

# LAKE FOREST HILLS Unit 3-A

TAXES VERIFIED

*llh*

BOOK 24 - PAGE 70

SHEET 1 of 2 SHEETS

**CAPTION:**

Being a subdivision of Lot 1 Block 5, Lake Forest Hills Unit 3 as recorded in Plat Book 24 pages 13 and 13A of the current public records of Duval County, Florida and that part of Lots 11, 13, 14 and 15 of the Subdivision of the Estate of James A. Pickett as recorded in Deed Book "A9" page 1 of the former public records and Plat Book 8, pages 44 and 45 of the current public records of said County, lying East of the Easterly right of way line of Avenue "B" (a 60 foot right of way as now established by the County Engineer); South of the Southerly right of way line of Ribault River Scenic Drive (a 100 foot right of way as established by the County Engineer); West of the Westerly line of said Lake Forest Hills Unit 3; and North of the Northerly line of Block 22, Lake Forest Hills Unit 2 as recorded in Plat Book 22 pages 16 and 16A; and North of the North line of Lot 1 of Isabell Pickett's Subdivision as recorded in Plat Book 16 page 42 of said current public records.

APPROVED  
DATE Jan. 5, 1954  
BY: *John Sollee*  
COUNTY ENGINEER  
*John Blum*  
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, Circles, Avenues 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 4<sup>th</sup> day of January A.D. 1954.

Signed and Sealed  
in the presence of:

*Charles E. Commander, Jr.*  
*Eleanor W. Commander*  
*John T. Wood*  
*Nelle R. Wood*  
Witnesses

*Charles E. Commander, Jr.* (SEAL)  
*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 State of Florida this 4<sup>th</sup> day of January A.D. 1954.

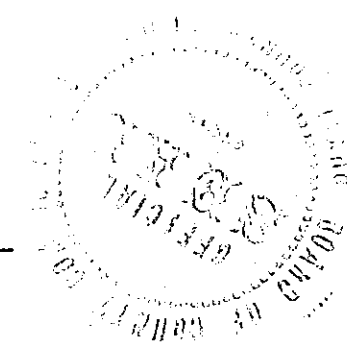
*Maury J. Ray Jr.*  
Notary Public State of Florida at Large  
My commission expires September 11, 1954



EXAMINED AND APPROVED this 5<sup>th</sup> day of January A.D. 1954 by  
the Board of County Commissioners of Duval County, Florida.

*Joe Barnett*  
Chairman

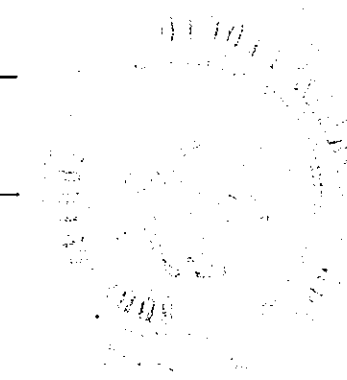
*Leonard W. Thomas*  
Ex-officio Clerk  
*Oliver Pullinger*  
Deputy Clerk



952-785-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 and recorded in Plat Book 24 pages 70+70-A of the public records of Duval County, Florida, this 7<sup>th</sup> day of Jan. A.D. 1954.

*Leonard W. Thomas*  
Clerk  
*Oliver Pullinger*  
Deputy Clerk



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 4<sup>th</sup> day of January A.D. 1954.

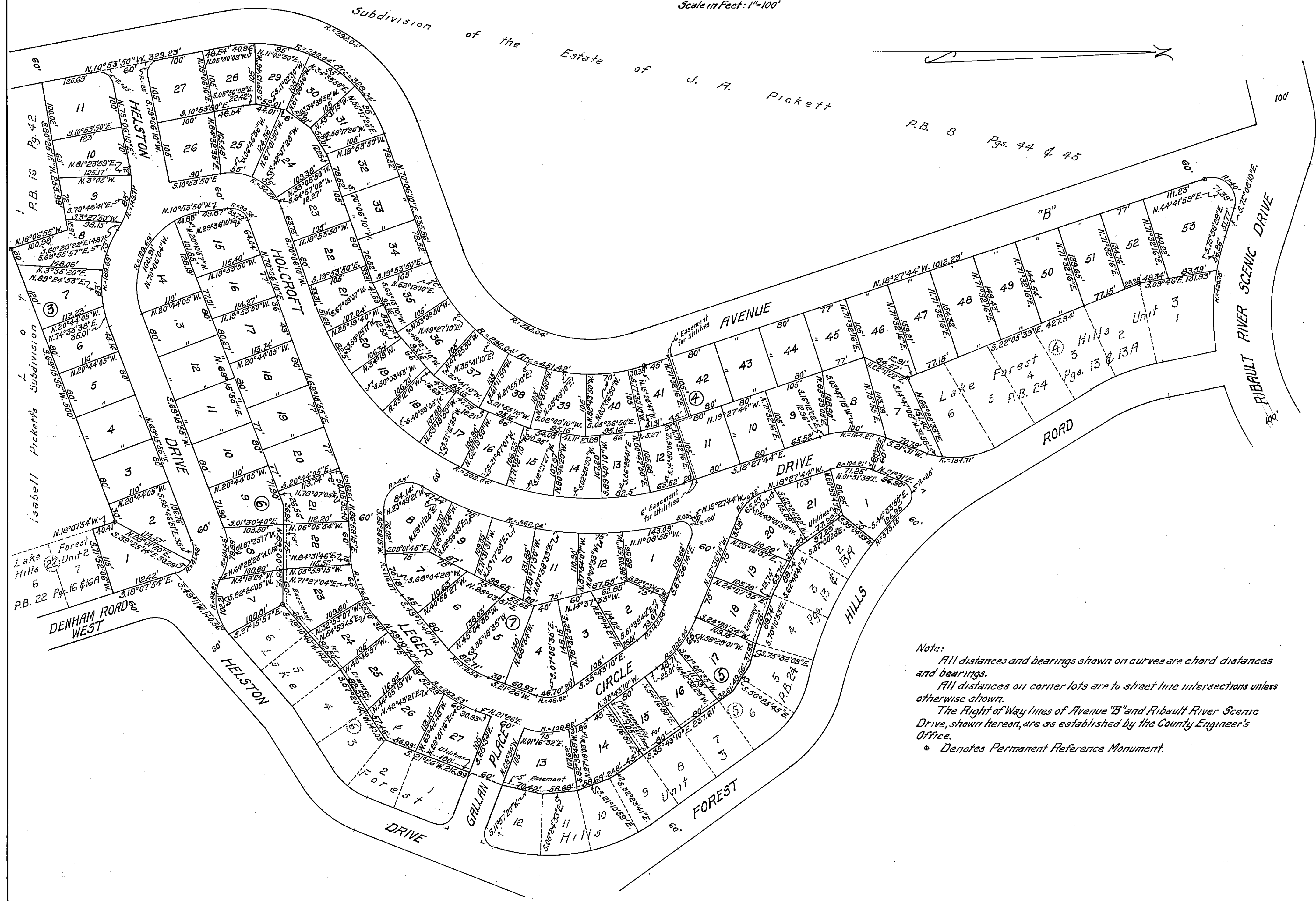
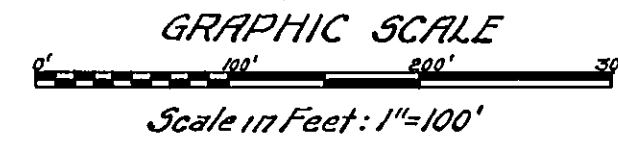
JOHN F. YOUNG & ASSOCIATES  
*Maury J. Ray Jr.*  
Reg. Surveyor Cert. No. 797



# LAKE FOREST HILLS Unit 3-A

BOOK 24 - PAGE 70-A  
SHEET 2 of 2 SHEETS

See Sheet 1 for Caption



Note:  
All distances and bearings shown on curves are chord distances and bearings.  
All distances on corner lots are to street line intersections unless otherwise shown.  
The Right of Way lines of Avenue "B" and Ribault River Scenic Drive, shown hereon, are as established by the County Engineer's Office.  
\* Denotes Permanent Reference Monument.