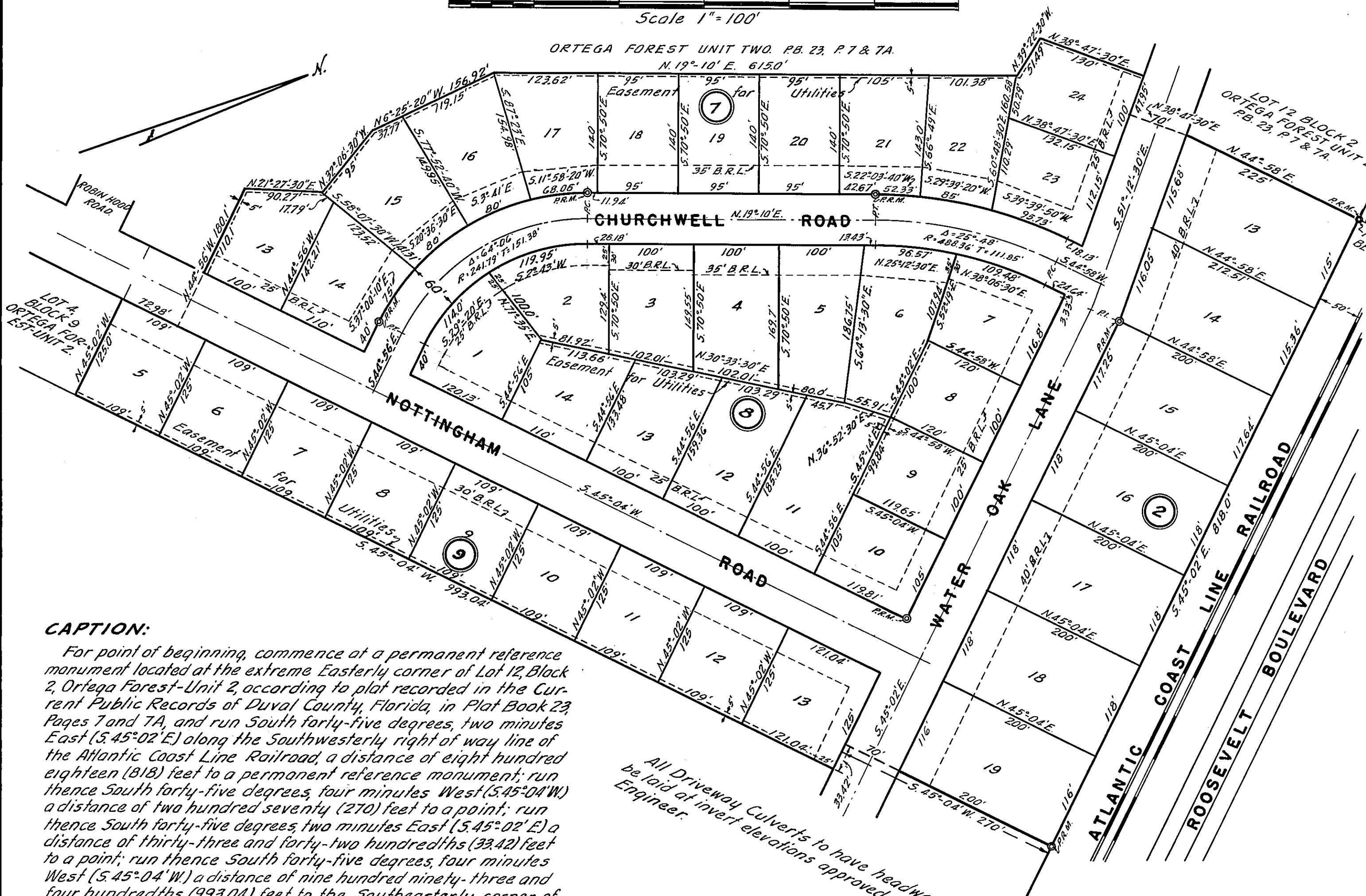
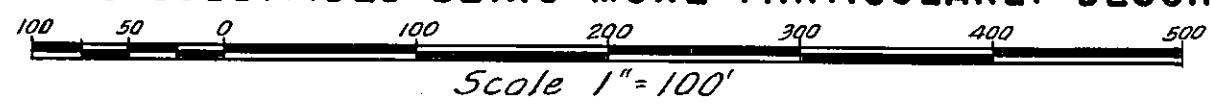


ORTEGA FOREST — UNIT THREE

TAXES VERIFIED

BOOK-23-PAGE-37

A SUBDIVISION OF A PORTION OF THE JOHN H. MCINTOSH GRANT, SECTION 42, TOWNSHIP 3 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, LYING SOUTHWEST OF THE RIGHT OF WAY OF THE ATLANTIC COAST LINE RAILROAD AND EAST OF ORTEGA FOREST UNIT TWO, 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 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 March A.D. 1952, by its undersigned Officers, thereunto duly authorized.
ORTEGA COMPANY.

Signed, Sealed and Delivered By *G. B. Stockton* Its President
Attest *William J. 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, *G. B. Stockton* and *William J. Stockton, Jr.*, respectively the 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 March, A.D. 1952.
Pandell M. Beasley
Notary Public, State of Florida at 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 25th day of March, A.D. 1952, and pursuant to such resolution, all Roads, Streets, Avenues, Highways, Alleys, Right of Ways, 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* Chairman
Attest *Leonard W. Thomas* Clerk
By: *Oliver Pullinger* D/C

APPROVED
DATE *Mar 25 1952*
BY: *J. A. Sollee* CHIEF ENGINEER
Henry Blount ATTORNEY

CAPTION:
For point of beginning, commence at a permanent reference monument located at the extreme Easterly corner of Lot 12, Block 2, Ortega Forest-Unit 2, according to plat recorded in the Current Public Records of Duval County, Florida, in Plat Book 23, Pages 7 and 7A, and run South forty-five degrees, two minutes East (S. 45°-02' E) along the Southwesterly right of way line of the Atlantic Coast Line Railroad, a distance of eight hundred eighteen (818) feet to a permanent reference monument; run thence South forty-five degrees, four minutes West (S. 45°-04' W) a distance of two hundred seventy (270) feet to a point; run thence South forty-five degrees, two minutes East (S. 45°-02' E) a distance of thirty-three and forty-two hundredths (33.42) feet to a point; run thence South forty-five degrees, four minutes West (S. 45°-04' W) a distance of nine hundred ninety-three and four hundredths (993.04) feet to the Southeastly corner of Lot 4, Block 9, Ortega Forest-Unit Two aforementioned; run thence along the Northeastly and Easterly boundaries of said Ortega Forest-Unit Two in a Northerly direction, following the courses shown on the aforementioned plat of Ortega Forest-Unit Two to the point of beginning.

- NOTES.**
- No. 1 Iron Pipes have been set of 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 lines 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 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 Driveway Culverts for all Lots to be 18"x11" except Lots 13 and 14, Block 7. If driveways for Lots 13 and 14, Block 7 cross Nottingham Road ditch, culverts are to be 22"x13". Culverts to be installed by lot owners.

861-713-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, Page 37 of the public records of Duval County, Florida, this 26th day of March, A.D. 1952.
Leonard W. Thomas Clerk
By: *B. Beasley* Deputy Clerk

All Driveway Culverts to have headwalls and be laid on invert elevations approved by County Engineer.