

# CYPRESS MEADOWS PHASE 2A

A TRACT OF LAND LYING WITHIN SECTION 20, TOWNSHIP 1 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK **85** PAGE **28**  
SHEET 1 OF 6 SHEETS

Approved 8-7-2025 Date  
Scott Carter City Engineer  
for Director of Public Works  
Approved AUGUST 5, 2025 Date  
[Signature] for General Counsel

**CAPTION**

A tract of land lying within Section 20, Township 1 South, Range 25 East, Duval County, Florida and being more particularly described as follows:

Commence at the Southwest corner of said Section 20, said point being on the North right-of-way line of Cisco Drive (a 60-foot right-of-way, as it is now established); thence N89°20'38"E, along said North right-of-way line, for 2640.90 feet to the Southwest corner of Government Lot 14; thence N00°36'57"E, leaving said North right-of-way line and along the West line of said Government Lot 14, for 231.55 feet to the POINT OF BEGINNING of the parcel described herein;

Thence continue N00°36'57"E, along said West line, for 1094.42 feet to the point of intersection with the South line of the plat of Cypress Meadows Phase 1 Replat, as recorded in Plat Book 84, pages 139 through 150 of the Public Records of Duval County, Florida; thence N89°06'05"E, along said South line, for 623.66 feet; thence S00°26'57"E, leaving said South line, for 165.60 feet; thence S89°06'04"W, for 5.39 feet; thence S00°53'56"E, for 120.00 feet; thence N89°06'04"E, for 14.26 feet; thence S00°53'56"E, for 120.00 feet; thence S49°15'25"E, for 64.67 feet; thence S00°53'56"E, for 130.00 feet; thence N89°06'04"E, for 249.25 feet to the point of curvature of a curve concave to the Southwest; thence southeasterly along the arc of said curve, having a radius of 20.00 feet, a central angle of 91°24'57", an arc length of 31.91 feet and a chord bearing S45°11'27"E, for 28.63 feet to the point of tangency; thence S00°31'01"W, for 190.13 feet to the point of curvature of a curve concave to the West; thence southwesterly along the arc of said curve, having a radius of 20.00 feet, a central angle of 41°24'35", an arc length of 14.45 feet and a chord bearing S21°13'19"W, for 14.14 feet to the point of reverse curvature of a curve concave to the Southeast; thence southwesterly along the arc of said curve, having a radius of 180.00 feet, a central angle of 41°20'19", an arc length of 129.87 feet and a chord bearing S21°15'26"W, for 127.07 feet to the point of reverse curvature of a curve concave to the Northwest; thence southwesterly along the arc of said curve, having a radius of 20.00 feet, a central angle of 39°42'18", an arc length of 13.86 feet and a chord bearing S20°26'26"W, for 13.58 feet; thence S06°00'21"E, for 36.98 feet; thence S00°34'13"W, for 27.20 feet; thence S17°13'54"E, for 20.27 feet; thence S69°32'16"E, for 35.07 feet; thence S57°27'24"W, for 2.73 feet; thence S14°47'47"W, for 63.02 feet; thence S89°20'38"W, for 929.11 feet to the POINT OF BEGINNING of the parcel herein described.

Containing 19.64 acres, more or less.

**ADOPTION AND DEDICATION**

This is to certify that Meritage Homes of Florida, Inc., a Florida Corporation ("OWNER"), is the fee simple owner of the lands described in the caption hereon known as CYPRESS MEADOWS PHASE 2A, 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.

Upon failure of the Owner, homeowners association or other such entity that has assumed the obligation of maintenance pertaining to stormwater management facilities, tracts or easements to perform its obligations, the obligation of maintenance and any other matters pertaining to the lakes and stormwater management facilities as well as Tracts and Parcels for any common use would then fall equally on the owners of the lots as shown on this plat. All rights of way, unobstructed easements for drainage, access easements, sidewalk easements, and non-access easements as shown hereon are hereby irrevocably and without reservation dedicated to the City of Jacksonville, a Florida municipal corporation, its successors and assigns ("City").

The non-exclusive drainage easements over, under, across and through the stormwater management facilities shown on this plat are hereby irrevocably dedicated to the City and are subject to the following covenants which shall run with the land:

- (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) The stormwater management facilities shown on this plat are owned in fee simple title by the owner, its successors and assigns, and all maintenance and any other matters pertaining to said stormwater management facilities are the responsibility of said owner, its successors and assigns. The City by acceptance of this plat assumes no responsibility whatsoever for said stormwater management facilities.
- (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 CYPRESS MEADOWS PHASE 2A. 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.

All private easements and conservation easements shown hereon shall remain privately owned and the sole and exclusive property of Owner, its successors and assigns. Owner does hereby reserve unto itself, its successors and assigns, a non-exclusive easement for landscaping and construction of signs over all non-access easements, and also non-exclusive easement(s) 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.

Those easements designated as "JEA Utility Easements" are hereby irrevocably dedicated to JEA, its successors and assigns, for its non-exclusive use in conjunction with the installation, maintenance, and use of water reuse, water, sewer, and/or other public utilities; provided however, that no parallel utilities may be installed within said easements.

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.

Those easements designated as "MAE" and "PUDE" shall remain privately owned and the sole and exclusive property of Owner, its successors and assigns. Owner does hereby reserve unto itself, 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 maintenance access easements and private unobstructed drainage easements shown on this plat, the maintenance responsibilities of which shall be those of the Owner, its successors and assigns provided however, the undersigned Owner reserves the right to convey title to said easements to an entity, including without limitation, a property owner's association or other third party that assumes all obligation of maintenance and operation thereof under this plat.

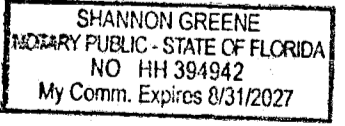
Tract A (SWMF / UDE); Tracts B and C (Recreation); Tract D (Open Space) and Tract E (Conservation) are hereby retained by the undersigned Owner, its successors and assigns; provided however, the undersigned Owner reserves the right to convey title to said tracts to an entity, including without limitation, the Cypress Meadows Residential Homeowners' Association, Inc. a Florida nonprofit corporation ("Association") or other third party that assumes all obligation of maintenance and operation thereof under this plat. Tracts A, B, C, D, AND E are hereby dedicated to the Association as Common Areas under the terms of the Declaration of Covenants, Conditions and Restrictions for Cypress Meadows ("Declaration").

In witness thereof, Owner has executed this plat on the 14 day of July, 2025.

Owner: Meritage Homes of Florida, Inc. a Florida Corporation  
By: [Signature]  
Print Name: Garrett Cone  
Its: Division President  
State of Florida  
County of Duval

Signed in the presence of:  
Signature: [Signature]  
Print Name: Matthew Peabson  
Signature: [Signature]  
Print Name: Kayland Hughes

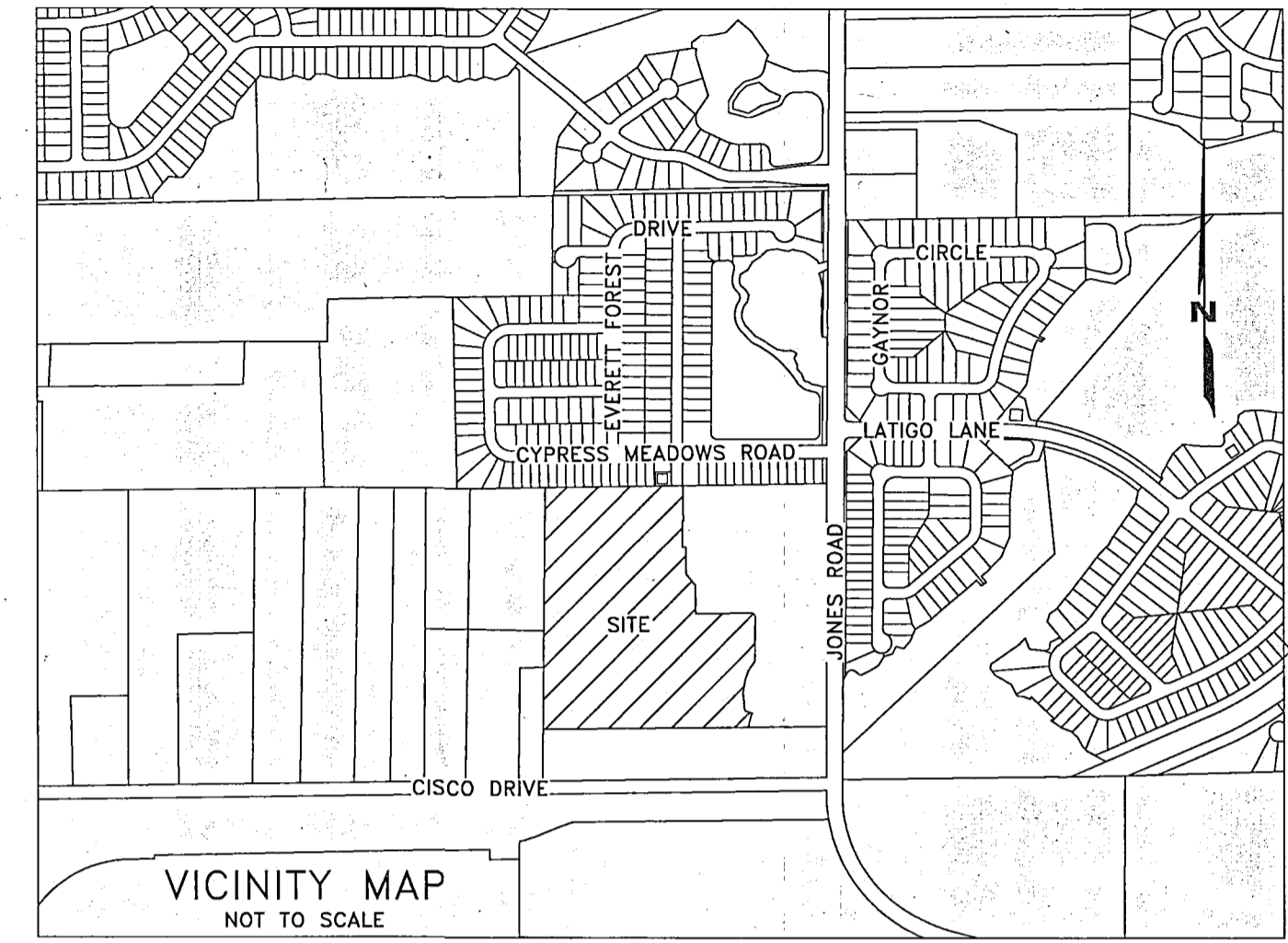
The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 14 day of July, 2025 by Garrett Cone, of Meritage Homes of Florida, Inc., a Florida Corporation, its Division President, on behalf of the Corporation. Such person is personally known to me or produced as identification.



Shannon Greene  
(Notary Public Signature)  
Shannon Greene  
(Printed Notary Name)

My Commission Expires: 8/31/2027

(NOTARY SEAL)



**APPROVED FOR RECORD**

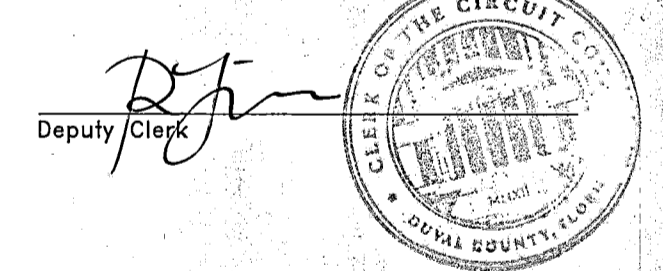
This is to certify that the above plat has been examined, accepted and approved by the City of Jacksonville, Duval County, Florida, pursuant to Chapter 654, ordinance code this 8th day of August, 2025.

Nina Sickler  
Nina Sickler, P.E.  
Director of Public Works

**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 85, Pages 28-33, of the current Public Records of Duval County, Florida this 13 day of August, 2025.

Jody Phillips  
Jody Phillips, Clerk of the Circuit Courts



**PLAT CONFORMITY REVIEW**

This plat has been reviewed and found in compliance with Part 1, Chapter 177, Florida Statutes, this 13th day of August, 2025.

Danny S. Wheeler  
Danny S. Wheeler, P.S.M.  
Professional Surveyor and Mapper No. 6902

**SURVEYOR'S CERTIFICATE**

This is to certify that this plat is a true and correct representation of the lands surveyed, platted and described in the caption; that the survey was made under the undersigned's responsible direction and supervision; that the survey data complies with all of the requirements of Florida Statute 177; that the Permanent Reference Monuments (PRM) have been monumented; Permanent Control Points (PCP) and the lot corners will be monumented in accordance with Chapter 177.091, Florida Statutes and Chapter 5J-17, Florida Administrative Code.

Certified this 23 day of July, A.D., 2025.

[Signature]  
Jason D. Hill  
Professional Surveyor & Mapper, License Number 6008  
Surveying And Mapping, LLC

**SAM**™ PREPARED BY:  
**SURVEYING AND MAPPING, LLC.**  
CERTIFICATE OF AUTHORIZATION LB 7908  
9440 PHILIPS HWY., SUITE 7  
JACKSONVILLE, FL 32256  
(904) 886-0071

# CYPRESS MEADOWS PHASE 2A

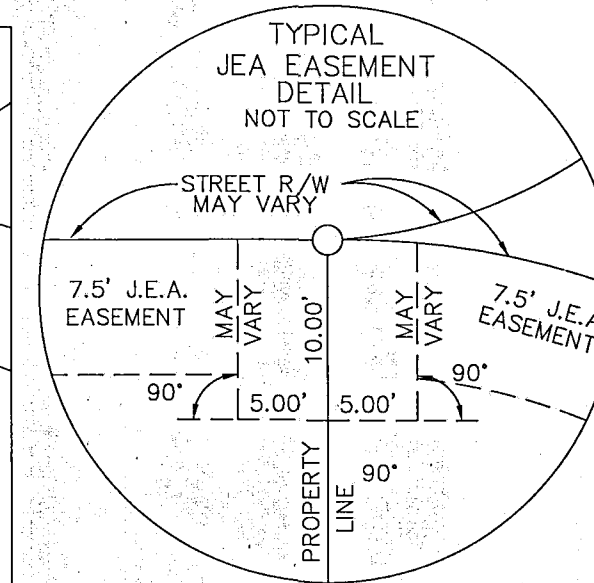
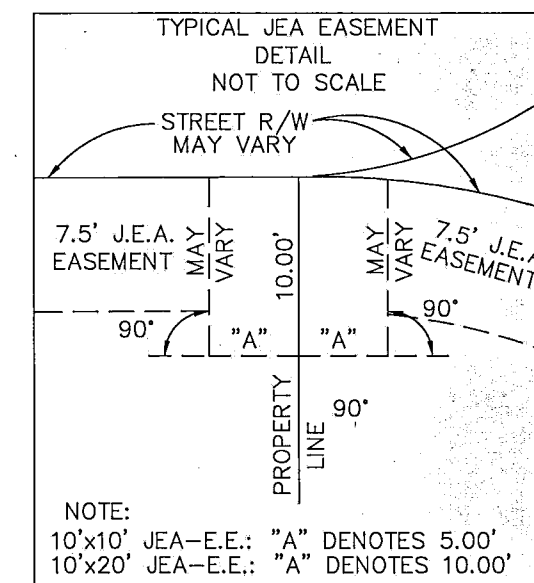
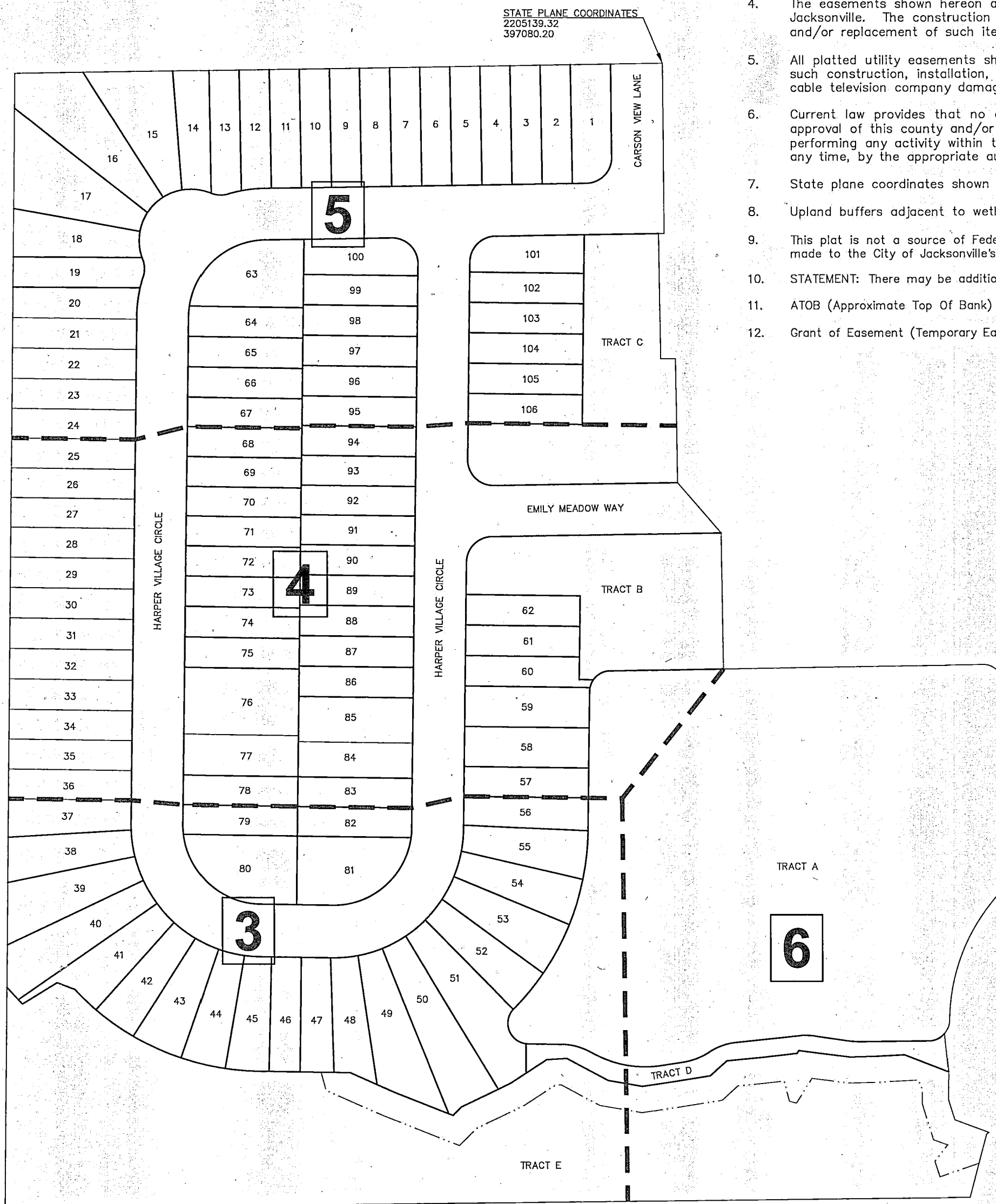
A TRACT OF LAND LYING WITHIN SECTION 20, TOWNSHIP 1 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK **85** PAGE **29**

SHEET 2 OF 6 SHEETS

### GENERAL NOTES

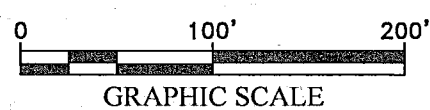
- NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.
- Bearings shown hereon are based upon the North right-of-way line of Cisco Drive, having a bearing of N89°20'38"E.
- All drainage easements are unobstructed unless otherwise noted.
- The easements shown hereon and designated as unobstructed easements shall remain totally unobstructed by any permanent improvements which may impede the use of said easements 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.
- 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, and 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.
- 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 agents and the entity performing any activity within this area to acquire the necessary written approvals prior to the beginning of any work. The jurisdictional wetland line shown hereon may be superseded and recertified at any time, by the appropriate authorities.
- State plane coordinates shown hereon are based on NAD 83/90 State Plane, Florida East Zone (Zone 0901) in U.S. survey feet and are for GIS purposes only.
- Upland buffers adjacent to wetlands are to remain natural, vegetative and undisturbed.
- This plat is not a source of Federal Emergency Management Agency (FEMA) information. Inquiries relating to FEMA information, Flood Insurance Rate Maps (FIRM), or other floodplain management documents should be made to the City of Jacksonville's Development Services Division. At the time of recordation of this plat, all or portions of the platted lands herein were in a Special Flood Hazard Area (SFHA).
- STATEMENT: There may be additional restrictions that are not on this plat that may be found in the Public Records of this County.
- ATOB (Approximate Top Of Bank) label required by the City of Jacksonville.
- Grant of Easement (Temporary Easement) recorded in Official Records Book 21052, Page 294 of the public records of Duval County, Florida, Easement will terminate with recordation of the plat.



### LEGEND

- O.R. - DENOTES OFFICIAL RECORDS BOOK
- P.B. - DENOTES PLAT BOOK
- PG(S). - DENOTES PAGE(S)
- UDE - DENOTES UNOBSTRUCTED DRAINAGE EASEMENT
- UDAE - DENOTES UNOBSTRUCTED DRAINAGE AND ACCESS EASEMENT
- SWMF - DENOTES STORMWATER MANAGEMENT FACILITY
- JEA-E - DENOTES JACKSONVILLE ELECTRIC AUTHORITY EASEMENT
- JEA-EE - DENOTES JACKSONVILLE ELECTRIC AUTHORITY ELECTRICAL EASEMENT
- MAE - DENOTES MAINTENANCE ACCESS EASEMENT
- LBT - DENOTES LANDSCAPE BUFFER TRACT
- (R) - DENOTES RADIAL
- (NR) - DENOTES NON RADIAL
- - DENOTES SET 5/8" IRON ROD & CAP "SAM PRM LB7908"
- - DENOTES FOUND 5/8" IRON ROD & CAP "SAM PRM LB7908", UNLESS NOTED OTHERWISE
- ⊙ - DENOTES SET AND/OR FOUND NAIL & DISC "SAM PCP LB7908"
- R/W - DENOTES RIGHT-OF-WAY
- PI - DENOTES POINT OF INTERSECTION
- PC - DENOTES POINT OF CURVATURE
- PT - DENOTES POINT OF TANGENCY
- RP - DENOTES RADIUS POINT
- ATOB - DENOTES APPROXIMATE TOP OF BANK

- ☼ - JURISDICTIONAL WETLANDS
- ▨ - UPLAND BUFFER



Recreation Table	
Tract	Area
Tract B	0.55 Acres±
Tract C	0.60 Acres±

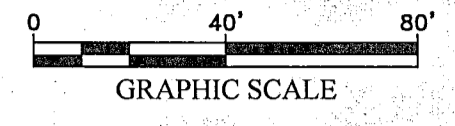
**SAM**™ PREPARED BY:  
**SURVEYING AND MAPPING, LLC.**  
 CERTIFICATE OF AUTHORIZATION LB 7908  
 9440 PHILIPS HWY., SUITE 7  
 JACKSONVILLE, FL 32256  
 (904) 886-0071

# CYPRESS MEADOWS PHASE 2A

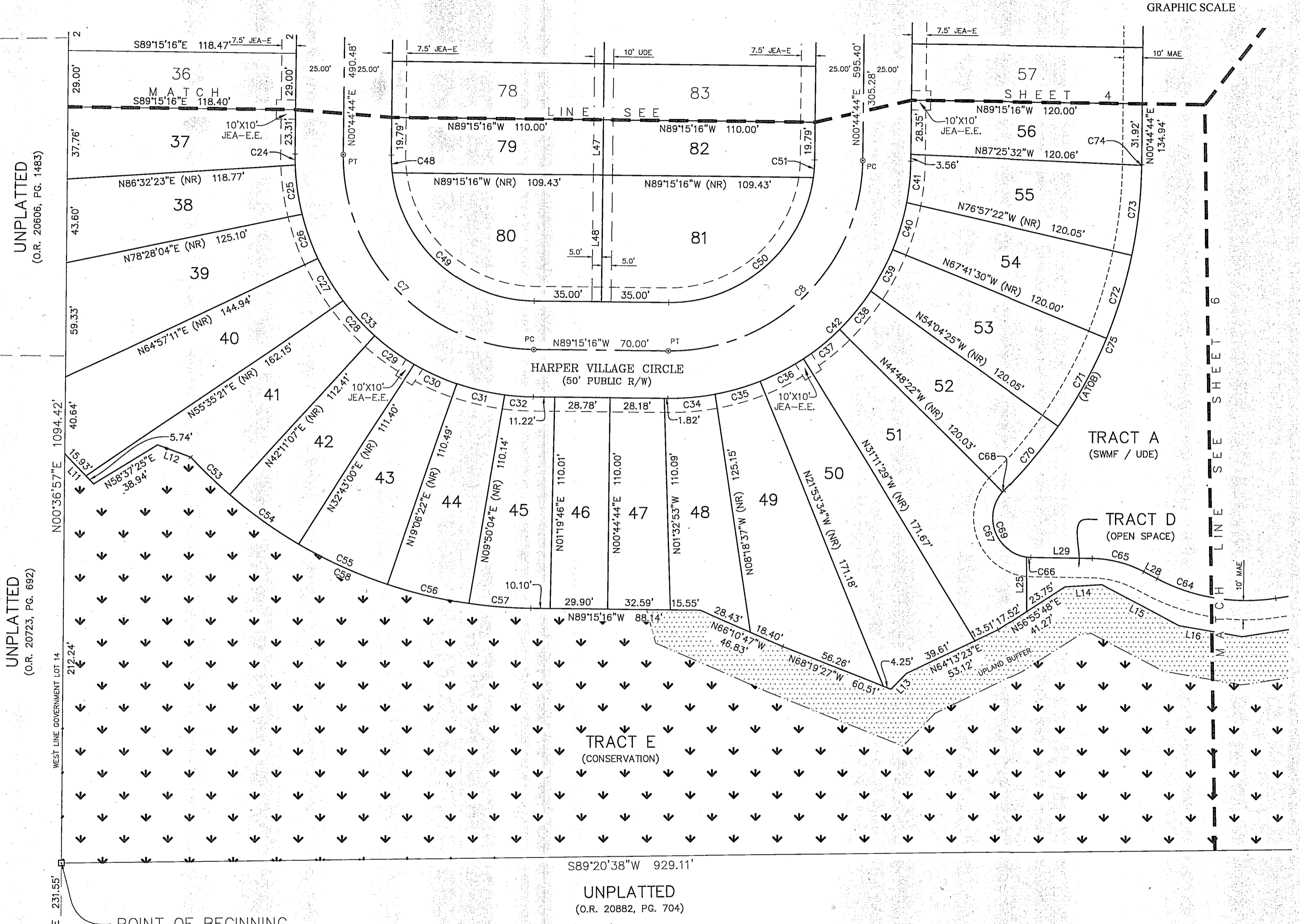
A TRACT OF LAND LYING WITHIN SECTION 20, TOWNSHIP 1 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 85 PAGE 30  
 SHEET 3 OF 6 SHEETS

SEE SHEET 2 FOR GENERAL NOTES & LEGEND



Curve Table					
Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C7	100.00'	90°00'00"	157.08'	141.42'	N44°15'16"W
C8	100.00'	90°00'00"	157.08'	141.42'	N45°44'44"E
C24	125.00'	02°37'53"	5.74'	5.74'	N00°34'12"W
C25	125.00'	11°56'20"	26.05'	26.00'	N07°51'19"W
C26	125.00'	11°11'06"	24.40'	24.36'	N19°25'02"W
C27	125.00'	11°41'37"	25.51'	25.47'	N30°51'23"W
C28	125.00'	11°11'57"	24.43'	24.39'	N42°18'10"W
C29	125.00'	11°40'25"	25.47'	25.42'	N53°44'20"W
C30	125.00'	11°10'08"	24.37'	24.33'	N65°09'37"W
C31	125.00'	11°42'48"	25.55'	25.51'	N76°36'05"W
C32	125.00'	06°47'47"	14.83'	14.82'	N85°51'22"W
C33	125.00'	90°00'00"	196.35'	176.78'	N44°15'16"W
C34	125.00'	11°20'54"	24.76'	24.72'	N85°04'17"E
C35	125.00'	11°10'30"	24.38'	24.34'	N73°48'35"E
C36	125.00'	11°42'22"	25.54'	25.49'	N62°22'09"E
C37	125.00'	11°10'06"	24.37'	24.33'	N50°55'55"E
C38	125.00'	11°42'50"	25.56'	25.51'	N39°29'27"E
C39	125.00'	11°10'04"	24.36'	24.33'	N28°03'00"E
C40	125.00'	11°42'53"	25.56'	25.51'	N16°36'32"E
C41	125.00'	10°00'21"	21.83'	21.80'	N05°44'55"E
C42	125.00'	90°00'00"	196.35'	176.78'	N45°44'44"E
C48	75.00'	07°03'13"	9.23'	9.23'	N02°46'52"W
C49	75.00'	82°56'47"	108.58'	99.34'	N47°46'52"W
C50	75.00'	82°56'47"	108.58'	99.34'	N49°16'21"E
C51	75.00'	07°03'13"	9.23'	9.23'	N04°16'21"E
C53	245.00'	06°34'35"	28.12'	28.11'	N46°07'09"W
C54	245.00'	10°17'03"	43.98'	43.92'	N54°32'58"W
C55	245.00'	11°51'46"	50.73'	50.64'	N65°37'23"W
C56	245.00'	10°09'00"	43.40'	43.34'	N76°37'46"W
C57	245.00'	07°33'00"	32.28'	32.26'	N85°28'46"W
C58	245.00'	46°25'25"	198.51'	193.12'	N66°02'33"W
C64	100.00'	36°22'54"	63.50'	62.44'	N80°42'18"W
C65	60.00'	26°32'41"	27.80'	27.55'	N75°47'11"W
C66	20.00'	06°27'40"	2.26'	2.25'	N85°49'42"W
C67	20.00'	124°38'21"	43.51'	35.42'	N20°16'41"W
C68	20.00'	02°59'13"	1.04'	1.04'	N43°32'06"E
C69	20.00'	134°05'15"	46.81'	36.83'	N22°00'54"W
C70	245.00'	10°16'18"	43.92'	43.86'	N39°53'34"E
C71	245.00'	12°22'05"	52.89'	52.78'	N28°34'22"E
C72	245.00'	10°30'51"	44.96'	44.90'	N17°07'54"E
C73	245.00'	11°03'56"	47.32'	47.24'	N06°20'30"E
C74	245.00'	00°03'48"	0.27'	0.27'	N00°46'38"E
C75	245.00'	44°16'59"	189.36'	184.68'	N22°53'14"E



UNPLATTED  
(O.R. 20606, PG. 1483)

UNPLATTED  
(O.R. 20723, PG. 692)

WEST LINE GOVERNMENT LOT 14  
N00°36'57"E 1094.42'

N00°36'57"E 231.55'

POINT OF BEGINNING

SOUTHWEST CORNER OF GOVERNMENT LOT 14

N89°20'38"E 2640.90'  
CISCO DRIVE  
(60' PUBLIC R/W)

POINT OF COMMENCEMENT  
SOUTHWEST CORNER OF SECTION 20

Line Table		
Line #	Bearing	Distance
L11	N43°50'41"W	21.67'
L12	N69°44'42"W	18.36'
L13	N44°38'58"E	11.45'
L14	N86°36'12"E	19.31'
L15	N62°07'45"W	45.32'
L16	N80°06'26"W	33.10'

Line Table		
Line #	Bearing	Distance
L25	N00°00'00"E	28.36'
L28	N62°30'51"W	7.89'
L29	N89°03'32"W	32.00'
L47	N00°44'44"E	29.00'
L48	N00°44'44"E	65.79'

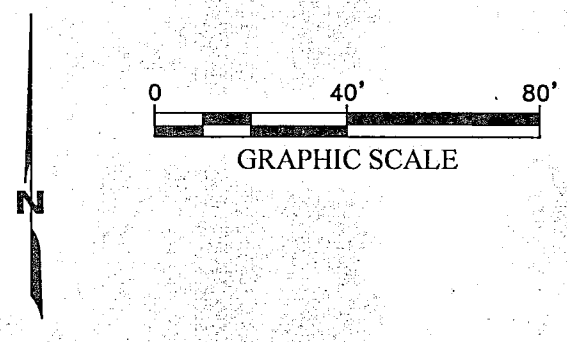


PREPARED BY:  
**SURVEYING AND MAPPING, LLC.**  
 CERTIFICATE OF AUTHORIZATION LB 7908  
 9440 PHILIPS HWY., SUITE 7  
 JACKSONVILLE, FL 32256  
 (904) 886-0071

# CYPRESS MEADOWS PHASE 2A

A TRACT OF LAND LYING WITHIN SECTION 20, TOWNSHIP 1 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK **85** PAGE **31**  
SHEET 4 OF 6 SHEETS  
SEE SHEET 2 FOR GENERAL NOTES & LEGEND



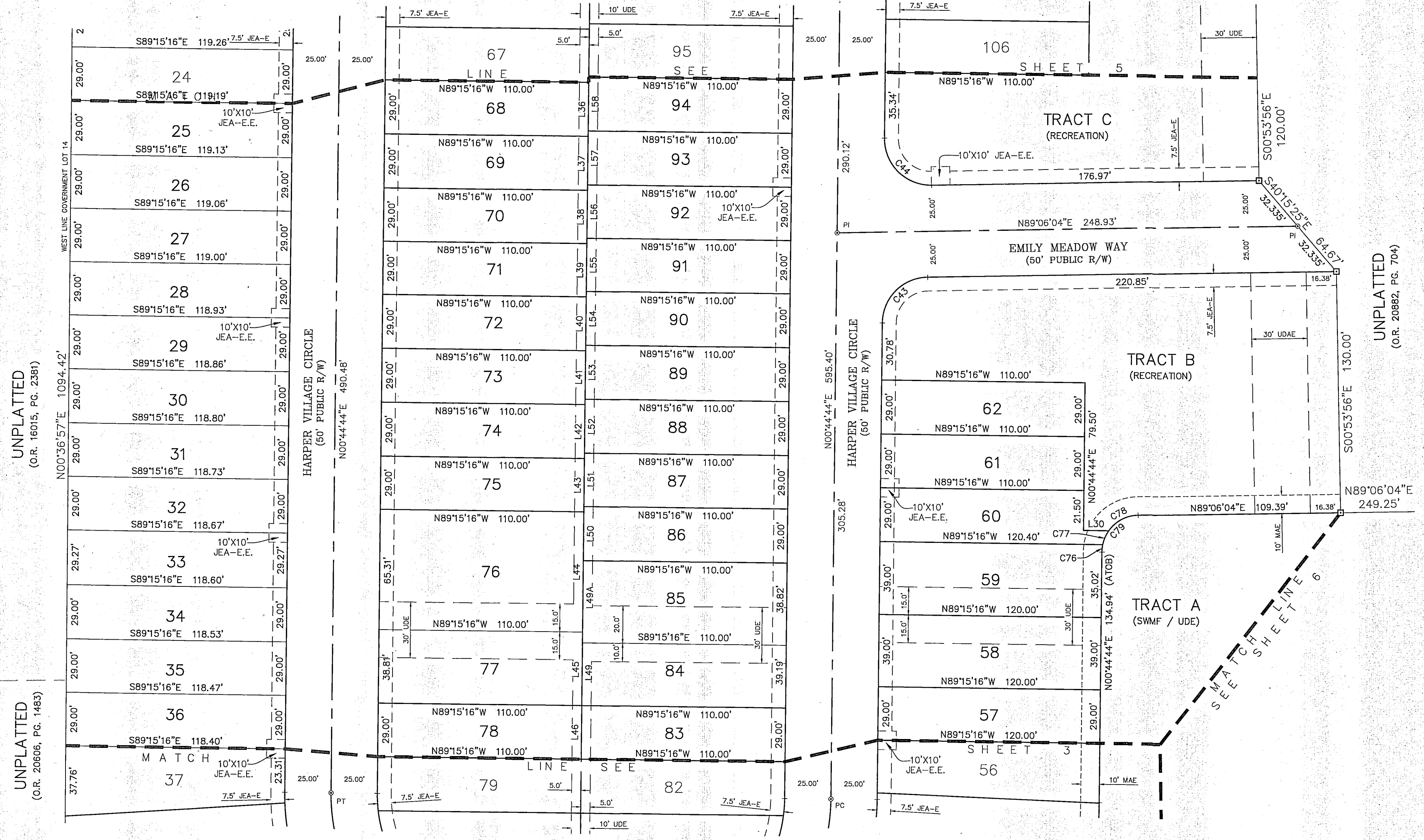
Line Table		
Line #	Bearing	Distance
L30	N89°15'16"W	13.62'
L36	N00°44'44"E	29.00'
L37	N00°44'44"E	29.00'
L38	N00°44'44"E	29.00'
L39	N00°44'44"E	29.00'
L40	N00°44'44"E	29.00'

Line Table		
Line #	Bearing	Distance
L41	N00°44'44"E	29.00'
L42	N00°44'44"E	29.00'
L44	N00°44'44"E	64.31'
L45	N00°44'44"E	39.81'
L46	N00°44'44"E	29.00'

Line Table		
Line #	Bearing	Distance
L49	N00°44'44"E	34.00'
L49A	N00°44'44"E	44.00'
L50	N00°44'44"E	29.00'
L51	N00°44'44"E	29.00'
L52	N00°44'44"E	29.00'
L53	N00°44'44"E	29.00'

Line Table		
Line #	Bearing	Distance
L54	N00°44'44"E	29.00'
L55	N00°44'44"E	29.00'
L56	N00°44'44"E	29.00'
L57	N00°44'44"E	29.00'
L58	N00°44'44"E	29.00'

Curve Table					
Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C43	25.00'	88°21'20"	38.55'	34.84'	N44°55'24"E
C44	25.00'	91°38'40"	39.99'	35.86'	N45°04'36"W
C76	20.00'	11°27'57"	4.00'	4.00'	N06°28'43"E
C77	20.00'	23°32'55"	8.22'	8.16'	N23°59'08"E
C78	20.00'	53°20'28"	18.62'	17.95'	N62°25'50"E
C79	20.00'	88°21'20"	30.84'	27.88'	N44°55'24"E



UNPLATTED  
(O.R. 16015, PG. 2381)

UNPLATTED  
(O.R. 20606, PG. 1483)

UNPLATTED  
(O.R. 20882, PG. 704)

**SAM**™ PREPARED BY:  
**SURVEYING AND MAPPING, LLC.**  
 CERTIFICATE OF AUTHORIZATION LB 7908  
 9440 PHILIPS HWY., SUITE 7  
 JACKSONVILLE, FL 32256  
 (904) 886-0071

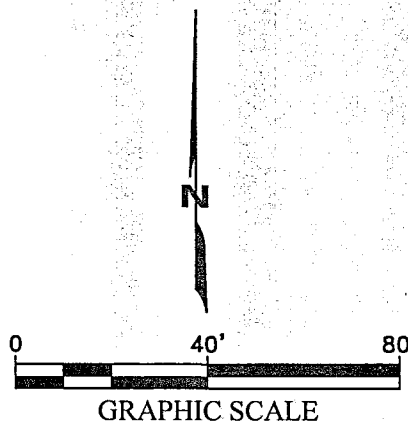
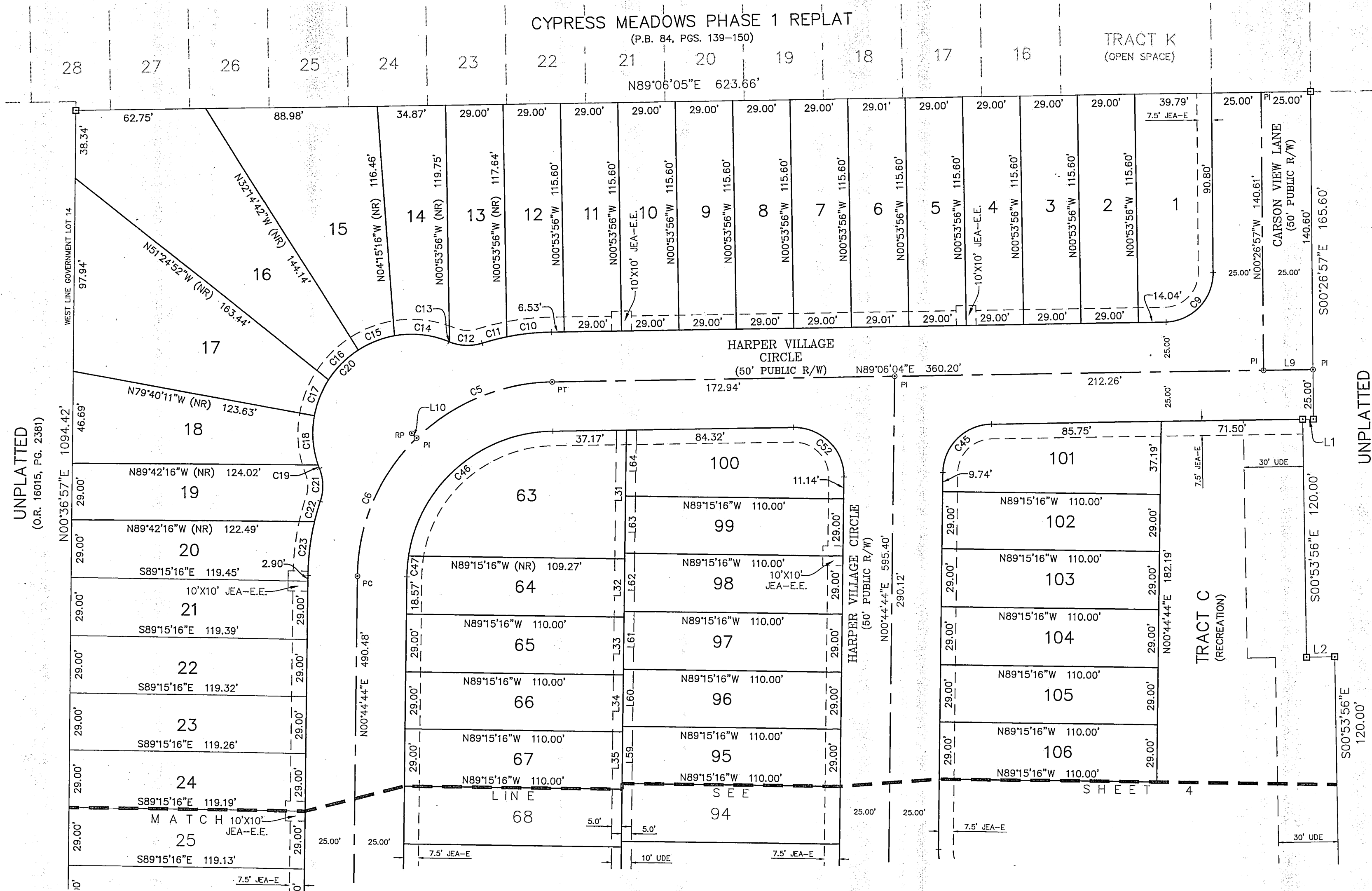
# CYPRESS MEADOWS PHASE 2A

A TRACT OF LAND LYING WITHIN SECTION 20, TOWNSHIP 1 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 85 PAGE 32

SHEET 5 OF 6 SHEETS

SEE SHEET 2 FOR GENERAL NOTES & LEGEND



UNPLATTED  
(O.R. 16015, PG. 2381)

UNPLATTED  
(O.R. 20882, PG. 704)

Line Table		
Line #	Bearing	Distance
L1	S89°06'04"W	5.39'
L2	N89°06'04"E	14.26'
L9	N89°06'04"E	25.00'
L10	N44°29'09"W	3.50'
L31	N00°44'44"E	65.60'
L32	N00°44'44"E	29.00'
L33	N00°44'44"E	29.00'
L34	N00°44'44"E	29.00'
L35	N00°44'44"E	29.00'
L59	N00°44'44"E	29.00'
L60	N00°44'44"E	29.00'
L61	N00°44'44"E	29.00'
L62	N00°44'44"E	29.00'
L63	N00°44'44"E	29.00'
L64	N00°44'44"E	33.72'

Curve Table					
Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C5	100.00'	43°35'13"	76.07'	74.25'	N67°18'28"E
C6	100.00'	44°46'07"	78.14'	76.16'	N23°07'48"E
C9	25.00'	89°33'02"	39.07'	35.22'	N44°19'33"E
C10	125.00'	10°21'29"	22.60'	22.57'	N83°55'20"E
C11	125.00'	05°54'40"	12.90'	12.89'	N75°47'15"E
C12	25.00'	38°29'04"	16.79'	16.48'	N87°55'33"W
C13	25.00'	00°48'42"	0.35'	0.35'	N68°16'40"W

Curve Table					
Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C14	50.00'	32°07'18"	28.03'	27.67'	N83°55'58"W
C15	50.00'	22°37'50"	19.75'	19.62'	N68°41'28"E
C16	50.00'	24°31'46"	21.41'	21.24'	N45°06'40"E
C17	50.00'	22°31'40"	19.66'	19.53'	N21°34'57"E
C18	50.00'	29°13'33"	25.50'	25.23'	N04°17'40"W
C19	50.00'	02°11'33"	1.91'	1.91'	N20°00'13"W
C20	50.00'	133°13'41"	116.26'	91.79'	N45°30'51"E

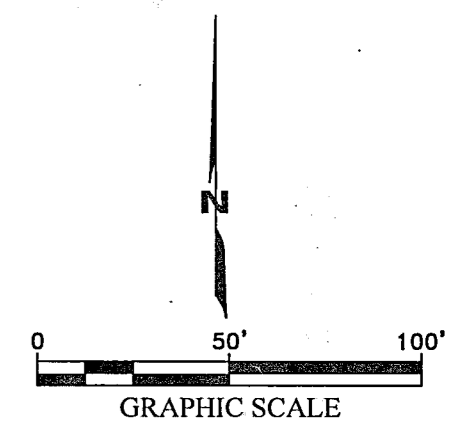
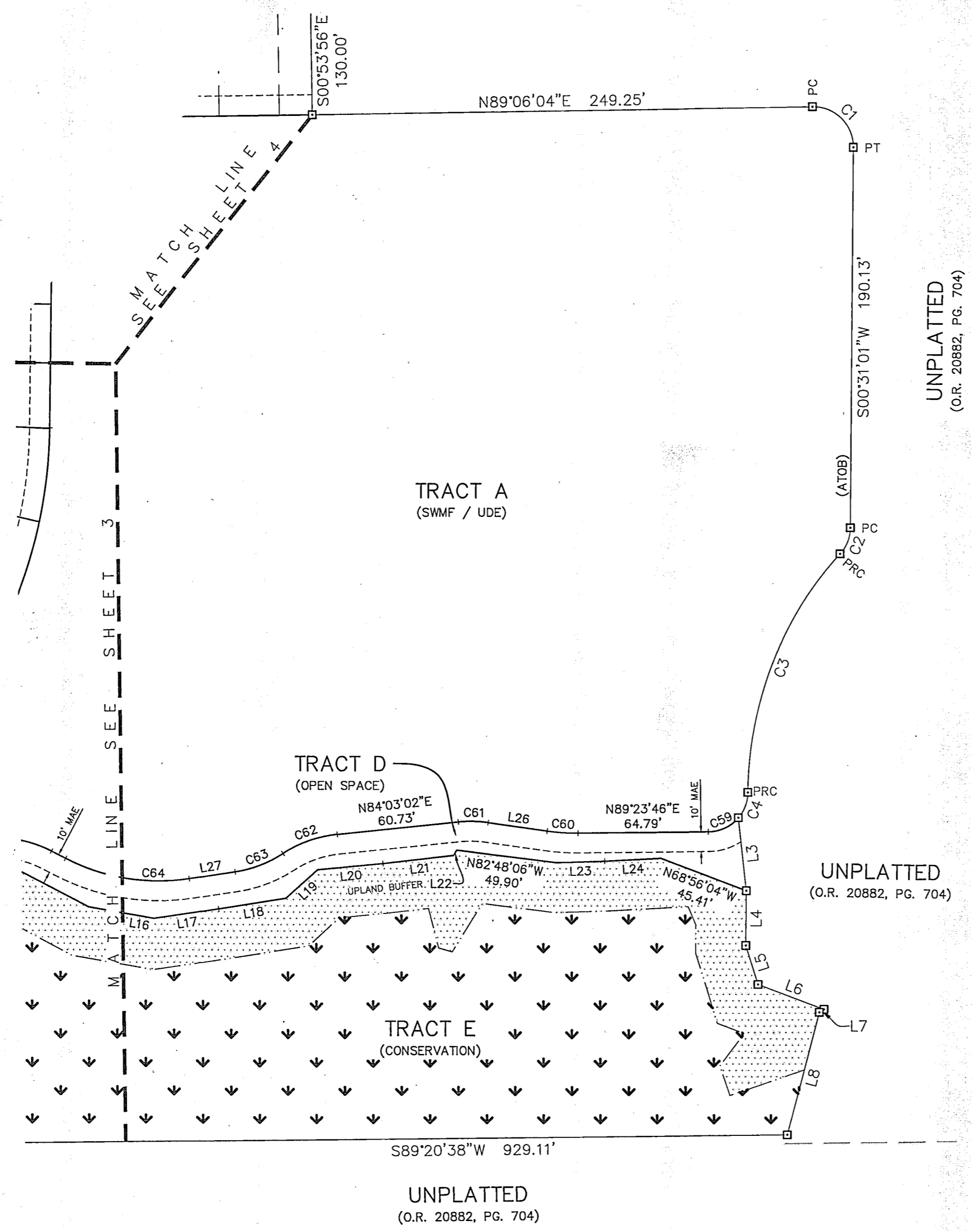
Curve Table					
Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C21	25.00'	39°17'46"	17.15'	16.81'	N01°27'06"W
C22	125.00'	04°56'51"	10.79'	10.79'	N15°43'22"E
C23	125.00'	12°30'12"	27.28'	27.22'	N06°59'50"E
C45	25.00'	88°21'20"	38.55'	34.84'	N44°55'24"E
C46	75.00'	80°21'27"	105.19'	96.78'	N48°55'21"E
C47	75.00'	07°59'53"	10.47'	10.46'	N04°44'41"E
C52	25.00'	91°38'40"	39.99'	35.86'	N45°04'36"W

**SAM**™  
 PREPARED BY:  
**SURVEYING AND MAPPING, LLC.**  
 CERTIFICATE OF AUTHORIZATION LB 7908  
 9440 PHILIPS HWY., SUITE 7  
 JACKSONVILLE, FL 32256  
 (904) 886-0071

# CYPRESS MEADOWS PHASE 2A

A TRACT OF LAND LYING WITHIN SECTION 20, TOWNSHIP 1 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 85 PAGE 33  
 SHEET 6 OF 6 SHEETS  
 SEE SHEET 2 FOR GENERAL NOTES & LEGEND



Curve Table					
Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C1	20.00'	91°24'57"	31.91'	28.63'	S45°11'27"E
C2	20.00'	41°24'35"	14.45'	14.14'	S21°13'19"W
C3	180.00'	41°20'19"	129.87'	127.07'	S21°15'26"W
C4	20.00'	39°42'18"	13.86'	13.58'	S20°26'26"W
C59	20.00'	49°06'12"	17.14'	16.62'	N64°50'40"E
C60	100.00'	08°51'53"	15.47'	15.46'	N86°10'17"W
C61	60.00'	14°12'37"	14.88'	14.84'	N88°50'39"W
C62	60.00'	27°37'17"	28.93'	28.65'	N70°14'24"E
C63	60.00'	24°40'30"	25.84'	25.64'	N68°46'00"E
C64	100.00'	36°22'54"	63.50'	62.44'	N80°42'18"W

Line Table		
Line #	Bearing	Distance
L3	S06°00'21"E	36.98'
L4	S00°34'13"W	27.20'
L5	S17°13'54"E	20.27'
L6	S69°32'16"E	35.07'
L7	S57°27'24"W	2.73'
L8	S14°47'47"W	63.02'
L16	N80°06'26"W	33.10'
L17	N81°25'47"E	32.51'
L18	N80°52'53"E	33.94'
L19	N47°41'53"E	21.43'
L20	N84°31'58"E	32.63'
L21	N83°24'39"E	35.40'
L22	N32°14'06"E	3.15'
L23	N88°20'01"E	24.20'
L24	N86°54'52"E	28.11'
L26	N81°44'21"W	29.70'
L27	N81°06'16"E	22.93'

**SAM**™  
 PREPARED BY:  
**SURVEYING AND MAPPING, LLC.**  
 CERTIFICATE OF AUTHORIZATION LB 7908  
 9440 PHILIPS HWY., SUITE 7  
 JACKSONVILLE, FL 32256  
 (904) 886-0071