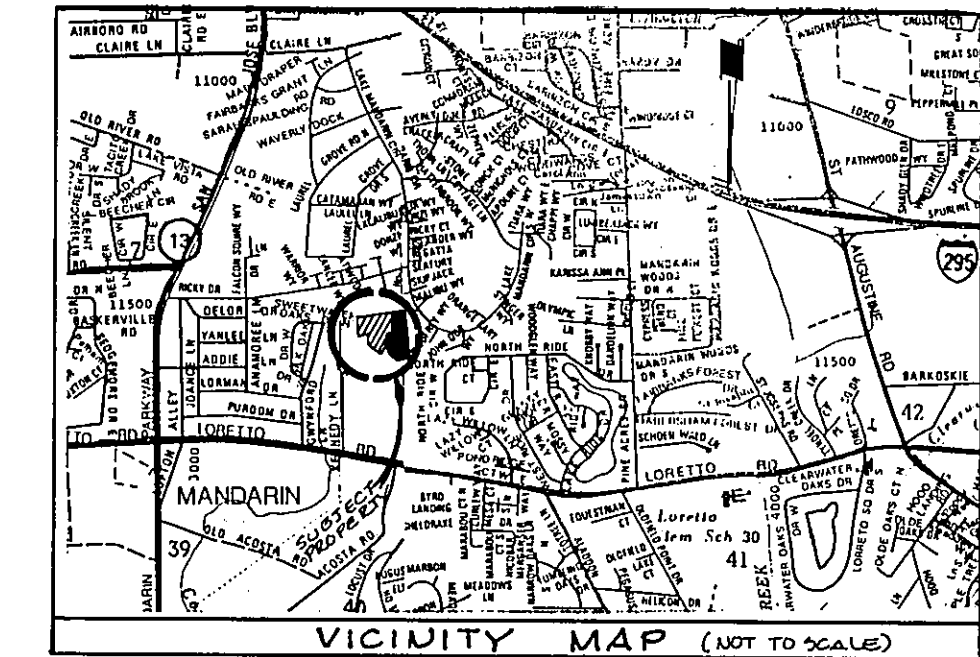


MANDARIN GLEN UNIT THREE

BEING A PORTION OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 27 EAST, OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



CAPTION:

A portion 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: BEGIN at the Northeast corner of Mandarin Glen Unit Two, as recorded in Plat Book, Pages 48 and 60 and 60A, of the Current Public Records of said County, said point being situate in the Southerly line of Lake Mandarin Unit Eight-D, as recorded in Plat Book 38, Pages 33, 33A and 33B of the Current Public Records of said County; thence South 89°02'39" East, along the Southerly line of said Lake Mandarin Unit Eight-D a distance of 410.53 feet to the Northwest corner of those certain lands described in Official Records Volume 6224, Page 2180 of the Current Public Records of said County; thence South 00°25'30" East, along the Westerly line of said last mentioned lands and the Westerly line of Lake Mandarin Unit Nine-A, as recorded in Plat Book 38, Pages 60, 60A and 60B of the Current Public Records of said County, a distance of 604.57 feet to the Northeast corner of those certain lands described in Official Records Volume 3987, Page 396 of the Current Public Records of said County; thence North 89°58'30" West, along the Northerly line of said last mentioned lands, 372.33 feet; thence North 35°30'00" West, 142.00 feet; thence North 11°10'00" West, 100.00 feet to the Southeast corner of said Mandarin Glen Unit Two; thence along the Easterly line of said Mandarin Glen Unit Two, run the following four courses and distances: Course No. 1: thence North 03°33'32" East, 161.30 feet; Course No. 2: thence North 02°10'00" West, 95.51 feet to its intersection with the arc of a curve concave Southerly and having a radius of 775.00 feet; Course No. 3: thence Easterly 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 South 87°57'06" East, 50.45 feet; Course No. 4: thence North 00°57'21" East, 142.93 feet to the POINT OF BEGINNING.

Containing 6.1824 acres, more or less.

ADOPTION AND DEDICATION

This is to certify that Mandarin Glen Joint Venture, a Florida General Partnership is the lawful owner of the lands described in the Caption hereon known as Mandarin Glen Unit Three, having caused the same to be surveyed and subdivided. Community First Bank, a United States of America Corporation, is the holder of a mortgage on 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, circles and drives 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 circles and drives, 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. The Southern Bell Telephone Easement shown hereon is hereby irrevocably and without reservation dedicated to Southern Bell Telephone Company, its successors and assigns, for installation and maintenance of its underground telephone distribution system.

In witness whereof the undersigned have caused these presents to be executed this 6th day of MARCH A.D., 1994.

APPROVED
4-8-94
 City Engineer
 City Council
 City Clerk

MANDARIN GLEN JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP
 Witness: Victor Acosta By: Gregory E. Matovina
 Gregory E. Matovina
 Managing Partner of Mandarin
 Glen Joint Venture
 Witness: Mal E. Hopper

STATE OF FLORIDA
 COUNTY OF DUVAL
 The foregoing instrument was acknowledged before me this 8th day of March A.D., 1994 by Gregory E. Matovina, Managing Partner of Mandarin Glen Joint Venture, a Florida General Partnership, on behalf of the Partnership, who is personally known to me or who has produced as identification and who has taken an oath.
 OFFICIAL SEAL
 KAREN BAEZ
 My Commission Expires
 June 26, 1996
 Comm. No. CC 206229
 By: Karen Baez
 Notary Public, State of Florida
 Karen Baez
 My Commission Expires: June 26, 1996

CLERK'S CERTIFICATE 94-0059545
 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 95-95A of the Public Records of Duval County, Florida, this 22nd day of APRIL A.D., 1994.

By: Henry Cook By: Henry Cook
 Henry Cook
 Clerk of the Circuit Court
 Deputy Clerk

Witness: Victor Acosta By: William R. Howell, II
 William R. Howell, II
 General Partner of Mandarin
 Glen Joint Venture
 Witness: Mal E. Hopper

STATE OF FLORIDA
 COUNTY OF DUVAL
 The foregoing instrument was acknowledged before me this 8th day of March A.D., 1994 by William R. Howell, II, General Partner of Mandarin Glen Joint Venture, a Florida General Partnership, on behalf of the Partnership, who is personally known to me or who has produced as identification and who has taken an oath.
 OFFICIAL SEAL
 KAREN BAEZ
 My Commission Expires
 June 26, 1996
 Comm. No. CC 206229
 By: Karen Baez
 Notary Public, State of Florida
 Karen Baez
 My Commission Expires: June 26, 1996

Witness: J. B. Towers By: William B. Towers, Jr.
 William B. Towers, Jr.
 President of Atlantic
 Builders, Inc., General
 Partner of Mandarin
 Glen Joint Venture
 Witness: Phil R. Jensen

STATE OF FLORIDA
 COUNTY OF DUVAL
 The foregoing instrument was acknowledged before me this 8th day of March A.D., 1994 by William B. Towers, President of Atlantic Builders, Inc., a Florida Corporation and General Partner of Mandarin Glen Joint Venture, a Florida General Partnership, on behalf of the Partnership, who is personally known to me or who has produced as identification and who has taken an oath.
 OFFICIAL SEAL
 KAREN BAEZ
 My Commission Expires
 June 26, 1996
 Comm. No. CC 206229
 By: Karen Baez
 Notary Public, State of Florida
 Karen Baez
 My Commission Expires: June 26, 1996

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 93-2025-124 of said City, adopted by its Council and approved by the Mayor, this 1st day of FEBRUARY A.D., 1994.

By: John E. Mause Date: 4/22/94
 Director of Public Works

COMMUNITY FIRST BANK
 A FLORIDA BANKING CORPORATION
 Witness: Ronald E. Taylor By: Andrew J. Arnold
 Andrew J. Arnold
 Vice President
 Witness: Linda H. Strachan

STATE OF FLORIDA
 COUNTY OF DUVAL
 The foregoing instrument was acknowledged before me this 11th day of March A.D., 1994 by Andrew J. Arnold, Vice President of Community First Bank, a Florida Banking Corporation, on behalf of the Corporation, who is personally known to me or who has produced as identification and who has taken an oath.

SURVEYOR'S CERTIFICATE
 This is to certify that the above plat is a correct representation of the lands surveyed, platted 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.

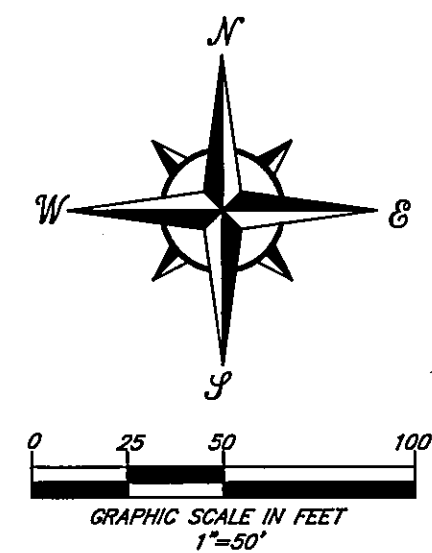
Signed and Sealed this 15th day of March A.D., 1994
 By: Richard A. Miller
 Richard A. Miller
 Florida Registered Land Surveyor No. 3848

OFFICIAL SEAL
 KAREN BAEZ
 My Commission Expires
 June 26, 1996
 Comm. No. CC 206229
 By: Karen Baez
 Notary Public, State of Florida
 Karen Baez
 My Commission Expires: June 26, 1996

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

MANDARIN GLEN UNIT THREE

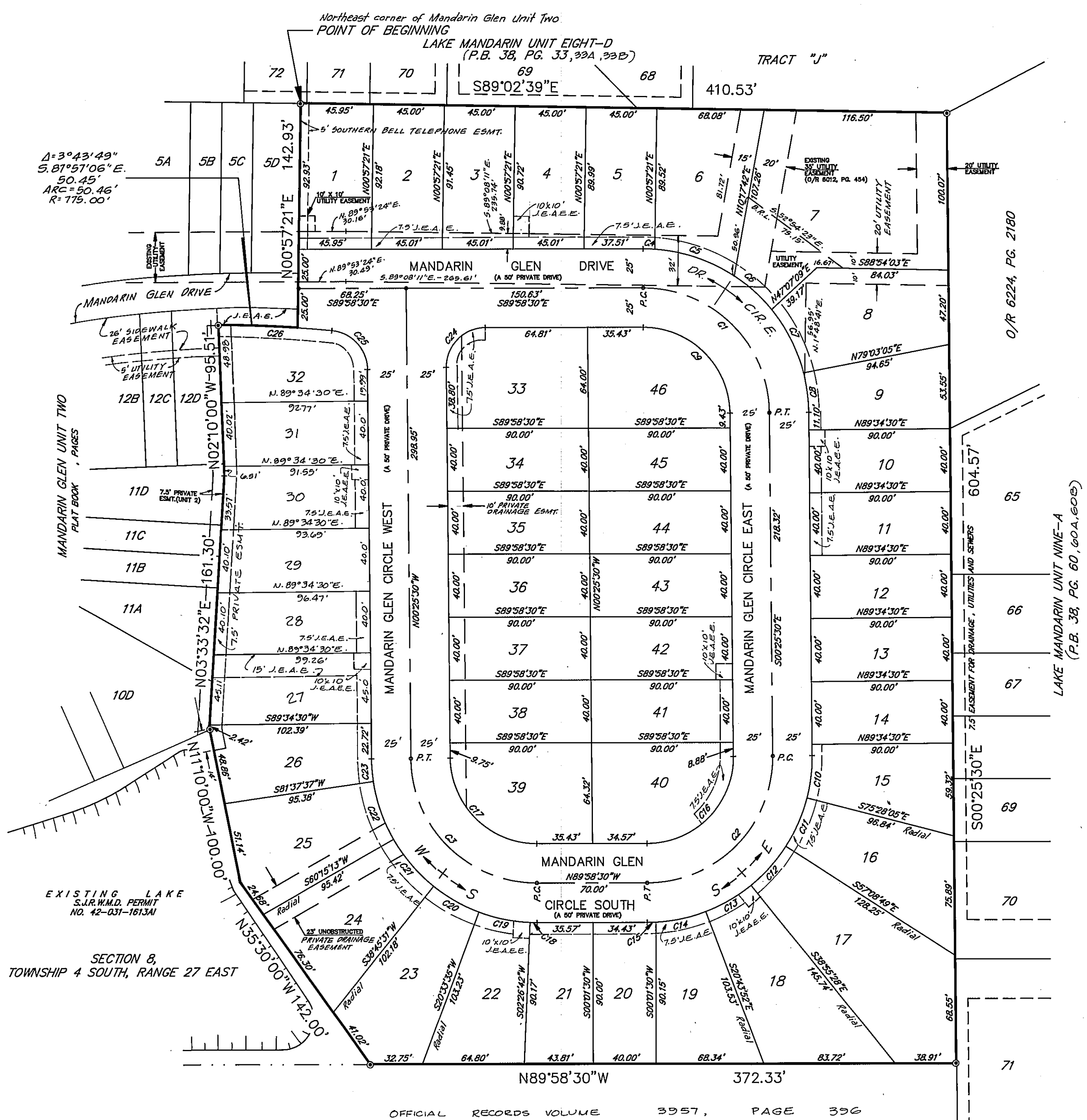
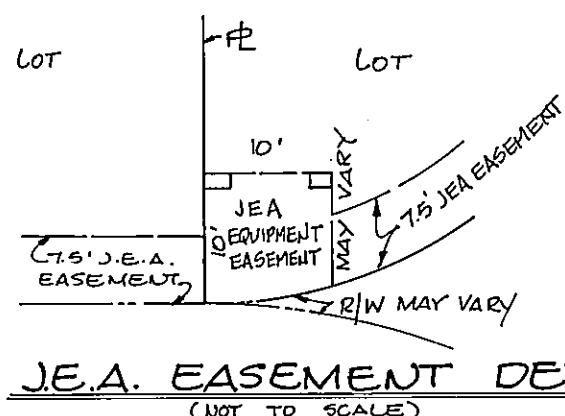
BEING A PORTION OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 27 EAST, OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	80.00'	125.04'	79.37'	112.69'	N45°12'00"W	89°33'00"
C2	80.00'	125.29'	80.63'	113.58'	S44°48'00"W	90°27'00"
C3	80.00'	125.04'	79.37'	112.69'	N45°12'00"W	89°33'00"
C4	105.00'	7.50'	3.75'	7.49'	N87°55'48"W	04°05'24"
C5	105.00'	53.83'	27.32'	53.24'	S71°11'58"E	29°22'16"
C6	105.00'	32.13'	16.19'	32.00'	N47°44'56"W	17°31'48"
C7	105.00'	45.25'	22.98'	44.90'	S26°38'16"E	24°41'33"
C8	105.00'	25.41'	12.77'	25.35'	N07°21'30"W	13°52'00"
C9	55.00'	85.98'	54.57'	72.48'	N45°12'00"W	89°33'00"
C10	105.00'	27.41'	13.78'	27.33'	S07°03'13"W	14°57'25"
C11	105.00'	33.57'	16.93'	33.43'	S23°41'33"W	18°19'16"
C12	105.00'	33.39'	16.84'	33.25'	N41°57'52"E	18°13'21"
C13	105.00'	33.34'	16.81'	33.20'	S60°10'20"W	18°11'36"
C14	105.00'	32.47'	16.37'	32.34'	N78°07'49"E	17°43'08"
C15	105.00'	35.57'	17.87'	35.57'	S88°30'23"W	03°02'15"
C16	55.00'	86.83'	55.43'	78.09'	S44°48'00"W	90°27'00"
C17	55.00'	85.98'	54.57'	72.48'	S45°12'00"E	89°33'00"
C18	105.00'	4.44'	2.22'	4.43'	N88°45'54"W	02°25'12"
C19	105.00'	33.20'	16.74'	33.06'	S78°29'51"E	18°06'53"
C20	105.00'	33.35'	16.82'	33.21'	N60°20'27"W	18°11'56"
C21	105.00'	39.39'	19.93'	39.16'	N40°25'53"W	21°29'42"
C22	105.00'	38.17'	19.01'	38.04'	S10°13'55"E	21°22'24"
C23	105.00'	14.57'	7.28'	14.55'	N04°23'56"W	07°56'53"
C24	25.00'	39.47'	25.20'	35.49'	N44°48'00"E	90°27'00"
C25	25.00'	36.69'	22.54'	33.48'	S42°27'36"E	84°04'12"
C26	775.00'	71.98'	36.02'	71.96'	N87°09'22"W	05°19'18"

NOTES:

1. © DENOTES PERMANENT REFERENCE MONUMENT SET P.L.S. NO. 3948.
2. O DENOTES PERMANENT CONTROL POINT.
3. *NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.*
4. 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.
5. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY LINE OF LAKE MANDARIN UNIT EIGHT-D, AS RECORDED IN PLAT BOOK 38, PAGES 33 - 33 B (N.89°02'39"E).
6. B.R.L. DENOTES BUILDING RESTRICTION LINE.
7. CERTAIN EASEMENTS ARE RESERVED FOR THE EXCLUSIVE USE OF THE JACKSONVILLE ELECTRIC AUTHORITY IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
8. P.T. DENOTES POINT OF TANGENCY.
9. P.C. DENOTES POINT OF CURVATURE.
10. C.I. DENOTES TABULATED CURVE DATA.
11. R DENOTES RADIUS.
12. J.E.A.E. DENOTES JACKSONVILLE ELECTRIC AUTHORITY EASEMENT.
13. J.E.A.E.E. DENOTES JACKSONVILLE ELECTRIC AUTHORITY EQUIPMENT EASEMENT.



PREPARED BY:
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