

APPROVED

DATE 10-7-57

BY:

John H. Coakley
COUNTY ENGINEER
Thomas Oakley
ASST COUNTY ATTORNEY

LAKE FOREST HILLS Unit 4

BOOK 28 PAGE 10

SHEET 1 OF 2 SHEETS

TAXES VERIFIED

R.L.L.

CAPTION:

Being a subdivision of a part of Tracts 11, 12 and 13, subdivision of the Estate of James A. Pickett, recorded in Book "AQ," page 1, of the former public records and Plat Book 8, Pages 44 and 45, of the current public records of Duval County, Florida and being more particularly described as follows: Commencing at the most Westerly corner of Lot 10, as shown on plat of Lake Forest Hills Unit 2A, as recorded in Plat Book 23, Page 58 of said current public records; thence North 75°30'09" West, along the Northeasterly right of way line of Ribault River Scenic Drive (an 80ft. right of way as now established by the County Engineers Office), 41.21 feet for a point of beginning; thence continuing along said Northeasterly right of way line North 75°30'09" West, 30.29 feet to the P.C. of a curve to the right having a radius of 82.52 feet; thence around and along said curve to the right, North 55°44'08" West, 56.22 feet (chord distance and bearing) to the P.T. of said curve; thence continuing along said Northerly right of way line North 35°43'10" West, 389.70 feet to the P.C. of a curve to the left having a radius of 529.06 feet; thence around and along said curve to the left, North 42°28'22" West, 124.43 feet (chord distance and bearing) to the P.T. of said curve; thence North 40°13'34" West, and continuing along said Northeasterly right of way line, 170.29 feet to the P.C. of a curve to the left having a radius of 198.61 feet; thence around and along said curve to the left, North 63°10'57" West, 95.80 feet (chord distance and bearing) to the P.T. of said curve; thence continuing along said Northeasterly right of way line North 77°08'19" West, 68.39 feet to the P.C. of a curve to the right having a radius of 173.13 feet; thence around and along said curve to the right, North 54°03'24" West, 135.75 feet (chord distance and bearing) to the P.T. of said curve; thence continuing along said Northeasterly right of way line North 30°58'29" West, 209.25 feet; thence North 59°01'31" East, 155 feet; thence South 30°58'29" East, 164.98 feet to the P.C. of a curve to the left having a radius of 122 feet; thence around and along said curve to the left, South 54°03'24" East, 95.66 feet (chord distance and bearing); thence South 77°08'19" East, 24.12 feet to the P.C. of a curve to the right having a radius of 353.61 feet; thence around and along said curve to the right South 63°10'56" East, 170.57 feet (chord distance and bearing) to the P.T. of said curve; thence South 40°13'34" East, 193.29 feet to the P.C. of a curve to the right having a radius of 261.36 feet; thence around and along said curve to the right South 45°02'54" East, 38.08 feet (chord distance and bearing) to the P.T. of said curve; thence South 40°52'14" East, 362.50 feet to the P.C. of a curve to the left having a radius of 293.17 feet; thence around and along said curve to the left South 48°09'44" East, 74.42 feet (chord distance and bearing); thence South 14°20'51" West, 205.43 feet to the point of beginning.

ADOPTION AND DEDICATION

This is to certify that RIVERVIEW ENTERPRISES, INC., a corporation under the laws of the State of Florida, is the lawful owner of the lands described in the caption hereof, and that it has caused the same to be surveyed and subdivided and this plat made in accordance with said survey is hereby adopted as the true and correct plat of said lands and all Drives, Easements and Rights of Way for drainage and utilities on said plat are hereby irrevocably and without reservations dedicated to Duval County, Florida and its successors.

In Witness Whereof RIVERVIEW ENTERPRISES, INC. has caused these presents to be signed by its President and its Secretary respectively, by and with authority of its Board of Directors in its name and with its corporate seal affixed this 2nd day of October A.D. 1957.

Signed and Sealed in the presence of:

Waverly May Jr.
Geneva A. Ray

Witnesses

RIVERVIEW ENTERPRISES, INC.
George H. Weiland
President
Palma R. Weiland
Secretary

STATE OF FLORIDA
COUNTY OF DUVAL

I hereby certify that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements GEORGE H. WEILAND and PALMA R. WEILAND, respectively, President and Secretary of RIVERVIEW ENTERPRISES INC., a corporation under the laws of the State of Florida to me well known to be the persons described in and who executed the foregoing dedication and ^{who} severally acknowledged the execution thereof to be their free act and deed as such officers for the uses and purposes expressed therein and that they affixed thereto the official seal of said corporation and the dedication is the act and deed of said corporation.

Witness my signature and official seal at Jacksonville, Duval County, Florida, this 2nd day of October A.D. 1957.

190-540-B

THIS IS TO CERTIFY that the above plat is a correct representation of the lands surveyed and platted and described above and that permanent reference monuments have been placed as shown thereon, according to the laws of the State of Florida and that all the Duval County zoning rules and regulations have been complied with.

Signed this 2nd day of October A.D. 1957.

Waverly May Jr.
Notary Public State of Florida of large
My Commission Expires September 11, 1958

EXAMINED AND APPROVED this 7th day of OCTOBER A.D. 1957 by the Board of County Commissioners of Duval County, Florida.

Ray Greene
chairman

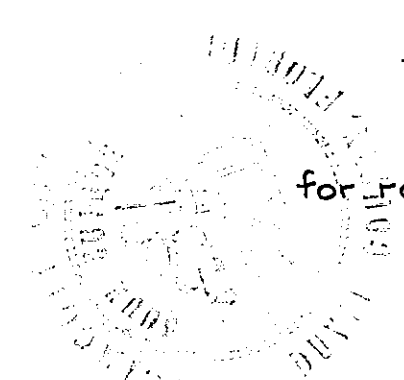
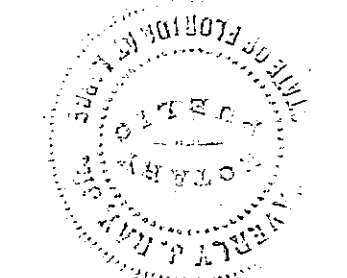
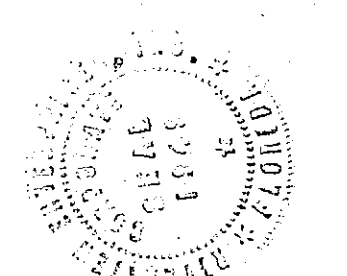
Attest *Leonard W. Thomas*
clerk

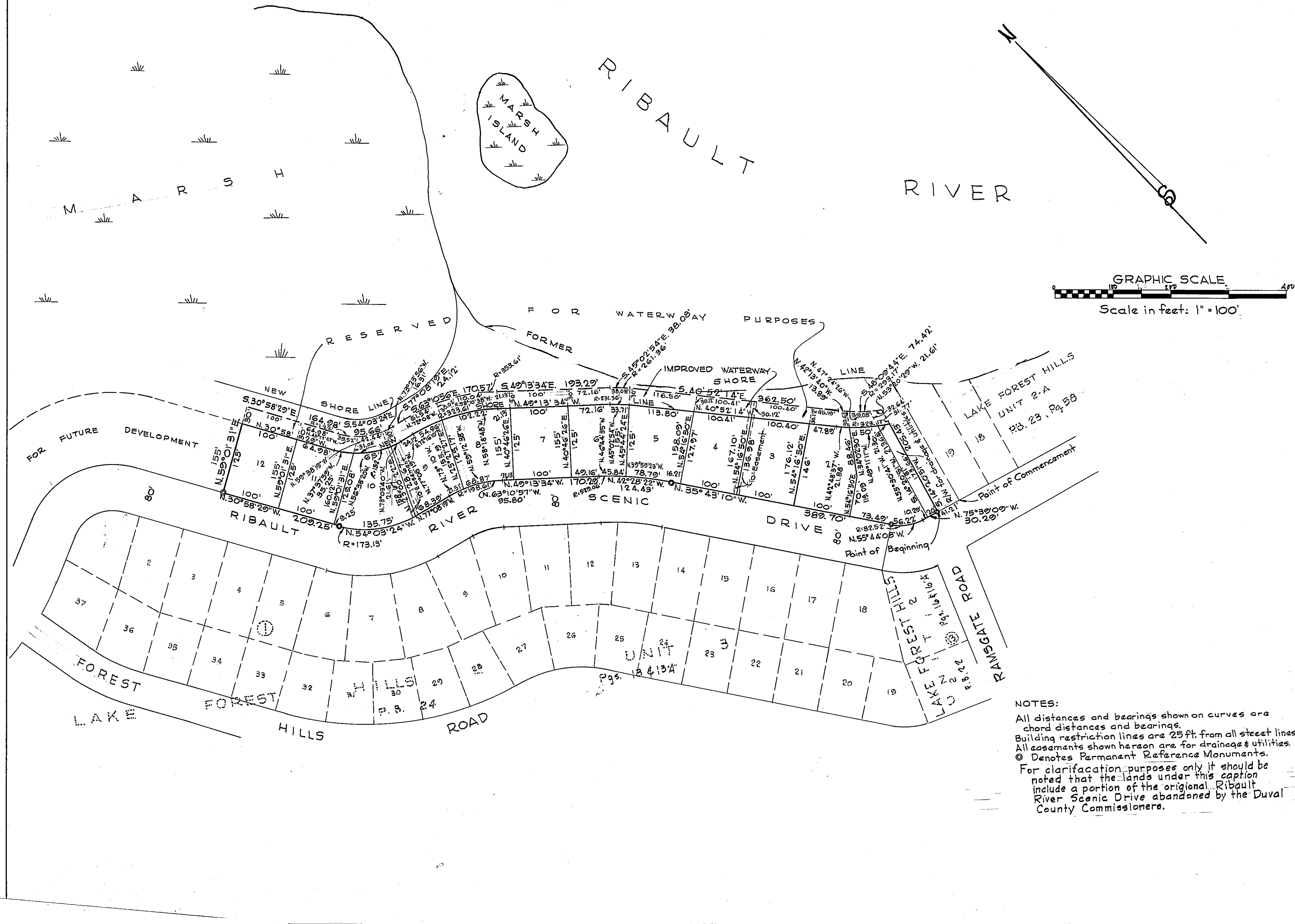
by: *Percy H. Smith*
Deputy Clerk

I Hereby Certify that this plat has been examined and that it complies in form with Chapter No. 10275 Laws of the State of Florida of 1925 and is filed for record and recorded in Plat Book 28 Pages 10-10A of the public records of Duval County, Florida, this 15th day of OCTOBER A.D. 1957.

Leonard W. Thomas
Clerk

by *Bliss*
Deputy Clerk





NOTES:
All distances and bearings shown on curves are chord distances and bearings.
Building restriction lines are 25 ft. from all street lines.
All easements shown hereon are for drainage & utilities.
© Denotes Permanent Reference Monuments.
For clarification purposes only it should be noted that the lands under this caption include a portion of the original Ribault River Scenic Drive abandoned by the Duval County Commissioners.