

# THE WOODS UNIT VI

CITY OF JACKSONVILLE

DUVAL COUNTY FLORIDA

PLAT BOOK 42 PAGE 28

SHEET 1 OF 3 SHEETS.

TAXES VERIFIED S.W.

**CAPTION:**

A portion of the Bartolomeo De Castro Y Ferrer Grant, Section 38, Township 2 South, Range 28 East, Duval County, Florida being more particularly described as follows: COMMENCE at the corner common to Sections 25, 26 and said Section 38, all being in Township 2 South, Range 28 East, Duval County, Florida; thence North 00°54'50" West, along the Easterly line of those lands described and recorded in Official Records Volume 5587, Page 293 of the Current Public Records of said County, 6394.25 feet to the Southerly right of way line of Atlantic Boulevard (as now established); thence South 85°20'00" West, along last said line, 3913.41 feet to the Easterly right of way line of The Woods Drive, an 80 foot private right of way as shown on the plat of The Woods Unit One, as recorded in Plat Book 35, Pages 15 through 15C, inclusive, of the Current Public Records of said County; thence South 08°10'00" East, along said Easterly right of way line, 217.88 feet to the point of curvature of a curve to the left; thence continue Southeasterly along said Easterly right of way line and along the arc of a curve concave Easterly and having a radius of 1094.44 feet, an arc distance of 400.74 feet, said arc being subtended by a chord bearing and distance of South 18°39'23" East, 398.50 feet to the point of reverse curvature of a curve to the right; thence Southeasterly along said Easterly right of way line of The Woods Drive East, and along the arc of a curve concave Southwesterly and having a radius of 831.66 feet, an arc distance of 41.62 feet, said arc being subtended by a chord bearing and distance of South 27°42'45" East, 41.62 feet to the POINT OF BEGINNING; thence Southeasterly along and around the arc of a curve concave Northeasterly and having a radius of 25.00 feet, an arc distance of 37.66 feet, said arc being subtended by a chord bearing and distance of South 69°26'18" East, 34.20 feet to the point of tangency of said curve; thence North 67°24'08" East, 71.77 feet to the point of curvature of a curve to the right; thence Northeasterly along and around the arc of a curve concave Southeasterly and having a radius of 351.32 feet, an arc distance of 133.63 feet, said arc being subtended by a chord bearing and distance of North 78°17'58" East, 132.83 feet; thence North 03°42'01" West, 80.44 feet; thence North 07°47'59" West, 45.00 feet; thence South 85°38'20" East, 232.20 feet; thence North 83°00'51" East, 60.04 feet; thence North 75°57'16" East, 205.00 feet; thence North 66°35'27" East, 320.55 feet; thence South 21°09'03" East, 627.58 feet; thence South 63°26'32" West, 391.47 feet; thence South 87°21'12" West, 67.49 feet; thence South 73°51'08" West, 112.26 feet; thence South 57°45'05" West, 131.06 feet; thence South 53°21'59" West, 56.66 feet; thence North 63°01'12" West, 70.49 feet; thence North 69°14'35" West, 59.51 feet; thence North 07°52'41" West, 8.01 feet; thence North 29°28'20" West, 115.41 feet; thence North 15°56'42" West, 310.29 feet; thence North 21°32'45" West, 92.84 feet to an intersection with the arc of a curve leading Southwesterly; thence Southwesterly along and around the arc of a curve concave Southeasterly and having a radius of 291.32 feet, an arc distance of 131.84 feet, said arc being subtended by a chord bearing and distance of South 80°22'04" West, 130.72 feet to the point of tangency of said curve; thence South 67°24'08" West, 71.77 feet to the point of curvature of a curve to the left; thence Southwesterly along and around the arc of a curve concave Southeasterly and having a radius of 25.00 feet, an arc distance of 37.66 feet, said arc being subtended by a chord bearing and distance of South 24°14'34" West, 34.20 feet to the Easterly right of way line of aforesaid The Woods Drive; thence Northwesterly along said Easterly right of way line and along the arc of a curve concave Southwesterly and having a radius of 831.66 feet, an arc distance of 106.86 feet, said arc being subtended by a chord bearing and distance of North 22°35'52" West, 106.79 feet, to the POINT OF BEGINNING.

**ADOPTION AND DEDICATION:**

This is to certify that the undersigned, Ferrer Grant Partnership, a Florida General Partnership, is the lawful owner of the lands described in the Caption hereon and that it has caused the same to be surveyed and subdivided, that Atlantic National Bank of Florida, a United States of America Corporation, is the holder of a mortgage on said lands and that this plat, known as the Woods Unit VI 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 Ferrer Grant Partnership, its successors and grantees, if any, of said private easements and tracts. Said Ferrer Grant Partnership 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 Ferrer Grant Partnership, to serve the lands shown on this plat, holders of mortgage liens on such lands and such other persons as Ferrer Grant Partnership 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 Ferrer Grant Partnership, its successors and grantees, if any, of said easements. Regardless of the preceding provisions, Ferrer Grant Partnership reserves and shall have the unrestricted and absolute right to deny ingress to any person who, in the opinion of said Ferrer Grant Partnership, may create or participate in a disturbance or a nuisance on any part of the land shown on this plat.

Ferrer Grant Partnership 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 drainage, utility and sewer easements.

In witness whereof, the said owner, Ferrer Grant Partnership has executed these presents under seal this 7th day of February A.D., 1986.

**APPROVED**  
DATE: FEBRUARY 27, 1986  
BY: Marianne Bantwell  
CITY ENGINEER  
Thomas R. Wehl  
DIRECTOR OF PUBLIC WORKS  
GENERAL COUNSEL, OR  
Thomas R. Wehl  
ASSISTANT COUNSEL

**CLERK'S CERTIFICATE:** 86-88094

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 42 Pages 28, 28A, 28B of the Public Records of Duval County, Florida, this 28th day of AUGUST A.D., 1986.

By: S. Morgan Slaughter Deputy Clerk  
S. Morgan Slaughter, 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. 86-255-191 of said City, adopted by its Council and approved by its Mayor, this 18th day of MARCH A.D., 1986.

By: John W. Marshall Mayor of the City of Jacksonville  
Asst. Secretary to the City Council of the City of Jacksonville: Robert C. Fikes

**DEVELOPER'S CERTIFICATE**

This is to certify that Ferrer Grant Partnership has deposited with the City of Jacksonville sufficient collateral, in compliance with Section 654.109 of the Municipal Code, in an amount equivalent to one hundred percent of all remaining costs for engineering and construction and costs of placing permanent control points, as guarantee that all required improvements will be completed in accordance with the plans and specifications approved by the City of Jacksonville.

SIGNED THIS 25th DAY OF MAY, 1986.  
W.M. Brannen Ferrer Grant Partnership, Florida Title Group, Inc., A General Partner, W.M. Brannen, Vice President  
Albert J. Kinard Director of Public Works

**SURVEYOR'S CERTIFICATE:**

This is to certify that the above plat is a true and correct representation of the lands surveyed, plated 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 12 day of FEBRUARY A.D., 1986.  
Gregory B. Clary Registered Land Surveyor No. 3377 State of Florida

Witness: David C. Stidolf FERRER GRANT PARTNERSHIP  
W.M. Brannen Florida Title Group, Inc., A General Partner, W.M. Brannen, Vice President

Witness: Joyce L. Casey

Witness: Marsha J. Mills ATLANTIC NATIONAL BANK OF FLORIDA  
Jeffery O. Russell Vice President

Witness: Edith S. Harwell  
STATE OF FLORIDA )  
COUNTY OF DUVAL )<sup>SS</sup>

The foregoing instrument was acknowledged before me this 7th day of February A.D., 1986 by W.M. Brannen as Vice President of Florida Title Group, Inc., a General Partner of Ferrer Grant Partnership, a Florida General Partnership, on behalf of the Partnership.

Joyce L. Casey Notary Public, State of Florida At Large  
My Commission Expires Sept. 6, 1987

STATE OF FLORIDA )  
COUNTY OF DUVAL )<sup>SS</sup>

The foregoing instrument was acknowledged before me this 10th day of February A.D., 1986, by Jeffery O. Russell as Vice President of Atlantic National Bank of Florida, a United States of America Corporation, on behalf of the Corporation.

Edith S. Harwell Notary Public, State of Florida At Large  
My Commission Expires July 22, 1987

- PREPARED BY -  
CLARY, MILLER & ASSOCIATES, INC.  
4041 SUNBEAM ROAD  
JACKSONVILLE, FLORIDA 32217  
PH. (904) 733-8119