

# Lake Mandarin - Unit Fifteen

CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 40, PAGE 49

SHEET 1 OF 2 SHEETS

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-A, as recorded in Plat Book 39, Pages 19 through 19B, public records of said County and run South 89° 27' 09" West along the northerly line of said Lake Mandarin - Unit Twelve-A, a distance of 258.92 feet to the northwest corner of Lot 30, said Lake Mandarin - Unit Twelve-A; run thence North 00° 19' 05" West, a distance of 260.14 feet to a point; run thence South 89° 40' 55" West, a distance of 60.00 feet to a Point of Reverse Curve on the east line of Lake Mandarin - Unit Fourteen, as recorded in Plat Book 39, pages 94, 94A, 94B & 94C; run thence in a northeasterly direction along the arc of a curve in said east line, and the easterly prolongation thereof, said curve being concave to the southeast, and having a radius of 390.00 feet, a chord distance of 244.21 feet to a point; the bearing of the aforementioned chord being North 17° 55' 40" East; a chord distance of 55° 49' 35" East, a distance of 60.00 feet to a point; run thence North 89° 27' 09" East, a distance of 192.39 feet to a point; run thence South 0° 32' 51" East, a distance of 450.13 feet to the Point of Beginning.

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 40 Pages 49, 49A of the Public Records of Duval County, Florida, this 26<sup>th</sup> day of October, A.D., 1984.

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

Robert C. Forbes  
Deputy Clerk

84- 115377

### 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. 84-124-636 of said City, adopted by its Council and approved by its Mayor this 29<sup>th</sup> day of October, A.D., 1984.

Mayor of City of Jacksonville

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

### 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 a Plat Bond secured by an Irrevocable Letter of Credit as surety that the proposed improvements on 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 20<sup>th</sup> day of December, A.D., 1984.

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

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

Albert J. Knudsen Jr.  
Director of Public Works

### 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 28<sup>th</sup> day of SEPTEMBER, A.D., 1984.

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

José 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 21<sup>st</sup> day of September, A.D., 1984.

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

Carolyn J. Stover  
Witness

Deborah J. Morris  
Witness

### STATE OF FLORIDA, COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of September, A.D., 1984 by James Putnall, Senior Vice President of Florida National Bank of Jacksonville, on behalf of said corporation.

Carolyn J. Stover  
Notary Public, State of Florida  
My Commission Expires 8-17-86

### 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 Fifteen, 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 Fifteen 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 Fifteen, have designated certain areas of land as "tracts" intended for use by the homeowners in Lake Mandarin - Unit Fifteen 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 Fifteen as more fully provided in the declaration of covenants, conditions and restrictions applicable to Lake Mandarin - Unit Fifteen dated September 12, A.D., 1984. Said declaration of covenants, conditions and restrictions is hereby incorporated and made a part of this plat signed this 13<sup>th</sup> day of September, A.D., 1984.

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

Linda J. Williams  
Witness

Susan C. Yonck  
Witness

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

Linda J. Williams  
Witness

Susan C. Yonck  
Witness

### STATE OF FLORIDA, COUNTY OF DUVAL

The foregoing adoption and dedication was acknowledged before me this 13<sup>th</sup> day of September, 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: 11-1-87

### 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 Fifteen 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.

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 13<sup>th</sup> day of September, A.D., 1984.

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

Linda J. Williams  
Witness

Susan C. Yonck  
Witness

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

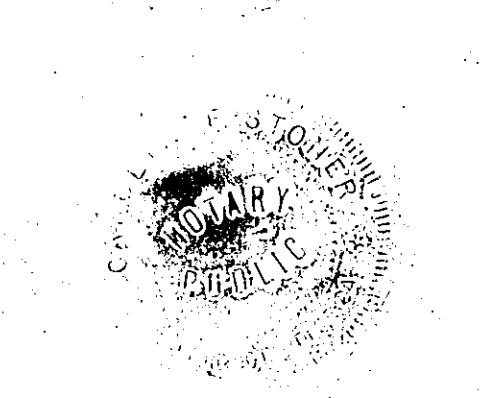
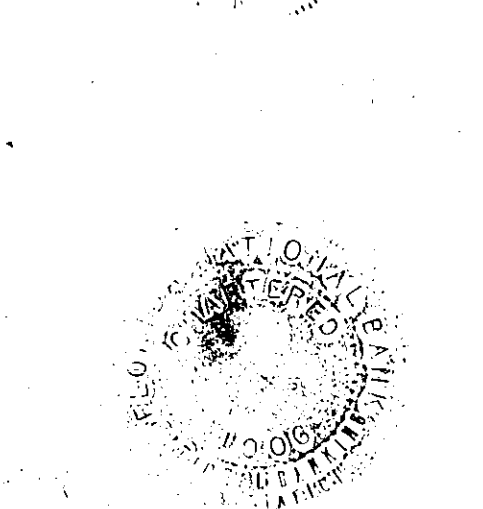
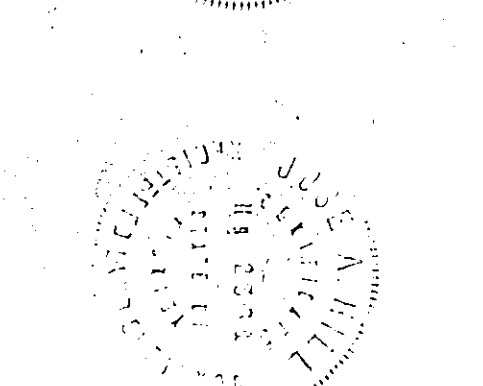
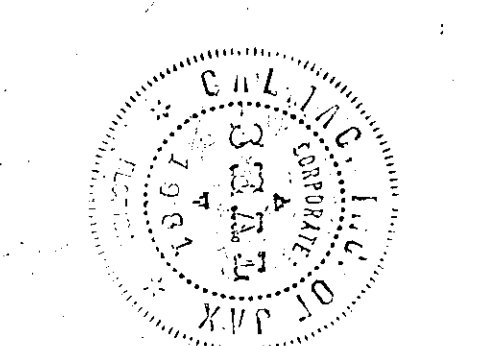
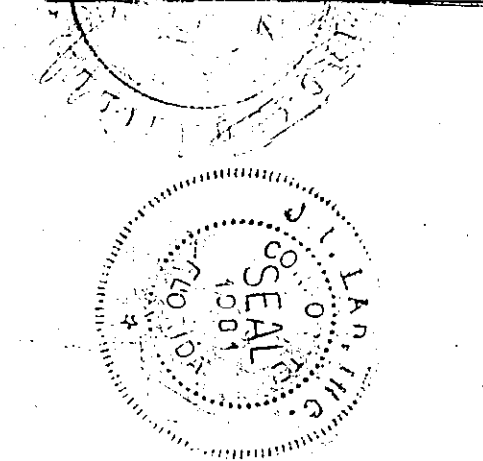
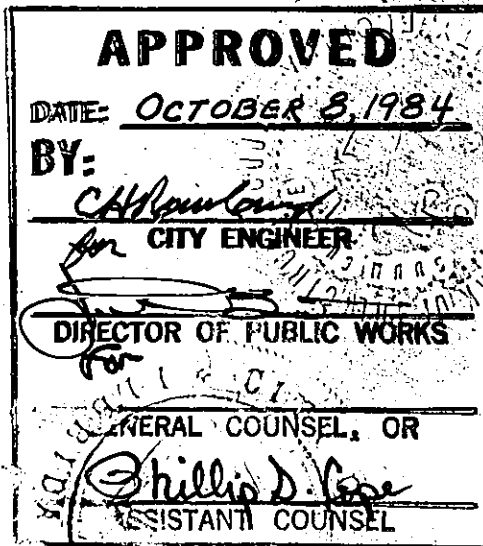
Linda J. Williams  
Witness

Susan C. Yonck  
Witness

### STATE OF FLORIDA, COUNTY OF DUVAL

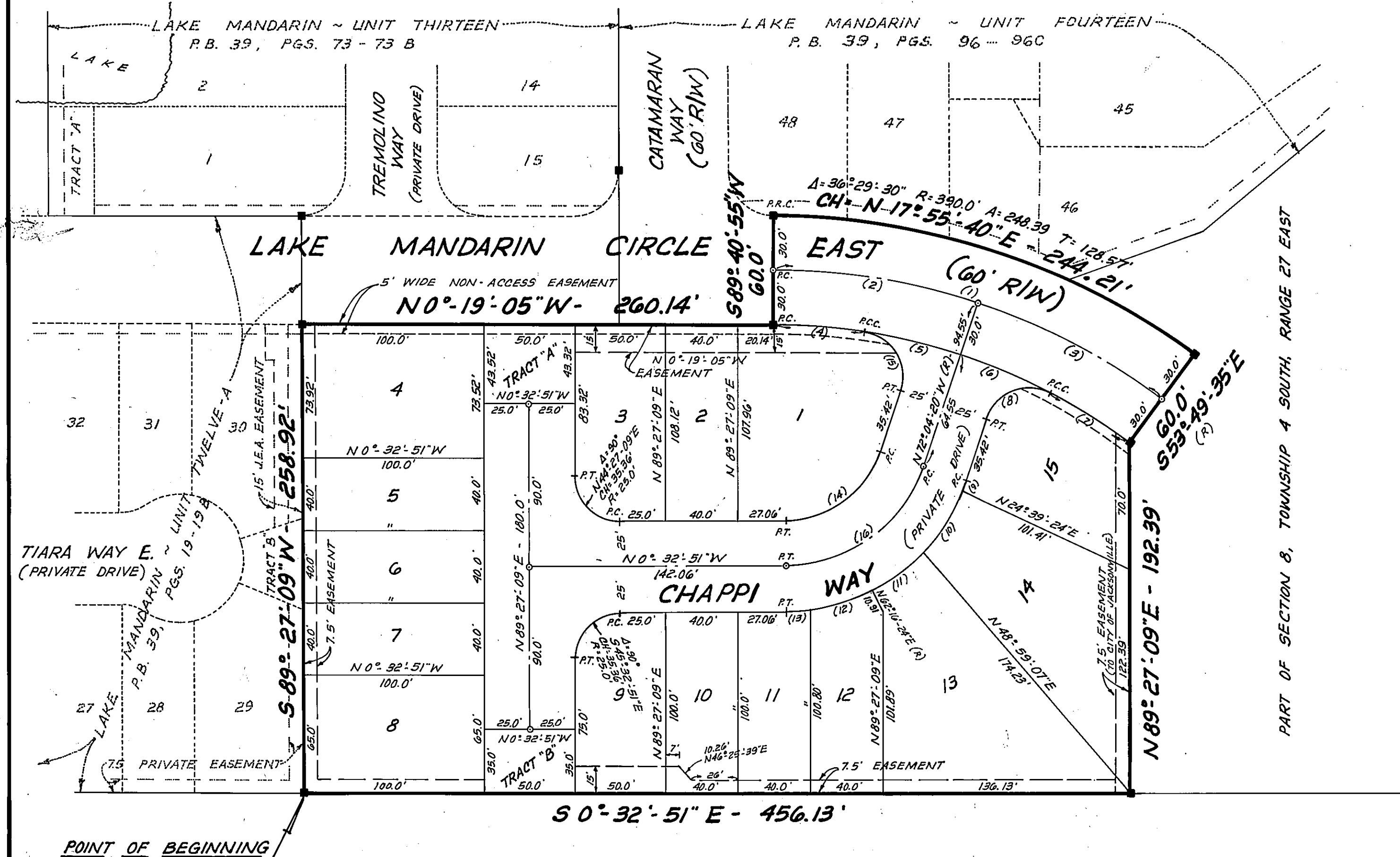
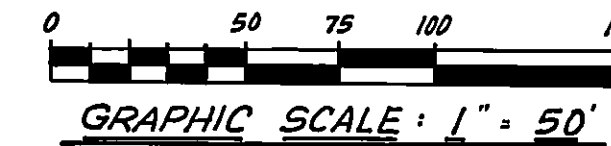
The foregoing adoption and dedication was acknowledged before me this 13<sup>th</sup> day of September, 1984 A.D. 1984 by James B. Jaffa, President of J. I. Lad, Inc., (a Florida Corporation) and A. E. McWilliams, President of Calmac, Inc. of Jacksonville, (a Florida Corporation), on behalf of said corporations.

Linda J. Williams  
Notary Public, State of Florida  
My Commission Expires 11-1-87



# Lake Mandarin - Unit Fifteen

CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA



CURVE DATA						
No.	BEARING	CHORD	DELTA	RADIUS	ARC	TANGENT
1	N17°55'40"E	225.43	36°29'30"	360.0'	229.28'	118.68'
2	N8°48'18"E	114.16'	18°14'45"	360.0'	114.64'	57.81'
3	N27°03'03"E	114.16'	18°14'45"	360.0'	114.64'	57.81'
4	N4°05'14"E	50.70'	8°48'38"	330.0'	50.75'	25.42'
5	N13°12'36"E	54.28'	9°26'07"	330.0'	54.34'	27.23'
6	N22°38'44"E	54.28'	9°26'07"	330.0'	54.34'	27.23'
7	N31°46'06"E	50.70'	8°48'38"	330.0'	50.75'	25.42'
8	S22°21'16"E	38.14'	99°26'07"	25.0'	43.39'	29.50'
9	N70°17'01"W	6.55'	3°34'37"	105.0'	6.56'	3.28'
10	N57°42'18"W	39.32'	21°34'50"	105.0'	39.55'	20.01'
11	N37°19'15"W	35.0'	19°11'17"	105.0'	35.16'	17.75'
12	N17°40'38"W	36.65'	20°05'57"	105.0'	36.83'	18.61'
13	N4°05'15"W	12.97'	7°04'48"	105.0'	12.98'	6.50'
14	N36°18'35"W	64.29'	71°31'29"	55.0'	68.66'	39.61'
15	S58°12'36"W	38.14'	99°26'07"	25.0'	43.39'	29.50'
16	S36°18'35"E	93.51'	71°31'29"	80.0'	99.87'	57.62'

**LEGEND:**

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

**NOTES:**

1. BEARINGS SHOWN HEREON ARE BASED ON LAKE MANDARIN - UNIT TWELVE - A AS RECORDED IN PLAT BOOK 39, PAGES 19-19B.
2. ALL EASEMENTS SHOWN HEREON ARE FOR DRAINAGE, UTILITIES, AND SEWERS, AND ARE PRIVATE, UNLESS OTHERWISE NOTED.

PREPARED BY:

CLARSON & ASSOCIATES, INC.  
ENGINEERS - LAND SURVEYORS  
1643 NALDO AVE., JACKSONVILLE, FLORIDA, 32207