

Approved 11/18/19  
Date  
[Signature]  
City Engineer  
for Director of Public Works  
Approved 11-4-19  
Date  
[Signature]  
City Council

# EDISON PARCEL 4 - PHASE 1

PLAT BOOK 74 PAGE 96<sup>1b</sup>

SHEET 1 OF 7 SHEETS

SEE SHEET 2 FOR GENERAL NOTES

A PORTION OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA TOGETHER WITH A PORTION OF SECTIONS 4 AND 5, TOWNSHIP 4 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9494, PAGE 912, AND OFFICIAL RECORDS BOOK 14660, PAGE 1256, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY

**CAPTION**  
A PORTION OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA TOGETHER WITH A PORTION OF SECTIONS 4 AND 5, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9494, PAGE 912, AND OFFICIAL RECORDS BOOK 14660, PAGE 1256, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, THENCE NORTH 89°39'38" EAST, ALONG THE SOUTHERLY LINE OF SAID SECTION 33, A DISTANCE OF 132.41 FEET; THENCE DEPARTING SAID SOUTHERLY LINE, NORTH 89°19'24" EAST, A DISTANCE OF 361.24 FEET; THENCE SOUTH 01°41'02" EAST, A DISTANCE OF 129.35 FEET; THENCE NORTH 89°19'24" EAST, A DISTANCE OF 514.15 FEET; THENCE SOUTH 31°39'38" EAST, A DISTANCE OF 1451.18 FEET; THENCE SOUTH 67°00'21" WEST, A DISTANCE OF 545.82 FEET; THENCE SOUTH 89°25'29" WEST, A DISTANCE OF 25.00 FEET; THENCE NORTH 26°47'28" WEST, A DISTANCE OF 28.98 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 60.00 FEET; THENCE SOUTHWESTERLY ALONG AND AROUND SAID CURVE, AN ARC DISTANCE OF 7.24 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 59°44'59" WEST, 7.24 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 63°21'23" WEST, A DISTANCE OF 37.85 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 60.00 FEET; THENCE ALONG AND AROUND SAID CURVE, AN ARC DISTANCE OF 32.60 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 78°46'24" WEST, 32.30 FEET TO A NON-TANGENT POINT; THENCE SOUTH 04°50'18" WEST, A DISTANCE OF 17.84 FEET; THENCE SOUTH 63°59'21" WEST, A DISTANCE OF 111.74 FEET THE BEGINNING OF A CURVE CONCAVE TO THE WEST, AND HAVING A RADIUS OF 375.00 FEET; THENCE SOUTHERLY ALONG AND AROUND SAID CURVE, AN ARC DISTANCE OF 128.63 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 1°41'02" EAST, 128.00 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 0°21'26" EAST, A DISTANCE OF 30.03 FEET; THENCE SOUTH 83°38'34" WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH 06°21'26" WEST, A DISTANCE OF 30.03 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, AND HAVING A RADIUS OF 325.00 FEET; THENCE NORTHERLY ALONG AND AROUND SAID CURVE, AN ARC DISTANCE OF 189.75 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 23°57'53" WEST, 196.62 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 41°34'20" WEST, A DISTANCE OF 12.27 FEET; THENCE SOUTH 40°25'40" WEST, A DISTANCE OF 135.00 FEET; THENCE SOUTH 33°37'45" EAST, A DISTANCE OF 74.80 FEET; THENCE SOUTH 27°12'48" WEST, A DISTANCE OF 41.15 FEET; THENCE SOUTH 08°11'38" EAST, A DISTANCE OF 10.15 FEET; THENCE SOUTH 08°21'26" EAST, A DISTANCE OF 103.30 FEET; THENCE SOUTH 83°38'34" WEST, A DISTANCE OF 190.39 FEET; THENCE NORTH 17°26'09" WEST, A DISTANCE OF 16.67 FEET; THENCE NORTH 27°10'00" WEST, A DISTANCE OF 729.95 FEET; THENCE SOUTH 89°07'19" WEST, A DISTANCE OF 370.77 FEET TO A POINT ON THE EASTERLY LINE OF R.C. SKINNER PARKWAY PARCEL AS RECORDED IN OFFICIAL RECORDS BOOK 18206, PAGE 2477 OF SAID CURRENT PUBLIC RECORDS; THENCE ALONG SAID EASTERLY LINE, THE FOLLOWING 4 COURSES AND DISTANCES; COURSE 1) THENCE NORTH 20°28'41" WEST, A DISTANCE OF 859.91 FEET; COURSE 2) THENCE NORTH 09°31'11" EAST, A DISTANCE OF 147.03 FEET; COURSE 3) THENCE NORTH 20°28'41" WEST, A DISTANCE OF 716.76 FEET; COURSE 4) THENCE NORTH 50°28'41" WEST, A DISTANCE OF 226.00 FEET; THENCE NORTH 69°31'11" EAST, DEPARTING LAST SAID EASTERLY LINE, A DISTANCE OF 204.52 FEET; THENCE NORTH 66°22'10" EAST, A DISTANCE OF 173.78 FEET TO THE POINT OF BEGINNING. CONTAINING: 2,229,743 SQ. FT. - 51.19 ACRES ±

**ADOPTION AND DEDICATION**  
THIS IS TO CERTIFY THAT TOLL SOUTHEAST LP COMPANY, INC., A DELAWARE CORPORATION ("OWNER"), IS THE FEE SIMPLE OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS "EDISON PARCEL - 4 PHASE 1", 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 SAID LANDS.

ALL RIGHTS OF WAY (EXCEPT GLENMONT DRIVE), WALKWAYS, SIDEWALKS, AS SHOWN HEREON SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF OWNER, ITS SUCCESSORS AND ASSIGNS.

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

TRACTS "A", "B", "C", AND "D" (CONSERVATION) AND TRACTS "E", "F", "G" AND "H" (RECREATION) SHALL REMAIN PRIVATELY OWNED AND THE SOLE EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS, PROVIDED HOWEVER, THE UNDERSIGNED OWNERS RESERVE THE RIGHT TO CONVEY TITLE TO SAID TRACTS TO AN ENTITY, INCLUDING WITHOUT LIMITATION, A PROPERTY OWNERS' ASSOCIATION, A MUNICIPAL SERVICES TAVING UNIT, COMMUNITY DEVELOPMENT DISTRICT, OR OTHER SUCH ENTITY AS WILL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THE PLAT.

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

TITLE TO THE LANDSCAPE BUFFER TRACT "J" 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 656.1223, CITY OF JACKSONVILLE ORDINANCE CODE.

OWNER 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 JEAS USE OF TRACT "I" (LIFT STATION).

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 DAMAGES 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 JEAS USE OF TRACT "I" (LIFT STATION) OR JEAS EASEMENT UPON THE LANDSCAPE BUFFER TRACT. 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 THE LANDSCAPE BUFFER TRACT 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.

TRACT "K" (OPEN SPACE) SHALL REMAIN PRIVATELY OWNED AND THE SOLE EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS, PROVIDED HOWEVER, THE UNDERSIGNED OWNERS RESERVE THE RIGHT TO CONVEY TITLE TO SAID TRACTS TO AN ENTITY, INCLUDING WITHOUT LIMITATION, A PROPERTY OWNERS' ASSOCIATION, A MUNICIPAL SERVICES TAVING UNIT, COMMUNITY DEVELOPMENT DISTRICT, OR OTHER SUCH ENTITY AS WILL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THE PLAT.

ALL UNOBSTRUCTED EASEMENTS FOR DRAINAGE ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE, A FLORIDA MUNICIPAL CORPORATION, ITS SUCCESSORS AND ASSIGNS ("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 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 ADJUTING OWNERS, ITS 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.
3. THE CITY SHALL NOT BE LIABLE NOR RESPONSIBLE FOR THE CREATION, OPERATION, FAILURE OR DESTRUCTION OF WATER LEVEL CONTROL EQUIPMENT WHICH MAY BE CONSTRUCTED OR INSTALLED BY THE OWNER OR ANY OTHER PERSON WITHIN THE AREA OF THE LANDS HEREBY PLATTED, OR OF THE STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT, BUT SHALL HAVE THE RIGHT TO MAINTAIN THE WATER LEVEL IN ACCORDANCE WITH ANY STATE AND LOCAL PERMITS, INCLUDING THE REPAIR, REMOVAL OR REPLACEMENT OF THE STORMWATER MANAGEMENT FACILITIES AND THE CONTROL STRUCTURES TO EFFECT ADEQUATE DRAINAGE FOR THE RIGHTS OF WAY DEDICATED HEREON.

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, SOULY OR PERSONAL INJURY FOR 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 PARCEL 4 - PHASE 1. 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.

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 OWNERS 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 LENS OF SUCH LANDS AND SUCH OTHER PERSONS AS MY BE DESIGNATED, THE NONEXCLUSIVE 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 UNOBSTRUCTED EASEMENTS FOR DRAINAGE.

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-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.

THOSE "JEA ACCESS AND ELECTRICAL EASEMENTS" ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE FOR (1) ACCESS TO THE JEA-E-E AND JEA-E EASEMENTS, (2) ADDITIONAL WORK SPACE FOR THE MAINTENANCE, REPAIR AND REPLACEMENT OF ELECTRIC UTILITY IMPROVEMENTS LOCATED WITHIN THE JEA-E-E AND JEA-E EASEMENTS, AND (3) THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF ELECTRIC FACILITIES RUNNING PERPENDICULAR TO THE ELECTRIC FACILITIES LOCATED WITHIN THE JEA-E-E AND JEA-E EASEMENTS.

ALL WATER AND SEWER UTILITIES LOCATED WITHIN THE ROADWAYS AND UNOBSTRUCTED JEA UTILITY EASEMENTS ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION AND MAINTENANCE OF WATER AND SEWER.

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.

IN WITNESS WHEREOF, OWNER HAS EXECUTED THIS PLAT ON THE 17 DAY OF OCTOBER 2019.

SIGNED, SEALED AND DELIVERED IN OUR PRESENCE:

BY: [Signature]  
PRINT NAME: Melissa Lieberman

PRINT NAME: Nicholas Kausch  
STATE OF Florida  
COUNTY OF Duval

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17 DAY OF OCTOBER 2019, BY STEVE MERTEN THE DIV. PRESIDENT OF TOLL SOUTHEAST LP COMPANY, INC. A DELAWARE CORP. ON BEHALF OF THE COMPANY. SUCH PERSON IS PERSONALLY KNOWN TO ME OR PRODUCED AS IDENTIFICATION.

BY: [Signature]  
(NOTARY SIGNATURE)  
(NOTARY SEAL)



TOLL SOUTHEAST LP COMPANY, INC., A DELAWARE CORPORATION  
WITNESS: [Signature]  
PRINT NAME: Nicholas Kausch

WITNESS: [Signature]  
PRINT NAME: Melissa Lieberman

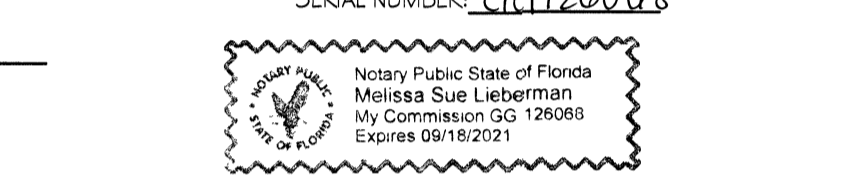
BY: [Signature]  
STEVE MERTEN, DIVISION PRESIDENT OF TOLL SOUTHEAST LP COMPANY, INC., A DELAWARE CORPORATION

NOTARY FOR TOLL SOUTHEAST LP COMPANY, INC., A DELAWARE CORPORATION  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17 DAY OF October 2019, BY STEVE MERTEN, UNDER THE LAWS OF THE STATE OF FLORIDA, ON BEHALF OF THE COMPANY. HE IS PERSONALLY KNOWN TO ME AND DID NOT TAKE AN OATH.

BY: [Signature]  
NOTARY PUBLIC  
STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: 7/18/21  
SERIAL NUMBER: 616126068

PRINT NAME: Melissa Lieberman



APPROVED FOR THE RECORD  
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED, ACCEPTED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, PURSUANT TO CHAPTER 654, OF THE ORDINANCE CODE.

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

11/18/19  
DATE

CLERK'S CERTIFICATE  
THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY OF JACKSONVILLE, FLORIDA, AND PLATTED AND DESCRIBED ABOVE, THAT THE SURVEY WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF FLORIDA CHAPTER 177, THAT THE PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AND PERMANENT CONTROL POINTS WILL BE PLACED ACCORDING TO THE LAWS OF THE STATE OF FLORIDA AND THE CURRENT REGULATIONS OF THE CITY OF JACKSONVILLE. SIGNED THIS 27th DAY OF NOVEMBER 2019.

BY: [Signature]  
RONNIE FUSSELL  
CLERK OF CIRCUIT COURT



BY: [Signature]  
ROBERT Szymkowski  
DEPUTY CLERK

PLAT CONFORMITY REVIEW  
THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 12th DAY OF NOVEMBER 2019.

BY: [Signature]  
DANNY S. WHEELER, P.L.S.  
PROFESSIONAL LAND SURVEYOR NUMBER 6302

SURVEYOR'S CERTIFICATE  
THIS IS TO CERTIFY THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED ABOVE, THAT THE SURVEY WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF FLORIDA CHAPTER 177, THAT THE PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AND PERMANENT CONTROL POINTS WILL BE PLACED ACCORDING TO THE LAWS OF THE STATE OF FLORIDA AND THE CURRENT REGULATIONS OF THE CITY OF JACKSONVILLE. SIGNED THIS 27th DAY OF October 2019.

BY: [Signature]  
BOB L. PITTMAN  
REGISTERED LAND SURVEYOR NUMBER 4827

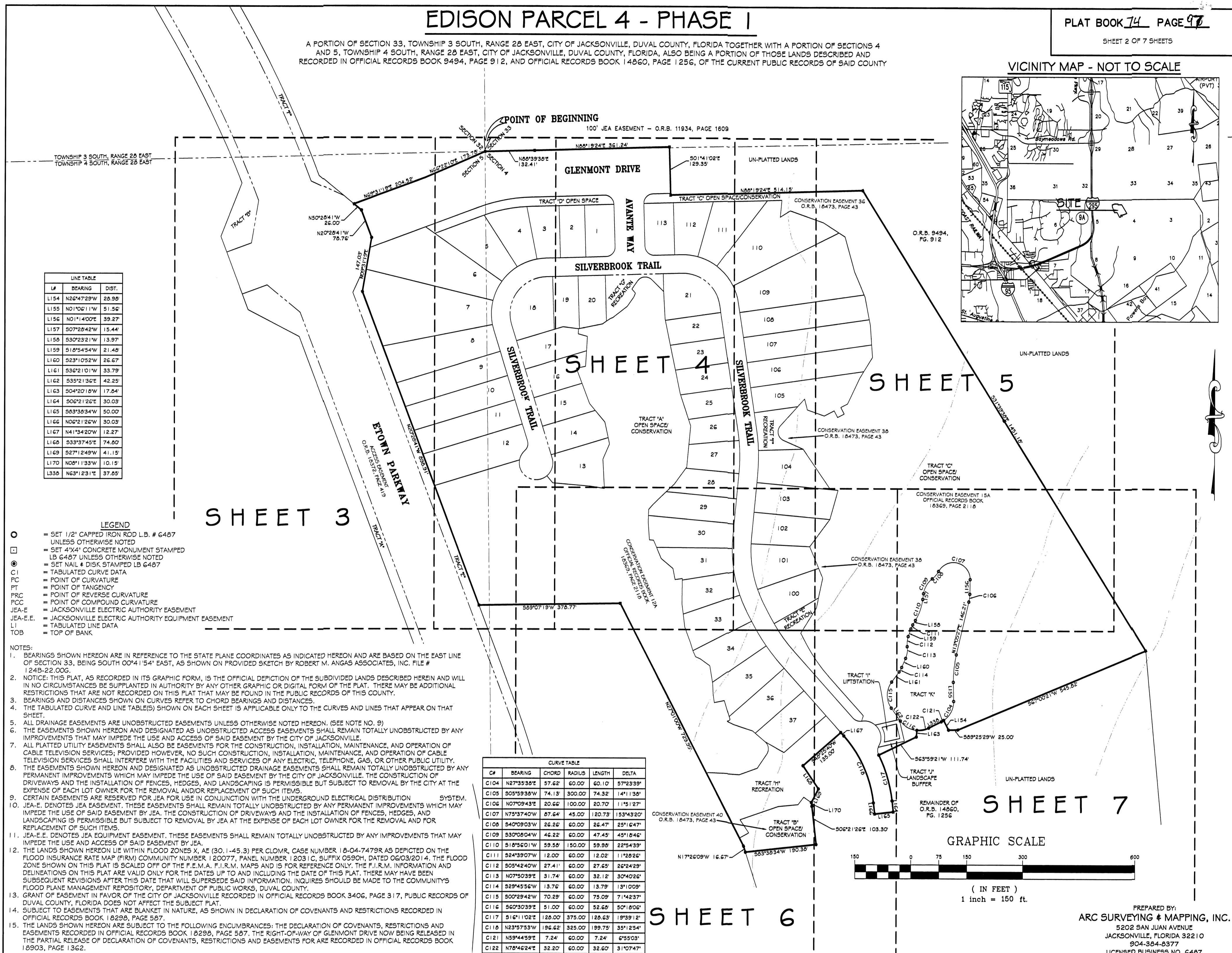
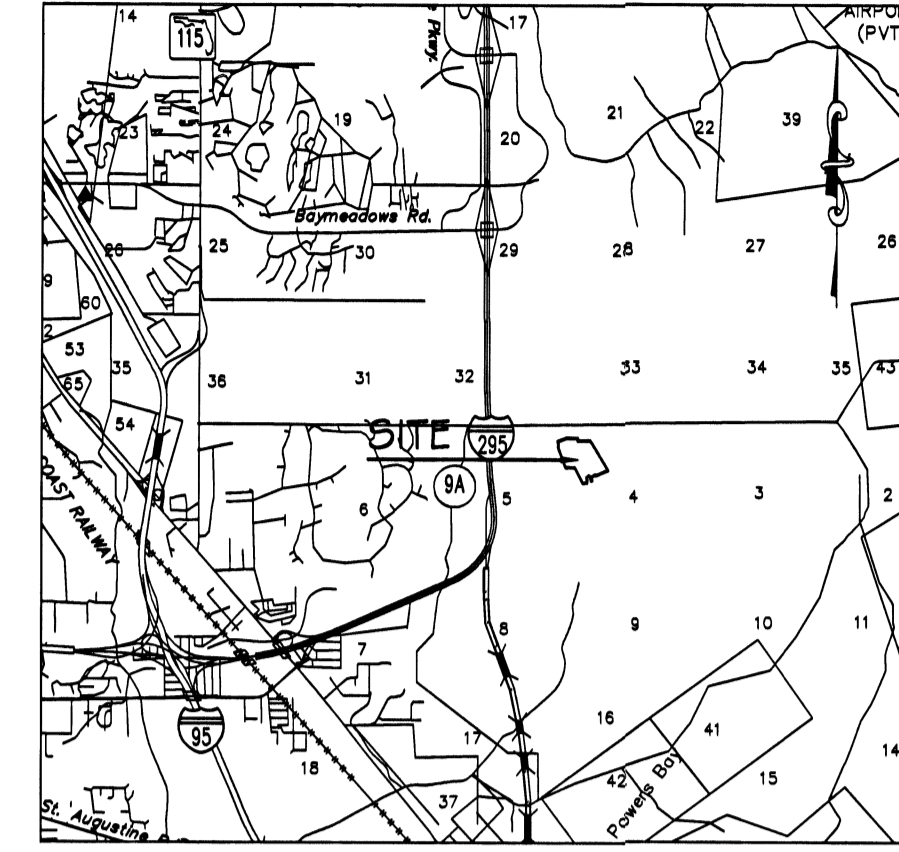
PREPARED BY:  
ARC SURVEYING & MAPPING, INC.  
5202 SAN JUAN AVENUE  
JACKSONVILLE, FLORIDA 32210  
904-384-8377  
LICENSED BUSINESS NO. 6487

# EDISON PARCEL 4 - PHASE 1

PLAT BOOK 74 PAGE 97  
SHEET 2 OF 7 SHEETS

A PORTION OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA TOGETHER WITH A PORTION OF SECTIONS 4 AND 5, TOWNSHIP 4 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9494, PAGE 912, AND OFFICIAL RECORDS BOOK 14860, PAGE 1256, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY

VICINITY MAP - NOT TO SCALE

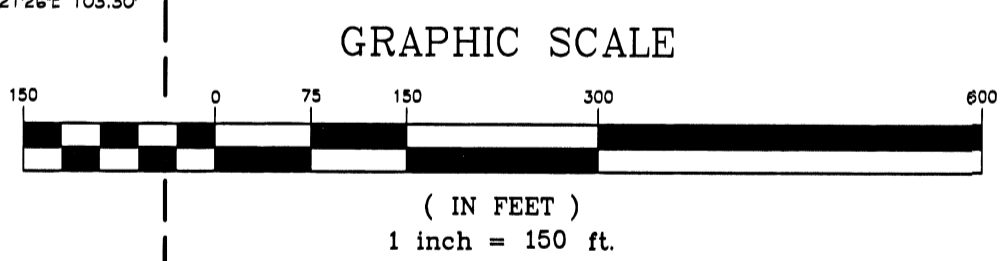


LINE TABLE	LINE TABLE	
LINE	BEARING	DIST.
L154	N26°47'29"W	28.99
L155	N01°00'11"W	51.56
L156	N01°14'00"E	39.27
L157	S07°22'42"W	15.44
L158	S05°23'21"W	13.97
L159	S19°54'54"W	31.48
L160	S23°10'52"W	26.67
L161	S32°10'10"W	33.78
L162	S39°21'32"E	42.25
L163	S04°22'10"W	17.84
L164	S06°21'12"E	30.03
L165	S05°33'34"W	50.00
L166	N02°01'32"W	30.03
L167	N41°34'20"W	18.27
L168	S33°37'45"E	74.60
L169	S27°12'49"W	41.13
L170	N08°11'33"W	10.13
L336	N63°23'1"E	37.65

- LEGEND**
- = SET 1/2" CAPPED IRON ROD L.B. # 6487 UNLESS OTHERWISE NOTED
  - = SET 4"x4" CONCRETE MONUMENT STAMPED L.B. # 6487 UNLESS OTHERWISE NOTED
  - = SET NAIL # DISK STAMPED L.B. # 6487
  - C1 = TABULATED CURVE DATA
  - PC = POINT OF CURVATURE
  - PT = POINT OF TANGENCY
  - PRC = POINT OF REVERSE CURVATURE
  - POC = POINT OF COMPOUND CURVATURE
  - JEA-E = JACKSONVILLE ELECTRIC AUTHORITY EASEMENT
  - JEA-E.E. = JACKSONVILLE ELECTRIC AUTHORITY EQUIPMENT EASEMENT
  - L1 = TABULATED LINE DATA
  - TOB = TOP OF BANK

- NOTES:**
- BEARINGS SHOWN HEREON ARE IN REFERENCE TO THE STATE PLANE COORDINATES AS INDICATED HEREON AND ARE BASED ON THE EAST LINE OF SECTION 33, BEING SOUTH 00°41'54" EAST, AS SHOWN ON PROVIDED SKETCH BY ROBERT M. ANGAS ASSOCIATES, INC. FILE # 1249-22.00G.
  - 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. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
  - BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.
  - THE TABULATED CURVE AND LINE TABLE(S) SHOWN ON EACH SHEET IS APPLICABLE ONLY TO THE CURVES AND LINES THAT APPEAR ON THAT SHEET.
  - ALL DRAINAGE EASEMENTS ARE UNOBSTRUCTED EASEMENTS UNLESS OTHERWISE NOTED HEREON. (SEE NOTE NO. 8)
  - THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED ACCESS EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY THE CITY OF JACKSONVILLE.
  - ALL PLATTED UTILITY 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 ANY ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED DRAINAGE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED 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 BUT SUBJECT TO REMOVAL BY THE CITY AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND/OR REPLACEMENT OF SUCH ITEMS.
  - CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
  - JEA-E DENOTES JEA EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENT BY JEA. THE CONSTRUCTION OF DRIVEWAYS AND THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY JEA AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND FOR REPLACEMENT OF SUCH ITEMS.
  - JEA-E.E. DENOTES JEA EQUIPMENT EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY JEA.
  - THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONES X, AE (30:1:45.3) PER CLOVR, CASE NUMBER 18-04-7479R AS DEPICTED ON THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120077, PANEL NUMBER 12031C, SURFIX 0950H, 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. INQUIRES SHOULD BE MADE TO THE COMMUNITY'S FLOOD PLANS MANAGEMENT REPOSITORY, DEPARTMENT OF PUBLIC WORKS, DUVAL COUNTY.
  - GRANT OF EASEMENT IN FAVOR OF THE CITY OF JACKSONVILLE RECORDED IN OFFICIAL RECORDS BOOK 3406, PAGE 317, PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA DOES NOT AFFECT THE SUBJECT PLAT.
  - SUBJECT TO EASEMENTS THAT ARE BLANKET NATURE, AS SHOWN IN DECLARATION OF COVENANTS AND RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 18298, PAGE 587.
  - THE LANDS SHOWN HEREON ARE SUBJECT TO THE FOLLOWING ENCUMBRANCES: THE DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 18298, PAGE 587. THE RIGHT-OF-WAY OF GLENMONT DRIVE NOW BEING RELEASED IN THE PARTIAL RELEASE OF DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS FOR ARE RECORDED IN OFFICIAL RECORDS BOOK 18903, PAGE 1362.

LINE	BEARING	CHORD	RADIUS	LENGTH	DELTA
C104	N27°33'32"E	57.62	60.00	62.07	57°23'39"
C105	S05°59'52"W	74.13	300.00	74.32	14°11'39"
C106	N07°09'43"E	20.66	100.00	20.70	1°15'37"
C107	N75°37'40"W	27.64	45.00	120.73	133°43'20"
C108	S40°09'03"W	46.22	60.00	26.47	29°16'47"
C109	S30°08'04"W	46.22	60.00	27.45	45°10'46"
C110	S18°56'01"W	59.50	150.00	59.88	22°54'39"
C111	S24°59'07"W	12.00	60.00	12.02	1°29'26"
C112	S05°42'40"W	27.41	60.00	27.65	26°24'29"
C113	N07°50'39"E	31.74	60.00	32.12	30°40'26"
C114	S28°45'56"W	13.76	60.00	13.79	13°10'09"
C115	S00°28'42"W	70.28	60.00	75.09	7°14'23"
C116	S60°30'39"E	51.00	60.00	52.68	50°16'00"
C117	S16°11'02"E	128.00	375.00	128.63	19°39'12"
C118	N23°57'33"W	196.62	325.00	199.79	35°12'54"
C121	N59°44'59"E	7.24	60.00	7.24	6°55'03"
C122	N78°46'24"E	32.20	60.00	32.60	31°07'47"



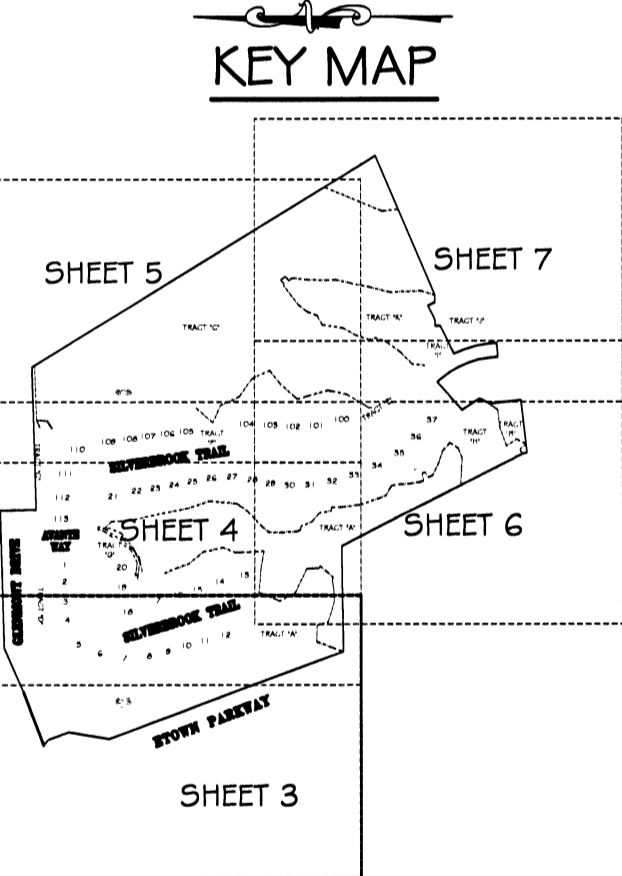
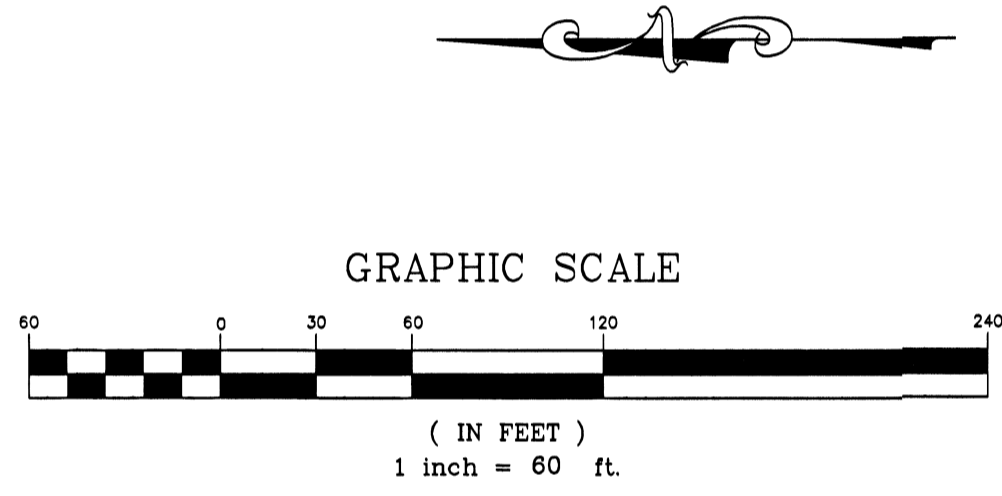
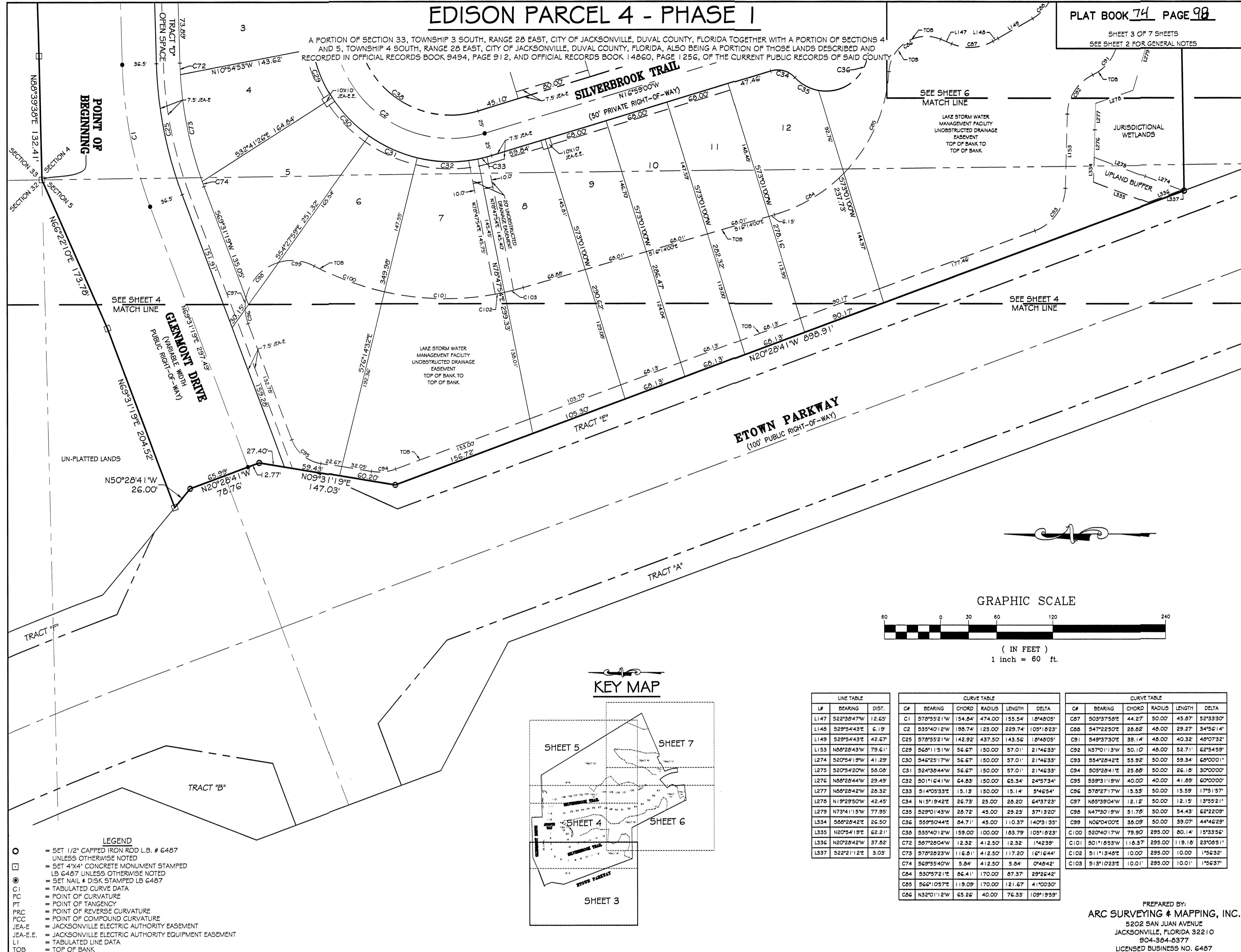
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ARC SURVEYING & MAPPING, INC.  
5202 SAN JUAN AVENUE  
JACKSONVILLE, FLORIDA 32210  
904-354-5377  
LICENSED BUSINESS NO. 6487

PLAT # PLANS/CITY DEVELOPMENT No. 9555.000 JEA AVAILABILITY # 2017-2566

# EDISON PARCEL 4 - PHASE I

PLAT BOOK 74 PAGE 98

SHEET 3 OF 7 SHEETS  
SEE SHEET 2 FOR GENERAL NOTES



- LEGEND**
- = SET 1/2" CAPPED IRON ROD LB. # 6487 UNLESS OTHERWISE NOTED
  - = SET 4"x4" CONCRETE MONUMENT STAMPED LB. # 6487 UNLESS OTHERWISE NOTED
  - ⊙ = SET NAIL # DISK STAMPED LB. # 6487
  - ⊕ = TABULATED CURVE DATA
  - PC = POINT OF CURVATURE
  - PT = POINT OF TANGENCY
  - PRC = POINT OF REVERSE CURVATURE
  - PCC = POINT OF COMPOUND CURVATURE
  - JEA-E = JACKSONVILLE ELECTRIC AUTHORITY EASEMENT
  - JEA-E-E = JACKSONVILLE ELECTRIC AUTHORITY EQUIPMENT EASEMENT
  - LI = TABULATED LINE DATA
  - TOB = TOP OF BANK

LINE TABLE				CURVE TABLE				CURVE TABLE							
LP	BEARING	DIST.	DBT.	CA	BEARING	CHORD	RADIUS	LENGTH	DELTA	CA	BEARING	CHORD	RADIUS	LENGTH	DELTA
L147	S22°30'47"W	12.62'		C1	S72°53'11"W	154.84	474.00	155.54	18°48'09"	C87	S03°37'58"E	44.27'	50.00	45.87	52°33'30"
L148	S23°54'43"E	6.19'		C2	S35°40'12"W	195.74	185.00	229.74	105°18'23"	C88	S47°22'50"E	28.62'	48.00	29.27	34°56'14"
L149	S23°54'43"E	42.67'		C3	S72°53'11"W	142.82	437.50	143.56	18°48'09"	C89	S47°37'30"E	39.14'	48.00	40.32	40°07'32"
L153	N08°28'43"W	79.61'		C8	S60°11'51"W	56.67'	150.00	57.01'	21°46'33"	C92	N37°01'13"W	50.10'	48.00	52.71'	62°54'58"
L274	S20°54'19"W	41.29'		C10	S46°23'17"W	56.67'	150.00	57.01'	21°46'33"	C93	S54°28'42"E	55.92'	50.00	59.34'	60°00'01"
L275	S20°54'19"W	58.00'		C31	S24°38'44"W	56.67'	150.00	57.01'	21°46'33"	C94	S54°28'41"E	25.80'	50.00	26.10'	30°00'00"
L276	N08°28'44"W	28.49'		C32	S01°16'41"W	64.83'	150.00	65.34	24°27'34"	C95	S39°31'19"W	40.00'	40.00	41.89'	60°00'00"
L277	N08°28'44"W	28.32'		C33	S14°05'33"E	15.13'	150.00	15.14	3°46'24"	C96	S78°27'17"W	15.35'	50.00	15.59'	175°15'7"
L278	N19°28'50"W	42.45'		C34	N15°19'42"E	26.73'	25.00	28.20	64°37'23"	C97	N85°39'04"W	12.12'	50.00	12.15'	135°52'11"
L279	N73°41'15"W	77.95'		C35	S28°01'43"W	28.72'	45.00	29.23	37°13'20"	C98	N47°30'19"W	51.76'	50.00	54.43	62°22'08"
L334	S68°28'42"E	26.50'		C36	S59°50'44"E	84.71'	45.00	110.37	140°31'35"	C99	N02°04'00"E	38.09'	50.00	39.07	44°46'28"
L335	N20°54'19"E	62.21'		C38	S35°40'12"W	159.00'	100.00	163.79	105°18'23"	C100	S20°40'17"W	79.90'	295.00	80.14	15°33'56"
L336	N20°28'41"W	37.82'		C72	S07°28'04"W	12.32'	412.50	12.32	1°42'39"	C101	S01°18'53"W	116.37'	295.00	119.10	23°09'51"
L337	S22°11'12"E	3.03'		C73	S78°28'23"W	116.81'	412.50	117.20	1°42'39"	C102	S11°13'45"E	10.00'	295.00	10.00	1°56'32"
				C74	S68°59'40"W	5.84'	412.50	5.84	0°40'42"	C103	S13°10'23"E	10.01'	295.00	10.01'	1°56'37"
				C64	S30°57'21"E	86.41'	170.00	87.37	28°26'42"						
				C65	S66°10'57"E	119.09'	170.00	121.67	4°10'30"						
				C66	N32°01'12"W	63.26'	40.00	76.33	109°19'59"						

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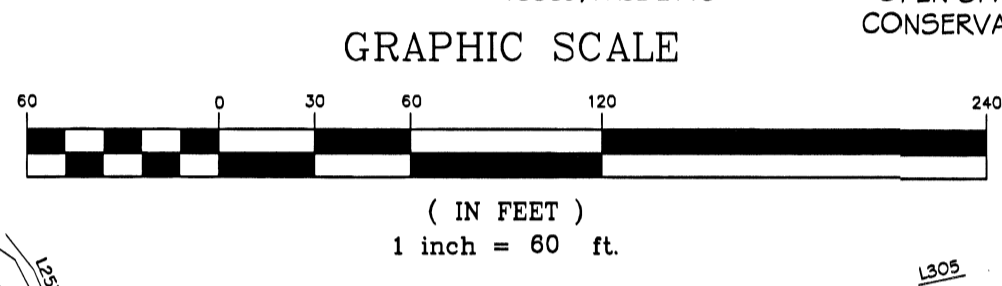
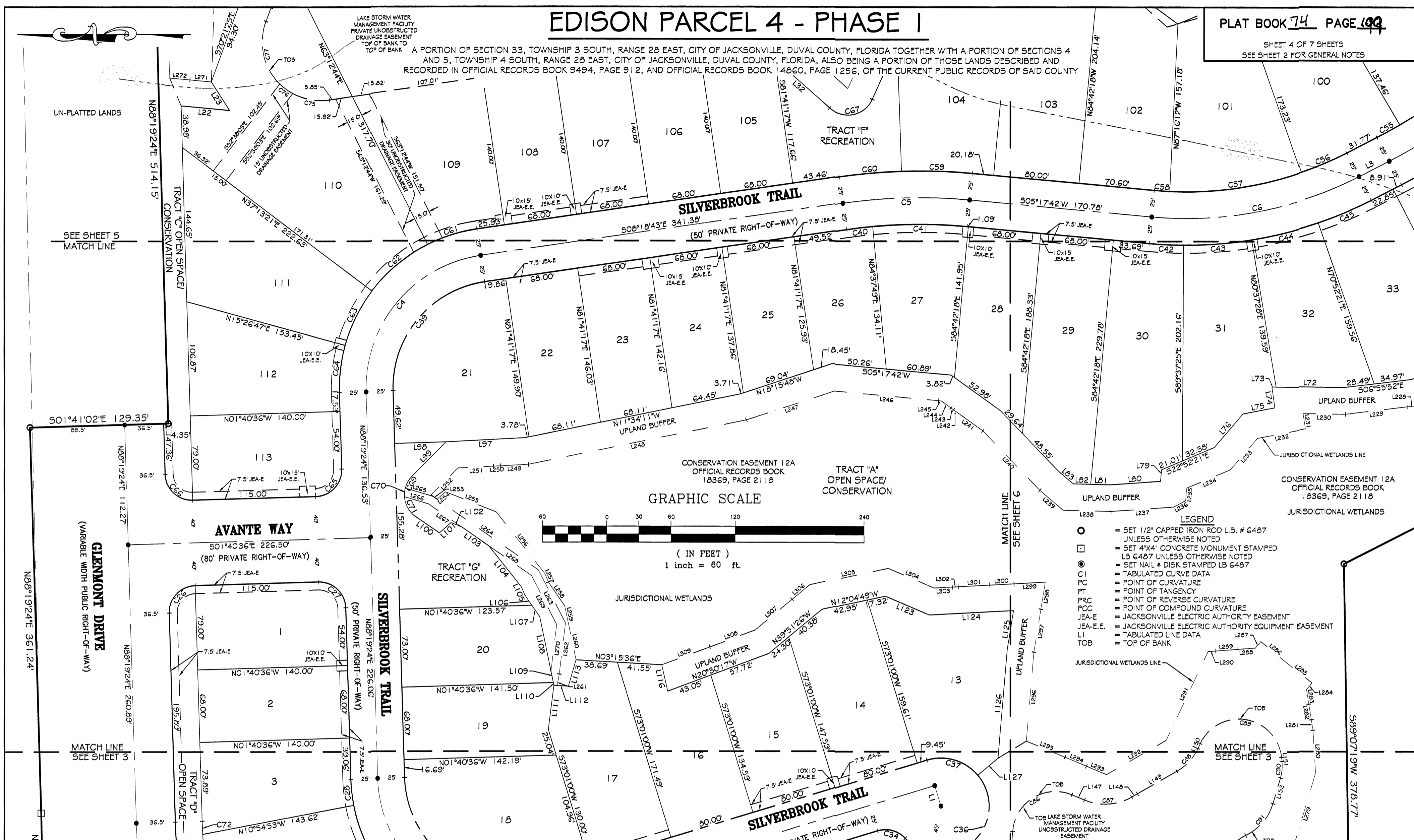
(PLAT # PLANS) CITY DEVELOPMENT No. 9555.000.JEA AVAILABILITY # 2017-2568

# EDISON PARCEL 4 - PHASE I

PLAT BOOK 74 PAGE 100

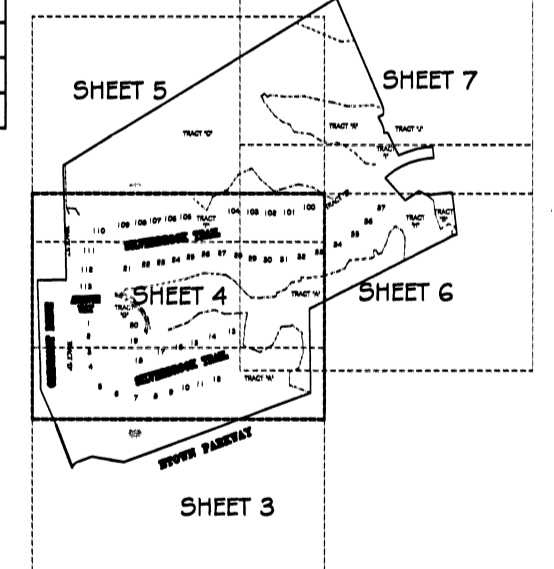
SHEET 4 OF 7 SHEETS  
SEE SHEET 2 FOR GENERAL NOTES

A PORTION OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA TOGETHER WITH A PORTION OF SECTIONS 4 AND 5, TOWNSHIP 4 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9494, PAGE 912, AND OFFICIAL RECORDS BOOK 14860, PAGE 1256, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY



- LEGEND**
- = SET 1/2" CAPPED IRON ROD L.B. # 6487 UNLESS OTHERWISE NOTED
  - ⊙ = SET 4"x4" CONCRETE MONUMENT STAMPED L.B. #487 UNLESS OTHERWISE NOTED
  - ⊗ = SET NAIL & DISK STAMPED L.B. #487
  - ⊕ = TABULATED CURVE DATA
  - = POINT OF CURVATURE
  - PT = POINT OF TANGENCY
  - PRC = POINT OF REVERSE CURVATURE
  - PCC = POINT OF COMPOUND CURVATURE
  - JEA-E = JACKSONVILLE ELECTRIC AUTHORITY EASEMENT
  - JEA-E.E. = JACKSONVILLE ELECTRIC AUTHORITY EQUIPMENT EASEMENT
  - LI = TABULATED LINE DATA
  - TOB = TOP OF BANK

### KEY MAP



LINE TABLE	LINE TABLE	LINE TABLE	LINE TABLE	LINE TABLE	LINE TABLE
LF	BEARING	DIST.	LF	BEARING	DIST.
L1	N79°01'00"E	20.00	L101	N41°33'56"W	4.44
L3	S27°23'11"E	31.77	L102	N21°47'00"E	10.62
L23	N57°30'56"E	45.40	L103	N34°56'15"E	31.32
L32	S41°47'05"W	69.40	L104	N51°46'14"E	46.80
L72	S00°04'36"W	63.05	L105	N59°34'56"E	12.45
L74	N01°42'15"E	3.97	L107	N78°17'55"E	22.01
L75	S10°56'59"E	30.41	L109	N78°17'55"E	10.67
L76	S49°34'51"E	41.37	L110	N78°17'55"E	2.67
L79	S44°35'54"E	10.94	L111	N82°52'16"W	41.70
L80	S04°04'43"E	46.90	L112	N03°15'39"E	18.53
L81	S01°24'49"W	16.40	L113	N73°58'04"W	25.63
L82	S01°24'49"W	16.36	L116	N77°27'04"E	25.24
L83	S40°54'53"W	16.44	L123	N23°03'13"W	78.63
L87	N02°59'40"W	73.87	L124	N23°03'13"W	78.63
L89	N01°40'36"W	47.92	L125	S00°46'37"E	36.39
L89	S49°14'55"E	44.99	L126	S00°07'22"E	102.62
L100	N34°29'59"E	26.57	L127	N40°00'41"W	24.60

CURVE TABLE	CURVE TABLE	CURVE TABLE	CURVE TABLE	CURVE TABLE
CF	BEARING	CHORD	RADIUS	LENGTH
C4	N49°59'40"W	66.25	125.00	181.67
C5	N01°30'30"W	110.46	500.00	116.74
C6	S11°02'24"E	156.68	350.00	199.57
C26	N46°40'36"W	35.36	25.00	39.27
C27	N49°19'24"E	24.16	25.00	24.18
C34	N19°19'42"E	26.78	25.00	28.20
C36	S59°50'44"E	84.71	45.00	110.37
C37	N16°27'14"E	49.59	45.00	52.52
C39	N49°59'40"W	33.00	100.00	145.50
C40	N02°50'27"W	34.39	475.00	24.39
C42	S02°50'09"W	32.18	375.00	32.19
C44	S14°15'06"E	63.75	375.00	63.83

CURVE TABLE	CURVE TABLE	CURVE TABLE	CURVE TABLE	CURVE TABLE
CF	BEARING	CHORD	RADIUS	LENGTH
C45	S23°15'05"E	53.93	375.00	53.93
C55	S28°50'43"E	24.37	475.00	24.37
C56	S23°16'11"E	46.16	325.00	46.20
C57	S00°15'02"E	123.81	325.00	124.57
C58	S04°00'45"W	14.55	325.00	14.55
C59	N01°14'11"E	66.09	525.00	66.13
C60	N09°07'02"W	58.52	525.00	58.55
C61	N17°33'00"W	48.16	150.00	48.37
C62	N39°46'56"W	67.46	150.00	68.04
C63	N39°39'56"W	56.67	150.00	57.01
C64	N63°06'54"W	44.66	150.00	44.63
C65	S48°40'35"E	35.36	25.00	39.27
C66	S49°19'24"W	35.36	25.00	39.27
C67	S12°07'32"E	40.41	25.00	47.05
C69	N02°11'14"W	12.89	25.00	13.04

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PLAT # PLAN# CITY DEVELOPMENT NO. 9555.000 JEA AVAILABILITY # 2017-2568

# EDISON PARCEL 4 - PHASE I

PLAT BOOK 74 PAGE 100

A PORTION OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA TOGETHER WITH A PORTION OF SECTIONS 4 AND 5, TOWNSHIP 4 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9494, PAGE 912, AND OFFICIAL RECORDS BOOK 14869, PAGE 1256, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY

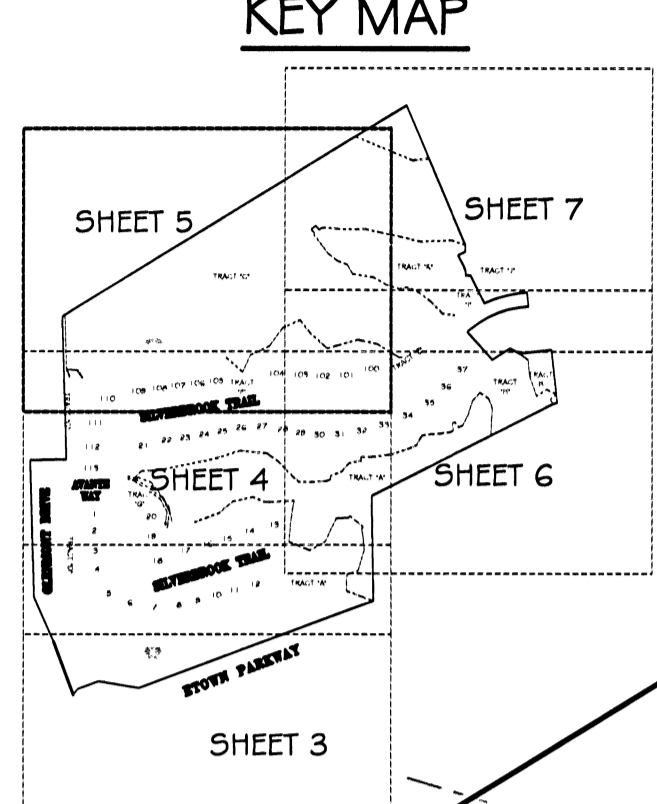
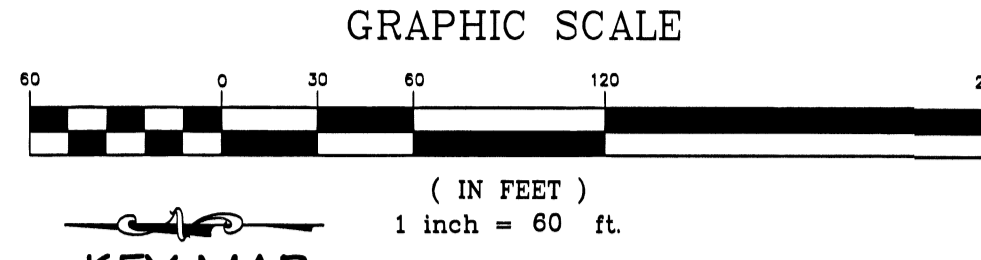
O.R.B. 9494, PG. 912

SHEET 5 OF 7 SHEETS  
SEE SHEET 2 FOR GENERAL NOTES

LINE TABLE	LINE TABLE
LINE BEARING DIST.	LINE BEARING DIST.
L3 527°23'1"E 31.77'	L178 N08°49'4"E 75.74'
L9 N13°05'27"E 146.21'	L179 N61°12'40"E 37.31'
L10 N01°14'00"E 39.27'	L180 N22°09'53"E 39.37'
L11 S07°28'42"W 15.44'	L181 N35°52'23"E 41.15'
L12 S30°23'21"W 13.97'	L182 N52°52'14"E 87.55'
L22 N05°23'1"E 45.49'	L183 S38°46'14"E 4.62'
L23 N57°30'5"E 31.67'	L184 N51°13'49"E 20.00'
L24 S22°26'22"W 20.14'	L185 S38°46'00"E 7.52'
L25 S27°33'36"E 20.00'	L186 S38°46'20"E 12.48'
L26 S22°26'22"W 20.00'	L187 S51°13'46"W 20.00'
L27 N07°33'36"W 20.00'	L188 S38°46'13"E 4.62'
L28 S22°26'22"W 20.14'	L189 S02°31'39"W 37.17'
L29 N70°12'30"W 45.36'	L190 S30°23'21"W 13.97'
L30 N1°41'23"W 30.16'	L191 S13°07'23"W 58.50'
L31 S41°47'05"W 27.54'	L271 S02°31'39"W 37.17'
L32 S41°47'05"W 27.54'	L272 S02°31'39"W 37.17'
L33 S24°02'57"E 37.41'	L273 S00°19'24"W 196.73'
L35 S12°00'46"W 34.46'	L310 S41°47'05"W 27.54'
L36 N12°00'46"E 37.02'	L311 S26°02'57"E 66.54'
L37 N31°32'00"E 79.75'	L312 S25°53'52"E 72.01'
L129 N69°26'15"W 13.46'	L313 S25°53'53"E 79.57'
L130 N56°07'51"W 23.14'	L314 S25°53'53"E 69.90'
L131 N56°07'51"W 7.04'	L315 S25°03'17"W 61.64'
L132 N1°02'16"W 129.49'	L316 S41°44'48"W 62.24'
L133 N1°02'16"W 4.42'	L317 S41°44'47"W 20.09'
L134 N08°31'50"W 15.16'	L318 S16°01'57"E 31.48'
L135 N08°31'50"W 10.84'	L319 S16°01'55"E 9.22'
L136 N01°40'10"W 50.93'	L320 S16°01'57"E 73.07'
L137 N01°40'10"W 5.31'	L321 S12°00'47"W 13.89'
L138 N27°02'23"E 45.59'	L322 S12°00'46"W 55.33'
L139 N27°02'23"E 42.80'	L323 S31°32'06"W 76.06'
L177 N30°31'55"E 31.63'	

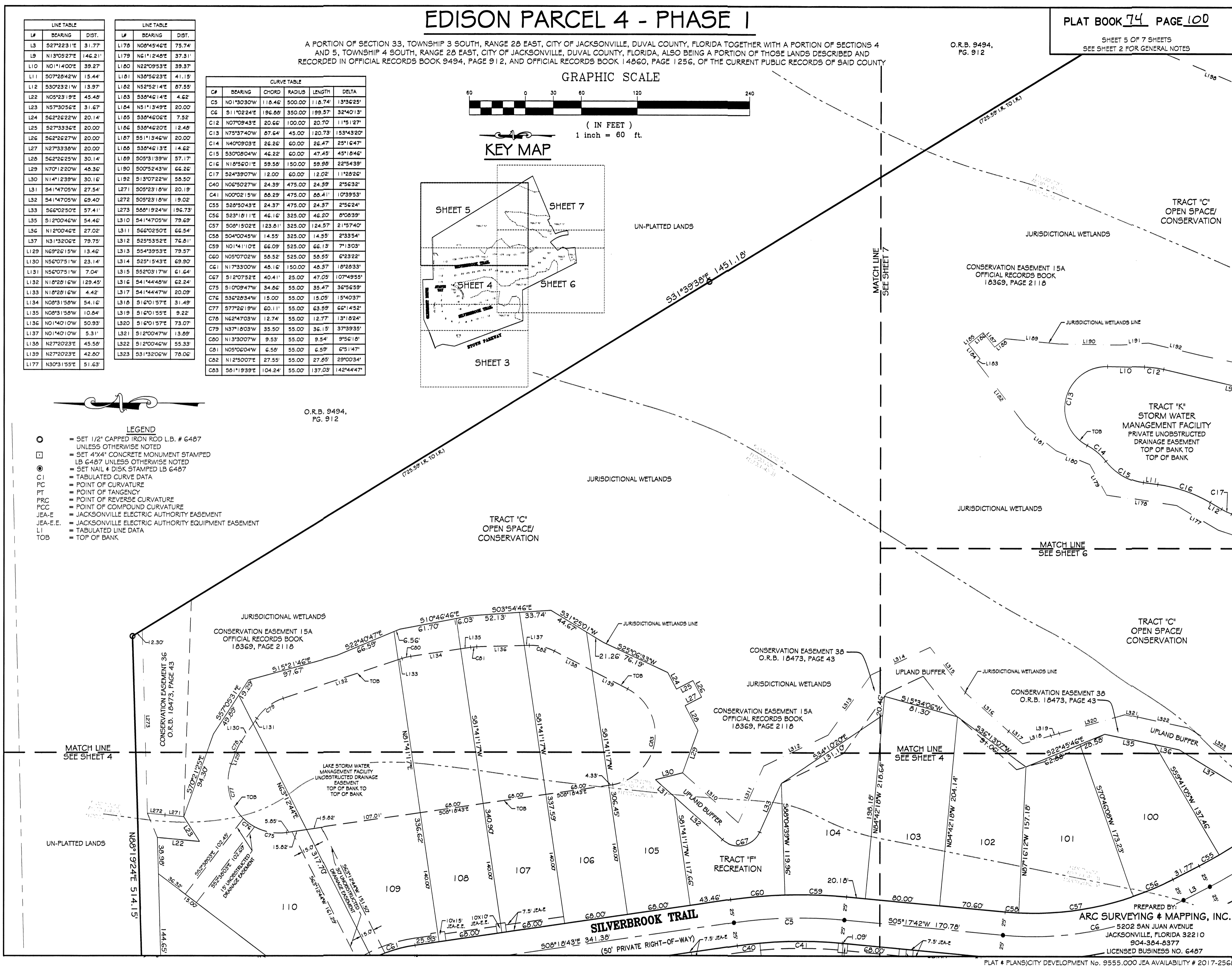
LINE TABLE	LINE TABLE
LINE BEARING DIST.	LINE BEARING DIST.
L178 N08°49'4"E 75.74'	L182 N52°52'14"E 87.55'
L179 N61°12'40"E 37.31'	L183 S38°46'14"E 4.62'
L180 N22°09'53"E 39.37'	L184 N51°13'49"E 20.00'
L181 N35°52'23"E 41.15'	L185 S38°46'00"E 7.52'
L182 N52°52'14"E 87.55'	L186 S38°46'20"E 12.48'
L183 S38°46'14"E 4.62'	L187 S51°13'46"W 20.00'
L184 N51°13'49"E 20.00'	L188 S38°46'13"E 4.62'
L185 S38°46'00"E 7.52'	L189 S02°31'39"W 37.17'
L186 S38°46'20"E 12.48'	L190 S30°23'21"W 13.97'
L187 S51°13'46"W 20.00'	L191 S13°07'23"W 58.50'
L188 S38°46'13"E 4.62'	L271 S02°31'39"W 37.17'
L189 S02°31'39"W 37.17'	L272 S02°31'39"W 37.17'
L190 S30°23'21"W 13.97'	L273 S00°19'24"W 196.73'
L191 S13°07'23"W 58.50'	L310 S41°47'05"W 27.54'
L271 S02°31'39"W 37.17'	L311 S26°02'57"E 66.54'
L272 S02°31'39"W 37.17'	L312 S25°53'52"E 72.01'
L273 S00°19'24"W 196.73'	L313 S25°53'53"E 79.57'
L310 S41°47'05"W 27.54'	L314 S25°53'53"E 69.90'
L311 S26°02'57"E 66.54'	L315 S25°03'17"W 61.64'
L312 S25°53'52"E 72.01'	L316 S41°44'48"W 62.24'
L313 S25°53'53"E 79.57'	L317 S41°44'47"W 20.09'
L314 S25°53'53"E 69.90'	L318 S16°01'57"E 31.48'
L315 S25°03'17"W 61.64'	L319 S16°01'55"E 9.22'
L316 S41°44'48"W 62.24'	L320 S16°01'57"E 73.07'
L317 S41°44'47"W 20.09'	L321 S12°00'47"W 13.89'
L318 S16°01'57"E 31.48'	L322 S12°00'46"W 55.33'
L319 S16°01'55"E 9.22'	L323 S31°32'06"W 76.06'
L320 S16°01'57"E 73.07'	
L321 S12°00'47"W 13.89'	
L322 S12°00'46"W 55.33'	
L323 S31°32'06"W 76.06'	

CURVE TABLE
CHORD BEARING CHORD RADIUS LENGTH DELTA
C3 N01°30'30"E 118.46 500.00 118.74 13°56'25"
C4 S11°02'24"E 196.89 350.00 199.57 32°40'13"
C12 N07°09'43"E 20.66 100.00 20.70 11°51'27"
C13 N75°37'42"W 57.64 45.00 100.23 153°43'20"
C14 N40°09'03"E 26.82 60.00 26.47 25°16'47"
C15 S30°08'04"W 46.82 60.00 47.45 45°16'46"
C16 N1°05'20"E 59.50 150.00 59.89 22°54'39"
C17 S24°39'07"W 12.00 60.00 12.02 11°28'24"
C40 N06°50'27"W 24.39 475.00 24.39 2°56'32"
C41 N00°02'15"W 68.29 475.00 68.41 10°33'53"
C53 S25°30'43"E 24.37 475.00 24.37 2°56'24"
C54 S23°18'11"E 46.16 325.00 46.20 8°08'39"
C57 S08°15'02"E 123.01 325.00 124.57 21°57'40"
C58 S04°00'49"W 14.55 325.00 14.55 2°33'54"
C59 N01°41'10"E 66.09 525.00 66.13 7°13'03"
C60 N05°07'02"W 50.52 525.00 50.55 6°23'22"
C61 N17°33'00"W 48.16 150.00 48.57 16°28'33"
C67 S12°07'32"E 40.41 25.00 47.05 107°49'55"
C75 S10°09'47"W 34.66 55.00 35.47 32°56'39"
C76 S32°29'34"W 15.00 55.00 15.05 15°40'37"
C77 S77°26'19"W 60.11 55.00 63.59 60°14'52"
C78 N62°47'03"W 12.74 55.00 12.77 13°18'24"
C79 N37°16'35"W 35.50 55.00 36.12 37°59'55"
C80 N13°30'07"W 9.39 55.00 9.54 8°56'18"
C81 N05°00'04"W 6.58 55.00 6.59 4°39'14"
C82 N12°50'07"E 27.55 55.00 27.65 29°00'34"
C83 S61°19'39"E 104.24 55.00 137.03 142°44'47"



- LEGEND**
- = SET 1/2" CAPPED IRON ROD L.B. # 6487 UNLESS OTHERWISE NOTED
  - = SET 4"x4" CONCRETE MONUMENT STAMPED L.B. 6487 UNLESS OTHERWISE NOTED
  - = SET NAIL & DISK STAMPED L.B. 6487
  - CI = TABULATED CURVE DATA
  - PC = POINT OF CURVATURE
  - PT = POINT OF TANGENCY
  - PRC = POINT OF REVERSE CURVATURE
  - POC = POINT OF COMPOUND CURVATURE
  - JEA-E = JACKSONVILLE ELECTRIC AUTHORITY EASEMENT
  - JEA-E.E. = JACKSONVILLE ELECTRIC AUTHORITY EQUIPMENT EASEMENT
  - L1 = TABULATED LINE DATA
  - TOB = TOP OF BANK

O.R.B. 9494, PG. 912

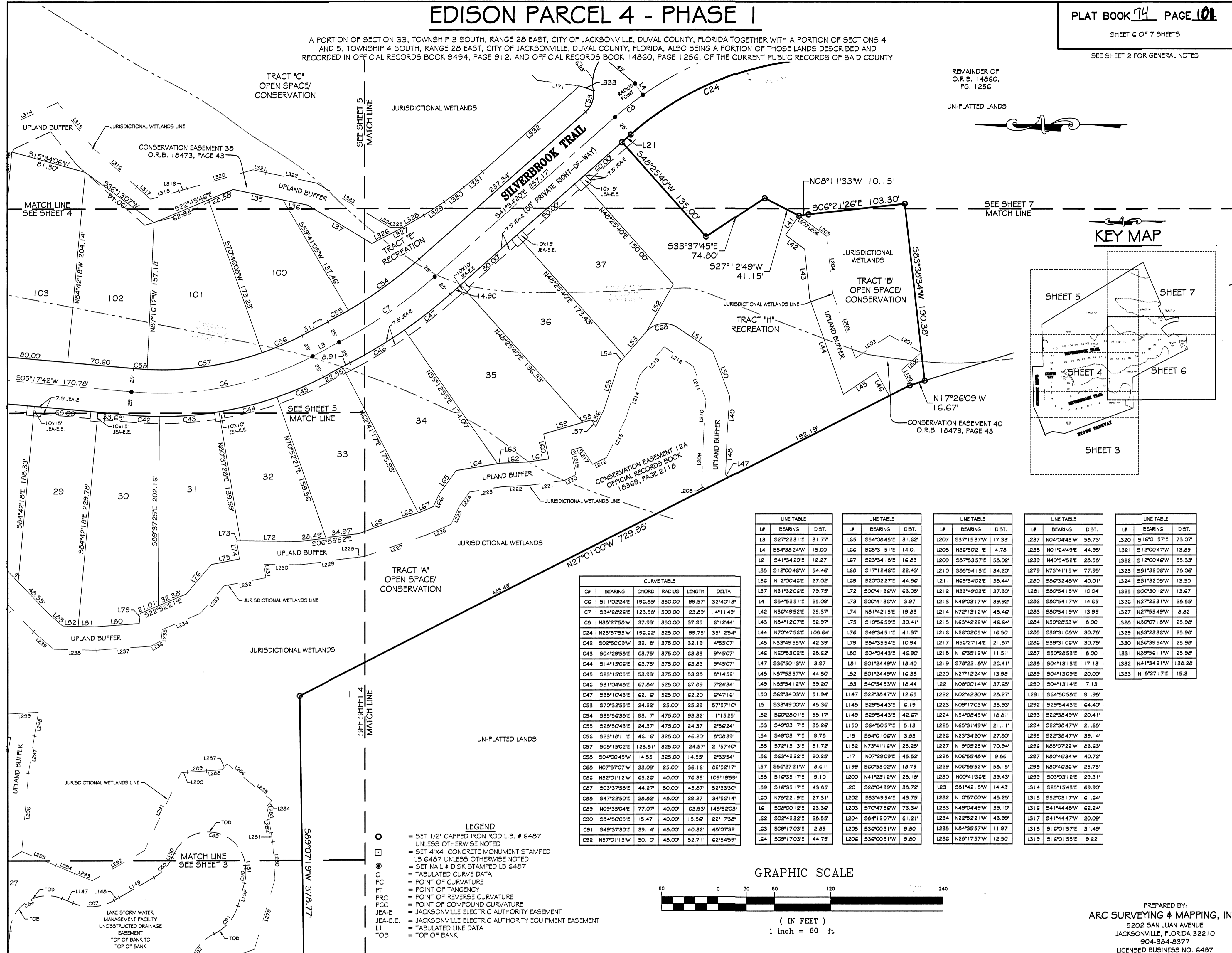


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 904-304-8377  
 LICENSED BUSINESS NO. 6487

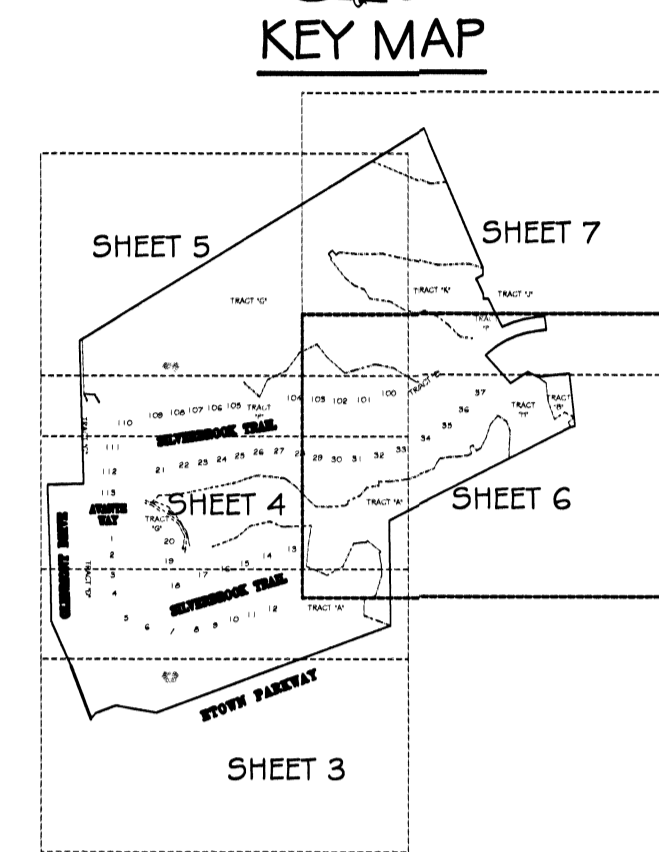
PLAT & PLANS/CITY DEVELOPMENT No. 9555.000 JEA AVAILABILITY # 2017-2566

# EDISON PARCEL 4 - PHASE I

A PORTION OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA TOGETHER WITH A PORTION OF SECTIONS 4 AND 5, TOWNSHIP 4 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9494, PAGE 912, AND OFFICIAL RECORDS BOOK 14860, PAGE 1256, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY



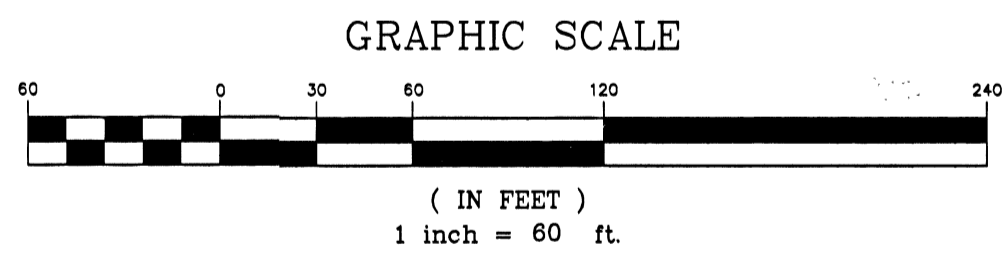
REMAINDER OF O.R.B. 14860, PG. 1256  
UN-PLATTED LANDS



CR	BEARING	CHORD	RADIUS	LENGTH	DELTA
C1	S11°02'24"E	196.69	350.00	199.57	32401.31
C2	S54°28'22"E	123.59	500.00	123.29	1411.149
C3	N39°37'59"W	37.93	350.00	37.93	21244.41
C4	N39°37'53"W	196.62	325.00	199.75	33125.44
C5	S04°29'50"E	32.10	375.00	32.10	45507.07
C6	S04°29'50"E	63.70	375.00	63.03	94507.07
C7	S70°32'55"E	24.22	25.00	25.29	57571.01
C8	S55°52'30"E	93.17	475.00	93.32	111523.1
C9	S28°50'43"E	24.37	475.00	24.37	25624.4
C10	S23°10'11"E	46.16	325.00	46.20	80083.9
C11	S08°15'02"E	123.01	325.00	124.57	215740.0
C12	S04°00'45"W	14.55	325.00	14.55	21354.4
C13	N07°31'07"W	33.09	25.00	36.16	82521.7
C14	N3°10'12"W	65.26	40.00	76.33	109193.9
C15	S03°37'50"E	44.27	50.00	45.67	52333.0
C16	S47°22'50"E	20.62	48.00	29.27	34561.4
C17	N08°35'04"E	77.07	40.00	103.93	149520.3
C18	S04°50'05"E	15.47	40.00	15.56	22173.5
C19	S49°37'30"E	39.14	48.00	40.32	48073.2
C20	N57°10'13"W	50.10	48.00	52.71	62543.9

LINE TABLE	LINE TABLE	LINE TABLE	LINE TABLE	LINE TABLE	
LP	BEARING	DIST.	LP	BEARING	DIST.
L1	S27°23'12"E	31.77	L21	S54°08'45"E	31.42
L2	S54°08'24"W	15.00	L22	S37°19'37"W	17.33
L3	S41°34'20"E	12.27	L23	N04°04'43"W	56.73
L4	S1°00'46"W	54.46	L24	N01°24'49"E	44.95
L5	N1°00'46"E	27.02	L25	N05°30'21"E	4.78
L6	S02°02'37"E	44.86	L26	N07°33'37"E	39.02
L7	N31°13'20"E	79.73	L27	N09°54'18"E	77.95
L8	S54°52'15"E	25.09	L28	N02°30'21"E	20.41
L9	N32°48'52"E	25.37	L29	N04°03'17"W	39.92
L10	N04°12'07"E	52.97	L30	N07°13'12"W	45.40
L11	N07°47'26"E	106.64	L31	N07°13'12"W	45.40
L12	N04°12'07"E	52.97	L32	N03°42'22"W	46.64
L13	N07°47'26"E	106.64	L33	N07°33'37"E	39.02
L14	N39°49'55"W	42.39	L34	N02°30'21"E	20.41
L15	N39°49'55"W	42.39	L35	N04°03'17"W	39.92
L16	N02°30'21"E	20.41	L36	N07°13'12"W	45.40
L17	S32°50'13"W	3.62	L37	N09°54'18"E	77.95
L18	S04°04'43"E	46.80	L38	N02°30'21"E	20.41
L19	S04°04'43"E	46.80	L39	N04°03'17"W	39.92
L20	S04°04'43"E	46.80	L40	N07°13'12"W	45.40
L21	S04°04'43"E	46.80	L41	N09°54'18"E	77.95
L22	S04°04'43"E	46.80	L42	N02°30'21"E	20.41
L23	S04°04'43"E	46.80	L43	N04°03'17"W	39.92
L24	S04°04'43"E	46.80	L44	N07°13'12"W	45.40
L25	S04°04'43"E	46.80	L45	N09°54'18"E	77.95
L26	S04°04'43"E	46.80	L46	N02°30'21"E	20.41
L27	S04°04'43"E	46.80	L47	N04°03'17"W	39.92
L28	S04°04'43"E	46.80	L48	N07°13'12"W	45.40
L29	S04°04'43"E	46.80	L49	N09°54'18"E	77.95
L30	S04°04'43"E	46.80	L50	N02°30'21"E	20.41
L31	S04°04'43"E	46.80	L51	N04°03'17"W	39.92
L32	S04°04'43"E	46.80	L52	N07°13'12"W	45.40
L33	S04°04'43"E	46.80	L53	N09°54'18"E	77.95
L34	S04°04'43"E	46.80	L54	N02°30'21"E	20.41
L35	S04°04'43"E	46.80	L55	N04°03'17"W	39.92
L36	S04°04'43"E	46.80	L56	N07°13'12"W	45.40
L37	S04°04'43"E	46.80	L57	N09°54'18"E	77.95
L38	S04°04'43"E	46.80	L58	N02°30'21"E	20.41
L39	S04°04'43"E	46.80	L59	N04°03'17"W	39.92
L40	S04°04'43"E	46.80	L60	N07°13'12"W	45.40
L41	S04°04'43"E	46.80	L61	N09°54'18"E	77.95
L42	S04°04'43"E	46.80	L62	N02°30'21"E	20.41
L43	S04°04'43"E	46.80	L63	N04°03'17"W	39.92
L44	S04°04'43"E	46.80	L64	N07°13'12"W	45.40
L45	S04°04'43"E	46.80	L65	N09°54'18"E	77.95
L46	S04°04'43"E	46.80	L66	N02°30'21"E	20.41
L47	S04°04'43"E	46.80	L67	N04°03'17"W	39.92
L48	S04°04'43"E	46.80	L68	N07°13'12"W	45.40
L49	S04°04'43"E	46.80	L69	N09°54'18"E	77.95
L50	S04°04'43"E	46.80	L70	N02°30'21"E	20.41
L51	S04°04'43"E	46.80	L71	N04°03'17"W	39.92
L52	S04°04'43"E	46.80	L72	N07°13'12"W	45.40
L53	S04°04'43"E	46.80	L73	N09°54'18"E	77.95
L54	S04°04'43"E	46.80	L74	N02°30'21"E	20.41
L55	S04°04'43"E	46.80	L75	N04°03'17"W	39.92
L56	S04°04'43"E	46.80	L76	N07°13'12"W	45.40
L57	S04°04'43"E	46.80	L77	N09°54'18"E	77.95
L58	S04°04'43"E	46.80	L78	N02°30'21"E	20.41
L59	S04°04'43"E	46.80	L79	N04°03'17"W	39.92
L60	S04°04'43"E	46.80	L80	N07°13'12"W	45.40
L61	S04°04'43"E	46.80	L81	N09°54'18"E	77.95
L62	S04°04'43"E	46.80	L82	N02°30'21"E	20.41
L63	S04°04'43"E	46.80	L83	N04°03'17"W	39.92
L64	S04°04'43"E	46.80	L84	N07°13'12"W	45.40
L65	S04°04'43"E	46.80	L85	N09°54'18"E	77.95
L66	S04°04'43"E	46.80	L86	N02°30'21"E	20.41
L67	S04°04'43"E	46.80	L87	N04°03'17"W	39.92
L68	S04°04'43"E	46.80	L88	N07°13'12"W	45.40
L69	S04°04'43"E	46.80	L89	N09°54'18"E	77.95
L70	S04°04'43"E	46.80	L90	N02°30'21"E	20.41
L71	S04°04'43"E	46.80	L91	N04°03'17"W	39.92
L72	S04°04'43"E	46.80	L92	N07°13'12"W	45.40
L73	S04°04'43"E	46.80	L93	N09°54'18"E	77.95
L74	S04°04'43"E	46.80	L94	N02°30'21"E	20.41
L75	S04°04'43"E	46.80	L95	N04°03'17"W	39.92
L76	S04°04'43"E	46.80	L96	N07°13'12"W	45.40
L77	S04°04'43"E	46.80	L97	N09°54'18"E	77.95
L78	S04°04'43"E	46.80	L98	N02°30'21"E	20.41
L79	S04°04'43"E	46.80	L99	N04°03'17"W	39.92
L80	S04°04'43"E	46.80	L100	N07°13'12"W	45.40

- = SET 1/2" CAPPED IRON ROD L.B. # 6487 UNLESS OTHERWISE NOTED
- = SET 4"x4" CONCRETE MONUMENT STAMPED L.B. # 6487 UNLESS OTHERWISE NOTED
- = SET NAIL & DISK STAMPED L.B. # 6487
- = TABULATED CURVE DATA
- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- PRC = POINT OF REVERSE CURVATURE
- PCC = POINT OF COMPOUND CURVATURE
- JSA-E = JACKSONVILLE ELECTRIC AUTHORITY EASEMENT
- JSA-E.E. = JACKSONVILLE ELECTRIC AUTHORITY EQUIPMENT EASEMENT
- L1 = TABULATED LINE DATA
- TOB = TOP OF BANK



PREPARED BY:  
**ARC SURVEYING & MAPPING, INC.**  
 5202 SAN JUAN AVENUE  
 JACKSONVILLE, FLORIDA 32210  
 904-384-8377  
 LICENSED BUSINESS NO. 6487

# EDISON PARCEL 4 - PHASE I

A PORTION OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA TOGETHER WITH A PORTION OF SECTIONS 4 AND 5, TOWNSHIP 4 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9494, PAGE 912, AND OFFICIAL RECORDS BOOK 14860, PAGE 1256, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY

PLAT BOOK 74 PAGE 102

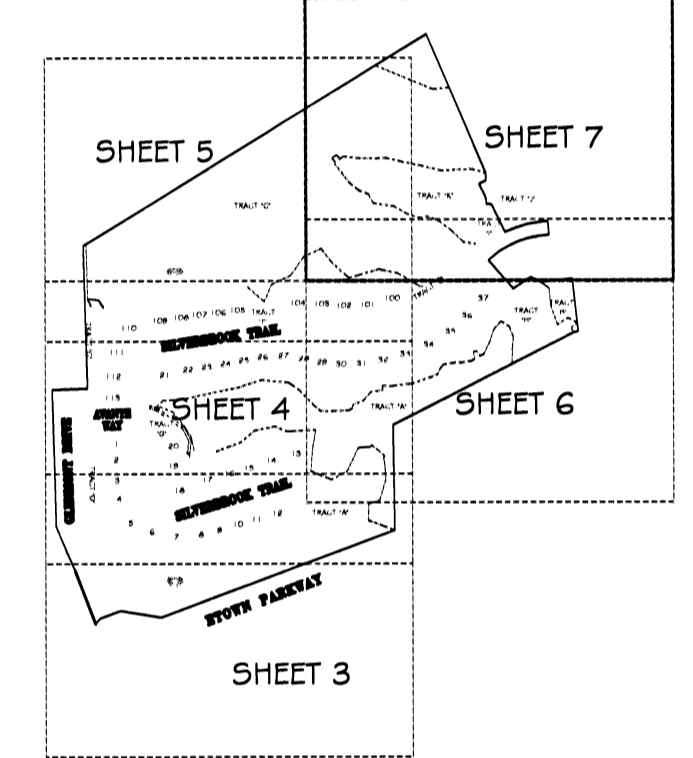
SHEET 7 OF 7 SHEETS

SEE SHEET 2 FOR GENERAL NOTES

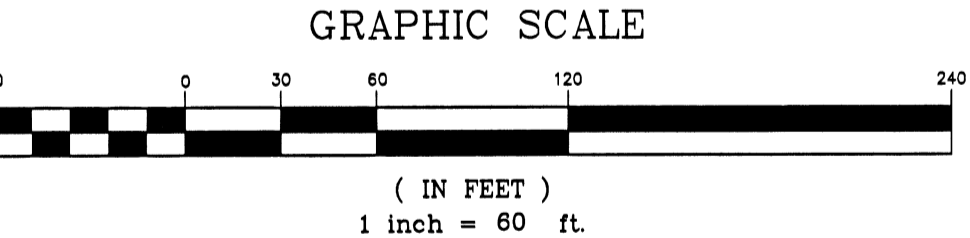
CP	BEARING	CHORD	RADIUS	LENGTH	DELTA
C8	N30°27'55"W	37.93	350.00	37.95	6°12'44"
C9	N20°51'31"W	175.28	350.00	177.17	29°00'10"
C10	N87°33'30"E	57.62	60.00	60.10	57°23'39"
C11	S03°33'30"E	74.13	300.00	74.32	1°41'38"
C12	N07°09'43"E	20.66	100.00	20.70	1°15'12"
C13	N73°37'40"W	87.64	45.00	120.73	133°43'20"
C14	N40°08'03"E	26.26	60.00	26.47	25°16'47"
C15	S30°08'04"W	46.22	60.00	47.45	45°16'44"
C16	N10°56'01"E	59.58	150.00	59.88	32°54'39"
C17	S24°39'07"W	12.00	60.00	12.02	1°16'58"
C18	S05°44'40"W	27.41	60.00	27.65	26°54'39"
C19	N07°50'39"E	31.74	60.00	32.12	30°40'26"
C20	N89°45'52"E	13.76	60.00	13.79	1°17'00"
C21	S02°39'43"W	70.29	60.00	75.09	71°42'37"
C22	S62°32'39"E	12.00	60.00	12.00	57°18'00"
C23	N16°11'02"W	128.00	375.00	128.63	1°39'12"
C24	N23°17'33"W	196.62	375.00	198.75	3°31'25"
C25	N26°05'00"W	1.63	375.00	1.63	0°14'50"
C26	S03°10'41"E	18.60	25.00	20.14	42°09'31"
C27	N24°35'57"E	4.09	25.00	4.10	9°32'23"
C28	N02°36'09"W	47.55	45.00	50.10	63°47'27"
C29	N67°00'40"W	46.39	45.00	51.07	65°01'41"
C30	S70°32'55"E	24.22	25.00	25.29	57°57'10"
C31	N59°44'59"E	7.24	60.00	7.24	6°55'03"
C32	N78°46'24"E	32.20	60.00	32.60	31°07'47"

LINE TABLE	LINE TABLE				
LP	BEARING	DIST.	LP	BEARING	DIST.
L4	S54°38'24"W	15.00	L182	N52°52'14"E	87.55
L5	S02°21'24"E	30.03	L183	S30°46'14"E	4.62
L6	N89°28'28"E	25.00	L184	N51°13'49"E	20.00
L7	S22°47'28"E	28.99	L185	S30°46'00"E	7.52
L8	N01°06'11"W	31.56	L186	S30°46'20"E	12.49
L9	N13°05'27"E	146.21	L187	S51°13'46"W	20.00
L10	N01°14'00"E	39.27	L188	S30°46'13"E	14.62
L11	S07°28'42"W	13.44	L189	S09°11'39"W	57.17
L12	S30°23'21"W	13.97	L190	S02°21'24"W	22.26
L13	S19°54'54"W	21.49	L191	S02°21'24"W	30.26
L14	S23°10'52"W	26.67	L192	S13°07'32"W	55.50
L15	S32°10'11"W	33.79	L193	S11°42'30"W	69.43
L16	S33°21'32"E	42.23	L194	S19°53'03"W	75.04
L17	N24°20'10"E	17.54	L195	S02°24'40"E	112.56
L18	N06°21'26"W	30.03	L196	S17°47'14"W	52.70
L19	N39°33'34"E	30.00	L197	N02°50'44"W	58.57
L20	S02°21'24"E	30.03	L198	N22°50'47"E	223.42
L21	S41°34'20"E	12.27	L199	N02°50'44"W	58.57
L22	S12°00'46"W	54.40	L200	S02°21'24"E	61.64
L23	N78°55'24"W	62.02	L201	N02°50'44"W	58.57
L24	N78°55'24"W	62.02	L202	S02°21'24"E	223.42
L25	S12°00'46"W	54.40	L203	S12°00'46"W	55.33
L26	N14°54'21"W	26.27	L204	S31°32'06"W	76.00
L27	N10°10'29"E	51.92	L205	N30°39'54"W	25.98
L28	N30°31'55"E	51.63	L206	N30°31'11"W	25.98
L29	N00°45'46"E	75.74	L207	N41°34'12"W	130.20
L30	N61°12'40"E	37.31	L208	N10°27'17"E	15.31
L31	N22°09'53"E	39.37	L209	N63°12'31"E	37.85
L32	N30°56'23"E	41.19			

### KEY MAP



- LEGEND**
- = SET 1/2" CAPPED IRON ROD L.B. # 6487 UNLESS OTHERWISE NOTED
  - = SET 4"X4" CONCRETE MONUMENT STAMPED LB 6487 UNLESS OTHERWISE NOTED
  - = SET NAIL # DISK STAMPED LB 6487
  - C1 = TABULATED CURVE DATA
  - PC = POINT OF CURVATURE
  - PT = POINT OF TANGENCY
  - PRC = POINT OF REVERSE CURVATURE
  - PCG = POINT OF COMPOUND CURVATURE
  - JEA-E = JACKSONVILLE ELECTRIC AUTHORITY EASEMENT
  - JEA-E.E. = JACKSONVILLE ELECTRIC AUTHORITY EQUIPMENT EASEMENT
  - L1 = TABULATED LINE DATA
  - TOB = TOP OF BANK



PREPARED BY:  
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 5202 SAN JUAN AVENUE  
 JACKSONVILLE, FLORIDA 32210  
 904-364-6377  
 LICENSED BUSINESS NO. 6487

PLAT # PLANS/CITY DEVELOPMENT No. 9555.000/JEA AVAILABILITY # 2017-2560

