

APPROVED
DATE 2-10-58
BY *John H. Brant*
John H. Brant
COUNTY CLERK

LAKE FOREST HILLS Unit 5

TAXES VERIFIED
R. L. D.

BOOK 28 PAGE 27

CAPTION

Being a subdivision of a part of Tract 11, 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: Beginning at the most Westerly corner of Lot 12 as shown on plat of Lake Forest Hills Unit 4, as recorded in Plat Book 28, Pages 10 and 10A of said current public records; Thence North 30°58'20" West along the Northerly right of way line of Ribault River Scenic Drive (an 80ft. right of way as now established by the County Engineers Office), 158.98 feet to the P.C. of a curve to the left having a radius of 148.31 feet; Thence around and along said curve to the left and continuing along said right of way line, North 73°08'54" West, 199.14 feet (chord distance and bearing) to the P.T. thereof; Thence continuing along said right of way, South 64°40'41" West, 89.73 feet to the P.C. of a curve to the right having a radius of 340.78 feet; Thence around and along said curve to the right, South 86°15'41" West, 250.71 feet (chord distance and bearing) to the P.T. thereof; Thence continuing along said right of way, North 72°08'19" West, 162.77 feet to the P.C. of a curve to the left having a radius of 173.24 feet; Thence around and along said curve to the left and continuing along said right of way, North 81°44'12" West, 57.82 feet to its intersection with the Westerly line of said Tract 11, said Westerly line of Tract 11, being also a Northerly prolongation of the center line of Avenue "B"; Thence North 18°27'44" West along said Westerly line of Tract 11, 270 feet more or less to the Southerly bank of Ribault River (formerly Six Mile Creek); Thence Easterly along said Southerly bank of Ribault River and following the meanderings thereof, 1250.0 feet more or less to a point which lies North 59°01'31" East, 860 feet more or less from the point of beginning; Thence South 59°01'31" West, 860 feet more or less to the point of beginning. Excepting, however from the above, that portion thereof shown as "not included in this plat".

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 29th day of January, A.D. 1958.

Signed and Sealed in the presence of:

Phyllis A. Drull
Carl A. Ziss

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 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 29th day of January, A.D. 1958.

Maureen W. Smith
Notary Public State of Florida at large
My Commission Expires September 11, 1958

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 29th day of January, A.D. 1958.

JOHN F. YOUNG AND ASSOCIATES
Maureen W. Smith
Registered Surveyor Certificate No. 707

EXAMINED AND APPROVED this 10th day of FEBRUARY, A.D. 1958 by the Board of County Commissioners of Duval County, Florida.

Tulane Wassen
chairman

Attest *Leonard W. Thomas*
clerk

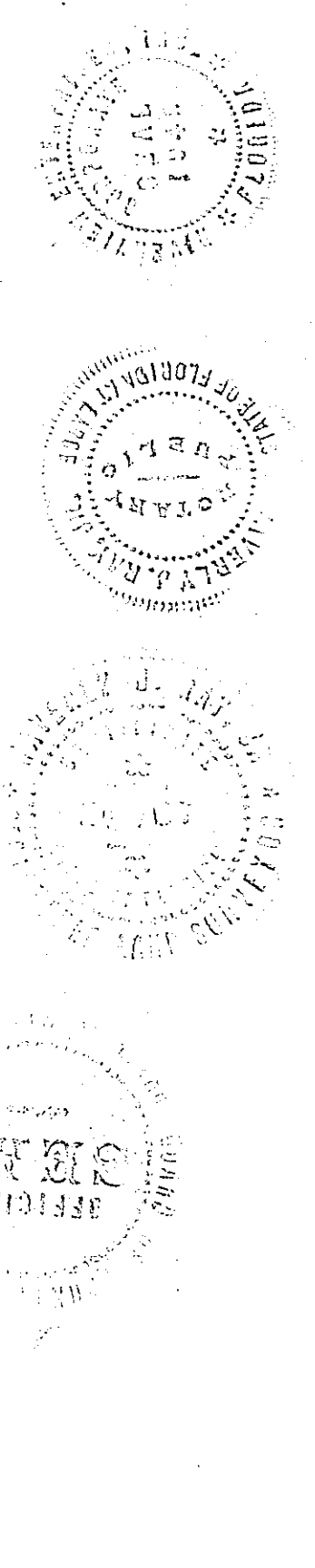
by *Percy M. Smith*
Deputy Clerk

211-801-B

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 27-27A of the public records of Duval County Florida, this 17th day of February, A.D. 1958.

clerk *Leonard W. Thomas*

Deputy Clerk *Percy M. Smith*



NOTES:
⊙ Denotes Permanent Reference Monument
All bearings and distances are chord bearings and distances when shown on curves.
Building restriction lines are 25 ft. from street lines
All easements shown hereon are for drainage & utilities

