

APPROVED
DATE 8-8-60
BY: [Signature]
COUNTY ENGINEER
[Signature]
COUNTY ENGINEER

SANDALWOOD Unit 3

BOOK 30 PAGE 69

SHEET 1 OF 2 SHEETS

TAXES VERIFIED

- R L D

CAPTION:

BEING A SUBDIVISION OF A PART OF THE WEST ONE HALF OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SANDALWOOD UNIT ONE, AS RECORDED IN PLAT BOOK 30, PAGES 19, 19A, AND 19B OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SANDALWOOD UNIT TWO, AS RECORDED IN PLAT BOOK 30, PAGES 36, 36A, AND 36B OF SAID PUBLIC RECORDS; THENCE ALONG THE SOUTH LINE OF SAID SANDALWOOD UNIT ONE, THE FOLLOWING SEVEN COURSES; NORTH 89° 35' 50" EAST, 343.72 FEET; SOUTH 00° 24' 10" EAST, 15 FEET; NORTH 89° 35' 50" EAST, 620 FEET; NORTH 00° 24' 10" WEST, 15 FEET; NORTH 89° 35' 50" EAST, 110 FEET; NORTH 72° 40' 45" EAST, 62.71 FEET; NORTH 89° 35' 50" EAST, 110 FEET, TO THE WESTERLY RIGHT-OF-WAY LINE OF A 100 FOOT RIGHT-OF-WAY FOR DRAINAGE AND UTILITIES AS SHOWN ON PLAT OF SAID SANDALWOOD UNIT ONE; THENCE SOUTH 00° 24' 10" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF SAID 100 FOOT RIGHT-OF-WAY FOR DRAINAGE AND UTILITIES, 1156 FEET; THENCE SOUTH 89° 35' 50" WEST, 280 FEET; THENCE SOUTH 00° 24' 10" EAST, 15 FEET; THENCE SOUTH 89° 35' 50" WEST, 620 FEET; THENCE NORTH 00° 24' 10" WEST, 15 FEET; THENCE SOUTH 89° 35' 50" WEST, 546.73 FEET; THENCE NORTH 08° 56' 22" WEST, 229.02 FEET, TO THE P.C. OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1195.92 FEET; THENCE AROUND SAID CURVE TO THE RIGHT, NORTH 11° 03' 38" EAST, 318.06 FEET, (CHORD BEARING AND DISTANCE), TO THE P.T. OF SAID CURVE; THENCE NORTH 31° 03' 38" EAST, 139.40 FEET, TO THE POINT OF BEGINNING.

ADOPTION AND DEDICATION

This is to certify that Pinecrest Development Co., a corporation under the laws of the State of Florida, is the lawful owner of the lands described in the caption hereon and that it has the same to be surveyed and subdivided and that this plat made in accordance with said survey is hereby adopted as the true and correct plat of said lands and all boulevard's drives, easements and right-of-ways for drainage and utilities shown thereon are hereby irrevocably and without reservations dedicated to the County of Duval and its successors.

In witness whereof Pinecrest Development Co., has caused these presents to be signed by its President and its Assistant Secretary by and with authority of its Board of Directors in its name and with its corporate seal affixed this 26th day of July, A.D. 1960.

Signed and Seal in the presence of:

[Signature] Witnesses
[Signature]

PINECREST DEVELOPMENT CO.

[Signature] President
[Signature] 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, F.C. UIBLE and DEWEY G. ALBERTSON, respectively President and Assistant Secretary of PINECREST DEVELOPMENT CO., a corporation under the laws of the State of Florida, to me well known to be the persons described in and who executed the foregoing dedication and who severally acknowledge 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 the dedication is the act and deed of said corporation.

Witness my signature and official seal at Jacksonville, Duval County, Florida, this 26th day of July, A.D. 1960.

[Signature]
Notary Public, State of Florida at large, My Commission Expires Sept 11, 1962

60- 48422

SURVEYORS 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 as shown thereon according to the laws of the State of Florida and that all Duval County zoning rules and regulations have been complied with.

Signed this 26th day of July, A.D. 1960.

WAVERLY J. RAY AND ASSOCIATES

[Signature]
Registered Surveyor, Certificate No. 707

EXAMINED AND APPROVED this 8th day of August, A.D. 1960 by the Board of County Commissioners of Duval County, Florida.

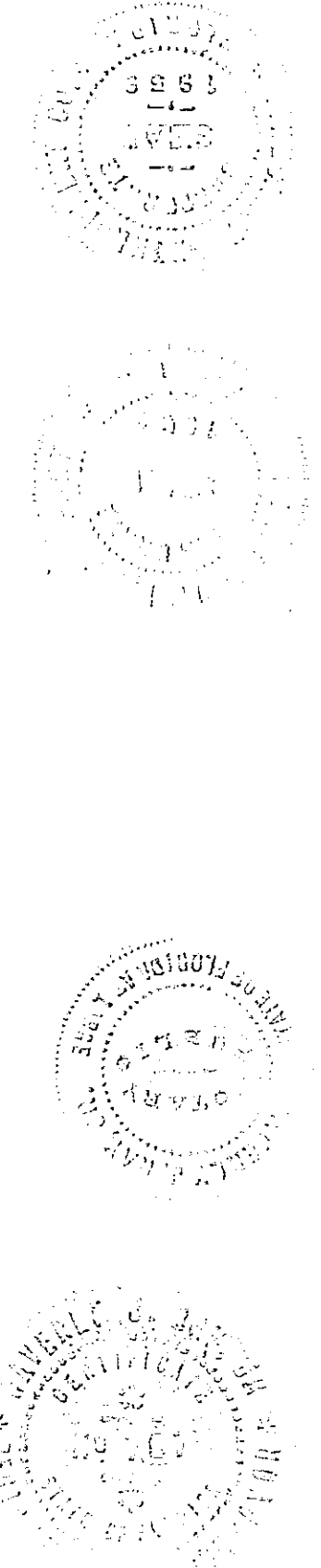
[Signature] Chairman Attest: [Signature] Clerk

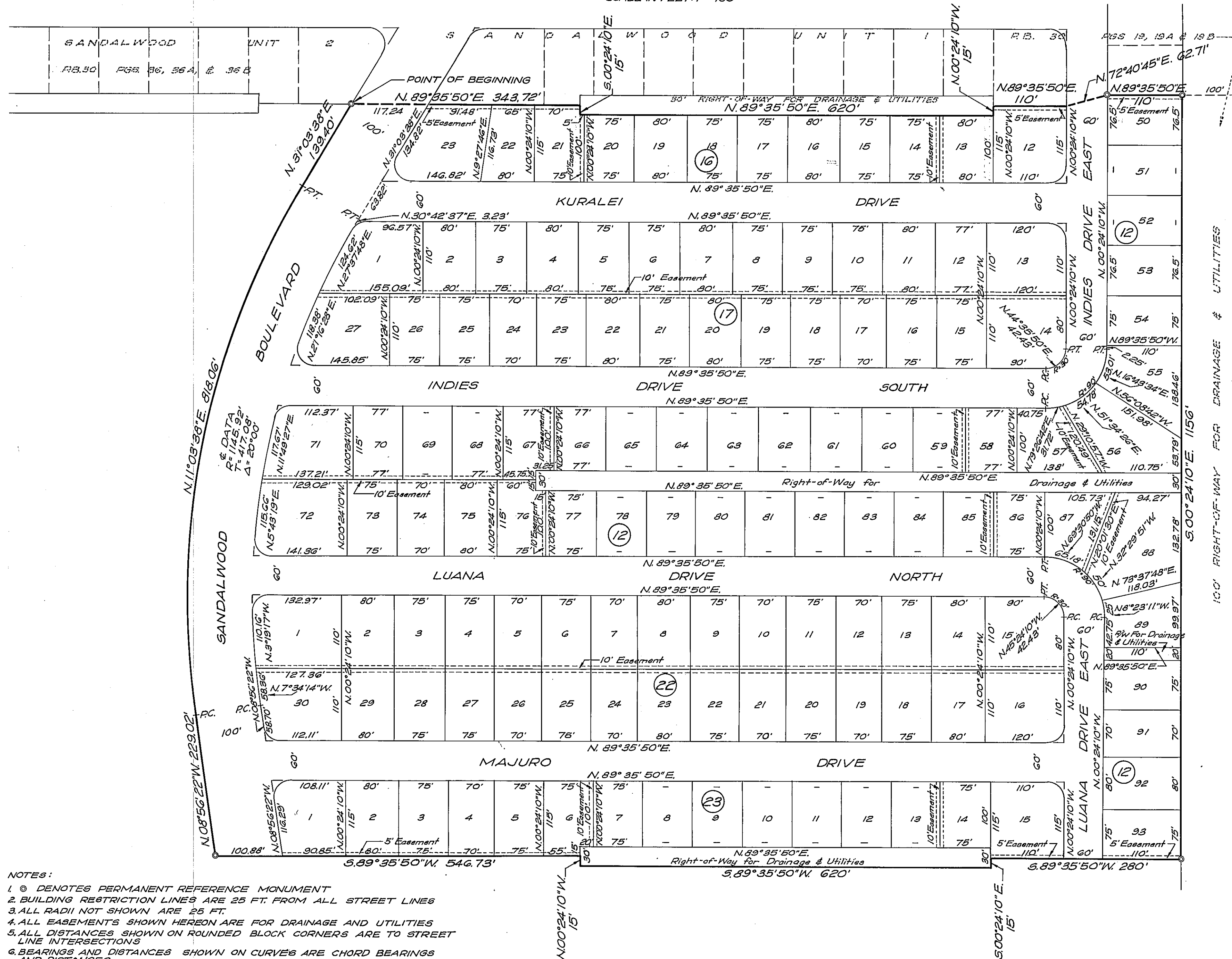
By: [Signature]
Deputy Clerk

THIS TO CERTIFY that this plat has been examined and that it complies in form with Chapter 10275, laws of the State of Florida of 1925, and is filed for record and recorded in Plat Book 30, Pages 69 and 69A of the public records of Duval County, Florida this 10th day of August, A.D. 1960.

[Signature]
Clerk

By: [Signature]
Deputy Clerk





- NOTES:
1. Ⓞ DENOTES PERMANENT REFERENCE MONUMENT
 2. BUILDING RESTRICTION LINES ARE 25 FT. FROM ALL STREET LINES
 3. ALL RADII NOT SHOWN ARE 25 FT.
 4. ALL EASEMENTS SHOWN HEREON ARE FOR DRAINAGE AND UTILITIES
 5. ALL DISTANCES SHOWN ON ROUNDED BLOCK CORNERS ARE TO STREET LINE INTERSECTIONS
 6. BEARINGS AND DISTANCES SHOWN ON CURVES ARE CHORD BEARINGS AND DISTANCES

100' RIGHT-OF-WAY FOR DRAINAGE & UTILITIES

LEAST LINE OF WEST 1/4 SEC. 20J

