

ARBOR FOREST

A PORTION OF SECTIONS 8 AND 17, TOWNSHIP 4 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

TAXES VERIFIED R.B.F.

CAPTION

A portion of Sections 8 and 17, Township 4 South, Range 27 East, City of Jacksonville, Duval County, Florida being more particularly described as follows: BEGIN at the intersection of the Southwesterly corner of those lands as described and recorded in Deed Book 1752, Page 340, of the Public Records of said County and the Northerly right-of-way line of Loretto Road (formerly known as Church Road; also known as County Road No. 32, a 60 foot right-of-way as now established), said intersection also being situate on the line common to said Section 17 and Section 41, Township 4 South, Range 27 East; thence North 78°15'30" West, along said Northerly right-of-way line, 834.93 feet to the Southeasterly corner of those lands as described and recorded in Official Records Volume 1177, Page 134, of the current Public Records of said County; thence North 00°58'43" West, along the Easterly line of last said lands and the Northerly prolongation of the Easterly line thereof and departing from said Northerly right-of-way line of Loretto Road, 682.86 feet to the Northeasterly corner of those lands as described and recorded in Official Records Volume 5000, Page 545, of the current Public Records of said County; thence South 89°49'33" West, along the Northerly line of last said lands and the Westerly prolongation of said Northerly line, 640.63 feet to the Northwesterly corner of those lands as described and recorded in Official Records Volume 5316, Page 413, of the current Public Records of said County, said corner, being situate on the Easterly right-of-way line of a 100 foot Jacksonville Electric Authority right-of-way as described and recorded in Official Records Volume 3324, Page 418, of the current Public Records of said County; thence North 00°59'58" East, along said Easterly right-of-way line, 197.12 feet to the Southwesterly corner of Mandarin Lakes Unit Three, as recorded in Plat Book 35, Pages 29 and 29A, of the current Public Records of said County; thence South 84°13'14" East, along the Southerly boundary line of said Mandarin Lakes Unit Three, 840.52 feet to the Southeasterly corner thereof; thence North 01°04'56" East, along the Easterly boundary line of said Mandarin Lakes Unit Three, 227.47 feet to a point situate on the Southerly line of Lot 31, of said Mandarin Lakes Unit Three, said point also being situate on the Southwesterly boundary line of Mandarin Lakes Unit Two, as recorded in Plat Book 35, Pages 55 and 55A, of the current Public Records of said County, said point also being situate on the Northwesterly prolongation of the Southwesterly boundary line of Mandarin Lakes Unit One, as recorded in Plat Book 35, Pages 41, 41A, and 41B, of the current Public Records of said County, and the Northwesterly prolongation of the Southwesterly boundary line of the aforementioned lands as described and recorded in Deed Book 1752, Page 340; thence South 27°43'47" East, along the Southwesterly boundary line of last said lands, 1344.87 feet to the POINT OF BEGINNING.

ADOPTION AND DEDICATION

This is to certify that Arbor Forest, Inc., is the lawful owner of the lands described in the caption hereon known as ARBOR FOREST, and has caused the same to be surveyed and subdivided; that First Union National Bank of Florida a United States of America Corporation, is the holder of the mortgage on said lands and that this plat made in accordance with said survey, is hereby adopted as a true and correct plat of said lands. All right-of-ways, and easements for drainage, utilities and sewers are hereby irrevocably without reservation, dedicated to the City of Jacksonville, its successors and assigns. The drainage easement through and over the lakes and filtration systems shown on this plat are hereby irrevocably dedicated to the City of Jacksonville, its successors and assigns and are subject to the following covenants which shall run with the land: (1) the drainage easements hereby dedicated shall permit the City of Jacksonville, its successors and assigns to discharge into said lakes and filtration systems which these easements traverse all water which may fall on or come upon all right-of-ways hereby dedicated together with all soil, nutrients, chemicals and all other substances which may flow or pass from right-of-ways, from adjacent land, or from any other source of public waters into or through said lakes and filtration systems without any liability whatsoever on the part of the City of Jacksonville, its successors and assigns for any damages, injuries or losses to persons or property resulting from the acceptance or use of these drainage easements by the City of Jacksonville, its successors and assigns; (2) the lakes and filtration systems shown on this plat are owned in fee simple title by the abutting property owners. The City of Jacksonville by acceptance of this plat assumes no responsibility for the removal or treatment of aquatic plants and animals, soil, chemicals or any other substance or thing that may even be or come within said lakes or filtration systems which these easements traverse, nor any responsibility for maintenance or preservation of the water purity, water level or water depth which responsibilities shall be those of the abutting owners, and; (3) the City of Jacksonville, its successors and assigns shall not be liable nor responsible for the creation, operation, failure or destruction of any water level control equipment which may be constructed or installed by the developer or any other person within the area of the lands hereby platted or of the lakes and filtration systems shown on this plat, but shall have the right to modify the existence of the lakes and filtration systems and that which retains it, to effect adequate drainage, including, but not limited to, the right to remove any water level control structures or any part thereof. Arbor Forest, Inc., developer and owner of the lands described and captioned hereon, shall indemnify the City of Jacksonville and save it harmless from suits, actions, damages, liability and expense in connection with loss of life, bodily or personal injury, property damage or other damage arising from or out of any occurrence in, upon, or at, or from the lakes and filtration systems described above, or any part thereof, or occasioned wholly or in part by any act or omission of Arbor Forest, Inc., its agents, contractors, employees, servants, licensees or concessionaires with ARBOR FOREST. This indemnification shall run with the land and the assigns of Arbor Forest, Inc., and shall be subject to it.

In witness whereof the above named Corporations have caused these presents to be executed by their respective agents and seals affixed, this 16 day of March A. D., 1990.

ARBOR FOREST, INC.

Witness: Cheryl Losh
Donald P. Hinson
Donald P. Hinson, President
Arbor Forest, Inc.

Witness: Karen A. Chappel

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 16 day of March A. D., 1990, by Donald P. Hinson, President, Arbor Forest, Inc.

Cheryl Losh
Notary Public, State of Florida, at Large
My Commission Expires: 12-14-1991

FIRST UNION NATIONAL BANK OF FLORIDA

Witness: Angela B. Miller
Terry C. Bieleher
Terry Bieleher, Vice President
First Union National Bank of Florida

Witness: LSusan C. Bell

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 20th day of March A. D., 1990, by Terry Bieleher, Vice President, First Union National Bank of Florida,

LSusan C. Bell
Notary Public, State of Florida, at Large
My Commission Expires: 12-14-1991

Prepared By:
ALL AMERICAN SURVEYORS, INC.
4220 HOOD ROAD
JACKSONVILLE, FLORIDA, 32257
(904) 268-4155

APPROVED FOR THE RECORD

This is to certify that this Plat has been examined, accepted and approved by the City of Jacksonville, Duval County, Florida, pursuant to Ordinance No. 90-365-163, of said City adopted by its Council and approved by its Mayor.

Signed this 10th day of May A. D., 1990.

Thomas C. Bly
Mayor of the City of Jacksonville
Charles M. Kidd
Secretary of the Council of the City of Jacksonville

CLERK'S CERTIFICATE

This is to certify that this Plat has been examined and approved by the City Council of the City of Jacksonville, Florida and submitted to me for recording and is recorded in Plat Book 46, Pages 35A-35B of the Public Records of Duval County, Florida.

Signed this 5 day of June A. D., 1990.

Henry W. Cook
Clerk: Henry W. Cook
By: M. Watson
Deputy Clerk

DEVELOPER'S CERTIFICATE

This is to certify that Arbor Forest, Inc., has deposited with the City of Jacksonville sufficient collateral, in compliance with Section 654.109 of the Municipal Code, in an amount equivalent to one hundred percent of all remaining costs for engineering and construction and costs of placing permanent control points, including sidewalks, as guarantee that all required improvements will be completed in accordance with the plans and specifications approved by the City of Jacksonville.

Signed this 16 day of March A. D., 1990.

Donald P. Hinson
Donald P. Hinson, President,
Arbor Forest, Inc.
William S. Miller
Director of Public Works

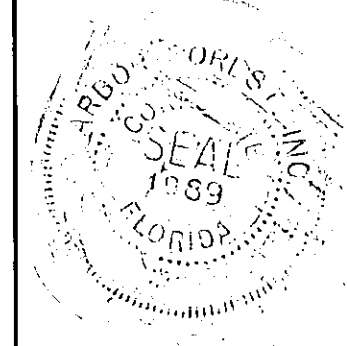
SURVEYOR'S CERTIFICATE

I hereby certify that this Plat is a true and correct representation of the lands hereby surveyed, platted and described in the Caption, that the survey was made under my responsible direction and supervision and that the survey data complies with all the requirements of Chapter No. 177 of the Laws of the State of Florida. I further certify that Permanent Reference Monuments have been placed and that Permanent Control Points will be placed according to the above reference law and that all the zoning rules and regulations of the City of Jacksonville, currently in effect have been complied with.

Signed this 11th day of April A. D., 1990.

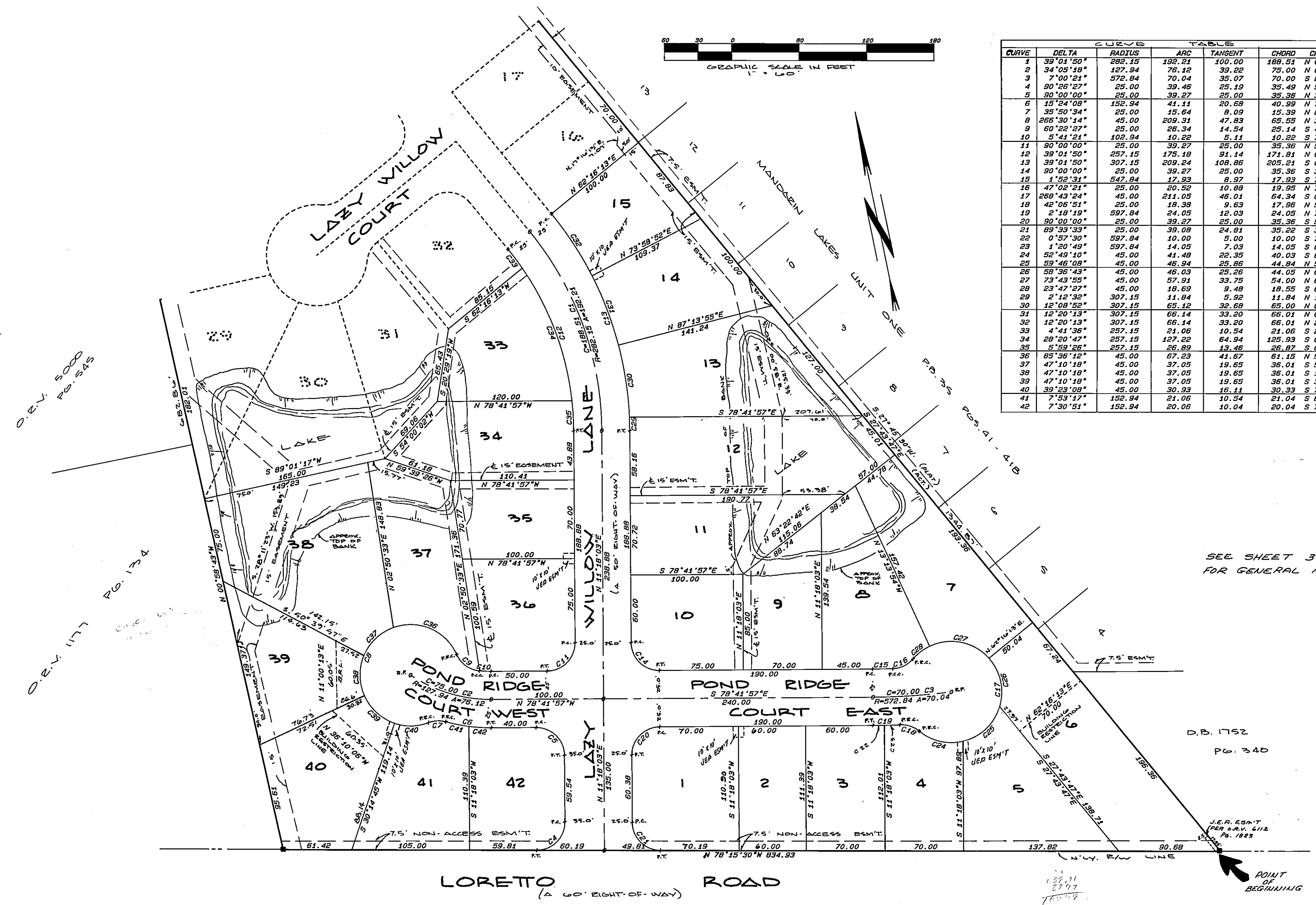
James B. Harrison
James B. Harrison, J.C.
Florida Registered Land Surveyor, No. 2647
11 American Surveyors, Inc.
Jacksonville, Florida

APPROVED
4/26/90
For Director of Public Works
By: Sam E. Mason
City Engineer
For General Counsel
By: Thomas R. Hester



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CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
1	39°01'50"	282.15	192.21	100.00	188.51	N 08°12'52"N
2	34°05'18"	127.94	76.12	39.22	75.00	N 61°39'18"E
3	7°00'21"	572.84	70.04	35.07	70.00	S 82°12'07"E
4	30°26'27"	25.00	39.46	25.19	35.49	N 56°31'17"E
5	30°00'00"	25.00	39.27	25.00	35.36	N 33°41'57"E
6	15°24'08"	152.94	41.11	20.68	40.99	N 70°59'53"N
7	35°50'34"	25.00	15.64	8.09	15.39	N 81°13'06"N
8	286°30'14"	45.00	209.31	47.83	65.55	N 34°06'44"E
9	60°22'27"	25.00	26.34	14.54	25.14	S 42°49'22"E
10	5°41'21"	102.94	10.22	5.11	10.22	S 79°51'16"E
11	30°00'00"	25.00	39.27	25.00	35.36	N 56°18'03"E
12	39°01'50"	257.15	175.18	91.14	171.81	N 08°12'52"N
13	39°01'50"	307.15	209.24	108.86	205.21	S 08°12'52"E
14	30°00'00"	25.00	39.27	25.00	35.36	S 33°41'57"E
15	1°52'31"	547.84	17.93	8.97	17.93	S 79°38'12"E
16	47°02'21"	25.00	20.52	10.88	19.95	N 79°54'22"E
17	268°43'24"	45.00	211.05	46.01	64.34	S 06°44'53"N
18	42°06'51"	25.00	18.38	9.63	17.86	N 59°56'50"N
19	2°18'19"	597.84	24.05	12.03	24.05	N 79°51'06"N
20	30°00'00"	25.00	39.27	25.00	35.36	S 56°18'03"E
21	89°33'33"	25.00	39.08	24.81	35.22	S 33°28'43"E
22	0°57'30"	597.84	10.00	5.00	10.00	S 79°10'42"E
23	1°20'49"	597.84	14.05	7.03	14.05	S 80°19'52"E
24	52°49'10"	45.00	41.48	22.35	40.03	S 65°18'00"E
25	59°46'08"	45.00	46.94	25.86	44.84	N 58°24'21"E
26	58°36'43"	45.00	46.03	25.26	44.05	N 00°47'04"N
27	73°43'55"	45.00	57.91	33.75	54.00	N 66°57'24"N
28	23°42'27"	45.00	18.69	9.48	18.55	S 64°16'55"N
29	2°12'32"	307.15	11.84	5.92	11.84	N 10°11'47"E
30	12°08'52"	307.15	65.12	32.68	65.00	N 03°01'05"E
31	12°20'13"	307.15	66.14	33.20	66.01	N 09°13'27"N
32	12°20'13"	307.15	66.14	33.20	66.01	N 21°33'40"N
33	4°41'36"	257.15	21.06	10.54	21.06	S 25°22'58"E
34	28°20'47"	257.15	127.22	64.94	125.93	S 08°51'47"E
35	5°59'26"	257.15	22.15	13.46	26.87	S 08°18'20"N
36	85°36'12"	45.00	67.23	41.67	61.15	N 55°26'15"N
37	47°10'18"	45.00	37.05	19.65	36.01	S 58°10'31"N
38	47°10'18"	45.00	37.05	19.65	36.01	S 11°00'13"N
39	47°10'18"	45.00	37.05	19.65	36.01	S 36°10'06"E
40	39°23'09"	45.00	30.93	16.11	30.93	S 79°29'49"E
41	7°53'17"	152.94	21.06	10.54	21.04	S 67°14'28"E
42	7°30'51"	152.94	20.06	10.04	20.04	S 74°56'32"E

SEE SHEET 3 OF 3 FOR GENERAL NOTES.

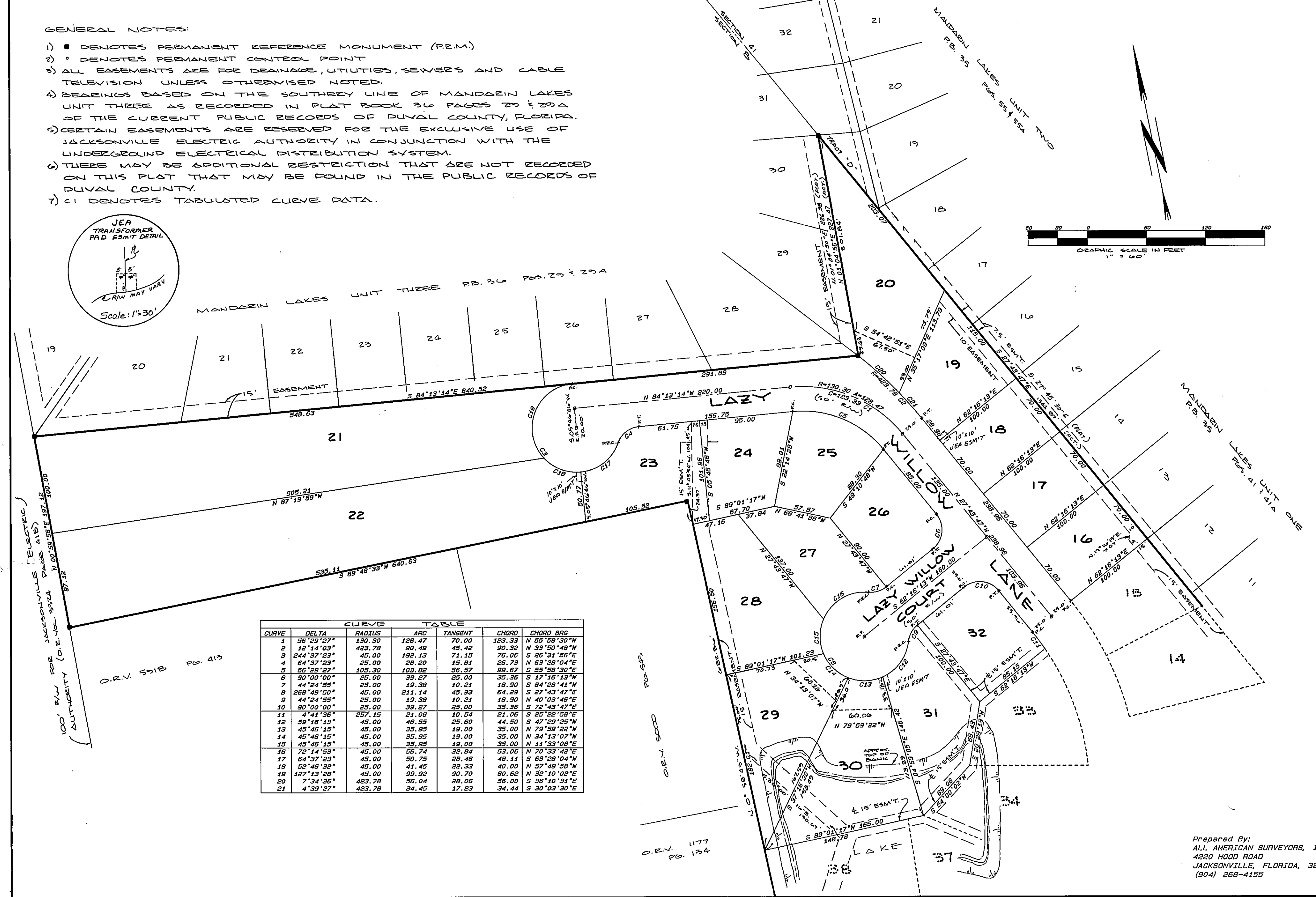
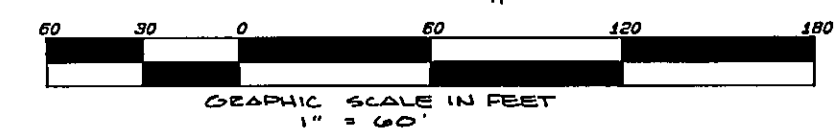
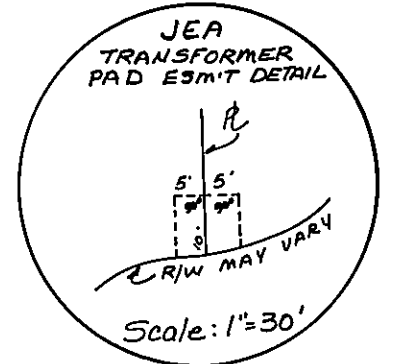
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GENERAL NOTES:

- 1) ■ DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.)
- 2) ° DENOTES PERMANENT CONTROL POINT
- 3) ALL EASEMENTS ARE FOR DRAINAGE, UTILITIES, SEWERS AND CABLE TELEVISION UNLESS OTHERWISE NOTED.
- 4) BEARINGS BASED ON THE SOUTHERLY LINE OF MANDARIN LAKES UNIT THREE AS RECORDED IN PLAT BOOK 36 PAGES 29 & 29A OF THE CURRENT PUBLIC RECORDS OF DUAL COUNTY, FLORIDA.
- 5) CERTAIN EASEMENTS ARE RESERVED FOR THE EXCLUSIVE USE OF JACKSONVILLE ELECTRIC AUTHORITY IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
- 6) THERE MAY BE ADDITIONAL RESTRICTION THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUAL COUNTY.
- 7) C1 DENOTES TABULATED CURVE DATA.



CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD B'G
1	56°29'27"	130.30	128.47	70.00	123.33	N 65°58'30"W
2	12°14'03"	423.78	90.49	45.42	90.32	N 33°50'48"W
3	244°37'23"	45.00	192.13	71.15	76.06	S 26°31'56"E
4	64°37'23"	25.00	26.20	15.81	26.73	N 63°28'04"E
5	56°29'27"	105.30	103.62	56.87	99.67	S 55°58'30"E
6	90°00'00"	25.00	39.27	25.00	35.35	S 17°16'13"W
7	44°24'55"	25.00	19.38	10.21	18.90	S 84°28'41"W
8	268°49'50"	45.00	211.14	45.93	64.29	S 27°43'47"E
9	44°24'55"	25.00	19.38	10.21	18.90	N 40°03'46"E
10	90°00'00"	25.00	39.27	25.00	35.35	S 72°43'47"E
11	4°41'36"	297.15	21.06	10.54	21.06	S 25°22'58"E
12	59°16'13"	45.00	46.55	25.60	44.50	S 47°29'25"W
13	45°46'15"	45.00	35.95	19.00	35.00	N 79°59'22"W
14	45°46'15"	45.00	35.95	19.00	35.00	N 34°13'07"W
15	45°46'15"	45.00	35.95	19.00	35.00	N 11°33'08"E
16	72°14'53"	45.00	56.74	38.84	53.06	N 70°33'42"E
17	64°37'23"	45.00	50.75	28.46	48.11	S 63°28'04"W
18	52°46'32"	45.00	41.45	22.33	40.00	N 57°49'58"W
19	127°13'28"	45.00	99.92	90.70	80.62	N 32°10'02"E
20	7°34'36"	423.78	56.04	28.06	56.00	S 36°10'31"E
21	4°39'27"	423.78	34.45	17.23	34.44	S 30°03'30"E

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