

LAKE FOREST HILLS Unit 3

PLAT FILED
lll

BOOK 24-PAGE 13

SHEET 1 of 2 SHEETS

CAPTION

Being a subdivision of a part of Lots 11 and 13 of the subdivision of the Estate of James A. Pickett recorded in Book "A" 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 a point in the Southern right-of-way line of Ribault River Scenic Drive (a 100 foot right-of-way) said point being the most Northerly corner of Lot 1 Block 13 as shown on plat of Lake Forest Hills Unit 2 as record in Plat Book 22 Pages 16 and 167 of said public records; thence North 54°16'50" East, 100 feet to the Northerly right-of-way line of said Ribault River Scenic Drive; thence North 35°43'10" West along said Drive, 389.7 feet to the P.C. of a curve to the left having a radius of 549.06 feet; thence around and along said curve North 42°28'22" West, 129.19 feet (chord distance and bearing); thence continuing along said Drive North 49°13'34" West, 170.29 feet to the P.C. of a curve to the left having a radius of 218.61 feet; thence around and along said curve North 63°10'37" West, 105.45 feet (chord distance and bearing); thence continuing along said Drive North 77°08'13" West, 68.39 feet to the P.C. of a curve to the right having a radius of 159.13 feet; thence around and along said curve North 54°03'24" West, 120.07 feet (chord distance and bearing); thence continuing along said Drive North 30°53'29" West, 368.23 feet to the P.C. of a curve to the left having a radius of 168.31 feet; thence around and along said curve North 73°08'54" West, 226 feet (chord distance and bearing); thence continuing along said Drive South 64°40'41" West, 89.73 feet to the P.C. of a curve to the right having a radius of 320.78 feet; thence around and along said curve South 82°25'31" West, 135.65 feet (chord distance and bearing); thence South 10°11'21" West on a radial line, 100 feet to the said Southern right-of-way line of said Drive; thence South 09°46' East, 131.93 feet; thence South 22°05'39" East, 427.94 feet; thence North 66°28'33" East, 151.40 feet to a point on a curve concave to the West having a radius of 134.71 feet; thence around and along said curve South 14°47'08" West, 31.58 feet (chord distance and bearing) to the P.T. of said curve; thence South 21°31' West, 70.79 feet; thence South 68°29' East, 60 feet; thence around and along a curve concave to the East having a radius of 107.46 feet South 01°31'38" West, 73.47 feet (chord distance and bearing) to the P.T. of said curve; thence North 79°20'40" East, 80.65 feet; thence South 37°40'28" East, 97.29 feet; thence South 62°40'41" East, 86.74 feet; thence South 70°10'53" East, 88.74 feet; thence South 75°32'09" East, 37.93 feet; thence South 56°25'45" East, 49.56 feet; thence South 35°49'10" East, 237.61 feet; thence South 32°23'41" East, 24.8 feet; thence South 21°10'53" East, 58.68 feet; thence South 05°24'33" East, 53.68 feet; thence South 11°57'20" West, 70.42 feet; thence South 21°26' West, 216.99 feet; thence South 57°21'40" West, 140.03 feet; thence South 49°10'40" West, 147.5 feet; thence South 27°15'57" East, 108.01 feet; thence South 49°11' West, 140.56 feet; thence South 18°07'54" East 112.42 feet to the Northeast corner of Lot 7, Block 22, said Lake Forest Hills Unit 2; thence South 70°05'35" East, 76.09 feet to the most Westerly corner of Lot 12, Block 14, said Lake Forest Hills Unit 2; thence North 49°11' East, 239.29 feet along the Westerly boundary of said Lake Forest Hills Unit 2; thence North 57°15' East, continuing along said Westerly boundary, 182 feet; thence North 41°32'16" East continuing along said Westerly boundary 46.6 feet; thence North 21°26' East continuing along said Westerly boundary, 550 feet; thence North 29°18'30" East continuing along said Westerly boundary 165.6 feet to the point of beginning.

APPROVED
 DATE Feb 24 1953
 COUNTY ENGINEER
 COUNTY ATTORNEY

ADOPTION AND DEDICATION

THIS IS TO CERTIFY that the undersigned are the lawful owners of the lands described in the caption hereof, and that they have caused the same to be surveyed and subdivided and that this plat made in accordance with said survey is hereby adopted as the true and correct plat of said lands, and that all drives, places, roads, and easements shown on said plat are hereby irrevocably and without reservations dedicated to the County of Duval, Florida, and its successors.

In Witness Whereof these presents are signed this 23rd day of February A.D. 1953
 Signed and Sealed in the presence of:
 Charles E. Commander
 Eleanor W. Commander (SEAL)
 John T. Wood (SEAL)
 Nelle R. Wood (SEAL)

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, Charles E. Commander, Jr. and Eleanor W. Commander, his wife, and John T. Wood and Nelle R. Wood, his wife, to me well known to be the persons described in and who executed the foregoing dedication and who severally acknowledged before me that they executed the same freely and voluntarily for the purposes therein expressed. Witness my signature and official seal at Jacksonville, in the County of Duval and the State of Florida this 23rd day of February A.D. 1953

THIS IS TO CERTIFY that the above plat is a correct representation of the lands surveyed and platted and described above and the 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 23rd day of February A.D. 1953.

JOHN F. YOUNG & ASSOCIATES

Waverly J. Young Jr.
 Registered Professional Surveyor No. 1017



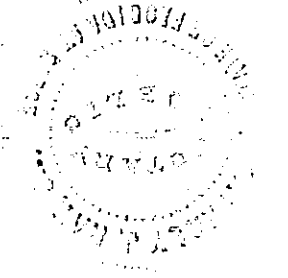
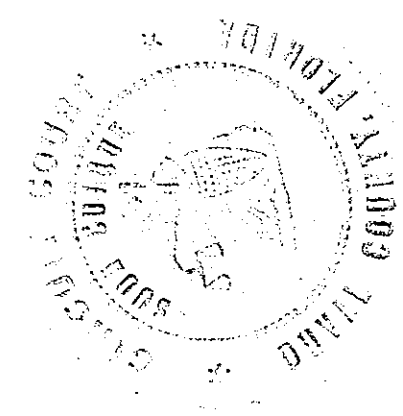
EXAMINED AND APPROVED this 24th day of February A.D. 1953 by the Board of County Commissioners of Duval County, Florida.

Ray Greene, Chairman
 Leonard W. Thomas, Ex-officio Clerk
 Alma Pullinger, Deputy Clerk

908-117-A

I HEREBY CERTIFY that this plat has been examined and that it complies in form with Chapter 10275 laws of Florida of 1925 and is filed for record in Plat Book 24 Page 13 of the public records of Duval County, Florida, this 24th day of Feb. A.D. 1953

Leonard W. Thomas, Clerk
 Alma Pullinger, Deputy Clerk



LAKE FOREST HILLS Unit 3

See sheet 1 for caption

- Notes:
1. All distances on corner lots are to street line intersections, unless otherwise shown.
 2. All distances and bearing shown curves are chord distances and bearings.
 3. \odot Denotes Permanent Reference Monuments

