

Cypress Trails at Nocatee Phase Two

A PORTION OF SECTION 35, TOGETHER WITH A PORTION OF SECTION 46 OF THE C. AND G. CLARKE GRANT, SECTION 47 OF THE G.I.F. CLARKE GRANT, SECTION 49 OF THE C. AND G. CLARKE GRANT OR THE P. COCIFACIO GRANT AND SECTIONS 55 AND 57 OF THE G.I.F. CLARKE GRANT OR 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 35, together with a portion of Section 46 of the C. and G. Clarke Grant, Section 47 of the G.I.F. Clarke Grant, Section 49 of the C. and G. Clarke Grant or the P. Cocifacio Grant and Sections 55 and 57 of the G.I.F. Clarke Grant or 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 centerline intersection of Nocatee Parkway, a variable width right of way as presently established, and Valley Ridge Boulevard, a variable width right of way as presently established; thence North 31°55'43" West, along said centerline of Valley Ridge Boulevard, 1089.23 feet; thence South 85°06'33" West, departing said centerline, 88.12 feet to a point lying on the Westerly right of way line of said Valley Ridge Boulevard; thence North 30°58'26" West, along said Westerly right of way line, 208.15 feet; thence North 31°55'43" West, continuing along said Westerly right of way line, 100.14 feet; thence South 47°24'04" West, departing said Westerly right of way line, 112.56 feet; thence South 73°50'37" West, 2185.91 feet; thence North 24°16'25" West, 1706.00 feet to the Point of Beginning.

From said Point of Beginning, thence continue North 24°16'25" West, 2132.14 feet; thence North 88°31'26" East, 982.50 feet; thence North 33°03'24" East, 973.25 feet; thence South 56°56'36" East, 880.30 feet; thence Due East, 1735.95 feet; thence South 16°45'15" West, 1075.68 feet; thence South 58°35'54" West, 576.31 feet; thence North 89°53'06" West, 550.00 feet; thence South 45°56'19" West, 253.18 feet; thence North 87°39'51" West, 145.00 feet; thence North 44°03'41" West, 60.00 feet; thence South 45°56'19" West, 140.00 feet; thence North 44°03'41" West, 40.00 feet to the point of curvature of a curve concave Easterly having a radius of 30.00 feet; thence Northerly along the arc of said curve, through a central angle of 90°00'00", an arc length of 47.12 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 00°56'19" East, 42.43 feet; thence North 44°03'41" West, 60.00 feet; thence South 45°56'19" West, 22.14 feet; thence North 44°03'41" West, 320.05 feet; thence South 45°56'19" West, 346.55 feet; thence Due South, 226.68 feet; thence South 15°49'50" West, 135.28 feet to a point on a curve concave Northerly having a radius of 170.00 feet; thence Westerly along the arc of said curve, through a central angle of 09°30'44", an arc length of 28.22 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 67°38'45" West, 28.19 feet; thence North 62°53'23" West, 111.81 feet; thence South 27°06'37" West, 60.00 feet; thence South 47°55'26" West, 731.50 feet to the Point of Beginning.

Containing 124.38 acres, more or less.

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 1808, 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:

Witness: John M. White
Printed Name

Witness: Austin Ray
Printed Name

Witness: Austin Ray
Printed Name

Witness: Austin Ray
Printed Name

U.S. BANK NATIONAL ASSOCIATION
a national banking association, as Trustee
By: Tolomato Community Development District, a local unit of special purpose Government established pursuant to Chapter 190, Florida Statutes, as authorized agent

By: Richard T. Ray
Richard T. Ray, as Chairman

STATE OF FLORIDA, COUNTY OF DUVAL
The foregoing instrument was acknowledged before me this 4 day of December, 2014, 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.

Witness: Tina E. Miller
Notary Public, State of Florida at Large
Printed Name
My Commission Expires May 9, 2017
Commission Number FF 016700

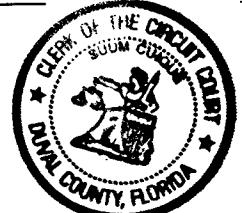


APPROVED FOR RECORD
This is to certify that the above plat has been examined, accepted, and approved by the City of Jacksonville, Duval County, Florida, pursuant to Chapter 654, Ordinance Code.

Witness: James M. Robinson, P.E.
Director of Public Works
Date: DECEMBER 29, 2014

CLERK'S CERTIFICATE 2014293396
This is to certify that this plat has been approved by the City of Jacksonville, Florida, and submitted to me for recording, and is recorded in Plat Book 67, pages 149-160 of the Public Records of Duval County, Florida, this 31st day of December, 2014.

Witness: 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 26 day of December, 2014.

Witness: W. Monroe Hazen, P.L.S.
Professional Land Surveyor, Number 3398

ADOPTION AND DEDICATION
This is to certify that Split Pine Development, LLC, ("Owner"), a Florida limited liability company, is the fee simple owner of the lands described in the caption hereon known as Cypress Trails at Nocatee Phase Two, has 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, unobstructed drainage easements, unobstructed drainage, access and maintenance easements, and 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", "B", "C" and "E" (Open Space), Tract "D" (Conservation Area) and Special Use Easements shown on this plat are and shall remain privately owned and the sole and exclusive property of the Owner, its 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:

- 1) 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.
- 2) 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.
- 3) 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.

The Owner, its 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 Cypress Trails at Nocatee Phase Two. 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.

Those easements designated as "JEA Access and 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.

Any utility easements shown on this plat shall also be easements for the construction, installation, maintenance, and operation of cable television services in the manner and subject to the provisions of Section 177.091(28) of the current 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 4 day of December, 2014.

Witness: John M. White
Printed Name
By: Jed V. Davis
Jed V. Davis
Vice President
Witness: Austin Ray
Printed Name

OWNER: SPLIT PINE DEVELOPMENT, LLC
a Florida limited liability company

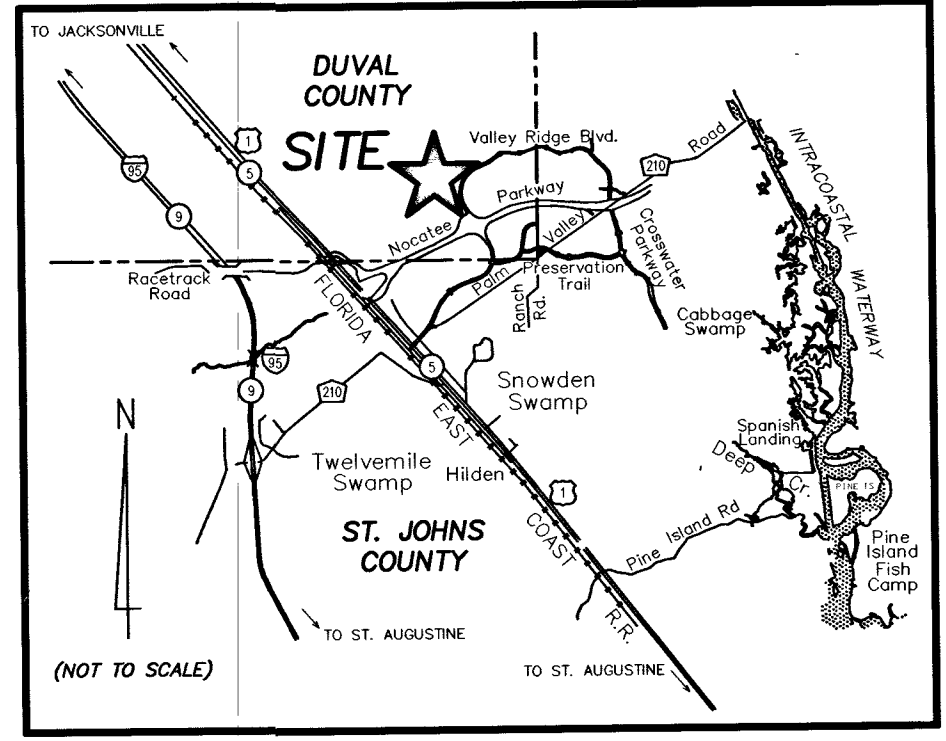
STATE OF FLORIDA, COUNTY OF DUVAL
The foregoing instrument was acknowledged before me this 4 day of December, 2014, by Jed V. Davis, Vice President of Split Pine Development, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me.
Witness: Tina E. Miller
Notary Public, State of Florida
Printed Name
My Commission Expires May 9, 2017
Commission Number FF 016700



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

CITY DEVELOPMENT NO. 5389.020

Approved: 12/29/14
Date
James M. Robinson, P.E.
City Engineer
Approved: Dec 23, 2014
Date
Richard T. Ray
for General Counsel



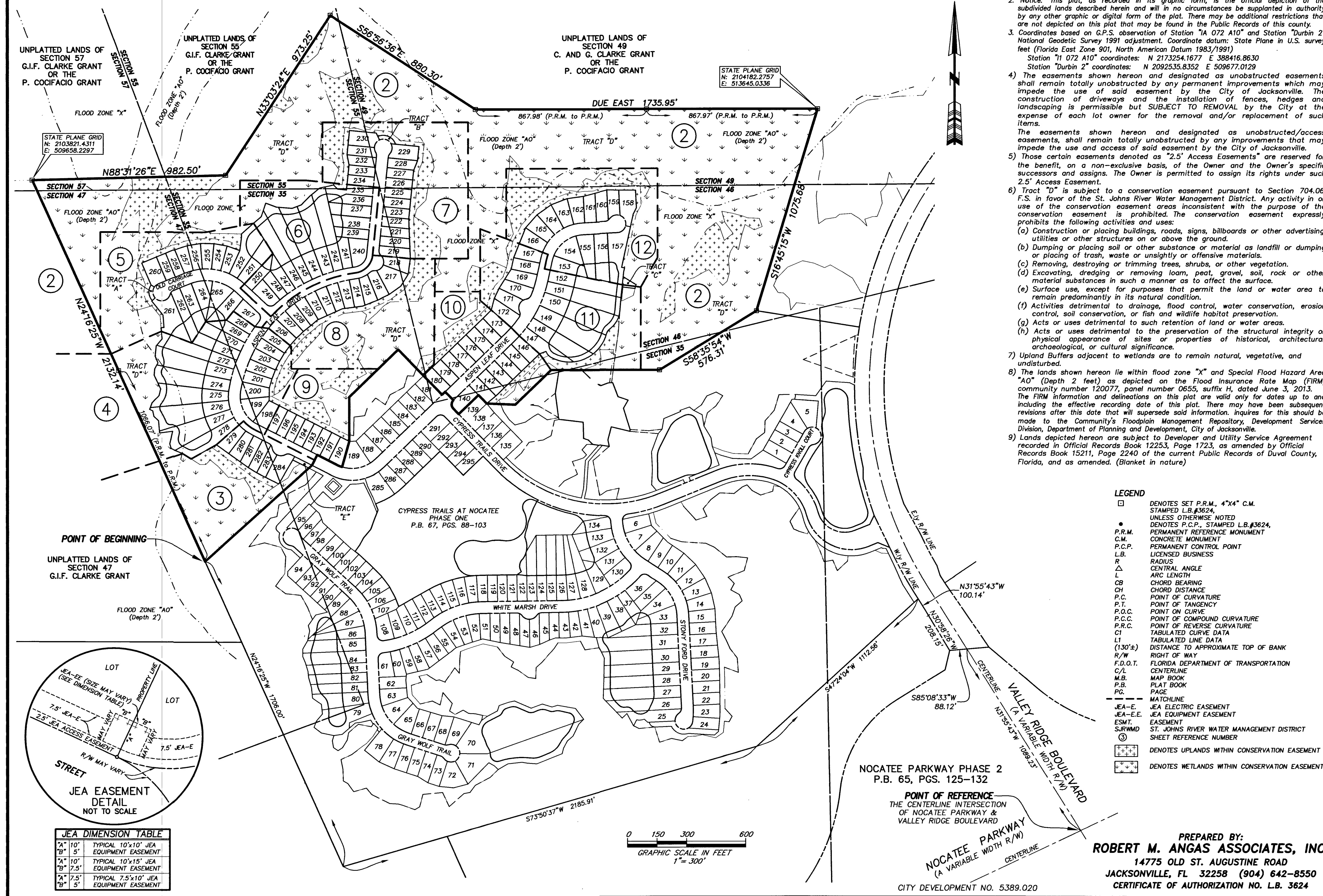
VICINITY MAP

SURVEYOR'S CERTIFICATE
Know all men by these presents, that the undersigned, being currently licensed and registered by the State of Florida as a land surveyor, does hereby certify that the above plat was made under the undersigned's responsible direction and supervision, and that the plat complies with all of the survey requirements of Chapter 177, Part 1, Platting, of the Florida Statutes.
Signed and sealed this 12th day of DECEMBER, 2014.
Witness: Damon J. Kelly
Damon J. Kelly
Professional Surveyor and Mapper
State of Florida LS No. 6284



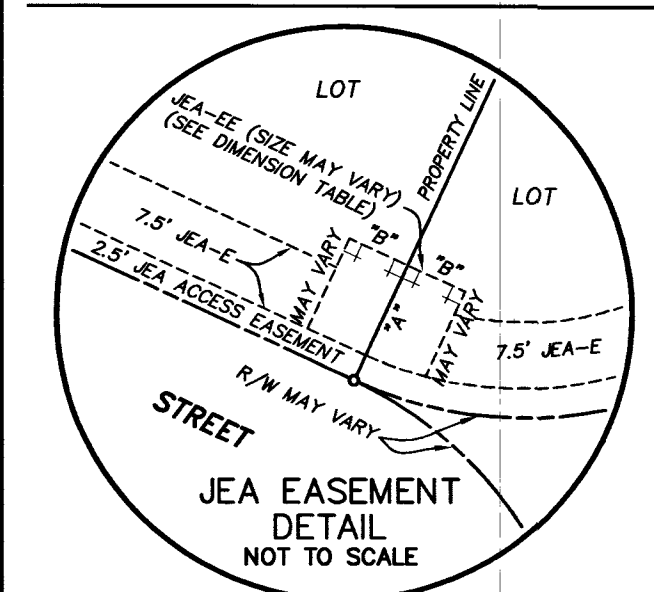
Cypress Trails at Nocatee Phase Two

A PORTION OF SECTION 35, TOGETHER WITH A PORTION OF SECTION 46 OF THE C. AND G. CLARKE GRANT, SECTION 47 OF THE G.I.F. CLARKE GRANT, SECTION 49 OF THE C. AND G. CLARKE GRANT OR THE P. COCIFACIO GRANT AND SECTIONS 55 AND 57 OF THE G.I.F. CLARKE GRANT OR THE P. COCIFACIO GRANT, ALL LYING WITHIN TOWNSHIP 4 SOUTH, RANGE 28 EAST, OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



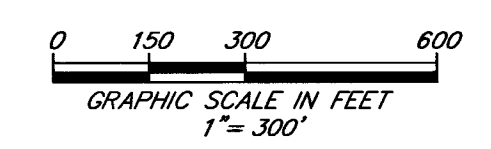
- NOTES:**
1. Bearings shown are referenced to the State Plane coordinates as indicated hereon and are based on the centerline of Valley Ridge Boulevard as being North 31°55'43" West.
 2. Notice: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein 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 G.P.S. observation of Station "A 072 A10" and Station "Durbin 2" National Geodetic Survey 1981 coordinate datum, State Plane in U.S. survey feet (Florida East Zone 901, North American Datum 1983/1991)
 Station "11 072 A10" coordinates: N 2173254.1677 E 388416.8630
 Station "Durbin 2" coordinates: N 2092535.8352 E 509677.0129
 - 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 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.
 - 5) Those certain easements denoted as "2.5' Access Easements" are reserved for the benefit, on a non-exclusive basis, of the Owner and the Owner's specific successors and assigns. The Owner is permitted to assign its rights under such 2.5' Access Easement.
 - 6) Tract "D" is subject to a conservation easement pursuant to Section 704.06, F.S. in favor of the St. Johns River Water Management District. Any activity in or use of the conservation easement areas inconsistent with the purpose of the conservation easement is prohibited. The conservation easement expressly prohibits the following activities and uses:
 (a) Construction or placing buildings, roads, signs, billboards or other advertising, utilities or other structures on or above the ground.
 (b) Dumping or placing soil or other substance or material as landfill or dumping or placing of trash, waste or unsightly or offensive materials.
 (c) Removing, destroying or trimming trees, shrubs, or other vegetation.
 (d) Excavating, dredging or removing loam, peat, gravel, soil, rock or other material substances in such a manner as to affect the surface.
 (e) Surface uses, 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) Upland 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 "AO" (Depth 2 feet) as depicted on the Flood Insurance Rate Map (FIRM) community number 120077, panel number 0655, suffix H, dated June 3, 2013. The FIRM information and delineations on this plat are valid only for dates up to and including the effective recording date of this plat. There may have been subsequent revisions after this date that will supersede said information. Inquiries for this should be made to the Community's Floodplain Management Repository, Development Services Division, Department of Planning and Development, City of Jacksonville.
 - 9) Lands depicted hereon are subject to Developer and Utility Service Agreement recorded in Official Records Book 12253, Page 1723, as amended by Official Records Book 15211, Page 2240 of the current Public Records of Duval County, Florida, and as amended. (Blanket in nature)

- LEGEND**
- DENOTES SET 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
 - 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.O.C. POINT ON CURVE
 - P.C.C. POINT OF COMPOUND CURVATURE
 - P.R.C. POINT OF REVERSE CURVATURE
 - CI TABULATED CURVE DATA
 - L1 TABULATED LINE DATA
 - (130'±) DISTANCE TO APPROXIMATE TOP OF BANK
 - R/W RIGHT OF WAY
 - F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
 - C/L CENTERLINE
 - M.B. MAP BOOK
 - P.B. PLAT BOOK
 - PC. PAGE
 - MATCHLINE
 - JEA-E JEA ELECTRIC EASEMENT
 - JEA-E.E. JEA EQUIPMENT EASEMENT
 - ESMT. EASEMENT
 - S.R./W.M.D. ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
 - ③ SHEET REFERENCE NUMBER
 - ⊕ DENOTES UPLANDS WITHIN CONSERVATION EASEMENT
 - ⊗ DENOTES WETLANDS WITHIN CONSERVATION EASEMENT



JEA DIMENSION TABLE

"A" 10'	TYPICAL 10'x10' JEA EQUIPMENT EASEMENT
"B" 5'	TYPICAL 10'x15' JEA EQUIPMENT EASEMENT
"C" 7.5'	TYPICAL 7.5'x10' JEA EQUIPMENT EASEMENT
"D" 5'	TYPICAL 7.5'x10' JEA EQUIPMENT EASEMENT



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

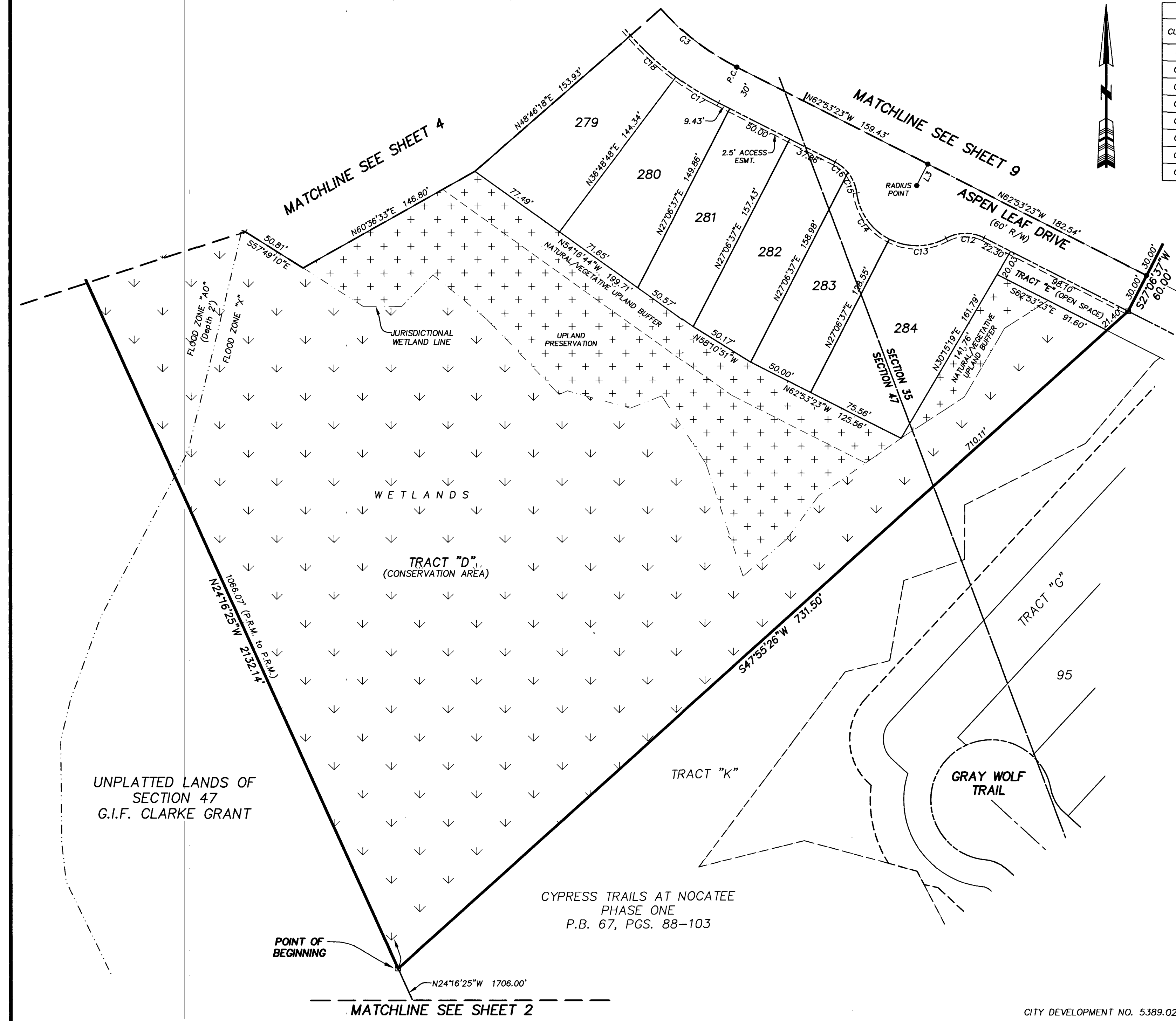
NOCATEE PARKWAY PHASE 2
 P.B. 65, PGS. 125-132
 POINT OF REFERENCE
 THE CENTERLINE INTERSECTION
 OF NOCATEE PARKWAY &
 VALLEY RIDGE BOULEVARD
 NOCATEE PARKWAY
 (A VARIABLE WIDTH R/W)
 CITY DEVELOPMENT NO. 5389.020

Cypress Trails at Nocatee Phase Two

A PORTION OF SECTION 35, TOGETHER WITH A PORTION OF SECTION 46 OF THE C. AND G. CLARKE GRANT, SECTION 47 OF THE G.I.F. CLARKE GRANT, SECTION 49 OF THE C. AND G. CLARKE GRANT OR THE P. COCIFACIO GRANT AND SECTIONS 55 AND 57 OF THE G.I.F. CLARKE GRANT OR THE P. COCIFACIO GRANT, ALL LYING WITHIN TOWNSHIP 4 SOUTH, RANGE 28 EAST, OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

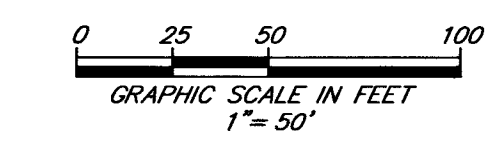
PLAT BOOK 67 PAGE 151

SHEET 3 OF 12 SHEETS
SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C3	190.00'	71°57'13"	238.61'	S26°54'46"E	223.23'
C12	30.00'	55°56'39"	29.29'	S89°08'18"W	28.14'
C13	45.00'	55°56'39"	43.94'	N89°08'18"E	42.21'
C14	45.00'	55°56'39"	43.94'	S34°55'03"E	42.21'
C15	30.00'	32°04'49"	16.80'	N22°59'08"W	16.58'
C16	30.00'	23°51'50"	12.50'	N50°57'28"W	12.40'
C17	220.00'	9°42'10"	37.26'	S58°02'18"E	37.21'
C18	220.00'	11°57'30"	45.92'	S47°12'27"E	45.83'

LINE TABLE		
LINE	BEARING	LENGTH
L3	S27°06'37"W	18.00'



- LEGEND**
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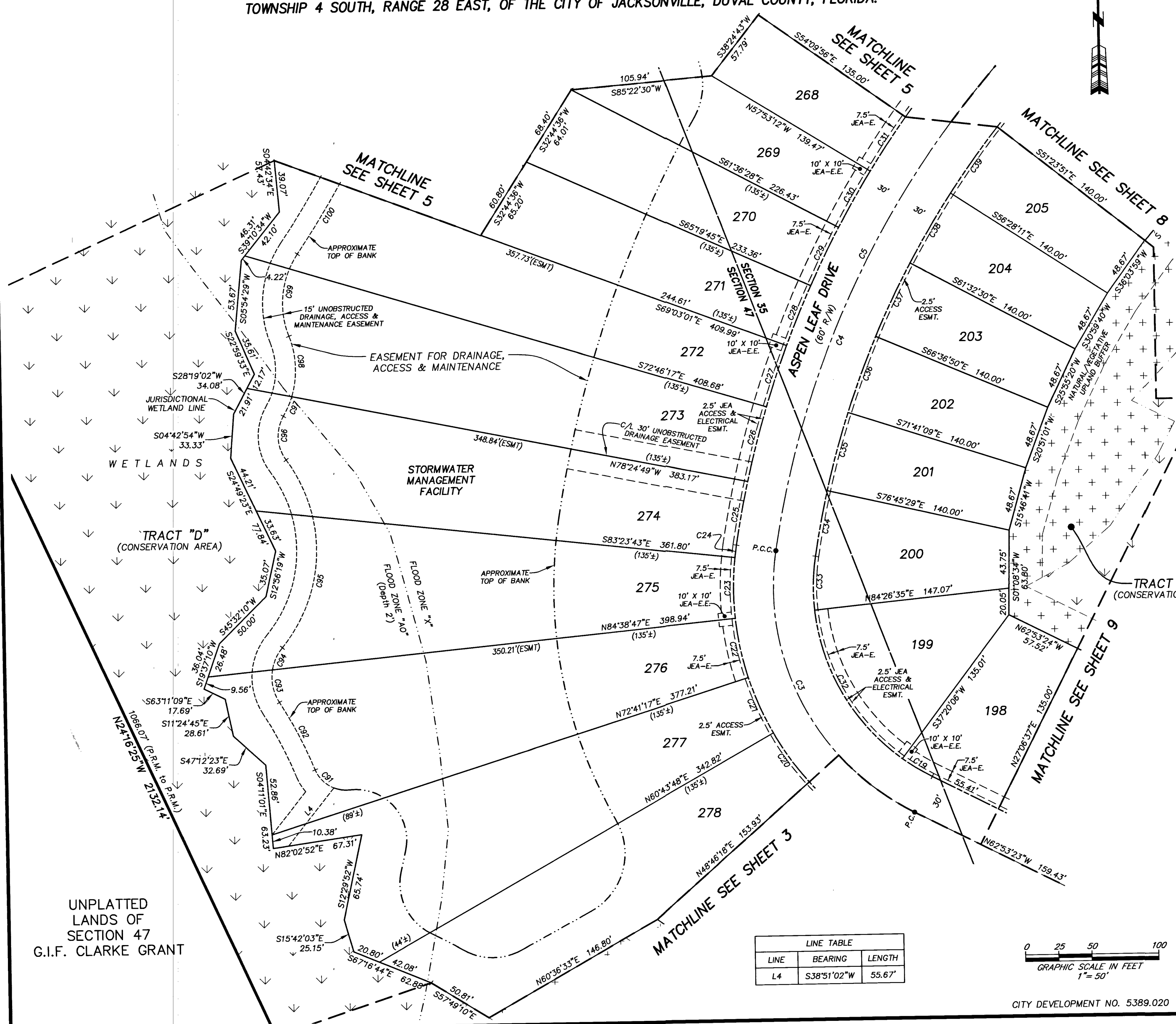
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CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C3	190.00'	71°57'13"	238.61'	S26°54'46"E	223.23'
C4	720.00'	73°13'22"	920.15'	S45°40'31"W	858.79'
C5	720.00'	33°52'04"	425.60'	S25°59'52"W	419.43'
C19	160.00'	9°22'38"	26.19'	S58°12'04"E	26.16'
C20	220.00'	11°57'30"	45.92'	S35°14'57"E	45.83'
C21	220.00'	11°57'30"	45.92'	S23°17'27"E	45.83'
C22	220.00'	11°57'30"	45.92'	S11°19'58"E	45.83'
C23	220.00'	11°57'30"	45.92'	S00°37'32"W	45.83'
C24	220.00'	2°27'33"	9.44'	S07°50'04"W	9.44'
C25	750.00'	3°43'50"	48.83'	S10°55'45"W	48.82'
C26	750.00'	4°26'03"	58.04'	S15°00'42"W	58.03'
C27	750.00'	3°43'16"	48.71'	S19°05'21"W	48.70'
C28	750.00'	3°43'16"	48.71'	S22°48'37"W	48.70'
C29	750.00'	3°43'16"	48.71'	S26°31'54"W	48.70'
C30	750.00'	3°43'16"	48.71'	S30°15'10"W	48.70'
C31	750.00'	3°43'16"	48.71'	S33°58'26"W	48.70'
C32	160.00'	47°57'19"	133.92'	S29°32'05"E	130.04'
C33	160.00'	14°37'16"	40.83'	S01°45'12"W	40.72'
C34	690.00'	4°10'41"	50.32'	S11°09'11"W	50.30'
C35	690.00'	5°04'19"	61.08'	S15°46'41"W	61.06'
C36	690.00'	5°04'19"	61.08'	S20°51'01"W	61.06'
C37	690.00'	5°04'19"	61.08'	S25°55'20"W	61.06'
C38	690.00'	5°04'19"	61.08'	S30°59'40"W	61.06'
C39	690.00'	5°04'19"	61.08'	S36°03'59"W	61.06'
C91	25.00'	46°10'25"	20.15'	S44°42'53"E	19.61'
C92	315.00'	10°29'50"	57.71'	N26°52'36"W	57.63'
C93	35.00'	41°55'41"	25.61'	S11°09'41"E	25.04'
C94	35.00'	30°18'01"	18.51'	S24°57'10"W	18.29'
C95	115.21'	75°58'58"	152.79'	N02°06'42"E	141.84'
C96	30.00'	66°33'14"	34.85'	S02°36'10"E	32.92'
C97	69.69'	13°12'59"	16.07'	N24°03'57"E	16.04'
C98	69.69'	38°21'27"	46.65'	N01°43'16"W	45.79'
C99	67.00'	55°26'09"	64.82'	S06°49'05"W	62.33'
C100	680.39'	5°11'18"	61.61'	N31°56'30"E	61.59'

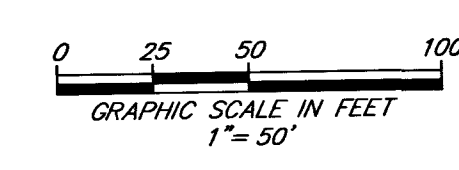


LEGEND

- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
- DENOTES P.C.P., STAMPED L.B.#3624, PERMANENT REFERENCE MONUMENT
- CONCRETE MONUMENT
- PERMANENT CONTROL POINT
- LICENSED BUSINESS
- R RADIUS
- ∠ CENTRAL ANGLE
- L ARC LENGTH
- CH CHORD BEARING
- CH CHORD DISTANCE
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.O.C. POINT ON CURVE
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- CI TABULATED CURVE DATA
- LI TABULATED LINE DATA
- (130'±) DISTANCE TO APPROXIMATE TOP OF BANK
- R/W RIGHT OF WAY
- F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
- C/L CENTERLINE
- M.B. MAP BOOK
- P.B. PLAT BOOK
- PG. PAGE
- MATCHLINE
- JEA-E JEA ELECTRIC EASEMENT
- JEA-E.E. JEA EQUIPMENT EASEMENT
- ESMT. EASEMENT
- SURWMD ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
- SHEET REFERENCE NUMBER
- ⊕ DENOTES UPLANDS WITHIN CONSERVATION EASEMENT
- ⊖ DENOTES WETLANDS WITHIN CONSERVATION EASEMENT

LINE TABLE

LINE	BEARING	LENGTH
L4	S38°51'02"W	55.67'



CITY DEVELOPMENT NO. 5389.020

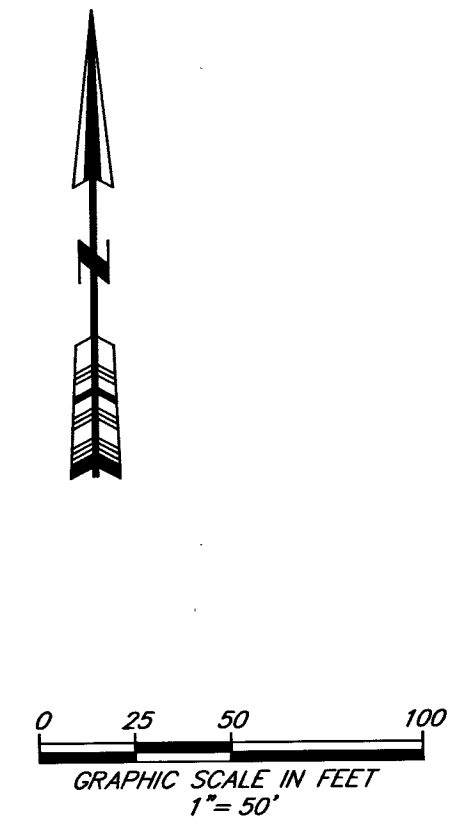
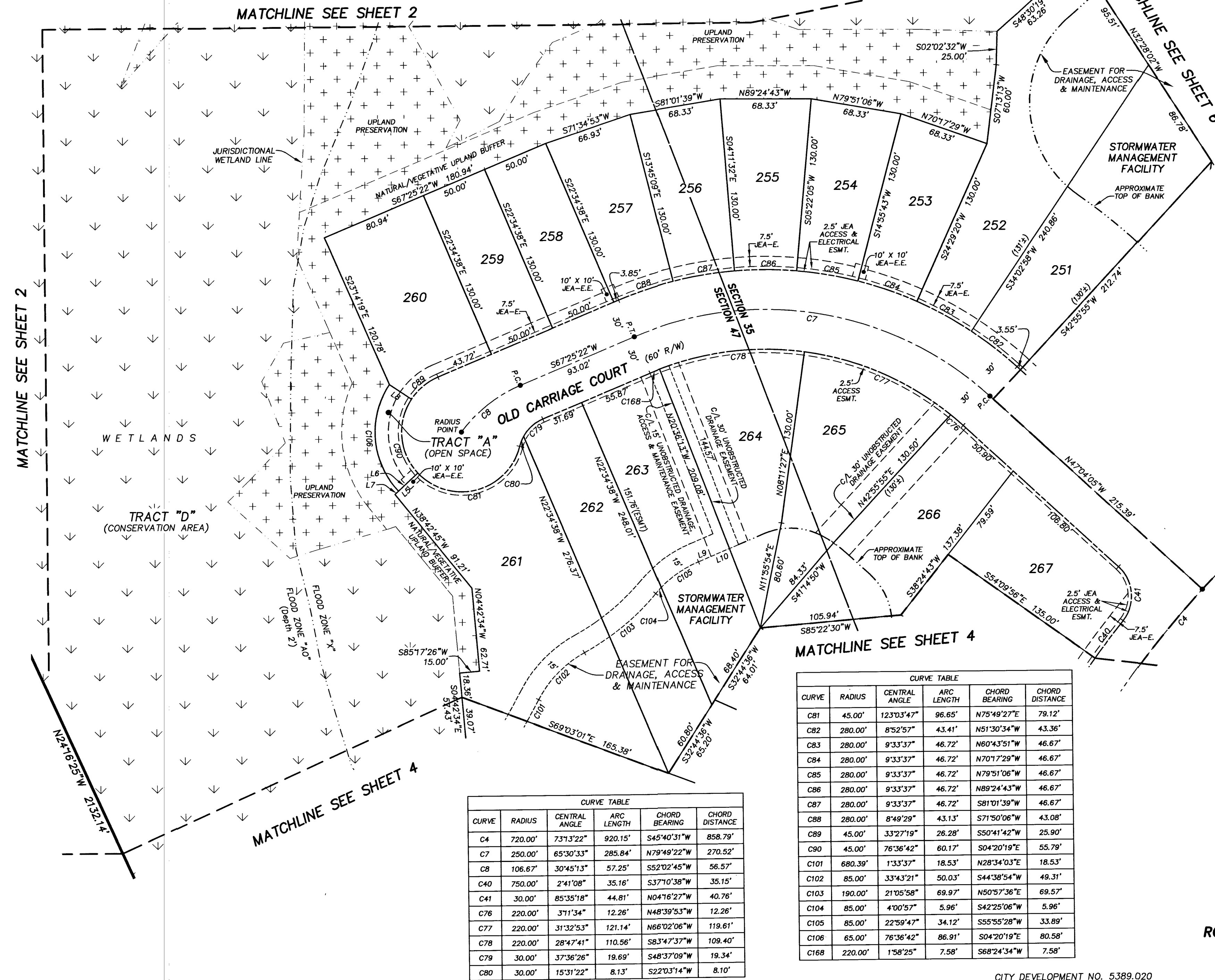
PREPARED BY:
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14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

Cypress Trails at Nocatee Phase Two

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PLAT BOOK 67 PAGE 153

SHEET 5 OF 12 SHEETS
SEE SHEET 2 FOR NOTES



LINE TABLE		
LINE	BEARING	LENGTH
L5	N47°21'20"E	23.57'
L6	N47°21'20"E	20.00'
L7	N47°21'20"E	3.57'
L8	S56°01'58"E	20.00'

- LEGEND**
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 - DENOTES P.C.P., STAMPED L.B.#3624, PERMANENT REFERENCE MONUMENT
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 - DENOTES PERMANENT CONTROL POINT
 - L.B. LICENSED BUSINESS
 - R RADIUS
 - ∠ CENTRAL ANGLE
 - L ARC LENGTH
 - CB CHORD BEARING
 - CH CHORD DISTANCE
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 - P.T. POINT OF TANGENCY
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 - C1 TABULATED CURVE DATA
 - L1 TABULATED LINE DATA
 - (130'±) DISTANCE TO APPROXIMATE TOP OF BANK
 - R/W RIGHT OF WAY
 - F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
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 - ③ SHEET REFERENCE NUMBER
 - ⊕ DENOTES UPLANDS WITHIN CONSERVATION EASEMENT
 - ⊖ DENOTES WETLANDS WITHIN CONSERVATION EASEMENT

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C81	45.00'	123°03'47"	96.65'	N75°49'27"E	79.12'
C82	280.00'	8°52'57"	43.41'	N51°30'34"W	43.36'
C83	280.00'	9°33'37"	46.72'	N60°43'51"W	46.67'
C84	280.00'	9°33'37"	46.72'	N70°17'29"W	46.67'
C85	280.00'	9°33'37"	46.72'	N79°51'06"W	46.67'
C86	280.00'	9°33'37"	46.72'	N89°24'43"W	46.67'
C87	280.00'	9°33'37"	46.72'	S81°01'39"W	46.67'
C88	280.00'	8°49'29"	43.13'	S71°50'06"W	43.08'
C89	45.00'	33°27'19"	26.28'	S50°41'42"W	25.90'
C90	45.00'	76°36'42"	60.17'	S04°20'19"E	55.79'
C101	680.39'	1°33'37"	18.53'	N28°34'03"E	18.53'
C102	85.00'	33°43'21"	50.03'	S44°38'54"W	49.31'
C103	190.00'	21°05'58"	69.97'	N50°57'36"E	69.57'
C104	85.00'	4°00'57"	5.96'	S42°25'06"W	5.96'
C105	85.00'	22°59'47"	34.12'	S55°55'28"W	33.89'
C106	65.00'	76°36'42"	86.91'	S04°20'19"E	80.58'
C168	220.00'	1°58'25"	7.58'	S68°24'34"W	7.58'

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C4	720.00'	7°37'32"	920.15'	S45°40'31"W	858.79'
C7	250.00'	65°30'33"	285.84'	N79°49'22"W	270.52'
C8	106.67'	30°45'13"	57.25'	S52°02'45"W	56.57'
C40	750.00'	2°41'08"	35.16'	S37°10'38"W	35.15'
C41	30.00'	85°35'18"	44.81'	N04°16'27"W	40.76'
C76	220.00'	3°11'34"	12.26'	N48°39'53"W	12.26'
C77	220.00'	31°32'53"	121.14'	N66°02'06"W	119.61'
C78	220.00'	28°47'41"	110.56'	S83°47'37"W	109.40'
C79	30.00'	37°36'26"	19.69'	S48°37'09"W	19.34'
C80	30.00'	15°31'22"	8.13'	S22°03'14"W	8.10'

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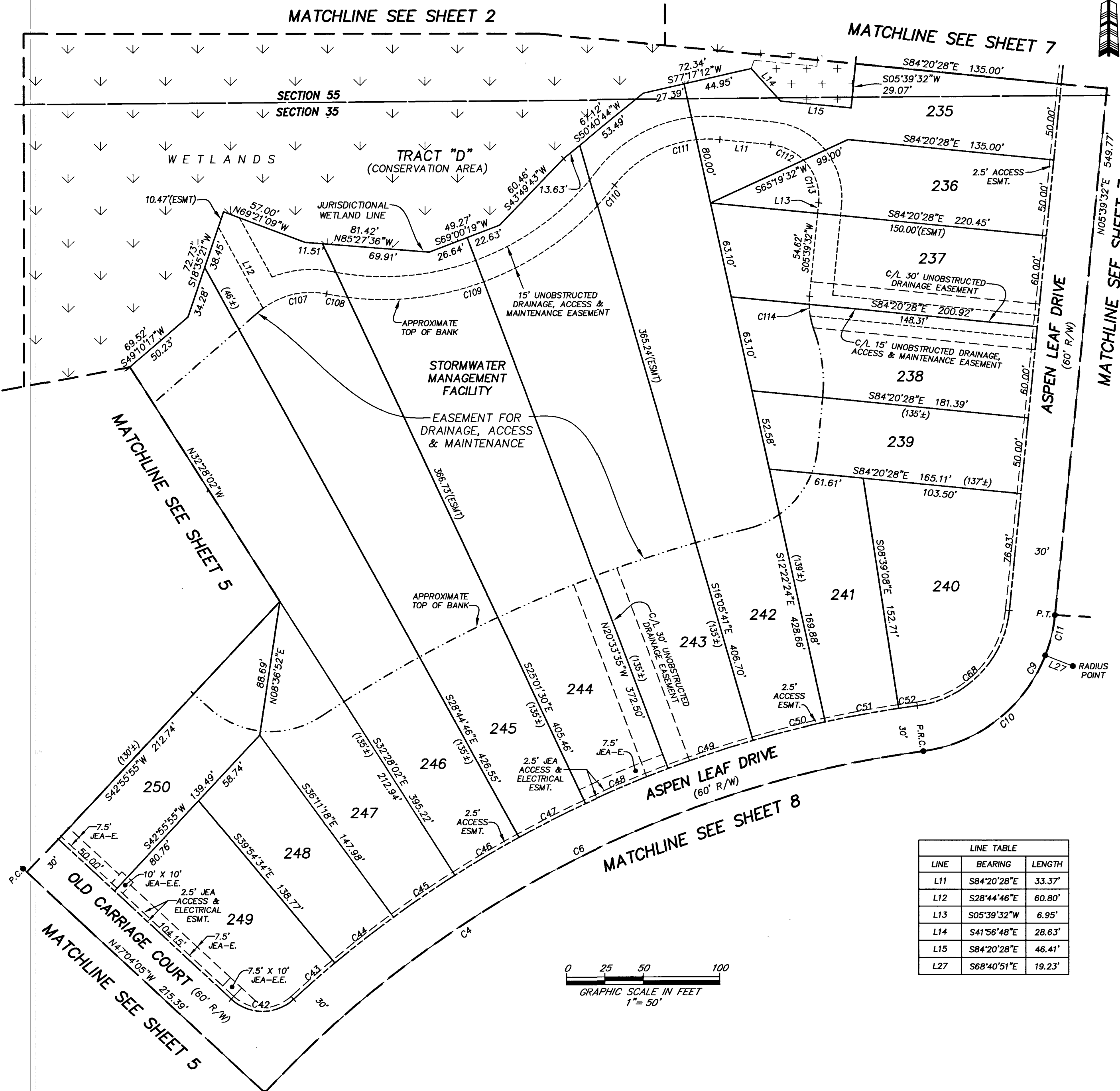
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PLAT BOOK 67 PAGE 154

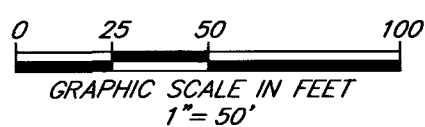
SHEET 6 OF 12 SHEETS
SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C4	720.00'	73°3'22"	920.15'	S45°40'31"W	858.79'
C8	720.00'	39°21'18"	494.55'	S62°36'34"W	484.88'
C9	100.00'	76°37'41"	133.74'	N43°58'22"E	123.99'
C10	100.00'	60°58'04"	106.41'	N51°48'11"E	101.46'
C11	100.00'	15°39'37"	27.33'	N13°29'20"E	27.25'
C42	30.00'	85°35'18"	44.81'	S89°51'44"E	40.76'
C43	750.00'	2°44'49"	35.96'	S48°43'01"W	35.95'
C44	750.00'	3°43'16"	48.71'	S51°57'04"W	48.70'
C45	750.00'	3°43'16"	48.71'	S55°40'20"W	48.70'
C46	750.00'	3°43'16"	48.71'	S59°23'36"W	48.70'
C47	750.00'	3°43'16"	48.71'	S63°06'52"W	48.70'
C48	750.00'	4°27'55"	58.45'	S67°12'28"W	58.43'
C49	750.00'	4°27'55"	58.45'	S71°40'22"W	58.43'
C50	750.00'	3°43'16"	48.71'	S75°45'57"W	48.70'
C51	750.00'	3°43'16"	48.71'	S79°29'14"W	48.70'
C52	750.00'	0°56'21"	12.29'	S81°49'02"W	12.29'
C68	70.00'	76°37'41"	93.62'	N43°58'22"E	86.80'
C82	280.00'	8°52'57"	43.41'	N51°30'34"W	43.36'
C83	280.00'	9°33'37"	46.72'	N60°43'51"W	46.67'
C107	52.00'	48°14'54"	43.79'	S77°15'08"W	42.51'
C108	189.97'	4°13'38"	14.02'	S80°44'17"E	14.01'
C109	189.97'	54°26'09"	180.48'	N69°55'50"E	173.77'
C110	189.97'	5°15'53"	17.45'	N40°04'48"E	17.45'
C111	77.00'	58°12'39"	78.23'	S66°33'12"W	74.91'
C112	35.00'	39°46'59"	24.30'	N64°26'59"W	23.82'
C113	35.00'	50°13'01"	30.68'	N19°26'59"W	29.70'
C114	50.00'	14°55'55"	13.03'	S01°48'26"E	12.99'

- LEGEND**
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 - S.J.R.W.M.D. ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT
 - S.R.F.M.D. SHEET REFERENCE NUMBER
 - ⊕ DENOTES UPLANDS WITHIN CONSERVATION EASEMENT
 - ⊖ DENOTES WETLANDS WITHIN CONSERVATION EASEMENT

LINE TABLE		
LINE	BEARING	LENGTH
L11	S84°20'28"E	33.37'
L12	S28°44'46"E	60.80'
L13	S05°39'32"W	6.95'
L14	S41°56'48"E	28.63'
L15	S84°20'28"E	46.41'
L27	S68°40'51"E	19.23'



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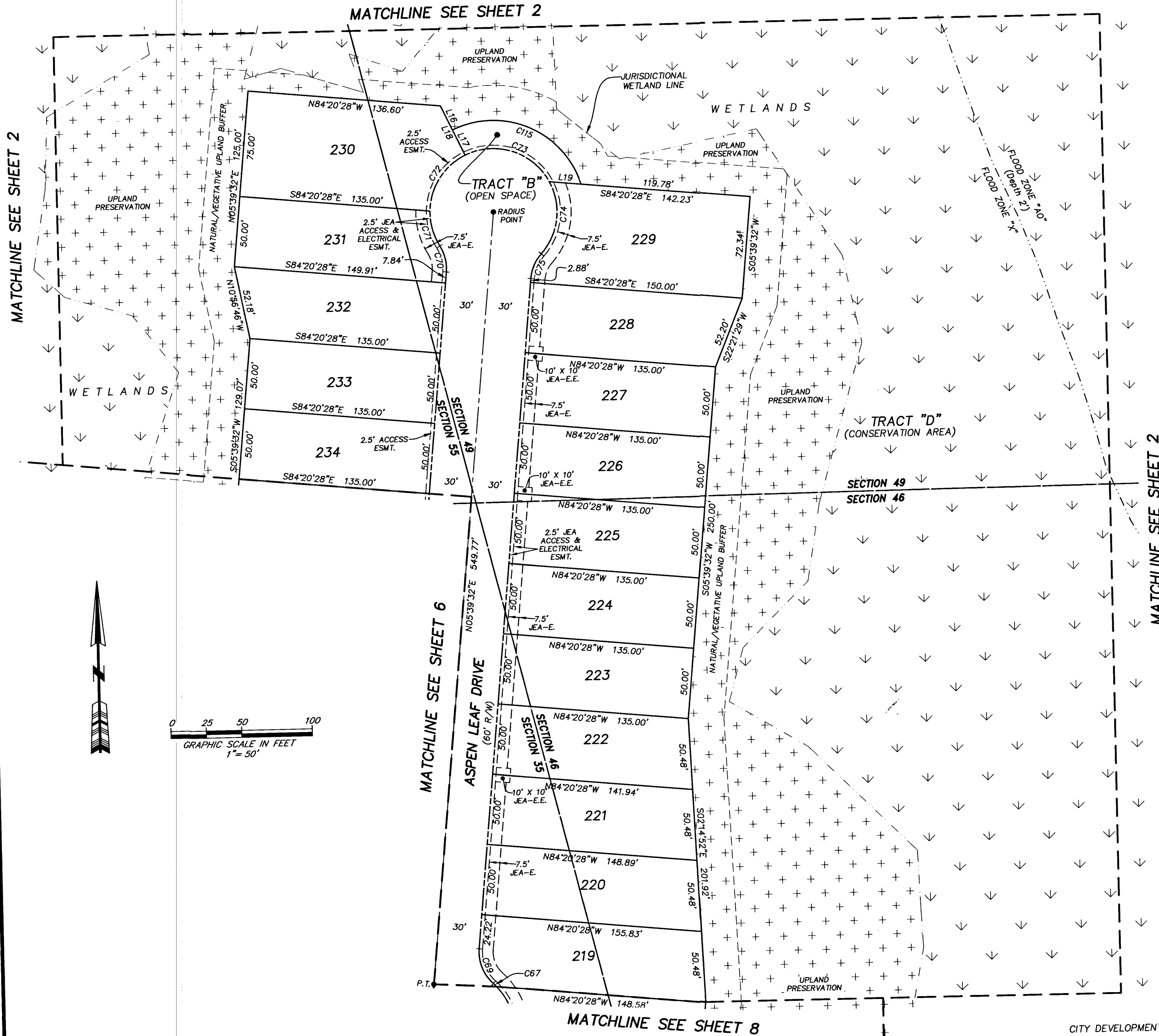
CITY DEVELOPMENT NO. 5389.020

Cypress Trails at Nocatee Phase Two

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SHEET 7 OF 12 SHEETS
SEE SHEET 2 FOR NOTES



CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C67	45.00'	3°43'02"	2.92'	N45°25'42"W	2.92'
C69	30.00'	52°56'45"	27.72'	S20°48'51"E	26.75'
C70	30.00'	36°52'12"	19.31'	N12°46'34"W	18.97'
C71	45.00'	33°14'58"	26.11'	S14°35'11"E	25.75'
C72	45.00'	62°38'57"	49.20'	S33°21'47"W	46.79'
C73	45.00'	88°02'23"	69.15'	N71°17'33"W	62.54'
C74	45.00'	69°48'04"	54.82'	N07°37'41"E	51.49'
C75	30.00'	36°52'12"	19.31'	S24°05'37"W	18.97'
C115	65.00'	98°51'45"	112.16'	N65°52'52"W	98.75'

LINE	BEARING	LENGTH
L16	S25°18'44"E	19.16'
L17	S25°18'44"E	20.00'
L18	S25°18'44"E	39.16'
L19	S84°20'28"E	22.45'

- LEGEND**
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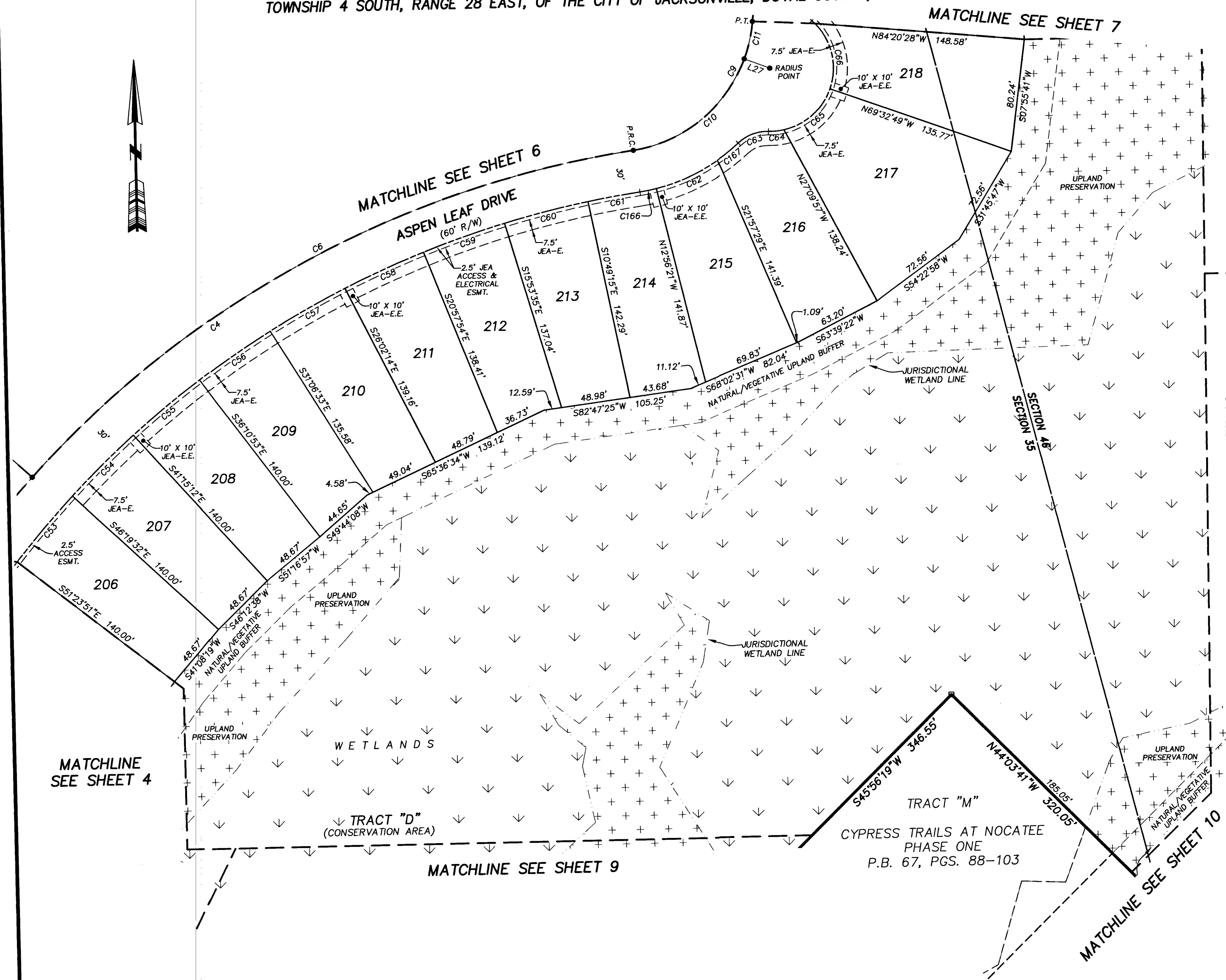
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PLAT BOOK 67 PAGE 156

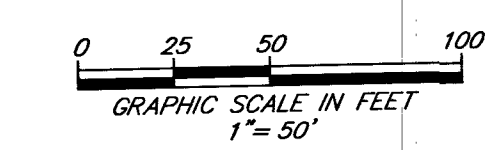
SHEET 8 OF 12 SHEETS
SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C4	720.00'	73°13'22"	920.15'	S45°40'31"W	858.79'
C6	720.00'	39°21'18"	494.55'	S62°36'34"W	484.88'
C9	100.00'	76°37'41"	133.74'	N43°58'22"E	123.99'
C10	100.00'	60°58'04"	106.41'	N51°48'11"E	101.46'
C11	100.00'	15°39'37"	27.33'	N13°29'20"E	27.25'
C53	690.00'	5°04'19"	61.08'	S41°08'19"W	61.06'
C54	690.00'	5°04'19"	61.08'	S46°12'38"W	61.06'
C55	690.00'	5°04'19"	61.08'	S51°16'57"W	61.06'
C56	690.00'	5°04'19"	61.08'	S56°21'17"W	61.06'
C57	690.00'	5°04'19"	61.08'	S61°25'36"W	61.06'
C58	690.00'	5°04'19"	61.08'	S66°29'56"W	61.06'
C59	690.00'	5°04'19"	61.08'	S71°34'15"W	61.06'
C60	690.00'	5°04'19"	61.08'	S76°38'35"W	61.06'
C61	690.00'	3°06'28"	37.43'	S80°43'59"W	37.42'
C62	130.00'	21°06'07"	47.88'	N66°30'35"E	47.61'
C63	30.00'	44°52'19"	23.49'	S70°06'03"W	22.90'
C64	45.00'	14°11'41"	11.15'	N85°26'23"E	11.12'
C65	45.00'	57°58'15"	45.53'	N49°21'25"E	43.61'
C66	45.00'	63°56'29"	50.22'	N11°35'57"W	47.65'
C166	130.00'	51°3'34"	11.86'	N79°40'26"E	11.85'
C167	130.00'	8°17'38"	18.82'	N51°48'43"E	18.80'

LINE TABLE		
LINE	BEARING	LENGTH
L27	S68°40'51"E	19.23'

- LEGEND**
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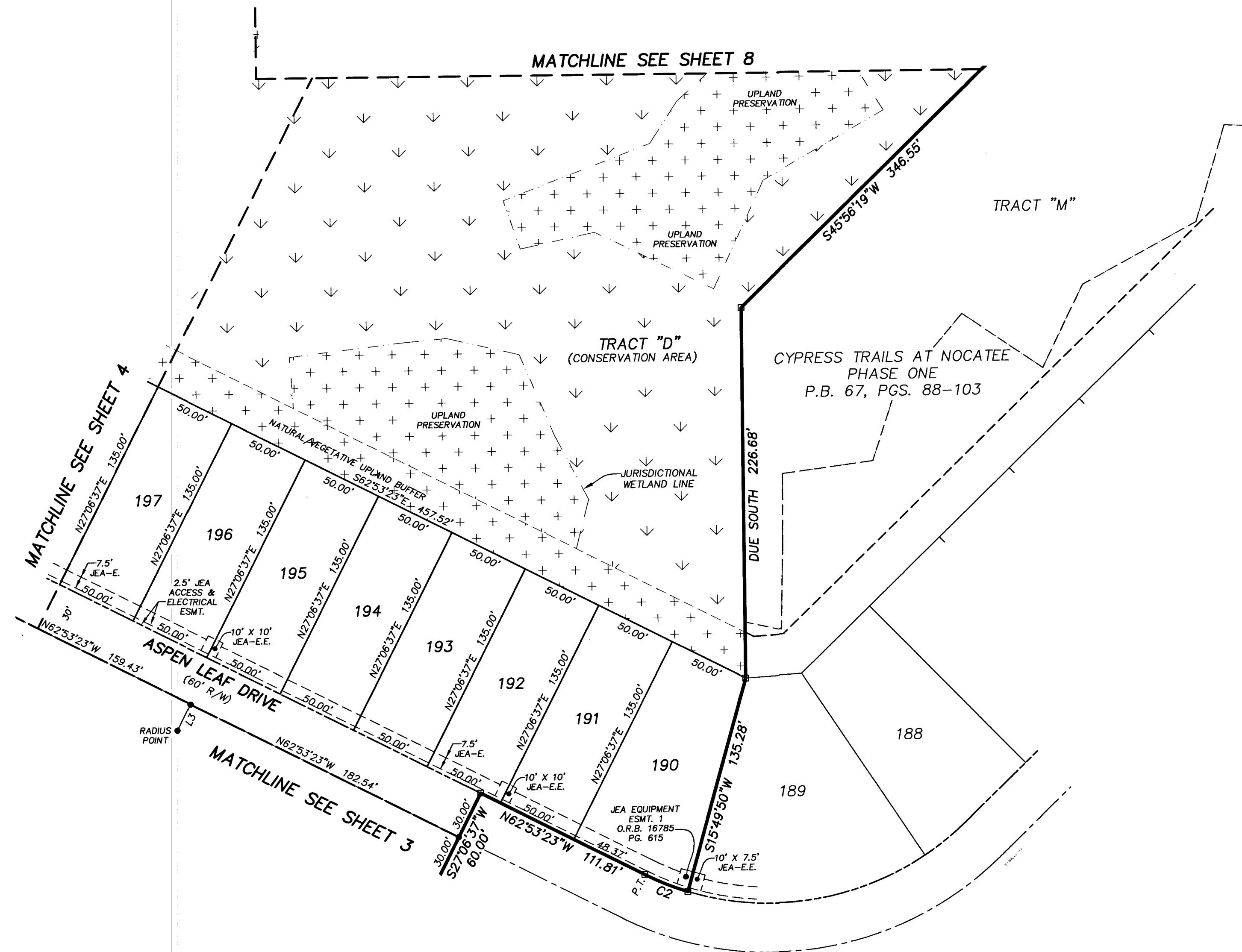
CITY DEVELOPMENT NO. 5389.020

Cypress Trails at Nocatee Phase Two

A PORTION OF SECTION 35, TOGETHER WITH A PORTION OF SECTION 46 OF THE C. AND G. CLARKE GRANT, SECTION 47 OF THE G.I.F. CLARKE GRANT, SECTION 49 OF THE C. AND G. CLARKE GRANT OR THE P. COCIFACIO GRANT AND SECTIONS 55 AND 57 OF THE G.I.F. CLARKE GRANT OR THE P. COCIFACIO GRANT, ALL LYING WITHIN TOWNSHIP 4 SOUTH, RANGE 28 EAST, OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

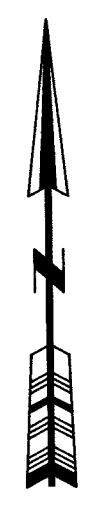
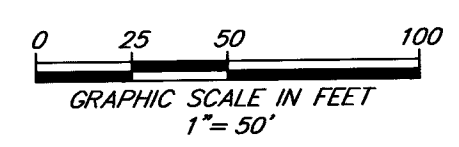
PLAT BOOK 67 PAGE 157

SHEET 9 OF 12 SHEETS
SEE SHEET 2 FOR NOTES



CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C2	170.00'	9°30'44"	28.22'	N67°38'45"W	28.19'

LINE	BEARING	LENGTH
L3	S27°06'37"W	18.00'

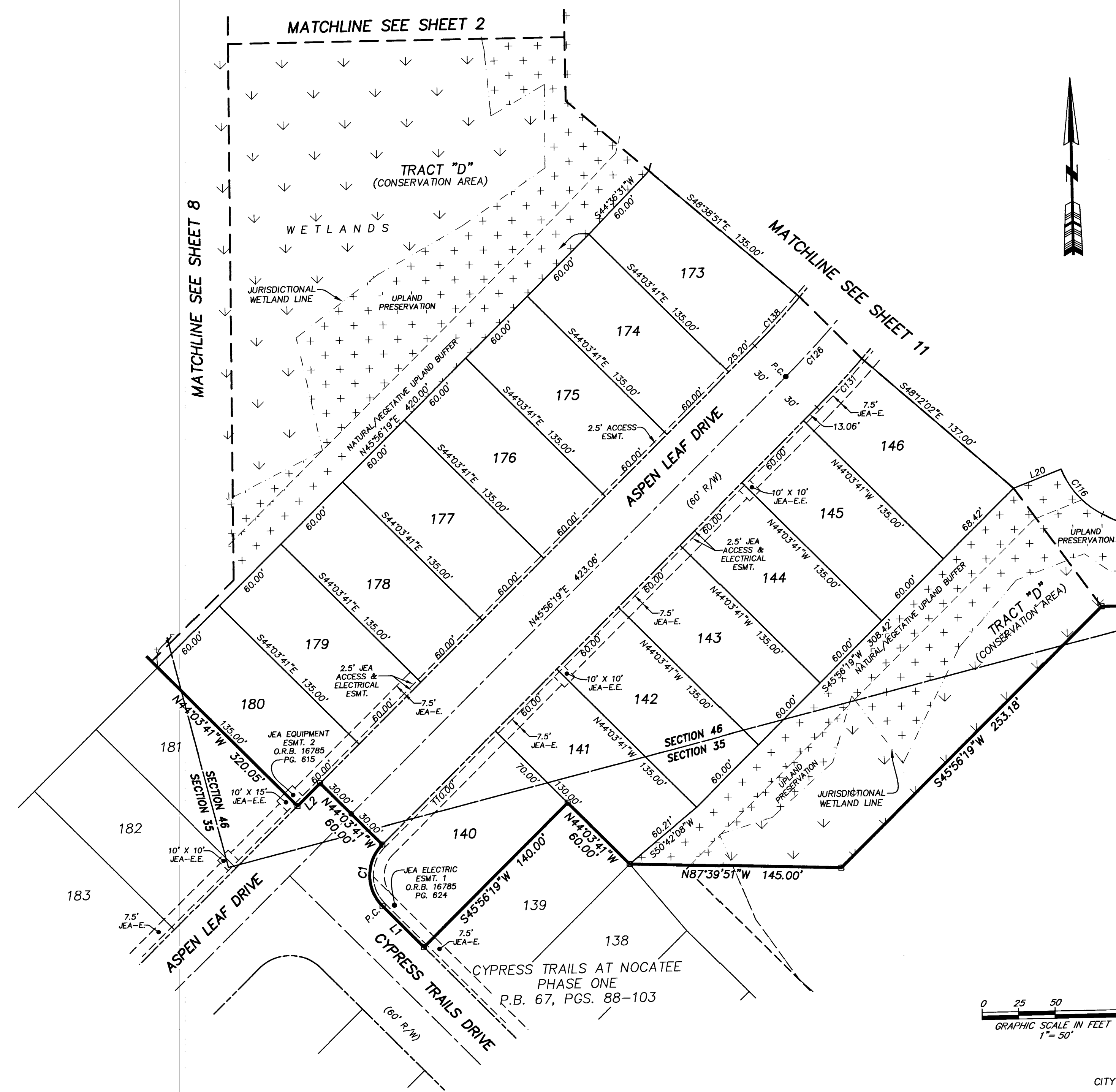


- LEGEND**
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 - R RADIUS
 - Δ CENTRAL ANGLE
 - L ARC LENGTH
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 - CH CHORD DISTANCE
 - P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
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 - CT TABULATED CURVE DATA
 - LI TABULATED LINE DATA
 - (130'±) DISTANCE TO APPROXIMATE TOP OF BANK
 - R/W RIGHT OF WAY
 - F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
 - C/L CENTERLINE
 - M.B. MAP BOOK
 - P.B. PLAT BOOK
 - PG. PAGE
 - MATCHLINE
 - - - JEA-E JEA ELECTRIC EASEMENT
 - - - JEA-E.E JEA EQUIPMENT EASEMENT
 - - - ESMT EASEMENT
 - - - SJRWMD ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
 - ③ SHEET REFERENCE NUMBER
 - ⊕ DENOTES UPLANDS WITHIN CONSERVATION EASEMENT
 - ⊕ DENOTES WETLANDS WITHIN CONSERVATION EASEMENT

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

Cypress Trails at Nocatee Phase Two

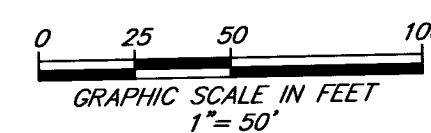
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CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	30.00'	90°00'00"	47.12'	N00°56'19"E	42.43'
C116	60.00'	41°05'39"	43.03'	S41°25'51"E	42.12'
C126	600.00'	33°51'58"	354.65'	N29°00'20"E	349.51'
C131	630.00'	4°08'20"	45.51'	N43°52'09"E	45.50'
C138	570.00'	4°35'10"	45.62'	N43°38'44"E	45.61'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N44°03'41"W	40.00'
L2	S45°56'19"W	22.14'
L20	N69°06'58"E	35.04'

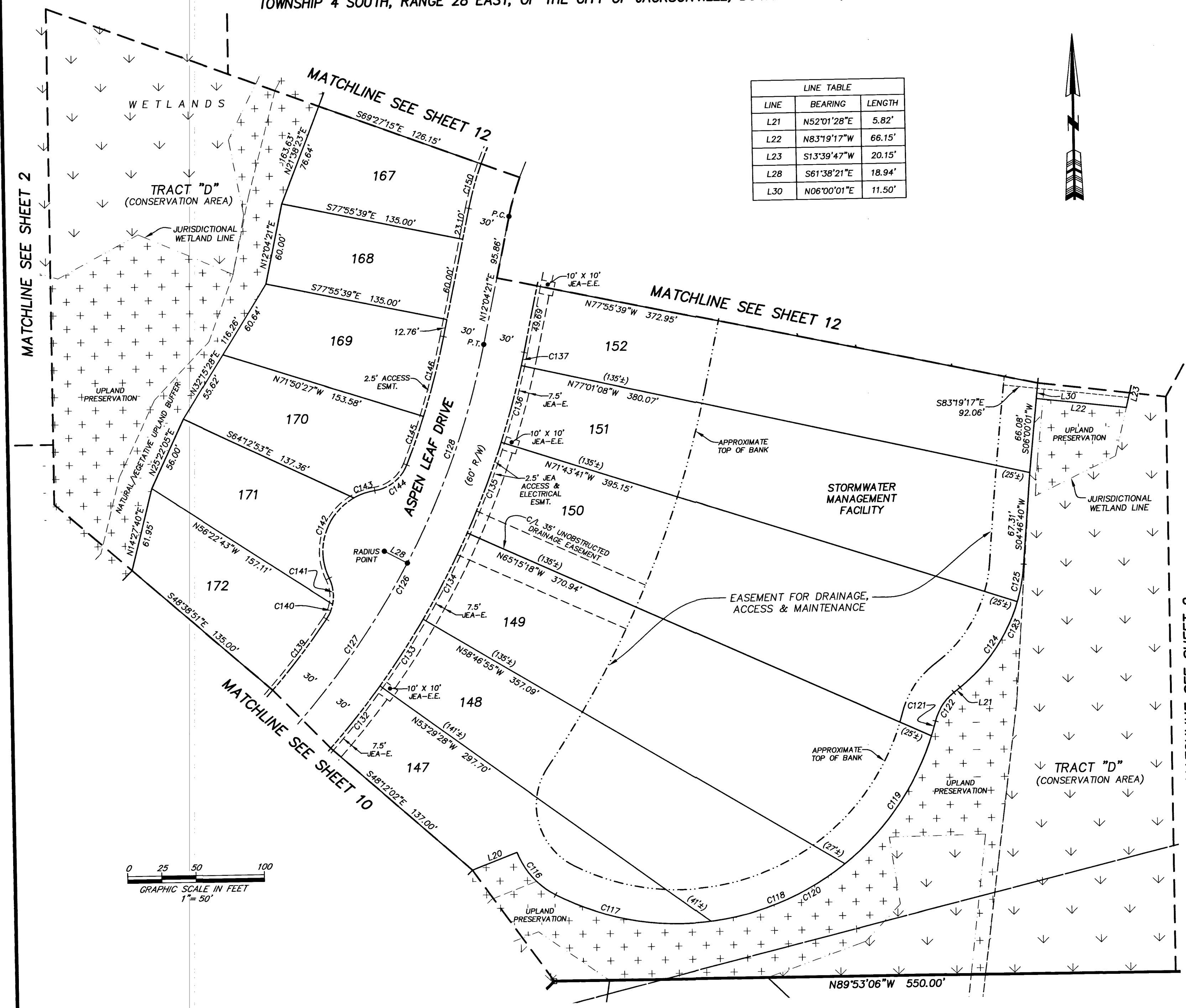
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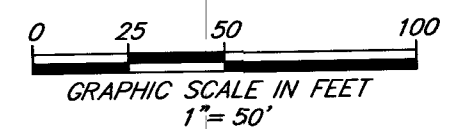
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LINE	BEARING	LENGTH
L21	N52°01'28"E	5.82'
L22	N83°19'17"W	66.15'
L23	S13°39'47"W	20.15'
L28	S61°38'21"E	18.94'
L30	N06°00'01"E	11.50'

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C116	60.00'	41°05'39"	43.03'	S41°25'51"E	42.12'
C117	194.80'	34°25'53"	117.06'	S79°11'38"E	115.31'
C118	194.80'	31°42'36"	107.81'	N67°44'07"E	106.44'
C119	194.80'	33°44'56"	114.74'	N35°00'21"E	113.09'
C120	194.80'	103°13'25"	350.95'	N66°24'36"E	305.37'
C121	194.80'	3°19'59"	11.33'	N16°27'54"E	11.33'
C122	39.00'	37°13'34"	25.34'	S33°24'41"W	24.90'
C123	126.00'	47°40'51"	104.86'	N28°11'03"E	101.86'
C124	126.00'	34°57'11"	76.87'	N34°32'53"E	75.68'
C125	126.00'	12°43'40"	27.99'	N10°42'27"E	27.93'
C126	600.00'	33°51'58"	354.65'	N29°00'20"E	349.51'
C127	600.00'	17°34'40"	184.07'	N37°08'59"E	183.35'
C128	600.00'	16°17'18"	170.57'	N20°13'00"E	170.00'
C129	200.00'	75°01'56"	261.91'	S49°35'19"W	243.59'
C132	630.00'	5°17'27"	58.17'	N39°09'15"E	58.15'
C133	630.00'	5°17'27"	58.17'	N33°51'48"E	58.15'
C134	630.00'	6°28'23"	71.18'	N27°58'54"E	71.14'
C135	630.00'	6°28'23"	71.18'	N21°30'30"E	71.14'
C136	630.00'	5°17'27"	58.17'	N15°37'36"E	58.15'
C137	630.00'	0°54'31"	9.99'	N12°31'37"E	9.99'
C139	570.00'	6°34'09"	65.35'	N38°04'05"E	65.32'
C140	30.00'	22°34'18"	11.82'	N23°29'52"E	11.74'
C141	30.00'	37°30'04"	19.64'	N06°13'19"W	19.29'
C142	45.00'	86°32'26"	67.97'	S17°58'52"W	61.69'
C143	45.00'	20°45'33"	16.30'	S71°37'52"W	16.22'
C144	30.00'	60°04'21"	31.45'	N51°58'28"E	30.03'
C145	570.00'	3°46'44"	37.59'	N20°02'55"E	37.59'
C146	570.00'	6°05'12"	60.55'	N15°06'57"E	60.52'
C150	230.00'	8°28'24"	34.01'	S16°18'33"W	33.98'

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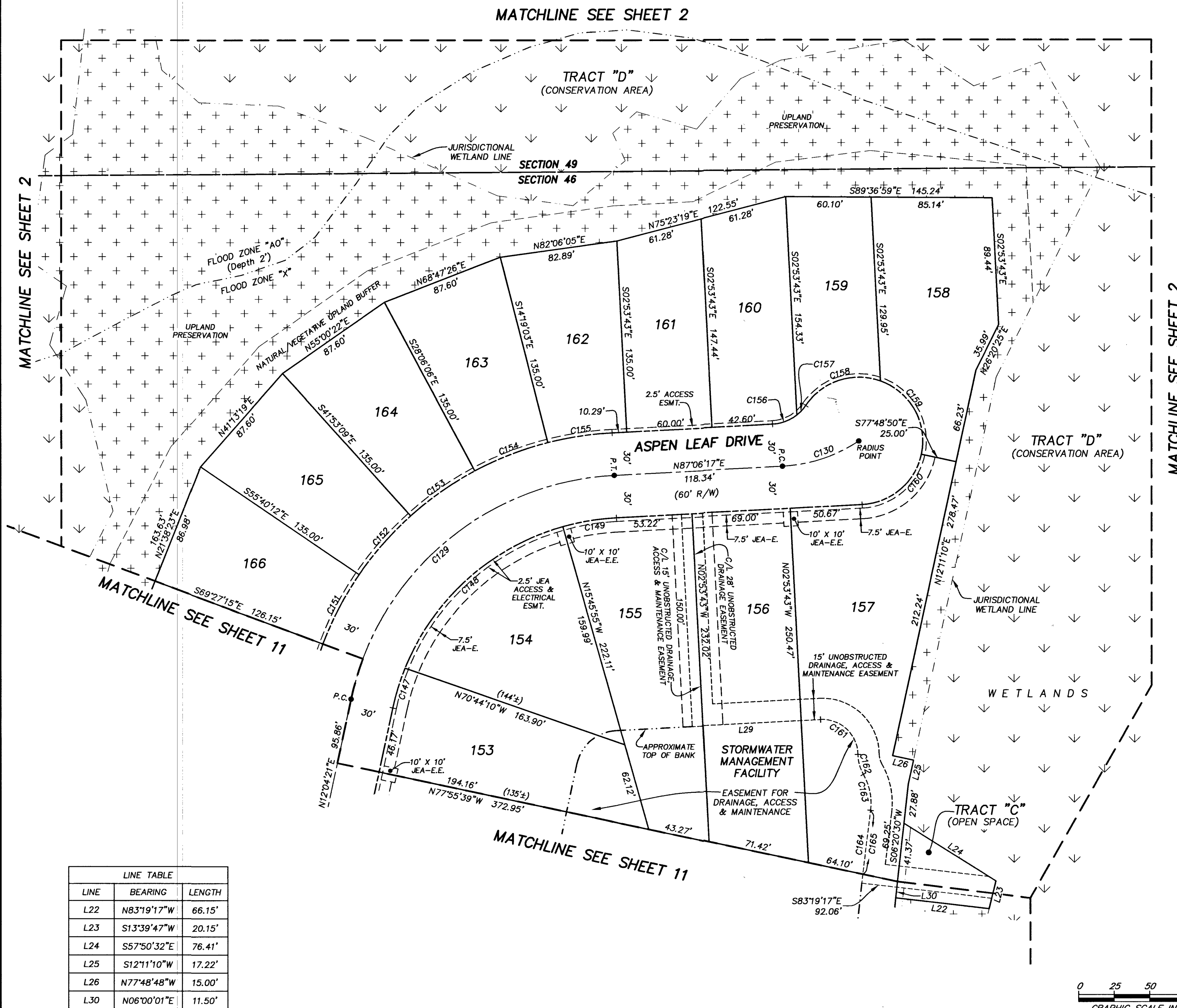
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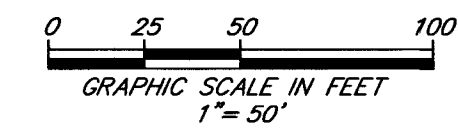
SHEET 12 OF 12 SHEETS
SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C129	200.00'	75°01'56"	261.91'	S49°35'19"W	243.59'
C130	106.67'	30°45'13"	57.25'	N71°43'41"E	56.57'
C147	170.00'	9°55'04"	29.43'	S17°01'53"W	29.39'
C148	170.00'	52°10'42"	154.82'	S48°04'46"W	149.52'
C149	170.00'	12°56'11"	38.38'	S80°38'12"W	38.30'
C151	230.00'	13°47'03"	55.33'	S27°26'16"W	55.20'
C152	230.00'	13°47'03"	55.33'	S41°13'19"W	55.20'
C153	230.00'	13°47'03"	55.33'	S55°00'22"W	55.20'
C154	230.00'	13°47'03"	55.33'	S68°47'26"W	55.20'
C155	230.00'	11°25'20"	45.85'	S81°23'37"W	45.78'
C156	30.00'	35°26'58"	18.56'	N69°22'48"E	18.27'
C157	30.00'	17°40'50"	9.26'	N42°48'54"E	9.22'
C158	45.00'	75°52'36"	59.59'	S71°54'47"W	55.33'
C159	45.00'	82°20'06"	64.67'	N28°58'52"W	59.24'
C160	45.00'	74°55'07"	58.84'	N49°38'44"E	54.74'
C161	25.00'	92°14'22"	40.25'	N46°46'32"W	36.04'
C162	29.00'	28°56'58"	14.65'	S15°07'49"E	14.50'
C163	41.00'	36°55'29"	26.42'	N11°08'34"W	25.97'
C164	3506.80'	0°50'44"	51.75'	S06°53'49"W	51.75'
C165	3506.80'	0°44'30"	45.39'	S06°56'56"W	45.39'

LINE TABLE		
LINE	BEARING	LENGTH
L22	N83°19'17"W	66.15'
L23	S13°39'47"W	20.15'
L24	S57°50'32"E	76.41'
L25	S12°11'10"W	17.22'
L26	N77°48'48"W	15.00'
L30	N06°00'01"E	11.50'

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