

North Campus Woods

Jacksonville, Duval County, Florida

TAXES PAID

CAPTION

PART OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR POINT OF BEGINNING COMMENCE AT THE MOST SOUTHERLY CORNER OF LOT 36, BLOCK 4, BISCAYNE TERRACE UNIT ONE AS SHOWN ON PLAT RECORDED IN PLAT BOOK 31, PAGES 88 AND 88A, CURRENT PUBLIC RECORDS OF SAID COUNTY AND RUN SOUTH 53° 40' EAST, A DISTANCE OF 80 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF KEY HAVEN BOULEVARD (AN 80-FOOT RIGHT OF WAY); RUN THENCE NORTH 36° 20' EAST ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 20.44 FEET TO A POINT OF CURVATURE IN SAID RIGHT OF WAY; RUN THENCE IN AN EASTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 25 FEET, A CHORD DISTANCE OF 35.36 FEET TO A POINT OF COMPOUND CURVE ON THE WESTERLY RIGHT OF WAY LINE OF KEY VEGA DRIVE (A 60-FOOT RIGHT OF WAY), THE BEARING OF THE AFOREMENTIONED CHORD BEING NORTH 81° 20' EAST; RUN THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE ARC OF A CURVE IN SAID RIGHT OF WAY, SAID CURVE BEING CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 30 FEET, A CHORD DISTANCE OF 26.53 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 27° 25' 30" EAST; RUN THENCE SOUTH 1° 11' 01" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE OF KEY VEGA DRIVE AND THE SOUTHERLY PROLONGATION THEREOF, A DISTANCE OF 123.20 FEET TO A POINT; RUN THENCE SOUTH 88° 48' 59" WEST, A DISTANCE OF 80.47 FEET TO A POINT; RUN THENCE SOUTH 13° 42' 48" WEST, A DISTANCE OF 130.0 FEET TO A POINT; RUN THENCE SOUTH 36° 20' WEST, A DISTANCE OF 450.0 FEET TO A POINT; RUN THENCE NORTH 53° 40' WEST, 190.0 FEET TO A POINT; RUN THENCE NORTH 36° 20' EAST, 8.54 FEET TO A POINT; RUN THENCE NORTH 53° 40' WEST, 160.0 FEET TO A POINT; RUN THENCE NORTH 36° 20' EAST, A DISTANCE OF 325.0 FEET TO A POINT; RUN THENCE SOUTH 53° 40' EAST, A DISTANCE OF 50.0 FEET TO A POINT; RUN THENCE NORTH 36° 20' EAST, A DISTANCE OF 200.0 FEET TO A POINT; RUN THENCE NORTH 53° 40' WEST, A DISTANCE OF 5.0 FEET TO THE MOST SOUTHERLY CORNER OF LOT 4, BLOCK 4, BISCAYNE TERRACE UNIT ONE, AFOREMENTIONED; RUN THENCE NORTH 36° 20' EAST ALONG THE SOUTHEASTERLY LINE OF LOTS 4, 3, AND 2, SAID BLOCK 4, A DISTANCE OF 149.48 FEET TO THE MOST WESTERLY CORNER OF SAID LOT 36, BLOCK 4; RUN THENCE SOUTH 53° 40' EAST ALONG THE SOUTHWESTERLY LINE OF SAID LOT 36, A DISTANCE OF 115.0 FEET TO THE POINT OF BEGINNING.

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT NORTH END CO., INC., A CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON, KNOWN AS NORTH CAMPUS WOODS, AND THAT IT HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AND THAT THIS PLAT, MADE IN ACCORDANCE WITH SAID SURVEY, IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LANDS, AND THAT ALL STREETS, RIGHT-OF-WAY FOR DRAINAGE AND UTILITIES, AND EASEMENT FOR DRAINAGE, UTILITIES, AND SEWERS SHOWN ON SAID PLAT ARE HEREBY, IRREVOCABLY AND WITHOUT RESERVATION, DEDICATED TO THE CITY OF JACKSONVILLE AND ITS SUCCESSORS.

IN WITNESS THEREOF, NORTH END CO., INC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, IN ITS NAME AND WITH ITS CORPORATE SEAL THIS 15th DAY OF August A.D., 1980.

SIGNED AND SEALED IN THE PRESENCE OF:

NORTH END CO., INC.

Wayne A. Haddock
WITNESS

M. W. Hollins
PRESIDENT

Susan Richardson
WITNESS

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY ME THIS 15th DAY OF August A.D., 1980, BY M. W. HOLLINS, PRESIDENT OF NORTH END CO., INC.

Wayne A. Haddock
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES NOVEMBER 28, 1981

APPROVED
DATE: OCTOBER 16, 1980
BY: A. K. Woodland
CITY ENGINEER
Joe H. Hix
DIRECTOR OF PUBLIC WORKS
GENERAL COUNSEL OF
Raymond M. Sweeney
ASSISTANT COUNSEL

APPROVED FOR RECORD

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, PURSUANT TO ORDINANCE NO. 80-1013-550 OF SAID CITY, ADOPTED BY ITS COUNCIL AND APPROVED BY ITS MAYOR THIS 5th DAY OF FEBRUARY A.D., 1980.

James P. Marshall
MAYOR OF THE CITY OF JACKSONVILLE

Angela Coltrane
SECRETARY OF THE COUNCIL,
CITY OF JACKSONVILLE

CLERK'S CERTIFICATE 80- 80017

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AND SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN PLAT BOOK 37, PAGES 50, 50A OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 18th DAY OF Nov. A.D., 1980.

S. Morgan Slaughter
S. MORGAN SLAUGHTER,
CLERK OF THE CIRCUIT COURT

BY: Robert C. Forbes
DEPUTY CLERK

DEVELOPER'S CERTIFICATE

THIS IS TO CERTIFY THAT NORTH END CO., INC., HAS FURNISHED THE CITY OF JACKSONVILLE PERSONAL BONDS WITH LETTERS OF CREDIT AS SURETY THAT THE PROPOSED IMPROVEMENTS INCLUDING SIDEWALKS IN PUBLIC SPACE SHALL BE CONSTRUCTED ACCORDING TO THE APPROVED PLANS AND SPECIFICATIONS. SAID BONDS ARE EQUIVALENT TO 100% OF THE REMAINING ENGINEERING AND CONSTRUCTION COST, THE COST OF SETTING PERMANENT CONTROL POINTS, AND COST OF SIDEWALK CONSTRUCTION. SIGNED THIS 12th DAY OF Nov. A.D., 1980.

M. W. Hollins
PRESIDENT, NORTH END CO., INC.

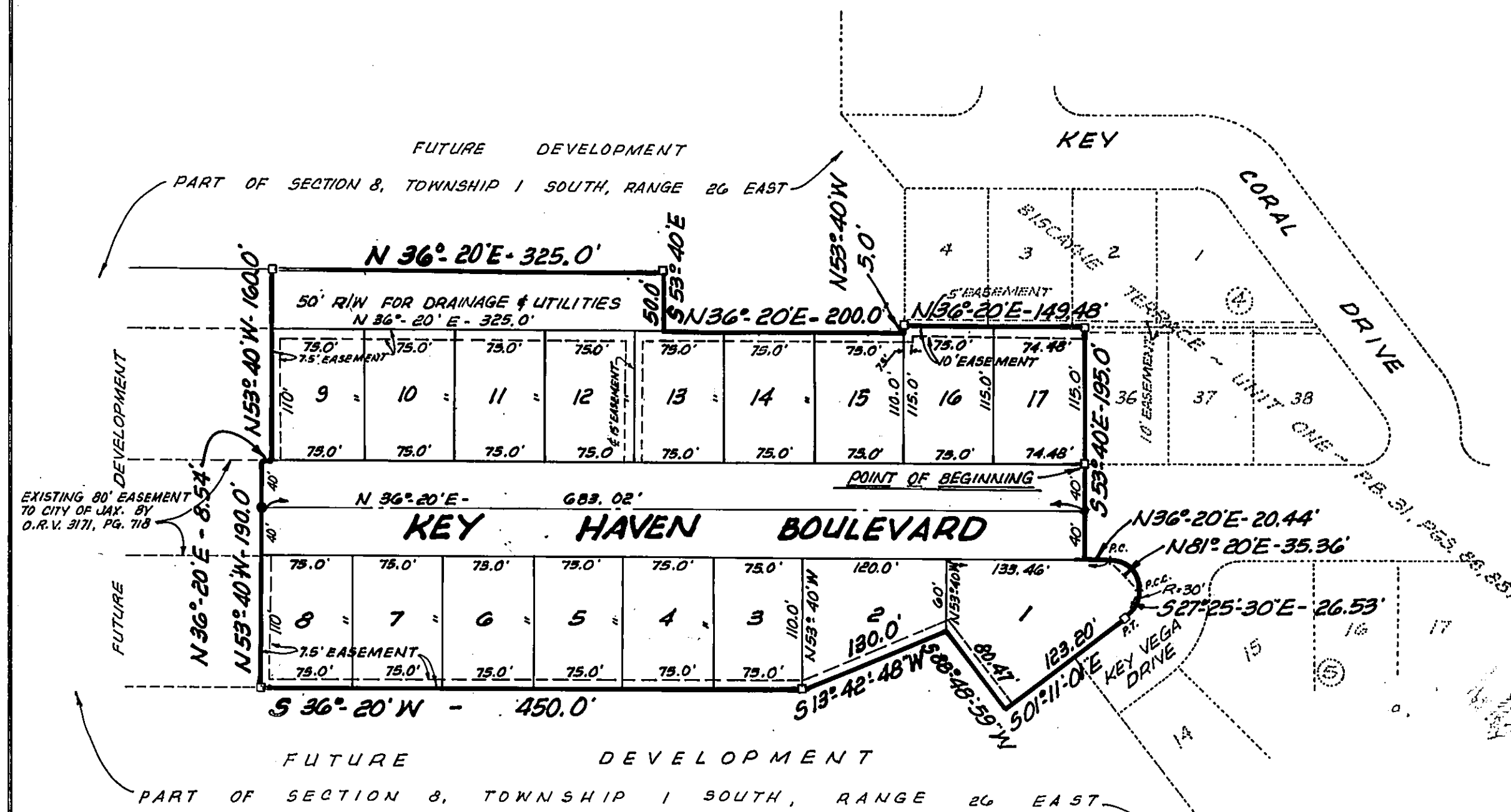
Joe H. Hix
DEPUTY DIRECTOR OF PUBLIC WORKS

North Campus Woods

Jacksonville, Duval County, Florida



GRAPHIC SCALE
1" = 100'



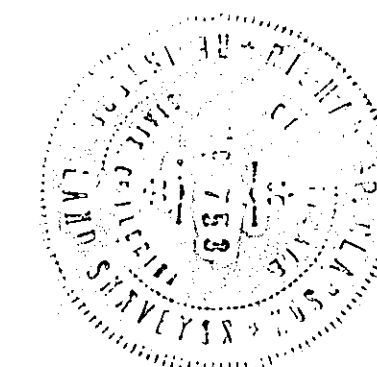
NOTES:

1. PERMANENT REFERENCE MONUMENTS SHOWN THUS: □
2. PERMANENT CONTROL POINTS SHOWN THUS: ●
3. BLOCK NUMBERS SHOWN THUS: (4)
4. BEARINGS AND DISTANCES SHOWN ON CURVES ARE CHORD BEARINGS AND DISTANCES.
5. BUILDING RESTRICTION AND SETBACK LINES ARE 20 FEET FROM STREET RIGHT OF WAY LINES, EXCEPT CORNER LOTS SHALL HAVE ONE FRONTAGE WITH A 10-FOOT B.R.L., AND A 20-FOOT B.R.L. ON THE OTHER.
6. ALL EASEMENTS SHOWN HEREON ARE FOR DRAINAGE, UTILITIES, AND SEWERS, UNLESS OTHERWISE NOTED.
7. ALL RADII NOT SHOWN ARE 25 FEET.
8. RADIAL LOT LINES SHOWN THUS: (R)
9. BEARINGS SHOWN HEREON REFER TO PLAT OF BISCAYNE TERRACE UNIT ONE, RECORDED IN PLAT BOOK 31, PAGES 88 AND 88A.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LANDS SURVEYED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER NO. 177 OF THE LAWS OF THE STATE OF FLORIDA. I FURTHER CERTIFY THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AND THAT PERMANENT CONTROL POINTS WILL BE PLACED ACCORDING TO THE ABOVE REFERENCED LAWS, AND THAT ALL THE ZONING RULES AND REGULATIONS OF THE CITY OF JACKSONVILLE, FLORIDA, CURRENTLY IN EFFECT HAVE BEEN COMPLIED WITH. SIGNED THIS 25th DAY OF AUGUST A.D., 1980.

RICHARD P. CLARSON & ASSOCIATES, INC.
ENGINEERS - LAND SURVEYORS
1643 NALDO AVENUE
JACKSONVILLE, FLORIDA 32202



Richard P. Clarson
REGISTERED SURVEYOR NO. 753, FLORIDA.