

Approved 1/27/2022 Date
[Signature]
City Engineer
for Director of Public Works
Approved 1/19/22 Date
[Signature]
for Council

EVERLAKE PHASE 2

A PORTION OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 17475, PAGE 3 AND OFFICIAL RECORDS BOOK 19391, PAGE 1105 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, CITY OF JACKSONVILLE, FLORIDA.

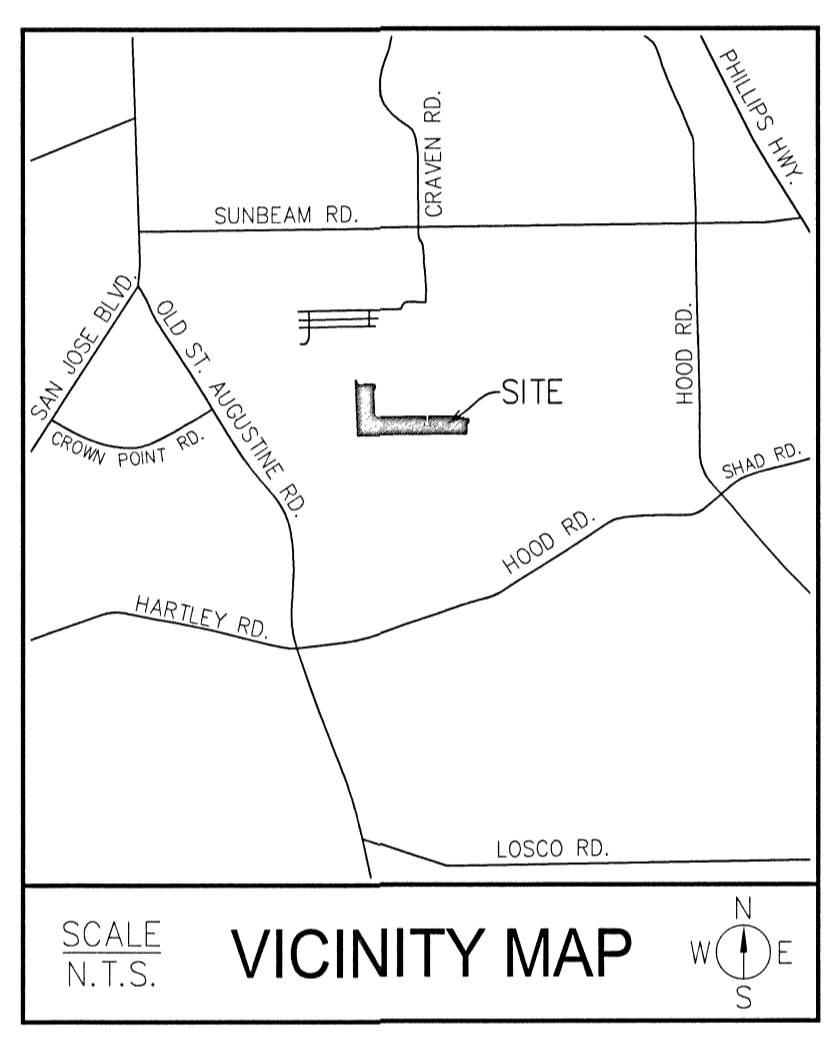
PLAT BOOK 78 PAGE 189

SHEET 1 OF 6
(SEE SHEET 2 FOR GENERAL NOTES & LEGEND)

CAPTION

FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHEASTERLY CORNER OF HUNTINGTON FOREST UNIT SEVEN, AS RECORDED IN PLAT BOOK 41, PAGES 35, 35A AND 35B, OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 89°20'53" WEST, ALONG THE NORTHERLY LINE OF SAID HUNTINGTON FOREST UNIT SEVEN, ALONG THE NORTHERLY LINE OF HUNTINGTON FOREST UNIT SIX, RECORDED IN PLAT BOOK 39, PAGES 49, 49A AND 49B, AND ALONG THE NORTHERLY LINE OF HUNTINGTON FOREST UNIT FIVE, RECORDED IN PLAT BOOK 38, PAGES 39 AND 38A, BOTH OF SAID CURRENT PUBLIC RECORDS, A DISTANCE OF 1331.83 FEET TO ITS INTERSECTION WITH THE EASTERLY LINE OF HUNTINGTON FOREST UNIT FOUR, RECORDED IN PLAT BOOK 37, PAGES 43 AND 43A, OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 02°21'56" WEST, DEPARTING LAST SAID NORTHERLY LINE, ALONG SAID EASTERLY LINE OF HUNTINGTON FOREST UNIT FOUR, AND ALONG THE EASTERLY LINE OF HUNTINGTON FOREST UNIT THREE, RECORDED IN PLAT BOOK 36, PAGES 95 AND 95A, OF SAID CURRENT PUBLIC RECORDS, A DISTANCE OF 1046.48 FEET; THENCE NORTH 87°38'04" EAST, DEPARTING LAST SAID EASTERLY LINE, 13.83 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 100.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 123°27'15", AN ARC LENGTH OF 215.47 FEET TO A POINT OF REVERSE CURVATURE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 64°04'37" EAST, 176.14 FEET; THENCE EASTERLY ALONG THE ARC OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 53.00 FEET, THROUGH A CENTRAL ANGLE OF 65°34'01", AN ARC LENGTH OF 40.65 FEET TO A POINT OF REVERSE CURVATURE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 86°58'44" EAST, 37.40 FEET; THENCE EASTERLY ALONG THE ARC OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 32°07'43", AN ARC LENGTH OF 28.04 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 78°18'05" EAST, 27.67 FEET; THENCE NORTH 87°38'04" EAST, 92.24 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 47°21'56" EAST, 35.36 FEET; THENCE SOUTH 02°21'56" EAST, 42.57 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 45°00'00", AN ARC LENGTH OF 23.56 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 20°08'04" WEST, 22.96 FEET; THENCE SOUTH 42°38'04" WEST, 16.59 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 45°00'00", AN ARC LENGTH OF 39.27 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 20°08'04" WEST, 22.96 FEET; THENCE SOUTH 02°21'56" EAST, 402.46 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 100.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 88°17'11", AN ARC LENGTH OF 154.09 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 46°30'37" EAST, 139.09 FEET; THENCE NORTH 89°20'53" EAST, 859.03 FEET; THENCE SOUTH 00°29'07" EAST, A DISTANCE OF 105.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET; THENCE RUN IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC LENGTH OF 39.27 FEET TO A POINT, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 44°20'53" WEST, 35.36 FEET; THENCE SOUTH 00°29'07" EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 89°20'53" EAST, A DISTANCE OF 74.83 FEET; THENCE NORTH 89°20'53" EAST, A DISTANCE OF 34.91 FEET; THENCE NORTH 00°27'59" WEST, A DISTANCE OF 50.00 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET; THENCE RUN IN A NORTHWESTERLY DIRECTION ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°59'57" AN ARC LENGTH OF 39.27 FEET TO A POINT OF TANGENCY, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 45°39'06" WEST, 35.36 FEET; THENCE NORTH 00°59'07" WEST, A DISTANCE OF 105.18 FEET; THENCE NORTH 89°32'02" EAST, 573.30 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 15.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 49°27'58" EAST, 23.21 FEET; THENCE SOUTH 00°27'58" EAST, 848 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 41.21 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 45°33'01" EAST, 42.49 FEET; THENCE NORTH 89°21'57" EAST, 124.91 FEET; THENCE SOUTH 00°27'58" EAST, 76.53 FEET; THENCE SOUTH 89°32'02" WEST, 30.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 10.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 15.71 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 44°32'02" WEST, 14.14 FEET; THENCE SOUTH 00°27'58" EAST, 190.75 FEET TO A POINT LYING ON THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18736, PAGE 1074, OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 89°32'02" WEST, ALONG SAID NORTHERLY LINE, 711.74 FEET TO THE NORTHWESTERLY CORNER THEREOF AND THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINING 20.21 ACRES, MORE OR LESS.



ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT SUNBEAM ASSET, LLC, A FLORIDA LIMITED LIABILITY COMPANY ("OWNER"), IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS EVERLAKE PHASE 2, HAVING CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED. THIS PLAT BEING MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF THOSE LANDS. TITLE TO TRACT "A" (COMMON AREA/OPEN SPACE) IS HEREBY RETAINED BY OWNER, ITS SUCCESSORS AND ASSIGNS, PROVIDED HOWEVER, OWNER RESERVES THE RIGHT TO CONVEY TITLE TO SAID TRACTS TO AN ENTITY, INCLUDING WITHOUT LIMITATION, AN OWNER'S ASSOCIATION, OR OTHER SUCH ENTITY AS WILL ASSUME OBLIGATION OF MAINTENANCE AND OPERATION THEREOF. ALL RIGHTS OF WAY, WALKWAYS, SIDEWALKS, 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, 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 NON-EXCLUSIVE AND PERPETUAL RIGHT OF INGRESS AND EGRESS OVER AND ACROSS SAID PRIVATE RIGHTS OF WAY, OWNER, ITS SUCCESSORS AND ASSIGNS HEREBY RESERVES AND SHALL HAVE THE SOLE AND ABSOLUTE RIGHT AT ANY TIME WITH THE CONSENT OF THE CITY OF JACKSONVILLE, FLORIDA TO DEDICATE TO THE PUBLIC ALL OR PART OF THE LANDS ON THIS PLAT DESIGNATED AS PRIVATE RIGHTS OF WAY INCLUDING ALL 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. ALL EASEMENTS SHOWN ON THIS PLAT, OTHER THAN THOSE SPECIFICALLY DEDICATED HEREIN, ARE AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS, AND GRANTEES, IF ANY, OF SAID EASEMENTS. OWNER DOES HEREBY RESERVE AND RETAIN OWNERSHIP OF ALL OTHER TRACTS, LANDS, EASEMENTS, AND INTERESTS NOT SPECIFICALLY DEDICATED ABOVE.

IN WITNESS WHEREOF, OWNER HAS EXECUTED THIS PLAT ON THE 30 DAY OF December, 2021.

SUNBEAM ASSET, LLC
(A TEXAS LIMITED LIABILITY COMPANY)
BY: THERMOPATRIX HOLDINGS, LLC,
A TEXAS LIMITED LIABILITY COMPANY
AS ITS: MANAGER

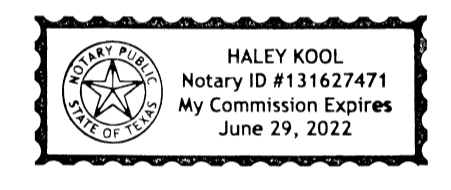
[Signature]
WITNESS
PAM LAWRENCE
PRINT NAME

BY: [Signature]
PRINT NAME: MICHAEL STEWART
AS ITS: CEO

[Signature]
WITNESS
[Signature]
PRINT NAME

STATE OF TEXAS, COUNTY OF TRAVIS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION THIS 30 DAY OF December, 2021 BY MICHAEL STEWART AS CHIEF EXECUTIVE OFFICER (CEO) OF THERMOPATRIX HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY, THE MANAGER OF SUNBEAM ASSET, LLC, A TEXAS LIMITED LIABILITY COMPANY. HE IS PERSONALLY KNOWN BY ME, OR HAS PRODUCED [Signature] AS IDENTIFICATION. MY COMMISSION NO. 131627471 MY COMMISSION EXPIRES: 6/29/22



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 189-194 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 31 DAY OF January, 2022.

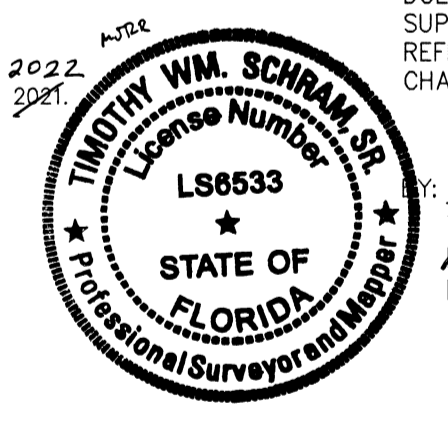
[Signature]
JODY PHILLIPS, CLERK OF THE CIRCUIT COURT



[Signature]
DEPUTY CLERK

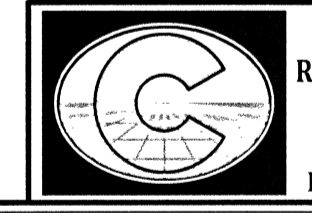
SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS A CURRENTLY LICENSED AND REGISTERED LAND SURVEYOR IN AND BY THE STATE OF FLORIDA AND AS SUCH DOES HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED UNDER HIS RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE PLAT COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND FURTHER CERTIFIES THAT PERMANENT REFERENCE MONUMENTS, PERMANENT CONTROL POINTS, AND LOT CORNERS SHALL BE MONUMENTED IN ACCORDANCE WITH CHAPTER 177, FLORIDA STATUTES, CHAPTER 5J-17.052, F.A.C. AND SECTION 654.110, JACKSONVILLE ORDINANCE CODE. SIGNED THIS 27th DAY OF November, 2021.



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

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



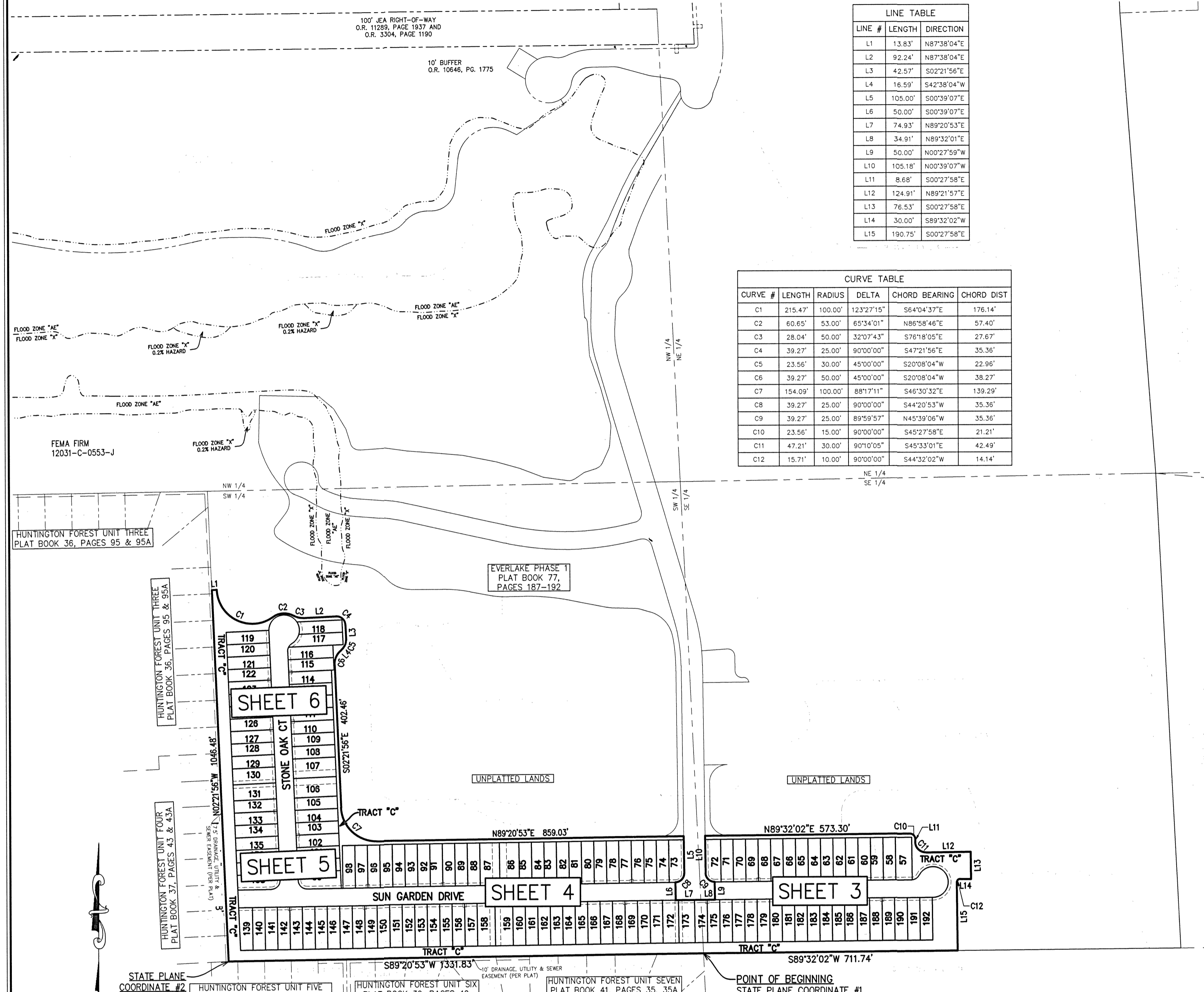
Prepared By:
RICHARD P. CLARSON AND ASSOCIATES, INC.
Professional Surveyors and Mappers
1643 Naldo Avenue, Jacksonville, FL 32207
Phone: 904.396.2623 - Website: clarsonfi.com

EVERLAKE PHASE 2

A PORTION OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 17475, PAGE 3 AND OFFICIAL RECORDS BOOK 19391, PAGE 1105 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, CITY OF JACKSONVILLE, FLORIDA.

PLAT BOOK 78 PAGE 190

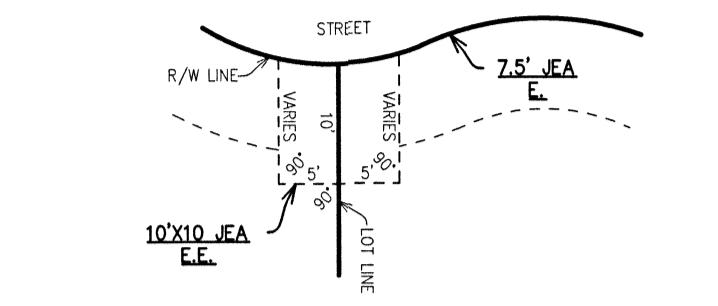
SHEET 2 OF 6
(SEE SHEET 2 FOR GENERAL NOTES & LEGEND)



LINE #	LENGTH	DIRECTION
L1	13.83	N87°38'04"E
L2	92.24	N87°38'04"E
L3	42.57	S02°21'56"E
L4	16.59	S42°38'04"W
L5	105.00	S00°39'07"E
L6	50.00	S00°39'07"E
L7	74.93	N89°20'53"E
L8	34.91	N89°32'01"E
L9	50.00	N00°27'59"W
L10	105.18	N00°39'07"W
L11	8.68	S00°27'58"E
L12	124.91	N89°21'57"E
L13	76.53	S00°27'58"E
L14	30.00	S89°32'02"W
L15	190.75	S00°27'58"E

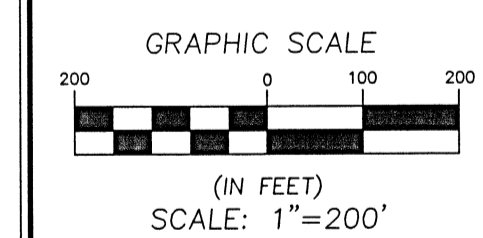
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C1	215.47	100.00	123°27'15"	S64°04'37"E	176.14
C2	60.65	53.00	65°34'01"	N86°58'46"E	57.40
C3	28.04	25.00	32°07'43"	S76°18'05"E	27.67
C4	39.27	50.00	90°00'00"	S47°21'58"E	35.36
C5	23.56	30.00	45°00'00"	S20°08'04"W	22.96
C6	39.27	50.00	45°00'00"	S20°08'04"W	38.27
C7	154.09	100.00	88°17'11"	S46°30'32"E	139.29
C8	39.27	25.00	90°00'00"	S44°20'53"W	35.36
C9	39.27	25.00	89°59'57"	N42°39'08"W	35.36
C10	23.56	15.00	90°00'00"	S42°27'58"E	21.21
C11	47.21	30.00	90°10'05"	S45°33'01"E	42.49
C12	15.71	10.00	90°00'00"	S44°32'02"W	14.14

TYPICAL JEA EASEMENT DETAILS (NOT TO SCALE)



LEGEND	
PRM	PERMANENT REFERENCE MONUMENT
■	FOUND 4"x4" CONCRETE MONUMENT (LB 1576), PRM
□	SET 4"x4" CONCRETE MONUMENT (LB 1704), PRM
○	SET 1/2" IRON PIPE (LB 1704), PRM
◻	FOUND 4"x4" CONCRETE MONUMENT (LB 1704), PRM
○	FOUND 1/2" IRON PIPE (LB 1704), PRM
⊙	SET PERMANENT CONTROL POINT (LB 1704)
CH	CHORD DISTANCE
R	RADIUS
L	ARC LENGTH
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PRC	POINT OF REVERSE CURVATURE
POC	POINT OF COMPOUND CURVATURE
(SM/DC)	STORMWATER MANAGEMENT FACILITY AND DRAINAGE EASEMENT
(S)	RADIAL BEARING
(XXX)	DISTANCE TO EASEMENT/BUFFER
R/W	RIGHT OF WAY
O.R.	OFFICIAL RECORDS BOOK OR VOLUME
ATOB	APPROXIMATE TOP OF BANK

- 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 HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL. THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
 - THE LANDS SHOWN HEREON APPEARS TO LIE WITHIN FLOOD ZONES "X" AS SCALED FROM THE FEMA FLOOD INSURANCE RATE MAPS, PANEL NO. 12031 C 0553 A, DATED NOVEMBER 2, 2018. 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 PLANE MANAGEMENT REPOSITORY/ DEVELOPMENT SERVICES DIVISION, DEPARTMENT OF PLANNING & DEVELOPMENT, CITY OF JACKSONVILLE.
 - CERTAIN DENOTED EASEMENTS ARE RESERVED FOR THE JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
 - JEA EQUIPMENT EASEMENTS "JEA E.E." SHALL REMAIN TOTALLY UNOBTSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENTS BY THE JEA.
 - JEA EASEMENTS "JEA E.E." SHALL REMAIN TOTALLY UNOBTSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE OF SAID EASEMENTS BY THE JEA. THE INSTALLATION OF FENCES, HEDGES AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY THE JEA AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND FOR THE REPLACEMENT OF SUCH ITEMS.
 - ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES. PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
 - THE APPROXIMATE TOP OF BANK OF THE STORMWATER MANAGEMENT FACILITY SHOWN HEREON DEPICTS A GRAPHIC REPRESENTATION BASED ON THE ENGINEERING PLANS FOR THIS PLAT AND DO NOT REPRESENT ACTUAL "AS-BUILT" CONDITIONS.
 - THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBTSTRUCTED EASEMENTS SHALL REMAIN TOTALLY UNOBTSTRUCTED 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 SUBJECT TO REMOVAL BY THE CITY AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND/OR REPLACEMENT OF SUCH ITEMS. THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBTSTRUCTED/ACCESS EASEMENTS, SHALL REMAIN TOTALLY UNOBTSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY THE CITY OF JACKSONVILLE.
 - THERE ARE A TOTAL OF 136 LOTS AND 1 TRACT IN THIS PHASE.



STATE PLANE COORDINATE #1			
POINT	NORTHING	EASTING	DESCRIPTION
1	2131325.0733	466694.2785	NELY CORNER OF HUNTINGTON FOREST UNIT SEVEN, PRM
2	2131309.9166	465362.5366	SW'LY CORNER OF EVERLAKE PHASE 2, PRM

Prepared By:
RICHARD P. CLARSON AND ASSOCIATES, INC.
 Professional Surveyors and Mappers
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EVERLAKE PHASE 2

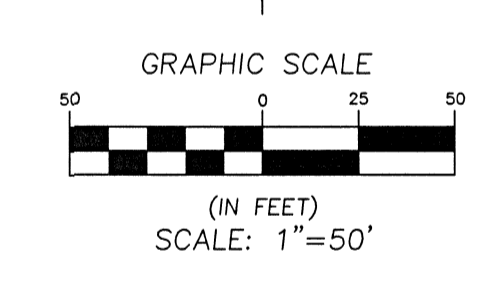
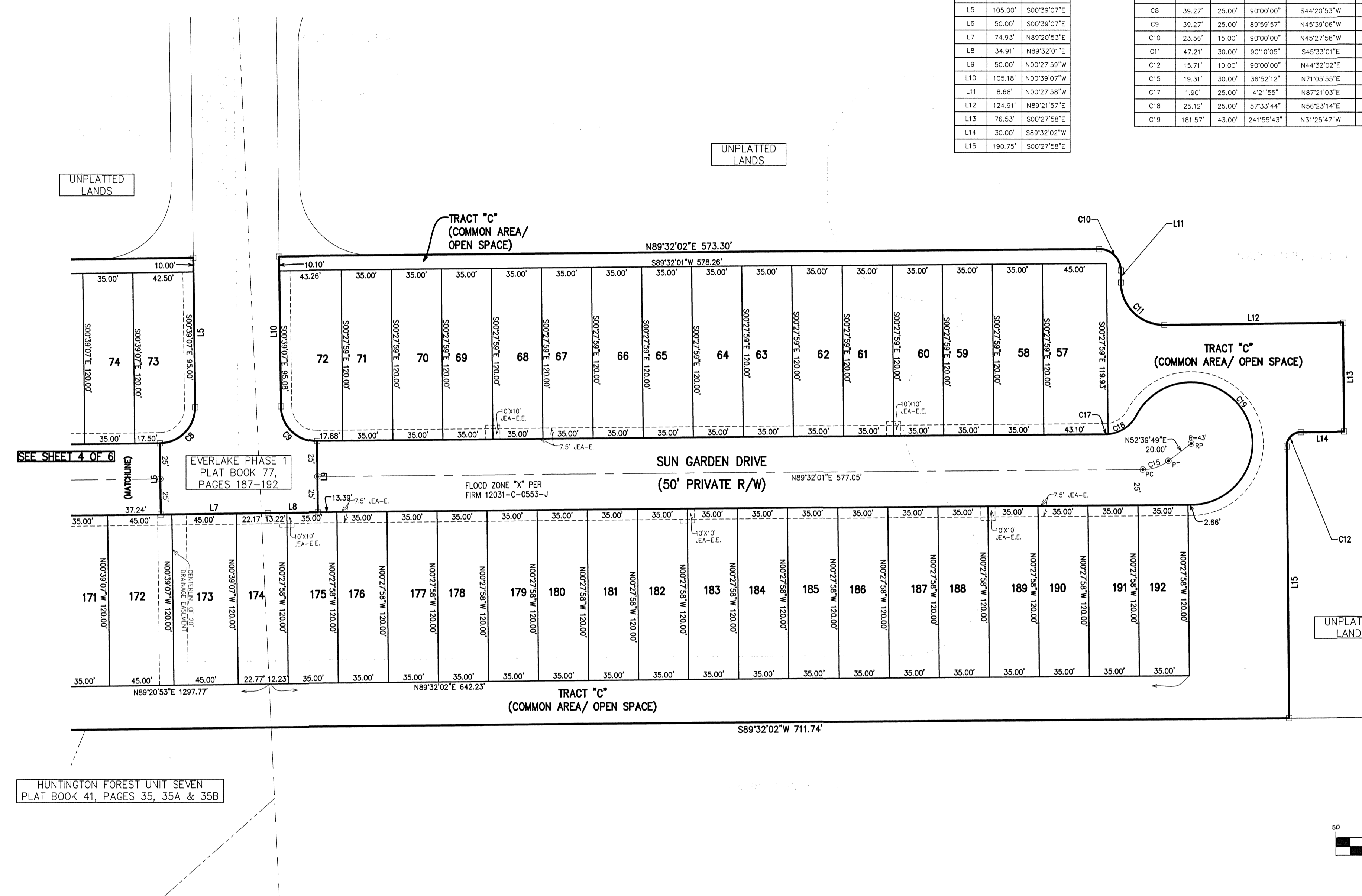
A PORTION OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 17475, PAGE 3 AND OFFICIAL RECORDS BOOK 19391, PAGE 1105 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, CITY OF JACKSONVILLE, FLORIDA.

PLAT BOOK 78 PAGE 191

SHEET 3 OF 6
(SEE SHEET 2 FOR GENERAL NOTES & LEGEND)

LINE #	LENGTH	DIRECTION
L5	105.00'	S00°39'07"E
L6	50.00'	S00°39'07"E
L7	74.93'	N89°20'53"E
L8	34.91'	N89°32'01"E
L9	50.00'	N00°27'59"W
L10	105.18'	N00°39'07"W
L11	8.68'	N00°27'58"W
L12	124.91'	N89°21'57"E
L13	76.53'	S00°27'58"E
L14	30.00'	S89°32'02"W
L15	190.75'	S00°27'58"E

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C8	39.27'	25.00'	90°00'00"	S44°20'53"W	35.36'
C9	39.27'	25.00'	89°59'57"	N45°39'06"W	35.36'
C10	23.56'	15.00'	90°00'00"	N45°27'58"W	21.21'
C11	47.21'	30.00'	90°10'05"	S45°33'01"E	42.49'
C12	15.71'	10.00'	90°00'00"	N44°32'02"E	14.14'
C15	19.31'	30.00'	36°52'12"	N71°05'55"E	18.97'
C17	1.90'	25.00'	4°21'55"	N87°21'03"E	1.90'
C18	25.12'	25.00'	57°33'44"	N56°23'14"E	24.07'
C19	181.07'	43.00'	241°55'43"	N31°25'47"W	73.74'



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(PLANS) CITY DEVELOPMENT NO. 9819.000
(PLAT) CITY DEVELOPMENT NO. 9819.001

EVERLAKE PHASE 2

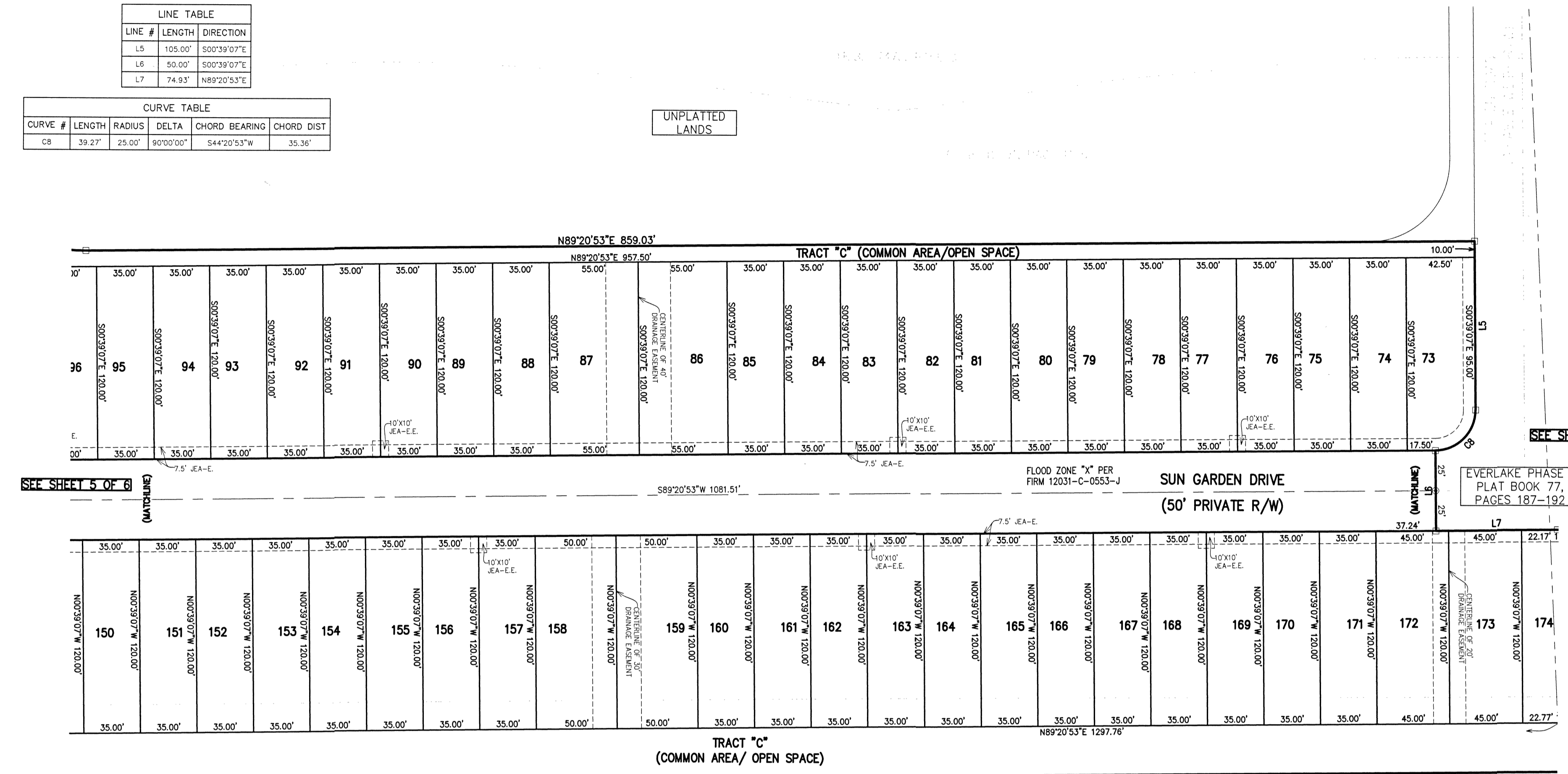
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PLAT BOOK 78 PAGE 192

SHEET 4 OF 6
(SEE SHEET 2 FOR GENERAL NOTES & LEGEND)

LINE TABLE		
LINE #	LENGTH	DIRECTION
L5	105.00'	S00°39'07"E
L6	50.00'	S00°39'07"E
L7	74.93'	N89°20'53"E

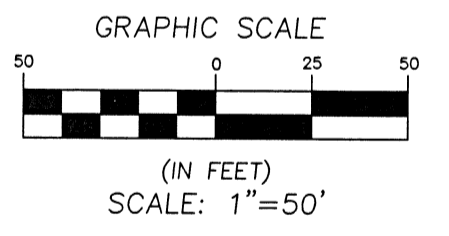
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
CB	39.27'	25.00'	90°00'00"	S44°20'53"W	35.36'



SEE SHEET 5 OF 6

SEE SHEET 3 OF 6

EVERLAKE PHASE 1
PLAT BOOK 77,
PAGES 187-192



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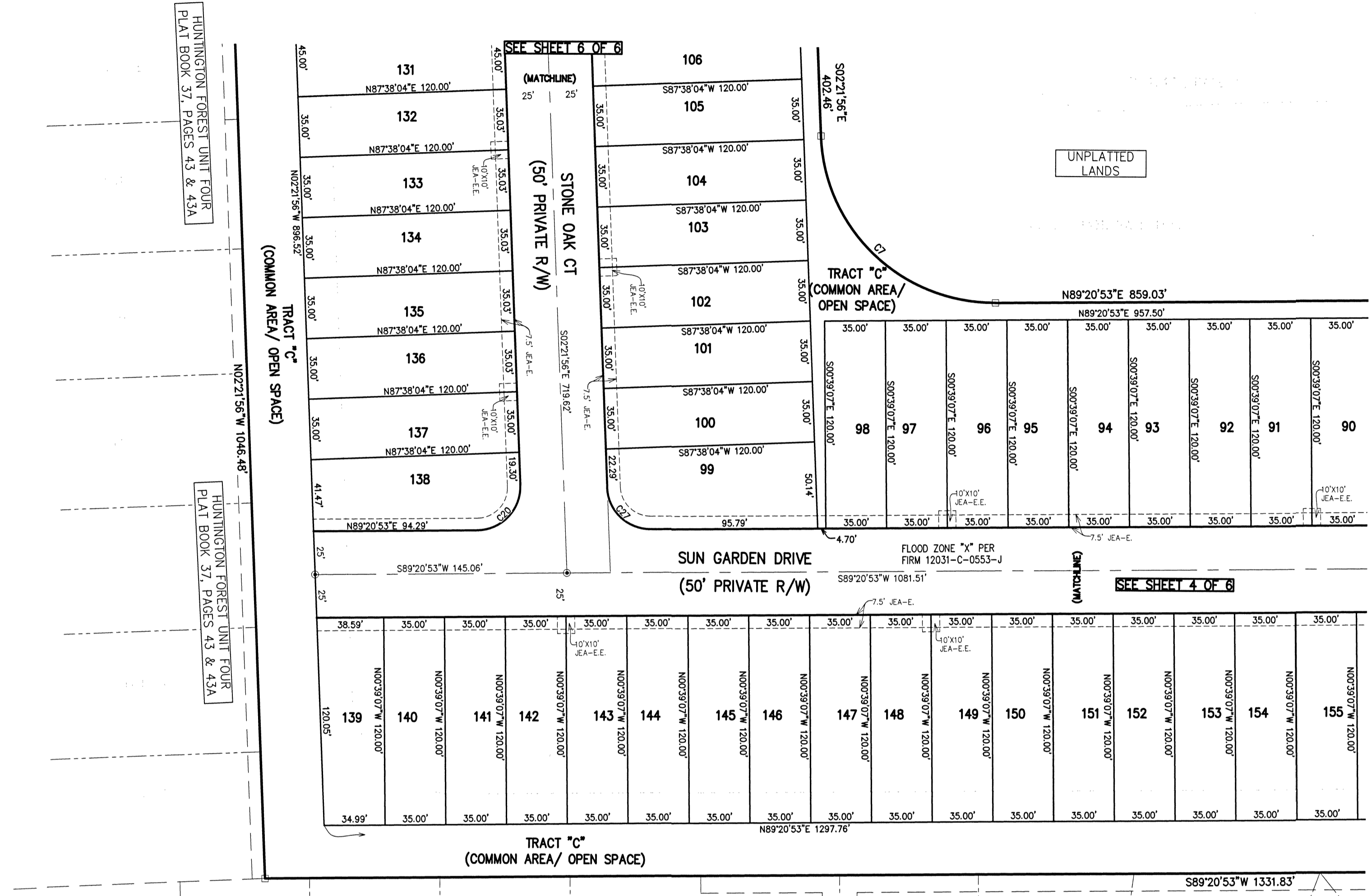
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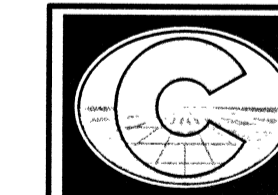
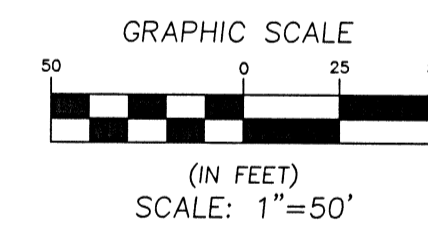
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PLAT BOOK **78** PAGE **193**

SHEET 5 OF 6
(SEE SHEET 2 FOR GENERAL NOTES & LEGEND)



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C7	154.09'	100.00'	88°17'11"	S46°30'32"E	139.29'
C20	40.02'	25.00'	91°42'49"	N43°29'28"E	35.86'
C27	38.52'	25.00'	88°17'11"	S46°30'32"E	34.82'



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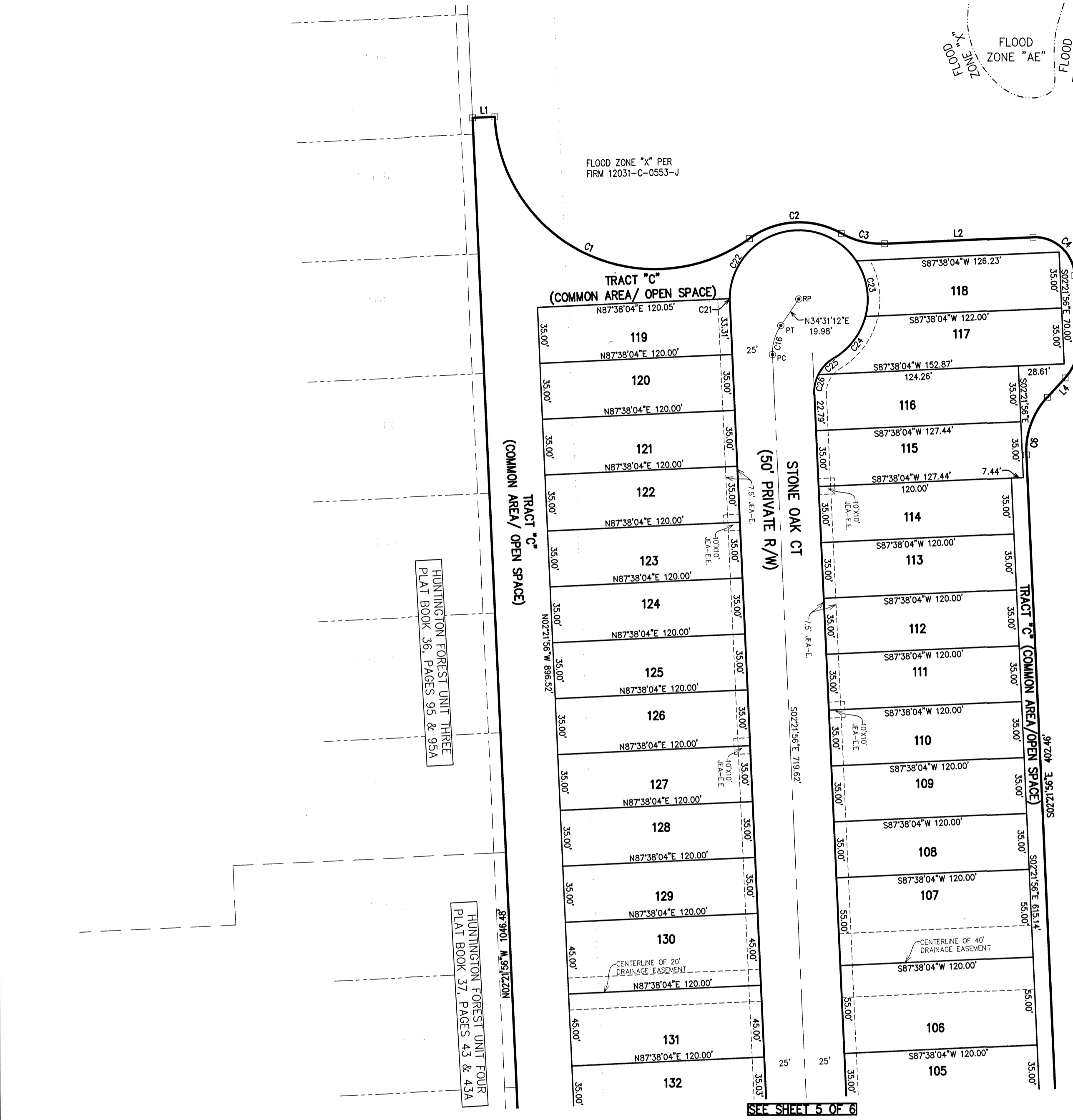
EVERLAKE PHASE 2

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PLAT BOOK 78 PAGE 194

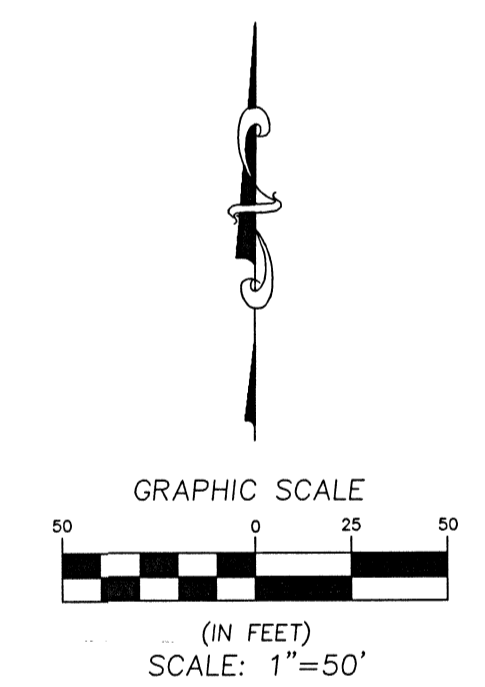
SHEET 6 OF 6
(SEE SHEET 2 FOR GENERAL NOTES & LEGEND)


EVERLAKE PHASE 1
PLAT BOOK 77,
PAGES 187-192



LINE TABLE			CURVE TABLE					
LINE #	LENGTH	DIRECTION	CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
L1	13.83'	N87°38'04"E	C1	215.47'	100.00'	123°27'15"	S64°04'37"E	176.14'
L2	92.24'	N87°38'04"E	C2	60.65'	53.00'	65°34'01"	N86°58'46"E	57.40'
L3	42.57'	S02°21'56"E	C3	28.04'	50.00'	32°07'43"	S76°18'05"E	27.67'
L4	16.59'	S42°38'04"W	C4	39.27'	25.00'	90°00'00"	S47°21'56"E	35.36'
			C5	23.56'	30.00'	45°00'00"	S20°08'04"W	22.96'
			C6	39.27'	50.00'	45°00'00"	S20°08'04"W	38.27'
			C16	19.31'	30.00'	36°53'08"	S16°04'38"W	18.98'
			C21	1.69'	43.00'	275°24"	N00°33'00"W	1.69'
			C22	109.54'	43.00'	145°57'36"	N73°33'30"E	82.23'
			C23	36.33'	43.00'	48°24'08"	S09°15'38"E	35.25'
			C24	33.50'	43.00'	44°38'13"	S37°15'32"W	32.66'
			C25	14.25'	25.00'	32°39'56"	S43°11'39"W	14.06'
			C26	12.75'	25.00'	29°13'37"	S12°14'52"W	12.61'

UNPLATTED LANDS



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