

THE WOODS UNIT VI-A

CITY OF
JACKSONVILLE

DUVAL COUNTY,
FLORIDA.

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 25° 20' 00" WEST, ALONG SAID LINE, 3056.41 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 85° 20' 00" WEST ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF ATLANTIC BOULEVARD, 662.82 FEET; THENCE SOUTH 36° 28' 48" EAST, 60.12 FEET; THENCE SOUTH 64° 18' 30" EAST, 143.21 FEET; THENCE SOUTH 05° 25' 11" EAST, 233.91 FEET; THENCE SOUTH 07° 41' 54" EAST, 86.01 FEET; THENCE SOUTH 85° 25' 21" EAST, 232.20 FEET; THENCE NORTH 83° 00' 51" EAST, 60.03 FEET; THENCE NORTH 75° 57' 16" EAST, 205.00 FEET; THENCE NORTH 66° 35' 27" EAST, 320.58 FEET; THENCE NORTH 21° 09' 03" WEST, 230.00 FEET; THENCE NORTH 58° 13' 37" WEST, 286.81 FEET TO THE AFORESAID SOUTHERLY RIGHT OF WAY LINE OF ATLANTIC BOULEVARD AND 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-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, EXCEPT THE NON-ACCESS EASEMENT. THE NON-ACCESS EASEMENT SHOWN HEREIN IS HEREBY DEDICATED TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS, ALLOF THE PROPERTY DESIGNATED ON THIS PLAT AS LANES AND AS EASEMENTS, EXCEPT THE NON-ACCESS EASEMENT 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. THE U.E.A. EASEMENTS AS SHOWN ARE FOR UNDERGROUND ELECTRIC DISTRIBUTION SYSTEM, AND ARE DEDICATED TO THE JACKSONVILLE ELECTRIC AUTHORITY AND ITS SUCCESSORS.

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: MARCH 25, 1986
BY: Merrin Bortolucci
CITY ENGINEER
A.J. Hinkle
DIRECTOR OF PUBLIC WORKS
GENERAL COUNSEL, OR
Thomas R. Webb
ASSISTANT COUNSEL

CLERK'S CERTIFICATE:

86-88095

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 29-29A of the Public Records of Duval County, Florida, this 28th day of August, A.D., 1986.

S. Morgan Slaughter By: Robert C. Forbes
S. Morgan Slaughter, Clerk of the Deputy Clerk
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. 86-386-161 of said City, adopted by its Council and approved by its Mayor, this 14th day of April, A.D., 1986.

John A. Murrell Asst. Jeffery O. Russell
Mayor of the City of Jacksonville Secretary to the City Council
of the City of Jacksonville

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.

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

SURVEYOR'S 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 12 day of FEBRUARY, A.D., 1986.
Gregory B. Clary
Gregory B. Clary
Registered Land Surveyor No. 3377
State of Florida

Witness: David C. Stull 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. Willis ATLANTIC NATIONAL BANK OF FLORIDA
Jeffery O. Russell
Jeffery O. Russell
Vice President
Witness: Edith Harwell

STATE OF FLORIDA)
COUNTY OF DUVAL) SS
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 Sept. 6, 1987
Notary Public My Commission Expires
State of Florida At Large

STATE OF FLORIDA)
COUNTY OF DUVAL) SS
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 J. Harwell July 22, 1987
Notary Public My Commission Expires
State of Florida At Large

