

ORTEGA FOREST - UNIT FIVE

A SUBDIVISION OF A PORTION OF THE JOHN H. MCINTOSH GRANT LYING SOUTHWEST OF WESTFIELD ACCORDING TO PLAT RECORDED IN THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA IN PLAT BOOK 22, PAGE 90, AND SOUTHEAST OF ORTEGA FOREST UNIT FOUR, ACCORDING TO PLAT RECORDED IN SAID PUBLIC RECORDS IN PLAT BOOK 24, PAGE 5, AND FORMERLY SUBDIVIDED INTO CERTAIN LOTS AND BLOCKS OF ORTEGA, BY PLAT RECORDED IN SAID PUBLIC RECORDS IN PLAT BOOK 3, PAGE 40, THE LANDS TO BE SUBDIVIDED BY THIS PLAT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

For point of beginning commence at a permanent reference monument set at the Southwesterly corner of Block 1, Westfield, according to the plat aforementioned, and run thence South forty-five degrees, four minutes West (S.45°04'W.) along the Southeastery boundary line of Verona Avenue, a distance of three hundred eighty-three and sixty-eight hundredths (383.68) feet to a point of curve in said avenue; run thence along the arc of a curve, concave to the Northwest and having a radius of six hundred forty-one and fifty-four hundredths (641.54) feet, a chord distance of one hundred sixty-five and fifty-three hundredths (165.53) feet to a point where the Southeastery boundary line of Verona Avenue intersects the Northeastery boundary line of Ortega Forest Drive, the bearing of the aforementioned chord being South fifty-two degrees, twenty-eight minutes, forty-five seconds West (S.52°28'45"W.); run thence South fifty-nine degrees, fifty-three minutes, thirty seconds West (S.59°53'30"W.) a distance of one hundred (100) feet to a point in the Southwesterly boundary line of Ortega Forest Drive, as shown on the plat of Ortega Forest Unit Four, aforementioned; run thence South thirty degrees, two minutes, twenty seconds East (S.30°02'20"E.), a distance of six hundred twenty-eight and sixty-seven hundredths (628.67) feet to a point of curve; run thence along the arc of a curve tangent to the line last mentioned, concave to the Southwest and having a radius of two thousand, seven hundred eighty-four (2,784) feet, a chord distance of one hundred ninety-six and thirty-four hundredths (196.34) feet to the point of tangency of said curve, the bearing of the aforementioned chord being South twenty-eight degrees, one minute, fifty seconds East (S.21°08'50"E.); run thence along a line tangent to the last mentioned curve South twenty-five degrees, fifty-nine minutes, thirty seconds East (S.25°59'30"E.), a distance of one hundred seventy-five and six hundredths (175.06) feet to the point of curve of a second curve; run thence along the arc of

a curve tangent to the line last mentioned, concave to the Southwest and having a radius of two thousand, five hundred ninety-four and thirty-one hundredths (2,594.31) feet, a chord distance of two hundred sixty-two and sixty-eight hundredths (262.68) feet to a point, the bearing of the aforementioned chord being South twenty-three degrees, five minutes, fifty seconds East (S.23°05'50"E.); run thence North sixty-nine degrees, forty-eight minutes, ten seconds East (N.69°48'10"E.) a distance of two hundred twenty-four and four tenths (224.4) feet to a point; run thence North twenty degrees, twenty-five minutes, twenty seconds West (N.20°25'20"W.), a distance of sixty-four and forty-one hundredths (64.41) feet to a point; run thence North sixty-eight degrees, thirty minutes, forty seconds East (N.68°30'40"E.) a distance of one hundred twenty-five (125) feet to a point; run thence North sixty-eight degrees, twenty-five minutes, twenty seconds East (N.68°25'45"E.), a distance of sixty (60) feet to a point; run thence North sixty-seven degrees, thirteen minutes, ten seconds East (N.67°13'10"E.), a distance of ninety-six and five tenths (96.5) feet to a point; run thence North forty-four degrees, fifty-nine minutes, forty seconds East (N.44°59'40"E.), a distance of five hundred thirty and twenty-four hundredths (530.24) feet to a permanent reference monument set at the extreme Southerly corner of Block 5, Westfield; run thence North forty-five degrees, two minutes, thirty seconds West (N.45°02'30"W.) along the Southwesterly boundary of Blocks 5 and 1 of Westfield, a distance of one thousand, three hundred-two and thirty-five hundredths (1,302.35) feet to the point of beginning.

SIZE	BLOCK	LOTS	SIZE	BLOCK	LOTS
18"x11"	11	1, 2, 3	18"x11"	15	4, 5, 6
"	12	1, 2, 8	"	16	3, 4
"	13	1, 2, 9	"	17	3, 4, 5, 6
"	14	5, 6, 7	20"x18"	17	1, 3, 4

All other lots in subdivision to have 22"x13" culverts

APPROVED
 DATES Jan. 3, 1955
 BY: *[Signature]*
 COUNTY ENGINEER
[Signature]
 COUNTY ATTORNEY

ADOPTION AND DEDICATION
 This is to certify that Ortega Company, a Florida Corporation, is the lawful owner of the lands described in the Caption, except the Northeastery one hundred twenty-four (124) feet thereof and that Francis R. L'Engle, Jr. is the lawful owner of the said Northeastery one hundred twenty-four (124) feet of said lands, and that the said owners have caused these lands to be surveyed and subdivided; that this plat, made in accordance with said survey, is hereby adopted as the true and correct plat of said lands, and that so much of said lands as is included within the drives, lanes and roads shown on said plat is hereby irrevocably dedicated to public use.
 In Witness Whereof, the said Ortega Company, by its undersigned officers thereunto duly authorized, and the said Francis R. L'Engle, Jr., joined by his wife, Julia H. L'Engle, have executed these presents on the 29th day of December A.D. 1954.

Signed, sealed and delivered in the presence of:
Thomas D. Oakley
Randell M. Besley

ORTEGA COMPANY
 by *G. B. Stockton*
 Its President
 attest *J. Henry Blount*
 Its Secretary
Francis R. L'Engle, Jr. (SEAL)
Julia H. L'Engle (SEAL)
 His Wife

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 acknowledgments G. B. Stockton and J. Henry Blount, respectively, the President and Secretary of Ortega Company, a Florida corporation, and Francis R. L'Engle, Jr. and Julia H. L'Engle, his wife, all said persons to me well known and known to me to be the persons described in and who executed the foregoing Dedication, and the said Francis R. L'Engle, Jr. and Julia H. L'Engle, his wife, severally acknowledged the execution thereof to be their free act and deed, for the uses and purposes therein expressed; and the said G. B. Stockton and J. Henry Blount acknowledged the execution thereof to be their free act and deed as such officers of Ortega Company, for the uses and purposes therein expressed, and that they affixed thereto the official seal of said corporation, and that this Dedication is the act and deed of said corporation.
 Witness my signature and official seal at Jacksonville, Florida, this 29th day of December A.D. 1954.

Randell M. Besley
 Notary Public, State of Florida, of Large
 My Commission Expires April 21, 1955

APPROVED FOR RECORD
 This plat has been examined and is hereby accepted and approved by the Board of County Commissioners of Duval County, Florida, pursuant to a resolution of said Board adopted this 3rd day of Jan., 1955 A.D., and pursuant to such resolution, all roads, streets, alleys, right-of-ways and easements show upon any prior plat covering said lands or portions thereof and not shown on this plat are hereby closed, vacated, discontinued and abandoned.

BOARD OF COUNTY COMMISSIONERS OF DUVAL COUNTY, FLORIDA
 attest *Samuel W. Thomas* by *J. Hammond*
 Clerk Chairman

CLERKS CERTIFICATE
 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 25, Page 95, of the public records of Duval County, Florida this 6th day of JAN. A. D. 1955.
10 281-B
Samuel W. Thomas
 Clerk
Oliver
 Deputy Clerk

SURVEYORS CERTIFICATE
 I hereby certify that the attached plat is a true representation of the lands surveyed, platted and described and that permanent reference monuments have been placed according to the laws of Florida.
 I further certify that the attached plat complies with the Duval County zoning rules and regulations.
 Signed this 26th day of October, A. D. 1954.
Robert M. Ayras
 Registered Land Surveyor No. 25

NOTES: (Continued)
 No. 7 Lot owners constructing driveways or walkways must install pipe arch or reinforced concrete culvert pipes in road ditches at points where driveways or walkways cross same. Invert elevations of each culvert are to be approved by the County Engineer. Should any lot owner desire to eliminate the road side ditch in front of his lot, he must first obtain the approval of the County Engineer and then lay a culvert pipe of the proper size in said ditch for the full width of his lot and provide a catch-basin for draining his lot and also the pavement to the culvert pipe. The top of said catch-basin must be not less than 6" below the elevation of the center-line of the pavement. The center-lines of all culvert pipes shall be the following distances from the center-lines of the pavements:
 On streets 60 feet wide - 20 feet from the center-line.
 On streets 70 feet wide - 22.5 feet from the center-line.
 On streets 100 feet wide - 25 feet from the center-line.
 All culvert pipes shall be of the sizes shown in the table on this plat.



NOTES:
 No. 1 Iron pipe stakes have been set at all lot corners, points of curve and points of tangency shown on this plat, when said points were not occupied by permanent reference monuments or trees.
 No. 2 Permanent reference monuments shown thus: \odot P.R.M.
 No. 3 Distances and bearings shown on curves refer to chords.
 No. 4 Building restriction lines shown thus: 25' B.R.L.
 No. 5 Figures before the letters "B.R.L." refer to the distance from the street to the restriction line.
 No. 6 Curve data shown hereon refer to center lines of streets.
 No. 7 A perpetual easement is reserved by Ortega Company, for itself, its successors and assigns, over, upon and across all areas designated on this plat as "Easement for Utilities", and in addition thereto, over, upon and across a strip of land four (4) feet wide along the side lines of each lot shown on this plat for the purpose of constructing, operating and maintaining in any or all such easement areas sewer, water, drainage, power, light or other public utilities.