

# Mandarin Place - Unit Four

CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 42 PAGE 92

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, and being more particularly described as follows:  
For a Point of Reference 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 and 19C of the current public records of said County), a distance of 200.0 feet to the Point of Beginning.  
From the Point of Beginning thus described continue North 20° 26' 18" West along said westerly line of Government Lot 2 and said easterly line of Coventry, a distance of 222.20 feet to the northwest corner of said Government Lot 2; run thence North 21° 35' 12" West along the westerly line of previously mentioned Government Lot 1, Section 24 and along said easterly line of Coventry and the northerly prolongation thereof, a distance of 939.85 feet to the northwest corner of lands described in deed recorded in the Official Records of said County in Volume 5773, Page 564; run thence North 88° 54' 23" East, along the northerly line of last mentioned deed, a distance of 616.10 feet to an angle point in said northerly line; run thence North 10° 00' 00" West, continuing along said northerly line, a distance of 90.94 feet to the southwest corner of Lot 88, 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; run thence South 87° 08' 04" East, along the southerly line of said Lot 88, and Lot 89, said Mandarin Place - Unit One, a distance of 198.52 feet to the southeast corner of said Lot 89; run thence North 0° 23' 10" West, along the easterly line of said Lot 89, 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 to the southwest, and having a radius of 25.00 feet, a chord distance of 29.86 feet to the Point of Tangency of said curve; the bearing of the aforementioned chord being North 37° 03' 30" West; run thence South 73° 43' 50" East, along the southerly right-of-way line of Brady Road, also being the northerly line of said Official Records Volume 5773, Page 564, a distance of 81.24 feet to an angle point in said northerly line; run thence South 0° 23' 10" East, along said northerly line, a distance of 106.57 feet to another angle point in said northerly line; run thence North 89° 07' 40" East, continuing along said northerly line of Official Records Volume 5773, Page 564, a distance of 300.00 feet to a point on the northwesterly line of Lot 22, said Mandarin Place - Unit One; run thence South 49° 32' 17" West, along last mentioned northwesterly line, a distance of 193.05 feet to the southwest corner thereof; run thence South 60° 13' 48" East, along the southwesterly line of said Lot 22, and Lots 21 and 20, said Mandarin Place - Unit One, a distance of 285.09 feet to a point; run thence South 36° 16' 00" West, a distance of 168.33 feet to a point; run thence South 04° 55' 22" West, a distance of 194.51 feet to a point; run thence South 41° 43' 15" East, a distance of 127.41 feet to a point; run thence South 23° 51' 39" West, a distance of 212.96 feet to a point on a curve; run thence in a northwesterly direction along the arc of a curve, said curve being concave northeasterly 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 North 65° 09' 16" West; run thence South 25° 49' 49" West, a distance of 200.0 feet to a point; run thence North 59° 10' 52" West, a distance of 182.33 feet to a point; run thence South 35° 10' 13" West, a distance of 126.42 feet to a point; run thence South 69° 33' 42" West, a distance of 79.40 feet to a point; run thence South 20° 26' 18" East, a distance of 53.05 feet to a point; run thence South 69° 33' 42" West, a distance of 150.00 feet to a point; run thence North 20° 26' 18" West, a distance of 33.90 feet to a point; run thence South 69° 33' 42" West, a distance of 190.0 feet to the Point of Beginning.

APPROVED  
DATE: 10/31/86  
BY: Marvin Boutwell  
CITY ENGINEER  
James L. Woodland  
DIRECTOR OF PUBLIC WORKS  
GENERAL COUNSEL, OR  
David O. Blum  
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. 86-1335-120 of said City, adopted by its Council and approved by its mayor this 18th day of November A.D., 1986.

David H. H. H.  
MAYOR OF THE CITY OF JACKSONVILLE

Leberle W. Kidd  
ASST. SECRETARY OF THE COUNCIL,  
CITY OF JACKSONVILLE

**CLERK'S CERTIFICATE**

87-26242

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 92-92A of the public records of Duval County, Florida, this 3rd day of MARCH A.D., 1987.

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

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 9th day of OCTOBER A.D., 1986.

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

Joac A. Hill  
REGISTERED SURVEYOR NO. 23611 FL

**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 Four 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 right-of-ways 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 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, 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 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.

Donald P. Hinson  
WITNESS

D.W. HUTSON CONSTRUCTION, INC.

Sharon L. Brown  
WITNESS

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. McCreata  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

8-21-89  
MY COMMISSION EXPIRES

Caroleyn J. Stoner  
WITNESS

FLORIDA NATIONAL BANK

Karen M. Cook  
WITNESS

James E. Putnal  
JAMES E. PUTNAL  
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. Putnal, Vice President of Florida National Bank, on behalf of said Corporation.

Caroleyn 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 18th day of FEB A.D., 1987.

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

James L. Woodland  
DIRECTOR OF PUBLIC WORKS

# Mandarin Place - Unit Four

CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA



GRAPHIC SCALE: 1" = 100'

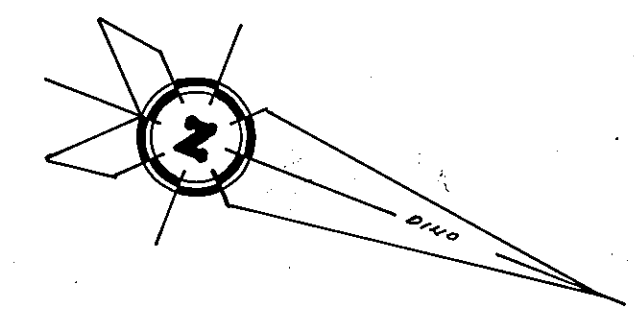
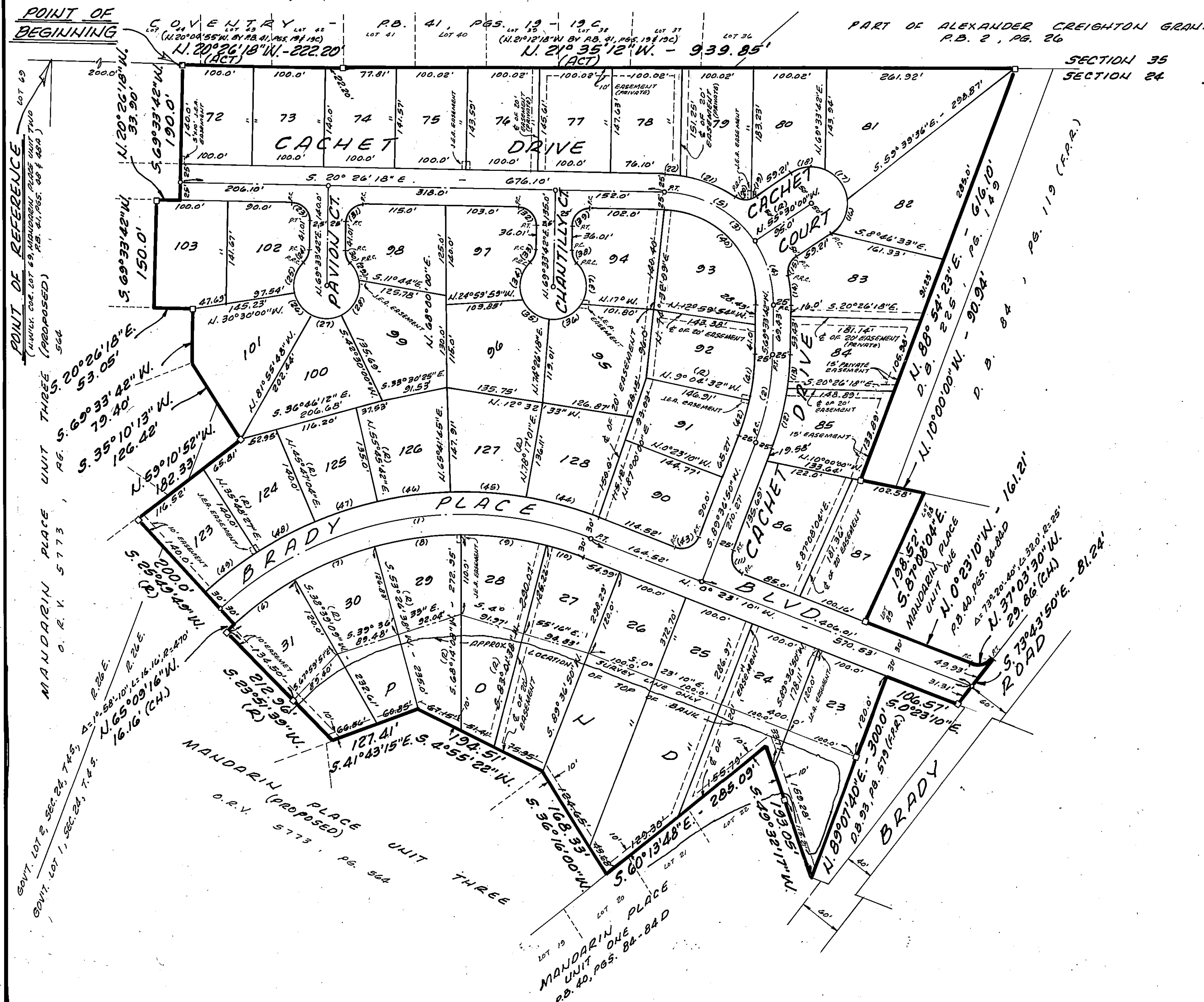
**NOTES:**

- BEARINGS SHOWN HEREON REFER TO THE PLAT OF MANDARIN PLACE UNIT ONE, PLAT BOOK 40, PAGES 84 AND 84-D.
- 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 CENTRAL POINT
- CURVE NUMBER
- RADIAL LOT LINE

- (1)
- (2)



**CURVE DATA**

No.	BEARING	CHORD	RADIUS	DELTA	TAN.	ARC
1	N. 32° 16' 40" W.	528.32'	500.0'	63° 47' 01"	311.12'	554.62'
2	S. 79° 35' 16" W.	123.61'	355.0'	20° 03' 08"	62.76'	124.24'
3	S. 24° 33' 42" W.	219.20'	155.0'	90°	155.0'	243.47'
4	S. 52° 01' 51" W.	93.38'	155.0'	35° 03' 42"	48.96'	94.85'
5	S. 70° 01' 51" W.	142.99'	155.0'	54° 56' 18"	80.58'	148.62'
6	N. 53° 44' 36" W.	121.0'	470.0'	14° 47' 30"	61.01'	121.34'
7	N. 43° 57' 06" W.	121.0'	470.0'	14° 47' 30"	61.01'	121.34'
8	N. 29° 09' 37" W.	121.0'	470.0'	14° 47' 30"	61.01'	121.34'
9	N. 14° 22' 07" W.	121.0'	470.0'	14° 47' 30"	61.01'	121.34'
10	N. 3° 40' 46" W.	54.0'	470.0'	6° 35' 12"	27.05'	54.03'
11	S. 44° 36' 50" W.	35.36'	25.0'	90°	25.0'	39.29'
12	S. 83° 06' 26" W.	84.12'	380.0'	13° 00' 48"	43.34'	84.31'
13	S. 73° 24' 52" W.	46.45'	380.0'	7° 02' 20"	23.37'	46.68'
14	S. 62° 45' 39" W.	42.63'	180.0'	13° 36' 06"	21.47'	42.73'
15	N. 89° 46' 12" W.	28.16'	25.0'	68° 32' 24"	17.04'	29.91'
16	N. 86° 38' 28" W.	61.71'	50.0'	62° 16' 45"	30.21'	54.35'
17	S. 32° 13' 15" W.	50.0'	50.0'	60°	28.87'	52.36'
18	S. 26° 38' 22" E.	48.27'	50.0'	57° 43' 15"	27.56'	50.37'
19	S. 50° 47' 03" E.	4.11'	25.0'	9° 25' 54"	2.06'	4.12'
20	S. 16° 30' 51" E.	24.66'	25.0'	59° 06' 30"	14.18'	25.79'
21	S. 0° 06' 55" W.	80.52'	180.0'	25° 50' 58"	41.31'	81.21'
22	S. 16° 37' 26" E.	23.95'	180.0'	7° 37' 44"	12.01'	23.91'
23	N. 24° 33' 42" E.	35.36'	25.0'	90°	25.0'	39.27'
24	S. 88° 13' 50" E.	18.90'	25.0'	44° 24' 55"	10.21'	19.38'
25	N. 85° 35' 32" E.	42.79'	45.0'	56° 46' 09"	24.32'	44.59'
26	N. 30° 49' 12" E.	40.0'	45.0'	52° 46' 32"	22.33'	41.45'
27	N. 21° 57' 21" W.	40.0'	45.0'	52° 46' 32"	22.33'	41.45'
28	N. 85° 12' 48" W.	54.0'	45.0'	73° 44' 23"	33.75'	57.92'
29	S. 41° 31' 54" W.	28.39'	45.0'	32° 46' 13"	13.23'	25.74'
30	S. 47° 21' 18" W.	18.90'	25.0'	44° 24' 55"	10.21'	19.38'
31	N. 65° 26' 18" W.	35.36'	25.0'	90°	25.0'	39.27'
32	N. 24° 33' 42" E.	35.36'	25.0'	90°	25.0'	39.27'
33	S. 89° 13' 50" E.	18.90'	25.0'	44° 24' 55"	10.21'	19.38'
34	S. 77° 48' 25" W.	53.24'	45.0'	72° 32' 23"	33.02'	52.97'
35	N. 11° 26' 14" E.	45.0'	45.0'	60°	25.98'	47.12'
36	N. 48° 33' 46" W.	45.0'	45.0'	60°	25.98'	47.12'
37	S. 63° 17' 30" W.	55.59'	45.0'	76° 17' 27"	35.34'	59.92'
38	S. 47° 21' 18" W.	18.90'	25.0'	44° 24' 55"	10.21'	19.38'
39	N. 65° 26' 18" W.	35.36'	25.0'	90°	25.0'	39.27'
40	N. 24° 33' 42" E.	183.85'	130.0'	90°	130.0'	204.20'
41	N. 75° 14' 35" E.	65.34'	330.0'	11° 19' 40"	32.83'	65.45'
42	N. 85° 16' 09" E.	50.0'	330.0'	8° 41' 22"	25.07'	50.05'
43	S. 45° 23' 40" E.	35.36'	25.0'	90°	25.0'	39.27'
44	S. 6° 03' 04" E.	104.64'	530.0'	11° 19' 40"	52.58'	104.81'
45	S. 17° 20' 49" E.	104.0'	530.0'	11° 15' 40"	52.25'	104.17'
46	S. 28° 36' 29" E.	104.0'	530.0'	11° 15' 40"	52.25'	104.17'
47	S. 30° 13' 37" E.	92.17'	530.0'	9° 58' 38"	46.26'	92.29'
48	S. 49° 12' 15" E.	92.17'	530.0'	9° 58' 38"	46.26'	92.29'
49	S. 59° 10' 52" E.	92.17'	530.0'	9° 58' 38"	46.26'	92.29'