

MANDARIN RIDGE

A PART OF FREDERICK HARTLEY GRANT, SECTION 42, TOWNSHIP 4 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 52 PAGE 23

SHEET 1 OF 4 SHEETS

TAXES PAID THRU 1997

CAPTION

A PART OF THE FREDERICK HARTLEY GRANT, SECTION 42, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE FORMER EASTERLY RIGHT-OF-WAY LINE OF OLD ST. AUGUSTINE ROAD, AS FORMERLY ESTABLISHED AS A 60 FOOT RIGHT OF WAY WITH THE WESTERLY PROLONGATION OF THE NORTHERLY RIGHT OF WAY LINE OF BARKOSKIE ROAD AS NOW ESTABLISHED AS A 60 FOOT RIGHT OF WAY; THENCE NORTH 89°48'50" EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE AND ITS WESTERLY PROLONGATION, A DISTANCE OF 1294.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 13°59'30" WEST, ALONG THE EASTERLY LINE OF THOSE LANDS AS DESCRIBED IN DEED BOOK 1341, PAGE 235 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 2067.08 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF INTERSTATE 295 AS NOW ESTABLISHED; THENCE SOUTH 86°04'53" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 441.84 FEET; THENCE SOUTHEASTERLY AND SOUTH-WESTERLY, ALONG THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUME 4117, PAGE 23 OF SAID CURRENT PUBLIC RECORDS, THE FOLLOWING THREE COURSES: (1) SOUTH 28°47'30" EAST A DISTANCE OF 383.74 FEET; (2) SOUTH 01°32'20" WEST A DISTANCE OF 525.00 FEET AND (3) SOUTH 89°11'10" EAST A DISTANCE OF 147.14 FEET; THENCE SOUTH 03°54'10" EAST, ALONG THE WESTERLY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUME 4836, PAGE 83 OF SAID CURRENT PUBLIC RECORDS, A DISTANCE OF 1116.70 FEET TO THE AFOREMENTIONED NORTHERLY RIGHT OF WAY LINE OF BARKOSKIE ROAD; THENCE SOUTH 89°48'50" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 346.55 FEET TO THE POINT OF BEGINNING.

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT MANDARIN RIDGE DEVELOPMENT CORPORATION, A FLORIDA CORPORATION, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS MANDARIN RIDGE, HAVING CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED THIS PLAT MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF THOSE LANDS, ALL COURTS, EASEMENTS FOR DRAINAGE, UTILITIES, SEWERS, NON ACCESS EASEMENTS, AND RIGHT OF WAYS AS SHOWN HEREON ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS. TRACT "A" (PUMP STATION SITE) IS DEDICATED TO THE JACKSONVILLE ELECTRIC AUTHORITY. THE DRAINAGE EASEMENT THROUGH AND OVER THE LAKES AND FILTRATION SYSTEMS SHOWN ON THIS PLAT ARE HEREBY IRREVOCABLY 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 LAKES AND FILTRATION SYSTEMS WHICH THESE EASEMENTS TRAVERSE, ALL WATER WHICH MAY FALL OR COME UPON ALL COURTS HEREBY DEDICATED, TOGETHER WITH ALL SOIL, NUTRIENTS, CHEMICALS AND ALL OTHER SUBSTANCES WHICH MAY FLOW OR PASS FROM COURTS; FROM ADJACENT LAND OR FROM ANY OTHER SOURCE OF PUBLIC WATERS INTO OR THROUGH SAID LAKES AND FILTRATION SYSTEMS, WITHOUT ANY LIABILITY WHATSOEVER ON THE PART OF THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS FOR ANY DAMAGE, INJURIES OR LOSS 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 LAKES AND FILTRATION SYSTEMS SHOWN ON THIS PLAT ARE OWNED IN FEE SIMPLE TITLE BY THE ADJUTING PROPERTY OWNERS. THE CITY OF JACKSONVILLE BY ACCEPTANCE OF THIS PLAT ASSUMES NO RESPONSIBILITY FOR THE REMOVAL OR TREATMENT OF AQUATIC PLANTS, ANIMALS, SOIL, CHEMICALS OR ANY OTHER SUBSTANCE OR THING THAT MAY EVEN BE OR COME WITHIN SAID LAKES AND FILTRATION SYSTEMS WHICH THESE EASEMENTS TRAVERSE, NOR ANY RESPONSIBILITY FOR MAINTENANCE OR PRESERVATION OF THE WATER PURITY, WATER LEVEL OR WATER DEPTH WHICH RESPONSIBILITIES SHALL BE THOSE OF THE ADJUTING OWNERS;
- (3) THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS, SHALL NOT BE LIABLE NOR RESPONSIBLE FOR THE CREATION, FAILURE OR DESTRUCTION OF WATER LEVEL CONTROL EQUIPMENT WHICH MAY BE CONSTRUCTED, OR INSTALLED BY THE DEVELOPER OR ANY OTHER PERSON WITHIN THE AREA OF THE LANDS HEREBY PLATTED, OR OF THE LAKES AND FILTRATION SYSTEMS SHOWN ON THIS PLAT, BUT SHALL HAVE THE RIGHT TO MODIFY THE EXISTENCE OF THE LAKES AND FILTRATION SYSTEMS AND THAT WHICH RETAINS IT TO EFFECT ADEQUATE DRAINAGE INCLUDING, BUT NOT LIMITED TO, THE RIGHT TO REMOVE ANY WATER LEVEL CONTROL STRUCTURES OR ANY PART THEREOF. DEVELOPERS AND OWNERS OF THE LANDS DESCRIBED AND CAPTIONED HEREON, SHALL INDEMNIFY THE CITY OF JACKSONVILLE AND SAVE IT HARMLESS FROM SUITS, ACTIONS, DAMAGES AND 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 OCCURANCE IN, UPON, AT OR FROM THE LAKES AND FILTRATION SYSTEMS DESCRIBED ABOVE, OR ANY PART THEREOF, OCCASIONED WHOLLY OR IN PART BY ANY ACT OF OMISSION OF MANDARIN RIDGE DEVELOPMENT CORPORATION, ITS AGENTS, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES OR CONCESSIONAIRES WITHIN MANDARIN RIDGE. THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE ASSIGNS OF MANDARIN RIDGE DEVELOPMENT CORPORATION, AND SHALL BE SUBJECT TO IT. THOSE EASEMENTS DESIGNATED AS "J.E.A. EASEMENTS" ARE HEREBY IRREVOCABLY DEDICATED TO THE JACKSONVILLE ELECTRIC AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM; PROVIDED HOWEVER, THAT NO PARALLEL UTILITIES MAY BE INSTALLED WITHIN SAID EASEMENTS THOSE EASEMENTS DESIGNATED AS "J.E.A. EQUIPMENT EASEMENT" ARE HEREBY IRREVOCABLY DEDICATED TO THE JACKSONVILLE ELECTRIC AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR ITS EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM.

IN WITNESS WHEREOF, JOHN MOLOSSO, VICE PRESIDENT OF MANDARIN RIDGE DEVELOPMENT CORPORATION, A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 26TH DAY OF JULY A.D., 1994

John Molosso
JOHN MOLOSSO, VICE PRESIDENT

Dil Howatt
WITNESS

David L. Flood
WITNESS

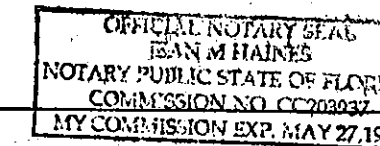
STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21ST DAY OF JULY A.D., 1994 BY JOHN MOLOSSO, VICE PRESIDENT OF MANDARIN RIDGE DEVELOPMENT CORPORATION, A FLORIDA CORPORATION, PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

Jean M. Haines
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MAY 27, 1996
MY COMMISSION EXPIRES

JEAN M. HAINES
NOTARY (PLEASE PRINT)



CC20337
COMMISSION NUMBER

DEDICATION FOR MORTGAGEE

THIS IS TO CERTIFY THAT FLORIDA CONFERENCE ASSOCIATION OF SEVENTH-DAY ADVENTIST BEING THE MORTGAGEE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION OF THIS PLAT, DOES HEREBY JOIN IN AND MAKE ITSELF A PARTY TO THE DEDICATION OF SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED, AND DEDICATE ALL RIGHT OF WAYS FOR DRAINAGE, UTILITIES AND SEWERS SHOWN ON THIS PLAT, TO THE CITY OF JACKSONVILLE AND ITS SUCCESSORS.

IN WITNESS WHEREOF, FLORIDA CONFERENCE ASSOCIATION OF SEVENTH-DAY ADVENTIST, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS TREASURER BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, IN ITS NAME, AND WITH ITS CORPORATE SEAL THIS 21ST DAY OF JULY A.D., 1994.

Stephan Wilson
STEPHAN WILSON, TREASURER

Frank McMillan
WITNESS

Nancy McMillan
WITNESS

STATE OF FLORIDA, COUNTY OF ORANGE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21ST DAY OF JULY A.D., 1994 BY STEPHAN WILSON, TREASURER, FLORIDA CONFERENCE ASSOCIATION OF SEVENTH-DAY ADVENTIST PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

Frank McMillan
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE



MY COMMISSION EXPIRES

NOTARY (PLEASE PRINT)

COMMISSION NUMBER

Approved 8/19/98
Date
St Hall
City Engineer
Director of Public Works
and 9/2/98
Shirley A. Meeker
City Council

PREPARED BY:
CHARLES BASSETT & ASSOC., INC.
9 NORTH ACME STREET
JACKSONVILLE, FLORIDA 32211
PHONE: (904) 784-9433

MANDARIN RIDGE

A PART OF FREDERICK HARTLEY GRANT, SECTION 42, TOWNSHIP 4 SOUTH,
RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 52 PAGE 23A
SHEET 2 OF 4 SHEETS

APPROVED FOR RECORD

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED, ACCEPTED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, PURSUANT TO ORDINANCE NO. _____ OF SAID CITY, ADOPTED BY ITS CITY COUNCIL, AND APPROVED BY ITS MAYOR THIS _____ DAY OF _____ A.D., 1998.

John C. Moore
DIRECTOR OF PUBLIC WORKS

9/03/98
DATE

CLERK'S CERTIFICATE 98-218340

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE CITY COUNCIL OF THE CITY OF JACKSONVILLE, FLORIDA AND SUBMITTED TO ME FOR THE RECORDING, AND IS RECORDED IN PLAT BOOK 52 PAGES 23 thru 23C OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA THIS 4th DAY OF Sept. A.D., 1998.

Henry W. Cook
HENRY W. COOK, CLERK OF THE CIRCUIT COURT

M. S. Odum
DEPUTY CLERK

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS DESCRIBED IN THE CAPTION, THAT THE SURVEY WAS MADE UNDER MY 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 HAVE BEEN PLACED ACCORDING TO THE LAWS OF THE STATE OF FLORIDA AND THE CITY OF JACKSONVILLE, FLORIDA.

SIGNED AND SEALED THIS 22nd DAY OF June A.D., 1998.

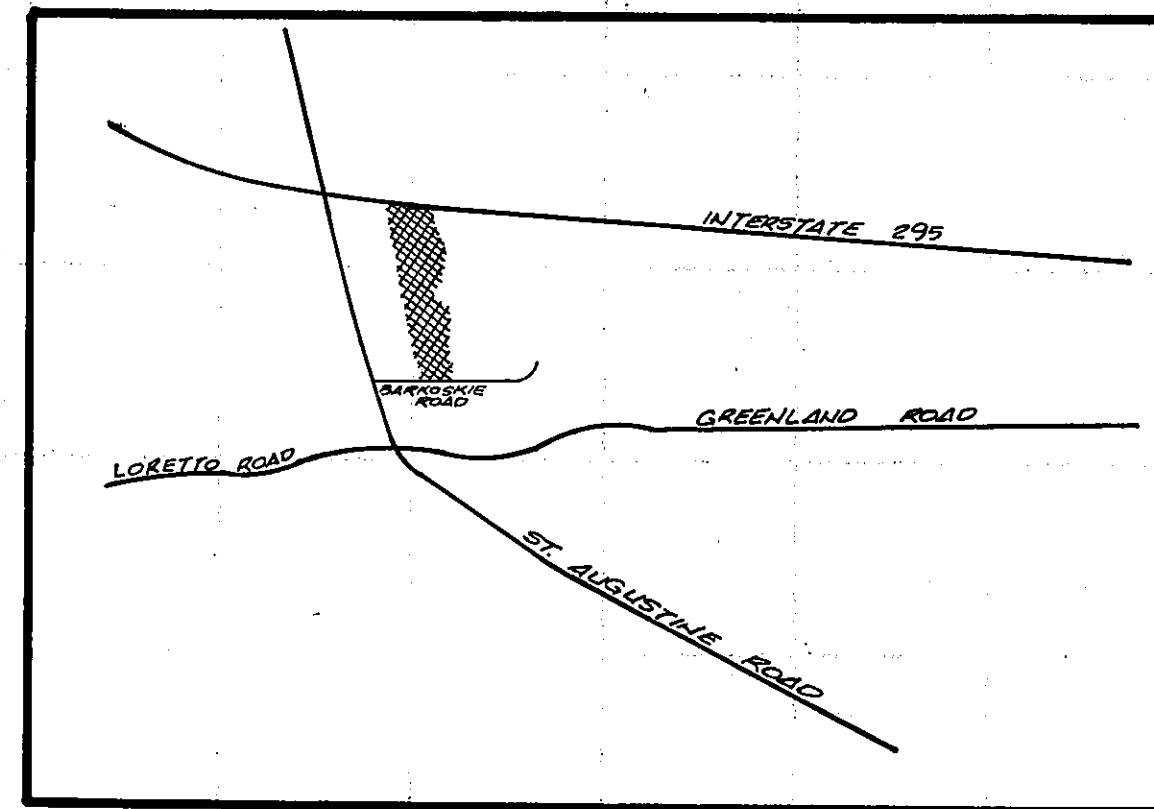
Charles R. Bassett

CHARLES R. BASSETT
FLORIDA REGISTERED LAND SURVEYOR NO. 1576

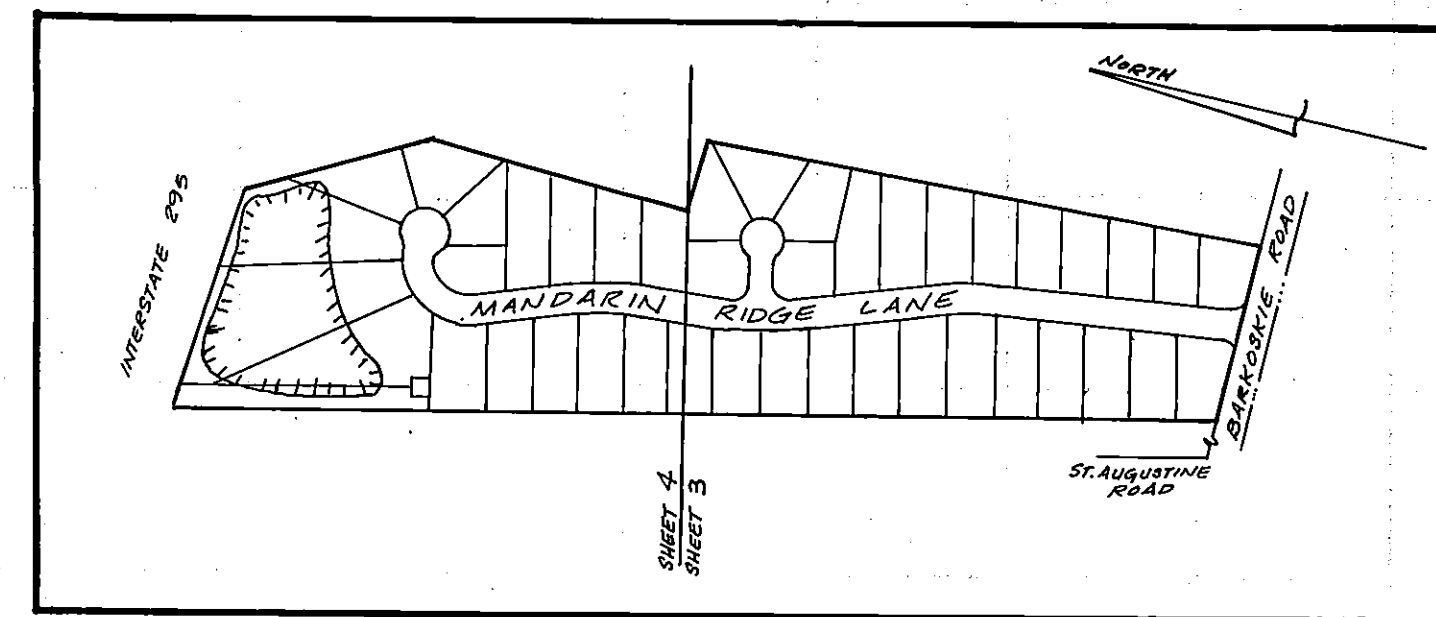
PLAT CONFORMITY REVIEW

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO FLORIDA STATUTES, CHAPTER 177, PART 1, PLATTING, BY THE PUBLIC WORKS DEPARTMENT, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

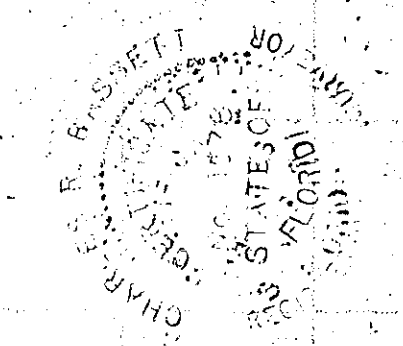
REVIEWED BY: Glenn E. McFegh
STATE OF FLORIDA PROFESSIONAL SURVEYOR LICENSE NUMBER 4252
AND MAPPER



VICINITY MAP
NOT TO SCALE



KEY MAP
NOT TO SCALE



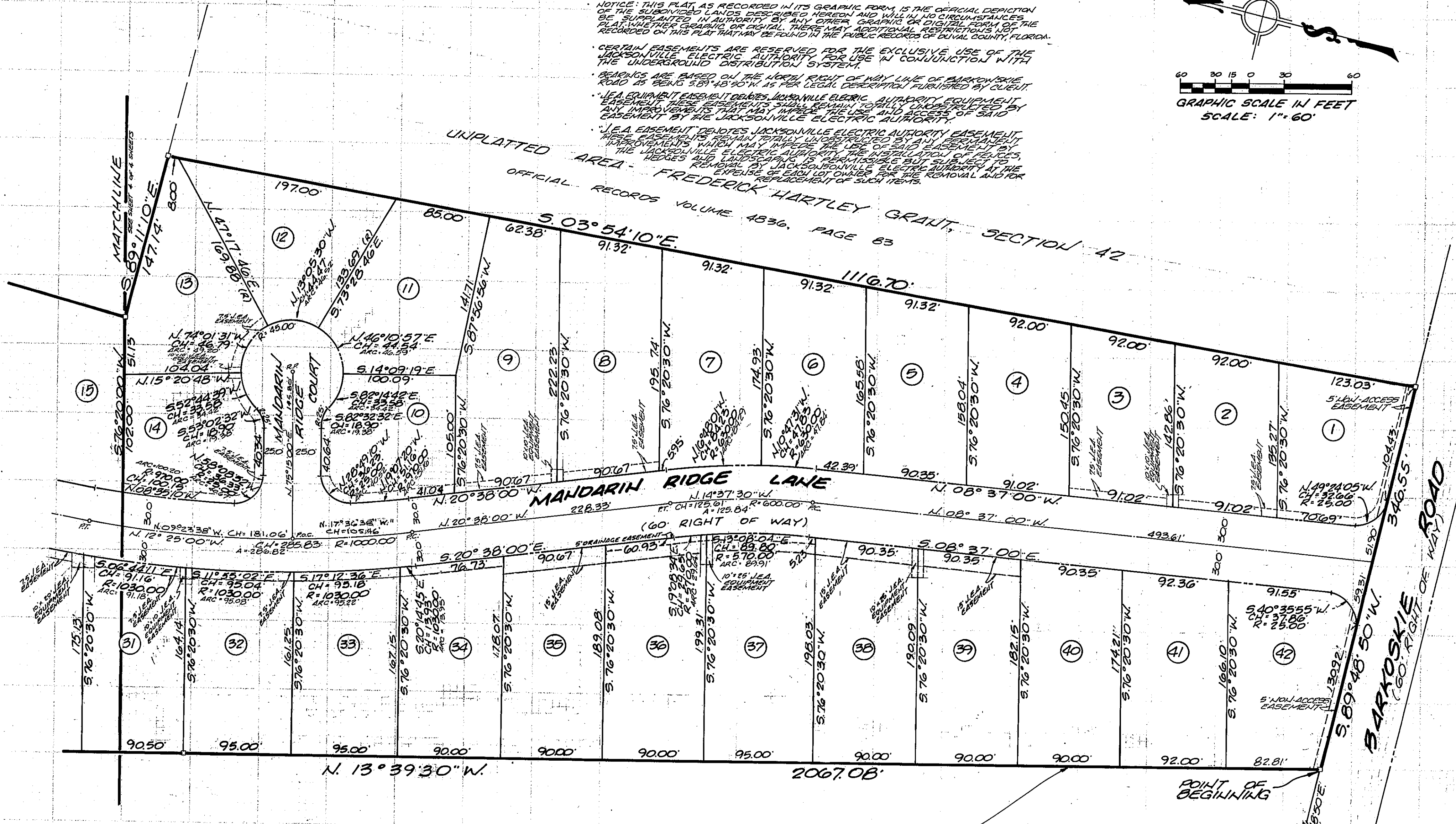
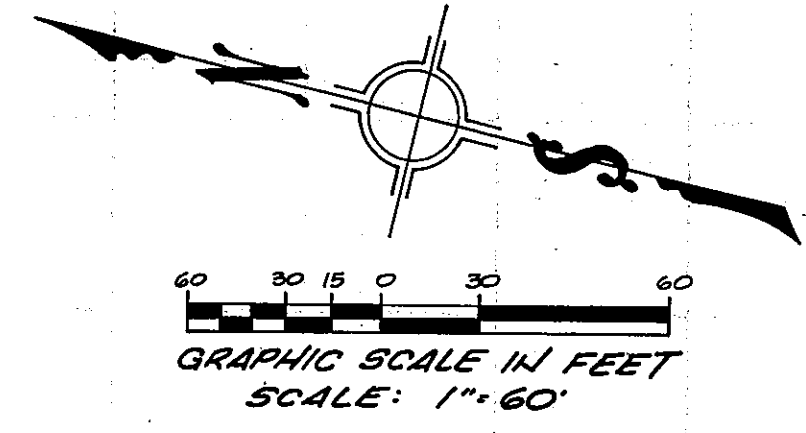
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MANDARIN RIDGE

A PART OF FREDERICK HARTLEY GRANT, SECTION 42, TOWNSHIP 4 SOUTH,
RANGE 27 EAST, CITY OF JACKSONVILLE, DUAL COUNTY, FLORIDA

PLAT BOOK 52 PAGE 23B
SHEET 3 OF 4 SHEETS

- NOTES:
- BEARINGS AND DISTANCES ON CURVILINEAR LINES REFER TO THE CHORD
 - NOTICE: THIS PLAT AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DESCRIPTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPERSEDED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT WHETHER ORIGINAL OR DIGITAL, THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUAL COUNTY, FLORIDA.
 - CERTAIN EASEMENTS ARE RESERVED FOR THE EXCLUSIVE USE OF THE JACKSONVILLE ELECTRIC AUTHORITY FOR USE IN CONJUNCTION WITH THE UNDERGROUND DISTRIBUTION SYSTEM.
 - BEARINGS ARE BASED ON THE HORIZONTAL RIGHT OF WAY LINE OF BARKOSKIE ROAD AS BEING 5.89° 48' 50" W AS PER LEGAL DESCRIPTION FURNISHED BY CLIENT.
 - J.E.A. EQUIPMENT EASEMENT DEBATES JACKSONVILLE ELECTRIC AUTHORITY EQUIPMENT EASEMENTS SHALL REMAIN TOTALLY UNOBTAINED BY ANY IMPROVEMENTS TO THE PROPERTY AND SHALL BE SUBJECT TO EASEMENT BY THE JACKSONVILLE ELECTRIC AUTHORITY.
 - J.E.A. EASEMENT DENOTES JACKSONVILLE ELECTRIC AUTHORITY EASEMENT. THESE EASEMENTS REMAIN TOTALLY UNOBTAINED BY ANY IMPROVEMENTS WHICH MAY IMPAIR THE USE OF SAID EASEMENT BY THE JACKSONVILLE ELECTRIC AUTHORITY. THE INSTALLATION OF FENCES, TREES AND LANDSCAPING SHALL BE AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND FOR REPLACEMENT OF SUCH ITEMS.



LEGEND:

PC	POINT OF CURVE
PT	POINT OF TANGENCY
PRC	POINT OF REVERSE CURVE
RC	REAR POINT
POC	POINT ON CURVE
PRM	PERMANENT REFERENCE MEASUREMENT (R/S=150)
RCR	REAR POINT CONTROL POINT (R/S=150)
R	RADIUS
RD	ROAD DISTANCE
DA	DELTA ANGLE
RL	RADIAL LINE
CH	CHORD DISTANCE

UNPLATTED AREA - FREDERICK HARTLEY GRANT, SECTION 42
OFFICIAL RECORDS VOLUME 5907, PAGE 1464
DEED BOOK 1341, PAGE 235

EXISTING RIGHT OF WAY LINE
FORMER 60' RIGHT OF WAY LINE
ST. AUGUSTINE ROAD
(100' RIGHT OF WAY)

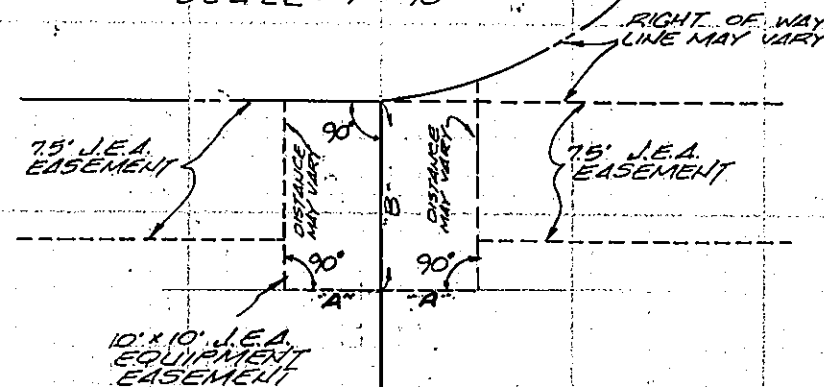
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MANDARIN RIDGE

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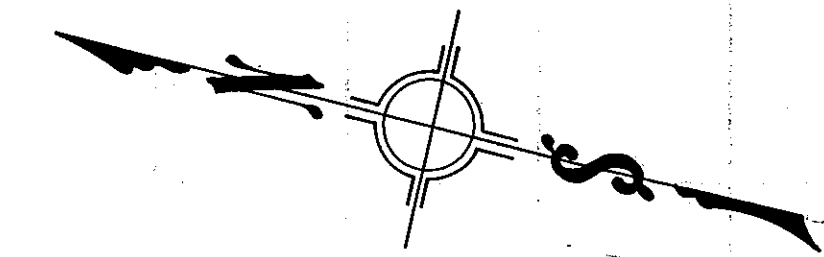
PLAT BOOK 52, PAGE 23C
SHEET 4 OF 4 SHEETS

TYPICAL J.E.A.
EASEMENTS
SCALE: 1"=10'



DIMENSION TABLE

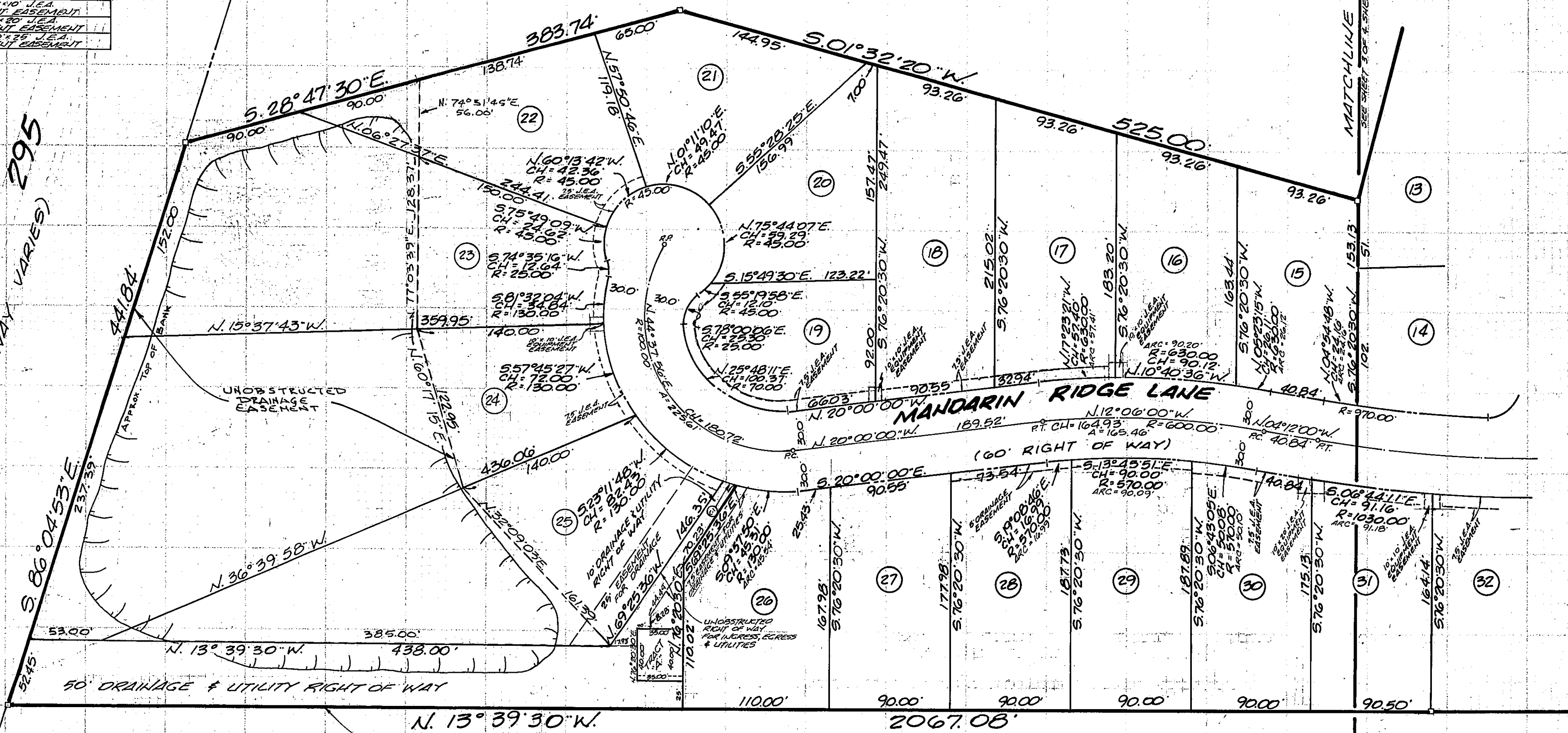
A'	B'	TYPICAL J.E.A. EQUIPMENT EASEMENT
10'	10'	TYPICAL 10'x10' J.E.A. EQUIPMENT EASEMENT
10'	10'	TYPICAL 10'x10' J.E.A. EQUIPMENT EASEMENT
10'	10'	TYPICAL 10'x10' J.E.A. EQUIPMENT EASEMENT
10'	10'	TYPICAL 10'x10' J.E.A. EQUIPMENT EASEMENT



GRAPHIC SCALE IN FEET
SCALE: 1"=60'

UNPLATTED AREA - FREDERICK HARTLEY GRANT, SECTION 42
OFFICIAL RECORDS VOLUME 4117, PAGE 23

INTERSTATE 295
(RIGHT OF WAY VARIES)



DEED BOOK 1341, PAGE 235
OFFICIAL RECORDS VOLUME 5907, PAGE 1464

UNPLATTED AREA, FREDERICK HARTLEY GRANT, SECTION 42

LEGEND:

- PC: POINT OF CURVE
- PT: POINT OF TANGENCY
- MRS: POINT OF REVERSE CURVE
- PI: POINT OF INTERSECTION
- PRC: POINT OF REVERSE CURVE
- PERM: PERMANENT REFERENCE MONUMENT (R.L.S.#1576)
- PCP: PERMANENT CONTROL POINT (R.L.S.#1576)
- R: RADIUS
- ARC: ARC DISTANCE
- Δ: DELTA ANGLE
- CH: CHORD LINE
- CD: CHORD DISTANCE

CURVE DATA

(C1) N.02°23'33"E. CHORD=10.53' RADIUS=130.00'

SEE SHEET 3 OF 4 SHEETS
FOR NOTES

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