

THE WOODS UNIT II

CITY OF JACKSONVILLE

DIVAL COUNTY, FLORIDA



CAPTION:

A TRACT OF LAND, BEING PART OF THE BARTOLEMEO DE CASTRO Y FERRO GRANT, SECTION 38, TOWNSHIP 2 SOUTH, RANGE 28 EAST, DIVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTERLINE INTERSECTION OF PALMETTO GLADE DRIVE, A PRIVATE 60.0 FOOT RIGHT-OF-WAY AND FALLEN TREE DRIVE WEST, A PRIVATE 60.0 FOOT RIGHT-OF-WAY, BOTH AS SHOWN ON THE PLAT OF THE WOODS UNIT I, AS RECORDED IN PLAT BOOK 35, PAGES 15-15C, OF THE CURRENT PUBLIC RECORDS OF SAID DIVAL COUNTY; THENCE NORTH 28° 42' 45" EAST, 53.00 FEET; THENCE SOUTH 61° 17' 15" EAST, 30.0 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE AFORESAID PALMETTO GLADE DRIVE, SAID RIGHT-OF-WAY LINE BEING IN A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 473.83 FEET; A CENTRAL ANGLE OF 52° 46' 53" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 55° 06' 12" EAST, 421.22 FEET; THENCE EASTERLY ALONG SAID CURVE AND SAID RIGHT-OF-WAY LINE AN ARC DISTANCE OF 436.45 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE CONTINUE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF PALMETTO GLADE DRIVE, NORTH 31° 22' 38" EAST, 49.40 FEET TO A POINT ON THE EASTERLY BOUNDARY OF THE WOODS UNIT I, AFORESAID; THENCE ALONG THE EASTERLY BOUNDARY OF THE WOODS UNIT I THE FOLLOWING COURSES AND DISTANCES: NORTH 8° 30' 22" WEST, 60.0 FEET; NORTH 13° 16' 18" WEST, 136.82 FEET; NORTH 31° 38' 39" WEST, 246.40 FEET; THENCE DEPARTING FROM THE EASTERLY BOUNDARY OF THE WOODS UNIT I, RUN NORTH 89° 48' 25" EAST, 597.04 FEET; THENCE SOUTH 17° 00' 00" WEST, 190.0 FEET; THENCE SOUTH 75° 00' 00" EAST, 179.43 FEET; THENCE NORTH 17° 00' 00" EAST, 42.58 FEET; THENCE SOUTH 75° 00' 00" EAST, 80.0 FEET; THENCE SOUTH 17° 00' 00" WEST, 249.48 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 1,182.25 FEET, A CENTRAL ANGLE OF 27° 00' 39" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 3° 20' 41" WEST, 555.0 FEET; THENCE SOUTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 560.18 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 10° 00' 30" EAST, 141.36 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 1,270.70 FEET, A CENTRAL ANGLE OF 22° 04' 11", AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 1° 01' 27" WEST, 486.44 FEET; THENCE SOUTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 499.86 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 12° 03' 32" WEST, 31.34 FEET; THENCE SOUTH 89° 50' 08" WEST, 620.86 FEET TO A POINT IN THE EASTERLY BOUNDARY OF THE WOODS UNIT I, AFORESAID; THENCE RUN THE FOLLOWING DISTANCES AND COURSES ALONG SAID EASTERLY BOUNDARY: NORTH 0° 02' 58" WEST, 75.0 FEET; NORTH 24° 51' 51" WEST, 130.0 FEET; NORTH 38° 20' 58" WEST, 235.0 FEET; NORTH 69° 22' 49" WEST, 278.17 FEET; NORTH 8° 18' 10" WEST, 265.0 FEET TO A POINT IN THE SOUTHERLY RIGHT-OF-WAY LINE OF THE AFORESAID PALMETTO GLADE DRIVE, SAID RIGHT-OF-WAY LINE BEING IN A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 463.52 FEET, A CENTRAL ANGLE OF 3° 12' 31" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 66° 07' 05" EAST, 25.95 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE AND SAID RIGHT-OF-WAY LINE AN ARC DISTANCE OF 25.95 FEET TO A POINT; THENCE DEPARTING FROM SAID RIGHT-OF-WAY LINE, RUN SOUTH 34° 45' 00" EAST, 153.38 FEET; THENCE NORTH 28° 42' 45" EAST, 150.0 FEET; THENCE NORTH 61° 17' 15" WEST, 105.64 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 250 FEET, A CENTRAL ANGLE OF 87° 04' 00" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 75° 10' 45" WEST, 34.44 FEET; THENCE NORTHWESTERLY, WESTERLY AND SOUTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 37.99 FEET TO A POINT OF REVERSE CURVATURE, SAID POINT LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF THE AFORESAID PALMETTO GLADE DRIVE, SAID CURVE BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 463.52 FEET, A CENTRAL ANGLE OF 2° 56' 00" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 30° 10' 45" EAST, 23.73 FEET; THENCE ALONG SAID RIGHT-OF-WAY LINE AN ARC DISTANCE OF 23.73 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 28° 42' 45" EAST, 88.53 FEET TO THE POINT OF BEGINNING.

ADOPTION AND DEDICATION:

THIS IS TO CERTIFY THAT THE UNDERSIGNED, FIRST PENNSYLVANIA MORTGAGE TRUST, A MASSACHUSETTS BUSINESS TRUST, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON AND THAT IT HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AND THAT THIS PLAT, KNOWN AS THE WOODS UNIT II, 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 JACKSONVILLE OR TO 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 IS AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF FIRST PENNSYLVANIA MORTGAGE TRUST, ITS SUCCESSORS AND GRANTEEES, IF ANY, OF SAID PRIVATE STREETS, COMMON SPACE AND EASEMENTS. SAID FIRST PENNSYLVANIA MORTGAGE TRUST 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 FIRST PENNSYLVANIA MORTGAGE TRUST TO SERVE THE LANDS SHOWN ON THIS PLAT, HOLDERS OF MORTGAGE LIENS ON SUCH LANDS AND SUCH OTHER PERSONS AS FIRST PENNSYLVANIA MORTGAGE TRUST MAY FROM TIME TO TIME 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 FIRST PENNSYLVANIA

MORTGAGE TRUST, ITS SUCCESSORS AND GRANTEEES, IF ANY, OF SAID PRIVATE STREETS. REGARDLESS OF THE PRECEDING PROVISIONS, FIRST PENNSYLVANIA MORTGAGE TRUST RESERVES AND SHALL HAVE THE UNRESTRICTED AND ABSOLUTE RIGHT TO DENY INGRESS TO ANY PERSON WHO, IN THE OPINION OF SAID FIRST PENNSYLVANIA MORTGAGE TRUST, MAY CREATE OR PARTICIPATE IN A DISTURBANCE OR A UNLAWFUL USE OF ANY PART OF THE LANDS SHOWN ON THIS PLAT.

FIRST PENNSYLVANIA MORTGAGE TRUST 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 POSITIC THEM HAVING JURISDICTION OVER THE LANDS INVOLVED, TO DEDICATE TO THE PUBLIC ALL OR ANY PART OF THE LANDS ON THIS PLAT DESIGNATED AS PRIVATE STREETS.

THE NAME FIRST PENNSYLVANIA MORTGAGE TRUST REFERS TO THE TRUSTEES (AS TRUSTEES, BUT NOT INDIVIDUALLY) UNDER A DECLARATION OF TRUST DATED AS OF MARCH 31, 1970, AS AMENDED, TO WHICH REFERENCE IS HEREBY MADE (AND A COPY OF WHICH IS ON FILE WITH THE SECRETARY OF THE COMMONWEALTH OF MASSACHUSETTS), AND AS PROVIDED THEREIN, NO TRUSTEE OFFICER, AGENT OR SHAREHOLDER OF SAID TRUST SHALL BE HELD TO ANY PERSONAL LIABILITY IN CONNECTION WITH ANY OBLIGATION ENTERED INTO OR INCURRED ON BEHALF OF SAID TRUST, AND ANY PERSON DEALING WITH SAID TRUST SHALL LOOK SOLELY TO THE TRUST ESTATE FOR THE PAYMENT OF ANY CLAIM OR FOR THE PERFORMANCE OF ANY OBLIGATION THEREOF. IN WITNESS WHEREOF, THE SAID OWNER, FIRST PENNSYLVANIA MORTGAGE TRUST HAS EXECUTED THESE PRESENTS UNDER SEAL THIS 24th DAY OF OCTOBER, 1977.

Mary Astor
WITNESS:
Faith E. Burdette
WITNESS:

FIRST PENNSYLVANIA MORTGAGE TRUST
BY: Daniel S. Abouane
(AS TRUSTEE AND NOT INDIVIDUALLY)

COMMONWEALTH OF MASSACHUSETTS, COUNTY OF SUFFOLK:

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED DANIEL AHEARN, AS TRUSTEE AND NOT INDIVIDUALLY, OF FIRST PENNSYLVANIA MORTGAGE TRUST, A MASSACHUSETTS BUSINESS TRUST, PERSONALLY KNOWN TO ME AND KNOWN BY ME TO BE THE PERSON WHO EXECUTED THE FOREGOING ADOPTION AND DEDICATION, AND HE ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME FOR THE USES AND PURPOSES IN SAID INSTRUMENT SET FORTH. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THIS 24th DAY OF OCTOBER, 1977, AT BOSTON, IN THE COUNTY AND STATE AFORESAID.

Faith E. Burdette
NOTARY PUBLIC, COMMONWEALTH OF MASSACHUSETTS
MY COMMISSION EXPIRES February 13, 1981

DEVELOPER'S CERTIFICATE:

THIS IS TO CERTIFY THAT FIRST PENNSYLVANIA MORTGAGE TRUST HAS FURNISHED THE CITY OF JACKSONVILLE CASH AS SURETY THAT THE PROPOSED IMPROVEMENTS ASSOCIATED WITH THE DEVELOPMENT OF THE PUBLIC AND/OR PRIVATE STREETS SHALL BE CONSTRUCTED ACCORDING TO THE APPROVED PLANS AND SPECIFICATIONS. SAID CASH IS EQUIVALENT TO 100% OF THE REMAINING ENGINEERING COSTS, ESTIMATED CONSTRUCTION COSTS AND THE COSTS OF PLACING PERMANENT CONTROL POINTS.

J. H. Light
DIRECTOR OF PUBLIC WORKS

Daniel S. Abouane
BY: (AS TRUSTEE AND NOT INDIVIDUALLY)

SURVEYOR'S CERTIFICATE:

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 THAT PERMANENT CONTROL POINTS HAVE BEEN SET ACCORDING TO THE LAWS OF THE STATE OF FLORIDA, AND THAT ALL ZONING RULES AND REGULATIONS OF THE CITY OF JACKSONVILLE, FLORIDA CURRENTLY IN EFFECT HAVE BEEN COMPLIED WITH.

Stanley E. Hennessey
CLARKE, WAITZ & FRYE, INC.
FLA. REGISTRATION No. 3150

APPROVED FOR RECORD:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY OF JACKSONVILLE, DIVAL COUNTY, FLORIDA, PURSUANT TO ORDINANCE NO. 77-1053-503 OF SAID CITY, ADOPTED BY ITS COUNCIL AND APPROVED BY ITS MAYOR THIS 10TH DAY OF NOVEMBER, 1977.

Mayor, City of Jacksonville
Rayford Osborne
SECRETARY OF THE COUNCIL OF THE CITY OF JACKSONVILLE

APPROVED
DATE: OCTOBER 31, 1977
BY: [Signature]
CITY ENGINEER
[Signature]
DIRECTOR OF PUBLIC WORKS
GENERAL COUNSEL OR
[Signature]
ASSISTANT COUNSEL

