

RAMSGATE - UNIT ONE

CAPTION CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

A PORTION OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 7; THENCE NORTH 01°08'10" WEST ALONG THE WEST LINE OF SAID SECTION 7, A DISTANCE OF 1671.49 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING, THUS DESCRIBED, CONTINUE NORTH 01°08'10" WEST ALONG THE WEST LINE OF SAID SECTION 7, A DISTANCE OF 631.61 FEET TO A POINT IN THE SOUTHERLY RIGHT-OF-WAY LINE OF MANDARIN ROAD (A 66 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED), SAID RIGHT-OF-WAY LINE BEING IN A CURVE, SAID CURVE BEING CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 683.2 FEET; THENCE NORTHEASTERLY ALONG AND AROUND SAID CURVE AND ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, AN ARC DISTANCE OF 144.09 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 82°46'30" EAST AND A CHORD DISTANCE OF 143.82 FEET; THENCE NORTH 88°49'00" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY OF MANDARIN ROAD, A DISTANCE OF 278.80 FEET; THENCE DEPARTING FROM SAID SOUTHERLY RIGHT-OF-WAY LINE OF MANDARIN ROAD, SOUTH 35°46'00" EAST, A DISTANCE OF 117.30 FEET; THENCE NORTH 88°31'00" EAST, A DISTANCE OF 1633.10 FEET; THENCE SOUTH 02°43'40" EAST, A DISTANCE OF 822.30 FEET; THENCE SOUTH 89°45'00" EAST, A DISTANCE OF 156.87 FEET; THENCE SOUTH 01°32'30" WEST, A DISTANCE OF 342.00 FEET; THENCE NORTH 88°27'30" WEST, A DISTANCE OF 120.00 FEET; THENCE SOUTH 67°18'36" WEST, A DISTANCE OF 65.80 FEET; THENCE SOUTH 89°08'40" WEST, A DISTANCE OF 124.19 FEET; THENCE NORTH 10°52'53" WEST, A DISTANCE OF 116.96 FEET; THENCE NORTH 0°49'38" EAST, A DISTANCE OF 73.66 FEET; THENCE NORTH 56°52'27" WEST, A DISTANCE OF 118.85 FEET; THENCE NORTH 06°08'49" WEST, A DISTANCE OF 123.52 FEET; THENCE NORTH 02°43'40" WEST, A DISTANCE OF 330.00 FEET; THENCE NORTH 15°49'45" WEST, A DISTANCE OF 61.60 FEET; THENCE NORTH 01°29'00" WEST, A DISTANCE OF 113.28 FEET; THENCE SOUTH 88°31'00" WEST, A DISTANCE OF 586.80 FEET; THENCE SOUTH 32°18'15" WEST, A DISTANCE OF 196.77 FEET; THENCE NORTH 78°14'26" WEST, A DISTANCE OF 90.35 FEET; THENCE NORTH 68°56'03" WEST, A DISTANCE OF 388.84 FEET; THENCE SOUTH 88°31'00" WEST, A DISTANCE OF 115.00 FEET; THENCE SOUTH 01°08'10" EAST, A DISTANCE OF 111.21 FEET; THENCE SOUTH 14°05'17" EAST, A DISTANCE OF 62.54 FEET; THENCE SOUTH 03°20'26" WEST, A DISTANCE OF 118.07 FEET; THENCE NORTH 87°53'28" WEST, A DISTANCE OF 125.00 FEET; THENCE SOUTH 81°19'43" WEST, A DISTANCE OF 60.52 FEET; THENCE SOUTH 88°51'50" WEST, A DISTANCE OF 220.00 FEET; THENCE NORTH 62°02'25" WEST, A DISTANCE OF 68.67 FEET; THENCE SOUTH 88°51'50" WEST, A DISTANCE OF 110.00 FEET TO THE POINT OF BEGINNING.

TAXES PAID

DEVELOPER'S CERTIFICATE

THIS IS TO CERTIFY THAT CHARTER LAND AND HOUSING CORPORATION HAS FURNISHED THE CITY OF JACKSONVILLE A SURETY BOND AS SURETY THAT THE PROPOSED IMPROVEMENTS IN PUBLIC SPACE SHALL BE CONSTRUCTED ACCORDING TO THE APPROVED PLANS AND SPECIFICATIONS. SAID BOND IS EQUIVALENT TO ONE HUNDRED PERCENT ENGINEERING COST AND ESTIMATED CONSTRUCTION COST THIS 3 DAY OF MAR. A.D., 1975.

Hawley Smith, Jr.
President

W. H. ...
Director of Public Works

STATE OF FLORIDA, COUNTY OF DUVAL

THIS IS TO CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, H. HAWLEY SMITH, JR. AND FRANK A. DOBRY, RESPECTIVELY PRESIDENT AND SECRETARY OF CHARTER LAND AND HOUSING CORPORATION, A CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA, 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 AS THE ACT AND DEED OF SAID CORPORATION WITH THE OFFICIAL SEAL OF SAID CORPORATION AFFIXED THERETO.

WITNESS MY SIGNATURE AND OFFICIAL SEAL AT JACKSONVILLE, IN THE COUNTY OF DUVAL AND STATE OF FLORIDA, THIS 3RD DAY OF MARCH A.D., 1975.

Barbara H. Young
Notary Public, State of Florida, at Large

MY COMMISSION EXPIRES AUG. 31, 1975

APPROVED

DATE: _____

BY: *Richard Paul*
CITY ENGINEER

W. H. ...
DIRECTOR OF PUBLIC WORKS

GENERAL COUNSEL, OR
Edward Rich
ASSISTANT COUNSEL

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT CHARTER LAND AND HOUSING CORPORATION, A CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS RAMSGATE-UNIT ONE AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AND THAT THIS PLAT MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LANDS AND THAT ALL ROADS, DRIVES, TERRACES, WAYS, AND EASEMENTS FOR DRAINAGE, UTILITIES, AND SEWERS ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATIONS DEDICATED TO THE CITY OF JACKSONVILLE AND ITS SUCCESSORS.

IN WITNESS THEREOF, CHARTER LAND AND HOUSING CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND SECRETARY RESPECTIVELY BY AND WITH AUTHORITY OF ITS BOARD OF DIRECTORS, IN ITS NAME WITH ITS CORPORATE SEAL AFFIXED THIS 3RD DAY OF MAR. A.D., 1975.

SIGNED AND SEALED IN THE PRESENCE OF:
Hawley Smith, Jr.
President
Frank A. Dobry
Secretary

Barbara H. Young
Witness
James A. Clayton
Witness

APPROVED FOR RECORD

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, PURSUANT TO ORDINANCE NO. 75-1047-485 OF SAID CITY ADOPTED BY ITS COUNCIL AND APPROVED BY ITS MAYOR THIS 25TH DAY OF SEPTEMBER A.D., 1975.

Frank A. Dobry
Mayor of the City of Jacksonville

Rayford Colquhoun
Sec. to the Council of the City of Jacksonville

CLERK'S CERTIFICATE 75-72446

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE CITY COUNCIL OF THE CITY OF JACKSONVILLE, FLORIDA, AND SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN PLAT BOOK 35, PAGES 49, 49A OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 29TH DAY OF SEPT. A.D., 1975.

S. Morgan Slaughter
S. Morgan Slaughter, Clerk of the Circuit Court

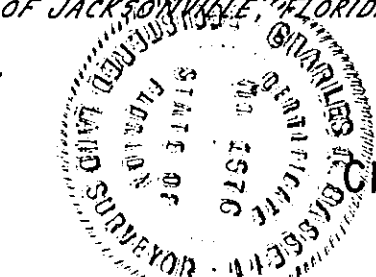
By: *Robert C. Forbes*
Deputy Clerk

SURVEYOR'S CERTIFICATE

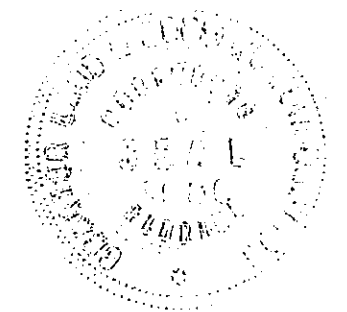
THIS IS TO CERTIFY THAT THE ABOVE PLAT IS A CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED, AND DESCRIBED ABOVE AND THAT PERMANENT REFERENCE MONUMENTS AND PERMANENT CONTROL POINTS HAVE BEEN PLACED ACCORDING TO THE LAWS OF THE STATE OF FLORIDA AND THAT THE ABOVE PLAT COMPLES WITH THE ZONING, RULES, AND REGULATIONS OF THE CITY OF JACKSONVILLE, FLORIDA, CURRENTLY IN EFFECT.

SIGNED THIS 4TH DAY OF MARCH A.D., 1975.

Charles R. Bassett
Charles R. Bassett
Registered Land Surveyor No 1576, Florida

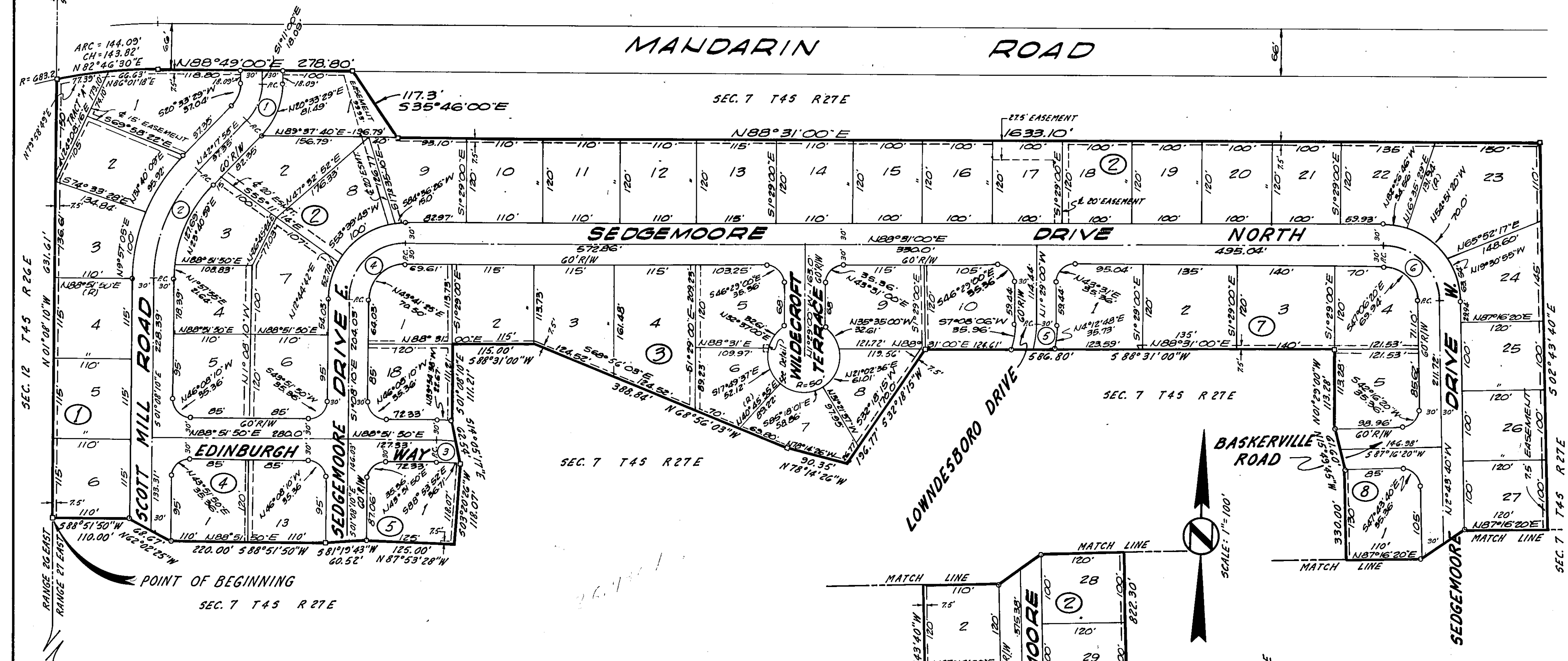


PREPARED BY:
CHARLES BASSETT & ASSOCIATES INC.
SURVEYORS - ENGINEERS - LAND PLANNERS
JACKSONVILLE FLORIDA



RAMSGATE - UNIT ONE

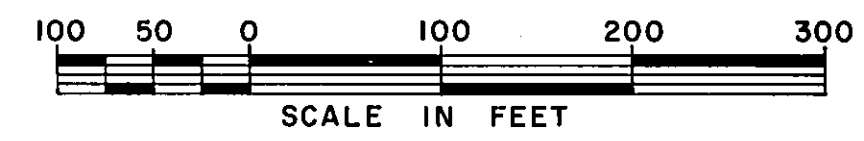
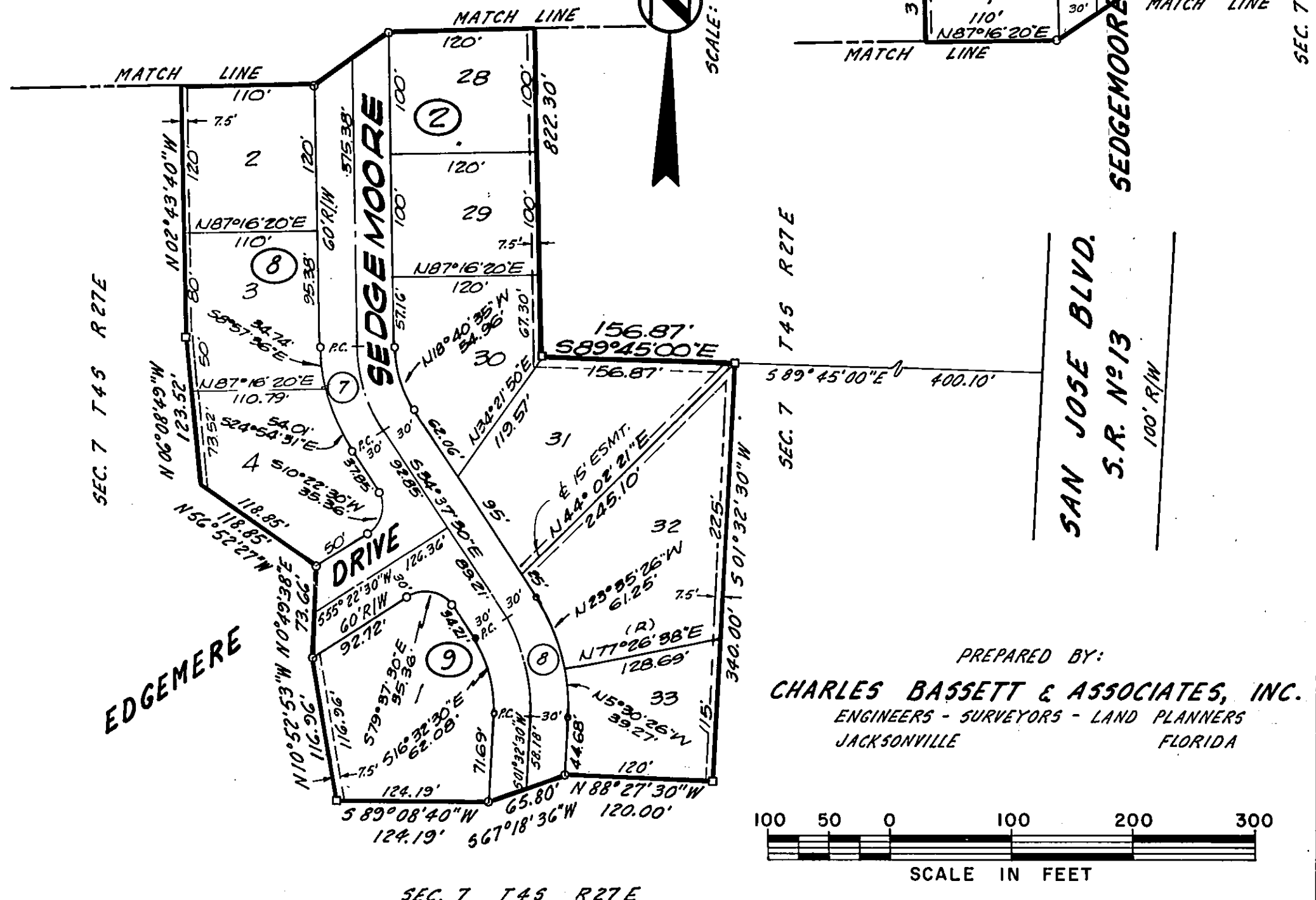
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA



CURVE DATA				
NO	RADIUS	Δ	ARC	TAN.
1	80.00'	43° 28' 58"	60.71'	31.90'
2	230.00'	43° 26' 08"	174.36'	91.61'
3	500.00'	3° 24' 02"	29.68'	14.84'
4	80.00'	89° 39' 10"	125.18'	79.52'
5	150.00'	13° 42' 46"	35.90'	18.08'
6	80.00'	88° 45' 20"	123.93'	78.28'
7	130.00'	31° 53' 50"	72.37'	37.15'
8	130.00'	36° 10' 00"	82.06'	42.45'

GENERAL NOTES:

1. BEARINGS AND DISTANCES SHOWN ON CURVES ARE CHORD BEARINGS AND DISTANCES.
2. ALL EASEMENTS SHOWN HEREON ARE FOR DRAINAGE, UTILITIES AND SEWERS AND ARE 15' IN WIDTH UNLESS OTHERWISE SHOWN.
3. PERMANENT REFERENCE MONUMENTS SHOWN THIS: □
4. PERMANENT CONTROL POINTS SHOWN THIS: ○
5. BLOCK NUMBERS ARE SHOWN THIS: ⑨; CURVE NUMBERS ARE SHOWN THIS: ②
6. RADIAL LINES SHOWN THIS: (R)
7. BEARINGS SHOWN HEREON REFER TO THE GRID COORDINATE SYSTEM OF THE STATE OF FLORIDA.
8. ALL RADII ARE 25 FEET UNLESS OTHERWISE INDICATED.
9. BUILDING RESTRICTION LINES ARE 25 FEET FROM STREET R/W LINES.



PREPARED BY:
CHARLES BASSETT & ASSOCIATES, INC.
 ENGINEERS - SURVEYORS - LAND PLANNERS
 JACKSONVILLE FLORIDA

10-74-12