

# MAGNOLIA GROVE

A PORTION OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 28 EAST,  
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 70 PAGE 160

SHEET 1 OF 4 SHEETS  
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)

### CAPTION

A PORTION OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 3; THENCE N00°53'40"W, ALONG THE WESTERLY LINE OF SAID SECTION 3, ALSO BEING THE EASTERLY RIGHT OF WAY LINE OF KERNAN BOULEVARD (A VARIABLE WIDTH RIGHT OF WAY), A DISTANCE OF 1176.42 FEET TO THE POINT OF BEGINNING; SAID POINT OF BEGINNING ALSO BEING THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 14252, PAGE 1608 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE S86°38'17"E, DEPARTING SAID EASTERLY RIGHT OF WAY LINE AND ALONG THE NORTH LINE OF LAST SAID LANDS AND THE NORTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 13688, PAGE 1909 OF SAID CURRENT PUBLIC RECORDS, A DISTANCE OF 777.55 FEET; THENCE DEPARTING LAST SAID NORTH LINE AND ALONG THE WESTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 17563, PAGE 833 OF SAID CURRENT PUBLIC RECORDS THE FOLLOWING 3 COURSES, COURSE NO. 1: N00°07'01"W, A DISTANCE OF 467.89 FEET; COURSE NO. 2: S08°52'59"E, A DISTANCE OF 378.67 FEET; COURSE NO. 3: N00°07'01"W, A DISTANCE OF 249.41 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF MCCORMICK ROAD (A VARIABLE WIDTH RIGHT OF WAY); THENCE N86°36'19"W, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 665.61 FEET TO AN ANGLE POINT IN SAID SOUTHERLY RIGHT OF WAY LINE; THENCE N86°10'38"W, CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE; THENCE S00°51'42"E, DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE AND ALONG THE EAST LINE OF LAST SAID LANDS, A DISTANCE OF 206.60 FEET TO THE SOUTHEAST CORNER OF LAST SAID LANDS; THENCE S89°08'18"W, ALONG THE SOUTH LINE OF LAST SAID LANDS, A DISTANCE OF 399.85 FEET TO SAID EASTERLY RIGHT OF WAY LINE OF KERNAN BOULEVARD; THENCE S00°53'40"E, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 446.05 FEET TO THE POINT OF BEGINNING.

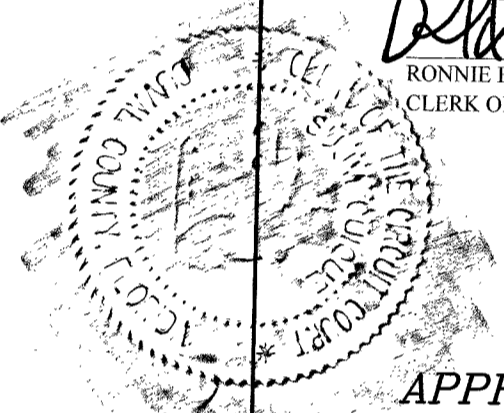
CONTAINING 12.98 ACRES MORE OR LESS.

Approved 25 Jan 2018  
Date  
[Signature]  
City Engineer  
Director of Public Works  
Approved January 16, 2018  
Date  
[Signature]  
City Engineer  
Deputy

### CLERK'S CERTIFICATE 20180d3210

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED, AND THAT IT COMPLIES IN FORM WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND IS RECORDED IN PLAT BOOK 70, PAGES 160-163, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

RONNIE FUSSELL  
CLERK OF THE CIRCUIT COURTS  
[Signature]  
A.D., 2018  
[Signature]  
DEPUTY



### APPROVED FOR THE 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 654, ORDINANCE CODE, THIS 26th DAY OF January, A.D., 2018.

[Signature]  
JOHN PAPPAS, P.E.  
DIRECTOR OF PUBLIC WORKS

### PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 22 DAY OF Jan, A.D., 2018.

[Signature]  
W. MONROE HAZEN, P.L.S.  
PROFESSIONAL LAND SURVEYOR  
FLORIDA LICENSE No. 3398

### ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT KB HOME JACKSONVILLE L.L.C. A DELAWARE LIMITED LIABILITY COMPANY ("OWNER"), UNDER THE LAWS OF THE STATE OF FLORIDA, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON WHICH SHALL HEREAFTER BE KNOWN AS MAGNOLIA GROVE, AND HAVE 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 SAID LANDS.

ALL RIGHTS OF WAY AND TRACTS, OTHER THAN THOSE SPECIFICALLY DEDICATED HEREIN, ARE AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS; PROVIDED HOWEVER, THE OWNER RESERVES THE RIGHT TO CONVEY TITLE TO SAID TRACTS TO AN ENTITY, INCLUDING WITHOUT LIMITATION, A PROPERTY OWNERS' ASSOCIATION, A MUNICIPAL SERVICES TAXING UNIT, COMMUNITY DEVELOPMENT DISTRICT, OR SUCH ENTITY AS WILL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THE PLAT.

THE OWNER, HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATES TO JEA, ITS SUCCESSORS AND ASSIGNS, EASEMENTS OVER, UPON, AND UNDER ALL ROAD RIGHTS OF WAY DESIGNATED HEREON, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH THE INSTALLATION, MAINTENANCE, AND USE OF JEA UTILITIES, TOGETHER WITH THE RIGHT OF JEA, ITS SUCCESSORS AND ASSIGNS, OF INGRESS AND EGRESS TO AND OVER SAID ROAD RIGHTS OF WAY DESIGNATED HEREON.

ALL EASEMENTS SHOWN ON THIS PLAT, OTHER THAN THOSE SPECIFICALLY DEDICATED HEREIN, ARE AND SHALL REMAIN PRIVATELY OWNED AND THE SALE AND EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS, IF ANY, OF SAID EASEMENTS. THE OWNER RETAINS THE OBLIGATION FOR MAINTENANCE OF ALL EASEMENTS SHOWN ON THIS PLAT FOR DRAINAGE PURPOSES; PROVIDED HOWEVER, THE OWNER RESERVES THE RIGHT TO ASSIGN THE OBLIGATION FOR MAINTENANCE OF SAID EASEMENTS TO A PROPERTY OWNERS' ASSOCIATION OR OTHER SUCH ENTITY AS WILL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THE PLAT.

TRACT "A" (PUMP STATION) AND TRACT "D" (JEA UTILITY TRACT) ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS. ALL EASEMENTS FOR WATER, WATER REUSE AND SEWER UTILITIES ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS.

TITLE TO THE LANDSCAPE BUFFER EASEMENT IS HEREBY RETAINED BY THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS; PROVIDED HOWEVER, THE UNDERSIGNED OWNER RESERVES THE RIGHT TO CONVEY TITLE TO SAID EASEMENT TO AN ENTITY, INCLUDING WITHOUT LIMITATION, A PROPERTY OWNERS' ASSOCIATION, OR OTHER THIRD PARTY THAT ASSUMES ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THIS PLAT. SUCH EASEMENTS SHALL BE HELD AND USED BY THE OWNER, ITS SUCCESSORS AND ASSIGNS, AS A LANDSCAPE BUFFER FOR THE ADJACENT PUMP STATION IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 656.1223, CITY OF JACKSONVILLE ORDINANCE CODE.

THE OWNER HEREBY DEDICATES TO JEA, ITS SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE EASEMENT ON, UPON, OVER, AND UNDER THE LANDSCAPE BUFFER EASEMENT, FOR ELECTRICAL, WATER REUSE, WATER, SEWER, AND OTHER PUBLIC UTILITIES AND INGRESS AND EGRESS IN CONNECTION WITH JEA'S USE OF THE PUMP STATION TRACT.

THE OWNER, ITS SUCCESSORS AND ASSIGNS, SHALL FOREVER RELEASE, DISCHARGE, INDEMNIFY JEA AND SAVE IT HARMLESS FROM SUITS, ACTIONS, DAMAGES, LIABILITY AND EXPENSES THAT MAY BE INCURRED IN CONNECTION WITH PROPERTY DAMAGE OR PERSONAL INJURY, OR ANY OTHER DAMAGE ARISING FROM OR OUT OF ANY OCCURRENCE IN, UPON, AT OR FROM USE OF THE PUMP STATION TRACT OR JEA'S EASEMENT UPON THE LANDSCAPE BUFFER EASEMENT. OWNER'S SUCCESSORS AND ASSIGNS SHALL BE SUBJECT TO THIS RELEASE AND INDEMNIFICATION AND THE COVENANTS HEREIN SHALL RUN WITH THE LAND DESCRIBED AND CAPTIONED HEREON. JEA SHALL RESTORE AND/OR REPLACE ANY LANDSCAPING, GROUND COVER, EASEMENT WITH LIKE-KIND MATERIALS; PROVIDED HOWEVER, THAT TO THE EXTENT REPLACEMENT OF ITEMS SUCH AS LARGE OR MATURE TREES IS NOT REASONABLY FEASIBLE, JEA SHALL REPLACE SAME WITH THE CLOSEST REASONABLE REPLACEMENT THEREFORE.

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.

THOSE EASEMENTS DESIGNATED AS "JEA UTILITY AND ACCESS 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; PROVIDED HOWEVER, THAT NO PARALLEL UTILITIES MAY BE INSTALLED WITHIN SAID EASEMENTS.

THOSE EASEMENTS DESIGNATED AS "ATT" ARE HEREBY IRREVOCABLY DEDICATED TO BELL SOUTH TELECOMMUNICATIONS, LLC, A GEORGIA LIMITED LIABILITY COMPANY, D/B/A AT&T FLORIDA, ITS SUCCESSORS AND ASSIGNS.

THE OWNER, ITS SUCCESSORS AND ASSIGNS, HEREBY GRANTS TO THE PRESENT AND FUTURE OWNERS OF THE LOTS SHOWN ON THIS PLAT AND ITS SUCCESSORS AND ASSIGNS, GUESTS, INVITEES, DOMESTIC HELP, DELIVERY, PICK-UP AND FIRE PROTECTION SERVICE PROVIDERS, POLICE AND OTHER AUTHORITIES OF THE LAW, UNITED STATES POSTAL CARRIERS, REPRESENTATIVES OF THE UTILITIES, TELECOMMUNICATION AND CABLE SERVICES COMPANIES AUTHORIZED BY SAID OWNER IN WRITING TO SERVE DESIGNATED, THE NON-EXCLUSIVE AND PERPETUAL RIGHT OF INGRESS AND EGRESS OVER AND ACROSS PRIVATE ROADWAYS ABSOLUTE RIGHT TO DENY INGRESS TO ANY PERSON WHO MAY CREATE OR PARTICIPATE IN A DISTURBANCE OR NUISANCE ON ANY PART OF THE LANDS SHOWN HEREON.

IN WITNESS WHEREOF, Todd Holder OF KB HOME JACKSONVILLE L.L.C. A DELAWARE LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 22nd DAY OF Dec, A.D., 2018.

[Signature]  
WITNESS

PRINT NAME: Derek Citino

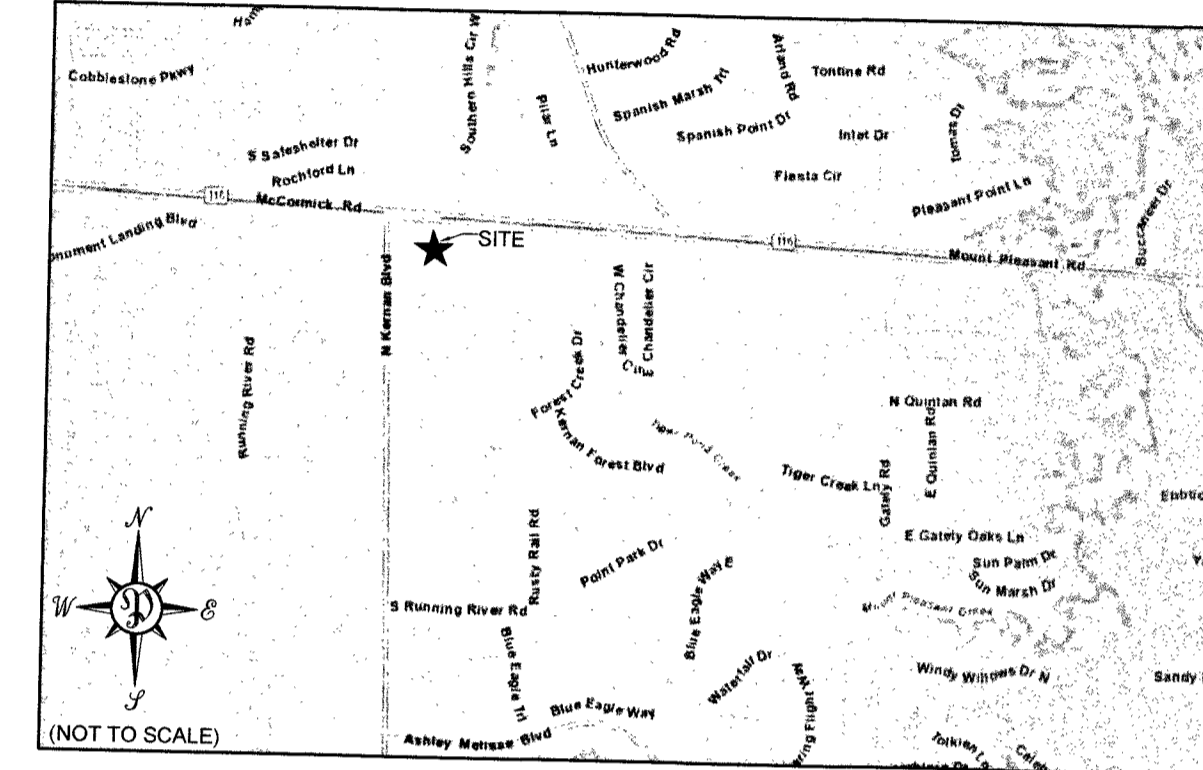
[Signature]  
WITNESS

PRINT NAME: Wes Houston

OWNER: KB HOME JACKSONVILLE L.L.C.  
A DELAWARE LIMITED LIABILITY COMPANY

BY: [Signature]  
TODD HOLDER  
ITS DIVISION PRESIDENT

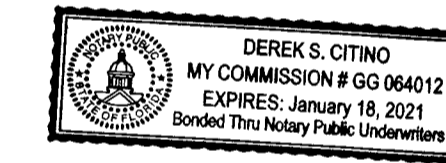
### VICINITY MAP



### STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22nd DAY OF Dec, A.D., 2018, BY TODD HOLDER AS DIVISION PRESIDENT, OF KB HOME JACKSONVILLE L.L.C. A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY WHO IS PERSONALLY KNOWN TO ME OR WHO PRODUCED AS IDENTIFICATION AND WHO DID (DID NOT) TAKE AN OATH.

[Signature]  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE  
PRINT NAME: Derek S. Citino  
COMMISSION NO.: GG 064012  
MY COMMISSION EXPIRES: 1/18/2021

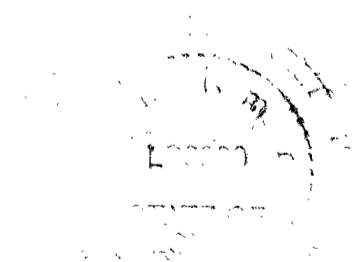


### SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED IN THE CAPTION, THAT THE SURVEY WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT COMPLIES WITH ALL SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED ACCORDING TO THE LAWS OF THE STATE OF FLORIDA AND THE CITY OF JACKSONVILLE, FLORIDA.

SIGNED THIS 20th DAY OF December, A.D., 2018.

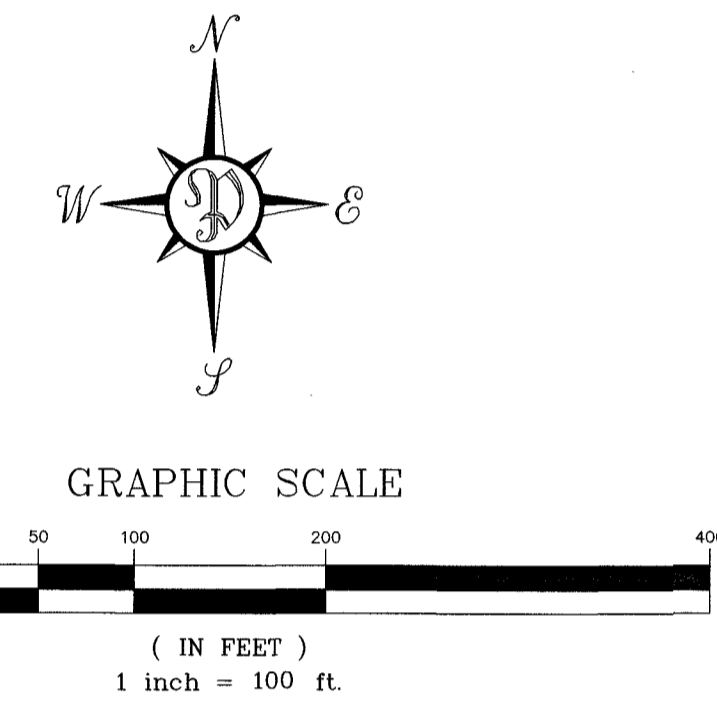
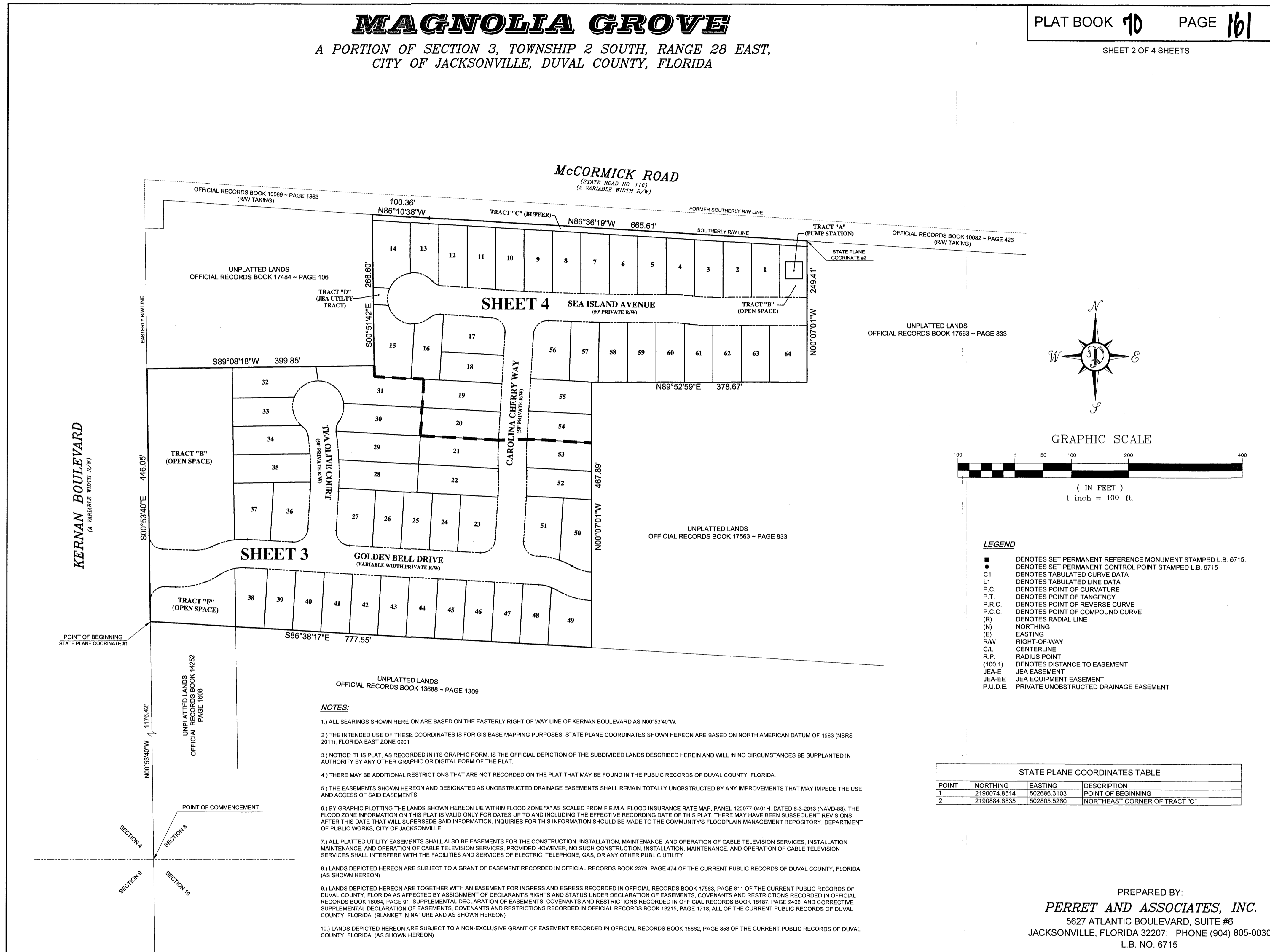
[Signature]  
NATHAN P. PERRET, P.S.M.  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 6900  
PERRET AND ASSOCIATES, INC.



PREPARED BY:  
**PERRET AND ASSOCIATES, INC.**  
5627 ATLANTIC BOULEVARD, SUITE #6  
JACKSONVILLE, FLORIDA 32207; PHONE (904) 805-0030  
L.B. NO. 6715

# MAGNOLIA GROVE

A PORTION OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 28 EAST,  
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA



- LEGEND**
- DENOTES SET PERMANENT REFERENCE MONUMENT STAMPED L.B. 6715
  - DENOTES SET PERMANENT CONTROL POINT STAMPED L.B. 6715
  - C1 DENOTES TABULATED CURVE DATA
  - L1 DENOTES TABULATED LINE DATA
  - P.C. DENOTES POINT OF CURVATURE
  - P.T. DENOTES POINT OF TANGENCY
  - P.R.C. DENOTES POINT OF REVERSE CURVE
  - P.C.C. DENOTES POINT OF COMPOUND CURVE
  - (R) DENOTES RADIAL LINE
  - (N) NORTHING
  - (E) EASTING
  - R/W RIGHT-OF-WAY
  - C/L CENTERLINE
  - R.P. RADIUS POINT
  - (100.1) DENOTES DISTANCE TO EASEMENT
  - JEA-E JEA EASEMENT
  - JEA-EE JEA EQUIPMENT EASEMENT
  - P.U.D.E. PRIVATE UNOBSTRUCTED DRAINAGE EASEMENT

**STATE PLANE COORDINATES TABLE**

POINT	NORTHING	EASTING	DESCRIPTION
1	2190074.8514	502886.3103	POINT OF BEGINNING
2	2190884.8835	502805.5260	NORTHEAST CORNER OF TRACT "C"

- NOTES:**
- 1) ALL BEARINGS SHOWN HERE ON ARE BASED ON THE EASTERLY RIGHT OF WAY LINE OF KERNAN BOULEVARD AS N00°53'40"W.
  - 2) THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSES. STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM OF 1983 (NARS 2011), FLORIDA EAST ZONE 0901.
  - 3) 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.
  - 4) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THE PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
  - 5) THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED DRAINAGE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENTS.
  - 6) BY GRAPHIC PLOTTING THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "X" AS SCALED FROM F.E.M.A. FLOOD INSURANCE RATE MAP, PANEL 120077-0401H, DATED 6-3-2013 (NAVD-88). THE FLOOD ZONE INFORMATION ON THIS PLAT IS VALID ONLY FOR DATES UP TO AND INCLUDING THE EFFECTIVE RECORDING DATE OF THIS PLAT. THERE MAY HAVE BEEN SUBSEQUENT REVISIONS AFTER THIS DATE THAT WILL SUPERSEDE SAID INFORMATION. INQUIRIES FOR THIS INFORMATION SHOULD BE MADE TO THE COMMUNITY'S FLOODPLAIN MANAGEMENT REPOSITORY, DEPARTMENT OF PUBLIC WORKS, CITY OF JACKSONVILLE.
  - 7) ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, 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 ELECTRIC, TELEPHONE, GAS, OR ANY OTHER PUBLIC UTILITY.
  - 8) LANDS DEPICTED HEREON ARE SUBJECT TO A GRANT OF EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 2379, PAGE 474 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA (AS SHOWN HEREON).
  - 9) LANDS DEPICTED HEREON ARE TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS RECORDED IN OFFICIAL RECORDS BOOK 17563, PAGE 811 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AS AFFECTED BY ASSIGNMENT OF DECLARANT'S RIGHTS AND STATUS UNDER DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 1894, PAGE 91, SUPPLEMENTAL DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 18187, PAGE 2408, AND CORRECTIVE SUPPLEMENTAL DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 18215, PAGE 1178, ALL OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. (BLANKET IN NATURE AND AS SHOWN HEREON).
  - 10) LANDS DEPICTED HEREON ARE SUBJECT TO A NON-EXCLUSIVE GRANT OF EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 15662, PAGE 853 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. (AS SHOWN HEREON).

PREPARED BY:  
**PERRET AND ASSOCIATES, INC.**  
5627 ATLANTIC BOULEVARD, SUITE #6  
JACKSONVILLE, FLORIDA 32207; PHONE (904) 805-0030  
L.B. NO. 6715

# MAGNOLIA GROVE

A PORTION OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 28 EAST,  
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

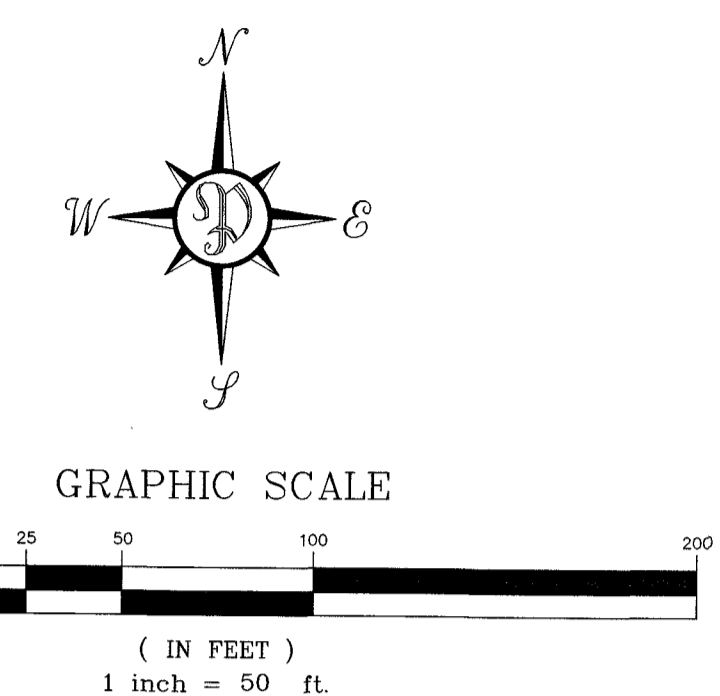
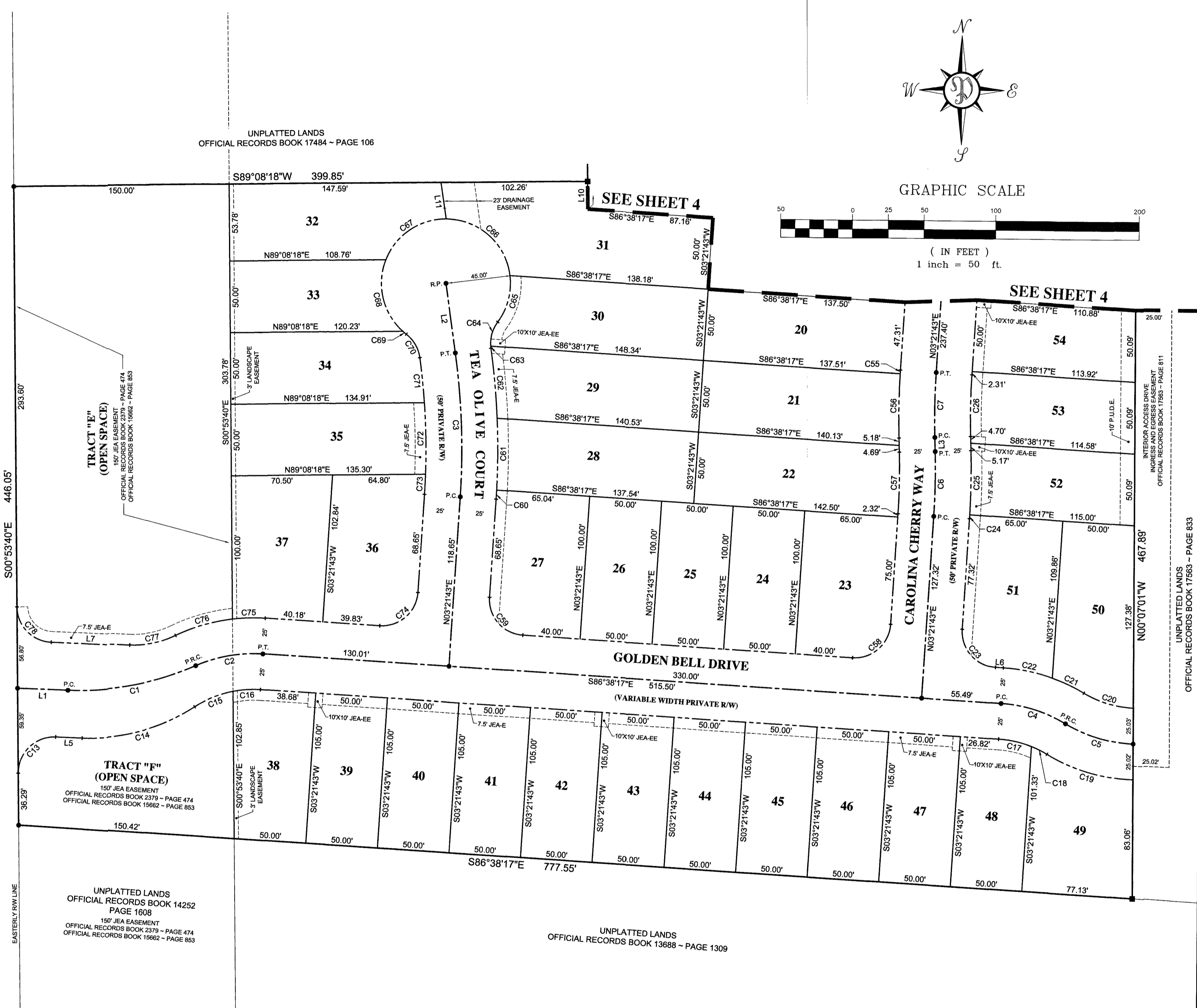
PLAT BOOK 70 PAGE 162

SHEET 3 OF 4 SHEETS  
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	91.29	200.00	28°09'12"	N78°57'20"E	90.50'
C2	47.97	100.00	27°28'59"	N79°37'13"E	47.51'
C3	100.68	500.00	11°32'13"	N02°24'24"W	100.51'
C4	47.51	100.00	27°13'18"	S73°01'38"E	47.07'
C5	49.78	100.00	28°31'17"	S73°40'38"E	49.27'
C6	45.33	500.00	5°11'40"	N00°45'53"E	45.31'
C7	45.33	500.00	5°11'40"	N00°45'53"E	45.31'
C13	40.55	25.00	92°59'38"	S45°34'08"W	38.25'
C14	82.46	133.00	35°31'27"	N74°16'12"E	81.15'
C15	29.08	75.00	22°13'01"	S67°37'00"W	28.90'
C16	19.16	75.00	14°38'13"	S86°02'36"W	19.11'
C17	23.57	75.00	18°00'15"	N77°38'10"W	23.47'
C18	12.07	75.00	9°13'03"	N64°01'31"W	12.05'
C19	63.18	125.00	28°57'28"	S73°53'43"E	62.51'
C20	36.38	75.00	27°47'42"	S73°16'50"E	36.03'
C21	24.43	125.00	11°11'47"	N85°00'53"W	24.39'
C22	34.96	125.00	16°01'31"	N78°37'32"W	34.85'
C23	39.27	25.00	90°00'00"	S41°38'17"E	35.36'
C24	2.68	525.00	0°17'33"	N03°12'57"E	2.68'
C25	44.92	525.00	4°54'07"	N00°37'07"E	44.90'
C26	43.06	475.00	5°11'40"	S00°45'53"W	43.05'
C55	2.69	525.00	0°17'35"	S03°12'55"W	2.69'
C56	44.91	525.00	4°54'05"	S00°37'05"W	44.90'
C57	43.06	475.00	5°11'40"	N00°45'53"E	43.05'
C58	39.27	25.00	90°00'00"	N48°21'43"E	35.36'
C59	39.27	25.00	90°00'00"	S41°38'17"E	35.36'
C60	6.35	525.00	0°41'35"	N03°00'56"E	6.35'
C61	50.11	525.00	5°28'07"	N00°03'55"W	50.09'
C62	49.25	525.00	5°22'31"	N05°29'14"W	49.24'
C63	1.37	25.00	3°08'32"	S06°36'14"E	1.37'
C64	18.01	25.00	41°18'24"	S15°36'12"W	17.82'
C65	34.22	45.00	43°34'19"	N14°27'16"E	33.40'
C66	65.15	45.00	82°57'14"	N48°48'31"W	59.61'
C67	54.01	45.00	68°46'18"	S55°19'43"W	50.83'
C68	54.59	45.00	69°30'28"	S13°48'40"E	51.30'
C69	3.16	45.00	4°01'31"	S50°34'31"E	3.16'
C70	19.38	25.00	44°24'56"	N30°22'58"W	18.90'
C71	31.66	475.00	3°49'07"	N06°10'56"W	31.65'
C72	50.02	475.00	6°02'03"	N01°20'21"W	50.00'
C73	13.96	475.00	1°41'03"	N02°31'12"E	13.96'
C74	39.27	25.00	90°00'00"	N48°21'43"E	35.36'
C75	22.83	125.00	10°27'46"	S88°07'50"W	22.78'
C76	41.49	125.00	19°01'10"	S73°23'22"W	41.30'
C77	32.92	67.00	28°09'09"	N77°57'21"E	32.59'
C78	37.99	25.00	87°04'24"	S44°25'52"E	34.44'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	35.04	S87°58'04"E
L2	48.99	N08°10'30"W
L3	9.87	N01°49'57"W
L5	18.41	S87°58'04"E
L6	5.49	N86°38'17"W
L7	54.61	S87°58'04"E
L10	19.32	N00°51'42"W
L11	25.73	S08°32'05"E

KERNAN BOULEVARD  
(A VARIABLE WIDTH R/W)

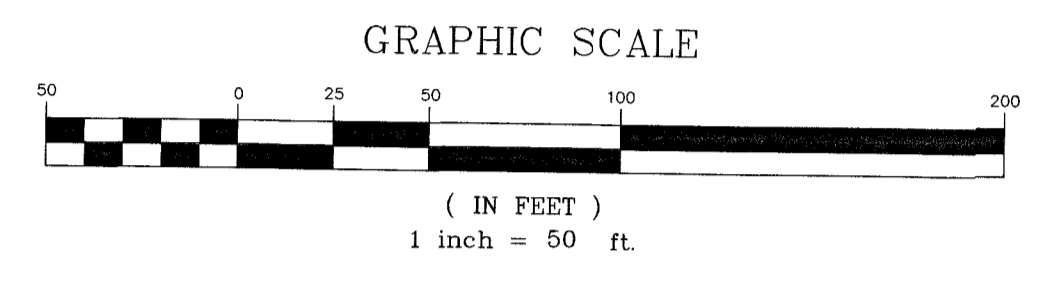
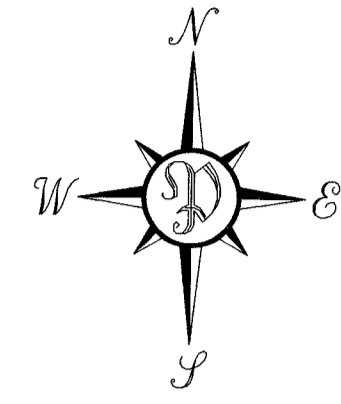


PREPARED BY:  
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L.B. NO. 6715

# MAGNOLIA GROVE

A PORTION OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 28 EAST,  
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

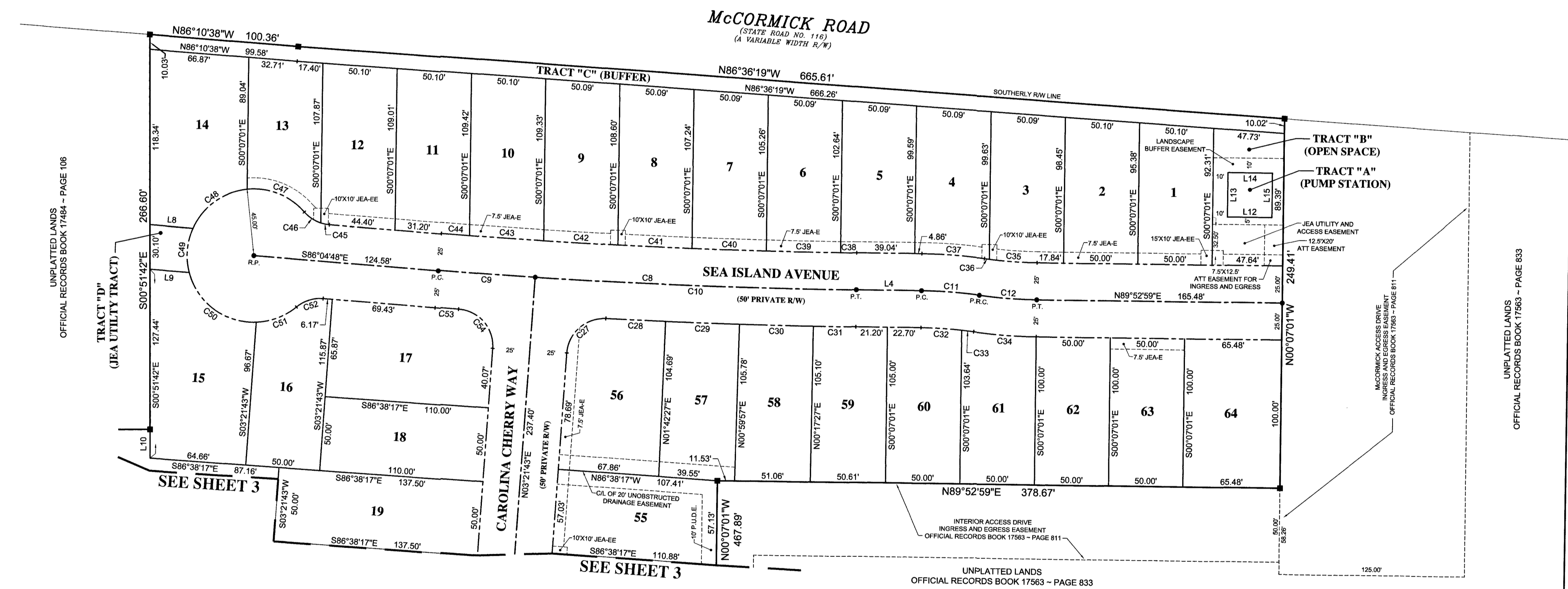
SHEET 4 OF 4 SHEETS  
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)



LINE #	LENGTH	DIRECTION
L1	30.00	S00°07'01"E
L2	30.00	S00°07'01"E
L3	30.00	S00°07'01"E
L4	30.00	S00°07'01"E
L5	30.00	S00°07'01"E
L6	30.00	S00°07'01"E
L7	30.00	S00°07'01"E
L8	30.00	S00°07'01"E
L9	30.00	S00°07'01"E
L10	30.00	S00°07'01"E
L11	30.00	S00°07'01"E
L12	30.00	S00°07'01"E
L13	30.00	S00°07'01"E
L14	30.00	S00°07'01"E
L15	30.00	S00°07'01"E

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C8	281.83'	4000.00'	4°02'13"	S88°05'54"E	281.77'
C9	65.33'	4000.00'	0°56'09"	S88°32'52"E	65.33'
C10	216.50'	4000.00'	3°06'04"	S88°33'59"E	216.47'
C11	38.76'	300.00'	7°24'07"	S88°24'57"E	38.73'
C12	38.76'	300.00'	7°24'07"	S88°24'57"E	38.73'
C17	38.80'	25.00'	88°55'10"	S47°49'18"W	35.02'
C28	40.32'	4025.00'	0°34'25"	S88°00'20"E	40.32'
C29	49.75'	4025.00'	0°42'30"	S88°38'48"E	49.75'
C30	49.75'	4025.00'	0°42'30"	S88°21'18"E	49.75'
C31	28.65'	4025.00'	0°24'28"	S89°54'47"E	28.65'
C32	27.35'	275.00'	5°41'53"	N87°16'04"W	27.34'
C33	8.16'	275.00'	1°42'14"	N83°34'01"W	8.16'
C34	41.99'	325.00'	7°24'07"	S86°24'57"E	41.96'
C35	32.24'	275.00'	6°42'59"	S86°45'32"E	32.22'
C36	3.29'	275.00'	0°41'08"	S83°03'28"E	3.29'
C37	41.99'	325.00'	7°24'07"	N86°24'57"W	41.96'
C38	10.96'	3975.00'	0°09'29"	N89°57'44"E	10.96'

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C39	50.00'	3975.00'	0°43'15"	S89°35'55"E	50.00'
C40	50.01'	3975.00'	0°43'15"	S88°52'40"E	50.01'
C41	50.03'	3975.00'	0°43'16"	S88°09'24"E	50.03'
C42	50.06'	3975.00'	0°43'17"	S87°26'07"E	50.06'
C43	50.09'	3975.00'	0°43'19"	S86°42'49"E	50.09'
C44	18.92'	3975.00'	0°16'22"	S86°12'59"E	18.92'
C45	5.83'	25.00'	13°22'15"	S79°23'40"E	5.82'
C46	13.55'	25.00'	31°02'40"	S57°11'13"E	13.38'
C47	43.16'	45.00'	54°56'54"	N69°06'20"W	41.52'
C48	47.04'	45.00'	59°53'41"	S53°26'23"W	44.93'
C49	30.59'	45.00'	38°56'34"	S04°01'15"W	30.00'
C50	60.83'	45.00'	77°27'01"	S54°10'32"E	56.30'
C51	29.53'	45.00'	37°35'41"	N68°18'07"E	29.00'
C52	19.38'	25.00'	44°24'55"	S71°42'45"W	18.90'
C53	15.72'	4025.00'	0°13'28"	S86°11'31"E	15.72'
C54	39.12'	25.00'	89°39'57"	N41°28'15"W	35.25'



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SEE SHEET 3

SEE SHEET 3

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