

EVERLAKE - LOTS 51 THROUGH 56

A PORTION OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 79 PAGE 110

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

Approved 6/29/22
Date

[Signature]
City Engineer

for Director of Public Works

Approved 6/9/22
Date
[Signature]
for General Counsel

CAPTION

A PORTION OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF TRACT "D", EVERLAKE PHASE 1, AS RECORDED IN PLAT BOOK 77, PAGES 187 THROUGH 192, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE NORTH 89° 20' 53" EAST, ALONG THE SOUTH LINE OF SAID TRACT "D", A DISTANCE OF 129.85 FEET TO THE SOUTHEAST CORNER OF SAID TRACT "D", SAID CORNER LYING ON A CURVE CONCAVE WEST AND HAVING A RADIUS OF 15.00 FEET; THENCE SOUTHERLY, DEPARTING SAID SOUTH LINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08° 04' 55", AN ARC DISTANCE OF 2.12 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 04° 41' 35" EAST, 2.11 FEET; THENCE SOUTH 00° 39' 07" EAST, A DISTANCE OF 204.68 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWEST AND HAVING A RADIUS OF 23.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00", AN ARC DISTANCE OF 39.27 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID POINT LYING ON THE EASTERLY PROLONGATION OF THE NORTH LINE OF TRACT "E" OF SAID EVERLAKE PHASE 1, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 44° 20' 53" WEST, 35.36 FEET; THENCE SOUTH 89° 20' 53" WEST, ALONG SAID EASTERLY PROLONGATION AND ALONG SAID NORTH LINE, A DISTANCE OF 125.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT "E", SAID CORNER LYING ON THE EAST RIGHT OF WAY LINE OF CRAVEN ROAD, A PRIVATE VARIABLE WIDTH RIGHT OF WAY AS CURRENTLY ESTABLISHED; THENCE NORTH 00° 39' 07" WEST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 231.79 FEET TO THE POINT OF BEGINNING.

SUBJECT TO A "7.5' JEA-E" EASEMENT PER OFFICIAL RECORDS BOOK 20193, PAGES 1807 THROUGH 1812, AND A "10'x10' JEA-E-E" EASEMENT PER OFFICIAL RECORDS BOOK 20193, PAGES 1871 THROUGH 1876, OF SAID CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY.
THE LAND THUS DESCRIBED CONTAINING 0.69 ACRES, MORE OR LESS.



ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT SUNBEAM ASSET, LLC, A TEXAS LIMITED LIABILITY COMPANY ("OWNER"), IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS EVERLAKE - LOTS 51 THROUGH 56, 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" (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 UNRESTRICTED EASEMENTS FOR DRAINAGE.

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. 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 09 DAY OF MAY, 2022.

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

[Signature]
WITNESS
Clay Wilson
PRINT NAME

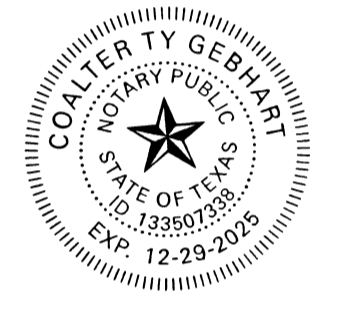
BY: [Signature]
PRINT NAME: MICHAEL STEWART
AS ITS: CEO

[Signature]
WITNESS
Gage Olders
PRINT NAME

STATE OF Texas, COUNTY OF Texas

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF X PHYSICAL PRESENCE OR ONLINE NOTARIZATION THIS 10 DAY OF MAY, 2022 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 AS IDENTIFICATION.

[Signature]
NOTARY PUBLIC, STATE OF TX
COMMISSION NO. 133507389
PRINT NAME: Colleen Gault
MY COMMISSION EXPIRES: 12-29-25



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 110-111 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 30 DAY OF June, 2022.

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

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 29 DAY OF June, 2022.

[Signature]
JOHN APPAS, P.E.
DIRECTOR OF PUBLIC WORKS

PLAT CONFORMITY REVIEW

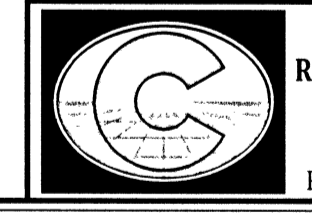
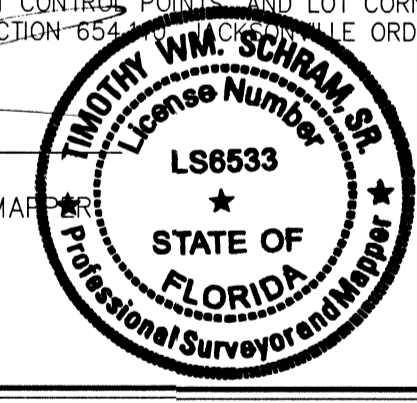
THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES THIS 27th DAY OF June, 2022.

[Signature]
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 SHALL BE MONUMENTED IN ACCORDANCE WITH CHAPTER 177, FLORIDA STATUTES, CHAPTER 5J-17.002, F.A.C. AND SECTION 654, F.S. IN ACCORDANCE WITH THE ORDINANCE CODE. SIGNED THIS 17th DAY OF MAY, 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



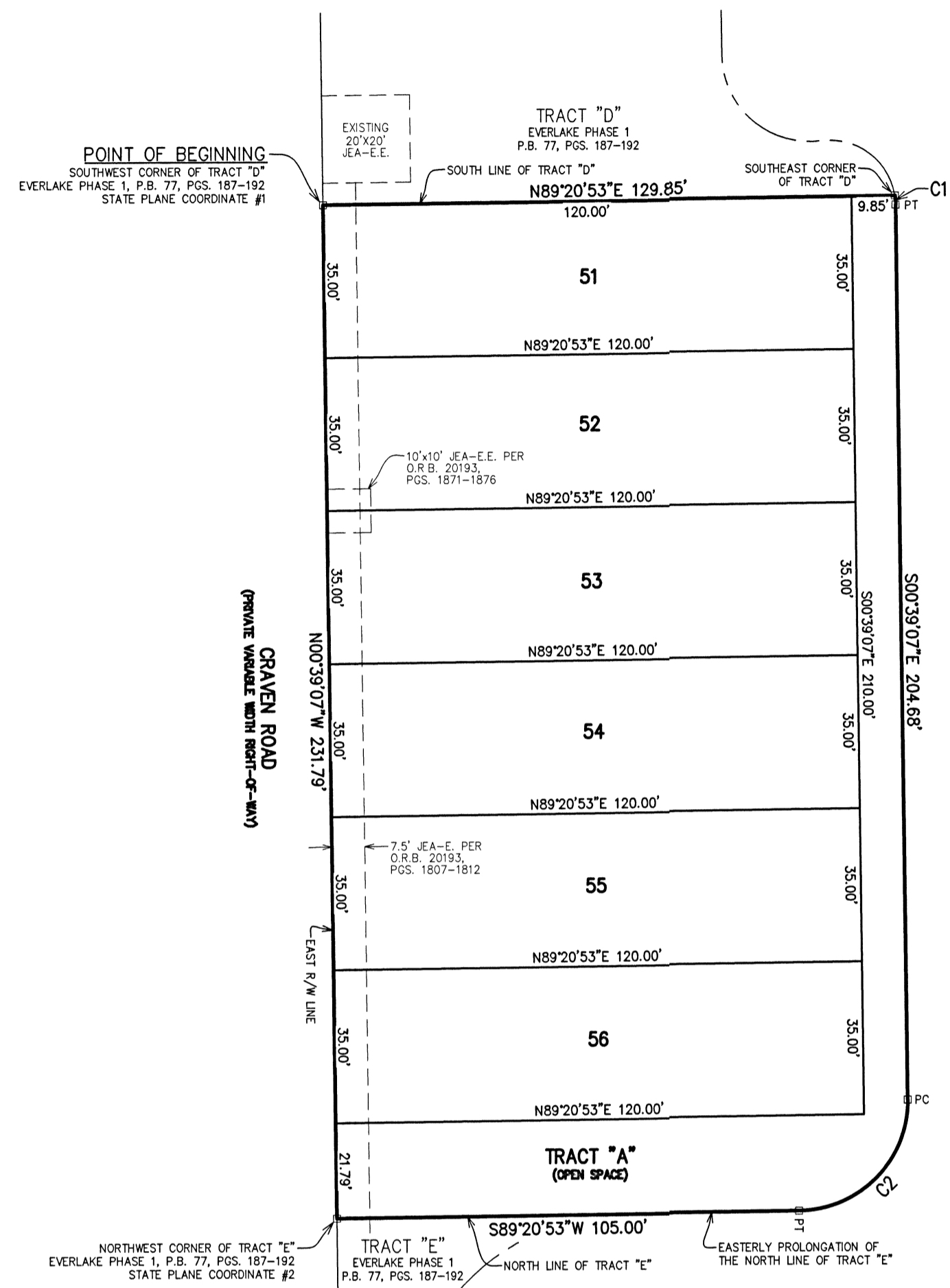
Prepared By:
RICHARD P. CLARSON AND ASSOCIATES, INC.
Professional Surveyors and Mappers
1643 Naldo Avenue, Jacksonville, FL 32207
Phone: 904.396.2623 - Website: clarsonfl.com

EVERLAKE - LOTS 51 THROUGH 56

A PORTION OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

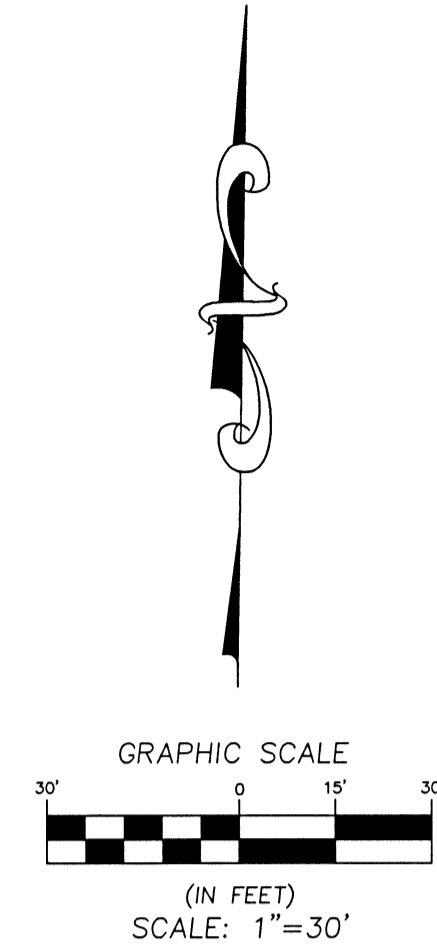
PLAT BOOK 79 PAGE 111

SHEET 2 OF 2



UNPLATTED PORTION OF SECTION 33 TOWNSHIP 3 SOUTH RANGE 27 EAST

O.R.B. 19617 PG. 184

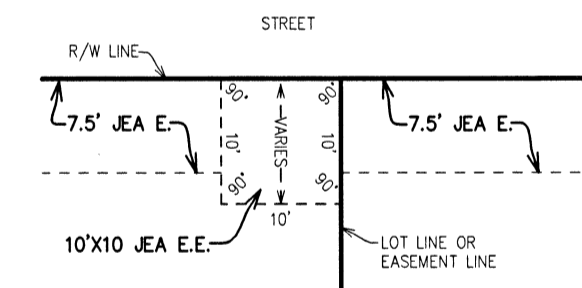


NOTES:

1. BEARINGS AND COORDINATES SHOWN HEREON REFER TO STATE PLANE COORDINATES, NORTH AMERICAN DATUM 83, FOR THE STATE OF FLORIDA, EAST ZONE (2001).
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 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.
3. 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.
4. CERTAIN DENOTED EASEMENTS ARE RESERVED FOR THE JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
5. JEA EQUIPMENT EASEMENTS "JEA E.E." SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENTS BY THE JEA.
6. JEA EASEMENTS "JEA E." SHALL REMAIN TOTALLY UNOBSTRUCTED 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.
7. 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.
8. 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.
9. THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED 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 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 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.
10. THERE ARE A TOTAL OF 6 LOTS AND 1 TRACT IN THIS PHASE.

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIST
C1	2.12'	15.00'	81°04'55"	S04°41'35"E 2.11'
C2	39.27'	25.00'	90°00'00"	S44°20'53"W 35.36'

TYPICAL JEA EASEMENT DETAILS (NOT TO SCALE)



LEGEND	
○	SET 1/2" IRON PIPE (LB 1704)
□	FOUND CONCRETE MONUMENT (SIZE & TYPE AS NOTED)
■	SET 4"x4" CONCRETE MONUMENT (LB 1704)
○	SET MAG NAIL & DISK (LB 1704)
●	FOUND MAG NAIL & DISK (IDENTIFICATION AS NOTED)
I.P.	IRON PIPE
I.R.	IRON ROD
C.M.	CONCRETE MONUMENT
P.L.	PLAT
(D)	DEED
(M)	MEASURED
LB	LICENSED BUSINESS
R/W	RIGHT-OF-WAY
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.R.C.	POINT OF REVERSE CURVATURE
SQ.FT.	SQUARE FOOT
JEA-E	JEA EASEMENT
JEA-E.E.	JEA EQUIPMENT EASEMENT

STATE PLANE COORDINATES TABLE			
POINT	NORTHING	EASTING	DESCRIPTION
1	2132087.060	466695.122	POINT OF BEGINNING, SET PRM
2	2131855.287	466697.759	NORTHWEST CORNER OF TRACT "E", SET PRM

S:\Subdivisions\Duval County\Everlake\22-054 Lots 51 - 56.dwg\PLAT - LOTS 51-56.dwg 2022/05/05

Prepared By:
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(PLANS) CITY DEVELOPMENT NO. 9819.000
 (PLAT) CITY DEVELOPMENT NO. 9819.003