

# THE WOODS UNIT II-A

TAXES VERIFIED  
BY J.L.S.

**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, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 135 OF THE WOODS UNIT I, AS RECORDED IN PLAT BOOK 35, PAGES 15 THROUGH 15C OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FOR THE POINT OF BEGINNING; THENCE RUN NORTH 89° 48' 25" EAST, 950.79 FEET TO A POINT; THENCE SOUTH 08° 08' 27" EAST, 338.70 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE WESTERLY, HAVING A RADIUS OF 1186.80 FEET, A CENTRAL ANGLE OF 25° 08' 27" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 04° 25' 46" WEST, 516.59 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 520.76 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 73° 00' 00" WEST, 80.0 FEET; THENCE SOUTH 17° 00' 00" WEST, 42.58 FEET; THENCE NORTH 73° 00' 00" WEST, 179.43 FEET; THENCE NORTH 17° 00' 00" EAST, 190.0 FEET; THENCE SOUTH 89° 48' 25" WEST, 597.94 FEET TO A POINT IN THE EASTERLY BOUNDARY OF AFORESAID THE WOODS UNIT I; THENCE RUN ALONG SAID EASTERLY BOUNDARY OF THE WOODS UNIT I NORTH 31° 58' 39" WEST, 48.60 FEET; THENCE NORTH 24° 24' 45" WEST, 60.0 FEET; THENCE NORTH 17° 09' 57" WEST, 188.05 FEET; THENCE NORTH 07° 57' 28" WEST, 360.07 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 THIS PLAT KNOWN AS THE WOODS UNIT II-A, 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 EASEMENTS AND ALL OF THE PROPERTY DESIGNATED ON THIS PLAT AS TRACTS IS AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF FIRST PENNSYLVANIA MORTGAGE TRUST, IT'S SUCCESSORS AND GRANTEEES, IF ANY, OF SAID PRIVATE EASEMENTS AND TRACTS. 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 EASEMENTS. ALL OF SAID EASEMENTS ARE AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF FIRST PENNSYLVANIA MORTGAGE TRUST, IT'S SUCCESSORS AND GRANTEEES, IF ANY, OF SAID EASEMENTS. 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 NUISANCE ON ANY PART OF THE LAND 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 POLLITIC THEN HAVING JURISDICTION OVER THE LANDS INVOLVED, TO DEDICATE TO THE PUBLIC ALL OR ANY PART OF THE LANDS ON THIS PLAT DESIGNATED AS EASEMENTS.

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 17th DAY OF November, 1978.

**WITNESSES:**

Mary Astor  
Janet Burdette

**FIRST PENNSYLVANIA MORTGAGE TRUST**

Daniel S. Ahearn  
Daniel S. Ahearn, as Trustee  
and not individually

**COMMONWEALTH OF MASSACHUSETTS, COUNTY OF SUFFOLK:**

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED Daniel S. 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 AFOREGOING 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 17th DAY OF November, 1978 AT Boston, IN THE COUNTY AND STATE AFORESAID.

Janet E. Burdette  
NOTARY PUBLIC, COMMONWEALTH OF MASSACHUSETTS  
MY COMMISSION EXPIRES 2/13/81

**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 PERMANENT CONTROL POINTS WILL BE SET IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAWS OF FLORIDA, AND THAT ALL ZONING RULES AND REGULATIONS OF THE CITY OF JACKSONVILLE CURRENTLY IN EFFECT HAVE BEEN COMPLIED WITH.

DREWES, WAITZ AND FRYE, INC.

Stanley E. Drewes  
FLORIDA REGISTERED LAND SURVEYOR NO. 3150

**DEVELOPER'S CERTIFICATE:**

THIS IS TO CERTIFY THAT FIRST PENNSYLVANIA MORTGAGE TRUST HAS FURNISHED THE CITY OF JACKSONVILLE CASH BOND 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 BOND IS EQUIVALENT TO 100% OF THE REMAINING ENGINEERING COSTS, ESTIMATED CONSTRUCTION COSTS AND THE COSTS OF PLACING PERMANENT CONTROL POINTS. FIRST PENNSYLVANIA MORTGAGE TRUST

Richard Rawls  
DIRECTOR OF PUBLIC WORKS

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

**APPROVED FOR RECORD:**

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY OF JACKSONVILLE, FLORIDA, PURSUANT TO ORDINANCE NO. 78-1306-644 OF SAID CITY, ADOPTED BY IT'S COUNCIL AND APPROVED BY IT'S MAYOR THIS 17th DAY OF DECEMBER, 1978.

James Sawyer  
MAYOR OF THE CITY OF JACKSONVILLE

Harford O'Brien  
SECRETARY OF THE COUNCIL OF THE CITY OF JACKSONVILLE

**CLERK'S CERTIFICATE:**

79- 373

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE CITY OF JACKSONVILLE AND SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN PLAT BOOK 36 PAGES 65,65A OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 3rd DAY OF JAN., 1979.

Shirley Slaughter  
CLERK

Robert C. Stokes  
DEPUTY CLERK

**APPROVED**  
DATE: DECEMBER 4, 1978  
BY: W. S. Hoag  
CITY ENGINEER  
Richard Rawls  
DIRECTOR OF PUBLIC WORKS  
GENERAL COUNSEL, OR  
ASSISTANT COUNSEL