

# CEDAR NORTH PHASE TWO

BEING A PORTION OF GOVERNMENT LOTS 2 AND 3, OF A SUBDIVISION OF THE JOHN BROWARD GRANT, SECTION 38, TOWNSHIP 1 NORTH, RANGE 26 EAST, PLAT BOOK 1, PAGES 7 AND 8 OF THE FORMER PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

### CAPTION

PARCEL A  
THAT PART OF GOVERNMENT LOT 2 AND 3 OF A SUBDIVISION OF THE JOHN BROWARD GRANT, SECTION 38, TOWNSHIP 1 NORTH, RANGE 26 EAST, PLAT BOOK 1, PAGES 7 AND 8 FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA LYING NORTH OF THE 150.00 FOOT RIGHT OF WAY RECORDED IN OFFICIAL RECORDS VOLUME 2712, PAGE 625 ASSIGNED TO THE JACKSONVILLE ELECTRIC AUTHORITY IN OFFICIAL RECORDS VOLUME 3040, PAGE 983 AND LYING SOUTH OF INTERSTATE NO. 295; BEGINNING AT THE MOST EASTERLY CORNER OF SAID LOT 2; THENCE SOUTH 54°40'56" WEST, ALONG THE SOUTHEASTERLY LINE OF THE FOREMENTIONED LOT 2, A DISTANCE OF 320.97 FEET; THENCE ALONG THE EASTERLY BOUNDARY OF CEDAR NORTH PHASE I, AS RECORDED IN PLAT BOOK 53, PAGES 79 & 79A-79H THE FOLLOWING COURSES AND DISTANCES: (1) NORTH 38°33'11" WEST, 202.05 FEET; (2) THENCE SOUTH 68°20'47" WEST, 232.85 FEET; (3) THENCE NORTH 89°18'49" WEST, 54.06 FEET; (4) THENCE SOUTH 68°20'54" WEST, 116.34 FEET; (5) THENCE NORTH 20°26'05" WEST, 70.02 FEET; (6) THENCE SOUTH 68°20'54" WEST, 70.02 FEET; (7) THENCE NORTH 20°26'05" WEST, 151.61 FEET; (8) THENCE NORTH 41°58'51" WEST, 233.68 FEET; (9) THENCE SOUTH 48°01'09" WEST, 101.91 FEET; (10) THENCE NORTH 76°48'31" WEST, 176.90 FEET; (11) THENCE NORTH 58°23'41" WEST, 50.69 FEET; (12) THENCE NORTH 65°41'56" WEST, 144.97 FEET; (13) THENCE NORTH 03°22'23" WEST, 62.95 FEET; (14) THENCE NORTH 61°09'08" EAST, 166.07 FEET; (15) THENCE NORTH 35°56'59" EAST, 139.88 FEET; (16) THENCE NORTH 20°52'57" EAST, 139.86 FEET TO ITS INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 295, (A LIMITED ACCESS HIGHWAY); THENCE SOUTH 89°06'49" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 386.91 FEET TO AN ANGLE POINT IN SAID LINE; THENCE SOUTH 85°24'39" EAST, ALONG SAID LINE, A DISTANCE OF 51.04 FEET TO ITS INTERSECTION WITH THE MOST NORTHEASTERLY LINE OF SAID LOT 2; THENCE SOUTH 50°44'35" EAST, DEPARTING SAID RIGHT OF WAY LINE, AND ALONG SAID NORTHEASTERLY LINE OF SAID LOT 2, A DISTANCE OF 1003.59 FEET TO THE POINT OF BEGINNING.

CONTAINING 14.61 ACRES MORE OR LESS.

### TOGETHER WITH

#### PARCEL B

THAT PART OF GOVERNMENT LOT 2 AND 3 OF A SUBDIVISION OF THE JOHN BROWARD GRANT, SECTION 38, TOWNSHIP 1 NORTH, RANGE 26 EAST, PLAT BOOK 1, PAGES 7 AND 8 FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA LYING NORTH OF THE 150.00 FOOT RIGHT OF WAY RECORDED IN OFFICIAL RECORDS VOLUME 2712, PAGE 625 ASSIGNED TO THE JACKSONVILLE ELECTRIC AUTHORITY IN OFFICIAL RECORDS VOLUME 3040, PAGE 983 AND LYING SOUTH OF INTERSTATE NO. 295; FOR A POINT OF BEGINNING, COMMENCE AT THE SOUTHWESTERLY CORNER OF LOT 10, CEDAR NORTH PHASE I AS RECORDED IN PLAT BOOK 53, PAGES 79 AND 79A THROUGH 79H OF SAID CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 88°07'51" WEST, A DISTANCE OF 1339 FEET MORE OR LESS, TO THE CENTERLINE OF PICKETTS BRANCH; THENCE IN A NORTHERLY, NORTHWESTERLY DIRECTION ALONG THE CENTERLINE OF PICKETTS BRANCH, A DISTANCE OF 2150 FEET MORE OR LESS TO THE SOUTH LINE OF A LATERAL DITCH EASEMENT AS RECORDED IN OFFICIAL RECORDS VOLUME 3869, PAGE 11 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE SOUTH 89°06'49" EAST, ALONG SAID SOUTH LINE OF SAID LATERAL DITCH EASEMENT, A DISTANCE OF 40 FEET MORE OR LESS TO ITS INTERSECTION WITH THE EASTERLY LINE OF SAID LATERAL DITCH EASEMENT; THENCE NORTH 00°53'11" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 225.00 FEET TO ITS INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF INTERSTATE NO. 295, (A LIMITED ACCESS RIGHT OF WAY); THENCE NORTH 86°07'22" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 301.04 FEET TO AN ANGLE POINT IN SAID RIGHT OF WAY LINE; THENCE SOUTH 89°06'49" EAST, ALONG SAID LINE, A DISTANCE OF 802.41 FEET; THENCE ALONG THE WESTERLY BOUNDARY OF CEDAR NORTH PHASE I, AS RECORDED IN PLAT BOOK 53, PAGES 79 & 79A-79H, THE FOLLOWING 18 COURSES: (1) THENCE SOUTH 00°00'00" WEST, DEPARTING SAID RIGHT OF WAY LINE, A DISTANCE OF 133.45 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF CHERRY POINT WAY; (2) THENCE NORTH 86°37'27" WEST, 11.31 FEET; (3) THENCE SOUTH 02°43'26" WEST, 50.00 FEET; (4) THENCE SOUTH 00°00'00" WEST, 160.91 FEET; (5) THENCE NORTH 70°43'39" WEST, 78.23 FEET; (6) THENCE SOUTH 78°47'43" WEST, 78.41 FEET; (7) THENCE SOUTH 45°31'26" WEST, 176.99 FEET; (8) THENCE SOUTH 60°04'08" WEST, 148.63 FEET; (9) THENCE SOUTH 14°40'09" EAST, 287.25 FEET; (10) THENCE SOUTH 87°45'44" WEST, 4.28 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 175.00 FEET; (11) THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°48'44", AN ARC DISTANCE OF 23.86 FEET TO A POINT ON SAID CURVE, SAID ARC BEING SUBTENDED BY CHORD BEARING AND DISTANCE OF SOUTH 88°19'54" WEST, 23.84 FEET; (12) THENCE SOUTH 01°24'40" EAST, 121.26 FEET; (13) THENCE SOUTH 04°12'09" WEST, 126.43 FEET; (14) THENCE SOUTH 87°45'44" EAST, 41.37 FEET; (15) THENCE SOUTH 03°52'09" WEST, 326.73 FEET TO THE POINT OF BEGINNING.

CONTAINING 43.96 ACRES MORE OR LESS.

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.

IN WITNESS THEREOF, MONTGOMERY LAND COMPANY, A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 18th DAY OF December A.D., 2001.

Mitchell R. Montgomery  
MITCHELL R. MONTGOMERY, (PRESIDENT)

Patsy A. Hite  
Patsy A. Hite  
Maurice Rudolph  
MAURICE RUDOLPH

STATE OF FLORIDA, COUNTY OF DUVAL  
THE FOREGOING ADOPTION AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF December A.D., 2001 BY MITCHELL R. MONTGOMERY, PRESIDENT OF MONTGOMERY LAND COMPANY, A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION, TO ME WELL KNOWN AND NO OATH WAS ADMINISTERED.

Patsy A. Hite  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE  
Patsy A. Hite  
NOTARY (PLEASE PRINT)



OFFICIAL SEAL  
February 17, 2002  
MY COMMISSION EXPIRES  
PATSY A. HITE  
NOTARY PUBLIC-FLORIDA  
COMMISSION NO. CC 703051  
MY COMMISSION EXPIRES FEB. 17, 2002

IN WITNESS THEREOF, DAVID MARCO, AN INDIVIDUAL, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 15th DAY OF November A.D., 2001.

David Marco  
DAVID MARCO, AN INDIVIDUAL

Julie C. Ramoutar  
WITNESS  
Reverida Rowinson  
WITNESS

STATE OF FLORIDA, COUNTY OF DUVAL  
THE FOREGOING ADOPTION AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF November A.D., 2001 BY DAVID MARCO, AN INDIVIDUAL, TO ME WELL KNOWN AND NO OATH WAS ADMINISTERED.

Julie C. Ramoutar  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE  
Julie C. Ramoutar  
NOTARY (PLEASE PRINT)



OFFICIAL SEAL  
Oct. 13, 2003  
MY COMMISSION EXPIRES  
JULIE C. RAMOUTAR  
MY COMMISSION # DD 014755  
EXPIRES October 13, 2003  
DD 014755  
COMMISSION NUMBER

DEDICATION FOR MORTGAGEE  
THIS IS TO CERTIFY THAT LEWIS ANSBACHER, SAMUEL R. SHORSTEIN AND JACK F. SHORSTEIN, AS TRUSTEES OF THE SEYMOUR R. MARCO TRUST FOR CAROLYN C. MARCO UNDER THE LAST WILL AND TESTAMENT OF SEYMOUR R. MARCO, DECEASED, (THE "TRUST"), BEING THE MORTGAGEE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION OF THIS PLAT, DOES HEREBY JOIN IN AND MAKE ITSELF A PARTY FOR THE DEDICATION OF SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED.

IN WITNESS WHEREOF, THE TRUST, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ALL ITS TRUSTEES THIS 14th DAY OF November A.D., 2001.

Lewis Ansbacher  
LEWIS ANSBACHER  
AS TRUSTEE OF THE SEYMOUR R. MARCO TRUST FOR CAROLYN C. MARCO UNDER THE LAST WILL AND TESTAMENT OF SEYMOUR R. MARCO, DECEASED

Cliff & Chasard  
WITNESS  
Julie C. Ramoutar  
WITNESS

STATE OF FLORIDA, COUNTY OF DUVAL  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF November A.D., 2001 BY LEWIS ANSBACHER, TRUSTEE OF THE SEYMOUR R. MARCO TRUST FOR CAROLYN C. MARCO UNDER THE LAST WILL AND TESTAMENT OF SEYMOUR R. MARCO, DECEASED, PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

Julie C. Ramoutar  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE  
Julie C. Ramoutar  
NOTARY (PLEASE PRINT)



OFFICIAL SEAL  
Oct. 13, 2003  
MY COMMISSION EXPIRES  
JULIE C. RAMOUTAR  
MY COMMISSION # DD 014755  
EXPIRES October 13, 2003  
DD 014755  
COMMISSION NUMBER

PREPARED BY  
CHARLES BASSETT & ASSOCIATES, INC.  
200 CENTURY 21 DRIVE JACKSONVILLE, FLORIDA 32216  
PHONE NO. (904) 724 - 9433

Approved 1/4/2002  
Date  
Stall  
City Engineer  
for Director of Public Works  
Approved 1/4/02  
Date  
Sharon Rose Matthews  
for General Counsel

### ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT MONTGOMERY LAND COMPANY, A FLORIDA CORPORATION, AND DAVID MARCO, AN INDIVIDUAL, ARE THE LAWFUL OWNERS OF THE LANDS DESCRIBED IN THE CAPTION HEREON, KNOWN AS CEDAR NORTH PHASE TWO, HAVE CAUSED THESE PRESENTS TO BE SURVEYED AND SUBDIVIDED, AND THAT THIS PLAT WAS MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LANDS. ALL ROAD RIGHTS OF WAY AND DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT, ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATIONS DEDICATED TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS.

THE UNDERSIGNED OWNERS DO HEREBY GRANT TO CEDAR NORTH HOMEOWNERS ASSOCIATION OF JACKSONVILLE, INC., A NON-EXCLUSIVE AND PERPETUAL EASEMENT FOR MAINTENANCE OF ALL LAKE/STORMWATER MANAGEMENT FACILITIES AND ALL ACCESS EASEMENTS ADJOINING SUCH LAKE/STORMWATER MANAGEMENT FACILITIES AS DESIGNATED ON THIS PLAT, TRACTS 9, 10, 11, 12, 13, 14, 15, 16 AND 17 SHALL REMAIN PRIVATELY OWNED AND CONVEYED TO CEDAR NORTH HOMEOWNERS ASSOCIATION OF JACKSONVILLE, INC., OR ANOTHER RESPONSIBLE HOMEOWNERS ASSOCIATION OR RECREATION ASSOCIATION. TRACTS 9, 11, 12, 13, 14, AND 15 SHALL ALSO BE SUBJECT TO CONSERVATION EASEMENTS IN ACCORDANCE WITH SECTION 704.06, FLORIDA STATUTES.

THE PUBLIC DRAINAGE EASEMENTS, THROUGH AND OVER THE LAKES AND FILTRATION SYSTEMS SHOWN ON THIS PLAT ARE HEREBY IRREVOCABLY DEDICATED TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS, AND ARE SUBJECT TO THE FOLLOWING CONVEYANCE WHICH SHALL RUN IN WITH THE LAND: (1) THE PUBLIC DRAINAGE EASEMENTS HEREBY DEDICATED SHALL PERMIT THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS DISCHARGE INTO SAID LAKES AND FILTRATION SYSTEMS, WHICH THESE EASEMENTS TRAVERSE, ALL WATER WHICH MAY FALL OR COME UPON ALL STREET RIGHTS OF WAY HEREBY DEDICATED, TOGETHER WITH ALL SOIL NUTRIENTS, CHEMICALS, AND ALL OTHER SUBSTANCES WHICH MAY FLOW OR PASS FROM SAID RIGHTS OF WAY, FROM ADJACENT LAND, OR FROM ANY OTHER SOURCE OF PUBLIC WATERS INTO OR THROUGH SAID LAKES AND FILTRATION SYSTEMS WITHOUT ANY LIABILITY WHATSOEVER ON THE PLAT OF THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS, FOR ANY DAMAGE, INJURIES OR LOSSES 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 AND FILTRATION SYSTEMS SHOWN ON THIS PLAT ARE OWNED IN FEE BY SIMPLE TITLE BY ADJUTING PROPERTY OWNERS. 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 DEVELOPERS OR ANY PERSON WITHIN THE AREA OF THE LANDS HEREBY PLATTED, OR OF THE LAKES AND FILTRATION SYSTEMS SHOWN ON THIS PLAT, BUT SHALL HAVE THE RIGHT TO MODIFY THE EXISTENCE OF THE LAKES AND FILTRATION SYSTEMS, AND THAT WHICH RETAINS IT, TO AFFECT ADEQUATE DRAINAGE INCLUDING BUT NOT LIMITED TO, THE RIGHT TO REMOVE ANY WATER LEVEL CONTROL STRUCTURES OR ANY PART THEREOF, IN ACCORDANCE WITH THE REQUIREMENTS OF THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT, THE UNDERSIGNED OWNER AND/OR DEVELOPER OF THE LANDS DESCRIBED AND CAPTIONED HEREIN, SHALL INDEMNIFY THE CITY OF JACKSONVILLE AND SAVE IT HARMLESS FROM SUITS, ACTIONS, DAMAGES AND LIABILITY AND EXPENSE IN CONNECTION WITH LOSS OF LIFE, BODILY OR PERSONAL INJURY, OR PREPAY DAMAGE OR ANY OTHER DAMAGE ARISING FROM, OR OUT OF ANY OCCURRENCE IN, UPON, AT, OR ACT OF OMISSION OF THE UNDERSIGNED OWNER, THEIR AGENTS, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES, OR CONCESSIONAIRES WITHIN THE LANDS DESCRIBED AND CAPTIONED HEREIN. THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE ASSIGNED OF THE UNDERSIGNED OWNERS, AND SHALL BE SUBJECT TO IT.

# CEDAR NORTH PHASE TWO

BEING A PORTION OF GOVERNMENT LOTS 2 AND 3, OF A SUBDIVISION OF THE JOHN BROWARD GRANT, SECTION 38, TOWNSHIP 1 NORTH, RANGE 26 EAST, PLAT BOOK 1, PAGES 7 AND 8 OF THE FORMER PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK **54** PAGE **85A**  
SHEET 2 OF 8 SHEETS

IN WITNESS WHEREOF, THE TRUST, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ALL ITS TRUSTEES THIS 15<sup>th</sup> DAY OF November, A.D., 2001.

Samuel R. Shorstein  
SAMUEL R. SHORSTEIN  
AS TRUSTEE OF THE SEYMOUR R. MARCO TRUST FOR CAROLYN C. MARCO UNDER THE LAST WILL AND TESTAMENT OF SEYMOUR R. MARCO, DECEASED

Julie C. Ramoutar WITNESS  
Levinda Rowlinson WITNESS

**STATE OF FLORIDA, COUNTY OF DUVAL**

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15<sup>th</sup> DAY OF November, A.D., 2001 BY SAMUEL R. SHORSTEIN, TRUSTEE OF THE SEYMOUR R. MARCO TRUST FOR CAROLYN C. MARCO UNDER THE LAST WILL AND TESTAMENT OF SEYMOUR R. MARCO, DECEASED, PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

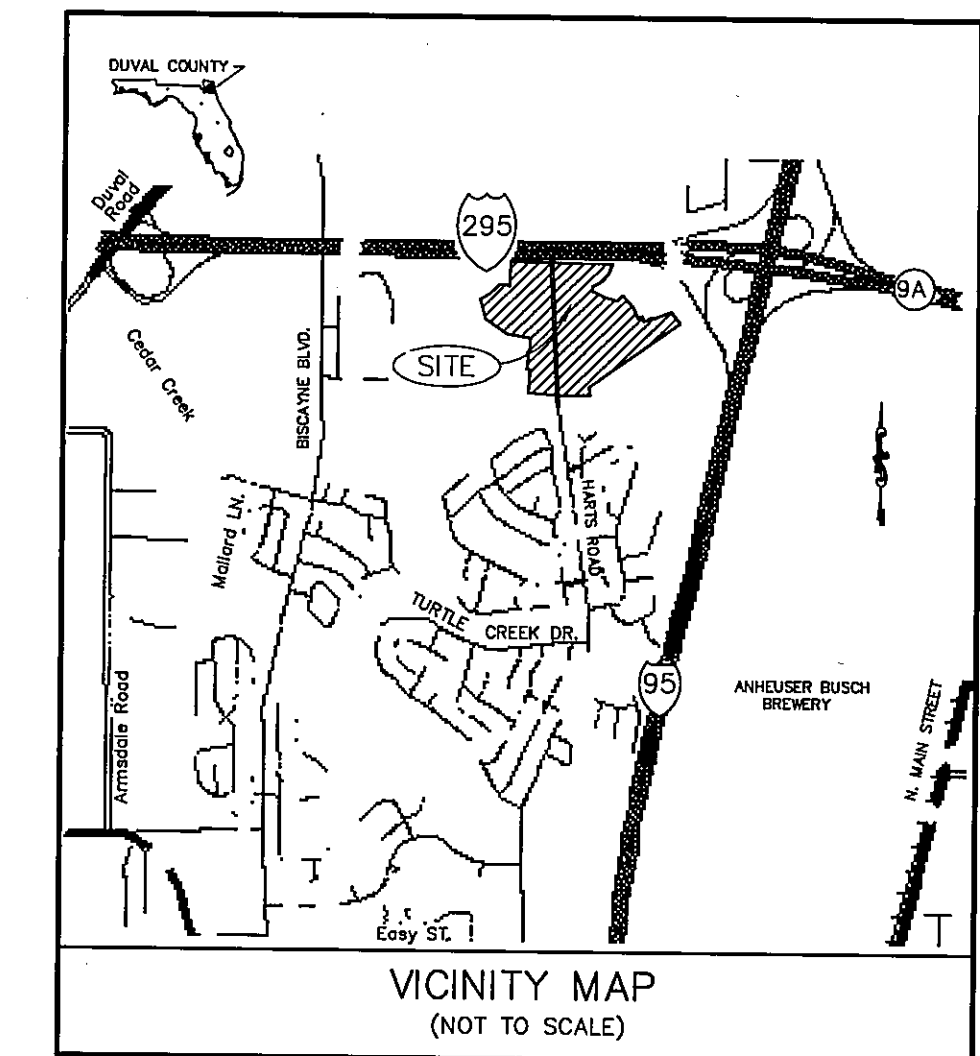
Julie C. Ramoutar  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE  
Julie C. Ramoutar  
NOTARY (PLEASE PRINT)



Oct. 13, 2003  
MY COMMISSION EXPIRES  
DD 014755  
COMMISSION NUMBER

**GENERAL NOTES**

- BEARINGS SHOWN HEREON ARE BASED ON STATE ROAD DEPARTMENT RIGHT OF WAY MAP SECTION NO. 72290-2401, DATED: 9-14-1966, BEING S. 89°06'49" E.
- 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.
- 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, WHETHER GRAPHIC OR DIGITAL. THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
- CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND 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 JEA.
- "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.
- (100.00') DENOTES DISTANCE TO EASEMENTS OR VEGETATED NATURAL BUFFERS.
- THE LANDS DESCRIBED HEREON LIE WITHIN FLOOD ZONE "X" AREA AS DEPICTED ON THE FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 120077, PANEL NUMBER 0070, SUFFIX "E".



IN WITNESS WHEREOF, THE TRUST, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ALL ITS TRUSTEES THIS 15<sup>th</sup> DAY OF November, A.D., 2001.

Jack F. Shorstein  
JACK F. SHORSTEIN  
AS TRUSTEE OF THE SEYMOUR R. MARCO TRUST FOR CAROLYN C. MARCO UNDER THE LAST WILL AND TESTAMENT OF SEYMOUR R. MARCO, DECEASED

Julie C. Ramoutar WITNESS  
Levinda Rowlinson WITNESS

**STATE OF FLORIDA, COUNTY OF DUVAL**

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15<sup>th</sup> DAY OF November, A.D., 2001 BY JACK F. SHORSTEIN, TRUSTEE OF THE SEYMOUR R. MARCO TRUST FOR CAROLYN C. MARCO UNDER THE LAST WILL AND TESTAMENT OF SEYMOUR R. MARCO, DECEASED, PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

Julie C. Ramoutar  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE  
Julie C. Ramoutar  
NOTARY (PLEASE PRINT)



Oct. 13, 2003  
MY COMMISSION EXPIRES  
DD 014755  
COMMISSION NUMBER

Approved \_\_\_\_\_ Date \_\_\_\_\_  
City Engineer  
for Director of Public Works  
Approved \_\_\_\_\_ Date \_\_\_\_\_  
for General Counsel

**APPROVED FOR RECORD**

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED, ACCEPTED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, PURSUANT TO CHAPTER NO. 654, ORDINANCE CODE.

Jim Fuller  
DIRECTOR OF PUBLIC WORKS

January 15<sup>th</sup>, 2002  
DATE

**CLERK'S CERTIFICATE 2002016326**

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE CITY OF JACKSONVILLE, FLORIDA AND SUBMITTED TO ME FOR THE RECORDING, AND IS RECORDED IN PLAT BOOK 54 PAGES 85 thru 85G OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA THIS 16<sup>th</sup> DAY OF January, A.D., 2002.

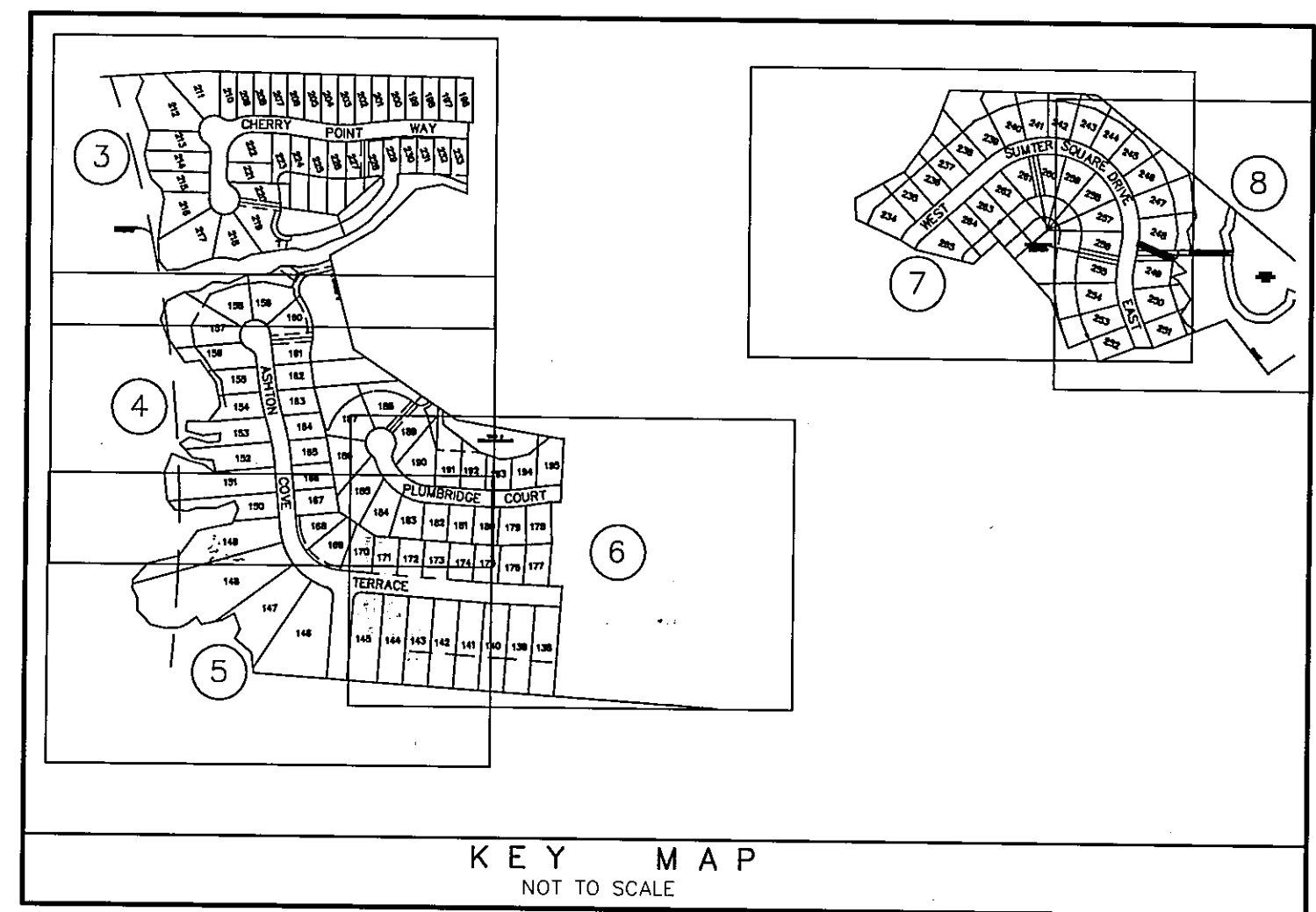
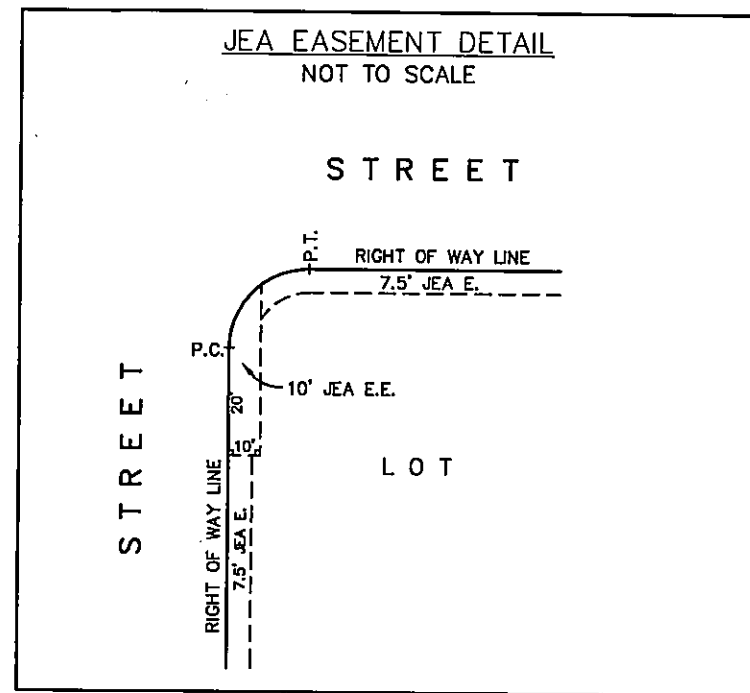
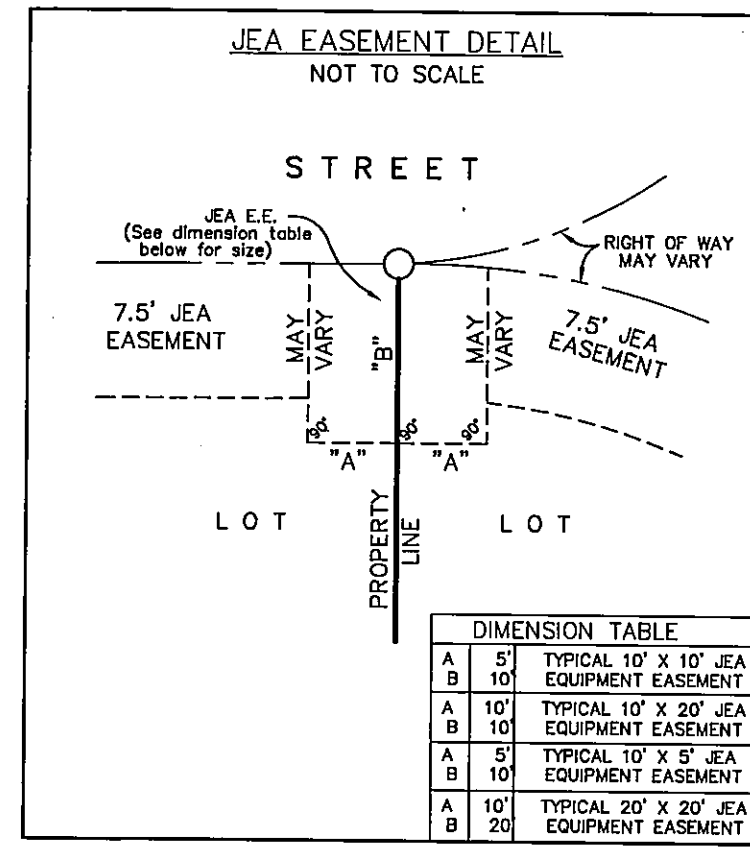
Jim Fuller  
JIM FULLER, CLERK OF THE CIRCUIT COURT

Deputy Clerk  
DEPUTY CLERK

**PLAT CONFORMITY REVIEW**

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 4<sup>th</sup> DAY OF Jan, A.D., 2002.

Glenn E. McGregor  
GLENN E. MCGREGOR, PLS  
PROFESSIONAL LAND SURVEYOR NUMBER 4252



**SURVEYOR'S CERTIFICATE**

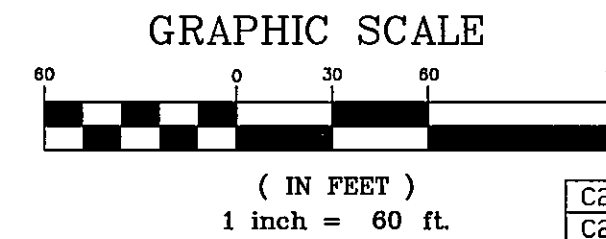
THIS IS TO CERTIFY THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS DESCRIBED IN THE CAPTION, THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF FLORIDA STATUTE 177, THAT THE SURVEY AND LEGAL DESCRIPTION ARE ACCURATE AND THAT THE PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED ACCORDING TO THE LAWS OF THE STATE OF FLORIDA AND THE CITY OF JACKSONVILLE, FLORIDA.  
SIGNED AND SEALED THIS 31 DAY OF Dec., A.D., 2001.

Gil Howat  
GIL HOWAT  
FLORIDA REGISTERED LAND SURVEYOR, NO. 4718

PREPARED BY  
**CHARLES BASSETT & ASSOCIATES, INC.**  
200 CENTURY 21 DRIVE JACKSONVILLE, FLORIDA 32216  
PHONE NO. (904) 724-9433

# CEDAR NORTH PHASE TWO

BEING A PORTION OF GOVERNMENT LOTS 2 AND 3, OF A SUBDIVISION OF THE JOHN BROWARD GRANT, SECTION 38, TOWNSHIP 1 NORTH, RANGE 26 EAST, PLAT BOOK 1, PAGES 7 AND 8 OF THE FORMER PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



PLAT BOOK **54** PAGE **85B**  
SHEET 3 OF 8 SHEETS

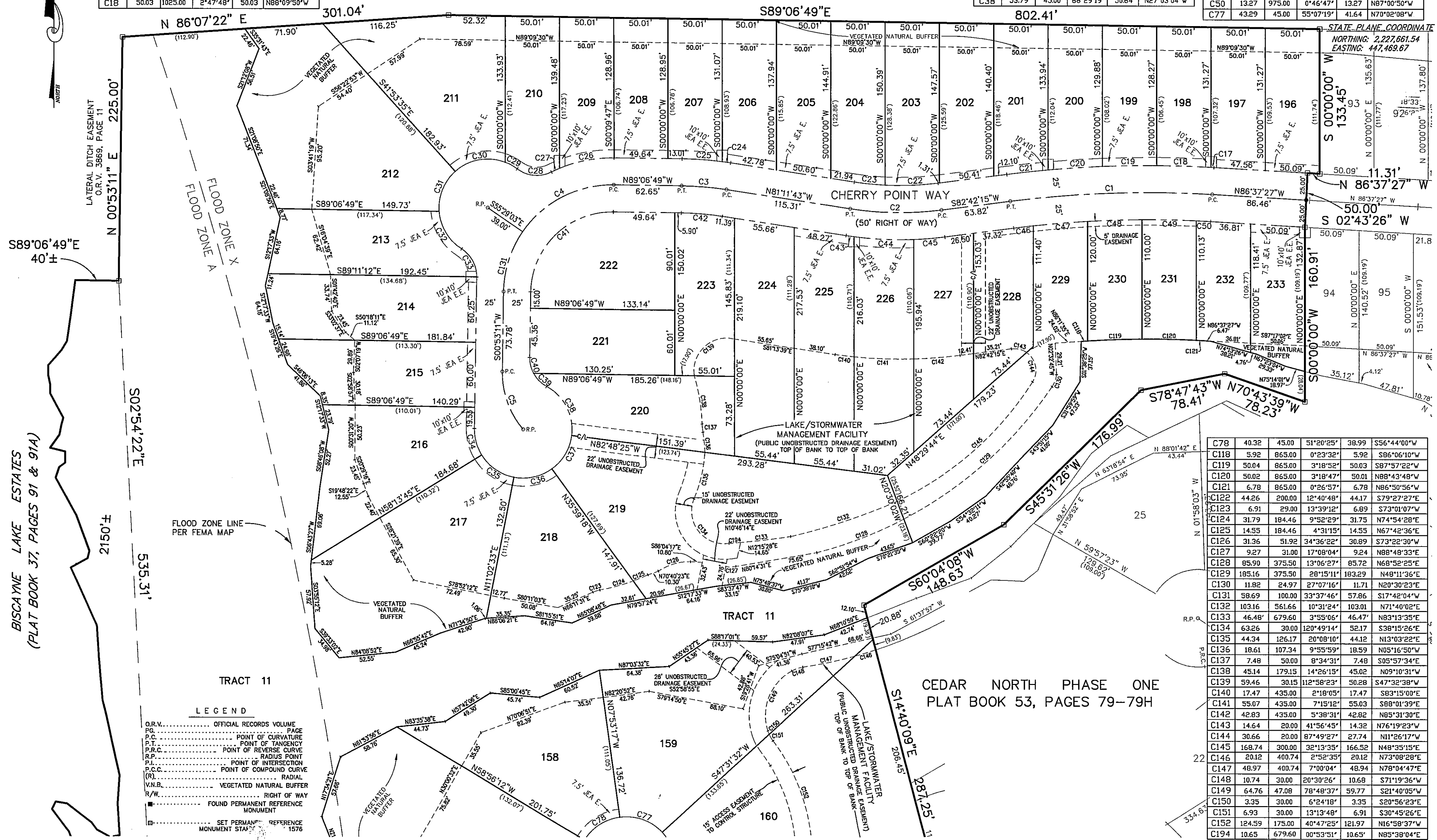
CURVE	LENGTH	RADIUS	DELTA	CHORD	C. BEARING
C1	196.26	1000.00	10°40'19"	185.99	S88°02'24"W
C2	84.30	300.00	16°06'02"	84.03	S89°14'44"E
C3	41.46	300.00	7°55'06"	41.43	N85°09'16"W
C4	98.39	100.00	56°22'14"	94.46	S62°42'04"W
C5	57.82	80.00	41°24'35"	56.57	S19°49'06"E
C17	2.53	1025.00	0°08'29"	2.53	N86°41'41"W
C18	50.03	1025.00	2°47'48"	50.03	N88°09'50"W

C19	50.01	1025.00	2°47'44"	50.01	S89°02'24"W
C20	50.11	1025.00	2°48'04"	50.11	S86°14'30"W
C21	38.23	1025.00	2°08'19"	38.23	S83°46'21"W
C22	48.80	275.00	10°10'02"	48.73	N87°47'15"E
C23	28.48	275.00	5°56'00"	28.47	S84°09'44"E
C24	7.80	325.00	1°22'33"	7.80	N81°53'00"W
C25	37.11	325.00	6°32'32"	37.09	N85°50'33"W
C26	51.67	125.00	23°40'59"	51.30	S79°02'41"W

C27	8.25	125.00	3°46'48"	8.24	S65°18'48"W
C28	33.32	30.00	63°37'40"	31.63	S84°45'46"E
C29	12.63	45.00	16°05'01"	12.59	N60°59'26"W
C30	49.37	45.00	62°51'39"	46.93	S79°32'14"W
C31	41.24	45.00	52°30'40"	39.81	S21°51'05"W
C32	41.74	45.00	53°08'41"	40.26	S30°58'36"E
C33	30.60	30.00	58°26'08"	29.29	N28°19'53"W
C34	25.65	45.00	32°39'26"	25.30	S15°26'32"E
C35	37.06	45.00	47°11'11"	36.02	S55°21'51"E
C36	36.94	45.00	47°01'51"	35.91	N77°31'38"E
C37	36.77	45.00	46°49'07"	35.76	N30°36'08"E
C38	53.79	45.00	68°29'19"	50.64	N27°03'04"W

C39	17.27	30.00	32°58'40"	17.03	S44°48'24"E
C40	15.29	30.00	29°12'15"	15.13	S13°42'56"E
C41	117.81	75.00	90°00'00"	106.07	S45°53'11"W
C42	38.00	275.00	7°55'06"	37.97	N85°09'16"W
C43	7.38	325.00	1°18'02"	7.38	S81°50'44"E
C44	55.12	325.00	9°43'05"	55.06	S87°21'18"E
C45	28.83	325.00	5°04'54"	28.82	N85°14'42"E
C46	18.11	975.00	1°03'51"	18.11	S83°14'10"W
C47	50.18	975.00	2°56'55"	50.17	S85°14'33"W
C48	50.03	975.00	2°56'24"	50.03	S88°11'13"W
C49	50.02	975.00	2°56'21"	50.01	N88°52'24"W
C50	13.27	975.00	0°46'47"	13.27	N87°00'50"W
C77	43.29	45.00	55°07'19"	41.64	N70°08'08"W

INTERSTATE HIGHWAY NO. 295



STATE PLANE COORDINATE  
NORTHING: 2,227,661.54  
EASTING: 447,469.67

C78	40.32	45.00	51°20'25"	38.99	S56°44'00"W
C118	5.92	865.00	0°23'32"	5.92	S86°06'10"W
C119	50.04	865.00	3°18'52"	50.03	S87°57'22"W
C120	50.02	865.00	3°18'47"	50.01	N88°43'48"W
C121	6.78	865.00	0°26'57"	6.78	N86°50'56"W
C122	44.26	200.00	12°40'48"	44.17	S79°27'27"E
C123	6.91	29.00	13°39'12"	6.89	S73°01'07"W
C124	31.79	184.46	9°52'29"	31.75	N74°54'28"E
C125	14.55	184.46	4°31'15"	14.55	N67°42'36"E
C126	31.36	51.92	34°36'22"	30.89	S73°22'30"W
C127	9.27	31.00	17°08'04"	9.24	N88°48'33"E
C128	85.90	375.50	13°06'27"	85.72	N68°52'25"E
C129	185.16	375.50	28°15'11"	183.29	N48°11'36"E
C130	11.82	24.97	27°07'16"	11.71	N20°30'23"E
C131	58.69	100.00	33°37'46"	57.86	S17°42'04"W
C132	103.16	561.66	10°31'24"	103.01	N71°40'02"E
C133	46.48	679.60	3°55'06"	46.47	N83°13'35"E
C134	63.26	30.00	120°49'14"	52.17	S38°15'26"E
C135	44.34	126.17	20°08'10"	44.12	N13°03'22"E
C136	18.61	107.34	9°55'59"	18.59	N05°16'50"W
C137	7.48	50.00	8°34'31"	7.48	S05°57'34"E
C138	45.14	179.15	14°26'15"	45.02	N09°10'31"W
C139	59.46	30.15	112°58'23"	50.28	S47°32'38"W
C140	17.47	435.00	2°18'05"	17.47	S83°15'00"E
C141	55.07	435.00	7°15'12"	55.03	S88°01'39"E
C142	42.83	435.00	5°38'31"	42.82	N85°31'30"E
C143	14.64	20.00	41°56'45"	14.32	N76°19'23"W
C144	30.66	20.00	87°49'27"	27.74	N11°26'17"W
C145	168.74	300.00	32°13'35"	166.52	N48°35'15"E
C146	20.12	400.74	2°52'35"	20.12	N73°08'28"E
C147	48.97	400.74	7°00'04"	48.94	N78°04'47"E
C148	10.74	30.00	20°30'26"	10.68	S71°19'36"W
C149	64.76	47.08	78°48'37"	59.77	S21°40'09"W
C150	3.35	30.00	6°24'18"	3.35	S20°56'23"E
C151	6.93	30.00	13°13'48"	6.91	S30°45'26"E
C152	124.59	175.00	40°47'25"	121.97	N16°58'37"W
C194	10.65	679.60	00°53'51"	10.65	N85°38'04"E

SEE SHEET 4 OF 8

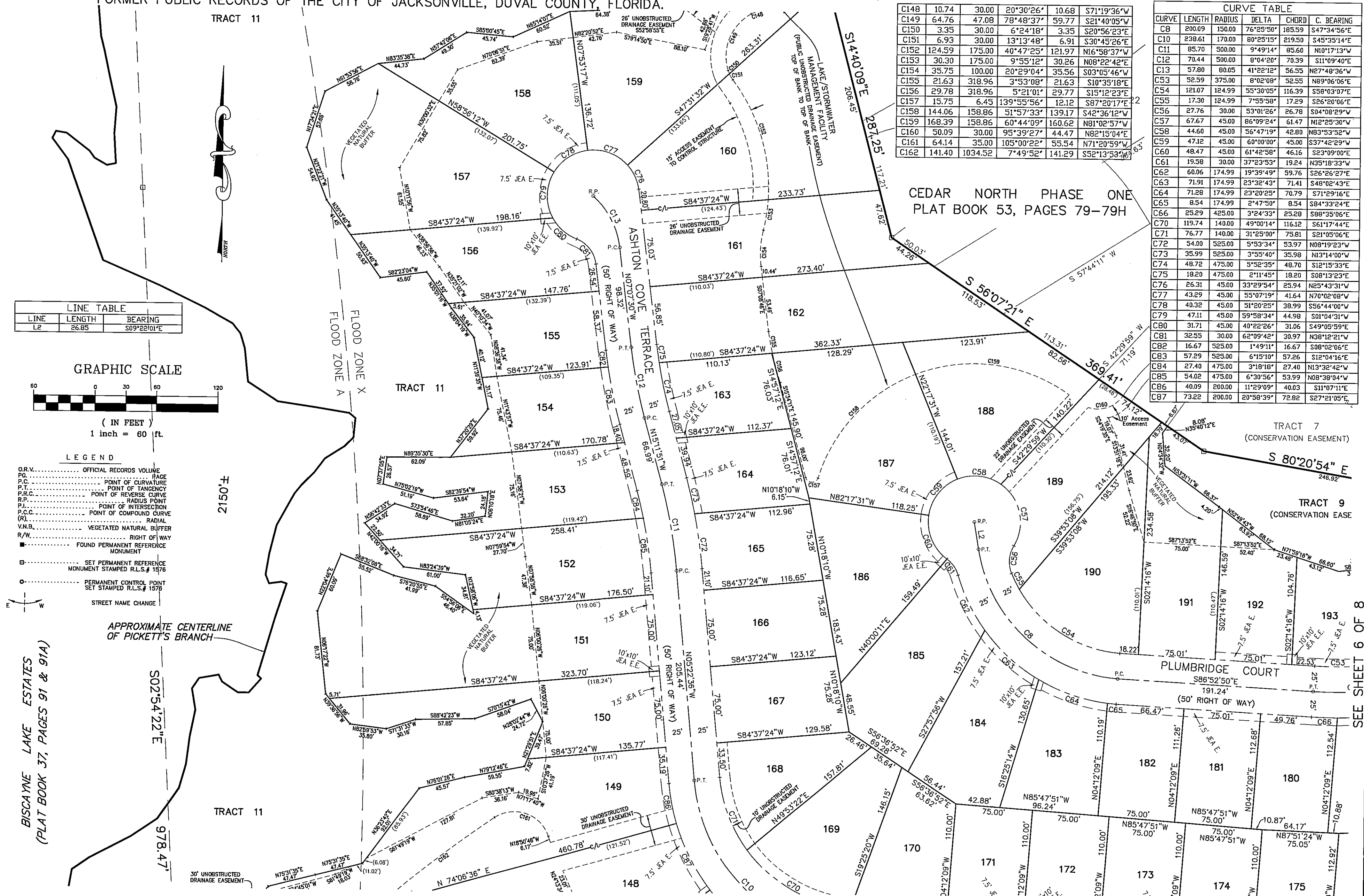
PREPARED BY  
**CHARLES BASSETT & ASSOCIATES, INC.**  
200 CENTURY 21 DRIVE JACKSONVILLE, FLORIDA 32216  
PHONE NO. (904) 724 - 9433

# CEDAR NORTH PHASE TWO

BEING A PORTION OF GOVERNMENT LOTS 2 AND 3, OF A SUBDIVISION OF THE JOHN BROWARD GRANT, SECTION 38, TOWNSHIP 1 NORTH, RANGE 26 EAST, PLAT BOOK 1, PAGES 7 AND 8 OF THE FORMER PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

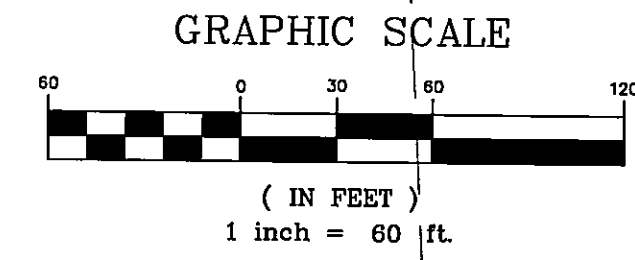
SEE SHEET 3 OF 8

PLAT BOOK **54** PAGE **85C**  
SHEET **4** OF **8** SHEETS



**LINE TABLE**

LINE	LENGTH	BEARING
L2	26.85	S09°22'01"E



- LEGEND**
- ..... OFFICIAL RECORDS VOLUME
  - P.P. PAGE
  - P.C. POINT OF CURVATURE
  - P.T. POINT OF TANGENCY
  - P.R.C. POINT OF REVERSE CURVE
  - R.P. RADIUS POINT
  - P.I. POINT OF INTERSECTION
  - P.C.C. POINT OF COMPOUND CURVE
  - (R) RADIAL
  - V.M.B. VEGETATED NATURAL BUFFER
  - R/W. RIGHT OF WAY
  - FOUND PERMANENT REFERENCE MONUMENT
  - SET PERMANENT REFERENCE MONUMENT STAMPED R.L.S.# 1576
  - PERMANENT CONTROL POINT SET STAMPED R.L.S.# 1576
  - STREET NAME CHANGE

C148	10.74	30.00	20°30'26"	10.68	S71°19'36"W
C149	64.76	47.08	78°48'37"	59.77	S21°40'05"W
C150	3.35	30.00	6°24'18"	3.35	S20°56'23"E
C151	6.93	30.00	13°13'48"	6.91	S30°45'26"E
C152	124.59	175.00	40°47'25"	121.97	N16°58'37"W
C153	30.30	175.00	9°55'12"	30.26	N08°22'42"E
C154	35.75	100.00	40°47'25"	35.56	S03°05'46"W
C155	21.63	318.96	3°53'08"	21.63	S10°35'18"E
C156	29.78	318.96	5°21'01"	29.77	S15°12'23"E
C157	15.75	6.45	139°55'56"	12.12	S87°20'17"E
C158	144.06	158.86	51°57'33"	139.17	S42°36'12"W
C159	168.39	158.86	60°44'09"	160.62	N81°02'57"W
C160	50.09	30.00	95°39'27"	44.47	N82°15'04"E
C161	64.14	35.00	105°00'22"	55.54	N71°20'59"W
C162	141.40	1034.52	7°49'52"	141.29	S52°13'53"W

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	CHORD	C. BEARING
C8	200.09	150.00	76°25'50"	185.59	S47°34'56"E
C10	238.61	170.00	80°25'15"	219.50	S45°35'14"E
C11	85.70	500.00	9°49'14"	85.60	N10°17'13"W
C12	70.44	500.00	8°04'20"	70.39	S11°09'40"E
C13	57.80	80.05	41°22'12"	56.55	N27°48'36"W
C53	52.59	375.00	8°02'08"	52.55	N89°06'06"E
C54	121.07	124.99	55°30'05"	116.39	S58°03'07"E
C55	17.30	124.99	7°55'58"	17.29	S26°20'06"E
C56	27.76	30.00	53°01'26"	26.78	S04°08'29"W
C57	67.67	45.00	86°09'24"	61.47	N12°25'30"W
C58	44.60	45.00	56°47'19"	42.80	N83°53'53"W
C59	47.12	45.00	60°00'00"	45.00	S37°42'29"W
C60	48.47	45.00	61°42'58"	46.16	S23°09'00"E
C61	19.58	30.00	37°23'53"	19.24	N35°18'33"W
C62	60.06	174.99	19°39'49"	59.76	S26°26'27"E
C63	71.91	174.99	23°32'43"	71.41	S48°02'43"E
C64	71.28	174.99	23°20'25"	70.79	S71°29'16"E
C65	8.54	174.99	2°47'50"	8.54	S84°33'24"E
C66	25.29	425.00	3°24'33"	25.28	S88°35'06"E
C70	119.74	140.00	49°00'14"	116.12	S61°17'44"E
C71	76.77	140.00	31°25'00"	75.81	S21°05'06"E
C72	54.00	525.00	5°53'34"	53.97	N08°19'23"W
C73	35.99	525.00	3°55'40"	35.98	N13°14'00"W
C74	48.72	475.00	5°52'35"	48.70	S12°15'33"E
C75	18.20	475.00	2°11'45"	18.20	S08°13'23"E
C76	26.31	45.00	33°29'54"	25.94	N25°43'31"W
C77	43.29	45.00	55°07'19"	41.64	N70°02'08"W
C78	40.32	45.00	51°20'25"	38.99	S56°44'00"W
C79	47.11	45.00	59°58'34"	44.98	S01°04'31"W
C80	31.71	45.00	40°22'26"	31.06	S49°05'59"E
C81	32.55	30.00	62°09'42"	30.97	N08°12'21"W
C82	16.67	525.00	1°49'11"	16.67	S08°02'06"E
C83	57.29	525.00	6°15'10"	57.26	S12°04'16"E
C84	27.40	475.00	3°18'18"	27.40	N13°32'42"W
C85	54.02	475.00	6°30'56"	53.99	N08°39'04"W
C86	40.09	200.00	11°29'09"	40.03	S11°07'11"E
C87	73.22	200.00	20°58'39"	72.82	S27°21'05"E

CEDAR NORTH PHASE ONE  
PLAT BOOK 53, PAGES 79-79H

SEE SHEET 6 OF 8

SEE SHEET 5 OF 8

PREPARED BY  
**CHARLES BASSETT & ASSOCIATES, INC.**  
200 CENTURY 21 DRIVE JACKSONVILLE, FLORIDA 32216  
PHONE NO. (904) 724 - 9433

PSD # 99-021 DEV. # 45233

# CEDAR NORTH PHASE TWO

BEING A PORTION OF GOVERNMENT LOTS 2 AND 3, OF A SUBDIVISION OF THE JOHN BROWARD GRANT, SECTION 38, TOWNSHIP 1 NORTH, RANGE 26 EAST, PLAT BOOK 1, PAGES 7 AND 8 OF THE FORMER PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

GRAPHIC SCALE



PLAT BOOK **54** PAGE **850**  
SHEET **5** OF **8** SHEETS

( IN FEET )

1 inch = 60 ft.

SEE SHEET 4 OF 8

BISCAYNE LAKE ESTATES  
(PLAT BOOK 37, PAGES 91 & 91A)

APPROXIMATE CENTERLINE  
OF PICKETT'S BRANCH

S02°54'22"E

±15012

49.7±

TRACT 11

TRACT 11

397.16'

151

150

149

148

147

146

TRACT 10

145

144

143

142

141

140

166

167

168

169

170

171

172

173

174

175

185

184

183

182

181

180

ASHTON COVE TERRACE

(60' RIGHT OF WAY)

N 86°07'51" W

1339±

CURVE	LENGTH	RADIUS	DELTA	CHORD	C. BEARING
C8	200.09	150.00	76°25'50"	183.59	S47°34'56"E
C9	16.12	470.00	1°57'54"	16.12	S86°46'48"E
C10	238.61	170.00	80°25'15"	219.50	S45°35'14"E
C53	52.59	375.00	8°02'08"	52.55	N89°06'06"E
C54	121.07	124.99	55°30'05"	116.39	S88°03'07"E
C63	71.91	174.99	23°32'43"	71.41	S48°02'43"E
C64	71.28	174.99	23°20'25"	70.79	S71°29'16"E
C65	8.54	174.99	2°47'50"	8.54	S84°33'24"E
C66	25.29	425.00	3°24'33"	25.28	S88°35'06"E
C69	15.09	440.00	1°57'54"	15.09	S86°46'48"E
C70	119.74	140.00	49°00'14"	116.12	S61°17'44"E
C71	76.77	140.00	31°25'00"	75.81	S21°05'06"E
C86	40.09	200.00	11°29'09"	40.03	S11°07'11"E
C87	73.22	200.00	20°58'39"	72.82	S27°21'05"E
C88	72.74	200.00	20°50'19"	72.34	S48°15'34"E
C89	50.40	200.00	14°26'20"	50.27	S65°53'53"E
C90	33.59	25.00	76°59'12"	31.12	N34°37'27"W
C91	39.42	25.00	90°20'00"	35.46	S49°02'09"W
C92	17.15	500.00	1°57'54"	17.15	S86°46'48"E
C122	44.26	200.00	12°40'48"	44.17	S79°27'27"E

C161	64.14	35.00	105°00'22"	55.54	N71°20'59"W
C162	141.40	1034.52	7°49'52"	141.29	S52°13'53"W
C163	82.28	135.01	34°55'00"	81.01	N65°32'09"E
C164	21.33	15.74	77°40'44"	19.74	S44°09'20"W
C165	57.31	325.58	10°05'09"	57.24	S00°41'47"E
C166	40.20	30.00	76°46'49"	37.26	S54°56'22"E
C167	33.20	85.13	22°20'47"	32.99	N75°29'51"E
C168	88.16	120.00	42°05'30"	86.19	S85°22'12"W
C169	47.61	86.00	31°43'05"	47.00	S89°26'36"E
C170	24.36	40.00	34°53'43"	23.99	N87°51'17"W
C171	9.50	40.00	13°36'47"	9.48	N63°36'02"W
C172	91.66	120.00	43°46'00"	89.45	N34°54'38"W
C173	56.19	90.65	35°30'58"	55.30	S30°47'07"E
C174	11.10	90.65	7°01'00"	11.09	S52°03'06"E
C175	96.92	101.23	54°51'11"	93.26	S82°59'12"E
C176	52.94	45.61	66°29'44"	50.02	N36°20'21"E
C177	38.43	30.00	73°23'23"	35.85	N33°36'13"W
C178	59.00	251.36	13°26'57"	58.87	S63°34'26"E
C179	50.03	251.36	11°24'17"	49.95	S51°08'49"E
C180	23.88	100.00	13°41'02"	23.83	S38°36'10"E
C181	22.54	100.00	12°54'50"	22.49	S25°18'13"E

### LEGEND

- O.R.V. .... OFFICIAL RECORDS VOLUME
- P.G. .... PAGE
- P.C. .... POINT OF CURVATURE
- P.T. .... POINT OF TANGENCY
- P.R.C. .... POINT OF REVERSE CURVE
- R.P. .... RADIUS POINT
- P.I. .... POINT OF INTERSECTION
- P.C.C. .... POINT OF COMPOUND CURVE
- (R) .... RADIAL
- V.N.B. .... VEGETATED NATURAL BUFFER
- R/W. .... RIGHT OF WAY
- .... FOUND PERMANENT REFERENCE MONUMENT
- .... SET PERMANENT REFERENCE MONUMENT STAMPED R.L.S.# 1578
- .... PERMANENT CONTROL POINT SET STAMPED R.L.S.# 1576
- — — — — STREET NAME CHANGE

150' JACKSONVILLE ELECTRIC AUTHORITY RIGHT OF WAY AS PER OFFICIAL RECORDS VOLUME 2712, PAGE 625

PREPARED BY  
**CHARLES BASSETT & ASSOCIATES, INC.**  
200 CENTURY 21 DRIVE JACKSONVILLE, FLORIDA 32216  
PHONE NO. (904) 724 - 9433

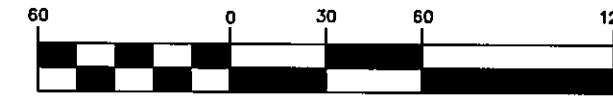
PSD # 99-021 DEV. #

SEE SHEET 6 OF 8

# CEDAR NORTH PHASE TWO

BEING A PORTION OF GOVERNMENT LOTS 2 AND 3, OF A SUBDIVISION OF THE JOHN BROWARD GRANT, SECTION 38, TOWNSHIP 1 NORTH, RANGE 26 EAST, PLAT BOOK 1, PAGES 7 AND 8 OF THE FORMER PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

GRAPHIC SCALE



( IN FEET )  
1 inch = 60 ft.

PLAT BOOK **54** PAGE **85E**  
SHEET **6** OF **8** SHEETS



LINE TABLE

LINE	LENGTH	BEARING
L1	4.28	S87°45'44"E
L2	26.83	S09°22'01"E

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	C. BEARING
C6	35.85	200.00	10°16'18"	35.81	S87°06'07"W
C7	77.87	400.00	11°09'12"	77.74	N87°32'34"E
C8	200.09	150.00	76°25'50"	185.59	S47°34'56"E
C9	16.12	470.00	1°57'54"	16.12	S86°46'48"E
C51	40.34	225.00	10°16'18"	40.28	S87°06'07"W
C52	20.41	375.00	3°07'04"	20.40	N83°31'30"E
C53	52.59	375.00	8°02'08"	52.55	N89°06'06"E
C54	121.07	124.99	55°30'05"	116.39	S58°03'07"E
C55	17.30	124.99	7°55'58"	17.29	S26°20'06"E
C56	27.76	30.00	53°01'26"	26.78	S04°08'29"W
C57	67.67	45.00	86°09'24"	61.47	N12°25'30"W
C58	44.60	45.00	56°47'19"	42.80	N83°53'52"W
C59	47.12	45.00	60°00'00"	45.00	S37°42'29"W
C60	48.47	45.00	61°42'58"	46.16	S23°09'00"E
C61	19.58	30.00	37°23'53"	19.24	N35°18'33"W
C62	60.06	174.99	19°39'49"	59.76	S26°26'27"E
C63	71.91	174.99	23°32'43"	71.41	S48°02'43"E
C64	71.28	174.99	23°20'25"	70.79	S71°29'16"E
C65	8.54	174.99	2°47'50"	8.54	S84°33'24"E
C66	25.29	425.00	3°24'33"	25.28	S88°35'06"E
C67	57.44	425.00	7°44'40"	57.40	N85°50'18"E
C68	7.51	175.00	2°27'34"	7.51	S83°11'45"W
C69	15.09	440.00	1°57'54"	15.09	S86°46'48"E
C92	17.15	500.00	1°57'54"	17.15	S86°46'48"E

LEGEND

- OFFICIAL RECORDS VOLUME
- ... POINT OF CURVATURE
- ... POINT OF TANGENCY
- ... POINT OF REVERSE CURVATURE
- ... POINT OF INTERSECTION
- ... POINT OF COMPOUND CURVE
- ... RADIUS POINT
- ... VEGETATED NATURAL BUFFER
- ... 75.00' RIGHT OF WAY
- ... FOUND PERMANENT REFERENCE MONUMENT
- ... SET PERMANENT REFERENCE MONUMENT STAMPED R.L.S.# 1576
- ... PERMANENT CONTROL POINT SET STAMPED R.L.S.# 1576
- STREET NAME CHANGE

CEDAR NORTH PHASE ONE  
PLAT BOOK 53, PAGES 79-79H

POINT OF BEGINNING N 86°07'51" W  
(PARCEL B)  
STATE PLANE COORDINATE  
NORTHING: 2,225,829.81  
EASTING: 447,726.31

SEE SHEET 4 OF 8

SEE SHEET 5 OF 8

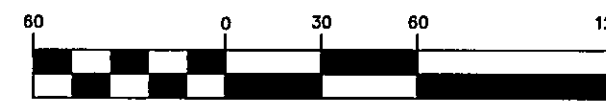
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# CEDAR NORTH PHASE TWO

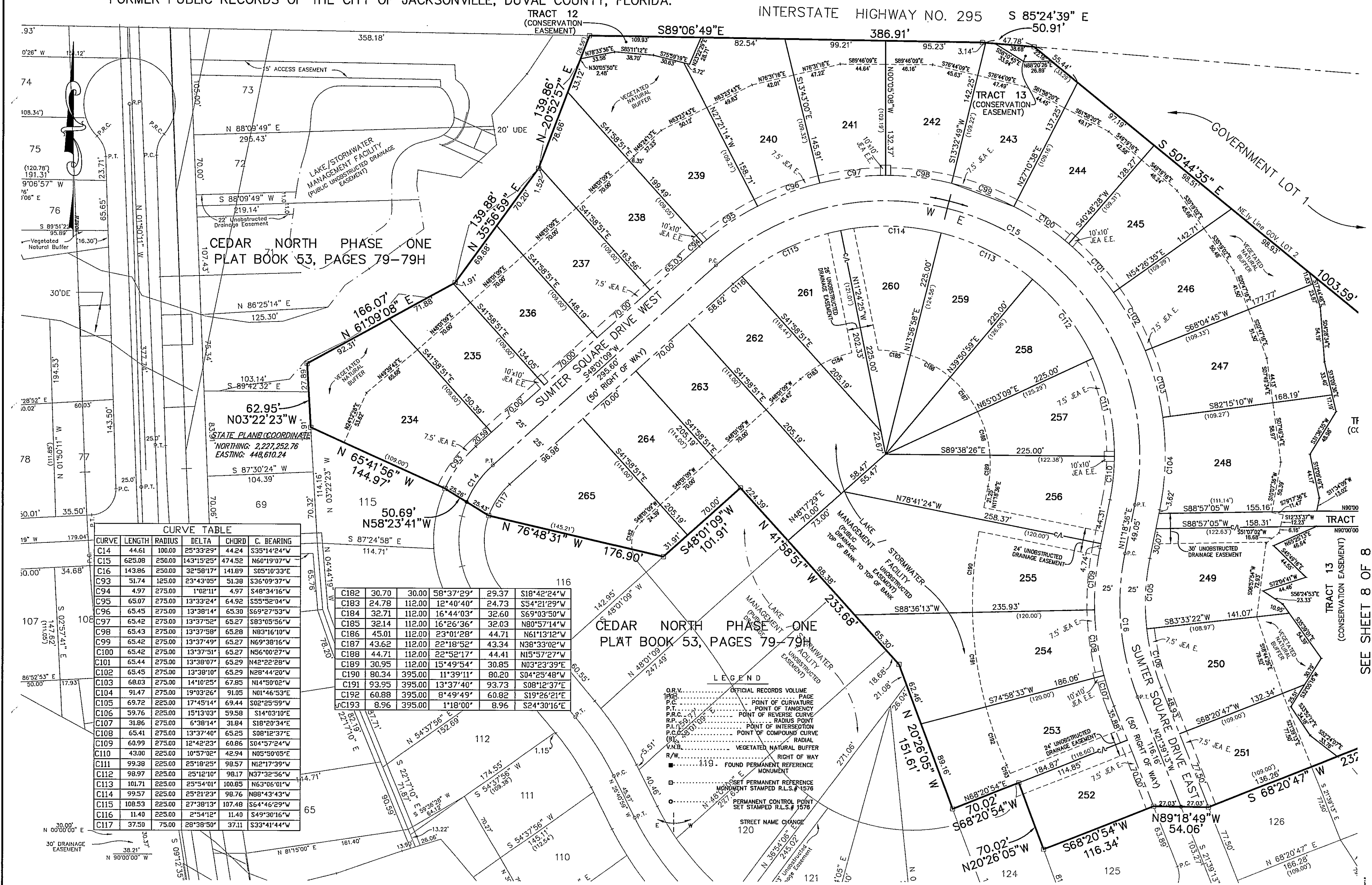
BEING A PORTION OF GOVERNMENT LOTS 2 AND 3, OF A SUBDIVISION OF THE JOHN BROWARD GRANT, SECTION 38, TOWNSHIP 1 NORTH, RANGE 26 EAST, PLAT BOOK 1, PAGES 7 AND 8 OF THE FORMER PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

GRAPHIC SCALE



( IN FEET )  
1 inch = 60 ft.

PLAT BOOK **54** PAGE **85F**  
SHEET 7 OF 8 SHEETS



**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	CHORD	C. BEARING
C14	44.61	100.00	25°33'29"	44.24	S35°14'24"W
C15	625.08	250.00	143°15'25"	474.52	N60°19'07"W
C16	143.86	250.00	32°58'17"	141.89	S05°10'33"E
C93	51.74	125.00	23°43'05"	51.38	S36°09'37"W
C94	4.97	275.00	1°02'11"	4.97	S48°34'16"W
C95	65.07	275.00	13°33'24"	64.92	S55°52'04"W
C96	65.45	275.00	13°38'14"	65.30	S69°27'53"W
C97	65.42	275.00	13°37'52"	65.27	S83°05'56"W
C98	65.43	275.00	13°37'58"	65.28	N83°16'10"W
C99	65.42	275.00	13°37'49"	65.27	N69°38'16"W
C100	65.42	275.00	13°37'51"	65.27	N56°00'27"W
C101	65.44	275.00	13°38'07"	65.29	N42°22'28"W
C102	65.45	275.00	13°38'10"	65.29	N28°44'20"W
C103	68.03	275.00	14°10'25"	67.85	N14°50'02"W
C104	91.47	275.00	19°03'26"	91.05	N01°46'53"E
C105	69.72	225.00	17°45'14"	69.44	S02°25'59"W
C106	59.76	225.00	15°13'03"	59.58	S14°03'10"E
C107	31.86	275.00	6°38'14"	31.84	S18°20'34"E
C108	65.41	275.00	13°37'40"	65.25	S08°12'37"E
C109	60.99	275.00	12°42'23"	60.86	S04°57'24"W
C110	43.00	225.00	10°57'02"	42.94	N05°50'05"E
C111	99.38	225.00	25°18'25"	98.57	N12°17'39"W
C112	98.97	225.00	25°12'10"	98.17	N37°32'56"W
C113	101.71	225.00	25°54'01"	100.85	N63°06'01"W
C114	99.57	225.00	25°21'23"	98.76	N88°43'43"W
C115	108.53	225.00	27°38'13"	107.48	S64°46'29"W
C116	11.40	225.00	2°54'12"	11.40	S49°30'16"W
C117	37.50	75.00	28°38'50"	37.11	S33°41'44"W

C182	30.70	30.00	58°37'29"	29.37	S18°42'24"W
C183	24.78	112.00	12°40'40"	24.73	S54°21'29"W
C184	32.71	112.00	16°44'03"	32.60	S69°03'50"W
C185	32.14	112.00	16°26'36"	32.03	N80°57'14"W
C186	45.01	112.00	23°01'28"	44.71	N61°13'12"W
C187	43.62	112.00	22°18'52"	43.34	N38°33'02"W
C188	44.71	112.00	22°52'17"	44.41	N15°57'27"W
C189	30.95	112.00	15°49'54"	30.85	N03°23'39"E
C190	80.34	395.00	11°39'11"	80.20	S04°25'48"W
C191	93.95	395.00	13°37'40"	93.73	S08°12'37"E
C192	60.88	395.00	8°49'49"	60.82	S19°26'21"E
C193	8.96	395.00	1°18'00"	8.96	S24°30'16"E

- LEGEND**
- ..... OFFICIAL RECORDS VOLUME
  - ..... PAGE
  - P.C. POINT OF CURVATURE
  - P.T. POINT OF TANGENCY
  - P.R.C. POINT OF REVERSE CURVE
  - R.P. RADIUS POINT
  - P.C.I. POINT OF INTERSECTION
  - P.C.C. POINT OF COMPOUND CURVE
  - ..... RADIAL
  - ..... VEGETATED NATURAL BUFFER
  - R/W RIGHT OF WAY
  - ..... FOUND PERMANENT REFERENCE MONUMENT
  - ..... SET PERMANENT REFERENCE MONUMENT STAMPED R.L.S.# 1576
  - ..... PERMANENT CONTROL POINT SET STAMPED R.L.S.# 1576
  - ..... STREET NAME CHANGE
  - ..... 120

PREPARED BY  
**CHARLES BASSETT & ASSOCIATES, INC.**  
200 CENTURY 21 DRIVE JACKSONVILLE, FLORIDA 32216  
PHONE NO. (904) 724 - 9433

SEE SHEET 8 OF 8

