

Approved 08/11/2020
Date
[Signature]
City Engineer
for Director of Public Works
Approved July 30, 2020
Date
[Signature]
for General Counsel

MONTEREY PINES PHASE 2

BEING A PORTION OF SECTIONS 5 AND 8, TOWNSHIP 4 SOUTH, RANGE 28, EAST,
OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

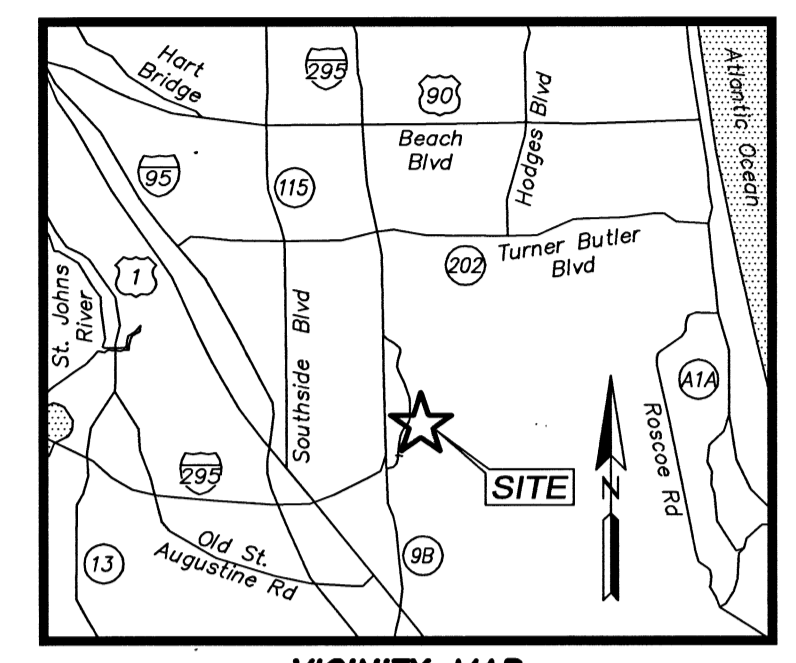
CAPTION

A portion of Sections 5 and 8, Township 4 South, Range 28 East, City of Jacksonville, Duval County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Northeastly corner of Monterey Pines Phase 1, as recorded in Plat Book 73, pages 131 through 141 of the current Public Records of said county; thence Westerly along the Northerly line of said plot the following 15 courses: Course 1, thence North 84°06'29" West, 615.96 feet; Course 2, thence South 46°33'02" West, 167.33 feet; Course 3, thence South 58°22'29" West, 61.30 feet; Course 4, thence South 46°33'02" West, 134.91 feet; Course 5, thence North 43°31'37" West, 64.87 feet; Course 6, thence South 46°33'02" West, 372.35 feet; Course 7, thence South 39°16'37" West, 284.23 feet; Course 8, thence South 32°24'00" East, 169.59 feet; Course 9, thence South 57°36'00" West, 135.00 feet; Course 10, thence South 32°24'00" East, 8.55 feet to the point of curvature of a curve concave Northeasterly having a radius of 470.00 feet; Course 11, thence Southeasterly along the arc of said curve, through a central angle of 11°58'13", an arc length of 98.19 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 38°23'06" East, 98.01 feet; Course 12, thence South 45°37'47" West, 286.43 feet; Course 13, thence North 63°20'03" West, 15.19 feet; Course 14, thence North 65°47'43" West, 369.42 feet; Course 15, thence South 88°06'33" West, 300.00 feet to a point lying on the Easterly limited access right of way line of State Road No. 9B, a 400 foot limited access right of way per Florida Department of Transportation right of way map Section 72002-2513, Financial Project No. 209294-1, said Easterly limited access right of way line being a curve concave Easterly having a radius of 5529.58 feet; thence Northerly along said Easterly limited access right of way line and along the arc of said curve, through a central angle of 03°39'54", an arc length of 353.69 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 02°07'51" West, 353.63 feet; thence North 00°17'54" West, continuing along said Easterly limited access right of way line, 1326.75 feet to a point lying on the Easterly line of that certain JE A Reservation, as described and recorded in Official Records Book 11934, page 1609, of said current Public Records; thence North 28°23'56" East, departing said Easterly limited access right of way line of State Road No. 9B and along said Easterly line, 188.02 feet to a point on a concave Westerly having a radius of 3100.00 feet; thence Northerly, continuing along said Easterly line and along the arc of said curve, through a central angle of 02°26'33", an arc length of 132.15 feet to a point on said curve, said point being the Southwesterly most corner of Conservation Easement 19, as described and recorded in Official Records Book 18369, page 2296, of said current Public Records; said arc being subtended by a chord bearing and distance of North 21°06'14" East, 132.14 feet; thence North 59°47'03" East, departing said Easterly line and along the Southerly line of said Conservation Easement 19, a distance of 884.16 feet; thence South 30°12'57" East, departing said Southerly line, 148.21 feet; thence South 45°04'55" East, 151.72 feet; thence South 66°55'58" East, 69.67 feet; thence South 55°56'22" East, 90.47 feet; thence South 43°30'35" East, 90.53 feet; thence South 32°30'45" East, 69.67 feet; thence South 22°57'07" East, 69.67 feet; thence South 13°23'30" East, 69.67 feet; thence South 34°22'41" East, 111.78 feet; thence South 44°48'35" East, 1118.53 feet to the Point of Beginning.

EXCEPTING THEREFROM:

All of Tracts "F" and "G", as depicted on Monterey Pines Phase 1, as recorded in Plat Book 73, pages 131 through 141 of the current Public Records of the City of Jacksonville, Duval County, Florida.
Containing 67.37 acres, more or less.



ADOPTION AND DEDICATION

This is to certify that Pulte Home Company, LLC, a Michigan limited liability company ("Owner"), is the fee simple owner of the lands described in the caption hereon known as MONTEREY PINES PHASE 2, and 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, drainage easements, drainage, access and maintenance easements, unobstructed drainage, access and maintenance easements, Tract "A" (Park), Tracts "B" and "C" (Stormwater Management Facility), Tracts "D", "E" and "F" (Conservation Area) and Tract "G" (Open Space) shown on this plat are and shall remain privately owned and the sole and exclusive property of the Owner, its successors and assigns; provided however, the Owner reserves the right to convey title to said tracts to an entity, including without limitation, a property owners' association, a municipal services taxing unit, community development district, or other such entity as will assume all obligation of maintenance and operation thereof under the plat.

Upon failure of the Homeowners Association or other such entity that has assumed the obligation of maintenance pertaining to said 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 Owner, its successors and assigns, hereby grants to the present and future owners of the lots shown on this plat and their successors and assigns, invitees, guests, domestic help, delivery, pick-up, fire protection services, police and other authorities of the law, United States postal carriers, representatives of the utilities, telecommunication and cable service companies authorized by Owner, its successors and assigns, to serve the land shown hereon, holders of mortgage liens on such lands and such other persons as may be designated, the non-exclusive and perpetual right of ingress and egress over and across private rights of way. The Owner, its successors and assigns, hereby reserves and shall have the unrestricted and absolute right to deny ingress to any person who may create or participate in a disturbance or nuisance on any part of the lands shown hereon. Owner, its successors and assigns hereby reserves 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.

Those easements designated as "JE A Utility Easements" for water, water reuse and sewer utilities are hereby irrevocably dedicated to JE A, its successors and assigns, for its non-exclusive use in conjunction with its utility system. Those easements designated as "JE A-EE" are hereby irrevocably and without reservation dedicated to JE A, its successors and assigns, for its exclusive use in conjunction with its underground electrical system. Those easements designated as "JE A-E" are hereby irrevocably dedicated to JE A, 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 "JE A Access and Electrical Easements" are hereby irrevocably dedicated to JE A, its successors and assigns, for its non-exclusive use for (1) access to the JE A-EE and JE A-E easements, (2) additional work space for the maintenance, repair and replacement of electric utility improvements located within the JE A-EE and JE A-E easements, and (3) the installation, operation, maintenance, repair and replacement of electric facilities running perpendicular to the electric facilities located within the JE A-EE and JE A-E easements. Those easements designated as "2.5" Access Easements" as shown are hereby dedicated to JE A, its successors and assigns, for its non-exclusive use for installation of water meters.

The Owner, hereby irrevocably and without reservation dedicates to JE A, 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 JE A utilities, together with the right of JE A, its successors and assigns, of ingress and egress to and over said road rights of way designated hereon.

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 Owner has caused these presents to be signed by the designated officer shown below on this 29 day of JUNE, 2020.

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.

[Signature]
John Pappas, P.E.
Director of Public Works

Date 8/11/20

[Signature]
OWNER: Pulte Home Company, LLC
a Michigan limited liability company

Witness
Zachary Decker
Printed Name
[Signature]
Witness
Aubrey D. Crosby
Printed Name

By: [Signature]
Justin Dudley
Director - Land Development

STATE OF FL, COUNTY OF Duval

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 75, pages 176-181 of the Public Records of Duval County, Florida, this 11 day of AUGUST, 2020.

[Signature]
Ronnie Fussell, Clerk of the Circuit Court

EVELYNE CHASTAS
Deputy Clerk

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 11 day of AUGUST, 2020, by Justin Dudley, the Director - Land Development of Pulte Home Company, LLC, a Michigan limited liability company, who is personally known to me or who has produced _____ as identification.

[Signature]
Notary Public, State of Florida at Large
Joshua Franklin
Printed Name

My Commission expires 1/18/22
Commission Number 176848

SURVEYOR'S CERTIFICATE

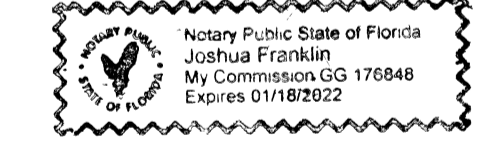
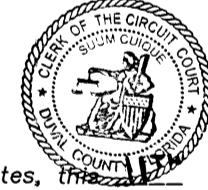
Know all men by these presents, that the undersigned, being currently licensed and registered by the State of Florida as a Professional Surveyor and Mapper, does hereby certify that the above plat was made under the undersigned's responsible direction and supervision, and that the plat complies with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

Signed and sealed this 16th day of July, 2020.
[Signature]
Damon J. Kelly
Professional Surveyor and Mapper
State of Florida Registered Surveyor No. 6284

PLAT CONFORMITY REVIEW

This plat has been reviewed and found in compliance with Part I, Chapter 177, Florida Statutes, this 11 day of AUGUST, 2020.

[Signature]
Danny S. Wheeler
Professional Surveyor and Mapper
State of Florida Registered Surveyor No. 6902



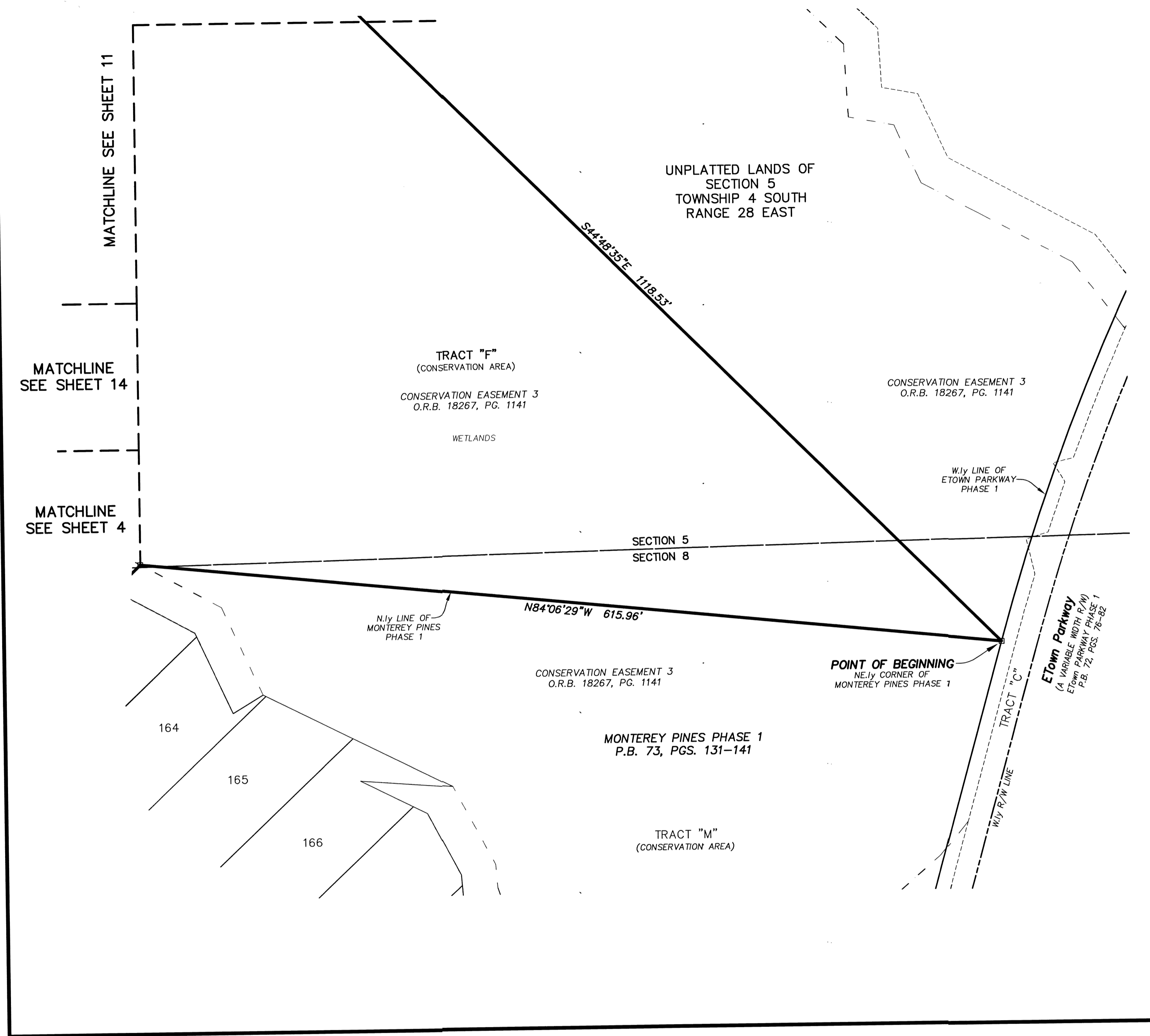
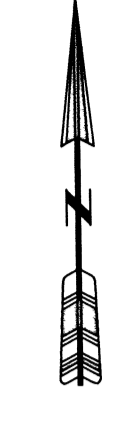
PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

MONTEREY PINES PHASE 2

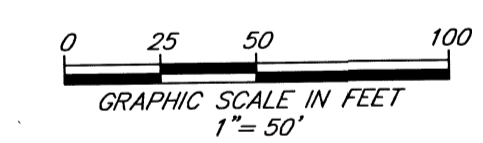
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OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 75 PAGE 178

SHEET 3 OF 14 SHEETS
SEE SHEET 2 FOR NOTES



- 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, UNLESS OTHERWISE NOTED
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 - 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
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 - 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
 - L.A.R.W. LIMITED ACCESS RIGHT OF WAY
 - MATCHLINE MATCHLINE
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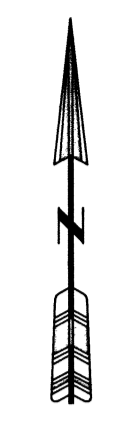
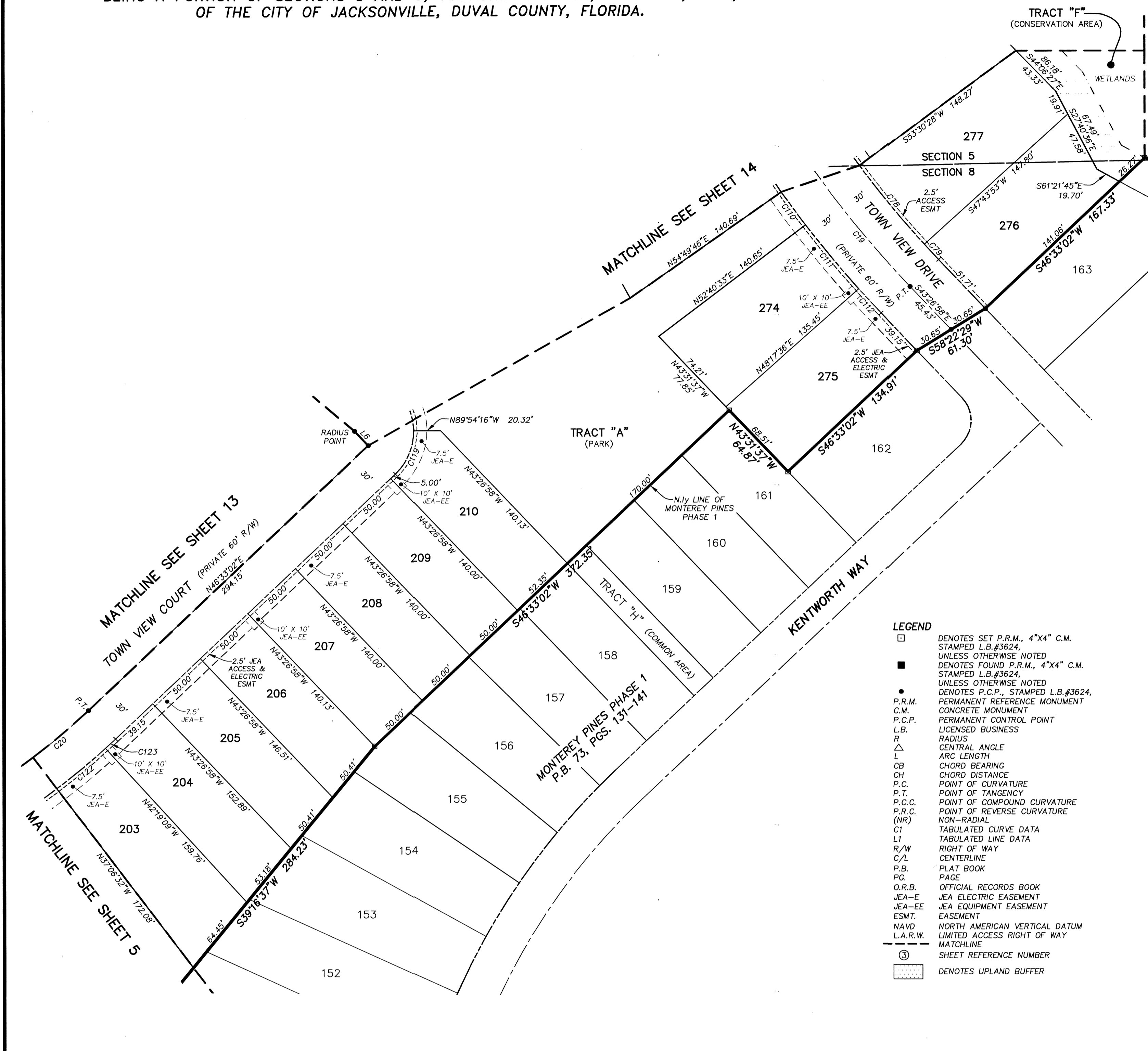
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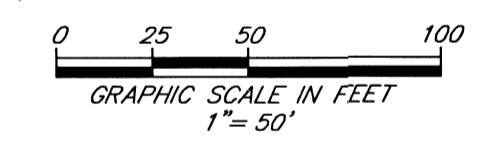
SHEET 4 OF 14 SHEETS
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CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C19	800.00'	28°35'19"	399.17'	S29°09'18"E	395.04'
C20	500.00'	17°58'58"	156.93'	N55°32'32"E	156.29'
C78	770.00'	5°46'35"	77.63'	S39°22'49"E	77.60'
C79	770.00'	1°10'51"	15.87'	S42°51'32"E	15.87'
C110	830.00'	2°09'13"	31.20'	S36°14'50"E	31.19'
C111	830.00'	4°22'57"	63.49'	S39°30'55"E	63.47'
C112	830.00'	1°44'34"	25.25'	S42°34'41"E	25.25'
C119	45.00'	46°27'18"	36.49'	N23°19'23"E	35.49'
C122	530.00'	5°12'38"	48.20'	N50°17'10"E	48.18'
C123	530.00'	1°07'48"	10.45'	N47°06'57"E	10.45'

LINE TABLE		
LINE	BEARING	LENGTH
L6	N43°26'58"W	15.00'

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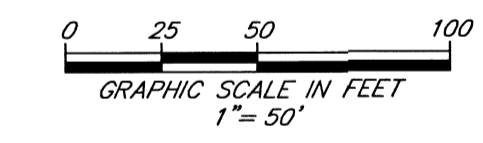
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LINE TABLE		
LINE	BEARING	LENGTH
L1	S57°36'00"W	70.62'
L2	N32°24'00"W	61.00'
L3	N57°36'00"E	70.52'
L4	S32°24'00"E	50.63'

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	470.00'	11°58'13"	98.19'	S38°23'06"E	98.01'
C4	530.00'	1°07'16"	10.37'	S32°57'38"E	10.37'
C5	500.00'	11°58'13"	104.46'	N38°23'06"W	104.27'
C6	500.00'	19°53'16"	173.55'	N22°27'22"W	172.68'
C7	500.00'	6°56'01"	60.51'	N28°55'59"W	60.47'
C8	500.00'	12°57'15"	113.05'	N18°59'22"W	112.81'
C20	500.00'	17°58'58"	156.93'	N55°32'32"E	156.29'
C23	530.00'	5°12'38"	48.20'	S41°45'54"E	48.18'
C24	530.00'	5°38'19"	52.16'	S36°20'26"E	52.14'
C25	530.00'	0°02'42"	0.42'	S32°22'39"E	0.42'
C26	530.00'	5°12'38"	48.20'	S29°44'59"E	48.18'
C27	530.00'	5°12'38"	48.20'	S24°32'21"E	48.18'
C80	30.00'	96°56'01"	50.75'	S18°04'01"W	44.91'
C120	530.00'	6°24'46"	59.32'	N61°79'38"E	59.29'
C121	530.00'	5°13'46"	48.37'	N55°30'21"E	48.36'



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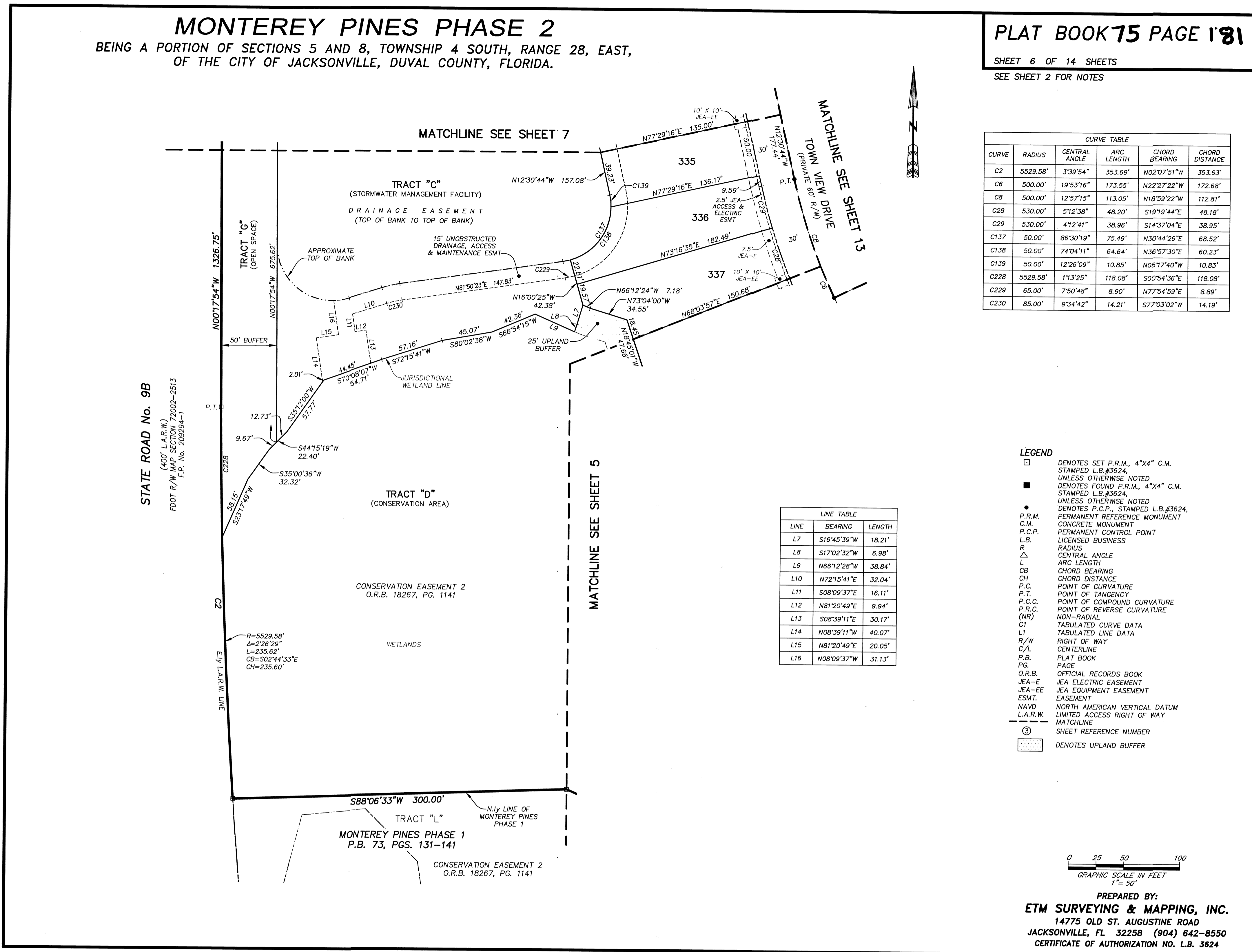
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SHEET 6 OF 14 SHEETS

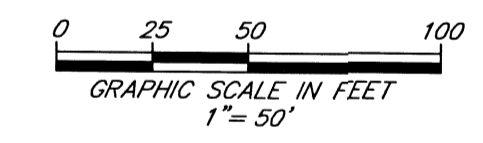
SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C2	5529.58'	3°39'54"	353.69'	N02°07'51"W	353.63'
C6	500.00'	19°53'16"	173.55'	N22°27'22"W	172.68'
C8	500.00'	12°57'15"	113.05'	N18°59'22"W	112.81'
C28	530.00'	51°2'38"	48.20'	S19°19'44"E	48.18'
C29	530.00'	41°2'41"	38.96'	S14°37'04"E	38.95'
C137	50.00'	86°30'19"	75.49'	N30°44'26"E	68.52'
C138	50.00'	74°04'11"	64.64'	N36°57'30"E	60.23'
C139	50.00'	12°26'09"	10.85'	N06°17'40"W	10.83'
C228	5529.58'	11°3'25"	118.08'	S00°54'36"E	118.08'
C229	65.00'	7°50'48"	8.90'	N77°54'59"E	8.89'
C230	85.00'	9°34'42"	14.21'	S77°03'02"W	14.19'

LINE TABLE		
LINE	BEARING	LENGTH
L7	S16°45'39"W	18.21'
L8	S17°02'32"W	6.98'
L9	N66°12'28"W	38.84'
L10	N72°15'41"E	32.04'
L11	S08°09'37"E	16.11'
L12	N81°20'49"E	9.94'
L13	S08°39'11"E	30.17'
L14	N08°39'11"W	40.07'
L15	N81°20'49"E	20.05'
L16	N08°09'37"W	31.13'

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 - P.R.C. POINT OF REVERSE CURVATURE
 - (NR) NON-RADIAL
 - CI. TABULATED CURVE DATA
 - LI. TABULATED LINE DATA
 - R/W. RIGHT OF WAY
 - C/L. CENTER LINE
 - 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
 - L.A.R.W. LIMITED ACCESS RIGHT OF WAY
 - --- MATCHLINE
 - (3) SHEET REFERENCE NUMBER
 - [Pattern] DENOTES 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. 8911.015 (PLAT) CITY DEVELOPMENT NO. 8911.015

MONTEREY PINES PHASE 2

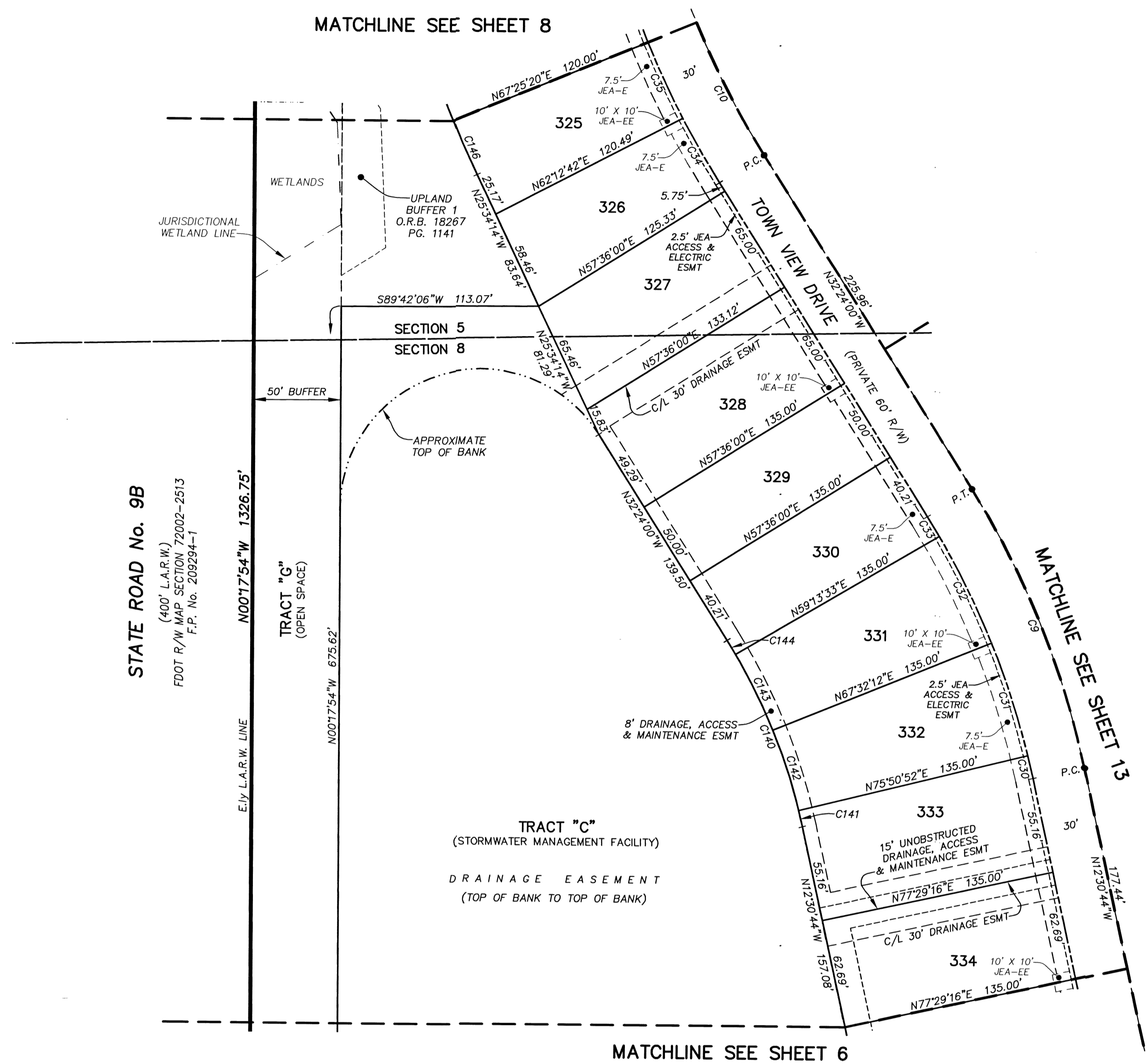
BEING A PORTION OF SECTIONS 5 AND 8, TOWNSHIP 4 SOUTH, RANGE 28, EAST,
OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 75 PAGE 182

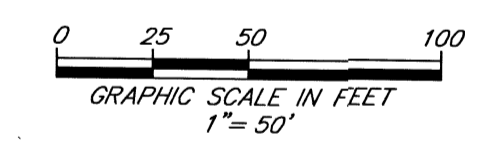
SHEET 7 OF 14 SHEETS

SEE SHEET 2 FOR NOTES

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C9	500.00'	19°53'16"	173.55'	N22°27'22"W	172.68'
C10	500.00'	32°07'28"	280.34'	N16°20'16"W	276.68'
C30	470.00'	1°38'24"	13.45'	N1°37'19"56"W	13.45'
C31	470.00'	8°18'40"	68.18'	N1°8'18"28"W	68.12'
C32	470.00'	8°18'40"	68.18'	N26°37'07"W	68.12'
C33	470.00'	1°37'32"	13.34'	N31°35'13"W	13.34'
C34	530.00'	4°36'42"	42.66'	S30°05'39"E	42.65'
C35	530.00'	5°12'38"	48.20'	S25°10'59"E	48.18'
C140	335.00'	19°53'16"	116.28'	N22°27'22"W	115.70'
C141	335.00'	1°38'24"	9.59'	N1°37'19"56"W	9.59'
C142	335.00'	8°18'40"	48.59'	N1°8'18"28"W	48.55'
C143	335.00'	8°18'40"	48.59'	N26°37'07"W	48.55'
C144	335.00'	1°37'32"	9.51'	N31°35'13"W	9.50'
C146	650.00'	2°59'34"	33.95'	S24°04'27"E	33.95'



- 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
 - PERMANENT CONTROL POINT
 - 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
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 - ESMT. EASEMENT
 - NAVD NORTH AMERICAN VERTICAL DATUM
 - L.A.R.W. LIMITED ACCESS RIGHT OF WAY
 - MATCHLINE
 - ③ SHEET REFERENCE NUMBER
 - ▨ DENOTES UPLAND BUFFER



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

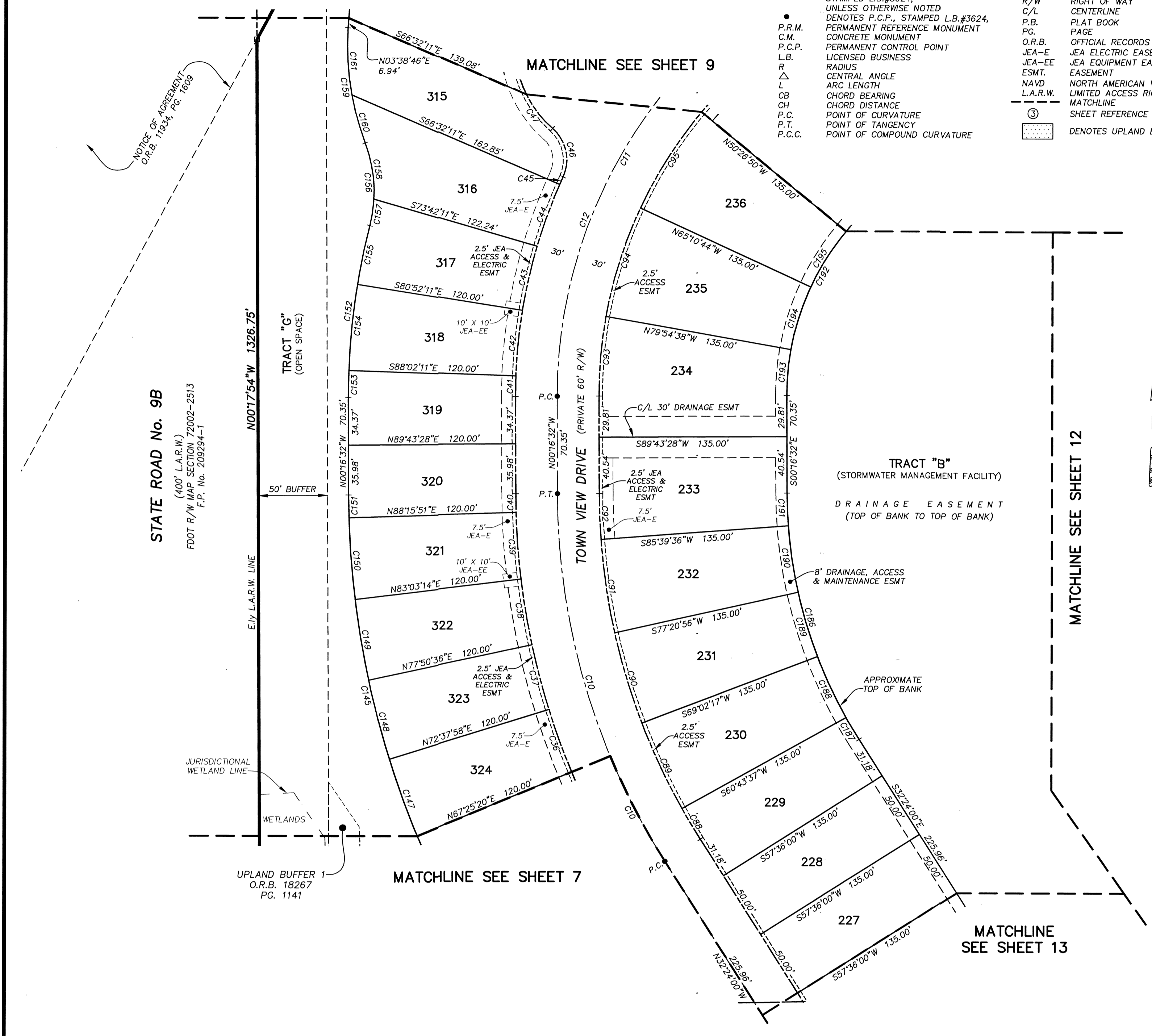
(PLANS) CITY DEVELOPMENT NO. 8911.015 (PLAT) CITY DEVELOPMENT NO. 8911.015

MONTEREY PINES PHASE 2

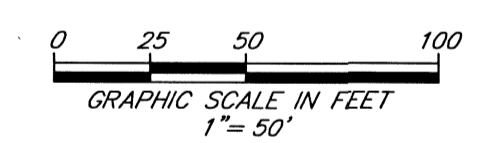
BEING A PORTION OF SECTIONS 5 AND 8, TOWNSHIP 4 SOUTH, RANGE 28, EAST,
OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

- 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.
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 - PERMANENT REFERENCE MONUMENT CONCRETE MONUMENT
 - PERMANENT CONTROL POINT
 - L.B. LICENSED BUSINESS
 - R RADIUS
 - ∠ CENTRAL ANGLE
 - ARC LENGTH
 - ∠ CHORD BEARING
 - CH CHORD DISTANCE
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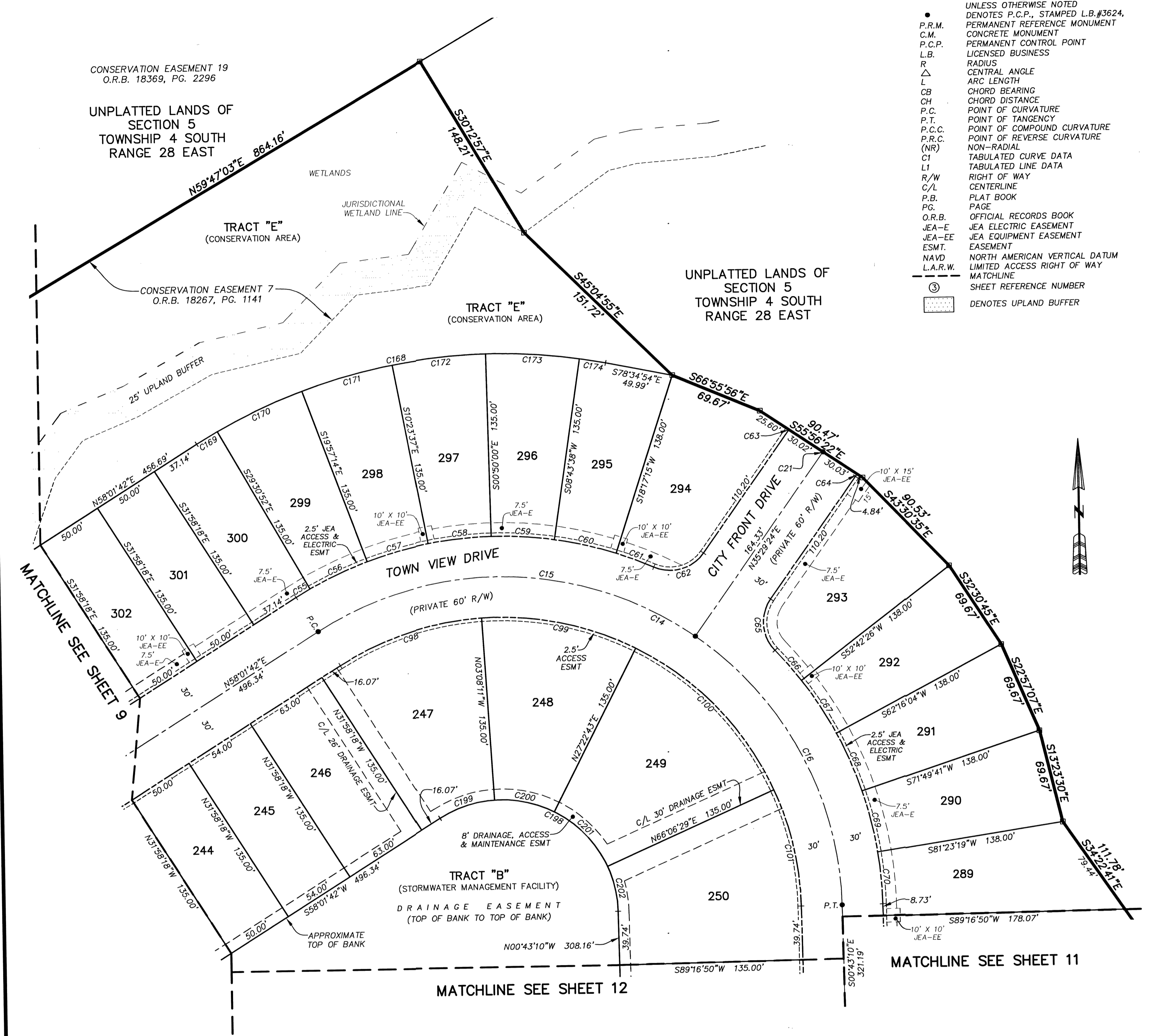
CURVE TABLE				
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING
C10	500.00'	32°07'28"	280.34'	N16°20'16"W
C11	350.00'	58°18'14"	356.16'	N28°52'35"E
C12	350.00'	40°11'51"	245.55'	N19°49'24"E
C16	530.00'	51°2'38"	48.20'	S19°58'21"E
C17	530.00'	51°2'38"	48.20'	S14°45'43"E
C38	530.00'	51°2'38"	48.20'	S09°33'05"E
C39	530.00'	51°2'38"	48.20'	S04°20'28"E
C40	530.00'	1°27'37"	13.51'	S01°00'20"E
C41	380.00'	2°14'21"	14.85'	S00°50'39"W
C42	380.00'	7°10'00"	47.53'	S05°32'49"W
C43	380.00'	7°10'00"	47.53'	S12°42'49"W
C44	380.00'	7°10'00"	47.53'	S19°52'49"W
C45	380.00'	0°53'56"	5.96'	N23°54'47"W
C46	30.00'	73°17'14"	38.37'	N12°16'52"W
C47	80.00'	22°23'48"	31.27'	S37°43'35"E
C88	470.00'	3°07'37"	25.65'	S30°50'11"E
C89	470.00'	8°18'40"	68.18'	S25°07'03"E
C90	470.00'	8°18'40"	68.18'	S16°48'23"E
C91	470.00'	8°18'40"	68.18'	S08°29'44"E
C92	470.00'	4°03'52"	33.34'	S02°18'28"E
C93	320.00'	10°21'54"	57.89'	S04°54'25"W
C94	320.00'	14°43'54"	82.28'	S17°27'19"W
C95	320.00'	14°43'54"	82.28'	S32°11'13"W
C145	650.00'	25°17'42"	286.96'	S12°55'23"E
C147	650.00'	5°12'38"	59.11'	S19°58'21"E
C148	650.00'	5°12'38"	59.11'	S14°45'43"E
C149	650.00'	5°12'38"	59.11'	S09°33'05"E
C150	650.00'	5°12'38"	59.11'	S04°20'28"E
C151	650.00'	1°27'37"	16.57'	S01°00'20"E
C152	500.00'	14°22'40"	125.47'	S06°54'48"W
C153	500.00'	2°14'21"	19.54'	S00°50'39"W
C154	500.00'	7°10'00"	62.54'	S05°32'49"W
C155	500.00'	4°58'19"	43.39'	S11°36'59"W
C156	100.00'	34°45'54"	60.68'	N03°16'49"W
C157	100.00'	11°05'22"	19.35'	N08°33'27"E
C158	100.00'	23°40'32"	41.32'	N08°49'30"W
C159	200.00'	24°18'32"	84.85'	S08°30'30"E
C160	200.00'	10°19'14"	36.03'	S15°30'09"E
C161	200.00'	13°59'18"	48.83'	S03°20'53"E
C186	335.00'	32°07'27"	187.83'	S16°20'16"E
C187	335.00'	3°07'36"	18.28'	S30°50'11"E
C188	335.00'	8°18'40"	48.59'	S25°07'03"E
C189	335.00'	8°18'40"	48.59'	S16°48'23"E
C190	335.00'	8°18'40"	48.59'	S08°29'44"E
C191	335.00'	4°03'52"	23.76'	S02°18'28"E
C192	185.00'	58°18'14"	188.26'	S28°52'35"W
C193	185.00'	10°21'54"	33.47'	S04°54'25"W
C194	185.00'	14°43'54"	47.57'	S17°27'19"W
C195	185.00'	14°43'54"	47.57'	S32°11'13"W



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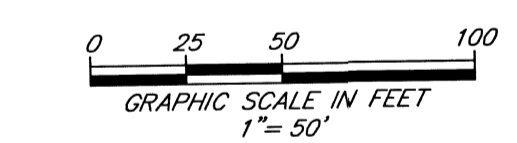
MONTEREY PINES PHASE 2

BEING A PORTION OF SECTIONS 5 AND 8, TOWNSHIP 4 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
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 - P.R.M. CONCRETE MONUMENT
 - P.C.P. LICENSED BUSINESS
 - L.B. PERMANENT CONTROL POINT
 - R. RADIUS
 - △ C.A. CENTRAL ANGLE
 - L ARC LENGTH
 - CH CHORD BEARING
 - CH CHORD DISTANCE
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 - NAVD NORTH AMERICAN VERTICAL DATUM
 - L.A.R.W. LIMITED ACCESS RIGHT OF WAY
 - ③ SHEET REFERENCE NUMBER
 - ▨ DENOTES UPLAND BUFFER

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C14	250.00'	121°15'08"	529.06'	S61°20'44"E	435.72'
C15	250.00'	67°27'42"	294.36'	S88°14'27"E	277.65'
C16	250.00'	53°47'26"	234.71'	S27°36'53"E	226.18'
C21	125.00'	0°36'52"	1.34'	N35°47'50"E	1.34'
C55	280.00'	2°27'26"	12.01'	S59°15'28"W	12.01'
C56	280.00'	9°33'37"	46.72'	S65°15'57"W	46.67'
C57	280.00'	9°33'37"	46.72'	S74°49'34"W	46.67'
C58	280.00'	9°33'37"	46.72'	S84°23'12"W	46.67'
C59	280.00'	9°33'37"	46.72'	N86°03'11"W	46.67'
C60	280.00'	9°33'37"	46.72'	N76°29'33"W	46.67'
C61	280.00'	6°02'33"	29.53'	N68°41'29"W	29.51'
C62	300.00'	78°50'24"	41.28'	N74°54'36"E	38.10'
C63	150.00'	07°3'08"	0.59'	S35°35'57"W	0.59'
C64	95.00'	175°37"	2.09'	S36°07'12"W	2.09'
C65	30.00'	78°50'24"	41.28'	S03°55'49"E	38.10'
C66	280.00'	6°03'27"	29.60'	N40°19'17"W	29.59'
C67	280.00'	9°33'37"	46.72'	N32°30'45"W	46.67'
C68	280.00'	9°33'37"	46.72'	N22°57'07"W	46.67'
C69	280.00'	9°33'37"	46.72'	N13°23'30"W	46.67'
C70	280.00'	7°53'31"	38.57'	N04°39'56"W	38.54'
C98	220.00'	28°50'07"	110.72'	S72°26'48"W	109.56'
C99	220.00'	30°30'54"	117.17'	N77°52'44"W	115.79'
C100	220.00'	38°43'45"	148.71'	N43°15'24"W	145.89'
C101	220.00'	23°10'21"	88.98'	N12°18'21"W	88.37'
C168	415.00'	43°23'24"	314.28'	S79°43'24"W	306.82'
C169	415.00'	2°27'26"	17.80'	S59°15'25"W	17.80'
C170	415.00'	9°33'37"	69.25'	S65°15'57"W	69.17'
C171	415.00'	9°33'37"	69.25'	S74°49'34"W	69.17'
C172	415.00'	9°33'37"	69.25'	S84°23'12"W	69.17'
C173	415.00'	9°33'37"	69.25'	N86°03'11"W	69.17'
C174	415.00'	2°41'28"	19.49'	N79°55'38"W	19.49'
C198	85.00'	121°15'09"	179.88'	N61°20'44"W	148.14'
C199	85.00'	28°50'08"	42.78'	S72°26'45"W	42.33'
C200	85.00'	30°30'54"	45.27'	N77°52'44"W	44.74'
C201	85.00'	38°43'45"	57.46'	N43°15'24"W	56.37'
C202	85.00'	23°10'21"	34.38'	N12°18'21"W	34.14'

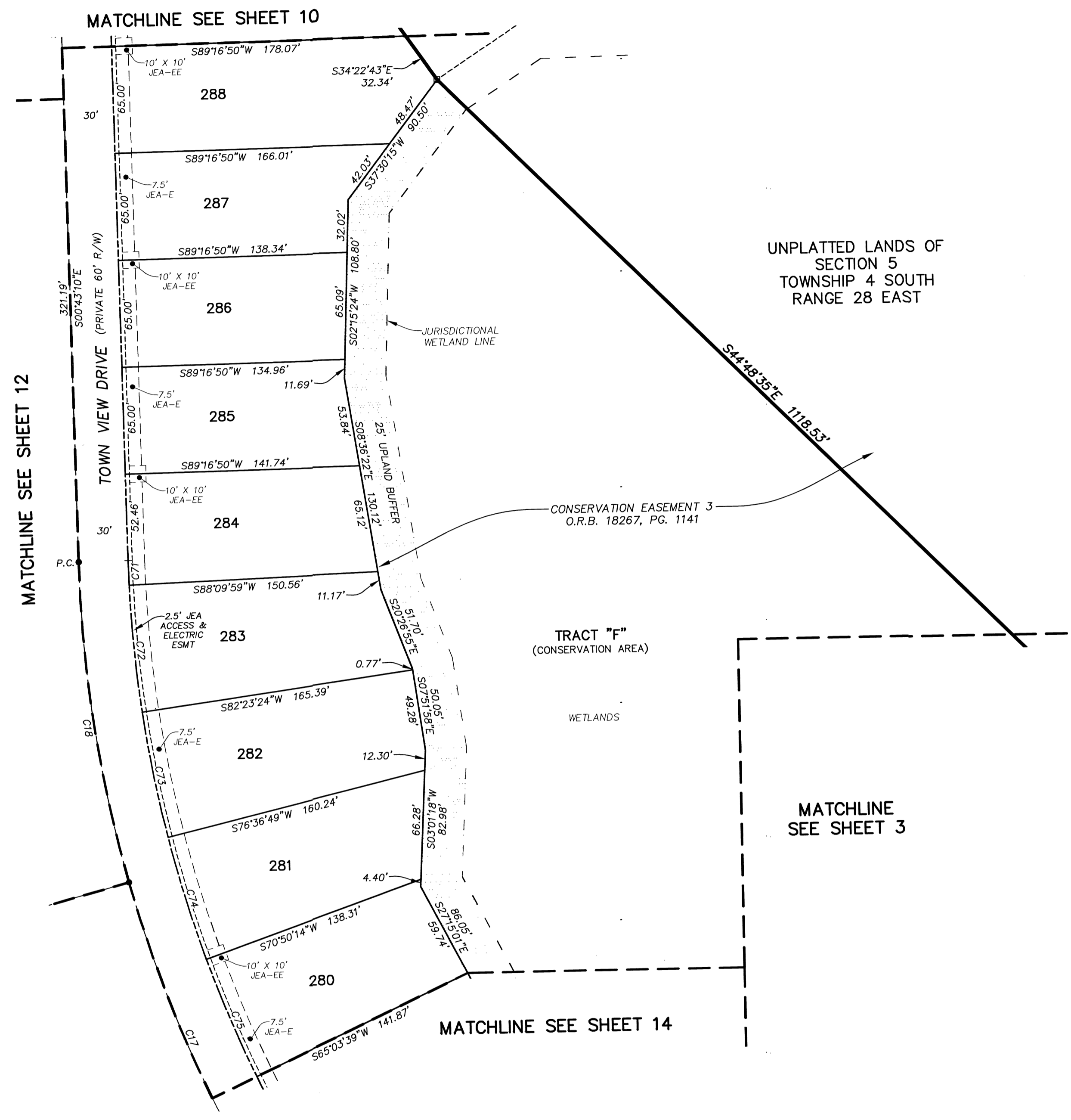


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(PLANS) CITY DEVELOPMENT NO. 8911.015 (PLAT) CITY DEVELOPMENT NO. 8911.015

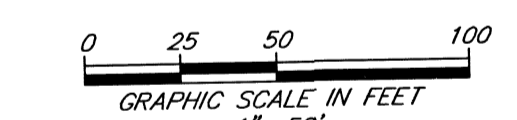
MONTEREY PINES PHASE 2

BEING A PORTION OF SECTIONS 5 AND 8, TOWNSHIP 4 SOUTH, RANGE 28, EAST,
OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C17	800.00'	42°43'47"	596.62'	S22°05'04"E	582.89'
C18	800.00'	14°08'28"	197.45'	S07°47'24"E	196.95'
C71	770.00'	1°06'51"	14.97'	S01°16'35"E	14.97'
C72	770.00'	5°46'35"	77.63'	S04°43'18"E	77.60'
C73	770.00'	5°46'35"	77.63'	S10°29'54"E	77.60'
C74	770.00'	5°46'35"	77.63'	S16°16'29"E	77.60'
C75	770.00'	5°46'35"	77.63'	S22°03'04"E	77.60'

- 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, UNLESS OTHERWISE NOTED
 - P.R.M. PERMANENT REFERENCE MONUMENT
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 - P.C.P. PERMANENT CONTROL POINT
 - L.B. LICENSED BUSINESS
 - R RADIUS
 - Δ CENTRAL ANGLE
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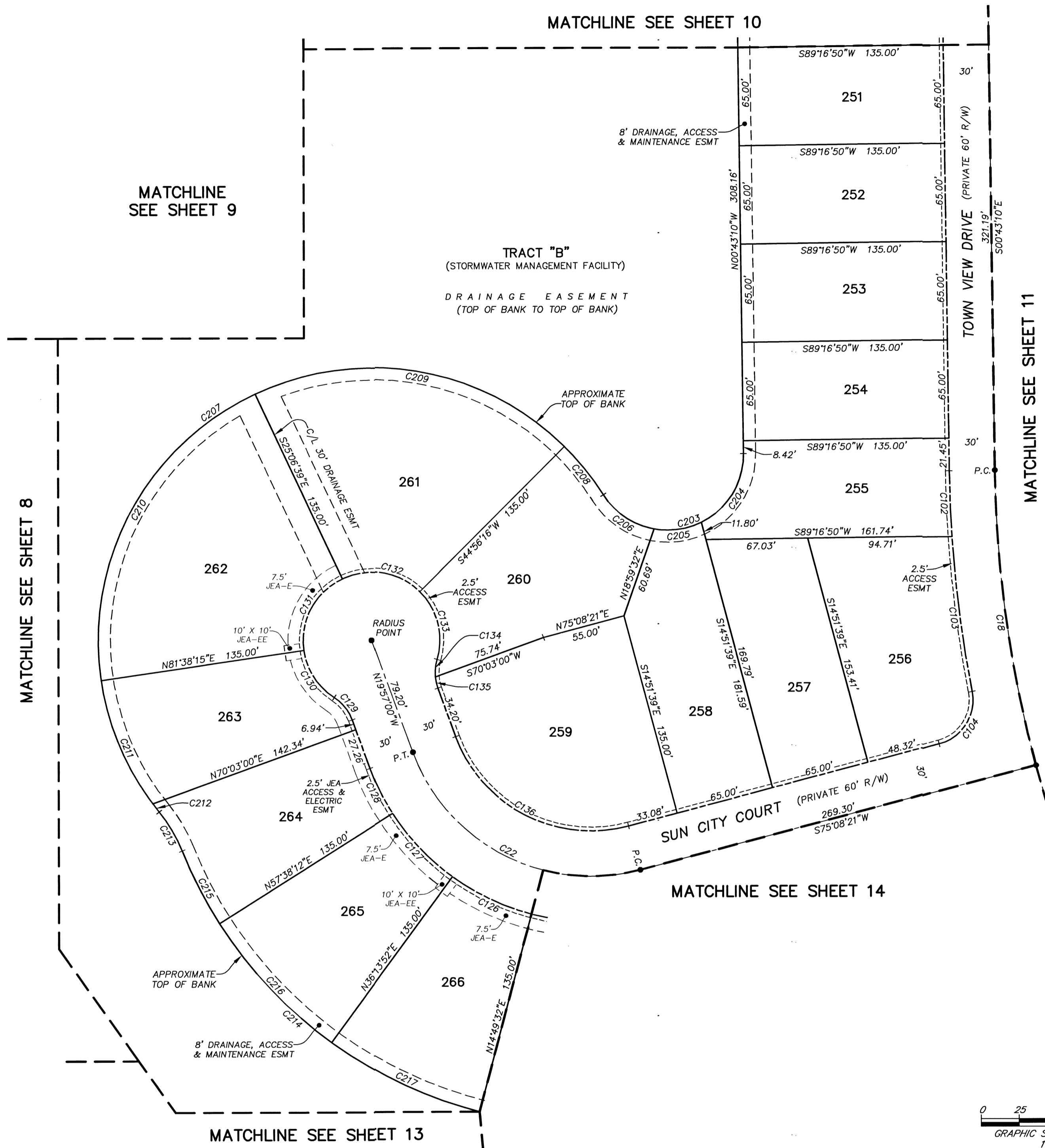
MONTEREY PINES PHASE 2

BEING A PORTION OF SECTIONS 5 AND 8, TOWNSHIP 4 SOUTH, RANGE 28, EAST,
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PLAT BOOK 75 PAGE 187

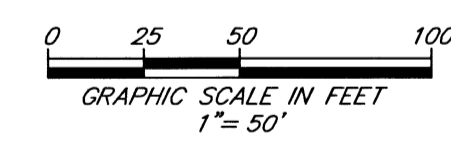
SHEET 12 OF 14 SHEETS

SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C18	800.00'	14°08'28"	197.45'	S07°47'24"E	196.95'
C22	125.00'	84°54'39"	185.25'	N62°24'19"W	168.75'
C102	830.00'	3°00'28"	43.57'	S02°13'24"E	43.57'
C103	830.00'	7°07'58"	103.33'	S07°17'37"E	103.26'
C104	30.00'	85°59'58"	45.03'	N32°08'23"E	40.92'
C126	155.00'	21°24'20"	57.91'	S64°28'18"E	57.57'
C127	155.00'	21°24'20"	57.91'	S43°03'58"E	57.57'
C128	155.00'	12°24'49"	33.58'	S26°09'24"E	33.52'
C129	30.00'	36°52'12"	19.31'	N38°23'06"W	18.97'
C130	45.00'	48°27'26"	38.06'	S32°35'28"E	36.93'
C131	45.00'	73°15'06"	57.53'	S28°15'48"W	53.69'
C132	45.00'	70°02'56"	55.02'	N80°05'11"W	51.65'
C133	45.00'	61°58'55"	48.68'	N14°04'16"W	46.34'
C134	30.00'	22°13'26"	11.64'	S05°48'29"W	11.56'
C135	30.00'	14°38'46"	7.67'	S12°37'37"E	7.65'
C136	95.00'	84°54'39"	140.79'	S62°24'19"E	128.25'
C203	50.00'	148°42'45"	129.78'	N73°38'12"E	96.30'
C204	50.00'	64°30'38"	56.30'	N31°32'09"E	53.37'
C205	50.00'	36°37'57"	31.97'	N82°06'26"E	31.43'
C206	50.00'	47°34'10"	41.51'	S55°47'30"E	40.33'
C207	180.00'	186°53'37"	587.14'	S54°32'46"W	359.35'
C208	180.00'	13°03'18"	41.01'	N38°32'05"W	40.92'
C209	180.00'	7°02'56"	220.06'	N80°05'11"W	206.61'
C210	180.00'	73°15'06"	230.13'	S28°15'48"W	214.77'
C211	180.00'	28°21'37"	89.10'	S22°32'34"E	88.19'
C212	180.00'	2°10'40"	6.84'	S37°48'42"E	6.84'
C213	100.00'	17°13'38"	30.07'	N30°17'14"W	29.95'
C214	290.00'	53°57'44"	273.13'	S48°39'17"E	263.14'
C215	290.00'	10°41'24"	54.11'	S27°01'07"E	54.03'
C216	290.00'	21°24'20"	108.34'	S43°03'58"E	107.71'
C217	290.00'	21°24'20"	108.34'	S64°28'18"E	107.71'

- 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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 - C.M. CONCRETE MONUMENT
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 - L.B. LICENSED BUSINESS
 - R. RADIUS
 - Δ CENTRAL ANGLE
 - L. ARC LENGTH
 - CB. CHORD BEARING
 - CH. CHORD DISTANCE
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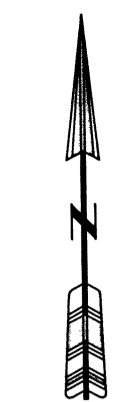
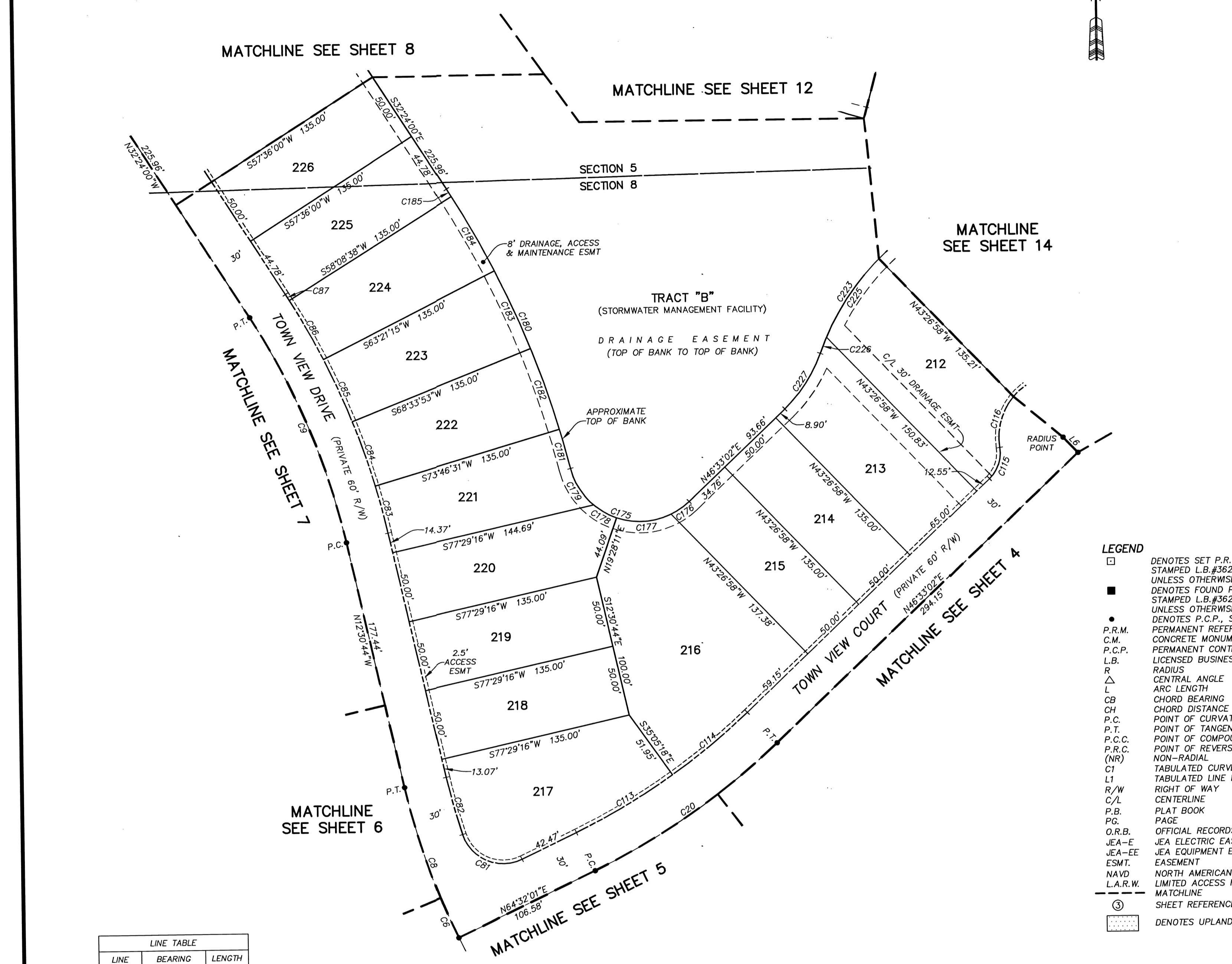


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14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

(PLANS) CITY DEVELOPMENT NO. 8911.015 (PLAT) CITY DEVELOPMENT NO. 8911.015

MONTEREY PINES PHASE 2

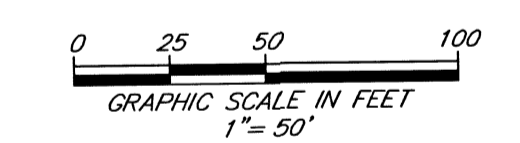
BEING A PORTION OF SECTIONS 5 AND 8, TOWNSHIP 4 SOUTH, RANGE 28, EAST,
OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C6	500.00'	19°53'16"	173.55'	N22°27'22"W	172.68'
C8	500.00'	12°57'15"	113.05'	N18°59'22"W	112.81'
C9	500.00'	19°53'16"	173.55'	N22°27'22"W	172.68'
C20	500.00'	17°58'58"	156.93'	N55°32'32"E	156.29'
C81	30.00'	97°50'15"	51.23'	S86°32'52"E	45.23'
C82	470.00'	5°07'00"	41.97'	S15°04'14"E	41.96'
C83	530.00'	3°42'45"	34.34'	N14°22'07"W	34.34'
C84	530.00'	5°12'38"	48.20'	N18°49'48"W	48.18'
C85	530.00'	5°12'38"	48.20'	N24°02'26"W	48.18'
C86	530.00'	5°12'38"	48.20'	N29°15'04"W	48.18'
C87	530.00'	0°32'37"	5.03'	N32°07'41"W	5.03'
C113	470.00'	9°37'19"	78.93'	N59°43'21"E	78.84'
C114	470.00'	8°21'40"	68.59'	N50°43'52"E	68.52'
C115	25.00'	55°09'00"	24.06'	N18°58'32"E	23.15'
C116	45.00'	48°46'15"	38.30'	S15°47'09"W	37.16'
C175	50.00'	118°42'01"	104.46'	S73°35'57"E	86.47'
C176	50.00'	17°44'47"	15.49'	N55°25'26"E	15.42'
C177	50.00'	45°10'22"	39.42'	N86°53'00"E	38.41'
C178	50.00'	21°25'31"	18.70'	S59°49'03"E	18.59'
C179	50.00'	35°21'22"	30.85'	S31°25'37"E	30.37'
C180	665.00'	18°39'04"	216.47'	N23°04'28"W	215.52'
C181	665.00'	2°28'33"	28.73'	N14°59'13"W	28.73'
C182	665.00'	5°12'38"	60.48'	N18°49'48"W	60.45'
C183	665.00'	5°12'38"	60.48'	N24°02'26"W	60.45'
C184	665.00'	5°12'38"	60.48'	N29°15'04"W	60.45'
C185	665.00'	0°32'37"	6.31'	N32°07'41"W	6.31'
C223	180.00'	30°37'28"	96.21'	S35°05'51"W	95.07'
C225	180.00'	21°17'37"	66.90'	S34°18'44"W	66.51'
C226	180.00'	3°52'48"	12.19'	S21°43'31"W	12.19'
C227	100.00'	26°45'56"	46.71'	N33°10'05"E	46.29'

- LEGEND**
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 - ▨ DENOTES UPLAND BUFFER

LINE TABLE		
LINE	BEARING	LENGTH
L6	N43°26'58"W	15.00'



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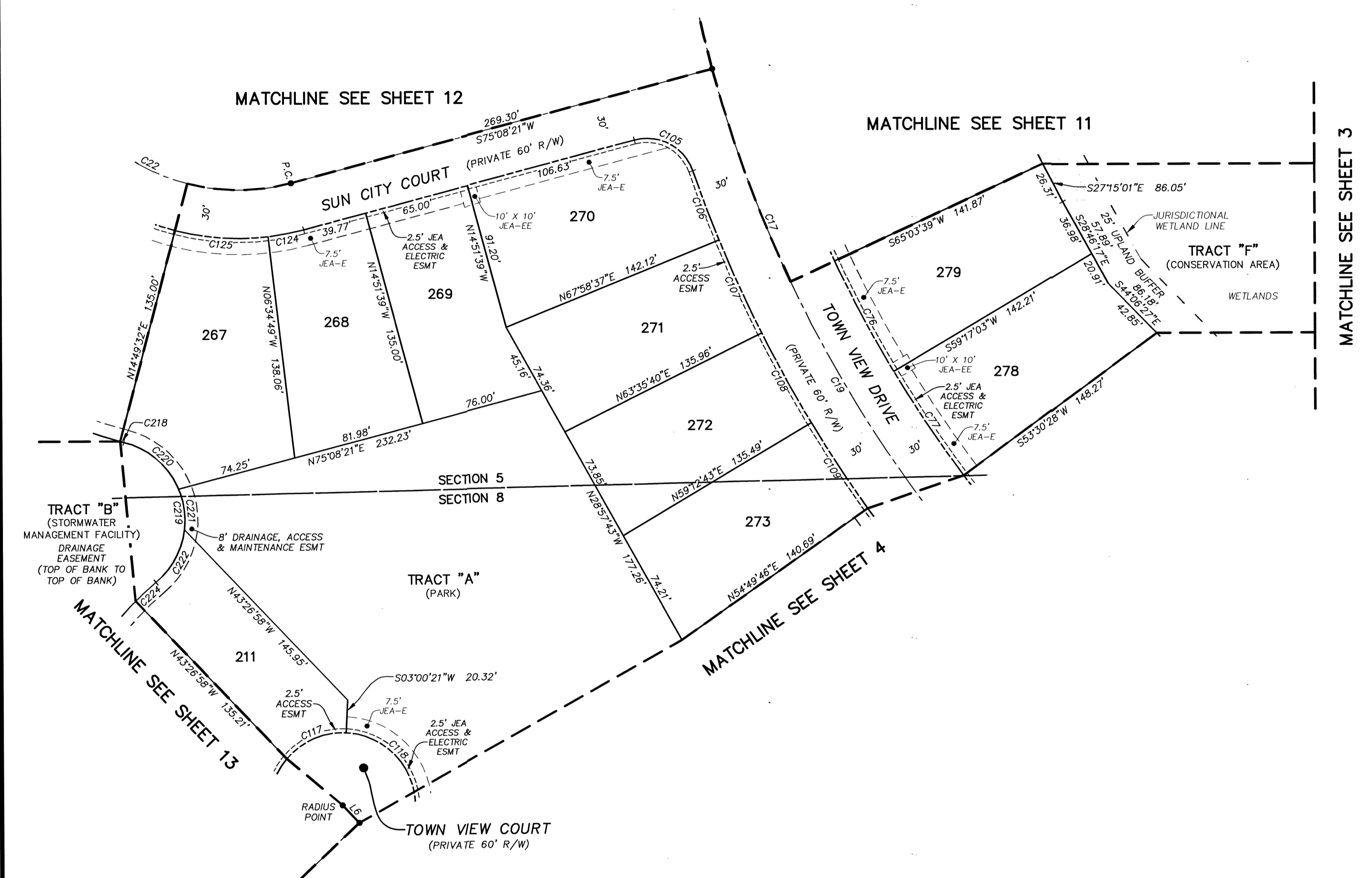
MONTEREY PINES PHASE 2

BEING A PORTION OF SECTIONS 5 AND 8, TOWNSHIP 4 SOUTH, RANGE 28, EAST,
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SHEET 14 OF 14 SHEETS
SEE SHEET 2 FOR NOTES

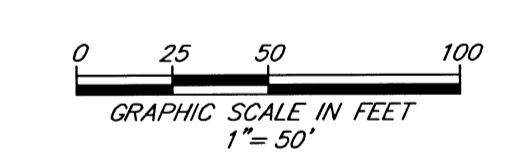


CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C17	800.00'	42°43'47"	596.62'	S22°05'04"E	582.89'
C19	800.00'	28°35'19"	399.17'	S29°09'18"E	395.04'
C22	125.00'	84°54'39"	185.25'	N62°24'19"W	168.75'
C76	770.00'	5°46'35"	77.63'	S27°49'39"E	77.60'
C77	770.00'	5°46'35"	77.63'	S33°36'14"E	77.60'
C105	30.00'	85°59'58"	45.03'	N61°51'40"W	40.92'
C106	830.00'	3°09'42"	45.80'	S20°26'32"E	45.79'
C107	830.00'	4°22'57"	63.49'	S24°12'51"E	63.47'
C108	830.00'	4°22'57"	63.49'	S28°35'48"E	63.47'
C109	830.00'	4°22'57"	63.49'	S32°58'45"E	63.47'
C117	45.00'	52°50'04"	41.50'	S66°35'19"W	40.04'
C118	45.00'	87°05'23"	68.40'	N43°26'58"W	62.00'
C124	155.00'	8°16'50"	22.40'	N79°16'46"E	22.38'
C125	155.00'	21°24'20"	57.91'	S85°52'39"E	57.57'
C218	290.00'	0°27'41"	2.33'	S75°24'19"E	2.33'
C219	50.00'	126°02'44"	110.00'	N12°36'47"W	89.12'
C220	50.00'	53°02'58"	46.29'	N49°06'40"W	44.66'
C221	50.00'	29°32'39"	25.78'	N07°48'51"W	25.50'
C222	50.00'	43°27'07"	37.92'	N28°41'02"E	37.02'
C224	180.00'	5°27'03"	17.12'	S47°41'04"W	17.12'



- LEGEND**
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