

Lake Mandarin - Unit Jacksonville, Duval County, Florida

Twelve - A

PLAT BOOK 39, PAGE 19

SHEET No. 1 OF 3

TAXES VERIFIED R.B.F.

CAPTION

A portion of Section 8, Township 4 South, Range 27 East, Jacksonville, Duval County, Florida, being more particularly described as follows: For a Point of Reference commence at the southeast corner of Lake Mandarin - Unit Nine-C as recorded in Plat Book 38, Pages 62 through 62B, public records of said county and run thence in a southwesterly direction along the arc of a curve in the southerly line of said Mandarin Lakes, Unit Nine-C, said curve being concave to the northwest and having a radius of 328.25 feet, a chord distance of 17.81 feet to a point, the bearing of the aforementioned chord being South 61° 47' 34" West; run thence North 63° 20' 47" East, a distance of 69.0 feet to a point; run thence in a northeasterly direction along the arc of a curve, said curve being concave to the northwest and having a radius of 218.00 feet, a chord distance of 229.96 feet to the Point of Tangency of said curve and the Point of Beginning, the bearing of the aforementioned chord being North 31° 30' 51" East. From the Point of Beginning thus described run North 0° 19' 05" West, a distance of 797.74 feet to a point; run thence North 89° 27' 09" East, a distance of 318.92 feet to a point; run thence South 0° 32' 51" East, a distance of 145.0 feet to a point; run thence South 0° 19' 05" East, a distance of 804.64 feet to a point; run thence North 84° 19' 05" West, a distance of 146.82 feet to a point; run thence North 56° 19' 05" West, a distance of 143.52 feet to a point on a curve; run thence in a northerly direction along the arc of a curve, said curve being concave northwesterly and having a radius of 278.0 feet, a chord distance of 55.29 feet to the Point of Tangency of said curve, the bearing of the aforementioned chord being North 05° 23' 22" East; run thence South 89° 40' 55" West, a distance of 60.0 feet to the Point of Beginning.

ADOPTION AND DEDICATION

This is to certify that J. I. Lad, Inc. and Calmac, Inc. of Jacksonville, two corporations, under the laws of the State of Florida are the lawful owners of the lands described in the caption hereon, known as Lake Mandarin - Unit Twelve-A 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 the streets, road, circles and drives (except private drives) and easements for drainage, utilities, sewers and non-access (except private easements) are hereby irrevocably and without reservations dedicated to the City of Jacksonville, Duval County, Florida and its successors. J.E.A. easements are dedicated to the Jacksonville Electric Authority and its successors for use in its underground distribution system.

In witness thereof, J. I. Lad, Inc. and Calmac, Inc., of Jacksonville, two corporations, have caused these presents to be signed by their officers in their names, this 23rd day of August A.D., 1983.

J. B. Jaffa
J. I. Lad, Inc.
James B. Jaffa, President

Cara M. Knowles Linda Williams
Witness Witness

A. E. McWilliams
Calmac, Inc. of Jacksonville
A. E. McWilliams, President

Cara M. Knowles Linda Williams
Witness Witness

STATE OF FLORIDA, COUNTY OF DUVAL

The foregoing adoption and dedication was acknowledged before me this 23rd day of August A.D. 1983 by James B. Jaffa, President of J. I. Lad, Inc., (a Florida Corporation and A. E. McWilliams, President of Calmac, Inc. of Jacksonville, (a Florida corporation), on behalf of said corporation.

Ruth B. Bion
Notary Public, State of Florida
at Large

My Commission Expires: April 27, 1984

CLERK'S CERTIFICATE

83-81168

This is to certify that this plat has been examined and approved by the City of Jacksonville, Duval County, Florida, and submitted to me for recording and is recorded in Plat Book 39, Pages 19, 19A, 19B of the public records of Duval County, Florida, this 7th day of OCTOBER A.D., 1983.

S. Morgan Slaughter
S. MORGAN SLAUGHTER,
CLERK OF THE CIRCUIT COURT

Robert C. Forbes
DEPUTY CLERK

APPROVED FOR RECORD

This is to certify that this plat has been examined and approved by the City of Jacksonville, Duval County, Florida, pursuant to Ordinance No. 83-963-441 of said City, adopted by its Council and approved by its mayor this 30th day of SEPTEMBER A.D., 1983.

James H. Hill
MAYOR OF THE CITY OF JACKSONVILLE

Donald E. Hudson
SECRETARY OF THE COUNCIL

SURVEYOR'S CERTIFICATE

I hereby certify that this plat is a correct representation of the lands surveyed under my responsible direction and supervision and that the survey data complies with all the requirements of Chapter No. 177 of the laws of the State of Florida. I further certify that permanent reference monuments have been placed and that permanent control points will be placed according to the above referenced laws, and that all the zoning rules and regulations for the City of Jacksonville, Florida, currently in effect have been complied with. Signed this 19th day of SEPTEMBER A.D., 1983.

RICHARD P. CLARSON & ASSOCIATES, INC.
ENGINEERS - LAND SURVEYORS

Jim A. Hill
REGISTERED SURVEYOR NO. 2361 FLORIDA

MORTGAGEE CONSENT

The mortgagee consents and agrees to the lands included in this plat and to the dedication shown hereon and further, should it become necessary to foreclose the mortgage covering said lands, that all pieces and parcels dedicated or offered for dedication to the public, City of Jacksonville and J.E.A. will be excluded from the suit and the dedication will remain in full force.

In witness thereof Florida National Bank of Jacksonville, has caused these presents to be signed by its Senior Vice President by and with the authority of its Board of Directors, in its name, with its corporate seal affixed this 26th day of August, 1983.

James Putnal
Florida National Bank of Jacksonville
James Putnal, Senior Vice Pres.

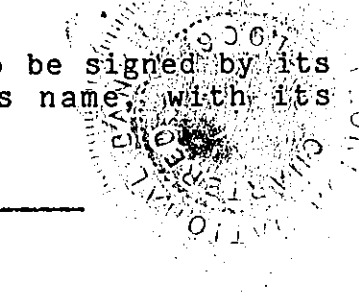
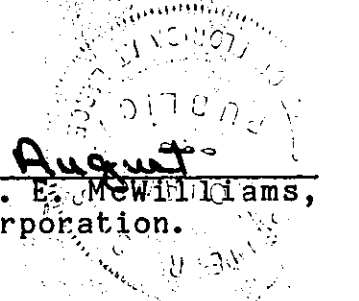
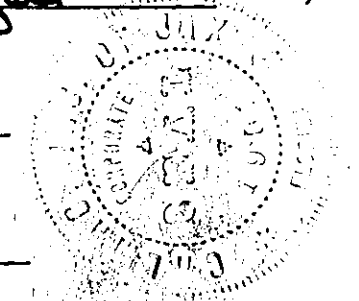
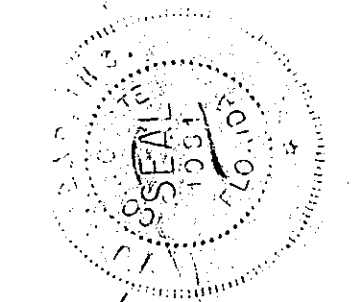
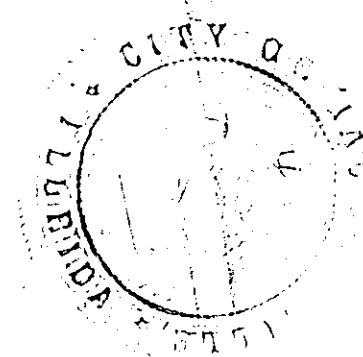
Carol Ann Nasta
Witness

STATE OF FLORIDA, COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 26th day of August A.D., 1983 by James Putnal, Senior Vice President of Florida National Bank of Jacksonville, on behalf of said corporation.

Carol Ann Nasta
Notary Public, State of Florida, at Large

My Commission Expires: 11-17-86



Lake Mandarin - Unit Twelve - A

Jacksonville, Duval County, Florida

SPECIAL DEDICATION

J. I. Lad, Inc., and Calmac, Inc. of Jacksonville, two corporations, do hereby reserve unto themselves, their successors, assignees and grantees, an indefeasible and transferable, non-exclusive perpetual easement for drainage, utilities, and sewers (including the right to install, repair, replace and maintain drainage, utility and sewer lines and facilities) over, across and under the "private easements" as shown on this plat.

J. I. Lad, Inc. and Calmac, Inc. of Jacksonville, two corporations further reserve unto themselves, their successors, assignees and grantees, an indefeasible and transferable, non-exclusive perpetual easement for ingress and egress (including the right to install, repair, replace and maintain sewer, utility and drainage lines and facilities) over, across and under the "private drive" as shown on this plat; and further grants to present and future owners of any portion of Lake Mandarin - Unit Twelve-A their guests, invitees and domestic help and to delivery or pick-up, fire protection services, police, or other authorities of the law, United States mail carriers, representatives of utilities authorized by J. I. Lad, Inc. and Calmac, Inc. of Jacksonville, two corporations, holders of mortgage liens on any portion of Lake Mandarin - Unit Twelve-A and such other persons as J. I. Lad, Inc. and Calmac, Inc. of Jacksonville, from time to time may so designate, the non-exclusive and perpetual right of ingress and egress over and across the "private drive" as shown on this plat. There shall be conveyed to owners of lots abutting said "private drive" as an appurtenance to such ownership, an undivided, proportionate interest in and to said "private drive" which abuts said lot.

J. I. Lad, Inc. and Calmac, Inc. of Jacksonville, in recording this plat of Lake Mandarin - Unit Twelve-A have designated certain areas of land as "tracts" intended for use by the homeowners in Lake Mandarin - Unit Twelve-A for recreation and other related activities. The designated areas are not dedicated hereby for use by the general public, but are dedicated for the common use and enjoyment of the homeowners in Lake Mandarin - Unit Twelve-A as more fully provided in the declaration of covenants, conditions and restrictions applicable to Lake Mandarin - Unit Twelve-A dated SEPTEMBER 6, A.D., 1983. Said declaration of covenants, conditions and restrictions is hereby incorporated and made a part of this plat signed this 23rd day of August, A.D., 1983.

<u>[Signature]</u> J. I. Lad, Inc. James B. Jaffa, President	<u>[Signature]</u> Witness	<u>[Signature]</u> Witness
<u>[Signature]</u> Calmac, Inc. of Jacksonville A. E. McWilliams, President	<u>[Signature]</u> Witness	<u>[Signature]</u> Witness

STATE OF FLORIDA, COUNTY OF DUVAL

The foregoing adoption and dedication was acknowledged before me this 23rd day of August, A.D. 1983 by James B. Jaffa, President of J. I. Lad, Inc., (a Florida Corporation and A. E. McWilliams, President of Calmac, Inc. of Jacksonville; (a Florida corporation), on behalf of said corporation.

[Signature]
Notary Public, State of Florida
at Large

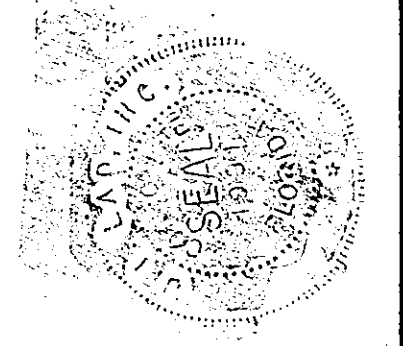
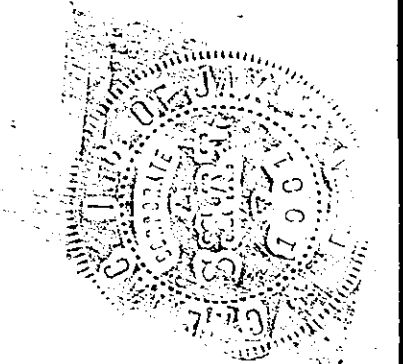
My Commission Expires: April 27, 1984



DEVELOPER'S CERTIFICATE

This is to certify that J. I. Lad, Inc. and Calmac, Inc. of Jacksonville, two corporations, have furnished the City of Jacksonville plat and sidewalk bonds secured by irrevocable letters of credit as surety that the proposed improvements in private drives and public space shall be constructed according to the approved plans and specifications. Said bonds are equivalent to one hundred percent of remaining engineering costs, estimated construction costs and costs of placing permanent control points. Signed this 6th day of OCTOBER, A.D., 1983.

<u>[Signature]</u> Calmac Inc. of Jacksonville A. E. McWilliams, President	<u>[Signature]</u> Witness	<u>[Signature]</u> Witness
<u>[Signature]</u> J. I. Lad, Inc. James B. Jaffa, President	<u>[Signature]</u> Witness	<u>[Signature]</u> Witness
<u>[Signature]</u> Director of Public Works		



MORTGAGEE CONSENT

THE MORTGAGEE CONSENTS AND AGREES TO THE LANDS INCLUDED IN THIS PLAT AND TO THE DEDICATION SHOWN HEREON AND FURTHER SHOULD IT BECOME NECESSARY TO FORECLOSE THE MORTGAGE COVERING SAID LANDS THAT ALL PIECES AND PARCELS DEDICATED OR OFFERED FOR DEDICATION TO THE PUBLIC, CITY OF JACKSONVILLE, AND J.E.A. WILL BE EXCLUDED FROM THE SUIT AND THE DEDICATION WILL REMAIN IN FULL FORCE. IN WITNESS WHEREOF SIRS, INC. OF JAX, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, IN ITS NAME WITH ITS CORPORATE SEAL AFFIXED THIS 6th DAY OF SEPT., A.D. 1983.

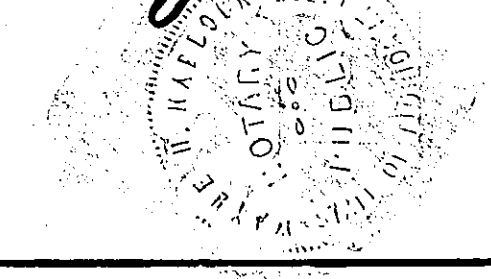
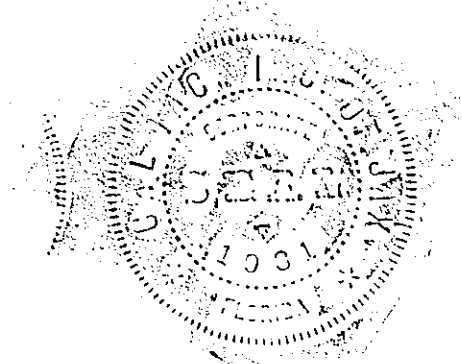
<u>[Signature]</u> RICHARD JAFFA, PRESIDENT	<u>[Signature]</u> WITNESS	<u>[Signature]</u> WITNESS
--	-------------------------------	-------------------------------

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6th DAY OF SEPT., A.D. 1983, BY RICHARD JAFFA, PRESIDENT OF SIRS, INC. OF JAX, A FLORIDA CORPORATION, ON BEHALF OF SAID CORPORATION.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: NOVEMBER 27, 1985

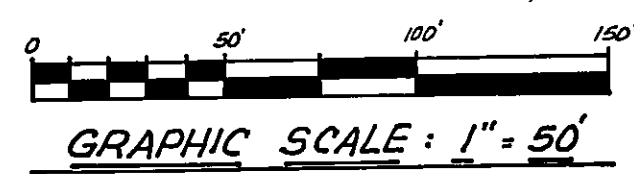


Lake Mandarin - Unit Twelve - A

Jacksonville, Duval County, Florida

LEGEND:

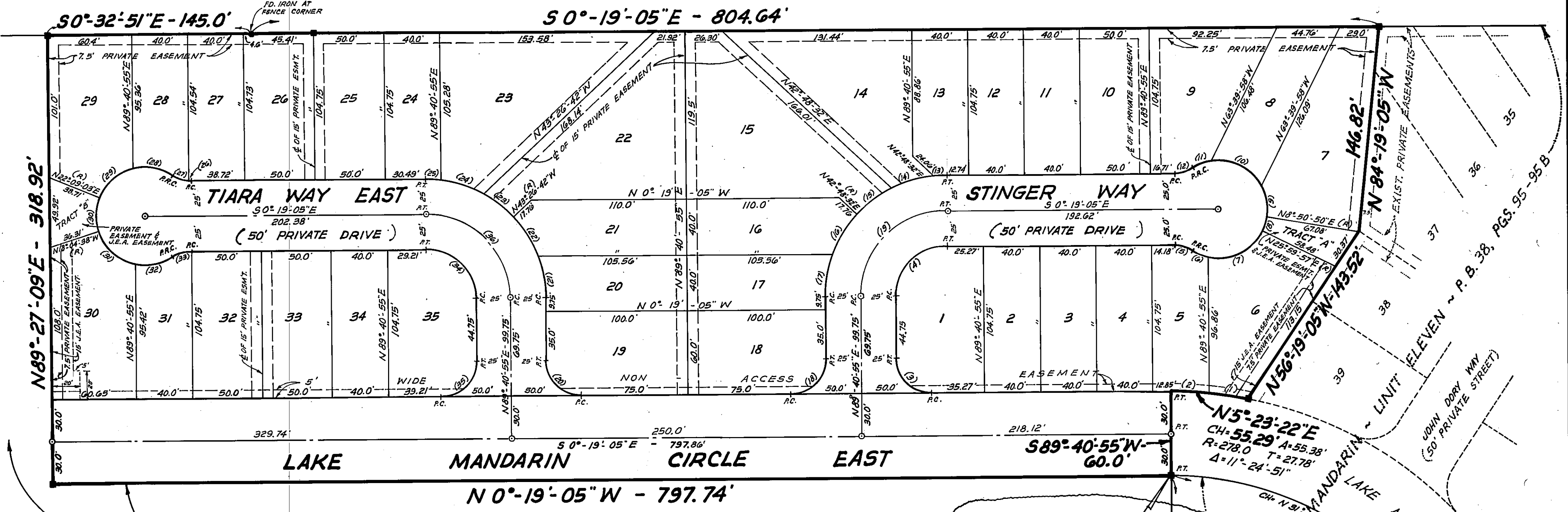
- PERMANENT REFERENCE MONUMENT ■
- PERMANENT CONTROL POINT ○
- CURVE NUMBER (14)
- RADIAL LOT LINE (R)



NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON LAKE MANDARIN ~ UNIT ELEVEN AS RECORDED IN PLAT BOOK 38, PAGES 95 - 95B.
2. ALL EASEMENTS SHOWN HEREON ARE FOR DRAINAGE, UTILITIES, AND SEWERS, UNLESS OTHERWISE NOTED.

SECTION 8, TOWNSHIP 4 SOUTH, RANGE 27 EAST



FUTURE DEVELOPMENT - PART OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 27 EAST

CURVE DATA													
No.	BEARING	CHORD	RADIUS	DELTA	TAN.	ARC	No.	BEARING	CHORD	RADIUS	DELTA	TAN.	ARC
1	N 8° 11' 31" E	28.17'	278.0'	15° 48' 32"	14.10'	128.18'	19	N 45° 19' 05" W	84.85'	60.0'	90° 00' 00"	60.0'	94.25'
2	N 2° 29' 04" E	27.19'	278.0'	5° 36' 19"	13.61'	27.20'	20	S 44° 40' 55" W	35.36'	25.0'	90° 00' 00"	25.0'	39.27'
3	N 44° 40' 55" E	35.36'	25.0'	90° 00' 00"	25.0'	39.27'	21	S 79° 15' 30" W	30.76'	85.0'	20° 50' 49"	15.64'	30.93'
4	N 45° 19' 05" W	49.50'	35.0'	90° 00' 00"	35.0'	54.98'	22	S 57° 41' 54" W	32.84'	85.0'	22° 16' 47"	16.74'	33.05'
5	S 16° 27' 38" W	14.43'	25.0'	33° 33' 27"	7.54'	14.64'	23	N 37° 17' 27" E	27.96'	85.0'	18° 31' 15"	13.86'	27.48'
6	S 22° 31' 07" W	13.02'	35.0'	21° 26' 29"	6.63'	13.10'	24	S 17° 04' 08" W	32.34'	85.0'	21° 55' 52"	16.47'	32.54'
7	N 26° 06' 09" W	43.0'	35.0'	75° 47' 55"	27.25'	46.90'	25	S 2° 53' 34" W	9.52'	85.0'	6° 25' 17"	4.77'	9.53'
8	N 72° 34' 34" W	10.44'	35.0'	17° 09' 01"	5.28'	10.48'	26	S 1° 08' 56" W	1.28'	25.0'	2° 56' 02"	0.64'	1.28'
9	S 79° 40' 51" W	22.98'	35.0'	38° 20' 09"	12.17'	23.42'	27	S 17° 55' 39" W	13.20'	25.0'	30° 37' 25"	6.84'	13.36'
10	S 25° 39' 37" W	40.0'	35.0'	69° 42' 19"	24.37'	42.58'	28	S 9° 45' 32" W	27.89'	35.0'	46° 57' 40"	15.20'	28.69'
11	S 21° 32' 02" E	14.96'	35.0'	24° 40' 58"	7.66'	15.08'	29	S 40° 47' 08" E	31.85'	35.0'	54° 07' 39"	17.88'	33.06'
12	S 17° 05' 48" E	14.43'	25.0'	33° 33' 27"	7.54'	14.64'	30	S 87° 57' 48" E	24.07'	35.0'	40° 13' 41"	12.82'	24.57'
13	N 3° 35' 40" W	9.72'	85.0'	6° 33' 11"	4.87'	9.72'	31	S 41° 25' 55" W	35.92'	35.0'	60° 58' 54"	20.61'	37.25'
14	N 16° 41' 51" W	29.01'	85.0'	19° 39' 10"	14.72'	29.16'	32	S 11° 28' 01" E	26.62'	35.0'	44° 49' 00"	14.43'	27.38'
15	N 36° 51' 15" W	30.50'	85.0'	20° 40' 09"	15.50'	30.66'	33	S 17° 05' 48" E	14.43'	25.0'	33° 33' 27"	7.54'	14.64'
16	S 58° 20' 04" E	32.84'	85.0'	22° 16' 47"	16.74'	33.05'	34	S 44° 40' 55" W	49.50'	35.0'	90° 00' 00"	35.0'	54.98'
17	S 79° 53' 40" E	30.76'	85.0'	20° 50' 49"	15.64'	30.93'	35	N 45° 19' 05" W	84.85'	25.0'	90° 00' 00"	25.0'	39.27'
18	S 45° 19' 05" E	35.36'	25.0'	90° 00' 00"	25.0'	39.27'	36	N 44° 40' 55" E	84.85'	60.0'	90° 00' 00"	60.0'	94.25'

PREPARED BY:
CLARSON & ASSOCIATES, INC.
 ENGINEERS - LAND SURVEYORS
 1643 NALDO AVE., JACKSONVILLE, FLA. 32207