

CEDARBROOK PHASE 2

BEING A REPLAT OF TRACT "D", AS SHOWN ON THE PLAT OF CEDARBROOK PHASE 1, PLAT BOOK 69, PAGES 126 THROUGH 131 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH 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.

PLAT BOOK 70 PAGE 147
SHEET 1 OF 5 SHEETS
SEE SHEET 2 FOR GENERAL NOTES

CAPTION

BEING A REPLAT OF TRACT "D", AS SHOWN ON THE PLAT OF CEDARBROOK PHASE 1, PLAT BOOK 69, PAGES 126 THROUGH 131 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH 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, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF LOT 128, CEDARBROOK PHASE 1 AS RECORDED IN PLAT BOOK 61, PAGES 126 THROUGH 131 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE SOUTH 88°18'00" EAST, ALONG THE SOUTHERLY LOT LINE OF SAID LOT 128, CEDARBROOK PHASE 1, A DISTANCE OF 160.14 FEET; THENCE NORTH 71°37'45" EAST, A DISTANCE OF 75.22 FEET; THENCE NORTH 22°38'48" EAST, A DISTANCE OF 437.24 FEET; THENCE NORTH 86°54'47" EAST, A DISTANCE OF 185.89 FEET TO A POINT ON THE NORTHERLY LOT LINE OF LOT 189 OF SAID CEDARBROOK PHASE 1; THENCE NORTH 85°07'45" EAST, ALONG THE NORTHERLY LOT LINE OF LOTS 189 AND 190 OF SAID CEDARBROOK PHASE 1, A DISTANCE OF 105.45 FEET TO A POINT ON THE WESTERLY LOT LINE OF LOT 192 OF SAID CEDARBROOK PHASE 1; THENCE SOUTH 00°41'25" EAST, ALONG THE WESTERLY LOT LINES OF LOTS 192 AND 191 OF SAID CEDARBROOK PHASE 1, A DISTANCE OF 120.07 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF JOVANNA ROAD (A 50' RIGHT OF WAY), SAID POINT LYING ON A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 175.00 FEET; THENCE SOUTH 01°22'37" EAST, DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 50.04 TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID JOVANNA ROAD AND THE NORTHWEST CORNER OF LOT 193 OF SAID CEDARBROOK PHASE 1, SAID POINT LYING ON A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 125 FEET; THENCE SOUTH 00°41'25" EAST, DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE AND ALONG THE WESTERLY LOT LINE OF SAID LOT 193 A DISTANCE OF 71.17 FEET TO THE SOUTHWEST CORNER OF SAID LOT 193; THENCE NORTH 89°18'35" EAST, ALONG THE SOUTHERLY LOT LINE OF SAID LOT 193, A DISTANCE OF 161.13 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SACHA ROAD (A 50' RIGHT OF WAY), SAID POINT LYING IN A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 225.00 FEET; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°06'36" AND AN ARC LENGTH OF 27.92 FEET TO THE POINT OF TANGENCY AND THE SOUTHWEST CORNER OF LOT 92 OF SAID CEDARBROOK PHASE 1, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 04°14'43" WEST, 27.90 FEET; THENCE NORTH 89°18'35" EAST, DEPARTING SAID EASTERLY RIGHT OF WAY LINE AND ALONG THE SOUTHERLY LOT LINE OF SAID LOT 92, A DISTANCE OF 135.86 FEET TO THE SOUTHEAST CORNER OF SAID LOT 92; SOUTH 00°41'25" EAST, A DISTANCE OF 46.39; THENCE SOUTH 01°49'06" EAST, A DISTANCE OF 18.02 FEET; THENCE NORTH 89°18'35" EAST, A DISTANCE OF 332.83 FEET TO A POINT ON THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 16897, PAGE 2049 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 00°05'02" EAST, ALONG SAID WESTERLY LINE AND ALONG THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 16897, PAGE 2049 OF SAID CURRENT PUBLIC RECORDS, A DISTANCE OF 554.17 FEET TO THE SOUTHWEST CORNER OF LAST SAID LANDS AND A POINT ON THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4435, PAGE 91 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 89°22'32" WEST, ALONG SAID NORTHERLY LINE AND ALONG THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9017, PAGE 1458 OF SAID PUBLIC RECORDS, A DISTANCE OF 1335.72 FEET TO A POINT ON THE EASTERLY LINE LAST SAID LANDS; THENCE NORTH 01°43'30" EAST, ALONG SAID EASTERLY LINE AND ALONG THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4435, PAGE 91 OF SAID PUBLIC RECORDS, A DISTANCE OF 397.69 FEET TO THE POINT OF BEGINNING.

CONTAINING 18.4± 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 2, 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 AND ACCESS EASEMENTS ARE HEREBY DEDICATED TO THE CITY OF JACKSONVILLE ITS SUCCESSORS AND ASSIGNS. ALL 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. THE DRAINAGE EASEMENTS 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 WATER 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 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 2. 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.

TRACT "F" CONSERVATION & DRAINAGE, ALL PRIVATE EASEMENTS, TRACT "E" CONSERVATION, AND TRACT "D" (FUTURE USE) SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS

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.

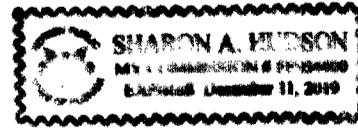
IN WITNESS WHEREOF, THE UNDERSIGNED OWNER HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE DESIGNATED OFFICERS SHOWN BELOW ON THIS 5th DAY OF December, 2017.

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."

SYNOVUS BANK
A GEORGIA BANKING CORPORATION
BY: [Signature]
MARK MATHEWS - MVP
SYNOVUS BANK

NOTARY FOR SYNOVUS BANK
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5th DAY OF December, A.D., 2017 BY MARK MATHEWS OF SYNOVUS BANK, A GEORGIA BANKING CORPORATION, WHO IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

Sharon A. Husson
NOTARY PUBLIC, STATE OF FLORIDA
Sharon A. Husson
TYPE OR PRINT NAME
MY COMMISSION EXPIRES: 12/31/19



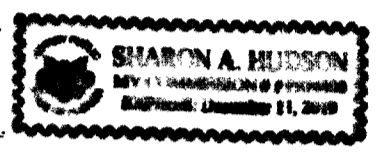
WITNESS: Sara Jo Hall
SARA JO HALL
TYPE OR PRINT NAME
WITNESS: Sharon A. Husson
Sharon A. Husson
TYPE OR PRINT NAME

PARTNERS THREE HOLDINGS, LLC
A FLORIDA LIMITED LIABILITY COMPANY
BY: [Signature]
RICHARD DOSTIE
AS MANAGER

WITNESS: Sara Jo Hall
SARA JO HALL
TYPE OR PRINT NAME
WITNESS: Sharon A. Husson
Sharon A. Husson
TYPE OR PRINT NAME

STATE OF FLORIDA, COUNTY OF DUVAL
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5th DAY OF December, A.D., 2017, 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. Husson
NOTARY PUBLIC, STATE OF FLORIDA MY COMMISSION EXPIRES: 12/31/19
Sharon A. Husson
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 IS RECORDED IN PLAT BOOK 70 PAGES 147-151 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 22nd DAY OF Dec, A.D. 2017.
[Signature]
RONNIE FUSSELL, CLERK OF THE CIRCUIT COURT



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.
[Signature]
JOHN PAPPAS, P.E.
DIRECTOR OF PUBLIC WORKS DATE: 12/21/17

PLAT CONFORMITY REVIEW
THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 20th DAY OF Dec, 2017.
[Signature]
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 4th DAY OF Dec, A.D. 2017.

[Signature]
JAMES D. HARRISON, III
PROFESSIONAL SURVEYOR & MAPPER, LICENSE NUMBER 2647
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

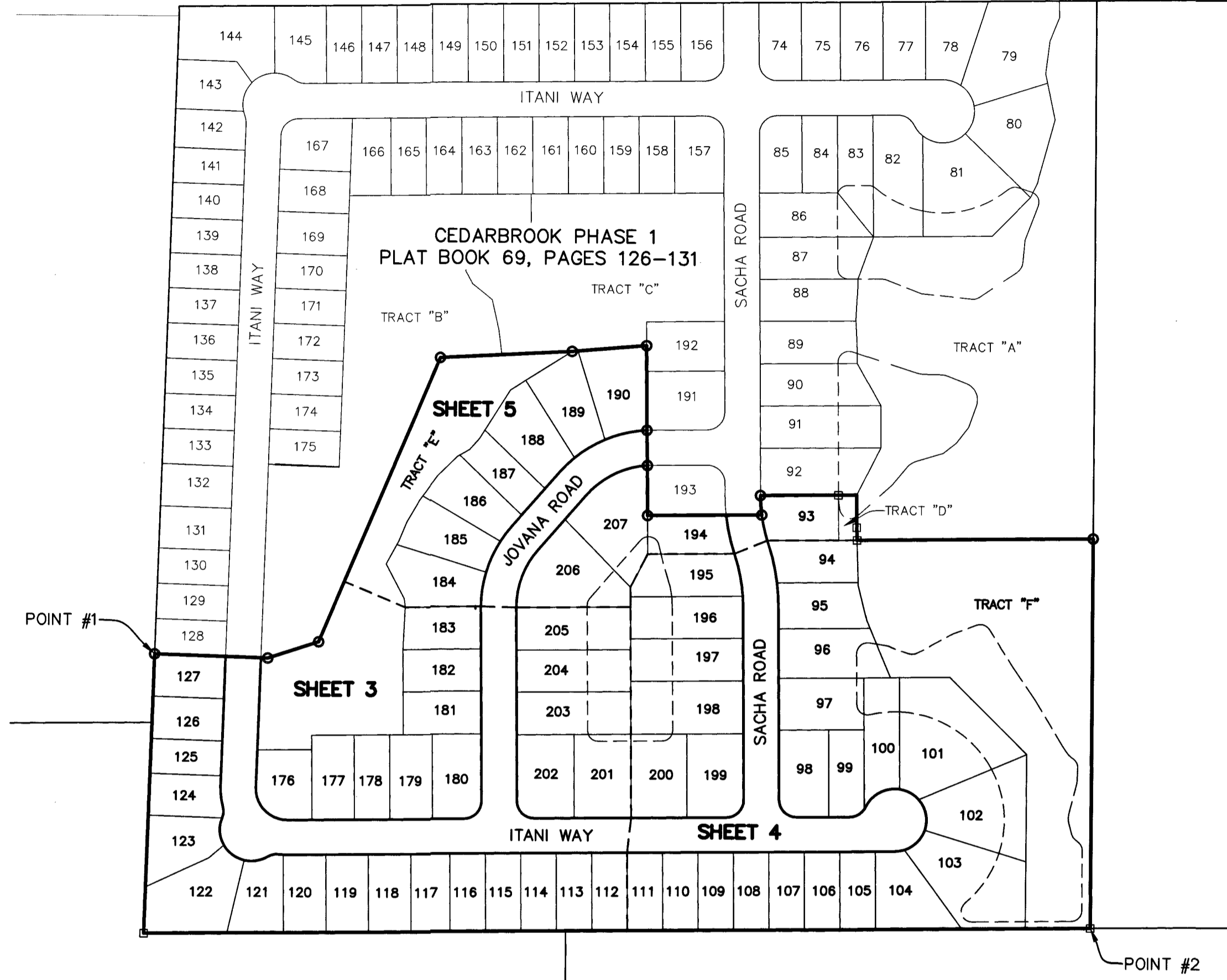
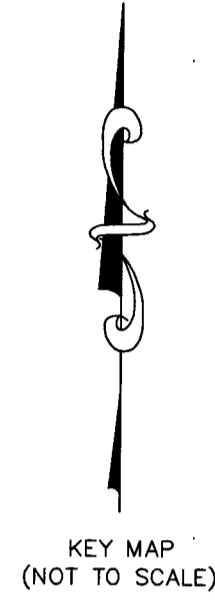
Approved 21 Dec 2017
Data
[Signature]
City Engineer
for Director of Public Works
Approved Dec 14 2017
Data
[Signature]
for General Counsel

CEDARBROOK PHASE 2

BEING A REPLAT OF TRACT "D", AS SHOWN ON THE PLAT OF CEDARBROOK PHASE 1, PLAT BOOK 69, PAGES 126 THROUGH 131 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH 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.

PLAT BOOK **70** PAGE **148**
SHEET 2 OF 5 SHEETS

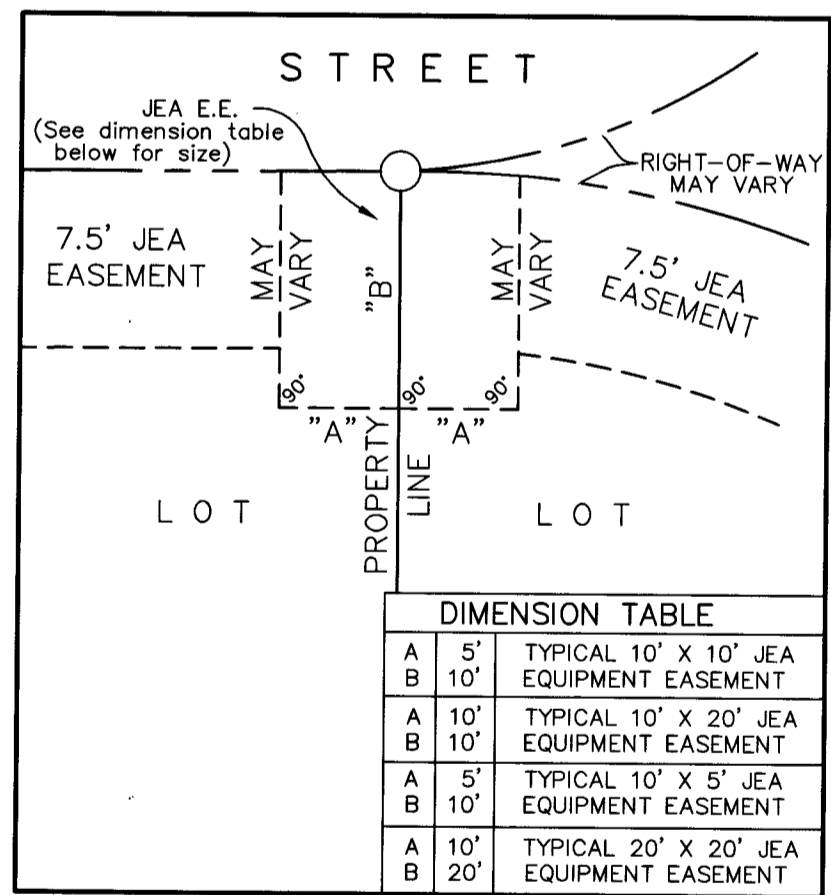
POINT	NORTHING	EASTING	DESCRIPTION
1	2227807.87	481628.58	PRM - S.W. CORNER LOT 128
2	2227424.92	482952.25	PRM - S.E. CORNER OF PLAT



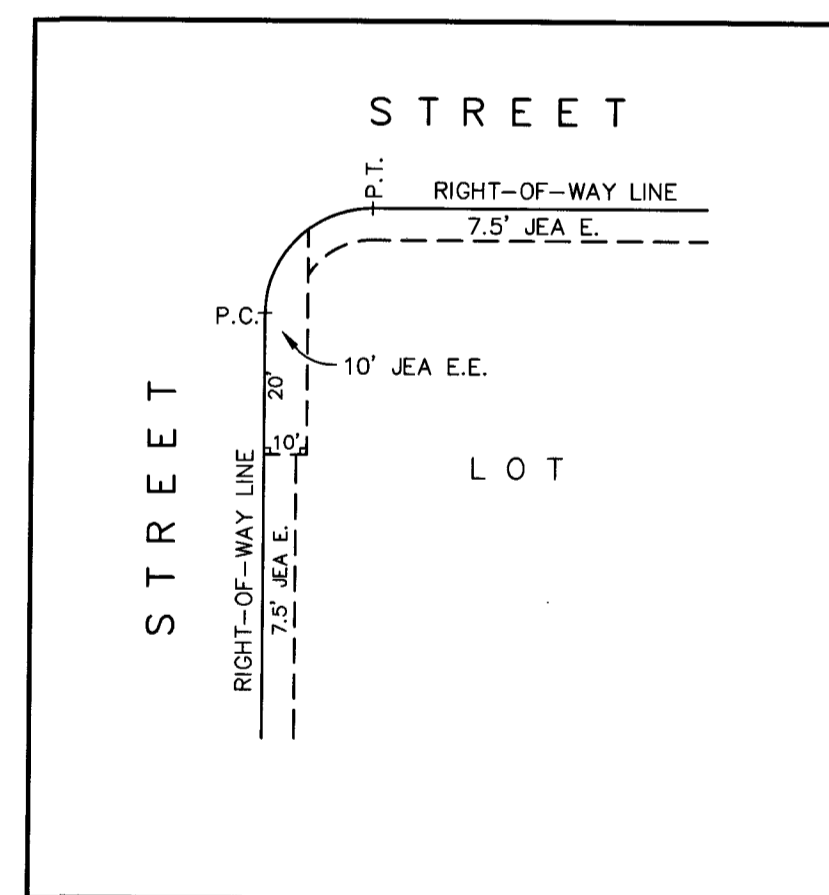
- NOTES:**
- BEARINGS SHOWN HEREON ARE IN REFERENCE TO THE STATE PLANE COORDINATES AS INDICATED HEREON AND ARE BASED ON THE SOUTH LINE OF CEDARBROOK NORTH PLAT BOOK 67, PAGES 118-121 AS BEING N89°16'00"E.
 - NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED 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.

LEGEND

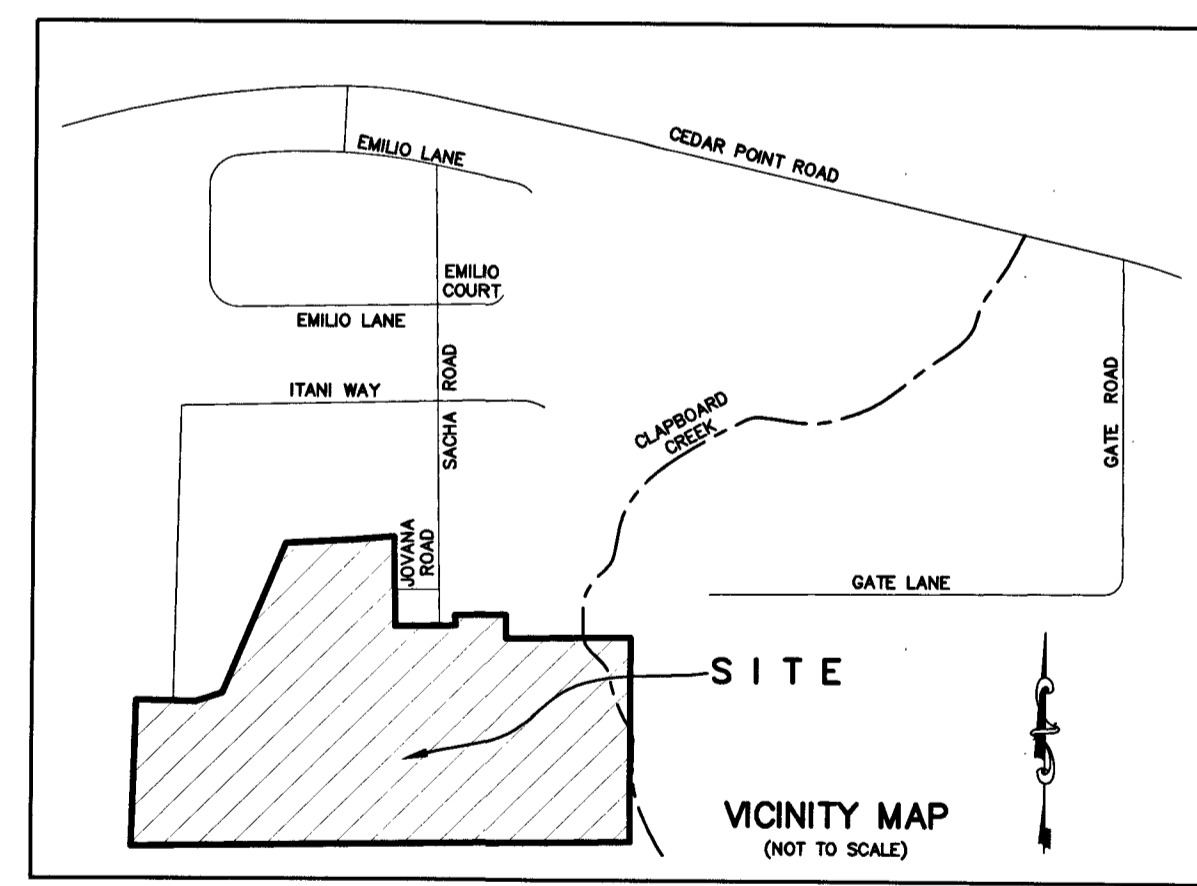
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.R.C.	POINT OF REVERSE CURVATURE
P.C.C.	POINT OF COMPOUND CURVATURE
R.P.	RADIUS POINT
P.B.	PLAT BOOK
PO(S)	PAGE(S)
ORB	OFFICIAL RECORDS BOOK
JEA-E.	JEA-EASEMENT
JEA-E.E.	JEA-EQUIPMENT EASEMENT
C1	CURVE DATA
L1	LINE DATE
R/W	RIGHT OF WAY
R	RADIUS
□	SET 4"x4"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



JEA (TYPICAL) EASEMENT DETAIL (NOT TO SCALE)



JEA (TYPICAL) EASEMENT DETAIL (NOT TO SCALE)



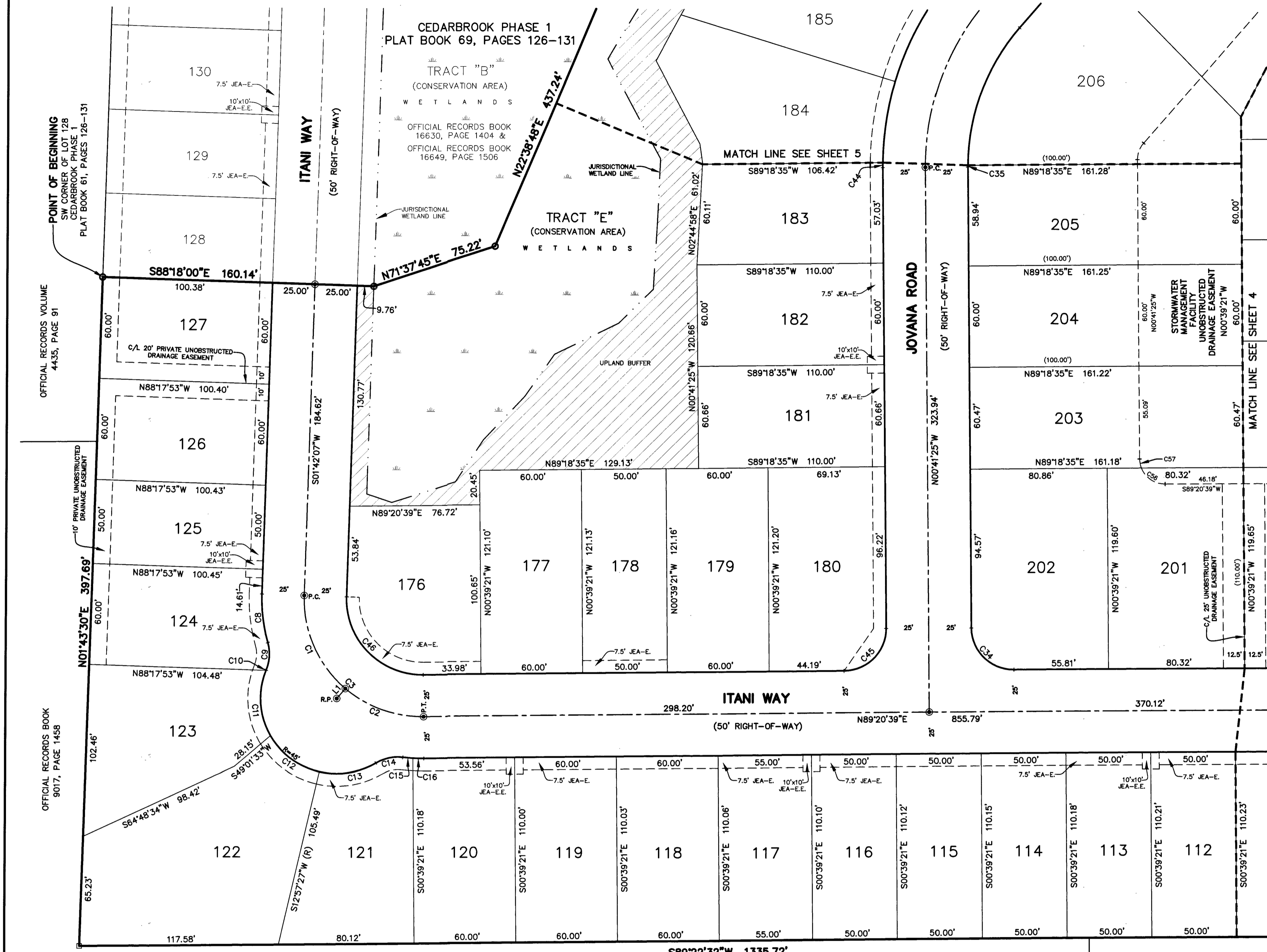
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LICENSED BUSINESS NO. 3857

CEDARBROOK PHASE 2

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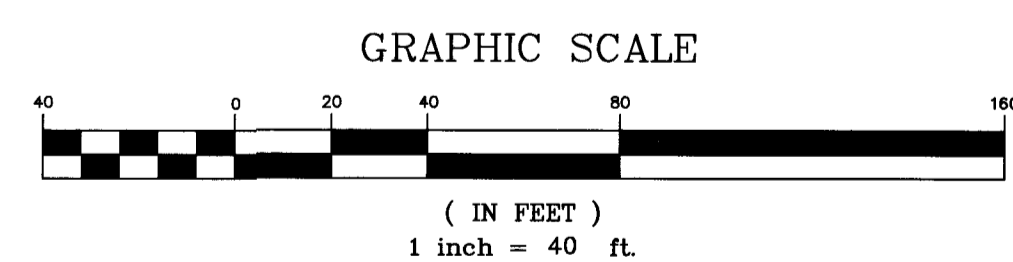
PLAT BOOK **70** PAGE **149**

SHEET 3 OF 5 SHEETS
SEE SHEET 2 FOR GENERAL NOTES



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N40°25'28"E	7.82'

CURVE TABLE					
CURVE #	BEARING	CHORD	RADIUS	LENGTH	DELTA
C1	S23°56'12"E	60.58'	70.00'	62.65'	051°18'39"
C2	S70°08'57"E	49.12'	70.00'	50.19'	041°04'50"
C3	S44°28'37"E	101.01'	70.00'	112.84'	092°21'29"
C8	S07°08'08"E	29.19'	95.00'	29.31'	017°40'31"
C9	N03°00'45"E	16.27'	25.00'	16.57'	037°58'16"
C10	S21°48'24"W	0.30'	45.00'	0.30'	000°22'58"
C11	S04°06'28"E	39.06'	45.00'	40.41'	051°28'46"
C12	S53°26'12"E	36.04'	45.00'	37.08'	047°12'42"
C13	N80°54'15"E	33.79'	45.00'	34.64'	044°08'24"
C14	S77°50'12"W	16.27'	25.00'	16.57'	037°58'16"
C15	S84°58'20"E	5.95'	95.00'	5.95'	003°35'20"
C16	S88°42'41"E	6.45'	95.00'	6.45'	003°53'21"
C34	S45°40'23"E	35.34'	25.00'	39.22'	089°57'57"
C35	S00°28'48"E	1.06'	125.00'	1.06'	000°29'13"
C44	S00°12'15"E	2.97'	175.00'	2.97'	000°58'20"
C45	N44°19'37"E	35.37'	25.00'	39.28'	090°02'03"
C46	S44°28'37"E	64.94'	45.00'	72.54'	092°21'29"
C56	S56°10'51"E	16.98'	15.00'	18.05'	068°57'01"
C57	S11°11'53"E	5.47'	15.00'	5.50'	021°00'58"



OFFICIAL RECORDS VOLUME
4435, PAGE 91

PREPARED BY
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LICENSED BUSINESS NO. 3857

(PLANS) CITY DEVELOPMENT NO: 8757.000 (PLAT) CITY DEVELOPMENT NO: 8757.001

CEDARBROOK PHASE 2

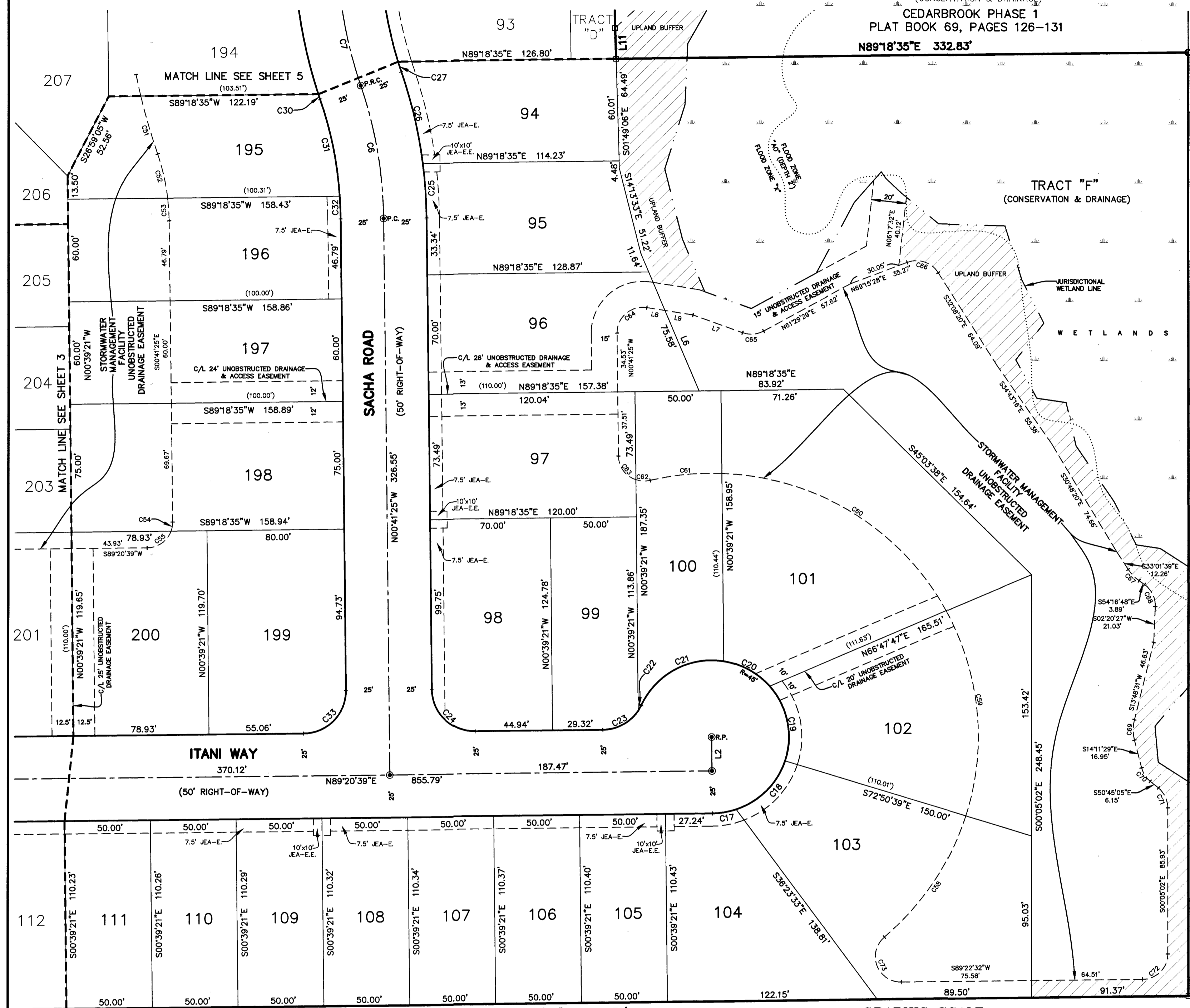
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TRACT "A"
(CONSERVATION & DRAINAGE)
CEDARBROOK PHASE 1
PLAT BOOK 69, PAGES 126-131
N89°18'35"E 332.83'

PLAT BOOK 70 PAGE 150

SHEET 4 OF 5 SHEETS
SEE SHEET 2 FOR GENERAL NOTES

OFFICIAL RECORDS BOOK
16897 PAGE 2049

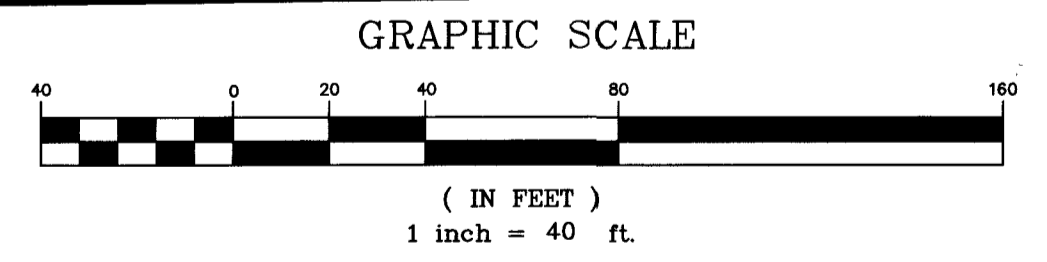


CURVE TABLE					
CURVE #	BEARING	CHORD	RADIUS	LENGTH	DELTA
C6	N09°47'16"W	79.06'	250.00'	79.39'	018°11'42"
C7	S12°59'09"E	51.39'	250.00'	51.48'	011°47'56"
C17	N80°23'15"E	14.01'	45.00'	14.07'	017°54'46"
C18	N44°52'23"E	40.24'	45.00'	41.72'	053°06'58"
C19	N11°35'36"W	44.88'	45.00'	46.98'	059°49'00"
C20	N61°19'32"W	30.52'	45.00'	31.14'	039°38'51"
C21	S61°47'09"W	54.24'	45.00'	56.22'	074°07'47"
C22	N29°07'50"E	3.84'	25.00'	3.85'	008°49'10"
C23	N61°26'32"E	23.40'	25.00'	24.35'	055°48'13"
C24	S45°40'23"E	35.34'	25.00'	39.25'	089°57'57"
C25	N04°00'05"W	31.77'	275.00'	31.79'	006°37'21"
C26	N13°05'56"W	55.45'	275.00'	55.54'	011°34'21"
C27	S18°06'19"E	6.13'	225.00'	6.13'	001°33'36"
C30	S18°33'27"E	3.15'	275.00'	3.15'	000°39'19"
C31	N11°28'12"W	58.08'	225.00'	58.24'	014°49'49"
C32	N02°22'21"W	13.21'	225.00'	13.21'	003°21'53"
C33	N44°19'37"E	35.37'	25.00'	39.28'	090°02'03"
C51	S16°01'18"E	35.51'	375.00'	35.52'	005°25'38"
C52	N12°46'11"W	26.42'	125.00'	26.47'	012°07'51"
C53	N03°43'20"W	13.22'	125.00'	13.23'	006°03'51"
C54	N09°42'27"E	5.41'	15.00'	5.44'	020°47'43"
C55	N54°43'29"E	17.04'	15.00'	18.13'	069°47'20"
C58	N33°29'24"E	85.44'	155.00'	86.56'	031°59'43"
C59	N05°28'14"W	120.94'	155.00'	124.24'	045°55'33"
C60	N58°01'14"W	153.77'	155.00'	160.89'	059°28'27"
C61	S84°19'53"W	41.88'	155.00'	41.99'	015°31'19"
C62	S87°20'42"E	8.31'	15.00'	8.42'	032°10'08"
C63	S35°58'32"E	17.33'	15.00'	18.48'	070°34'14"
C64	S49°12'00"W	22.84'	15.00'	26.12'	099°46'49"
C65	N85°39'46"E	12.28'	15.00'	12.66'	048°20'33"
C66	N71°26'26"W	19.00'	15.00'	20.58'	078°36'13"
C67	S43°39'14"E	9.22'	25.00'	9.27'	021°15'09"
C68	N25°58'11"W	14.23'	15.00'	14.82'	056°37'15"
C69	S00°11'29"E	12.10'	25.00'	12.22'	028°00'00"
C70	S32°28'17"E	9.41'	15.00'	9.57'	036°33'36"
C71	N25°29'03"W	12.84'	15.00'	13.26'	050°40'03"
C72	N44°38'45"E	21.11'	15.00'	23.42'	089°27'34"
C73	S20°34'06"E	28.20'	15.00'	36.68'	140°06'44"

LINE TABLE		
LINE #	BEARING	DISTANCE
L2	N00°39'21"W	20.00'
L6	S22°51'01"E	87.23'
L7	S70°09'58"E	30.56'
L8	S80°54'36"E	10.63'
L9	S80°54'36"E	16.60'
L11	S01°49'06"E	18.02'

OFFICIAL RECORDS VOLUME
4488, PAGE 167

OFFICIAL RECORDS VOLUME
4435, PAGE 91



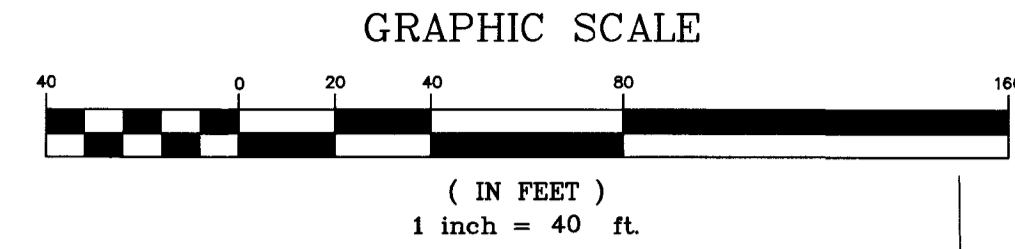
PREPARED BY
ALL AMERICAN SURVEYORS OF FLORIDA, INC.
3751 SAN JOSE PLACE SUITE 15
JACKSONVILLE, FLORIDA 32257
904-279-0088
LICENSED BUSINESS NO. 3857

(PLANS) CITY DEVELOPMENT NO: 8757.000 (PLAT) CITY DEVELOPMENT NO: 8757.001

CEDARBROOK PHASE 2

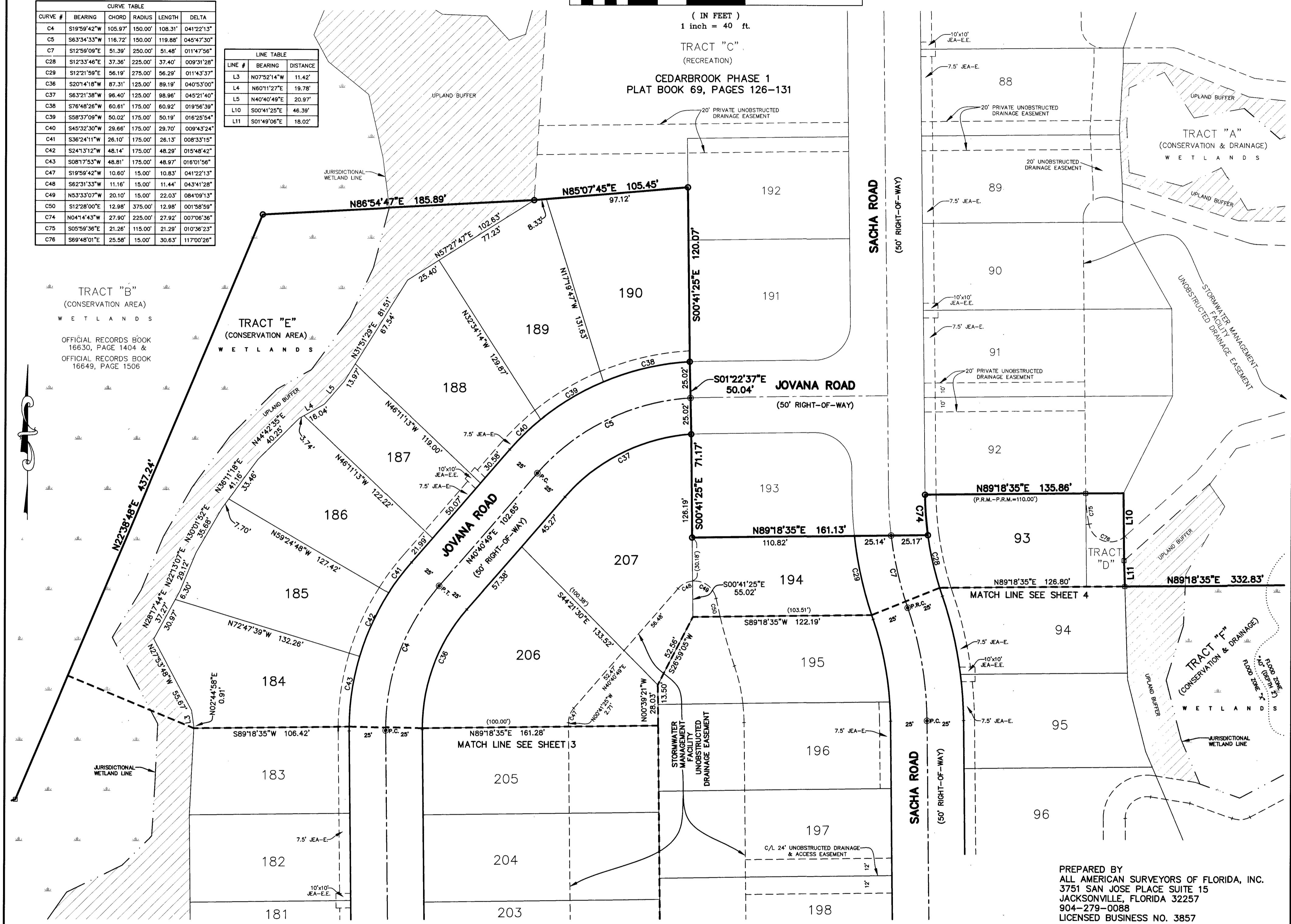
BEING A REPLAT OF TRACT "D", AS SHOWN ON THE PLAT OF CEDARBROOK PHASE 1, PLAT BOOK 69, PAGES 126 THROUGH 131 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 1 NORTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 70 PAGE 151
SHEET 5 OF 5 SHEETS
SEE SHEET 2 FOR GENERAL NOTES



CURVE TABLE					
CURVE #	BEARING	CHORD	RADIUS	LENGTH	DELTA
C4	S19°59'42"W	105.97	150.00	108.31	041°22'13"
C5	S63°34'33"W	116.72	150.00	119.88	045°47'30"
C7	S12°59'08"E	51.39	250.00	51.48	011°47'56"
C28	S12°33'46"E	37.36	225.00	37.40	009°31'28"
C29	S12°21'59"E	56.19	275.00	56.29	011°43'37"
C36	S20°41'18"W	87.31	125.00	88.19	040°53'00"
C37	S83°21'38"W	96.40	125.00	98.96	045°21'40"
C38	S78°48'28"W	60.61	175.00	60.92	019°56'39"
C39	S58°37'09"W	50.02	175.00	50.19	016°25'54"
C40	S45°32'30"W	29.66	175.00	29.70	009°43'24"
C41	S38°24'11"W	26.10	175.00	26.13	008°33'15"
C42	S24°13'12"W	48.14	175.00	48.29	015°48'42"
C43	S08°17'53"W	48.81	175.00	48.97	016°01'56"
C47	S19°59'42"W	10.60	15.00	10.83	041°22'13"
C48	S82°31'33"W	11.16	15.00	11.44	043°41'28"
C49	N53°33'07"W	20.10	15.00	22.03	084°09'13"
C50	S12°28'00"E	12.98	375.00	12.98	001°58'59"
C74	N04°14'43"W	27.90	225.00	27.92	007°06'36"
C75	S05°59'36"E	21.26	115.00	21.29	010°36'23"
C76	S69°48'01"E	25.56	15.00	30.63	117°00'26"

LINE TABLE		
LINE #	BEARING	DISTANCE
L3	N07°52'14"W	11.42
L4	N60°11'27"E	19.78
L5	N40°40'49"E	20.97
L10	S00°41'25"E	46.39
L11	S01°49'06"E	18.02



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