

# IRONGATE

PLAT BOOK 81 PAGE 51  
SHEET 1 OF 4 SHEETS  
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)

A PORTION OF THE SEYMOUR PICKETT DONATION SECTIONS 52 AND 53, TOWNSHIP 2 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

Approved 6/7/23  
Date  
[Signature]  
City Engineer  
for Director of Public Works  
Approved 6/1/23  
Date  
[Signature]  
for General Counsel

### ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT JACKS ROAD LLC, A DELAWARE LIMITED LIABILITY COMPANY (HEREINAFTER "THE OWNER"), IS THE FEE SIMPLE OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS IRONGATE, HAVING CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED. THIS PLAT BEING MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF THOSE LANDS.

ALL RIGHTS-OF-WAYS, WALKWAYS, SIDEWALKS, UNOBSTRUCTED EASEMENTS FOR DRAINAGE AND NON-ACCESS EASEMENTS ARE HEREBY IRREVOCABLE AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE, A FLORIDA MUNICIPAL CORPORATION, ITS SUCCESSORS AND ASSIGNS ("CITY"); TRACT "A" (OPEN SPACE/PARK), TRACT "B" (DRAINAGE, ACCESS AND MAINTENANCE EASEMENT), TRACT "C" (OPEN SPACE/PARK), TRACT "F" (OPEN SPACE, ACCESS, UTILITY, DRAINAGE AND MAINTENANCE), TRACT "G" (OPEN SPACE, ACCESS, UTILITY AND MAINTENANCE), AND TRACT "H" (OPEN SPACE, ACCESS, UTILITY, DRAINAGE AND MAINTENANCE), SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE IRONGATE HOMEOWNERS ASSOCIATION; TRACT "D" (LANDSCAPE BUFFER TRACT); TITLE TO THE LANDSCAPE BUFFER TRACT IS HEREBY RETAINED BY THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS. PROVIDED HOWEVER, THE UNDERSIGNED OWNER RESERVES THE RIGHT TO CONVEY TITLE OF SAID TRACT TO AN ENTITY, INCLUDING WITHOUT LIMITATION, A PROPERTY OWNER'S ASSOCIATION, OR OTHER THIRD PARTY THAT ASSUMES ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THIS PLAT. SUCH TRACT SHALL BE HELD AND USED BY OWNER, ITS SUCCESSORS AND ASSIGNS, AS A LANDSCAPE BUFFER TRACT FOR THE ADJACENT PUMP STATION IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 656.1223, CITY OF JACKSONVILLE ORDINANCE CODE; TRACT "E" (LIFT STATION) IS HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE.

ALL WATER AND SEWER UTILITIES WITHIN ALL ROADS, PARKWAYS, LANES AND COURTS AND UNOBSTRUCTED JEA UTILITY EASEMENTS ARE HEREBY DEDICATED TO JEA, THE DRAINAGE EASEMENTS, OVER, UNDER, ACROSS AND THROUGH THE STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT ARE IRREVOCABLY DEDICATED TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS, AND ARE SUBJECT TO THE FOLLOWING COVENANTS WHICH SHALL RUN WITH THE LAND:

- THE DRAINAGE EASEMENTS HEREBY DEDICATED SHALL PERMIT THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS TO DISCHARGE INTO SAID STORMWATER MANAGEMENT FACILITIES WHICH THESE EASEMENTS TRAVERSE. ALL WATER WHICH MAY FALL ON OR COME UPON ALL ROADS, DRIVES, AND LANES ARE HEREBY DEDICATED, TOGETHER WITH ALL SUBSTANCES OR MATTER WHICH MAY FLOW OR PASS FROM ROADS, DRIVES AND LANES, FROM ADJACENT LAND OR FROM ANY OTHER SOURCE OF PUBLIC WATERS INTO OR THROUGH SAID LAKE/STORM WATER 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;
- THE STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE IRONGATE HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS AS SHOWN HEREON AND ALL MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID STORMWATER MANAGEMENT FACILITIES ARE THE RESPONSIBILITY OF THE IRONGATE HOMEOWNER'S ASSOCIATION, ITS SUCCESSOR AND ASSIGNS. THE CITY OF JACKSONVILLE BY ACCEPTANCE OF THIS PLAT ASSUMES NO RESPONSIBILITY WHATSOEVER FOR SAID LAKES AND TREATMENT SYSTEMS.
- 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 STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT, BUT SHALL HAVE THE RIGHT TO MAINTAIN THE WATER LEVEL INCLUDING THE REPAIR, REMOVAL OR REPLACEMENT OF THE STORMWATER MANAGEMENT FACILITIES AND THE CONTROL STRUCTURES TO EFFECT ADEQUATE DRAINAGE FOR THE RIGHTS-OF-WAYS DEDICATED HEREON.
- UPON FAILURE OF THE HOMEOWNERS ASSOCIATION OR OTHER SUCH ENTITY THAT HAS ASSUMED THE OBLIGATION OF MAINTENANCE PERTAINING TO SAID STORMWATER MANAGEMENT FACILITIES AS WELL AS TRACTS AND PARCELS ASSOCIATED WITH THOSE FACILITIES, THE OBLIGATION WOULD THEN FALL EQUALLY ON THE LOT OWNERS AS SHOWN HEREON SAID PLAT.

THE OWNER, ITS SUCCESSORS AND ASSIGNS OF THE LANDS DESCRIBED AND CAPTIONED HEREON, SHALL FOREVER RELEASE, DISCHARGE AND INDEMNIFY THE CITY AND SAVE IT HARMLESS FROM SUITS, ACTIONS, DAMAGES AND LIABILITY 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 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 IRONGATE. THE OWNER, ITS SUCCESSOR AND ASSIGNS SHALL BE SUBJECT TO THIS RELEASE AND INDEMNIFICATION AND THE COVENANTS HEREIN SHALL RUN WITH THE LAND DESCRIBED AND CAPTIONED HEREON.

THE UNDERSIGNED OWNERS DO HEREBY RESERVE UNTO THEMSELVES AND ASSIGNS, AN EASEMENT FOR LANDSCAPING AND CONSTRUCTION OF SIGNS OVER ALL NON-ACCESS 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 (a) IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM, AND (b) FOR METERS ASSOCIATED WITH WATER AND/OR SEWER UTILITIES, PROVIDED HOWEVER, THAT NO PARALLEL UTILITIES MAY BE INSTALLED WITHIN SAID EASEMENTS.

THE OWNER HEREBY DEDICATES TO JEA, ITS SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE EASEMENT ON, UPON, OVER AND UNDER THE LANDSCAPE BUFFER TRACT, FOR ELECTRICAL, WATER REUSE, WATER, SEWER, AND OTHER PUBLIC UTILITIES AND INGRESS AND EGRESS IN CONNECTION WITH JEA'S USE OF TRACT "E" (LIFT STATION).

OWNER, ITS SUCCESSORS AND ASSIGNS, SHALL FOREVER RELEASE, DISCHARGE, INDEMNIFY JEA AND SAVE IT HARMLESS FROM SUITS, ACTIONS, DAMAGES, LIABILITY AND EXPENSES THAT MAY BE INCURRED IN CONNECTION WITH PROPERTY DAMAGE OR PERSONAL INJURY, OR ANY OTHER DAMAGE ARISING FROM OR OUT OF ANY OCCURRENCE IN, UPON, AT OR FROM THE LANDSCAPE BUFFER TRACT, OR ANY PART THEREOF, EXCEPT TO THE EXTENT ARISING FROM OR INCIDENTAL TO JEA'S USE OF TRACT "E" (LIFT STATION) OR JEA'S EASEMENT UPON THE LANDSCAPE BUFFER TRACT. OWNER'S SUCCESSORS AND ASSIGNS SHALL BE SUBJECT TO THIS RELEASE AND INDEMNIFICATION AND THE COVENANTS HEREON SHALL RUN WITH THE LAND DESCRIBED AND CAPTIONED HEREON. JEA SHALL RESTORE AND/OR REPLACE ANY LANDSCAPING, GROUND COVER, AND/OR IRRIGATION FACILITIES DISTURBED BY JEA IN THE EXERCISE OF ITS EASEMENT RIGHTS UPON THE LANDSCAPE BUFFER TRACT WITH LIKE-KIND MATERIALS; PROVIDED HOWEVER, THAT TO THE EXTENT REPLACEMENT OF ITEMS SUCH AS LARGE OR MATURE TREES IS REASONABLY FEASIBLE, JEA SHALL REPLACE SAME WITH THE CLOSEST REASONABLE REPLACEMENT THEREFORE.

IN WITNESS WHEREOF, JACKS ROAD LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 29<sup>th</sup> DAY OF March, A.D., 2023.

[Signature]  
BY: NORTHEAST FLORIDA DEVELOPERS, LLC, ITS MANAGING MEMBER  
BY JOHN H. LATSHAW, JR., ITS MANAGER  
JACKS ROAD, LLC, A DELAWARE LIMITED LIABILITY COMPANY

[Signature]  
WITNESS  
[Signature]  
PRINT NAME  
[Signature]  
WITNESS  
[Signature]  
PRINT NAME

### STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS 29 DAY OF March, A.D., 2023 BY JOHN H. LATSHAW, JR., ITS MANAGER, NORTHEAST FLORIDA DEVELOPERS, LLC, ITS MANAGING MEMBER, ON BEHALF OF THE COMPANY, WHO  IS PERSONALLY KNOWN TO ME OR WHO  HAS PRODUCED FLDL AS IDENTIFICATION.

[Signature]  
NOTARY PUBLIC STATE OF FLORIDA AT LARGE  
PLEASE PRINT NAME Michelle M Ferguson

9/12/26  
MY COMMISSION EXPIRES  
HH 311220  
COMMISSION NUMBER

### PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 5<sup>th</sup> DAY OF JUNE, A.D., 2023.

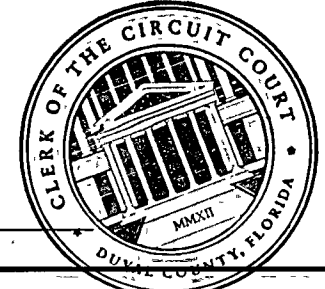
[Signature]  
DANNY S. WHEELER  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA REGISTERED SURVEYOR No. 6902

### CLERK'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE CITY OF JACKSONVILLE, FLORIDA AND SUBMITTED TO ME FOR RECORDING, AND IS RECORDED IN PLAT BOOK 81, PAGES 51-54 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 8 DAY OF JUNE, A.D., 2023.

[Signature]  
JODY PHILLIPS, CLERK OF THE CIRCUIT COURT

[Signature]  
DEPUTY CLERK



### CAPTION

A PORTION OF THOSE LANDS DESCRIBED IN DEED BOOK 422, PAGE 447, DEED BOOK 442, PAGE 451 AND DEED BOOK 406, PAGE 399, ALL AS RECORDED IN THE CURRENT PUBLIC RECORDS, ALSO BEING A PORTION OF THE SEYMOUR PICKETT DONATION, SECTIONS 52 AND 53, TOWNSHIP 2 SOUTH, RANGE 26 EAST, ALL LYING IN DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF LOT 130 AS SHOWN IN THE PLAT OF OLD KINGS PLANTATION, UNIT TWO AS RECORDED IN PLAT BOOK 63, PAGES 94 OF SAID CURRENT PUBLIC RECORDS, SAID CORNER ALSO LYING ON THE SOUTHERLY LINE OF SAID SEYMOUR PICKETT DONATION, SECTION 52, THENCE NORTH 57°58'50" EAST, ALONG THE WESTERLY LINE OF SAID PLAT/BOOK 63, PAGE 94, A DISTANCE OF 15.30 FEET TO THE POINT OF BEGINNING; THENCE NORTH 58°50'13" EAST, CONTINUING ALONG SAID WESTERLY PLAT LINE 1434.05 FEET TO A POINT LYING ON THE NORTHERLY LINE OF SAID DEED BOOK 406, PAGE 399; THENCE NORTH 29°59'30" WEST, ALONG LAST SAID LINE AND ALONG THE SOUTHERLY TERMINUS OF WALTER ROAD, A 50.00 FOOT RIGHT-OF-WAY AND THE SOUTHERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7510, PAGE 1397, AS RECORDED IN SAID CURRENT PUBLIC RECORDS, A DISTANCE OF 1037.26 FEET TO A POINT LYING ON THE EASTERLY LINE OF SAID LANDS DESCRIBED IN DEED BOOK 721, PAGE 102, AS RECORDED IN SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 57°11'44" WEST, ALONG LAST SAID EASTERLY LINE, 248.59 FEET TO A POINT LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF JACKS ROAD, A 50.00 FOOT RIGHT-OF-WAY; THENCE EASTERLY AND SOUTHERLY ALONG THE NORTHERLY AND EASTERLY RIGHT-OF-WAY LINES OF SAID JACKS ROAD THE FOLLOWING 2 COURSES: COURSE 1: SOUTH 30°28'33" EAST, 304.26 FEET; COURSE 2: SOUTH 58°38'38" WEST, ALONG EASTERLY TERMINUS OF SAID JACKS ROAD, 49.77 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID JACKS ROAD, ALSO BEING THE SOUTHERLY LINE OF SAID DEED BOOK 406, PAGE 399; THENCE NORTH 30°26'09" WEST, ALONG LAST SAID LINE, 53.88 FEET TO A POINT LYING ON THE WESTERLY LINE OF AFOREMENTIONED DEED BOOK 442, PAGE 447, ALSO BEING THE EASTERLY LINES OF OFFICIAL RECORDS VOLUME 6043, PAGE 1895, OFFICIAL RECORDS BOOK 14068, PAGE 707 AND OFFICIAL RECORDS BOOK 10514, PAGE 1150 ALL AS RECORDED IN SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 60°20'17" WEST, ALONG LAST SAID LINE, 1137.48 FEET; THENCE SOUTH 29°57'47" EAST, ALONG THE SOUTHERLY LINES OF AFOREMENTIONED DEED BOOK 422, PAGE 447 AND DEED BOOK 442, PAGE 451, A DISTANCE OF 809.37 FEET TO THE POINT OF BEGINNING.

### CONSENT AND JOINDER

DEDICATION OF MORTGAGE  
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF THE MORTGAGE, LIEN OR OTHER ENCUMBRANCE, RECORDED IN OFFICIAL RECORDS BOOK 19917, PAGE 2409, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA ("MORTGAGE"), ENCUMBERING THE LANDS DESCRIBED IN THE CAPTION HEREON. THE UNDERSIGNED HEREBY JOINS AND CONSENTS TO THE DEDICATIONS BY THE OWNER OF THE LANDS DESCRIBED IN THE ADOPTION AND DEDICATION SECTION HEREIN, AND AGREES THAT THE MORTGAGE SHALL BE SUBORDINATED TO SAID DEDICATIONS.

TOMAHAWK LAKE SENIOR LENDING LLC, a Florida limited liability company

BY ITS MEMBERS:

LMTD Funding LLC, a New York limited liability company

By: [Signature]  
Title: Member, Auth. Rep.  
Date Signed: 3/27/2023

Meta Ventures, LLC, a Wyoming limited liability company

By: [Signature]  
Title: Member, Auth. Rep.  
Date Signed: 3/27/2023

[Signature]  
WITNESS  
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PRINT NAME  
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PRINT NAME  
[Signature]  
WITNESS  
[Signature]  
PRINT NAME

### STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS 27<sup>th</sup> DAY OF March, A.D., 2023 BY Michael J. Barker, Its Auth. Rep. AS IDENTIFICATION.

[Signature]  
NOTARY PUBLIC STATE OF FLORIDA AT LARGE  
PLEASE PRINT NAME Haley Noreck

HALEY NORECK  
Commission # HH 046250  
Expires October 24, 2024

October 24, 2024  
MY COMMISSION EXPIRES  
HH 046250  
COMMISSION NUMBER

### STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS 27<sup>th</sup> DAY OF March, A.D., 2023 BY Michael J. Barker, Its Auth. Rep. AS IDENTIFICATION.

[Signature]  
NOTARY PUBLIC STATE OF FLORIDA AT LARGE  
PLEASE PRINT NAME Haley Noreck

HALEY NORECK  
Commission # HH 046250  
Expires October 24, 2024

October 24, 2024  
MY COMMISSION EXPIRES  
HH 046250  
COMMISSION NUMBER

### CONSENT AND JOINDER

DEDICATION OF MORTGAGE  
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF THE MORTGAGE, LIEN OR OTHER ENCUMBRANCE, RECORDED IN OFFICIAL RECORDS BOOK 20173, PAGE 591, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA ("MORTGAGE"), ENCUMBERING THE LANDS DESCRIBED IN THE CAPTION HEREON. THE UNDERSIGNED HEREBY JOINS AND CONSENTS TO THE DEDICATIONS BY THE OWNER OF THE LANDS DESCRIBED IN THE ADOPTION AND DEDICATION SECTION HEREIN, AND AGREES THAT THE MORTGAGE SHALL BE SUBORDINATED TO SAID DEDICATIONS ON THIS 29<sup>th</sup> DAY OF March, A.D., 2023.

[Signature]  
BY: MICHAEL A. CARLO, ITS DIVISION PRESIDENT  
RICHMOND AMERICAN HOMES OF FLORIDA, LP, A COLORADO LIMITED PARTNERSHIP

[Signature]  
WITNESS  
[Signature]  
PRINT NAME  
[Signature]  
WITNESS  
[Signature]  
PRINT NAME

### STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS 24 DAY OF March, A.D., 2023 BY MICHAEL A. CARLO, ITS DIVISION PRESIDENT, RICHMOND AMERICAN HOMES OF FLORIDA, LP, A COLORADO LIMITED PARTNERSHIP, ON BEHALF OF THE PARTNERSHIP, WHO  IS PERSONALLY KNOWN TO ME OR WHO  HAS PRODUCED AS IDENTIFICATION.

[Signature]  
NOTARY PUBLIC STATE OF FLORIDA AT LARGE  
PLEASE PRINT NAME AMANDA BEJAC

AMANDA BEJAC  
My Commission HH 143920  
Expires 05/20/2025

6/20/2025  
MY COMMISSION EXPIRES  
HH 143920  
COMMISSION NUMBER

### APPROVED FOR RECORD

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED, ACCEPTED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, PURSUANT TO CHAPTER 654, ORDINANCE CODE.

[Signature]

JUNE 8, 2023  
DATE

DIRECTOR OF PUBLIC WORKS

### SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT IS A 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, PART 1, PLATTING, THAT THE PERMANENT REFERENCE MONUMENTS, PERMANENT CONTROL POINTS AND LOT CORNERS HAVE BEEN OR WILL BE MONUMENTED IN ACCORDANCE WITH CHAPTER 177 091, F.S., CHAPTER 5J-17 F.A.C. AND SECTION 654.110, ORDINANCE CODE OF THE CITY OF JACKSONVILLE, FLORIDA

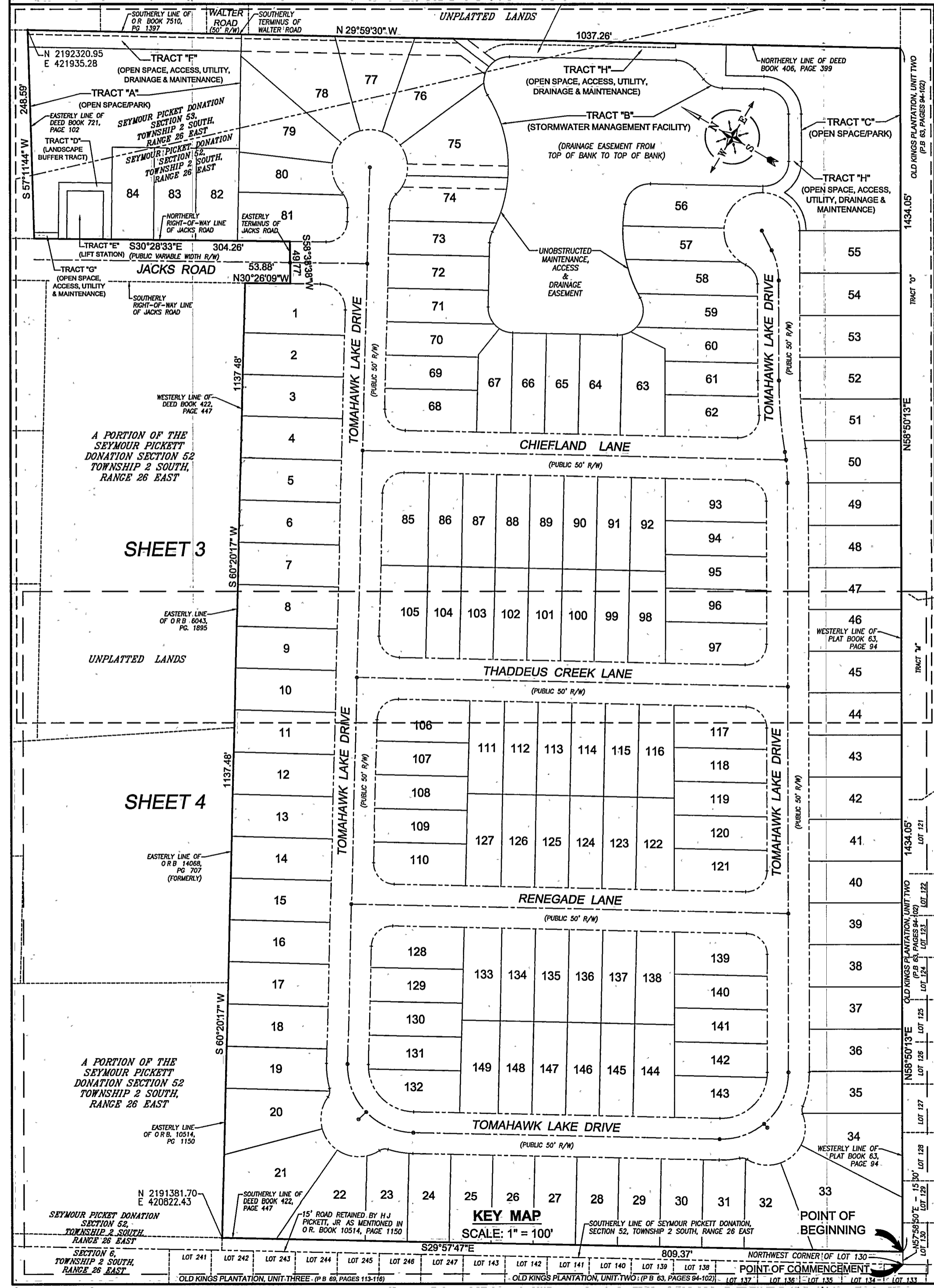
CERTIFIED THIS 24 DAY OF March, A.D., 2023.

[Signature]  
CHARLES R. BASSETT JR, RLS  
STATE OF FLORIDA REGISTERED LAND SURVEYOR NO. 4591

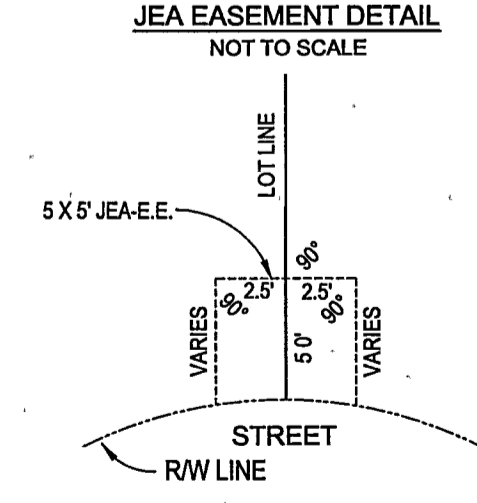
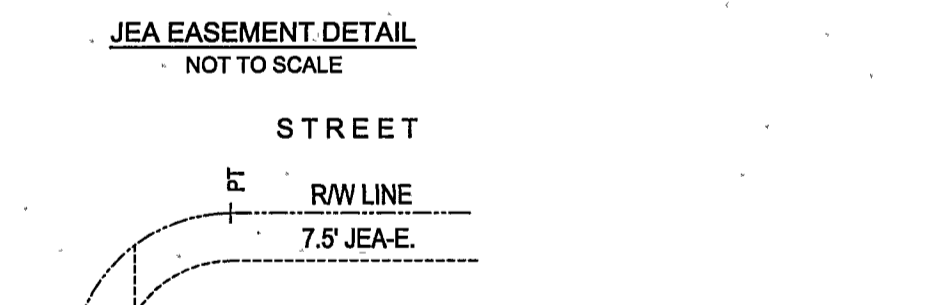
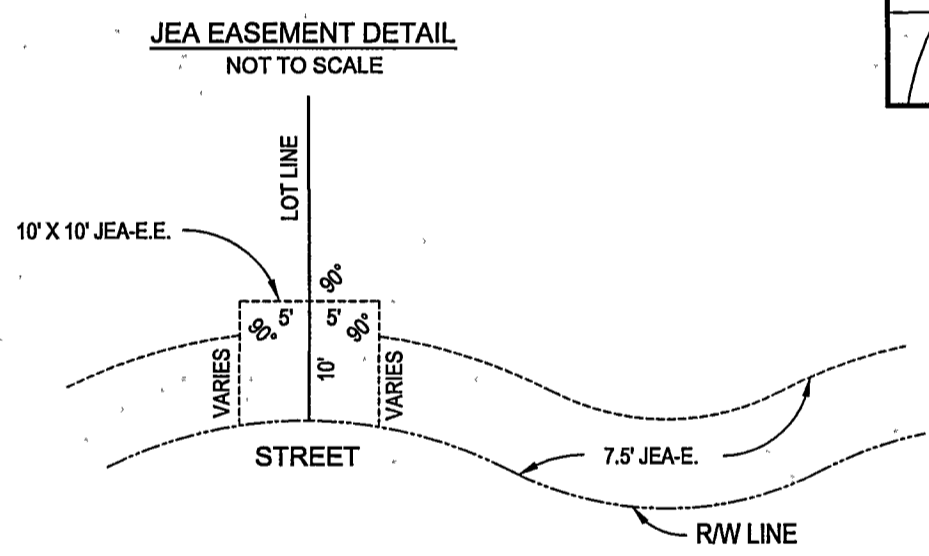
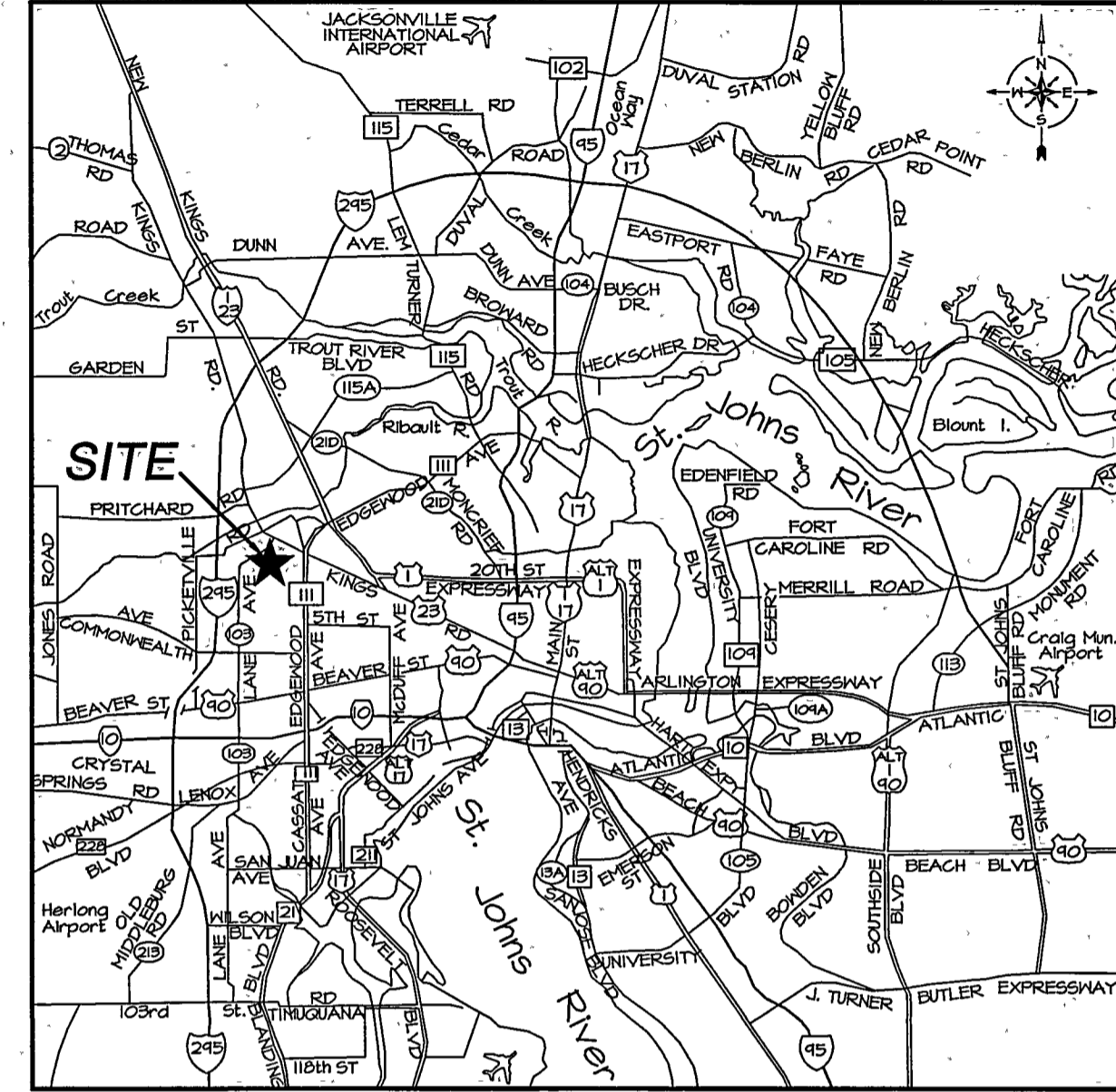
PREPARED BY:  
CHARLES BASSETT & ASSOCIATES, INC.  
SURVEYORS - MAPPERS - LAND PLANNERS  
P.O. BOX 10046  
FLEMING ISLAND, FLORIDA 32006  
LICENSED BUSINESS NUMBER 6628  
(904) 215-0707 OFFICE - (904) 215-0711 FAX.

# IRONGATE

A PORTION OF THE SEYMOUR PICKETT DONATION SECTIONS 52 AND 53, TOWNSHIP 2 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



- LEGEND:**
- DENOTES 4"x4" CONCRETE PERMANENT REFERENCE MONUMENT SET, STAMPED "LB # 6628"
  - DENOTES PERMANENT CONTROL POINT, SET STAMPED, "LB # 6628"
  - N NORTHING
  - E EASTING
  - C.M. CONCRETE MONUMENT
  - JEA-E. JEA EASEMENT
  - JEA-E.E. JEA EQUIPMENT EASEMENT
  - LB # LICENSED BUSINESS #
  - O.R. OFFICIAL RECORDS
  - O.R.B. OFFICIAL RECORDS BOOK
  - P.B. PLAT BOOK
  - P.C. POINT OF CURVATURE
  - P.I. POINT OF INTERSECTION
  - P.R.C. POINT OF REVERSE CURVATURE
  - P.T. POINT OF TANGENCY
  - PS, OR PG(S). PERMANENT REFERENCE MONUMENT (PAGE(S))
  - FRM RIGHT OF WAY LINE
  - R/W RIGHT OF WAY LINE
  - (S.P.C.) STATE PLANE COORDINATES



- GENERAL NOTES:**
- (1) 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.
  - (2) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT DEPICTED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
  - (3) BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY RIGHT-OF-WAY LINE OF JACKS ROAD ROAD AS SHOWN HEREON AND REFERENCED TO FLORIDA STATE PLANE COORDINATE SYSTEM, NAD 1983/2011, FLORIDA EAST ZONE.
  - (4) EASEMENTS SHOWN HEREON AS JEA-E. AND JEA-E.E. ARE RESERVED FOR JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
  - (5) JEA-E.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.
  - (6) JEA-E. DENOTES JEA EASEMENT. 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 THE REPLACEMENT OF SUCH ITEMS.
  - (7) FLOOD ZONE(S): THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONES "X" & "AE"(EL. 13), MAP NUMBER 12031C 0351, SUFFIX "H", DATED JUNE 3, 2013. THE FIRM INFORMATION AND DELINEATIONS ON THIS PLAT ARE VALID ONLY FOR THE DATES UP TO AND INCLUDING THE EFFECTIVE RECORDING DATE OF THIS PLAT. THERE MAY BE SUBSEQUENT REVISIONS AFTER THIS DATE THAT WILL SUPERSEDE SAID INFORMATION. INQUIRIES ABOUT THE FLOOD INFORMATION SHOULD BE DIRECTED TO THE CITY OF JACKSONVILLE'S DEPARTMENT OF PLANNING AND DEVELOPMENT, DEVELOPMENT SERVICES DIVISION.
  - (8) 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.
  - (9) THE LAKES AND THE TOP OF BANK SHOWN HEREON DEPICTS A GRAPHIC REPRESENTATION OF THE PROPOSED LAKE, AND DOES NOT REPRESENT AN ACTUAL "AS-BUILT" CONDITION.
  - (10) ALL PLATTED PUBLIC UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

**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 654, ORDINANCE CODE, THIS 5<sup>TH</sup> DAY OF JUNE, 2023.

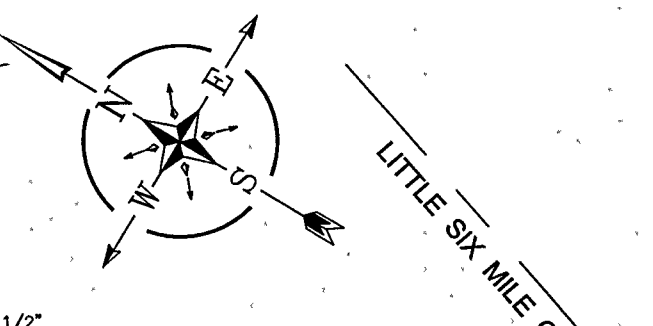
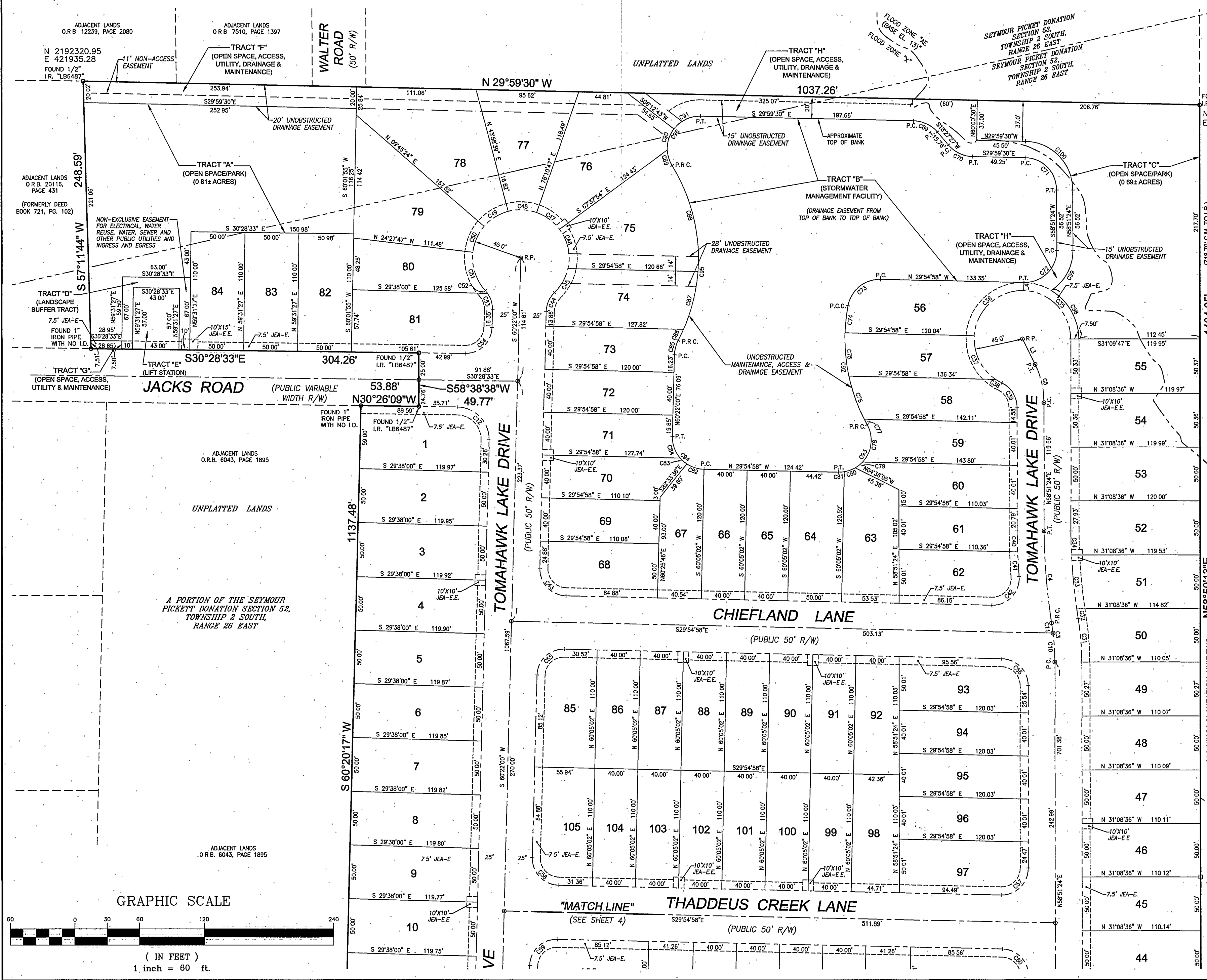
*Steven D. Long Jr.*  
STEVEN D. LONG, JR., P.E.  
DIRECTOR OF PUBLIC WORKS

PREPARED BY:  
**CHARLES BASSETT & ASSOCIATES, INC.**  
SURVEYORS - MAPPERS - LAND PLANNERS  
P.O. BOX 10046  
FLEMING ISLAND, FLORIDA 32006  
LICENSED BUSINESS NUMBER 6628  
(904) 215-0707 OFFICE - (904) 215-0711 FAX

# IRONGATE

A PORTION OF THE SEYMOUR PICKETT DONATION SECTIONS 52 AND 53, TOWNSHIP 2 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)

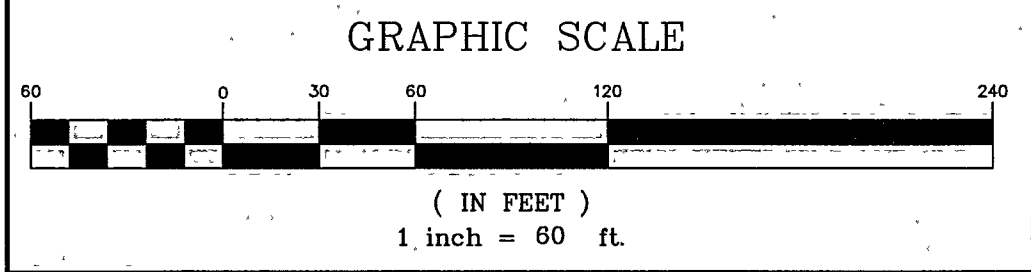


LINE TABLE

LINE	LENGTH	BEARING
L1	12.53	S74°46'29"E
L2	6.02	N19°08'09"E
L3	26.25	S32°28'08"W
L4	7.50	N60°21'00"E

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C3	36.78'	225.00'	9°22'00"	N54°10'24"E	36.74'
C4	85.83'	525.00'	9°22'00"	S54°10'24"W	85.73'
C5	36.84'	80.00'	26°23'16"	N45°39'46"E	36.52'
C10	27.18'	225.00'	6°55'14"	N55°23'47"E	27.16'
C12	9.61'	225.00'	2°28'46"	N50°42'47"E	9.61'
C13	47.54'	30.00'	90°48'09"	N14°57'55"E	42.72'
C31	30.23'	105.00'	16°29'43"	S52°07'08"W	30.13'
C32	9.42'	250.00'	9°21'30"	N54°10'24"E	9.42'
C33	50.24'	500.00'	1°04'47"	S50°01'47"W	50.22'
C34	22.07'	500.00'	5°45'27"	S32°28'08"W	22.07'
C35	69.52'	45.00'	2°31'46"	S32°28'08"W	62.81'
C36	68.80'	45.00'	88°31'13"	N14°35'47"E	62.29'
C37	47.17'	45.00'	87°35'35"	N73°27'37"W	45.04'
C38	6.63'	45.00'	87°35'35"	N73°27'37"W	6.63'
C39	28.20'	25.00'	64°37'23"	N26°32'42"E	26.73'
C40	19.23'	550.00'	2°00'13"	S57°51'17"W	19.23'
C41	22.63'	550.00'	2°21'28"	S55°40'27"W	22.63'
C42	41.71'	25.00'	95°35'19"	S77°42'38"W	37.04'
C43	39.39'	25.00'	90°16'58"	S15°13'31"W	35.44'
C44	19.38'	25.00'	44°25'55"	S82°34'28"W	18.90'
C45	26.07'	45.00'	33°11'49"	N88°11'00"E	25.71'
C46	38.65'	45.00'	49°13'00"	N46°58'36"E	37.48'
C47	26.85'	45.00'	34°11'19"	N05°16'27"E	26.46'
C48	26.86'	45.00'	34°12'08"	N08°55'17"W	26.47'
C49	26.88'	45.00'	34°13'15"	N63°07'59"W	26.48'
C50	26.88'	45.00'	34°13'11"	S82°38'48"W	26.48'
C51	38.94'	45.00'	49°35'08"	S40°44'39"W	37.74'
C52	3.49'	25.00'	8°00'08"	N19°57'09"E	3.49'
C53	15.89'	25.00'	36°24'47"	N42°09'37"E	15.62'
C54	38.90'	25.00'	89°09'27"	S75°03'17"E	35.09'
C55	39.15'	25.00'	89°43'02"	N74°46'29"W	35.27'
C56	38.73'	25.00'	88°46'22"	N14°28'13"E	34.97'
C57	39.15'	25.00'	89°43'02"	N74°46'29"W	35.27'
C58	39.39'	25.00'	90°16'58"	S15°13'31"W	35.44'
C59	39.15'	25.00'	89°43'02"	N74°46'29"W	35.27'
C60	38.73'	25.00'	88°46'22"	N14°28'13"E	34.97'
C69	25.37'	30.00'	48°26'56"	N05°46'02"W	24.62'
C70	25.37'	30.00'	48°26'56"	S05°46'02"E	24.62'
C71	46.52'	30.00'	88°50'54"	N14°25'57"E	42.00'
C72	47.72'	30.00'	91°13'38"	S75°31'47"E	42.88'
C73	42.10'	30.00'	80°24'22"	N70°07'09"W	38.73'
C74	25.54'	165.00'	8°52'08"	S65°14'36"W	25.51'
C75	40.34'	165.00'	14°00'31"	S53°48'17"W	40.24'
C76	42.89'	165.00'	14°53'36"	S39°21'13"W	42.77'
C77	5.65'	165.00'	1°57'47"	S30°55'32"W	5.65'
C78	37.62'	30.00'	71°57'01"	N65°55'09"E	35.25'
C79	8.77'	30.00'	16°44'58"	S69°43'52"E	8.74'
C80	10.84'	30.00'	20°42'44"	S51°00'01"E	10.79'
C81	5.62'	30.00'	10°43'42"	S35°16'49"E	5.61'
C82	16.91'	30.00'	32°17'37"	S13°46'09"E	16.69'
C83	8.32'	30.00'	15°53'46"	S10°19'32"W	8.30'
C84	22.04'	30.00'	42°05'35"	S39°19'12"W	21.55'
C85	13.71'	30.00'	26°10'37"	S73°27'19"W	13.59'
C86	11.59'	165.00'	4°01'26"	N84°31'54"E	11.59'
C87	55.63'	165.00'	19°19'08"	N72°51'38"E	55.37'
C88	103.35'	165.00'	35°53'15"	N45°15'26"E	101.67'
C89	15.25'	30.00'	29°07'55"	S41°52'46"W	15.09'
C90	20.82'	30.00'	39°45'59"	S76°19'43"W	20.41'
C91	28.17'	30.00'	53°47'47"	N56°53'24"W	27.14'
C92	113.91'	165.00'	39°33'24"	S49°43'20"W	111.67'
C93	62.91'	30.00'	12°08'24"	S89°59'10"E	52.00'
C94	47.27'	30.00'	90°16'58"	S15°13'31"W	42.53'
C95	170.57'	165.00'	59°13'49"	N56°55'43"E	163.08'
C96	64.24'	30.00'	122°41'42"	S88°39'39"W	52.65'
C98	54.14'	52.50'	59°04'54"	N29°18'47"E	51.17'
C99	44.21'	45.00'	56°17'31"	N87°00'10"E	42.45'
C100	69.78'	45.00'	88°50'54"	N14°25'57"E	63.00'



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