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OFFICIAL RECORDS

LAKE MANDARIN DEVELOPMENT AGREEMENT

This instrument was prepared by C. E. Rich Assistant Counsel Office of General Counsel 1300 City Hall Jacksonville, Florida
~~please return to above.~~

THIS AGREEMENT entered into this 25th day of May, 1978, by and between LAKE MANDARIN DEVELOPMENT, LTD., a limited partnership, organized and existing under the laws of the State of Florida, hereinafter called "Developer," and JACKSONVILLE NATIONAL BANK, a Florida corporation, hereinafter called "Lender," and the CITY OF JACKSONVILLE, a municipal corporation, hereinafter called the "City."

WITNESSETH, that in consideration of the City's approval of development plans as contemplated by paragraphs 4, Section 1 of Ordinances 77-630-421 and 77-694-422 of the City of Jacksonville and for other considerations under the provisions hereinafter stated and referred to moving from each to the other of said parties, respectively, it is mutually understood and agreed as follows:

1. That the City hereby covenants and agrees that the Developer, Lender and their successors, heirs and assigns will be permitted to plat or develop up to 300 lots with the current access road more particularly known as Claire Lane on that portion of land commonly known as Lake Mandarin Development lying south of Claire Lane, being more particularly described on Exhibit A attached hereto and made a part hereof.

2. The Developer, Lender, and their successors, heirs and assigns, covenant and agree that construction will begin on the amenities center consisting of two hard-surface tennis courts, a boat dock and diving platform, a boat rack, picnic area, barbecue pit and a fifty foot sandy beach on the lake and referred to in Ordinances 76-1130-650, 77-630-421 and 77-694-422 (appended hereto and made a part hereof), no later than June 1, 1978, and that construction on such amenities center will be completed on or before the completion of 300 dwelling units referred to in paragraph 1 of this agreement.

3. The Developer, Lender, and their successors, heirs and assigns, hereby covenant and agree that after the 300 lots referred to in paragraph 1 of this agreement have been platted and developed, a second or alternate access road will be built, or a good and sufficient bond will be furnished to the City assuring completion of said road, before the Developer, Lender, and their successors, heirs, and assigns request that the City approve and before the City approves further plats and development on said parcel.

4. The Developer, Lender, and their successors, heirs and assigns covenant and agree that the development on the property south and east of the lake, being more particularly described on Exhibit B attached hereto and made a part hereof will include the development of a loop road encircling the lake connecting the present terminus of Lake Mandarin Circle with the present terminus of Claire Lane which shall be developed as a public road in stages in an orderly pattern as phases are developed but not extending at a point in time beyond the existing point of actual development.

5. It is intended by the City, Developer, Lender, and their successors, heirs and assigns, that the covenants contained herein shall run with that parcel of land known as Lake Mandarin Development lying south of Claire Lane and being more particularly described on Exhibit A attached hereto and made a part hereof.

6. Developer and City hereby acknowledge that Lender is joining in the execution of this agreement solely for the purpose of consenting to the imposition of the restrictions on development on the Lake Mandarin development specifically set forth herein and does not assume any affirmative obligation whatsoever to complete or cause to be completed the amenities center described in paragraph 2 of this agreement.

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed by their duly authorized officers, and their official seals hereto affixed, the day and year first above written.

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WITNESSES:

Landra F. Howard

As to Bos & Associates, Inc.

Landra F. Howard

As to Haskell/LMD, Inc.

LAKE MANDARIN DEVELOPMENT, LTD.

By: BOS & ASSOCIATES, INC.

By: Robert H. Terce
Vice - President

HASKELL/LMD, INC.

By: John W. ...
General Partners

"DEVELOPER"

JACKSONVILLE NATIONAL BANK

By: James W. Cook

As to Lender

Attest: James W. Cook

(Seal)

"LENDER"

CITY OF JACKSONVILLE

By: Harry G. ...
Mayor

As to City

Attest: Harry G. ...
City Secretary
(Seal)

"CITY"

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me
this _____ day of _____, 1978, by
the President of BOS & ASSOCIATES, INC., a General Partner of
LAKE MANDARIN DEVELOPMENT, LTD., a limited partnership, on behalf
of said General Partner.

Notary Public, State of Florida

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES ON _____
BY _____

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STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this _____ day of _____, 1978, by _____ the _____ of HASKELL/LMD, INC., a General Partner of LAKE MANDARIN DEVELOPMENT, LTD., a limited partnership, on behalf of said General Partner.

Notary Public, State of Florida

My Commission Expires: _____

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this _____ day of _____, 1978, by _____ and _____, the _____ and _____, respectively, of JACKSONVILLE NATIONAL BANK, on behalf of said Bank.

Notary Public, State of Florida

My Commission Expires: _____

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 25th day of May, 1978, by Hans G. Tenzler, Jr. and J. M. [unclear], the MAYOR and CORPORATION SECRETARY, respectively, of the CITY OF JACKSONVILLE, a municipal corporation, on behalf of said corporation.

Ruth M. Paige
Notary Public, State of Florida

My Commission Expires: June 8, 1981

Edward Phil

EXHIBIT A

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THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING IN THE CITY OF JACKSONVILLE, COUNTY OF DUVAL, STATE OF FLORIDA, TO-WIT:

PARCEL A

A portion of Government Lots 2 and 3, North 1/2 of Government Lot 9, and all of Government Lots 4, 5, 6 and 10, Section 8, Township 4 South, Range 27 East, Jacksonville, Duval County, Florida and being more particularly described as follows:

For point of beginning, commence at the Northwest corner of said Government Lot 3, said corner being the Northeasterly corner of Burnett Park Estates, as recorded in Plat Book 29, page 16 of the Current Public Records of said County; run thence North $89^{\circ} 28' 28''$ East along the North line of said Government Lot 3, a distance of 98.18 feet to a point in the Southwesterly right-of-way line of Interstate Route 295, a 300 foot right of way as now established, said right-of-way line being in a curve, said curve being concave to the Northeast and having a radius of 11,609.16 feet and a central angle of $11^{\circ} 47' 36''$ thence Southeasterly along and with the arc of said curve an arc distance of 2,389.53 feet, said arc being subtended by a chord bearing of South $57^{\circ} 03' 28''$ East and a chord distance of 2,385.31 feet to its intersection with the Southerly line of said Government Lot 2; thence South $89^{\circ} 04' 17''$ West along said Southerly line of Government Lot 2, a distance of 752.94 feet to the Southwest corner of said Government Lot 2 and the Northeast corner of said Government Lot 6; thence South $0^{\circ} 32' 51''$ East along the Easterly line of said Government Lot 6 a distance of 1,343.90 feet to the Southeast corner of said Government Lot 6 and the Northwest corner of said Government Lot 10 and the Northeast corner of those lands described in Archibald Records BW, page 428; thence South $0^{\circ} 19' 05''$ East along the Easterly line of said Archibald Records BW, page 428, and the Easterly line of said Government Lot 10 a distance of 1,321.64 feet to the Southeast corner of said Government Lot 10; thence North $89^{\circ} 39' 13''$ West along the South line of said Government Lot 10, a distance of 1,324.16 feet to the Southwest corner of said Government Lot 10; thence North $0^{\circ} 25' 30''$ West along the Westerly line of said Government Lot 10 a distance of 663.0 feet to the Southeast corner of the North 1/2 of said Government Lot 9; thence North $89^{\circ} 02' 39''$ West along the South line of said North 1/2 of Government Lot 9, a distance of 1,389.71 feet to a point in the Westerly line of said Government Lot 9 and the Westerly line of said Section 8; thence North $0^{\circ} 04' 25''$ West along the said West line of Section 8 and the West line of Government Lot 9 and Government Lot 5 a distance of 1,323.12 feet to the Northwest corner of the South 1/2 of said Government Lot 5; thence North $0^{\circ} 11' 54''$ East along the Westerly line of the North 1/2 of said Government Lot 5 and the South 1/2 of Government Lot 4 a distance of 1,274.16 feet to the Southwest corner of the North 1/2 of said Government Lot 4 and the Northwest corner of said South 1/2 of Government Lot 4; thence continue along the Westerly line of said Section 8 and along the Westerly line of aforementioned Burnett Park Estates North $0^{\circ} 10' 08''$ East a distance of 636.70 feet to a point in the Southerly Right of Way line of Burnett Park Road; run thence North $89^{\circ} 19' 50''$ East along said Southerly right of way line a distance of 1,012.30 feet to the P.C. of a curve to the left, said curve being concave Northwesterly and having a radius of 368.27 feet; thence Northeasterly along said Southerly right of way line an arc distance of 149.68 feet said arc being subtended by a chord bearing of North $77^{\circ} 41' 14''$ East and a chord distance of 148.65 feet to a point in the Northerly boundary of said Government Lot 4 and the Northerly boundary of said Section 8; run thence North $89^{\circ} 19' 50''$ East along said Northerly boundaries and along the Southerly line of a 30.0 foot road deeded to Duval County, Florida, as recorded in Deed Book 1543, page 122, a distance of 189.49 feet to the Point of Beginning.

EXHIBIT B

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LEGAL DESCRIPTION FOR LANDS
LYING NORTH, SOUTH AND EASTERLY OF
THE LAKE STRUCTURES WITHIN THE
LAKE MANDARIN DEVELOPMENT
FOR: BOS AND ASSOCIATES

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A portion of Section 8, Township 4 South, Range 27 East, Duval County, Florida, being those lands situate within the unrecorded portion of the Lake Mandarin Development, lying South, Southeasterly and Northeasterly of the lake structures within said development and being more particularly described as follows:

For a point of reference, commence at the Northwest corner of Section 8, Township 4 South, Range 27 East, Duval County, Florida; thence South $00^{\circ} 10' 08''$ West, along the West line of said Section 8, a distance of 666.71 feet to a point, said point being the Southwest corner of Burnett Park Estates, as recorded in Plat Book 29, Page 16, Current Public Records of Duval County, Florida; thence South $00^{\circ} 11' 54''$ West along said section line, a distance of 2317.52 feet to a point, said point being the intersection of the West line of Section 8 and the centerline of an easement for drainage through the lakes lying within the limits of said Lake Mandarin Development; said point being the Point of Beginning; thence South $89^{\circ} 48' 10''$ East, 77.86 feet; thence North $00^{\circ} 11' 50''$ East, 331.30 feet; thence South $89^{\circ} 48' 10''$ East, 316.24 feet; thence North $04^{\circ} 43' 40''$ East, 275.54 feet; thence North $00^{\circ} 11' 50''$ East, 521.96 feet; thence North $20^{\circ} 07' 00''$ East, 245.78 feet; thence North $46^{\circ} 25' 46''$ East, 151.09 feet; thence North $73^{\circ} 39' 34''$ East, 152.07 feet; thence South $73^{\circ} 28' 28''$ East, 169.42 feet; thence North $02^{\circ} 51' 15''$ East, 64.96 feet; thence North $82^{\circ} 51' 15''$ East, 174.28 feet; thence North $47^{\circ} 04' 50''$ East, 118.00 feet; thence North $02^{\circ} 27' 25''$ West, 366.31 feet; thence North $83^{\circ} 04' 50''$ East, 220.84 feet; thence South $01^{\circ} 13' 42''$ West, 150 feet more or less to the top of a bank of a lake; thence Southeasterly along the bank of said lake, 120 feet more or less; thence Southerly along said lake, 375 feet more or less; thence Southeasterly along said lake, 750 feet more or less; thence Northerly along said lake, 1175 feet more or less; thence Northwesterly along said lake 325 feet more or less;

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Page 2
Legal Description for Lands
Lying North, South and Easterly
of The Lake Structures Within the
Lake Mandarin Development
For: Bos and Associates

thence Northeasterly, 310 feet more or less to a point on the Southerly right-of-way line of Interstate 295, said point being in a curve concave to the Southeast, said curve having a radius of 11,609.16 feet, a chord bearing and distance of South 57° 03' 28" East, 2385.31 feet; thence South 57° 03' 28" East along said right-of-way a distance of 1345 feet more or less, to the most Northeasterly corner of said Lake Mandarin Development; thence South 80° 04' 17" West, 752.94 feet; thence South 00° 32' 51" East, 1343.90 feet; thence South 00° 19' 05" East, 1321.64 feet; thence North 89° 39' 13" West, 1324.16 feet; thence North 00° 25' 30" West, 663.00 feet; thence North 89° 02' 39" West, 1389.71 feet to a point on the West line of Section 8, said point being the Southwesterly corner of said Lake Mandarin Development; thence North 00° 04' 25" West along said section line, 282 feet more or less to the Point of Beginning.

2/22/78
W.O. NO. 1447-78
Amended 3/16/78

Prepared by:
Dreves, Waitz and Frye, Inc.
Land Surveyors - Planners
2014 University Boulevard W.
Jacksonville, Florida 32217

1 Urban Affairs Committee Substitute for File No. 76-1130:
2
3

4 ORDINANCE 76-1130-650

5 AN ORDINANCE REZONING PROPERTY
6 HEREIN DESCRIBED, OWNED BY LAKE
7 MANDARIN DEVELOPMENT, LTD., FROM
8 "RG-20" AND "RMOI" DISTRICTS TO
9 "PUD" DISTRICT AS DEFINED AND
10 CLASSIFIED UNDER THE ZONING CODE;
11 PROVIDING AN EFFECTIVE DATE.
12

13 WHEREAS, Lake Mandarin Development, Ltd., the owner
14 of the real property described in this ordinance has applied
15 to the Council for a rezoning and reclassification of that
16 property from RG-20 and RMOI Districts to PUD District; and

17 WHEREAS, the Jacksonville Area Planning Board has
18 considered the application and has rendered an advisory opinion;
19 and

20 WHEREAS, the Zoning Board, after due notice and public
21 hearing, has made its recommendation to the Council; and

22 WHEREAS, taking into consideration the above recom-
23 mentations the Council finds that such rezoning is consistent
24 with the overall comprehensive Zoning Code and orderly development
25 of the City of Jacksonville; and

26 WHEREAS, the Council finds that the proposed PUD does
27 not affect adversely the orderly development of the City as
28 embodied in the Zoning Code and in any comprehensive plan or

1 portion thereof adopted by the Planning Board; the proposed PUD
2 will not affect adversely the health and safety of residents of
3 the area and will not be detrimental to the natural environment
4 or to the use or development of the adjacent properties in the
5 general neighborhood; and the proposed PUD will accomplish the
6 objectives and will meet the standards and performance criteria
7 of Section 708.704 of the Ordinance Code of the City of Jackson-
8 ville; now therefore

9 BE IT ORDAINED by the Council of the City of Jacksonville:

10 Section 1. Property Rezoned. The real property described
11 in Section 2 is rezoned and reclassified from RG-20 and RMOI
12 Districts to PUD District as defined and classified under the
13 Zoning Code, City of Jacksonville, Florida, in compliance with
14 the application on file with the Jacksonville Area Planning
15 Board, and the following conditions:

16 1. That the development shall proceed substantially
17 in accordance with the generalized "Site Development
18 Study" and written proposals of the applicant sub-
19 mitted as a part of this application.

20 2. That the detailed development of Phase One,
21 Section One shall be in accordance with the "Lake
22 Mandarin - Site Study" dated December 30, 1976,
23 submitted as part of this application except where
24 modified by stipulation.

25 3. That in accordance with written statements
26 submitted as part of this application, ownership
27 and maintenance of the lake, lake control structures
28 and amenities center shall rest with the developer

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- 1 or a duly constituted Home Owner's Association,
2 provided further that if a Home Owner's Association
3 is established, Articles of Incorporation and By-
4 Laws of the Association shall be submitted to and
5 approved by the City of Jacksonville, prior to
6 the acceptance of any roads, easements or plats.
7 4. That a hold harmless agreement acceptable to
8 the Department of Public Works relative to aquatic
9 growth, maintenance of water level and water quality
10 within the lake shall be provided prior to acceptance
11 of any roads, easements, or plats.
12 5. That final drainage plans shall be subject to
13 approval by the Department of Public Works.
14 6. That all easements required by the City of
15 Jacksonville for drainage shall be provided at no
16 cost to the City.
17 7. That all dedicated public streets within the
18 PUD shall be developed to standards for local streets
19 as set forth in the Subdivision Code of the City of
20 Jacksonville, except that the street traversing
21 Phase One shall have a sidewalk on one side only.
22 8. That the design standards for the patio homes
23 shall be:
24 Maximum density - 10 units/acre
25 Minimum Lot Width - 42 feet
26 Setbacks - Rear yard - None
27 Side yard - 1 foot - one side
28 5 feet - other side provided

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roof overhang shall
maintain a minimum
separation of 3 feet
between adjoining
buildings.

Front yard - 18 feet minimum from property
line where abutting
a dedicated public
street except that
the properties on the
west side of the public
street transversing
Phase One and not taking
access to such street
may have a minimum set-
back from property line
of 10 feet

18 feet from edge of pavement
of private driveways.

Parking - All units will have one
or two car garage. All
units will be provided
with paved parking area
in front of garage 18 feet
long and 16 feet wide
minimum dimensions.

Section 2. Owner and Description. The land rezoned
by this ordinance is owned by Lake Mandarin Development, Ltd.

and described as follows:

All of Block A, a portion of Lots 1, 6, 7 and 8, Block C, a portion of Lots 3, 4, 11, 12, all of Lots 1, 2, 7, 8, 9, 10, Block B, a portion of Lots 1, 7, 8 and 10, all of Lots 2, 3, 4, 5, 6, 11, 12, 13, 14, 15, 16, Block D, a portion of Lot 10, all of Lots 11, 12, 13, 14, 15 and 16, Block E, a portion of Pleasant Drive, Viola Avenue, Judson Drive, as shown on plat of Burnett Park Estates, as recorded in Plat Book 29, Page 16, of the Current Public Records of Duval County, Florida, together with a portion of the South 1/2 of Government Lot 4 and the North 1/2 of Government Lot 5 and a portion of Government Lots 3 and 6, Section 8, Township 4 South, Range 27 East of said County and being more particularly described as follows:

For the point of reference commence at a point common to Sections 5, 6, 7 and 8 of said Township 4 South, Range 27 East, said point lying in the center-line of Burnett Part Road (a 60 foot right-of-way, as now established); run thence South 00°10'08" West along the line dividing said Sections 7 and 8, a distance of 30.03 feet to a point in the Southerly right-of-way line of said Burnett Park Road and the point of beginning.

From the point of beginning thus described, continue South 00°10'08" West along said dividing line and along the Westerly boundary of said Burnett Park Estates a distance of 242.94 feet; thence South 89°49'52" East, a distance of 339.36 feet; thence South 80°32'30"

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1 East, a distance of 150.00 feet; thence North 81°57'30"
2 East, a distance of 250.00 feet; thence South 21°02'30"
3 East, a distance of 286.52 feet; thence South 04°24'20"
4 East, a distance of 172.35 feet; thence South 23°23'54"
5 East, a distance of 275.23 feet; thence South 00°44'47"
6 East, a distance of 313.00 feet; thence South 27°24'28"
7 East, a distance of 487.29 feet; thence North 69°59'18"
8 East, a distance of 122.87 feet; thence North 52°02'14"
9 East, a distance of 142.00 feet; thence North 17°00'21"
10 East, a distance of 220.43 feet; thence North 41°57'10"
11 East, a distance of 511.77 feet; thence North 00°44'47"
12 West, a distance of 271.00 feet; thence North 53°05'37"
13 West, a distance of 1,148.65 feet to a point in the
14 Southerly right-of-way line of said Burnett Park Road;
15 run thence South 89°19'50" West along said Southerly
16 right-of-way line a distance of 900.00 feet to the
17 point of beginning. Lands thus described contain 27.36
18 acres, more or less.

19 Section 3. Effective Date. This ordinance shall
20 become effective upon being signed by the Mayor or upon becoming
21 effective without the Mayor's signature.

22
23 FORM APPROVED:

24
25 Thomas R. Wills
26 Assistant Counsel

27
28 General Counsel

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ORDINANCE 76-1130-650

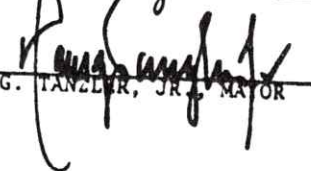
CERTIFICATE OF AUTHENTICATION

ENACTED BY THE COUNCIL

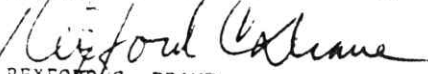
February 22, 1977


LYNWOOD ROBERTS
COUNCIL PRESIDENT

APPROVED February 24, 1977


HANS G. TANZELER, JR., MAYOR

ATTEST:


REXFORD C. DRANE
SECRETARY TO THE COUNCIL

I HEREBY CERTIFY that the above and foregoing are a true and correct copy of Ordinance 76-1130-650 as enacted by the Council of the City of Jacksonville, Florida, and an exact copy of a Certificate of Authentication relating thereto, which Ordinance became effective at the time and in the manner set forth in the Certificate of Authentication.

WITNESS MY HAND and the Seal of the City of Jacksonville, Florida, this 25th day of February, 1977.


REXFORD C. DRANE
SECRETARY TO THE COUNCIL

12345

Urban Affairs Committee Substitute for File No. 77-630:

ORDINANCE 77-630-421

AN ORDINANCE REZONING PROPERTY
HEREIN DESCRIBED, OWNED BY LAKE
MANDARIN DEVELOPMENT, LTD., FROM
"RS-7" DISTRICT TO "PUD" DISTRICT
AS DEFINED AND CLASSIFIED UNDER THE
ZONING CODE; PROVIDING AN EFFECTIVE
DATE.

WHEREAS, Lake Mandarin Development, Ltd., the owner of
the real property described in this ordinance, has applied to the
Council for a rezoning and reclassification of that property from
RS-7 District to PUD District; and

WHEREAS, the Jacksonville Area Planning Board has
considered the application and has rendered an advisory opinion;
and

WHEREAS, the Zoning Board, after due notice and public
hearing, has made its recommendation to the Council; and

WHEREAS, taking into consideration the above recom-
mendations the Council finds that such rezoning is consistent
with the overall comprehensive Zoning Code and orderly develop-
ment of the City of Jacksonville; and

WHEREAS, the Council finds that the proposed PUD does
not affect adversely the orderly development of the City as
embodied in the Zoning Code and in any comprehensive plan or
portion thereof adopted by the Planning Board; the proposed PUD

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1 will not affect adversely the health and safety of residents in
2 the area and will not be detrimental to the natural environment
3 or to the use or development of the adjacent properties in the
4 general neighborhood; and the proposed PUD will accomplish the
5 objectives and will meet the standards and performance criteria
6 of Section 708.704 of the Ordinance Code of the City of Jack-
7 sonville; now therefore

8 BE IT ORDAINED by the Council of the City of Jacksonville:

9 Section 1. Property Rezoned. The real property described
10 in Section 2 is rezoned and reclassified from RS-7 District to
11 PUD District as defined and classified under the Zoning Code,
12 City of Jacksonville, Florida in compliance with the application
13 on file with the Jacksonville Area Planning Board and the fol-
14 lowing conditions:

15 1. The development shall proceed substantially in
16 accordance with the site development plan as resubmitted and
17 hereby made part of the Applications for Rezoning.

18 2. The private driveways shall be constructed according
19 to specifications approved by the Jacksonville Area Planning Board
20 and Department of Public Works.

21 3. The developer shall record a record plat in ac-
22 cordance with the provisions of Chapter 712 (Code of Subdivision
23 Regulations) of the Ordinance Code.

24 4. Prior to Approval of Development Plan by the
25 Planning Board, the developer shall submit to the Board for
26 approval, appropriate documentation/instrumentation which
adequately provides for the timing and coordination of the
amenities center, "loop" street and secondary access.

1
2 Section 2. Owner and Description. The land rezoned
3 by this ordinance is owned by Lake Mandarin Development, Ltd.
4 and described as follows:

5 A tract of land, being a part of Section 8, Township
6 4 South, Range 27 East, Duval County, Florida, being more
7 particularly described as follows:

8 Commence at the Northwest corner of said Section 8,
9 Township 4 South, Range 27 East, said corner lying on
10 the centerline of Claire Lane (formerly Burnett Park
11 Road) a 60 foot right-of-way as now established; run
12 thence South $00^{\circ}10'08''$ West, 30.0 feet along the West
13 line of said Section 8 to a point in the Southerly
14 right-of-way line of said Claire Lane; thence North
15 $89^{\circ}19'50''$ East, 699.89 feet along said Southerly right-
16 of-way line to a point of curvature of a curve concave
17 to the Southeast, said curve having a radius of 25.0
18 feet, a central angle of $97^{\circ}15'50''$ and being subtended
19 by a chord which bears South $40^{\circ}41'55''$ West, 37.52 feet;
20 thence Southwesterly and Southerly along said curve an
21 arc distance of 42.44 feet to a point of compound curva-
22 ture of a curve concave to the Northeast, said curve
23 having a radius of 460.0 feet, a central angel of
24 $17^{\circ}38'03''$ and being subtended by a chord which bears
25 South $16^{\circ}45'01''$ East, 141.02 feet; thence Southeasterly
26 along said curve an arc distance of 141.58 feet to a
27 point of reverse curvature of a curve concave to the
West, said curve having a radius of 349.15 feet, a
central angle of $19^{\circ}46'09''$ and being subtended by a

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1 chord which bears South 15°40'58" East, 119.87 feet;
2 thence Southeasterly and Southerly along said curve
3 an arc distance of 120.47 feet to the point of begin-
4 ning; thence run South 21°02'30" East, 246.76 feet;
5 thence South 04°24'20" East, 172.35 feet; thence South
6 23°23'54" East, 12.37 feet to a point on a curve, said
7 curve being concave to the Southwest, having a radius
8 of 995.0 feet, a central angle of 00°44'34" and being
9 subtended by a chord which bears North 28°47'53" West,
10 12.90 feet; thence Northwesterly along said curve an
11 arc distance of 12.90 feet to the point of tangency
12 of said curve; thence North 29°10'10" West, 135.0 feet
13 to the point of curvature of a curve to the right, said
14 curve being concave to the Northwest, having a radius
15 of 305.0 feet, a central angle of 33°30'00" and being
16 subtended by a chord which bears North 12°25'10" West,
17 175.80 feet; thence Northwesterly along said curve an
18 arc distance of 178.33 feet to the point of tangency
19 of said curve; thence North 04°19'50" East, 51.13 feet
20 to the point of curvature of a curve to the left, said
21 curve being concave to the West, having a radius of
22 349.15 feet, a central angle of 10°07'43" and being
23 subtended by a chord which bears North 00°44'02" West
24 61.64 feet; thence Northerly along said curve an arc
25 distance of 61.72 feet to the point of beginning.

26 Section 3. Effective Date. This ordinance shall
27 become effective upon being signed by the Mayor or upon becoming
28

effective without the Mayor's signature.

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FORM APPROVED:

Assistant Counsel

General Counsel

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ORDINANCE 77-630-421

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CERTIFICATE OF AUTHENTICATION

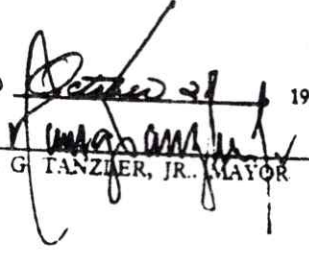
ENACTED BY THE COUNCIL

October 11, 1977


PRIBEN JOHANSEN,
PRESIDENT PRO TEMPORE

ATTEST:

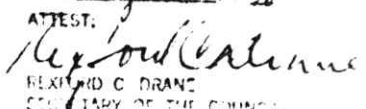
REXFORD C. DRANE
SECRETARY TO THE COUNCIL

APPROVED  1977

HANS G. TANZLER, JR., MAYOR

77-630-421
I, the Mayor, do hereby certify that the foregoing is a true and correct copy of the Ordinance of the Council of the City of Jackson, Mississippi, as the same appears in the minutes of the Council, and that the same was duly enacted and passed at a regular meeting of the Council held on the 11th day of October, 1977, at the City of Jackson, Mississippi.

ATTEST:


REXFORD C. DRANE
SECRETARY OF THE COUNCIL

Urban Affairs Committee Substitute for File No. 77-694:

ORDINANCE 77-694-422

AN ORDINANCE REZONING PROPERTY
HEREIN DESCRIBED, OWNED BY LAKE
MANDARIN DEVELOPMENT, LTD, FROM
"RG-20" DISTRICT TO "PUD" DISTRICT
AS DEFINED AND CLASSIFIED UNDER THE
ZONING CODE; PROVIDING AN EFFECTIVE
DATE.

WHEREAS, Lake Mandarin Development, Ltd., the owner of
the real property described in this ordinance, has applied to the
Council for a rezoning and reclassification of that property from
RG-20 District to PUD District; and

WHEREAS, the Jacksonville Area Planning Board has
considered the application and has rendered an advisory opinion;
and

WHEREAS, the Zoning Board, after due notice and public
hearing, has made its recommendation to the Council; and

WHEREAS, taking into consideration the above recom-
mendations the Council finds that such rezoning is consistent
with the overall comprehensive Zoning Code and orderly develop-
ment of the City of Jacksonville; and

WHEREAS, the Council finds that the proposed PUD does
not affect adversely the orderly development of the City as
embodied in the Zoning Code and in any comprehensive plan or
portion thereof adopted by the Planning Board; the proposed PUD

OFFICIAL RECORDS

1 will not affect adversely the health and safety of residents in
2 the area and will not be detrimental to the natural environment
3 or to the use or development of the adjacent properties in the
4 general neighborhood; and the proposed PUD will accomplish the
5 objectives and will meet the standards and performance criteria
6 of Section 708.704 of the Ordinance Code of the City of Jack-
7 sonville; now therefore

8 BE IT ORDAINED by the Council of the City of Jacksonville:

9 Section 1. Property Rezoned. The real property described
10 in Section 2 is rezoned and reclassified from RG-20 District to
11 FUD District as defined and classified under the Zoning Code,
12 City of Jacksonville, Florida in compliance with the application
13 on file with the Jacksonville Area Planning Board and the fol-
14 lowing conditions:

15 1. The development shall proceed substantially in
16 accordance with the site development plan as resubmitted and
17 hereby made part of the Applications for Rezoning.

18 2. The private driveways shall be constructed according
19 to specifications approved by the Jacksonville Area Planning Board
20 and Department of Public Works.

21 3. The developer shall record a record plat in ac-
22 cordance with the provisions of Chapter 712 (Code of Subdivision
23 Regulations) of the Ordinance Code.

24 4. Prior to Approval of Development Plan by the
25 Planning Board, the developer shall submit to the Board for
26 approval, appropriate documentation/instrumentation which
27 adequately provides for the timing and coordination of the
28 amenities center, "loop" street and secondary access.

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Section 2. Owner and Description. The land rezoned by this ordinance is owned by Lake Mandarin Development, Ltd. and described as follows:

A tract of land, being a part of Sections 5 and 8, Township 4 South, Range 27 East, Duval County, Florida, and being more particularly described as follows:

Commence at the Northwest corner of said Section 8, Township 4 South, Range 27 East, said corner lying on the centerline of Claire Lane (formerly Burnett Park Road) a 60 foot right-of-way as now established; run thence South $00^{\circ}01'08''$ West, 30.0 feet along the West line of said Section 8 to a point in the Southerly right-of-way line of said Claire Lane; thence North $89^{\circ}19'50''$ East, 900.0 feet along said Southerly right-of-way line to the point of beginning for this description; thence continue North $89^{\circ}19'50''$ East, 112.30 feet along said Southerly right-of-way line to the point of curvature of a curve to the left, said curve being concave to the Northwest, having a radius of 368.27 feet, a central angle of $52^{\circ}57'47''$ and being subtended by a chord which bears North $62^{\circ}50'56''$ East, 328.43 feet; thence Northeasterly along the arc of said curve, 320.42 feet to a point in the Southwesterly right-of-way line of Interstate Route 295, (a 300 foot right-of-way as now established), said right-of-way line being in a curve, said curve being concave to the Northeast, having a radius of 11,609.16 feet, a central angle of $05^{\circ}50'02''$ and being subtended by a chord which bears South $53^{\circ}10'52''$ East, 1,181.51

OFFICIAL RECORDS

Section 3. Effective Date. This ordinance shall become effective upon being signed by the Mayor or upon becoming effective without the Mayor's signature.

Assistant Counsel

General Counsel