

Cambridge Estates - Unit Two

A PORTION OF SECTIONS 7 AND 8, TOWNSHIP 1 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, TOGETHER WITH A REPLAT OF TRACT "B" AND TRACT "C", CAMBRIDGE ESTATES UNIT ONE, AS RECORDED IN PLAT BOOK 53, PAGES 34, 34A, 34B, 34C, 34D, 34E, 34F, 34G, 34H, 34I, 34J, 34K, 34L AND 34M OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY.

CAPTION:

A portion of Sections 7 and 8, Township 1 South, Range 26 East, Duval County, Florida, together with all of Tract "C", and a portion of Tract "B", as shown on the plat of Cambridge Estates Unit One, as recorded in Plat Book 53, Pages 34, 34A through 34M, inclusive, of the Current Public Records of said County, all being more particularly described as follows: COMMENCING 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 Right of Way Map Section No. 72001-2409 and Section 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 South 29° 15'38" West, along said Southeasterly right of way line of Interstate 295/State Road No. 9-A, a distance of 295.59 feet to the most Westerly corner of Tract "k" (buffer) as shown on said plat of Cambridge Estates Unit One for a POINT OF BEGINNING; thence continue South 29° 15'38" West, along said Southeasterly right of way line, a distance of 1,199.25 feet to its intersection with the South line of said Section 7, the same being the North line of Section 18, said Township and Range; thence North 89°44'28" East, along said South line of Section 7 and the North line of said Section 18, a distance of 696.90 feet to the Southwesterly corner of Lot 128, said plat of Cambridge Estates Unit One; thence North 13°05'53" East, along the Westerly line of said Lot 128, and along the Southwesterly line of Lot 127, said aforementioned plat, a distance of 150.53 feet; thence North 60°44'22" West, along the Southwesterly line of said Lot 127, and along the Southwesterly line of Lots 126, 125 and 124, said aforementioned plat, a distance of 196.05 feet to the most Westerly corner of said Lot 124; thence North 29°15'38" East, along the Northwesterly line of said Lot 124, along the Northwesterly terminus of Marsh Hawk Drive South (a 50 foot right of way as shown on said aforementioned plat) and along the Northwesterly line of Lot 123, said aforementioned plat, a distance of 305.00 feet to the most Northerly corner of said Lot 123; thence South 60°44'22" East, along the Northeasterly line of said Lot 123 and along the Northeasterly line of Lots 122, 121, 120, 119 and 118, said aforementioned plat, and along the Southwesterly line of said Tract "C", a distance of 300.00 feet to the most Southerly corner of said Tract "C"; thence North 29°15'38" East, along the Southeasterly line of said Tract "C", a distance of 110.00 feet to the most Easterly corner thereof and a point situate in the Southwesterly right of way line of Song Sparrow Lane (a 50 foot right of way as shown on said aforementioned plat); thence North 60°44'22" West, along said Southwesterly right of way line and along the Northeasterly line of said Tract "C", a distance of 150.00 feet to the most Northerly corner of said Tract "C"; thence North 29° 15'38" East, along the Northwesterly terminus of said Song Sparrow Lane, a distance of 50.00 feet to the most Westerly corner of said Tract "B"; thence South 60°44'22" East, along the Southwesterly line of said Tract "B" and the Northeasterly right of way line of said Song Sparrow Lane, a distance of 150.00 feet to the most Southerly corner of said Tract "B"; thence North 29°15'38" East, along the Northwesterly line of Lot 112, said aforementioned plat and along the Southeasterly line of said Tract "B", a distance of 458.51 feet to the most Northerly corner of said Lot 112; thence North 14°41'42" West, along then Easterly line of said Tract "B", a distance of 28.14 feet; thence South 71°09'02" West, along the North line of said Tract "B", a distance of 293.87 feet; thence North 60°44'22" West along the Northeasterly line of said Tract "B", and along the Southwesterly line of Lot 23, said plat of Cambridge Estates Unit One, a distance of 244.25 feet; to the most Westerly corner thereof and a point situate in the Southeasterly right of way line of Woodley Creek Road West (a 50 foot right of way as shown on said aforementioned plat); thence South 29°15'38" West, along said Southeasterly right of way line, a distance of 13.70 feet; thence North 60°44'22" West, along the Southwesterly terminus of said Woodley Creek Road West, and along the Southwesterly line of Lot 22 and the Southwesterly line of said Tract "k", both as shown on said plat of Cambridge Estates Unit One, a distance of 208.49 feet to the POINT OF BEGINNING.

Containing 13.71 Acres more or less.

CLERK'S CERTIFICATE

Type or print name 2001124510
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 54 Pages 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100 of the Public Records of Duval County, Florida, this 24th day of May, A.D., 2001.

By: Jim Fuller Deputy Clerk By: Jambas
Jim Fuller Clerk of the Circuit Court

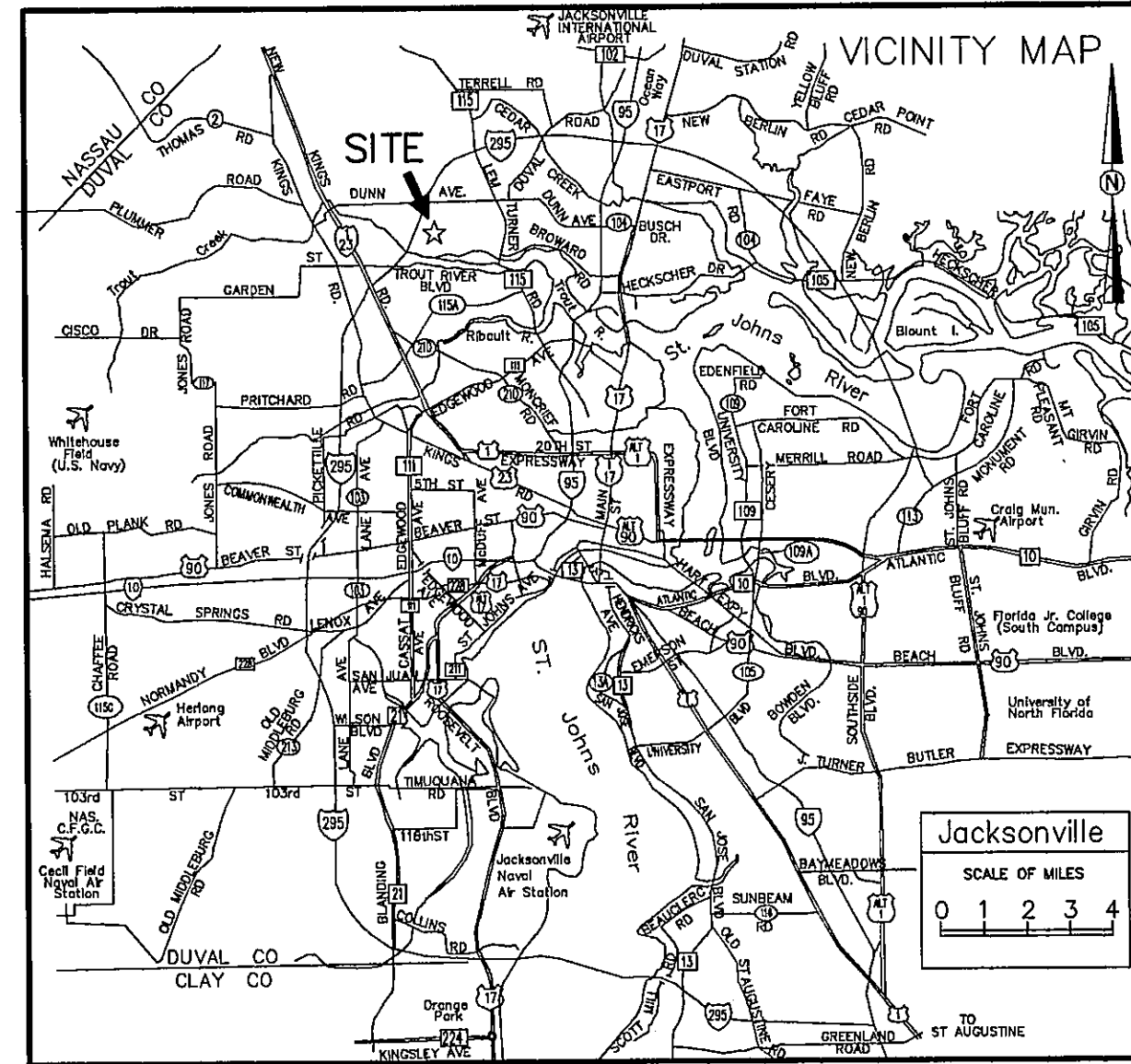
APPROVED FOR THE RECORD

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 24th day of May, A.D., 2001.

PLAT CONFORMITY REVIEW

This Plat has been reviewed and found in compliance with Part 1, Chapter 177, Florida Statutes, this 24th day of May, A.D., 2001

Glenn E. McGregor, P.L.S.
Professional Land Surveyor Number 4252



ADOPTION AND DEDICATION

This is to certify that Copper Road Development, Inc., a Florida Corporation (Developer), the lawful owners of the lands described in the caption hereon known as CAMBRIDGE ESTATES - UNIT TWO, having caused the same to be surveyed and subdivided, and that Tucker Federal Bank, d/b/a as Fairfield Mortgage, a federal bank, is the holder of a mortgage 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 Tract "N" (Conservation), Tract "M" (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 the City of Jacksonville, its successors and assigns. 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 TWO. 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 Tract "M" (Buffer Area) and also easement(s) over 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.

In witness thereof, CAPPER ROAD DEVELOPMENT, INC., a Florida Corporation has caused these presents to be signed by its VICE PRESIDENT
This 1st Day of May, 2001

James E. Putnal
James E. Putnal
VICE PRESIDENT of CAPPER ROAD DEVELOPMENT, INC., a Florida Corporation

Witness:
By JENNIFER L. HARDIN
Print or type name

NOTARY FOR CAPPER ROAD DEVELOPMENT, INC.

STATE OF FLORIDA, COUNTY OF DUVAL
The foregoing instrument was acknowledged before me this 1st day of May, 2001 by James E. Putnal, 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 as identification and who has/had not taken an oath.

By: Kim M Steeg
Notary Public State of Florida
Type or print name Kim M Steeg
My Commission Expires 3-1-2003

OFFICIAL SEAL
KIM M. STEEG
Notary Public - State of Florida
Commission # CC822338
My Comm. Expires March 1, 2003

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 24th day of April, A.D., 2001

Richard A. Miller
Richard A. Miller
Florida Registered Land Surveyor
and Mapper Certificate No. 3848

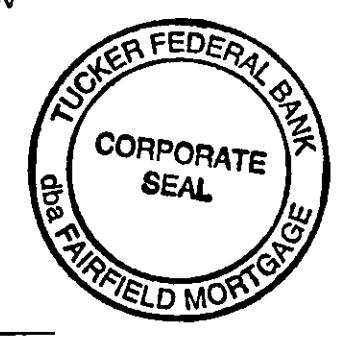
P.S.D. # 98-057
CITY DEVELOPMENT # 4272.5
RICHARD A. MILLER & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
670 BEACH BLVD., SUITE #200
JACKSONVILLE, FLORIDA 32206
Tel. (904) 721-5759
Fax (904) 721-6226

Approved 5/22/01 Date
St Hall
City Engineer
for Director of Public Works
Approved 5/22/01 Date
Shane M...
for General Counsel



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

Witness: Brenda Holdren
By Brenda Holdren
Print or type name
Witness: James L. Little
By James L. Little
Print or type name
NAME: JAMES L. LITTLE
TITLE: Asst. Vice President
OF TUCKER FEDERAL BANK
d/b/a FAIRFIELD MORTGAGE



NOTARY FOR TUCKER FEDERAL BANK d/b/a FAIRFIELD MORTGAGE

STATE OF FLORIDA, COUNTY OF DUVAL
The foregoing instrument was acknowledged before me this 24th day of April, A.D., 2001 by James L. Little 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/had not taken an oath.

By: Kim M Steeg
Notary Public State of Florida
Type or print name Kim M Steeg
My Commission Expires 3-1-2003

OFFICIAL SEAL
KIM M. STEEG
Notary Public - State of Florida
Commission # CC822338
My Comm. Expires March 1, 2003

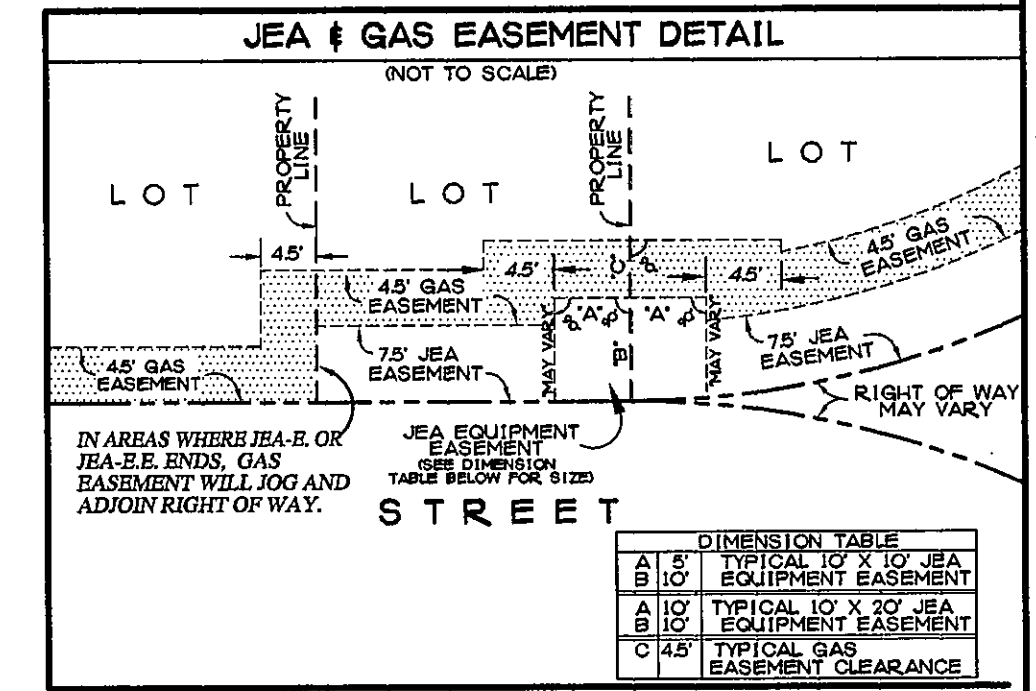
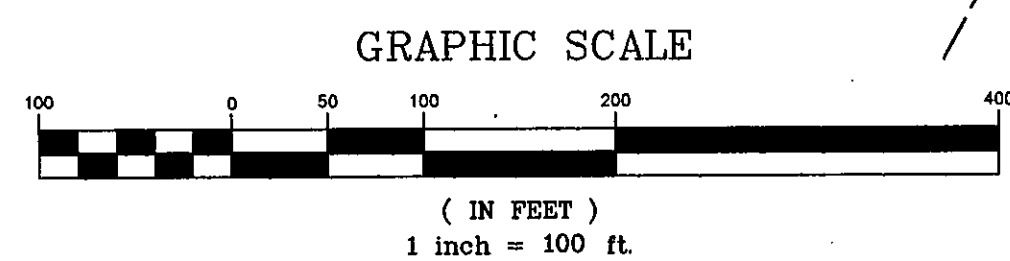
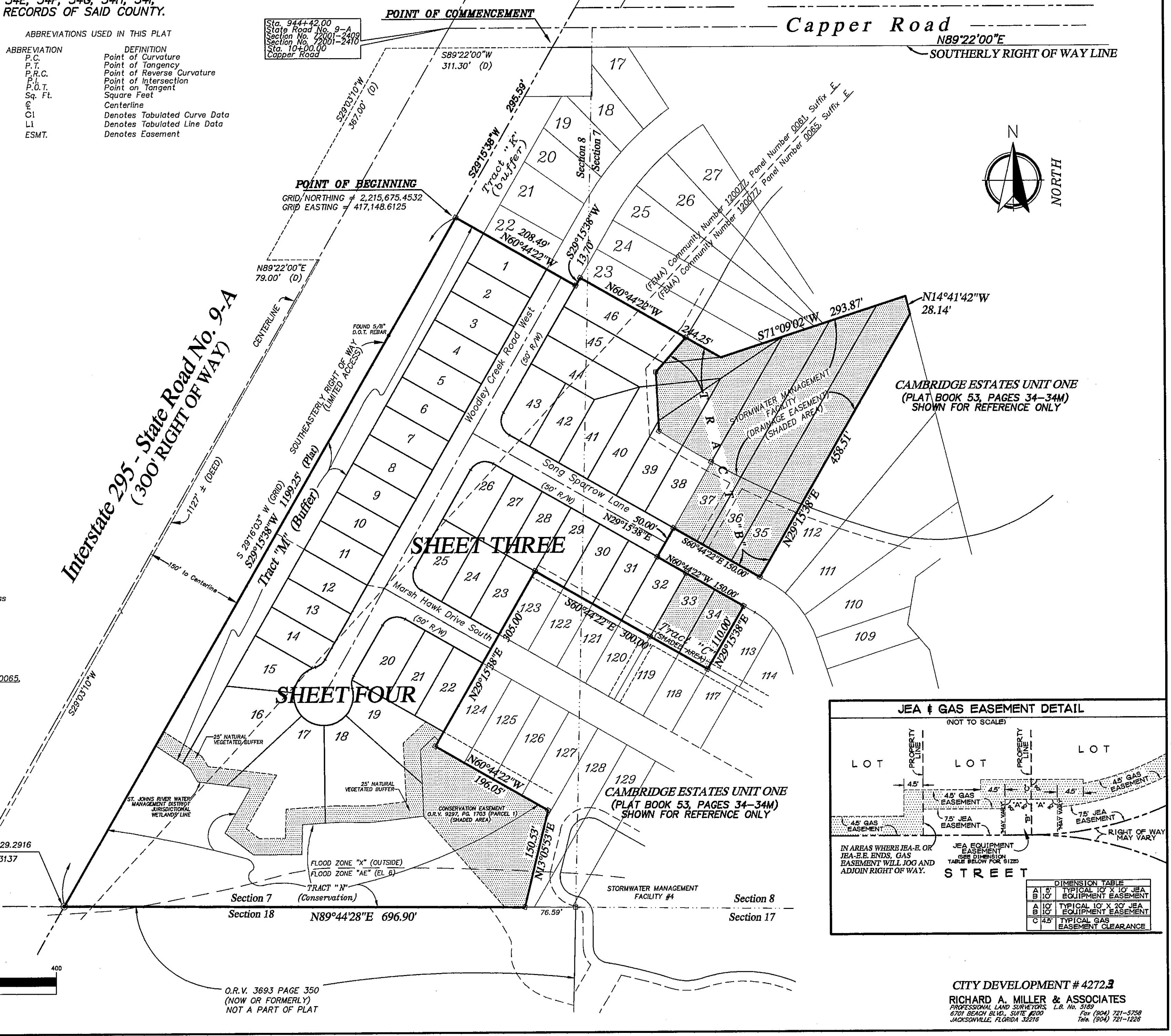
Cambridge Estates - Unit Two

A PORTION OF SECTIONS 7 AND 8, TOWNSHIP 1 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, TOGETHER WITH A REPLAT OF TRACT "B" AND TRACT "C", CAMBRIDGE ESTATES UNIT ONE, AS RECORDED IN PLAT BOOK 53, PAGES 34, 34A, 34B, 34C, 34D, 34E, 34F, 34G, 34H, 34I, 34J, 34K, 34L AND 34M OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY.

- GENERAL NOTES:**
- 1) Denotes Found 4" x 4" Concrete Monument with Metal Plate, stamped "R. MILLER", Permanent Reference Monument, (P.R.M.)
 - 2) Denotes Set P.K. Nail and Brass Disk, stamped "R. MILLER", Permanent Control Point, (P.C.P.)
 - 3) Bearings shown hereon are based on the Southerly Right of Way line of Copper Road, as N 89°22'00" E.
 - 4) 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.
 - 5) 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.
 - 6) 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.
 - 7) 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 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.
- 8) 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 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).
- 9) 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.
- 10) 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.
- 11) Lots fronting on two (2) streets may have vehicular access from one (1) street only.
- 12) The lands shown hereon lie within Flood Zones "X" and "AE (EL6)" as depicted on Flood Insurance Rate Map (FIRM), Federal Emergency Management Agency (FEMA) Community Number 12007Z, Panel Number 0065, Suffix E, dated August 15, 1989 and Community Number 12007Z, Panel Number 0061, Suffix E, dated August 15, 1989.
- 13) 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.
- 14) Control co-ordinates shown are based on Florida State Plane, East Zone, 1983/1988 datum.

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.I.	Point of Intersection
P.O.T.	Point on Tangent
Sq. Ft.	Square Feet
CL	Centerline
E	Denotes Tabulated Curve Data
L1	Denotes Tabulated Line Data
ESMT.	Denotes Easement



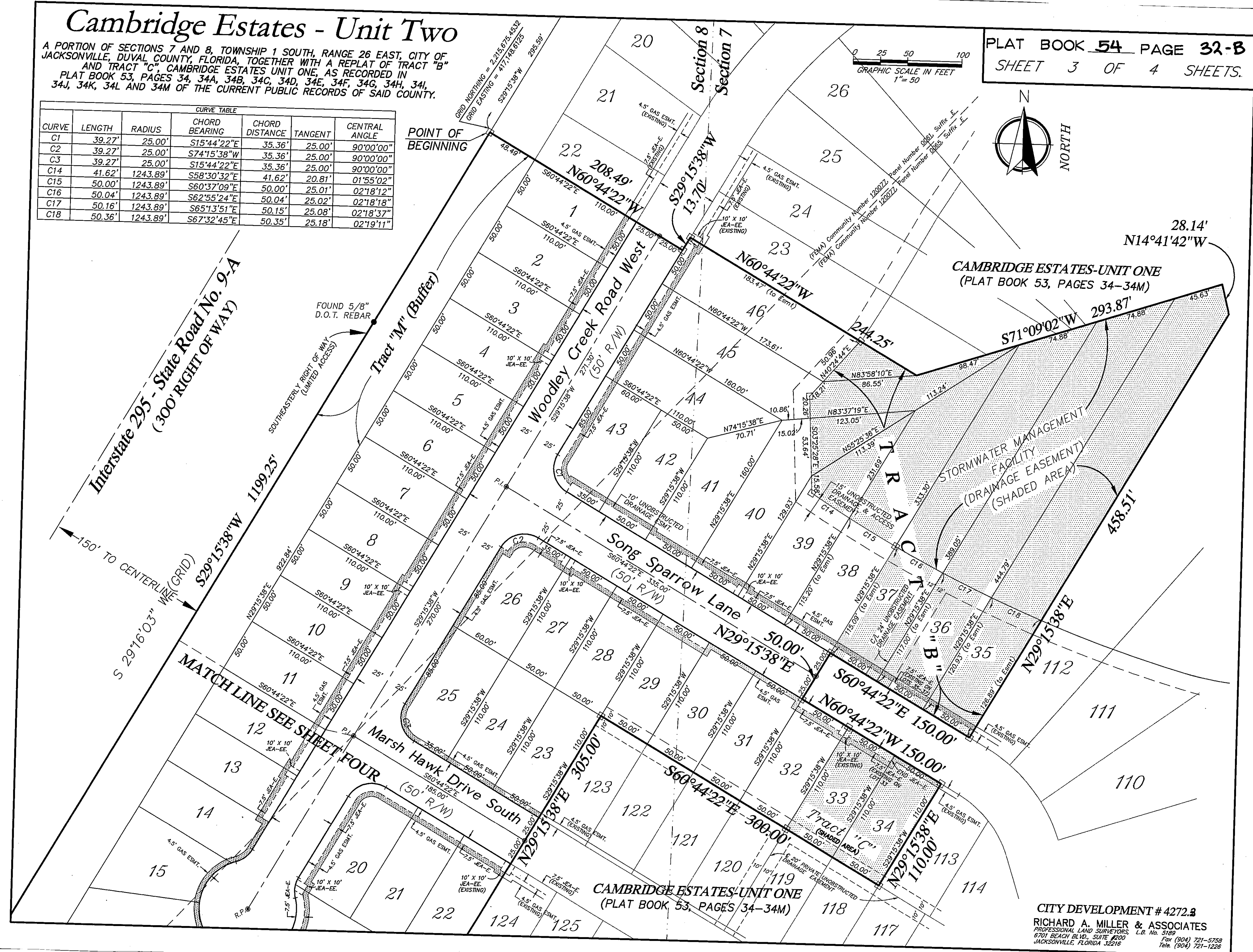
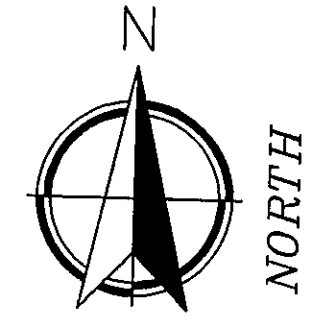
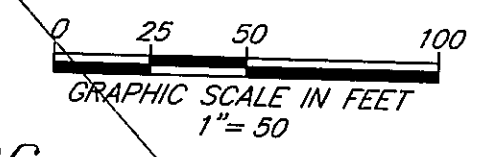
O.R.V. 3693 PAGE 350 (NOW OR FORMERLY) NOT A PART OF PLAT

Cambridge Estates - Unit Two

A PORTION OF SECTIONS 7 AND 8, TOWNSHIP 1 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, TOGETHER WITH A REPLAT OF TRACT "B" AND TRACT "C", CAMBRIDGE ESTATES UNIT ONE, AS RECORDED IN PLAT BOOK 53, PAGES 34, 34A, 34B, 34C, 34D, 34E, 34F, 34G, 34H, 34I, 34J, 34K, 34L AND 34M OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY.

PLAT BOOK 54 PAGE 32-B
SHEET 3 OF 4 SHEETS.

CURVE TABLE						
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE	TANGENT	CENTRAL ANGLE
C1	39.27'	25.00'	S15°44'22"E	35.36'	25.00'	90°00'00"
C2	39.27'	25.00'	S74°15'38"W	35.36'	25.00'	90°00'00"
C3	39.27'	25.00'	S15°44'22"E	35.36'	25.00'	90°00'00"
C14	41.62'	1243.89'	S58°30'32"E	41.62'	20.81'	01°55'02"
C15	50.00'	1243.89'	S60°37'09"E	50.00'	25.01'	02°18'12"
C16	50.04'	1243.89'	S62°55'24"E	50.04'	25.02'	02°18'18"
C17	50.16'	1243.89'	S65°13'51"E	50.15'	25.08'	02°18'37"
C18	50.36'	1243.89'	S67°32'45"E	50.35'	25.18'	02°19'11"



CAMBRIDGE ESTATES-UNIT ONE
(PLAT BOOK 53, PAGES 34-34M)

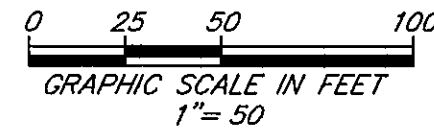
CAMBRIDGE ESTATES-UNIT ONE
(PLAT BOOK 53, PAGES 34-34M)

CITY DEVELOPMENT # 4272.3
RICHARD A. MILLER & ASSOCIATES
PROFESSIONAL LAND SURVEYORS, L.B. No. 5189
6701 BEACH BLVD., SUITE #200
JACKSONVILLE, FLORIDA 32216
Fax (904) 721-5758
Tele. (904) 721-1226

Cambridge Estates - Unit Two

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PLAT BOOK 54 PAGE 32-C
SHEET 4 OF 4 SHEETS.



LINE	BEARING	DISTANCE
L1	N45°38'41"W	8.43'
L2	S46°27'57"W	29.72'
L3	S03°21'14"E	50.86'
L4	S03°21'14"E	49.13'
L5	S82°39'08"W	79.31'
L6	N89°57'15"W	53.43'
L7	S85°36'51"W	17.45'
L8	S85°36'51"W	34.32'
L9	S01°03'46"W	45.46'
L10	S89°14'55"W	72.44'
L11	N52°55'22"W	55.25'
L12	N29°21'01"E	77.65'
L13	N83°19'06"W	35.55'
L14	N83°19'06"W	44.17'
L15	N30°52'33"W	24.11'
L16	N57°32'27"W	13.21'
L17	N57°32'27"W	48.56'

GRID NORTHING = 2,214,629.2916
GRID EASTING = 416,562.3137

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE	TANGENT	CENTRAL ANGLE
C4	39.27'	25.00'	S74°15'38"W	35.36'	25.00'	90°00'00"
C5	6.99'	25.00'	S21°15'05"W	6.97'	3.52'	16°01'04"
C6	12.39'	25.00'	S00°57'22"E	12.26'	6.33'	28°23'51"
C7	44.41'	45.00'	N13°06'55"E	42.63'	24.20'	56°32'26"
C8	37.39'	45.00'	N65°11'18"E	36.32'	19.85'	47°36'19"
C9	37.55'	45.00'	S67°06'16"E	36.47'	19.95'	47°48'32"
C10	38.16'	45.00'	S18°54'26"E	37.03'	20.31'	48°35'09"
C11	49.47'	45.00'	S36°52'50"W	47.02'	27.57'	62°59'24"
C12	4.16'	45.00'	S71°01'33"W	4.16'	2.08'	05°18'00"
C13	19.38'	25.00'	N51°28'05"E	18.90'	10.21'	44°24'55"

Interstate 295 - State Road No. 9-A
(300' RIGHT OF WAY)

Tract "M" (Buffer)
1199.25'

Woodley Creek
Road West

Marsh Hawk Drive South
(50' R/W)

CAMBRIDGE ESTATES-UNIT ONE
P.B. 53, Pgs. 34-34M

CONSERVATION EASEMENT
O.R.V. 9297, PG. 1703 (PARCEL 1)
(SHADED AREA)

FLOOD ZONE "X" (OUTSIDE)
FLOOD ZONE "AE" (EL 6)

TRACT "N"
(Conservation Area)

SECTION CORNER
FOUND OLD POST
REPLACED WITH
CONCRETE MONUMENT

O.R.V. 3693 PAGE 350
(NOW OR FORMERLY)
NOT A PART OF PLAT

CITY DEVELOPMENT # 4272.3
RICHARD A. MILLER & ASSOCIATES
PROFESSIONAL LAND SURVEYORS, L.L.C. No. 5189
6701 BEACH BLVD., SUITE 2000
JACKSONVILLE, FLORIDA 32216
Tel: (904) 721-5759
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