

# GATELY RIDGE

THESE ARE THE SAME LANDS AS DESCRIBED AS A PORTION OF O.R.B. 7635, PAGE 1253  
A PORTION OF GOVERNMENT LOT 1, SECTION 10, TOWNSHIP 2 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE  
DUVAL COUNTY, FLORIDA

PLAT BOOK 61 PAGE 185

SHEET 1 OF 4 SHEETS

DESCRIPTION: THESE ARE THE SAME LANDS AS DESCRIBED AS A PORTION OF O.R.B. 7635, PAGE 1253 A PORTION OF GOVERNMENT LOT 1, SECTION 10, TOWNSHIP 2 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTHERLY LINE OF SAID GOVERNMENT LOT 1, THE SAME AS BEING THE NORTHERLY LINE OF SECTION 10, WITH THE WESTERLY RIGHT-OF-WAY LINE OF GATELY ROAD (A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 00°49'27" EAST, 466.71 TO THE POINT OF BEGINNING:

THENCE CONTINUE ALONG LAST MENTIONED WESTERLY RIGHT-OF-WAY LINE SOUTH 00°49'27" EAST, 327.94 FEET TO THE NORTHEAST CORNER OF SAID GATELY OAKS UNIT THREE A, AS RECORDED IN PLAT BOOK 48, PAGE 87, 87A-87C OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE SOUTH 88°50'15" WEST, 369.42 FEET ALONG THE NORTHERLY LINE OF AFORESAID GATELY OAKS UNIT THREE A TO AN ANGLE POINT ON THE LAST MENTIONED LINE; THENCE NORTH 76°26'51" WEST, 530.75 FEET ALONG LAST MENTIONED LINE TO THE NORTHWEST CORNER OF AFORESAID GATELY OAKS UNIT THREE A ALSO BEING THE EASTERLY CORNER OF GATELY OAKS UNIT THREE B, AS RECORDED IN PLAT BOOK 49, PAGE 95 & 95A OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; CONTINUE NORTH 76°26'51" WEST, 112.60 FEET TO A POINT LYING ON THE NORTHEASTERLY LINE OF AFORESAID GATELY OAKS UNIT THREE B; THENCE RUN THE FOLLOWING 19 COURSES AND DISTANCES ALONG THE LAST MENTIONED LINE, WHICH ALSO MEANDERS ALONG THE APPROXIMATE CENTERLINE OF AN EXISTING CREEK; (COURSE NO. 1) NORTH 29°14'05" EAST, 6.11 FEET; (COURSE NO. 2) NORTH 18°01'46" EAST, 22.20 FEET; (COURSE NO. 3) NORTH 101°7'30" WEST, 25.63 FEET; (COURSE NO. 4) NORTH 23°04'07" EAST, 22.56 FEET; (COURSE NO. 5) NORTH 08°21'19" EAST, 30.02 FEET; (COURSE NO. 6) NORTH 01°02'44" WEST, 45.89 FEET; (COURSE NO. 7) NORTH 14°50'18" EAST, 25.08 FEET; (COURSE NO. 8) NORTH 17°08'26" EAST, 75.54 FEET; (COURSE NO. 9) NORTH 09°32'04" WEST, 26.57 FEET; (COURSE NO. 10) NORTH 12°33'18" EAST, 25.02 FEET; (COURSE NO. 11) NORTH 17°12'36" WEST, 28.18 FEET; (COURSE NO. 12) NORTH 05°12'22" WEST, 13.06 FEET; (COURSE NO. 13) NORTH 02°47'24" WEST, 15.93 FEET; (COURSE NO. 14) NORTH 14°05'42" EAST, 40.38 FEET; (COURSE NO. 15) NORTH 04°02'37" WEST, 50.09 FEET; (COURSE NO. 16) NORTH 06°19'53" WEST, 50.01 FEET; (COURSE NO. 17) NORTH 09°46'04" WEST, 50.04 FEET; (COURSE NO. 18) NORTH 02°43'36" EAST, 50.80 FEET; (COURSE NO. 19) NORTH 06°40'54" WEST, 44.46 FEET TO THE NORTHEAST CORNER OF AFORESAID GATELY OAKS UNIT THREE B, POINT LYING ON THE NORTHERLY LINE OF GOVERNMENT LOT 1 AND SECTION 10, ALSO BEING THE SOUTHERLY LINE OF HUNTER'S MILL, AS RECORDED IN PLAT BOOK 42, PAGE 54, 54A-54D OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 88°57'39" EAST, 211.92 FEET ALONG LAST MENTIONED LINE; THENCE SOUTH 00°50'14" EAST, 233.52 FEET ALONG THE WEST LINE OF LANDS DESCRIBED IN O.R.B. 5639, PAGE 1575 OF SAID COUNTY; THENCE NORTH 88°57'57" EAST, 184.60 FEET ALONG THE SOUTH LINE OF LANDS DESCRIBED IN O.R.B. 5639, PAGE 1575 OF SAID COUNTY; THENCE SOUTH 00°49'23" EAST, 233.11 FEET ALONG THE WEST LINE OF LANDS DESCRIBED IN O.R.B. 5565, PAGE 767 OF SAID COUNTY; THENCE NORTH 88°58'01" EAST, 560.36 FEET ALONG THE SOUTH LINE OF LANDS DESCRIBED IN O.R.B. 5565, PAGE 767 OF SAID COUNTY TO THE POINT OF BEGINNING.

CONTAINING 9.45 ACRES±  
SAID LANDS SITUATED, LYING AND BEING IN DUVAL COUNTY, FLORIDA

### LEGEND

- - DENOTES IRON MARKER FOUND IDENTIFICATION AS NOTED
- - DENOTES 5/8" REBAR SET LB #6991
- - DENOTES 4"x4" CONCRETE MONUMENT LB #6991
- - DENOTES 4"x4" CONCRETE MONUMENT IDENTIFICATION AS NOTED
- R/W - DENOTES RIGHT OF WAY
- △ - DENOTES CENTRAL ANGLE
- CB - DENOTES CHORD BEARING
- L - DENOTES ARC LENGTH
- PT - DENOTES POINT OF TANGENCY
- PRC - DENOTES POINT OF REVERSE CURVE
- PC - DENOTES POINT OF CURVATURE
- DENOTES BREAK LINE
- R - DENOTES RADIUS (M) - DENOTES MEASURED
- T - DENOTES TANGENT (D) - DENOTES DEED
- CH - DENOTES CHORD C - DENOTES CENTERLINE
- (P) - DENOTES PLAT

### SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED, AND DESCRIBED IN THE CAPTION, THAT THE SURVEY WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF FLORIDA STATUTE 177, THAT PERMANENT REFERENCE MONUMENTS (PRM), PERMANENT CONTROL POINTS (PCP), AND LOT CORNERS HAVE BEEN OR WILL BE MONUMENTED IN ACCORDANCE WITH CHAPTER 177.091, FLORIDA STATUTES, CHAPTERS 61G17-6.003, FLORIDA ADMINISTRATIVE CODE, AND SECTION 654.110, ORDINANCE CODE OF THE CITY OF JACKSONVILLE, FLORIDA.

CERTIFIED THIS 13 DAY OF July, A.D., 2006  
Thomas P. Hughes, Jr.  
THOMAS P. HUGHES, JR.  
PROFESSIONAL LAND SURVEYOR, No. 3507  
1501 COUNTY ROAD 315 SUITE #106  
GREEN COVE SPRINGS, FLORIDA 32043

### CLERK'S CERTIFICATE 2006a52a53

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY OF JACKSONVILLE, FLORIDA AND SUBMITTED TO ME FOR THE RECORDING, AND IS RECORDED IN PLAT BOOK 61 PAGES 185-186 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA THIS 20 DAY OF July, A.D., 2006

Jim Fuller Robin Bady  
JIM FULLER, CLERK OF THE CIRCUIT COURT DEPUTY CLERK

### PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES

THIS 17th DAY OF July, A.D., 2006

W. Monroe Hazen, PLS  
W. MONROE HAZEN, PLS  
PROFESSIONAL LAND SURVEYOR NUMBER 3398

### APPROVED FOR RECORD

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED, ACCEPTED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, PURSUANT TO CHAPTER NO. 654, ORDINANCE CODE

THIS 19th DAY OF July, A.D., 2006

Joey W. Duncan, P.E.  
JOEY W. DUNCAN, P.E.  
DIRECTOR OF PUBLIC WORKS

### NOTARY FOR SYNOVUS BANK OF JACKSONVILLE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF July, 2006, A.D., BY DAN JACKSON, HE IS PERSONALLY KNOWN TO ME AND DID NOT TAKE AN OATH.

Tim Franklin  
NOTARY PUBLIC  
STATE OF FLORIDA AT LARGE Tim Franklin MY COMMISSION EXPIRES 11/13/2009  
Notary Public State of Florida  
Timothy S. Franklin  
My Commission DD489646  
Expires 11/13/2009

TYPE OR PRINT NAME  
GATELY RIDGE, LLC

WITNESS: Carol Carter  
Corey W. Tate

TYPE OR PRINT NAME  
James R. Hunt

WITNESS: James R. Hunt  
James R. Hunt

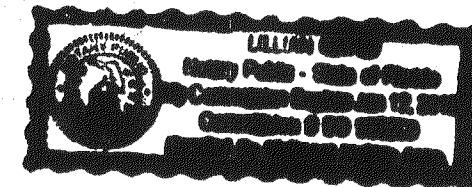
TYPE OR PRINT NAME  
James R. Hunt

### NOTARY FOR GATELY RIDGE, LLC

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12 DAY OF July, 2006, A.D., BY WILLIAM CUTTS OF GATELY RIDGE, LLC. HE IS PERSONALLY KNOWN TO ME AND DID NOT TAKE AN OATH.

Lillian Maymi  
NOTARY PUBLIC  
STATE OF FLORIDA AT LARGE MY COMMISSION EXPIRES: SERIAL NO.

TYPE OR PRINT NAME  
Lillian Maymi



### ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT GATELY RIDGE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, (THE "OWNER") IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON AS GATELY RIDGE, HAVING CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AND THAT SYNOVUS BANK OF JACKSONVILLE, IS THE HOLDER OF MORTGAGE ON SAID LANDS. THIS PLAT BEING MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF THOSE LANDS. GATELY RIDGE COURT AND ALL WALKWAYS, UNOBSTRUCTED EASEMENTS FOR DRAINAGE, UTILITIES, AND NON-ACCESS EASEMENTS, EXCEPT ALL PRIVATE EASEMENTS AND CONSERVATION EASEMENTS WHICH SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNEES AS SHOWN HEREON, ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS.

1) THE DRAINAGE EASEMENTS HEREBY DEDICATED SHALL PERMIT THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS, TO DISCHARGE INTO SAID LAKES/STORMWATER MANAGEMENT FACILITIES WHICH THESE EASEMENTS TRAVERSE, ALL WATER WHICH MAY FALL ON OR COME UPON ALL ROADS AND WALKWAYS AS NOTED ABOVE HEREBY DEDICATED, TOGETHER WITH ALL SUBSTANCES OR MATTER WHICH MAY FLOW OR PASS FROM SAID ROADS AND WALKWAYS FROM ADJACENT LAND OR FROM ANY OTHER SOURCE OF PUBLIC WATERS INTO OR THROUGH SAID LAKES/STORMWATER MANAGEMENT FACILITIES, WITHOUT ANY LIABILITY WHATSOEVER ON THE PART OF THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS FOR ANY DAMAGE, INJURIES OR LOSS TO PERSONS OR PROPERTY RESULTING FROM THE ACCEPTANCE OR USE OF THESE DRAINAGE EASEMENTS BY THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS;

2) THE LAKES AND TREATMENT SYSTEMS SHOWN ON THIS PLAT OWNED IN FEE SIMPLE TITLE BY THE OWNER, ITS SUCCESSORS AND ASSIGNS, AND ALL MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID LAKES/STORMWATER MANAGEMENT FACILITIES ARE THE RESPONSIBILITY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS. THE CITY OF JACKSONVILLE BY ACCEPTANCE OF THIS PLAT ASSUMES NO RESPONSIBILITY WHATSOEVER FOR SAID LAKES AND TREATMENT SYSTEMS.

3) THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS, SHALL NOT BE LIABLE NOR RESPONSIBLE FOR THE CREATION, OPERATION, FAILURE OR DESTRUCTION OF WATER LEVEL CONTROL EQUIPMENT WHICH MAY BE CONSTRUCTED OR INSTALLED BY THE OWNER OR ANY OTHER PERSON WITHIN THE AREA OF THE LANDS HEREBY PLATTED, OR OF THE LAKES AND TREATMENT SYSTEMS SHOWN ON THIS PLAT, BUT SHALL HAVE THE RIGHT TO MODIFY THE WATER LEVEL INCLUDING THE REPAIR, REMOVAL OR REPLACEMENT OF THE LAKES/STORMWATER MANAGEMENT FACILITIES AND THE CONTROL STRUCTURES TO EFFECT ADEQUATE DRAINAGE.

THE OWNER, ITS SUCCESSORS AND ASSIGNS OF THE LANDS DESCRIBED AND CAPTIONED HEREON, SHALL INDEMNIFY THE CITY OF JACKSONVILLE AND SAVE IT HARMLESS FROM SUITS, ACTION, DAMAGES AND LIABILITY AND EXPENSE IN CONNECTION WITH LOSS OF LIFE, BODILY OR PERSONAL INJURY OR PROPERTY DAMAGE OR ANY OTHER DAMAGE ARISING FROM OR OUT OF ANY OCCURRENCE IN, UPON, AT OR FROM THE LAKES/STORMWATER MANAGEMENT FACILITIES DESCRIBED ABOVE, OR ANY PART THEREOF, OCCASIONED WHOLLY OR IN PART BY ANY ACT OR OMISSION OF ITS AGENTS, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES OR CONCESSIONAIRES WITHIN GATELY RIDGE. THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE SUCCESSORS AND ASSIGNS OF THE OWNER SHALL BE SUBJECT TO IT.

THE UNDERSIGNED OWNER DOES HEREBY RESERVE UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, AN EASEMENT FOR LANDSCAPING AND CONSTRUCTION OF SIGNS OVER ALL NON ACCESS EASEMENTS, AND ALSO EASEMENT(S) OVER ALL THE LANDS DESIGNATED AS PRIVATE DRAINAGE EASEMENTS SHOWN ON THIS PLAT, THE MAINTENANCE RESPONSIBILITIES OF WHICH SHALL BE THOSE OF THE OWNER, ITS SUCCESSORS, AND ASSIGNS.

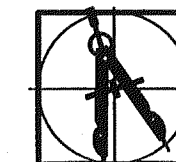
"THOSE EASEMENTS DESIGNATED AS "JEA-E.E." ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM."

"THOSE EASEMENTS DESIGNATED AS "JEA-E." ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM; PROVIDED HOWEVER, THAT NO PARALLEL UTILITIES MAY BE INSTALLED WITHIN SAID EASEMENTS"

TRACT "A" LIFT STATION AND ALL JEA WATER AND SEWER UTILITY EASEMENTS ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS.

THE RIGHTS RESERVED HEREBY FOR THE GRANT OF UTILITY EASEMENTS SHALL INCLUDE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES TO THE EXTENT REQUIRED BY AND IN A MANNER AND SUBJECT TO THE PROVISIONS OF SECTION 177.091 (28) OF THE FLORIDA STATUTES (2005); HOWEVER, TO THE EXTENT ALLOWABLE BY SAID SECTION 177.091 (28), ONLY CABLE TELEVISION SERVICE PROVIDERS SPECIFICALLY AUTHORIZED BY OWNER TO SERVE THE LANDS SHOWN ON THE PLAT SHALL HAVE THE BENEFIT OF SAID CABLE TELEVISION EASEMENTS. OWNER HEREBY RESERVES AND SHALL HAVE THE SOLE AND ABSOLUTE RIGHT, WITH CONSENT OF THE CITY OF JACKSONVILLE, DUVAL COUNTY FLORIDA TO DEDICATE TO A PUBLIC ENTITY ROADS OR EASEMENTS WHICH HAVE NOT ALREADY BEEN CONVEYED TO A PROPERTY OWNER ASSOCIATION OR COMMUNITY DEVELOPMENT DISTRICT (PROVIDED SUCH PUBLIC ENTITY ACCEPTS SUCH DEDICATION)

IN WITNESS THEREOF, GATELY RIDGE, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER.



PREPARED BY:  
**BARTRAM TRAIL SURVEYING, INC.**

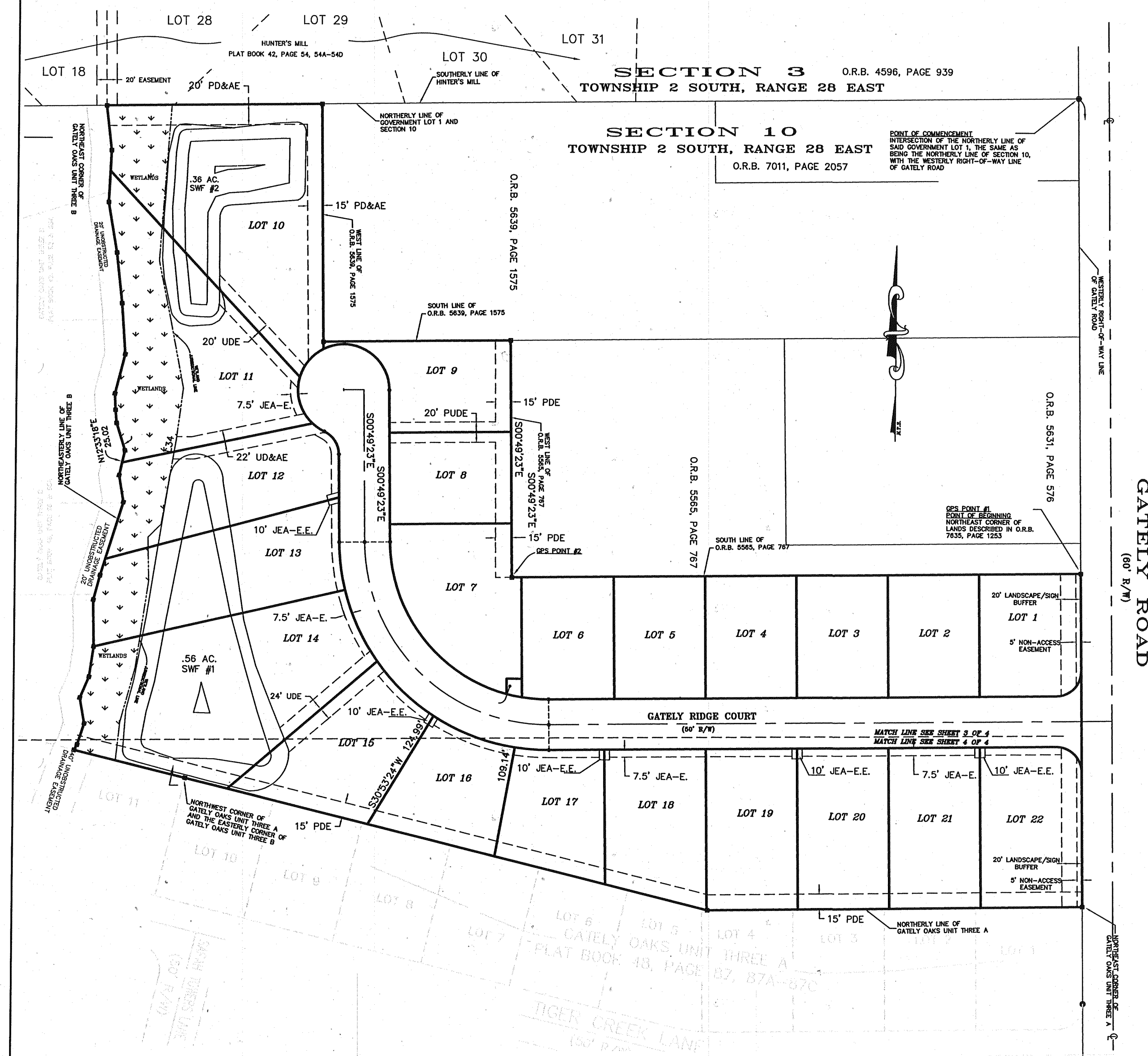
LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS  
1501 COUNTY ROAD 315 SUITE 106  
GREEN COVE SPRINGS, FL 32043  
(904) 284-2224 FAX (904) 284-2258

PSD 2004-063  
CDN 6740

# GATELY RIDGE

THESE ARE THE SAME LANDS AS DESCRIBED AS A PORTION OF O.R.B. 7635, PAGE 1253  
A PORTION OF GOVERNMENT LOT 1, SECTION 10, TOWNSHIP 2 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE  
DUVAL COUNTY, FLORIDA

PLAT BOOK 61 PAGE 186  
SHEET 2 OF 4 SHEETS



GENERAL NOTES: BEARINGS BASED ON STATE PLANE COORDINATES.

1) THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSE. THE GEODETIC CONTROL RELIED UPON FOR THESE VALUES WERE PUBLISHED USGS CONTROL POINTS. COORDINATES ARE BASED ON NORTH AMERICAN DATUM 1983/90 - STATE PLANE COORDINATES - FLORIDA EAST ZONE - U.S. FEET.

POINT	NORTHING	EASTING	DESCRIPTION
1	N 2188872.1070	E 506969.9280	PRM NE CORNER
2	N 2188862.0030	E 506409.6550	PRM NE MID CORNER

2) NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL. THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FL.

3) THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "X" AS DEPICTED ON THE FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY NUMBER 120077, PANEL NUMBER 0234 E, DATED AUGUST 15, 1989. THE FIRM INFORMATION AND DELINEATION'S ON THE PLAT ARE VALID ONLY FOR DATES UP TO AND INCLUDING THE EFFECTIVE RECORDING DATE OF THIS PLAT. THERE MAY HAVE BEEN SUBSEQUENT REVISIONS AFTER THIS DATE THAT WILL SUPERSEDE SAID INFORMATION. INQUIRIES SHOULD BE MADE TO THE COMMUNITY'S FLOOD PLANE MANAGEMENT REPOSITORY, DEPARTMENT OF PUBLIC WORKS, CITY OF JACKSONVILLE.

4) "CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM."

5) THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENT BY THE CITY OF JACKSONVILLE. THE CONSTRUCTION OF DRIVEWAYS AND THE INSTALLATION OF FENCES, HEDGES AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY THE CITY AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND/OR REPLACEMENT OF SUCH ITEMS.

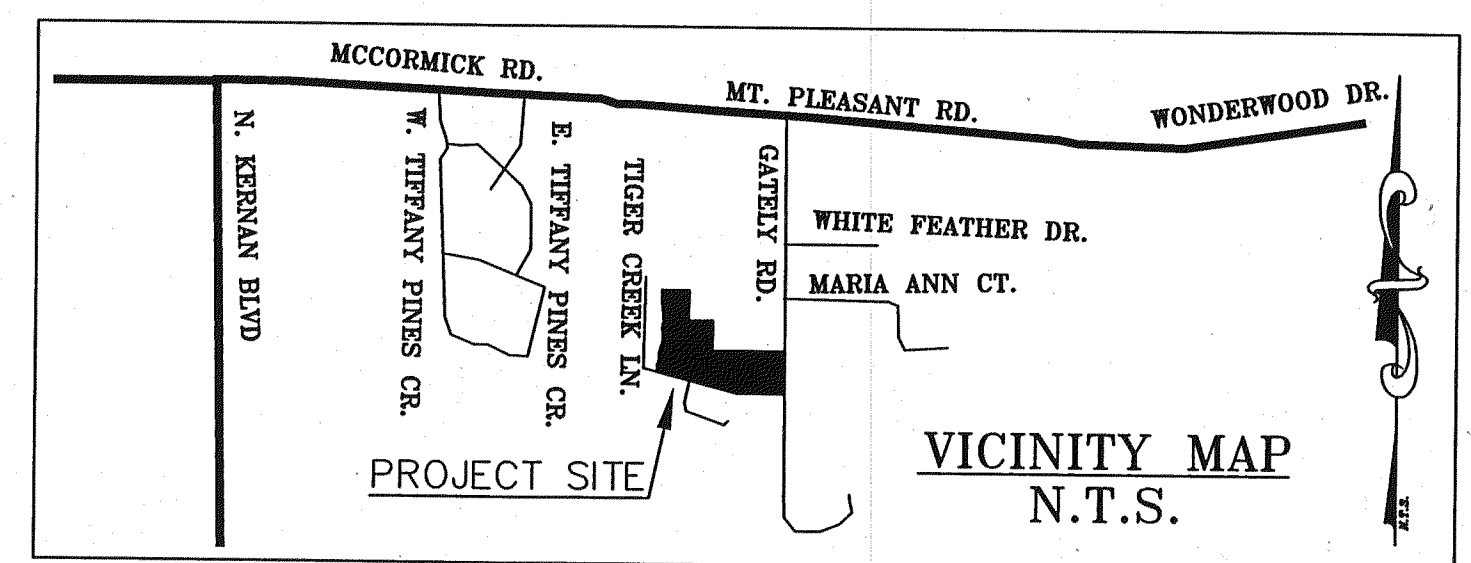
THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED/ACCESS EASEMENTS, SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY THE CITY OF JACKSONVILLE.

6) JEA WILL ALLOW CERTAIN NON-PERMANENT IMPROVEMENTS WHICH DO NOT IMPEDE THE USE OF SAID EASEMENTS BY JEA. THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY JEA AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND FOR REPLACEMENT OF SUCH ITEMS.

7) U.D.E.-DENOTES UNOBSTRUCTED DRAINAGE EASEMENT  
P.D.E.-DENOTES PRIVATE DRAINAGE EASEMENT  
P.D.&A.E.-DENOTES PRIVATE DRAINAGE AND ACCESS EASEMENT

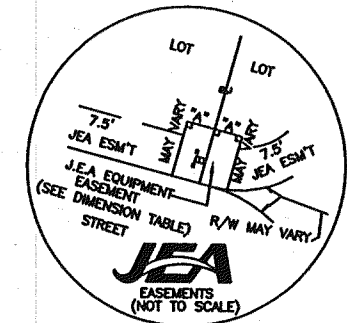
MINIMUM BUILDING RESTRICTION LINE (B.R.L.)

FRONT 25'  
SIDE 7.5'  
BACK 10'



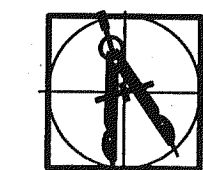
**JEA** NOTES:

**BUILDING COMMUNITY**  
CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR ITS USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.  
**JEA-E** DENOTES JEA EQUIPMENT EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY JEA.  
**JEA-E** DENOTES JEA EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENT BY JEA. THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY JEA AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND FOR REPLACEMENT OF SUCH ITEMS.



DIMENSION TABLE

"A"	5' TYPICAL 10'X10' JEA
"B"	10' TYPICAL 10'X20' JEA
"C"	10' TYPICAL 10'X20' JEA
"D"	10' TYPICAL 10'X20' JEA
"E"	5' TYPICAL 5'X10' JEA
"F"	10' TYPICAL 10'X20' JEA



PREPARED BY:  
**BARTRAM TRAIL SURVEYING, INC.**  
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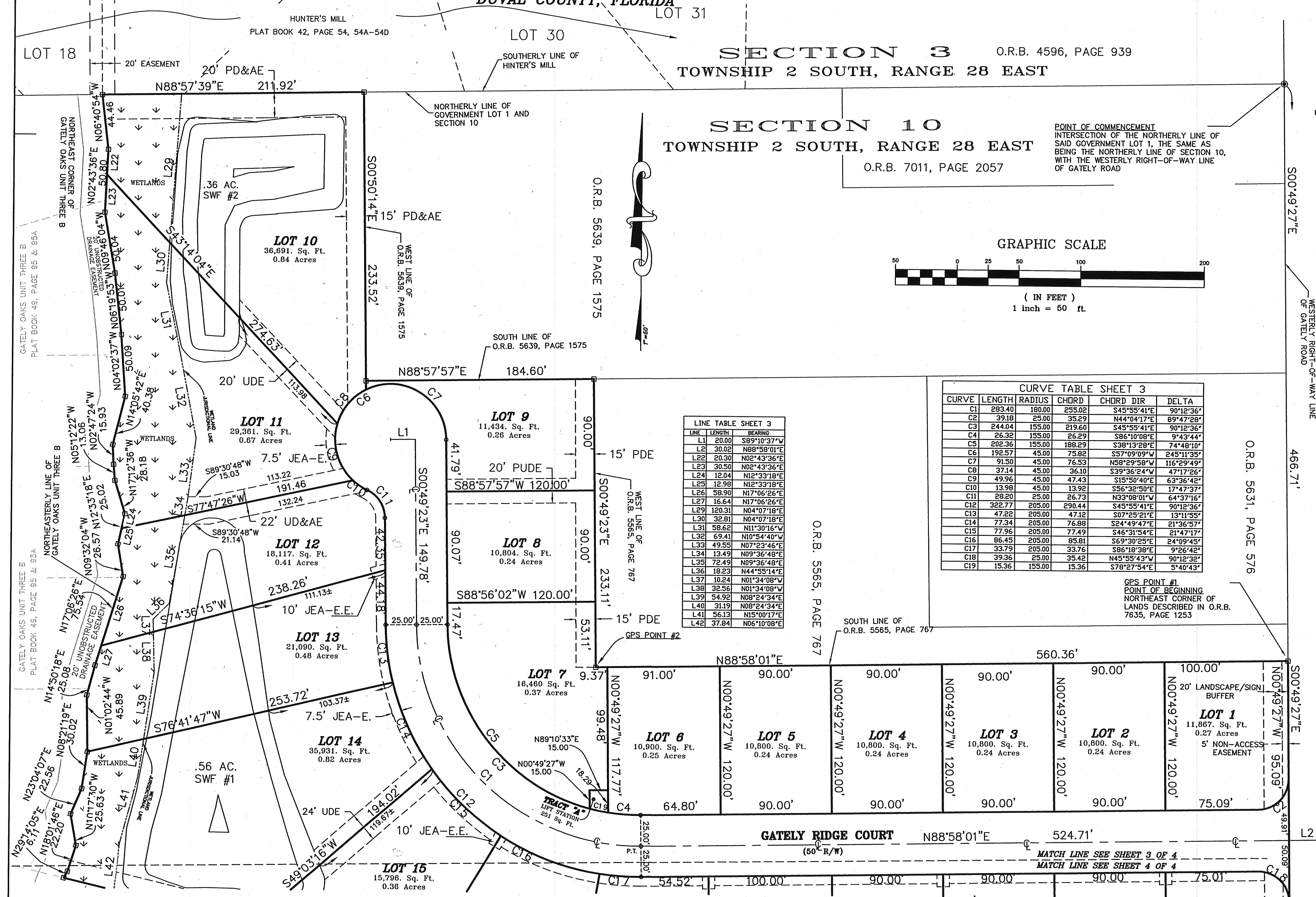
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DUVAL COUNTY, FLORIDA

PLAT BOOK 61 PAGE 187

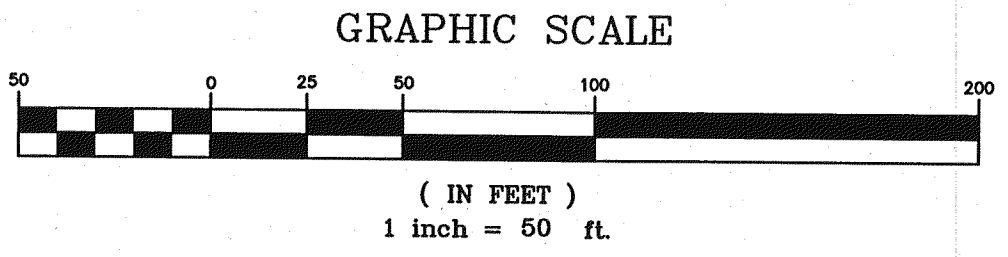
SHEET 3 OF 4 SHEETS



SECTION 3 O.R.B. 4596, PAGE 939  
TOWNSHIP 2 SOUTH, RANGE 28 EAST

SECTION 10 O.R.B. 7011, PAGE 2057  
TOWNSHIP 2 SOUTH, RANGE 28 EAST

POINT OF COMMENCEMENT  
INTERSECTION OF THE NORTHERLY LINE OF SAID GOVERNMENT LOT 1, THE SAME AS BEING THE NORTHERLY LINE OF SECTION 10, WITH THE WESTERLY RIGHT-OF-WAY LINE OF GATELY ROAD



LINE TABLE SHEET 3

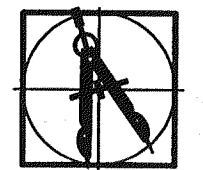
LINE	LENGTH	BEARING
L1	20.00	S89°10'37"W
L2	30.02	N88°58'01"E
L22	20.30	N02°43'36"E
L23	30.50	N02°43'36"E
L24	12.04	N12°33'18"E
L25	12.98	N12°33'18"E
L26	58.90	N17°06'26"E
L27	16.64	N17°06'26"E
L29	120.31	N04°07'18"E
L30	32.81	N04°07'18"E
L31	58.62	N11°30'16"W
L32	69.41	N10°54'40"W
L33	49.55	N07°23'46"E
L34	13.49	N09°36'48"E
L35	72.49	N09°36'48"E
L36	18.23	N44°55'14"E
L37	10.24	N01°34'08"W
L38	32.56	N01°34'08"W
L39	54.92	N08°24'34"E
L40	31.19	N08°24'34"E
L41	56.13	N15°00'17"E
L42	37.84	N06°10'08"E

CURVE TABLE SHEET 3

CURVE	LENGTH	RADIUS	CHORD	CHORD DIR	DELTA
C1	283.40	180.00	255.02	S45°55'41"E	90°12'36"
C2	39.18	25.00	35.29	N44°04'17"E	89°47'28"
C3	244.04	155.00	219.60	S45°55'41"E	90°12'36"
C4	26.32	155.00	26.29	S86°10'08"E	9°43'44"
C5	202.36	155.00	188.29	S38°13'28"E	74°48'10"
C6	192.57	45.00	75.82	S57°09'09"W	245°11'35"
C7	91.50	45.00	76.53	N58°29'58"W	116°29'49"
C8	37.14	45.00	36.10	S39°36'24"W	47°17'26"
C9	49.96	45.00	47.43	S15°50'40"E	63°36'42"
C10	13.98	45.00	13.92	S56°32'50"E	17°47'37"
C11	28.20	25.00	26.73	N33°08'01"W	64°37'16"
C12	322.77	205.00	290.44	S45°55'41"E	90°12'36"
C13	47.22	205.00	47.12	S07°25'21"E	13°11'55"
C14	77.34	205.00	76.88	S24°49'47"E	21°36'57"
C15	77.96	205.00	77.49	S46°31'54"E	21°47'17"
C16	86.45	205.00	85.81	S69°30'25"E	24°09'45"
C17	33.79	205.00	33.76	S86°18'38"E	9°26'42"
C18	39.36	25.00	35.42	N45°55'43"W	90°12'32"
C19	15.36	155.00	15.36	S78°27'54"E	5°40'43"

GPS POINT #1  
POINT OF BEGINNING  
NORTHEAST CORNER OF  
LANDS DESCRIBED IN O.R.B.  
7635, PAGE 1253

PSD 2004-063  
CDN 6740

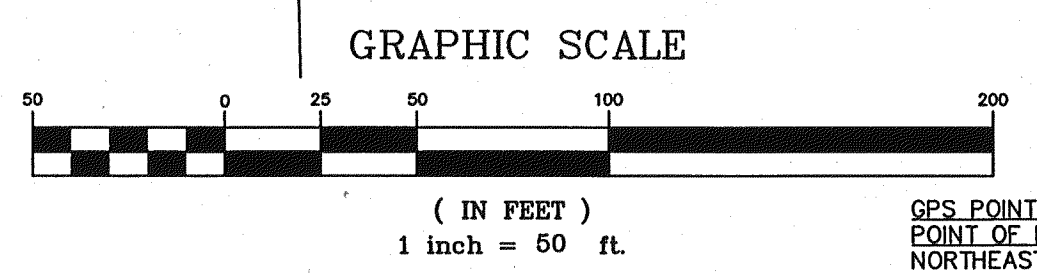
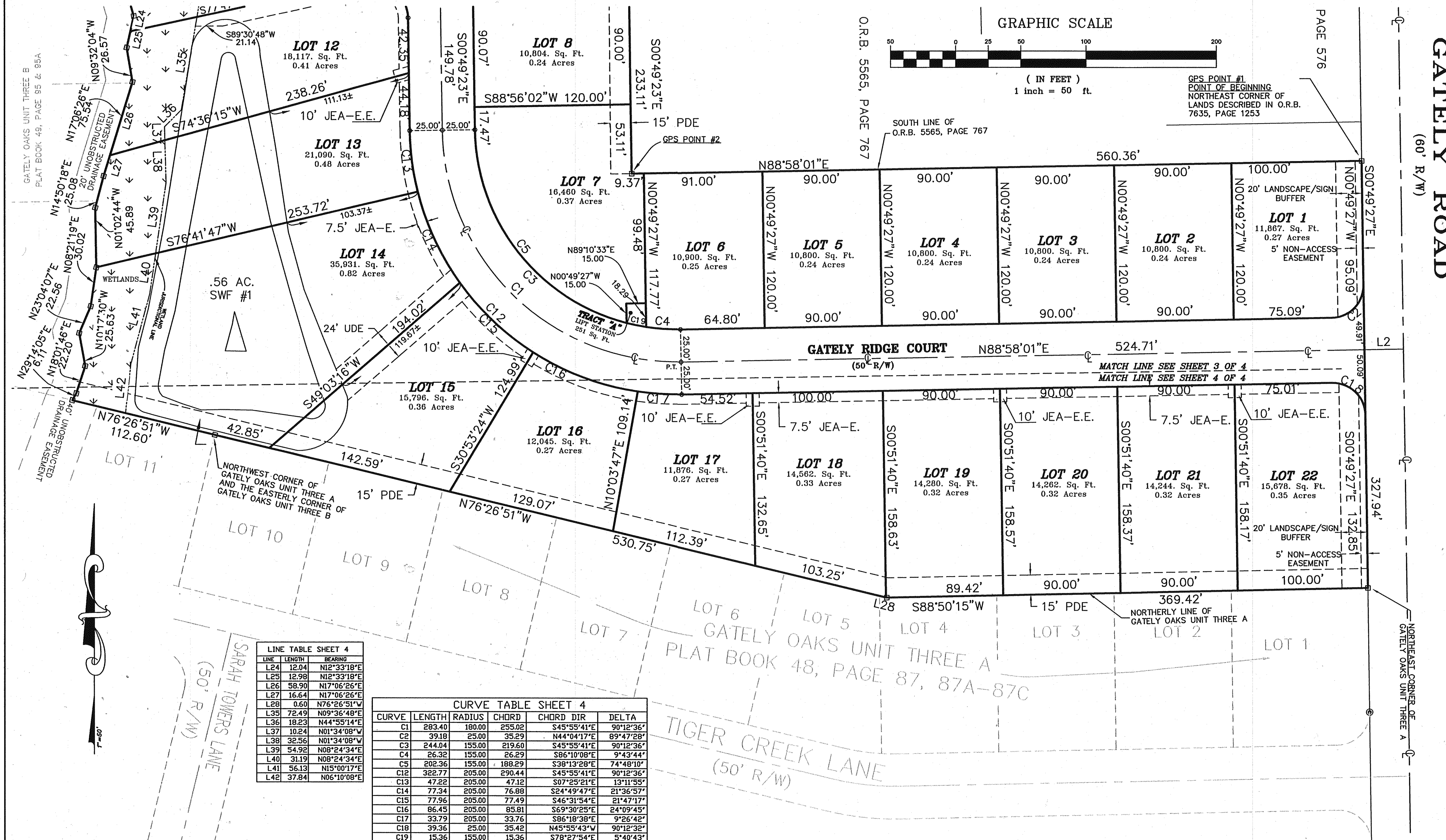


PREPARED BY:  
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LB #8991  
LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS  
1501 COUNTY ROAD 315 SUITE 106  
GREEN COVE SPRINGS, FL 32043  
(904) 284-2224 FAX (904) 284-2258

GATELY ROAD  
(60' R/W)

# GATELY RIDGE

THESE ARE THE SAME LANDS AS DESCRIBED AS A PORTION OF O.R.B. 7635, PAGE 1253  
A PORTION OF GOVERNMENT LOT 1, SECTION 10, TOWNSHIP 2 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE  
DUVAL COUNTY, FLORIDA



GPS POINT #1  
POINT OF BEGINNING  
NORTHEAST CORNER OF  
LANDS DESCRIBED IN O.R.B.  
7635, PAGE 1253

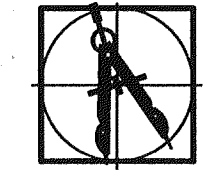
LINE TABLE SHEET 4

LINE	LENGTH	BEARING
L24	12.04	N12°33'18"E
L25	12.98	N12°33'18"E
L26	58.90	N17°06'26"E
L27	16.64	N17°06'26"E
L28	0.60	N76°26'51"W
L35	72.49	N09°36'48"E
L36	18.23	N44°55'14"E
L37	10.24	N01°34'08"W
L38	32.56	N01°34'08"W
L39	54.92	N08°24'34"E
L40	31.19	N08°24'34"E
L41	56.13	N15°00'17"E
L42	37.84	N06°10'08"E

CURVE TABLE SHEET 4

CURVE	LENGTH	RADIUS	CHORD	CHORD DIR	DELTA
C1	283.40	180.00	255.02	S45°55'41"E	90°12'36"
C2	39.18	25.00	35.29	N44°04'17"E	89°47'28"
C3	244.04	155.00	219.60	S45°55'41"E	90°12'36"
C4	26.32	155.00	26.29	S86°10'08"E	9°43'44"
C5	202.36	155.00	188.29	S38°13'28"E	74°48'10"
C12	322.77	205.00	290.44	S45°55'41"E	90°12'36"
C13	47.22	205.00	47.12	S07°25'21"E	13°11'55"
C14	77.34	205.00	76.88	S24°49'47"E	21°36'57"
C15	77.96	205.00	77.49	S46°31'54"E	21°47'17"
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