

# Lydia Estates Unit Three

PLAT BOOK 53 PAGE 46

SHEET 1 OF 4 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 SOUTHWEST CORNER OF LOT 31, AS SHOWN ON THE PLAT OF LYDIA ESTATES UNIT TWO, AS RECORDED IN PLAT BOOK 52, PAGES 63 THROUGH 63C OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE EASTERLY ALONG THE SOUTHERLY BOUNDARY OF SAID LYDIA ESTATES UNIT TWO RUN THE FOLLOWING COURSES AND DISTANCES: COURSE NO. (1.) NORTH 89°26'21" EAST 155.00 FEET; COURSE NO. (2.) NORTH 00°33'39" WEST 51.20 FEET; COURSE NO. (3.) NORTH 89°26'21" EAST 100.00 FEET; COURSE NO. (4.) SOUTH 27°46'37" EAST 393.57 FEET; COURSE NO. (5.) NORTH 26°39'19" EAST 393.57 FEET; COURSE NO. (6.) NORTH 89°26'21" EAST 105.50 FEET; COURSE NO. (7.) NORTH 63°03'18" EAST 56.05 FEET; COURSE NO. (8.) SOUTH 87°03'05" EAST 293.38 FEET TO THE EASTERLY LINE OF SAID EAST 1/2 OF THE NORTHWEST 1/4; THENCE SOUTH 00°33'39" EAST ALONG LAST SAID LINE 846.04 FEET TO THE SOUTHERLY LINE OF SAID EAST 1/2 OF THE NORTHWEST 1/4; THENCE SOUTH 89°22'55" WEST ALONG LAST SAID LINE 1063.54 FEET; THENCE NORTH 00°33'39" WEST 788.95 FEET TO THE POINT OF BEGINNING.

**CLERKS CERTIFICATE**

2000076533

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 53 Pages 46 and 46C, of the Public Records of Duval County, Florida.

Signed this 10th day of April, A.D., 2000.

*Henry W. Cook*  
Clerk Henry W. Cook

*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.

For *St Hall*  
Director of Public Works

3-31-2000  
Date

**PLAT CONFORMITY REVIEW**

This Plat has been reviewed and found in compliance with Part 1, Chapter 177, Florida Statutes, this 24th day of March, 2000.

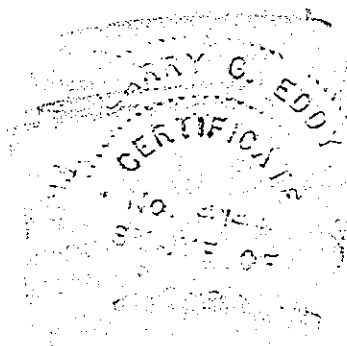
*Glenn E. McGregor*  
Glenn E. McGregor  
Professional Land Surveyor No. 4252

**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 11 day of FEB, A.D., 2000.

*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 Three, and has caused the same to be surveyed and subdivided; that Tucker Federal Bank DBA Fairfield Mortgage 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 JEA, its successors and assigns.

Tract "A" (Conservation Easement) is hereby to remain privately owned.

Those easements designated as "JEA-E.E." are hereby irrevocably dedicated to JEA, its successors and assigns, for its exclusive use in conjunction with its underground electrical system. Those easements designated as "JEA-E." are hereby irrevocably dedicated to JEA, 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 11 day of FEB, A.D., 2000.

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

Witness: *Jeffrey B. Marks*

Witness: *Sandra D. Sarnon*

*Alan L. Fixel*  
Alan L. Fixel, President

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 11th day of February, A.D., 2000, 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: \_\_\_\_\_

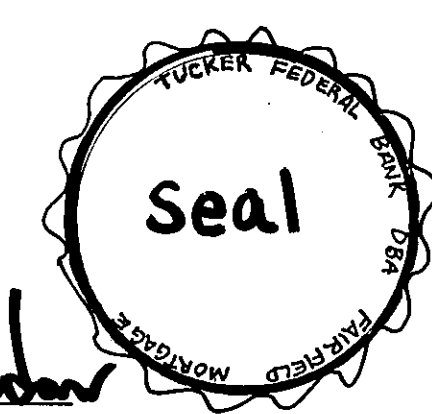


**Tucker Federal Bank DBA Fairfield Mortgage**

Witness: *Jackie Alphonse*

Witness: *Kim M Hunt*

*Stephen C. Meadows*  
Stephen C. Meadows, Vice President

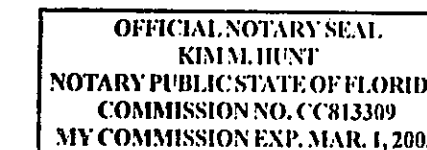


STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 11 day of February, A.D., 2000, by Stephen C. Meadows, Vice President of First South Bank on behalf of the Corporation who is personally known to me.

*Kim M Hunt*  
Notary Public State of Florida at Large

My Commission Expires: 3-1-2003



PREPARED BY:  
**TRI-STATE LAND SURVEYORS, INC.**  
8411 BAYMEADOWS WAY, SUITE #2  
JACKSONVILLE, FLORIDA 32256  
PHONE (904) 731-7235  
PSD #96-025; DEV. #3284A

Approved 3-24-2000  
Date  
*St Hall*  
City Engineer  
for Director of Public Works  
Approved 3-30-00  
Date  
*Ken R. ...*  
for General Counsel

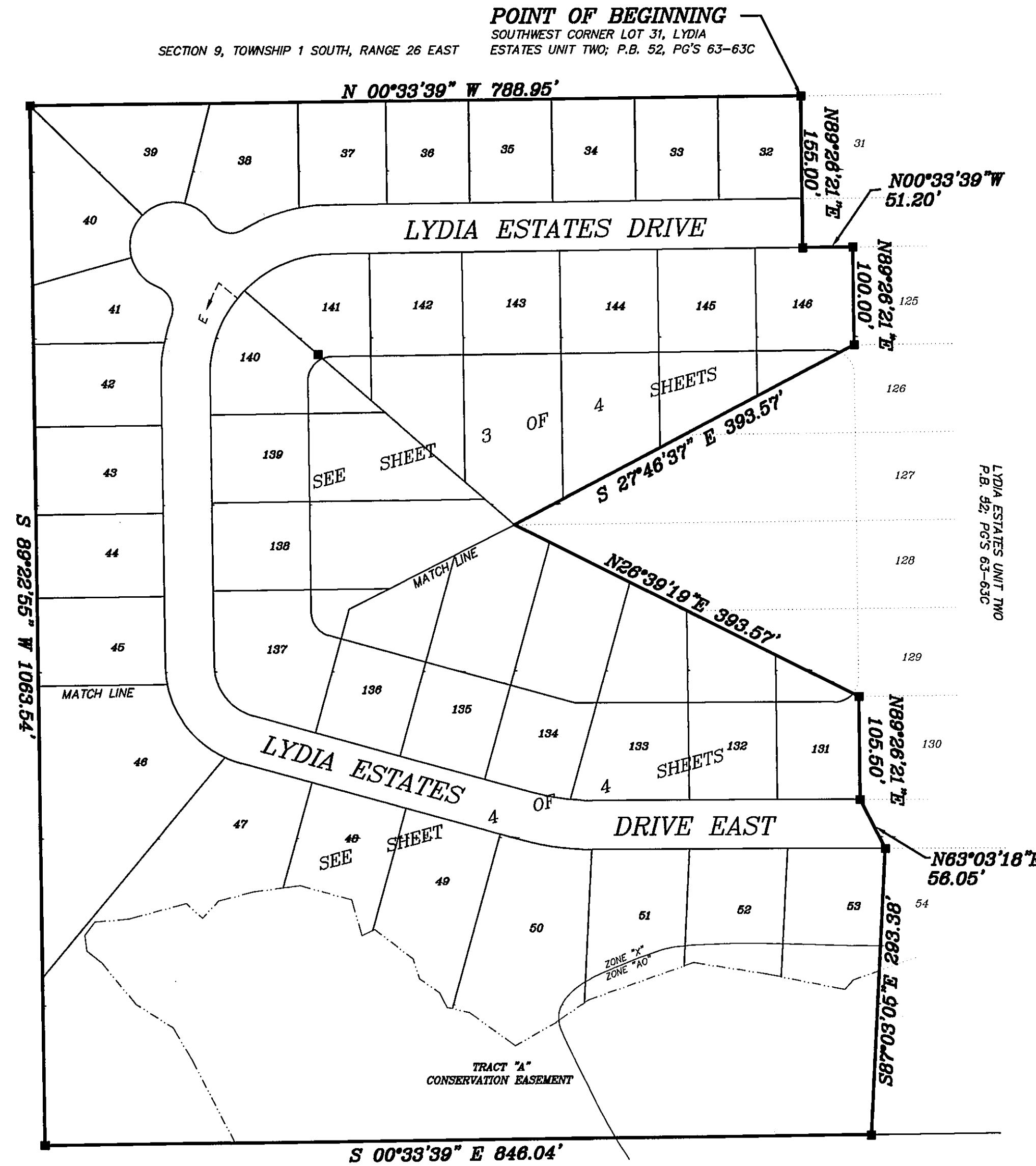
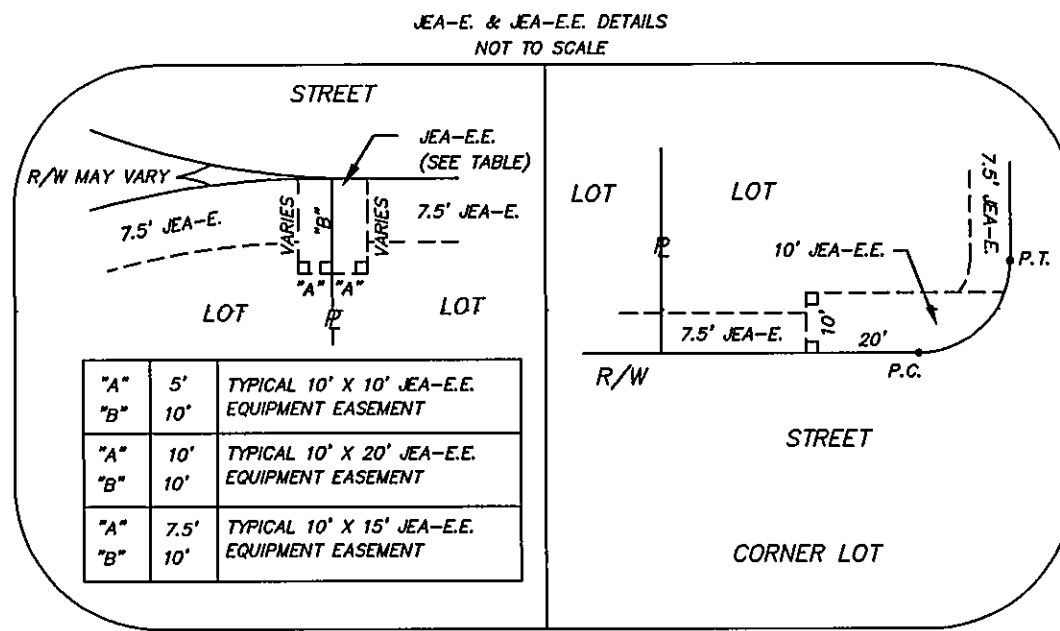
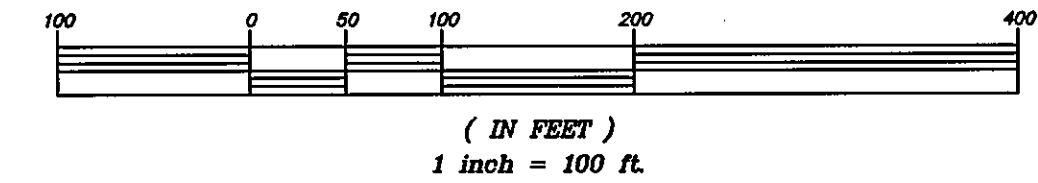
# Lydia Estates Unit Three

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.

## KEY SHEET



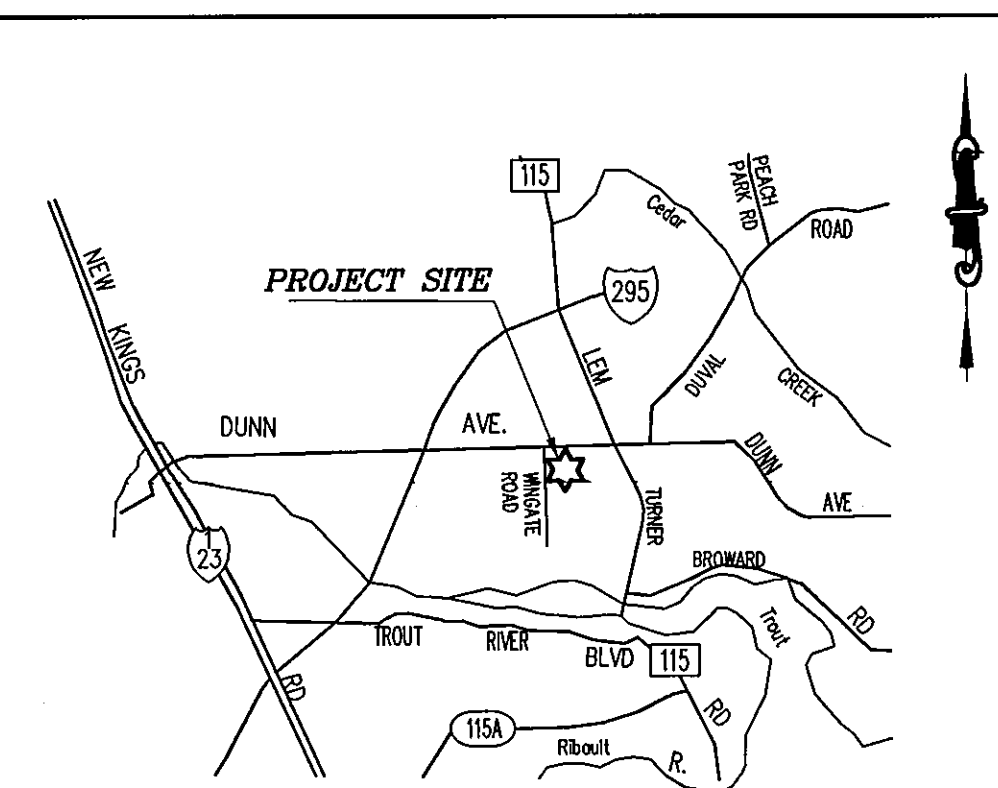
GRAPHIC SCALE



SECTION 9, TOWNSHIP 1 SOUTH, RANGE 26 EAST

SECTION 9, TOWNSHIP 1 SOUTH, RANGE 26 EAST

- 1.) ■ Denotes Permanent Reference Monument Stamped RLS #4144.
- 2.) ○ Denotes Permanent Control Point 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.) JEA-E. Denotes JEA Easement. These easements shall remain totally unobstructed by any permanent improvements which may impede the use of said easement by 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.
- 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.) 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 JEA 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 is 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.
- 19.) E — Denotes Street Name Change.



VICINITY MAP  
(NOT TO SCALE)

**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. #32841



# Lydia Estates Unit Three

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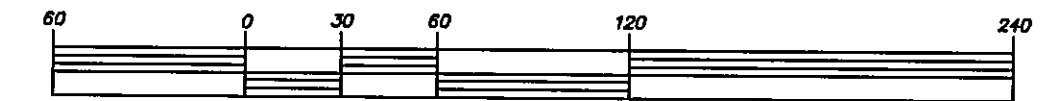
PLAT BOOK **53** PAGE **40C**

SHEET **4** OF **4** SHEETS

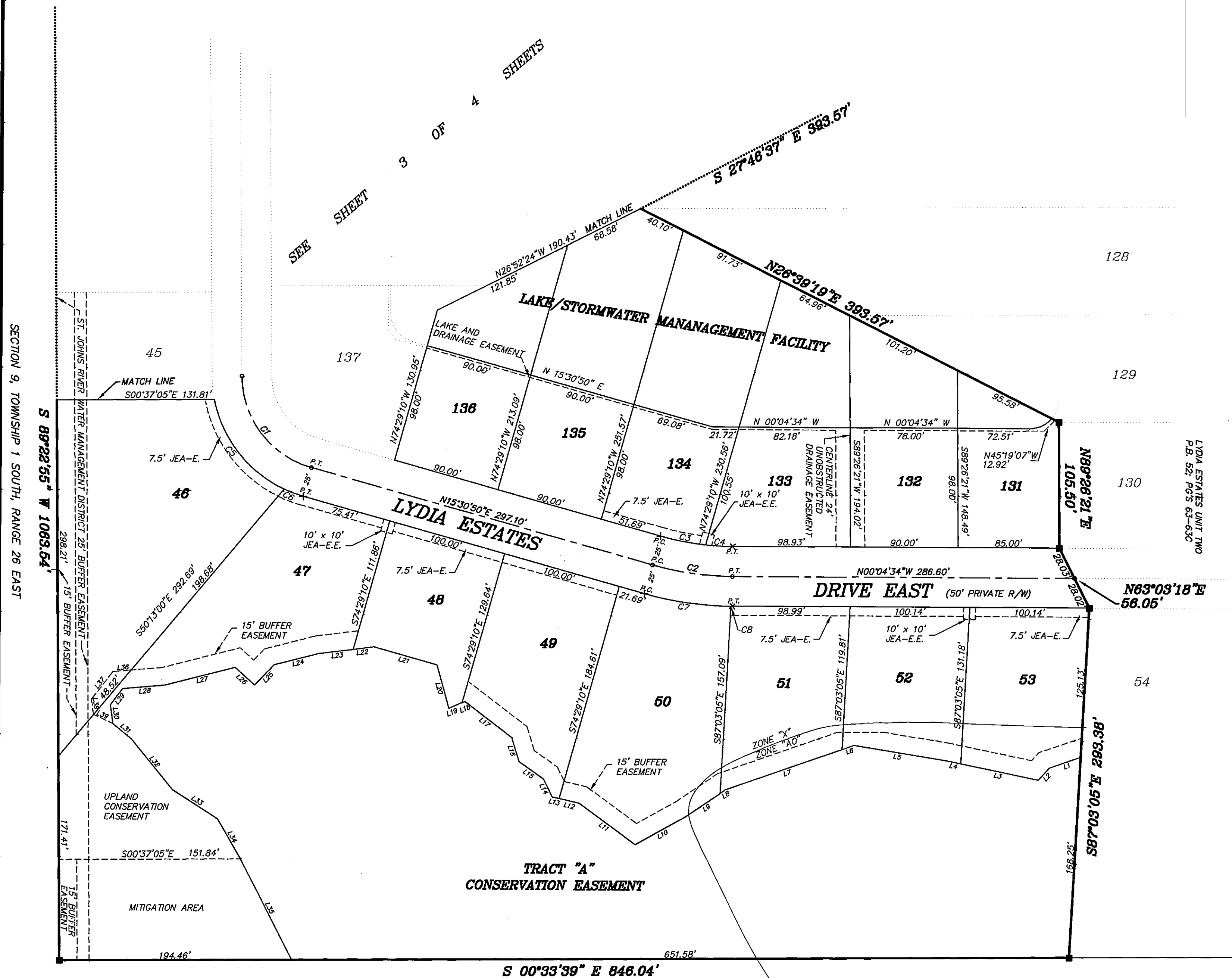
SEE SHEET 2 FOR GENERAL NOTES



GRAPHIC SCALE



( IN FEET )  
1 inch = 60 ft.



LINE TABLE

LINE	BEARING	DISTANCE
L1	S19°17'01"E	28.14'
L2	S48°00'10"E	13.62'
L3	S11°33'16"W	66.12'
L4	S11°33'16"W	13.33'
L5	S08°58'38"W	77.39'
L6	S19°22'14"E	10.65'
L7	S19°22'14"E	103.50'
L8	S34°24'47"E	5.36'
L9	S34°24'47"E	34.69'
L10	S29°23'13"E	48.41'
L11	S36°00'59"W	58.15'
L12	S13°04'40"W	17.59'
L13	S13°04'40"W	5.88'
L14	S63°25'29"W	16.74'
L15	S34°50'50"W	25.02'
L16	S22°47'31"W	21.32'
L17	S37°07'11"W	49.35'
L18	S24°44'54"E	2.47'
L19	S24°44'54"E	12.12'
L20	S74°22'11"W	37.95'
L21	N15°30'50"E	54.78'
L22	N07°15'11"W	17.73'
L23	S07°15'11"E	28.82'
L24	S14°35'48"E	39.00'
L25	S46°38'54"E	23.49'
L26	S41°59'14"W	21.92'
L27	S14°41'13"E	61.00'
L28	S04°59'11"E	35.44'
L29	S52°47'12"E	16.63'
L30	N82°08'44"E	16.09'
L31	N39°20'05"E	19.32'
L32	N50°32'08"E	54.69'
L33	N32°33'40"E	45.18'
L34	N59°33'41"E	38.85'
L35	N62°46'22"E	95.16'
L36	S04°59'11"E	14.99'
L37	S52°47'12"E	29.50'
L38	N82°08'44"E	12.61'
L39	N25°02'12"E	17.86'

CURVE TABLE

CURVE	RADIUS	ARC	TANGENT	CHORD	BEARING	DELTA
C1	80.00'	103.14'	60.14'	96.14'	N52°26'53"E	73°52'06"
C2	250.00'	68.02'	34.22'	67.81'	N07°43'08"E	15°35'24"
C3	225.00'	38.50'	19.29'	38.45'	N10°36'45"E	09°48'10"
C4	225.00'	22.73'	11.37'	22.72'	N02°49'03"E	05°47'14"
C5	105.00'	98.58'	53.26'	95.00'	N51°50'02"E	53°47'35"
C6	105.00'	17.27'	8.65'	17.25'	N20°13'32"E	09°25'25"
C7	275.00'	73.68'	37.06'	73.46'	N07°50'18"E	15°21'03"
C8	275.00'	1.15'	0.57'	1.15'	N00°02'36"E	00°14'21"

SECTION 9, TOWNSHIP 1 SOUTH, RANGE 26 EAST

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