

THE WOODS UNIT XI A

PLAT BOOK 48 PAGE 62

SHEET 1 OF 6 SHEETS
PSD#91-021

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

ADOPTION AND DEDICATION

This is to certify that the undersigned, *The Woods Joint Venture*, a Florida General Partnership, under the laws of the State of Florida are the lawful owners of the lands described in the caption hereon known as The Woods Unit XI A, and has caused the same to be surveyed and subdivided, and First Union National Bank of Florida, a United States of America Corporation, is the holder of mortgage on said lands; that this plat is made in accordance with said survey, is hereby adopted as a true correct plat of said lands. No part of said lands are dedicated to the City of Jacksonville or to the public, except an unobstructed easement for sewer and water and other public utilities over, under, and across all road right-of-ways and the 15' unobstructed maintenance easement shown hereon, said easements are hereby dedicated to the City of Jacksonville. All of the property designated on this plat as lands and easements, except J.E.A. and the aforesaid City of Jacksonville easements, are and shall remain privately owned and these and exclusive property of *The Woods Joint Venture*, its successors and grantees, if any, of said private easements. said *The Woods Joint Venture* 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 Woods Joint Venture*, to serve the lands shown on this plat, holders of mortgage liens on such lands and such other persons as *The Woods Joint Venture* 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, except J.E.A. and the aforesaid City of Jacksonville easements, are and shall remain privately owned and the sole and exclusive property of *The Woods Joint Venture*, its successors and grantees, if any, of said easements. Regardless of the preceding provisions, *The Woods Joint Venture*, reserves and shall have the unrestricted and absolute right to deny ingress to any person who, in the opinion of said *The Woods Joint Venture*, may create or participate in a disturbance or a nuisance on any part of the land shown on this plat.

The Woods Joint Venture 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, except J.E.A. and the aforesaid City of Jacksonville easements. These easements designated as J.E.A. 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.

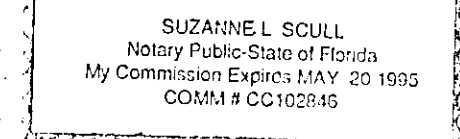
IN WITNESS WHEREOF, the owner, *The Woods Joint Venture*, has executed these presents under seal this 7th day of SEPTEMBER A.D., 1993.

THE WOODS JOINT VENTURE
Witness: Greg Clay
Print Name: GREG CLAY
Witness: Patricia K. Towers
Print Name: Patricia K. Towers
Witness: William R. Howell, II
Print Name: William R. Howell, II
A General Partner

FIRST UNION NATIONAL BANK OF FLORIDA
Witness: Lee Ann Sealey
Print Name: Lee Ann Sealey
Witness: Stephen C. Franklin
Print Name: Stephen C. Franklin
Vice President

NOTARY FOR THE WOODS JOINT VENTURE
STATE OF FLORIDA)
COUNTY OF DUVAL)
The foregoing instrument was acknowledged before me this 7th day of SEPTEMBER, A.D., 1993 by William R. Howell, II, A General Partner of *The Woods Joint Venture*, a Florida General Partnership, on behalf of the partnership.

Suzanne L. Scull
Notary Public
State of Florida at Large
Print Name: SUZANNE L. SCULL
My Commission Expires:
Serial No.:



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

TOGETHER WITH PARCEL B

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

COMMENCE at the intersection of the Westerly right-of-way line of Hodges Boulevard (a variable right-of-way as now established) and its Southerly line of said Section 38; thence South 84°28'58" West, along last said line, 835.49 feet; thence North 06°42'03" West, 364.60 feet, to the POINT OF BEGINNING; thence North 21°53'36" West, 416.36 feet; thence North 29°17'01" West, 66.64 feet; thence North 26°23'14" West, 183.75 feet; thence North 13°28'04" West, 589.35 feet; thence North 00°10'21" West, 63.38 feet, to the Southerly line of a 40.00 foot drainage right-of-way, as described and recorded in Official Records Volume 824, Page 381, said Southerly line being the Northerly line of a 25.00 foot easement, as described and recorded in Official Records Volume 824, Page 381, all of the Current Public Records of said county; thence North 89°49'39" East, along last said line, 1,308.21 feet, to said Westerly right-of-way line of Hodges Boulevard; thence South 01°00'47" West, along last said line, 809.97 feet; thence North 89°40'41" West, departing from said Westerly right-of-way line, 551.79 feet; thence South 25°01'20" West, 310.32 feet; thence South 51°36'09" West, 260.15 feet, to the POINT OF BEGINNING.

Containing 4,486 square feet, more or less.

CAPTION

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

COMMENCE at the intersection of the Westerly right-of-way line of Hodges Boulevard (a variable right-of-way as now established) and the Southerly line of said Section 38; thence South 84°28'58" West, along last said line, 835.49 feet; thence North 06°42'03" West, 364.60 feet, to the POINT OF BEGINNING; thence North 21°53'36" West, 416.36 feet; thence North 29°17'01" West, 66.64 feet; thence North 26°23'14" West, 183.75 feet; thence North 13°28'04" West, 589.35 feet; thence North 00°10'21" West, 63.38 feet, to the Southerly line of a 40.00 foot drainage right-of-way, as described and recorded in Official Records Volume 824, Page 381, said Southerly line being the Northerly line of a 25.00 foot easement, as described and recorded in Official Records Volume 824, Page 381, all of the Current Public Records of said county; thence North 89°49'39" East, along last said line, 1,308.21 feet, to said Westerly right-of-way line of Hodges Boulevard; thence South 01°00'47" West, along last said line, 809.97 feet; thence North 89°40'41" West, departing from said Westerly right-of-way line, 551.79 feet; thence South 25°01'20" West, 310.32 feet; thence South 51°36'09" West, 260.15 feet, to the POINT OF BEGINNING.

Containing 25.50 acres, more or less.

APPROVED
11-16-93
Director of Public Works
Cecil W. Rowland
City Engineer
For General Counsel
Shane M. ...

CLERK'S CERTIFICATE 94-0012557

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 48, Pages 62 thru 625 of the Public Records of Duval County, Florida.

Signed this 27th day of January A.D., 1994.

Henry Cook
Clerk of the Circuit Court
By: M. J. Odom
Deputy Clerk

APPROVED FOR THE RECORD

This is to certify that the above plat has been examined by the City of Jacksonville, Duval County, Florida, pursuant to Ordinance No. 93-1851-1104 of said City and adopted by its Mayor this 2nd day of December A.D., 1993.

Sam E. Massa
Director of Public Works
Date: 1/26/94

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 9th day of SEPTEMBER A.D., 1993.

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

NOTARY FOR FIRST UNION NATIONAL BANK OF FLORIDA

STATE OF FLORIDA)
COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me this 8th day of September, A.D., 1993 by Stephen C. Franklin, Vice President, of First Union National Bank of Florida, a United States of America Corporation, on behalf of the corporation.

Lee Ann Sealey
Notary Public
State of Florida at Large
Print Name: Lee Ann Sealey
5/14/94
My Commission Expires:
Serial No.: CC 011635



NOTARY PUBLIC, STATE OF FLORIDA
My commission expires May 14, 1994
Bonded thru Patterson - Becht Agency