

# Walden Wood UNIT 2

CITY OF JACKSONVILLE-DUVAL COUNTY, FLORIDA.

TAXES VERIFIED R.B.F.

**CAPTION:**

A portion of Government Lots 6, 7 and 10, Section 10, Township 4 South, Range 27 East, Duval County, Florida, being more particularly described as follows: BEGIN at the Northeastly corner of Lot 4, as shown on the plat of Walden Wood, as recorded in Plat Book 41, Pages 57 through 57C, inclusive, of the Current Public Records of said County; thence North 89°35'20" East, along the Southerly right of way line of Losco Road (a 60 foot right of way as now established), a distance of 434.61 feet to an angle point in said right of way line; thence North 89°24'17" East, continuing along said Southerly right of way line of Losco Road, 610.61 feet; thence South 01°17'51" West, 1306.16 feet to the Northerly line of said Government Lot 10; thence North 89°35'41" East, along last said line, 712.44 feet to the Easterly line of said Government Lot 10; thence South 00°31'02" East, along last said line, 170.88 feet to the Northerly right of way line of Interstate Highway 295 (according to S.R.D. Right of Way Map Section 72001-2401, dated 12/28/67); thence North 86°07'07" West, along said Northerly right of way line, 1326.79 feet to the Westerly line of said Government Lot 10; thence North 00°23'54" West, along last said line, 71.70 feet to the Northerly line of Government Lot 11; thence South 89°35'41" West, along last said line, and along the Southerly line of said Government Lot 6, a distance of 709.46 feet to the Southeastly corner of Lot 59, as shown on the plat of Walden Wood; thence Northwesterly, Northeasterly, Northwesterly, Northeasterly and Northwesterly along the Easterly boundary of said Walden Wood, run the following seven courses and distances: Course No. 1: North 15°12'53" West, 183.86 feet; Course No. 2: North 30°22'45" East, 168.08 feet; Course No. 3: North 10°50'31" East, 143.08 feet; Course No. 4: North 10°00'00" West, 100.00 feet; Course No. 5: North 80°00'00" East, 224.00 feet; Course No. 6: North 11°49'12" East, 199.65 feet; Course No. 7: North 00°24'40" West, 510.00 feet to the POINT OF BEGINNING.

**ADOPTION AND DEDICATION.**

This is to certify that DOAN DEVELOPMENT COMPANY, a Florida Corporation, FIRST PIONEER CORPORATION, a Florida Corporation, WALDEN WOOD JOINT VENTURE, under the laws of the State of Florida is the lawful owner of the lands described in the caption hereon known as WALDEN WOOD UNIT 2, have caused the same to be surveyed and subdivided, that the FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF JACKSONVILLE, A UNITED STATES OF AMERICA CORPORATION, is the holder of a mortgage on said lands, and that this plat is made in accordance with said survey, is hereby adopted as a true correct plat of said lands and that all rights of way and easements for drainage, utilities, sewers and non access easements shown herein are hereby irrevocably without reservation dedicated to the City of Jacksonville and its successors and assigns. The drainage easements through and over the lakes and filtration systems shown on this plat are hereby irrevocably dedicated to the City of Jacksonville and its successors and assigns and are subject to the following covenants which shall run with the land: (1) The drainage easements hereby dedicated shall permit the City of Jacksonville and its successors and assigns to discharge into said lakes and filtration systems which these easements traverse, all waters which may fall or come upon all rights of way hereby dedicated together with all soil, nutrients, chemicals and all other substances which may flow or pass from rights of way, form adjacent land or from any other source of public waters into or through said lakes and filtration systems without any liability whatsoever on the part of the City of Jacksonville and 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 and its successors and assigns. (2) The lakes and filtration systems 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 and animals, soil, chemicals or any other substance or thing that may even be or come within said lakes and filtration systems which these easements traverse, nor any responsibility for maintenance nor preservation of the water purity, water level or water depth which responsibility shall be those of the abutting property owners and (3) The City of Jacksonville and its successors and assigns shall not be liable nor responsible for the creation, operation, failure or destruction of any 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 lakes and filtration systems shown on this plat, but shall have the right to modify the existence of the lakes and filtration systems and that which retains it to affect adequate drainage including but not limited to the right to remove any water level control structures or any part thereof. WALDEN WOOD JOINT VENTURE, developer and owner of the lands described and captioned hereon shall indemnify the City of Jacksonville and save harmless from suits, actions, damages and liability and expense in connection with loss of life, bodily or personal injury or property damage or other damages arising from or out of any occurrence in, upon, at, or from the lakes and filtration systems described above or any part thereof or WALDEN WOOD JOINT VENTURE its agents, contractors, employees, servants, licensees, or concessionaires within WALDEN WOODS UNIT 2. This indemnification shall run with the land and the assigns of WALDEN WOOD JOINT VENTURE and shall be subject to it.

**CLERK'S CERTIFICATE:**

This is to certify that this plat has been approved by the City Council of Jacksonville, Florida, and submitted to me for recording and is recorded in Plat Book 43, Pages 40, 40A, 40B, 40C, of the Public Records of Duval County, Florida. Signed this 7th day of August A.D., 1987. S. Morgan Slaughter, Clerk of Circuit Court. Robert C. Fikes, 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. 87-100-336 of said City and adopted by its City Council and approved by its Mayor this 11th day of June A.D., 1987. Julius W. Johnson, Mayor of the City of Jacksonville. Cheryl W. Kidd, Secretary to the City Council of the City of Jacksonville.

**DEVELOPER'S CERTIFICATE:**

This is to certify that WALDEN WOOD JOINT VENTURE has deposited with the City of Jacksonville sufficient collateral, in compliance with Section 654.109 of the Municipal Code, in an amount equivalent to one hundred percent of all remaining costs for engineering and construction and costs of placing permanent control points, including sidewalks as guarantee that all required improvements will be completed in accordance with the plans and specifications approved by the City of Jacksonville. Signed this 30th day of August, 1987. Jan Doan, President, Doan Development Company as Managing Partner of Walden Wood Joint Venture. Director of Public Works.

**SURVEYOR'S CERTIFICATE:**

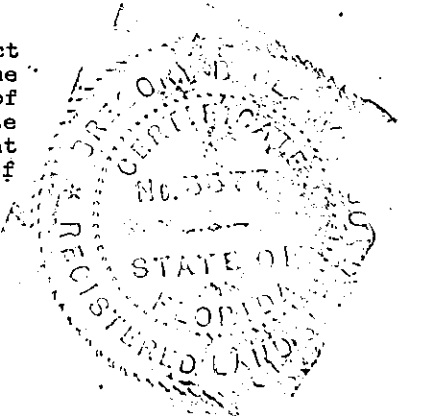
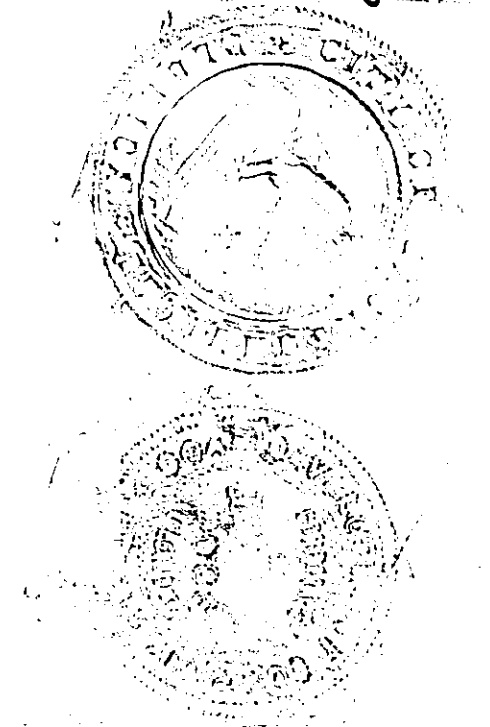
This is to certify that the above plat is a true and correct representation of the lands surveyed, platted and described in the caption, that the survey data complies with all the requirements of Florida Statute 177. That the survey and legal description is accurate and that the permanent reference monuments have been placed and permanent control points will be placed according to the laws of the State of Florida and the City of Jacksonville, Florida. Signed this 25th day of March A.D., 1987. Gregory B. Clary, Registered Land Surveyor No. 63377, State of Florida.

FIRST PIONEER CORPORATION  
Witness: Debbie Riggers, Harold L. Craft, President  
Witness: Deborah A. Clapp  
STATE OF FLORIDA)  
COUNTY OF DUVAL)  
The foregoing instrument was acknowledged before me this 3rd day of April, 1987 by Harold L. Craft, President of FIRST PIONEER CORPORATION, a Florida Corporation, on behalf of the corporation.  
Eva D. Swearingen, Notary Public, State of Florida at Large, Oct. 29, 1988, My Commission Expires:

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF JACKSONVILLE  
A UNITED STATES OF AMERICA CORPORATION  
Witness: Paula V. Buxton, Willard E. Allen Jr., Vice President  
Witness: Allen M. Schull  
STATE OF FLORIDA)  
COUNTY OF DUVAL)  
The foregoing instrument was acknowledged before me this 3rd day of April, 1987 by Willard E. Allen, Vice President of FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF JACKSONVILLE, A UNITED STATES OF AMERICA CORPORATION, on behalf of the corporation.  
Leatherie K. Spier, Notary Public, State of Florida at Large, 12-8-89, My Commission Expires:

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATIONS HAS caused these presents to be executed by their appropriate officers by and with the authority of said corporation this 3rd day of April A.D., 1987.  
WALDEN WOOD JOINT VENTURE  
Witness: Anne M. Nichols, Jan J. Doan, President  
Witness: David J. Johnston, AS MANAGING PARTNER OF WALDEN WOOD JOINT VENTURE  
STATE OF FLORIDA)  
COUNTY OF DUVAL)  
The foregoing instrument was acknowledged before me this 3rd day of April A.D., 1987 by Jan J. Doan, President of DOAN DEVELOPMENT COMPANY, a Florida Corporation, on behalf of the corporation.  
Barbara C. Lynch, Notary Public, State of Florida at Large, 3-30-90, My Commission Expires:

APPROVED  
5/29/87  
Marini Portweel, ENGINEER  
J. Doolittle, PE, CIVIL ENGINEER  
CITY OF PUBLIC WORKS  
CIVIL COUNSEL, OR  
H. M. Roney, COUNCIL



-PREPARED BY-  
CLARY, MILLER & ASSOCIATES, INC.  
4041 SUNBEAM ROAD  
JACKSONVILLE, FLORIDA 32217  
PH. (904) 733-8119

# Walden Wood UNIT 2

CITY OF JACKSONVILLE - DUVAL COUNTY, FLORIDA.

JOINER AND CONSENT TO ADOPTION AND DEDICATION:

THIS IS TO CERTIFY THAT SUMMERHOMES INCORPORATED, A FLORIDA CORPORATION IS THE OWNER OF LOT 133 AND LOT 135 OF THE ABOVE DESCRIBED PROPERTY, TO BE KNOWN AS WALDEN WOODS UNIT 2, THAT FLORIDA NATIONAL BANK, A UNITED STATES OF AMERICA CORPORATION IS THE HOLDER OF A MORTGAGE ON SAID LOT 133 AND LOT 135 AND THAT THE UNDERSIGNED HEREBY JOIN IN AND CONSENT TO THE ADOPTION OF THIS SURVEY AND PLAT AND THE DEDICATION OF THE LANDS DESCRIBED ABOVE BY THE OWNERS THEREOF.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATIONS HAVE CAUSED THESE PRESENTS TO BE DULY EXECUTED BY AND WITH THE AUTHORITY OF THEIR BOARD OF DIRECTORS WITH CORPORATE SEALS AFFIXED, THIS 31st DAY OF July A.D., 1987.

SUMMERHOMES INCORPORATED

WITNESS: Robert E. Bachmeyer

WITNESS: Vince D. Decker

C.A. BROWN JR. PRESIDENT  
[Corporate Seal]

FLORIDA NATIONAL BANK

WITNESS: Carolyn J. Steiner

WITNESS: Dorothy L. Lingle

Kenneth N. Gabriel VICE PRESIDENT  
[Corporate Seal]

STATE OF FLORIDA)  
COUNTY OF DUVAL)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 31st DAY OF July A.D., 1987 BY C.A. BROWN JR. PRESIDENT OF SUMMERHOMES INCORPORATED ON BEHALF OF THE CORPORATION.

Comodoro Juan Alvarado  
NOTARY PUBLIC STATE OF FLORIDA AT LARGE

2-21-88  
MY COMMISSION EXPIRES

STATE OF FLORIDA)  
COUNTY OF DUVAL)

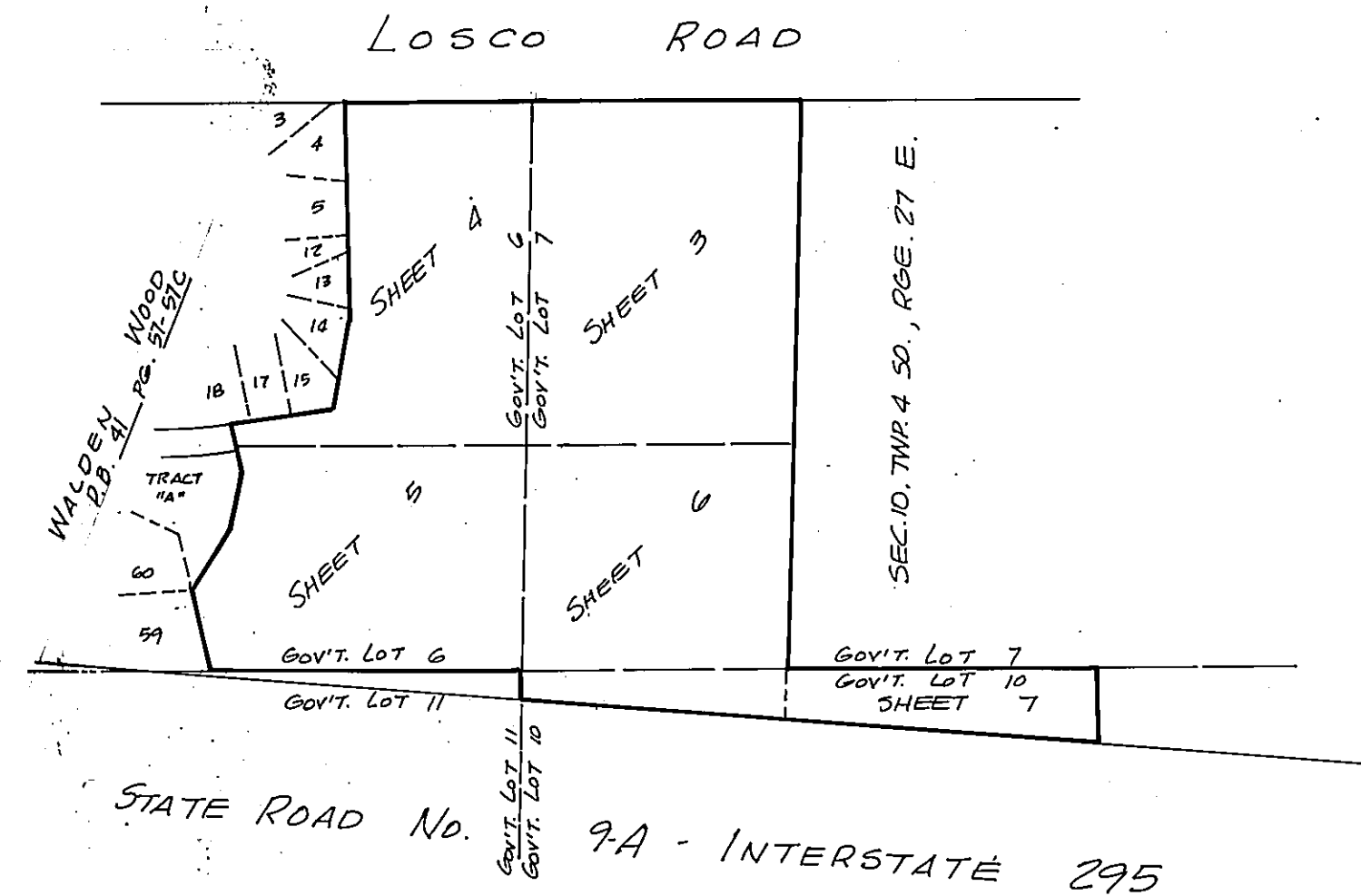
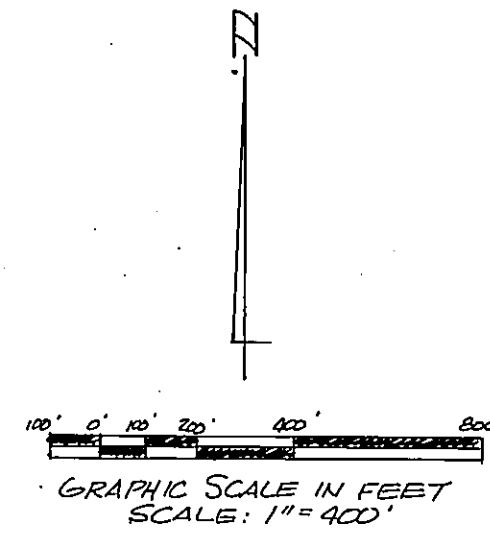
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 31st DAY OF July A.D., 1987 BY Carolyn J. Steiner VICE PRESIDENT OF FLORIDA NATIONAL BANK ON BEHALF OF THE CORPORATION.

Carolyn J. Steiner  
NOTARY PUBLIC STATE OF FLORIDA AT LARGE

12-3-90  
MY COMMISSION EXPIRES

# Walden Wood UNIT 2

CITY OF JACKSONVILLE-DUAL COUNTY, FLORIDA.



AREA TABLE			
LOT	SQUARE FEET	LOT	SQUARE FEET
67	10348	115	9434
68	9800	116	10962
69	10304	117	13748
70	10037	118	9681
71	10294	119	6487
72	40201	120	15899
73	26728	121	12070
74	7836	122	15132
75	7348	123	9777
76	6172	124	8832
77	7238	125	11853
78	8209	126	9443
79	8648	127	8613
80	6926	128	9682
81	6954	129	12307
82	6709	130	16154
83	6508	131	14583
84	28953	132	14785
85	27833	133	9600
86	7246	134	9600
87	6997	135	11732
88	6785	136	15907
89	7440	137	12222
90	7852	138	9978
91	8511	139	11702
92	12380	140	9152
93	13926	141	12237
94	24616	142	15606
95	18083	143	16239
96	22382	144	14812
97	21292	145	13209
98	14926	146	14572
99	45571	147	16710
100	29424	148	16936
101	21791	149	12345
102	9635	150	9200
103	12049	151	11355
104	10795	152	9783
105	10317	153	8832
106	11557	154	15734
107	9334	155	13109
108	19736	156	15582
109	15504	157	10221
110	13019	158	12582
111	19822	159	18961
112	16314	160	23247
113	13434	161	21714
114	10993	162	13989

## KEY MAP

### - GENERAL NOTES -

- 1)  $\odot$  - DENOTES PERMANENT REFERENCE MONUMENT.
- 2)  $\bullet$  - DENOTES PERMANENT CONTROL POINT.
- 3) (R) - DENOTES RADIAL LINE.
- 4) (B.S.) - DENOTES DISTANCE TO TRANSVERSE LINE ONLY.
- 5) ALL CORNER RADII ARE 25 FEET, UNLESS OTHERWISE NOTED.
- 6) BEARINGS AND DISTANCES SHOWN ON CURVES, REFER TO THE CHORD BEARINGS AND DISTANCES.
- 7) BEARINGS ARE BASED ON P.B. 41, PAGES 57-57C.
- 8) EASEMENTS SHOWN HEREON ARE FOR DRAINAGE, UTILITIES AND SEWERS, UNLESS OTHERWISE NOTED.
- 9) CERTAIN EASEMENTS ARE RESERVED FOR THE EXCLUSIVE USE OF THE JACKSONVILLE ELECTRIC AUTHORITY IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.

10) CAPTION DESCRIBED ON SHEET 1 OF 8 IS SUBJECT TO EASEMENTS RECORDED IN:

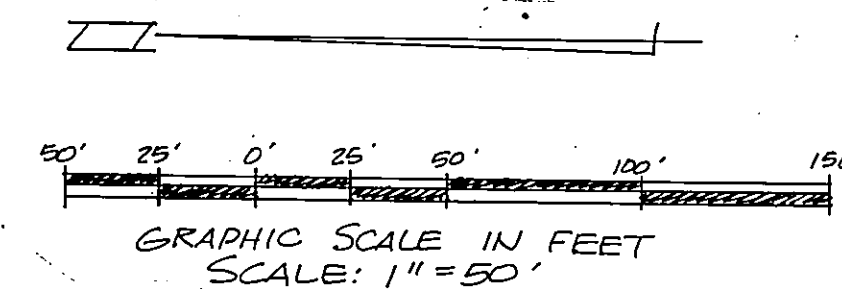
- 1.) OFFICIAL RECORDS BOOK 6012, PAGE 1717
- 2.) OFFICIAL RECORDS BOOK 6124, PAGE 1252
- 3.) OFFICIAL RECORDS BOOK 6179, PAGE 968
- 4.) OFFICIAL RECORDS BOOK 6343, PAGE 1147

ALL OF THE CURRENT PUBLIC RECORDS, DUAL COUNTY, FLORIDA.

-PREPARED BY-  
CLARY, MILLER & ASSOCIATES, INC.  
4041 SUNBEAM ROAD  
JACKSONVILLE, FLORIDA. 32217  
PH. (904) 733-8119

# Walden Wood UNIT 2

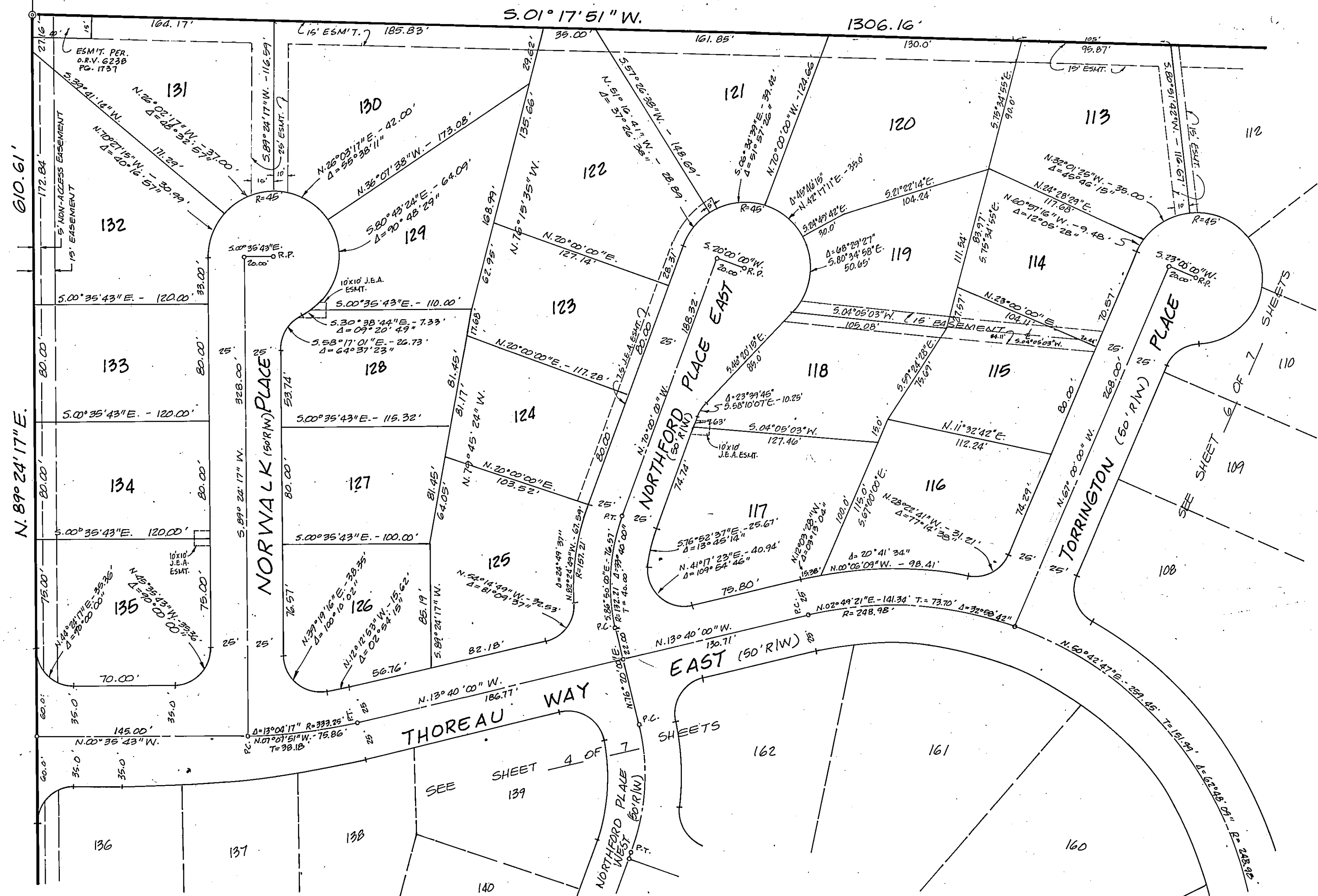
CITY OF JACKSONVILLE-DUAL COUNTY, FLORIDA



SECTION 10, TOWNSHIP 4 SOUTH, RANGE 27 EAST

LOS CO ROAD (60' R/W)

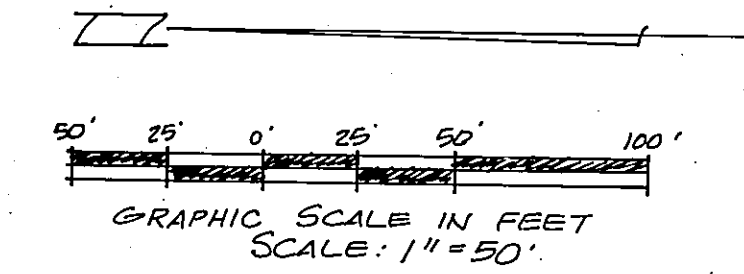
N. 89° 24' 17" E.



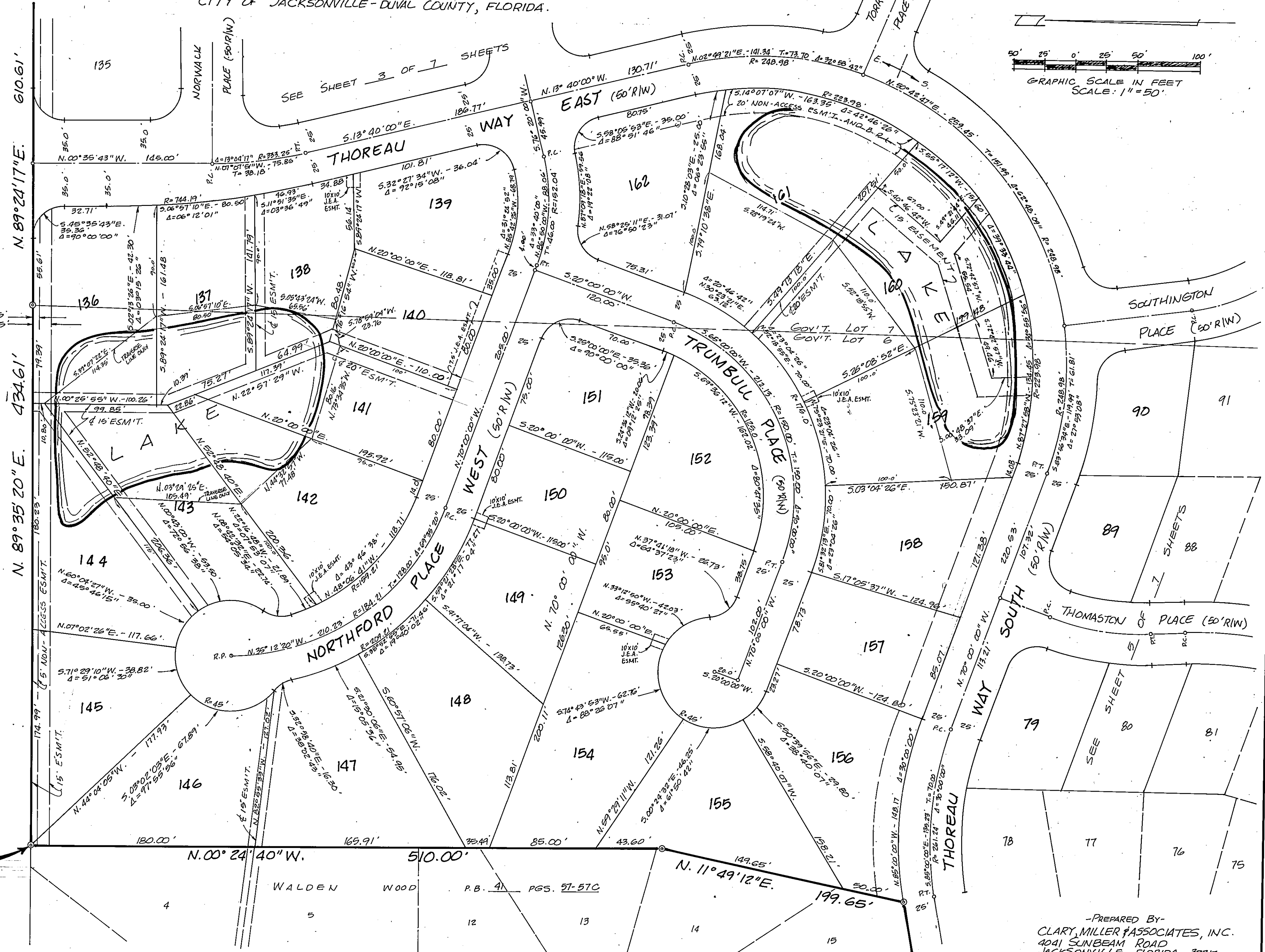
PREPARED BY:  
CLARY, MILLER & ASSOCIATES, INC.  
4041 SUNBEAM ROAD  
JACKSONVILLE, FLORIDA 32217  
PH. (904) 733-8119

# Walden Wood UNIT 2

CITY OF JACKSONVILLE - DUAL COUNTY, FLORIDA.



LOS CO ROAD (60' R/W)

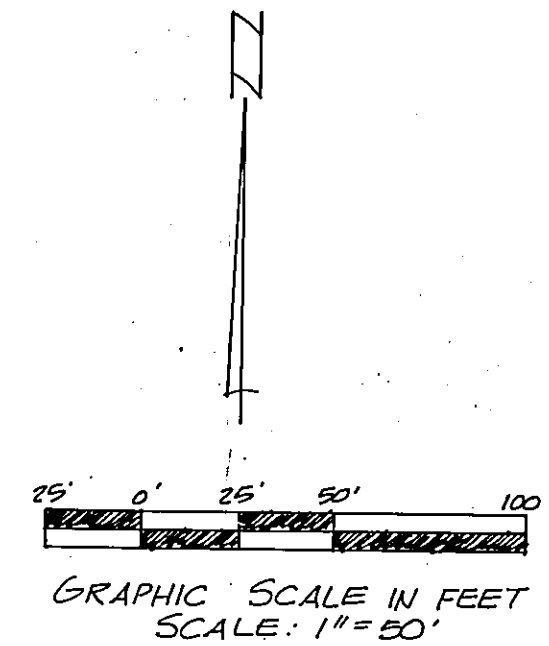
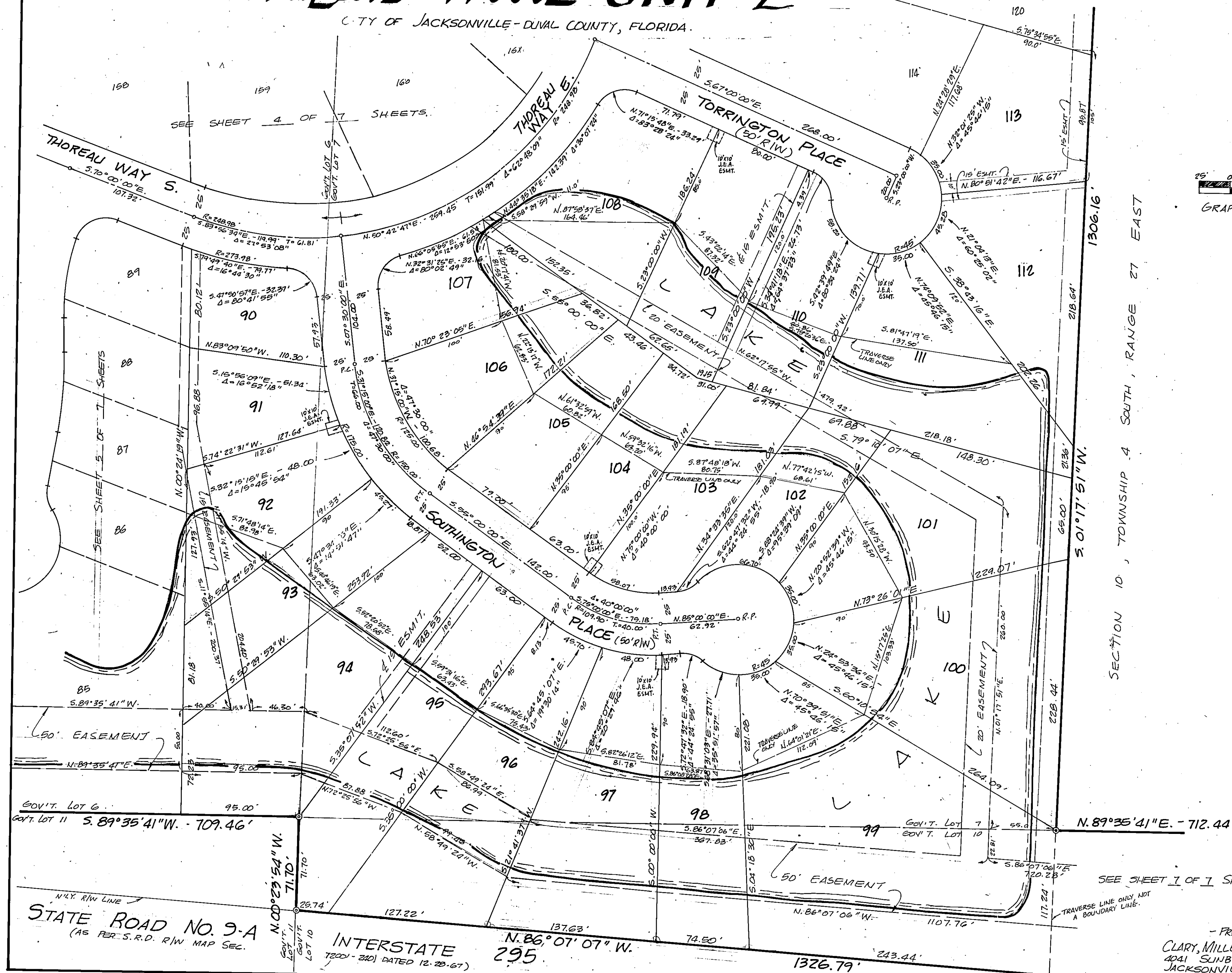


-PREPARED BY-  
CLARY MILLER & ASSOCIATES, INC.  
4041 SUNBEAM ROAD  
JACKSONVILLE, FLORIDA 32217  
PH. (904) 733-8119



# Walden Wood UNIT 2

CITY OF JACKSONVILLE-DUAL COUNTY, FLORIDA.



SECTION 10, TOWNSHIP 4 SOUTH, RANGE 27 EAST

STATE ROAD No. 9-A  
(AS PER S.R.D. R/W MAP SEC.)

INTERSTATE  
295  
7200' - 210' DATED 12-20-67

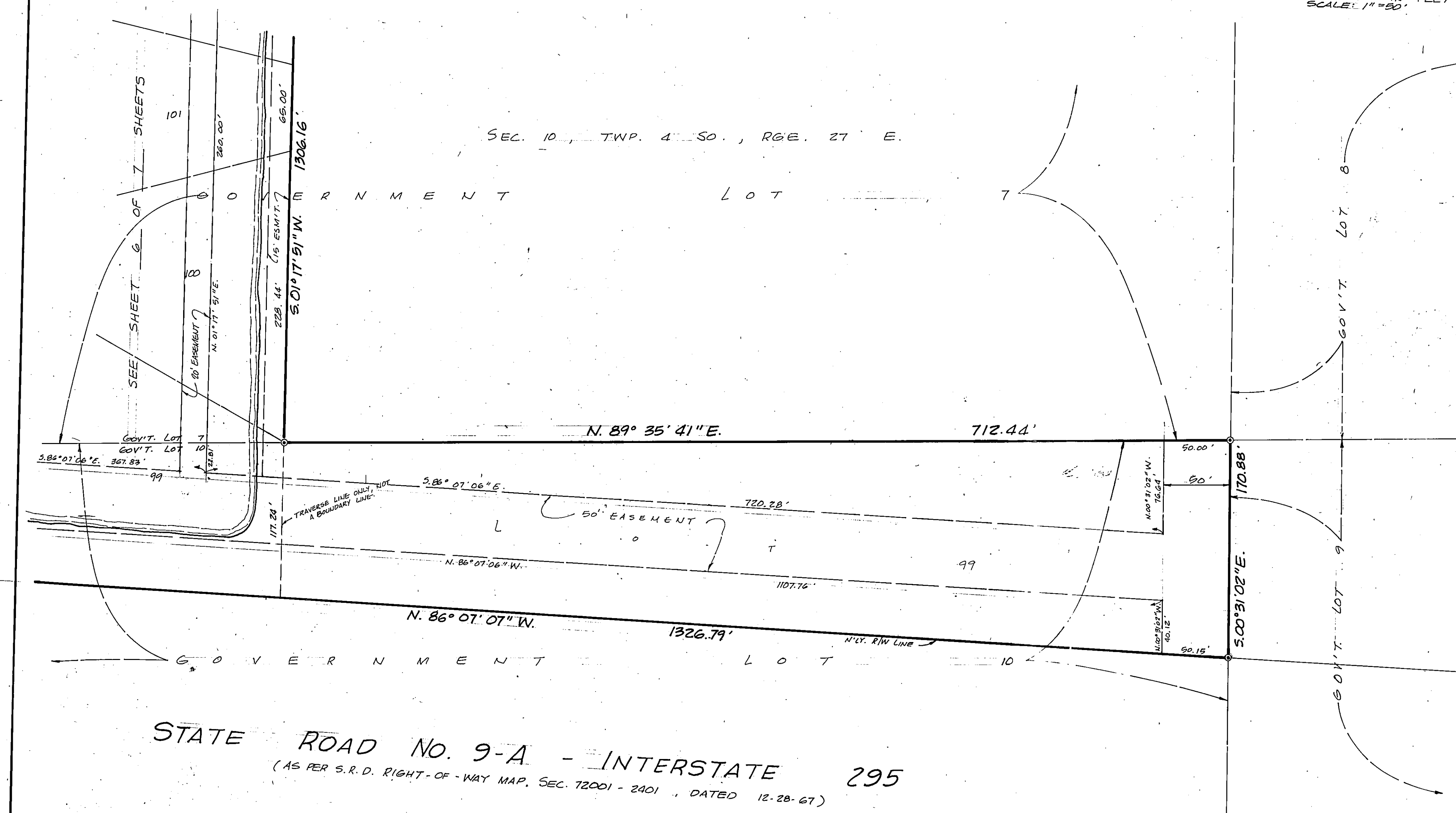
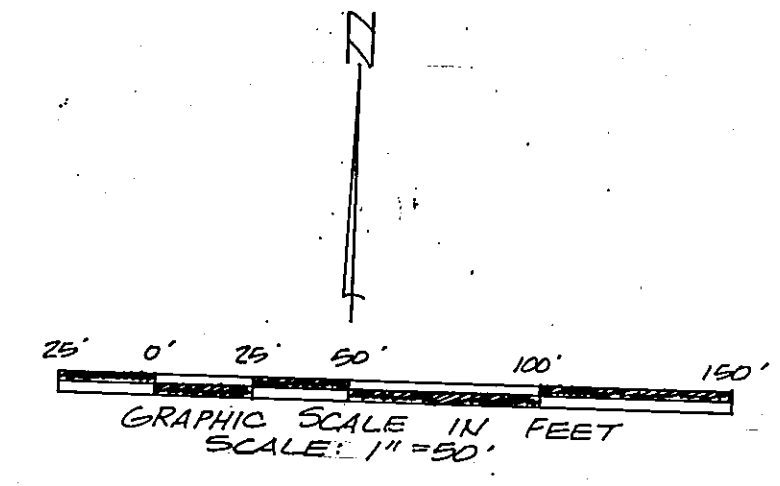
- PREPARED BY -  
CLARY, MILLER & ASSOCIATES, INC.  
4041 SUNBEAM ROAD  
JACKSONVILLE, FLORIDA 32217  
PH. (904) 733-8119

# Walden Wood UNIT 2

CITY OF JACKSONVILLE-DUAL COUNTY, FLORIDA.

PLAT BOOK 43 PAGE 406

SHEET 8 OF 8 SHEETS



STATE ROAD No. 9-A - INTERSTATE 295  
(AS PER S.R.D. RIGHT-OF-WAY MAP, SEC. 72001 - 2401, DATED 12-28-67)

- PREPARED BY -  
CLARY, MILLER & ASSOCIATES, INC.  
4041 SUNBEAM ROAD  
JACKSONVILLE, FLORIDA 32217  
PH. (904) 733-8119