

TAXES VERIFIED
MLC

HOWARD HEIGHTS

DUVAL COUNTY, FLORIDA

BEING A SUBDIVISION OF PART OF THE NORTHEAST ONE-QUARTER AND PART OF THE NORTHWEST ONE-QUARTER OF SECTION 16 OF THE SUBDIVISION OF THE JOHN BROWARD GRANT, GOVERNMENT SECTION 46, TOWNSHIP 1-SOUTH, RANGE 27-EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A PERMANENT REFERENCE MONUMENT AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF DUNNS CREEK ROAD (AN 80 FOOT RIGHT-OF-WAY) AND THE SOUTHERLY RIGHT-OF-WAY LINE OF HOWARD ROAD (A 60 FOOT RIGHT-OF-WAY) AS SHOWN ON PLAT OF EAST PORT SMALL FARMS AS RECORDED IN PLAT BOOK 18 - PAGE 15 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, FOR A POINT OF REFERENCE; THENCE NORTH, A DISTANCE OF 60 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF HOWARD ROAD FOR A POINT OF BEGINNING; THENCE SOUTH 89°-52' WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF HOWARD ROAD, A DISTANCE OF 1317.0 FEET TO A POINT; THENCE NORTH 00°-13' WEST, A DISTANCE OF 1,297.25 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 16; THENCE NORTH 89°-21'-30" EAST ALONG SAID NORTHERLY LINE OF SECTION 16, A DISTANCE OF 1322.38 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID DUNNS CREEK ROAD; THENCE DUE SOUTH ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE OF DUNNS CREEK ROAD, A DISTANCE OF 1308.70 FEET TO THE POINT OF BEGINNING.

APPROVED
DATE June 8, 1954
BY: [Signature]
COUNTY ENGINEER
[Signature]
COUNTY ATTORNEY

ADOPTION AND DEDICATION:

THIS IS TO CERTIFY THAT THE UNDERSIGNED ARE THE LAWFUL OWNERS OF THE LANDS DESCRIBED IN THE CAPTION HEREOF AND THAT THEY HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AND THIS PLAT MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LANDS AND ALL ROADS, EASEMENTS, & R/W'S SHOWN ON SAID PLAT ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATIONS DEDICATED TO DUVAL COUNTY, FLORIDA AND IT'S SUCCESSORS.

IN WITNESS WHEREOF THESE PRESENTS ARE SIGNED THIS 7th DAY OF JUNE A. D. 1954.

SIGNED AND SEALED IN THE PRESENCE OF:

<u>James L. Hendrix</u>		<u>[Signature]</u>	(SEAL)
	WITNESSES	<u>Cecelia Kramer</u>	(SEAL)
<u>Richard P. Carson</u>			(WIFE)

STATE OF FLORIDA:
COUNTY OF DUVAL:

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, S. D. KRAMER AND CECILIA KRAMER, HIS WIFE, 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 FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY SIGNATURE AND OFFICIAL SEAL AT JACKSONVILLE, THE COUNTY OF DUVAL, STATE OF FLORIDA, THIS 7th DAY OF JUNE A. D. 1954.

Harriett Drake
NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES March 5, 1958

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE ABOVE PLAT IS A CORRECT REPRESENTATION OF THE LANDS SURVEYED AND SUBDIVIDED AND DESCRIBED ABOVE. THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED ACCORDING TO THE LAWS OF THE STATE OF FLORIDA AND THAT ALL THE DUVAL COUNTY ZONING RULES AND REGULATIONS HAVE BEEN COMPLIED WITH.

SIGNED THIS 7th DAY OF JUNE A. D. 1954.

Richard P. Carson
REGISTERED LAND SURVEYOR NO. 753 FLORIDA

EXAMINED AND APPROVED THS 8th DAY OF JUNE A. D. 1954 BY THE BOARD OF COUNTY COMMISSIONERS OF DUVAL COUNTY, FLORIDA.

975-935-A

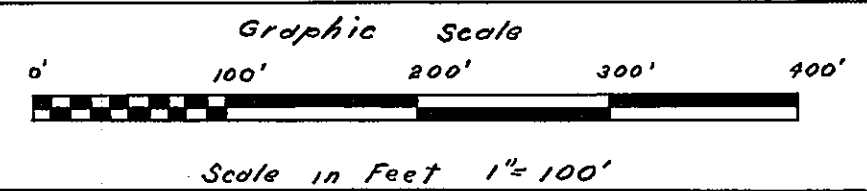
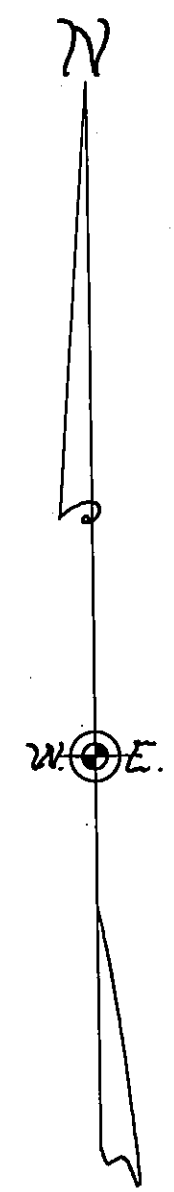
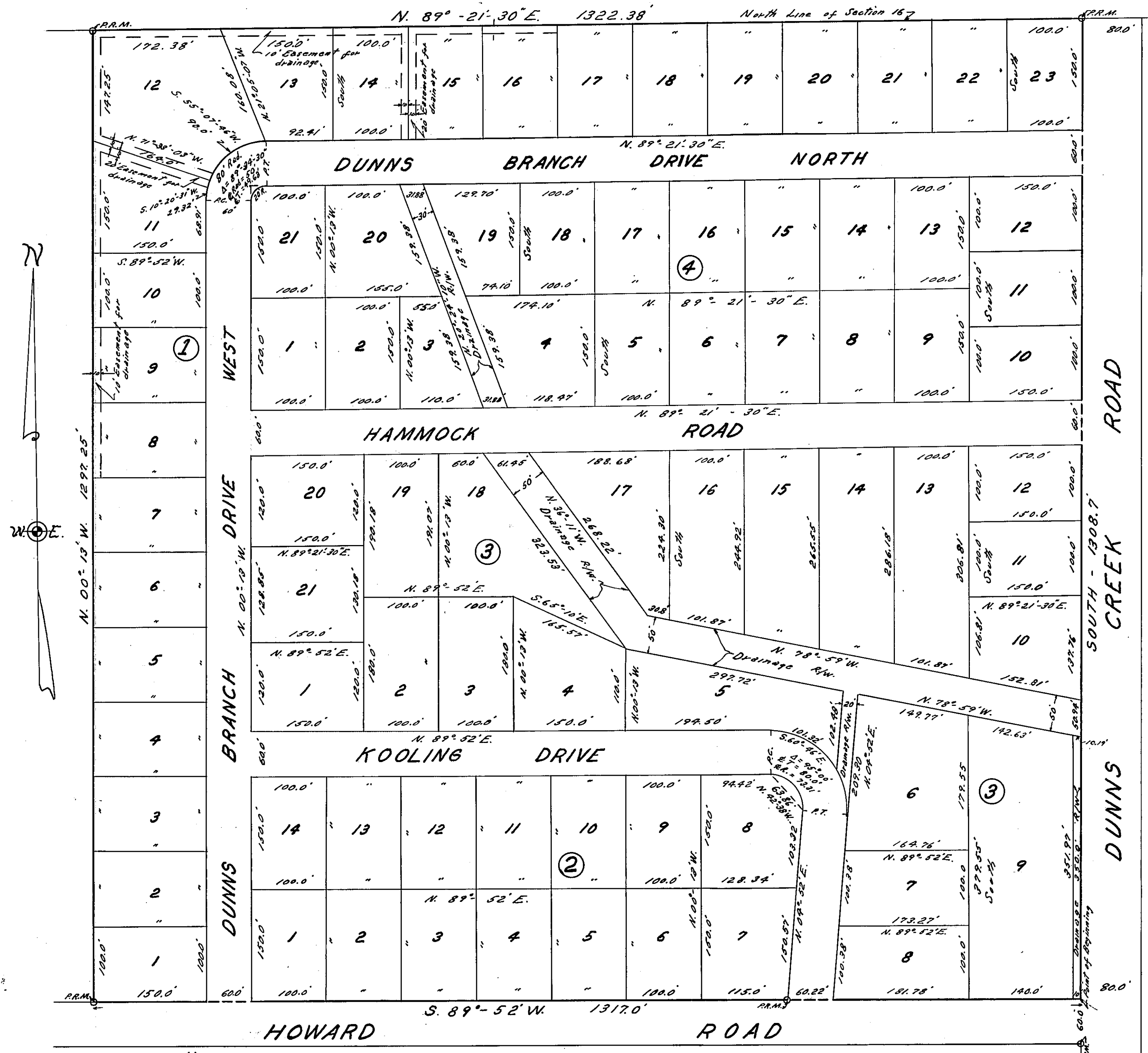
I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH CHAPTER NO. 10275 LAWS OF FLORIDA OF 1925 AND IS FILED FOR RECORD AND RECORDED IN PLAT BOOK NO. 25 PAGE NO. 22-22A OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA THIS 15th DAY OF JUNE A. D. 1954.

Leonard W. Thomas
CLERK

E. M. Pringle
DEPUTY CLERK

HOWARD HEIGHTS

DUVAL COUNTY, FLORIDA



- NOTES:
1. All bearings and distances on curves refer to chords.
 2. Bearings shown on plat are based on Dunns Creek Road bearing of due South.
 3. Permanent Reference Monuments are shown thus: \odot P.R.M.