

Approved June 12, 2020  
Date  
*R. Pappas*  
Engineer  
for Director of Public Works  
Approved June 4, 2020  
Date  
*R. Pappas*  
for General Counsel

# CAPITOL PARK

A PORTION OF SECTION 8 OF A SUBDIVISION OF THE JOHN BROWARD GRANT, SECTION 37,  
TOWNSHIP 1 NORTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK **75** PAGE **110**

SHEET 1 OF 4 SHEETS  
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)

## CAPTION

A PORTION OF SECTION 8 OF A SUBDIVISION OF THE JOHN BROWARD GRANT, SECTION 37, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHERLY LINE OF PARQUE DIANE AS RECORDED ON THE PLAT THEREOF, IN PLAT BOOK 57, PAGE 59-59F OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA WITH THE EASTERLY RIGHT OF WAY LINE OF STARRATT ROAD (A 60' RIGHT OF WAY AS NOW ESTABLISHED); THENCE N33°09'21"E, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 212.38 FEET TO THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING, N33°09'21"E CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 897.08 FEET; THENCE N83°58'47"E, DEPARTING SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 31.26 FEET; THENCE S62°11'03"E, A DISTANCE OF 35.03 FEET; THENCE S26°53'19"E, A DISTANCE OF 25.21 FEET; THENCE S44°28'40"E, A DISTANCE OF 35.85 FEET; THENCE S09°10'21"E, A DISTANCE OF 91.53 FEET; THENCE S29°53'07"W, A DISTANCE OF 18.75 FEET; THENCE S19°22'03"W, A DISTANCE OF 45.12 FEET; THENCE S08°42'38"E, A DISTANCE OF 47.95 FEET; THENCE S89°24'31"E, A DISTANCE OF 27.53 FEET; THENCE S37°13'06"E, A DISTANCE OF 22.71 FEET; THENCE S81°51'15"E, A DISTANCE OF 25.48 FEET; THENCE S59°32'07"E, A DISTANCE OF 66.32 FEET; THENCE N86°21'30"E, A DISTANCE OF 21.41 FEET; THENCE N29°35'29"E, A DISTANCE OF 60.53 FEET; THENCE N66°09'17"E, A DISTANCE OF 35.59 FEET; THENCE N45°44'13"E, A DISTANCE OF 62.22 FEET; THENCE N80°00'45"E, A DISTANCE OF 30.68 FEET; THENCE N76°37'17"E, A DISTANCE OF 33.47 FEET; THENCE S87°35'03"E, A DISTANCE OF 35.24 FEET; THENCE N53°22'04"E, A DISTANCE OF 54.47 FEET TO THE MOST WESTERLY CORNER OF TRACT "C", BONAPARTE LANDING AS RECORDED ON THE PLAT THEREOF IN PLAT BOOK 57, PAGES 54 THROUGH 54D, SAID PUBLIC RECORDS; THENCE S44°51'13"E, ALONG THE WEST LINE OF SAID TRACT "C", A DISTANCE OF 17.03 FEET TO THE NORTHWEST CORNER OF SAID PARQUE DIANE; THENCE S33°09'40"W, ALONG THE WEST LINE OF SAID PARQUE DIANE, A DISTANCE OF 81.08 FEET; THENCE S72°56'49"W, CONTINUING ALONG LAST SAID WEST LINE, A DISTANCE OF 17.44 FEET; THENCE S17°00'11"E, CONTINUING ALONG LAST SAID WEST LINE, A DISTANCE OF 56.70 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF LORD NELSON BOULEVARD (A VARIABLE WIDTH RIGHT OF WAY AS RECORDED ON THE PLAT OF SAID PARQUE DIANE AND A POINT ON AN ARC OF CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 185.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF LAST SAID CURVE AND ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 24.44 FEET; THENCE S72°56'49"W, CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 184.53 FEET TO THE POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 150.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF LAST SAID CURVE AND ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 118.15 FEET; LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S52°45'27"W, 115.12 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 210.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF LAST SAID CURVE AND ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 162.64 FEET TO A POINT OF TANGENCY; LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N59°23'07"W, 158.61 FEET; THENCE N74°42'27"W CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 31.55 FEET TO THE POINT OF CURVATURE OF A CURVE BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHERLY ALONG THE ARC OF LAST SAID CURVE AND ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 47.00 FEET; LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N20°42'31"W, 40.38 FEET; THENCE N56°50'39"W, DEPARTING LAST SAID CURVE AND ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 15.00 FEET TO SAID EASTERLY RIGHT OF WAY LINE OF STARRATT ROAD AND THE POINT OF BEGINNING.

CONTAINING 12.22 ACRES MORE OR LESS.

## ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT D.R. HORTON, INC. - JACKSONVILLE, A DELAWARE CORPORATION ("OWNER"), IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON WHICH SHALL HEREAFTER BE KNOWN AS CAPITOL PARK, AND 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 SAID LANDS.

ALL RIGHTS OF WAY, WALKWAYS, UNOBSTRUCTED DRAINAGE EASEMENTS, DRAINAGE EASEMENTS, NON-ACCESS EASEMENTS AND SIDEWALKS SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS; PROVIDED HOWEVER, THE OWNER RESERVES THE RIGHT TO CONVEY TITLE TO SAID LANDS TO AN ENTITY, INCLUDING WITHOUT LIMITATION, A PROPERTY OWNERS ASSOCIATION, A MUNICIPAL SERVICES TAXING UNIT, COMMUNITY DEVELOPMENT DISTRICT, OR SUCH ENTITY AS WILL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THE PLAT. OWNER DOES HEREBY RESERVE UNTO ITSELF AND ITS SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE EASEMENT FOR LANDSCAPING AND CONSTRUCTION OF SIGNS OVER ALL NON-ACCESS EASEMENTS AND NON-EXCLUSIVE EASEMENTS OVER ALL THE 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.

THE OWNER, HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATES TO JEA, ITS SUCCESSORS AND ASSIGNS, EASEMENTS OVER, UPON, AND UNDER ALL ROAD RIGHTS OF WAY DESIGNATED HEREON, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH THE INSTALLATION, MAINTENANCE, AND USE OF JEA UTILITIES, TOGETHER WITH THE RIGHT OF JEA, ITS SUCCESSORS AND ASSIGNS, OF INGRESS AND EGRESS TO AND OVER SAID ROAD RIGHTS OF WAY DESIGNATED HEREON.

THE OWNER, ITS SUCCESSORS AND ASSIGNS, HEREBY GRANT TO THE PRESENT AND THE FUTURE OWNERS OF THE LOTS SHOWN ON THIS PLAT AND THEIR GUESTS, INVITEES, DOMESTIC HELP, DELIVERY, PICK-UP, FIRE PROTECTION SERVICES, POLICE AND OTHER AUTHORITY OF THE LAW, UNITED STATES POSTAL CARRIERS, REPRESENTATIVES OF THE UTILITIES AUTHORIZED BY OWNER, ITS SUCCESSORS AND ASSIGNS, TO SERVE THE LAND SHOWN HEREON, HOLDERS OF MORTGAGE LIENS OF SUCH LANDS AND SUCH OTHER PERSONS AS MAY BE DESIGNATED, THE NON-EXCLUSIVE AND PERPETUAL RIGHT OF INGRESS AND EGRESS OVER AND ACROSS SAID PRIVATE RIGHTS OF WAY, THE OWNER, ITS SUCCESSORS AND ASSIGNS HEREBY RESERVES AND SHALL HAVE THE SOLE AND ABSOLUTE RIGHT AT ANY TIME WITH THE CONSENT OF THE CITY OF JACKSONVILLE, FLORIDA TO DEDICATE TO THE PUBLIC ALL OR PART OF THE LANDS ON THIS PLAT DESIGNATED AS PRIVATE RIGHTS OF WAY INCLUDING ALL UNOBSTRUCTED EASEMENTS FOR DRAINAGE.

TRACT "A" (RECREATION AREA), TRACT "B" (OPEN SPACE) AND TRACT "C" (SWMF) SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS; PROVIDED HOWEVER, THE OWNER RESERVES THE RIGHT TO CONVEY TITLE TO SAID TRACTS TO AN ENTITY, INCLUDING WITHOUT LIMITATION, A PROPERTY OWNERS ASSOCIATION, A MUNICIPAL SERVICES TAXING UNIT, COMMUNITY DEVELOPMENT DISTRICT, OR SUCH ENTITY AS WILL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THE PLAT.

THE STORMWATER MANAGEMENT FACILITIES 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 STORMWATER MANAGEMENT FACILITIES ARE THE RESPONSIBILITY OF SAID OWNER, THE CITY BY ACCEPTANCE OF THIS PLAT ASSUMES NO RESPONSIBILITY WHATSOEVER FOR SAID STORMWATER MANAGEMENT FACILITIES.

ALL EASEMENTS SHOWN ON THIS PLAT, OTHER THAN THOSE SPECIFICALLY DEDICATED HEREIN, ARE AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS; PROVIDED HOWEVER, IF ANY OF SAID EASEMENTS, THE OWNER HEREBY RESERVES THE RIGHT TO ASSIGN THE OBLIGATION FOR MAINTENANCE OF SAID EASEMENTS TO A PROPERTY OWNERS ASSOCIATION OR OTHER SUCH ENTITY AS WILL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THE PLAT.

UNON FAILURE OF THE HOMEOWNERS ASSOCIATION OR OTHER SUCH ENTITY THAT HAS ASSUMED THE OBLIGATION OF MAINTENANCE PERTAINING TO SAID STORMWATER MANAGEMENT FACILITIES, RIGHTS OF WAY, TRACTS OR EASEMENTS, THE OBLIGATION WOULD THEN EQUALLY FALL ON THE LOT OWNERS AS SHOWN HEREON SAID PLAT.

ALL UTILITY EASEMENTS ARE HEREBY IRREVOCABLY DEDICATED TO JEA, 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 (A) IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM, AND (B) FOR METERS ASSOCIATED WITH WATER AND/OR SEWER UTILITIES; PROVIDED HOWEVER, THAT NO PARALLEL UTILITIES MAY BE INSTALLED WITHIN SAID EASEMENTS.

IN WITNESS WHEREOF, Philip A. Fremonto OF D.R. HORTON, INC. - JACKSONVILLE, A DELAWARE CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 12 DAY OF May, 2020, ON BEHALF OF THE COMPANY.

*Philip A. Fremonto*  
WITNESS

OWNER: D.R. HORTON, INC. - JACKSONVILLE  
A DELAWARE CORPORATION

PRINT NAME: Philip A. Fremonto

BY: Philip A. Fremonto  
IT'S VICE PRESIDENT

WITNESS

PRINT NAME: Anthony Sharp

## PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 8 DAY OF June, 2020.

*Danny S. Wheeler*  
DANNY S. WHEELER, P.S.M.  
PROFESSIONAL LAND SURVEYOR  
FLORIDA LICENSE NO. 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 IN THE CAPTION, THAT THE SURVEY WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT COMPLIES WITH ALL SURVEY REQUIREMENTS OF FLORIDA STATUTE CHAPTER 177, PART 1 PLATTING; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED ACCORDING TO THE LAWS OF THE STATE OF FLORIDA AND THE CITY OF JACKSONVILLE, FLORIDA.

SIGNED THIS 8 DAY OF May, 2020.

*Nathan P. Ferret*  
NATHAN P. FERRET, P.S.M.  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 6900  
FERRET AND ASSOCIATES, INC.

## STATE OF FLORIDA, COUNTY OF DUVAL

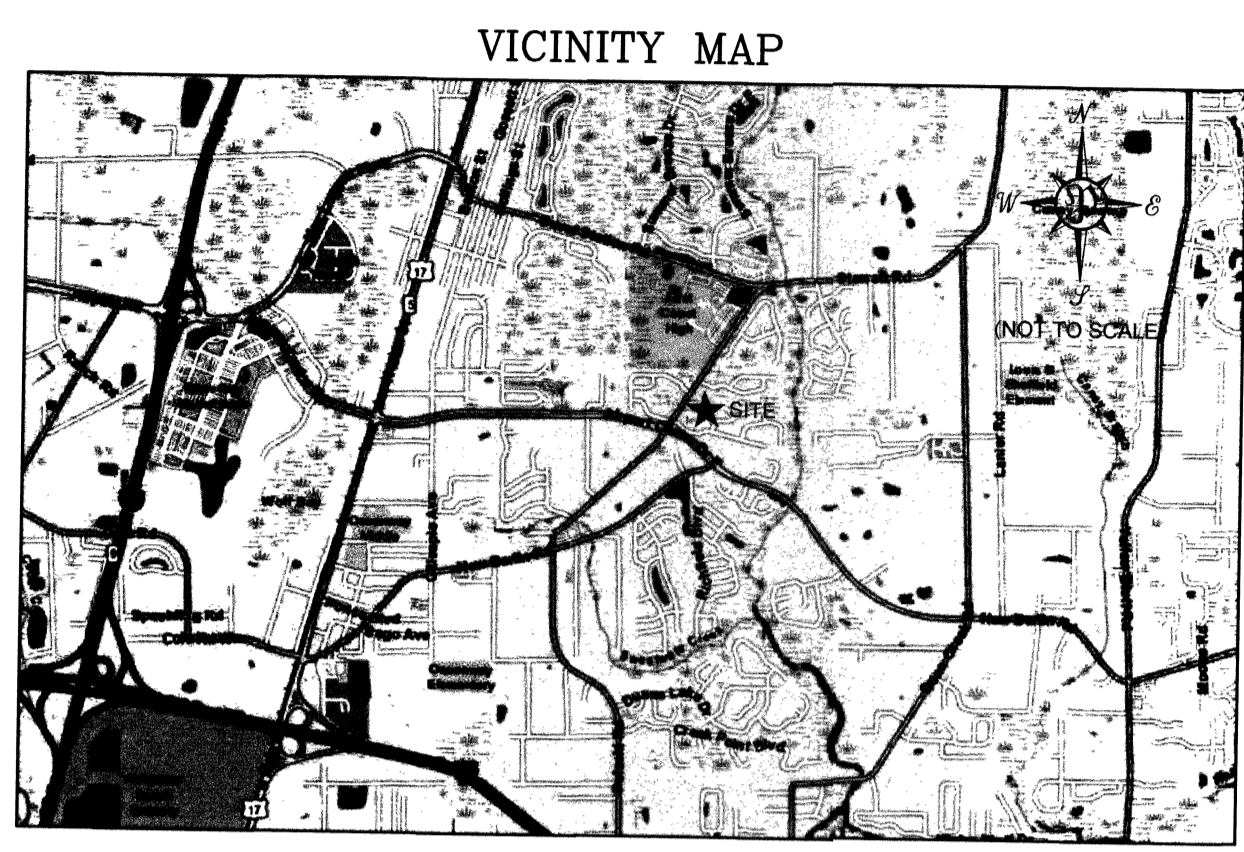
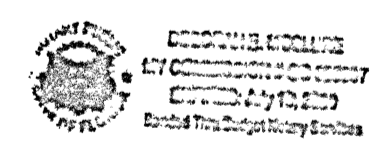
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 12 DAY OF May, 2020, BY PHILIP A. FREMONTO AS VICE PRESIDENT, OF D.R. HORTON, INC. - JACKSONVILLE, A DELAWARE CORPORATION, ON BEHALF OF THE COMPANY WHO IS PERSONALLY KNOWN TO ME OR WHO PRODUCED NI AS IDENTIFICATION AND WHO DID (DID NOT) TAKE AN OATH.

*Deborah E. McMillin*  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

PRINT NAME: Deborah E. McMillin

COMMISSION NO.: 669987

MY COMMISSION EXPIRES: 7/10/2020



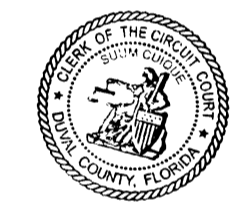
## CLERK'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED, AND THAT IT COMPLIES IN FORM WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN PLAT BOOK 75 PAGES 110-113, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SIGNED 12 DAY OF JUNE, 2020.

*Ronnie Fussell*  
RONNIE FUSSELL  
CLERK OF THE CIRCUIT COURTS

*Manoel M. Man*  
CITY CLERK



## APPROVED FOR THE RECORD

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED, ACCEPTED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY FLORIDA, PURSUANT TO CHAPTER 654, ORDINANCE 2018-12, THIS 12 DAY OF June, 2020.

*John Pappas*  
JOHN PAPPAS, P.E.  
DIRECTOR OF PUBLIC WORKS

PREPARED BY:  
**PERRET AND ASSOCIATES, INC.**  
1484 MONTICELLO ROAD  
JACKSONVILLE, FLORIDA 32207; PHONE (904) 805-0030  
L.B. NO. 6715

PLAT AND PLANS CITY DEV.# - 9669.000

# CAPITOL PARK

A PORTION OF SECTION 8 OF A SUBDIVISION OF THE JOHN BROWARD GRANT, SECTION 37, TOWNSHIP 1 NORTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

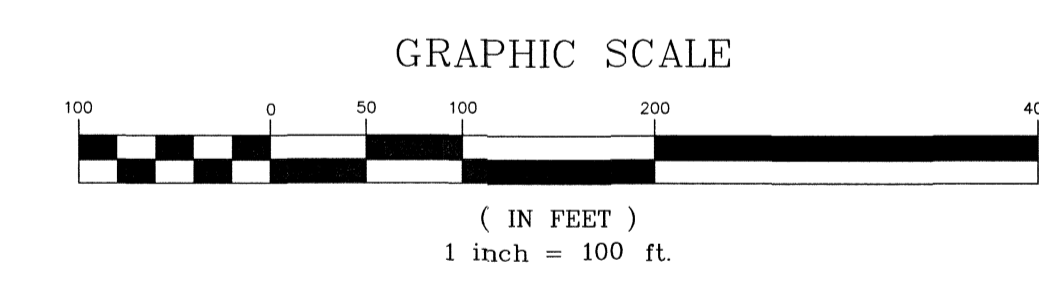
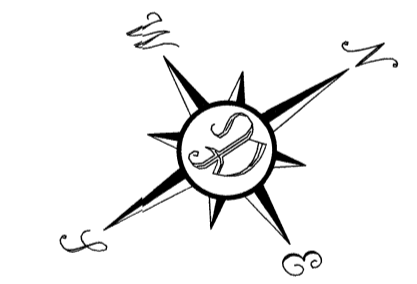
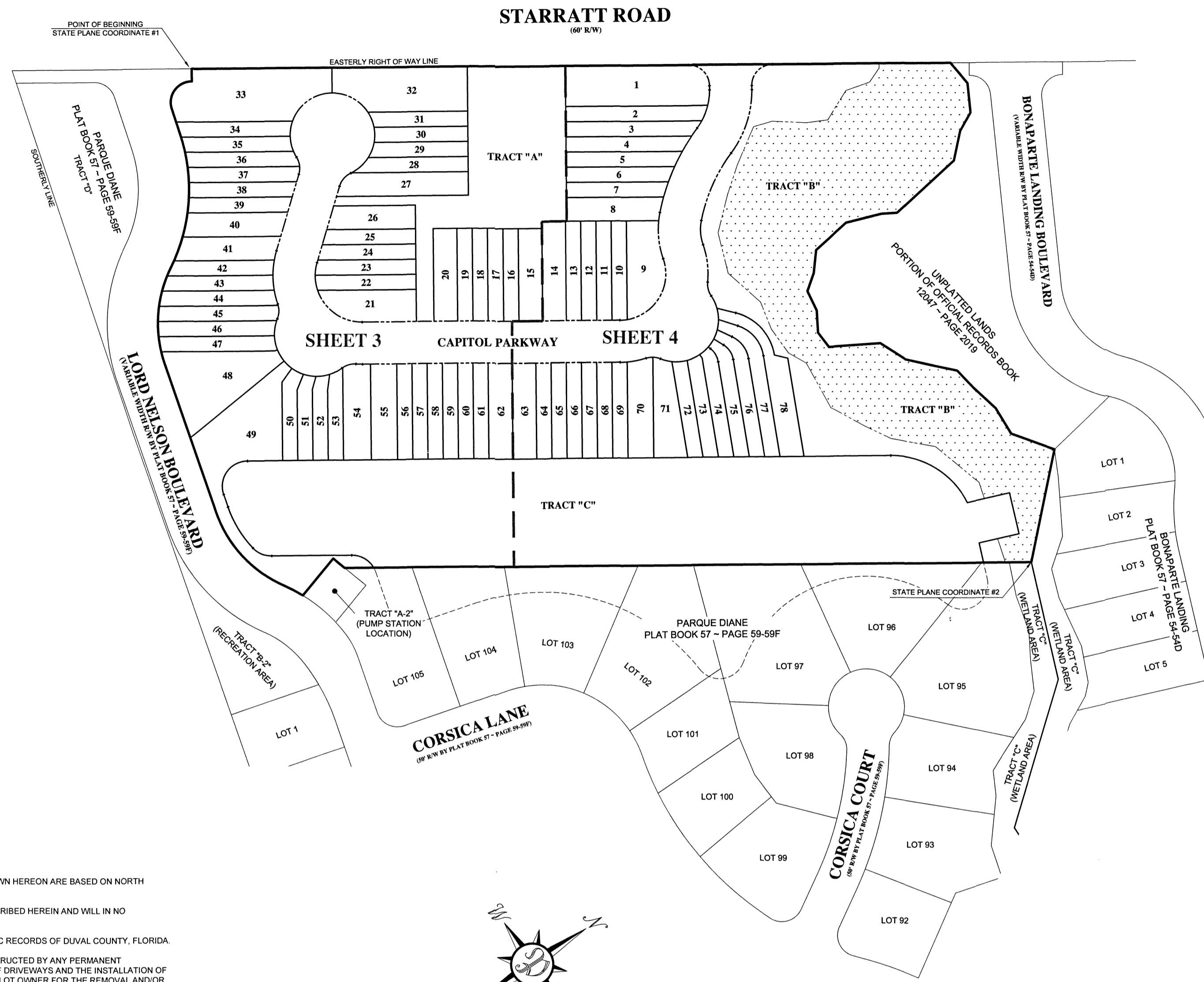
STATE PLANE COORDINATES TABLE			
POINT	NORTHING	EASTING	DESCRIPTION
1	2233486.1604	464084.8825	POINT OF BEGINNING
2	2233987.9473	465122.2508	MOST EASTERLY CORNER OF TRACT "B"

**LEGEND**

- DENOTES SET PERMANENT REFERENCE MONUMENT STAMPED L.B. 3848
- DENOTES FOUND PERMANENT REFERENCE MONUMENT NO IDENTIFICATION
- DENOTES SET PERMANENT REFERENCE MONUMENT STAMPED L.B. 6715
- DENOTES SET 1/2" REBAR STAMPED PRM L.B. 6715
- DENOTES SET PERMANENT CONTROL POINT STAMPED L.B. 6715
- C1 DENOTES TABULATED CURVE DATA
- L1 DENOTES TABULATED LINE DATA
- P.C. DENOTES POINT OF CURVATURE
- P.T. DENOTES POINT OF TANGENCY
- P.R.C. DENOTES POINT OF REVERSE CURVE
- P.C.C. DENOTES POINT OF COMPOUND CURVE
- (R) DENOTES RADIAL LINE
- (N) NORTHING
- (E) EASTING
- R/W RIGHT-OF-WAY
- C/L CENTERLINE
- CB CHORD BEARING
- D DELTA
- R.P. RADIUS POINT
- (100.1) DENOTES DISTANCE TO OR ALONG EASEMENT
- JEA-E JEA EASEMENT
- JEA-EE JEA EQUIPMENT EASEMENT
- JEA-UE JEA UTILITY EASEMENT
- ORB OFFICIAL RECORDS BOOK
- POB POINT OF BEGINNING
- PRM PERMANENT REFERENCE MONUMENT
- PUDE PRIVATE UNOBSTRUCTED DRAINAGE EASEMENT
- TOB TOP OF BANK
- UDE UNOBSTRUCTED DRAINAGE EASEMENT
- SWMF STORMWATER MANAGEMENT FACILITY
- WETLANDS WETLANDS
- UPLAND BUFFER UPLAND BUFFER

**NOTES:**

- 1.) ALL BEARINGS SHOWN HERE ON ARE BASED ON THE EASTERLY R/W LINE OF STARRATT ROAD AS N33°09'21"E.
- 2.) THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSES. STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM OF 1983 (NSRS 2011), FLORIDA EAST ZONE 0901
- 3.) 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.
- 4.) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THE PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
- 5.) 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.
- 6.) BY GRAPHIC PLOTTING THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "X" AS SCALED FROM F.E.M.A. FLOOD INSURANCE RATE MAP, PANEL 120277-0201J, DATED 11-2-2018 (NAVD-88). THE FLOOD ZONE INFORMATION 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 INFORMATION SHOULD BE MADE TO THE COMMUNITY'S FLOODPLAIN MANAGEMENT REPOSITORY, DEVELOPMENT SERVICES DIVISION, DEPARTMENT OF PLANNING AND DEVELOPMENT, CITY OF JACKSONVILLE.
- 7.) ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF ELECTRIC, TELEPHONE, GAS, OR ANY 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.
- 8.) LANDS SHOWN HEREON ARE SUBJECT TO A DRAINAGE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 18981, PAGE 2328 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
- 9.) LANDS SHOWN HEREON ARE SUBJECT TO A UTILITY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 10383, PAGE 1216 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



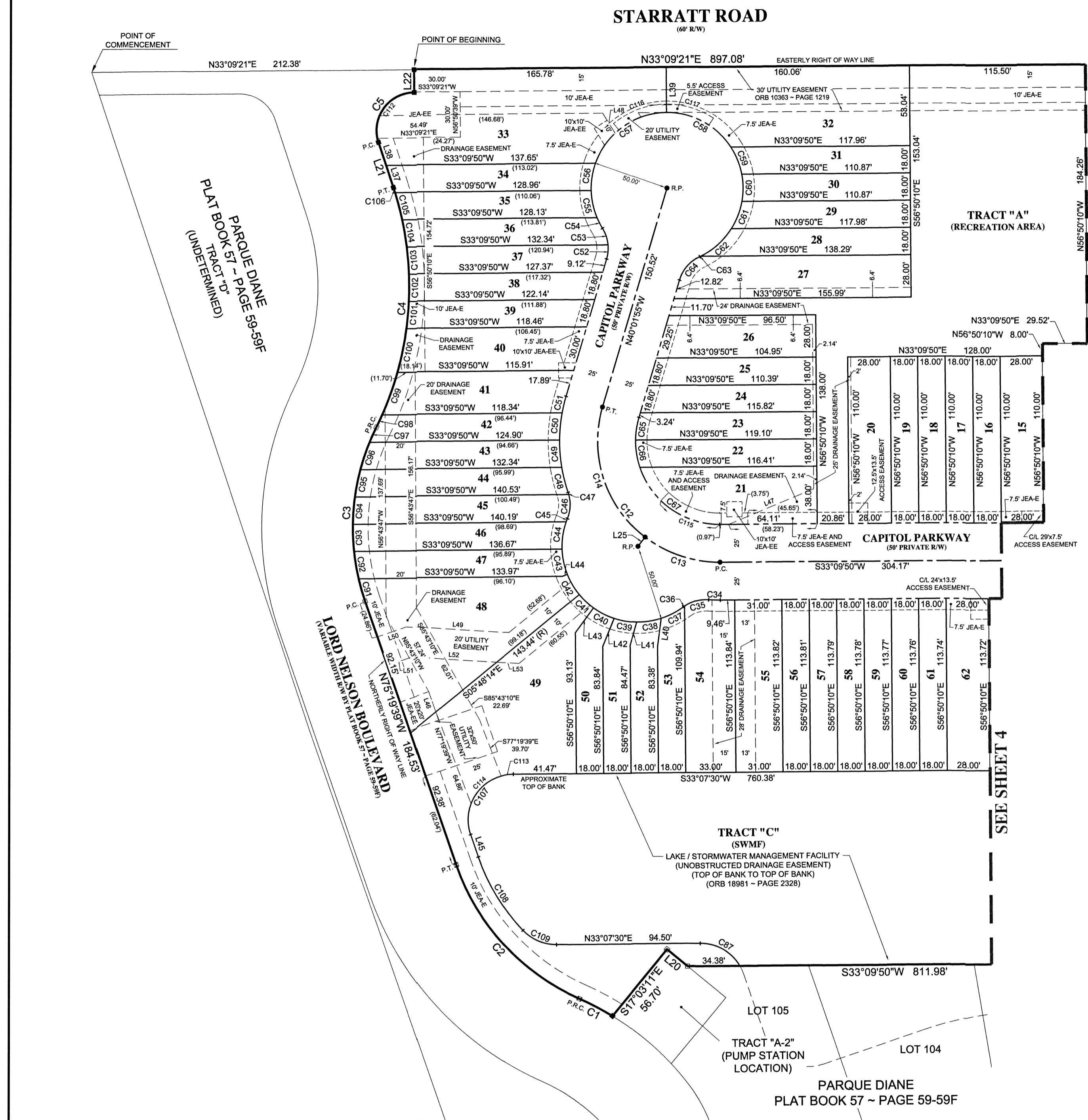
PREPARED BY:  
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SHEET 3 OF 4 SHEETS  
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)

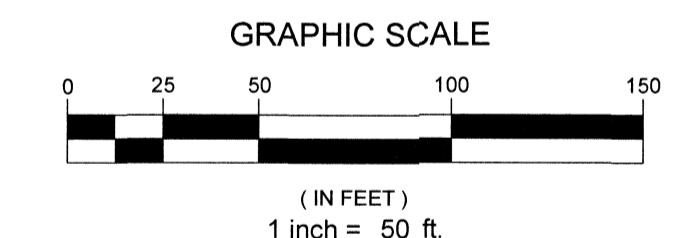
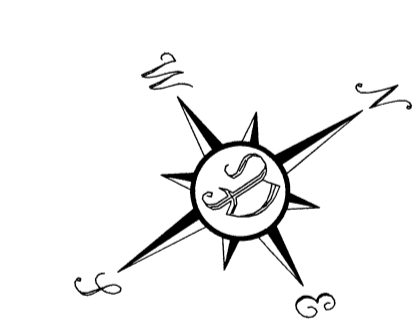


LINE #	LENGTH	DIRECTION
L20	17.44'	S72°56'49"W
L21	31.55'	N74°34'23"W
L22	15.00'	N56°50'39"W
L25	7.70'	S18°54'04"E
L37	15.40'	N74°34'23"W
L38	16.15'	N74°34'23"W
L39	30.00'	S56°50'39"E
L40	18.81'	N48°52'09"W
L41	15.90'	S40°40'28"E
L42	20.03'	S34°37'21"E
L43	20.27'	S20°30'35"E

LINE #	LENGTH	DIRECTION
L44	3.43'	S11°58'45"W
L45	15.57'	S75°22'02"E
L46	14.17'	N75°30'05"W
L47	60.62'	S10°51'51"W
L48	15.55'	S88°04'20"E
L49	67.62'	N37°07'59"E
L50	19.98'	N14°37'59"E
L51	16.02'	S14°37'59"W
L52	56.83'	S37°07'59"W
L53	14.68'	S37°07'59"W

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	24.64'	185.00'	7°37'50"	S61°21'53"W	24.62'
C2	123.37'	150.00'	47°07'23"	S81°08'39"W	119.92'
C3	118.15'	150.00'	45°07'49"	N52°45'43"W	115.12'
C4	162.64'	210.00'	44°22'32"	N52°23'05"W	156.61'
C5	47.00'	25.00'	107°43'27"	N20°42'31"W	40.38'
C12	149.13'	80.00'	106°48'15"	S86°33'58"W	128.45'
C13	52.97'	80.00'	37°56'00"	S52°07'53"W	52.00'
C14	96.16'	80.00'	66°52'09"	N74°27'59"W	90.47'
C34	7.73'	105.00'	41°30'44"	S35°16'22"W	7.73'
C35	16.68'	25.00'	38°13'14"	S18°16'17"W	16.37'
C36	0.98'	25.00'	2°15'00"	S01°57'50"E	0.98'
C37	16.43'	50.00'	18°49'22"	S06°19'21"W	16.35'
C38	16.42'	50.00'	18°48'36"	S25°08'21"W	16.34'
C39	15.14'	50.00'	17°21'11"	S43°13'16"W	15.09'
C40	15.35'	50.00'	17°35'34"	S60°41'38"W	15.29'
C41	12.83'	50.00'	14°42'21"	S76°50'36"W	12.80'
C42	15.48'	50.00'	17°43'59"	N86°56'14"W	15.41'
C43	17.18'	50.00'	19°41'05"	N68°13'42"W	17.09'
C44	18.32'	50.00'	20°59'53"	N47°53'13"W	18.22'
C45	2.33'	50.00'	2°40'29"	N36°03'03"W	2.33'
C46	16.13'	25.00'	36°57'48"	N53°11'42"W	15.85'
C47	1.53'	25.00'	3°30'27"	N73°28'49"W	1.53'
C48	17.04'	105.00'	9°17'47"	N70°32'09"W	17.02'
C49	18.07'	105.00'	9°51'35"	N60°57'28"W	18.05'
C50	18.11'	105.00'	9°53'03"	N51°05'09"W	18.09'
C51	11.20'	105.00'	6°09'43"	N43°05'16"W	11.20'
C52	9.37'	25.00'	21°28'08"	N40°46'29"W	9.32'
C53	11.65'	25.00'	26°42'15"	N14°52'10"W	11.55'
C54	7.88'	50.00'	9°01'41"	N83°42'27"W	7.87'
C55	18.49'	50.00'	21°11'22"	N68°35'55"W	18.39'
C56	18.34'	50.00'	21°01'17"	N47°29'36"W	18.24'
C57	61.21'	50.00'	70°08'18"	N01°54'48"W	57.46'
C58	50.05'	50.00'	57°20'54"	N61°49'48"E	47.68'
C59	19.47'	50.00'	22°18'38"	S78°20'28"E	19.35'

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C60	18.10'	50.00'	20°44'22"	S56°48'56"E	18.00'
C61	19.48'	50.00'	22°19'02"	S35°17'14"E	19.35'
C62	27.49'	50.00'	31°29'48"	S06°22'48"E	27.14'
C63	0.69'	50.00'	0°47'23"	S07°45'47"W	0.69'
C64	21.03'	25.00'	48°11'23"	S15°56'13"E	20.41'
C65	15.13'	55.00'	15°45'45"	S47°54'47"E	15.08'
C66	18.28'	55.00'	19°02'47"	S65°19'03"E	18.20'
C67	69.11'	55.00'	71°59'44"	N69°09'42"E	64.65'
C67	31.48'	30.00'	60°07'01"	S63°11'00"W	30.05'
C91	15.48'	150.00'	5°54'48"	S72°22'13"E	15.47'
C92	18.24'	150.00'	6°58'02"	S85°55'49"E	18.23'
C93	18.02'	150.00'	6°53'04"	S59°00'15"E	18.01'
C94	18.07'	150.00'	6°54'11"	S52°06'37"E	18.06'
C95	18.39'	150.00'	7°01'32"	S45°08'46"E	18.38'
C96	19.03'	150.00'	7°18'10"	S37°59'55"E	19.02'
C97	10.91'	150.00'	4°10'01"	S32°16'49"E	10.91'
C98	8.95'	210.00'	2°26'27"	N31°25'02"W	8.95'
C99	29.85'	210.00'	8°08'39"	N36°42'34"W	29.82'
C100	29.39'	210.00'	8°01'10"	N44°47'26"W	29.37'
C101	18.09'	210.00'	4°56'09"	N51°16'05"W	18.09'
C102	18.01'	210.00'	4°59'35"	N56°11'33"W	18.00'
C103	18.06'	210.00'	4°59'35"	N61°08'44"W	18.05'
C104	18.24'	210.00'	4°58'37"	N66°03'50"W	18.24'
C105	18.58'	210.00'	5°04'07"	N71°05'12"W	18.57'
C106	3.49'	210.00'	0°57'05"	N74°05'48"W	3.49'
C107	56.81'	30.00'	108°29'31"	S21°07'16"E	48.69'
C108	57.28'	135.00'	24°18'43"	S87°31'23"E	56.86'
C109	24.71'	30.00'	47°11'46"	N56°43'22"E	24.02'
C112	44.30'	25.00'	101°32'05"	S17°36'50"E	38.73'
C113	8.13'	30.00'	15°31'47"	S29°21'36"W	8.11'
C114	27.91'	30.00'	53°17'56"	S09°03'18"E	26.91'
C115	42.81'	55.00'	44°35'39"	N55°27'40"E	41.73'
C116	37.76'	55.00'	38°58'37"	S13°40'03"W	37.03'
C117	32.67'	55.00'	33°43'35"	S50°01'09"W	32.20'



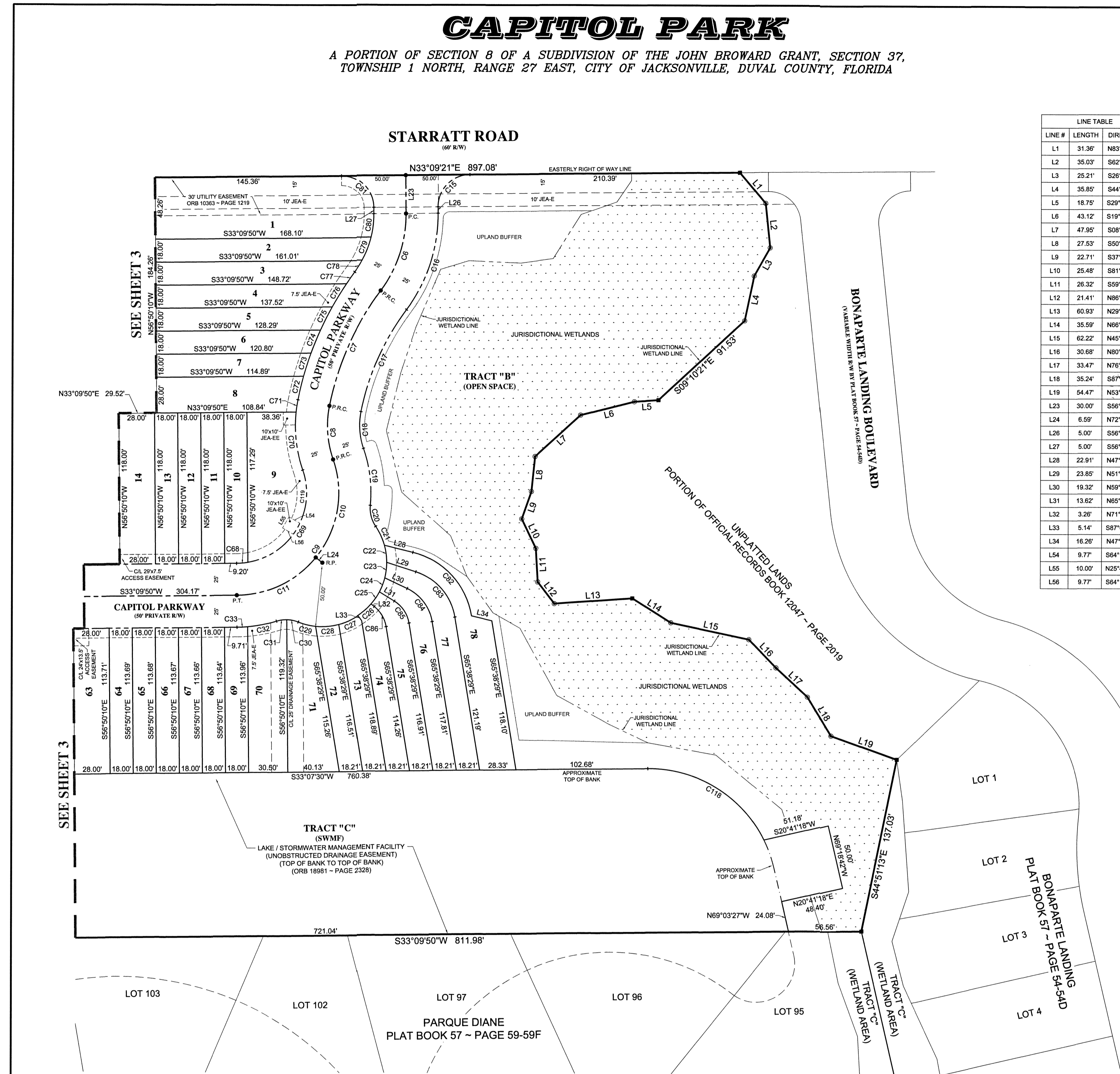
PREPARED BY:  
**PERRET AND ASSOCIATES, INC.**  
1484 MONTICELLO ROAD  
JACKSONVILLE, FLORIDA 32207 • PHONE (904) 805-0030  
L.B. NO. 6715

PLAT AND PLANS CITY DEV.# : 9669.000

# CAPITOL PARK

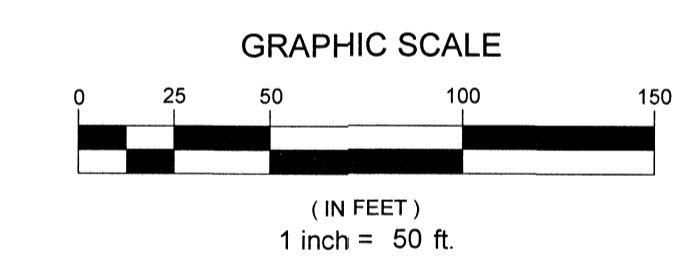
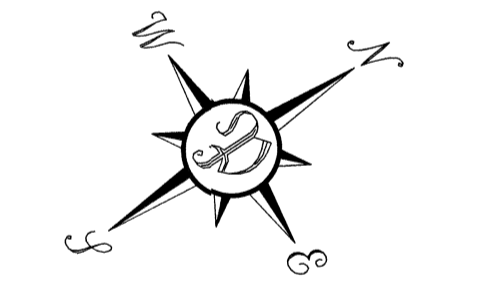
A PORTION OF SECTION 8 OF A SUBDIVISION OF THE JOHN BROWARD GRANT, SECTION 37, TOWNSHIP 1 NORTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

SHEET 4 OF 4 SHEETS  
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)



LINE #	LENGTH	DIRECTION
L1	31.36	N83°38'42"E
L2	35.03	S62°11'03"E
L3	25.21	S26°53'16"E
L4	35.85	S44°28'40"E
L5	18.75	S29°53'03"W
L6	43.12	S19°22'03"W
L7	47.95	S08°42'38"E
L8	27.53	S50°24'33"E
L9	22.71	S37°13'06"E
L10	25.48	S81°51'15"E
L11	26.32	S59°32'50"E
L12	21.41	N86°21'30"E
L13	60.93	N29°35'29"E
L14	35.59	N69°10'15"E
L15	62.22	N45°44'13"E
L16	30.68	N80°00'45"E
L17	33.47	N76°37'13"E
L18	35.24	S87°35'03"E
L19	54.47	N53°32'04"E
L20	30.00	S56°50'39"E
L21	6.59	N72°35'59"E
L22	5.00	S56°50'39"E
L23	5.00	S56°50'39"E
L24	22.91	N47°42'22"E
L25	23.85	N51°41'55"E
L26	19.32	N59°04'35"E
L27	13.62	N65°32'09"E
L28	3.26	N71°57'38"E
L29	5.14	S87°08'11"W
L30	16.26	N47°01'31"E
L31	9.77	S64°11'23"W
L32	10.00	N25°49'37"W
L33	9.77	S64°11'23"W

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C6	64.45	100.00	36°55'37"	S38°22'50"E	63.34
C7	99.10	225.00	25°14'11"	S32°32'08"E	98.30
C8	42.48	80.00	30°25'33"	S20°21'59"E	41.99
C9	151.83	80.00	108°44'36"	S21°12'28"E	130.05
C10	81.23	80.00	68°10'41"	S46°29'25"E	77.79
C11	70.60	80.00	50°33'55"	S07°52'53"W	68.33
C15	39.27	25.00	90°00'00"	S11°50'39"E	35.36
C16	80.56	125.00	36°55'37"	S38°22'50"E	79.17
C17	88.09	200.00	25°14'11"	S32°32'08"E	87.38
C18	29.21	55.00	30°25'33"	S20°21'59"E	28.66
C19	45.22	105.00	24°40'30"	S63°14'31"E	44.87
C20	17.21	25.00	39°35'16"	S70°41'54"E	16.93
C21	16.24	50.00	18°36'39"	S81°11'13"E	16.17
C22	13.62	50.00	15°29'25"	S64°08'11"E	13.48
C23	11.28	50.00	14°04'16"	S49°21'20"E	12.25
C24	11.70	50.00	13°24'42"	S35°36'51"E	11.68
C25	11.59	50.00	13°16'45"	S22°16'07"E	11.56
C26	13.76	50.00	15°45'50"	S07°44'50"E	13.71
C27	16.27	50.00	18°38'22"	S09°27'16"W	16.19
C28	18.16	50.00	20°48'50"	S29°10'53"W	18.06
C29	14.05	50.00	16°06'04"	S47°38'20"W	14.00
C30	9.16	25.00	21°02'19"	S45°10'12"W	9.13
C31	8.09	25.00	18°32'57"	S25°22'34"W	8.06
C32	22.97	105.00	12°31'58"	S22°22'00"W	22.92
C33	8.30	105.00	4°31'46"	S30°53'57"W	8.30
C68	8.84	55.00	9°12'18"	N28°33'41"E	8.83
C69	95.59	55.00	99°32'18"	N28°48'37"W	83.98
C70	45.96	105.00	25°04'45"	N63°02'23"W	45.59
C71	9.80	105.00	5°20'48"	N47°49'37"W	9.79
C72	18.88	250.00	4°19'36"	N42°59'25"W	18.87
C73	18.95	250.00	4°20'35"	N38°39'19"W	18.95
C74	19.50	250.00	4°28'09"	N34°14'57"W	19.50
C75	20.23	250.00	4°38'13"	N29°41'46"W	20.23
C76	21.21	250.00	4°51'36"	N24°56'51"W	21.20
C77	11.35	250.00	2°36'01"	N21°13'03"W	11.35
C78	10.47	75.00	7°59'41"	N23°54'53"W	10.46
C79	18.40	75.00	14°49'19"	N35°19'23"W	19.35
C80	18.47	75.00	14°06'57"	N49°47'20"W	18.42
C81	39.27	25.00	90°00'00"	S78°09'21"W	35.36
C82	71.54	61.50	66°39'10"	S81°01'57"W	67.58
C83	49.21	45.00	62°39'37"	S83°01'43"W	46.80
C84	33.77	35.00	55°16'57"	S86°43'03"W	32.48
C85	21.30	25.00	48°49'22"	S89°56'50"W	20.66
C86	18.50	25.00	42°23'56"	N86°50'27"W	18.08
C118	112.17	100.00	64°16'05"	S65°15'32"W	106.38
C119	42.77	55.00	44°33'12"	N53°16'10"W	41.70



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