

EDISON PARCEL 4 - PHASE 2

PLAT BOOK 76 PAGE 59
SHEET 1 OF 9 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

Approved 10/06/2020
Date
[Signature]
City Engineer
for Director of Public Works
Approved September 11, 2020
Date
[Signature]
for General Counsel

CAPTION
A PORTION OF SECTIONS 4 AND 9, 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 14860, PAGE 1256, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING THE NORTHWEST CORNER OF SAID SECTION 4; THENCE NORTH 08°39'38" EAST, ALONG THE SOUTHERLY LINE OF SAID SECTION 33, A DISTANCE OF 132.41 FEET; THENCE DEPARTING SAID SOUTHERLY LINE, NORTH 88°19'24" EAST, A DISTANCE OF 361.24 FEET; THENCE SOUTH 01°41'02" EAST, A DISTANCE OF 129.35 FEET; THENCE NORTH 08°19'24" EAST, A DISTANCE OF 514.15 FEET; THENCE SOUTH 31°39'38" EAST, A DISTANCE OF 1451.18 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 05°12'52" EAST, A DISTANCE OF 2061.31 FEET; THENCE SOUTH 11°34'04" WEST, A DISTANCE OF 185.17 FEET TO A POINT ON THE EASTERLY LINE OF LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18206, PAGE 2477 OF SAID CURRENT PUBLIC RECORDS; THENCE ALONG LAST SAID EAST LINE, THE FOLLOWING THREE COURSES AND DISTANCES; COURSE 1) THENCE NORTH 23°09'08" EAST, A DISTANCE OF 594.56 FEET; COURSE 2) THENCE NORTH 02°32'30" EAST, A DISTANCE OF 1336.20 FEET; COURSE 3) THENCE NORTH 17°26'09" WEST, A DISTANCE OF 370.15 FEET; THENCE NORTH 83°38'34" EAST, DEPARTING LAST SAID EASTERLY LINE, A DISTANCE OF 190.38 FEET; THENCE NORTH 06°21'26" WEST, A DISTANCE OF 103.30 FEET; THENCE NORTH 08°11'33" WEST, A DISTANCE OF 10.15 FEET; THENCE NORTH 27°12'49" EAST, A DISTANCE OF 41.15 FEET; THENCE NORTH 33°37'45" WEST, A DISTANCE OF 74.80 FEET; THENCE NORTH 49°25'40" EAST, A DISTANCE OF 135.00 FEET; THENCE SOUTH 41°34'20" EAST, A DISTANCE OF 12.27 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 325.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 199.75 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 23°57'53" EAST, 196.62 FEET; THENCE SOUTH 06°21'26" EAST, A DISTANCE OF 30.03 FEET; THENCE NORTH 83°38'34" EAST, 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 WESTERLY AND HAVING A RADIUS OF 375.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 128.63 FEET TO THE END OF SAID CURVE, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 16°11'02" WEST, 128.00 FEET; THENCE NORTH 63°59'21" EAST, A DISTANCE OF 111.74 FEET; THENCE NORTH 04°20'18" EAST, A DISTANCE OF 17.84 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 60.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 32.60 FEET TO THE END OF SAID CURVE, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 78°46'24" EAST, 32.20 FEET; THENCE NORTH 63°12'31" EAST, A DISTANCE OF 37.85 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 60.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 7.24 FEET TO A POINT OF CUSP, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 59°44'59" EAST, 7.24 FEET; THENCE SOUTH 26°47'29" EAST, A DISTANCE OF 28.98 FEET; THENCE NORTH 89°25'29" EAST, A DISTANCE OF 25.00 FEET; THENCE NORTH 67°00'21" EAST, A DISTANCE OF 545.82 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 80.61 ACRES, MORE OR LESS.

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 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 SAID LANDS. ALL RIGHTS OF WAY, WALKWAYS, SIDEWALKS, PRIVATE DRAINAGE EASEMENTS AND UNOBSTRUCTED EASEMENTS FOR DRAINAGE AND CONSERVATION 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-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 LIENS OF SUCH LANDS AND SUCH OTHER PERSONS AS MAY 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.

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.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.

N WITNESS THEREOF, OWNER HAS EXECUTED THIS PLAT ON THE 3rd DAY OF September 2020.

SIGNED, SEALED AND DELIVERED IN OUR PRESENCE:

BY: [Signature]
PRINT NAME: Patten Price
BY: [Signature]
PRINT NAME: Melissa Lieberman

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

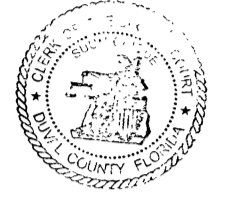
STATE OF FLORIDA
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION THIS 3rd DAY OF September 2020, BY STEVE MERTEN, THE DIVISION PRESIDENT OF TOLL SOUTHEAST LP, COMPANY, INC., A DELAWARE CORPORATION, ON BEHALF OF THE CORPORATION. SUCH PERSON IS PERSONALLY KNOWN TO ME OR PRODUCED AS IDENTIFICATION.

[Signature]
(NOTARY SIGNATURE)



CLERK'S CERTIFICATE
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY OF JACKSONVILLE, FLORIDA, AND SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN PLAT BOOK 76, PAGES 59-61, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. SIGNED THIS 11th DAY OF October, 2020.
[Signature]
RONNIE FUSSELL
CLERK OF CIRCUIT COURT



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
DATE: 10/6/20

PLAT CONFORMITY REVIEW
THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 6th DAY OF October, 2020.
[Signature]
DANNY S. WHEELER, P.L.S.
PROFESSIONAL LAND SURVEYOR NUMBER 6902

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 STATUTE 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, FLORIDA. SIGNED THIS 21st DAY OF October, 2020.

[Signature]
RICHARD J. SAWYER
REGISTERED LAND SURVEYOR NUMBER 6131

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

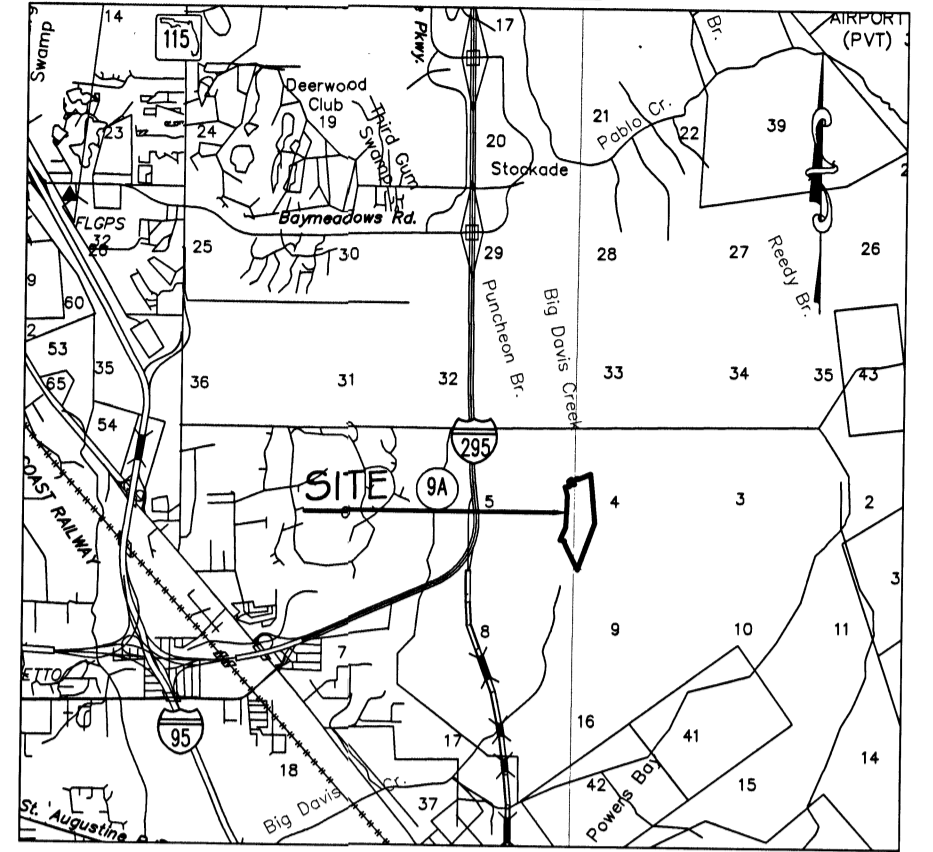
EDISON PARCEL 4 - PHASE 2

PLAT BOOK 710 PAGE 100

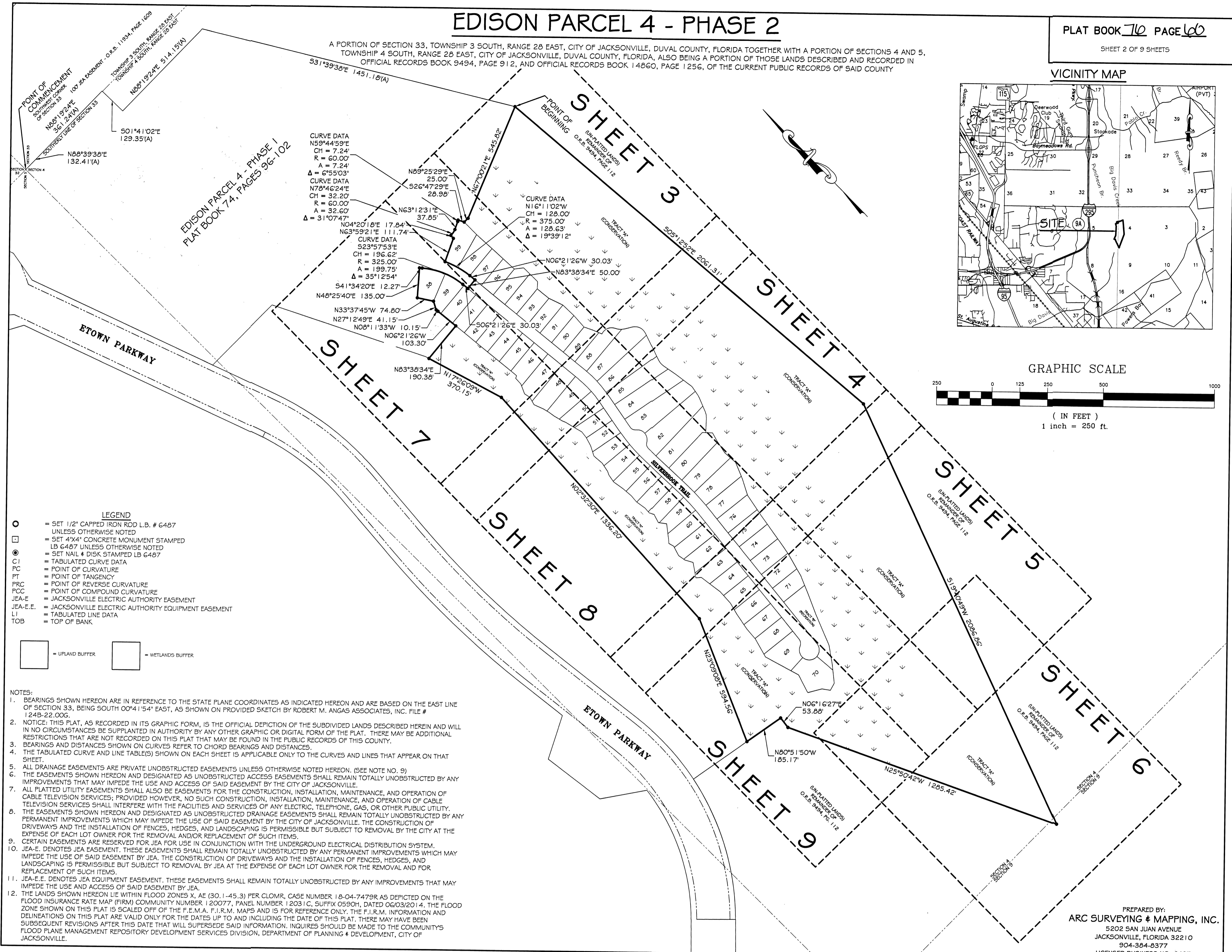
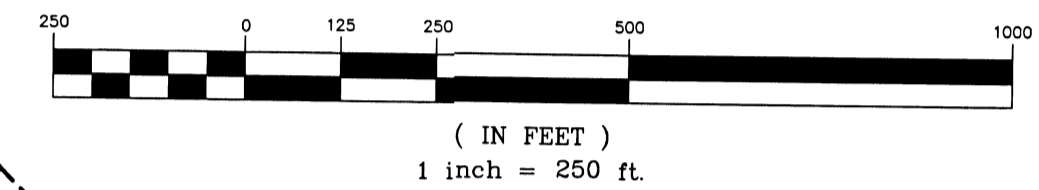
SHEET 2 OF 9 SHEETS

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

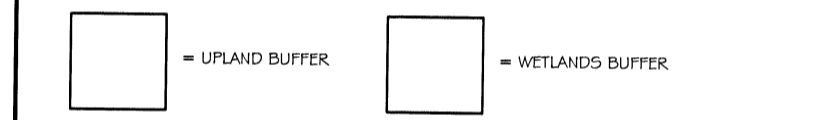
VICINITY MAP



GRAPHIC SCALE



- 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
 - C I = TABULATED CURVE DATA
 - PC = POINT OF CURVATURE
 - PT = POINT OF TANGENCY
 - PRC = POINT OF REVERSE CURVATURE
 - FCC = 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



- NOTES:**
1. 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 # 2489-22.000.
 2. 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.
 3. BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.
 4. THE TABULATED CURVE AND LINE TABLE(S) SHOWN ON EACH SHEET IS APPLICABLE ONLY TO THE CURVES AND LINES THAT APPEAR ON THAT SHEET.
 5. ALL DRAINAGE EASEMENTS ARE LINE UNOBSTRUCTED EASEMENTS UNLESS OTHERWISE NOTED HEREON. (SEE NOTE NO. 9)
 6. 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.
 7. 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.
 8. 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.
 9. CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
 10. 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.
 11. 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.
 12. THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONES X, AE (30.1-45.3) PER CLOMR, CASE NUMBER 18-04-7479R AS DEPICTED ON THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120077, PANEL NUMBER 12031G, SUFFIX 03/09/14, 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.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 PLANE MANAGEMENT REPOSITORY DEVELOPMENT SERVICES DIVISION, DEPARTMENT OF PLANNING & DEVELOPMENT, CITY OF JACKSONVILLE.

PREPARED BY:
ARC SURVEYING & MAPPING, INC.
 5202 SAN JUAN AVENUE
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EDISON PARCEL 4 - PHASE 2

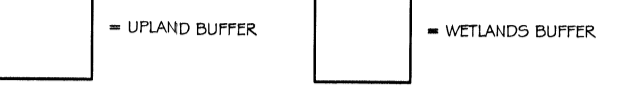
A PORTION OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA TOGETHER WITH A PORTION OF SECTIONS 4 AND 5, TOWNSHIP 4 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9484, PAGE 912, AND OFFICIAL RECORDS BOOK 14860, PAGE 1256, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY

PLAT BOOK 76 PAGE 61

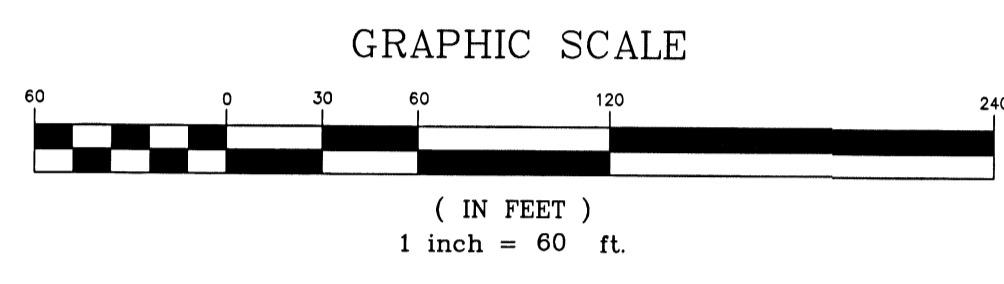
SHEET 3 OF 9 SHEETS
SEE SHEET 2 FOR GENERAL NOTES

CURVE TABLE					CURVE TABLE						
CP	BEARING	CHORD	RADIUS	LENGTH	DELTA	CP	BEARING	CHORD	RADIUS	LENGTH	DELTA
C2	N16°1'02"W	126.00	375.00	28.63	19°39'12"	C36	S36°39'10"E	29.12	70.00	29.34	24°00'41"
C3	N78°46'24"E	32.23	60.00	32.60	31°07'47"	C37	S54°19'01"E	13.80	70.00	13.83	111°19'00"
C4	N59°44'59"E	143.17	500.00	143.60	16°27'49"	C38	N20°50'00"W	63.12	50.00	68.32	78°17'02"
C5	N01°52'22"E	7.24	60.00	7.24	6°59'03"	C39	N04°45'28"E	82.22	665.00	82.27	7°09'18"
C6	N02°02'28"W	4.88	525.00	4.88	0°31'37"	C40	N02°16'51"W	82.22	665.00	82.27	7°09'18"
C7	N02°16'51"W	64.91	525.00	64.91	7°09'18"	C41	N02°16'51"W	9.19	665.00	9.19	0°49'38"
C8	N02°16'51"W	64.91	525.00	64.91	7°09'18"	C42	S30°21'14"W	36.33	47.00	43.63	73°53'11"
C9	N02°16'51"W	64.91	525.00	64.91	7°09'18"	C43	N02°16'51"W	64.91	525.00	64.91	7°09'18"
C10	N02°16'51"W	64.91	525.00	64.91	7°09'18"	C44	N02°16'51"W	64.91	525.00	64.91	7°09'18"
C11	N02°16'51"W	64.91	525.00	64.91	7°09'18"	C45	N02°16'51"W	64.91	525.00	64.91	7°09'18"
C12	N02°16'51"W	64.91	525.00	64.91	7°09'18"	C46	N02°16'51"W	64.91	525.00	64.91	7°09'18"
C13	N02°16'51"W	64.91	525.00	64.91	7°09'18"	C47	N02°16'51"W	64.91	525.00	64.91	7°09'18"
C14	N02°16'51"W	64.91	525.00	64.91	7°09'18"	C48	N02°16'51"W	64.91	525.00	64.91	7°09'18"
C15	N02°16'51"W	64.91	525.00	64.91	7°09'18"	C49	N02°16'51"W	64.91	525.00	64.91	7°09'18"
C16	N02°16'51"W	64.91	525.00	64.91	7°09'18"	C50	N02°16'51"W	64.91	525.00	64.91	7°09'18"
C17	N02°16'51"W	64.91	525.00	64.91	7°09'18"	C51	N02°16'51"W	64.91	525.00	64.91	7°09'18"
C18	N02°16'51"W	64.91	525.00	64.91	7°09'18"	C52	N02°16'51"W	64.91	525.00	64.91	7°09'18"
C19	N02°16'51"W	64.91	525.00	64.91	7°09'18"	C53	N02°16'51"W	64.91	525.00	64.91	7°09'18"
C20	N02°16'51"W	64.91	525.00	64.91	7°09'18"	C54	N02°16'51"W	64.91	525.00	64.91	7°09'18"
C21	N02°16'51"W	64.91	525.00	64.91	7°09'18"	C55	N02°16'51"W	64.91	525.00	64.91	7°09'18"
C22	N02°16'51"W	64.91	525.00	64.91	7°09'18"	C56	N02°16'51"W	64.91	525.00	64.91	7°09'18"
C23	N02°16'51"W	64.91	525.00	64.91	7°09'18"	C57	N02°16'51"W	64.91	525.00	64.91	7°09'18"
C24	N02°16'51"W	64.91	525.00	64.91	7°09'18"	C58	N02°16'51"W	64.91	525.00	64.91	7°09'18"
C25	N02°16'51"W	64.91	525.00	64.91	7°09'18"	C59	N02°16'51"W	64.91	525.00	64.91	7°09'18"
C26	N02°16'51"W	64.91	525.00	64.91	7°09'18"	C60	N02°16'51"W	64.91	525.00	64.91	7°09'18"
C27	N02°16'51"W	64.91	525.00	64.91	7°09'18"	C61	N02°16'51"W	64.91	525.00	64.91	7°09'18"
C28	N02°16'51"W	64.91	525.00	64.91	7°09'18"	C62	N02°16'51"W	64.91	525.00	64.91	7°09'18"
C29	N02°16'51"W	64.91	525.00	64.91	7°09'18"	C63	N02°16'51"W	64.91	525.00	64.91	7°09'18"
C30	N02°16'51"W	64.91	525.00	64.91	7°09'18"	C64	N02°16'51"W	64.91	525.00	64.91	7°09'18"
C31	N02°16'51"W	64.91	525.00	64.91	7°09'18"	C65	N02°16'51"W	64.91	525.00	64.91	7°09'18"
C32	N02°16'51"W	64.91	525.00	64.91	7°09'18"	C66	N02°16'51"W	64.91	525.00	64.91	7°09'18"
C33	N02°16'51"W	64.91	525.00	64.91	7°09'18"	C67	N02°16'51"W	64.91	525.00	64.91	7°09'18"
C34	N02°16'51"W	64.91	525.00	64.91	7°09'18"	C68	N02°16'51"W	64.91	525.00	64.91	7°09'18"
C35	N02°16'51"W	64.91	525.00	64.91	7°09'18"	C69	N02°16'51"W	64.91	525.00	64.91	7°09'18"
C36	N02°16'51"W	64.91	525.00	64.91	7°09'18"	C70	N02°16'51"W	64.91	525.00	64.91	7°09'18"
C37	N02°16'51"W	64.91	525.00	64.91	7°09'18"	C71	N02°16'51"W	64.91	525.00	64.91	7°09'18"
C38	N02°16'51"W	64.91	525.00	64.91	7°09'18"	C72	N02°16'51"W	64.91	525.00	64.91	7°09'18"
C39	N02°16'51"W	64.91	525.00	64.91	7°09'18"	C73	N02°16'51"W	64.91	525.00	64.91	7°09'18"
C40	N02°16'51"W	64.91	525.00	64.91	7°09'18"	C74	N02°16'51"W	64.91	525.00	64.91	7°09'18"
C41	N02°16'51"W	64.91	525.00	64.91	7°09'18"	C75	N02°16'51"W	64.91	525.00	64.91	7°09'18"
C42	N02°16'51"W	64.91	525.00	64.91	7°09'18"	C76	N02°16'51"W	64.91	525.00	64.91	7°09'18"
C43	N02°16'51"W	64.91	525.00	64.91	7°09'18"	C77	N02°16'51"W	64.91	525.00	64.91	7°09'18"
C44	N02°16'51"W	64.91	525.00	64.91	7°09'18"	C78	N02°16'51"W	64.91	525.00	64.91	7°09'18"
C45	N02°16'51"W	64.91	525.00	64.91	7°09'18"	C79	N02°16'51"W	64.91	525.00	64.91	7°09'18"
C46	N02°16'51"W	64.91	525.00	64.91	7°09'18"	C80	N02°16'51"W	64.91	525.00	64.91	7°09'18"
C47	N02°16'51"W	64.91	525.00	64.91	7°09'18"	C81	N02°16'51"W	64.91	525.00	64.91	7°09'18"
C48	N02°16'51"W	64.91	525.00	64.91	7°09'18"	C82	N02°16'51"W	64.91	525.00	64.91	7°09'18"
C49	N02°16'51"W	64.91	525.00	64.91	7°09'18"	C83	N02°16'51"W	64.91	525.00	64.91	7°09'18"
C50	N02°16'51"W	64.91	525.00	64.91	7°09'18"	C84	N02°16'51"W	64.91	525.00	64.91	7°09'18"
C51	N02°16'51"W	64.91	525.00	64.91	7°09'18"	C85	N02°16'51"W	64.91	525.00	64.91	7°09'18"
C52	N02°16'51"W	64.91	525.00	64.91	7°09'18"	C86	N02°16'51"W	64.91	525.00	64.91	7°09'18"
C53	N02°16'51"W	64.91	525.00	64.91	7°09'18"	C87	N02°16'51"W	64.91	525.00	64.91	7°09'18"
C54	N02°16'51"W	64.91	525.00	64.91	7°09'18"	C88	N02°16'51"W	64.91	525.00	64.91	7°09'18"
C55	N02°16'51"W	64.91	525.00	64.91	7°09'18"	C89	N02°16'51"W	64.91	525.00	64.91	7°09'18"
C56	N02°16'51"W	64.91	525.00	64.91	7°09'18"	C90	N02°16'51"W	64.91	525.00	64.91	7°09'18"
C57	N02°16'51"W	64.91	525.00	64.91	7°09'18"	C91	N02°16'51"W	64.91	525.00	64.91	7°09'18"
C58	N02°16'51"W	64.91	525.00	64.91	7°09'18"	C92	N02°16'51"W	64.91	525.00	64.91	7°09'18"
C59	N02°16'51"W	64.91	525.00	64.91	7°09'18"	C93	N02°16'51"W	64.91	525.00	64.91	7°09'18"
C60	N02°16'51"W	64.91	525.00	64.91	7°09'18"	C94	N02°16'51"W	64.91	525.00	64.91	7°09'18"
C61	N02°16'51"W	64.91	525.00	64.91	7°09'18"	C95	N02°16'51"W	64.91	525.00	64.91	7°09'18"
C62	N02°16'51"W	64.91	525.00	64.91	7°09'18"	C96	N02°16'51"W	64.91	525.00	64.91	7°09'18"
C63	N02°16'51"W	64.91	525.00	64.91	7°09'18"	C97	N02°16'51"W	64.91	525.00	64.91	7°09'18"
C64	N02°16'51"W	64.91	525.00	64.91	7°09'18"	C98	N02°16'51"W	64.91	525.00	64.91	7°09'18"
C65	N02°16'51"W	64.91	525.00	64.91	7°09'18"	C99	N02°16'51"W	64.91	525.00	64.91	7°09'18"
C66	N02°16'51"W	64.91	525.00	64.91	7°09'18"	C100	N02°16'51"W	64.91	525.00	64.91	7°09'18"

(UN-PLATTED LANDS)
REMAINDER OF
O.R.B. 9484, PG. 112



LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L6	N43°38'34"E	50.00	L15	N53°01'01"W	42.39
L7	N02°21'24"W	30.03	L16	N47°13'09"E	32.45
L8	N04°29'18"E	17.84	L17	S22°40'30"E	32.43
L9	N63°12'31"E	37.85	L18	S22°40'30"E	15.17
L10	S20°47'29"E	28.88	L19	S59°58'31"E	35.80
L11	N89°25'29"E	25.00	L20	S10°18'31"W	12.20
L14	S00°54'31"E	79.46	L21	S10°18'31"W	103.79



SEE SHEET 2 FOR POINT OF COMMENCEMENT

POINT OF BEGINNING

MATCH LINE SEE SHEET 4

EDISON PARCEL 4 - PHASE 1
PLAT BOOK 74, PAGES 96-102

- 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 UNLESS OTHERWISE NOTED
 - = 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
 - L1 = TABULATED LINE DATA
 - T.O.B. = TOP OF BANK

MATCH LINE SEE SHEET 7

WETLANDS LINE TABLE			WETLANDS LINE TABLE			WETLANDS LINE TABLE			BUFFER LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L136	S00°54'32"E	92.88	L146	S13°12'25"E	78.19	L156	S04°50'33"W	69.45	L264	S44°55'53"W	27.86
L137	S21°47'11"E	22.32	L147	S39°13'09"E	33.30	L157	N42°47'42"E	2.10	L265	N71°19'10"W	44.14
L138	S09°27'49"W	50.40	L148	S09°01'19"E	100.38	L158	N42°47'42"E	2.58			
L139	S20°59'17"E	41.04	L149	S13°02'44"W	43.71	L159	N42°47'28"E	13.32			
L140	S28°58'55"W	31.21	L150	S20°21'20"E	39.88	L160	S47°12'35"E	20.00			
L141	S44°23'34"E	65.00	L151	S71°19'11"E	46.12						

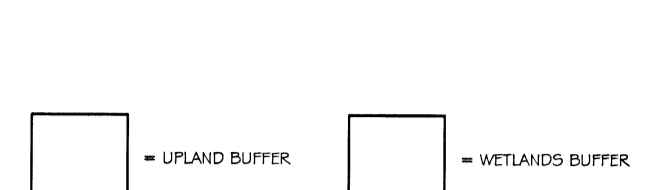
EDISON PARCEL 4 - PHASE 2

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 76 PAGE 62

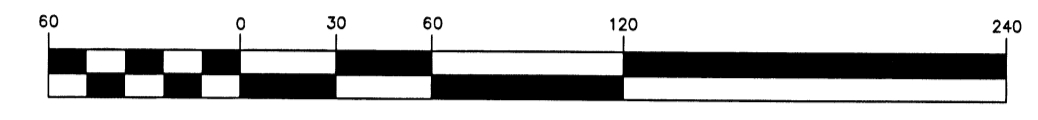
SHEET 4 OF 8 SHEETS
SEE SHEET 2 FOR GENERAL NOTES

- 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
 - POC = 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



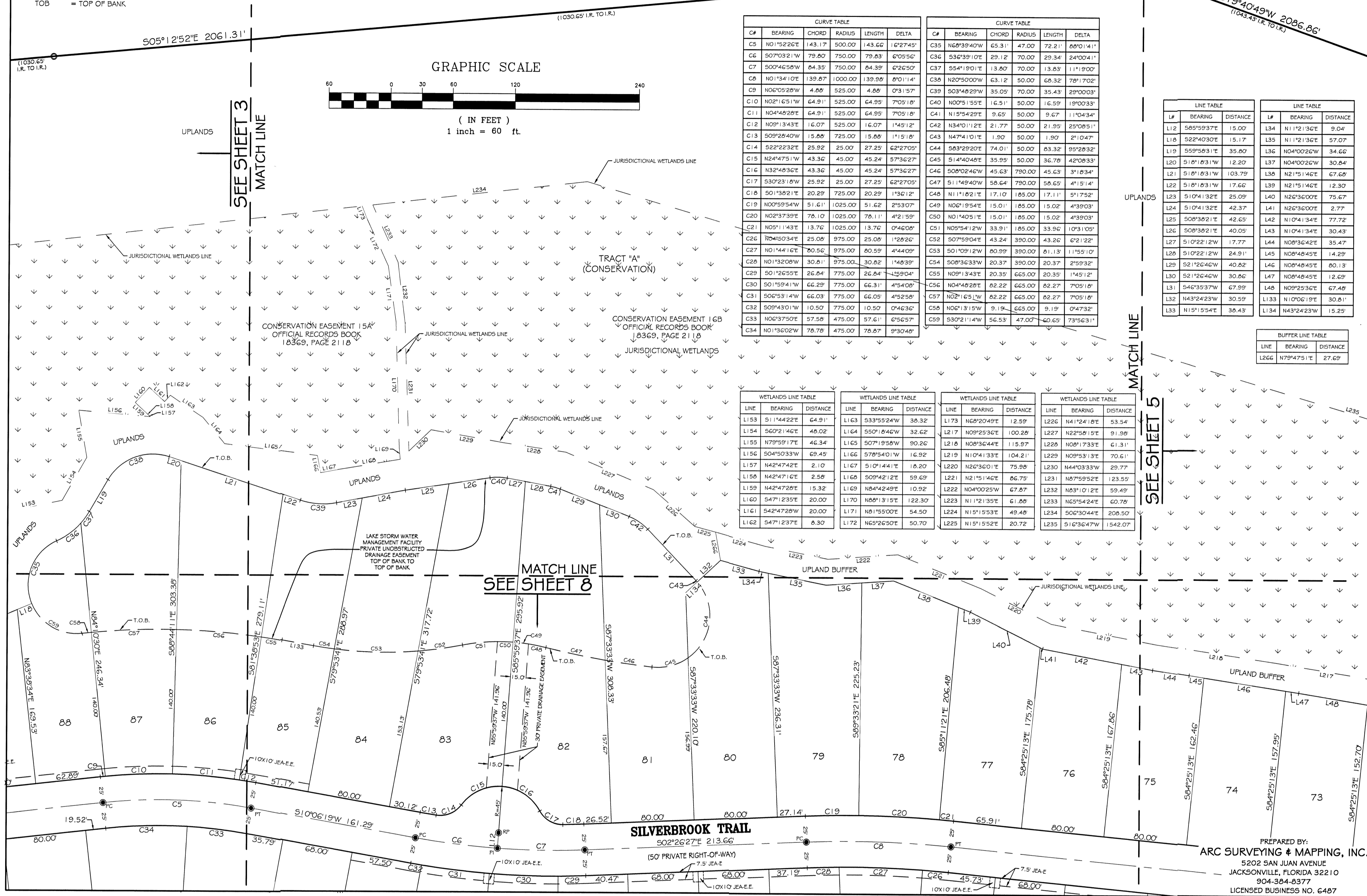
(UN-PLATTED LANDS)
REMAINDER OF
O.R.B. 9494, PAGE 112

GRAPHIC SCALE



CP	BEARING	CHORD	RADIUS	LENGTH	DELTA
C5	N0°15'22"E	143.17	500.00	143.66	0°27'45"
C6	S07°03'21"W	79.80	750.00	79.83	0°05'50"
C7	S00°46'38"W	64.39	750.00	64.39	0°26'57"
C8	N0°13'41"E	139.67	1000.00	139.59	0°01'14"
C9	N00°09'28"W	4.88	525.00	4.88	0°03'57"
C10	N02°16'31"W	64.91	525.00	64.97	7°09'19"
C11	N04°48'29"E	64.91	525.00	64.97	1°49'12"
C12	N02°13'43"E	1.07	525.00	1.07	1°49'12"
C13	S02°28'40"W	15.88	725.00	15.88	1°51'19"
C14	S22°23'32"E	25.92	25.00	27.23	42°27'09"
C15	N24°47'53"E	43.36	45.00	45.24	57°36'27"
C16	N32°45'32"E	43.36	45.00	45.24	57°36'27"
C17	S30°23'10"W	25.92	25.00	27.23	42°27'09"
C18	S01°38'21"E	20.29	725.00	20.29	1°36'12"
C19	N00°59'54"W	51.61	1025.00	51.62	2°53'07"
C20	N02°13'39"E	76.10	1025.00	76.11	4°21'53"
C21	N05°11'43"E	13.76	1025.00	13.76	0°46'00"
C22	N04°03'41"E	25.06	975.00	25.06	1°29'22"
C23	N01°44'14"E	70.56	975.00	70.56	4°44'00"
C24	N01°32'06"W	30.61	975.00	30.62	1°48'39"
C25	N01°26'55"E	26.64	775.00	26.64	1°59'04"
C26	S01°59'41"W	66.29	775.00	66.31	4°54'00"
C27	S06°03'14"W	66.03	775.00	66.05	4°52'54"
C28	S09°43'01"W	10.50	775.00	10.50	0°46'30"
C29	N06°37'50"E	37.58	475.00	37.61	6°56'57"
C30	N01°35'02"W	76.76	475.00	76.87	9°30'49"

LINE	BEARING	DISTANCE
L12	S85°59'37"E	15.00
L16	S22°40'30"E	15.17
L19	S55°58'31"E	35.80
L20	S18°18'31"W	12.20
L21	S18°18'31"W	103.79
L22	S18°18'31"W	17.66
L23	S10°41'32"E	25.09
L24	S10°41'32"E	42.37
L25	S08°58'19"E	42.63
L26	S08°58'19"E	40.58
L27	S10°22'12"W	17.77
L28	S10°22'12"W	24.51
L29	S21°29'42"W	40.82
L30	S21°29'42"W	30.86
L31	S46°33'37"W	67.59
L32	N43°24'23"W	30.59
L33	N19°15'54"E	38.43



LINE	BEARING	DISTANCE
L153	S11°44'22"E	64.91
L154	S60°19'42"E	48.02
L155	N79°59'17"E	46.34
L156	S04°50'33"W	68.45
L157	N42°47'42"E	2.10
L158	N42°47'42"E	2.58
L159	N42°47'28"E	15.32
L160	S47°12'35"E	20.00
L161	S47°12'35"E	8.30
L162	S47°12'37"E	8.30
L163	S33°39'24"W	36.32
L164	S60°19'42"E	32.62
L165	S07°19'58"W	80.36
L166	S78°54'01"W	16.99
L167	S10°41'41"E	18.20
L168	S02°42'12"E	59.69
L169	N84°42'49"E	10.92
L170	N84°42'49"E	122.30
L171	N81°55'00"E	54.50
L172	N63°26'50"E	50.70
L173	N63°26'50"E	12.59
L174	N63°26'50"E	100.28
L175	N63°26'44"E	115.97
L176	N10°41'33"E	104.21
L177	N10°41'33"E	75.98
L178	N10°41'33"E	86.75
L179	N04°02'25"W	67.87
L180	N11°21'35"E	61.88
L181	N11°21'35"E	49.48
L182	N11°21'35"E	20.72
L183	S16°36'47"W	154.07

PREPARED BY:
ARC SURVEYING & MAPPING, INC.
5202 SAN JUAN AVENUE
JACKSONVILLE, FLORIDA 32210
904-364-8377
LICENSED BUSINESS NO. 6487

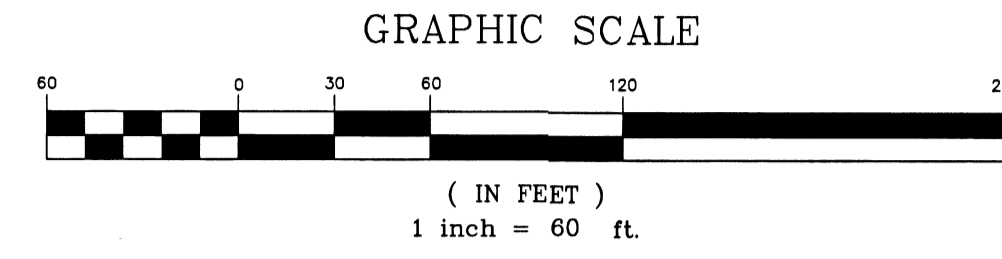
PLANS CITY DEVELOPMENT NO. 9555.000 - PLAT CITY DEVELOPMENT NO. 9555.001 JEA AVAILABILITY # 2017-2568

EDISON PARCEL 4 - PHASE 2

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 76 PAGE 123

SHEET 5 OF 9 SHEETS
SEE SHEET 2 FOR GENERAL NOTES

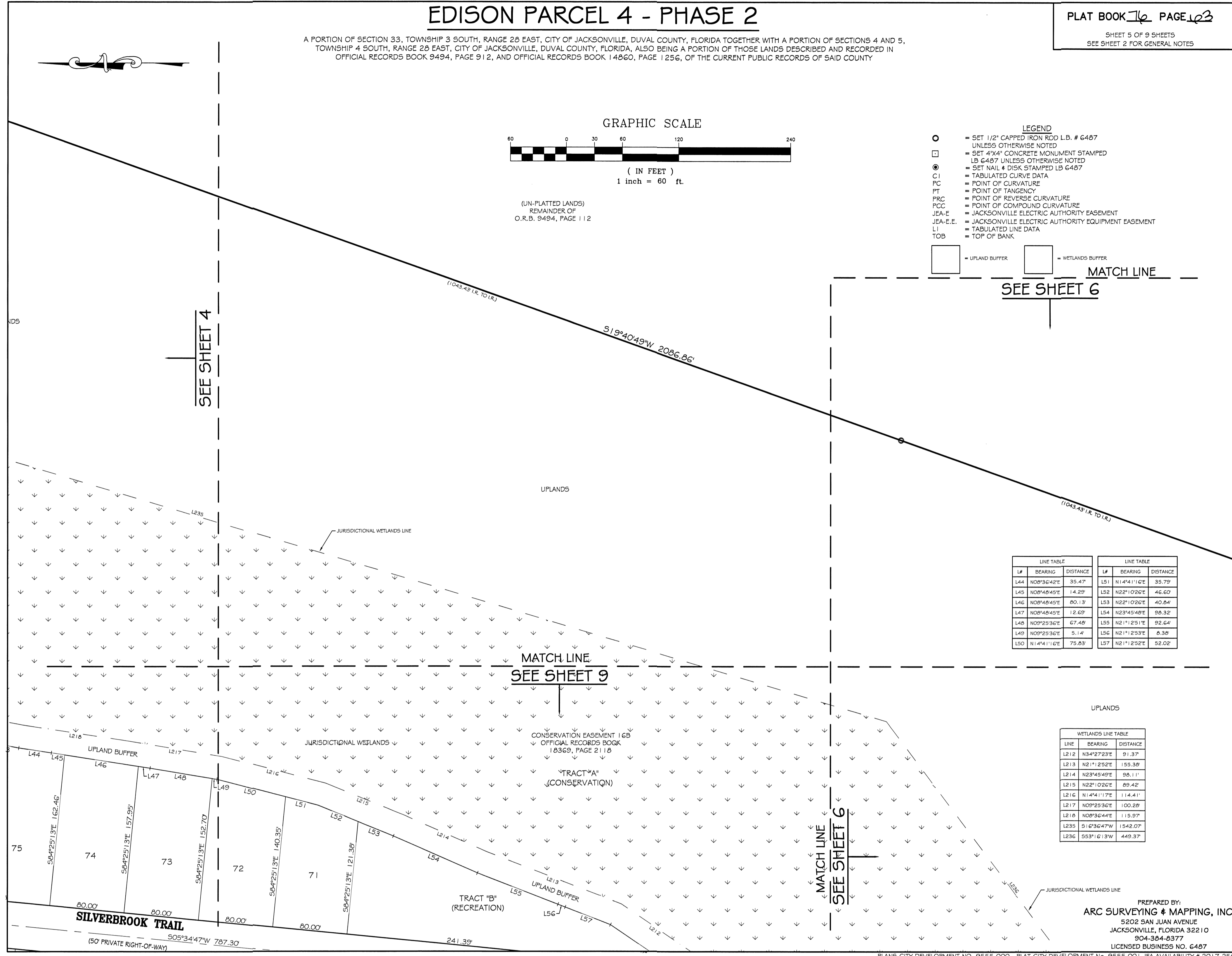


(UN-PLATTED LANDS)
REMAINDER OF
O.R.B. 9494, PAGE 112

- 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 4" DISK STAMPED LB 6487
 - C1 = 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
 - L1 = TABULATED LINE DATA
 - TOB = TOP OF BANK

□ = UPLAND BUFFER □ = WETLANDS BUFFER

MATCH LINE
SEE SHEET 6



LINE TABLE			LINE TABLE		
LP	BEARING	DISTANCE	LP	BEARING	DISTANCE
L44	N09°36'42"E	35.47'	L51	N14°41'11"E	35.73'
L45	N08°48'49"E	14.23'	L52	N22°10'22"E	46.60'
L46	N08°48'49"E	80.13'	L53	N22°10'22"E	40.24'
L47	N08°48'49"E	12.63'	L54	N23°45'48"E	88.32'
L48	N09°25'32"E	67.48'	L55	N21°1'25"E	92.64'
L49	N09°25'32"E	5.14'	L56	N21°1'25"E	8.38'
L50	N14°41'11"E	75.83'	L57	N21°1'25"E	52.02'

WETLANDS LINE TABLE		
LINE	BEARING	DISTANCE
L212	N34°27'23"E	91.37'
L213	N21°1'25"E	155.38'
L214	N23°45'48"E	89.42'
L215	N22°10'22"E	89.42'
L216	N14°41'11"E	114.41'
L217	N09°25'32"E	100.28'
L218	N09°25'32"E	115.97'
L235	S10°36'47"W	1542.07'
L236	S53°16'13"W	449.37'

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

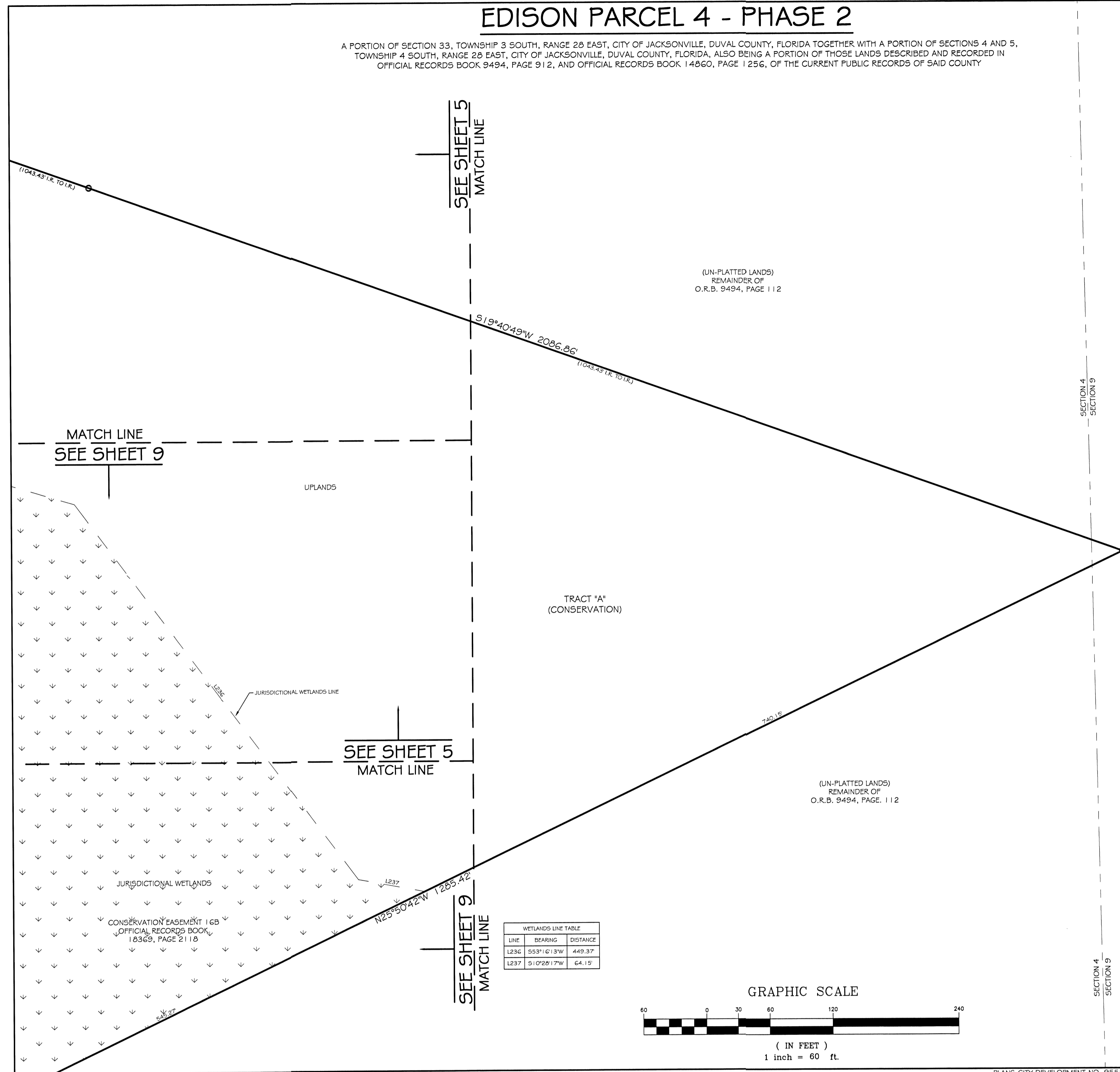
PLANS CITY DEVELOPMENT NO. 9555.000 - PLAT CITY DEVELOPMENT NO. 9555.001 JEA AVAILABILITY # 2017-2568

EDISON PARCEL 4 - PHASE 2

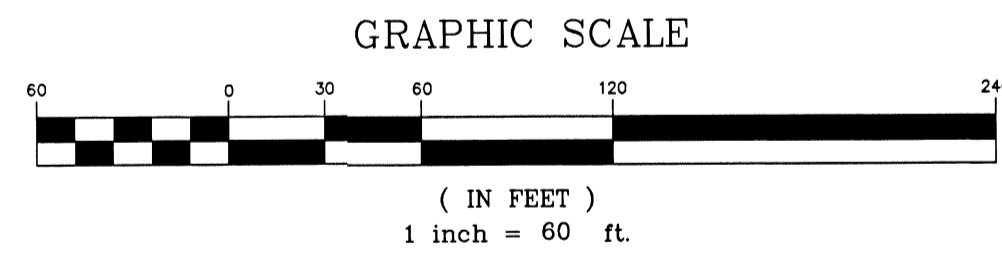
A PORTION OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA TOGETHER WITH A PORTION OF SECTIONS 4 AND 5, TOWNSHIP 4 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS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

PLAT BOOK 76 PAGE 104

SHEET 6 OF 9 SHEETS
SEE SHEET 2 FOR GENERAL NOTES



WETLANDS LINE TABLE		
LINE	BEARING	DISTANCE
L236	S53°16'33"W	449.37
L237	S10°28'17"W	64.15'



- 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
 - ⊙ = TABULATED CURVE DATA
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 - JEA-E = JACKSONVILLE ELECTRIC AUTHORITY EASEMENT
 - JEA-E.E. = JACKSONVILLE ELECTRIC AUTHORITY EQUIPMENT EASEMENT
 - L.I. = TABULATED LINE DATA
 - T.O.B. = TOP OF BANK
- = UPLAND BUFFER
 = WETLANDS BUFFER

PLANS CITY DEVELOPMENT NO. 9555.000 - PLAT CITY DEVELOPMENT No. 9555.001 JEA AVAILABILITY # 2017-2568

PREPARED BY:
ARC SURVEYING & MAPPING, INC.
5202 SAN JUAN AVENUE
JACKSONVILLE, FLORIDA 32210
904-304-0377
LICENSED BUSINESS NO. 6487

EDISON PARCEL 4 - PHASE 2

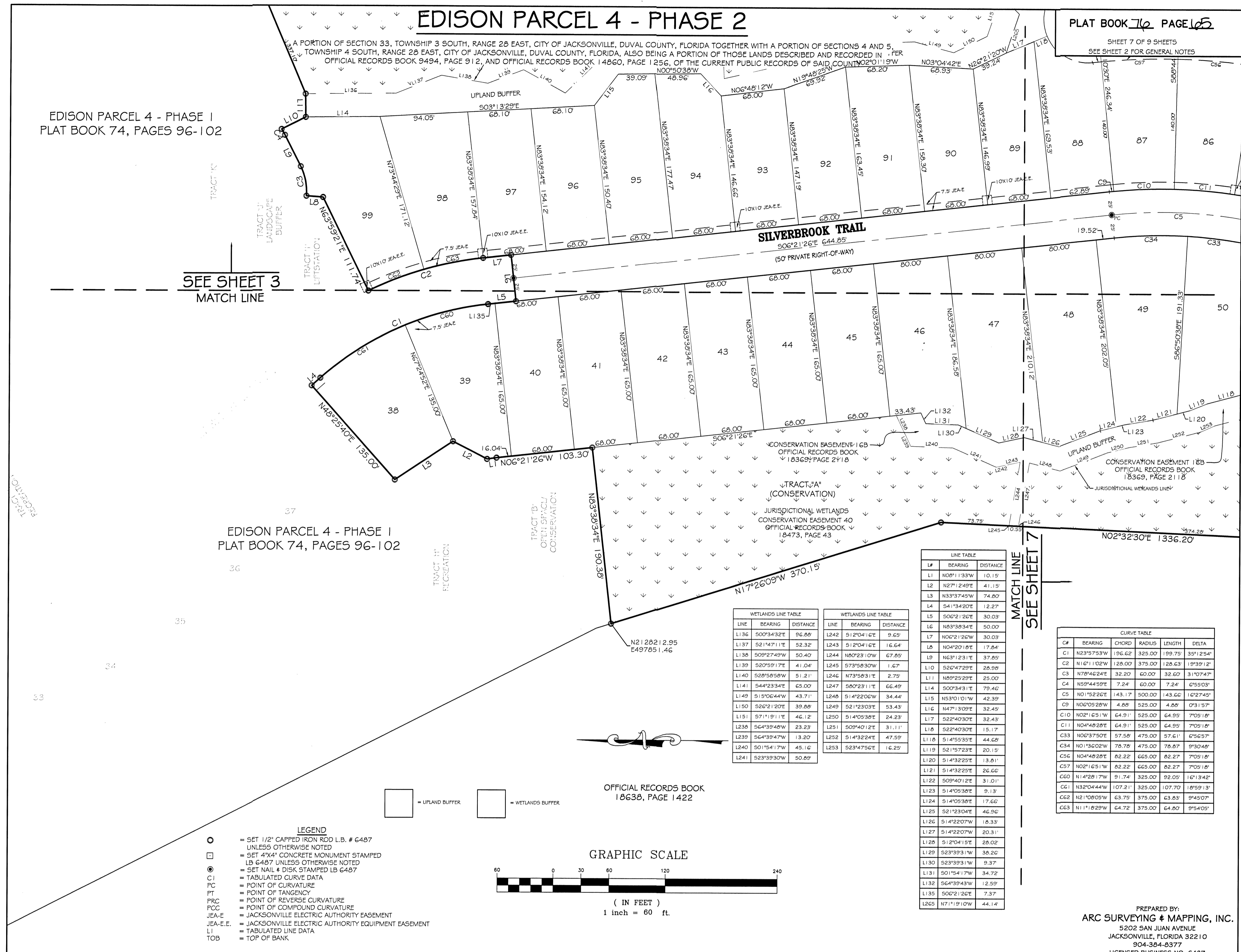
PLAT BOOK 76 PAGE 105

EDISON PARCEL 4 - PHASE I
PLAT BOOK 74, PAGES 96-102

SEE SHEET 3
MATCH LINE

EDISON PARCEL 4 - PHASE I
PLAT BOOK 74, PAGES 96-102

SHEET 7 OF 9 SHEETS
SEE SHEET 2 FOR GENERAL NOTES

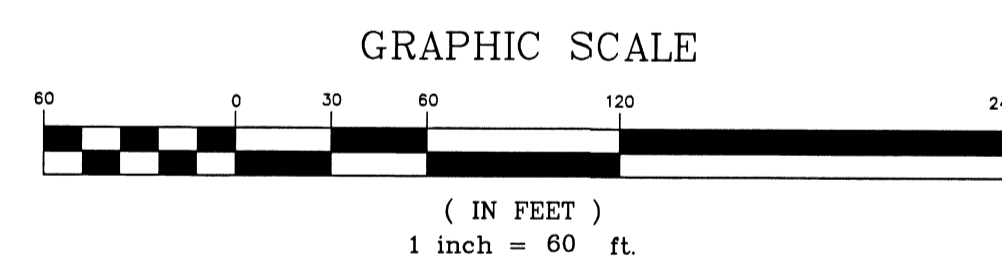


LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L13C	S00°34'32"E	96.80	L242	S12°04'11"E	9.65
L137	S2°14'41"E	52.32	L243	S12°04'11"E	16.64
L136	S09°27'49"W	50.40	L244	N02°31'09"W	67.85
L139	S20°29'17"E	41.04	L245	S73°58'30"W	1.67
L140	S28°58'59"W	51.21	L246	N73°58'31"E	2.79
L141	S44°23'34"E	65.00	L247	S80°23'11"E	66.48
L149	S15°06'44"W	43.71	L248	S14°22'00"W	34.44
L150	S28°21'20"E	39.89	L249	S21°23'03"E	53.43
L151	S71°19'11"E	46.12	L250	S14°09'38"E	24.23
L236	S64°39'48"W	23.23	L251	S09°40'12"E	31.11
L239	S64°39'47"W	13.20	L252	S14°32'24"E	47.59
L240	S01°54'17"W	45.16	L253	S23°47'56"E	14.29
L241	S23°39'30"W	50.89			

LINE	BEARING	DISTANCE
L1	N08°11'33"W	10.15
L2	N27°12'48"E	41.15
L3	N33°37'45"W	74.80
L4	S41°34'20"E	12.27
L5	S06°21'26"E	30.03
L6	N83°58'34"E	50.00
L7	N02°21'26"E	30.00
L8	N04°20'18"E	17.84
L9	N63°12'31"E	37.85
L10	S25°47'29"E	28.98
L11	N89°29'29"E	25.00
L14	S09°34'31"E	79.40
L15	N53°10'10"W	42.39
L16	N47°13'09"E	32.49
L17	S22°40'30"E	32.43
L18	S22°40'30"E	15.17
L19	S14°53'35"E	44.60
L20	S14°53'35"E	20.15
L21	S14°53'35"E	13.61
L22	S09°40'12"E	31.01
L23	S14°09'38"E	9.13
L24	S14°09'38"E	17.66
L25	S21°23'04"E	46.90
L26	S14°22'07"W	18.33
L27	S14°22'07"W	20.31
L28	S12°04'15"E	28.02
L29	S23°39'31"W	38.26
L30	S23°39'31"W	9.37
L31	S01°54'17"W	34.72
L32	S64°39'43"W	12.59
L35	S06°21'26"E	7.37
L265	N71°19'10"W	44.14

CP	BEARING	CHORD	RADIUS	LENGTH	DELTA
C1	N23°57'53"W	196.62	325.00	189.79	391.254
C2	N16°11'02"W	32.00	60.00	32.60	193.912
C3	N78°46'24"E	32.00	60.00	32.60	319.747
C4	N59°44'59"E	7.24	60.00	7.24	0.9593
C5	N01°52'26"E	143.17	500.00	143.66	6.2745
C9	N06°05'28"E	4.88	500.00	4.88	0.53157
C10	N02°16'51"W	64.91	525.00	64.91	7.0916
C11	N04°48'28"E	64.91	525.00	64.91	7.0916
C33	N06°37'50"E	57.58	475.00	57.61	6.5657
C34	N01°36'02"W	78.78	475.00	78.87	9.3040
C56	N04°48'28"E	62.22	665.00	62.27	7.0916
C57	N02°16'51"W	62.22	665.00	62.27	7.0916
C60	N14°28'17"W	91.74	325.00	92.05	10.1342
C62	N21°08'02"W	63.79	375.00	63.83	9.4507
C63	N11°02'29"W	64.72	375.00	64.80	9.5405

- 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
 - ⊖ = 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
 - L1 = TABULATED LINE DATA
 - TOB = TOP OF BANK

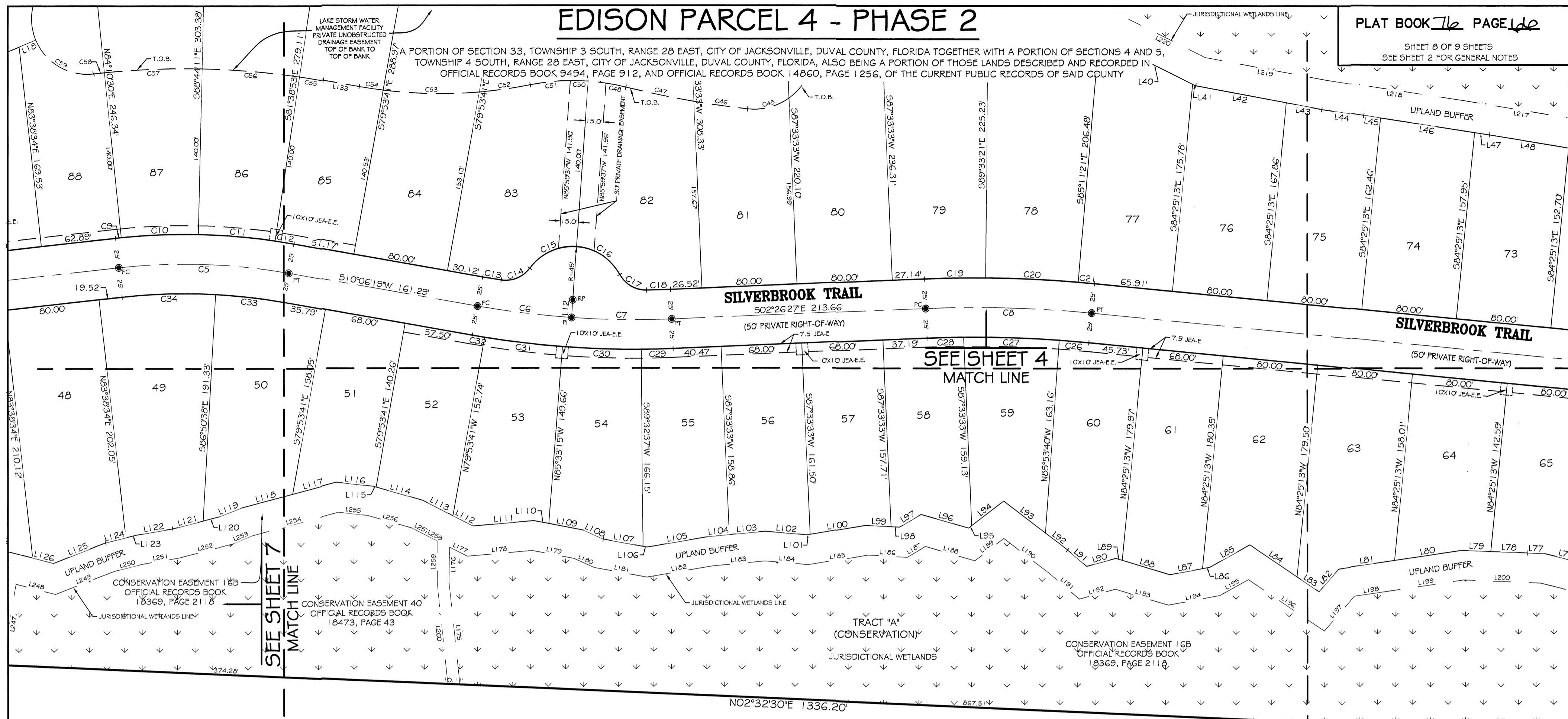


PREPARED BY:
ARC SURVEYING & MAPPING, INC.
 5202 SAN JUAN AVENUE
 JACKSONVILLE, FLORIDA 32210
 904-384-0377
 LICENSED BUSINESS NO. 6487

PLANS CITY DEVELOPMENT NO. 9555.000 - PLAT CITY DEVELOPMENT No. 9555.001 JEA AVAILABILITY # 2017-2566

EDISON PARCEL 4 - PHASE 2

PLAT BOOK 76 PAGE 146
SHEET 2 OF 9 SHEETS
SEE SHEET 2 FOR GENERAL NOTES



LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L175	N84°10'14"E	87.09	L197	S49°06'36"E	38.24
L176	S88°57'23"E	29.18	L198	S08°31'34"E	29.96
L177	S27°10'46"W	16.73	L199	S08°31'35"E	63.32
L178	S04°57'13"E	54.80	L200	S02°18'25"W	64.62
L179	S10°55'08"W	36.13	L217	N02°23'36"E	100.29
L180	S24°34'23"W	18.34	L218	N08°36'44"E	115.97
L181	S10°19'00"W	45.19	L219	N10°41'33"E	104.21
L182	S09°41'22"E	55.83	L220	N30°36'01"E	79.98
L183	S02°14'47"E	44.79	L247	S82°31'11"E	62.49
L184	S04°56'48"W	36.13	L248	S14°23'00"W	34.44
L185	S09°29'14"E	50.93	L249	S21°23'03"E	53.43
L186	S03°17'17"W	32.99	L250	S14°03'35"E	24.23
L187	S31°07'28"E	17.83	L251	S09°40'12"E	31.11
L188	S10°02'29"W	43.44	L252	S14°32'24"E	47.99
L189	S37°43'29"E	30.77	L253	S23°47'52"E	16.20
L190	S37°28'12"W	40.51	L254	S14°55'35"E	75.91
L191	S40°36'01"W	33.88	L255	S06°21'39"W	34.78
L192	S19°33'35"E	31.47	L256	S15°47'26"W	38.78
L193	S10°48'03"W	46.53	L257	S27°14'7"W	16.14
L194	S10°33'46"E	44.34	L258	S27°14'00"W	8.69
L195	S29°13'55"E	27.43	L259	N08°57'24"W	34.67
L196	S34°07'15"W	77.18	L260	N08°41'43"W	86.19

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L112	S85°59'37"E	19.00	L187	S31°07'32"E	21.00
L116	S27°40'30"E	15.17	L188	S03°17'23"W	7.38
L140	N26°36'00"E	75.67	L189	S03°17'16"W	20.66
L41	N26°36'00"E	2.77	L100	S09°29'14"E	47.74
L42	N10°41'34"E	77.72	L101	S09°29'14"E	2.82
L43	N10°41'34"E	30.43	L102	S04°56'43"W	35.22
L44	N08°36'42"E	35.47	L103	S05°21'48"E	30.30
L45	N08°36'42"E	14.29	L104	S05°21'48"E	17.65
L46	N08°48'40"E	80.13	L105	S09°41'22"E	52.38
L47	N08°48'40"E	12.67	L106	S10°13'00"W	3.50
L48	N09°23'36"E	67.48	L107	S10°13'00"W	34.00
L49	S14°04'28"W	35.03	L108	S24°34'24"W	18.19
L76	S02°18'51"W	14.63	L109	S10°55'08"W	29.65
L77	S02°18'51"W	30.61	L110	S10°55'08"W	12.93
L78	S02°18'53"W	24.11	L111	S04°57'14"E	51.12
L79	S09°31'34"E	47.23	L112	S27°01'45"W	18.19
L81	S40°36'10"W	47.23	L113	S19°47'24"W	40.66
L82	S49°03'37"E	25.20	L114	S19°47'24"W	40.66
L83	S34°07'15"W	22.29	L115	S19°47'24"W	2.64
L84	S34°07'15"W	46.11	L116	S06°21'42"W	31.14
L85	S29°13'54"E	38.79	L117	S14°55'35"E	57.86
L86	S10°33'45"E	6.16	L118	S14°55'35"E	44.60
L87	S10°33'45"E	27.98	L119	S21°57'23"E	20.19
L88	S10°48'02"W	41.93	L120	S14°32'25"E	13.81
L89	S10°48'02"W	5.77	L121	S14°32'25"E	26.60
L90	S19°33'34"E	25.30	L122	S09°40'12"E	31.01
L91	S40°36'03"W	21.17	L123	S14°03'38"E	9.13
L92	S37°28'12"W	23.49	L124	S14°03'38"E	17.66
L93	S37°28'12"W	44.39	L125	S21°23'04"E	46.92
L94	S37°43'29"E	33.97	L126	S14°32'07"W	18.33
L95	S37°43'29"E	3.38	L133	N10°06'19"E	30.61
L96	S14°02'30"W	41.60			

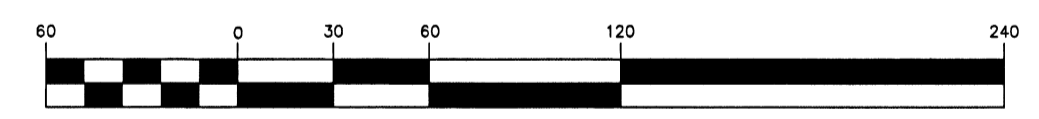
CF	BEARING	CHORD	RADIUS	LENGTH	DELTA
C5	N01°32'22"E	143.17	500.00	143.66	1°02'74"
C6	S07°03'21"W	79.80	750.00	79.83	0°05'56"
C7	S00°46'58"W	84.39	750.00	84.39	0°26'50"
C8	N01°34'10"E	139.87	1000.00	139.98	0°11'14"
C9	N06°05'28"W	4.88	525.00	4.88	0°31'57"
C10	N02°16'51"W	64.91	525.00	64.95	7°09'18"
C11	N04°48'28"E	64.91	525.00	64.95	7°09'18"
C12	N09°13'43"E	16.07	525.00	16.07	1°49'12"
C13	S09°28'40"W	15.88	525.00	15.88	11°19'18"
C14	S22°23'32"E	25.92	25.00	27.29	62°27'09"
C15	N24°47'51"W	43.36	45.00	45.24	37°36'27"
C16	N32°48'36"E	43.36	45.00	45.24	37°36'27"
C17	S30°23'18"W	25.92	25.00	27.29	62°27'09"
C18	S01°38'21"E	20.29	725.00	20.29	1°36'12"
C19	N02°59'54"W	51.61	1025.00	51.62	2°33'07"
C20	N02°11'43"E	13.76	1025.00	13.76	0°46'08"
C21	N04°50'42"E	25.08	575.00	25.09	1°29'9"
C22	N01°44'16"E	25.08	575.00	25.09	1°44'09"
C23	N01°32'09"W	30.61	575.00	30.62	1°48'38"
C24	S01°26'52"E	26.84	775.00	26.84	1°09'04"

CF	BEARING	CHORD	RADIUS	LENGTH	DELTA
C30	S01°59'41"W	66.29	775.00	66.31	4°54'08"
C31	S06°53'14"W	66.03	775.00	66.09	4°52'58"
C32	S09°43'01"W	10.50	775.00	10.50	0°46'36"
C33	N06°37'02"E	57.58	475.00	57.61	0°56'57"
C34	N01°36'02"W	78.78	475.00	78.87	0°56'49"
C35	S14°40'48"E	35.99	50.00	36.78	42°08'33"
C36	S08°02'42"W	45.63	750.00	45.63	3°18'34"
C37	S14°49'42"W	56.64	750.00	56.65	4°15'14"
C38	N11°48'12"E	17.10	85.00	17.11	3°17'52"
C39	N01°40'51"E	15.01	85.00	15.02	4°38'03"
C40	S01°19'12"W	33.91	85.00	33.96	0°31'09"
C41	S07°59'04"E	43.34	390.00	43.26	0°19'32"
C42	S01°09'12"W	80.99	390.00	81.13	1°55'10"
C43	S09°33'33"W	20.37	390.00	20.37	2°59'32"
C44	N04°48'28"E	20.35	625.00	20.35	1°45'12"
C45	N04°48'28"E	82.22	625.00	82.27	7°05'18"
C46	N01°31'51"W	91.9	625.00	91.9	0°47'32"
C49	S32°11'47"W	56.53	47.00	60.63	73°56'31"

OFFICIAL RECORDS BOOK 10638, PAGE 1422

- LEGEND**
- = SET 1/2" CAPPED IRON ROD L.D. # 6487 UNLESS OTHERWISE NOTED
 - = SET 4'X4' CONCRETE MONUMENT STAMPED LB 6487 UNLESS OTHERWISE NOTED
 - ⊙ = SET NAIL 4 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

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

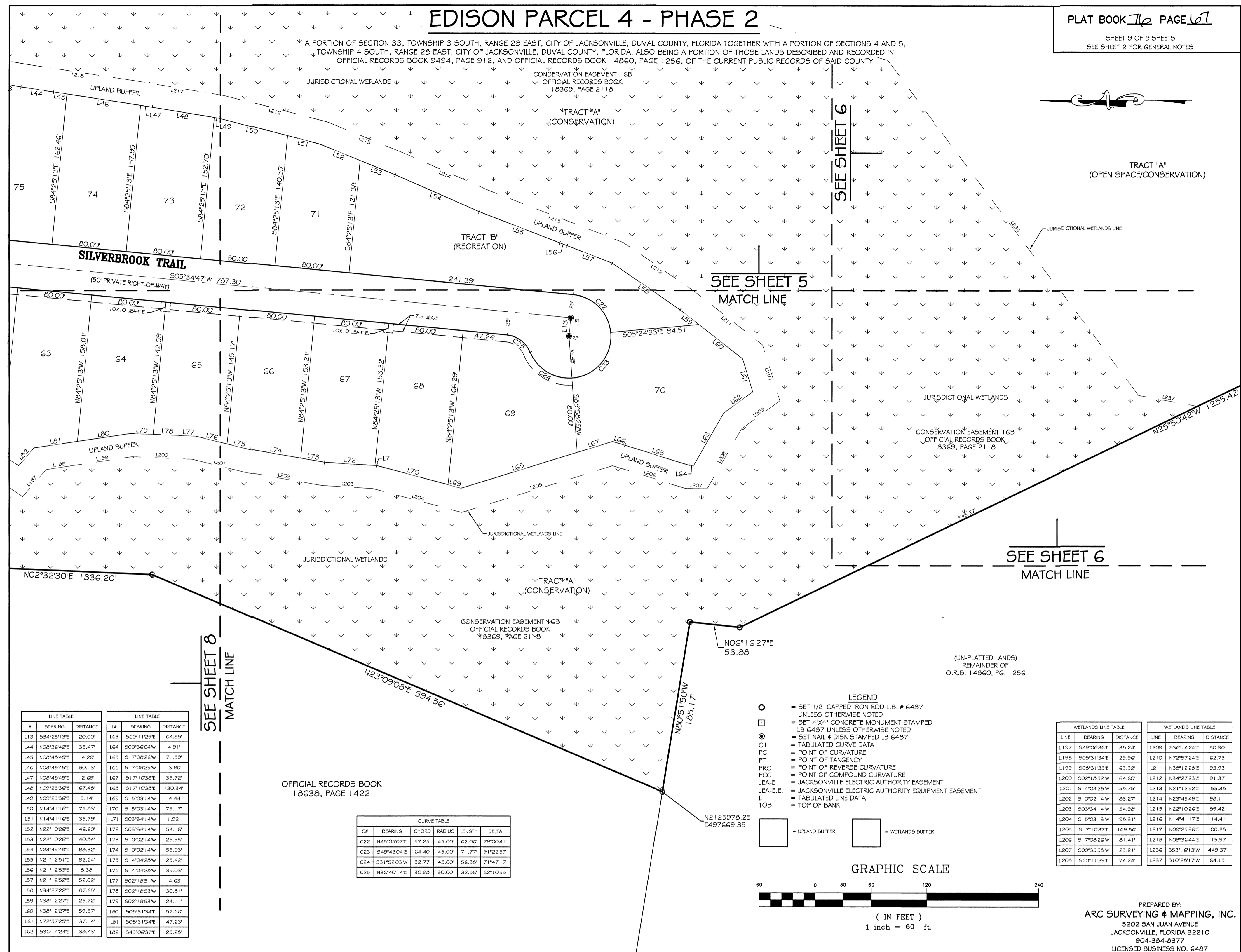
MATCH LINE
SEE SHEET 9

PREPARED BY:
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LICENSED BUSINESS NO. 6487

EDISON PARCEL 4 - PHASE 2

PLAT BOOK 16 PAGE 161

SHEET 9 OF 9 SHEETS
SEE SHEET 2 FOR GENERAL NOTES

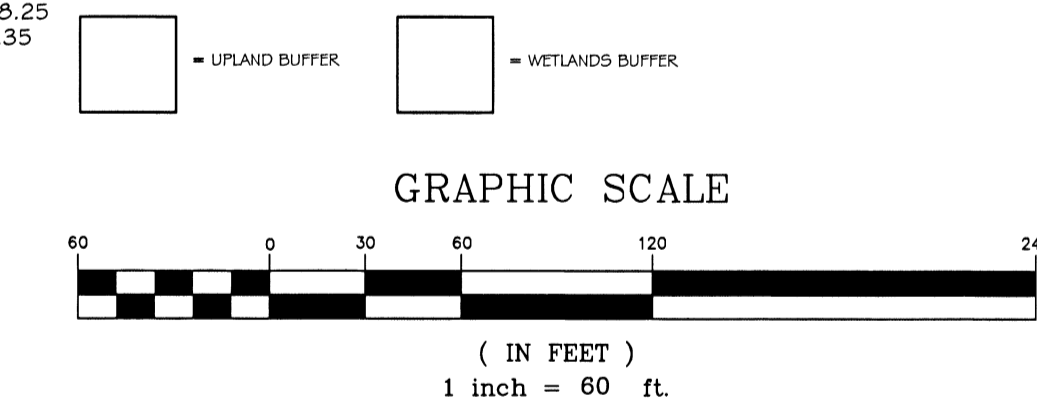


LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L13	S84°25'13"E	20.00	L63	S60°11'29"E	64.89
L44	N08°36'42"E	35.47	L64	S00°36'04"W	4.91
L45	N08°46'45"E	14.29	L65	S17°08'26"W	71.59
L46	N08°46'45"E	80.13	L66	S17°08'26"W	13.90
L47	N08°46'45"E	12.69	L67	S17°10'38"E	39.72
L48	N08°25'36"E	67.48	L68	S17°10'38"E	130.34
L49	N08°25'36"E	51.4	L69	S15°03'14"W	14.44
L50	N14°41'11"E	75.63	L70	S15°03'14"W	79.17
L51	N14°41'11"E	35.79	L71	S03°34'14"W	1.92
L52	N22°10'26"E	46.60	L72	S03°34'14"W	54.16
L53	N22°10'26"E	40.64	L73	S10°02'14"W	25.99
L54	N23°45'40"E	88.32	L74	S10°02'14"W	55.03
L55	N21°12'51"E	92.64	L75	S14°04'28"W	25.42
L56	N21°12'53"E	8.38	L76	S14°04'28"W	35.03
L57	N21°12'52"E	52.02	L77	S02°18'51"W	14.63
L58	N34°22'22"E	97.63	L78	S02°18'53"W	30.81
L59	N38°12'27"E	25.72	L79	S02°18'53"W	24.11
L60	N38°12'27"E	59.57	L80	S08°9'13"E	57.66
L61	N72°57'22"E	37.14	L81	S08°9'13"E	47.33
L62	S36°14'24"E	38.43	L82	S49°03'37"E	25.28

OFFICIAL RECORDS BOOK
18638, PAGE 1422

CURVE TABLE				
CH	BEARING	CHORD RADIUS	LENGTH	DELTA
C28	N45°05'07"E	57.23	45.00	62.06
C28	S49°43'04"E	64.40	45.00	71.77
C24	S31°52'03"W	52.77	45.00	56.38
C25	N36°40'14"E	30.98	30.00	32.56

- 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
 - C | = TABULATED CURVE DATA
 - PC = POINT OF CURVATURE
 - PT = POINT OF TANGENCY
 - PFC = 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



WETLANDS LINE TABLE			WETLANDS LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L197	S48°06'36"E	36.24	L209	S36°14'24"E	50.90
L198	S08°31'34"E	29.96	L210	N72°57'24"E	62.73
L199	S08°31'35"E	63.32	L211	N38°12'26"E	93.93
L200	S02°18'52"W	64.60	L212	N34°27'23"E	91.37
L201	S14°04'28"W	58.79	L213	N21°12'25"E	155.38
L202	S10°02'14"W	63.27	L214	N23°45'49"E	98.11
L203	S03°34'14"W	54.59	L215	N22°10'26"E	69.42
L204	S15°03'13"W	98.31	L216	N14°41'17"E	114.41
L205	S17°10'37"E	169.56	L217	N09°23'36"E	100.29
L206	S17°08'26"W	61.41	L218	N08°36'44"E	115.97
L207	S00°35'58"W	23.21	L236	S53°16'13"W	449.37
L208	S60°11'29"E	74.24	L237	S10°28'17"W	64.15

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

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PLANS CITY DEVELOPMENT NO. 9555.000 - PLAT CITY DEVELOPMENT NO. 9555.001 JEA AVAILABILITY # 2017-2568