

Lake Mandarin - Unit Thirteen

Jacksonville, Duval County, Florida

PLAT BOOK 39, PAGE 73

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 Beginning commence at the northeast corner of Lake Mandarin - Unit Twelve-B, as recorded in Plat Book 39, Pages 20, 20A and 20B, of the current public records of said County and run South 89° 40' 55" West along the northerly line of said Lake Mandarin - Unit Twelve-B, a distance of 380.0 feet to a point; run thence North 00° 19' 05" West, a distance of 315.0 feet to a point; run thence North 89° 40' 55" East parallel to said northerly line of Lake Mandarin - Unit Twelve-B, a distance of 440.0 feet to a point; run thence South 00° 19' 05" East, a distance of 175.14 feet to a point on the northerly line of Lake-Mandarin - Unit Twelve-A; run thence South 89° 27' 09" West along last mentioned northerly line, a distance of 60.0 feet to the northwest corner thereof; run thence South 00° 19' 05" East along the westerly right-of-way line of Lake Mandarin Drive East (a 60-foot right-of-way as now established), a distance of 139.62 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 Thirteen 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 13th day of March, A.D., 1984.

J. I. Lad, Inc.
James B. Jaffa, President
Calmac, Inc. of Jacksonville
A. E. McWilliams, President

Linda J. Williams
Witness
Linda J. Williams
Witness

Susan A. Gynck
Witness
Susan A. Gynck
Witness

APPROVED
DATE: APRIL 16, 1984
BY: S. K. Tordland PE
CITY ENGINEER
A. J. Smail Jr.
DIRECTOR OF PUBLIC WORKS
GENERAL COUNSEL OR
Michael A. ...
ASSISTANT COUNSEL

CLERK'S CERTIFICATE

84-40445

This is to certify that this plat has been approved by the City of Jacksonville and submitted to me for recording and is recorded in Plat Book 39 Pages 73, 73A of the Public Records of Duval County, Florida, this 3rd day of May A.D., 1984. 73B

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

By: Doris Laceyfield
Deputy Clerk

STATE OF FLORIDA, COUNTY OF DUVAL

The foregoing adoption and dedication was acknowledged before me this 13th day of March A.D. 1984 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 corporations.

Linda J. Williams
Notary Public, State of Florida
My Commission Expires Nov. 1, 1987

APPROVED FOR RECORD

This is to certify that this plat has been examined and approved by the City of Jacksonville, Florida pursuant to ordinance no. 84-43-221 of said City, adopted by its Council and approved by its Mayor this 30th day of APRIL A.D., 1984.

John M. ...
Mayor of City of Jacksonville

Ronald T. Johnson
Secretary of the Council of
The City of Jacksonville

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 14th day of March A.D., 1984.

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

Carolyn Z. Stauer
Witness

Nancy L. Connor
Witness

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 26th day of MARCH A.D., 1984.

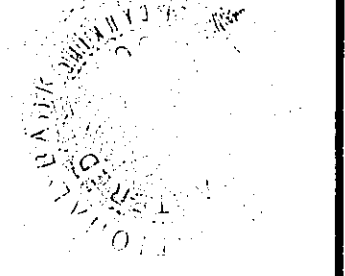
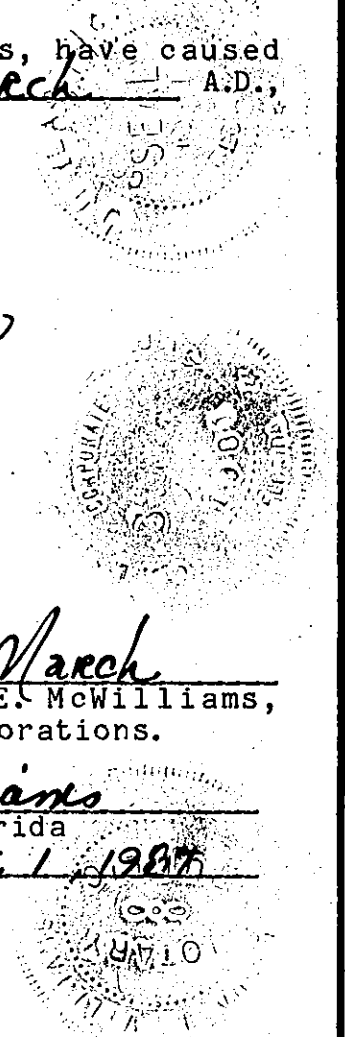
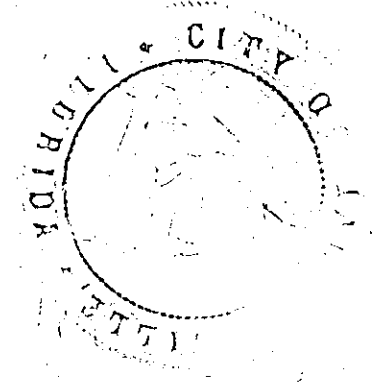
Richard P. Clarson & Associates, Inc.
Engineers - Land Surveyors

Jwi A. Hill
Registered Surveyor No. 2361-Florida

STATE OF FLORIDA, COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 14th day of March A.D., 1984 by James Putnall, Senior Vice President of Florida National Bank of Jacksonville, on behalf of said corporation.

Carolyn Z. Stauer
Notary Public, State of Florida
My Commission Expires 11-17-86



Lake Mandarin - Unit Thirteen

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 Thirteen, 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 Thirteen 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 Thirteen, have designated certain areas of land as "tracts" intended for use by the homeowners in Lake Mandarin - Unit Thirteen 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 Thirteen as more fully provided in the declaration of covenants, conditions and restrictions applicable to Lake Mandarin - Unit Thirteen dated MARCH 13, A.D., 1984. Said declaration of covenants, conditions and restrictions is hereby incorporated and made a part of this plat signed this 13th day of MARCH, A.D., 1984.

<u>James B. Jaffa</u> J. I. Lad, Inc. James B. Jaffa, President	<u>Wayne N. Haddock</u> Witness	<u>Rita Schoof</u> Witness
<u>A.E. McWilliams</u> Calmac, Inc. of Jacksonville A. E. McWilliams, President	<u>Wayne N. Haddock</u> Witness	<u>Rita Schoof</u> Witness

STATE OF FLORIDA, COUNTY OF DUVAL

The foregoing adoption and dedication was acknowledged before me this 13th day of MARCH, A.D. 1984 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 corporations.

Wayne N. Haddock
Notary Public, State of Florida
My Commission Expires 11-27-85

DEDICATION OF DRAINAGE EASEMENTS AND HOLD HARMLESS AGREEMENT

(A) The drainage easements through and across the lake on this plat are hereby irrevocably dedicated to the City of Jacksonville and its successors, and are subject to the following covenants which shall run with the land; (1-A) the drainage easements hereby dedicated shall permit the City of Jacksonville and its successors to discharge into said lake which these easements traverse, all water which may fall or come upon all streets, roads, and circles hereby dedicated together with all soil, nutrients, chemicals and other substances which may flow or pass from streets, roads and lanes, from adjacent land or from any other source of public waters into or through said lake; (2-A) the City's said discharge shall be without any liability whatsoever on the part of the City of Jacksonville and its successors for any and all damages, injuries or losses to persons, property or loss of life resulting from the acceptance or use of these drainage easements by the City of Jacksonville and its successors; (B) the lake shown on this plat is owned in fee simple title by the developer, or his assignees (who shall be the abutting property owners) who shall indemnify, defend and hold harmless the City from and against any and all claims, demands, suits, judgements, settlements, damages, cost and expenses arising out of claims concerning said lake and acknowledge that; (1-B) the City of Jacksonville, by acceptance of this plat, assumes no responsibility for the removal or treatment of aquatic plants or animals, soil, chemicals, or any other substance or thing that may be even or come within said lake which said drainage easements traverse, nor any responsibility for the maintenance or preservation of the water purity, water level or water depth, which liabilities and responsibilities shall be those of the developer or his assignees (the abutting property owners); (2-B) the City of Jacksonville and its successors shall not be liable or responsible for the creation, operation, failure or destruction of any water level control equipment which may be constructed or installed by the developer or any person within the area of the land hereby platted or of the lake shown on this plat; (3-B) the City shall have the right to remove any water level control structures or any part thereof and do any other acts reasonably necessary to maintain the integrity of the drainage system.

In witness thereof J. I. Lad, Inc. and Calmac, Inc. of Jacksonville, two corporations, under the laws of the State of Florida have caused these presents to be signed by their officers in their names, this 13th day of MARCH, A.D., 1984.

<u>James B. Jaffa</u> J. I. Lad, Inc. James B. Jaffa, President	<u>Wayne N. Haddock</u> Witness	<u>Rita Schoof</u> Witness
<u>A.E. McWilliams</u> Calmac, Inc. of Jacksonville A. E. McWilliams, President	<u>Wayne N. Haddock</u> Witness	<u>Rita Schoof</u> Witness

STATE OF FLORIDA, COUNTY OF FLORIDA

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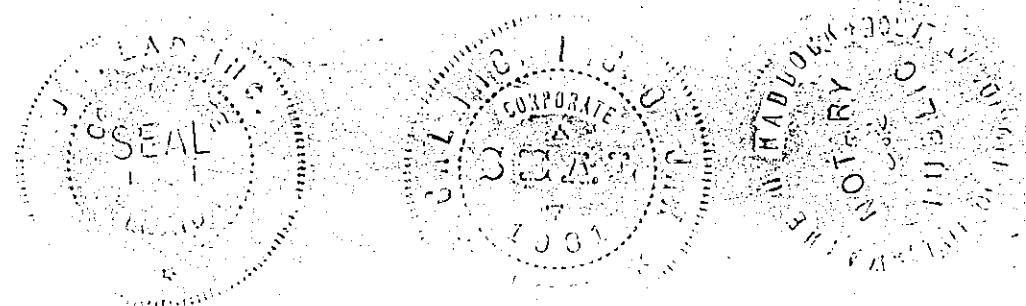
Wayne N. Haddock
Notary Public, State of Florida
My Commission Expires 11-27-85

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 bond secured by an irrevocable letter 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 bond is equivalent to one hundred percent of remaining engineering costs, estimated construction costs and costs of placing permanent control points. Signed this 15th day of MAY, A.D., 1984.

<u>A.E. McWilliams</u> Calmac Inc. of Jacksonville A. E. McWilliams, President	<u>Wayne N. Haddock</u> Witness	<u>Rita Schoof</u> Witness
<u>James B. Jaffa</u> J. I. Lad, Inc. James B. Jaffa, President	<u>Wayne N. Haddock</u> Witness	<u>Rita Schoof</u> Witness

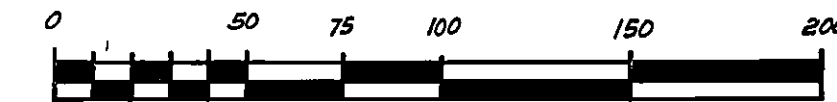
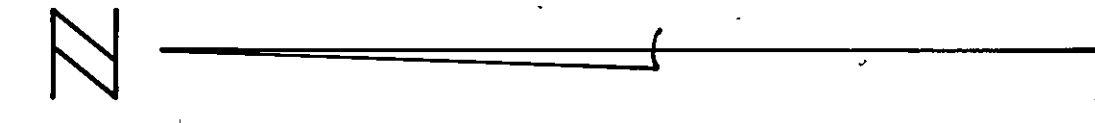
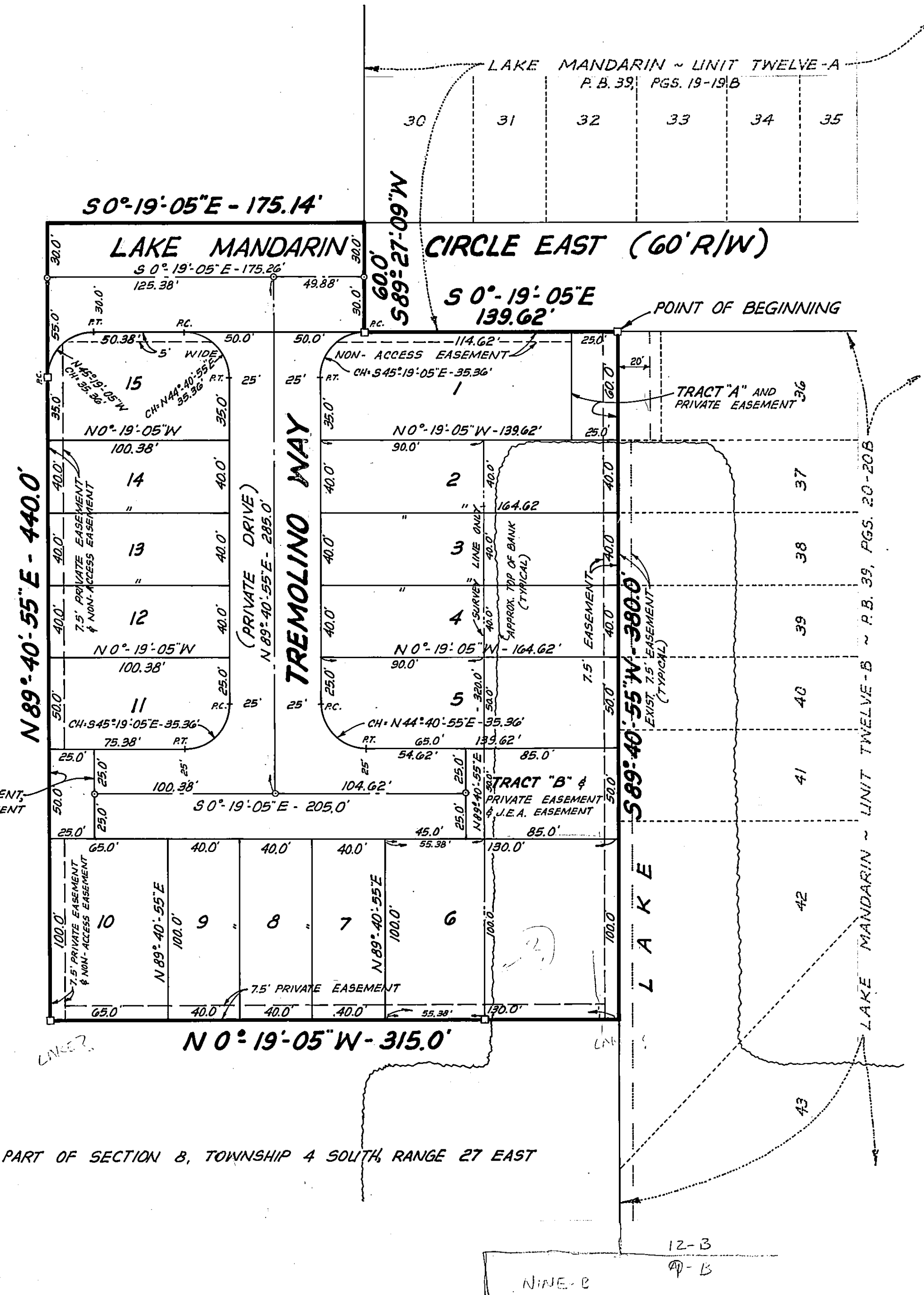
[Signature]
DEPUTY DIRECTOR OF PUBLIC WORKS



Lake Mandarin ~ Unit Thirteen

Jacksonville, Duval County, Florida

PART OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 27 EAST



GRAPHIC SCALE : 1" = 50'

LEGEND:

- PERMANENT REFERENCE MONUMENT □
- PERMANENT CONTROL POINT ○
- SURVEY LINE ———

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON LAKE MANDARIN ~ UNIT TWELVE-B, RECORDED IN PLAT BOOK 39, PAGES 20-20B.
2. ALL EASEMENTS SHOWN HEREON ARE FOR DRAINAGE, UTILITIES, AND SEWERS, UNLESS OTHERWISE NOTED.
3. ALL CURVES SHOWN HEREON HAVE: $R = 25.0'$, $\Delta = 90^{\circ} 00' 00''$, $T = 25.0'$, & $A = 39.27'$.

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