

# Cedar Glen Unit Two

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

**CAPTION:**

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 NORTHWEST CORNER OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 36, THE SAME BEING A POINT ON THE LINE DIVIDING SAID SECTION 36 AND SECTION 25, SAID TOWNSHIP AND RANGE; THENCE NORTH 89°07'22" EAST, ALONG SAID DIVIDING LINE, THE SAME BEING THE SOUTHERLY LINE OF LANDS DESCRIBED IN DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN BOOK 9009, PAGE 2075, 1,303.07 FEET TO 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 WESTERLY RIGHT-OF-WAY LINE: COURSE (1) - SOUTH 03°02'19" WEST, 227.65 FEET; COURSE (2) - SOUTH 00°33'04" EAST, 1,653.81 FEET; THENCE NORTH 59°26'13" WEST, 190.49 FEET; THENCE IN A SOUTHWESTERLY 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 SOUTH 33°35'57" WEST, 24.37 FEET; THENCE NORTH 53°21'52" WEST, 242.14 FEET; THENCE NORTH 14°49'17" WEST, 3.94 FEET; THENCE SOUTH 89°26'56" WEST, 54.87 FEET; THENCE SOUTH 10°52'52" WEST, 15.73 FEET; THENCE SOUTH 75°15'30" WEST, 890.93 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST QUARTER OF SAID SECTION 36; THENCE NORTH 00°26'31" WEST, ALONG SAID WEST LINE, 1,878.98 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 52.40 ACRES, MORE OR LESS.

**ADOPTION AND DEDICATION:**

THIS IS TO CERTIFY THAT KB HOME JACKSONVILLE, L.L.C., IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS CEDAR GLEN UNIT TWO, 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 A-1 (UPLAND BUFFER) AND TRACT "B" (BUFFER AREA) 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 ARE OWNED IN FEE SIMPLE TITLE BY THE ADJUTING OWNERS, THEIR SUCCESSORS AND ASSIGNS, AND ALL MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID LAKE/STORMWATER MANAGEMENT FACILITIES ARE THE RESPONSIBILITY OF THE OWNERS, THEIR 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 DEVELOPER 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.

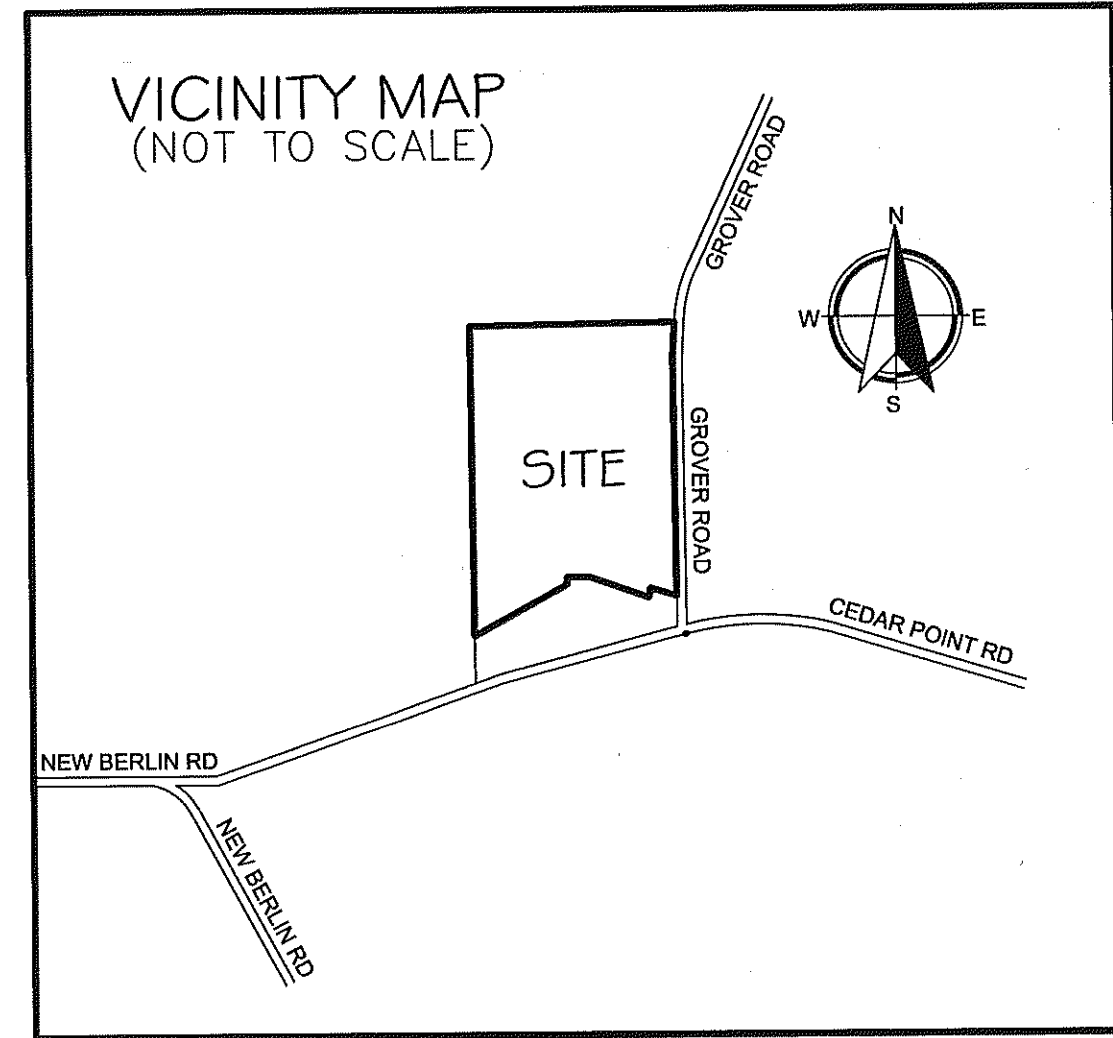
THE OWNER, ITS SUCCESSORS AND ASSIGNS OF THE LANDS DESCRIBED AND CAPTIONED HEREON, SHALL INDEMNIFY THE CITY OF JACKSONVILLE AND SAVE IT HARMLESS FROM SUITS, ACTION, DAMAGES AND LIABILITY AND EXPENSE IN CONNECTION WITH LOSS OF LIFE, BODILY OR PERSONAL INJURY OR PROPERTY DAMAGE OR ANY OTHER DAMAGE ARISING 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 TWO, THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE SUCCESSORS AND ASSIGNS OF THE OWNER AND SHALL BE SUBJECT TO IT.

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 THE ABOVE KB HOME JACKSONVILLE, L.L.C., HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 22<sup>nd</sup> DAY OF FEBRUARY, 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 30<sup>th</sup> DAY OF MARCH, 2006

*W. Monroe Hazel, PLS*  
W. MONROE HAZEL, PLS  
PROFESSIONAL LAND SURVEYOR NO. 2378

**APPROVED FOR THE RECORD:**

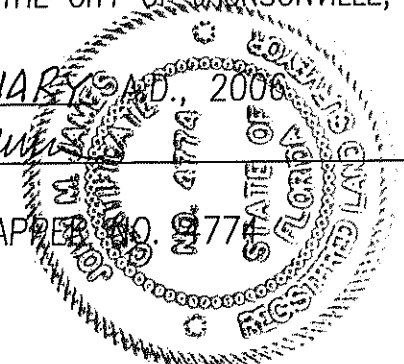
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED, ACCEPTED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, PURSUANT TO CHAPTER 654, ORDINANCE CODE THIS 14<sup>th</sup> DAY OF MARCH, A.D., 2006

*Alan R. Mosley*  
ALAN R. MOSLEY  
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 15<sup>th</sup> DAY OF FEBRUARY, A.D., 2006  
*John M. James*  
JOHN M. JAMES  
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 2774  
PRIVETT & ASSOC. OF FLORIDA, INC.



APPROVED 3/3/06  
*John P. ...*  
CITY ENGINEER  
FOR DIRECTOR OF PUBLIC WORKS  
APPROVED 3/14/06  
*...*  
FOR GENERAL COUNSEL

**CLERK'S CERTIFICATE: 2006089610**

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 182-189 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. SIGNED THIS 15 DAY OF MARCH, A.D., 2006

*Dein Fuller*  
CLERK: Dein Fuller  
BY: *Robin Bailey*  
DEPUTY CLERK

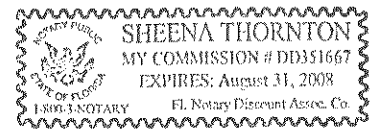
**FLOOD ZONE NOTE:**  
THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE ("UNSHADED X") AND ZONE "AO" (DEPTH 2') AS DEPICTED ON THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120077, PANEL NUMBER 0159, SUFFIX E, DATED AUGUST 15, 1989.

**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

KB HOME JACKSONVILLE, LLC  
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 22<sup>nd</sup> DAY OF FEBRUARY, A.D., 2006 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.

*Sheena Thornton*  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE  
August 31, 2008  
MY COMMISSION EXPIRES:



**PRIVETT & ASSOC. OF FLORIDA, INC.**  
SURVEYORS, MAPPERS AND LAND PLANNERS  
2732 TOWNSEND BOULEVARD  
JACKSONVILLE, FLORIDA, 32211  
(904) 743-7658 LB No.4622

PSD NO. 2006-001  
CD NO. 6225.4  
PUD NO. 2003-1076E

# Cedar Glen Unit Two

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

PLAT BOOK 60 PAGE 183

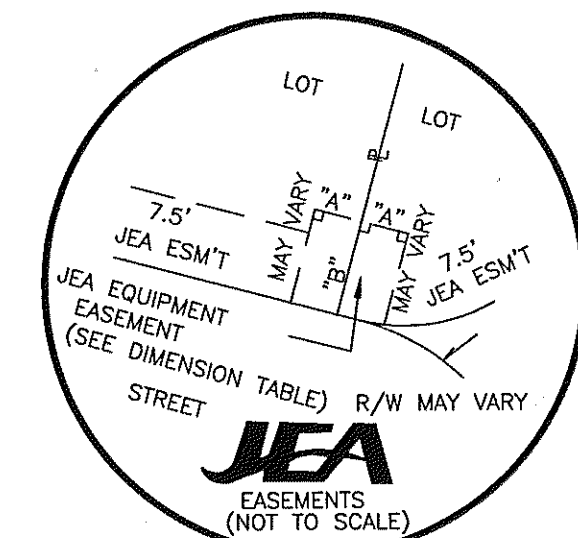
PAGE 2 OF 8 PAGES

## 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                                |
| RP=RADIUS POINT                                  | NTS=NOT TO SCALE                            |
| SEC=SECTION                                      | FND=FOUND                                   |
| IP=IRON PIPE                                     | TRAV=TRAVERSE                               |
| DE=DRAINAGE EASEMENT                             | PL=PROPERTY LINE                            |
| UDE=UNOBSTRUCTED DRAINAGE EASEMENT               | CM=CONCRETE MONUMENT                        |
| PRM=PERMANENT REFERENCE MONUMENT                 | PUDE=PRIVATE UNOBSTRUCTED DRAINAGE EASEMENT |
| UDAE=UNOBSTRUCTED DRAINAGE ACCESS EASEMENT       | UJAE=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.

DIMENSION TABLE	
"A"	5' TYPICAL 10'X10' JEA
"B"	10' EQUIPMENT EASEMENT
"A"	10' TYPICAL 10'X20' JEA
"B"	10' EQUIPMENT EASEMENT
"A"	5' TYPICAL 5'X10' JEA
"B"	10' EQUIPMENT EASEMENT
"A"	5' TYPICAL 10'X15' JEA
"B"	15' EQUIPMENT EASEMENT



### JEA NOTES:

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

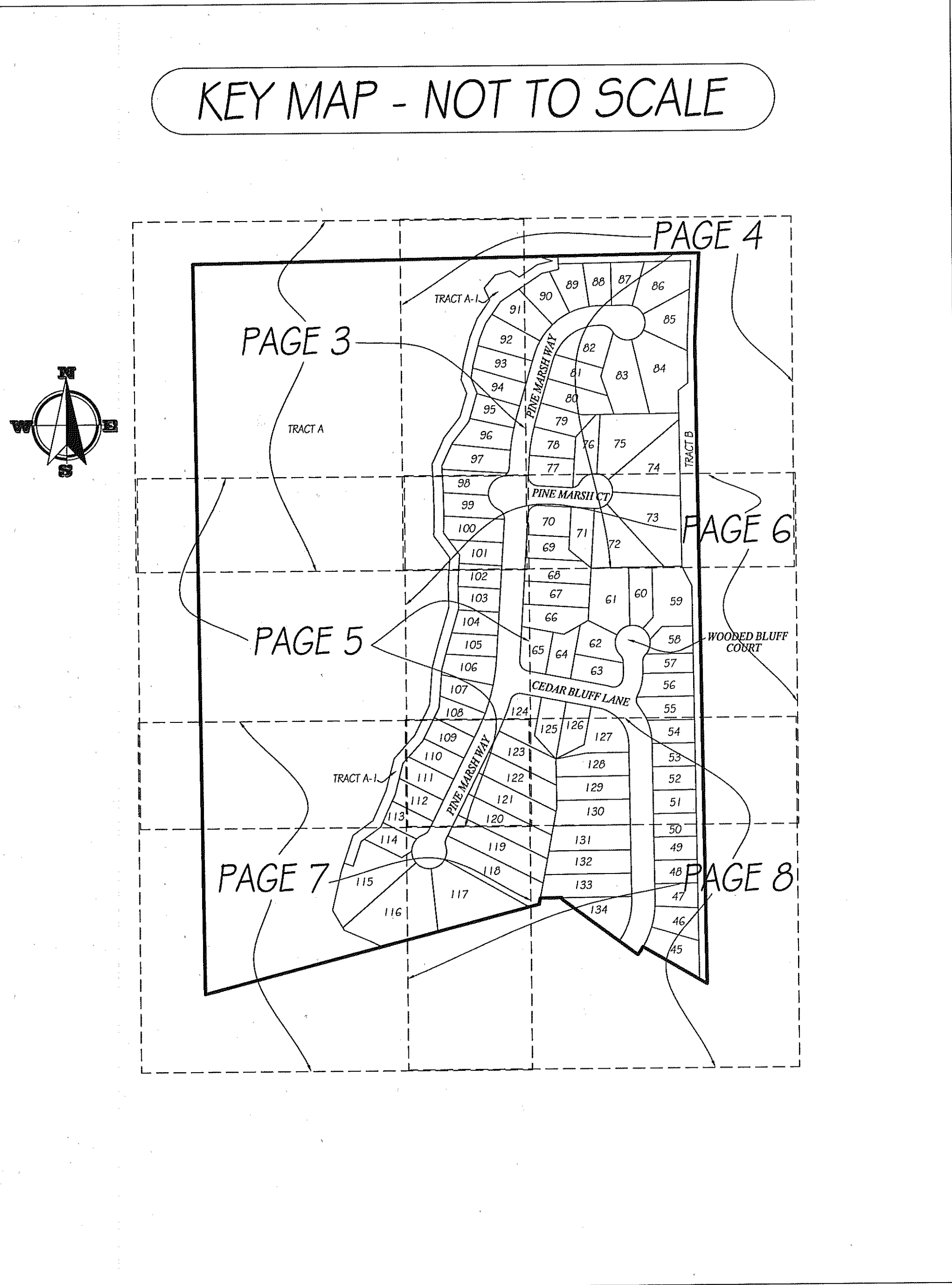
'JEA-EE' DENOTES JEA EQUIPMENT EASEMENT.

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.

KEY MAP - NOT TO SCALE



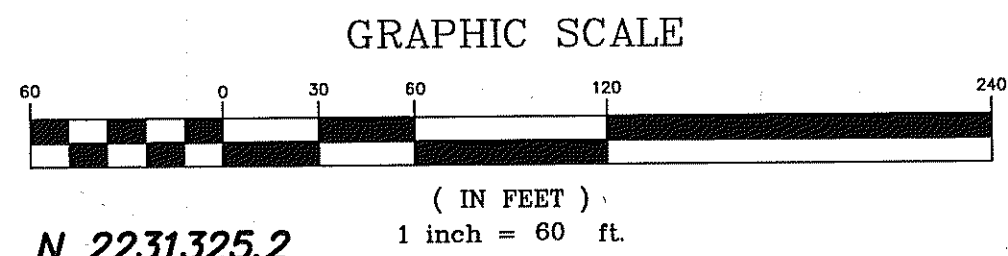
PRIVETT & ASSOC.  
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PSD NO. 2005-001  
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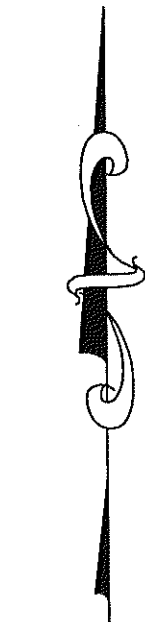


SECTION 25, TOWNSHIP 1 NORTH, RANGE 27 EAST  
SECTION 36, TOWNSHIP 1 NORTH, RANGE 27 EAST  
FND 4" CONC. MON.  
"LB-6085"

N 2231325.2  
E 480273.6  
STATE PLANE COORDINATES  
NAD 83/90 DATUM

POINT OF BEGINNING  
FOR NORTH PARCEL  
NW CORNER OF THE EAST  
1/2 OF THE NW 1/4 OF  
SECTION 36

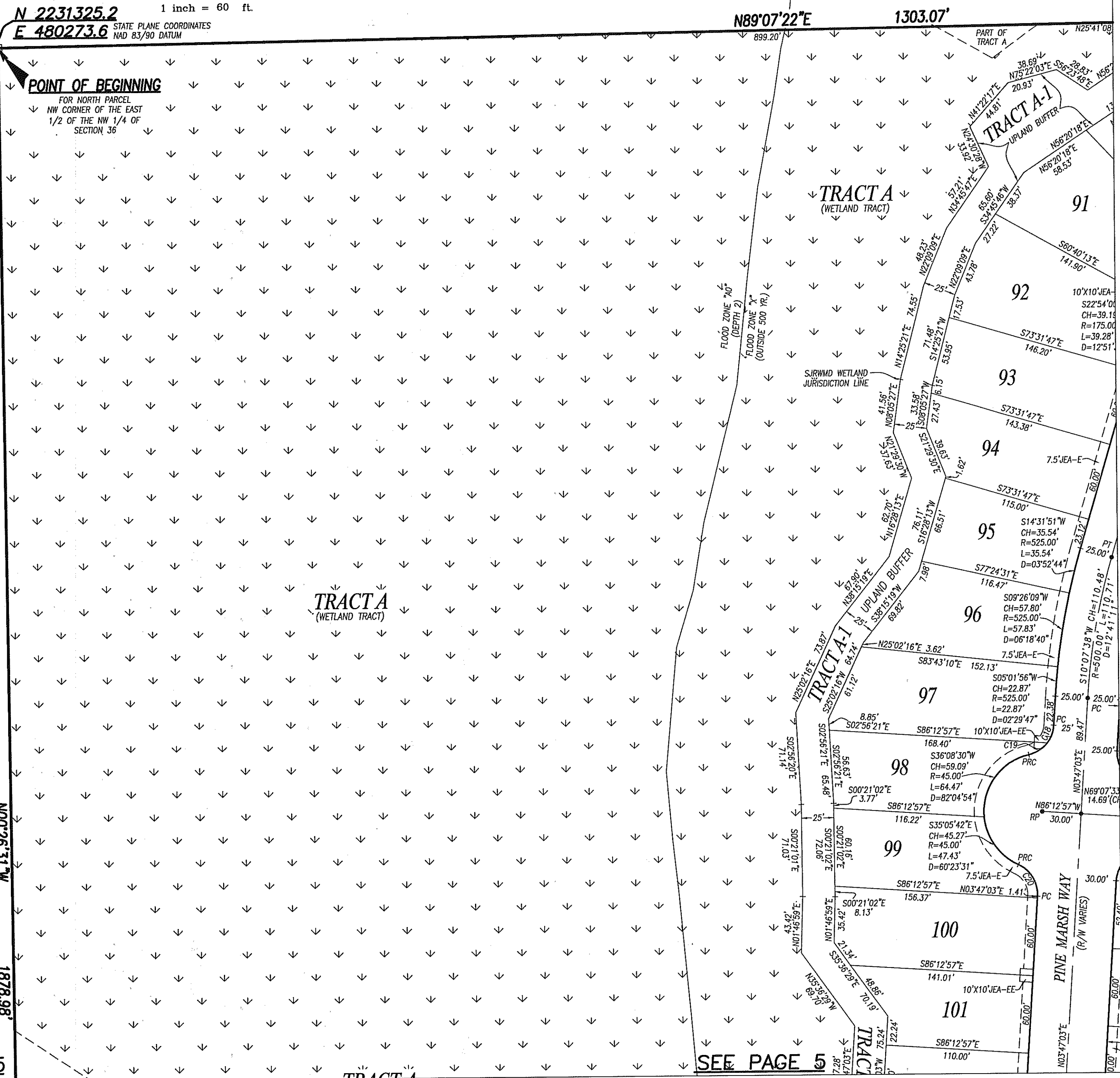
THE WEST 1/2 OF  
THE NORTHWEST 1/4  
OF SECTION 36



ADJOINING LAND OWNER:  
WILLIAM F. SHEFFIELD  
RE # 106382 0000  
ORB 9017, PAGE 1458

THE WEST 1/2 OF  
THE NORTHWEST 1/4  
OF SECTION 36

SEE PAGE 5

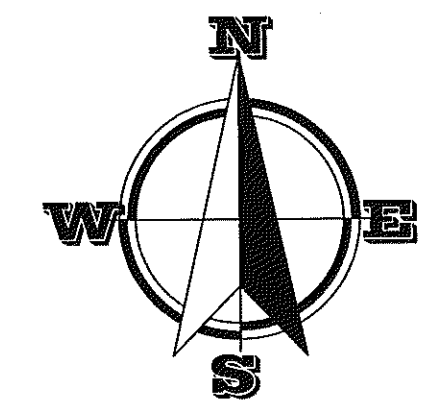


ADJOINING LAND OWNER:  
FORREST REIMERT  
RE # 106381 0175  
ORB 9009, PAGE 2075

THE EAST 1/2 OF  
THE SOUTHWEST 1/4  
OF SECTION 25

SEE PAGE 4

SEE PAGE 2 FOR  
GENERAL NOTES & LEGENDS



CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	117.49'	125.00'	53°51'19"	N27°28'43"W	113.22'
C2	53.91'	125.00'	24°42'45"	N66°45'45"W	53.50'
C3	63.08'	100.00'	36°08'41"	N17°31'17"E	62.04'
C4	138.57'	500.00'	15°52'45"	N16°40'15"E	138.13'
C5	61.93'	500.00'	07°05'50"	N07°19'58"E	61.89'
C6	24.81'	25.00'	56°23'48"	S10°29'52"E	23.63'
C7	4.56'	25.00'	10°27'22"	S22°55'45"W	4.56'
C8	19.38'	25.00'	44°24'55"	N22°45'31"W	18.90'
C9	19.62'	25.00'	14°59'33"	N06°56'43"E	19.57'
C10	20.20'	155.00'	07°27'55"	N73°21'07"W	20.18'
C11	13.04'	530.00'	01°24'35"	N04°29'20"E	13.04'
C12	13.00'	478.00'	01°34'04"	S04°34'05"W	13.00'
C13	13.00'	478.00'	04°05'31"	S32°56'23"E	13.21'
C14	3.21'	45.00'	33°42'46"	N20°38'26"E	14.50'
C15	14.71'	25.00'	39°41'09"	N57°20'23"E	16.97'
C16	17.32'	25.00'	69°04'31"	N30°45'13"W	28.35'
C17	30.14'	25.00'	44°24'55"	N48°58'05"E	18.90'
C18	19.38'	25.00'	44°24'55"	S04°33'10"W	18.90'

SEE PAGE 4

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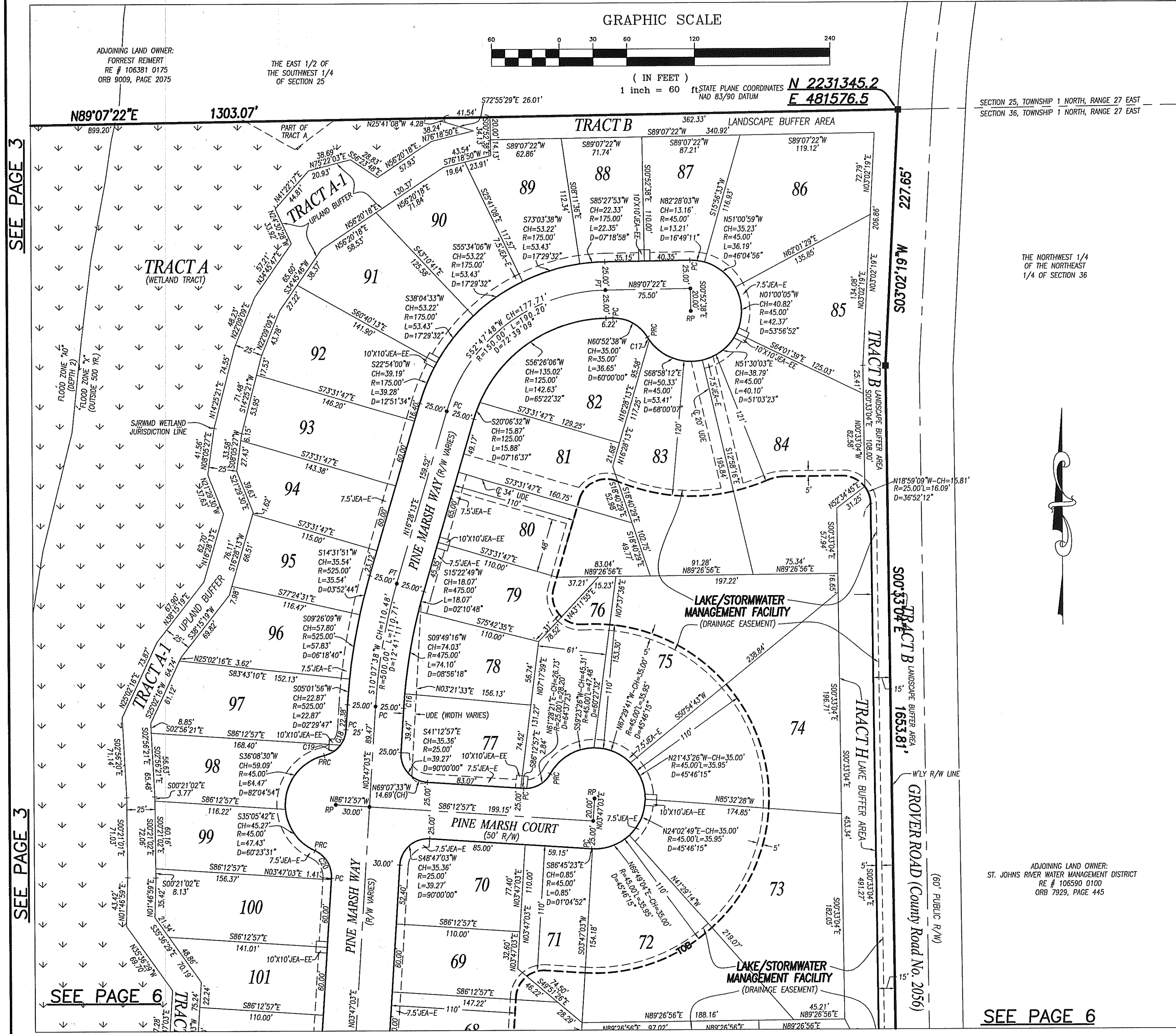
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PLAT BOOK 60 PAGE 185

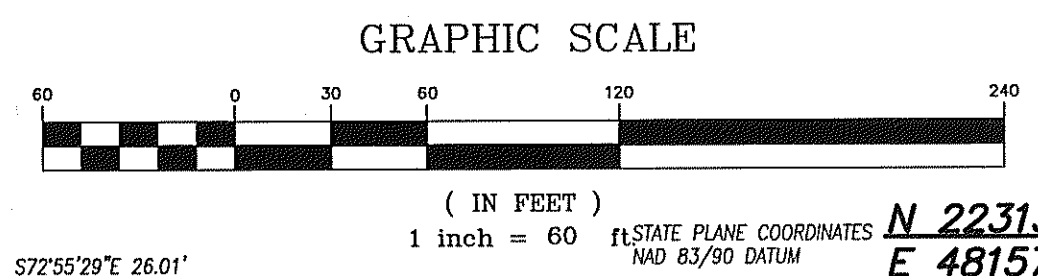
PAGE 4 OF 8 PAGES



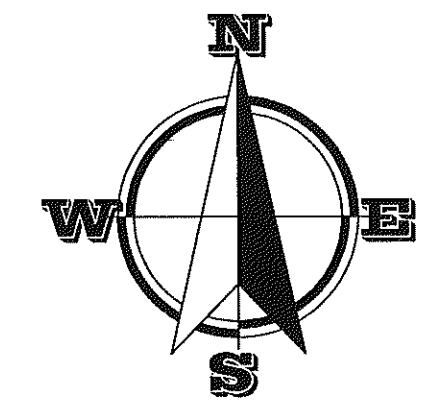
SEE PAGE 3

SEE PAGE 3

SEE PAGE 6



SEE PAGE 2 FOR  
GENERAL NOTES & LEGENDS



CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	117.49'	125.00'	63°51'19"	N27°28'43"W	113.22'
C2	53.91'	125.00'	24°42'45"	N66°45'45"W	53.50'
C3	63.08'	100.00'	36°08'41"	N17°31'17"E	62.04'
C4	138.57'	500.00'	15°52'45"	N18°49'15"E	136.13'
C5	61.93'	500.00'	07°05'50"	N07°19'58"E	61.89'
C6	24.61'	25.00'	56°23'48"	S10°29'52"E	23.63'
C7	4.56'	25.00'	10°27'27"	S22°55'45"W	4.56'
C10	19.38'	25.00'	44°24'55"	N22°45'31"W	18.90'
C11	19.62'	25.00'	14°59'33"	N06°56'43"E	19.57'
C12	20.20'	155.00'	07°27'55"	N75°23'10"W	20.18'
C13	13.04'	530.00'	01°24'35"	N04°29'20"E	13.04'
C16	13.00'	475.00'	01°34'04"	S04°34'05"W	13.00'
C17	3.21'	45.00'	04°05'31"	S32°55'23"E	3.21'
C18	14.71'	25.00'	33°42'46"	N20°38'25"E	14.50'
C19	17.32'	25.00'	39°41'09"	N57°20'23"E	16.97'
C20	30.14'	25.00'	69°04'31"	N30°45'13"W	28.35'
C21	19.38'	25.00'	44°24'55"	N48°58'05"E	18.90'
C22	19.38'	25.00'	44°24'55"	S04°33'10"W	18.90'

SECTION 25, TOWNSHIP 1 NORTH, RANGE 27 EAST  
SECTION 36, TOWNSHIP 1 NORTH, RANGE 27 EAST

THE NORTHWEST 1/4  
OF THE NORTHEAST  
1/4 OF SECTION 36

ADJOINING LAND OWNER:  
ST. JOHNS RIVER WATER MANAGEMENT DISTRICT  
RE # 106590 0100  
ORB 7929, PAGE 445

SEE PAGE 6

PRIVETT & ASSOC.  
OF FLORIDA, INC.  
SURVEYORS AND LAND PLANNERS  
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SEE PAGE 3

SEE PAGE 3

SEE PAGE 6

SEE PAGE 2 FOR  
GENERAL NOTES & LEGENDS

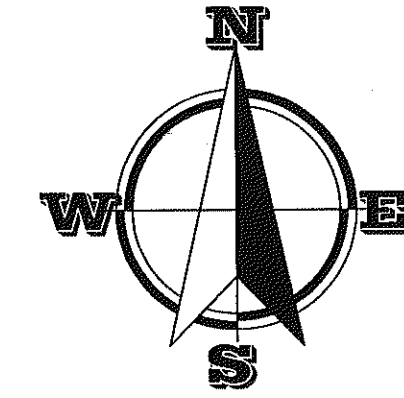
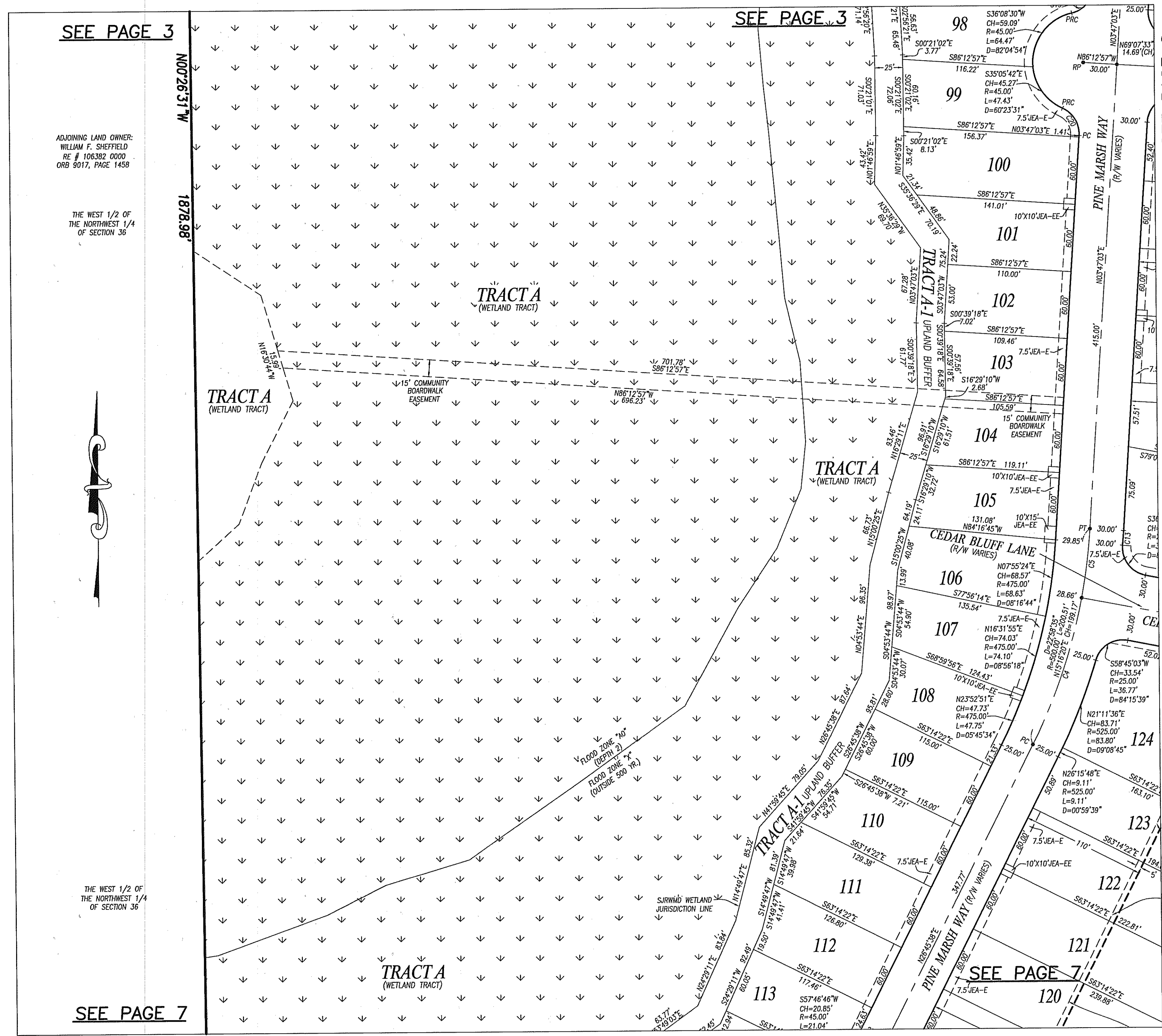
ADJOINING LAND OWNER:  
WILLIAM F. SHEFFIELD  
RE # 106382 0000  
ORB 9017, PAGE 1458

THE WEST 1/2 OF  
THE NORTHWEST 1/4  
OF SECTION 36

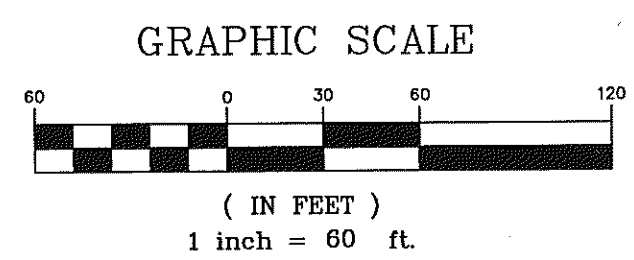


THE WEST 1/2 OF  
THE NORTHWEST 1/4  
OF SECTION 36

SEE PAGE 7



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	117.49'	125.00'	53°51'19"	N27°28'43"W	113.22'
C2	53.91'	125.00'	24°42'45"	N66°45'45"W	53.50'
C3	63.08'	100.00'	36°08'41"	N17°31'17"E	62.04'
C4	138.57'	500.00'	15°52'45"	N18°49'15"E	138.13'
C5	61.93'	500.00'	07°05'50"	N07°19'58"E	61.89'
C6	24.61'	25.00'	56°23'48"	S10°29'52"E	23.63'
C7	4.56'	25.00'	10°27'27"	S22°55'45"W	4.56'
C10	19.38'	25.00'	44°24'55"	N22°45'31"W	18.90'
C11	19.62'	75.00'	14°59'33"	N06°56'43"E	19.57'
C12	20.20'	155.00'	07°27'55"	N75°23'10"W	20.18'
C13	13.04'	530.00'	01°24'35"	N04°29'20"E	13.04'
C16	13.00'	475.00'	01°34'04"	S04°34'05"W	13.00'
C17	3.21'	45.00'	04°05'31"	S32°55'23"E	3.21'
C18	14.71'	25.00'	33°42'46"	N20°38'25"E	14.50'
C19	17.32'	25.00'	39°41'09"	N57°20'23"E	16.97'
C20	30.14'	25.00'	69°04'31"	N30°45'13"W	28.35'
C21	19.38'	25.00'	44°24'55"	N48°58'05"E	18.90'
C22	19.38'	25.00'	44°24'55"	S04°33'10"W	18.90'



SEE PAGE 6

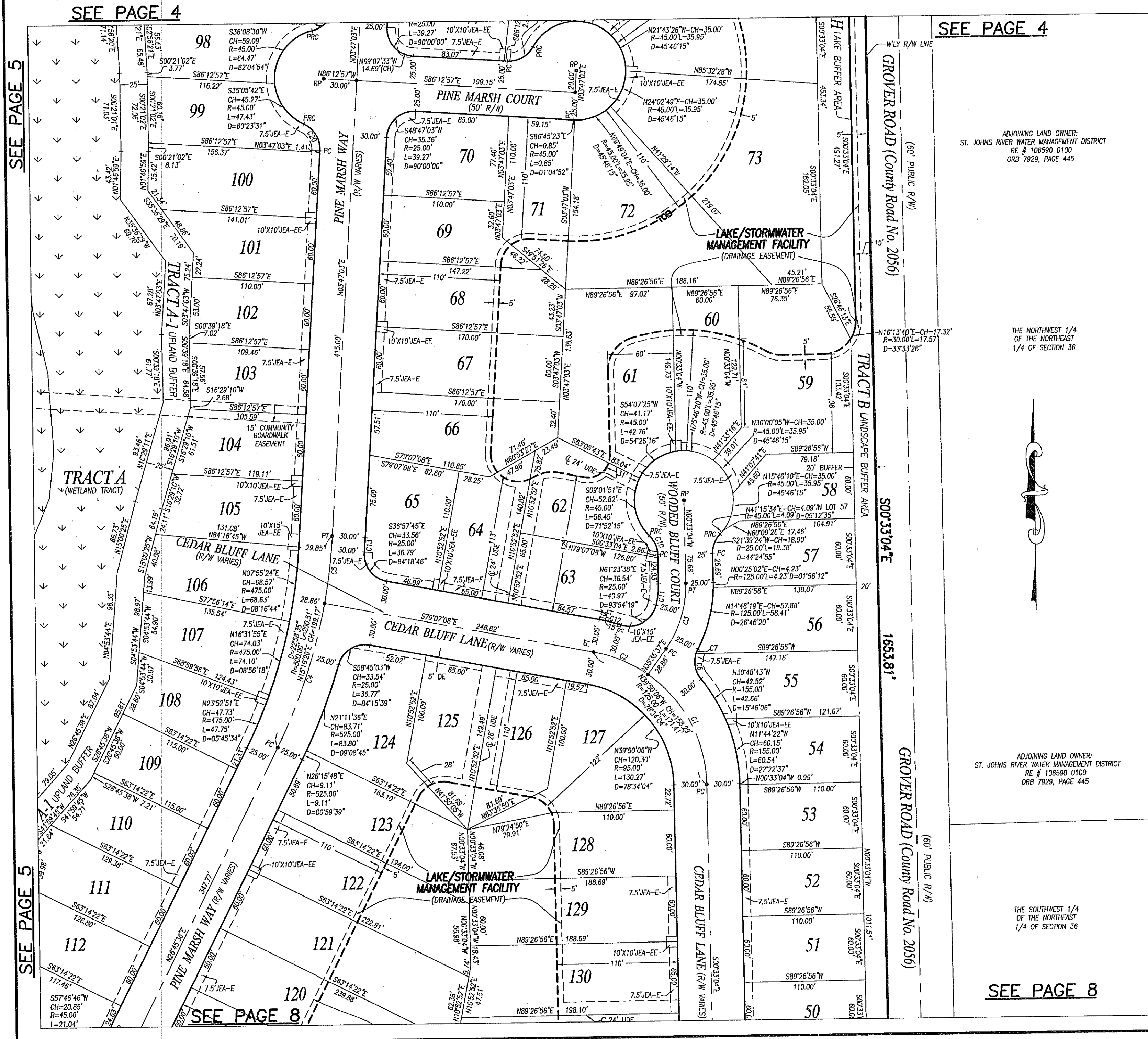
SEE PAGE 7

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. 6225.4  
PUD NO. 2003-1076E

# Cedar Glen Unit Two

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



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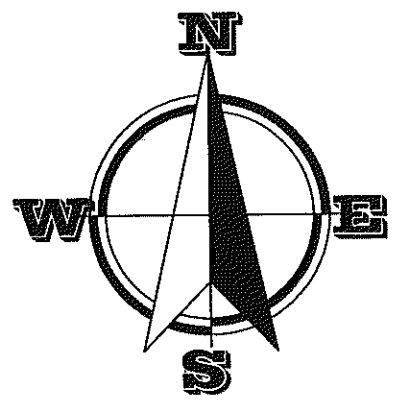
SEE PAGE 2 FOR  
GENERAL NOTES & LEGENDS

ADJOINING LAND OWNER:  
ST. JOHNS RIVER WATER MANAGEMENT DISTRICT  
RE # 106590 0100  
ORB 7929, PAGE 445

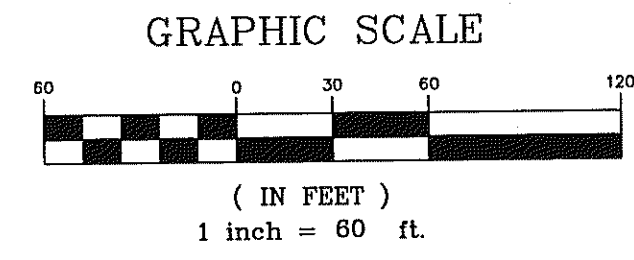
THE NORTHWEST 1/4  
OF THE NORTHEAST  
1/4 OF SECTION 36

ADJOINING LAND OWNER:  
ST. JOHNS RIVER WATER MANAGEMENT DISTRICT  
RE # 106590 0100  
ORB 7929, PAGE 445

THE SOUTHWEST 1/4  
OF THE NORTHEAST  
1/4 OF SECTION 36



CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	117.49'	125.00'	53°51'19"	N27°28'43"W	113.22'
C2	53.91'	125.00'	24°42'45"	N68°45'46"W	53.50'
C3	63.08'	100.00'	36°08'41"	N17°31'12"E	62.04'
C4	138.57'	500.00'	15°52'45"	N18°49'15"E	138.13'
C5	61.93'	500.00'	07°05'59"	N07°19'58"E	61.89'
C6	24.61'	25.00'	56°23'48"	S10°29'52"E	23.63'
C7	4.56'	25.00'	10°27'27"	S22°55'45"W	4.56'
C10	19.38'	25.00'	44°24'55"	N22°45'31"W	18.90'
C11	19.62'	75.00'	14°59'33"	N06°56'43"E	19.57'
C12	20.20'	155.00'	07°27'55"	N75°23'10"W	20.18'
C13	13.04'	530.00'	01°24'35"	N04°29'20"E	13.04'
C16	13.00'	475.00'	01°34'04"	S04°34'05"W	13.00'
C17	3.21'	45.00'	04°05'31"	S32°55'23"E	3.21'
C18	14.71'	25.00'	33°42'46"	N20°38'25"E	14.50'
C19	17.32'	25.00'	39°41'09"	N57°20'23"E	16.97'
C20	30.14'	25.00'	69°04'31"	N30°45'13"W	28.35'
C21	19.38'	25.00'	44°24'55"	N48°58'05"E	18.90'
C22	19.38'	25.00'	44°24'55"	S04°33'10"W	18.90'



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

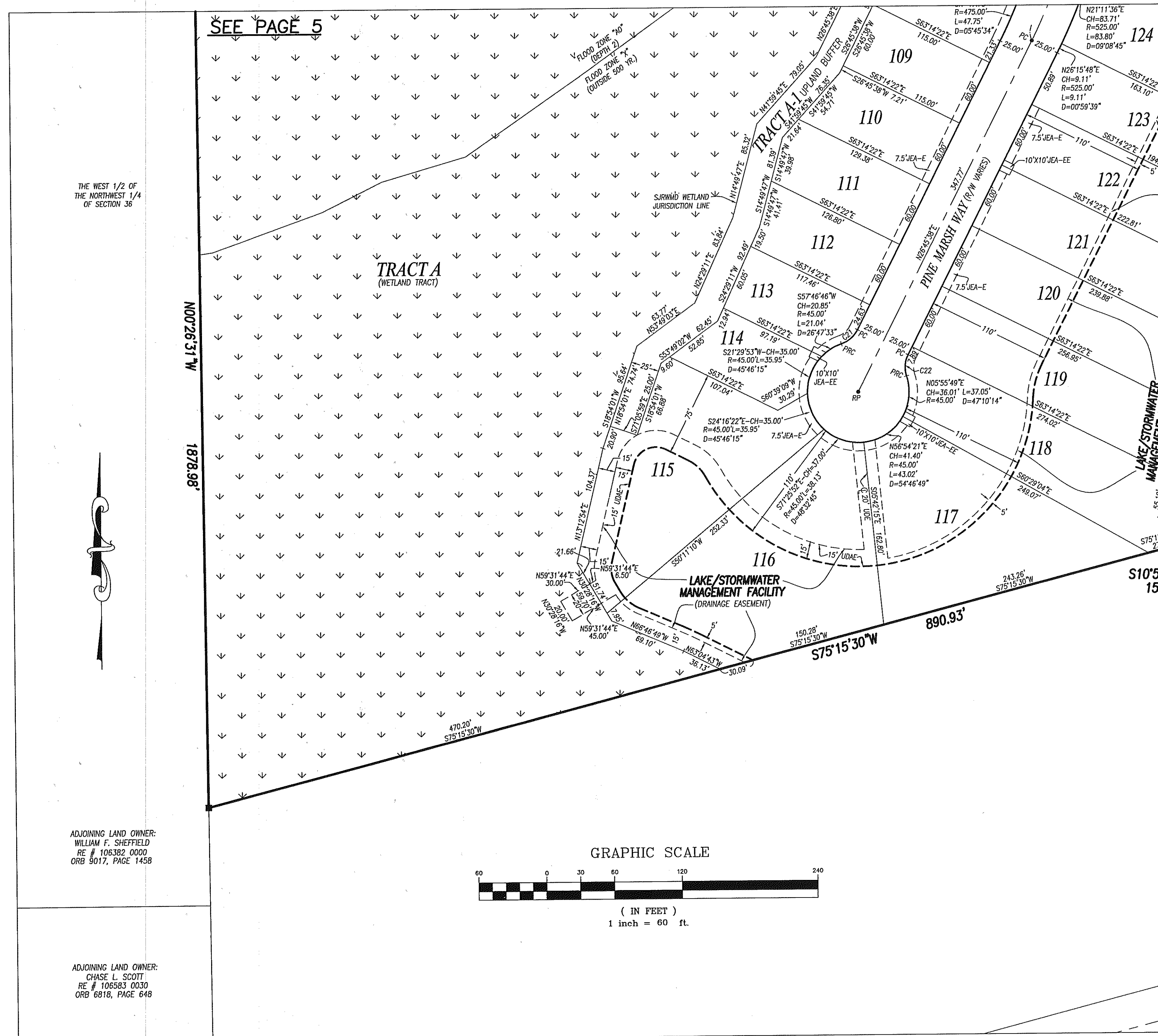
PSD NO. 2005-001  
CD NO. 6225.4  
PUD NO. 2003-1076E

# Cedar Glen Unit Two

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

SEE PAGE 5

SEE PAGE 5



THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 36

N00°26'31"W 1878.98'

ADJOINING LAND OWNER:  
WILLIAM F. SHEFFIELD  
RE # 106382 0000  
ORB 9017, PAGE 1458

ADJOINING LAND OWNER:  
CHASE L. SCOTT  
RE # 106583 0030  
ORB 6818, PAGE 648

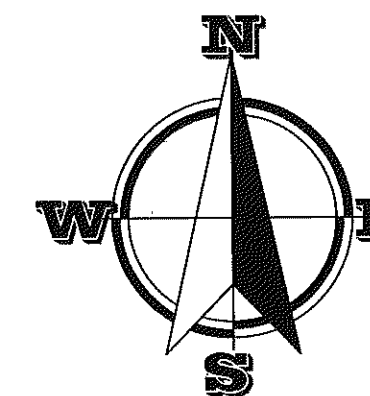
GRAPHIC SCALE



( IN FEET )  
1 inch = 60 ft.

SEE PAGE 8

SEE PAGE 2 FOR  
GENERAL NOTES & LEGENDS



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	117.49'	125.00'	53°51'19"	N27°28'43"W	113.22'
C2	53.91'	125.00'	24°42'45"	N66°45'45"W	53.50'
C3	63.08'	100.00'	36°08'41"	N17°31'17"E	62.04'
C4	138.57'	500.00'	15°52'45"	N18°49'15"E	138.13'
C5	61.93'	500.00'	07°05'50"	N07°19'58"E	61.89'
C6	24.61'	25.00'	56°23'48"	S10°29'52"E	23.63'
C7	4.56'	25.00'	10°27'27"	S22°55'45"W	4.56'
C10	19.38'	25.00'	44°24'55"	N22°45'31"W	18.90'
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C17	3.21'	45.00'	04°05'31"	S32°55'23"E	3.21'
C18	14.71'	25.00'	33°42'46"	N20°38'25"E	14.50'
C19	17.32'	25.00'	39°41'09"	N57°20'23"E	16.97'
C20	30.14'	25.00'	69°04'31"	N30°45'13"W	28.35'
C21	19.38'	25.00'	44°24'55"	N48°58'05"E	18.90'
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PRIVETT & ASSOC.  
OF FLORIDA, INC.  
SURVEYORS AND LAND PLANNERS  
2732 TOWNSEND BOULEVARD  
JACKSONVILLE, FLORIDA, 32211  
(904) 743-7658 LB# 4622

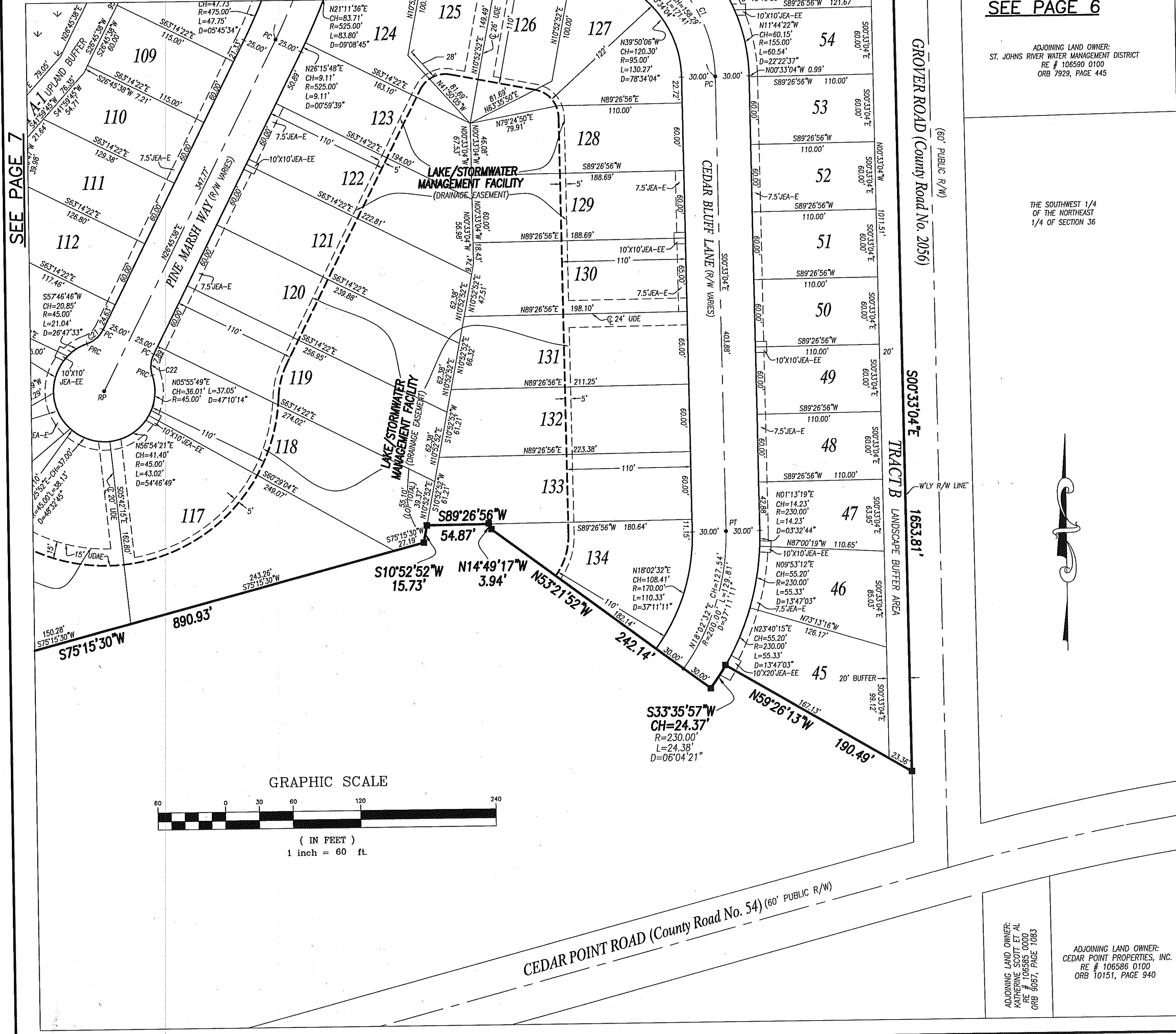
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CD NO. 6225.4  
PUD NO. 2003-1076E

# Cedar Glen Unit Two

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

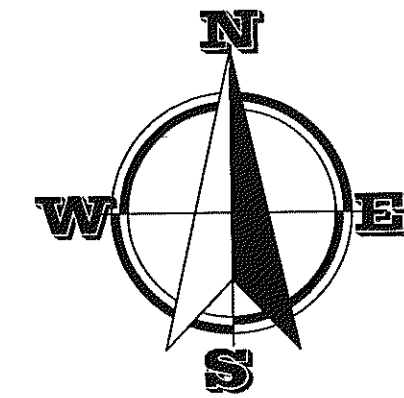
SEE PAGE 6

SEE PAGE 6



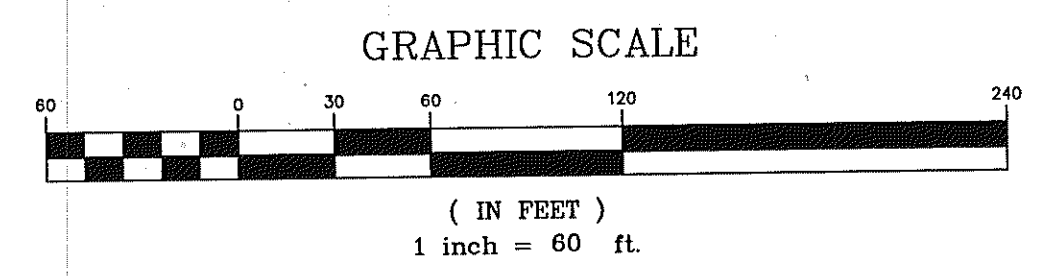
ADJOINING LAND OWNER:  
ST. JOHNS RIVER WATER MANAGEMENT DISTRICT  
RE # 106590 0100  
ORB 7929, PAGE 445

SEE PAGE 2 FOR  
GENERAL NOTES & LEGENDS



THE SOUTHWEST 1/4  
OF THE NORTHEAST  
1/4 OF SECTION 36

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	117.49'	125.00'	53°51'19"	N27°28'43"W	113.22'
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C3	63.08'	100.00'	36°08'41"	N17°31'17"E	62.04'
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C21	19.38'	25.00'	44°24'55"	N48°58'05"E	18.90'
C22	19.38'	25.00'	44°24'55"	S04°33'10"W	18.90'



ADJOINING LAND OWNER:  
KATHERINE SCOTT ET AL  
RE # 106585 0000  
ORB 5067, PAGE 1083

ADJOINING LAND OWNER:  
CEDAR POINT PROPERTIES, INC.  
RE # 106586 0100  
ORB 10151, PAGE 940

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