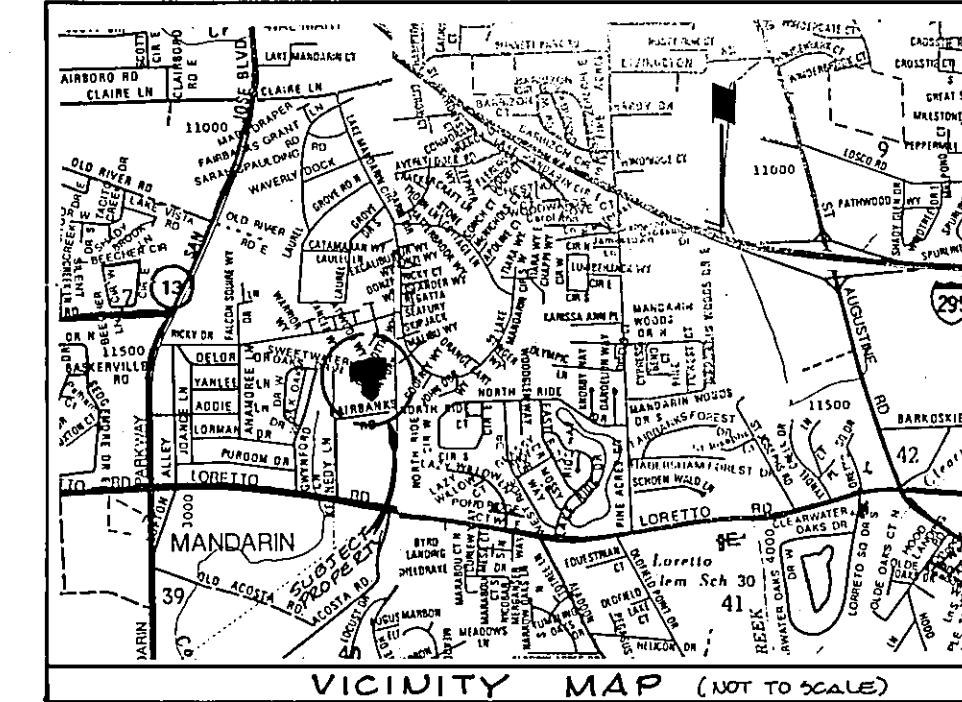


Mandarin Glen Unit Two

BEING A PART OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 27 EAST, ALSO KNOWN AS THE SOUTH 1/2 OF GOVERNMENT LOT 12 OF SAID SECTION, ALL LYING IN THE CITY OF JACKSONVILLE, DUVAL COUNTY FLORIDA.

PLAT BOOK 48 PAGE 65

SHEET 1 OF 2 SHEETS.



CAPTION

A part of the South 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 8, Township 4 South, Range 27 East, also known as the South 1/2 of Government Lot 12, of said Section, all lying in Duval County, Florida, and being more particularly described as follows: For a Point of Reference COMMENCE at the Southeast corner of Tract "A" as shown on the plat of Man-De-Lor as recorded in Plat Book 25, Page 4 of the Current Public Records of said County, the same being situated in the Westerly boundary of the South 1/2 of the Northwest 1/4 of the Southwest 1/4 of said Section 8; thence North 00°42'16" West, along said Westerly boundary, the same being the Easterly boundary of Lake Mandarin Unit Six as recorded in Plat Book 36, Pages 100, 100A, and 100B of said Current Public Records, 236.20 feet to an intersection with the Southerly right-of-way line of Ricky Drive (a 60 foot right of way as now established), said point being situate in a curve concave Northwesterly and having a radius of 230.00 feet; thence along and around the arc of said curve and along said Southerly right of way line, 176.14 feet, said arc being subtended by a chord bearing and distance of North 87°34'48" East, 171.87 feet, to an intersection with the Southerly boundary of Lake Mandarin Unit Eight-C as recorded in Plat Book 38, Pages 32, 32A, and 32B of the Current Public Records of said County; thence South 89°02'39" East along the Southerly boundary of said Lake Mandarin Unit Eight-C, a distance of 314.00 feet to the POINT OF BEGINNING. From the POINT OF BEGINNING thus described continue South 89°02'39" East along said Southerly boundary of Lake Mandarin Unit Eight-C and along the Southerly boundary of Lake Mandarin Unit Eight-D as recorded in Plat Book 38, Pages 33, 33A, and 33B of said Current Public Records, a distance of 505.04 feet; thence South 00°57'21" West, 142.93 feet to the intersection with the arc of a curve, concave Southerly and having a radius of 775.00 feet; thence Westerly along and around the arc of said curve, a distance of 50.46 feet, said arc being subtended by a chord bearing and distance of North 87°57'08" West, 40.45 feet; thence South 02°10'00" East, 95.51 feet; thence South 03°33'32" West, 161.30 feet; thence South 66°12'50" West, 167.30 feet; thence North 60°00'00" West, 140.00 feet; thence North 04°12'00" West, 157.50 feet; thence North 84°00'00" West, 127.50 feet; thence North 09°19'26" East, 81.31 feet; thence North 89°02'39" West, 50.00 feet; thence North 06°16'33" East, 64.28 feet; thence North 02°08'56" West, 88.13 feet to the POINT OF BEGINNING.

The lands thus described are subject to any and all easements of record.
Containing 3.8377 acres, more or less.

CLERK'S CERTIFICATE 94-0017449
This is to certify that this plat has been examined and approved by the City of Jacksonville, Duval County, Florida, and submitted to me for recording and is recorded in Plat Book 48 Pages 65-65A of the Public Records of Duval County, Florida, this 4th day of February A.D., 1994.

By: Henry Cook Clerk of the Circuit Court
By: H. Y. Oclom Deputy Clerk

APPROVED FOR THE RECORD
This is to certify that this plat has been examined and approved by the City of Jacksonville, Duval County, Florida, pursuant to Ordinance Number 93-1312-1214 of said City, adopted by its Council and approved by the Mayor, this 19th day of JANUARY A.D., 1994.
By: Sam E. Mason Director of Public Works
Date: 2/1/94

SURVEYOR'S CERTIFICATE
This is to certify that the above plat is a correct representation of the lands surveyed, plotted and described in the Caption, that the survey was made under the undersigned's responsible direction and supervision, that the survey data complies with all of the requirements of Florida Statute 177, that the survey and legal description are accurate, and that the Permanent Reference Monuments have been placed and Permanent Control Points will be placed in accordance with the laws of the State of Florida, and the City of Jacksonville, Florida.
Signed and Sealed this 8th day of December A.D., 1993.
By: Richard A. Miller
Richard A. Miller, Florida Registered Land Surveyor No. 3848

ADOPTION AND DEDICATION
This is to certify that Atlantic Builders Inc., a Florida Corporation, is the lawful owner of the lands described in the Caption hereon known as Mandarin Glen Unit Two, having caused the same to be surveyed and subdivided. First Union National Bank of Florida, a United States of America Corporation, Mohammed N. Mona, and Samir S. Najjar are the holders of mortgage on a portion of said lands and this plat is being made in accordance with said survey and is hereby adopted as a true and correct plat of those lands. The private drainage easements, sidewalk easements, courts, drives and Tract "A" shown shall remain privately owned and the sole and exclusive property of the Developer and its successors and assigns, however reserving a utility easement over said courts, drives, and sidewalk easements to the City of Jacksonville. THOSE EASEMENTS DESIGNATED AS "J.E.A." EASEMENTS ARE HEREBY IRREVOCABLY DEDICATED TO THE JACKSONVILLE ELECTRIC AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR ITS EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM.
In witness whereof the undersigned have caused these presents to be executed this 12th day of October A.D., 1993.

By: Carroll Chivester ATLANTIC BUILDERS, INC.
Witness: William B. Towers, its President
Witness: William B. Towers

By: Michael J. Zambetti FIRST UNION NATIONAL BANK OF FLORIDA
A UNITED STATES OF AMERICA CORPORATION
Witness: Amel Clowers
Witness: Douglas Edwards
Witness: Douglas Edwards
Witness: Douglas Edwards

By: Mohammed N. Mona
Witness: Angela McLangie
Witness: Angela McLangie
Witness: Angela McLangie
By: Samir S. Najjar
Witness: Angela McLangie

STATE OF FLORIDA
COUNTY OF DUVAL
The foregoing instrument was acknowledged before me this 12th day of October A.D., 1993, by William B. Towers, President of Atlantic Builders, Inc., a Florida Corporation, on behalf of the Corporation, who is personally known to me or who has produced as identification and who has taken an oath.

By: Carroll Chivester
Notary Public, State of Florida
My Commission Expires: 8-15-96

STATE OF FLORIDA
COUNTY OF DUVAL
The foregoing instrument was acknowledged before me this 7th day of October A.D., 1993, by Michael J. Zambetti, Jr., Vice President of First Union National Bank of Florida, a United State of America Corporation, on behalf of the Corporation, who is personally known to me or who has produced as identification and who has taken an oath.
By: Patricia M. Bottensek
Notary Public, State of Florida
My Commission Expires: 3-29-97
PATRICIA M. BOTIENSEK
NOTARY PUBLIC, STATE OF FLORIDA
My commission expires Mar. 29, 1997
Commission No. CC 272519
Bonded thru Patterson - Becht Agency

STATE OF FLORIDA
COUNTY OF DUVAL
The foregoing instrument was acknowledged before me this 8th day of October A.D., 1993, by Mohammed N. Mona, on behalf of the individual who is personally known to me or who has produced as identification and who has taken an oath.
By: Julie J. Betz
Notary Public, State of Florida
My Commission Expires: 7-14-94
NOTARY PUBLIC, STATE OF FLORIDA
My Commission Expires: JULY 14, 1994
BONDED THRU PATTERSON-BECHT AGENCY

STATE OF FLORIDA
COUNTY OF DUVAL
The foregoing instrument was acknowledged before me this 8th day of October A.D., 1993, by Samir S. Najjar, on behalf of the individual who is personally known to me or who has produced as identification and who has taken an oath.
By: Julie J. Betz
Notary Public, State of Florida
My Commission Expires: 7-14-94
NOTARY PUBLIC, STATE OF FLORIDA
My Commission Expires: JULY 14, 1994
BONDED THRU PATTERSON-BECHT AGENCY

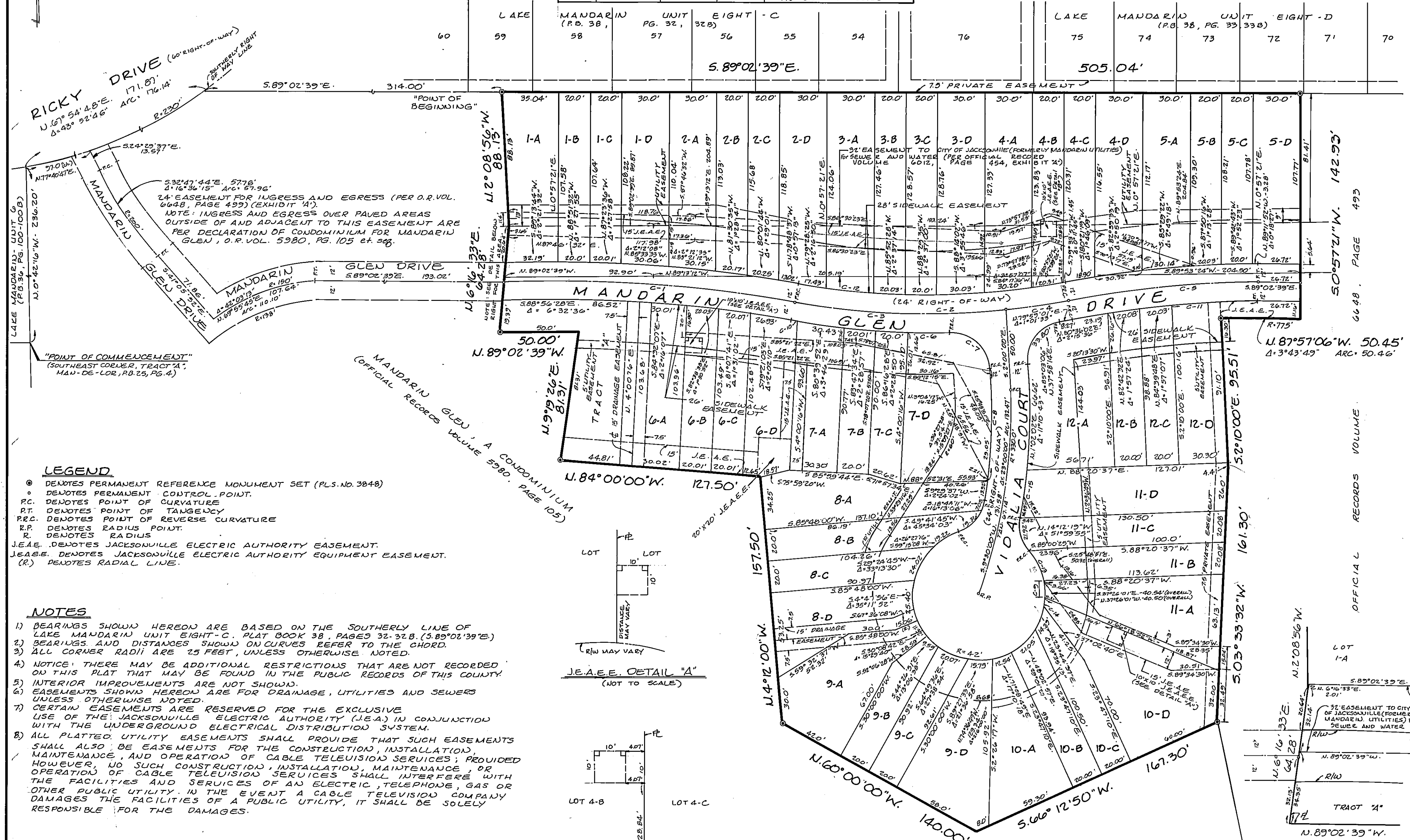
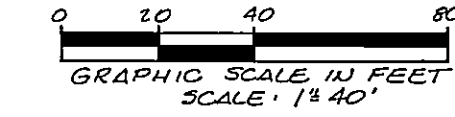
PREPARED BY:
RICHARD A. MILLER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
6701 BEACH BOULEVARD, SUITE 200
JACKSONVILLE, FLA. 32216
(904) 721-1226

Mandarin Glen Unit Two

BEING A PART OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 27 EAST, ALSO KNOWN AS THE SOUTH 1/2 OF GOVERNMENT LOT 12 OF SAID SECTION, ALL LYING IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

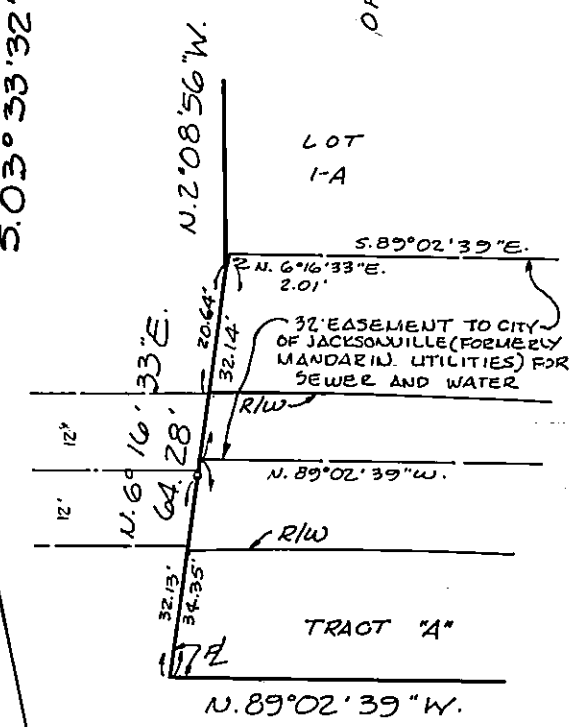
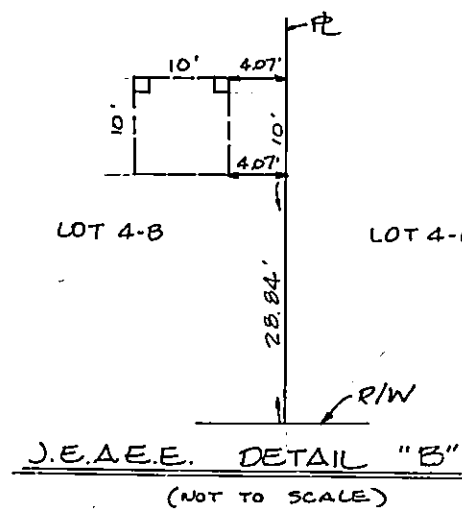
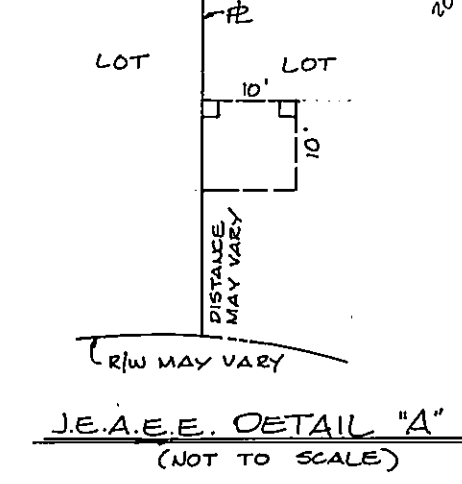
CENTERLINE CURVE TABLE					
CURVE	DELTA	RADIUS	TAN	ARC	CHORD
C-1	13°44'47"	770.00'	92.81'	184.74'	S.85°12'23"E. 184.25'
C-2	22°11'46"	450.00'	88.27'	174.33'	S.89°25'53"E. 173.24'
C-3	17°06'05"	450.00'	67.66'	134.31'	S.86°53'03"E. 133.82'
C-4	5°05'41"	450.00'	20.02'	40.01'	N.82°01'05"E. 40.00'
C-5	11°29'07"	600.00'	60.34'	120.27'	N.85°12'48"E. 120.07'

LOT CURVE TABLE				
CURVE	DELTA	RADIUS	ARC	CHORD
C-6	3°16'25"	462.00'	26.40'	S.89°09'05"E. 26.35'
C-7	86°23'56"	25.00'	37.69'	S.47°35'50"E. 34.22'
C-8	12°41'58"	318.00'	70.48'	N.1°56'37"E. 70.34'
C-9	16°25'35"	42.00'	12.04'	N.3°49'25"W. 12.00'
C-10	0°26'37"	462.00'	3.88'	S.78°33'12"E. 3.58'
C-11	5°19'00"	588.00'	54.56'	N.88°17'51"E. 54.64'
C-12	3°57'01"	438.00'	30.20'	S.82°35'21"E. 30.19'
C-13	28°10'04"	42.00'	20.65'	N.26°07'15"W. 20.44'
C-14	9°33'37"	42.00'	7.01'	N.9°10'12"E. 7.00'
C-15	5°10'14"	342.00'	30.86'	U.9°12'31"E. 30.85'



- LEGEND**
- ⊙ DENOTES PERMANENT REFERENCE MONUMENT SET (P.L.S. NO. 3848)
 - DENOTES PERMANENT CONTROL POINT
 - P.C. DENOTES POINT OF CURVATURE
 - P.T. DENOTES POINT OF TANGENCY
 - P.R.C. DENOTES POINT OF REVERSE CURVATURE
 - R.P. DENOTES RADIUS POINT
 - R. DENOTES RADIUS
 - J.E.A.E. DENOTES JACKSONVILLE ELECTRIC AUTHORITY EASEMENT.
 - J.E.A.E.E. DENOTES JACKSONVILLE ELECTRIC AUTHORITY EQUIPMENT EASEMENT.
 - (R.) DENOTES RADIAL LINE.

- NOTES**
- 1) BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY LINE OF LAKE MANDARIN UNIT EIGHT-C. PLAT BOOK 38, PAGES 32-B. (S.89°02'39"E.)
 - 2) BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO THE CHORD.
 - 3) ALL CORNER RADII ARE 25 FEET, UNLESS OTHERWISE NOTED.
 - 4) NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
 - 5) INTERIOR IMPROVEMENTS ARE NOT SHOWN.
 - 6) EASEMENTS SHOWN HEREON ARE FOR DRAINAGE, UTILITIES AND SEWERS UNLESS OTHERWISE NOTED.
 - 7) CERTAIN EASEMENTS ARE RESERVED FOR THE EXCLUSIVE USE OF THE JACKSONVILLE ELECTRIC AUTHORITY (J.E.A.) IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
 - 8) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, OR OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.



OFFICIAL RECORDS VOLUME 5980, PAGE 105

MANDARIN GLEN, A CONDOMINIUM
(OFFICIAL RECORDS VOLUME 5980, PAGE 105)