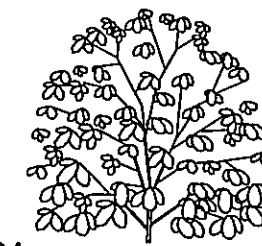


CANTERWOOD



PLAT BOOK 54 PAGE 68

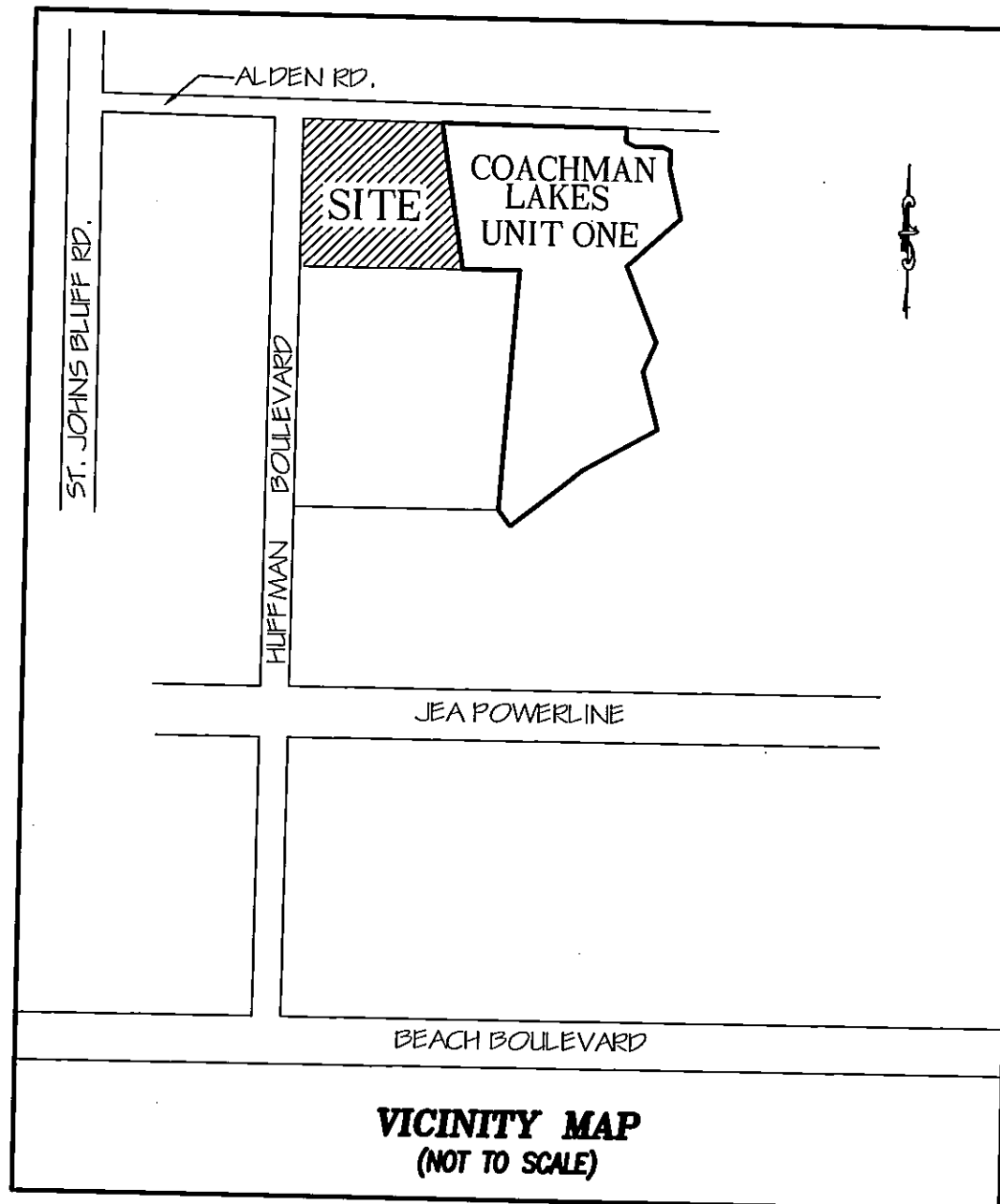
PAGE 1 OF 2 PAGES

BEING A PORTION OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

CAPTION

A PORTION OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 28 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR THE POINT OF BEGINNING COMMENCE AT THE NORTHWESTERLY CORNER OF COACHMAN LAKES UNIT ONE, ACCORDING TO MAP THEREOF RECORDED IN PLAT BOOK 53, PAGES 51 THROUGH 51B OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, SAME BEING THE SOUTHERLY LINE OF ALDEN ROAD (AN 80-FOOT STRIP AS DESCRIBED IN SAID OFFICIAL RECORDS IN VOLUME 6168, PAGE 393), THENCE SOUTH 09°47'28"EAST, ALONG THE WESTERLY LINE OF SAID COACHMAN LAKES UNIT ONE, 616.24 FEET TO THE NORTHERLY LINE OF LANDS DESCRIBED IN DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN VOLUME 6831, PAGE 607; THENCE SOUTH 89°05'29"WEST, ALONG SAID NORTHERLY DEED LINE, 680.00 FEET TO THE NORTHWESTERLY CORNER OF LAST MENTIONED LANDS BEING THE EASTERLY RIGHT-OF-WAY LINE OF HUFFMAN BOULEVARD (A 120-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 00°28'03"WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 616.24 FEET TO THE SOUTHERLY LINE OF SAID ALDEN ROAD; THENCE NORTH 89°50'06"EAST, ALONG SAID SOUTHERLY LINE OF ALDEN ROAD, 580.15 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 8.86 ACRES, MORE OR LESS.



VICINITY MAP (NOT TO SCALE)

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT COACHMAN MEADOWS, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS CANTERWOOD, AND THAT ATLANTIC STATES BANK IS THE HOLDER OF THE MORTGAGE ON SAID LANDS, 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 ROADS, PARKWAYS, LANES, DRIVES, COURTS, WALKWAYS, DRAINAGE AND ACCESS EASEMENTS, EXCEPT JEA EASEMENTS AND EXCEPT PRIVATE DRAINAGE EASEMENTS ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS.

THOSE EASEMENTS DESIGNATED AS 'JEA UTILITY EASEMENTS' ARE HEREBY IRREVOCABLY DEDICATED TO THE JEA, ITS SUCCESSORS AND ASSIGNS.

THOSE EASEMENTS DESIGNATED AS 'JEA WATER, SEWER & ELECTRIC EASEMENTS' ARE HEREBY IRREVOCABLY DEDICATED TO THE JEA, ITS SUCCESSORS AND ASSIGNS.

THOSE EASEMENTS DESIGNATED AS 'JEA-E.E.' ARE HEREBY IRREVOCABLY DEDICATED TO THE 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 THE JEA ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM; PROVIDED HOWEVER, THAT NO PARALLEL UTILITIES MAY BE INSTALLED WITHIN SAID EASEMENTS.

IN WITNESS WHEREOF THE ABOVE NAMED COACHMAN MEADOWS, L.L.C. A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 4th DAY OF OCTOBER, A.D., 2001

COACHMAN MEADOWS, L.L.C. A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: [Signature]

[Signature]

WITNESS: [Signature]

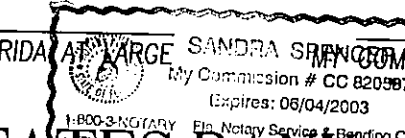
JAMES RICKY WOOD, MANAGING MEMBER, COACHMAN MEADOWS, L.L.C. A FLORIDA LIMITED LIABILITY COMPANY.

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF OCTOBER, A.D., 2001 BY JAMES RICKY WOOD, MANAGING MEMBER OF COACHMAN LAKES, INC. A FLORIDA LIMITED LIABILITY COMPANY, HE IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

[Signature]

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE



6/4/2003

ATLANTIC STATES BANK

WITNESS: [Signature]

WITNESS: [Signature]

SCOTT V. TACCATI, VICE PRESIDENT, ATLANTIC STATES BANK.

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF OCTOBER, A.D., 2001 BY SCOTT V. TACCATI, VICE PRESIDENT, ATLANTIC STATES BANK.

HE IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

[Signature]

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES:

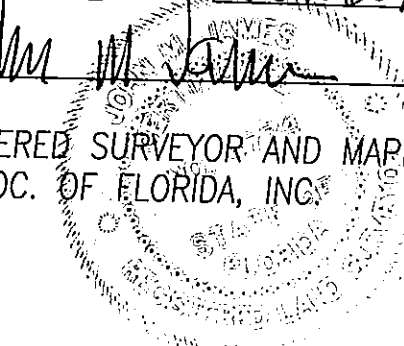
MICHAEL JAMES LOBERGER
Notary Public, State of Florida
My Comm. exp. Mar. 11, 2005
Comm. No. CC 996996

SURVEYORS CERTIFICATE

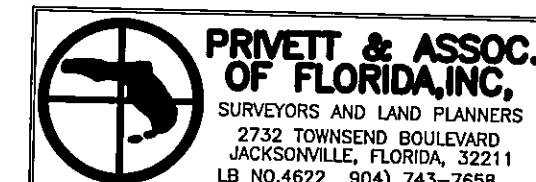
THIS IS TO CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED IN THE CAPTION, THAT THE SURVEY WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF FLORIDA STATUTE 177, THAT THE PERMANENT REFERENCE MONUMENTS, PERMANENT CONTROL POINTS AND LOT CORNERS HAVE BEEN OR WILL BE MONUMENTED IN ACCORDANCE WITH CHAPTER 177.091, F.S., CHAPTER 61G17-6.003 F.A.C. AND SECTION 654.110, ORDINANCE CODE OF THE CITY OF JACKSONVILLE, FLORIDA.

CERTIFIED THIS 2nd DAY OF OCTOBER, A.D., 2001

[Signature]
JOHN M. JAMES
FLORIDA REGISTERED SURVEYOR AND MAPPER NO. 4774
PRIVETT & ASSOC. OF FLORIDA, INC.



PSD NO.00-0045
CD NO.5331



Approved 10/8/2001
Date
[Signature]
City Engineer
for Director of Public Works
Approved 10/10/01
Date
[Signature]
for General Counsel

APPROVED FOR THE RECORD

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

[Signature]
DIRECTOR OF PUBLIC WORKS

October 11th, 2001
DATE

CLERKS CERTIFICATE 2001259889

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED THE CITY OF JACKSONVILLE, FLORIDA AND SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN PLAT BOOK 54 PAGES 68, 68A OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SIGNED THIS 12th DAY OF October, A.D., 2001

[Signature]
CLERK: JIM FULLER

BY: [Signature]
DEPUTY CLERK

PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 8th DAY OF Oct., 2001

[Signature]
GLENN E. MCGREGOR, PLS
PROFESSIONAL LAND SURVEYOR NO. 4252

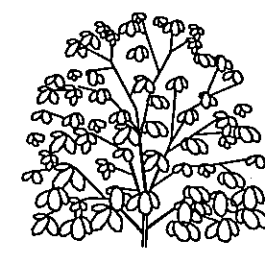
FLOOD ZONE NOTE

THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE ("X" AND OR "SHADED X") AS DEPICTED ON THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120077, PANEL NUMBER 0229, SUFFIX 'E', DATED AUGUST 15, 1989.

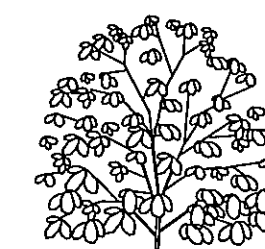
NOTICE

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 DUVAL COUNTY, FLORIDA

C:\Dwg\11\CANTERWOOD\CANTERWOOD.PLT.dwg Tue Oct 02 14:15:56 2001



CANTERWOOD

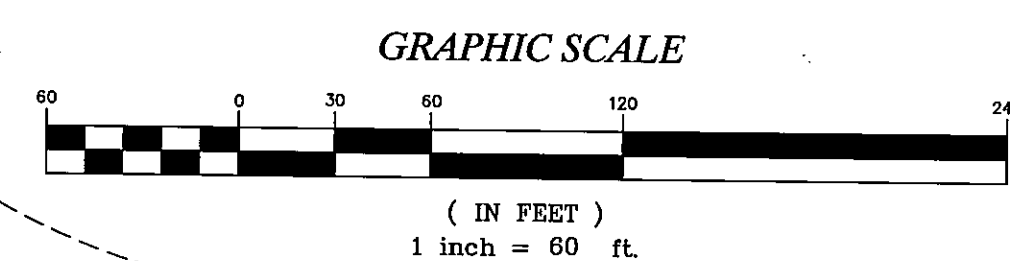
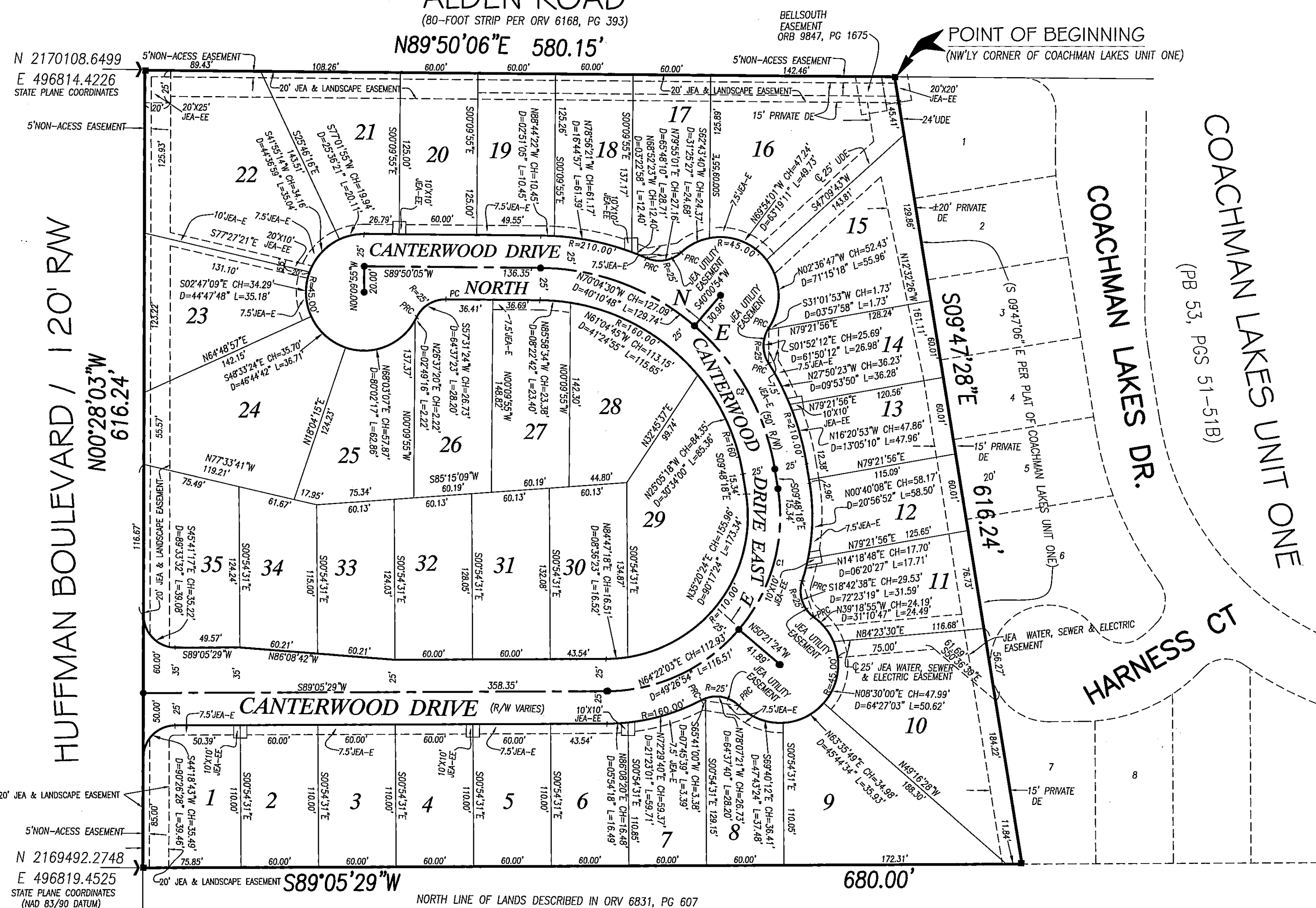


BEING A PORTION OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

ALDEN ROAD

(80-FOOT STRIP PER ORV 6168, PG 393)

N89°50'06"E 580.15'



LEGEND:

- POC=POINT OF CURVATURE
- PC=POINT OF CURVATURE
- PT=POINT OF TANGENCY
- PI=POINT OF INTERSECTION
- PRC=POINT OF REVERSE CURVATURE
- POC=POINT OF COMPOUND CURVATURE
- R=RADIUS
- CH=CHORD
- L=LENGTH
- MSL=MEAN SEA LEVEL
- SEC=SECTION
- IP=IRON PIPE
- CM=CONCRETE MONUMENT
- PRM=PERMANENT REFERENCE MONUMENT
- UDE=UNOBSTRUCTED DRAINAGE EASEMENT
- PUDE=PRIVATE UNOBSTRUCTED DRAINAGE EASEMENT
- DE= DRAINAGE EASEMENT
- D=DELTA ANGLE
- R/W=RIGHT-OF-WAY
- PB=PLAT BOOK
- MB=MAP BOOK
- DB=DEED BOOK
- ORB=OFFICIAL RECORDS BOOK
- ORV=OFFICIAL RECORDS VOLUME
- PG=PAGE
- CL=CENTERLINE
- NTS=NOT TO SCALE
- FND=FOUND
- TRAV=TRAVERSE
- PL=PROPERTY LINE
- SJRWMD=ST. JOHNS RIVER WATER MANAGEMENT DISTRICT

NOTES:

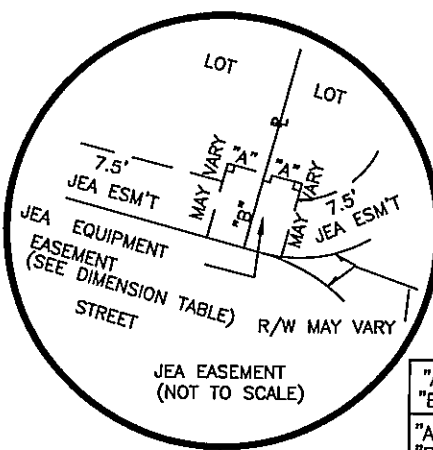
- 1) BEARINGS SHOWN HEREON REFER TO STATE PLANE COORDINATES
- 2) □ DENOTES FOUND 4" CONCRETE MONUMENT STAMPED "P.R.M. LB 4622"
- 3) ● DENOTES SET 4" CONCRETE MONUMENT STAMPED "P.R.M. LB 4622"
- 4) ● DENOTES PERMANENT CONTROL POINT STAMPED "PCP-LB 4622"
- 5) EASEMENTS SHOWN HEREON ARE FOR DRAINAGE UNLESS 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 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) THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED/ACCESS EASEMENTS, SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENTS BY THE CITY OF JACKSONVILLE.

JEA NOTES:

CERTAIN EASEMENTS ARE RESERVED FOR THE JEA FOR ITS USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.

JEA-E-E DENOTES JEA EQUIPMENT EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY THE JEA.

JEA-E DENOTES JEA EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENT BY THE JEA. THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY THE JEA AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND FOR REPLACEMENT OF SUCH ITEMS.



JEA LEGEND

JEA-EE= JEA EQUIPMENT EASEMENT
JEA-E= JEA EASEMENT

DIMENSION TABLE

"A"	5'	TYPICAL 10'X10' JEA EQUIPMENT EASEMENT
"B"	10'	TYPICAL 10'X20' JEA EQUIPMENT EASEMENT

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	BEARING
C1	116.51'	135.00'	49°26'54"	N14°55'09"E	N14°55'09"E
C2	129.74'	185.00'	40°10'48"	N29°53'42"W	N29°53'42"W

PSD NO.00-0045
CD NO.5331

