

Being a Subdivision of part of lots 11, 12, and 13 of the 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 also being a part of lots 1 thru 5 inclusive Block 11; lots 2 thru 10 inclusive Block 12, and part of lots 14, 15, and 16 Block 12 Lake Forest Hills Unit 2 as recorded in Plat Book 22 Pages 16 and 16A of said current public records all being more particularly described as follows: Beginning of the most Northerly corner of lot 1 Block 13 said Lake Forest Hills Unit 2 thence N54° 10' 53" E 100' to the Nly right of way line of Ribault River Scenic Drive (100' right of way as now established); thence Southeasterly around a curve to the left having a radius of 148.68', S55° 44' 08" E, 101.30 feet (chord distance and bearing) to the P.T. of said curve; thence S75° 39' 09" E 16.31 feet; thence N14° 20' 51" E 240' feet more or less to the Southerly bank of Ribault River; thence Southeasterly along said Southerly bank of Ribault River and following the meanderings thereof to its conjunction with the Southwesterly bank of Lake Ribault as shown on said Lake Forest Hills Unit 2; thence continuing Southeasterly along said Southwesterly bank of Lake Ribault and following the meanderings thereof to its intersection with the Westerly line of the 30' right of way for drainage shown on said Lake Forest Hills Unit 2; thence S05° 35' 24" W along said Westerly line of the 30 foot right of way for drainage 148 feet more or less to an angle to the right in said 30 foot right of way for drainage; thence continuing along said Westerly line of the 30 foot right of way for drainage S20° 46' W 2.58' feet to the Northerly right of way line of Lake Ribault Circle as shown on Lake Forest Hills Unit 2 said right of way line being a curve to the right having a radius of 313 feet; thence around and along said curve to the right N49° 32' 03" W 305.88' (chord distance and bearing) to the P.T. of said curve; thence S69° 43' W 60 feet; thence N20° 17' W 55.56'; thence S79° 42' 13" W 90.69 feet; thence N32° 30' 48" W 97.23 feet; thence N35° 48' 33" W 81.88 feet; thence N32° 27' 44" W 69.12 feet; thence N55° 52' 36" W 26 feet; thence N76° 54' 50" W 260.49 feet; thence N88° 39' 37" W 70.14 feet; thence N87° 40' 27" W 68.49 feet; thence N79° 48' 07" W 79.6' feet to the Easterly right of way line of Ramsgate Road as shown on Lake Forest Hills Unit 2 thence N21° 26' E along said Easterly right of way line of Ramsgate Road 150 feet to the Northwesterly corner of said lot 10 Block 12 Lake Forest Hills Unit 2 said point also being on the Southerly right of way line of said Ribault River Scenic Drive; thence Northwesterly along said Southerly right of way line of Ribault River Scenic Drive being a curve to the right having a radius of 165.75 feet N63° 17' 52" W 152.96 feet (chord distance and bearing) 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 shown 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 10th day of June, A.D. 1952.

Signed and Sealed in the presence of:

George H. Weiland RIVERVIEW ENTERPRISES, INC.
Its President

Palma R. Weiland
Its Secretary

Geneva Ray Witnesses

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 acknowledge 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 of Jacksonville Duval County Florida this 10th day of June, A.D. 1952.

Whitcomb A. Ray Jr.
Notary Public State of Florida at Large
My commission expires September 11, 1954.

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 10th day of June, A.D. 1952.

JOHN F. YOUNG & ASSOCIATES.

Whitcomb A. Ray Jr.
Registered Surveyor Certificate No. 107

EXAMINED AND APPROVED this day 17th day of June A.D. 1952, by the Board of County Commissioners of Duval County Florida,

Tom Marshall Chairman Attest Edward W. Thomas Clerk

By Geneva Pullinger Deputy Clerk

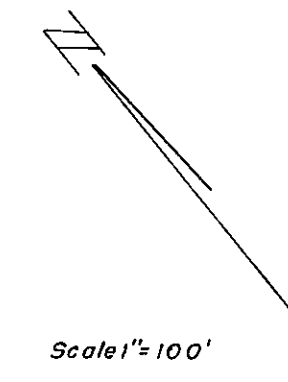
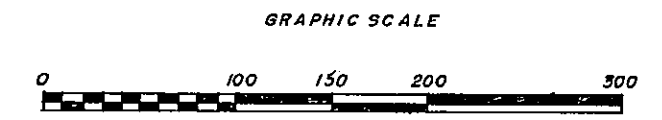
875-936-A

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 regraded in Plat Book 23 Page 58 of the public records of Duval County Florida this 17th day of June, A.D. 1952.

Edward W. Thomas Clerk

Geneva Pullinger Deputy Clerk

APPROVED
DATE: June 10, 1952
BY: St. Soller COUNTY ENGINEER
Henry Bloom COUNTY ATTORNEY



NOTE: All distances and bearings shown on curves are chord distances and bearings.
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 and also a portion of the lands shown as not included on Lake Forest Hills Unit 2 P.B.22 pages 16 & 16A.

