

# CAMBRIDGE ESTATES UNIT FIVE

Being a Portion of Section 8, Township 1 South, Range 26 East, of the City of Jacksonville, Duval County, Florida.

PLAT BOOK 59 PAGE 12  
SHEET 1 OF 7 SHEETS  
SEE SHEET 2 FOR NOTES

### CAPTION

A portion of Section 8, 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 2,083.54 feet to a jog in said right of way line, said point also being described as the point of intersection of said Southerly right of way line of Copper Road and the Easterly right of way line of Woodley Creek Boulevard (a variable width right of way as shown on the plat of 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; thence South 00°38'00" East, along said Easterly right of way line of Woodley Creek Boulevard 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) for the POINT OF BEGINNING; thence North 89°22'00" East, along said Southerly right of way line of said Copper Road, a distance of 3,372.67 feet to a point of intersection with the Easterly line of said Section 8; thence South 00°55'26" East, along said Easterly line of Section 8, a distance of 653.01 feet to a point on the North line of lands as described in Official Records Volume 4268, Page 1177 of said Public Records of Duval County, Florida; thence South 89°03'50" West along said Northerly line, a distance of 38.00 feet; thence South 00°55'26" East, along the Westerly line of said lands as described in Official Records Volume 4268, Page 1177, a distance of 635.43 feet to a point on the Northerly line of said lands as described in Official Records Volume 2207, Page 121 of said Current Public Records of Duval County, Florida; thence South 88°58'00" West, along said Northerly line and the Westerly prolongation thereof, a distance of 557.60 feet; thence North 31°48'32" West, a distance of 291.34 feet; thence North 66°47'24" West, a distance of 473.55 feet; thence South 86°53'46" West, a distance of 423.28 feet; thence North 57°53'14" West, a distance of 705.94 feet; thence North 86°10'55" West, a distance of 262.03 feet; thence North 68°05'23" West, a distance of 197.40 feet; thence South 71°19'19" West, a distance of 324.29 feet; thence South 87°10'29" West, a distance of 93.06 feet; thence North 69°00'11" West, a distance of 490.39 feet to a point on said Easterly right of way line of Woodley Creek Boulevard, said point being a point of non-tangent curvature of a curve concave Northwesterly and having a radius of 350.00 feet; thence Northerly along the arc of said curve to the left, through a central angle of 48°25'07", an arc distance of 295.77 feet, said curve being subtended by a chord bearing and distance of North 23°34'34" East, 287.05 feet to a point of tangency; thence North 00°38'00" West, continuing along said Easterly right of way line, a distance of 53.63 feet to the POINT OF BEGINNING.

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.

Containing 60.5392 acres, more or less.

Approved 8/31/05  
Date

John P. Pappas  
City Engineer

for Director of Public Works

Approved 9/7/2005  
Date

Glenn E. McGregor  
for General Counsel

### 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.

By: Alan R. Mosley, P.E.  
Director of Public Works  
Date: 9/7/05

### CLERK'S CERTIFICATE 2005331034

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 59, Pages 12-14-15-18 of the current Public Records of Duval County, Florida, this 6 day of September A.D., 2005.

By: Jim Fuller  
Jim Fuller  
Clerk of the Circuit Court

By: Joan Marshall  
Deputy Clerk

### PLAT CONFORMITY REVIEW

This Plat has been reviewed and found in compliance with Part 1, Chapter 177, Florida Statutes, this 30th day of Aug. 2005.

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

### ADOPTION AND DEDICATION

This is to certify that Copper Road Development, Inc., a Florida Corporation owner of the lands described in the caption hereon known as Cambridge Estates Unit Five, having caused the same to be surveyed and subdivided, that Ironstone Bank, a Federal savings bank (f/k/a 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. Tract "C" (Lift Station) and all easements for JEA utilities and sewers are hereby irrevocably dedicated to JEA, its successors and assigns. All roads, parkways, lanes, drives, courts, walkways, easements for drainage and non-access easements

as shown hereon, are hereby irrevocably and without reservation dedicated to the City of Jacksonville, its successors and assigns. Tract "A" (Open Space/Landscape), Tract "B" (Lake/Stormwater), Tract "H" (Drainage), Tract "D" (Conservation/Drainage Area), Tracts "E", "F", "G", and "I" (Conservation Area) shall remain the sole and exclusive property of the developer, its successors and assigns. The drainage easements over, under, across and through the lakes/stormwater management facilities shown on this plat are hereby irrevocably dedicated to the City of Jacksonville, its successors and assigns, and are 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 as noted above) hereby dedicated, together with all substances or matter which may flow or pass from (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 owners(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 Owner, 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 of omission of its agents, contractors, employees, servants, licensees, or concessionaires within Cambridge Estates Unit Five. This indemnification shall run with the land and the assigns of the owner and 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, and also easement(s) over all lands designated as private drainage easements shown on this plat, the maintenance responsibilities of which shall be those of the owner, 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.

In witness whereof Copper Road Development, Inc., a Florida Corporation has caused these presents to be executed by its Managing Partner this 17 day of August A.D., 2005.

### 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 20th day of August A.D., 2005.

Richard A. Miller  
Richard A. Miller  
Florida Registered Land Surveyor  
and Mapper Certificate No. 8848  
L.B. No. 5189

CAPPER ROAD DEVELOPMENT, INC.  
A Florida Corporation

Witness: Doug Flanders  
Print or type name: Doug Flanders

By: James E. Putnal  
James E. Putnal  
Its Vice President

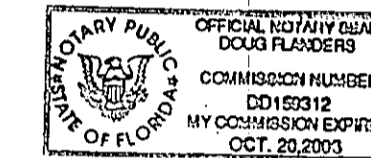
Witness: Tom Baise  
Print or type name: Tom Baise



STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 17th day of August A.D., 2005 by James E. Putnal, Vice President of Capper Road Development, Inc., a Florida Corporation, who has taken an oath on behalf of the corporation, who is personally known to me.

By: Doug Flanders  
Notary Public, State of Florida  
Type of print name: Doug Flanders  
My Commission Expires: 10-20-06  
My Commission Number: DD159312



IRONSTONE BANK, a Federal Savings Bank  
(f/k/a ATLANTIC STATES BANK)

Witness: Doug Flanders  
Print Name: Doug Flanders

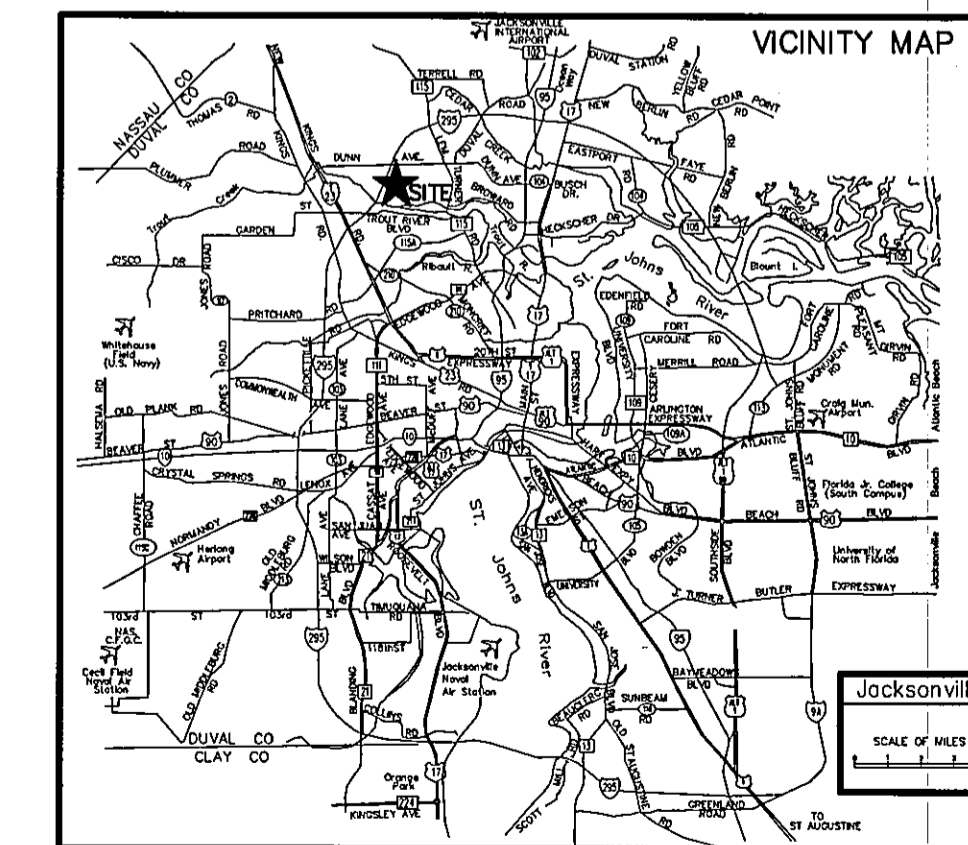
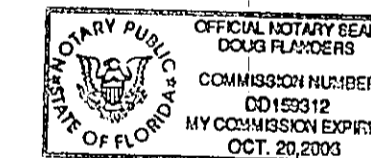
By: Frazier Dughi  
Frazier Dughi  
its Vice President

Witness: Tom Baise  
Print Name: Tom Baise

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 17th day of August A.D., 2005 by Frazier Dughi, a Vice President of IRONSTONE BANK, a Federal Savings Bank, (f/k/a Atlantic States Bank), on behalf of the bank, who is personally known to me.

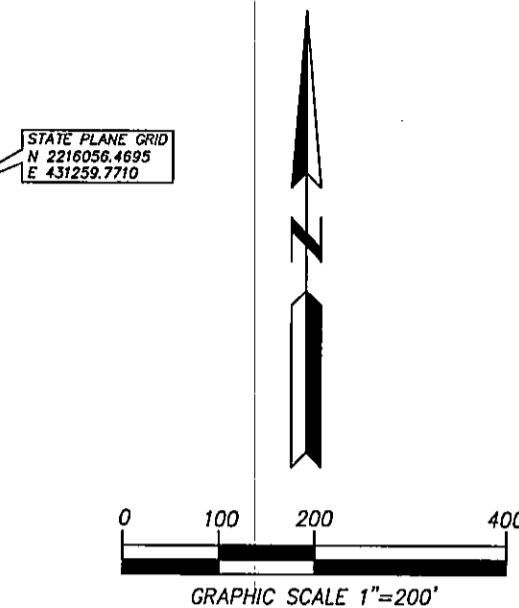
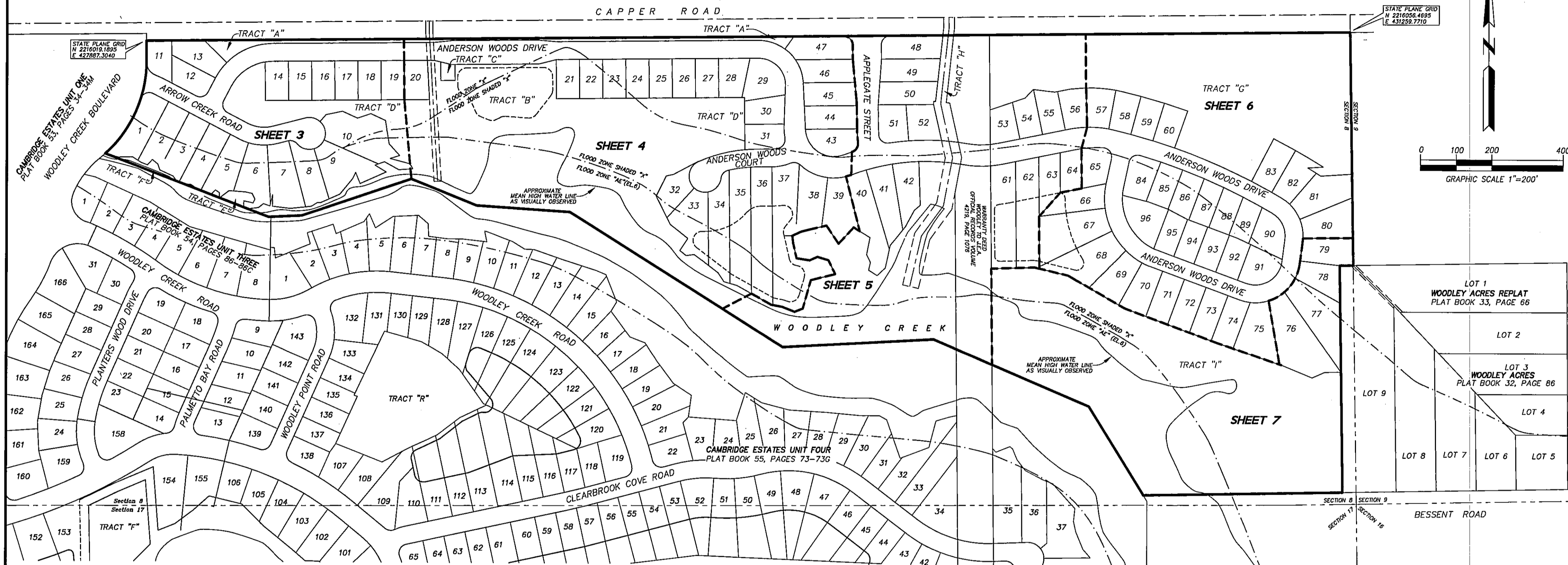
By: Doug Flanders  
Notary Public, State of Florida  
Type of print name: Doug Flanders  
My Commission Expires: 10-20-06  
My Commission Number: DD159312



# CAMBRIDGE ESTATES UNIT FIVE

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PLAT BOOK **59** PAGE **13**  
SHEET 2 OF 7 SHEETS



### NOTES :

- 1) ● Denotes Permanent Reference Monument Set P.L.S. No. 3848.
- 2) ● Denotes Permanent Control Point
- 3) Bearings based on State Plane Grid East Zone.
- 4) All platted easements shown hereon are for the construction, installation, maintenance and operation of drainage structures, utilities, sanitary sewers and cable television service, provided however that said cable television service, shall not interfere with the facilities and services of any 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.
- 5) 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. JEA will allow certain non-permanent improvements which do not 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 replacement of such items.
- 6) 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, whether graphic or digital. There may be additional restrictions that are not recorded on this plat that may be found in the public records of Duval County, Florida.
- 7) The lakes and top of bank shown hereon depicts a graphic representation of the proposed lakes, and does not represent an actual "As-Built" condition.
- 8) Lots fronting on two (2) streets may have vehicular access from one (1) street only.
- 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 lines as depicted on this plat without the written approval of Duval County and other 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. This wetland jurisdictional line and upland buffer may be superseded and redefined from time to time by the appropriate governmental agencies.
- 10) The easements shown hereon and designated as unobstructed easements shall remain totally unobstructed by any permanent improvements which may impede the use of said easement by the City of Jacksonville. The construction of driveways and the installation of fences, hedges and landscaping is permissible but subject to removal by the City at the expense of each lot owner for the removal and/or replacement of such items.  
 The easements shown hereon and designated as unobstructed/access easements, shall remain totally unobstructed by any improvements that may impede the use and access of said easement by the City of Jacksonville.
- 11) Control Co-ordinates shown are based on Florida State Plane, East Zone, 1983/1988 Datum and were established by GPS Observations. Control Monuments used in determining these co-ordinates were national geodetic points "FERNPORT AZ MK 1988" as established by the National Geodetic Survey and "74 94 GPS 16" as established by the Florida Department of Transportation.
- 12) All lot lines that intersect curves are non-radial, unless otherwise noted.

### ABBREVIATIONS USED IN THIS PLAT

P.C.	Point of Curvature
P.T.	Point of Tangency
P.R.C.	Point of Reverse Curvature
P.C.C.	Point of Compound Curvature
U.D.E.	Unobstructed Drainage Easement
P.I.	Point of Intersection
CA	Central Angle
R	Radius
L	Arc
CB	Chord Bearing
CH	Chord Distance
CT	Tabulated Curve Data
L1	Tabulated Line Data
C/L	Centerline
TOB	Top of Bank
—	Match Line
(R)	Radial
N.V.B.	Natural Vegetated Buffer
S.J.R.W.M.D.	St. Johns River Water Management District

### FLOOD ZONE NOTE

The lands shown hereon lie within flood zone "X", Shaded "X", & "AE"(EL.6) as depicted on the Flood Insurance Rate Map (FIRM) community number 120077, 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.

PREPARED BY:  
**RICHARD A. MILLER & ASSOCIATES**  
 PROFESSIONAL LAND SURVEYORS  
 6701 BEACH BLVD., SUITE #200  
 JACKSONVILLE, FLORIDA 32216  
 FAX (904) 721-5758  
 TELEPHONE (904) 721-1226  
 PSD NO. 2003-033  
 CITY DEVELOPMENT NO. 4272.8



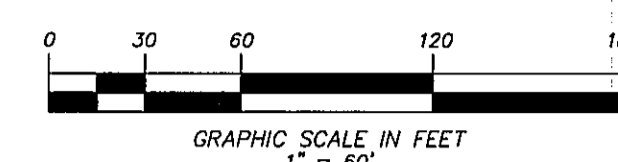
# CAMBRIDGE ESTATES UNIT FIVE

Being a Portion of Section 8, Township 1 South, Range 26 East, of the City of Jacksonville, Duval County, Florida.

PLAT BOOK **59** PAGE **15**

SHEET 4 OF 7 SHEETS  
SEE SHEET 2 FOR NOTES

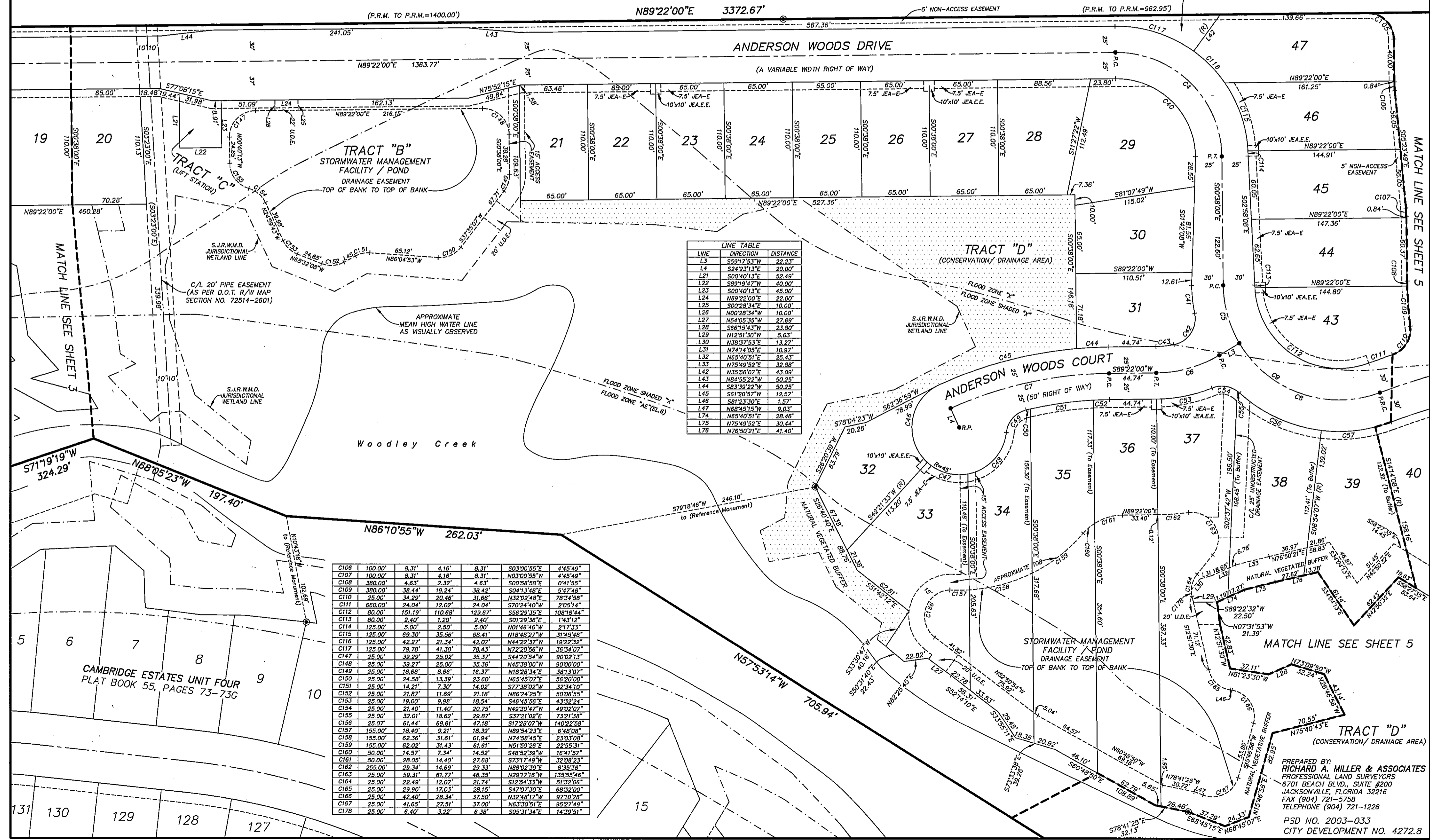
CURVE	RADIUS	LENGTH	TANGENT	CHORD DISTANCE	CHORD BEARING	DELTA
C4	100.00'	152.08'	100.00'	141.42'	N45°38'00"W	90°00'00"
C5	110.00'	87.73'	29.54'	57.07'	S15°40'03"E	30°04'07"
C6	120.00'	62.98'	32.23'	62.26'	N74°19'52"E	30°04'07"
C7	375.00'	155.47'	78.87'	154.36'	S77°29'24"W	23°45'13"
C8	110.00'	153.48'	98.15'	144.31'	S70°40'02"E	78°35'50"
C9	110.00'	211.16'	157.00'	180.21'	S55°25'00"E	109°19'42"
C40	75.00'	117.81'	75.00'	106.07'	N45°38'00"W	90°00'00"
C41	140.00'	26.69'	13.39'	26.65'	S08°05'42"E	10°35'25"
C42	25.00'	39.53'	23.26'	35.94'	N33°44'27"E	90°35'43"
C43	95.00'	171.21'	8.59'	171.00'	N84°02'00"E	10°19'42"
C44	400.00'	30.73'	15.37'	30.72'	S87°02'57"W	4°24'05"
C45	400.00'	135.10'	68.20'	134.46'	S75°17'21"W	19°21'08"
C46	45.00'	88.95'	68.32'	75.16'	S08°59'10"W	11°19'14"
C47	45.00'	41.54'	22.38'	40.00'	S74°05'15"E	52°33'36"
C48	45.00'	57.53'	33.45'	53.69'	N42°50'24"E	73°15'07"
C49	25.00'	30.58'	17.53'	28.71'	S41°15'20"W	70°04'59"
C50	350.00'	3.99'	1.99'	3.99'	S76°37'24"W	0°39'10"
C51	350.00'	60.59'	30.37'	60.51'	S81°54'32"W	9°55'55"
C52	350.00'	15.26'	7.63'	15.26'	S88°07'03"W	2°02'55"
C53	145.00'	54.16'	27.40'	53.65'	N78°39'56"E	21°24'09"
C54	25.00'	25.11'	13.73'	24.06'	N83°16'03"W	57°32'12"
C55	25.00'	2.99'	1.50'	2.99'	N51°04'03"W	6°31'48"
C56	140.00'	86.65'	44.76'	85.22'	S62°22'01"E	35°27'44"
C57	140.00'	51.65'	26.12'	51.36'	N85°20'00"E	21°08'15"
C105	25.00'	39.27'	25.00'	35.36'	N45°38'00"W	90°00'00"



CAPPER ROAD

(100' PUBLICLY DEDICATED ROAD)

TRACT "A"  
(OPEN SPACE/LANDSCAPE)



LINE	DIRECTION	DISTANCE
L3	S59°17'53"W	22.23'
L4	S24°23'13"E	20.00'
L21	S00°40'13"E	52.49'
L22	S89°19'47"W	40.00'
L23	S00°00'13"E	45.00'
L24	N89°22'00"E	22.00'
L25	S00°28'34"E	10.00'
L26	N00°28'34"W	10.00'
L27	N54°05'35"W	27.69'
L28	S66°15'43"W	23.80'
L29	N12°51'30"W	5.63'
L30	N39°37'53"E	13.27'
L31	N74°43'05"E	10.87'
L32	N65°40'51"E	28.43'
L33	N75°49'52"E	32.88'
L42	N35°56'07"E	43.09'
L43	N84°55'32"W	50.25'
L44	S03°19'22"W	50.25'
L45	S61°20'57"W	12.57'
L46	S81°23'30"E	1.57'
L74	N88°45'15"W	9.03'
L75	N75°49'52"E	30.44'
L76	N78°50'21"E	41.40'

C106	100.00'	8.31'	4.16'	8.31'	S03°00'56"E	4°45'49"
C107	100.00'	8.31'	4.16'	8.31'	N03°00'55"W	4°45'49"
C108	380.00'	4.63'	2.32'	4.63'	S00°58'58"E	0°41'55"
C109	380.00'	38.44'	19.24'	38.44'	S04°14'05"E	4°42'46"
C110	25.00'	34.28'	20.46'	31.66'	N32°08'48"E	78°14'58"
C111	660.00'	24.04'	12.02'	24.04'	S70°24'40"W	2°05'14"
C112	80.00'	151.19'	110.68'	128.67'	S56°29'35"E	108°16'44"
C113	80.00'	2.40'	1.20'	2.40'	S01°29'35"E	1°43'12"
C114	125.00'	5.00'	2.50'	5.00'	N01°46'16"W	2°13'31"
C115	125.00'	69.30'	35.96'	68.41'	N18°48'27"W	31°45'48"
C116	125.00'	42.22'	21.34'	42.07'	N44°22'37"W	19°22'32"
C117	125.00'	79.76'	41.30'	78.43'	N22°20'58"W	36°34'07"
C142	25.00'	39.29'	25.02'	35.17'	S44°02'44"W	90°02'13"
C148	25.00'	39.27'	25.00'	35.36'	N45°38'00"W	90°00'00"
C149	25.00'	16.68'	8.66'	16.37'	N18°28'34"E	38°13'02"
C150	25.00'	24.58'	13.39'	23.60'	N85°45'07"E	56°20'00"
C151	25.00'	14.21'	7.30'	14.02'	S77°38'02"W	32°34'10"
C152	25.00'	21.87'	11.69'	21.18'	N86°24'25"E	50°06'55"
C153	25.00'	19.00'	9.99'	18.54'	S46°45'56"E	43°32'24"
C154	25.00'	21.40'	11.40'	20.75'	N49°30'47"W	49°02'07"
C155	25.00'	35.01'	18.82'	29.87'	S37°21'02"E	73°23'38"
C156	25.00'	61.44'	31.44'	61.61'	N01°59'28"E	22°29'31"
C157	155.00'	18.40'	9.21'	18.39'	N89°54'23"E	6°48'08"
C158	155.00'	62.36'	31.61'	61.94'	N74°58'45"E	23°03'08"
C159	155.00'	62.00'	31.43'	61.61'	N01°59'28"E	22°29'31"
C160	50.00'	14.57'	7.34'	14.59'	S48°52'39"W	16°41'52"
C161	50.00'	28.05'	14.40'	27.68'	S73°17'49"W	32°08'23"
C162	255.00'	28.34'	14.69'	28.33'	N86°02'39"E	6°35'36"
C163	25.00'	59.31'	31.77'	48.35'	N28°12'16"W	15°25'46"
C164	25.00'	22.44'	12.07'	21.74'	S12°24'33"W	61°33'08"
C165	25.00'	29.90'	17.03'	28.15'	S47°07'30"E	68°32'00"
C166	25.00'	42.40'	28.34'	37.50'	N32°48'17"W	97°10'26"
C167	25.00'	41.65'	27.91'	37.00'	N63°30'51"E	95°27'49"
C178	25.00'	6.40'	3.22'	6.38'	S05°31'34"E	14°39'51"

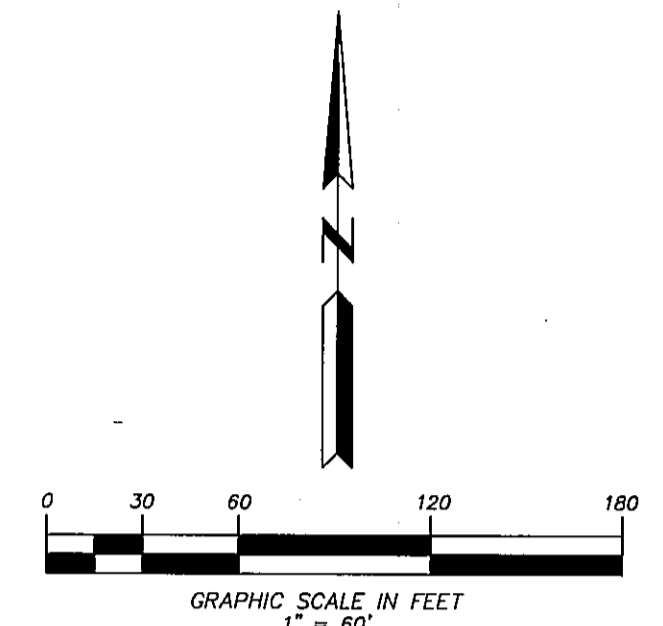
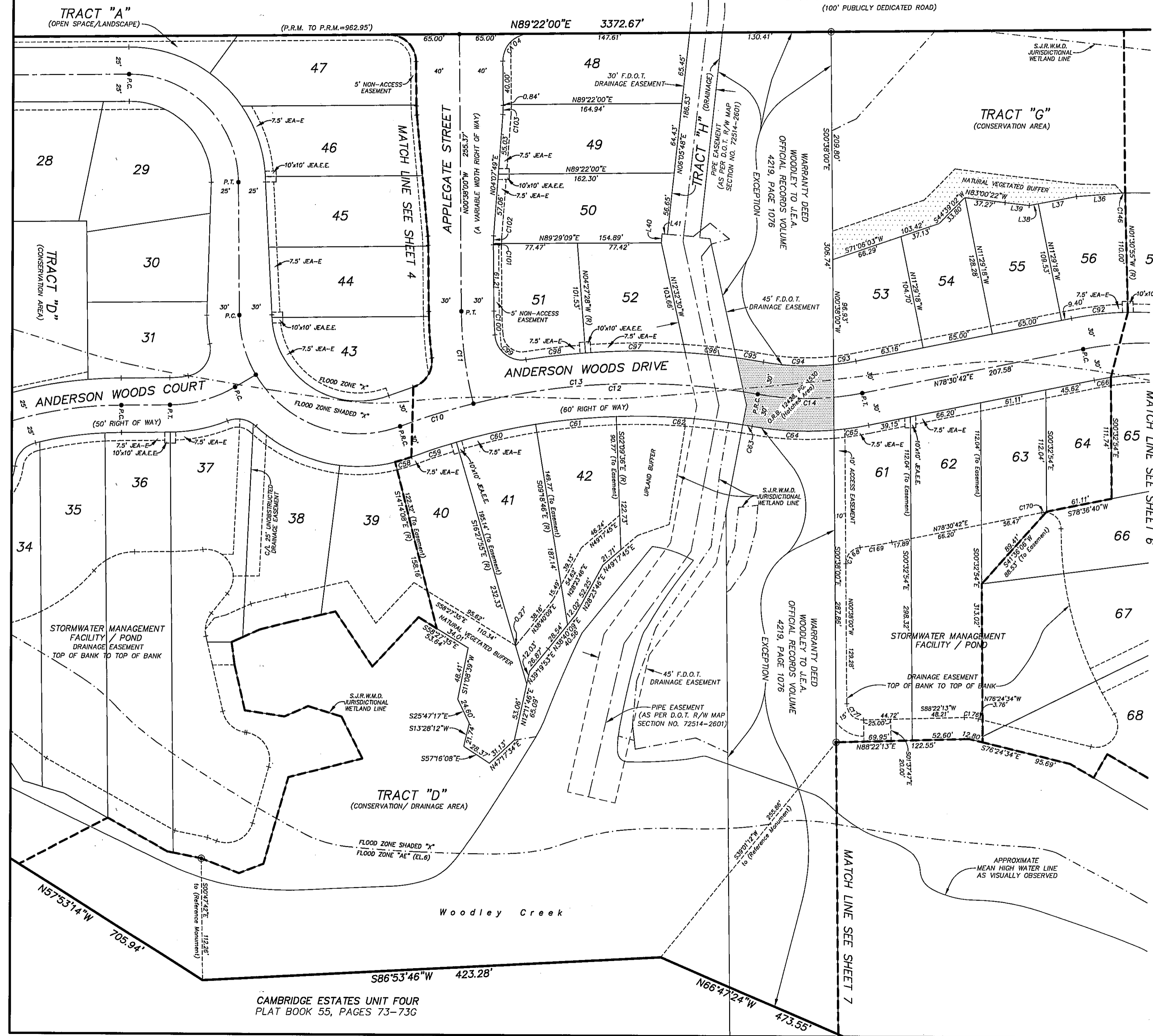
PREPARED BY:  
**RICHARD A. MILLER & ASSOCIATES**  
PROFESSIONAL LAND SURVEYORS  
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PSD NO. 2003-033  
CITY DEVELOPMENT NO. 4272.8

# CAMBRIDGE ESTATES UNIT FIVE

Being a Portion of Section 8, Township 1 South, Range 26 East,  
of the City of Jacksonville, Duval County, Florida.

PLAT BOOK **59** PAGE **16**  
SHEET 5 OF 7 SHEETS  
SEE SHEET 2 FOR NOTES



LINE	DIRECTION	DISTANCE
L36	S85°08'23"W	42.22'
L37	S79°07'01"W	35.82'
L38	S79°07'01"W	8.36'
L39	N81°39'14"W	22.37'
L40	N85°12'30"E	8.37'
L41	S87°27'13"E	5.01'

TABULATED CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	CHORD DISTANCE	CHORD BEARING	DELTA
C10	630.00'	70.75'	35.41'	70.71'	S72°35'05"W	6°28'03"
C11	350.00'	82.86'	41.83'	82.87'	S07°24'57"E	1°33'54"
C12	630.00'	264.52'	134.24'	262.58'	S87°49'49"W	2°43'28"
C13	630.00'	335.27'	171.71'	331.33'	S84°38'48"W	3°02'28"
C14	280.00'	96.87'	49.00'	96.81'	N89°11'07"E	21°20'49"
C15	140.00'	15.63'	7.82'	15.62'	N72°33'58"E	6°23'49"
C16	600.00'	43.64'	21.83'	43.63'	S71°27'04"W	4°01'01"
C17	600.00'	74.90'	37.50'	74.85'	S77°08'40"W	7°03'10"
C18	600.00'	74.90'	37.50'	74.85'	S84°15'49"W	7°09'10"
C19	600.00'	117.18'	59.77'	116.99'	N86°33'55"W	11°11'22"
C20	600.00'	8.69'	4.34'	8.69'	N80°33'21"W	0°49'46"
C21	280.00'	76.81'	38.12'	76.89'	S87°37'47"E	14°58'37"
C22	280.00'	32.24'	16.14'	32.22'	N81°41'48"E	6°22'12"
C23	300.00'	15.42'	7.71'	15.42'	S79°59'03"W	2°38'42"
C24	300.00'	52.22'	26.11'	52.15'	S33°29'44"W	9°58'23"
C25	230.00'	20.86'	10.44'	20.85'	N81°06'36"E	5°11'48"
C26	230.00'	64.83'	32.63'	64.62'	S88°12'59"E	16°09'02"
C27	660.00'	25.45'	12.72'	25.44'	N81°14'44"W	2°12'32"
C28	660.00'	47.36'	23.69'	47.35'	N84°24'22"W	4°38'42"
C29	660.00'	92.11'	46.13'	92.03'	S89°32'25"W	7°59'46"
C30	660.00'	55.15'	27.59'	55.13'	S83°08'54"W	4°47'14"
C31	75.00'	41.30'	20.65'	38.76'	S51°54'53"E	94°39'45"
C32	320.00'	22.02'	11.04'	22.07'	S23°36'44"E	3°57'07"
C33	100.00'	1.18'	0.59'	1.18'	S00°17'39"E	0°40'42"
C34	100.00'	7.13'	3.57'	7.13'	S02°05'16"W	4°05'07"
C35	100.00'	8.31'	4.16'	8.31'	N01°44'55"E	4°48'49"
C36	25.00'	39.22'	25.00'	35.35'	S44°22'00"W	90°00'00"
C37	410.00'	2.70'	1.35'	2.70'	S88°17'58"W	0°22'39"
C38	15.00'	21.83'	13.37'	19.96'	S41°04'06"W	83°24'11"
C39	400.00'	29.73'	14.87'	29.72'	N80°38'27"E	4°15'29"
C40	15.00'	3.98'	2.00'	3.97'	S80°12'05"W	15°12'48"
C41	90.00'	13.28'	6.68'	13.24'	N84°01'10"W	15°11'11"
C42	15.00'	23.82'	15.26'	21.40'	S46°07'54"E	90°52'42"

CAMBRIDGE ESTATES UNIT FOUR  
PLAT BOOK 55, PAGES 73-73C

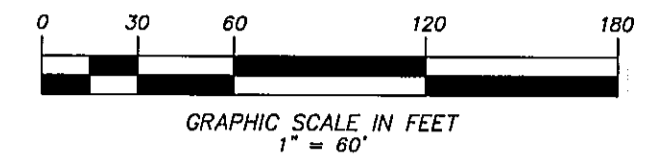
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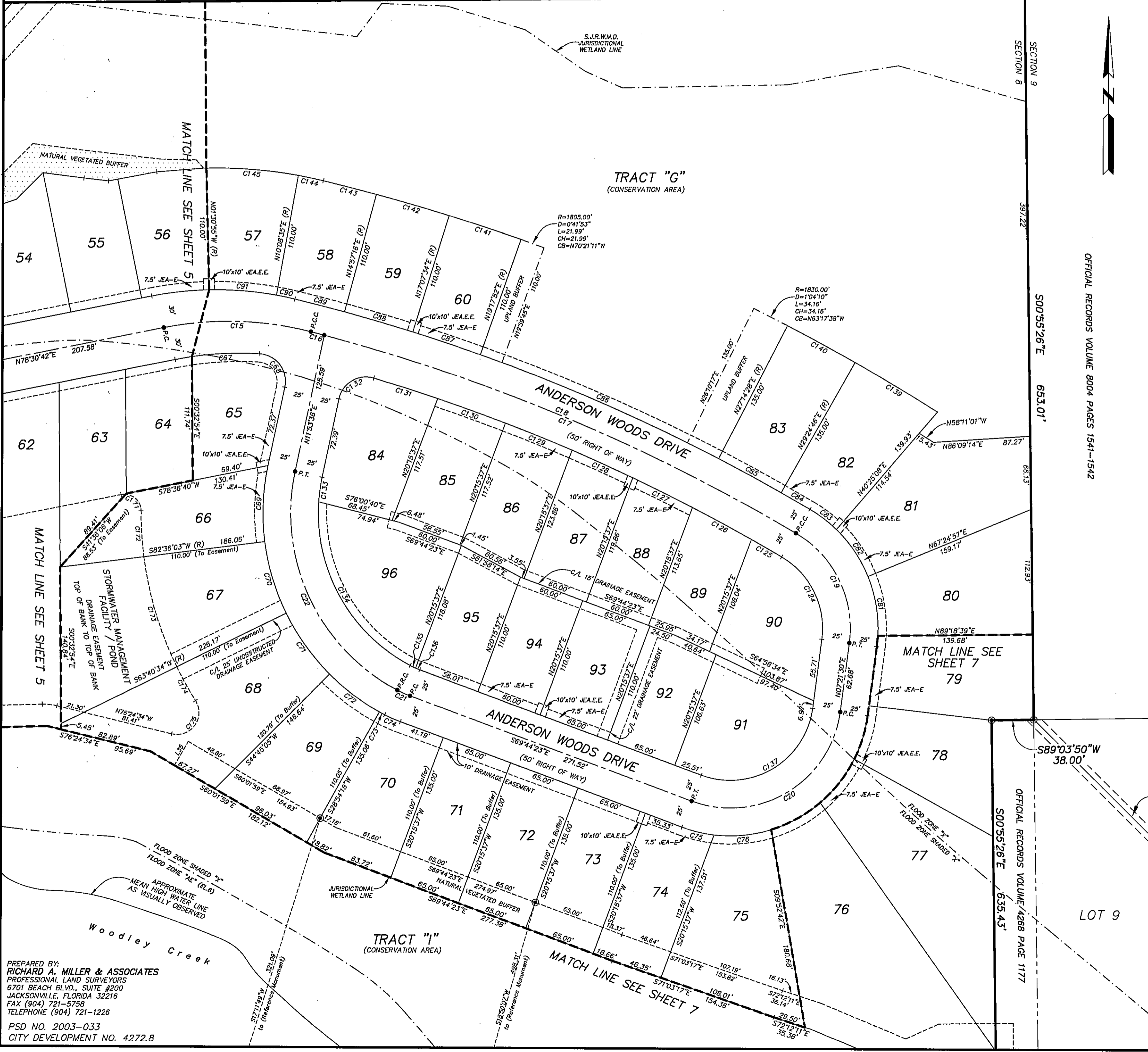
CAPPER ROAD  
(100' PUBLICLY DEDICATED ROAD)

PLAT BOOK **59** PAGE **17**  
SHEET 6 OF 7 SHEETS  
SEE SHEET 2 FOR NOTES



LINE	DIRECTION	DISTANCE
L35	N29°58'01"E	25.00'

TABULATED CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	CHORD DISTANCE	CHORD BEARING	DELTA
C15	300.00'	134.01'	68.14'	132.80'	N88°41'28"W	25°35'39"
C16	1670.00'	12.47'	6.24'	12.47'	N75°40'48"W	0°25'41"
C17	1670.00'	483.34'	233.17'	461.86'	N67°31'04"W	1°53'48"
C18	1670.00'	476.81'	239.63'	474.21'	N67°43'54"W	1°17'29"
C19	100.00'	118.81'	66.10'	110.26'	N26°06'20"W	66°25'40"
C20	100.00'	179.60'	125.50'	156.42'	N58°48'33"E	102°54'08"
C21	100.00'	12.99'	6.39'	12.99'	S88°08'09"E	7°12'28"
C22	180.00'	233.81'	136.62'	212.72'	S25°19'09"E	24°25'30"
C27	300.00'	61.01'	30.61'	60.90'	S87°16'57"W	11°39'05"
C28	25.00'	43.10'	29.16'	37.96'	N37°29'57"W	98°47'06"
C29	205.00'	69.03'	34.84'	68.70'	S02°14'49"W	197°17'33"
C70	205.00'	67.71'	34.17'	67.40'	S16°51'42"E	185°25'29"
C71	205.00'	67.71'	34.17'	67.40'	S35°47'10"E	185°25'29"
C72	205.00'	56.70'	28.53'	56.52'	S53°10'18"E	153°04'47"
C73	205.00'	5.14'	2.57'	5.14'	S81°48'48"E	126°11'2"
C74	125.00'	15.73'	7.87'	15.71'	S56°08'09"E	71°27'28"
C75	125.00'	29.95'	15.05'	29.86'	S76°36'15"E	134°34'3"
C76	125.00'	52.24'	26.91'	51.87'	N84°33'29"E	23°56'50"
C81	125.00'	54.67'	27.78'	54.24'	N09°41'00"W	25°03'32"
C82	125.00'	51.41'	26.08'	51.05'	N33°59'45"W	23°33'58"
C83	125.00'	30.09'	15.12'	30.01'	N92°40'22"W	134°22'5"
C84	1695.00'	30.11'	15.06'	30.11'	N60°04'42"W	170°10'4"
C85	1695.00'	64.26'	32.13'	64.24'	N61°40'23"W	21°10'18"
C86	1695.00'	234.98'	112.68'	234.79'	N66°43'50"W	2°56'35"
C87	1695.00'	64.26'	32.13'	64.24'	N71°11'21"W	21°10'18"
C88	1695.00'	64.26'	32.13'	64.24'	N73°57'35"W	21°10'18"
C89	1695.00'	46.35'	23.17'	46.34'	N75°49'44"W	13°40'0"
C90	300.00'	16.99'	8.50'	16.99'	N78°14'04"W	374°41"
C91	300.00'	61.04'	30.63'	60.94'	N85°41'10"W	113°30'0"
C124	75.00'	87.61'	49.57'	82.71'	N26°06'20"W	66°55'40"
C125	1645.00'	31.65'	15.83'	31.65'	N60°07'14"W	106°08'
C126	1645.00'	60.59'	30.30'	60.59'	N61°43'37"W	2°06'38"
C127	1645.00'	60.39'	30.17'	60.32'	N63°09'58"W	2°06'04"
C128	1645.00'	60.14'	30.07'	60.13'	N65°55'51"W	2°05'40"
C129	1645.00'	65.03'	32.52'	65.03'	N68°06'38"W	2°15'54"
C130	1645.00'	65.01'	32.51'	65.00'	N70°22'31"W	2°15'51"
C131	1645.00'	60.45'	30.23'	60.44'	N72°33'36"W	2°06'18"
C132	25.00'	41.23'	22.04'	36.71'	S99°09'25"W	94°22'59"
C133	155.00'	22.36'	11.20'	22.34'	S07°45'37"W	87°55'8"
C134	155.00'	178.98'	100.96'	169.20'	S29°27'08"E	66°09'32"
C135	75.00'	5.45'	2.72'	5.45'	S64°38'44"E	4°09'40"
C136	25.00'	3.99'	1.99'	3.99'	S68°12'59"E	3°02'46"
C137	75.00'	134.70'	94.12'	117.31'	N58°48'33"E	102°54'08"
C139	1830.00'	86.58'	43.30'	86.58'	N59°13'55"W	2°42'39"
C140	1830.00'	69.36'	34.69'	69.36'	N61°40'23"W	21°10'18"
C141	1830.00'	68.42'	34.21'	68.41'	N71°11'21"W	21°10'18"
C142	1805.00'	68.42'	34.21'	68.41'	N73°57'35"W	21°10'18"
C143	1805.00'	49.35'	24.68'	49.35'	N75°49'44"W	13°40'0"
C144	410.00'	23.22'	11.61'	23.22'	N78°14'04"W	374°41"
C145	410.00'	83.43'	41.86'	83.28'	N85°41'10"W	113°30'0"
C171	15.00'	22.63'	14.09'	20.54'	N43°03'43"W	86°25'58"
C172	315.00'	41.51'	20.79'	41.48'	S03°37'26"E	7°33'03"
C173	315.00'	104.04'	52.50'	103.57'	S16°51'42"E	185°25'29"
C174	315.00'	36.87'	18.46'	36.85'	S29°40'38"E	184°24'4"
C175	20.00'	47.66'	49.80'	37.12'	N35°28'19"E	136°14'15"



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LOT 1  
 WOODLEY ACRES REPLAT  
 PLAT BOOK 33, PAGE 66

LOT 2  
 WOODLEY ACRES  
 PLAT BOOK 32, PAGE 86

LOT 3

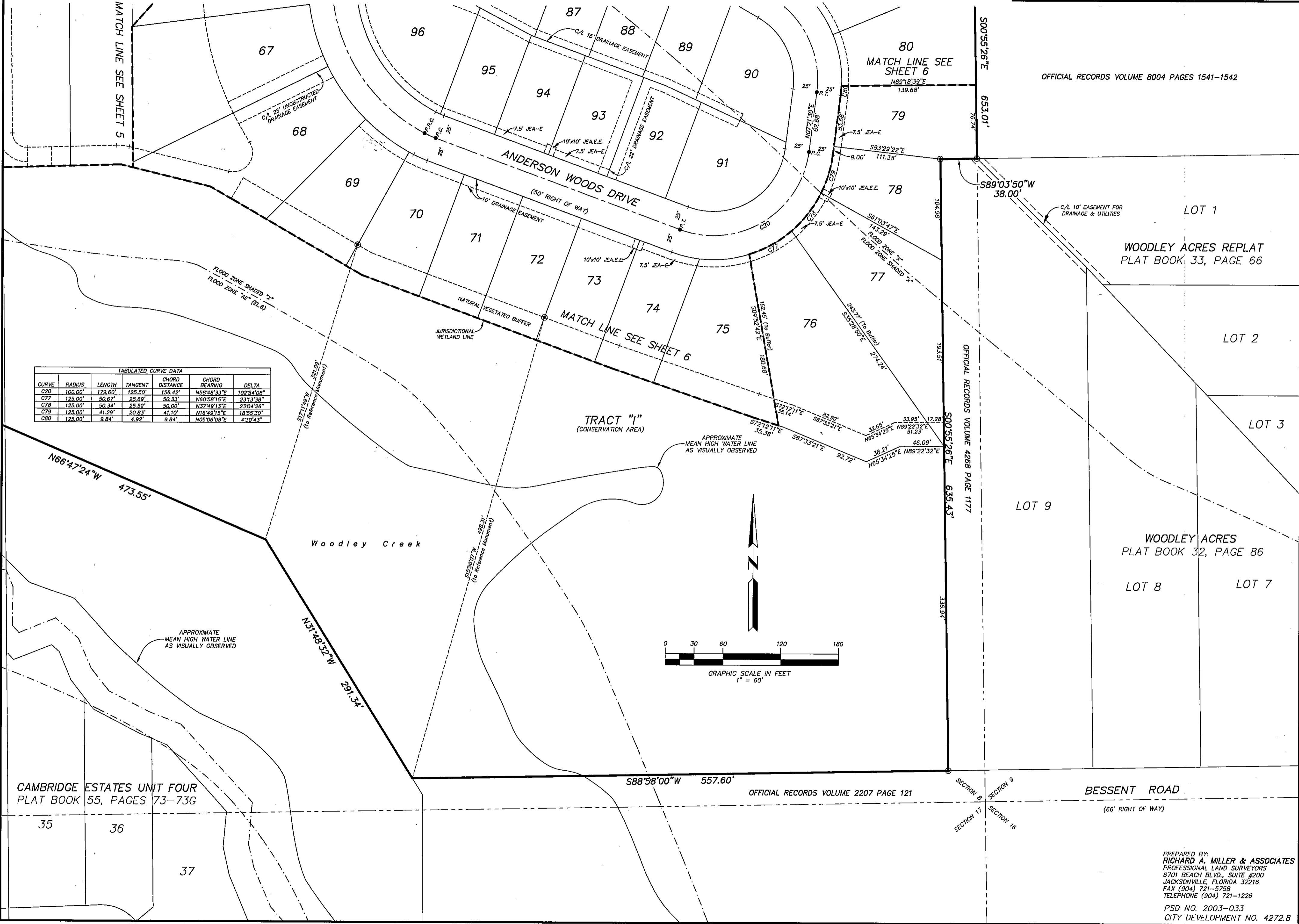
LOT 8

LOT 9

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PLAT BOOK **59** PAGE **18**  
SHEET 7 OF 7 SHEETS  
SEE SHEET 2 FOR NOTES



TABULATED CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	CHORD DISTANCE	CHORD BEARING	DELTA
C20	100.00'	179.60'	125.50'	156.42'	N58°49'33"E	102°54'08"
C77	125.00'	50.67'	25.69'	50.33'	N60°58'15"E	233°3'38"
C78	125.00'	50.34'	25.52'	50.00'	N37°49'13"E	233°4'26"
C79	125.00'	41.29'	20.83'	41.10'	N16°42'15"E	183°55'30"
C80	125.00'	9.84'	4.92'	9.84'	N05°08'09"E	4°30'43"

OFFICIAL RECORDS VOLUME 8004 PAGES 1541-1542

WOODLEY ACRES REPLAT  
PLAT BOOK 33, PAGE 66

LOT 2

LOT 3

LOT 9

WOODLEY ACRES  
PLAT BOOK 32, PAGE 86

LOT 8

LOT 7

CAMBRIDGE ESTATES UNIT FOUR  
PLAT BOOK 55, PAGES 73-73G

OFFICIAL RECORDS VOLUME 2207 PAGE 121

BESSEST ROAD  
(66' RIGHT OF WAY)

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