

PRESTON PINES

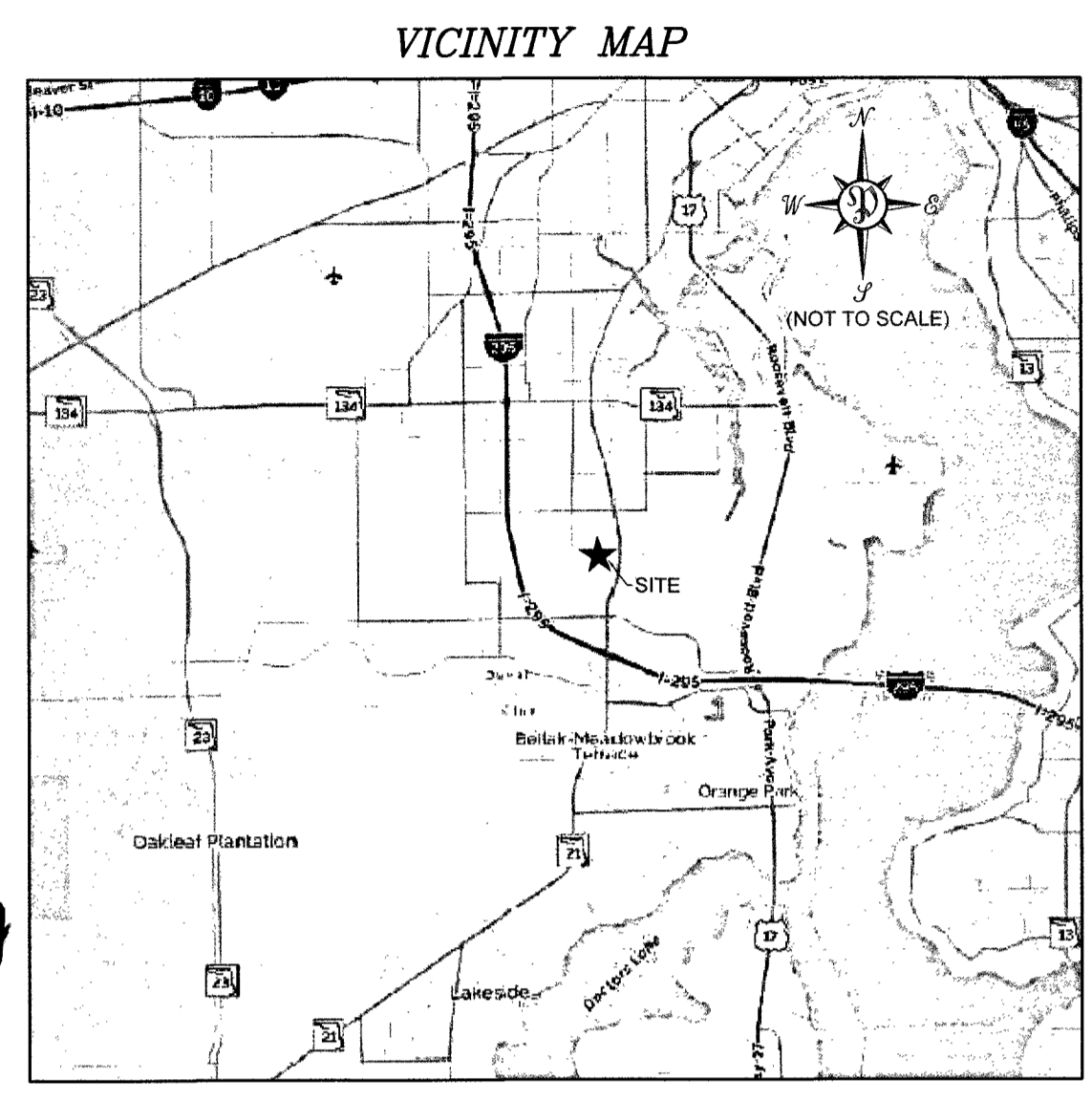
A PORTION OF THE EAST ONE-HALF (E 1/2) OF THE WEST ONE-HALF (W 1/2) OF THE
NORTHEAST ONE-QUARTER (NE 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION
30, TOWNSHIP 3 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

CAPTION

A PARCEL OF LAND, BEING A PORTION OF THE EAST ONE-HALF (E 1/2) OF THE WEST ONE-HALF (W 1/2) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEGIN AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF TOWNSEND ROAD, COUNTY ROAD NO. 74, A 66 FOOT PUBLIC ROAD RIGHT-OF-WAY, WITH THE EAST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 30; THENCE SOUTH 00°23'08" WEST ALONG LAST SAID LINE, A DISTANCE OF 1301.37 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 30; THENCE SOUTH 89°35'25" WEST, A DISTANCE OF 330.14 FEET, TO THE WEST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 30; RUN THENCE NORTH 00°24'32" EAST ALONG LAST SAID LINE, A DISTANCE OF 1301.01 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID TOWNSEND ROAD; RUN THENCE NORTH 89°31'30" EAST ALONG LAST SAID LINE, A DISTANCE OF 329.62 FEET, TO THE POINT OF BEGINNING.

CONTAINING 9.85 ACRES MORE OR LESS.



ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT KB HOME JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY ("OWNER"), IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON WHICH SHALL HEREAFTER BE KNOWN AS PRESTON PINES, 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, WALKWAYS, UNOBSTRUCTED DRAINAGE EASEMENTS, UNOBSTRUCTED DRAINAGE ACCESS EASEMENTS, AND SIDEWALKS ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE, A FLORIDA MUNICIPAL CORPORATION, ITS SUCCESSORS AND ASSIGNS ("CITY"), THE DRAINAGE EASEMENTS OVER, UNDER, ACROSS AND THROUGH THE STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT ARE HEREBY IRREVOCABLY DEDICATED TO THE CITY AND ARE SUBJECT TO THE FOLLOWING COVENANTS WHICH SHALL RUN WITH THE LAND:

(1) THE DRAINAGE EASEMENTS HEREBY DEDICATED SHALL PERMIT THE CITY TO DISCHARGE INTO SAID STORMWATER MANAGEMENT FACILITIES WHICH THESE EASEMENTS TRAVERSE, ALL WATER WHICH MAY FALL ON OR COME UPON THE RIGHTS OF WAY DEDICATED ON THIS PLAT, TOGETHER WITH ALL SUBSTANCES OR MATTER 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 STORMWATER MANAGEMENT FACILITIES, WITHOUT ANY LIABILITY WHATSOEVER ON THE PART OF THE CITY FOR ANY DAMAGE, INJURIES OR LOSS TO PERSONS OR PROPERTY RESULTING FROM THE ACCEPTANCE OR USE OF THESE DRAINAGE EASEMENTS BY THE CITY.

(2) THE STORMWATER MANAGEMENT FACILITIES 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 STORMWATER MANAGEMENT FACILITIES ARE THE RESPONSIBILITY OF SAID OWNER(S). THE CITY BY ACCEPTANCE OF THIS PLAT ASSUMES NO RESPONSIBILITY WHATSOEVER FOR SAID STORMWATER MANAGEMENT FACILITIES. UPON FAILURE OF THE HOMEOWNERS' 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, AS SHOWN HEREON, THE OBLIGATION THEREFORE WOULD THEN FALL EQUALLY ON THE OWNERS OF ALL LOTS SHOWN ON THIS PLAT.

(3) THE CITY 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 STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT, BUT SHALL HAVE THE RIGHT TO MAINTAIN THE WATER LEVEL IN ACCORDANCE WITH ANY STATE AND LOCAL PERMITS, INCLUDING THE REPAIR, REMOVAL OR REPLACEMENT OF THE STORMWATER MANAGEMENT FACILITIES AND THE CONTROL STRUCTURES TO EFFECT ADEQUATE DRAINAGE FOR THE RIGHTS OF WAY DEDICATED HEREON.

THE OWNER, ITS SUCCESSORS AND ASSIGNS, OF THE LANDS DESCRIBED AND CAPTIONED HEREON, SHALL FOREVER RELEASE, DISCHARGE, INDEMNIFY THE CITY AND SAVE IT HARMLESS FROM SUITS, ACTION, DAMAGES, LIABILITY AND EXPENSE IN CONNECTION WITH LOSS OF LIFE, BODILY OR PERSONAL INJURY OR PROPERTY DAMAGE OR ANY OTHER DAMAGE ARISING FROM OR OUT OF ANY OCCURRENCE IN, UPON, AT OR FROM THE STORMWATER MANAGEMENT FACILITIES DESCRIBED ABOVE, OR ANY PART THEREOF, OCCASIONED WHOLLY OR IN PART BY ANY ACT OR OMISSION OF ITS AGENT, CONTRACTORS, EMPLOYEES OR SERVANTS. 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.

TRACT "A" (LANDSCAPE BUFFER), TRACT "B" (LANDSCAPE BUFFER), TRACT "C" (OPEN SPACE), TRACT "E" (OPEN SPACE) AND TRACT "F" (FUTURE DEVELOPMENT) 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.

TRACT "D" (LIFT STATION) IS HEREBY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE.

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 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 THE LANDSCAPE BUFFER EASEMENT OR ANY PART THEREOF, EXCEPT TO THE EXTENT ARISING FROM OR INCIDENTAL TO JEA'S 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, AND/OR IRRIGATION FACILITIES DISTURBED BY JEA IN THE EXERCISE OF ITS EASEMENT RIGHTS UPON THE LANDSCAPE BUFFER 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 THEREFOR.

ALL EASEMENTS SHOWN ON THIS PLAT, 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. 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.

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 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.

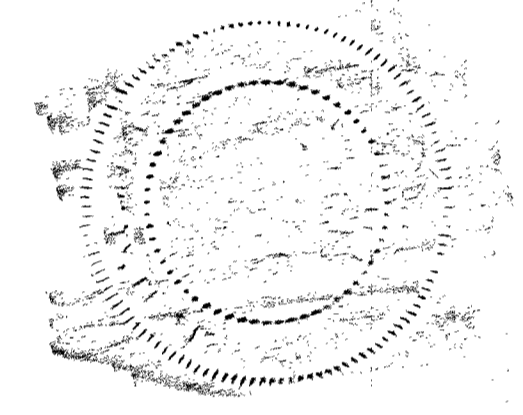
IN WITNESS WHEREOF, Todd Holder OF KB HOME JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 22nd DAY OF Dec, A.D., 2017, ON BEHALF OF THE COMPANY.

WITNESS: [Signature]
OWNER: [Signature] KB HOME JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY
BY: [Signature] TODD HOLDER, ITS DIVISION PRESIDENT

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

PLAT AND PLANS CITY DEV #: 9354.000

Approved 28 Feb 2018
Date
[Signature]
City Engineer
for Director of Public Works
Approved January 26, 2018
Date
[Signature]
for General Counsel



CLERK'S CERTIFICATE 2018049234

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 183.180 TO ME FOR RECORDING AND IS RECORDED IN PLAT BOOK 70 PAGES OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SIGNED THIS 1st DAY OF March, A.D., 2018
[Signature] CLERK OF THE CIRCUIT COURTS
[Signature] DEPUTY CLERK

APPROVED FOR THE RECORD

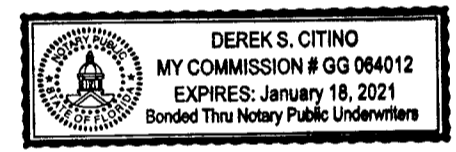
THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED, ACCEPTED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY FLORIDA, PURSUANT TO CHAPTER 654, ORDINANCE CODE, THIS 28th DAY OF February, A.D., 2018.

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

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22nd DAY OF Dec, A.D., 2017, BY TODD HOLDER, AS DIVISION PRESIDENT, OF KB HOME JACKSONVILLE LLC, 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.: GG060412
MY COMMISSION EXPIRES: 1/18/2021



PLAT CONFORMITY REVIEW

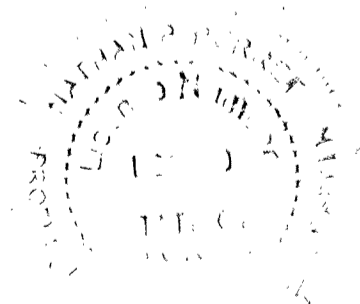
THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART I, CHAPTER 177, FLORIDA STATUTES, THIS 21 DAY OF February, A.D., 2018.

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

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 I, PLATTING; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED ACCORDING TO THE LAWS OF THE STATE OF FLORIDA AND THE CITY OF JACKSONVILLE, FLORIDA.

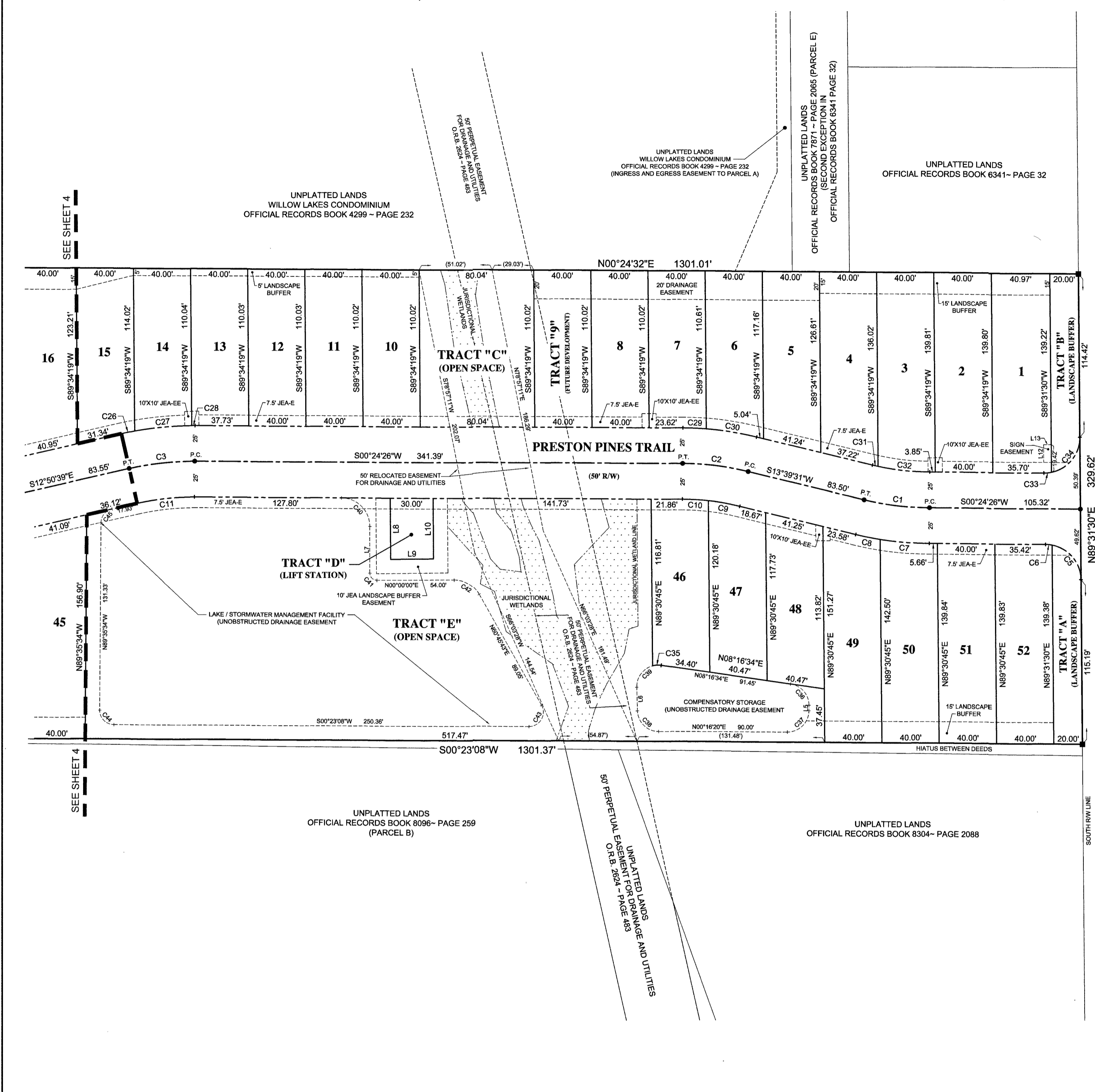
SIGNED THIS 20th DAY OF December, A.D., 2017.
[Signature]
NATHAN P. PERRET, P.S.M.
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 6900
PERRET AND ASSOCIATES, INC.



PRESTON PINES

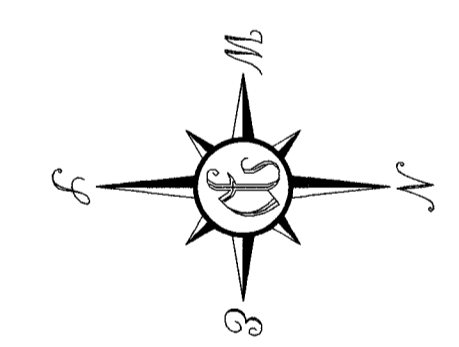
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SHEET 3 OF 4 SHEETS
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	46.26'	200.00'	13°15'05"	N07°01'58"E	46.15'
C2	46.26'	200.00'	13°15'05"	S07°01'58"W	46.15'
C3	46.26'	200.00'	13°15'05"	S06°13'07"E	46.15'
C5	34.24'	25.00'	78°27'47"	S50°17'37"W	31.62'
C6	4.65'	25.00'	10°39'17"	S05°44'04"W	4.64'
C7	34.52'	225.00'	8°47'25"	N04°48'08"E	34.49'
C8	17.52'	225.00'	4°27'40"	N11°25'41"E	17.51'
C9	22.28'	175.00'	7°17'43"	S10°00'39"W	22.27'
C10	18.19'	175.00'	5°57'22"	S03°23'07"W	18.18'
C11	40.47'	175.00'	13°15'05"	S06°13'07"E	40.38'
C26	9.58'	225.00'	2°28'21"	S11°37'29"E	9.58'
C27	40.19'	225.00'	10°14'07"	S05°17'15"E	40.14'
C28	2.27'	225.00'	0°34'38"	S00°07'07"W	2.27'
C29	16.40'	225.00'	4°10'37"	S02°29'44"W	16.40'
C30	35.64'	225.00'	9°04'28"	S09°07'17"W	35.60'
C31	4.00'	175.00'	1°18'38"	N13°00'12"E	4.00'
C32	36.47'	175.00'	11°56'27"	N06°22'39"E	36.41'
C33	5.42'	25.00'	12°25'09"	N05°48'08"W	5.41'
C34	34.24'	25.00'	78°27'47"	N51°14'37"W	31.62'
C35	6.05'	15.00'	23°07'29"	S03°17'10"E	6.01'
C36	21.44'	15.00'	81°53'41"	S49°13'24"W	19.66'
C37	23.59'	15.00'	90°06'05"	N44°46'43"W	21.23'
C38	23.05'	15.00'	68°01'40"	N44°17'10"E	20.84'
C39	26.17'	15.00'	99°58'34"	S41°42'43"E	22.98'
C40	31.27'	20.00'	89°35'34"	S45°12'13"W	28.18'
C41	7.85'	5.00'	90°00'00"	N45°00'00"E	7.07'
C42	21.21'	20.00'	60°45'43"	S30°22'51"W	20.23'
C43	20.88'	10.00'	119°37'25"	N59°25'35"W	17.29'
C44	15.71'	10.00'	90°01'09"	N45°23'51"E	14.14'
C45	13.40'	10.00'	76°44'55"	S51°13'07"E	12.42'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L5	3.77'	N89°49'45"W
L6	16.51'	N88°18'00"E
L7	32.84'	N90°00'00"E
L8	42.82'	S89°34'19"W
L9	30.00'	S00°29'41"E
L10	42.48'	S89°34'19"W
L12	12.50'	N89°31'30"E
L13	5.39'	N00°24'28"E



GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

PREPARED BY:
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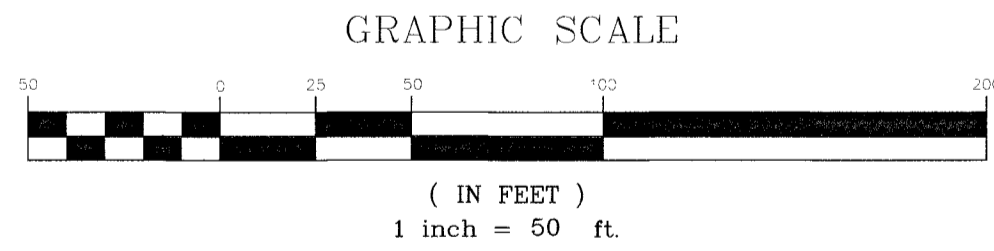
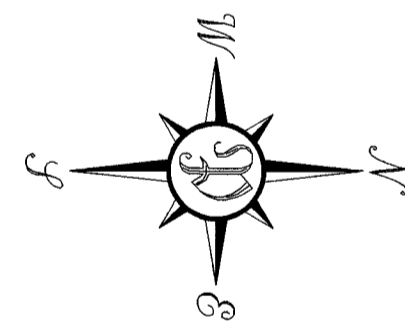
PRESTON PINES

A PORTION OF THE EAST ONE-HALF (E 1/2) OF THE WEST ONE-HALF (W 1/2) OF THE
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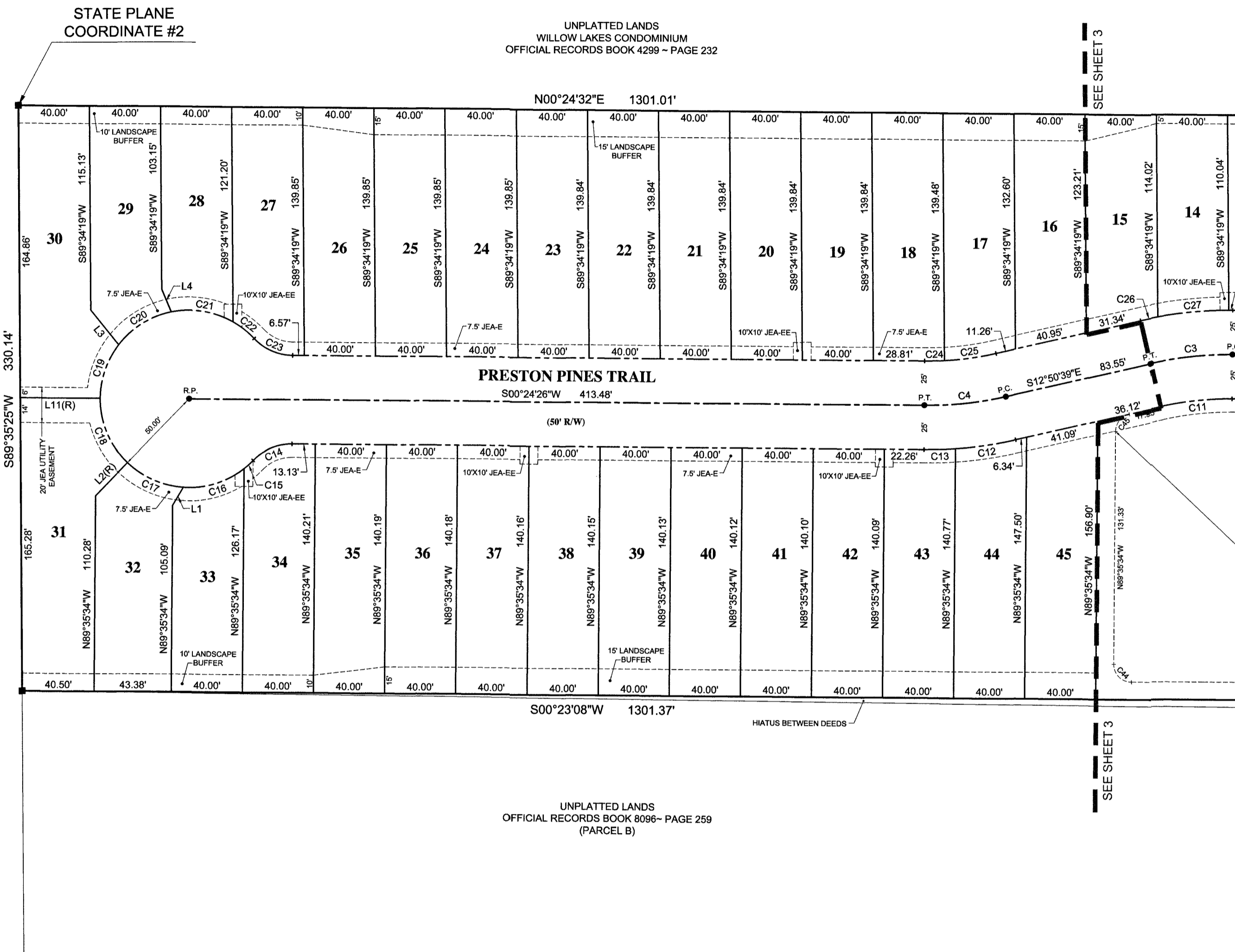
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C12	34.28'	225.00'	8°43'43"	N08°28'48"W	34.24'
C13	17.76'	225.00'	4°31'22"	N01°51'15"W	17.76'
C14	24.38'	30.00'	46°34'03"	S22°52'36"E	23.72'
C15	6.91'	50.00'	7°55'11"	N42°12'02"W	6.91'
C16	36.59'	50.00'	41°55'55"	N17°16'29"W	35.78'
C17	35.09'	50.00'	40°12'28"	N23°47'43"E	34.37'
C18	40.59'	50.00'	46°30'28"	N67°09'12"E	39.48'
C19	32.43'	50.00'	37°09'37"	S71°00'46"E	31.86'
C20	35.61'	50.00'	40°48'10"	S32°01'52"E	34.86'
C21	35.99'	50.00'	41°14'24"	S08°59'25"W	35.22'
C22	15.15'	50.00'	17°21'52"	S38°17'33"W	15.10'
C23	24.38'	30.00'	46°34'03"	N23°41'27"E	23.72'
C24	11.19'	175.00'	3°39'44"	N01°25'26"W	11.18'
C25	29.29'	175.00'	9°35'21"	N08°02'59"W	29.25'
C26	9.58'	225.00'	2°26'21"	S11°37'29"E	9.58'
C27	40.19'	225.00'	10°14'07"	S05°17'15"E	40.14'
C44	15.71'	10.00'	90°01'09"	N45°23'51"E	14.14'
C45	13.40'	10.00'	76°44'55"	S51°13'07"E	12.42'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	11.81'	N59°34'46"W
L2(R)	25.78'	N46°06'03"W
L3	25.14'	S51°20'21"W
L4	13.90'	S67°22'12"W
L11(R)	45.01'	S00°24'26"W



UNPLATTED LANDS
WILLOW LAKES CONDOMINIUM
OFFICIAL RECORDS BOOK 4239 - PAGE 232



PREPARED BY:
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