

Approved 6/7/2022
Date
[Signature]
City Engineer
for Director of Public Works
Approved 5/24/22
Date
[Signature]
for General Counsel

EDISON EAST - PHASE 2

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

PLAT BOOK 79 PAGE 103
SHEET 1 OF 5
(SEE SHEET 2 FOR GENERAL NOTES & LEGEND)

CAPTION
FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 33; THENCE NORTH 88° 36' 56" EAST ALONG THE NORTH LINE OF SAID SECTION 33, A DISTANCE OF 1,343.45 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, THENCE CONTINUE NORTH 88° 36' 56" EAST ALONG THE NORTH LINE OF SAID SECTION 33, A DISTANCE OF 289.49 FEET; THENCE SOUTH 07° 44' 36" EAST, DEPARTING SAID NORTH LINE, A DISTANCE OF 1305.77 FEET; THENCE SOUTH 13° 31' 56" EAST, A DISTANCE OF 280.65 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF EDISON EAST PHASE ONE, AS RECORDED IN PLAT BOOK 78 AND PAGES 36-45 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE THE FOLLOWING (10) TEN COURSES ALONG LAST SAID NORTHERLY LINE, COURSE NO. 1: THENCE SOUTH 76° 28' 04" WEST, A DISTANCE OF 477.01 FEET TO A POINT ON A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 155.00 FEET; COURSE NO. 2: THENCE RUN IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF LAST SAID CURVE THROUGH A CENTRAL ANGLE OF 19° 43' 18" AN ARC LENGTH OF 53.35 FEET TO A POINT OF TANGENCY, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 13° 08' 38" WEST, 53.09 FEET; COURSE NO. 3: THENCE SOUTH 23° 00' 17" WEST, A DISTANCE OF 83.80 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 95.00 FEET; COURSE NO. 4: THENCE RUN IN A SOUTHERLY DIRECTION ALONG THE ARC OF LAST SAID CURVE THROUGH A CENTRAL ANGLE OF 32° 10' 40" AN ARC LENGTH OF 53.35 FEET TO A POINT OF TANGENCY, SAID ARC BEING SUBTENDED BY A CHORD BEARING A DISTANCE OF SOUTH 06° 54' 57" WEST, 52.65 FEET; COURSE NO. 5: THENCE SOUTH 09° 10' 23" EAST, A DISTANCE OF 410.21 FEET; COURSE NO. 6: THENCE SOUTH 80° 49' 37" WEST, A DISTANCE OF 60.00 FEET; COURSE NO. 7: THENCE NORTH 09° 10' 23" WEST, A DISTANCE OF 217.10 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET; COURSE NO. 8: THENCE RUN IN A NORTHERLY DIRECTION ALONG THE ARC OF LAST SAID CURVE THROUGH A CENTRAL ANGLE OF 55° 55' 42" AN ARC LENGTH OF 24.40 FEET TO A POINT OF REVERSE CURVATURE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 37°08'16" WEST, 23.45 FEET; COURSE NO. 9: THENCE RUN ALONG THE ARC OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 45.00 FEET THROUGH A CENTRAL ANGLE OF 44° 30' 39" AN ARC LENGTH OF 34.96 TO A POINT OF CUSP, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 42° 50' 46" WEST, 34.09 FEET; COURSE NO. 10: THENCE SOUTH 89° 59' 33" WEST, A DISTANCE OF 61.41 FEET; THENCE NORTH 07° 41' 38" WEST, DEPARTING LAST SAID NORTHERLY LINE, A DISTANCE OF 12.23 FEET; THENCE NORTH 20° 28' 38" WEST, A DISTANCE OF 28.98 FEET; THENCE NORTH 06° 36' 52" EAST, A DISTANCE OF 35.94 FEET; THENCE NORTH 26° 09' 09" EAST, A DISTANCE OF 47.24 FEET; THENCE NORTH 10° 50' 15" EAST, A DISTANCE OF 18.12 FEET; THENCE NORTH 19° 27' 34" EAST, A DISTANCE OF 19.37 FEET; THENCE NORTH 10° 56' 26" EAST, A DISTANCE OF 57.23 FEET; THENCE NORTH 31° 50' 30" WEST, A DISTANCE OF 53.99 FEET; THENCE NORTH 25° 51' 15" WEST, A DISTANCE OF 36.99 FEET; THENCE NORTH 29° 13' 54" WEST, A DISTANCE OF 21.65 FEET; THENCE NORTH 71° 51' 23" WEST, A DISTANCE OF 34.33 FEET; THENCE NORTH 04° 17' 43" EAST, A DISTANCE OF 38.72 FEET; THENCE NORTH 00° 15' 52" EAST, A DISTANCE OF 31.09 FEET; THENCE NORTH 16° 05' 53" EAST, A DISTANCE OF 32.18 FEET; THENCE NORTH 20° 33' 15" WEST, A DISTANCE OF 21.97 FEET; THENCE NORTH 50° 02' 30" WEST, A DISTANCE OF 40.42 FEET; THENCE NORTH 02° 24' 21" WEST, A DISTANCE OF 36.61 FEET; THENCE NORTH 02° 52' 13" EAST, A DISTANCE OF 35.41 FEET; THENCE NORTH 00° 06' 46" EAST, A DISTANCE OF 45.28 FEET; THENCE NORTH 08° 57' 17" EAST, A DISTANCE OF 54.79 FEET; THENCE NORTH 06° 51' 07" WEST, A DISTANCE OF 38.58 FEET; THENCE NORTH 14° 46' 06" EAST, A DISTANCE OF 32.02 FEET; THENCE NORTH 24° 38' 19" EAST, A DISTANCE OF 38.36 FEET; THENCE NORTH 21° 16' 34" EAST, A DISTANCE OF 42.29 FEET; THENCE NORTH 46° 41' 37" EAST, A DISTANCE OF 24.93 FEET; THENCE NORTH 09° 37' 46" EAST, A DISTANCE OF 38.41 FEET; THENCE NORTH 40° 13' 39" EAST, A DISTANCE OF 35.75 FEET; THENCE NORTH 25° 36' 01" EAST, A DISTANCE OF 31.37 FEET; THENCE NORTH 21° 18' 09" EAST, A DISTANCE OF 52.69 FEET; THENCE NORTH 30° 51' 15" WEST, A DISTANCE OF 51.14 FEET; THENCE NORTH 62° 05' 06" WEST, A DISTANCE OF 46.82 FEET; THENCE NORTH 18° 00' 50" WEST, A DISTANCE OF 57.14 FEET; THENCE NORTH 29° 51' 14" WEST, A DISTANCE OF 51.16 FEET; THENCE NORTH 64° 02' 31" WEST, A DISTANCE OF 56.18 FEET; THENCE NORTH 64° 32' 10" WEST, A DISTANCE OF 44.40 FEET; THENCE NORTH 45° 12' 00" WEST, A DISTANCE OF 58.29 FEET; THENCE NORTH 37° 43' 34" WEST, A DISTANCE OF 68.80 FEET; THENCE NORTH 02° 43' 36" WEST, A DISTANCE OF 88.50 FEET; THENCE NORTH 02° 08' 49" WEST, A DISTANCE OF 73.09 FEET; THENCE NORTH 04° 51' 38" EAST, A DISTANCE OF 86.05 FEET; THENCE NORTH 05° 03' 30" EAST, A DISTANCE OF 95.10 FEET; THENCE NORTH 28° 52' 30" WEST, A DISTANCE OF 56.14 FEET; THENCE NORTH 48° 57' 53" WEST, A DISTANCE OF 68.30 FEET; THENCE NORTH 45° 36' 57" WEST, A DISTANCE OF 74.88 FEET; THENCE NORTH 29° 58' 25" WEST, A DISTANCE OF 51.40 FEET; THENCE NORTH 12° 07' 37" WEST, A DISTANCE OF 72.07 FEET; THENCE NORTH 31° 44' 26" EAST, A DISTANCE OF 28.73 FEET; THENCE NORTH 62° 19' 20" EAST, A DISTANCE OF 59.52 FEET; THENCE NORTH 89° 24' 28" EAST, A DISTANCE OF 25.20 FEET; THENCE NORTH 82° 16' 54" EAST, A DISTANCE OF 55.94 FEET; THENCE SOUTH 65° 52' 59" EAST, A DISTANCE OF 41.72 FEET; THENCE NORTH 66° 21' 42" EAST, A DISTANCE OF 49.58 FEET; THENCE NORTH 47° 15' 56" EAST, A DISTANCE OF 30.64 FEET; THENCE NORTH 84° 17' 39" EAST, A DISTANCE OF 48.59 FEET; THENCE SOUTH 67° 21' 52" EAST, A DISTANCE OF 48.05 FEET; THENCE NORTH 57° 14' 24" EAST, A DISTANCE OF 26.00 FEET; THENCE NORTH 89° 30' 02" EAST, A DISTANCE OF 47.84 FEET; THENCE SOUTH 87° 38' 33" WEST, A DISTANCE OF 51.75 FEET; THENCE NORTH 85° 05' 24" EAST, A DISTANCE OF 50.39 FEET; THENCE NORTH 00° 57' 26" WEST, A DISTANCE OF 115.30 FEET TO THE POINT OF BEGINNING.

LAND THIS DESCRIBED CONTAINS 26.12 ACRES, MORE OR LESS.

PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES THIS 3RD DAY OF JUNE 2022.

BY: [Signature]
DANNY S. WHEELER
PROFESSIONAL LAND SURVEYOR AND MAPPER
NO. 6902 STATE OF FLORIDA

APPROVED FOR THE RECORD

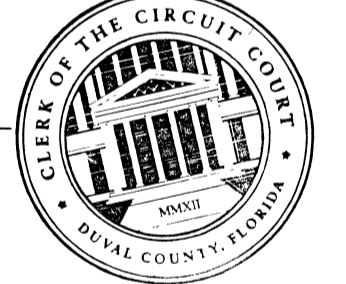
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, PURSUANT TO CHAPTER 654 ORDINANCE CODE ON THIS 7th DAY OF JUNE 2022.

[Signature]
JOHN 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 79 PAGES 103-107 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 10 DAY OF JUNE 2022.

[Signature]
JODY PHILLIPS, CLERK OF THE CIRCUIT COURT



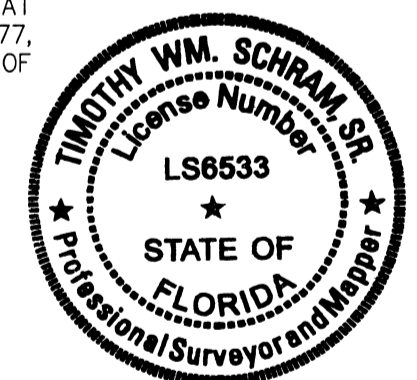
[Signature]
DEPUTY CLERK

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 SHALL BE MONUMENTED IN ACCORDANCE WITH CHAPTER 177, FLORIDA STATUTES, CHAPTER 5J-17.052, F.A.C. AND SECTION 654.110, JACKSONVILLE ORDINANCE CODE. SIGNED THIS 17th DAY OF MAY 2022.

BY: [Signature]
TIMOTHY W. SCHRAM, SR.
REGISTERED SURVEYOR AND MAPPER
NO. 6533, STATE OF FLORIDA

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



ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT TOLL SOUTHEAST LP COMPANY, INC., A DELAWARE CORPORATION ("OWNER"), IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS EDISON EAST - PHASE 2, HAVING CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED. THIS PLAT BEING MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF THOSE LANDS.

TITLE TO TRACT "A" (CONSERVATION), TRACTS "B", "C", & "D" (OPEN SPACE), ARE HEREBY RETAINED BY THE OWNER, ITS SUCCESSORS AND ASSIGNS, PROVIDED HOWEVER, OWNER 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 WAY, WALKWAYS, SIDEWALKS, AND UNOBTSTRUCTED EASEMENTS FOR DRAINAGE, CONSERVATION EASEMENTS AND NON-ACCESS EASEMENTS AS SHOWN HEREON SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF OWNER, ITS SUCCESSORS AND ASSIGNS. OWNER DOES HEREBY RESERVE UNTO 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, ITS SUCCESSORS AND ASSIGNS.

OWNER, ITS SUCCESSORS AND ASSIGNS, HEREBY GRANT TO THE PRESENT AND THE FUTURE OWNER 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, ITS SUCCESSORS AND ASSIGNS, TO SERVE THE LAND SHOWN HEREON, HOLDERS OF MORTGAGE LIENS OF SUCH LANDS AND SUCH OTHER PERSONS AS MY BE DESIGNATED, THE NON-EXCLUSIVE AND PERPETUAL RIGHT OF INGRESS AND EGRESS OVER AND ACROSS SAID PRIVATE RIGHTS OF WAY. OWNER, 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 UNOBTSTRUCTED EASEMENTS FOR DRAINAGE.

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.

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-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 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 GRANTEEES, IF ANY, OF SAID EASEMENTS.

OWNER DOES HEREBY RESERVE AND RETAIN OWNERSHIP OF ALL OTHER TRACTS, LANDS, EASEMENTS, AND INTERESTS NOT SPECIFICALLY DEDICATED ABOVE.

IN WITNESS WHEREOF, OWNER HAS EXECUTED THIS PLAT ON THE 18th DAY OF May 2022.

[Signature]
WITNESS
Nathan Beidle
PRINT NAME

TOLL SOUTHEAST LP COMPANY, INC.
(A DELAWARE CORPORATION)
BY: [Signature]
PRINT NAME: STEVE MERTEN
AS ITS: DIVISION PRESIDENT

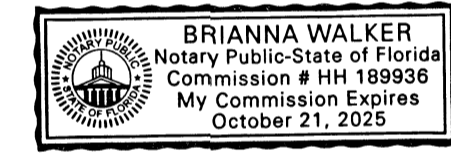
[Signature]
WITNESS
Justin Scarberry
PRINT NAME

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF (PHYSICAL PRESENCE) OR (ONLINE NOTARIZATION), THIS 18th DAY OF May 2022, 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.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO. 1189936

[Signature]
PRINT NAME
MY COMMISSION EXPIRES: 10/21/25

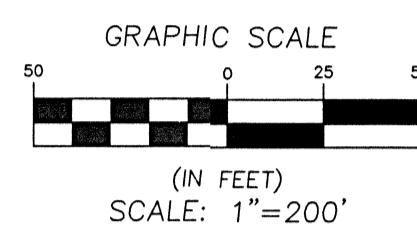
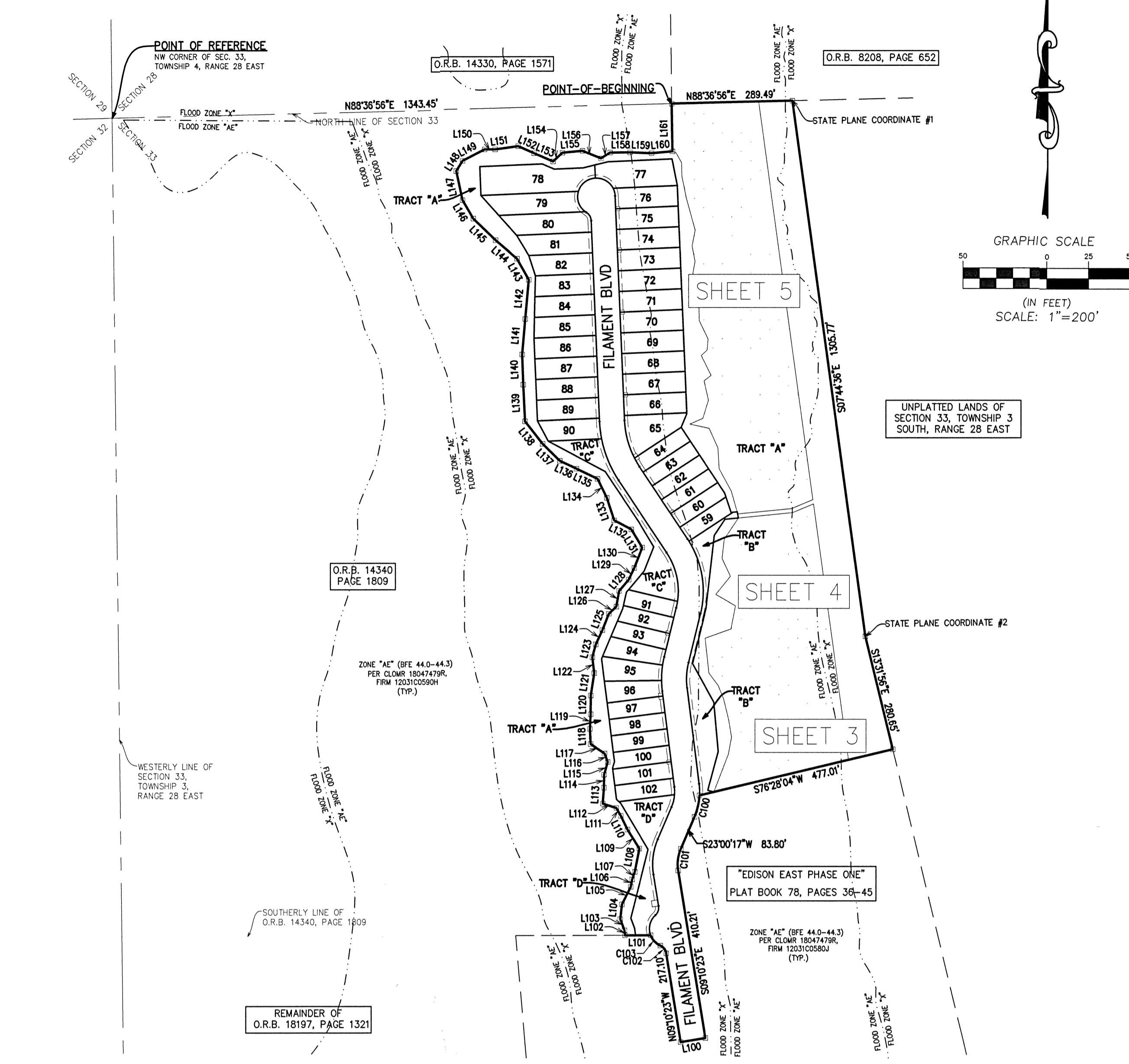


Prepared By:
RICHARD P. CLARSON AND ASSOCIATES, INC.
Professional Surveyors and Mappers
1643 Naldo Avenue, Jacksonville, FL 32207
Phone: 904.396.2623 - Website: clarsonfi.com



EDISON EAST - PHASE 2

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

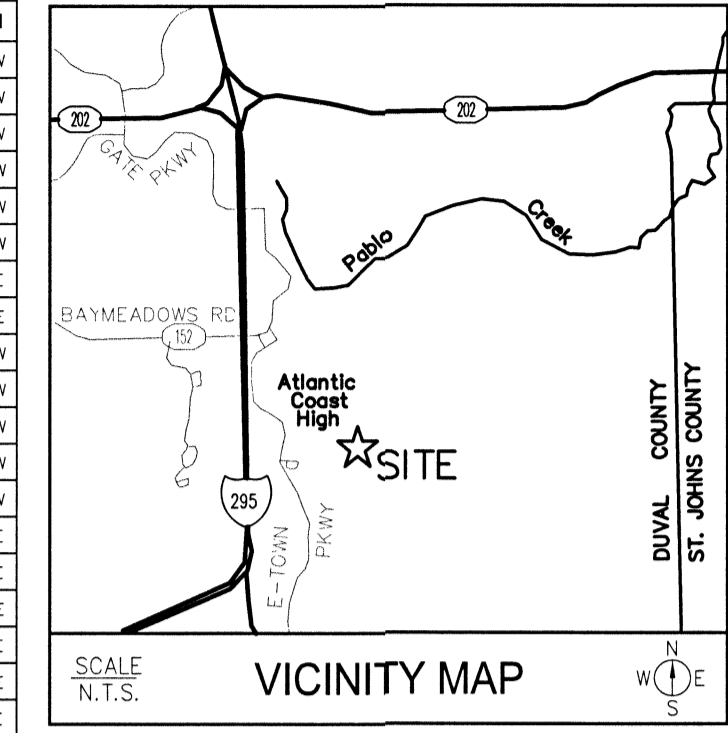


LINE #	LENGTH	DIRECTION
L100	60.00	S80°49'33\"W
L101	61.41	S89°59'33\"W
L102	12.23	N07°41'38\"W
L103	28.98	N20°26'36\"W
L104	47.24	N06°36'52\"E
L105	35.94	N26°09'09\"E
L106	18.12	N10°50'15\"E
L107	19.37	N19°27'34\"E
L108	57.23	N10°56'26\"E
L109	53.99	N31°50'30\"W
L110	36.99	N25°51'15\"W
L111	21.65	N29°13'54\"W
L112	34.33	N71°51'23\"W
L113	38.72	N04°17'43\"E
L114	31.09	N00°15'52\"E
L115	32.18	N16°05'53\"E
L116	21.97	N20°33'15\"W
L117	40.42	N56°02'30\"W
L118	36.61	N02°24'21\"W
L119	35.41	N02°52'13\"E
L120	45.28	N00°06'46\"E
L121	54.79	N08°57'17\"E
L122	38.58	N06°51'06\"W
L123	32.02	N14°46'06\"E
L124	38.36	N24°38'19\"E
L125	42.29	N21°16'34\"E
L126	24.93	N46°41'37\"E
L127	38.41	N09°37'46\"E
L128	35.75	N40°13'39\"E
L129	31.37	N25°36'01\"E
L130	52.69	N21°18'09\"E
L131	51.14	N30°51'15\"W
L132	46.62	N62°05'06\"W
L133	57.14	N19°00'50\"W
L134	51.16	N25°51'47\"W

LINE #	LENGTH	DIRECTION
L135	56.18	N64°02'31\"W
L136	44.40	N64°32'10\"W
L137	58.29	N45°12'00\"W
L138	68.80	N37°43'34\"W
L139	88.50	N02°43'36\"W
L140	73.09	N02°08'49\"W
L141	86.05	N04°51'38\"E
L142	95.10	N05°03'20\"E
L143	58.14	N28°52'30\"W
L144	68.30	N48°57'53\"W
L145	74.88	N45°36'57\"W
L146	51.40	N29°58'25\"W
L147	72.07	N12°07'37\"W
L148	28.73	N31°44'26\"E
L149	59.52	N62°19'20\"E
L150	25.20	N89°24'28\"E
L151	55.94	N82°16'54\"E
L152	41.72	S65°02'59\"E
L153	49.58	S66°21'42\"E
L154	30.64	N47°15'56\"E
L155	48.59	N84°17'39\"E
L156	48.00	S67°21'02\"E
L157	26.00	N57°14'24\"E
L158	47.84	N89°30'02\"E
L159	51.75	S87°38'33\"E
L160	50.38	N85°05'24\"E
L161	115.30	N00°57'26\"W

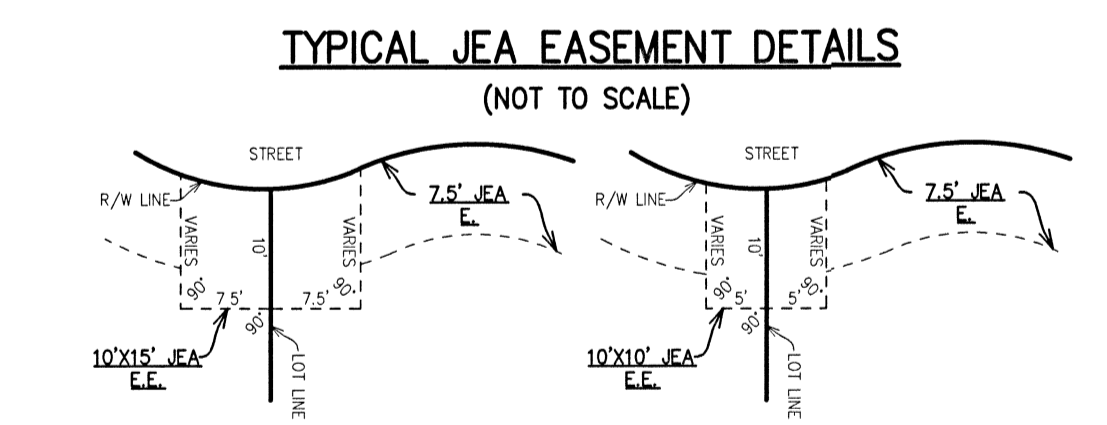
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C100	53.35	155.00'	19°43'18"	S13°08'38\"W	53.09'
C101	53.35	95.00'	32°10'40"	S06°54'57\"W	52.65'
C102	24.40'	25.00'	55°55'42"	N37°08'15\"W	23.45'
C103	34.96'	45.00'	44°30'39"	N42°50'46\"W	34.09'

- 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 CLOWR, CASE NUMBER 18-04-7479R AS DEPICTED ON THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120077, PANEL NUMBER 1 2031, CITY SUFFIX 0500A, DATED 06/03/2014. THE FLOOD ZONE SHOWN ON THIS PLAT IS SCALED OFF OF THE F.E.M.A. F.I.R.M. MAPS AND IS FOR REFERENCE ONLY. THE F.I.R.M. 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. INQUIRIES 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 JE.A FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
 - JE.A EQUIPMENT EASEMENTS "JE.A E.E." SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENTS BY THE JE.A.
 - JE.A EASEMENTS "JE.A E." SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE OF SAID EASEMENTS BY THE JE.A. THE INSTALLATION OF FENCES, HEDGES AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY THE JE.A AT THE EXPENSE OF EACH LOT OWNER 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 PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES, SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND 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 UNOBSTRUCTED/ACCESS EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS WHICH MAY IMPEDE THE USE AND ACCESS 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 FOR THE REMOVAL AND/OR REPLACEMENT OF SUCH ITEMS.
 - 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 IS A TOTAL OF 44 LOTS AND 4 TRACTS IN THIS PHASE.



LEGEND

- PRM PERMANENT REFERENCE MONUMENT
- SET 4"x4" CONCRETE MONUMENT (LB 1704), PRM OR SET 5"x8" IRON ROD (LB 1704), PRM
- SET PERMANENT CONTROL POINT (LB 1704)
- BLVD. BOULEVARD
- CH CHORD DISTANCE
- R RADIUS
- RP RADIUS POINT
- L ARC LENGTH
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- PRC POINT OF REVERSE CURVATURE
- PCC POINT OF COMPOUND CURVATURE
- (R) RADIAL BEARING
- (XXX) DISTANCE TO EASEMENT/BUFFER
- R/W RIGHT OF WAY
- D.R. OPTICAL RECORDS BOOK OR VOLUME
- X.T.S. APPROXIMATE TOP OF BANK
- SWMPD STORMWATER MANAGEMENT FACILITY AND UNOBSTRUCTED TRANSVERSE EASEMENT
- UPLAND BUFFER
- WETLANDS
- FLOOD ZONE PER CLOWR 18-04-7479R-120077
- - - JURISDICTIONAL WETLAND LINE



POINT	NORTHING	EASTING	DESCRIPTION
1	2135405.2534	498717.3105	NORTHEAST CORNER OF EDISON EAST PHASE 2, SET PRM
2	2134111.3898	498893.2436	SET PRM

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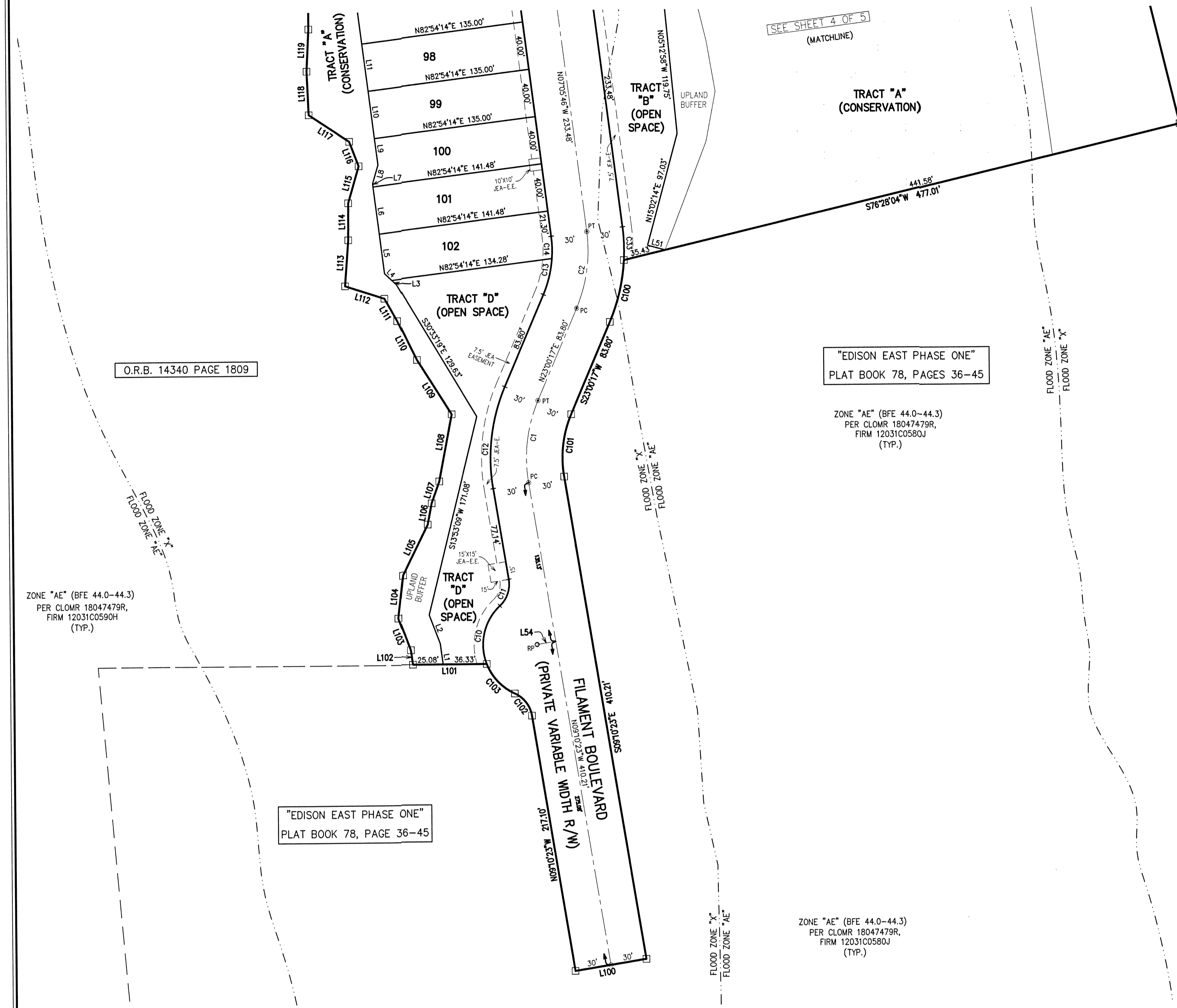
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EDISON EAST - PHASE 2

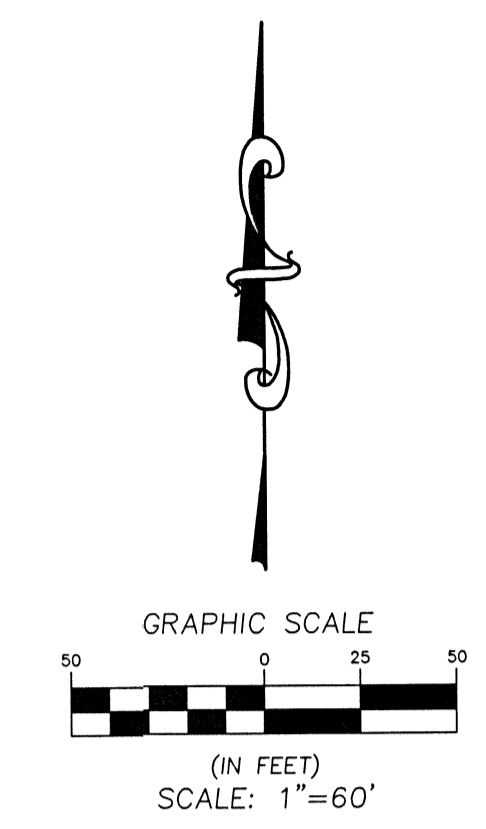
A PORTION OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 28 EAST, DUVAL COUNTY, CITY OF JACKSONVILLE, FLORIDA.

PLAT BOOK 79 PAGE 105

SHEET 3 OF 5
(SEE SHEET 2 FOR GENERAL NOTES & LEGEND)



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



"EDISON EAST PHASE ONE"
PLAT BOOK 78, PAGES 36-45

ZONE "AE" (BFE 44.0-44.3)
PER CLOWR 18047479R,
FIRM 12031C0580J
(TYP.)

ZONE "AE" (BFE 44.0-44.3)
PER CLOWR 18047479R,
FIRM 12031C0590H
(TYP.)

"EDISON EAST PHASE ONE"
PLAT BOOK 78, PAGE 36-45

ZONE "AE" (BFE 44.0-44.3)
PER CLOWR 18047479R,
FIRM 12031C0580J
(TYP.)

LINE TABLE			LINE TABLE		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	17.53'	S07°35'31"E	L103	28.88'	N20°29'36"W
L2	25.76'	S20°26'57"E	L104	35.84'	N06°36'52"E
L3	5.29'	S46°22'28"E	L105	47.24'	N26°09'59"E
L4	8.43'	S46°22'28"E	L106	18.12'	N10°50'15"E
L5	33.47'	S07°08'46"E	L107	19.37'	N19°27'34"E
L6	40.00'	S07°08'45"E	L108	57.23'	N10°56'26"E
L7	2.53'	S07°08'45"E	L109	53.99'	N31°50'30"W
L8	16.46'	S16°08'29"W	L110	36.99'	N25°51'15"W
L9	22.34'	S07°08'46"E	L111	21.65'	N29°13'54"W
L10	40.00'	S07°08'46"E	L112	34.33'	N71°51'23"W
L11	40.00'	S07°08'46"E	L113	38.72'	N04°17'43"E
L12	40.00'	S07°08'46"E	L114	31.09'	N00°15'52"E
L14	15.78'	N80°49'37"E	L115	32.18'	N16°05'53"E
L100	60.00'	S89°49'33"W	L116	21.97'	N20°33'15"W
L101	61.41'	S89°49'33"W	L117	40.42'	N56°02'30"W
L102	12.23'	N07°41'38"W	L118	36.61'	N02°24'21"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C1	70.20'	125.00'	32°10'40"	N06°54'57"E	69.28'
C2	65.67'	125.00'	30°06'03"	N07°57'16"E	64.92'
C10	52.89'	45.00'	67°20'46"	S13°04'56"W	49.90'
C11	24.40'	25.00'	50°55'42"	N18°47'28"E	23.45'
C12	87.04'	155.00'	32°10'40"	S06°54'57"W	85.91'
C13	31.09'	95.00'	18°44'59"	N13°37'48"E	30.95'
C14	18.81'	95.00'	11°20'45"	N01°25'23"W	18.78'
C33	28.08'	155.00'	10°22'47"	N01°54'25"W	28.04'
C100	63.35'	155.00'	18°43'18"	S13°08'38"W	53.09'
C101	63.35'	95.00'	32°10'40"	S06°54'57"W	52.65'
C102	24.40'	25.00'	55°55'42"	N37°08'15"W	23.45'
C103	34.96'	45.00'	44°30'39"	N42°50'46"W	34.09'

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(PLANS) CITY DEVELOPMENT NO. 8911.020
(PLAT) CITY DEVELOPMENT NO. 8911.038

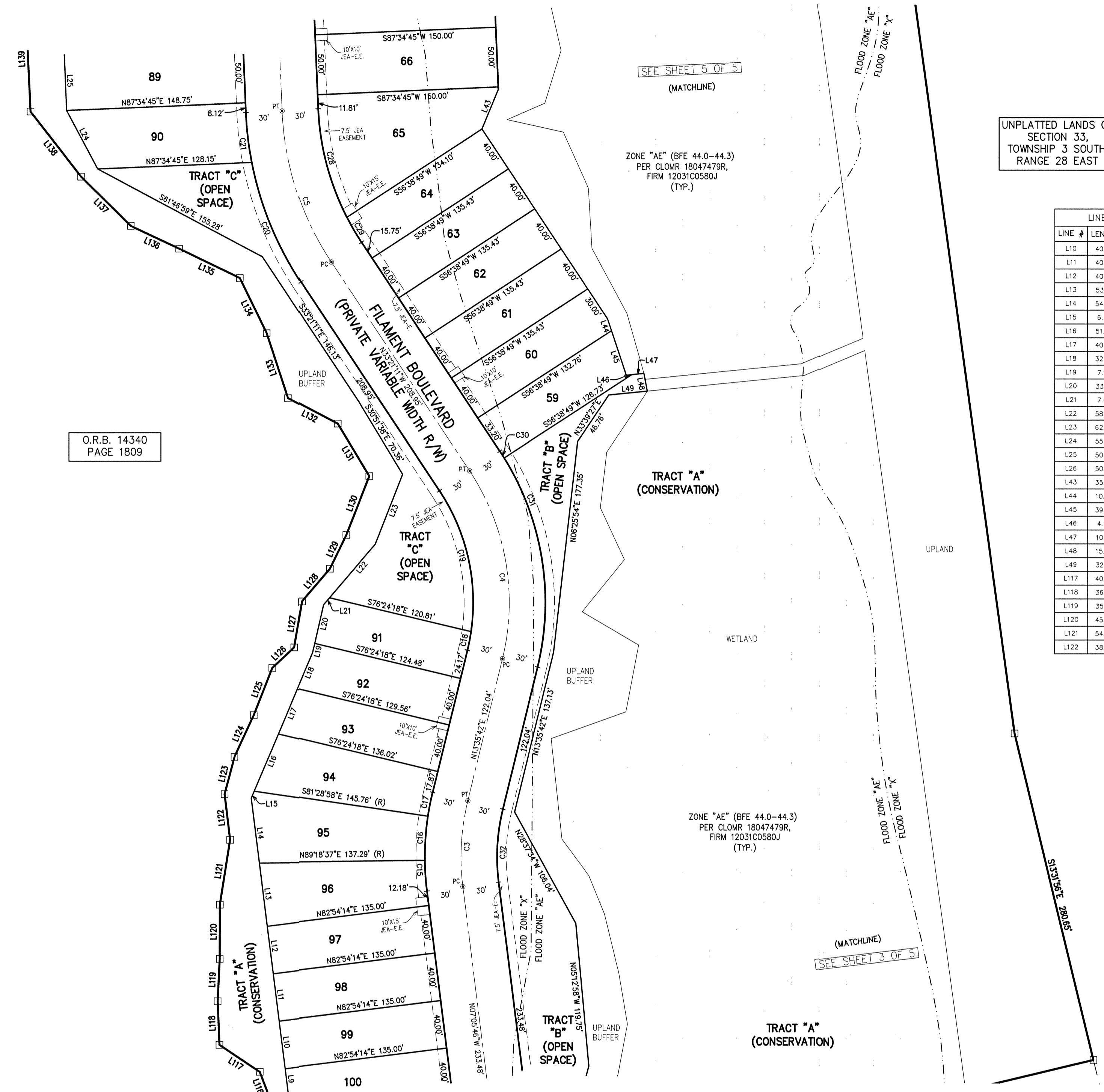
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EDISON EAST - PHASE 2

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

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SHEET 4 OF 5
(SEE SHEET 2 FOR GENERAL NOTES & LEGEND)



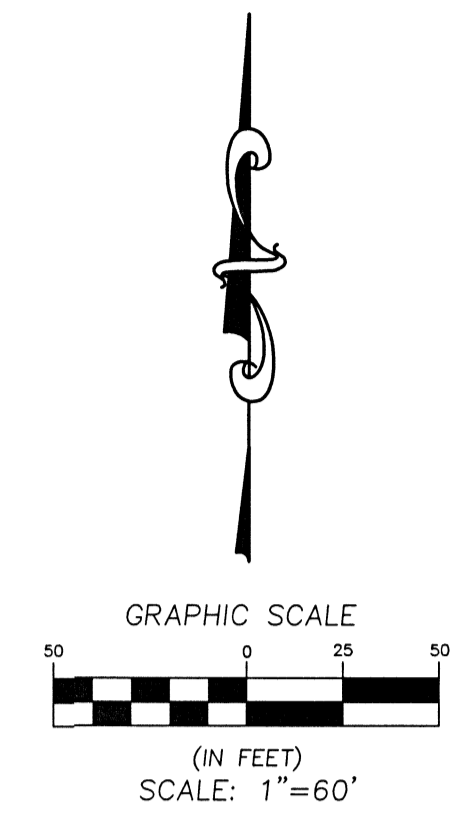
O.R.B. 14340
PAGE 1809

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

LINE #	LENGTH	DIRECTION
L10	40.00'	S07°05'46"E
L11	40.00'	S07°05'46"E
L12	40.00'	S07°05'46"E
L13	53.16'	S07°05'46"E
L14	54.75'	S07°05'43"E
L15	6.23'	S22°46'25"W
L16	51.79'	S22°46'25"W
L17	40.52'	S22°46'25"W
L18	32.52'	S22°46'25"W
L19	7.90'	S12°47'24"W
L20	33.21'	S12°47'24"W
L21	7.60'	S40°13'22"W
L22	58.55'	S40°13'17"W
L23	62.69'	S21°17'46"W
L24	55.35'	S27°49'35"E
L25	50.00'	S02°25'15"E
L26	50.00'	S02°25'15"E
L43	35.89'	N22°17'08"E
L44	10.35'	N18°21'04"W
L45	39.24'	N18°21'04"W
L46	4.54'	S84°07'36"W
L47	10.21'	S84°07'36"W
L48	15.05'	N10°31'15"W
L49	32.10'	N84°14'30"E
L117	40.42'	N56°02'30"W
L118	36.61'	N02°24'21"W
L119	35.41'	N02°52'13"E
L120	45.28'	N00°05'46"E
L121	54.79'	N08°57'17"E
L122	38.58'	N06°51'06"W

LINE #	LENGTH	DIRECTION
L123	32.02'	N14°46'06"E
L124	38.36'	N24°38'19"E
L125	42.29'	N21°16'34"E
L126	24.93'	N46°41'37"E
L127	38.41'	N09°37'46"E
L128	35.75'	N40°13'39"E
L129	31.37'	N25°36'01"E
L130	52.69'	N21°8'09"E
L131	51.14'	N30°51'15"W
L132	46.62'	N82°05'06"W
L133	57.14'	N18°00'50"W
L134	51.16'	N25°51'14"W
L135	56.18'	N64°02'31"W
L136	44.40'	N64°32'10"W
L137	58.29'	N45°12'00"W
L138	68.60'	N37°43'34"W
L139	88.50'	N02°43'36"W

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C3	72.25'	200.00'	20°14'27"	N03°14'58"E	71.83'
C4	163.88'	200.00'	46°56'52"	N09°52'45"W	159.33'
C5	134.97'	250.00'	30°55'56"	N17°53'13"W	133.33'
C15	25.72'	230.00'	6°24'23"	S03°53'34"E	25.70'
C16	36.96'	230.00'	9°12'25"	S03°54'49"W	36.92'
C17	20.38'	170.00'	5°04'40"	S11°03'22"W	20.38'
C18	15.86'	170.00'	3°20'45"	N10°55'19"E	15.86'
C19	123.44'	170.00'	41°36'17"	N12°33'02"W	120.75'
C20	109.13'	280.00'	22°19'51"	S22°11'15"E	108.44'
C21	42.03'	280.00'	8°36'05"	S08°43'17"E	41.99'
C28	94.48'	230.00'	24°36'19"	S14°43'24"E	93.75'
C29	24.40'	230.00'	6°21'20"	S30°10'31"E	24.39'
C30	6.81'	230.00'	1°41'43"	N32°30'18"W	6.81'
C31	181.68'	230.00'	45°15'09"	N09°01'53"W	176.97'
C32	61.39'	170.00'	20°41'27"	S03°14'58"W	61.06'



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(PLAT) CITY DEVELOPMENT NO. 8911.038

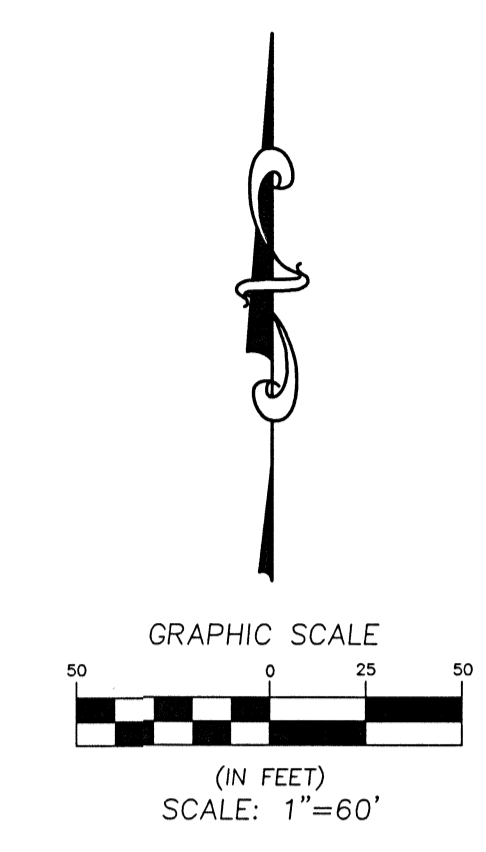
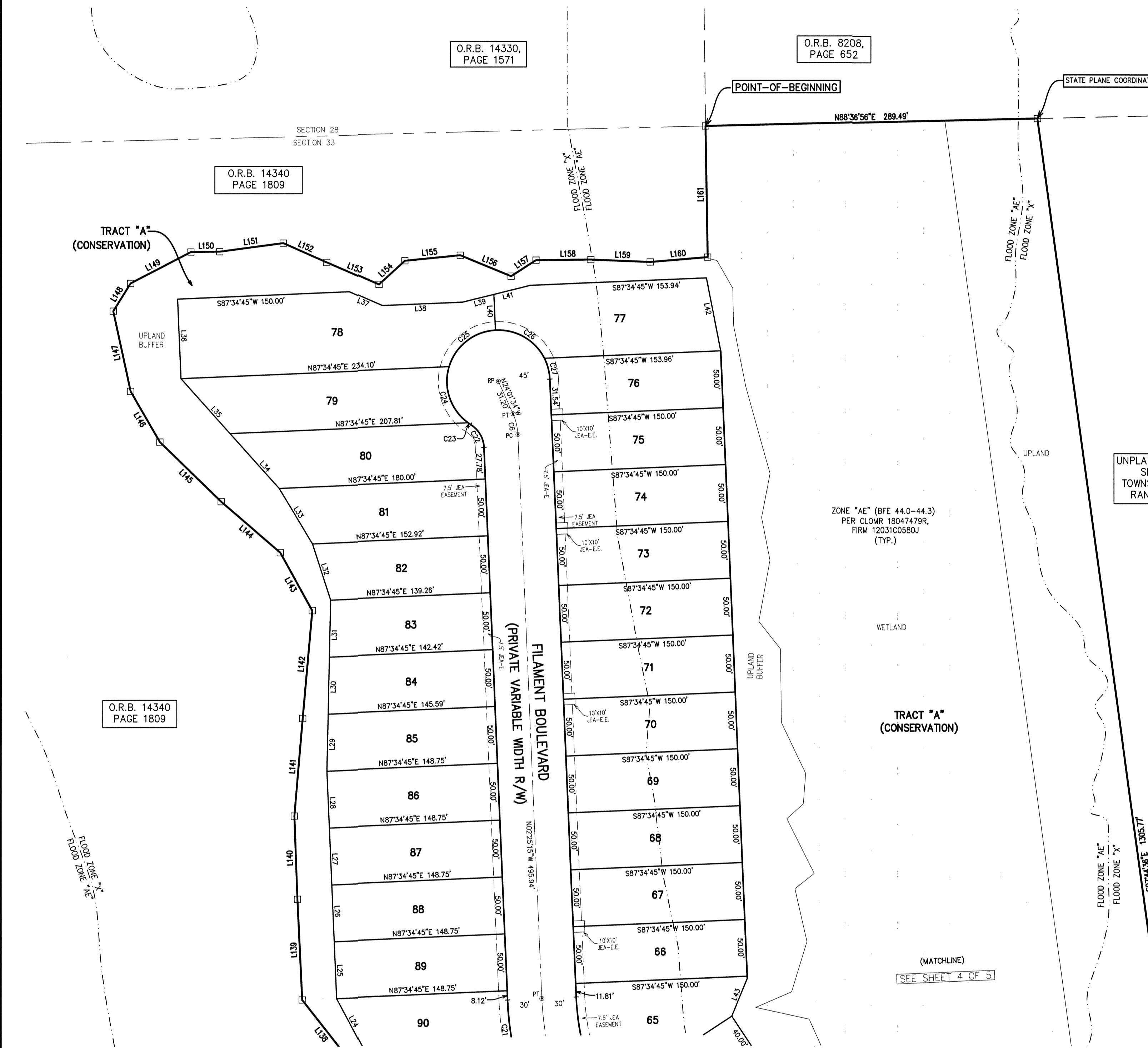
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EDISON EAST - PHASE 2

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

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



LINE TABLE			LINE TABLE		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L24	55.35'	S27°49'35"E	L140	73.09'	N02°08'49"W
L25	50.00'	S02°25'15"E	L141	86.05'	N04°51'38"E
L26	50.00'	S02°25'15"E	L142	85.10'	N05°03'30"E
L27	50.00'	S02°25'15"E	L143	58.14'	N28°52'30"W
L28	50.00'	S02°25'15"E	L144	68.30'	N48°52'53"W
L29	50.10'	S01°11'53"W	L145	74.88'	N45°36'57"W
L30	50.10'	S01°11'53"W	L146	51.40'	N29°46'25"W
L31	50.10'	S01°11'53"W	L147	72.07'	N12°07'37"W
L32	51.83'	S17°42'15"E	L148	28.73'	N31°44'26"E
L33	56.86'	S30°51'26"E	L149	59.52'	N62°19'20"E
L34	64.54'	S41°38'21"E	L150	25.20'	N89°24'28"E
L35	64.54'	S41°38'21"E	L151	55.94'	N82°16'54"E
L36	70.00'	S02°25'15"E	L152	41.72'	S65°52'59"E
L37	31.59'	N64°20'16"W	L153	49.58'	S68°21'42"E
L38	69.76'	S87°34'45"W	L154	30.64'	N47°15'56"E
L39	28.32'	S78°05'22"W	L155	48.59'	N84°17'39"E
L40	32.61'	N02°25'15"W	L156	48.05'	S67°21'52"E
L41	31.63'	S78°05'22"W	L157	26.00'	N57°14'24"E
L42	65.30'	N11°05'05"W	L158	47.84'	N89°30'02"E
L43	35.89'	N22°17'08"E	L159	51.75'	S87°38'33"E
L138	68.80'	N37°43'34"W	L160	50.38'	N85°05'24"E
L139	88.50'	N02°43'36"W	L161	115.30'	N00°37'26"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C6	18.85'	50.00'	21°36'08"	N131°32'5"W	18.74'
C21	42.03'	280.00'	8°36'05"	S06°43'17"E	41.99'
C22	24.06'	25.00'	55°09'00"	N29°59'45"W	23.15'
C23	2.85'	45.00'	3°37'35"	S55°45'28"E	2.85'
C24	55.52'	45.00'	70°41'10"	S18°36'05"E	52.06'
C25	54.90'	45.00'	69°54'16"	S51°41'34"W	51.56'
C26	52.40'	45.00'	66°42'53"	N59°59'52"W	49.49'
C27	19.02'	45.00'	24°13'10"	N14°31'50"W	18.88'
C28	94.48'	220.00'	24°36'19"	S14°43'24"E	93.75'

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PAGE 1571

O.R.B. 8208,
PAGE 652

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PAGE 1809

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

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