

APPROVED
DATE 11/13/61
BY: William C. Brannard
COUNTY ENGINEER
James Blount
COUNTY ATTORNEY

ROLLING HILLS Unit 3

BOOK 31 PAGE 69
SHEET 1 OF 2 SHEETS

R.L.D.

CAPTION:

BEING A SUBDIVISION OF PART OF GOVERNMENT LOTS 2 AND 5, SECTION 26, TOWNSHIP 2 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 6, BLOCK 1, AS SHOWN ON THE PLAT OF ROLLING HILLS UNIT ONE, AS RECORDED IN PLAT BOOK 31, PAGES 41 AND 41A OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, SAID POINT BEING ALSO SITUATE AT THE INTERSECTION OF THE OF THE NORTH LINE OF SAID SECTION 26, WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF MEMORIAL PARK CEMETERY ROAD (AN 80-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED BY THE COUNTY ENGINEER), ALL AS SHOWN ON SAID PLAT OF ROLLING HILLS UNIT ONE; THENCE ALONG THE WESTERLY BOUNDARY OF SAID PLAT OF ROLLING HILLS UNIT ONE ON THE FOLLOWING EIGHT COURSES; SOUTH 24°26'47" WEST, 422.34 FEET; SOUTH 20°58'12" EAST, 101.57 FEET; SOUTH 83°07'12" EAST, 110.36 FEET; SOUTH 33°21' EAST, 385.0 FEET; SOUTH 56°30' WEST, 60.60 FEET; THENCE SOUTH 0°38'09" EAST, 287.56 FEET; SOUTH 13°58'10" EAST, 61.66 FEET; SOUTH 0°38'09" EAST, 112.74 FEET TO THE SOUTHWEST CORNER OF LOT 21, BLOCK 3, AS SHOWN ON SAID PLAT OF ROLLING HILLS UNIT ONE; THENCE SOUTH 89°21'51" WEST, 129.22 FEET; THENCE SOUTH 0°38'09" EAST, 1156.18 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF LENOX AVENUE (AN 80-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED BY THE COUNTY ENGINEER), SAID RIGHT-OF-WAY BEING A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 2905.53 FEET; THENCE NORTHWESTERLY AROUND AND ALONG SAID RIGHT-OF-WAY LINE, NORTH 81°36'20" WEST, 60.75 FEET (CHORD BEARING AND DISTANCE); THENCE NORTH 0°38'09" WEST, 1133.28 FEET; THENCE SOUTH 89°21'51" WEST, 110 FEET; THENCE NORTH 0°38'09" WEST, 390 FEET; THENCE SOUTH 89°21'51" WEST, 110 FEET; THENCE SOUTH 79°54'13" WEST, 60.83 FEET; THENCE SOUTH 89°21'51" WEST, 220 FEET; THENCE NORTH 0°38'09" WEST, 110 FEET; THENCE SOUTH 89°21'51" WEST, 60 FEET; THENCE NORTH 0°38'09" WEST, 60 FEET; THENCE SOUTH 89°21'51" WEST, 110 FEET; THENCE NORTH 0°38'09" WEST, 770 FEET TO A POINT IN SAID NORTH LINE OF SECTION 26; THENCE NORTH 89°21'51" EAST, ALONG SAID NORTH LINE OF SECTION 26, 304.92 FEET; THENCE CONTINUING ALONG SAID NORTH LINE OF SECTION 26, NORTH 89°01'10" EAST, 417.35 FEET TO THE POINT OF BEGINNING. TOGETHER WITH LOT 57, BLOCK 6, AS SHOWN ON SAID PLAT OF ROLLING HILLS UNIT 1, EXCEPTING HOWEVER FROM THE ABOVE DESCRIBED LANDS THAT PORTION SHOWN HEREON AS "NOT INCLUDED IN THIS PLAT."

ADOPTION AND DEDICATION:

This is to certify that NORMANDY HEIGHTS DEVELOPMENT CO., a corporation under the Laws of the State of Florida, is the Lawful owner of the lands described in the caption and that said owner has caused said lands 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 drives, easements and rights-of-way for drainage and utilities shown on said plat are hereby irrevocably and without reservation dedicated to the County of Duval, Florida and its successors.

In witness whereof, NORMANDY HEIGHTS DEVELOPMENT CO., has caused these presents to be signed by its President and its Secretary by and with authority of its Board of Directors and with its corporate seal affixed this 3rd day of NOVEMBER A.D. 1961.

Signed and Sealed in the presence of:

Phyllis A. Orndel
Carl A. Zies Witnesses

NORMANDY HEIGHTS DEVELOPMENT CO.

F. B. Uible
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, F. C. UIBLE and JOHN E. ROQUEMORE, respectively President and Secretary of NORMANDY HEIGHTS 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 3rd day of NOVEMBER 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 8th day of NOVEMBER A.D. 1961.

WAVERLY J. RAY AND ASSOCIATES

Waverly J. Ray
Registered Surveyor Certificate No. 707

EXAMINED AND APPROVED this 13th day of NOVEMBER
A.D. 1961 by the Board of County Commissioners of Duval
County, Florida.

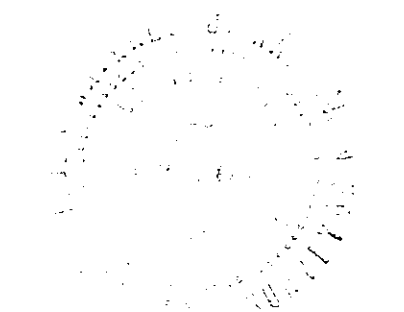
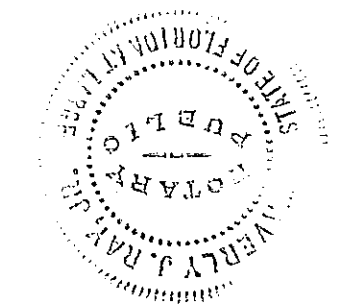
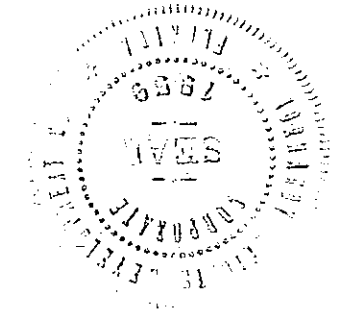
Tylian Warren Chairman
S. Morgan Shaughtis Clerk

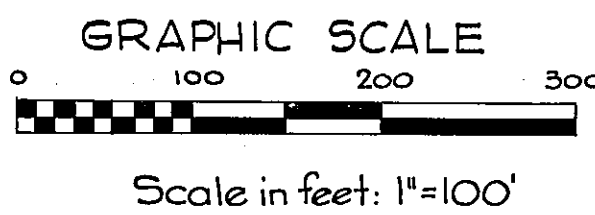
By: Perley M. Smith
Deputy Clerk

S. Morgan Shaughtis
Clerk

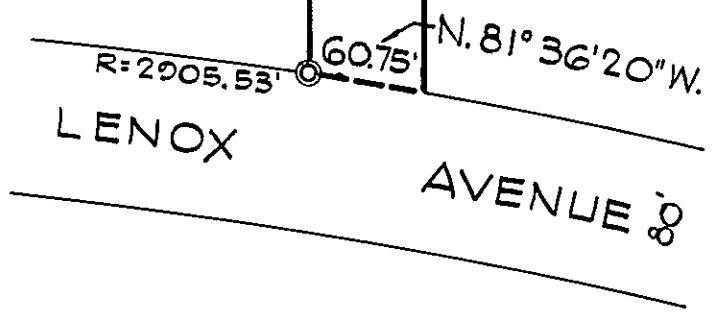
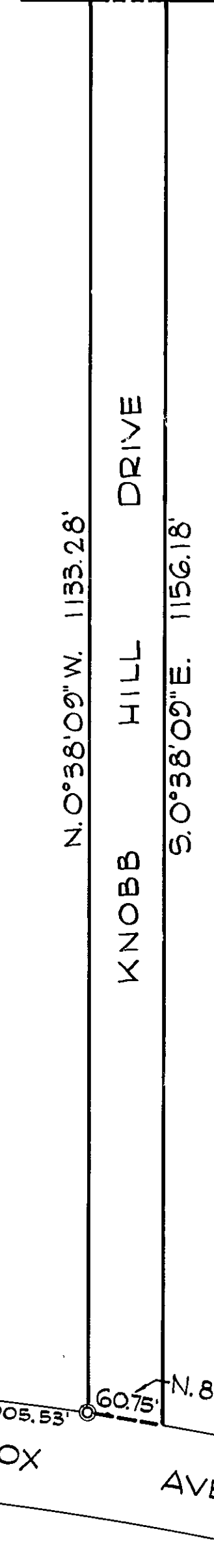
By: W. J. Ray
Deputy Clerk

61-72594
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 69 and 69A of the public records of Duval County, Florida this 3rd day of NOVEMBER A.D. 1961.

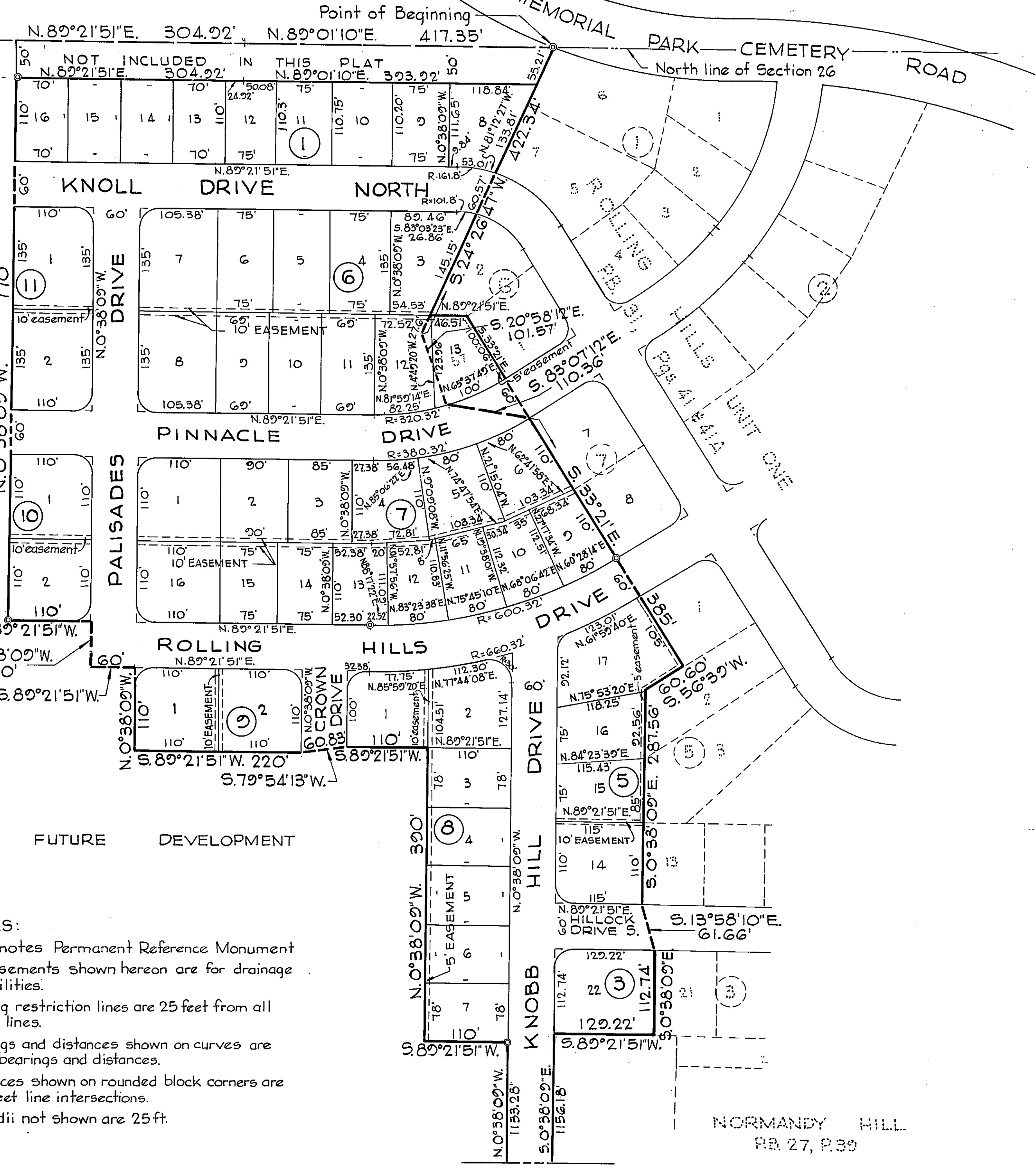




MATCH LINE



SECTION 23
SECTION 26



FOR FUTURE DEVELOPMENT

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

NORMANDY HILL
RB. 27, P. 39

MATCH LINE