

ORTEGA FOREST — UNIT TWO

A SUBDIVISION OF A PORTION OF THE JOHN H. MCINTOSH GRANT
SECTION 42, TOWNSHIP 3 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA,
BEING A PART OF SAID SECTION LYING SOUTHWEST OF THE RIGHT OF WAY
OF THE ATLANTIC COAST LINE RAILROAD AND EAST OF ORTEGA FOREST-
UNIT ONE, AND FORMERLY SUBDIVIDED INTO CERTAIN LOTS AND BLOCKS OF
ORTEGA BY PLAT RECORDED IN THE CURRENT PUBLIC RECORDS OF DUVAL
COUNTY, FLORIDA, IN PLAT BOOK 3 PAGE 40; THE LANDS THUS SUBDIVIDED
BEING MORE PARTICULARLY DESCRIBED IN THE CAPTION.

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; that the plat complies with Duval County Zoning requirements.

Robert M. Angus
Land Surveyor Registered No. 25

ADOPTION & DEDICATION

This is to certify that Ortega Company, a Florida Corporation, is the lawful owner of all the lands described in the Caption; that it has 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; 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 has executed these presents on this 24th day of October, A.D. 1951, by its undersigned Officers, thereunto duly authorized.

ORTEGA COMPANY

Signed, Sealed and Delivered in the presence of:

Agnes N. Burrell

Margaret J. Dore

Herman Ulmer
Its Vice President

Attest: *William T. Stockton, Jr.*
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, Herman Ulmer and William T. Stockton, Jr, respectively Vice 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 severally acknowledged the execution thereof to be their free act and deed as such Officers, 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, Duval County, Florida, this 24th day of October, A.D. 1951.

Agnes N. Burrell
Notary Public, State of Florida, at large.
My Commission expires July 7, 1954

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 30th day of October, A.D. 1951 and, pursuant to such resolution, all Roads, Streets, Avenues, Highways, Alleys, Rights of Way, Driveways and Easements shown 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

By *Tom Marshall*
Vice Chairman

Attest: *Leonard W. Thomas*
Clerk

CAPTION

For point of beginning commence at a permanent reference monument located at the Northeastly corner of Lot 6, Block 2, Ortega Forest Unit One, as shown on the plat of Ortega Forest Unit One, recorded in the current public records of Duval County, Florida, in Plat Book 19, Pages 22, 22-A & 22-B, and run thence South forty-four degrees, fifty-nine minutes, thirty seconds West (S 44° 59' 30" W.) along the Southeastly boundary of said Lot 6 a distance of two hundred sixty-nine and nine hundredths (269.09) feet to a permanent reference monument in the Northeastly boundary of the right of way of Water Oak Lane, as shown on the plat of Ortega Forest Unit One aforementioned; run thence along the Northeastly boundary of the right of way of Water Oak Lane on the arc of a curve concave to the Northeast and having a radius of six thousand ninety and twenty-five hundredths (6090.25) feet a chord distance of one hundred fifteen and twenty-six hundredths (115.26) feet, the bearing of said chord being South forty-two degrees, twenty minutes, forty seconds East (S 42° 20' 40" E); run thence South twenty-seven degrees, twenty minutes, twenty seconds West (S 27° 20' 20" W.) across Water Oak Lane a distance of seventy-four and thirty-three hundredths (74.33) feet to a point where the Easterly boundary of the right of way of Sherwood Road intersects the Southeastly prolongation of the Southwesterly boundary of the right of way of Water Oak Lane, both right of ways being as shown on the plat of Ortega Forest Unit One aforementioned; run thence along the Northeastly and Easterly boundaries of the right of way of Sherwood Road in a Southerly direction, following the curves and courses shown on the plat of Ortega Forest Unit One aforementioned and keeping parallel to and one hundred (100) feet distant from the Easterly boundaries of Blocks 3, 4 and 5, Ortega Forest Unit One, to a point where the Easterly boundary of the right of way of Sherwood Road intersects the Northerly boundary of the right of way of Ortega Forest Drive as shown on said plat of Ortega Forest Unit One; run thence South nineteen degrees, forty minutes West (S 19° 40' W.) across the right of way of Ortega Forest Drive a distance of one hundred (100) feet to a permanent reference monument at the Northeastly corner of Lot 32, Block 1, Ortega Forest Unit One, according to the plat aforementioned; run thence South seventy degrees, twenty minutes East (S 70° 20' E.) a distance of one hundred ten and fifty-seven hundredths (110.57) feet to a point; run thence along the arc of a curve concave to the Southwest, tangent to the last mentioned course and having a radius of seven hundred thirty-eight and nine tenths (738.9) feet, a chord distance of four hundred seventy-six (476) feet, the bearing of the aforementioned chord being South fifty-one degrees, thirty-two minutes, thirty-five seconds East (S 51° 32' 35" E); run

thence North fifty-seven degrees, fourteen minutes, fifty seconds East (N 57° 14' 50" E.) a distance of one hundred (100) feet; run thence along the arc of a curve, concave to the Northwest, and having a radius of four hundred thirty-six and eighty-four hundredths (436.84) feet, a chord distance of seventy-seven and fifty-four hundredths (77.54) feet to the point of tangency of said curve, the bearing of said chord being North fifty degrees, nine minutes, thirty seconds East (N 50° 09' 30" E); run thence North forty-five degrees, four minutes East (N 45° 04' E.) and tangent to the last mentioned curve a distance of sixty-three and three tenths (63.3) feet; run thence North forty-five degrees, two minutes West (N 45° 02' W.) a distance of one hundred ninety (190) feet; run thence North forty-five degrees, four minutes East (N 45° 04' E.) a distance of three hundred twenty-seven (327) feet; run thence North forty-five degrees, two minutes West (N 45° 02' W.) a distance of one hundred twenty-five (125) feet; run thence North forty-five degrees, four minutes East (N 45° 04' E.) a distance of seventy-two and ninety-eight hundredths (72.98) feet; run thence North forty-four degrees, fifty-six minutes West (N 44° 56' W.) a distance of one hundred eighty and one tenth (180.1) feet; run thence North twenty-one degrees, twenty-seven minutes, thirty seconds East (N 21° 27' 30" E.) a distance of ninety and twenty-seven hundredths (90.27) feet; run thence North thirty-two degrees, six minutes, thirty seconds West (N 32° 06' 30" W.) a distance of ninety-five (95) feet; run thence North six degrees, twenty-five minutes, twenty seconds West (N 6° 25' 20" W.) a distance of one hundred fifty-six and ninety-two hundredths (156.92) feet; run thence North nineteen degrees, ten minutes East (N 19° 10' E.) a distance of six hundred fifteen (615) feet; run thence North thirty-nine degrees, twenty-two minutes, thirty seconds West (N 39° 22' 30" W.) a distance of fifty-one and forty-nine hundredths (51.49) feet; run thence North thirty-eight degrees, forty-seven minutes, thirty seconds East (N 38° 47' 30" E.) a distance of one hundred thirty (130) feet; run thence South fifty-one degrees, twelve minutes, thirty seconds East (S 51° 12' 30" E.) a distance of forty-seven and ninety-five hundredths (47.95) feet; run thence North thirty-eight degrees, forty-seven minutes, thirty seconds East (N 38° 47' 30" E.) a distance of seventy (70) feet; run thence North forty-four degrees, fifty-eight minutes East (N 44° 58' E.) a distance of two hundred twenty-five (225) feet to a point in the Southwestly boundary of the right of way of the Atlantic Coast Line Railroad; run thence North forty-five degrees, two minutes West (N 45° 02' W.) along the Southwesterly boundary of the right of way of the Atlantic Coast Line Railroad a distance of six hundred ninety (690) feet to the point of beginning.

840-279-A

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 23, Pages 7 and 7-A of the public records of Duval County, Florida, this 24th day of November, A.D. 1951.

Leonard W. Thomas
Clerk
By *[Signature]*
Deputy Clerk

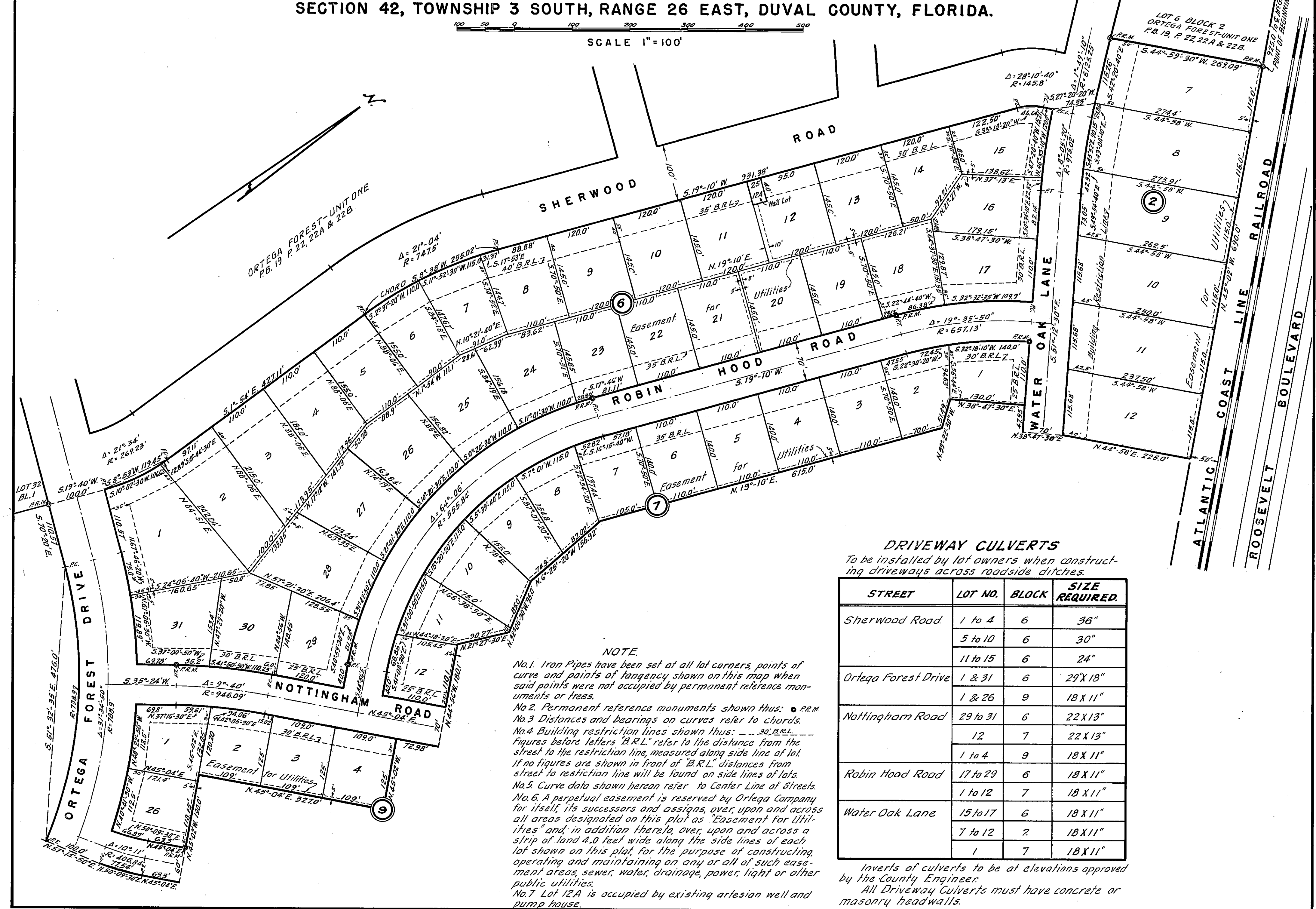
APPROVED

DATE Oct 30 1951

BY: *[Signature]*
COUNTY ENGINEER
[Signature]
COUNTY ATTORNEY

ORTEGA FOREST — UNIT TWO

A SUBDIVISION OF A PORTION OF THE JOHN H. McINTOSH GRANT
SECTION 42, TOWNSHIP 3 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA.



DRIVEWAY CULVERTS
To be installed by lot owners when constructing driveways across roadside ditches.

STREET	LOT NO.	BLOCK	SIZE REQUIRED.
Sherwood Road	1 to 4	6	36"
	5 to 10	6	30"
	11 to 15	6	24"
Ortega Forest Drive	1 & 31	6	29' X 18"
	1 & 26	9	18 X 11"
Nottingham Road	29 to 31	6	22 X 13"
	12	7	22 X 13"
	1 to 4	9	18 X 11"
Robin Hood Road	17 to 29	6	18 X 11"
	1 to 12	7	18 X 11"
Water Oak Lane	15 to 17	6	18 X 11"
	7 to 12	2	18 X 11"
	1	7	18 X 11"

NOTE.

No.1. Iron Pipes have been set at all lot corners, points of curve and points of tangency shown on this map when said points were not occupied by permanent reference monuments or trees.

No.2. Permanent reference monuments shown thus: ● P.R.M.

No.3. Distances and bearings on curves refer to chords.

No.4. Building restriction lines shown thus: --- 30' B.R.L. --- Figures before letters B.R.L. refer to the distance from the street to the restriction line, measured along side line of lot. If no figures are shown in front of "B.R.L." distances from street to restriction line will be found on side lines of lots.

No.5. Curve data shown hereon refer to Center Line of Streets.

No.6. 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 4.0 feet wide along the side lines of each lot shown on this plat, for the purpose of constructing, operating and maintaining on any or all of such easement areas, sewer, water, drainage, power, light or other public utilities.

No.7. Lot 12A is occupied by existing artesian well and pump house.

Inverts of culverts to be at elevations approved by the County Engineer.
All Driveway Culverts must have concrete or masonry headwalls.