

OLD MILL COVE UNIT NO. 2

JACKSONVILLE, DUVAL COUNTY, FLORIDA



CAPTION: That certain tract or parcel of land being a subdivision of a part of Section 34, Township 1 South, Range 27 East, Duval County, Florida, being more particularly described as beginning at the southwest corner of Lot 1, Block 1, Old Mill Cove Unit No. 1 as recorded in Plat Book 35 pages 14 and 14A of the current public records of Duval County, Florida; said point also being in the northerly right of way line of Loudonnere Drive (a 60 foot right of way); thence South 89°21'10" West along said Northerly right of way line 95 feet; thence North 1°01'30" West 588 feet; thence North 0°43'10" West 1323.96 feet; thence North 89°21'10" East 272.58 feet; thence North 0°43'10" West 365 feet; thence along a curve to the right, said curve having a radius of 623.92 feet, a distance of 313.59 feet as measured along a chord bearing South 77°39'37" East to a point of tangency; thence South 68°36'04" East 328.27 feet to a point of curve; thence along a curve to the right, said curve having a radius of 270.92 feet a distance of 276.70 feet as measured along a chord bearing South 38°05'44" East to a point of tangency; thence South 11°35'24" East 62.06 feet to a point of curve; thence along a curve to the left, said curve having a radius of 26 feet, a distance of 28.58 feet as measured along a chord bearing South 57°11'07" East to a point in the northerly right of way line of Ferber Road as shown on said plat of Old Mill Cove Unit No. 1; thence along a curve to the right in said northerly right of way line of Ferber Road, said curve having a radius of 721.60 feet, a distance of 15.01 feet as measured along a chord bearing South 77°48'53" West to a point of tangency; thence South 78°24'36" West along said northerly right of way line of Ferber Road, 151.12 feet to a point of curve; thence along a curve to the right in said northerly right of way line of Ferber Road, said curve having a radius of 180 feet, a distance of 21 feet as measured along a chord bearing South 81°45'15" West; thence South 4°54'06" East, 60 feet to a point in the southerly right of way line of said Ferber Road; thence South 2°55'40" West, 132.15 feet; thence South 81°28'08" East, 20 feet; thence South 8°43'06" East, 207.02 feet; thence South 31°51'16" West 181.82 feet; thence North 65°27'32" West, 135 feet to a point in the easterly right of way line of Old Mill Cove Trail East, as shown on said plat of Old Mill Cove Unit No. 1; thence South 87°51'57" West 67.14 feet to a point in the westerly right of way line of said Old Mill Cove Trail East; thence North 65°27'32" West 117 feet; thence South 65°18'47" West, 43.52 feet; thence South 24°32'28" West, 125 feet to a point in the northerly right of way line of Whispering Oaks Drive as shown on said plat of Old Mill Cove Unit No. 1; thence South 49°45'22" West, 65.92 feet to a point in the southerly right of way line of said Whispering Oaks Drive; thence South 24°32'28" West, 100 feet; thence South 30°32'54" West, 330.73 feet; thence South 3°45'21" East, 350.99 feet; thence South 89°21'10" West 155.04 feet; thence South 1°01'30" East 100.31 feet to a point of curve; thence along a curve to the left, said curve having a radius of 40 feet, a distance of 40.40 feet as measured along a chord bearing South 31°21'31" East, to a point in the northerly right of way line of Old Mill Cove Trail South as shown on said plat of Old Mill Cove Unit No. 1; thence South 28°18'28" West, 60.00 feet to the southerly right of way line of Old Mill Cove Trail South; thence South 29°53'58" West 177.08 feet to the point of beginning.

APPROVED

DATE: _____

BY: *Edward H. ...*
CITY ENGINEER

Edward H. ...
DIRECTOR OF PUBLIC WORKS

GENERAL COUNSEL OR
Edward H. ...
ASSISTANT COUNSEL

SURVEYORS CERTIFICATE

I hereby certify that the above plat is a correct representation of the land surveyed, platted and described above, and that permanent Reference Monuments have been placed according to the laws of the State of Florida, and that all the city of Jacksonville Zoning rules and regulations have been complied with as currently in effect. Signed this 24th day of OCT. A.D. 1974.

L. Daniel James Jr.
Reg. Land Surveyor No. 841

- NOTES:**
1. All radii not shown are 20 feet
 2. Basis of Bearings is Grid
 3. Permanent Control Points are shown thus: ○
 4. Permanent Reference Monuments are shown thus: ●
 5. Bearings and distances shown on curves are chord bearings and distances
 6. Distances shown on block corners are to street line intersections.
 7. Easements shown are for drainage, utilities and sewers
 8. Building restriction and set back lines shall not be less than 25 feet from street lines.
 9. Radial Lot lines are shown thus: (R)

PART OF SECTION 33, TWP. 1 SOUTH, RGE. 27 EAST

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JACKSONVILLE, DUVAL COUNTY, FLORIDA

TAXES VERIFIED

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BOOK 35 PAGE 35A

SHEET 2 OF 2 SHEETS

ADOPTION & DEDICATION

This is to certify that Wurn Arlington Construction Company, 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 Old Mill Cove Unit No. 2, and that it has caused the same to be surveyed and subdivided and this plat made in accordance with said survey, is hereby adopted as the true and correct plat of said lands, and all roads, drives, trails and easements for drainage, utilities and sewers, shown on said plat are hereby irrevocably and without reservations dedicated to the City of Jacksonville and its successors. In witness whereof Wurn Arlington Construction Company, Inc. has caused these presents to be signed by its President and Secretary respectively, by and with the authority of its Board of Directors in its name and with its corporate seal affixed this 24 day of October AD, 1974.

signed & sealed in the presence of

Louis Barker Witness
Frederick H. Lenczyk Witness

Wurn Arlington Construction Company, Inc.

President Lonnie Wurn
Secretary Emily Wurn

STATE OF FLORIDA, COUNTY OF DUVAL

I hereby certify that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, Lonnie Wurn and Emily Wurn, respectively, President and Secretary of Wurn Arlington Construction Co. Inc. a corporation under the laws of the State of Florida, to me well known to be the persons described in and who executed the foregoing and who severally acknowledged before me that they executed the same freely and voluntarily as such officers for the uses and purposes therein expressed and that they affixed here to the official seal of said corporation.

Witness my signature and official seal at Jacksonville, in the County of Duval and State of Florida, this 24th day of October AD, 1974.

Frederick H. Lenczyk
Notary Public State of Florida at large
My commission expires: January 7, 1978

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. 74-1433-608 of said City, adopted by its council and approved by its Mayor this 11th day of December AD, 1974.

[Signature]
Mayor of the City of Jacksonville

[Signature]
Secretary of the council
City of Jacksonville

75- 4408

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 35 Pages 35 and 35A of the public records of Duval County, Florida, this 22 day of January AD, 1975.

S. Morgan Slaughter
Clerk of the Circuit Court

By Robert C. Forbes
Deputy Clerk

DEVELOPER CERTIFICATION

This is to certify that Wurn Arlington Construction Company, Inc. has furnished the City of Jacksonville a surety bond as security that the proposed improvements in public space shall be constructed according to the approved plans and specifications, said bond is equivalent to one hundred percent engineering cost and estimated construction cost, and cost of setting Permanent Control Points.

Date: OCTOBER 24, 1974

President Lonnie Wurn

Director of Public Works [Signature]