BALDWIN TRADEPLEX PLAT BOOK **PAGE** BENCH MARKS PART OF THE NORTHEAST 1/4 OF SECTION 23, AND PART OF THE BENCH MARKS ARE THE NAIL & DISCS SET AT POINTS 4, 5, 7 AND 8. THE ELEVATIONS ARE DERIVED USING GPS OBSERVATION WITH A SOKKIA NORTHWEST 1/4 OF SECTION 24 TOWNSHIP 2 SOUTH RANGE 23 EAST GCX2 UNIT AND ARE BASED ON NAVD 1988 DATUM. DUVAL COUNTY, FLORIDA. SHEET THREE OF THREE SHEETS POINT 5 = 81.07POINT 7 = 81.04POINT 8 = 82.24UNPLATTED JEA CURVE TABLE RE # 000020-0000 C-4 N 23 13'46" W C-2 N 77 32'23" W 144.37' C-3 N 69°23'48" W C-5 S 46'19'00" E 66.97' N 29'19'51" E S 88'57'36" E N 77°32'23" E 439.25 99.10 R = 15,526.10R = 280.0'R = 126.42' L = 101.88' R = 126.42'R = 46.42'R = 360.00'R = 360.00L = 439.26'L = 146.02'L = 101.83'T = 53.86'87°,38'01" L = 74.80'T = 219.65'T = 74.71'T = 48.34'= 22.14BALDWIN CITY LIMITS $D = 01^{\circ}37^{\circ}16^{\circ}$ D = 29.52.50" 30.0' EASEMENT $D = 46^{\circ}10'28''$ D = 46.09'09'' $D = 92^{\circ}19'37''$ $D = 07^{\circ}02'25"$ $D = 29^{\circ}52'50"$ 578.41 360.00 337.84 S 46'19'00" E N 28 22 22" E S 77'32'23" E 165.00' N 26'26'36" E N 29*21'41" W 249.38' R= 15726.38 L=249.38 DELTA=00*54'31" S 74'01'11" E S 46'19'00" E N 27'24'05" E 142.57' R - 360.00' L = 143.51' T = 72.72' 965.50' R - 15,526.10' L = 965.65' 182.38 1,484.36' R - 15,526.10' 60.0 FOOT RIGHT OF WAY FOR DRAINAGE 124.67 R = 126.42'R - 15.526.10' R - 320.00'R - 86.42' L = 80.01L = 166.88' T = 85.38' L = 139.26'SEE DEED BOOK 862, PAGE 168 149844.70 SQ. FT. T = 1.31.66' $T = 40.00^{\circ}$ $T = 90.00^{\circ}$ $D = 92^{\circ}19'37''$ T = 743.03'212607.95 SQ. FT. 3.44 ACRES $D = 00^{\circ}17'43''$ D = 03'33'49'' $D = 22^{\circ}50'28''$ D = 29.5250THIS EASEMENT ALSO DESCRIBED IN
DEED BOOK 862, PAGE 185 IN $D = 05^{\circ}28'47''$ 4.88 ACRES PARCEL 4 217890.96 SQ. FT. PARCEL 2 WETLANDS 5.0 ACRES PARCEL 1 S 26'01'31" E S 89'51'21" W N 25°43'41" E 21.82 99.05 R - 25.00' L = 22.58' R - 80.00'R - 25.00' LINE TABLE L = 395.85'T = 63.06'T = 12.12'T = 12.13'L-1 S 62°35'58" E 81.77' D = 51'44'40"D = 51°45'44" D = 283'30'24"10.0' JEA-E L-2 S 62*35'58" E 83.13' 379.45 L-3 S 62'35'58" E 82.51' 216446.84 SQ. FT. SPECIAL NOTE: S 87'31'12" W 467.12' 4.97 ACRES **NOTICE:** PARCEL 3 25467.12 POINT NUMBERS SHOWN HEREON ARE AT DESIGN LOCATIONS AND HAVE BEEN ROTATED TO CONFORM TO STATE PLANE CO-ORDINATES. BEARINGS AND DISTANCE SHOWN HEREON ARE THIS PLAT, AS RECORDED IN ITS BASED ON PLAT AS RECORDED. BEARINGS WILL NOT MATCH BUT DISTANCES SHOULD BE GOOD. THE POINTS LISTED BELOW ARE FOR THE ACTUAL CENTER LINE POINTS AS FIELD GRAPHIC FORM, IS THE OFFICIAL 0 SEE NOTE 14 S 89'39'47" E VICINITY MAP DEPICTION OF THE SUBDIVIDED PARCEL 8 LOCATED AND MAY NOT MATCH THE PLAT COORDINATES EXACTLY. LANDS DESCRIBED HEREIN AND MANAGEMENT
FACILITY
FACILITY
O.R.B. 14175, NOT TO SCALE N 89°39'47" W 679.83' 210947.38 SQ. FT. 0 WILL IN NO CIRCUMSTANCES BE 4.84 ACRES SUPPLANTED IN AUTHORITY BY EASTING (X) POINT No. NORTHING (Y) O. V. 23 유 ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE 351,273.427 4(PLAT) 2,176,146.856 MAY BE ADDITIONAL 217802 SQ. FT. LIMITED ACCESS RIGHT-OF-WAY BY SUNE 351,273.402 4(FIELD) 2,176,146.855 RESTRICTIONS THAT ARE SITE 5.0 ACRES ≶ NOT RECORDED ON THIS PARCEL 5 5(PLAT) 2,176,162.641 351,740.280 PLAT THAT MAY BE FOUND _10.0' JEA-E IN THE PUBLIC RECORDS 351,740.305 5(FIELD) 2,176,162.642 SEE NOTE 15 AS N 89'39'47" W 559.41' OF THIS COUNTY. 7(PLAT) 2,176,075.682 351,829.618 N 89'39'47" W 679.83' 33 7(FIELD) 2,176,075.705 351,829.586 N.W. 1/4 OF THE N. W. 1/4 PARCEL "9" 354 364850.29 SQ. FT. 2,175,255.351 351,824.029 8(PLAT) 217798.52 SQ. FT. 8.38 ACRES R040 5.0 ACRES 217802 SQ. FT. 2,175,255.323 351,823.850 8(FIELD) PARCEL 7 5.0 ACRES PARCEL 6 RAILS TO TRAILS /ICK TRUST -0150 PG. 564 _ 10.0' JEA-E STATE 10'X20' JEA-EE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 GENERAL NOTES: 488.49 N 89°39'47" W 679.83 30.0' EASEMENT 30.0' EASEMENT CX 31 1,248.32 1.) P.R.C. DENOTES POINT OF REVERSE CURVATURE. S 89°39'47' 2.) P.C. DENOTES POINT OF CURVE 642.61 30' RIGHT OF WAY DEED 1625 PG. 475 DENOTES POINT OF TANGENCY FRANKLIN ST. DENOTES PERMANENT REFERENCE MONUMENT STAMPED LB 3080 DENOTES PERMANENT CONTROL POINT STAMPED LB 3080 *Note: The wetlands have DENOTES TABULATED CURVE INFORMATION been mitigated and the DENOTES TABULATED LINE INFORMATION MARTIN ST. 475 7.) R.P. DENOTES RADIUS POINT wetland credits have already been paid for. Z 8.) UNLESS OTHERWISE NOTED, ALL EASEMENTS ARE FOR DRAINAGE, SEWERS AND UTILITIES. 00.07 9.) BASIS OF BEARINGS IS THE SECTION LINE BETWEEN SECTIONS 23 WEST BEAVER (90) AND 24, HELD N. 00'-07'-47" W. ALONG SECTION LINE. STREET 10.) CERTAIN EASEMENTS ARE RESERVED FOR THE JEA FOR USE IN 102 CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM. 11.) "JEA-E.E." DENOTES JEA EQUIPMENT EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY JEA. 12.) "JEA— E." DENOTES JEA EASEMENT. 100 X 75 74 THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY 104 PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENT BY THE JEA. THE INSTALLATION OF FENCES, HEDGES, AND UNPLATTED S.W. 1/4 OF THE N. W. 1/4 ≤ DRIVE CHARLES W. BOSTWICK LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY JEA AT 1151669.02 SQ. FT. 107 × THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND FOR GRAPHIC SCALE 26.44 ACRES RE # 000190-0000 REPLACEMENT OF SUCH ITEMS. 9 PARCEL "10" 13.) PARCEL 4, WETLANDS, TO REMAIN UNDEVELOPED. O/R BK 5476, PG. 376 43 14.) TRADEPLEX WAY RECORDED AS ACCESS ROAD IN OFFICIAL RECORD 108 BOOK 14175, PAGE 1254, OFFICIAL RECORD BOOK 13234, PAGE 617, 5 OFFICIAL RECORD BOOK 13704, PAGE 2291 WEST LINE OF WEST 1/2 OF THE NORTHWEST 1/4 NORTH LINE OF THE SAID FORMER ATLANTIC COAST LINE RAILROAD 15.) THE LIMITED ACCESS OPENING OF 60.0 FEET SHOWN HERE IS FROM 9 INFORMATION IN THE STIPULATED FINAL JUDGEMENT RECORDED IN OFFICIAL RECORD BOOK 13193, PAGE 229. (IN FEET) 1 inch = 200 ft.1329.74 RAILS TO TRAILS S 82°48'59"

SEE SURVEY BY REGIONAL ENGINEERS, PLANNERS AND SURVEYORS, INC.

JOB NO. 92-534 LEGEND: ECK LAND SURVEYORS, INC. CONCRETE MONUMENT FORMER ATLANTIC COAST LINE RAILROAD RECORDS SINCE 1881 1660 EMERSON STREET IRON PIPE OR ROD JACKSONVILLE, FLORIDA 32207 OVERHEAD ELECTRIC (904) 396-6334 FAX (904) 396-9997 __LOT LINE email: eckjax@aol.com OVERHEAD TELEPHONE __LOT LINE LB 7992 10.0 10.0 CROSS-CUT IN CONCRETE **GENERAL NOTES:** I.) This is a: Work Sheet Harlo G. Everett, Jr. P.L.S. NO. 3287 LOUIS J. EVERETT P.L.S. NO. 4099 2.) No abstract of Title furnished. RIGHT-OF-WAY LINE As best determined from an inspection of Flood Insurance Rate Not abstracted for easements. Professional Surveyors and Mappers Basis of Bearings: ___ , the lands/house DETAIL OF TYPICAL 10'x20' surveyed lie in Zone Not valid unless Surveyor's Official Seal is embossed hereon. JEA EQUIPMENT EASEMENT (JEA-EE) NOT TO SCALE FIELD BOOK_____ PAGE____ DRAFTSMAN: H G E ORDER # 19-195-C 08303