

Mandarin Place Unit One

CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 40, PAGE 84

SHEET No. 1 OF 5

TAXES VERIFIED R.B.F.

CAPTION

Parcel "A"

That portion of Government Lot 2 lying northerly of Mandarin Road (a 66-foot right-of-way) and westerly of Brady Road (a 40-foot right-of-way, as now established) Section 24, Township 4 South, Range 26 East, Duval County, Florida, being more particularly described as follows:

For Point of Beginning, commence at the intersection of the southwesterly line of said Government Lot 2, said line also being the northeasterly line of the Alexander Creighton Grant, Section 35, with the northwesterly right-of-way line of Mandarin Road and run North 67° 24' 00" East, along said northwesterly right-of-way line, a distance of 608.0 feet to a Point of Curvature; run thence in a northeasterly direction along the arc of a curve, said curve being concave northwesterly and having a radius of 25.0 feet, a chord distance of 35.36 feet to the Point of Tangency of said curve, the bearing of the aforementioned chord being North 22° 24' 00" East; run thence North 22° 36' 00" West, a distance of 175.0 feet to a point; run thence North 14° 04' 09" West, a distance of 101.12 feet to a point; run thence North 22° 36' 00" West, a distance of 20.0 feet to a point; run thence South 67° 24' 00" West, a distance of 30.0 feet to a point; run thence North 22° 36' 00" West, a distance of 30.0 feet to a point; run thence South 67° 24' 00" West, parallel to said northwesterly right-of-way line of Mandarin Road, a distance of 614.98 feet to a point on said southwesterly line of Government Lot 2; run thence South 22° 06' 20" East along said southwesterly line, a distance of 350.01 feet to the Point of Beginning.

Parcel "B"

That portion of Government Lot 2 lying northerly of Mandarin Road (a 66-foot right-of-way) and westerly of Brady Road (a 40-foot right-of-way, as now established) Section 24, Township 4 South, Range 26 East, Duval County, Florida, being more particularly described as follows:

For Point of Reference, commence at the intersection of the southwesterly line of said Government Lot 2, said line also being the northeasterly line of the Alexander Creighton Grant, Section 35, with the northwesterly right-of-way line of Mandarin Road and run North 67° 24' 00" East, along said northwesterly right-of-way line, a distance of 748.0 feet to the Point of Beginning. From the Point of Beginning thus described continue North 67° 24' 00" East along said northwesterly right-of-way line, a distance of 467.35 feet to its intersection with the westerly right-of-way line of Brady Road as now being established, for a width of 40 feet and as shown on county right-of-way map for Brady Road, County Road No. 82, dated February 6, 1956; run thence North 03° 55' 50" West along said westerly right-of-way line, a distance of 1,221.14 feet to a point on the north line of said Government Lot 2; run thence South 88° 41' 41" West, along said north line as monumented, a distance of 230.0 feet to a point; run thence South 08° 00' 00" East, a distance of 933.25 feet to a point; run thence South 80° 42' 13" West, a distance of 55.19 feet to a point; run thence South 67° 24' 00" West, a distance of 395.0 feet to a point; run thence South 22° 36' 00" East, a distance of 50.0 feet to a point; run thence South 31° 07' 51" East, a distance of 101.12 feet to a point; run thence South 22° 36' 00" East, a distance of 175.0 feet to a point of Curvature; run thence in a southeasterly direction along the arc of a curve, said curve being concave northeasterly and having a radius of 25.0 feet, a chord distance of 35.36 feet to the Point of Tangency of said curve and the Point of Beginning, the bearing of the aforementioned chord being South 67° 36' 00" East.

Parcel "C"

Part of Government Lot 1, Section 24, Township 4 South, Range 26 East, Duval County, Florida, being more particularly described as follows: For a Point of Reference commence at the intersection of the centerline of Mandarin Road (a 66-foot right-of-way) with the centerline of Brady Road (a 40-foot right-of-way) as shown on County right-of-way map for Brady Road (County Road No. 82), dated February 6, 1956, and run North 03° 55' 50" West along said centerline of Brady Road, a distance of 1,248.30 feet to a point on the south line of said Government Lot 1; run thence South 88° 41' 41" West along said south line, a distance of 320.02 feet to a point; run thence North 12° 38' 30" West along the east line of lands described in deed recorded in the Official Records of said County in Volume 5773, Page 564, a distance of 541.47 feet to an angle point in said east line for the Point of Beginning. From the Point of Beginning thus described run North 05° 55' 57" West continuing along last mentioned east line, a distance of 200.0 feet to a point on the southwesterly right-of-way line of said Brady Road (having a 60-foot right-of-way at this point); run thence North 53° 44' 00" West along said southwesterly right-of-way line, a distance of 438.67 feet to an angle point in said southwesterly right-of-way line; run thence North 73° 43' 50" West continuing along said southwesterly right-of-way line of Brady Road, a distance of 77.22 feet to a point on the easterly line of lands described in Deed Book 93, Page 579 (former public records); run thence South 00° 23' 10" East, along said easterly line of Deed Book 93, Page 579, a distance of 14.28 feet to the southeast corner thereof; run thence South 49° 32' 17" West, a distance of 193.05 feet to a point; run thence South 60° 13' 48" East, a distance of 685.78 feet to the Point of Beginning.

Parcel "D"

Part of Government Lot 1, Section 24, Township 4 South, Range 26 East, Duval County, Florida, being more particularly described as follows: For a Point of Reference commence at the intersection of the centerline of Mandarin Road (a 66-foot right-of-way) with the centerline of Brady Road (a 40-foot right-of-way) as shown on County right-of-way map for Brady Road (County Road No. 82), dated February 6, 1956, and run North 03° 55' 50" West along said centerline of Brady Road, a distance of 1,248.30 feet to a point on the south line of said Government Lot 1; run thence South 88° 41' 41" West along said south line, a distance of 320.02 feet to a point; run thence North 12° 38' 30" West along the east line of lands described in deed recorded in the Official Records of said County in Volume 5773, Page 564, a distance of 541.47 feet to an angle point in said east line; run thence North 05° 55' 57" West continuing along last mentioned east line, a distance of 200.0 feet to a point on the southwesterly right-of-way line of said Brady Road (having a 60-foot right-of-way at this point); run thence North 36° 16' 00" East, a distance of 30.0 feet to a point in the centerline of said Brady Road; run thence North 53° 44' 00" West along last mentioned centerline, a distance of 443.96 feet to an angle point in said centerline; run thence North 73° 43' 50" West, continuing along the centerline of said Brady Road, a distance of 476.88 feet to a point; run thence South 16° 16' 10" West perpendicular to said centerline, a distance of 30.0 feet to a point on the southwesterly right-of-way line of said Brady Road for the Point of Beginning. From the Point of Beginning thus described run North 73° 43' 50" West along said southwesterly right-of-way line, a distance of 230.70 feet to a point on the easterly line of lands described in Deed Book 84, Page 119 (former public records); run thence South 10° 00' 00" East, along said easterly line of Deed Book 84, Page 119, a distance of 243.44 feet to a point; run thence South 87° 08' 04" East, a distance of 198.52 feet to a point; run thence North 00° 23' 10" West, a distance of 161.21 feet to a Point of Curvature; run thence in a northwesterly direction along the arc of a curve, said curve being concave southwesterly and having a radius of 25.0 feet, a chord distance of 29.86 feet to the Point of Tangency of said curve and the Point of Beginning, the bearing of the aforementioned chord being North 37° 03' 30" West.

APPROVED FOR RECORD

This is to certify that this plat has been examined and approved by the City of Jacksonville, Duval County, Florida, pursuant to Ordinance No. 85-314-202 of said City, adopted by its Council and approved by its mayor this 12TH day of APRIL A.D., 1985.

[Signature]
MAYOR OF THE CITY OF JACKSONVILLE

[Signature]
SECRETARY OF THE COUNCIL, I.C.L.E.D.
CITY OF JACKSONVILLE

APPROVED
DATE: 4/13/85
BY: *[Signature]* PE
CITY ENGINEER
[Signature]
DIRECTOR OF PUBLIC WORKS
GENERAL COUNSEL, OR
[Signature]
ASSISTANT COUNSEL

85- 34538

CLERK'S CERTIFICATE

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 40, Pages 84, 84A, 84B, of the public records of Duval County, Florida, this 18th day of APRIL A.D., 1985.

[Signature]
S. MORGAN SLAUGHTER,
CLERK OF THE CIRCUIT COURT

[Signature]
DEPUTY CLERK

DEVELOPER'S CERTIFICATE

This is to certify that Design Properties, Inc. has furnished the City of Jacksonville a Plat Bond secured by a Letter of Credit as surety that the proposed improvements in public space shall be constructed according to the approved plans and specifications. Said bond is equivalent to one hundred percent of the remaining engineering and construction cost and the cost of setting permanent control points. Signed this 1st day of MARCH A.D., 1985.

[Signature]
VICE PRESIDENT, DESIGN PROPERTIES, INC.

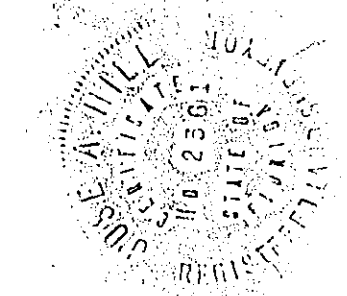
[Signature]
DIRECTOR OF PUBLIC WORKS

SURVEYOR'S CERTIFICATE

I hereby certify that this Plat is a correct representation of the lands surveyed under my responsible direction and supervision and that the survey data complies with all the requirements of Chapter No. 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 laws, and that all the zoning rules and regulations of the City of Jacksonville, Florida, currently in effect have been complied with. Signed this 1st day of MARCH A.D., 1985.

RICHARD P. CLARSON & ASSOCIATES, INC.
ENGINEERS - LAND SURVEYORS

[Signature]
REGISTERED SURVEYOR NO. 2361, FLORIDA



Mandarin Place Unit One

CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

ADOPTION AND DEDICATION

This is to certify that the undersigned individuals and Design Properties, Inc., a Florida Corporation, are the lawful owners of lands described in the caption hereon known as Mandarin Place - Unit One and have caused the same to be surveyed and subdivided and that this plat, made in accordance with said survey, is hereby adopted as the true and correct plat of said lands and that all streets, additional rights-of-way, and easements for drainage, utilities, and sewers are hereby irrevocably dedicated to the City of Jacksonville and its successors. The drainage easements through and over the ponds shown on this plat are hereby irrevocably dedicated to the City of Jacksonville and its successors, and are subject to the following covenants which shall run with the land: (1) The drainage easements hereby dedicated shall permit the City of Jacksonville, and its successors, to discharge into said ponds, which these easements traverse, all water which may fall or come upon all streets hereby dedicated, together with all soil, nutrients, chemicals, and all other substances which may flow or pass from said streets, adjacent land, or from any other source of public waters into or through said ponds, without any liability whatsoever on the part of the City of Jacksonville and its successors for any damages, injuries, or losses to persons or property resulting from the acceptance or use of this drainage easements by the City of Jacksonville and its successors; (2) The ponds shown on this plat are owned in fee simple title by the abutting property owners, and the City of Jacksonville, by acceptance of this plat, assumes no responsibility for the removal or treatment of aquatic plants and animals, soil, chemicals, or any other substance or thing that may even be or come within said ponds which these easements traverse, nor any responsibilities for the maintenance or preservation of the water purity, water level, or water depth, which responsibilities shall be those of the abutting property owners; and (3) The City of Jacksonville and its successors shall not be liable or responsible for the creation, operation, failure, or destruction of any water level control equipment which may be constructed or installed by the developer or any other person within the area of the land hereby platted or of the ponds shown on this plat. The City shall have the right to remove any water level control structure, or any part thereof, and do any other acts reasonably necessary to maintain the integrity of the drainage system. The undersigned owners do hereby indemnify the City of Jacksonville and save it harmless from suits, actions, damage, liability and expense in connection with loss of life, bodily or personal injury or property damage or any other damage arising from or out of any occurrence in, upon, at, or from the ponds shown on this plat, or any part thereof, or occasioned wholly or in part by any act or omission of the undersigned, its agents, contractors, employees, servants, invitees, licensees, or concessionaires. This indemnification shall run with the land and the assigns of the undersigned owners and shall be subject to it. J.E.A. easements are dedicated to the Jacksonville Electric Authority and its successors for use in its underground distribution system.

In witness whereof, Design Properties, Inc., a Florida Corporation, has caused these presents to be signed by its Vice President, by and with the authority of its Board of Directors in its name, and with its Corporate Seal affixed this 4th day of January A.D., 1985.

Sandra Mott
WITNESS

DESIGN PROPERTIES, INC.

J. Jewell
WITNESS

A.M. Shaffer
VICE PRESIDENT

STATE OF FLORIDA, COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 4th day of January A.D., 1985 by J.M. Shaffer, Vice President of Design Properties, Inc., on behalf of said corporation.

Jason W. Cavender
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

November 22, 1987
MY COMMISSION EXPIRES

In witness whereof, the undersigned individuals have caused the presents to be signed this 4th day of JANUARY A.D., 1985.

Jerry R. Cravey
JERRY R. CRAVEY

Wayne N. Haddock
WITNESS

Joe G. Hinch
WITNESS

Shelia H. Cravey
SHELIA H. CRAVEY

Wayne N. Haddock
WITNESS

Joe G. Hinch
WITNESS

G. Penny Broughton
G. PENNY BROUGHTON

Wayne N. Haddock
WITNESS

Joe G. Hinch
WITNESS

James B. Broughton
JAMES B. BROUGHTON

Wayne N. Haddock
WITNESS

Joe G. Hinch
WITNESS

Vivian S. Miller
VIVIAN S. MILLER

Wayne N. Haddock
WITNESS

Joe G. Hinch
WITNESS

Marcia E. Caruso
MARCIA E. CARUSO

Wayne N. Haddock
WITNESS

Joe G. Hinch
WITNESS

Garry L. Adams
GARRY L. ADAMS

Wayne N. Haddock
WITNESS

Joe G. Hinch
WITNESS

Homer Adams
HOMER ADAMS

Wayne N. Haddock
WITNESS

Joe G. Hinch
WITNESS

Orville M. Williams
ORVILLE M. WILLIAMS

Wayne N. Haddock
WITNESS

Joe G. Hinch
WITNESS

Marie C. Williams
MARIE C. WILLIAMS

Wayne N. Haddock
WITNESS

Joe G. Hinch
WITNESS

James E. Swan
JAMES E. SWAN

Wayne N. Haddock
WITNESS

Joe G. Hinch
WITNESS

Lois A. Swan
LOIS A. SWAN

Wayne N. Haddock
WITNESS

Joe G. Hinch
WITNESS

STATE OF FLORIDA, COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 4th day of JANUARY A.D., 1985, by Jerry R. Cravey, Shelia H. Cravey, G. Penny Broughton, James B. Broughton, Vivian S. Miller, Marcia E. Caruso, Garry L. Adams, Homer Adams, Orville M. Williams, Marie C. Williams, James E. Swan, and Lois A. Swan, on behalf of themselves.

Wayne N. Haddock
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE

NOVEMBER 27, 1985
MY COMMISSION EXPIRES



Mandarin Place Unit One

CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

MORTGAGEE CONSENT

This is to certify that Tucker Brothers, Inc., a Florida Corporation; California Federal Savings and Loan Association; Florida National Bank, a National Banking Association; Atlantic National Bank, a United States of America Corporation; and Jax Navy Federal Credit Union, being the holders of mortgages on lands described in the foregoing caption of this plat, do hereby consent and agree to the lands included in this plat and to the dedication of said lands and plat for the uses and purposes therein expressed, and that all streets, additional right-of-way, and easements for drainage, utilities, and sewers are hereby irrevocably dedicated to the City of Jacksonville and its successors. J.E.A. easements are dedicated to the Jacksonville Electric Authority and its successors for use in its underground distribution system.

In witness whereof, the above named companies have caused these presents to be executed by their respective appropriate officers by and with the full authority of said companies.

Virginia Smith
WITNESS

TUCKER BROS., INC.
Robert S. Johns
ROBERT S. JOHNS - SR. VICE PRESIDENT

Stacy Harford
WITNESS

Edith S. Harwell
WITNESS

ATLANTIC NATIONAL BANK

Jeffrey D. Russell
JEFFREY D. RUSSELL

Timothy D. Neil
WITNESS



STATE OF FLORIDA, COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 4th day of JANUARY A.D., 1985, by Robert S. Johns, Vice President, of Tucker Bros., Inc., a Florida Corporation, on behalf of said Corporation.

Timothy D. Neil
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE

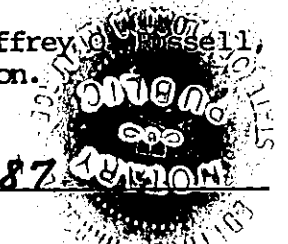
July 29, 1986
MY COMMISSION EXPIRES

STATE OF FLORIDA, COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 9th day of January A.D., 1985, by Jeffrey D. Russell, Vice President, of Atlantic National Bank, a United States of America Corporation, on behalf of said Corporation.

Edith S. Harwell
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE

July 22, 1987
MY COMMISSION EXPIRES



Stacy Harford
WITNESS

CALIFORNIA FEDERAL SAVINGS & LOAN ASSOCIATION

Harry T. Hicken
HARRY T. HICKEN
SR. VICE PRESIDENT

Carolyn H. Warker
WITNESS

Carolyn H. Warker
WITNESS

JAX NAVY FEDERAL CREDIT UNION

W. W. Batchelor
W. W. BATCHELOR
GENERAL MANAGER

Christa Parada
WITNESS

STATE OF FLORIDA, COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 3rd day of January A.D., 1985 by W.W. Batchelor, General Manager, of Jax Navy Federal Credit Union.

Royce E. Robinson
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE

1-23-88
MY COMMISSION EXPIRES

STATE OF FLORIDA, COUNTY OF MARION

The foregoing instrument was acknowledged before me this 6th day of January A.D., 1985, by Harry T. Hicken, Sr. Vice President, of California Federal Savings and Loan Association, on behalf of said Association.

Christa Parada
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE

July 18, 1987
MY COMMISSION EXPIRES

Carolyn J. Stover
WITNESS

FLORIDA NATIONAL BANK

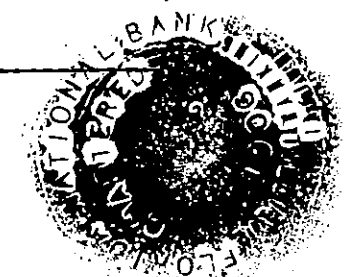
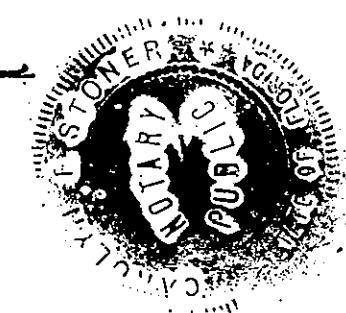
James Putnal
JAMES PUTNALL
VICE PRESIDENT

STATE OF FLORIDA, COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 4th day of January A.D., 1985, by James Putnal, Vice President, of Florida National Bank, a National Banking Association, on behalf of said Association.

Carolyn J. Stover
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE

11-17-86
MY COMMISSION EXPIRES

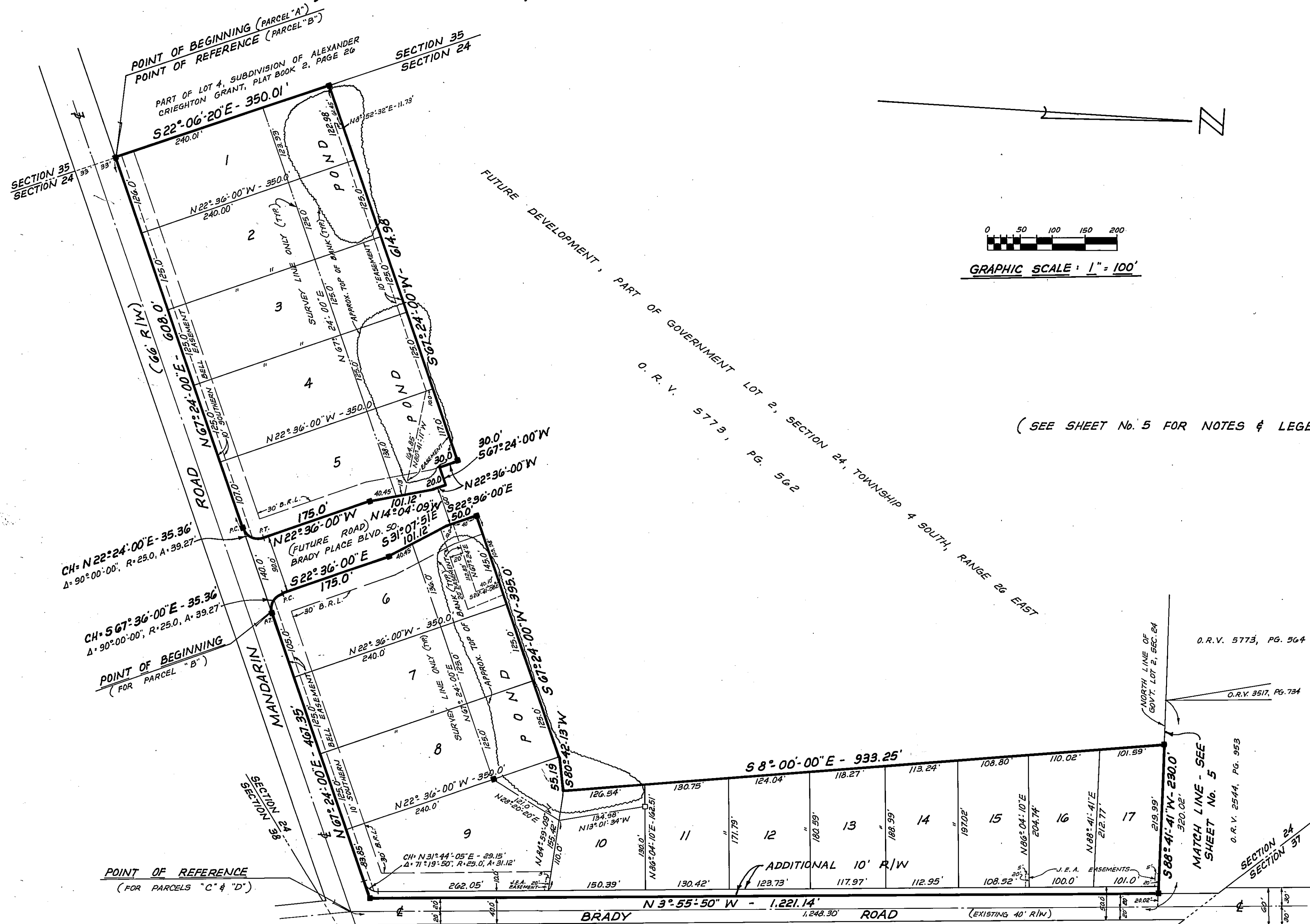


Mandarin Place Unit One

CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 40 PAGE 84C

SHEET No. 4 of 5



(SEE SHEET No. 5 FOR NOTES & LEGEND)

O.R.V. 5773, PG. 564

O.R.V. 3517, PG. 734

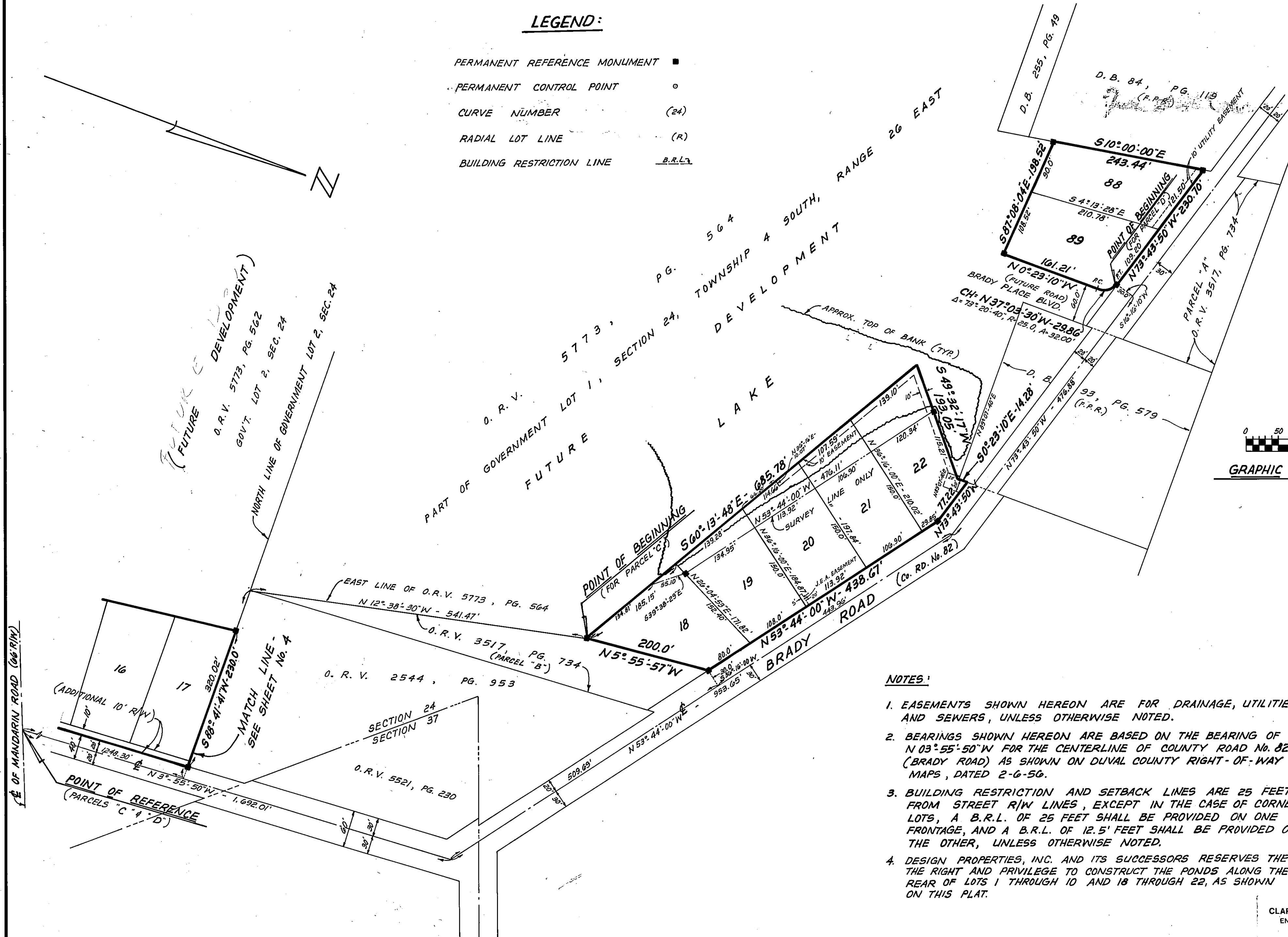
O.R.V. 2544, PG. 953

Mandarin Place Unit One

CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

LEGEND:

- PERMANENT REFERENCE MONUMENT ■
- PERMANENT CONTROL POINT ○
- CURVE NUMBER (24)
- RADIAL LOT LINE (R)
- BUILDING RESTRICTION LINE B.R.L.



NOTES:

1. EASEMENTS SHOWN HEREON ARE FOR DRAINAGE, UTILITIES, AND SEWERS, UNLESS OTHERWISE NOTED.
2. BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF N 03° 55' 50" W FOR THE CENTERLINE OF COUNTY ROAD No. 82, (BRADY ROAD) AS SHOWN ON DUVAL COUNTY RIGHT-OF-WAY MAPS, DATED 2-6-56.
3. BUILDING RESTRICTION AND SETBACK LINES ARE 25 FEET FROM STREET R/W LINES, EXCEPT IN THE CASE OF CORNER LOTS, A B.R.L. OF 25 FEET SHALL BE PROVIDED ON ONE FRONTAGE, AND A B.R.L. OF 12.5' FEET SHALL BE PROVIDED ON THE OTHER, UNLESS OTHERWISE NOTED.
4. DESIGN PROPERTIES, INC. AND ITS SUCCESSORS RESERVES THE RIGHT AND PRIVILEGE TO CONSTRUCT THE PONDS ALONG THE REAR OF LOTS 1 THROUGH 10 AND 18 THROUGH 22, AS SHOWN ON THIS PLAT.