

ORTEGA FOREST - UNIT ELEVEN

JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 34 PAGE 59

SHEET 1 OF 2

A subdivision of a portion of the John H. McIntosh Grant, Section 42, Township 3 South, Range 26 East, being a replat of a portion of the lands formerly subdivided as Lot 6, Venetia, by plat recorded in the Public Records of said County in Plat Book 13, Page 57, the lands hereby subdivided being in two parcels more particularly described in the caption below:

CAPTION For point of beginning, commence at the extreme Southeast corner of Lot 17, Block 29, Ortega Forest Unit Ten, according to plat recorded in said Public Records in Plat Book 33, Pages 92 and 92A and run, in a general Eastern direction, along the Southern boundary of said Unit Ten, as follows: first course, Southeast along the arc of a curve, concave Northeast and having a radius of three thousand six hundred eighty-six and seven hundredths (3686.78) feet, a chord distance of thirty-nine and eighty-seven hundredths (39.87) feet to a point of tangency; the bearing of the aforementioned chord being South thirty-five degrees, five minutes, thirteen seconds East (S. 35° 05' 13" E); second course, North fifty-four degrees, thirty-six minutes, twelve seconds East (N. 54° 36' 12" E) a distance of fifty (50.00) feet to a point of tangency; third course, Northwesterly along the arc of a curve, concave Northeast and having a radius of three thousand six hundred twenty-six and seventy-eight hundredths (3626.78) feet, a chord distance of four and one hundredth (4.01) feet to a point of tangency; the bearing of the aforementioned chord being North thirty-five degrees, twenty-one minutes, fifty-four seconds West (N. 35° 21' 54" W); fourth course, Northeast along the arc of a curve, concave 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 tangency; the bearing of the aforementioned chord being North eleven degrees, five minutes, sixteen seconds East (N. 11° 05' 16" E); fifth course, Northeast along the arc of a curve, concave 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 tangency; the bearing of the aforementioned chord being North seventy-five degrees, thirty-three minutes, forty-one seconds East (N. 75° 33' 41" E); sixth course, South eighty-six degrees, twenty-three minutes, ten seconds East (S. 86° 23' 10" E) a distance of five and forty-eight hundredths (5.48) feet to a point of tangency; seventh course, Easterly along the arc of a curve, concave Northerly 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 North eighty-six degrees, one minute, fifty seconds East (N. 86° 01' 50" E); eighth course, North seventy-eight degrees, twenty-six minutes, fifty seconds East (N. 78° 26' 50" E) a distance of one hundred fifty-five (155.00) feet to a point of tangency; ninth course, Southeast along the arc of a curve, concave Southwesterly and having a radius of twenty (20.00) feet, a chord distance of twenty-eight and twenty-eight hundredths (28.28) feet to a point of tangency; the bearing of the aforementioned chord being South fifty-six degrees, thirty-three minutes, ten seconds East (S. 56° 33' 10" E); tenth course, South eleven degrees, thirty-three minutes, ten seconds East (S. 11° 33' 10" E), along the westerly right of way line of Water Oak Lane, as said right of way is described in said Public Records in Official Records Volume 3026, Page 1137, a distance of six hundred twenty (620.00) feet to a point of tangency; run thence South seventy-eight degrees, twenty-six minutes, fifty seconds West (S. 78° 26' 50" W) a distance of fifteen (15.00) feet to the center line of an easement, as described in said Public Records in Official Records Volume 3068, Page 679 and Official Records Volume 3068, Page 683; run thence South eleven degrees, thirty-three minutes, ten seconds East (S. 11° 33' 10" E), along said centerline, a distance of two hundred twenty-six and ninety-four hundredths (226.94) feet to a point on the Northerly shore of an artificial lake or lagoon (Pirates Run); run thence Southwesterly and Northwesterly, along said shore, as follows: first course, West along the arc of a curve, concave Southerly and having a radius of one hundred (100.00) feet, a chord distance of forty-seven and seventy-four hundredths (47.74) feet to a point of compound curvature; the bearing of the aforementioned chord being South eighty-eight degrees, forty-three minutes, forty-six seconds West (S. 88° 43' 46" W); second course, Southwesterly along the arc of a curve, concave Southeast and having a radius of one thousand, six hundred and forty-eight hundredths (1,600.48) feet, a chord distance of two hundred twenty-six and forty-nine hundredths (226.49) feet to a point of reverse curvature; the bearing of the aforementioned chord being South seventy degrees, fifty-one minutes, forty-two seconds West (S. 70° 51' 42" W); third course, Southwesterly along the arc of a curve, concave Northwesterly and having a radius of four hundred twelve and seventy-two hundredths (412.72) feet, a chord distance of ninety-five and twenty-eight hundredths (95.28) feet to a point of tangency; the bearing of the aforementioned chord being South seventy-three degrees, twenty-five minutes, twenty-eight seconds West (S. 73° 25' 28" W); fourth course, South eighty degrees, three minutes, forty seconds West (S. 80° 03' 40" W) a distance of three hundred sixty-six and fifty-five hundredths (366.55) feet to a point of tangency; fifth course, Northwesterly along the arc of a curve, concave Northeast and having a radius of fifty (50.00) feet, a chord distance of fifty-nine and ninety-eight hundredths (59.98) feet to a point of tangency; the bearing of the aforementioned chord being North sixty-three degrees, five minutes, zero seconds West (N. 63° 05' 00" W); sixth course, North twenty-six degrees, thirty-seven minutes, forty seconds West (N. 26° 13' 40" W) a distance of five hundred twenty and eighty-two hundredths (520.82) feet to a point of tangency; seventh course, Northwesterly along the arc of a curve, concave Southwesterly and having a radius of one thousand, seven hundred forty-five and thirty-two hundredths (1,745.32) feet, a chord distance of two hundred eighty-six and thirty-seven hundredths (286.37) feet to a point of tangency located at the extreme Southwesterly corner of said Lot 17, Block 29, Ortega Forest Unit Ten; the bearing of the aforementioned chord being North thirty degrees, fifty-six minutes, one second West (N. 30° 56' 01" W); run thence North fifty-eight degrees, twenty-three minutes, five seconds East (N. 58° 23' 05" E), along the Southerly boundary of said Lot 17, a distance of two hundred thirty-nine and forty-eight hundredths (239.48) feet to the point of beginning. Subject to the westerly one-half of the 20 foot Easement described in Official Records Volume 3068, Page 679 and Official Records Volume 3068, Page 683.

PARCEL "A" For point of beginning, commence at the Southwesterly corner of Lot 16, Block 33, Ortega Forest Unit Ten, according to plat recorded in the public Records of said County in Plat Book 33, Pages 92 and 92A, said point being in the Easterly right of way line of Water Oak Lane, as shown on said plat, and run North seventy-eight degrees, twenty-six minutes, fifty seconds East (N. 78° 26' 50" E), along the Southerly boundary of said Lot 16, a distance of two hundred twenty-five (225.00) feet to a point in the westerly right of way line of the Seaboard Coast Line Railroad; run thence South eleven degrees, thirty-three minutes, ten seconds East (S. 11° 33' 10" E), along said right of way line, a distance of five hundred seventy-five (575.00) feet to an angle point in the Northerly right of way line of Long Bow Road South; run thence West along said right of way line, and Northerly, along the Easterly right of way line of Water Oak Lane (as said right of way lines are described in said Public Records in Official Records Volume 3026, Page 1137), as follows: first course, South seventy-eight degrees, twenty-six minutes, fifty seconds West (S. 78° 26' 50" W) a distance of two hundred five (205.00) feet to a point of tangency; second course, Northwesterly along the arc of a curve, concave Northeast and having a radius of twenty (20.00) feet, a chord distance of twenty-eight and twenty-eight hundredths (28.28) feet to a point of tangency; the bearing of the aforementioned chord being North fifty-six degrees, thirty-three minutes, ten seconds West (N. 56° 33' 10" W); third course, North eleven degrees, thirty-three minutes, ten seconds West (N. 11° 33' 10" W) a distance of five hundred fifty-five (555.00) feet to the point of beginning.

PARCEL "B" For point of beginning, commence at the Southwesterly corner of Lot 16, Block 33, Ortega Forest Unit Ten, according to plat recorded in the public Records of said County in Plat Book 33, Pages 92 and 92A, said point being in the Easterly right of way line of Water Oak Lane, as shown on said plat, and run North seventy-eight degrees, twenty-six minutes, fifty seconds East (N. 78° 26' 50" E), along the Southerly boundary of said Lot 16, a distance of two hundred twenty-five (225.00) feet to a point in the westerly right of way line of the Seaboard Coast Line Railroad; run thence South eleven degrees, thirty-three minutes, ten seconds East (S. 11° 33' 10" E), along said right of way line, a distance of five hundred seventy-five (575.00) feet to an angle point in the Northerly right of way line of Long Bow Road South; run thence West along said right of way line, and Northerly, along the Easterly right of way line of Water Oak Lane (as said right of way lines are described in said Public Records in Official Records Volume 3026, Page 1137), as follows: first course, South seventy-eight degrees, twenty-six minutes, fifty seconds West (S. 78° 26' 50" W) a distance of two hundred five (205.00) feet to a point of tangency; second course, Northwesterly along the arc of a curve, concave Northeast and having a radius of twenty (20.00) feet, a chord distance of twenty-eight and twenty-eight hundredths (28.28) feet to a point of tangency; the bearing of the aforementioned chord being North fifty-six degrees, thirty-three minutes, ten seconds West (N. 56° 33' 10" W); third course, North eleven degrees, thirty-three minutes, ten seconds West (N. 11° 33' 10" W) a distance of five hundred fifty-five (555.00) feet to the point of beginning.

ADOPTION AND DEDICATION

This is to certify that the undersigned, Ortega Development Company, a corporation under the Laws of the State of Florida, 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 utilities and sewers are hereby irrevocably and without reservation dedicated to the City of Jacksonville, Florida and its successors. Signed and Sealed this 19th day of March, A.D. 1970.

ORTEGA DEVELOPMENT COMPANY
Signed and sealed in the presence of:
James J. Wilson, its President
Francis P. L'Engle, Jr., its Secretary
Witness: [Signatures]

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, Paul G. Fleming and Francis P. L'Engle, Jr., respectively, President and Secretary of Ortega Development 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 there in mentioned and that they affixed thereto the official seal of said corporation, and that said dedication is the act and deed of said corporation by and with the authority of its Board of Directors.

Witness my hand and official seal in said County and State this 19th day of March, A.D. 1970.
(Notary Public, State of Florida at large)
My commission expires: March 27, 1973

DEDICATION FOR MORTGAGEE:

This is to certify that THE ATLANTIC NATIONAL BANK OF JACKSONVILLE, a corporation under the Laws of the United States being the mortgagee of the lands described in the foregoing caption of this plat do hereby join in, and make ourselves a party to the dedication of said lands and plat for the uses and purposes therein expressed and dedicate all roads, lanes, right of ways and easements for drainage, utilities, sewers shown on this plat to the City of Jacksonville, Florida and its successors. In witness whereof THE ATLANTIC NATIONAL BANK OF JACKSONVILLE has caused these presents to be signed by its Vice President and Assistant Cashier by and with authority of its Board of Directors in its name and with its corporate seal affixed, this 19th day of March, A.D. 1970.

THE ATLANTIC NATIONAL BANK OF JACKSONVILLE
Carolyn R. Cornwall, its Vice President
Sandra L. Mann, its Assistant Cashier
Witness: [Signatures]

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 Robert M. Dart and George C. Nuzum, Jr., respectively, Vice President and Assistant Cashier of THE ATLANTIC NATIONAL BANK OF JACKSONVILLE, a corporation under the Laws of the United States, 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 by and with the authority of its Board of Directors.

Witness my hand and official seal in said County and State this 19th day of March, A.D. 1970.
(Notary Public, State of Florida at large)
My commission expires: 9/5/72

Prepared by: Robert M. Angus and Associates Consulting Civil Engineers and Surveyors 422 North State Building Jacksonville, Florida
(Job No. B24455-FB-1127-CB-200)

APPROVED
May 5, 1970
G. L. Mullis
CITY ENGINEER
PUBLIC WORKS

CLERK'S CERTIFICATE

This is to 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 is recorded in Plat Book 34 Page 59 of the public records of Duval County, Florida this 4th day of June, A.D. 1970.

70-27180
S. Morgan Slaughter, Clerk
Robert C. Forbes, Deputy Clerk

APPROVED FOR RECORD

This is to certify that this plat has been examined and approved by the City of Jacksonville, Duval County, Florida, pursuant to Ordinance No. 10-540 of said city, adopted by its council and approved by its Mayor this 28th day of May, A.D. 1970.

Mayor of the City of Jacksonville
Francis P. L'Engle, Jr.
Secretary of the Council of the City of Jacksonville

SURVEYOR'S CERTIFICATE

This is to certify that the above plat is a correct representation of the lands surveyed, platted, and described above and that permanent reference monuments have been placed according to the Laws of the State of Florida and that the above plat complies with the zoning rules and regulations of the City of Jacksonville, Florida currently in effect. Signed this 19th day of March, A.D. 1970.

Reg. Land Surveyor No. 451

ORTEGA FOREST - UNIT ELEVEN

JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 34 PAGE 59A

SHEET 2 OF 2

TRADES VERIFIED
R.P.R.

APPROVED
DATE: May 5, 1970
BY: *W. Bentley*
CITY ENGINEER
Clayton L. Mullis
COUNTY COUNSEL



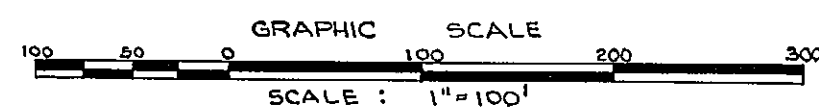
NOTES :

1. PERMANENT REFERENCE MONUMENTS SHOWN THUS: ©
2. CURVE DATA SHOWN ON LONG BOW ROAD & BADEN LANE REFERS TO THE CENTERLINE.
3. BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO THE CHORD.
4. ALL RADII NOT SHOWN ARE 20 FT.
5. BUILDING RESTRICTION LINES ARE SHOWN THUS: B.R.L.
6. LOTS IN BLOCK 29 EXTEND FROM LONG BOW ROAD RIGHT OF WAY TO THE HIGH WATER LINE. THIS DISTANCE IS AS SHOWN ALONG SIDELINES.
7. DISTANCES SHOWN THUS: (150') ON LOTS IN BLOCK 29 ARE FROM STREET TO REAR BUILDING RESTRICTION LINE AS MEASURED ALONG LOT LINES.

BLK.	LOT	AREA - SQ. FT.	BLK.	LOT	AREA - SQ. FT.
29	1	29,157	36	1	17,178
	2	27,088		2	18,689
	3	24,485		3	19,225
	4	22,151		4	13,262
	5	19,752		5	13,199
	6	26,886		6	14,914
	7	36,375		7	15,532
	8	29,019		8	13,632
	9	29,394		9	14,178
	10	20,785		10	16,222
	11	20,622		11	17,136
	12	25,402		12	22,334
33	1	24,750	37	1	16,711
	2	24,750		2	13,500
	3	24,750		3	13,500
	4	24,750		4	13,500
	5	24,750		5	14,175
	6	24,750		6	14,175
	7	24,750		7	14,175
	8	24,750		8	14,175
	9	24,750		9	14,175
	10	24,750		10	14,175
	11	24,750		11	14,175
	12	24,750		12	14,175
DRAINAGE & UTILITY R/W		3,750			

TOTAL AREA SUBDIVIDED = 21,356 AC±

TOTAL AREA OF STREETS = 2,617 AC±



PREPARED BY:
ROBERT M. ANGAS AND ASSOCIATES
CONSULTING CIVIL ENGINEERS & SURVEYORS
420 FIRST FEDERAL SAVINGS BLDG.
JACKSONVILLE, FLORIDA (JOB NO. B24455-EB.1127-C.B.200)