

Cape Forest Trail ~ Unit One

BEING A REPLAT OF PART OF TRACT "G" THE CAPE ~ UNIT TWO, AS SHOWN IN PLAT BOOK 34, PAGE 37,
AND A PART OF SECTION 47, TOWNSHIP 1 NORTH, RANGE 27 EAST.

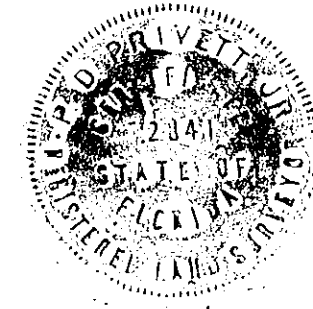
Jacksonville, Duval County, Florida

CAPTION

A PORTION OF TRACT "G" AS SHOWN ON MAP OF THE CAPE UNIT TWO AS RECORDED IN PLAT BOOK 34, PAGE 37 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; TOGETHER WITH A PORTION OF LOT 4, HARRISON STARRETT ESTATE IN THE MOSES HARROLD GRANT, SECTION 47, TOWNSHIP 1 NORTH, RANGE 27 EAST, SAID COUNTY, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE MOST NORTHERLY CORNER OF SAID TRACT "G" AND RUN IN A SOUTH-WESTERLY DIRECTION ALONG THE ARC OF A CURVE IN THE SOUTHEASTERLY RIGHT OF WAY LINE OF CAPE DRIVE EAST (A 60-FOOT RIGHT OF WAY AS NOW ESTABLISHED), SAID CURVE BEING CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 470.0 FEET, A CHORD DISTANCE OF 372.96 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 27° 17' 07" WEST; RUN THENCE SOUTH 3° 48' 40" WEST ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID CAPE DRIVE EAST, A DISTANCE OF 131.63 FEET TO A POINT OF CURVATURE; RUN THENCE IN A SOUTHERLY DIRECTION ALONG THE ARC OF A CURVE IN SAID EASTERLY RIGHT OF WAY LINE, SAID CURVE BEING CONCAVE TO THE EAST AND HAVING A RADIUS OF 970.0 FEET, A CHORD DISTANCE OF 338.18 FEET TO A POINT AT THE NORTHWESTERLY CORNER OF LANDS DESCRIBED IN DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN VOLUME 5416, PAGE 1085 FOR THE POINT OF BEGINNING, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 6° 13' 41" EAST. FROM THE POINT OF BEGINNING THUS DESCRIBED RUN NORTH 71° 57' 39" EAST ALONG THE NORTHERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 200.12 FEET TO THE NORTHEASTERLY CORNER THEREOF; RUN THENCE IN A NORTHERLY DIRECTION ALONG THE ARC OF A CURVE IN THE EASTERLY LINE OF SAID TRACT "G", SAID CURVE BEING CONCAVE TO THE EAST AND HAVING A RADIUS OF 770.0 FEET, A CHORD DISTANCE OF 262.36 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THE BEARING OF THE AFOREMENTIONED CHORD BEING NORTH 5° 59' 52" WEST; RUN THENCE NORTH 3° 48' 40" EAST ALONG LAST MENTIONED EAST-ERLY LINE, A DISTANCE OF 4.94 FEET (5.20 FEET BY PLAT OF SAID THE CAPE UNIT TWO) TO A POINT ON THE NORTHERLY LINE (AS FOUND MONUMENTED BY OTHERS) OF LANDS DESCRIBED IN DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN VOLUME 2638, PAGE 274; RUN THENCE SOUTH 89° 19' 14" EAST (SOUTH 89° 30' EAST BY SAID DEED) ALONG LAST MENTIONED NORTHERLY LINE, A DISTANCE OF 265.82 FEET TO A POINT; RUN THENCE SOUTH 5° 42' 39" WEST ALONG THE WESTERLY LINE OF LANDS DESCRIBED IN DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN VOLUME 5416, PAGE 1087, A DISTANCE OF 234.87 FEET (235.97 FEET BY SAID DEED) TO THE SOUTHWESTERLY CORNER THEREOF; RUN THENCE IN AN EASTERLY DIRECTION ALONG THE ARC OF A CURVE IN THE SOUTHERLY LINE OF LAST MENTIONED LANDS, SAID CURVE BEING CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 553.12 FEET, A CHORD DISTANCE OF 20.0 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 85° 19' 30" EAST; RUN THENCE SOUTH 84° 17' 21" EAST CONTINUING ALONG LAST MENTIONED SOUTHERLY LINE, A DISTANCE OF 90.0 FEET TO THE SOUTHEASTERLY CORNER THEREOF; RUN THENCE NORTH 5° 42' 39" EAST ALONG THE EAST-ERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 244.20 FEET (245.64 FEET BY SAID DEED) TO A POINT ON THE NORTHERLY LINE (AS FOUND MONUMENTED BY OTHERS) OF SAID LANDS DESCRIBED IN THE OFFICIAL RECORDS OF SAID COUNTY IN VOLUME 2638, PAGE 274; RUN THENCE SOUTH 89° 19' 14" EAST ALONG LAST MENTIONED NORTHERLY LINE, A DISTANCE OF 465.0 FEET TO A POINT; RUN THENCE SOUTH 42° 40' 17" WEST, A DISTANCE OF 373.37 FEET TO A POINT; RUN THENCE SOUTH 27° 43' 33" WEST, A DISTANCE OF 60.0 FEET TO A POINT; RUN THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 123.31 FEET, A CHORD DISTANCE OF 135.64 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 28° 54' 25" EAST; RUN THENCE SOUTH 4° 27' 39" WEST, A DISTANCE OF 155.0 FEET TO A POINT; RUN THENCE SOUTH 84° 47' 27" WEST, A DISTANCE OF 378.32 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID TRACT "G"; RUN THENCE IN A NORTH-WESTERLY DIRECTION ALONG THE ARC OF A CURVE IN LAST MENTIONED NORTHEASTERLY LINE, SAID CURVE BEING CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1,230.0 FEET, A CHORD DISTANCE OF 149.08 FEET TO THE POINT OF REVERSE CURVE, THE BEARING OF THE AFOREMENTIONED CHORD BEING NORTH 33° 40' 51" WEST; THENCE CONTINUE IN A NORTHWESTERLY DIRECTION ALONG THE ARC OF A SECOND CURVE IN THE NORTHEASTERLY LINE OF SAID TRACT "G", SAID CURVE BEING CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 770.0 FEET, A CHORD DISTANCE OF 226.07 FEET TO THE SOUTH-EASTERLY CORNER OF SAID LANDS DESCRIBED IN DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN VOLUME 5416, PAGE 1085, THE BEARING OF THE AFOREMENTIONED CHORD BEING NORTH 28° 42' 50" WEST; RUN THENCE SOUTH 71° 57' 39" WEST ALONG THE SOUTHERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 200.12 FEET TO THE SOUTHWESTERLY CORNER THEREOF; RUN THENCE IN A NORTHERLY DIRECTION ALONG THE ARC OF A CURVE IN THE EASTERLY RIGHT OF WAY LINE OF SAID CAPE DRIVE EAST, SAID CURVE BEING CONCAVE TO THE EAST AND HAVING A RADIUS OF 970.0 FEET, A CHORD DISTANCE OF 60.0 FEET TO THE POINT OF BEGINNING, THE BEARING OF THE AFOREMENTIONED CHORD BEING NORTH 18° 02' 21" WEST.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LANDS SURVEYED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER NO. 177 OF THE LAWS OF THE STATE OF FLORIDA. I FURTHER CERTIFY THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AND THAT PERMANENT CONTROL POINTS WILL BE PLACED ACCORDING TO THE ABOVE REFERENCED LAWS, AND THAT ALL THE ZONING RULES AND REGULATIONS OF THE CITY OF JACKSONVILLE, FLORIDA, CURRENTLY IN EFFECT HAVE BEEN COMPLIED WITH. SIGNED THIS 16th DAY OF NOVEMBER A.D., 1981.



RICHARD P. CLARSON AND ASSOCIATES, INC.
ENGINEERS - LAND SURVEYORS

Richard P. Clarson
REGISTERED SURVEYOR NO. 2841, FLORIDA.

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT TURTLE CREEK BUILDERS, INC., A CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA, IS THE LAWFUL OWNER OF LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS CAPE FOREST TRAIL UNIT ONE, AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AND THAT FLORIDA NATIONAL BANK OF JACKSONVILLE, A FLORIDA CORPORATION, IS THE MORTGAGEE OF SAID LANDS, AND THAT THIS PLAT, MADE IN ACCORDANCE WITH SAID SURVEY, IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LANDS AND THAT ALL STREETS AND EASEMENTS FOR DRAINAGE AND UTILITIES ARE HEREBY IRREVOCABLY DEDICATED TO THE CITY OF JACKSONVILLE AND ITS SUCCESSORS.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATIONS HAVE CAUSED THESE PRESENTS TO BE EXECUTED BY THEIR RESPECTIVE APPROPRIATE OFFICERS BY AND WITH THE FULL AUTHORITY OF SAID CORPORATIONS.

WITNESS Mr. Jordan WITNESS Wayne A. Harlock VICE PRESIDENT A.M. Shaffer
WITNESS Don B. Chapnell WITNESS Margaret L. Sarr VICE PRESIDENT Bennett Brown

STATE OF FLORIDA, COUNTY OF DUVAL: THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28th DAY OF OCTOBER A.D., 1981, BY BENNETT BROWN, VICE PRESIDENT OF FLORIDA NATIONAL BANK OF JACKSONVILLE.

STATE OF FLORIDA, COUNTY OF DUVAL: THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30th DAY OF OCTOBER A.D., 1981, BY J.M. SHAFFER, VICE PRESIDENT OF TURTLE CREEK BUILDERS, INC.

DEVELOPER'S CERTIFICATE

THIS IS TO CERTIFY THAT TURTLE CREEK BUILDERS, INC., HAS COMPLETED THE REQUIRED IMPROVEMENTS ACCORDING TO THE APPROVED PLANS AND SPECIFICATIONS. SIGNED THIS 12 DAY OF January A.D., 1982.

A.M. Shaffer
VICE PRESIDENT
TURTLE CREEK BUILDERS, INC.

Robert C. Kinard
DIRECTOR OF PUBLIC WORKS

APPROVED FOR RECORD

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, PURSUANT TO ORDINANCE NO. 81-988-430 OF SAID CITY, ADOPTED BY ITS COUNCIL AND APPROVED BY ITS MAYOR THIS 6th DAY OF January A.D., 1982.

John M. Lord
MAYOR OF THE CITY OF JACKSONVILLE

Ronald E. Johnson
SECRETARY OF THE COUNCIL
CITY OF JACKSONVILLE

CLERK'S CERTIFICATE

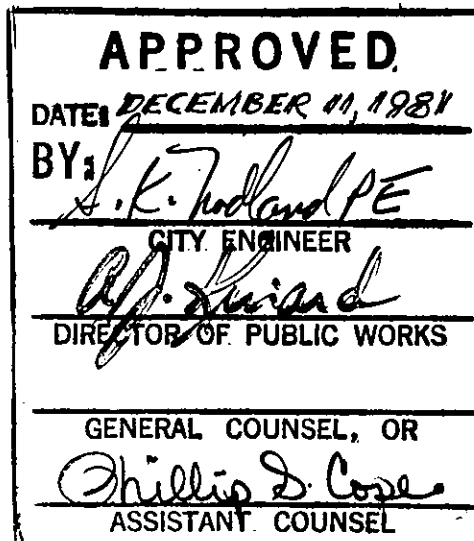
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AND SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN PLAT BOOK 37 PAGES 99-99A OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 13th DAY OF Jan. A.D., 1982.

S. Morgan Slaughter
S. MORGAN SLAUGHTER
CLERK OF THE CIRCUIT COURT

BY: Robert C. Jones
DEPUTY CLERK

PLAT BOOK 37 PAGE 99

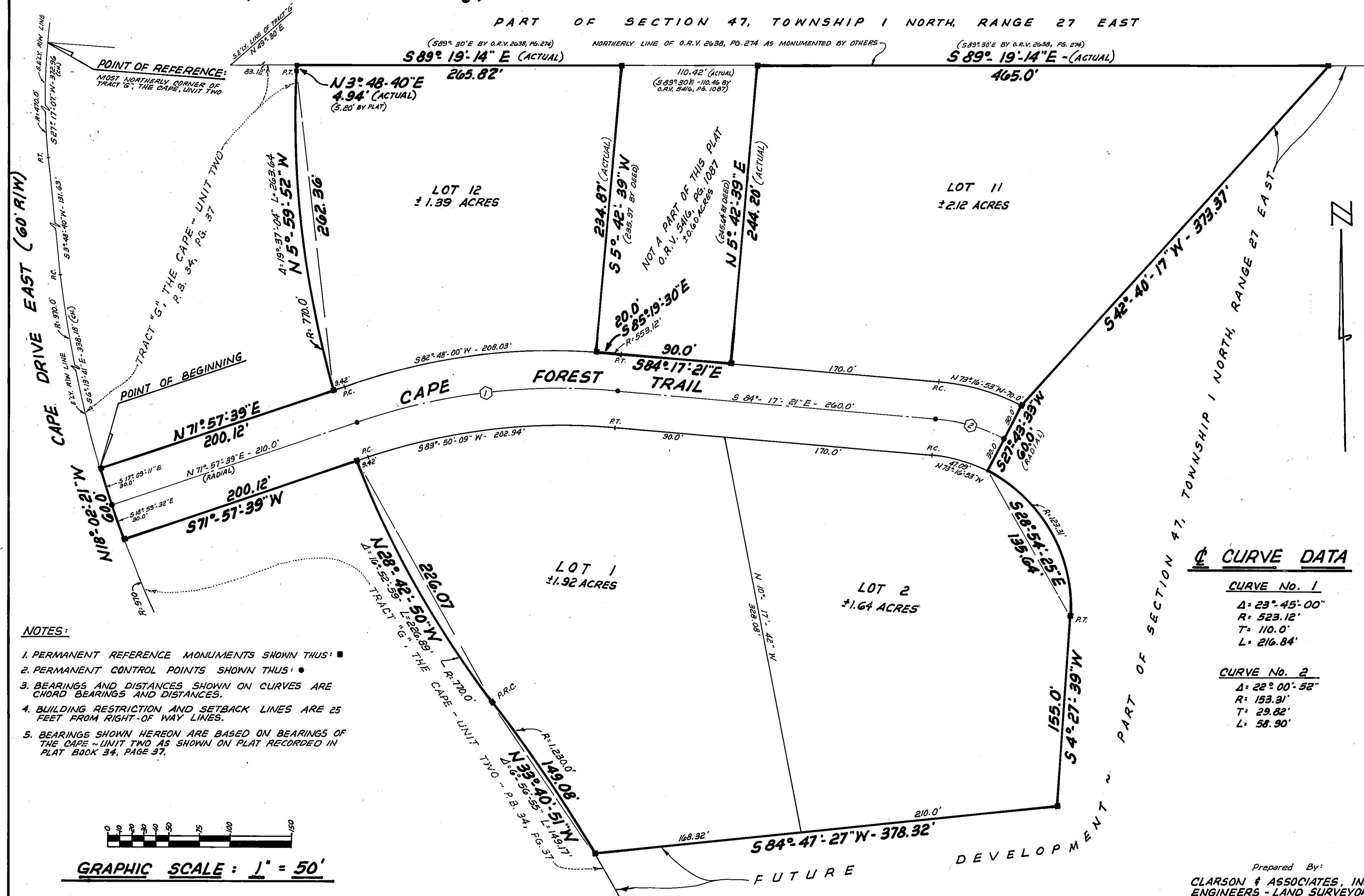
SHEET No. 1 OF 2



BEING A REPLAT OF PART OF TRACT "G", THE CAPE ~ UNIT TWO, AS SHOWN IN PLAT BOOK 34, PAGE 37,
AND A PART OF SECTION 47, TOWNSHIP 1 NORTH, RANGE 27 EAST.

Jacksonville, Duval County, Florida

PART OF SECTION 47, TOWNSHIP 1 NORTH, RANGE 27 EAST



Q CURVE DATA

CURVE No. 1

$\Delta = 23^{\circ} - 45' - 00''$
 $R = 523.12'$
 $T = 110.0'$
 $L = 216.84'$

CURVE No. 2

$\Delta: 22^{\circ} 00' 52''$
 $R: 153.31'$
 $T: 29.82'$
 $L: 58.90'$

Prepared By:

CLARSON & ASSOCIATES, INC.
ENGINEERS - LAND SURVEYORS
1649 Naldo Ave., Jacksonville, Florida