

# MANDARIN CEMETERY PHASE 2

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

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

**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 \_\_\_\_\_ WITNESS \_\_\_\_\_

PRINT NAME \_\_\_\_\_ 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 \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

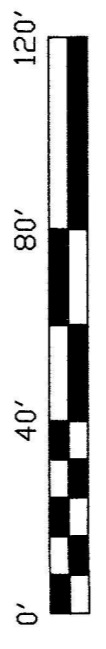
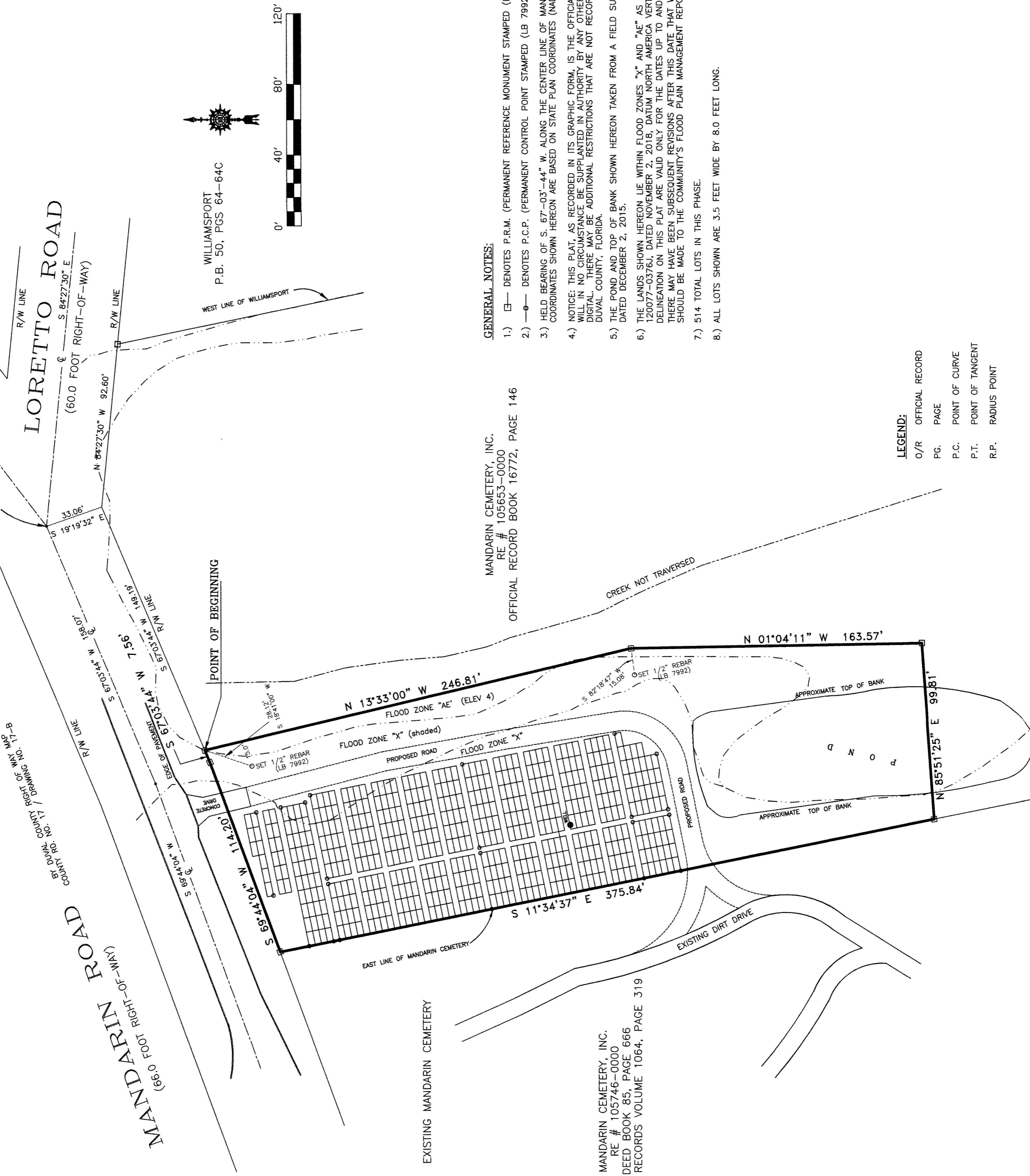
PRINT NAME \_\_\_\_\_

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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

**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

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

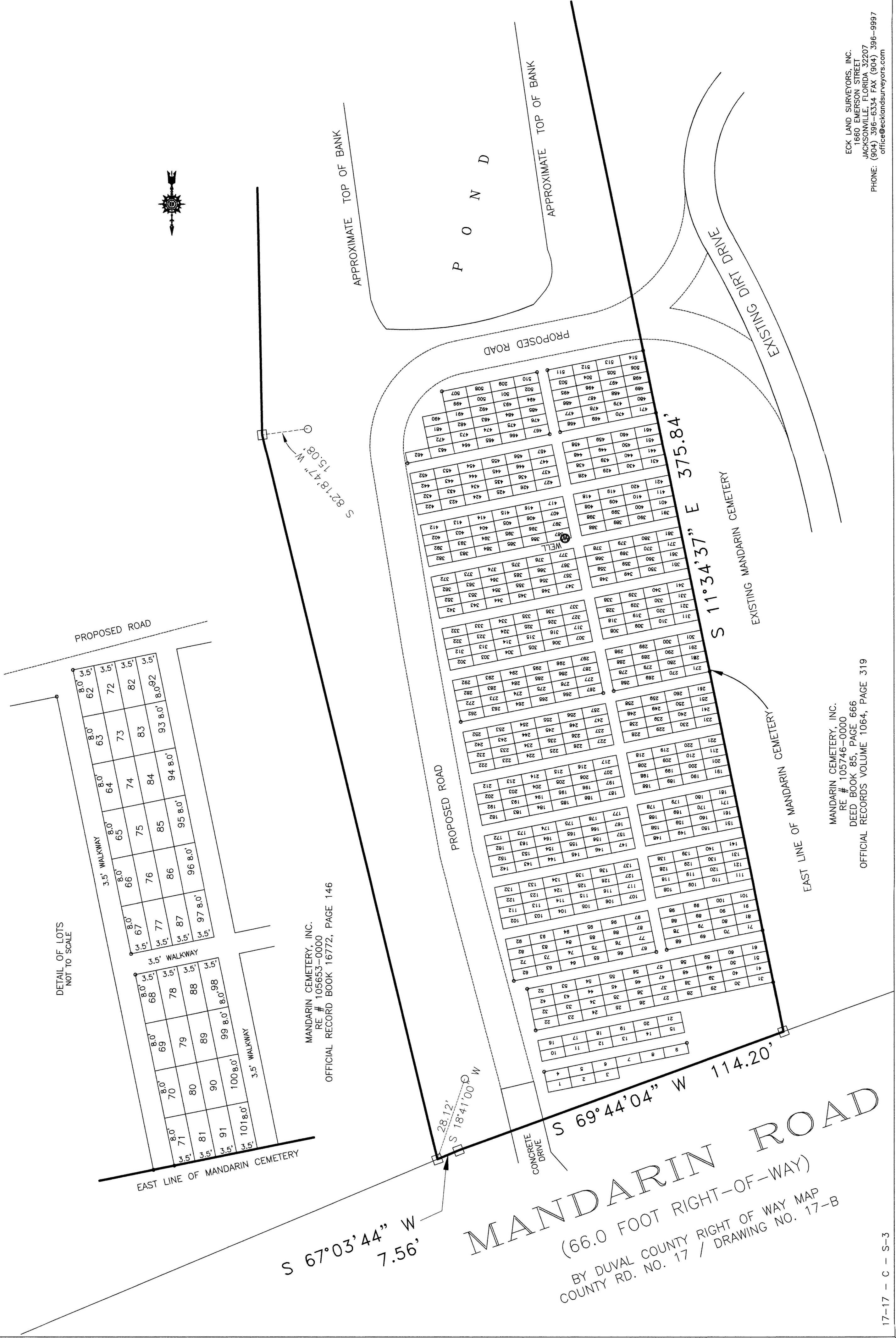
ECK LAND SURVEYORS, INC.  
1660 EMERSON STREET  
JACKSONVILLE, FLORIDA 32207  
PHONE: (904) 396-6334 FAX (904) 396-9997  
office@ecklandsurveyors.com

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PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

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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

MANDARIN CEMETERY, INC.  
RE # 105746-0000  
DEED BOOK 85, PAGE 666  
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