

This Instrument Prepared By:
Record and Return To:
Theresa Marie Kenney, Esq.
Ford, Jeter, Bowlus & Duss, P.A.
10110 San Jose Boulevard
Jacksonville, Florida 32257

Book 9333 Pg 293

Bk: 9333
Pg: 293 - 296
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Filed & Recorded
06/25/99
09:52:38 A.M.
HENRY W. COOK
CLERK CIRCUIT COURT
DUVAL COUNTY, FL
REC. \$ 19.50

AMENDMENT
TO THE DECLARATION OF CONDOMINIUM OF
THE WINDSOR POINTE II, A CONDOMINIUM

48814

WHEREAS, The Windsor Pointe of Jacksonville, Inc., a Florida corporation, (the "Developer"), pursuant to that certain Declaration of Condominium for Windsor Pointe II, a Condominium, recorded May 14, 1999, in Official Records Book 9291, pages 2336 through 2476.A, inclusive, of the current public records of Duval County, Florida (the "Declaration"), has submitted certain real property as described in the Declaration to the condominium form of ownership; and

WHEREAS, the Developer wishes to amend said Declaration to include the Surveyors Certificate required by Florida Statutes Chapter 718, a copy of which is attached hereto as Exhibit A and incorporated herein by this reference.

NOW, THEREFORE, the Developer hereby makes the following amendment to the Declaration:

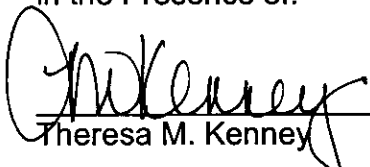
1. Exhibit "C" to the Declaration is amended to include within its pages the Surveyors Certificate required by Florida Statutes Chapter 718, a copy of which is attached hereto as Exhibit A and incorporated herein by this reference.

2. Except as herein expressly supplemented or modified, Exhibit "C" to the Declaration and the Declaration itself are hereby ratified and affirmed.

IN WITNESS WHEREOF, Developer has caused the foregoing Amendment to the Declaration of Condominium to be executed by its duly authorized officer this 25 day of May, 1999.

Signed, sealed and delivered
in the Presence of:

WINDSOR POINTE OF JACKSONVILLE, INC.,
a Florida corporation

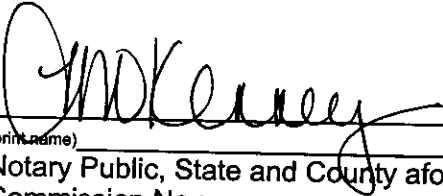

Theresa M. Kenney

By: 
JOHN K. SISK
Its President


John S. Duss, IV

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 25 day of May, 1999, by JOHN K. SISK, the president of **WINDSOR POINTE OF JACKSONVILLE, INC.** a Florida corporation on behalf of the corporation.


(print name)
Notary Public, State and County aforesaid
Commission No.: _____



He: (please check appropriate statement)
☒ is personally known to me
☐ produced identification (specify type) _____



Tri-State Land Surveyors, Inc.

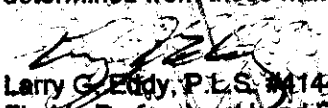
8411 Baymeadows Way, Suite 2 • Jacksonville, Florida 32256
(904) 731-7235

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May 25, 1999

Building No. 2 Windsor Pointe of Jacksonville, Inc.

The construction of the improvements is substantially complete so that the material, together with the provisions of the declaration describing the condominium property, is an accurate representation of the location and dimensions of the improvements and so that the identification, location, and dimensions of the common elements of each unit can be determined from these materials.


Larry G. Eddy, P.L.S. #4144
Florida Professional Land Surveyor

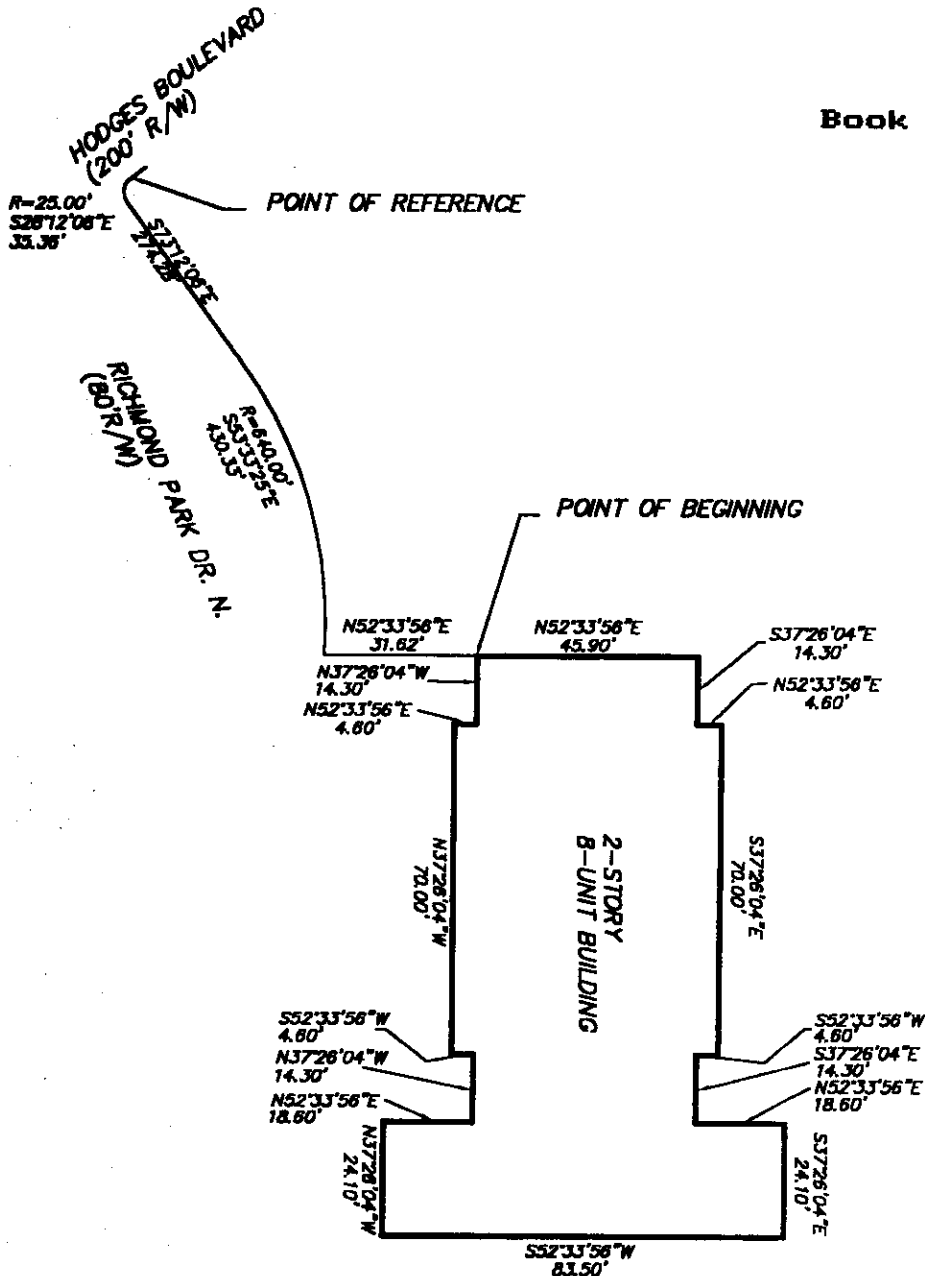
mworks/let/condo

MAP SHOWING BOUNDARY SURVEY OF

A PORTION OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF RICHMOND PARK DRIVE NORTH (AN 80 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) WITH THE EASTERLY RIGHT-OF-WAY LINE OF HODGES BOULEVARD (COUNTY ROAD NO. 3888, A 200 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), SAID POINT BEING SITUATE ON A CURVE LEADING SOUTHEASTERLY; THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE AND ALONG AND AROUND THE ARC OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 28°12'06" EAST 35.36 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 73°12'08" EAST ALONG SAID RIGHT-OF-WAY LINE 274.28 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE AND ALONG AND AROUND THE ARC OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 640.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 53°33'25" EAST 430.33 FEET; THENCE NORTH 52°33'56" EAST 31.62 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 52°33'56" EAST 45.90 FEET; THENCE SOUTH 37°26'04" EAST 14.30 FEET; THENCE NORTH 52°33'56" EAST 4.60 FEET; THENCE SOUTH 37°26'04" EAST 14.30 FEET; THENCE NORTH 52°33'56" EAST 18.60 FEET; THENCE SOUTH 37°26'04" EAST 24.10 FEET; THENCE SOUTH 52°33'56" WEST 83.50 FEET; THENCE NORTH 37°26'04" WEST 24.10 FEET; THENCE NORTH 52°33'56" EAST 18.60 FEET; THENCE NORTH 37°26'04" WEST 14.30 FEET; THENCE SOUTH 52°33'56" WEST 4.60 FEET; THENCE NORTH 37°26'04" WEST 70.00 FEET; THENCE NORTH 52°33'56" EAST 4.60 FEET; THENCE NORTH 37°26'04" WEST 14.30 FEET TO THE POINT OF BEGINNING.

CONTAINS 7202 SQUARE FEET MORE OR LESS.

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CERTIFIED FOR: WINDSOR POINTE OF JACKSONVILLE, INC.

THE PROPERTY SHOWN HEREON APPEARS TO LIE WITHIN FLOOD HAZARD ZONE X AS SCALED FROM FLOOD INSURANCE RATE MAP 239 FOR THE CITY OF JACKSONVILLE, FLORIDA, DATED 8-15-89 AND IS SHOWN AS A COURTESY ONLY AND DOES NOT CONSTITUTE A CERTIFICATION OF SAME.

TRI-STATE LAND SURVEYORS, INC.

8411 BAYMEADOWS WAY SUITE #2, JACKSONVILLE, FLORIDA 32256 (904) 731-7235

LEGEND

- CONC. MON
- IRON COR.
(SET WITH CAP # LB 4821)
- ✕ FENCE
- IRON COR. (FOUND)
- CROSS CUT
- BUILDING RESTRICTION LINE
- EASEMENT
- R/W RIGHT-OF-WAY
- COV. COVERED AREA
- E CENTERLINE
- A/C AIR CONDITIONING PAD
- (D) RADIAL DISTANCE
- CONCRETE

BEARINGS BASED ON R/W LINE AS SHOWN.

THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SCALE: 1" = 40'

DATE: 5-21-1999

LARRY G. EDDY, P.L.S. No. 4144
GLENN M. BROADSTREET, P.S.M. NO. 5814

REGISTERED SURVEYOR AND MAPPER,
STATE OF FLORIDA (LB #4921)

