

THE WOODS UNIT XIB

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 Woods Joint Venture a Florida General Partnership is the lawful owner of the lands described in the caption hereon known as The Woods Unit XIB, having 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. 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 9th day of AUGUST 1995

THE WOODS JOINT VENTURE

Witness Charles B. James William R. Howell, II
Print Name Charles B. James William R. Howell, II
A General Partner

Witness Joyce L. Casey
Print Name Joyce L. Casey

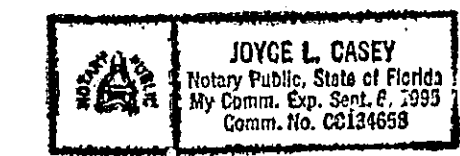
FIRST UNION NATIONAL BANK OF FLORIDA
Witness Joyce L. Casey Stephen C. Franklin
Print Name Joyce L. Casey Stephen C. Franklin
Vice President

Witness Jane R. Evans
Print Name JANE R. EVANS

NOTARY FOR THE WOODS JOINT VENTURE

STATE OF FLORIDA)
COUNTY OF DUVAL)
The foregoing instrument was acknowledged before me this 9th day of August, A.D., 1995 by William R. Howell, II, A General Partner of The Woods Joint Venture, a Florida General Partnership, on behalf of the partnership. He is personally known to me and did not take an oath.

Joyce L. Casey Sept. 6, 1995
Notary Public State of Florida
My Commission Expires Sept. 6, 1995
Serial No.: CC134658
Print Name: Joyce L. Casey



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

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:

BEGIN at the intersection of the Southerly line of said Section 38 with the Westerly right-of-way line of Hodges Boulevard (a variable width right-of-way as now established); thence South 84°28'58" West, along said Southerly line of Section 38, a distance of 835.49 feet; thence North 06°42'03" West, departing from said Southerly line of said Section 38, a distance of 364.60 feet, to the Southerly boundary of The Woods Unit XIA, as recorded in Plat Book 48, Pages 62, 62A through 62E, inclusive, of the Current Public Records of said county; thence Northeasterly and Southeasterly, along last said county; run the following three (3) courses and distances: COURSE NO. 1: North 51°36'09" East, 260.15 feet; COURSE NO. 2: North 25°01'20" East, 310.32 feet; COURSE NO. 3: South 89°40'41" East, 551.79 feet, to said Westerly right-of-way line of Hodges Boulevard; thence South 01°00'47" West, along last said line, 721.56 feet, to the POINT OF BEGINNING.

Containing 13.18 acres, more or less.

APPROVED
DATE: 10.3.95
For Director of Public Works
By: Philip R. Quinonez
City Engineer
For General Counsel
By: James Mitchell
10-9-95

CLERK'S CERTIFICATE: 95-200163
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 11 thru 11C of the Public Records of Duval County, Florida.

Signed this 10th day of October, A.D., 1995.
Henry Cook By: W. Y. Odom
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. 95-1010-523 of said City, adopted by its Council, and accepted by its Mayor, on this 23rd day of SEPTEMBER, A.D., 1995.

John E. Mouser 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. Ray
Notary Public
State of Florida
My Commission Expires July 8, 1997
Serial No. CC134658

NOTARY FOR FIRST UNION NATIONAL BANK OF FLORIDA

STATE OF FLORIDA)
COUNTY OF DUVAL)
The foregoing instrument was acknowledged before me this 9th day of August, A.D., 1995 by Stephen C. Franklin, Vice President, of First Union National Bank of Florida, a United States of America Corporation, on behalf of the corporation. He is personally known to me and did not take an oath.

Joyce L. Casey Sept. 6, 1995
Notary Public State of Florida
My Commission Expires Sept. 6, 1995
Serial No.: CC134658
Print Name: Joyce L. Casey

