

EDISON EAST - PHASE 1

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

Approved 9/20/21
Date
J. S. Pappas
City Engineer
for Director of Public Works
Approved 9/13/21
Date
Jody Phillips
Clerk

CAPTION

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

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

FROM SAID POINT OF BEGINNING, CONTINUE ALONG THE SOUTHERLY LINE OF SAID OFFICIAL RECORDS BOOK 14340, PAGE 1809, NORTH 89°59'33" EAST, A DISTANCE OF 262.50 FEET TO THE SOUTHEAST CORNER OF SAID OFFICIAL RECORDS BOOK 14340, PAGE 1809; THENCE CONTINUE NORTH 89°59'33" EAST ALONG THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID OFFICIAL RECORDS BOOK 14340, PAGE 1809, A DISTANCE OF 61.41 FEET TO A POINT ON A CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 45.00 FEET, A CENTRAL ANGLE OF 44°30'39" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 42°50'40" EAST, 34.09 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 34.96 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 55°55'42" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 37°08'15" EAST, 23.45 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 24.40 FEET TO A POINT OF TANGENCY; THENCE SOUTH 09°10'23" EAST, A DISTANCE OF 217.10 FEET; THENCE NORTH 80°49'37" EAST, A DISTANCE OF 60.00 FEET; THENCE NORTH 09°10'23" WEST, A DISTANCE OF 410.21 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 95.00 FEET, A CENTRAL ANGLE OF 32°10'40" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 06°54'57" EAST, 52.65 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 53.35 FEET TO A POINT OF TANGENCY; THENCE NORTH 23°07'17" EAST, A DISTANCE OF 83.80 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 155.00 FEET, A CENTRAL ANGLE OF 19°43'18" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 13°08'38" EAST, 53.09 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 53.35 FEET; THENCE NORTH 76°28'04" EAST, A DISTANCE OF 477.01 FEET TO A POINT ON THE EASTERLY LINE OF LANDS RECORDED IN OFFICIAL RECORDS BOOK 18197, PAGE 1321; THENCE ALONG THE EASTERLY LINE OF SAID OFFICIAL RECORDS BOOK 18197, PAGE 1321, THE FOLLOWING TWO (2) COURSES AND DISTANCES, COURSE NO. 1: SOUTH 13°31'56" EAST, 2,108.41 FEET; COURSE NO. 2: SOUTH 04°33'06" WEST, 1,549.53 FEET TO A POINT LYING ON THE NORTHERLY LINE OF THAT JEA EASEMENT, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 11934, PAGE 1609 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 88°37'04" WEST, DEPARTING SAID EASTERLY LINE AND ALONG SAID NORTHERLY LINE, 249.02 FEET; THENCE DEPARTING NORTHERLY LINE OF SAID JEA EASEMENT SOUTH 08°51'23" EAST, A DISTANCE OF 35.10 FEET; THENCE SOUTH 85°41'04" EAST, A DISTANCE OF 7.91 FEET; THENCE SOUTH 05°15'50" WEST, A DISTANCE OF 44.57 FEET; THENCE SOUTH 04°14'00" WEST, A DISTANCE OF 4.83 FEET; THENCE NORTH 88°19'23" EAST, A DISTANCE OF 156.51 FEET; THENCE SOUTH 04°29'35" WEST, A DISTANCE OF 142.27 FEET; THENCE SOUTH 88°39'38" WEST, A DISTANCE OF 494.16 FEET; THENCE SOUTH 05°02'11" EAST, A DISTANCE OF 18.12 FEET; THENCE SOUTH 16°15'48" EAST, A DISTANCE OF 19.75 FEET; THENCE SOUTH 12°41'00" EAST, A DISTANCE OF 30.78 FEET; THENCE SOUTH 85°22'12" EAST, A DISTANCE OF 51.94 FEET; THENCE SOUTH 13°57'42" EAST, A DISTANCE OF 49.60 FEET; THENCE SOUTH 61°20'36" EAST, A DISTANCE OF 54.01 FEET; THENCE SOUTH 85°22'12" EAST, A DISTANCE OF 136.78 FEET; THENCE SOUTH 80°32'51" WEST, A DISTANCE OF 238.75 FEET; THENCE SOUTH 21°28'22" EAST, A DISTANCE OF 35.67 FEET; THENCE SOUTH 06°50'49" EAST, A DISTANCE OF 136.78 FEET; THENCE SOUTH 80°32'51" WEST, A DISTANCE OF 32.77 FEET; THENCE NORTH 12°28'44" WEST, A DISTANCE OF 87.86 FEET; THENCE NORTH 19°52'55" WEST, A DISTANCE OF 35.59 FEET; THENCE NORTH 35°04'22" WEST, A DISTANCE OF 32.77 FEET; THENCE NORTH 64°56'05" EAST, A DISTANCE OF 83.75 FEET; THENCE NORTH 16°31'21" EAST, A DISTANCE OF 43.25 FEET; THENCE NORTH 08°41'35" EAST, A DISTANCE OF 34.52 FEET; THENCE NORTH 05° 46' 11" WEST, A DISTANCE OF 23.47 FEET; THENCE NORTH 07°00'37" WEST, A DISTANCE OF 47.73 FEET; THENCE NORTH 09°01'14" WEST, A DISTANCE OF 32.79 FEET; THENCE NORTH 31°33'08" WEST, A DISTANCE OF 30.28 FEET; THENCE NORTH 08°36'21" WEST, A DISTANCE OF 27.97 FEET; THENCE SOUTH 88°39'38" WEST, A DISTANCE OF 519.96 FEET TO A POINT ON THE EASTERLY LINE OF TRACT C OF EDISON PARCEL 4 PHASE 1 AS RECORDED IN PLAT BOOK 74, PAGES 96 THROUGH 102 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 31°43'33" WEST ALONG THE EASTERLY LINE OF SAID TRACT C, A DISTANCE OF 6.70 FEET; THENCE SOUTH 88°19'24" WEST ALONG THE NORTHERLY LINE OF SAID TRACT C, A DISTANCE OF 514.15 FEET; THENCE ALONG AN EASTERLY LINE OF SAID TRACT C AND THE EASTERLY TERMINUS OF GLENNONT DRIVE, A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY NORTH 01°44'02" WEST, A DISTANCE OF 129.35 FEET; THENCE NORTH 89°21'23" EAST, A DISTANCE OF 1,274.43 FEET; THENCE NORTH 01°44'02" WEST, A DISTANCE OF 10.30 FEET; THENCE NORTH 13°19'57" WEST, A DISTANCE OF 38.66 FEET; THENCE NORTH 11°45'40" WEST, A DISTANCE OF 43.69 FEET TO A POINT LYING ON THE NORTHERLY LINE OF SAID JEA EASEMENT, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 11934, PAGE 1609 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 88°37'04" WEST ALONG THE NORTHERLY LINE OF SAID JEA EASEMENT, A DISTANCE OF 1,096.46 FEET TO THE SOUTHEAST CORNER OF LANDS RECORDED IN OFFICIAL RECORDS BOOK 18372, PAGE 414, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE DEPARTING SAID NORTHERLY LINE AND ALONG THE EASTERLY LINES OF LANDS RECORDED IN OFFICIAL RECORDS BOOK 18372, PAGE 414, THE FOLLOWING FOUR (4) COURSES AND DISTANCES, COURSE NO. 1: NORTH 01°39'11" WEST, 249.19 FEET; COURSE NO. 2: NORTH 59°23'40" EAST, 915.92 FEET; COURSE NO. 3: NORTH 01°44'40" WEST, 240.21 FEET; COURSE NO. 4: NORTH 33°03'30" WEST, 697.63 FEET TO THE NORTHEASTERLY CORNER OF LANDS RECORDED IN SAID OFFICIAL RECORDS BOOK 18372, PAGE 414; THENCE NORTH 04°55'20" WEST, A DISTANCE OF 1,647.96 FEET TO THE POINT OF BEGINNING.

LAND THIS DESCRIBED CONTAINS 93.64 ACRES, MORE OR LESS.

APPROVED FOR THE RECORD

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

John Pappas
JOHN PAPPAS, P.E.
DIRECTOR OF PUBLIC WORKS

CLERK'S CERTIFICATE

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

Jody Phillips
JODY PHILLIPS, CLERK OF THE CIRCUIT COURT

PLAT CONFORMITY REVIEW

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

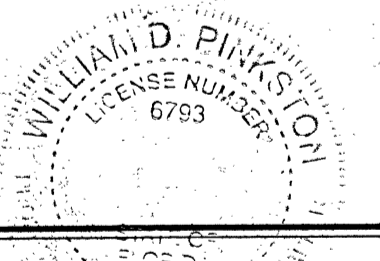
Danny S. Wheeler
DANNY S. WHEELER
PROFESSIONAL LAND SURVEYOR AND MAPPER
NO. 6902 STATE OF FLORIDA

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS A CURRENTLY LICENSED AND REGISTERED LAND SURVEYOR IN AND BY THE STATE OF FLORIDA AND AS SUCH DOES HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED UNDER HIS RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE PLAT COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND FURTHER CERTIFIES THAT PERMANENT REFERENCE MONUMENTS, PERMANENT CONTROL POINTS, AND LOT CORNERS HAVE BEEN MONUMENTED IN ACCORDANCE WITH CHAPTER 177, FLORIDA STATUTES, CHAPTER 5J-17.052, F.A.C. AND SECTION 654-110, JACKSONVILLE ORDINANCE CODE. SIGNED THIS 20th DAY OF SEPTEMBER, 2021.

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

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



ADOPTION AND DEDICATION

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

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

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

THE RIGHT-OF-WAY OF "GLENNONT DRIVE" IS HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE, A FLORIDA MUNICIPAL CORPORATION, ITS SUCCESSORS AND ASSIGNS ("CITY"). ALL UNDISTRIBUTED EASEMENTS FOR DRAINAGE ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY. THE NON-EXCLUSIVE DRAINAGE EASEMENTS OVER, UNDER, ACROSS AND THROUGH THE STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT ARE HEREBY IRREVOCABLY DEDICATED TO THE CITY AND ARE SUBJECT TO THE FOLLOWING COVENANTS WHICH SHALL RUN WITH THE LAND:

(1) THE DRAINAGE EASEMENTS HEREBY DEDICATED SHALL PERMIT THE CITY TO DISCHARGE INTO SAID STORMWATER MANAGEMENT FACILITIES WHICH THESE EASEMENTS TRAFFIC. ALL WATER WHICH MAY FALL ON OR COME UPON THE RIGHTS OF WAY DEDICATED TO THE CITY, TOGETHER WITH ALL SUBSTANCES OR MATTERS WHICH MAY FLOW OR PASS FROM SAID RIGHTS OF WAY 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 (TRACTS "A", "B", "C", "D", "E", "F", "G", "H", "I", "J", "K", "L", "M", "N", "O", "P", "Q", "R", "S", "T", "U", "V", "W", "X", "Y", "Z", AND "AA") ARE OWNED IN FEE SIMPLE TITLE BY THE ABUTTING OWNERS, ITS SUCCESSORS AND ASSIGNS, AND ALL MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID STORMWATER MANAGEMENT FACILITIES ARE THE RESPONSIBILITY OF SAID OWNER(S). THE CITY BY ACCEPTANCE OF THIS PLAT ASSUMES NO RESPONSIBILITY WHATSOEVER FOR SAID STORMWATER MANAGEMENT FACILITIES.

(3) THE CITY SHALL NOT BE LIABLE NOR RESPONSIBLE FOR THE CREATION, OPERATION, FAILURE OR DESTRUCTION OF WATER LEVEL CONTROL EQUIPMENT WHICH MAY BE CONSTRUCTED OR INSTALLED BY THE OWNER(S) OR ANY OTHER PERSON WITHIN THE AREA OF THE LANDS HEREBY PLATTED, OR OF THE STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT, BUT SHALL HAVE THE RIGHT TO MAINTAIN THE WATER LEVEL IN ACCORDANCE WITH ANY STATE AND LOCAL PERMITS, INCLUDING THE REPAIR, REMOVAL OR REPLACEMENT OF THE STORMWATER MANAGEMENT FACILITIES AND THE CONTROL STRUCTURES TO EFFECT ADEQUATE DRAINAGE FOR THE RIGHTS OF WAYS DEDICATED HEREON.

THE CITY, ITS SUCCESSORS AND ASSIGNS OF THE LANDS DESCRIBED AND CAPTIONED HEREON, SHALL FOREVER RELEASE, DISCHARGE, INDEMNIFY THE CITY AND SAVE IT HARMLESS FROM SUITS, ACTION, DAMAGES, LIABILITY AND EXPENSE IN CONNECTION WITH LOSS OF LIFE, BODY OR PERSONAL INJURY OR PROPERTY DAMAGE OR ANY OTHER DAMAGE ARISING FROM OR OUT OF ANY OCCURRENCE IN, UPON, AT OR FROM THE STORMWATER MANAGEMENT FACILITIES DESCRIBED ABOVE, OR ANY PART THEREOF, OCCASIONED WHOLLY OR IN PART BY ANY ACT OR OMISSION OF ITS AGENT, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES OR CONCESSIONAIRES WITHIN EDISON EAST - PHASE 1. OWNER(S) SUCCESSORS AND ASSIGNS SHALL BE SUBJECT TO THIS RELEASE AND INDEMNIFICATION AND THE COVENANTS HEREIN SHALL RUN WITH THE LAND DESCRIBED AND CAPTIONED HEREON.

THE OWNER(S), HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATES TO JEA, ITS SUCCESSORS AND ASSIGNS, EASEMENTS OVER, UPON, AND UNDER ALL ROAD RIGHTS OF WAY DESIGNATED HEREON, FOR ITS NON-EXCLUSIVE USE IN CONNECTION WITH THE INSTALLATION, MAINTENANCE, AND USE OF JEA UTILITIES, TOGETHER WITH THE RIGHT, USE, AND UNDER THE LANDSCAPE BUFFER TRACT, FOR ELECTRICAL, WATER REUSE, WATER, SEWER, AND OTHER PUBLIC UTILITIES AND INGRESS AND EGRESS IN CONNECTION WITH JEA'S USE OF THE PUMP STATION TRACT.

THE OWNER(S), HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATES TO JEA, ITS SUCCESSORS AND ASSIGNS, EASEMENTS OVER, UPON, AND UNDER ALL ROAD RIGHTS OF WAY DESIGNATED HEREON, FOR ITS NON-EXCLUSIVE USE IN CONNECTION WITH THE INSTALLATION, MAINTENANCE, AND USE OF JEA UTILITIES, TOGETHER WITH THE RIGHT, USE, AND UNDER THE LANDSCAPE BUFFER TRACT, FOR ELECTRICAL, WATER REUSE, WATER, SEWER, AND OTHER PUBLIC UTILITIES AND INGRESS AND EGRESS IN CONNECTION WITH JEA'S USE OF THE PUMP STATION TRACT.

THE OWNER(S), HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATES TO JEA, ITS SUCCESSORS AND ASSIGNS, EASEMENTS OVER, UPON, AND UNDER ALL ROAD RIGHTS OF WAY DESIGNATED HEREON, FOR ITS NON-EXCLUSIVE USE IN CONNECTION WITH THE INSTALLATION, MAINTENANCE, AND USE OF JEA UTILITIES, TOGETHER WITH THE RIGHT, USE, AND UNDER THE LANDSCAPE BUFFER TRACT, FOR ELECTRICAL, WATER REUSE, WATER, SEWER, AND OTHER PUBLIC UTILITIES AND INGRESS AND EGRESS IN CONNECTION WITH JEA'S USE OF THE PUMP STATION TRACT.

THE OWNER(S), HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATES TO JEA, ITS SUCCESSORS AND ASSIGNS, EASEMENTS OVER, UPON, AND UNDER ALL ROAD RIGHTS OF WAY DESIGNATED HEREON, FOR ITS NON-EXCLUSIVE USE IN CONNECTION WITH THE INSTALLATION, MAINTENANCE, AND USE OF JEA UTILITIES, TOGETHER WITH THE RIGHT, USE, AND UNDER THE LANDSCAPE BUFFER TRACT, FOR ELECTRICAL, WATER REUSE, WATER, SEWER, AND OTHER PUBLIC UTILITIES AND INGRESS AND EGRESS IN CONNECTION WITH JEA'S USE OF THE PUMP STATION TRACT.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF X (PHYSICAL PRESENCE) OR — (ONLINE NOTARIZATION), THIS 20th DAY OF September, 2021, BY STEVE MERTEN, AS DIVISION PRESIDENT OF TOLL SOUTHEAST LP COMPANY, INC., A DELAWARE CORPORATION, HE IS PERSONALLY KNOWN BY ME, OR HAS PRODUCED — AS IDENTIFICATION.

Benjamin Casner
BENJAMIN CASNER
PRINT NAME
AS ITS: DIVISION PRESIDENT

Matthew Helms
MATTHEW HELMS
WITNESS
Killian Heath
KILLIAN HEATH
PRINT NAME

Richard T. Ray
RICHARD T. RAY
PRINT NAME
AS ITS: CHAIRMAN

Michael Ostreet
MICHAEL OSTREET
WITNESS
Michael Ostreet
MICHAEL OSTREET
PRINT NAME

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

Tina E Miller
TINA E MILLER
PRINT NAME
MY COMMISSION EXPIRES: May 9, 2025

Michael Ostreet
MICHAEL OSTREET
WITNESS
Michael Ostreet
MICHAEL OSTREET
PRINT NAME

Harry D. Francis
HARRY D. FRANCIS
PRINT NAME
AS ITS: VICE PRESIDENT

Michael Ostreet
MICHAEL OSTREET
WITNESS
Michael Ostreet
MICHAEL OSTREET
PRINT NAME

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

Tina E Miller
TINA E MILLER
PRINT NAME
MY COMMISSION EXPIRES: May 9, 2025

Michael Ostreet
MICHAEL OSTREET
WITNESS
Michael Ostreet
MICHAEL OSTREET
PRINT NAME

William D. Pinkston
WILLIAM D. PINKSTON
PRINT NAME
MY COMMISSION EXPIRES: May 9, 2025

Michael Ostreet
MICHAEL OSTREET
WITNESS
Michael Ostreet
MICHAEL OSTREET
PRINT NAME

Prepared By:
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Professional Surveyors and Mappers
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Phone: 904.396.2623 • Website: clarsonfl.com

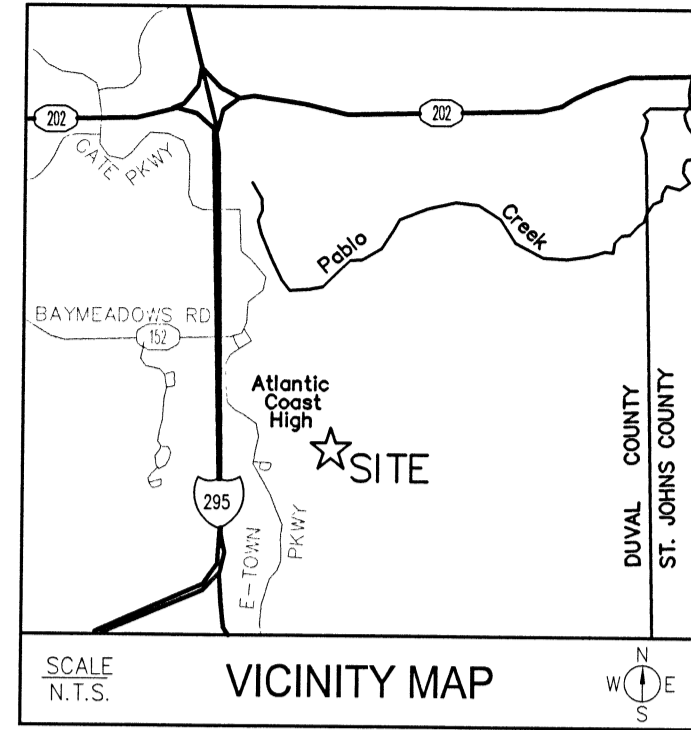
(PLAT & PLANS) CITY DEVELOPMENT NO. 8911.020

EDISON EAST - PHASE 1

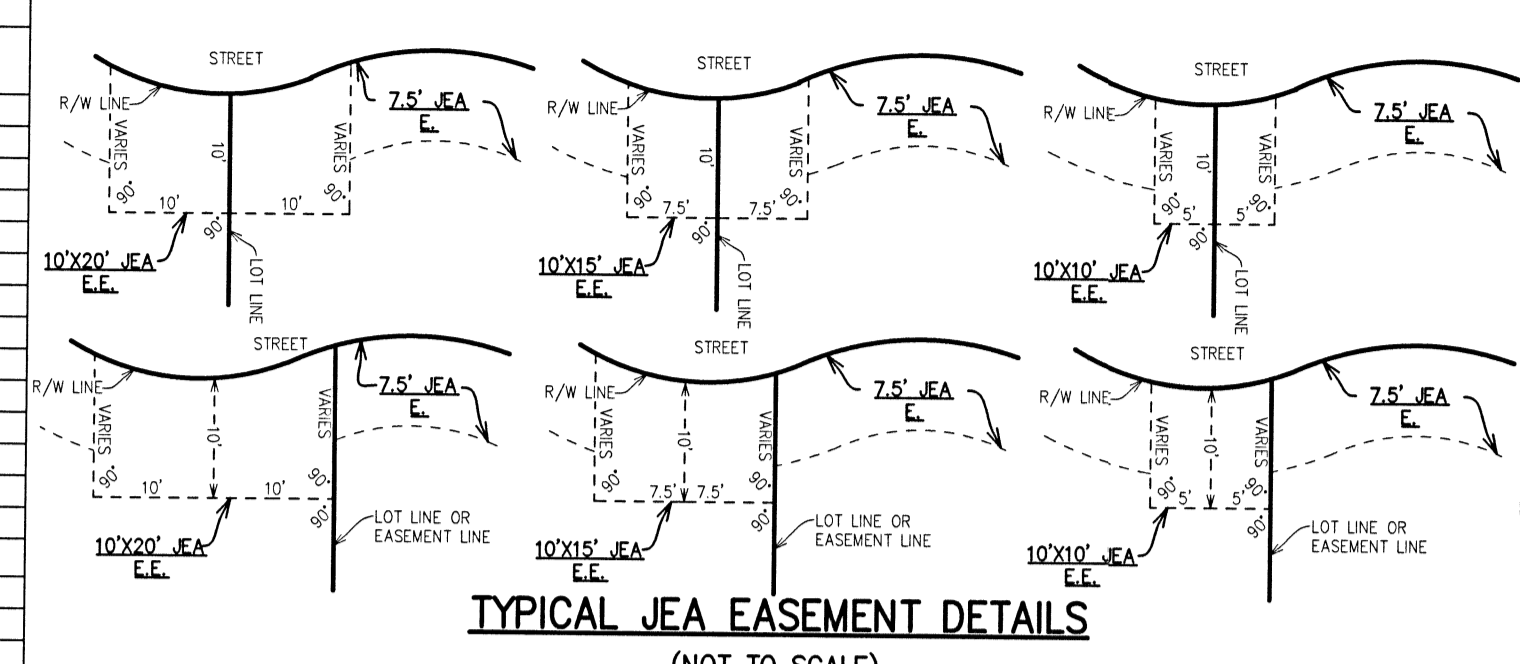
A PORTION OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 28 EAST, AND A PORTION OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, CITY OF JACKSONVILLE, FLORIDA

PLAT BOOK 78 PAGE 37

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



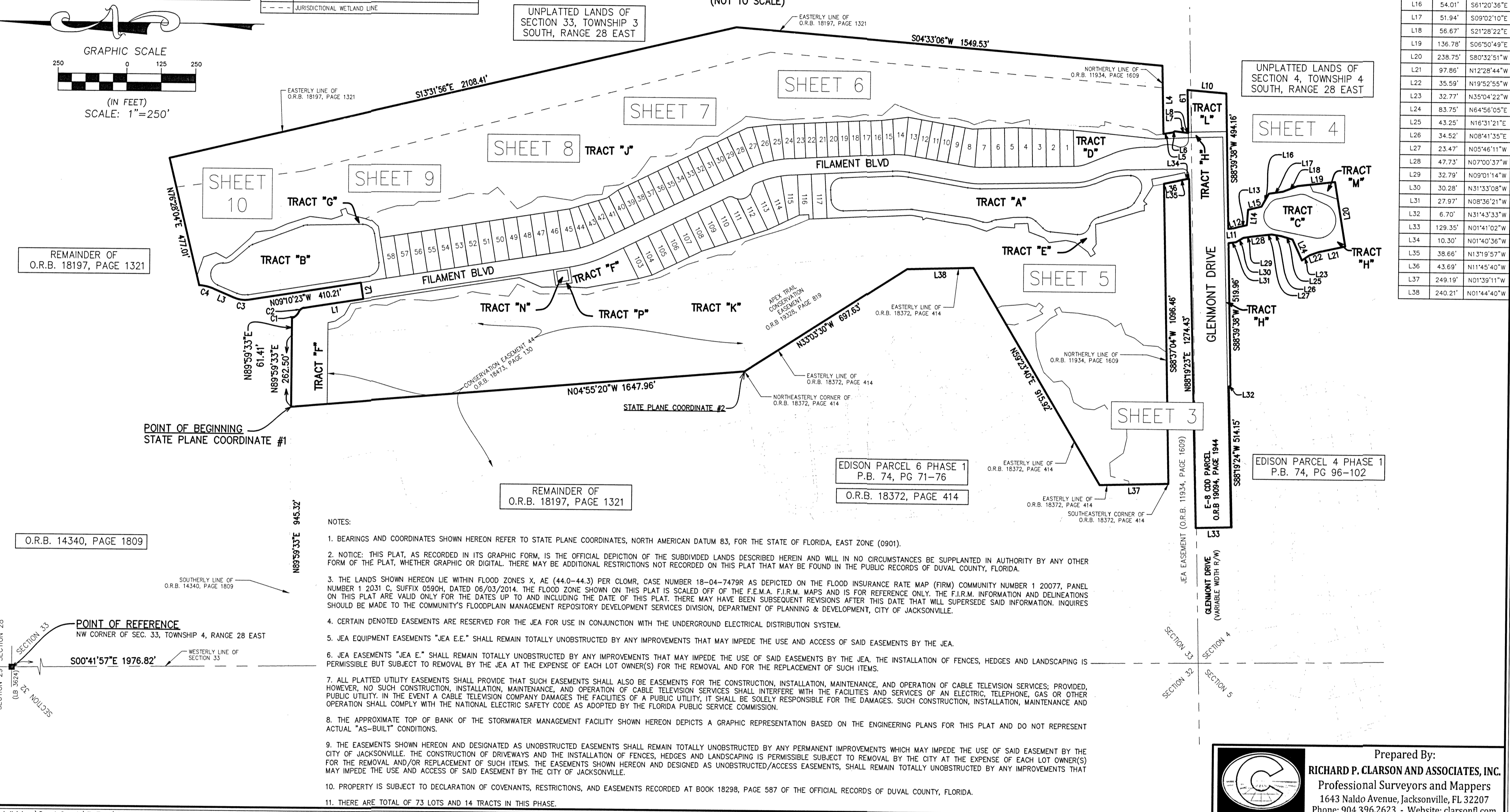
LEGEND	
PRM	PERMANENT REFERENCE MONUMENT
□	SET 4"x4" CONCRETE MONUMENT (LB 1704), PRM OR SET 5/8" IRON ROD (LB 1704), PRM
⊙	SET PERMANENT CONTROL POINT (LB 1704)
BLVD	BUILDING
CH	CHORD DISTANCE
R	RADIUS
LC	ARC LENGTH
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PRC	POINT OF REVERSE CURVATURE
POC	POINT OF COMPOUND CURVATURE
(OB)	RADIAL BEARING
(DX)	DISTANCE TO EASEMENT/BUFER
R/W	RIGHT OF WAY
ATOB	APPROXIMATE TOP OF BANK
SMFD	STORMWATER MANAGEMENT FACILITY AND UNOBSTRUCTED REVERSE EASEMENT
UPLAND	UPLAND BUFFER
WETLANDS	WETLANDS
FLOOD	FLOOD ZONE PER CLOMR 18-04-7479R-120077
---	JURISDICTIONAL WETLAND LINE



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

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

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	217.10'	S09°10'23"E
L2	60.00'	N80°49'37"E
L3	83.80'	N23°00'17"E
L4	249.02'	S88°37'04"W
L5	35.10'	S08°51'24"E
L6	7.91'	S36°41'04"E
L7	44.57'	S06°15'50"W
L8	4.83'	S04°4'00"W
L9	156.51'	N88°19'23"E
L10	142.27'	S04°29'35"W
L11	18.12'	S05°02'11"E
L12	19.75'	S16°15'48"E
L13	30.78'	S12°41'00"E
L14	56.63'	S85°22'12"E
L15	49.60'	S13°57'42"E
L16	54.01'	S61°20'36"E
L17	51.04'	S09°02'10"E
L18	56.67'	S21°28'22"E
L19	136.78'	S06°50'49"E
L20	236.75'	S80°32'51"W
L21	97.86'	N12°28'44"W
L22	35.59'	N19°52'55"W
L23	32.77'	N35°04'22"W
L24	85.75'	N64°58'05"E
L25	43.25'	N16°31'21"E
L26	34.52'	N08°41'35"E
L27	23.47'	N05°46'11"W
L28	47.73'	N07°00'37"W
L29	32.79'	N08°01'14"W
L30	30.28'	N31°33'09"W
L31	27.97'	N08°36'21"W
L32	6.70'	N31°43'33"W
L33	129.30'	N01°41'02"W
L34	10.30'	N01°40'36"W
L35	38.66'	N13°19'37"W
L36	43.69'	N11°45'40"W
L37	249.10'	N01°39'11"W
L38	240.21'	N01°44'40"W



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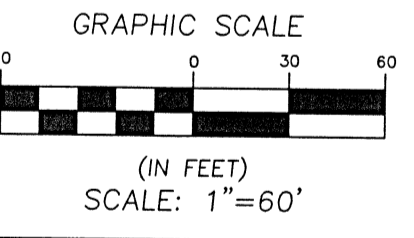
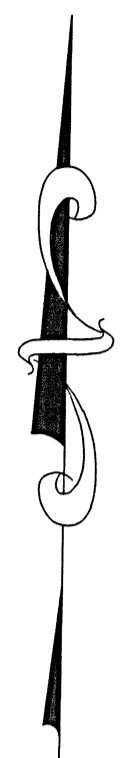
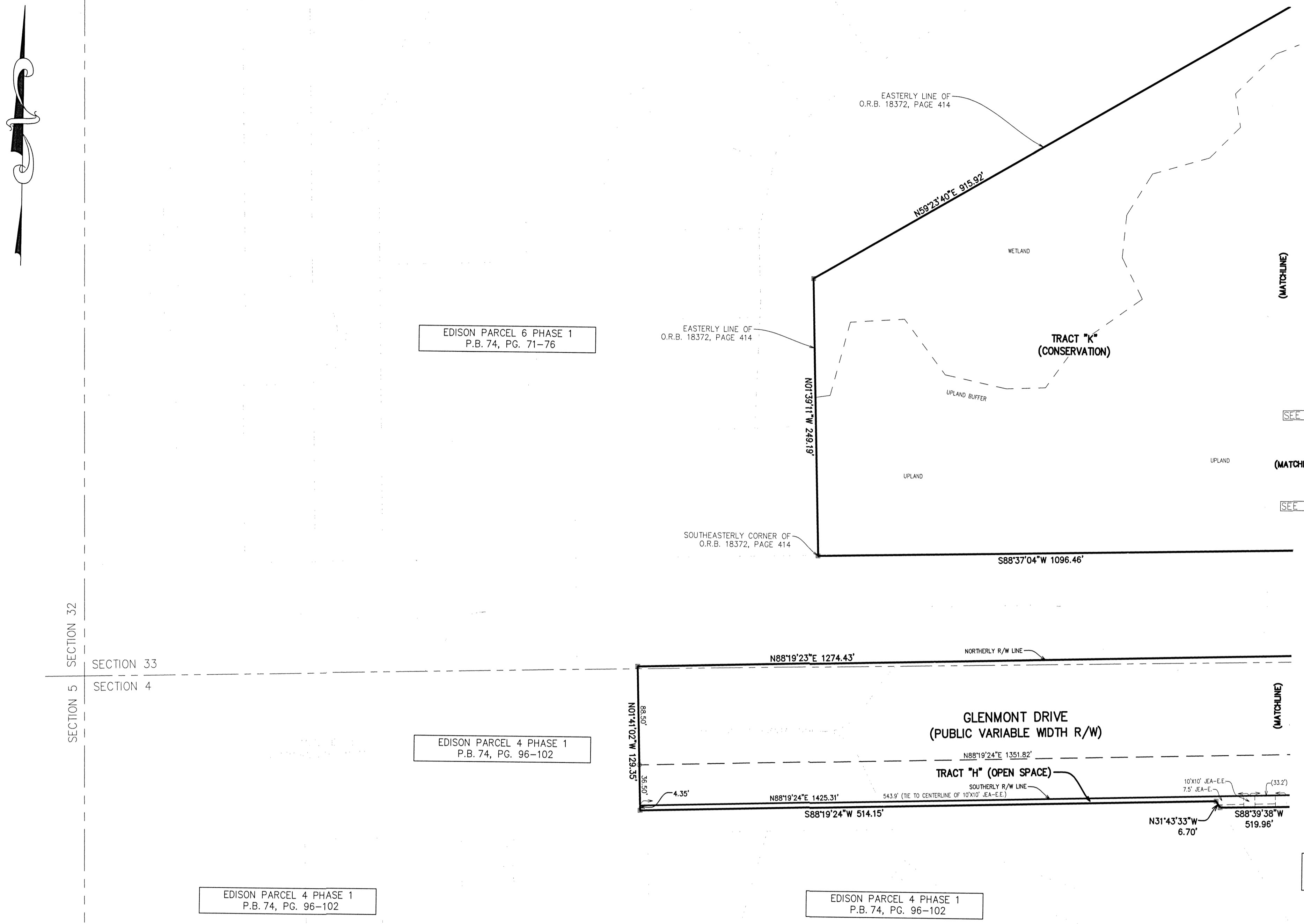
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EDISON EAST - PHASE 1

PLAT BOOK 78 PAGE 38

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

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



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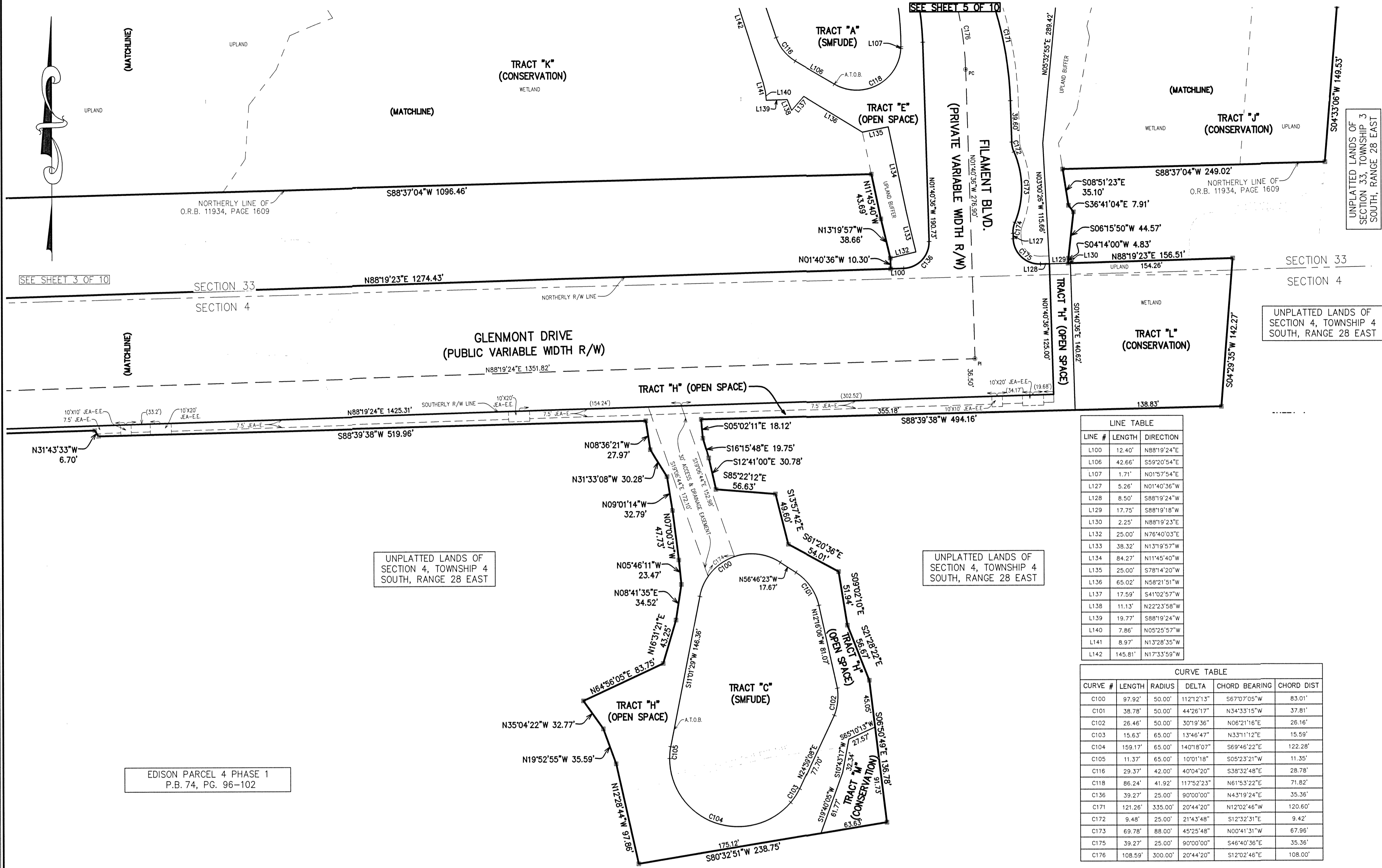
(PLAT & PLANS) CITY DEVELOPMENT NO. 8911.020

EDISON EAST - PHASE 1

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

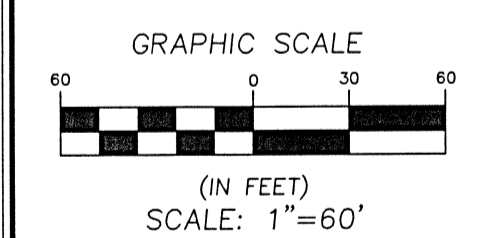
PLAT BOOK 78 PAGE 39

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



LINE #	LENGTH	DIRECTION
L100	12.40'	N88°19'24"E
L106	42.66'	S59°20'54"E
L107	1.71'	N01°50'54"E
L127	5.26'	N01°40'36"W
L128	8.50'	S88°19'24"W
L129	17.75'	S88°19'18"W
L130	2.22'	N88°19'23"E
L132	25.00'	N76°40'03"E
L133	38.32'	N13°19'57"W
L134	84.27'	N11°45'40"W
L135	25.00'	S78°14'20"W
L136	65.02'	N58°21'51"W
L137	17.59'	S41°02'57"W
L138	11.13'	N22°23'56"W
L139	19.77'	S88°19'24"W
L140	7.86'	N05°25'57"W
L141	8.97'	N13°28'35"W
L142	145.81'	N17°33'59"W

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C100	97.92'	50.00'	112°12'13"	S67°07'05"W	83.01'
C101	38.78'	50.00'	44°26'17"	N34°33'15"W	37.81'
C102	26.46'	50.00'	30°19'36"	N08°21'16"E	26.16'
C103	15.63'	65.00'	13°46'47"	N33°11'12"E	15.59'
C104	159.17'	65.00'	140°16'07"	S89°46'22"E	122.28'
C105	11.37'	65.00'	10°01'18"	S05°23'21"W	11.35'
C116	29.37'	42.00'	40°04'20"	S38°32'48"E	28.78'
C118	86.24'	41.92'	117°52'23"	N61°53'22"E	71.82'
C136	39.27'	25.00'	90°00'00"	N43°19'24"E	35.36'
C171	121.26'	335.00'	20°44'20"	N12°02'46"W	120.60'
C172	9.48'	25.00'	21°43'48"	S12°32'31"E	9.42'
C173	69.78'	88.00'	45°25'48"	N00°41'31"W	67.96'
C175	39.27'	25.00'	90°00'00"	S46°40'36"E	35.36'
C176	108.59'	300.00'	20°44'20"	S12°02'46"E	108.00'



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EDISON EAST - PHASE 1

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

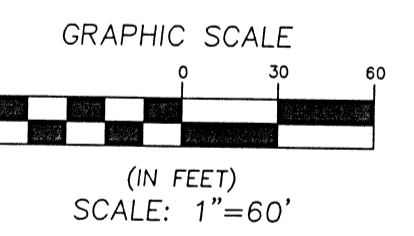
SHEET 5 OF 10
(SEE SHEET 2 FOR GENERAL NOTES & LEGEND)

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C106	16.44'	48.32'	207°00'00"	S19°47'33"E	16.35'
C109	35.58'	47.89'	42°34'40"	S22°37'20"W	34.77'
C111	30.79'	42.60'	41°05'11"	S28°03'18"W	30.13'
C113	60.84'	42.13'	82°43'51"	S36°14'21"E	55.69'
C114	45.14'	47.66'	54°02'26"	S45°23'44"E	43.49'
C116	29.37'	42.00'	40°04'20"	S38°32'48"E	28.78'
C118	86.34'	41.92'	117°02'23"	N61°53'22"E	71.82'
C120	100.07'	247.00'	231°2'48"	N10°48'33"W	99.39'
C122	70.12'	197.87'	201°8'21"	N11°50'23"W	69.76'
C124	44.52'	246.93'	101°9'46"	N04°16'03"E	44.46'
C125	32.92'	42.15'	44°45'03"	S09°40'26"E	32.09'
C138	66.45'	180.00'	20°44'20"	N12°02'46"W	95.40'
C139	43.68'	230.00'	10°52'56"	S04°10'38"W	43.62'
C159	19.99'	170.00'	8°44'11"	S02°06'15"W	19.98'
C170	44.30'	120.00'	21°09'06"	S11°50'23"E	44.05'
C171	121.25'	335.00'	20°44'20"	N12°02'46"W	120.60'
C172	9.48'	25.00'	21°43'48"	S12°32'31"E	9.42'
C176	108.59'	300.00'	20°44'20"	S12°02'46"W	108.00'
C177	55.38'	150.00'	21°09'06"	S11°50'23"E	55.06'
C178	37.99'	200.00'	10°52'56"	S04°10'38"W	37.93'
C182	12.30'	170.00'	4°08'45"	S07°32'43"W	12.30'

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

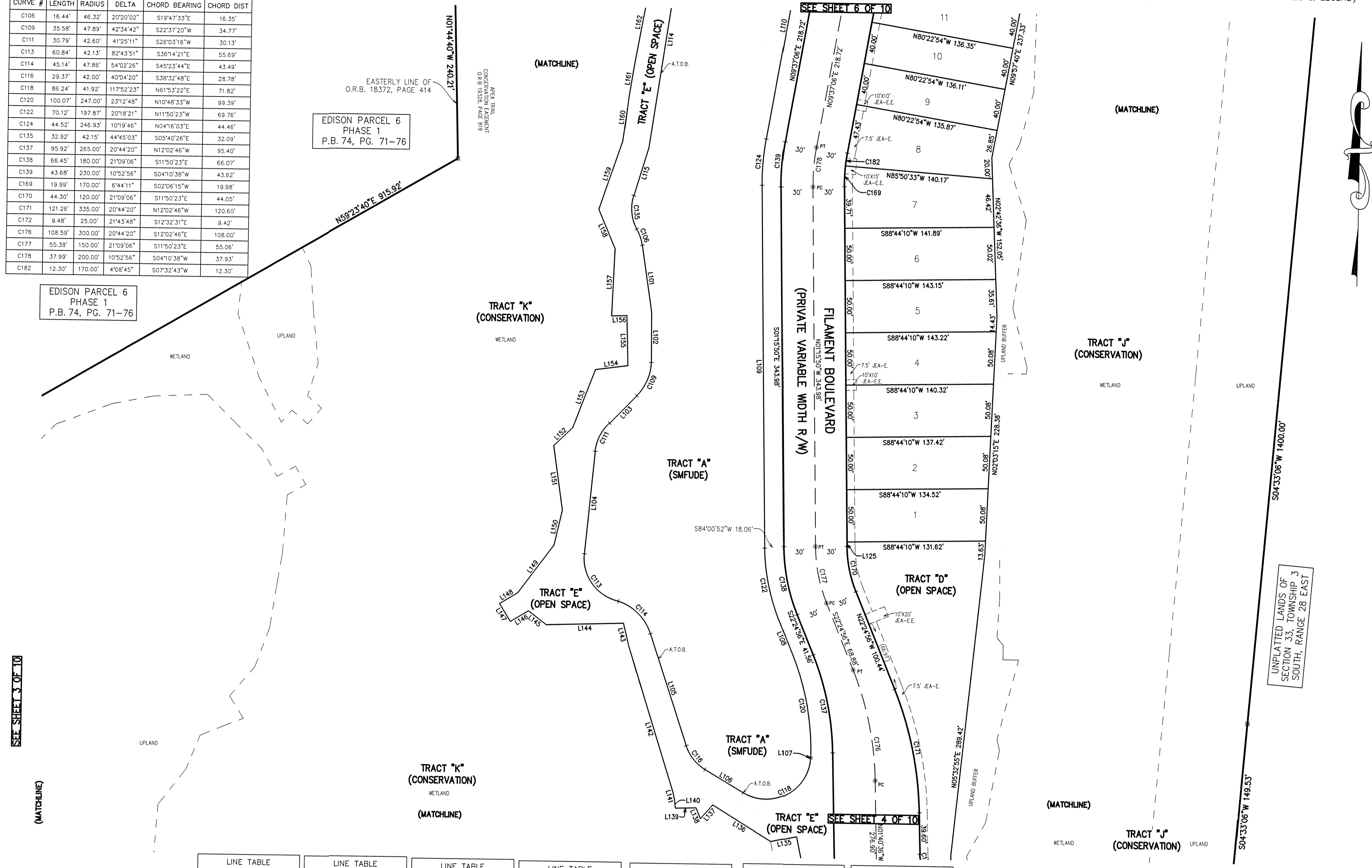
SEE SHEET 3 OF 10

(MATCHLINE)



LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L101	64.71'	S08°44'15"E	L107	1.71'	N01°57'04"E	L125	4.27'	S01°15'50"E	L140	7.86'	N05°25'57"W	L146	20.00'	S88°25'40"W	L152	24.93'	N45°09'51"E	L158	40.80'	N23°09'32"W
L102	48.09'	S00°38'18"E	L108	35.50'	N22°24'56"W	L135	25.00'	S78°14'20"W	L141	8.97'	N13°28'36"W	L147	20.00'	N31°34'20"W	L153	59.51'	N20°35'12"E	L159	69.03'	N18°21'38"E
L103	36.83'	S43°48'55"W	L109	347.13'	N01°15'50"W	L136	65.02'	N58°21'51"W	L142	145.81'	N17°33'59"W	L148	20.00'	N58°25'43"E	L154	39.97'	N02°06'17"E	L160	45.07'	N07°23'04"E
L104	98.55'	S05°11'48"W	L110	219.65'	N09°37'06"E	L137	17.59'	S41°02'57"W	L143	21.11'	N13°38'33"W	L149	57.19'	N36°17'53"E	L155	47.89'	N02°01'51"W	L161	29.25'	N08°46'21"E
L105	112.40'	S18°30'38"E	L114	211.41'	S08°10'17"W	L138	11.13'	N22°23'58"W	L144	73.33'	S88°01'23"W	L150	34.29'	N12°21'15"E	L156	14.44'	S88°11'50"W	L162	80.98'	N09°59'14"E
L106	42.66'	S59°20'54"E	L115	47.95'	S16°25'31"W	L139	19.77'	S88°19'24"W	L145	21.62'	N52°27'07"W	L151	62.22'	N08°18'30"W	L157	64.32'	N02°01'08"E			

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


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

SEE SHEET 6 OF 10

SEE SHEET 4 OF 10

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

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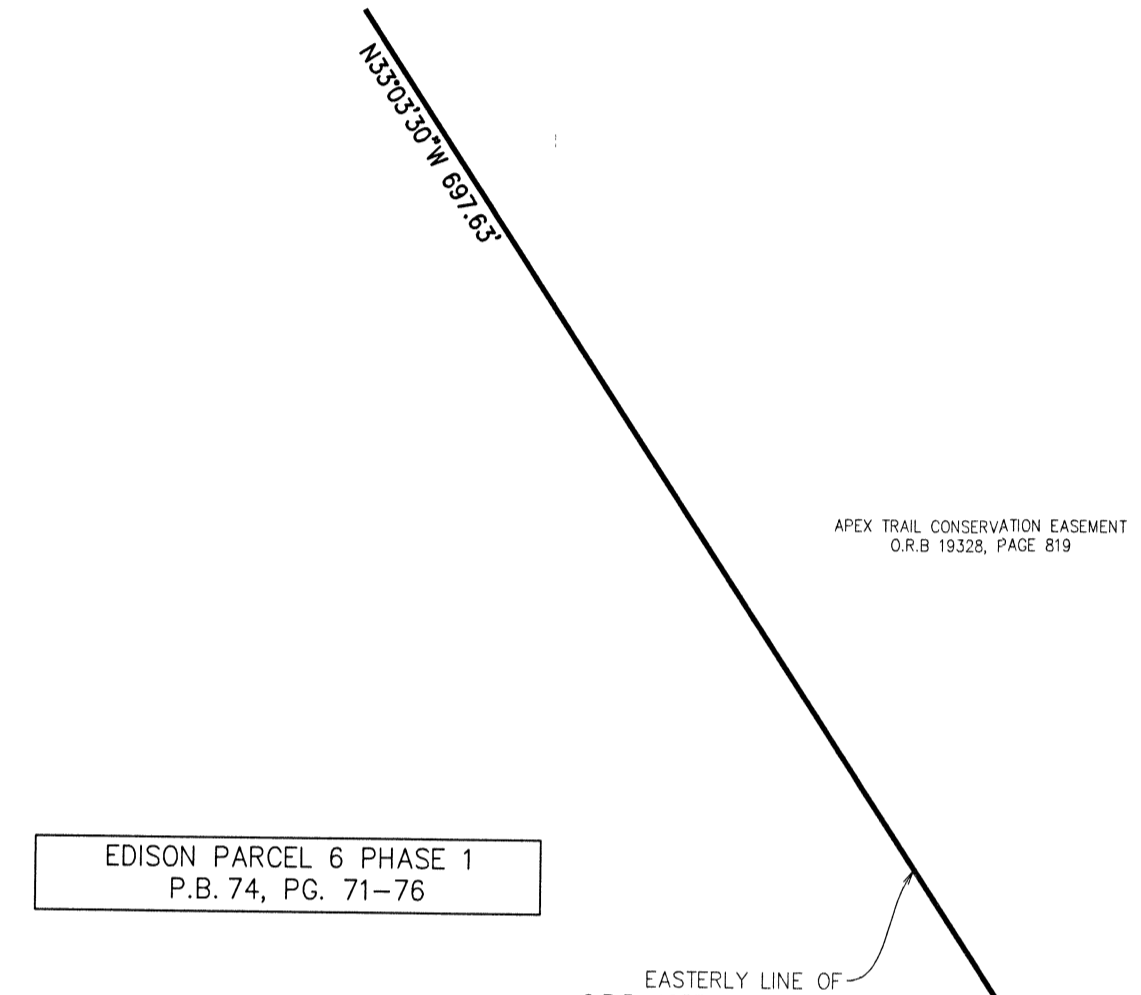
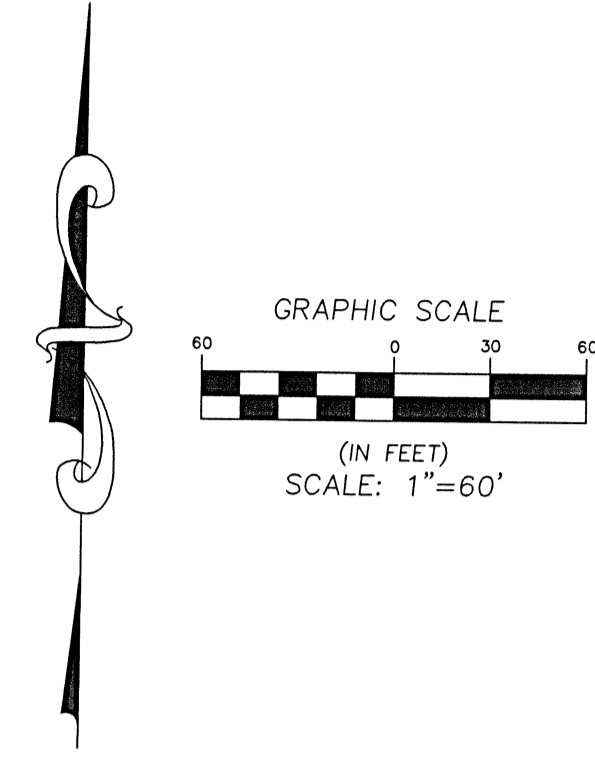


EDISON EAST - PHASE 1

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

PLAT BOOK 78 PAGE 41

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

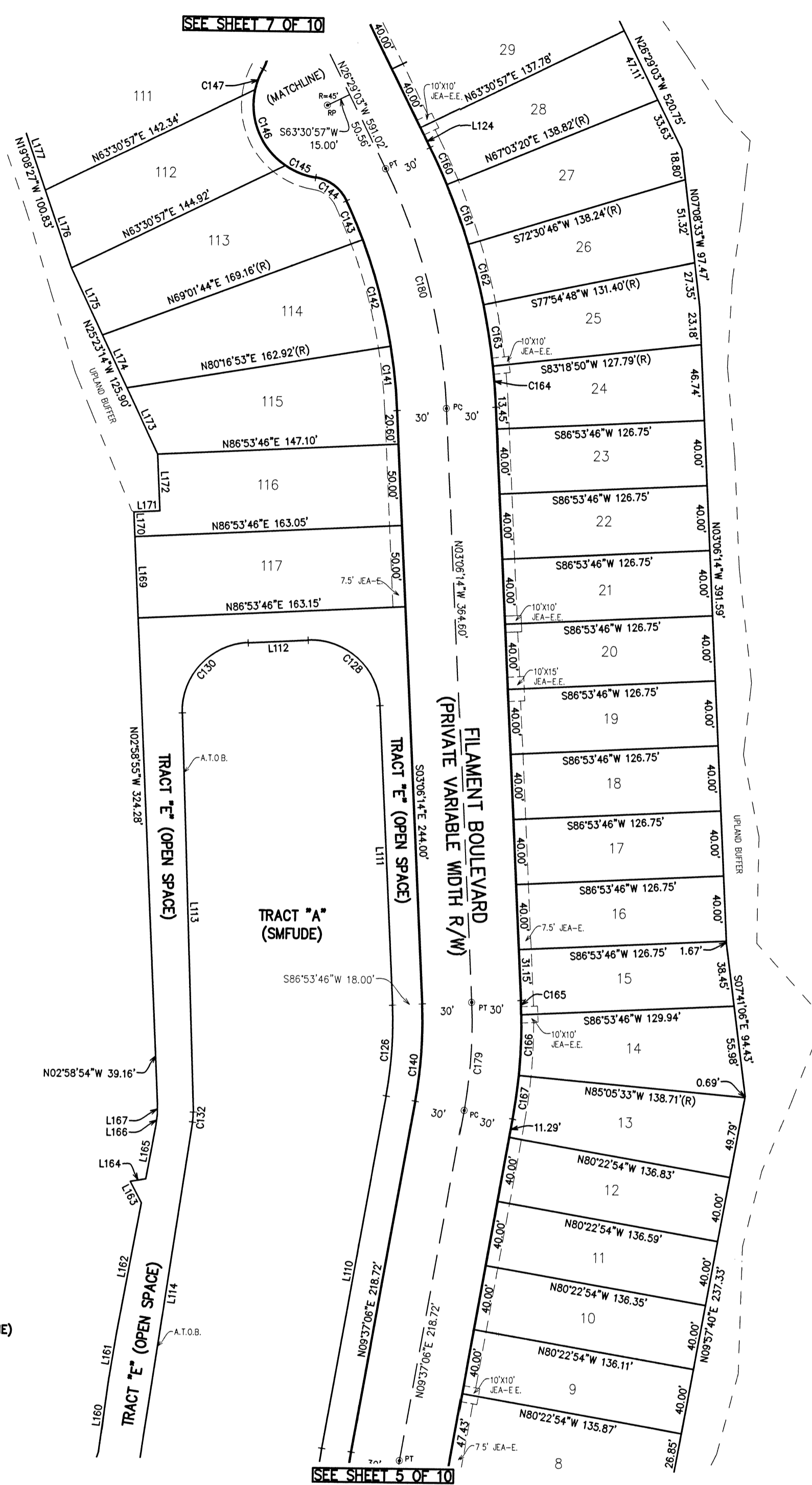


CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C126	55.96'	292.00'	124°32'00"	N03°15'26"E	55.84'
C128	65.97'	42.00'	90°00'00"	N48°06'14"W	59.40'
C130	65.37'	42.00'	89°10'47"	N42°18'22"W	58.97'
C132	6.13'	42.26'	81°8'55"	S03°24'43"W	6.13'
C140	59.66'	270.00'	124°32'00"	N03°15'26"E	59.83'
C141	39.83'	345.00'	61°36'53"	S09°24'41"E	39.81'
C142	67.76'	345.00'	111°18'09"	S19°20'42"E	67.85'
C143	25.83'	345.00'	47°7'23"	N23°06'58"W	25.82'
C144	24.57'	25.00'	56°18'02"	N53°24'41"W	23.99'
C145	20.12'	45.00'	25°37'25"	S58°44'59"E	19.98'
C146	53.18'	45.00'	67°43'28"	S22°04'30"E	50.15'
C147	13.26'	45.00'	16°52'45"	S07°13'35"W	13.21'
C160	25.02'	405.00'	37°32'35"	S24°42'34"E	25.02'
C161	38.57'	405.00'	57°27'06"	S20°12'57"E	38.56'
C162	38.17'	405.00'	57°24'02"	S14°44'13"E	38.16'
C163	28.20'	405.00'	57°24'13"	S09°23'08"E	38.18'
C164	28.32'	405.00'	37°54'56"	S04°53'42"E	25.32'
C165	8.85'	330.00'	173°12'	S02°20'08"E	8.85'
C166	37.29'	330.00'	67°29'39"	S01°40'13"W	37.27'
C167	27.12'	330.00'	44°2'39"	S07°15'48"W	27.12'
C179	66.61'	300.00'	12°43'20"	S03°15'26"W	66.48'
C180	153.02'	375.00'	23°22'49"	S14°47'39"E	151.96'

TRACT "K" (CONSERVATION)
MELAND

TRACT "A" (SMFUDE)

TRACT "J" (CONSERVATION)
MELAND



LINE #	LENGTH	DIRECTION
L110	219.65'	N09°37'08"E
L111	184.00'	N03°06'14"W
L112	36.66'	S86°53'46"W
L113	245.03'	S02°17'01"E
L114	211.41'	S08°10'17"W
L124	13.54'	N26°29'03"W
L160	45.07'	N07°23'04"E
L161	29.25'	N08°46'21"E
L162	80.98'	N09°59'14"E
L163	14.75'	N27°39'28"W
L164	9.60'	N78°43'14"E
L165	33.23'	N05°59'13"E
L166	6.79'	N05°44'43"E
L167	6.79'	N07°15'39"E
L169	50.00'	N02°58'55"W
L170	15.20'	N02°58'55"W
L171	15.92'	N86°53'45"E
L172	34.80'	N03°06'14"W
L173	56.33'	N25°23'14"W
L174	24.23'	N25°23'12"W
L175	45.34'	N25°23'14"W
L176	50.41'	N19°08'27"W
L177	50.41'	N19°08'29"W

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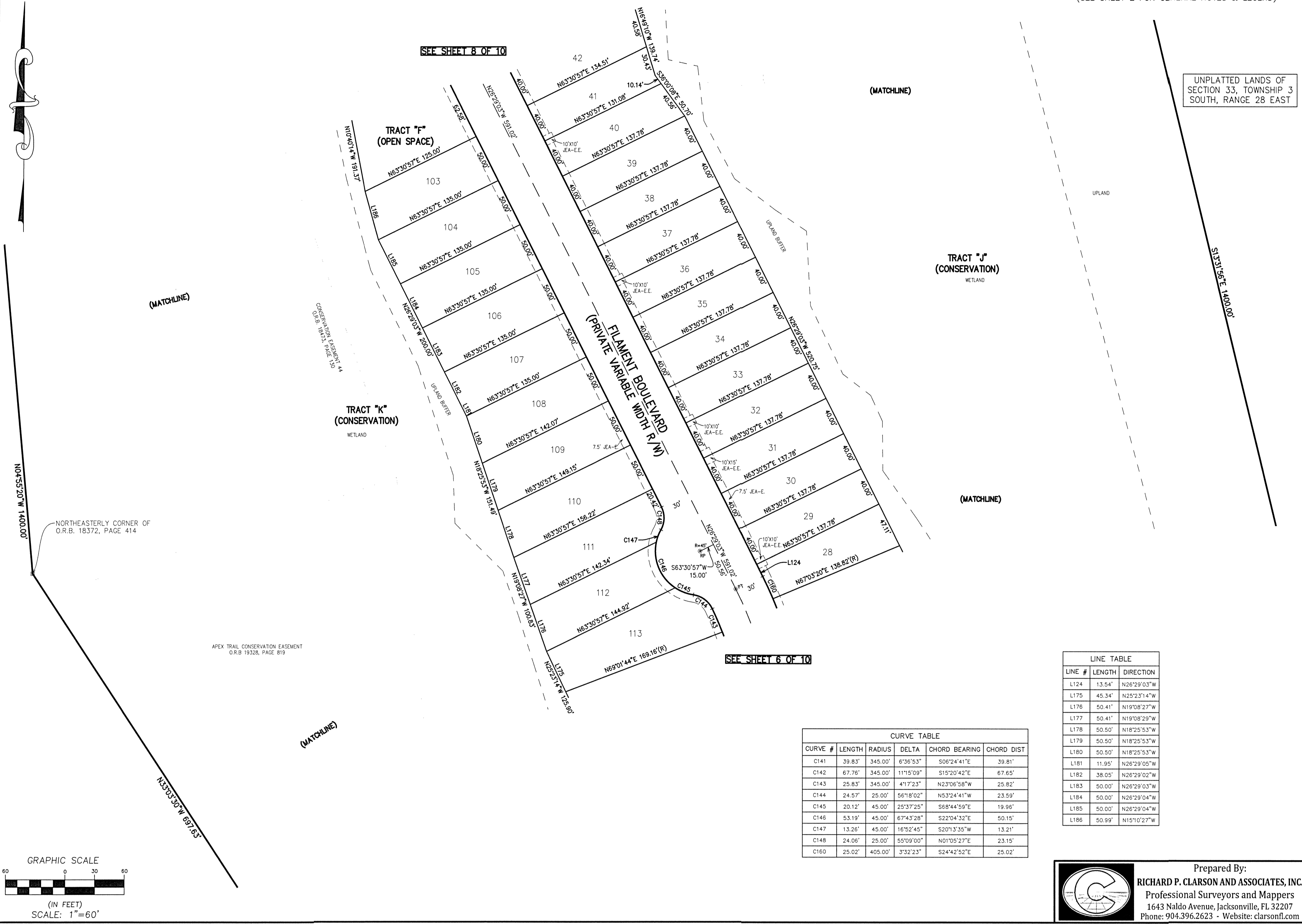
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EDISON EAST - PHASE 1

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PLAT BOOK **78** PAGE **42**

SHEET 7 OF 10
(SEE SHEET 2 FOR GENERAL NOTES & LEGEND)



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CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C141	39.83'	345.00'	67°36'53"	S06°24'41"E	39.81'
C142	67.76'	345.00'	117°15'09"	S15°20'42"E	67.65'
C143	25.83'	345.00'	47°17'23"	N23°06'58"W	25.82'
C144	24.57'	25.00'	56°18'02"	N53°24'41"W	23.59'
C145	20.12'	45.00'	25°37'25"	S68°44'59"E	19.96'
C146	53.19'	45.00'	67°43'28"	S22°04'32"E	50.15'
C147	13.26'	45.00'	16°52'45"	S201°3'35"W	13.21'
C148	24.06'	25.00'	55°09'00"	N01°05'27"E	23.15'
C160	25.02'	405.00'	37°32'23"	S24°42'52"E	25.02'

LINE #	LENGTH	DIRECTION
L124	13.54'	N26°29'03"W
L175	45.34'	N25°23'14"W
L176	50.41'	N19°08'27"W
L177	50.41'	N19°08'29"W
L178	50.50'	N18°25'53"W
L179	50.50'	N18°25'53"W
L180	50.50'	N18°25'53"W
L181	11.95'	N26°29'05"W
L182	38.05'	N26°29'02"W
L183	50.00'	N26°29'03"W
L184	50.00'	N26°29'04"W
L185	50.00'	N26°29'04"W
L186	50.99'	N15°10'27"W

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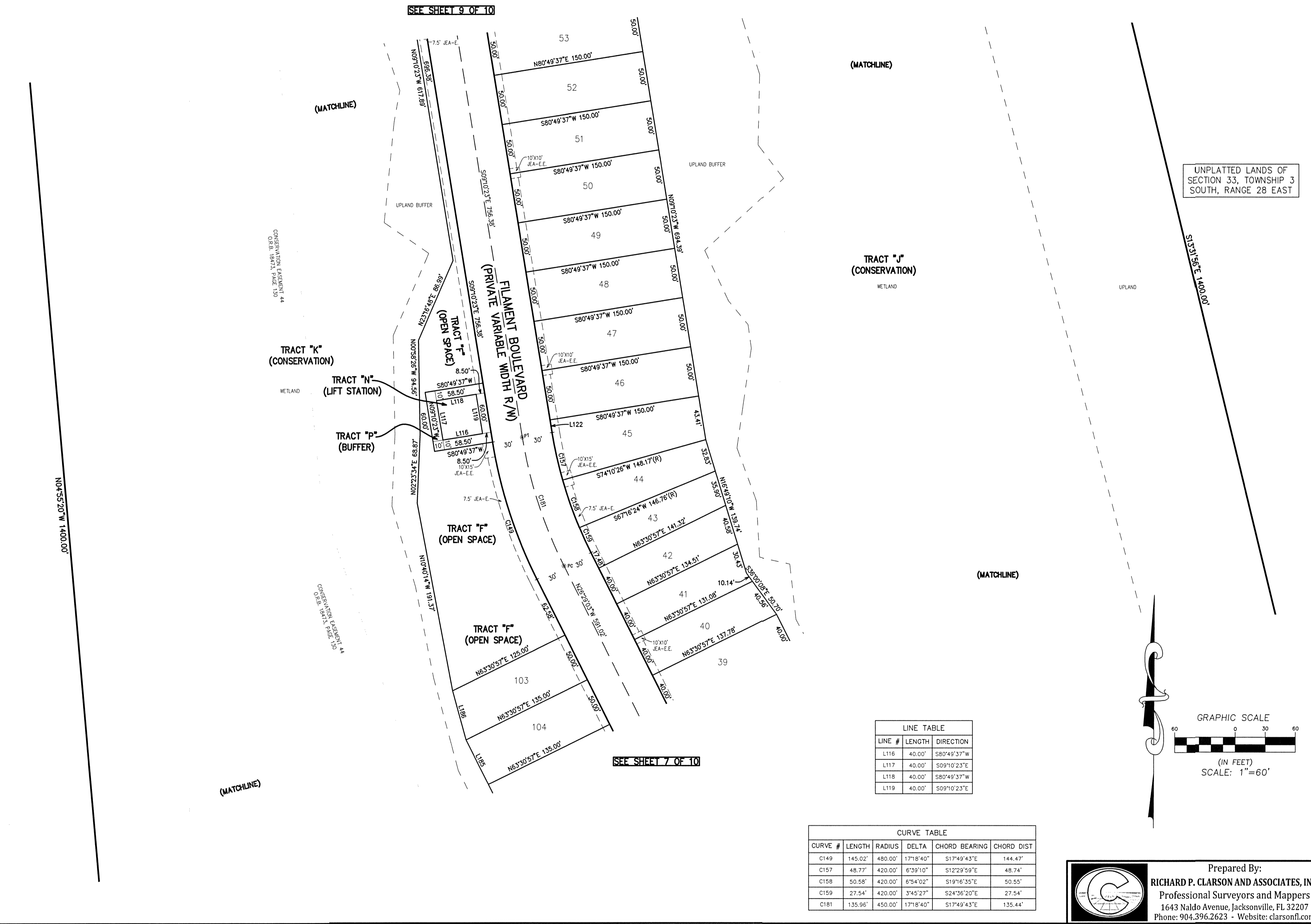
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EDISON EAST - PHASE 1

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PLAT BOOK 78 PAGE 43

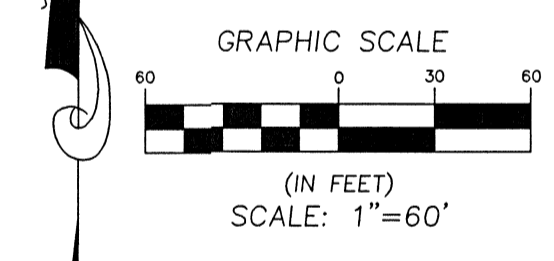
SHEET 8 OF 10
(SEE SHEET 2 FOR GENERAL NOTES & LEGEND)



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

LINE #	LENGTH	DIRECTION
L116	40.00'	S80°49'37"W
L117	40.00'	S09°10'23"E
L118	40.00'	S80°49'37"W
L119	40.00'	S09°10'23"E

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C149	145.02'	480.00'	171°8'40"	S17°49'43"E	144.47'
C157	48.77'	420.00'	6°39'10"	S12°29'59"E	48.74'
C158	50.58'	420.00'	6°54'02"	S19°16'35"E	50.55'
C159	27.54'	420.00'	3°45'27"	S24°36'20"E	27.54'
C161	135.96'	450.00'	171°8'40"	S17°49'43"E	135.44'



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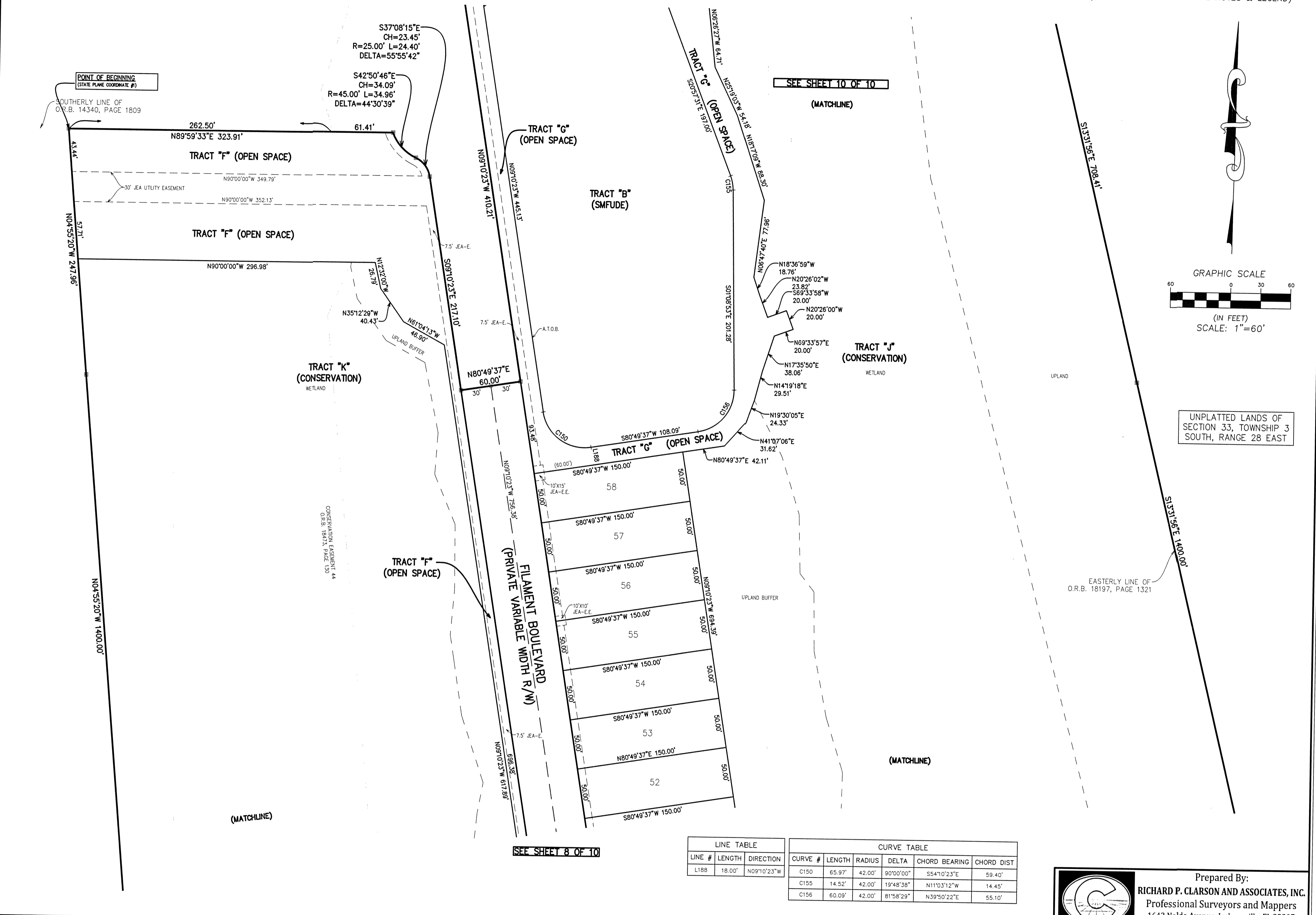
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EDISON EAST - PHASE 1

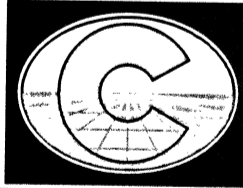
A PORTION OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 28 EAST, AND A PORTION OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, CITY OF JACKSONVILLE, FLORIDA

PLAT BOOK 78 PAGE 44

SHEET 9 OF 10
(SEE SHEET 2 FOR GENERAL NOTES & LEGEND)



LINE TABLE			CURVE TABLE					
LINE #	LENGTH	DIRECTION	CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
L188	18.00'	N09°10'23"W	C150	65.97'	42.00'	90°00'00"	S54°10'23"E	59.40'
			C155	14.52'	42.00'	19°48'38"	N11°03'12"W	14.45'
			C156	60.09'	42.00'	81°58'29"	N39°50'22"E	55.10'

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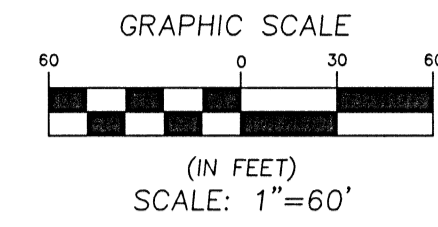
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EDISON EAST - PHASE 1

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PLAT BOOK **78** PAGE **45**

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



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C151	40.44'	72.00'	32°10'40"	S06°54'57"W	39.91'
C152	117.07'	42.00'	159°42'25"	N77°08'31"W	83.69'
C153	43.55'	48.83'	47°35'05"	S17°13'09"E	39.40'
C154	14.85'	42.00'	20°15'35"	N31°05'13"W	14.77'
C155	14.52'	42.00'	19°48'38"	N11°03'12"W	14.45'
C156	60.09'	42.00'	81°58'29"	N39°50'22"E	55.10'

O.R.B. 14340, PAGE 1809

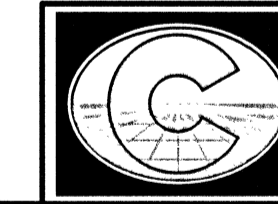
REMAINDER OF O.R.B. 18197, PAGE 1321

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

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

SEE SHEET 9 OF 10

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