

LAKE FOREST HILLS Unit 1-A

See Sheet Two for Plat

BOOK 21 PAGE 93

Sheet One of Two Sheets

Being a subdivision of a part of Lots 9, 19, and 11, of the Subdivision of the Estate of James R. Pickett recorded in Book "A9" 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 most Southerly corner of Lot 31 Block 1 Lake Forest Hills Unit 1 as recorded in Plat Book 21 pages 77 and 77A of said current public records, said corner being on 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, 662.16 feet; thence continuing along said Northwesterly right of way line of Palm Dale Street, South 42°34'57" West, 423.81 feet; thence continuing along said Northwesterly right of way line of Palm Dale Street, South 57°02'31" West, 510.08 feet to a Northwesterly prolongation of the Southwesterly right of way line of Oriole Avenue (a 50 ft. right of way) as shown on said plat of Oakhurst Park; thence North 32°52'05" West along said Northwesterly prolongation of the Southwesterly right of way line of Oriole Avenue, 108.41 feet; thence North 75°16'40" West, 605.70 feet; thence North 13°14' West, 790.92 feet; thence North 20°46' East, 584.33 feet; thence North 05°35'24" East, 148.69 feet to a curve which is concave to the North and having a radius of 163 feet; thence in an Easterly direction around and along above mentioned curve as follows: South 78°50'31" East 31.63 feet, North 85°56'02" East 54.68 feet, North 66°37'18" East 54.68 feet to the most Westerly corner of Lot 6 Block 10 of said Lake Forest Hills Unit 1; thence in a Southeasterly direction along the Southerly boundary of said Lake Forest Hills Unit 1 as follows: South 33°02'04" East 150 feet, South 53°21'08" East 96.80 feet, South 20°46' West 115 feet, South 69°14' East 343.76 feet, South 71°21'41" East, 69.78 feet, South 76°05'43" East 85.46 feet, South 81°28'53" East 91.16 feet, South 87°02'29" East 91.16 feet, North 87°23'55" East 91.16 feet, North 84°10'40" East 16.34 feet, North 83°44'13" East 300.65 feet, South 87°50'58" East 71.15 feet, South 83°07'07" East 68.36 feet, South 74°36'39" East 68.62 feet, South 78°09'05" East, 160.16 feet, South 33°28'53" East 64.51 feet to the most Southerly corner of Lot 1 Block 4 of said Lake Forest Hills Unit 1; thence South 32°50'52" East, 175 feet; thence North 57°09'08" East, 17.35 feet; thence South 32°50'52" East, 110 feet to the point of beginning.

APPROVED
 DATE Mar. 21, 1950
 BY: [Signature]
 COUNTY ENGINEER
[Signature]
 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, Avenues, Streets, Circles and Rights of Way for Drainage shown on said plat are hereby irrevocably and without reservations dedicated to the County of Duval Florida, and its successors.

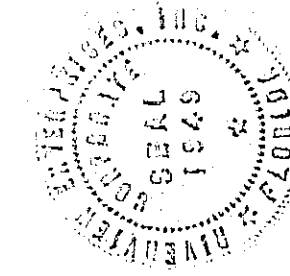
In Witness Whereof RIVERVIEW ENTERPRISES, INC., has caused these presents to be signed by its Vice-President and Secretary, respectively, by and with authority of its Board of Directors, in its name and with its corporate seal affixed, this 20th day of March A.D. 1950.

Signed and Sealed
 in the presence of:

[Signature]
[Signature] Witnesses

RIVERVIEW ENTERPRISES, INC.

[Signature]
 Vice-President
[Signature]
 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 hand and official seal at Jacksonville, Duval County, Florida, this 20th day of March A.D. 1950.

[Signature]
 Notary Public, State of Florida at large
 My commission expires: Jan. 31, 1953

THIS IS TO CERTIFY that the attached plat is a correct representation of the lands surveyed and platted and described hereon, 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 20th day of March A.D. 1950.

[Signature]
 Reg. Surveyor No. 96

EXAMINED AND APPROVED this 21st day of March A.D. 1950, by the Board of County Commissioners of Duval County, Florida.

[Signature]
 Chairman

Attest: [Signature]
 Ex-officio Clerk

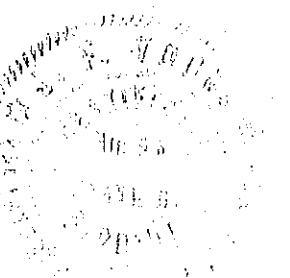
By: [Signature]
 Deputy Clerk

746-729-A

I HEREBY CERTIFY that this plat has been examined, and that it complies in form with Chapter No. 10275, Laws of Florida of 1925 and is filed for record and recorded in Plat Book 21 pages 93-93A of the public records of Duval County, Florida, this 23rd day of March A.D. 1950.

[Signature]
 Clerk

By: [Signature]
 Deputy Clerk



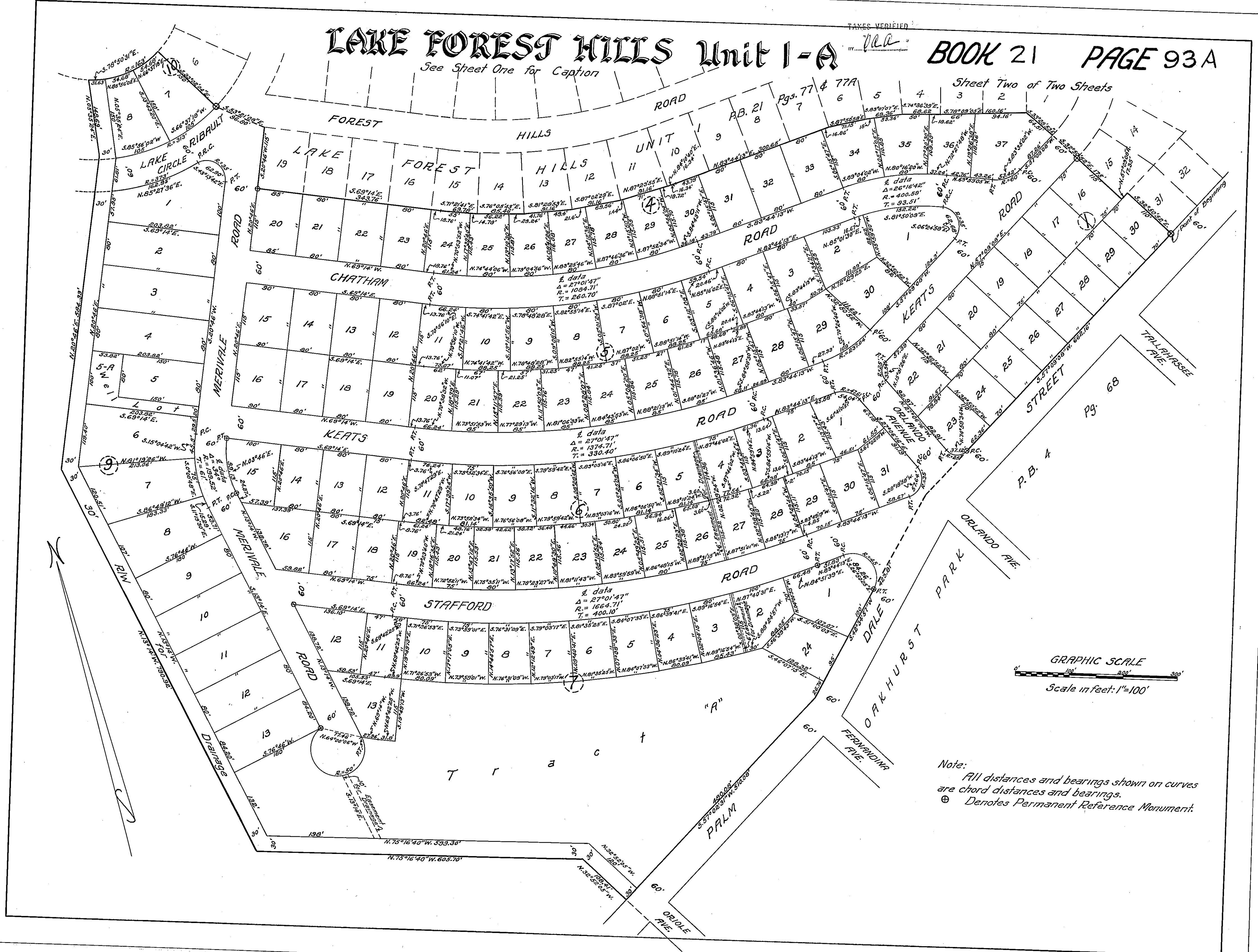
LAKE FOREST HILLS Unit 1-A

See Sheet One for Caption

TAXES VERIFIED

V.A.A.

Sheet Two of Two Sheets



Note:
All distances and bearings shown on curves are chord distances and bearings.
⊕ Denotes Permanent Reference Monument.