

Lydia Estates Unit Two

PLAT BOOK 52 PAGE 63

SHEET 1 OF 4 SHEETS

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.

SEE SHEET 2 FOR GENERAL NOTES

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 SOUTHWESTERLY CORNER OF LOT 24, AS SHOWN ON THE PLAT OF LYDIA ESTATES UNIT ONE, AS RECORDED IN PLAT BOOK 51, PAGES 43, 43A, 43B, 43C AND 43D OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE IN A NORTHEASTERLY, NORTHEASTERLY, SOUTHEASTERLY AND SOUTHWESTERLY DIRECTION ALONG THE SOUTHERLY BOUNDARY OF SAID LYDIA ESTATES UNIT ONE, THE FOLLOWING SIXTEEN COURSES AND DISTANCES: COURSE NUMBER ONE, THENCE NORTH 89°26'21" EAST, 105.00 FEET; COURSE NUMBER TWO, THENCE NORTH 55°07'54" EAST, 60.53 FEET; COURSE NUMBER THREE, THENCE NORTH 89°26'21" EAST, 110.00 FEET; COURSE NUMBER FOUR, THENCE NORTH 00°33'39" WEST, 82.08 FEET; COURSE NUMBER FIVE, THENCE NORTH 89°26'21" EAST, 119.14 FEET; COURSE NUMBER SIX, THENCE SOUTH 88°59'22" EAST, 53.19 FEET; COURSE NUMBER SEVEN, THENCE SOUTH 20°57'19" WEST, 23.45 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; COURSE NUMBER EIGHT, THENCE ALONG AND AROUND THE ARC OF THE CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 125.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 10°11'50" WEST, 46.67 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NUMBER NINE, THENCE SOUTH 00°33'39" EAST, 10.88 FEET; COURSE NUMBER TEN, THENCE NORTH 89°26'21" EAST, 107.74 FEET; COURSE NUMBER ELEVEN, THENCE SOUTH 16°31'30" EAST, 240.54 FEET; COURSE NUMBER TWELVE, THENCE NORTH 27°52'49" EAST, 236.04 FEET; COURSE NUMBER THIRTEEN, THENCE SOUTH 85°31'36" EAST, 110.00 FEET; COURSE NUMBER FOURTEEN, THENCE NORTH 04°43'01" EAST, 69.52 FEET; COURSE NUMBER FIFTEEN, THENCE NORTH 85°01'18" EAST, 50.72 FEET; COURSE NUMBER SIXTEEN, THENCE SOUTH 87°03'05" EAST, 191.04 FEET TO THE SOUTHEASTERLY CORNER OF SAID LYDIA ESTATES UNIT ONE; THENCE SOUTH 00°33'39" EAST, 601.13 FEET; THENCE NORTH 87°03'05" WEST, 293.38 FEET; THENCE SOUTH 63°03'18" WEST, 56.05 FEET; THENCE SOUTH 89°26'21" WEST, 105.50 FEET; THENCE SOUTH 26°39'19" WEST, 393.57 FEET; THENCE NORTH 27°46'37" WEST, 393.57 FEET; THENCE SOUTH 89°26'21" WEST, 100.00 FEET; THENCE SOUTH 00°33'39" EAST, 51.20 FEET; THENCE SOUTH 89°26'21" WEST, 155.00 FEET; THENCE NORTH 00°33'39" WEST, 595.00 FEET TO THE POINT OF BEGINNING.

CLERKS CERTIFICATE 99067928

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 52, Pages 62-63, of the Public Records of Duval County, Florida.

Signed this 9th day of March, A.D., 1999.

Henry W. Cook
Clerk: Henry W. Cook

By: By Jackson
Deputy Clerk

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.

Joann E. Mearns
Director of Public Works

3/18/99
Date

PLAT CONFORMITY REVIEW

This Plat has been reviewed and found in compliance with Part 1, Chapter 177, Florida Statutes, this 11th day of March, 1999.

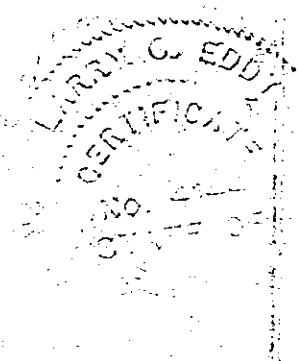
Glenn E. McGregor
Glenn E. McGregor
Professional Land Surveyor No. 4252

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 29th day of February, A.D., 1999.

Larry G. Eddy
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 Two, 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, conservation easements and Lake/Stormwater Management Facility, shall remain privately owned and the sole and exclusive property of the owner, its successors and assigns as shown hereon.

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 Jacksonville Electric Authority, its successors and assigns.

Tract "A" (Conservation Easement) is 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 "I.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 23rd day of February, A.D., 1999.

A. F. Alan Custom Homes, Inc.

Witness: Rodie Terry

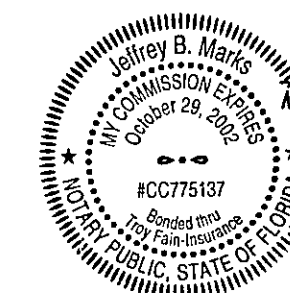
Witness: Sandra Saum

Alan L. Fixel
Alan L. Fixel, President

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 23rd day of February, A.D., 1999, 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



Jeffrey B. Marks
My Commission Expires:

First South Bank

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 19 day of February, A.D., 1999, 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



Frances L. McKeithan
MY COMMISSION # 00666071 EXPIRES
AUGUST 26, 2001
BONDED THRU TROY FARM INSURANCE, INC.

My Commission Expires:

Lydia Estates Unit Two

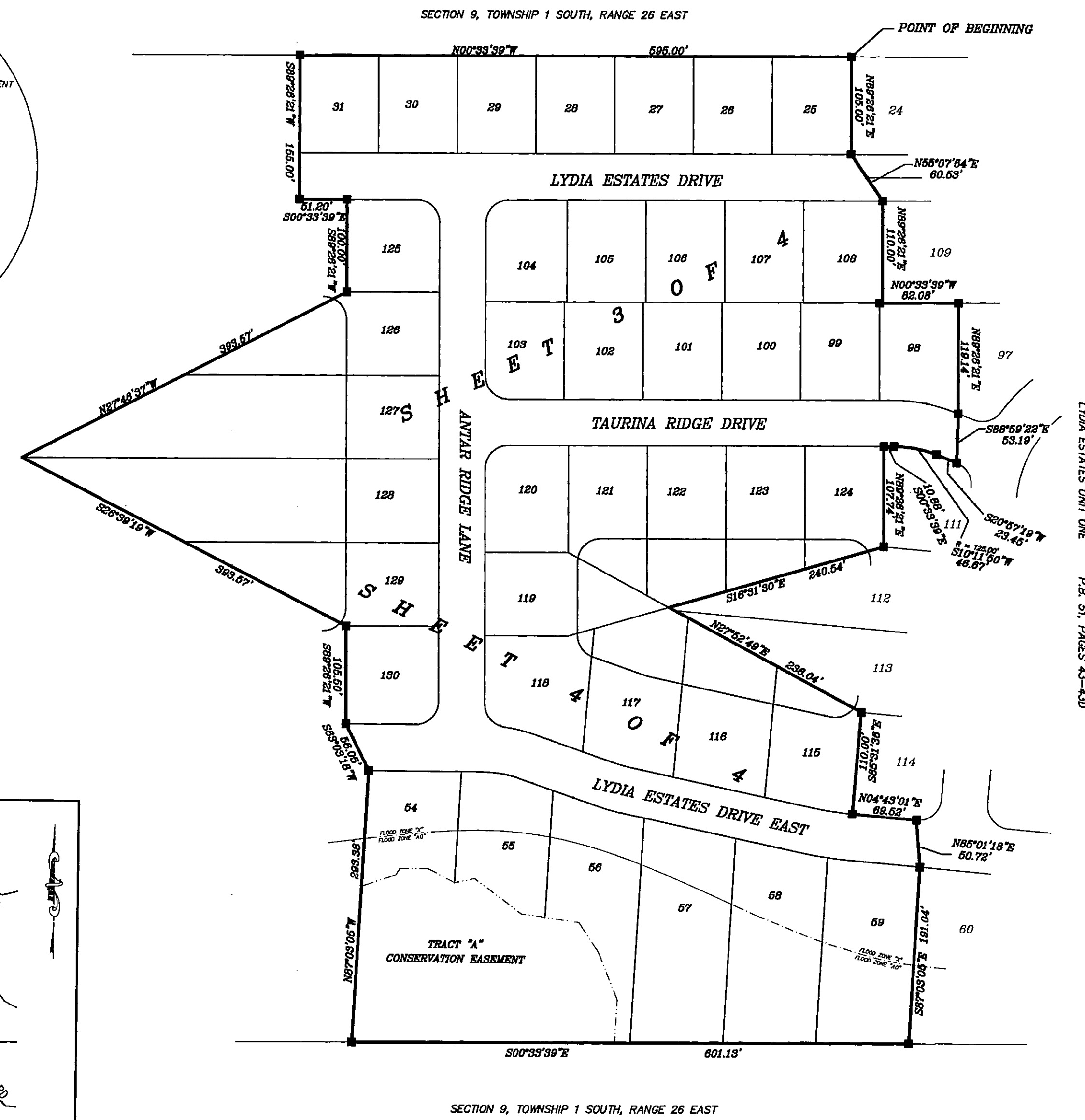
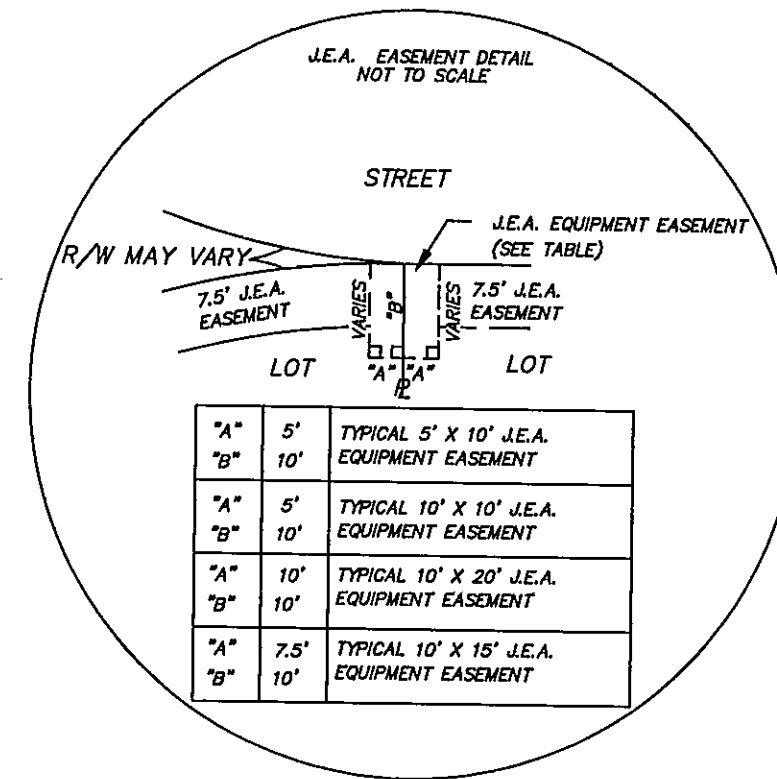
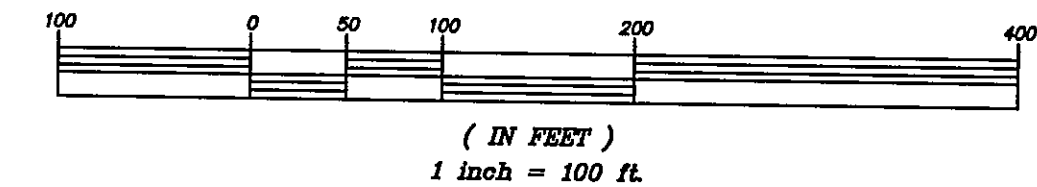
A PORTION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 26 EAST,
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 52 PAGE 63A

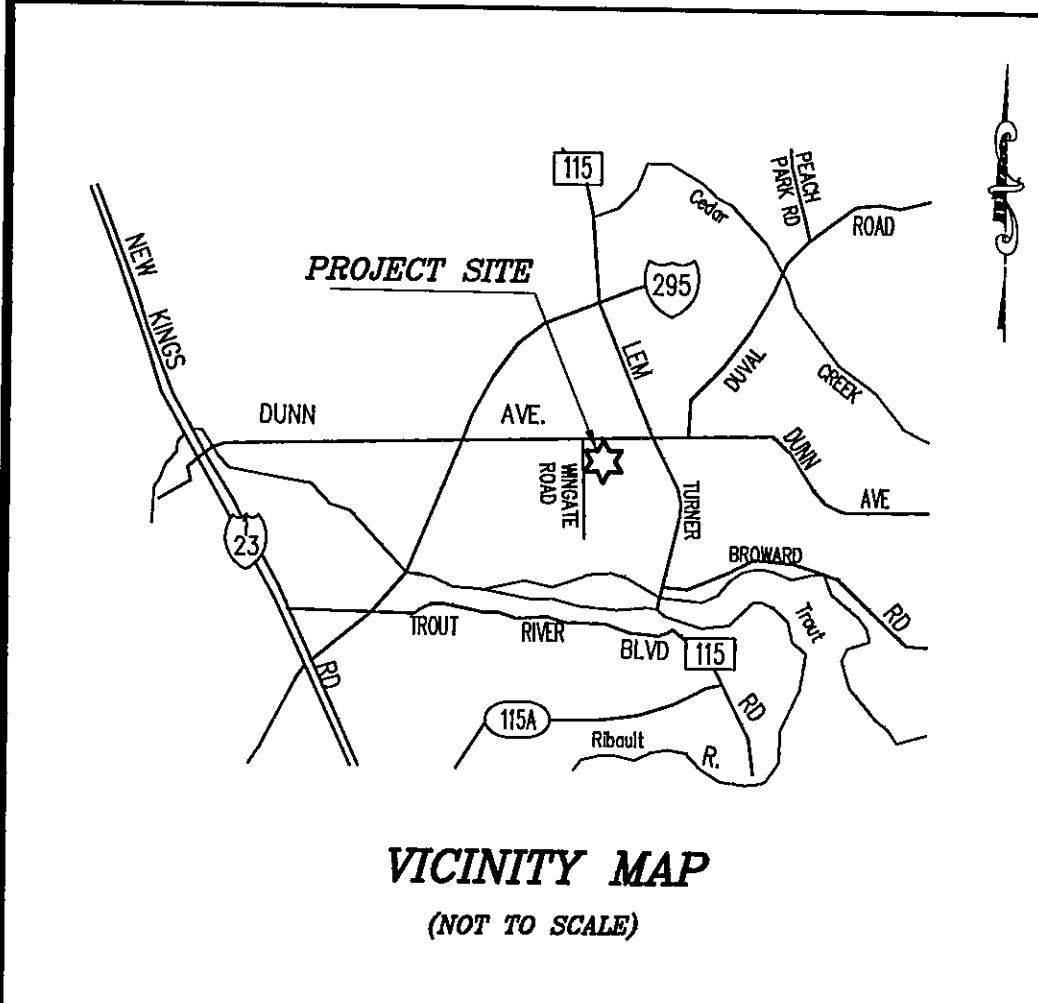
SHEET 2 OF 4 SHEETS

KEY SHEET

GRAPHIC SCALE



- 1.) ■ Denotes Permanent Reference Monument Stamped RLS #4144.
- 2.) ○ Denotes Permanent Control Point Stamped RLS #4144.
- 3.) CI 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, as shown on the plat of Lydia Estates Unit One, P.B. 51, Pages 43-43D.
- 13.) Certain easements are reserved for the exclusive use of the Jacksonville Electric Authority in conjunction with the underground electrical distribution system.
- 14.) All easements are for Drainage, Utilities and Sewers and Cable Television unless otherwise noted.
- 15.) 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.
- 16.) 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.
- 17.) The Lakes/Stormwater Management Facilities shown hereon is a pictorial representation only and does not represent the actual "AS BUILT" shape and/or location.
- 18.) The land shown hereon lies with flood zone "X" and Special Flood Hazard Area "AO" with a Base Flood Elevation (BFE) of 2' depth as depicted on the Flood Insurance Rate Map (FIRM) community number 120077, panel number 65, suffix E. A Conditional Letter of Map Revision (CLOMR), case number 97-04-1390C, dated Sept. 16, 1997 has been issued for this project and is on file at the Community's Floodplain Management Repository, Department of Public Works, City of Jacksonville. The FIRM information delineated on this plat is valid only for 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 Floodplain Management Repository, Department of Public Works, City of Jacksonville.



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, WHETHER GRAPHIC OR DIGITAL. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

PREPARED BY:
TRI-STATE LAND SURVEYORS, INC.
8411 BAYMEADOWS WAY, SUITE #2
JACKSONVILLE, FLORIDA 32256
PHONE (904) 731-7235
PSD #96-025; DEV. #3284.1

Lydia Estates Unit Two

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.

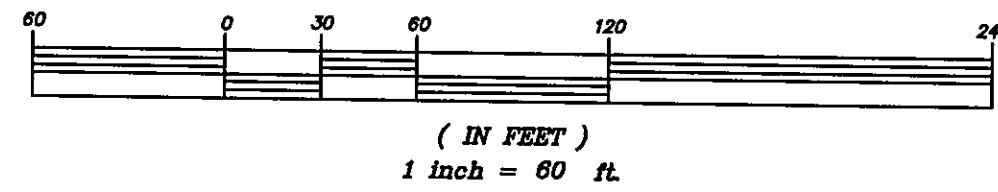
PLAT BOOK 52 PAGE 63B

SHEET 3 OF 4 SHEETS

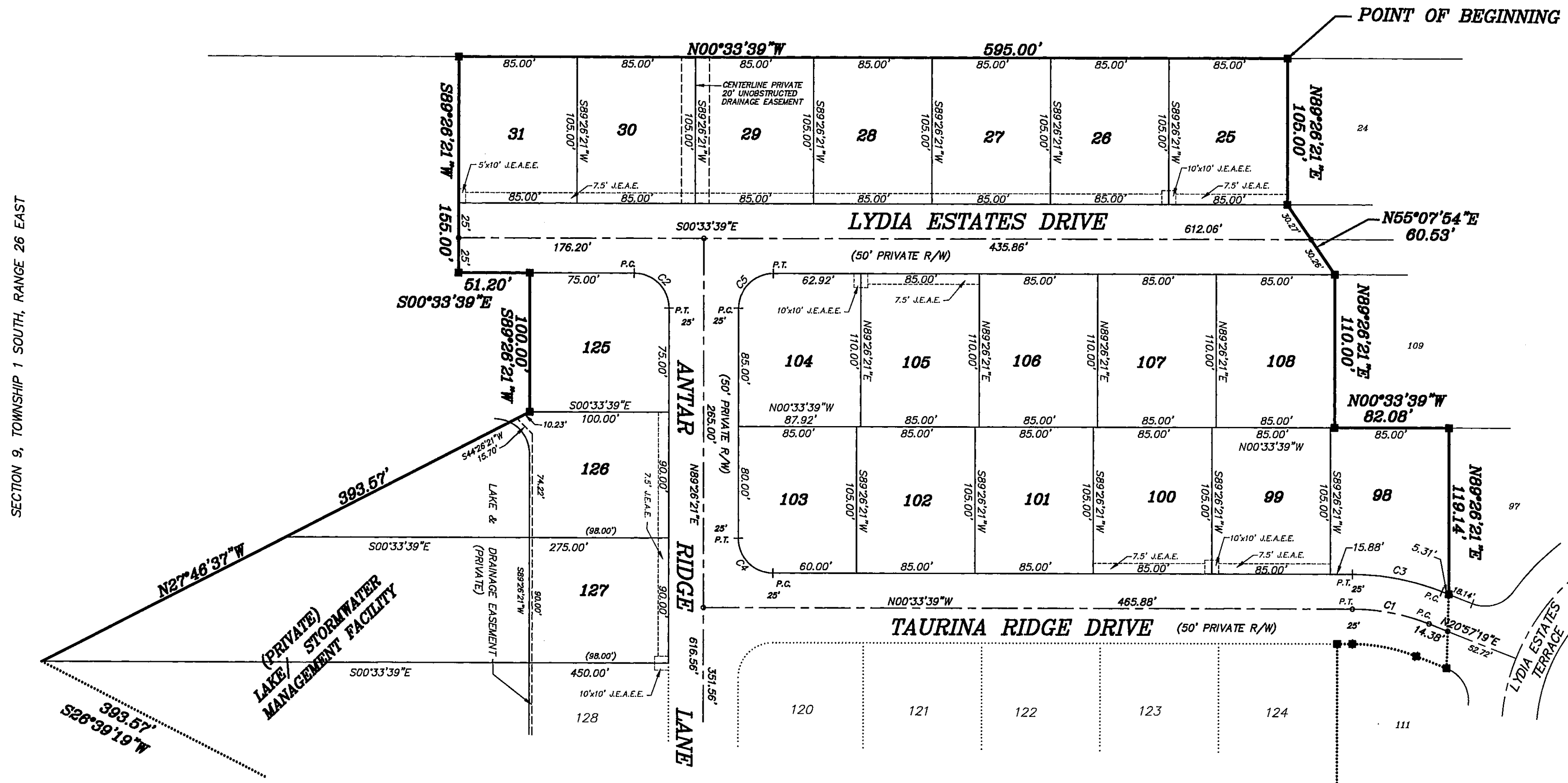
SEE SHEET 2 FOR GENERAL NOTES



GRAPHIC SCALE



SECTION 9, TOWNSHIP 1 SOUTH, RANGE 26 EAST



SECTION 9, TOWNSHIP 1 SOUTH, RANGE 26 EAST

LYDIA ESTATES UNIT ONE P.B. 51, PAGES 43-43D

SEE SHEET 4 OF 4

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	150.00'	56.33'	28.50'	56.00'	N10°11'50"E	21°30'58"
C2	25.00'	39.27'	25.00'	35.36'	N44°26'21"E	90°00'00"
C3	175.00'	65.72'	33.25'	65.33'	S10°11'50"W	21°30'58"
C4	25.00'	39.27'	25.00'	35.36'	S44°26'21"W	90°00'00"
C5	25.00'	39.27'	25.00'	35.36'	N45°33'39"W	90°00'00"

PREPARED BY:
TRI-STATE LAND SURVEYORS, INC.
8411 BAYMEADOWS WAY, SUITE #2
JACKSONVILLE, FLORIDA 32256
PHONE (904) 731-7235
PSD #98-025 DEV. #3284.1

Lydia Estates Unit Two

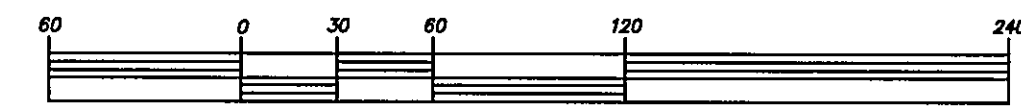
A PORTION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 26 EAST,
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 52 PAGE 630

SHEET 4 OF 4 SHEETS

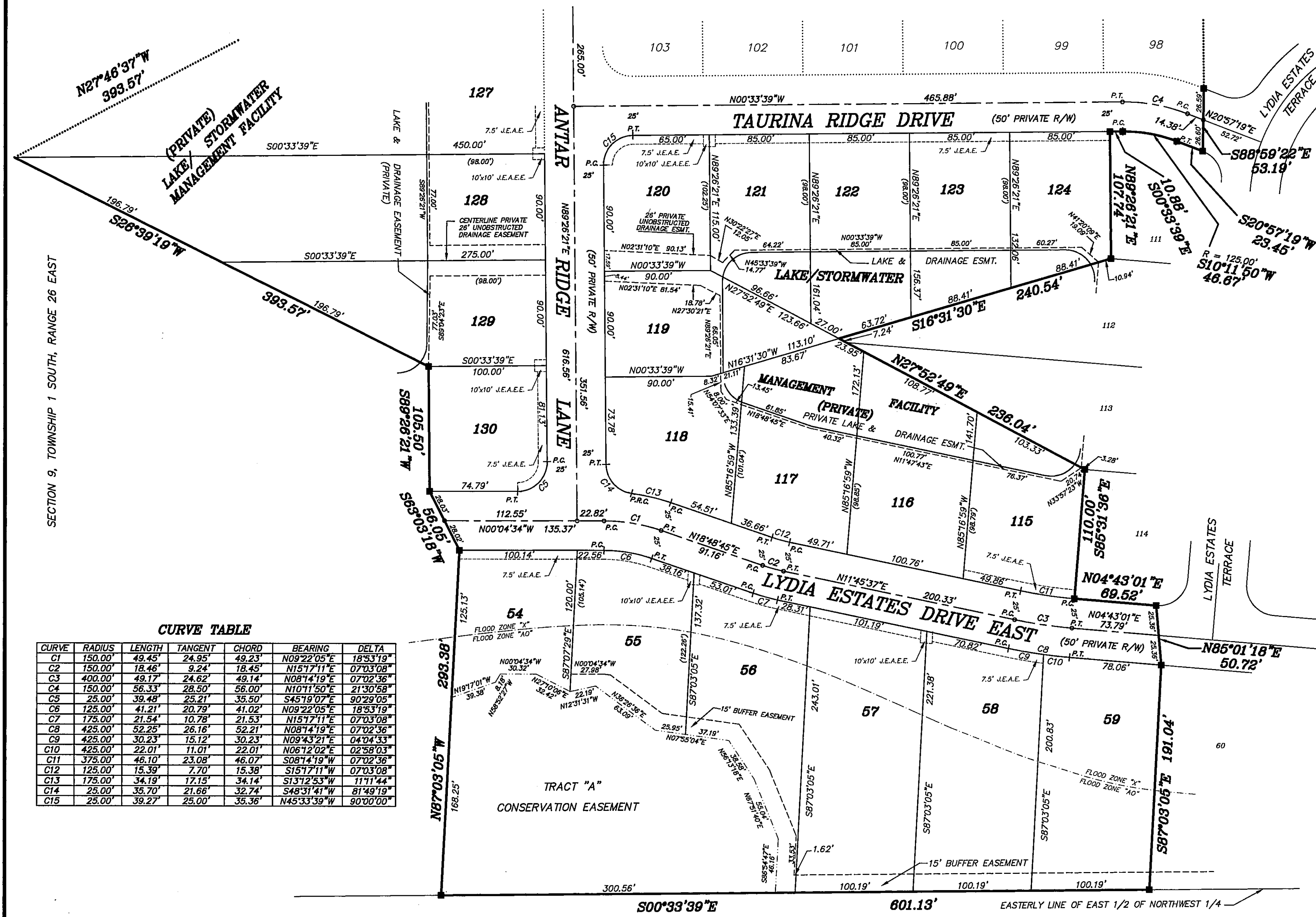
SEE SHEET 2 FOR GENERAL NOTES

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

SEE SHEET 3 OF 4



CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	150.00'	49.45'	24.95'	49.23'	N09°22'05"E	18°53'19"
C2	150.00'	18.46'	9.24'	18.45'	N15°17'11"E	07°03'08"
C3	400.00'	49.17'	24.62'	49.14'	N08°14'19"E	07°02'36"
C4	150.00'	56.33'	28.50'	56.00'	N10°11'50"E	21°30'58"
C5	25.00'	39.48'	25.21'	35.50'	S45°19'07"E	90°29'05"
C6	125.00'	41.21'	20.79'	41.02'	N09°22'05"E	18°53'19"
C7	175.00'	21.54'	10.78'	21.53'	N15°17'11"E	07°03'08"
C8	425.00'	52.25'	26.16'	52.21'	N08°14'19"E	07°02'36"
C9	425.00'	30.23'	15.12'	30.23'	N09°43'21"E	04°04'33"
C10	425.00'	22.01'	11.01'	22.01'	N06°12'02"E	02°58'03"
C11	375.00'	46.10'	23.08'	46.07'	S08°14'19"W	07°02'36"
C12	125.00'	15.39'	7.70'	15.38'	S15°17'11"W	07°03'08"
C13	175.00'	34.19'	17.15'	34.14'	S13°12'53"W	11°11'44"
C14	25.00'	35.70'	21.66'	32.74'	S48°31'41"W	81°49'19"
C15	25.00'	39.27'	25.00'	35.36'	N45°33'39"W	90°00'00"

LYDIA ESTATES UNIT ONE P.B. 51, PAGES 43-43D

SECTION 9, TOWNSHIP 1 SOUTH, RANGE 26 EAST

PREPARED BY:
TRI-STATE LAND SURVEYORS, INC.
8411 BAYMEADOWS WAY, SUITE #2
JACKSONVILLE, FLORIDA 32256
PHONE (904) 731-7235
PSD #96-025; DEV. #3284.1