

Terra Costa Phase 1 Replat No. 2
 BEING A REPLAT OF LOTS 49, 50, 51 AND 52 AS DEPICTED ON THE PLAT OF
 TERRA COSTA PHASE 1, AS RECORDED IN PLAT BOOK 67, PAGES 75 THROUGH 82 OF THE
 CURRENT PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 69 PAGE 76

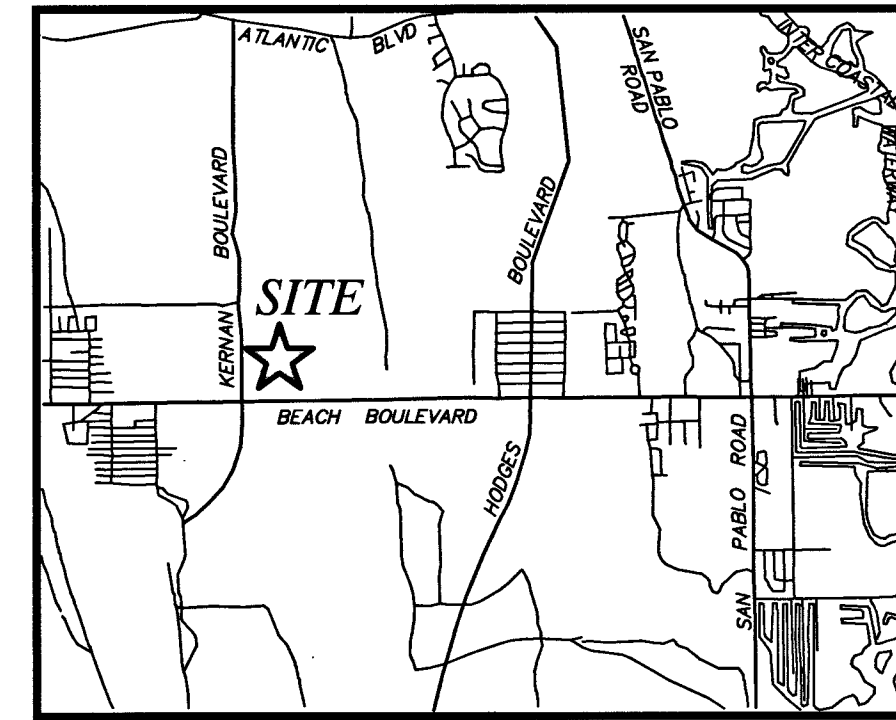
SHEET 1 OF 2 SHEETS
 SEE SHEET 2 FOR NOTES

CAPTION

All of Lots 49, 50, 51 and 52 as depicted on the plat of Terra Costa Phase 1, as recorded in Plat Book 67, pages 75 through 82 of the current Public Records of Duval County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Southwesterly corner of Lot 53 of said Terra Costa Phase 1; thence South 75°00'00" East, along the Southerly line of said Lot 53, a distance of 120.50 feet to the Southeastery corner of said Lot 53, said corner lying on the Westerly right of way line of Lucena Lane, a private 50 foot right of way as presently established; thence South 15°00'00" West, along said Westerly right of way line, 98.24 feet to the point of curvature of a curve concave Easterly having a radius of 275.00 feet; thence Southerly continuing along said Westerly right of way line and along the arc of said curve, through a central angle of 12°15'00", an arc length of 58.80 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 08°52'30" West, 58.68 feet; thence North 87°15'00" West, departing said Westerly right of way line and along the Northerly line of Tract "R" of said plat, 120.05 feet to a point lying on the Easterly line of Tract "P" of said plat; thence North 04°30'00" East, departing said Northerly line of Tract "R" and along said Easterly line of Tract "P", 51.83 feet; thence North 15°00'00" East, continuing along said Easterly line of Tract "P" and along the Easterly line of Tract "M" of said plat, 131.10 feet to the Point of Beginning.

Containing 0.47 acres, more or less.



VICINITY MAP
(NOT TO SCALE)

ADOPTION AND DEDICATION

This is to certify that Standard Pacific of Florida, a Florida general partnership, is the fee simple owner of the lands described in the caption hereon known as Terra Costa Phase 1 Replat No. 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.

Those easements designated as "EA-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 "EA-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.

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

In witness whereof, the undersigned Owner has caused these presents to be signed by the designated officer shown below on this 18th day of OCTOBER, 2016.

OWNER: Standard Pacific of Florida
 a Florida general partnership

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

Witness
Jeffrey M. Ferguson
 Print Name

David R. Stanton
 Witness
 Print Name

By: Madrice Rudolph
 Vice President - Land Operations

Approved 15 OCT 2016
 Date
[Signature]
 City Engineer
 Director of Public Works
 Approved October 24, 2016
 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.

John P. Pappas
 John Pappas, P.E.
 Director of Public Works
 Date 10-26-16

STATE OF FLORIDA, COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 18th day of October, 2016, 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.

Denise Louise Adams
 Notary Public, State of Florida
 Printed Name

My Commission Expires February 6, 2018

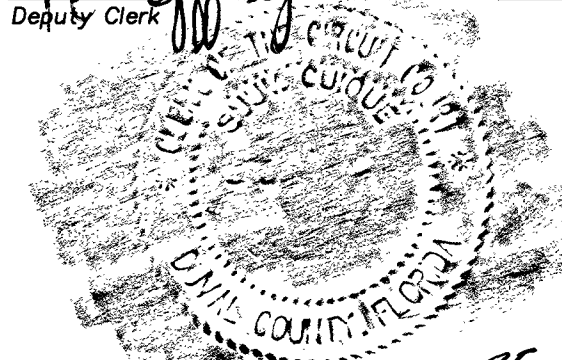
Commission Number FF 018072



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 69, pages 76-77 of the Public Records of Duval County, Florida, this 21st day of October, 2016.

Ronnie Fussell
 Ronnie Fussell, Clerk of the Circuit Court
K.O. Gaffney
 Deputy Clerk

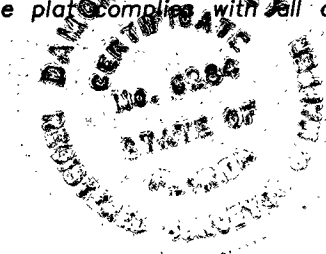


SURVEYOR'S CERTIFICATE

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

Signed and sealed this 20th day of OCTOBER, 2016.

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



PLAT CONFORMITY REVIEW

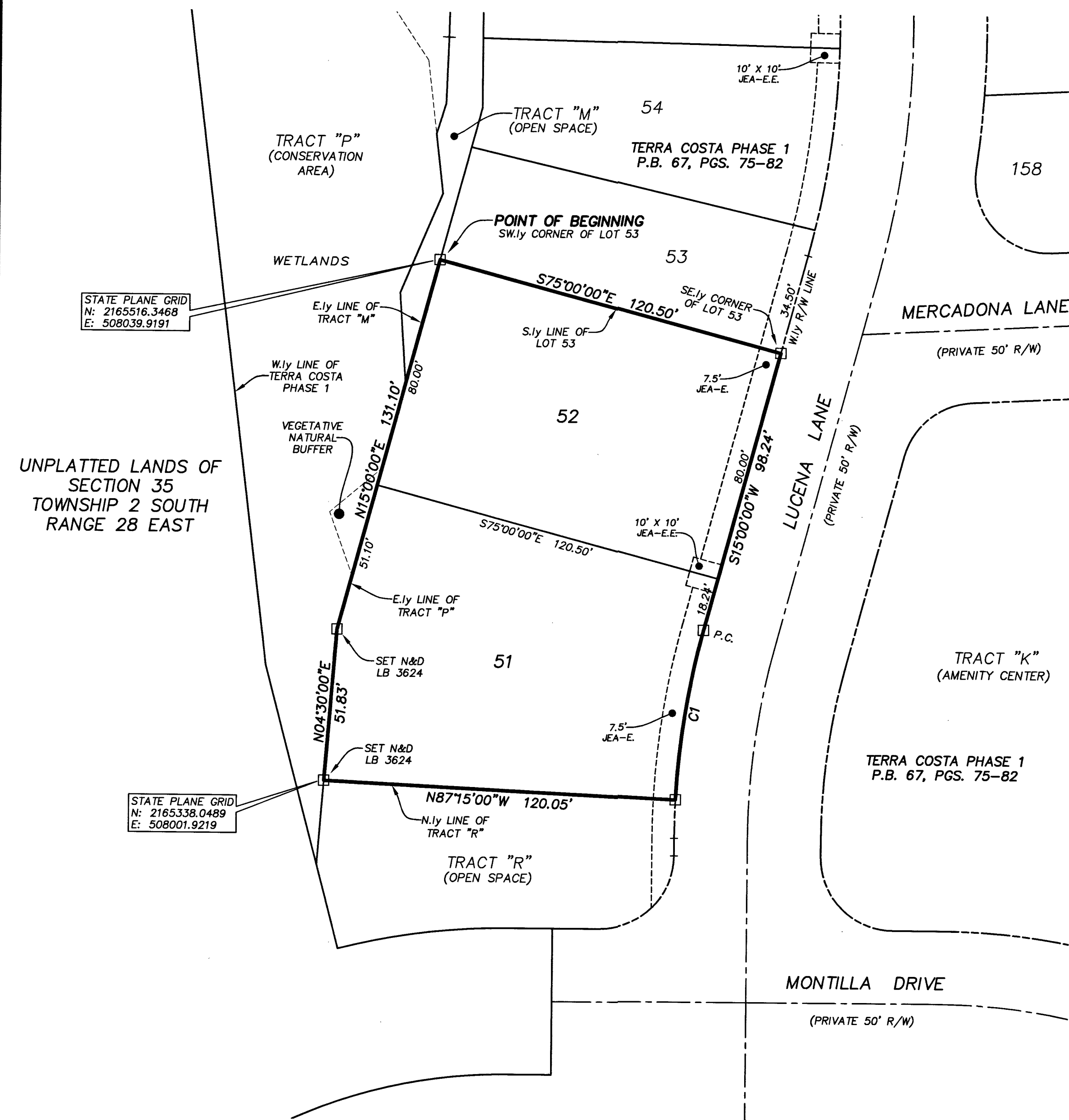
This plat has been reviewed and found in compliance with Part 1, Chapter 177, Florida Statutes, this 25 day of OCT, 2016.

W. Monroe Hazen
 W. Monroe Hazen, P.L.S.
 Professional Surveyor and Mapper
 State of Florida Registered Surveyor No. 3398

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 PLAT NO. 6800.028
 CITY DEVELOPMENT PLAN NO. 6800.014

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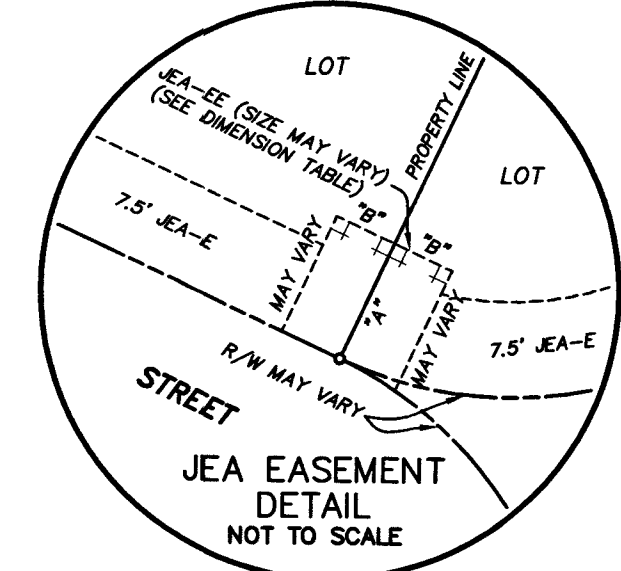
- NOTES:**
- 1) Bearings shown are referenced to the State Plane coordinates as indicated hereon and are based on the Southerly line of Lot 53 as being South 75°00'00" East.
 - 2) Notice: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and 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 "BART" (FPRN Station 0251) (St. Johns) coordinates: N 2077204.810 E 463207.072
 Coordinate Datum: State Plane values reference Florida East Zone, North American Datum 1983 (2011) and are in U.S. survey feet.
 - 4) The lands shown hereon lie within flood zone "X" as depicted on the Flood Insurance Rate Map (FIRM) community number 120077, panel number 0412, 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. Inquiries for this should be made to the Community's Floodplain Management Repository, Development Services Division, Department of Planning and Development, City of Jacksonville.
 - 5) Lands depicted hereon are subject to Covenants, Conditions, Restrictions and Easements recorded in Official Records Book 16431, Page 361, as amended by Official Records Book 17137, Page 224, Official Records Book 17391, Page 1277 and Official Records Book 17503, Page 2290 of the current Public Records of Duval County, Florida, and as amended. (blanket in nature)
 - 6) Lands depicted hereon are subject to Covenants, Conditions, Restrictions and Easements recorded in Official Records Book 17041, Page 1932, as amended by Official Records Book 17078, Page 119, Official Records Book 17095, Page 435, Official Records Book 17297, Page 1616, Official Records Book 17393, Page 1237, Official Records Book 17521, Page 1332 and Official Records Book 17563, Page 251 of the current Public Records of Duval County, Florida, and as amended. (blanket in nature)

UNPLATTED LANDS OF SECTION 35 TOWNSHIP 2 SOUTH RANGE 28 EAST

STATE PLANE GRID
 N: 2165516.3468
 E: 508039.9191

STATE PLANE GRID
 N: 2165338.0489
 E: 508001.9219

- 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
 - N&D NAIL AND DISK
 - F.P.C.P. PERMANENT CONTROL POINT
 - L.B. LICENSED BUSINESS
 - P.C. POINT OF CURVATURE
 - C1 TABULATED CURVE DATA
 - R/W RIGHT OF WAY
 - C/L CENTERLINE
 - P.B. PLAT BOOK
 - P.G. PAGE
 - O.R.B. OFFICIAL RECORDS BOOK
 - ESMT. EASEMENT
 - JEA-E. JEA ELECTRIC EASEMENT
 - JEA-E.E. JEA EQUIPMENT EASEMENT

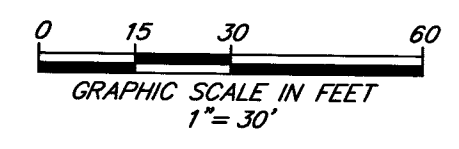


JEA DIMENSION TABLE

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

CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	275.00'	127°15'00"	58.80'	S08°52'30"W	58.68'



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