

BY: *Thomas D. Wiley*
COUNTY ENGINEER
Asst. COUNTY ATTORNEY

ORTEGA FOREST - UNIT TEN
DUVAL COUNTY, FLORIDA

TAXES VERIFIED

R L D

A Subdivision of a portion of the John H. McIntosh Grant, Section 42, Township 3 South, Range 26 East, being a replat of Lot 9, Block 29, Ortega Forest, Unit 9, according to plat recorded in the public records of said County in Plat Book 32, Pages 71 and 71A, and a portion of the lands formerly subdivided as Lot C, Venetia, by plat recorded in said public records in Plat Book 13, Page 57, the lands hereby subdivided being more particularly described in the caption below:

CAPTION:

For point of beginning, commence at a permanent reference monument located at the Southeast corner of Lot 8, Block 29, Ortega Forest, Unit Nine, according to the plat aforementioned, and run South zero degrees, two minutes, zero seconds West (500°02'00"W), along the westerly right of way line of Long Bow Road, as shown on said plat, a distance of one hundred sixty and ten hundredths (160.10) feet to a point in the southerly right of way line of Yacht Club Road, as shown on said plat; run thence South eighty-nine degrees, fifty-eight minutes, zero seconds East (589°58'00"E) along said right of way line, a distance of six hundred thirty-two (632.00) feet to a point of curvature in said line; run thence Easterly, along the arc of a curve, concave to the South and having a radius of two hundred forty-seven and eighty-six hundredths (247.86) feet, a chord distance of one hundred, nineteen and nine hundredths (119.09) feet to a point of reverse curvature, the bearing of the aforementioned chord being South seventy-six degrees, four minutes, zero seconds East (576°04'00"E); continue thence Easterly, along the arc of a curve, concave to the North and having a radius of three hundred eighty-one and eighty-one hundredths (381.81) feet, a chord distance of two hundred fifty-seven and thirty-three hundredths (257.33) feet to a point of tangency, the bearing of the aforementioned chord being South eighty-one degrees, fifty-one minutes, forty seconds East (581°51'40"E); run thence North seventy-eight degrees, twenty-six minutes, fifty seconds East (N78°26'50"E) a distance of seventy-three and eighty-seven hundredths (73.87) feet to a point in the Easterly right of way line of Water Oak Lane, as shown on the plat of Ortega Forest, Unit Nine, aforementioned; run thence North eleven degrees, thirty-three minutes, ten seconds West (N11°33'10"W) along said right of way line, a distance of one hundred ninety-five (195.00) feet to a point located at the Southwest corner of Lot 9, Block 33, Ortega Forest, Unit Nine, aforementioned; run thence North seventy-eight degrees, twenty-six minutes, fifty seconds East (N78°26'50"E), along the southerly line of said Lot 9, a distance of two hundred twenty-five (225.00) feet to a point in the westerly right of way line of the Atlantic Coast Line Railroad; run thence South eleven degrees, thirty-three minutes, ten seconds East (S11°33'10"E) along said right of way line, a distance of eight hundred twenty (820.00) feet to a point; run thence South, seventy-eight degrees, twenty-six minutes, fifty seconds West (S78°26'50"W) a distance of two hundred twenty-five (225.00) feet to a point; run thence South eleven degrees, thirty-three minutes, ten seconds East (S11°33'10"E) a distance of fifteen (15.0) feet to a point; run thence South seventy-eight degrees, twenty-six minutes, fifty seconds West (S78°26'50"W) a distance of sixty (60.00) feet to a point; run thence Northwesterly, along the arc of a curve, concave to the Southwest and having a radius of twenty (20.0) feet, a chord distance of twenty-eight and twenty-eight hundredths (28.28) feet to a point; the bearing of the aforementioned being North fifty-six degrees, thirty-three minutes, ten seconds West (N56°33'10"W); run thence South seventy-eight degrees, twenty-six minutes, fifty seconds West (S78°26'50"W) a distance of one hundred fifty-five (155.00) feet to a point of curvature; run thence Westerly, along the arc of a curve, concave to the North and having a radius of one thousand, fifty-nine and five hundredths (1,059.05) feet, a chord distance of two hundred seventy-nine and fifty-two hundredths (279.52) feet to a point of tangency, the bearing of the aforementioned chord being South eighty-six degrees, one minute, fifty seconds West (S86°01'50"W); run thence North eighty-six degrees, twenty-three minutes, ten seconds West (N86°23'10"W) a distance of five and forty-eight hundredths (5.48) feet to a point of curvature; run thence Southwesterly, along the arc of a curve, concave to the Southeast and having a radius of four hundred eighteen and fifty-four hundredths (418.54) feet, a chord distance of two hundred fifty-nine and forty hundredths (259.40) feet to a point of compound curvature, the bearing of the aforementioned chord being South seventy-five degrees, thirty-three minutes, forty-one seconds West (S75°33'41"W); run thence Southwesterly, along the arc of a curve, concave to the Southeast and having a radius of twenty (20.00) feet, a chord distance of twenty-eight and ninety-eight hundredths (28.98) feet to a point of compound curvature, the bearing of the aforementioned chord being South eleven degrees, five minutes, sixteen seconds West (S11°05'16"W); run thence Southeasterly, along the arc of a curve, concave to the Northeast and having a radius of three thousand, six hundred twenty-six and seventy-eight hundredths (3,626.78) feet, a chord distance of four and one hundredth (4.01) feet to the point of tangency of said curve, the bearing of the aforementioned chord being South thirty-five degrees, twenty-one minutes, fifty-four seconds East (S35°21'54"E); run thence South fifty-four degrees, thirty-six minutes, twelve seconds West (S54°36'12"W) a distance of sixty (60.00) feet to a point; run thence Northwesterly, along the arc of a curve, concave to the Northeast and having a radius of three thousand, six hundred eighty-six and seventy-eight hundredths (3,686.78) feet, a chord distance of thirty-nine and eighty-seven hundredths (39.87) feet to a point; the bearing of the aforementioned chord being North thirty-five degrees, five minutes, thirteen seconds West (N35°05'13"W); run thence South fifty-eight degrees, twenty-three minutes, five seconds West (S58°23'05"W) a distance of two hundred thirty-nine and forty-eight hundredths (239.48) feet to a point on the Easterly shore of an artificial lake or lagoon (Morven Lake); run thence Northwesterly and Northerly, along said shore and along a bulkhead line, as follows: first course North thirty-five degrees, thirty-eight minutes, twenty-two seconds West (N35°38'22"W) a distance of one hundred eighty-one and twelve hundredths (181.12) feet to a point of curvature; second course, along the arc of a curve, concave Northeasterly and having a radius of one thousand, two hundred thirty-nine and six hundredths (1,239.06) feet a chord distance of four hundred forty-one and sixty-nine hundredths (441.69) feet to a point of reverse curvature, the bearing of the aforementioned chord being North twenty-five degrees, twenty-two minutes, twenty seconds West (N25°22'20"W); third course, along the arc of a curve, concave Southwesterly and having a radius of one thousand, seven hundred forty-two and thirty-one hundredths (1,742.31) feet, a chord distance of two hundred sixty-six and forty-two hundredths (266.42) feet to a point of tangency, the bearing of the aforementioned chord being North nineteen degrees, twenty-nine minutes, twenty-five seconds West (N19°29'25"W); fourth course, North, twenty-three degrees, fifty-two minutes, thirty seconds West (N23°52'30"W) a distance of one hundred twenty-four and four hundredths (124.04) feet to a point of curvature; fifth course, along the arc of a curve, concave Easterly and having a radius of one hundred thirty-two and fourteen hundredths (132.14) feet, a chord distance of seventy-two and thirty-one hundredths (72.31) feet to a point of tangency, the bearing of the aforementioned chord being North seven degrees, fifty-nine minutes, forty-five seconds West (N7°59'45"W); sixth course, North seven degrees, fifty-three minutes, zero seconds East (N7°53'00"E) a distance of one hundred twenty-seven and twenty-nine hundredths (127.29) feet to a point in the southerly line of Lot 8, Block 29, Ortega Forest, Unit Nine, aforementioned; run thence, South eighty-nine degrees, fifty-eight minutes, zero seconds East (S89°58'00"E), along said southerly line, a distance of two hundred seventy-two and fifty-seven hundredths (272.57) feet to the point of beginning. (27.40 Acres)

ADOPTION AND DEDICATION:

This is to certify that the undersigned ORTEGA COMPANY, is the lawful owner of the land described in the caption hereon, that it has caused the same to be surveyed and platted and that this plat, made in accordance with said survey, is hereby adopted as a true and correct plat of said lands, and that all Roads, Lanes, right-of-ways and easements for drainage and Utilities shown on said plat are hereby dedicated to Duval County, Florida.

Signed and Sealed this 27 day of May A.D., 1966.
ORTEGA COMPANY
Thomas J. Wilson J.P. Stockton
WITNESS ITS PRESIDENT
Wesley A. Sweet J.B. Stockton, Jr.
WITNESS ITS ASSISTANT 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, G.B. STOCKTON and G.B. STOCKTON, JR. respectively President and Assistant Secretary of ORTEGA COMPANY, a Florida Corporation, to me known to be the persons described in, and who executed the foregoing dedication and who severally acknowledged the execution thereof to be their free act and deed as such officers for the uses and purposes therein mentioned and that they affixed thereto the Official Seal of said Corporation, and that said dedication is the act and deed of said Corporation.

Witness my hand and official seal in Jacksonville, Duval County, Florida this 27 day of May A.D., 1966.

Corinne C. Wilson
(Notary Public, State of Florida at Large)
My Commission expires March 28, 1969.

COMMISSIONER'S CERTIFICATE

This plat has been examined and is hereby accepted and approved this 31st day of May A.D., 1966.
Board of County Commissioners of Duval County, Florida.

By: *Edward Morgan* Chairman
Attest: *S. Morgan* Clerk
By: *Perry M. Smith* Deputy Clerk

CLERK'S 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 33, Pages 71 and 71A of the public records of Duval County, Florida this 6th day of June A.D., 1966.

By: *S. Morgan* Clerk
Robert C. Forbes Deputy Clerk

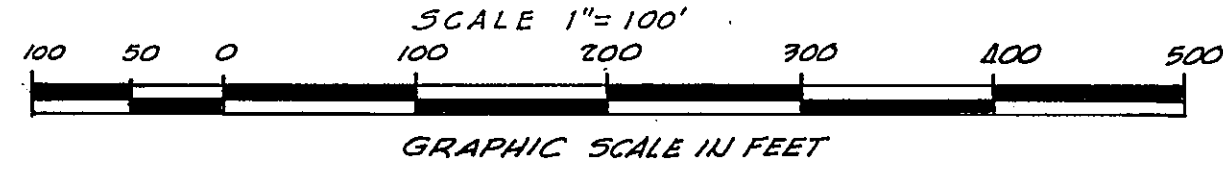
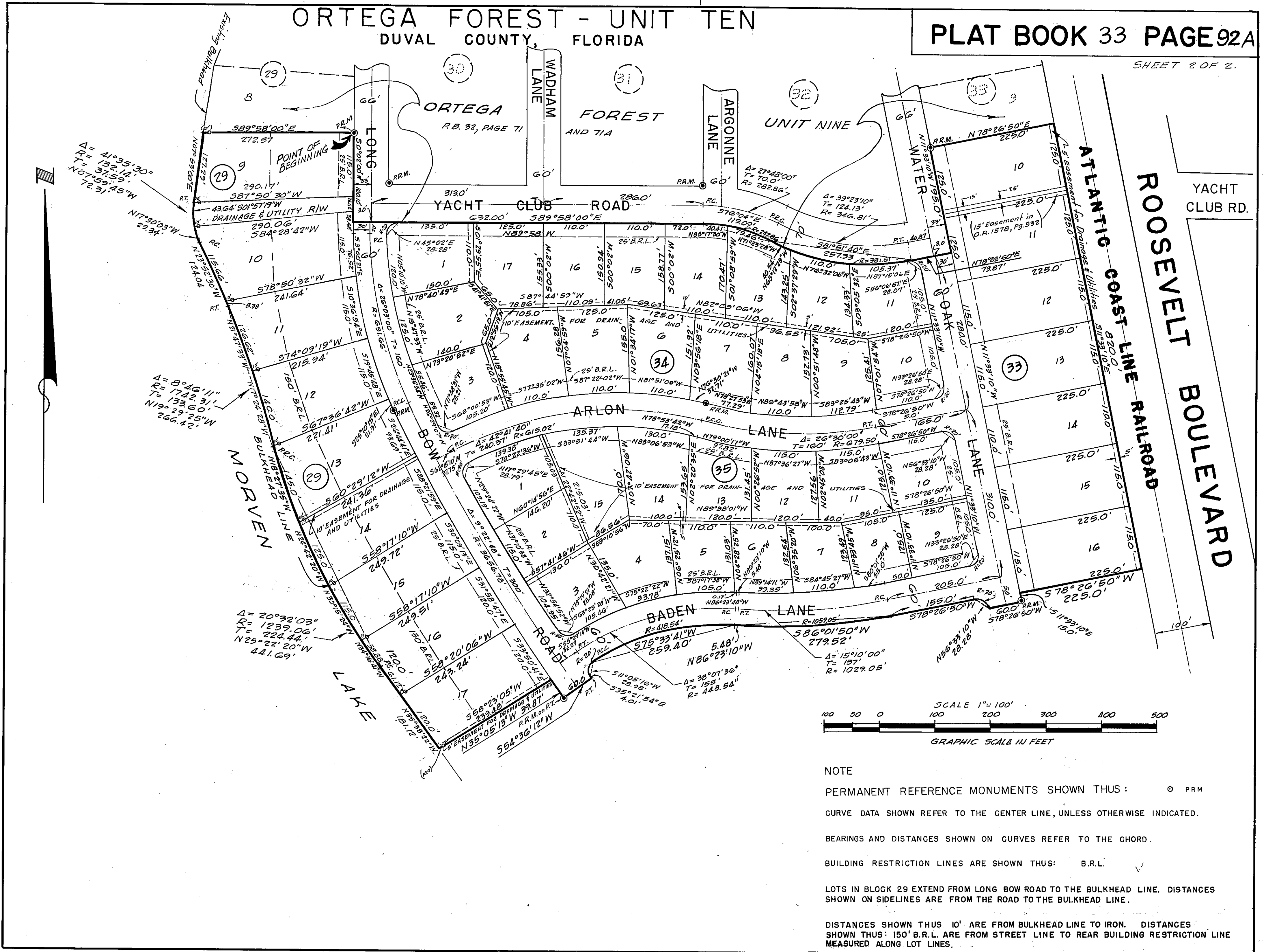
SURVEYOR'S CERTIFICATE 66-31434

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 it complies with all Duval County Zoning Rules and Regulations.
Signed this 27 day of May A.D., 1966.

Richard D. Smith
Registered Land Surveyor No. 4451.

Robert M. Angus and Associates
Consulting Civil Engineers and Surveyors
420 First Federal Savings Bldg.
Jacksonville, Florida

ORTEGA FOREST - UNIT TEN
DUVAL COUNTY, FLORIDA



NOTE

PERMANENT REFERENCE MONUMENTS SHOWN THUS: P.R.M.

CURVE DATA SHOWN REFER TO THE CENTER LINE, UNLESS OTHERWISE INDICATED.

BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO THE CHORD.

BUILDING RESTRICTION LINES ARE SHOWN THUS: B.R.L.

LOTS IN BLOCK 29 EXTEND FROM LONG BOW ROAD TO THE BULKHEAD LINE. DISTANCES SHOWN ON SIDELINES ARE FROM THE ROAD TO THE BULKHEAD LINE.

DISTANCES SHOWN THUS 10' ARE FROM BULKHEAD LINE TO IRON. DISTANCES SHOWN THUS 150' B.R.L. ARE FROM STREET LINE TO REAR BUILDING RESTRICTION LINE MEASURED ALONG LOT LINES.