

# THE WOODS

# UNIT IV

CITY OF JACKSONVILLE      DUVAL COUNTY, FLORIDA

**CAPTION:**

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 SOUTHEAST CORNER OF LOT 60, THE WOODS UNIT 11, ACCORDING TO PLAT BOOK 36 PAGES 15 AND 15A OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 89°50'20" EAST, ALONG THE SOUTHERLY LINE OF THE WOODS UNIT 11, 81.86 FEET TO THE EASTERLY RIGHT OF WAY LINE OF THE WOODS DRIVE EAST AS SHOWN ON SAID PLAT OF THE WOODS UNIT 11, ALSO BEING THE POINT OF BEGINNING; THENCE NORTH 89°50'02" EAST, ALONG THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF THE WOODS UNIT 11, 121.42 FEET; THENCE NORTH 05°18'39" EAST, 143.96 FEET; THENCE NORTH 01°03'42" WEST, 50.29 FEET; THENCE NORTH 04°03'30" EAST, 110.00 FEET; THENCE NORTH 00°35'22" WEST, 97.92 FEET; THENCE NORTH 07°57'47" WEST, 103.36 FEET; THENCE NORTH 10°00'39" WEST, 277.40 FEET; THENCE NORTH 01°45'42" EAST, 273.36 FEET; THENCE NORTH 17°22'26" EAST, 602.26 FEET; THENCE NORTH 17°42'42" WEST, 52.45 FEET; THENCE NORTH 00°08'27" WEST, 423.84 FEET; THENCE SOUTH 89°51'33" WEST, 134.22 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SAID THE WOODS DRIVE EAST; THENCE SOUTHWESTERLY ALONG THE EASTERLY RIGHT OF WAY LINE OF THE WOODS DRIVE EAST, RUN THE FOLLOWING SEVEN COURSES AND DISTANCES: 1) SOUTH 08°08'27" EAST, 136.20 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT; 2) SOUTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1186.80 FEET, AN ARC DISTANCE OF 520.76 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 04°25'47" WEST, 516.59 FEET TO THE POINT OF TANGENCY OF SAID CURVE; 3) SOUTH 17°00'00" WEST, 249.48 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT; 4) SOUTHWESTERLY ALONG AND AROUND THE ARC OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 1188.25 FEET, AN ARC DISTANCE OF 560.18 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 03°29'41" WEST, 555.0 FEET TO THE POINT OF TANGENCY OF SAID CURVE; 5) SOUTH 10°00'39" EAST, 141.36 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT; 6) SOUTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1270.70 FEET, AN ARC DISTANCE OF 489.46 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 01°01'27" WEST, 486.44 FEET TO THE POINT OF TANGENCY OF SAID CURVE; 7) SOUTH 12°03'32" WEST, 31.34 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 IV, 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 GRANTEES, 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 GRANTEES, 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 POLITICAL 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 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 26th DAY OF January, 1982.

WITNESS: Philip C. Ehringer (AS TRUSTEE AND NOT INDIVIDUALLY)  
WITNESS: Richard P. Spang  
WITNESS: William C. Ehringer

State of Delaware COUNTY OF New Castle Philip C. Ehringer  
BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED PHILIP C. EHRINGER 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 26th DAY OF January, 1982 AT Wilmington IN THE COUNTY AND STATE AFORESAID.

NOTARY PUBLIC AT LARGE William M. Dool MY COMMISSION EXPIRES: 7/21/88  
Quentin P. Solen 4/1/85

**CLERKS CERTIFICATE:**

82-52671

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 38 PAGES 27, 27A OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. THIS 25th DAY OF August A.D., 1982. S. Morgan Slaughter BY: Robert C. Stokes  
S. MORGAN SLAUGHTER, CLERK OF THE CIRCUIT COURT DEPUTY CLERK

**APPROVED FOR RECORD:**

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, PURSUANT TO ORDINANCE NO. 82-358-204 OF SAID CITY, ADOPTED BY ITS COUNCIL AND APPROVED BY ITS MAYOR, THIS 15th DAY OF JUNE A.D., 1982.  
John M. Holloman Ronald E. Johnson  
MAYOR OF THE CITY OF JACKSONVILLE SECRETARY TO THE CITY COUNCIL OF THE CITY OF JACKSONVILLE

**DEVELOPERS CERTIFICATE:**

THIS IS TO CERTIFY THAT FIRST PENNSYLVANIA MORTGAGE TRUST HAS COMPLETED CONSTRUCTION OF THE IMPROVEMENTS WITHIN PUBLIC SPACE ACCORDING TO THE PLANS AND SPECIFICATIONS APPROVED BY THE CITY OF JACKSONVILLE. SIGNED THIS 20th DAY OF August A.D., 1982.

FIRST PENNSYLVANIA MORTGAGE TRUST BY: Philip C. Ehringer (AS TRUSTEE AND NOT INDIVIDUALLY)

DIRECTOR OF PUBLIC WORKS Albert J. Linnell

**SURVEYORS 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 THE REQUIREMENTS OF FLORIDA STATUTE 177. THAT THE SURVEY AND LEGAL DESCRIPTION IS ACCURATE AND THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED ACCORDING TO THE LAWS OF THE STATE OF FLORIDA AND THE CITY OF JACKSONVILLE, FLORIDA. SIGNED THIS 9th DAY OF SEPTEMBER A.D., 1981.

Thomas C. Livingston  
REGISTERED LAND SURVEYOR NO. 2117  
NORTHEAST FLORIDA SURVEYORS, INC.  
2000 CORPORATE SQUARE BOULEVARD  
JACKSONVILLE, FLORIDA 32216

