

Approved 10/01/2021
Date
[Signature]
City Engineer
for Director of Public Works
Approved 9/17/21
Date
[Signature]
for General Counsel

ORANGE PICKER ESTATES

BEING A PART OF GOVERNMENT LOT 7, SECTION 18, TOWNSHIP 4 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

CAPTION:

A PART OF GOVERNMENT LOT 7, SECTION 18, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE INTERSECTION OF THE WEST LINE OF THE JOSEPH SUMMERLAND GRANT (SECTION 40), WITH THE NORTHERLY RIGHT OF WAY LINE OF MARBON ROAD (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 55°31'34" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE OF MARBON ROAD, A DISTANCE OF 449.82 FEET TO A POINT FOR THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 55°31'34" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 113.08 FEET; THENCE NORTH 01°15'50" WEST, 49.09 FEET; THENCE SOUTH 88°44'10" WEST, 166.72 FEET; THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 50.00 FEET, A DISTANCE OF 88.49 FEET, AS MEASURED ALONG A CHORD BEARING NORTH 67°23'18" WEST TO A POINT OF REVERSE CURVE; THENCE ALONG A CURVE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 30.00 FEET, A DISTANCE OF 12.13 FEET, AS MEASURED ALONG A CHORD BEARING NORTH 38°42'21" EAST; THENCE NORTH 89°48'42" WEST, 127.07 FEET; THENCE NORTH 00°11'18" EAST, 28.39 FEET; THENCE NORTH 89°48'42" WEST, 14.42 FEET; THENCE NORTH 00°11'18" EAST 178.32 FEET; THENCE NORTH 00°31'40" WEST, 40.00 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE EAST AND HAVING A RADIUS OF 518.02 FEET, A DISTANCE OF 107.19 FEET, AS MEASURED ALONG A CHORD BEARING NORTH 05°24'38" EAST, TO A POINT OF REVERSE CURVE; THENCE ALONG A CURVE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE WEST, AND HAVING A RADIUS OF 571.31 FEET, A DISTANCE OF 121.55 FEET, AS MEASURED ALONG A CHORD BEARING NORTH 05°14'33" EAST, 121.55 FEET TO A POINT IN THE SOUTHERLY LINE OF THE LANDS RECORDED IN OFFICIAL RECORDS VOLUME 11609, PAGE 1138 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 88°40'39" EAST, ALONG SAID SOUTHERLY LINE, 34.52 FEET TO THE SOUTHEAST CORNER OF SAID AFOREMENTIONED LANDS; THENCE NORTH 00°11'18" EAST, ALONG THE EASTERLY LINE OF SAID LANDS RECORDED IN OFFICIAL RECORDS VOLUME 11609, PAGE 1138, A DISTANCE OF 60.02 FEET TO A POINT IN THE LINE DIVIDING SAID GOVERNMENT LOT 7 AND GOVERNMENT LOT 4 OF SAID SECTION 18; THENCE NORTH 88°35'39" EAST, ALONG SAID DIVIDING LINE, 279.85 FEET TO THE NORTHWEST CORNER OF THE PLAT OF SAWYER RIDGE, AS RECORDED IN PLAT BOOK 67, PAGES 123 AND 124 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 01°08'06" WEST ALONG THE WESTERLY LINE OF SAID PLAT, A DISTANCE OF 330.52 FEET TO THE SOUTHWEST CORNER OF SAID PLAT, THE SAME BEING THE NORTHWEST CORNER OF THE LANDS RECORDED IN OFFICIAL RECORDS VOLUME 550, PAGE 251 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 01°24'22" EAST, ALONG THE WESTERLY LINE OF SAID LANDS RECORDED IN OFFICIAL RECORDS VOLUME 550, PAGE 251, A DISTANCE OF 208.43 FEET TO THE SOUTHWEST CORNER OF SAID AFOREMENTIONED LANDS; THENCE NORTH 88°53'19" EAST, ALONG THE SOUTHERLY LINE OF SAID LANDS RECORDED IN OFFICIAL RECORDS VOLUME 550, PAGE 251, A DISTANCE OF 120.74 FEET; THENCE SOUTH 34°28'26" EAST, 37.62 FEET TO THE POINT OF BEGINNING. CONTAINING 4.44 ACRES, MORE OR LESS.

GENERAL NOTES:

1. BASIS OF BEARINGS: SOUTH 55°31'34" WEST FOR THE NORTHERLY RIGHT OF WAY LINE OF MARBON ROAD.
2. STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON NAD 83 TRANSVERSE MERCATOR SYSTEM FOR THE EAST ZONE, STATE OF FLORIDA.
3. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
4. CERTAIN EASEMENTS DESIGNATED JEA-E AND JEA-EE ARE RESERVED FOR THE EXCLUSIVE USE OF JEA IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
5. JEA-E DENOTES JEA EASEMENT. JEA WILL ALLOW CERTAIN NON-PERMANENT IMPROVEMENTS WHICH DO NOT IMPEDER THE USE OF SAID EASEMENTS BY JEA. 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.
6. JEA-EE DENOTES JEA EQUIPMENT EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS TO SAID EASEMENT BY JEA.
7. THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE X AS DEPICTED ON THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120077, PANEL NUMBER 0544, SUFFIX J, DATED NOVEMBER 2, 2018. THE FIRM INFORMATION DELINEATED ON THIS PLAT IS VALID ONLY FOR THE DATES UP TO AND INCLUDING THE EFFECTIVE RECORDING DATE OF THIS PLAT. THERE MAY HAVE BEEN SUBSEQUENT REVISIONS AFTER THIS DATE THAT WILL SUPERSEDE SAID INFORMATION. INQUIRIES FOR THIS SHOULD BE MADE TO THE COMMUNITY'S FLOOD PLAIN MANAGEMENT REPOSITORY, DEVELOPMENT SERVICES DIVISION, DEPARTMENT OF PLANNING AND DEVELOPMENT, CITY OF JACKSONVILLE.
8. 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 DUVAL COUNTY, FLORIDA.
9. 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.

ADOPTION AND DEDICATION:

THIS IS TO CERTIFY THAT MARBON DEVELOPMENT COMPANY, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY ("OWNER"), IS THE FEE SIMPLE OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS ORANGE PICKER ESTATES, 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.

ALL RIGHTS OF WAY, WALKWAYS AND SIDEWALKS WITHIN THE RIGHTS OF WAY AND THE 26-FOOT COJ DRAINAGE EASEMENT ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE, A FLORIDA MUNICIPAL CORPORATION, ITS SUCCESSORS AND ASSIGNS.

TRACTS "A," "C," "D" AND "E" (OPEN SPACE), TRACT "B" (LANDSCAPE BUFFER), PRIVATE DRAINAGE EASEMENTS AND THE 10-FOOT LANDSCAPE BUFFER 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 OVER ALL THE LANDS DESIGNATED AS PRIVATE DRAINAGE EASEMENTS AND AS THE 10-FOOT LANDSCAPE BUFFER SHOWN ON THIS PLAT, THE MAINTENANCE RESPONSIBILITIES OF WHICH SHALL BE THOSE OF THE OWNER, ITS SUCCESSORS AND ASSIGNS (WITH THE PRIMARY SUCH MAINTENANCE RESPONSIBILITIES OF WHICH BEING, AS OWNER HEREAFTER MAY PROVIDE BY RECORDED INSTRUMENT, THOSE OF THE SUCCESSOR OWNERS OF THE LOTS ENCLUMBERED BY SUCH EASEMENTS AND BUFFER).

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 NONEXCLUSIVE 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.

IN WITNESS WHEREOF, OWNER HAS EXECUTED THIS PLAT ON THE 13TH DAY OF SEPTEMBER, A.D., 2021.

MARBON DEVELOPMENT COMPANY, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: [Signature]
PRINT NAME: JENNIFER A. GREGG

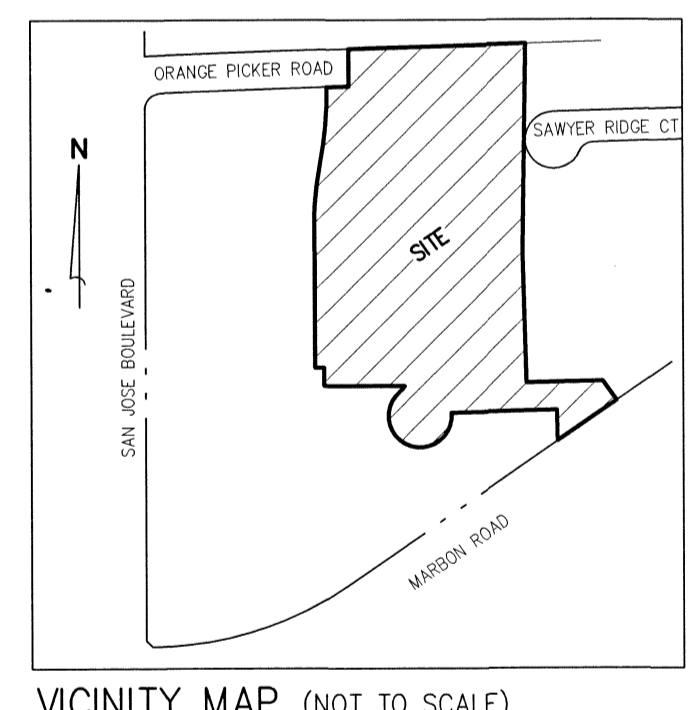
WITNESS: [Signature]
PRINT NAME: LISA B. DAVIS

STATE OF FLORIDA COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 13TH DAY OF SEPTEMBER, A.D., 2021, BY WILLIAM V. NORRIS, AS PRESIDENT, OF MARBON DEVELOPMENT COMPANY, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY. SUCH PERSON IS PERSONALLY KNOWN TO ME OR PRODUCED [Signature] AS IDENTIFICATION.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA
[Signature]
PRINTED NAME: LISA B. DAVIS

COMMISSION NO.: HH049340
MY COMMISSION EXPIRES: 9-30-24



VICINITY MAP (NOT TO SCALE)

APPROVED FOR 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, ORDINANCE CODE.

[Signature]
JAIN PAPPAS, P.E.
DIRECTOR OF PUBLIC WORKS
DATE: 10/1/21

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 78, PAGES 58 + 59 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SIGNED THIS 04 DAY OF October, A.D., 2021.

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

PLAT CONFORMITY REVIEW:

THIS PLAT HAS BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 29TH DAY OF SEPTEMBER, A.D., 2021.

[Signature]
DANNY S. WHEELER
DANNY S. WHEELER, PLS
PROFESSIONAL LAND SURVEYOR NO. 6902

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED IN THE CAPTION, THAT THE SURVEY WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF FLORIDA STATUTE 177, THAT THE PERMANENT REFERENCE MONUMENTS, PERMANENT CONTROL POINTS AND LOT CORNERS HAVE BEEN OR WILL BE MONUMENTED IN ACCORDANCE WITH FLORIDA STATUTE CHAPTER 177.091, F.S., CHAPTER 5J-17.052 F.A.C. AND SECTION 654.127, ORDINANCE CODE OF THE CITY OF JACKSONVILLE, FLORIDA.

CERTIFIED THIS 13TH DAY OF SEPTEMBER, A.D., 2021.

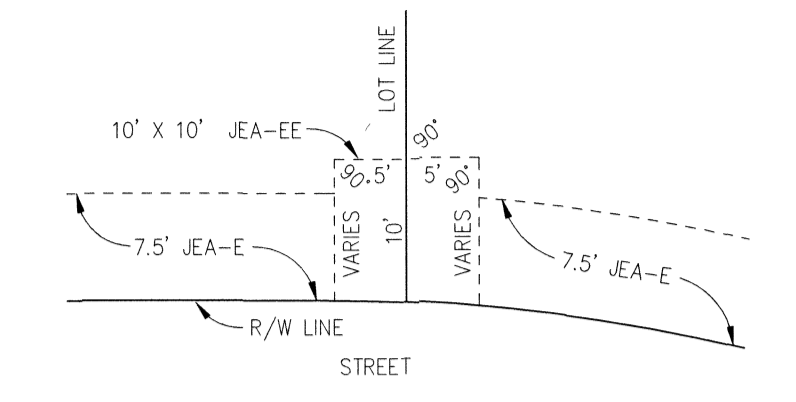
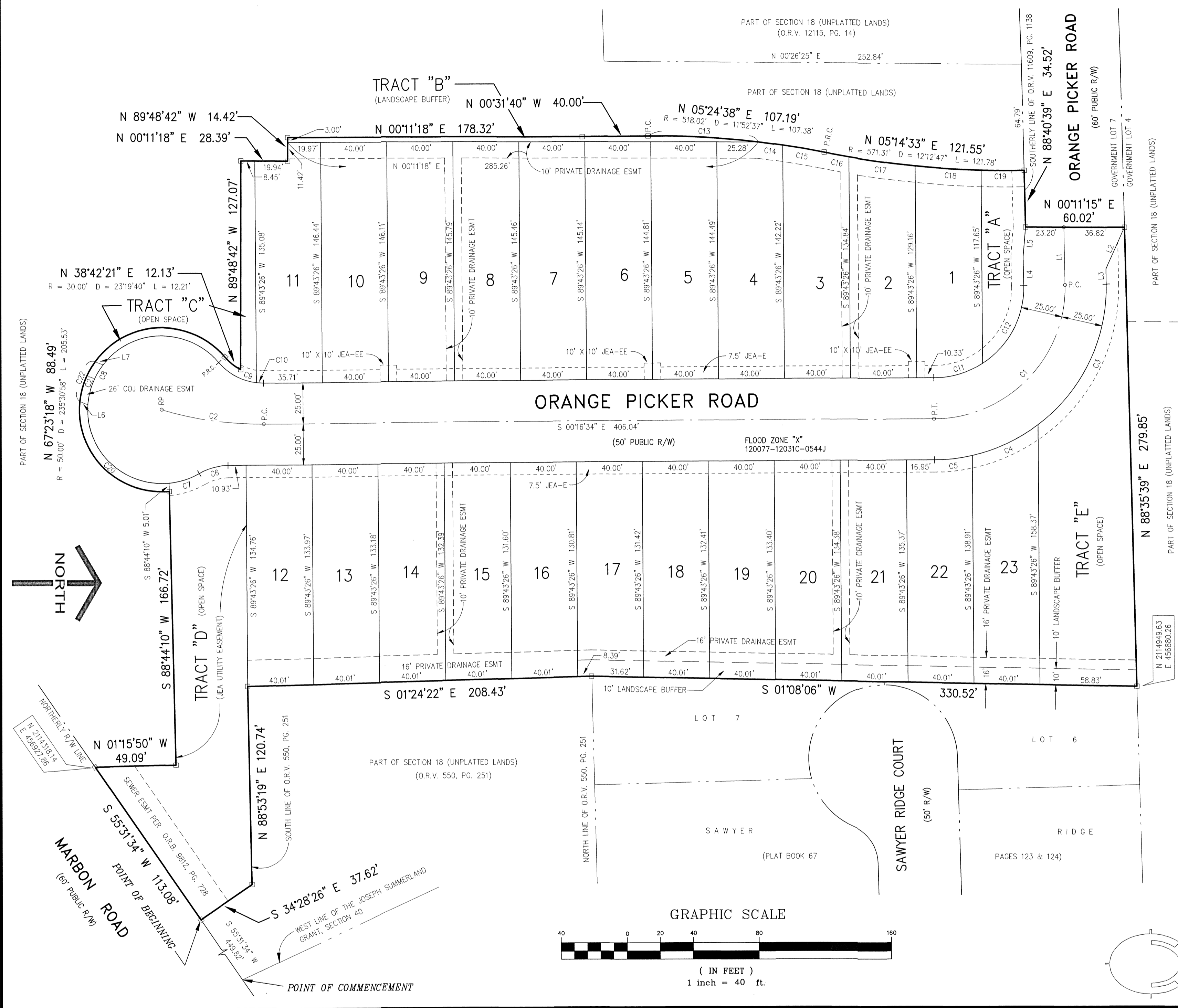
[Signature]
LISA A. DAVIS, FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 6182
R. L. CROASDELL CO.

PLAT PREPARED BY:
CROASDELL COMPANY
SITE PLANNING • SITE ENGINEERING • LAND SURVEYING
429 East Adams Street, Jacksonville, Florida 32202 • Phone 904.356.5649 • Fax 904.356.7824
LB 6219 WWW.CROASDELL.CLEARWIRE.NET CROASDELL@GMAIL.COM SINCE 1925

ORANGE PICKER ESTATES

BEING A PART OF GOVERNMENT LOT 7, SECTION 18, TOWNSHIP 4 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

SEE SHEET NO. 1 FOR GENERAL NOTES.

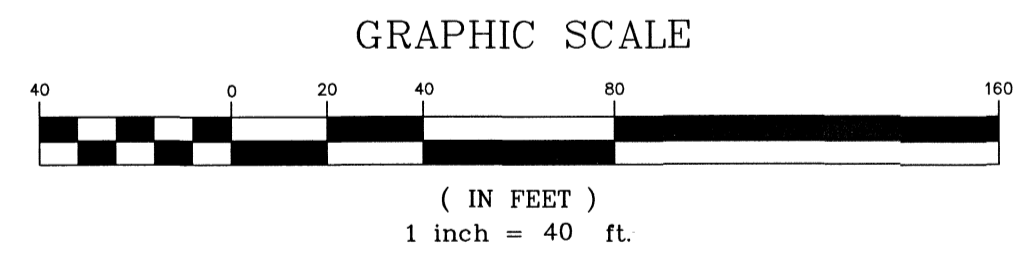


JEA EASEMENT DETAIL
NOT TO SCALE

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	BEARING
C1	80.00'	126.74'	90°46'05"	113.89' S 45°39'36" E
C2	100.00'	43.72'	25°03'04"	62.55' S 08°14'51" W
C3	105.00'	98.71'	53°51'56"	95.12' S 64°06'41" E
C4	105.00'	44.39'	24°13'22"	44.06' S 25°04'02" E
C5	105.00'	23.24'	12°40'47"	23.19' S 06°36'58" E
C6	35.00'	18.34'	30°00'57"	18.13' S 15°17'03" E
C7	45.00'	19.41'	24°42'48"	19.26' S 17°56'07" E
C8	45.00'	185.31'	235°56'54"	79.46' N 67°36'16" W
C9	35.00'	26.84'	43°36'18"	26.00' N 28°34'02" E
C10	35.00'	4.30'	07°02'27"	4.30' N 03°14'39" E
C11	55.00'	31.34'	32°38'47"	30.92' N 16°35'58" W
C12	55.00'	55.79'	58°07'18"	53.43' N 61°59'00" W
C13	518.02'	67.07'	07°25'08"	67.03' N 03°10'53" E
C14	518.02'	14.87'	01°38'39"	14.87' N 07°42'47" E
C15	518.02'	25.44'	02°48'51"	25.44' N 09°56'32" E
C16	571.31'	15.24'	01°31'41"	15.24' N 10°35'07" E
C17	571.31'	40.41'	04°03'09"	40.40' N 07°47'42" E
C18	571.31'	40.11'	04°01'20"	40.10' N 03°45'27" E
C19	571.31'	26.03'	02°36'37"	26.03' S 00°26'28" E
C20	45.00'	78.36'	30°08'30"	68.83' S 44°16'27" W
C21	45.00'	26.38'	33°25'06"	26.00' N 69°00'50" W
C22	50.00'	26.30'	30°08'30"	26.00' S 68°56'46" E

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 88°57'21" E	35.24'
L2	S 85°49'56" E	27.73'
L3	N 88°57'21" E	9.36'
L4	S 88°57'21" W	17.91'
L5	N 85°16'19" W	17.92'
L6	S 21°36'56" W	5.21'
L7	N 21°36'56" E	5.18'

- LEGEND:**
- ⊙ SET PERMANENT REFERENCE MONUMENT STAMPED "LB 6219"
 - PERMANENT CONTROL POINT STAMPED "LB 6219"
 - Δ DELTA
 - TABULATED CURVE DATA
 - CITY OF JACKSONVILLE
 - EASEMENT
 - JEA-E JEA ELECTRIC EASEMENT
 - JEA-EE JEA ELECTRIC EQUIPMENT EASEMENT
 - ARC DISTANCE
 - TABULATED LINE DATA
 - OFFICIAL RECORDS VOLUME
 - POINT OF CURVATURE
 - PAGE
 - POINT OF TANGENCY
 - POINT OF REVERSE CURVE
 - RADIUS
 - RIGHT OF WAY LINE
 - RADIUS POINT



PLAT PREPARED BY:
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(PLAT AND PLANS) CITY DEVELOPMENT NO. 10035.000