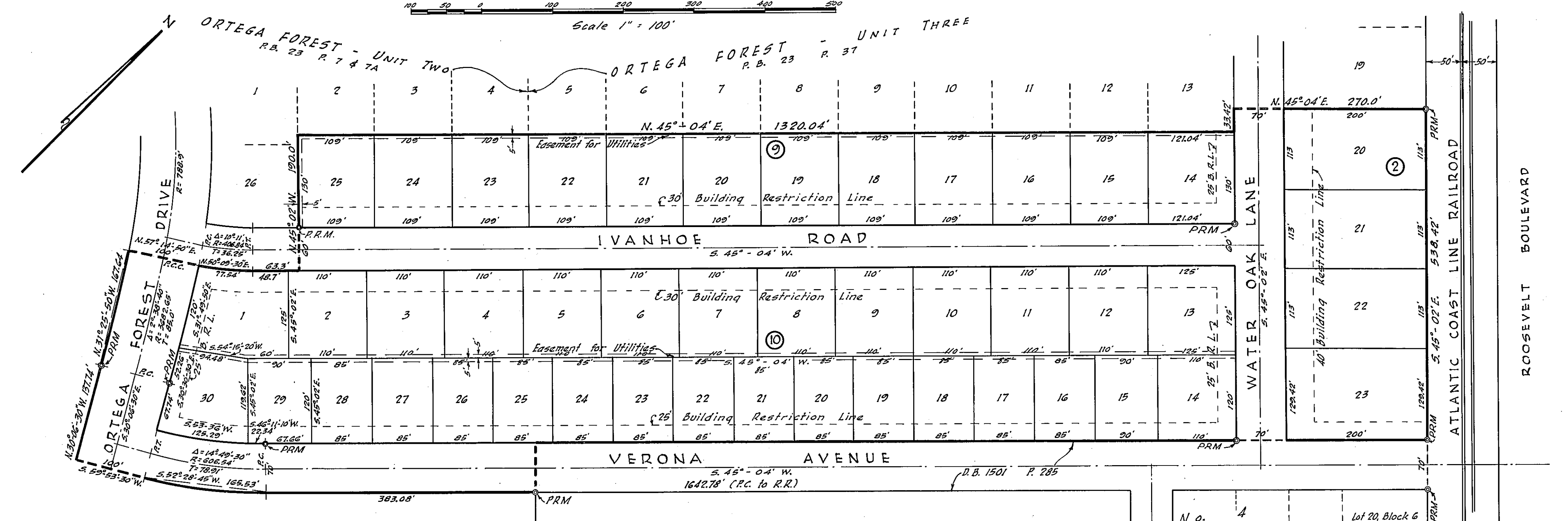


# ORTEGA FOREST - UNIT FOUR

TAKES VERIFIED  
*[Signature]*

BOOK 24 PAGE 5

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 UNITS TWO AND THREE, AND FORMERLY SUBDIVIDED INTO CERTAIN LOTS AND BLOCKS OF ORTEGA BY PLAT RECORDED IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA IN PLAT BOOK 3, PAGE 40; THE LANDS THUS SUBDIVIDED BEING MORE PARTICULARLY DESCRIBED IN THE CAPTION



APPROVED  
DATE Feb. 3, 1953  
BY: *[Signature]*  
COUNTY ENGINEER  
*[Signature]*  
COUNTY ATTORNEY

**CAPTION**  
For point of Beginning, commence at a permanent reference monument located at the extreme Easterly corner of Lot 19, Block 2, Ortega Forest Unit Three, according to plat recorded in the public records of Duval County, Florida, in Plat Book 23, Page 37; run thence South forty-five degrees, two minutes East (S. 45° 02' E.) along the Southwesterly boundary of the right of way of the Atlantic Coast Line Railroad, a distance of five hundred thirty-eight and forty-two hundredths (538.42) feet to a permanent reference monument located at the extreme Northerly corner of Lot 20, Block 6, Westfield Unit No. 4, according to plat recorded in the public records of Duval County, Florida in Plat Book 23, Page 37; run thence South forty-five degrees, four minutes West (S. 45° 04' W.) along the Northwesterly boundary of Blocks 6 and 1, Westfield, Unit No. 4, and along the Southwesterly prolongation of said boundary, a distance of sixteen hundred forty-two and seventy-eight hundredths (1642.78) feet to a point of curve in this boundary; run thence along the arc of a curve concave to the Northwest and having a radius of six hundred forty-one and fifty-four hundredths (641.54) feet, a chord distance of one hundred sixty-five and fifty-three hundredths (165.53) feet, to the point of tangency of said curve, the bearing of the aforementioned chord being South fifty-two degrees, twenty-eight minutes, forty-five seconds West (S. 52° 28' 45" W.); run thence along a line tangent to the last mentioned curve, South fifty-nine degrees, fifty-three minutes, thirty seconds West (S. 59° 53' 30" W.) a distance of one hundred (100) feet to a point; run thence North thirty degrees, six minutes, thirty seconds West (N. 30° 06' 30" W.) a distance of one hundred thirty-seven and seventy-four hundredths (137.74) feet to a second point of curve in this boundary; run thence along the arc of a curve, concave to the Southwest, having a

radius of three thousand, six hundred thirty-two and sixty-five hundredths (3632.65) feet, a chord distance of one hundred sixty-seven and sixty-four hundredths (167.64) feet to a point in the Southwesterly boundary of the right of way of Ortega Forest Drive at the extreme Southerly corner of lands subdivided as Ortega Forest Unit Two, by plat recorded in the public records of Duval County, Florida, in Plat Book 23 Pages 7 and 7A; the bearing of the aforementioned chord being North thirty-one degrees, twenty-five minutes, fifty seconds West (N. 31° 25' 50" W.); run thence in a general Northerly direction along the Easterly boundary of the lands subdivided as Ortega Forest Unit Two, to the extreme Easterly corner of Lot 4, Block 2, Ortega Forest Unit Two, according to said plat, and run thence along the Easterly boundary of lands subdivided as Ortega Forest Unit Three, to the point of beginning, omitting from the lands thus described any portion of the right of way of Verona Avenue, conveyed to Duval County, Florida, for road purposes, by deed recorded in the public records of Duval County, Florida, in Deed Book 1501 Page 285.

**ADOPTION AND 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, Avenues 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 30th day of December A.D. 1952 by its undersigned officers, thereunto duly authorized.  
Signed, Sealed and Delivered in the presence of:  
*[Signature]*  
ORTEGA COMPANY  
Its President  
*[Signature]*  
Its 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 acknowledgments, G. B. Stockton and J. Henry Blount, respectively the President and Secretary of Ortega Company, a Florida corporation, to me well 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 30th day of December A.D. 1952.  
*[Signature]*  
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 23rd day of January 1953 A.D., and pursuant to such resolution, all roads, streets, alleys, right of ways 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  
attest *[Signature]* by *[Signature]*  
Clerk Chairman  
904-990-A

**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 24, Page 5, of the public records of Duval County, Florida this 4th day of February A.D. 1953.  
*[Signature]*  
Clerk

**NOTES:**  
No. 1 Iron pipe stakes have been set at all lot corners, points of curve and points of tangency shown on this plat, when said points were not occupied by permanent reference monuments or trees.  
No. 2 Permanent reference monuments shown thus: ⊙ - PRM  
No. 3 Distances and bearings on curves refer to chords.  
No. 4 Building restriction lines shown thus: --- 25' B.B.L. ---  
Figures before letters "B.R.L." refer to the distance from the street to the restriction line.  
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 four (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 such easement areas sewer, water, drainage, power, light or other public utilities.  
No. 7 Lot owners constructing driveways or walkways must install 18" x 18" pipe arch culverts (or culverts of equal water capacity) in road ditches at points where driveways or walkways cross same. Invert elevations of each culvert to be approved by County Engineer. Should any lot owner desire to eliminate the roadside ditch in front of his lot the first lay an 18" x 18" pipe arch, culvert, or equivalent, in said ditch for the full width of his lot and provide a catch basin for draining his lot and the pavement to said culvert pipe. The center lines of all culvert pipes must coincide with the center lines of road ditches, and their locations must be approved by the County Engineer.

**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 this plat complies with Duval County Zoning requirements. Signed this 29th day of December A.D. 1952.  
*[Signature]*  
Reg. Land Surveyor No. 25