

WOODLAND FOREST UNIT ONE

BEING A PORTION OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 28 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 49 PAGE 62

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CAPTION:

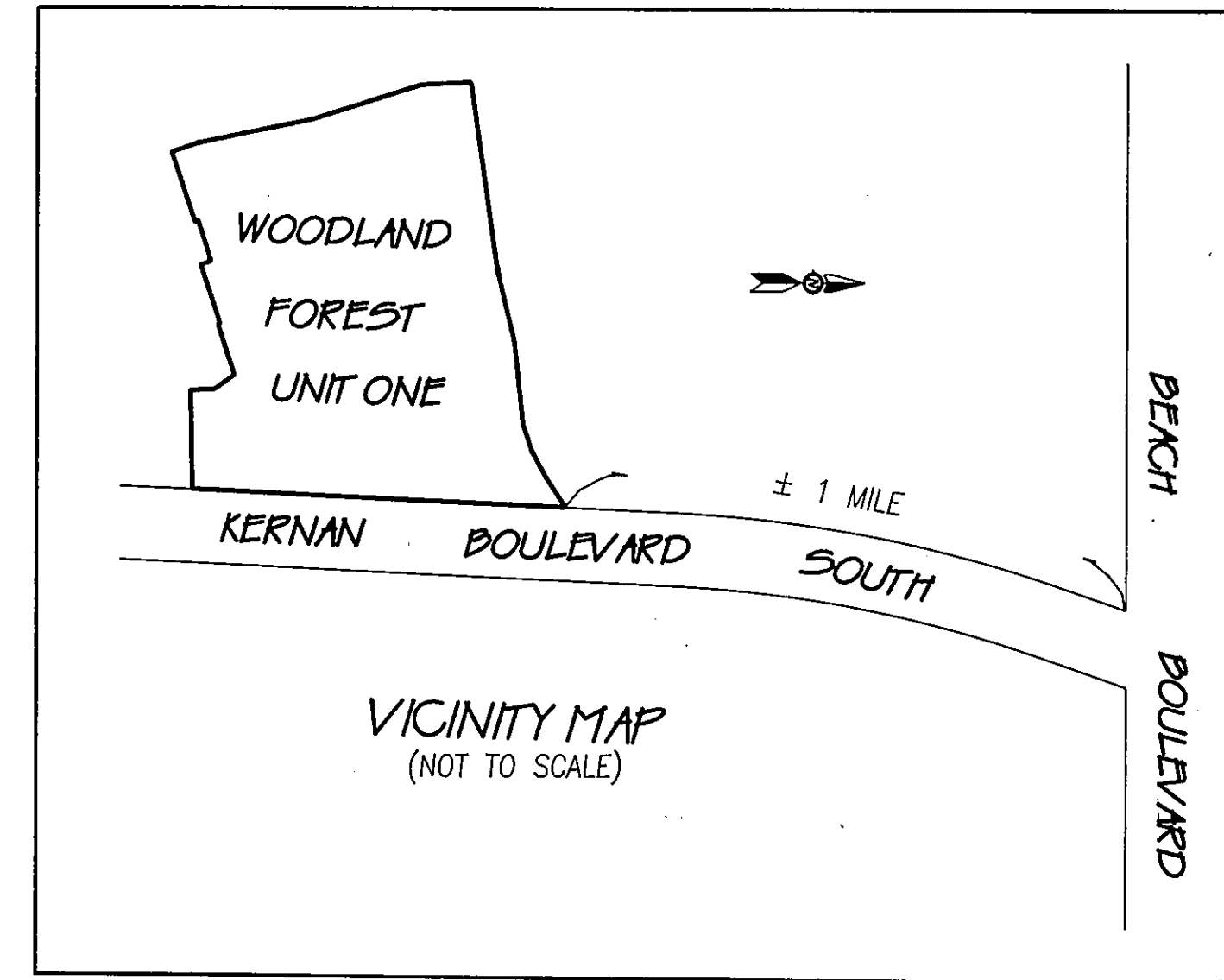
ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 28 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE NORTHERLY LINE OF SAID TOWNSHIP 3 SOUTH WITH THE WESTERLY RIGHT-OF-WAY LINE OF KERNAN BOULEVARD SOUTH (A 200 FOOT RIGHT-OF-WAY AS DESCRIBED IN DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN VOLUME 6678, PAGE 1865), THENCE ALONG LAST MENTIONED WESTERLY RIGHT-OF-WAY LINE, THE FOLLOWING 3 COURSES: COURSE NO.1: THENCE SOUTH 21°53'11" WEST, 1448.58 FEET TO A POINT OF CURVATURE; COURSE NO.2: THENCE IN A SOUTHERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 3545.32 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 13°37'45" WEST, 1018.36 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO.3: THENCE SOUTH 05°22'18" WEST, 291.98 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, THENCE CONTINUE SOUTH 05°22'18" WEST, ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE OF KERNAN BOULEVARD SOUTH AND THE SOUTHERLY PROLONGATION THEREOF, 967.30 FEET; THENCE NORTH 88°15'33" WEST, 256.53 FEET; THENCE NORTH 00°24'18" EAST, 62.45 FEET; THENCE NORTH 33°17'29" WEST, 62.95 FEET; THENCE SOUTH 74°18'18" WEST, 138.67 FEET; THENCE NORTH 15°41'13" WEST, 6.05 FEET; THENCE SOUTH 74°18'47" WEST, 160.0 FEET; THENCE NORTH 15°41'13" WEST, 29.16 FEET; THENCE SOUTH 74°18'47" WEST, 110.0 FEET; THENCE SOUTH 15°41'13" EAST, 8.65 FEET; THENCE SOUTH 74°18'47" WEST, 190.0 FEET; THENCE NORTH 15°41'13" WEST, 73.73 FEET; THENCE NORTH 09°12'24" WEST, 303.54 FEET; THENCE NORTH 15°03'36" WEST, 293.81 FEET; THENCE NORTH 00°05'41" EAST, 128.05 FEET; THENCE NORTH 84°34'47" EAST, 488.36 FEET; THENCE NORTH 79°21'56" EAST, 193.94 FEET; THENCE NORTH 86°45'54" EAST, 212.40 FEET; THENCE NORTH 73°59'23" EAST, 76.19 FEET; THENCE NORTH 63°57'46" EAST, 77.30 FEET; THENCE NORTH 59°47'20" EAST, 89.94 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 18.25 ACRES, MORE OR LESS.

ADOPTION AND DEDICATION:

THIS IS TO CERTIFY THAT WOODLAND FOREST JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS WOODLAND FOREST UNIT ONE, HAVING CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED; THAT AM SOUTH BANK OF FLORIDA IS THE HOLDER OF THE MORTGAGE ON SAID LANDS AND THAT THIS PLAT MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF SAID LANDS. ALL RIGHT-OF-WAYS, UNOBSTRUCTED DRAINAGE EASEMENTS, DRAINAGE EASEMENTS AND UTILITY EASEMENTS (EXCEPT PRIVATE EASEMENTS) SHOWN HEREON ARE HEREBY IRREVOCABLY WITHOUT RESERVATION, DEDICATED TO THE CITY OF JACKSONVILLE AND ITS SUCCESSORS AND ASSIGNS. THE PRIVATE EASEMENTS AND THE CONSERVATION EASEMENT SHOWN ON THIS PLAT ARE AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE EXCLUSIVE PROPERTY OF THE DEVELOPER AND ITS SUCCESSORS AND GRANTEEES. THE UNOBSTRUCTED DRAINAGE EASEMENTS THROUGH AND OVER THE DETENTION PONDS AND TREATMENT 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 WILL RUN WITH THE LAND; (1) THE UNOBSTRUCTED DRAINAGE EASEMENTS HEREBY DEDICATED SHALL PERMIT THE CITY OF JACKSONVILLE AND ITS SUCCESSORS AND ASSIGNS TO DISCHARGE INTO SAID DETENTION PONDS AND TREATMENT SYSTEMS WHICH THESE EASEMENTS TRAVERSE, ALL WATER WHICH MAY FALL ON OR COME UPON ALL RIGHT-OF-WAYS HEREBY DEDICATED, TOGETHER WITH ALL SOIL, NUTRIENTS, CHEMICALS AND ALL OTHER SUBSTANCES WHICH MAY FLOW OR PASS FROM RIGHT-OF-WAYS, FROM ADJACENT LAND OR FROM ANY OTHER SOURCE OF PUBLIC WATERS INTO AND THROUGH SAID DETENTION PONDS AND TREATMENT SYSTEMS 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 UNOBSTRUCTED DRAINAGE EASEMENTS BY THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS; (2) THE DETENTION PONDS AND TREATMENT SYSTEMS SHOWN ON THIS PLAT ARE OWNED IN FEE SIMPLE TITLE BY THE ABUTTING LAND OWNERS AND 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 DETENTION PONDS AND TREATMENT SYSTEMS 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 AND; (3) THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS SHALL NOT BE LIABLE OR 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 DETENTION PONDS AND TREATMENT SYSTEMS SHOWN ON THIS PLAT, BUT SHALL HAVE THE RIGHT TO MODIFY THE EXISTENCE OF THE DETENTION PONDS AND TREATMENT SYSTEMS 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. WOODLAND FOREST JOINT VENTURE, DEVELOPER AND OWNER OF THE LANDS DESCRIBED AND CAPTIONED HEREON, SHALL INDEMNIFY THE CITY OF JACKSONVILLE AND SAVE IT HARMLESS FROM SUITS, ACTIONS, DAMAGES, LIABILITY AND EXPENSE IN CONNECTION WITH LOSS OF LIFE, BODILY OR PERSONAL INJURY, PROPERTY DAMAGE OR ANY OTHER DAMAGE ARISING FROM OR OUT OF ANY OCCURRENCE IN, UPON, OR AT, OR FROM THE DETENTION PONDS AND TREATMENT SYSTEMS ABOVE, OR ANY PART THEREOF, OR OCCASIONED WHOLLY OR IN PART BY ANY ACT OR OMISSION OF WOODLAND FOREST JOINT VENTURE, ITS AGENTS, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES OR CONCESSIONAIRES WITHIN WOODLAND FOREST UNIT ONE. THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE ASSIGNS OF WOODLAND FOREST JOINT VENTURE AND SHALL BE SUBJECT TO IT. THOSE EASEMENTS DESIGNATED AS "J.E.A.EASEMENT" ARE HEREBY IRREVOCABLY DEDICATED TO THE JACKSONVILLE ELECTRIC AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR ITS EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM.



APPROVED
DATE: 2-14-95
For Director of Public Works
By: Philip R. Jennings
City Engineer
For General Counsel
By: Cherene M. Metcalf
2-14-95

APPROVED FOR THE RECORD:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED, ACCEPTED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, PURSUANT TO ORDINANCE NUMBER 94-932-502 OF SAID CITY, ADOPTED BY ITS COUNCIL AND ITS MAYOR.

SIGNED THIS 19TH DAY OF SEPTEMBER A.D., 1994

Sam E. Mousa 2/15/95
DIRECTOR OF PUBLIC WORKS DATE

CLERK'S CERTIFICATE: 95-030718

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF JACKSONVILLE, FLORIDA AND SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN PLAT BOOK 49 PAGES 62, 62A + 62B OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SIGNED THIS 16th DAY OF February A.D., 1995

Henry W. Cook H. S. Odum
CLERK: HENRY W. COOK DEPUTY CLERK

IN WITNESS WHEREOF THE ABOVE NAMED WOODLAND FOREST JOINT VENTURE HAVE CAUSED THESE PRESENTS TO BE EXECUTED THIS 26th DAY OF SEPTEMBER A.D., 1994

AmSOUTH BANK OF FLORIDA

WITNESS: Dr. Gordon
Carol Hughes

STATE OF FLORIDA
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 26th DAY OF September A.D., 1994 BY GARY E. HOLLIFIELD, VICE PRESIDENT, AM SOUTH BANK OF FLORIDA, HE IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

Linda H. Strachan
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

Gary E. Hollifield
GARY E. HOLLIFIELD, VICE PRESIDENT
AmSOUTH BANK OF FLORIDA

WOODLAND FOREST JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP

W. R. HOWELL COMPANY

WITNESS: Linda H. Strachan
Chris Fawpe

STATE OF FLORIDA
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF October A.D., 1994 BY WILLIAM R. HOWELL, II, PRESIDENT OF THE W. R. HOWELL COMPANY, GENERAL PARTNER OF WOODLAND FOREST JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP. HE IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

Karen Baez
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

William R. Howell II
WILLIAM R. HOWELL, II, PRESIDENT OF
W. R. HOWELL COMPANY, GENERAL
PARTNER OF WOODLAND FOREST JOINT VENTURE,
A FLORIDA GENERAL PARTNERSHIP.

ATLANTIC BUILDERS, INC.

WITNESS: Linda H. Strachan

WITNESS: Chris Fawpe

STATE OF FLORIDA
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF October A.D., 1994 BY WILLIAM B. TOWERS, JR., PRESIDENT OF ATLANTIC BUILDERS, INC., GENERAL PARTNER OF WOODLAND FOREST JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP. HE IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

Karen Baez
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
Karen Baez

William B. Towers, Jr.
WILLIAM B. TOWERS, JR.,
PRESIDENT OF ATLANTIC BUILDERS, INC.,
GENERAL PARTNER OF WOODLAND FOREST JOINT
VENTURE, A FLORIDA GENERAL PARTNERSHIP.

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THIS PLAT IS A 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 THE REQUIREMENTS OF FLORIDA STATUTE 177, THAT THE PERMANENT REFERENCE MONUMENTS, PERMANENT CONTROL POINTS AND LOT CORNERS HAVE BEEN OR WILL BE MONUMENTED IN ACCORDANCE WITH CHAPTER 177.091, F.S., CHAPTER 61G17-6.003 F.A.C. AND SECTION 654.110, ORDINANCE CODE OF THE CITY OF JACKSONVILLE, FLORIDA.

CERTIFIED THIS 23rd DAY OF SEPTEMBER A.D., 1994

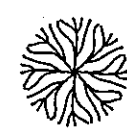
John M. James
JOHN M. JAMES
FLORIDA REGISTERED LAND SURVEYOR NO. 4774
PRIVETT & ASSOC. OF FLORIDA, INC.

OFFICIAL SEAL
KAREN BAEZ
My Commission Expires
June 26, 1996
Comm. No. CC 206229

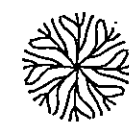
PSD NO. 94-006
CITY DEV. NO. 7590.1

PRIVETT & ASSOC.
OF FLORIDA, INC.
SURVEYORS AND LAND PLANNERS
2732 TOWNSEND BOULEVARD
JACKSONVILLE, FLORIDA 32211
(904) 743-7855





WOODLAND FOREST UNIT ONE



BEING A PORTION OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 28 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK **49** PAGE **62A**

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GENERAL NOTES AND LEGEND

NOTES:

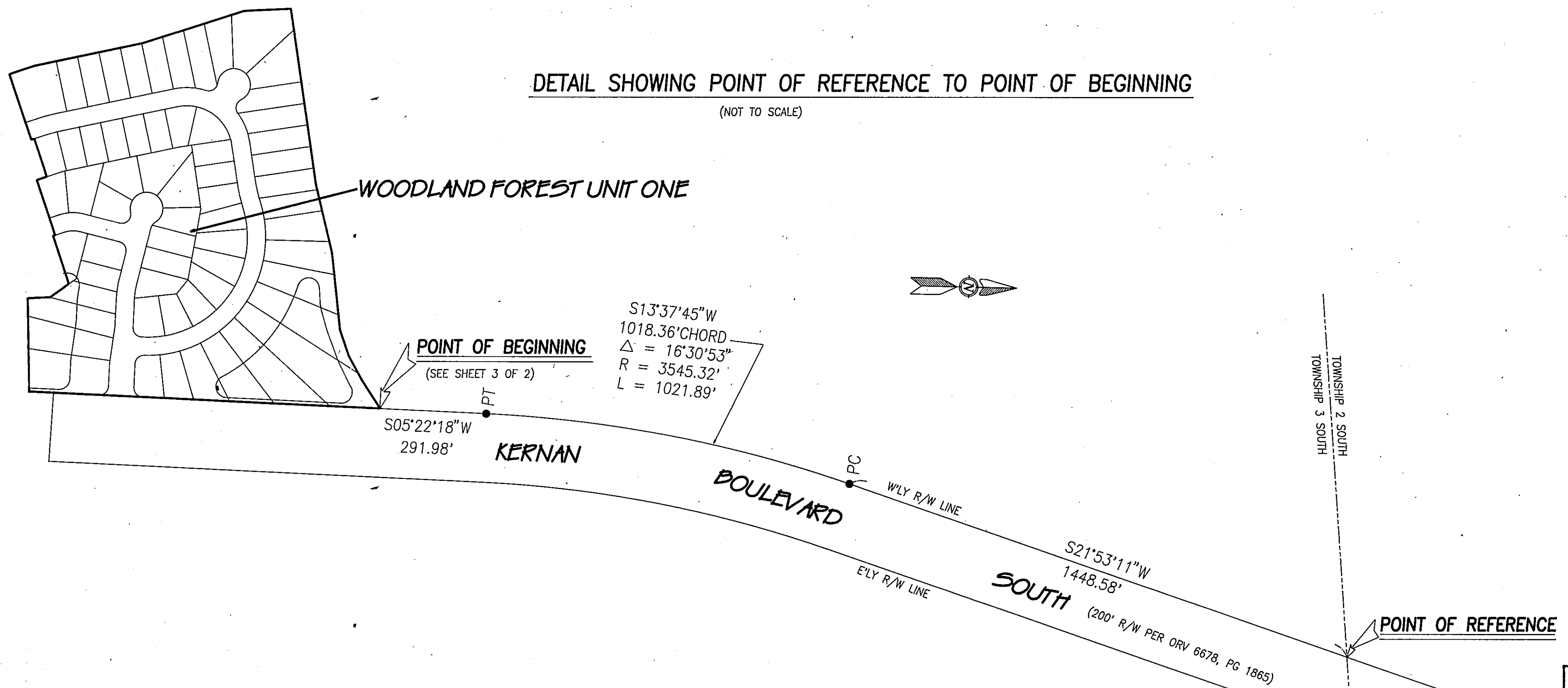
- 1) BEARINGS SHOWN HEREON REFER TO S5°22'18"W FOR THE WESTERLY R/W LINE OF KERNAN BOULEVARD SOUTH PER ORV 6678, PAGE 1865
- 2) ■ : DENOTES SET 4" CONCRETE MONUMENT STAMPED "P.R.M. 4774"
- 3) ● : DENOTES PERMANENT CONTROL POINT STAMPED "RLS 4774"
- 4) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
- 5) EASEMENTS SHOWN HEREON ARE FOR DRAINAGE UNLESS OTHERWISE NOTED
- 6) CERTAIN DENOTED EASEMENTS ARE RESERVED FOR THE EXCLUSIVE USE OF THE JACKSONVILLE ELECTRIC AUTHORITY (JEA) IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM

LEGEND:

- | | |
|----------------------------------|-----------------------------|
| PC=POINT OF CURVATURE | Δ=DELTA ANGLE |
| PT=POINT OF TANGENCY | R/W=RIGHT-OF-WAY |
| PI=POINT OF INTERSECTION | PB=PLAT BOOK |
| PRC=POINT OF REVERSE CURVATURE | MB=MAP BOOK |
| PCC=POINT OF COMPOUND CURVATURE | DB=DEED BOOK |
| R=RADIUS | ORV=OFFICIAL RECORDS VOLUME |
| CH=CHORD | PG=PAGE |
| L=LENGTH | C=CENTERLINE |
| MSL=MEAN SEA LEVEL | NTS=NOT TO SCALE |
| SEC=SECTION | FND=FOUND |
| IP=IRON PIPE | TRAV=TRAVERSE |
| CM=CONCRETE MONUMENT | PL=PROPERTY LINE |
| PRM=PERMANENT REFERENCE MONUMENT | |

DETAIL SHOWING POINT OF REFERENCE TO POINT OF BEGINNING

(NOT TO SCALE)



**PRIVETT & ASSOC.
OF FLORIDA, INC.**
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