

CATHEDRAL OAK PARKWAY

BEING A REPLAT OF A PORTION OF PLAT "A" OF THE FLORIDA FARMS AND INDUSTRIES COMPANY'S PROPERTY, AS RECORDED IN PLAT BOOK 2, PAGE 27 OF THE PUBLIC RECORDS OF CLAY COUNTY FLORIDA, TOGETHER WITH A PORTION OF SECTIONS 33 AND 34, TOWNSHIP 5 SOUTH, RANGE 25 EAST, OF SAID COUNTY.

PLAT BOOK PAGE

SHEET 1 OF 19 SHEETS

SEE SHEET 3 FOR GENERAL NOTES

CAPTION

PARCEL 1

A portion of Plat "A" of the Florida Farms and Industries Company's Property, as recorded in Plat Book 2, page 27 of the Public Records of Clay County, Florida, together with a portion of Sections 33 and 34, Township 5 South, Range 25 East of said county, being more particularly described as follows:

For a Point of Reference, commence at the intersection of the Northerly line of said Section 33 with the Easterly right of way line of County Road No. 218, a 100 foot right of way per Florida Department of Transportation Right of way Map Section No. 7112-102; thence South 00°06'42" East, along said Easterly right of way line, 1221.03 feet to the Point of Beginning.

From said Point of Beginning, thence South 01°23'05" East, departing said Easterly right of way line, 270.07 feet; thence South 00°06'42" East, 113.74 feet to the point of curvature of a curve concave Easterly having a radius of 3438.00 feet; thence Southerly along the arc of said curve, through a central angle of 08°20'02", an arc length of 500.08 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of South 04°16'43" East, 499.64 feet; thence Southeastery along the arc of a curve concave Northeasterly having a radius of 200.00 feet, through a central angle of 81°47'17", an arc length of 285.49 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 49°20'23" East, 261.86 feet; thence North 89°45'58" East, 897.05 feet to the point of curvature of a curve concave Southerly having a radius of 2158.00 feet; thence Easterly along the arc of said curve, through a central angle of 25°08'14", an arc length of 946.78 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 77°39'55" East, 939.20 feet; thence South 65°05'47" East, 695.20 feet to the point of curvature of a curve concave Northeasterly having a radius of 2008.00 feet; thence Southeastery along the arc of said curve, through a central angle of 02°56'02", an arc length of 102.83 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of South 66°33'49" East, 102.81 feet; thence Northeasterly along the arc of a curve concave Northwesterly having a radius of 40.16 feet, through a central angle of 90°00'00", an arc length of 63.08 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 66°58'10" East, 56.79 feet; thence South 70°39'19" East, 100.00 feet to a point on a non-tangent curve concave Northeasterly having a radius of 22.88 feet; thence Southeastery along the arc of said curve, through a central angle of 90°00'00", an arc length of 35.94 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of South 27°46'37" East, 32.36 feet; thence Easterly along the arc of a curve concave Northerly having a radius of 1991.00 feet, through a central angle of 06°55'40", an arc length of 240.74 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 76°14'27" East, 240.59 feet; thence South 61°28'21" East, 52.37 feet to a point on a non-tangent curve concave Northerly having a radius of 2008.00 feet; thence Easterly along the arc of said curve, through a central angle of 50°42'45", an arc length of 1777.28 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 73°31'10" East, 1719.83 feet; thence Northeasterly along the arc of a curve concave Southeastery having a radius of 2158.00 feet, through a central angle of 19°41'25", an arc length of 741.62 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 58°00'30" East, 737.97 feet; thence Northeasterly along the arc of a curve concave Northwesterly having a radius of 37.99 feet, through a central angle of 90°00'00", an arc length of 59.67 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 22°51'13" East, 53.72 feet; thence North 70°08'57" East, 100.00 feet to a point on a non-tangent curve concave Northeasterly having a radius of 21.21 feet; thence Southeastery along the arc of said curve, through a central angle of 90°00'00", an arc length of 33.32 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 62°59'35" East, 30.00 feet; thence Easterly along the arc of a curve concave Southerly having a radius of 2175.00 feet, through a central angle of 07°01'57", an arc length of 266.96 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 75°31'23" East, 266.79 feet; thence South 81°40'22" East, 53.24 feet to a point on a non-tangent curve concave Southerly having a radius of 2158.00 feet; thence Easterly along the arc of said curve, through a central angle of 14°12'01", an arc length of 534.84 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 87°28'26" East, 533.47 feet; thence South 85°25'34" East, 326.78 feet to the point of curvature of a curve concave Northwesterly having a radius of 42.00 feet; thence Northeasterly along the arc of said curve, through a central angle of 90°00'00", an arc length of 65.97 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 49°34'26" East, 59.40 feet; thence South 85°25'34" East, 140.00 feet to a point on a non-tangent curve concave Northeasterly having a radius of 28.50 feet; thence Southeastery along the arc of said curve, through a central angle of 90°00'00", an arc length of 44.77 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 40°25'34" East, 40.31 feet; thence South 85°33'43" East, 211.00 feet to a point lying on the Westerly limited access right of way line of State Road No. 23, a variable width limited access right of way per Florida Department of Transportation Right of way Map Section No. 71493; thence South 04°34'26" West, along said Westerly limited access right of way line, 178.00 feet; thence North 85°17'32" West, departing said Westerly limited access right of way line, 214.00 feet to a point on a non-tangent curve concave Southeastery having a radius of 25.50 feet; thence Southwesterly along the arc of said curve, through a central angle of 90°00'00", an arc length of 40.06 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 49°34'26" West, 36.06 feet; thence North 85°25'34" West, 140.00 feet to a point on a non-tangent curve concave Southwesterly having a radius of 17.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 90°00'00", an arc length of 26.70 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 40°25'34" West, 24.04 feet; thence North 85°25'34" West, 355.54 feet; thence North 67°17'09" West, 52.31 feet to a point on a non-tangent curve concave Southerly having a radius of 2003.00 feet; thence Westerly along the arc of said curve, through a central angle of 20°24'51", an arc length of 713.66 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of South 82°50'14" West, 709.89 feet; thence Southwesterly along the arc of a curve concave Southeastery having a radius of 35.22 feet, through a central angle of 90°00'00", an arc length of 55.32 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 27°37'49" West, 49.81 feet; thence South 70°08'57" West, 100.00 feet to a point on a non-tangent curve concave Southwesterly having a radius of 17.99 feet; thence Northwesterly along the arc of said curve, through a central angle of 90°00'00", an arc length of 28.25 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of North 66°49'49" West, 25.44 feet; thence Southwesterly along the arc of a curve concave Southeastery having a radius of 1986.00 feet, through a central angle of 07°05'13", an arc length of 245.64 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 64°37'35" West, 245.49 feet; thence South 79°20'19" West, 52.30 feet to a point on a non-tangent curve concave Southeastery having a radius of 2003.00 feet; thence Southwesterly along the arc of said curve, through a central angle of 11°29'55", an arc length of 401.98 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 53°54'45" West, 401.31 feet; thence Southwesterly along the arc of a curve concave Northwesterly having a radius of 2163.00 feet, through a central angle of 26°00'00", an arc length of 981.54 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 61°09'48" West, 973.14 feet; thence Southwesterly along the arc of a curve concave Southeastery having a radius of 33.08 feet, through a central angle of 90°00'00", an arc length of 51.96 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 29°09'48" West, 46.78 feet; thence South 76°20'14" West, 100.00 feet to a point on a non-tangent curve concave Southwesterly having a radius of 16.26 feet; thence Northwesterly along the arc of said curve, through a central angle of 90°00'00", an arc length of 25.54 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 56°56'26" West, 22.99 feet; thence Westerly along the arc of a curve concave Northerly having a radius of 2180.00 feet, through a central angle of 07°11'02", an arc length of 273.34 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 81°39'05" West, 273.16 feet; thence North 75°29'28" West, 53.30 feet to a point on a non-tangent curve concave Northerly having a radius of 2163.00 feet; thence Westerly along the arc of said curve, through a central angle of 20°36'05", an arc length of 777.73 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 83°07'23" West, 773.55 feet; thence Southwesterly along the arc of a curve concave Southeastery having a radius of 33.07 feet, through a central angle of 90°00'00", an arc length of 51.94 feet to a point on said curve,

PARCEL 1 (continued)

said arc being subtended by a chord bearing and distance of South 62°10'39" West, 46.76 feet; thence North 70°39'19" West, 100.00 feet to a point on a non-tangent curve concave Southwesterly having a radius of 16.26 feet; thence Northwesterly along the arc of said curve, through a central angle of 90°00'00", an arc length of 25.53 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 23°55'36" West, 22.99 feet; thence Northwesterly along the arc of a curve concave Northeasterly having a radius of 2180.00 feet, through a central angle of 03°49'49", an arc length of 145.73 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 67°00'42" West, 145.70 feet; thence North 65°05'47" West, 118.54 feet; thence North 46°19'07" West, 52.81 feet; thence North 65°05'47" West, 526.66 feet to the point of curvature of a curve concave Southerly having a radius of 2003.00 feet; thence Westerly along the arc of said curve, through a central angle of 25°08'14", an arc length of 878.77 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 77°39'55" West, 871.74 feet; thence South 89°45'58" West, 944.43 feet to the point of curvature of a curve concave Southeastery having a radius of 200.00 feet; thence Southwesterly along the arc of said curve, through a central angle of 89°52'41", an arc length of 313.73 feet to a point lying on said Easterly right of way line of County Road No. 218, said arc being subtended by a chord bearing and distance of South 44°49'38" West, 282.54 feet; thence North 00°06'42" West, along said Easterly right of way line, 1678.16 feet to the Point of Beginning.

Containing 29.63 acres, more or less.

PARCEL 2

A portion of Plat "A" of the Florida Farms and Industries Company's Property, as recorded in Plat Book 2, page 27 of the Public Records of Clay County, Florida, together with a portion of Section 33, Township 5 South, Range 25 East of said county, being more particularly described as follows:

For a Point of Reference, commence at the intersection of the Northerly line of said Section 33 with the Westerly right of way line of County Road No. 218, a 100 foot right of way per Florida Department of Transportation Right of way Map Section No. 7112-102; thence South 00°06'42" East, along said Easterly right of way line, 2439.52 feet to the Point of Beginning.

From said Point of Beginning, thence continue South 00°06'42" East, along said Westerly right of way line, 344.95 feet to a point on a non-tangent curve concave Southwesterly having a radius of 100.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 90°07'19", an arc length of 157.29 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 45°10'22" West, 141.57 feet; thence South 89°45'58" West, 1539.75 feet; thence South 00°00'33" East, 10.62 feet; thence North 89°55'01" West, 100.00 feet; thence North 00°00'33" West, 10.06 feet; thence South 89°45'58" West, 36.48 feet; thence North 00°14'02" West, 120.00 feet; thence North 89°45'58" East, 867.49 feet to the point of curvature of a curve concave Northwesterly having a radius of 42.00 feet; thence Northeasterly along the arc of said curve, through a central angle of 90°00'00", an arc length of 65.97 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 44°45'58" East, 59.40 feet; thence North 89°45'58" East, 80.00 feet to a point on a non-tangent curve concave Northeasterly having a radius of 34.00 feet; thence Southeastery along the arc of said curve, through a central angle of 90°00'00", an arc length of 53.41 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 45°14'02" East, 48.08 feet; thence North 89°45'58" East, 192.15 feet; thence South 81°08'37" East, 50.64 feet; thence North 89°45'58" East, 386.32 feet to the point of curvature of a curve concave Northwesterly having a radius of 125.00 feet; thence Northeasterly along the arc of said curve, through a central angle of 89°52'41", an arc length of 196.08 feet to said Point of Beginning, said arc being subtended by a chord bearing and distance of North 44°49'38" East, 176.59 feet.

Containing 5.18 acres, more or less.

ADOPTION AND DEDICATION

This is to certify that Reinhold Corporation, a Florida corporation and School District of Clay County, Florida, a political subdivision of the State of Florida ("Owners"), are the lawful owners of the lands described in the caption hereon and that they have caused the same to be surveyed and subdivided, and that this plat known as CATHEDRAL OAK PARKWAY made in accordance with said survey is hereby adopted as the true and correct plat of said lands.

All rights-of-way shown hereon as Cathedral Oak Parkway are hereby irrevocably and without reservation dedicated to Clay County, Florida, its successors and assigns.

CEC Easements are dedicated to the Clay Electric Cooperative, Inc., and its successors in title, for use in its underground electrical distribution system.

CCUA Utility Easements are dedicated to Clay County Utility Authority, its successors and assigns.

None of the foregoing shall prohibit Clay County, from establishing a municipal service taxing unit, municipal service benefit unit, stormwater utility, transportation utility, or any other special assessment/fee system within any subdivision for the furnishing of roads, streets, drainage, or any other benefits. Nor shall any of the foregoing prohibit the acceptance for maintenance of roads or common facilities by the County Commission if after any filing of any plat the facilities to be accepted by the Board for maintenance are upgraded to County acceptance standards by contribution of the local developer or homeowners or by establishment of a municipal service benefit district.

In witness whereof, the undersigned Owners have executed this plat on the _____ day of _____, 2023.

OWNER

Reinhold Corporation
a Florida corporation

Witness _____

Printed Name _____

BY: _____

Name: _____

Title: _____

Witness _____

Printed Name _____

STATE OF _____, COUNTY OF _____

The foregoing instrument was acknowledged before me, by means of [____] physical presence or [____] online notarization, this ____ day of _____, 2023, by _____ of Reinhold Corporation, a Florida corporation, on behalf of the corporation, who [____] is personally known to me or who [____] has produced _____ as identification.

Notary Public, State of _____ at Large

My Commission expires _____

Printed Name _____

Commission Number _____

OWNER

School District of Clay County, Florida
a political subdivision of the State of Florida

Witness _____

Printed Name _____

BY: _____

Name: _____

Title: _____

Witness _____

Printed Name _____

STATE OF _____, COUNTY OF _____

The foregoing instrument was acknowledged before me, by means of [____] physical presence or [____] online notarization, this ____ day of _____, 2023, by _____ of School District of Clay County, Florida, a political subdivision of the State of Florida, on behalf of the corporation, who [____] is personally known to me or who [____] has produced _____ as identification.

Notary Public, State of _____ at Large

My Commission expires _____

Printed Name _____

Commission Number _____

PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

CATHEDRAL OAK PARKWAY

BEING A REPLAT OF A PORTION OF PLAT "A" OF THE FLORIDA FARMS AND INDUSTRIES COMPANY'S PROPERTY, AS RECORDED IN PLAT BOOK 2, PAGE 27 OF THE PUBLIC RECORDS OF CLAY COUNTY FLORIDA, TOGETHER WITH A PORTION OF SECTIONS 33 AND 34, TOWNSHIP 5 SOUTH, RANGE 25 EAST, OF SAID COUNTY.

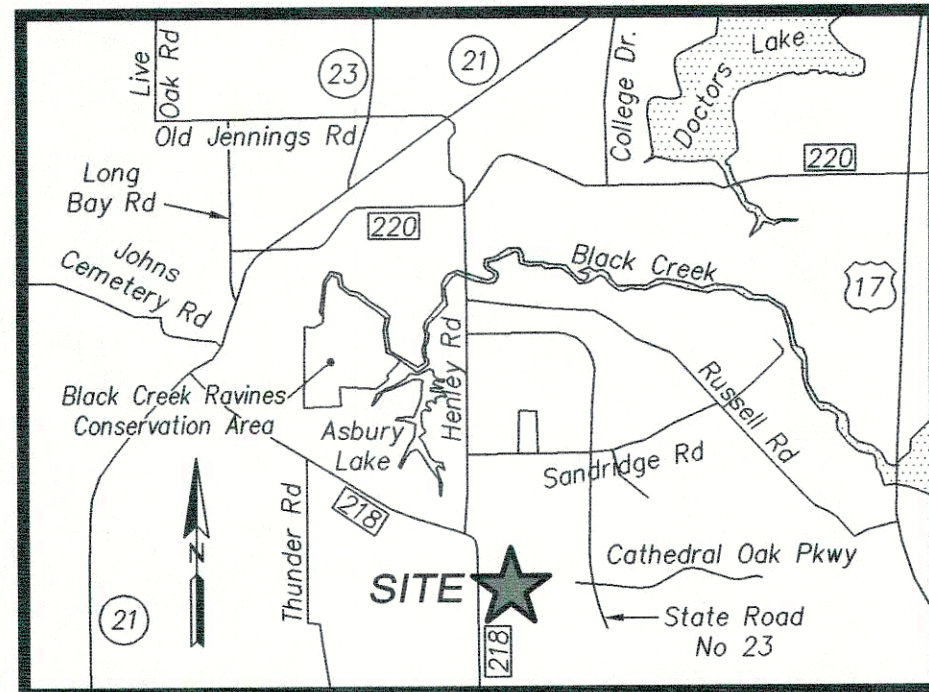
PLAT BOOK PAGE

SHEET 2 OF 19 SHEETS

SEE SHEET 3 FOR GENERAL NOTES

UTILITIES

Electric Service Provided By: Clay Electric Cooperative, Inc.
Water and Sanitary Sewer Service Provided By: CCUA
Telephone Service Provided By: AT & T



VICINITY MAP
(NOT TO SCALE)

Engineer

England, Thims and Miller, Inc
14775 Old St. Augustine Road
Jacksonville, Florida 32258

Surveyor

ETM Surveying & Mapping, Inc.
14775 Old St. Augustine Road
Jacksonville, Florida 32258

Owner

Reinhold Corporation
1845 Town Center Blvd. Suite 105
Orange Park, Florida 32003

Owner

School District of Clay County, Florida
900 Walnut Street
Green Cove Springs, Florida 32043

COUNTY COMMISSIONER'S APPROVAL

Examined and approved this _____ day of _____, 2023 by the Board of County Commissioners, Clay County, Florida.

Tara S. Green, Clay County Clerk of Courts
and Comptroller Ex Officio Clerk of the Board

Chairman of the Board

SUBDIVISION IMPROVEMENT GUARANTEE

As a condition precedent to the recordation of this plat in the public records of Clay County, Florida, **Toll Southeast LP Company, Inc., a Delaware corporation**, does hereby guarantee to each and every person, firm, copartnership or corporation, their heirs, successors and assigns, who shall purchase a lot or lots in said subdivision from said owner that said owner shall within 24 months of the date of acceptance of the street and drainage improvements by Clay County thereof fully comply with each and every regulation of the Board of County Commissioners of Clay County, Florida, covering subdivisions in effect at the time of filing of this plat insofar as the same effects a lot or lots sold. Time of performance being of the essence, said guarantee shall be deemed part of each deed of conveyance or sale covering lots in said subdivision, executed by said owner to the same extent and purpose as if said guarantee were incorporated verbatim in each said conveyance or contract of sale.

Reinhold Corporation
a Florida corporation

By: _____
Name: _____
Title: _____

Witness

Print Name

Witness

Print Name

DEPARTMENT OF ECONOMIC AND DEVELOPMENT SERVICES APPROVAL

Approved this _____ day of _____, 2023.

Director

COUNTY DEPARTMENT OF ENGINEERING APPROVAL

Examined and approved this _____ day of _____, 2023.

Richard Smith, P.E., Director, Department of Public Works and Engineering

SURVEYOR'S CERTIFICATE OF REVIEW

The undersigned surveyor hereby certifies that he has reviewed this plat on behalf of Clay County, Florida, in accordance with the requirements of Section 177.081 (1), Florida Statutes (1998), and has determined that said plat conforms with requirements of Chapter 177, Florida Statutes. The undersigned did not prepare this plat. This certificate is made as of the _____ day of _____, 2023.

Signed: _____
Print Name: _____
Florida Registration No.: _____

Print Address: _____

SURVEYOR'S CERTIFICATE

Know all men by these presents, that the undersigned, being currently licensed and registered by the State of Florida as a Professional Surveyor and Mapper, does hereby certify that the above plat was made under the undersigned's responsible direction and supervision, and that the plat complies with all of the survey requirements of Part 1, Chapter 177, Florida Statutes.

Signed and sealed this _____ day of _____, 2023.

Bob L. Pittman
Professional Surveyor and Mapper
State of Florida Registered Surveyor No. 4827

CLERK'S CERTIFICATE

I hereby certify that this plat has been examined and it complies in form with Part II of Chapter 177, Florida Statutes, and is filed for record in Plat Book _____, Pages _____ through _____, of the Public Records of Clay County, Florida, this _____ day of _____, 2023.

Tara S. Green, Clerk of the Circuit Court

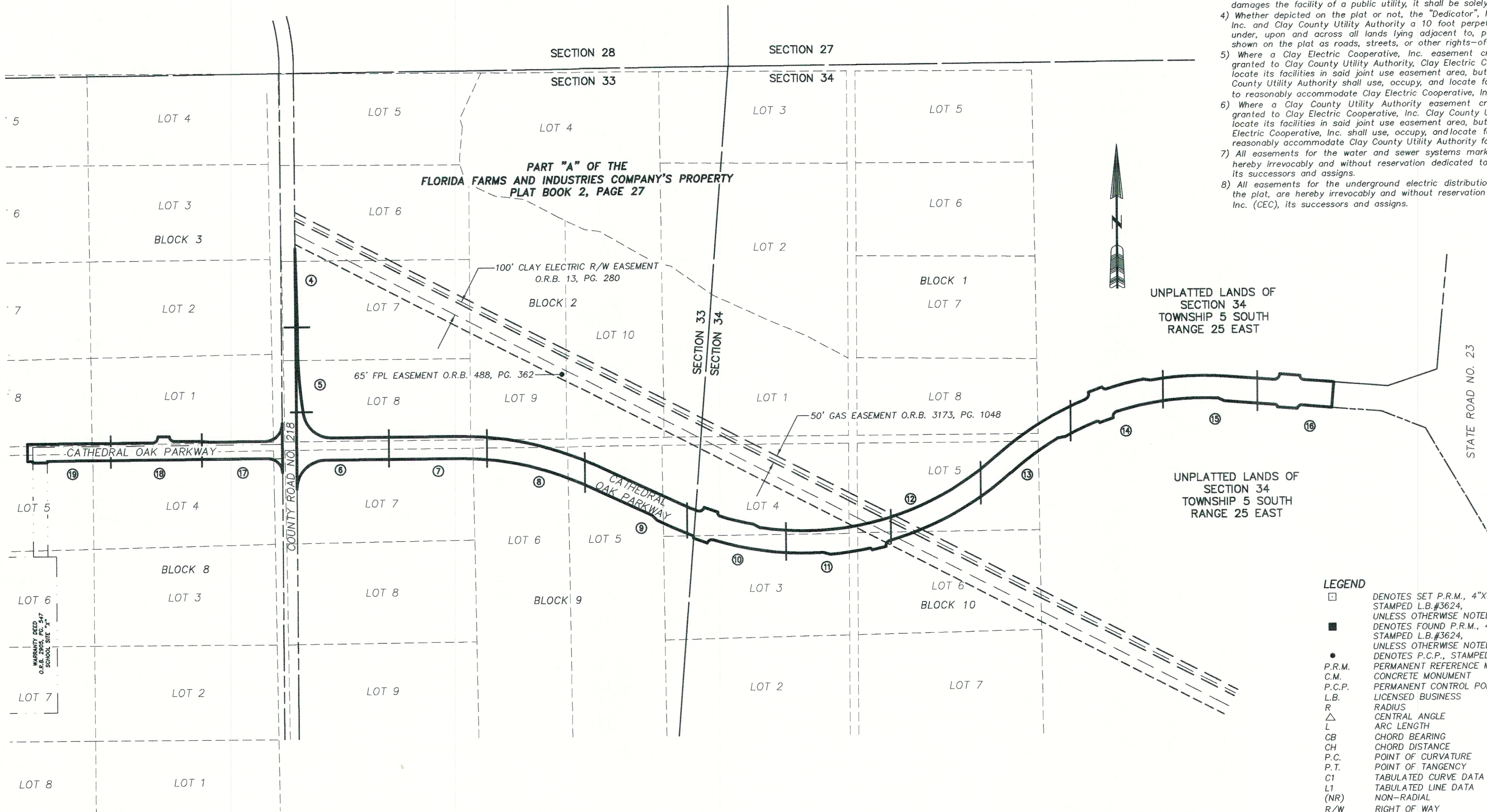
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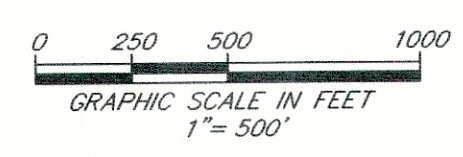
NOTES:

- 1) 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 this plat. There may be additional restrictions not recorded on this plat that may be found in the Public Records of this county.
- 2) Bearings based on the Easterly right of way line of County Road 218 as being South 00°06'42" East.
- 3) All easements shown hereon shall also be for the construction, installation, maintenance and operation of drainage structures, utilities, sanitary sewers and cable television service, provided however that said cable television service shall not interfere with facilities and service of any electric, telephone, gas or other public utility. In the event a cable television company damages the facility of a public utility, it shall be solely responsible for the damage.
- 4) Whether depicted on the plat or not, the "Dedicator", hereby grants Clay Electric Cooperative, Inc. and Clay County Utility Authority a 10 foot perpetual easement for utility services over, under, upon and across all lands lying adjacent to, parallel with, and outside of the areas shown on the plat as roads, streets, or other rights-of-way.
- 5) Where a Clay Electric Cooperative, Inc. easement crosses an easement or right-of-way granted to Clay County Utility Authority, Clay Electric Cooperative, Inc. shall have the right to locate its facilities in said joint use easement area, but such use shall be non-exclusive. Clay County Utility Authority shall use, occupy, and locate facilities in these joint use areas so as to reasonably accommodate Clay Electric Cooperative, Inc.'s facilities.
- 6) Where a Clay County Utility Authority easement crosses an easement or right-of-way granted to Clay Electric Cooperative, Inc. Clay County Utility Authority shall have the right to locate its facilities in said joint use easement area, but such use shall be non-exclusive. Clay Electric Cooperative, Inc. shall use, occupy, and locate facilities in these joint use areas so as to reasonably accommodate Clay County Utility Authority facilities.
- 7) All easements for the water and sewer systems marked CCUA and shown on the plat, are hereby irrevocably and without reservation dedicated to Clay County Utility Authority, (CCUA), its successors and assigns.
- 8) All easements for the underground electric distribution system, marked CEC and shown on the plat, are hereby irrevocably and without reservation dedicated to Clay Electric Cooperative, Inc. (CEC), its successors and assigns.



LEGEND

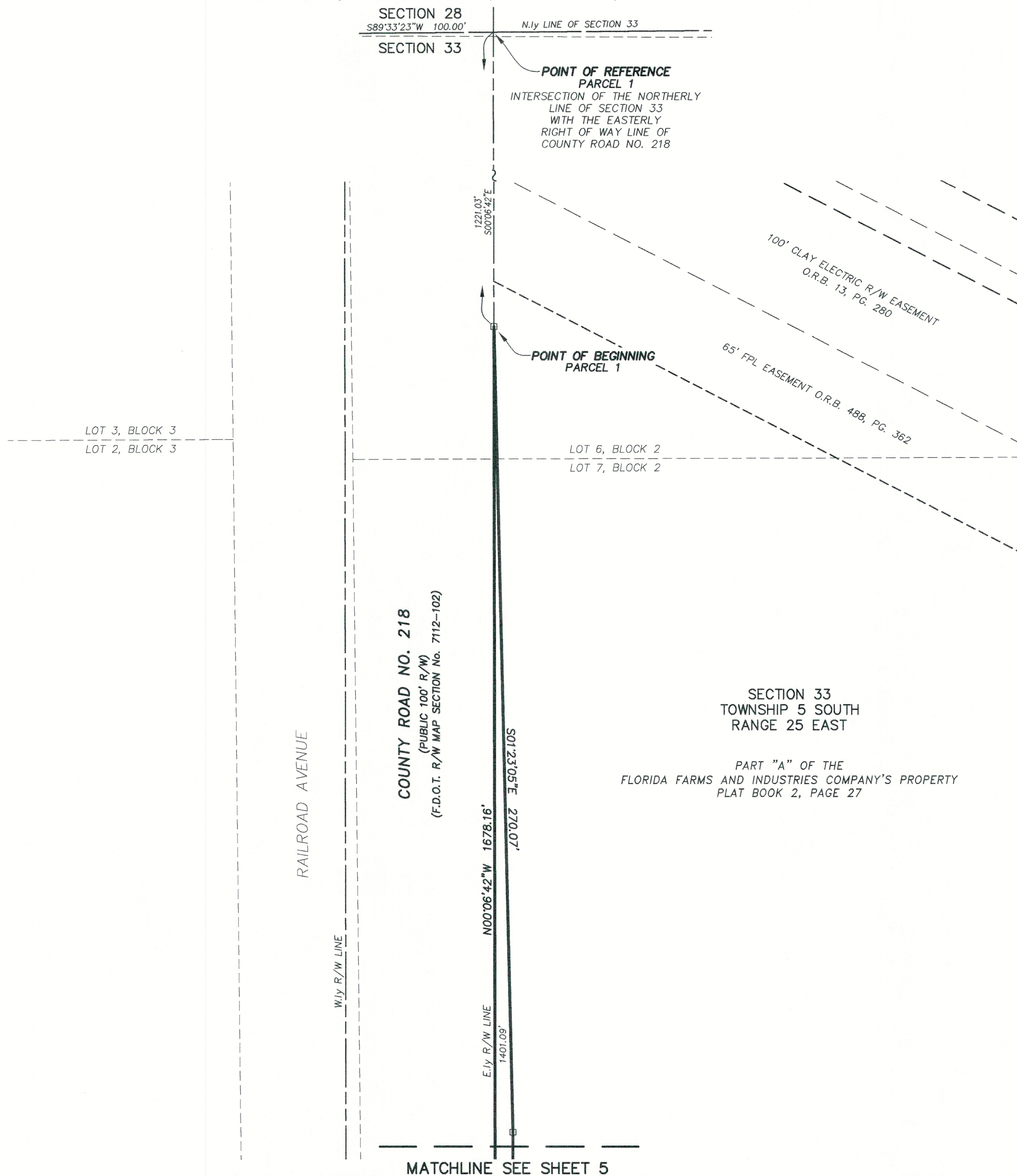
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
- DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
- DENOTES P.C.P., STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
- P.R.M. PERMANENT REFERENCE MONUMENT
- C.M. CONCRETE MONUMENT
- P.C.P. PERMANENT CONTROL POINT
- L.B. LICENSED BUSINESS
- R RADIUS
- △ CENTRAL ANGLE
- L ARC LENGTH
- CB CHORD BEARING
- CH CHORD DISTANCE
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- C1 TABULATED CURVE DATA
- L1 TABULATED LINE DATA
- (NR) NON-RADIAL
- R/W RIGHT OF WAY
- C/L CENTERLINE
- P.B. PLAT BOOK
- PG. PAGE
- O.R.B. OFFICIAL RECORDS BOOK
- UTIL UTILITY
- ESMT EASEMENT
- NAVD NORTH AMERICAN VERTICAL DATUM
- MATCHLINE MATCHLINE
- ③ SHEET REFERENCE NUMBER



PREPARED BY:
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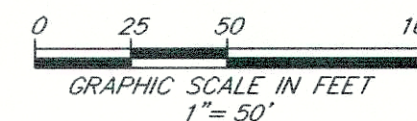
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- PG. PAGE
- O.R.B. OFFICIAL RECORDS BOOK
- UTIL UTILITY
- ESMT EASEMENT
- NAVD NORTH AMERICAN VERTICAL DATUM
- MATCHLINE MATCHLINE
- ③ SHEET REFERENCE NUMBER



PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

CATHEDRAL OAK PARKWAY

BEING A REPLAT OF A PORTION OF PLAT "A" OF THE FLORIDA FARMS AND INDUSTRIES COMPANY'S PROPERTY,
AS RECORDED IN PLAT BOOK 2, PAGE 27 OF THE PUBLIC RECORDS OF CLAY COUNTY FLORIDA, TOGETHER WITH
A PORTION OF SECTIONS 33 AND 34, TOWNSHIP 5 SOUTH, RANGE 25 EAST, OF SAID COUNTY.

PLAT BOOK PAGE

SHEET 5 OF 19 SHEETS

SEE SHEET 3 FOR GENERAL NOTES

MATCHLINE SEE SHEET 4



LEGEND

- DENOTES SET P.R.M., 4"x4" C.M.
STAMPED L.B.#3624,
UNLESS OTHERWISE NOTED
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- C.M. CONCRETE MONUMENT
- P.C.P. PERMANENT CONTROL POINT
- L.B. LICENSED BUSINESS
- R RADIUS
- △ CENTRAL ANGLE
- L ARC LENGTH
- CB CHORD BEARING
- CH CHORD DISTANCE
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- C1 TABULATED CURVE DATA
- L1 TABULATED LINE DATA
- (NR) NON-RADIAL
- R/W RIGHT OF WAY
- C/L CENTERLINE
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RAILROAD AVENUE

COUNTY ROAD NO. 218

(PUBLIC 100' R/W)
(F.D.O.T. R/W MAP SECTION No. 7112-102)

E.L.Y. R/W LINE 1024.43' (PRM to PRM) 1401.09'

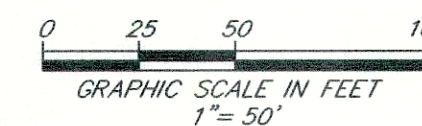
N00°06'42"W 1678.16'

R=3438.00'
Δ=8°20'02"
L=500.08'
CB=S04°16'43"E
CH=499.64'

SECTION 33
TOWNSHIP 5 SOUTH
RANGE 25 EAST

PART "A" OF THE
FLORIDA FARMS AND INDUSTRIES COMPANY'S PROPERTY
PLAT BOOK 2, PAGE 27

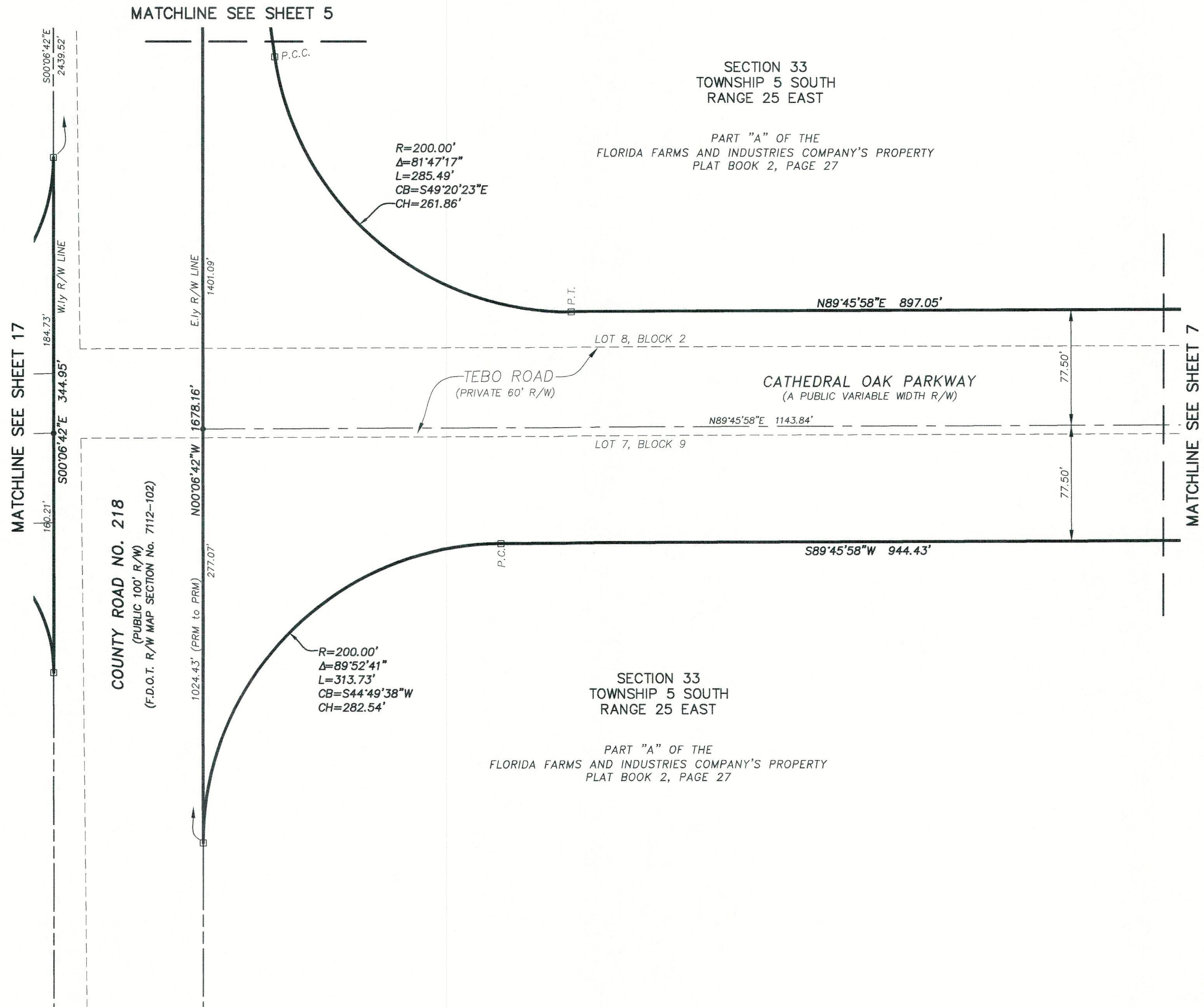
MATCHLINE SEE SHEET 6



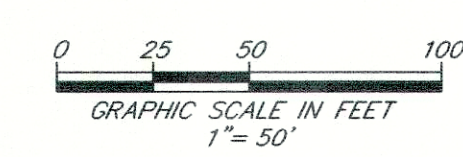
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CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

CATHEDRAL OAK PARKWAY

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- LEGEND**
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 - L.B. LICENSED BUSINESS
 - R RADIUS
 - Δ CENTRAL ANGLE
 - L ARC LENGTH
 - CB CHORD BEARING
 - CH CHORD DISTANCE
 - P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
 - CI TABULATED CURVE DATA
 - L1 TABULATED LINE DATA
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 - R/W RIGHT OF WAY
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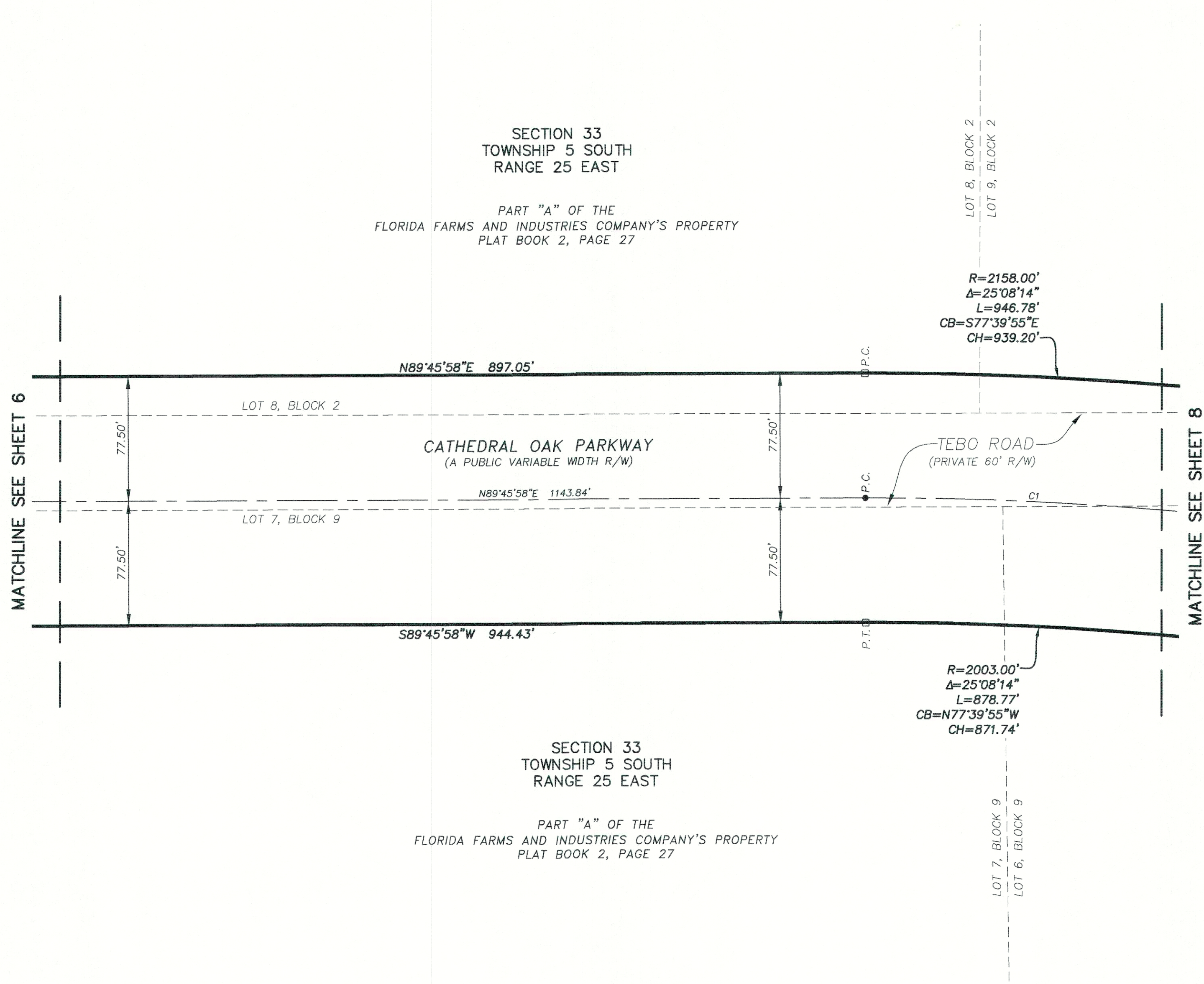
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SECTION 33
TOWNSHIP 5 SOUTH
RANGE 25 EAST

PART "A" OF THE
FLORIDA FARMS AND INDUSTRIES COMPANY'S PROPERTY
PLAT BOOK 2, PAGE 27

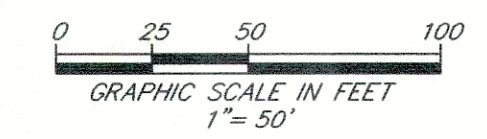
SECTION 33
TOWNSHIP 5 SOUTH
RANGE 25 EAST

PART "A" OF THE
FLORIDA FARMS AND INDUSTRIES COMPANY'S PROPERTY
PLAT BOOK 2, PAGE 27



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	2080.50'	25°08'14"	912.77'	S77°39'55"E	905.47'

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PLAT BOOK PAGE

SHEET 8 OF 19 SHEETS

SEE SHEET 3 FOR GENERAL NOTES



SECTION 33
TOWNSHIP 5 SOUTH
RANGE 25 EAST

PART "A" OF THE
FLORIDA FARMS AND INDUSTRIES COMPANY'S PROPERTY
PLAT BOOK 2, PAGE 27

$R=2158.00'$
 $\Delta=25^{\circ}08'14''$
 $L=946.78'$
 $CB=S77^{\circ}39'55''E$
 $CH=939.20'$

LOT 9, BLOCK 2

TEBO ROAD
(PRIVATE 60' R/W)

LOT 6, BLOCK 9

CATHEDRAL OAK PARKWAY
(A PUBLIC VARIABLE WIDTH R/W)

$R=2003.00'$
 $\Delta=25^{\circ}08'14''$
 $L=878.77'$
 $CB=N77^{\circ}39'55''W$
 $CH=871.74'$

SECTION 33
TOWNSHIP 5 SOUTH
RANGE 25 EAST

PART "A" OF THE
FLORIDA FARMS AND INDUSTRIES COMPANY'S PROPERTY
PLAT BOOK 2, PAGE 27

LOT 6, BLOCK 9
LOT 5, BLOCK 9

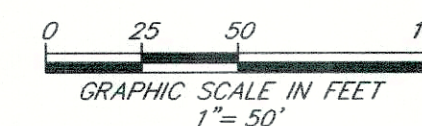
MATCHLINE SEE SHEET 7

MATCHLINE SEE SHEET 9

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	2080.50'	25°08'14"	912.77'	S77°39'55"E	905.47'

LEGEND

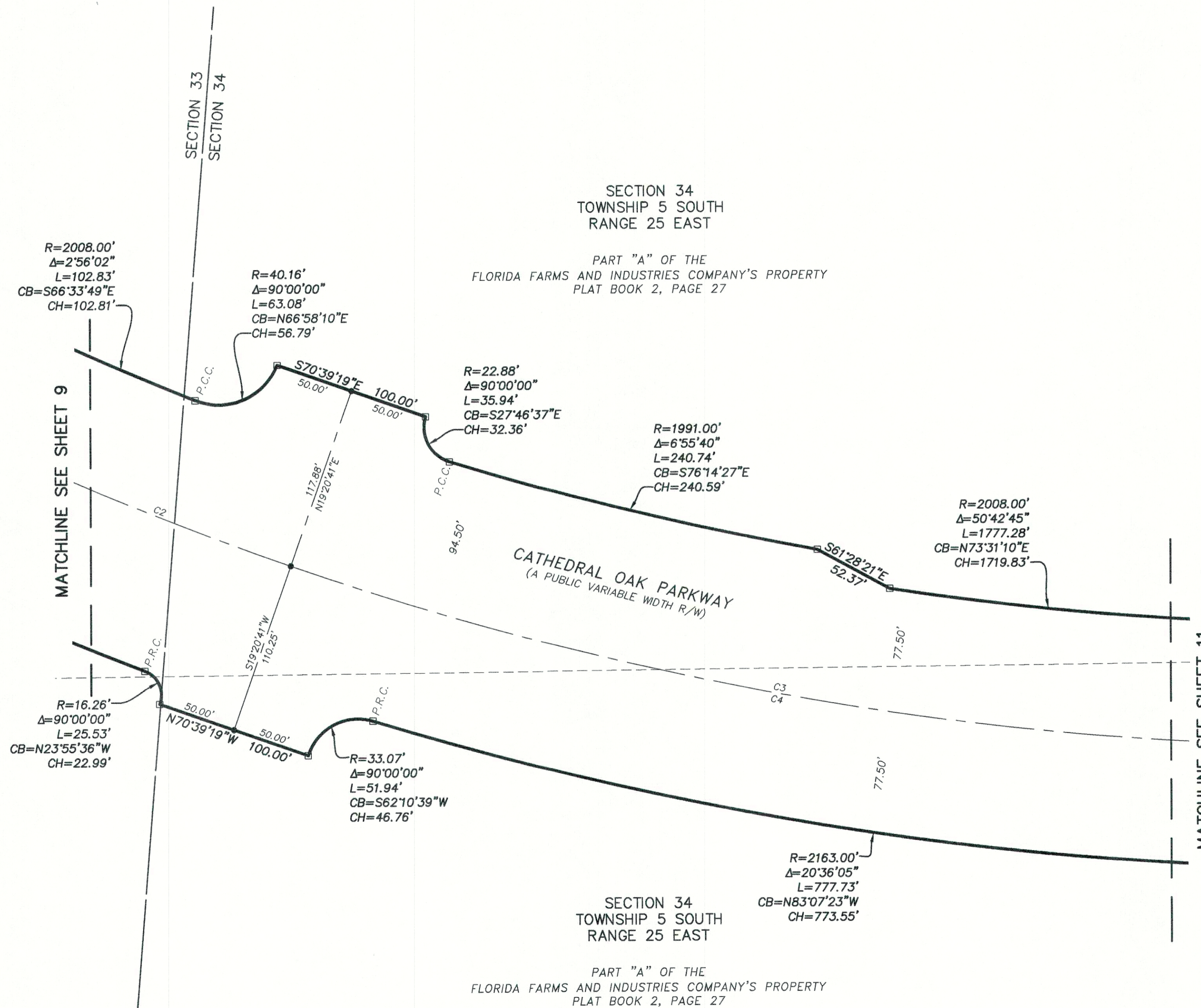
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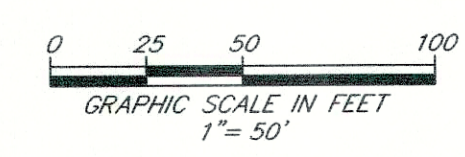
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CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C2	2085.50'	5'33'31"	202.33'	S67'52'33"E	202.25'
C3	2085.50'	61'10'53"	2226.93'	N78'45'15"E	2122.63'
C4	2085.50'	33'00'50"	1201.67'	S87'09'44"E	1185.11'

- LEGEND**
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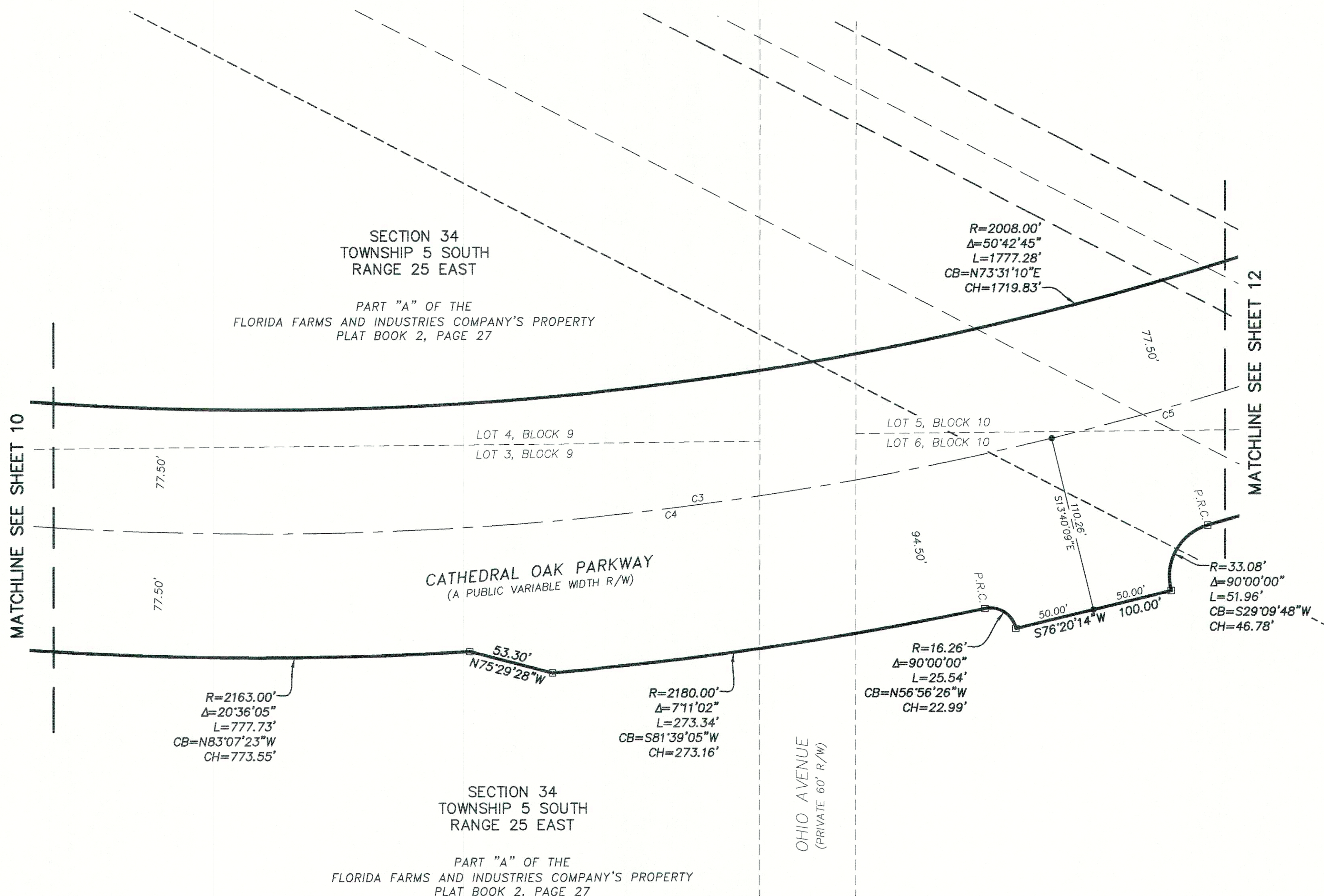
PLAT BOOK PAGE

SHEET 11 OF 19 SHEETS

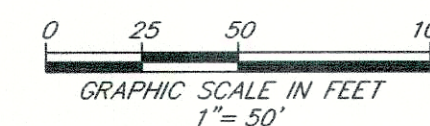
SEE SHEET 3 FOR GENERAL NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C3	2085.50'	61°10'53"	2226.93'	N78°45'15"E	2122.63'
C4	2085.50'	33°00'50"	1201.67'	S87°09'44"E	1185.11'
C5	2085.50'	28°10'03"	1025.26'	N62°14'49"E	1014.97'



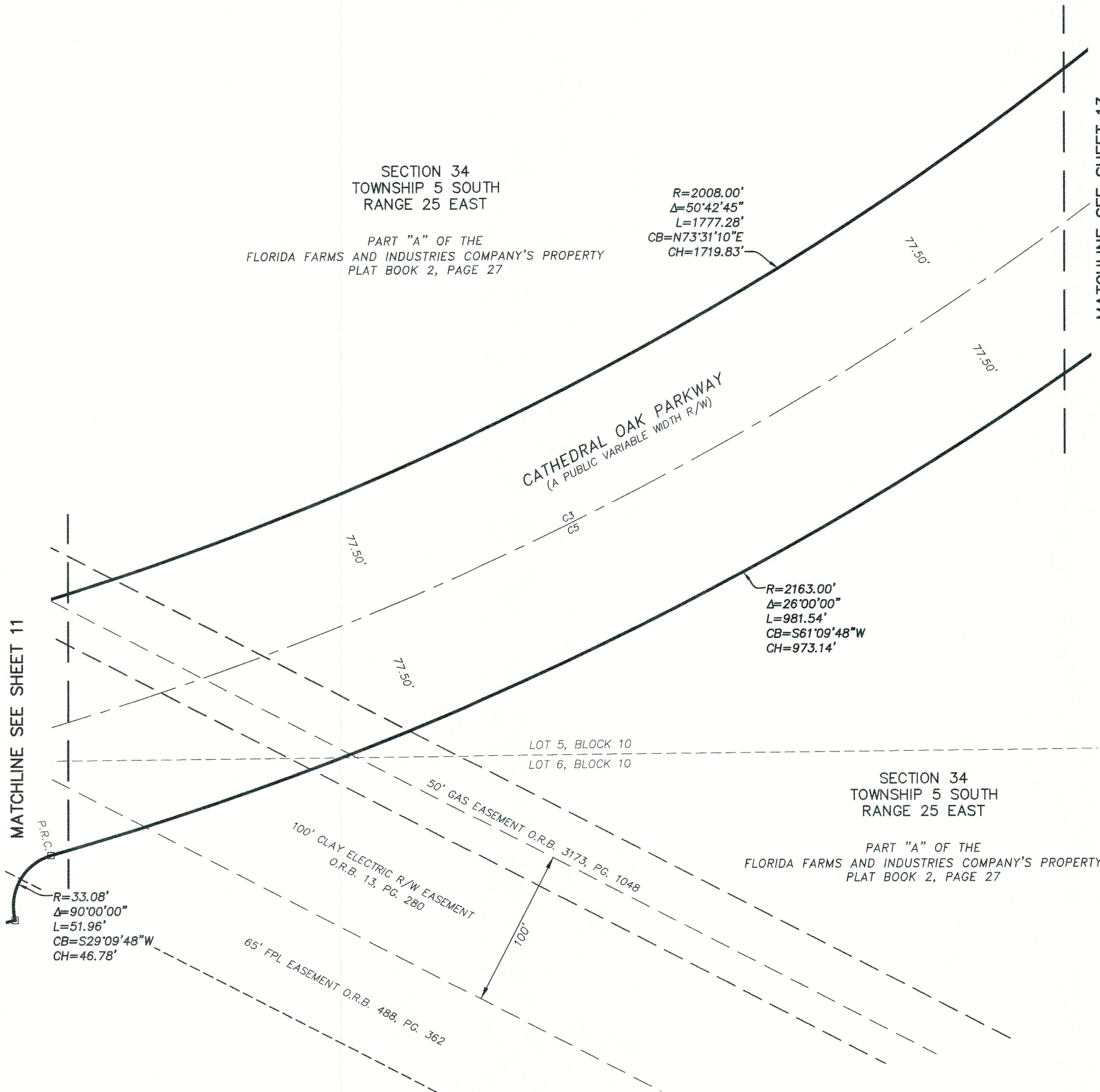
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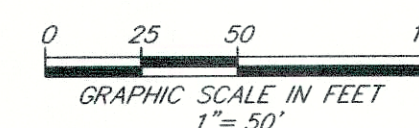
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CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C3	2085.50'	61°10'53"	2226.93'	N78°45'15"E	2122.63'
C5	2085.50'	28°10'03"	1025.26'	N62°14'49"E	1014.97'

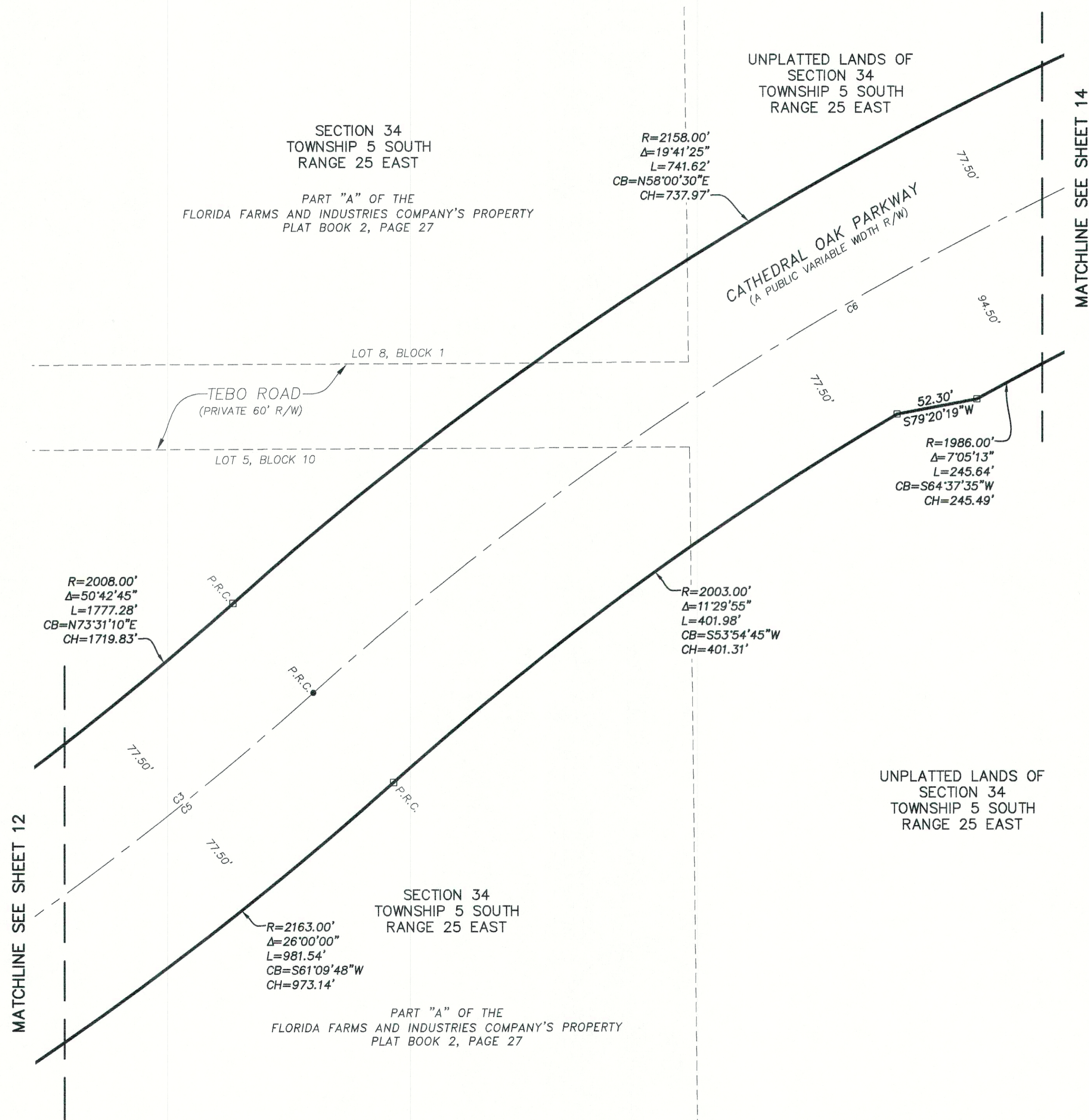
LEGEND

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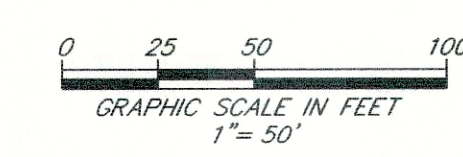
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CURVE TABLE					
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C3	2085.50'	61°10'53"	2226.93'	N78°45'15"E	2122.63'
C5	2085.50'	28°10'03"	1025.26'	N62°14'49"E	1014.97'
C6	2080.50'	21°59'09"	798.34'	N59°09'22"E	793.45'

- LEGEND**
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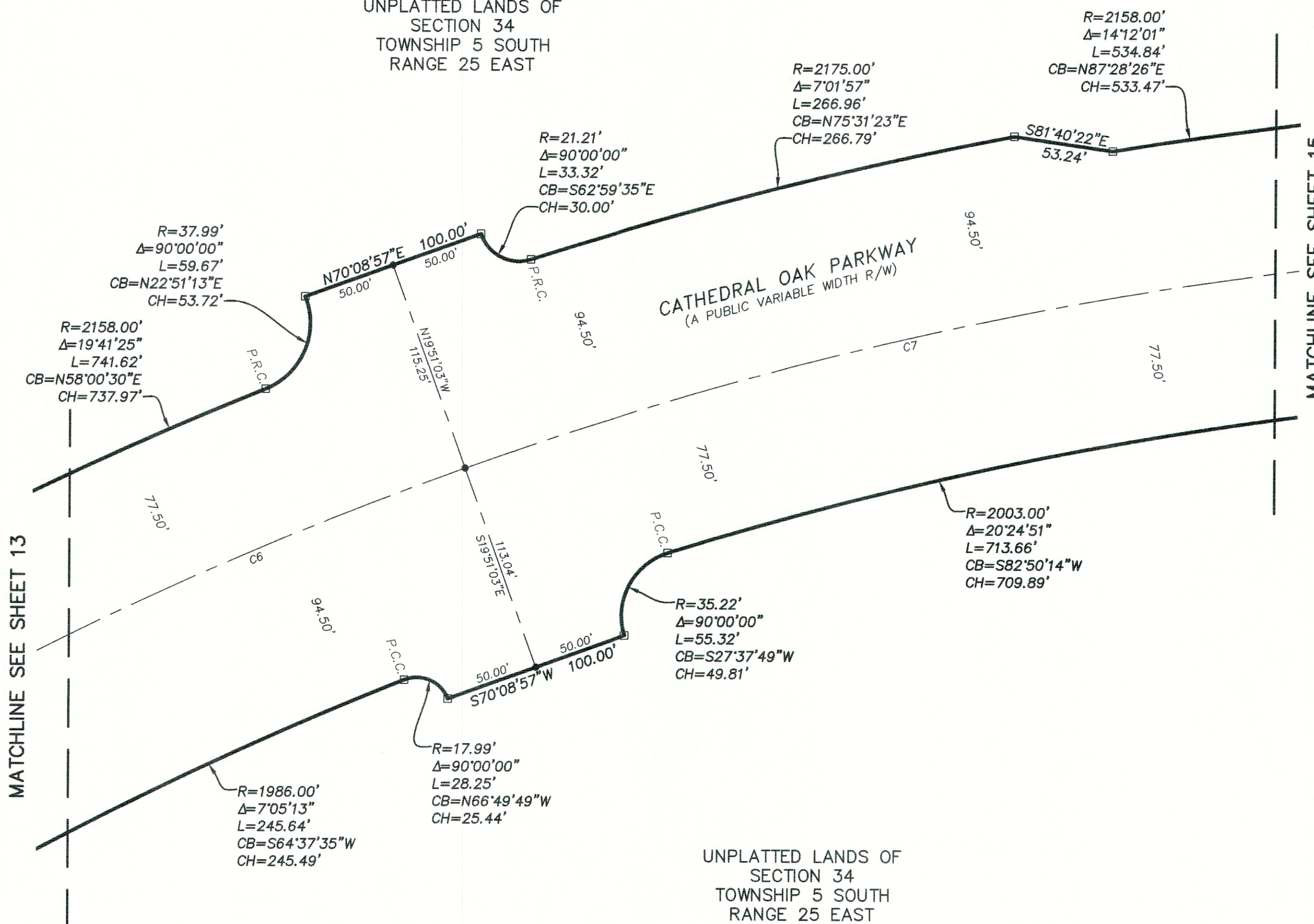
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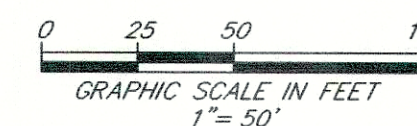
UNPLATTED LANDS OF
SECTION 34
TOWNSHIP 5 SOUTH
RANGE 25 EAST



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C6	2080.50'	21°59'09"	798.34'	N59°09'22"E	793.45'
C7	2080.50'	24°25'29"	886.90'	N82°21'41"E	880.20'

LEGEND

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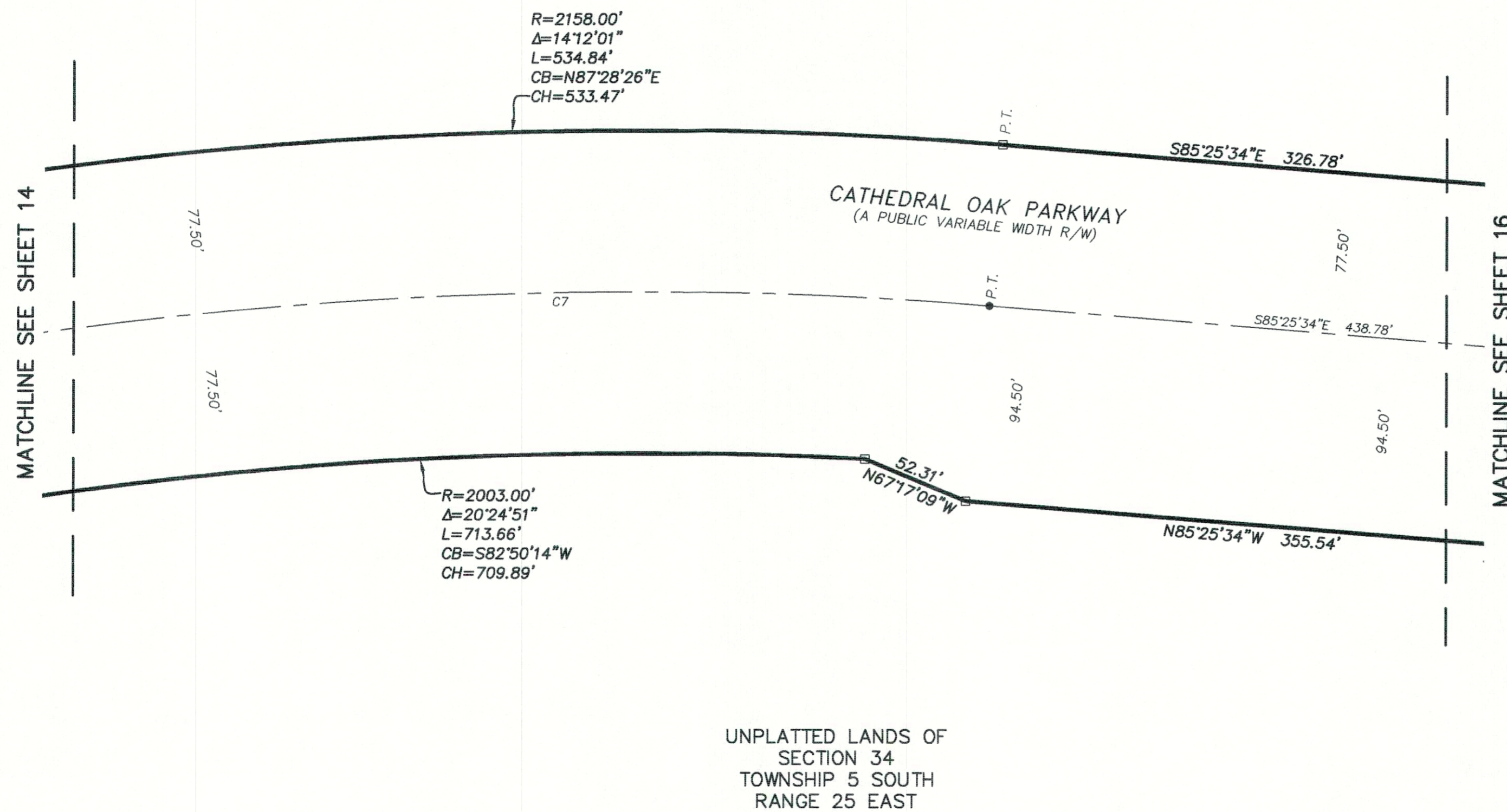
BEING A REPLAT OF A PORTION OF PLAT "A" OF THE FLORIDA FARMS AND INDUSTRIES COMPANY'S PROPERTY,
AS RECORDED IN PLAT BOOK 2, PAGE 27 OF THE PUBLIC RECORDS OF CLAY COUNTY FLORIDA, TOGETHER WITH
A PORTION OF SECTIONS 33 AND 34, TOWNSHIP 5 SOUTH, RANGE 25 EAST, OF SAID COUNTY.

PLAT BOOK PAGE

SHEET 15 OF 19 SHEETS

SEE SHEET 3 FOR GENERAL NOTES

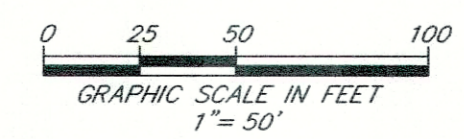
UNPLATTED LANDS OF
SECTION 34
TOWNSHIP 5 SOUTH
RANGE 25 EAST



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C7	2080.50'	24°25'29"	886.90'	N82°21'41"E	880.20'

LEGEND

- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
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- P.C.P. PERMANENT CONTROL POINT
- L.B. LICENSED BUSINESS
- R RADIUS
- △ CENTRAL ANGLE
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- CB CHORD BEARING
- CH CHORD DISTANCE
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- C1 TABULATED CURVE DATA
- L1 TABULATED LINE DATA
- (NR) NON-RADIAL
- R/W RIGHT OF WAY
- C/L CENTERLINE
- P.B. PLAT BOOK
- PG. PAGE
- O.R.B. OFFICIAL RECORDS BOOK
- UTIL UTILITY
- ESMT EASEMENT
- NAVD NORTH AMERICAN VERTICAL DATUM
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- ③ SHEET REFERENCE NUMBER



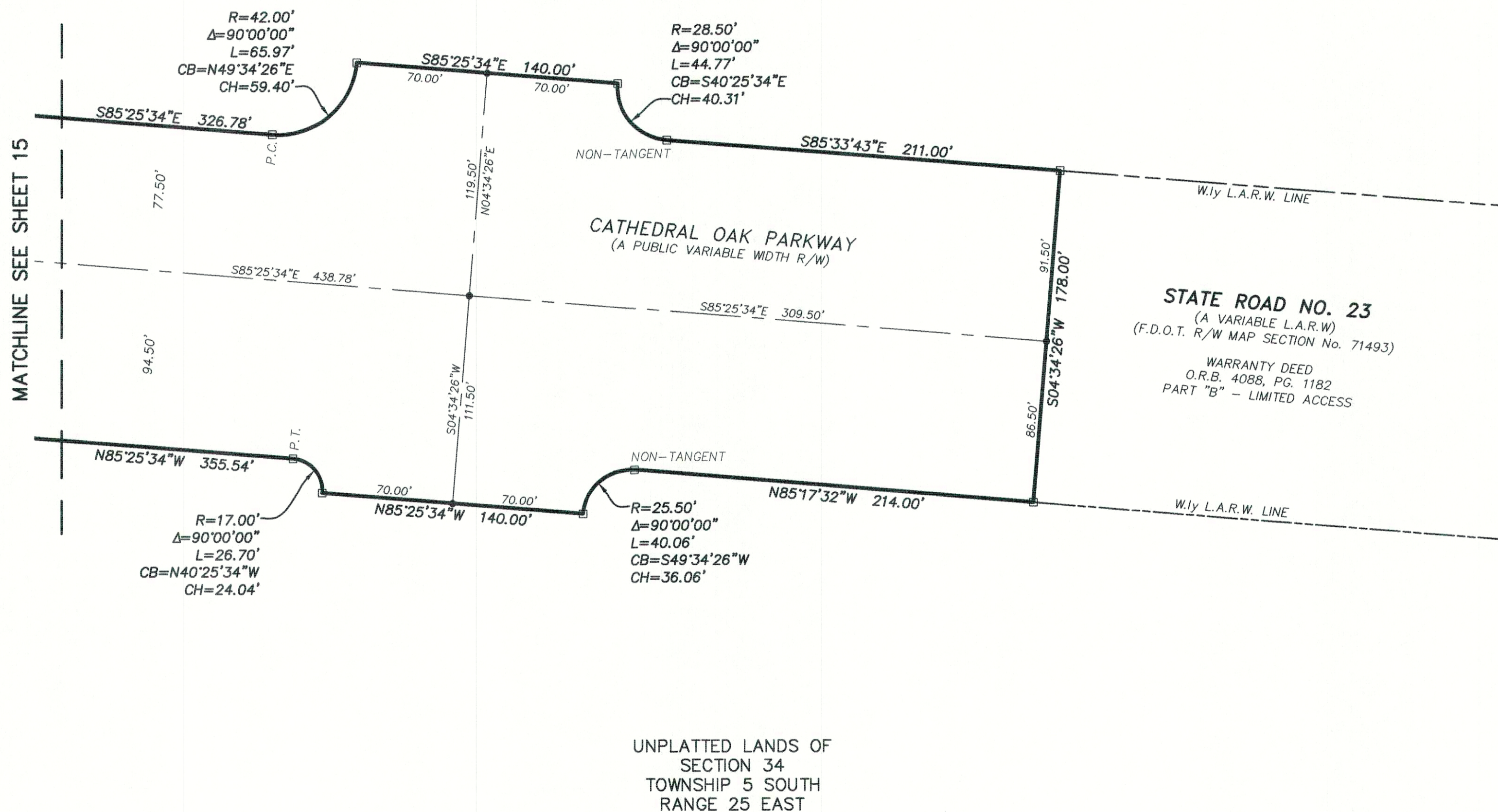
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ETM SURVEYING & MAPPING, INC.
 14775 OLD ST. AUGUSTINE ROAD
 JACKSONVILLE, FL 32258 (904) 642-8550
 CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

CATHEDRAL OAK PARKWAY

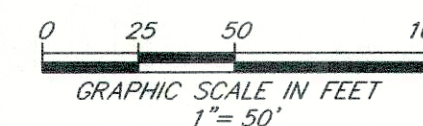
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UNPLATTED LANDS OF
SECTION 34
TOWNSHIP 5 SOUTH
RANGE 25 EAST



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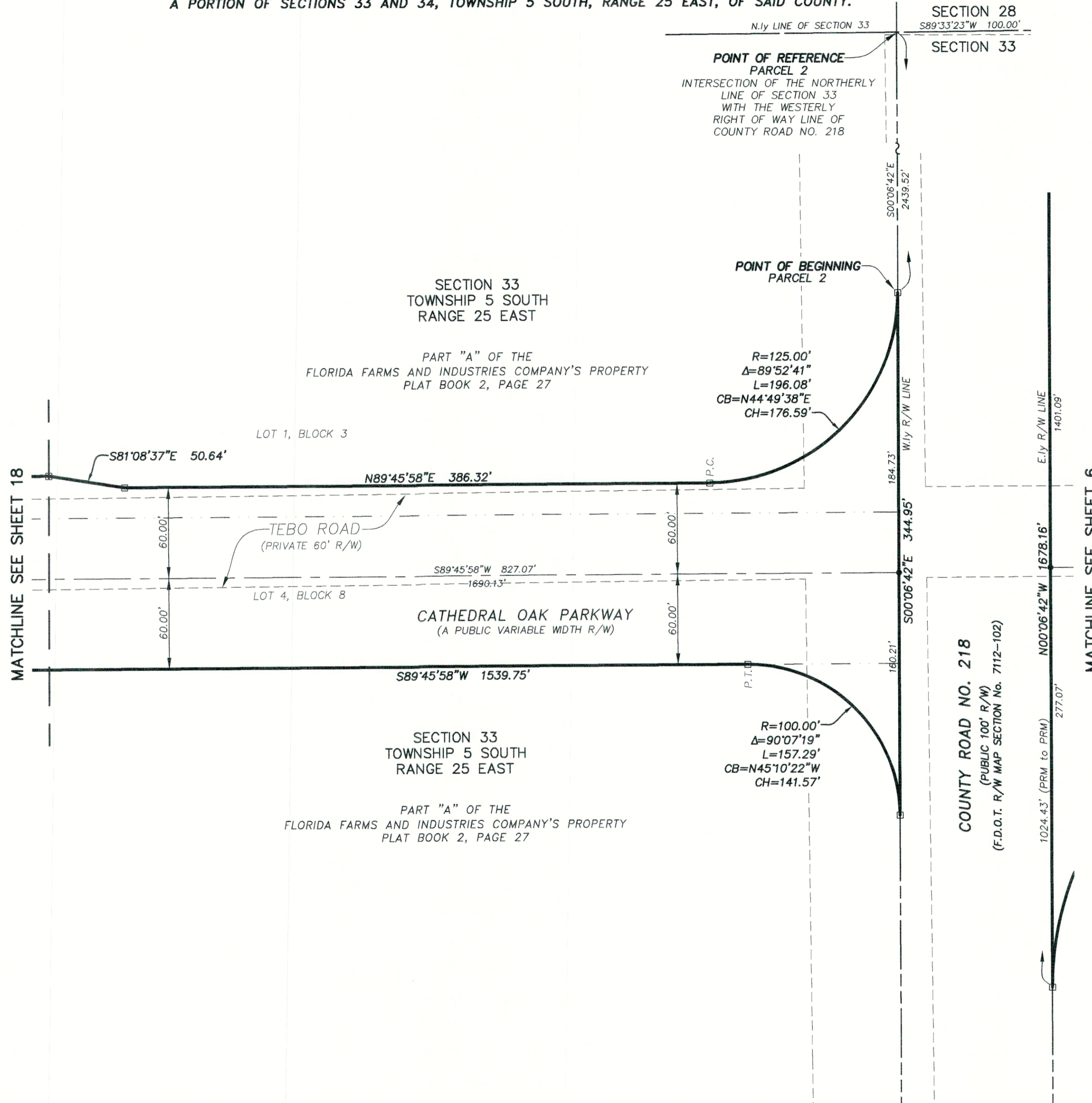


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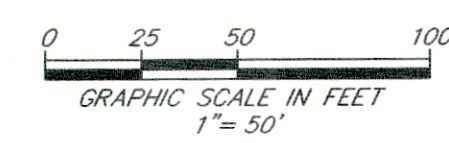
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PLAT BOOK PAGE
SHEET 17 OF 19 SHEETS
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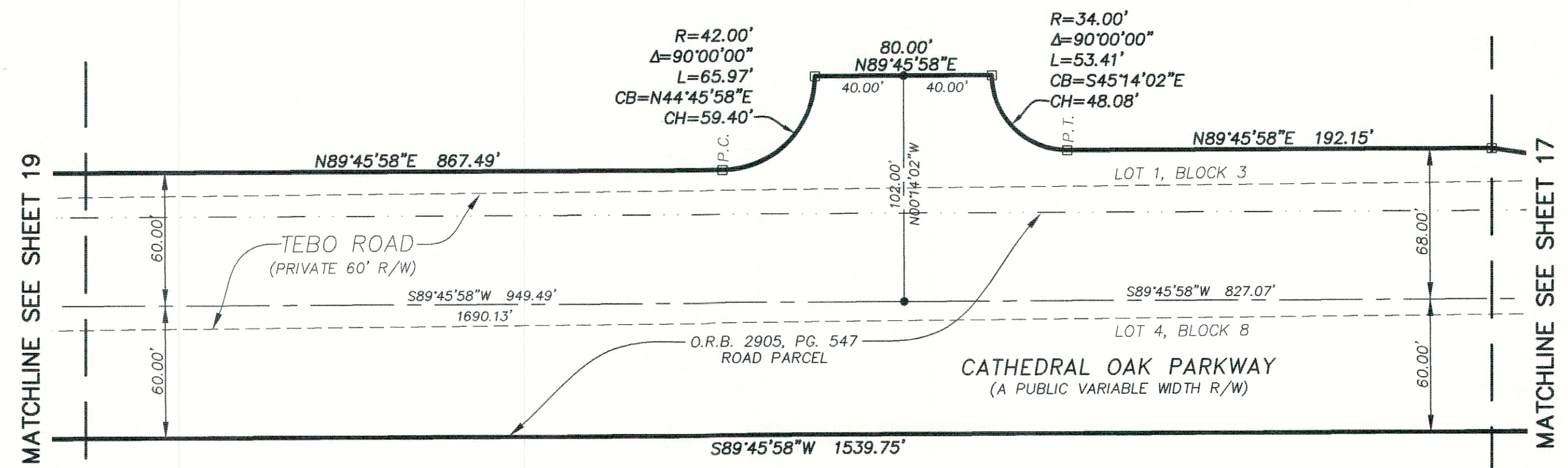
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SECTION 33
TOWNSHIP 5 SOUTH
RANGE 25 EAST

PART "A" OF THE
FLORIDA FARMS AND INDUSTRIES COMPANY'S PROPERTY
PLAT BOOK 2, PAGE 27



SECTION 33
TOWNSHIP 5 SOUTH
RANGE 25 EAST

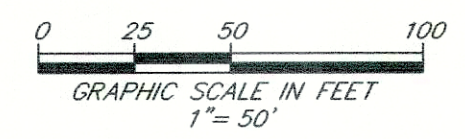
PART "A" OF THE
FLORIDA FARMS AND INDUSTRIES COMPANY'S PROPERTY
PLAT BOOK 2, PAGE 27

MATCHLINE SEE SHEET 19

MATCHLINE SEE SHEET 17



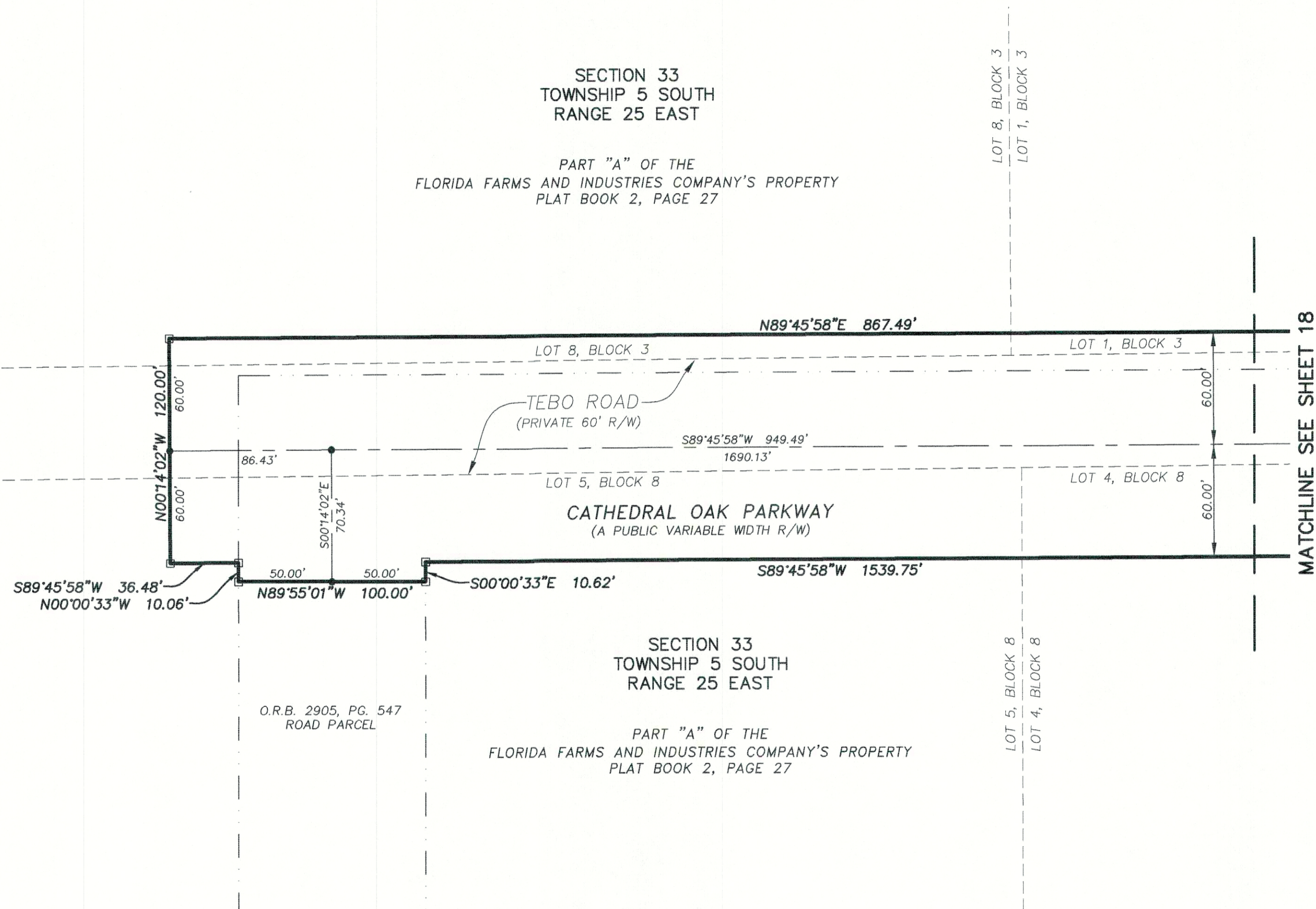
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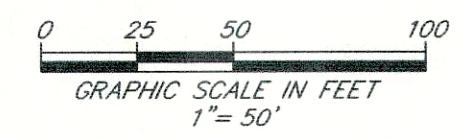
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