

# THE WOODS

## UNIT V

CITY OF JACKSONVILLE      DUVAL COUNTY, FLORIDA

PLAT BOOK 40 PAGE 4

SHEET 1 OF 2 SHEETS  
PSD-81-12

Taxes VERIFIED BY R.B.F.

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: BEGIN at the Northeast corner of Tract "C", as shown on the Plat of The Woods Unit IV as recorded in Plat Book 38, Pages 27 and 27A of the current Public Records of said County; thence North 89°51'33" East along the Northeasterly prolongation of the Northerly line of said Tract "C", 642.67 feet, to the Westerly right-of-way line of Hodges Boulevard (a 200 foot right-of-way as per Official Records Volume 2453, Page 1183); thence Southerly along said Westerly right-of-way line and along the arc of a curve concave Easterly and having a radius of 5829.58 feet, an arc distance of 670.70 feet, said arc being subtended by a chord bearing and distance of South 13°24'24" West, 670.33 feet; thence North 77°00'00" West, 134.78 feet; thence North 40°39'10" West, 62.08 feet; thence South 89°51'33" West, 329.79 feet, to the Easterly boundary of aforesaid The Woods Unit IV; thence North 17°22'26" East along last said line, 104.86 feet; thence North 17°42'42" West continuing along said Easterly boundary, 52.45 feet; thence North 30°08'27" West, continuing along the Easterly boundary of The Woods Unit IV, 423.84 feet, to the POINT OF BEGINNING.

Containing 333,766 square feet or 7.674 acres, more or less.

**APPROVED**

DATE: April 9, 1984

BY: A. K. [Signature]  
CITY ENGINEER

[Signature]  
DIRECTOR OF PUBLIC WORKS

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GENERAL COUNSEL, OR  
[Signature]  
ASSISTANT COUNSEL

ADOPTION AND DEDICATION:

THIS IS TO CERTIFY THAT THE UNDERSIGNED, ATLANTIC METROPOLITAN CORPORATION, A DELAWARE CORPORATION, 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 V, 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 ATLANTIC METROPOLITAN CORPORATION, ITS SUCCESSORS AND GRANTEEES, IF ANY, OF SAID PRIVATE EASEMENTS AND TRACTS. SAID ATLANTIC METROPOLITAN CORPORATION 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 ATLANTIC METROPOLITAN CORPORATION TO SERVE THE LANDS SHOWN ON THIS PLAT, HOLDERS OF MORTGAGE LIENS ON SUCH LANDS AND SUCH OTHER PERSONS AS ATLANTIC METROPOLITAN CORPORATION 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 ATLANTIC METROPOLITAN CORPORATION, ITS SUCCESSORS AND GRANTEEES, IF ANY, OF SAID EASEMENTS. REGARDLESS OF THE PRECEDING PROVISIONS, ATLANTIC METROPOLITAN CORPORATION RESERVES AND SHALL HAVE THE UNRESTRICTED AND ABSOLUTE RIGHT TO DENY INGRESS TO ANY PERSON WHO, IN THE OPINION OF SAID ATLANTIC METROPOLITAN CORPORATION, MAY CREATE OR PARTICIPATE IN A DISTURBANCE OR A NUISANCE ON ANY PART OF THE LAND SHOWN ON THIS PLAT. THAT THE J.E.A. EASEMENTS AS SHOWN HEREON ARE DEDICATED TO THE JACKSONVILLE ELECTRIC AUTHORITY AND ITS SUCCESSORS FOR USE IN ITS UNDERGROUND DISTRIBUTION SYSTEM. THAT THE NON-ACCESS EASEMENT SHOWN IS DEDICATED TO THE CITY OF JACKSONVILLE, FLORIDA.

ATLANTIC METROPOLITAN CORPORATION 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 DRAINAGE, UTILITY AND SEWER EASEMENTS.

IN WITNESS WHEREOF, THE SAID OWNER, ATLANTIC METROPOLITAN CORPORATION HAS EXECUTED THESE PRESENTS UNDER SEAL THIS 27 DAY OF February, 1984.

ATLANTIC METROPOLITAN CORPORATION

WITNESS: [Signature]      WITNESS: [Signature]      BY: [Signature]  
STATE OF: FLORIDA      COUNTY OF: DUVAL      PRESIDENT

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED PHILIP C. ENLINGER, PRESIDENT OF ATLANTIC METROPOLITAN CORPORATION, A DELAWARE CORPORATION, PERSONALLY KNOWN TO ME AND KNOWN BY ME TO BE THE PERSON WHO EXECUTED THE AFORESAID ADOPTION AND DEDICATION, AND HE ACKNOWLEDGES BEFORE ME THAT HE EXECUTED THE SAME FOR THE USES AND PURPOSES IN SAID INSTRUMENT SET FORTH. IN WITNESS WHEREOF, I HAVE HERECUNTO SET MY HAND AND AFFIXED MY SEAL THIS 27 DAY OF FEBRUARY, 1984 AT JACKSONVILLE IN THE COUNTY AND STATE AFORESAID.

NOTARY PUBLIC AT LARGE [Signature]      MY COMMISSION EXPIRES: NOVEMBER 1, 1986

CLERKS CERTIFICATE:      **84- 70321**

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 40 PAGES 4, 4A OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

THIS 31<sup>st</sup> DAY OF July, A.D., 1984 [Signature] BY: [Signature]  
S. MORGAN SLAUGHTER, CLERK      DEPUTY CLERK  
OF THE CIRCUIT COURT

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. 84-409-216, OF SAID CITY, ADOPTED BY ITS COUNCIL AND APPROVED BY ITS MAYOR, THIS 30<sup>th</sup> DAY OF April, A.D., 1984.

[Signature]      [Signature]  
MAYOR OF THE CITY OF JACKSONVILLE      ASST. SECRETARY TO THE CITY COUNCIL OF THE CITY OF JACKSONVILLE

DEVELOPERS CERTIFICATE:

THIS IS TO CERTIFY THAT ATLANTIC METROPOLITAN CORPORATION HAS COMPLETED CONSTRUCTION OF THE IMPROVEMENTS WITHIN PUBLIC SPACE ACCORDING TO THE PLANS AND SPECIFICATIONS APPROVED BY THE CITY OF JACKSONVILLE. SIGNED THIS 26 DAY OF July, A.D., 1984.

ATLANTIC METROPOLITAN CORPORATION      BY: [Signature]  
DIRECTOR OF PUBLIC WORKS [Signature]

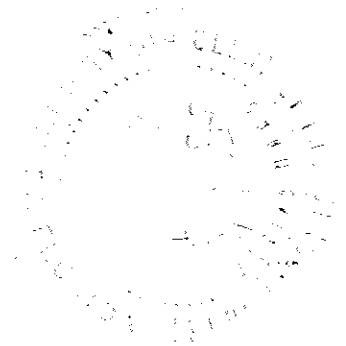
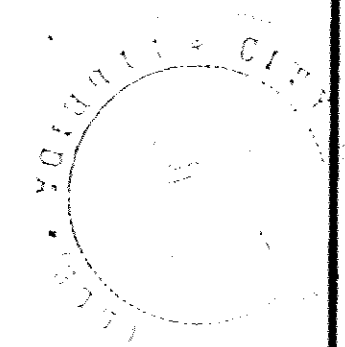
SURVEYORS CERTIFICATE:

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 22<sup>ND</sup> DAY OF FEBRUARY, A.D., 1984.

[Signature]  
GREGORY B. CLARY  
REGISTERED LAND SURVEYOR NO. 3377  
CLARY, MILLER & ASSOCIATES, INC.  
3110 DESALVO ROAD  
JACKSONVILLE, FLORIDA 32216

PREPARED BY  
**CLARY, MILLER & ASSOCIATES, INC.**  
3110 DE SALVO ROAD  
JACKSONVILLE, FLORIDA 32216  
(904) 642-1144

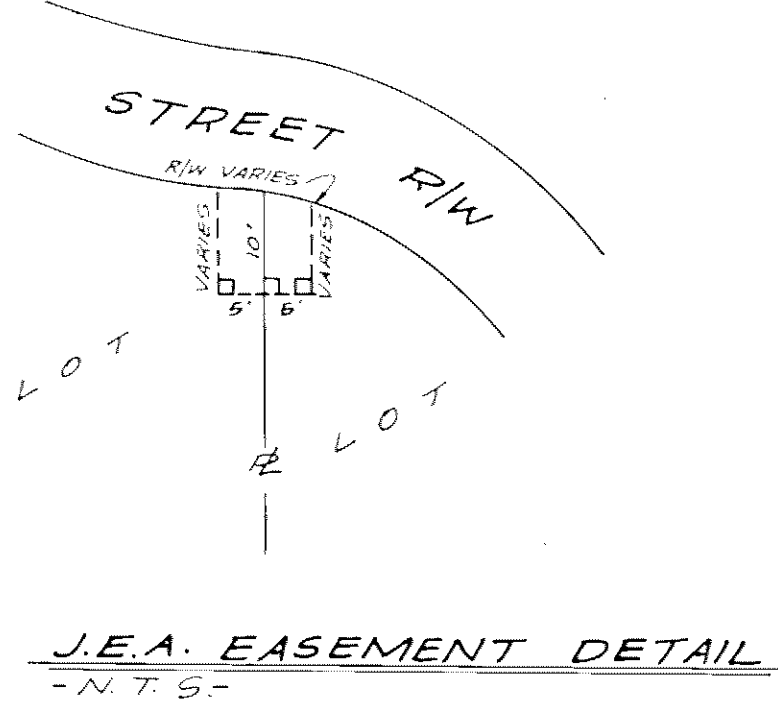
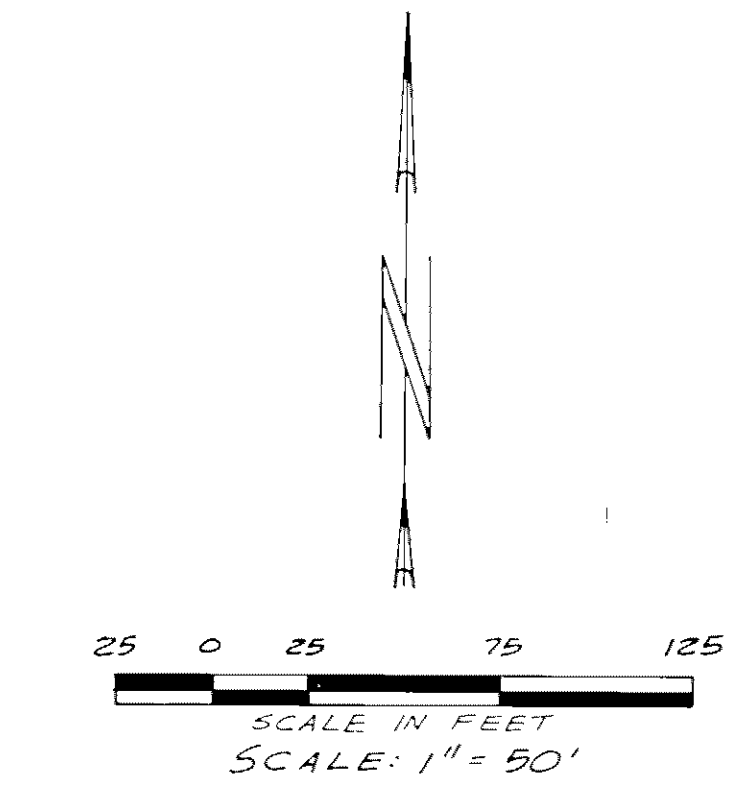
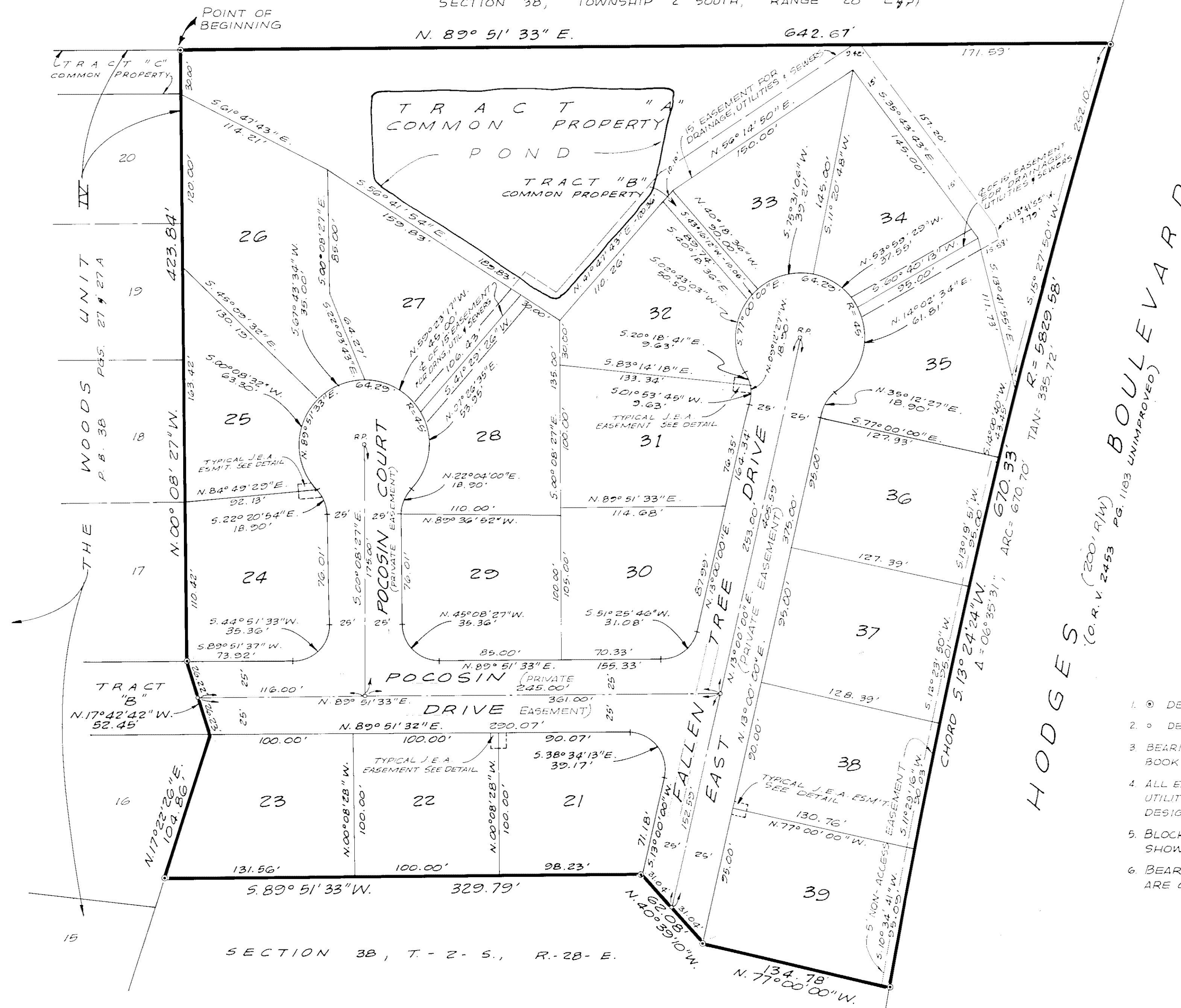


# THE WOODS UNIT V

CITY OF JACKSONVILLE

DUVAL COUNTY, FLORIDA

SECTION 38, TOWNSHIP 2 SOUTH, RANGE 28 E49T



**GENERAL NOTES:**

1. (O) DENOTES PERMANENT REFERENCE MONUMENT
2. (C) DENOTES PERMANENT CONTROL POINTS.
3. BEARINGS PROJECTED FROM THE WOODS UNIT IV, PLAT BOOK 38, PAGES 27 AND 27A
4. ALL EASEMENTS SHOWN HEREON ARE FOR DRAINAGE, UTILITIES AND SEWERS AND ARE PRIVATE EXCEPT THOSE DESIGNATED AS J.E.A. EASEMENTS
5. BLOCK CORNER RADII ARE 250 FEET, UNLESS SHOWN OTHERWISE.
6. BEARINGS AND DISTANCES SHOWN ON CURVES ARE CHORD BEARINGS AND DISTANCES.

- PREPARED BY -  
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