

THE WOODS UNIT IX A

CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 49 PAGE 93

SHEET 1 OF 4

CAPTION

A portion of the Bartolomeo D. Castro Y. Ferrer Grant, Section 38, Township 2 South, Range 28 East, Duval County, Florida, and being more particularly described as follows: BEGIN at the intersection of the Northerly line of Tract A, The Woods Unit IX as recorded in Plat Book 47, Pages 39, 39A through 39E, inclusive, of the Current Public Records of said County with the Northwesterly right-of-way line of Hodges Boulevard (a 120 foot right-of-way as now established); thence run the following twenty-three (23) courses and distances along the boundary of said Woods Unit IX; COURSE NO. 1: North 66°40'47" West, 40.00 feet; COURSE NO. 2: North 64°17'36" West, 117.69 feet; COURSE NO. 3: South 79°08'23" West, 87.00 feet; COURSE NO. 4: North 13°26'54" West, 180.00 feet, to the Northerly right-of-way line of Tall Tree Drive South (a 50 foot right-of-way as now established); COURSE NO. 5: South 76°33'06" West, along last said line, 18.53 feet; COURSE NO. 6: North 13°26'54" West, 110.00 feet; COURSE NO. 7: North 76°33'06" East, 64.08 feet; COURSE NO. 8: North 22°20'46" East, 41.82 feet; COURSE NO. 9: North 12°00'55" East, 172.90 feet; COURSE NO. 10: North 05°03'59" West, 60.97 feet; COURSE NO. 11: North 11°46'21" West, 241.59 feet; COURSE NO. 12: North 17°58'50" West, 275.00 feet, to the Southeastery right-of-way line of Branch Vine Drive North (a 50 foot private right-of-way as now established); COURSE NO. 13: North 72°01'10" East, along last said line, 85.00 feet to the point of curvature of a curve to the right; COURSE NO. 14: thence continue along said right-of-way and along and around the arc of said curve concave Southerly, having a radius of 25.00 feet, an arc distance of 39.27 feet, said arc being subtended by a chord bearing and distance of South 62°58'50" East, 35.36 feet to the point of tangency of said curve and the Southwesterly right-of-way line of Tall Tree Drive East (a 50 foot private right-of-way as now established); COURSE NO. 15: South 17°58'50" East, along last said line, 30.00 feet; COURSE NO. 16: North 72°01'10" East, 50.00 feet, to the Northeastery right-of-way line of said Tall Tree Drive East; COURSE NO. 17: North 17°58'50" West, along last said line, 155.00 feet; COURSE NO. 18: South 72°01'10" West, 50.00 feet; COURSE NO. 19: North 17°58'50" West, 56.75 feet to the point of curvature of a curve to the left; COURSE NO. 20: thence along and around the arc of said curve concave Southwesterly, having a radius of 25.00 feet, an arc distance of 28.20 feet, said arc being subtended by a chord bearing and distance of North 50°17'32" West, 26.73 feet; COURSE NO. 21: South 72°01'10" West, 158.31 feet; COURSE NO. 22: North 25°38'34" West, 104.51 feet; COURSE NO. 23: North 89°47'40" West, 39.98 feet; thence North 26°07'51" East, 263.39 feet; thence North 76°34'28" East, 247.56 feet to an intersection with the Southwesterly right-of-way line of Hodges Boulevard; thence Southerly along said right-of-way line run the following three (3) courses and distances: COURSE NO. 1: thence along and around the arc of a curve concave Northeastery, having a radius of 1773.63 feet, an arc distance of 141.01 feet, said arc being subtended by a chord bearing and distance of South 15°42'11" East, 140.97 feet to the point of tangency of said curve; COURSE NO. 2: South 17°58'50" East, 608.33 feet to the point of curvature of a curve to the right; COURSE NO. 3: thence Southerly along and around the arc of said curve concave Westerly, having a radius of 1327.02 feet, an arc distance of 956.56 feet, said arc being subtended by a chord bearing and distance of South 02°40'11" West, 935.98 feet to the POINT OF BEGINNING.

Containing 11.40 acres more or less.

APPROVED
DATE: 6-27-95
For Director of Public Works
Philip R. Quinn
City Engineer
For General Counsel
Susan Cobb Brandt

ADOPTION AND DEDICATION

This is to certify that the undersigned, *The Ferrer Grant Partnership*, a Florida General Partnership, under the laws of the State of Florida are the lawful owners of the lands described in the caption hereon known as The Woods Unit IX-A, and has caused the same to be surveyed and subdivided, and First Union National Bank of Florida, a United States of America Corporation, is the holder of mortgage on said lands; that this plat is made in accordance with said survey, is hereby adopted as a true correct plat of said lands, an easement for service and maintenance of the water and sewer systems within the private roadways shown on this plat is hereby irrevocably dedicated to the City of Jacksonville, its successors and assigns. The non-access easements shown herein is hereby dedicated to the City of Jacksonville, its successors and assigns. All of the property shown on this plat as lakes and easements, except the non-access easement and the JEA easements and all the property designated on this plat as tracts are and shall remain privately owned and the sole and exclusive property of The Ferrer Grant Partnership, its successors and grantees, if any, of said private easements and Tract A, except JEA easements. Said The 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 The Ferrer Grant Partnership, to serve the lands shown on this plat, holders of mortgage liens on such lands and such other persons as *The 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 the easements shown on this plat, except JEA easements are and shall remain privately owned and the sole and exclusive property of *The Ferrer Grant Partnership*, its successors and grantees, if any, of said easements. Regardless of the preceding provisions, *The Ferrer Grant Partnership* reserves and shall have the unrestricted and absolute right to deny ingress to any person who, in the opinion of said *The Ferrer Grant Partnership*, may create or participate in a disturbance or a nuisance on any part of the land shown on this plat.

The 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, except JEA easements. Those easements designated as JEA easements are hereby irrevocably dedicated to the Jacksonville Electric Authority, its successors and assigns, for its exclusive use in conjunction with its underground electrical system.

IN WITNESS WHEREOF, the owner, *The Ferrer Grant Partnership*, has executed these presents under seal this 2nd day of NOVEMBER, A.D., 1992.

THE FERRER GRANT PARTNERSHIP

Witness Joyce L. Casey (sign) W.M. Brannen
Florida Title Group, Inc.
A General Partner
W. M. Brannen, Vice President
Witness Dianne Williamson (sign)
Dianne Williamson (print)

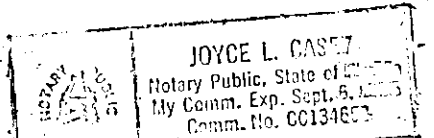
FIRST UNION NATIONAL BANK OF FLORIDA

Witness Brett R. Bosworth (sign) Stephen C. Franklin
BRETT R. BOSWORTH (print) Stephen C. Franklin
Vice President
Witness Nelda J. Monroe (sign)
Nelda J. Monroe (print)

NOTARY FOR THE FERRER GRANT PARTNERSHIP

STATE OF FLORIDA)
COUNTY OF DUVAL)
The foregoing instrument was acknowledged before me this 2nd day of November, A.D., 1992 by W. M. Brannen as Vice President of Florida Title Group, Inc., A General Partner of *The Ferrer Grant Partnership*, A Florida General Partnership, on behalf of the partnership, and who is personally known to me.

Joyce L. Casey (sign) September 6, 1995
Notary Public My Commission Expires:
State of Florida at Large
Joyce L. Casey (print) Commission No.: CC134658



Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32217
(904) 260-2703

P.S.D. #91-021
CITY DEVELOPMENT No. 599-1

CLERK'S CERTIFICATE 95-124666

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 49, Pages 93, 93A, 93B, 93C of the Public Records of Duval County, Florida.

Signed this 30th day of June, A.D., 1995.
Henry Cook (sign) M. S. Odum
Henry Cook Deputy Clerk
Clerk of the Circuit Court

APPROVED FOR THE RECORD

This is to certify that the above plat has been examined by the City of Jacksonville, Duval County, Florida, pursuant to Ordinance No. 95-324-182 of said City and adopted by its Mayor this 3rd day of MAY, A.D., 1995.

Sam E. Moura (sign) 6/30/95
DIRECTOR OF PUBLIC WORKS DATE

NOTARY FOR FIRST UNION NATIONAL BANK OF FLORIDA

STATE OF FLORIDA)
COUNTY OF DUVAL)
The foregoing instrument was acknowledged before me this 7th day of September, A.D., 1992 by Stephen C. Franklin, Vice President, of First Union National Bank of Florida, a United States of America Corporation, on behalf of the corporation, and who is personally known to me.

Nelda J. Monroe (sign) September 16, 1996
Notary Public My Commission Expires:
State of Florida at Large
Nelda J. Monroe (print) Commission No.: CC222259

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 requirements of Florida Statute 177, that the survey and legal description are accurate and permanent reference monuments have been placed and permanent control points will be placed according to the laws of the State of Florida and the current regulations of the City of Jacksonville.

Signed this 6th day of OCTOBER, A.D., 1992.
Gregory B. Clary (sign)
Gregory B. Clary
Registered Land Surveyor No. 3371
State of Florida

