

PRICE PARK

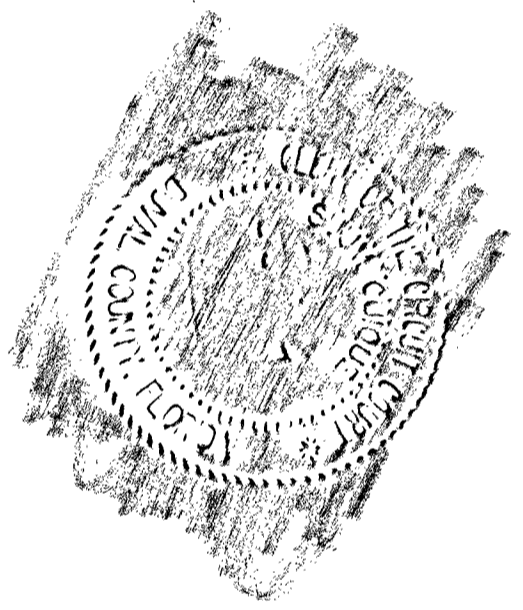
A PORTION OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 27 EAST,
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

CAPTION

A PORTION OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 27 EAST, JACKSONVILLE,
DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF LOURCEY ROAD (A 60 FOOT RIGHT OF WAY), WITH THE EASTERLY RIGHT OF WAY LINE OF HOOD ROAD (A 60 FOOT RIGHT OF WAY); THENCE N01°44'00"W, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 311.53 FEET; THENCE N89°20'02"E, DEPARTING SAID EASTERLY RIGHT OF WAY LINE AND ALONG THE SOUTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 13831, PAGE 1265 OF THE CURRENT PUBLIC RECORDS SAID COUNTY, A DISTANCE OF 350.86 FEET; THENCE N01°45'04"W, ALONG THE EAST LINE OF LAST SAID LANDS AND THE EAST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 13831, PAGE 1264 OF SAID CURRENT PUBLIC RECORDS, A DISTANCE OF 258.67 FEET; THENCE N01°31'44"W, A DISTANCE OF 50.07 FEET TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 11767, PAGE 1591 OF SAID CURRENT PUBLIC RECORDS; THENCE N02°32'21"W, ALONG THE EAST LINE OF LAST SAID LANDS AND THE EAST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 16668, PAGE 1978 OF SAID CURRENT PUBLIC RECORDS, A DISTANCE OF 654.86 FEET TO A POINT ON THE SOUTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7987, PAGE 399 OF SAID CURRENT PUBLIC RECORDS; THENCE N88°46'45"E, ALONG THE SOUTH LINE OF LAST SAID LANDS AND THE SOUTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 13441, PAGE 643 OF SAID CURRENT PUBLIC RECORDS, A DISTANCE OF 482.08 FEET; THENCE N58°55'56"E, ALONG THE SOUTHEASTERLY LINE OF LAST SAID LANDS, THE SOUTHEASTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7394, PAGE 1976 AND THE SOUTHEASTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6931, PAGE 59, ALL OF SAID CURRENT PUBLIC RECORDS, A DISTANCE OF 453.91 FEET TO A POINT OF THE WEST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4404, PAGE 861 OF SAID CURRENT PUBLIC RECORDS; THENCE S31°16'02"E, ALONG SAID WEST LINE, A DISTANCE OF 33.81 FEET; THENCE S60°29'24"W, DEPARTING SAID WEST LINE, A DISTANCE OF 29.97 FEET; THENCE S33°48'36"E, A DISTANCE OF 189.77 FEET; THENCE N57°55'37"E, A DISTANCE OF 244.56 FEET TO THE MOST EASTERLY CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5818, PAGE 636 OF SAID CURRENT PUBLIC RECORDS; THENCE N42°03'41"W, ALONG THE NORTHEASTERLY LINE OF LAST SAID LANDS, A DISTANCE OF 212.54 FEET; THENCE N60°59'52"E, ALONG THE NORTHWESTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 15750, PAGE 1959 OF SAID CURRENT PUBLIC RECORDS, A DISTANCE OF 214.96 FEET TO THE NORTHEAST CORNER OF LAST SAID LANDS; THENCE S31°33'35"E, ALONG THE NORTHEASTERLY LINE OF LAST SAID LANDS, A DISTANCE OF 198.91 FEET; THENCE N69°09'01"E, A DISTANCE OF 100.70 FEET; THENCE S30°47'45"E, A DISTANCE OF 78.5 FEET; THENCE N58°43'53"E, A DISTANCE OF 147.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF HISTORIC KINGS ROAD SOUTH (A 50 FOOT RIGHT OF WAY); THENCE S31°16'07"E, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 201.87 FEET TO THE MOST NORTHERLY CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 16147, PAGE 2180 OF SAID CURRENT PUBLIC RECORDS; THENCE S59°00'38"W, DEPARTING SAID WESTERLY RIGHT OF WAY LINE AND ALONG THE NORTHERLY LINE OF LAST SAID LANDS, A DISTANCE OF 150.28 FEET TO THE MOST WESTERLY CORNER OF LAST SAID LANDS; THENCE S33°22'28"E, ALONG THE SOUTHWESTERLY LINE OF LAST SAID LANDS AND THE SOUTHWESTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 17027, PAGE 466 OF SAID CURRENT PUBLIC RECORDS, A DISTANCE OF 219.75 FEET TO A POINT ON THE NORTHWESTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 15328, PAGE 2399 OF SAID CURRENT PUBLIC RECORDS; THENCE S58°48'18"W, ALONG LAST SAID NORTHWESTERLY LINE, THE NORTHWESTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7126, PAGE 1515 AND THE NORTHWESTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4447, PAGE 399 OF SAID CURRENT PUBLIC RECORDS, A DISTANCE OF 495.97 FEET; THENCE S58°36'35"W, ALONG LAST SAID NORTHWESTERLY LINE OF OFFICIAL RECORDS BOOK 4447, PAGE 399 AND THE NORTHWESTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4349, PAGE 507 OF SAID CURRENT PUBLIC RECORDS, A DISTANCE OF 259.85 FEET; THENCE S02°29'21"E, ALONG THE WEST LINE OF LAST SAID LANDS, A DISTANCE OF 152.87 FEET TO A POINT ON THE NORTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5678, PAGE 1547 OF SAID CURRENT PUBLIC RECORDS; THENCE S89°43'11"W, ALONG LAST SAID NORTH LINE, A DISTANCE OF 643.37 FEET; THENCE S00°02'00"E, ALONG THE WEST LINE OF LAST SAID LANDS, A DISTANCE OF 615.51 FEET TO SAID NORTHERLY RIGHT OF WAY LINE OF LOURCEY ROAD; THENCE S89°11'25"W, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 684.15 FEET TO THE POINT OF BEGINNING.

Approved 7/17/2018
Date
[Signature]
City Engineer
for Director of Public Works
Approved July 13, 2018
Date
[Signature]
for General Counsel



CONTAINING 32.36 ACRES MORE OR LESS.

PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 17 DAY OF July, 2018.

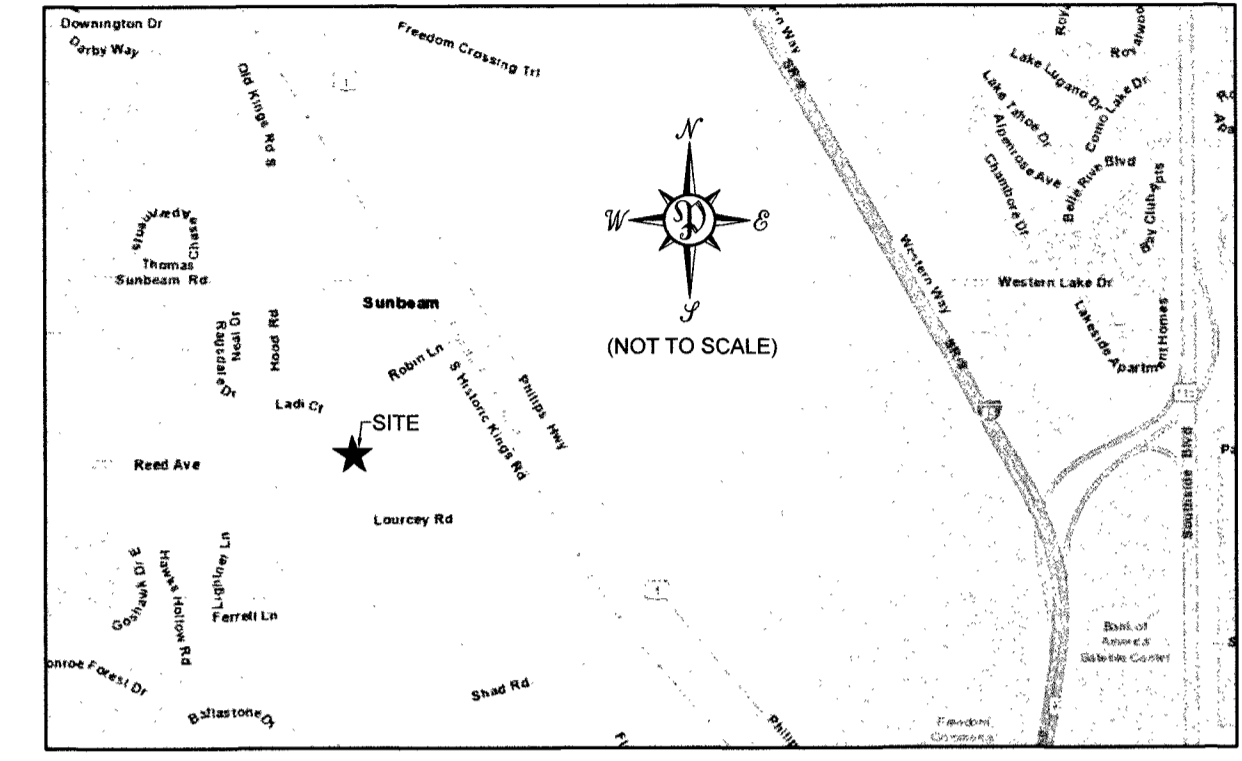
[Signature]
W. MONROE HAZEN, P.L.S.
PROFESSIONAL LAND SURVEYOR
FLORIDA LICENSE No. 3398

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 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 30 DAY OF MAY, 2018.
[Signature]
NATHAN F. PERRET, P.S.M.
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 6900
PERRET AND ASSOCIATES, INC.

VICINITY MAP



CLERK'S CERTIFICATE 2018168593

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 FILED FOR RECORDING AND IS RECORDED IN PLAT BOOK 71 PAGES 152-158 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SIGNED 18th DAY OF July, 2018.
[Signature]
RONNIE FUSSELL
CLERK OF THE CIRCUIT COURTS

APPROVED FOR THE RECORD

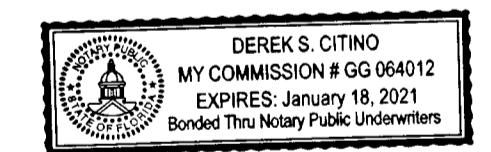
THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED, ACCEPTED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY FLORIDA, PURSUANT TO CHAPTER 654, ORDINANCE CODE, THIS 17 DAY OF July, 2018.

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

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11 DAY OF July, 2018, 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: Daek S. Citino
COMMISSION NO.: CG 064012
MY COMMISSION EXPIRES: 1/18/2021



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 PRICE PARK, 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, DRAINAGE EASEMENTS, UNOBSTRUCTED DRAINAGE 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 OWNER AND/OR THE ABUTTING OWNERS), THEIR SUCCESSORS AND ASSIGNS, AND ALL MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID STORMWATER MANAGEMENT FACILITIES ARE THE RESPONSIBILITY OF SAID OWNERS). 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 THEREOF 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 FOR 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 SHOWN ABOVE, OR ANY PART THEREOF, OR ARISING 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" (SWM), TRACT "D" (PARK), TRACT "E" (SWM), TRACT "F" (OPEN SPACE), TRACT "H" (BUFFER), AND TRACT "I" (BUFFER) 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 "B" (PUMP STATION) AND TRACT "G" (JEA UTILITY) 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 TRACT "C" (LANDSCAPE BUFFER) IS HEREBY RETAINED BY THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS; PROVIDED HOWEVER, THE UNDERSIGNED OWNER RESERVES THE RIGHT TO CONVEY TITLE TO SAID TRACT 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 TRACT 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 656.12(3), CITY OF JACKSONVILLE ORDINANCE CODE.

OWNER HEREBY DEDICATES TO JEA, ITS SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE EASEMENT ON, UPON, OVER, AND UNDER TRACT "C" (LANDSCAPE BUFFER), 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.

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 TRACT "C" (LANDSCAPE BUFFER), OR ANY PART THEREOF, EXCEPT TO THE EXTENT ARISING FROM OR INCIDENTAL TO JEA'S USE OF TRACT "B" (PUMP STATION) OR JEA'S EASEMENT UPON TRACT "C" (LANDSCAPE BUFFER). OWNERS 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 TRACT "C" (LANDSCAPE BUFFER) 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 TAKES 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 (A) IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM AND (B) FOR METERS ASSOCIATED WITH WATER AND/OR SEWER UTILITIES; PROVIDED HOWEVER, THAT NO PARALLEL UTILITIES MAY BE INSTALLED WITHIN SAID EASEMENTS.

ALL UTILITY EASEMENTS AND UTILITY AND ACCESS EASEMENTS ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS.

THE UNDERSIGNED OWNERS DO HEREBY RESERVE UNTO THEMSELVES AND THEIR ASSIGNS, AN EASEMENT FOR LANDSCAPING AND CONSTRUCTION OF SIGNS OVER ALL NON-ACCESS EASEMENTS, AND ALSO EASEMENT(S) OVER ALL THE LANDS DESIGNATED AS LANDSCAPE BUFFERS SHOWN ON THIS PLAT, THE MAINTENANCE RESPONSIBILITIES OF WHICH SHALL BE THOSE OF THE OWNERS, THEIR SUCCESSORS AND ASSIGNS.

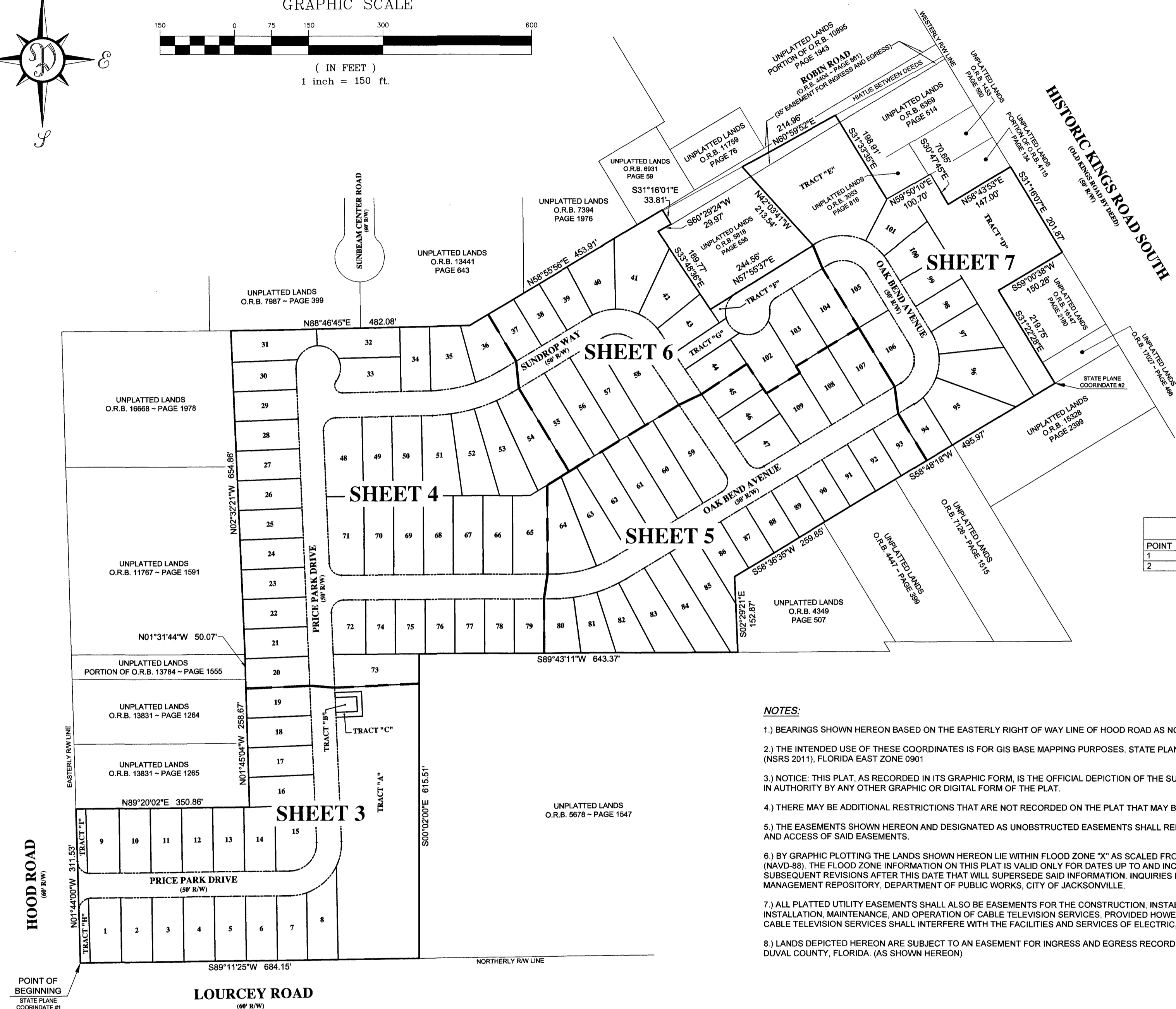
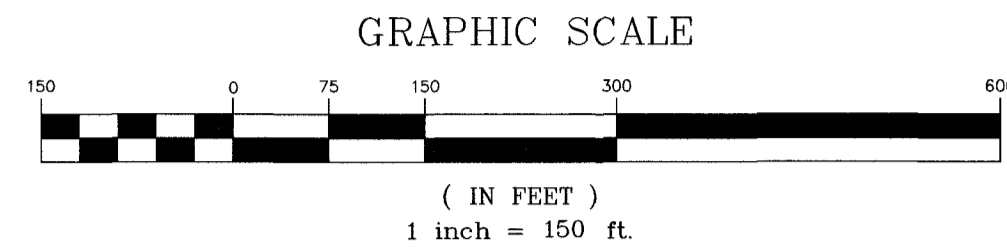
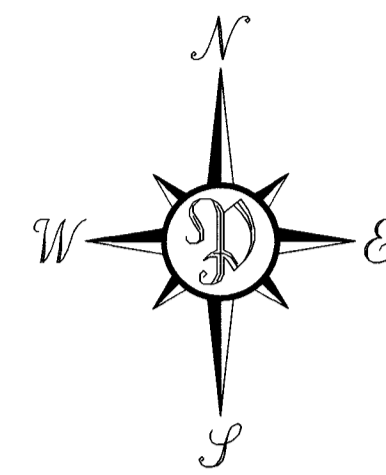
IN WITNESS WHEREOF, Todd Holder, AS DIVISION PRESIDENT OF KB HOME JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 20 DAY OF June, 2018, ON BEHALF OF THE COMPANY.

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

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

PRICE PARK

A PORTION OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 27 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
 - (NR) DENOTES NON-RADIAL LINE
 - (N) NORTHING
 - (E) EASTING
 - R/W RIGHT-OF-WAY
 - CL CENTERLINE
 - CB CHORD BEARING
 - D DELTA
 - R.P. RADIUS POINT
 - (100 1) DENOTES DISTANCE TO EASEMENT
 - JEA-EJEA EASEMENT
 - JEA-EE JEA EQUIPMENT EASEMENT
 - D.E. DRAINAGE EASEMENT
 - U.D.E. UNOBSTRUCTED DRAINAGE EASEMENT
 - P.U.D.E. PRIVATE UNOBSTRUCTED DRAINAGE EASEMENT
 - SWMF STORMWATER MANAGEMENT FACILITY

STATE PLANE COORDINATES TABLE

POINT	NORTHING	EASTING	DESCRIPTION
1	2132716.9300	471968.6890	POINT OF BEGINNING
2	2133890.2113	473935.2084	SOUTHEAST CORNER OF TRACT "D"

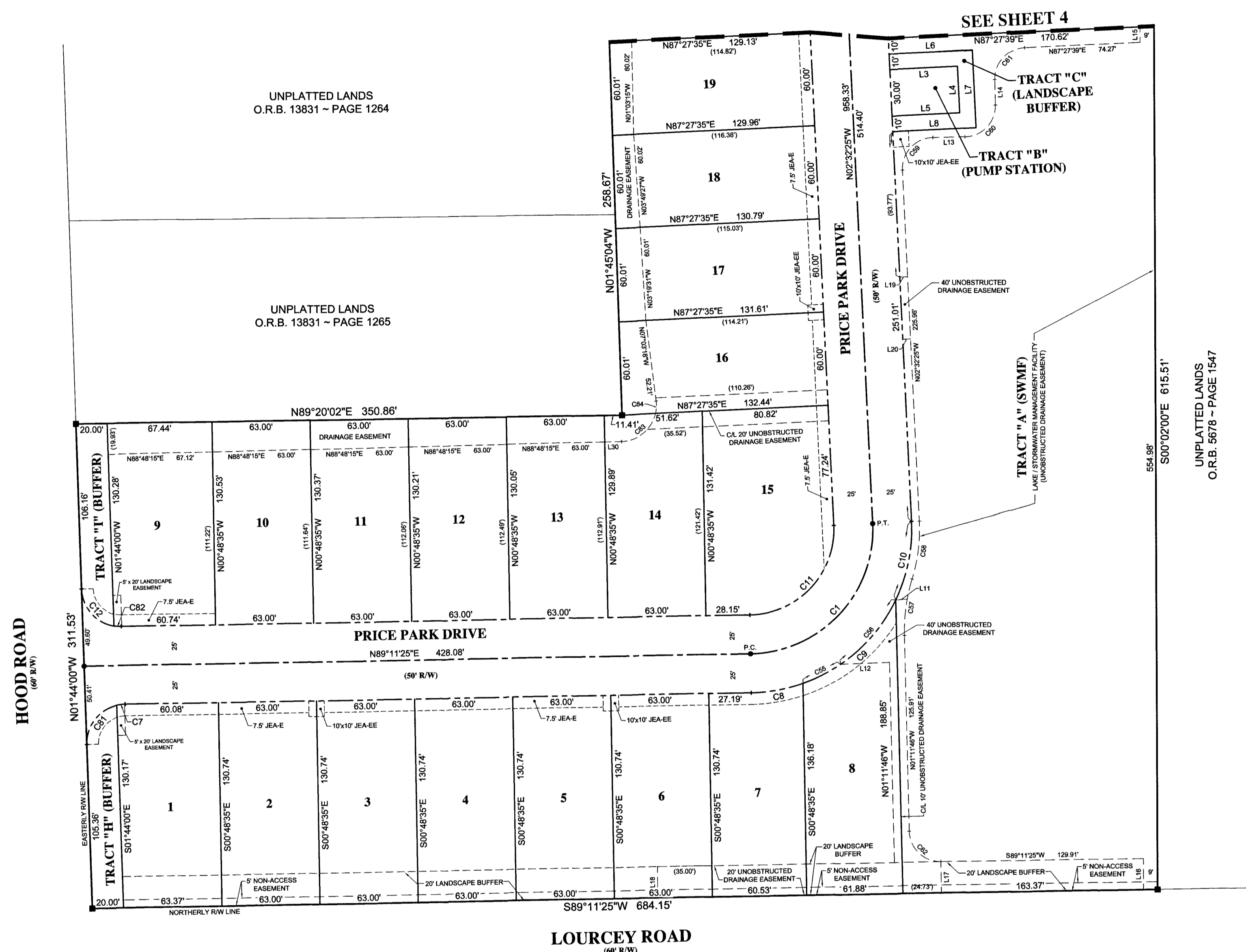
- NOTES:**
- 1.) BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY RIGHT OF WAY LINE OF HOOD ROAD AS NORTH 01°44'00" WEST.
 - 2.) THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSES. STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM OF 1983 (NAD83), FLORIDA EAST 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 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 120077-0554H, 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 AN EASEMENT FOR INGRESS AND EGRESS RECORDED IN OFFICIAL RECORDS BOOK 4404, PAGE 861 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

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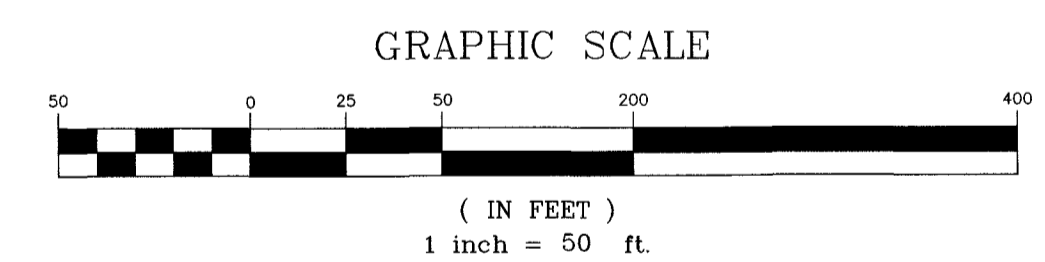
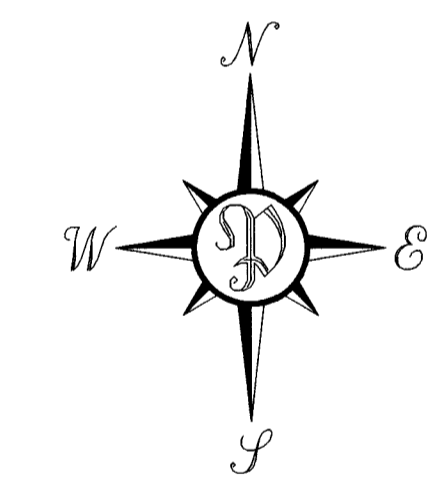
A PORTION OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 27 EAST,
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

SHEET 3 OF 7 SHEETS
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)



LINE #	LENGTH	DIRECTION
L3	43.50'	N87°27'39"E
L4	30.00'	N02°32'25"W
L5	43.50'	N87°27'39"E
L6	53.50'	N87°27'39"E
L7	50.00'	N02°32'25"W
L8	53.50'	N87°27'39"E
L11	7.36'	N88°04'12"E
L12	31.35'	N88°04'12"E
L13	20.60'	N88°48'14"E
L14	16.48'	N01°11'46"W
L15	10.01'	S00°02'00"E
L16	19.88'	S00°02'00"E
L17	20.00'	S00°48'35"E
L18	20.00'	S00°48'35"E
L19	5.00'	S87°27'35"W
L20	5.00'	S87°27'35"W
L30	10.79'	N88°48'15"E

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	128.08'	80.00'	91°43'50"	N43°19'30"E	114.83'
C7	5.44'	25.00'	12°27'38"	S82°57'36"W	5.43'
C8	33.92'	105.00'	18°30'34"	N79°58'08"E	33.77'
C9	82.39'	105.00'	44°57'36"	N48°12'03"E	80.30'
C10	51.79'	105.00'	28°15'40"	N11°35'25"E	51.27'
C11	88.00'	55.00'	91°43'50"	N43°19'30"E	78.95'
C12	34.24'	25.00'	78°27'47"	S40°57'53"E	31.62'
C55	27.37'	105.00'	14°56'06"	N63°12'47"E	27.29'
C56	55.02'	105.00'	30°01'29"	N40°43'59"E	54.40'
C57	38.72'	115.00'	18°17'49"	S07°57'08"W	36.57'
C58	37.71'	110.00'	19°38'27"	N07°16'49"E	37.52'
C59	31.89'	20.00'	91°20'39"	S43°07'54"W	28.61'
C60	31.42'	20.00'	90°00'00"	N43°48'14"E	28.28'
C61	30.95'	20.00'	88°39'25"	S43°07'57"W	27.95'
C62	31.28'	20.00'	89°36'49"	S48°00'11"E	28.19'
C81	34.24'	25.00'	78°27'47"	S37°29'53"W	31.62'
C82	4.63'	25.00'	10°36'48"	S85°30'11"E	4.62'
C83	30.45'	23.00'	75°51'27"	N50°52'32"E	28.28'
C84	8.03'	23.00'	20°00'06"	N02°56'45"E	7.99'



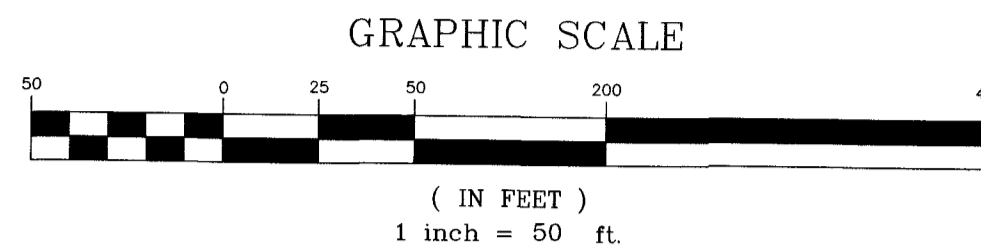
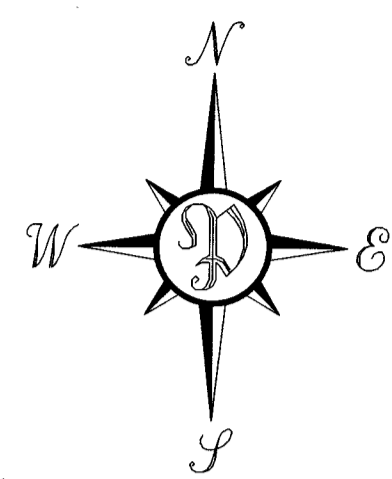
PREPARED BY:
PERRET AND ASSOCIATES, INC.
5627 ATLANTIC BOULEVARD, SUITE #6
JACKSONVILLE, FLORIDA 32207, PHONE (904) 805-0030
L.B. NO. 6715

PRICE PARK

A PORTION OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 71 PAGE 155

SHEET 4 OF 7 SHEETS
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)



LINE #	LENGTH	DIRECTION
L1	20.00'	N87°27'35\"E
L9(R)	33.50'	N02°31'17\"W
L21	13.78'	N02°32'25\"W
L22	32.88'	S88°46'46\"W
L23	22.35'	S88°46'46\"W
L24	16.10'	S58°55'56\"W
L28	32.72'	N89°43'11\"E
L29	15.00'	N02°32'25\"W
L31	14.98'	N01°03'15\"W
L32	14.09'	N03°44'50\"W
L38	15.63'	N02°31'42\"W
L39	8.00'	N21°24'21\"E

LINE #	LENGTH	DIRECTION
L40	8.88'	N03°05'57\"W
L41	32.20'	N03°50'25\"W
L42	13.84'	N13°38'27\"W
L43	5.23'	N08°30'38\"W
L44	20.71'	N01°43'38\"W
L45	8.68'	N22°07'34\"E
L46	5.73'	N02°42'05\"W
L47	2.46'	N02°42'05\"W
L48	10.17'	N26°28'38\"W
L49	28.81'	N02°28'00\"W
L50	15.11'	N89°47'14\"E

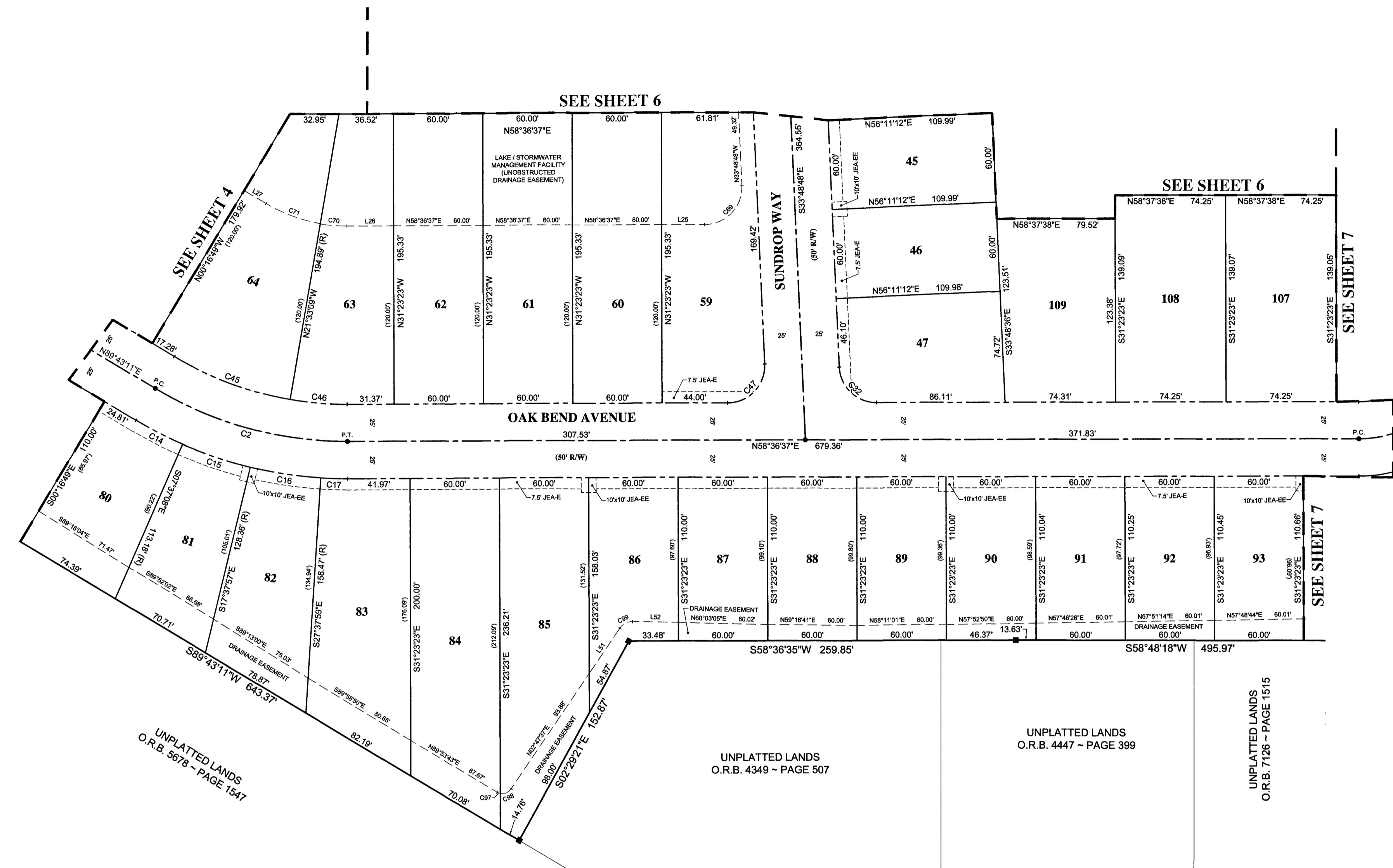
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C3	156.28'	300.00'	29°50'50\"	N73°51'21\"E	154.52'
C13	40.26'	25.00'	92°15'36\"	S43°35'23\"W	36.05'
C38	52.90'	275.00'	11°01'21\"	N64°26'38\"E	52.82'
C39	90.35'	275.00'	18°49'29\"	N79°22'01\"E	89.95'
C40	33.38'	15.00'	127°29'32\"	S27°28'28\"E	26.91'
C41	48.49'	45.00'	61°44'18\"	N05°24'09\"E	46.18'
C42	52.68'	45.00'	67°03'17\"	N58°59'39\"W	49.71'
C43	51.18'	45.00'	65°10'13\"	S54°53'37\"W	48.47'
C44	19.52'	45.00'	24°50'55\"	S09°53'03\"W	19.38'
C49	35.62'	325.00'	6°16'49\"	N62°04'20\"E	35.61'
C50	48.00'	325.00'	8°27'44\"	N69°26'37\"E	47.96'
C51	48.00'	325.00'	8°27'44\"	N77°54'21\"E	47.96'
C52	37.68'	325.00'	6°38'33\"	N85°27'29\"E	37.68'
C53	39.85'	25.00'	91°19'11\"	S43°07'10\"W	35.76'
C54	38.26'	25.00'	87°44'24\"	S46°24'37\"E	34.65'
C63	39.85'	25.00'	91°19'11\"	S43°07'10\"W	35.76'
C64	51.59'	445.00'	6°38'33\"	S85°27'29\"W	51.59'
C65	65.72'	445.00'	8°27'44\"	S77°54'21\"W	65.68'
C66	65.72'	445.00'	8°27'44\"	S69°26'37\"W	65.68'
C67	48.78'	445.00'	6°16'49\"	S62°04'20\"W	48.75'
C72	38.26'	25.00'	87°44'24\"	S46°24'37\"E	34.65'
C85	10.97'	16.00'	39°17'36\"	S18°35'33\"W	10.76'
C86	22.72'	31.00'	41°59'11\"	N17°14'45\"E	22.21'
C87	8.35'	20.00'	23°56'03\"	S09°26'19\"W	8.29'
C88	13.26'	31.00'	24°30'17\"	N09°09'12\"E	13.16'
C89	7.23'	50.00'	8°17'24\"	N07°14'39\"W	7.23'
C90	9.76'	50.00'	11°10'58\"	N16°58'50\"W	9.74'
C91	4.90'	15.00'	18°43'53\"	S13°12'22\"E	4.88'
C92	10.93'	7.00'	89°27'54\"	N07°20'07\"E	9.85'
C93	16.47'	38.00'	24°49'39\"	N09°42'44\"E	16.34'
C94	12.45'	30.00'	23°46'32\"	N14°35'22\"W	12.36'
C95	10.91'	26.00'	24°02'38\"	S14°27'19\"E	10.83'
C96	33.68'	21.22'	90°56'46\"	S44°18'51\"W	30.26'

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PRICE PARK

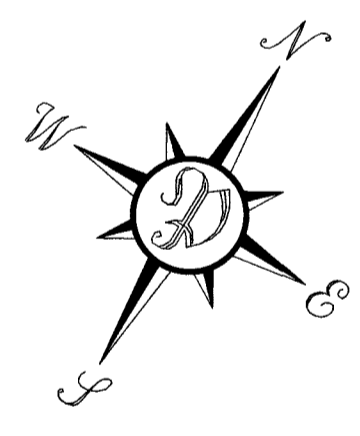
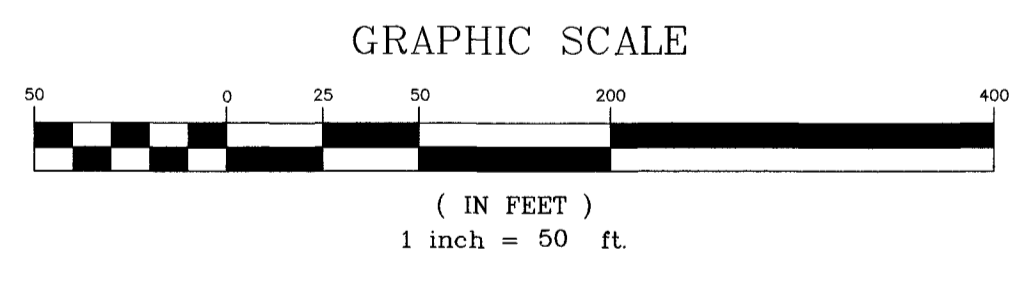
A PORTION OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 27 EAST,
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

SHEET 5 OF 7 SHEETS
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C2	135.74'	250.00'	31°08'34"	N74°09'54"E	134.08'
C14	35.22'	275.00'	7°20'19"	N86°03'01"E	35.20'
C15	48.06'	275.00'	10°00'48"	N77°22'27"E	48.00'
C16	48.00'	275.00'	10°00'03"	N67°22'02"E	47.94'
C17	18.03'	275.00'	3°45'24"	N60°29'19"E	18.03'
C32	38.21'	25.00'	87°34'35"	S77°36'06"E	34.60'
C45	83.54'	225.00'	21°16'20"	N79°05'01"E	83.06'
C46	38.63'	225.00'	9°50'14"	N63°31'44"E	38.58'
C47	40.33'	25.00'	92°29'25"	N12°23'54"E	38.10'
C49	40.33'	25.00'	92°29'25"	N12°23'54"E	38.10'
C70	18.03'	105.00'	9°50'14"	N63°31'44"E	18.01'
C71	38.98'	105.00'	21°16'20"	N79°05'01"E	38.76'
C97	2.35'	7.00'	19°12'03"	N80°17'41"E	2.33'
C98	8.30'	7.00'	67°54'03"	N36°44'39"E	7.82'
C99	9.99'	10.00'	57°15'28"	S31°25'21"W	9.58'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L25	28.91'	N58°36'37"E
L26	31.37'	N58°36'37"E
L27	17.28'	N89°43'11"E
L51	36.66'	N02°47'37"E
L52	30.89'	N60°03'05"E

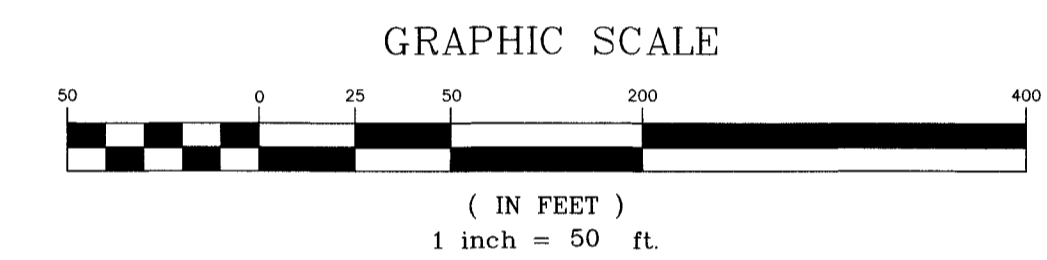
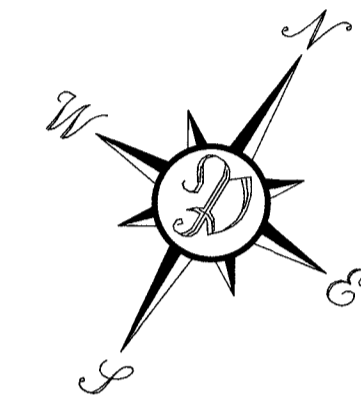
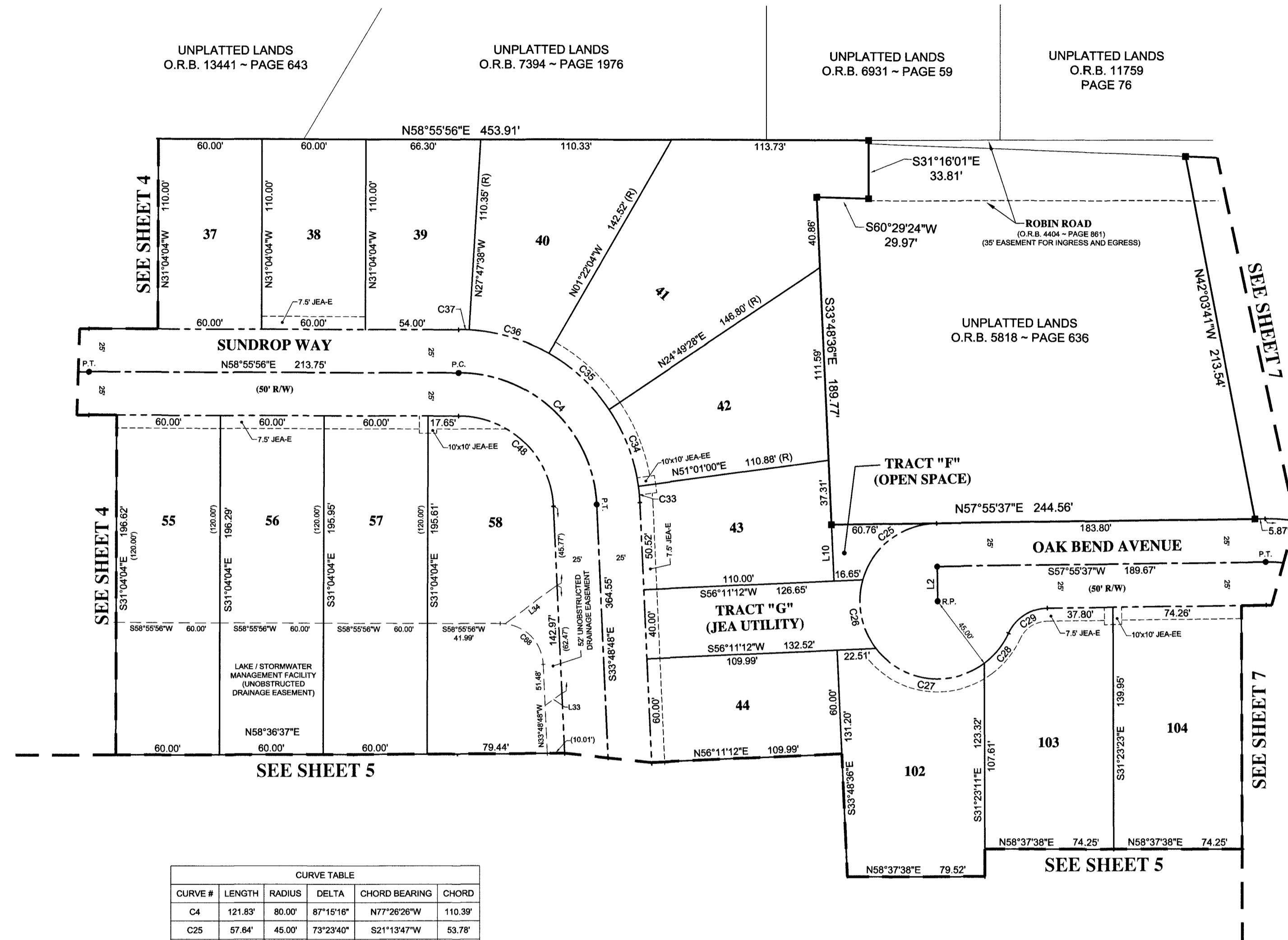


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A PORTION OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 27 EAST,
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

SHEET 6 OF 7 SHEETS
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C4	121.83'	80.00'	87°15'16"	N77°26'26"W	110.39'
C25	57.64'	45.00'	73°23'40"	S21°13'47"W	53.78'
C26	41.93'	45.00'	53°23'08"	S42°09'38"E	40.43'
C27	70.02'	45.00'	89°09'30"	N66°34'06"E	63.17'
C28	22.53'	45.00'	28°41'07"	N07°38'47"E	22.29'
C29	28.20'	25.00'	64°37'23"	S25°36'55"W	28.73'
C33	9.47'	105.00'	5°10'12"	N36°23'54"W	9.47'
C34	48.00'	105.00'	26°11'32"	N52°04'46"W	47.58'
C35	48.00'	105.00'	26°11'32"	N78°16'18"W	47.58'
C36	48.43'	105.00'	26°29'33"	S75°25'09"W	48.00'
C37	6.00'	105.00'	3°16'26"	S00°34'09"W	6.00'
C48	83.76'	55.00'	87°15'16"	N77°26'26"W	75.90'
C68	38.07'	25.00'	87°15'16"	N77°26'26"W	34.50'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L2	20.00'	S32°04'23"E
L10	32.66'	S33°48'36"E
L33	12.01'	S22°31'35"W
L34	37.21'	S22°31'35"W

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