

# Lydia Estates Unit One

TAXES PAID THROUGH 7.22.97

PLAT BOOK 51 PAGE 43

SHEET 1 OF 5 SHEETS

SEE SHEET 2 FOR GENERAL NOTES

A PORTION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

### CAPTION

A PORTION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF WINGATE ROAD (A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF DUNN AVENUE (A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 89°23'40" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 1281.34 FEET TO THE EASTERLY LINE OF SAID EAST 1/2 OF THE NORTHWEST 1/4; THENCE SOUTH 00°33'39" EAST, ALONG SAID EAST 1/2 OF THE NORTHWEST 1/4, 1168.51 FEET; THENCE NORTH 87°03'05" WEST, DEPARTING FROM LAST SAID LINE, 191.04 FEET; THENCE SOUTH 85°01'18" WEST, 50.72 FEET; THENCE SOUTH 04°43'01" WEST, 69.52 FEET; THENCE NORTH 85°31'36" WEST, 110.00 FEET; THENCE SOUTH 27°52'49" WEST, 236.04 FEET; THENCE NORTH 16°31'30" WEST, 240.54 FEET; THENCE SOUTH 89°26'21" WEST, 107.74 FEET; THENCE NORTH 00°33'39" WEST, 10.88 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTH-EASTERLY; THENCE ALONG AND AROUND THE ARC OF THE CURVE, CONCAVE SOUTHEASTERLY WITH A RADIUS OF 125.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 10°11'50" EAST, 46.67 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 20°57'19" EAST, 23.45 FEET; THENCE NORTH 88°59'22" WEST, 53.19 FEET; THENCE SOUTH 89°26'21" WEST, 119.14 FEET; THENCE SOUTH 00°33'39" EAST, 82.08 FEET; THENCE SOUTH 89°26'21" WEST, 110.00 FEET; THENCE SOUTH 55°07'54" WEST, 60.53 FEET; THENCE SOUTH 89°26'21" WEST, 105.00 FEET; THENCE NORTH 00°33'39" WEST, 640.83 FEET; THENCE SOUTH 89°26'21" WEST, 177.80 FEET; THENCE NORTH 00°33'39" WEST, 40.00 FEET; THENCE SOUTH 89°26'21" WEST, 40.00 FEET TO A POINT SITUATE ON THE FOREMENTIONED EASTERLY RIGHT-OF-WAY LINE OF WINGATE ROAD; THENCE NORTH 00°33'39" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 550.95 FEET TO THE POINT OF BEGINNING.

### CLERKS CERTIFICATE 97-142294

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 51 Pages 43-43D of the Public Records of Duval County, Florida.

Signed this 27th day of June, A.D., 1997.

Henry W. Cook  
Clerk: Henry W. Cook

By: J.Y. Odum  
Deputy Clerk

Approved 6/20/97  
Date

S. Hall  
City Engineer  
for Director of Public Works

Approved 6/25/97  
Date

Theresa C. Matney  
for General Counsel

### 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 Chapter 654, Ordinance Code.

Harold E. Nove  
Director of Public Works

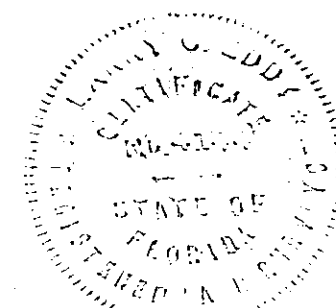
6/26/97  
Date

### SURVEYOR'S CERTIFICATE

I hereby Certify that this 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 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 referenced law and that all zoning rules and regulations of the City of Jacksonville, currently in effect have been complied with.

Signed this 12th day of MAY, A.D., 1997.

Larry G. Eddy  
Florida Registered Land Surveyor No. 4144  
Tri-State Land Surveyors, Inc.  
Jacksonville, Florida



### ADOPTION and DEDICATION

This is to Certify that A. F. Alan Custom Homes, Inc. a corporation under the laws of the State of Florida, is the lawful owner of the lands described in the caption hereon known as Lydia Estates Unit One, and has caused the same to be surveyed and subdivided; that First South Bank is the holder of a 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, unobstructed easements for drainage, non-access easements and conservation easements, shall remain privately owned and the sole and exclusive property of the owner, its successors and assigns as shown hereon.

The undersigned owner does hereby reserve unto himself and assigns, an easement for landscaping and construction of signs over all non-access easements, and also easements over all the lands designated as private drainage easements shown on this plat, the maintenance responsibilities of which shall be those of the owner, its successors and assigns.

The undersigned owner, its successors and assigns hereby grant to the present and 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 mail carriers, representatives of the utilities authorized by said 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 roadways. The owner, its successors and assigns reserves and shall have the unrestricted and absolute right to deny ingress to any person who may create or participate in a disturbance or nuisance on any part of the lands shown hereon.

Unobstructed easements for service and maintenance of the water and sewer systems shown within the private roadways and on the individual properties on this plat are hereby irrevocably and without reservation dedicated to the City of Jacksonville, its successors and assigns.

Tract "A" (Recreation Area) and Tract "B" (Conservation Easement) are hereby to remain privately owned.

Those easements designated as "J.E.A.E." are hereby irrevocably dedicated to the Jacksonville Electric Authority, its successors and assigns, for its exclusive use in conjunction with its underground electrical system. Those easements designated as "J.E.A.E." are hereby irrevocably dedicated to the Jacksonville Electric Authority, its successors and assigns, for its non-exclusive use in conjunction with its underground electrical system; provided however that no parallel utilities may be installed within said easements.

In witness thereof the above named Corporations have caused these presents to be executed by their respective agents and seals affixed, this 9th day of May, A.D., 1997.

### A. F. Alan Custom Homes, Inc.

Witness: Edgar L. Leath Jr.

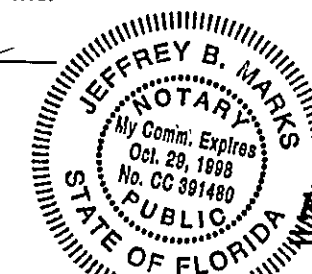
Witness: Jennifer L. Swain

Alan L. Fixel  
Alan L. Fixel, President

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 9th day of May, A.D., 1997, by Alan L. Fixel, President of A. F. Alan Custom Homes, Inc. on behalf of the Corporation who is personally known to me.

Jeffrey B. Marks  
Notary Public State of Florida at Large



My Commission Expires: 11/29/98

Witness: Frances L. McKeithan

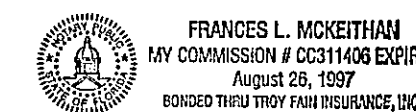
Witness: David Faulk

David Faulk  
David Faulk, Vice President

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 9th day of May, A.D., 1997, by David Faulk, Vice President of First South Bank on behalf of the Corporation who is personally known to me.

Frances L. McKeithan  
Notary Public State of Florida at Large



My Commission Expires: 8/26/97

PREPARED BY:  
**TRI-STATE LAND SURVEYORS, INC.**  
8411 BAYMEADOWS WAY, SUITE #2  
JACKSONVILLE, FLORIDA 32256  
PHONE (904) 731-7235

PSD #96-025; DEV. #3284

# Lydia Estates Unit One

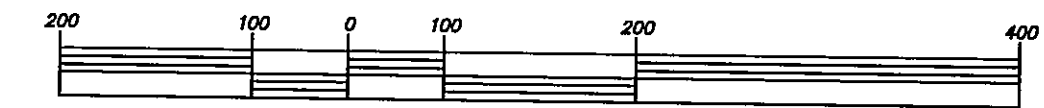
A PORTION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 26 EAST,  
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK **51** PAGE **43A**

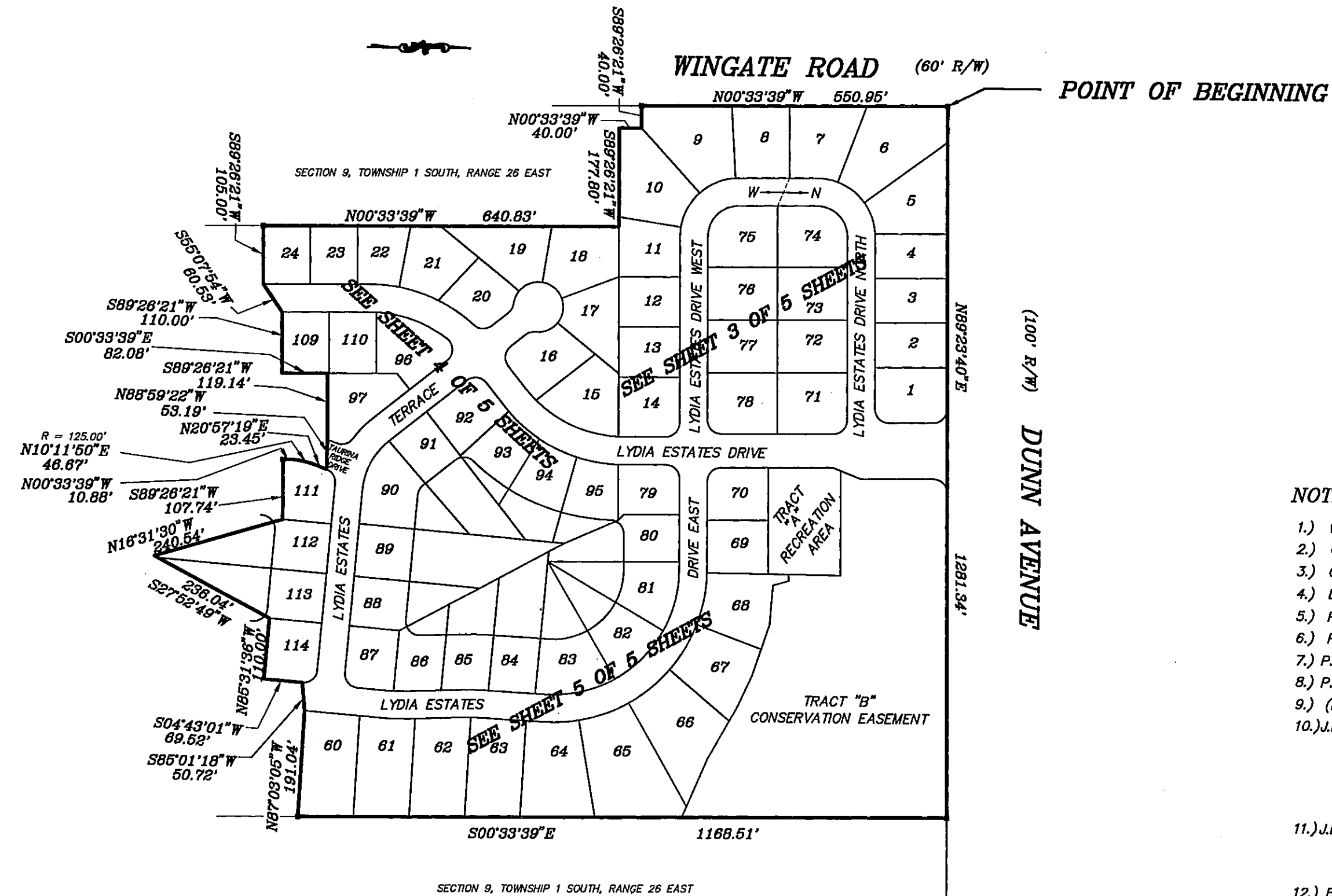
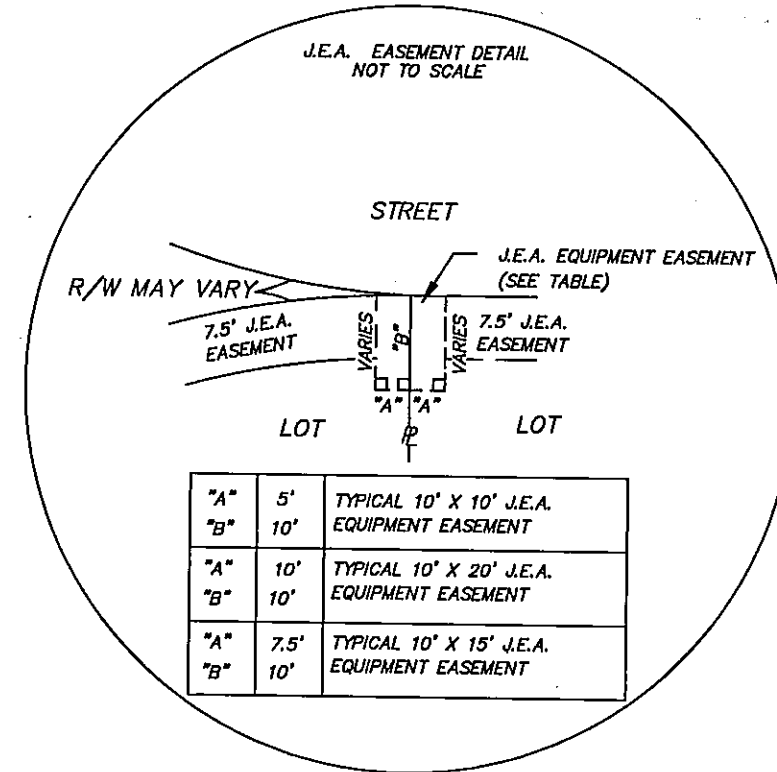
SHEET **2** OF **5** SHEETS

## KEY SHEET

GRAPHIC SCALE

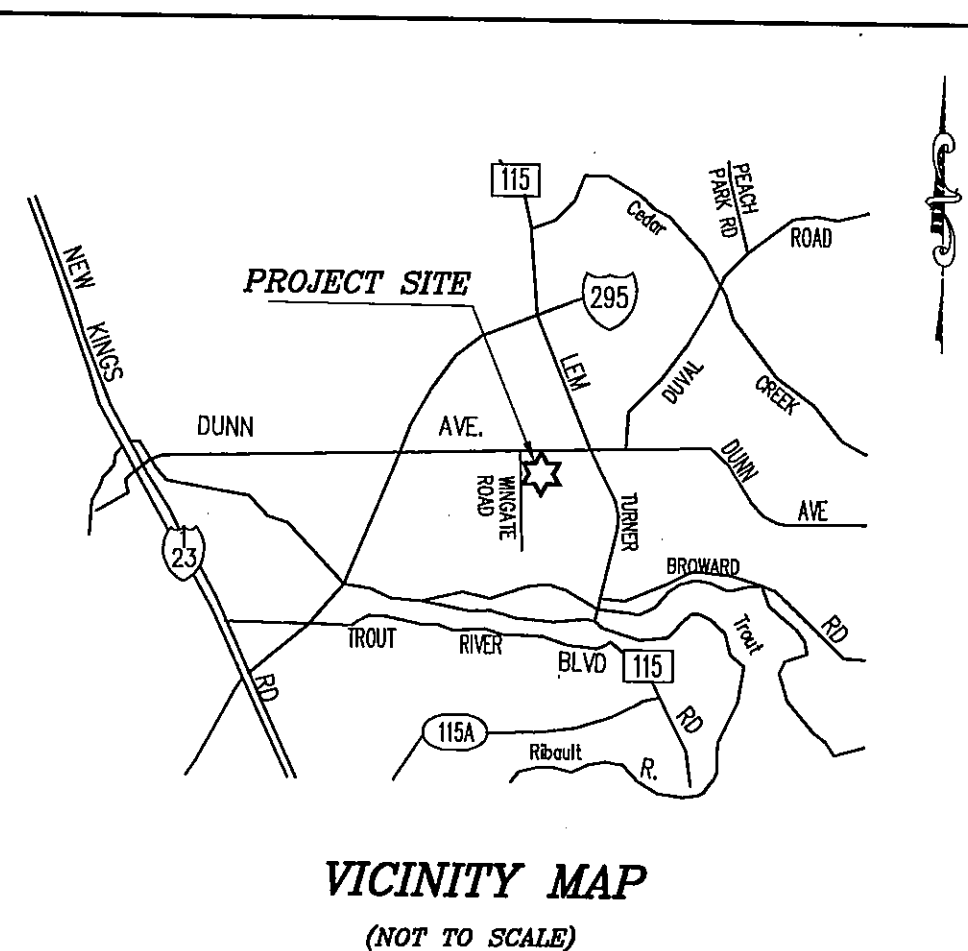


( IN FEET )  
1 inch = 200 ft.



### NOTES:

- 1.) ■ Denotes Permanent Reference Monuments Stamped RLS #4144.
- 2.) ○ Denotes Permanent Control Points Stamped RLS #4144.
- 3.) C1 Denotes Tabulated Curve Data.
- 4.) L1 Denotes Tabulated Line Data.
- 5.) P.C. Denotes Point of Curvature.
- 6.) P.T. Denotes Point of Tangency.
- 7.) P.R.C. Denotes Point of Reverse Curve.
- 8.) P.C.C. Denotes Point of Compound Curve.
- 9.) (R) Denotes Radial Line.
- 10.) J.E.A.E. Denotes Jacksonville Electric Authority Easement. These easements shall remain totally unobstructed by any permanent improvements which may impede the use of said easement by the Jacksonville Electric Authority. The installation of fences, hedges, and landscaping is permissible but subject to removal by Jacksonville Electric Authority at the expense of each lot owner for the removal and for replacement of such items.
- 11.) J.E.A.E.E. Denotes Jacksonville Electric Authority Equipment Easement. These easements shall remain totally unobstructed by any improvements that may impede the use and access of said easement by the Jacksonville Electric Authority.
- 12.) Bearings shown hereon based on bearing of N 89°23'40" E for Dunn Avenue.
- 13.) Certain easements are reserved for the exclusive use of the Jacksonville Electric Authority in conjunction with the underground electrical distribution system.
- 14.) There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.
- 15.) All easements are for Drainage, Utilities and Sewers and Cable Television unless otherwise noted.
- 16.) 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 but SUBJECT TO REMOVAL by the City at the expense of each lot owner for the removal and/or replacement of such items.
- 17.) The easements shown hereon and designated as unobstructed access easements shall remain totally unobstructed by any improvements which may impede the use and access of said easement by the City of Jacksonville.
- 18.) The Lakes/Stormwater Management Facilities shown hereon is a pictorial representation only and does not represent the actual "AS BUILT" shape and/or location.



# Lydia Estates Unit One

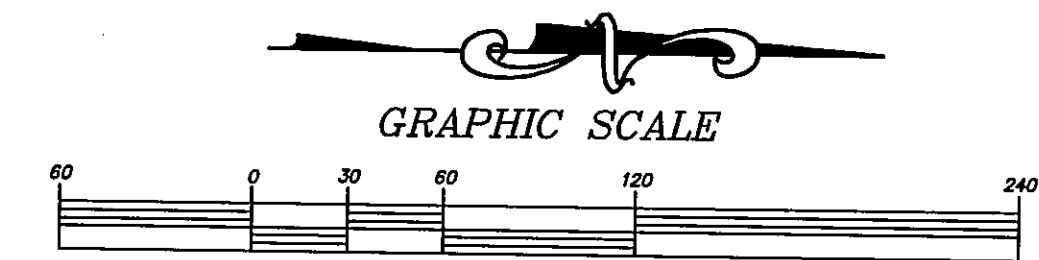
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PLAT BOOK **51** PAGE **43B**

SHEET **3** OF **5** SHEETS

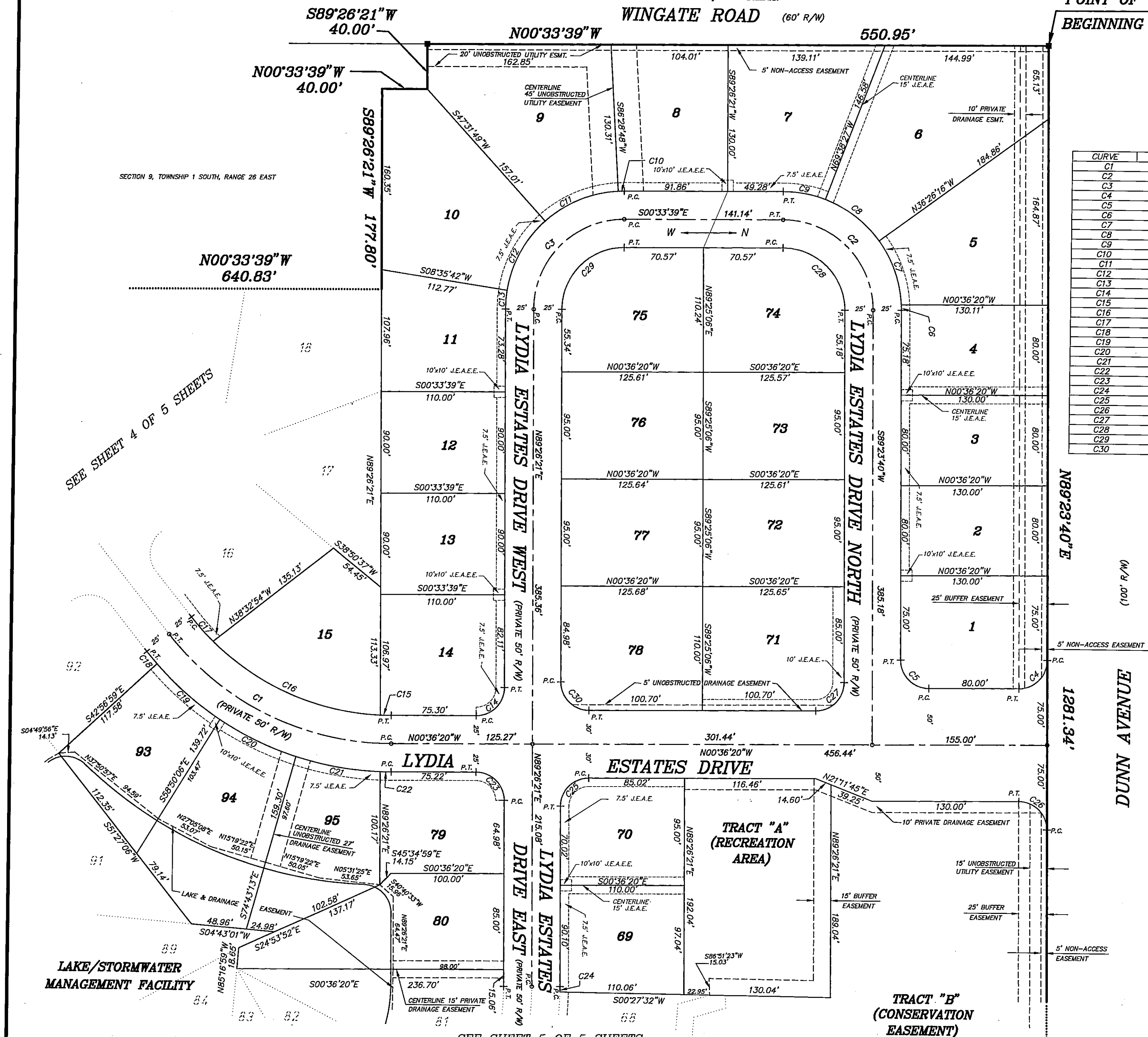
SEE SHEET 2 FOR GENERAL NOTES

POINT OF BEGINNING



**CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	250.00'	227.14'	122.09'	219.41'	S25°25'23"W	52°03'26"
C2	80.00'	125.60'	79.94'	113.09'	S44°25'01"W	89°57'19"
C3	80.00'	125.66'	80.00'	113.14'	S45°33'39"E	90°00'00"
C4	25.00'	39.27'	25.00'	35.36'	S45°36'20"E	90°00'00"
C5	25.00'	39.27'	25.00'	35.36'	S44°23'40"W	90°00'00"
C6	105.00'	4.82'	2.41'	4.82'	S88°04'47"W	02°37'45"
C7	105.00'	60.85'	31.30'	60.00'	S70°09'49"W	33°12'11"
C8	105.00'	60.85'	31.30'	60.00'	S36°57'38"W	33°12'11"
C9	105.00'	38.34'	19.38'	38.13'	S09°53'57"W	20°55'12"
C10	105.00'	5.42'	2.71'	5.42'	S02°02'25"E	02°57'53"
C11	105.00'	71.37'	37.12'	70.00'	S22°59'28"E	38°56'33"
C12	105.00'	71.37'	37.12'	70.00'	S61°56'01"E	38°56'33"
C13	105.00'	16.78'	8.41'	16.76'	S85°58'58"E	09°09'21"
C14	25.00'	39.25'	24.98'	35.34'	S45°34'59"E	89°57'19"
C15	225.00'	9.72'	4.86'	9.72'	S00°37'57"W	02°28'33"
C16	225.00'	165.78'	86.85'	162.05'	S22°58'41"W	42°12'54"
C17	225.00'	28.93'	14.48'	28.91'	S47°46'07"W	07°21'58"
C18	275.00'	14.30'	7.15'	14.29'	N49°57'44"E	02°58'43"
C19	275.00'	74.45'	37.46'	74.23'	N40°43'01"E	15°30'44"
C20	275.00'	75.11'	37.79'	74.88'	N25°08'10"E	15°38'58"
C21	275.00'	76.23'	38.36'	75.99'	N09°22'11"E	15°53'00"
C22	275.00'	9.76'	4.88'	9.76'	N00°24'41"E	02°02'01"
C23	25.00'	39.29'	25.02'	35.37'	N44°25'01"E	90°02'41"
C24	275.00'	4.89'	2.45'	4.89'	S89°56'57"W	01°01'11"
C25	25.00'	39.25'	24.98'	35.34'	N45°34'59"W	89°57'19"
C26	25.00'	39.27'	25.00'	35.36'	N44°23'40"E	90°00'00"
C27	25.00'	39.27'	25.00'	35.36'	N45°36'20"W	90°00'00"
C28	55.00'	86.38'	54.96'	77.75'	S44°25'01"W	89°57'19"
C29	55.00'	86.39'	55.00'	77.78'	S45°33'39"E	90°00'00"
C30	25.00'	39.29'	25.02'	35.37'	N44°25'01"E	90°02'41"



SEE SHEET 4 OF 5 SHEETS

SEE SHEET 5 OF 5 SHEETS

LAKE/STORMWATER  
MANAGEMENT FACILITY

TRACT "A"  
(RECREATION  
AREA)

TRACT "B"  
(CONSERVATION  
EASEMENT)

PREPARED BY:  
**TRI-STATE LAND SURVEYORS, INC.**  
8411 BAYMEADOWS WAY, SUITE #2  
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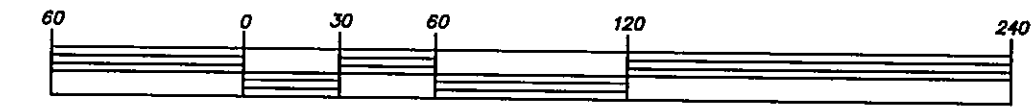
PLAT BOOK 5 PAGE 430

SHEET 5 OF 5 SHEETS

SEE SHEET 2 FOR GENERAL NOTES



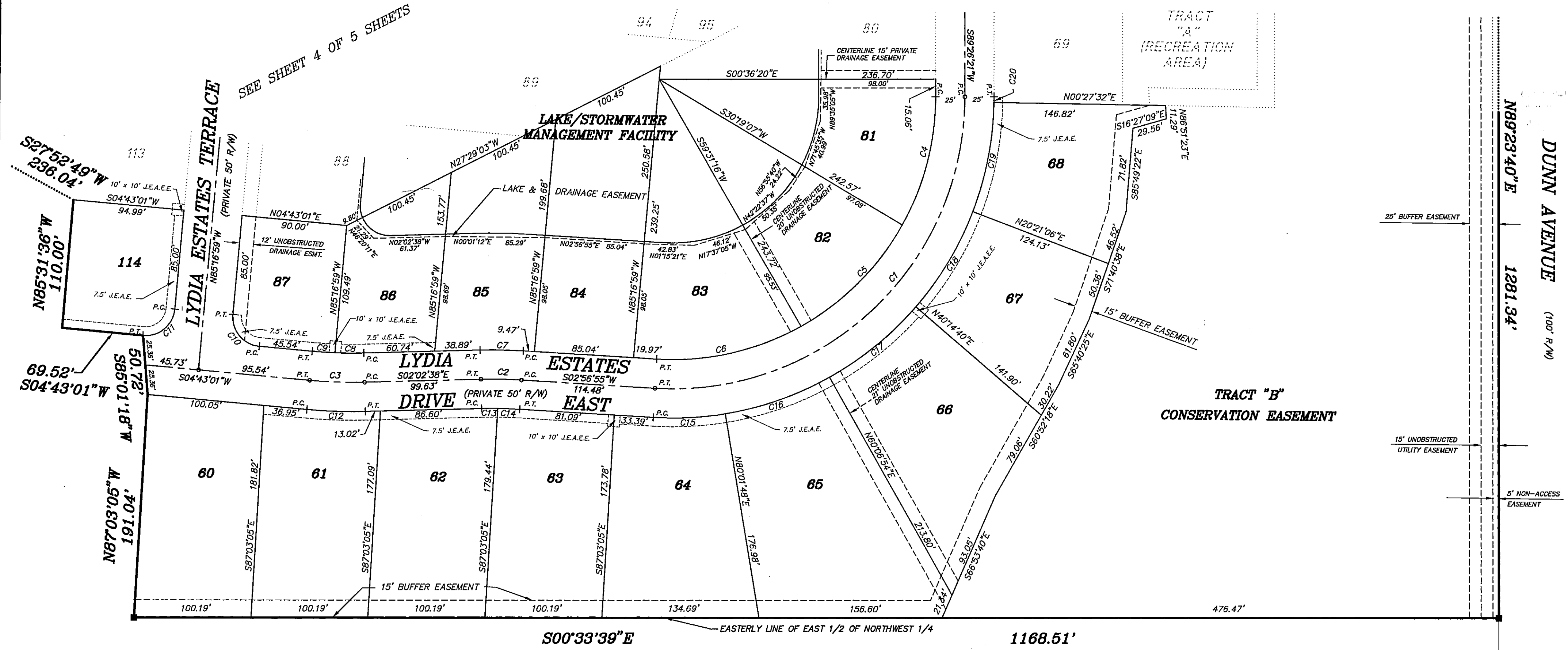
GRAPHIC SCALE



( IN FEET )  
1 inch = 80 ft.

SEE SHEET 3 OF 5 SHEETS

SEE SHEET 4 OF 5 SHEETS



S00°33'39"E 1168.51'

SECTION 9, TOWNSHIP 1 SOUTH, RANGE 26 EAST

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	250.00'	408.01'	265.80'	364.21'	S43°48'22"E	93°30'34"
C2	400.00'	34.86'	17.44'	34.84'	S00°27'09"W	04°59'34"
C3	400.00'	47.20'	23.63'	47.17'	S01°20'11"W	06°45'39"
C4	225.00'	114.50'	58.62'	113.26'	S75°58'58"E	29°09'22"
C5	225.00'	124.16'	63.71'	122.59'	S45°35'45"E	31°37'04"
C6	225.00'	128.55'	68.08'	126.81'	S13°26'09"E	32°44'08"
C7	425.00'	37.03'	18.53'	37.02'	S00°27'09"W	04°59'34"
C8	375.00'	24.78'	12.39'	24.77'	S00°09'04"E	03°47'08"
C9	375.00'	19.47'	9.74'	19.47'	S03°13'45"W	02°58'31"
C10	25.00'	39.27'	25.00'	35.36'	S49°43'01"W	90°00'00"
C11	25.00'	39.27'	25.00'	35.36'	S40°16'59"E	90°00'00"
C12	425.00'	50.15'	25.10'	50.12'	N01°20'11"E	06°45'39"
C13	375.00'	13.76'	6.88'	13.76'	N00°59'35"W	02°06'07"
C14	375.00'	18.92'	9.46'	18.92'	N01°30'12"E	02°53'22"
C15	275.00'	62.01'	31.13'	61.87'	N03°30'38"W	12°55'07"
C16	275.00'	95.20'	48.08'	94.73'	N19°53'14"W	19°50'05"
C17	275.00'	95.76'	48.37'	95.27'	N39°46'48"W	19°57'03"
C18	275.00'	95.48'	48.22'	95.00'	N59°42'07"W	19°53'34"
C19	275.00'	95.48'	48.22'	95.00'	N79°35'41"W	19°53'34"
C20	275.00'	4.89'	2.45'	4.89'	S89°56'57"W	01°01'11"

PREPARED BY:  
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