

Approved 2/9/21  
Date  
City Engineer  
for Director of Public Works  
Approved 2/8/21  
Date  
Hamm H. W. a  
for General Counsel

# ISABELLA AT TAMAYA PHASE 2

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 147  
SHEET 1 OF 11 SHEETS  
SEE SHEET 2 FOR NOTES

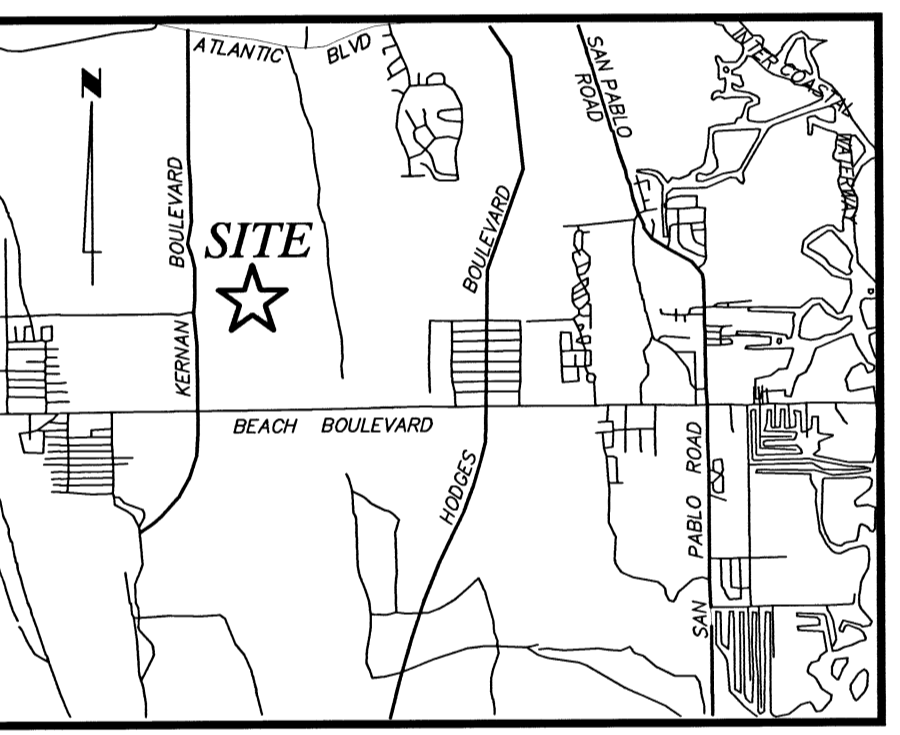
### CAPTION

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 Reference, commence at the Southwesterly 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, 539.68 feet to the Point of Beginning.

From said Point of Beginning; thence continue South 89°52'01" West along said Northerly line and its Westerly prolongation, 1198.40 feet; thence North 00°45'10" West, 1140.34 feet to the Southerly line of Redhawk, as recorded in Plat Book 69, pages 176 through 181 of said current Public Records; thence Easterly and Northerly along the Southerly and Easterly lines of said Redhawk, the following 6 courses: Course 1, thence North 89°43'39" East, 17.13 feet; Course 2, thence North 41°28'10" East, 233.32 feet; Course 3, thence North 05°56'57" East, 269.81 feet to a non-tangent point on a curve concave Westerly having a radius of 9614.04 feet; Course 4, thence Northerly along the arc of said curve, through a central angle of 02°05'33", an arc length of 351.13 feet to a non-tangent point, said arc being subtended by a chord bearing and distance of North 00°44'54" East, 351.11 feet; Course 5, thence North 00°00'19" East, 602.63 feet to the Northeast corner of said Redhawk; thence North 89°50'08" East, 1385.15 feet; Course 6, thence North 89°49'34" East, 174.43 feet to a point lying on the Westerly line of Bella Nika At Tamaya Phase 3, as recorded in Plat Book 72, pages 83 through 96 of said current Public Records; thence South 06°30'39" East, along the Westerly line of said Bella Nika At Tamaya Phase 3 and also along the Westerly line of Bella Nika At Tamaya Phase 2, as recorded in Plat Book 70, pages 122 through 129 of said current Public Records, 646.70 feet; thence North 86°50'40" West, departing said Westerly line, 298.37 feet; thence North 86°33'03" West, 60.00 feet; thence North 86°50'40" West, 259.89 feet; thence South 10°11'15" East, 274.26 feet; thence South 00°04'44" West, 28.16 feet; thence South 85°43'29" West, 210.93 feet; thence South 88°26'07" West, 60.08 feet; thence South 85°18'45" West, 130.00 feet to a point on a curve concave Westerly having a radius of 265.00 feet; thence Southerly along the arc of said curve, through a central angle of 12°55'56", an arc length of 59.81 feet, said arc being subtended by a chord bearing and distance of South 01°46'43" West, 59.69 feet; thence North 78°06'26" West, 67.15 feet; thence South 11°53'34" West, 137.35 feet; thence South 78°06'26" East, 9.71 feet to the point of curvature of a curve concave Northerly having a radius of 1038.00 feet; thence Easterly along the arc of said curve, through a central angle of 01°29'16", an arc length of 26.95 feet, said arc being subtended by a chord bearing and distance of South 78°51'04" East, 26.95 feet; thence South 07°54'49" West, 594.10 feet; thence North 89°52'43" East, 175.00 feet; thence South 00°07'41" East, 129.34 feet to a point on a curve concave Northwesterly having a radius of 35.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 48°27'57", an arc length of 23.61 feet; thence Easterly along the arc of reverse curvature, said arc being subtended by a chord bearing and distance of North 55°25'53" East, 28.73 feet; thence Northwesterly along the arc of a curve concave Southeasterly having a radius of 330.00 feet, through a central angle of 20°33'27", an arc length of 118.40 feet, said arc being subtended by a chord bearing and distance of North 41°28'38" East, 117.77 feet; thence South 38°14'39" East, 60.00 feet to a point on a curve concave Southeasterly having a radius of 270.00 feet, said arc being subtended by a chord bearing and distance of South 34°09'28" West, 163.26 feet; thence Southwesterly along the arc of said curve, through a central angle of 35°11'46", an arc length of 165.86, said arc being subtended by a chord bearing and distance of South 73°26'25" East, 150.43 feet; thence South 44°41'54" East, 169.44 feet; thence South 00°07'41" East, 458.71 feet to the Point of Beginning.

Containing 63.68 acres, more or less.



VICINITY MAP  
(NOT TO SCALE)

### 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 the 15<sup>th</sup> day of FEBRUARY, 2021.  
Damon J. Kelly  
Professional Surveyor and Mapper  
State of Florida Registered Surveyor No. 6284



### 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 2, having caused the same to be surveyed and subdivided. This plat being made in accordance with said survey is hereby adopted as a true and correct plat of said lands.

All rights of way and tract "A" (Common Area), Tracts "C", "D", "E", "F", "H" and "I" (Open Space), Tract "B" (Stormwater Management Facility), Tracts "G", "J" and "O" (Park), Tracts "K", "L" and "M" (Conservation Area) and Tract "N" (Drainage Tract) 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, its successors and assigns, and shall remain privately owned and the sole and exclusive property of Beach Community Development District, its successors and assigns. Owner does hereby reserve unto itself and its successors and assigns, a non-exclusive easement for landscaping and construction of signs over all non-exclusive easements over all the lands designated as private drainage easements shown on this plat, the maintenance responsibility of which shall be those of the Owner, its successors and assigns.

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 at 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.

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

Witness  
Mik Veazey  
Print Name

Witness  
Terry Martin  
Print Name

By  
Chris White  
Chairman of the Board of Supervisors

### ADOPTION AND DEDICATION (continued)

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 "JEA-E.E." are hereby irrevocably dedicated to JEA, its successors and assigns, for its exclusive use in conjunction with its underground electrical system. Those easements designated as "JEA-E" are hereby irrevocably dedicated to JEA, its successors and assigns, for its non-exclusive use (a) in conjunction with its underground electrical system, and (b) for meters associated with water and/or sewer utilities; provided however, that no parallel utilities may be installed within said easements

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(28), 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 26 day of January, 2021.

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

Witness  
Nicole Keedy  
Print Name

Witness  
Carrie Janssen  
Print Name

By  
Morteza Hosseini-Kargar  
President

### STATE OF FLORIDA, COUNTY OF DUVAL

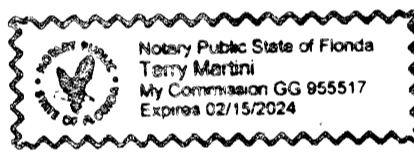
The foregoing instrument was acknowledged before me, by means of  physical presence or  online notarization, this 26 day of January, 2021, by Chris White, Chairman of the Board of Supervisors of Beach Community Development District, a community development district established pursuant to Chapter 190, Florida Statutes, on behalf of the district, who  is personally known to me or who  has produced Florida State Notary identification.

### STATE OF FLORIDA, COUNTY OF DUVAL

The foregoing instrument was acknowledged before me, by means of  physical presence or  online notarization, this 26 day of January, 2021, 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 Florida State Notary identification.

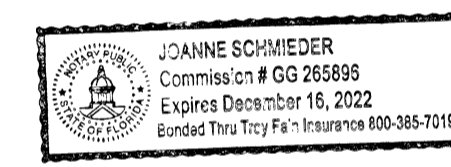
Notary Public, State of Florida  
Terry Martin  
Printed Name

My Commission Expires 2/20/24/15  
Commission Number GG 955517



Notary Public, State of Florida  
Joanne Schrieder  
Printed Name

My Commission Expires 12/16/2023  
Commission Number GG 265 896



### 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.

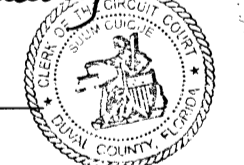
John Pappas, P.E.  
Director of Public Works

Date 2/10/21

### 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 147 of the Public Records of Duval County, Florida, this 10<sup>th</sup> day of February, 2021.

Jody Phillips  
Clerk of the Circuit Court



Eudyn Chastias  
Deputy Clerk

### PLAT CONFORMITY REVIEW

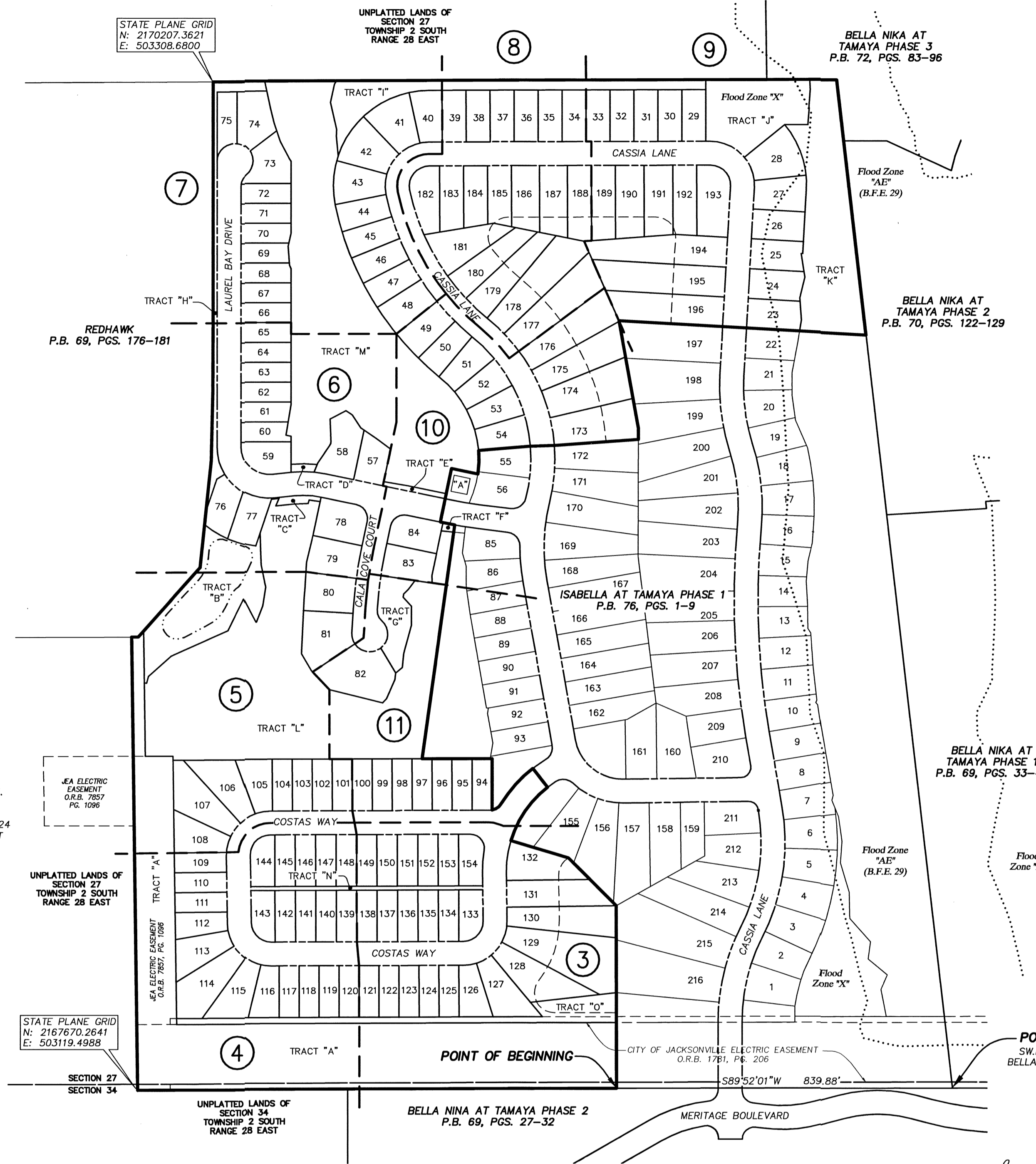
This plat has been reviewed and found in compliance with Part 1, Chapter 177, Florida Statutes, this 9<sup>th</sup> day of February, 2021.

Danny S. Wheel  
Professional Surveyor and Mapper  
State of Florida Registered Surveyor No. 6902

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

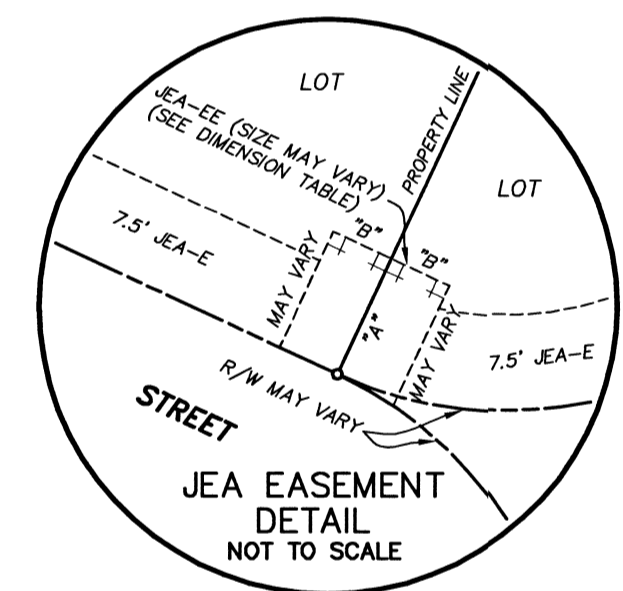
# ISABELLA AT TAMAYA PHASE 2

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



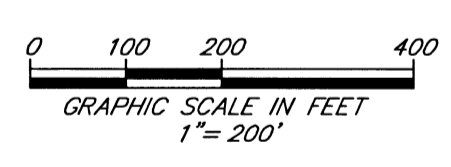
- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
  - DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
  - DENOTES P.C.P., STAMPED L.B.#3624 PERMANENT REFERENCE MONUMENT
  - PRM CONCRETE MONUMENT
  - C.M. PERMANENT CONTROL POINT
  - L.B. LICENSED 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
  - Base FLOOD ELEVATION
  - B.F.E. MATCHLINE
  - ③ SHEET REFERENCE NUMBER
  - Denotes VEGETATED/NATURAL UPLAND BUFFER

- NOTES:**
- Bearings shown are referenced to the State Plane coordinates as indicated hereon and are based on the Northerly line of Bella Nina at Tamaya Phase 2 as being South 89°52'01" 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 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.
  - The easements shown hereon 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 hereon and designated as unobstructed/access easements, shall remain totally unobstructed by any improvements that may impede the use and access of said easement by the City of Jacksonville.
  - Tracts "K", "L" and "M" 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.
  - Upland Buffers adjacent to wetlands are to remain natural, vegetative, and undisturbed.
  - The lakes and top of bank shown hereon depicts a graphic representation of the proposed lakes, and does not represent an actual "As-Built" condition.
  - Section lines and quarter section lines depicted hereon are graphic representations only and do not reflect field measure unless otherwise noted.
  - The lands shown hereon lie within Flood Zone "X" and Special Flood Hazard Area "AE" (Base Flood Elevation 29) 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.



**JEA DIMENSION TABLE**

"A"	10'	TYPICAL 10'x10' JEA EQUIPMENT EASEMENT
"B"	5'	TYPICAL 10'x20' JEA EQUIPMENT EASEMENT



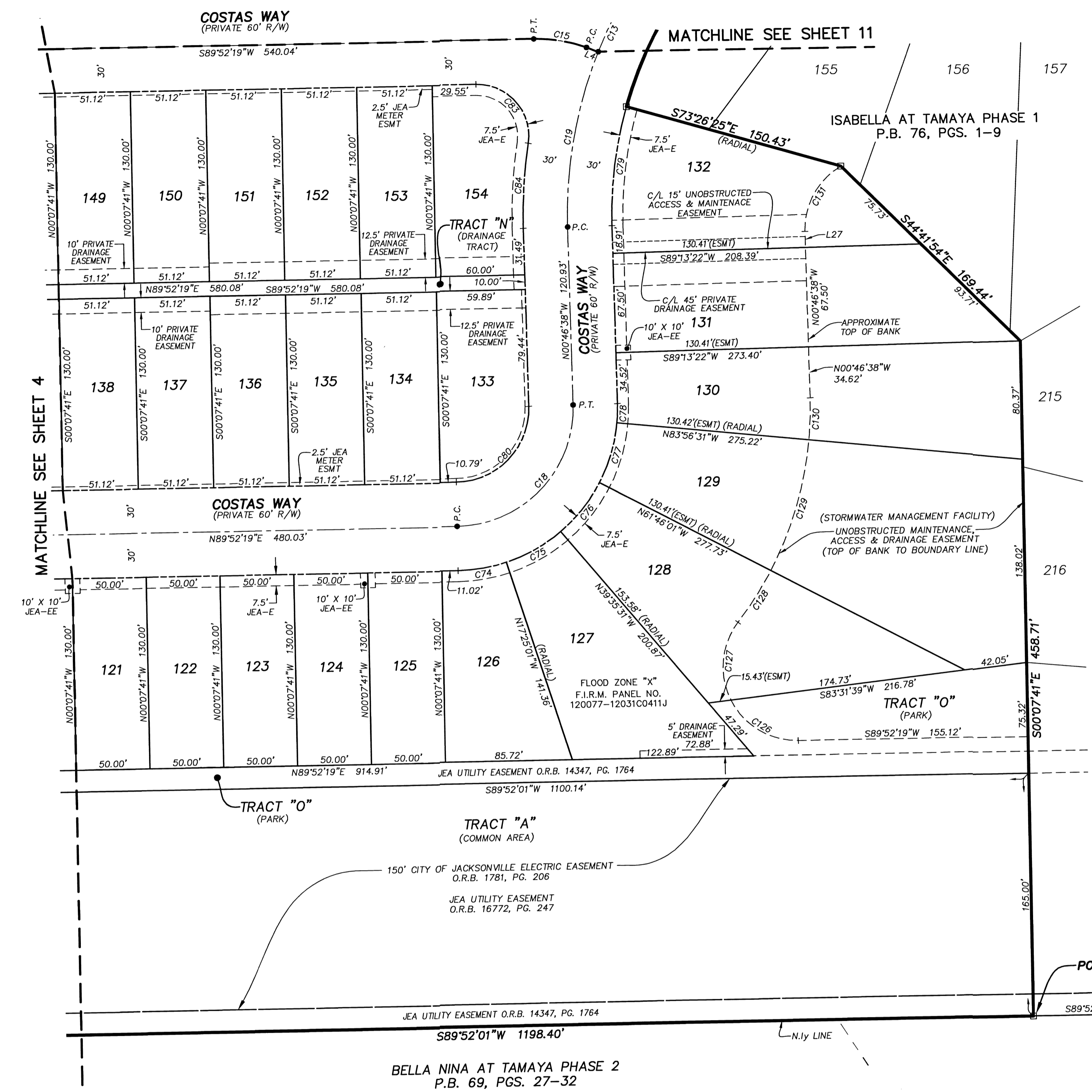
PREPARED BY:  
**ETM SURVEYING & MAPPING, INC.**  
 14775 OLD ST. AUGUSTINE ROAD  
 JACKSONVILLE, FL 32258 (904) 642-8550  
 CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

(PLANS) CITY DEVELOPMENT NO. 6800.040 (PLAT) CITY DEVELOPMENT NO. 6800.046

# ISABELLA AT TAMAYA PHASE 2

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

SHEET 3 OF 11 SHEETS  
SEE SHEET 2 FOR NOTES

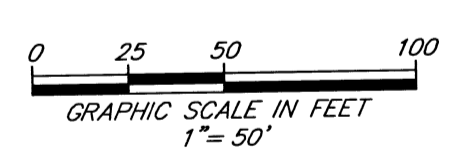


LINE TABLE		
LINE	BEARING	LENGTH
L4	N69°15'56"W	8.46'
L27	N00°46'38"W	10.98'

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C13	300.00'	52°31'59"	275.06'	S25°29'22"W	265.53'
C15	100.00'	20°51'45"	36.41'	N79°41'49"W	36.21'
C18	80.00'	90°38'57"	126.57'	N44°32'50"E	113.78'
C19	300.00'	23°13'51"	121.64'	S10°50'17"W	120.80'
C74	110.00'	17°17'20"	33.19'	N81°13'39"E	33.07'
C75	110.00'	22°10'30"	42.57'	N61°29'44"E	42.31'
C76	110.00'	22°10'30"	42.57'	N39°19'14"E	42.31'
C77	110.00'	22°10'30"	42.57'	N17°08'44"E	42.31'
C78	110.00'	6°50'07"	13.12'	N02°38'26"E	13.12'
C79	270.00'	17°20'13"	81.70'	S07°53'28"W	81.39'
C80	50.00'	90°38'57"	79.11'	N44°32'50"E	71.11'
C83	35.00'	99°25'29"	60.74'	N40°24'57"W	53.40'
C84	330.00'	10°04'26"	58.02'	S04°15'35"W	57.95'
C126	50.00'	64°10'15"	56.00'	S58°02'34"E	53.12'
C127	50.00'	64°10'15"	56.00'	S06°07'41"W	53.12'
C128	240.00'	9°57'17"	41.70'	N33°14'10"E	41.65'
C129	240.00'	22°12'49"	93.05'	N17°09'07"E	92.47'
C130	240.00'	6°49'21"	28.58'	N02°38'02"E	28.56'
C131	50.00'	60°35'56"	52.88'	S29°31'20"W	50.45'

- LEGEND**
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  - DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
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  - B.F.E. BASE FLOOD ELEVATION
  - MATCHLINE
  - ③ SHEET REFERENCE NUMBER
  - ▨ DENOTES VEGETATED/NATURAL UPLAND BUFFER

**FLOOD INFORMATION**  
As depicted on the Flood Insurance Rate Map (FIRM) Map Number 120310C411J, Flood Zone "X" and Special Flood Hazard Area "AE" (Base Flood Elevation 29'), dated June 2, 2018. (NAVD 1988)



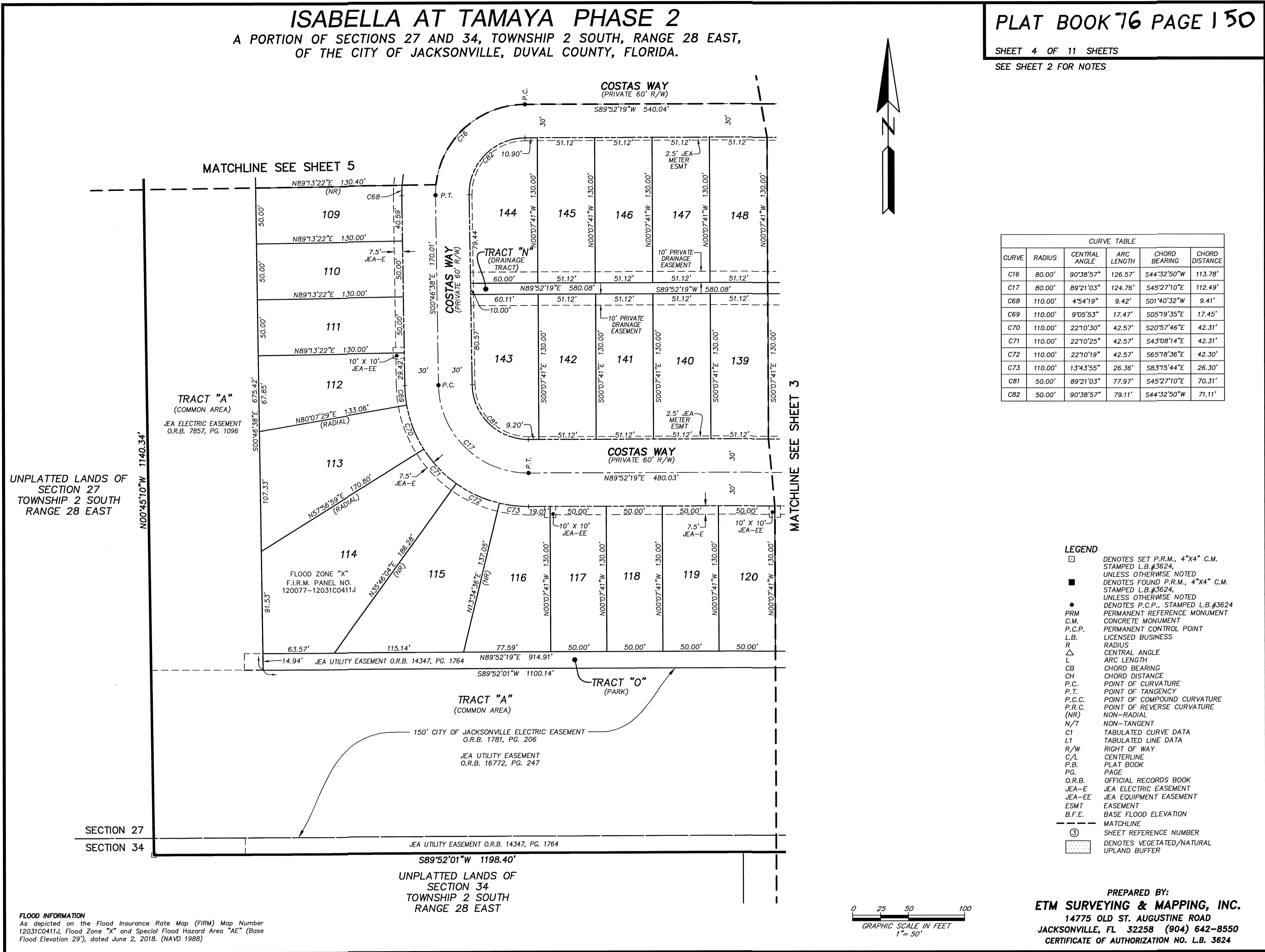
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A PORTION OF SECTIONS 27 AND 34, TOWNSHIP 2 SOUTH, RANGE 28 EAST,  
OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

**PLAT BOOK 76 PAGE 150**

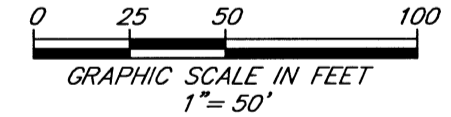
SHEET 4 OF 11 SHEETS  
SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C16	80.00'	90°38'57"	126.57'	S44°32'50"W	113.78'
C17	80.00'	89°21'03"	124.76'	S45°27'10"E	112.49'
C68	110.00'	4°54'19"	9.42'	S01°40'32"W	9.41'
C69	110.00'	9°05'53"	17.47'	S05°19'35"E	17.45'
C70	110.00'	22°10'30"	42.57'	S20°57'46"E	42.31'
C71	110.00'	22°10'25"	42.57'	S43°08'14"E	42.31'
C72	110.00'	22°10'19"	42.57'	S85°18'36"E	42.30'
C73	110.00'	13°43'55"	26.36'	S83°15'44"E	26.30'
C81	50.00'	89°21'03"	77.97'	S45°27'10"E	70.31'
C82	50.00'	90°38'57"	79.11'	S44°32'50"W	71.11'

- 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
  - 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
  - ∠ 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
  - C1 TABULATED CURVE DATA
  - L1 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
  - B.F.E. BASE FLOOD ELEVATION
  - MATCHLINE
  - ③ SHEET REFERENCE NUMBER
  - ▨ DENOTES VEGETATED/NATURAL UPLAND BUFFER

**FLOOD INFORMATION**  
As depicted on the Flood Insurance Rate Map (FIRM) Map Number 12031C0411J, Flood Zone "X" and Special Flood Hazard Area "AE" (Base Flood Elevation 29'), dated June 2, 2018. (NAVD 1988)

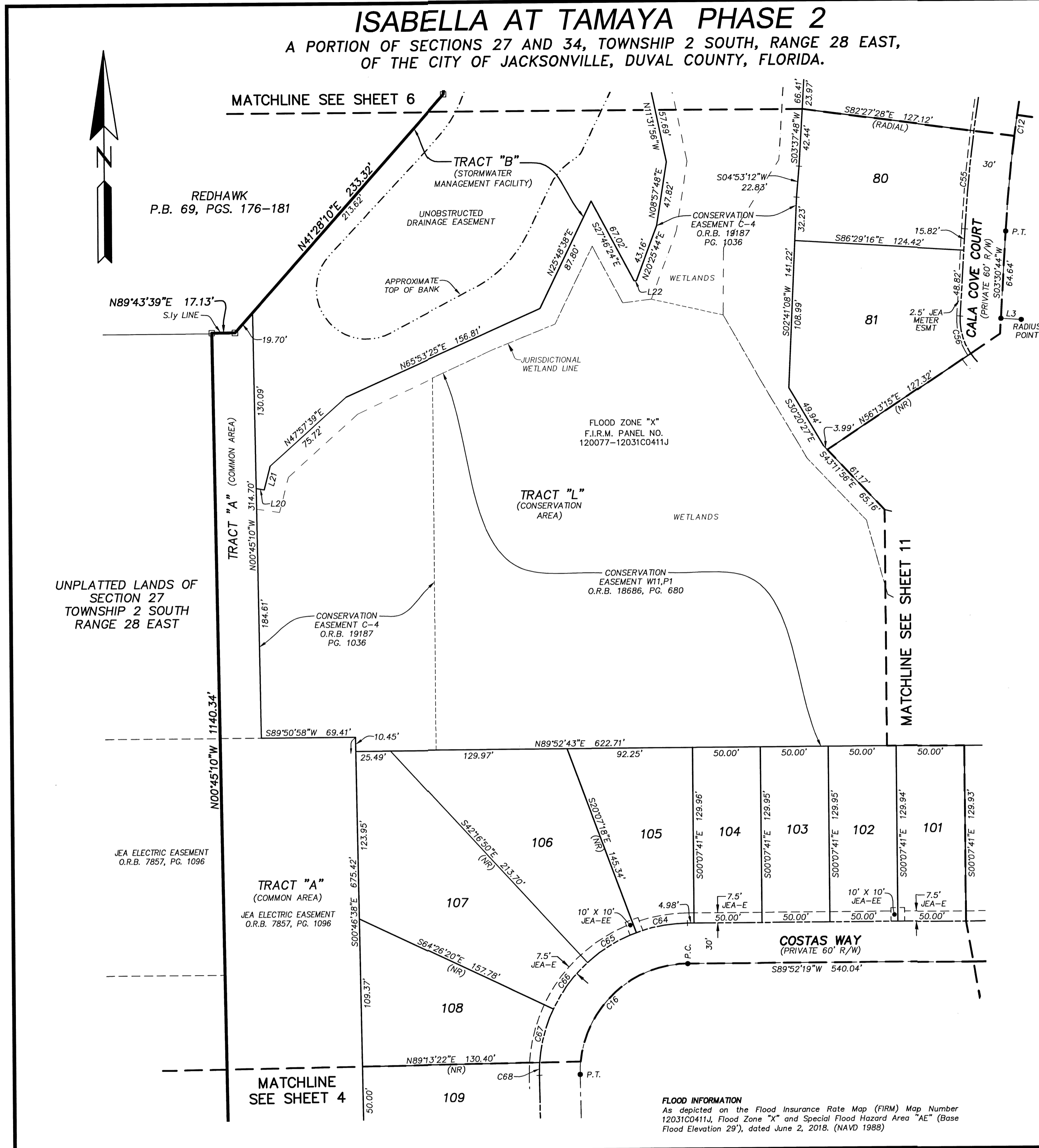


**PREPARED BY:**  
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14775 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258 (904) 642-8550  
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

(PLANS) CITY DEVELOPMENT NO. 6800.040 (PLAT) CITY DEVELOPMENT NO. 6800.046

# ISABELLA AT TAMAYA PHASE 2

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

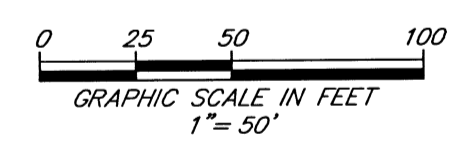


LINE TABLE		
LINE	BEARING	LENGTH
L3	S86°29'16"E	15.00'
L20	S81°26'59"E	6.10'
L21	N14°26'32"E	17.97'
L22	N83°22'39"E	1.83'

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C12	1005.00'	8°22'50"	147.00'	S07°42'09"W	146.87'
C16	80.00'	90°38'57"	126.57'	S44°32'50"W	113.78'
C55	1035.00'	4°01'47"	72.80'	S05°31'38"W	72.78'
C56	45.00'	37°13'34"	29.24'	S15°06'03"E	28.73'
C64	110.00'	19°58'18"	38.34'	S79°53'10"W	38.15'
C65	110.00'	22°10'41"	42.58'	S58°48'41"W	42.31'
C66	110.00'	22°10'41"	42.58'	S36°38'00"W	42.31'
C67	110.00'	21°24'59"	41.12'	S14°50'10"W	40.88'
C68	110.00'	4°54'19"	9.42'	S01°40'32"W	9.41'

- LEGEND**
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**FLOOD INFORMATION**  
As depicted on the Flood Insurance Rate Map (FIRM) Map Number 12031C0411J, Flood Zone "X" and Special Flood Hazard Area "AE" (Base Flood Elevation 29'), dated June 2, 2018. (NAVD 1988)

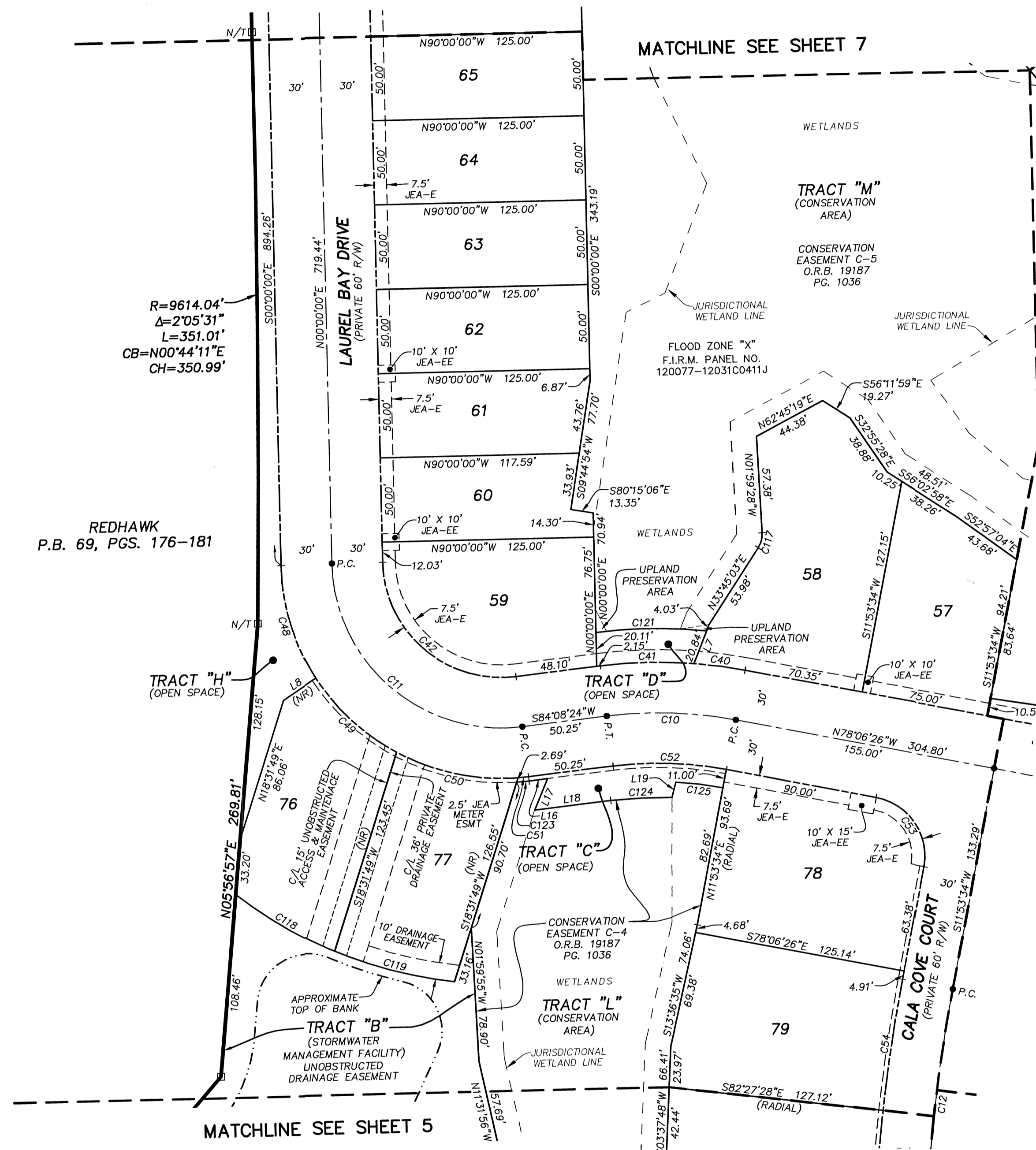


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(PLANS) CITY DEVELOPMENT NO. 6800.040 (PLAT) CITY DEVELOPMENT NO. 6800.046

# ISABELLA AT TAMAYA PHASE 2

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



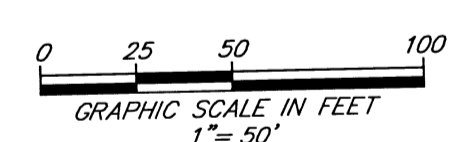
LINE	BEARING	LENGTH
L7	N22°28'32"E	24.87'
L8	N57°30'36"E	22.94'
L16	N84°08'24"E	11.08'
L17	S23°38'04"W	20.11'
L18	N84°08'24"E	45.21'
L19	N15°29'27"E	9.19'

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C10	247.00'	17°45'10"	76.53'	N86°59'01"W	76.23'
C11	100.00'	95°51'36"	167.31'	S47°55'48"E	148.47'
C12	1005.00'	8°22'50"	147.00'	S07°42'09"W	146.87'
C40	277.00'	61°7'59"	30.46'	N81°15'25"W	30.44'
C41	277.00'	11°27'11"	55.37'	S89°52'00"W	55.28'
C42	70.00'	95°51'36"	117.12'	S47°55'48"E	103.93'
C48	130.00'	31°22'08"	71.17'	S15°41'04"E	70.29'
C49	130.00'	28°56'13"	65.66'	S45°50'15"E	64.96'
C50	130.00'	32°45'05"	74.31'	S76°40'54"E	73.30'
C51	130.00'	2°48'09"	6.36'	N85°32'29"E	6.36'
C52	217.00'	17°45'10"	67.24'	N86°59'01"W	66.93'
C53	35.00'	90°00'00"	54.98'	N33°06'26"W	49.50'
C54	1035.00'	4°21'02"	78.59'	S09°43'03"W	78.57'
C117	15.00'	35°44'32"	9.36'	N15°52'47"E	9.21'
C118	255.00'	15°13'06"	67.73'	S88°24'44"E	67.53'
C119	255.00'	16°28'43"	73.34'	S74°15'39"E	73.09'
C121	297.00'	12°38'21"	65.52'	N89°33'33"W	65.38'
C123	132.50'	37°3'47"	7.47'	N85°45'17"E	7.47'
C124	443.05'	4°41'17"	36.25'	S88°21'06"W	36.24'
C125	206.00'	7°47'44"	28.03'	N82°00'18"W	28.01'

R=9614.04'  
Δ=2°05'31"  
L=351.01'  
CB=N00°44'11"E  
CH=350.99'

REDHAWK  
P.B. 69, PGS. 176-181

- LEGEND**
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  - Δ CENTRAL ANGLE
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**FLOOD INFORMATION**  
As depicted on the Flood Insurance Rate Map (FIRM) Map Number 12031C0411J, Flood Zone "X" and Special Flood Hazard Area "AE" (Base Flood Elevation 29'), dated June 2, 2018. (NAVD 1988)

PREPARED BY:  
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CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

(PLANS) CITY DEVELOPMENT NO. 6800.040 (PLAT) CITY DEVELOPMENT NO. 6800.046

# ISABELLA AT TAMAYA PHASE 2

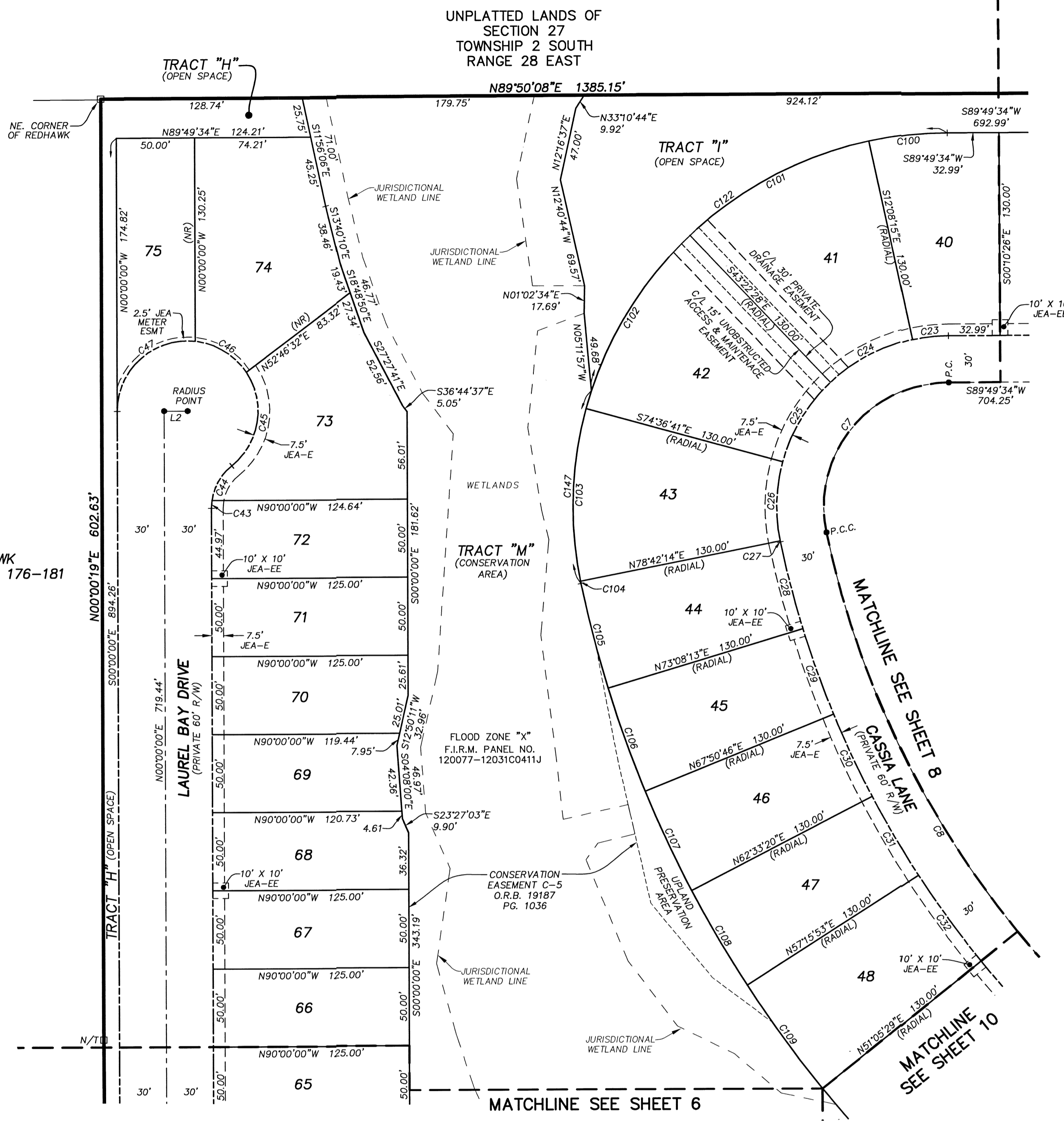
A PORTION OF SECTIONS 27 AND 34, TOWNSHIP 2 SOUTH, RANGE 28 EAST,  
OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

SHEET 7 OF 11 SHEETS  
SEE SHEET 2 FOR NOTES



REDHAWK  
P.B. 69, PGS. 176-181

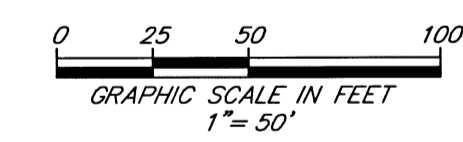
**FLOOD INFORMATION**  
As depicted on the Flood Insurance Rate Map (FIRM) Map Number 12031C04111, Flood Zone "X" and Special Flood Hazard Area "AE" (Base Flood Elevation 29'), dated June 2, 2018. (NAVD 1988)



LINE	BEARING	LENGTH
L2	N90°00'00"E	15.00'

CURVE	RADIUS	CURVE TABLE			CHORD DISTANCE
		CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	
C7	80.00'	101°28'03"	141.68'	S39°05'32"W	123.87'
CB	600.00'	39°01'17"	408.63'	S31°09'08"E	400.78'
C23	110.00'	11°57'49"	22.97'	S83°50'40"W	22.93'
C24	110.00'	31°14'13"	59.97'	S62°14'39"W	59.23'
C25	110.00'	31°14'13"	59.97'	S31°00'26"W	59.23'
C26	110.00'	26°41'05"	51.23'	S02°02'47"W	50.77'
C27	110.00'	0°20'43"	0.66'	S11°28'08"E	0.66'
C28	630.00'	5°13'18"	57.42'	S14°15'08"E	57.40'
C29	630.00'	5°17'27"	58.17'	S19°30'31"E	58.15'
C30	630.00'	5°17'27"	58.17'	S24°47'57"E	58.15'
C31	630.00'	5°17'27"	58.17'	S30°05'24"E	58.15'
C32	630.00'	6°10'24"	67.88'	S35°49'19"E	67.85'
C43	35.00'	8°16'06"	5.05'	S04°08'03"W	5.05'
C44	35.00'	43°02'58"	26.30'	S29°47'35"W	25.68'
C45	45.00'	84°41'17"	66.51'	N08°58'25"E	60.62'
C46	45.00'	5°01'51"	39.47'	N58°29'44"W	38.21'
C47	45.00'	96°22'46"	75.70'	S48°11'23"W	67.08'
C100	240.00'	11°57'49"	50.11'	S83°50'40"W	50.02'
C101	240.00'	31°14'13"	130.85'	S62°14'39"W	129.23'
C102	240.00'	31°14'13"	130.85'	S31°00'26"W	129.23'
C103	240.00'	26°41'05"	111.78'	S02°02'47"W	110.77'
C104	240.00'	0°20'43"	1.45'	S11°28'08"E	1.45'
C105	760.00'	5°13'18"	69.26'	S14°15'08"E	69.24'
C106	760.00'	5°17'27"	70.18'	S19°30'31"E	70.15'
C107	760.00'	5°17'27"	70.18'	S24°47'57"E	70.15'
C108	760.00'	5°17'27"	70.18'	S30°05'24"E	70.15'
C109	760.00'	6°10'24"	81.89'	S35°49'19"E	81.85'
C122	240.00'	71°33'48"	299.76'	S54°02'40"W	280.66'
C147	240.00'	29°54'15"	125.26'	S03°18'38"W	123.85'

- LEGEND**
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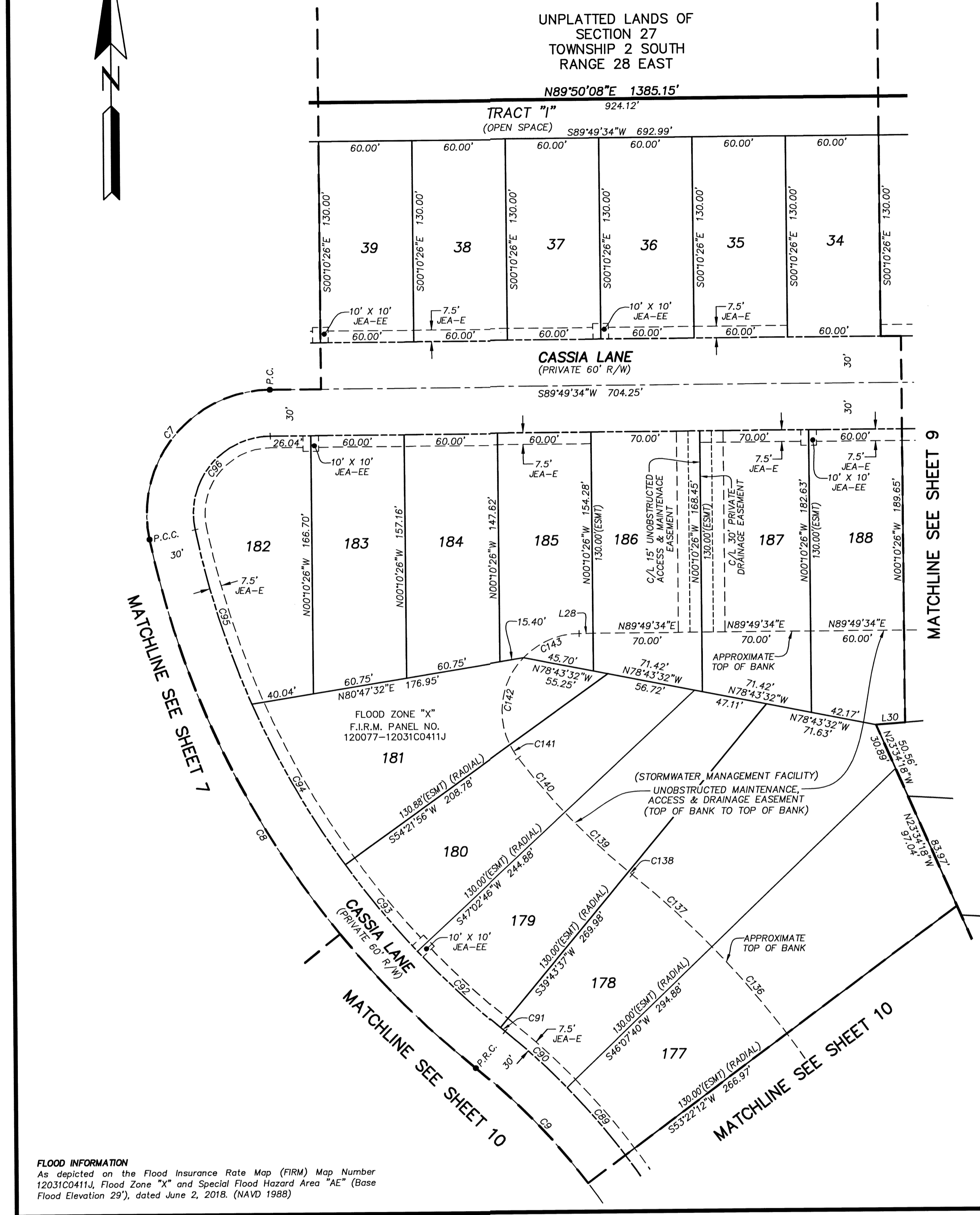
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A PORTION OF SECTIONS 27 AND 34, TOWNSHIP 2 SOUTH, RANGE 28 EAST,  
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SHEET 8 OF 11 SHEETS  
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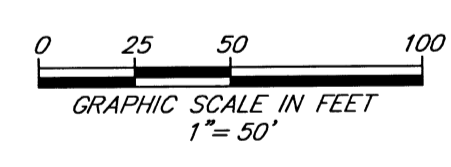


LINE TABLE		
LINE	BEARING	LENGTH
L28	N89°49'34"E	8.88'
L30	S85°40'52"W	18.72'

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C7	80.00'	101°28'03"	141.68'	S39°05'32"W	123.87'
C8	600.00'	39°01'17"	408.63'	S31°09'08"E	400.78'
C9	425.00'	46°11'46"	342.67'	S27°33'54"E	333.46'
C89	455.00'	7°14'32"	57.51'	N40°15'04"W	57.47'
C90	455.00'	6°47'26"	53.93'	N47°16'03"W	53.89'
C91	570.00'	0°23'23"	3.88'	S50°28'05"E	3.88'
C92	570.00'	7°19'10"	72.82'	S46°36'48"E	72.77'
C93	570.00'	7°19'10"	72.82'	S39°17'39"E	72.77'
C94	570.00'	12°03'38"	119.98'	S29°36'15"E	119.76'
C95	570.00'	11°55'56"	118.71'	S17°36'27"E	118.49'
C96	50.00'	101°28'03"	88.55'	S39°05'32"W	77.42'
C136	585.00'	7°14'32"	73.94'	N40°15'04"W	73.89'
C137	585.00'	6°47'26"	69.33'	N47°16'03"W	69.29'
C138	440.00'	0°23'23"	2.99'	S50°28'05"E	2.99'
C139	440.00'	7°19'10"	56.21'	S46°36'48"E	56.17'
C140	440.00'	6°01'23"	46.25'	S39°56'32"E	46.23'
C141	50.00'	11°27'30"	10.00'	S31°12'05"E	9.98'
C142	50.00'	69°23'41"	60.56'	S09°13'30"W	56.92'
C143	50.00'	45°54'13"	40.06'	S66°52'27"W	39.00'

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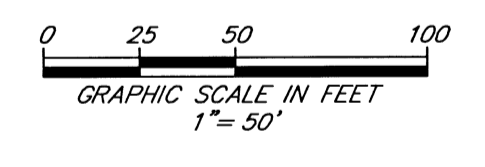
A PORTION OF SECTIONS 27 AND 34, TOWNSHIP 2 SOUTH, RANGE 28 EAST,  
OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



LINE	BEARING	LENGTH
L5	N03°03'42"W	3.73'
L6	N03°57'34"W	24.21'
L29	N89°49'34"E	28.43'
L30	S85°40'52"W	18.72'

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C6	80.00'	93°19'46"	130.31'	N43°30'33"W	116.38'
C20	110.00'	9°00'20"	17.29'	N01°20'50"W	17.27'
C21	110.00'	33°31'54"	64.38'	N22°36'57"W	63.46'
C22	110.00'	50°47'32"	97.51'	N64°46'40"W	94.35'
C97	50.00'	93°19'46"	81.45'	N43°30'33"W	72.74'
C98	240.00'	9°00'20"	37.72'	N01°20'50"W	37.68'
C99	240.00'	33°31'54"	140.46'	N22°36'57"W	138.46'
C144	50.00'	60°37'05"	52.90'	N59°51'54"W	50.47'
C145	50.00'	22°58'29"	20.05'	N18°04'07"W	19.92'
C146	50.00'	9°44'13"	8.50'	N01°42'46"W	8.49'

- LEGEND**
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  - C.M. CONCRETE MONUMENT
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  - L.B. LICENSED BUSINESS
  - R. RADIUS
  - ∠ CENTRAL ANGLE
  - CB CHORD BEARING
  - CH CHORD DISTANCE
  - P.C. POINT OF CURVATURE
  - P.T. POINT OF TANGENCY
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  - N/T NON-TANGENT
  - C1 TABULATED CURVE DATA
  - L1 TABULATED LINE DATA
  - R/W RIGHT OF WAY
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  - P.B. PLAT BOOK
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  - JEA-EE JEA EQUIPMENT EASEMENT
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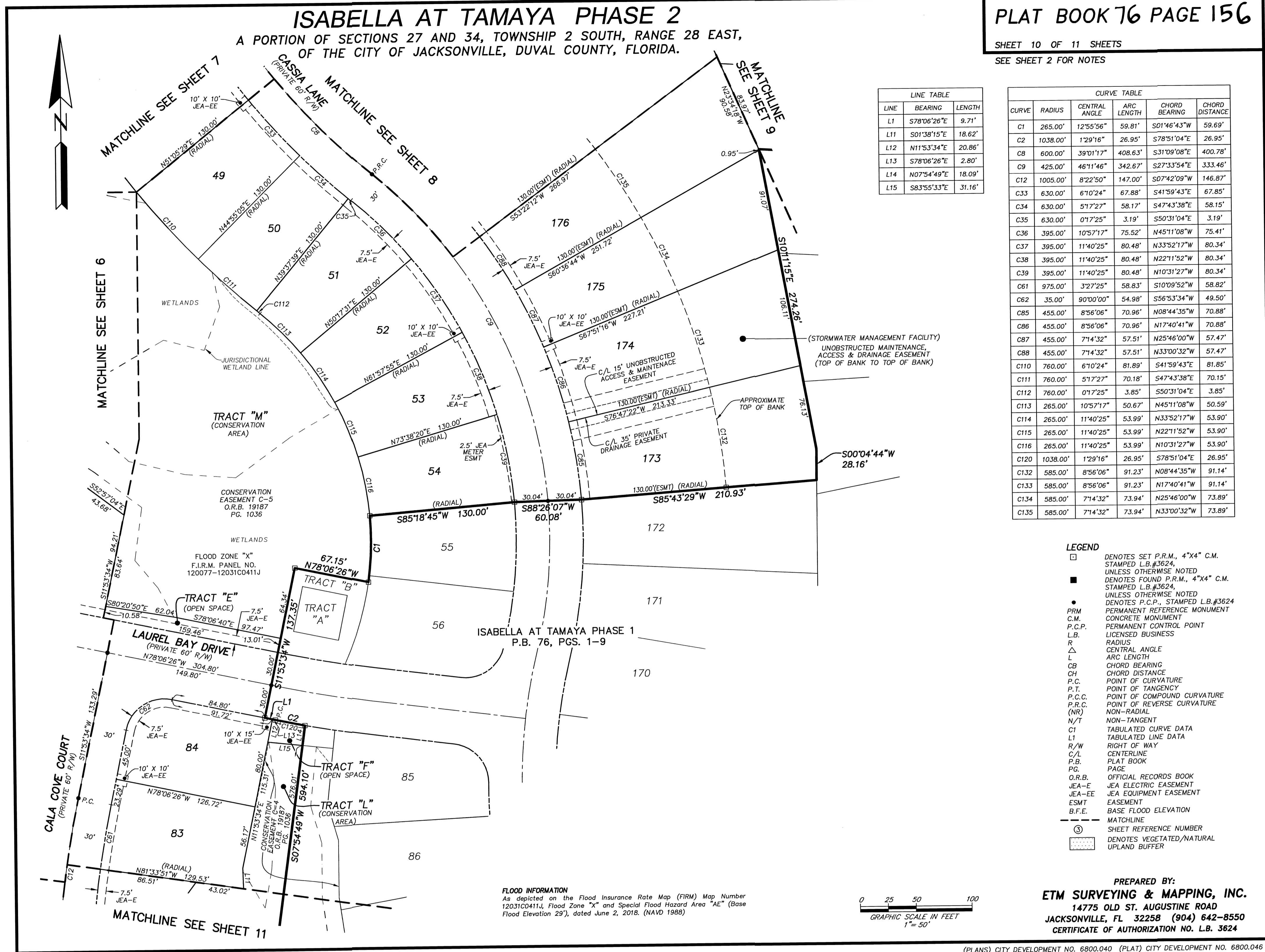


PREPARED BY:  
**ETM SURVEYING & MAPPING, INC.**  
14775 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258 (904) 642-8550  
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

(PLANS) CITY DEVELOPMENT NO. 6800.040 (PLAT) CITY DEVELOPMENT NO. 6800.046

# ISABELLA AT TAMAYA PHASE 2

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

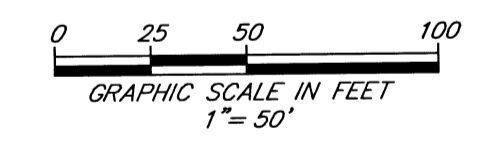


LINE	BEARING	LENGTH
L1	S78°06'26"E	9.71'
L11	S01°38'15"E	18.62'
L12	N11°53'34"E	20.86'
L13	S78°06'26"E	2.80'
L14	N07°54'49"E	18.09'
L15	S83°55'33"E	31.16'

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD	
				BEARING	DISTANCE
C1	265.00'	12°55'56"	59.81'	S01°46'43"W	59.69'
C2	1038.00'	1°29'16"	26.95'	S78°51'04"E	26.95'
C9	600.00'	39°01'17"	408.63'	S31°09'08"E	400.78'
C8	425.00'	46°11'46"	342.67'	S27°33'54"E	333.46'
C12	1005.00'	8°22'50"	147.00'	S07°42'09"W	146.87'
C33	630.00'	6°10'24"	67.88'	S41°59'43"E	67.85'
C34	630.00'	5°17'27"	58.17'	S47°43'38"E	58.15'
C35	630.00'	0°17'25"	3.19'	S50°31'04"E	3.19'
C36	395.00'	10°57'17"	75.52'	N45°11'08"W	75.41'
C37	395.00'	11°40'25"	80.48'	N33°52'17"W	80.34'
C38	395.00'	11°40'25"	80.48'	N22°11'52"W	80.34'
C39	395.00'	11°40'25"	80.48'	N10°31'27"W	80.34'
C61	975.00'	3°22'25"	58.83'	S10°09'52"W	58.82'
C62	35.00'	90°00'00"	54.98'	S56°53'34"W	49.50'
C85	455.00'	8°56'06"	70.96'	N08°44'35"W	70.88'
C86	455.00'	8°56'06"	70.96'	N17°40'41"W	70.88'
C87	455.00'	7°14'32"	57.51'	N25°46'00"W	57.47'
C88	455.00'	7°14'32"	57.51'	N33°00'32"W	57.47'
C110	760.00'	6°10'24"	81.89'	S41°59'43"E	81.85'
C111	760.00'	5°17'27"	70.18'	S47°43'38"E	70.15'
C112	760.00'	0°17'25"	3.85'	S50°31'04"E	3.85'
C113	265.00'	10°57'17"	50.67'	N45°11'08"W	50.59'
C114	265.00'	11°40'25"	53.99'	N33°52'17"W	53.90'
C115	265.00'	11°40'25"	53.99'	N22°11'52"W	53.90'
C116	265.00'	11°40'25"	53.99'	N10°31'27"W	53.90'
C120	1038.00'	1°29'16"	26.95'	S78°51'04"E	26.95'
C132	585.00'	8°56'06"	91.23'	N08°44'35"W	91.14'
C133	585.00'	8°56'06"	91.23'	N17°40'41"W	91.14'
C134	585.00'	7°14'32"	73.94'	N25°46'00"W	73.89'
C135	585.00'	7°14'32"	73.94'	N33°00'32"W	73.89'

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**FLOOD INFORMATION**  
As depicted on the Flood Insurance Rate Map (FIRM) Map Number 12031C04114, Flood Zone "X" and Special Flood Hazard Area "AE" (Base Flood Elevation 29'), dated June 2, 2016. (NAVD 1988)



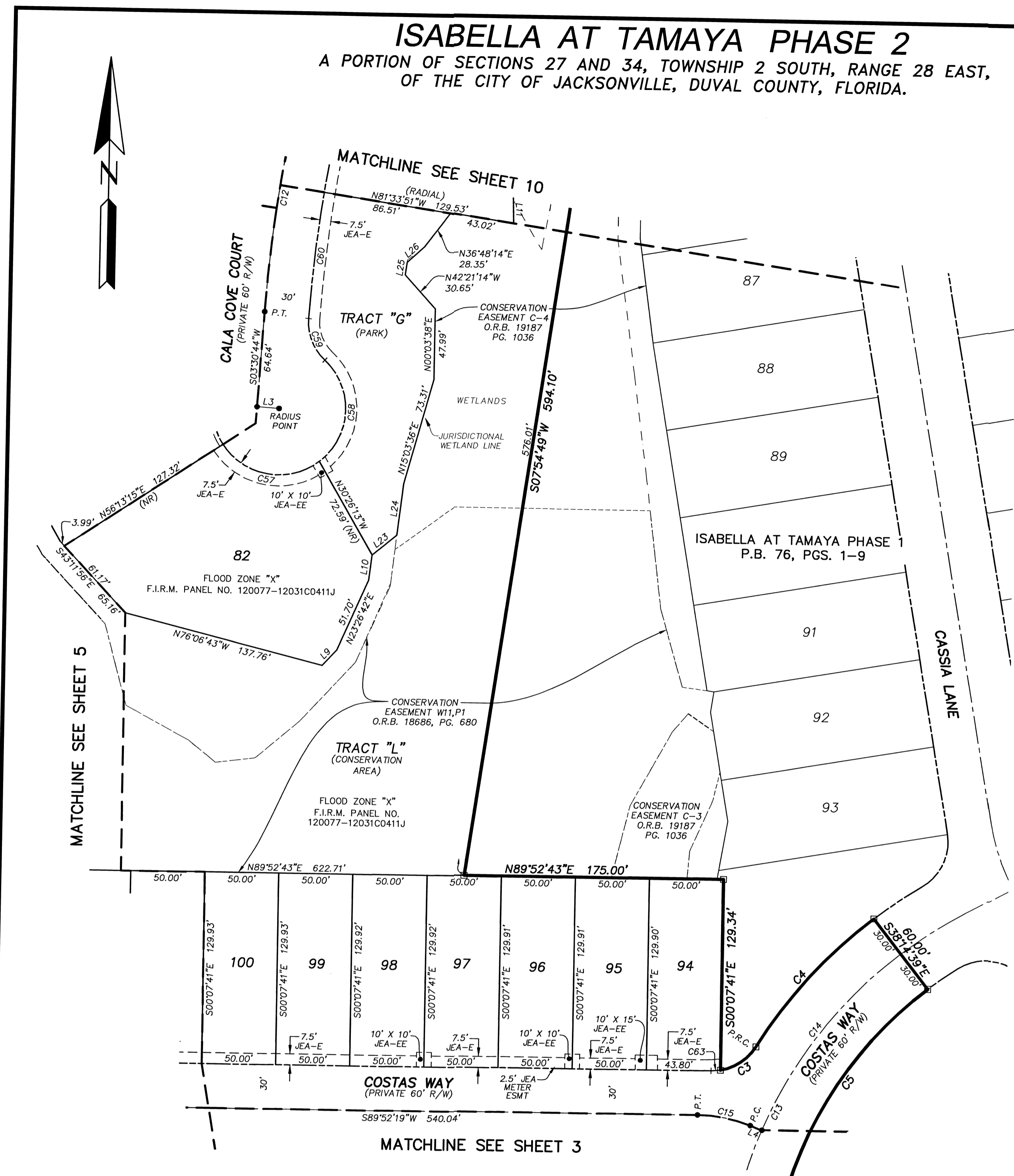
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# ISABELLA AT TAMAYA PHASE 2

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 157**

SHEET 11 OF 11 SHEETS  
SEE SHEET 2 FOR NOTES

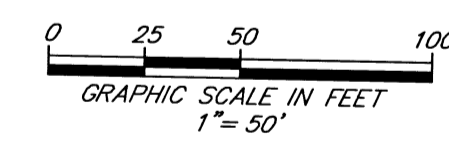


LINE	BEARING	LENGTH
L3	S86°29'16"E	15.00'
L4	N89°15'56"W	8.46'
L9	N42°22'04"E	14.42'
L10	N06°18'27"E	17.44'
L11	S01°38'15"E	18.62'
L23	S50°23'00"W	21.58'
L24	N06°18'27"E	35.20'
L25	N07°26'51"E	8.54'
L26	N46°59'27"E	15.95'

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C3	35.00'	48°27'57"	29.61'	N55°25'33"E	28.73'
C4	330.00'	20°33'27"	118.40'	N41°28'38"E	117.77'
C5	270.00'	35°11'46"	165.88'	S34°09'28"W	163.26'
C12	1005.00'	8°22'50"	147.00'	S07°42'09"W	146.87'
C13	300.00'	52°31'59"	275.06'	S25°29'22"W	265.53'
C14	300.00'	29°18'08"	153.43'	S37°06'17"W	151.76'
C15	100.00'	20°51'45"	36.41'	N79°41'49"W	36.21'
C57	45.00'	94°23'22"	74.13'	S80°54'31"E	66.03'
C58	45.00'	99°42'00"	78.30'	N02°02'48"E	68.79'
C59	35.00'	51°10'54"	31.27'	S22°12'45"E	30.24'
C60	975.00'	5°03'27"	86.06'	S05°54'26"W	86.03'
C63	35.00'	10°12'27"	6.24'	N84°46'05"E	6.23'

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As depicted on the Flood Insurance Rate Map (FIRM) Map Number 12031C0411J, Flood Zone "X" and Special Flood Hazard Area "AE" (Base Flood Elevation 29'), dated June 2, 2018. (NAVD 1988)



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