

# ORTEGA FOREST-UNIT TWELVE

## JACKSONVILLE, DUVAL COUNTY, FLORIDA

MAPS VERIFIED  
L.F.S.

A subdivision of a portion of the John H. McIntosh Grant, Section 42, Township 3 South, Range 26 East, Jacksonville, Duval County, Florida, being a portion of lots 5 and 6 "REPLAT OF LAND WEST OF A.C.L. RD. RIGHT OF WAY OF SUBDIVISION VENETIA WHICH IS IN AND A PART OF JOHN H. MCINTOSH GRANT, SECTION 42, TOWNSHIP 3 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA," according to plat recorded in Public Records of said county in Plat Book 13, Page 57, and more particularly described as follows:

**CAPTION** For point of reference, commence at the Southwesterly corner of Lot 12, BLOCK 25, ORTEGA FOREST UNIT EIGHT, according to plat recorded in said Public Records in Plat Book 29, Page 85, said point being in the Easterly right of way line of Prince Edward Road (a 66 foot right of way), and run South zero degrees, two minutes, zero seconds West (S.00°02'00"W.), along said right of way line, a distance of two hundred forty one and sixty five hundredths (241.65) feet to a point of curvature; run thence Southwesterly, continuing along said Easterly right of way line, and along the arc of a curve, concave Northwesterly and having a radius of four hundred three and ninety four hundredths (403.94) feet, a chord distance of one hundred nineteen and sixty eight hundredths (119.68) feet to a point for a point of beginning, the bearing of the aforementioned chord being South eight degrees, thirty-two minutes, thirty seconds West (S.08°32'30"W.).

From the point of beginning thus described, continue Southwesterly along said Easterly right of way line, and along the arc of said curve, a chord distance of two hundred seventy three and eighty five hundredths (273.85) feet to the point of tangency of said curve, the bearing of the aforementioned chord being South thirty six degrees, fifty three minutes, four seconds West (S.36°53'04"W.); run thence South fifty six degrees, forty one minutes, fifty seconds West (S.56°41'50"W.), continuing along said right of way line, a distance of one hundred fifteen and ninety four hundredths (115.94) feet to a point in the Easterly right of way line of Ortega Forest Drive (a 100 foot right of way, as described in said Public Records in Official Records Volume 1298, Page 187); run thence Southeasterly, along said right of way line and along the arc of a curve, concave Southwesterly and having a radius of thirteen thousand, nine hundred twenty one and eighteen hundredths (13,921.18) feet, a chord distance of twenty five and seventy three hundredths (25.73) feet to a point, the bearing of the aforementioned chord being South thirty three degrees, six minutes, fifty seconds East (S.33°06'50"E.); run thence South fifty six degrees, fifty six minutes, twenty seconds West (S.56°56'20"W.), across the Southeasterly terminus of said Ortega Forest Drive, a distance of one hundred (100.00) feet to a point; run thence Southeasterly, along the arc of a curve, concave Southwesterly and having a radius of thirteen thousand, eight hundred twenty one and eighteen hundredths (13,821.18) feet, a chord distance of sixty seven and twenty one hundredths (67.21) feet to a point, the bearing of the aforementioned chord being South thirty two degrees, fifty five minutes, eighteen seconds East (S.32°55'18"E.); run thence South fifty seven degrees, thirteen minutes, nine seconds West (S.57°13'09"W.) a distance of two hundred eighty seven (287.00) feet, more or less, to the waters of the Ortega River; run thence Southeasterly, along said waters of Ortega River, Easterly, along the waters of Pirates Run, and Northwesterly, along the waters of Morven Lake, following the meanderings of the aforementioned waters, a distance of three thousand sixty (3,060) feet, more or less, to a point which bears South eighty nine degrees, fifty eight minutes East (S.89°58'00"E.) from the point of beginning; run thence North eighty nine degrees, fifty eight minutes West (N.89°58'00"W.) a distance of four hundred thirty six (436) feet, more or less, to the point of beginning.

### ADOPTION AND DEDICATION

This is to certify that 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 known as Ortega Forest-Unit Twelve, and 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, and all drives or 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 17th day of July A.D. 1973  
Ortega Development Company

Signed and sealed in the presence of:  
 Witness: Rosemary Jenkins Paul G. Fleming  
Caryn P. Wear Francis P. L'Engle, Jr.  
 Witness: James V. J. Jingle, Jr.  
 It's 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, 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 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 authority of its Board of Directors.

Witness my hand and official seal in said County and State this 17th day of July A.D. 1973  
 (Notary Public, State of Florida at large)  
 My commission expires: 11-26-75 Caryn P. Wear  
 (Notary Seal)

### 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 known as Ortega Forest-Unit Twelve, of this plat, do hereby join in, and make ourselves a party to the dedication of said lands and plat for the use and purposes therein expressed and dedicate all roads, and all drives, right of ways, and easements for drainage, utilities and sewers as 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 Ass't Vice President and Ass't Vice President by and with authority of its Board of Directors, in its name and with its corporate seal affixed, this 24th day of July A.D. 1973.

The Atlantic National Bank of Jacksonville  
 Witness: Richard D. Banning Fred D. Banning  
Barbara J. Hamilton George C. Nuzum, Jr.  
 Witness: George C. Nuzum, Jr.  
 It's Assistant Vice President

### 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 Fred D. Banning, and George C. Nuzum, Jr., respectively, Ass't Vice President and Ass't Vice President 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 24th day of July A.D. 1973  
 (Notary Public, State of Florida at large) Barbara J. Hamilton  
 My commission expires: Jan 3, 1977

(Job No. B-25099-1158-CB200)

BLOCK	LOT #	UPLAND AREA SQ. FT. ±	LAKE AREA SQ. FT. ±	TOTAL AREA SQ. FT. ±
38	1	15,700	2,863	18,563
	2	13,700	7,420	21,120
	3	14,430	9,533	23,963
	4	15,060	7,876	22,936
	5	15,700	7,561	23,261
	6	14,850	13,718	28,568
	7	15,100	16,802	31,902
	8	14,490	7,441	21,931
	9	17,921	1,782	19,702
	10	14,450	1,590	16,040
	11	14,500	3,956	18,456
	12	15,220	9,786	25,006
	13	19,370	3,871	23,241
	14	20,160	3,282	23,442
	15	15,350	6,556	21,906
	16	15,720	7,694	23,414
	17	16,940	7,763	24,703
	18	15,500	11,216	26,716
	19	13,620	6,215	19,835
	20	17,180	2,340	19,520

BLOCK	LOT #	AREA SQ. FT. ±
39	1	17,658
	2	14,717
	3	19,941
	4	25,624
	5	20,240
	6	15,340
	7	15,930
	8	13,460
	9	21,540
	10	21,030
	11	23,090
	12	17,300
	13	13,740
	14	25,130
	15	22,690
	16	20,300
	17	18,280
	18	17,600
	19	16,980
	20	15,870

BLOCK	LOT #	AREA SQ. FT. ±
39	21	15,380
	22	18,400
	23	24,390
	24	21,550
	25	17,190
	26	17,770
	27	18,860
	28	17,980
	29	22,070
	30	28,180

TOTAL AREA SUBDIVIDED: 23.702 Ac. ±  
 TOTAL AREA STREETS: 3.872 Ac. ±  
 TOTAL AREA LAKE: 3.197 Ac. ±

APPROVED  
 DATE: \_\_\_\_\_  
 BY: Thomas Oakley  
Thomas Oakley

### 73-61849 CLERK'S CERTIFICATE

I hereby certify that this plat has been examined, and approved by the City of Jacksonville, Duval County, Florida, and is submitted to me for recording and is recorded in Plat Book 35, Pages 7E7A, of the Public Records of Duval County, Florida, this 5th day of SEPT. A.D. 1973

S. Morgan Slaughter  
 CLERK  
 By: Robert C. Felber  
 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. 73-1007-402 of said city, adopted by its council, and approved by its Mayor, this 30th day of AUGUST A.D. 1973.

David C. MacNamara  
 Mayor of the City of Jacksonville  
David C. MacNamara  
 Secretary of the Council of the City of Jacksonville

### SURVEYOR'S CERTIFICATE

This is to certify that this plat is a true and correct representation of the lands surveyed and described in the caption hereon; that Permanent Reference Monuments (P.R.M.) and Permanent Control Points (P.C.P.) have been set in accordance with the requirements of Chapter 71-339, laws of the State of Florida; that said survey was made under my supervision, and the survey data shown hereon comply in form with all requirements of said Chapter 71-339, and that all zoning rules and regulations currently in effect, have been complied with.

Signed this 15th day of June A.D. 1973  
Richard L. Lamm  
 Florida Registered Land Surveyor No. 451

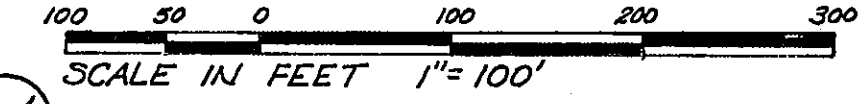
# ORTEGA FOREST-UNIT TWELVE

JACKSONVILLE, DUVAL COUNTY, FLORIDA

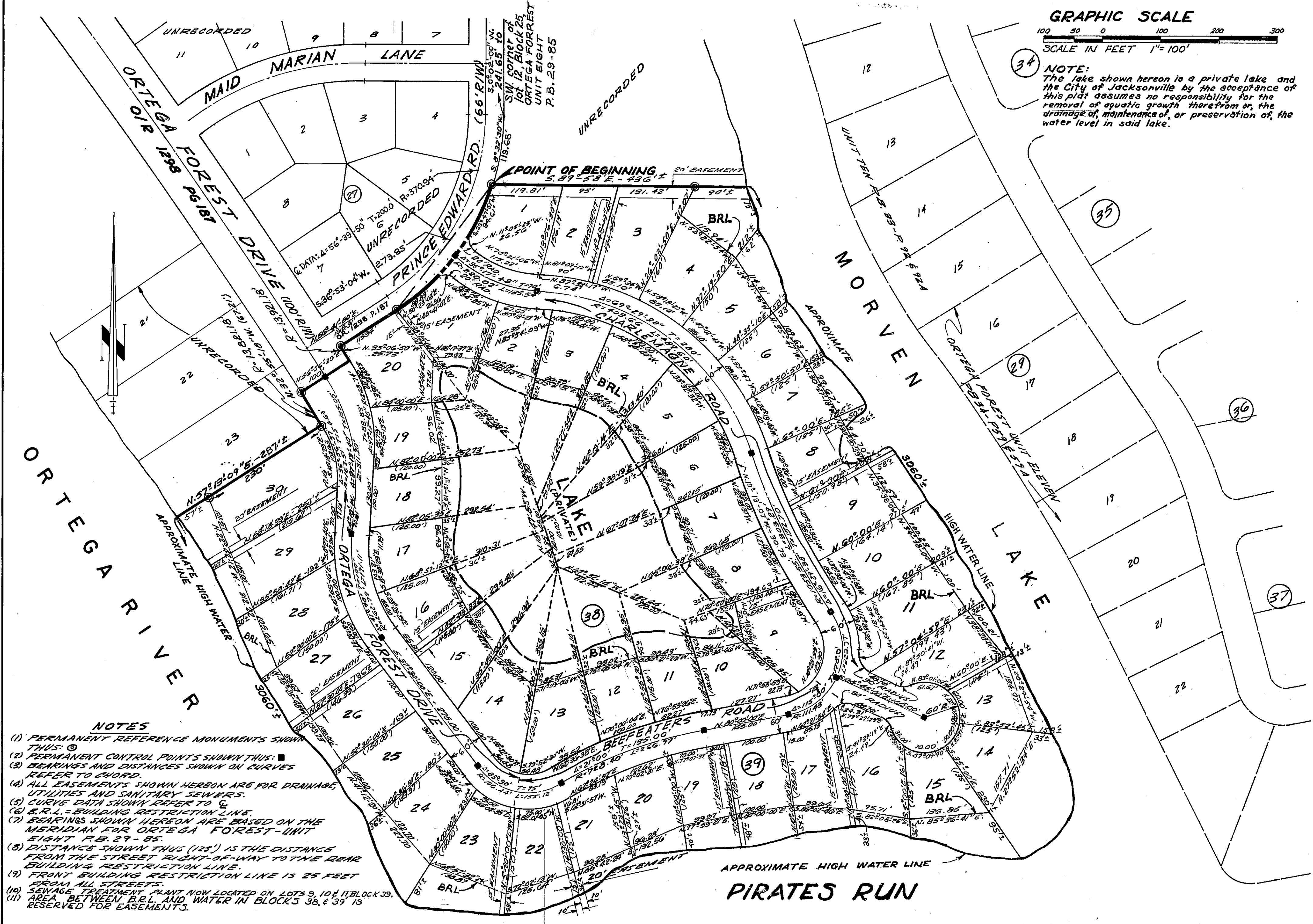
PLAT BOOK 35 PAGE 7A

PAGE 2 OF 2

GRAPHIC SCALE



NOTE:  
The lake shown hereon is a private lake and the City of Jacksonville by the acceptance of this plat assumes no responsibility for the removal of aquatic growth therefrom or, the drainage of, maintenance of, or preservation of, the water level in said lake.



- NOTES**
- (1) PERMANENT REFERENCE MONUMENTS SHOWN THIS: ○
  - (2) PERMANENT CONTROL POINTS SHOWN THIS: ■
  - (3) BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD.
  - (4) ALL EASEMENTS SHOWN HEREON ARE FOR DRAINAGE, UTILITIES AND SANITARY SEWERS.
  - (5) CURVE DATA SHOWN REFER TO C.
  - (6) B.R.L. = BUILDING RESTRICTION LINE.
  - (7) BEARINGS SHOWN HEREON ARE BASED ON THE MERIDIAN FOR ORTEGA FOREST-UNIT EIGHT P.B. 29-85.
  - (8) DISTANCE SHOWN THIS (125') IS THE DISTANCE FROM THE STREET RIGHT-OF-WAY TO THE REAR BUILDING RESTRICTION LINE.
  - (9) FRONT BUILDING RESTRICTION LINE IS 25 FEET FROM ALL STREETS.
  - (10) SEWAGE TREATMENT PLANT NOW LOCATED ON LOTS 9, 10 & 11, BLOCK 39.
  - (11) AREA BETWEEN B.R.L. AND WATER IN BLOCKS 38, & 39 IS RESERVED FOR EASEMENTS.