

OLD MILL COVE UNIT NO. 1

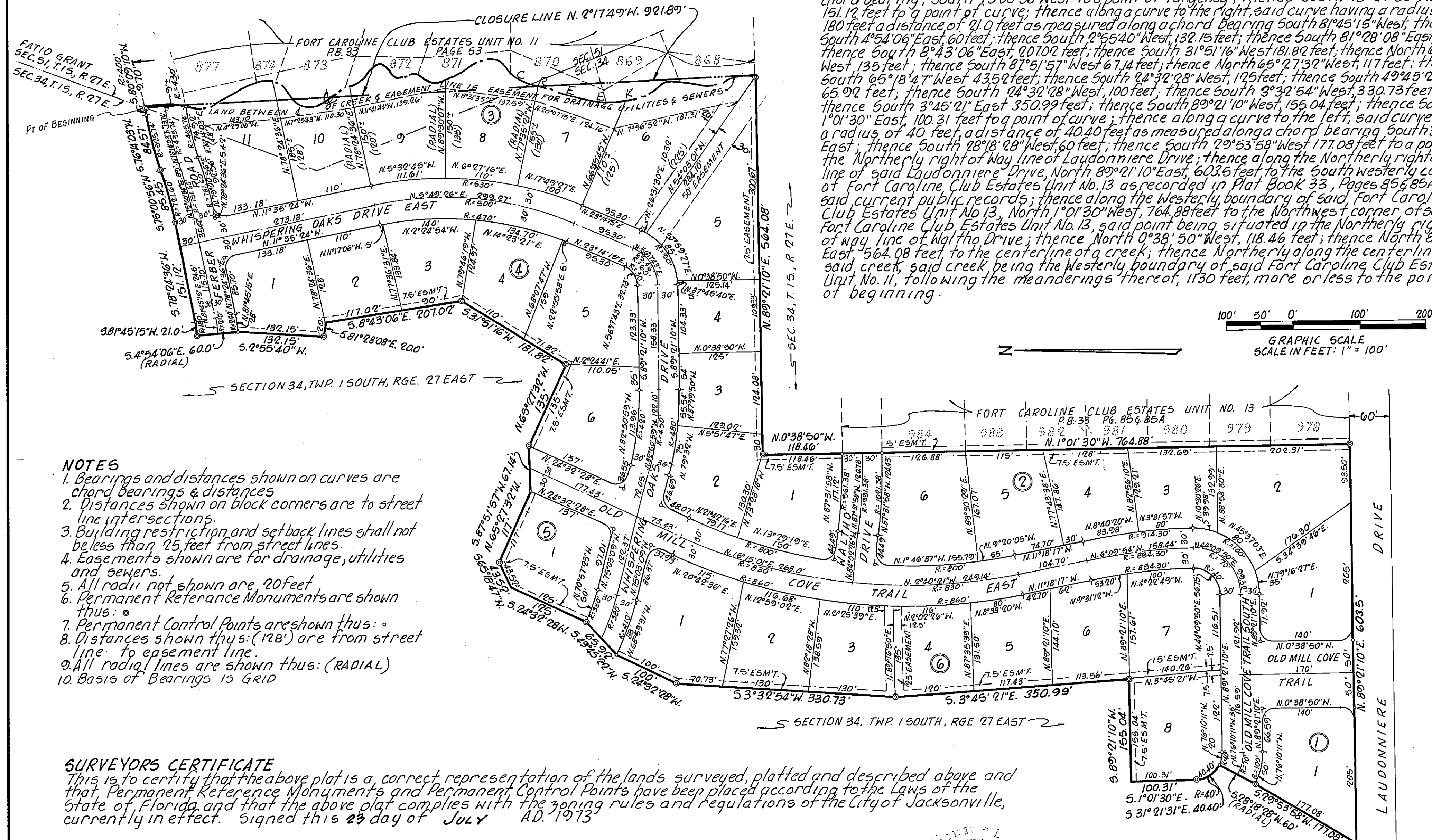
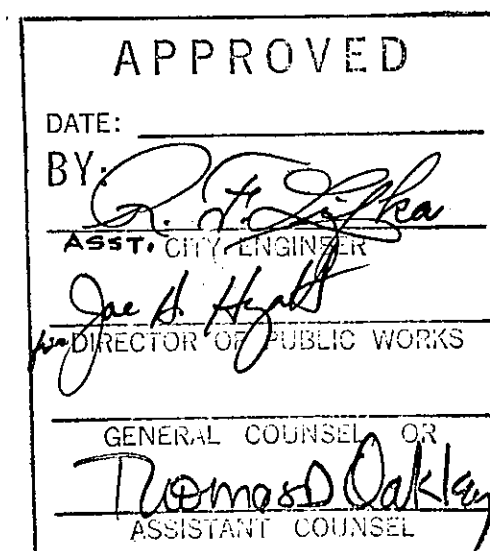
JACKSONVILLE, DUVAL COUNTY, FLORIDA

BOOK 35 PAGE 14

SHEET 1 OF 2 SHEETS

CAPTION

That certain tract or parcel of land being a part of the F. P. Fatio Grant, Section 51, and a part of Section 34, all in Township 1 South, Range 27 East, Duval County, Florida, being more particularly described as beginning at the Northwest corner of Fort Caroline Club Estates Unit No. 11, as recorded in Plat Book 33, Page 53 of the Current Public Records of Duval County, Florida, said point being the intersection of the Northerly right of way line of Ferber Road with the centerline of a creek; thence along a curve to the right, said curve having a radius of 400 feet, a distance of 97.70 feet as measured along a chord bearing South 80°09'10" West to a point of compound curve; thence along a curve to the left, said curve having a radius of 525.74 feet a distance of 84.57 feet as measured along a chord bearing South 76°14'03" West to a point of compound curve; thence along a curve to the right, said curve having a radius of 721.60 feet, a distance of 85.45 feet as measured along a chord bearing South 75°00'56" West to a point of tangency; thence South 78°24'36" West, 151.12 feet to a point of curve; thence along a curve to the right, said curve having a radius of 180 feet a distance of 21.0 feet as measured along a chord bearing South 81°45'15" West, thence South 4°54'06" East, 60.0 feet; thence South 2°55'40" West, 132.15 feet; thence South 81°28'08" East, 20 feet; thence South 8°43'06" East, 201.02 feet; thence South 31°51'16" West, 181.82 feet; thence North 65°27'32" West, 135 feet; thence South 87°51'57" West, 67.14 feet; thence North 65°27'32" West, 117 feet; thence South 65°18'47" West, 435.2 feet; thence South 24°32'28" West, 195 feet; thence South 42°45'22" West, 65.92 feet; thence South 24°32'28" West, 100 feet; thence South 3°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; thence South 28°18'28" West, 60 feet; thence South 29°53'58" West, 177.08 feet to a point in the Northerly right of way line of Laudonniere Drive; thence along the Northerly right of way line of said Laudonniere Drive, North 89°21'10" East, 603.5 feet to the South westerly corner of Fort Caroline Club Estates Unit No. 13 as recorded in Plat Book 33, Pages 85 & 85A of said current public records; thence along the westerly boundary of said Fort Caroline Club Estates Unit No. 13, North 1°01'30" West, 764.88 feet to the Northwest corner of said Fort Caroline Club Estates Unit No. 13, said point being situated in the Northerly right of way line of Walther Drive; thence North 0°38'50" West, 118.46 feet; thence North 89°21'10" East, 564.08 feet to the centerline of a creek; thence Northerly along the centerline of said creek, said creek being the westerly boundary of said Fort Caroline Club Estates Unit No. 11, following the meanderings thereof, 1130 feet, more or less to the point of beginning.



NOTES

1. Bearings and distances shown on curves are chord bearings & distances
2. Distances shown on block corners are to street line intersections
3. Building restriction and setback lines shall not be less than 25 feet from street lines
4. Easements shown are for drainage, utilities and sewers
5. All radii not shown are 20 feet
6. Permanent Reference Monuments are shown thus: ●
7. Permanent Control Points are shown thus: ○
8. Distances shown thus: (128') are from street line to easement line
9. All radial lines are shown thus: (RADIAL)
10. Basis of Bearings is GRID

SURVEYORS CERTIFICATE

This is to certify that the above plat is a correct representation of the lands surveyed, platted and described above and that Permanent Reference Monuments and Permanent Control Points have been placed according to the Laws of the State of Florida and that the above plat complies with the zoning rules and regulations of the City of Jacksonville, currently in effect. Signed this 23 day of JULY A.D. 1973

R. L. GROASDELL & CO.

R. L. Groasdel
Registered Surveyor Cert. No. 841

OLD MILL COVE UNIT NO. 1

JACKSONVILLE, DUVAL COUNTY, FLORIDA

BOOK 35 PAGE 14A

SHEET 2 OF 2 SHEETS

TAXES VERIFIED
A.R.S.

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. 1, 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 a 11 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 17 day of JULY A.D. 1973.

signed & sealed in the presence of

Frederick H. Lenczyk Witness

Maui H. Hylt Witness

Wurn Arlington Construction Company

President Ronnie 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 hereto the official seal of said corporation.

Witness my signature and official seal at Jacksonville, in the County of Duval and State of Florida, this 17 day of JULY A.D. 1973.

Frederick H. Lenczyk
Notary Public State of Florida at large
My commission expires: Dec. 11, 1973

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. 73-1118-585 of said City, adopted by its council and approved by its Mayor this 15th day of NOVEMBER A.D. 1973.

James H. Hylt
Mayor of the City of Jacksonville

Rayford Calhoun
Secretary of the council
City of Jacksonville

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 14 and 14A of the public records of Duval County, Florida, this 30 day of NOV. A.D. 1973.

S. Morgan Slaughter
Clerk of the Circuit Court

73-90788

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 surity that the proposed improvements in public space will be constructed according to the approved plans and specifications, said bond is equivalent to one hundred percent engineering cost and estimated construction cost.

Date: AUG. 1, 1973

President Ronnie Wurn

Director of Public Works James H. Hylt

