

Application For Zoning Exception

Planning and Development Department Info

Application # N/A **Staff Sign-Off/Date** ELA / N/A
Filing Date N/A **Number of Signs to Post** 6
Current Land Use Category RR
Exception Sought EXPANSION OF CEMETERY ON PARCEL 105653 0000
Applicable Section of Ordinance Code N/A
Notice of Violation(s) N/A
Hearing Date N/A
Neighborhood Association HAMMOCK OAKS BEAUTIFICATION COMMITTEE, OLDE MANDARIN NEIGHBORHOOD ASSOCIATION, MANDARIN GARDEN CLUB
Overlay MANDARIN OVERLAY

Application Info

Tracking # 3636 **Application Status** FILED COMPLETE
Date Started 07/01/2021 **Date Submitted** 07/01/2021

General Information On Applicant

Last Name HUMPHREY **First Name** BRUCE **Middle Name** B
Company Name BIRCHFIELD AND HUMPHREY P.A.
Mailing Address 824 A1A NORTH, SUITE 305
City PONTEVEDRA **State** FL **Zip Code** 32082
Phone 9043966625 **Fax** 9043966624 **Email** BHUMPHREY@BIRCHFIELDHUMPHREY.COM

General Information On Owner(s)

Last Name CEMETERY **First Name** MANDARIN **Middle Name**
Company/Trust Name MANDARIN CEMETERY, INCORPORATED
Mailing Address 3720 KORI ROAD
City JACKSONVILLE **State** FL **Zip Code** 32257
Phone 9042920268 **Fax** 9042922049 **Email** SAM@SAMFOLDS.COM

Property Information

Previous Zoning Application Filed?
If Yes, State Application No(s)

Map	RE#	Council District	Planning District	Current Zoning District(s)
Map	105653 0000	6	3	RLD-120
Map	105746 0000	6	3	RLD-120
Map	105745 0025	6	3	RLD-120

Ensure that RE# is a 10 digit number with a space (##### ####)

Total Land Area (Nearest 1/100th of an Acre)

Current Property Use
CEMETERY

Exception Sought
EXPANSION OF CEMETERY ON PARCEL 105653 0000

In Whose Name Will The Exception Be Granted
MANDARIN CEMETERY, INCORPORATE

Location Of Property

General Location

House # **Street Name, Type and Direction** **Zip Code**

Between Streets
 and

Utility Services Provider
 City Water/City Sewer
 Well/Septic
 City Water/Septic
 City Sewer/Well

Required Attachments

The following items must be attached to the application.

- Survey
- Site Plan
- Property Ownership Affidavit (Exhibit A)
- Agent Authorization if application is made by any person other than the property owner (Exhibit B)
- Legal Description - may be written as either lot and block, or metes and bounds (Exhibit 1)
- Proof Of Property Ownership - may be print-out of property appraiser record card if individual owner, <https://paopropertysearch.coj.net/Basic/Search.aspx>, or print-out of entry from the Florida Department of State Division of Corporations if a corporate owner, <https://search.sunbiz.org/Inquiry/CorporationSearch/ByName>

Supplemental Information

- Letter From DCFS, Department of Children and Family Services - day care uses only
- Advisory Opinion Letter From EQD, Environmental Quality Division

Criteria

Section 656.101(i), Ordinance Code, defines an exception as "a use that would not be appropriate generally or without restriction throughout the zoning district but which, if controlled as to the number, area, location or relation to the neighborhood, could promote

the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity or general welfare.”

Section 656.131(c), Ordinance Code, provides that, with respect to action upon Applications for Zoning Exceptions, the Planning Commission may grant the exception if it finds from a preponderance of the evidence of record presented at the public hearing that the proposed use meets, to the extent applicable, the following standards and criteria:

- (i) Will be consistent with the Comprehensive Plan, including any subsequent plan adopted by the Council pursuant thereto.
- (ii) Will be compatible with the existing contiguous uses or zoning and compatible with the general character of the area considering population, density, design, scale, and orientation of the structures to the area, property values and existing similar uses.
- (iii) Will not have an environmental impact inconsistent with the health, safety and welfare of the community.
- (iv) Will not have a detrimental effect on vehicular or pedestrian traffic or parking conditions, and will not result in the generation or creation of traffic inconsistent with health, safety and welfare of the community.
- (v) Will not have a detrimental effect on the future development of contiguous properties or the general area, according to the Comprehensive Plan, including any subsequent plan adopted by the Council pursuant thereto.
- (vi) Will not result in the creation of objectionable or excessive noise, lights, vibrations, fumes, odors, dust or physical activities taking into account existing uses or zoning in the vicinity.
- (vii) Will not overburden existing public services and facilities.
- (viii) Will be sufficiently accessible to permit entry onto the property by fire, police, rescue and other services.
- (ix) Will be consistent with the definition of an exception, the standards and criteria of the zoning classification in which such use is proposed to be located and all other requirements for such particular use set for elsewhere in the Zoning Code (Chapter 656, Ordinance Code) or as otherwise adopted by the Planning Commission.

Public Hearings

Please review your application. No application will be accepted until all of the requested information has been supplied and the required fee has been paid. The acceptance of an application as being complete does not guarantee its approval by the Planning Commission. The owner and/or authorized agent must be present at the public hearing.

The required public notice signs must be posted on the property within five (5) working days after the filing of this application. Sign(s) must remain posted and maintained until a final determination has been made on the application.

Application Certification

I HEREBY CERTIFY THAT I HAVE READ AND UNDERSTAND the information contained in this application, that I am the owner or authorized agent for the owner with authority to make this application, and that all of the information contained in this application, including the attachments, is true and correct to the best of my knowledge.

Agreed to and submitted

Filing Fee Information

1) Non-residential District Base Fee	\$1,173.00
2) Plus Notification Costs Per Addressee	
37 Notifications @ \$7.00/each:	\$259.00
3) Total Application Cost:	\$1,432.00

* Applications filed to correct existing zoning violations are subject to a double fee.

**** The fee for the advertisement is in addition to the above fees. The newspaper will send the invoice directly to the applicant.**

EXHIBIT A - Property Ownership Affidavit

Date: 22 June 2021

City of Jacksonville
Planning and Development Department
214 North Hogan Street, Suite 300,
Jacksonville, Florida 32202

Re: Property Owner Affidavit for the following site location: 12107 Mandarin Road - Tax ID #'s 105746 0000, 105653 0000, and 105745 0000.

To Whom it May Concern:

I Joseph H. Walsh, III hereby certify that I am the President of the corporation which owns the property described in Exhibit 1 in connection with filing application(s) for Mandarin Cemetery, Inc. submitted to the Jacksonville Planning and Development Department.

If Owner is Individual:

If Owner is Corporate Entity:*

Print Corporate Name:

Mandarin Cemetery Incorporated

By _____

By Joseph H. Walsh

Print Name: _____

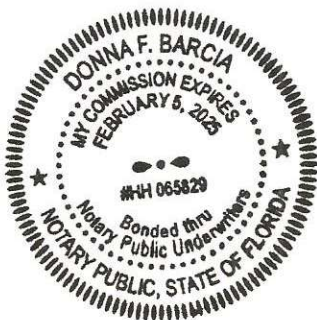
Print Name: Joseph H. Walsh, III

Its: President

*If Owner is Corporate Entity, please provide documentation illustrating that signatory is an authorized representative of Owner; this may be shown through corporate resolution, power of attorney, printout from sunbiz.org, etc.

**STATE OF FLORIDA
COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me by means of physical presence or online notarization, this 23rd day of JUNE 2021, by Joseph H. Walsh, who is personally known to me or who has produced _____ as identification and who took an oath.



Donna F. Barcia
(Signature of NOTARY PUBLIC)

DONNA F. BARCIA
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: Feb. 5, 2025

EXHIBIT B - Agent Authorization Affidavit- Property Owner

Date: 22 June 2021

City of Jacksonville
Planning and Development Department
214 North Hogan Street, Suite 300,
Jacksonville, Florida 32202

Re: Agent Authorization for the following site location: 12107 Mandarin Road

To Whom it May Concern:

You are hereby advised that the undersigned is the owner of the property described in Exhibit 1 attached hereto. Said owner hereby authorizes and empowers Bruce B. Humphrey, and the firm of Birchfield & Humphrey, P.A. to act as agent to file application(s) for Mandarin Cemetery, Incorporated for the above-referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change.

If Owner is Individual:

If Owner is Corporate Entity:*

Print Corporate Name:

Mandarin Cemetery, Incorporated

By _____

By: Joseph H. Walsh, III

Print Name: _____

Print Name: Joseph H. Walsh, III

Its: President

*If Owner is Corporate Entity, please provide documentation illustrating that signatory is an authorized representative of Owner; this may be shown through corporate resolution, power of attorney, printout from sunbiz.org, etc.

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me by means of physical presence or [] online notarization, this 23rd day of JUNE 2021, by Joseph H. Walsh, who is personally known to me or who has produced _____ as identification and who took an oath.

Donna F. Barcia

(Signature of NOTARY PUBLIC)

DONNA F. BARCIA

(Printed name of NOTARY PUBLIC)



State of Florida at Large.

My commission expires: Feb. 5, 2025



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Not For Profit Corporation
MANDARIN CEMETERY, INCORPORATED

Filing Information

Document Number 718491
FEI/EIN Number 59-6197791
Date Filed 05/12/1970
State FL
Status ACTIVE
Last Event REINSTATEMENT
Event Date Filed 04/13/1995

Principal Address

3720 KORI ROAD
JACKSONVILLE, FL 32257

Changed: 03/06/1996

Mailing Address

3720 KORI ROAD
JACKSONVILLE, FL 32257

Changed: 03/06/1996

Registered Agent Name & Address

FOLDS, SAM J
3720 KORI ROAD
JACKSONVILLE, FL 32257

Name Changed: 02/02/2005

Address Changed: 02/02/2005

Officer/Director Detail

Name & Address

Title PD

WALSH, JOSEPH H, III
14696 LONGVIEW DR S
JACKSONVILLE, FL 32223

THIS INSTRUMENT PREPARED BY:

Dale G. Westling, Sr., P.A.
331 East Union Street
Jacksonville, FL 32202

RE PARCEL ID #: 105653-0000
CONTRACT SALES PRICE: \$120,000.00

WARRANTY DEED

THIS WARRANTY DEED made this 6 of May, 2014 by George Gilleo and Davie Gilleo, husband and wife, hereinafter referred to as Grantor, whether one or more, and whose address is 825 East Tennessee Trace, Saint Johns, FL 32259, to Mandarin Cemetery, Inc., a Florida not-for-profit corporation, hereinafter referred to as Grantee, whether one or more, and whose address is 3720 Kori Road, Jacksonville, FL 32257

(Wherever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH:

THAT Grantor, for and in consideration of the sum of Ten and NO/100 Dollars and other valuable considerations, in hand paid by Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee the following described land situate, lying and being in the County of Duval, State of Florida to wit:

More particularly described in Exhibit "A" attached hereto and made a part of by reference hereof.

SUBJECT TO taxes accruing subsequent to **December 31, 2013.**

SUBJECT TO covenants, restrictions and easements of record, if any; however, this reference shall not operate to reimpose same.

TO HAVE AND TO HOLD the same in fee simple forever.

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Donna F. Barcia
Witness

Donna F. BARCIA
Witness Printed Signature

George Gilleo
George Gilleo

William H. Jeter, Jr.
Witness

WILLIAM H. JETER, JR.
Witness Printed Signature

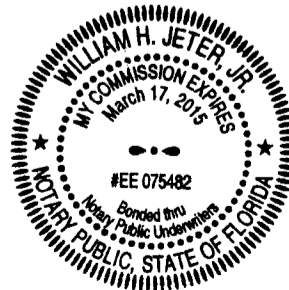
Davie Gilleo
Davie Gilleo

STATE OF Florida
COUNTY OF

The foregoing instrument was acknowledged before me this 6 day of May, 2014 by George Gilleo and Davie Gilleo, husband and wife. He/She/They have produced H. Driver License as identification.

William H. Jeter, Jr.
Notary Public, County and State As aforesaid
Notary Printed Signature

My commission expires: _____



Documentary Stamps in the amount of \$840.00 have been paid.

EXHIBIT "A"

PART OF GOVERNMENT LOT 5, SECTION 12, TOWNSHIP 4 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE CENTER LINE OF LORETTA ROAD (A 60.0 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), WITH THE CENTERLINE OF MANDARIN ROAD (A 66.0 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 67 DEGREES 11 MINUTES WEST ALONG THE SAID CENTERLINE OF MANDARIN ROAD 158.1 FEET; THENCE SOUTH 69 DEGREES 51 MINUTES 20 SECONDS WEST, ALONG THE SAID CENTERLINE OF MANDARIN ROAD 105.5 FEET; THENCE SOUTH 11 DEGREES 43 MINUTES EAST, 33.36 FEET TO THE SOUTHERLY LINE OF MANDARIN ROAD AT THE INTERSECTION OF THE SOUTHERLY LINE OF SAID MANDARIN ROAD AND THE EASTERLY LINE OF THE MANDARIN CEMETERY AND THE POINT OF BEGINNING; THENCE SOUTH 11 DEGREES 43 MINUTES EAST, 451.3 FEET ALONG THE EASTERLY LINE OF THE MANDARIN CEMETERY TO AN OLD 3 INCH IRON; THENCE NORTH 83 DEGREES 07 MINUTES 30 SECONDS EAST 356.43 FEET TO THE WESTERLY LINE OF THE LANDS OF WINTON; THENCE NORTH 11 DEGREES 54 MINUTES 10 SECONDS WEST 500.0 FEET ALONG THE WESTERLY LINE OF SAID WINTON LANDS TO THE SOUTHERLY LINE OF LORETTA ROAD; THENCE ALONG THE SOUTHERLY LINE OF SAID LORETTA ROAD NORTH 84 DEGREES 27 MINUTES 30 SECONDS WEST 93.92 FEET TO THE INTERSECTION OF THE SOUTHERLY LINE OF SAID MANDARIN ROAD; THENCE ALONG THE SOUTHERLY LINE OF SAID MANDARIN ROAD SOUTH 67 DEGREES 11 MINUTES WEST 156.82 FEET; THENCE CONTINUING ALONG THE SOUTHERLY LINE OF SAID MANDARIN ROAD SOUTH 69 DEGREES 51 MINUTES 20 SECONDS WEST 111.16 FEET TO THE POINT OF BEGINNING.

Corporate Warranty Deed

Book 8724 Pg 2335

This Indenture, made this 31st day of July
A.D. 19 97 , Between

MAGNOLIA ESTATES DEVELOPMENT, INC.

whose post office address is:

a corporation existing under the laws of the
State of FLORIDA , Grantor and
MANDARIN CEMETERY, INCORPORATED

whose post office address is: 2209 BISHOP ESTATES ROAD
JACKSONVILLE, FLORIDA 32259

Grantees' Tax Id # :
Grantee,

Witnesseth, that the said Grantor, for and in consideration of the sum of (Ten & NO/100)
Dollars, to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and
sold to the said Grantee forever, the following described land, situate, lying and being in the County of
DUVAL , State of Florida, to wit:
See Schedule A attached hereto and by this reference made a part
hereof.

Subject to covenants, restrictions and easements of record. Subject
also to taxes for 1997 and subsequent years.

Parcel Identification Number: 105745-0000

And the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful
claims of all persons whomsoever.

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly
authorized officer and caused its corporate seal to be affixed the day and year first above written.

MAGNOLIA ESTATES DEVELOPMENT, INC.

Signed and Sealed in Our Presence:

By: Michael E. Braren
MICHAEL E. BRAREN
Its VICE PRESIDENT

Rita Weber
Name: Rita Weber

Nancy M. Johnson
Name: Nancy M. Johnson

(Corporate Seal)

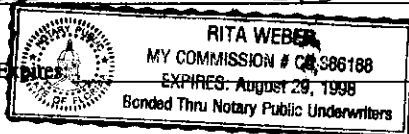
State of Florida
County of Duval

The foregoing instrument was acknowledged before me this 31st day of July , 19 97 , by
MICHAEL E. BRAREN
of MAGNOLIA ESTATES DEVELOPMENT, INC.

a corporation existing under the laws of the State of FLORIDA , on behalf of the corporation.
He/She is personally known to me or has produced as identification.

PREPARED BY, RECORD AND RETURN
TO: CHRISTOPHER J. HURST
Christopher J. Hurst, P.A.
4540 Southside Boulevard, Suite 302
Jacksonville, Florida 32216
File No: 97-313

Print Name:
Notary Public
My Commission Expires:



On File

10,50
154.00

140038

Schedule A

TRACT A, MAGNOLIA ESTATES, ACCORDING TO PLAT THEREOF AS RECORDED
IN PLAT BOOK 51, PAGES 32, 32A AND 32B, OF THE CURRENT PUBLIC
RECORDS OF DUVAL COUNTY, FLORIDA.

Pursuant to the terms and conditions of the Declaration of Covenants, Conditions,
Easements and Restrictions for Magnolia Estates as recorded in Official Records
Volume 8627, page 411, Article II, Section 2.9 (the "Declaration"), the easement,
restrictions, conditions and covenants of the Declaration hereby terminate as to
the property herein conveyed.

File No: 97-313

MAP SHOWING SURVEY OF

OFFICIAL RECORD BOOK 16772, PAGE 146
 PART OF GOVERNMENT LOT 5, SECTION 12,
 TOWNSHIP 4 SOUTH, RANGE 26 EAST, DUAL COUNTY,
 FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS
 FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF LORETTO
 ROAD (A 60.0 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), WITH THE CENTERLINE OF MANDARIN
 ROAD (A 60.0 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), WITH THE CENTERLINE OF MANDARIN
 ALONG THE SAID CENTERLINE OF MANDARIN ROAD 1581.1 FEET, THENCE SOUTH 89°51'20" WEST,
 333.9 FEET TO THE SOUTHERLY LINE OF MANDARIN ROAD AT THE INTERSECTION OF THE SOUTHERLY
 LINE OF SAID MANDARIN ROAD AND THE EASTERLY LINE OF THE MANDARIN CEMETERY AND THE
 OF THE MANDARIN CEMETERY TO AN OLD 3 INCH IRON, THENCE NORTH 83°07'30" EAST, 205.43
 FEET ALONG THE WESTERLY LINE OF SAID WATSON LANDS TO THE SOUTHERLY LINE OF LORETTO
 ROAD, THENCE ALONG THE SOUTHERLY LINE OF SAID LORETTO ROAD NORTH 84°27'30" WEST, 93.92
 SOUTHERLY LINE OF SAID MANDARIN ROAD SOUTH 87°11'00" WEST 156.85 FEET, THENCE
 FEET TO THE POINT OF BEGINNING.

OFFICIAL RECORD BOOK 8724, PAGE 2335
 PART OF MANDARIN CEMETERY, AS RECORDED IN PLAT BOOK 51,
 PAGE 30, 32A AND 32B, OF THE CURRENT PUBLIC RECORDS OF DUAL COUNTY, FLORIDA.

CERTIFIED TO: MANDARIN CEMETERY, INC.

ADDITIONAL GENERAL NOTES:

- DESCRIPTION FURNISHED.
- ONLY, THE EXISTENCE OF FOOTINGS AND UNDERGROUND UTILITIES.
- AND/OR ENVIRONMENTALLY SENSITIVE AREAS, IF ANY, NOT DETERMINED.
- FLOOD LINE SHOWN WAS OBTAINED FROM FLOOD INSURANCE RATE MAP, 100077 0242 H.
- FOR REFERENCE SEE SURVEY BY JAMES W. CONNADY, PROFESSIONAL LAND SURVEYOR,
- COUNTY, RECORD-05 MAP FOR
- COUNTY ROAD NO. 17, DRAWING NO. 17-03, DATED OCTOBER 26, 1986.
- BY TALK, CURVE & RECORD, ALONG MANDARIN ROAD IN THIS SURVEY.

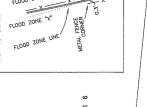
LEGAL LEROM SURVEY BY JAMES W. CONNADY

PAGES 10, 11,
 32B OF THE CURRENT PUBLIC RECORDS OF DUAL COUNTY, FLORIDA, TOGETHER
 WITH A PORTION OF THE SAMUEL FAHNBANKS GRANT, SECTION 22 AND A PORTION
 FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 INTERSECTION OF LORETTO ROAD (COUNTY ROAD NO. 17, A 60 FOOT RIGHT
 WAY AS NOW ESTABLISHED) AND MANDARIN ROAD (COUNTY ROAD NO. 17, A 66
 DRAWING NO. 17-03, DATED OCTOBER 27, 1986), THENCE SOUTH 87°11'00"
 TO AN ANGLE POINT IN SAID CENTERLINE, THENCE SOUTH 89°51'20" WEST
 CONTINUING ALONG SAID CENTERLINE, A DISTANCE OF 114.07 FEET, THENCE SOUTH
 LINE OF MANDARIN ROAD, SAID POINT BEING THE NORTHWEST CORNER
 OF THE FORESAD MANDARIN ROAD, THENCE ALONG THE WESTERLY LINE OF
 OF THE FORESAD CURRENT PUBLIC RECORDS AND THE POINT OF BEGINNING
 THENCE SOUTH 11°17'34" EAST, ALONG THE WESTERLY LINE OF THOSE LANDS
 569.98 FEET TO A POINT IN A NORTHERLY LINE OF LOT 14 OF ADDRESSAD MANDARIN
 LOT 14, A DISTANCE OF 327.74 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT
 OF WAY LINE OF MANDARIN ESTATES ROAD (A 60.0 FOOT RIGHT OF WAY AS NOW
 A RADIUS OF 125.00 FEET, THENCE NORTHERLY ALONG THE ARC OF SAID
 CHORD BEARING OF NORTH 23°23'41" WEST AND A CHORD DISTANCE OF 174.1
 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THENCE NORTH 19°27'00"
 ESTATES ROAD, THE SAME BEING THE WESTERLY LINE OF THE FORESAD TRACT "A",
 EAST, ALONG THE NORTHERLY LINE OF SAID TRACT "A", AND ITS NORTHERLY
 PROLONGATION, A DISTANCE OF 77.38 FEET TO AN INTERSECTION WITH THE FORESAD
 EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 100.29 FEET TO
 CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 243.32
 FEET TO THE POINT OF BEGINNING.

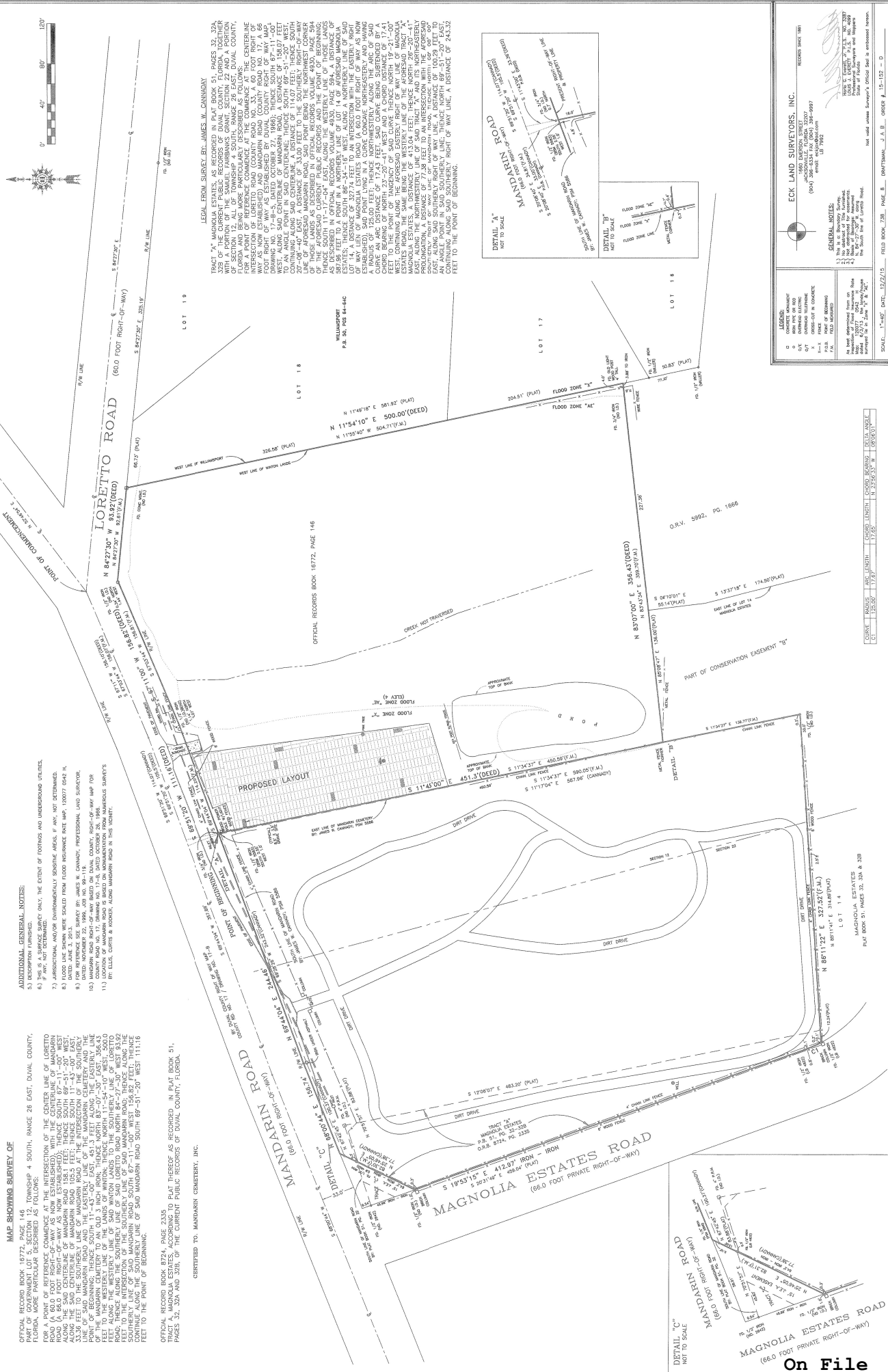
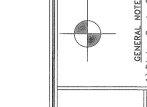
DETAIL "A"



DETAIL "B"



DETAIL "C"



ECK LAND SURVEYORS, INC.
 1602 BIRCHWOOD DRIVE
 (904) 398-4333 FAX (904) 398-9997
 e-mail: eck@eck.com

GENERAL NOTES:
 1. The client is responsible for the accuracy of the information provided.
 2. The client is responsible for the accuracy of the information provided.
 3. The client is responsible for the accuracy of the information provided.
 4. The client is responsible for the accuracy of the information provided.

SCALE: 1"=60' DATE: 12/27/15 FIELD BOOK: 235 PAGE: B DRAFTSMAN: J.A.B. CHECKED BY: J.A.B. 15-152 - D

MANDARIN CEMETERY PHASE 2

PART OF GOVERNMENT LOT 5, SECTION 12, TOWNSHIP 4 SOUTH, RANGE 26 EAST,
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____

SHEET ONE OF THREE SHEETS
PSD 95-0027
CITY DEVELOPMENT NO. 2973

CAPTION:

PART OF GOVERNMENT LOT 5, SECTION 12, TOWNSHIP 4 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE INTERSECTION OF THE CENTER LINE OF LORETTO ROAD (A 60.0 FOOT RIGHT-OF-WAY), WITH THE CENTERLINE OF MANDARIN ROAD (A 66.0 FOOT RIGHT-OF WAY); THENCE SOUTH 19°-19'-32" EAST, 33.06 FEET, TO THE SOUTH LINE OF SAID MANDARIN ROAD; THENCE SOUTH 67°-03'-44" WEST, 149.19 FEET, ALONG THE SOUTH LINE OF SAID MANDARIN ROAD, TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH LINE OF MANDARIN ROAD, SOUTH 67°-03'-44" WEST, 7.56 FEET; THENCE SOUTH 69°-44'-04" WEST, 114.20 FEET ALONG THE SOUTH LINE OF SAID MANDARIN ROAD, TO THE EAST LINE OF MANDARIN CEMETERY, THENCE SOUTH 11°-34'-37" EAST, 375.84 FEET, ALONG SAID EAST LINE; THENCE NORTH 85°-51'-25" EAST, 99.81 FEET; THENCE NORTH 01°-04'-11" WEST, 163.57 FEET; THENCE NORTH 13°-33'-00" WEST, 246.81 FEET TO THE SOUTH LINE OF MANDARIN ROAD, AND THE POINT OF BEGINNING.
CONTAINING 47,252.435 SQUARE FEET AND/OR 1.085 ACRES.

APPROVED FOR RECORD:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED, ACCEPTED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, PURSUANT TO CHAPTER 654, ORDINANCE CODE.
ON THIS _____ DAY OF _____, 2022.

BY: _____
JOHN PAPPAS, P.E.
DIRECTOR OF PUBLIC WORKS

CLERK'S CERTIFICATE:

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 RECORDED AND IS RECORDED IN PLAT BOOK _____ DAY PAGES _____ OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS _____ DAY OF _____, 2022.

BY: _____
RONNIE FUSSELL
CLERK OF THE CIRCUIT COURT

BY: _____

PLAT CONFORMITY REVIEW:

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES THIS _____ DATE OF _____ 2022.

BY: _____
DANNY S. WHEELER
PROFESSIONAL LAND SURVEYOR
NO. 6902 STATE OF FLORIDA

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS A CURRENTLY LICENSED AND REGISTERED LAND SURVEYOR IN AND BY THE STATE OF FLORIDA AND AS SUCH DOES HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED HIS RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND FURTHER CERTIFIES THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AND THAT PERMANENT CONTROL POINTS HAVE BEEN SET ACCORDING TO THE REQUIREMENTS OF SAID CHAPTER 177. SIGNED THIS _____ DAY OF _____, 2022.

BY: _____
HARLO G. EVERETT, JR.
PROFESSIONAL LAND SURVEYOR
NO. 3287, STATE OF FLORIDA

ADOPTION AND DEDICATION:

THIS IS TO CERTIFY THAT MANDARIN CEMETERY, INCORPORATED, A FLORIDA CORPORATION (HEREINAFTER REFERRED TO AS THE OWNER), IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS MANDARIN CEMETERY PHASE 2, HAVING CAUSED TO SAME TO BE SURVEYED AND SUBDIVIDED. THIS PLAT BEING MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF THOSE LANDS. ALL ROADS, PARKWAYS, LANES, COURTS, WALKWAYS, ACCESS EASEMENTS, DRAINAGE/LANDSCAPE EASEMENTS, AND COMMON AREAS, SHALL REMAIN PRIVATELY OWNED AND THE SOLE EXCLUSIVE PROPERTY OF THE "OWNER", ITS SUCCESSORS AND ASSIGNS;

IN WITNESS WHEREOF, MANDARIN CEMETERY, INCORPORATED HAS CAUSED THESE PRESENTS TO BE SIGNED THIS _____ DAY OF _____, 2022.

BY: _____
JOSEPH H. WALSH, III PRESIDENT

WITNESS _____
PRINT NAME _____

WITNESS _____
PRINT NAME _____

STATE OF FLORIDA, COUNTY OF DUVAL;

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2022 BY JOSEPH H. WALSH, III, PRESIDENT OF MANDARIN CEMETERY, INCORPORATED, ON BEHALF OF THE CORPORATION. HE IS [] PERSONALLY KNOWN TO ME OR HAS [] PRODUCED A DRIVERS LICENSE AS IDENTIFICATION.

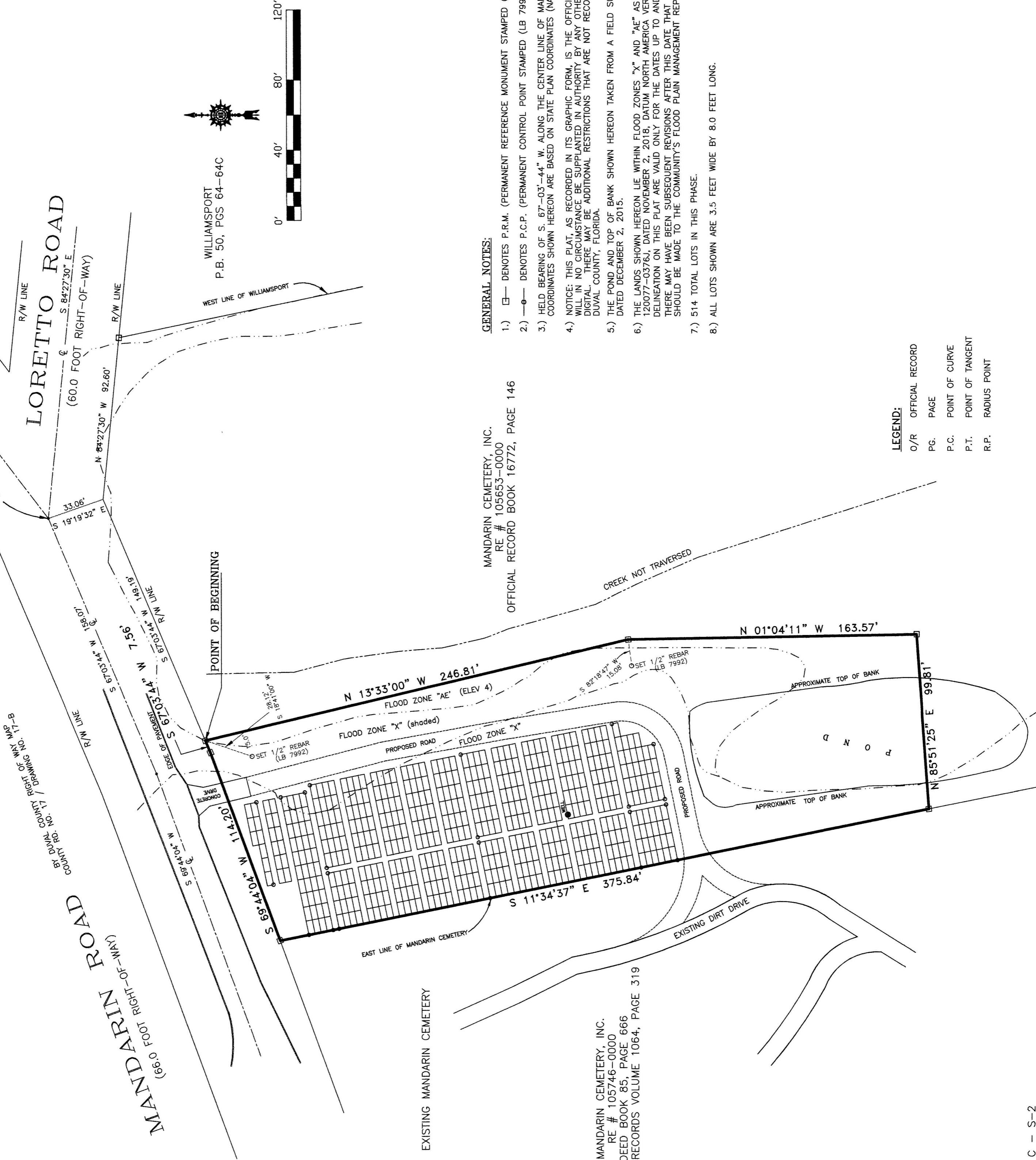
NOTARY PUBLIC, STATE OF FLORIDA
PRINT NAME _____
MY COMMISSION EXPIRES _____

MANDARIN CEMETERY PHASE 2

PART OF GOVERNMENT LOT 5, SECTION 12, TOWNSHIP 4 SOUTH, RANGE 26 EAST,
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____

SHEET TWO OF THREE SHEETS
PSD 95-0027
CITY DEVELOPMENT NO. 2973



WILLIAMSPORT
P.B. 50, PGS 64-64C

MANDARIN CEMETERY, INC.
RE # 105653-0000
OFFICIAL RECORD BOOK 16772, PAGE 146

MANDARIN CEMETERY, INC.
RE # 105746-0000
DEED BOOK 85, PAGE 666
OFFICIAL RECORDS VOLUME 1064, PAGE 319

GENERAL NOTES:

- 1.) □— DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT STAMPED (LB 7992)
- 2.) ○— DENOTES P.C.P. (PERMANENT CONTROL POINT STAMPED (LB 7992)
- 3.) HELD BEARING OF S. 67°-03'-44" W. ALONG THE CENTER LINE OF MANDARIN ROAD FOR A BASIS OF BEARINGS. COORDINATES SHOWN HEREON ARE BASED ON STATE PLAN COORDINATES (NAD 83/90) FOR THE STATE OF FLORIDA, EAST ZONE.
- 4.) NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCE BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
- 5.) THE POND AND TOP OF BANK SHOWN HEREON TAKEN FROM A FIELD SURVEY BY ECK LAND SURVEYORS ORDER NO. 15-152-D, DATED DECEMBER 2, 2015.
- 6.) THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONES "X" AND "AE" AS SCALED FROM FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 120077-0376J, DATED NOVEMBER 2, 2018, DATUM NORTH AMERICA VERTICAL DATUM OF 1988 (NAVD 88). THE FIRM INFORMATION AND DELINEATION ON THIS PLAT ARE VALID ONLY FOR THE DATES UP TO AND INCLUDING THE EFFECTIVE RECORDING DATE OF THIS PLAT. THERE MAY HAVE BEEN SUBSEQUENT REVISIONS AFTER THIS DATE THAT WILL SUPERSEDE SAID INFORMATION. INQUIRIES FOR THIS SHOULD BE MADE TO THE COMMUNITY'S FLOOD PLAN MANAGEMENT REPOSITORY, DEPARTMENT OF PUBLIC WORKS, CITY OF JACKSONVILLE.
- 7.) 514 TOTAL LOTS IN THIS PHASE.
- 8.) ALL LOTS SHOWN ARE 3.5 FEET WIDE BY 8.0 FEET LONG.

LEGEND:

O/R	OFFICIAL RECORD
PG.	PAGE
P.C.	POINT OF CURVE
P.T.	POINT OF TANGENT
R.P.	RADIUS POINT

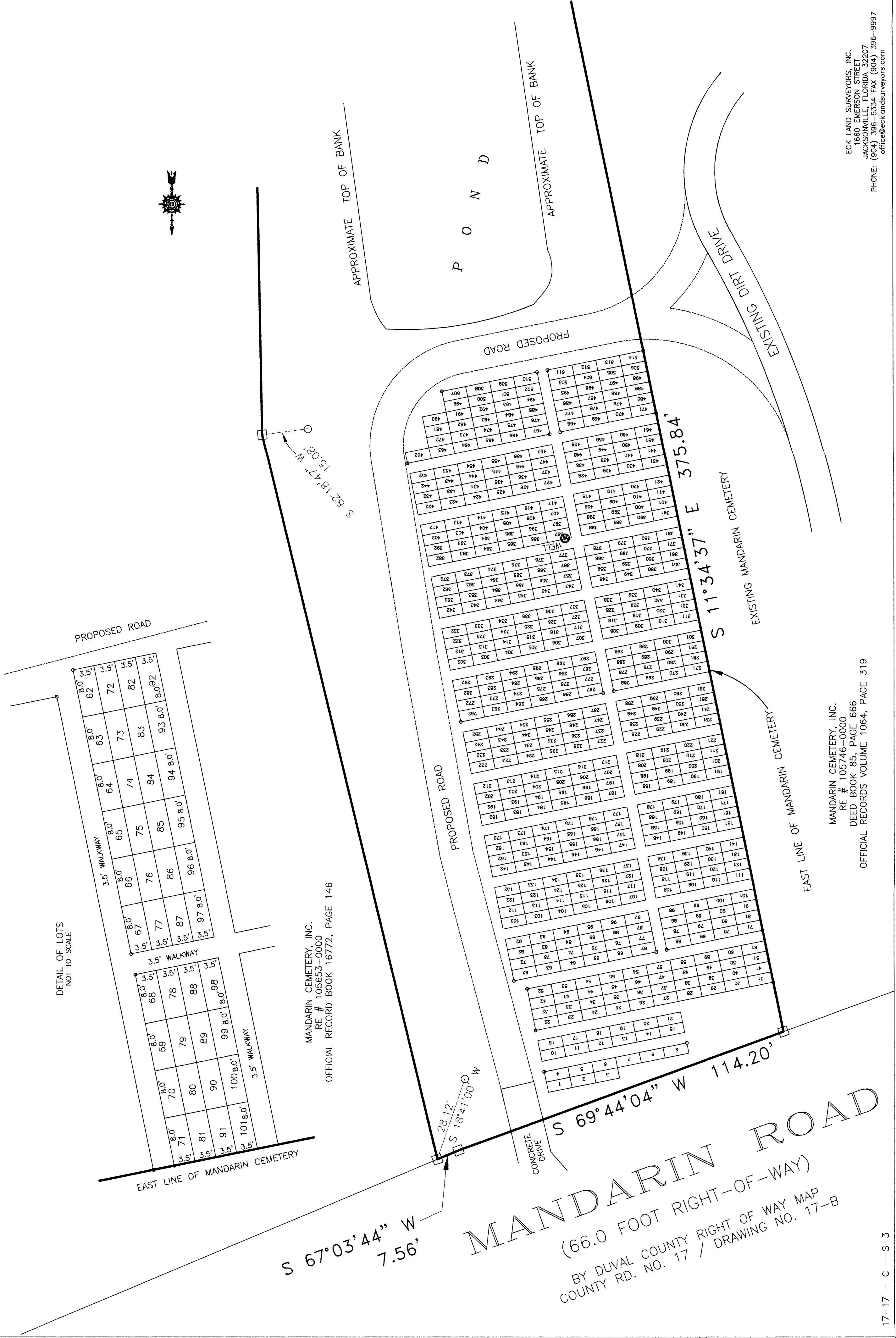
ECK LAND SURVEYORS, INC.
1660 EMERSON STREET
JACKSONVILLE, FLORIDA 32207
PHONE: (904) 396-6334 FAX (904) 396-9997
office@ecklandsurveyors.com

MANDARIN CEMETERY PHASE 2

PART OF GOVERNMENT LOT 5, SECTION 12, TOWNSHIP 4 SOUTH, RANGE 26 EAST,
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____

SHEET THREE OF THREE SHEETS
PSD 95-0027
CITY DEVELOPMENT NO. 2973



DETAIL OF LOTS
NOT TO SCALE

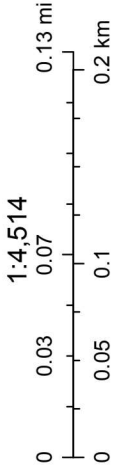
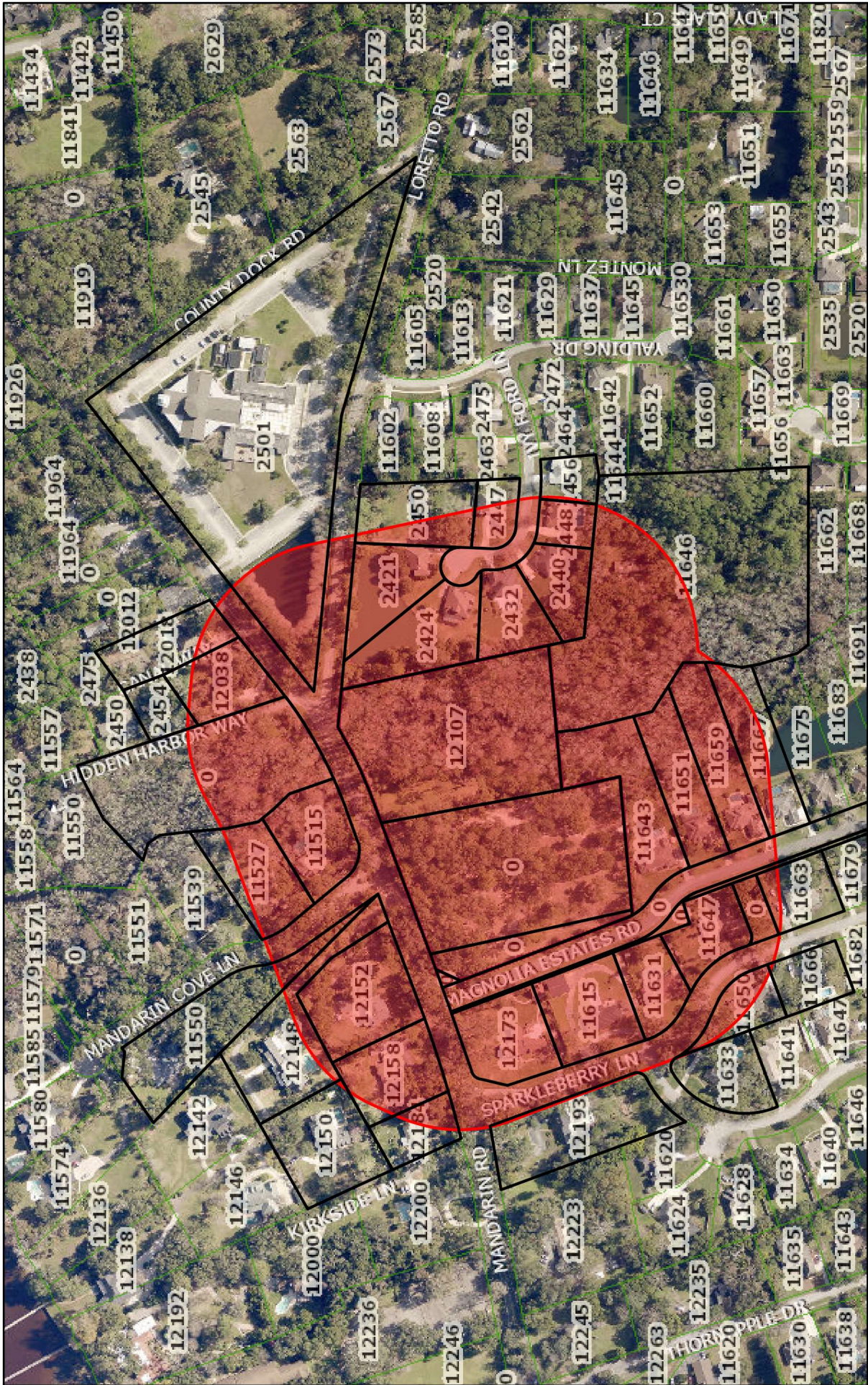
MANDARIN CEMETERY, INC.
RE # 105653-0000
OFFICIAL RECORD BOOK 16772, PAGE 146

MANDARIN ROAD
(66.0 FOOT RIGHT-OF-WAY)
BY DUVAL COUNTY RIGHT OF WAY MAP
COUNTY RD. NO. 17 / DRAWING NO. 17-B

ECK LAND SURVEYORS, INC.
1660 EMERSON STREET
JACKSONVILLE, FLORIDA 32207
PHONE: (904) 396-6334 FAX (904) 396-9997
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MANDARIN CEMETERY, INC.
RE # 105746-0000
DEED BOOK 85, PAGE 666
OFFICIAL RECORDS VOLUME 1064, PAGE 319

Land Development Review



July 29, 2021

29132921_T-2021-3636

Parcels

<u>RE</u>	<u>LNAME</u>	<u>LNAME2</u>	<u>MAIL_ADDR1</u>	<u>MAIL_ADDR2</u>	<u>MAIL_ADDR3</u>	<u>MAIL_CITY</u>	<u>MAIL_STATE</u>	<u>MAIL_ZIP</u>
105767 0100	ADDISON GRAFTON D III		12150 MANDARIN RD			JACKSONVILLE FL	FL	32223-1888
105664 0095	BARRY F KRAWCHUK AND JAMIE L GLAVICH REVOCABLE TRU		2424 IVY FORD LN			JACKSONVILLE FL	FL	32223
105767 0000	BLACKRICK LISA R		12148 MANDARIN RD			JACKSONVILLE FL	FL	32223
105664 0085	BOSTIC W WAYNE		2440 IVY FORD LN			JACKSONVILLE FL	FL	32223-0740
105794 0000	CARLSON LARRY		12184 MANDARIN RD			JACKSONVILLE FL	FL	32223
105745 0170	CHAFETZ MARTIN		11651 MAGNOLIA ESTATES RD			JACKSONVILLE FL	FL	32223-1605
105810 1004	CHAPMAN JAMES		11631 SPARKLEBERRY LN			JACKSONVILLE FL	FL	32223
105622 0050	CORRIS CHARLOTTE ET AL		2454 CANAL WAY			JACKSONVILLE FL	FL	32223
105810 1002	DANIEL MARY LOUISE		11615 SPARKLEBERRY LN			JACKSONVILLE FL	FL	32223-0701
105653 0010	DEPAUL BERNARD		11515 MANDARIN COVE LN			JACKSONVILLE FL	FL	32223-1342
105747 0040	FISHER ROBERT		11527 MANDARIN COVE LN			JACKSONVILLE FL	FL	32223
105664 0105	FRYER CARL S III		2447 IVY FORD LN			JACKSONVILLE FL	FL	32223-0740
105662 0010	HOLAND SUMMER BROOKE		12018 MANDARIN RD			JACKSONVILLE FL	FL	32223
105810 1006	HUBNER ROBERT W		11647 SPARKLEBERRY LN			JACKSONVILLE FL	FL	32223-0701
105624 0000	JENKINS PAUL J JR		12038 MANDARIN RD			JACKSONVILLE FL	FL	32223-1380
105652 0000	JOHNSON MARGARET B LIFE ESTATE		2450 LORETTO RD			JACKSONVILLE FL	FL	32223-1315
105745 0150	JOHNSON MICHAEL T		11667 MAGNOLIA ESTATES RD			JACKSONVILLE FL	FL	32223-1605
105664 0080	JONES LLOYD C		2448 IVY FORD LN			JACKSONVILLE FL	FL	32223
105810 1038	KIECKHAFFER JENNIFER		11666 SPARKLEBERRY LN			JACKSONVILLE FL	FL	32223-1861
105745 0045	MAGNOLIA ESTATES OWNERS ASSOC INC		C/O KIMBERLY SHELDON	11717 MAGNOLIA ESTATES RD		JACKSONVILLE FL	FL	32223-1604
105745 0180	MALLOW EDWARD S		11643 MAGNOLIA ESTATES RD			JACKSONVILLE FL	FL	32223-1605
105626 0000	MANDARIN CEMETERY INC		3720 KORI RD			JACKSONVILLE FL	FL	32223-6036
105746 0100	MARGOL LONNIE E		11844 MANDARIN RD			JACKSONVILLE FL	FL	32223-1337
105664 0100	MORGAN CLYDE O		8097 SHADY GROVE RD			JACKSONVILLE FL	FL	32256-7360
105796 0000	MORRIS GRETA ROSE		2421 IVY FORD LN			JACKSONVILLE FL	FL	32223
105664 0090	MUSSALLEM VICTORIA		12152 MANDARIN RD			JACKSONVILLE FL	FL	32223
105810 1202	PARK SUNG SOO		2432 IVY FORD LN			JACKSONVILLE FL	FL	32223-0740
105745 0160	PHILLIPS SCOTT F		11633 HAMRICK PL			JACKSONVILLE FL	FL	32223
105810 1008	REEVES GLENN R		11659 MAGNOLIA ESTATES RD			JACKSONVILLE FL	FL	32223-1605
105753 0010	RUSHE BRIAN		11663 SPARKLEBERRY LN			JACKSONVILLE FL	FL	32223-0701
105747 0080	SCHIEPERS CLAUDIA		12193 MANDARIN RD			JACKSONVILLE FL	FL	32223
105748 0000	SMITH JEWELL B LIVING TRUST		11550 MANDARIN COVE LN			JACKSONVILLE FL	FL	32223
105795 0000	SMOAK JAMES M JR		12173 MANDARIN RD			JACKSONVILLE FL	FL	32223-1810
105664 0075	VINO LOUIS J		12158 MANDARIN RD			JACKSONVILLE FL	FL	32223
105651 0010	WINTON DOROTHY D ESTATE		2456 IVY FORD LN			JACKSONVILLE FL	FL	32223-0740
105810 1040	WORTH PROPERTIES J1 LLC		11646 YALDING DR			JACKSONVILLE FL	FL	32223-1315
	HAMMOCK OAKS BEAUTIFICATION COMMITTEE		2112 JERNIGAN RD			JACKSONVILLE FL	FL	32207
	MANDARIN GARDEN CLUB		12094 HAMMOCK OAKS DDR			JACKSONVILLE FL	FL	32223
	OLDE MANDARIN NEIGHBORHOOD ASSOCIATION		2892 LORETTO RD			JACKSONVILLE FL	FL	32223
	RAMSGATE HOA		1050 POPOLEE RD			FRUIT COVE FL	FL	32259
	SOUTHEAST		11620 SEDGEMOORE DR N			JACKSONVILLE FL	FL	32223
			CAROL D'ONOFRIO	7938 MCLAURIN RD		JACKSONVILLE FL	FL	32256