

Plantation South Unit Two

PLAT BOOK 41 PAGE 61

SHEET 1 OF 2 SHEETS

TAXES VERIFIED R.B.F.

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 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.

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, 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 Duval County, Florida, being more particularly described as follows: COMMENCE 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 said Current Public Records; thence North 30°21'52" East, along last said line, 2673.78 feet to the POINT OF BEGINNING; thence continue North 30°21'52" East, along last said line, 1249.10 feet; thence South 57°19'39" East, 19.67 feet to an intersection with a curve leading Northeasterly; thence along and around the arc of a curve concave Southeasterly and having a radius of 182.73 feet, an arc distance of 85.54 feet, said arc being subtended by a chord bearing and distance of North 16°57'12" East, 84.76 feet to the point of tangency of said curve; thence North 30°21'52" East, 5.00 feet; thence South 59°38'08" East, 50.00 feet; thence South 86°16'15" East, 122.05 feet; thence North 03°43'45" East, 349.41 feet to the Southwesterly right of way line of Brady Road (as now established and monumented); thence North 63°38'07" West, along said Southwesterly right of way line, 421.66 feet to the Southerly line of Lot 32, as shown on said Plat of Ives and Patterson Subdivision as recorded in Plat Book 9, Page 34 of said Current Public Records; thence South 31°21'35" West, along last said line and its Southwesterly prolongation, and along the Southeasterly line of Lot 34, Ives and Patterson Subdivision, a distance of 1710.17 feet to the most Easterly corner of that particular parcel designated as BW-774, and shown on said plat of Ives and Patterson Subdivision; thence South 58°41'07" East, 267.92 feet; thence North 86°02'07" East, 72.66 feet; thence South 59°38'08" East, 120.00 feet to the POINT OF BEGINNING.

CLERK'S CERTIFICATE: 86-20947

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 61-61A of the Public Records of Duval County, Florida. Signed this 5th day of MARCH, A.D., 1986.

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

By: Robert C. Forbes
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. 86-154-41 of said City and adopted by its City Council and approved by its Mayor this 18th day of February, A.D., 1986.

James H. Johnson
Mayor of the City of Jacksonville

Donald P. Johnson
Secretary to the City Council
of the City of Jacksonville

DEVELOPER'S CERTIFICATE:

This is to certify that (Developer) 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 30th day of January, A.D., 1986.

W. Howard White
W. HOWARD WHITE
President

Albert J. Kwan
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 177.177, 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 31st day of JANUARY, A.D., 1986.

Eugene B. Clary
EUGENE B. CLARY FLA. REG. SURVEYOR No. 9377

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 Two 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, Tracts "B" and "C", 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 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 30th day of January, A.D., 1986.

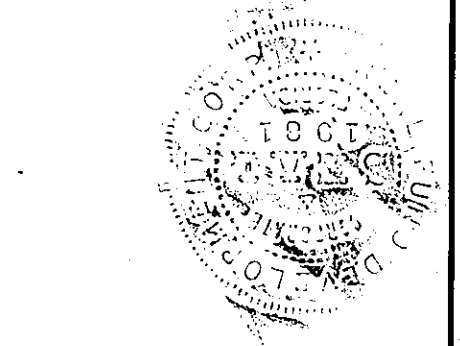
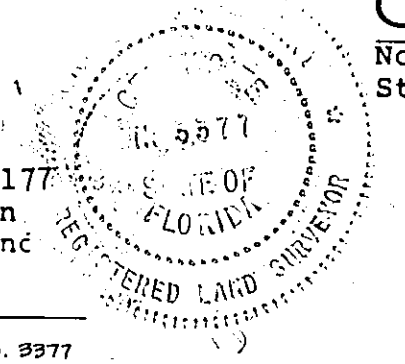
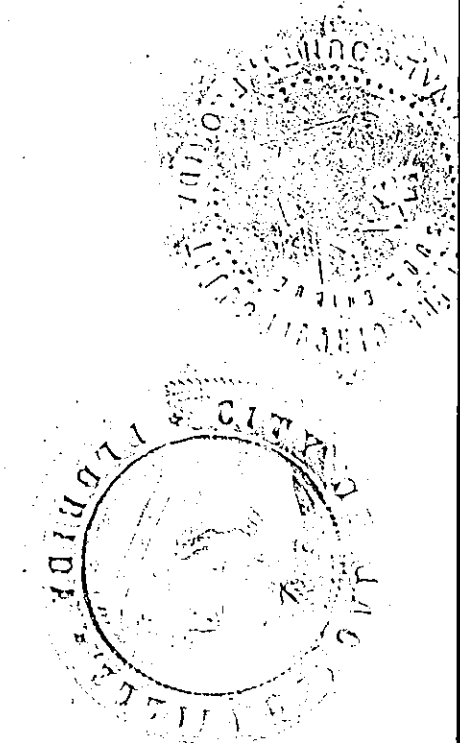
REAL FUND DEVELOPMENT CORP.

WITNESS: Mabry Edwards

W. Howard White
W. HOWARD WHITE, PRESIDENT

WITNESS: Rona Venturini

APPROVED
DATE: 2-3-86
BY: Marrion Bortwell
CITY ENGINEER
Director of Public Works
GENERAL COUNSEL, OR
David C. Palmer
ASSISTANT COUNSEL



FLORIDA NATIONAL BANK

Witness: Nancy L. Jensen

James E. Putnal
JAMES E. PUTNAL, VICE PRESIDENT

Witness: Jacqueline E. Parillo

STATE OF FLORIDA)
COUNTY OF DUVAL) SS

The foregoing instrument was acknowledged before me this 30th day of January, A.D., 1986, by W. HOWARD WHITE as President of REAL FUND DEVELOPMENT CORP. a Florida Corporation, on behalf of the Corporation.

Rona Venturini
Notary Public
State of Florida at Large

Nov. 1, 1987
My Commission Expires

STATE OF FLORIDA)
COUNTY OF DUVAL) SS

The foregoing instrument was acknowledged before me this 30th day of January, A.D., 1986, by JAMES E. PUTNAL, Vice President of FLORIDA NATIONAL BANK a United States of America Corporation, on behalf of the Corporation.

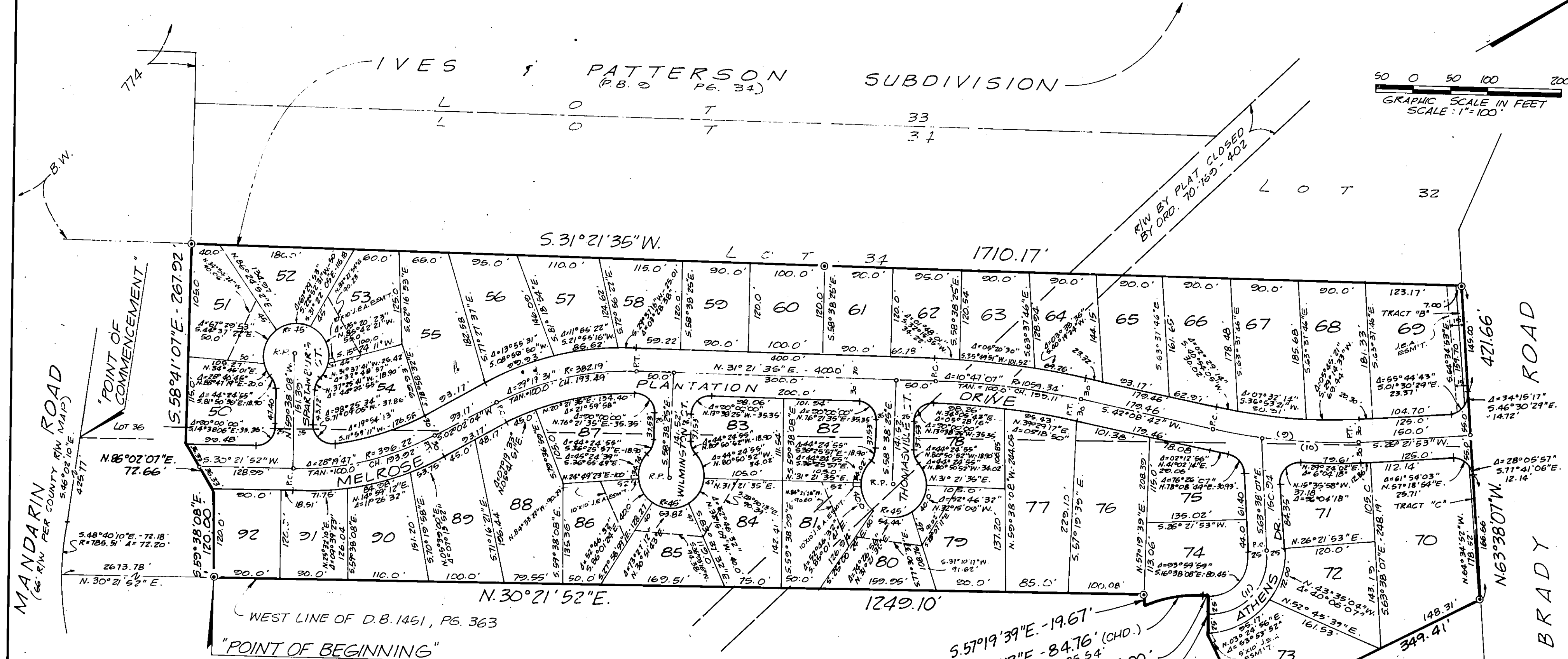
Nancy L. Jensen
Notary Public
State of Florida at Large

January 5, 1988
My Commission Expires

-PREPARED BY-
CLARY, MILLER & ASSOCIATES, INC.
4041 SUNBEAM RD.
JACKSONVILLE, FLORIDA 32217

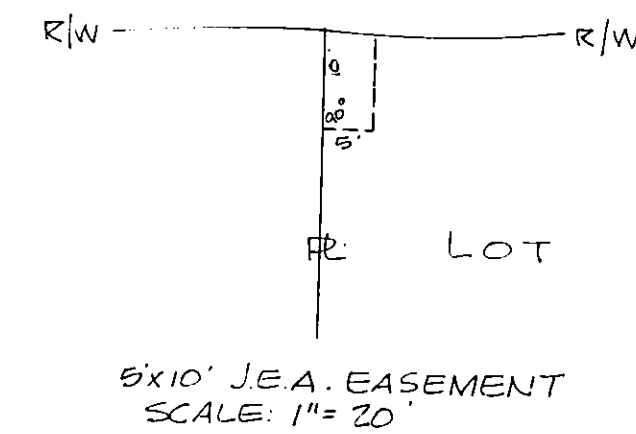
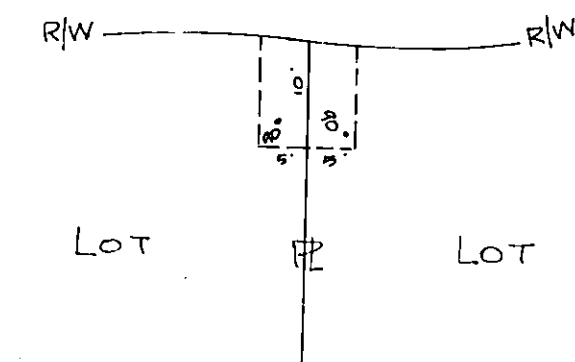
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LOT	SQ. FEET	LOT	SQ. FEET	LOT	SQ. FEET	LOT	SQ. FEET
50	13240	62	11406	74	13505	86	12412
51	13505	63	11800	75	12544	87	14971
52	12057	64	12192	76	21874	88	20667
53	12917	65	13709	77	21297	89	16699
54	14245	66	15272	78	13002	90	13215
55	17257	67	16416	79	14877	91	10944
56	15306	68	16529	80	10815	92	10800
57	12602	69	21767	81	13063	TRACT "B"	881
58	11971	70	29118	82	13371	TRACT "C"	252
59	10800	71	12697	83	13155		
60	12000	72	14288	84	14617		
61	10600	73	17219	85	11841		

CURVE	RADIUS	DELTA	TANGENT	ARC	CHORD	CHORD BEARING
9	721.57	15°46'42"	100.00	108.73	108.11	N.34°15'17"E.
10	721.57	10°33'07"	66.63	132.89	132.70	S.31°38'26"W.
11	80.00	93°59'59"	85.79	131.25	117.02	S.16°38'08"E.
12	157.73	14°56'27"	20.68	41.13	41.01	S.22°53'58"W.



"GENERAL NOTES"

- 1) ○ DENOTES PERMANENT CONTROL POINTS.
- 2) ⊙ DENOTES PERMANENT REFERENCE MONUMENTS.
- 3) ALL RADII ARE 25 FEET UNLESS OTHERWISE NOTED.
- 4) BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO THE 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) SIDE 7.5 FEET, PROVIDED THAT COMBINED SIDE YARDS SHALL NOT BE LESS THAN 15 FEET; (C) REAR 10 FEET;
- 7) CORNER LOTS SHALL MAINTAIN ONE HALF OF THE FRONT B.R.L. ON THE SIDE STREET, EXCEPT AS SHOWN OTHERWISE.
- 8) THE PROPERTY DESCRIBED IN THE CAPTION ON SHEET 1 OF 2 IS SUBJECT TO: (A) ROAD AND MINERAL RESERVATIONS RECORDED IN D.B. 1202, PG. 444 (B) UTILITY AGREEMENT RECORDED IN D.B. 5462, PG. 701.

-PREPARED BY-
CLARY, MILLER & ASSOCIATES, INC.
 4041 SUNBEAM ROAD
 JACKSONVILLE, FLORIDA 32217