

Mandarin Place - Unit Three

CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 42 PAGE 40

SHEET No. 1 of 2
TAXES VERIFIED R.B.F.

CAPTION

A portion of Government Lots 1 and 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 northwest corner of Lot 69, Mandarin Place - Unit Two, as recorded in Plat Book 41, Pages 48 and 48A, of the current public records of said County and run North 20° 26' 18" West along the westerly line of said Government Lot 2, Section 24, (also being the easterly line of Coventry, as recorded in Plat Book 41, Pages 19, 19A, 19B & 19C of the current public records of said County, a distance of 200.0 feet to a point; run thence North 69° 33' 42" East, a distance of 190.0 feet to a point; run thence South 20° 26' 18" East, a distance of 33.90 feet to a point; run thence North 69° 33' 42" East, a distance of 150.0 feet to a point; run thence North 20° 26' 18" West, a distance of 53.05 feet to a point; run thence North 69° 33' 42" East, a distance of 79.40 feet to a point; run thence North 35° 10' 13" East, a distance of 126.42 feet to a point; run thence South 59° 10' 52" East, a distance of 182.33 feet to a point; run thence North 25° 49' 49" East, a distance of 200.0 feet to a point on a curve; run thence in a southeasterly direction along the arc of a curve, said curve being concave northerly and having a radius of 470.0 feet, a chord distance of 16.16 feet to a point, the bearing of the aforementioned chord being South 65° 09' 16" East; run thence North 23° 51' 39" East, a distance of 212.96 feet to a point; run thence North 41° 43' 15" West, a distance of 127.41 feet to a point; run thence North 04° 55' 22" East, a distance of 194.51 feet to a point; run thence North 36° 16' 00" East, a distance of 168.33 feet to a point on the southwesterly line of Lot 20, Mandarin Place - Unit One, as recorded in Plat Book 40, Pages 84 through 84D of the current public records of said County; run thence South 60° 13' 48" East, along the southwesterly line of said Lot 20, and along southwesterly line of Lots 19, and 18, said Mandarin Place - Unit One, a distance of 400.69 feet to the most southerly corner of said Lot 18; run thence South 12° 38' 30" East, along the easterly 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 the southeast corner thereof; run thence the following (21) courses and distances along the northerly line of previously mentioned Mandarin Place - Unit Two: 1st Course, South 35° 46' 49" West, a distance of 151.32 feet to a point; 2nd Course, South 48° 01' 38" West, a distance of 60.66 feet to a point; 3rd Course, South 57° 23' 27" West, a distance of 264.29 feet to a point; 4th Course, South 61° 36' 26" East, a distance of 154.66 feet to a point; 5th Course, South 8° 35' 46" East, a distance of 140.03 feet to a point on a curve; 6th Course, run in an easterly direction along the arc of a curve, said curve being concave to the south, and having a radius of 525.00 feet, a chord distance of 5.46 feet to the Point of Tangency of said curve; the bearing of the aforementioned chord being North 81° 42' 07" East; 7th Course, South 8° 00' 00" East, a distance of 50.00 feet to a point; 8th Course, North 82° 00' 00" East, a distance of 13.39 feet to a point; 9th Course, South 14° 06' 56" East, a distance of 140.80 feet to a point; 10th Course, South 82° 00' 00" West, a distance of 71.31 feet to a point; 11th Course, South 67° 24' 00" West, a distance of 231.91 feet to a point; 12th Course, South 79° 08' 04" West, a distance of 153.85 feet to a point; 13th Course, North 69° 06' 09" West, a distance of 86.04 feet to a point; 14th Course, North 58° 16' 57" West, a distance of 81.73 feet to a point; 15th Course, North 34° 38' 22" West, a distance of 81.63 feet to a point; 16th Course, North 20° 26' 18" West, a distance of 456.71 feet to a point; 17th Course, South 69° 33' 42" West, a distance of 125.00 feet to a Point of Curvature; 18th Course, run 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 the aforementioned chord being North 65° 26' 18" West; 19th Course, South 69° 33' 42" West, a distance of 50.00 feet to a point; 20th Course, South 20° 26' 18" East, a distance of 76.10 feet to a point; 21st Course, South 69° 33' 42" West, a distance of 140.00 feet to the Point of Beginning.

ADOPTION AND DEDICATION

This is to certify that D.W. Hutson Construction, Inc., a Florida Corporation is the lawful owner of the lands described in the caption hereon known as Mandarin Place - Unit Three and has caused the same to be surveyed and subdivided, and that Florida National Bank, a United States of America Corporation, 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 and without reservation dedicated to the City of Jacksonville, its successors and assigns. The drainage easements through and over the ponds shown on this plat are hereby irrevocably and without reservations dedicated to the City of Jacksonville, its successors and assigns, 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, its successors and assigns, 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, its successors and assigns 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, its successors and assigns; (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, its successors and assigns 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 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 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 whereof, the above named corporations have caused these presents to be executed by their respective appropriate officers by and with the full authority of said corporations and with their respective seals affixed this 27th day of May A.D., 1986.

WITNESS Donald P. Nims

WITNESS Sharon L. Braun

D.W. HUTSON CONSTRUCTION, INC.
Bruce A. Lingerfelt
BRUCE A. LINGERFELT
VICE PRESIDENT

STATE OF FLORIDA, COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 27th day of May A.D., 1986 by Bruce A. Lingerfelt, Vice President of D.W. Hutson Construction, Inc., on behalf of said Corporation.

Patricia B. De Costa
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

WITNESS Carolyn J. Stoner

WITNESS Karen M. Cook

9-21-89
MY COMMISSION EXPIRES
FLORIDA NATIONAL BANK
James E. Putnall
JAMES E. PUTNALL
VICE PRESIDENT

STATE OF FLORIDA, COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 27th day of May A.D., 1986 by James E. Putnall, Vice President of Florida National Bank, on behalf of said Corporation.

Carolyn J. Stoner
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

11-17-86
MY COMMISSION EXPIRES

DEVELOPERS CERTIFICATE

This is to certify that D.W. Hutson Construction, Inc., has deposited with the City of Jacksonville sufficient collateral, in compliance with Section 654.109 of the Municipal Code, in an amount equivalent to one hundred percent of all remaining costs for engineering and construction and costs of placing permanent control points, including sidewalks, as guarantee that all required improvements will be completed in accordance with the plans and specifications approved by the City of Jacksonville. Signed this 10th day of October A.D., 1986.

Bruce A. Lingerfelt
VICE PRESIDENT, D.W. HUTSON CONSTRUCTION, INC.

Albert D. Kinard, Jr.
DIRECTOR OF PUBLIC WORKS

APPROVED
DATE JULY 25, 1986
BY: Marvin Bontwee
CITY ENGINEER
W. Small
DIRECTOR OF PUBLIC WORKS
GENERAL COUNSEL, OR
Janet O'Donnell
ASSISTANT COUNSEL

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. 86-926-46 of said City, adopted by its Council and approved by its mayor this 18th day of August A.D., 1986.

Charles H. Kidd
MAYOR OF THE CITY OF JACKSONVILLE

ASST. SECRETARY OF THE COUNCIL,
Charles H. Kidd
CITY OF JACKSONVILLE

CLERK'S CERTIFICATE

86-103285

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 42, Pages 40, 40A of the public records of Duval County, Florida, this 3rd day of OCT. A.D., 1986.

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

Bi. Robert C. Forbes
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 12th day of JUNE A.D., 1986.

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

Joe G. Hill
REGISTERED SURVEYOR NO. 2361, FL

Mandarin Place - Unit Three

CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 42, PAGE 40A

SHEET No. 2 OF 2



GRAPHIC SCALE: 1" = 100'

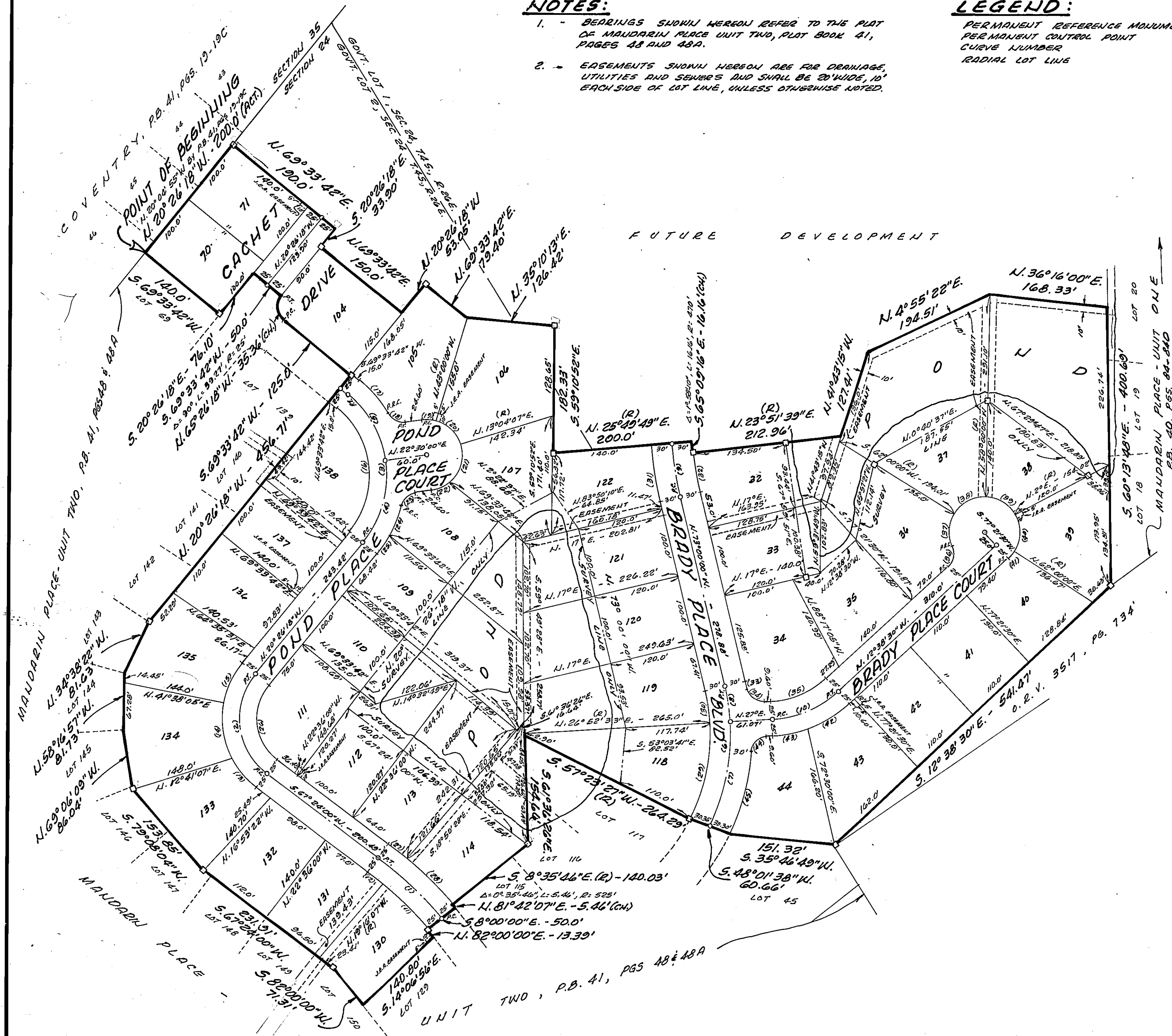
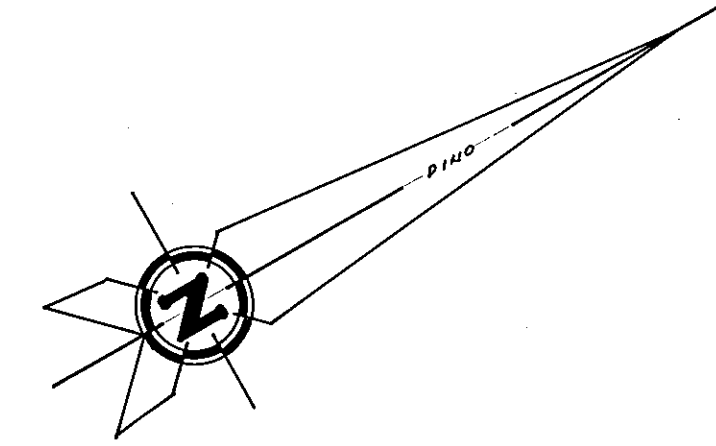
NOTES:

- BEARINGS SHOWN HEREON REFER TO THE PLAT OF MANDARIN PLACE UNIT TWO, PLAT BOOK 41, PAGES 48 AND 48A.
- EASEMENTS SHOWN HEREON ARE FOR DRAINAGE, UTILITIES AND SEWERS AND SHALL BE 20' WIDE, 10' EACH SIDE OF LOT LINE, UNLESS OTHERWISE NOTED.

LEGEND:

- PERMANENT REFERENCE MONUMENT
- PERMANENT CONTROL POINT
- CURVE NUMBER
- RADIAL LOT LINE

□ (R)
○ (R)



CURVE DATA						
NO.	BEARING	CHORD	RADIUS	DELTA	TANG.	ARC
1	S. 74° 42' 00" W.	127.07'	500.0'	14° 34' 00"	64.05'	127.41'
2	N. 66° 31' 09" W.	144.06'	100.0'	92° 09' 42"	103.85'	160.85'
3	N. 65° 26' 18" W.	212.13'	150.0'	90°	150.0'	235.42'
4	N. 43° 58' 09" W.	119.77'	150.0'	47° 03' 42"	65.33'	123.21'
5	N. 38° 58' 09" W.	109.80'	150.0'	42° 56' 18"	58.99'	112.91'
6	N. 53° 16' 35" W.	202.49'	300.0'	39° 26' 51"	107.56'	206.55'
7	N. 48° 16' 35" W.	152.50'	300.0'	29° 26' 51"	78.84'	156.19'
8	N. 68° 00' 00" W.	52.23'	300.0'	10°	26.25'	52.36'
9	N. 68° 35' 05" W.	76.95'	500.0'	8° 49' 49"	38.61'	77.06'
10	N. 7° 10' 45" E.	101.72'	150.0'	39° 38' 30"	54.07'	103.78'
11	S. 76° 21' 54" W.	93.27'	475.0'	11° 16' 07"	46.86'	93.42'
12	S. 69° 03' 56" W.	274.1'	475.0'	3° 19' 53"	17.81'	274.6'
13	S. 80° 06' 33" W.	55.0'	125.0'	25° 26' 05"	28.19'	55.45'
14	N. 68° 31' 08" W.	80.0'	125.0'	37° 19' 33"	42.22'	81.43'
15	N. 35° 08' 50" W.	63.48'	125.0'	29° 25' 08"	32.81'	64.15'
16	N. 65° 26' 18" W.	176.78'	125.0'	90°	125.0'	176.35'
17	N. 80° 01' 07" E.	63.52'	175.0'	20° 54' 50"	32.90'	63.88'
18	N. 54° 29' 16" E.	27.95'	25.0'	67° 58' 31"	16.86'	29.66'
19	N. 34° 45' 00" E.	21.22'	50.0'	24° 30' 00"	10.86'	21.38'
20	N. 75° 02' 03" E.	47.0'	50.0'	56° 04' 07"	26.62'	48.93'
21	S. 40° 34' 03" E.	53.53'	50.0'	64° 43' 40"	31.63'	56.49'
22	S. 5° 02' 54" W.	29.82'	50.0'	34° 42' 13"	15.62'	30.25'
23	S. 11° 23' 16" E.	27.95'	25.0'	67° 58' 32"	16.86'	28.66'
24	S. 38° 09' 17" E.	44.60'	175.0'	14° 38' 31"	22.48'	44.72'
25	S. 25° 38' 10" E.	31.71'	175.0'	10° 23' 43"	15.92'	31.75'
26	S. 66° 31' 09" E.	108.05'	75.0'	92° 09' 42"	77.84'	120.64'
27	N. 69° 16' 46" E.	34.44'	525.0'	3° 45' 32"	17.23'	34.44'
28	N. 76° 16' 53" E.	93.75'	525.0'	10° 14' 42"	47.06'	93.93'
29	N. 47° 52' 00" W.	142.11'	270.0'	30° 30' 54"	73.65'	143.80'
30	N. 68° 03' 43" W.	46.48'	270.0'	9° 52' 33"	23.33'	46.54'
31	N. 68° 35' 05" W.	81.60'	530.0'	8° 49' 49"	40.92'	81.68'
32	S. 69° 34' 11" E.	56.25'	470.0'	6° 51' 39"	28.17'	56.28'
33	S. 72° 02' 54" E.	10.96'	330.0'	1° 54' 12"	5.48'	10.96'
34	N. 67° 57' 06" E.	32.77'	25.0'	81° 54' 18"	21.70'	35.74'
35	N. 7° 10' 45" E.	84.77'	125.0'	39° 38' 30"	45.05'	86.49'
36	N. 47° 54' 22" W.	28.87'	25.0'	70° 31' 44"	17.68'	30.77'
37	N. 53° 35' 07" W.	46.31'	50.0'	55° 10' 13"	26.12'	48.15'
38	N. 2° 00' 00" E.	50.0'	50.0'	60°	28.87'	52.36'
39	N. 68° 00' 00" E.	50.0'	50.0'	60°	28.87'	52.36'
40	S. 58° 00' 00" E.	50.0'	50.0'	60°	28.87'	52.36'
41	S. 20° 13' 15" E.	13.96'	50.0'	15° 21' 30"	6.74'	13.40'
42	S. 1° 13' 08" E.	69.38'	175.0'	22° 50' 45"	35.36'	69.78'
43	S. 18° 36' 07" W.	51.12'	175.0'	16° 47' 45"	25.84'	51.30'
44	S. 13° 57' 06" E.	32.77'	25.0'	81° 54' 12"	21.70'	35.74'
45	S. 44° 36' 47" E.	117.90'	330.0'	20° 34' 49"	59.91'	118.53'

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