

CEDARBROOK PHASE 1

A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 1 NORTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

CAPTION

A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE, AT THE SOUTHEAST CORNER OF CEDAR BROOK NORTH, AS RECORDED IN PLAT BOOK 67, PAGES 118 THROUGH 121, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE SOUTH 89°16'00" WEST, ALONG THE SOUTH BOUNDARY LINE OF SAID CEDAR BROOK NORTH, A DISTANCE OF 47.53 FEET TO THE WEST LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 16700, PAGE 582, SAID CURRENT PUBLIC RECORDS AND THE POINT OF BEGINNING; THENCE SOUTH 00°05'02" EAST, ALONG LAST SAID LINE AND ALONG THE WEST LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 16897, PAGE 2048, SAID CURRENT PUBLIC RECORDS, A DISTANCE OF 765.19 FEET; THENCE SOUTH 89°18'35" WEST, A DISTANCE OF 359.05 FEET; THENCE NORTH 00°41'25" WEST, A DISTANCE OF 64.41 FEET; THENCE SOUTH 89°18'35" WEST, A DISTANCE OF 110.00 FEET TO A POINT ON A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 225.00 FEET; THENCE SOUTHEAST ALONG AND AROUND SAID CURVE AN ARC DISTANCE OF 27.92 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 04°14'43" EAST, 27.90 FEET; THENCE SOUTH 89°18'35" WEST, A DISTANCE OF 161.13 FEET; THENCE NORTH 00°41'25" WEST, A DISTANCE OF 71.17 FEET; THENCE NORTH 01°22'37" WEST, A DISTANCE OF 50.04 FEET; THENCE NORTH 00°41'25" WEST, A DISTANCE OF 120.07 FEET; THENCE SOUTH 89°07'45" WEST, A DISTANCE OF 105.45 FEET; THENCE SOUTH 86°54'47" WEST, A DISTANCE OF 185.89 FEET; THENCE SOUTH 22°38'48" WEST, A DISTANCE OF 437.24 FEET; THENCE SOUTH 71°57'45" WEST, A DISTANCE OF 75.22 FEET; THENCE NORTH 88°18'00" WEST, A DISTANCE OF 160.14 FEET TO THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 4435, PAGE 91, SAID CURRENT PUBLIC RECORDS; THENCE NORTH 01°43'30" EAST, ALONG LAST SAID LINE, A DISTANCE OF 906.65 FEET TO THE SOUTHEAST CORNER OF CEDAR GLEN UNIT ONE, AS RECORDED IN PLAT BOOK 60 PAGES 90 THROUGH 95, SAID CURRENT PUBLIC RECORDS; THENCE NORTH 00°20'14" WEST, ALONG THE EAST LINE OF SAID CEDAR GLEN UNIT ONE, A DISTANCE OF 13.59 FEET TO THE SOUTHWEST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 6890, PAGE 377, SAID CURRENT PUBLIC RECORDS; THENCE NORTH 89°16'00" EAST, ALONG THE SOUTH LINE OF LAST SAID LANDS AND ALONG THE SOUTH BOUNDARY LINE OF AFOREMENTIONED CEDAR BROOK NORTH, A DISTANCE OF 1294.63 FEET TO THE POINT OF BEGINNING.

CONTAINING 932,537 SQ. FT. - 21.4± ACRES, MORE OR LESS.

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT PARTNERS THREE HOLDINGS, LLC, A FLORIDA 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 PHASE 1, 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, WAYS, COURTS, ACCESS EASEMENTS, EXCEPTING THEREFROM TRACT "A" CONSERVATION & DRAINAGE, ALL PRIVATE EASEMENTS, TRACT "B" CONSERVATION, TRACT "C" RECREATION, AND TRACT "D" FUTURE USE, 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 SHOWN ON THIS PLAT 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 RIGHTS OF WAY AS NOTED ABOVE, TOGETHER WITH ALL SUBSTANCES OR MATTER WHICH MAY FLOW OR PASS FROM RIGHTS OF WAY, 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 OR 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 OWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS. THE CITY OF JACKSONVILLE BY ACCEPTANCE OF THIS PLAT ASSUMES NO RESPONSIBILITY WHATSOEVER FOR SAID LAKES AND TREATMENT SYSTEMS. 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.
- (3) THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS, SHALL NOT BE LIABLE NOR RESPONSIBLE FOR THE CREATION, OPERATION, FAILURE OR DESTRUCTION OF WATER LEVEL CONTROL EQUIPMENT WHICH MAY BE CONSTRUCTED OR INSTALLED BY THE OWNER OR ANY OTHER PERSON WITHIN THE AREA OF THE LANDS HEREBY PLATTED, OR OF THE LAKES 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 SUITS, ACTION, DAMAGES AND LIABILITY AND EXPENSE IN CONNECTION WITH LOSS OF LIFE, BODILY OR PERSONAL INJURY OR PROPERTY DAMAGE OR ANY OTHER DAMAGES 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 PHASE 1. 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 UNRESTRICTED ACCESS EASEMENTS AND PRIVATE UNOBSTRUCTED DRAINAGE EASEMENTS SHOWN ON THIS PLAT, THE MAINTENANCE RESPONSIBILITIES OF WHICH SHALL BE THOSE OF THE OWNER, ITS SUCCESSORS AND ASSIGNS.

THOSE EASEMENTS DESIGNATED AS "JEA-E-E" ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM.

THOSE EASEMENTS DESIGNATED AS "JEA EASEMENT" 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 JEA 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 WHEREOF, THE UNDERSIGNED OWNER HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE DESIGNATED OFFICERS SHOWN BELOW ON THIS 21st DAY OF December, 2016.

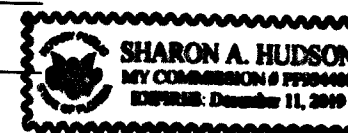
SYNOVUS BANK
A GEORGIA BANKING CORPORATION
BY: Sara J. Hall
WITNESS: Sara J. Hall
SARA J. HALL
TYPE OR PRINT NAME
WITNESS: Sharon A. Hubson
SHARON A. HUBSON
TYPE OR PRINT NAME

BY: Mark Math
MVP
SYNOVUS BANK

MORTGAGE DEDICATION: "THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF THE MORTGAGE, LIEN OR OTHER ENCUMBRANCE RECORDED IN OFFICIAL RECORDS BOOK 17678, PAGE 1620, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. SYNOVUS BANK, A GEORGIA BANKING CORPORATION, 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."

NOTARY FOR SYNOVUS BANK
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21st DAY OF December, A.D., 2016 BY MARK MATHEWS, SYNOVUS BANK, A GEORGIA BANKING CORPORATION, WHO IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

Sharon A. Hubson
NOTARY PUBLIC, STATE OF FLORIDA
SHARON A. HUBSON
TYPE OR PRINT NAME
MY COMMISSION EXPIRES: 12/11/19



PARTNERS THREE HOLDINGS, LLC
A FLORIDA LIMITED LIABILITY COMPANY

BY: Richard Dostie
RICHARD DOSTIE
AS MANAGER

WITNESS: Sara J. Hall
SARA J. HALL
TYPE OR PRINT NAME

WITNESS: Sharon A. Hubson
SHARON A. HUBSON
TYPE OR PRINT NAME

STATE OF FLORIDA, COUNTY OF DUVAL
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21st DAY OF December, A.D., 2016, BY RICHARD DOSTIE AS MANAGER OF PARTNERS THREE HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME.

Sharon A. Hubson
NOTARY PUBLIC, STATE OF FLORIDA MY COMMISSION EXPIRES 12/11/19

Sharon A. Hubson
PRINTED NAME COMMISSION NUMBER FF934400



CLERK'S CERTIFICATE
THIS IS TO CERTIFY THAT THIS PLAT HAS APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AND SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN PLAT BOOK 69, PAGES 126-127, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 21st DAY OF December, 2016.

Ronnie Fussell
RONNIE FUSSELL, CLERK OF THE CIRCUIT COURT

K.D. Jeffery
K.D. JEFFERY
DEPUTY CLERK

APPROVED FOR 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 Pappas
JOHN PAPPAS, P.E.
DIRECTOR OF PUBLIC WORKS DATE January 27, 2017

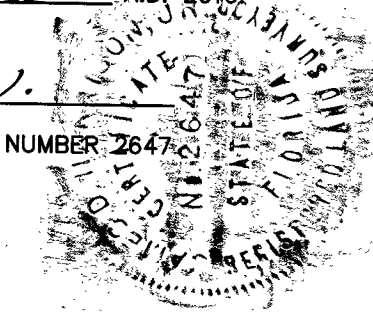
PLAT CONFORMITY REVIEW
THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 20th DAY OF January, 2016.

W. Monroe Hazen
W. MONROE HAZEN,
PROFESSIONAL LAND SURVEYOR NUMBER 3398

CERTIFICATE OF SURVEYOR
KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING CURRENTLY LICENSED AND REGISTERED BY THE STATE OF FLORIDA AS A PROFESSIONAL SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED ABOVE, THAT THE ABOVE PLAT WAS PREPARED UNDER HIS OR HER DIRECTION AND SUPERVISION, AND THAT THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, CURRENT FLORIDA STATUTES.

SIGNED AND SEALED THIS 21st DAY OF Dec., A.D., 2016.

James B. Harrison, Jr.
JAMES B. HARRISON, JR.
PROFESSIONAL SURVEYOR & MAPPER, LICENSE NUMBER 26476
ALL AMERICAN SURVEYORS OF FLORIDA, INC.



PREPARED BY
ALL AMERICAN SURVEYORS OF FLORIDA, INC.
3751 SAN JOSE PLACE SUITE 15
JACKSONVILLE, FLORIDA 32257
904-279-0088
LICENSED BUSINESS NO. 3857

Approved 27 Jan 2017
Date

Sharon A. Hubson
City Engineer

for Director of Public Works

Approved January 20, 2017
Date

Sharon A. Hubson
for General Counsel

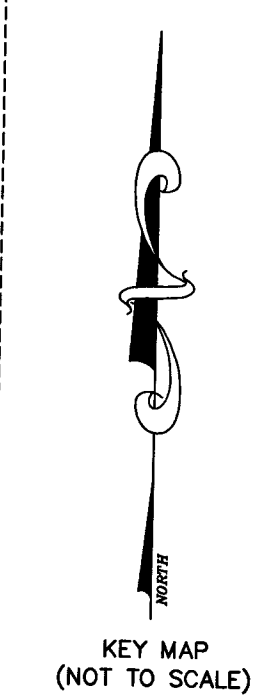
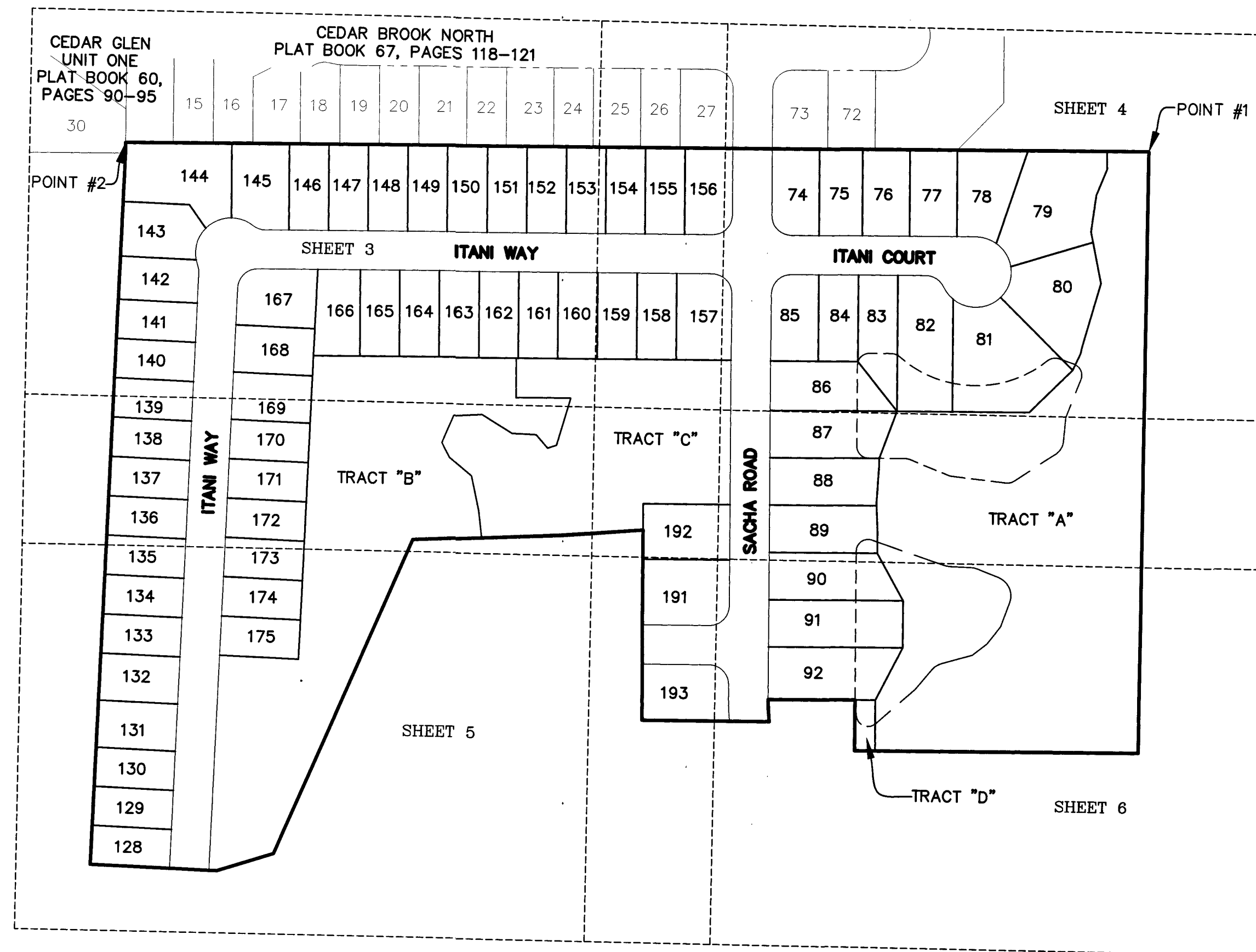
CEDARBROOK PHASE 1

A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 1 NORTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

NOTES:

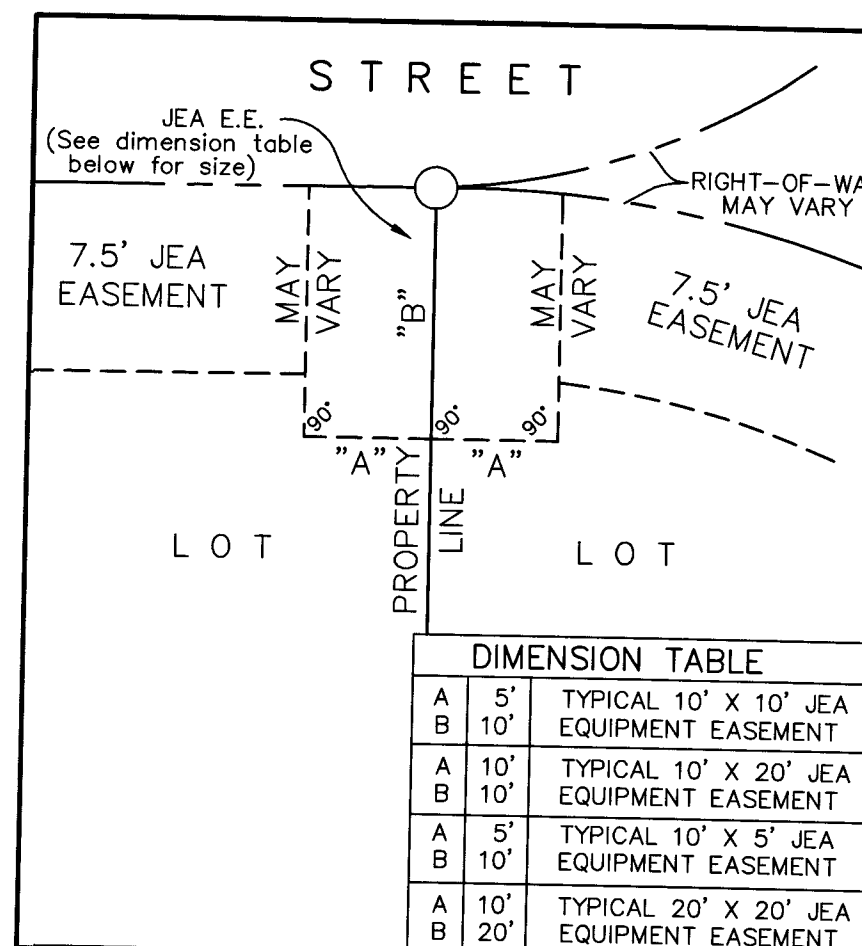
- BEARINGS SHOWN HEREON ARE IN REFERENCE TO THE STATE PLANE COORDINATES AS INDICATED HEREON AND ARE BASED ON THE SOUTH LINE OF CEDAR BROOK NORTH PLAT BOOK 67, PAGES 118-121 AS BEING N89°16'00"E.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED 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 THIS COUNTY.
- THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "X" & "AO" (DEPTH 2') AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 12031C, PANEL NUMBER 0210H, NAVD-88 DATUM, DATED JUNE 3, 2013. HOWEVER, FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
- BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.
- THE TABULATED CURVE AND LINE TABLE(S) SHOWN ON EACH SHEET IS APPLICABLE ONLY TO THE CURVES AND LINES THAT APPEAR ON THAT SHEET.
- CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
- 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 CONSTRUCTION OF DRIVEWAYS AND 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.
- 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.
- ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF ANY ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.
- 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.

POINT	NORTHING	EASTING	DESCRIPTION
1	2228744.27	482950.32	PRM - N.E. CORNER OF PLAT
2	2228727.70	481655.79	PRM - N.W. CORNER OF PLAT



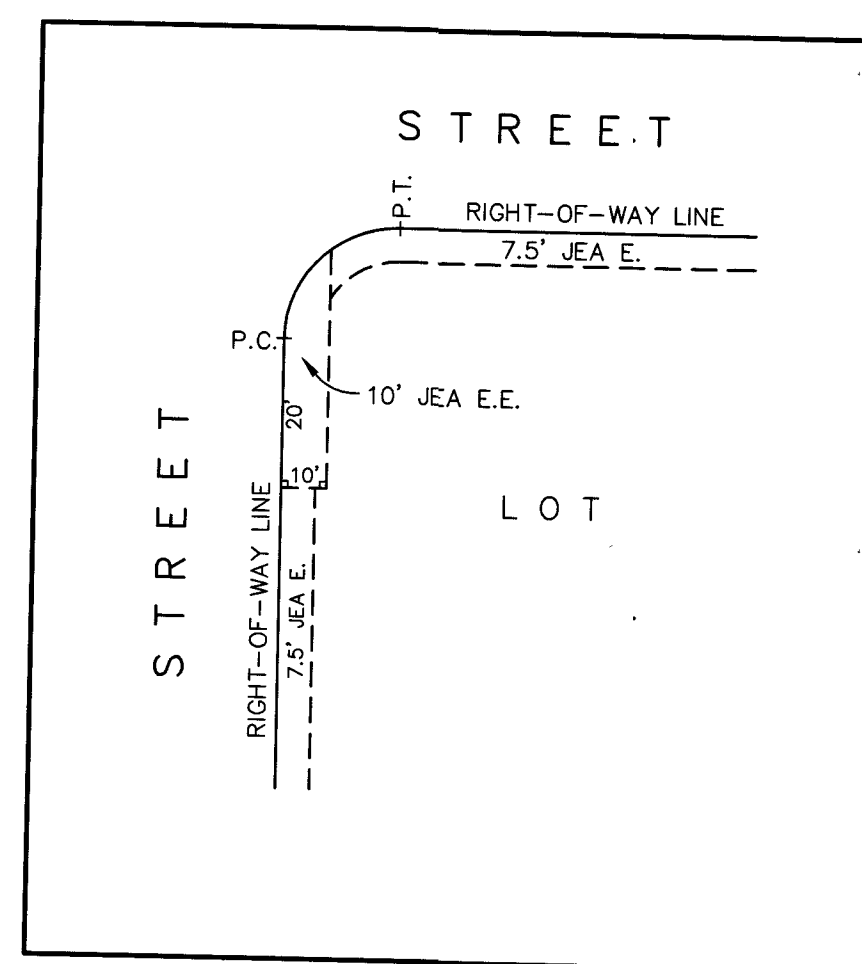
LEGEND

- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.R.C. POINT OF REVERSE CURVATURE
- P.C.C. POINT OF COMPOUND CURVATURE
- R.P. RADIUS POINT
- P.B. PLAT BOOK
- PG(S) PAGE(S)
- ORB OFFICIAL RECORDS BOOK
- JEA-E JEA-EASEMENT
- JEA-E.E. JEA-EQUIPMENT EASEMENT
- C1 CURVE DATA
- L1 LINE DATE
- R/W RIGHT OF WAY
- R RADIUS
- SET 4"x4" CONCRETE MONUMENT
- STAMPED "3857" (UNLESS OTHERWISE NOTED)
- SET NAIL & DISK STAMPED LB "3857"

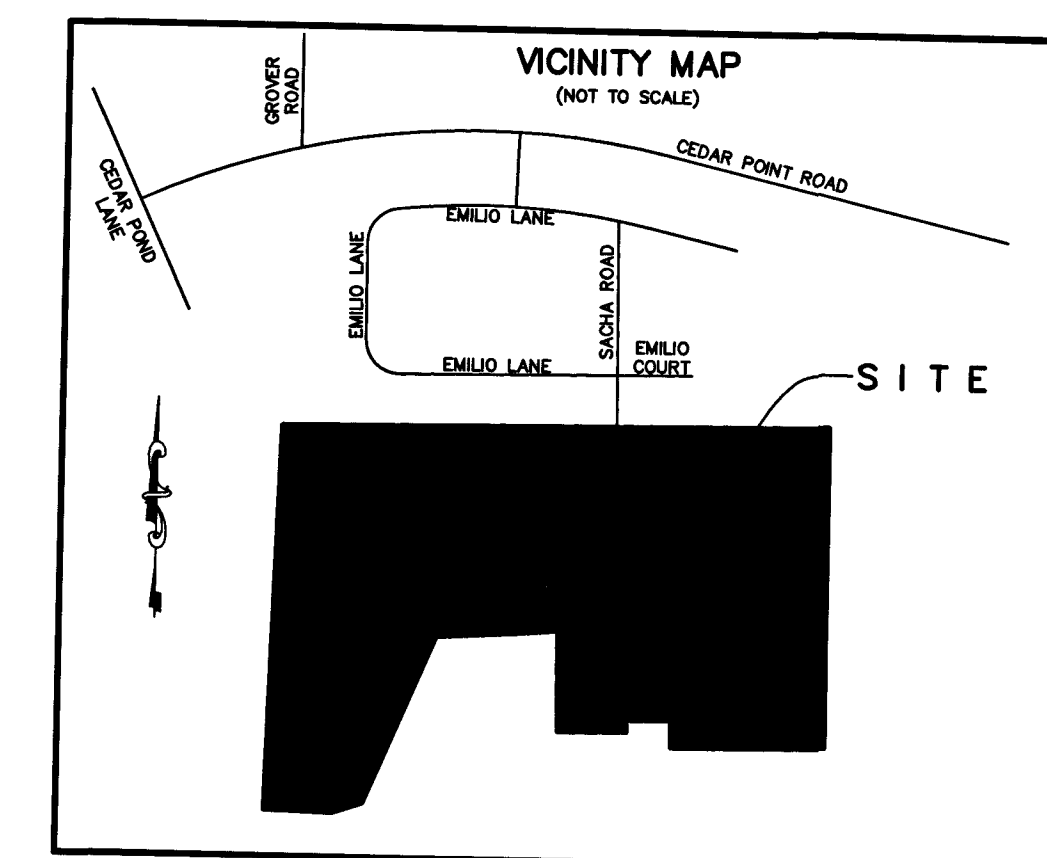


JEA (TYPICAL) EASEMENT DETAIL
(NOT TO SCALE)

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



JEA (TYPICAL) EASEMENT DETAIL
(NOT TO SCALE)



PREPARED BY
ALL AMERICAN SURVEYORS OF FLORIDA, INC.
3751 SAN JOSE PLACE SUITE 15
JACKSONVILLE, FLORIDA 32257
904-279-0088
LICENSED BUSINESS NO. 3857

CEDARBROOK PHASE 1

A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 1 NORTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

CURVE TABLE					
CURVE #	BEARING	CHORD	RADIUS	LENGTH	DELTA
C22	S45°29'04"W	34.60'	25.00'	38.21'	087°33'53"
C23	N09°51'17"W	10.02'	25.00'	10.09'	023°06'48"
C24	S16°54'08"E	7.08'	45.00'	7.08'	009°01'06"
C25	S15°42'48"W	42.40'	45.00'	44.15'	056°12'45"
C26	S66°46'07"W	35.09'	45.00'	36.05'	045°53'53"
C27	N71°27'45"W	29.03'	45.00'	29.56'	037°38'23"
C28	S71°41'17"E	16.32'	25.00'	16.62'	038°05'26"

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

MAP BOOK 69 PAGE 128
SHEET 3 OF 6 SHEETS
SEE SHEET 2 FOR GENERAL NOTES

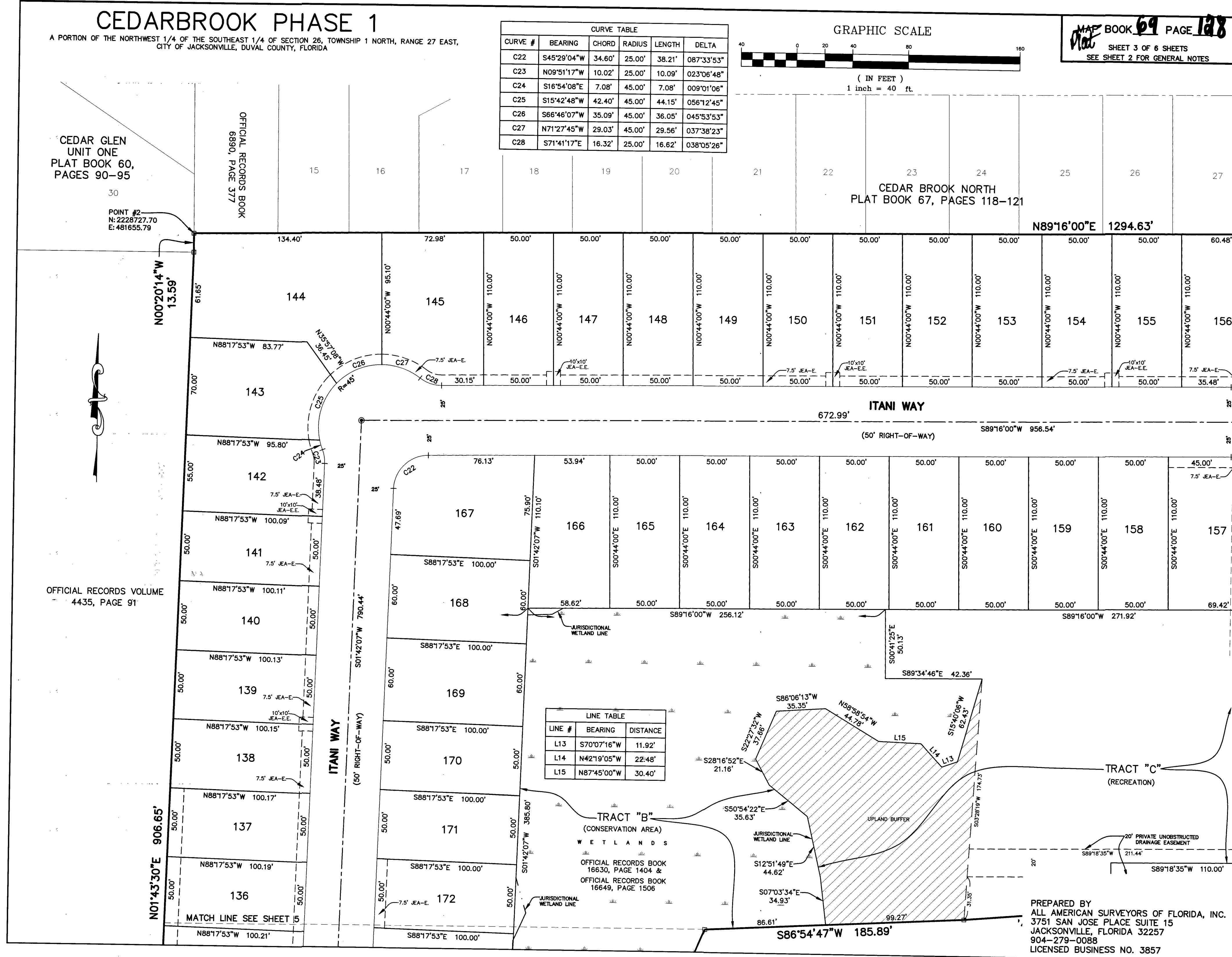
CEDAR GLEN UNIT ONE
PLAT BOOK 60, PAGES 90-95

OFFICIAL RECORDS BOOK
6890, PAGE 377

CEDAR BROOK NORTH
PLAT BOOK 67, PAGES 118-121

POINT #2
N: 2228727.70
E: 481655.79

N89°16'00"E 1294.63'



OFFICIAL RECORDS VOLUME
4435, PAGE 91

N01°43'30"E 906.65'

N00°20'14"W 13.59'

LINE TABLE		
LINE #	BEARING	DISTANCE
L13	S70°07'16"W	11.92'
L14	N42°19'05"W	22.48'
L15	N87°45'00"W	30.40'

TRACT "B"
(CONSERVATION AREA)
WETLANDS
OFFICIAL RECORDS BOOK
16630, PAGE 1404 &
OFFICIAL RECORDS BOOK
16649, PAGE 1506

TRACT "C"
(RECREATION)

PREPARED BY
ALL AMERICAN SURVEYORS OF FLORIDA, INC.
3751 SAN JOSE PLACE SUITE 15
JACKSONVILLE, FLORIDA 32257
904-279-0088
LICENSED BUSINESS NO. 3857

MATCH LINE SEE SHEET 4

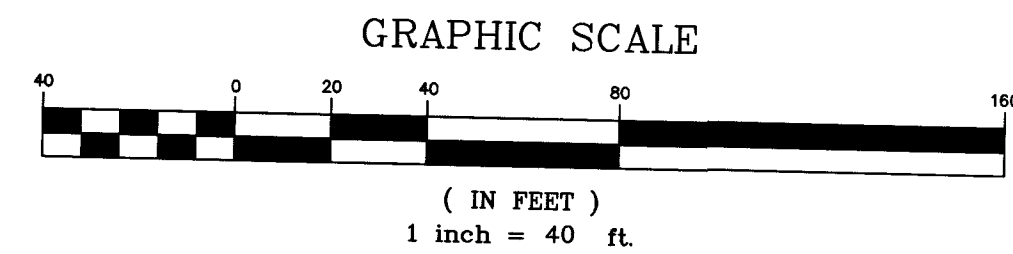
CEDARBROOK PHASE 1

A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 1 NORTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

MAP BOOK 69 PAGE 129
SHEET 4 OF 6 SHEETS
SEE SHEET 2 FOR GENERAL NOTES

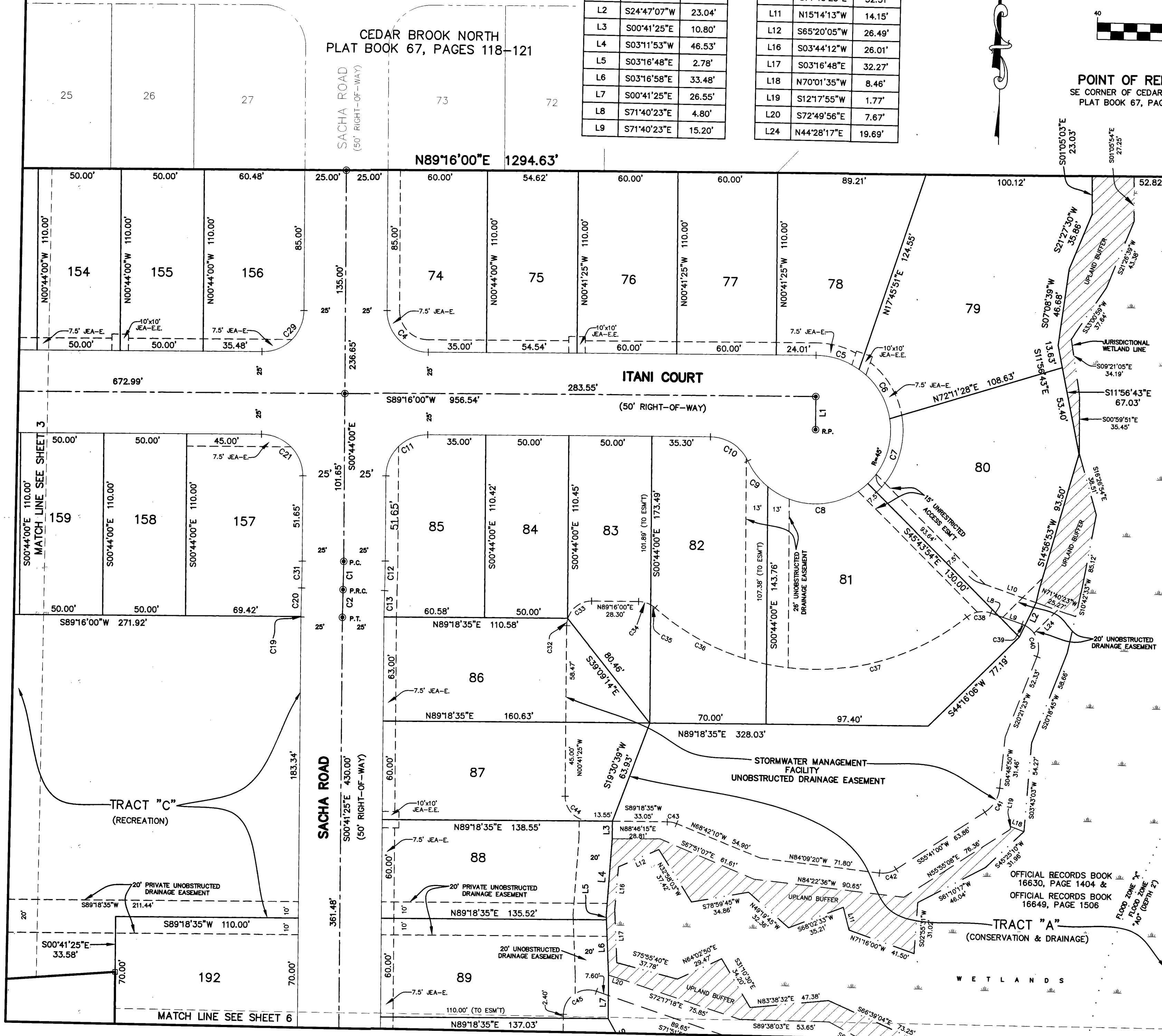
LINE #	BEARING	DISTANCE
L1	S00°44'00"E	20.00'
L2	S24°47'07"W	23.04'
L3	S00°41'25"E	10.80'
L4	S03°11'53"W	46.53'
L5	S03°16'48"E	2.78'
L6	S03°16'58"E	33.48'
L7	S00°41'25"E	26.55'
L8	S71°40'23"E	4.80'
L9	S71°40'23"E	15.20'

LINE #	BEARING	DISTANCE
L10	S71°40'23"E	32.51'
L11	N15°14'13"W	14.15'
L12	S65°20'05"W	26.49'
L16	S03°44'12"W	26.01'
L17	S03°16'48"E	32.27'
L18	N70°01'35"W	8.46'
L19	S12°17'55"W	1.77'
L20	S72°49'56"E	7.67'
L24	N44°28'17"E	19.69'



POINT OF REFERENCE
SE CORNER OF CEDAR BROOK NORTH
PLAT BOOK 67, PAGES 118-121

POINT #1
N: 2228744.27
E: 482950.32
S89°16'00"W
47.53'



CURVE #	BEARING	CHORD	RADIUS	LENGTH	DELTA
C1	N00°14'35"E	17.04'	500.00'	17.04'	001°57'11"
C2	S00°15'53"W	16.67'	500.00'	16.67'	001°54'36"
C4	S45°44'00"E	35.36'	25.00'	39.27'	090°00'00"
C5	N73°15'43"W	27.02'	45.00'	27.45'	034°56'39"
C6	N32°54'16"W	35.00'	45.00'	35.95'	045°46'14"
C7	N17°23'18"E	41.43'	45.00'	43.05'	054°48'55"
C8	N86°43'05"E	60.13'	45.00'	65.85'	083°50'38"
C9	S38°44'07"E	19.67'	45.00'	19.83'	025°14'59"
C10	N58°25'18"W	26.73'	25.00'	28.20'	064°37'23"
C11	S44°16'00"W	35.36'	25.00'	39.27'	090°00'00"
C12	N00°14'35"E	17.89'	525.00'	17.90'	001°57'11"
C13	S00°15'53"W	15.83'	475.00'	15.83'	001°54'36"
C19	S00°40'20"E	0.33'	525.00'	0.33'	000°02'10"
C20	S00°16'58"W	17.17'	525.00'	17.17'	001°52'26"
C21	N45°44'00"W	35.36'	25.00'	39.27'	090°00'00"
C29	N44°16'00"E	35.36'	25.00'	39.27'	090°00'00"
C31	N00°14'35"E	16.19'	475.00'	16.19'	001°57'11"
C32	S07°53'02"W	4.47'	15.00'	4.49'	017°08'54"
C33	S52°51'45"W	17.80'	15.00'	19.06'	072°48'31"
C34	N76°12'31"W	7.52'	15.00'	7.61'	029°02'57"
C35	N55°30'14"W	3.23'	15.00'	3.24'	012°21'37"
C36	S64°21'05"E	75.19'	145.00'	76.06'	030°03'20"
C37	N75°18'52"E	123.96'	145.00'	128.09'	050°36'46"
C38	S79°10'03"W	14.62'	15.00'	15.27'	058°19'07"
C39	N68°01'34"W	1.91'	15.00'	1.91'	007°17'38"
C40	N22°00'41"W	20.22'	15.00'	22.18'	084°44'08"
C41	N30°14'55"E	17.18'	20.00'	17.76'	050°52'10"
C42	N75°45'50"E	10.30'	15.00'	10.51'	040°09'40"
C43	N79°41'47"W	5.72'	15.00'	5.76'	021°59'15"
C44	S45°41'25"E	21.21'	15.00'	23.56'	090°00'00"
C45	S53°43'18"W	24.40'	15.00'	28.49'	108°49'26"

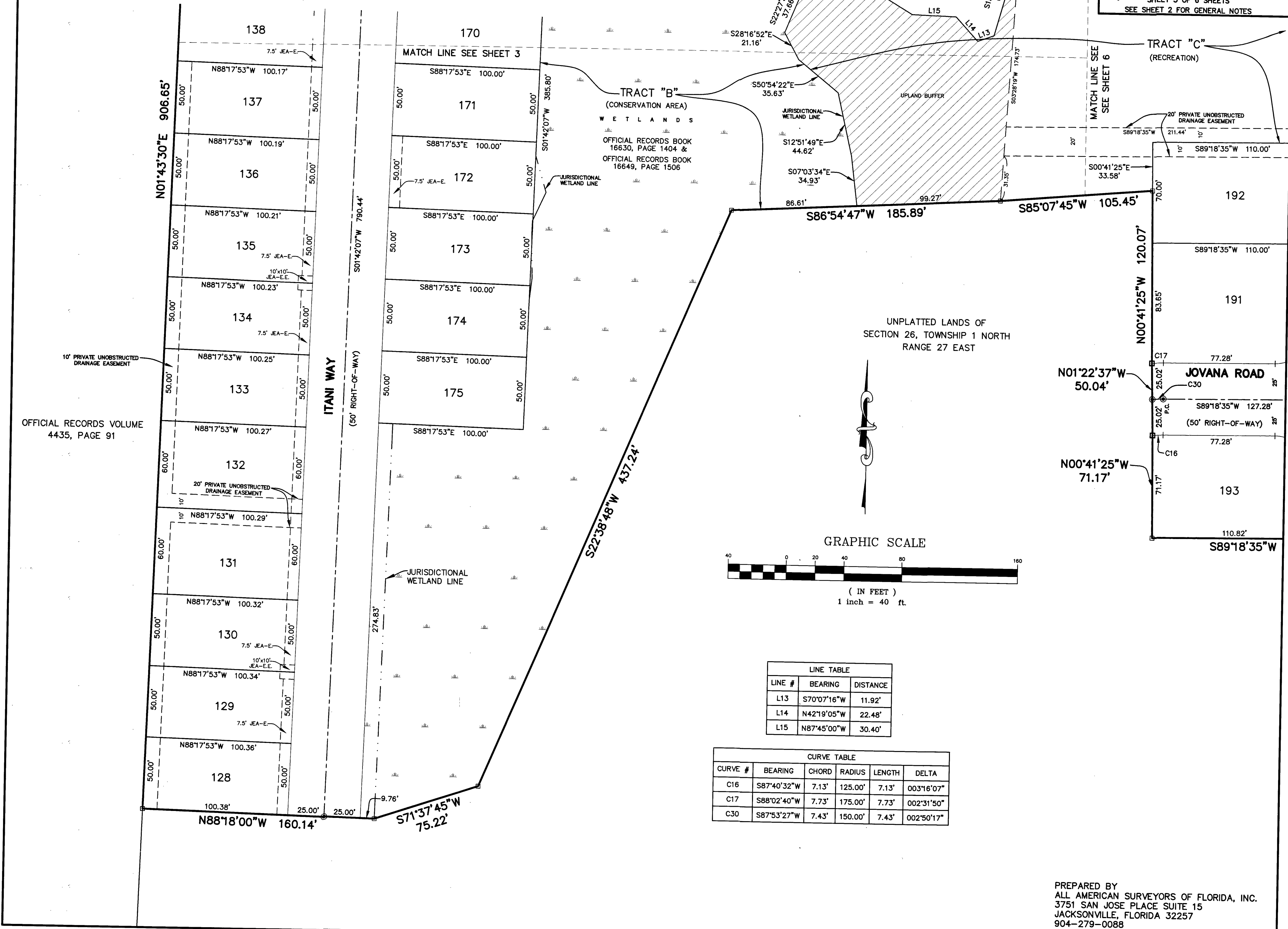
PREPARED BY
ALL AMERICAN SURVEYORS OF FLORIDA, INC.
3751 SAN JOSE PLACE SUITE 15
JACKSONVILLE, FLORIDA 32257
904-279-0088
LICENSED BUSINESS NO. 3857

(PLANS AND PLAT) CITY DEVELOPMENT NO. 873 2004

CEDARBROOK PHASE 1

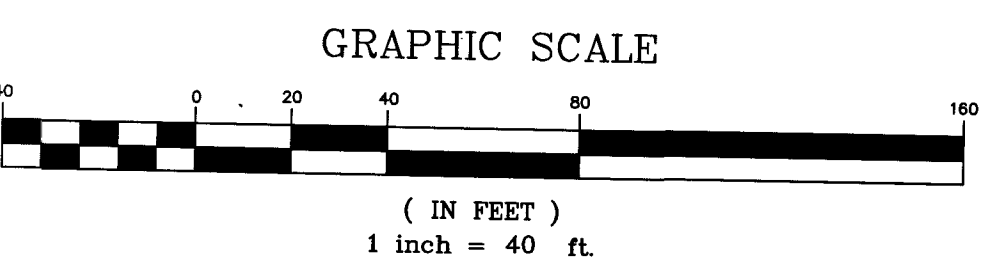
A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 1 NORTH, RANGE 27 EAST,
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

MAP BOOK 69 PAGE 130
SHEET 5 OF 6 SHEETS
SEE SHEET 2 FOR GENERAL NOTES



10' PRIVATE UNOBSTRUCTED DRAINAGE EASEMENT
OFFICIAL RECORDS VOLUME 4435, PAGE 91

OFFICIAL RECORDS BOOK 16630, PAGE 1404 & OFFICIAL RECORDS BOOK 16649, PAGE 1506



LINE TABLE		
LINE #	BEARING	DISTANCE
L13	S70°07'16"W	11.92'
L14	N42°19'05"W	22.48'
L15	N87°45'00"W	30.40'

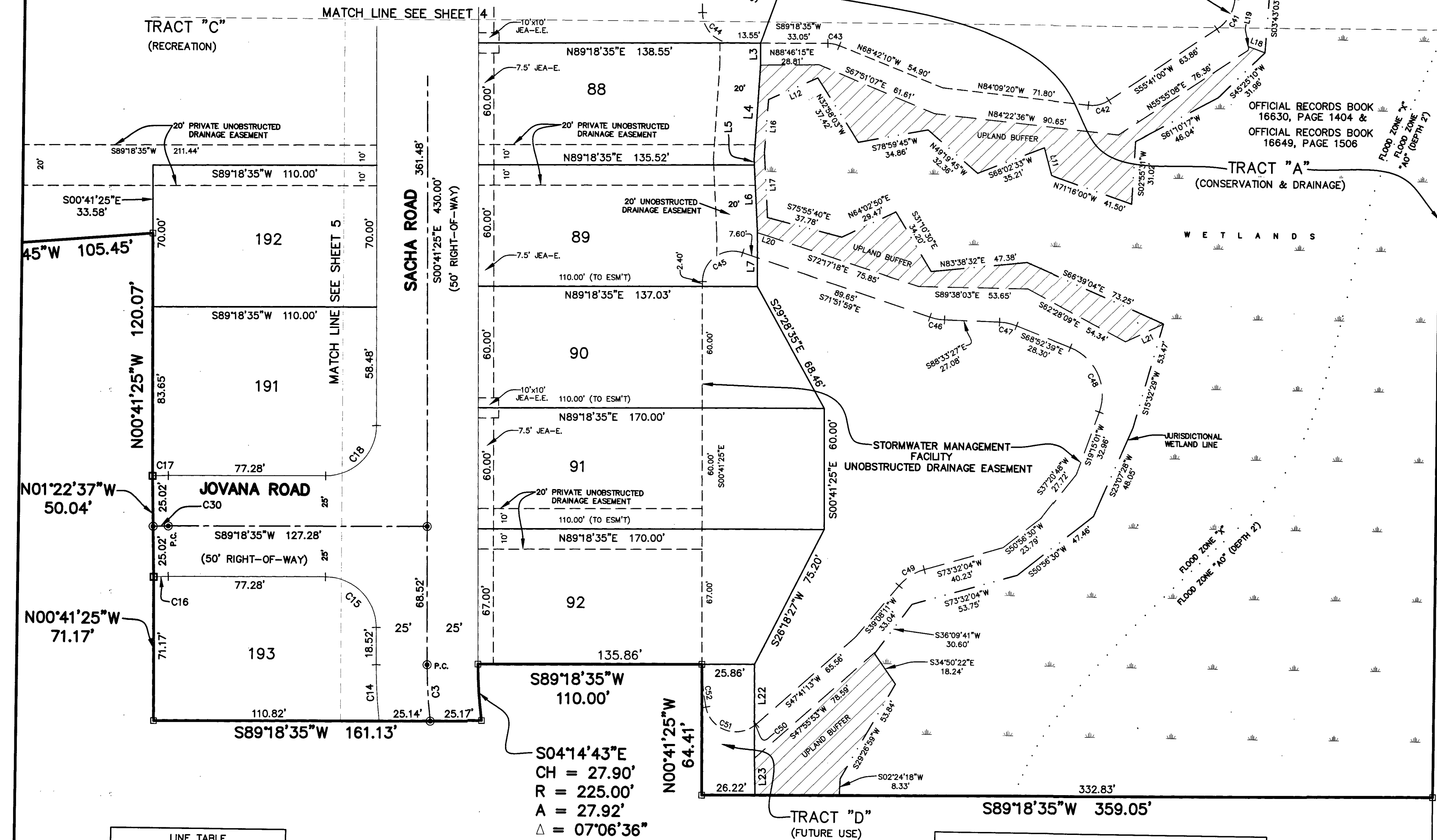
CURVE TABLE				
CURVE #	BEARING	CHORD	RADIUS	DELTA
C16	S87°40'32"W	7.13'	125.00'	7.13'
C17	S88°02'40"W	7.73'	175.00'	7.73'
C30	S87°53'27"W	7.43'	150.00'	7.43'

PREPARED BY
ALL AMERICAN SURVEYORS OF FLORIDA, INC.
3751 SAN JOSE PLACE SUITE 15
JACKSONVILLE, FLORIDA 32257
904-279-0088
LICENSED BUSINESS NO. 3857

(PLANS AND PLAT) CITY DEVELOPMENT NO. 8757.001

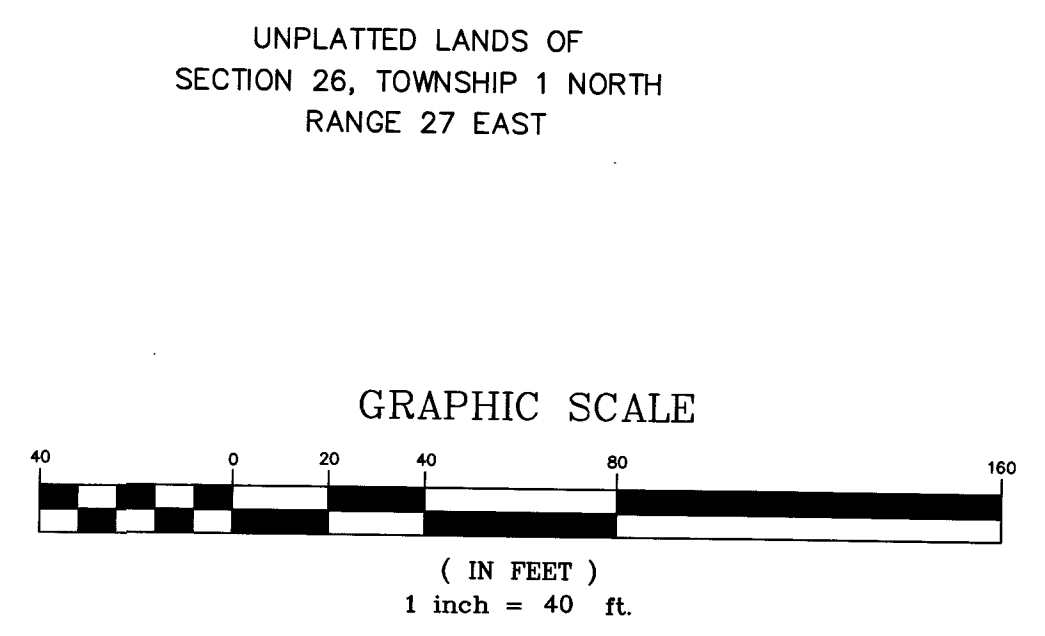
CEDARBROOK PHASE 1

A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 1 NORTH, RANGE 27 EAST,
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA



LINE TABLE

LINE #	BEARING	DISTANCE
L3	S00°41'25"E	10.80'
L4	S03°11'53"W	46.53'
L5	S03°16'48"E	2.78'
L6	S03°16'58"E	33.48'
L7	S00°41'25"E	26.55'
L11	N15°14'13"W	14.15'
L12	S65°20'05"W	26.49'
L16	S03°44'12"W	26.01'
L17	S03°16'48"E	32.27'
L18	N70°01'35"W	8.46'
L19	S12°17'55"W	1.77'
L20	S72°49'56"E	7.67'
L21	N63°55'11"E	20.65'
L22	S00°41'25"E	46.39'
L23	S01°49'06"E	18.02'



S04°14'43"E
CH = 27.90'
R = 225.00'
A = 27.92'
Δ = 07°06'36"

CURVE TABLE

CURVE #	BEARING	CHORD	RADIUS	LENGTH	DELTA
C3	S03°53'17"E	27.89'	250.00'	27.91'	006°23'45"
C14	S03°35'47"E	27.89'	275.00'	27.90'	005°48'45"
C15	N45°41'25"W	35.36'	25.00'	39.27'	090°00'00"
C16	S87°40'32"W	7.13'	125.00'	7.13'	003°16'07"
C17	S88°02'40"W	7.73'	175.00'	7.73'	002°31'50"
C18	N44°18'35"E	35.36'	25.00'	39.27'	090°00'00"
C30	S87°53'27"W	7.43'	150.00'	7.43'	002°50'17"
C31	N00°14'35"E	16.19'	475.00'	16.19'	001°57'11"
C41	N30°14'55"E	17.18'	20.00'	17.76'	050°52'10"
C42	N75°45'50"E	10.30'	15.00'	10.51'	040°09'40"
C43	N79°41'47"W	5.72'	15.00'	5.76'	021°59'15"
C44	S45°41'25"E	21.21'	15.00'	23.56'	090°00'00"
C45	S53°43'18"W	24.40'	15.00'	28.49'	108°49'26"
C46	S80°12'43"E	7.26'	25.00'	7.28'	016°41'28"
C47	N78°43'03"W	8.54'	25.00'	8.59'	019°40'48"
C48	N24°48'49"W	34.77'	25.00'	38.45'	088°07'40"
C49	S56°20'07"W	14.78'	25.00'	15.01'	034°23'53"
C50	N49°41'29"E	1.05'	15.00'	1.05'	004°00'32"
C51	S69°48'01"E	25.58'	15.00'	30.63'	117°00'26"
C52	S05°59'36"E	21.26'	115.00'	21.29'	010°36'23"

PREPARED BY
ALL AMERICAN SURVEYORS OF FLORIDA, INC.
3751 SAN JOSE PLACE SUITE 15
JACKSONVILLE, FLORIDA 32257
904-279-0088
LICENSED BUSINESS NO. 3857