THE GATES OF OLDE MANDARIN

PLAT BOOK 44 PAGE 66

A PORTION OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

TAXES VERIFIED R.B.F.

SHEET 1 OF 5 SHEETS

DEVELOPER'S CERTIFICATE

THIS IS TO CERTIFY THAT PROCOM DEVELOPMENT, INC., A FLORIDA CORPORATION, BY ITS PRESIDENT 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 COMPLETE IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS APPROVED BY THE CITY OF JACKSONVILLE.

SIGNED THIS 22 DAY OF AUG. A.D., 1988.

DIRECTOR OF PUBLIC WORKS

Michael J. Commiskey Jr.
DEVELOPER

APPROVED FOR 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 ORD. NO. 88-773-371 OF SAID CITY, ADOPTED BY ITS CITY COUNCIL, AND APPROVED BY ITS MAYOR THIS 15th DAY OF July A.D., 1988.

MAYOR OF THE CITY OF JACKSONVILLE

SECRETARY TO THE COUNCIL OF THE CITY OF JACKSONVILLE

APPROVED
DATE: June 30, 1988
For Director of Public Works
By: City Engineer
For General Counsel
By:

CLERK'S CERTIFICATE 88-88197

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 44, PAGES 66-68 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 29th DAY OF Aug. A.D., 1988.

HENRY W. COOK, CLERK OF THE CIRCUIT COURT

By: Doris Lacefield
DEPUTY CLERK

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 THE 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 AND THE CITY OF JACKSONVILLE.

SIGNED AND SEALED THIS 24 DAY OF MAY A.D., 1988.

W. MONROE HAZEN, JR.
REGISTERED LAND SURVEYOR NO. 3398, FLORIDA

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT PROCOM DEVELOPMENT, INC., A FLORIDA CORPORATION, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS THE GATES OF OLDE MANDARIN (WITH THE EXCEPTION OF LAKE 1 AS SHOWN ON THIS PLAT WHICH IS OWNED BY THE ASSOCIATION OF MANDARIN OAKS OWNERS, INC., A FLORIDA NOT FOR PROFIT CORPORATION, WHICH CORPORATION HAS JOINED IN THIS ADOPTION AND DEDICATION), HAVING CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED. THE PLAT BEING MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF THOSE LANDS. TRACTS A AND B SHOWN HEREON ARE TO BE OWNED AND MAINTAINED BY THE GATES OF OLDE MANDARIN HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT. ALL RIGHTS OF WAY, EASEMENTS FOR DRAINAGE, UTILITIES, AND SEWERS, NON-ACCESS EASEMENTS SHOWN HEREON ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION 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 RIGHTS OF WAYS HEREBY DEDICATED, TOGETHER WITH ALL SOIL, NUTRIENTS, CHEMICAL, AND ALL OTHER SUBSTANCES WHICH MAY FLOW OR PASS FROM SAID RIGHTS OF WAY, 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 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.) LAKE Nº1 AND THE FILTRATION SYSTEM PERTAINING THERETO SHOWN ON THIS PLAT ARE OWNED IN FEE SIMPLE TITLE BY THE ASSOCIATION OF MANDARIN OAKS OWNERS, INC., A FLORIDA NOT FOR PROFIT CORPORATION. LAKE Nº2 AND THE FILTRATION SYSTEM PERTAINING THERETO SHOWN ON THIS PLAT ARE OWNED IN FEE SIMPLE TITLE BY PROCOM DEVELOPMENT INC., A FLORIDA CORPORATION. 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 RESPONSIBILITY FOR MAINTAINANCE OR PRESERVATION OF THE WATER PURITY, WATER LEVEL OR WATER DEPTH WHICH RESPONSIBILITY SHALL BE THOSE OF PROCOM DEVELOPMENT, INC., A FLORIDA CORPORATION (AND AFTER ASSIGNMENT SHALL BE THE RESPONSIBILITY OF THE GATES OF OLDE MANDARIN HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT), AS TO LAKE Nº2 AS SHOWN ON THIS PLAT, AND THE ASSOCIATION OF MANDARIN OAKS OWNERS, INC., A FLORIDA CORPORATION NOT FOR PROFIT, AS TO LAKE Nº1 AS SHOWN ON THIS PLAT AS DEVELOPERS AND OWNERS OF THE LANDS DESCRIBED ON THIS PLAT. 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 LAKES AND FILTRATION SYSTEMS SHOWN ON THIS PLAT, BUT SHALL HAVE THE RIGHT TO MODIFY THE EXISTANCE 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 STRUCTURE OR ANY PART THEREOF. PROCOM DEVELOPMENT INC., A FLORIDA CORPORATION, AND THE ASSOCIATION OF MANDARIN OAKS OWNERS, INC., A FLORIDA CORPORATION NOT FOR PROFIT AS 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 OR OMISSION OF PROCOM DEVELOPMENT INC., A FLORIDA CORPORATION, AND THE ASSOCIATION OF MANDARIN OAKS OWNERS, INC., A FLORIDA CORPORATION NOT FOR PROFIT, THEIR AGENTS, CONTRACTORS, EMPLOYEES, SERVANTS, LICENCEES, OR CONCESSIONAIRES WITHIN THE GATES OF OLDE MANDARIN. THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND ASSIGNS OF PROCOM DEVELOPMENT, INC., A FLORIDA CORPORATION, AND THE ASSOCIATION OF MANDARIN OAKS OWNERS, INC., A FLORIDA CORPORATION NOT FOR PROFIT AND SHALL BE SUBJECT TO IT.

IN WITNESS WHEREOF, THE UNDERSIGNED OWNERS HAVE CAUSED THESE PRESENTS TO BE SIGNED BY THEIR RESPECTIVE PRESIDENTS, BY AND WITH THE AUTHORITY OF THEIR RESPECTIVE BOARDS OF DIRECTORS IN THEIR NAMES AND WITH THEIR RESPECTIVE CORPORATE SEALS AFFIXED, THIS 2nd DAY OF June, 1988.

ASSOCIATION OF MANDARIN OAKS OWNERS, INC.
A FLORIDA CORPORATION NOT FOR PROFIT
BY:
ITS PRESIDENT
RICHARD E. DOVER

WITNESS WITNESS

PROCOM DEVELOPMENT, INC.,
A FLORIDA CORPORATION
BY:
MICHAEL J. COMMISKEY JR.
ITS PRESIDENT

WITNESS WITNESS

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24 DAY OF MAY 19 88. BY MICHAEL J. COMMISKEY, PRESIDENT, PROCOM DEVELOPMENT INC., A FLORIDA CORPORATION, ON BEHALF OF SAID CORPORATION.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

6/14/89
MY COMMISSION EXPIRES

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF June 19 88. BY RICHARD E. DOVER, PRESIDENT, ASSOCIATION OF MANDARIN OAKS OWNERS, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ON BEHALF OF SAID CORPORATION.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

Jan 8, 1989
MY COMMISSION EXPIRES

PREPARED BY:
SUNSHINE STATE SURVEYORS, INC.
3131 ST. JOHNS BLUFF ROAD SOUTH
JACKSONVILLE, FLORIDA 32216
(904) 642-8550

THE GATES OF OLDE MANDARIN

PLAT BOOK 44 PAGE 66 A

A PORTION OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

CAPTION

A PART OF THE HENRY HARTLEY DONATION, SECTION 7, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEASTERLY CORNER OF LANDS DESCRIBED AND RECORDED OFFICIAL RECORDS VOLUME 4553, PAGE 694 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA, SAID CORNER BEING ON THE NORTHWESTERLY CORNER RIGHT-OF-WAY LINE OF SAN JOSE BOULEVARD (STATE ROAD NO. 13) AS NOW ESTABLISHED AS PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY PLANS, SECTION 72160-2556; THENCE SOUTH 37° 23' 03" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 127.26 FEET TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE SOUTH 37° 55' 03" WEST , A DISTANCE OF 97.57 FEET TO A POINT OF CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 198.00 FEET; THENCE SOUTH-WESTERLY CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, ALONG AND AROUND SAID CURVE AN ARC DISTANCE OF 175.78 FEET TO A POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 63° 21' 02" WEST, 170.06 FEET; THENCE SOUTH 88° 47' 00" WEST, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF MANDARIN ROAD (A 66 FOOT RIGHT-OF-WAY AS PRESENTLY ESTABLISHED), A DISTANCE OF 301.93 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF MANDARIN ROAD, SOUTH 88° 47' 00" WEST, 477.65 FEET TO THE SOUTHWESTERLY CORNER OF LANDS DESCRIBED AND RECORDED IN DEED BOOK 1764, PAGE 64 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, SAID POINT BEING ALSO THE SOUTHEASTERLY CORNER OF LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 3406, PAGE 92 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 01° 18' 43" WEST ALONG THE WESTERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN DEED BOOK 1764, PAGE 64, AND THE EASTERLY LINE AND THE NORTHERLY PROJECTION OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 3406, PAGE 92 OF SAID CURRENT PUBLIC RECORDS, A DISTANCE OF 739.03 FEET; THENCE SOUTH 87° 52' 32" WEST, ALONG THE SOUTHERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN DEED BOOK 1764, PAGE 64, A DISTANCE OF 732.97 FEET TO THE MOST WESTERLY CORNER OF SAID LANDS; THENCE NORTH 64° 15' 04" EAST, ALONG THE NORTHWESTERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN DEED BOOK 1764, PAGE 64, BEING ALSO THE SOUTHEASTERLY LINE OF LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 2880, PAGE 511 AND OFFICIAL RECORDS VOLUME 2879, PAGE 987, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 504.99 FEET; THENCE SOUTH 89° 47' 45" EAST ALONG THE SOUTHERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 2879, PAGE 987, A DISTANCE OF 445.03 FEET TO THE MOST WESTERLY CORNER OF LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 2475, PAGE 164 (PARCEL TWO) OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 47° 54' 28" EAST, ALONG THE SOUTHWESTERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 4950, PAGE 674 (PARCEL No.2) AND THE SOUTHWESTERLY LINE OF LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 4950, PAGE 676 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 454.28 FEET TO THE SOUTHEASTERLY CORNER OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 4950, PAGE 676; THENCE NORTH 41° 11' 11" EAST, ALONG THE SOUTHEASTERLY LINE OF SAID LANDS, A DISTANCE OF 127.20 FEET, TO THE NORTHEASTERLY CORNER THEREOF BEING ALSO A POINT ON THE SOUTHWESTERLY LINE OF LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 2475, PAGE 164 (PARCEL No. 1) OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 47° 52' 38" EAST, ALONG THE SAID SOUTHWESTERLY LINE OF SAID LANDS, A DISTANCE OF 350.35 FEET; THENCE SOUTH 42° 07' 22" WEST, 530.00 FEET; THENCE SOUTH 01° 13' 00" EAST, 82.32 FEET TO THE POINT OF BEGINNING.

CONTAINING 14.236 ACRES MORE OF LESS.

JOINDER OF MORTGAGEES

THIS IS TO CERTIFY THAT SOUTHEAST BANK, N.A., A NATIONAL BANKING ASSOCIATION, AND RICHARD E. DOVER BEING THE MORTGAGEES OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION OF THIS PLAT, HEREBY JOIN IN AND MAKE THEMSELVES PARTIES TO THE DEDICATION OF SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED AND DEDICATE ALL RIGHTS-OF-WAY, EASEMENTS FOR DRAINAGE, UTILITIES AND SEWERS, AND NON-ACCESS EASEMENTS, SHOWN ON THIS PLAT, TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, THE UNDERSIGNED MORTGAGEES, SOUTHEAST BANK, N.A., A NATIONAL BANKING ASSOCIATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS UNDERSIGNED OFFICER DULY AUTHORIZED BY ITS BOARD OF DIRECTORS IN ITS NAME WITH ITS CORPORATE SEAL AFFIXED, AND RICHARD E. DOVER HAS EXECUTED THESE PRESENTS THIS 2nd DAY OF June 1988.

RICHARD E. DOVER

BY: Richard E. Dover
RICHARD E. DOVER

WITNESS: Cindy Thom WITNESS: Lydia Hope Frost

SOUTHEAST BANK, N.A., A NATIONAL BANKING ASSOCIATION

BY: David S. Pratt
ITS: VICE - PRESIDENT
DAVID PRATT

WITNESS: Brenda Hurston WITNESS: Cindy Lou Price

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 31st DAY OF MAY 19 88.
BY DAVID S. PRATT AS VICE PRESIDENT ON BEHALF OF SOUTHEAST BANK N.A.,
A NATIONAL BANKING ASSOCIATION.

Cindy Lou Price
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE

12-3-90
MY COMMISSION EXPIRES:

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF June A.D., 19 88.
BY RICHARD E. DOVER.

Lydia Hope Frost
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE

Jan 8, 1989
MY COMMISSION EXPIRES:

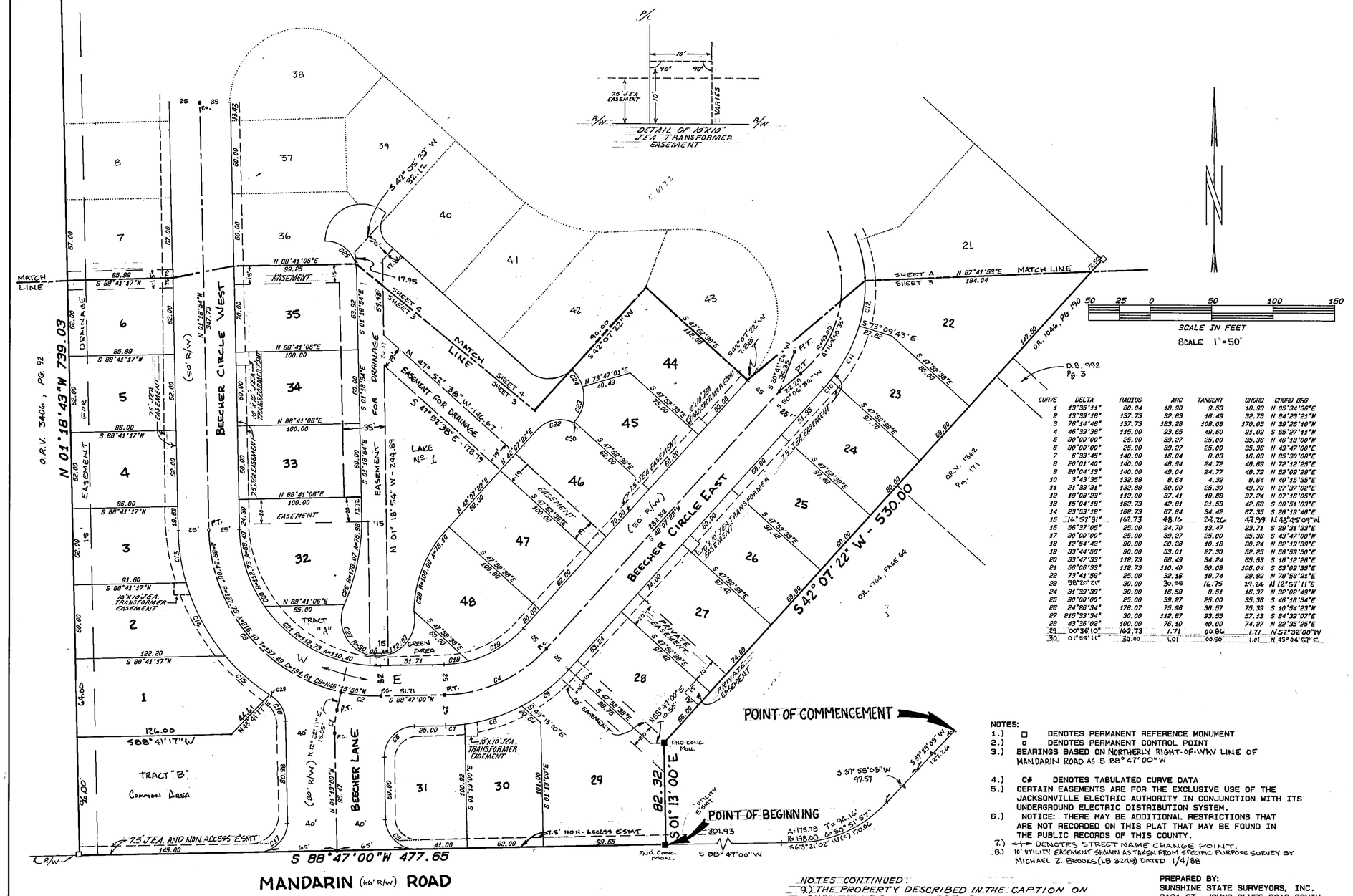
PREPARED BY:
SUNSHINE STATE SURVEYORS, INC.
3131 ST. JOHNS BLUFF ROAD SOUTH
JACKSONVILLE, FLORIDA 32216
(904) 642-8550

THE GATES OF OLDE MANDARIN

PLAT BOOK 44 PAGE 66B

A PORTION OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

SHEET 3 OF 5 SHEETS



CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
1	13°35'11"	80.04	18.98	9.53	18.93	N 05°34'36"E
2	13°39'18"	137.73	32.83	16.49	32.75	N 84°23'21"W
3	76°14'49"	137.73	183.28	108.08	170.05	N 39°28'10"W
4	46°39'39"	115.00	93.65	49.60	91.09	S 65°27'11"W
5	90°00'00"	25.00	39.27	25.00	35.36	N 46°13'00"W
6	90°00'00"	25.00	39.27	25.00	35.36	N 43°47'00"E
7	6°33'45"	140.00	16.04	8.03	16.03	N 85°30'08"E
8	20°01'40"	140.00	48.94	24.72	48.69	N 72°12'25"E
9	20°04'13"	140.00	49.04	24.77	48.79	N 52°09'29"E
10	3°43'39"	132.88	8.64	4.32	8.64	N 40°15'35"E
11	21°33'31"	132.88	50.00	25.30	49.70	N 27°37'02"E
12	19°08'23"	112.00	37.41	18.88	37.24	N 07°16'05"E
13	15°04'18"	162.73	42.81	21.53	42.68	S 08°51'03"E
14	23°53'12"	162.73	67.84	34.42	67.35	S 28°19'49"E
15	16°57'31"	162.73	48.16	24.26	47.99	N 48°45'09"W
16	56°37'05"	25.00	24.70	13.47	23.71	S 29°31'33"E
17	90°00'00"	25.00	39.27	25.00	35.36	S 43°47'00"W
18	12°54'42"	90.00	20.28	10.18	20.24	N 82°19'39"E
19	33°44'55"	90.00	53.01	27.30	52.26	N 58°59'50"E
20	33°47'33"	112.73	66.49	34.24	65.53	S 18°18'28"E
21	56°06'33"	112.73	110.40	60.08	106.04	S 63°09'35"E
22	73°41'59"	25.00	32.16	18.74	29.99	N 78°59'21"E
23	58°20'21"	30.00	30.95	16.75	29.64	N 12°57'11"E
24	31°39'39"	30.00	16.58	8.51	16.37	N 32°02'49"W
25	90°00'00"	25.00	39.27	25.00	35.36	S 46°18'54"E
26	24°26'34"	178.07	75.96	38.57	75.39	S 10°54'23"W
27	215°33'34"	30.00	112.87	93.55	57.13	S 84°39'07"E
28	43°36'02"	100.00	76.10	40.00	74.27	N 22°35'25"E
29	00°36'10"	162.73	1.71	00.86	1.71	N 57°32'00"W
30	01°55'11"	30.00	1.01	00.50	1.01	N 43°04'57"E

NOTES:

1.) □ DENOTES PERMANENT REFERENCE MONUMENT
2.) o DENOTES PERMANENT CONTROL POINT
3.) BEARINGS BASED ON NORTHERLY RIGHT-OF-WAY LINE OF MANDARIN ROAD AS S 88° 47' 00" W
4.) C# DENOTES TABULATED CURVE DATA
5.) CERTAIN EASEMENTS ARE FOR THE EXCLUSIVE USE OF THE JACKSONVILLE ELECTRIC AUTHORITY IN CONJUNCTION WITH ITS UNDERGROUND ELECTRIC DISTRIBUTION SYSTEM.
6.) NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
7.) ⊣⊢ DENOTES STREET NAME CHANGE POINT.
8.) 10' UTILITY EASEMENT SHOWN AS TAKEN FROM SPECIFIC PURPOSE SURVEY BY MICHAEL Z. BROOKS (LB 3249) DATED 1/4/88

NOTES CONTINUED:

9.) THE PROPERTY DESCRIBED IN THE CAPTION ON SHEET 2 OF 5 IS SUBJECT TO:
A.) EASEMENT RECORDED IN O.R.V. 6367, PAGE 965.
B.) EASEMENT RECORDED IN O.R.V. 6481, PAGE 2031.

PREPARED BY:
SUNSHINE STATE SURVEYORS, INC.
3131 ST. JOHNS BLUFF ROAD SOUTH
JACKSONVILLE, FLORIDA 32216
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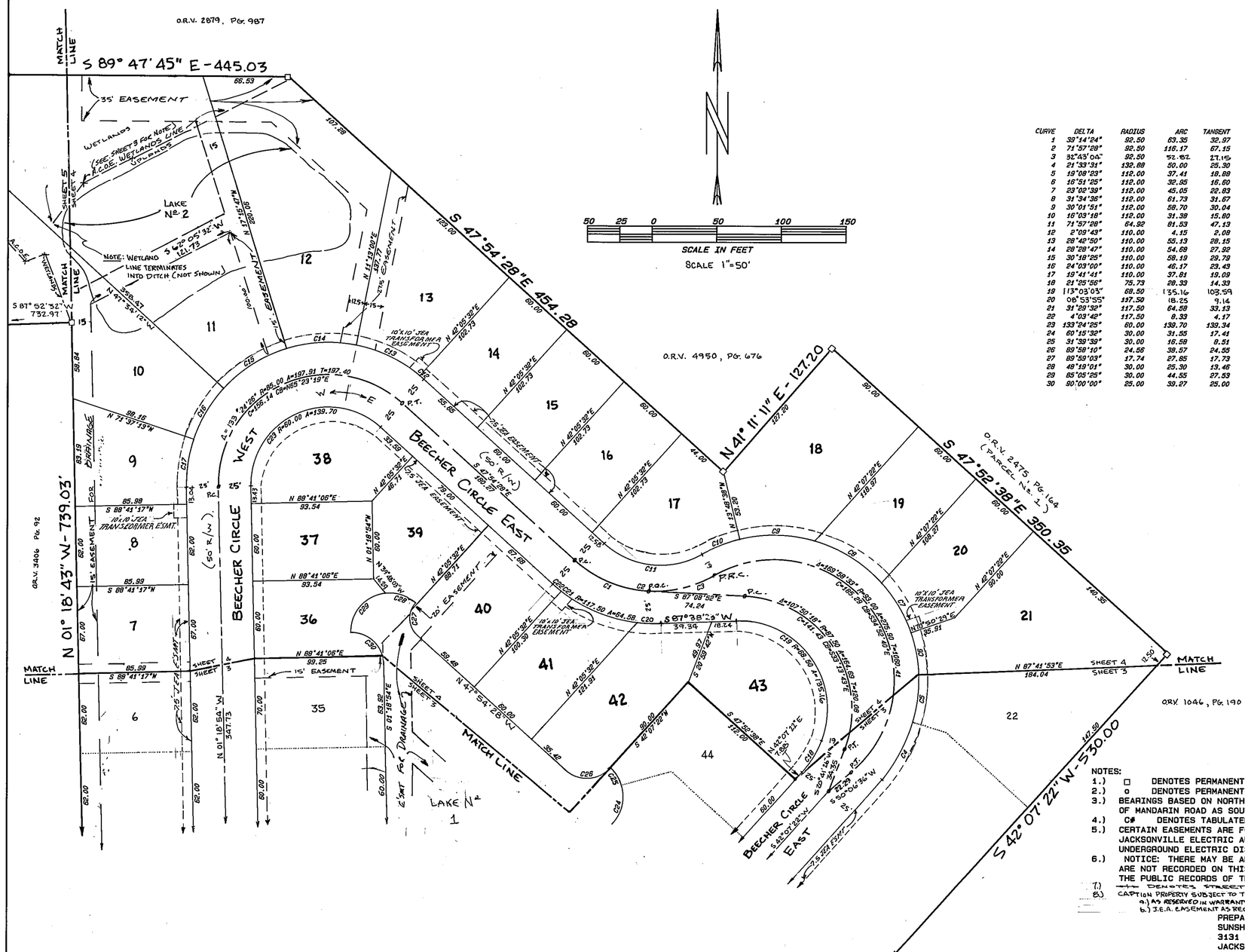
THE GATES OF OLDE MANDARIN

PLAT BOOK 44 PAGE 66C

A PORTION OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

SHEET 4 OF 5 SHEETS



CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
1	39°14'24"	92.50	63.35	32.97	62.12	S 67°31'40"E
2	71°57'28"	92.50	116.17	67.15	108.69	S 83°53'12"E
3	32°43'04"	92.50	52.87	27.15	52.10	N 76°29'36"E
4	21°33'31"	132.88	50.00	25.30	49.70	N 27°37'02"E
5	19°08'23"	112.00	37.41	18.89	37.24	N 07°16'05"E
6	16°51'25"	112.00	32.95	16.60	32.83	N 10°43'49"W
7	23°02'39"	112.00	45.05	22.83	44.74	N 30°40'51"W
8	31°34'36"	112.00	61.73	31.67	60.95	N 57°59'29"W
9	30°01'51"	112.00	58.70	30.04	58.03	N 88°47'43"W
10	16°03'18"	112.00	31.39	15.80	31.29	S 69°09'43"W
11	71°57'28"	64.92	81.53	47.13	76.28	N 83°53'12"W
12	2°09'43"	110.00	4.15	2.08	4.15	N 48°59'20"W
13	28°42'50"	110.00	55.13	28.15	54.55	N 64°25'35"W
14	28°28'47"	110.00	54.69	27.92	54.12	S 66°58'38"W
15	30°18'25"	110.00	58.19	29.79	57.51	S 67°35'00"W
16	24°03'00"	110.00	46.17	23.43	45.83	S 30°24'18"W
17	19°41'41"	110.00	37.81	19.09	37.63	S 08°31'57"W
18	21°25'56"	75.73	28.33	14.33	28.16	N 31°24'24"E
19	113°03'03"	69.50	135.16	103.59	114.78	N 35°50'05"W
20	08°53'55"	117.50	18.25	9.14	18.23	N 87°54'39"W
21	31°29'32"	117.50	64.58	33.13	63.77	N 67°42'56"W
22	4°03'42"	117.50	8.33	4.17	8.33	N 49°56'19"W
23	133°24'25"	60.00	139.70	139.34	110.22	S 65°23'19"W
24	60°15'32"	30.00	31.55	17.41	30.12	N 13°54'47"E
25	31°39'39"	30.00	16.58	8.51	16.37	N 32°02'49"W
26	89°58'10"	24.56	38.57	24.55	34.73	S 67°06'27"W
27	89°59'03"	17.74	27.85	17.73	25.08	N 02°54'28"W
28	48°19'01"	30.00	25.30	13.46	24.56	N 72°03'59"W
29	85°05'25"	30.00	44.55	27.53	40.57	S 41°13'48"W
30	90°00'00"	25.00	39.27	25.00	35.36	S 46°18'54"E

NOTES:

1.) □ DENOTES PERMANENT REFERENCE MONUMENT
2.) o DENOTES PERMANENT CONTROL POINT
3.) BEARINGS BASED ON NORTHERLY RIGHT OF WAY LINE OF MANDARIN ROAD AS SOUTH 88° 47' 00" WEST.
4.) C# DENOTES TABULATED CURVE DATA
5.) CERTAIN EASEMENTS ARE FOR THE EXCLUSIVE USE OF THE JACKSONVILLE ELECTRIC AUTHORITY IN CONJUNCTION WITH ITS UNDERGROUND ELECTRIC DISTRIBUTION SYSTEM.
6.) NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

7.) DENOTES STREET NAME CHANGE.
8.) CAPTION PROPERTY SUBJECT TO THE FOLLOWING EASEMENTS
a.) AS RESERVED IN WARRANTY DEED RECORDED IN O.R.V. 6357, PAGE 965.
b.) J.E.A. EASEMENT AS RECORDED IN O.R.V. 6481, PAGE 2031

PREPARED BY:
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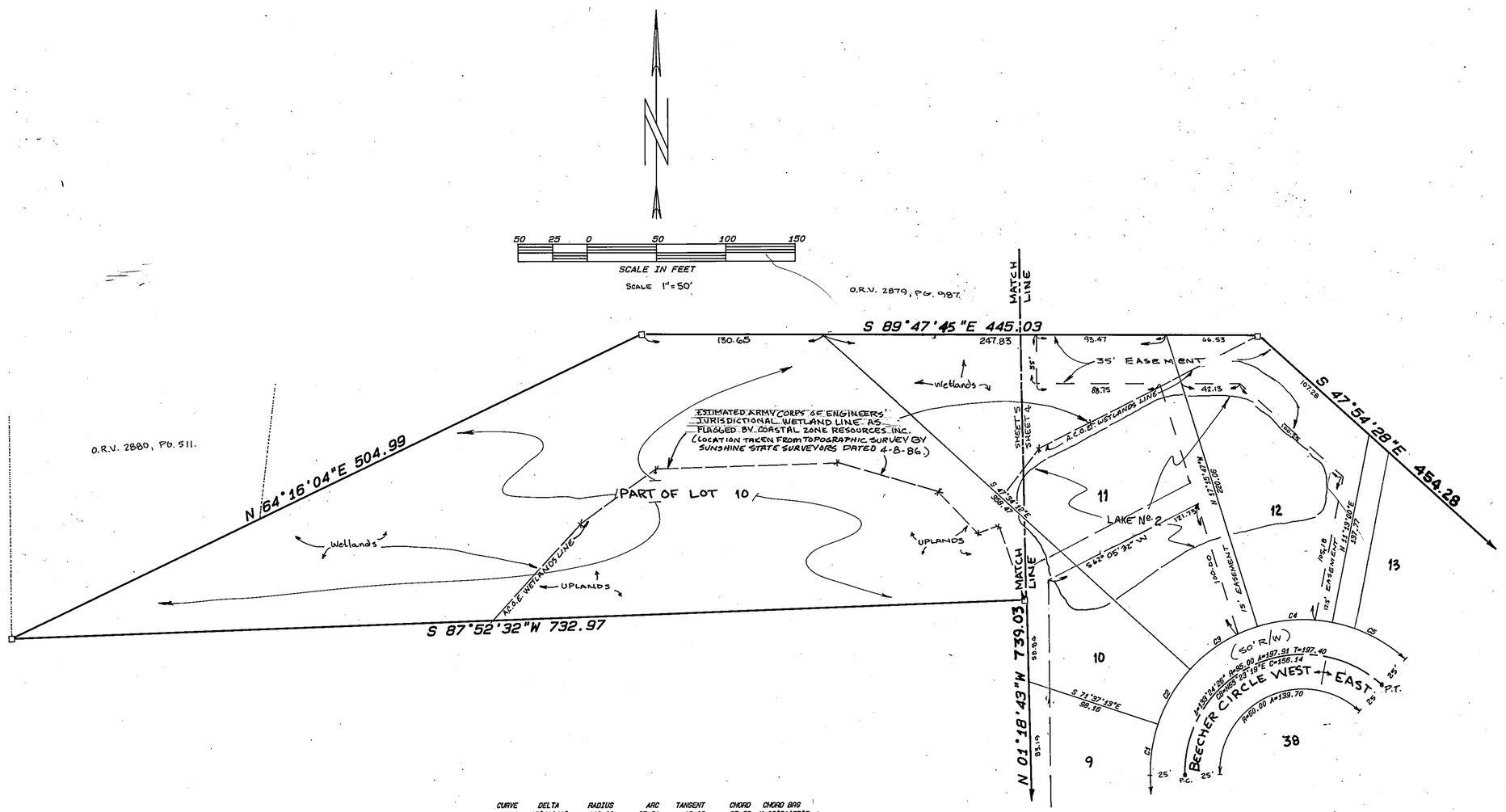
THE GATES OF OLDE MANDARIN

PLAT BOOK 44 PAGE 66D

A PORTION OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
1	19°41'41"	110.00	37.81	19.09	37.63	N 08°31'57"E
2	24°03'00"	110.00	46.17	23.43	45.83	N 30°24'18"E
3	30°18'25"	110.00	58.19	29.79	57.51	N 57°35'00"E
4	28°28'47"	110.00	54.68	27.92	54.12	N 86°58'36"E
5	30°52'32"	110.00	59.28	30.38	58.56	S 63°20'44"E

NOTES:

(1.) □ DENOTES PERMANENT REFERENCE MONUMENT

(2.) o DENOTES PERMANENT CONTROL POINT

(3.) BEARINGS BASED ON NORTHERLY RIGHT OF WAY LINE OF MANDARIN ROAD AS SOUTH 88° 47' 00" WEST.

(4.) C# DENOTES TABULATED CURVE DATA

(5.) CERTAIN EASEMENTS ARE FOR THE EXCLUSIVE USE OF THE JACKSONVILLE ELECTRIC AUTHORITY IN CONJUNCTION WITH ITS UNDERGROUND ELECTRIC DISTRIBUTION SYSTEM.

(6.) NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

(7.) ⊕ DENOTES STREET NAME CHANGE

(8). LAKE No. 1 IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR MANDARIN OAKS DATED JULY 17, 1987 AND RECORDED IN O.R.V. 6367, PAGE 964 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

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