

Terra Costa Phase 1

A PORTION OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 28 EAST,
OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 67 PAGE 75

SHEET 1 OF 8 SHEETS

SEE SHEET 2 FOR NOTES

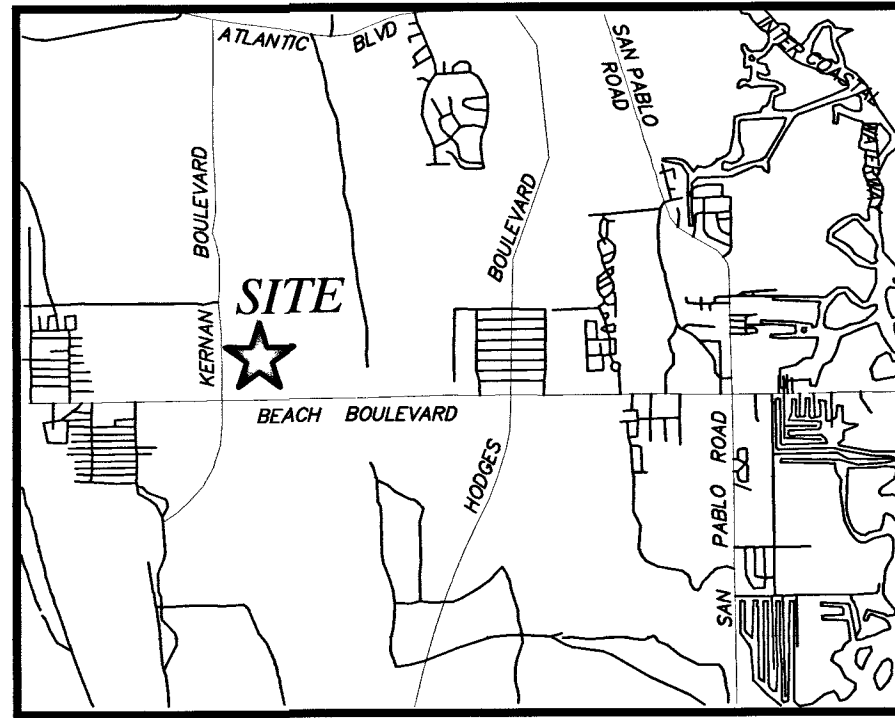
CAPTION

A portion of Section 35, Township 2 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Northwest corner of said Section 35; thence North 89°54'26" East, along the Northerly line of said Section 35, a distance of 532.46 feet; thence South 00°05'34" East, departing said Northerly line, 786.88 feet to the Point of Beginning.

From said Point of Beginning, thence Due East, 199.28 feet; thence South 75°30'00" East, 134.42 feet to a point on a curve concave Southeasterly having a radius of 51.00 feet; thence Northeasterly along the arc of said curve, through a central angle of 03°59'34", an arc length of 3.55 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 60°39'37" East, 3.55 feet; thence Northeasterly along the arc of curve concave Northwesterly having a radius of 25.00 feet, through a central angle of 48°09'23", an arc length of 21.01 feet to point on said curve, said arc being subtended by a chord bearing and distance of North 38°34'41" East, 20.40 feet; thence South 75°30'00" East, 50.00 feet; thence South 14°30'00" West, 3.51 feet to the point of curvature of a curve concave Northeasterly having a radius of 25.00 feet; thence Southeasterly along the arc of said curve, through a central angle of 93°30'00", an arc length of 40.80 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 32°15'00" East, 36.42 feet; thence South 79°00'00" East, 101.69 feet; thence North 11°00'00" East, 49.62 feet; thence North 14°30'00" East, 70.51 feet; thence South 80°15'00" East, 86.03 feet; thence South 85°15'00" East, 82.02 feet; thence South 02°00'00" West, 120.28 feet to a point on a curve concave Northerly having a radius of 975.00 feet; thence Easterly along the arc of said curve, through a central angle of 02°00'00", an arc length of 34.03 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 89°00'00" East, 34.03 feet; thence Due East, 267.61 feet to the point of curvature of a curve concave Northwesterly having a radius of 25.00 feet; thence Northeasterly along the arc of said curve, through a central angle of 90°00'00", an arc length of 39.27 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 45°00'00" East, 35.36 feet; thence Due East, 50.00 feet to a point on a curve concave Northeasterly having a radius of 25.00 feet; thence Southeasterly along the arc of said curve, through a central angle of 90°00'00", an arc length of 39.30 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 44°58'04" West, 35.38 feet; thence Due South, 95.00 feet to the point of curvature of a curve concave Easterly having a radius of 375.00 feet; thence Southerly along the arc of said curve, through a central angle of 01°00'00", an arc length of 6.54 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 00°30'00" East, 6.54 feet; thence North 89°00'00" East, 124.96 feet; thence South 40°00'00" East, 85.56 feet; thence South 61°25'45" East, 62.63 feet; thence Due East, 152.27 feet to a point lying on the Westerly line of Golden Glades Unit No. 3-A as recorded in Plat Book 22, Page 60, of the current Public Records of said county; thence South 00°47'38" East, along the Westerly line of said Golden Glades Unit No. 3-A, a distance of 1608.67 feet to the Southwest corner of said Golden Glades Unit No. 3-A, said corner lying on the Northerly right of way line of Beach Boulevard (U.S. Highway No. 90) (State Road No. 212), a 200 foot public right of way as presently established; thence South 89°30'13" West, along said Northerly right of way line, 1402.36 feet; thence Due North, departing said Northerly right of way line, 252.41 feet; thence North 52°00'00" East, 60.85 feet to the point of curvature of a curve concave Southerly having a radius of 175.00 feet; thence Easterly along the arc of said curve, through a central angle of 38°00'00", an arc length of 116.08 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 71°00'00" East, 113.95 feet; thence Due East, 15.70 feet; thence Due North, 50.00 feet; thence Due West, 15.70 feet to the point of curvature of a curve concave Southerly having a radius of 225.00 feet; thence Westerly along the arc of said curve, through a central angle of 14°47'47", an arc length of 58.11 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 62°36'06" West, 57.94 feet; thence North 14°47'47" West, 100.00 feet; thence North 07°00'00" West, 786.12 feet; thence North 40°00'00" West, 95.13 feet; thence North 00°05'34" West, 678.48 feet to the Point of Beginning.

Containing 59.98 acres, more or less.



VICINITY MAP
(NOT TO SCALE)

Approved 8/14/14
Date
[Signature]
City Engineer
for Director of Public Works
Approved Aug 13, 2014
Date
[Signature]
for General Counsel

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]
James M. Robinson, P.E.
Director of Public Works

AUGUST 14, 2014
Date

CLERK'S CERTIFICATE 2014183996

This is to certify that this plat has been approved by the City of Jacksonville, Florida, and submitted to me for recording, and is recorded in Plat Book 67, pages 75-82 of the Public Records of Duval County, Florida, this 15 day of August, 2014.

[Signature]
Ronnie Fussell, Clerk of the Circuit Court

[Signature]
Deputy Clerk

SURVEYOR'S CERTIFICATE

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

Signed and sealed this 30th day of July, 2014.

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



PLAT CONFORMITY REVIEW

This plat has been reviewed and found in compliance with Part 1, Chapter 177, Florida Statutes, this 14 day of August, 2014.

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

ADOPTION AND DEDICATION

This is to certify that Standard Pacific of Florida, a Florida general partnership ("Owner"), is the fee simple owner of the lands described in the caption hereon known as Terra Costa 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.

Tracts "C", "D", "E", "G", "H", "I", "J", "L", "M", "N" and "R" (Open Space), Tracts "F" and "S" (Pocket Park), Tract "K" (Amenity Center), Tract "O" (Landscape Area) and Tracts "P" and "Q" (Conservation Area) are hereby irrevocably dedicated to Terra Costa Homeowner's Association, Inc., its successors and assigns.

All rights of way, private drainage easements, private unobstructed drainage and access easements, non-access easements and drainage, maintenance and access easements as shown hereon shall remain privately owned and the sole and exclusive property of the Owner, its successors and assigns; provided, however, the undersigned Owner reserves the right to convey title to such rights of way and easements to an entity, including, without limitation, a property owners association, or other third party that assumes all obligations of maintenance and operation thereof under this plat.

The undersigned Owner, its successors and assigns, hereby grant 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 and telecommunication companies authorized by Owner, its 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. 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.

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

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

Owner hereby dedicates to JEA, its successors and assigns, a non-exclusive easement on, upon, over, and under 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.

Those easements designated as "AT&T Easement" are hereby irrevocably dedicated to American Telephone and Telegraph Company, its successors and assigns, for their non-exclusive use.

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 way 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 in conjunction with its underground electrical system; provided however, that no parallel utilities may be installed within said easements.

In witness whereof, the undersigned Owner has caused these presents to be signed by the designated officer shown below on this 25 day of July, 2014.

OWNER: Standard Pacific of Florida
a Florida general partnership

[Signature]
Witness
Thomas M. Harris

By: Standard Pacific of Florida GP, Inc.
a Delaware corporation, its managing
general partner

[Signature]
Witness
Mark A. Icardi

By: [Signature]
Maurice Rudolph
Vice President - Land Operations

STATE OF FLORIDA, COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 23rd day of July, 2014, by Maurice Rudolph, Vice President - Land Operations, of Standard Pacific of Florida GP, Inc., a Delaware corporation, the managing general partner of Standard Pacific of Florida, a Florida general partnership, on behalf of the corporation and the partnership, who is personally known to me.

[Signature]
Notary Public, State of FLORIDA
Phyllis L. Wade
Printed Name

My Commission Expires 05/16/17
Commission Number FF 18954

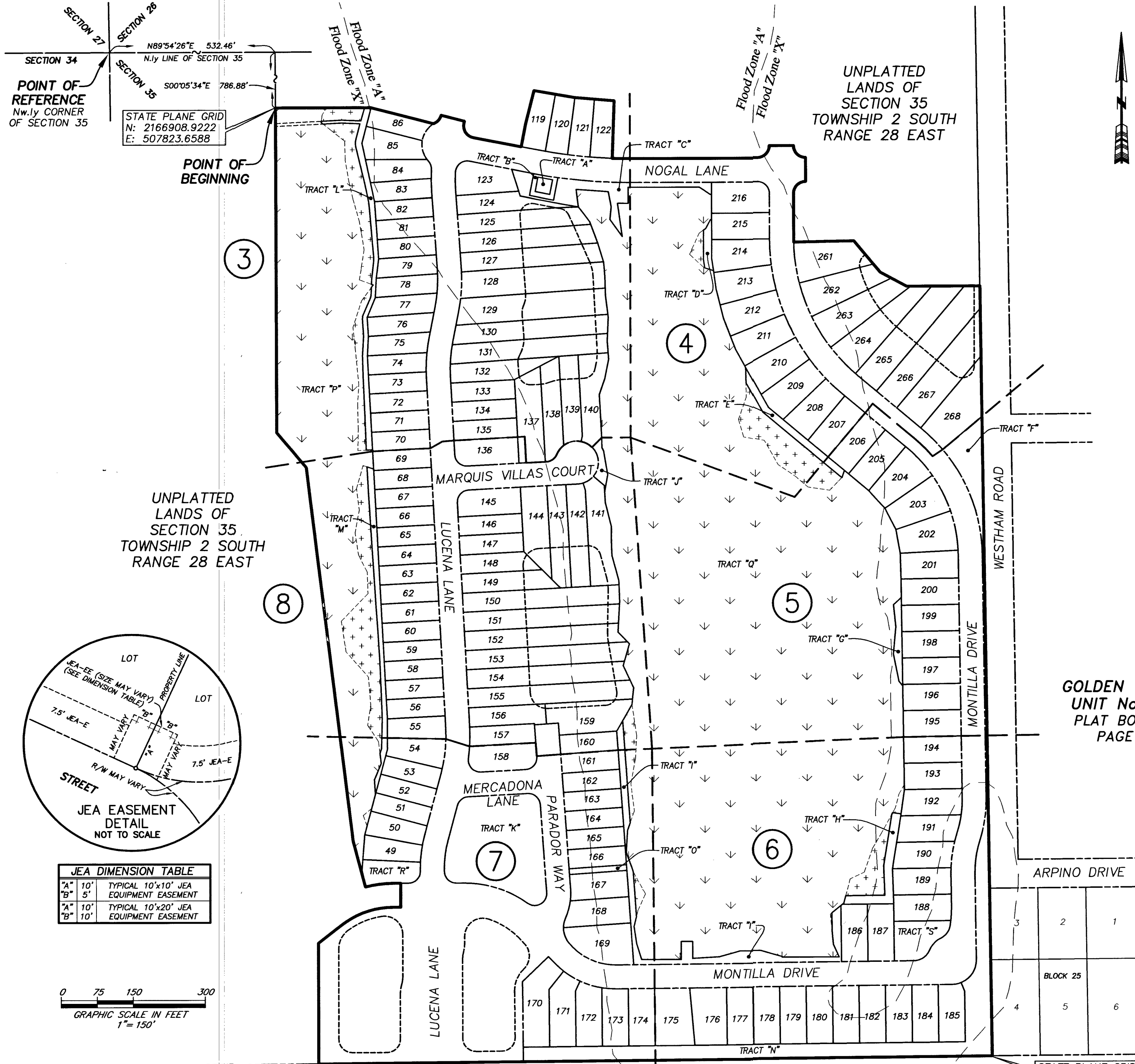
PHYLLIS L. WADE
Notary Public, State of Florida
My Comm. Expires May 16, 2017
Commission No. FF 18954

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

CITY DEVELOPMENT NO. 6800.014

Terra Costa Phase 1

A PORTION OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 28 EAST,
OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



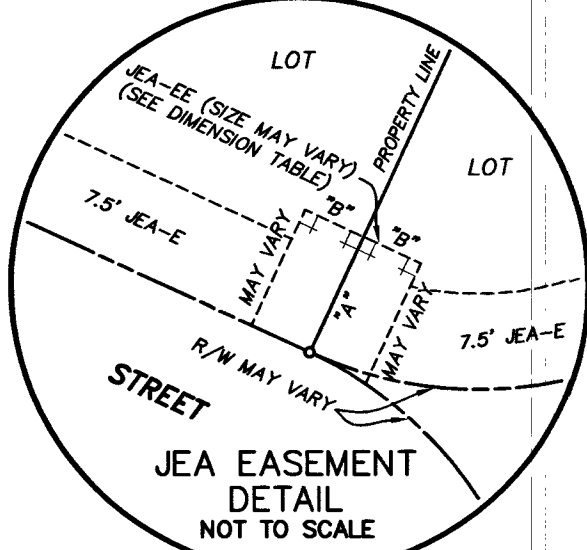
POINT OF REFERENCE
Nw.1/4 CORNER OF SECTION 35

STATE PLANE GRID
N: 2166908.9222
E: 507823.6588

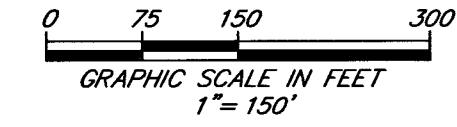
UNPLATTED LANDS OF SECTION 35 TOWNSHIP 2 SOUTH RANGE 28 EAST

UNPLATTED LANDS OF SECTION 35 TOWNSHIP 2 SOUTH RANGE 28 EAST

- NOTES:
- 1) Bearings shown are referenced to the State Plane coordinates as indicated hereon and are based on the Northerly line of Section 35 as being North 89°54'26" East.
 - 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: 2182666.373 E: 493662.930
Coordinate Datum: State Plane in U.S. survey feet Florida East Zone, North American Datum (NAD83) (NSRS 2007).
 - 4) 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. The construction of driveways and the installation of fences, hedges and landscaping is permissible but SUBJECT TO REMOVAL by the appropriate authority at the expense of each lot owner for the removal and/or replacement of such items.
 - 5) Private Drainage Easements for Stormwater Management Facilities and Private Unobstructed Drainage Easements are also for access and maintenance of easement facilities.
 - 6) Tracts "P" and "Q" are subject to a conservation easement pursuant to Section 704.06, F.S. in favor of the St. Johns River Water Management District. Any activity in or use of the conservation easement 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.
 - 7) Vegetative Natural Buffers adjacent to wetlands are to remain natural, vegetative, and undisturbed.
 - 8) The lands shown hereon lie within flood zone "X" and Special Flood Hazard Area "A" (No Base Flood Elevation determined) as depicted on the Flood Insurance Rate Map (FIRM) community number 120077, panel number 0411, suffix H, dated June 3, 2013. The FIRM information and delineations on this plat are valid only for dates up to and including the effective recording date of this plat. There may have been subsequent revisions after this date that will supersede said information, inquires 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



GOLDEN GLADES UNIT No. 3-A
PLAT BOOK 22
PAGE 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
 - P.R.M. PERMANENT REFERENCE MONUMENT
 - C.M. CONCRETE MONUMENT
 - P.C.P. PERMANENT CONTROL POINT
 - L.B. LICENSED BUSINESS
 - P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
 - P.O.C. POINT ON CURVE
 - R RADIUS
 - Δ CENTRAL ANGLE
 - L ARC LENGTH
 - CB CHORD BEARING
 - CH CHORD DISTANCE
 - C1 TABULATED CURVE DATA
 - L1 TABULATED LINE DATA
 - R/W RIGHT OF WAY
 - C/L CENTERLINE
 - M.S. MAP BOOK
 - P.G. PAGE
 - O.R.B. OFFICIAL RECORDS BOOK
 - F.P.L. FLORIDA POWER & LIGHT
 - ESMT. EASEMENT
 - JEA-E. JEA ELECTRIC EASEMENT
 - JEA-E.E. JEA EQUIPMENT EASEMENT
 - ③ SHEET REFERENCE NUMBER MATCHLINE
 - DENOTES VEGETATIVE NATURAL BUFFER
 - DENOTES CONSERVATION EASEMENT

PREPARED BY:
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OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 67 PAGE 78

SHEET 4 OF 8 SHEETS

SEE SHEET 2 FOR NOTES

- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
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 - F.P.L. FLORIDA POWER & LIGHT EASEMENT
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 - JEA-E. JEA ELECTRIC EASEMENT
 - JEA-E.E. JEA EQUIPMENT EASEMENT
 - SHEET REFERENCE NUMBER
 - MATCHLINE
 - DENOTES VEGETATIVE NATURAL BUFFER
 - DENOTES CONSERVATION EASEMENT

CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C5	25.00'	90°00'00"	39.27'	N45°00'00"E	35.36'
C6	25.00'	90°00'00"	39.27'	S45°00'00"E	35.36'
C7	25.00'	90°03'52"	39.30'	S44°58'04"W	35.38'
C8	375.00'	1°00'00"	6.54'	S00°30'00"E	6.54'
C102	350.00'	10°00'00"	61.09'	N45°00'00"W	61.01'
C103	425.00'	6°30'00"	48.21'	S46°45'00"E	48.19'
C104	425.00'	7°15'00"	53.78'	S39°52'30"E	53.74'
C105	425.00'	7°15'00"	53.78'	S32°37'30"E	53.74'
C106	425.00'	7°15'00"	53.78'	S25°22'30"E	53.74'
C107	425.00'	7°15'00"	53.78'	S18°07'30"E	53.74'
C108	425.00'	7°15'00"	53.78'	S10°52'30"E	53.74'
C109	425.00'	7°15'00"	53.78'	S03°37'30"E	53.74'
C110	25.00'	90°00'00"	39.27'	N45°00'00"W	35.36'
C111	375.00'	1°15'00"	8.18'	S49°22'30"E	8.18'
C112	375.00'	1°15'00"	8.18'	S43°00'00"E	75.14'
C113	375.00'	1°15'00"	8.18'	S31°30'00"E	75.14'
C114	375.00'	1°15'00"	8.18'	S20°00'00"E	75.14'
C115	375.00'	1°15'00"	8.18'	S07°37'30"E	86.53'
C116	25.00'	7°51'42"	3.43'	N03°55'51"W	3.43'
C149	25.00'	40°47'38"	17.80'	S70°23'49"E	17.43'
C150	245.00'	1°15'00"	5.35'	S49°22'30"E	5.34'
C151	245.00'	1°15'00"	5.35'	S43°00'00"E	49.09'
C152	245.00'	1°15'00"	5.35'	S31°30'00"E	49.09'
C153	245.00'	1°15'00"	5.35'	S20°06'39"E	48.15'
C154	25.00'	2°10'31"	0.95'	S13°23'03"E	0.95'
C155	25.00'	7°15'58"	31.41'	S23°41'41"W	29.38'

LINE TABLE

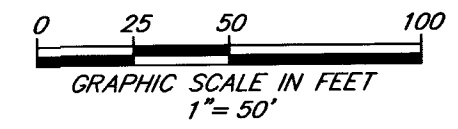
LINE	BEARING	LENGTH
L27	S08°00'00"E	25.34'
L28	S08°00'00"E	17.93'
L29	DUE SOUTH	61.06'
L30	S54°16'33"W	5.54'
L31	S27°37'40"W	20.14'
L32	S61°50'24"W	3.59'
L33	DUE SOUTH	82.64'
L34	S85°32'08"E	2.87'
L35	S56°02'11"E	27.34'

MATCHLINE SEE SHEET 3

GOLDEN GLADES
UNIT No. 3-A
PLAT BOOK 22
PAGE 60

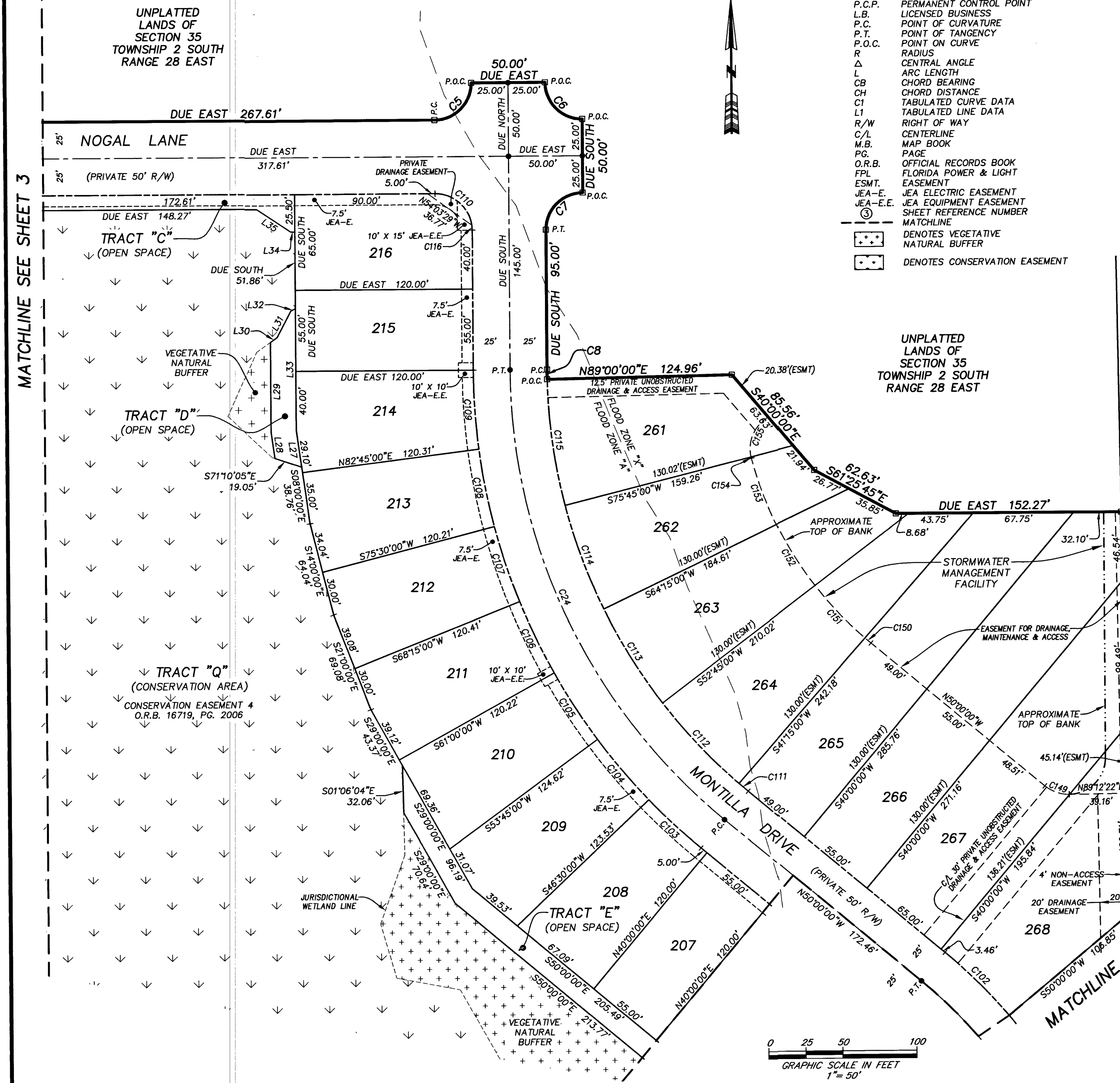
WESTHAM ROAD
(60' R/W)

MATCHLINE SEE SHEET 5



CITY DEVELOPMENT NO. 6800.014

PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
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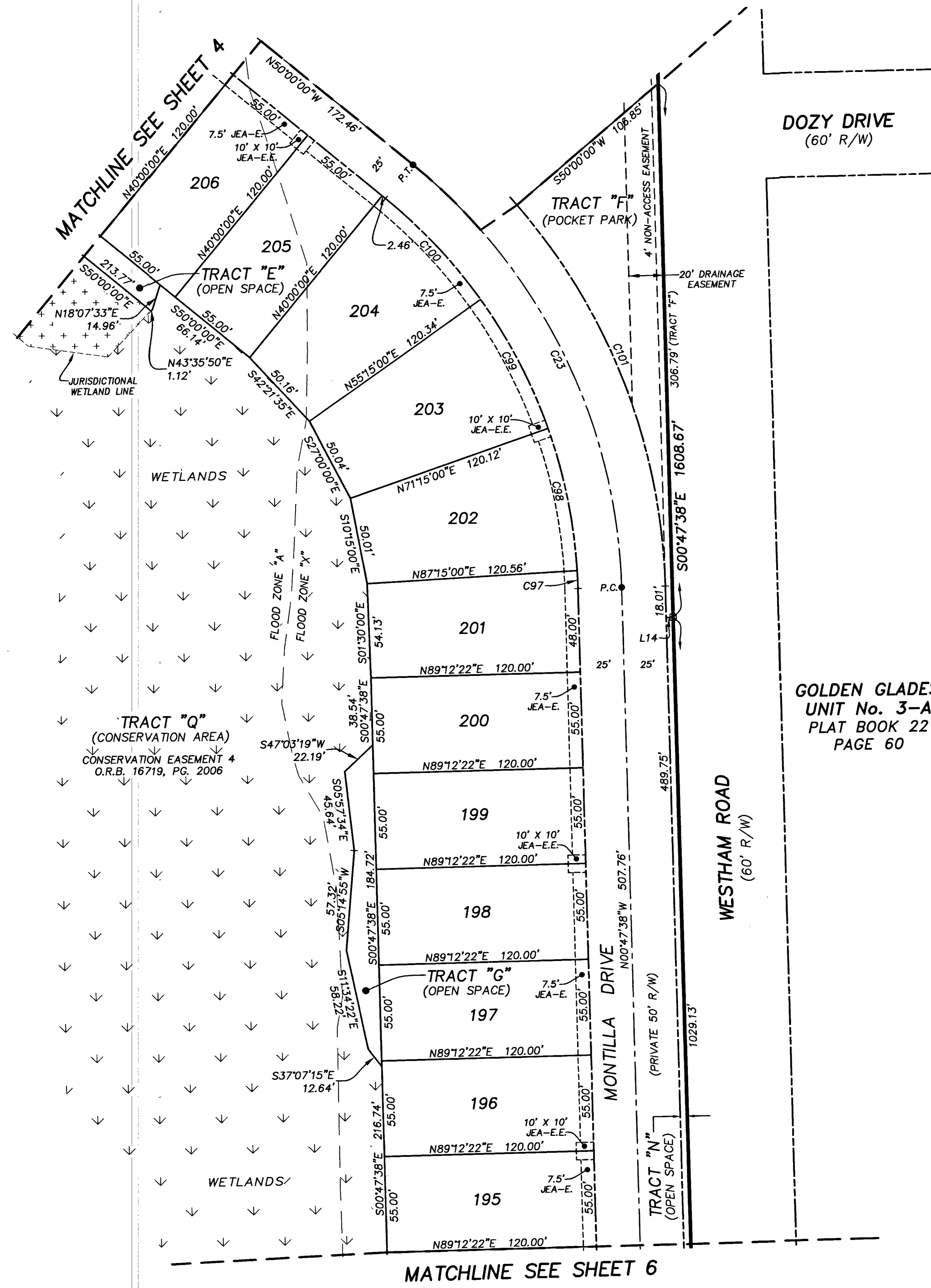


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PLAT BOOK 67 PAGE 79

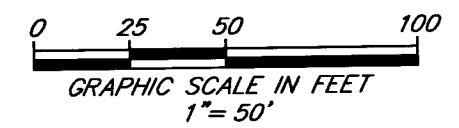
SHEET 5 OF 8 SHEETS
SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C23	325.00'	49°12'22"	279.11'	N25°23'49"W	270.61'
C97	300.00'	1°57'22"	10.24'	N01°46'19"W	10.24'
C98	300.00'	16°00'00"	83.78'	N10°45'00"W	83.50'
C99	300.00'	16°00'00"	83.78'	N26°45'00"W	83.50'
C100	300.00'	15°15'00"	79.85'	N42°22'30"W	79.61'
C101	350.00'	39°12'22"	239.50'	N20°23'49"W	234.85'

LINE TABLE		
LINE	BEARING	LENGTH
L14	N89°13'04"E	4.00'

- 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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 - CH CHORD DISTANCE
 - CI TABULATED CURVE DATA
 - L1 TABULATED LINE DATA
 - R/W RIGHT OF WAY
 - C/L CENTERLINE
 - M.B. MAP BOOK
 - PG. PAGE
 - O.R.B. OFFICIAL RECORDS BOOK
 - FPL FLORIDA POWER & LIGHT
 - E.S.M.T. EASEMENT
 - JEA-E. JEA ELECTRIC EASEMENT
 - JEA-E.E. JEA EQUIPMENT EASEMENT
 - ③ SHEET REFERENCE NUMBER
 - MATCHLINE
 - DENOTES VEGETATIVE NATURAL BUFFER
 - DENOTES CONSERVATION EASEMENT



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

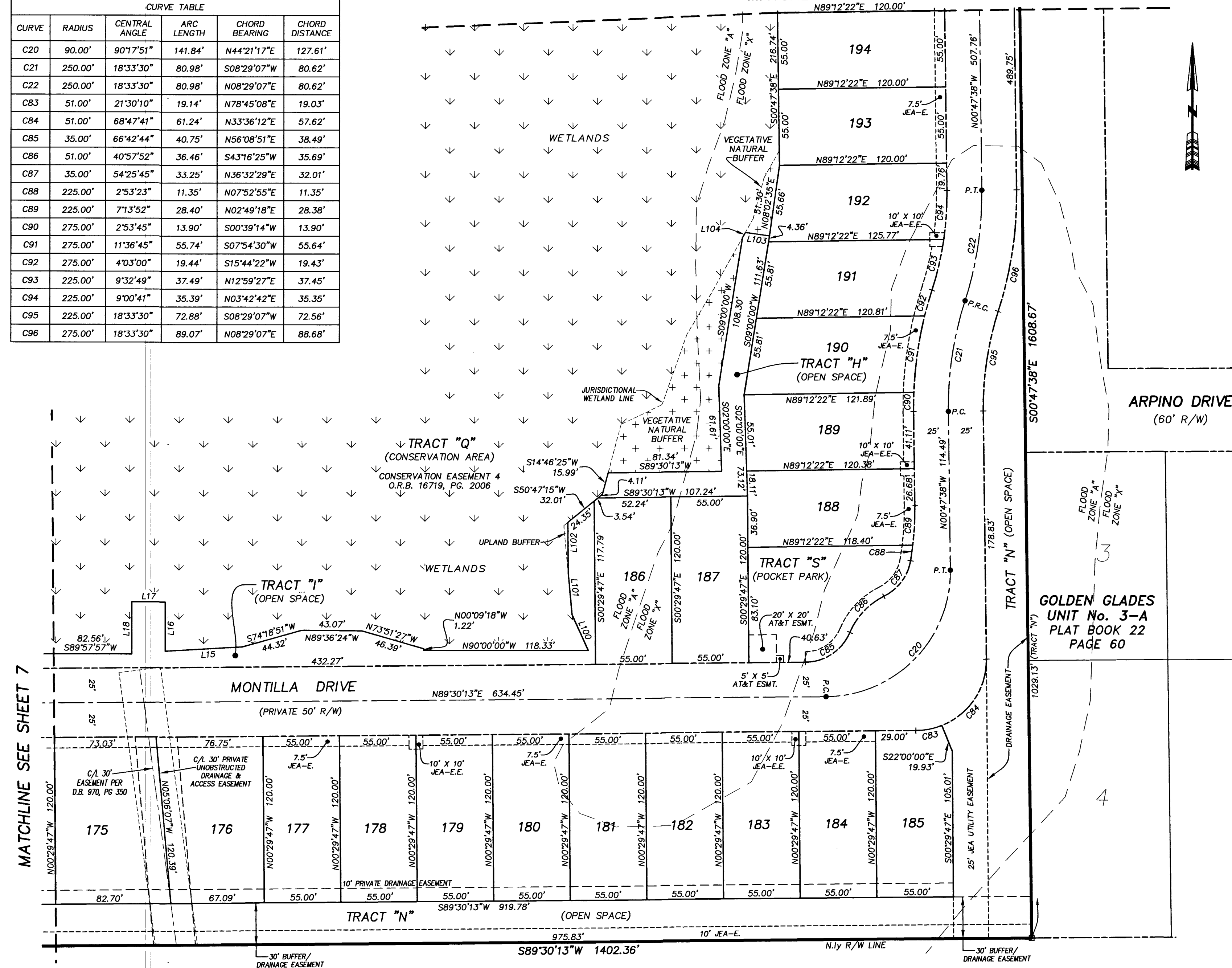
CITY DEVELOPMENT NO. 6800.014

Terra Costa Phase 1

A PORTION OF SECTION 35, 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
C20	90.00'	90°17'51"	141.84'	N44°21'17"E	127.61'
C21	250.00'	18°33'30"	80.98'	S08°29'07"W	80.62'
C22	250.00'	18°33'30"	80.98'	N08°29'07"E	80.62'
C83	51.00'	21°30'10"	19.14'	N78°45'08"E	19.03'
C84	51.00'	68°47'41"	61.24'	N33°36'12"E	57.62'
C85	35.00'	66°42'44"	40.75'	N56°08'51"E	38.49'
C86	51.00'	40°57'52"	36.46'	S43°16'25"W	35.69'
C87	35.00'	54°25'45"	33.25'	N36°32'29"E	32.01'
C88	225.00'	2°53'23"	11.35'	N07°52'55"E	11.35'
C89	225.00'	7°13'52"	28.40'	N02°49'18"E	28.38'
C90	275.00'	2°53'45"	13.90'	S00°39'14"W	13.90'
C91	275.00'	11°36'45"	55.74'	S07°54'30"W	55.64'
C92	275.00'	4°03'00"	19.44'	S15°44'22"W	19.43'
C93	225.00'	9°32'49"	37.49'	N12°59'27"E	37.45'
C94	225.00'	9°00'41"	35.39'	N03°42'42"E	35.35'
C95	225.00'	18°33'30"	72.88'	S08°29'07"W	72.56'
C96	275.00'	18°33'30"	89.07'	N08°29'07"E	88.68'

MATCHLINE SEE SHEET 5



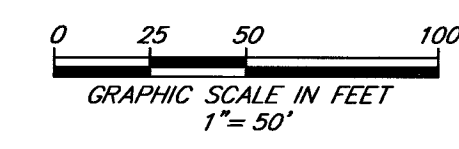
LINE TABLE		
LINE	BEARING	LENGTH
L15	S86°44'17"W	55.58'
L16	DUE NORTH	35.42'
L17	DUE WEST	23.97'
L18	DUE SOUTH	37.55'
L100	S24°12'35"E	28.40'
L101	S05°23'36"E	29.75'
L102	S00°29'47"E	36.91'
L103	N81°57'25"W	17.47'
L104	S29°07'18"W	4.24'

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
- CONCRETE MONUMENT
- LICENSED BUSINESS
- POINT OF CURVATURE
- POINT OF TANGENCY
- POINT ON CURVE
- R RADIUS
- Δ CENTRAL ANGLE
- L ARC LENGTH
- CB CHORD BEARING
- CH CHORD DISTANCE
- CT TABULATED CURVE DATA
- L1 TABULATED LINE DATA
- R/W RIGHT OF WAY
- C/L CENTERLINE
- M.B. MAP BOOK
- PG. PAGE
- O.R.B. OFFICIAL RECORDS BOOK
- FPL FLORIDA POWER & LIGHT
- ESMT. EASEMENT
- JEA-E. JEA ELECTRIC EASEMENT
- JEA-E.E. JEA EQUIPMENT EASEMENT
- ③ SHEET REFERENCE NUMBER
- MATCHLINE
- DENOTES VEGETATIVE NATURAL BUFFER
- DENOTES CONSERVATION EASEMENT

MATCHLINE SEE SHEET 7

BEACH BOULEVARD
(U.S. HIGHWAY No. 90) (STATE ROAD No. 212)
(200' R/W)



CITY DEVELOPMENT NO. 6800.014

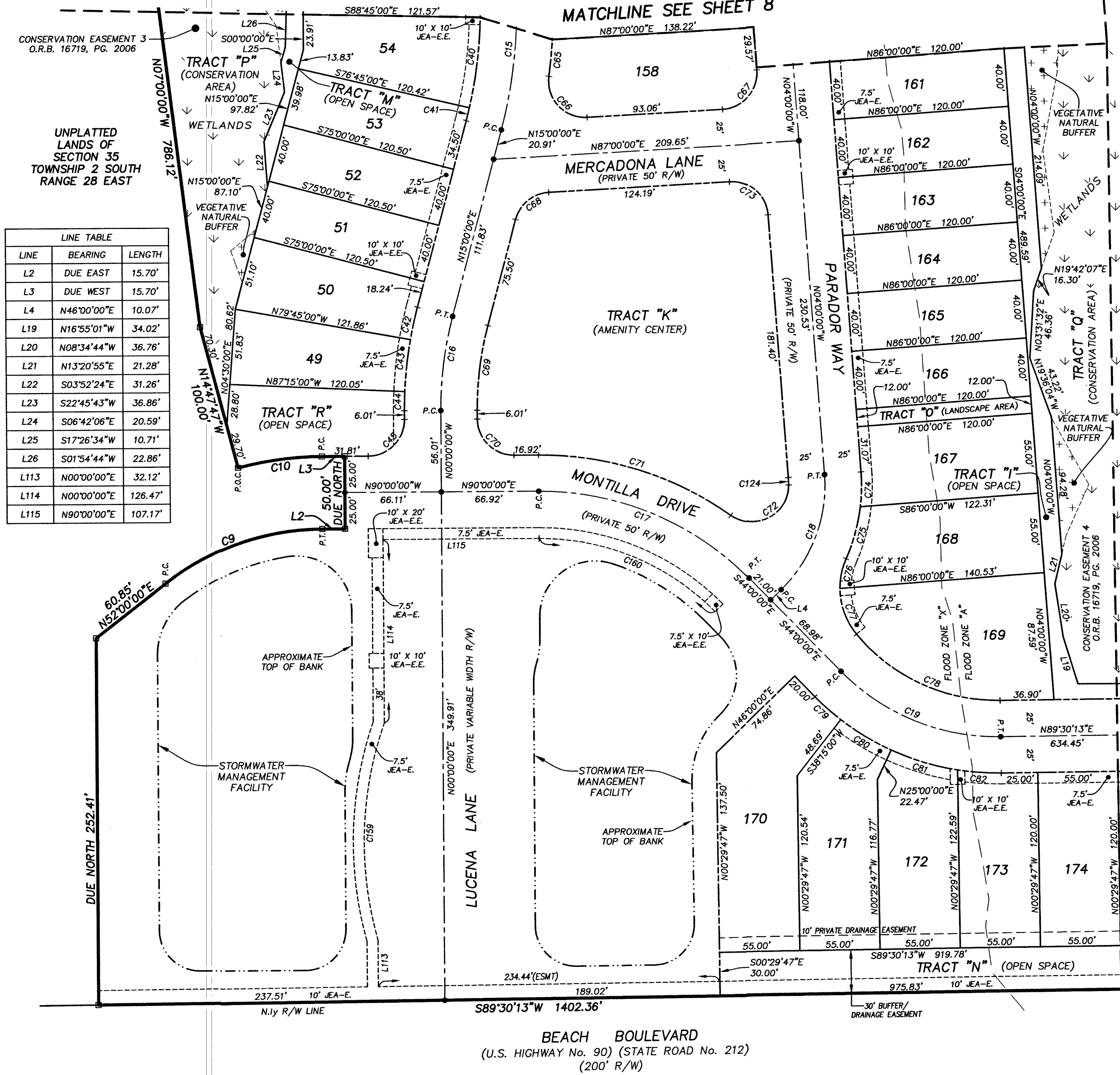
PREPARED BY:
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CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

Terra Costa Phase 1

A PORTION OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 28 EAST,
OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

SHEET 7 OF 8 SHEETS

SEE SHEET 2 FOR NOTES



LINE TABLE

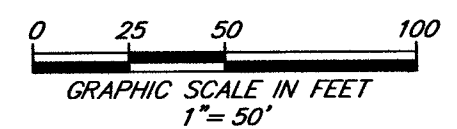
LINE	BEARING	LENGTH
L2	DUE EAST	15.70'
L3	DUE WEST	15.70'
L4	N46°00'00"E	10.07'
L19	N16°55'01"W	34.02'
L20	N08°34'44"W	36.76'
L21	N13°20'55"E	21.28'
L22	S03°52'24"E	31.26'
L23	S22°45'43"W	36.86'
L24	S06°42'06"E	20.59'
L25	S17°26'34"W	10.71'
L113	N00°00'00"E	32.12'
L114	N00°00'00"E	126.47'
L115	N90°00'00"E	107.17'

CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C9	175.00'	38°00'00"	116.06'	N71°00'00"E	113.95'
C10	225.00'	14°47'47"	58.11'	S82°36'06"W	57.94'
C15	325.00'	18°00'00"	102.10'	N06°00'00"E	101.68'
C16	250.00'	15°00'00"	65.45'	S07°30'00"W	65.26'
C17	200.00'	46°00'00"	160.57'	N67°00'00"W	156.29'
C18	100.00'	50°00'00"	87.27'	N21°00'00"E	84.52'
C19	150.00'	46°29'47"	121.73'	S67°14'54"E	118.41'
C40	300.00'	12°00'00"	62.83'	N07°15'00"E	62.72'
C41	300.00'	1°45'00"	9.16'	N14°07'30"E	9.16'
C42	275.00'	4°45'00"	22.80'	S12°37'30"W	22.79'
C43	275.00'	7°30'00"	36.00'	S06°30'00"W	35.97'
C44	275.00'	2°45'00"	13.20'	S01°22'30"W	13.20'
C45	25.00'	90°00'00"	39.27'	N45°00'00"E	35.36'
C65	350.00'	4°11'35"	25.61'	N05°42'38"E	25.61'
C66	25.00'	100°48'26"	43.99'	S42°35'47"E	38.53'
C67	25.00'	91°00'00"	39.71'	N41°30'00"E	35.66'
C68	25.00'	72°00'00"	31.42'	S51°00'00"W	29.39'
C69	225.00'	15°00'00"	58.90'	S07°30'00"W	58.74'
C70	25.00'	90°00'00"	39.27'	S45°00'00"E	35.36'
C71	225.00'	35°47'55"	140.58'	N72°06'03"W	138.30'
C72	25.00'	125°48'55"	54.90'	N62°53'27"E	44.51'
C73	25.00'	89°00'00"	38.83'	N48°30'00"W	35.05'
C74	125.00'	11°02'14"	24.08'	N01°31'07"E	24.04'
C75	125.00'	17°04'54"	37.27'	N15°34'41"E	37.13'
C76	50.00'	24°03'03"	20.99'	S12°05'37"W	20.83'
C77	50.00'	39°01'50"	34.06'	S19°26'50"E	33.41'
C78	125.00'	51°32'02"	112.43'	S64°43'46"E	108.68'
C79	175.00'	7°45'00"	23.67'	S47°52'30"E	23.65'
C80	175.00'	13°15'00"	40.47'	S58°22'30"E	40.38'
C81	175.00'	15°37'32"	47.73'	S72°48'46"E	47.58'
C82	175.00'	9°52'15"	30.15'	S85°33'40"E	30.11'
C124	75.00'	3°59'00"	5.21'	N02°00'30"W	5.21'
C159	248.50'	34°57'53"	151.65'	N02°00'54"E	149.31'
C160	167.50'	46°00'00"	134.48'	N67°00'00"W	130.89'

MATCHLINE SEE SHEET 6

- LEGEND
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
 - UNLESS OTHERWISE NOTED DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
 - P.R.M. PERMANENT REFERENCE MONUMENT
 - C.M. CONCRETE MONUMENT
 - P.C.P. PERMANENT CONTROL POINT
 - L.B. LICENSED BUSINESS POINT
 - P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
 - P.O.C. POINT ON CURVE
 - R RADIUS
 - Δ CENTRAL ANGLE
 - L ARC LENGTH
 - CB CHORD BEARING
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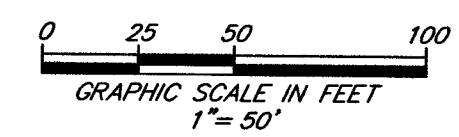
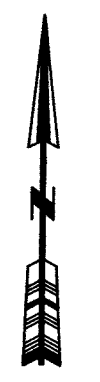
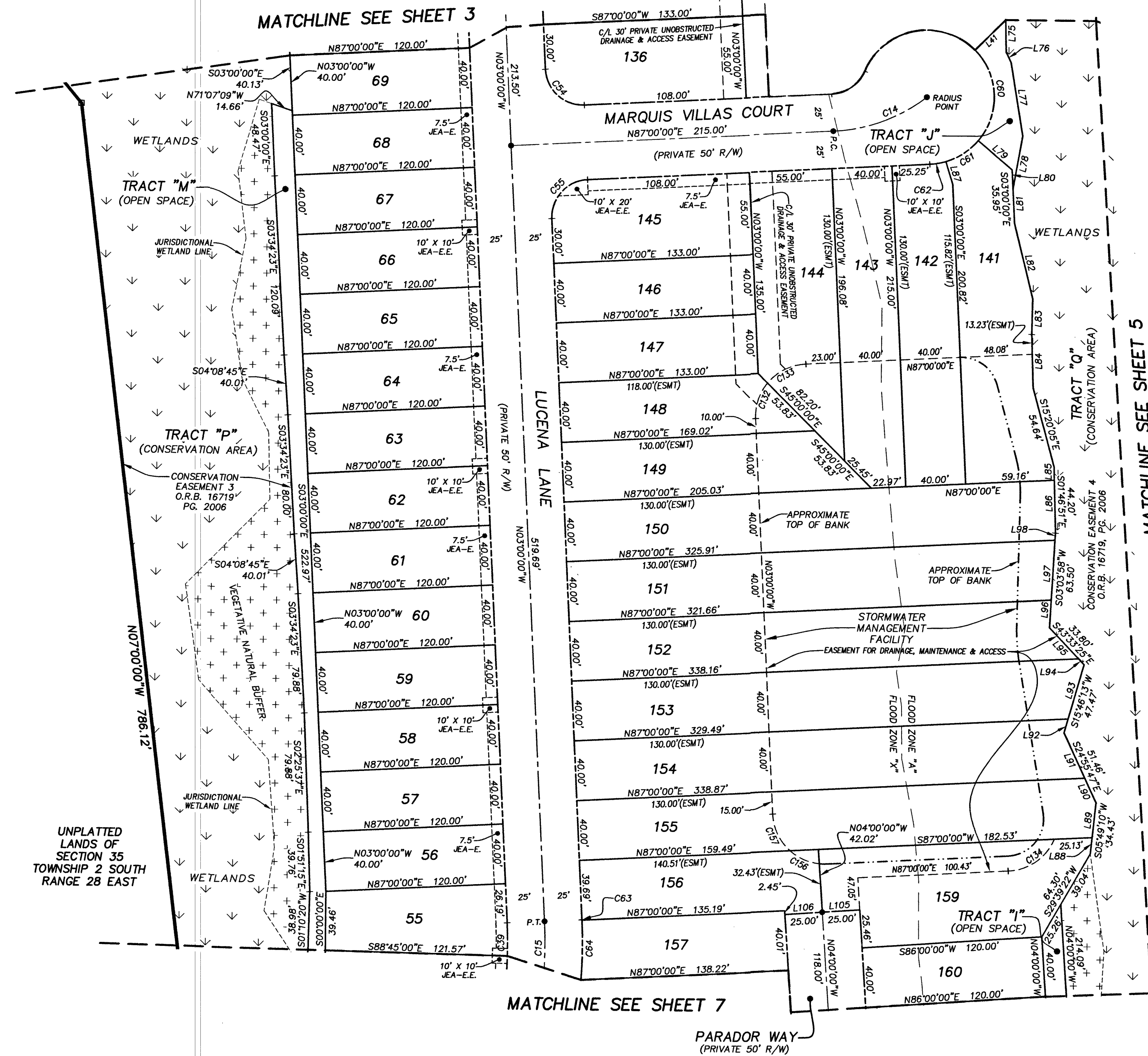


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Terra Costa Phase 1
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 OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

SHEET 8 OF 8 SHEETS
 SEE SHEET 2 FOR NOTES



CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C14	110.00'	35°05'48"	67.38'	N69°27'06"E	66.33'
C15	325.00'	18°00'00"	102.10'	N06°00'00"E	101.68'
C39	300.00'	4°15'00"	22.25'	N00°52'30"W	22.25'
C54	25.00'	90°00'00"	39.27'	S48°00'00"E	35.36'
C55	25.00'	90°00'00"	39.27'	S42°00'00"W	35.36'
C60	45.00'	85°00'00"	66.76'	N02°30'00"W	60.80'
C61	45.00'	33°00'00"	25.92'	N56°30'00"E	25.56'
C62	45.00'	14°00'00"	11.00'	N80°00'00"E	10.97'
C63	350.00'	0°03'05"	0.31'	N02°58'28"W	0.31'
C64	350.00'	6°33'46"	40.09'	N00°19'58"E	40.07'
C132	35.00'	41°55'14"	25.61'	S17°57'37"W	25.04'
C133	35.00'	48°04'46"	29.37'	S62°57'37"W	28.52'
C134	35.00'	64°37'23"	39.48'	N54°41'18"E	37.42'
C156	35.00'	35°38'34"	21.77'	S66°24'22"E	21.42'
C157	35.00'	45°35'05"	27.85'	S25°47'32"E	27.12'

LINE TABLE

LINE	BEARING	LENGTH
L41	N45°00'00"E	28.68'
L75	N01°23'31"W	21.69'
L76	N25°55'43"W	7.67'
L77	N09°30'48"W	49.72'
L78	N09°48'56"E	36.15'
L79	S50°00'00"E	29.87'
L80	S03°00'00"E	13.03'
L81	S03°00'00"E	22.92'
L82	S14°06'43"E	51.75'
L83	S00°58'21"W	24.04'
L84	S02°00'00"E	35.95'
L85	N01°46'51"W	8.90'
L86	N01°46'51"W	35.29'

LINE TABLE

LINE	BEARING	LENGTH
L87	S17°00'00"E	15.99'
L88	N05°49'10"E	10.94'
L89	N05°49'10"E	23.49'
L90	N24°55'47"W	18.10'
L91	N24°55'47"W	33.36'
L92	N15°46'13"E	9.57'
L93	N15°46'13"E	37.90'
L94	N43°33'25"W	5.41'
L95	N43°33'25"W	28.39'
L96	N03°03'58"E	18.53'
L97	N03°03'58"E	40.23'
L98	N03°03'58"E	4.74'
L105	S86°00'00"W	25.00'
L106	S86°00'00"W	25.00'

- LEGEND**
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