

PLANTATION SOUTH UNIT THREE

A RESUBDIVISION OF LOTS 59, 60 & 61 PLANTATION SOUTH UNIT TWO, AS RECORDED IN PLAT BOOK 41, PAGES 61 & 61A, TOGETHER WITH ALL OF LOT 34 AND A PORTION OF LOTS 32 & 33, IVES & PATTERSON SUBDIVISION, AS RECORDED IN PLAT BOOK 9, PAGE 34, ALL OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
CITY OF JACKSONVILLE

CAPTION

A TRACT OF LAND, BEING ALL OF LOTS 59, 60 AND 61, PLANTATION SOUTH UNIT TWO, AS RECORDED IN PLAT BOOK 41, PAGES 61 AND 61 A, TOGETHER WITH ALL OF LOT 34, AND A PORTION OF LOTS 32 AND 33, IVES AND PATTERSON SUBDIVISION AS RECORDED IN PLAT BOOK 9, PAGE 34, ALL OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST NORTHERLY CORNER OF LOT 69 OF THE PLAT OF PLANTATION SOUTH UNIT TWO; THENCE SOUTH 31 DEGREES 21 MINUTES 35 SECONDS WEST ALONG THE NORTHWESTERLY BOUNDARY LINE OF SAID PLAT A DISTANCE OF 765.17 FEET TO THE MOST NORTHERLY CORNER OF LOT 61 OF SAID PLAT; THENCE SOUTH 58 DEGREES 38 MINUTES 25 SECONDS EAST ALONG THE NORTHERLY BOUNDARY LINE OF SAID LOT 61 A DISTANCE OF 120.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF MELROSE PLANTATION DRIVE (A 60.00 FOOT RIGHT-OF-WAY AS PRESENTLY ESTABLISHED); THENCE SOUTH 31 DEGREES 21 MINUTES 35 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 280.00 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 59; THENCE, LEAVING SAID RIGHT-OF-WAY LINE, RUN NORTH 58 DEGREES 38 MINUTES 25 SECONDS WEST ALONG THE SOUTHERLY BOUNDARY LINE OF SAID LOT 59 A DISTANCE OF 120.00 FEET TO THE MOST WESTERLY CORNER OF SAID LOT 59; THENCE SOUTH 31 DEGREES 21 MINUTES 35 SECONDS WEST ALONG THE BOUNDARY LINE OF THE PLAT OF PLANTATION SOUTH UNIT TWO A DISTANCE OF 665.00 FEET TO ITS INTERSECTION WITH THE NORTHERLY BOUNDARY LINE OF THE PLAT OF PLANTATION SOUTH UNIT ONE, AS RECORDED IN PLAT BOOK 41, PAGES 44 THRU 44B OF SAID PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE NORTH 58 DEGREES 41 MINUTES 07 SECONDS WEST ALONG THE SAID NORTHERLY BOUNDARY LINE OF PLANTATION SOUTH UNIT ONE AND ITS NORTHWESTERLY PROLONGATION A DISTANCE OF 259.90 FEET; THENCE NORTH 31 DEGREES 21 MINUTES 19 SECONDS EAST A DISTANCE OF 1790.02 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF BRADY ROAD (COUNTY ROAD NO. 82); THENCE THE FOLLOWING COURSES ALONG SAID RIGHT-OF-WAY LINE: SOUTH 33 DEGREES 28 MINUTES 27 SECONDS EAST FOR 202.14 FEET; SOUTH 63 DEGREES 19 MINUTES 15 SECONDS EAST FOR 77.35 FEET TO THE POINT OF BEGINNING; SAID LANDS CONTAIN 11.13 ACRES, MORE OR LESS.

APPROVED FOR THE RECORD

THIS IS TO CERTIFY THAT THE ABOVE RECORD PLAT HAS BEEN EXAMINED, ACCEPTED, AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, PURSUANT TO ORDINANCE NUMBER 90-1108-466 OF SAID CITY, ADOPTED BY ITS CITY COUNCIL, AND APPROVED BY ITS MAYOR THIS 19th DAY OF November, A.D., 1990.

James S. Gandy Mayor of the City of Jacksonville
Kathleen A. Roberts Asst. Secretary to the Council
City of Jacksonville

CLERKS CERTIFICATE

90-0135518

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 46 PAGES 10, 10A, 10B, 10C OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA THIS 17th DAY OF December, A.D., 1990.

Henry W. Cook Clerk of the Circuit Court
Bridget G. Chambers Deputy Clerk

DEVELOPER'S CERTIFICATE

THIS IS TO CERTIFY THAT REAL FUND DEVELOPMENT CORP. 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 SEPT., A.D., 1990.
W. Howard White President
REAL FUND DEVELOPMENT CORP.
William E. Munn Director of Public Works

DEDICATION FOR MORTGAGE

THIS IS TO CERTIFY THAT CHARTER OAK FEDERAL SAVINGS BANK BEING A 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 LANES AND COURTS, EASEMENTS FOR DRAINAGE, UTILITIES AND SEWERS, AND EASEMENTS FOR NON-ACCESS SHOWN ON THIS PLAT, TO THE CITY OF JACKSONVILLE AND ITS SUCCESSORS. J.E.A. EASEMENTS ARE DEDICATED TO THE JACKSONVILLE ELECTRIC AUTHORITY AND ITS SUCCESSORS IN TITLE FOR USE IN ITS UNDERGROUND ELECTRIC DISTRIBUTION SYSTEM.

IN WITNESS WHEREOF, CHARTER OAK FEDERAL SAVINGS BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE-PRESIDENT, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, IN ITS NAME, AND WITH THE CORPORATE SEAL AFFIXED THIS 14th DAY OF SEPTEMBER, A.D., 1990.

WITNESS Kimberly J. Limille
Mark E. Blount
WITNESS Thelma S. Bettinger Mark E. Blount
VICE PRESIDENT

STATE OF OHIO, COUNTY OF HAMILTON

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF SEPTEMBER, A.D., 1990 BY MARK E. BLOUNT, PRESIDENT OF CHARTER OAK FEDERAL SAVINGS BANK, ON BEHALF OF SAID BANK.

Thelma S. Bettinger
NOTARY PUBLIC, THELMA S. BETTINGER
STATE OF OHIO AT LARGE

AUGUST 25, 1991
MY COMMISSION EXPIRES:

DEDICATION FOR MORTGAGEE

THIS IS TO CERTIFY THAT FIRST TRUST SAVINGS BANK BEING A 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 LANES AND COURTS, EASEMENTS FOR DRAINAGE, UTILITIES AND SEWERS, AND EASEMENTS FOR NON-ACCESS SHOWN ON THIS PLAT, TO THE CITY OF JACKSONVILLE AND ITS SUCCESSORS. J.E.A. EASEMENTS ARE DEDICATED TO THE JACKSONVILLE ELECTRIC AUTHORITY AND ITS SUCCESSORS IN TITLE FOR USE IN ITS UNDERGROUND ELECTRIC DISTRIBUTION SYSTEM.

IN WITNESS WHEREOF, FIRST TRUST SAVINGS BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, IN ITS NAME, AND WITH THE CORPORATE SEAL AFFIXED THIS 10 DAY OF SEPT, A.D., 1990.

WITNESS Bonnie J. Berry
James S. Follon
JAMES S. FOLLON, PRESIDENT

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10 DAY OF SEPT, A.D., 1990 BY JAMES S. FOLLON, PRESIDENT OF FIRST TRUST SAVINGS BANK, ON BEHALF OF SAID BANK.

Bonnie J. Berry
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
3/23/94
MY COMMISSION EXPIRES:

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT REAL FUND DEVELOPMENT CORP., A CORPORATION UNDER THE LAWS DESCRIBED IN THE CAPTION HEREON KNOWN AS PLANTATION SOUTH UNIT THREE AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, 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 LANES AND COURTS, EASEMENTS FOR DRAINAGE, UTILITIES, AND SEWERS, AND EASEMENTS FOR NON-ACCESS ARE HEREBY IRREVOCABLY DEDICATED TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS AND THAT ALL PRIVATE EASEMENTS ON THIS PLAT ARE AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE DEVELOPER AND ITS SUCCESSORS AND GRANTEEES, IF ANY, OF SAID EASEMENTS.

IN WITNESS WHEREOF THAT 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 10 DAY OF SEPT., A.D., 1990.

REAL FUND DEVELOPMENT CORP.

WITNESS Bonnie J. Berry
W. Howard White
W. HOWARD WHITE, PRESIDENT
WITNESS James S. Follon

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF SEPT., A.D., 1990 BY W. HOWARD WHITE, AS PRESIDENT OF REAL FUND DEVELOPMENT CORP., A FLORIDA CORPORATION, ON BEHALF OF SAID CORPORATION.

Bonnie J. Berry
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
BONNIE J. BERRY
MARCH 28, 1994
MY COMMISSION EXPIRES:

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE ABOVE PLAT IS A 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 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 WILL BE PLACED ACCORDING TO THE LAWS OF THE STATE OF FLORIDA AND THE CITY OF JACKSONVILLE.

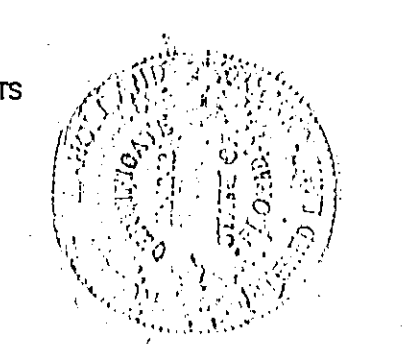
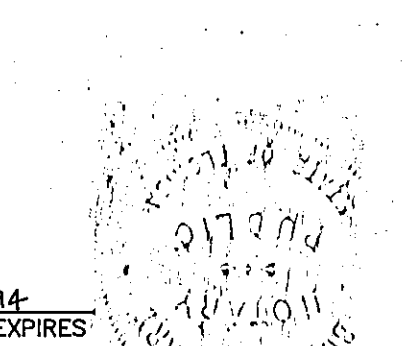
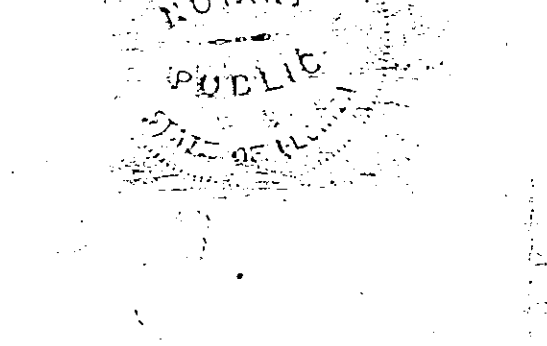
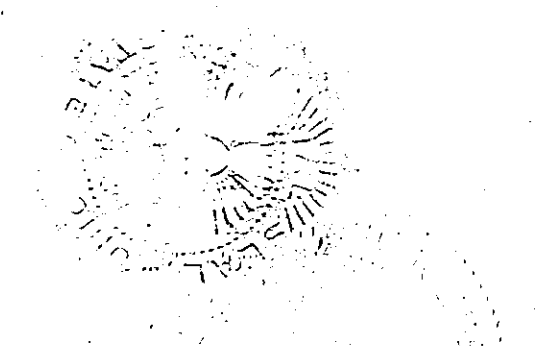
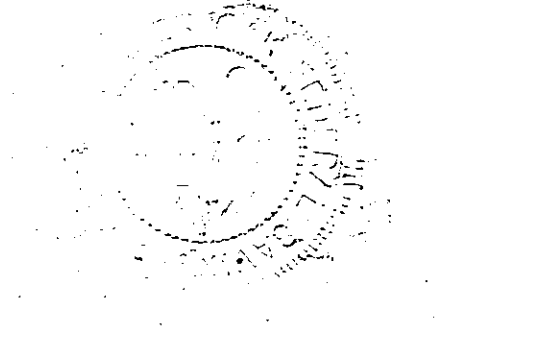
SIGNED AND SEALED THIS 19 DAY OF SEPT., A.D., 1990.

Robert E. Holland
ROBERT E. HOLLAND
FLORIDA REGISTERED LAND SURVEYOR No. 4242

PREPARED BY:
R. E. HOLLAND & ASSOCIATES, INC.
2021 ART MUSEUM DRIVE, SUITE 140
JACKSONVILLE, FLORIDA 32207
(904) 346-0513

APPROVED
DATE 11/17/90
By: Sam E. Munn
City Engineer

For General Counsel
By: James S. Gandy



PLANTATION SOUTH UNIT THREE

PLAT BOOK **46** PAGE **70A**
PAGE 2 OF 4 PAGES

A RESUBDIVISION OF LOTS 59, 60 & 61 PLANTATION SOUTH UNIT TWO, AS RECORDED IN PLAT BOOK 41, PAGES 61 & 61A, TOGETHER WITH ALL OF LOT 34 AND A PORTION OF LOTS 32 & 33, IVES & PATTERSON SUBDIVISION, AS RECORDED IN PLAT BOOK 9, PAGE 34, ALL OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
CITY OF JACKSONVILLE

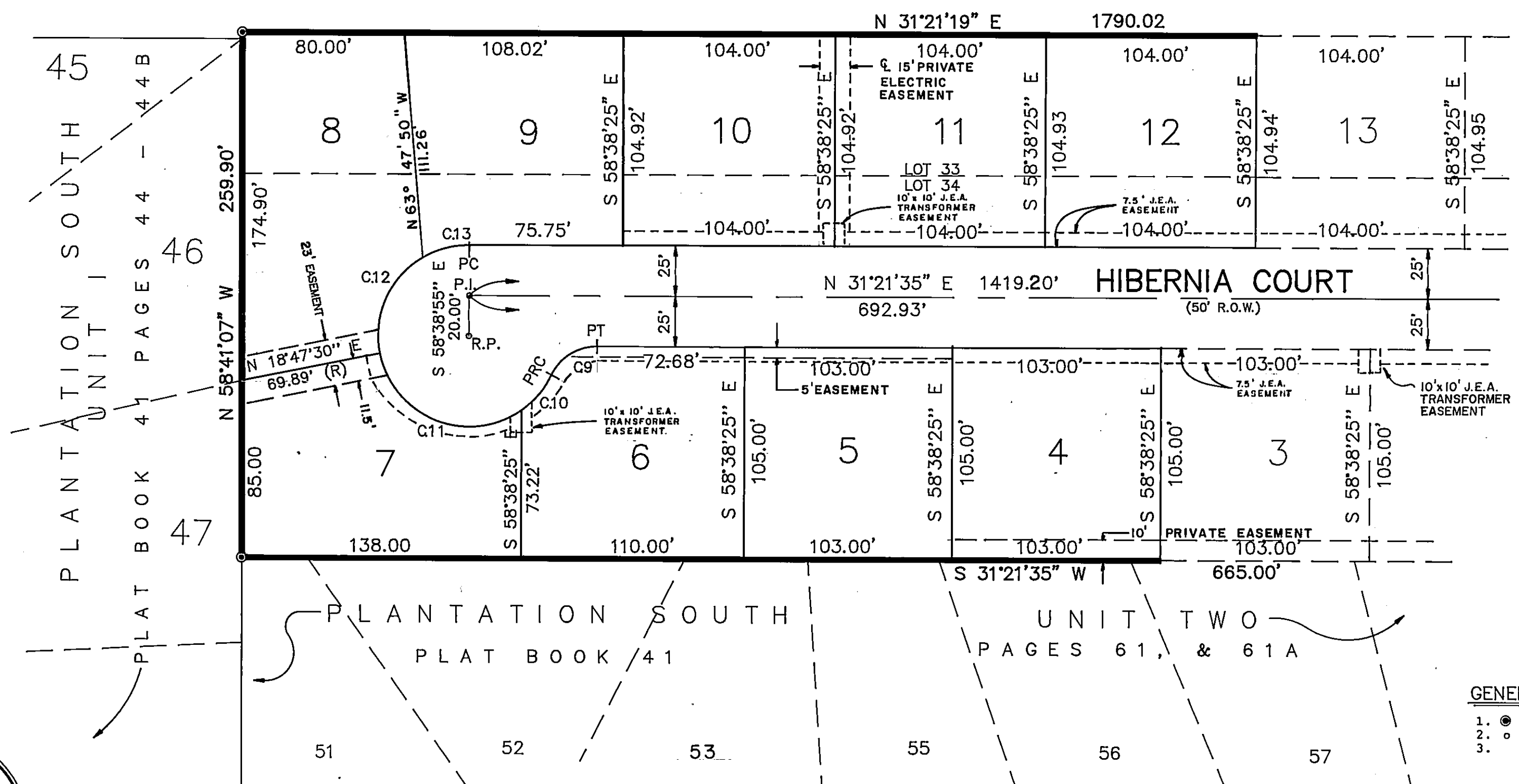
GRAPHIC SCALE



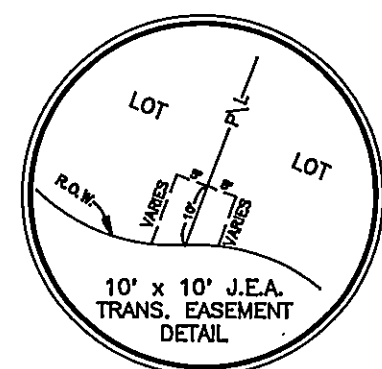
(IN FEET)
1 inch = 50 ft.

IVES & PATERSON SUBDIVISION

PLAT BOOK 9 PAGE 34



SEE SHEET 3 OF 4 SHEETS



CURVE DATA TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C9	25.00'	28.20'	15.81'	26.73'	N 0°57'07" W	64°37'23"
C10	45.00'	23.12'	11.82'	22.87'	N 18°32'40" W	29°26'16"
C11	45.00'	88.45'	67.50'	74.88'	N 52°28'59" E	112°37'02"
C12	45.00'	57.26'	33.24'	53.47'	S 34°45'31" E	72°53'59"
C13	45.00'	23.30'	11.92'	23.04'	S 16°31'32" W	29°40'06"

GENERAL NOTES:

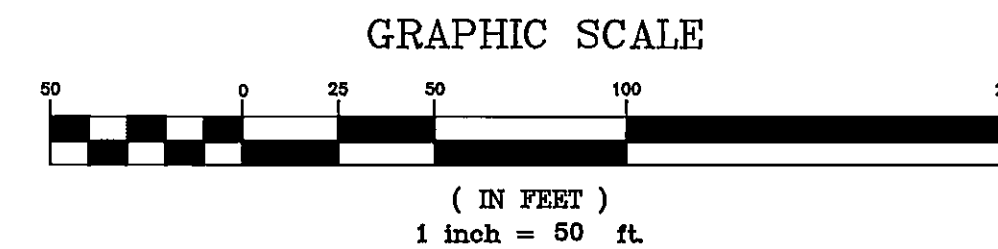
1. ● DENOTES PERMANENT REFERENCE MONUMENT.
2. ○ DENOTES PERMANENT CONTROL POINT.
3. BEARINGS BASED ON THE WESTERLY BOUNDARY LINE OF PLANTATION SOUTH, UNIT II AS SOUTH 31 DEGREES 21 MINUTES 35 SECONDS WEST PER PLAT BOOK 41, PAGES 61 AND 61A.
4. BUILDING RESTRICTION LINES SHALL BE 25 FEET.
5. ALL EASEMENTS ARE FOR DRAINAGE, UTILITIES AND SEWERS, UNLESS OTHERWISE INDICATED. CERTAIN DENOTED EASEMENTS ARE RESERVED FOR THE EXCLUSIVE USE OF THE JACKSONVILLE ELECTRIC AUTHORITY (JEA) IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
6. (R) DENOTES RADIAL LINE.
7. RP DENOTES RADIUS POINT.
8. PI DENOTES POINT OF INTERSECTION.
9. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

Prepared By :

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Professional Land Surveyors - Land Planners - Mappers
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PLANTATION SOUTH UNIT THREE

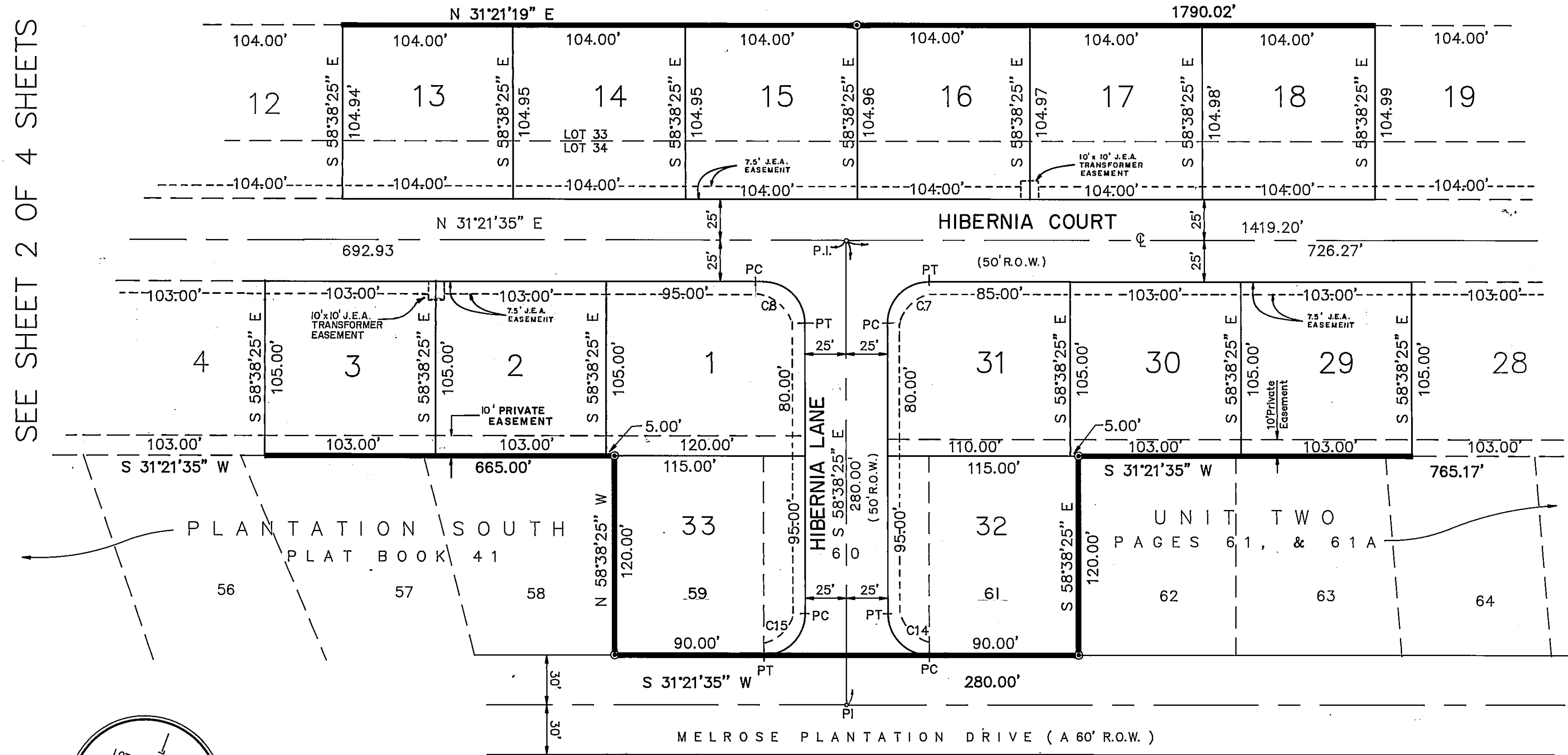
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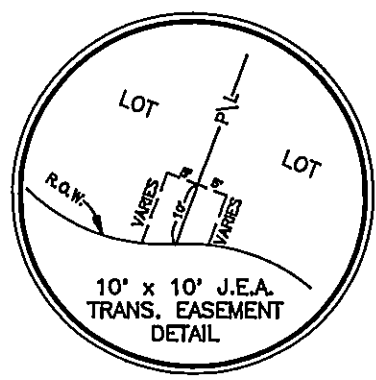
IVES & PATERSON SUBDIVISION
PLAT BOOK 9 PAGE 34

SEE SHEET 2 OF 4 SHEETS

SEE SHEET 4 OF 4 SHEETS



SEE SHEET 2 of 4 FOR GENERAL NOTES



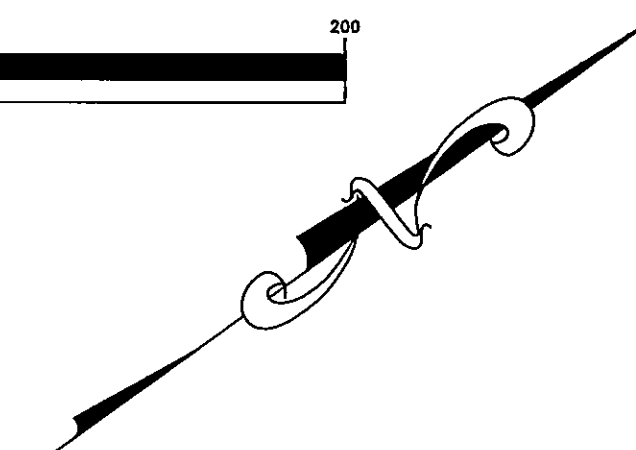
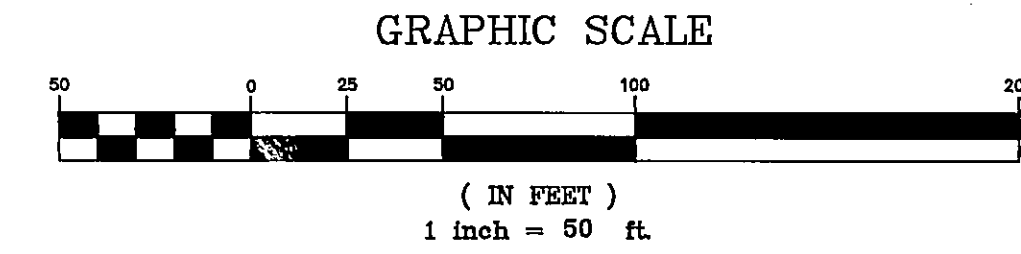
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C7	25.00'	39.27'	25.00'	35.36'	S 13°38'25" E	90°00'00"
C8	25.00'	39.27'	25.00'	35.36'	N 76°21'35" E	90°00'00"
C14	25.00'	39.37'	25.00'	35.36'	N 76°21'35" E	90°00'00"
C15	25.00'	39.37'	25.00'	35.36'	S 13°38'25" E	90°00'00"

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PLANTATION SOUTH UNIT THREE

PLAT BOOK **46** PAGE **10C**
PAGE 4 OF 4 PAGES

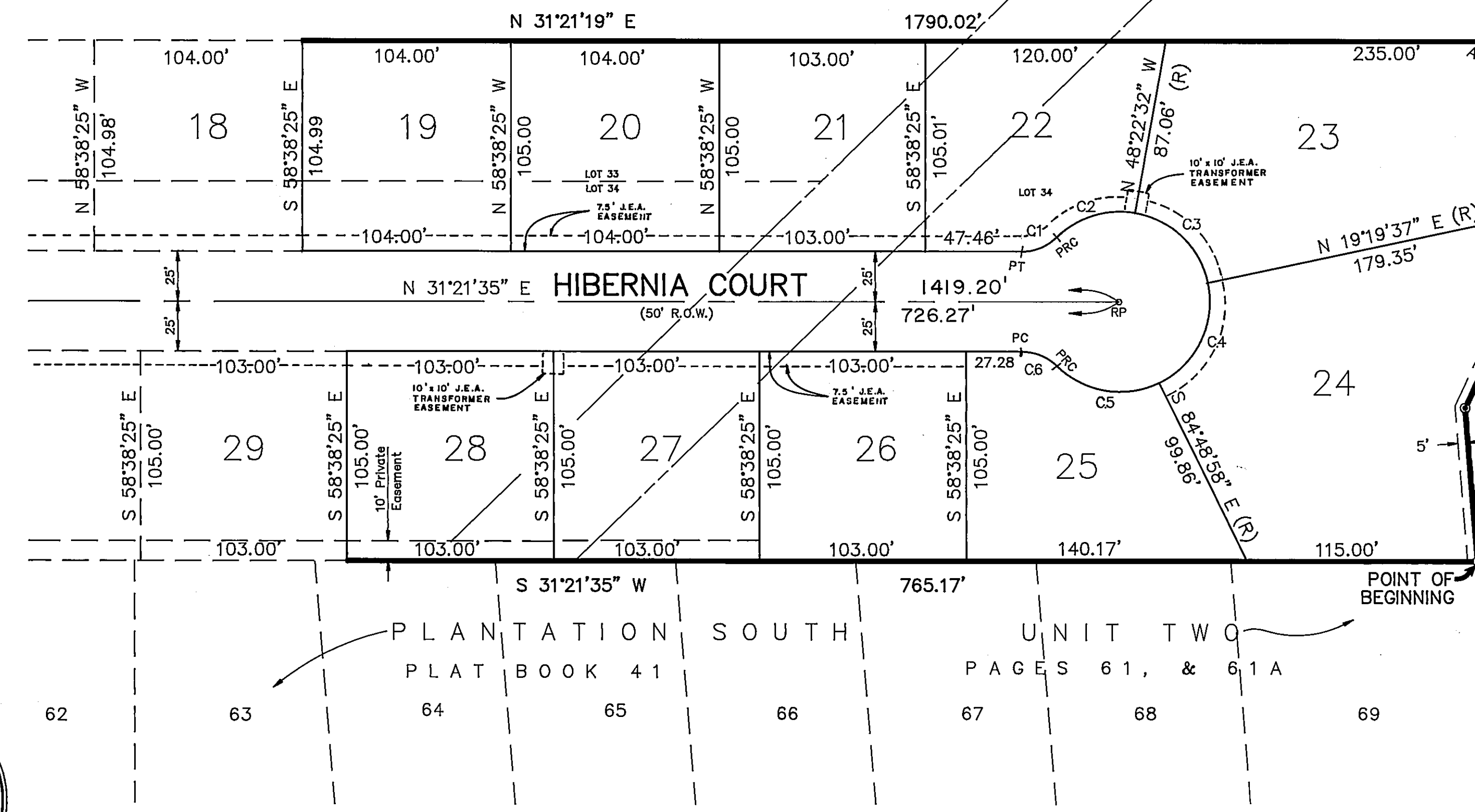
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CITY OF JACKSONVILLE



IVES & PATERSON SUBDIVISION
PLAT BOOK 9 PAGE 34

UN-NAMED ROAD, AS SHOWN ON THE PLAT OF IVES & PATTERSON, RECORDED IN P.B. 9, PG.34 AND CLOSED BY ORD. NO. 70-769-402 (NOT PHYSICALLY OPEN)

SEE SHEET 3 OF 4

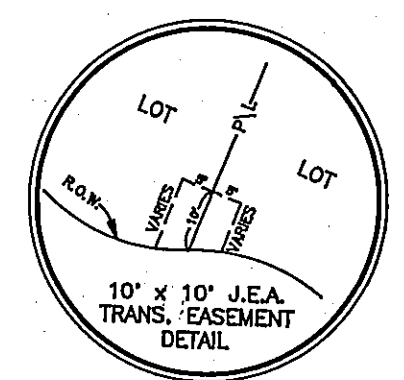


BRADY ROAD
(FORMERLY MANDARIN ROAD AND BRADY LANDING ROAD)
A PUBLIC R/W 65' PER DUVAL COUNTY RIGHTS-OF-WAY MAP DATED FEB. 1998, COUNTY ROAD NO. 82

SEE SHEET 2 of 4 FOR GENERAL NOTES.

LOT AREA TABLE

LOT	AREA (SQ. FT.)	LOT	AREA (SQ. FT.)
1	12,465.90	18	10,918.20
2	10,815.00	19	10,919.10
3	10,815.00	20	10,919.90
4	10,815.00	21	10,815.80
5	10,815.00	22	10,935.80
6	11,097.00	23	22,301.30
7	11,315.90	24	22,460.90
8	13,477.60	25	11,156.70
9	10,880.00	26	10,815.00
10	10,911.50	27	10,815.00
11	10,912.40	28	10,815.00
12	10,913.20	29	10,815.00
13	10,914.00	30	10,815.00
14	10,914.90	31	11,415.90
15	10,915.70	59	13,665.90
16	10,916.60	61	13,665.90
17	10,917.40	R/W	91,615.50
			484,678.00



CURVE DATA TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	25.00'	19.38'	10.21'	18.90'	S 09°09'07" W	44°24'55"
C2	45.00'	42.95'	23.27'	41.33'	S 14°17'04" W	54°40'48"
C3	45.00'	53.17'	30.18'	50.13'	S 75°28'32" W	67°42'09"
C4	45.00'	59.58'	35.07'	55.32'	N 32°44'41" W	75°51'25"
C5	45.00'	55.44'	31.86'	52.00'	N 40°28'46" E	70°35'28"
C6	25.00'	19.38'	10.21'	18.90'	N 53°34'03" E	44°24'55"

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