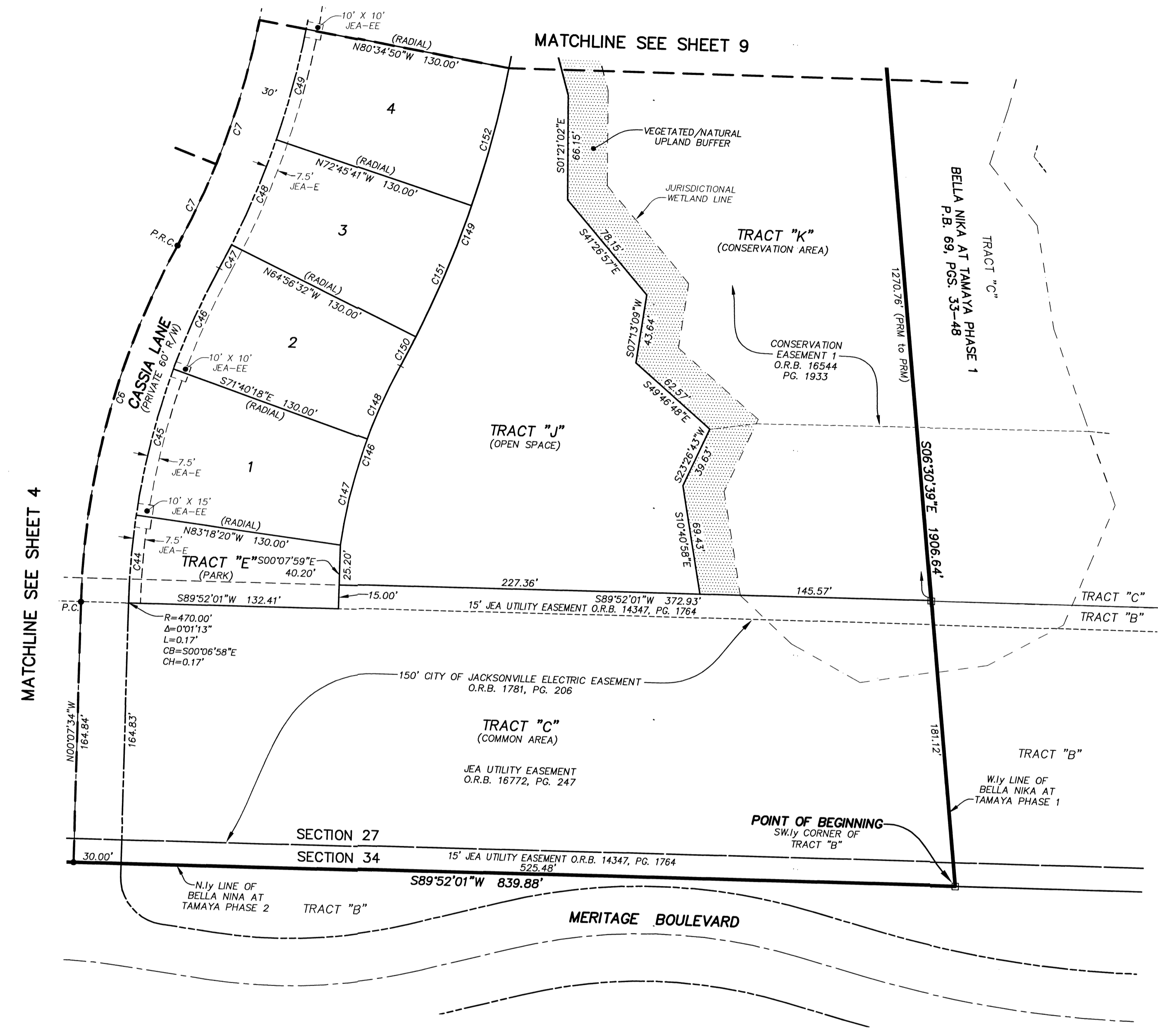
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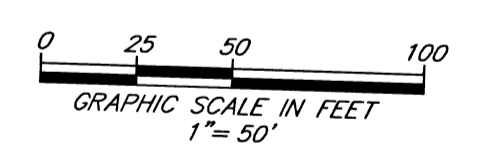
**PLAT BOOK 76 PAGE 3**

SHEET 3 OF 9 SHEETS  
SEE SHEET 2 FOR NOTES

| CURVE TABLE |         |               |            |               |                |
|-------------|---------|---------------|------------|---------------|----------------|
| CURVE       | RADIUS  | CENTRAL ANGLE | ARC LENGTH | CHORD BEARING | CHORD DISTANCE |
| C6          | 500.00' | 28°59'44"     | 235.58'    | N13°22'18"E   | 233.41'        |
| C7          | 500.00' | 36°31'52"     | 318.80'    | N08°36'14"E   | 313.42'        |
| C44         | 470.00' | 6°48'01"      | 55.78'     | S03°17'39"W   | 55.75'         |
| C45         | 470.00' | 11°38'02"     | 95.43'     | S12°30'41"W   | 95.27'         |
| C46         | 470.00' | 8°32'28"      | 70.06'     | S22°35'56"W   | 70.00'         |
| C47         | 530.00' | 1°48'42"      | 16.76'     | N25°57'49"E   | 16.76'         |
| C48         | 530.00' | 7°49'09"      | 72.33'     | N21°08'54"E   | 72.27'         |
| C49         | 530.00' | 7°49'09"      | 72.33'     | N13°19'45"E   | 72.27'         |
| C146        | 340.00' | 20°10'31"     | 119.72'    | S16°46'55"W   | 119.10'        |
| C147        | 340.00' | 11°38'02"     | 69.04'     | S12°30'41"W   | 68.92'         |
| C148        | 340.00' | 8°32'28"      | 50.68'     | S22°35'56"W   | 50.64'         |
| C149        | 660.00' | 34°25'49"     | 396.61'    | N09°39'16"E   | 390.67'        |
| C150        | 660.00' | 1°48'42"      | 20.87'     | N25°57'49"E   | 20.87'         |
| C151        | 660.00' | 7°49'09"      | 90.07'     | N21°08'54"E   | 90.00'         |
| C152        | 660.00' | 7°49'09"      | 90.07'     | N13°19'45"E   | 90.00'         |



- LEGEND**
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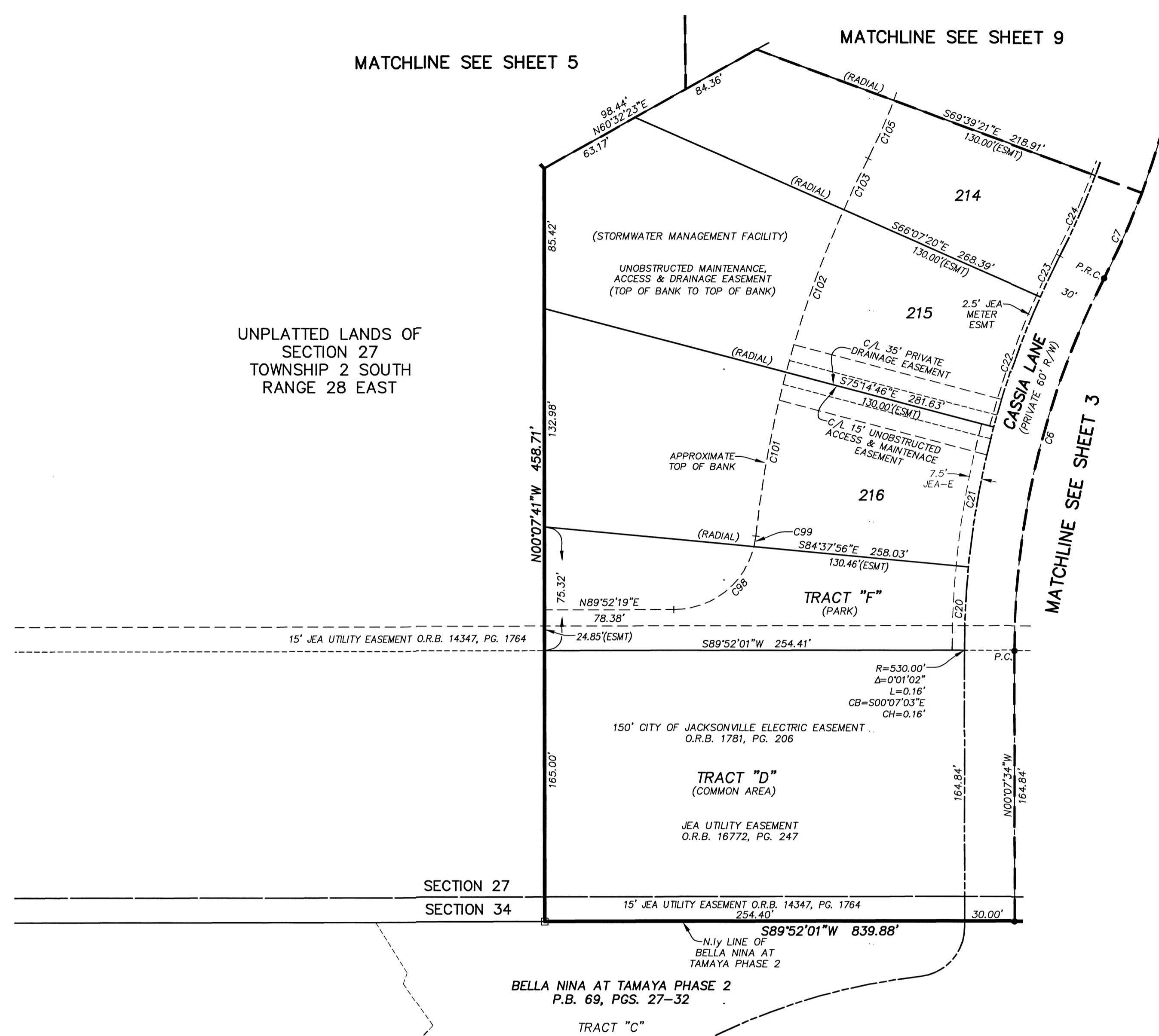
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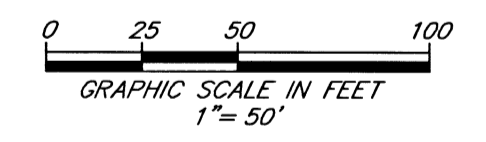
**PLAT BOOK 76 PAGE 4**

SHEET 4 OF 9 SHEETS  
SEE SHEET 2 FOR NOTES



| CURVE TABLE |         |               |            |               |                |
|-------------|---------|---------------|------------|---------------|----------------|
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| C6          | 500.00' | 26°59'44"     | 235.58'    | N13°22'18"E   | 233.41'        |
| C7          | 500.00' | 36°31'52"     | 318.80'    | N08°36'14"E   | 313.42'        |
| C20         | 530.00' | 5°28'36"      | 50.66'     | S02°37'46"W   | 50.64'         |
| C21         | 530.00' | 9°23'10"      | 86.82'     | S10°03'39"W   | 86.73'         |
| C22         | 530.00' | 9°07'26"      | 84.40'     | S19°18'57"W   | 84.31'         |
| C23         | 530.00' | 2°59'30"      | 27.67'     | S25°22'25"W   | 27.67'         |
| C24         | 470.00' | 6°31'32"      | 53.53'     | N23°36'24"E   | 53.50'         |
| C97         | 50.00'  | 83°56'09"     | 73.25'     | N47°54'14"E   | 66.87'         |
| C98         | 50.00'  | 76°24'24"     | 66.68'     | S51°40'07"E   | 61.85'         |
| C99         | 50.00'  | 7°31'45"      | 6.57'      | N09°42'02"E   | 6.57'          |
| C101        | 660.00' | 8°49'04"      | 101.57'    | S10°20'42"W   | 101.47'        |
| C102        | 660.00' | 9°07'26"      | 105.10'    | S19°18'57"W   | 104.99'        |
| C103        | 660.00' | 2°59'30"      | 34.46'     | S25°22'25"W   | 34.46'         |
| C104        | 340.00' | 11°03'24"     | 65.61'     | N21°20'28"E   | 65.51'         |
| C105        | 340.00' | 6°31'32"      | 38.72'     | N23°36'24"E   | 38.70'         |

- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
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  - DENOTES P.C.P., STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
  - PRM CONCRETE MONUMENT
  - P.C.P. PERMANENT CONTROL POINT
  - L.B. 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.C.C. POINT OF COMPOUND CURVATURE
  - P.R.C. POINT OF REVERSE CURVATURE
  - (NR) NON-RADIAL
  - N/T NON-TANGENT
  - CI TABULATED CURVE DATA
  - LI TABULATED LINE DATA
  - R/W RIGHT OF WAY
  - C/L CENTERLINE
  - P.B. PLAT BOOK
  - PG. PAGE
  - O.R.B. OFFICIAL RECORDS BOOK
  - JEA-E JEA ELECTRIC EASEMENT
  - JEA-EE JEA EQUIPMENT EASEMENT
  - EASMT EASEMENT
  - NAVD NORTH AMERICAN VERTICAL DATUM
  - MATCHLINE
  - ③ SHEET REFERENCE NUMBER
  - ▨ DENOTES VEGETATED/NATURAL UPLAND BUFFER



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JACKSONVILLE, FL 32258 (904) 642-8550  
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

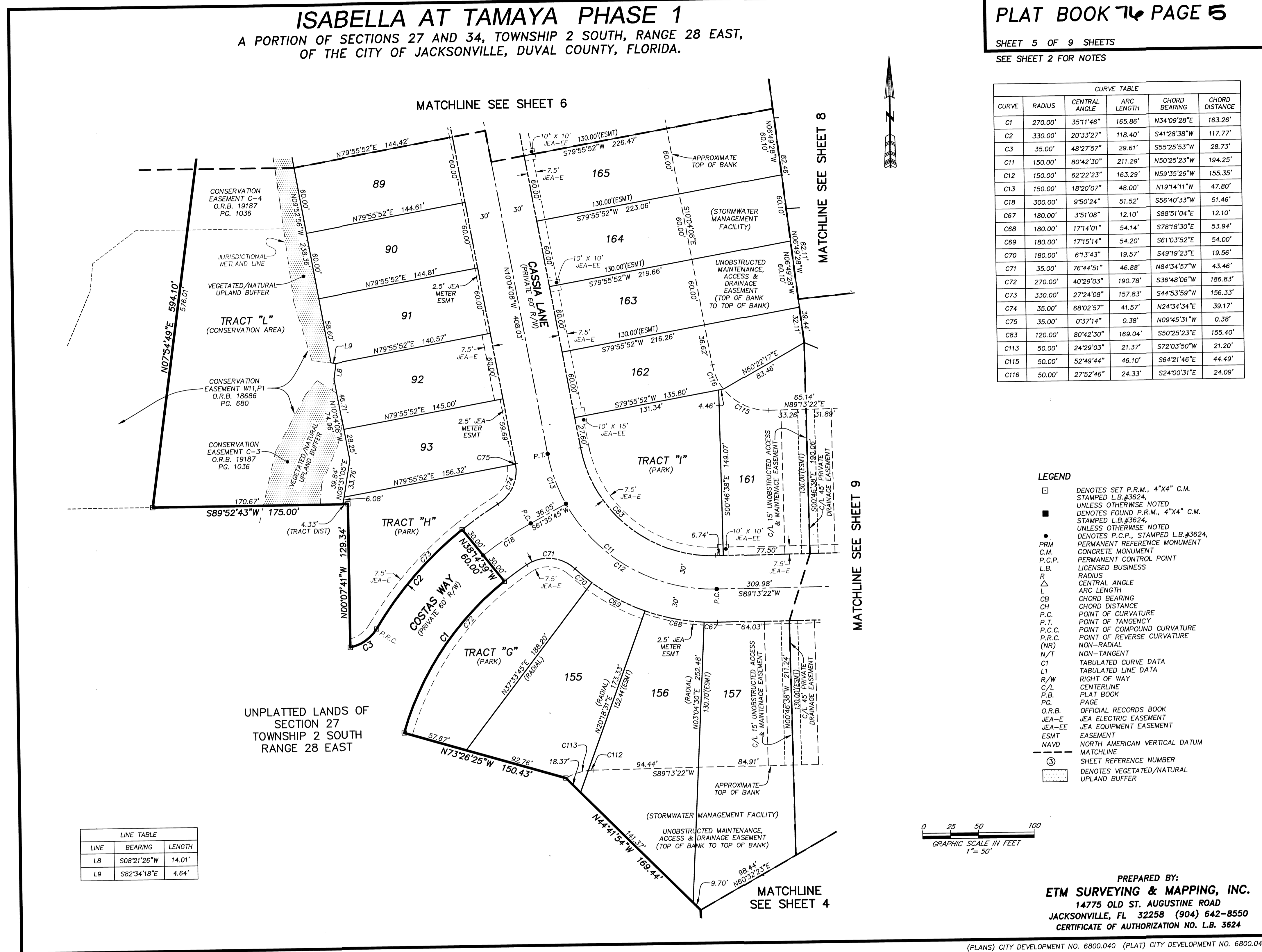
(PLANS) CITY DEVELOPMENT NO. 6800.040 (PLAT) CITY DEVELOPMENT NO. 6800.045

# ISABELLA AT TAMAYA PHASE 1

A PORTION OF SECTIONS 27 AND 34, TOWNSHIP 2 SOUTH, RANGE 28 EAST,  
OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

**PLAT BOOK 76 PAGE 5**

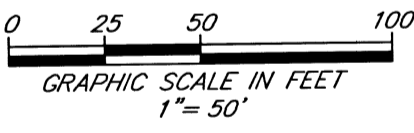
SHEET 5 OF 9 SHEETS  
SEE SHEET 2 FOR NOTES



| CURVE TABLE |         |               |            |               |                |
|-------------|---------|---------------|------------|---------------|----------------|
| CURVE       | RADIUS  | CENTRAL ANGLE | ARC LENGTH | CHORD BEARING | CHORD DISTANCE |
| C1          | 270.00' | 35°11'46"     | 165.86'    | N34°09'28"E   | 163.26'        |
| C2          | 330.00' | 20°33'27"     | 118.40'    | S41°28'38"W   | 117.77'        |
| C3          | 35.00'  | 48°27'57"     | 29.61'     | S55°25'53"W   | 28.73'         |
| C11         | 150.00' | 80°42'30"     | 211.29'    | N50°25'23"W   | 194.25'        |
| C12         | 150.00' | 62°22'23"     | 163.29'    | N59°35'26"W   | 155.35'        |
| C13         | 150.00' | 18°20'07"     | 48.00'     | N19°14'11"W   | 47.80'         |
| C18         | 300.00' | 9°50'24"      | 51.52'     | S56°40'33"W   | 51.46'         |
| C67         | 180.00' | 3°51'08"      | 12.10'     | S88°51'04"E   | 12.10'         |
| C68         | 180.00' | 1°14'01"      | 54.14'     | S78°18'30"E   | 53.94'         |
| C69         | 180.00' | 1°15'14"      | 54.20'     | S61°03'52"E   | 54.00'         |
| C70         | 180.00' | 6°13'43"      | 19.57'     | S49°19'23"E   | 19.56'         |
| C71         | 35.00'  | 76°44'51"     | 46.88'     | N84°34'57"W   | 43.46'         |
| C72         | 270.00' | 40°29'03"     | 190.78'    | S36°48'06"W   | 186.83'        |
| C73         | 330.00' | 27°24'08"     | 157.83'    | S44°53'59"W   | 156.33'        |
| C74         | 35.00'  | 68°02'57"     | 41.57'     | N24°34'34"E   | 39.17'         |
| C75         | 35.00'  | 0°37'14"      | 0.38'      | N09°45'31"W   | 0.38'          |
| C83         | 120.00' | 80°42'30"     | 169.04'    | S50°25'23"E   | 155.40'        |
| C113        | 50.00'  | 24°29'03"     | 21.37'     | S72°03'56"W   | 21.20'         |
| C115        | 50.00'  | 52°49'44"     | 46.10'     | S64°21'46"E   | 44.49'         |
| C116        | 50.00'  | 27°52'44"     | 24.33'     | S24°00'31"E   | 24.09'         |

- LEGEND**
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  - DENOTES P.C.P., STAMPED L.B.#3624, PERMANENT REFERENCE MONUMENT
  - CONCRETE MONUMENT
  - P.C.P. PERMANENT CONTROL POINT
  - LICENSED BUSINESS
  - R RADIUS
  - △ CENTRAL ANGLE
  - L ARC LENGTH
  - CB CHORD BEARING
  - CH CHORD DISTANCE
  - P.C. POINT OF CURVATURE
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  - ESMT EASEMENT
  - NAVD NORTH AMERICAN VERTICAL DATUM
  - MATCHLINE SHEET REFERENCE NUMBER
  - Ⓢ DENOTES VEGETATED/NATURAL UPLAND BUFFER

| LINE TABLE |             |        |
|------------|-------------|--------|
| LINE       | BEARING     | LENGTH |
| L8         | S08°21'26"W | 14.01' |
| L9         | S82°34'18"E | 4.64'  |



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CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

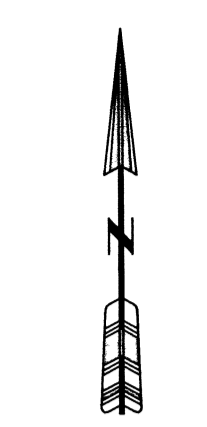
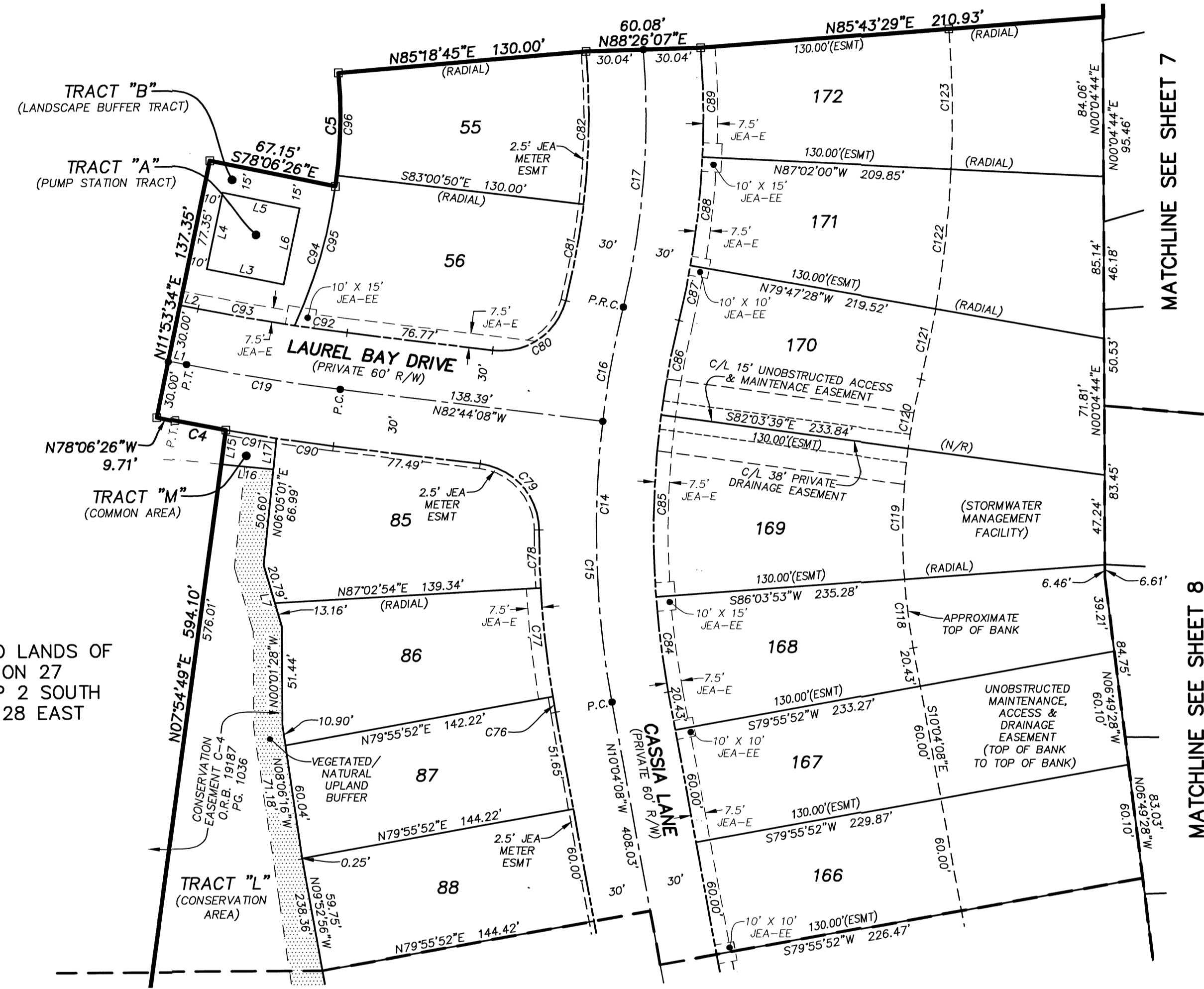
(PLANS) CITY DEVELOPMENT NO. 6800.040 (PLAT) CITY DEVELOPMENT NO. 6800.045

# ISABELLA AT TAMAYA PHASE 1

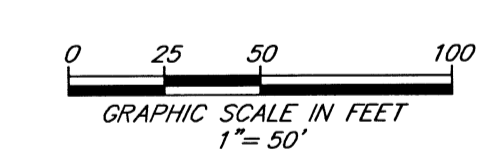
A PORTION OF SECTIONS 27 AND 34, TOWNSHIP 2 SOUTH, RANGE 28 EAST,  
OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

- LEGEND**
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  - R. RADIUS
  - △ CENTRAL ANGLE
  - L. ARC LENGTH
  - CB. CHORD BEARING
  - CD. CHORD DISTANCE
  - P.C. POINT OF CURVATURE
  - P.T. POINT OF TANGENCY
  - P.C.C. POINT OF COMPOUND CURVATURE
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  - JEA-EE. JEA EQUIPMENT EASEMENT
  - ESMT. EASEMENT
  - NAVD. NORTH AMERICAN VERTICAL DATUM
  - MATCHLINE. MATCHLINE
  - ③. SHEET REFERENCE NUMBER
  - ▨. DENOTES VEGETATED/NATURAL UPLAND BUFFER

| LINE TABLE |             |        |
|------------|-------------|--------|
| LINE       | BEARING     | LENGTH |
| L1         | N78°06'26"W | 9.71'  |
| L2         | S78°06'26"E | 9.71'  |
| L3         | N78°06'26"W | 41.00' |
| L4         | N11°53'34"E | 41.00' |
| L5         | S78°06'26"E | 41.00' |
| L6         | S11°53'34"W | 41.00' |
| L7         | N15°59'34"W | 33.95' |
| L15        | S07°54'49"W | 18.09' |
| L16        | S83°55'33"E | 27.48' |
| L17        | N06°05'01"E | 16.40' |



| CURVE TABLE |          |               |            |               |                |
|-------------|----------|---------------|------------|---------------|----------------|
| CURVE       | RADIUS   | CENTRAL ANGLE | ARC LENGTH | CHORD BEARING | CHORD DISTANCE |
| C4          | 1038.00' | 1°29'16"      | 26.95'     | N78°51'04"W   | 26.95'         |
| C5          | 265.00'  | 12°55'56"     | 59.81'     | N01°46'43"E   | 59.89'         |
| C14         | 500.00'  | 23°59'14"     | 209.33'    | N01°55'29"E   | 207.80'        |
| C15         | 500.00'  | 16°59'22"     | 148.26'    | N01°34'27"W   | 147.72'        |
| C16         | 500.00'  | 6°59'52"      | 61.07'     | N10°25'10"E   | 61.03'         |
| C17         | 425.00'  | 18°23'07"     | 136.38'    | N04°43'33"E   | 135.79'        |
| C19         | 1008.00' | 4°37'42"      | 81.43'     | N80°25'17"W   | 81.40'         |
| C76         | 530.00'  | 0°54'12"      | 8.36'      | S08°37'02"E   | 8.35'          |
| C77         | 530.00'  | 67°3'16"      | 57.55'     | S08°03'18"E   | 57.52'         |
| C78         | 530.00'  | 37°7'47"      | 30.49'     | S01°17'47"E   | 30.49'         |
| C79         | 35.00'   | 83°05'15"     | 50.76'     | N41°11'31"W   | 46.42'         |
| C80         | 35.00'   | 82°47'24"     | 50.57'     | N55°52'10"E   | 46.29'         |
| C81         | 395.00'  | 72°9'18"      | 51.62'     | N10°43'49"E   | 51.59'         |
| C82         | 395.00'  | 11°40'25"     | 80.48'     | N01°08'57"E   | 80.34'         |
| C84         | 470.00'  | 6°08'01"      | 50.31'     | S07°00'08"E   | 50.29'         |
| C85         | 470.00'  | 11°41'30"     | 95.91'     | S01°54'38"W   | 95.74'         |
| C86         | 470.00'  | 6°09'43"      | 50.55'     | S10°50'14"W   | 50.52'         |
| C87         | 455.00'  | 3°42'34"      | 29.46'     | N12°03'49"E   | 29.45'         |
| C88         | 455.00'  | 7°14'32"      | 57.51'     | N06°35'16"E   | 57.47'         |
| C89         | 455.00'  | 7°14'32"      | 57.51'     | N00°39'16"W   | 57.47'         |
| C90         | 1038.00' | 1°39'11"      | 29.95'     | S81°54'33"E   | 29.95'         |
| C91         | 1038.00' | 1°29'16"      | 26.95'     | S80°20'19"E   | 26.95'         |
| C92         | 978.00'  | 1°37'20"      | 27.69'     | S81°55'28"E   | 27.69'         |
| C93         | 978.00'  | 3°00'22"      | 51.31'     | S79°36'37"E   | 51.31'         |
| C94         | 265.00'  | 16°32'35"     | 76.51'     | N16°30'58"E   | 76.25'         |
| C95         | 265.00'  | 17°48'06"     | 82.34'     | N15°53'13"E   | 82.00'         |
| C96         | 265.00'  | 11°40'25"     | 53.99'     | N01°08'57"E   | 53.90'         |
| C119        | 340.00'  | 6°08'01"      | 36.40'     | S07°00'08"E   | 36.38'         |
| C118        | 340.00'  | 11°37'18"     | 68.97'     | S01°52'32"W   | 68.85'         |
| C120        | 340.00'  | 6°13'55"      | 36.98'     | S10°48'09"W   | 36.96'         |
| C121        | 585.00'  | 3°42'34"      | 37.87'     | N12°03'49"E   | 37.87'         |
| C122        | 585.00'  | 7°14'32"      | 73.94'     | N06°35'16"E   | 73.89'         |
| C123        | 585.00'  | 7°14'32"      | 73.94'     | N00°39'16"W   | 73.89'         |

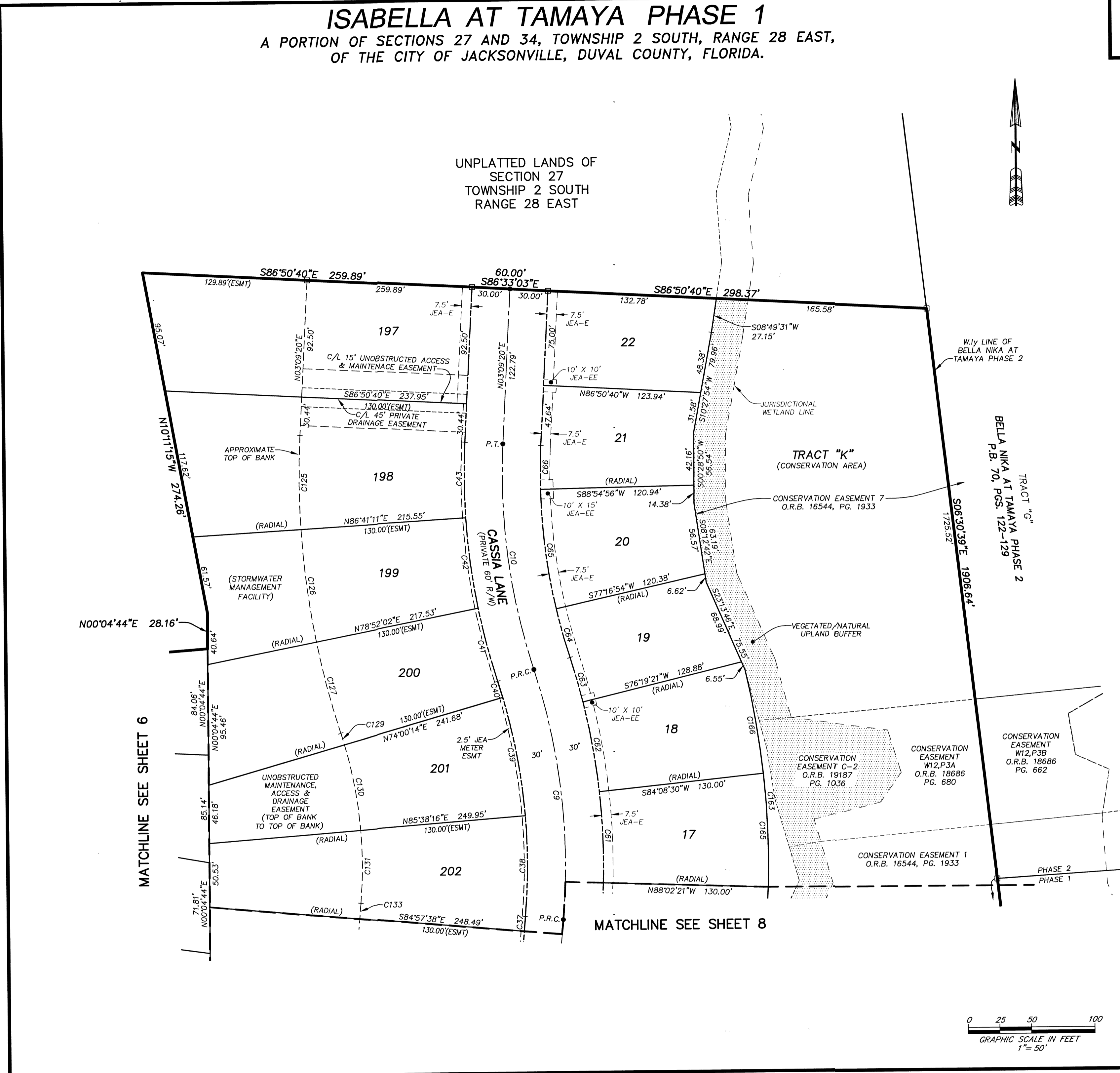


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CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

(PLANS) CITY DEVELOPMENT NO. 6800.040 (PLAT) CITY DEVELOPMENT NO. 6800.045

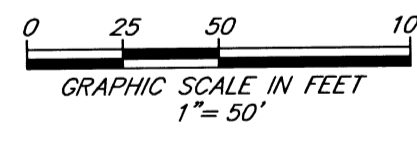
# ISABELLA AT TAMAYA PHASE 1

A PORTION OF SECTIONS 27 AND 34, TOWNSHIP 2 SOUTH, RANGE 28 EAST,  
OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



| CURVE TABLE |          |               |            |               |                |
|-------------|----------|---------------|------------|---------------|----------------|
| CURVE       | RADIUS   | CENTRAL ANGLE | ARC LENGTH | CHORD BEARING | CHORD DISTANCE |
| C9          | 500.00'  | 22°59'25"     | 200.63'    | N06°07'33"W   | 199.29'        |
| C10         | 500.00'  | 20°46'36"     | 181.31'    | N07°13'58"W   | 180.32'        |
| C37         | 2030.00' | 0°19'48"      | 11.69'     | S05°12'16"W   | 11.69'         |
| C38         | 470.00'  | 9°43'54"      | 79.83'     | N00°30'13"E   | 79.73'         |
| C39         | 470.00'  | 11°38'02"     | 95.43'     | N10°10'45"W   | 95.27'         |
| C40         | 470.00'  | 1°37'29"      | 13.33'     | N16°48'31"W   | 13.33'         |
| C41         | 530.00'  | 6°29'18"      | 60.02'     | S14°22'37"E   | 59.99'         |
| C42         | 530.00'  | 7°49'09"      | 72.33'     | S07°13'23"E   | 72.27'         |
| C43         | 530.00'  | 6°28'09"      | 59.84'     | S00°04'44"E   | 59.81'         |
| C61         | 530.00'  | 7°49'09"      | 72.33'     | N01°56'56"W   | 72.27'         |
| C62         | 530.00'  | 7°49'09"      | 72.33'     | N09°46'05"W   | 72.27'         |
| C63         | 530.00'  | 3°56'36"      | 36.48'     | N15°38'57"W   | 36.47'         |
| C64         | 470.00'  | 4°54'09"      | 40.22'     | S15°10'11"E   | 40.20'         |
| C65         | 470.00'  | 11°38'02"     | 95.43'     | S06°54'08"E   | 95.27'         |
| C66         | 470.00'  | 4°14'24"      | 34.78'     | S01°02'08"W   | 34.77'         |
| C125        | 660.00'  | 6°28'09"      | 74.52'     | S00°04'44"E   | 74.48'         |
| C126        | 660.00'  | 7°49'09"      | 90.07'     | S07°13'23"E   | 90.00'         |
| C127        | 660.00'  | 6°29'18"      | 74.74'     | S14°22'37"E   | 74.70'         |
| C129        | 340.00'  | 1°37'29"      | 9.64'      | N16°48'31"W   | 9.64'          |
| C130        | 340.00'  | 11°38'02"     | 69.04'     | N10°10'45"W   | 68.92'         |
| C131        | 340.00'  | 9°43'54"      | 57.75'     | N00°30'13"E   | 57.68'         |
| C133        | 2160.00' | 0°19'48"      | 12.44'     | S05°12'16"W   | 12.44'         |
| C163        | 660.00'  | 18°29'10"     | 212.94'    | N03°52'25"W   | 212.02'        |
| C165        | 660.00'  | 7°49'09"      | 90.07'     | N01°56'56"W   | 90.00'         |
| C166        | 660.00'  | 7°15'29"      | 83.61'     | N09°29'15"W   | 83.55'         |

- LEGEND**
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 CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

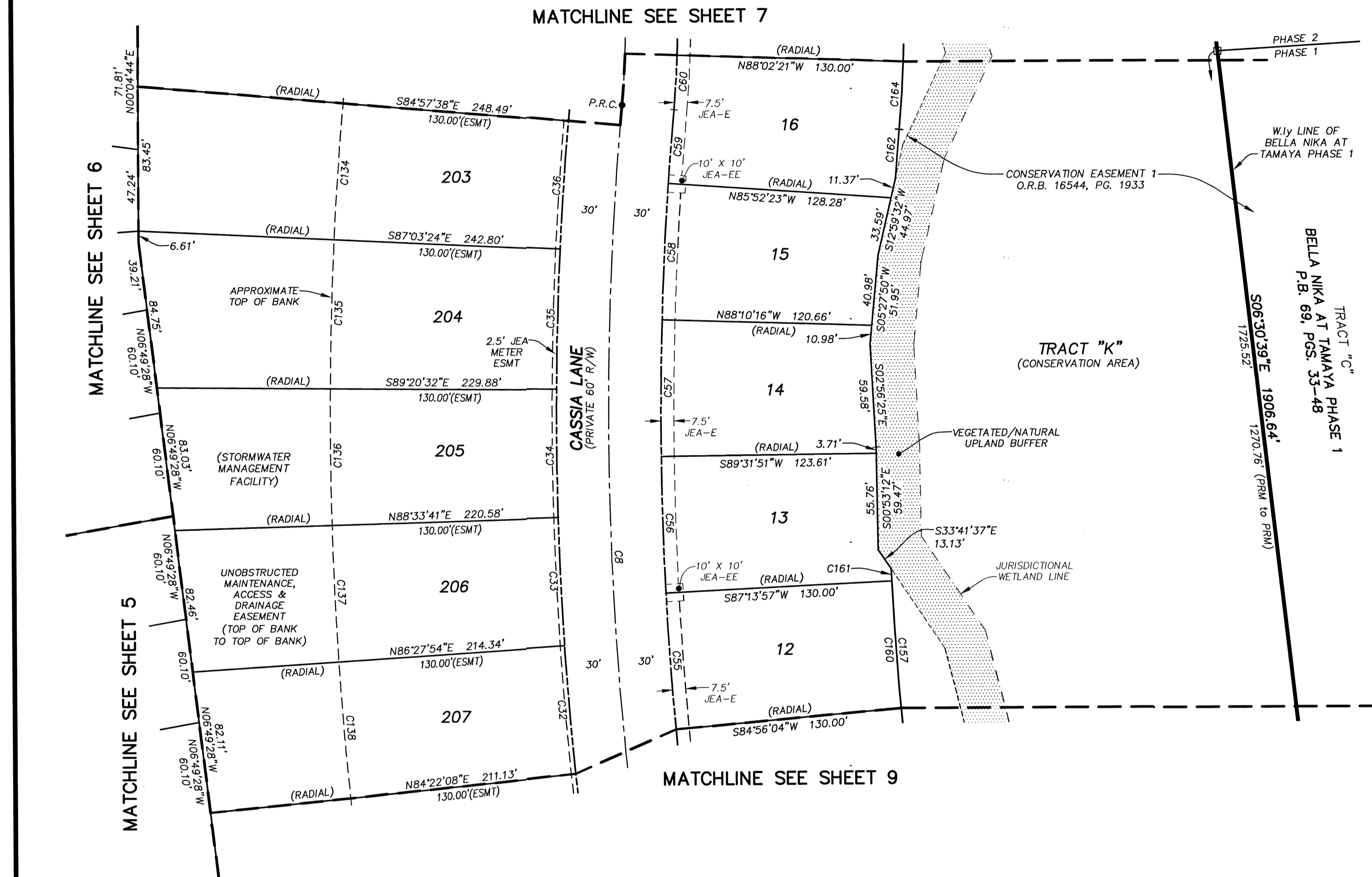
(PLANS) CITY DEVELOPMENT NO. 6800.040 (PLAT) CITY DEVELOPMENT NO. 6800.045

# ISABELLA AT TAMAYA PHASE 1

A PORTION OF SECTIONS 27 AND 34, TOWNSHIP 2 SOUTH, RANGE 28 EAST,  
OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

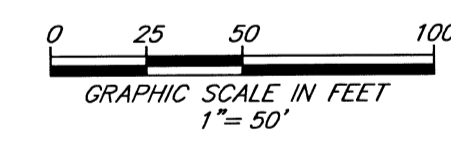
**PLAT BOOK 76 PAGE 8**

SHEET 8 OF 9 SHEETS  
SEE SHEET 2 FOR NOTES



| CURVE TABLE |          |               |            |               |                |
|-------------|----------|---------------|------------|---------------|----------------|
| CURVE       | RADIUS   | CENTRAL ANGLE | ARC LENGTH | CHORD BEARING | CHORD DISTANCE |
| CB          | 2000.00' | 15°01'52"     | 524.69'    | N02°08'46"W   | 523.18'        |
| C32         | 2030.00' | 2°05'47"      | 74.27'     | S04°34'59"E   | 74.27'         |
| C33         | 2030.00' | 2°05'47"      | 74.27'     | S02°29'12"E   | 74.27'         |
| C34         | 2030.00' | 2°05'47"      | 74.27'     | S00°23'26"E   | 74.27'         |
| C35         | 2030.00' | 2°17'08"      | 80.98'     | S01°48'02"W   | 80.97'         |
| C36         | 2030.00' | 2°05'47"      | 74.27'     | S03°59'29"W   | 74.27'         |
| C55         | 1970.00' | 2°17'53"      | 79.02'     | S03°54'59"E   | 79.01'         |
| C56         | 1970.00' | 2°17'53"      | 79.02'     | S01°37'06"E   | 79.01'         |
| C57         | 1970.00' | 2°17'53"      | 79.02'     | S00°40'47"W   | 79.01'         |
| C58         | 1970.00' | 2°17'53"      | 79.02'     | S02°58'41"W   | 79.01'         |
| C59         | 1970.00' | 1°14'33"      | 42.72'     | S04°44'54"W   | 42.72'         |
| C60         | 530.00'  | 3°24'32"      | 31.53'     | N03°39'54"E   | 31.53'         |
| C134        | 2160.00' | 2°05'47"      | 79.03'     | S03°59'29"W   | 79.02'         |
| C135        | 2160.00' | 2°17'08"      | 86.16'     | S01°48'02"W   | 86.16'         |
| C136        | 2160.00' | 2°05'47"      | 79.03'     | S00°23'26"E   | 79.02'         |
| C137        | 2160.00' | 2°05'47"      | 79.03'     | S02°29'12"E   | 79.02'         |
| C138        | 2160.00' | 2°05'47"      | 79.03'     | S04°34'59"E   | 79.02'         |
| C157        | 1840.00' | 5°17'47"      | 170.09'    | S05°11'46"E   | 170.03'        |
| C160        | 1840.00' | 2°17'53"      | 73.80'     | S03°54'59"E   | 73.80'         |
| C161        | 1840.00' | 0°13'10"      | 7.05'      | S02°39'28"E   | 7.05'          |
| C162        | 1840.00' | 0°53'33"      | 28.66'     | S04°55'23"W   | 28.66'         |
| C164        | 660.00'  | 3°24'32"      | 39.27'     | N03°39'54"E   | 39.26'         |

- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624.
  - DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3624.
  - DENOTES P.C.P., STAMPED L.B.#3624.
  - PRM PERMANENT REFERENCE MONUMENT
  - C.M. CONCRETE MONUMENT
  - P.C.P. PERMANENT CONTROL POINT
  - L.B. LICENSED BUSINESS
  - R RADIUS
  - Δ CENTRAL ANGLE
  - L ARC LENGTH
  - CB CHORD BEARING
  - CH CHORD DISTANCE
  - P.C. POINT OF CURVATURE
  - P.T. POINT OF TANGENCY
  - P.C.C. POINT OF COMPOUND CURVATURE
  - P.R.C. POINT OF REVERSE CURVATURE
  - (NR) NON-RADIAL
  - N/T NON-TANGENT
  - CI TABULATED CURVE DATA
  - LI TABULATED LINE DATA
  - R/W RIGHT OF WAY
  - C/L CENTERLINE
  - P.B. PLAT BOOK
  - PG. PAGE
  - O.R.B. OFFICIAL RECORDS BOOK
  - JEA-E JEA ELECTRIC EASEMENT
  - JEA-EE JEA EQUIPMENT EASEMENT
  - ESMT EASEMENT
  - NAVD NORTH AMERICAN DATUM
  - ⑤ MATCHLINE
  - ⑥ SHEET REFERENCE NUMBER
  - ▨ DENOTES VEGETATED/NATURAL UPLAND BUFFER



PREPARED BY:  
**ETM SURVEYING & MAPPING, INC.**  
14775 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258 (904) 642-8550  
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

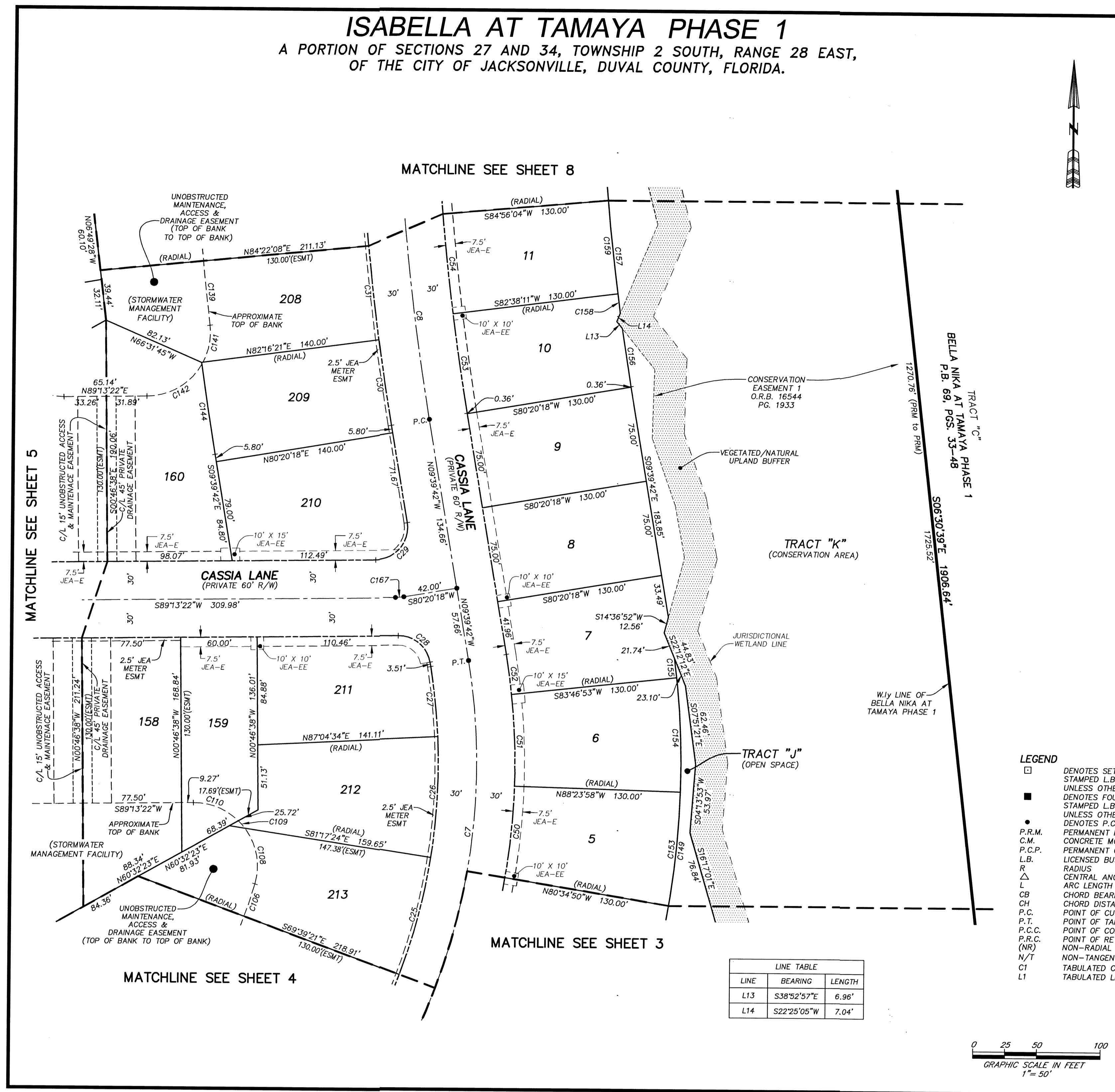
(PLANS) CITY DEVELOPMENT NO. 6800.040 (PLAT) CITY DEVELOPMENT NO. 6800.045

# ISABELLA AT TAMAYA PHASE 1

A PORTION OF SECTIONS 27 AND 34, TOWNSHIP 2 SOUTH, RANGE 28 EAST,  
OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

**PLAT BOOK 76 PAGE 9**

SHEET 9 OF 9 SHEETS  
SEE SHEET 2 FOR NOTES

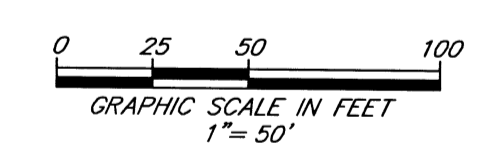


| CURVE TABLE |          |               |            |               |                |
|-------------|----------|---------------|------------|---------------|----------------|
| CURVE       | RADIUS   | CENTRAL ANGLE | ARC LENGTH | CHORD BEARING | CHORD DISTANCE |
| C7          | 500.00'  | 36°31'52"     | 318.80'    | N08°36'14"E   | 313.42'        |
| C8          | 2000.00' | 15°01'52"     | 524.69'    | N02°08'46"W   | 523.18'        |
| C25         | 470.00'  | 11°38'02"     | 95.43'     | N14°31'37"E   | 95.27'         |
| C26         | 470.00'  | 11°38'02"     | 95.43'     | N02°53'35"E   | 95.27'         |
| C27         | 470.00'  | 6°44'16"      | 55.27'     | N06°17'34"W   | 55.24'         |
| C28         | 25.00'   | 81°06'56"     | 35.39'     | N50°13'10"W   | 32.51'         |
| C29         | 25.00'   | 98°53'04"     | 43.15'     | N39°46'50"E   | 37.99'         |
| C30         | 2030.00' | 1°56'03"      | 68.53'     | S08°41'41"E   | 68.52'         |
| C31         | 2030.00' | 2°05'47"      | 74.27'     | S06°40'46"E   | 74.27'         |
| C50         | 530.00'  | 7°49'09"      | 72.33'     | N05°30'36"E   | 72.27'         |
| C51         | 530.00'  | 7°49'09"      | 72.33'     | N02°18'33"W   | 72.27'         |
| C52         | 530.00'  | 3°26'35"      | 31.85'     | N07°56'29"W   | 31.84'         |
| C53         | 1970.00' | 2°17'53"      | 79.02'     | S08°30'46"E   | 79.01'         |
| C54         | 1970.00' | 2°17'53"      | 79.02'     | S06°12'52"E   | 79.01'         |
| C106        | 340.00'  | 4°31'53"      | 26.89'     | N18°04'42"E   | 26.88'         |
| C108        | 50.00'   | 52°55'22"     | 46.18'     | N10°38'55"W   | 44.56'         |
| C109        | 50.00'   | 8°53'58"      | 7.77'      | N41°33'35"W   | 7.76'          |
| C110        | 50.00'   | 44°46'04"     | 39.07'     | N68°23'36"W   | 38.08'         |
| C139        | 2160.00' | 1°21'08"      | 50.98'     | S06°18'27"E   | 50.98'         |
| C141        | 50.00'   | 34°16'50"     | 29.92'     | N10°09'24"E   | 29.47'         |
| C142        | 50.00'   | 59°43'37"     | 52.12'     | N59°21'33"E   | 49.79'         |
| C144        | 2170.00' | 1°56'03"      | 73.25'     | S08°41'41"E   | 73.25'         |
| C149        | 660.00'  | 34°25'49"     | 396.61'    | N09°39'16"E   | 390.67'        |
| C153        | 660.00'  | 7°49'09"      | 90.07'     | N05°30'36"E   | 90.07'         |
| C154        | 660.00'  | 7°49'09"      | 90.07'     | N02°18'33"W   | 90.00'         |
| C155        | 660.00'  | 1°20'32"      | 15.46'     | N06°53'23"W   | 15.46'         |
| C156        | 1840.00' | 1°26'33"      | 46.32'     | S08°56'26"E   | 46.32'         |
| C157        | 1840.00' | 5°17'47"      | 170.09'    | S05°11'46"E   | 170.03'        |
| C158        | 1840.00' | 0°28'51"      | 15.44'     | S07°36'14"E   | 15.44'         |
| C159        | 1840.00' | 2°17'53"      | 73.80'     | S06°12'52"E   | 73.80'         |
| C167        | 42.00'   | 8°53'04"      | 6.51'      | S84°46'50"W   | 6.51'          |

| LINE TABLE |             |        |
|------------|-------------|--------|
| LINE       | BEARING     | LENGTH |
| L13        | S38°52'57"E | 6.96'  |
| L14        | S22°25'05"W | 7.04'  |

- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
  - DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
  - P.R.M.
  - C.M.
  - P.C.P.
  - L.B.
  - R. LICENSED BUSINESS
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- LEGEND**
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  - (S) SHEET REFERENCE NUMBER
  - [Hatched Box] DENOTES NATURAL/VEGETATIVE UPLAND BUFFER



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