Doc # 2024191469, PLAT BK 83 Page 99, 08/30/2024 03:04 PM, JODY PHILLIPS
CLERK CIRCUIT COURT DUVAL COUNTY RECORDING $135.00

Approved 8/30/2024
Date
City Engineer
for Director of Public Works
Approved 08/15/2024
Date
for General Counsel

IRONGATE VILLAS

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

Plat Book 83, page 99

Sheet One(1) of Eight (8) Sheets

CAPTION

A PARCEL OF LAND, BEING A PORTION OF THE "SEYMOUR PICKETT DONATION", SECTION 52, TOWNSHIP 2 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEGIN AT THE MOST NORTHEASTERLY CORNER OF LOT 1, "IRONGATE", AS SHOWN ON THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 81, PAGES 51 THROUGH 54 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SAID POINT ALSO LYING ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF "JACKS ROAD", (A VARIABLE WIDTH PUBLIC ROAD RIGHT-OF-WAY), AND RUN THENCE, SOUTH 60°20'17" WEST, ALONG THE MOST NORTHWESTERLY BOUNDARY OF SAID PLAT OF "IRONGATE", AS SHOWN ON THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 81, PAGES 51 THROUGH 54 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, A DISTANCE OF 529.95 FEET, TO A POINT, SAID POINT BEING THE MOST SOUTHEASTERLY CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN THAT QUITCLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 20273, PAGE 494 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA; RUN THENCE, NORTH 34°30'49" WEST, ALONG THE EASTERLY LINE OF LAST SAID LANDS, A DISTANCE OF 384.92 FEET, TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF THE "CITY OF JACKSONVILLE JAMES FIELD PARK"; RUN THENCE, NORTH 59°14'52" EAST, ALONG THE SOUTHERLY BOUNDARY LINE OF THE "CITY OF JACKSONVILLE JAMES FIELD PARK", A DISTANCE OF 557.33 FEET, TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF "JACKS ROAD", (A VARIABLE WIDTH PUBLIC ROAD RIGHT-OF-WAY), AND RUN THENCE, SOUTH 30°25'44" EAST, ALONG THE AFORESAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF "JACKS ROAD", (A VARIABLE WIDTH PUBLIC ROAD RIGHT-OF-WAY), A DISTANCE OF 394.18 FEET, TO THE AFORESAID MOST NORTHEASTERLY CORNER OF LOT 1, "IRONGATE", AS SHOWN ON THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 81, PAGES 51 THROUGH 54 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAINS 211,472 SQUARE FEET OR 4.85 ACRES, MORE OR LESS, IN AREA.

APPROVED FOR THE 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.

Nina Sickler — 8/30/2024

NINA SICKLER, P.E.
DIRECTOR OF PUBLIC WORKS

DATE

CLERK'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY OF JACKSONVILLE, FLORIDA AND SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN PLAT BOOK 83, PAGES 99 THROUGH 106 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. SIGNED THIS 30 DAY OF August, A.D., 2024.

Jody Phillips

JODY PHILLIPS, CLERK OF THE CIRCUIT COURT

BY: DEPUTY CLERK

CLERK OF THE CIRCUIT COURT * DUVAL COUNTY, FLORIDA * MMXII

PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 29th DAY OF AUGUST, A.D., 2024.

Danny S. Wheeler

DANNY S. WHEELER
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA, CERTIFICATE No. 6902

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS A CURRENTLY LICENSED AND REGISTERED LAND SURVEYOR IN AND BY THE STATE OF FLORIDA AND AS SUCH DOES HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED UNDER HIS RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND FURTHER CERTIFIES THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AND THAT PERMANENT CONTROL POINTS WILL BE SET ACCORDING TO THE REQUIREMENTS OF SAID CHAPTER 177.

SIGNED THIS 27 DAY OF JUNE, 2024.

BY: Jonathon B. Bowan

JONATHON B. BOWAN
STATE OF FLORIDA
REGISTERED LAND SURVEYOR
CERTIFICATE No. 4600

JONATHON B. BOWAN CERTIFICATE No. 4600 STATE OF FLORIDA REGISTERED LAND SURVEYOR

A&J LAND SURVEYORS, INC.
5847 Luella Street
Jacksonville, Florida 32207
Phone 904-346-1733

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT IRONGATE VILLAS LLC, A FLORIDA LIMITED LIABILITY COMPANY (THE "OWNER") UNDER THE LAWS OF THE STATE OF FLORIDA, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS "IRONGATE VILLAS", 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 ROADS, PARKWAYS, LANES, COURTS, WALKWAYS, EASEMENTS FOR DRAINAGE, AND NON-ACCESS EASEMENTS, TRACTS "A", "B", "C" AND "D" (OPEN SPACE) AS SHOWN ON THIS PLAT ARE OWNED IN FEE SIMPLE TITLE BY THE OWNER, AS DEFINED ABOVE, ITS SUCCESSORS AND ASSIGNS; PROVIDED HOWEVER, THE OWNER RESERVES THE RIGHT TO CONVEY TITLE TO THE SAME TO AN ENTITY, INCLUDING WITHOUT LIMITATION, A PROPERTY OWNERS ASSOCIATION, OR OTHER SUCH ENTITY THAT WILL ASSUME OBLIGATION OF MAINTENANCE AND OPERATION THEREOF. TRACTS "C" AND "D" (OPEN SPACE) ARE RESERVED FOR LANDSCAPING AND THE CONSTRUCTION OF SIGNS. THE MAINTENANCE OF ALL ROADS, PARKWAYS, LANES, COURTS, WALKWAYS, EASEMENTS FOR DRAINAGE, AND NON-ACCESS EASEMENTS, TRACTS "A", "B", "C" AND "D" (OPEN SPACE) RESPONSIBILITIES OF WHICH SHALL BE THOSE OF THE OWNER, ITS SUCCESSORS, AND ASSIGNS, INCLUDING ANY HOMEOWNERS ASSOCIATION. UPON FAILURE OF THE OWNER, OR ANY HOMEOWNERS ASSOCIATION THAT HAS ASSUMED MAINTENANCE RESPONSIBILITY TO MAINTAIN ALL ROADS, PARKWAYS, LANES, COURTS, WALKWAYS, EASEMENTS FOR DRAINAGE, NON-ACCESS EASEMENTS, TRACTS "A", "B", "C", AND "D", THEN THE OBLIGATION OF MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID LAKES/STORMWATER MANAGEMENT FACILITIES AS WELL AS TRACTS, PARCELS OR PRIVATE ROAD RIGHT-OF-WAY(S) FOR ANY USE, THE OBLIGATION WOULD THEN FALL EQUALLY ON THE LOT OWNERS AS SHOWN HEREON SAID PLAT.

THE OWNER, ITS SUCCESSORS AND ASSIGNS, HEREBY GRANTS TO THE PRESENT AND FUTURE OWNERS OF THE LOTS SHOWN ON THIS PLAT AND THEIR SUCCESSORS AND ASSIGNS, GUESTS, INVITEES, DOMESTIC HELP, DELIVERY, PICK-UP AND FIRE PROTECTION SERVICES, POLICE AND OTHER AUTHORITIES OF THE LAW, UNITED STATES POSTAL CARRIERS, REPRESENTATIVES OF THE UTILITIES AND TELECOMMUNICATION COMPANIES AUTHORIZED BY SAID OWNER IN WRITING TO SERVE THE LAND SHOWN HEREON, HOLDERS OF MORTGAGE LIENS AND SUCH OTHER PERSONS AS MAY BE DESIGNATED, THE NON-EXCLUSIVE, PERPETUAL RIGHT OF INGRESS AND EGRESS AND MAINTENANCE OVER AND ACROSS PRIVATE ROADWAYS SHOWN ON THIS PLAT. THE OWNER, ITS SUCCESSORS AND ASSIGNS, RESERVES AND SHALL HAVE THE UNRESTRICTED AND ABSOLUTE RIGHT TO DENY INGRESS TO ANY PERSON WHO MAY CREATE OR PARTICIPATE IN A DISTURBANCE OR NUISANCE ON ANY PART OF THE LANDS SHOWN HEREON.

THE OWNER, HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATES TO JEA, ITS SUCCESSORS AND ASSIGNS, EASEMENTS OVER, UPON, AND UNDER ALL ROAD RIGHTS-OF-WAY DESIGNATED HEREON, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH THE INSTALLATION, MAINTENANCE, AND USE OF JEA UTILITIES, TOGETHER WITH THE RIGHT OF JEA, ITS SUCCESSORS AND ASSIGNS, OF INGRESS AND EGRESS TO AND OVER SAID ROAD RIGHT-OF-WAY DESIGNATED HEREON.

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.

IN WITNESS THEREOF, IRONGATE VILLAS LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS THESE PRESENTS TO BE SIGNED THIS 11th DAY OF July, 2024.

IRONGATE VILLAS LLC,
A FLORIDA LIMITED LIABILITY COMPANY

Ashton McWilliams — WITNESS
Ashton McWilliams — TYPE OR PRINT NAME

Carmen Reynolds — WITNESS
Carmen Reynolds — TYPE OR PRINT NAME

John H. Latshaw — JOHN H. LATSHAW, JR.
AN AUTHORIZED MEMBER
IRONGATE VILLAS LLC,
A FLORIDA LIMITED LIABILITY COMPANY

NOTARY FOR IRONGATE VILLAS LLC,
A FLORIDA LIMITED LIABILITY COMPANY

STATE OF FLORIDA
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☑ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 11th DAY OF July, 2024, BY JOHN H. LATSHAW, JR. AN AUTHORIZED MEMBER OF IRONGATE VILLAS LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, AND WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED FL DL, AS IDENTIFICATION.

Ashton McWilliams — NOTARY PUBLIC, STATE OF FLORIDA

Ashton McWilliams — TYPE OR PRINT NAME

10/20/2025 — MY COMMISSION EXPIRES

ASHTON LEIGH MCWILLIAMS
Notary Public - State of Florida
Commission # HH 189102
My Comm. Expires Oct 20, 2025
Bonded through National Notary Assn.

A & J Land Surveyors, Inc.
5847 Luella Street
Jacksonville, Florida 32207
T 904.346.1733
F 904.346.1736

CITY DEVELOPMENT NUMBER (PLANS & PLAT): 10352.000 CONCURRENCY APPLICATION NUMBER: 113317.1
PROPERTY APPRAISER # 083386-0000 ZONING DESIGNATION: PUD JEA AVAILABILITY #: 2022-0750

IRONGATE VILLAS

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

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. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE CURRENT PUBLIC RECORDS OF THIS COUNTY. (CURRENT FLORIDA STATUTES SECTION 177.091(27).

2) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS 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.

3) BEARINGS SHOWN HEREON ARE REFERENCED TO THE STATE OF FLORIDA, STATE PLANE COORDINATES (EAST ZONE 901), NORTH AMERICAN DATUM 1983/1991, AND ARE BASED ON THE MOST SOUTHWESTERLY RIGHT-OF-WAY LINE OF "JACKS ROAD", AS S 30°25'44" E., AS PER PLAT OF "IRONGATE", AS SHOWN ON THE PLAT THEREOF, RECORDED IN THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA.

4) COORDINATES BASED ON THE EXISTING PLAT OF "IRON GATE", AS RECORDED IN THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

5) CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM. "JEA-E.E." DENOTES JEA EQUIPMENT EASEMENTS. 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. JEA WILL ALLOW CERTAIN NON-PERMANENT IMPROVEMENTS WHICH DO NOT 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 REPLACEMENT OF SUCH ITEMS.

6) LOTS FRONTING ON TWO (2) STREETS MAY HAVE VEHICULAR ACCESS FROM ONE (1) STREET ONLY.

7) ALL LOT LINES THAT INTERSECT CURVES ARE NON RADIAL, UNLESS OTHERWISE NOTED HEREON.

8) THIS PLAT IS NOT THE SOURCE OF FEDERAL EMERGENCY MANAGEMENT AGENCY ("FEMA") INFORMATION. INQUIRIES RELATING TO FEMA INFORMATION, FLOOD INSURANCE RATE MAPS ("FIRM") OR OTHER FLOODPLAIN MANAGEMENT DOCUMENTS SHOULD BE MADE TO THE CITY OF JACKSONVILLE'S DEPARTMENT OF PLANNING AND DEVELOPMENT, DEVELOPMENT SERVICES DIVISION.

THIS FIRM WAS PROVIDED WITH A PLAT TITLE LETTER PREPARED BY THE LAW FIRM OF ROGERS TOWERS DATED MAY 14, 2024, WHICH FOUND NO EASEMENTS, COVENANTS, RESTRICTIONS, OR OTHER MATTERS OF PUBLIC RECORD, BESIDES THE TWO (2) MORTGAGES AND UCC FINANCING STATEMENT.

CONSENT AND JOINDER ~ DEDICATION OF MORTGAGE AND UCC

THE UNDERSIGNED HEREBY CERTIFIES THAT LMTO FUNDING LLC, A NEW YORK LIMITED LIABILITY COMPANY, IS THE HOLDER OF THE MORTGAGE, LIEN OR OTHER ENCUMBRANCE RECORDED IN OFFICIAL RECORDS BOOK 20888, PAGE 292 (THE "LMTO MORTGAGE") AND THAT UCC FINANCING STATEMENT RECORDED IN OFFICIAL RECORDS BOOK 20888, PAGE 307 (THE "UCC") OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, 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 AND THE UCC SHALL BE SUBORDINATED TO SAID DEDICATIONS.

WITNESS

Tamir Parness

TYPE OR PRINT NAME

WITNESS

Jason Underwood

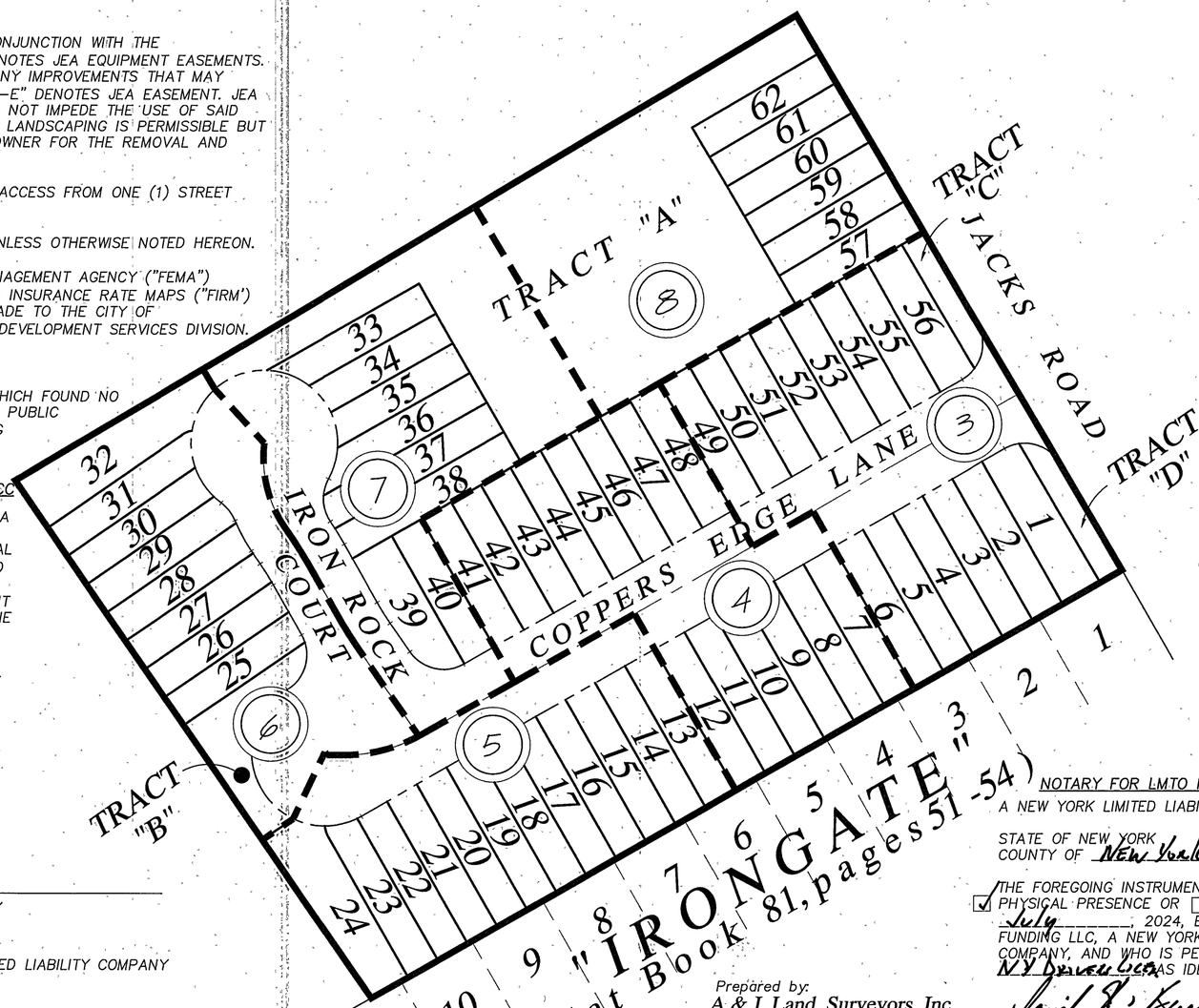
TYPE OR PRINT NAME

JOSEPH O'DOHERTY
MANAGER OF
LMTO FUNDING LLC
A NEW YORK LIMITED LIABILITY COMPANY

LEGEND:

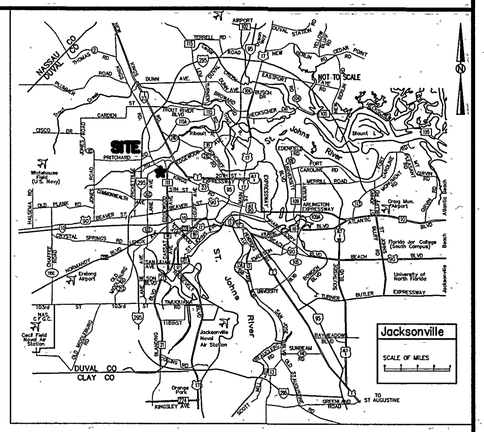
SYMBOL	DEFINITION
⊡	DENOTES PERMANENT REFERENCE MONUMENT SET STAMPED "LB 6661"
◉	DENOTES PERMANENT CONTROL POINT SET, STAMPED "LB 6661"
(1)	DENOTES SHEET NUMBER

ABBREVIATION	DEFINITION
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.I.	POINT OF INTERSECTION
P.R.C.	POINT OF REVERSE CURVATURE
℄	CENTERLINE
L1	DENOTES TABULATED LINE DATA
C1	DENOTES TABULATED CURVE DATA
R/W	RIGHT OF WAY
O.R. BOOK	OFFICIAL RECORDS BOOK
PG.	PAGE
SJRWMD	ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
RE #	REAL ESTATE NUMBER
SWMF	STORM WATER MANAGEMENT FACILITY

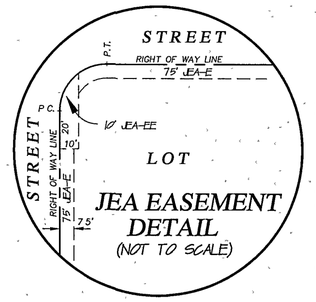


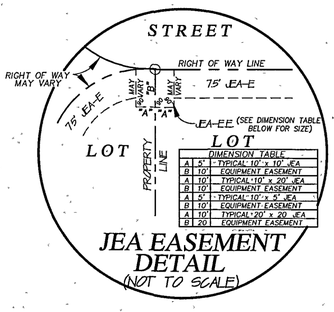
Plat Book 83, page 100

Sheet Two (2) of Eight (8) Sheets



VICINITY MAP
NOT TO SCALE





Prepared by:
A & J Land Surveyors, Inc.
5847 Luella Street
Jacksonville, Florida 32207
T 904.346.1733
F 904.346.1736

NOTARY FOR LMTO FUNDING LLC
A NEW YORK LIMITED LIABILITY COMPANY

STATE OF NEW YORK
COUNTY OF New York

☑ THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☑ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 16th DAY OF July, 2024, BY JOSEPH O'DOHERTY, MANAGER OF LMTO FUNDING LLC, A NEW YORK LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, AND WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED NY Driver Lic. AS IDENTIFICATION.

NOTARY PUBLIC, STATE OF NEW YORK

DAVID M. BAUM

TYPE OR PRINT NAME

David Baum
Notary Public, State of New York
Registration No. 01BA6000228
Qualified in New York County
Commission Expires Feb. 2, 2027

2-2-2027

MY COMMISSION EXPIRES

CITY DEVELOPMENT NUMBER (PLANS & PLAT): 10352.000 CONCURRENCY APPLICATION NUMBER: 113317.1
PROPERTY APPRAISER # 083386-0000 ZONING DESIGNATION: PUD JEA AVAILABILITY #: 2022-0750

IRONGATE VILLAS

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

Plat Book 83, page 101

Sheet Three (3) of Nine (9) Sheets

See Sheet Two (2) for General Notes, Vicinity Map, Key Sheet and Surveyor's Comments regarding Plat Title Letter

0 20 40

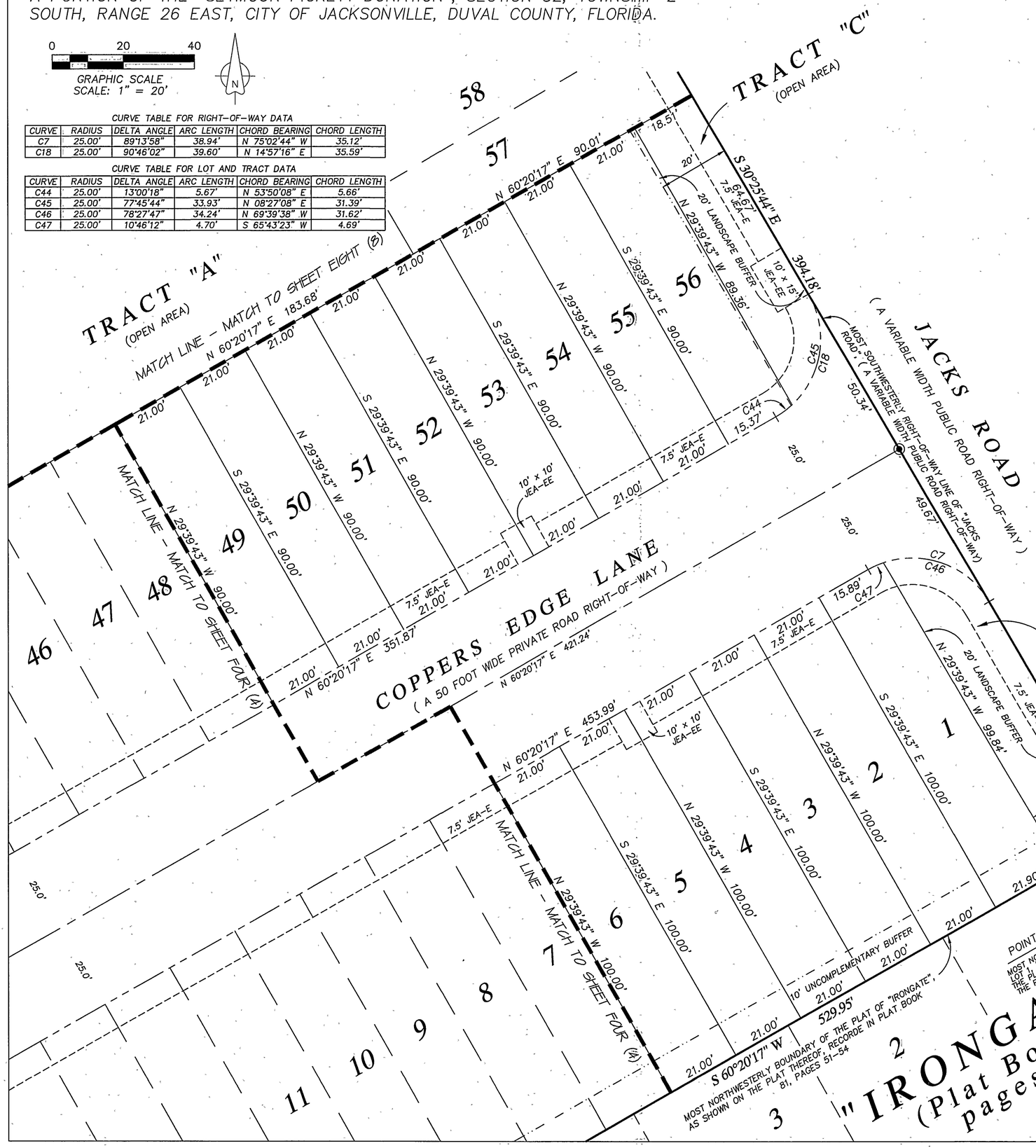
GRAPHIC SCALE
SCALE: 1" = 20'

CURVE TABLE FOR RIGHT-OF-WAY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C7	25.00'	89°13'58"	38.94'	N 75°02'44" W	35.12'
C18	25.00'	90°46'02"	39.60'	N 14°57'16" E	35.59'

CURVE TABLE FOR LOT AND TRACT DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C44	25.00'	13°00'18"	5.67'	N 53°50'08" E	5.66'
C45	25.00'	77°45'44"	33.93'	N 08°27'08" E	31.39'
C46	25.00'	78°27'47"	34.24'	N 69°39'38" W	31.62'
C47	25.00'	10°46'12"	4.70'	S 65°43'23" W	4.69'



"IRONGATE" (Plat Book 81, pages 51-54)

CONSENT AND JOINDER ~ DEDICATION OF MORTGAGE

THE UNDERSIGNED HEREBY CERTIFIES THAT D.R. HORTON, INC., – JACKSONVILLE, A DELAWARE CORPORATION, IS THE HOLDER OF THE MORTGAGE, LIEN OR OTHER ENCUMBRANCE RECORDED IN OFFICIAL RECORDS BOOK 21030, PAGE 212 (THE "D.R. HORTON MORTGAGE") OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, 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.

Deborah McClure
WITNESS
Deborah McClure
TYPE OR PRINT NAME

Anthony Sharp
WITNESS
Anthony Sharp
TYPE OR PRINT NAME

PHILIP FREMENTO
VICE PRESIDENT
D.R. HORTON, INC., – JACKSONVILLE
A DELAWARE CORPORTION

NOTARY FOR D.R. HORTON, INC., – JACKSONVILLE
A DELAWARE CORPORATION

STATE OF FLORIDA
COUNTY OF St. Johns

☑ THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 21 DAY OF June, 2024, BY PHILIP FREMENTO, VICE PRESIDENT OF D.R. HORTON, INC., – JACKSONVILLE, A DELAWARE CORPORATION, ON BEHALF OF THE COMPANY, AND WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____, AS IDENTIFICATION.

Deborah E. McClure
NOTARY PUBLIC, STATE OF FLORIDA

DEBORAH E. MCCLURE
Commission # GG 967814
Expires July 10, 2024
Bonded Thru Budget Notary Services

Deborah E. McClure
TYPE OR PRINT NAME

7/10/24
MY COMMISSION EXPIRES

Prepared by:
A & J Land Surveyors, Inc.
5847 Luella Street
Jacksonville, Florida 32207
T 904.346.1733
F 904.346.1736

CITY DEVELOPMENT NUMBER (PLANS & PLAT): 10352.000 CONCURRENCY APPLICATION NUMBER: 113317.1
PROPERTY APPRAISER # 083386-0000 ZONING DESIGNATION: PUD JEA AVAILABILITY #: 2022-0750

IRONGATE VILLAS

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

Plat Book 83 page 102

Sheet Four (4) of Eight (8) Sheets

See Sheet Two (2) for General Notes, Vicinity Map, Key Sheet and Surveyor's Comments regarding Plat Title Letter

Prepared by:
A & J Land Surveyors, Inc.
5847 Luella Street
Jacksonville, Florida 32207
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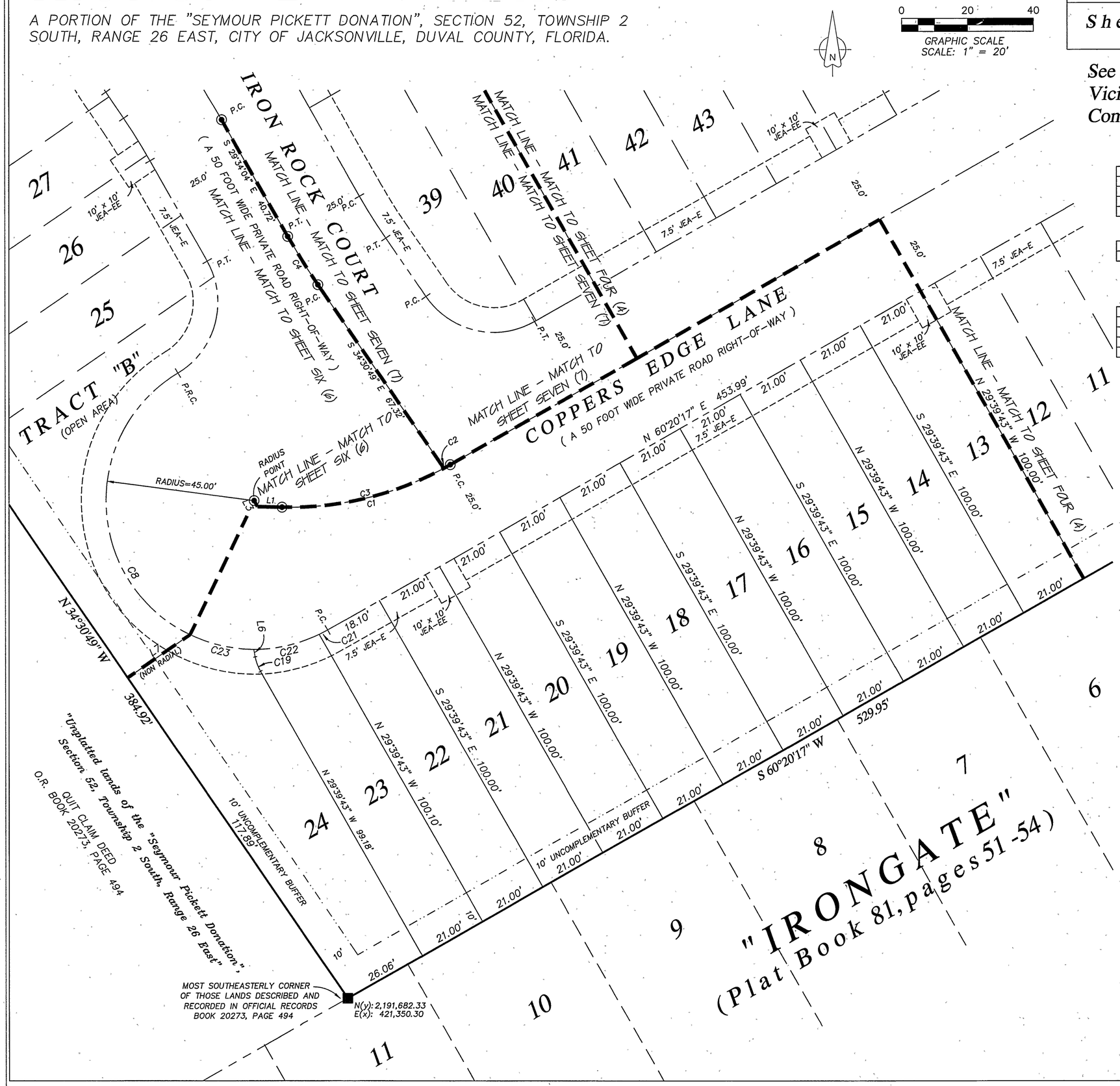
IRONGATE VILLAS

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

Plat Book 83 page 103

Sheet Five (5) of Eight (8) Sheets

See Sheet Two (2) for General Notes, Vicinity Map, Key Sheet and Surveyor's Comments regarding Plat Title Letter



CURVE DATA FOR CENTERLINE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	98.00'	31°08'27"	53.26'	N 75°54'31" E	52.61'
C2	98.00'	1°18'20"	2.23'	N 60°59'27" E	2.23'
C3	98.00'	29°50'07"	51.03'	N 76°33'41" E	50.46'
C4	200.00'	4°56'44"	17.26'	S 32°02'27" E	17.26'

CURVE DATA FOR RIGHT-OF-WAY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C8	45.00'	178°43'35"	140.37'	S 30°17'55" E	89.99'

CURVE DATA FOR LOT DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C19	14.50'	18°34'16"	4.70'	S 20°22'35" E	4.68'
C21	45.00'	3°41'48"	2.90'	N 62°11'11" E	2.90'
C22	45.00'	26°10'37"	20.56'	N 77°07'24" E	20.38'
C23	45.00'	25°28'20"	20.01'	S 77°03'08" E	19.84'

LINE DATA FOR CENTERLINE DATA

LINE	BEARING	DISTANCE
L1	N 88°31'15" W	7.47'
L3	S 29°39'43" E	2.01'

LINE DATA FOR LOT DATA

LINE	BEARING	DISTANCE
L6	N 11°05'27" W	2.30'
L7	N 55°29'11" E	22.99'

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CITY DEVELOPMENT NUMBER (PLANS & PLAT): 10352.000 CONCURRENCY APPLICATION NUMBER: 113317.1
PROPERTY APPRAISER # 083386-0000 ZONING DESIGNATION: PUD JEA AVAILABILITY #: 2022-0750

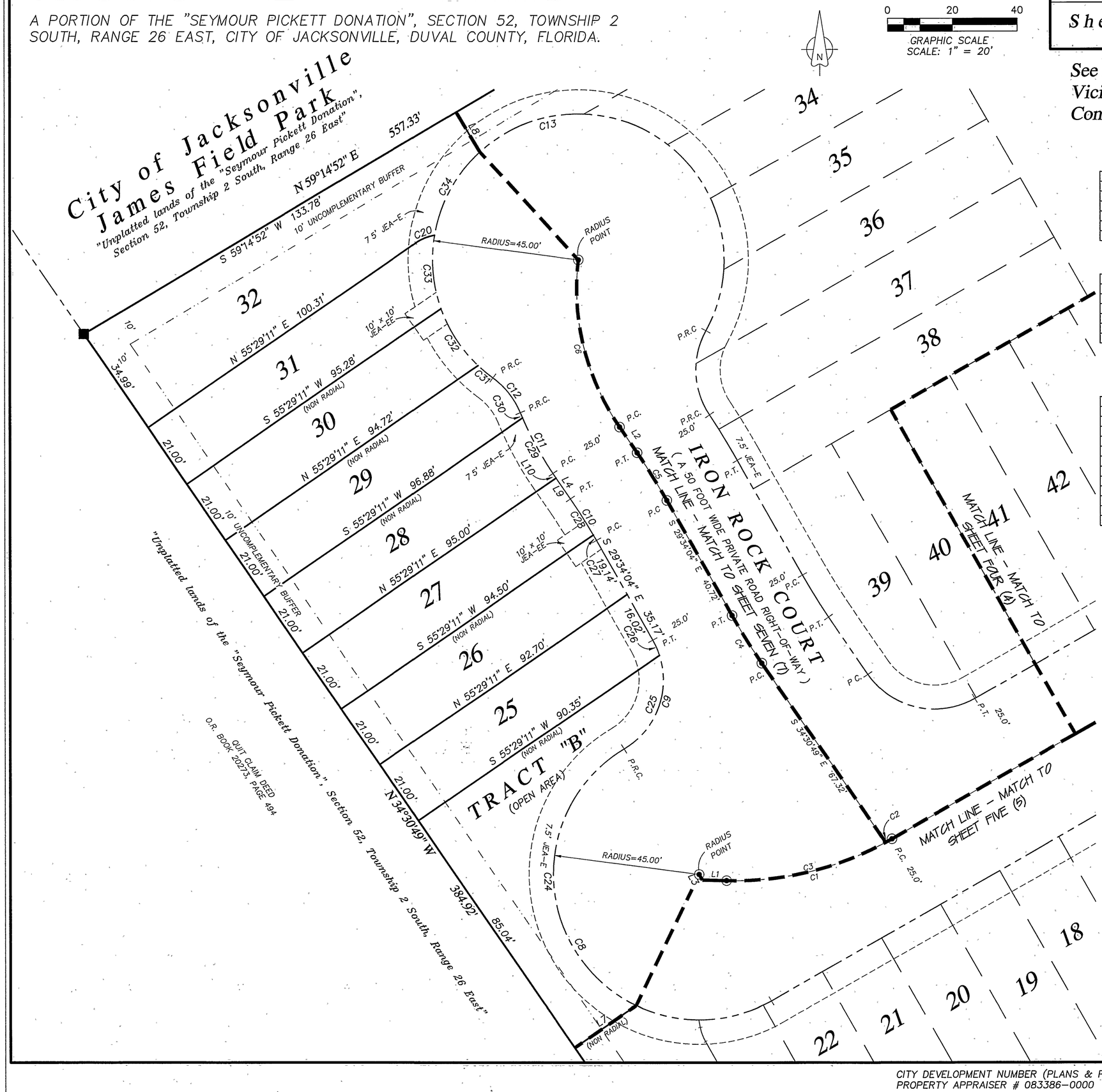
IRONGATE VILLAS

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

Plat Book 83, page 104

Sheet Six (6) of Eight (8) Sheets

See Sheet Two (2) for General Notes, Vicinity Map, Key Sheet and Surveyor's Comments regarding Plat Title Letter



CURVE TABLE FOR CENTERLINE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	98.00'	31°08'27"	53.26'	N 75°54'31" E	52.61'
C2	98.00'	1°18'20"	2.23'	N 60°59'27" E	2.23'
C3	98.00'	29°50'07"	51.03'	N 76°33'41" E	50.46'
C4	200.00'	4°56'44"	17.26'	S 32°02'27" E	17.26'
C5	200.00'	4°56'44"	17.26'	N 32°02'27" W	17.26'
C6	75.10'	41°22'32"	54.23'	S 13°49'33" E	53.06'

CURVE TABLE FOR RIGHT-OF-WAY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C8	45.00'	178°43'35"	140.37'	S 30°17'55" E	89.99'
C9	25.00'	88°37'57"	38.67'	N 14°44'54" E	34.93'
C10	175.00'	4°56'44"	15.11'	N 32°02'27" W	15.10'
C11	100.10'	12°05'54"	21.14'	S 28°27'52" E	21.10'
C12	25.00'	31°38'39"	13.81'	N 38°14'14" W	13.63'
C13	45.00'	263°02'53"	206.60'	S 77°27'53" W	67.38'

CURVE TABLE FOR LOT DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C20	14.50'	24°56'00"	6.31'	S 67°57'11" W	6.26'
C24	45.00'	123°22'50"	96.90'	S 02°37'33" E	79.24'
C25	25.00'	76°51'47"	33.54'	N 20°37'59" E	31.08'
C26	25.00'	11°46'10"	5.14'	N 23°40'59" W	5.13'
C27	175.00'	0°38'02"	1.94'	N 29°53'05" W	1.94'
C28	175.00'	4°18'42"	13.17'	N 32°21'28" W	13.17'
C29	100.10'	11°07'04"	19.42'	S 28°57'17" E	19.39'
C30	100.10'	0°58'50"	1.71'	S 22°54'20" E	1.71'
C31	45.00'	7°34'13"	5.95'	S 50°16'27" E	5.94'
C32	45.00'	26°59'47"	21.20'	S 32°59'27" E	21.01'
C33	45.00'	29°04'14"	22.83'	S 04°57'26" E	22.59'
C34	45.00'	37°59'43"	29.84'	S 28°34'33" W	29.30'

LINE TABLE FOR CENTERLINE DATA

LINE	BEARING	DISTANCE
L1	N 88°31'15" W	7.47'
L2	N 34°30'49" W	9.54'
L3	S 29°39'43" E	2.01'

LINE TABLE FOR RIGHT-OF-WAY DATA

LINE	BEARING	DISTANCE
L4	N 34°30'49" W	9.54'

LINE TABLE FOR LOT DATA

LINE	BEARING	DISTANCE
L8	S 30°45'08" E	14.34'
L9	N 34°30'49" W	7.84'
L10	N 34°30'49" W	1.70'

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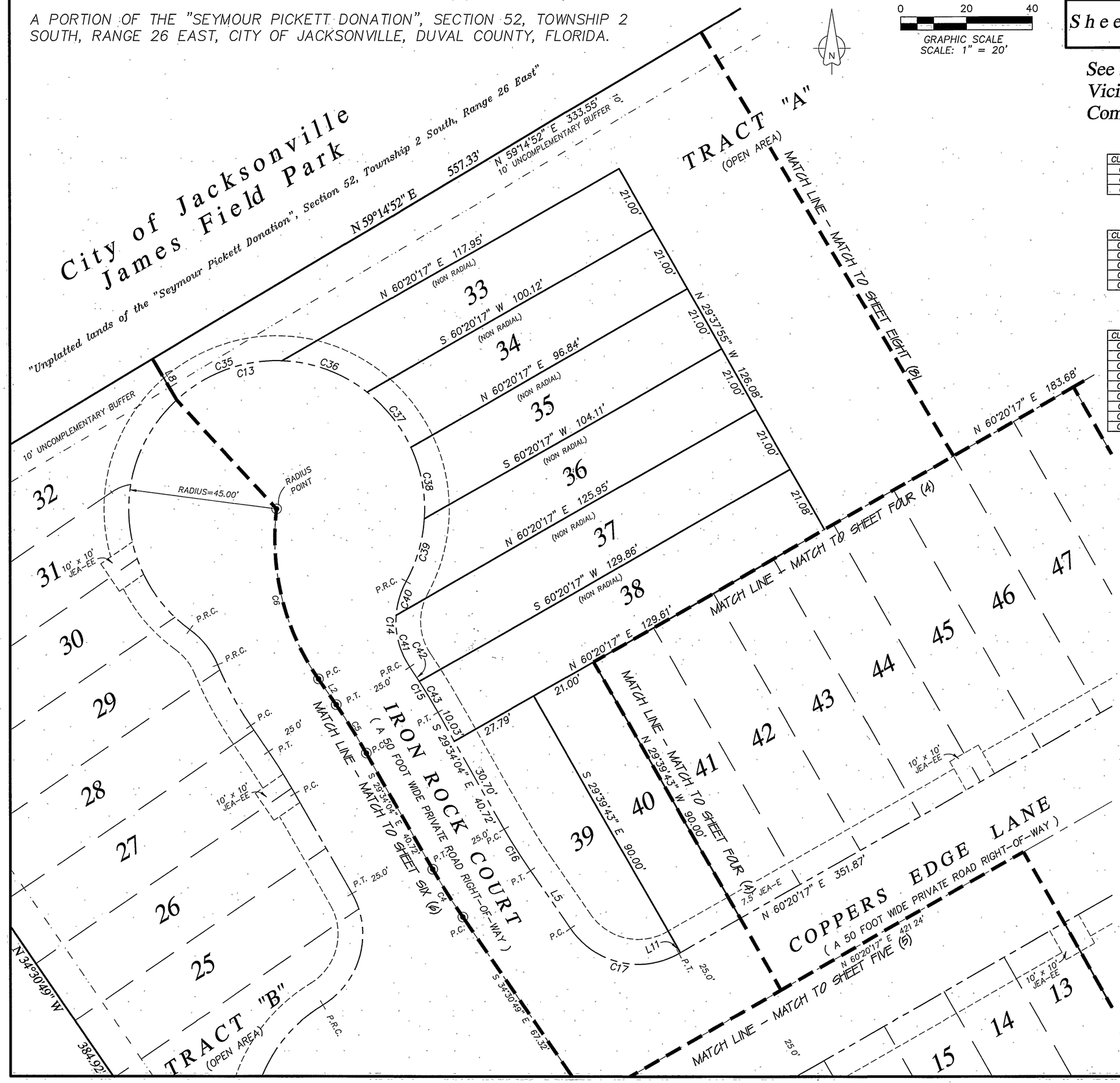
Plat Book 83 page 105

Sheet Seven (7) of Eight (8) Sheets

See Sheet Two (2) for General Notes, Vicinity Map, Key Sheet and Surveyor's Comments regarding Plat Title Letter

0 20 40

GRAPHIC SCALE
SCALE: 1" = 20'



CURVE TABLE FOR CENTERLINE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C4	200.00'	4°56'44"	17.26'	S 32°02'27" E	17.26'
C5	200.00'	4°56'44"	17.26'	N 32°02'27" W	17.26'
C6	75.10'	41°22'32"	54.23'	S 13°49'33" E	53.06'

CURVE TABLE FOR RIGHT-OF-WAY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C13	45.00'	263°02'53"	206.60'	S 77°27'53" W	67.38'
C14	25.00'	62°42'28"	27.36'	S 02°21'54" E	26.02'
C15	225.00'	4°09'04"	16.30'	N 31°38'37" W	16.30'
C16	175.00'	4°56'44"	15.11'	S 32°02'27" E	15.10'
C17	25.00'	85°08'54"	37.15'	S 77°05'16" E	33.83'

CURVE TABLE FOR LOT DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C35	45.00'	44°37'32"	35.05'	S 69°53'10" W	34.17'
C36	45.00'	35°38'25"	27.99'	N 69°58'51" W	27.54'
C37	45.00'	27°19'03"	21.46'	N 38°30'08" W	21.25'
C38	45.00'	28°35'39"	22.46'	N 10°32'46" W	22.23'
C39	45.00'	25°14'16"	19.82'	N 16°22'11" E	19.66'
C40	25.00'	24°35'34"	10.73'	S 16°41'33" W	10.65'
C41	25.00'	38°06'54"	16.63'	S 14°39'42" E	16.33'
C42	225.00'	1°20'03"	5.24'	N 33°03'07" W	5.24'
C43	225.00'	2°49'01"	11.06'	N 30°58'35" W	11.06'

LINE TABLE FOR CENTERLINE DATA

LINE	BEARING	DISTANCE
L2	N 34°30'49" W	9.54'

LINE TABLE FOR RIGHT-OF-WAY DATA

LINE	BEARING	DISTANCE
L5	S 34°30'49" E	21.41'

LINE TABLE FOR LOT DATA

LINE	BEARING	DISTANCE
L8	S 30°45'08" E	14.34'

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Plat Book 83, page 106

Sheet Eight (8) of Eight (8) Sheets

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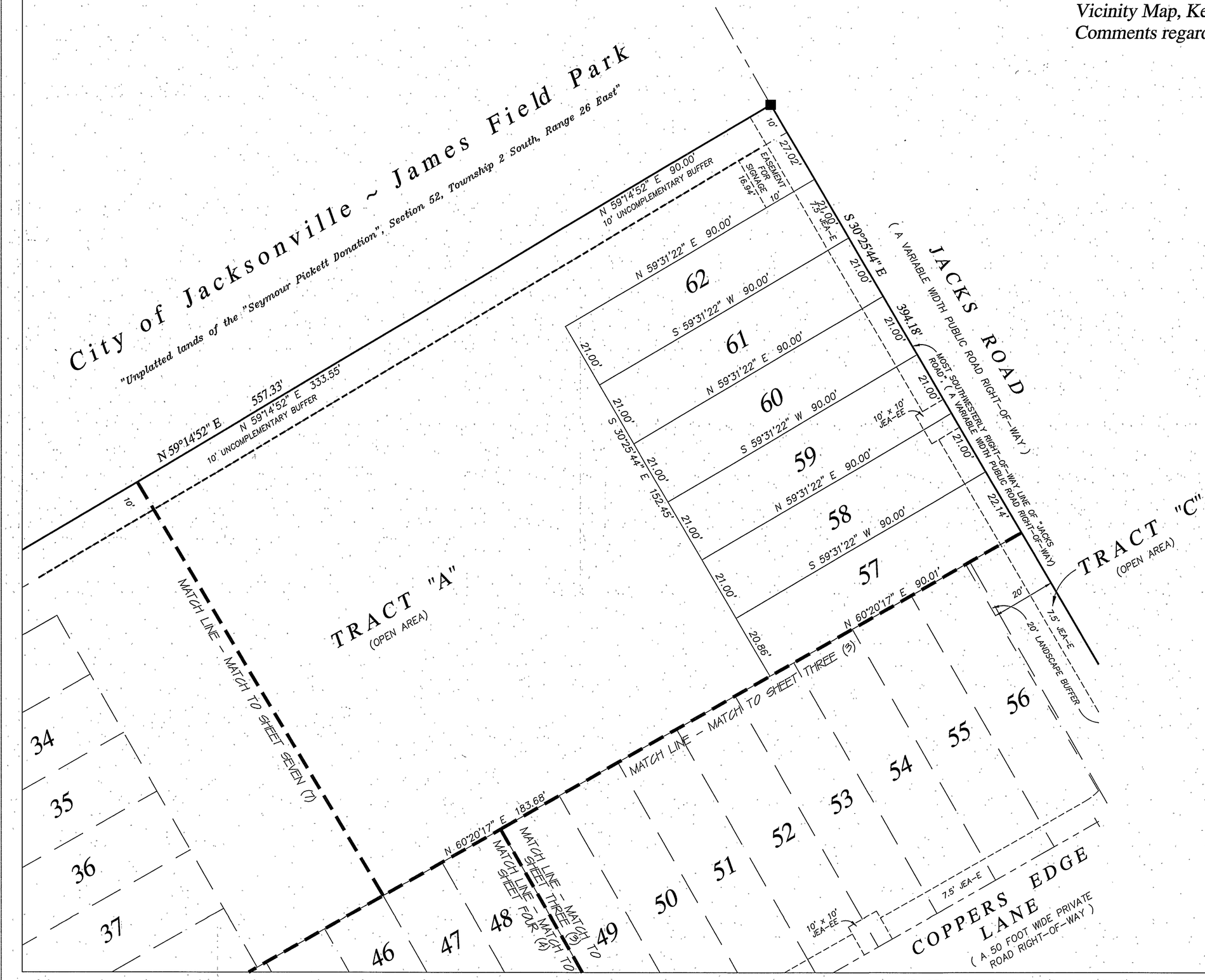
GRAPHIC SCALE
SCALE: 1" = 20'



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