

# WINDSOR PARKE UNIT ONE "A"

A PORTION OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 28 EAST  
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 51 PAGE 36  
PAGE 1 OF 2 PAGES  
TAXES PAID THRU 1996 R.B.F.

### CAPTION

A PORTION OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING COMMENCE AT THE SOUTHEAST CORNER OF SUTTON PARK DRIVE NORTH AS SHOWN ON THE PLAT OF WINDSOR PARKE UNIT ONE AS RECORDED IN PLAT BOOK 46, PAGES 58 AND 58A OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. SAID POINT OF BEGINNING LYING ON A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1305.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 42°28'52", AN ARC DISTANCE OF 967.24 FEET TO A POINT LYING ON SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 06°35'02" WEST, 945.56 FEET; THENCE NORTH 62°10'32" WEST, DEPARTING SAID CURVE, 80.00 FEET TO A POINT LYING ON A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1225.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 42°28'52", AN ARC DISTANCE OF 908.28 FEET TO A POINT LYING ON SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 06°35'02" EAST, 887.60 FEET; THENCE NORTH 75°20'34" EAST, DEPARTING SAID CURVE, 80.00 FEET, RETURNING TO THE POINT OF BEGINNING.

### APPROVED FOR RECORD:

THIS IS TO CERTIFY THAT THE ATTACHED PLAT HAS BEEN EXAMINED, ACCEPTED, AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, PURSUANT TO CHAPTER 654, ORDINANCE CODE.

Harold E. Monea  
DIRECTOR OF PUBLIC WORKS

5/21/97  
DATE

Approved 5/14/97  
Date

[Signature]  
City Engineer

for Director of Public Works

Approved 5/21/97  
Date

[Signature]  
for General Counsel

### CLERK'S CERTIFICATE: 97-113643

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE CITY COUNCIL OF THE CITY OF JACKSONVILLE, FLORIDA, AND SUBMITTED TO ME FOR RECORDING, AND IS RECORDED IN PLAT BOOK 51, PAGES 36 AND 36A OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 23rd DAY OF May, A.D., 1997.

Henry W. Cook  
HENRY W. COOK  
CLERK OF THE CIRCUIT COURT

[Signature]  
DEPUTY CLERK

### ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT J T B LAND DEVELOPMENT, INC., A CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS WINDSOR PARKE UNIT ONE "A"; 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.

ALL RIGHTS OF WAY AND DRIVES ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, J T B LAND DEVELOPMENT, INC., CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT SHOWN BELOW ON THIS 28 DAY OF JANUARY A.D., 1997.

[Signature]  
WITNESS

[Signature]  
WITNESS

[Signature]  
GUS SANKERS, VICE PRESIDENT  
J T B LAND DEVELOPMENT, INC.,  
A FLORIDA CORPORATION

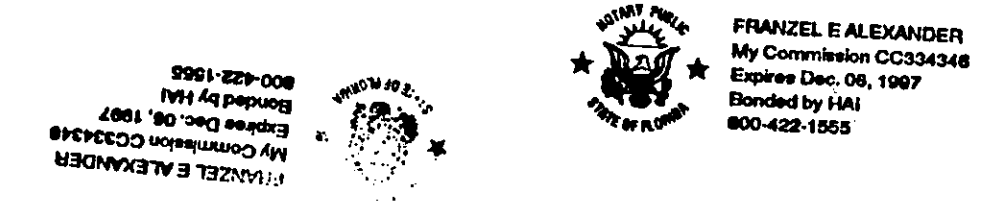


### STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28 DAY OF JANUARY A.D., 1997, BY GUS SANKERS, VICE PRESIDENT ON BEHALF OF J T B LAND DEVELOPMENT, INC., A FLORIDA CORPORATION; HE BEING PERSONALLY KNOWN BEFORE ME AND DID NOT TAKE AN OATH.

[Signature]  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE  
**FRANZEL E. ALEXANDER**  
PRINTED NAME

MY COMMISSION EXPIRES 12/6/97  
COMMISSION NUMBER CC 334346



### SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE ABOVE PLAT IS A 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 COMPLES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, THAT THE SURVEY AND LEGAL DESCRIPTION ARE ACCURATE, AND THAT ALL 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 CITY OF JACKSONVILLE, FLORIDA.

SIGNED AND SEALED THIS 26th DAY OF January, A.D., 1997.

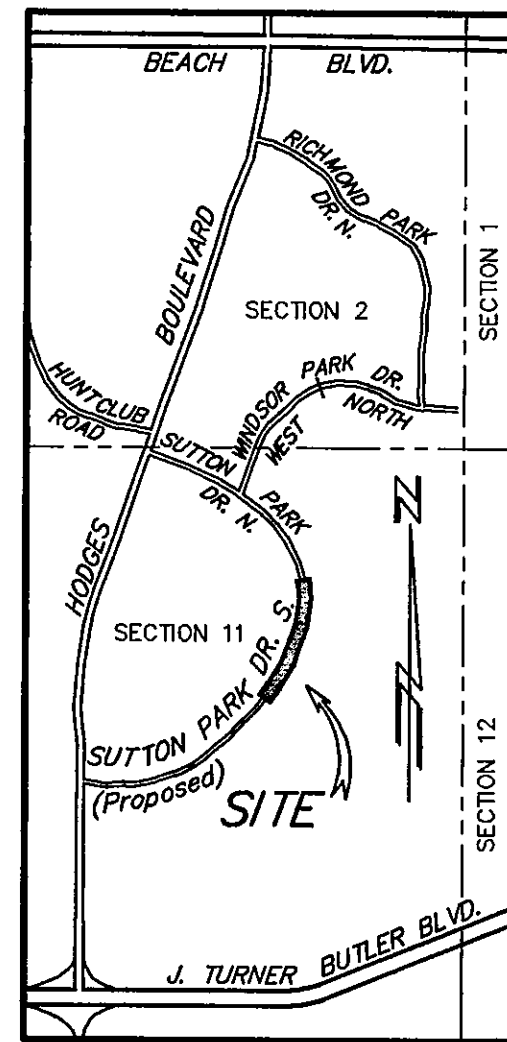
[Signature]  
ARTHUR A. MASTRONICOLA, JR.  
REGISTERED LAND SURVEYOR NO. 4166, FLORIDA.



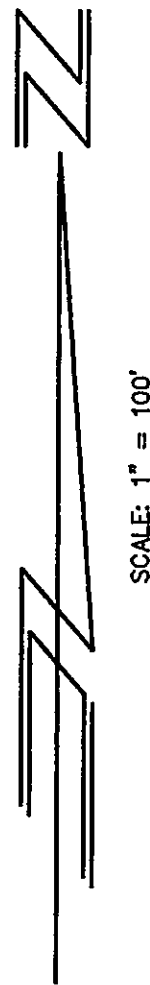
PREPARED BY  
SUNSHINE STATE SURVEYORS, INC.  
3131 ST. JOHNS BLUFF ROAD SOUTH  
JACKSONVILLE, FLORIDA 32248  
(904) 642-8550

# WINDSOR PARKE UNIT ONE "A"

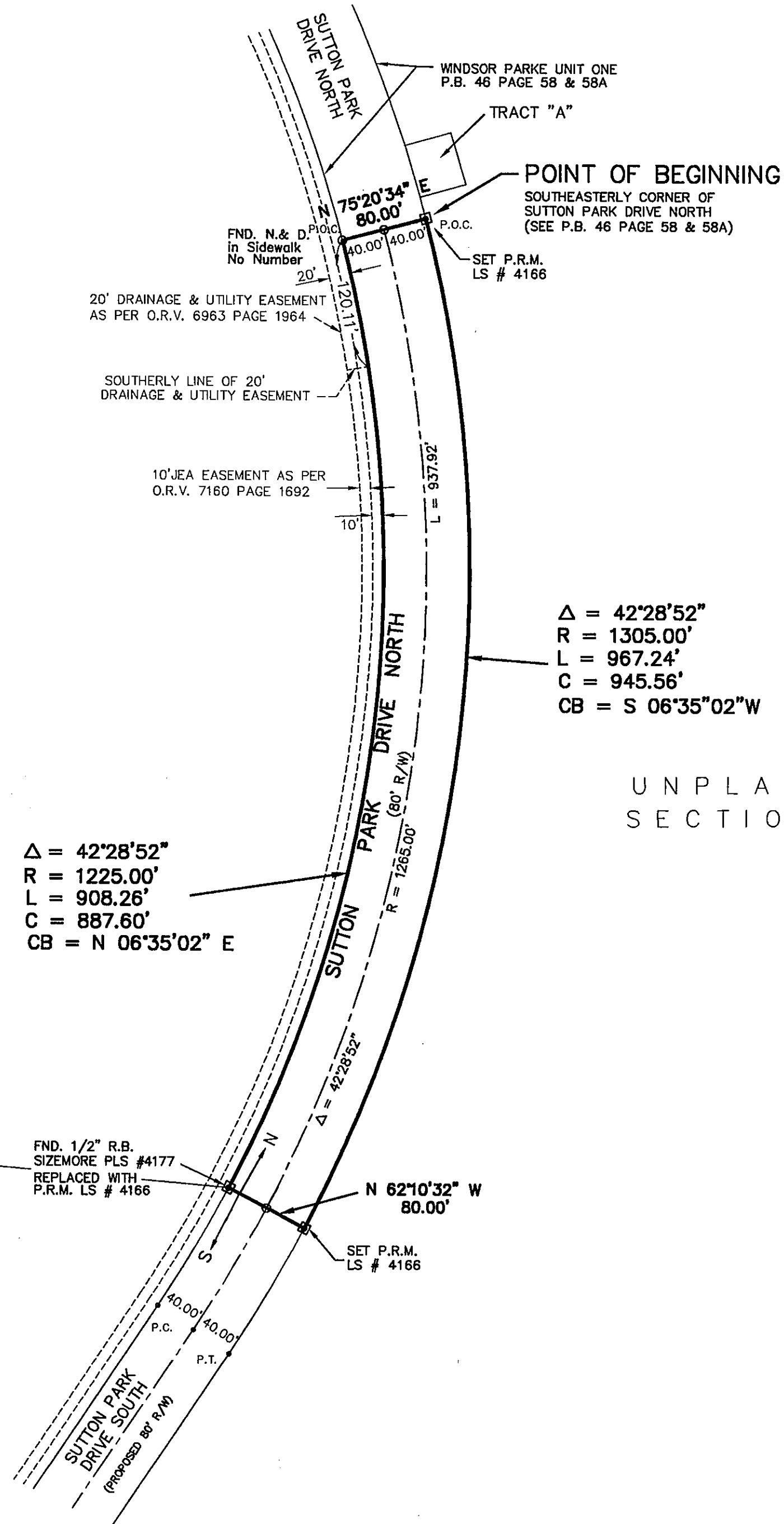
A PORTION OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 28 EAST  
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA



VICINITY MAP  
NOT TO SCALE



UNPLATTED  
SECTION 11

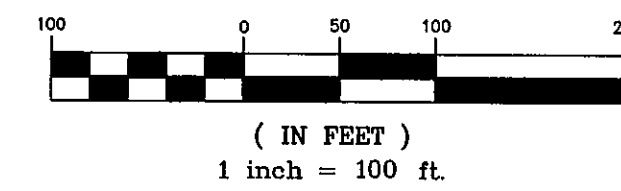


### LEGEND

△	CENTRAL ANGLE
R	RADIUS
L	ARC DISTANCE
T	TANGENT LENGTH
C	CHORD DISTANCE
CB	CHORD BEARING
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.O.C.	POINT ON CURVE
P.C.P.	PERMANENT CONTROL POINT
■	PERMANENT REFERENCE MONUMENT (4"x4" CONCRETE MONUMENT)
○	P.K. NAIL & DISK
●	REBAR
CONC.	CONCRETE
MON.	MONUMENT
R/W	RIGHT-OF-WAY
JEA	JACKSONVILLE ELECTRIC AUTHORITY
O.R.V.	OFFICIAL RECORDS VOLUME
LS	LICENSED SURVEYOR
PLS	PROFESSIONAL LAND SURVEYOR
P.B.	PLAT BOOK
P.R.M.	PERMANENT REFERENCE MONUMENT
N. & D.	NAIL AND DISK
R.B.	REBAR

UNPLATTED  
SECTION 11

### GRAPHIC SCALE



### NOTES

- 1) BEARINGS BASED ON THE EASTERLY LINE OF HODGES BOULEVARD AS BEING N 01°00'29" W.
- 2) THERE MAY EXIST ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

PREPARED BY  
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