

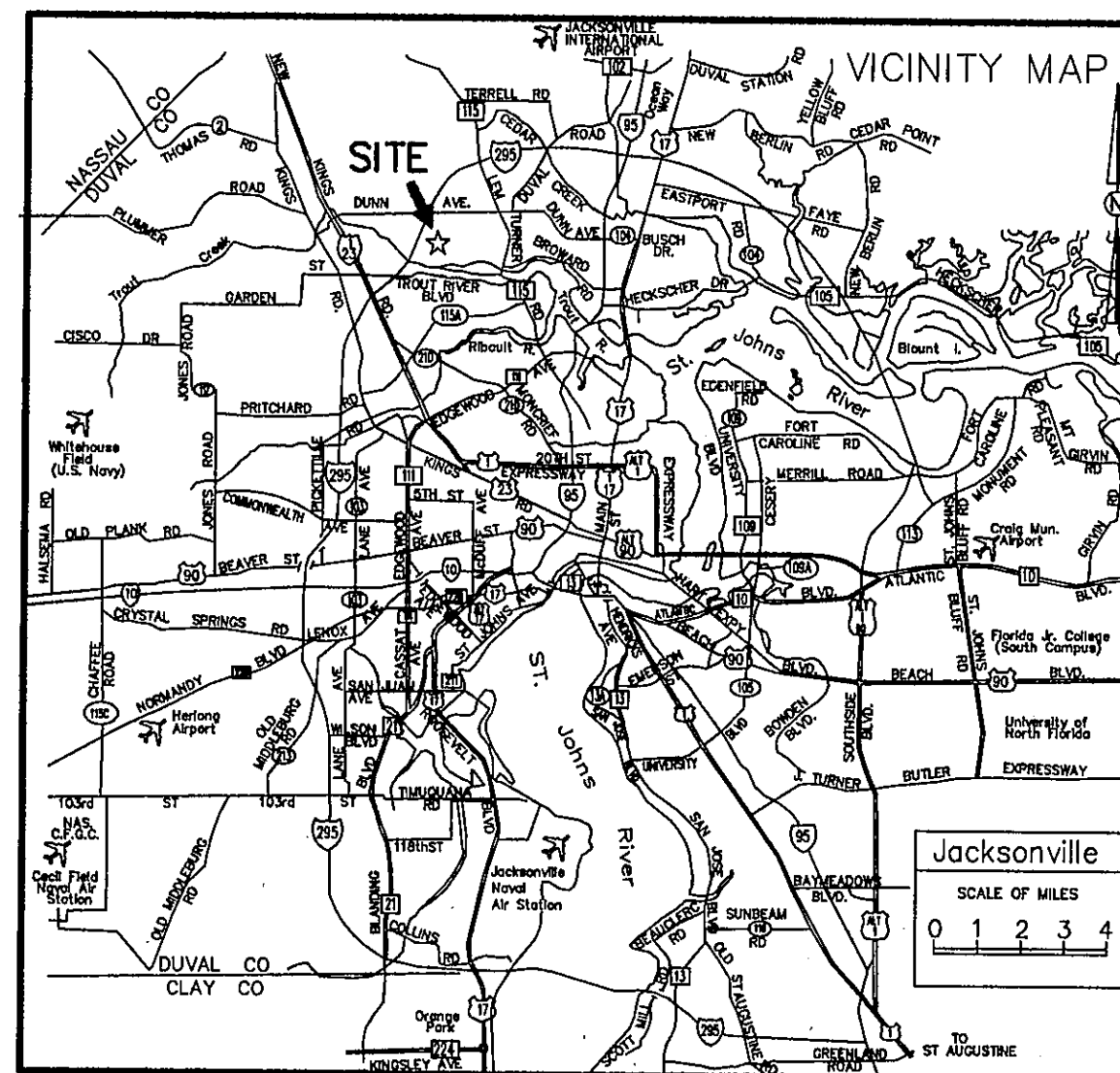
Cambridge Estates - Unit Four

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

PLAT BOOK **55** PAGE **73**
SHEET 1 OF 8 SHEETS.

CAMBRIDGE ESTATES UNIT FOUR:

A portion of Sections 8 and 17, Township 1 South, Range 26 East, Duval County, Florida, and being more particularly described as follows: BEGIN at the Northeastly corner of Tract "P", CAMBRIDGE ESTATES - UNIT THREE, as recorded in Plat Book 54, Pages 86, 86A, 86B, and 86C of the Current Public Records of said Duval County, Florida, thence North 87°10'29" East, from said POINT OF BEGINNING, a distance of 86.69 feet; thence North 71°19'19" East, a distance of 324.29 feet; thence South 68°05'23" East, a distance of 197.40 feet; thence South 86°10'55" East, a distance of 262.03 feet; thence South 57°53'14" East, a distance of 705.94 feet; thence North 86°53'46" East, a distance of 423.28 feet; thence South 66°47'24" East, a distance of 473.55 feet; thence South 31°48'32" East, a distance of 311.33 feet; thence DUE SOUTH a distance of 1200 feet, more or less, to the waters of the Trout River; thence Westerly along said waters, a distance of 2750 feet, more or less, to the Southeast corner of Cambridge Estates - Unit One, as recorded in Plat Book 53, Pages 34, 34B, 34C, 34D, 34E, 34F, 34G, 34H, 34I, 34J, 34K, 34L, & 34M of said current public records; thence DUE NORTH along the Easterly line of said plat, a distance of 1600 feet, more or less, to the Southeast corner of Lot 155, of said Cambridge Estates - Unit One; thence North 13°08'35" East, along the easterly line of said Lot 155 a distance of 188.91 feet to the Southeast corner of Lot 13, said Cambridge Estates - Unit Three, said point also being situate on the Northerly right of way line of said Broad Creek Lane at the Easterly terminus of said Right-of-way, thence North 23°55'21" East, along the Easterly line of said Lot 13, and the Northeastly prolongation thereof, a distance of 367.88 feet to a point of non-tangent curvature of a curve concave Northerly and having a radius of 603.52 feet; thence Westerly along the arc of said curve to the right, through a central angle of 03°40'53", an arc distance of 38.78 feet, said curve being subtended by a chord bearing and distance of South 88°52'59" West, 38.77 feet to the end of said curve; thence North 00°43'25" East, a distance of 291.76 feet to the POINT OF BEGINNING.



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 FOUR, having caused the same to be surveyed and subdivided, and that Atlantic States 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 "Q", & "R" (Conservation), 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:

- 1) 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;
- 2) 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.
- 3) 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 FOUR. 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, 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 "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 2nd Day of December, 2002
By James E. Putnal
VICE PRESIDENT OF CAPPER ROAD DEVELOPMENT, INC., a Florida Corporation

STATE OF FLORIDA, COUNTY OF DUVAL
The foregoing instrument was acknowledged before me this 2nd day of December, A.D., 2002 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 James E. Putnal as identification and who has not taken an oath.
By Michael James Loberger
Notary Public, State of Florida
My Commission Expires Mar. 11, 2005
Comm. No. CC 996996

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 21th day of December, A.D., 2002
By Richard A. Miller
Richard A. Miller
Florida Registered Land Surveyor
and Mapper Certificate No. 3848

Approved 12/30/02 Date
By John P. Rogers
City Engineer
for Director of Public Works
Approved 1-03-03 Date
By Cheryl Rogers
for General Counsel

EXCEPTING therefrom any portion of land as described in Warranty Deed to JEA and recorded in Official Records Volume 4219, page 1076 of the Current Public Records of Duval County, Florida.

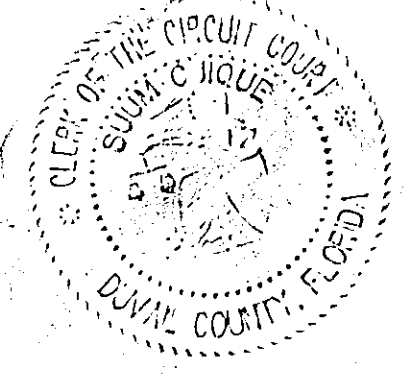
ADDITIONAL SIGNATURES TO ADOPTION AND DEDICATION
ATLANTIC STATES BANK
Witness: Scott Taccati
By Scott Taccati
Print or type name
Witness: Angela Jones
By Angela Jones
Print or type name
Frazier Dughi
Vice President of
Atlantic States Bank

NOTARY FOR ATLANTIC STATES BANK
STATE OF FLORIDA, COUNTY OF DUVAL
The foregoing instrument was acknowledged before me this 2nd day of December, A.D., 2002 by Frazier Dughi, Vice President of Atlantic States Bank, on behalf of the bank who is personally known to me or who has produced Frazier Dughi as identification and who has not taken an oath.
By Michael James Loberger
Notary Public, State of Florida
My Commission Expires Mar. 11, 2005
Comm. No. CC 996996

CLERK'S CERTIFICATE # 2003004324
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 55 Pages 73-75 of the Public Records of Duval County, Florida, this 30th day of December, A.D., 2002
By Jim Fuller
Jim Fuller
Clerk of the Circuit Court
Deputy Clerk

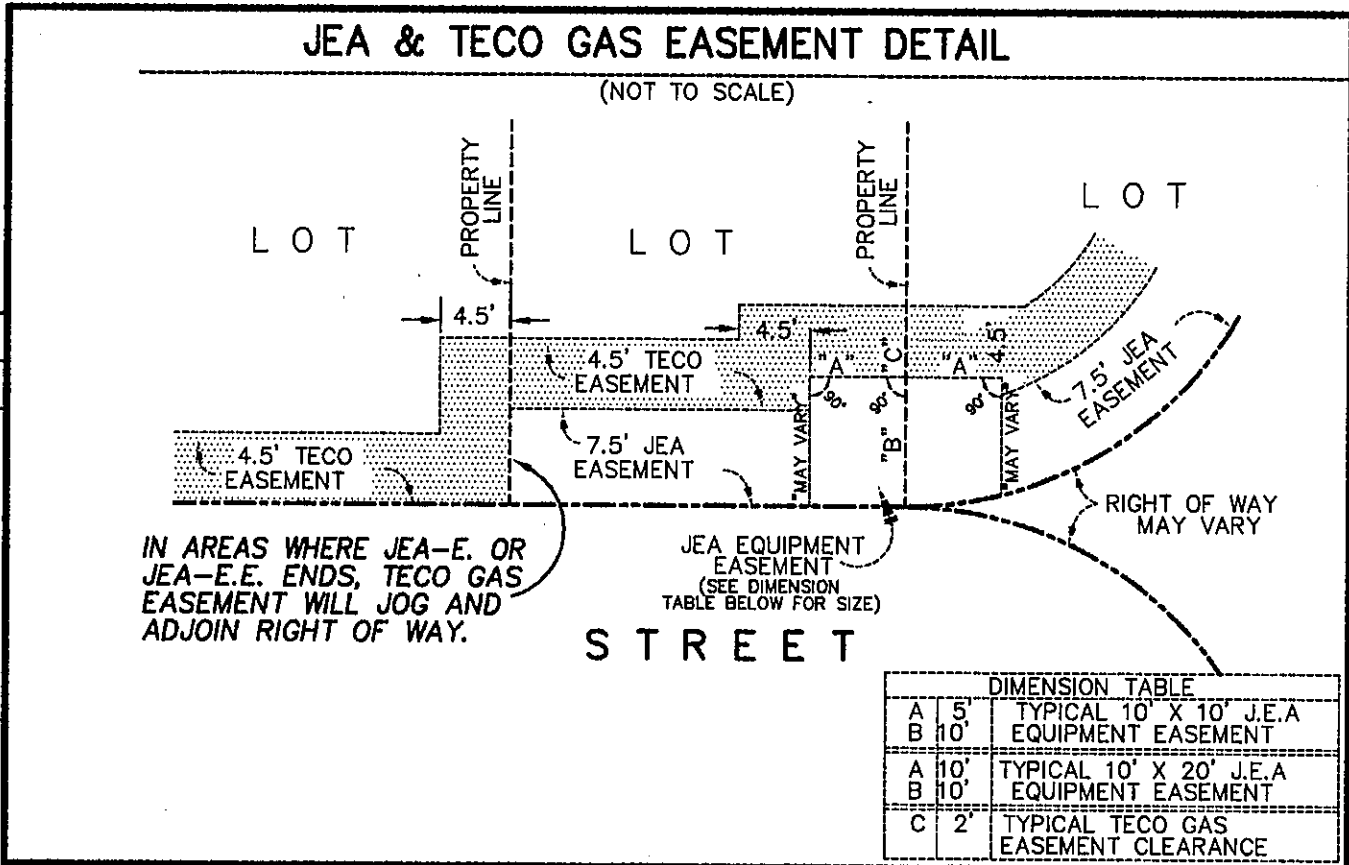
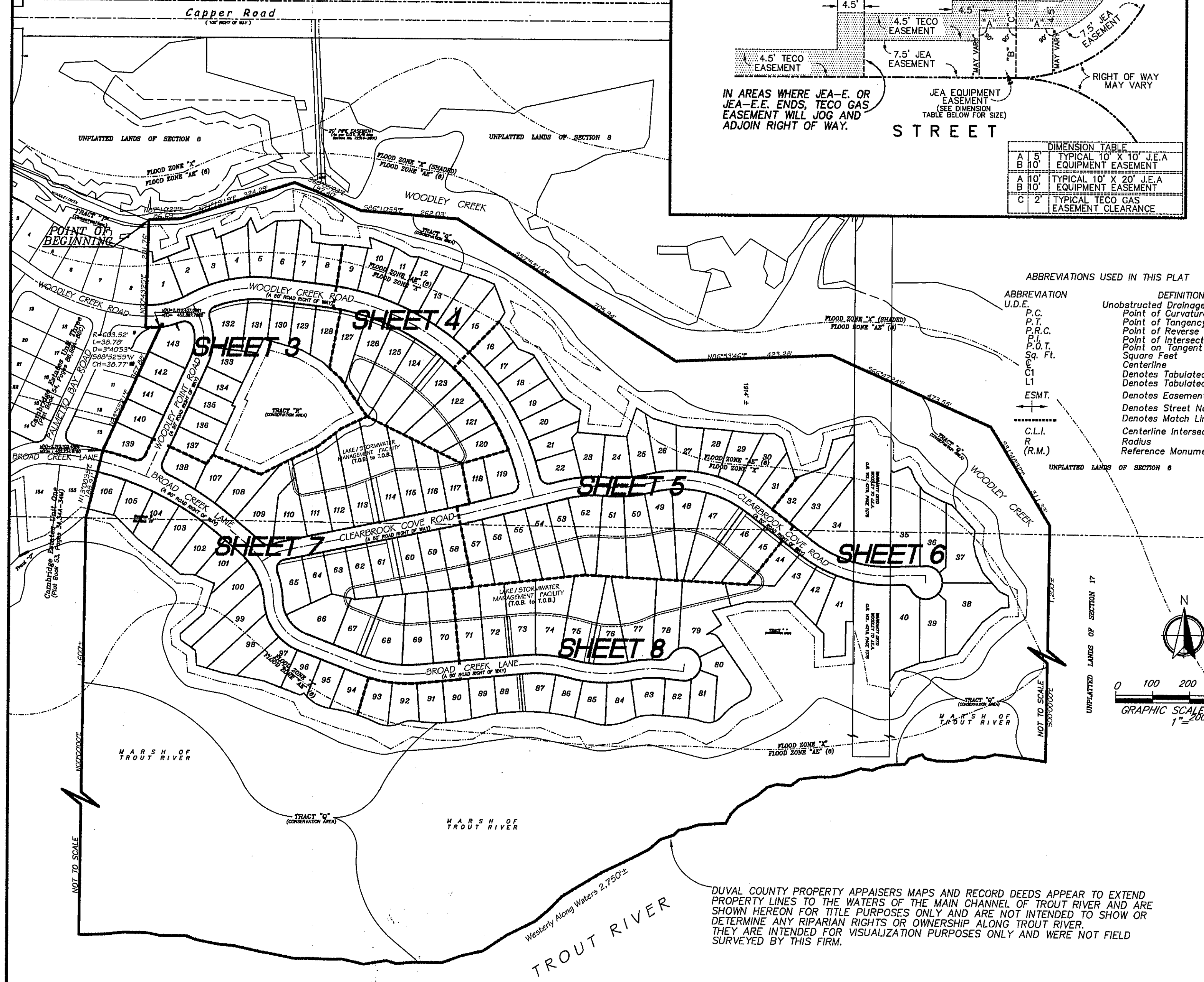
APPROVED FOR THE RECORD
This is to certify that this plat has been examined, accepted and approved by the City of Jacksonville, Duval County, Florida, pursuant to Chapter 654, Ordinance Code, this 30th day of January, A.D., 2002.
By John P. Rogers
Director of Public Works

PLAT CONFORMITY REVIEW
This Plat has been reviewed and found in compliance with Part 1, Chapter 177, Florida Statutes, this 30th day of Dec., A.D., 2002
By Glenn E. McGregor
Glenn E. McGregor, P.L.S.
Professional Land Surveyor Number 4252



Cambridge Estates - Unit Four

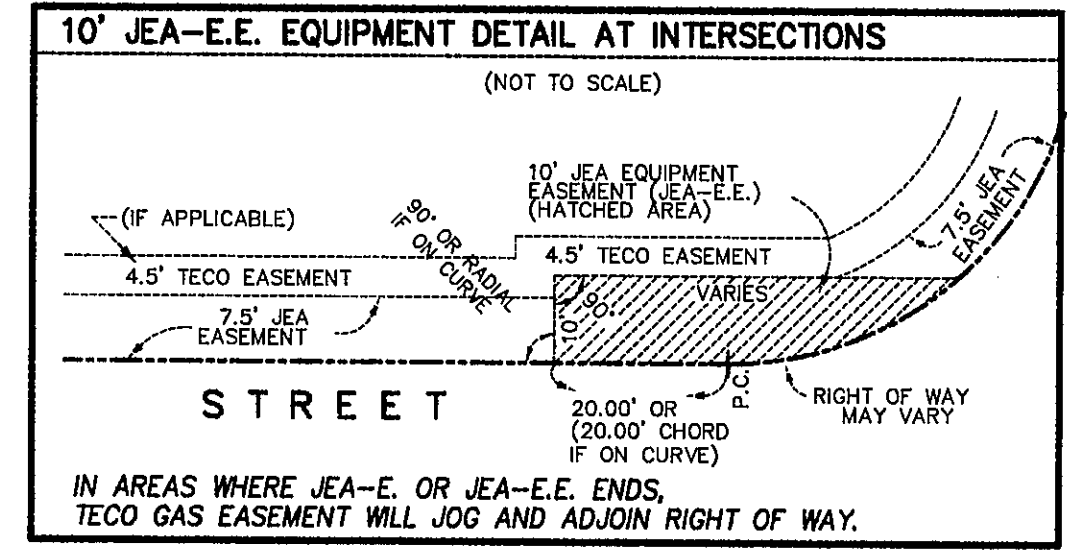
A PORTION OF SECTIONS 8, AND 17, TOWNSHIP 1 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



ABBREVIATIONS USED IN THIS PLAT

ABBREVIATION	DEFINITION
U.D.E.	Unobstructed Drainage Easement
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
C.L.	Centerline
ESMT.	Denotes Easement
ESMT.	Denotes Street Name Change Point
-----	Denotes Match Line of Sheets
C.L.I.	Centerline Intersection
R	Radius
(R.M.)	Reference Monument

- GENERAL NOTES:
- 1) Denotes Set 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.)
 - 4) Bearings shown hereon are based on the State Plane Bearings.
 - 5) 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.
 - 6) 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.
 - 7) 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.
 - 8) 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.
- 9) 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 superseded and redefined at any time, by the appropriate Agency(ies).
 - 10) 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.
 - 11) 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.
 - 12) Lots fronting on two (2) streets may have vehicular access from one (1) street only.
 - 13) 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 12007Z, Panel Number 0065, Suffix E, dated August 15, 1989.
 - 14) 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.



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.

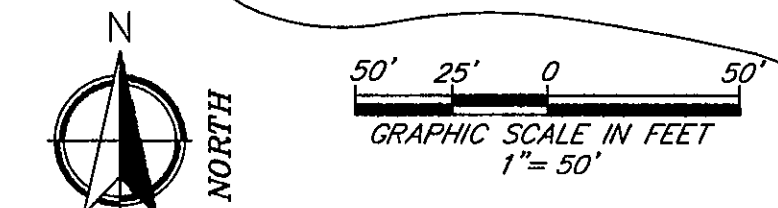
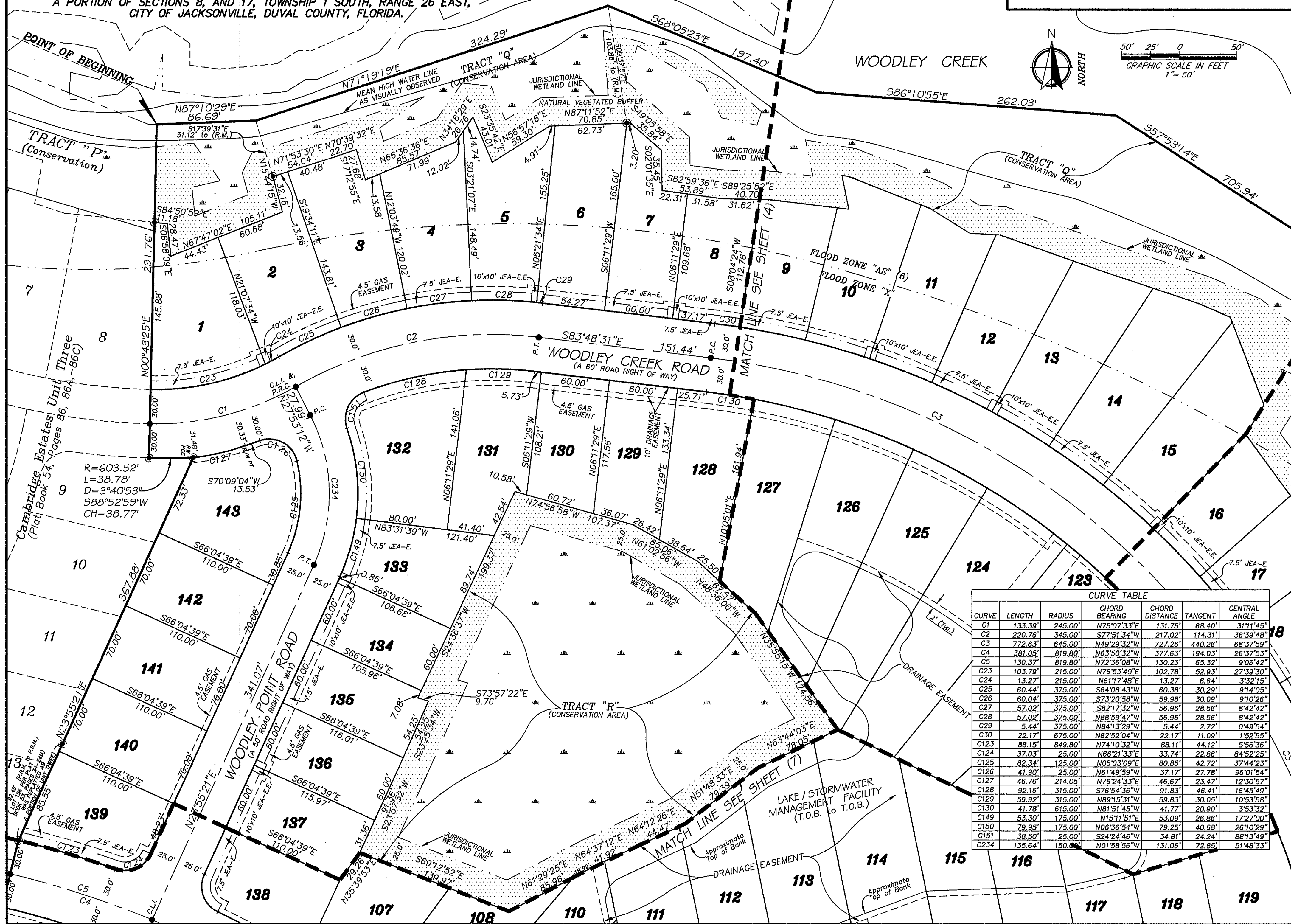
Cambridge Estates - Unit Four

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

UNPLATTED LANDS OF SECTION 8

PLAT BOOK **55** PAGE **73B**

SHEET 3 OF 8 SHEETS.



CURVE TABLE

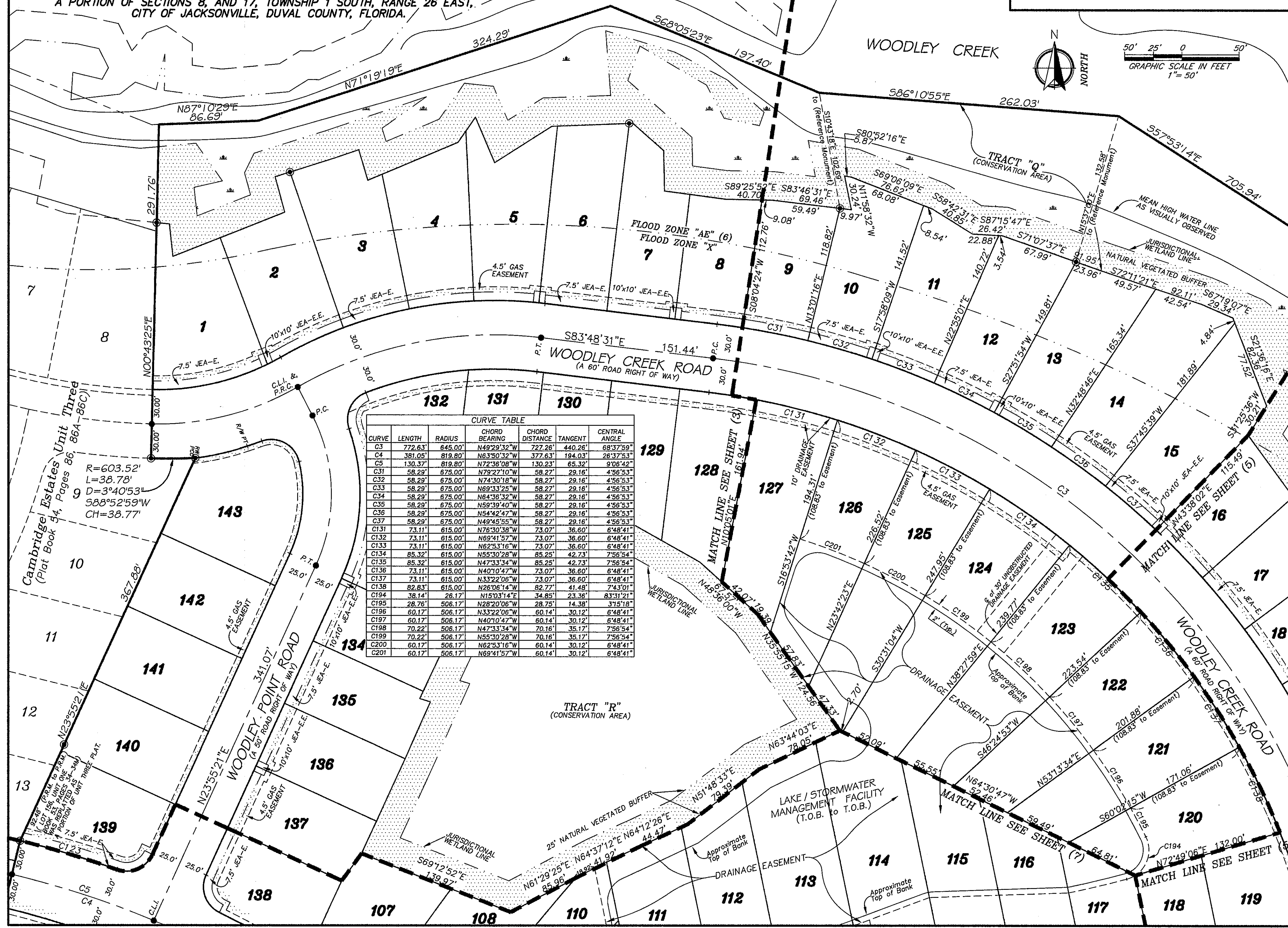
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE	TANGENT	CENTRAL ANGLE
C1	133.39'	245.00'	N75°07'33"E	131.75'	68.40'	31°11'45"
C2	220.76'	345.00'	S77°51'34"W	217.02'	114.31'	36°39'48"
C3	772.63'	645.00'	N49°29'32"W	727.26'	440.26'	68°37'59"
C4	381.05'	819.80'	N63°50'32"W	377.63'	194.03'	26°37'53"
C5	130.37'	819.80'	N72°36'08"W	130.23'	65.32'	9°06'42"
C23	103.79'	215.00'	N76°53'40"E	102.78'	52.93'	27°39'30"
C24	13.27'	215.00'	N61°17'48"E	13.27'	6.64'	3°32'15"
C25	60.44'	375.00'	S64°08'43"W	60.38'	30.29'	9°14'05"
C26	60.04'	375.00'	S73°20'58"W	59.98'	30.09'	9°10'26"
C27	57.02'	375.00'	S82°17'32"W	56.96'	28.56'	8°42'42"
C28	57.02'	375.00'	N88°59'47"W	56.96'	28.56'	8°42'42"
C29	5.44'	375.00'	N84°13'29"W	5.44'	2.72'	0°49'54"
C30	22.17'	675.00'	N82°52'04"W	22.17'	11.09'	1°52'55"
C123	88.15'	849.80'	N74°10'32"W	88.11'	44.12'	5°56'36"
C124	37.03'	25.00'	N66°21'33"E	33.74'	22.86'	84°52'25"
C125	82.34'	125.00'	N05°03'09"E	80.85'	42.72'	37°44'23"
C126	41.90'	25.00'	N61°49'59"W	37.17'	27.78'	96°01'54"
C127	46.76'	214.05'	N76°24'33"E	46.67'	23.47'	12°30'57"
C128	92.16'	315.00'	S76°54'36"W	91.83'	46.41'	16°45'49"
C129	59.92'	315.00'	N89°15'31"W	59.83'	30.05'	10°53'58"
C130	41.78'	615.00'	N81°51'45"W	41.77'	20.90'	3°53'32"
C149	53.30'	175.00'	N15°11'51"E	53.09'	26.86'	17°27'00"
C150	79.95'	175.00'	N06°36'54"W	79.25'	40.68'	26°10'29"
C151	38.50'	25.00'	S24°24'46"W	34.81'	24.24'	88°13'49"
C234	135.64'	150.00'	N01°58'56"W	131.06'	72.85'	51°48'33"

Cambridge Estates - Unit Four

UNPLATTED LANDS OF SECTION 8

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

PLAT BOOK **55** PAGE **73C**
SHEET 4 OF 8 SHEETS.



CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE	TANGENT	CENTRAL ANGLE
C3	772.63'	645.00'	N49°29'32"W	727.26'	440.26'	68°37'59"
C4	381.05'	819.80'	N63°50'32"W	377.63'	194.03'	26°37'53"
C5	130.37'	819.80'	N72°36'08"W	130.23'	65.32'	9°06'42"
C31	58.29'	675.00'	N79°27'10"W	58.27'	29.16'	4°56'53"
C32	58.29'	675.00'	N74°30'18"W	58.27'	29.16'	4°56'53"
C33	58.29'	675.00'	N69°33'25"W	58.27'	29.16'	4°56'53"
C34	58.29'	675.00'	N64°36'32"W	58.27'	29.16'	4°56'53"
C35	58.29'	675.00'	N59°39'40"W	58.27'	29.16'	4°56'53"
C36	58.29'	675.00'	N54°42'47"W	58.27'	29.16'	4°56'53"
C37	58.29'	675.00'	N49°45'55"W	58.27'	29.16'	4°56'53"
C131	73.11'	615.00'	N76°30'38"W	73.07'	36.60'	6°48'41"
C132	73.11'	615.00'	N69°41'57"W	73.07'	36.60'	6°48'41"
C133	73.11'	615.00'	N62°53'16"W	73.07'	36.60'	6°48'41"
C134	85.32'	615.00'	N55°30'28"W	85.25'	42.73'	7°56'54"
C135	85.32'	615.00'	N47°33'34"W	85.25'	42.73'	7°56'54"
C136	73.11'	615.00'	N40°10'47"W	73.07'	36.60'	6°48'41"
C137	73.11'	615.00'	N33°22'06"W	73.07'	36.60'	6°48'41"
C138	82.83'	615.00'	N26°06'14"W	82.77'	41.48'	7°43'01"
C194	38.14'	26.17'	N15°03'14"E	34.85'	23.36'	83°31'21"
C195	28.76'	506.17'	N28°20'06"W	28.75'	14.38'	3°15'18"
C196	60.17'	506.17'	N33°22'06"W	60.14'	30.12'	6°48'41"
C197	60.17'	506.17'	N40°10'47"W	60.14'	30.12'	6°48'41"
C198	70.22'	506.17'	N47°33'34"W	70.16'	35.17'	7°56'54"
C199	70.22'	506.17'	N55°30'28"W	70.16'	35.17'	7°56'54"
C200	60.17'	506.17'	N62°53'16"W	60.14'	30.12'	6°48'41"
C201	60.17'	506.17'	N69°41'57"W	60.14'	30.12'	6°48'41"

Cambridge Estates Unit Three
(Plat Book 54, Pages 86, 86A-86C)

R=603.52'
L=38.78'
D=3°40'53"
S88°52'59"W
CH=38.77'

LOT 139 (GRANT TO PLAT)
LOT 140 (GRANT TO PLAT)
LOT 141 (GRANT TO PLAT)
LOT 142 (GRANT TO PLAT)
LOT 143 (GRANT TO PLAT)
A PORTION OF UNIT THREE PLAT
AS SHOWN IN PLAT 54

TRACT "R"
(CONSERVATION AREA)

LAKE / STORMWATER
MANAGEMENT FACILITY
(T.O.B. TO T.O.B.)

MATCH LINE SEE SHEET (7)

MATCH LINE SEE SHEET (8)

MATCH LINE SEE SHEET (3)

MATCH LINE SEE SHEET (5)

MATCH LINE SEE SHEET (8)

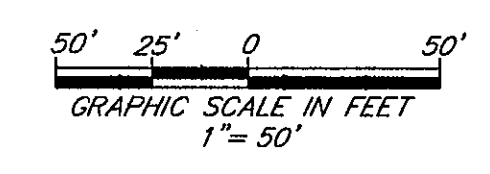
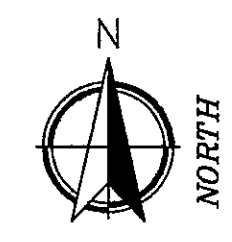
Cambridge Estates - Unit Four

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

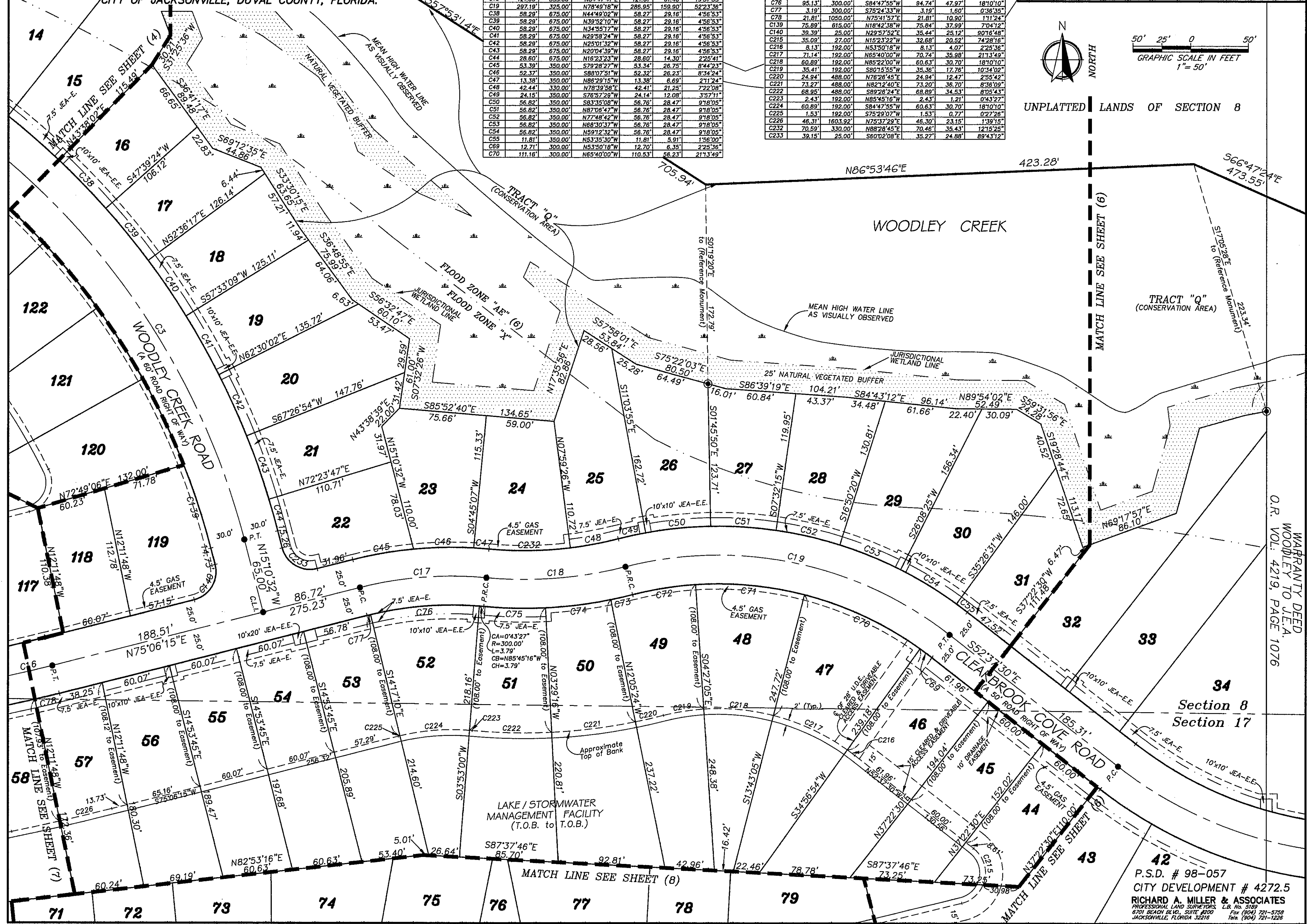
CURVE TABLE						
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE	TANGENT	CENTRAL ANGLE
C3	772.63'	645.00'	N49°29'32"W	727.26'	440.26'	68°37'58"
C16	48.28'	1025.00'	N76°27'14"E	48.28'	24.15'	2°41'56"
C17	110.63'	325.00'	S84°51'21"W	110.10'	55.85'	19°30'12"
C18	121.60'	355.00'	N84°47'41"E	121.01'	61.40'	19°33'53"
C19	297.19'	325.00'	N78°49'18"W	288.95'	159.00'	52°23'46"
C38	58.28'	675.00'	N44°49'02"W	58.27'	29.16'	4°56'53"
C39	58.28'	675.00'	N39°32'10"W	58.27'	29.16'	4°56'53"
C40	58.28'	675.00'	N34°55'17"W	58.27'	29.16'	4°56'53"
C41	58.28'	675.00'	N29°58'24"W	58.27'	29.16'	4°56'53"
C42	58.28'	675.00'	N25°01'32"W	58.27'	29.16'	4°56'53"
C43	58.28'	675.00'	N20°04'39"W	58.27'	29.16'	4°56'53"
C44	28.80'	675.00'	N15°07'47"W	28.80'	14.30'	2°28'14"
C45	53.39'	350.00'	S79°28'27"W	53.34'	26.75'	8°44'23"
C46	52.37'	350.00'	S88°07'51"W	52.32'	26.23'	8°34'24"
C47	13.38'	350.00'	N86°29'15"W	13.38'	6.69'	2°11'24"
C48	42.44'	330.00'	N78°39'58"E	42.41'	21.25'	7°22'08"
C49	24.15'	350.00'	S76°57'28"W	24.14'	12.09'	3°57'11"
C50	56.82'	350.00'	S83°35'08"W	56.76'	28.47'	9°18'05"
C51	56.82'	350.00'	N87°08'42"E	56.76'	28.47'	9°18'05"
C52	56.82'	350.00'	N77°48'42"E	56.76'	28.47'	9°18'05"
C53	56.82'	350.00'	N68°30'37"E	56.76'	28.47'	9°18'05"
C54	56.82'	350.00'	N59°12'32"E	56.76'	28.47'	9°18'05"
C55	11.81'	350.00'	N53°35'30"W	11.81'	5.91'	1°56'00"
C69	12.71'	300.00'	N53°50'18"W	12.70'	6.35'	2°25'36"
C70	111.16'	300.00'	N65°40'00"W	110.53'	58.23'	21°13'49"

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE	TANGENT	CENTRAL ANGLE
C71	95.13'	300.00'	N85°22'00"W	94.74'	47.97'	18°10'10"
C72	86.33'	300.00'	S80°15'55"W	85.25'	42.74'	10°34'02"
C73	19.42'	300.00'	N76°28'45"E	19.42'	9.71'	2°55'42"
C74	57.05'	300.00'	N82°12'40"E	57.00'	28.58'	8°36'08"
C75	53.69'	300.00'	S89°26'24"E	53.64'	26.89'	8°05'43"
C76	95.13'	300.00'	S84°47'55"W	94.74'	47.97'	18°10'10"
C77	3.19'	300.00'	S75°24'33"W	3.19'	1.60'	0°36'35"
C78	21.81'	1050.00'	N75°41'57"E	21.81'	10.90'	1°11'24"
C139	76.89'	615.00'	N18°42'38"W	76.84'	37.99'	7°04'12"
C140	39.39'	285.00'	N29°57'52"E	39.44'	20.12'	5°01'48"
C215	35.09'	27.00'	N15°23'22"W	32.68'	20.55'	74°28'16"
C216	8.13'	192.00'	N53°50'18"W	8.13'	4.07'	2°25'36"
C217	71.14'	192.00'	N65°40'00"W	70.74'	35.98'	21°13'49"
C218	60.89'	192.00'	N85°22'00"W	60.63'	30.70'	18°10'10"
C219	35.41'	192.00'	S80°15'55"W	35.36'	17.76'	10°34'02"
C220	24.84'	488.00'	N76°28'45"E	24.84'	12.42'	2°55'42"
C221	73.27'	488.00'	N82°12'40"E	73.20'	36.70'	8°36'08"
C222	68.95'	488.00'	S89°26'24"E	68.89'	34.53'	8°05'43"
C223	2.43'	192.00'	N85°45'16"W	2.43'	1.21'	0°43'27"
C224	60.89'	192.00'	S84°47'55"W	60.63'	30.70'	18°10'10"
C225	1.53'	192.00'	S75°29'07"W	1.53'	0.77'	0°27'26"
C226	46.31'	1603.92'	N75°37'29"E	46.30'	23.15'	1°39'15"
C232	70.89'	330.00'	N88°28'45"E	70.46'	35.43'	12°15'25"
C233	39.15'	25.00'	S80°02'08"E	38.27'	24.88'	89°43'12"

PLAT BOOK **55** PAGE **73D**
SHEET 5 OF 8 SHEETS.



UNPLATTED LANDS OF SECTION 8



WARRANTY DEED
WOODLEY TO JEA,
O.R. VOL: 4219, PAGE 1076

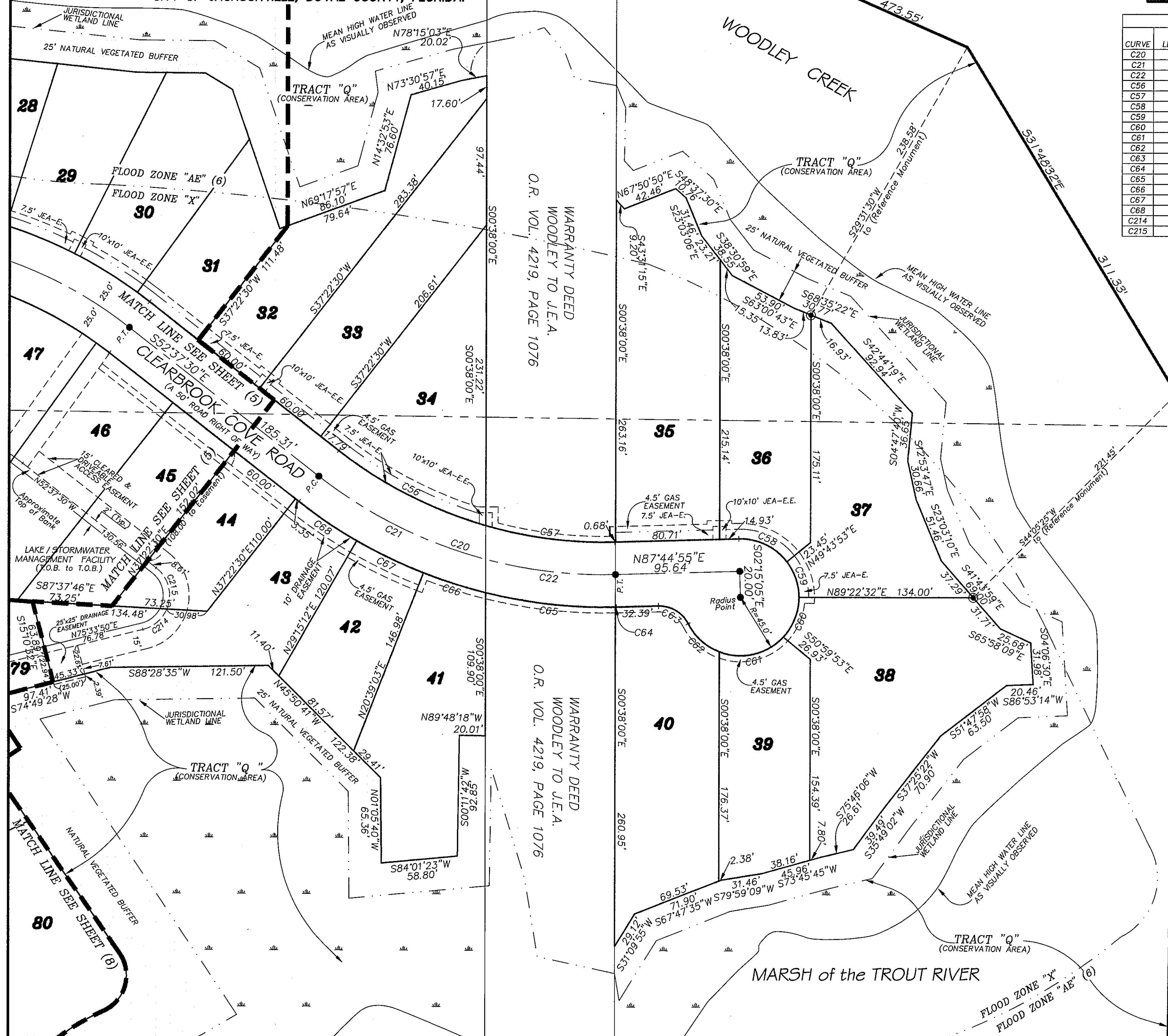
P.S.D. # 98-057
CITY DEVELOPMENT # 4272.5
RICHARD A. MILLER & ASSOCIATES
PROFESSIONAL LAND SURVEYORS, L.L.C.
6701 BEACH BLVD., SUITE #200
JACKSONVILLE, FLORIDA 32216
Tel: (904) 721-5758
Fax: (904) 721-1226

Cambridge Estates - Unit Four

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

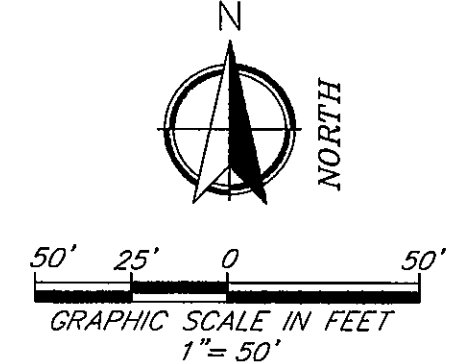
UNPLATTED LANDS OF SECTION 8

PLAT BOOK **55** PAGE **73E**
SHEET 6 OF 8 SHEETS.



CURVE TABLE						
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE	TANGENT	CENTRAL ANGLE
C20	245.52'	355.00'	S72°26'17"E	240.66'	127.90'	39°37'35"
C21	144.50'	355.00'	S64°17'10"E	143.51'	73.22'	23°19'20"
C22	101.02'	355.00'	S84°05'57"E	100.68'	50.85'	16°18'15"
C56	127.76'	330.00'	S63°42'57"E	126.96'	64.69'	22°10'54"
C57	100.48'	330.00'	S83°31'44"E	100.09'	50.63'	17°26'42"
C58	42.58'	45.00'	N65°08'42"W	41.01'	23.03'	54°12'46"
C59	29.37'	45.00'	N19°20'17"W	28.86'	15.23'	37°24'04"
C60	33.55'	45.00'	N20°43'09"E	32.78'	17.60'	42°42'49"
C61	53.71'	45.00'	N76°15'57"E	50.57'	30.57'	68°22'46"
C62	32.92'	45.00'	S48°35'11"E	32.19'	17.24'	41°54'59"
C63	28.20'	25.00'	N59°56'23"W	26.73'	15.81'	64°37'23"
C64	0.73'	380.00'	N87°48'14"E	0.73'	0.37'	0°06'37"
C65	100.86'	380.00'	S84°32'13"E	100.57'	50.73'	15°12'30"
C66	50.30'	380.00'	S73°08'28"E	50.26'	25.19'	7°35'01"
C67	57.05'	380.00'	S65°02'53"E	57.00'	28.58'	8°36'09"
C68	53.87'	380.00'	S56°41'09"E	53.82'	26.98'	8°07'19"
C214	25.31'	27.00'	N48°42'18"E	24.40'	13.67'	53°43'03"
C215	35.09'	27.00'	N15°23'22"W	32.68'	20.52'	74°28'16"

Section 8
Section 17

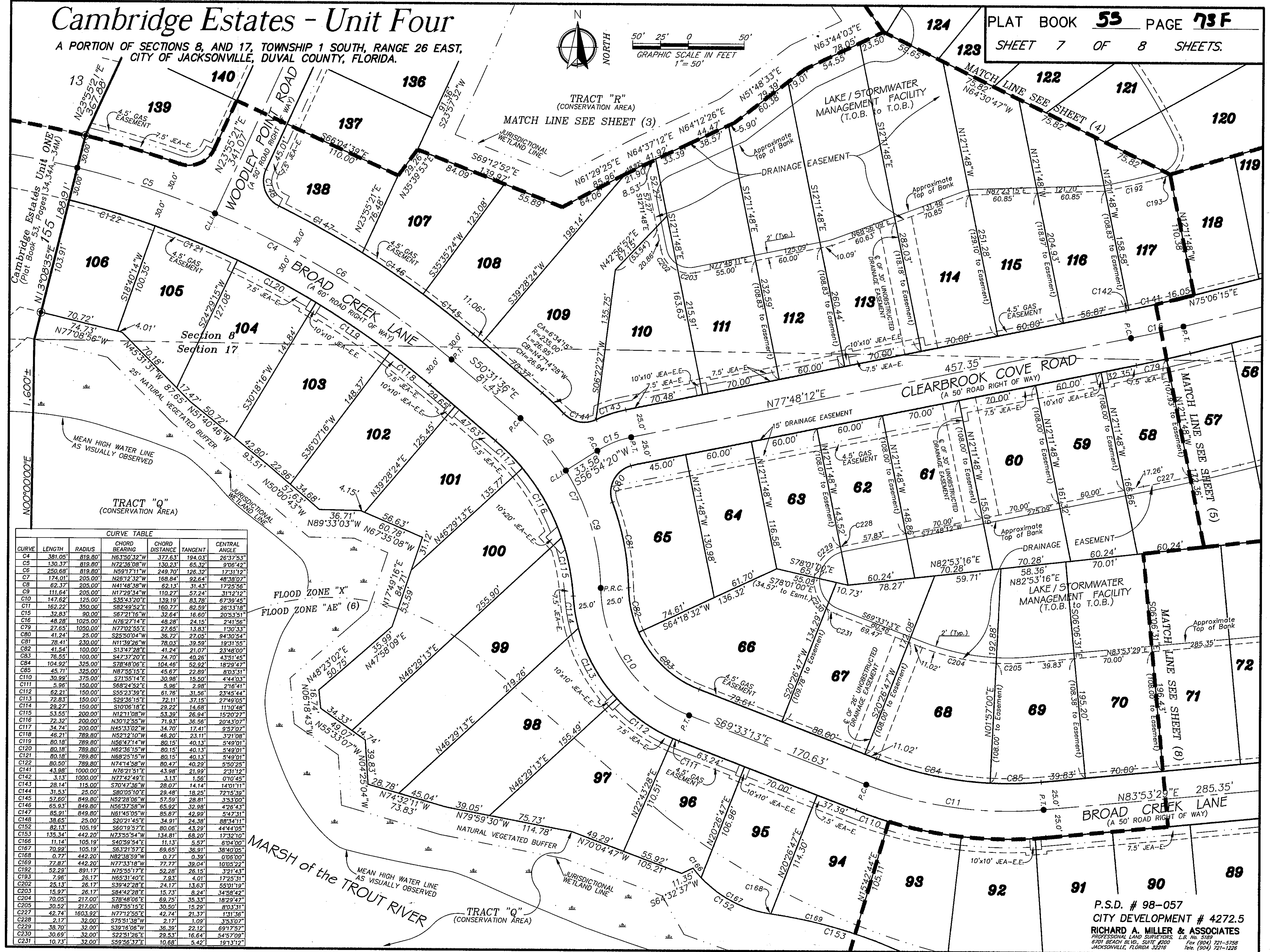


UNPLATTED LANDS OF SECTION 17

P.S.D. # 98-057
CITY DEVELOPMENT # 4272.5
RICHARD A. MILLER & ASSOCIATES
PROFESSIONAL LAND SURVEYORS L.L. No. 3189
6701 BEACH BLVD., SUITE #200
JACKSONVILLE, FLORIDA 32216
Fax: (904) 721-5758
Tel: (904) 721-1228

Cambridge Estates - Unit Four

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



CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE	TANGENT	CENTRAL ANGLE
C4	381.05'	819.80'	N63°50'32"W	377.63'	194.03'	263°53'
C5	130.37'	819.80'	N72°36'08"W	130.23'	65.32'	908°42'
C6	250.68'	819.80'	N59°17'11"W	249.70'	126.32'	173°12'
C7	174.01'	205.00'	N28°12'32"W	168.84'	92.64'	48°38'07"
C8	62.37'	205.00'	N41°48'38"W	62.13'	31.43'	172°58'
C9	111.64'	205.00'	N17°29'34"W	110.22'	67.74'	311°12'07"
C10	147.62'	125.00'	S35°43'20"E	139.19'	83.28'	67°39'45"
C11	162.22'	350.00'	S82°49'52"E	160.77'	82.59'	28°33'18"
C15	32.83'	90.00'	S67°21'16"W	32.64'	16.60'	20°53'51"
C16	48.28'	1025.00'	N76°27'14"E	48.28'	24.15'	241°56'
C19	27.65'	1050.00'	N77°02'55"E	27.65'	13.83'	130°33'
C20	41.24'	250.00'	S20°30'04"W	38.22'	27.05'	94°30'54"
C21	28.41'	230.00'	N11°39'26"W	78.03'	39.59'	214°51'
C22	41.54'	100.00'	S13°47'28"E	41.24'	21.07'	23°48'00"
C23	76.55'	100.00'	S47°37'20"E	74.70'	40.26'	43°51'45"
C24	104.92'	325.00'	S78°48'06"E	104.46'	52.92'	18°29'47"
C25	45.71'	325.00'	N87°55'15"E	45.67'	22.89'	80°31'
C10	30.99'	375.00'	S71°55'14"E	30.98'	15.50'	444°03'
C11	5.98'	150.00'	S89°45'52"E	5.98'	2.98'	276°41'
C12	62.21'	150.00'	S52°33'39"E	61.76'	31.56'	214°44'
C13	72.83'	150.00'	S29°36'15"E	72.11'	37.15'	27°49'05"
C14	29.27'	150.00'	S10°06'18"E	29.22'	14.68'	111°04'48"
C15	53.55'	200.00'	N12°11'08"W	53.39'	26.94'	15°20'22"
C16	72.32'	200.00'	N30°12'55"W	71.93'	36.56'	20°43'07"
C17	34.74'	200.00'	N49°33'02"W	34.70'	17.41'	9°57'07"
C18	46.21'	789.80'	N52°12'04"W	46.20'	23.11'	3°21'08"
C19	80.18'	789.80'	N56°47'14"W	80.15'	40.13'	5°49'01"
C20	80.18'	789.80'	N62°36'15"W	80.15'	40.13'	5°49'01"
C21	80.18'	789.80'	N68°25'15"W	80.15'	40.13'	5°49'01"
C22	80.50'	789.80'	N74°14'58"W	80.47'	40.29'	5°50'28"
C41	43.98'	1000.00'	N76°21'51"E	43.98'	21.99'	2°31'12"
C42	3.13'	1000.00'	N74°42'49"E	3.13'	1.58'	0°10'45"
C43	28.14'	115.00'	S72°47'28"W	28.07'	14.14'	140°11'
C44	31.53'	25.00'	S80°05'10"E	28.48'	18.25'	72°13'38"
C45	57.60'	849.80'	N52°28'06"W	57.59'	28.81'	3°33'00"
C46	65.93'	849.80'	N56°37'58"W	65.92'	32.98'	4°28'43"
C47	85.91'	849.80'	N61°45'05"W	85.87'	42.99'	5°42'31"
C48	38.65'	25.00'	S20°21'45"E	34.91'	24.38'	88°34'11"
C15	82.13'	105.19'	S60°19'57"E	80.06'	43.29'	44°44'05"
C15	135.44'	442.20'	N72°35'54"W	134.81'	68.20'	173°13'02"
C16	11.14'	105.19'	S40°59'54"E	11.13'	5.87'	6°04'00"
C16	70.99'	105.19'	S63°21'52"E	69.65'	36.91'	38°40'05"
C16	0.77'	442.20'	N82°38'59"W	0.77'	0.39'	0°06'00"
C16	77.87'	442.20'	N77°33'18"W	77.77'	39.04'	10°05'22"
C16	52.29'	891.17'	N75°55'17"E	52.28'	26.15'	3°21'43"
C16	7.96'	26.17'	N65°41'40"E	7.93'	4.01'	17°25'31"
C20	25.14'	26.17'	S39°42'28"W	24.17'	13.63'	65°01'19"
C20	15.97'	26.17'	S84°42'28"E	15.73'	8.24'	34°58'42"
C20	70.05'	217.00'	S78°48'06"E	69.75'	35.33'	18°29'47"
C20	30.52'	217.00'	N87°55'15"E	30.50'	15.29'	80°33'31"
C22	42.74'	1603.92'	N77°12'55"E	42.74'	21.37'	1°31'36"
C22	2.17'	32.00'	S75°51'38"W	2.17'	1.09'	35°30'07"
C22	38.70'	32.00'	S39°16'06"W	36.39'	22.12'	69°17'52"
C23	30.69'	32.00'	S25°12'28"E	29.53'	16.64'	54°57'09"
C23	10.73'	32.00'	S59°56'37"E	10.68'	5.42'	18°13'12"

P.S.D. # 98-057
CITY DEVELOPMENT # 4272.5
RICHARD A. MILLER & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
1701 BEACH BLVD., SUITE 4000
JACKSONVILLE, FLORIDA 32216
Tel. (904) 721-5758
Fax (904) 721-1226

Cambridge Estates - Unit Four

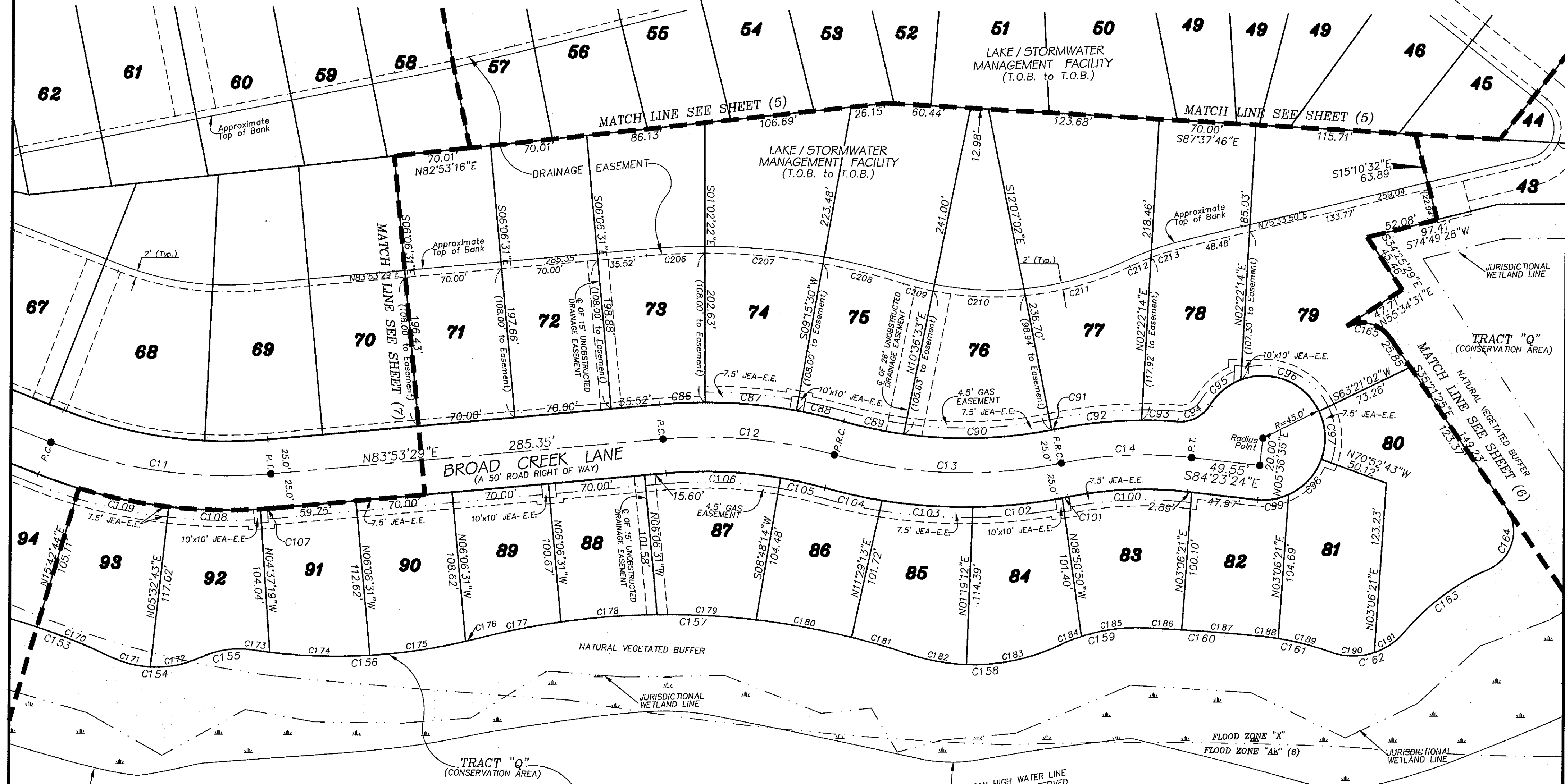
A PORTION OF SECTIONS 8, AND 17, TOWNSHIP 1 SOUTH, RANGE 26 EAST,
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE	TANGENT	CENTRAL ANGLE
C3	772.63'	645.00'	N49°29'32"W	727.26'	440.26'	69°37'59"
C11	162.22'	350.00'	S82°49'52"E	160.77'	82.59'	26°33'18"
C12	125.24'	345.00'	N85°42'33"W	124.65'	63.31'	20°47'55"
C13	165.97'	300.00'	S88°53'42"E	164.42'	84.58'	27°10'12"
C14	94.72'	300.00'	S86°33'54"W	94.33'	47.76'	18°05'25"
C16	48.28'	1025.00'	N76°27'14"E	48.28'	24.15'	2°41'56"
C17	110.63'	325.00'	S94°51'21"W	110.10'	55.85'	19°30'12"
C18	121.60'	355.00'	N84°47'41"E	121.01'	61.40'	19°37'33"
C19	297.19'	325.00'	N78°49'18"W	286.95'	159.90'	52°23'36"
C84	104.92'	325.00'	S78°48'06"E	104.46'	52.92'	18°29'47"
C85	45.71'	325.00'	N87°55'16"E	45.67'	22.89'	8°03'31"
C86	32.74'	320.00'	S86°25'34"W	32.73'	16.38'	5°04'09"
C87	86.50'	320.00'	N85°53'26"W	86.41'	33.34'	10°17'52"
C88	38.08'	320.00'	N78°01'33"W	38.08'	17.55'	5°25'44"
C89	44.43'	325.00'	S79°13'36"E	44.40'	22.25'	7°50'01"
C90	107.63'	325.00'	N87°22'11"E	107.13'	54.31'	18°58'26"
C91	2.06'	325.00'	N77°42'05"E	2.06'	1.03'	0°21'46"
C92	63.40'	325.00'	S83°06'30"W	63.30'	31.80'	11°10'36"
C93	26.37'	325.00'	N88°58'43"W	26.37'	13.19'	4°38'59"
C94	27.32'	25.00'	N62°02'35"E	25.98'	15.20'	62°36'24"

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE	TANGENT	CENTRAL ANGLE
C95	29.47'	45.00'	S43°10'07"W	28.95'	15.29'	37°31'28"
C96	66.84'	45.00'	N89°10'56"W	69.87'	41.31'	83°02'25"
C97	35.99'	45.00'	N03°44'31"W	35.00'	19.00'	45°46'26"
C98	35.77'	45.00'	N41°54'52"E	34.83'	18.89'	45°32'20"
C99	22.98'	45.00'	N79°18'44"E	22.73'	11.75'	28°15'24"
C100	86.83'	275.00'	S86°33'54"W	86.47'	43.78'	18°05'25"
C101	4.33'	375.00'	N77°51'02"E	4.33'	2.16'	0°39'41"
C102	65.29'	375.00'	N83°10'08"E	65.21'	32.73'	9°58'31"
C103	65.84'	375.00'	S86°48'22"E	65.85'	33.05'	10°24'29"
C104	42.27'	375.00'	S78°32'22"E	42.25'	21.16'	6°27'31"
C105	32.87'	320.00'	N78°15'11"W	32.86'	16.45'	5°53'10"
C106	83.29'	320.00'	N88°39'08"W	83.05'	41.88'	14°54'45"
C107	9.73'	325.00'	N84°38'05"E	9.73'	4.87'	1°29'12"
C108	66.54'	325.00'	S89°32'18"E	66.46'	33.38'	10°10'01"
C109	66.54'	325.00'	S72°22'12"E	66.46'	33.38'	10°10'01"
C153	135.34'	442.20'	N73°55'54"W	134.81'	68.20'	17°32'10"
C154	68.65'	72.24'	N89°22'32"E	66.41'	36.78'	50°55'16"
C155	32.86'	64.05'	S80°50'53"W	32.31'	19.50'	33°51'58"
C156	163.73'	402.40'	N88°07'30"E	162.60'	83.01'	23°18'44"
C157	318.18'	549.40'	N88°56'25"W	313.75'	163.69'	33°10'54"

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE	TANGENT	CENTRAL ANGLE
C158	111.86'	144.66'	N85°29'57"E	109.09'	58.89'	44°18'09"
C159	82.86'	128.11'	S72°24'15"W	82.23'	32.07'	28°08'43"
C160	85.05'	148.52'	N88°33'39"W	85.04'	42.54'	31°23'30"
C161	51.16'	205.08'	N78°06'09"W	51.02'	25.71'	14°17'31"
C162	59.12'	48.27'	N73°57'29"E	55.49'	33.91'	70°10'15"
C163	77.04'	165.05'	S52°14'42"W	76.34'	39.24'	26°44'41"
C164	52.87'	30.00'	N15°07'49"E	46.29'	36.38'	100°58'28"
C165	35.18'	25.00'	N75°39'56"W	32.35'	21.21'	80°37'03"
C170	56.70'	442.20'	N88°50'13"W	56.68'	28.39'	7°20'47"
C171	30.67'	77.24'	S78°32'22"E	30.47'	15.54'	22°45'05"
C172	37.98'	77.24'	N78°00'00"E	37.60'	19.38'	28°10'12"
C173	12.63'	402.40'	S83°07'04"E	12.63'	6.31'	1°47'52"
C174	72.81'	402.40'	S89°12'00"E	72.71'	36.50'	10°22'00"
C175	70.20'	402.40'	N80°37'07"E	70.11'	35.19'	9°59'45"
C176	8.09'	402.40'	N75°02'41"E	8.09'	4.05'	1°09'07"
C177	62.40'	549.40'	S72°43'21"W	62.37'	31.23'	8°30'27"
C178	70.05'	549.40'	S84°37'45"W	70.01'	35.07'	7°18'20"
C179	71.84'	549.40'	N87°58'20"W	71.79'	35.97'	7°29'30"
C180	70.31'	549.40'	N80°33'36"W	70.28'	35.20'	7°19'57"
C181	43.87'	549.40'	N74°37'18"W	43.56'	21.80'	4°32'39"

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE	TANGENT	CENTRAL ANGLE
C182	42.07'	144.66'	S80°40'53"E	41.93'	21.19'	16°39'50"
C183	69.78'	144.66'	N77°10'02"E	69.11'	35.58'	27°38'19"
C184	16.93'	128.11'	S67°08'03"W	16.92'	8.48'	7°34'21"
C185	44.31'	128.11'	S81°12'56"W	45.68'	23.21'	20°32'22"
C186	27.28'	1480.52'	N88°00'44"W	27.28'	13.64'	8°03'29"
C187	57.78'	1480.52'	N86°21'59"W	57.77'	28.89'	21°40'29"
C188	12.25'	205.08'	N83°32'13"W	12.25'	6.13'	3°25'22"
C189	38.90'	205.08'	N76°23'28"W	38.85'	19.51'	10°52'08"
C190	32.47'	48.27'	N89°46'30"E	31.86'	16.87'	38°32'13"
C191	26.65'	48.27'	N84°41'23"E	26.31'	13.67'	31°38'01"
C204	70.05'	217.00'	S78°48'06"E	69.25'	35.33'	18°29'47"
C205	30.52'	217.00'	N87°55'15"E	30.50'	15.25'	8°03'31"
C206	42.29'	478.00'	S86°25'34"W	42.28'	21.16'	5°04'09"
C207	85.91'	478.00'	N85°53'26"W	85.79'	43.07'	10°17'52"
C208	60.01'	478.00'	N77°08'42"W	59.97'	30.04'	7°11'35"
C209	22.10'	227.70'	S76°54'52"E	22.09'	11.06'	5°33'43"
C210	67.08'	227.70'	S88°08'08"E	66.84'	33.79'	16°29'50"
C211	79.13'	227.70'	N73°28'05"E	78.74'	39.97'	19°54'44"
C212	16.46'	198.00'	S85°51'34"W	16.45'	8.23'	4°45'43"
C213	25.19'	198.00'	S71°55'07"W	25.18'	12.61'	7°17'24"



P.S.D. # 98-057
CITY DEVELOPMENT # 4272.5
RICHARD A. MILLER & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
6701 BEACH BLVD., SUITE 4000
JACKSONVILLE, FLORIDA 32216
Tel. (904) 721-5288
Fax (904) 721-1226