

Mandarin Place Unit Two

CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 41 PAGE 48

SHEET NO. 1 OF 2

TAXES VERIFIED R.B.F.

CAPTION

A portion of Government Lot 2, Section 24, Township 4 South, Range 26 East, Duval County, Florida, being more particularly described as follows: For a Point of Beginning commence at the northwesterly corner of Lot 1, Mandarin Place - Unit One, as recorded in Plat Book 40, Pages 84, 84A, 84B, 84C and 84D of the current public records of said County and run North 67° 24' 00" East along the northwesterly line of said Lot 1 and along the northwesterly line of Lots 2, 3, 4 and 5; said Mandarin Place - Unit One, a distance of 614.98 feet to a point; run thence South 22° 36' 00" East, a distance of 30.0 feet to a point; run thence North 67° 24' 00" East, a distance of 30.0 feet to a point on the northeasterly line of said Lot 5, Mandarin Place - Unit One; run thence South 22° 36' 00" East along said northeasterly line of said Lot 5, a distance of 20.0 feet to an angle point in said northeasterly line; run thence South 14° 04' 09" East continuing along said northeasterly line, 101.12 feet to a second angle point in said northeasterly line; run thence South 22° 36' 00" East continuing along said northeasterly line, 175.0 feet to a Point of Curvature; run thence in a southwesterly 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 South 22° 24' 00" West; run thence North 67° 24' 00" East along the northwesterly right-of-way line of Mandarin Road (a 66-foot right-of-way as now established), 140.0 feet to a Point of Curvature; run thence in a northwesterly 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, the bearing of the aforementioned chord being North 67° 36' 00" West; run thence the following three (3) courses along the southwesterly line of Lot 6, said Mandarin Place - Unit One: 1st Course - North 22° 36' 00" West, 175.0 feet; 2nd Course - North 31° 07' 51" West, 101.12 feet; 3rd Course - North 22° 36' 00" West, 50.0 feet to the northwesterly corner of said Lot 6; run thence North 80° 42' 13" East along the northerly line of said Lot 9, said Mandarin Place - Unit One; run thence North 80° 42' 13" East along the northerly line of said Lot 9, a distance of 55.19 feet to the southwesterly corner of Lot 10, said Mandarin Place - Unit One; run thence North 08° 00' 00" West along the westerly line of said Lots 10 through 17, said Mandarin Place - Unit One, 933.25 feet to the northwesterly corner of said Lot 17; run thence South 88° 41' 41" West along the northerly line of previously mentioned Government Lot 2, Section 24, Township 4 South, Range 26 East, 70.0 feet to a point; run thence South 35° 46' 49" West, a distance of 151.32 feet to a point; run thence South 48° 01' 38" West, a distance of 60.66 feet to a point; run thence South 57° 23' 27" West, a distance of 264.29 feet to a point; run thence South 61° 36' 26" East, a distance of 154.66 feet to a point; run thence South 08° 35' 46" East, a distance of 140.03 feet to a point on a curve; run thence in an easterly direction along the arc of a curve, said curve being concave southerly and having a radius of 525.0 feet, a chord distance of 5.46 feet to a point, the bearing of the aforementioned chord being North 81° 42' 07" East; run thence South 08° 00' 00" East, a distance of 50.0 feet to a point; run thence North 82° 00' 00" East, a distance of 13.39 feet to a point; run thence South 14° 06' 56" East, a distance of 140.80 feet to a point; run thence South 82° 00' 00" West, a distance of 71.31 feet to a point; run thence South 67° 24' 00" West, a distance of 231.91 feet to a point; run thence South 79° 08' 04" West, a distance of 153.85 feet to a point; run thence North 69° 06' 09" West, a distance of 86.04 feet to a point; run thence North 58° 16' 57" West, a distance of 81.73 feet to a point; run thence North 34° 38' 22" West, a distance of 81.63 feet to a point; run thence North 20° 26' 18" West, a distance of 456.71 feet to a point; run thence South 69° 33' 42" West, a distance of 125.0 feet to a POINT OF CURVATURE; RUN THENCE IN A NORTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 25.00 FEET, A CHORD DISTANCE OF 35.36 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THE BEARING OF SAID CHORD BEING NORTH 65° 26' 18" WEST; RUN THENCE SOUTH 69° 33' 42" WEST, A DISTANCE OF 50.00 FEET TO A POINT; RUN THENCE SOUTH 20° 26' 18" EAST, A DISTANCE OF 76.10 FEET TO A POINT; RUN THENCE SOUTH 69° 33' 42" WEST, A DISTANCE OF 140.00 FEET TO A POINT ON THE SOUTHWEST LINE OF PREVIOUSLY MENTIONED GOVERNMENT LOT 2; RUN THENCE SOUTH 20° 26' 18" EAST, ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 30.55 FEET TO A POINT; RUN THENCE SOUTH 21° 02' 23" EAST, CONTINUING ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 704.29 FEET TO A POINT; RUN THENCE SOUTH 22° 06' 20" EAST, CONTINUING ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 260.34 FEET TO THE POINT OF BEGINNING.

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. 85-895-457 of said City, adopted by its Council and approved by its mayor this 21st day of July, A.D., 1985.

James H. Shaffer
MAYOR OF THE CITY OF JACKSONVILLE

Robert M. Kidd
ASST. SECRETARY OF THE COUNCIL,
CITY OF JACKSONVILLE

CLERK'S CERTIFICATE

86- 276

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 41, Pages 48-48A, of the public records of Duval County, Florida, this 21st day of July, A.D., 1985.

S. Morgan Slaughter
S. MORGAN SLAUGHTER,
CLERK OF THE CIRCUIT COURT

Robert C. Fikes
DEPUTY CLERK

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 23rd day of JUNE, A.D., 1985.

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

Joe A. Hill
REGISTERED SURVEYOR NO. 2361, FLORIDA

ADOPTION AND DEDICATION

This is to certify that Design Properties, Inc., a Florida Corporation, is the lawful owner of the lands described in the caption hereon known as Mandarin Place - Unit Two and have caused the same to be surveyed and subdivided; that Midlantic National Bank, a National Banking Association, is the holder of the mortgage on said land; 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, and easements for drainage, utilities, and sewers are hereby irrevocably dedicated to the City of Jacksonville and its successors. The drainage easements 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 these 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, 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 owner does 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 servants, invitees, licensees, or concessionaires. This indemnification shall run with the land and the assigns of the undersigned owner 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 thereof the above named corporation and association have caused these presents to be executed by their respective appropriate officers by and with the full authority of said corporation and association and with their respective seals affixed this 21st day of MAY, A.D., 1985.

Walter Naanodovitz
WITNESS

DESIGN PROPERTIES, INC.

J. M. Shaffer
WITNESS

J. M. Shaffer
J. M. SHAFER
VICE PRESIDENT

STATE OF FLORIDA, COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 21st day of MAY, A.D., 1985 by J. M. Shaffer, Vice President of Design Properties, Inc., on behalf of said corporation.

Walter Naanodovitz
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

NOVEMBER 27, 1985
MY COMMISSION EXPIRES

Dennis M. Miller
WITNESS DENNIS M. MILLER

MIDLANTIC NATIONAL BANK

Jose Vilasuso
WITNESS JOSE VILASUSO

Walter Naanodovitz
ASSISTANT VICE PRESIDENT WALTER NAANODOVITZ

STATE OF NEW JERSEY

The foregoing instrument was acknowledged before me this 21 day of MAY, A.D. 1985 by Walter Naanodovitz Assistant Vice President of Midlantic National Bank, on behalf of said association.

Linda M. Trabino
NOTARY PUBLIC, STATE OF NEW JERSEY
LINDA M. TRABINO
DEVELOPER'S CERTIFICATE

JULY 20, 1987
MY COMMISSION EXPIRES

This is to certify that Design Properties, Inc. has furnished the City of Jacksonville a Plat Bond and Sidewalk Bond secured by Irrevocable Letters of Credit as surety that the proposed improvements in public space, including sidewalks, shall be constructed according to the approved plans and specifications. Said bonds are equivalent to one hundred percent of the remaining engineering and construction cost, sidewalk construction cost, and the cost of setting permanent control points. Signed this 23rd day of December, A.D., 1985.

J. M. Shaffer
VICE PRESIDENT, DESIGN PROPERTIES, INC.

Albert J. Howard Jr.
DIRECTOR OF PUBLIC WORKS

Mandarin Place Unit Two

CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

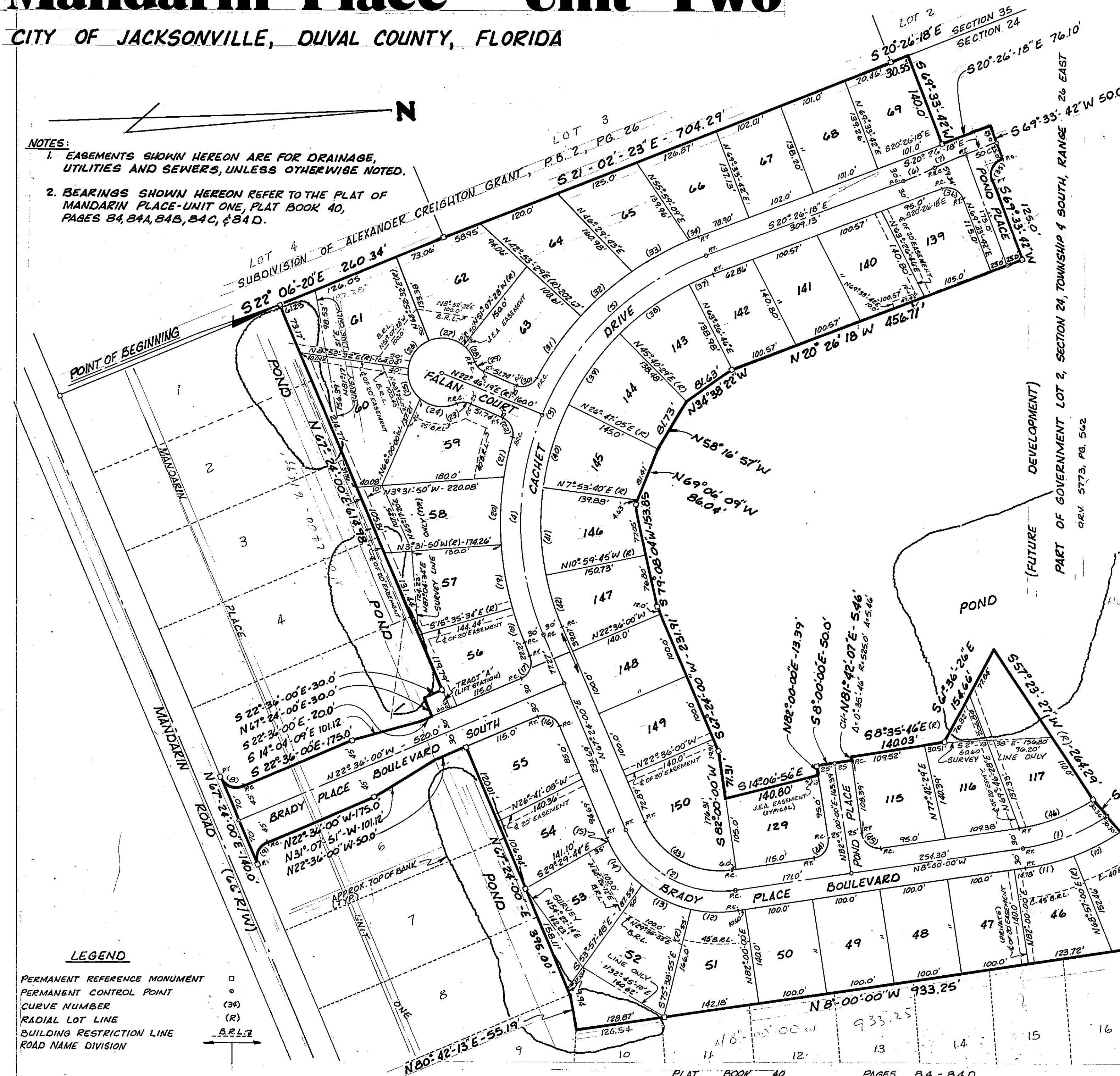
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SHEET NO. 2 OF 2

GRAPHIC SCALE: 1" = 100'

NOTES:

- EASEMENTS SHOWN HEREON ARE FOR DRAINAGE, UTILITIES AND SEWERS, UNLESS OTHERWISE NOTED.
- BEARINGS SHOWN HEREON REFER TO THE PLAT OF MANDARIN PLACE UNIT ONE, PLAT BOOK 40, PAGES 84, 84A, 84B, 84C, & 84D.



CURVE DATA					
NO	BEARINGS	CHORD	RADIUS	DELTA	TAN. ARC
1	S 20° 46' 35" E	132.69	300.0'	25° 33' 09"	68.03' 133.79'
2	S 29° 42' 00" W	183.46	150.0'	75° 24' 00"	115.93' 197.40'
3	N 66° 31' 09" W	605.07	420.0'	92° 09' 42"	436.15' 675.58'
4	N 89° 54' 51" W	323.97	420.0'	45° 22' 19"	175.57' 332.39'
5	N 43° 50' 00" W	893.54	420.0'	46° 47' 23"	181.71' 342.99'
6	N 23° 18' 16" W	50.0'	500.0'	5° 43' 55"	25.03' 50.02'
7	N 29° 18' 16" W	50.0'	500.0'	5° 43' 55"	25.03' 50.02'
8	S 22° 24' 00" W	35.36	25.0'	90° 00' 00"	25.0' 39.27'
9	N 67° 36' 00" W	35.36	25.0'	90° 00' 00"	25.0' 39.27'
10	N 27° 41' 11" W	76.28	330.0'	13° 16' 23"	38.40' 76.45'
11	S 14° 31' 30" E	75.0'	330.0'	13° 03' 00"	37.74' 75.16'
12	N 3° 10' 32" E	69.77	180.0'	22° 21' 05"	35.56' 70.22'
13	N 27° 11' 27" E	80.0'	180.0'	25° 40' 45"	41.03' 80.67'
14	N 52° 52' 12" E	80.0'	180.0'	25° 40' 45"	41.03' 80.67'
15	N 66° 33' 17" E	5.31	180.0'	1° 41' 25"	2.66' 5.31'
16	N 22° 24' 00" E	35.36	25.0'	90° 00' 00"	25.0' 39.27'
17	N 67° 36' 00" W	35.36	25.0'	90° 00' 00"	25.0' 39.27'
18	N 70° 54' 13" E	55.0'	450.0'	7° 00' 26"	27.55' 55.03'
19	N 80° 26' 18" E	94.56	450.0'	12° 03' 44"	47.54' 94.74'
20	N 87° 06' 39" W	100.63	450.0'	12° 50' 23"	50.63' 100.84'
21	N 76° 58' 51" W	58.24	450.0'	7° 25' 14"	29.18' 58.28'
22	N 64° 45' 03" E	33.44	25.0'	83° 57' 28"	22.49' 36.63'
23	N 1° 19' 23" W	20.41	25.0'	48° 11' 23"	11.18' 21.03'
24	N 8° 02' 37" E	55.14	50.0'	66° 55' 22"	33.05' 58.40'
25	N 70° 11' 25" E	48.0'	50.0'	57° 22' 15"	27.36' 50.07'
26	S 51° 07' 23" E	50.0'	50.0'	60° 00' 00"	29.87' 52.36'
27	N 8° 52' 32" E	50.0'	50.0'	60° 00' 00"	29.87' 52.36'
28	N 54° 55' 07" E	27.64	50.0'	32° 05' 09"	14.38' 28.00'
29	N 46° 52' 00" E	20.41	25.0'	48° 11' 23"	11.18' 21.03'
30	S 19° 12' 25" E	33.44	25.0'	83° 57' 28"	22.49' 36.63'
31	N 54° 08' 50" W	110.29	450.0'	14° 04' 38"	55.56' 110.56'
32	S 40° 50' 26" E	98.26	450.0'	12° 32' 09"	49.43' 98.46'
33	S 28° 28' 04" E	95.71	450.0'	12° 12' 35"	48.13' 95.90'
34	S 21° 24' 02" E	15.11	450.0'	1° 55' 28"	7.56' 15.11'
35	N 65° 26' 18" W	35.36	25.0'	90° 00' 00"	25.0' 39.27'
36	S 24° 33' 42" W	35.36	25.0'	90° 00' 00"	25.0' 39.27'
37	S 23° 11' 56" E	37.57	390.0'	5° 31' 16"	18.81' 37.58'
38	N 35° 08' 32" W	124.48	390.0'	18° 21' 56"	63.05' 125.01'
39	N 53° 46' 13" W	128.0'	390.0'	18° 53' 25"	64.88' 128.58'
40	N 72° 37' 38" W	128.0'	390.0'	18° 53' 25"	64.88' 128.58'
41	N 88° 26' 58" E	128.0'	390.0'	18° 53' 25"	64.88' 128.58'
42	N 73° 12' 08" E	78.85	390.0'	11° 36' 15"	39.63' 78.99'
43	N 29° 42' 00" E	146.71	120.0'	75° 24' 00"	92.75' 157.92'
44	S 53° 00' 00" E	35.36	25.0'	90° 00' 00"	25.0' 39.27'
45	N 37° 00' 00" E	35.36	25.0'	90° 00' 00"	25.0' 39.27'
46	S 20° 18' 16" E	115.08	270.0'	24° 36' 33"	58.89' 115.97'

LEGEND

- PERMANENT REFERENCE MONUMENT
- PERMANENT CONTROL POINT
- CURVE NUMBER
- RADIAL LOT LINE
- BUILDING RESTRICTION LINE
- ROAD NAME DIVISION

PREPARED BY:
CLARSON & ASSOCIATES, INC.
 ENGINEERS - LAND SURVEYORS
 1643 NALDO AVENUE, JACKSONVILLE, FL 32207