

LAKE FOREST HILLS Unit 1

See Sheet two for plat

BOOK 21 - PAGE 77

Sheet One of two sheets

TAXES VERIFIED
BY: RM

Being a Subdivision of a part of Lots 8, 9 and 19 of the Subdivision of the Estate of James A. Pickett recorded in Book "10" page 1 of the former public records and Plat Book 8 pages 44 and 45 of the current public records of Duval County, Florida, more particularly described as follows: Beginning at the intersection of the Southwesterly right of way line of Lem Turner Road (a 60' right of way as now established) with the Southerly bank of Ribault River (formerly Six Mile Creek); thence South 38°39'34" East, along said Southwesterly right of way line of Lem Turner Road, 117 feet more or less to a P.M. at the intersection of the Southerly right of way line of Ribault River Scenic Drive (a 100 ft right of way) with said Southwesterly right of way line of Lem Turner Road; thence continuing South 38°39'34" East along said Southwesterly right of way line of Lem Turner Road, 702.04 feet to an angle point in said Southwesterly right of way line of Lem Turner Road; thence South 46°26'56" East along said Southwesterly right of way line of Lem Turner Road, 198.86 feet to the Northwesterly right of way line of Palm Dale Street (a 60 ft right of way) as shown on plat of Oakhurst Park recorded in Plat Book 4 page 68 of said current public records; thence South 57°09'08" West along said Northwesterly right of way line of Palm Dale Street, 653.12 feet; thence North 32°50'52" West, 110 feet; thence South 57°09'08" West, 17.35 feet; thence North 32°50'52" West, 175 feet; thence North 33°28'53" West, 64.51 feet; thence in a Westerly direction as follows: North 78°09'05" West, 160.16 feet, North 74°36'39" West, 68.62 feet, North 83°07'07" West, 68.36 feet, North 87°50'58" West, 71.15 feet, South 83°44'13" West, 300.65 feet, South 84°10'40" West, 16.34 feet, South 87°23'55" West, 91.16 feet, North 87°02'29" West, 91.16 feet, North 81°28'53" West, 91.16 feet, North 76°05'43" West, 85.46 feet, North 71°21'41" West, 63.78 feet, North 69°14' West, 343.76 feet; thence North 20°46' East, 115 feet; thence North 53°21'08" West 96.80 feet; thence North 33°02'04" West, 150 feet along a line that is radial to a curve concave to the Northwest and having a radius of 163 feet; thence in a Northeasterly and Northerly direction around and along above mentioned curve as follows: North 41°18'34" East, 54.68 feet, North 27°59'50" East, 54.68 feet, North 08°41'06" East, 54.68 feet, North 10°37'38" West, 54.68 feet (chord distances and bearings) to the P.T. of said curve; thence North 20°17' West, 191.74 feet to a point on said Southerly right of way line of Ribault River Scenic Drive; thence continuing North 20°17' West, 115 feet more or less to said Southerly bank of Ribault River; thence in an Easterly direction downstream and following the meanderings of said Southerly bank of Ribault River to the point of beginning.

APPROVED
DATE Feb 14, 1950
BY: J. S. Sollee
COUNTY ENGINEER
Mary Blount
COUNTY ATTORNEY
DUVAL COUNTY
ZONING COMMISSION
BY: _____
CHAIRMAN OF
PLAT COMMITTEE

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 roads, drives and circles shown on said plat are hereby irrevocably and without reservations, dedicated to the County of Duval Florida, and its successors.

In Witness Whereof RIVERVIEW ENTERPRISES, INC., has caused these presents to be signed by its Vice-President and Secretary, respectively, by and with authority of its Board of Directors, in its name and with its corporate seal affixed, this 11th day of February A.D. 1950.

Signed and Sealed
in the presence of:

RIVERVIEW ENTERPRISES, INC.

Marian C. Young
John F. Young Witnesses

R. C. Dix Vice-President
W. H. Speir 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, R. C. Dix and W. H. Speir, respectively Vice-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 therein expressed and that they affixed thereto the official seal of said corporation and the said dedication is the act and deed of said corporation.

Witness my signature and official seal at Jacksonville, Duval County, Florida, this 11th day of February A.D. 1950.

Marian C. Young
Notary Public State of Florida at large
My commission expires: Jan. 31, 1952

THIS IS TO CERTIFY that the attached 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 11th day of February A.D. 1950.

John F. Young
Reg. Surveyor No. 36

EXAMINED AND APPROVED this 14th day of February A.D. 1950, by Board of County Commissioners of Duval County, Florida.

J. F. Hammond
Chairman

Attest: Leonard W. Thomas
Ex-officio Clerk

By: Alma Pullinger
Deputy Clerk

740-668-A

I HEREBY CERTIFY that this plat has been examined, and that it complies in form with Chapter 16, 10275, Laws of Florida of 1925 and is filed for record and recorded in Plat Book 21 page 77-77A of the public records of Duval County, Florida, this 15th day of February A.D. 1950.

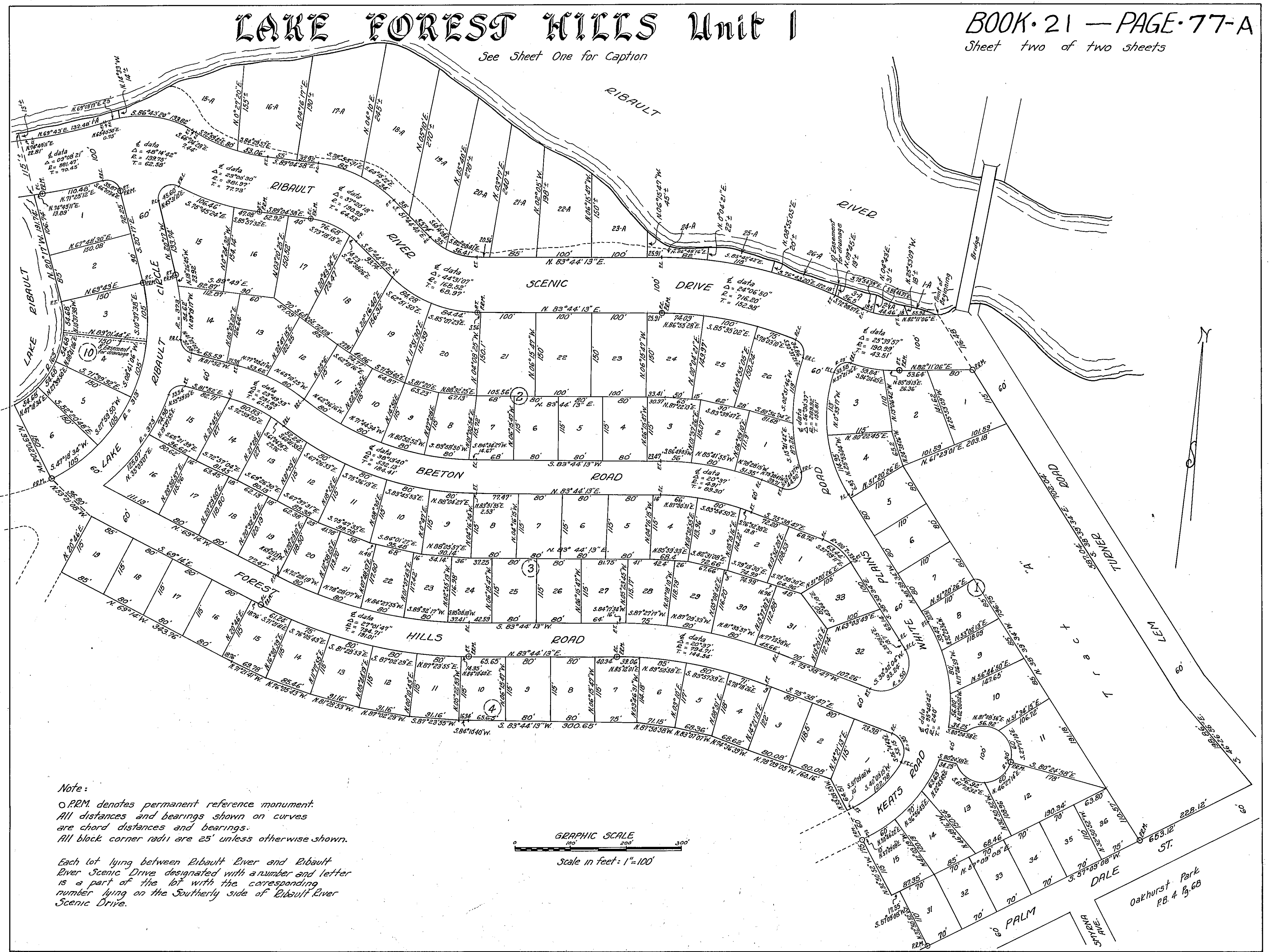
Leonard W. Thomas
Clerk

By: Alma Pullinger
Deputy Clerk

LAKE FOREST HILLS Unit I

See Sheet One for Caption

Sheet two of two sheets



Note:
 ○ P.M. denotes permanent reference monument.
 All distances and bearings shown on curves are chord distances and bearings.
 All block corner radii are 25' unless otherwise shown.

Each lot lying between Ribault River and Ribault River Scenic Drive designated with a number and letter is a part of the lot with the corresponding number lying on the southerly side of Ribault River Scenic Drive.

