

Hibernia Oaks Unit One

BEING A REPLAT OF A PORTION OF LOT 13, ACCORDING TO THE MAP OF THE ESTATE OF L.I. FLEMING, RECORDED IN PLAT BOOK 1, PAGE 2, OF CLAY COUNTY, FLORIDA; AND, ALL LYING WITHIN SECTION 37, TOWNSHIP 5 SOUTH, RANGE 26 EAST.

PLAT BOOK 24 PAGE 1

SHEET ONE OF TWO SHEETS
(TYPE I SUBDIVISION)

FOR CUV 4 REST SEC OR 1513-551
FIRST AMEND SEC OR 1402-1072
SECOND AMEND SEC OR 1452-2881
P.S. 73 E8/0c

CAPTION

A portion of Lot 13, according to the map of the Estate of L.I. Fleming, recorded in Plat Book 1, Page 2 of the Public Records of Clay County, Florida, being more particularly described as follows: BEGIN at the Southeast corner of Majestic Oaks, as recorded in Plat Book 21, Pages 24 and 25 of the Public Records of said County; said point being situate in the Westerly right of way line of Pine Avenue and/or State Road No. S-15-A (a 100 foot right of way as now established); thence South 04°44'46" West, along said Westerly right of way line, a distance of 668.79 feet; thence North 86°49'29" West, along the South line of said Lot 13, a distance of 1090.00 feet; thence North 03°10'31" East, a distance of 240.00 feet; thence North 41°44'27" East, a distance of 128.60 feet; thence North 72°15'19" East, a distance of 91.87 feet; thence South 83°44'45" East, a distance of 257.03 feet; thence South 84°42'44" East, a distance of 172.27 feet; thence North 03°10'31" East, a distance of 126.73 feet; thence North 10°37'35" West, a distance of 52.18 feet; thence North 03°08'46" East, a distance of 137.67 feet to a point situate in the South boundary of said Majestic Oaks; thence South 86°51'14" East, along said line and along the North line of said Lot 13, a distance of 526.05 feet to the POINT OF BEGINNING.

Containing 12.5910 acres, more or less.

PARTNERSHIP AFFIDAVIT

COUNTY OF DUVAL
STATE OF FLORIDA

Before Me, the undersigned authority of the County and state aforesaid personally appeared the undersigned, JAMES RICKY WOOD, who being by me first duly sworn deposed and said:

1. Hibernia Oaks Joint Venture, described in the Adoption and Dedication as the lawful owner of the lands described in the Caption hereon, is a Florida General Partnership.

2. At the time of making said Adoption and Dedication, Hibernia Oaks Joint Venture was comprised of only two general partners, to wit: Bob Alligood, and The Wood Development Company of Jacksonville, a Florida Corporation, of which the undersigned, JAMES RICKY WOOD was at said time its President.

FURTHER AFFIANT SAYETH NAUGHT

Sworn to and subscribed before me this 27th day of February, 1990.

James Ricky Wood
JAMES RICKY WOOD
James B. Jeter
Notary Public, State of Florida
My commission expires Dec. 29, 1992

COUNTY COMMISSIONER'S CERTIFICATE

Examined and approved this 27th day of FEBRUARY A.D., 1990, by the Board of County Commissioners, Clay County, Florida.

James B. Jeter Chairman
John Keene Clerk of the Circuit Court

CLERK'S CERTIFICATE

I hereby certify that this plat has been examined and that it complies in form with Chapter No. 71-339, Laws of Florida of 1971 and is filed for record in Plat Book 24, Pages 1 & 2 of the Public Records of Clay County, Florida, this 7th day of March, 1990.

John Keene
Clerk of the Circuit Court

**COUNTY DEPARTMENT OF DEVELOPMENT
(ENGINEERING, PLANNING, ZONING)**

Approved this 27th day of FEBRUARY A.D., 1990

John Keene
DIRECTOR OF DEVELOPMENT

SURVEYORS CERTIFICATE

This is to certify that the accompanying plat is a true and correct representation of the lands surveyed, platted and described hereon, that permanent reference monuments have been placed as shown on said plat according to Chapter 197, of the Laws of the State of Fla. 196, and that permanent control points will be set as shown on said plat in accordance with said Laws, that said survey was made under my responsible direction and supervision and that the survey data shown on said plat complies with all requirements of said Chapter.

Signed this 16th day of January A.D., 1990.

Richard A. Miller
Richard A. Miller
Florida Registered Land Surveyor No. 3848



SUN BANK/NORTH FLORIDA, N.A., as holder of that certain mortgage recorded in Official Records, Volume 1279, Page 946, and of that certain financing statement recorded in Official Records, Volume 1279, Page 962, both of the public records of Clay County, Florida, by and through the undersigned, hereby joins in the Adoption and Dedication hereof, specifically releasing the lien and effect of said mortgage and financing statement from the drives and easements herein dedicated to Clay County, Florida.

Witness *James B. Jeter* / *Robert W. Alexander*
Witness *Heather McFann*
Robert W. Alexander
Vice President

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 12th day of JANUARY A.D., 1990, by James Ricky Wood, President of The Wood Development Company of Jacksonville, a Florida Corporation, on behalf of the Corporation.

Lauren D. Ruggi
Notary Public, State of Florida at Large
NOTARY PUBLIC, STATE OF FLORIDA
My commission expires Jan. 29, 1992

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 12th day of JANUARY A.D., 1990, by Bob Alligood, General Partner of Hibernia Oaks Joint Venture, on behalf of the Joint Venture.

Quincy R. Beck
Notary Public, State of Florida at Large
NOTARY PUBLIC, STATE OF FLORIDA
My Commission Exp. 11/29/92

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 12th day of JANUARY A.D., 1990, by Robert W. Alexander, Vice President of Sun Bank/North Florida, N.A., a National Banking Association, on behalf of the Corporation.

Lauren D. Ruggi
Notary Public, State of Florida at Large
NOTARY PUBLIC, STATE OF FLORIDA
My commission expires Jan. 29, 1992

HIBERNIA OAKS JOINT VENTURE, a Florida General Partnership
BY: THE WOOD DEVELOPMENT COMPANY OF JACKSONVILLE, a Florida Corporation, ITS GENERAL PARTNER

Witness *Heather McFann* / *James Ricky Wood*
Witness *James Ricky Wood*
ITS PRESIDENT

Witness *Robert Alligood* / *Bob Alligood*
Witness *Barbara Brake*
Bob Alligood
General Partner

OWNER:
HIBERNIA OAKS JOINT VENTURE, a Florida General Partnership
9471 BAYMEADOWS ROAD
JACKSONVILLE, FLORIDA 32256
(904) 733-7370

ENGINEER:
ST. JOHNS ENGINEERING, INC.
11330-4 ST. JOHNS INDUSTRIAL PARKWAY N.
JACKSONVILLE, FLORIDA 32216
(904) 646-4299

As to - James Ricky Wood.

Lauren D. Ruggi
NOTARY PUBLIC, STATE OF FLORIDA
My commission expires Jan. 29, 1992

As to - Robert W. Alexander

Lauren D. Ruggi
NOTARY PUBLIC, STATE OF FLORIDA
My commission expires Jan. 29, 1992

As to - Bob Alligood

Quincy R. Beck
NOTARY PUBLIC, STATE OF FLORIDA
My Commission Expires Jan. 29, 1992
PREPARED BY:
RICHARD A. MILLER & ASSOC.
PROFESSIONAL LAND SURVEYORS
11330-5 ST. JOHNS INDUSTRIAL PARKWAY NORTH
JACKSONVILLE, FLORIDA 32216
(904) 642-8337

