

# THE WOODS UNIT XB

A Portion of the Bartolomeo De Castro Y. Ferrer Grant, Section 38, Township 2 South, Range 28 East, Duval County, Florida.

PLAT BOOK 50 PAGE 12

SHEET 1 OF 4 SHEETS

**ADOPTION AND DEDICATION** SEE SHEET 2 FOR GENERAL NOTES & LEGEND  
 This is to certify that The Woods Joint Venture a Florida General Partnership, is the lawful owner of the lands described in the caption hereon known as The Woods Unit XB, having caused the same to be surveyed and subdivided and Michael Antonopoulos and Sandra R. Antonopoulos, as tenants by the entireties, are the holder of mortgage on said lands. This plat being made in accordance with said survey is hereby adopted as a true and correct plat of those lands. All tracts, roads, parkways, lanes, courts, walkways, unobstructed easements for drainage, conservation easements and non-access easements, except J.E.A. easements, shall remain privately owned and the sole and exclusive property of the owner, its successors and assigns as shown hereon.

The undersigned owner(s) do hereby reserve unto themselves and assigns, an easement for landscaping and construction of signs over all non access easements, and also easement(s) over all the lands designated as private drainage easements shown on this plat, the maintenance responsibilities of which shall be those of the owner, its successors, and assigns.

The undersigned owner(s), its successors and assigns hereby grant to the present and future owners of the lots shown on this plat and their guests, invitees, domestic help, delivery, pick-up, fire protection services, police and other authorities of the law, United States carriers, representatives of the utilities authorized by said owner(s), its successors and assigns, to serve the land shown hereon, holders of mortgage liens of such lands and such other persons as may be designated, the non-exclusive and perpetual right of ingress and egress over and across said private roadways. The owner(s), its successors and assigns reserves and shall have the unrestricted and absolute right to deny ingress to any person who may create or participate in a disturbance or nuisance on any part of the lands shown hereon.

Unobstructed easements for service and maintenance of the water and sewer systems shown within the private roadways and on the individual properties on this plat are hereby irrevocably and without reservation dedicated to the City of Jacksonville, its successors and assigns.

Those easements designated as "JEA" easements are hereby irrevocably dedicated to the Jacksonville Electric Authority, its successors and assigns, for its exclusive use in conjunction with its underground electrical system.

The owner(s), its successors and assigns hereby reserves and shall have the sole and absolute right at any time with the consent of the City of Jacksonville to dedicate to the public all or part

In witness thereof, The Woods Joint Venture has caused these presents to be signed by its President.

This 9<sup>th</sup> day of AUGUST 1995  
 THE WOODS JOINT VENTURE

Witness: Charles G. James William R. Howell, II  
 Print Name: CHARLES G. JAMES William R. Howell, II  
 A General Partner

Witness: Joyce L. Casey  
 Print Name: Joyce L. Casey

Michael Antonopoulos and Sandra R. Antonopoulos as tenants by the entireties

Witness: Chris Fauré Michael Antonopoulos  
 Print Name: CHRIS FAURE Michael Antonopoulos

Witness: James Schneider Sandra R. Antonopoulos  
 Print Name: JAMES SCHNEIDER Sandra R. Antonopoulos

Witness: Chris Fauré  
 Print Name: CHRIS FAURE  
 Witness: James Schneider  
 Print Name: JAMES SCHNEIDER

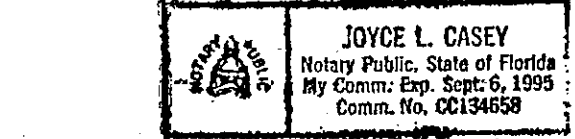
NOTARY FOR THE WOODS JOINT VENTURE

STATE OF FLORIDA )  
 COUNTY OF DUVAL )

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of August, A.D., 1995 by William R. Howell, II, A General Partner of The Woods Joint Venture. He is personally known to me and did not take an oath.

Witness: Joyce L. Casey Sept. 6, 1995  
 Notary Public State of Florida My Commission Expires Serial No.: CC 206229

Print Name: Joyce L. Casey



PREPARED BY:  
**Clary & Associates, Inc.**  
 PROFESSIONAL LAND SURVEYORS  
 3830 CROWN POINT ROAD  
 JACKSONVILLE, FLORIDA 32257  
 (904) 260-2703

PSD #91-021  
 CITY DEVELOPMENT No. 585.3

### CAPTION

A portion of Bartolomeo De Castro Y. Ferrer Grant, Section 38, Township 2 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

**COMMENCE** at the intersection of the Westerly right-of-way line of Hodges Boulevard (a variable width right-of-way as now established) and the Southerly line of said Section 38; thence South 84°28'58" West, along said Southerly line of said Section 38, a distance of 835.49 feet to the POINT OF BEGINNING; thence continue South 84°28'58" West, 707.74 feet; thence North 01°42'22" East, 649.32 feet, to the Southerly line of The Woods Unit X, as recorded in Plat Book 48, Pages 61, 61A through 61C, inclusive, of the Current Public Records of said County; thence Northeasterly, along last said line, run the following four (4) courses and distances: **COURSE NO. 1:** North 73°07'59" East, 118.64 feet; **COURSE NO. 2:** North 86°30'17" East, 126.11 feet, to the Westerly right-of-way line of Winged Elm Drive East (a 50 foot private right-of-way as now established); **COURSE NO. 3:** North 84°58'50" East, 50.83 feet, to the Easterly right-of-way of said Winged Elm Drive East; **COURSE NO. 4:** North 82°22'29" East, 235.40 feet, to the Westerly boundary of The Woods Unit XIA as recorded in Plat Book 48, Pages 62, 62A through 62B, inclusive, of said Current Public Records; thence South 21°53'36" East, along last said line 319.73 feet; thence South 06°42'03" East 364.60 feet, to the POINT OF BEGINNING.

Containing 9.57 acres, more or less.

### CLERK'S CERTIFICATE

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 50, Pages 12 thru 12C of the Public Records of Duval County, Florida.

Signed this 10<sup>th</sup> day of October, A.D., 1995.

Henry Cook By: Henry Cook  
 Clerk of Circuit Court Deputy Clerk

### APPROVED FOR THE RECORD

This is to certify that the above plat has been examined, accepted and approved by the City of Jacksonville, Duval County, Florida, pursuant to City Ordinance No. 25-1017-22 of said City, adopted by its Council, and accepted by its Mayor on this 28<sup>th</sup> day of SEPTEMBER, A.D., 1995.

Samuel M. Moran 10/09/95  
 Director of Public Works Date

### 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 requirements of Florida Statute 177, that the survey and legal description are accurate and permanent reference monuments have been placed and permanent control points will be placed according to the laws of the State of Florida and the current regulations of the City of Jacksonville.

Signed this 8 day of JULY, A.D., 1995.

Gregory B. Clary  
 Registered Land Surveyor No. 3377  
 State of Florida

STATE OF FLORIDA )  
 COUNTY OF DUVAL )

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of October, A.D., 1995 by Sandra R. Antonopoulos. She is personally known to me and did not take an oath.

Karen Baez June 26, 1996  
 Notary Public My Commission Expires Serial No.: CC 206229  
 State of Florida at Large

NOTARY FOR MICHAEL ANTONOPOULOS  
 OFFICIAL SEAL  
 KAREN BAEZ  
 My Commission Expires June 26, 1996  
 Comm. No. CC 206229

STATE OF FLORIDA )  
 COUNTY OF DUVAL )

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of October, A.D., 1995 by Michael Antonopoulos. He is personally known to me and did not take an oath.

Karen Baez June 26, 1996  
 Notary Public My Commission Expires Serial No.: CC 206229  
 State of Florida at Large  
 Print Name: Karen Baez

APPROVED  
 DATE: Dom 10.5.95  
 For Director of Public Works  
 By: Philip R. Quinlan  
 City Engineer  
 For General Counsel  
 By: Sherrill Matlock  
10-9-95

