

THE WOODS UNIT I
CITY OF JACKSONVILLE DUVAL COUNTY FLORIDA

PLAT BOOK 35 PAGE 15

TAXES VERIFIED
[Signature]

SHEET 1 OF 4

CAPTION:

A SUBDIVISION OF A PORTION OF THE BARTOLEMEO DE CASTRO Y FERRO GRANT, SECTION 38, TOWNSHIP 2 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE LINE COMMON TO SECTIONS 23 AND 26, TOWNSHIP 2 SOUTH, RANGE 28 EAST, WITH THE WESTERLY BOUNDARY OF SAID BARTOLEMEO DE CASTRO Y FERRO GRANT, THENCE ALONG SAID WESTERLY BOUNDARY NORTH 6° 45' 42" WEST, 3907.82 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD AS NOW ESTABLISHED, SAID POINT LYING ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 2201.13 FEET, THENCE ALONG THE ARC OF SAID CURVE, 183.32 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THENCE CONTINUE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID ATLANTIC BOULEVARD NORTH 85° 20' 00" EAST, 280.07 FEET, THENCE SOUTH 8° 10' 00" EAST, 217.55 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1094.44 FEET, THENCE ALONG THE ARC OF SAID CURVE, 400.66 FEET TO A POINT OF REVERSE CURVATURE, SAID CURVE HAVING A RADIUS OF 837.57 FEET, THENCE ALONG THE ARC OF SAID CURVE, 195.63 FEET TO A POINT OF TANGENCY, THENCE SOUTH 15° 45' 33" EAST, 45.75 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1084.05 FEET, THENCE ALONG THE ARC OF SAID CURVE, 306.27 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THENCE SOUTH 32° 15' 04" EAST, 65.42 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 991.09 FEET, THENCE ALONG THE ARC OF SAID CURVE, 410.84 FEET TO A POINT OF TANGENCY, THENCE SOUTH 8° 30' 00" EAST, 197.33 FEET, THENCE SOUTH 5° 17' 00" EAST, 292.01 FEET, THENCE SOUTH 34° 26' 14" WEST, 387.00 FEET, THENCE NORTH 75° 18' 36" EAST, 146.03 FEET, THENCE SOUTH 56° 23' 37" EAST 162.41 FEET, THENCE SOUTH 85° 41' 52" EAST, 47.34 FEET, THENCE NORTH 62° 44' 26" EAST, 139.06 FEET, THENCE NORTH 89° 48' 25" EAST, 245.92 FEET, THENCE SOUTH 7° 57' 28" EAST, 360.07 FEET, THENCE SOUTH 17° 09' 57" EAST, 188.05 FEET, THENCE SOUTH 24° 24' 45" EAST, 60.00 FEET, THENCE SOUTH 31° 58' 39" EAST, 295.00 FEET, THENCE SOUTH 18° 16' 18" EAST, 136.82 FEET, THENCE SOUTH 8° 30' 22" EAST, 60.00 FEET, THENCE SOUTH 81° 29' 38" WEST, 49.40 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 473.83 FEET, THENCE ALONG THE ARC OF SAID CURVE 436.49 FEET TO A POINT OF TANGENCY, THENCE SOUTH 28° 42' 45" WEST, 85.53 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 463.52 FEET, THENCE ALONG THE ARC OF SAID CURVE 315.59 FEET, THENCE SOUTH 8° 18' 10" EAST, 265.0 FEET, THENCE SOUTH 69° 22' 49" EAST, 278.17 FEET, THENCE SOUTH 38° 20' 58" EAST, 235.0 FEET, THENCE SOUTH 24° 31' 57" EAST, 130.0 FEET, THENCE SOUTH 0° 09' 58" EAST, 75.0 FEET, THENCE SOUTH 89° 50' 02" WEST, 1164.62 FEET TO THE WESTERLY LINE OF SAID BARTOLEMEO DE CASTRO Y FERRO GRANT, THENCE ALONG SAID WESTERLY LINE NORTH 6° 45' 42" WEST, 1310.88 FEET TO THE POINT OF BEGINNING

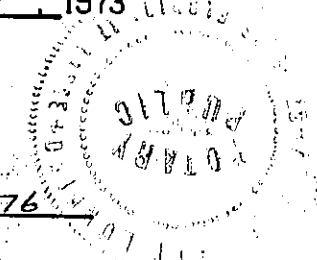
STATE OF FLORIDA
COUNTY OF DUVAL

I HEREBY CERTIFY THAT ON THIS DAY BEFORE ME, AN OFFICER DULY AUTHORIZED IN THE STATE AND COUNTY AFORESAID TO TAKE ACKNOWLEDGEMENTS, PERSONALLY APPEARED HUBERT P. LONGINO JR. AND ALLEN D. JONES TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING, ADOPTION AND DEDICATION OF PLAT AS PRESIDENT AND ASSISTANT SECRETARY, RESPECTIVELY, OF THE INTERCOASTAL INVESTMENTS INCORPORATED, THE CORPORATION NAMED THEREIN, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED THE SAME AND AFFIXED THE CORPORATE SEAL AS THE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL IN SAID COUNTY AND STATE THIS 5th DAY OF Sept, 1973

Arthur Lee Longino
NOTARY PUBLIC

STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES January 16, 1976



DEVELOPERS CERTIFICATE

THIS IS TO CERTIFY THAT INTERCOASTAL INVESTMENTS INCORPORATED HAS FURNISHED THE CITY OF JACKSONVILLE A SURETY BOND AS SURETY THAT THE PROPOSED IMPROVEMENTS ASSOCIATED WITH THE DEVELOPMENT OF THE PUBLIC AND/OR PRIVATE STREETS ACCORDING TO THE APPROVED PLANS AND SPECIFICATIONS. SAID BOND IS EQUIVALENT TO ONE HUNDRED PERCENT ENGINEERING COST, ESTIMATED CONSTRUCTION COST AND COST OF PLACING PERMANENT CONTROL POINTS. OCTOBER 30 1973.

INTERCOASTAL INVESTMENTS INCORP. *Hubert P. Longino Jr.*
PRESIDENT
Allen D. Jones
DIRECTOR OF PUBLIC WORKS

DEDICATION FOR MORTGAGEE

THIS TO CERTIFY THAT FLORIDA TITLE MORTGAGE CO. BEING THE MORTGAGEE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION OF THIS DO HEREBY JOIN IN AND MAKE THEMSELVES A PARTY TO THE DEDICATION OF SAID LANDS AND PLAT TO BE KNOWN AS THE WOODS UNIT I, FOR THE USES AND PURPOSES THEREIN EXPRESSED.

IN WITNESS WHEREOF, THE FLORIDA TITLE MORTGAGE CO. HAVE CAUSED THESE PRESENTS TO BE SIGNED BY H. L. WEAVER, JR. DULY AUTHORIZED TO EXECUTE THIS INSTRUMENT IN THE NAME AND ON BEHALF OF ALL TRUSTEES THIS 7th DAY OF Sept, A.D., 1973.

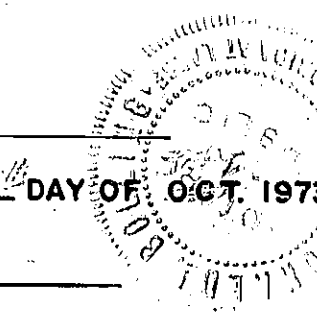
BY *H. L. Weaver, Jr.*
VICE PRESIDENT

SIGNED AND SEALED IN THE PRESENCE OF:

Walter Allen WITNESS
Vicky Jenkins WITNESS

WITNESS MY HAND AND OFFICIAL SEAL IN SAID COUNTY AND STATE THIS 14th DAY OF OCT, 1973

NOTARY PUBLIC *Donald W. Bailey* STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES 6-10-75



CLERKS CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE CITY OF JACKSONVILLE AND IS SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN PLAT BOOK 35, PAGES 15, A, B, C OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. THIS 10 DAY OF DEC, A.D., 1973.

CLERK *S. Megan Slaughter*
DEPUTY CLERK *By: Robert C. Zuber*

SURVEYORS CERTIFICATE 73-93175

THIS IS TO CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED AND DESCRIBED IN THE CAPTION HEREON, THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AND PERMANENT CONTROL POINTS WILL BE SET IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 71-339, LAWS OF FLORIDA, AND THAT ALL ZONING RULES AND REGULATIONS OF THE CITY OF JACKSONVILLE, FLORIDA CURRENTLY IN EFFECT HAVE BEEN COMPLIED WITH.

A. Darrell Brown Jr.
REGISTERED LAND SURVEYOR NO. 2207
STATE OF FLORIDA.



APPROVED FOR RECORD

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA PURSUANT TO ORDINANCE NO. 73-1458-667 OF SAID CITY ADOPTED BY ITS COUNCIL AND APPROVED BY ITS MAKOR THIS 5th DAY OF DECEMBER A.D. 1973.

[Signature]
MAYOR OF THE CITY OF JACKSONVILLE

[Signature]
SECRETARY OF THE COUNCIL OF THE CITY OF JACKSONVILLE

APPROVED
DATE: Dec 3, 1973
BY *Richard Rawls*
CITY ENGINEER
Thomas C. Kelly
DIRECTOR OF PUBLIC WORKS
GENERAL COUNSEL, OR
Thomas C. Kelly
ASSISTANT COUNSEL

See Affidavit in 9/6 3908 pg 707 filed 10-16-74
See re Certificate in 9/6 3910 pg 165 filed 7-9-75

ADOPTION AND DEDICATION OF PLAT:

THIS IS TO CERTIFY THAT THE UNDERSIGNED, THE INTERCOASTAL INVESTMENTS INCORPORATED, A FLORIDA CORPORATION, IS THE LAWFUL OWNER OF ALL THE LANDS DESCRIBED IN THE CAPTION HEREON AND THAT IT HAS CAUSED THE SAME TO BE SURVEYED AND SUB-DIVIDED AND THIS PLAT KNOWN AS THE WOODS UNIT I MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LANDS. NO PART OF SAID LANDS IS DEDICATED TO THE CITY OF JAX OR THE PUBLIC. ALL OF THE PROPERTY DESIGNATED ON THIS PLAT AS PRIVATE STREETS, ALL OF THE PROPERTY DESIGNATED ON THIS PLAT AS COMMON SPACE AND ALL EASEMENTS SHOWN ON THIS PLAT ARE AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE INTERCOASTAL INVESTMENTS INCORPORATED. ITS SUCCESSORS AND GRANTEEES IF ANY, OF SAID PRIVATE STREETS, COMMON SPACE AND EASEMENTS, SAID THE INTERCOASTAL INVESTMENTS INCORPORATED DOES HEREBY GRANT TO PRESENT AND FUTURE OWNERS OF THE LOTS 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 THE INTERCOASTAL INVESTMENTS INCORPORATED TO SERVE THE LANDS SHOWN ON THIS PLAT, HOLDERS OF MORTGAGE LIENS ON SUCH LANDS AND SUCH OTHER PERSONS AS THE INTERCOASTAL INVESTMENTS INCORPORATED, FROM TIME TO TIME MAY DESIGNATE, THE NON-EXCLUSIVE AND PERPETUAL RIGHT OF INGRESS AND EGRESS OVER AND ACROSS SAID PRIVATE STREETS, ALL OF SAID PRIVATE STREETS ARE AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE INTERCOASTAL INVESTMENTS INCORPORATED, ITS SUCCESSORS AND GRANTEEES, IF ANY, OF SAID PRIVATE STREETS. REGARDLESS OF THE PRECEEDING PROVISIONS THE INTERCOASTAL INVESTMENTS INCORPORATED RESERVES AND SHALL HAVE THE UNRESTRICTED AND ABSOLUTE RIGHT TO DENY INGRESS TO ANY PERSON WHO, IN THE OPINION OF SAID THE INTERCOASTAL INCORPORATED, MAY CREATE OR PARTICIPATE IN A DISTURBANCE OR A NUISANCE ON ANY PART OF THE LAND SHOWN ON THIS PLAT.

THE INTERCOASTAL INVESTMENTS INCORPORATED 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 PRIVATE STREETS, ALL OR ANY PART OF THE LANDS ON THIS PLAT DESIGNATED COMMON SPACE AND ALL OR ANY PART OF THE EASEMENTS SHOWN ON THIS PLAT

IN WITNESS WHEREOF, THE SAID OWNER, THE INTERCOASTAL INVESTMENTS INCORPORATED HAS EXECUTED THESE PRESENTS UNDER SEAL THIS 5th DAY OF Sept, 1973.

WITNESSES:
[Signature]
[Signature]
THE INTERCOASTAL INVESTMENTS INCORPORATED
BY *Hubert P. Longino Jr.*
PRESIDENT
ATTEST *Allen D. Jones*
ASSISTANT SECRETARY

