

Cedar Glen Unit One

BEING A PORTION OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 60 PAGE 90

PAGE 1 OF 6 PAGES

CAPTION:

NORTH PARCEL:

A PORTION OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR THE POINT OF BEGINNING COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF CEDAR POINT ROAD (COUNTY ROAD NO. 54), A 60-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED, WITH THE WESTERLY RIGHT-OF-WAY LINE OF GROVER ROAD (COUNTY ROAD NO. 2056), A 60-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE THE FOLLOWING (2) COURSES ALONG SAID NORTHERLY RIGHT-OF-WAY LINE: COURSE (1) - SOUTH 75°10'43" WEST, 1,170.78 FEET; COURSE (2) - SOUTH 70°37'13" WEST, 167.44 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN BOOK 9909, PAGE 1826; THENCE NORTH 00°26'31" WEST, ALONG THE EASTERLY LINE OF LAST SAID LANDS AND ALONG THE EASTERLY LINES OF LANDS DESCRIBED IN DEEDS RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN BOOK 6818, PAGE 648 AND BOOK 9017, PAGE 1458, 399.86 FEET; THENCE NORTH 75°15'30" EAST, 890.93 FEET; THENCE NORTH 10°52'52" EAST, 15.73 FEET; THENCE NORTH 89°26'56" EAST, 54.87 FEET; THENCE SOUTH 14°49'17" EAST, 3.94 FEET; THENCE SOUTH 53°21'52" EAST, 242.14 FEET TO A POINT OF CURVATURE; THENCE IN A NORTHEASTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 230.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 33°35'57" EAST, 24.37 FEET; THENCE SOUTH 59°26'13" EAST, 190.49 FEET TO THE AFOREMENTIONED WESTERLY RIGHT-OF-WAY LINE OF GROVER ROAD (COUNTY ROAD NO. 2056); THENCE SOUTH 00°33'04" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 62.61 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

SOUTH PARCEL:

A PORTION OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR THE POINT OF BEGINNING COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF CEDAR POINT ROAD (COUNTY ROAD NO. 54), A 60-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED, WITH THE NORTHWEST CORNER OF LANDS DESCRIBED IN DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN BOOK 9067, PAGE 1083; THENCE SOUTH 00°33'04" EAST, ALONG THE WESTERLY LINE OF LAST SAID LANDS, 642.18 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN BOOK 4435, PAGE 91; THENCE SOUTH 89°42'32" WEST, ALONG THE NORTHERLY LINE OF LAST SAID LANDS AND ALONG THE NORTHERLY LINE OF LANDS DESCRIBED IN DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN BOOK 3982, PAGE 351, 1,117.76 FEET; THENCE NORTH 15°08'28" WEST, 339.80 FEET TO THE AFOREMENTIONED SOUTHERLY RIGHT-OF-WAY LINE OF CEDAR POINT ROAD; THENCE THE FOLLOWING (3) COURSES ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE: COURSE (1) - NORTH 70°37'13" EAST, 27.31 FEET; COURSE (2) - NORTH 75°10'43" EAST, 1,204.75 FEET TO A POINT OF CURVATURE; COURSE (3) - IN AN EASTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1,879.86 FEET, A CHORD BEARING AND DISTANCE OF NORTH 75°20'05" EAST, 10.23 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 23.12 ACRES, MORE OR LESS.

ADOPTION AND DEDICATION:

THIS IS TO CERTIFY THAT KB HOME JACKSONVILLE, L.L.C., (HEREINAFTER REFERRED TO AS THE OWNER) IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS CEDAR GLEN UNIT ONE, 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, COURTS, WALKWAYS, DRAINAGE EASEMENTS, EXCEPT ANY PRIVATE ACCESS DRAINAGE EASEMENTS AND EXCEPT TRACT "A" (WETLAND TRACT), TRACT "B" (OPEN SPACE), TRACTS "D", "E" AND "L", TRACT "F" (UPLAND BUFFER) AND "G" (LANDSCAPE BUFFER TRACT), AND TRACTS "H", "I", "J" AND "K" (LANDSCAPE BUFFER AND EASEMENT TRACTS), WHICH SHALL REMAIN PRIVATELY OWNED AND THE SOLE EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS AND EXCEPT JEA EASEMENTS AND EXCEPT ANY UTILITY EASEMENTS, 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 LAKE/STORMWATER MANAGEMENT FACILITIES AS 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 LAKE/STORMWATER MANAGEMENT FACILITIES WHICH THESE EASEMENTS TRAVERSE, ALL WATER WHICH MAY FALL ON OR COME UPON ALL (ROADS, PARKWAYS, LANES AND COURTS AS NOTED ABOVE) HEREBY DEDICATED, TOGETHER WITH ALL SUBSTANCES OR MATTER WHICH MAY FLOW OR PASS FROM (ROADS, PARKWAYS, LANES AND COURTS); FROM ADJACENT LAND OR FROM ANY OTHER SOURCE OF PUBLIC WATERS INTO OR THROUGH SAID LAKE/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 LAKE/STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT SHALL REMAIN PRIVATELY OWNED AND THE SOLE EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS AND ALL MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID LAKE/STORMWATER MANAGEMENT FACILITIES ARE THE RESPONSIBILITY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS. THE CITY OF JACKSONVILLE BY ACCEPTANCE OF THIS PLAT ASSUMES NO RESPONSIBILITY WHATSOEVER FOR SAID LAKE/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 LAKE/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 LAKE/STORMWATER MANAGEMENT FACILITIES AND THE CONTROL STRUCTURES TO EFFECT ADEQUATE DRAINAGE.

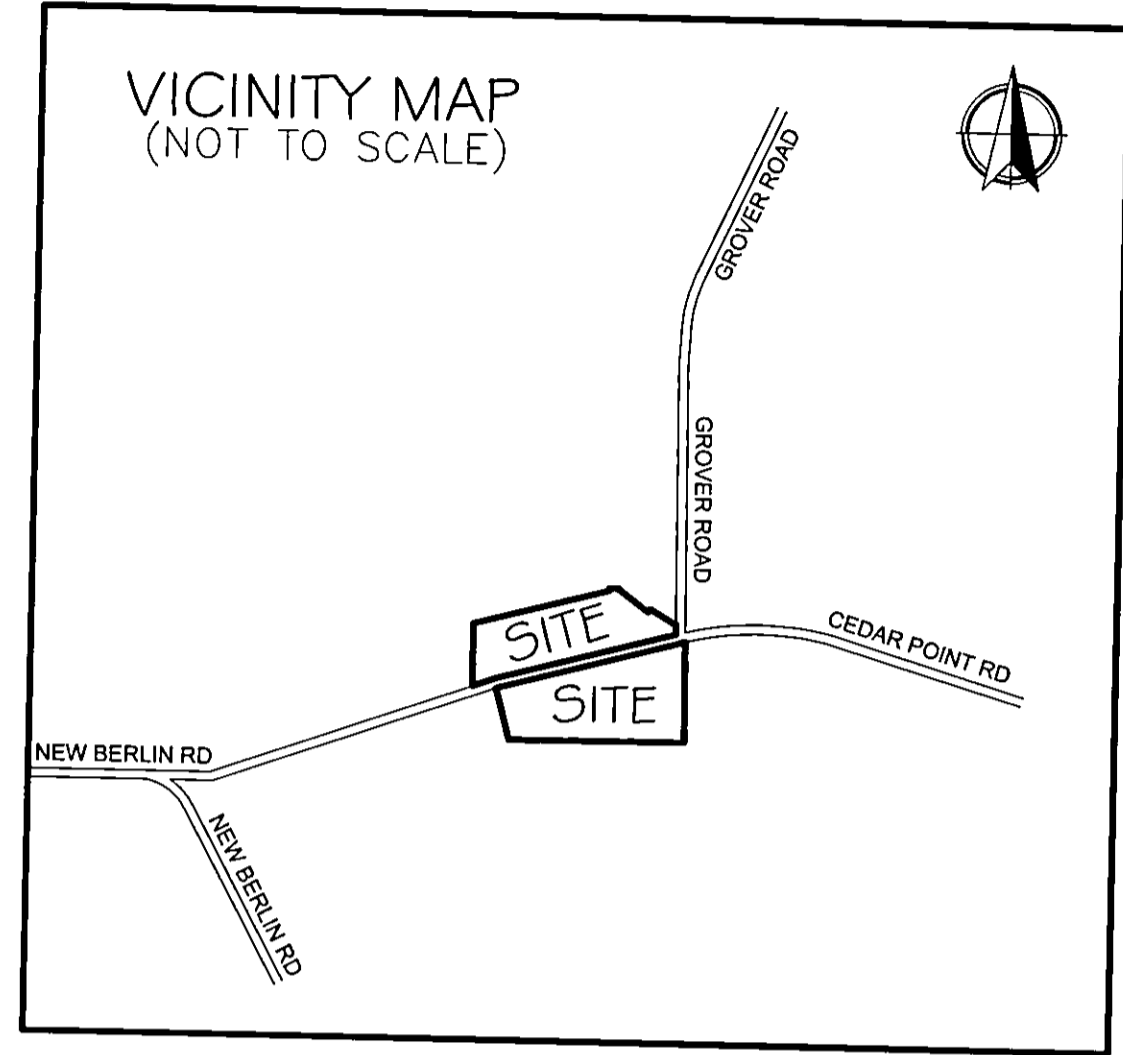
THE OWNER, ITS SUCCESSORS AND ASSIGNS OF THE LANDS DESCRIBED AND CAPTIONED HEREON, SHALL INDEMNIFY THE CITY OF JACKSONVILLE AND SAVE IT HARMLESS FROM SUITS, ACTION, DAMAGES AND LIABILITY AND EXPENSE IN CONNECTION WITH LOSS OF LIFE, BODILY OR PERSONAL INJURY OR PROPERTY DAMAGE OR ANY OTHER DAMAGE ARISING FROM OR OUT OF ANY OCCURRENCE IN, UPON, AT OR FROM THE LAKE/STORMWATER MANAGEMENT FACILITIES DESCRIBED ABOVE, OR ANY PART THEREOF, OCCASIONED WHOLLY OR IN PART BY ANY ACT OR OMISSION OF IT AGENT, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES OR CONCESSIONAIRES WITHIN CEDAR GLEN UNIT ONE, THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE SUCCESSORS AND ASSIGNS OF THE OWNER SHALL BE SUBJECT TO IT.

TRACT "C" (LIFT STATION TRACT) AND ALL WATER AND SEWER UTILITY EASEMENTS, AS SHOWN HEREON ARE HEREBY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS.

THOSE EASEMENTS DESIGNATED AS 'JEA-EE' 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.

IN WITNESS WHEREOF KB HOME JACKSONVILLE, L.L.C., HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 19th DAY OF December A.D., 2006



PLAT CONFORMITY REVIEW:

THIS PLAT HAS BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 10th DAY OF Jan, 2006

Glenn E. McGreggor
GLENN E. MCGREGGOR, PLS
PROFESSIONAL LAND SURVEYOR NO. 4252

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

THIS 15TH DAY OF November, A.D., 2006

S. Hall
S. HALL
DIRECTOR OF PUBLIC WORKS

SURVEYOR'S 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 13th DAY OF December A.D. 2006

John M. James
JOHN M. JAMES
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4774
PRIVETT & ASSOC. OF FLORIDA, INC.

CLERK'S CERTIFICATE: 2006018512

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 60 PAGES 90-95 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. SIGNED THIS 18 DAY OF January, A.D., 2006

Jim Fuller
CLERK:

KB HOME JACKSONVILLE, LLC

WITNESS: Walter S. Bailey
WALTER S. BAILEY
DEPUTY CLERK

WITNESS: Vince Deporre
VINCE DEPORRE, DIVISION PRESIDENT
OF KB HOME JACKSONVILLE, L.L.C.

STATE OF FLORIDA
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF December A.D., 2005 BY VINCE DEPORRE, AS DIVISION PRESIDENT OF KB HOME JACKSONVILLE, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE PARTNERSHIP.

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

Sh. J. J. J.
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
August 31, 2008
MY COMMISSION EXPIRES:

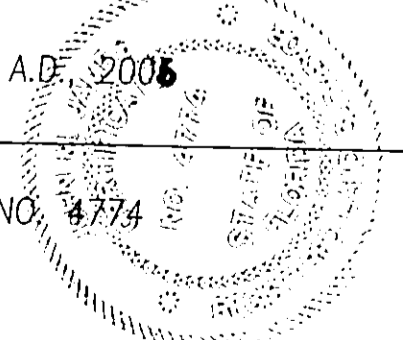
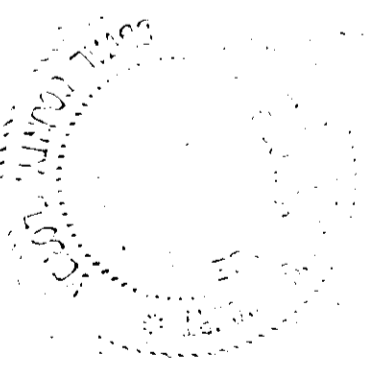
FLOOD ZONE NOTE:

THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE ("UNSHADED X") AND ZONE "AO" (DEPTH 2') AS DEPICTED ON THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120077, PANEL NUMBER 0159, 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

APPROVED 1/10/06
DATE
John P. Deppa
CITY ENGINEER
FOR DIRECTOR OF PUBLIC WORKS
APPROVED 1/23/2006
DATE
W. B. Sell
COR GENERAL COUNSEL



PRIVETT & ASSOC. OF FLORIDA, INC.

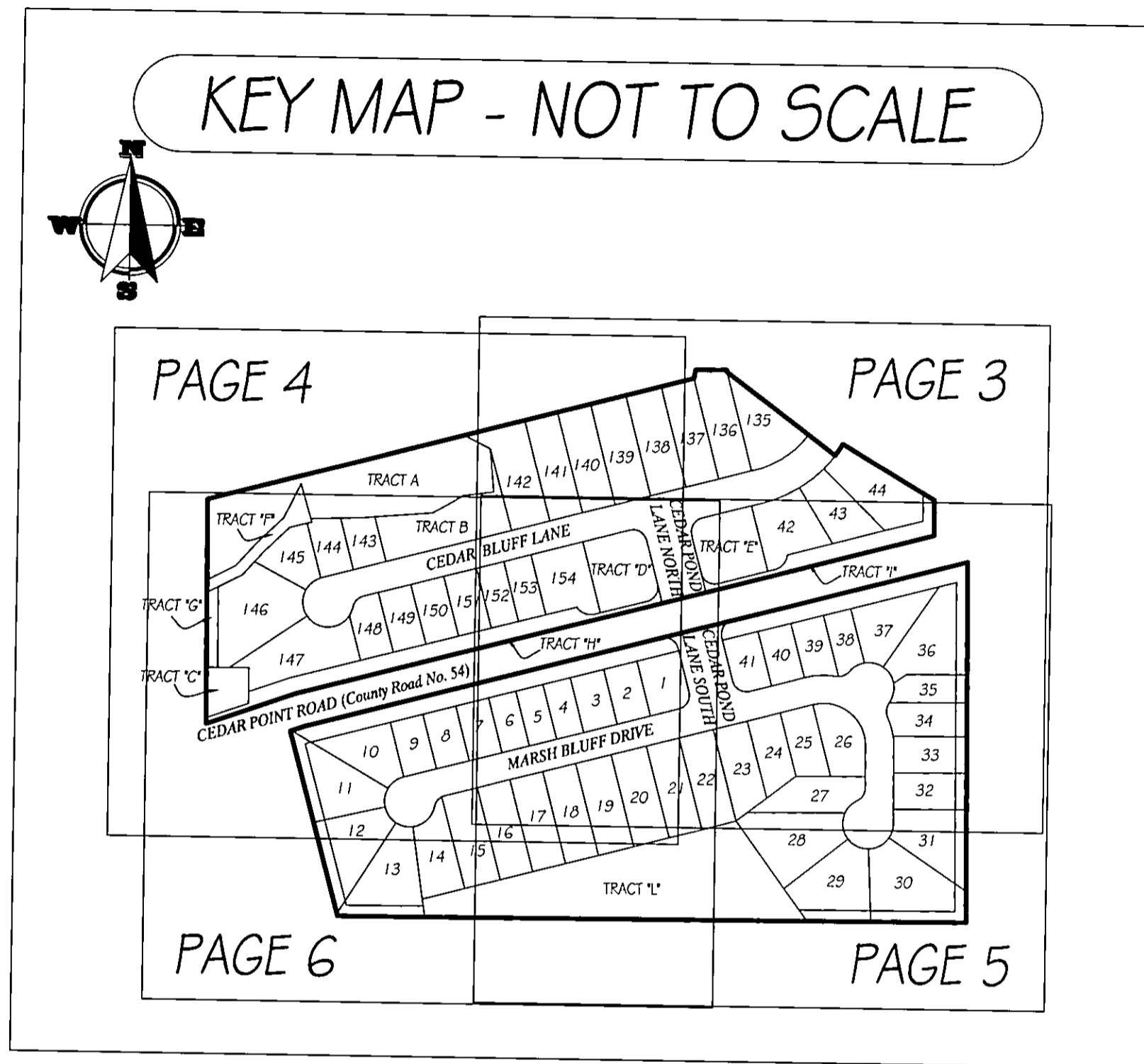
SURVEYORS, MAPPERS AND LAND PLANNERS
2732 TOWNSEND BOULEVARD
JACKSONVILLE, FLORIDA, 32211
(904) 743-7658 LB No.4622

PSD NO. 2005-001
CD NO. 6225.3
PUD NO. 2003-1076E

Cedar Glen Unit One

BEING A PORTION OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 60 PAGE 91
PAGE 2 OF 6 PAGES



GENERAL NOTES AND LEGEND

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

- BEARINGS SHOWN HEREON REFER TO STATE PLANE COORDINATES NAD 83/90 DATA
- :DENOTES FOUND 4" CONCRETE MONUMENT STAMPED "P.R.M. LB-4622" (UNLESS OTHERWISE NOTED)
■ :DENOTES SET 4" CONCRETE MONUMENT STAMPED "P.R.M. LB-4622" (UNLESS OTHERWISE NOTED)
- :DENOTES PERMANENT CONTROL POINT STAMPED "PCP LB-4622"
- 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.

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.

- INDIVIDUAL LOTS MAY BE SUBJECT TO INCREASED NOISE LEVELS ASSOCIATED FROM AN EXISTING GUN CLUB.

JEA NOTES:

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

JEA-EE DENOTES JEA EQUIPMENT EASEMENT.

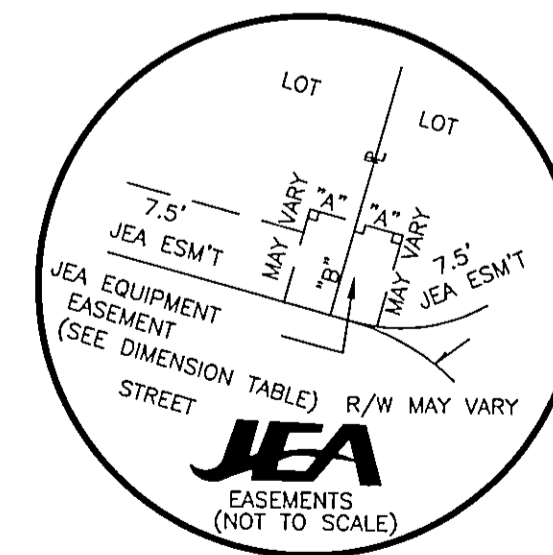
THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY JEA.

JEA-E DENOTES JEA EASEMENT.

THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENT 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 SUCH ITEMS.

DIMENSION TABLE

"A"	5'	TYPICAL 10'X10' JEA EQUIPMENT EASEMENT
"B"	10'	TYPICAL 10'X20' JEA EQUIPMENT EASEMENT
"A"	5'	TYPICAL 5'X10' JEA EQUIPMENT EASEMENT
"B"	10'	TYPICAL 10'X15' JEA EQUIPMENT EASEMENT



PSD NO. 2005-001
CD NO. 6225.3
PUD NO. 2003-1076E



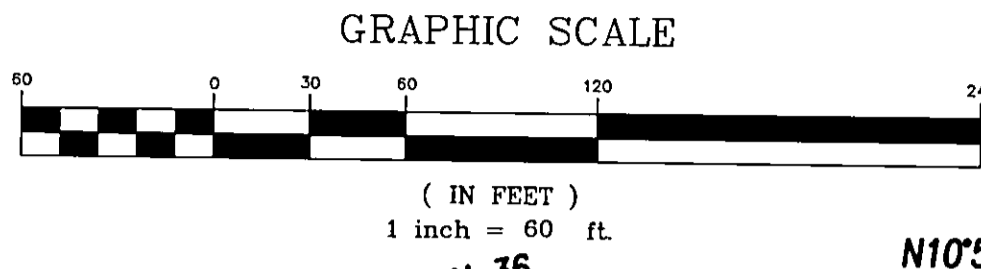
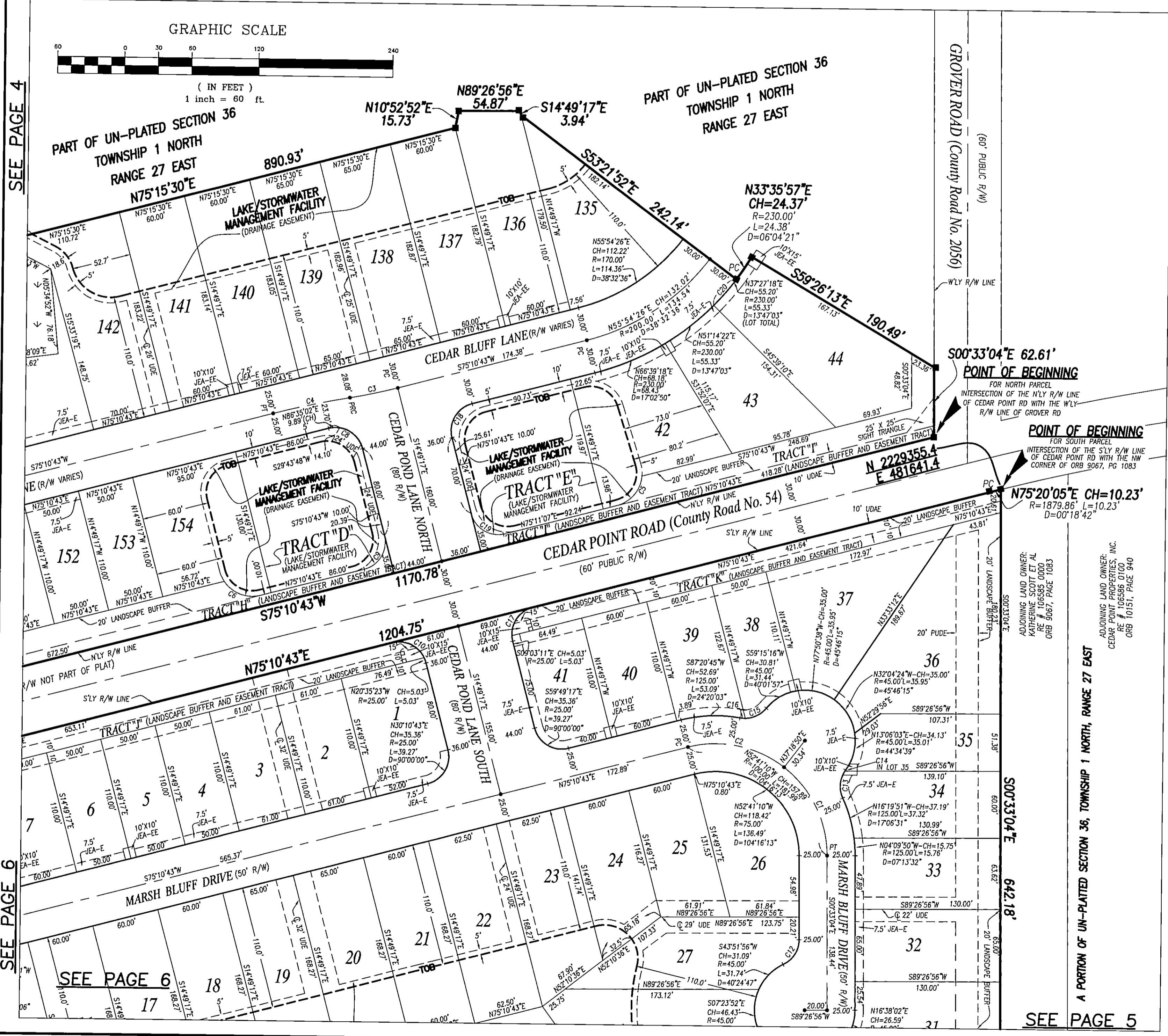
PRIVETT & ASSOC.
OF FLORIDA, INC.

SURVEYORS, MAPPERS AND LAND PLANNERS
2732 TOWNSEND BOULEVARD
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Cedar Glen Unit One

BEING A PORTION OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

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SEE PAGE 2 FOR
GENERAL NOTES & LEGENDS



POINT OF BEGINNING
FOR NORTH PARCEL
INTERSECTION OF THE NLY R/W LINE
OF CEDAR POINT RD WITH THE WLY
R/W LINE OF GROVER RD

POINT OF BEGINNING
FOR SOUTH PARCEL
INTERSECTION OF THE SLY R/W LINE
OF CEDAR POINT RD WITH THE NW
CORNER OF ORB 9067, PG 1083

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	90.99'	100.00'	52°08'07"	N26°37'07"W	87.89'
C2	90.99'	100.00'	52°08'07"	N78°45'13"W	87.89'
C3	43.87'	500.00'	05°01'36"	N77°41'32"E	43.85'
C4	70.19'	800.00'	05°01'36"	S77°41'32"E	70.16'
C5	36.93'	30.00'	70°31'44"	S39°54'52"W	34.64'
C6	36.93'	30.00'	70°31'44"	S69°33'25"E	34.64'
C7	28.20'	25.00'	64°37'23"	S42°52'02"W	26.73'
C8	39.27'	25.00'	90°00'00"	N59°49'17"W	35.36'
C9	39.27'	25.00'	90°00'00"	N30°10'43"E	35.36'
C10	39.27'	25.00'	90°00'00"	N59°49'17"W	35.36'
C11	22.36'	25.00'	51°15'17"	S36°10'59"W	21.63'
C12	28.20'	25.00'	64°37'23"	N31°45'38"E	26.73'
C13	25.37'	25.00'	58°09'04"	S04°11'26"W	24.30'
C14	0.93'	45.00'	02°07'25"	N34°19'40"E	0.93'
C15	21.44'	25.00'	49°07'35"	N63°48'05"E	20.78'
C16	4.86'	25.00'	11°08'54"	S86°03'41"E	4.86'
C17	39.27'	25.00'	90°00'00"	S30°10'43"W	35.36'
C18	39.27'	25.00'	90°00'00"	S30°10'43"W	35.36'
C19	37.76'	25.00'	86°32'48"	S58°05'41"E	34.22'

ADJOINING LAND OWNER:
KATHERINE SCOTT ET AL
RE # 106565 0100
ORB 9067, PAGE 1083

ADJOINING LAND OWNER:
CEDAR POINT PROPERTIES, INC.
RE # 106566 0100
ORB 10151, PAGE 940

A PORTION OF UN-PLATED SECTION 36, TOWNSHIP 1 NORTH, RANGE 27 EAST

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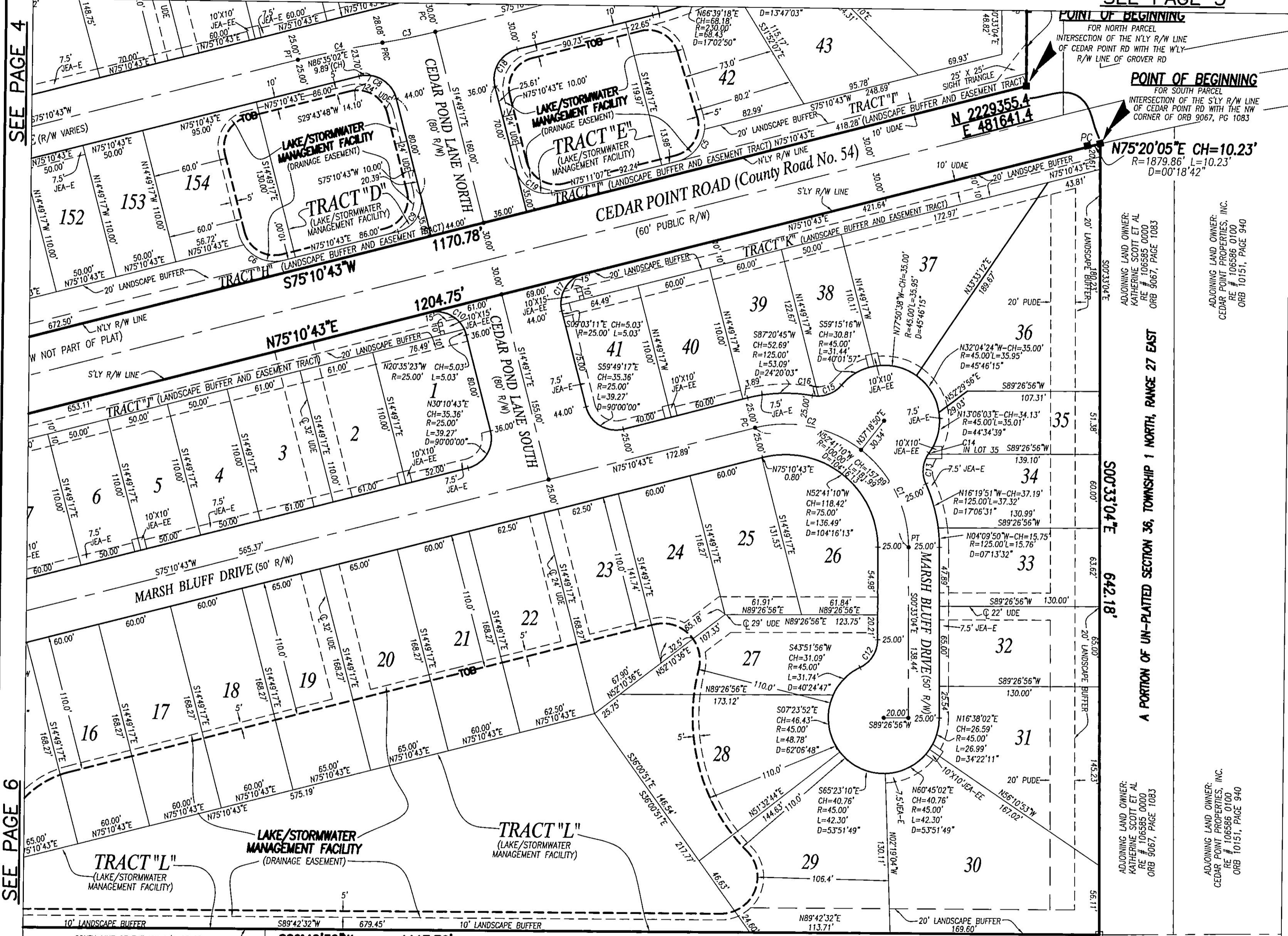
Cedar Glen Unit One

BEING A PORTION OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

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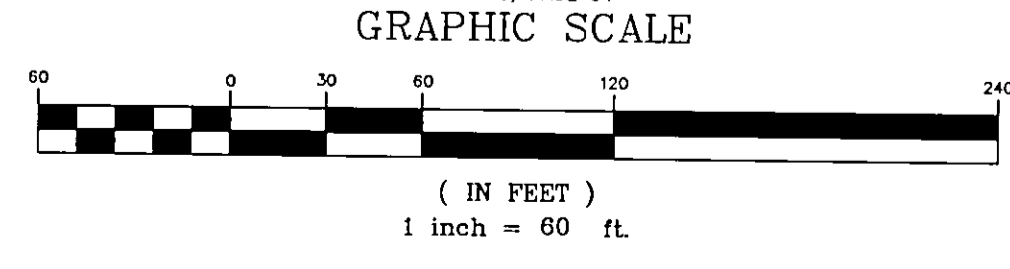


SEE PAGE 2 FOR
GENERAL NOTES & LEGENDS



CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	80.99'	100.00'	52°08'07"	N26°37'07"W	87.89'
C2	80.99'	100.00'	52°08'07"	N78°45'13"W	87.89'
C3	43.87'	500.00'	05°01'36"	N77°41'32"E	43.85'
C4	70.19'	800.00'	05°01'36"	S77°41'32"W	70.16'
C5	36.93'	30.00'	70°31'44"	S39°54'52"W	34.64'
C6	36.93'	30.00'	70°31'44"	S69°33'25"E	34.64'
C7	28.20'	25.00'	64°37'23"	S42°52'02"W	26.73'
C8	39.27'	25.00'	80°00'00"	N59°49'17"W	35.36'
C9	39.27'	25.00'	80°00'00"	N30°10'43"E	35.36'
C10	39.27'	25.00'	80°00'00"	N59°49'17"W	35.36'
C11	22.36'	25.00'	51°15'17"	S36°10'59"W	21.63'
C12	28.20'	25.00'	64°37'23"	S04°11'26"W	26.73'
C13	25.37'	25.00'	58°09'04"	N31°45'38"E	24.30'
C14	0.93'	45.00'	02°07'25"	N34°19'40"E	0.93'
C15	21.44'	25.00'	49°02'35"	N63°48'05"E	20.78'
C16	4.86'	25.00'	11°08'54"	S86°03'41"E	4.86'
C17	39.27'	25.00'	80°00'00"	S30°10'43"W	35.36'
C18	39.27'	25.00'	80°00'00"	S30°10'43"W	35.36'
C19	37.76'	25.00'	86°32'48"	S58°05'41"E	34.27'

A PORTION OF UN-PLATTED SECTION 36, TOWNSHIP 1 NORTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA
 ADJOINING LAND OWNER: CITY OF JACKSONVILLE RE # 106587 0000 ORB 4435, PAGE 91
 ADJOINING LAND OWNER: KATHERINE SCOTT ET AL RE # 106587 0000 ORB 3607, PAGE 1083
 ADJOINING LAND OWNER: CEDAR POINT PROPERTIES, INC. RE # 105866 0100 ORB 10151, PAGE 940
 ADJOINING LAND OWNER: CARROLL E. RHODEN RE # 106593 0000 ORB 3982, PAGE 351
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 ADJOINING LAND OWNER: JOHN THOMAS RE # 106602 0000



PRIVETT & ASSOC.
OF FLORIDA, INC.
SURVEYORS AND LAND PLANNERS
2732 TOWNSEND BOULEVARD
JACKSONVILLE, FLORIDA, 32211
(904) 743-7658 LB# 4622

PSD NO. 2005-001
CD NO. 6225.3
PUD NO. 2003-1076E

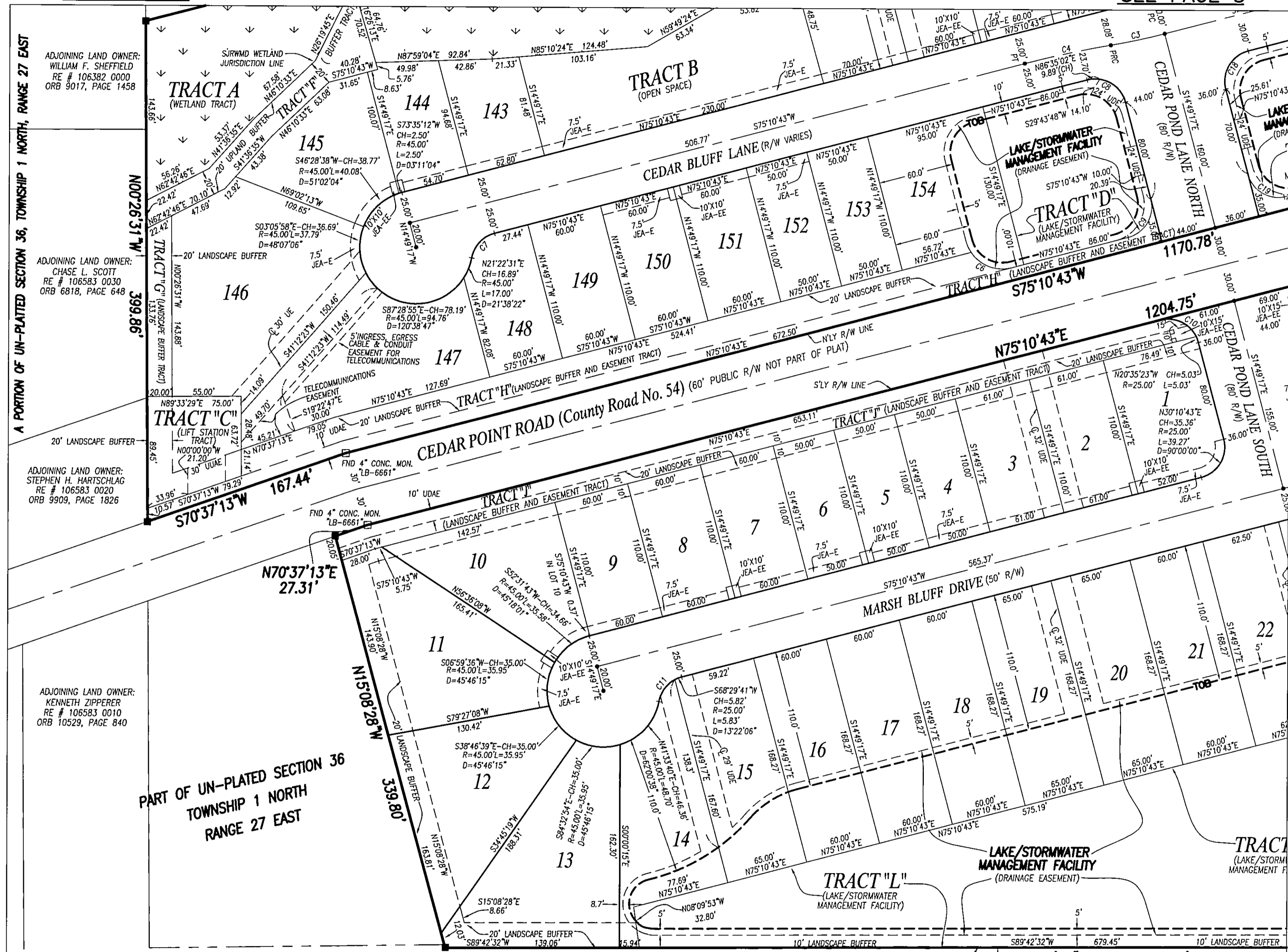
Cedar Glen Unit One

BEING A PORTION OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

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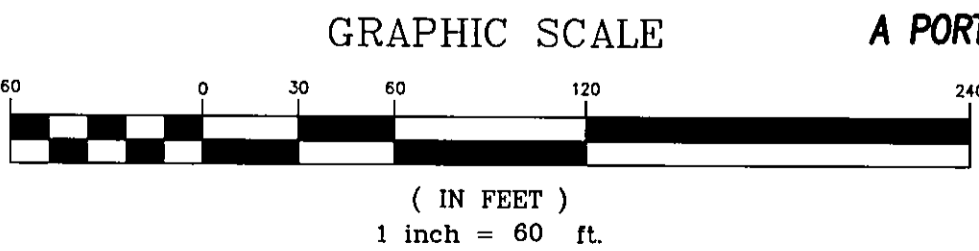
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GENERAL NOTES & LEGENDS



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	90.99'	100.00'	52°08'07"	N26°37'07"W	87.89'
C2	90.99'	100.00'	52°08'07"	N78°45'13"W	87.89'
C3	43.87'	500.00'	05°01'36"	N77°41'32"E	43.85'
C4	70.19'	800.00'	05°01'36"	S77°41'32"W	70.16'
C5	36.93'	30.00'	70°31'44"	S39°54'52"W	34.64'
C6	36.93'	30.00'	70°31'44"	S69°33'25"E	34.64'
C7	28.20'	25.00'	64°37'23"	S42°52'02"W	26.73'
C8	39.27'	25.00'	90°00'00"	N59°49'17"W	35.36'
C9	39.27'	25.00'	90°00'00"	N30°10'43"E	35.36'
C10	39.27'	25.00'	90°00'00"	N59°49'17"W	35.36'
C11	22.36'	25.00'	51°15'17"	S36°10'59"W	21.63'
C12	28.20'	25.00'	64°37'23"	N31°45'38"E	26.73'
C13	25.37'	25.00'	58°09'04"	S04°11'26"W	24.30'
C14	0.93'	45.00'	02°07'25"	N34°19'40"E	0.93'
C15	21.44'	25.00'	49°07'35"	N63°48'05"E	20.78'
C16	4.86'	25.00'	11°08'54"	S86°03'41"E	4.86'
C17	39.27'	25.00'	90°00'01"	S30°10'43"W	35.36'
C18	39.27'	25.00'	90°00'00"	S30°10'43"W	35.36'
C19	37.76'	25.00'	86°32'48"	S58°05'41"E	34.27'



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