

# CAMERON POINTE PHASE 1

A REPLAT THE EAST 1/2 OF TRACTS 7 AND 8, BLOCK 2, JACKSONVILLE HEIGHTS IMPROVEMENT CO., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 93, PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PLAT BOOK **73** PAGE **150**  
SHEET 1 OF 4 SHEETS  
SEE SHEET 2 FOR GENERAL NOTES

Approved 5/14/2019  
Date  
[Signature]  
City Engineer  
for Director of Public Works  
Approved 5/14/2019  
Date  
[Signature]  
for General Counsel

**CAPTION**  
THE EAST 1/2 OF TRACTS 7 AND 8, BLOCK 2, JACKSONVILLE HEIGHTS IMPROVEMENT CO., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 93, PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

**ADOPTION AND DEDICATION**  
THIS IS TO CERTIFY THAT RICHMOND AMERICAN HOMES OF FLORIDA, LP, A COLORADO LIMITED PARTNERSHIP ("OWNER"), IS THE FEE SIMPLE OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS CAMERON POINTE PHASE 1, HAVING CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED. THIS PLAT BEING MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF THOSE LANDS.

THE UNOBSTRUCTED EASEMENTS FOR DRAINAGE AND ACCESS AND THE RIGHT OF WAY OF THATCHER LANE AS SHOWN HEREON IS HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS.

TRACTS "C" AND "D" (20 FOOT LANDSCAPE BUFFER) IS HEREBY DEDICATED TO THE CAMERON POINTE HOMEOWNERS ASSOCIATION, INC., AND ALL MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID BUFFER IS THE RESPONSIBILITY OF SAID HOME OWNERS ASSOCIATION.

TRACT "E" (OPEN SPACE/CONSERVATION) IS HEREBY DEDICATED TO THE CAMERON POINTE HOMEOWNERS ASSOCIATION, INC. THE 30 FOOT DRAINAGE EASEMENT WITHIN TRACT "E" IS HEREBY DEDICATED TO THE CITY OF JACKSONVILLE, A FLORIDA MUNICIPAL CORPORATION, ITS SUCCESSORS AND ASSIGNS. ALL MAINTENANCE RESPONSIBILITIES AND OTHER MATTERS PERTAINING TO SAID 30 FOOT DRAINAGE EASEMENT SHALL BE THE RESPONSIBILITY OF THE CAMERON POINTE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS.

(1) THE DRAINAGE EASEMENTS HEREBY DEDICATED SHALL PERMIT THE CITY TO DISCHARGE INTO SAID STORMWATER MANAGEMENT FACILITIES WHICH THESE EASEMENTS TRAVERSE, ALL WATER WHICH MAY FALL ON OR COME UPON THE RIGHTS OF WAY DEDICATED ON THIS PLAT, TOGETHER WITH ALL SUBSTANCES OR MATTER WHICH MAY FLOW OR PASS FROM SAID RIGHTS OF WAY, FROM ADJACENT LAND OR FROM ANY OTHER SOURCE OF PUBLIC WATERS INTO OR THROUGH SAID STORMWATER MANAGEMENT FACILITIES, WITHOUT ANY LIABILITY WHATSOEVER ON THE PART OF THE CITY FOR ANY DAMAGE, INJURIES OR LOSS TO PERSONS OR PROPERTY RESULTING FROM THE ACCEPTANCE OR USE OF THESE DRAINAGE EASEMENTS BY THE CITY.

(2) TRACT "B" THE STORMWATER MANAGEMENT FACILITY IS HEREBY DEDICATED TO CAMERON POINTE HOMEOWNER'S ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND ALL MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID STORMWATER MANAGEMENT FACILITIES ARE THE RESPONSIBILITY OF CAMERON POINTE HOMEOWNERS ASSOCIATION, INC. THE CITY BY ACCEPTANCE OF THIS PLAT ASSUMES NO RESPONSIBILITY WHATSOEVER FOR SAID STORMWATER MANAGEMENT FACILITY.

UPON FAILURE OF THE HOME OWNERS ASSOCIATION; THE OBLIGATION OF MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID LAKES/STORMWATER MANAGEMENT FACILITIES AS WELL AS TRACTS AND PARCELS FOR ANY USE, THE OBLIGATION WOULD THEN FALL EQUALLY ON THE LOT OWNERS AS SHOWN HEREON SAID PLAT.

(3) THE CITY SHALL NOT BE LIABLE NOR RESPONSIBLE FOR THE CREATION, OPERATION, FAILURE OR DESTRUCTION OF WATER LEVEL CONTROL EQUIPMENT WHICH MAY BE CONSTRUCTED OR INSTALLED BY THE OWNER OR ANY OTHER PERSON WITHIN THE AREA OF THE LANDS HEREBY PLATTED, OR OF THE STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT, BUT SHALL HAVE THE RIGHT TO MAINTAIN THE WATER LEVEL IN ACCORDANCE WITH ANY STATE AND LOCAL PERMITS, INCLUDING THE REPAIR, REMOVAL OR REPLACEMENT OF THE STORMWATER MANAGEMENT FACILITIES AND THE CONTROL STRUCTURES TO EFFECT ADEQUATE DRAINAGE FOR THE RIGHTS OF WAYS DEDICATED HEREON. OWNER, ITS SUCCESSORS AND ASSIGNS OF THE LANDS DESCRIBED AND CAPTIONED HEREON, SHALL FOREVER RELEASE, DISCHARGE, INDEMNIFY THE CITY AND SAVE IT HARMLESS FROM SUITS, ACTION, DAMAGES, LIABILITY AND EXPENSE IN CONNECTION WITH LOSS OF LIFE, BODILY OR PERSONAL INJURY OR PROPERTY DAMAGE OR ANY OTHER DAMAGE ARISING FROM OR OUT OF ANY OCCURRENCE IN, UPON, AT OR FROM THE STORMWATER MANAGEMENT FACILITIES DESCRIBED ABOVE, OR ANY PART THEREOF, OCCASIONED WHOLLY OR IN PART BY ANY ACT OR OMISSION OF ITS AGENT, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES OR CONCESSIONAIRES WITHIN CAMERON POINTE PHASE 1.

OWNER'S SUCCESSORS AND ASSIGNS SHALL BE SUBJECT TO THIS RELEASE AND INDEMNIFICATION AND THE COVENANTS HEREIN SHALL RUN WITH THE LAND DESCRIBED AND CAPTIONED HEREON.

THOSE EASEMENTS DESIGNATED AS "JEA-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 (A) IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM, AND (B) FOR METERS ASSOCIATED WITH WATER AND/OR SEWERS UTILITIES; PROVIDED HOWEVER, THAT NO PARALLEL UTILITIES MAY BE INSTALLED WITHIN SAID EASEMENTS.

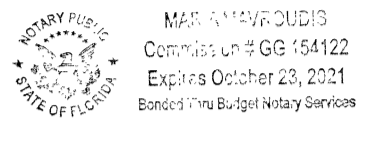
IN WITNESS WHEREOF, OWNERS HAVE EXECUTED THIS PLAT, THIS DAY OF April 28, 2019.

RICHMOND AMERICAN HOMES OF FLORIDA, LP, A COLORADO LIMITED PARTNERSHIP  
WITNESS: [Signature]  
PRINT NAME: CHRIS L. HART  
WITNESS: [Signature]  
PRINT NAME: MARIA MAVROUDIS  
MICHAEL CARLO, DIVISION PRESIDENT

RICHMOND AMERICAN HOMES OF FLORIDA, LP, A COLORADO LIMITED PARTNERSHIP THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28 DAY OF April, 2019, BY MICHAEL CARLO, DIVISION PRESIDENT OF RICHMOND AMERICAN HOMES OF FLORIDA, LP, A COLORADO LIMITED PARTNERSHIP, UNDER THE LAWS OF THE STATE OF FLORIDA, ON BEHALF OF THE COMPANY. HE IS PERSONALLY KNOWN TO ME AND DID NOT TAKE AN OATH.

[Signature]  
NOTARY PUBLIC  
STATE OF FLORIDA AT LARGE  
PRINT NAME: MARIA MAVROUDIS

MY COMMISSION EXPIRES: 10/23/21  
SERIAL NUMBER: GG154122



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, OF THE ORDINANCE CODE.

BY: [Signature]  
JOHN PAPPAS, P.E.  
DIRECTOR OF PUBLIC WORKS

5/14/19  
DATE

CLERK'S CERTIFICATE  
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY OF JACKSONVILLE, FLORIDA, AND SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN PLAT BOOK 73 PAGES 150-153 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ON THIS 14 DAY OF MAY, 2019.

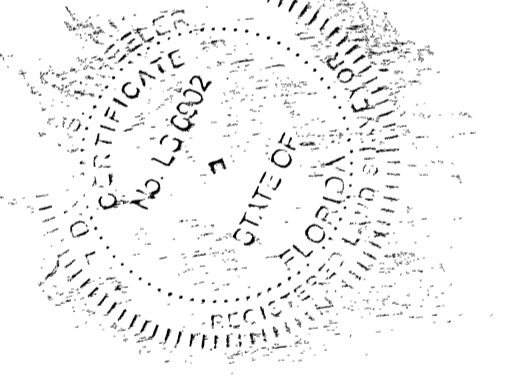
[Signature]  
RONNIE FUSSELL  
CLERK OF CIRCUIT COURT

[Signature]



PLAT CONFORMITY REVIEW  
THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 127, FLORIDA STATUTES, THIS 14 DAY OF MAY, 2019.

[Signature]  
DANNY S. WHEELER, P.L.S.  
PROFESSIONAL LAND SURVEYOR NUMBER 6902



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 REQUIREMENTS OF FLORIDA CHAPTER 177, THAT THE PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AND PERMANENT CONTROL POINTS WILL BE PLACED ACCORDING TO THE LAWS OF THE STATE OF FLORIDA AND THE CURRENT REGULATIONS OF THE CITY OF JACKSONVILLE.  
SIGNED THIS 17 DAY OF APRIL, 2019.

[Signature]  
BOB L. PITTMAN  
REGISTERED LAND SURVEYOR NUMBER 4827

PREPARED BY  
ARC SURVEYING AND MAPPING  
5202 SAN JUAN AVENUE  
JACKSONVILLE, FLORIDA 32210  
904-384-8377  
LICENSED BUSINESS NO. 6487



# CAMERON POINTE PHASE 1

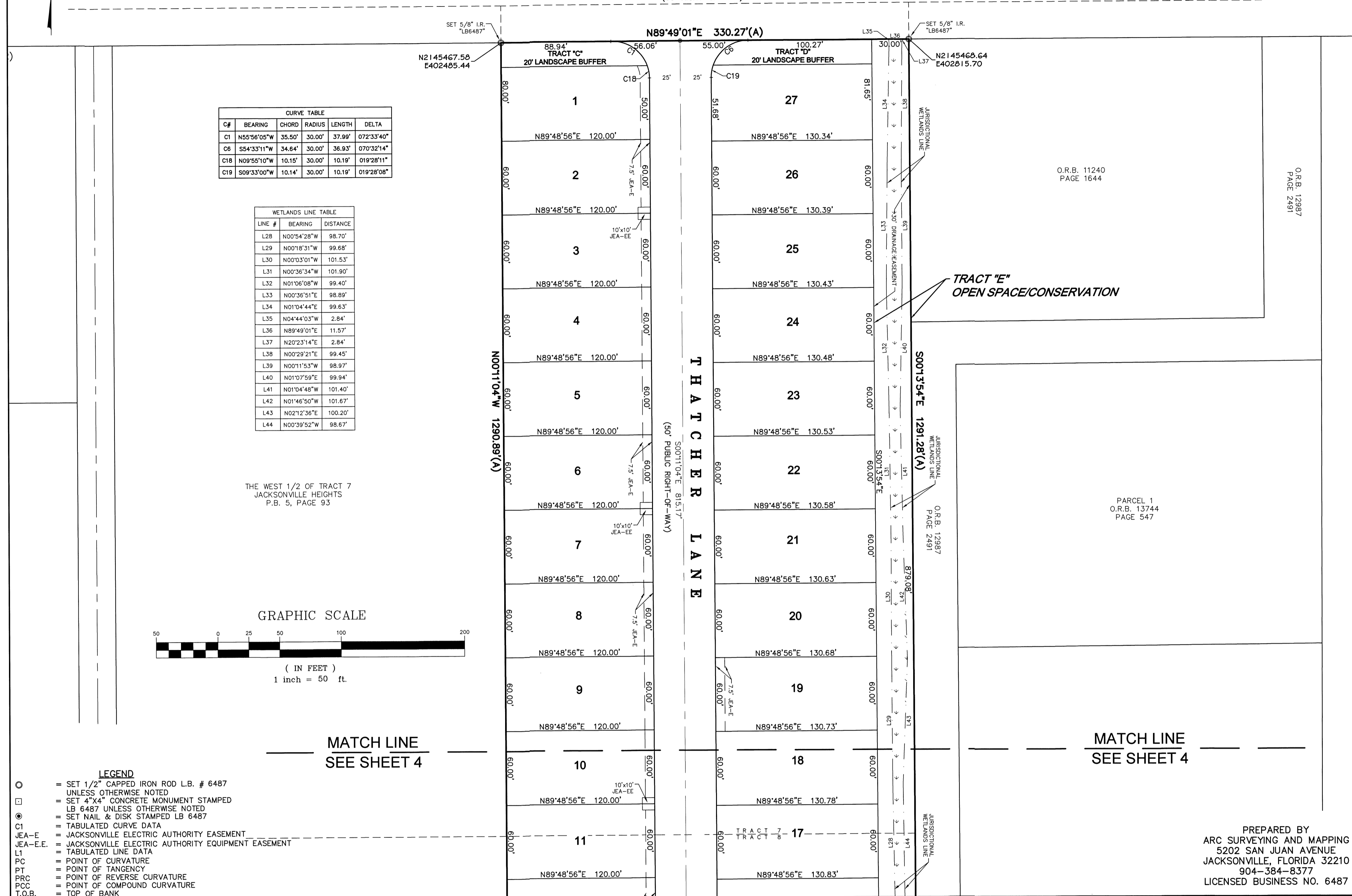
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PLAT BOOK **73** PAGE **152**  
SHEET 3 OF 4 SHEETS

SEE SHEET 2 FOR GENERAL NOTES

## SANDLER ROAD

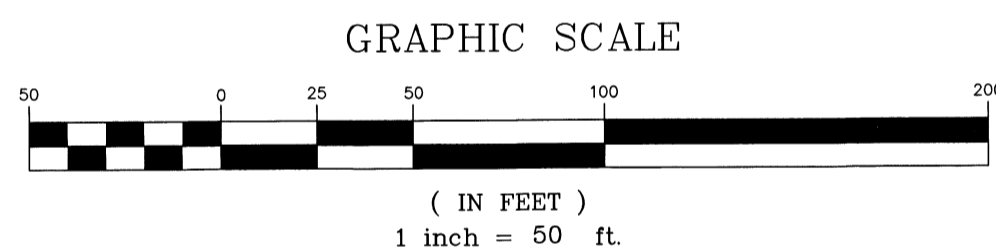
(60' RIGHT-OF-WAY)



C#	BEARING	CHORD	RADIUS	LENGTH	DELTA
C1	N55°56'05"W	35.50'	30.00'	37.99'	072°33'40"
C6	S54°33'11"W	34.84'	30.00'	36.93'	070°32'14"
C18	N09°55'10"W	10.15'	30.00'	10.19'	019°28'11"
C19	S09°33'00"W	10.14'	30.00'	10.19'	019°28'08"

LINE #	BEARING	DISTANCE
L28	N50°54'28"W	98.70'
L29	N00°18'31"W	99.68'
L30	N00°33'01"W	101.53'
L31	N00°36'34"W	101.90'
L32	N01°06'08"W	99.40'
L33	N00°39'51"E	98.99'
L34	N01°04'44"E	99.63'
L35	N04°44'03"E	2.84'
L36	N89°49'01"E	11.57'
L37	N20°23'14"E	2.84'
L38	N00°29'21"E	99.45'
L39	N00°11'53"W	98.97'
L40	N01°07'59"E	99.94'
L41	N01°04'48"W	101.40'
L42	N01°46'50"W	101.67'
L43	N02°12'36"E	100.20'
L44	N00°39'52"W	98.67'

THE WEST 1/2 OF TRACT 7  
JACKSONVILLE HEIGHTS  
P.B. 5, PAGE 93



- LEGEND**
- = SET 1/2" CAPPED IRON ROD L.B. # 6487 UNLESS OTHERWISE NOTED
  - = SET 4"x4" CONCRETE MONUMENT STAMPED LB 6487 UNLESS OTHERWISE NOTED
  - ⊙ = SET NAIL & DISK STAMPED LB 6487
  - C1 = TABULATED CURVE DATA
  - JEA-E = JACKSONVILLE ELECTRIC AUTHORITY EASEMENT
  - JEA-E-E = JACKSONVILLE ELECTRIC AUTHORITY EQUIPMENT EASEMENT
  - L1 = TABULATED LINE DATA
  - PC = POINT OF CURVATURE
  - PT = POINT OF TANGENCY
  - PRC = POINT OF REVERSE CURVATURE
  - PCC = POINT OF COMPOUND CURVATURE
  - T.O.B. = TOP OF BANK

O.R.B. 11240  
PAGE 1644

O.R.B. 12887  
PAGE 2491

PARCEL 1  
O.R.B. 13744  
PAGE 547

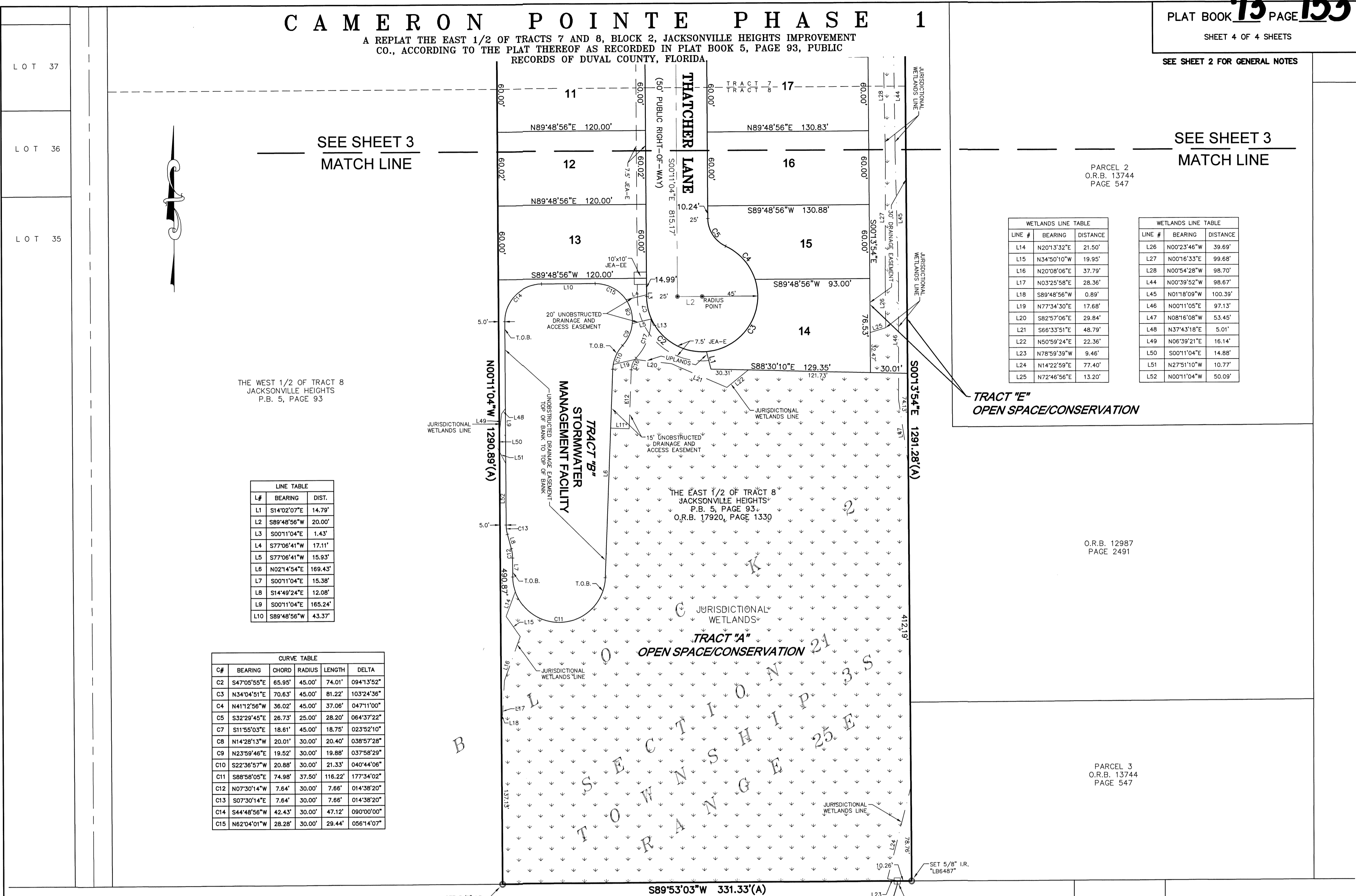
PREPARED BY  
ARC SURVEYING AND MAPPING  
5202 SAN JUAN AVENUE  
JACKSONVILLE, FLORIDA 32210  
904-384-8377  
LICENSED BUSINESS NO. 6487

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PLAT BOOK 73 PAGE 153  
SHEET 4 OF 4 SHEETS

SEE SHEET 2 FOR GENERAL NOTES



SEE SHEET 3 MATCH LINE

PARCEL 2  
O.R.B. 13744  
PAGE 547

LINE #	BEARING	DISTANCE
L14	N20°13'32"E	21.50'
L15	N34°50'10"W	19.95'
L16	N20°08'06"E	37.79'
L17	N03°25'58"E	28.36'
L18	S89°48'56"W	0.89'
L19	N77°34'30"E	17.68'
L20	S80°37'06"E	28.84'
L21	S66°33'51"E	48.79'
L22	N50°59'24"E	22.36'
L23	N78°59'39"W	9.46'
L24	N14°22'59"E	77.40'
L25	N72°48'56"E	13.20'

LINE #	BEARING	DISTANCE
L26	N00°23'46"W	39.69'
L27	N00°16'33"E	99.68'
L28	N00°42'28"W	98.70'
L44	N00°39'52"W	98.67'
L45	N01°18'09"W	100.39'
L46	N00°11'05"E	97.13'
L47	N08°16'08"W	53.45'
L48	N37°43'18"E	5.01'
L49	N06°39'21"E	16.14'
L50	S00°11'04"E	14.88'
L51	N27°51'10"W	10.77'
L52	N00°11'04"W	50.09'

TRACT "E"  
OPEN SPACE/CONSERVATION

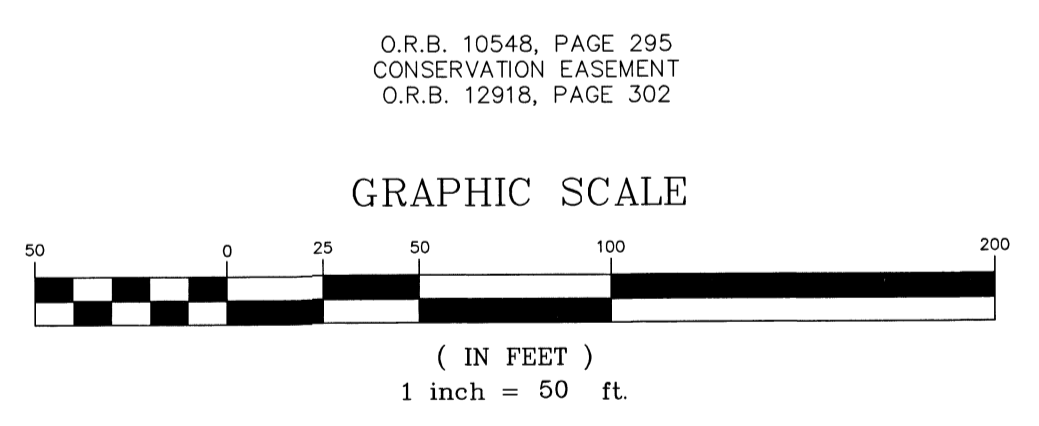
O.R.B. 12987  
PAGE 2491

PARCEL 3  
O.R.B. 13744  
PAGE 547

L#	BEARING	DIST.
L1	S14°02'07"E	14.79'
L2	S89°48'56"W	20.00'
L3	S00°11'04"E	1.43'
L4	S77°06'41"W	17.11'
L5	S77°06'41"W	15.93'
L6	N02°14'54"E	169.43'
L7	S00°11'04"E	15.38'
L8	S14°49'24"E	12.08'
L9	S00°11'04"E	165.24'
L10	S89°48'56"W	43.37'

C#	BEARING	CHORD	RADIUS	LENGTH	DELTA
C2	S47°05'55"E	65.95'	45.00'	74.01'	094°13'52"
C3	N34°04'51"E	70.63'	45.00'	81.22'	103°24'36"
C4	N41°12'56"W	36.02'	45.00'	37.06'	047°11'00"
C5	S32°29'45"E	26.73'	25.00'	28.20'	064°37'22"
C7	S11°50'03"E	18.61'	45.00'	18.75'	023°52'10"
C8	N14°28'13"W	20.01'	30.00'	20.40'	038°57'28"
C9	N23°59'46"E	19.52'	30.00'	19.88'	037°58'29"
C10	S22°36'57"W	20.88'	30.00'	21.33'	040°44'06"
C11	S88°58'05"E	74.98'	37.50'	116.22'	177°34'02"
C12	N07°30'14"W	7.64'	30.00'	7.66'	014°38'20"
C13	S07°30'14"E	7.64'	30.00'	7.66'	014°38'20"
C14	S44°48'56"W	42.43'	30.00'	47.12'	090°00'00"
C15	N62°04'01"W	28.28'	30.00'	29.44'	056°14'07"

- LEGEND**
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  - T.O.B. = TOP OF BANK



WHISPER GLEN  
P.B. 56, PAGE 39

LOT 27      LOT 26      LOT 25

PREPARED BY  
ARC SURVEYING AND MAPPING  
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