

ROLLING HILLS UNIT 7  
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

TAXES VERIFIED  
BY R.L.D.

CAPTION

BEING A SUBDIVISION OF A PART OF GOVERNMENT LOTS 2, 3 & 4, SECTION 26, TOWNSHIP 2 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWESTERLY CORNER OF SECTION 26; THENCE SOUTH 2° 16' 53" WEST AND ALONG THE WESTERLY LINE OF SECTION 26, A DISTANCE OF 50.07 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 2° 16' 53" WEST AND ALONG THE WESTERLY LINE OF SECTION 26, A DISTANCE OF 910.20 FEET; THENCE SOUTH 22° 49' 23" EAST, A DISTANCE OF 411.93 FEET; THENCE NORTH 89° 42' 04" EAST, A DISTANCE OF 50 FEET MORE OR LESS TO THE CENTER OF A BRANCH; THENCE SOUTHEASTERLY ALONG THE CENTER OF SAID BRANCH, A DISTANCE OF 200 FEET MORE OR LESS TO THE MOST WESTERLY CORNER OF ROLLING HILLS UNIT 5, AS RECORDED IN PLAT BOOK 32 PAGES 93 AND 93A OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE DEPARTING FROM THE CENTER OF SAID BRANCH AND PROCEEDING ALONG THE NORTHERLY LINE OF SAID ROLLING HILLS UNIT 5 THE FOLLOWING COURSES AND DISTANCES; COURSE N° 1, NORTH 54° 18' 46" EAST, A DISTANCE OF 320 FEET MORE OR LESS; COURSE N° 2, SOUTH 35° 41' 14" EAST, A DISTANCE OF 119.50 FEET; COURSE N° 3, NORTH 55° 02' 14" EAST, A DISTANCE OF 110.55 FEET; COURSE N° 4, SOUTH 62° 31' 40" EAST, A DISTANCE OF 42.27 FEET; COURSE N° 5, NORTH 29° 16' 43" EAST, A DISTANCE OF 29.24 FEET; COURSE N° 6, NORTH 27° 52' 51" EAST, A DISTANCE OF 74.70 FEET; COURSE N° 7, NORTH 28° 41' 08" EAST, A DISTANCE OF 79.79 FEET; COURSE N° 8, NORTH 39° 51' 49" EAST, A DISTANCE OF 185.65 FEET; COURSE N° 9, SOUTH 49° 38' 15" EAST, A DISTANCE OF 26.25 FEET; COURSE N° 10, SOUTH 57° 18' 09" EAST, A DISTANCE OF 87.93 FEET; COURSE N° 11, SOUTH 64° 50' 43" EAST, A DISTANCE OF 63.52 FEET; COURSE N° 12, SOUTH 64° 16' 27" EAST, A DISTANCE OF 24.19 FEET; COURSE N° 13, SOUTH 71° 56' 26" EAST, A DISTANCE OF 72.58 FEET; COURSE N° 14, SOUTH 73° 59' 59" EAST, A DISTANCE OF 15.6 FEET; COURSE N° 15, SOUTH 77° 39' 21" EAST, A DISTANCE OF 60.81 FEET; COURSE N° 16, SOUTH 78° 41' 17" EAST, A DISTANCE OF 27.53 FEET; COURSE N° 17, SOUTH 85° 44' 56" EAST, A DISTANCE OF 89.04 FEET; COURSE N° 18, NORTH 89° 03' 47" EAST, A DISTANCE OF 42.81 FEET; COURSE N° 19, NORTH 89° 50' 04" EAST, A DISTANCE OF 34.6 FEET; COURSE N° 20, NORTH 89° 18' 27" EAST, A DISTANCE OF 33.1 FEET; COURSE N° 21, NORTH 89° 06' 42" EAST, A DISTANCE OF 64.51 FEET; COURSE N° 22, NORTH 89° 23' 49" EAST, A DISTANCE OF 95.01 FEET; COURSE N° 23, NORTH 89° 06' 20" EAST, A DISTANCE OF 58.30 FEET TO THE WESTERLY LINE OF ROLLING HILLS UNIT 4, AS RECORDED IN PLAT BOOK 32 PAGES 10 AND 10A OF SAID COUNTY RECORDS; THENCE NORTH 0° 38' 09" WEST AND ALONG THE WESTERLY LINE OF SAID ROLLING HILLS UNIT 4, A DISTANCE OF 280.0 FEET TO THE SOUTHEASTERLY CORNER OF ROLLING HILLS UNIT 6, AS RECORDED IN PLAT BOOK 33 PAGES 27 AND 27A OF SAID PUBLIC RECORDS; THENCE ALONG THE SOUTHERLY LINE AND WESTERLY LINE OF SAID ROLLING HILLS UNIT 6 THE FOLLOWING COURSES AND DISTANCES; COURSE N° 1, SOUTH 89° 21' 51" WEST, A DISTANCE OF 275.0 FEET; COURSE N° 2, NORTH 88° 57' 45" WEST, A DISTANCE OF 86.71 FEET; COURSE N° 3, NORTH 77° 40' 55" WEST, A DISTANCE OF 100.31 FEET; COURSE N° 4, NORTH 64° 36' 57" WEST, A DISTANCE OF 99.84 FEET; COURSE N° 5, NORTH 51° 13' 33" WEST, A DISTANCE OF 99.80 FEET; COURSE N° 6, NORTH 39° 51' 02" WEST, A DISTANCE OF 81.15 FEET; COURSE N° 7, NORTH 36° 54' 49" WEST, A DISTANCE OF 183.48 FEET; COURSE N° 8, NORTH 28° 58' 52" EAST, A DISTANCE OF 89.16 FEET; COURSE N° 9, NORTH 55° 42' 45" EAST, A DISTANCE OF 79.88 FEET; COURSE N° 10, NORTH 73° 45' 03" EAST, A DISTANCE OF 103.64 FEET; COURSE N° 11, NORTH 74° 06' 01" EAST, A DISTANCE OF 85.78 FEET; COURSE N° 12, NORTH 73° 47' 58" EAST, A DISTANCE OF 25.0 FEET; COURSE N° 13, NORTH 57° 59' 47" EAST, A DISTANCE OF 51.89 FEET; COURSE N° 14, NORTH 15° 44' 44" WEST, A DISTANCE OF 169.55 FEET; COURSE N° 15, NORTH 34° 23' 00" WEST, A DISTANCE OF 63.73 FEET; COURSE N° 16, NORTH 12° 26' 23" WEST, A DISTANCE OF 127.06 FEET TO A POINT 50.0 FEET SOUTH OF WHEN MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF SAID SECTION 26; THENCE SOUTH 89° 21' 51" WEST AND PARALLEL TO SAID NORTH LINE OF SECTION 26, A DISTANCE OF 1159.21 FEET TO THE POINT OF BEGINNING.

ADOPTION & DEDICATION

THIS IS TO CERTIFY THAT 555 REAL ESTATE COMPANY 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 THAT ALL COVES, DRIVES, RIGHT-OF-WAYS, EASEMENTS FOR DRAINAGE, UTILITIES AND SEWERS ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATIONS, DEDICATED TO THE CITY OF JACKSONVILLE AND ITS SUCCESSORS.  
IN WITNESS WHEREOF 555 REAL ESTATE COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND SECRETARY RESPECTIVELY BY AND WITH AUTHORITY OF ITS BOARD OF DIRECTORS, IN ITS NAME AND WITH ITS CORPORATE SEAL AFFIXED THIS 3<sup>rd</sup> DAY OF MAY A.D. 1971.

DEVELOPER CERTIFICATION  
THIS IS TO CERTIFY THAT CHARTER HOUSING CORPORATION SHALL FURNISH THE CITY OF JACKSONVILLE A SURETY BOND AS SURETY THAT THE PROPOSED IMPROVEMENTS IN PUBLIC SPACE SHALL BE CONSTRUCTED ACCORDING TO THE APPROVED PLANS AND SPECIFICATIONS SAID BOND IS EQUIVALENT TO ONE HUNDRED PER CENT ENGINEERING COSTS AND ESTIMATED CONSTRUCTION COST.  
DATE: MAY 3 1971  
James S. English DIRECTOR OF PUBLIC WORKS  
James S. English PRESIDENT

WITNESS E. Chester Stokes Jr. BY: Raymond K. Mason PRESIDENT  
WITNESS Sheryl M. Linnon ATTEST: Lloyd Smith SECRETARY

STATE OF FLORIDA  
COUNTY OF DUVAL

THIS IS TO CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS RAYMOND K. MASON AND LLOYD SMITH RESPECTIVELY PRESIDENT AND SECRETARY OF 555 REAL ESTATE COMPANY 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 BEFORE ME THAT THEY EXECUTED THE SAME FREELY AND VOLUNTARILY AS THE ACT AND DEED OF SAID CORPORATION WITH THE OFFICIAL SEAL OF SAID CORPORATION AFFIXED THERETO.  
WITNESS MY SIGNATURE AND OFFICIAL SEAL AT JACKSONVILLE, IN THE COUNTY OF DUVAL AND STATE OF FLORIDA THIS 3<sup>rd</sup> DAY OF MAY A.D. 1971.

Anna M. Wilson  
NOTARY PUBLIC STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES MARCH 17, 1973

SURVEYOR'S 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 AND PERMANENT CONTROL POINTS HAVE BEEN PLACED ACCORDING TO THE LAWS OF THE STATE OF FLORIDA AND THAT THE ABOVE PLAT COMPLIES WITH THE ZONING RULES AND REGULATIONS OF THE CITY OF JACKSONVILLE, FLORIDA CURRENTLY IN EFFECT. SIGNED THIS 3<sup>rd</sup> DAY OF MAY A.D. 1971.

Charles Bassett & Associates, Inc.  
Charles L. Bassett  
REGISTERED LAND SURVEYOR NO. 1576 FLORIDA

APPROVED FOR RECORD

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA PURSUANT TO ORDINANCE N° 71-942-415 OF SAID CITY, ADOPTED BY ITS COUNCIL AND APPROVED BY ITS MAYOR THIS 14<sup>th</sup> DAY OF OCTOBER A.D. 1971.

[Signature]  
MAYOR OF THE CITY OF JACKSONVILLE

[Signature]  
SECRETARY TO THE COUNCIL OF THE CITY OF JACKSONVILLE

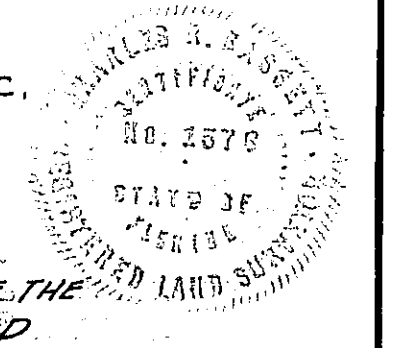
CLERK'S CERTIFICATE 71-59971

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE CITY COUNCIL OF THE CITY OF JACKSONVILLE, FLORIDA, AND SUBMITTED TO ME FOR RECORDING, AND IS RECORDED IN PLAT BOOK 34, PAGE 78, 78A OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA THIS 26<sup>th</sup> DAY OF OCTOBER A.D. 1971.

S. Morgani Slaughter  
CLERK OF THE CIRCUIT COURT

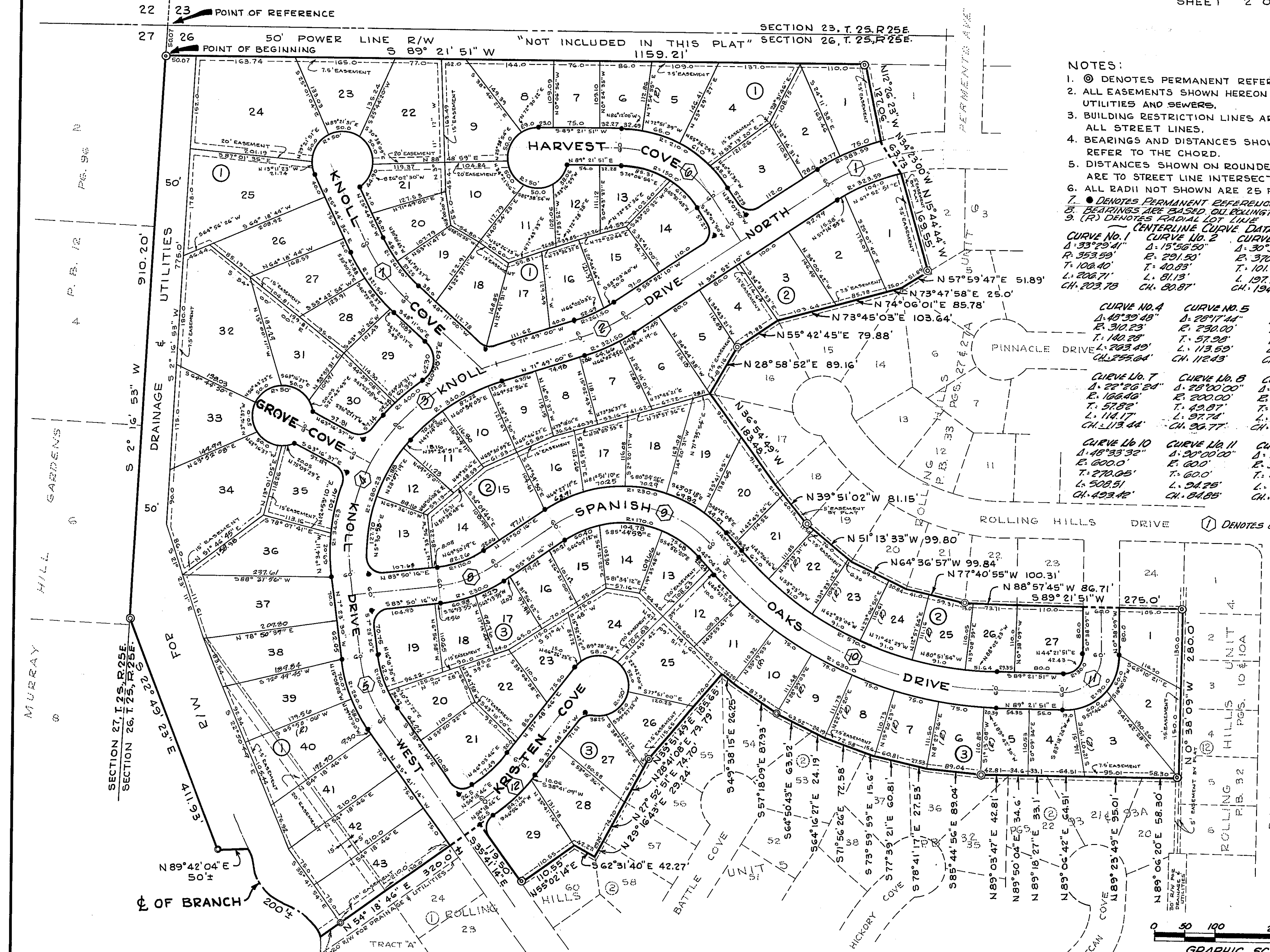
BY Robert C. Stokes  
DEPUTY CLERK

APPROVED  
DATE: \_\_\_\_\_  
BY: [Signature] CITY ENGINEER  
[Signature] DIRECTOR OF PUBLIC WORKS  
GENERAL COUNSEL OR  
[Signature] ASSISTANT COUNSEL



# ROLLING HILLS UNIT 7

CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA



- NOTES:**
1. (C) DENOTES PERMANENT REFERENCE MONUMENT
  2. ALL EASEMENTS SHOWN HEREON ARE FOR DRAINAGE UTILITIES AND SEWERS.
  3. BUILDING RESTRICTION LINES ARE 25 FEET FROM ALL STREET LINES.
  4. BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO THE CHORD.
  5. DISTANCES SHOWN ON ROUNDED BLOCK CORNERS ARE TO STREET LINE INTERSECTIONS.
  6. ALL RADII NOT SHOWN ARE 25 FEET.
  7. (P) DENOTES PERMANENT REFERENCE POINTS.
  8. BEARINGS ARE BASED ON ROLLING HILLS UNIT 6, P.B. 33 P. 57 & 71A
  9. (R) DENOTES RADIAL LOT LINE
- CENTERLINE CURVE DATA**
- | CURVE NO. 1  | CURVE NO. 2  | CURVE NO. 3  |
|--------------|--------------|--------------|
| Δ: 33°25'41" | Δ: 15°56'50" | Δ: 30°32'42" |
| R: 353.58'   | R: 291.50'   | R: 370.00'   |
| T: 106.40'   | T: 40.83'    | T: 101.03'   |
| L: 206.71'   | L: 81.13'    | L: 197.25'   |
| CH: 203.78'  | CH: 80.87'   | CH: 194.92'  |
- | CURVE NO. 4  | CURVE NO. 5  | CURVE NO. 6  |
|--------------|--------------|--------------|
| Δ: 49°39'48" | Δ: 29°17'44" | Δ: 56°30'19" |
| R: 310.23'   | R: 230.00'   | R: 180.00'   |
| T: 140.28'   | T: 57.28'    | T: 36.73'    |
| L: 263.40'   | L: 113.59'   | L: 177.52'   |
| CH: 255.64'  | CH: 112.43'  | CH: 170.41'  |
- | CURVE NO. 7  | CURVE NO. 8  | CURVE NO. 9  |
|--------------|--------------|--------------|
| Δ: 22°26'28" | Δ: 22°20'00" | Δ: 82°05'07" |
| R: 166.40'   | R: 200.00'   | R: 200.00'   |
| T: 57.82'    | T: 42.87'    | T: 174.18'   |
| L: 114.17'   | L: 97.74'    | L: 286.53'   |
| CH: 113.44'  | CH: 96.77'   | CH: 262.65'  |
- | CURVE NO. 10 | CURVE NO. 11 | CURVE NO. 12 |
|--------------|--------------|--------------|
| Δ: 48°33'32" | Δ: 20°00'00" | Δ: 16°30'00" |
| R: 600.0'    | R: 600.0'    | R: 300.0'    |
| T: 270.05'   | T: 60.0'     | T: 43.50'    |
| L: 508.51'   | L: 94.25'    | L: 86.39'    |
| CH: 423.42'  | CH: 84.85'   | CH: 86.10'   |
- (C) DENOTES CURVE NUMBER

