

CEDAR BAY

A SUBDIVISION OF PART OF GOVERNMENT LOT 2, SECTION 7, TOWNSHIP 1 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

LEGAL DESCRIPTION

PART OF GOVERNMENT LOT 2, SECTION 7, TOWNSHIP 1 SOUTH, RANGE 27 EAST, ACCORDING TO PLAT RECORDED IN CHANCERY ORDER BOOK 115, PAGE 282, CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE THE INTERSECTION OF THE EASTERLY LINE OF SAID GOVERNMENT LOT 2 WITH THE NORTHERLY RIGHT OF WAY LINE OF CEDAR BAY ROAD (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 86°18'58" WEST, ALONG SAID RIGHT OF WAY OF CEDAR BAY ROAD, A DISTANCE OF 1340.18 FEET TO THE WESTERLY LINE OF SAID GOVERNMENT LOT 2; THENCE NORTH 00°46'04" WEST, ALONG SAID WESTERLY LINE OF GOVERNMENT LOT 2, A DISTANCE OF 1182 FEET, MORE OR LESS, TO THE WATERS OF THE BROWARD RIVER; THENCE NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY ALONG THE WATERS OF THE BROWARD RIVER, A DISTANCE OF 1651 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE EASTERLY LINE OF GOVERNMENT LOT 2; THENCE SOUTH 00°09'02" EAST, ALONG SAID EASTERLY LINE OF GOVERNMENT LOT 2, A DISTANCE OF 1289 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. THE LAND THUS DESCRIBED CONTAINS 42.8 ACRES, MORE OR LESS.

ADOPTION & DEDICATION:

This is to certify that LIBERTY DEVELOPMENT FLORIDA LLC, a limited liability company, existing under laws of the State of Florida (the "Owner"), is the lawful owner of the lands described in the caption hereon known as CEDAR BAY, having caused the same to be surveyed and subdivided. Suntrust Bank, a Georgia banking association hereby certifies that it is the holder of the mortgage upon the property shown and described hereon and hereby joins and consents to the dedication of the lands and plot and agrees that its mortgage, which is recorded in Official Records Book 12347, page 1504-1508, of the current Public Records of Duval County, Florida, shall be subordinated to said dedication.

This plat being made in accordance with said survey is hereby adopted as a true and correct plat of those lands. All roads shown hereon and unobstructed easements for drainage, except all private easements and conservation easements, which shall remain privately owned and the sole and exclusive property of the Owner, its successors and assigns as shown hereon, are hereby irrevocably and without reservation dedicated to the City of Jacksonville, its successors and assigns. The drainage easements over, under, across and through the lakes/stormwater management facilities shown on this plat are hereby irrevocably dedicated to the City of Jacksonville, its successors and assigns, and are subject to the following covenants which shall run with the land:

(1) The drainage easements hereby dedicated shall permit the City of Jacksonville, its successors and assigns, to discharge into said lakes/stormwater management facilities which these easements traverse, all water which may fall on or come upon all roads hereby dedicated, together with all substances or matter which may flow or pass from said roads from adjacent land or from any other source of public waters into or through said lakes/stormwater management facilities, without any liability whatsoever on the part of the City of Jacksonville, its successors and assigns for any damage, injuries or loss to persons or property resulting from the acceptance or use of these drainage easements by the City of Jacksonville, its successors and assigns; (2) The lakes/ 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 lakes/stormwater management facilities are the responsibility of the Owner, its successor and assigns. The City of Jacksonville by acceptance of this plat assumes no responsibility whatsoever for said lakes/ stormwater management facilities.

(3) The City of Jacksonville, its successors and assigns, 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 lakes/stormwater management facilities shown on this plat, but shall have the right to modify the water level including the repair, removal or replacement of the lakes/stormwater management facilities and the control structures to effect adequate drainage.

The Owner, its successors and assigns of the lands described and captioned hereon, shall indemnify the City of Jacksonville and save it harmless from suits, action, damages and 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 lakes/stormwater management facilities described above, or any part thereof, occasioned wholly or in part by any act or omission of its agents, contractors, employees, servants, licensees or concessionaires within Cedar Bay. This indemnification shall run with the land and the successors and assigns of the Owner shall be subject to it.

The undersigned Owner does hereby reserve unto itself and its assigns, an easement for landscaping and construction of signs over all buffer areas, and also 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.

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 in conjunction with its underground electrical system; provided however, that no parallel utilities may be installed within said easements.

Tract "A" (open space), is not hereby dedicated, and shall remain privately owned and the sole and exclusive property of the Owner, its successors and assigns, if any. Tract "B" (open space), is not hereby dedicated, and shall remain privately owned and the sole and exclusive property of the Owner, its successors and assigns, if any. Tract "C" (stormwater management facility/drainage easement), is not hereby dedicated, and shall remain privately owned and the sole and exclusive property of the Owner, its successors and assigns, if any.

Tract "D" (stormwater management facility/drainage easement), is not hereby dedicated, and shall remain privately owned and the sole and exclusive property of the Owner, its successors and assigns, if any.

Tract "E" (open space), is not hereby dedicated, and shall remain privately owned and the sole and exclusive property of the Owner, its successors and assigns, if any. Tract "F" (Pump Station Tract), and the water and sewer utility easement are hereby dedicated to JEA, its successors and assigns.

Tracts "G" & "H" (20' undisturbed natural buffer), are not hereby dedicated, and shall remain privately owned and the sole and exclusive property of the Owner, its successors and assigns, if any.

The additional BellSouth Easement adjacent to the previously recorded BellSouth Easement located on Tract "A", is an easement for BellSouth Telecommunications, Inc., a Georgia Corporation, its licensees, agents, successors, assigns and allied and associated companies.

All platted Utility Easements shall also be easements for the construction, installation, maintenance, and operation of cable television services authorized by the LIBERTY DEVELOPMENT FLORIDA LLC, provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with facilities and services of an electric, telephone, gas or other public utility. In the event that a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages by Section 177.091(28), Florida Statutes.

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 PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY."

EASEMENT NOTE

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.

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.

FLOOD ZONE NOTE

PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X" (AREA DETERMINED TO BE OUTSIDE OF 500 YEAR FLOOD PLAIN), AND FLOOD ZONE AE (EL6) (BASE FLOOD ELEVATION DETERMINED), AS BEST DETERMINED FROM FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY PANEL NO. 120077 0156, SUFFIX (E) DATED 8/15/1989.

THE F.I.R.M. INFORMATION AND DELINEATION ON THIS PLAT ARE 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 SHOULD BE MADE TO THE COMMUNITY'S FLOOD PLAIN MANAGEMENT REPOSITORY, DEPARTMENT OF PUBLIC WORKS, CITY OF JACKSONVILLE.

In witness thereof, LIBERTY DEVELOPMENT FLORIDA LLC has caused these presents to be signed by its Managing Member,

This 10th Day of JULY 2007.

LIBERTY DEVELOPMENT FLORIDA LLC

On behalf of the limited liability company.

Witness: SPURGEON RICHARDSON By: Vann E. Simmons

Print or type name Managing Member of LIBERTY DEVELOPMENT FLORIDA LLC

Witness: KEN LAWLER

Print or type name 2007.

PREPARED BY:



SURVEYOR'S CERTIFICATE:

I hereby certify that this Plat is a true and correct representation of the land hereby surveyed, platted, and described in the caption, that the survey was made under my responsible direction and supervision, and that the survey data complies with all the requirements of Chapter No. 177 of the Laws of the State of Florida. I further certify that Permanent Reference Monuments have been placed and that Permanent Control Points will be placed according to the above referenced law and that all the zoning rules and regulations of the City of Jacksonville, currently in effect have been complied with.

Signed this 9th day of July 2007.

By: Charles P. Delcambre
Charles P. Delcambre
Florida Registered
Land Surveyor, No. 5100

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.

Joseph V. Duncan, P.E. 7/23/2007
Director of Public Works Date

CLERK'S CERTIFICATE: 2007239154

This is to certify that this Plat has been examined and approved by the City of Jacksonville, Florida and submitted to me for recording and is recorded in Plat Book 64 Pages 88 of the Public Records of Duval County, Florida

Signed this 24 day of July 2007.

John P. Rogers By: Juan Marshall
City Engineer Deputy Clerk

PLAT CONFORMITY REVIEW

This Plat has been reviewed and found in compliance with Part 1, Chapter 177, Florida Statutes, this 18 day of July 2007.

W. Monroe Hazen, P.L.S.
Professional Land Surveyor Number 3398

SUNTRUST BANK, a Georgia Banking Association

On behalf of the banking association.
Witness: Jahim McArthur By: Molly Seiter
JAHIM MCARTHUR Molly Seiter
Print or type name Vice President

Witness: Mollie S. Hawver
MOLLIE S. HAWVER
Print or type name

Notary for SUNTRUST BANK, a Georgia Banking Association

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 11 day of July 2007, by Molly Seiter, the Vice President of SUNTRUST BANK, a Georgia Banking Association, who is personally known to me or produced as identification.

Louis A. Birchfield April 25, 2008
Notary Public, State of Florida My Commission expires

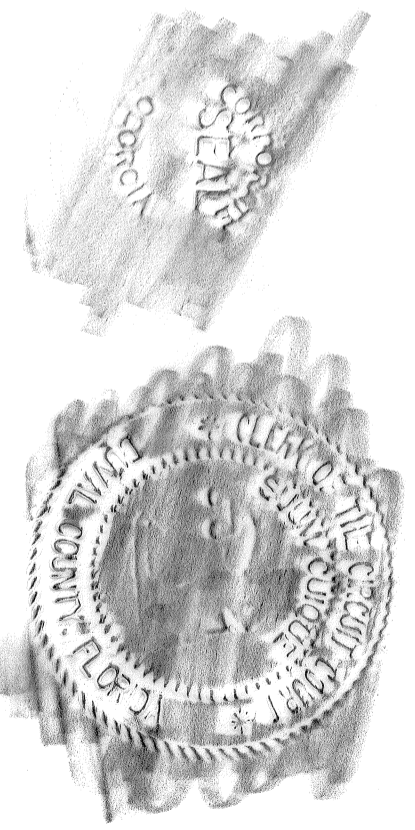
Notary for LIBERTY DEVELOPMENT FLORIDA LLC

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 10th day of July 2007, by Vann E. Simmons, the Managing Member of LIBERTY DEVELOPMENT FLORIDA LLC, who is personally known to me or produced as identification.

David Jack Mangus September 15th, 2009
Notary Public, State of Florida My Commission expires

Approved 7/20/07
Date
John P. Rogers
City Engineer
for Director of Public Works
Approved 7-18-07
Date
Lois F. Hodge
for General Counsel

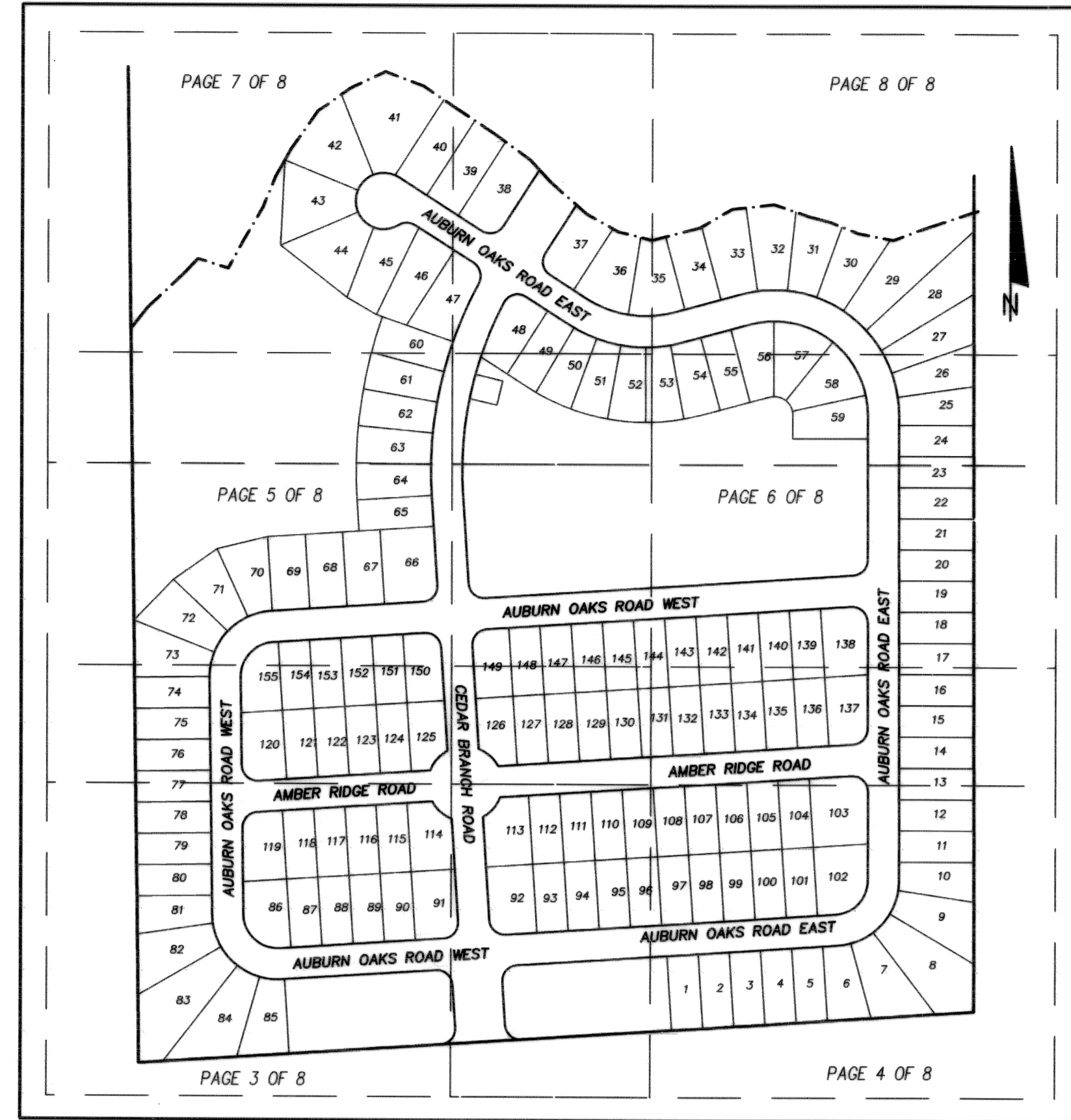


CEDAR BAY

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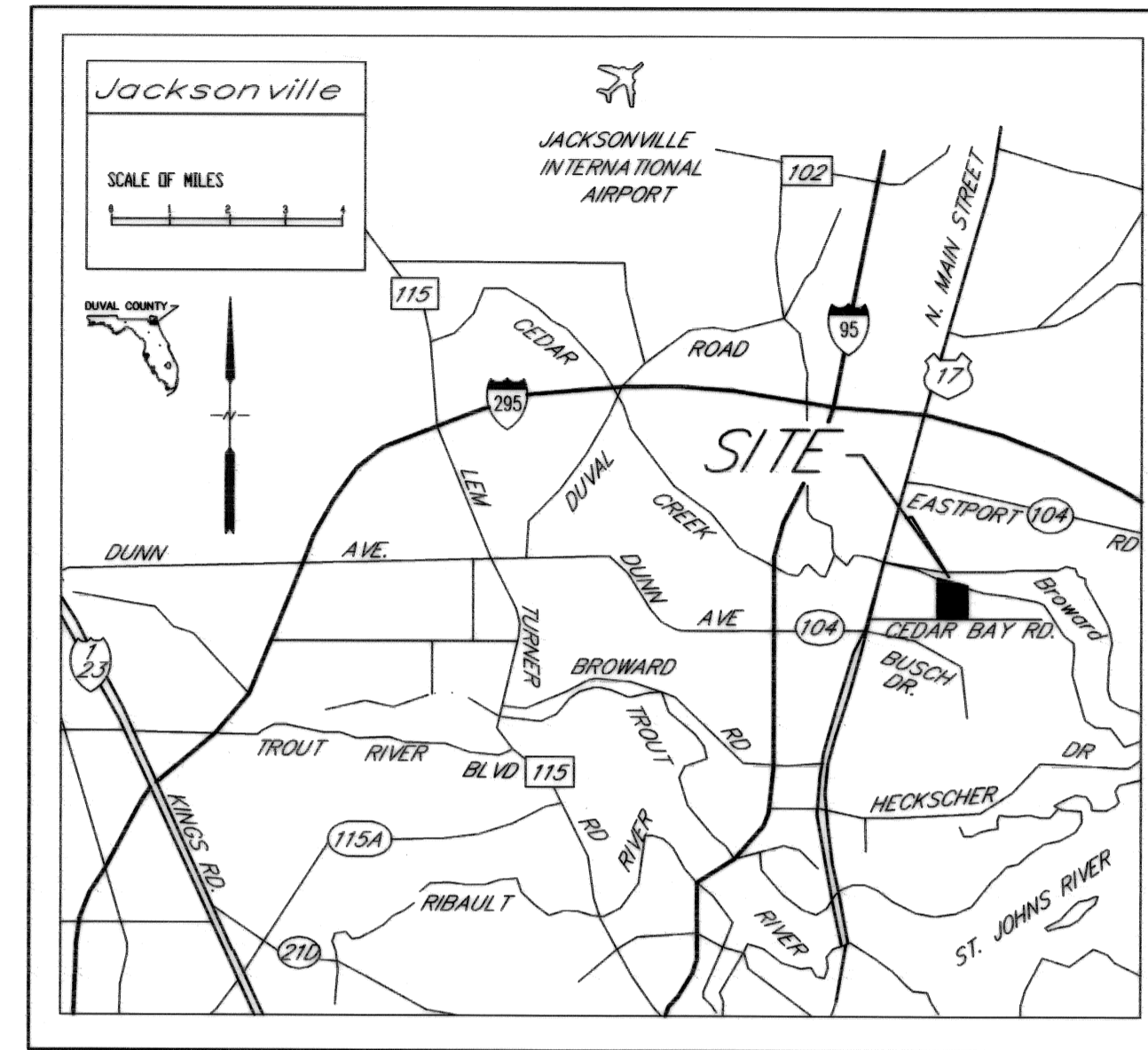
PLAT BOOK **64** PAGE **2**

SHEET 2 OF 8



KEY MAP

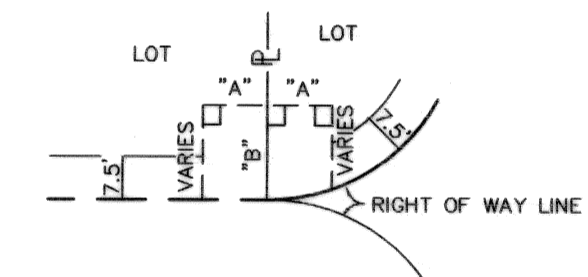
SCALE: 1"=200'



VICINITY MAP
NOT TO SCALE

GENERAL NOTES

1. ALL RIGHTS OF WAY ARE 50.0 FEET WIDE UNLESS OTHERWISE NOTED.
2. ALL EASEMENTS SHOWN HEREON ARE FOR DRAINAGE, J.E.A., WATER AND SEWER, AND UTILITIES, UNLESS OTHERWISE SHOWN.
3. BEARINGS SHOWN ARE BASED ON THE SOUTHERLY LINE OF PARCEL A, AS DESCRIBED IN TRUSTEES' DEED RECORDED IN OFFICIAL RECORDS BOOK 8141, PAGE 1140, OF THE CURRENT RECORDS OF DUVAL COUNTY, FLORIDA, SAID LINE HAVING A BEARING OF N 86°18'58" E. STATE PLANE BEARING FOR THIS LINE IS N 86°20'55" E. ROTATE PLAT BEARINGS CLOCKWISE 0°01'57" FOR STATE PLANE BEARINGS.
4. PERMANENT CONTROL POINTS TO BE SET AS REQUIRED. SHOWN THUS (o)
5. CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
6. 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 JEA.
7. JEA-E. DENOTES JEA EASEMENT. JEA WILL ALLOW CERTAIN NON-PERMANENT IMPROVEMENTS WHICH DO NOT IMPEDE THE USE OF SAID EASEMENTS BY JEA. THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY JEA AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND FOR REPLACEMENT OF SUCH ITEMS.
8. SEE SHEET 1 OF 8 FOR FLOOD NOTES.



JEA EQUIPMENT EASEMENT DETAIL
NOT TO SCALE

(SEE DIMENSION TABLE BELOW)

DIMENSION TABLE	
"A" 5'	TYPICAL 10' x 10' JEA EQUIPMENT EASEMENT
"B" 10'	TYPICAL 10' x 20' JEA EQUIPMENT EASEMENT

BUILDING RESTRICTION DATA	
1.	MINIMUM OF 10' FRONT YARD
2.	MINIMUM OF 10' REAR YARD
3.	MINIMUM OF 5' SIDE YARD PROVIDING 10 FEET BETWEEN STRUCTURES AT FOUNDATION LINE AND EXCLUSIVE OF NORMAL EAVES AND OVERHANGS PROVIDED THAT NO TWO HOMES WILL BE BUILT SIDE BY SIDE THAT HAVE PARALLEL GABLED END WALLS AT A COMMON SIDE LOT BOUNDARY LINE SO AS TO PROVIDE LIGHT AND AIR SPACE TO BOTH DWELLINGS.
	CORNER LOTS - 10 FEET TO SIDE STREET RIGHT OF WAY LINE.

LEGEND

- PERMANENT REFERENCE MONUMENT FOUND=
- PERMANENT REFERENCE MONUMENT FOUND=
- PERMANENT REFERENCE MONUMENT SET=
- PERMANENT CONTROL POINT SET=
- DENOTES STREET NAME CHANGE
- ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
- DEPARTMENT OF ENVIRONMENTAL REGULATION
- CORPS OF ENGINEERS
- OFFICIAL RECORDS VOLUME
- PAGE
- PLAT BOOK
- EASEMENT
- RIGHT OF WAY
- SECTION
- RADIAL
- PROPERTY LINE
- PART OF
- OFFICIAL RECORD VOLUME
- JEA EQUIPMENT EASEMENT
- JEA EASEMENT
- PRIVATE DRAINAGE EASEMENT

- AS NOTED
- AS NOTED
- P.L.S. 4852
- P.L.S. 4852
- S.J.R.W.M.D.
- D.E.R.
- C.O.E.
- O.R.V.
- P.G.
- P.B.
- ESM'T
- R/W
- SEC.
- (R)
- P
- P/O
- O.R.V.
- JEA-E.E.
- JEA-E.
- P.D.E.

PREPARED BY:

ATLANTIC GULF SURVEYING CO.
LAND & ENGINEERING SURVEYS
L.B. NO. 6226
5736 TIMUQUANA ROAD
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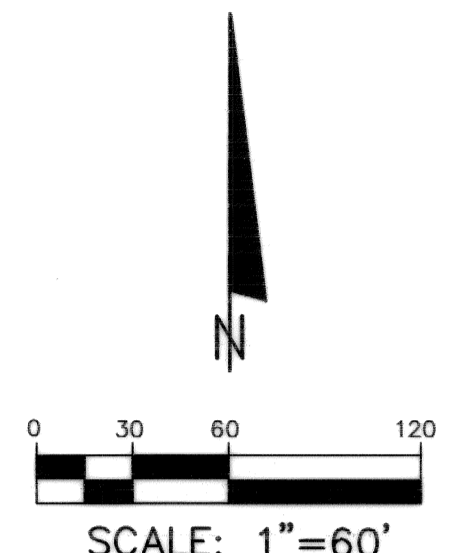
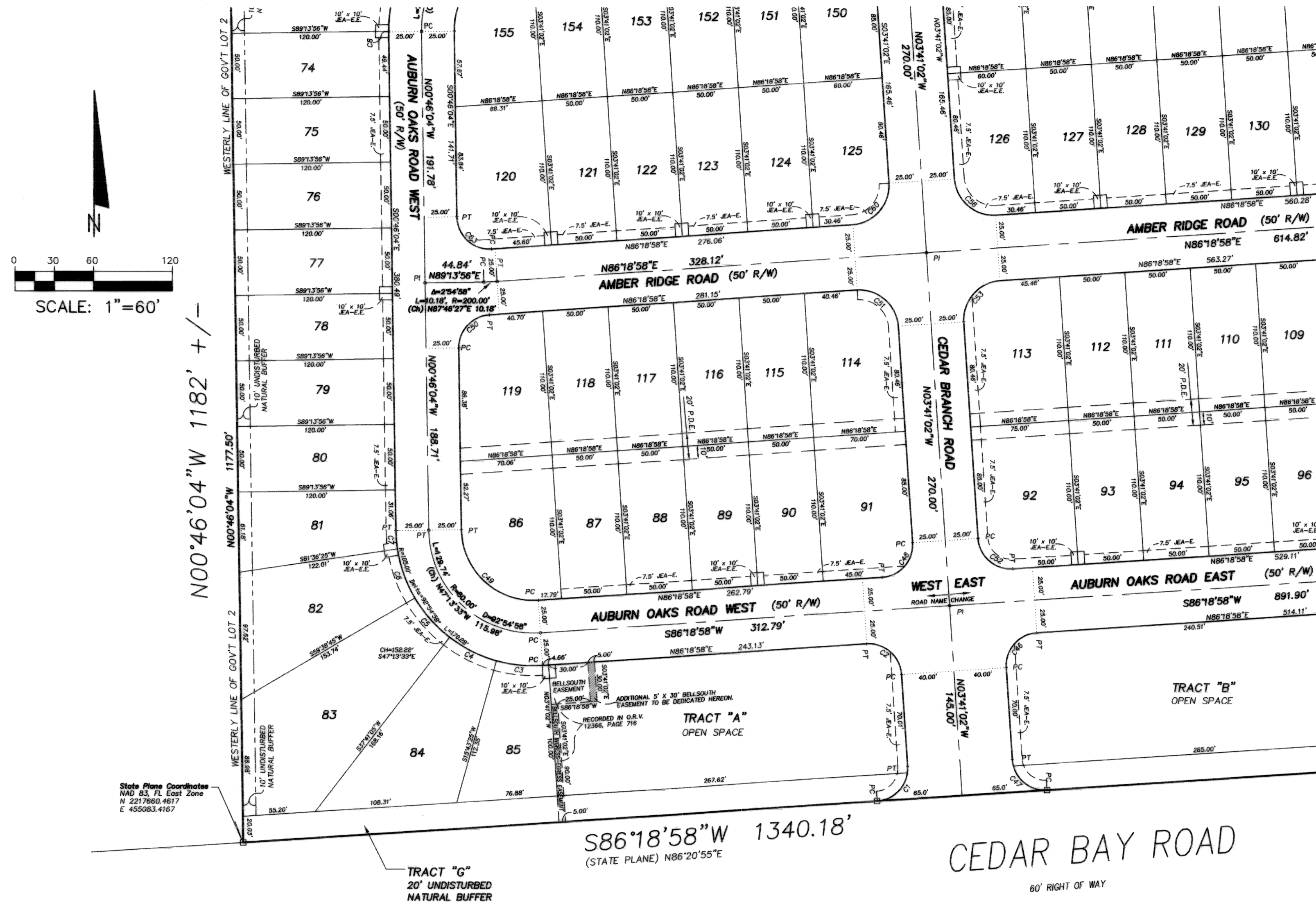
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SHEET 3 OF 8

SEE PAGE 5 OF 8

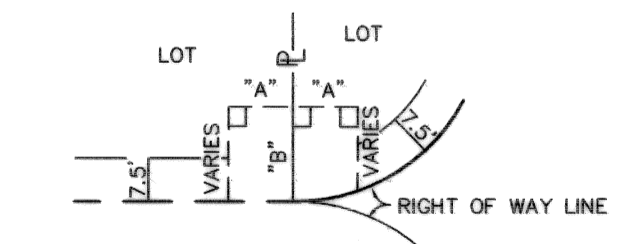


GENERAL NOTES

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8. SEE SHEET 1 OF 8 FOR FLOOD NOTES.

LEGEND

- PERMANENT REFERENCE MONUMENT FOUND= [Symbol] AS NOTED
- PERMANENT REFERENCE MONUMENT FOUND= [Symbol] AS NOTED
- PERMANENT REFERENCE MONUMENT SET= [Symbol] P.L.S. 4852
- PERMANENT CONTROL POINT SET= [Symbol] P.L.S. 4852
- DENOTES STREET NAME CHANGE
- ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
- DEPARTMENT OF ENVIRONMENTAL REGULATION
- CORPS OF ENGINEERS
- OFFICIAL RECORDS VOLUME
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- EASEMENT
- RIGHT OF WAY
- SECTION
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- PART OF
- OFFICIAL RECORD VOLUME
- JEA EQUIPMENT EASEMENT
- JEA EASEMENT
- PRIVATE DRAINAGE EASEMENT



JEA EQUIPMENT EASEMENT DETAIL

(SEE DIMENSION TABLE BELOW)

DIMENSION TABLE	
"A" 5' TYPICAL 10' x 10' JEA EQUIPMENT EASEMENT	
"B" 10' TYPICAL 10' x 20' JEA EQUIPMENT EASEMENT	

BUILDING RESTRICTION DATA	
1.	MINIMUM OF 10' FRONT YARD
2.	MINIMUM OF 10' REAR YARD
3.	MINIMUM OF 5' SIDE YARD PROVIDING 10 FEET BETWEEN STRUCTURES AT FOUNDATION LINE AND EXCLUSIVE OF NORMAL EAVES AND OVERHANGS PROVIDED THAT NO TWO HOMES WILL BE BUILT SIDE BY SIDE THAT HAVE PARALLEL END WALLS AT A COMMON SIDE LOT BOUNDARY LINE SO AS TO PROVIDE LIGHT AND AIR SPACE TO BOTH DWELLINGS.
CORNER LOTS - 10 FEET TO SIDE STREET RIGHT OF WAY LINE.	

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	39.28	24.99	90°04'20"	N41°20'24"E	35.36
C2	39.27	25.00	90°00'00"	N48°41'02"W	35.36
C3	35.57	105.00	19°24'27"	S83°58'49"E	35.40
C4	40.25	105.00	21°57'40"	S63°17'45"E	40.00
C5	40.25	105.00	21°57'40"	S41°20'05"E	40.00
C6	40.25	105.00	21°57'40"	S19°22'25"E	40.00
C7	13.97	105.00	07°37'31"	S04°34'50"E	13.96
C8	0.56	105.00	00°18'30"	S00°36'49"E	0.56
C46	39.27	25.00	90°00'00"	S41°18'58"W	35.36
C47	39.29	25.00	90°02'26"	S48°42'15"E	35.37
C48	39.27	25.00	90°00'00"	N41°18'58"E	35.36

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C49	89.19	55.00	92°54'58"	S47°13'33"E	79.74
C50	38.00	25.00	87°05'02"	S42°46'27"W	34.44
C51	42.67	60.00	40°45'05"	S48°41'02"E	41.78
C52	39.27	25.00	90°00'00"	S48°41'02"E	35.36
C53	42.67	60.00	40°45'05"	N41°18'58"E	41.78
C54	40.81	25.00	93°32'00"	N46°55'02"W	36.43
C55	83.00	55.00	86°28'00"	N43°04'58"E	75.35
C56	42.67	60.00	40°45'05"	N48°41'02"W	41.78
C60	42.67	60.00	40°45'05"	S41°18'58"W	41.78
C61	39.27	25.00	90°00'00"	N48°41'02"W	35.36
C62	83.59	55.00	87°05'02"	S42°46'27"W	75.78
C63	40.54	25.00	92°54'58"	S47°13'33"E	36.24

PREPARED BY:

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FAX 904-778-6378

P.S.D. # 2003-055
C.C.A.S. # 32478
City Development # 6165.2

CEDAR BAY

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SHEET 4 OF 8

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CEDAR BAY ROAD

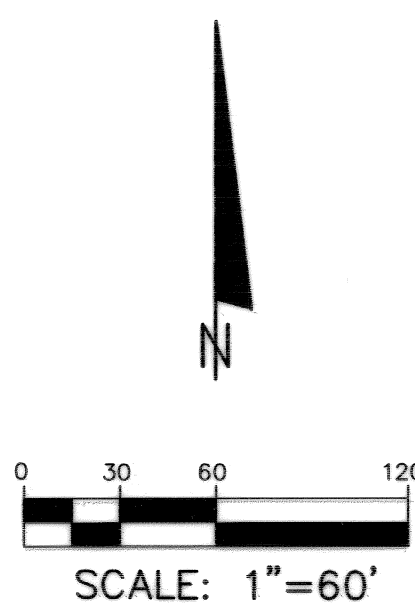
60' RIGHT OF WAY

BUILDING RESTRICTION DATA	
1.	MINIMUM OF 10' FRONT YARD
2.	MINIMUM OF 10' REAR YARD
3.	MINIMUM OF 5' SIDE YARD PROVIDING 10 FEET BETWEEN STRUCTURES AT FOUNDATION LINE AND EXCLUSIVE OF NORMAL EAVES AND OVERHANGS PROVIDED THAT NO TWO HOMES WILL BE BUILT SIDE BY SIDE THAT HAVE PARALLEL GABLED END WALLS AT A COMMON SIDE LOT BOUNDARY LINE SO AS TO PROVIDE LIGHT AND AIR SPACE TO BOTH DWELLINGS.
CORNER LOTS - 10 FEET TO SIDE STREET RIGHT OF WAY LINE.	

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C41	16.22	105.00	08°51'13"	N04°16'34"E	16.21
C42	40.25	105.00	21°57'40"	N19°41'01"E	40.00
C43	40.25	105.00	21°57'40"	N41°38'41"E	40.00
C44	40.25	105.00	21°57'40"	N63°36'21"E	40.00
C45	21.50	105.00	11°43'47"	N80°27'05"E	21.46
C46	39.27	25.00	90°00'00"	S41°18'58"W	35.36
C47	39.29	25.00	90°02'26"	S48°42'15"E	35.37
C48	39.27	25.00	90°00'00"	N41°18'58"E	35.36
C52	39.27	25.00	90°00'00"	S48°41'02"E	35.36
C53	42.67	60.00	40°45'05"	N41°18'58"E	41.78
C54	40.81	25.00	93°32'00"	N46°55'02"W	36.43
C55	83.00	55.00	86°28'00"	N43°04'58"E	75.35
C56	42.67	60.00	40°45'05"	N48°41'02"W	41.78
C59	37.73	25.00	86°28'00"	N43°04'58"E	34.25

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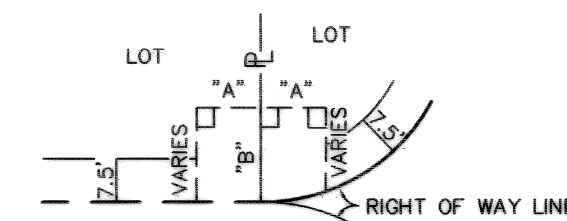


GENERAL NOTES

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8. SEE SHEET 1 OF 8 FOR FLOOD NOTES.

LEGEND

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 PERMANENT REFERENCE MONUMENT SET= P.L.S. 4852
 PERMANENT CONTROL POINT SET= P.L.S. 4852
 DENOTES STREET NAME CHANGE W
 ST. JOHNS RIVER WATER MANAGEMENT DISTRICT S.J.R.W.M.D.
 DEPARTMENT OF ENVIRONMENTAL REGULATION D.E.R.
 CORPS OF ENGINEERS C.O.E.
 OFFICIAL RECORDS VOLUME O.R.V.
 PAGE P.G.
 EASEMENT P.B.
 RIGHT OF WAY R/W
 SECTION SEC.
 RADIAL (R)
 PROPERTY LINE P
 PART OF P/O
 OFFICIAL RECORD VOLUME O.R.V.
 JEA EQUIPMENT EASEMENT JEA-E.E.
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JEA EQUIPMENT EASEMENT DETAIL

NOT TO SCALE

(SEE DIMENSION TABLE BELOW)

DIMENSION TABLE	
"A" 5'	TYPICAL 10' x 10' JEA EQUIPMENT EASEMENT
"B" 10'	TYPICAL 10' x 20' JEA EQUIPMENT EASEMENT

P.S.D. # 2003-055
 C.C.A.S. # 32478
 City Development # 6165.2

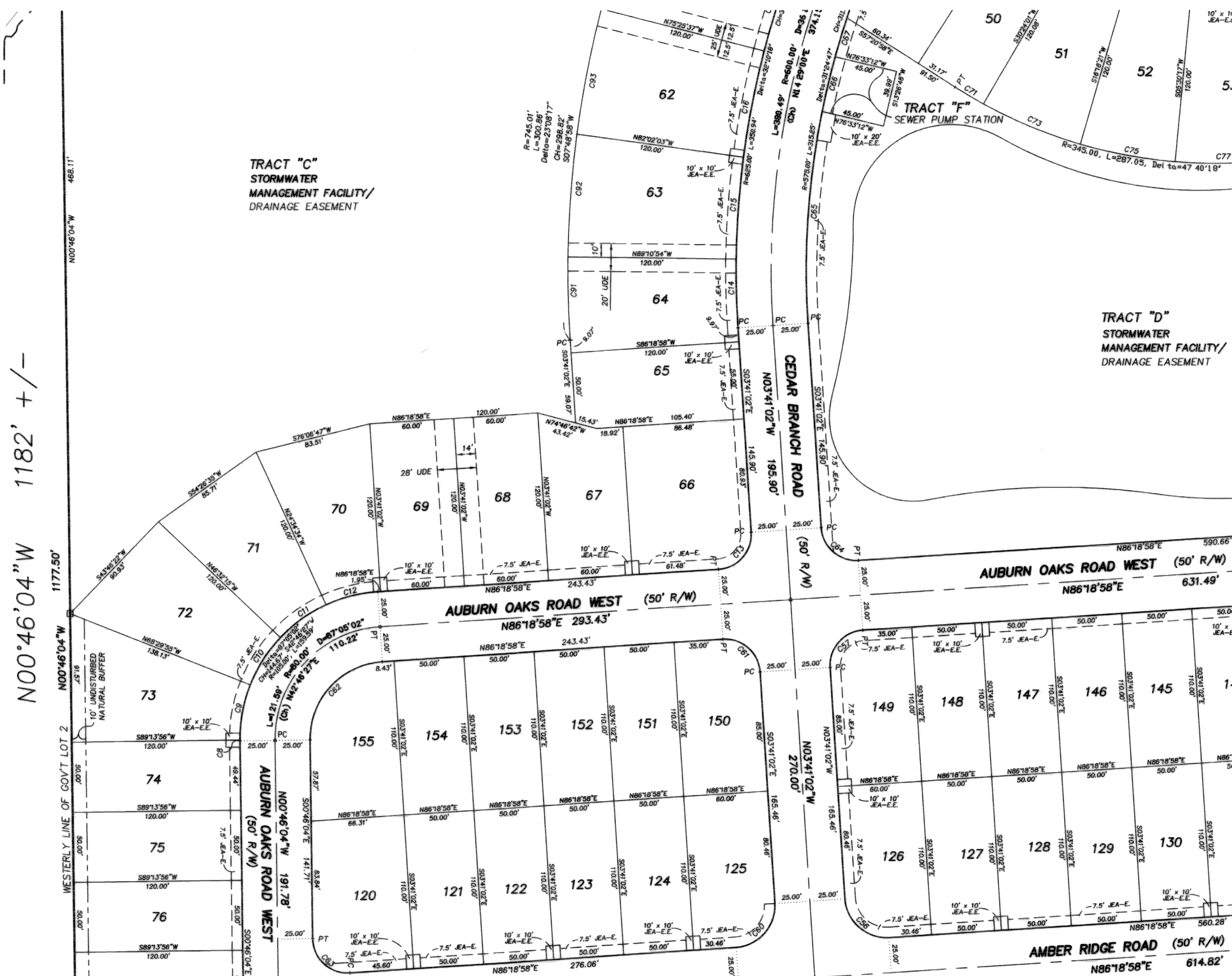
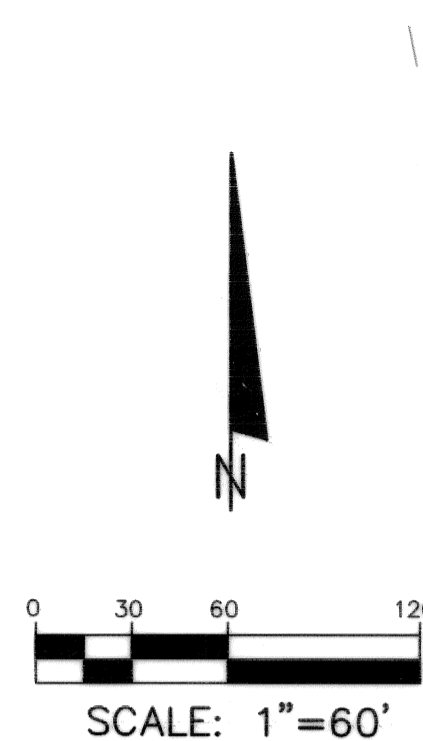
CEDAR BAY

A SUBDIVISION OF PART OF GOVERNMENT LOT 2, SECTION 7, TOWNSHIP 1 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK **64** PAGE **5**

SHEET 5 OF 8

SEE PAGE 7 OF 8



SEE PAGE 3 OF 8

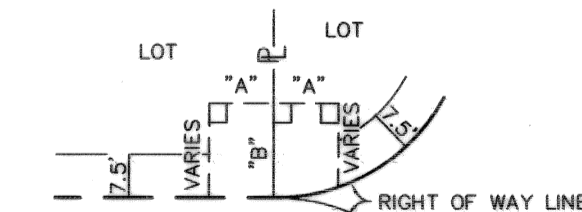
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LEGEND

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- PERMANENT REFERENCE MONUMENT SET= [Symbol]
- PERMANENT CONTROL POINT SET= [Symbol]
- DENOTES STREET NAME CHANGE
- ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
- DEPARTMENT OF ENVIRONMENTAL REGULATION
- CORPS OF ENGINEERS
- OFFICIAL RECORDS VOLUME
- PAGE
- PLAT BOOK
- EASEMENT
- RIGHT OF WAY
- SECTION
- RADIAL
- PROPERTY LINE
- PART OF
- OFFICIAL RECORD VOLUME
- JEA EQUIPMENT EASEMENT
- JEA EASEMENT
- PRIVATE DRAINAGE EASEMENT



JEA EQUIPMENT EASEMENT DETAIL

NOT TO SCALE

(SEE DIMENSION TABLE BELOW)

DIMENSION TABLE	
"A" 5'	TYPICAL 10' x 10' JEA EQUIPMENT EASEMENT
"B" 10'	TYPICAL 10' x 20' JEA EQUIPMENT EASEMENT

BUILDING RESTRICTION DATA	
1.	MINIMUM OF 10' FRONT YARD
2.	MINIMUM OF 10' REAR YARD
3.	MINIMUM OF 5' SIDE YARD PROVIDING 10 FEET BETWEEN STRUCTURES AT FOUNDATION LINE AND EXCLUSIVE OF NORMAL EAVES AND OVERHANGS PROVIDED THAT NO TWO HOMES WILL BE BUILT SIDE BY SIDE THAT HAVE PARALLEL GABLED END WALLS AT A COMMON SIDE LOT BOUNDARY LINE SO AS TO PROVIDE LIGHT AND AIR SPACE TO BOTH DWELLINGS.
CORNER LOTS - 10 FEET TO SIDE STREET RIGHT OF WAY LINE.	

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C8	0.56	105.00	00°18'30"	S00°36'49"E	0.56
C9	40.25	105.00	21°57'40"	S10°31'15"W	40.00
C10	40.25	105.00	21°57'40"	S32°28'55"W	40.00
C11	40.25	105.00	21°57'40"	S54°26'35"W	40.00
C12	38.29	105.00	20°53'32"	S75°52'12"W	38.08
C13	39.27	25.00	90°00'00"	N41°18'58"E	35.36
C14	49.11	625.00	04°30'08"	S01°25'58"E	49.10
C15	72.97	625.00	04°09'46"	S04°09'46"W	72.92
C16	77.07	625.00	07°03'56"	S11°02'25"W	77.03
C17	62.61	625.00	05°44'24"	S17°26'35"W	62.59
C56	42.67	60.00	40°45'05"	N48°41'02"W	41.78
C57	39.27	25.00	90°00'00"	S41°18'58"W	35.36

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C64	39.27	25.00	90°00'00"	S48°41'02"E	35.36
C65	151.92	575.00	15°08'16"	S03°53'06"W	151.47
C66	40.00	575.00	03°59'10"	S13°26'48"W	39.99
C67	29.05	575.00	02°53'40"	S16°53'13"W	29.05
C71	13.55	345.00	02°15'01"	S58°28'28"E	13.55
C72	40.05	225.00	10°11'58"	S64°41'58"E	40.00
C73	61.41	345.00	10°11'58"	S64°41'58"E	61.33
C74	40.05	225.00	10°11'58"	S74°53'55"E	40.00
C75	61.41	345.00	10°11'58"	S74°53'55"E	61.33
C76	40.05	225.00	10°11'58"	S85°05'53"E	40.00
C77	61.41	345.00	10°11'58"	S85°05'53"E	61.33

PREPARED BY:

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PH. 904-771-6412
FAX 904-778-8578

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C91	59.44	745.01	04°34'17"	S01°28'02"E	59.43
C92	87.94	745.01	06°45'46"	S04°12'00"W	87.88
C93	90.91	745.01	06°59'30"	S11°04'38"W	90.86
C94	62.57	754.01	04°48'44"	S16°58'45"W	62.56

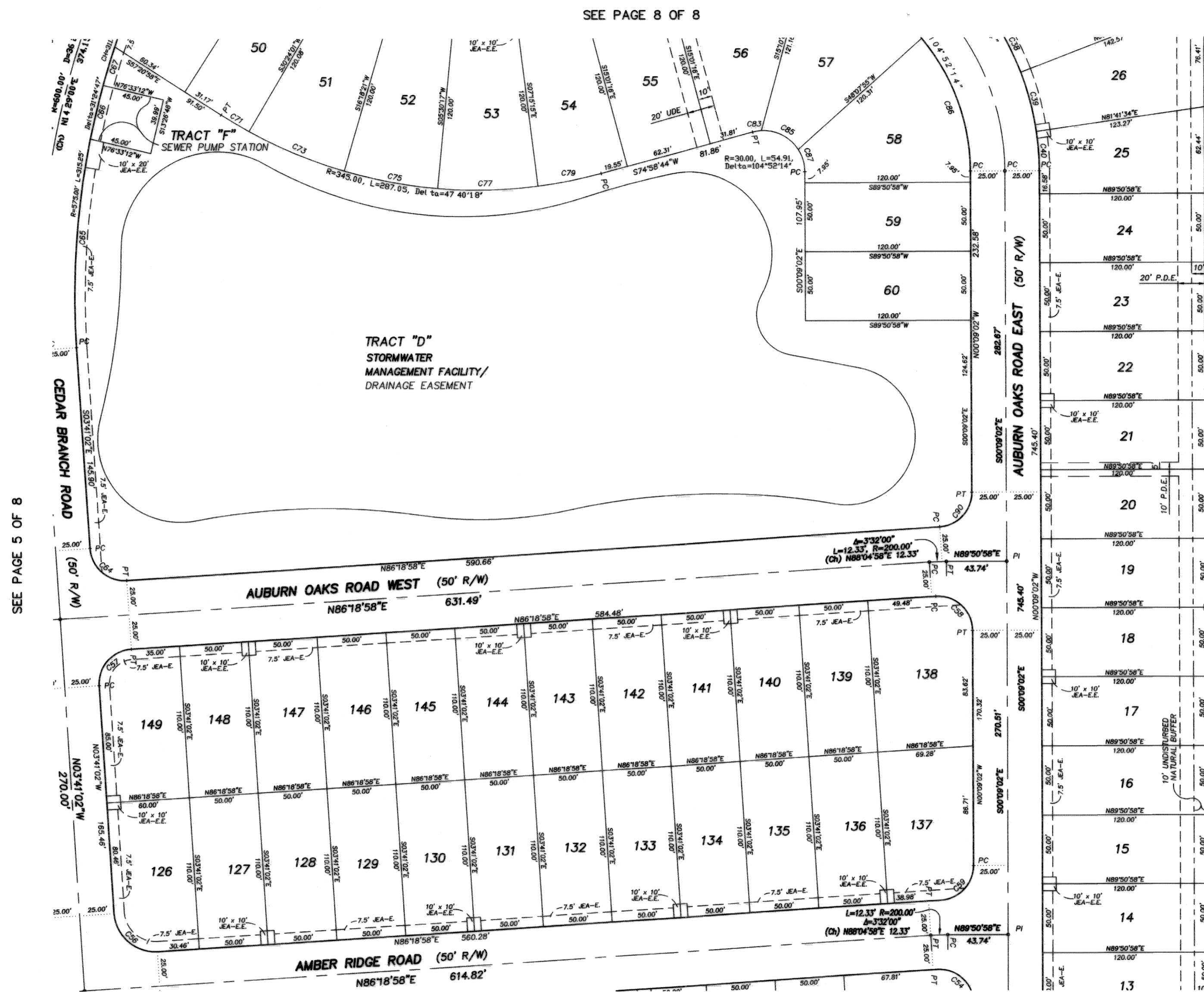
P.S.D. # 2003-055
C.C.A.S. # 32478
City Development # 6165.2

CEDAR BAY

A SUBDIVISION OF PART OF GOVERNMENT LOT 2, SECTION 7, TOWNSHIP 1 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK **64** PAGE **6**

SHEET 6 OF 8



SEE PAGE 5 OF 8

SEE PAGE 8 OF 8

SEE PAGE 4 OF 8

BUILDING RESTRICTION DATA	
1.	MINIMUM OF 10' FRONT YARD
2.	MINIMUM OF 10' REAR YARD
3.	MINIMUM OF 5' SIDE YARD PROVIDING 10 FEET BETWEEN STRUCTURES AT FOUNDATION LINE AND EXCLUSIVE OF NORMAL EAVES AND OVERHANGS PROVIDED THAT NO TWO HOMES WILL BE BUILT SIDE BY SIDE THAT HAVE PARALLEL GABLED END WALLS AT A COMMON SIDE LOT BOUNDARY LINE SO AS TO PROVIDE LIGHT AND AIR SPACE TO BOTH DWELLINGS.
CORNER LOTS - 10 FEET TO SIDE STREET RIGHT OF WAY LINE.	

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C38	40.07	200.00	11°28'42"	N25°31'29"W	40.00
C39	40.07	200.00	11°28'42"	N14°02'47"W	40.00
C40	28.47	200.00	08°09'24"	N04°13'44"W	28.45
C54	40.81	25.00	93°32'00"	N46°55'02"W	36.43
C56	42.67	60.00	40°45'05"	N48°41'02"W	41.78
C57	39.27	25.00	90°00'00"	S41°18'58"W	35.36
C58	40.81	25.00	93°32'00"	N46°55'02"W	36.43
C59	37.73	25.00	86°29'00"	N43°04'59"E	34.25
C64	39.27	25.00	90°00'00"	S48°41'02"E	35.36
C65	151.92	575.00	15°08'16"	S03°53'06"W	151.47
C66	40.00	575.00	03°59'10"	S13°26'48"W	39.99
C67	29.05	575.00	02°53'40"	S16°53'13"W	29.05
C71	13.55	345.00	02°15'01"	S58°28'28"E	13.55
C72	40.05	225.00	10°11'58"	S64°41'58"E	40.00

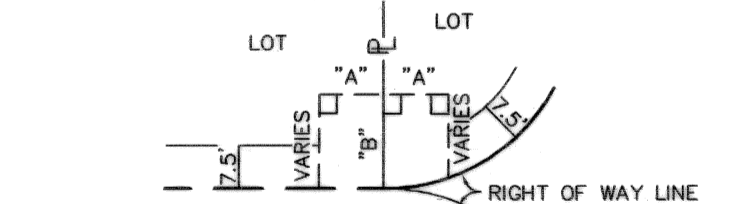
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C73	61.41	345.00	10°11'58"	S64°41'58"E	61.33
C74	40.05	225.00	10°11'58"	S74°53'55"E	40.00
C75	61.41	345.00	10°11'58"	S74°53'55"E	61.33
C76	40.05	225.00	10°11'58"	S85°05'53"E	40.00
C77	61.41	345.00	10°11'58"	S85°05'53"E	61.33
C79	61.41	345.00	10°11'58"	N84°42'09"E	61.33
C81	27.84	345.00	04°37'26"	N77°17'27"E	27.83
C83	7.69	30.00	14°40'56"	S82°19'12"W	7.67
C85	20.39	30.00	38°56'33"	N70°52'03"W	20.00
C86	101.95	150.00	38°56'33"	N31°55'30"W	100.00
C87	20.39	30.00	38°56'33"	N31°55'30"W	20.00
C90	37.73	25.00	86°29'00"	N43°04'59"E	34.25

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8. SEE SHEET 1 OF 8 FOR FLOOD NOTES.

LEGEND

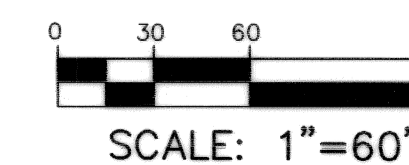
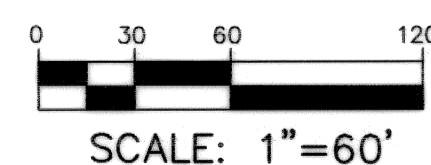
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- DENOTES STREET NAME CHANGE [Symbol]
- ST. JOHNS RIVER WATER MANAGEMENT DISTRICT [Symbol] S.J.R.W.M.D.
- DEPARTMENT OF ENVIRONMENTAL REGULATION [Symbol] D.E.R.
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- PAGE [Symbol] PG.
- PLAT BOOK [Symbol] P.B.
- EASEMENT [Symbol] ESM/T
- RIGHT OF WAY [Symbol] R/W
- SECTION [Symbol] SEC.
- RADIAL [Symbol] (R)
- PROPERTY LINE [Symbol] P
- PART OF [Symbol] P/O
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JEA EQUIPMENT EASEMENT DETAIL

NOT TO SCALE
(SEE DIMENSION TABLE BELOW)

DIMENSION TABLE	
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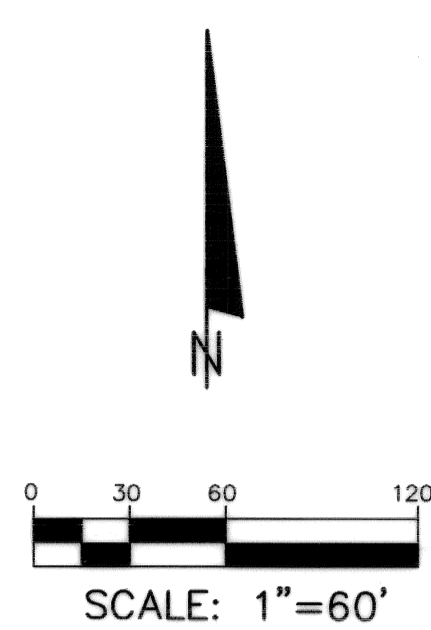
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PLAT BOOK 64 PAGE 7

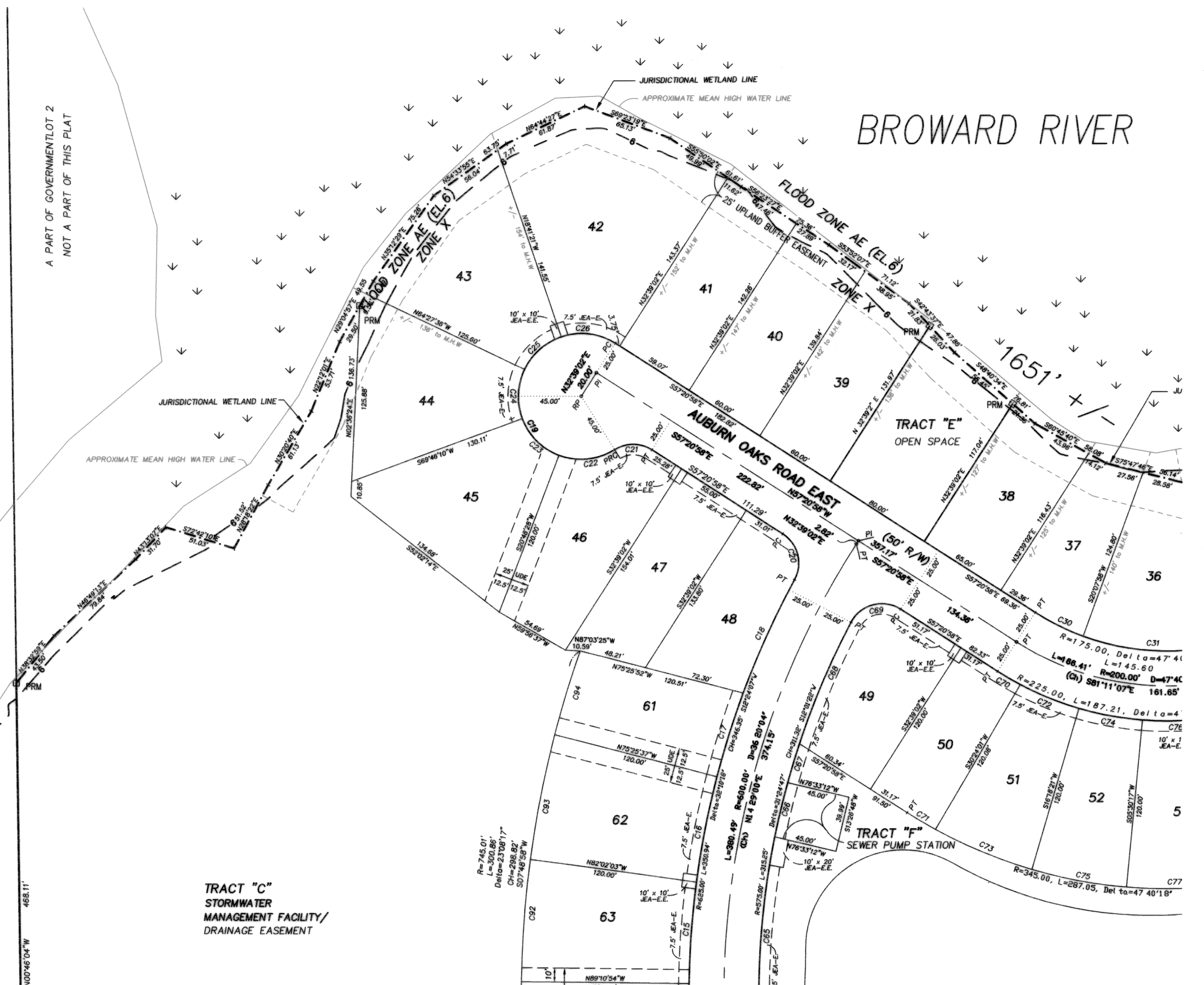
SHEET 7 OF 8



A PART OF GOVERNMENT LOT 2
NOT A PART OF THIS PLAT

1182' +/-

N00°46'04"W



SEE PAGE 8 OF 8

TRACT "C"
STORMWATER
MANAGEMENT FACILITY/
DRAINAGE EASEMENT

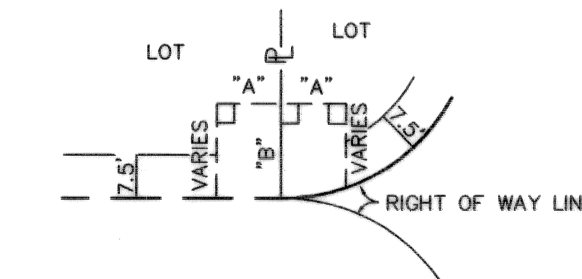
SEE PAGE 5 OF 8

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8. SEE SHEET 1 OF 8 FOR FLOOD NOTES.

LEGEND

- | | |
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| PERMANENT CONTROL POINT SET= | P.L.S. 4852 |
| DENOTES STREET NAME CHANGE | W |
| ST. JOHNS RIVER WATER MANAGEMENT DISTRICT | S.J.R.W.M.D. |
| DEPARTMENT OF ENVIRONMENTAL REGULATION | D.E.R. |
| CORPS OF ENGINEERS | C.O.E. |
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| OFFICIAL RECORD VOLUME | O.R.V. |
| JEA EQUIPMENT EASEMENT | JEA-E.E. |
| JEA EASEMENT | JEA-E. |
| PRIVATE DRAINAGE EASEMENT | P.D.E. |



JEA EQUIPMENT EASEMENT DETAIL

NOT TO SCALE

(SEE DIMENSION TABLE BELOW)

BUILDING RESTRICTION DATA	
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CORNER LOTS - 10 FEET TO SIDE STREET RIGHT OF WAY LINE.	

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C15	50.01	625.00	04°35'06"	S03°06'39"W	50.00
C16	50.01	625.00	04°35'06"	S07°41'45"W	50.00
C17	62.61	625.00	05°44'24"	S17°26'35"W	62.59
C18	89.17	625.00	08°10'29"	S24°24'02"W	89.10
C20	37.45	25.00	85°50'14"	N14°25'31"W	34.05
C21	28.20	25.00	64°37'23"	N89°39'39"W	26.73
C22	41.45	45.00	52°46'49"	N84°25'04"E	40.00
C23	35.95	45.00	45°46'15"	S46°18'25"E	35.00
C24	35.95	45.00	45°46'15"	S00°32'10"E	35.00
C25	35.95	45.00	45°46'15"	S45°14'05"W	35.00
C26	35.61	45.00	45°20'44"	N89°12'26"W	34.69
C27	7.21	45.00	09°11'07"	N61°56'31"W	7.21
C30	72.36	175.00	23°41'28"	S69°11'42"E	71.85

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C65	151.92	575.00	15°08'16"	S03°53'06"W	151.47
C66	40.00	575.00	03°59'10"	S13°26'48"W	39.99
C67	29.05	575.00	02°53'40"	S16°53'13"W	29.05
C68	94.28	575.00	09°23'42"	S23°01'54"W	94.18
C69	41.42	25.00	94°55'17"	S75°11'24"W	36.84
C70	18.83	225.00	02°15'01"	S59°44'53"E	18.83
C71	13.55	345.00	02°15'01"	S58°28'28"E	13.55
C72	40.05	225.00	10°11'58"	S64°41'58"E	40.00
C73	61.41	345.00	10°11'58"	S64°41'58"E	61.33
C74	40.05	225.00	10°11'58"	S74°53'55"E	40.00
C75	61.41	345.00	10°11'58"	S74°53'55"E	61.33
C76	40.05	225.00	10°11'58"	S85°05'53"E	40.00
C77	61.41	345.00	10°11'58"	S85°05'53"E	61.33

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CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C91	59.44	745.01	04°34'17"	S01°28'02"E	59.43
C92	87.94	745.01	06°45'46"	S04°12'00"W	87.88
C93	90.91	745.01	06°59'30"	S11°04'38"W	90.86
C94	62.57	754.01	04°48'44"	S16°58'45"W	62.56

DIMENSION TABLE	
"A" 5'	TYPICAL 10' x 10' JEA EQUIPMENT EASEMENT
"A" 10'	TYPICAL 10' x 20' JEA EQUIPMENT EASEMENT

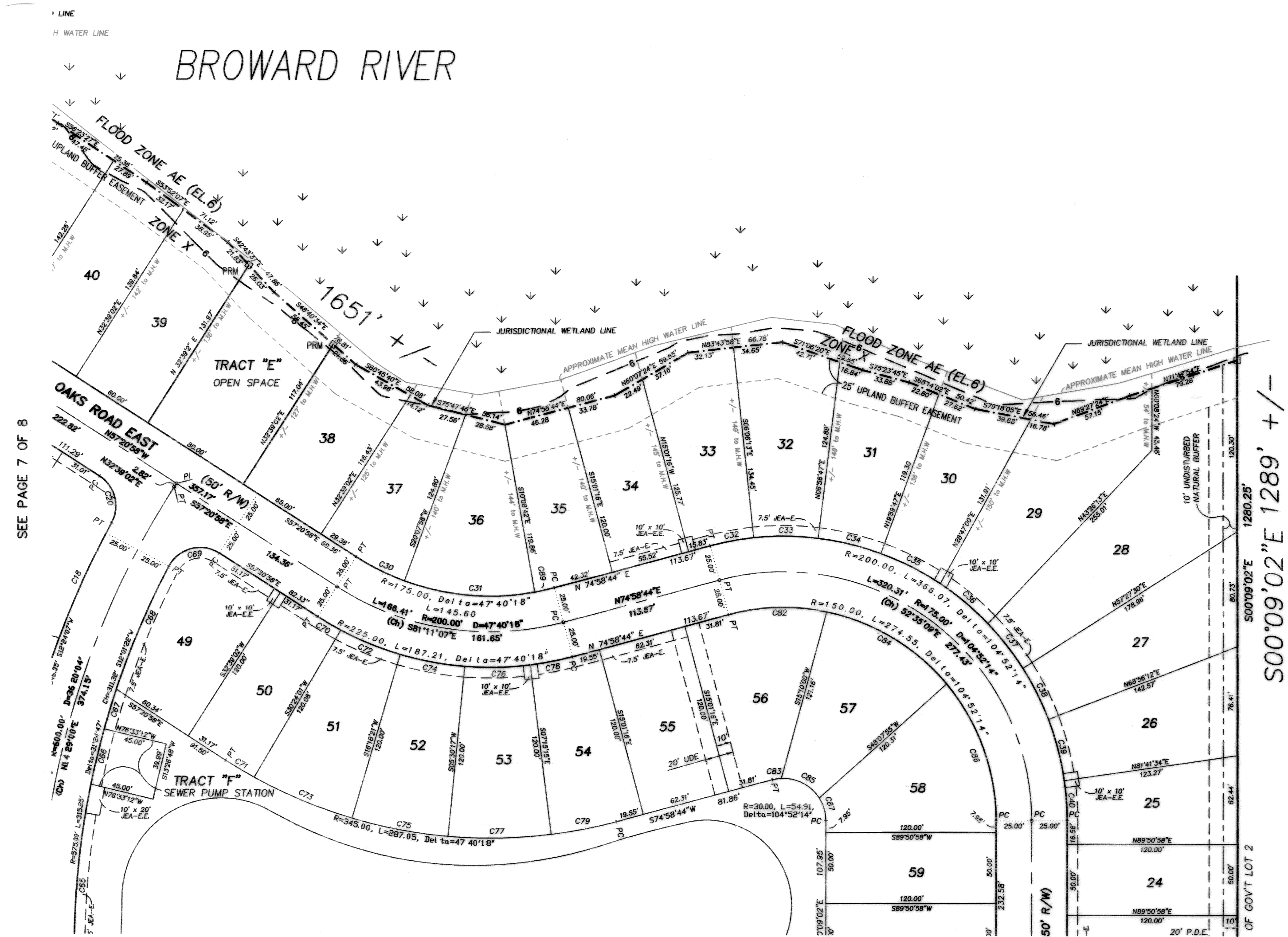
P.S.D. # 2003-055
C.C.A.S. # 32478
City Development # 6165.2

CEDAR BAY

A SUBDIVISION OF PART OF GOVERNMENT LOT 2, SECTION 7, TOWNSHIP 1 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK **64** PAGE **8**

SHEET 8 OF 8



SEE PAGE 7 OF 8

SEE PAGE 6 OF 8

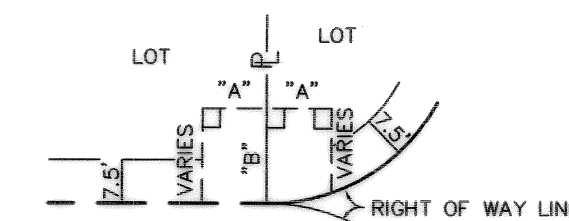
S00°09'02"E 1289' +/-

GENERAL NOTES

1. ALL RIGHTS OF WAY ARE 50.0 FEET WIDE UNLESS OTHERWISE NOTED.
2. ALL EASEMENTS SHOWN HEREON ARE FOR DRAINAGE, J.E.A. WATER AND SEWER, AND UTILITIES, UNLESS OTHERWISE SHOWN
3. BEARINGS SHOWN ARE BASED ON THE SOUTHERLY LINE OF PARCEL A, AS DESCRIBED IN TRUSTEES' DEED RECORDED IN OFFICIAL RECORDS BOOK 8141, PAGE 1140, OF THE CURRENT RECORDS OF DUVAL COUNTY, FLORIDA, SAID LINE HAVING A BEARING OF N 86°18'58" E. STATE PLANE BEARING FOR THIS LINE IS N 86°20'55" E. ROTATE PLAT BEARINGS CLOCKWISE 0°01'57" FOR STATE PLANE BEARINGS.
4. PERMANENT CONTROL POINTS TO BE SET AS REQUIRED. SHOWN THUS (o)
5. CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
6. 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 JEA.
7. JEA-E. DENOTES JEA EASEMENT. JEA WILL ALLOW CERTAIN NON-PERMANENT IMPROVEMENTS WHICH DO NOT IMPEDE THE USE OF SAID EASEMENTS BY JEA. THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY JEA AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND FOR REPLACEMENT OF SUCH ITEMS.
8. SEE SHEET 1 OF 8 FOR FLOOD NOTES.

LEGEND

- PERMANENT REFERENCE MONUMENT FOUND= [Symbol]
- PERMANENT REFERENCE MONUMENT FOUND= [Symbol]
- PERMANENT REFERENCE MONUMENT SET= [Symbol]
- PERMANENT CONTROL POINT SET= [Symbol]
- DENOTES STREET NAME CHANGE
- ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
- DEPARTMENT OF ENVIRONMENTAL REGULATION
- CORPS OF ENGINEERS
- OFFICIAL RECORDS VOLUME
- PAGE
- PLAT BOOK
- EASEMENT
- RIGHT OF WAY
- SECTION
- RADIAL
- PROPERTY LINE
- PART OF
- OFFICIAL RECORD VOLUME
- JEA EQUIPMENT EASEMENT
- JEA EASEMENT
- PRIVATE DRAINAGE EASEMENT



JEA EQUIPMENT EASEMENT DETAIL

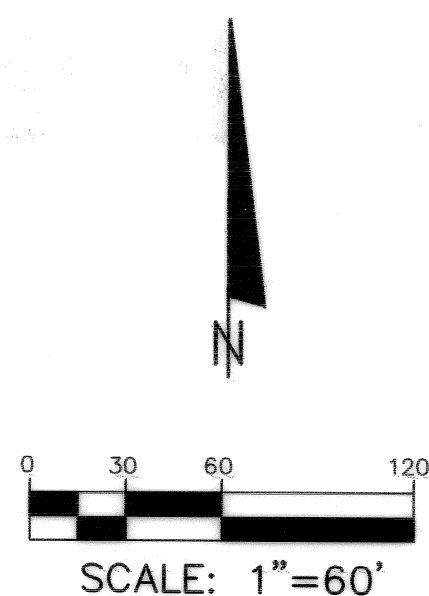
NOT TO SCALE
(SEE DIMENSION TABLE BELOW)

DIMENSION TABLE	
"A" 5'	TYPICAL 10' x 10' JEA EQUIPMENT EASEMENT
"B" 10'	TYPICAL 10' x 20' JEA EQUIPMENT EASEMENT

BUILDING RESTRICTION DATA	
1.	MINIMUM OF 10' FRONT YARD
2.	MINIMUM OF 10' REAR YARD
3.	MINIMUM OF 5' SIDE YARD PROVIDING 10 FEET BETWEEN STRUCTURES AT FOUNDATION LINE AND EXCLUSIVE OF NORMAL EAVES AND OVERHANGS PROVIDED THAT NO TWO HOMES WILL BE BUILT SIDE BY SIDE THAT HAVE PARALLEL GABLED END WALLS AT A COMMON SIDE LOT BOUNDARY LINE SO AS TO PROVIDE LIGHT AND AIR SPACE TO BOTH DWELLINGS.
CORNER LOTS - 10 FEET TO SIDE STREET RIGHT OF WAY LINE.	

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C20	37.45	25.00	85°50'14"	N14°25'51"W	34.05
C28	39.27	25.00	90°00'00"	N77°39'02"E	35.36
C29	39.27	25.00	90°00'00"	S12°20'58"E	35.36
C30	38.23	175.00	12°31'05"	S63°36'30"E	38.16
C31	93.20	175.00	30°30'54"	S85°07'30"E	92.11
C32	31.13	200.00	08°55'03"	S79°26'16"W	31.10
C33	45.55	200.00	13°03'00"	N89°34'43"W	45.43
C34	45.55	200.00	13°03'00"	N76°31'43"W	45.43
C35	47.04	200.00	13°28'38"	N63°15'54"W	46.94
C36	43.66	200.00	12°30'23"	N50°16'24"W	43.57
C37	40.07	200.00	11°28'42"	S38°16'51"W	40.00
C38	40.07	200.00	11°28'42"	N26°48'09"W	40.00
C39	44.53	200.00	12°45'22"	N14°41'07"W	40.44
C40	28.47	200.00	08°09'24"	S03°53'06"W	28.45
C65	151.92	575.00	15°08'16"	S03°53'06"W	151.47
C66	40.00	575.00	03°59'10"	S13°26'48"W	39.99
C67	29.05	575.00	02°53'40"	S16°52'13"W	29.05
C68	94.28	575.00	09°23'42"	S23°01'54"W	94.18
C69	41.42	25.00	94°55'17"	S75°11'24"W	36.84

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C70	18.84	225.00	04°47'51"	S59°44'53"E	18.83
C71	23.55	345.00	03°54'40"	S59°18'18"E	23.55
C72	45.35	225.00	11°32'50"	S67°55'14"E	45.27
C73	74.87	345.00	12°26'01"	S67°28'39"E	74.72
C74	46.32	225.00	11°47'40"	S79°35'30"E	46.24
C75	68.94	345.00	11°26'56"	S79°25'07"E	68.82
C76	46.20	225.00	11°45'55"	N88°37'43"E	40.12
C77	72.92	345.00	12°06'39"	N88°48'05"E	72.79
C78	30.50	225.00	07°46'01"	N78°51'45"E	30.48
C79	46.77	345.00	07°46'01"	N78°51'45"E	46.73
C80	18.16	225.00	04°37'26"	N77°17'27"E	18.15
C81	27.84	345.00	04°37'26"	N77°17'27"E	27.83
C82	69.84	150.00	26°40'31"	S88°19'10"W	69.21
C83	6.47	30.00	12°21'01"	S81°09'15"W	6.45
C84	100.29	150.00	38°18'35"	N59°11'27"W	98.44
C85	31.42	30.00	60°00'00"	N62°40'14"W	30.00
C86	104.42	150.00	39°53'08"	N20°05'36"W	102.32
C87	17.03	30.00	32°31'13"	N16°24'38"W	16.80
C88	32.21	150.00	12°18'12"	N06°18'08"W	32.15
C89	14.17	175.00	04°38'19"	N77°17'54"E	14.16



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