

# THE WOODS UNIT III

CITY OF JACKSONVILLE

DIVAL COUNTY, FLORIDA

TAXES VERIFIED  
BY G. S. S.

### CAPTION:

A SUBDIVISION OF A PORTION OF THE BARTELEMEO 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 NORTHEAST CORNER OF LOT 102, THE WOODS UNIT I, AS RECORDED IN PLAT BOOK 35, PAGES 15, 15A, 15B AND 15C, RUN THENCE NORTH 5° 17' 00" WEST, 80.20 FEET TO A POINT SITUATE IN THE EASTERLY RIGHT-OF-WAY LINE OF THE WOODS DRIVE (AN 80.0 FOOT PRIVATE RIGHT-OF-WAY) AS SHOWN ON SAID PLAT OF THE WOODS UNIT I; THENCE NORTH 84° 39' 07" EAST, 324.56 FEET ALONG THE NORTHERLY LINE OF THE WOODS DRIVE EAST (AS ESTABLISHED AND DESCRIBED IN OFFICIAL RECORDS VOLUME 3870, PGS. 557-563 AND MODIFIED BY OFFICIAL RECORDS VOLUME 3874, PG. 637) TO THE POINT OF BEGINNING; THENCE NORTH 5° 00' 53" WEST, 241.64 FEET; THENCE NORTH 5° 20' 53" WEST, 148.36 FEET; THENCE NORTH 84° 39' 07" EAST, 275.0 FEET; THENCE NORTH 66° 53' 00" EAST, 53.32 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 290.47 FEET, A CENTRAL ANGLE OF 65° 40' 00" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 89° 10' 00" EAST, 314.98 FEET; THENCE NORTHEASTERLY, EASTERLY, AND SOUTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 332.91 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 56° 20' 00" EAST, 46.47 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 242.02 FEET, A CENTRAL ANGLE OF 66° 30' 00" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 23° 05' 00" EAST, 265.40 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 280.90 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 10° 10' 00" WEST, 148.57 FEET TO A POINT SITUATE IN THE NORTHERLY LINE OF THE AFORESAID THE WOODS DRIVE EAST, SAID POINT BEING ON A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 582.25 FEET, A CENTRAL ANGLE OF 24° 35' 56" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 83° 02' 57" WEST, 248.05 FEET; THENCE NORTHWESTERLY, WESTERLY, AND SOUTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 249.97 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 84° 39' 07" WEST, 475.19 FEET ALONG THE NORTHERLY LINE OF THE AFORESAID THE WOODS DRIVE EAST TO THE POINT OF BEGINNING; EXCEPT THOSE LANDS DESCRIBED IN THE FOLLOWING OFFICIAL RECORDS OF SAID DIVAL COUNTY: VOL. 4143, PG. 1077; VOL. 4240, PG. 23; VOL. 4240, PG. 35; VOL. 4237, PG. 1129 AND VOL. 4392, PG. 356

### 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 III, 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, ITS 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, ITS 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 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 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 22<sup>nd</sup> DAY OF November, 1976.

WITNESSES: FIRST PENNSYLVANIA MORTGAGE TRUST  
James J. Foster BY: Daniel S. Ahearn  
John E. Burdette 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 HEREBY SET MY HAND AND AFFIXED MY SEAL THIS 22<sup>nd</sup> DAY OF November, 1976, AT Boston, IN THE COUNTY AND STATE AFORESAID.

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

### 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.

77- 32438

CLARKE, WATZ & FEYE, INC.  
J. E. Clark  
 FLORIDA REGISTERED LAND SURVEYOR NO. 1162

### CLERK'S CERTIFICATE:

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 35 PAGES 92, 92A OF THE PUBLIC RECORDS OF DIVAL COUNTY, FLORIDA, THIS 29<sup>th</sup> DAY OF APRIL, 1977.

J. Morgan Slaughter BY: Robert C. Forbes  
 CLERK DEPUTY CLERK

### 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. 77-370-101 OF SAID CITY, ADOPTED BY ITS COUNCIL AND APPROVED BY ITS MAYOR THIS 28<sup>th</sup> DAY OF APRIL, 1977.

Jeffrey C. Adams MANOR OF THE CITY OF JACKSONVILLE  
Rayford Adams SECRETARY OF THE COUNCIL OF THE CITY OF JACKSONVILLE

**APPROVED**  
 DATE: APRIL 9, 1977  
 BY: Edward Paul  
 CITY ENGINEER  
Edward Paul  
 DIRECTOR OF PUBLIC WORKS  
 GENERAL COUNSEL, OR  
Edward Paul  
 ASSISTANT COUNSEL

