

APPROVED
DATE 10-9-61

BY: [Signature]
COUNTY ATTORNEY

SANDALWOOD Unit 4

R L D

CAPTION:

BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF SECTION 20 AND A PART OF THE EAST 1/2 OF SECTION 19, ALL IN TOWNSHIP 2 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THOSE LANDS SHOWN ON THE PLAT OF SANDALWOOD UNIT 2, AS RECORDED IN PLAT BOOK 30, PAGES 36, 36A AND 36B OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SANDALWOOD UNIT 1, AS RECORDED IN PLAT BOOK 30, PAGES 19, 19A AND 19B AND THE NORTHWEST CORNER OF SANDALWOOD UNIT 3, AS RECORDED IN PLAT BOOK 30, PAGES 69 AND 69A, ALL OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, SAID POINT BEING SITUATE IN THE WESTERLY RIGHT-OF-WAY LINE OF SANDALWOOD BOULEVARD (A 100 FT. RIGHT-OF-WAY AS NOW ESTABLISHED BY THE COUNTY ENGINEER); THENCE SOUTHERLY ON THE FOLLOWING THREE COURSES ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF SANDALWOOD BOULEVARD AND THE WESTERLY BOUNDARY LINE OF SANDALWOOD UNIT 3, SOUTH 31°03'38" WEST, 140.73 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 1195.92 FEET; THENCE AROUND AND ALONG SAID CURVE, SOUTH 11°03'38" WEST, 818.06 FEET (CHORD BEARING AND DISTANCE) TO THE PT. OF SAID CURVE; THENCE SOUTH 08°56'22"EAST, 229.02 FEET TO THE SOUTHWESTERLY CORNER OF SAID PLAT OF SANDALWOOD UNIT 3; THENCE SOUTH 89°07'30" WEST, 314.03 FEET; THENCE SOUTH 0°24'10" EAST, 15 FEET; THENCE SOUTH 89°07'30" WEST, 612 FEET; THENCE NORTH 0°24'10" WEST, 15 FEET; THENCE SOUTH 89°07'30" WEST, 110 FEET; THENCE SOUTH 84°43'43" WEST, 60.21 FEET; THENCE SOUTH 89°35'50" WEST, 111.75 FEET TO A POINT IN THE EASTERLY LINE OF THAT CERTAIN 200 FOOT STRIP OF LAND HERETOFORE KNOWN AS ST. JOHN'S BLUFF ROAD EXTENSION AS DEEDED TO DUVAL COUNTY IN DEED BOOK 1107, PAGE 337 OF SAID PUBLIC RECORDS; THENCE NORTH 0°58'10" WEST, ALONG SAID EASTERLY LINE, 1177.05 FEET TO THE SOUTHWEST CORNER OF LOT 16A, BLOCK 19, AS SHOWN ON THE PLAT OF SANDALWOOD UNIT 2-A, AS RECORDED IN PLAT BOOK 30, PAGES 34 AND 34 A OF SAID PUBLIC RECORDS; THENCE NORTH 89°35'50" EAST, ALONG THE SOUTH LINE OF SAID LOT 16A, 123.41 FEET TO THE SOUTHEAST CORNER OF SAID LOT 16A; THENCE EASTERLY ON THE FOLLOWING SIX COURSES ALONG THE SOUTHERLY BOUNDARY LINE OF SAID PLAT OF SANDALWOOD UNIT 2, SOUTH 80°56'25" EAST, 60.83 FEET; NORTH 89°35'50" EAST, 110 FEET; SOUTH 0°24'10" EAST, 15 FEET; NORTH 89°35'50" EAST, 990 FEET; NORTH 0°24'10" WEST, 15 FEET; NORTH 89°35'50" EAST, 138.08 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 caused 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 boulevards, drives, easements and rights of way 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 Vice President and its Secretary by and with authority of its Board of Directors in its name and with its corporate seal affixed this 27th day of September, A.D. 1961.

Signed and Sealed in the presence of:

Norman F. Smyler
Phyllis A. Druehl Witnesses

PINECREST DEVELOPMENT CO.

Dewey G. Albertson, Jr. Vice-President
John E. Roquemore 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, DEWEY G. ALBERTSON, JR. and JOHN E. ROQUEMORE respectively Vice President and 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 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 the dedication is the act and deed of said corporation.

Witness my signature and official seal at Jacksonville, Duval County, Florida this 27th day of September, A.D. 1961.

Waverly J. Ray
Notary Public State of Florida at large
My Commission Expires: Sept. 11, 1962

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 27th day of September, A.D. 1961.

WAVERLY J. RAY AND ASSOCIATES

Waverly J. Ray
Registered Surveyor Certificate No. 707

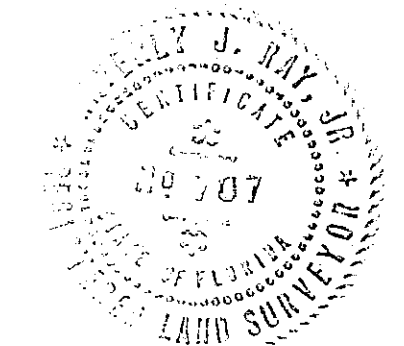
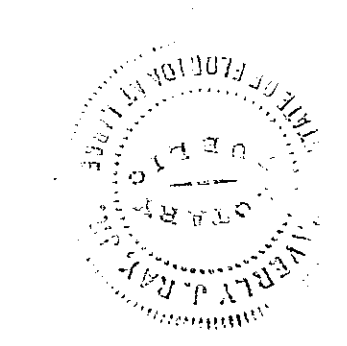
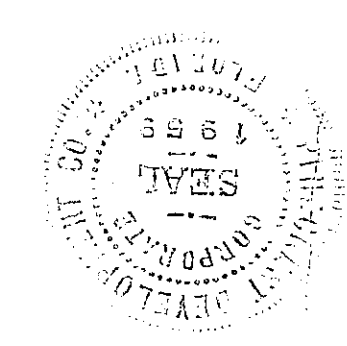
EXAMINED AND APPROVED this 9th day of OCTOBER, A.D. 1961 by the Board of County Commissioners of Duval County, Florida.

Julian Warner Chairman
S. Morgan Slaughter Clerk
By: Percy M. Smith Deputy Clerk

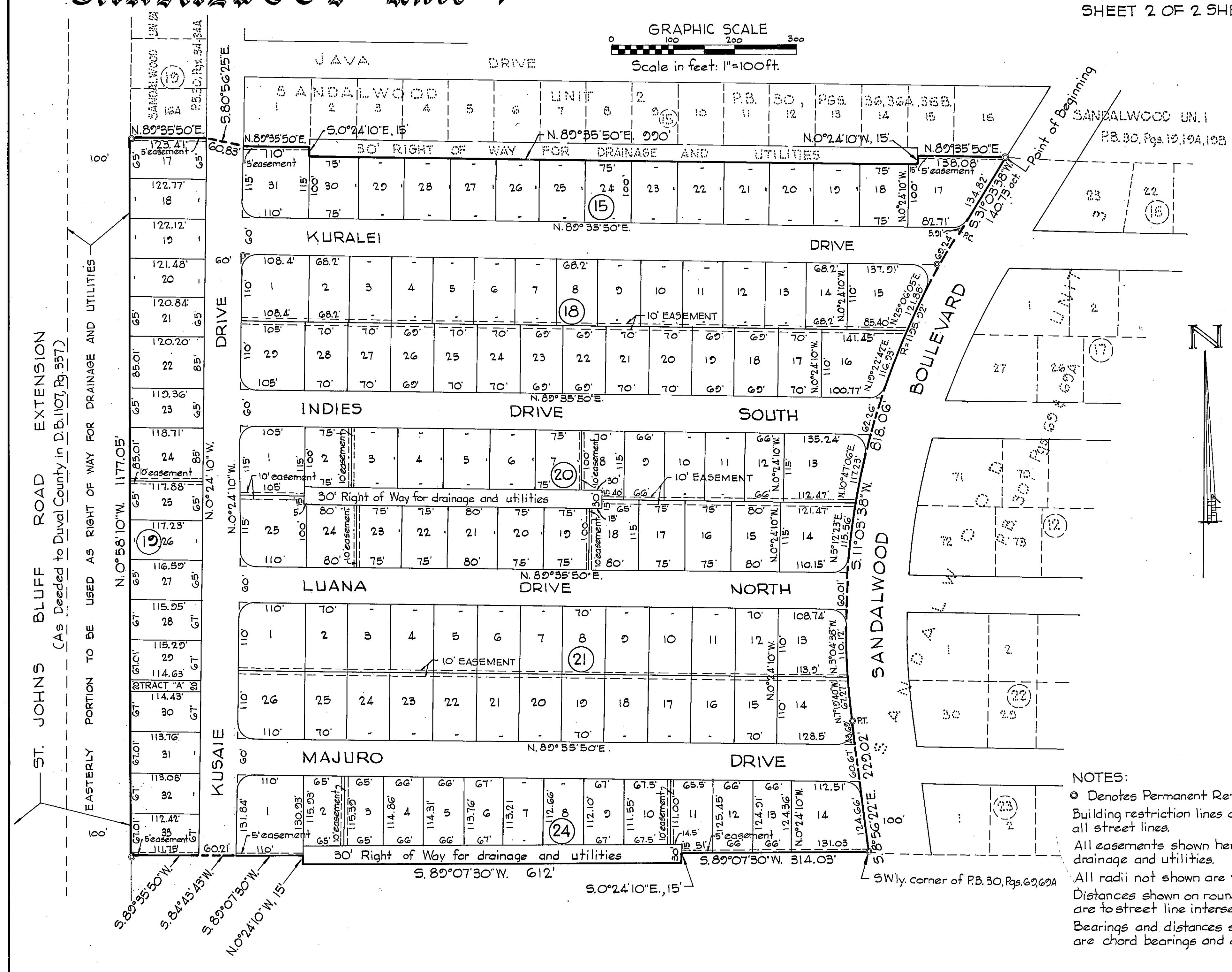
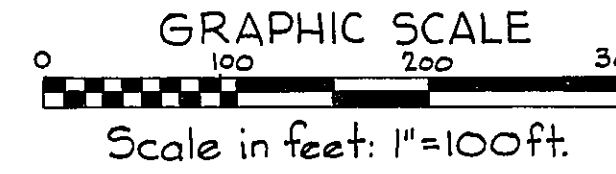
61- 61567

THIS IS TO CERTIFY that this plat has been examined and that it complies in form with Chapter No. 10275, Laws of the State of Florida of 1925, and is filed for record and recorded in Plat Book 31, Pages 65, and 65A of the Public Records of Duval County, Florida this 13th day of October, A.D. 1961.

S. Morgan Slaughter Clerk
By: [Signature] Deputy Clerk



SANDALWOOD Unit 4



ST. JOHNS BLUFF ROAD EXTENSION
(As Decided to Duval County in D.B. 1107, Pg. 337)

EASTERLY PORTION TO BE USED AS RIGHT OF WAY FOR DRAINAGE AND UTILITIES

- NOTES:
- ⊙ Denotes Permanent Reference Monument
 - Building restriction lines are 25 feet from all street lines.
 - All easements shown hereon are for drainage and utilities.
 - All radii not shown are 25 ft.
 - Distances shown on rounded block corners are to street line intersections.
 - Bearings and distances shown on curves are chord bearings and distances.

