

Approved 9/20/21
Date
15000
City Engineer
for Director of Public Works
Approved 9/13/21
Date
Jody Phillips
City Clerk

EDISON EAST - PHASE 1

A PORTION OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 28 EAST, AND A PORTION OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

CAPTION

A PORTION OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 28 EAST, AND A PORTION OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, CITY OF JACKSONVILLE, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 33; THENCE SOUTH 00°41'57" EAST, ALONG THE WESTERLY LINE OF SAID SECTION 33, A DISTANCE OF 1,976.82 FEET TO A POINT LYING ON THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN SAID OFFICIAL RECORDS BOOK 14340, PAGE 1809; THENCE NORTH 89°59'33" EAST ALONG THE SOUTHERLY LINE OF SAID OFFICIAL RECORDS BOOK 14340, PAGE 1809, A DISTANCE OF 945.32 FEET TO THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING, CONTINUE ALONG THE SOUTHERLY LINE OF SAID OFFICIAL RECORDS BOOK 14340, PAGE 1809, NORTH 89°59'33" EAST, A DISTANCE OF 262.50 FEET TO THE SOUTHEAST CORNER OF SAID OFFICIAL RECORDS BOOK 14340, PAGE 1809; THENCE CONTINUE NORTH 89°59'33" EAST ALONG THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID OFFICIAL RECORDS BOOK 14340, PAGE 1809, A DISTANCE OF 61.41 FEET TO A POINT ON A CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 45.00 FEET, A CENTRAL ANGLE OF 44°30'39" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 42°50'48" EAST, 34.09 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 34.96 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 55°55'42" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 37°08'15" EAST, 23.45 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 24.40 FEET TO A POINT OF TANGENCY; THENCE SOUTH 09°10'23" EAST, A DISTANCE OF 217.10 FEET; THENCE NORTH 80°49'37" EAST, A DISTANCE OF 60.00 FEET; THENCE NORTH 09°10'23" WEST, A DISTANCE OF 410.21 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 95.00 FEET, A CENTRAL ANGLE OF 32°10'40" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 06°54'57" EAST, 52.65 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 53.35 FEET TO A POINT OF TANGENCY; THENCE NORTH 23°00'17" EAST, A DISTANCE OF 83.80 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 155.00 FEET, A CENTRAL ANGLE OF 19°43'18" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 13°08'38" EAST, 53.09 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 53.35 FEET; THENCE NORTH 76°28'04" EAST, A DISTANCE OF 477.01 FEET TO A POINT ON THE EASTERLY LINE OF LANDS RECORDED IN OFFICIAL RECORDS BOOK 18197, PAGE 1321; THENCE ALONG THE EASTERLY LINE OF SAID OFFICIAL RECORDS BOOK 18197, PAGE 1321, THE FOLLOWING TWO (2) COURSES AND DISTANCES, COURSE NO. 1: SOUTH 13°31'56" EAST, 2,108.41 FEET; COURSE NO. 2: SOUTH 04°33'06" WEST, 1,549.53 FEET TO A POINT LYING ON THE NORTHERLY LINE OF THAT JEA EASEMENT, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 11934, PAGE 1609 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 88°37'04" WEST, DEPARTING SAID EASTERLY LINE AND ALONG SAID NORTHERLY LINE, 249.02 FEET; THENCE DEPARTING NORTHERLY LINE OF SAID JEA EASEMENT SOUTH 08°51'23" EAST, A DISTANCE OF 35.10 FEET; THENCE SOUTH 36°14'04" EAST, A DISTANCE OF 7.91 FEET; THENCE SOUTH 06°15'50" WEST, A DISTANCE OF 44.57 FEET; THENCE SOUTH 04°14'00" WEST, A DISTANCE OF 4.83 FEET; THENCE NORTH 88°19'23" EAST, A DISTANCE OF 156.51 FEET; THENCE SOUTH 04°29'35" WEST, A DISTANCE OF 142.27 FEET; THENCE SOUTH 88°39'38" WEST, A DISTANCE OF 494.16 FEET; THENCE NORTH 05°02'11" EAST, A DISTANCE OF 18.12 FEET; THENCE SOUTH 16°15'48" EAST, A DISTANCE OF 19.75 FEET; THENCE SOUTH 12°41'00" EAST, A DISTANCE OF 30.78 FEET; THENCE SOUTH 85°22'12" EAST, A DISTANCE OF 56.63 FEET; THENCE SOUTH 13°57'42" EAST, A DISTANCE OF 49.60 FEET; THENCE SOUTH 61°20'36" EAST, A DISTANCE OF 54.01 FEET; THENCE SOUTH 85°22'12" EAST, A DISTANCE OF 136.78 FEET; THENCE SOUTH 80°32'51" WEST, A DISTANCE OF 238.75 FEET; THENCE NORTH 12°28'44" WEST, A DISTANCE OF 97.86 FEET; THENCE NORTH 19°52'55" WEST, A DISTANCE OF 35.59 FEET; THENCE NORTH 35°04'22" WEST, A DISTANCE OF 32.77 FEET; THENCE NORTH 64°56'05" EAST, A DISTANCE OF 83.75 FEET; THENCE NORTH 16°31'21" EAST, A DISTANCE OF 43.25 FEET; THENCE NORTH 08°41'35" EAST, A DISTANCE OF 34.52 FEET; THENCE NORTH 05°46'11" WEST, A DISTANCE OF 23.47 FEET; THENCE NORTH 07°00'37" WEST, A DISTANCE OF 47.73 FEET; THENCE NORTH 09°01'14" WEST, A DISTANCE OF 32.79 FEET; THENCE NORTH 31°33'08" WEST, A DISTANCE OF 30.28 FEET; THENCE NORTH 08°36'21" WEST, A DISTANCE OF 27.97 FEET; THENCE SOUTH 88°30'38" WEST, A DISTANCE OF 519.96 FEET TO A POINT ON THE EASTERLY LINE OF TRACT C OF EDISON PARCEL 4 PHASE 1 AS RECORDED IN PLAT BOOK 74, PAGES 96 THROUGH 102 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 31°43'33" WEST ALONG THE EASTERLY LINE OF SAID TRACT C, A DISTANCE OF 6.70 FEET; THENCE SOUTH 88°19'24" WEST ALONG THE NORTHERLY LINE OF SAID TRACT C, A DISTANCE OF 514.15 FEET; THENCE ALONG AN EASTERLY LINE OF SAID TRACT C AND THE EASTERLY TERMINUS OF GLENNONT DRIVE, A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY NORTH 01°44'02" WEST, A DISTANCE OF 129.35 FEET; THENCE NORTH 13°19'57" WEST, A DISTANCE OF 1,274.43 FEET; THENCE NORTH 01°40'36" WEST, A DISTANCE OF 10.30 FEET; THENCE NORTH 13°19'57" WEST, A DISTANCE OF 38.66 FEET; THENCE NORTH 11°45'40" WEST, A DISTANCE OF 43.69 FEET TO A POINT LYING ON THE NORTHERLY LINE OF SAID JEA EASEMENT, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 11934, PAGE 1609 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 88°37'04" WEST ALONG THE NORTHERLY LINE OF SAID JEA EASEMENT, A DISTANCE OF 1,096.46 FEET TO THE SOUTHEAST CORNER OF LANDS RECORDED IN OFFICIAL RECORDS BOOK 18372, PAGE 414; THENCE DEPARTING SAID NORTHERLY LINE AND ALONG THE EASTERLY LINES OF LANDS RECORDED IN OFFICIAL RECORDS BOOK 18372, PAGE 414, THE FOLLOWING FOUR (4) COURSES AND DISTANCES, COURSE NO. 1: NORTH 01°39'11" WEST, 249.19 FEET; COURSE NO. 2: NORTH 58°23'40" EAST, 915.92 FEET; COURSE NO. 3: NORTH 01°44'40" WEST, 240.21 FEET; COURSE NO. 4: NORTH 33°03'30" WEST, 697.63 FEET TO THE NORTHEASTERLY CORNER OF LANDS RECORDED IN SAID OFFICIAL RECORDS BOOK 18372, PAGE 414; THENCE NORTH 04°55'20" WEST, A DISTANCE OF 1,647.96 FEET TO THE POINT OF BEGINNING.

LAND THUS DESCRIBED CONTAINS 93.64 ACRES, MORE OR LESS.

APPROVED FOR THE RECORD

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, PURSUANT TO CHAPTER 654, ORDINANCE CODE/ON THIS 20th DAY OF September, 2021.

Jody Phillips
JOEY PAPPAS, P.E.
DIRECTOR OF PUBLIC WORKS

CLERK'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AND SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN PLAT BOOK 78, PAGES 36-45 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 21st DAY OF September, 2021.

JODY PHILLIPS, CLERK OF THE CIRCUIT COURT

PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES THIS 16th DAY OF September, 2021.

BY: Danny S. Wheeler
DANNY S. WHEELER
PROFESSIONAL LAND SURVEYOR AND MAPPER
NO. 6902 STATE OF FLORIDA

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS A CURRENTLY LICENSED AND REGISTERED LAND SURVEYOR IN AND BY THE STATE OF FLORIDA AND AS SUCH DOES HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED UNDER HIS RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE PLAT COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND FURTHER CERTIFIES THAT PERMANENT REFERENCE MONUMENTS, PERMANENT CONTROL POINTS, AND LOT CORNERS HAVE BEEN MONUMENTED IN ACCORDANCE WITH CHAPTER 177, FLORIDA STATUTES, CHAPTER 5J-17.052, F.A.C. AN SECTION 654-110, JACKSONVILLE ORDINANCE CODE. SIGNED THIS 2nd DAY OF SEPTEMBER, 2021.

BY: William D. Pinkston
WILLIAM D. PINKSTON
REGISTERED SURVEYOR AND MAPPER
NO. 6793, STATE OF FLORIDA

CLARSON & ASSOCIATES, INC. (LB 1704)
1643 NALDO AVENUE
JACKSONVILLE, FLORIDA 32207
PHONE: (904) 396-2623
WEBSITE: clarsonfl.com

WILLIAM D. PINKSTON
LICENSE NUMBER
6793

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT TOLL SOUTHEAST LP COMPANY, INC., A DELAWARE CORPORATION, CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT, AND EASTLAND TIMBER, LLC, A FLORIDA LIMITED LIABILITY COMPANY ("OWNER(S)", ARE THE LANDLORD(S) OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS EDISON EAST - PHASE 1, HAVING CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED. THIS PLAT BEING MADE IN ACCORDANCE WITH SAID SUBDIVISION ACT AND CORRECT PLAT OF THOSE LANDS.

TITLE TO TRACTS "D", "E", "F", "G", "H", "I", "J", "K", "L", "M", "N", "O", "P", "Q", "R", "S", "T", "U", "V", "W", "X", "Y", "Z", AND "AA" (CONSERVATION), ARE HEREBY RETAINED BY OWNER(S). ITS SUCCESSORS AND ASSIGNS, PROVIDED HOWEVER, OWNER(S) RESERVES THE RIGHT TO CONVEY TITLE TO SAID TRACTS TO AN ENTITY, INCLUDING WITHOUT LIMITATION, AN OWNERS' ASSOCIATION, OR OTHER SUCH ENTITY AS WILL ASSUME OBLIGATION OF MAINTENANCE AND OPERATION THEREOF.

ALL RIGHTS OF WAYS (EXCEPT "GLENNONT DRIVE", "WALKWAYS", "SIDEWAYS", "CONSERVATION EASEMENTS AND NON-ACCESS EASEMENTS AS SHOWN HEREON SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF OWNER(S). ITS SUCCESSORS AND ASSIGNS. OWNER(S) DOES HEREBY RESERVE INTO ITSELF AND ITS SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE EASEMENT FOR LANDSCAPING AND CONSTRUCTION OF SIGNS OVER ALL NON-ACCESS EASEMENTS AND NON-EXCLUSIVE EASEMENTS OVER ALL THE LANDS DESIGNATED AS PRIVATE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. THE MAINTENANCE RESPONSIBILITIES OF WHICH SHALL BE THOSE OF THE OWNER(S), ITS SUCCESSORS AND ASSIGNS.

THE RIGHT-OF-WAY OF "GLENNONT DRIVE" IS HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE, A FLORIDA MUNICIPAL CORPORATION, ITS SUCCESSORS AND ASSIGNS ("CITY").

ALL UNDESTRUCTED EASEMENTS FOR DRAINAGE ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY. THE NON-EXCLUSIVE 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 TRANSFER, 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 LANDS 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, INJURY 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 (TRACTS "A", "B", "C", "D", "E", "F", "G", "H", "I", "J", "K", "L", "M", "N", "O", "P", "Q", "R", "S", "T", "U", "V", "W", "X", "Y", "Z", AND "AA") ARE OWNED IN FEE SIMPLE TITLE BY THE ADJOINING OWNERS, 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.

(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(S) 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 WAYS DEDICATED HEREON.

OWNER(S), 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, BODY 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, SERVANTS, LICENSEES OR CONCESSIONAIRES WITHIN EDISON EAST - PHASE 1. 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.

OWNER FAILURE OF THE OWNER(S), OR OWNER'S ASSOCIATION, TO OBLIGATE 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 OWNER(S) AS SHOWN HEREON SAID PLAT.

OWNER(S), ITS SUCCESSORS AND ASSIGNS, HEREBY GRANT TO THE PRESENT AND THE FUTURE OWNER(S) OF THE LOTS SHOWN ON THIS PLAT AND THEIR GUESTS, INVITEES, DOMESTIC HELP, DELIVERY, PICK-UP, FIRE PROTECTION SERVICES, POLICE AND OTHER AUTHORITIES OF THE LAW UNITED STATES POSTAL CARRIERS, REPRESENTATIVES OF THE UTILITIES AUTHORIZED BY OWNER(S), ITS SUCCESSORS AND ASSIGNS, TO SERVE THE LAND SHOWN HEREON, HOLDERS OF MORTGAGE LENSE OF SUCH LANDS AND SUCH OTHER PERSONS AS MAY BE DESIGNATED, THE NON-EXCLUSIVE AND PERPETUAL RIGHT OF INGRESS AND EGRESS OVER AND ACROSS SAID PRIVATE RIGHTS OF WAY, OWNER(S), ITS SUCCESSORS AND ASSIGNS HEREBY RESERVES AND SHALL HAVE THE SOLE AND ABSOLUTE RIGHT AT ANY TIME WITH THE CONSENT OF THE CITY OF JACKSONVILLE, FLORIDA TO DEDICATE TO THE PUBLIC ALL OR PART OF THE LANDS ON THIS PLAT DESIGNATED AS PRIVATE RIGHTS OF WAY INCLUDING ALL UNDESTRUCTED EASEMENTS FOR DRAINAGE.

THE OWNER(S), 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.

TRACT "M" (JIT STATION) IS HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE.

TITLE TO THE LANDSCAPE BUFFER TRACT, TRACT "P" (BUFFER), IS HEREBY RETAINED BY THE UNDERSIGNED OWNER(S), ITS SUCCESSORS AND ASSIGNS; PROVIDED HOWEVER, THE UNDERSIGNED OWNER(S) 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 THENCE, ITS SUCCESSORS AND ASSIGNS, AS A LANDSCAPE BUFFER FOR THE ADJACENT PUMP STATION IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 654.122, CITY OF JACKSONVILLE ORDINANCE CODE.

OWNER(S) HEREBY DEDICATES TO JEA, ITS SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE EASEMENT ON, UPON, OVER, AND UNDER THE LANDSCAPE BUFFER TRACT, 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(S), 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 TRACT, 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 TRACT. 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 TRACT WITH LIKE-KIND AND 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 THEREOF.

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.

THOSE EASEMENTS DESIGNATED AS "JEA-ELE" 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 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(S), ITS SUCCESSORS AND GRANTEES, IF ANY, OF SAID EASEMENTS.

OWNER(S) DOES HEREBY RESERVE AND RETAIN OWNER(SHIP OF ALL OTHER TRACTS, LANDS, EASEMENTS, AND INTERESTS NOT SPECIFICALLY DEDICATED ABOVE.

IN WITNESS WHEREOF, OWNER(S) HAS EXECUTED THIS PLAT ON THE 25th DAY OF June, 2021.

BY: Steve Merten
TOLL SOUTHEAST LP COMPANY, INC.
(A DELAWARE CORPORATION)
WITNESS
BY: William D. Pinkston
PRINT NAME: STEVE MERTEN
AS ITS: DIVISION PRESIDENT
PRINT NAME

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF X (PHYSICAL PRESENCE) OR — (ONLINE NOTARIZATION), THIS 25th DAY OF June, 2021, BY STEVE MERTEN, AS DIVISION PRESIDENT OF TOLL SOUTHEAST LP COMPANY, INC., A DELAWARE CORPORATION. HE IS PERSONALLY KNOWN BY ME, OR HAS PRODUCED — AS IDENTIFICATION.

BY: Michael Souier
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO. 6603 3624336
MY COMMISSION EXPIRES: 6/10/2023
WITNESS
BY: Michael Souier
PRINT NAME: MICHAEL SOUIER
AS ITS: Chairman
PRINT NAME

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF X (PHYSICAL PRESENCE) OR — (ONLINE NOTARIZATION), THIS 13th DAY OF August, 2021, BY Richard T. Ray, AS Chairman, OF CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT. HE IS PERSONALLY KNOWN BY ME, OR HAS PRODUCED — AS IDENTIFICATION.

BY: Richard T. Ray
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO. 14092371
MY COMMISSION EXPIRES: May 9, 2025
WITNESS
BY: Michael Ostreet
PRINT NAME: MICHAEL O STREET
AS ITS: Vice President
PRINT NAME

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF X (PHYSICAL PRESENCE) OR — (ONLINE NOTARIZATION), THIS 13th DAY OF August, 2021, BY Harry D. Francis, AS Vice President, OF EASTLAND TIMBER, LLC, A FLORIDA LIMITED LIABILITY COMPANY. HE IS PERSONALLY KNOWN BY ME, OR HAS PRODUCED — AS IDENTIFICATION.

BY: Harry D. Francis
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO. 14092371
MY COMMISSION EXPIRES: May 9, 2025
WITNESS
BY: Michael Ostreet
PRINT NAME: MICHAEL O STREET
AS ITS: Vice President
PRINT NAME

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF X (PHYSICAL PRESENCE) OR — (ONLINE NOTARIZATION), THIS 13th DAY OF August, 2021, BY Harry D. Francis, AS Vice President, OF EASTLAND TIMBER, LLC, A FLORIDA LIMITED LIABILITY COMPANY. HE IS PERSONALLY KNOWN BY ME, OR HAS PRODUCED — AS IDENTIFICATION.

BY: Harry D. Francis
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO. 14092371
MY COMMISSION EXPIRES: May 9, 2025
WITNESS
BY: Michael Ostreet
PRINT NAME: MICHAEL O STREET
AS ITS: Vice President
PRINT NAME

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF X (PHYSICAL PRESENCE) OR — (ONLINE NOTARIZATION), THIS 13th DAY OF August, 2021, BY Harry D. Francis, AS Vice President, OF EASTLAND TIMBER, LLC, A FLORIDA LIMITED LIABILITY COMPANY. HE IS PERSONALLY KNOWN BY ME, OR HAS PRODUCED — AS IDENTIFICATION.

BY: Harry D. Francis
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO. 14092371
MY COMMISSION EXPIRES: May 9, 2025
WITNESS
BY: Michael Ostreet
PRINT NAME: MICHAEL O STREET
AS ITS: Vice President
PRINT NAME

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF X (PHYSICAL PRESENCE) OR — (ONLINE NOTARIZATION), THIS 13th DAY OF August, 2021, BY Harry D. Francis, AS Vice President, OF EASTLAND TIMBER, LLC, A FLORIDA LIMITED LIABILITY COMPANY. HE IS PERSONALLY KNOWN BY ME, OR HAS PRODUCED — AS IDENTIFICATION.

BY: Harry D. Francis
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO. 14092371
MY COMMISSION EXPIRES: May 9, 2025
WITNESS
BY: Michael Ostreet
PRINT NAME: MICHAEL O STREET
AS ITS: Vice President
PRINT NAME

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF X (PHYSICAL PRESENCE) OR — (ONLINE NOTARIZATION), THIS 13th DAY OF August, 2021, BY Harry D. Francis, AS Vice President, OF EASTLAND TIMBER, LLC, A FLORIDA LIMITED LIABILITY COMPANY. HE IS PERSONALLY KNOWN BY ME, OR HAS PRODUCED — AS IDENTIFICATION.

BY: Harry D. Francis
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO. 14092371
MY COMMISSION EXPIRES: May 9, 2025
WITNESS
BY: Michael Ostreet
PRINT NAME: MICHAEL O STREET
AS ITS: Vice President
PRINT NAME

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF X (PHYSICAL PRESENCE) OR — (ONLINE NOTARIZATION), THIS 13th DAY OF August, 2021, BY Harry D. Francis, AS Vice President, OF EASTLAND TIMBER, LLC, A FLORIDA LIMITED LIABILITY COMPANY. HE IS PERSONALLY KNOWN BY ME, OR HAS PRODUCED — AS IDENTIFICATION.

BY: Harry D. Francis
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO. 14092371
MY COMMISSION EXPIRES: May 9, 2025
WITNESS
BY: Michael Ostreet
PRINT NAME: MICHAEL O STREET
AS ITS: Vice President
PRINT NAME

STATE OF FLORIDA, COUNTY OF DUVAL

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STATE OF FLORIDA, COUNTY OF DUVAL

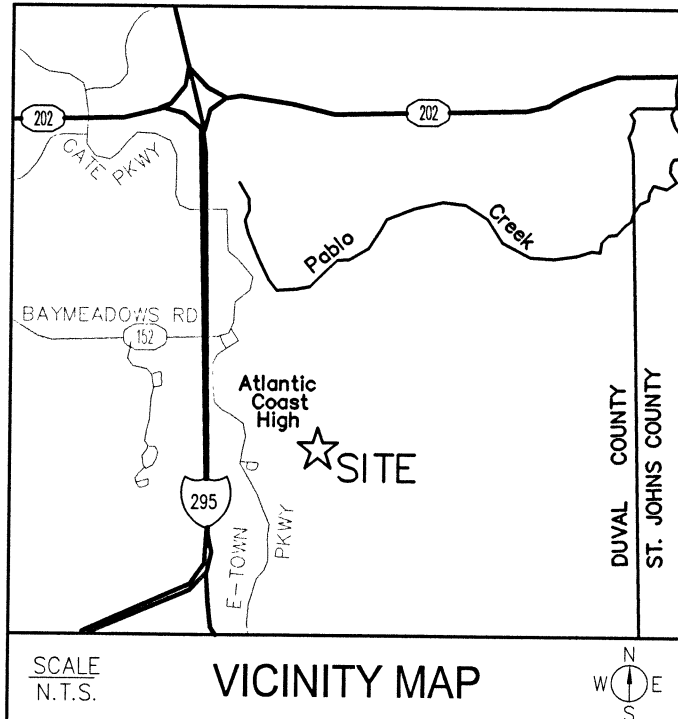
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EDISON EAST - PHASE 1

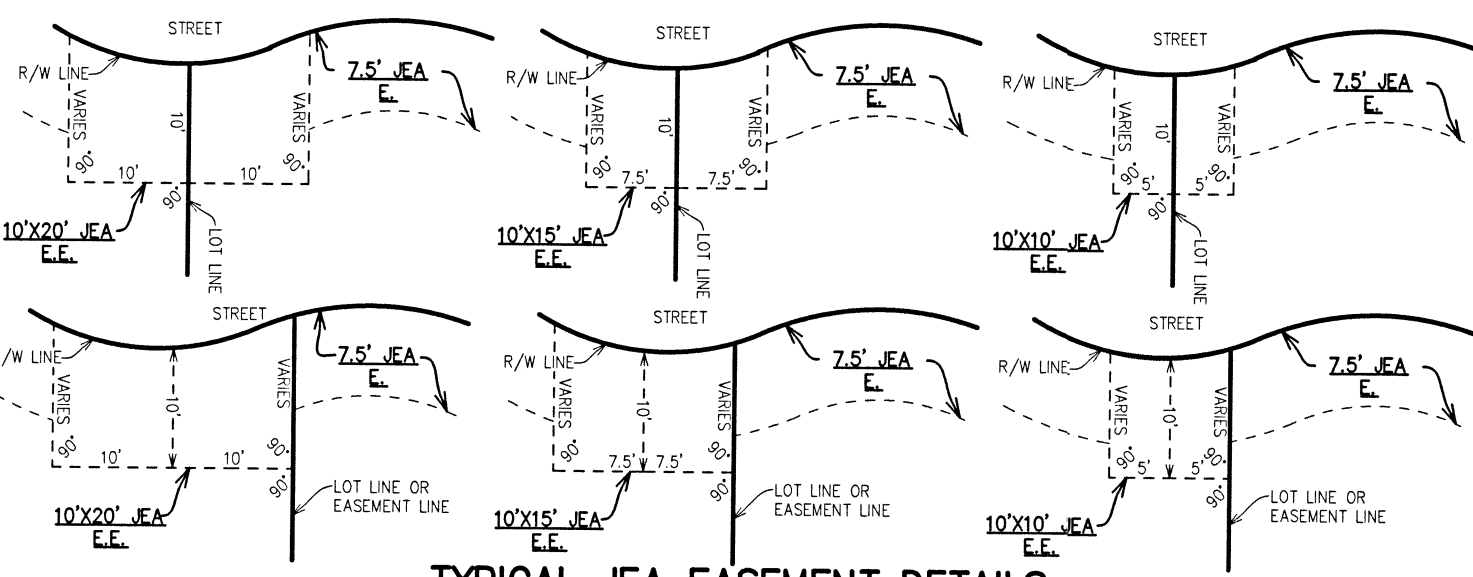
A PORTION OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 28 EAST, AND A PORTION OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, CITY OF JACKSONVILLE, FLORIDA

PLAT BOOK 78 PAGE 37

SHEET 2 OF 10
(SEE SHEET 2 FOR GENERAL NOTES & LEGEND)



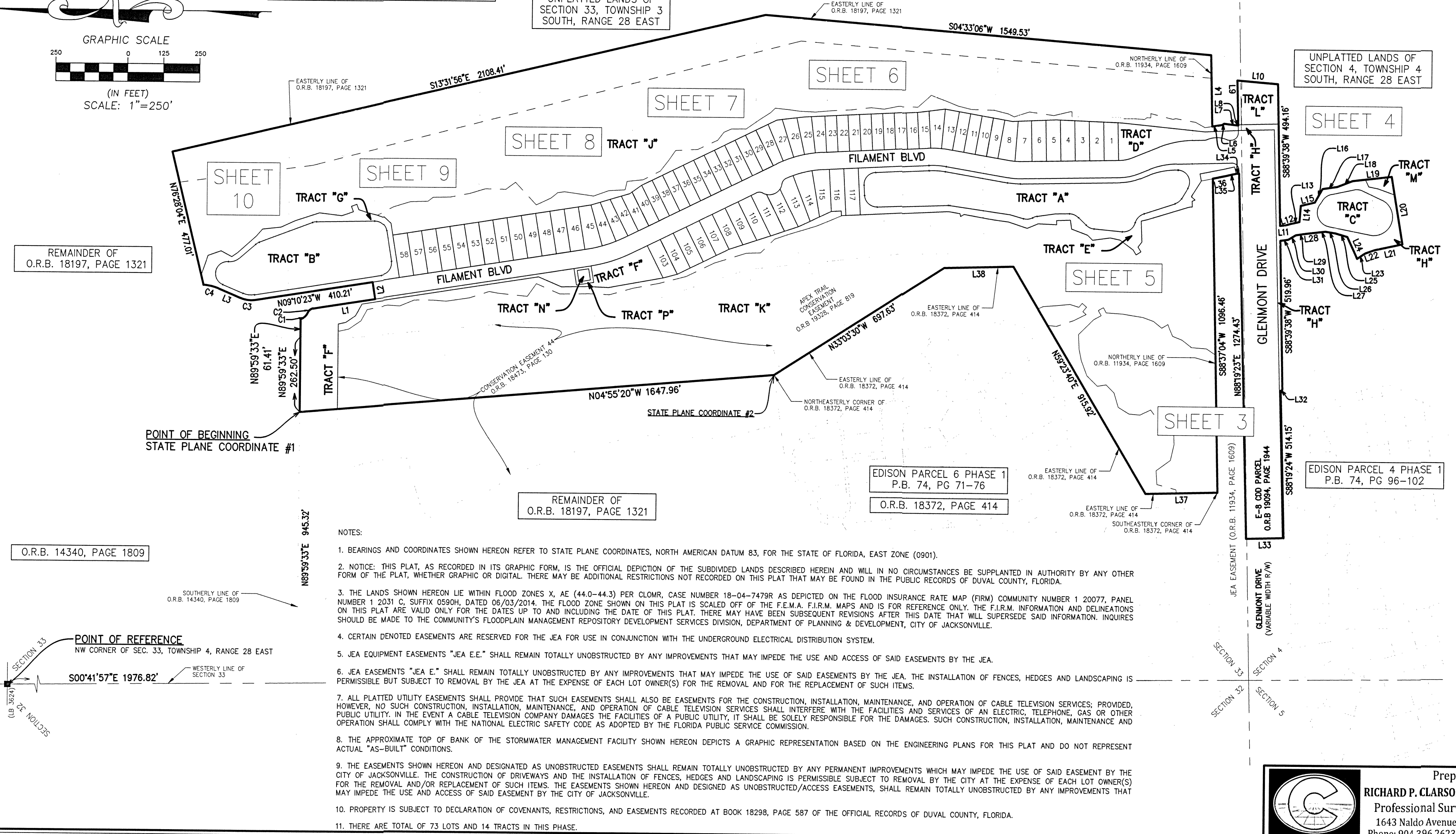
LEGEND	
PRM	PERMANENT REFERENCE MONUMENT
SET 4"x4" CONCRETE MONUMENT (LB 1704), PRM OR SET 5/8" IRON ROD (LB 1704), PRM	
SET PERMANENT CONTROL POINT (LB 1704)	
BLVD	BUILDING
CH	CHORD DISTANCE
R	RADIUS
L	ARC LENGTH
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PRC	POINT OF REVERSE CURVATURE
PCC	POINT OF COMPOUND CURVATURE
(O)	RADIAL BEARING
(XX.XX)	DISTANCE TO EASEMENT/BUFFER
R/W	RIGHT OF WAY
O.R.	OFFICIAL RECORDS BOOK OR VOLUME
ATOB	APPROXIMATE TOP OF BANK
SMFD	STORMWATER MANAGEMENT FACILITY AND UNOBSERVED EASEMENT
UPLAND BUFFER	
WETLANDS	
FLOOD ZONE PER CLOMR 18-04-74798-12007	
---	JURISDICTIONAL WETLAND LINE



STATE PLANE COORDINATES TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C1	34.96'	45.00'	44°30'39"	S42°50'46"E	34.09'
C2	24.40'	25.00'	55°55'42"	S37°08'15"E	23.45'
C3	53.35'	95.00'	32°10'40"	N06°54'57"E	52.65'
C4	53.35'	155.00'	19°43'18"	N13°08'38"E	53.09'

POINT	NORTHING	EASTING	DESCRIPTION
1	2133389.2450	498054.2899	POINT-OF-BEGINNING, SET PRM
2	2131747.3663	498195.6902	NORTHEASTERLY CORNER OF O.R.B 18372, PAGE 414

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	217.10'	S09°10'23"E
L2	60.00'	N80°49'37"E
L3	83.80'	N23°00'17"E
L4	249.02'	S88°37'04"W
L5	35.10'	S08°51'23"E
L6	7.91'	S36°41'04"E
L7	44.57'	S06°15'50"W
L8	4.83'	S04°4'00"W
L9	156.51'	N88°19'23"E
L10	142.27'	S04°29'35"W
L11	18.12'	S05°02'11"E
L12	19.75'	S16°15'48"E
L13	30.78'	S12°41'00"E
L14	56.63'	S85°22'12"E
L15	49.60'	S13°57'42"E
L16	54.01'	S61°20'36"E
L17	51.94'	S09°02'10"E
L18	56.67'	S21°28'22"E
L19	136.78'	S06°50'49"E
L20	238.75'	S80°32'51"W
L21	97.86'	N12°28'44"W
L22	35.59'	N19°52'55"W
L23	32.77'	N35°04'22"W
L24	83.75'	N84°58'05"E
L25	43.25'	N16°31'21"E
L26	34.52'	N08°41'35"E
L27	23.47'	N05°46'11"N
L28	47.73'	N07°00'37"W
L29	32.79'	N08°01'14"N
L30	30.88'	N31°33'08"W
L31	27.97'	N08°38'21"W
L32	6.70'	N31°43'33"N
L33	129.35'	N01°41'02"W
L34	10.30'	N01°40'36"W
L35	38.66'	N13°19'57"W
L36	43.69'	N11°45'40"W
L37	249.19'	N01°39'11"W
L38	240.21'	N01°44'40"W



- NOTES:
- BEARINGS AND COORDINATES SHOWN HEREON REFER TO STATE PLANE COORDINATES, NORTH AMERICAN DATUM 83, FOR THE STATE OF FLORIDA, EAST ZONE (0901).
 - 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 FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL. THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
 - THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONES X, AE (44.0-44.3) PER CLOMR, CASE NUMBER 18-04-74798 AS DEPICTED ON THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 1 20077, PANEL NUMBER 1 2031 C, SUFFIX 0590H, DATED 06/03/2014. THE FLOOD ZONE SHOWN ON THIS PLAT IS SCALED OFF OF THE F.I.E.M.A. F.I.R.M. MAPS AND IS FOR REFERENCE ONLY. THE F.I.E.M.A. INFORMATION AND DELINEATIONS ON THIS PLAT ARE VALID ONLY FOR THE DATES UP TO AND INCLUDING THE DATE OF THIS PLAT. THERE MAY HAVE BEEN SUBSEQUENT REVISIONS AFTER THIS DATE THAT WILL SUPERSEDE SAID INFORMATION. INQUIRES SHOULD BE MADE TO THE COMMUNITY'S FLOODPLAIN MANAGEMENT REPOSITORY DEVELOPMENT SERVICES DIVISION, DEPARTMENT OF PLANNING & DEVELOPMENT, CITY OF JACKSONVILLE.
 - CERTAIN DENOTED EASEMENTS ARE RESERVED FOR THE JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
 - JEA EQUIPMENT EASEMENTS "JEA E.E." SHALL REMAIN TOTALLY UNOBSERVED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENTS BY THE JEA.
 - JEA EASEMENTS "JEA E." SHALL REMAIN TOTALLY UNOBSERVED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE OF SAID EASEMENTS BY THE JEA. THE INSTALLATION OF FENCES, HEDGES AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY THE JEA AT THE EXPENSE OF EACH LOT OWNER(S) FOR THE REMOVAL AND FOR THE REPLACEMENT OF SUCH ITEMS.
 - ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH 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 AN ELECTRIC, TELEPHONE, GAS OR OTHER OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
 - THE APPROXIMATE TOP OF BANK OF THE STORMWATER MANAGEMENT FACILITY SHOWN HEREON DEPICTS A GRAPHIC REPRESENTATION BASED ON THE ENGINEERING PLANS FOR THIS PLAT AND DO NOT REPRESENT ACTUAL "AS-BUILT" CONDITIONS.
 - THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSERVED EASEMENTS SHALL REMAIN TOTALLY UNOBSERVED 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 SUBJECT TO REMOVAL BY THE CITY AT THE EXPENSE OF EACH LOT OWNER(S) FOR THE REMOVAL AND/OR REPLACEMENT OF SUCH ITEMS. THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSERVED/ACCESS EASEMENTS, SHALL REMAIN TOTALLY UNOBSERVED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY THE CITY OF JACKSONVILLE.
 - PROPERTY IS SUBJECT TO DECLARATION OF COVENANTS, RESTRICTIONS, AND EASEMENTS RECORDED AT BOOK 18298, PAGE 587 OF THE OFFICIAL RECORDS OF DUVAL COUNTY, FLORIDA.
 - THERE ARE TOTAL OF 73 LOTS AND 14 TRACTS IN THIS PHASE.

Prepared By:
RICHARD P. CLARKSON AND ASSOCIATES, INC.
Professional Surveyors and Mappers
1643 Naldo Avenue, Jacksonville, FL 32207
Phone: 904.396.2623 - Website: clarksonfi.com

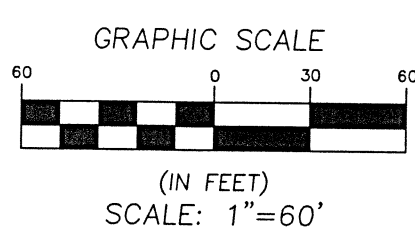
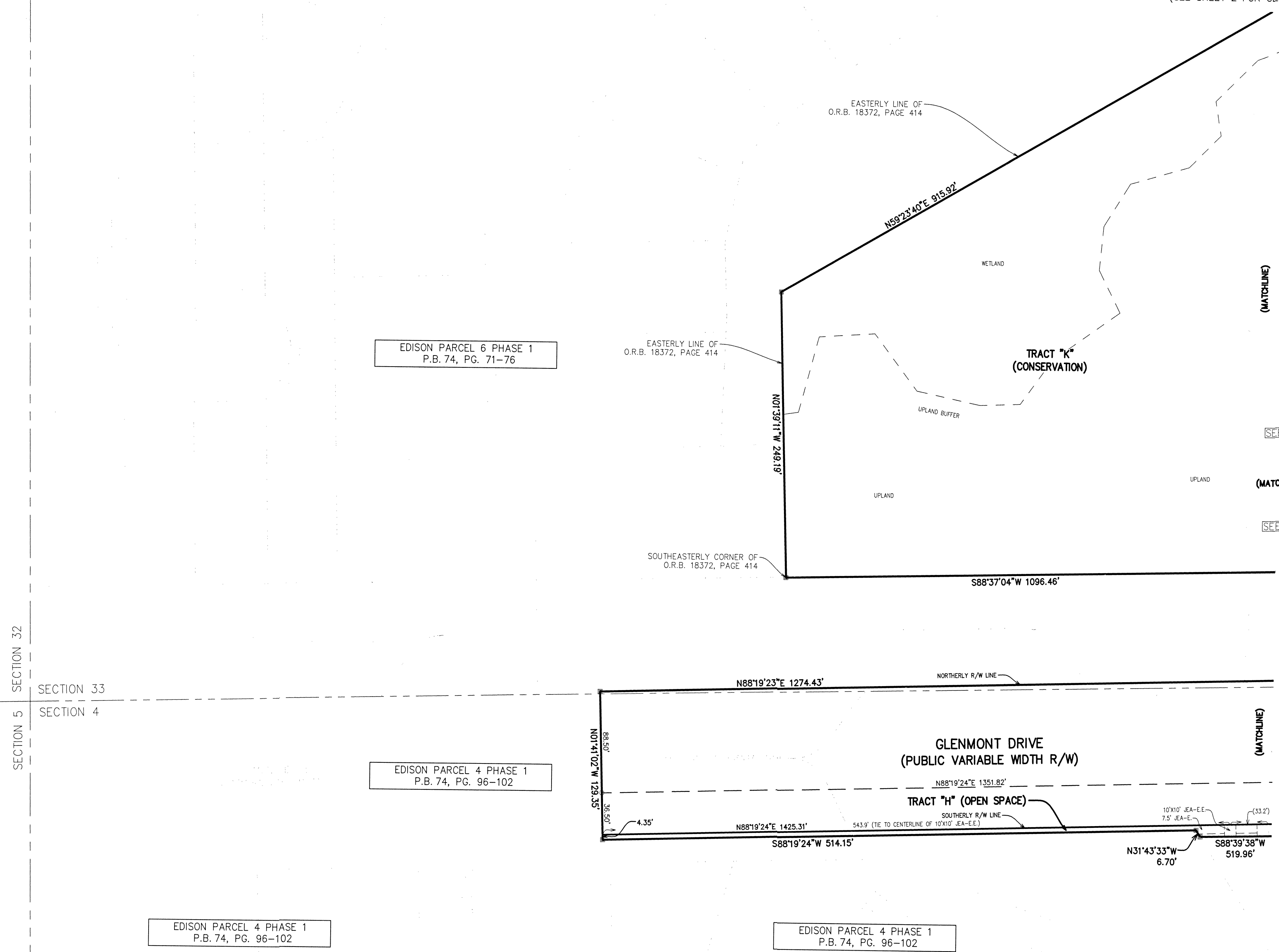
(PLAT & PLANS) CITY DEVELOPMENT NO. 8911.020

EDISON EAST - PHASE 1

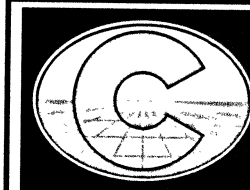
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PLAT BOOK 78 PAGE 38

SHEET 3 OF 10
(SEE SHEET 2 FOR GENERAL NOTES & LEGEND)



S:\Subdivisions\Duval County\E-Town\20-053 Edison East - Phase 1\dwg\PLAT-PHASE-1.dwg 2021/09/01

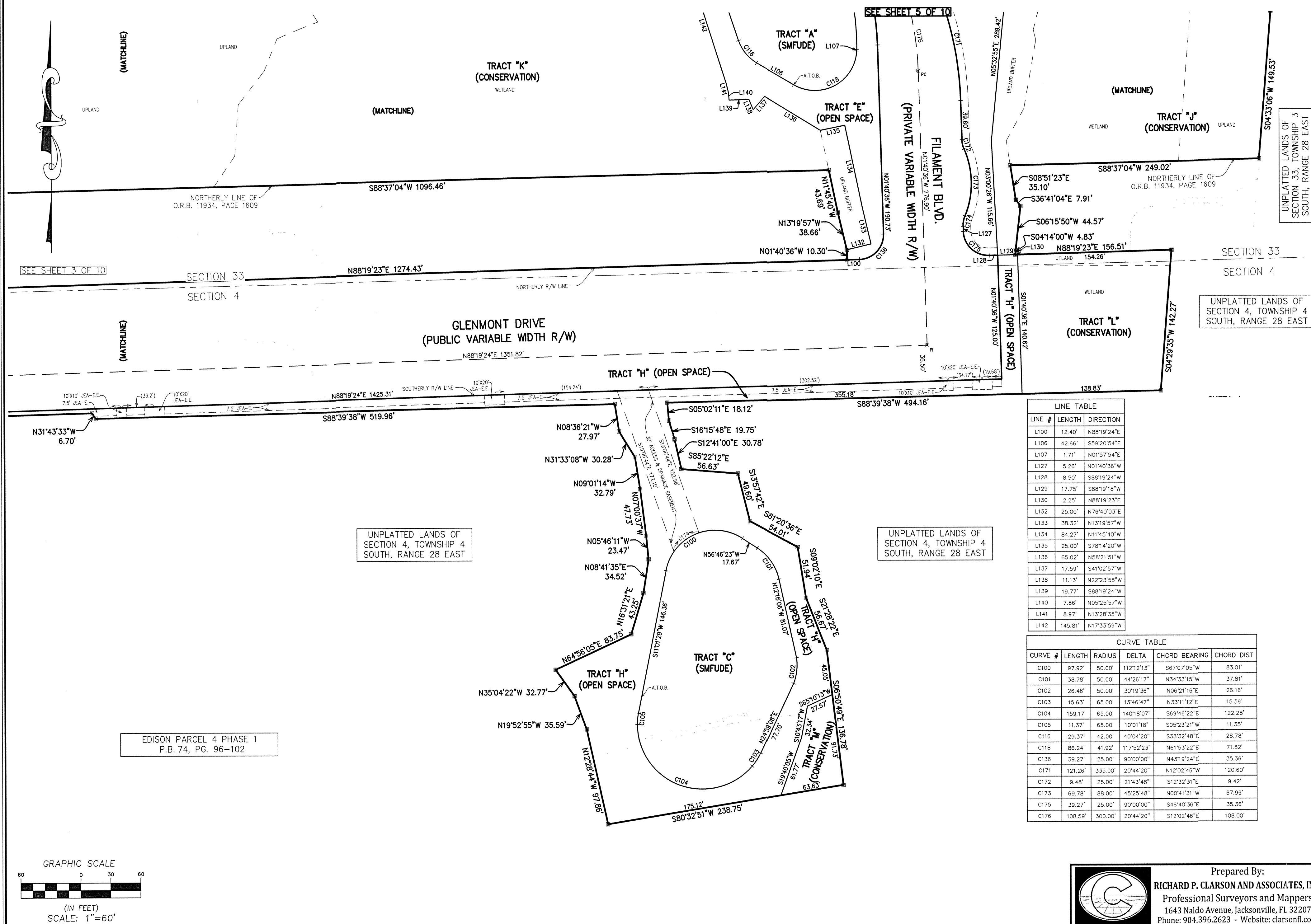


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(PLAT & PLANS) CITY DEVELOPMENT NO. 8911.020

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SHEET 4 OF 10
(SEE SHEET 2 FOR GENERAL NOTES & LEGEND)



S:\Subdivisions\Duval County\E-Town\20-053 Edison East - Phase 1\dwg\PLAT-PHASE-1.dwg 2021/09/01

(PLAT & PLANS) CITY DEVELOPMENT NO. 8911.020

EDISON EAST - PHASE 1

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PLAT BOOK 78 PAGE 40

SHEET 5 OF 10
(SEE SHEET 2 FOR GENERAL NOTES & LEGEND)

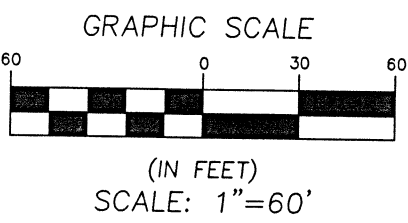
CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING
C106	16.44'	46.32'	20°20'02"	S19°47'23"E
C109	35.58'	47.89'	42°34'40"	S22°37'20"W
C111	30.79'	42.60'	41°25'11"	S26°53'16"W
C113	60.84'	62.13'	82°43'51"	S36°14'21"E
C114	45.14'	47.86'	54°02'26"	S49°23'44"E
C116	29.37'	42.00'	40°04'20"	S39°32'48"E
C118	86.34'	41.92'	117°52'23"	N61°53'22"E
C120	100.07'	247.00'	23°12'48"	N10°48'33"W
C122	70.12'	197.87'	20°16'21"	N11°50'23"W
C124	44.52'	246.93'	10°19'46"	N04°16'03"E
C135	32.92'	42.15'	44°45'03"	S09°40'26"E
C137	95.92'	265.00'	20°44'20"	N12°02'46"W
C138	66.45'	180.00'	21°09'06"	S11°50'23"E
C139	43.68'	180.00'	10°52'56"	S04°10'38"W
C169	19.99'	170.00'	6°44'11"	S02°06'15"W
C170	44.30'	120.00'	21°09'06"	S11°50'23"E
C171	121.26'	335.00'	20°44'20"	N12°02'46"W
C172	9.48'	25.00'	21°43'48"	S12°32'31"E
C176	108.89'	300.00'	20°44'20"	S12°02'46"E
C177	55.38'	150.00'	21°09'06"	S11°50'23"E
C178	37.89'	200.00'	10°52'56"	S04°10'38"W
C182	12.30'	170.00'	4°08'45"	S07°32'43"W

EDISON PARCEL 6
PHASE 1
P.B. 74, PG. 71-76

EDISON PARCEL 6
PHASE 1
P.B. 74, PG. 71-76

SEE SHEET 3 OF 10

(MATCHLINE)



LINE TABLE		
LINE #	LENGTH	DIRECTION
L101	64.71'	S08°44'15"E
L102	48.09'	S00°38'18"E
L103	36.83'	S43°48'55"W
L104	98.65'	S05°11'48"W
L105	112.40'	S18°30'38"E
L106	42.66'	S59°20'54"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L107	1.71'	N01°57'54"E
L108	35.50'	N22°24'56"W
L109	347.13'	N01°15'50"W
L110	219.65'	N09°37'06"E
L114	211.41'	S08°10'17"W
L115	47.95'	S16°25'31"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L125	4.27'	S01°15'50"E
L135	25.00'	S78°14'20"W
L136	65.02'	N58°21'51"W
L137	17.59'	S41°02'57"W
L138	11.13'	N22°23'58"W
L139	19.77'	S88°19'24"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L140	7.86'	N05°25'57"W
L141	8.97'	N13°28'36"W
L142	145.81'	N17°33'59"W
L143	21.11'	N13°38'33"W
L144	73.37'	S88°01'23"W
L145	21.62'	N52°27'07"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L146	20.00'	S88°25'40"W
L147	20.00'	N31°34'20"W
L148	20.00'	N58°25'43"E
L149	57.19'	N36°17'53"E
L150	34.29'	N12°21'15"E
L151	62.22'	N08°18'30"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L152	24.93'	N45°09'51"E
L153	59.51'	N20°35'12"E
L154	30.97'	N82°06'17"E
L155	47.89'	N02°01'51"W
L156	14.44'	S88°11'55"W
L157	64.32'	N02°01'08"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L158	40.80'	N23°09'32"W
L159	68.03'	N18°21'38"E
L160	45.07'	N07°23'04"E
L161	29.25'	N08°46'21"E
L162	80.98'	N09°59'14"E

(MATCHLINE)

TRACT "K"
(CONSERVATION)

TRACT "A"
(SMFUDE)

TRACT "E"
(OPEN SPACE)

TRACT "K"
(CONSERVATION)

(MATCHLINE)

TRACT "A"
(SMFUDE)

TRACT "E"
(OPEN SPACE)

SEE SHEET 6 OF 10

FLAMENT BOULEVARD
(PRIVATE VARIABLE WIDTH R/W)

SEE SHEET 4 OF 10

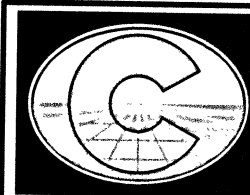
(MATCHLINE)

TRACT "J"
(CONSERVATION)

(MATCHLINE)

TRACT "J"
(CONSERVATION)

UNPLATTED LANDS OF
SECTION 33, TOWNSHIP 3
SOUTH, RANGE 28 EAST



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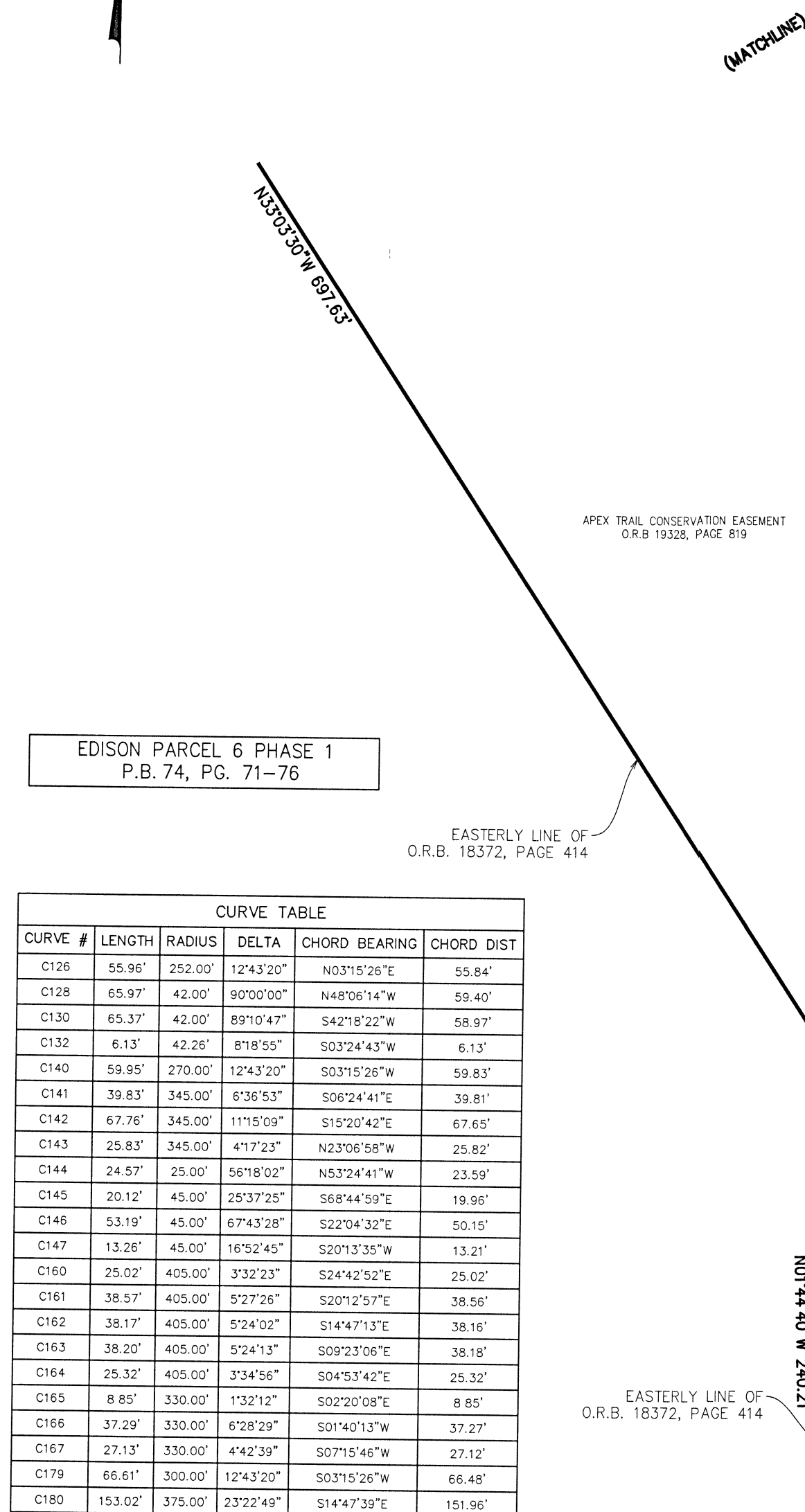
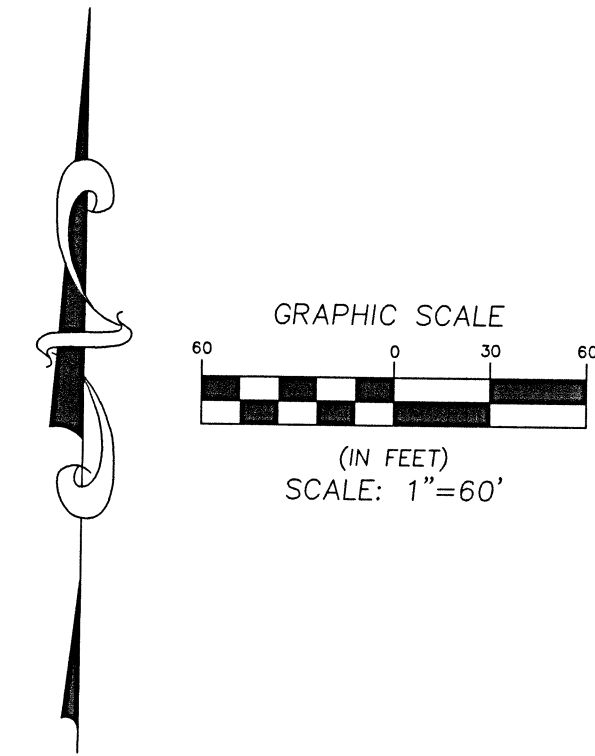
(PLAT & PLANS) CITY DEVELOPMENT NO. 8911.020

EDISON EAST - PHASE 1

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PLAT BOOK 78 PAGE 41

SHEET 6 OF 10
(SEE SHEET 2 FOR GENERAL NOTES & LEGEND)



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST.
C126	55.96'	292.00'	12°43'20"	N03°15'26"E	55.84'
C128	65.97'	42.00'	90°00'00"	N48°06'14"W	59.40'
C130	65.37'	42.00'	89°10'47"	S42°18'22"W	58.97'
C132	6.13'	42.26'	8°18'55"	S03°24'43"W	6.13'
C140	59.65'	270.00'	12°43'20"	S03°15'26"E	59.83'
C141	39.83'	345.00'	6°36'53"	S09°24'41"E	39.81'
C142	67.76'	345.00'	11°15'09"	S19°20'42"E	67.65'
C143	25.83'	345.00'	4°17'23"	N23°06'58"W	25.82'
C144	24.57'	25.00'	56°18'02"	N53°24'41"W	23.59'
C145	20.12'	45.00'	25°37'25"	S68°44'59"E	19.98'
C146	53.19'	45.00'	6°14'28"	S22°04'32"E	50.15'
C147	13.26'	45.00'	16°52'45"	S20°13'35"W	13.21'
C160	25.02'	405.00'	3°33'33"	S24°42'50"E	25.02'
C161	38.57'	405.00'	5°27'26"	S20°12'57"E	38.56'
C162	38.17'	405.00'	5°24'02"	S14°47'13"E	38.16'
C163	38.20'	405.00'	5°24'13"	S09°23'06"E	38.18'
C164	25.32'	405.00'	3°34'56"	S04°53'42"E	25.32'
C165	8.85'	330.00'	1°29'12"	S02°20'08"E	8.85'
C166	37.29'	330.00'	6°28'29"	S01°40'15"W	37.27'
C167	27.13'	330.00'	4°42'39"	S07°15'46"W	27.12'
C179	66.61'	300.00'	12°43'20"	S03°15'26"W	66.48'
C180	153.02'	375.00'	23°22'49"	S14°47'39"E	151.96'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L110	219.65'	N09°37'08"E
L111	184.00'	N03°05'14"W
L112	36.66'	S86°53'46"W
L113	245.03'	S02°17'01"E
L114	211.41'	S08°10'17"W
L124	13.54'	N26°29'03"W
L160	45.07'	N07°23'04"E
L161	29.25'	N08°46'21"E
L162	80.88'	N09°59'14"E
L163	14.75'	N27°39'26"W
L164	9.60'	N79°43'14"E
L165	33.23'	N09°59'13"E
L166	6.79'	N06°44'43"E
L167	6.79'	N00°15'39"E
L169	50.00'	N02°58'55"W
L170	15.20'	N02°58'55"W
L171	15.92'	N86°53'45"E
L172	34.80'	N03°06'14"W
L173	56.33'	N25°23'14"W
L174	24.23'	N25°23'12"W
L175	45.34'	N25°23'14"W
L176	50.41'	N19°08'27"W
L177	50.41'	N19°08'29"W

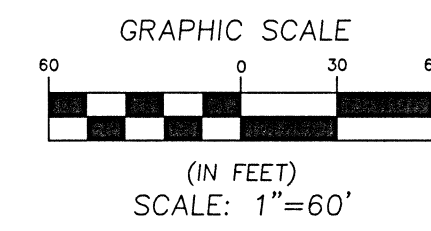
Prepared By:
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Phone: 904.396.2623 - Website: clarsong.com

EDISON EAST - PHASE 1

A PORTION OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 28 EAST, AND A PORTION OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, CITY OF JACKSONVILLE, FLORIDA

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SHEET 10 OF 10
(SEE SHEET 2 FOR GENERAL NOTES & LEGEND)



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C151	40.44'	72.00'	32°10'40"	S08°54'57"W	39.91'
C152	117.07'	42.00'	159°42'25"	N77°08'31"W	82.89'
C153	40.55'	49.83'	47°35'08"	S17°13'09"E	39.40'
C154	14.85'	42.00'	20°15'36"	N31°05'13"W	14.77'
C155	14.52'	42.00'	19°48'38"	N11°03'12"W	14.45'
C156	60.09'	42.00'	81°58'29"	N39°50'22"E	55.10'

O.R.B. 14340, PAGE 1809

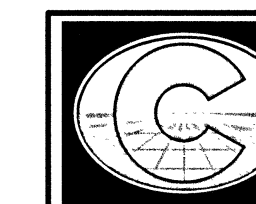
REMAINDER OF O.R.B. 18197, PAGE 1321

UNPLATTED LANDS OF
SECTION 33, TOWNSHIP 3
SOUTH, RANGE 28 EAST

CONSERVATION EASEMENT 44
O.R.B. 18473, PAGE 130

SEE SHEET 9 OF 10

SEE SHEET 9 OF 10



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(PLAT & PLANS) CITY DEVELOPMENT NO. 8911.020

S:\Subdivisions\Duval County\E-Town\20-053 Edison East - Phase 1\dwg\PLAT-PHASE-1.dwg 2021/09/01