

# CEDARBROOK NORTH

SEE SHEET 2 FOR GENERAL NOTES

A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

### CAPTION

A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THOSE CERTAIN LAND RECORDED IN OFFICIAL RECORDS BOOK 13335, PAGE 1521 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, SAID POINT BEING SITUATE ON THE SOUTHERLY RIGHT-OF-WAY LINE OF CEDAR POINT ROAD (A 60.00 FOOT RIGHT-OF-WAY), SAID RIGHT-OF-WAY LINE BEING A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1879.86 FEET; THENCE EASTERLY AROUND AND ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 792.89 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 88°30'09" EAST, 787.02 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 76°25'10" EAST, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 448.72 FEET TO THE NORTHEAST CORNER OF THOSE CERTAIN LAND RECORDED IN OFFICIAL RECORDS VOLUME 2912, PAGE 122 OF SAID CURRENT PUBLIC RECORDS AND TO A POINT SITUATE ON THE EASTERLY LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE SOUTH 00°19'53" EAST, ALONG SAID LAST MENTIONED LINE AND ALONG THE EASTERLY LINE OF SAID LANDS IN OFFICIAL RECORDS VOLUME 2912, PAGE 122, A DISTANCE OF 512.08 FEET TO THE SOUTHEAST CORNER OF SAID LANDS AND THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE SOUTH 89°16'00" WEST, ALONG THE SOUTH LINE OF SAID LAST MENTIONED LANDS AND THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4, AND ALONG THE NORTHERLY LINE OF SAID LANDS IN OFFICIAL RECORDS BOOK 13335, PAGE 1521, A DISTANCE OF 1282.07 FEET; THENCE NORTH 00°21'48" WEST, ALONG THE WESTERLY LINE OF SAID OFFICIAL RECORDS BOOK 13335, PAGE 1521 AND ALONG THE WESTERLY LINE OF THAT CERTAIN 60.00 FOOT EASEMENT FOR INGRESS AND EGRESS RECORDED IN OFFICIAL RECORDS BOOK 10151, PAGE 943 OF SAID CURRENT PUBLIC RECORDS, A DISTANCE OF 642.17 FEET TO THE AFORESAID SOUTHERLY RIGHT-OF-WAY LINE OF CEDAR POINT ROAD; THENCE NORTHEASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG AND AROUND THE ARC OF AFOREMENTIONED CURVE, AN ARC DISTANCE OF 61.38 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 78°28'44" EAST 61.38 FEET POINT OF BEGINNING.

### 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.

John Kappas Date: 10/28/14  
James M. Robinson, P.E.  
Director of Public Works

### CLERK'S CERTIFICATE

2014247242

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 67 Pages 118-121 of the Public Records of Duval County, Florida.

Signed this 30<sup>th</sup> day of October A.D., 2014.  
Ronnie Fissel By: W. Britton  
Clerk: Deputy Clerk

### PLAT CONFORMITY REVIEW

This Plat has been reviewed and found in compliance with Part 1, Chapter 177, Florida Statutes, this 28 day of October, 2014.

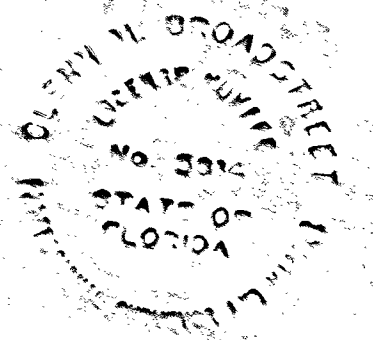
W. Monroe Hazen, Jr.  
W. Monroe Hazen, Jr.  
Professional Surveyor and Mapper No. 3398

### SURVEYOR'S CERTIFICATE

I hereby Certify that this is a true and correct representation of the lands 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 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 zoning rules and regulations of the City of Jacksonville, currently in effect have been complied with.

Signed this 12 day of August A.D., 2014.

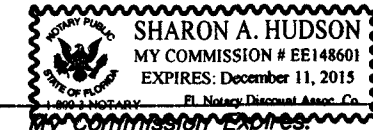
William M. Broadstreet  
William M. Broadstreet  
Florida Professional Surveyor and Mapper No. 5814  
Tri-State Land Surveyors, Inc.  
5875 Mining Terrace #209  
Jacksonville, Florida 32257



STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of August A.D., 2014, by Zacharia J. Scott, as Vice President, of Fidelity Bank on behalf of the Corporation who is personally known to me.

Sharon A. Hudson  
Sharon A. Hudson  
Notary Public State of Florida at Large



### ADOPTION and DEDICATION

This is to certify that Partners Three Holdings, LLC, a Limited Liability Company under the laws of the State of Florida, is the lawful owner of the lands described in the caption hereon known as CEDARBROOK NORTH, 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 easements for utilities, sewer and Tract "A" Lift Station are hereby irrevocably dedicated to JEA its successors and assigns. All roads, parkways, lanes, courts, walkways, easements for drainage, and non-access easements, except the Park, Landscape/Rec Tracts and 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, 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 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 and treatment systems shown on this plat are owned in fee simple title by the abutting owner(s), 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 successors and assigns. The City of Jacksonville by acceptance of this plat assumes no responsibility whatsoever for said lakes and treatment systems.
- (3) Upon failure of the Home Owners Association to the obligation of maintenance and any other matters pertaining to said lakes/stormwater management facilities as well as Tracts and Parcels for any use, the obligation would then fall equally on the lot owners as shown hereon said plat.
- (4) 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 and treatment systems shown on this plat, but shall have the right to maintain the water level in accordance with any State or Local permits 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 forever release, discharge and indemnify the City of Jacksonville and save it harmless from and liable and expense in connection with loss of life, bodily or personal injury or property damage or any other damaged 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 CEDARBROOK NORTH. Owners successors and assigns shall be subject to this release and this indemnification and the covenants herein shall run with the land and the successors and assigns of the owner and shall be subject to it.

The undersigned Owner(s) do hereby reserve unto themselves and assigns, an easement for landscaping and construction of signs over all non access easements, and also easement(s) 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 "EA-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 "EA-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.

Those easements designated as "EA Utility Easements" are hereby irrevocably dedicated to JEA, its successors and assigns, for its non-exclusive use in conjunction with the installation, maintenance, and use of water reuse, water, sewer, and/or other public utilities.

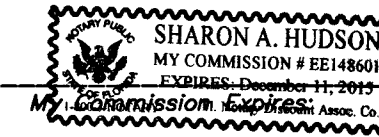
In witness thereof, (Owner), has caused these presents to be signed by its Manager, This 18<sup>th</sup> Day of August 2014.

Witness: Sara J. Hall PARTNERS THREE HOLDINGS, LLC  
Sharon A. Hudson Richard R. Dostie, as Manager

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of August A.D., 2014, by Richard R. Dostie as Manager, of Partners Three Holdings, LLC on behalf of the Company who is personally known to me.

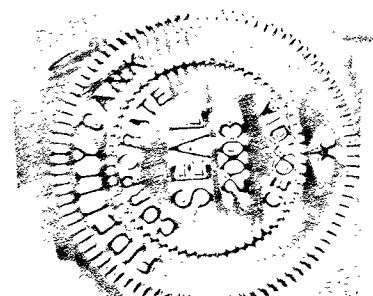
Sharon A. Hudson  
Notary Public State of Florida at Large



### CONSENT AND JOINDER TO PLAT DEDICATION

The undersigned hereby certifies that it is the holder of the mortgage, lien or other encumbrance recorded in Official Records Book 16790 page 1157 of the Public Records of Duval County, Florida, and all modifications thereto ("Mortgage"), encumbering the lands described in the caption hereon. The undersigned hereby joins and consents to the dedications by the Owner of the lands described in the Adoption and Dedication section herein, and agrees that the Mortgage shall be subordinated to said dedications.

Witness: Sara J. Hall FIDELITY BANK  
Sharon A. Hudson



Zacharia J. Scott  
Zacharia J. Scott, as Vice President  
PREPARED BY:  
TRI-STATE LAND SURVEYORS, INC.  
5875 MINING TERRACE #209  
JACKSONVILLE, FLORIDA 32257  
PHONE (904) 880-2535  
CITY DEV. # 8690



# CEDARBROOK NORTH

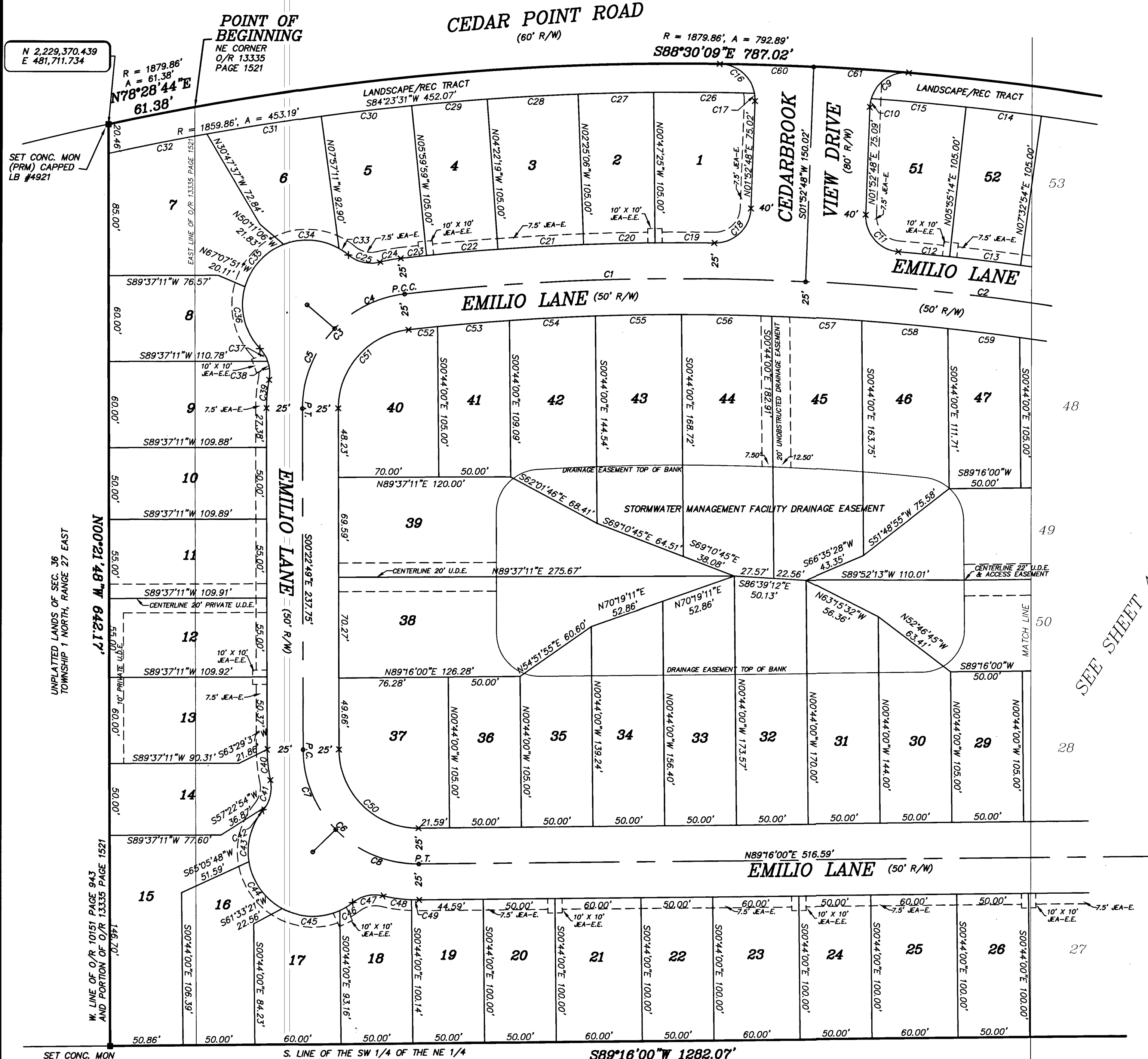
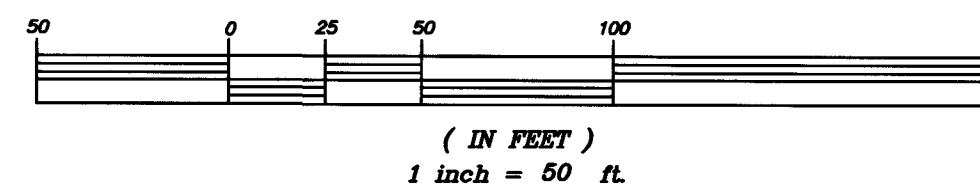
A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 67 PAGE 120

SHEET 3 OF 4 SHEETS

SEE SHEET 2 FOR GENERAL NOTES

GRAPHIC SCALE



CURVE	RADIUS	ARC	TANGENT	CHORD	BEARING	DELTA
C1	1729.86	279.86	140.23	279.55	S88°02'38"W	09°16'10"
C2	1729.86	246.11	123.26	245.90	N83°14'45"W	08°09'05"
C3	80.00	116.93	71.77	106.84	S41°30'52"W	83°47'21"
C4	80.00	55.41	28.87	54.31	S63°34'00"W	39°41'06"
C5	80.00	61.58	32.41	60.07	S21°40'19"W	44°06'15"
C6	80.00	126.16	80.49	113.49	S45°33'24"E	90°21'11"
C7	80.00	61.64	32.44	60.12	S22°27'09"E	44°08'41"
C8	80.00	64.52	34.13	62.78	S67°37'45"E	46°12'31"
C9	25.00	34.40	20.55	31.75	S55°12'47"W	78°50'28"
C10	25.00	6.07	3.05	6.06	S08°50'11"W	13°54'45"
C11	25.00	38.02	23.78	34.46	S41°41'07"E	87°07'49"
C12	1729.86	35.86	17.93	35.86	N84°39'54"W	01°10'15"
C13	1729.86	49.86	24.93	49.86	N83°15'56"W	01°37'40"
C14	1859.86	52.84	26.42	52.84	N83°15'55"W	01°37'40"
C15	1859.86	66.30	33.16	66.30	N85°06'02"W	02°02'33"
C16	25.00	34.40	20.55	31.75	N49°57'45"W	78°50'28"
C17	25.00	5.42	2.72	5.41	N04°19'52"W	12°25'19"
C18	25.00	38.70	24.43	34.95	N46°13'18"E	88°41'00"
C19	1729.86	41.47	20.73	41.46	S89°53'11"W	01°21'14"
C20	1729.86	49.86	24.93	49.86	S88°23'44"W	01°37'40"
C21	1729.86	59.83	29.92	59.83	S86°36'18"W	01°57'13"
C22	1729.86	49.86	24.93	49.86	S84°48'51"W	01°37'40"
C23	1729.86	18.11	9.05	18.11	S83°42'17"W	00°35'28"
C24	105.00	14.57	7.30	14.56	S79°28'59"W	07°57'08"
C25	25.00	23.52	12.71	22.86	S77°35'30"E	53°54'10"
C26	1859.86	70.20	35.11	70.20	N89°42'32"W	02°09'46"
C27	1859.86	52.84	26.42	52.84	S88°23'45"W	01°37'40"
C28	1859.86	63.41	31.71	63.41	S86°36'18"W	01°57'13"
C29	1859.86	52.84	26.42	52.84	S84°48'52"W	01°37'40"
C30	1859.86	63.41	31.71	63.40	S83°01'26"W	01°57'12"
C31	1859.86	80.68	40.35	80.68	S80°48'15"W	02°29'08"
C32	1859.86	69.79	34.90	69.79	S78°29'11"W	02°09'00"
C33	45.00	8.01	4.02	8.00	N55°44'23"W	10°11'55"
C34	45.00	39.81	21.31	38.52	N86°10'58"W	50°41'16"
C35	45.00	41.45	22.33	40.00	S42°05'08"W	52°46'32"
C36	45.00	46.46	25.54	44.43	S13°52'53"E	59°09'29"
C37	25.00	10.43	5.29	10.35	N31°30'29"W	23°54'17"
C38	25.00	13.09	6.70	12.94	N04°33'24"W	29°59'53"
C39	105.00	19.83	9.95	19.80	S05°01'52"W	10°49'22"
C40	105.00	21.58	10.83	21.54	S06°16'06"E	11°46'35"
C41	25.00	19.32	10.17	18.84	N09°58'37"E	44°16'02"
C42	25.00	3.15	1.58	3.14	N35°42'57"E	07°12'38"
C43	45.00	38.18	20.32	37.04	S15°00'59"W	48°36'36"
C44	45.00	41.45	22.33	40.00	S35°40'35"E	52°46'32"
C45	45.00	41.51	22.37	40.06	S88°29'31"E	52°51'19"
C46	45.00	10.56	5.31	10.54	N58°21'17"E	13°27'05"
C47	25.00	22.46	12.05	21.71	S77°22'05"W	51°28'40"
C48	105.00	19.95	10.01	19.92	S82°20'13"E	10°53'17"
C49	105.00	5.41	2.71	5.41	S89°19'26"E	02°57'08"
C50	55.00	88.73	55.34	78.02	S45°33'24"E	90°21'11"
C51	55.00	80.43	48.34	73.45	S41°30'52"W	83°47'21"
C52	1704.86	20.41	10.21	20.41	S83°45'08"W	00°41'10"
C53	1704.86	50.14	25.07	50.14	S84°56'16"W	01°41'07"
C54	1704.86	60.06	30.03	60.06	S86°47'22"W	02°01'06"
C55	1704.86	60.01	30.01	60.00	S88°48'25"W	02°01'00"
C56	1704.86	62.95	31.48	62.95	N89°07'37"W	02°06'56"
C57	1704.86	62.64	31.32	62.63	N87°01'00"W	02°06'18"
C58	1704.86	60.31	30.16	60.31	N84°57'02"W	02°01'37"
C59	1704.86	58.79	29.40	58.78	N82°56'58"W	01°58'32"
C60	1879.86	65.56	32.78	65.55	N88°23'03"W	01°59'53"
C61	1879.86	66.24	33.12	66.23	N86°22'33"W	02°01'08"

SEE SHEET 4 OF 4 SHEETS

PREPARED BY  
**TRI-STATE LAND SURVEYORS, INC.**  
 5875 MINING TERRACE #209  
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