

Approved 12/28/2021
Date
[Signature]
City Engineer
for Director of Public Works
Approved 12/16/21
Date
[Signature]
for General Counsel

WESTMINSTER OAKS

A PORTION OF THE ISAAC CARTER DONATION, SECTION 42, TOWNSHIP 1 SOUTH,
RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK **78** PAGE **143**

SHEET 1 OF 5 SHEETS
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)

CAPTION

A PORTION OF THE ISAAC CARTER DONATION, SECTION 42, TOWNSHIP 1 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE MOST NORTHEASTERLY CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5177, PAGE 582 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF GILCHRIST ROAD (A 80-FOOT RIGHT-OF-WAY); THENCE NORTH 69°36'57" EAST, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY, A DISTANCE OF 128.93 FEET TO THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8057, PAGE 879 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 20°16'03" EAST, ALONG THE WEST LINE OF LAST SAID LANDS, A DISTANCE OF 355.05 FEET TO THE SOUTHWEST CORNER OF LAST SAID LANDS; THENCE NORTH 69°43'55" EAST, ALONG THE SOUTH LINE OF LAST SAID LANDS, A DISTANCE OF 122.86 FEET TO THE SOUTHEAST CORNER OF LAST SAID LANDS, SAID POINT BEING ON THE WESTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8650, PAGE 1131 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 20°20'37" EAST, ALONG THE WEST LINE OF LAST SAID LANDS, A DISTANCE OF 504.46 FEET TO THE SOUTHWEST CORNER OF LAST SAID LANDS, SAID POINT ALSO BEING ON THE NORTH BOUNDARY LINE OF CARVER MANOR UNIT NO.7, AS RECORDED IN PLAT BOOK 34, PAGES 39 & 38A OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 69°41'22" WEST, ALONG SAID NORTH BOUNDARY LINE, A DISTANCE OF 419.87 FEET; THENCE SOUTH 39°41'04" WEST, ALONG SAID NORTH BOUNDARY LINE, A DISTANCE OF 344.14 FEET; THENCE SOUTH 22°34'49" WEST, ALONG SAID NORTH BOUNDARY LINE, A DISTANCE OF 276.06 FEET TO A POINT SITUATE ON THE EAST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8410, PAGE 2460 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 25°40'23" WEST, ALONG THE WEST LINE OF LAST SAID LANDS, A DISTANCE OF 236.20 FEET TO THE NORTHEAST CORNER OF LAST SAID LANDS AND THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 17555, PAGE 947 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 20°14'47" WEST, ALONG THE EAST LINE OF LAST SAID LANDS, A DISTANCE OF 296.03 FEET TO THE NORTHEAST CORNER OF LAST SAID LANDS AND THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 11903, PAGE 1226 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 25°26'18" WEST, ALONG THE EAST LINE OF LAST SAID LANDS AND A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8307, PAGE 203 OF SAID CURRENT PUBLIC RECORDS, A DISTANCE OF 274.68 FEET; THENCE NORTH 69°35'05" EAST, DEPARTING LAST SAID LINE AND ALONG THE WESTERLY PROJECTION OF THE SOUTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6223, PAGE 1429, THE SOUTH LINE OF LAST SAID LANDS, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6671, PAGE 2100 AND OFFICIAL RECORDS BOOK 8576, PAGE 626, ALL OF SAID CURRENT PUBLIC RECORDS, A DISTANCE OF 563.93 FEET TO THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8576, PAGE 626; THENCE NORTH 20°16'13" WEST, ALONG A PORTION OF THE EAST LINE OF LAST SAID LANDS, A DISTANCE OF 74.00 FEET TO THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5177, PAGE 582; THENCE NORTH 69°46'11" EAST, ALONG THE SOUTH LINE OF LAST SAID LANDS, A DISTANCE OF 166.76 FEET TO THE SOUTHEAST CORNER OF LAST SAID LANDS; THENCE NORTH 20°16'03" WEST, ALONG THE EAST LINE OF LAST SAID LANDS, A DISTANCE OF 354.88 FEET TO THE NORTHEAST CORNER OF LAST SAID LANDS AND THE POINT OF BEGINNING.

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT JAX OPPORTUNITY FUND, LLC, A FLORIDA LIMITED LIABILITY COMPANY ("OWNER"), IS THE FEE SIMPLE OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON WHICH SHALL HEREAFTER BE KNOWN AS WESTMINSTER OAKS, AND HAS 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, DRAINAGE EASEMENTS, UNOBSTRUCTED DRAINAGE EASEMENTS, 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, COMMUNITY DEVELOPMENT DISTRICT, OR SUCH ENTITY AS WILL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THE PLAT. THE OWNER DOES HEREBY RESERVE INTO ITSELF AND ITS SUCCESSORS AND ASSIGNS, A 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, INVITES, DOMESTIC HELP, DELIVERY, PICK-UP, FIRE PROTECTION SERVICES, POLICE AND OTHER AUTHORITIES 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.

TRACTS "A" (OPEN SPACE), "B" (OPEN SPACE), "C" (OPEN SPACE), TRACT "D" (CONSERVATION) 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, COMMUNITY DEVELOPMENT DISTRICT, OR SUCH ENTITY AS WILL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THE PLAT.

UPON FAILURE OF THE HOMEOWNERS ASSOCIATION OR OTHER SUCH ENTITY THAT HAS ASSUMED THE OBLIGATION OF MAINTENANCE PERTAINING TO SAID STORMWATER MANAGEMENT FACILITIES AS WELL AS TRACTS AND PARCELS ASSOCIATED WITH THOSE FACILITIES, THE OBLIGATION WOULD THEN EQUALLY FALL ON THE LOT OWNERS AS SHOWN HEREON SAID PLAT.

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. IF ANY, OF SAID EASEMENTS, THE OWNER RETAINS THE OBLIGATION FOR MAINTENANCE OF ALL EASEMENTS SHOWN ON THIS PLAT FOR DRAINAGE PURPOSES; PROVIDED HOWEVER, THE OWNER 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.

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, SAM CROZIER OF JAX OPPORTUNITY FUND, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 15TH DAY OF November, 2021, ON BEHALF OF THE COMPANY.

[Signature]
WITNESS

PRINT NAME: Douglas V Smiley

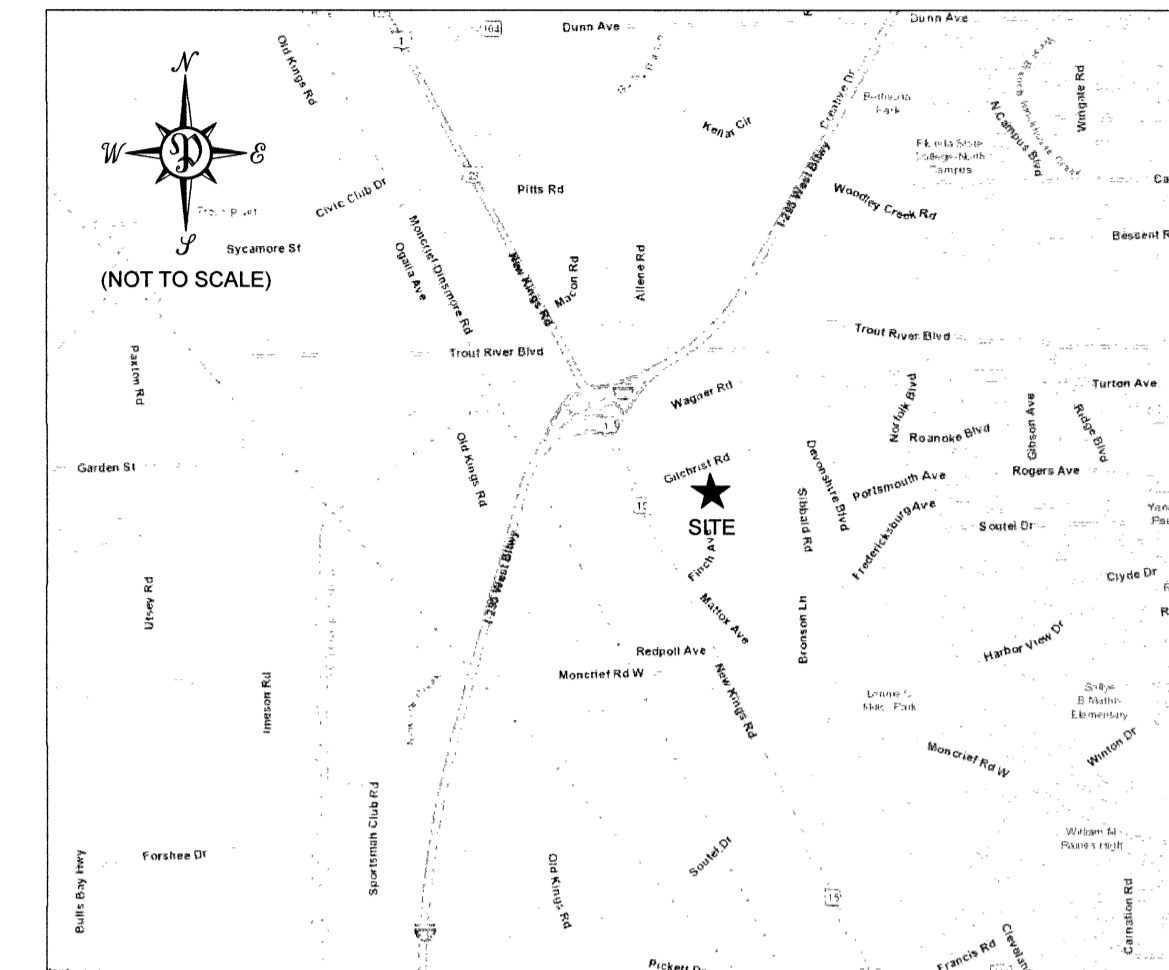
OWNER: JAX OPPORTUNITY FUND, LLC,
A FLORIDA LIMITED LIABILITY COMPANY

[Signature]
WITNESS

PRINT NAME: Christine Towers

BY: [Signature]
SAM CROZIER
AUTHORIZED MEMBER

VICINITY MAP



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 CODE, THIS 29TH DAY OF December, 2021.

[Signature]
JODY PHILLIPS, P.E.
CLERK OF PUBLIC WORKS

PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART I, CHAPTER 177, FLORIDA STATUTES, THIS 22ND DAY OF December, 2021.

[Signature]
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 STATUTES CHAPTER 177, PART I, PLATTING; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED IN ACCORDANCE WITH CHAPTER 177, FLORIDA STATUTES, CHAPTER 51-17.052, F.A.C. AND SECTION 654.110, JACKSONVILLE ORDINANCE CODE.

SIGNED THIS 8TH DAY OF November, 2021.

[Signature]
NATHAN P. PERRET, P.S.M.
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 6900
PERRET AND ASSOCIATES, INC.

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 78 PAGES 143-147 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SIGNED THIS 15TH DAY OF Jan, 2022
[Signature]
JODY PHILLIPS
CLERK OF THE CIRCUIT COURTS

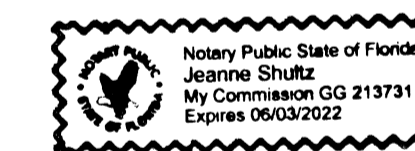
[Signature]
DEPUTY CLERK



STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 15TH DAY OF November, 2021, BY SAM CROZIER AS AUTHORIZED MEMBER OF JAX OPPORTUNITY FUND, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY WHO IS PERSONALLY KNOWN TO ME OR WHO PRODUCED [Signature] AS IDENTIFICATION.

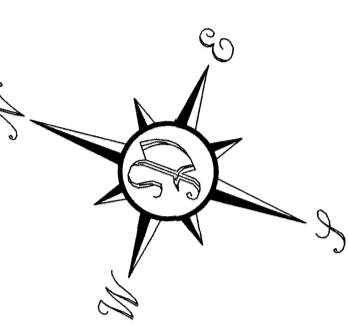
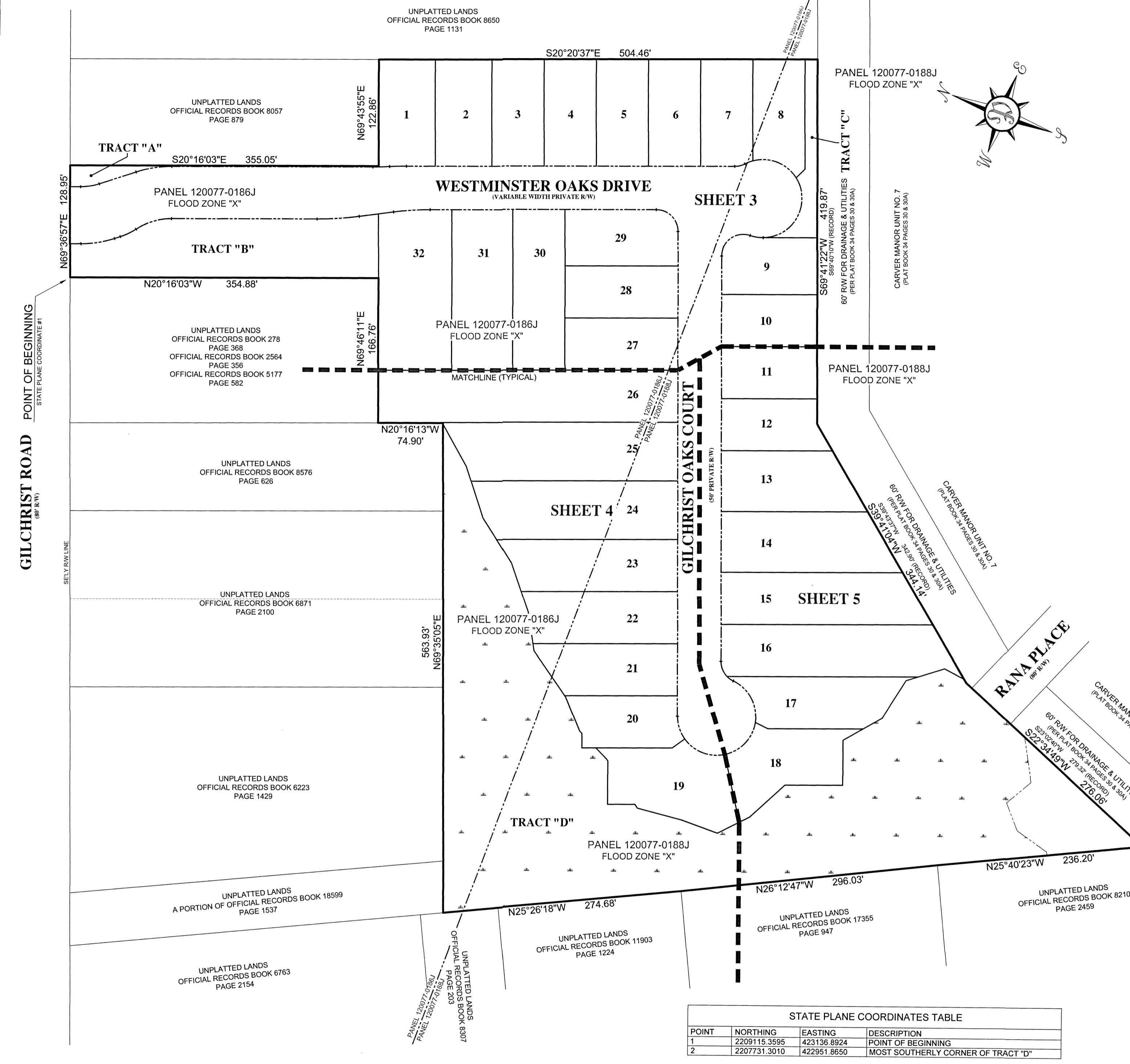
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
PRINT NAME: Jeanne Shultz
COMMISSION NO.: 66213731
MY COMMISSION EXPIRES: 06/03/2022



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

WESTMINSTER OAKS

A PORTION OF THE ISAAC CARTER DONATION, SECTION 42, TOWNSHIP 1 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

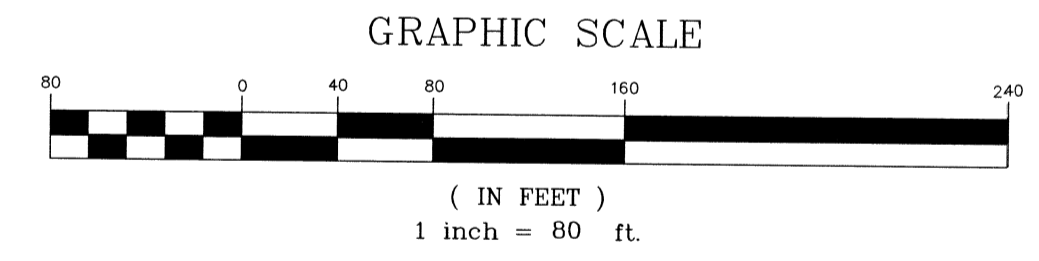


LEGEND

- DENOTES SET PERMANENT REFERENCE MONUMENT STAMPED 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
- RW RIGHT-OF-WAY
- CL CENTERLINE
- CB CHORD BEARING
- D DELTA
- R.P. RADIUS POINT
- (100.1) DENOTES DISTANCE TO EASEMENT
- JEA-E JEA EASEMENT
- JEA-E/E JEA EQUIPMENT 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
- UDAE UNOBSTRUCTED DRAINAGE AND ACCESS EASEMENT
- WETLANDS

NOTES:

- 1) ALL BEARINGS SHOWN HERE ON ARE BASED ON THE SOUTHERLY RW LINE OF GILCHRIST ROAD AS N69°36'57"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 (NAD83 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 120077-0188H & 120077-0188H, DATED 6-3-2013 (NAD-83). 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. 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.



STATE PLANE COORDINATES TABLE

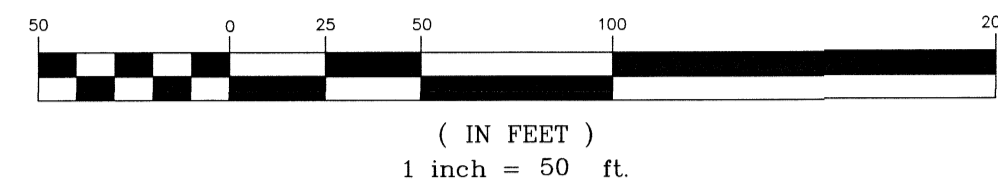
POINT	NORTHING	EASTING	DESCRIPTION
1	2209115.3595	423136.8924	POINT OF BEGINNING
2	2207731.3010	422951.8650	MOST SOUTHERLY CORNER OF TRACT "D"

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

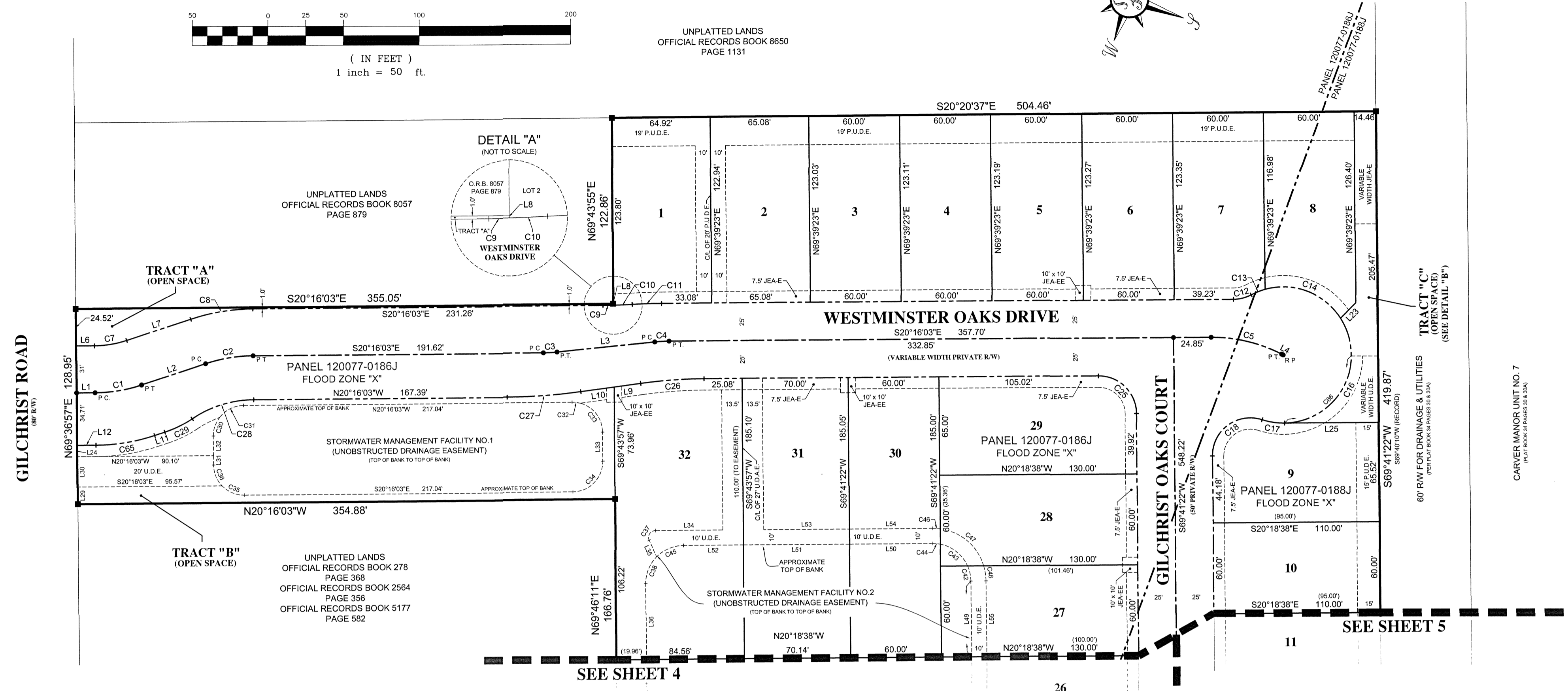
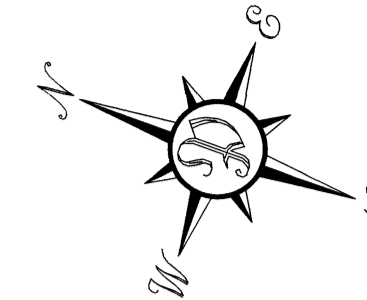
WESTMINSTER OAKS

A PORTION OF THE ISAAC CARTER DONATION, SECTION 42, TOWNSHIP 1 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

GRAPHIC SCALE



UNPLATTED LANDS
OFFICIAL RECORDS BOOK 8650
PAGE 1131



GILCHRIST ROAD
128.95'

TRACT "A"
(OPEN SPACE)

TRACT "B"
(OPEN SPACE)

TRACT "C"
(OPEN SPACE)
(SEE DETAIL "B")

SEE SHEET 4

SEE SHEET 5

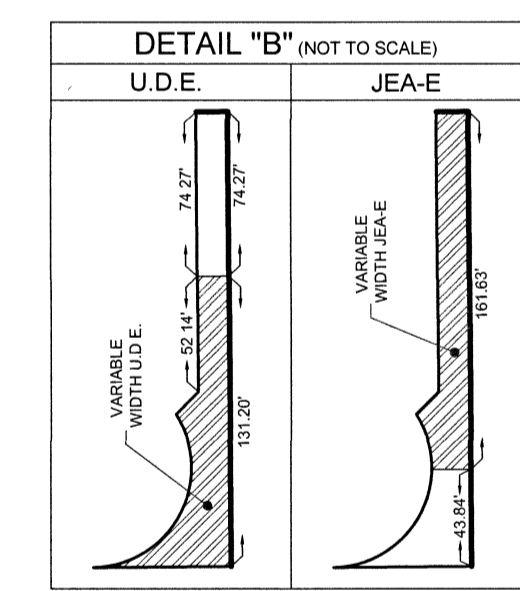
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	31.26'	100.00'	17°54'31"	S29°13'18"E	31.13'
C2	32.15'	102.87'	17°54'31"	S29°13'18"E	32.02'
C3	9.03'	95.49'	5°24'55"	S22°58'30"E	9.02'
C4	9.45'	100.00'	5°24'55"	S22°58'30"E	9.45'
C5	48.38'	100.00'	27°45'08"	S29°24'22"E	47.91'
C7	21.57'	69.00'	17°54'31"	S29°13'18"E	21.48'
C8	41.84'	133.87'	17°54'31"	S29°13'18"E	41.67'
C9	6.72'	375.00'	1°01'35"	S20°46'50"E	6.72'
C10	12.65'	375.00'	1°55'58"	S22°15'38"E	12.65'
C11	19.37'	375.00'	2°57'33"	S21°44'49"E	19.36'
C12	12.08'	25.00'	27°40'41"	S34°06'23"E	11.96'
C13	9.85'	45.00'	12°32'07"	S41°40'40"E	9.83'
C14	57.27'	45.00'	72°54'46"	S01°02'46"W	53.48'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C16	95.45'	45.00'	121°31'57"	N81°43'52"W	78.54'
C17	15.13'	45.00'	19°15'29"	N11°20'09"W	15.05'
C18	47.39'	25.00'	108°36'14"	N56°00'31"W	40.61'
C25	39.25'	25.00'	89°57'25"	N24°42'40"E	35.34'
C26	48.01'	325.00'	7°24'19"	N23°58'12"W	41.98'
C27	42.73'	377.00'	7°24'19"	N23°58'12"W	48.69'
C28	43.23'	74.00'	33°28'17"	N37°00'11"W	42.62'
C29	20.10'	74.00'	15°33'46"	N45°57'28"W	20.04'
C30	13.32'	20.00'	38°08'49"	S88°48'22"W	13.07'
C31	18.10'	20.00'	51°5'11"	N46°11'38"W	17.49'
C32	5.39'	20.00'	15°27'16"	N12°32'35"W	5.38'
C33	28.02'	20.00'	74°32'44"	N32°27'35"E	24.22'
C34	31.42'	20.00'	90°00'00"	S65°16'03"E	28.28'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C35	16.21'	20.00'	48°25'50"	S02°56'52"W	15.77'
C36	15.21'	20.00'	43°34'10"	S47°56'52"W	14.84'
C37	8.97'	4.50'	114°10'09"	S77°27'12"E	7.56'
C38	19.63'	25.00'	44°59'56"	N87°45'57"W	19.13'
C42	10.28'	25.00'	23°34'08"	N18°54'18"E	10.21'
C43	23.85'	25.00'	54°53'39"	N18°40'24"E	23.05'
C44	5.02'	25.00'	11°29'37"	N14°31'14"W	5.01'
C45	18.63'	25.00'	44°59'56"	N42°46'01"W	19.13'
C46	4.99'	35.00'	8°10'12"	N16°10'57"W	4.99'
C47	39.82'	35.00'	65°11'30"	N20°29'54"E	37.71'
C48	10.14'	35.00'	16°35'43"	N61°23'30"E	10.10'
C65	39.38'	126.00'	17°54'31"	N29°13'18"W	39.22'
C66	69.11'	45.00'	87°59'18"	S64°57'33"E	62.51'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	12.27'	S20°16'03"E
L2	44.52'	S38°10'34"E
L3	64.91'	S25°40'58"E
L4	1.11'	S07°27'06"W
L6	12.27'	S20°16'03"E
L7	44.52'	S38°10'34"E
L8	0.94'	S89°43'55"E
L9	17.67'	N27°40'22"W
L10	22.25'	N27°40'22"W
L11	7.03'	N38°10'33"W
L12	12.61'	N20°16'03"W
L23	14.35'	S65°00'32"E
L24	7.51'	N69°36'57"E
L25	62.15'	S20°18'38"E
L29	11.22'	S69°36'57"W

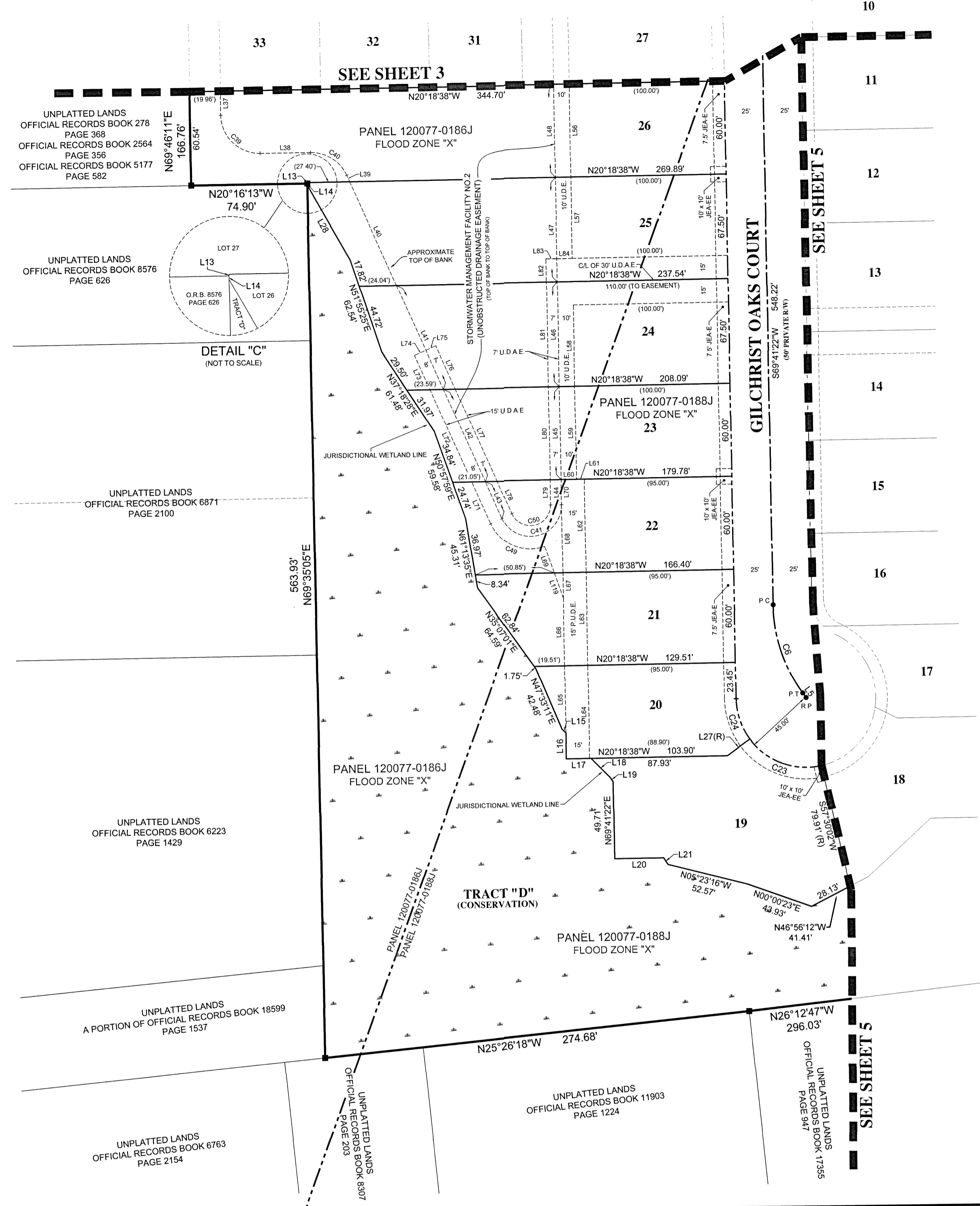
LINE TABLE		
LINE #	LENGTH	DIRECTION
L30	20.00'	S69°36'57"W
L31	6.22'	S69°43'57"W
L32	12.98'	S69°43'57"W
L33	19.20'	N69°43'57"E
L34	44.63'	S20°16'03"E
L35	12.04'	N45°27'45"E
L36	50.15'	S69°44'05"W
L49	50.00'	N69°41'22"E
L50	55.02'	N20°16'03"W
L51	70.08'	N20°16'03"W
L52	39.60'	N20°16'03"W
L53	56.58'	N20°16'03"W
L54	55.03'	N20°16'03"W
L55	50.00'	N69°41'22"E



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

WESTMINSTER OAKS

A PORTION OF THE ISAAC CARTER DONATION, SECTION 42, TOWNSHIP 1 SOUTH,
RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA



UNPLATTED LANDS
OFFICIAL RECORDS BOOK 278
PAGE 369
OFFICIAL RECORDS BOOK 2564
PAGE 356
OFFICIAL RECORDS BOOK 5177
PAGE 582

UNPLATTED LANDS
OFFICIAL RECORDS BOOK 8576
PAGE 626

UNPLATTED LANDS
OFFICIAL RECORDS BOOK 6871
PAGE 2100

UNPLATTED LANDS
OFFICIAL RECORDS BOOK 6223
PAGE 1423

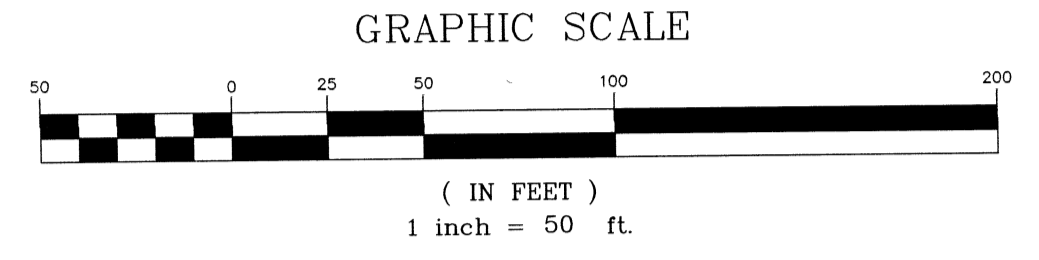
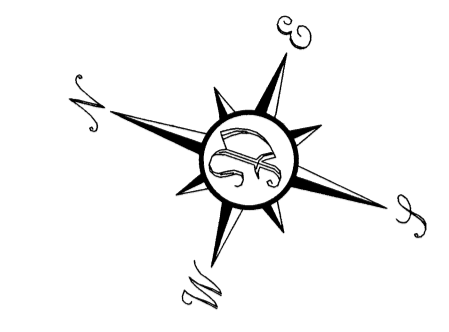
UNPLATTED LANDS
A PORTION OF OFFICIAL RECORDS BOOK 18599
PAGE 1537

UNPLATTED LANDS
OFFICIAL RECORDS BOOK 6763
PAGE 2154

UNPLATTED LANDS
OFFICIAL RECORDS BOOK 8307
PAGE 203

UNPLATTED LANDS
OFFICIAL RECORDS BOOK 11903
PAGE 1224

UNPLATTED LANDS
OFFICIAL RECORDS BOOK 17355
PAGE 847



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C6	60.79	100.00'	34°49'44"	S52°16'30"W	59.86'
C23	52.29	45.00'	66°34'44"	N00°56'07"E	49.40'
C24	27.85	45.00'	35°27'53"	N51°57'25"E	27.41'
C39	39.27	25.00'	90°00'18"	S24°43'56"W	35.36'
C40	29.11	25.00'	66°42'49"	S13°05'11"W	27.49'
C41	54.72	20.00'	156°45'14"	S31°56'01"E	39.16'
C49	41.42	28.00'	84°45'51"	S04°03'41"W	37.75'
C50	35.57	13.00'	156°45'14"	N31°56'01"W	25.47'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L5	3.65'	S34°51'38"W
L13	0.69'	N69°41'22"E
L14	1.15'	N69°35'55"W
L15	3.63'	N25°48'04"E
L16	16.60'	N69°41'22"E
L17	15.97'	N20°18'38"W
L18	17.64'	N25°48'04"E
L19	3.05'	N37°19'00"E
L20	31.52'	N20°18'38"W
L21	5.19'	N37°19'00"E
L27(R)	17.83'	N56°09'38"W
L37	55.72'	N40°48'22"E
L38	15.55'	S69°44'05"W
L39	32.49'	S20°16'13"E
L40	4.85'	S45°26'36"W
L41	73.46'	S45°26'36"W
L42	73.46'	S45°26'36"W
L42	65.30'	S45°26'36"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L43	26.23'	S45°26'36"W
L44	16.21'	N69°41'22"E
L45	60.00'	N69°41'22"E
L46	67.50'	N69°41'22"E
L47	67.50'	N69°41'22"E
L48	60.00'	N69°41'22"E
L58	60.00'	N69°41'22"E
L57	52.50'	N69°41'22"E
L58	52.50'	N69°41'22"E
L59	60.00'	N69°41'22"E
L60	10.00'	N20°18'38"W
L61	5.00'	N20°18'38"W
L62	60.00'	N69°41'22"E
L63	60.00'	N69°41'22"E
L64	60.00'	N69°41'22"E
L65	43.40'	N69°41'22"E
L66	43.40'	N69°41'22"E
L67	16.47'	S69°41'22"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L68	43.79'	S69°41'22"W
L69	18.11'	S51°03'04"W
L70	18.21'	N69°41'22"E
L71	29.67'	S46°26'36"W
L72	65.30'	S46°26'36"W
L73	24.36'	S46°26'36"W
L74	8.00'	N43°33'24"W
L75	7.00'	N43°33'24"W
L76	30.80'	N46°26'36"E
L77	65.30'	N46°26'36"E
L78	23.22'	N46°26'36"E
L79	16.21'	S69°41'22"W
L80	60.00'	S69°41'22"W
L81	67.50'	S69°41'22"W
L82	15.00'	S69°41'22"W
L83	7.00'	N20°18'38"W
L84	10.00'	N20°18'38"W
L119	17.38'	S51°03'04"W

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

PLANS CITY DEV.# : 9740.000 PLAT CITY DEV.# : 9740.000

WESTMINSTER OAKS

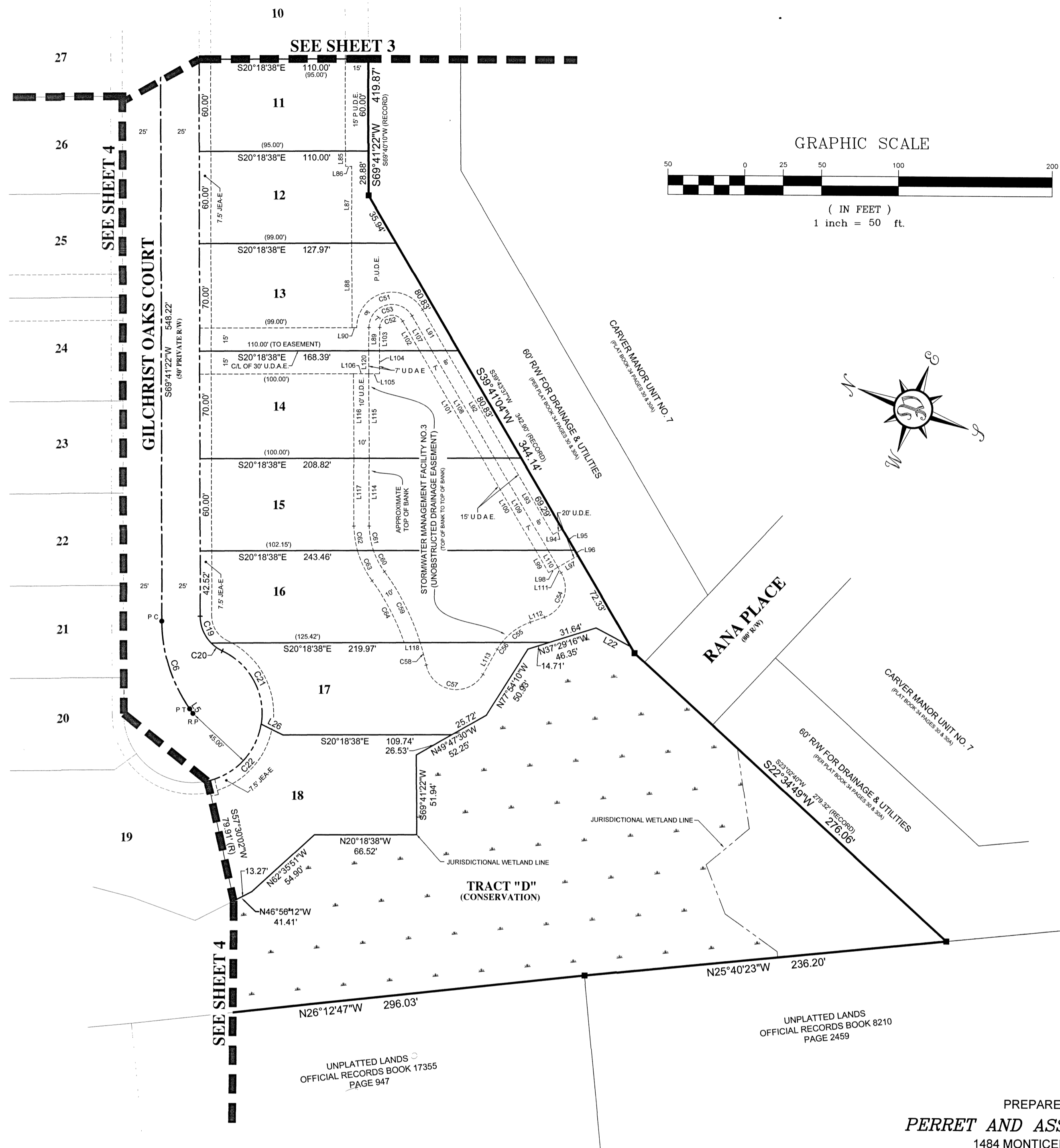
A PORTION OF THE ISAAC CARTER DONATION, SECTION 42, TOWNSHIP 1 SOUTH,
RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

SHEET 5 OF 5 SHEETS
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C8	60.79'	100.00'	34°49'44"	S52°16'30"W	59.86'
C19	19.35'	25.00'	44°21'18"	S47°30'43"W	18.87'
C20	8.84'	25.00'	20°16'05"	S15°12'02"W	8.80'
C21	57.80'	45.00'	73°35'30"	S41°51'44"W	53.91'
C22	54.18'	45.00'	68°59'19"	N69°50'53"W	50.97'
C51	80.21'	23.00'	149°59'42"	N35°18'47"W	44.43'
C52	20.94'	8.00'	149°59'42"	N35°18'47"W	15.45'
C53	39.27'	15.00'	149°59'42"	N35°18'47"W	26.98'
C54	35.24'	20.00'	100°57'25"	S89°50'14"E	30.86'
C55	22.99'	40.00'	32°55'35"	N55°49'19"W	22.67'
C56	5.38'	40.00'	7°42'48"	N76°08'30"W	5.38'
C57	48.23'	20.00'	138°10'29"	S10°54'40"E	37.37'
C58	15.05'	155.00'	5°33'52"	N55°23'39"E	15.05'
C59	52.06'	155.00'	19°14'37"	N42°59'24"E	51.81'
C60	15.51'	50.00'	17°49'20"	S42°15'15"W	15.45'
C61	16.19'	50.00'	18°32'56"	S60°24'54"W	16.12'
C62	16.10'	60.00'	15°22'21"	S62°00'11"W	16.05'
C63	21.04'	60.00'	20°56'55"	S43°50'33"W	21.82'
C64	45.64'	146.91'	17°47'55"	N42°19'34"E	45.45'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L5	3.65'	S34°51'38"W
L22	25.33'	N07°54'32"E
L26	15.89'	S06°41'36"W
L85	10.00'	N69°41'22"E
L86	4.00'	N20°18'38"W
L87	50.00'	N69°41'22"E
L88	55.00'	N69°41'22"E
L89	15.15'	S69°41'22"W
L90	3.00'	S20°18'38"E
L91	30.78'	S39°41'04"W
L92	80.83'	S39°41'04"W
L93	57.46'	S39°41'04"W
L94	7.00'	S50°16'45"E
L95	15.87'	S39°41'04"W
L96	4.13'	S39°41'04"W
L97	15.00'	S50°16'45"E
L98	7.00'	S50°16'45"E
L99	16.62'	S39°41'04"W
L100	69.29'	S39°41'04"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L101	80.83'	S39°41'04"W
L102	22.12'	S39°41'04"W
L103	15.15'	N69°41'22"E
L104	15.00'	N69°41'22"E
L105	7.00'	S20°18'38"E
L106	10.00'	S20°18'38"E
L107	26.16'	N39°41'04"E
L108	80.83'	N39°41'04"E
L109	69.29'	N39°41'04"E
L110	12.79'	N39°41'04"E
L111	4.20'	N39°41'04"E
L112	9.84'	S39°21'31"E
L113	18.80'	S79°59'54"E
L114	44.09'	S69°41'22"W
L115	55.00'	S69°41'22"W
L116	55.00'	S69°41'22"W
L117	44.09'	S69°41'22"W
L118	10.45'	N20°18'38"W
L120	15.00'	S69°41'22"W



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

PLANS CITY DEV.# : 9740.000 PLAT CITY DEV.# : 9740.000