

THE WOODS UNIT VII

CITY OF JACKSONVILLE
DUVAL COUNTY, FLORIDA

PLAT BOOK 44 PAGE 16

SHEET 1 OF 3 SHEETS

TOTAL NUMBER OF LOTS THIS UNIT ... 47

TAXES VERIFIED R.B.F.

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 Southwest corner of Lot 23, as shown on the plat of The Woods Unit V, as recorded in Plat Book 40, Pages 4 and 4A of the Current Public Records of said County; thence South 17°23'46" West, along the Easterly line of Lot 16 as shown on The Woods Unit IV, as recorded in Plat Book 38, Pages 27 and 27A of the Current Public Records of said County, 7.34 feet, to the POINT OF BEGINNING; thence Southwesterly, Southeasterly and Southwesterly along the Easterly boundary of The Woods Unit IV, run the following eight courses and distances: Course No. 1: South 17°23'46" West, 489.26 feet; Course No. 2: South 01°45'42" West, 273.36 feet; Course No. 3: South 10°00'39" East, 277.40 feet; Course No. 4: South 07°57'47" East, 103.36 feet; Course No. 5: South 00°35'22" East, 97.92 feet; Course No. 6: South 04°03'30" West, 110.0 feet; Course No. 7: South 01°05'42" East, 50.29 feet; Course No. 8: South 05°18'39" West, 118.85 feet to the Northerly line of a 25 foot utility easement as per Official Records Volume 3888, Page 185; thence North 89°49'39" East, along last said line, 585.67 feet to the Westerly right of way line of Hodges Boulevard; thence Northwesterly and Northeasterly along said Westerly right of way line of Hodges Boulevard, run the following two courses and distances: Course No. 1: North 00°29'01" West, 350.21 feet to the point of curvature of a curve leading Northeasterly; Course No. 2: thence along and around the arc of a curve concave Easterly and having a radius of 5789.58 feet, an arc distance of 1066.64 feet, said arc being subtended by a chord bearing and distance of North 04°47'39" East, 1065.13 feet to the Southerly boundary of The Woods Unit V, aforementioned; thence Northwesterly along the Southerly boundary of The Woods Unit V, run the following two courses and distances: Course No. 1: North 77°00'00" West, 174.82 feet; Course No. 2: North 40°39'10" West, 62.08 feet; thence South 13°00'00" West, 1.19 feet; thence South 89°51'33" West, 330.37 feet to the POINT OF BEGINNING.

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. 77-1245-442 of said City, adopted by its Council and approved by its Mayor, this 19th day of October, A.D., 1987.

Thomas L. Hyman Mayor of the City of Jacksonville
Sheryl W. Kidd 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.

Signed this 28th day of MARCH, 1988

W. M. Brannen Developer
Ferrer Grant Partnership
Florida Title Group, Inc.
A General Partner
W. M. Brannen, Vice President

J. S. S. S. 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, 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 24th day of SEPTEMBER, A.D., 1987.

Gregory B. Clary
Gregory B. Clary
Registered Land Surveyor No. 3377
State of Florida

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 First Union National Bank of Florida, a United States of America Corporation is the holder of a mortgage on said lands, and that the plat, known as The Woods Unit VII, 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. All of the property designated on this plat as Lanes, Courts, Drives, Place and Way and easements, except the non-access easement, 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 3rd day of Sept. A.D., 1987.

FERRER GRANT PARTNERSHIP

Witness: *Dan L. Kidd*
W. M. Brannen
Florida Title Group, Inc.
A General Partner
W. M. Brannen, Vice President

Witness: *Joyce L. Conroy*

Witness: *Edie Flannese*
Jeffery O. Russell
Jeffery O. Russell
Vice President

Witness: *Marsha J. Villa*

STATE OF FLORIDA)
COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me this 3rd day of September, A.D., 1987 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. Conroy Notary Public
State of Florida at Large

Sept. 6, 1991
My Commission Expires

STATE OF FLORIDA)
COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me this 3rd day of September, A.D., 1987 by Jeffery O. Russell, as Vice President of First Union National Bank of Florida, a United States of America Corporation, on behalf of the Corporation.

Edith S. Flannese Notary Public
State of Florida at Large

7-22-91
My Commission Expires

CLERK'S CERTIFICATE:

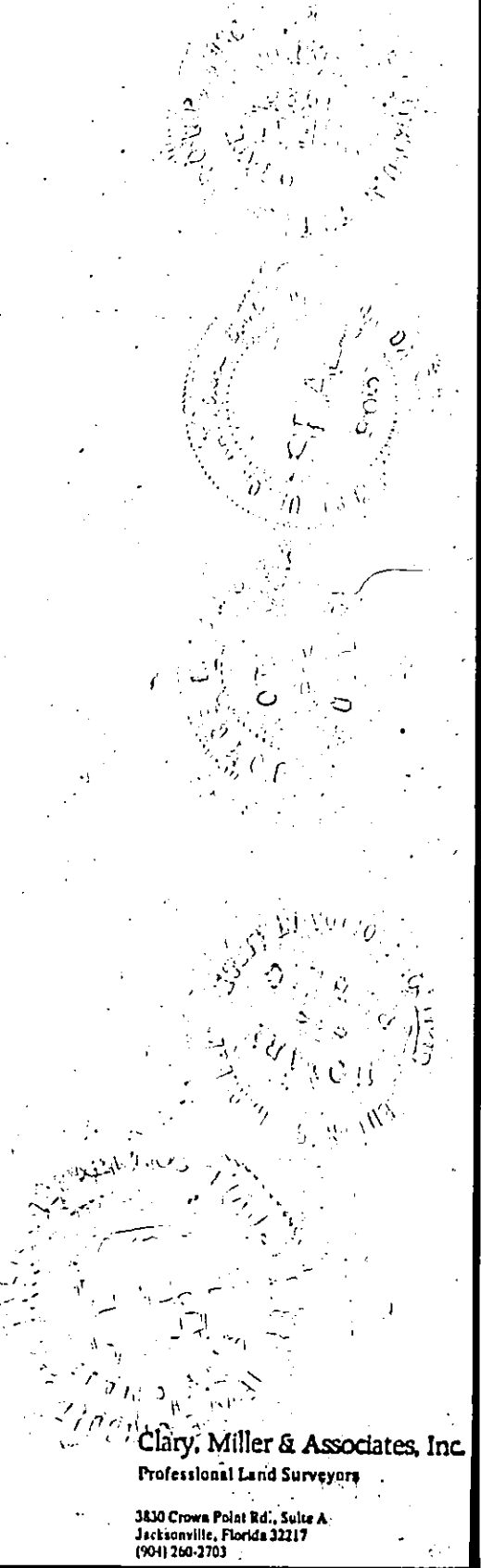
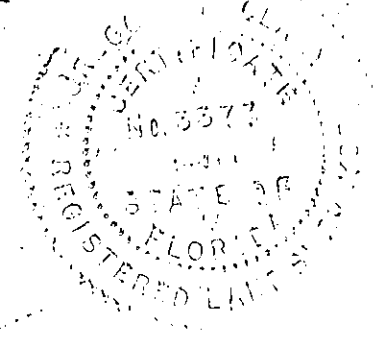
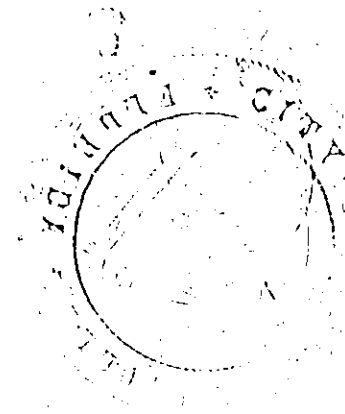
This is to certify that this plat has been approved by the City Council of the City of Jacksonville, Florida and submitted to me for recording and is recorded in Plat Book 44, Pages 16A, 16B of the Public Records of Duval County, Florida, this 8th day of April, A.D., 1988.

S. Morgan Slaughter S. Morgan Slaughter, Clerk of the Circuit Court
Doris Vasefield Deputy Clerk

88-32705

APPROVED
DATE: 9/30/87
BY: *Manon Bostwick*
CITY ENGINEER
J. S. S. S.
DIRECTOR OF PUBLIC WORKS
GENERAL COUNSEL, OR
Gregory B. Clary
ASSISTANT COUNSEL

MINIMUM LOT SIZE - 10,800 Sq. feet
ZONING - THE WOODS P.U.D., RS-D



Clary, Miller & Associates, Inc.
Professional Land Surveyors
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