

Plantation South Unit One

PLAT BOOK 41 PAGE 44

SHEET 1 OF 3 SHEETS

A REPLAT OF A PORTION OF LOT 6, COMMISSIONERS SUBDIVISION OF THE ALEXANDER CREIGHTON GRANT, SECTION 35, TOWNSHIP 4 SOUTH, RANGE 26 EAST, ACCORDING TO THE PLAT RECORDED IN DEED BOOK "N", PAGE 559 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND A PORTION OF LOTS 35 AND 36, AND A PORTION OF THAT PARCEL MARKED "BW-774", ALL AS SHOWN ON THE PLAT OF IVES AND PATTERSON SUBDIVISION OF LOTS 4 AND 5, AND A PART OF LOTS 3 AND 6 OF THE A. CREIGHTON GRANT, SECTION 35, TOWNSHIP 4 SOUTH, RANGE 26 EAST, AS RECORDED IN PLAT BOOK 9, PAGE 34, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

Taxes VERIFIED R.B.F.

ADOPTION AND DEDICATION:

This is to certify that Real Fund Development Corp., a Corporation under the laws of the State of Florida, is the lawful owner of the lands described in the caption hereon known as Plantation South Unit One, having caused the same to be surveyed and subdivided. Florida National Bank, a United States of America Corporation, is the holder of a mortgage on said lands and this plat being made in accordance with said survey is hereby adopted as a true and correct plat of those lands. All trails, COURTS, LANES, EASEMENTS for drainage, utilities and sewers shown hereon are hereby irrevocably and without reservation, dedicated to the City of Jacksonville, its successors and assigns. The drainage easement through and over the lakes 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 the land: (1) The drainage easements hereby dedicated shall permit the City of Jacksonville, its successors and assigns, to discharge into said lakes which these easements traverse, all water which may fall or come upon all trails, courts and lanes hereby dedicated, together with all soil, nutrients, chemical and all other substances which may flow or pass from trails, courts and lanes; from adjacent land or from any other source of public waters into or through said lakes, without any liability whatsoever on the part of the City of Jacksonville, its successors and assigns for any damage, 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 lakes shown on this plat are owned in fee simple title by the abutting 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 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 abutting owners; (3) the City of Jacksonville its successors and assigns, shall not be liable nor responsible for the creation, operation, 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 lake shown on this plat, but shall have the right to modify the existence of the lake 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. Real Fund Development Corp., developer and owner 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 occurrence in, upon, at or from the lakes described above, or any part thereof, occasioned wholly or in part by any act of omission of Real Fund Development Corp., its agents, contractors, employees, servants, licensees or concessionaries WITHIN PLANTATION SOUTH UNIT ONE. THIS indemnification shall run with the land and the assigns of Real Fund Development Corp. and shall be subject to it. The J.E.A. easements as shown are dedicated to the Jacksonville Electric Authority, its successors and assigns for use in its underground electric distribution system.

In witness whereof Real Fund Development Corp. has caused these presents to be executed by its President by and with the authority of its Board of Directors, with the Corporate Seal affixed this 10th day of September A.D., 1985.

REAL FUND DEVELOPMENT CORP.

Witness: Mable Edwards, Jr.

W. Howard White
W. HOWARD WHITE, PRESIDENT

Witness: Donna Van Puyne

FLORIDA NATIONAL BANK

Witness: Donna Van Puyne

Frazier L. Dughi
FRAZIER L. DUGHY, VICE PRESIDENT

Witness: Nancy L. Conroy

STATE OF FLORIDA)
) ss
COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me this 10th day of September A.D. 1985, by W. HOWARD WHITE as President of REAL FUND DEVELOPMENT CORP. a Florida Corporation, on behalf of the Corporation.

Nancy K. Boyce
Notary Public
State of Florida at Large

October 24 1988
My Commission Expires

STATE OF FLORIDA)
) ss
COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me this 11th day of September A.D. 1985, by FRAZIER L. DUGHY, Vice President of FLORIDA NATIONAL BANK a United States of America Corporation, on behalf of the Corporation.

Nancy L. Conroy
Notary Public
State of Florida at Large

Jan 5, 1988
My Commission Expires

CAPTION

A Replat of a portion of Lot 6, Commissioners Subdivision of the Alexander Creighton Grant, Section 35, Township 4 South, Range 26 East, according to the plat recorded in Deed Book "N", Page 559 of the Former Public Records of Duval County, Florida, together with a portion of Lot 36, the Easterly 65 feet of Lot 35 and a portion of that parcel marked "BW-774" all as shown on the plat of Ives and Patterson Subdivision of Lots 4 and 5, and a part of Lots 3 and 6 of the Alexander Creighton Grant, Section 35, Township 4 South, Range 26 East, as recorded in Plat Book 9, Page 34 of the Current Public Records of said County, all the above lands being more particularly described as follows: BEGIN at the intersection of the Easterly line of said Lot 36, Ives and Patterson Subdivision, with the Northeasterly right of way line of Mandarin Road (a 66 foot right of way as now established); thence South 46°02'10" East, along said Northeasterly right of way line, 425.77 feet to the point of curvature of a curve to the left; thence Southeasterly along and around the arc of a curve concave Northeasterly and having a radius of 785.51 feet, an arc distance of 72.20 feet, said arc being subtended by a chord bearing and distance of South 48°40'10" East, 72.18 feet to an intersection with the Westerly line of those lands described and recorded in Deed Book 1451, Page 363 of the Current Public Records of said County; thence North 30°21'52" East, along last said line, 2673.78 feet; thence North 59°38'08" West, 120.00 feet; thence South 86°02'07" West, 72.66 feet; thence North 58°41'07" West, along the Southeasterly prolongation of the Northeasterly line of that particular parcel designated as BW-774, as shown on said plat of Ives and Patterson Subdivision, 525.37 feet to the Westerly line of the Easterly 260 feet of said parcel designated as BW-774; thence South 31°16'33" West, along last said line and along the Westerly line of the Easterly 65 feet of aforesaid Lot 35, Ives and Patterson Subdivision, a distance of 2465.13 feet to the Northeasterly right of way line of said Mandarin Road; thence South 46°02'10" East, along said Northeasterly right of way line of Mandarin Road, 267.31 feet to the POINT OF BEGINNING.

CLERK'S CERTIFICATE:

85-118858

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 recording and is recorded in Plat Book 41, Pages 44, 44A, 44B of the Public Records of Duval County, Florida. Signed this 20th day of December, A.D., 1985.

S. Morgan Slaughter
S. Morgan Slaughter, Clerk of
Circuit Court

By: Robert C. Fokea
Deputy Clerk

APPROVED FOR THE RECORD:

This is to certify that the above plat has been examined and approved by the City of Jacksonville, Duval County, Florida, pursuant to Ordinance No. 85-1840-671 of said City and adopted by its City Council and approved by its Mayor this 25th day of October, A.D., 1985.

Jack Sweeney
Mayor of the City of Jacksonville

Cheryl M. Kidd
Asst. Secretary to the City Council
of the City of Jacksonville

DEVELOPER'S CERTIFICATE:

This is to certify that REAL FUND DEVELOPMENT CORP. has furnished the City of Jacksonville, a Plat Bond secured by an irrevocable letter of credit as surety that the proposed improvements within public space will be constructed according to the plans and specifications approved by the City of Jacksonville and has furnished the City of Jacksonville a Sidewalk Bond secured by an irrevocable letter of credit as surety that the sidewalks will be constructed according to the plans and specifications approved by the City of Jacksonville. Said Bonds are equivalent to one hundred percent of the engineering costs and estimated costs of construction and cost of placing permanent control points.

Signed this 12th day of DECEMBER, A.D., 1985

W. Howard White
W. HOWARD WHITE
President

Albert J. Knudt Jr.
Director of Public Works

SURVEYOR'S CERTIFICATE:

This is to certify that the above plat is a true and correct representation of the lands surveyed, platted and described in the Caption, that the survey was made under the undersigned's responsible direction and supervision, that the survey data complies with all requirements of Florida Statute 17-177, that the survey and legal description are accurate and permanent reference monuments have been placed and permanent control points will be placed according to the laws of the State of Florida and the current regulations of the City of Jacksonville.

Signed and Sealed this 12th day of SEPTEMBER, A.D., 1985

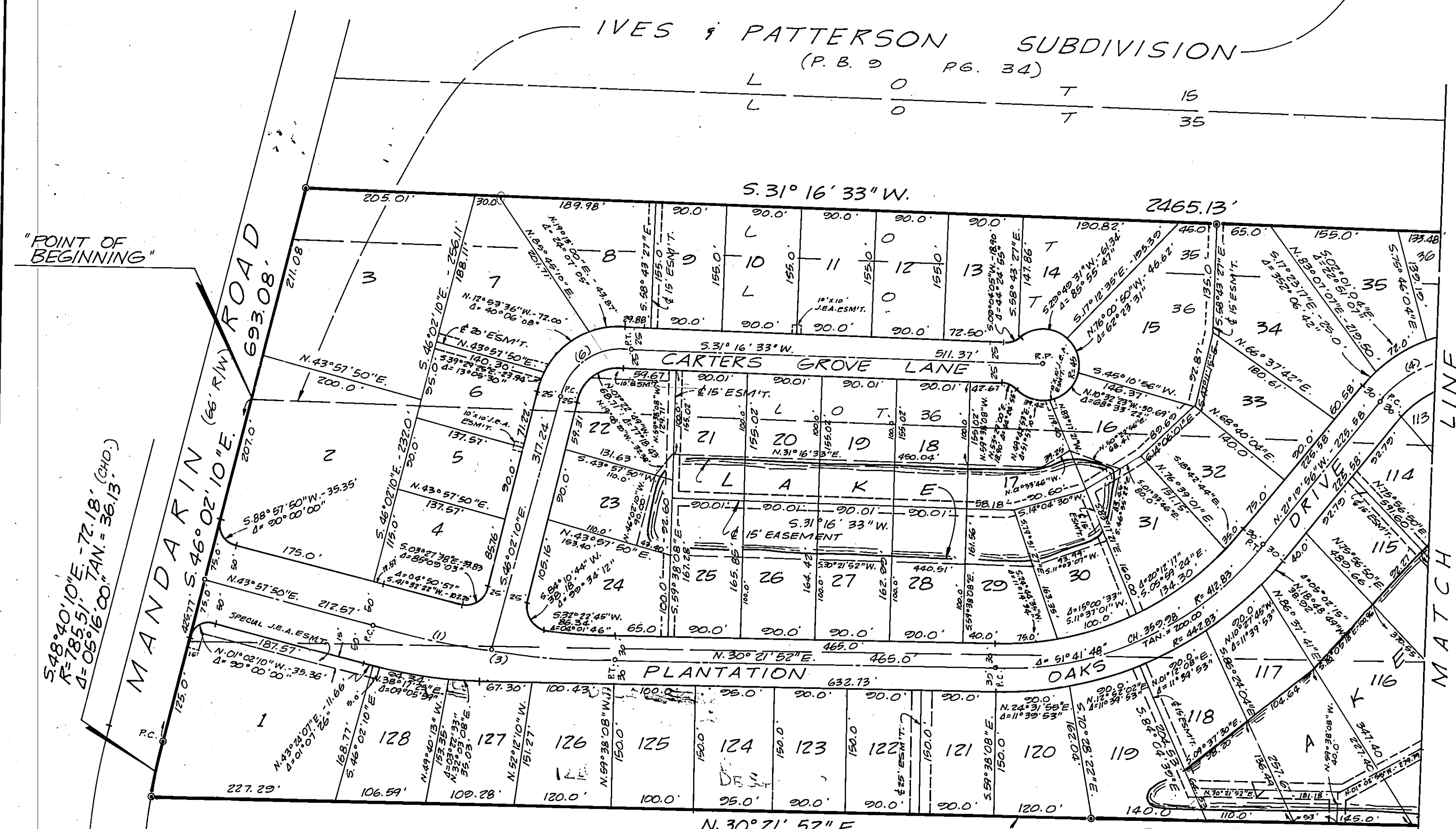
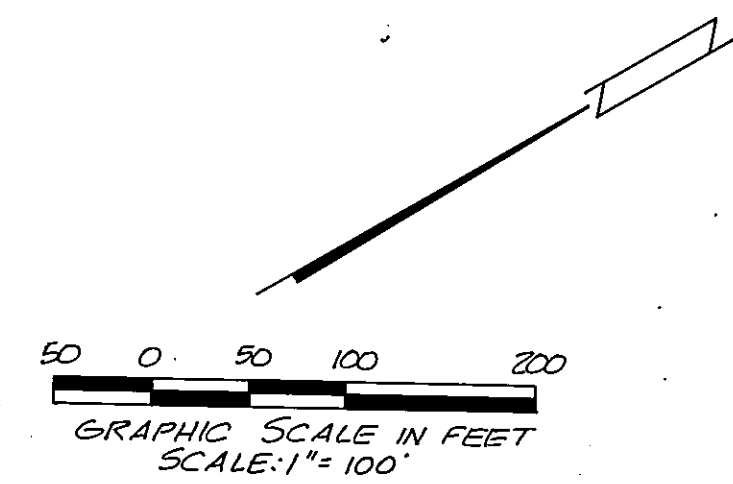
Gregory B. Clay
GREGORY B. CLAY, P.L.S. CERT. NO. 3371, FLORIDA

APPROVED
DATE: 10-14-85
BY: Maryann Bortwell
CITY ENGINEER
W. K. Jordan PE
DIRECTOR OF PUBLIC WORKS
GENERAL COUNSEL, OR
Harold O. Johnson
ASSISTANT COUNSEL



Plantation South Unit One

A REPLAT OF A PORTION OF LOT 6, COMMISSIONERS SUBDIVISION OF THE ALEXANDER CREIGHTON GRANT, SECTION 35, TOWNSHIP 4 SOUTH, RANGE 26 EAST, ACCORDING TO THE PLAT RECORDED IN DEED BOOK "N", PAGE 559 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND A PORTION OF LOTS 35 AND 36, AND A PORTION OF THAT PARCEL MARKED "BW-774", ALL AS SHOWN ON THE PLAT OF IVES AND PATTERSON SUBDIVISION OF LOTS 4 AND 5, AND A PART OF LOTS 3 AND 6 OF THE A. CREIGHTON GRANT, SECTION 35, TOWNSHIP 4 SOUTH, RANGE 26 EAST, AS RECORDED IN PLAT BOOK 9, PAGE 34, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



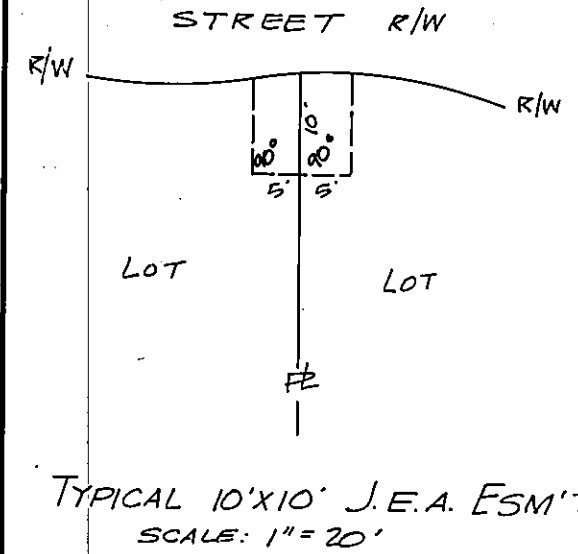
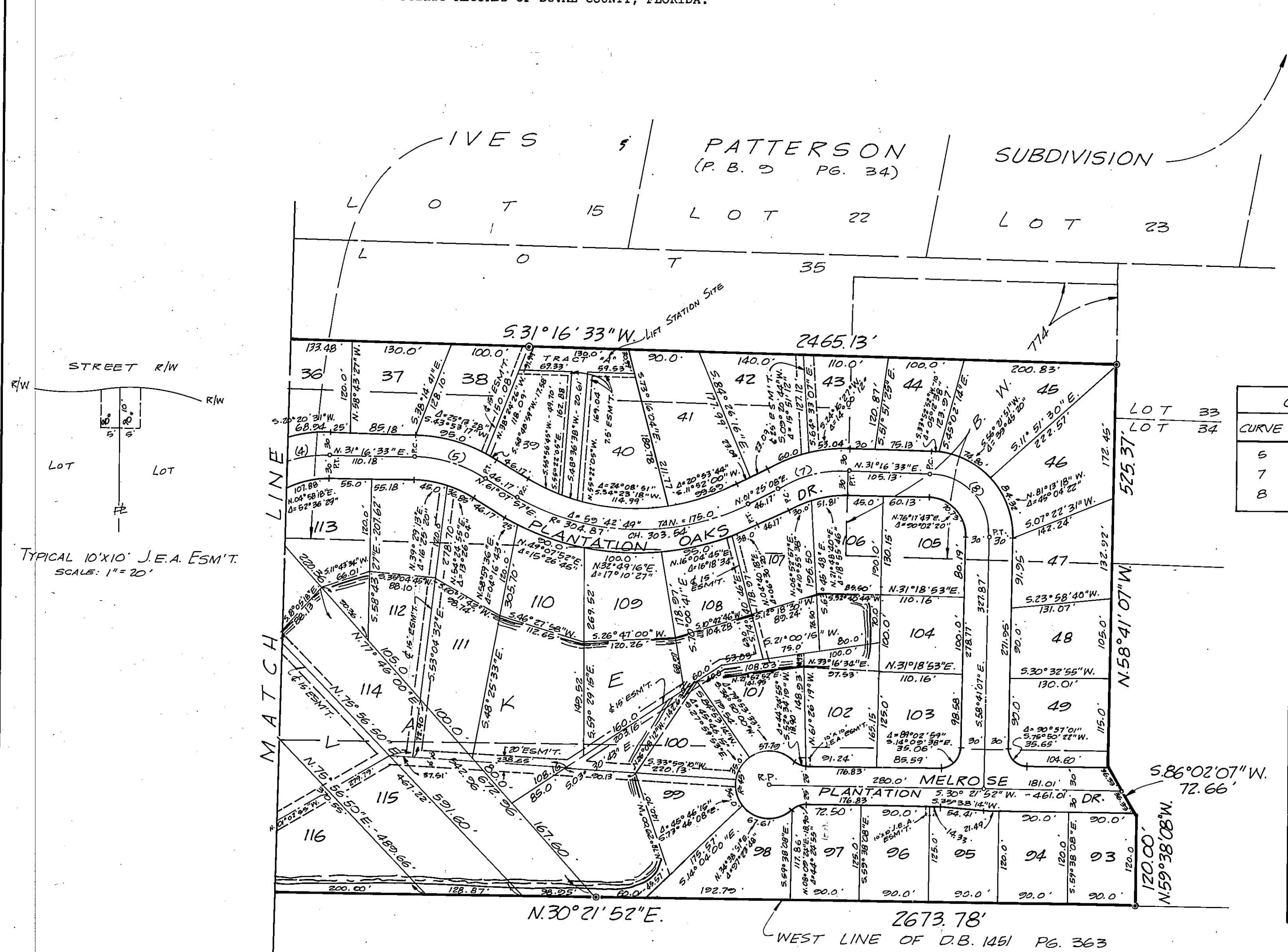
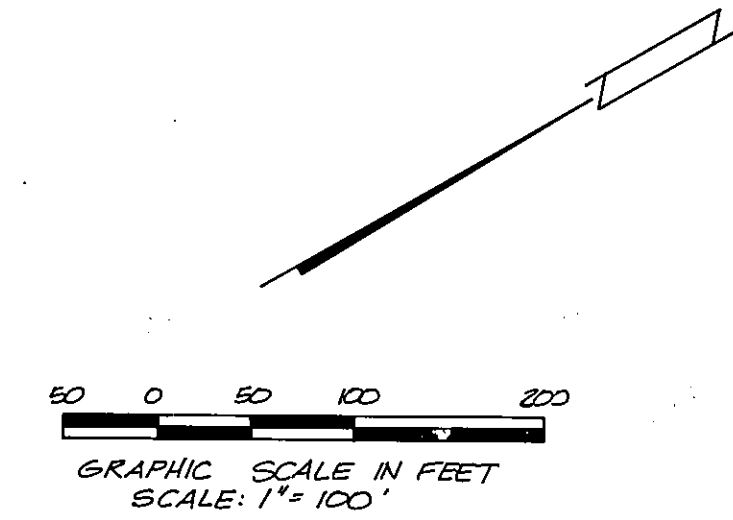
LOT	SQUARE FEET	LOT	SQUARE FEET
1	43686	44	11115
2	46266	45	19497
3	46719	46	19515
4	15441	47	14617
5	12381	48	12675
6	13090	49	14838
7	29,282	93	10800
8	21,090	94	10800
9	13950	95	11007
10	13950	96	11250
11	13950	97	11211
12	13950	98	15104
13	13911	99	32774
14	17984	100	15456
15	25618	101	14089
16	13306	102	14915
17	17136	103	13540
18	13951	104	11016
19	13951	105	13804
20	13951	106	17223
21	13951	107	16493
22	13142	108	16536
23	12826	109	26345
24	19432	110	37129
25	14797	111	26469
26	14797	112	21647
27	14797	113	17980
28	14797	114	51736
29	13932	115	49762
30	15572	116	48055
31	16932	117	32055
32	14544	118	21689
33	13973	119	20139
34	13551	120	16126
35	18014	121	13500
36	14127	122	13500
37	12911	123	13500
38	12731	124	14250
39	12425	125	15000
40	15333	126	16532
41	20604	127	15896
42	16051	128	15853
43	11713		

CURVE	RADIUS	DELTA	TANGENT	ARC	CHORD	CHORD BEARING
1	1251.98'	03°04'22"	33.74'	67.46'	67.46'	N. 42° 25' 30" E.
3	1251.98'	13°35' 58"	150.00'	298.59'	297.80'	N. 37° 00' 51" E.
4	161.72'	52° 26' 20"	75.00'	139.31'	134.47'	N. 04° 58' 18" E.
6	80.00'	77° 18' 43"	63.99'	107.95'	99.94'	N. 07° 22' 40" W.

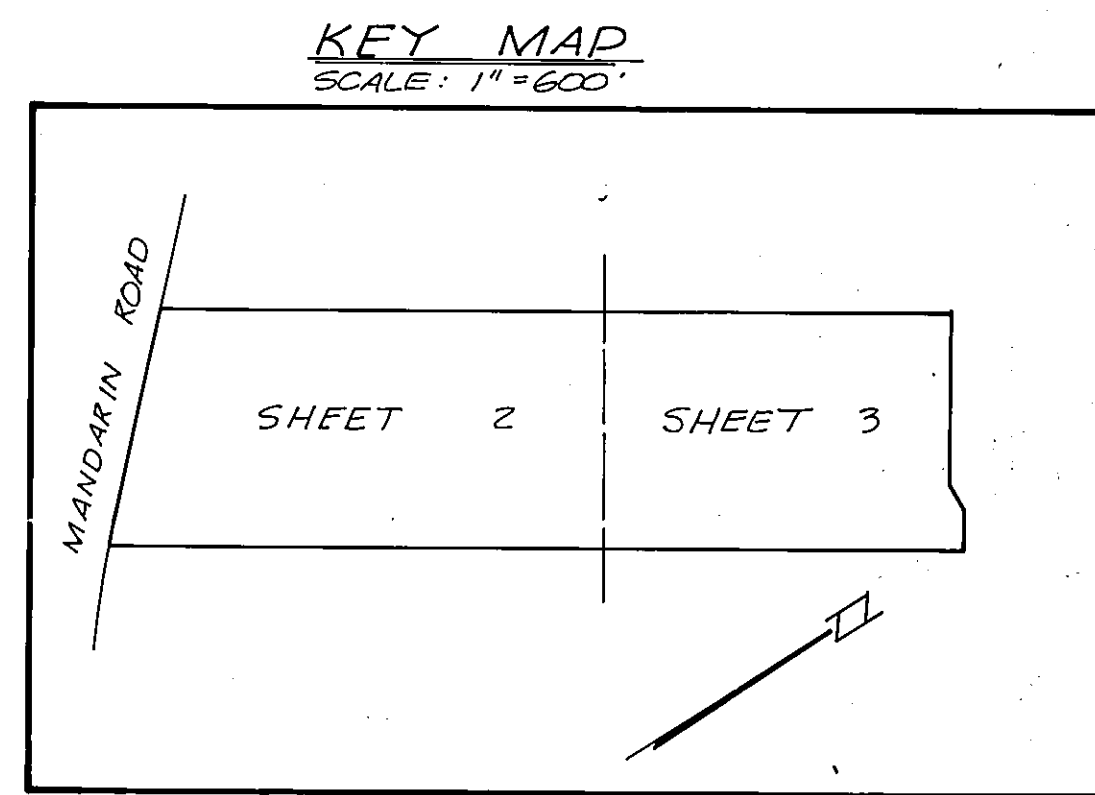
PREPARED BY
 CLARY, MILLER & ASSOCIATES, INC.
 4041 SUNBEAM ROAD
 JACKSONVILLE, FLORIDA 32217
 Ph. (904) 733-8119

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CENTERLINE CURVE DATA						
CURVE	RADIUS	DELTA	TANGENT	ARC	CHORD	CHORD BEARING
5	187.54	20°51'24"	50.00'	97.73	96.62	N.46°12'15"E.
7	187.54	20°51'24"	50.00'	97.73	96.62	N.16°20'50"E.
8	80.00	20°02'20"	80.05'	125.72	113.17	N.76°17'43"E.



- GENERAL NOTES:**
- 1) \odot DENOTES PERMANENT REFERENCE MONUMENT.
 - 2) \circ DENOTES PERMANENT CONTROL POINT.
 - 3) ALL RADII ARE 25 FEET UNLESS OTHERWISE NOTED.
 - 4) BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.
 - 5) BEARINGS ARE BASED ON COUNTY R/W MAP OF MANDARIN ROAD.
 - 6) MINIMUM BUILDING RESTRICTION LINES: A) FRONT 25 FEET; B) SIDES 5 FEET; C) REAR PROVIDED THAT COMBINED SIDE YARDS SHALL NOT BE LESS THAN 15 FEET; D) CORNER LOTS SHALL MAINTAIN ONE HALF OF THE FRONT B.R.L. ON THE SIDE STREET, EXCEPT AS SHOWN OTHERWISE.

- GENERAL NOTES CONTINUED-**
- 7) LANDS SHOWN HEREON SUBJECT TO ROAD AND MINERAL RESERVATIONS RECORDED IN D.B. 1202, PAGE 444, CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA & THE RIGHT OF ENTRY AND EXPLORATION HAVING RELEASED IN O.R. 5439, PAGE 96, CURRENT PUBLIC RECORDS OF SAID COUNTY.
 - 8) LANDS SHOWN HEREON SUBJECT TO A UTILITY AGREEMENT RECORDED IN O.R. 5962, PAGE 101, CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

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