

Approved 9/6/22
Date
[Signature]
Engineer
Director of Public Works
Approved 8/30/22
Date
[Signature]
for General Counsel

EDISON EAST - PHASE 1 REPLAT

A REPLAT OF TRACT "L" AND A PORTION OF TRACT "H" AS SHOWN ON MAP OF EDISON EAST - PHASE 1, AS RECORDED IN PLAT BOOK 78, PAGES 36 THROUGH 45 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA LYING IN A PORTION OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 28 EAST, AND A PORTION OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

CAPTION

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

FOR A POINT OF BEGINNING, COMMENCE AT THE SOUTHEAST CORNER OF EDISON EAST - PHASE 1 AS RECORDED IN PLAT BOOK 78, PAGES 36 THROUGH 45 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 88° 39' 38" WEST, ALONG THE SOUTH LINE OF SAID EDISON EAST PHASE 1, A DISTANCE OF 158.98 FEET TO ITS INTERSECTION WITH THE SOUTHERLY PROLONGATION OF THE EASTERLY RIGHT-OF-WAY LINE OF GLENMONT DRIVE, A VARIABLE WIDTH RIGHT-OF-WAY AND THE SOUTHERLY PROLONGATION OF THE WEST LINE OF TRACT "H", BOTH AS SHOWN ON THE PLAT OF SAID EDISON EAST - PHASE 1; THENCE DEPART SOUTH LINE OF SAID EDISON EAST - PHASE 1, NORTH 01° 40' 36" WEST, ALONG THE SOUTHERLY PROLONGATION AND THE EASTERLY RIGHT-OF-WAY LINE OF SAID GLENMONT DRIVE AND THE SOUTHERLY PROLONGATION AND THE WEST LINE OF SAID TRACT "H", A DISTANCE OF 140.50 FEET TO A POINT ON THE SOUTH LINE OF TRACT "J" AS SHOWN ON THE PLAT OF SAID EDISON EAST - PHASE 1; THENCE DEPART EASTERLY RIGHT-OF-WAY LINE OF SAID GLENMONT DRIVE AND THE WEST LINE OF SAID TRACT "L" NORTH 88° 19' 18" EAST, ALONG THE SOUTH LINE OF SAID TRACT "J", A DISTANCE OF 17.75 FEET; THENCE NORTH 88° 19' 23" EAST, ALONG THE NORTH LINES OF SAID TRACT "H" AND TRACT "L" AS SHOWN ON THE PLAT OF SAID EDISON EAST - PHASE 1, A DISTANCE OF 156.51 FEET TO THE NORTHEAST CORNER OF SAID TRACT "L"; THENCE DEPARTING NORTH LINE OF SAID TRACT "L" SOUTH 04° 29' 35" WEST ALONG THE EAST LINE OF SAID TRACT "L", A DISTANCE OF 142.27 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINING 0.54 ACRES, MORE OR LESS.

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 LAWFUL OWNER(S) OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS EDISON EAST - PHASE 1 REPLAT, HAVING CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED. THIS PLAT BEING MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF THOSE LANDS.

TITLE TO TRACT "R" (FUTURE RIGHT-OF-WAY) IS 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.

IN WITNESS WHEREOF, OWNER(S) HAS EXECUTED THIS PLAT ON THE 5th DAY OF AUGUST, 2022.

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

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF (PHYSICAL PRESENCE) OR (ONLINE NOTARIZATION), THIS DAY OF August, 2022, BY STEVE MERTEN, AS DIVISION PRESIDENT OF TOLL SOUTHEAST LP COMPANY, INC., A DELAWARE CORPORATION, HE IS PERSONALLY KNOWN BY ME, OR HAS PRODUCED 5th AS IDENTIFICATION.

[Signature] Constance Harriford
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO. MY COMMISSION EXPIRES:
BY: [Signature]
PRINT NAME: Richard T. Ray
AS ITS: Chairman
WITNESS [Signature]
MICHAEL OSTEEN
PRINT NAME

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF (PHYSICAL PRESENCE) OR (ONLINE NOTARIZATION), THIS DAY OF August, 2022, BY Richard T. Ray, AS Chairman OF CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT. HE IS PERSONALLY KNOWN BY ME, OR HAS PRODUCED 8 AS IDENTIFICATION.

[Signature] Tina E Miller
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO. MY COMMISSION EXPIRES:
BY: [Signature]
PRINT NAME: Harry D. Francis
AS ITS: Vice President
WITNESS [Signature]
GREGORY J. BONBEUR
PRINT NAME

STATE OF FLORIDA, COUNTY OF DUVAL

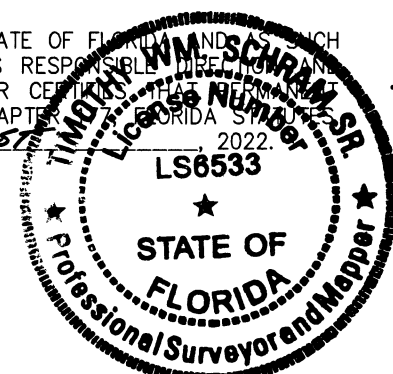
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF (PHYSICAL PRESENCE) OR (ONLINE NOTARIZATION), THIS DAY OF August, 2022, BY Harry D. Francis, AS Vice President OF EASTLAND TIMBER, LLC, A FLORIDA LIMITED LIABILITY COMPANY. HE IS PERSONALLY KNOWN BY ME, OR HAS PRODUCED 8 AS IDENTIFICATION.

[Signature] Tina E Miller
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO. MY COMMISSION EXPIRES:
BY: [Signature]
PRINT NAME: Tina E Miller
AS ITS: Vice President

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 DOES HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED UNDER HIS RESPONSIBILITY AND SUPERVISION AND THAT THE PLAT COMBIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND FURTHER CERTIFIES THAT REFERENCE MONUMENTS, PERMANENT CONTROL POINTS, AND LOT CORNERS HAVE BEEN MONUMENTED IN ACCORDANCE WITH CHAPTER 177, FLORIDA STATUTES, AND SECTION 654.110, JACKSONVILLE ORDINANCE CODE. SIGNED THIS 4th DAY OF AUGUST, 2022.

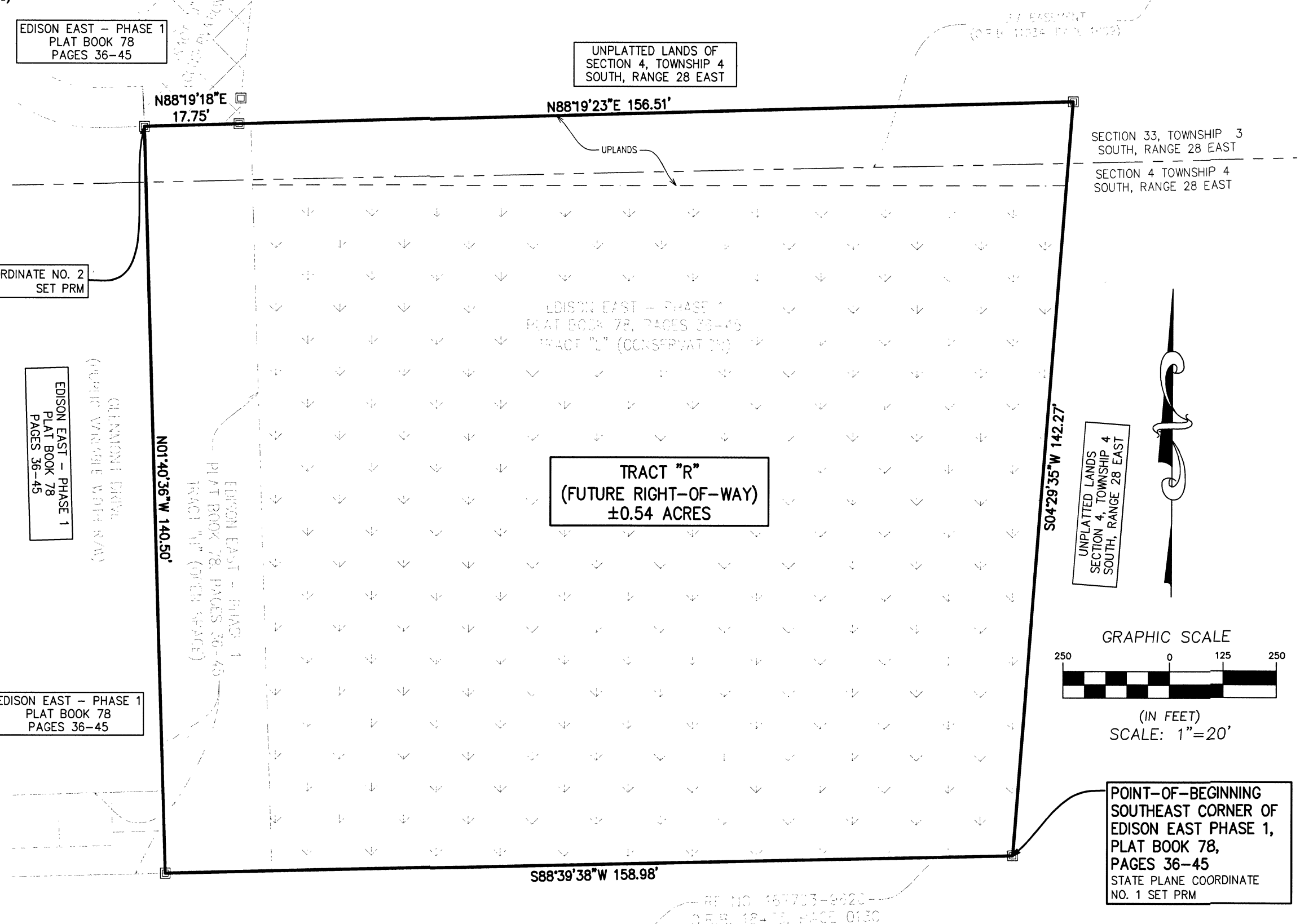
BY: [Signature]
TIMOTHY W. SCHRAM, SR.
REGISTERED SURVEYOR AND MAPPER
NO. 6533, STATE OF FLORIDA
CLARSON & ASSOCIATES, INC. (LB 1704)
1643 NALDO AVENUE
JACKSONVILLE, FLORIDA 32207
PHONE: (904) 396-2623
WEBSITE: clarsonfl.com



STATE PLANE COORDINATES TABLE			
POINT	NORTHING	EASTING	DESCRIPTION
1	499230.5575	2130010.6117	POINT-OF-BEGINNING, SET PRM
2	499061.5127	2130147.3396	NORTHEAST CORNER SUBJECT PROPERTY SET PRM

PLAT BOOK 79 PAGE 195

SHEET 1 OF 1



- NOTES:
- BEARINGS AND COORDINATES SHOWN HEREON REFER TO STATE PLANE COORDINATES, NORTH AMERICAN DATUM 83, FOR THE STATE OF FLORIDA, EAST ZONE (0901).
 - NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL. THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
 - THIS PLAT IS NOT THE SOURCE OF FEDERAL EMERGENCY MANAGEMENT AGENCY ("FEMA") INFORMATION. INQUIRIES RELATING TO FEMA INFORMATION, FLOOD INSURANCE RATE MAPS ("FIRM"), OR OTHER FLOODPLAIN MANAGEMENT DOCUMENTS SHOULD BE MADE TO THE CITY OF JACKSONVILLE'S DEPARTMENT OF PLANNING AND DEVELOPMENT, DEVELOPMENT SERVICES DIVISION.

APPROVED FOR THE RECORD

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, PURSUANT TO CHAPTER 654, ORDINANCE CODE ON THIS 7th DAY OF September, 2022.
[Signature]
JOEY PAPPAS, P.E.
DIRECTOR OF PUBLIC WORKS

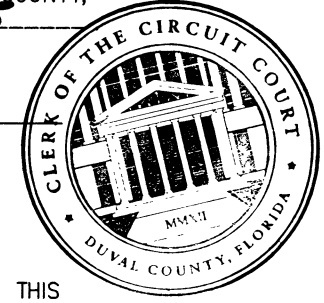
CLERK'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AND SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN PLAT BOOK 79, PAGES 195 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 08 DAY OF Sept., 2022.

BY: [Signature] JODY PHILLIPS, CLERK OF THE CIRCUIT COURT
[Signature] DEPUTY CLERK

PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES THIS 1st DAY OF September, 2022.
BY: [Signature]
DANNY S. WHEELER
PROFESSIONAL LAND SURVEYOR AND MAPPER
NO. 6902 STATE OF FLORIDA



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.	BOULEVARD
CH	CHORD DISTANCE
R	RADIUS
L	ARC LENGTH
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PRC	POINT OF REVERSE CURVATURE
PCC	POINT OF COMPOUND CURVATURE
(R)	RADIAL BEARING
(XX.XX)	DISTANCE TO EASEMENT/BUFFER
R/W	RIGHT OF WAY
O.R.	OFFICIAL RECORDS BOOK OR VOLUME
ATOB	APPROXIMATE TOP OF BANK
SMFUD	STORMWATER MANAGEMENT FACILITY AND UNOBSTRUCTED DRAINAGE EASEMENT
UPLAND BUFFER	UPLAND BUFFER
WETLANDS	WETLANDS
FLOOD ZONE PER CDMR 18-04-7479R-120077	FLOOD ZONE PER CDMR 18-04-7479R-120077
JURISDICTIONAL WETLAND LINE	JURISDICTIONAL WETLAND LINE

Prepared By:
RICHARD P. CLARSON AND ASSOCIATES, INC.
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