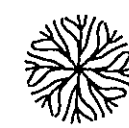


WOODLAND FOREST UNIT TWO



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

PLAT BOOK **50** PAGE **31**

PAGE 1 OF 2 PAGES

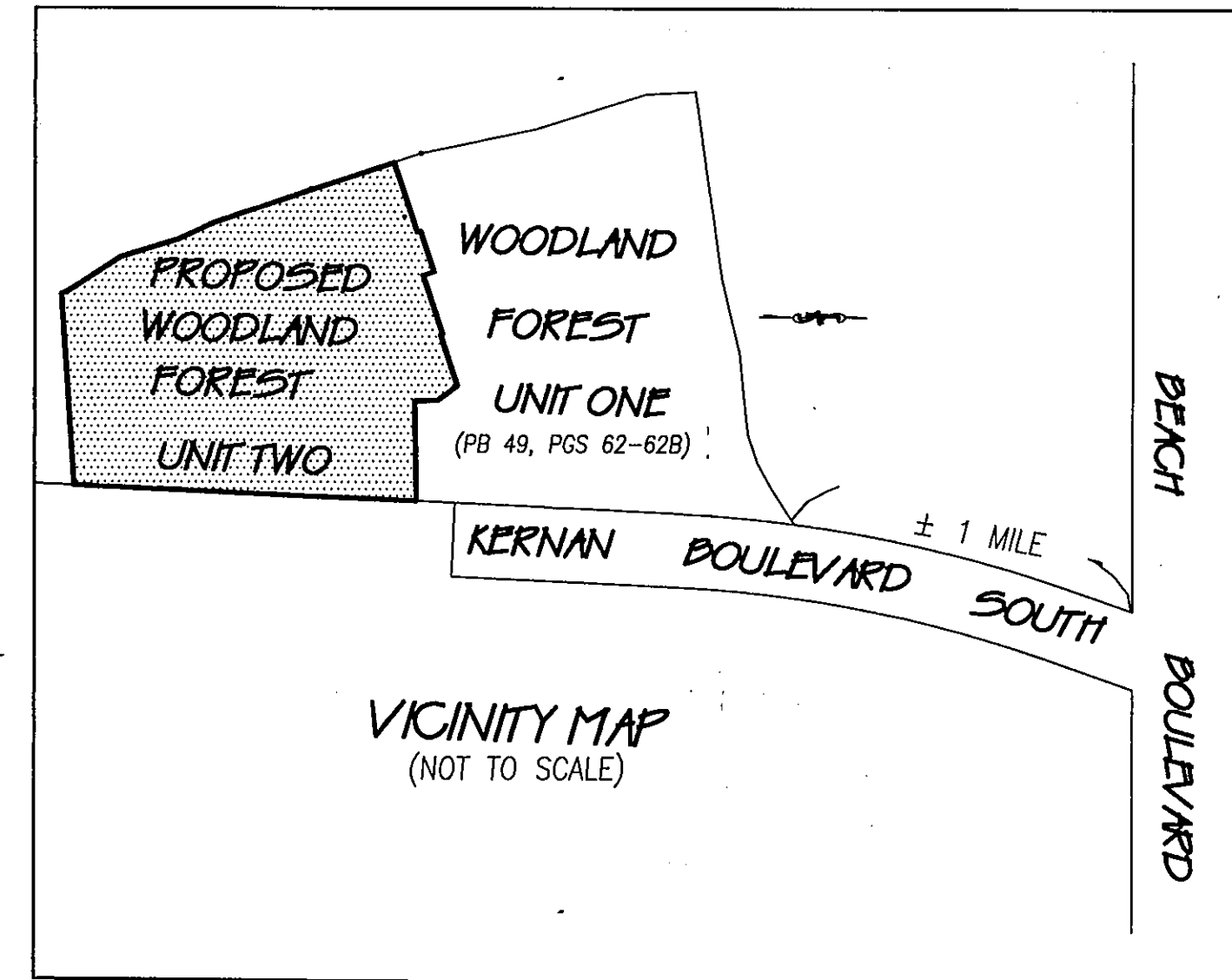
CAPTION:

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 THE POINT OF BEGINNING COMMENCE AT THE SOUTHEASTERLY CORNER OF WOODLAND FOREST UNIT ONE, ACCORDING TO MAP THEREOF RECORDED IN PLAT BOOK 49, PAGES 62 THROUGH 62B OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, THENCE SOUTH 05°22'18" WEST, ALONG THE SOUTHERLY PROLONGATION OF THE WESTERLY RIGHT-OF-WAY LINE OF KERNAN BOULEVARD SOUTH (A 200-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), 861.49 FEET; THENCE SOUTH 89°00'48" WEST, 502.56 FEET; THENCE NORTH 20°03'15" WEST, 19.33 FEET; THENCE NORTH 30°15'57" WEST, 157.13 FEET; THENCE NORTH 14°30'00" WEST, 153.47 FEET; THENCE NORTH 22°22'14" WEST, 91.07 FEET; THENCE NORTH 16°22'27" WEST, 87.04 FEET; THENCE NORTH 15°41'13" WEST, 397.56 FEET TO THE SOUTHWESTERLY CORNER OF SAID WOODLAND FOREST UNIT ONE; THENCE ALONG THE SOUTHERLY LINES OF SAID WOODLAND FOREST UNIT ONE, THE FOLLOWING 10 COURSES, COURSE NO.1: THENCE NORTH 74°18'47" EAST, 190.0 FEET; COURSE NO.2: THENCE NORTH 15°41'13" WEST, 8.65 FEET; COURSE NO.3: THENCE NORTH 74°18'47" EAST, 110.0 FEET; COURSE NO.4: THENCE SOUTH 15°41'13" EAST, 29.16 FEET; COURSE NO.5: THENCE NORTH 74°18'47" EAST, 160.0 FEET; COURSE NO.6: THENCE SOUTH 15°41'13" EAST, 6.05 FEET; COURSE NO.7: THENCE NORTH 74°18'47" EAST, 138.67 FEET; COURSE NO.8: THENCE SOUTH 33°17'29" EAST, 62.95 FEET; COURSE NO.9: THENCE SOUTH 00°24'18" WEST, 62.45 FEET; COURSE NO.10: THENCE SOUTH 88°15'33" EAST, 256.53 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 14.89 ACRES, MORE OR LESS.

ADOPTION AND DEDICATION:

THIS IS TO CERTIFY THAT WOODLAND FOREST JOINT VENTURE IS THE LAWFULL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS WOODLAND FOREST UNIT TWO, 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, LANDSCAPE EASEMENTS, NON-ACCESS EASEMENTS AND UTILITY EASEMENTS ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION, DEDICATED TO THE CITY OF JACKSONVILLE AND ITS SUCCESSORS AND ASSIGNS. THE PRIVATE EASEMENTS AND CONSERVATION EASEMENTS SHOWN ON THIS PLAT ARE AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE EXCLUSIVE PROPERTY OF THE DEVELOPER AND ITS SUCCESSORS AND GRANTEEES. THE DRAINAGE EASEMENTS THROUGH AND OVER THE LAKE/STORMWATER MANAGEMENT FACILITY SHOWN ON THIS PLAT ARE HEREBY IRREVOCABLY DEDICATED TO THE CITY OF JACKSONVILLE AND ITS SUCCESSORS AND ARE SUBJECT TO THE FOLLOWING COVENANTS WHICH WILL 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 LAKE/STORMWATER MANAGEMENT FACILITY 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 LAKE/STORMWATER MANAGEMENT FACILITY 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 LAKE/STORMWATER MANAGEMENT FACILITY 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 LAKE/STORMWATER MANAGEMENT FACILITY 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 LAKE/STORMWATER MANAGEMENT FACILITY SHOWN ON THIS PLAT, BUT SHALL HAVE THE RIGHT TO MODIFY THE EXISTENCE OF THE LAKE/STORMWATER MANAGEMENT FACILITY 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 LAKE/STORMWATER MANAGEMENT FACILITY 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 TWO. 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, IT SUCCESSORS AND ASSIGNS, FOR ITS EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM.



APPROVED: 1/23/96
 DATE: 1/23/96
 For Director of Public Works
 By: [Signature]
 City Engineer
 For General Counsel
 By: [Signature]
1/26/96

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 95-1235-597 OF SAID CITY, ADOPTED BY ITS COUNCIL AND ITS MAYOR.

SIGNED THIS 21st DAY OF NOVEMBER, A.D., 1995

[Signature]
 DIRECTOR OF PUBLIC WORKS
1/26/96
 DATE

CLERK'S CERTIFICATE: 96-020579

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 50 PAGES 31, 31A OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SIGNED THIS 31st DAY OF JANUARY, A.D., 1996

[Signature]
 CLERK: HENRY W. COOK
 BY: [Signature]
 DEPUTY CLERK

IN WITNESS WHEREOF THE ABOVE NAMED WOODLAND FOREST JOINT VENTURE HAVE CAUSED THESE PRESENTS TO BE EXECUTED THIS 14th DAY OF Dec., A.D., 1995

AmSOUTH BANK OF FLORIDA

WITNESS: [Signature]
[Signature]

WITNESS: [Signature]
 GARY E. HOLLIFIELD, VICE PRESIDENT
 AmSOUTH BANK OF FLORIDA

STATE OF FLORIDA
 COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF December, A.D., 1995 BY GARY E. HOLLIFIELD, VICE PRESIDENT, AmSOUTH BANK OF FLORIDA. HE IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

[Signature]
 NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
 MY COMMISSION EXPIRES: [Date]

WOODLAND FOREST JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP

W. R. HOWELL COMPANY
 WITNESS: [Signature]
[Signature]

WITNESS: [Signature]
 WILLIAM R. HOWELL, II, PRESIDENT OF
 W. R. HOWELL COMPANY, GENERAL
 PARTNER OF WOODLAND FOREST JOINT VENTURE,
 A FLORIDA GENERAL PARTNERSHIP.

STATE OF FLORIDA
 COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF December, A.D., 1995 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.

[Signature]
 NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
 MY COMMISSION EXPIRES: [Date]

ATLANTIC BUILDERS, INC.

WITNESS: [Signature]
[Signature]

WITNESS: [Signature]
 WILLIAM B. TOWERS, JR.
 PRESIDENT OF ATLANTIC BUILDERS, INC.,
 GENERAL PARTNER OF WOODLAND FOREST JOINT
 VENTURE, A FLORIDA GENERAL PARTNERSHIP.

STATE OF FLORIDA
 COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF December, A.D., 1995 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.

[Signature]
 NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
 MY COMMISSION EXPIRES: [Date]

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 8th DAY OF DECEMBER, A.D., 1995

[Signature]
 JOHN M. JAMES
 FLORIDA REGISTERED SURVEYOR & MAPPER NO. 4774
 PRIVETT & ASSOC. OF FLORIDA, INC.

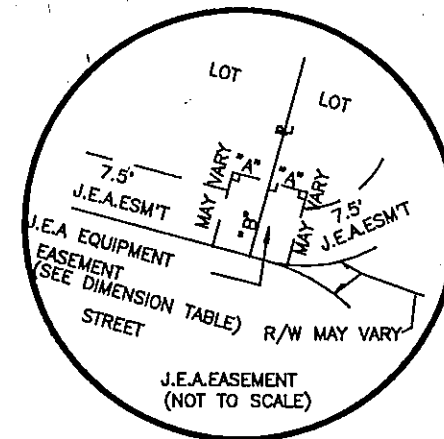
[Signature]
 JOHN M. JAMES
 FLORIDA REGISTERED SURVEYOR & MAPPER NO. 4774
 PRIVETT & ASSOC. OF FLORIDA, INC.

PSD NO. 94-006
 CD NO. 1946.1



WOODLAND FOREST UNIT TWO

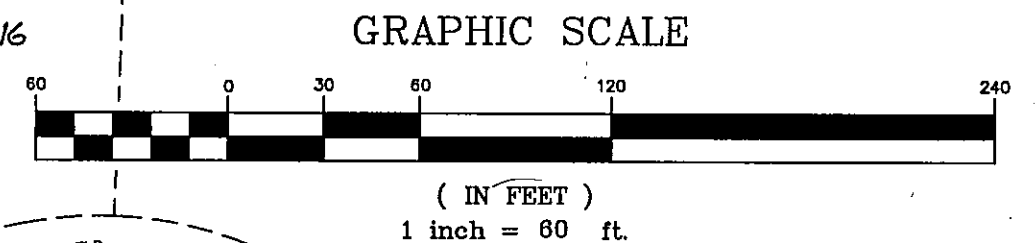
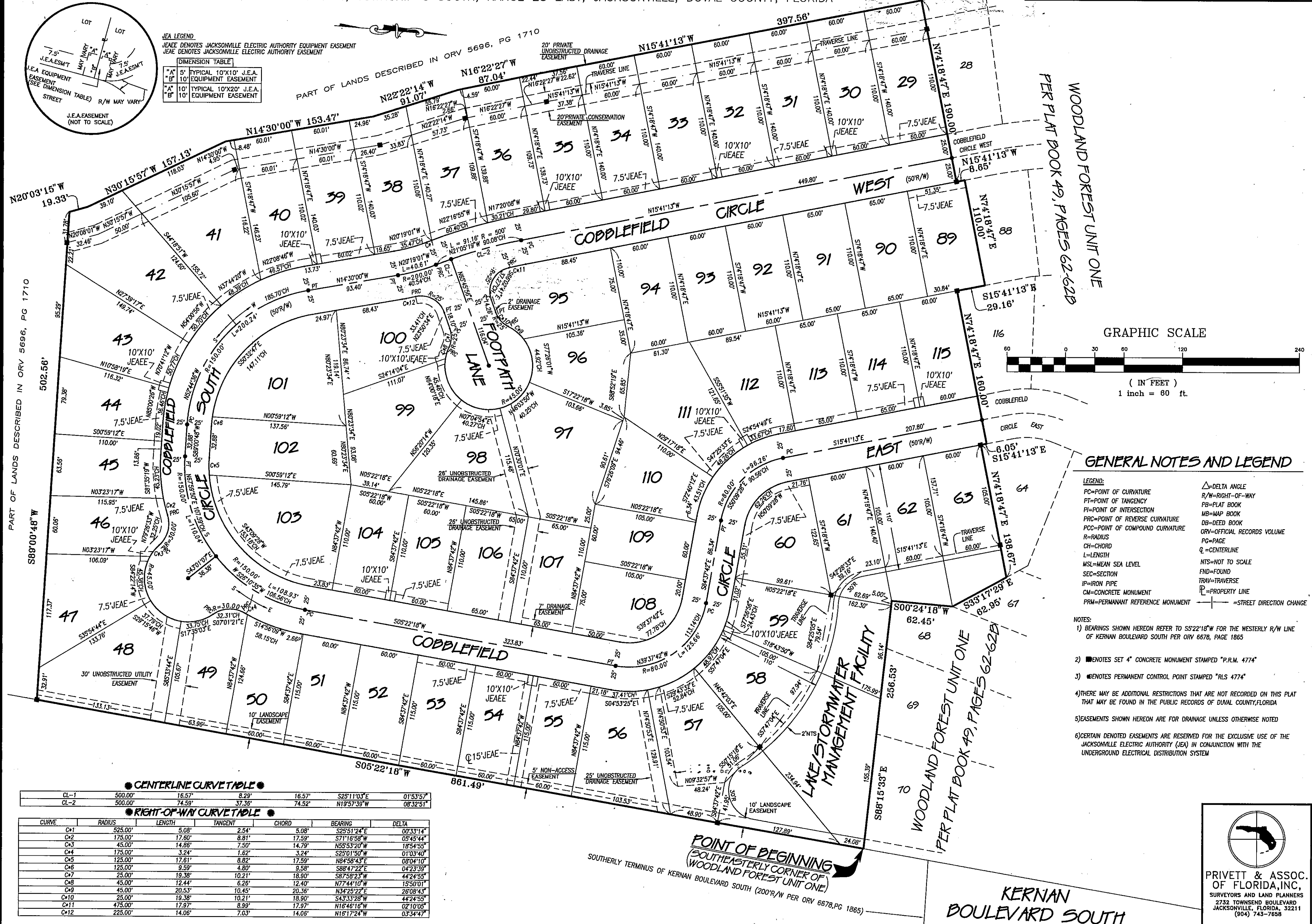
BEING A PORTION OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 28 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA



JEA LEGEND
 JEAE DENOTES JACKSONVILLE ELECTRIC AUTHORITY EQUIPMENT EASEMENT
 JEA DENOTES JACKSONVILLE ELECTRIC AUTHORITY EASEMENT

DIMENSION TABLE

"A"	5'	TYPICAL 10'X10' J.E.A. EQUIPMENT EASEMENT
"B"	10'	TYPICAL 10'X20' J.E.A. EQUIPMENT EASEMENT



GENERAL NOTES AND LEGEND

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

- NOTES:**
- BEARINGS SHOWN HEREON REFER TO S25°22'18"W FOR THE WESTERLY R/W LINE OF KERNAN BOULEVARD SOUTH PER ORV 6678, PAGE 1865
 - NOTES SET 4' CONCRETE MONUMENT STAMPED "P.R.M. 4774"
 - NOTES PERMANENT CONTROL POINT STAMPED "R.L.S. 4774"
 - THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
 - EASEMENTS SHOWN HEREON ARE FOR DRAINAGE UNLESS OTHERWISE NOTED
 - CERTAIN DENOTED EASEMENTS ARE RESERVED FOR THE EXCLUSIVE USE OF THE JACKSONVILLE ELECTRIC AUTHORITY (JEA) IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM

CENTERLINE CURVE TABLE

CL-1	500.00'	16.57'	8.29'	16.57'	S25°11'03"E	01°53'57"
CL-2	500.00'	24.59'	37.39'	74.52'	N19°57'39"W	08°32'51"

RIGHT-OF-WAY CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C#1	525.00'	5.08'	2.54'	5.08'	S25°51'24"E	00°33'14"
C#2	175.00'	17.80'	8.91'	17.80'	S71°16'58"W	05°45'44"
C#3	45.00'	14.86'	7.50'	14.79'	N55°53'20"W	18°54'55"
C#4	175.00'	3.24'	1.62'	3.24'	S25°01'50"W	01°03'40"
C#5	125.00'	17.61'	8.82'	17.59'	N84°58'43"E	08°04'10"
C#6	125.00'	9.59'	4.80'	9.58'	S88°47'22"E	04°23'39"
C#7	25.00'	19.38'	10.21'	18.90'	S87°58'23"W	44°24'55"
C#8	45.00'	12.44'	6.26'	12.40'	N74°44'10"W	15°50'01"
C#9	45.00'	20.45'	10.45'	20.36'	N34°25'22"E	26°09'43"
C#10	25.00'	19.38'	10.21'	18.90'	S43°32'28"E	44°24'55"
C#11	475.00'	17.97'	8.99'	17.97'	N16°46'16"W	02°10'05"
C#12	225.00'	14.06'	7.03'	14.06'	N16°17'24"W	03°34'47"

POINT OF BEGINNING
 (SOUTHWESTLY CORNER OF WOODLAND FOREST UNIT ONE)
 SOUTHERLY TERMINUS OF KERNAN BOULEVARD SOUTH (200'R/W PER ORV 6678, PG 1865)

KERNAN BOULEVARD SOUTH

**PRIVETT & ASSOC.
 OF FLORIDA, INC.**
 SURVEYORS AND LAND PLANNERS
 2732 TOWNSEND BOULEVARD
 JACKSONVILLE, FLORIDA, 32211
 (904) 743-7658