

BENCH MARKS

BENCH MARKS ARE THE NAIL & DISCS SET AT POINTS 4, 5, 7 AND 8. THE ELEVATIONS ARE DERIVED USING GPS OBSERVATION WITH A SOKKIA GCX2 UNIT AND ARE BASED ON NAVD 1988 DATUM.

- POINT 4 = 81.38
- POINT 5 = 81.07
- POINT 7 = 81.04
- POINT 8 = 82.24

BALDWIN TRADEPLEX

PART OF THE NORTHEAST 1/4 OF SECTION 23, AND PART OF THE NORTHWEST 1/4 OF SECTION 24 TOWNSHIP 2 SOUTH RANGE 23 EAST DUVAL COUNTY, FLORIDA.

PLAT BOOK _____ PAGE _____

SHEET THREE OF THREE SHEETS

UNPLATTED
JEA
RE # 000020-0000

CURVE TABLE

C-1 N 29°19'51" E 439.25' R = 15,526.10' L = 439.26' T = 219.65' D = 01°37'16"	C-2 N 77°32'23" W 144.37' R = 280.0' L = 146.02' T = 74.71' D = 29°52'50"	C-3 N 69°23'48" W 99.15' R = 126.42' L = 101.88' T = 53.89' D = 46°10'28"	C-4 N 23°13'46" W 99.10' R = 126.42' L = 101.83' T = 53.86' D = 46°09'09"	C-5 S 46°19'00" E 66.97' R = 46.42' L = 74.80' T = 48.34' D = 92°19'37"	C-6 S 88°57'36" E 44.21' R = 360.00' L = 44.24' T = 22.14' D = 07°02'25"	C-7 N 77°32'23" E 185.62' R = 360.00' L = 187.74' T = 96.06' D = 29°52'50"	C-8 S 46°19'00" E 182.38' R = 126.42' L = 203.71' T = 131.66' D = 92°19'37"	C-9 N 28°22'22" E 80.01' R = 15,526.10' L = 80.01' T = 40.00' D = 00°17'43"	C-10 N 26°26'36" E 965.50' R = 15,526.10' L = 965.65' T = 482.98' D = 03°33'49"	C-11 S 74°01'11" E 142.57' R = 360.00' L = 143.51' T = 72.72' D = 22°50'28"	C-12 S 77°32'23" E 165.00' R = 320.00' L = 166.88' T = 85.38' D = 29°52'50"	C-13 S 46°19'00" E 124.67' R = 86.42' L = 139.26' T = 90.00' D = 92°19'37"	C-14 N 27°24'05" E 1,484.36' R = 15,526.10' L = 1,484.93' T = 743.03' D = 05°28'47"	C-15 S 26°01'31" E 21.82' R = 25.00' L = 22.58' T = 12.12' D = 51°44'40"	C-16 S 89°51'21" W 99.05' R = 80.00' L = 395.85' T = 63.06' D = 283°30'24"	C-17 N 25°43'41" E 21.83' R = 25.00' L = 22.59' T = 12.13' D = 51°45'44"
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LINE TABLE

L-1	S 62°35'58" E	81.77'
L-2	S 62°35'58" E	83.13'
L-3	S 62°35'58" E	82.51'

SPECIAL NOTE:

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 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 LOCATED AND MAY NOT MATCH THE PLAT COORDINATES EXACTLY.

POINT No.	NORTHING (Y)	EASTING (X)
4(PLAT)	2,176,146.856	351,273.427
4(FIELD)	2,176,146.855	351,273.402
5(PLAT)	2,176,162.641	351,740.280
5(FIELD)	2,176,162.642	351,740.305
7(PLAT)	2,176,075.682	351,829.618
7(FIELD)	2,176,075.705	351,829.586
8(PLAT)	2,175,255.351	351,824.029
8(FIELD)	2,175,255.323	351,823.850

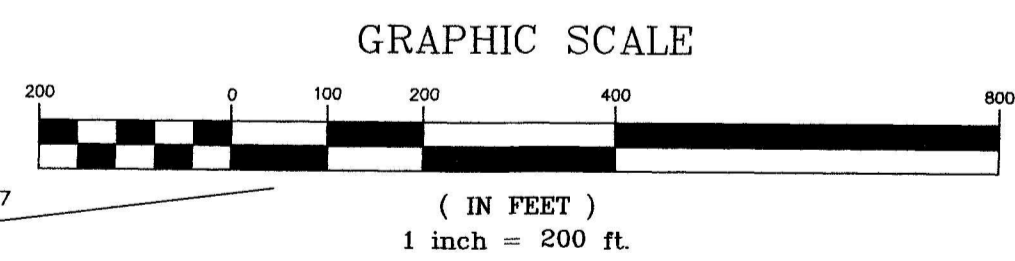
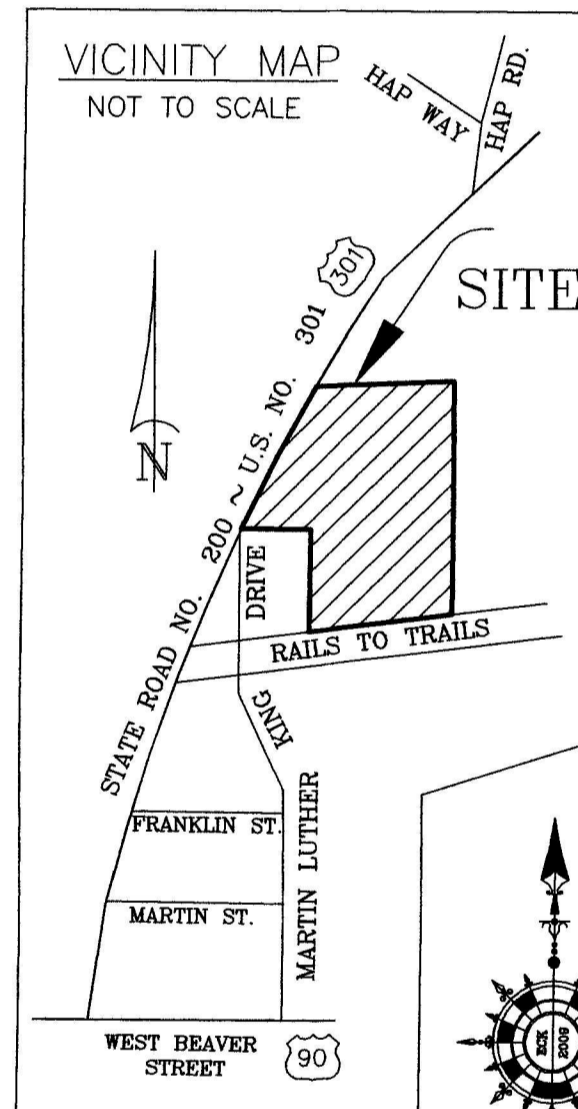
GENERAL NOTES:

- P.R.C. DENOTES POINT OF REVERSE CURVATURE.
- P.C. DENOTES POINT OF CURVE.
- P.T. DENOTES POINT OF TANGENCY.
- DENOTES PERMANENT REFERENCE MONUMENT STAMPED LB 3080.
- DENOTES PERMANENT CONTROL POINT STAMPED LB 3080.
- C-1 DENOTES TABULATED CURVE INFORMATION.
L-1 DENOTES TABULATED LINE INFORMATION.
- R.P. DENOTES RADIUS POINT.
- UNLESS OTHERWISE NOTED, ALL EASEMENTS ARE FOR DRAINAGE, SEWERS AND UTILITIES.
- BASIS OF BEARINGS IS THE SECTION LINE BETWEEN SECTIONS 23 AND 24, HELD N. 00°07'47" W. ALONG SECTION LINE.
- CERTAIN EASEMENTS ARE RESERVED FOR THE JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
- "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.
- "JEA-E." DENOTES JEA EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENT BY THE 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.
- PARCEL 4, WETLANDS, TO REMAIN UNDEVELOPED.
- TRADEPLEX WAY RECORDED AS ACCESS ROAD IN OFFICIAL RECORD BOOK 14175, PAGE 1254, OFFICIAL RECORD BOOK 13234, PAGE 617, OFFICIAL RECORD BOOK 13704, PAGE 2291.
- THE LIMITED ACCESS OPENING OF 60.0 FEET SHOWN HERE IS FROM INFORMATION IN THE STIPULATED FINAL JUDGEMENT RECORDED IN OFFICIAL RECORD BOOK 13193, PAGE 229.

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 THIS COUNTY.

***Note: The wetlands have been mitigated and the wetland credits have already been paid for.**



LEGEND:

- CONCRETE MONUMENT
- IRON PIPE OR ROD
- /E OVERHEAD ELECTRIC
- /T OVERHEAD TELEPHONE
- x CROSS-CUT IN CONCRETE
- x-x FENCE

ECK LAND SURVEYORS, INC.
1660 EMERSON STREET
JACKSONVILLE, FLORIDA 32207
(904) 396-6334 FAX (904) 396-9997
email: eckjax@aol.com
LB 7992

RECORDS SINCE 1881

GENERAL NOTES:

- This is a: Work Sheet
- No abstract of Title furnished.
- Not abstracted for easements.
- Basis of Bearings: _____

Harlo G. Everett, Jr. P.L.S. NO. 3287
LOUIS J. EVERETT P.L.S. NO. 4099
Professional Surveyors and Mappers
State of Florida

Not valid unless Surveyor's Official Seal is embossed hereon.