

TIMBERLAND RIDGE AT NOCATEE

A PORTION OF SECTION 25, TOGETHER WITH A PORTION OF SECTION 49 OF THE C. AND G. CLARKE GRANT OR THE P. COCIFACIO GRANT AND SECTION 53 OF THE P. COCIFACIO GRANT, ALL LYING WITHIN TOWNSHIP 4 SOUTH, RANGE 28 EAST, OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

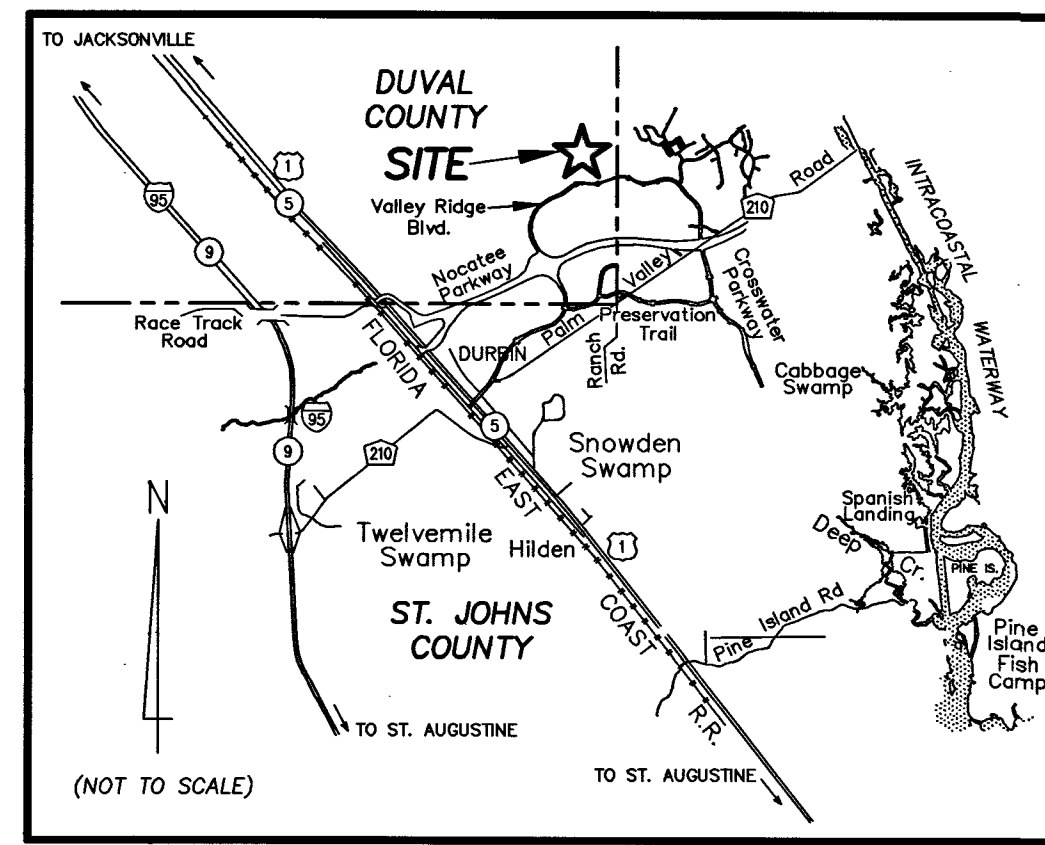
CAPTION

A portion of Section 25, together with a portion of Section 49 of the C. and G. Clarke Grant or the P. Cocifacio Grant and Section 53 of the P. Cocifacio Grant, all lying within Township 4 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Southwesterly corner of The Palms at Nocatee Phase 1, as recorded in Plat Book 67, pages 180 through 186 of said current Public Records, said corner lying on the Northerly right of way line of Valley Ridge Boulevard, a variable width right of way as presently established; thence Westerly, along said Northerly right of way line the following 7 courses: Course 1, thence Westerly along the arc of a curve concave Southerly having a radius of 1192.00 feet, through a central angle of 08°55'37", an arc length of 185.84 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 78°04'12" West, 185.65 feet; Course 2, thence North 65°47'29" West, 51.48 feet; Course 3, thence North 20°47'29" West, 20.68 feet; Course 4, thence South 69°12'31" West, 100.00 feet; Course 5, thence South 20°47'29" East, 19.91 feet; Course 6, thence South 24°12'31" West, 22.83 feet to a point on a curve concave Southeasterly having a radius of 1221.00 feet; Course 7, thence Southwesterly along the arc of said curve, through a central angle of 00°24'34", an arc length of 8.73 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of South 65°53'55" West, 8.73 feet.

From said Point of Beginning, thence continue Southwesterly along said Northerly right of way line the following 3 courses: Course 1, thence continue Southwesterly along said curved Northerly right of way line, through a central angle of 23°30'30", and arc length of 500.97 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 53°56'23" West, 497.46 feet; Course 2, thence continue Southwesterly along the arc of a curve concave Northerly having a radius of 1071.00 feet, through a central angle of 23°56'27", an arc length of 447.51 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 54°09'22" West, 444.27 feet; Course 3, thence South 66°07'35" West, 457.45 feet; thence North 59°16'02" West, departing said Northerly right of way line, 1539.38 feet; thence North 15°49'02" West, 1428.44 feet to a point lying on the Southerly line of Section 45 of the G.I.F. Clarke Grant or the P. Cocifacio Grant of said Township and Range; thence North 74°10'58" East, along said Southerly line, 1288.15 feet to a point on a curve concave Northeasterly having a radius of 769.00 feet; thence Southeasterly departing said Southerly line and along the arc of said curve, through a central angle of 72°00'59", an arc length of 966.57 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 32°51'07" East, 904.19 feet; thence South 68°51'36" East, 580.44 feet to the point of curvature of a curve concave Southwesterly having a radius of 619.00 feet; thence Southeasterly along the arc of said curve, through a central angle of 30°34'21", an arc length of 330.29 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 53°34'26" East, 326.39 feet; thence South 36°17'16" East, 170.48 feet to the point of curvature of a curve concave Southwesterly having a radius of 1453.00 feet; thence Southeasterly along the arc of said curve, through a central angle of 17°16'21", an arc length of 438.02 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 29°39'05" East, 436.37 feet; thence South 21°00'55" East, 105.26 feet to the Point of Beginning.

Containing 92.60 acres, more or less.



VICINITY MAP

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 8-9-17
John Pappas, P.E. Date
Director of Public Works

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 10, pages 64-69 of the Public Records of Duval County, Florida, this 10th day of August, 2017.

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

PLAT CONFORMITY REVIEW

This plat has been reviewed and found in compliance with Part 1, Chapter 177, Florida Statutes, this 2nd day of August, 2017.

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

ADOPTION AND DEDICATION

This is to certify that Sonoc Company, LLC, a Delaware limited liability company, and Tolomato Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, ("Owners") are the fee simple owners of the lands described in the caption hereon known as Timberland Ridge at Nocatee, have 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, road maintenance easements, drainage easements, drainage, access and maintenance easements and unobstructed drainage, access and maintenance easements are hereby irrevocably and without reservation dedicated to the City of Jacksonville, a Florida municipal corporation, its successors and assigns ("City").

Tracts "A" and "B" (Roadway Buffer), Tracts "F", "I", "J" and "K" (Common Area), Tract "C" (Park), Tracts "D" and "E" (Conservation Area), Tract "G" (Stormwater Management Facility) and Tract "H" (Sign Tract) shown on this plat are and shall remain privately owned and the sole and exclusive property of the Owners, their successors and assigns.

The non-exclusive drainage easements over, under, across and through the stormwater management facilities shown on this plat are hereby irrevocably dedicated to the City and are subject to the following covenants which shall run with the land:

- The drainage easements hereby dedicated shall permit the City, to discharge into said stormwater management facilities which these easements traverse, all water which may fall on or come upon all public right of ways as noted above hereby dedicated, together with all substances or matter which may flow or pass from public right of ways; from adjacent land or from any other source of public waters into or through said stormwater management facilities, without any liability whatsoever on the part of the City for any damage, injuries or loss to persons or property resulting from the acceptance or use of these drainage easements by the City.
- The stormwater management facilities shown on this plat are owned in fee simple title by the Owner, its successors and assigns, and all maintenance and any other matters pertaining to said stormwater management facilities are the responsibility of the Owner, its successor and assigns. The City by acceptance of this plat, assumes no responsibility whatsoever for said stormwater management facilities.
- The City shall not be liable nor responsible for the creation, operation, failure or destruction of water level control equipment which may be constructed or installed by the Owner or any other person within the area of the lands hereby platted, or of the stormwater management facilities shown on this plat, but shall have the right to modify the water level including the repair, removal or replacement of the stormwater management facilities and the control structures to effect adequate drainage for the rights of ways dedicated hereon.

ADOPTION AND DEDICATION (continued)

The Owners, their successors and assigns of the lands described and captioned hereon, shall forever release, discharge and indemnify the City and save it harmless from suits, action, damages and liability and expense in connection with loss of life, bodily or personal injury or property damage or any other damage arising from or out of any occurrence in, upon, at or from the stormwater management facilities described above, or any part thereof, occasioned wholly or in part by any act of omission of its agents, contractors, employees, servants, licensees, or concessionaires within Timberland Ridge at Nocatee. The Owner's successor and assigns shall be subject to this release and indemnification and the covenants herein shall run with the land described and captioned hereon.

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.

Those easements designated as "JEA Utility Easements" are hereby irrevocably and without reservation dedicated to JEA, its successors and assigns, for its non-exclusive use in conjunction with its utilities.

Those easements designated as "JEA-EE" are hereby irrevocably and without reservation 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 and without reservation 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. Those "JEA Access and Electrical Easements" are hereby irrevocably dedicated to JEA, its successors and assigns, for its non-exclusive use for (1) access to the JEA-E.E. and JEA-E. easements, (2) additional work space for the maintenance, repair and replacement of electric utility improvements located within the JEA-E.E. and JEA-E. easements, and (3) the installation, operation, maintenance, repair and replacement of electric facilities running perpendicular to the electric facilities located within the JEA-E.E. and JEA-E. easements.

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

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 executed this plat on the 10 day of May, 2017.

Michael Osteen OWNER: SONOC COMPANY, LLC
a Delaware limited liability company
Witness
Michael Osteen Print Name
By: *Jed V. Davis*
Jed V. Davis
Vice President
Witness
John M. White Print Name

STATE OF FLORIDA, COUNTY OF Duval
The foregoing instrument was acknowledged before me this 10 day of May, 2017, by Jed V. Davis, Vice President of Sonoc Company, LLC, a Delaware limited liability company, on behalf of the company, who is personally known to me.
Jane E. Miller My Commission Expires May 10, 2021
Notary Public, State of Florida Commission # GG 060968
Jane E. Miller Commission Number GG 060968
Printed Name

OWNER: Tolomato Community Development District
a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes
Witness
John M. White Print Name
By: *Richard T. Ray*
Richard T. Ray
Chairman of the Board
Witness
Michael Osteen Print Name

STATE OF FLORIDA, COUNTY OF Duval
The foregoing instrument was acknowledged before me this 10 day of May, 2017, by Richard T. Ray, the chairman of Tolomato Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, on behalf of the Tolomato Community Development District, he being known to me personally.
Jane E. Miller My Commission Expires May 9, 2021
Notary Public, State of Florida Commission # GG 060968
Jane E. Miller Commission Number GG 060968
Printed Name

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

CITY DEVELOPMENT PLAT NO. 5389.027
CITY DEVELOPMENT PLAN NO. 5389.027

Approved *BAUC 2017*
Date
[Signature]
City Engineer
for Director of Public Works
Approved *[Signature]*
Date
[Signature]
for General Counsel



CONSENT AND JOINDER

The undersigned hereby certifies that it is the holder of the mortgage, lien or other encumbrance recorded in Official Records Book 16068, Page 180B, of the Public Records of Duval County, Florida ("Mortgage"), encumbering the lands described in the caption hereon. The undersigned hereby joins and consents to the dedications by the Owner of the lands described in the Adoption and Dedication section herein, and agrees that the Mortgage shall be subordinated to said dedications.

Signed in the presence of:
Michael Osteen U.S. BANK NATIONAL ASSOCIATION
Witness MICHAEL OSTEEN a national banking association, as Trustee
Printed Name
John M. White By: Tolomato Community Development District, a local
Witness John M. White unit of special-purpose government established
Printed Name Richard T. Ray, as Chairman pursuant to Chapter 190, Florida Statutes, as authorized agent

STATE OF FLORIDA, COUNTY OF DUVAL
The foregoing instrument was acknowledged before me this 10 day of May, 2017, by Richard T. Ray, the Chairman of the Tolomato Community Development District, a local unit of special purpose Government established pursuant to Chapter 190, Florida Statutes, as authorized agent of U.S. Bank National Association, a national banking association, on behalf of the bank.

Jane E. Miller My Commission Expires May 10, 2021
Notary Public, State of Florida Commission # GG 060968
Jane E. Miller Commission Number GG 060968
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 20th day of July, 2017.
Damon J. Kelly
Damon J. Kelly
Professional Surveyor and Mapper
State of Florida Registered Surveyor No. 6284



TIMBERLAND RIDGE AT NOCATEE

A PORTION OF SECTION 25, TOGETHER WITH A PORTION OF SECTION 49 OF THE C. AND G. CLARKE GRANT OR THE P. COCIFACIO GRANT AND SECTION 53 OF THE P. COCIFACIO GRANT, ALL LYING WITHIN TOWNSHIP 4 SOUTH, RANGE 28 EAST, OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



NOTES:

- Bearings shown are referenced to the State Plane coordinates as indicated hereon and are based on the Northerly right of way line of Valley Ridge Boulevard as being North 65°47'29" West.
- 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.
- 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.
- 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 by the City of Jacksonville. The construction of driveways and the installation of fences, hedges and landscaping is permissible but SUBJECT TO REMOVAL by the City at the expense of each lot owner for the removal and/or replacement of such items. The easements shown hereon and designated as unobstructed/access easements, shall remain totally unobstructed by any improvements that may impede the use and access of said easement by the City of Jacksonville.
- Tracts "D" and "E" 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:
 - Construction or placing buildings, roads, signs, billboards or other advertising, utilities or other structures on or above the ground.
 - Dumping or placing soil or other substance or material as landfill or dumping or placing of trash, waste or unsightly or offensive materials.
 - Removing, destroying or trimming trees, shrubs, or other vegetation.
 - Excavating, dredging or removing loam, peat, gravel, soil, rock or other material substances in such a manner as to affect the surface.
 - Surface use, except for purposes that permit the land or water area to remain predominantly in its natural condition.
 - Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation.
 - Acts or uses detrimental to such retention of land or water areas.
 - 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.
- Upland Buffers adjacent to wetlands are to remain natural, vegetative, and undisturbed and represent a 25 foot averaged width, but not less than 10 feet.
- The lakes and top of bank shown hereon depicts a graphic representation of the proposed lakes, and does not represent an actual "As-Built" condition.
- Section lines and quarter section lines depicted hereon are graphic representations only and do not reflect field measure unless otherwise noted.
- The lands shown hereon lie within flood zone "X" and Special Flood Hazard Area "AO" (Depth 2 feet) as depicted on the Flood Insurance Rate Map (FIRM) community number 120077, map number 12031C, panel number 0590 and 0655, suffix H, dated June 3, 2013. (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.
- Lands depicted hereon are subject to Utility Service Agreement recorded in Official Records Book 12253, Page 1723, of the current Public Records of Duval County, Florida, and as amended (blanket in nature).
- All of Tract "G" depicted hereon is subject to Corrective Agreement for Drainage, Reuse, Maintenance and Cost Sharing recorded in Official Records Book 17771, Page 2485, of the current Public Records of Duval County, Florida (blanket in nature).

UNPLATTED LANDS OF SECTION 45
G.I.F. CLARKE GRANT OR THE P. COCIFACIO GRANT
TOWNSHIP 4 SOUTH
RANGE 28 EAST

STATE PLANE GRID
N: 2107221.5140
E: 514876.2189

UNPLATTED LANDS OF SECTION 49
C. AND G. CLARKE GRANT OR THE P. COCIFACIO GRANT

CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	1192.00'	8°55'57"	185.84'	S78°04'12"W	185.65'
C2	1221.00'	0°24'34"	8.73'	S65°53'55"W	8.73'

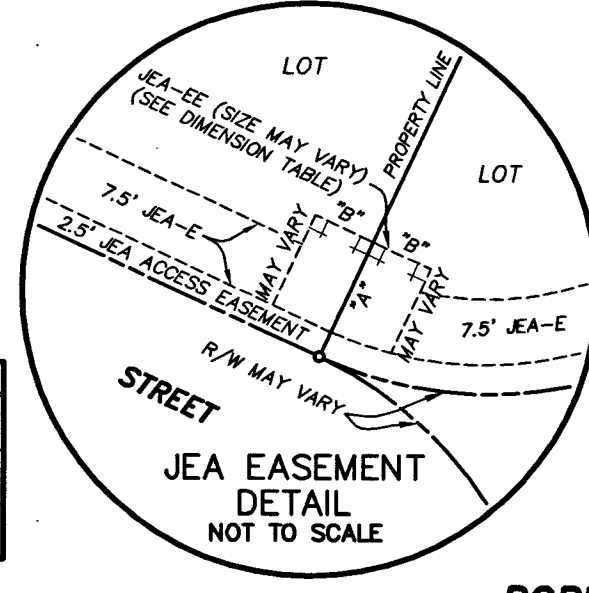
LINE TABLE

LINE	BEARING	LENGTH
L1	N65°47'29"W	51.48'
L2	N20°47'29"W	20.68'
L3	S69°12'31"W	100.00'
L4	S20°47'29"E	19.91'
L5	S24°12'31"W	22.83'

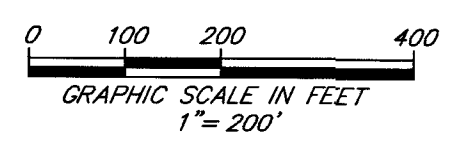
STATE PLANE GRID
N: 2104709.3715
E: 515349.3846

JEA DIMENSION TABLE

"A" 10'	TYPICAL 10'x10' JEA EQUIPMENT EASEMENT
"B" 5'	TYPICAL 10'x15' JEA EQUIPMENT EASEMENT
"A" 10'	TYPICAL 10'x15' JEA EQUIPMENT EASEMENT
"B" 7.5'	TYPICAL 7.5'x10' 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
 - R RADIUS
 - Δ CENTRAL ANGLE
 - L ARC LENGTH
 - CB CHORD BEARING
 - CH CHORD DISTANCE
 - P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
 - P.R.C. POINT OF REVERSE CURVATURE
 - (NR) NON-RADIAL
 - N/T NON-TANGENT
 - C1 TABULATED CURVE DATA
 - L1 TABULATED LINE DATA
 - R/W RIGHT OF WAY
 - C/L CENTERLINE
 - P.B. PLAT BOOK
 - PG. PAGE
 - O.R.B. OFFICIAL RECORDS BOOK
 - AT&T AMERICAN TELEPHONE AND TELEGRAPH COMPANY
 - JEA-E JEA ELECTRIC EASEMENT
 - JEA-E-E JEA EQUIPMENT EASEMENT
 - ESMT. EASEMENT
 - S.J.R.W.M.D. ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
 - NAVD NORTH AMERICAN VERTICAL DATUM
 - MATCHLINE
 - ③ SHEET REFERENCE NUMBER
 - ⊕ DENOTES UPLANDS WITHIN CONSERVATION EASEMENT
 - ⊗ DENOTES WETLANDS WITHIN CONSERVATION EASEMENT



CITY DEVELOPMENT PLAT NO. 5389.027
CITY DEVELOPMENT PLAN NO. 5389.027

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

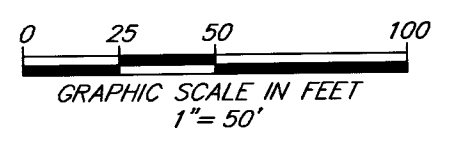
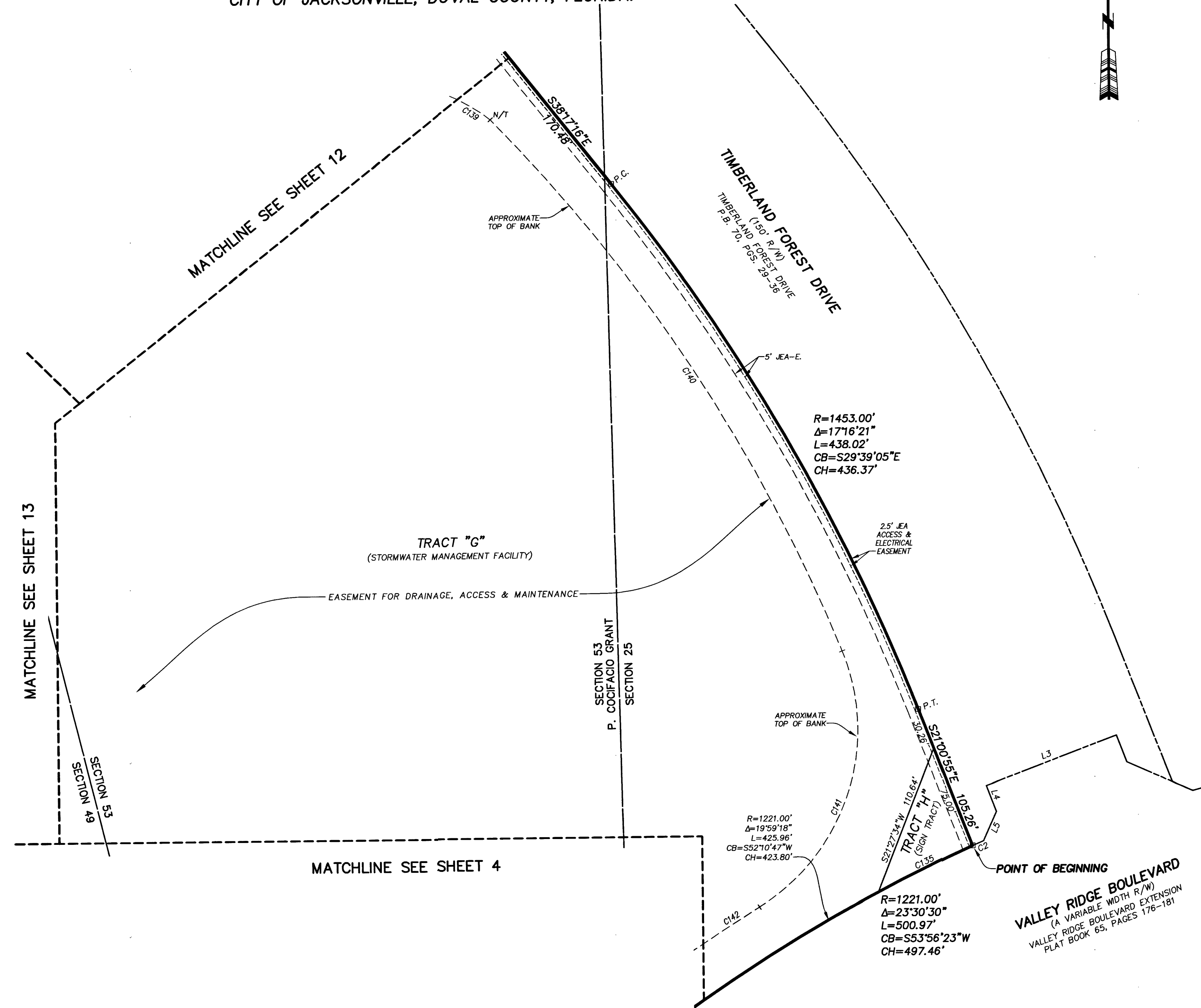
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CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C2	1221.00'	0°24'34"	8.73'	S65°53'55"W	8.73'
C135	1221.00'	3°31'12"	75.01'	S63°56'02"W	75.00'
C139	128.56'	60°46'24"	136.36'	N81°46'26"W	130.06'
C140	1180.80'	22°19'31"	460.10'	N32°51'35"W	457.19'
C141	150.00'	80°12'37"	209.99'	N18°24'29"E	193.26'
C142	1254.50'	16°19'40"	357.50'	S50°20'58"W	356.29'

- LEGEND**
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 - SJRWMD ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
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 - MATCHLINE
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 - ⊗ DENOTES WETLANDS WITHIN CONSERVATION EASEMENT

LINE TABLE		
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L4	S20°47'29"E	19.91'
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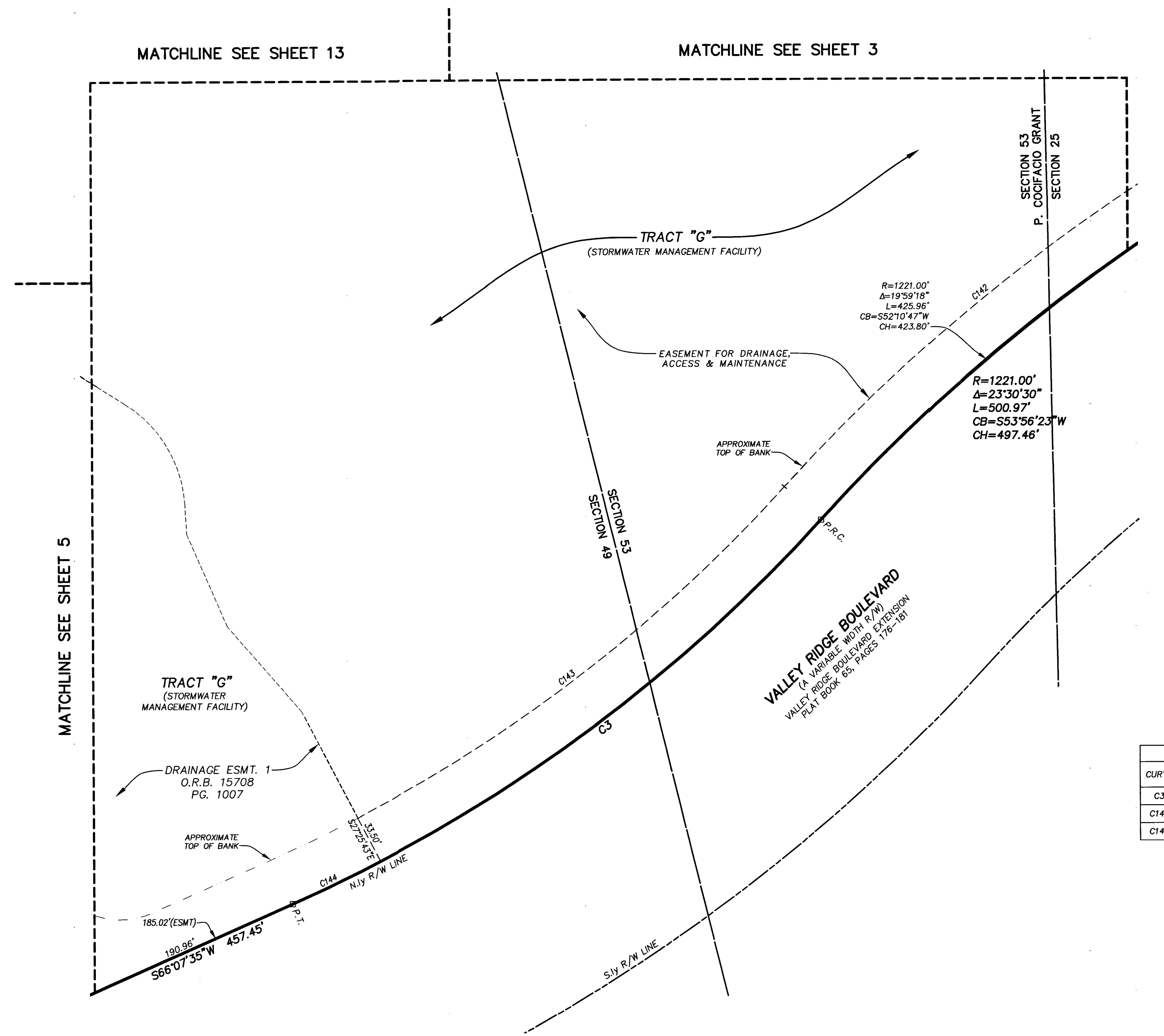


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SHEET 4 OF 16 SHEETS
SEE SHEET 2 FOR NOTES

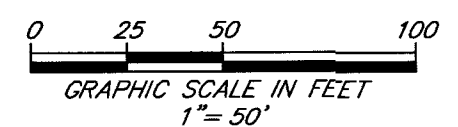


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 - S.J.R.W.M.D. ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
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 - ⊕ DENOTES UPLANDS WITHIN CONSERVATION EASEMENT
 - ⊗ DENOTES WETLANDS WITHIN CONSERVATION EASEMENT



CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C3	1071.00'	23°56'27"	447.51'	S54°09'22"W	444.27'
C142	1254.50'	16°19'40"	357.50'	S50°20'58"W	356.29'
C143	1037.50'	20°23'09"	369.14'	N52°22'42"E	367.20'



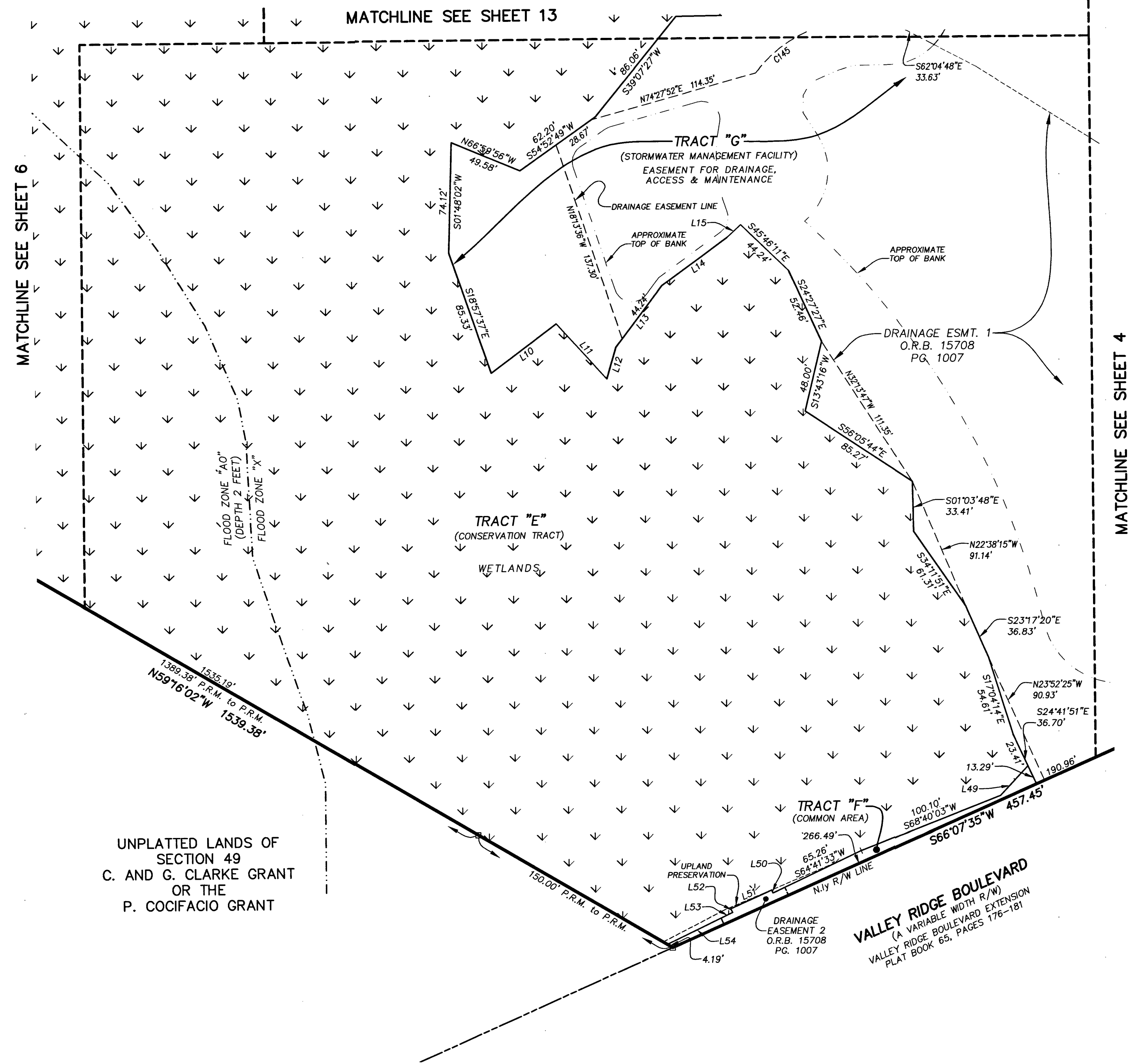
PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

CITY DEVELOPMENT PLAT NO. 5389.027
CITY DEVELOPMENT PLAN NO. 5389.027

TIMBERLAND RIDGE AT NOCATEE

A PORTION OF SECTION 25, TOGETHER WITH A PORTION OF SECTION 49 OF THE C. AND G. CLARKE GRANT OR THE P. COCIFACIO GRANT AND SECTION 53 OF THE P. COCIFACIO GRANT, ALL LYING WITHIN TOWNSHIP 4 SOUTH, RANGE 28 EAST, OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

SHEET 5 OF 16 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
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 - 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
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 - (NR) NON-RADIAL
 - N/T NON-TANGENT
 - CT TABULATED CURVE DATA
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 - C/L CENTERLINE
 - P.B. PLAT BOOK
 - PG. PAGE
 - O.R.B. OFFICIAL RECORDS BOOK
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 - JEA-E. JEA ELECTRIC EASEMENT
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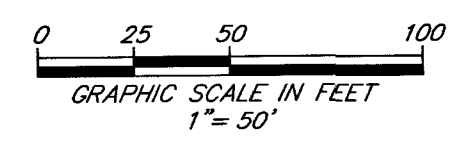
CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C145	91.00'	63°18'08"	100.54'	S69°13'04"W	95.50'

LINE TABLE

LINE	BEARING	LENGTH
L10	N53°14'46"E	54.43'
L11	S41°57'38"E	50.09'
L12	N16°24'12"E	22.11'
L13	N36°59'22"E	51.30'
L14	N53°54'47"E	54.24'
L15	N47°19'57"E	12.50'
L49	S43°15'24"W	26.95'
L50	N24°03'06"W	2.18'
L51	S65°56'54"W	30.02'
L52	S24°03'06"E	2.83'
L53	S64°41'33"W	8.58'
L54	S64°20'43"W	40.09'

UNPLATTED LANDS OF SECTION 49 C. AND G. CLARKE GRANT OR THE P. COCIFACIO GRANT



CITY DEVELOPMENT PLAT NO. 5389.027
CITY DEVELOPMENT PLAN NO. 5389.027

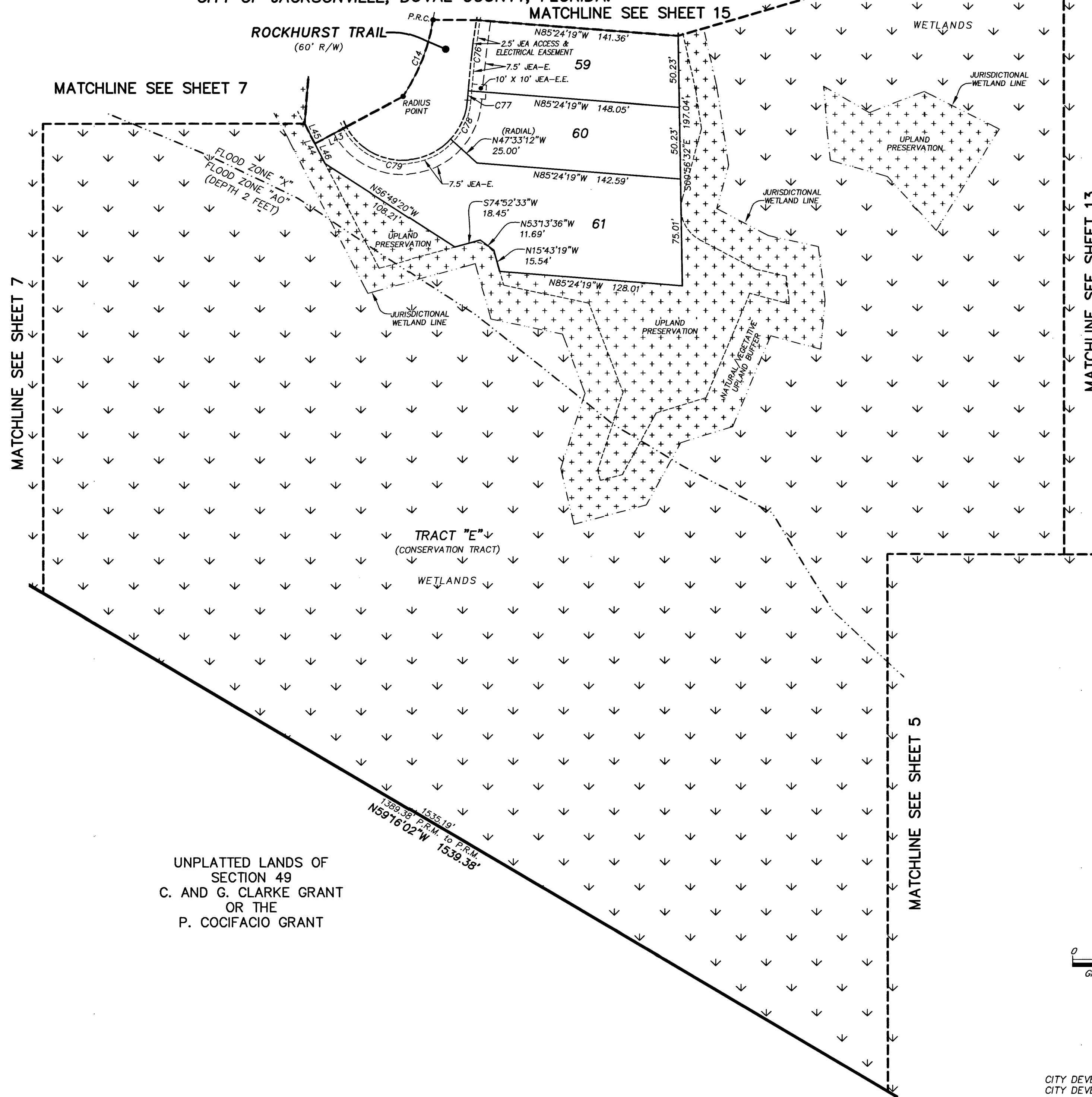
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PLAT BOOK 70 PAGE 69

SHEET 6 OF 16 SHEETS
SEE SHEET 2 FOR NOTES

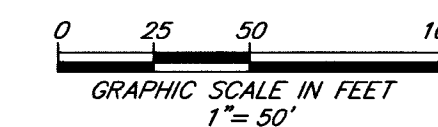


UNPLATTED LANDS OF SECTION 49 C. AND G. CLARKE GRANT OR THE P. COCIFACIO GRANT

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C14	128.16'	25°50'26"	57.80'	S21°23'58"W	57.31'
C76	670.00'	4°16'47"	50.05'	S06°42'03"W	50.03'
C77	670.00'	0°33'45"	6.58'	S04°16'46"W	6.58'
C78	45.00'	38°26'54"	30.20'	N23°13'21"E	28.63'
C79	45.00'	109°18'38"	85.85'	S82°53'53"E	73.41'

LINE	BEARING	LENGTH
L43	N61°45'26"E	25.01'
L44	N27°08'48"W	31.39'
L45	S27°08'48"E	15.74'
L46	S27°08'48"E	15.65'

- LEGEND**
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 - CONCRETE MONUMENT
 - PERMANENT CONTROL POINT
 - LICENSED BUSINESS
 - R RADIUS
 - Δ CENTRAL ANGLE
 - L ARC LENGTH
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 - CH CHORD DISTANCE
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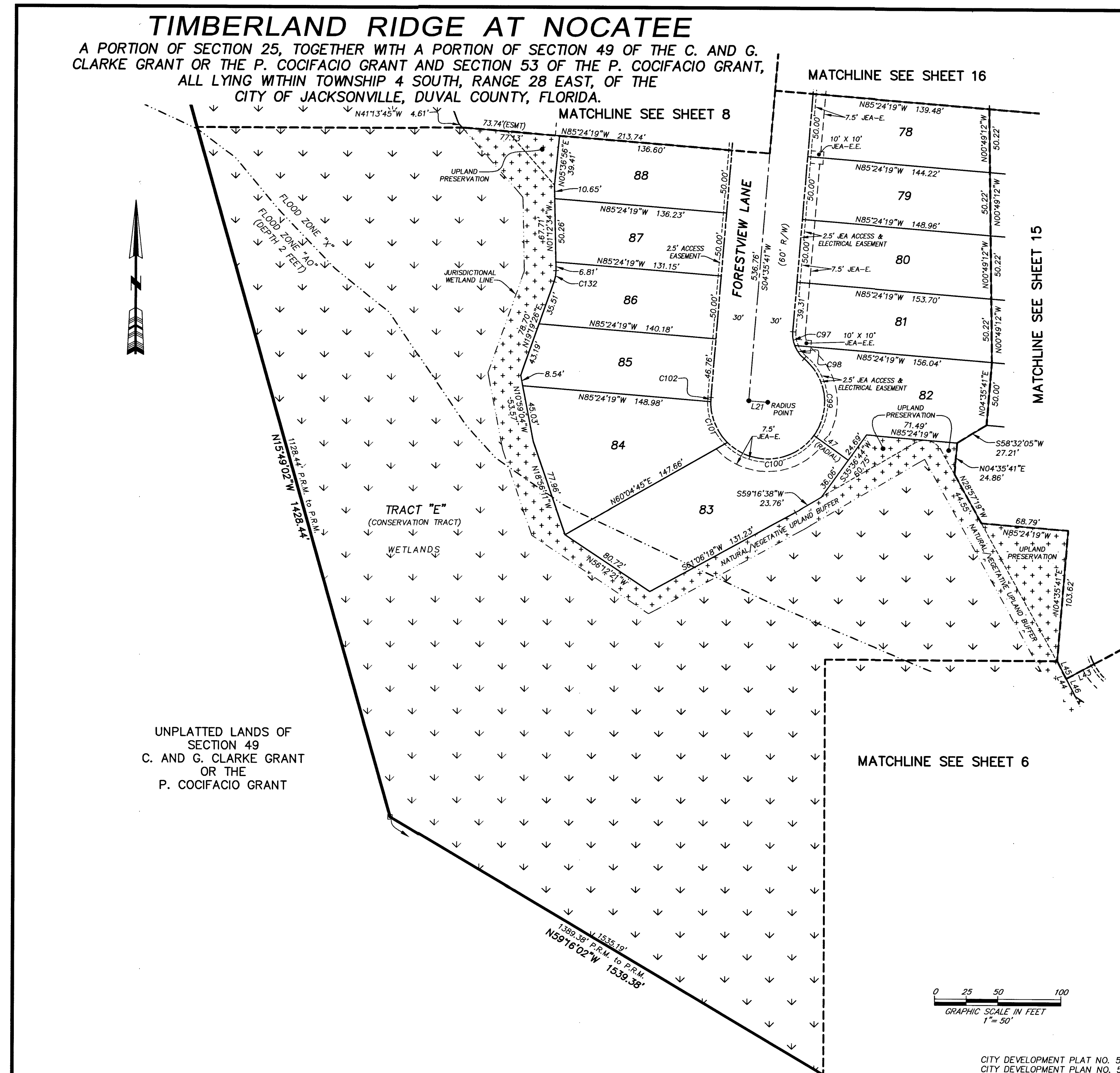
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TIMBERLAND RIDGE AT NOCATEE

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SHEET 7 OF 16 SHEETS
SEE SHEET 2 FOR NOTES



CURVE TABLE

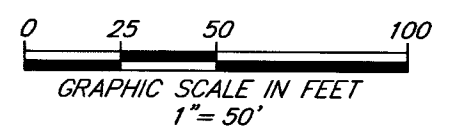
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C97	25.00'	25°18'44"	11.04'	S08°03'41"E	10.95'
C98	25.00'	29°50'17"	13.02'	S35°38'11"E	12.87'
C99	45.00'	86°10'03"	67.68'	N07°28'18"W	61.48'
C100	45.00'	99°04'44"	77.82'	N85°09'06"E	68.48'
C101	45.00'	45°46'15"	35.95'	S22°25'25"E	35.00'
C102	45.00'	4°07'58"	3.25'	S02°31'42"W	3.25'
C132	25.00'	20°32'00"	8.96'	N09°03'26"E	8.91'

LINE TABLE

LINE	BEARING	LENGTH
L12	N16°24'12"E	22.11'
L21	S85°24'19"E	15.00'
L43	N61°45'26"E	25.01'
L44	N27°08'48"W	31.39'
L45	S27°08'48"E	15.74'
L46	S27°08'48"E	15.65'
L47	S54°23'16"E	33.44'

- LEGEND
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UNPLATTED LANDS OF SECTION 49 C. AND G. CLARKE GRANT OR THE P. COCIFACIO GRANT



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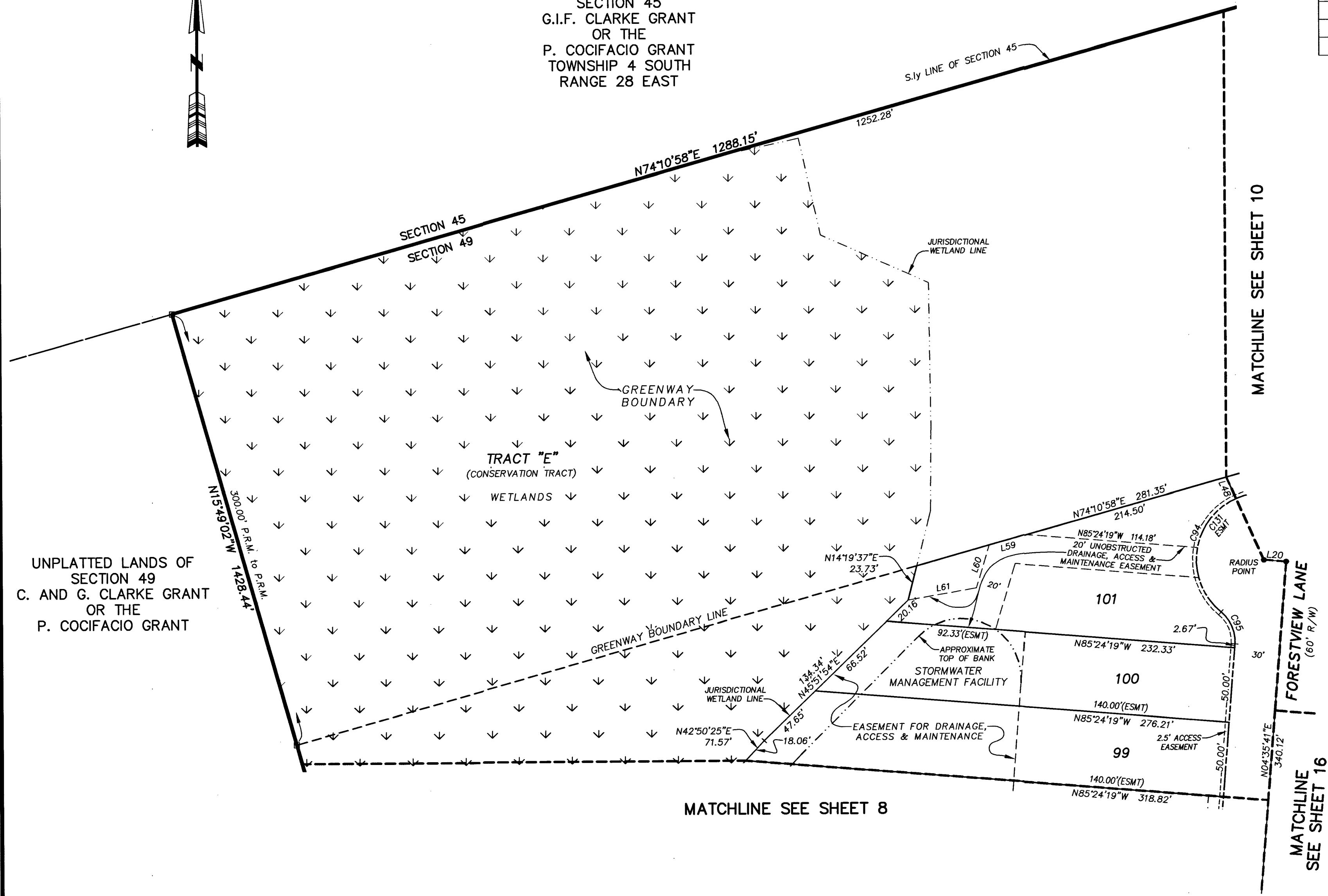
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PLAT BOOK 10 PAGE 12

SHEET 9 OF 16 SHEETS
SEE SHEET 2 FOR NOTES



UNPLATTED LANDS OF SECTION 45
G.I.F. CLARKE GRANT OR THE P. COCIFACIO GRANT
TOWNSHIP 4 SOUTH
RANGE 28 EAST

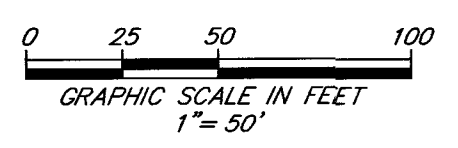


UNPLATTED LANDS OF SECTION 49
C. AND G. CLARKE GRANT OR THE P. COCIFACIO GRANT

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C94	45.00'	116°34'40"	91.56'	S07°44'01"W	76.56'
C95	25.00'	55°09'00"	24.06'	N22°58'49"W	23.15'
C131	45.00'	55°11'59"	43.35'	S38°25'21"W	41.70'

LINE TABLE		
LINE	BEARING	LENGTH
L20	N85°24'19"W	15.00'
L48	S23°58'39"E	15.61'
L59	S74°10'58"W	25.61'
L60	S16°48'43"W	30.00'
L61	S80°04'36"W	46.24'

- LEGEND**
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TIMBERLAND RIDGE AT NOCATEE

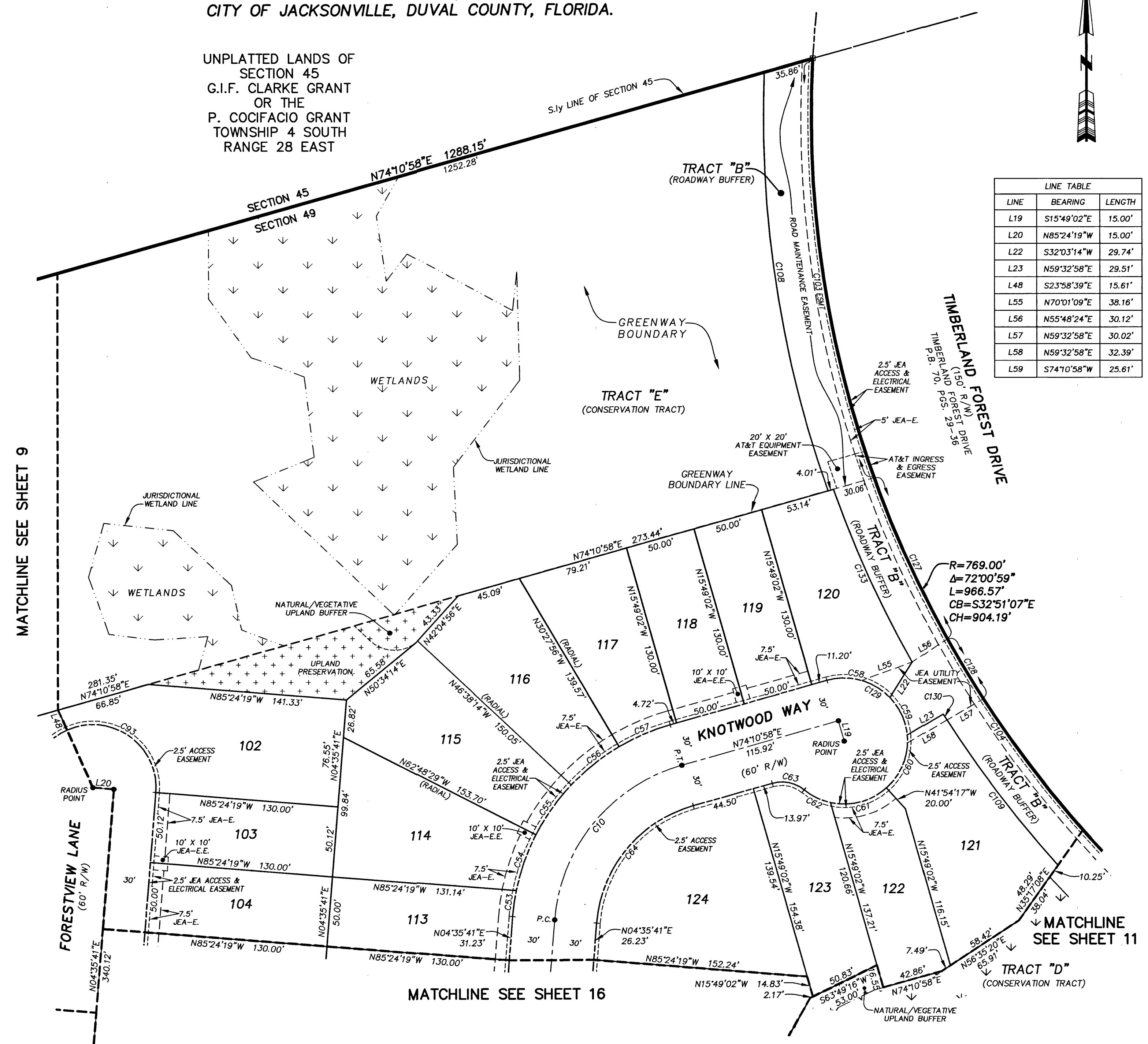
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SHEET 10 OF 16 SHEETS
SEE SHEET 2 FOR NOTES

UNPLATTED LANDS OF SECTION 45
G.I.F. CLARKE GRANT OR THE P. COCIFACIO GRANT TOWNSHIP 4 SOUTH RANGE 28 EAST

MATCHLINE SEE SHEET 9

MATCHLINE SEE SHEET 16



LINE TABLE

LINE	BEARING	LENGTH
L19	S15°49'02"E	15.00'
L20	N85°24'19"W	15.00'
L22	S32°03'14"W	29.74'
L23	N59°32'58"E	29.51'
L48	S23°58'39"E	15.61'
L55	N70°01'09"E	38.16'
L56	N55°48'24"E	30.12'
L57	N59°32'58"E	30.02'
L58	N59°32'58"E	32.39'
L59	S74°10'58"W	25.61'

CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C10	125.00'	69°35'17"	151.82'	N39°23'19"E	142.66'
C53	155.00'	6°57'26"	18.82'	S08°04'24"W	18.81'
C54	155.00'	15°38'24"	42.31'	S19°22'19"W	42.18'
C55	155.00'	16°10'14"	43.75'	S35°16'39"W	43.60'
C56	155.00'	16°10'18"	43.75'	S51°26'55"W	43.60'
C57	155.00'	14°38'54"	39.63'	S66°51'31"W	39.52'
C58	45.00'	62°09'23"	48.82'	N74°44'21"W	46.46'
C59	45.00'	38°01'34"	29.87'	N24°38'52"W	29.32'
C60	45.00'	53°43'48"	42.20'	N21°13'49"E	40.67'
C61	45.00'	54°30'28"	42.81'	N75°20'56"E	41.21'
C62	45.00'	26°43'49"	20.99'	S64°01'56"E	20.80'
C63	25.00'	55°09'00"	24.06'	N78°14'32"W	23.15'
C64	95.00'	69°35'17"	115.38'	S39°23'19"W	108.42'
C93	45.00'	118°34'20"	93.13'	N54°41'29"W	77.38'
C103	769.00'	22°41'58"	304.66'	S08°11'36"E	302.68'
C104	769.00'	58°56'11"	791.02'	S26°18'42"E	756.60'
C108	803.00'	21°42'34"	304.26'	S08°31'50"E	302.44'
C109	799.00'	9°42'33"	135.40'	S37°03'47"E	135.24'
C128	769.00'	3°42'59"	49.88'	S30°47'30"E	49.87'
C129	45.00'	30°14'44"	23.75'	N58°47'01"W	23.48'
C130	799.00'	0°21'32"	5.00'	S32°23'16"E	5.00'
C133	799.00'	9°43'42"	135.66'	S24°16'02"E	135.50'

- LEGEND
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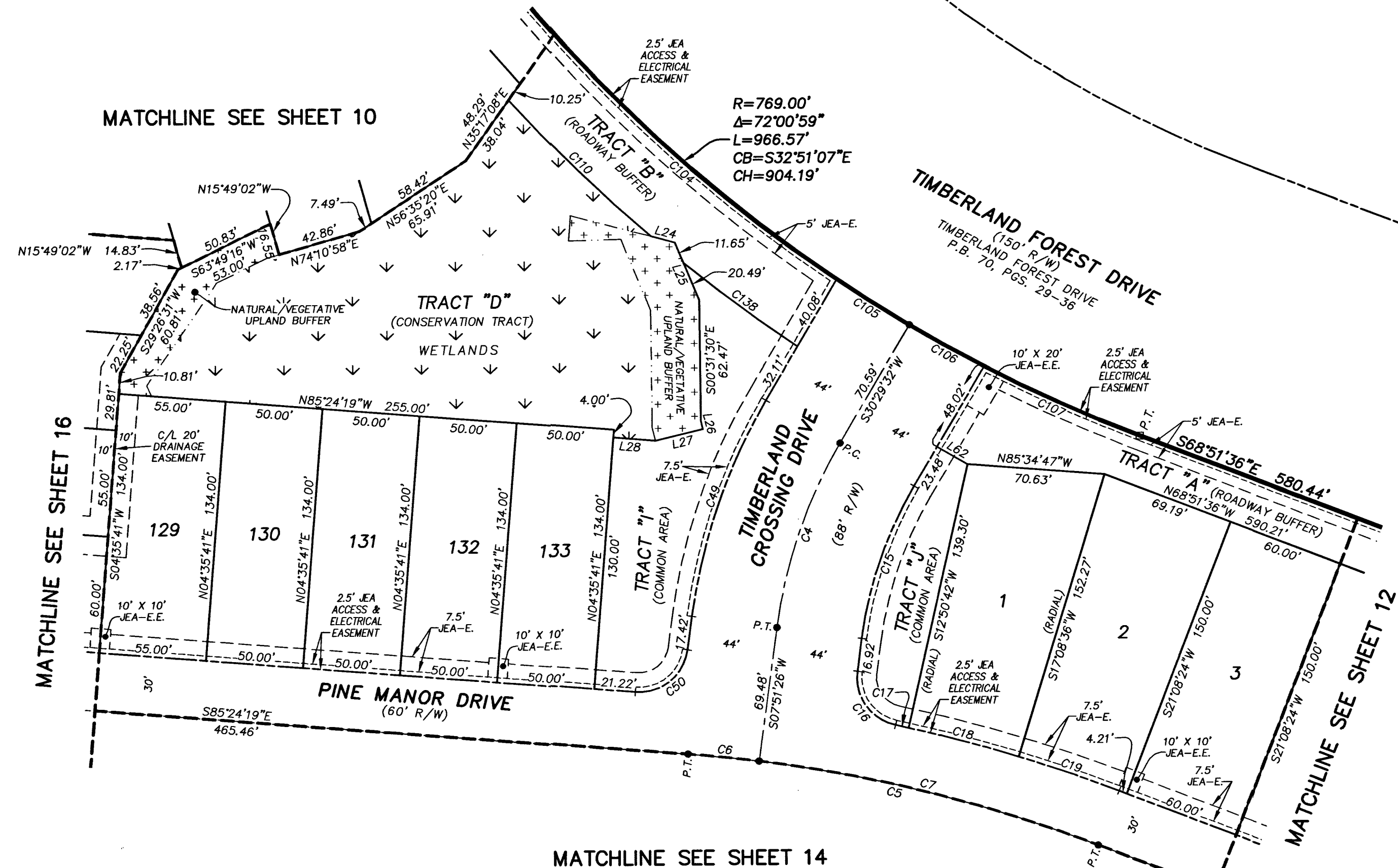
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TIMBERLAND RIDGE AT NOCATEE

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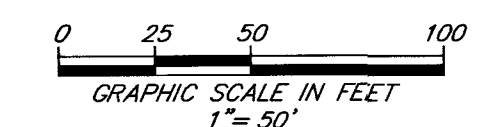
CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C4	256.00'	22°38'05"	101.13'	S19°02'29"W	100.48'
C5	750.00'	16°32'43"	216.58'	N77°07'58"W	215.82'
C6	750.00'	2°48'15"	36.71'	N84°00'12"W	36.70'
C7	750.00'	13°44'28"	179.87'	S75°43'50"E	179.44'
C15	212.00'	22°38'05"	83.75'	S19°10'29"W	83.21'
C16	25.00'	85°30'41"	37.31'	S34°53'54"E	33.94'
C17	780.00'	0°29'57"	6.80'	N77°24'16"W	6.80'
C18	780.00'	47°53'3"	58.51'	N75°00'21"W	58.50'
C19	780.00'	3°59'48"	54.41'	N70°51'30"W	54.40'
C49	300.00'	22°38'05"	118.52'	S19°10'29"W	117.75'
C50	25.00'	86°44'15"	37.85'	N51°13'34"E	34.33'
C104	769.00'	58°56'11"	791.02'	S26°18'42"E	756.60'
C105	769.00'	37°6'51"	44.04'	S57°25'13"E	44.03'
C106	769.00'	37°6'48"	44.02'	S60°42'02"E	44.01'
C107	769.00'	6°31'11"	87.51'	S65°36'01"E	87.46'
C110	809.00'	77°2'16"	101.72'	S45°40'50"E	101.66'
C138	809.00'	5°08'12"	72.53'	S53°23'46"E	72.50'



R=769.00'
A=72°00'59"
L=966.57'
CB=S32°51'07"E
CH=904.19'

LINE	BEARING	LENGTH
L24	S75°12'25"E	12.69'
L25	S22°27'57"E	32.14'
L26	S13°32'26"E	4.20'
L27	S76°27'34"W	25.00'
L28	N85°24'19"W	21.81'
L62	N59°30'28"W	17.94'

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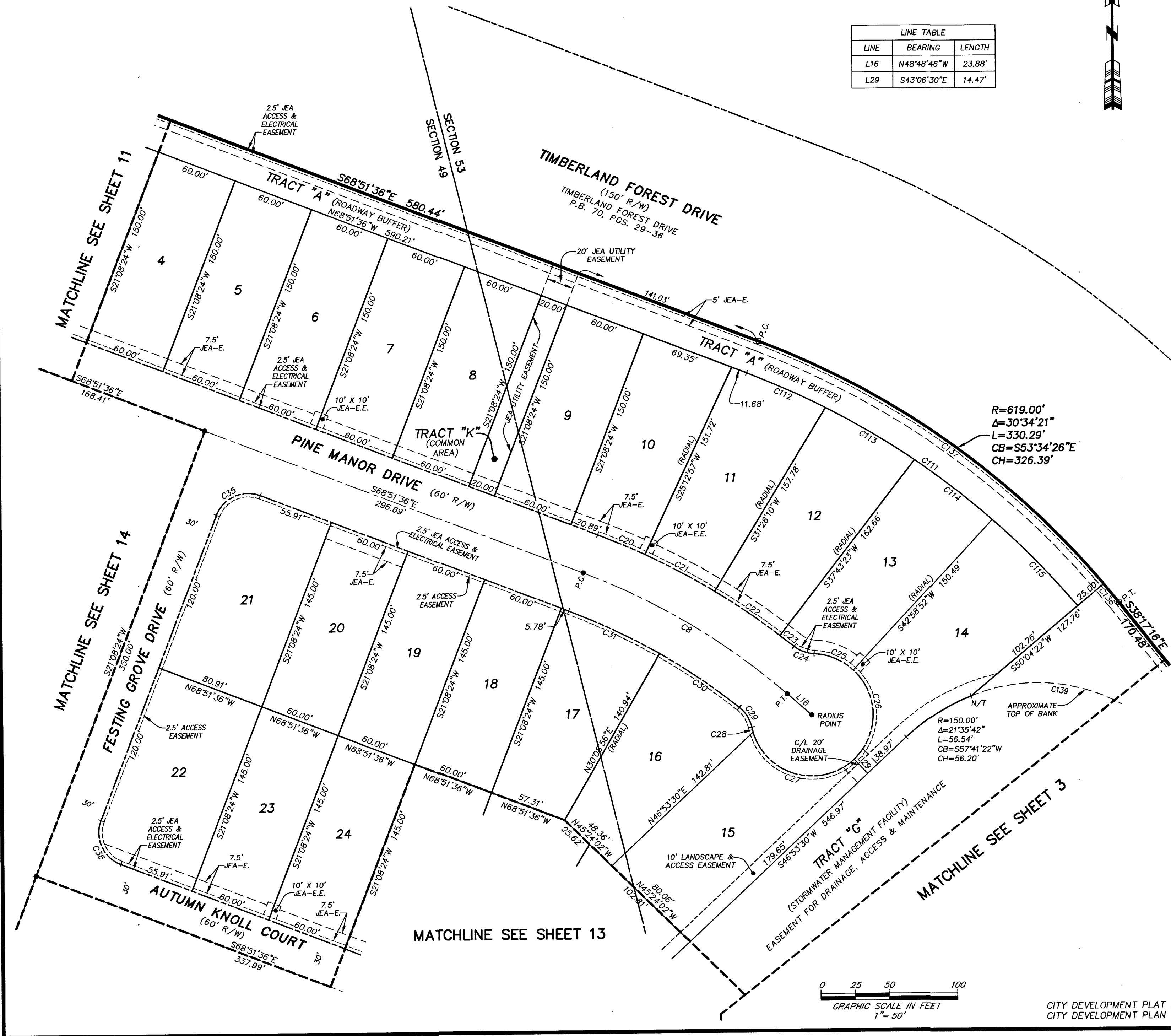
PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

CITY DEVELOPMENT PLAT NO. 5389.027
CITY DEVELOPMENT PLAN NO. 5389.027

TIMBERLAND RIDGE AT NOCATEE

A PORTION OF SECTION 25, TOGETHER WITH A PORTION OF SECTION 49 OF THE C. AND G. CLARKE GRANT OR THE P. COCIFACIO GRANT AND SECTION 53 OF THE P. COCIFACIO GRANT, ALL LYING WITHIN TOWNSHIP 4 SOUTH, RANGE 28 EAST, OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

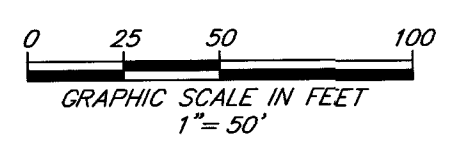
LINE	BEARING	LENGTH
L16	N48°48'46"W	23.88'
L29	S43°06'30"E	14.47'



CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
CB	500.00'	20°02'50"	174.94'	N58°50'11"W	174.05'
C20	530.00'	4°04'34"	37.70'	N66°49'20"W	37.70'
C21	530.00'	6°15'13"	57.85'	N61°39'26"W	57.82'
C22	530.00'	6°15'13"	57.85'	N55°24'14"W	57.82'
C23	530.00'	1°24'43"	13.06'	N51°34'16"W	13.06'
C24	25.00'	36°37'47"	15.98'	S69°10'48"E	15.71'
C25	45.00'	40°28'33"	31.79'	N67°15'24"W	31.13'
C26	45.00'	93°54'38"	73.76'	N00°03'49"W	65.77'
C27	45.00'	117°08'19"	92.00'	S74°32'20"E	76.79'
C28	45.00'	4°50'05"	3.80'	S13°33'08"E	3.80'
C29	25.00'	40°06'49"	17.50'	N31°11'30"W	17.15'
C30	470.00'	8°36'10"	70.57'	N55°32'59"W	70.50'
C31	470.00'	9°00'32"	73.90'	N64°21'20"W	73.82'
C35	25.00'	90°00'00"	39.27'	S66°08'24"W	35.36'
C36	25.00'	90°00'00"	39.27'	S23°51'36"E	35.36'
C111	594.00'	28°55'58"	299.95'	N54°23'37"W	296.78'
C112	594.00'	6°06'23"	63.31'	N65°48'25"W	63.28'
C113	594.00'	7°16'59"	75.51'	N59°06'43"W	75.45'
C114	594.00'	6°56'43"	72.00'	N51°59'52"W	71.96'
C115	594.00'	8°35'53"	89.14'	N44°13'34"W	89.05'
C136	619.00'	1°38'22"	17.71'	N39°06'27"W	17.71'
C137	619.00'	28°55'58"	312.58'	N54°23'37"W	309.27'
C139	128.56'	60°46'24"	136.36'	N81°46'26"W	130.06'

- LEGEND**
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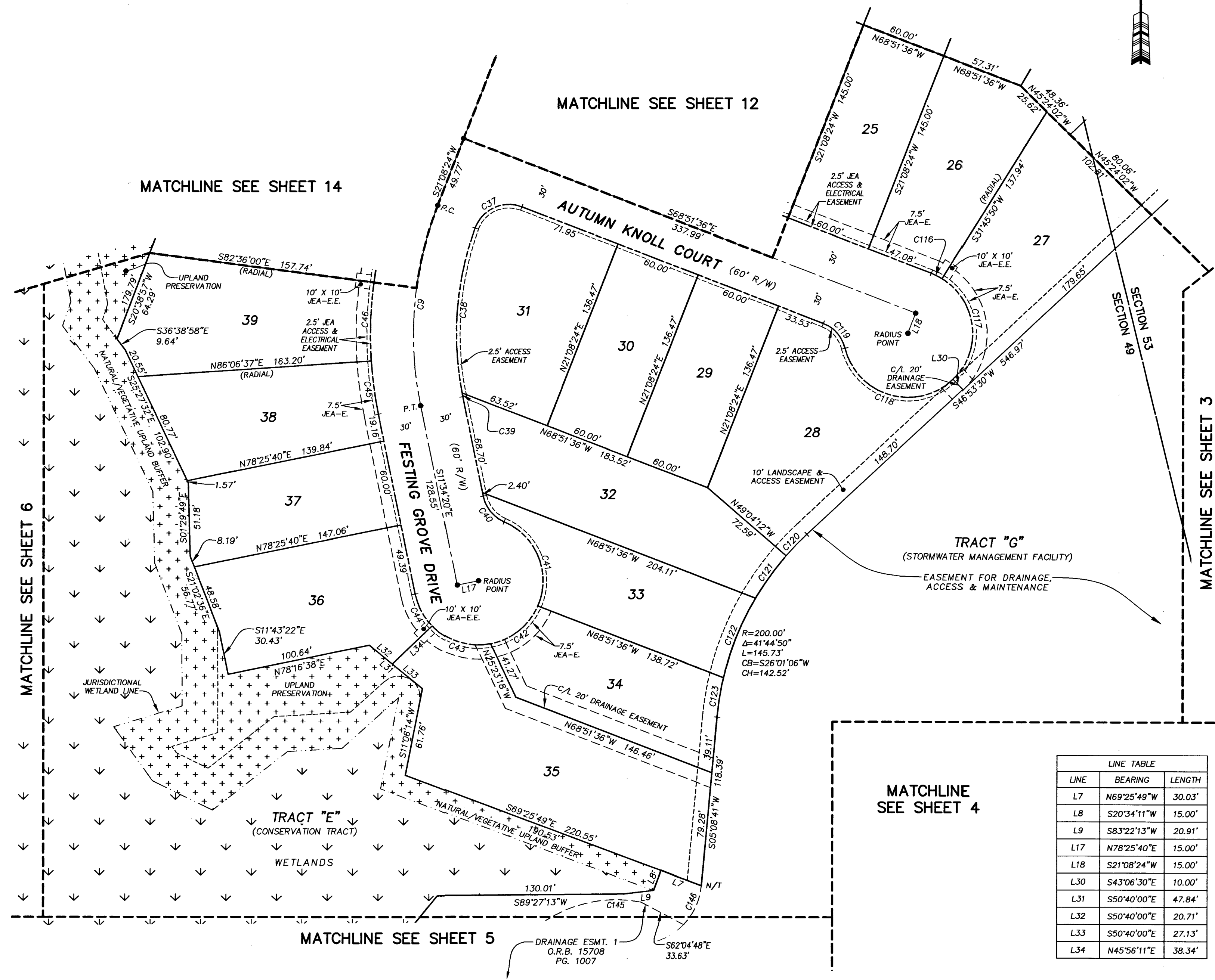
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PLAT BOOK 70 PAGE 76

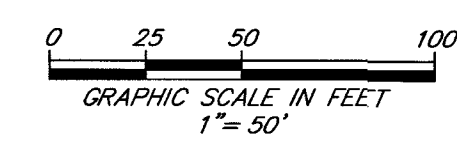
SHEET 13 OF 16 SHEETS
SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C9	250.00'	32°42'44"	142.73'	S04°47'02"W	140.80'
C37	25.00'	91°32'13"	39.94'	S65°22'17"W	35.83'
C38	220.00'	30°29'55"	117.11'	S04°21'13"W	115.73'
C39	220.00'	0°40'35"	2.60'	S11°14'02"E	2.60'
C40	25.00'	55°09'00"	24.06'	S39°08'50"E	23.15'
C41	45.00'	89°49'11"	70.54'	N21°48'45"W	63.54'
C42	45.00'	55°59'40"	43.98'	N51°05'41"E	42.25'
C43	45.00'	56°50'41"	44.65'	S72°29'09"E	42.84'
C44	45.00'	32°29'29"	25.52'	S27°49'04"E	25.18'
C45	280.00'	7°40'57"	37.54'	S07°43'51"E	37.52'
C46	280.00'	111°7'22"	55.17'	S01°45'18"W	55.08'
C116	45.00'	10°37'26"	8.34'	N63°32'53"W	8.33'
C117	45.00'	103°46'39"	81.51'	N06°20'51"W	70.81'
C118	45.00'	120°44'55"	94.84'	S74°05'03"E	78.23'
C119	25.00'	55°09'00"	24.06'	N41°17'06"W	23.15'
C120	200.00'	5°57'42"	20.81'	S43°54'39"W	20.80'
C121	200.00'	10°29'54"	36.65'	S35°40'52"W	36.59'
C122	200.00'	17°15'18"	60.23'	S21°48'16"W	60.00'
C123	200.00'	8°01'56"	28.04'	S09°09'39"W	28.01'
C145	91.00'	6°31'8"08"	100.54'	S69°13'04"W	95.50'
C146	44.26'	39°30'14"	30.52'	N24°16'53"E	29.92'

- LEGEND**
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 - CONCRETE MONUMENT
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 - R RADIUS
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LINE TABLE		
LINE	BEARING	LENGTH
L7	N69°25'49"W	30.03'
L8	S20°34'11"W	15.00'
L9	S83°22'13"W	20.91'
L17	N78°25'40"E	15.00'
L18	S21°08'24"W	15.00'
L30	S43°06'30"E	10.00'
L31	S50°40'00"E	47.84'
L32	S50°40'00"E	20.71'
L33	S50°40'00"E	27.13'
L34	N45°56'11"E	38.34'



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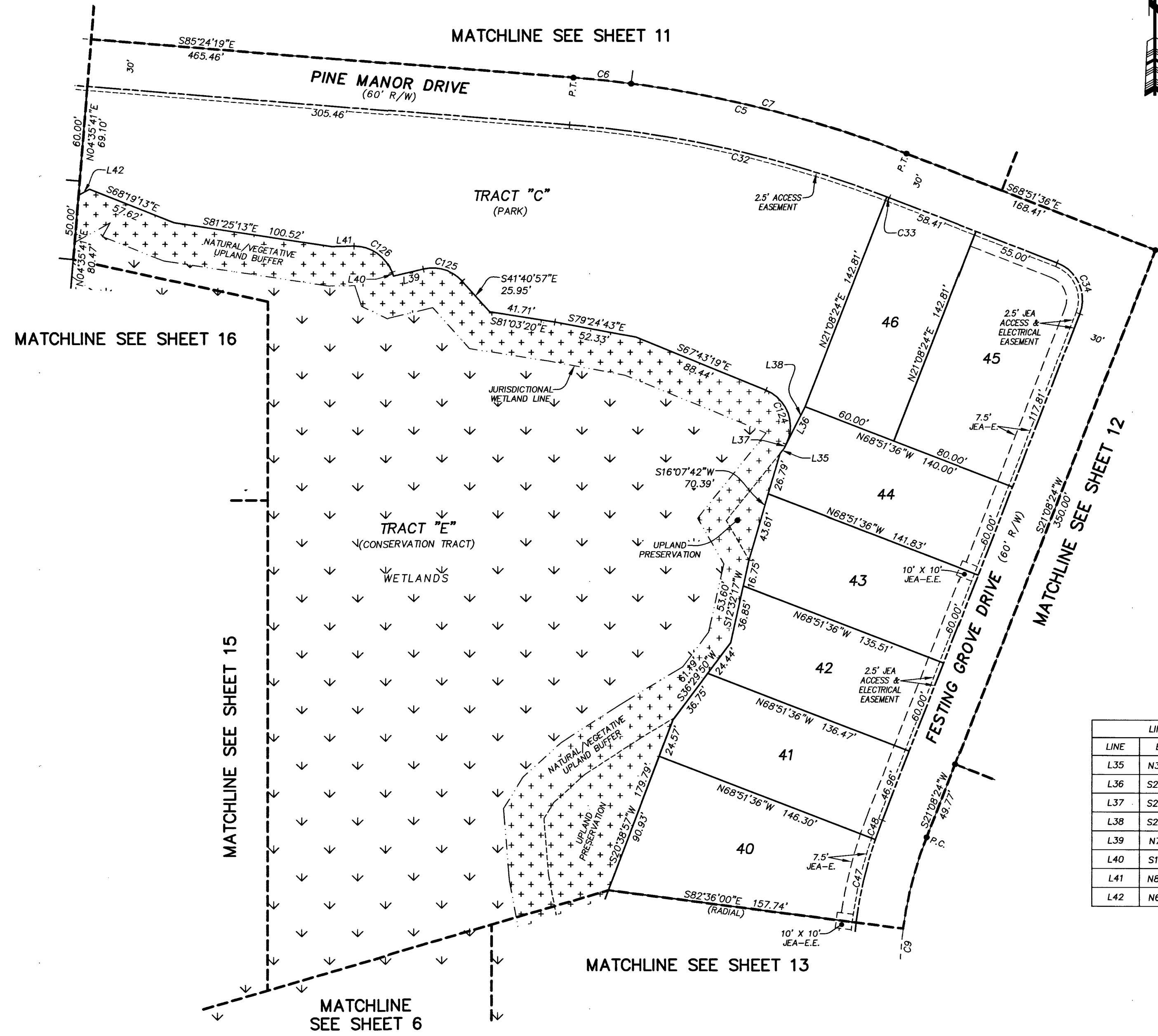
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TIMBERLAND RIDGE AT NOCATEE

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PLAT BOOK 10 PAGE 11

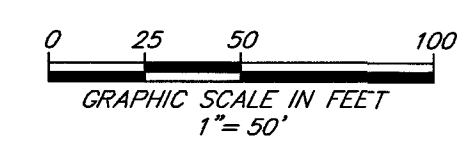
SHEET 14 OF 16 SHEETS
SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C5	750.00'	16°32'43"	216.58'	N77°07'58"W	215.82'
C6	750.00'	2°48'15"	36.71'	N84°00'12"W	36.70'
C7	750.00'	13°44'28"	179.87'	S75°43'50"E	179.44'
C9	250.00'	32°42'44"	142.73'	S04°47'02"W	140.80'
C32	720.00'	16°25'06"	206.32'	N77°11'46"W	205.61'
C33	720.00'	0°07'37"	1.59'	N68°55'25"W	1.59'
C34	25.00'	90°00'00"	39.27'	N23°51'36"W	35.36'
C47	280.00'	11°04'14"	54.10'	S12°56'07"W	54.02'
C48	280.00'	2°40'10"	13.05'	S19°48'19"W	13.04'
C124	25.00'	94°27'45"	41.22'	N20°29'26"W	36.71'
C125	25.00'	62°02'52"	27.07'	N72°42'23"W	25.77'
C126	25.00'	72°17'03"	31.54'	N54°46'55"W	29.49'

LINE TABLE		
LINE	BEARING	LENGTH
L35	N38°30'01"E	4.39'
L36	S26°44'26"W	29.27'
L37	S26°44'26"W	2.57'
L38	S26°44'26"W	26.69'
L39	N76°16'11"E	19.32'
L40	S18°38'24"E	2.67'
L41	N89°04'34"E	14.11'
L42	N61°17'52"E	8.04'

- LEGEND**
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CITY DEVELOPMENT PLAT NO. 5389.027
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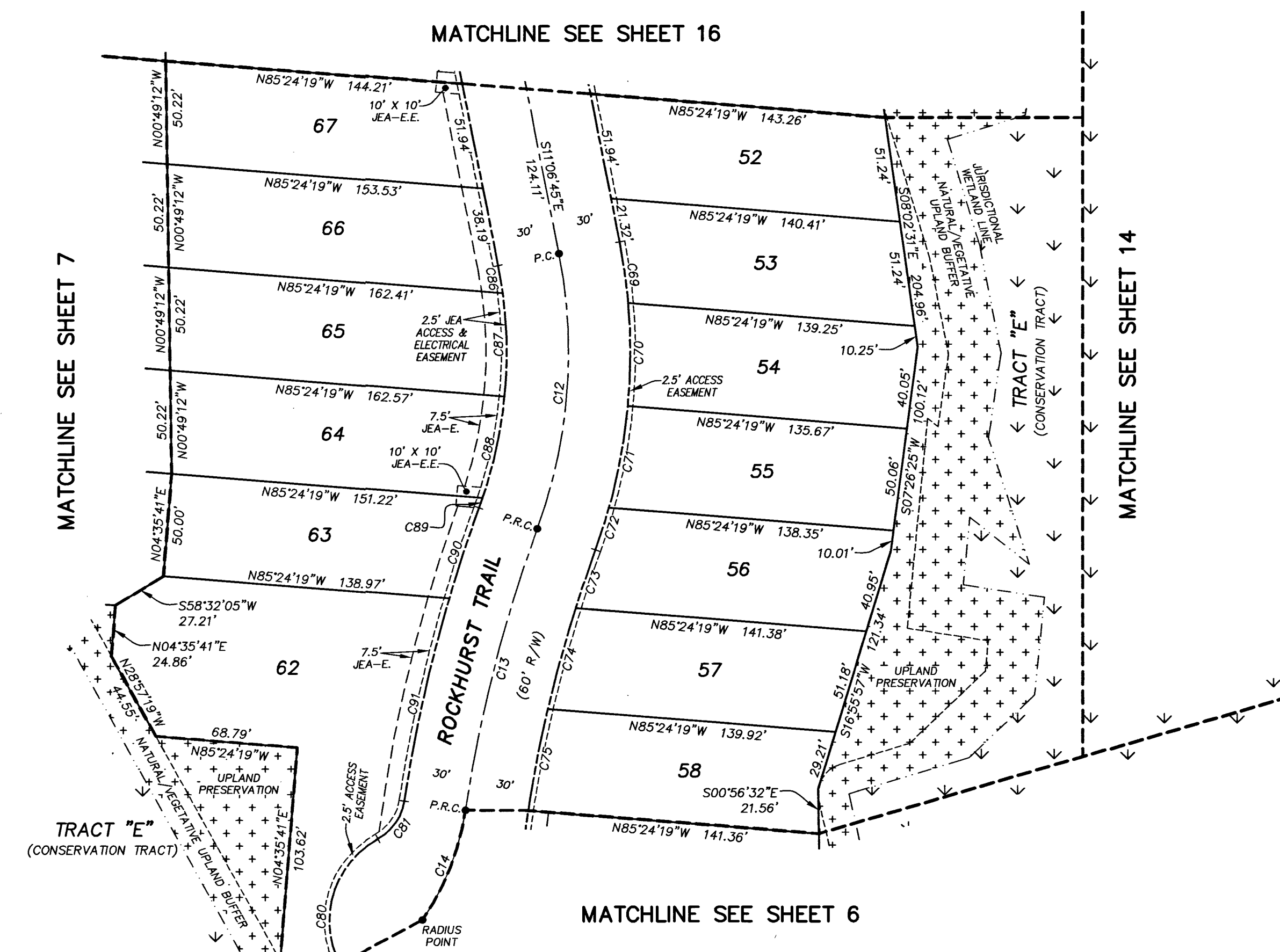
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PLAT BOOK 10 PAGE 18

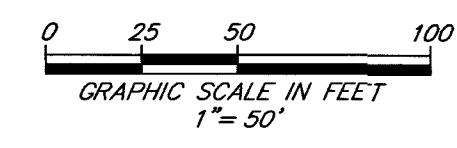
SHEET 15 OF 16 SHEETS
SEE SHEET 2 FOR NOTES



LINE	BEARING	LENGTH
L43	N61°45'26"E	25.01'
L44	N27°08'48"W	31.39'
L45	S27°08'48"E	15.74'
L46	S27°08'48"E	15.65'

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C12	250.00'	31°10'11"	136.00'	S04°28'21"W	134.33'
C13	700.00'	11°34'42"	141.45'	S14°16'06"W	141.21'
C14	128.16'	25°50'26"	57.80'	S21°23'58"W	57.31'
C69	280.00'	6°11'03"	30.22'	N08°01'13"W	30.21'
C70	280.00'	10°16'31"	50.21'	N00°12'34"E	50.15'
C71	280.00'	10°17'59"	50.33'	N10°29'49"E	50.27'
C72	280.00'	4°24'38"	21.55'	N17°51'08"E	21.55'
C73	670.00'	2°33'37"	29.94'	S18°46'38"W	29.94'
C74	670.00'	4°21'10"	50.90'	S15°19'14"W	50.89'
C75	670.00'	4°18'13"	50.33'	S10°59'32"W	50.31'
C80	45.00'	89°39'44"	70.42'	S18°35'18"W	63.45'
C81	25.00'	52°56'25"	23.10'	N34°56'57"E	22.29'
C86	220.00'	3°33'07"	13.64'	N09°20'11"W	13.64'
C87	220.00'	13°06'46"	50.35'	N01°00'15"W	50.24'
C88	220.00'	13°09'51"	50.55'	N12°08'04"E	50.44'
C89	220.00'	1°20'27"	5.15'	N19°23'13"E	5.15'
C90	730.00'	3°38'13"	46.34'	S18°14'20"W	46.33'
C91	730.00'	7°56'29"	101.18'	S12°26'59"W	101.10'

- LEGEND**
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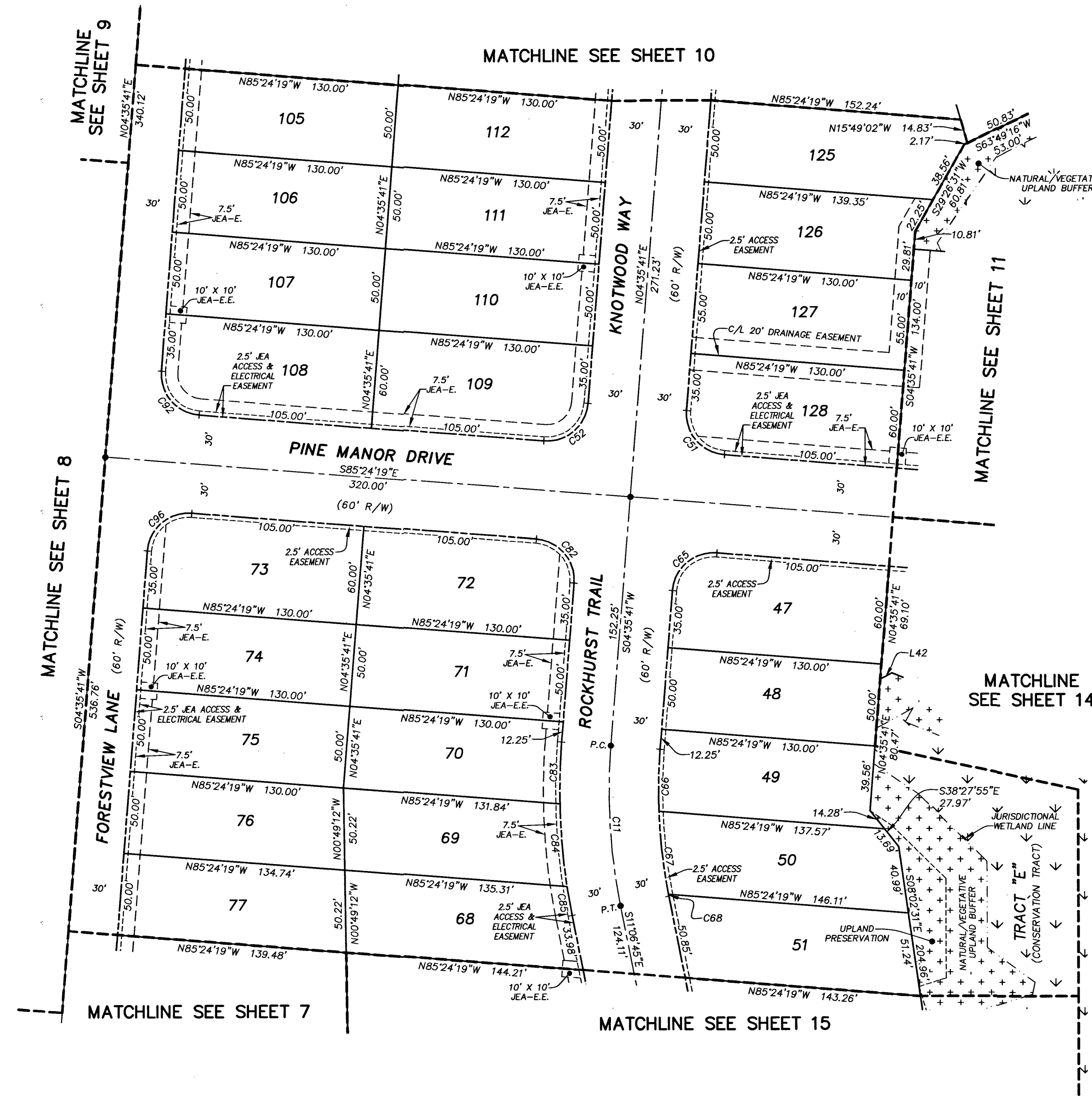
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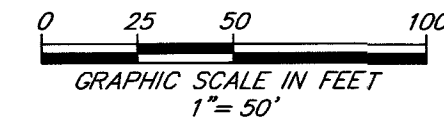
SHEET 16 OF 16 SHEETS
SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C11	358.00'	15°42'26"	98.14'	S03°15'32"E	97.84'
C51	25.00'	90°00'00"	39.27'	S40°24'19"E	35.36'
C52	25.00'	90°00'00"	39.27'	N49°35'41"E	35.36'
C65	25.00'	90°00'00"	39.27'	S49°35'41"W	35.36'
C66	328.00'	6°36'30"	37.83'	S01°17'26"W	37.81'
C67	328.00'	8°54'30"	51.00'	S06°28'04"E	50.95'
C68	328.00'	0°11'25"	1.09'	S11°01'02"E	1.09'
C82	25.00'	90°00'00"	39.27'	N40°24'19"W	35.36'
C83	388.00'	5°34'58"	37.81'	S01°48'12"W	37.79'
C84	388.00'	7°29'16"	50.71'	S04°43'55"E	50.67'
C85	388.00'	2°38'11"	17.85'	S09°47'39"E	17.85'
C92	25.00'	90°00'00"	39.27'	S40°24'19"E	35.36'
C96	25.00'	90°00'00"	39.27'	S49°35'41"W	35.36'

LINE TABLE		
LINE	BEARING	LENGTH
L42	N81°17'52"E	8.04'

- 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
 - P.R.M. PERMANENT REFERENCE MONUMENT
 - C.M. CONCRETE MONUMENT
 - P.C.P. PERMANENT CONTROL POINT
 - L.B. LICENSED BUSINESS
 - R. RADIUS
 - L. CENTRAL ANGLE
 - L. ARC LENGTH
 - CB. CHORD BEARING
 - CH. CHORD DISTANCE
 - P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
 - P.R.C. (N) POINT OF REVERSE CURVATURE NON-RADIAL
 - N/T NON-TANGENT
 - CI TABULATED CURVE DATA
 - LI TABULATED LINE DATA
 - CH CH
 - P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
 - P.R.C. (N) POINT OF REVERSE CURVATURE NON-RADIAL
 - N/T NON-TANGENT
 - CI TABULATED CURVE DATA
 - LI TABULATED LINE DATA
 - R/W RIGHT OF WAY
 - C/L CENTERLINE
 - P.B. PLAT BOOK
 - P.C. PAGE
 - O.R.B. OFFICIAL RECORDS BOOK
 - AT&T AMERICAN TELEPHONE AND TELEGRAPH COMPANY
 - JEA-E JEA ELECTRIC EASEMENT
 - JEA-E.E. JEA EQUIPMENT EASEMENT
 - ESMT EASEMENT
 - S.J.R.W.M.D. ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
 - NAVD NORTH AMERICAN VERTICAL DATUM
 - MATCHLINE
 - SHEET REFERENCE NUMBER
 - DENOTES UPLANDS WITHIN CONSERVATION EASEMENT
 - DENOTES WETLANDS WITHIN CONSERVATION EASEMENT



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CITY DEVELOPMENT PLAT NO. 5389.027
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