

THE WOODS PARK

CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

TAXES VERIFIED S.W.

CAPTION:

A portion of the Bartolomeo D. Castro Y Ferrer Grant, Section 38, Township 2 South, Range 28 East, Duval County, Florida, being more particularly described as follows: BEGIN at the Northwest corner of Tract "C", The Woods Unit IV as shown on map recorded in Plat Book 38, Pages 27 and 27A of the Current Public Records of said County; thence North 08°07'40" West, along the Northeasterly right of way line of The Woods Drive East (an 80 foot private easement — used as a private street, as now established and shown on map recorded in Plat Book 36, Pages 15 and 15A, of the Current Public Records of said County), 194.76 feet to the Southwest corner of those lands described in Official Records Volume 4505, Page 767 of said Current Public Records of Duval County, Florida; thence Northeasterly, Northwesterly and Southwesterly along the boundary of those lands described in said Official Records Volume 4505, Page 767, run the following three courses and distances: Course No. 1: North 81°52'20" East, 20.0 feet; Course No. 2: North 08°07'40" West, 20.0 feet; Course No. 3: South 81°52'20" West, 20.0 feet to the aforesaid Northeasterly right of way line of The Woods Drive East; thence North 08°07'40" West, along last said line, 95.24 feet; thence North 81°16'35" East, 576.75 feet; thence South 11°13'37" East, 89.95 feet; thence North 75°45'18" East, 245.54 feet; thence South 69°55'56" East, 150 feet to the Northwesterly right of way line of Hodges Boulevard (a 120 foot right of way as now established); thence Southwesterly along last said line, and along and around the arc of a curve concave Southeasterly, having a radius of 5789.56 feet, an arc distance of 330.05 feet, said arc being subtended by a chord bearing and distance of South 18°26'03" West, 330.01 feet to an intersection with the Easterly prolongation of the Northerly boundary line of The Woods Unit V as shown on map recorded in Plat Book 40, Pages 4 and 4A, of the Current Public Records of said County; thence South 89°51'33" West, along last said line, and along the aforesaid Northerly line of Tract "C", The Woods Unit IV, 818.29 feet to the POINT OF BEGINNING.

ADOPTION AND DEDICATION:

This is to certify that the undersigned, Ferrer Grant Partnership, a Florida General Partnership is the lawful owner of the lands described in the caption hereon and that it has caused the same to be surveyed and subdivided, that FIRST UNION National Bank of Florida, a United States of America Corporation is the holder of a mortgage on said lands, and that the plat, known as The Woods Park, made in accordance with said survey, is hereby adopted as the true and correct plat of said lands.

All of the property designated on this plat as easements, and all of the property designated on this plat as tracts is and shall remain privately owned and the sole and exclusive property of Ferrer Grant Partnership, its successors and grantees, if any, of said private easements and tracts. Said Ferrer Grant Partnership does hereby grant to present and future owners of the tracts shown on this plat and their guests, invitees and domestic help, and to delivery, pickup and fire protection services, police and other authorities of the law, United States mail carriers, representatives of utilities authorized by Ferrer Grant Partnership, to serve the lands shown on this plat, holders of mortgage liens on such lands and such other persons as Ferrer Grant Partnership may from time to time designate the non exclusive and perpetual right of ingress and egress over and across said private easements. All of said easements are and shall remain privately owned and the sole and exclusive property of Ferrer Grant Partnership, its successors and grantees, if any, of said easements. Regardless of the preceding provisions, Ferrer Grant Partnership reserves and shall have the unrestricted and absolute right to deny ingress to any person who, in the opinion of said Ferrer Grant Partnership, may create or participate in a disturbance or a nuisance on any part of the land shown on this plat. The easement shown as the J.E.A. EASEMENT IS HEREBY DEDICATED TO THE CITY OF JACKSONVILLE AND ITS SUCCESSORS FOR THE EXCLUSIVE USE OF THE J.E.A. IN ITS UNDERGROUND. Ferrer Grant Partnership hereby reserves and shall have the sole and absolute right at any time, with the consent of the governing body of any municipality or other governmental body politic then having jurisdiction over the lands involved, to dedicate to the public all or any part of the lands on this plat designated as drainage, utility and sewer easements.

In witness whereof, the said owner, Ferrer Grant Partnership has executed these presents under seal this 23rd day of MARCH A.D., 1987

FERRER GRANT PARTNERSHIP
Witness: Paul H. Haddad
Witness: Joyce L. Casey
W. M. Brannen
Florida Title Group, Inc.
A General Partner
W. M. Brannen, Vice President

FIRST UNION NATIONAL BANK OF FLORIDA
Witness: Naomi C. Baldwin
Witness: Edith J. Harwell
Jeffery O. Russell
Vice President

STATE OF FLORIDA)
COUNTY OF DUVAL) ss
The foregoing instrument was acknowledged before me this 23rd day of MARCH A.D., 1987 by W. M. Brannen as Vice President of Florida Title Group, Inc., a General Partner of Ferrer Grant Partnership, Florida General Partnership, on behalf of the Partnership.
Joyce L. Casey Sept. 6, 1987
Notary Public My Commission Expires
State of Florida at Large

STATE OF FLORIDA)
COUNTY OF DUVAL) ss
The foregoing instrument was acknowledged before me this 23rd day of March A.D., 1987 by Jeffery O. Russell, as Vice President of FIRST UNION National Bank of Florida, a United States of America Corporation, on behalf of the Corporation.
Edith J. Harwell 7-22-87
Notary Public My Commission Expires
State of Florida at Large

SURVEYOR'S CERTIFICATE:
This is to certify that the above plat is a true and correct representation of the lands surveyed, platted and described in the caption, that the survey was made under the undersigned's responsible direction and supervision, that the survey data complies with all the requirements of Florida Statute 177. That the survey and legal description is accurate and that permanent reference monuments have been placed according to the laws of the State of Florida and the City of Jacksonville, Florida.

Signed this 1 day of April A.D., 1987
Gregory B. Clary
Gregory B. Clary
Registered Land Surveyor No. 3571
State of Florida

PREPARED BY:
CLARY, MILLER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
4041 SUNBEAM ROAD
JACKSONVILLE, FLORIDA 32217
(904) 733-8119

APPROVED
DATE: April 17, 1987
BY: Manoj D. Dutta
CITY ENGINEER
W. M. Brannen
DIRECTOR OF PUBLIC WORKS
GENERAL COUNSEL, OR
Anna M. D. ...
ASSISTANT COUNSEL

CLERK'S CERTIFICATE: 87-59673
This is to certify that this plat has been approved by the City Council of the City of Jacksonville, Florida and, submitted to me for recording and is recorded in Plat Book 43, Pages 17-19A of the Public Records of Duval County, Florida, this 19th day of MAY A.D., 1987.

S. Morgan Slaughter
S. Morgan Slaughter, Clerk of the Circuit Court
By: Robert C. Forbes
Deputy Clerk

APPROVED FOR RECORD:
This is to certify that the above plat has been examined and approved by the City of Jacksonville, Duval County, Florida, pursuant to Ordinance No. 87-481-227 of said City, adopted by its Council and approved by its Mayor, this 8th day of MAY A.D., 1987.

Jesse Harwell
Mayor of the City of Jacksonville
Asst. LeRoy N. Kidd
Secretary to the City Council of the City of Jacksonville

DEVELOPER'S CERTIFICATE:
This is to certify that Ferrer Grant Partnership has deposited with the City of Jacksonville sufficient collateral, in compliance with Section 854.109 of the Municipal Code, in an amount equivalent to one hundred percent of all remaining costs for engineering and construction and costs of placing permanent control points, as guarantee that all required improvements will be completed in accordance with the plans and specifications approved by the City of Jacksonville.

Signed this 17th day of MAY, 1987.
W. M. Brannen
Developer
Ferrer Grant Partnership
Florida Title Group, Inc.
A General Partner
W. M. Brannen, Vice President
W. M. Brannen
Director of Public Works

