

# Terra Costa Phase 2A

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

PLAT BOOK 70 PAGE 154

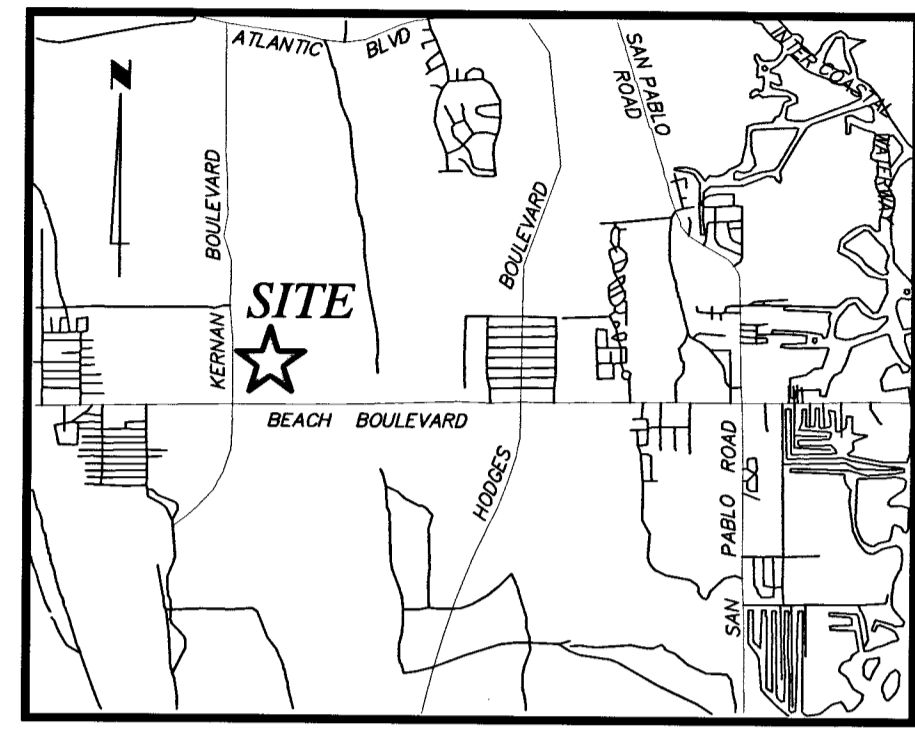
SHEET 1 OF 4 SHEETS  
SEE SHEET 2 FOR NOTES

### 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 Beginning, commence at the Northeasterly corner of Lot 266, 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 said county, thence Westerly along the Northerly line of said plat the following 12 courses: Course 1, thence Due West, 152.27 feet; Course 2, thence North 61°25'45" West, 62.63 feet; Course 3, thence North 40°00'00" West, 85.56 feet; Course 4, thence South 89°00'00" West, 124.96 feet to a point on a curve concave Easterly having a radius of 375.00 feet; Course 5, thence Northerly along the arc of said curve, through a central angle of 01°00'00", an arc length of 6.54 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 00°30'00" West, 6.54 feet; Course 6, thence due North, 95.00 feet to the point of curvature of a curve concave Southeasterly having a radius of 25.00 feet; Course 7, 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" West, 35.36 feet; Course 8, thence Due North, 50.00 feet to a point on a curve concave Northeasterly having a radius of 25.00 feet; Course 9, thence Northwesterly 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" West, 35.36 feet; Course 10, thence Due West, 50.00 feet to a point on a curve concave Northwesterly having a radius of 25.00 feet; Course 11, thence Southwesterly along the arc of said curve, through a central angle of 90°00'00", an arc length of 39.27 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 45°00'00" West, 35.36 feet; Course 12, thence Due West, 257.61 feet; thence Due North, departing said Northerly line, 895.37 feet to the Southerly line of Section 26, of said Township and Range; thence North 89°54'26" East, along said Southerly line, 703.73 feet to the Northwesterly corner of Golden Glades Unit No. 3-A, as recorded in Plat Book 22, page 60 of said current Public Records; thence South 00°47'38" East, departing said Southerly line and along the Westerly line of last said plot, 1166.48 feet to the Point of Beginning.

Containing 16.55 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 ("Owner"), is the fee simple owner of the lands described in the caption hereon known as Terra Costa Phase 2A, 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 "A", "B" and "C" (Open Space) and Tract "D" (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 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 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.

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 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), 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 \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Approved 11 Jan 2018  
Date  
[Signature]  
City Engineer  
for Director of Public Works  
Approved January 9, 2018  
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] Date 1/12/18  
John Pappas, P.E.  
Director of Public Works

OWNER: Standard Pacific of Florida  
a Florida general partnership  
By: [Signature]  
Standard Pacific of Florida GP, Inc.  
a Delaware corporation, its managing  
general partner  
By: [Signature]  
Maurice Rudolph  
Vice President - Land Operations

### CLERK'S CERTIFICATE

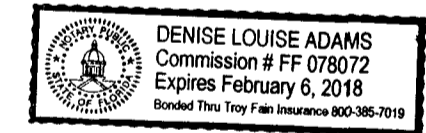
This is to certify that this plat has been approved by the City of Jacksonville, Florida, and submitted to me for recording, and is recorded in Plat Book 70, pages 154-154 of the Public Records of Duval County, Florida, this 11 day of January, 2018.

[Signature] [Signature]  
Ronnie Fussell, Clerk of the Circuit Court Deputy Clerk

### STATE OF FLORIDA, COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 9th day of November, 2017, 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] My Commission Expires February 6, 2018  
Notary Public, State of FLORIDA Commission Number FF 078072  
[Signature]  
Printed Name



### 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.

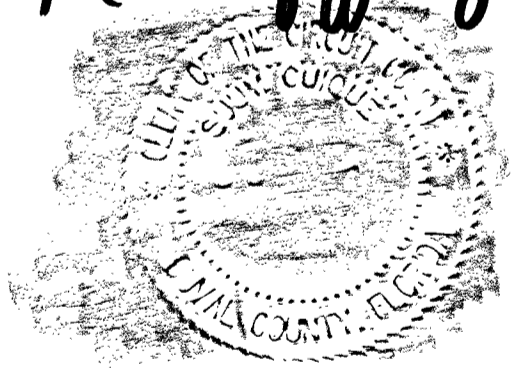
Signed and sealed this 7th day of DECEMBER, 2017.  
[Signature]  
Damon J. Kelly  
Professional Surveyor and Mapper  
State of Florida Registered Surveyor No. 6284



### PLAT CONFORMITY REVIEW

This plat has been reviewed and found in compliance with Part 1, Chapter 177, Florida Statutes, this 11th day of January, 2018.

[Signature]  
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. 6800.031  
CITY DEVELOPMENT PLANS NO. 6800.014

# Terra Costa Phase 2A

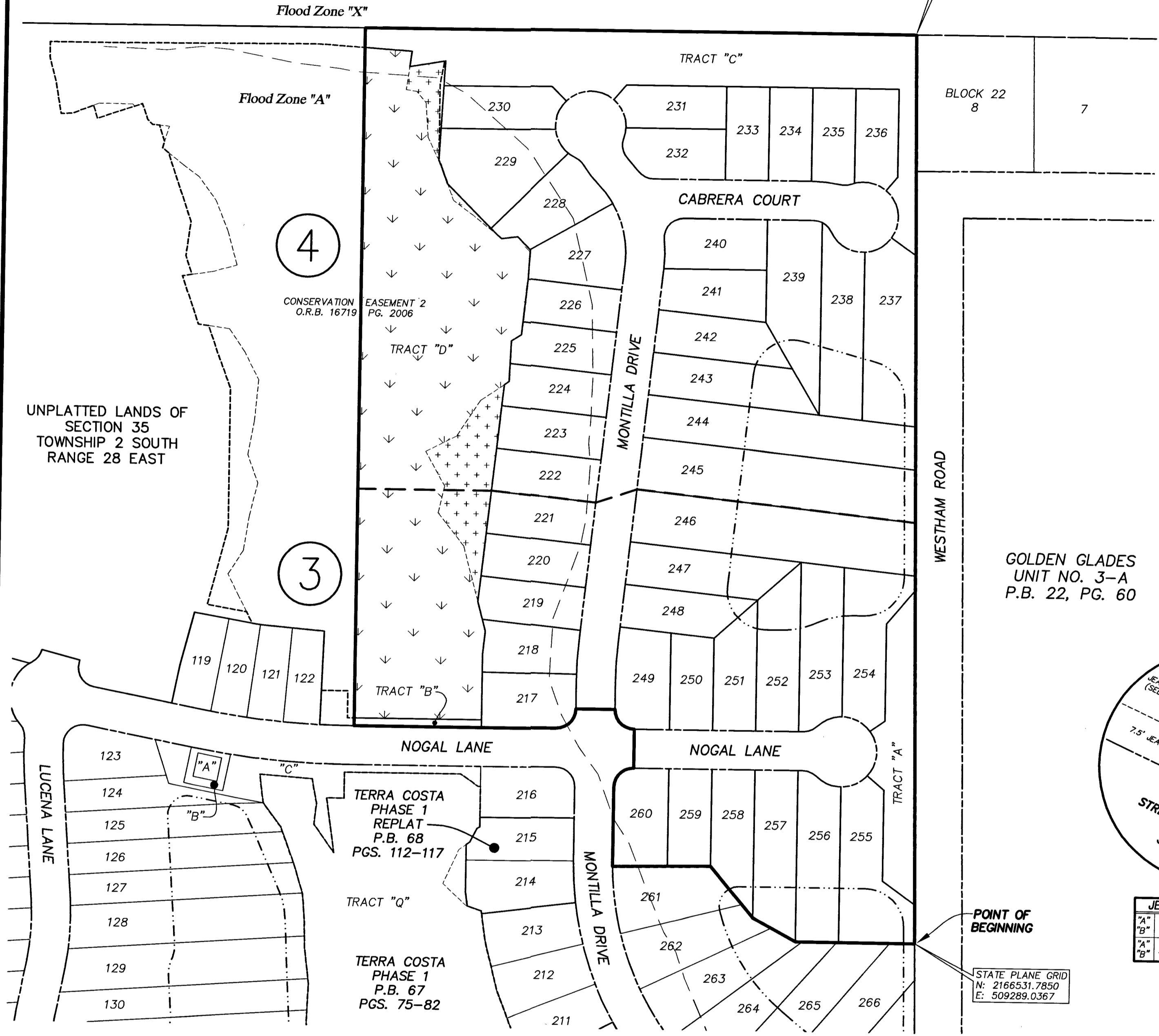
A PORTION OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 28 EAST,  
OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

## PLAT BOOK 70 PAGE 155

SHEET 2 OF 4 SHEETS  
SEE SHEET 2 FOR NOTES

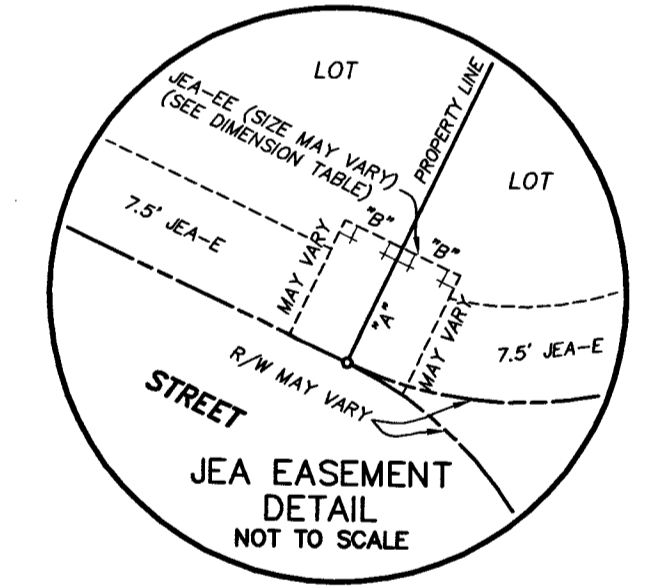
UNPLATTED LANDS OF  
SECTION 26  
TOWNSHIP 2 SOUTH  
RANGE 28 EAST

STATE PLANE GRID  
N: 2167838.1512  
E: 509272.8735



- NOTES:**
- 1) Bearings shown are referenced to the State Plane coordinates as indicated hereon and are based on the Northerly line of Terra Costa Phase 1 as being Due West.
  - 2) Notice: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not depicted on this plat that may be found in the Public Records of this county.
  - 3) Coordinates based on GPS observation of the following National Geodetic Survey Control Station "KREC" (Jacksonville 2) coordinates:  
N 2182506.373 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) Tract "D" is 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.
  - 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 as revised by Letter of Map Revision (LOMR) Case No. 12-0000-0000. 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.
  - 9) 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, Official Records Book 17391, Page 1281 and Official Records Book 17503, Page 2290 of the current Public Records of Duval County, Florida, and as amended, (blanket in nature).

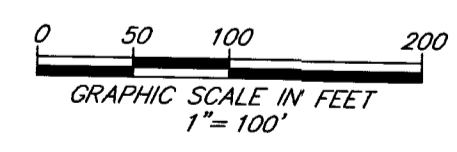
GOLDEN GLADES  
UNIT NO. 3-A  
P.B. 22, PG. 60



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

- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
  - DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
  - DENOTES P.C.P., 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
  - P.C. POINT OF CURVATURE
  - P.T. POINT OF TANGENCY
  - (NR) NON-RADIAL
  - CI TABULATED CURVE DATA
  - LI TABULATED LINE DATA
  - R/W RIGHT OF WAY
  - P.B. PLAT BOOK
  - PG. PAGE
  - O.R.B. OFFICIAL RECORDS BOOK
  - JEA-E JEA ELECTRIC EASEMENT
  - JEA-E-E JEA EQUIPMENT EASEMENT
  - ESMT. EASEMENT
  - N.A.V.D. NORTH AMERICAN VERTICAL DATUM
  - M.V.D. MATCHLINE
  - ④ SHEET REFERENCE NUMBER
  - ⊕ DENOTES UPLANDS WITHIN CONSERVATION EASEMENT
  - ⊖ DENOTES WETLANDS WITHIN CONSERVATION EASEMENT

STATE PLANE GRID  
N: 2166531.7850  
E: 509289.0367



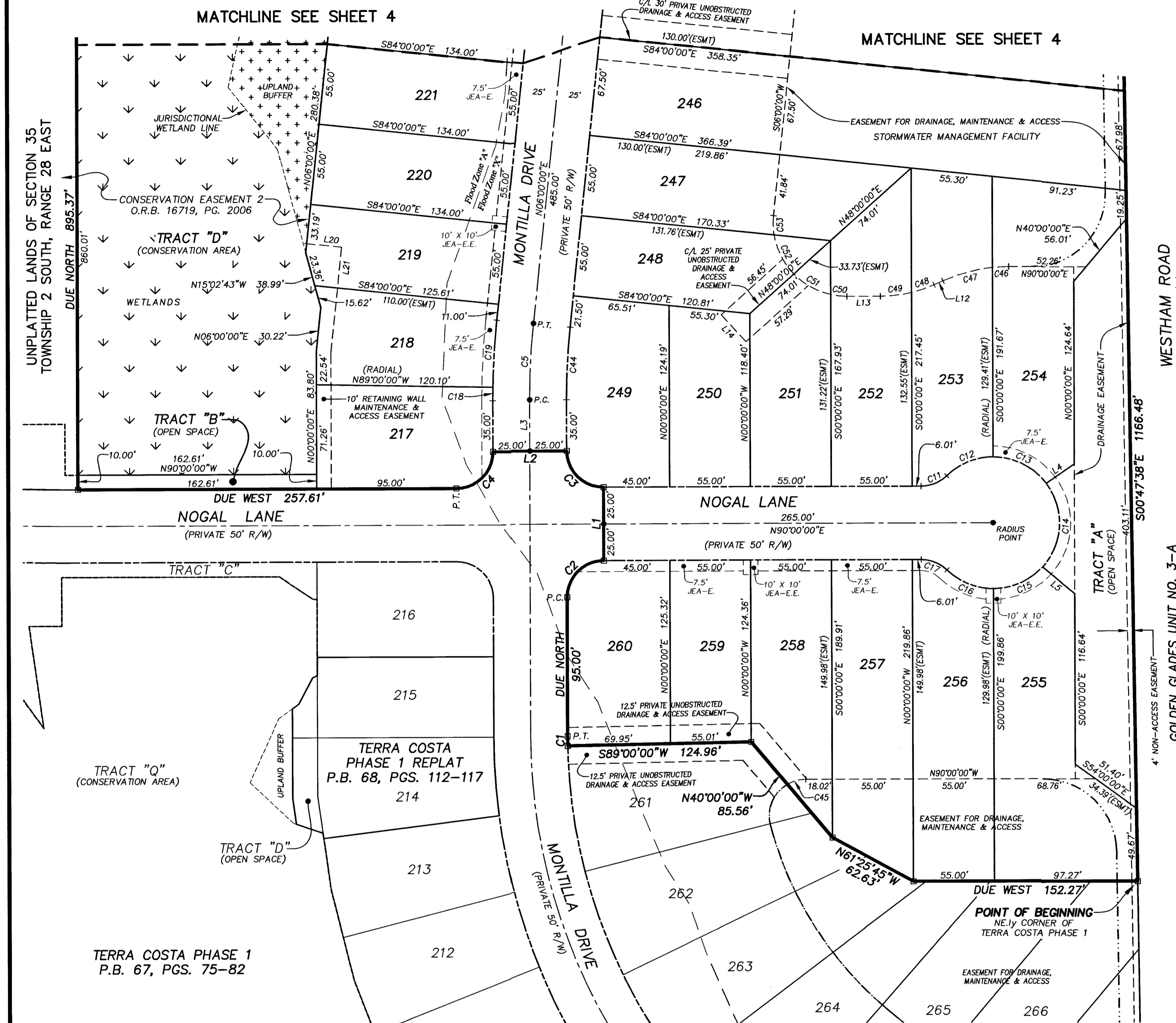
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# Terra Costa Phase 2A

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PLAT BOOK 70 PAGE 156

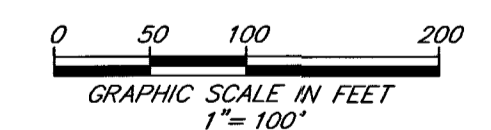
SHEET 3 OF 4 SHEETS  
SEE SHEET 2 FOR NOTES



CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	375.00'	100°00"	6.54'	N00°30'00"W	6.54'
C2	25.00'	90°00'00"	39.27'	N45°00'00"E	35.36'
C3	25.00'	90°00'00"	39.27'	N45°00'00"W	35.36'
C4	25.00'	90°00'00"	39.27'	S45°00'00"W	35.36'
C5	500.00'	6°00'00"	52.36'	N03°00'00"E	52.34'
C11	25.00'	44°24'55"	19.38'	N67°47'32"E	18.90'
C12	45.00'	44°24'55"	34.88'	S67°47'32"W	34.02'
C13	45.00'	53°05'27"	41.70'	N63°27'17"W	40.22'
C14	45.00'	79°02'57"	62.09'	N02°36'55"E	57.28'
C15	45.00'	47°51'37"	37.59'	N66°04'12"E	36.51'
C16	45.00'	44°24'55"	34.88'	S67°47'32"E	34.02'
C17	25.00'	44°24'55"	19.38'	N67°47'32"W	18.90'
C18	525.00'	1°00'00"	9.16'	S00°30'00"W	9.16'
C19	525.00'	5°00'00"	45.81'	S03°30'00"W	45.80'
C44	475.00'	6°00'00"	49.74'	S03°00'00"W	49.72'
C45	25.00'	30°18'50"	13.23'	S74°50'35"W	13.07'
C46	110.00'	5°48'26"	11.15'	S87°05'47"W	11.14'
C47	110.00'	18°11'34"	34.93'	S75°05'47"W	34.78'
C48	90.00'	10°20'21"	16.24'	N71°10'10"E	16.22'
C49	90.00'	13°39'39"	21.46'	N83°10'10"E	21.41'
C50	50.00'	12°41'40"	11.08'	S83°39'10"E	11.06'
C51	50.00'	33°26'57"	29.19'	S60°34'52"E	28.78'
C52	50.00'	34°36'07"	30.20'	S26°33'19"E	29.74'
C53	50.00'	15°15'16"	13.31'	S01°37'38"E	13.27'

LINE	BEARING	LENGTH
L1	DUE NORTH	50.00'
L2	DUE WEST	50.00'
L3	N00°00'00"E	35.00'
L4	N55°00'00"E	23.22'
L5	S50°00'00"E	28.24'
L12	N86°00'00"E	6.61'
L13	N90°00'00"E	22.76'
L14	N42°00'00"W	25.00'
L20	N84°00'00"W	24.00'
L21	S06°00'00"W	28.00'

- LEGEND**
- ☐ DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
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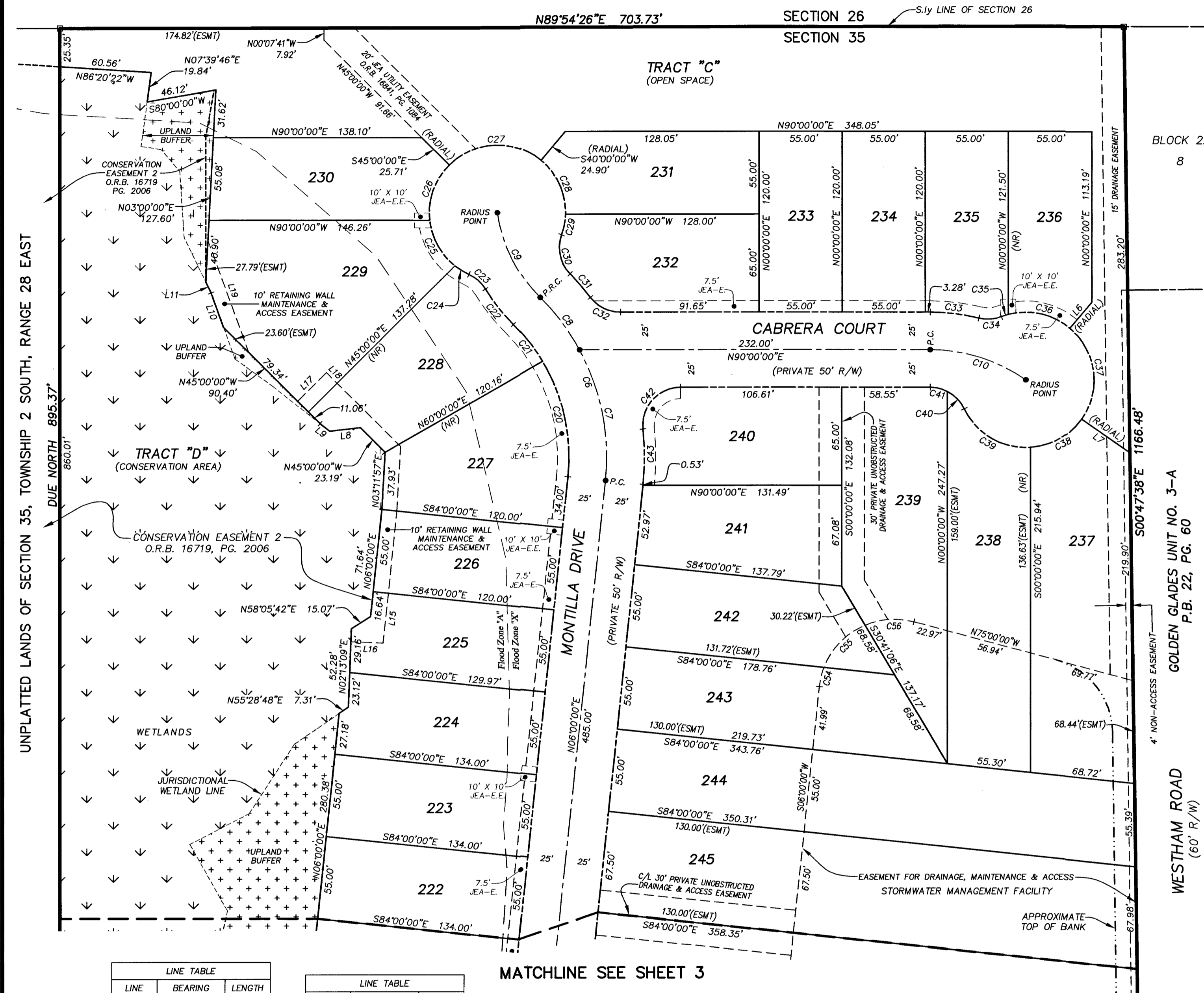
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PLAT BOOK 70 PAGE 157

SHEET 4 OF 4 SHEETS  
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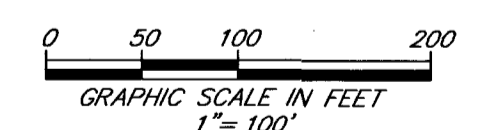
UNPLATTED LANDS OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 28 EAST



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C6	150.00'	51°00'00"	133.52'	N19°30'00"W	129.15'
C7	150.00'	34°19'45"	89.87'	N11°09'53"W	88.54'
C8	150.00'	16°40'15"	43.64'	N36°39'53"W	43.49'
C9	100.00'	36°52'12"	64.35'	N26°33'54"W	63.25'
C10	110.00'	35°05'48"	67.38'	S72°27'06"E	66.33'
C20	125.00'	36°35'35"	79.83'	N12°17'48"W	78.48'
C21	125.00'	14°24'25"	31.43'	N37°47'48"W	31.35'
C22	125.00'	13°47'46"	30.10'	S38°06'07"E	30.03'
C23	25.00'	34°02'52"	14.86'	N48°13'40"W	14.64'
C24	45.00'	13°52'21"	10.90'	S58°18'56"E	10.87'
C25	45.00'	45°00'00"	35.34'	S28°52'46"E	34.44'
C26	45.00'	51°22'46"	40.35'	S19°18'37"W	39.01'
C27	45.00'	85°00'00"	66.76'	S87°30'00"W	60.80'
C28	45.00'	51°51'05"	40.72'	N24°04'27"W	39.35'
C29	45.00'	17°47'44"	13.98'	N10°44'57"E	13.92'
C30	25.00'	63°42'49"	27.80'	S12°12'35"E	26.39'
C31	175.00'	6°46'22"	20.69'	N40°40'49"W	20.67'
C32	25.00'	52°42'22"	23.00'	S63°38'49"E	22.20'
C33	135.00'	13°49'01"	32.56'	N83°05'30"W	32.48'
C34	25.00'	34°46'19"	15.17'	N86°25'51"E	14.94'
C35	45.00'	6°07'08"	4.81'	S72°06'16"W	4.80'
C36	45.00'	54°50'10"	43.07'	N77°25'05"W	41.44'
C37	45.00'	85°05'48"	66.83'	N07°27'06"W	60.86'
C38	45.00'	50°49'32"	39.92'	N60°30'34"E	38.62'
C39	45.00'	68°42'03"	53.96'	S59°43'38"E	50.78'
C40	25.00'	37°22'35"	16.31'	N44°03'55"W	16.02'
C41	25.00'	27°14'48"	11.89'	N76°22'36"W	11.78'
C42	25.00'	96°04'45"	41.92'	S41°57'37"W	37.18'
C43	175.00'	12°04'45"	36.89'	N00°02'23"W	36.83'
C54	50.00'	15°04'44"	13.16'	S13°32'22"W	13.12'
C55	50.00'	46°01'31"	40.16'	S44°05'29"W	39.09'
C56	50.00'	37°53'45"	33.07'	S86°03'07"W	32.47'

LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L6	N40°00'00"E	22.64'	L15	S06°00'00"W	33.11'
L7	S94°54'12"E	38.72'	L16	N87°46'51"W	21.37'
L8	S83°14'34"W	20.46'	L17	N45°00'00"E	27.00'
L9	N51°35'46"W	8.13'	L18	S45°00'00"E	10.00'
L10	N19°56'00"W	24.44'	L19	S19°56'00"E	79.49'
L11	N25°47'43"W	8.11'			

- LEGEND**
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  - 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
  - (NR) NON-RADIAL
  - CI TABULATED CURVE DATA
  - L1 TABULATED LINE DATA
  - R/W RIGHT OF WAY
  - P.B. PLAT BOOK
  - P.G. PAGE
  - O.R.B. OFFICIAL RECORDS BOOK
  - JEA-E JEA EQUIPMENT EASEMENT
  - JEA-E JEA EASEMENT
  - ESMT. EASEMENT
  - NAVD NORTH AMERICAN VERTICAL DATUM MATCHLINE
  - ③ SHEET REFERENCE NUMBER
  - ⊕ DENOTES UPLANDS WITHIN CONSERVATION EASEMENT
  - ⊖ DENOTES WETLANDS WITHIN CONSERVATION EASEMENT



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CITY DEVELOPMENT PLAT NO. 6800.031  
CITY DEVELOPMENT PLANS NO. 6800.014