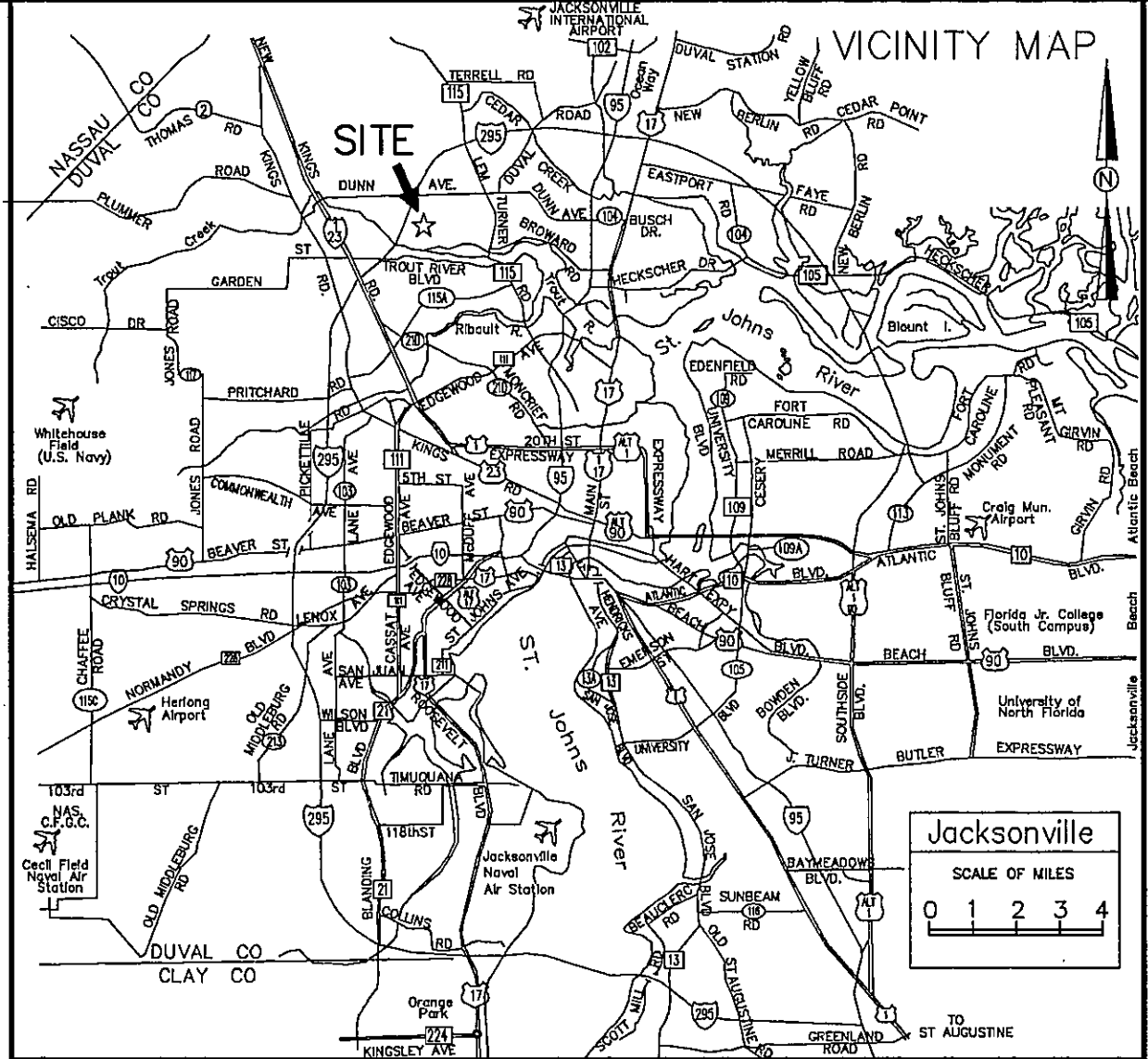


Cambridge Estates - Unit One

A PORTION OF SECTIONS 7, 8 AND 17, TOWNSHIP 1 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA.

CAPTION:
A portion of Sections 7, 8 and 17, Township 1 South, Range 26 East, Duval County, Florida, and being more particularly described as follows: COMMENCE at the intersection of the Southerly right of way line of Copper Road (a 60 foot right of way as now established) and the Southeasterly right of way line of Interstate 295/State Road No. 9-A (a limited access right of way as shown on Florida Department of Transportation Section Map No. 72001-2409 and Section Map No. 72001-2410), said point also being the most Northwesterly corner of land as described in Official Records Volume 7013, Page 903 of the Current Public Records of Duval County, Florida; thence North 89°22'00" East, along said Southerly right of way line of Copper Road, a distance of 60.00 feet to the POINT OF BEGINNING of the herein described parcel; thence continue North 89°22'00" East, along said Southerly right of way line of Copper Road, a distance of 2,023.54 feet to a jog in said right of way line; thence South 00°38'00" East, a distance of 20.00 feet to a point on the Southerly right of way line of said Copper Road (a 100 foot right of way at this point), said point also being Station 100+00.00 as shown on Florida Department of Transportation Section Map No. 72514-2601; thence continue South 00°38'00" East, leaving said Southerly right of way line of Copper Road, a distance of 53.63 feet to a point of curvature of a curve concave Northwesterly and having a radius of 350.00 feet; thence Southwesterly along said curve to the right, through a central angle of 51°40'26", an arc distance of 315.66 feet, said curve being subtended by a chord bearing and distance of South 21°12'13" West, 305.07 feet to a point of reverse curvature of a curve concave Southeasterly and having a radius of 250.00 feet; thence Southwesterly along said curve to the left, through a central angle of 28°53'17", an arc distance of 126.05 feet, said curve being subtended by a chord bearing and distance of South 36°35'47" West, 124.72 feet to a point of compound curvature of a curve concave Easterly and having a radius of 59.05; thence Southeasterly along said curve to the left, through a central angle of 93°17'37", an arc distance of 96.16 feet, said curve being subtended by a chord bearing and distance of South 24°29'40" East, 85.88 feet to a point of tangency; then South 71°08'28" East, a distance of 6.60' to a point of curvature of a curve concave Southwesterly and having a radius of 180.00 feet; thence Easterly along said curve to the right, through a central angle of 04°37'54", an arc distance of 14.55 feet, said curve being subtended by a chord bearing and distance of South 68°49'31" East, 14.55 feet to a point of compound curvature of a curve concave Southwesterly and having a radius of 952.88 feet; thence Southeasterly along said curve to the right, through a central angle of 18°21'34", an arc distance of 72.10 feet, said curve being subtended by a chord bearing and distance of South 66°10'21" East, 11.21 feet to the end of said curve; thence South 23°05'21" West, a distance of 60.32 feet to a point of non-tangent curvature of a curve concave Southerly and having a radius of 82.00 feet; thence Westerly along the arc of said curve to the left, through a central angle of 51°48'29", an arc distance of 74.15 feet, said curve being subtended by a chord bearing and distance of South 83°25'09" West, 71.65 feet to the end of said curve; thence South 30°35'55" East, a distance of 131.21 feet; thence South 23°55'21" West, a distance of 213.18 feet; thence South 22°08'58" West, a distance of 37.44 feet; thence South 16°54'05" West, a distance of 73.35 feet; thence South 09°29'49" West, a distance of 75.55 feet; thence South 02°40'30" East, a distance of 80.89 feet; thence North 80°23'27" East, a distance of 110.00 feet to a point of non-tangent curvature of a curve concave Easterly and having a radius of 225.00 feet; thence Northerly along the arc of said curve to the right, through a central angle of 18°21'34", an arc distance of 72.10 feet, said curve being subtended by a chord bearing and distance of North 00°25'46" West, 71.79 feet to the end of said curve; thence South 81°4'59" East, a distance of 50.00 feet to a point of non-tangent curvature of a curve concave Easterly and having a radius of 445.00 feet; thence Northerly along the arc of said curve to the right, through a central angle of 06°25'11", an arc distance of 49.86 feet, said curve being subtended by a chord bearing and distance of North 11°57'37" East, 49.83 feet to the end of said curve; thence South 66°04'39" East, a distance of 104.82 feet; thence North 23°55'21" East, a distance of 96.40 feet; thence South 77°16'01" East, a distance of 275.23 feet; thence South 23°55'21" West, a distance of 92.48 feet; thence South 13°08'35" West, a distance of 188.91 feet; thence Due South to the waters of Trout River; thence Westerly, along said waters of the Trout River to a point on the Westerly line of Section 17, being also the Easterly line of Section 18, Township 1 South, Range 26 East, Duval County, Florida; thence North 00°45'25" East, along said Westerly line of Section 17 and the Easterly line of said Section 18, a distance of 126.45 feet to the common corner of Sections 7, 8, 17 and 18, Township 1 South, Range 26 East, Duval County, Florida; thence South 89°44'28" West, along the Northerly line of said Section 18, being also the Southerly line of said Section 7, a distance of 76.59 feet; thence North 13°05'53" East, a distance of 150.53 feet; thence North 60°44'22" West, a distance of 196.05 feet; thence North 29°15'38" East, a distance of 305.00 feet; thence South 60°44'22" East, a distance of 200.00 feet; thence North 29°15'38" East, a distance of 110.00 feet; thence North 60°44'22" West, a distance 50.00 feet; thence North 29°15'38" East, a distance of 165.09 feet to a point of non-tangent curvature of a curve concave Northeasterly and having a radius of 1,243.89 feet; thence Northwesterly along the arc of said curve to the right, through a central angle of 04°13'13", an arc distance of 91.62 feet, said curve being subtended by a chord bearing and distance of North 59°39'38" West, 91.60 feet to the end of said curve; thence North 03°25'28" West, a distance of 89.49 feet; thence North 40°24'44" East, a distance of 69.17 feet; thence North 60°44'22" West, a distance of 183.47 feet; thence South 29°15'38" West, a distance of 13.70 feet; thence North 60°44'22" West, a distance of 208.49 feet to a point on the aforementioned Southeasterly right of way line of Interstate 295/State Road No. 9-A, (a limited access right of way); thence North 29°15'38" East, along said Southeasterly right of way line, a distance of 210.50 feet to the Southwesterly corner of said lands as described in Official Records Volume 7013, Page 903; thence North 89°22'00" East, along the Southerly line of said land as described in Official Records Volume 7013, Page 903, a distance of 102.41 feet to the Southeasterly corner of said land as described in Official Records Volume 7013, Page 903; thence North 00°38'00" West, along the Easterly line of said land as described in Official Records Volume 7013, Page 903, a distance of 73.77 feet to the POINT OF BEGINNING.
Containing 126 acres, more or less.



PLAT BOOK **53** PAGE **34**
SHEET ONE (1) OF FOURTEEN (14) SHEETS.

Approved 2-28-2000
Date
[Signature]
City Engineer
for Director of Public Works
Approved 3-10-00
Date
[Signature]
for General Counsel

WOODLEY LIQUIDATING LAND TRUST NUMBER ONE, under Agreement dated December 1, 1976

Witness: [Signature]
By C. J. Hurst
Print or type name
Witness: P. Susan Foster
Print or type name
M. Manning Woodley, Jr.
M. MANNING WOODLEY, JR. TRUSTEE
OF THE WOODLEY LIQUIDATING
LAND TRUST NUMBER ONE,
under Agreement dated December 1, 1976

NOTARY FOR THE WOODLEY LIQUIDATING LAND TRUST NUMBER ONE under Agreement dated December 1, 1976

STATE OF FLORIDA
COUNTY OF DUVAL
The foregoing instrument was acknowledged before me this 26th day of JANUARY, A.D., 2000 by M. MANNING WOODLEY, JR., TRUSTEE OF THE WOODLEY LIQUIDATING LAND TRUST NUMBER ONE, under Agreement dated December 1, 1976, on behalf of the Trust who is personally known to me or who has produced DRIVERS LICENSE as identification and who has not taken an oath.
By [Signature]
Notary Public State of Florida
My Commission Expires
Christopher J. Hurst
MY COMMISSION # C78031 EXPIRES
December 28, 2002
BONDED THRU TROY FAN INSURANCE, INC.

Witness: [Signature]
By C. J. Hurst
Print or type name
Witness: P. Susan Foster
Print or type name
Mary Woodley Carroll
MARY WOODLEY CARROLL TRUSTEE
OF THE WOODLEY LIQUIDATING
LAND TRUST NUMBER ONE,
under Agreement dated December 1, 1976

NOTARY FOR THE WOODLEY LIQUIDATING LAND TRUST NUMBER ONE under Agreement dated December 1, 1976

STATE OF FLORIDA
COUNTY OF DUVAL
The foregoing instrument was acknowledged before me this 25th day of JANUARY, A.D., 2000 by MARY WOODLEY CARROLL, TRUSTEE OF THE WOODLEY LIQUIDATING LAND TRUST NUMBER ONE, under Agreement dated December 1, 1976, on behalf of the Trust who is personally known to me or who has produced DRIVERS LICENSE as identification and who has not taken an oath.
By [Signature]
Notary Public State of Florida
My Commission Expires
Christopher J. Hurst
MY COMMISSION # C78031 EXPIRES
December 28, 2002
BONDED THRU TROY FAN INSURANCE, INC.

Witness: [Signature]
By C. J. Hurst
Print or type name
Witness: Nancy M. Johnson
Print or type name
Robert A. Cumming
ROBERT A. CUMMING, TRUSTEE
OF THE WOODLEY LIQUIDATING
LAND TRUST NUMBER ONE,
under Agreement dated December 1, 1976

NOTARY FOR THE WOODLEY LIQUIDATING LAND TRUST NUMBER ONE under Agreement dated December 1, 1976

STATE OF FLORIDA
COUNTY OF DUVAL
The foregoing instrument was acknowledged before me this 25th day of JANUARY, A.D., 2000 by ROBERT A. CUMMING, TRUSTEE OF THE WOODLEY LIQUIDATING LAND TRUST NUMBER ONE, under Agreement dated December 1, 1976, on behalf of the Trust who is personally known to me or who has produced DRIVERS LICENSE as identification and who has not taken an oath.
By [Signature]
Notary Public State of Florida
My Commission Expires
Christopher J. Hurst
MY COMMISSION # C78031 EXPIRES
December 28, 2002
BONDED THRU TROY FAN INSURANCE, INC.

ADOPTION AND DEDICATION

This is to certify that Copper Road Development, Inc., a Florida Corporation ("Developer"), and M. Manning Woodley, Jr., Mary Woodley Carroll and Robert A. Cumming, as Trustees of the Woodley Liquidating Land Trust Number One, under agreement dated December 1, 1976, are the lawful owners of the lands described in the caption hereon known as Cambridge Estates - Unit One, having caused the same to be surveyed and subdivided, and that Tucker Federal Bank, d/b/a as Fairfield Mortgage, a federal bank, and M. Manning Woodley, Jr., Mary Woodley Carroll and Robert A. Cumming, as Trustees of the Woodley Liquidating Land Trust Number One, under Agreement dated December 1, 1976, are the holders of a mortgages on said lands. This plat being made in accordance with said survey is hereby adopted as a true and correct plat of those lands. All roads, parkways, lanes, courts, walkways, non-access easements, easements for drainage, except all private easements and Tracts "A" (Utilities and landscaping easement), "B" and "C" (unobstructed drainage easement), "D", "E", "F", "G" and "I" (Conservation Easements), "J" (Stormwater Management Facility), "H" (Park), "K" (Buffer Area), which shall remain privately owned and the sole and exclusive property of the Owners, their successors and assigns as shown hereon, and except those easements designated "JEA-E" and "JEA-E.E.", are hereby irrevocably and without reservation dedicated to JEA, its successors and assigns. Tract "L" (Lift Station Site) is hereby irrevocably and without reservation dedicated to JEA. All being subject to the following covenants which shall run with the land:

- The drainage easements hereby dedicated shall permit the City of Jacksonville, its successors and assigns, to discharge into said lakes/stormwater management facilities which these easements traverse, all water which may fall on or come upon all roads, parkways, lanes, drives and courts hereby dedicated, together with all substances or matter which may flow or pass from all roads, parkways, lanes, drives and courts; from adjacent land or from any other source of public waters into or through said lakes/stormwater management facilities, without any liability whatsoever on the part of the City of Jacksonville, its successors and assigns for any damage, injuries or loss to persons or property resulting from the acceptance or use of these drainage easements by the City of Jacksonville, its successors and assigns;
- The lakes and treatment systems shown on this plat are owned in fee simple title by the abutting owner(s) its successors and assigns, and all maintenance and any other matters pertaining to said lakes/stormwater management facilities are the responsibility of the owner, its successor and assigns. The City of Jacksonville by acceptance of this plat assumes no responsibility whatsoever for said lakes and treatment systems.
- The City of Jacksonville, its successors and assigns, 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 Developer or any other person within the area of the lands hereby platted, or of the lakes and treatment systems shown on this plat, but shall have the right to modify the water level including the repair, removal or replacement of the lakes/stormwater management facilities and the control structures to effect adequate drainage.

The Developer, its successors and assigns of the lands described and captioned hereon, shall indemnify the City of Jacksonville 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 lakes/stormwater management facilities described above, or any part thereof, occasioned wholly or in part by any act or omission of its agent, contractors, employees, servants, licensees or concessionaires within CAMBRIDGE ESTATES - UNIT ONE. This indemnification shall run with the land and the successors and assigns of the Developer shall be subject to it.
The undersigned Owner(s) do hereby reserve unto themselves and assigns, an easement for landscaping and construction of signs over all non access easements, Tracts "A", "K" and "H" (Park) and also easement(s) over all the lands designated as private drainage easements and private easements shown on this plat, the maintenance responsibilities of which shall be those of the Developer, its successors and assigns.
Those easements designated as "JEA-E.E." are hereby irrevocably dedicated to JEA, its successors and assigns, for its exclusive use in conjunction with its underground electrical system. Those easements designated as "JEA-E" are hereby irrevocably dedicated to JEA, its successors and assigns, for its non-exclusive use in conjunction with its underground electrical system; provided however, that no parallel utilities may be installed within said easements. Those easements designated as "TECO GAS ESMT." are hereby irrevocably dedicated to PEOPLES GAS SYSTEMS, INC. its successors and assigns, for its non-exclusive use in conjunction with its underground gas system.
The easement designated as "BELL SOUTH EASEMENT" is hereby irrevocably dedicated to BELLSOUTH TELECOMMUNICATIONS, INC. its successors and assigns, for its non-exclusive use in conjunction with its underground telephone system.

In witness thereof, CAPPER ROAD DEVELOPMENT, INC., a Florida Corporation has caused these presents to be signed by its VICE PRESIDENT
This 25th Day of JANUARY, 2000.
[Signature]
CAPPER ROAD DEVELOPMENT, INC.
A Florida Corporation
Witness: [Signature]
By [Signature]
Print or type name
Michael E. Bragan
VICE PRESIDENT OF CAPPER ROAD DEVELOPMENT, INC., a Florida Corporation

NOTARY FOR CAPPER ROAD DEVELOPMENT, INC.

STATE OF FLORIDA, COUNTY OF DUVAL
The foregoing instrument was acknowledged before me this 25th day of JANUARY, A.D., 2000 by Michael E. Bragan, as Vice President of CAPPER ROAD DEVELOPMENT, INC., a Florida Corporation, on behalf of the corporation who is personally known to me or who has produced [Signature] as identification and who has not taken an oath.
By [Signature]
Notary Public State of Florida
My Commission Expires
Christopher J. Hurst
MY COMMISSION # C78031 EXPIRES
December 28, 2002
BONDED THRU TROY FAN INSURANCE, INC.

SURVEYOR'S CERTIFICATE

This is to certify that the above plat is a true and correct representation of the lands surveyed, platted and described above, that the survey was made under the undersigned's responsible direction and supervision, that the survey data complies with all of the requirements of the Florida Statute Chapter 177, that Permanent Reference Monuments, Permanent Control Points and lot corners have been monumented in accordance with Chapter 177.091 F. S., Chapter 61G-17.003 F. A. C. and Section 654.110 Ordinance Code of the City of Jacksonville.
Signed and Sealed this 7th day of February, A.D., 2000
[Signature]
Richard A. Miller
Richard A. Miller
Florida Registered Land Surveyor
and Mapper Certificate No. 3848

NOTE: ADDITIONAL SIGNATURES ARE ON SHEET 2 OF 14.
P.S.D. # 98-057
CITY DEVELOPMENT # 4272.2
RICHARD A. MILLER & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
6701 BEACH BLVD., SUITE #600
JACKSONVILLE, FLORIDA 32216
Ph. (904) 721-5750
Tlx. (904) 721-8258

CLERK'S CERTIFICATE
Type or print name
This is to certify that this plat has been examined and approved by the City of Jacksonville, Duval County, Florida, and submitted to me for recording and is recorded in Plat Book 53 Pages 34 of the Public Records of Duval County, Florida, this 14th day of MARCH, A.D., 2000.
By [Signature] Deputy Clerk
Henry Cook
Clerk of the Circuit Court

APPROVED FOR THE RECORD
This is to certify that this plat has been examined, accepted and approved by the City of Jacksonville, Duval County, Florida, pursuant to Chapter 654, Ordinance Code, this 10th day of MARCH, A.D., 2000.
For [Signature]
Director of Public Works

PLAT CONFORMITY REVIEW
This Plat has been reviewed and found in compliance with Part 1, Chapter 177, Florida Statutes, this 28th day of February, A.D., 2000
[Signature]
Glenn E. McGregor, P.L.S.
Professional Land Surveyor Number 4252

Cambridge Estates - Unit One

A PORTION OF SECTIONS 7, 8 AND 17, TOWNSHIP 1 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA.

GENERAL NOTES:

- Denotes Set 4" x 4" Concrete Monument with Metal Plate, stamped "R. MILLER", Permanent Reference Monument, (P.R.M.)
 - Denotes Set P.K. Nail and Brass Disk, stamped "R. MILLER", Permanent Control Point, (P.C.P.)
 - Denotes Set 1/2" diameter iron pipe with cap stamped "R. MILLER LB5189".
 - Bearings shown hereon are based on the Southerly Right of Way line of Copper Road, as N 89°22'00" E.
 - 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 recorded on this plat that may be found in the public records of this county.
 - All platted utility Easements shall provide that such Easements shall also be Easements for the Construction, Installation, Maintenance and Operation of Cable Television services; provided however, no such Construction, Installation, Maintenance or Operation of Cable Television Services shall interfere with the facilities and services of an Electric, Telephone, Gas, or Other Public Utility. In the Event a Cable Television Company damages the facilities of a Public Utility, it shall be solely responsible for the damages.
 - The STORMWATER MANAGEMENT FACILITY shown hereon is a Graphic Representation of aforesaid Facility, as shown on Engineering Plans provided to this Firm, and does not represent an Actual Field location or As-Built Location.
 - Certain Easements are reserved for JEA for use in conjunction with the underground electrical distribution system.
- "JEA-E.E." Denotes JEA Equipment Easement. These Easements shall remain totally unobstructed by any permanent improvements that may impede the use and access of said Easement by JEA.
- "JEA-E." Denotes JEA Easement. These Easements shall remain totally unobstructed by any permanent improvements which may impede the use of said Easement by JEA. The installation of fences, hedges, and landscaping is permissible but subject to removal by JEA at the expense of each Lot Owner for the removal and for replacement of such items.
- Current Law provides that no Construction, Filling, Removal of Earth, Cutting of Trees or other Plants shall take place Waterward of the Jurisdictional Wetland Line as shown on this Plat without the approval of this County, and/or any other Federal, State or Local Governmental Regulatory Agencies with Jurisdiction over such Wetlands. It is the responsibility of the LOT OWNER, his Agent and the Entity performing any Activity within the Wetland Area to acquire the necessary written approvals prior to the Beginning of any work. The Jurisdictional Wetland Line shown hereon may be superceded and redefined at any time, by the appropriate Agency(ies).
 - The Easement(s) 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 permanent improvements that may impede the use and access of said easement by the City of Jacksonville.
 - Lots fronting on two (2) streets may have vehicular access from one (1) street only.
 - The lands shown hereon lie within Flood Zones "X" and "AE (EL6)" as depicted on the Flood Insurance Rate Map (FIRM), Federal Emergency Management Agency (FEMA) Community Number 120022, Panel Number 0065, Suffix E, dated August 15, 1989.
 - The FIRM information delineated on this plat is 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, Department of Public Works, City of Jacksonville.

ABBREVIATIONS USED IN THIS PLAT

ABBREVIATION	DEFINITION
P.C.	Point of Curvature
P.T.	Point of Tangency
P.R.C.	Point of Reverse Curvature
P.O.I.	Point of Intersection
Sq. Ft.	Point on Tangent
LI	Square Feet
CL	Centerline
LI	Denotes Tabulated Curve Data
LI	Denotes Tabulated Line Data
ESMT.	Denotes Easement
+	Denotes Street Name Change Point
---	Denotes Match Line of Sheets

ADDITIONAL SIGNATURES TO ADOPTION AND DEDICATION
TUCKER FEDERAL BANK, d/b/a FAIRFIELD MORTGAGE

Witness: *[Signature]*
By: *[Signature]*
Print or type name: *[Name]*

Witness: *[Signature]*
By: *[Signature]*
Print or type name: *[Name]*

SEAL

NOTARY FOR TUCKER FEDERAL BANK d/b/a FAIRFIELD MORTGAGE
STATE OF FLORIDA, COUNTY OF DUVAL
The foregoing instrument was acknowledged before me this 2 day of February A.D., 2000 by STEPHEN C. MEDDANS, VICE PRESIDENT OF TUCKER FEDERAL BANK, d/b/a Fairfield Mortgage, a Federal Bank, on behalf of the bank who is personally known to me or who has produced as identification and who has not taken an oath.

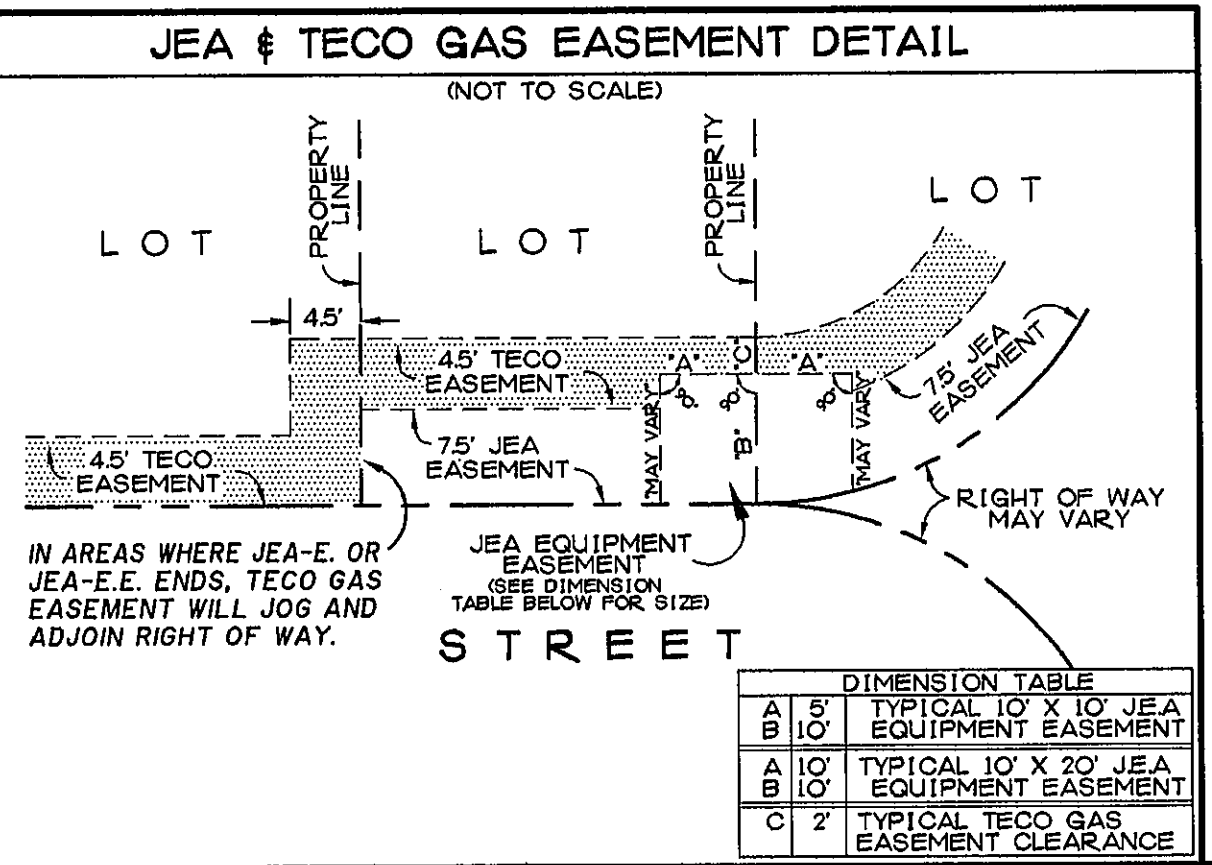
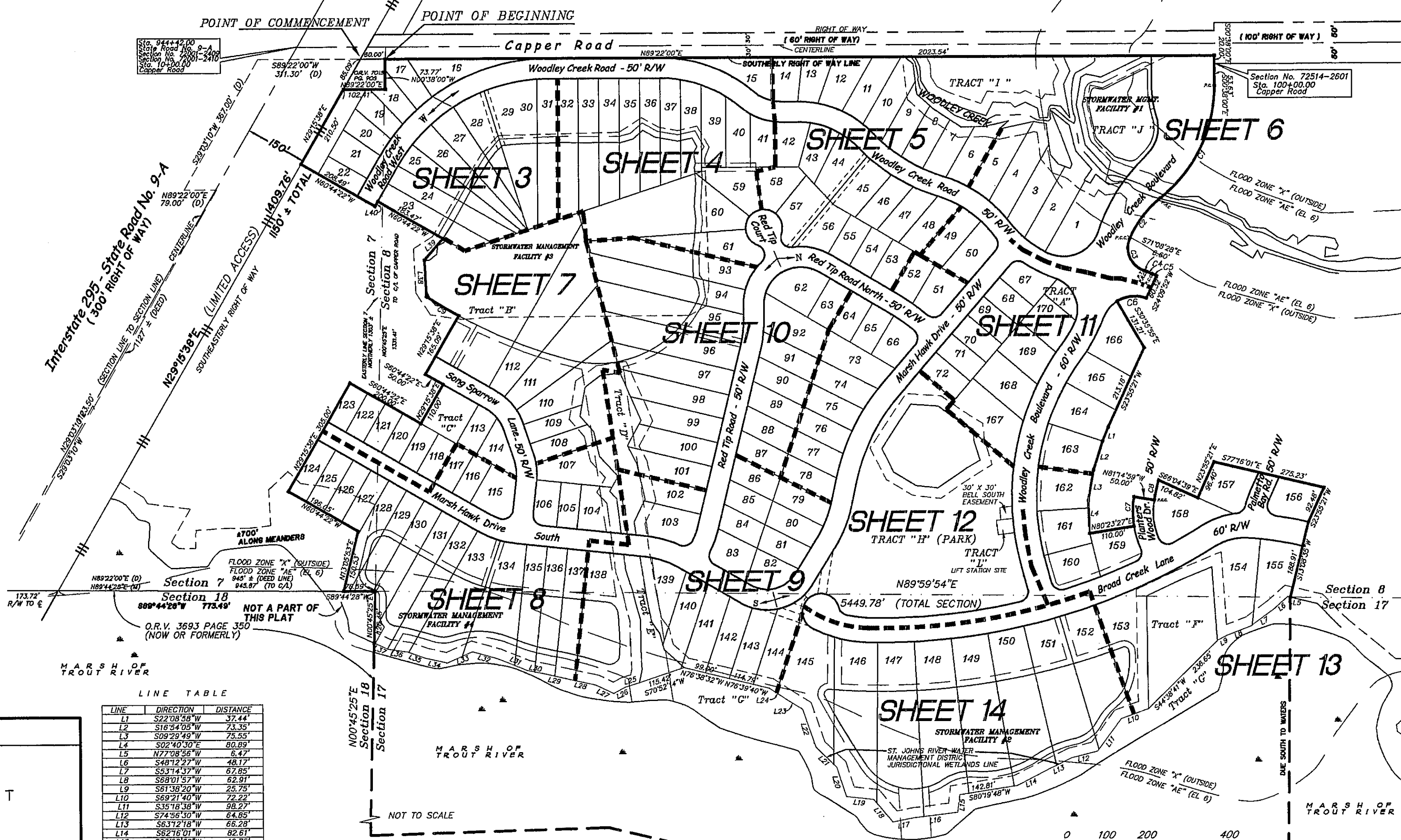
By: *[Signature]*
Notary - Public State of Florida
Type or print name: *[Name]*
My Commission Expires 3-1-2003

OFFICIAL NOTARY SEAL
KIMAL HUNT
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC813309
MY COMMISSION EXP. MAR. 1, 2003

PLAT BOOK **53** PAGE **34A**
SHEET 2 OF 14 SHEETS.

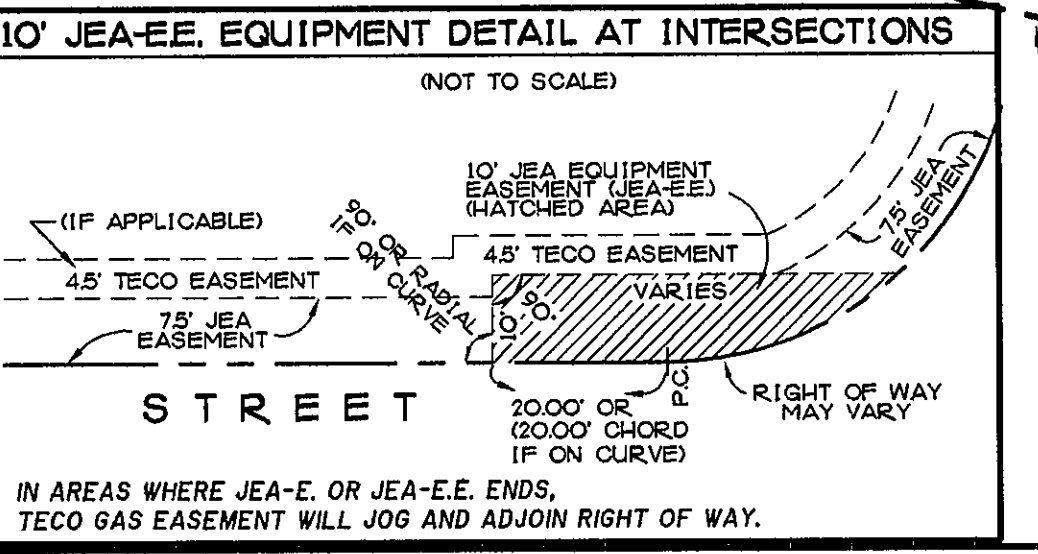
CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE	TANGENT	CENTRAL ANGLE
C1	315.66'	350.00'	S25°12'13"W	305.07'	169.48'	51°40'26"
C2	126.05'	250.00'	S36°35'47"W	124.72'	64.39'	28°53'17"
C3	96.16'	59.05'	S24°29'40"E	85.88'	62.55'	93°17'37"
C4	14.55'	180.00'	S68°49'31"E	14.55'	7.28'	04°37'54"
C5	11.21'	952.88'	S66°10'21"E	11.21'	5.60'	00°40'26"
C6	74.15'	82.00'	S83°25'09"W	71.65'	39.82'	51°48'29"
C7	72.10'	225.00'	N00°25'46"W	71.79'	36.36'	18°21'34"
C8	49.86'	445.00'	N11°57'37"E	49.83'	24.96'	06°25'11"
C9	91.62'	1243.89'	N59°39'38"W	91.60'	45.83'	04°13'13"

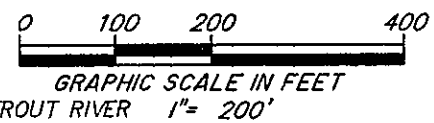


LINE TABLE

LINE	DIRECTION	DISTANCE
L1	S22°08'58"W	37.44'
L2	S18°34'05"W	73.35'
L3	S09°23'49"W	75.55'
L4	S02°40'30"E	80.89'
L5	N77°08'55"W	8.47'
L6	S49°12'12"W	48.17'
L7	S53°14'37"W	67.85'
L8	S89°01'57"W	62.91'
L9	S81°30'20"W	75.75'
L10	S69°21'40"W	72.22'
L11	S35°18'38"W	98.27'
L12	S74°36'50"W	84.86'
L13	S61°37'22"W	107.10'
L14	S82°16'01"W	82.61'
L15	S06°22'38"W	42.76'
L16	S78°29'40"W	51.85'
L17	N40°49'27"W	72.59'
L18	N84°14'16"W	67.29'
L19	N59°30'20"W	75.63'
L20	N46°19'03"W	71.03'
L21	N19°10'32"W	98.23'
L22	N59°30'20"W	48.15'
L23	N42°44'44"W	48.00'
L24	S72°09'10"W	35.24'
L25	S69°43'39"W	32.79'
L26	N65°06'59"W	48.39'
L27	N78°05'13"W	67.75'
L28	N77°25'24"W	62.00'
L29	N79°39'35"W	41.19'
L30	N89°40'20"W	78.92'
L31	N74°45'20"W	65.20'
L32	S69°26'51"W	67.86'
L33	N73°19'10"W	55.00'
L34	N71°13'09"W	45.53'
L35	N81°38'32"W	50.16'
L36	N63°49'04"W	36.25'
L37	N61°52'22"W	89.42'
L38	N40°24'44"E	69.17'
L39	S29°15'38"W	13.70'



DUVAL COUNTY PROPERTY APPAISERS MAPS AND RECORD DEEDS APPEAR TO EXTEND PROPERTY LINES TO THE WATERS OF THE MAIN CHANNEL OF TROUT RIVER AND ARE SHOWN HEREON FOR TITLE PURPOSES ONLY AND ARE NOT INTENDED TO SHOW OR DETERMINE ANY RIPARIAN RIGHTS OR OWNERSHIP ALONG TROUT RIVER. THEY ARE INTENDED FOR VISUALIZATION PURPOSES ONLY AND WERE NOT FIELD SURVEYED BY THIS FIRM.



P.S.D. # 98-057
CITY DEVELOPMENT # 4272.2
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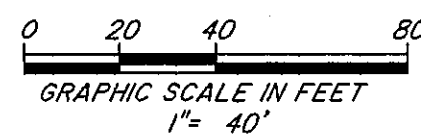
Cambridge Estates - Unit One

A PORTION OF SECTIONS 7, 8 AND 17, TOWNSHIP 1 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA.

PLAT BOOK **53** PAGE **34B**
SHEET 3 OF 14 SHEETS.

SEE SHEET 2 FOR LEGEND AND GENERAL NOTES

NOTE: ALL LOTS SHOWN ON THIS SHEET LIE WITHIN FLOOD ZONE "X" (OUTSIDE).



FOUND 5/8" FOOT REBAR
Sigs. 944+43.00
Site Road No. 9-A
Section No. 72001-2498
Sta. 10+00.00
Copper Road

N89°22'00"E 173.02'
POINT OF COMMENCEMENT
INTERSECTION OF SOUTHEASTERN
RIGHT OF WAY OF INTERSTATE 295 -
STATE ROAD No. 9-A AND SOUTHERLY
RIGHT OF WAY OF CAPPER ROAD

POINT OF BEGINNING

2023.54' (Total)
N89°22'00"E

Interstate 295 - State Road No. 9A
(300' RIGHT OF WAY)
CENTERLINE
SOUTHEASTERN RIGHT OF WAY
TRACT "K" (buffer)

NORTHERLY RIGHT OF WAY LINE
(60' RIGHT OF WAY) **Capper Road**
CENTERLINE
SOUTHERLY RIGHT OF WAY LINE

Woodley Creek Road - 50' R/W

Woodley Creek Road West

UNPLATTED PORTION OF SECTION 7
TOWNSHIP 1 SOUTH
RANGE 26 EAST

UNPLATTED PORTION OF SECTION 8
TOWNSHIP 1 SOUTH
RANGE 26 EAST

DRAINAGE EASEMENT IS TOP OF BANK TO TOP OF BANK

STORMWATER MANAGEMENT FACILITY #3

CURVE TABLE						
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE	TANGENT	CENTRAL ANGLE
27	472.07'	450.00'	S59°18'49"W	450.72'	260.36'	60°06'22"
86	302.53'	475.00'	S71°07'14"W	297.45'	156.60'	36°29'33"
87	48.90'	475.00'	S49°55'30"W	48.88'	24.47'	05°53'55"
88	48.59'	475.00'	S44°02'41"W	48.57'	24.32'	05°51'42"
89	48.26'	475.00'	S38°12'13"W	48.24'	24.15'	05°49'15"
90	47.89'	475.00'	S32°24'18"W	47.87'	23.97'	05°46'36"
91	2.12'	475.00'	S29°23'19"W	2.12'	1.06'	00°15'22"
92	1.83'	425.00'	S29°23'01"W	1.83'	0.91'	00°14'46"
93	63.62'	425.00'	S33°47'42"W	63.56'	31.87'	08°34'37"
94	66.95'	425.00'	S42°35'48"W	66.88'	33.55'	09°01'34"
95	69.65'	425.00'	S51°48'16"W	69.57'	34.90'	09°23'22"
96	84.04'	425.00'	S62°09'50"W	83.90'	42.16'	11°19'46"
97	71.60'	425.00'	S72°39'18"W	71.51'	35.88'	09°39'09"
98	61.66'	425.00'	S81°38'14"W	61.60'	30.88'	08°18'44"
99	26.51'	425.00'	S87°34'48"W	26.50'	13.26'	03°34'24"

MATCH TO SHEET 7

MATCH TO SHEET 4

P.S.D. # 98-057
CITY DEVELOPMENT # 4272.2
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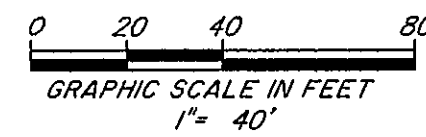
Cambridge Estates - Unit One

A PORTION OF SECTIONS 7, 8 AND 17, TOWNSHIP 1 SOUTH,
RANGE 26 EAST, DUVAL COUNTY, FLORIDA.

PLAT BOOK **53** PAGE **34C**

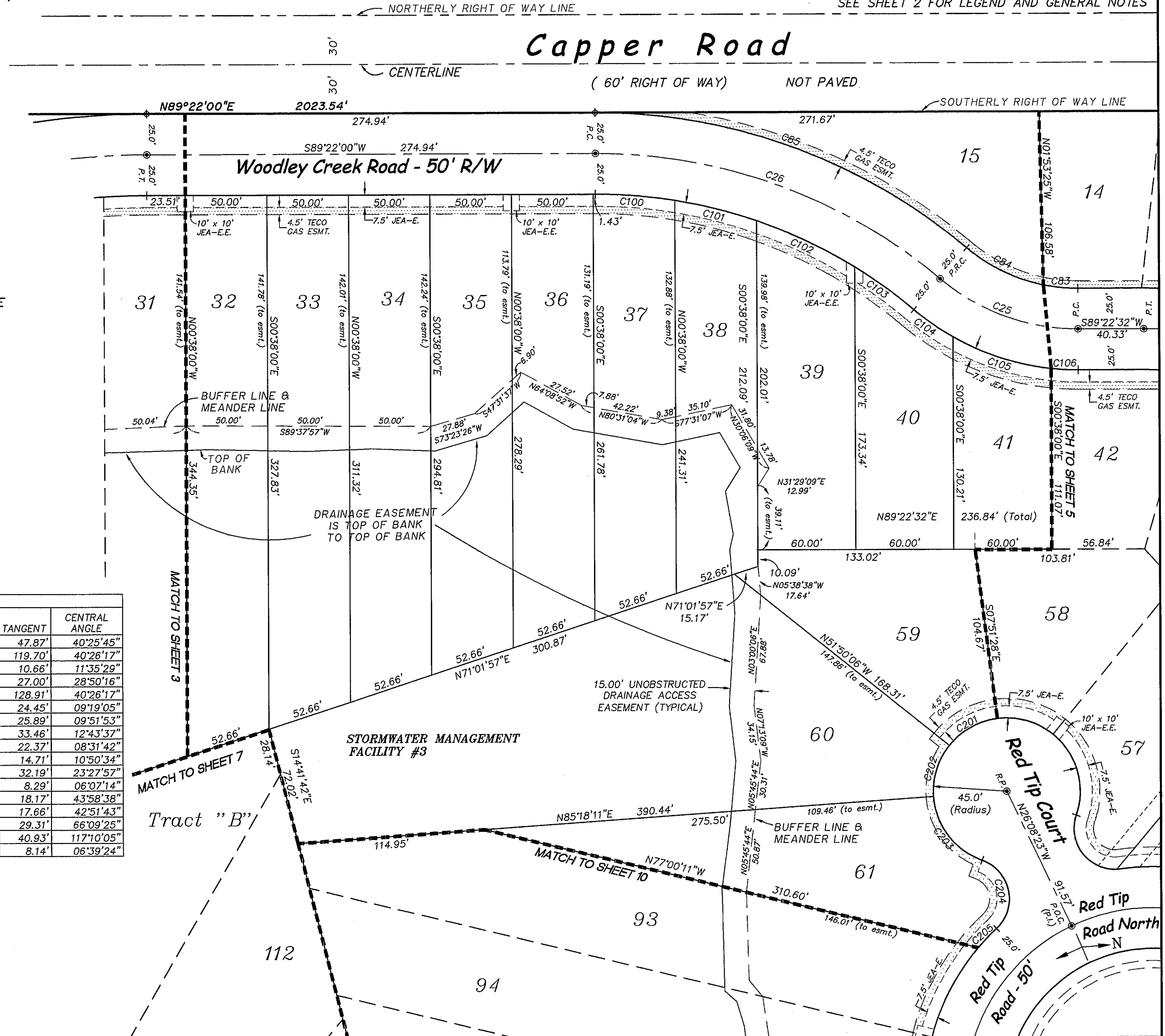
SHEET 4 OF 14 SHEETS.

SEE SHEET 2 FOR LEGEND AND GENERAL NOTES



NOTE: ALL LOTS SHOWN ON THIS SHEET LIE WITHIN FLOOD ZONE "X" (OUTSIDE).

CURVE TABLE						
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE	TANGENT	CENTRAL ANGLE
C25	91.73'	130.00'	S70°24'36"E	89.84'	47.87'	40°25'45"
C26	229.38'	325.00'	N70°24'52"W	224.65'	119.70'	40°26'17"
C83	21.24'	105.00'	S84°49'43"E	21.21'	10.66'	11°35'29"
C84	52.85'	105.00'	S64°36'51"E	52.29'	27.00'	28°50'16"
C85	247.02'	350.00'	N70°24'52"W	241.93'	128.91'	40°26'17"
C100	48.79'	300.00'	N85°58'28"W	48.74'	24.45'	09°19'05"
C101	51.65'	300.00'	N76°22'59"W	51.59'	25.89'	09°51'53"
C102	66.64'	300.00'	N65°05'14"W	66.50'	33.46'	12°43'37"
C103	44.65'	300.00'	N54°27'34"W	44.61'	22.37'	08°31'42"
C104	29.33'	155.00'	S55°37'00"E	29.29'	14.71'	10°50'34"
C105	63.48'	155.00'	S72°46'16"E	63.04'	32.19'	23°27'57"
C106	16.56'	155.00'	S87°33'51"E	16.55'	8.29'	06°07'14"
C201	34.54'	45.00'	S60°09'13"W	33.70'	18.17'	43°58'38"
C202	33.66'	45.00'	S16°44'03"W	32.88'	17.66'	42°51'43"
C203	51.96'	45.00'	S37°46'32"E	49.12'	29.31'	66°09'25"
C204	51.12'	25.00'	N12°16'12"W	42.67'	40.93'	117°10'05"
C205	16.27'	140.00'	S42°59'08"W	16.26'	8.14'	06°39'24"



P.S.D. # 98-057
CITY DEVELOPMENT # 4272.2
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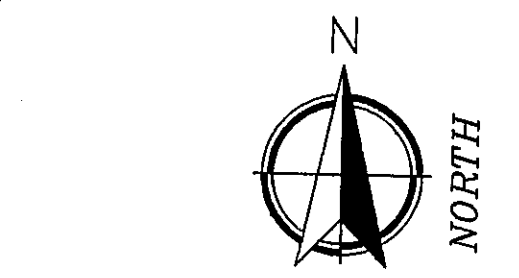
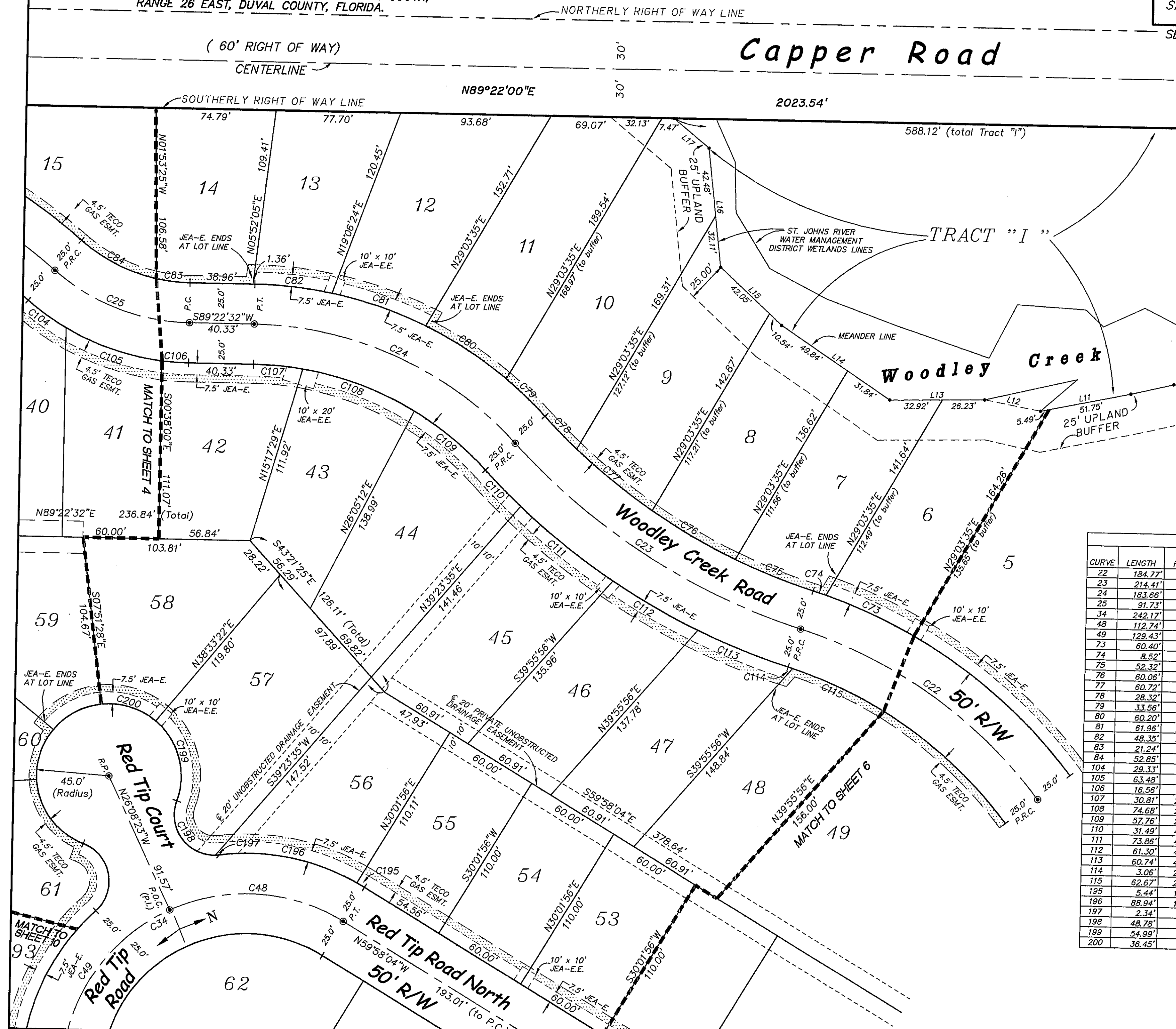
Cambridge Estates - Unit One

A PORTION OF SECTIONS 7, 8 AND 17, TOWNSHIP 1 SOUTH,
RANGE 26 EAST, DUVAL COUNTY, FLORIDA.

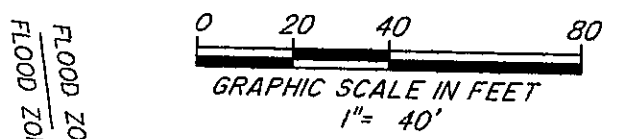
PLAT BOOK **53** PAGE **34D**

SHEET 5 OF 14 SHEETS.

SEE SHEET 2 FOR LEGEND AND GENERAL NOTES



LINE	BEARING	DISTANCE
L17	N51°29'10"W	28.73'
L11	N77°26'57"E	57.24'
L12	N80°07'48"W	35.37'
L13	N88°06'59"E	59.15'
L14	N57°04'41"W	81.68'
L15	N47°56'58"W	52.59'
L16	N07°16'49"W	74.59'
L17	N51°29'10"W	28.73'



CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE	TANGENT	CENTRAL ANGLE
22	184.77'	300.00'	N55°57'43"W	181.86'	95.42'	35°17'16"
23	214.41'	412.92'	S58°43'51"E	212.00'	109.68'	29°45'01"
24	183.66'	225.00'	N67°14'24"W	178.60'	97.29'	46°46'08"
25	91.73'	130.00'	S70°24'36"E	89.84'	47.87'	40°25'45"
34	242.17'	115.00'	S59°42'14"W	199.84'	201.85'	120°39'24"
48	112.74'	115.00'	N88°03'14"W	108.28'	61.37'	56°10'19"
49	129.43'	115.00'	S31°37'05"W	122.71'	72.54'	64°29'05"
73	60.40'	325.00'	N66°46'49"W	60.31'	30.29'	10°38'53"
74	8.52'	325.00'	N72°51'18"W	8.52'	4.26'	01°30'05"
75	52.32'	387.92'	S69°44'31"E	52.28'	26.20'	07°43'41"
76	60.06'	387.92'	S61°26'32"E	60.00'	30.09'	08°52'16"
77	60.72'	387.92'	S52°31'22"E	60.65'	30.42'	08°58'03"
78	28.32'	387.92'	S45°56'50"E	28.32'	14.17'	04°11'00"
79	33.56'	250.00'	N47°42'06"W	33.54'	16.81'	07°41'31"
80	60.20'	250.00'	N58°26'47"W	60.06'	30.25'	13°47'50"
81	61.96'	250.00'	N72°26'40"W	61.80'	31.14'	14°11'57"
82	48.35'	250.00'	N85°05'03"W	48.27'	24.25'	11°04'49"
83	21.24'	105.00'	S84°49'43"E	21.21'	10.66'	11°35'29"
84	52.85'	105.00'	S64°36'51"E	52.29'	27.00'	28°50'16"
104	29.33'	155.00'	S55°37'00"E	29.29'	14.71'	10°50'34"
105	63.48'	155.00'	S72°46'16"E	63.04'	32.19'	23°27'57"
106	16.56'	155.00'	S87°33'51"E	16.55'	8.29'	08°07'14"
107	30.81'	200.00'	N86°12'39"W	30.78'	15.44'	08°49'38"
108	74.68'	200.00'	N71°05'58"W	74.25'	37.78'	21°23'43"
109	57.76'	200.00'	N52°07'44"W	57.56'	29.08'	16°32'47"
110	31.49'	437.92'	S45°54'55"E	31.48'	15.75'	04°07'10"
111	73.86'	437.92'	S52°48'25"E	73.77'	37.02'	09°39'49"
112	61.30'	437.92'	S61°38'55"E	61.25'	30.70'	08°01'11"
113	60.74'	437.92'	S69°37'56"E	60.69'	30.42'	07°56'50"
114	3.06'	275.00'	N73°17'14"W	3.06'	1.53'	00°38'14"
115	62.67'	275.00'	N66°26'23"W	62.54'	31.47'	13°03'27"
195	5.44'	140.00'	N61°04'50"W	5.44'	2.72'	02°13'31"
196	88.94'	140.00'	N80°23'36"W	87.45'	46.03'	36°24'01"
197	2.34'	25.00'	N84°05'35"E	2.34'	1.17'	05°22'22"
198	48.78'	25.00'	S37°19'23"E	41.40'	36.92'	111°47'43"
199	54.99'	45.00'	N16°26'05"W	51.63'	31.52'	70°01'07"
200	36.45'	45.00'	N74°39'03"W	35.46'	19.29'	46°24'50"

P.S.D. # 98-057
CITY DEVELOPMENT # 4272.2
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Cambridge Estates - Unit One

A PORTION OF SECTIONS 7, 8 AND 17, TOWNSHIP 1 SOUTH,
RANGE 26 EAST, DUVAL COUNTY, FLORIDA.

PLAT BOOK **53** PAGE **34F**

SHEET 7 OF 14 SHEETS.

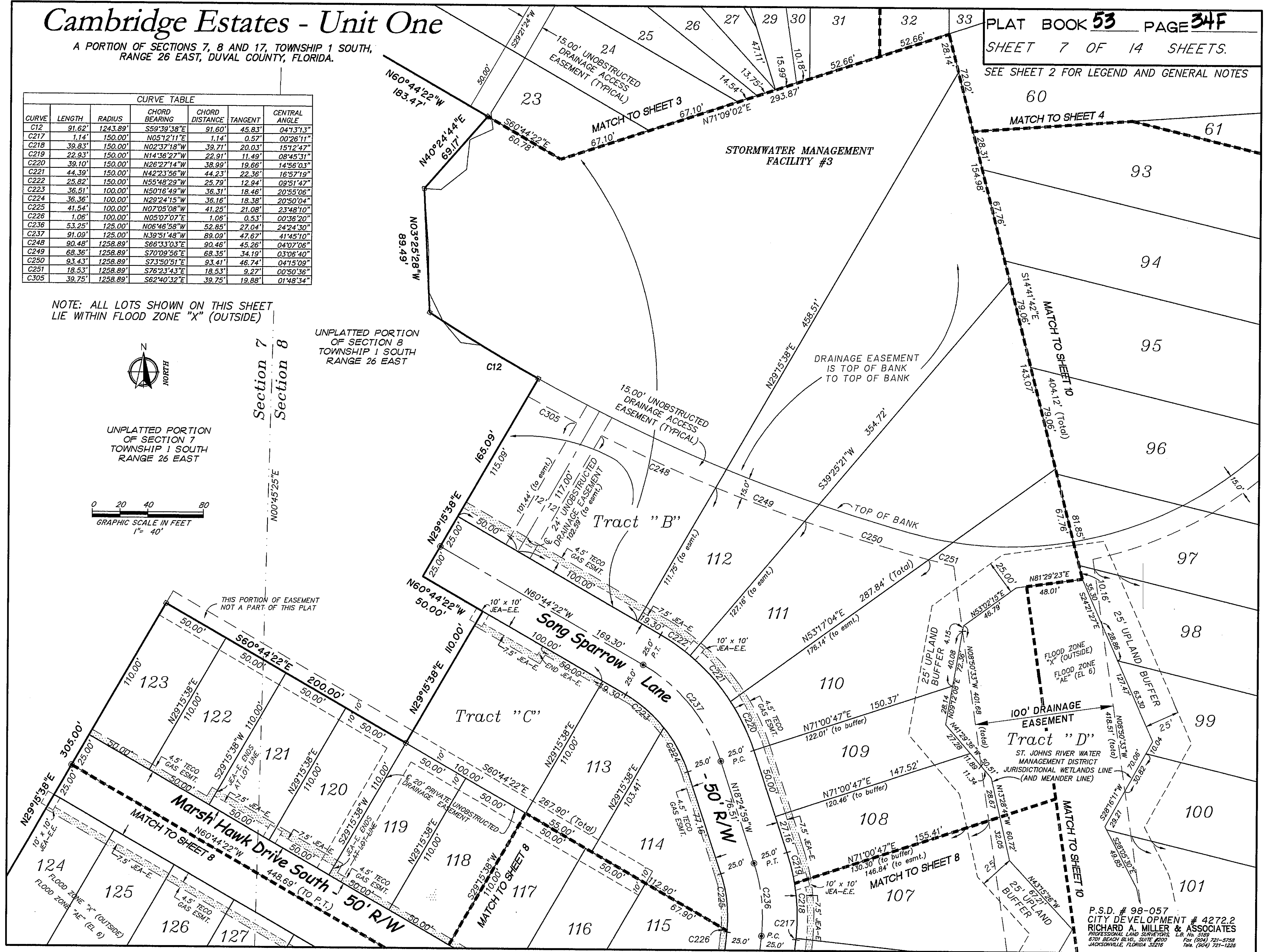
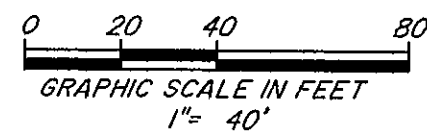
SEE SHEET 2 FOR LEGEND AND GENERAL NOTES

CURVE TABLE						
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE	TANGENT	CENTRAL ANGLE
C12	91.62'	1243.89'	S59°39'38"E	91.60'	45.83'	04°13'13"
C217	1.14'	150.00'	N05°12'11"E	1.14'	0.57'	00°28'11"
C218	39.83'	150.00'	N02°37'18"W	39.71'	20.03'	15°12'47"
C219	22.93'	150.00'	N14°36'27"W	22.91'	11.49'	08°45'31"
C220	39.10'	150.00'	N26°27'14"W	38.99'	19.66'	14°56'03"
C221	44.39'	150.00'	N42°23'56"W	44.23'	22.36'	16°57'19"
C222	25.82'	150.00'	N55°48'29"W	25.79'	12.94'	09°51'47"
C223	36.51'	100.00'	N50°16'49"W	36.31'	18.46'	20°55'06"
C224	36.36'	100.00'	N29°24'15"W	36.16'	18.38'	20°50'04"
C225	41.54'	100.00'	N07°05'08"W	41.25'	21.08'	23°48'10"
C226	1.06'	100.00'	N05°07'07"E	1.06'	0.53'	00°36'20"
C236	53.25'	125.00'	N06°46'58"W	52.85'	27.04'	24°24'30"
C237	91.09'	125.00'	N39°51'48"W	89.09'	47.67'	41°45'10"
C248	90.48'	1258.89'	S66°33'03"E	90.46'	45.26'	04°07'06"
C249	68.36'	1258.89'	S70°09'56"E	68.35'	34.19'	03°06'40"
C250	93.43'	1258.89'	S73°50'51"E	93.41'	46.74'	04°15'09"
C251	18.53'	1258.89'	S76°23'43"E	18.53'	9.27'	00°50'36"
C305	39.75'	1258.89'	S62°40'32"E	39.75'	19.88'	01°48'34"

NOTE: ALL LOTS SHOWN ON THIS SHEET
LIE WITHIN FLOOD ZONE "X" (OUTSIDE)



UNPLATTED PORTION
OF SECTION 7
TOWNSHIP 1 SOUTH
RANGE 26 EAST



P.S.D. # 98-057
CITY DEVELOPMENT # 4272.2
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Cambridge Estates - Unit One

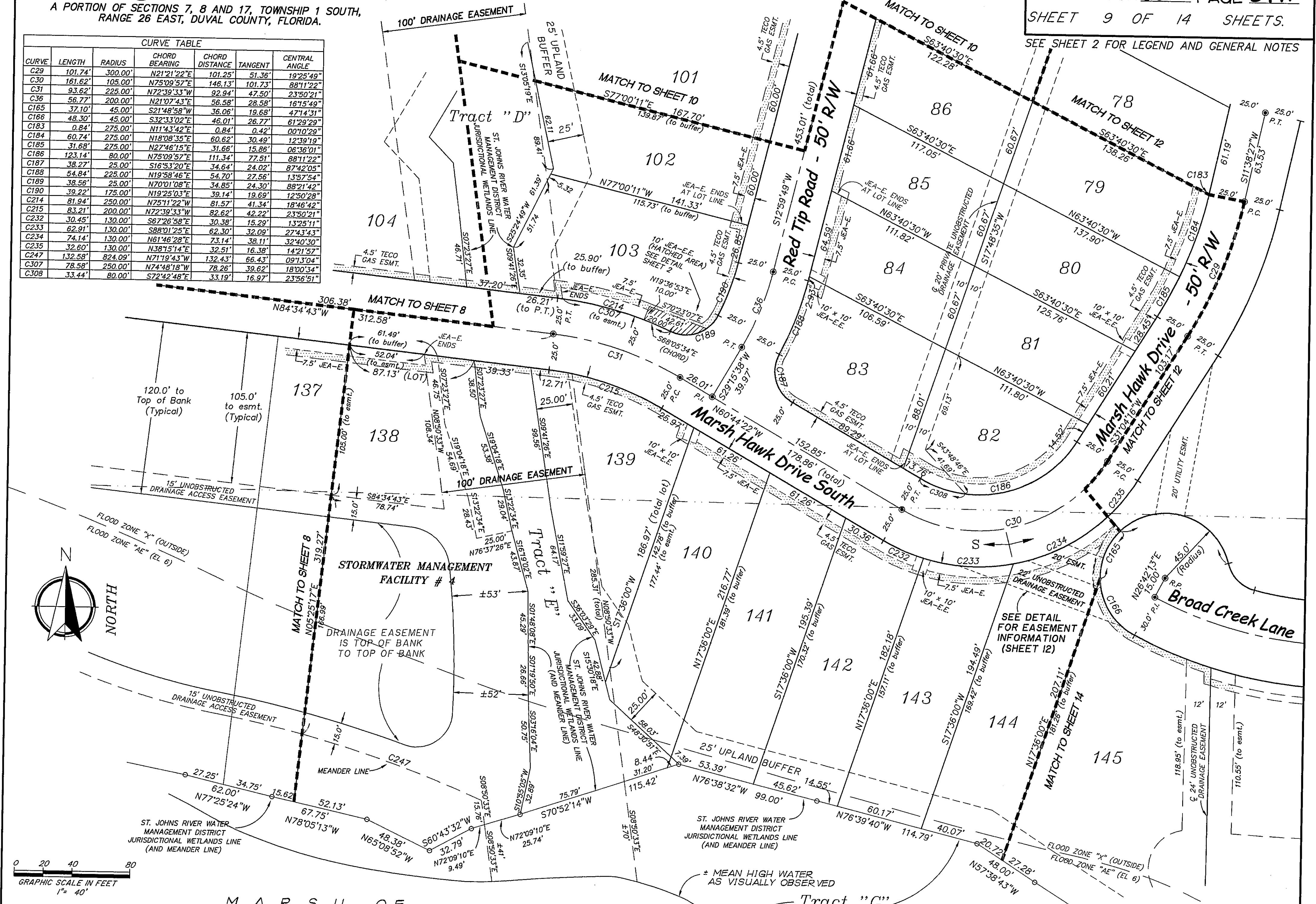
A PORTION OF SECTIONS 7, 8 AND 17, TOWNSHIP 1 SOUTH,
RANGE 26 EAST, DUVAL COUNTY, FLORIDA.

PLAT BOOK **53** PAGE **34H**

SHEET 9 OF 14 SHEETS.

SEE SHEET 2 FOR LEGEND AND GENERAL NOTES

CURVE TABLE						
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE	TANGENT	CENTRAL ANGLE
C29	101.74'	300.00'	N21°21'22"E	101.25'	51.36'	19°25'49"
C30	161.62'	105.00'	N75°09'57"E	146.13'	101.73'	88°11'22"
C31	93.62'	225.00'	N72°39'33"W	92.94'	47.50'	23°50'21"
C36	56.77'	200.00'	N21°07'43"E	56.56'	28.58'	16°15'49"
C165	37.10'	45.00'	S21°48'58"W	36.06'	19.68'	47°14'31"
C166	48.30'	45.00'	S32°33'02"E	46.01'	26.77'	61°29'29"
C183	0.84'	275.00'	N11°43'42"E	0.84'	0.42'	00°10'29"
C184	60.74'	275.00'	N18°08'35"E	60.62'	30.49'	12°39'19"
C185	31.68'	275.00'	N27°46'15"E	31.66'	15.86'	06°36'01"
C186	123.14'	80.00'	N75°09'57"E	111.34'	77.51'	88°11'22"
C187	38.27'	25.00'	S16°53'20"E	34.64'	24.02'	87°42'05"
C188	54.84'	225.00'	N19°58'46"E	54.70'	27.56'	13°57'54"
C189	38.56'	25.00'	N70°01'08"E	34.85'	24.30'	88°21'42"
C190	39.22'	175.00'	N19°25'03"E	39.14'	19.69'	12°50'28"
C214	81.94'	250.00'	N75°11'22"W	81.57'	41.34'	18°46'42"
C215	83.21'	200.00'	N72°39'33"W	82.62'	42.22'	23°50'21"
C232	30.45'	130.00'	S67°26'58"E	30.38'	15.29'	13°25'11"
C233	62.91'	130.00'	S88°01'25"E	62.30'	32.09'	27°43'43"
C234	74.14'	130.00'	N61°46'28"E	73.14'	38.11'	32°40'30"
C235	32.60'	130.00'	N38°15'14"E	32.51'	16.38'	14°21'57"
C247	132.58'	824.09'	N71°19'43"W	132.43'	66.43'	09°13'04"
C307	78.58'	250.00'	N74°48'18"W	78.26'	39.62'	18°00'34"
C308	33.44'	80.00'	S72°42'48"E	33.19'	16.97'	23°56'51"



P.S.D. # 98-057
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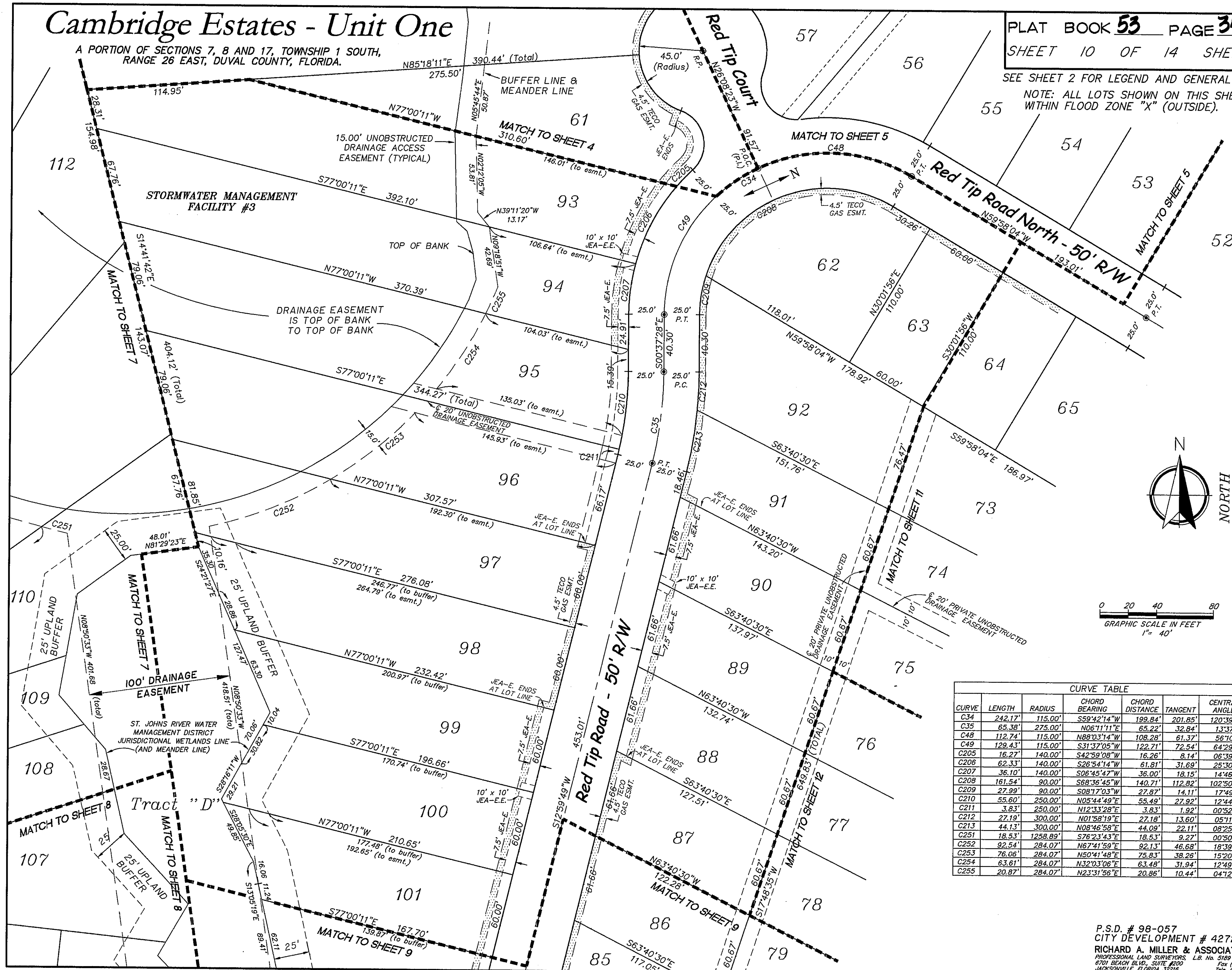
A PORTION OF SECTIONS 7, 8 AND 17, TOWNSHIP 1 SOUTH,
RANGE 26 EAST, DUVAL COUNTY, FLORIDA.

PLAT BOOK **53** PAGE **34I**

SHEET 10 OF 14 SHEETS.

SEE SHEET 2 FOR LEGEND AND GENERAL NOTES

NOTE: ALL LOTS SHOWN ON THIS SHEET LIE WITHIN FLOOD ZONE "X" (OUTSIDE).



CURVE TABLE						
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE	TANGENT	CENTRAL ANGLE
C34	242.17'	115.00'	S59°42'14"W	199.84'	201.85'	120°39'24"
C35	65.38'	275.00'	N06°11'11"E	65.22'	32.84'	13°37'17"
C48	112.74'	115.00'	N88°03'14"W	108.28'	61.37'	56°10'19"
C49	129.43'	115.00'	S31°37'05"W	122.71'	72.54'	64°29'05"
C205	16.27'	140.00'	S42°59'08"W	16.26'	8.14'	06°39'24"
C206	62.33'	140.00'	S26°54'14"W	61.81'	31.69'	25°30'25"
C207	36.10'	140.00'	S06°45'47"W	36.00'	18.15'	14°46'29"
C208	161.54'	90.00'	S68°36'45"W	140.71'	112.82'	102°50'23"
C209	27.99'	90.00'	S08°17'03"W	27.87'	14.11'	17°49'01"
C210	55.60'	250.00'	N05°44'49"E	55.49'	27.92'	12°44'34"
C211	3.83'	250.00'	N12°33'28"E	3.83'	1.92'	00°52'43"
C212	27.19'	300.00'	N01°58'19"E	27.18'	13.60'	05°11'34"
C213	44.13'	300.00'	N08°46'58"E	44.09'	22.11'	08°25'43"
C251	18.53'	1258.89'	S76°23'43"E	18.53'	9.27'	00°50'36"
C252	92.54'	284.07'	N67°41'59"E	92.13'	46.68'	18°39'55"
C253	76.06'	284.07'	N50°41'48"E	75.83'	38.26'	15°20'27"
C254	63.61'	284.07'	N32°03'06"E	63.48'	31.94'	12°49'49"
C255	20.87'	284.07'	N23°31'56"E	20.86'	10.44'	04°12'32"

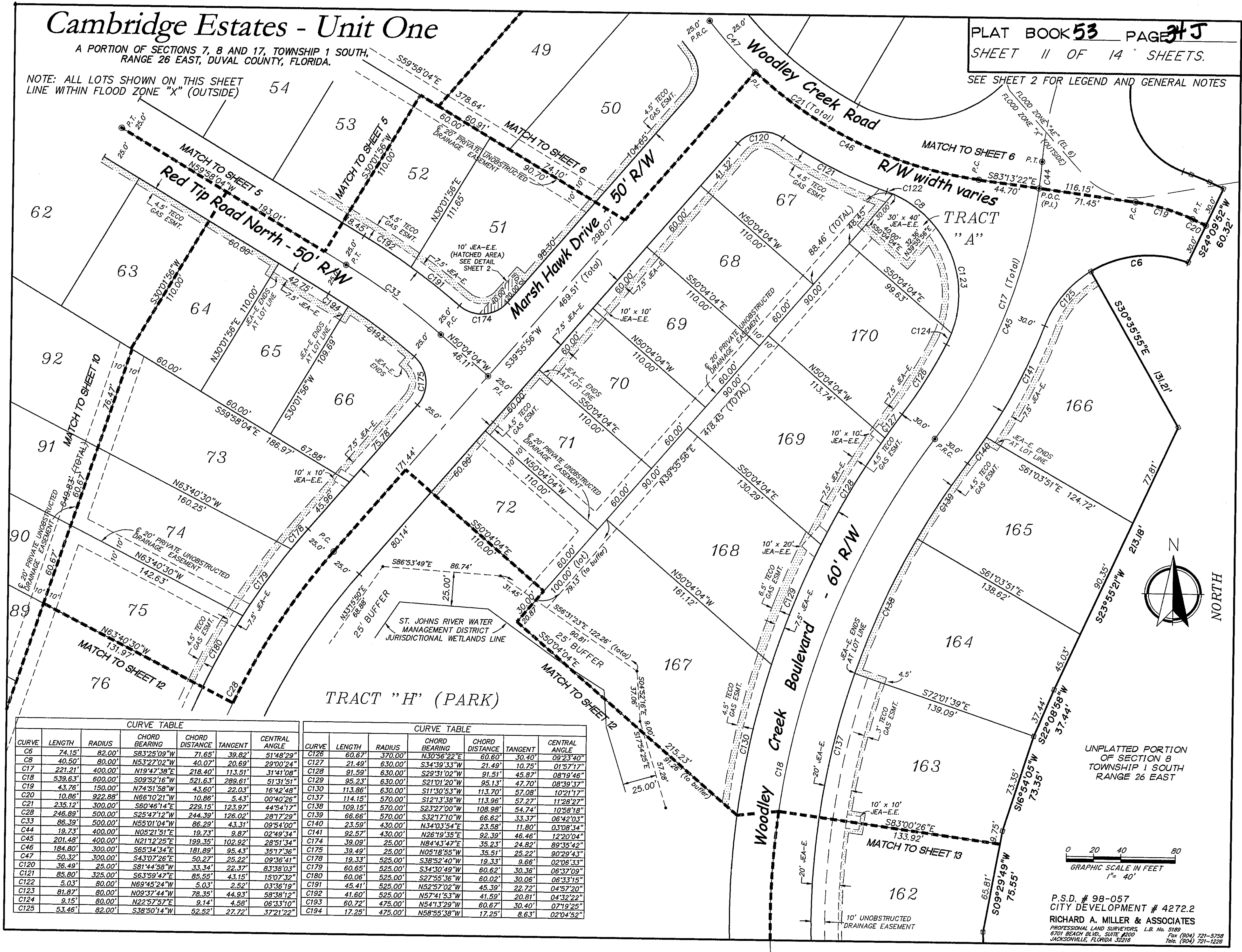
P.S.D. # 98-057
CITY DEVELOPMENT # 4272.2
RICHARD A. MILLER & ASSOCIATES
PROFESSIONAL LAND SURVEYORS, L.P. No. 5189
6701 BEACH BLVD., SUITE #200
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Fax (904) 721-5758
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Cambridge Estates - Unit One

A PORTION OF SECTIONS 7, 8 AND 17, TOWNSHIP 1 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA.

NOTE: ALL LOTS SHOWN ON THIS SHEET LINE WITHIN FLOOD ZONE "X" (OUTSIDE)

PLAT BOOK **53** PAGE **34J**
 SHEET **11** OF **14** SHEETS.
 SEE SHEET 2 FOR LEGEND AND GENERAL NOTES



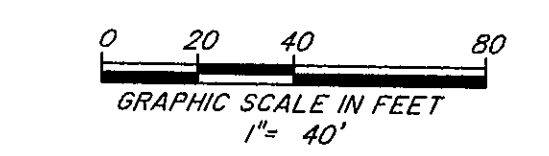
CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE	TANGENT	CENTRAL ANGLE
C6	74.15'	82.00'	S83°25'09"W	71.65'	39.62'	51°48'29"
C8	40.50'	80.00'	N53°27'02"W	40.07'	20.69'	29°00'24"
C17	221.21'	400.00'	N19°47'38"E	218.40'	113.51'	31°41'08"
C18	539.63'	600.00'	S09°52'16"W	521.63'	289.61'	51°31'51"
C19	43.76'	150.00'	N74°51'58"W	43.60'	22.03'	16°42'48"
C20	10.86'	922.88'	N66°10'21"W	10.86'	5.43'	00°40'26"
C21	235.12'	300.00'	S60°46'14"E	229.15'	123.97'	44°54'17"
C28	246.89'	500.00'	S25°47'12"W	244.39'	126.02'	28°17'29"
C33	86.39'	500.00'	N55°01'04"W	86.29'	43.31'	09°54'00"
C44	19.73'	400.00'	N05°21'51"E	19.73'	9.87'	02°49'34"
C45	201.48'	400.00'	N21°12'25"E	199.35'	102.92'	28°51'34"
C46	184.80'	300.00'	S65°34'34"E	181.89'	95.43'	35°17'36"
C47	50.32'	300.00'	S43°07'26"E	50.27'	25.22'	08°36'41"
C120	36.49'	25.00'	S81°44'58"W	33.34'	22.37'	83°38'03"
C121	85.80'	325.00'	S63°59'47"E	85.55'	43.15'	15°07'32"
C122	5.03'	80.00'	N69°45'24"W	5.03'	2.52'	03°36'19"
C123	81.87'	80.00'	N09°37'44"W	78.35'	44.93'	58°38'12"
C124	9.15'	80.00'	N22°57'57"E	9.14'	4.58'	06°33'10"
C125	53.46'	82.00'	S38°50'14"W	52.52'	27.72'	37°21'22"

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE	TANGENT	CENTRAL ANGLE
C126	60.67'	370.00'	N30°56'22"E	60.60'	30.40'	09°23'40"
C127	21.49'	630.00'	S34°39'33"W	21.49'	10.75'	01°57'17"
C128	91.59'	630.00'	S29°31'02"W	91.51'	45.87'	08°19'46"
C129	95.23'	630.00'	S21°01'20"W	95.13'	47.70'	08°39'37"
C130	113.86'	630.00'	S11°30'53"W	113.70'	57.08'	10°21'17"
C137	114.15'	570.00'	S12°13'38"W	113.96'	57.22'	11°28'27"
C138	109.15'	570.00'	S23°27'00"W	108.98'	54.74'	10°58'18"
C139	66.66'	570.00'	S32°17'10"W	66.62'	33.37'	06°42'03"
C140	23.59'	430.00'	N34°03'54"E	23.58'	11.80'	03°08'34"
C141	92.57'	430.00'	N26°19'35"E	92.39'	46.46'	12°20'04"
C174	39.09'	25.00'	N84°43'47"E	35.23'	24.82'	89°35'42"
C175	39.49'	25.00'	N05°18'55"W	35.51'	25.22'	90°29'43"
C178	19.33'	525.00'	S38°52'40"W	19.33'	9.66'	02°06'33"
C179	60.65'	525.00'	S34°30'49"W	60.62'	30.36'	06°37'09"
C180	60.06'	525.00'	S27°55'36"W	60.02'	30.06'	06°33'15"
C191	45.41'	525.00'	N52°57'02"W	45.39'	22.72'	04°57'20"
C192	41.60'	525.00'	N57°41'53"W	41.59'	20.81'	04°32'22"
C193	60.72'	475.00'	N54°13'29"W	60.67'	30.40'	07°19'25"
C194	17.25'	475.00'	N58°55'38"W	17.25'	8.63'	02°04'52"

UNPLATTED PORTION OF SECTION 8 TOWNSHIP 1 SOUTH RANGE 26 EAST



P.S.D. # 98-057
 CITY DEVELOPMENT # 4272.2
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Cambridge Estates - Unit One

A PORTION OF SECTIONS 7, 8 AND 17, TOWNSHIP 1 SOUTH,
RANGE 26 EAST, DUVAL COUNTY, FLORIDA.

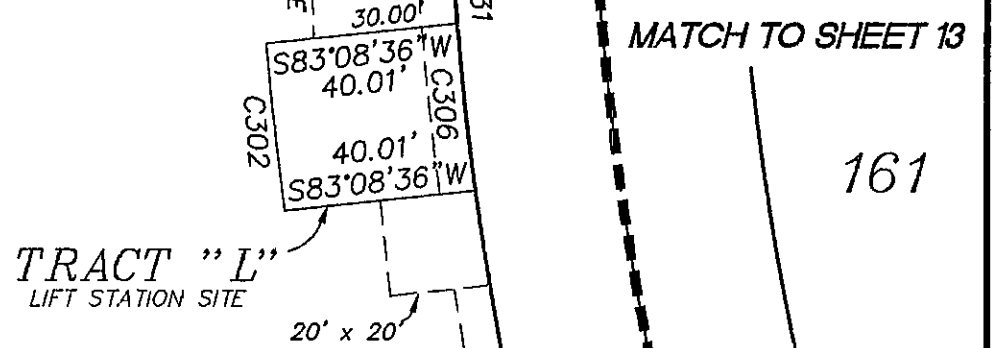
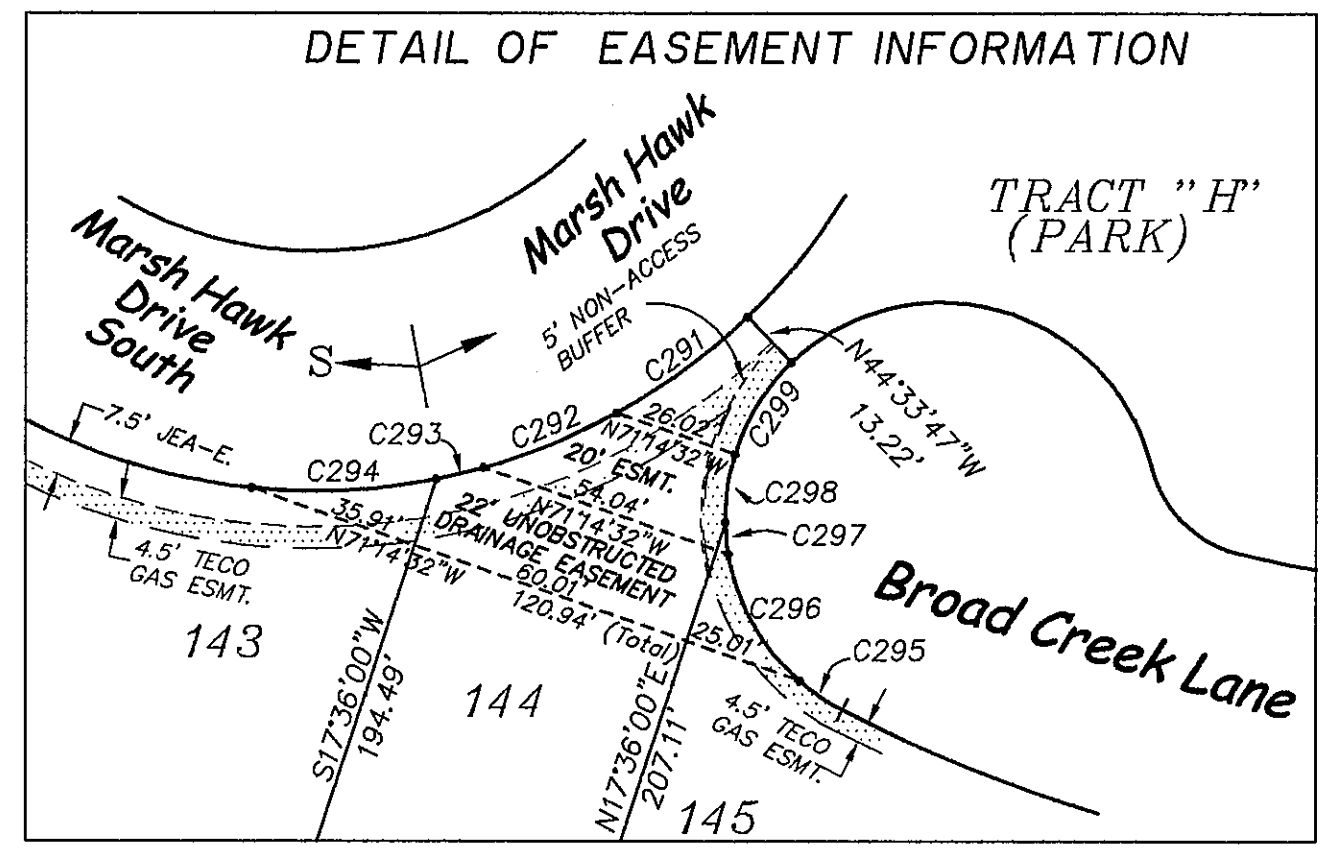
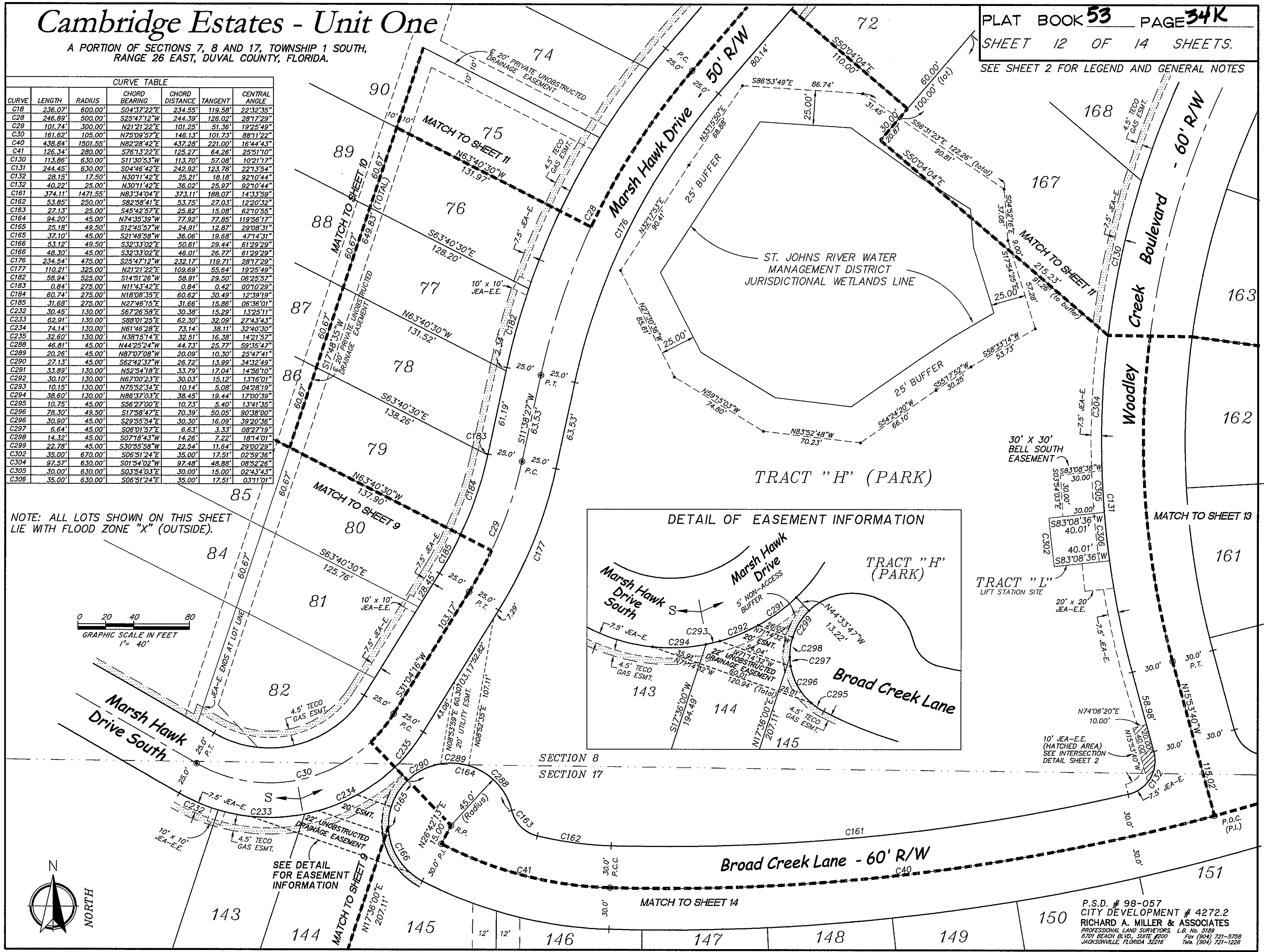
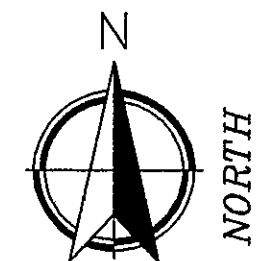
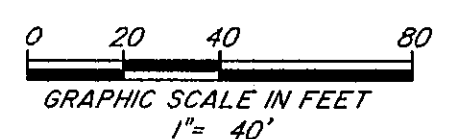
PLAT BOOK **53** PAGE **34K**

SHEET 12 OF 14 SHEETS.

SEE SHEET 2 FOR LEGEND AND GENERAL NOTES

CURVE TABLE						
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE	TANGENT	CENTRAL ANGLE
C18	236.07'	600.00'	S04°37'22"E	234.55'	119.58'	22°32'35"
C28	246.89'	600.00'	S29°47'12"W	244.39'	126.02'	28°17'29"
C30	101.74'	300.00'	N21°21'22"E	101.25'	51.36'	19°25'49"
C40	161.62'	105.00'	N75°09'57"E	146.13'	101.73'	88°11'22"
C41	438.84'	1501.55'	N82°28'42"E	437.28'	221.00'	16°44'43"
C42	126.34'	280.00'	S76°13'22"E	125.27'	64.26'	25°51'10"
C130	113.86'	630.00'	S11°30'53"W	113.70'	57.08'	10°21'17"
C131	244.45'	630.00'	S04°46'42"E	242.92'	123.78'	22°13'54"
C132	28.15'	17.50'	N30°11'42"E	25.21'	18.18'	92°10'44"
C132	40.22'	25.00'	N30°11'42"E	36.02'	25.97'	92°10'44"
C161	374.11'	1471.55'	N83°34'04"E	373.11'	188.07'	14°33'59"
C162	53.85'	250.00'	S82°58'41"E	53.75'	27.03'	12°20'32"
C163	27.13'	25.00'	S45°42'57"E	25.82'	15.08'	62°10'55"
C164	94.20'	45.00'	N74°35'39"W	77.92'	77.85'	119°56'17"
C165	25.18'	49.50'	S12°45'57"W	24.91'	12.87'	29°08'31"
C165	37.10'	45.00'	S21°48'58"W	36.06'	19.68'	47°14'31"
C166	53.12'	49.50'	S32°33'02"E	50.61'	29.44'	61°29'29"
C166	48.30'	45.00'	S32°33'02"E	46.01'	26.77'	61°29'29"
C176	234.54'	475.00'	S25°47'12"W	232.17'	119.71'	28°17'29"
C177	110.21'	325.00'	N21°21'22"E	109.69'	55.64'	19°25'49"
C182	58.94'	525.00'	S14°51'26"W	58.91'	29.50'	06°25'57"
C183	0.84'	275.00'	N11°43'42"E	0.84'	0.42'	00°10'29"
C184	60.74'	275.00'	N18°08'35"E	60.62'	30.49'	12°39'19"
C185	31.68'	275.00'	N27°46'15"E	31.66'	15.86'	06°36'01"
C232	30.45'	130.00'	S67°26'58"E	30.38'	15.29'	13°25'11"
C233	62.91'	130.00'	S88°01'25"E	62.30'	32.09'	27°43'43"
C234	74.14'	130.00'	N61°46'28"E	73.14'	38.11'	32°40'30"
C235	32.60'	130.00'	N38°15'14"E	32.51'	16.38'	14°21'57"
C288	46.81'	45.00'	N44°25'24"W	44.73'	25.77'	59°35'47"
C289	20.26'	45.00'	N87°07'08"W	20.09'	10.30'	25°47'41"
C290	27.13'	45.00'	S62°42'37"W	26.72'	13.99'	34°32'49"
C291	33.89'	130.00'	N52°54'18"E	33.79'	17.04'	14°56'10"
C292	30.10'	130.00'	N67°00'23"E	30.03'	15.12'	13°16'01"
C293	10.15'	130.00'	N75°52'34"E	10.14'	5.08'	04°28'19"
C294	38.60'	130.00'	N86°37'03"E	38.45'	19.44'	17°00'39"
C295	10.75'	45.00'	S56°27'00"E	10.73'	5.40'	13°41'35"
C296	78.30'	49.50'	S17°58'47"E	70.39'	50.05'	90°38'00"
C296	30.90'	45.00'	S29°55'54"E	30.30'	16.09'	39°20'36"
C297	6.64'	45.00'	S06°01'57"E	6.63'	3.33'	08°27'19"
C298	14.32'	45.00'	S07°18'43"W	14.26'	7.22'	18°14'01"
C299	22.78'	45.00'	S30°55'58"W	22.54'	11.64'	29°00'29"
C302	35.00'	670.00'	S06°51'24"E	35.00'	17.51'	02°59'36"
C304	97.57'	630.00'	S01°54'02"W	97.48'	48.88'	08°52'26"
C305	30.00'	630.00'	S03°54'03"E	30.00'	15.00'	02°43'43"
C306	35.00'	630.00'	S06°51'24"E	35.00'	17.51'	03°11'01"

NOTE: ALL LOTS SHOWN ON THIS SHEET
LIE WITH FLOOD ZONE "X" (OUTSIDE).

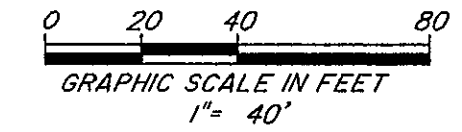
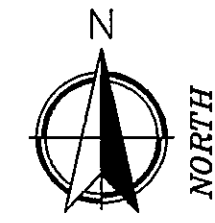
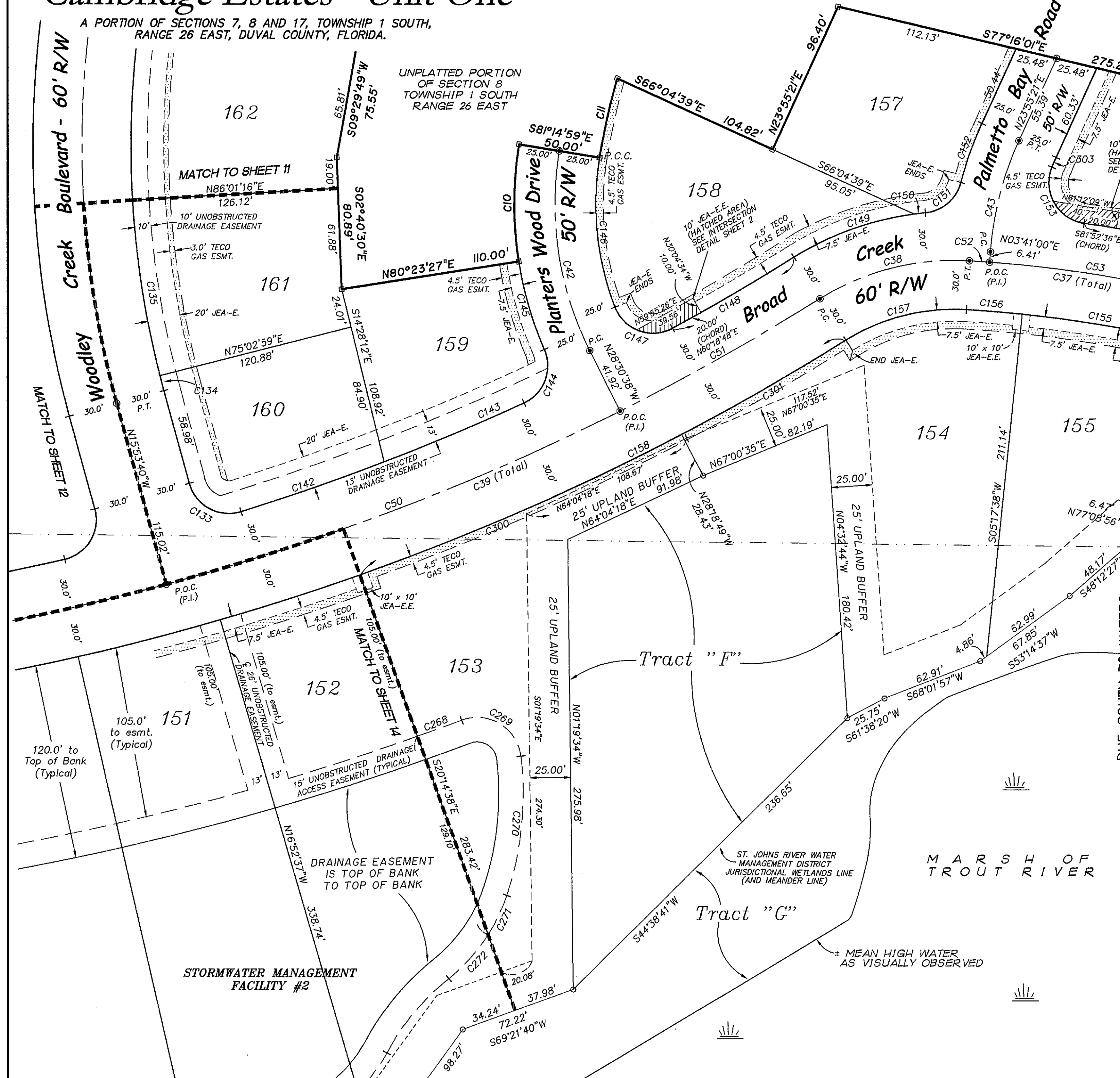


P.S.D. # 98-057
CITY DEVELOPMENT # 4272.2
RICHARD A. MILLER & ASSOCIATES
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JACKSONVILLE, FLORIDA 32216 TEL: (904) 721-1228

Cambridge Estates - Unit One

A PORTION OF SECTIONS 7, 8 AND 17, TOWNSHIP 1 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA.

SEE SHEET 2 FOR LEGEND AND GENERAL NOTES



NOTE: ALL LOTS SHOWN ON THIS SHEET LIE WITH FLOOD ZONE "X" (OUTSIDE).

UNPLATTED PORTION OF SECTION 8 TOWNSHIP 1 SOUTH RANGE 26 EAST

UNPLATTED PORTION OF SECTION 17 TOWNSHIP 1 SOUTH, RANGE 26 EAST

CURVE TABLE						
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE	TANGENT	CENTRAL ANGLE
C10	72.10'	225.00'	S00°25'46"E	71.79'	36.36'	18°21'34"
C11	49.86'	445.00'	S11°57'37"W	49.83'	24.96'	06°28'11"
C37	143.51'	819.80'	N82°10'22"W	143.32'	71.94'	10°01'47"
C38	95.96'	155.00'	S75°04'33"W	94.44'	49.58'	35°28'21"
C39	439.39'	1501.55'	N65°43'21"E	437.82'	221.28'	16°45'58"
C42	125.80'	200.00'	S09°16'09"E	123.74'	65.06'	36°02'22"
C43	70.65'	200.00'	S13°48'10"W	70.28'	35.70'	20°14'21"
C50	298.62'	1501.55'	N68°24'30"E	298.13'	149.80'	11°23'40"
C51	140.77'	1501.55'	N60°01'31"E	140.72'	70.44'	05°22'17"
C52	12.46'	819.80'	N86°45'08"W	12.46'	6.23'	00°52'16"
C53	131.04'	819.80'	N81°44'15"W	130.90'	65.66'	09°09'31"
C133	40.22'	25.00'	S61°59'02"E	36.02'	25.97'	92°10'44"
C134	9.39'	570.00'	S15°25'21"E	9.39'	4.70'	00°56'38"
C135	109.15'	570.00'	S09°27'53"E	108.98'	54.74'	10°58'18"
C142	93.12'	1471.55'	N70°06'50"E	93.10'	46.57'	03°37'32"
C143	93.12'	1471.55'	N66°29'18"E	93.10'	46.57'	03°37'32"
C144	38.69'	25.00'	N20°20'35"E	34.94'	24.42'	88°39'53"
C145	56.47'	225.00'	S16°47'57"E	56.32'	28.38'	14°22'48"
C146	93.22'	175.00'	S06°30'34"E	92.12'	47.74'	30°31'10"
C147	42.55'	25.00'	S70°32'00"E	37.60'	28.52'	97°31'41"
C148	86.38'	1471.55'	N59°01'16"E	86.36'	43.20'	03°21'47"
C149	78.61'	185.00'	S69°30'47"W	78.02'	39.91'	24°20'49"
C150	7.11'	185.00'	S82°47'14"W	7.11'	3.55'	02°12'05"
C151	30.42'	25.00'	N49°01'24"E	28.58'	17.42'	69°43'44"
C152	38.34'	225.00'	S19°02'27"W	38.29'	19.22'	09°45'48"
C153	45.54'	25.00'	S30°21'47"E	39.50'	32.22'	104°22'32"
C154	80.14'	849.80'	N79°50'57"W	80.11'	40.10'	05°24'13"
C155	103.83'	789.80'	N80°56'24"W	103.75'	51.99'	07°31'56"
C156	34.21'	789.80'	N85°56'49"W	34.21'	17.11'	02°28'54"
C157	77.39'	125.00'	S75°04'33"W	76.16'	39.98'	35°28'21"
C158	331.90'	1531.55'	N63°32'52"E	331.25'	166.60'	12°24'59"
C268	28.94'	1636.55'	N69°14'58"E	28.94'	14.47'	01°00'48"
C269	48.91'	27.00'	N59°21'39"W	42.49'	34.43'	103°47'35"
C270	86.61'	195.90'	N05°12'03"E	85.90'	44.02'	25°19'48"
C271	26.69'	110.27'	N24°48'02"E	26.63'	13.41'	13°52'10"
C272	36.23'	110.27'	N41°08'51"E	36.07'	18.28'	18°49'27"
C300	215.70'	1531.55'	N65°43'17"E	215.53'	108.03'	08°04'10"
C301	116.19'	1531.55'	N59°30'47"E	116.17'	58.13'	04°20'49"
C303	6.41'	175.00'	S22°52'25"W	6.41'	3.20'	02°05'52"

P.S.D. # 98-057
 CITY DEVELOPMENT # 4272.2
RICHARD A. MILLER & ASSOCIATES
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Cambridge Estates - Unit One

A PORTION OF SECTIONS 7, 8 AND 17, TOWNSHIP 1 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA.

SECTION 8
SECTION 17

PLAT BOOK **53** PAGE **34M**
SHEET 14 OF 14 SHEETS.
SEE SHEET 2 FOR LEGEND AND GENERAL NOTES

TRACT "H" (PARK)

Broad Creek Lane - 60' R/W

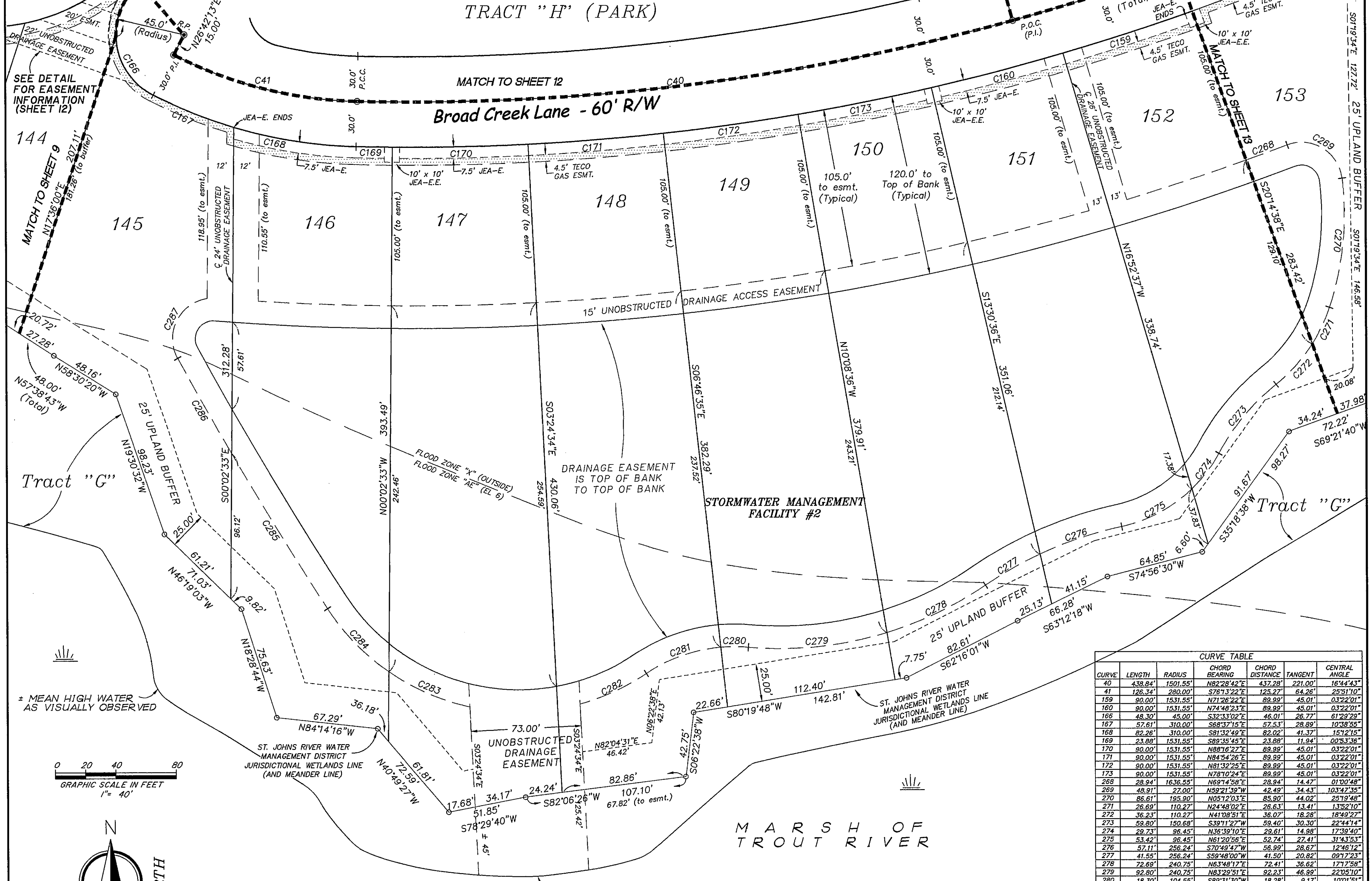
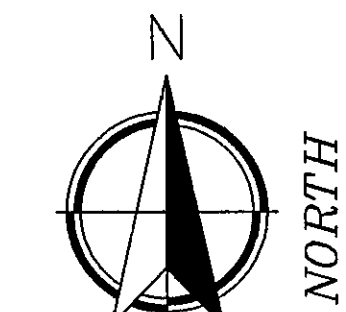
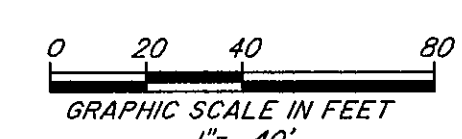
SEE DETAIL FOR EASEMENT INFORMATION (SHEET 12)

MATCH TO SHEET 9
N17°36'00"E
181.26' (to buffer)

MATCH TO SHEET 9
N57°38'43"W
48.00' (Total)

TRACT "G"

MEAN HIGH WATER AS VISUALLY OBSERVED



CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE	TANGENT	CENTRAL ANGLE
40	438.84'	1501.55'	N82°28'42"E	437.28'	221.00'	16°44'43"
41	126.34'	280.00'	S76°13'22"E	125.27'	64.26'	25°51'10"
159	90.00'	1531.55'	N71°26'22"E	89.99'	45.01'	03°22'01"
160	90.00'	1531.55'	N74°48'23"E	89.99'	45.01'	03°22'01"
161	48.30'	45.00'	S32°33'02"E	48.01'	28.77'	61°29'29"
167	57.61'	310.00'	S83°37'15"E	57.53'	28.89'	10°38'55"
168	82.26'	310.00'	S81°32'49"E	82.02'	41.37'	15°21'15"
169	23.88'	1531.55'	S88°35'45"E	23.88'	11.94'	00°33'36"
170	90.00'	1531.55'	N88°16'27"E	89.99'	45.01'	03°22'01"
171	90.00'	1531.55'	N84°54'26"E	89.99'	45.01'	03°22'01"
172	90.00'	1531.55'	N81°32'25"E	89.99'	45.01'	03°22'01"
173	90.00'	1531.55'	N78°10'24"E	89.99'	45.01'	03°22'01"
268	28.94'	1636.55'	N69°14'58"E	28.94'	14.47'	01°00'48"
269	48.91'	27.00'	N59°21'39"W	42.49'	34.43'	103°47'35"
270	86.61'	195.90'	N05°12'03"E	85.99'	44.02'	29°19'48"
271	28.69'	110.22'	N24°48'02"E	28.63'	13.41'	13°32'10"
272	36.23'	110.22'	N41°08'51"E	36.07'	18.28'	18°49'22"
273	59.80'	150.68'	S39°11'27"W	59.40'	30.30'	22°44'14"
274	29.73'	96.45'	N36°39'10"E	29.61'	14.98'	17°39'40"
275	53.42'	96.45'	N61°20'56"E	52.74'	27.41'	31°43'53"
276	57.11'	256.24'	S70°49'47"W	56.99'	28.67'	12°46'12"
277	41.55'	256.24'	S59°48'00"W	41.50'	20.82'	09°17'23"
278	72.69'	240.75'	N63°48'17"E	72.41'	36.62'	17°17'58"
279	92.80'	240.75'	N83°29'51"E	92.23'	46.99'	22°05'10"
280	18.30'	104.55'	S89°31'30"W	18.28'	9.17'	10°01'51"
281	52.29'	104.55'	S70°02'36"W	52.23'	26.07'	28°55'58"
282	48.67'	151.19'	N64°43'33"E	48.46'	24.55'	18°28'33"
283	58.89'	151.19'	S66°52'24"E	58.52'	29.82'	22°19'02"
284	58.44'	151.19'	S44°38'28"E	58.08'	29.59'	22°08'51"
285	120.75'	2487.99'	S32°10'37"E	120.74'	60.39'	02°46'50"
286	72.57'	2487.99'	S29°57'03"E	72.57'	36.29'	01°40'17"
287	51.68'	27.00'	S25°43'03"W	44.14'	38.32'	109°39'56"

P.S.D. # 98-057
CITY DEVELOPMENT # 4272.2
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