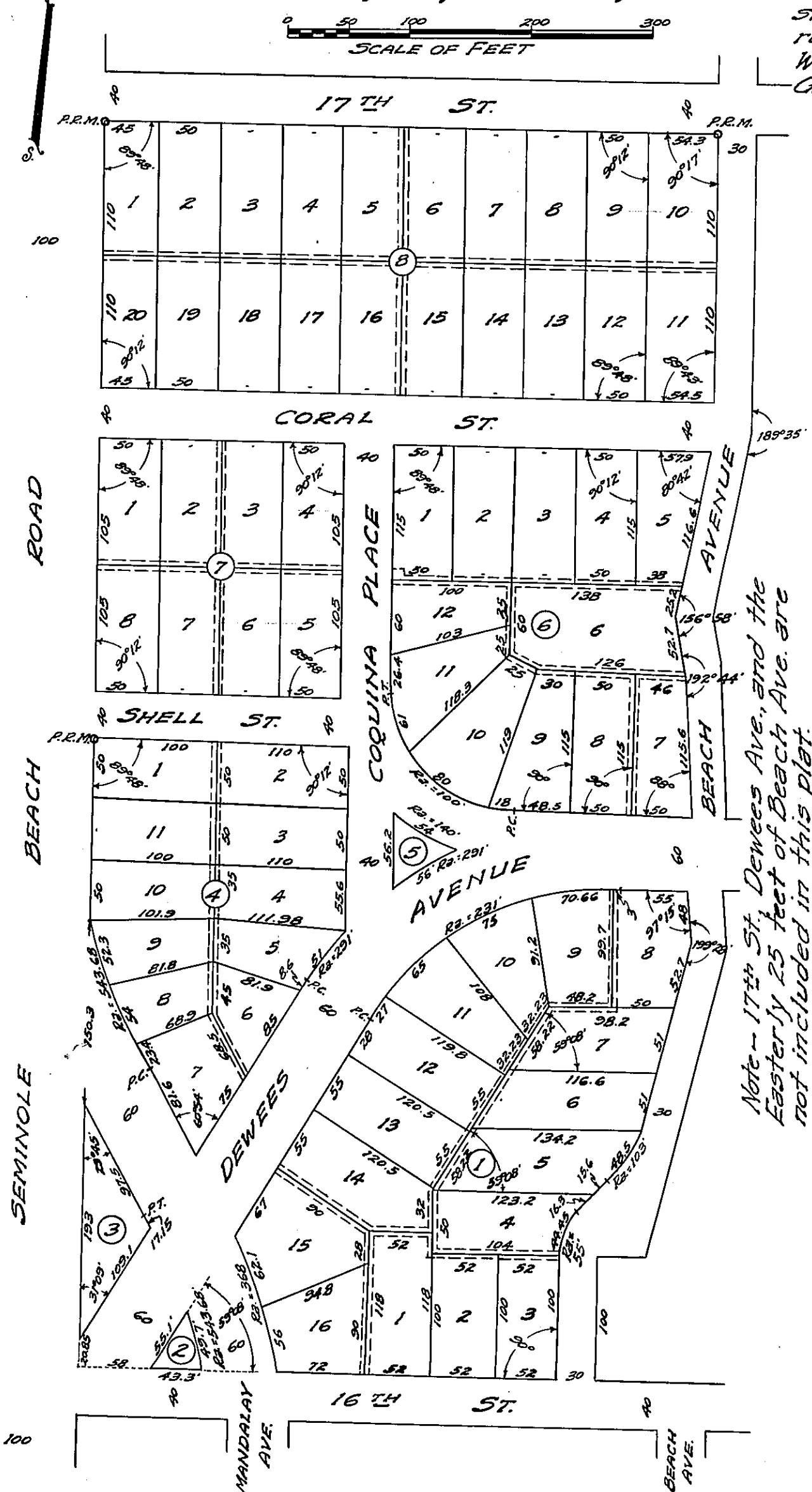


OCEAN GROVE, UNIT No. 1 BOOK 15- PAGE 82

Being a subdivision of part of Lot 7, Fractional Section 9, Township 2 South-Range 29 East, Duval County, Florida. That certain parcel of land situate, lying and being at North Atlantic Beach, Unit No. 1, as shown on the recorded plat of same filed and recorded in Plat Book 15, Page 10, and described as follows: Beginning at the point of intersection of the North side of Sixteenth Street with the Westerly side of Garage Approach Roadway as shown on said plat; running thence Westerly along the Northernly side of said Sixteenth Street 390 feet, more or less, to the Easterly side of the old Florida East Coast Railway right-of-way; running thence Northernly along said Easterly side of said old right-of-way 1064.15 feet, more or less, to the Northernly side of Seventeenth Street extended in the same straight line as shown on said plat from said Garage Approach Roadway to said East side of said old right-of-way; running thence Easterly along said Northernly side of said Seventeenth Street 499.3 feet, more or less, to the Westerly side of said Garage Approach Roadway; thence running Southerly along said Westerly side of said Garage Approach Roadway as the same runs 1097.8 feet, more or less, to the place of beginning.



Adoption & Dedication: This is to certify that the undersigned is the lawful owner of the lands described in the caption hereof; that it has caused the same to be surveyed and platted, and that this plat made in accordance with said survey is hereby adopted as a true and correct plat of said lands, and that all streets and avenues shown on said plat are hereby irrevocably dedicated to the County of Duval, in the State of Florida, and its successors, subject to the easements hereinafter reserved. The lot lines and easement lines (broken lines) shall be deemed and treated as running through the circles enclosing block numbers on the accompanying plat. And further that a right of way and easement and the free and perpetual right of entering upon and using a strip of land three feet in width at the rear or side of the several lots as shown by the accompanying plat, is hereby excepted from dedication and from conveyances made by reference to this plat, and reserved solely in the dedicatory, its successors and assigns, for the placing and maintaining utilities, above or below ground, and no building shall be erected upon or over said reserved strip. And there is hereby excepted from dedication and reserved solely and exclusively in the dedicatory, its successors and assigns, a plot ten feet square on the Southwest corner of Lot 1, Block 6, of the accompanying plat for the purpose of drilling a well and other utility and development purposes. And there is hereby excepted from dedication and reserved solely and exclusively in the dedicatory, its successors and assigns, the right to use all the streets herein dedicated, including the Westerly five feet of Beach Avenue for the purpose of installation and maintenance of gas, electricity, water, and other utilities.

In witness whereof, the said Neptune Land Company, Inc., has caused these presents to be signed by its President and its Secretary, respectively, by and with the authority of its Board of Directors, in its name and corporate seal affixed this 3rd day of May, 1937.

Signed and sealed in the presence of: Neptune Land Company, Inc.
 By Stella Miller its President
 Attest: George W. Milam its Secretary
 Witnesses: H. Wall

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, Robt. R. Milam and George W. Milam, respectively President and Secretary of the Neptune Land Company, Inc., a corporation under the Laws of the State of Florida, to me 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 said dedication is the act and deed of said corporation.

Witness my signature and official seal at Jacksonville, Duval County, Florida, this 3rd day of May, 1937. Notary Public, State of Florida at Large Stella Miller
 My Commission expires: Aug. 16 - 1939

The undersigned, as mortgagee, hereby approves the foregoing and accompanying plat and joins in the dedication herein made by Neptune Land Company, Inc., with the exceptions therein contained and hereby dedicates to the County of Duval and its successors for street and highway purposes, all the strips of land marked streets and avenues, on the accompanying plat, restricting however the use of Dewees Avenue shown on said accompanying plat to a use for the sole and only purpose of a public park or park driveway and for no other purpose whatsoever, etc., as more fully set forth in that deed from the undersigned to the County of Duval conveying the said Dewees Avenue, dated August 18, 1934, recorded in Deed Book 668, page 449, of the public records of Duval County, Florida, but releasing the said Dewees Avenue from the forfeiture or reverter clause contained in said deed.

Signed and sealed in the presence of:

By James G. Gouillard
 Attest: Elizabeth Slader Witnesses

Examined and approved this 4th day of May, 1937, by the Board of County Commissioners of Duval County, Florida.

By Ray Greene Chairman
 Attest: Clairmont Clerk
 By Ray Greene Deputy Clerk

By R. B. S. Corporation
 Attest: George W. Milam its Secretary
 No. 343-491 A

Thereby 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 15, page 82, of the public records of Duval County, Florida, this 1st day of May, 1937.

By Clairmont Clerk
 Attest: Ray Greene Deputy Clerk

This is to certify that the above plat is a correct representation of the lands surveyed and platted and described above, that permanent reference monuments have been placed according to the Laws of the State of Florida.

Signed this 28th day of April, 1937.
 Ellis, Curtis & Kooker
 By E. W. Curtis
 Reg. No. 15