

CITY OF JACKSONVILLE **SECRET WOODS** DUVAL COUNTY, FLORIDA

PLAT BOOK **39** PAGE **39**

A REPLAT OF A PORTION OF LOT 21 1/2, A PORTION OF THE NORTH ONE HALF OF LOT 32, ALL OF LOTS 33, 34 AND 35, TOGETHER WITH A PORTION OF THAT UNNUMBERED PARCEL LYING WESTERLY OF SAID LOT 21 1/2 AND NORTHERLY OF SAID LOT 34, ALL AS SHOWN ON THE PLAT OF A. B. CAMPBELL'S DIVISION OF TIGER HOLE PLANTATION, AS RECORDED IN DEED BOOK "AQ", PAGE 260, OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SHEET 1 OF 5 SHEETS

TAXES VERIFIED R.B.F.

CAPTION:

A portion of Lot 21 1/2, a portion of the North one half of Lot 32, all of Lots 33, 34 and 35, together with a portion of that unnumbered parcel lying Westerly of said Lot 21 1/2 and Northerly of said Lot 34, all as shown on the Plat of A. B. Campbell's Division of Tiger Hole Plantation, as recorded in Deed Book "A.Q.", Page 260, of the former Public Records of Duval County, Florida, being more particularly described as follows: BEGIN at the Southwesterly corner of said Lot 32; thence North 00°52'28" East along the Westerly line of said Lot 32, 665.54 feet, to the Northwest corner of the South one half of said Lot 32; thence North 89°04'15" East along the North line of the South one half of Lot 32, 616.29 feet, to the Westerly right-of-way line of Tiger Hole Road (a 60 foot right-of-way as now established); thence North 02°04'50" East, 638.63 feet, to the Southerly right-of-way line of Goodnow Road (a 60 foot right-of-way) as described and recorded in Deed Book 1137, Page 171, of the Current Public Records of said County; thence North 85°47'36" West along said Southerly right-of-way line, 305.97 feet, to an intersection with the Southerly line of Lot 21, as shown on said Plat of A. B. Campbell's Division of Tiger Hole Plantation; thence South 89°07'34" West along last said line, 324.10 feet, to the Southwesterly corner of said Lot 21, also being the Southwesterly corner of the West, 230 feet of the South 530 feet, of said Lot 21; thence along the Southerly line of those lands described in Deed Book 1707, Page 66, of the Current Public Records of said County; North 86°47'18" West, 700 feet, more or less, to the Southeasterly water's edge of Big Pottsbury Creek; thence Southwesterly along said Southeasterly water's edge of Big Pottsbury Creek and the meanderings thereof, 2000 feet, more or less, to an intersection with the South line of said Lot 35; thence North 89°03'46" East along last said line and the South line of said Lots 34 and 33, also being the Northerly line of a 40 foot right-of-way as shown on said Plat of A. B. Campbell's Division of Tiger Hole Plantation, 1883 feet, more or less, to the POINT OF BEGINNING.

Containing 50 acres, more or less.

CLERK'S CERTIFICATE:

83-104147

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 39 Pages 39, 39A, 39B, 39C of the Public Records of Duval County, Florida. Signed this 21st day of Dec. A. D., 1983.

S. Morgan Slaughtor
S. Morgan Slaughtor, Clerk of Circuit Court

By: Robert C. Forbes
Deputy Clerk

APPROVED FOR THE RECORD:

This is to certify that the above plat has been examined and approved by the City of Jacksonville, Duval County, Florida, pursuant to Ordinance No. 83-1148-639 of said City and adopted by its City Council and approved by its Mayor this 16th day of December A. D., 1983.

John W. Holland
Mayor of the City of Jacksonville

Asst. Secretary to the City Council
of the City of Jacksonville

DEVELOPER'S CERTIFICATE:

This is to certify that Real Fund Development Corp. has furnished the City of Jacksonville, a Plat Bond secured by an irrevocable letter of credit as surety that the proposed improvements within public space will be constructed according to the plans and specifications approved by the City of Jacksonville and has furnished the City of Jacksonville a Sidewalk Bond secured by an irrevocable letter of credit as surety that the sidewalks will be constructed according to the plans and specifications approved by the City of Jacksonville. Said Bonds are equivalent to one hundred percent of the engineering costs and estimated costs of construction and cost of placing permanent control points.

Signed this 29th day of November A. D., 1983.

W. Howard White
W. Howard White
President of Real Fund Development Corp.

Albert J. Linnard Jr.
Director of Public Works

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 and Sealed this 29th day of NOVEMBER A. D., 1983.

PREPARED BY
CLARY, MILLER & ASSOCIATES, INC.
3110 DE SALVO ROAD
JACKSONVILLE, FLORIDA 32216

Gregory B. Clary
Gregory B. Clary
Florida Registered Surveyors No. 3377

This is to certify that Real Fund Development Corp., a Corporation under the laws of the State of Florida, is the lawful owner of the lands described in the caption hereon known as Secret Woods, having caused the same to be surveyed and subdivided. Florida National Bank, a United States of America Corporation, is the holder of a mortgage on said lands and this plat being made in accordance with said survey is hereby adopted as a true and correct plat of those lands. All trails, courts, lanes, Tracts "A" and "C", easements for drainage, utilities and sewers, unobstructed easements, and non-access easements shown hereon are hereby irrevocably and without reservation, dedicated to the City of Jacksonville, its successors and assigns. The drainage easement through and over the lakes shown on this plat are hereby irrevocably dedicated to the City of Jacksonville, its successors and assigns, and are subject to the following covenants which shall run the land: (1) The drainage easements hereby dedicated shall permit the City of Jacksonville, its successors and assigns, to discharge into said lakes which these easements traverse, all water which may fall or come upon all trails, courts and lanes hereby dedicated, together with all soil, nutrients, chemical and all other substances which may flow or pass from trails, courts and lanes; from adjacent land or from any other source of public waters into or through said lakes, without any liability whatsoever on the part of the City of Jacksonville, its successors and assigns for any damage, injuries or losses to persons or property resulting from the acceptance or use of these drainage easements by the City of Jacksonville, its successors and assigns; (2) The lakes shown on this plat are owned in fee simple title by the abutting property owners. The City of Jacksonville by acceptance of this plat assumes no responsibility for the removal or treatment of aquatic plants, animals, soil, chemicals or any other substance or thing that may even be or come within said lakes which these easements traverse, nor any responsibility for maintenance or preservation of the water purity, water level or water depth which responsibilities shall be those of the abutting owners; (3) The City of Jacksonville its successors and assigns, shall not be liable nor responsible for the creation, operation, failure or destruction of water level control equipment which may be constructed or installed by the developer or any other person within the area of the lands hereby platted, or of the lake shown on this plat, but shall have the right to modify the existence of the lake and that which retains it to effect adequate drainage including, but not limited to, the right to remove any water level control structures or any part thereof. Real Fund Development Corp., developer and owner of the lands described and captioned hereon, shall indemnify the City of Jacksonville and save it harmless from suits, actions, damages and liability and expense in connection with loss of life, bodily or personal injury or property damage or any other damage arising from or out of any occurrence in, upon, at or from the lakes described above, or any part thereof, occasioned wholly or in part by any act of omission of Real Fund Development Corp., its agents, contractors, employees, servants, licensees or concessionaries within Secret Woods. This indemnification shall run with the land and the assigns of Real Fund Development Corp. and shall be subject to it. The J.E.A. easements as shown are dedicated to the Jacksonville Electric Authority, its successors and assigns for use in its underground electric distribution system.

In witness whereof Real Fund Development Corp. has caused these presents to be executed by its President by and with the authority of its Board of Directors, with the Corporate Seal affixed this 29th day of November A. D., 1983.

REAL FUND DEVELOPMENT CORP.

Witness: Donna Van Puynebrauck

W. Howard White
W. Howard White, President

Witness: Melvin Edwards

FLORIDA NATIONAL BANK

Witness: Donna D. Sapp

James E. Putnal
James E. Putnal, Senior Vice President

Witness: Pamela Bayette Wilson

STATE OF FLORIDA)
) ss
COUNTY OF DUVAL)

The foregoing instrument was acknowledge before me this 29th day of November A. D., 1983, by W. Howard White as President of Real Fund Development Corp., a Florida Corporation, on behalf of the Corporation.

Donna Van Puynebrauck
Notary Public
State of Florida at Large

Nov 1, 1987
My Commission Expires

STATE OF FLORIDA)
) ss
COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me this 29th day of November A. D. 1983, by James E. Putnal, Senior Vice President of Florida National Bank, a United States of America Corporation, on behalf of the Corporation.

Dorothy J. Morris
Notary Public
State of Florida at Large

Sept 6, 1987
My Commission Expires

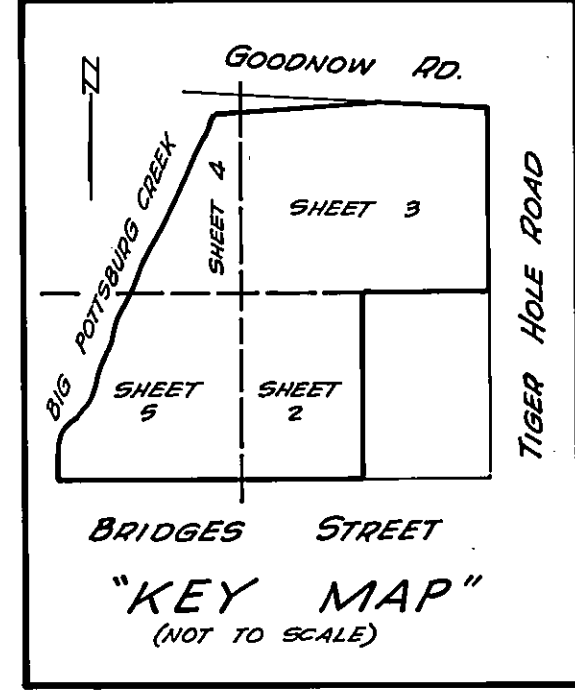
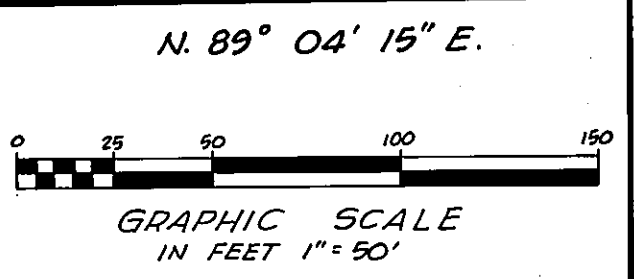
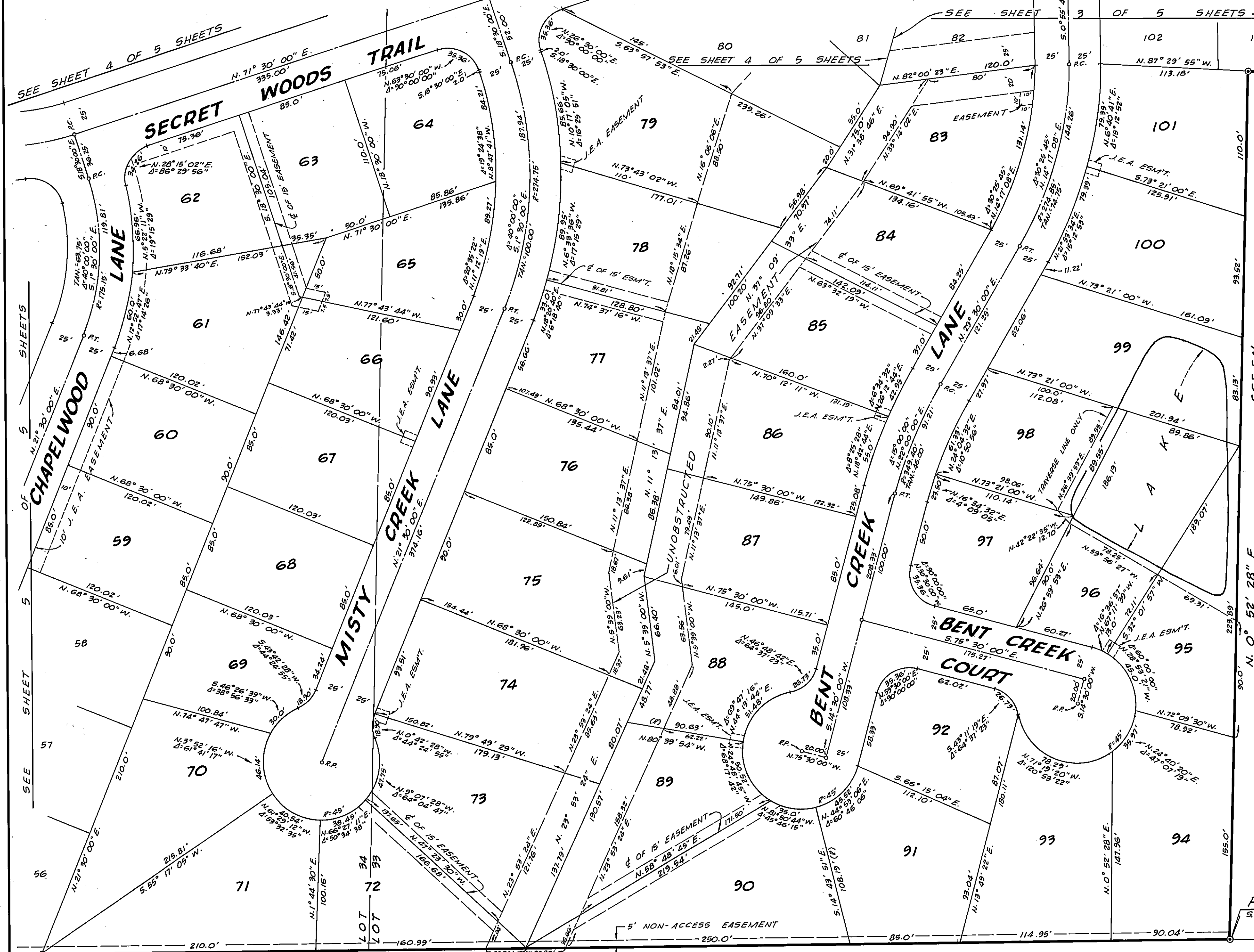
SECRET WOODS

DUVAL COUNTY, FLORIDA

A REPLAT OF A PORTION OF LOT 21 1/2, A PORTION OF THE NORTH ONE HALF OF LOT 32, ALL OF LOTS 33, 34 AND 35, TOGETHER WITH A PORTION OF THAT UNNUMBERED PARCEL LYING WESTERLY OF SAID LOT 21 1/2 AND NORTHERLY OF SAID LOT 34, ALL AS SHOWN ON THE PLAT OF A.B. CAMPBELL'S DIVISION OF TIGER HOLE PLANTATION, AS RECORDED IN DEED BOOK "AQ", PAGE 260, OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PLAT BOOK 39 PAGE 39A

SHEET 2 OF 5 SHEETS
SEE SHEET 4 FOR NOTES.



POINT OF BEGINNING
SW'LY. CORNER OF LOT 32

PREPARED BY
CLARY, MILLER & ASSOCIATES, INC.
3110 DE SALVO ROAD
JACKSONVILLE, FLORIDA 32216

SEE SHEET 4 OF 5 SHEETS

SEE SHEET 4 OF 5 SHEETS

SEE SHEET 3 OF 5 SHEETS

SEE SHEET 5 SHEETS

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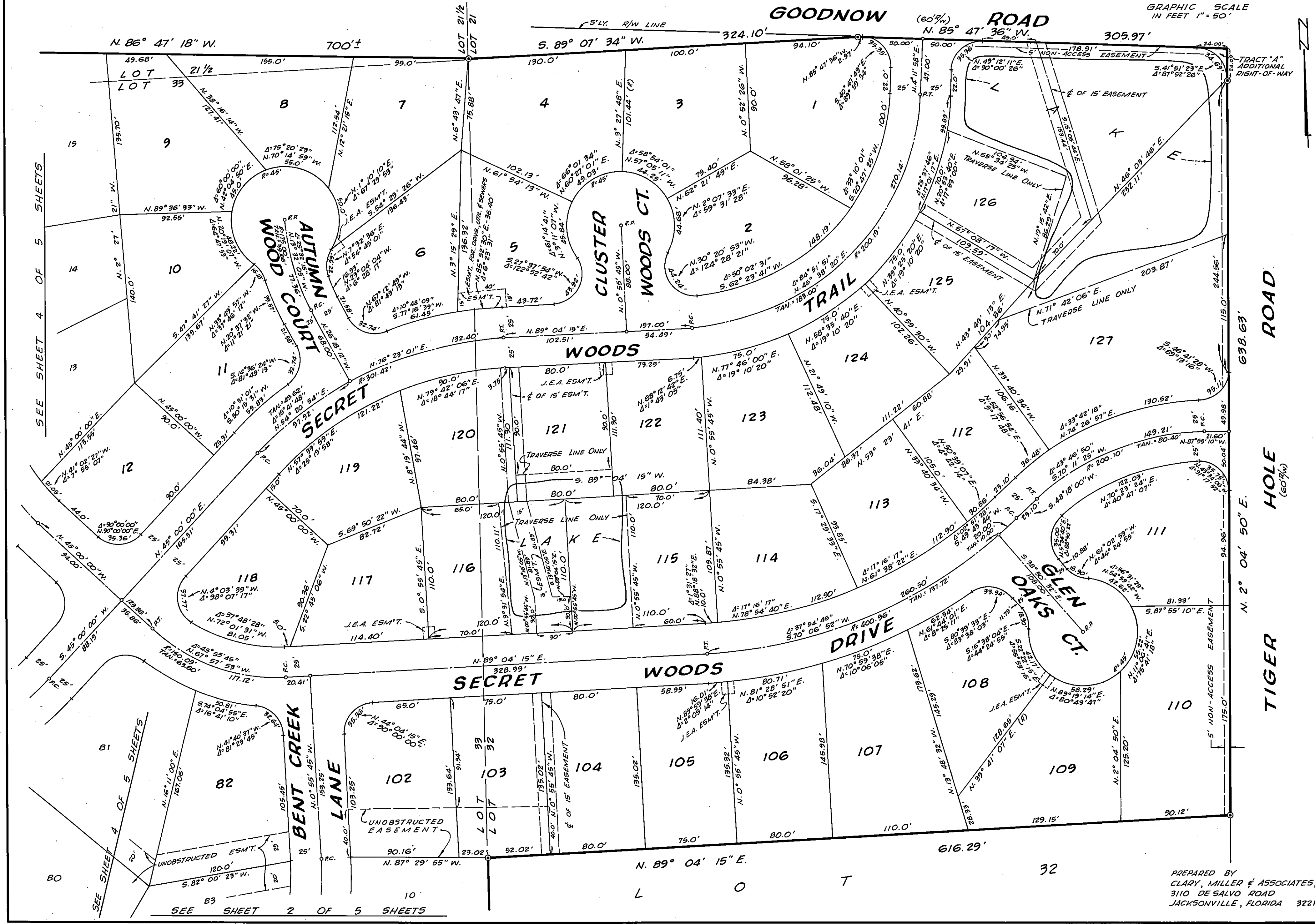
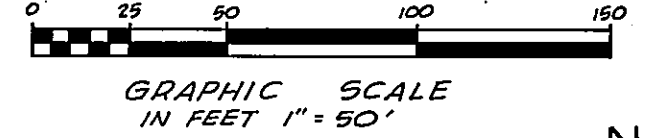
SEE SHEET 5 SHEETS

SEE SHEET 5 SHEETS

CITY OF JACKSONVILLE **SECRET WOODS** DUVAL COUNTY, FLORIDA

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SHEET **3** OF **5** SHEETS
SEE SHEET 4 FOR NOTES.



SEE SHEET 4 OF 5 SHEETS

SEE SHEET 4 OF 5 SHEETS

SEE SHEET 2 OF 5 SHEETS

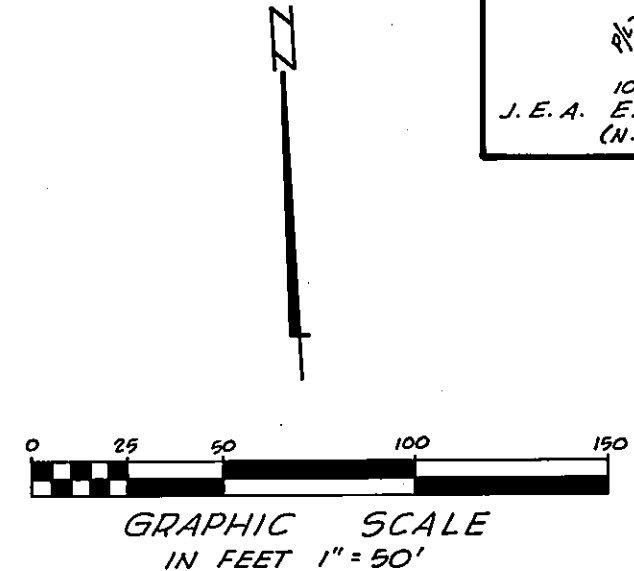
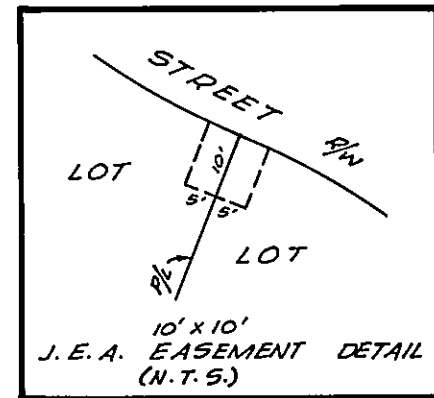
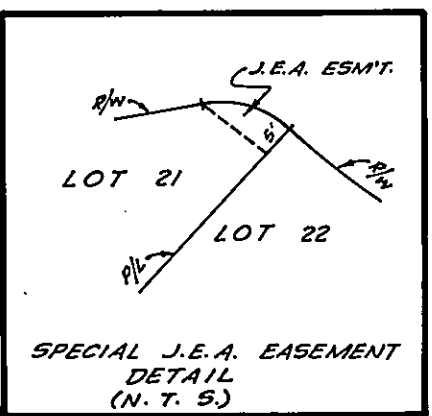
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CITY OF JACKSONVILLE SECRET WOODS DUVAL COUNTY, FLORIDA

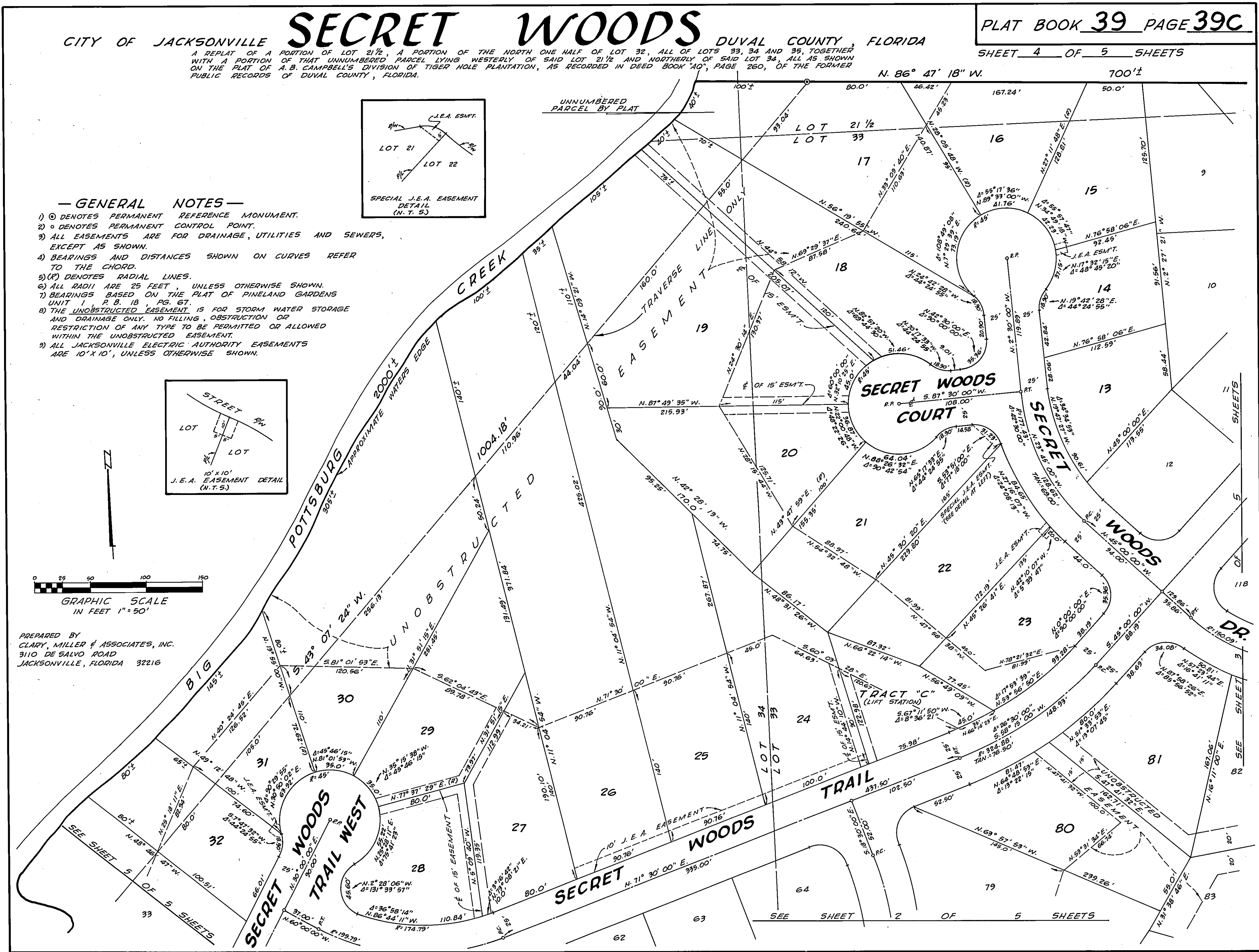
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- GENERAL NOTES -

- 1) (C) DENOTES PERMANENT REFERENCE MONUMENT.
- 2) (P) DENOTES PERMANENT CONTROL POINT.
- 3) ALL EASEMENTS ARE FOR DRAINAGE, UTILITIES AND SEWERS, EXCEPT AS SHOWN.
- 4) BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO THE CHORD.
- 5) (R) DENOTES RADIAL LINES.
- 6) ALL RADII ARE 25 FEET, UNLESS OTHERWISE SHOWN.
- 7) BEARINGS BASED ON THE PLAT OF PINELAND GARDENS UNIT 1, P.B. 18, PG. 67.
- 8) THE UNOBSTRUCTED EASEMENT IS FOR STORM WATER STORAGE AND DRAINAGE ONLY. NO FILLING, OBSTRUCTION OR RESTRICTION OF ANY TYPE TO BE PERMITTED OR ALLOWED WITHIN THE UNOBSTRUCTED EASEMENT.
- 9) ALL JACKSONVILLE ELECTRIC AUTHORITY EASEMENTS ARE 10' X 10', UNLESS OTHERWISE SHOWN.



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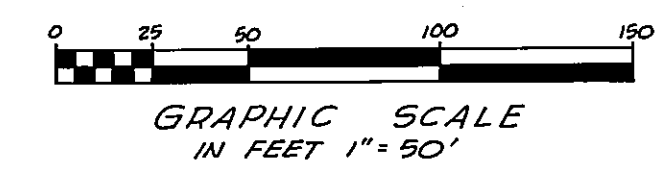


CITY OF JACKSONVILLE SECRET WOODS DUVAL COUNTY, FLORIDA

PLAT BOOK **39** PAGE **39D**

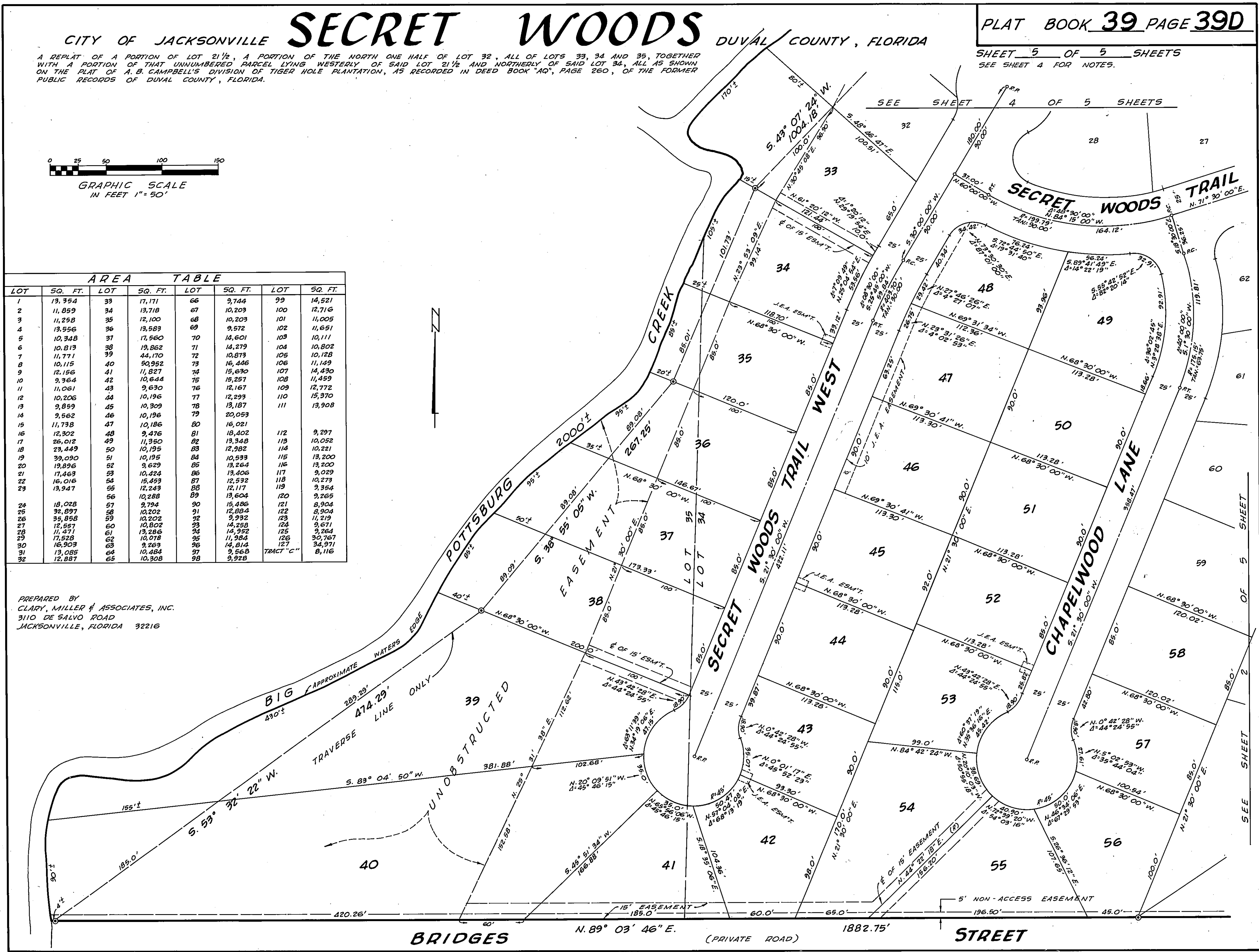
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SHEET **5** OF **5** SHEETS
SEE SHEET 4 FOR NOTES.



AREA TABLE							
LOT	SQ. FT.	LOT	SQ. FT.	LOT	SQ. FT.	LOT	SQ. FT.
1	13,354	33	17,171	66	9,744	99	14,521
2	11,859	34	13,718	67	10,203	100	12,716
3	11,258	35	12,100	68	10,203	101	11,005
4	13,556	36	13,583	69	9,572	102	11,651
5	10,348	37	17,560	70	14,601	103	10,111
6	10,813	38	13,862	71	14,279	104	10,802
7	11,771	39	44,170	72	10,873	105	10,128
8	10,115	40	50,952	73	16,446	106	11,149
9	12,156	41	11,827	74	15,630	107	14,430
10	9,364	42	10,644	75	15,257	108	11,459
11	11,061	43	9,630	76	12,167	109	12,772
12	10,206	44	10,196	77	12,293	110	15,370
13	9,859	45	10,309	78	13,187	111	13,908
14	9,562	46	10,196	79	20,053		
15	11,738	47	10,186	80	16,021		
16	12,302	48	9,476	81	18,402	112	9,297
17	26,012	49	11,350	82	13,348	113	10,052
18	23,449	50	10,195	83	12,982	114	10,221
19	39,090	51	10,195	84	10,593	115	13,200
20	13,896	52	9,629	85	13,254	116	13,200
21	17,463	53	10,424	86	13,406	117	9,029
22	16,016	54	15,453	87	12,532	118	10,273
23	13,947	55	12,243	88	12,117	119	9,354
24	18,028	56	10,288	89	13,604	120	9,265
25	32,897	57	9,794	90	15,486	121	8,904
26	35,858	58	10,202	91	12,884	122	8,904
27	12,557	59	10,202	92	9,932	123	11,219
28	11,471	60	10,802	93	14,258	124	9,671
29	17,528	61	13,286	94	14,952	125	9,264
30	16,903	62	10,078	95	11,984	126	30,767
31	13,085	63	9,263	96	14,814	127	34,971
32	12,887	64	10,484	97	9,568	128	8,116
		65	10,308	98	9,928		

PREPARED BY
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JACKSONVILLE, FLORIDA 32216



SEE SHEET 4 OF 5 SHEETS

SEE SHEET 2 OF 5 SHEETS