

Terra Costa Phase 2B and 2C

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

PLAT BOOK 72 PAGE 126

SHEET 1 OF 7 SHEETS
SEE SHEET 2 FOR NOTES

CAPTION

PARCEL "A"

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 Southwesterly corner of Terra Costa Phase 1, as recorded in Plat Book 67, pages 75 through 82 of the current Public Records of said county, 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 right of way as presently established; thence South 89°30'13" West, along said Northerly right of way line, 589.65 feet; thence North 00°28'21" West, departing said Northerly right of way line, 1320.00 feet; thence North 89°30'13" East, 516.27 feet to a point lying on the Westerly line of said Terra Costa Phase 1; thence Southerly along said Westerly line the following 10 courses: Course 1, thence South 40°00'00" East, 95.13 feet; Course 2, thence South 07°00'00" East, 786.12 feet; Course 3, thence South 14°47'47" East, 100.00 feet to a point on a curve concave Southerly having a radius of 225.00 feet; Course 4, thence Easterly along the arc of said curve, through a central angle of 14°47'47", an arc length of 58.11 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 82°36'06" East, 57.94 feet; Course 5, thence Due East, 15.70 feet; Course 6, thence Due South, 50.00 feet; Course 7, thence Due West, 15.70 feet to the point of curvature of a curve concave Southerly having a radius of 175.00 feet; Course 8, thence Westerly along the arc of said curve, through a central angle of 38°00'00", an arc length of 116.06 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 71°00'00" West, 113.95 feet; Course 9, thence South 52°00'00" West, 60.85 feet; Course 10, thence due South, 252.41 feet to the Point of Beginning.

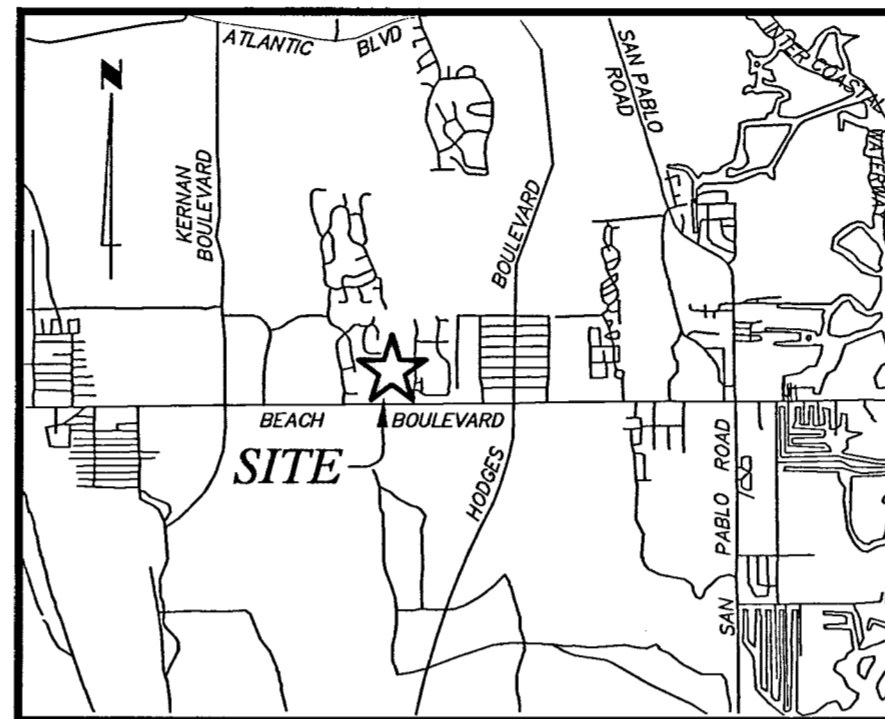
Containing 18.84 acres, more or less.

PARCEL "B"

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 Northwesterly corner of Terra Costa Phase 2A, as recorded in Plat Book 70, pages 154 through 157 of the current Public Records of said county; thence Due South, along the Westerly line of said plat, 895.37 feet to the Southwesterly corner thereof, said corner lying on the Northerly line of Terra Costa Phase 1, as recorded in Plat Book 67, pages 75 through 82 of said current Public Records; thence Westerly along said Northerly line the following 15 courses: Course 1, thence Due West, 10.00 feet to the point of curvature of a curve concave Northerly having a radius of 975.00 feet; Course 2, thence Westerly along the arc of said curve, through a central angle of 02°00'00", an arc length of 34.03 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 89°00'00" West, 34.03 feet; Course 3, thence North 02°00'00" East, 120.28 feet; Course 4, thence North 85°15'00" West, 82.02 feet; Course 5, thence North 80°15'00" West, 86.03 feet; Course 6, thence South 14°30'00" West, 70.51 feet; Course 7, thence South 11°00'00" West, 49.62 feet; Course 8, thence North 79°00'00" West, 101.69 feet to the point of curvature of 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 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 North 32°15'00" West, 36.42 feet; Course 10, thence North 14°30'00" East, 3.51 feet; Course 11, thence North 75°30'00" West, 50.00 feet to a point on a curve concave Northwesterly having a radius of 25.00 feet; Course 12, thence Southwesterly along the arc of said curve, through a central angle of 48°09'23", an arc length of 21.01 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 38°34'41" West, 20.40 feet; Course 13, thence Southwesterly along the arc of a curve concave Southeasterly having a radius of 51.00 feet, through a central angle of 03°59'34", an arc length of 3.55 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 60°39'37" West, 3.55 feet; Course 14, thence North 75°30'00" West, 134.42 feet; Course 15, thence Due West, 199.28 feet to the Northwesterly corner thereof; thence North 00°05'34" West, 786.88 feet to a point lying on the Northerly line of said Section 35; thence North 89°54'26" East, along said Northerly line, 746.77 feet to the Point of Beginning.

Containing 13.80 acres, more or less.



VICINITY MAP
(NOT TO SCALE)

APPROVED FOR RECORD

This is to certify that the above plat has been examined, accepted, and approved by the City of Jacksonville, Duval County, Florida, pursuant to Chapter 654, Ordinance Code.

John Pappas
John Pappas, P.E.
Director of Public Works

Date 1/15/19

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 2B and 2C, 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", "D", "F" and "G" (Open Space), Tract "B" (Drainage Tract), Tracts "E" and "J" (Pocket Park) and Tract "C" (Conservation Area/Open Space), Tracts "H" and "I" (Conservation Area) are hereby irrevocably dedicated to Terra Costa Homeowner's Association, Inc., its successors and assigns.

All rights of way, unobstructed drainage and access easements, and easements for drainage, maintenance and access 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 (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.

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 16th day of November, 2018.

OWNER: Standard Pacific of Florida
a Florida general partnership

Cynthia Arnold
Witness
Cynthia Arnold
Print Name

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

Christy King
Witness
Christy King
Print Name

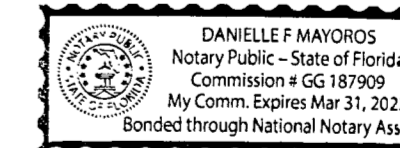
By: Scott M. Keiling
Authorized Agent - Land Development Operations

STATE OF FLORIDA, COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 16 day of November, 2018, by Scott M. Keiling, Authorized Agent - Land Development 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.

Danielle F. Mayors
Notary Public, State of Florida
Danielle F. Mayors
Printed Name

My Commission Expires 3/31/2022
Commission Number 66187909



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 72, pages 126-128 of the Public Records of Duval County, Florida, this 15th day of January, 2019.

Ronnie Fussell
Ronnie Fussell, Clerk of the Circuit Court

K.D. Jeffery
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 13th day of DECEMBER, 2018.

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



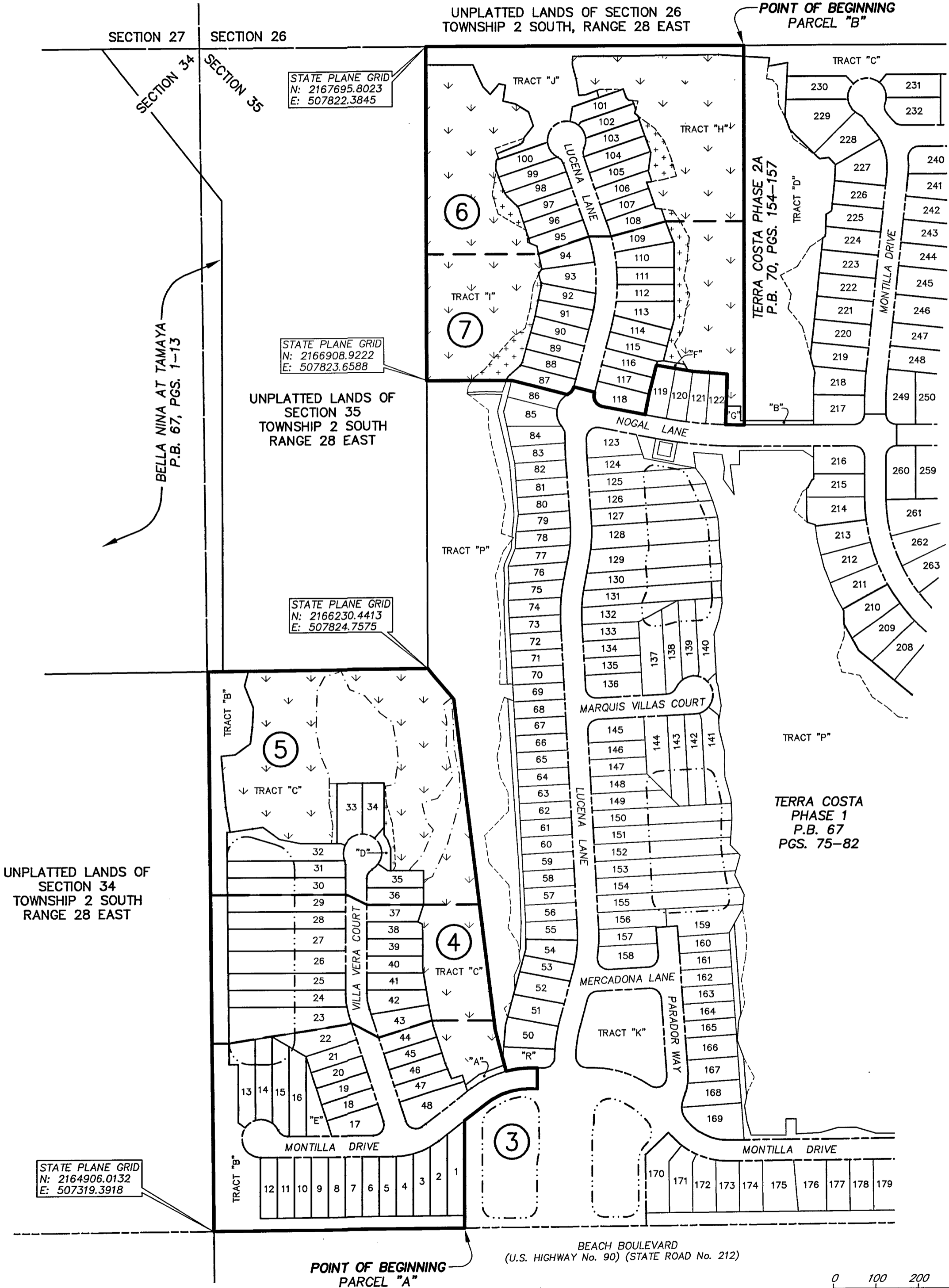
PLAT CONFORMITY REVIEW

This plat has been reviewed and found in compliance with Part 1, Chapter 177, Florida Statutes, this 14 day of January, 2019.

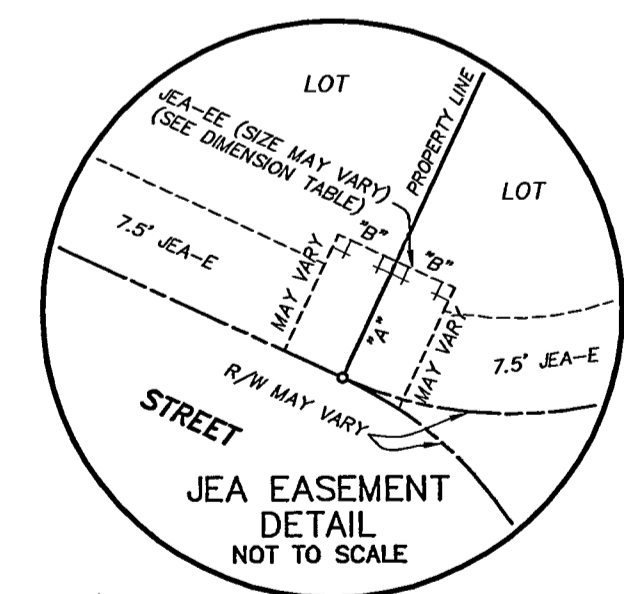
W. Monroe Hazen
W. Monroe Hazen, P.L.S.
Professional Surveyor and Mapper
State of Florida Registered Surveyor No. 3398

Terra Costa Phase 2B and 2C

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

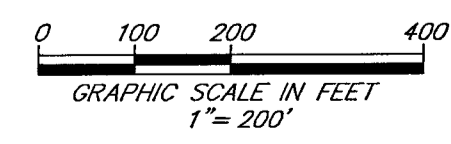


- NOTES:**
- 1) Bearings shown are referenced to the State Plane coordinates as indicated hereon and are based on the Northerly right of way line of Beach Boulevard as being South 89°30'13" West.
 - 2) Notice: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands 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 "KREG" (Jacksonville 2) coordinates: N 2182506.373 E 493662.930
Coordinate Datum: State Plane values reference Florida East Zone, North American Datum 1983 (2011) and are in U.S. survey feet.
 - 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) Tracts "G", "K" and "L" are subject to a conservation easement pursuant to Section 704.06, Florida Statutes in favor of the St. Johns River Water Management District. Any activity in or use of the conservation easement areas inconsistent with the purpose of the conservation easement is prohibited. The conservation easement expressly prohibits the following activities and uses:
 - (a) Construction or placing buildings, roads, signs, billboards or other advertising, utilities or other structures on or above the ground.
 - (b) Dumping or placing soil or other substance or material as landfill or dumping or placing of trash, waste or unsightly or offensive materials.
 - (c) Removing, destroying or trimming trees, shrubs, or other vegetation.
 - (d) Excavating, dredging or removing loam, peat, gravel, soil, rock or other material substances in such a manner as to affect the surface.
 - (e) Surface use, except for purposes that permit the land or water area to remain predominantly in its natural condition.
 - (f) Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation.
 - (g) Acts or uses detrimental to such retention of land or water areas.
 - (h) Acts or uses detrimental to the preservation of the structural integrity or physical appearance of sites or properties of historical, architectural, archaeological, or cultural significance.
 - 6) Vegetative Natural Buffers adjacent to wetlands are to remain natural, vegetative, and undisturbed.
 - 7) The lands shown hereon are depicted on the Flood Insurance Rate Map (FIRM) community number 120077, panel number 0411, suffix H, dated June 3, 2013 having been revised by Letter of Map Revision (LOMR) Case No. 15-04-5977P and are depicted within flood zone "X" and Special Flood Hazard Area "AE" (EL 25 NAVD 1988). The FIRM information and delineations on this plat are valid only for dates up to and including the effective recording date of this plat. There may have been subsequent revisions after this date that will supersede said information. Inquiries for this should be made to the Community's Floodplain Management Repository, Development Services Division, Department of Planning and Development, City of Jacksonville.
 - 8) 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 17503, Page 2230, Official Records Book 18171, Page 2168 and Official Records Book 18339, Page 202 of the current Public Records of Duval County, Florida, and as amended. (blanket in nature)



"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
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 - P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
 - (NR) NON-RADIAL
 - C1 TABULATED CURVE DATA
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 - R/W RIGHT OF WAY
 - P.B. PLAT BOOK
 - PG. PAGE
 - O.R.B. OFFICIAL RECORDS BOOK
 - JEA-E JEA ELECTRIC EASEMENT
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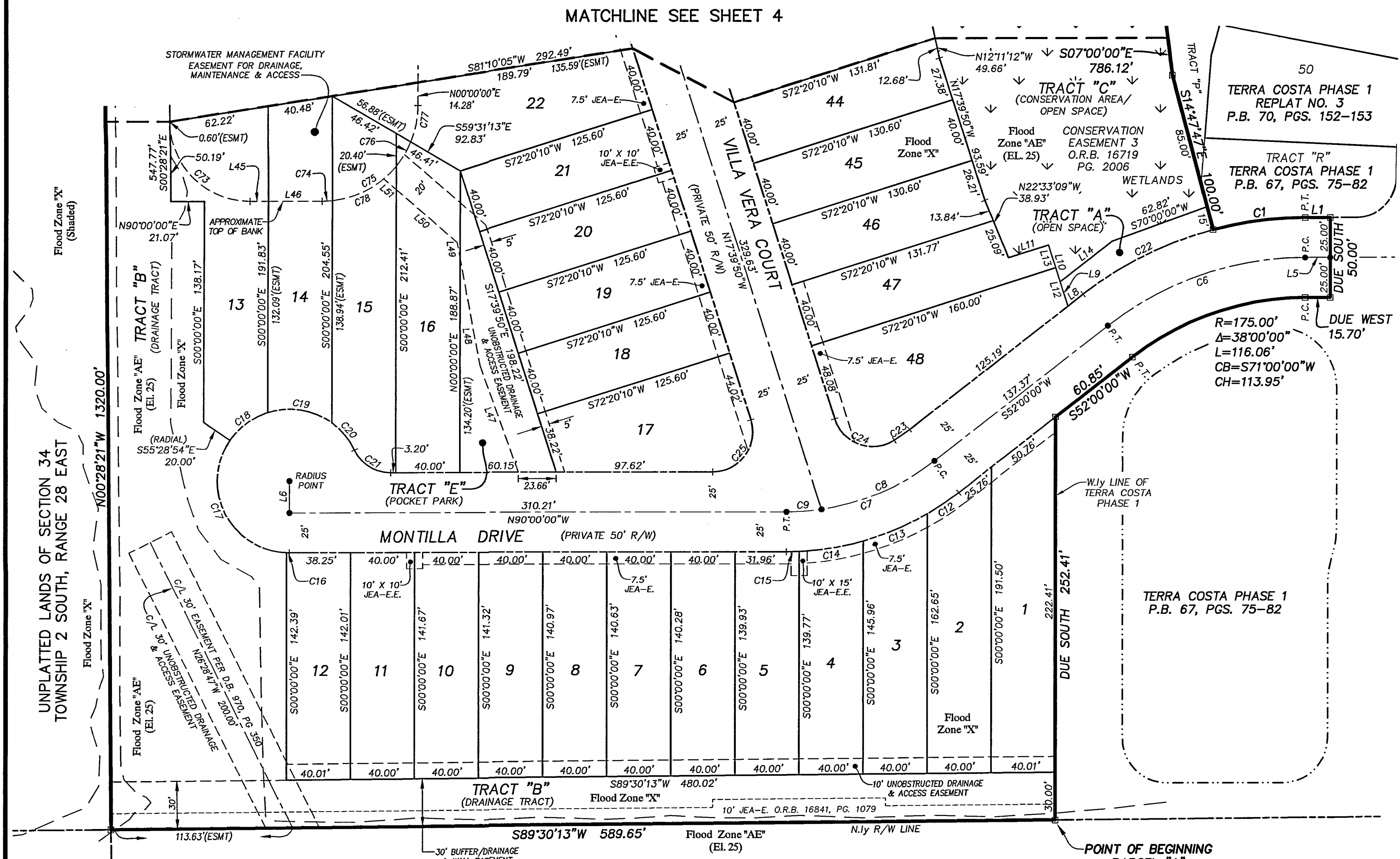


CITY DEVELOPMENT PLAT NO. 6800.037
CITY DEVELOPMENT PLANS NO. 6800.014

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

Terra Costa Phase 2B and 2C

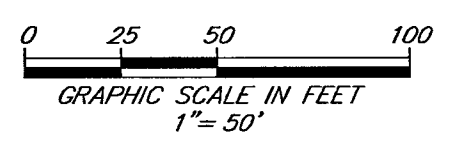
A PORTION OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 28 EAST,
OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	225.00'	14°47'47"	58.11'	N82°36'06"E	57.94'
C6	200.00'	38°00'00"	132.65'	S71°00'00"W	130.23'
C7	150.00'	38°00'00"	99.48'	S71°00'00"W	97.67'
C8	150.00'	29°36'37"	77.52'	S66°48'19"W	76.66'
C9	150.00'	8°23'23"	21.96'	S85°48'19"W	21.94'
C12	175.00'	7°47'47"	23.81'	N55°53'54"E	23.79'
C13	175.00'	14°16'16"	43.59'	N66°55'55"E	43.48'
C14	175.00'	13°17'59"	40.62'	N80°43'03"E	40.53'
C15	175.00'	2°37'57"	8.04'	N88°41'01"E	8.04'
C16	45.00'	21°4'04"	1.75'	S88°52'58"E	1.75'
C17	45.00'	122°17'02"	96.04'	S26°37'25"E	78.82'
C18	45.00'	37°56'55"	29.80'	S53°29'34"W	29.26'
C19	45.00'	53°31'20"	42.04'	N80°46'18"W	40.52'
C20	45.00'	28°38'01"	22.49'	N39°41'38"W	22.26'
C21	25.00'	64°37'23"	28.20'	S57°41'18"E	26.73'
C22	225.00'	23°12'13"	91.12'	S63°36'06"W	90.50'
C23	125.00'	5°22'09"	11.71'	N54°41'05"E	11.71'
C24	25.00'	104°58'00"	45.80'	S70°08'50"E	39.66'
C25	25.00'	107°39'50"	46.98'	N36°10'05"E	40.36'
C73	50.00'	89°31'39"	78.13'	S45°14'11"E	70.42'
C74	60.00'	6°09'54"	6.46'	N86°55'03"E	6.45'
C75	60.00'	44°33'17"	46.66'	N61°33'27"E	45.49'
C76	60.00'	16°50'59"	17.64'	N30°51'19"E	17.58'
C77	60.00'	22°25'50"	23.49'	N11°12'55"E	23.34'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N90°00'00"E	15.70'
L5	N90°00'00"W	15.70'
L6	N00°00'00"E	20.00'
L8	N52°00'00"E	12.18'
L9	N17°39'50"W	16.00'
L10	N17°39'50"W	24.18'
L11	S72°20'10"W	26.09'
L12	N17°39'50"W	25.17'
L13	N17°39'50"W	15.00'
L14	S52°00'00"W	41.43'

LINE TABLE		
LINE	BEARING	LENGTH
L45	N90°00'00"E	11.48'
L46	N90°00'00"E	33.56'
L47	N19°38'44"W	71.53'
L48	N10°32'20"W	67.98'
L49	N10°32'20"W	9.95'
L50	N49°00'00"W	50.59'
L51	N49°00'00"W	10.45'



- LEGEND**
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CITY DEVELOPMENT PLAT NO. 6800.037
CITY DEVELOPMENT PLANS NO. 6800.014

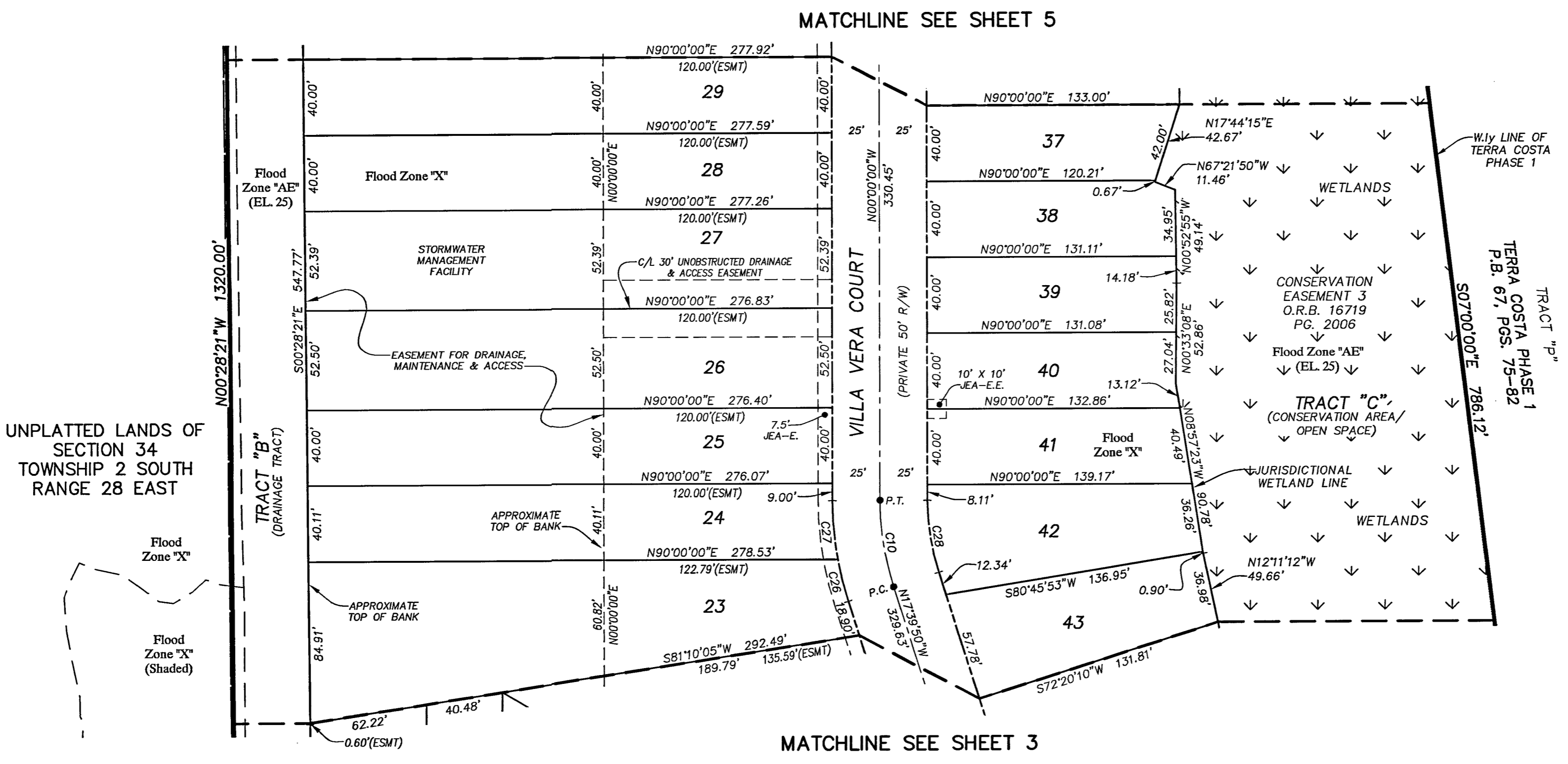
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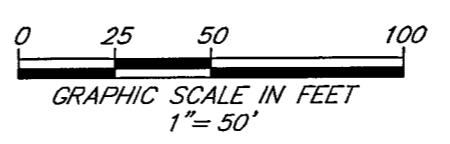
PLAT BOOK 72 PAGE 189
SHEET 4 OF 7 SHEETS
SEE SHEET 2 FOR NOTES

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C10	150.00'	17°39'50"	46.24'	N08°49'55"W	46.06'
C26	175.00'	7°25'23"	22.67'	S13°57'09"E	22.66'
C27	175.00'	10°14'28"	31.28'	S05°07'14"E	31.24'
C28	125.00'	17°39'50"	38.54'	S08°49'55"E	38.38'



UNPLATTED LANDS OF SECTION 34 TOWNSHIP 2 SOUTH RANGE 28 EAST

- 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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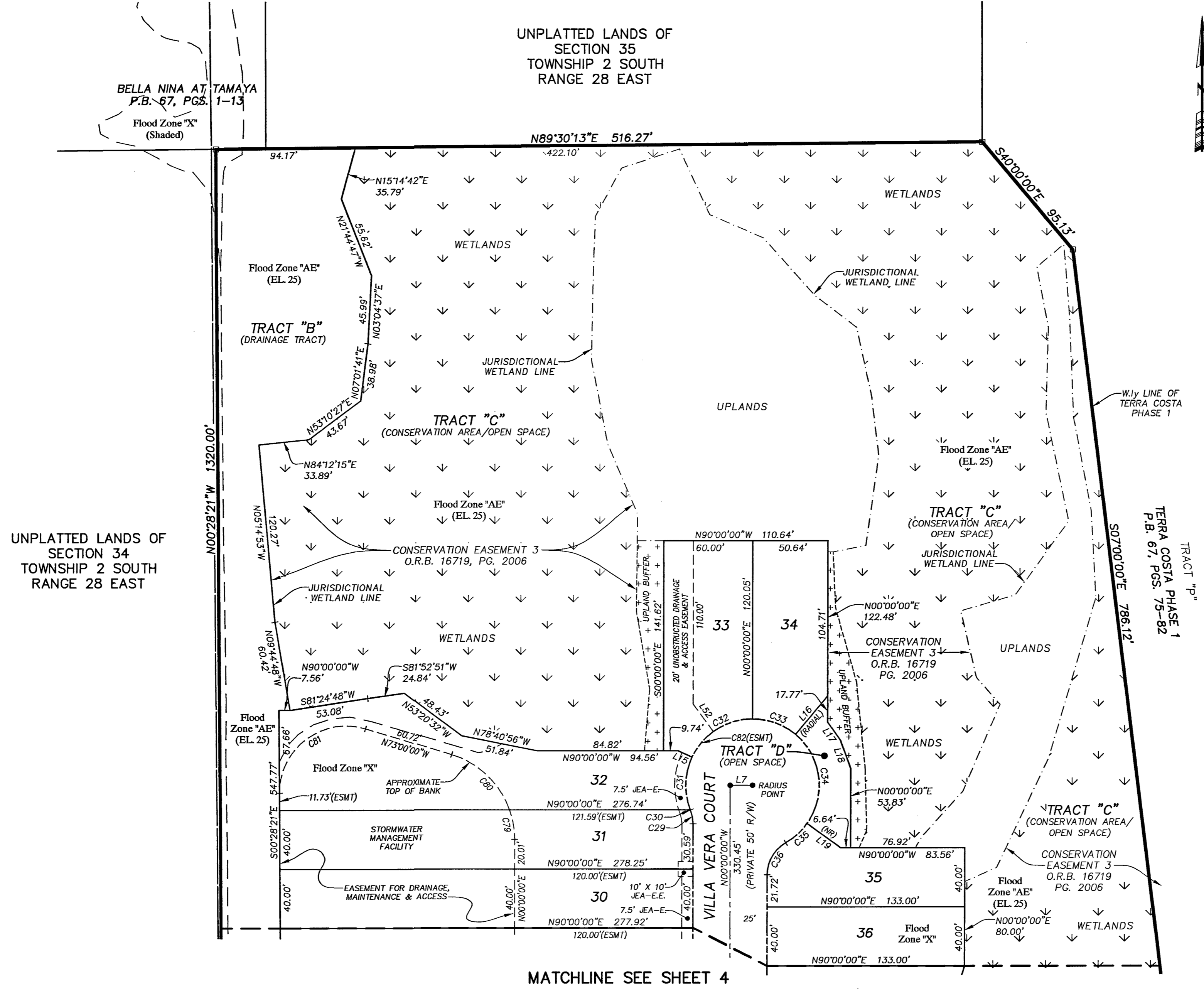
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A PORTION OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 28 EAST,
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PLAT BOOK 72 PAGE 130

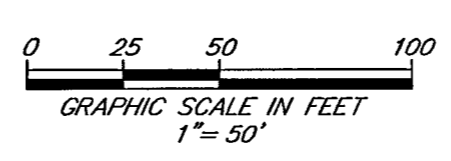
SHEET 5 OF 7 SHEETS
SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C29	25.00'	21°47'12"	9.51'	N10°53'36"W	9.45'
C30	45.00'	0°11'12"	0.15'	S21°41'37"E	0.15'
C31	45.00'	46°36'01"	36.60'	S01°42'00"W	35.60'
C32	45.00'	65°00'00"	51.05'	S57°30'00"W	48.36'
C33	45.00'	40°00'00"	31.42'	N70°00'00"W	30.78'
C34	45.00'	85°07'35"	66.86'	N07°26'12"W	60.88'
C35	45.00'	24°52'25"	19.54'	N47°33'48"E	19.38'
C36	25.00'	60°00'00"	26.18'	S30°00'00"W	25.00'
C82	45.00'	29°00'00"	22.78'	S39°30'00"W	22.53'

LINE TABLE		
LINE	BEARING	LENGTH
L7	N90°00'00"E	15.00'
L15	N65°00'00"W	10.45'
L16	N40°00'00"E	33.78'
L17	N35°00'00"W	15.00'
L18	N20°00'00"W	20.00'
L19	N54°00'00"W	27.98'
L39	N29°45'45"E	8.85'
L40	N41°58'23"E	41.09'
L41	S65°56'37"W	22.69'
L42	S61°07'05"W	0.85'
L43	S79°14'18"W	22.46'
L44	S90°00'00"W	3.40'
L52	N36°00'00"W	23.05'

- 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
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 - (NR) NON-RADIAL
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 - R/W RIGHT OF WAY
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 - O.R.B. OFFICIAL RECORDS BOOK
 - JEA-E. JEA ELECTRIC EASEMENT
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 - MATCHLINE
 - ③ SHEET REFERENCE NUMBER
 - ⊕ DENOTES UPLANDS WITHIN CONSERVATION EASEMENT
 - ⊖ DENOTES WETLANDS WITHIN CONSERVATION EASEMENT



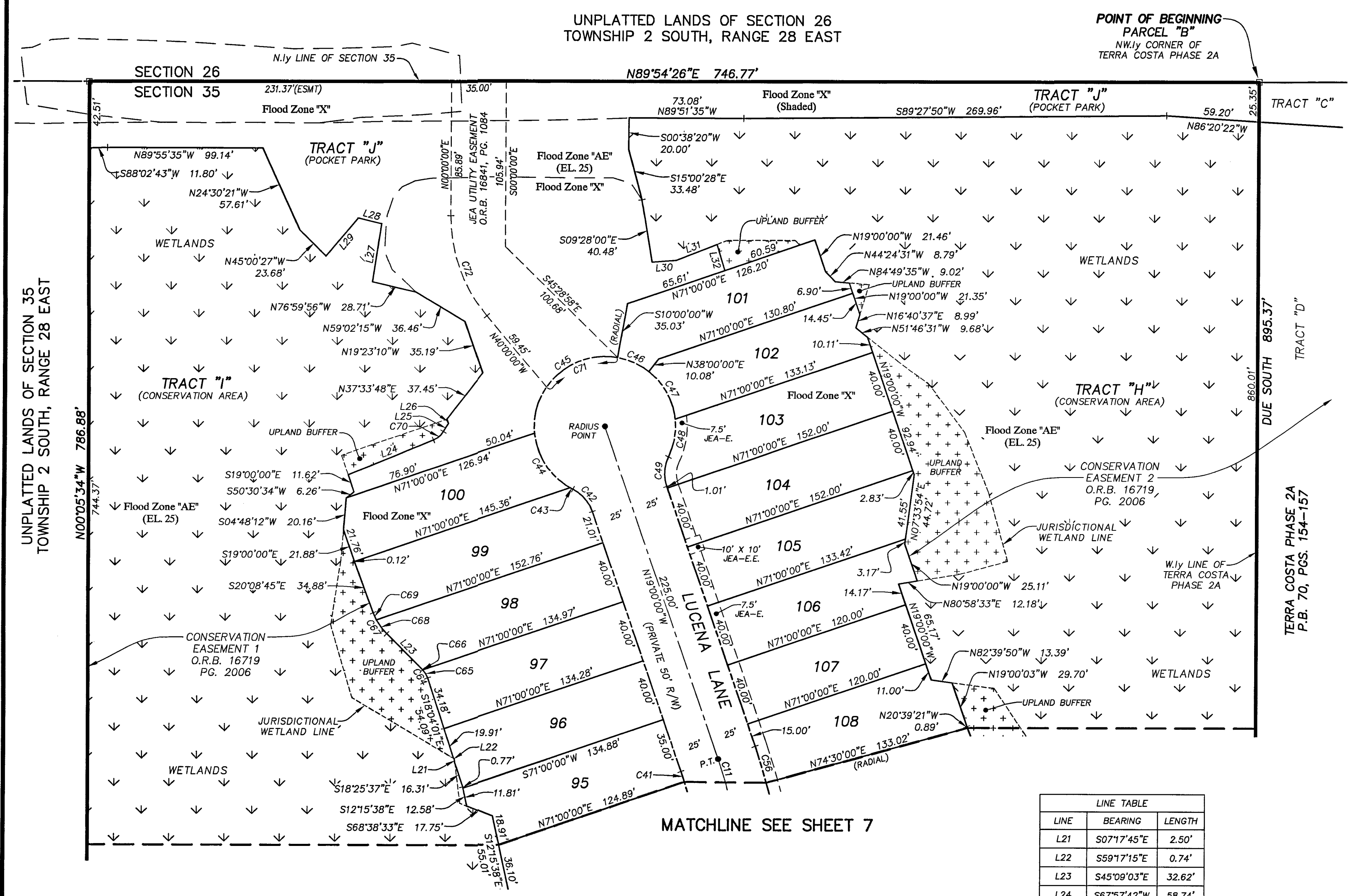
CITY DEVELOPMENT PLAT NO. 6800.037
CITY DEVELOPMENT PLANS NO. 6800.014

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

Terra Costa Phase 2B and 2C

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

SHEET 6 OF 7 SHEETS
SEE SHEET 2 FOR NOTES

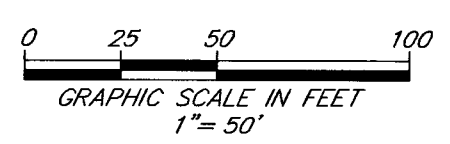


CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C11	375.00'	33°30'00"	219.26'	N02°15'00"W	216.15'
C41	350.00'	1°08'46"	7.00'	N18°25'37"W	7.00'
C42	25.00'	44°24'55"	19.38'	N41°12'28"W	18.90'
C43	45.00'	2°36'18"	2.05'	S62°06'46"E	2.05'
C44	45.00'	54°54'44"	43.13'	S33°21'15"E	41.50'
C45	45.00'	105°53'53"	83.17'	S47°03'04"W	71.83'
C46	45.00'	28°00'00"	21.99'	N66°00'00"W	21.77'
C47	45.00'	45°50'23"	36.00'	N29°04'49"W	35.05'
C48	45.00'	31°34'33"	24.80'	N09°37'39"E	24.49'
C49	25.00'	44°24'55"	19.38'	S03°12'28"W	18.90'
C56	400.00'	3°30'00"	24.43'	N17°15'00"W	24.43'
C64	13.00'	27°17'47"	6.19'	N31°30'09"W	6.13'
C65	13.00'	26°30'44"	6.02'	N31°06'37"W	5.96'
C66	13.00'	0°47'03"	0.18'	N44°45'31"W	0.18'
C67	37.00'	25°00'18"	16.15'	S32°38'54"E	16.02'
C68	37.00'	17°12'27"	11.11'	S36°32'49"E	11.07'
C69	37.00'	7°47'50"	5.04'	S24°02'40"E	5.03'
C70	13.00'	37°43'47"	8.56'	N49°05'48"E	8.41'
C71	45.00'	66°07'39"	51.94'	S66°56'10"W	49.10'
C72	100.00'	40°00'00"	69.81'	S20°00'00"E	68.40'

LEGEND

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- MATCHLINE
- ③ SHEET REFERENCE NUMBER
- +++ DENOTES UPLANDS WITHIN CONSERVATION EASEMENT
- DENOTES WETLANDS WITHIN CONSERVATION EASEMENT

LINE TABLE		
LINE	BEARING	LENGTH
L21	S07°17'45"E	2.50'
L22	S59°17'15"E	0.74'
L23	S45°09'03"E	32.62'
L24	S67°57'42"W	58.74'
L25	S30°13'55"W	6.05'
L26	N19°00'00"W	2.83'
L27	N08°38'09"E	37.64'
L28	N75°53'13"W	15.14'
L29	S40°19'51"W	32.08'
L30	S85°54'09"W	15.39'
L31	S68°30'53"W	28.01'
L32	N17°00'35"W	17.38'

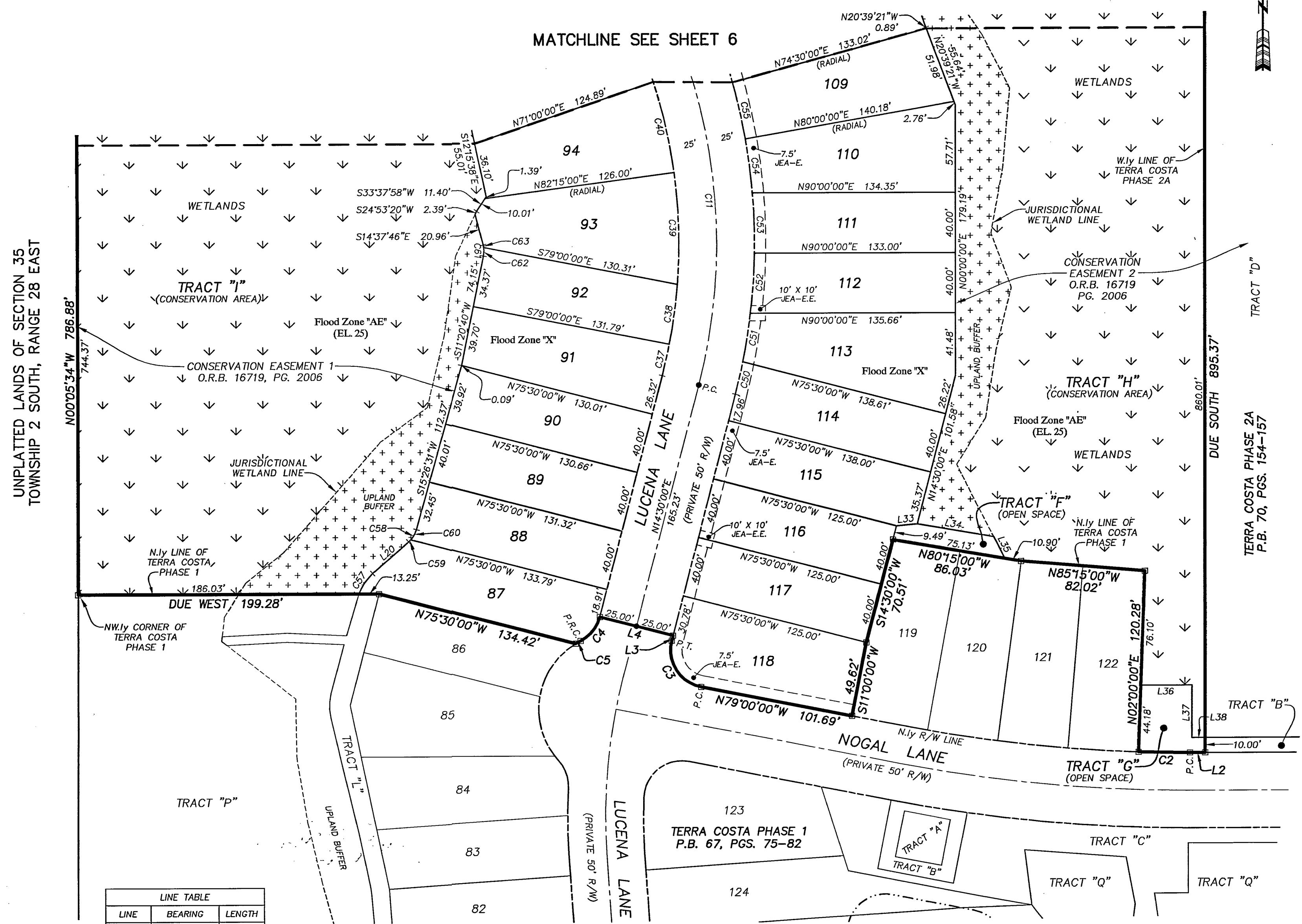


CITY DEVELOPMENT PLAT NO. 6800.037
CITY DEVELOPMENT PLANS NO. 6800.014

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CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

Terra Costa Phase 2B and 2C

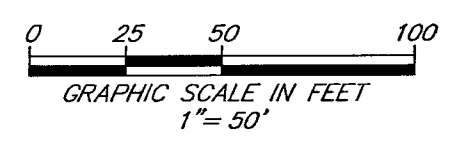
A PORTION OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 28 EAST,
OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C2	975.00'	2°00'00"	34.03'	N89°00'00"W	34.03'
C3	25.00'	93°30'00"	40.80'	N32°15'00"W	36.42'
C4	25.00'	48°09'23"	21.01'	S38°34'41"W	20.40'
C5	51.00'	3°59'34"	3.55'	S60°39'37"W	3.55'
C11	375.00'	33°30'00"	219.26'	N02°15'00"W	216.15'
C37	350.00'	3°30'00"	21.38'	N12°45'00"E	21.38'
C38	350.00'	6°33'45"	40.09'	N07°43'08"E	40.07'
C39	350.00'	12°11'15"	74.45'	N01°39'22"W	74.31'
C40	350.00'	10°06'14"	61.72'	N12°48'07"W	61.64'
C50	400.00'	3°09'33"	22.06'	N12°55'13"E	22.05'
C51	400.00'	4°39'54"	32.57'	N09°00'30"E	32.56'
C52	400.00'	5°44'41"	40.11'	N03°48'12"E	40.09'
C53	400.00'	5°44'07"	40.04'	N01°56'11"W	40.02'
C54	400.00'	5°11'45"	36.27'	N07°24'07"W	36.26'
C55	400.00'	5°30'00"	38.40'	N12°45'00"W	38.38'
C57	33.00'	28°38'12"	16.49'	S34°17'48"W	16.32'
C58	17.00'	32°58'10"	9.78'	N32°07'50"E	9.65'
C59	17.00'	6°26'14"	1.91'	N45°23'47"E	1.91'
C60	17.00'	26°31'55"	7.87'	N28°54'42"E	7.80'
C61	17.00'	25°03'24"	7.43'	N02°06'04"W	7.38'
C62	17.00'	19°23'37"	5.75'	N00°43'49"E	5.73'
C63	17.00'	5°39'46"	1.68'	N11°47'53"W	1.68'

LINE TABLE		
LINE	BEARING	LENGTH
L2	N90°00'00"W	10.00'
L3	N14°30'00"E	3.51'
L4	N75°30'00"W	50.00'
L20	S48°36'54"W	31.79'
L33	N84°52'45"E	13.80'
L34	N80°15'00"W	51.21'
L35	N27°14'50"W	16.28'
L36	N90°00'00"W	33.81'
L37	N00°00'00"E	34.75'
L38	N90°00'00"W	8.68'

- LEGEND**
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