

RIVER OAKS

JACKSONVILLE, DUVAL COUNTY, FLORIDA

BOOK 15 - PAGE 35

Being a replat of certain lots, blocks and unplatted lands shown on the plat of San Jose Park, recorded in Plat Book 10, page 9, of the Public Records of Duval County, Florida.

More particularly described as follows:

A part of the Craig Grant in Section Forty-seven (47), Township Two (2) South, Range Twenty-six (26) East, beginning at a point on the East bank of the St. Johns River at the Southwest corner of land formerly owned by Mrs. Alexander Mitchell; thence running North sixty-five (65) degrees fifteen (15) minutes East Three thousand and Three hundred Eight (3,308) feet along the South line of said Mitchell land to a stake; thence South Forty-five (45) minutes East One thousand One hundred Ninety-two (1,192) feet to the center of the run to channel of Craig Creek; thence along the meanderings of said Creek to the St. Johns River; thence along said River to the point of beginning; bounded North by said Mitchell land, East by lands formerly owned by Pomar and Lesco, South by Craig Creek, and West by the St. Johns River; except the following parcels:

(A) That portion of said lands lying Easterly of the Westerly line of the right-of-way of the Florida East Coast Railway.

(B) Lots seven (7), Eleven (11), and Eighteen (18), in Block One (1); Lots One (1), Two (2), Five (5), Seven (7), Eight (8), Thirteen (13), Sixteen (16), Seventeen (17), Twenty (20), Twenty-one (21) and Twenty-four (24), in Block Three (3); Lots Three (3), Four (4), and Twelve (12), in Block Four (4); Lots One (1), Four (4), and Eight (8), in Block Five (5); Lots One (1), and Two (2), in Block Six (6); Lot Three (3) in Block Eight (8); Lot One (1), in Block Ten (10); Lots Thirteen (13), Seventeen (17), Twenty-six (26), Twenty-seven (27), and Thirty-one (31), in Block Eleven (11); all according to Plat of San Jose Park as recorded in Plat Book 10, page 9, of the Public Records of Duval County, Florida.

(C) Begin at the Southwest corner of Lot Fourteen (14), Block Five (5), San Jose Park, according to Plat recorded in Plat Book 10, page 9, of the Public Records of Duval County, Florida; thence Easterly along the Southerly line of Lot Fourteen (14), one hundred seventeen and one-half (117½) feet; thence Southerly at right angles to said Southerly line of Lot Fourteen (14), one hundred seventeen and one-half (117½) feet; thence Westerly at right angles to last mentioned line, to Easterly line of San Jose Boulevard; thence Northerly along said Easterly line of San Jose Boulevard to point of beginning.

(D) That part of Block Eighteen (18), San Jose Park, recorded in Plat Book 10, page 9, of the Public Records of Duval County, Florida, being more particularly described as beginning at a point in the Easterly right-of-way line of State Road No. 47, as relocated, and the Southerly line of that parcel of land as described in Deed Book 362, page 269, of the Public Records of Duval County, Florida; thence Southerly along a curve to the right, having a radius of 1482.7 feet, being also the Easterly line of State Road No. 47, as relocated, a distance of one hundred eighty-eight (188) feet, more or less to the North line of Craig Creek; thence Westerly along the North line of Craig Creek, a distance of twenty (20) feet, more or less, to the Easterly right-of-way line of San Jose Boulevard, as now established; thence Northerly along same, one hundred eighty-eight (188) feet, more or less, to the Southerly line of aforesaid parcel of land, as described in Deed Book 362, page 269; thence Northeasterly along same eight (8) feet, more or less, to the point of beginning.

The above description including:

Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Eight (8), Nine (9), Ten (10), Twelve (12), Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16), Seventeen (17), and Nineteen (19), in Block One (1);

Lots Three (3), Four (4), Six (6), Nine (9), Ten (10), Eleven (11), Twelve (12), Fourteen (14), Fifteen (15), Eighteen (18), Nineteen (19), Twenty-two (22), in Block Three (3);

Lots One (1), Two (2), Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11), Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16), Seventeen (17), Eighteen (18), Nineteen (19), Twenty (20), in Block Four (4);

Lots Two (2), Three (3), Five (5), Six (6), Seven (7), Nine (9), Ten (10), Eleven (11), Twelve (12), Thirteen (13), Fourteen (14), Sixteen (16), Seventeen (17), in Block Five (5);

Lots Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11), Twelve (12), Thirteen (13), Fourteen (14), Fifteen (15), in Block Six (6);

Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11), Twelve (12), Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16), Seventeen (17), Eighteen (18), Nineteen (19), Twenty (20), Twenty-two (22), Twenty-three (23), in Block Seven (7);

Lots One (1), Two (2), Four (4), Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11), Twelve (12), Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16), Seventeen (17), Eighteen (18), Nineteen (19), Twenty (20), Twenty-one (21), Twenty-four (24), in Block Eight (8);

Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Twelve (12), Thirteen (13), Sixteen (16), in Block Nine (9);

Lot Two (2), in Block Ten (10);

Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11), Twelve (12), Fourteen (14), Fifteen (15), Sixteen (16), Eighteen (18), Nineteen (19), Twenty (20), Twenty-one (21), Twenty-two (22), Twenty-three (23), Twenty-four (24), Twenty-five (25), Twenty-eight (28), Twenty-nine (29), Thirty (30), Thirty-two (32), Thirty-three (33), in Block Eleven (11);

of San Jose Park, according to plat recorded in Plat Book 10, page 9, of the Public Records of Duval County, Florida.

And including and intending to include all land, platted and unplatted, as shown or disclosed by plat of San Jose Park as recorded in Plat Book 10, page 9, of the Public Records of Duval County, Florida, including Blocks One (1) to Twenty (20), inclusive, excepting, however, the exceptions hereinbefore noted under Paragraphs (A) to (D), inclusive, hereof.

ADOPTION AND DEDICATION

This is to certify that the undersigned, Riveroaks Company, a corporation organized and existing under the laws of the State of Florida, is the lawful owner of the lands described in the caption hereof and that it has caused same to be surveyed and replatted; and this plat, made in accordance with said survey, is hereby adopted as the true and correct plat of such land; and all streets and parks shown upon said plat are hereby irrevocably dedicated to the City of Jacksonville.

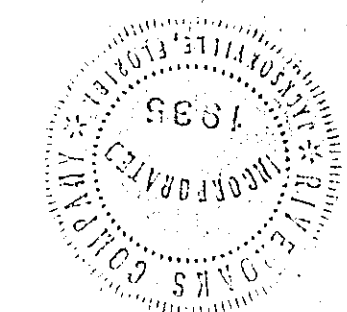
In Witness Whereof the said Riveroaks Company has caused these presents to be signed by its president and secretary respectively by and with the authority of the Board of Directors in its name and with its corporate seal affixed this 24 day of September A.D. 1935.

BY Joseph W. Davin
ITS SECRETARY

RIVEROAKS COMPANY
BY Thomas W. Raley
ITS PRESIDENT

Signed, sealed and delivered in the presence of:

Stella B. Russell
Lucie P. Jones



STATE OF FLORIDA
COUNTY OF DUVAL

I hereby certify that on this 24 day of September A.D. 1935, personally appeared before me Brown Whatley and Joseph W. Davin respectively President and Secretary of the RIVEROAKS COMPANY, a Florida corporation, to me known to be the persons described in and who executed the foregoing dedication of streets and parks on this plat and severally acknowledged the execution thereof to be their free act and deed as such officers for the uses and purposes therein mentioned and that they affixed thereto the official seal of said corporation and that said dedication is the act and deed of said corporation.

Witness my signature and official seal at Jacksonville, in the County of Duval and State of Florida this 24 day of September A.D. 1935.

Stella B. Russell
NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES DEC 28 1937

This is to certify that the above plat is a correct representation of the land surveyed and re-platted and described above and that permanent reference monuments have been placed according to the laws of the State of Florida. Signed this 24 day of September A.D. 1935.

Joseph W. Davin
CIVIL ENGINEER LICENSE NO. 1500

Examined and approved this 25 day of Sept A.D. 1935.
CITY COMMISSION OF JACKSONVILLE, CITY COMMISSION

E. E. Sanders
CHAIRMAN, CITY COMMISSION
E. C. ...
ATTENDANT SECRETARY

317-058-A

I hereby certify that this plat has been examined and that it complies in form with Chapter No. 10275, Laws of Florida of 1925 and is filed for record and is recorded in Plat Book 15 Page 35 of the Public Records of Duval County, Florida this 25 day of September A.D. 1935.

Ollie W. Butts
CLERK OF CIRCUIT COURT
T. Murphy Brown
DEPUTY

