

# RAMSGATE - UNIT TWO

CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 36 PAGE 11

SHEET 1 OF 2 SHEETS

TAXES VERIFIED  
A. R. S.

### CAPTION

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; RUN THENCE NORTH 01°08'10" WEST, ALONG THE WEST LINE OF SAID SECTION 7, A DISTANCE OF 696.60 FEET TO A POINT IN THE NORTHERLY RIGHT OF WAY LINE OF LORETTO ROAD (A 60 FOOT RIGHT OF WAY, AS NOW ESTABLISHED) AND THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, CONTINUE NORTH 01°08'10" WEST, ALONG THE AFOREMENTIONED WESTERLY LINE OF SECTION 7, A DISTANCE OF 974.89 FEET TO THE SOUTHWEST CORNER OF RAMSGATE UNIT ONE, AS RECORDED IN PLAT BOOK 35, PAGES 49 AND 49A OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; RUN THENCE NORTH 88°51'50" EAST, ALONG THE SOUTHERLY BOUNDARY OF SAID RAMSGATE UNIT ONE, A DISTANCE OF 110.00 FEET TO A POINT IN THE WESTERLY RIGHT OF WAY LINE OF SCOTT MILL ROAD (A 60 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); RUN THENCE SOUTH 62°02'25" EAST, A DISTANCE OF 68.67 FEET TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 4, OF SAID RAMSGATE UNIT ONE; RUN THENCE NORTH 88°51'50" EAST, ALONG THE SOUTHERLY BOUNDARY OF SAID BLOCK 4, A DISTANCE OF 220.00 FEET TO A POINT IN THE WESTERLY RIGHT OF WAY LINE OF SEDGEMOORE DRIVE EAST (A 60 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); RUN THENCE NORTH 81°19'43" EAST, A DISTANCE OF 60.52 FEET TO A POINT IN THE EASTERLY RIGHT OF WAY LINE OF SAID SEDGEMOORE DRIVE EAST, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF BLOCK 5 OF SAID RAMSGATE UNIT ONE; RUN THENCE SOUTH 87°53'28" EAST, ALONG THE SOUTHERLY BOUNDARY OF SAID BLOCK 5, A DISTANCE OF 110.00 FEET; RUN THENCE SOUTH 01°08'10" EAST, DEPARTING FROM THE SOUTHERLY BOUNDARY OF SAID RAMSGATE UNIT ONE, A DISTANCE OF 190.00 FEET; THENCE SOUTH 18°59'24" EAST, A DISTANCE OF 81.13 FEET; THENCE SOUTH 44°17'05" EAST, A DISTANCE OF 162.95 FEET; THENCE SOUTH 31°04'04" EAST, A DISTANCE OF 141.37 FEET; THENCE NORTH 57°27'34" EAST, A DISTANCE OF 40.00 FEET; THENCE SOUTH 24°05'48" EAST, A DISTANCE OF 170.00 FEET TO A POINT, SAID POINT LYING IN A CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 290.00 FEET; THENCE SOUTHWESTERLY ALONG AND WITH THE ARC OF SAID CURVE, AN ARC DISTANCE OF 46.35 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 61°18'55" WEST, AND A CHORD DISTANCE OF 46.30 FEET; RUN THENCE SOUTH 93°15'14" EAST, A DISTANCE OF 110.00 FEET; THENCE SOUTH 40°43'46" WEST, A DISTANCE OF 113.55 FEET; THENCE SOUTH 33°02'10" WEST, A DISTANCE OF 530.00 FEET TO A POINT IN THE NORTHERLY RIGHT OF WAY OF SAID LORETTO ROAD; RUN THENCE NORTH 56°57'50" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 590.00 FEET; THENCE CONTINUE ALONG SAID NORTHERLY RIGHT OF WAY LINE, NORTH 73°26'10" WEST, A DISTANCE OF 2410 FEET TO THE POINT OF BEGINNING.

APPROVED  
DATE: SEPTEMBER 27, 1977  
BY: [Signature]  
CITY ENGINEER  
[Signature]  
DIRECTOR OF PUBLIC WORKS  
GENERAL COUNSEL FOR  
[Signature]  
ASSISTANT COUNSEL

### ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT CHARTER LAND & HOUSING CORP., 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 TWO, 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, AND 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 & HOUSING CORP. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND VICE PRESIDENT, RESPECTIVELY, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, IN ITS NAME, AND WITH ITS CORPORATE SEAL AFFIXED THIS 30<sup>TH</sup> DAY OF JUNE A.D., 1977.

[Signature]  
Arnold S. Rogers, Jr., President  
[Signature]  
Robert E. Thims, Vice President

[Signature]  
Janice L. Miller  
Witness  
[Signature]  
Luisan C. Hanna  
Witness

### STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30<sup>TH</sup> DAY OF JUNE A.D., 1977, BY ARNOLD S. ROGERS, JR., PRESIDENT, AND ROBERT E. THIMS, VICE PRESIDENT, OF CHARTER LAND & HOUSING CORP.

[Signature]  
Notary Public, State of Florida at large

MY COMMISSION EXPIRES NOV. 15, 1977

### DEVELOPER'S CERTIFICATE

THIS IS TO CERTIFY THAT CHARTER LAND & HOUSING CORP. HAS FURNISHED THE CITY OF JACKSONVILLE SURETY BONDS, AS SURETY THAT PROPOSED IMPROVEMENTS IN PUBLIC SPACE, INCLUDING SIDEWALKS, SHALL BE CONSTRUCTED ACCORDING TO THE APPROVED PLANS AND SPECIFICATIONS. SAID BONDS ARE EQUIVALENT TO ONE HUNDRED PERCENT ENGINEERING COST AND ESTIMATED CONSTRUCTION COST THIS 30<sup>TH</sup> DAY OF JUNE A.D., 1977.

[Signature]  
Director of Public Works

[Signature]  
Arnold S. Rogers, President

### 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 ORDINANCE N<sup>o</sup> 77-96143 SAID CITY, ADOPTED BY ITS COUNCIL AND APPROVED BY ITS MAYOR THIS 13<sup>TH</sup> DAY OF OCTOBER A.D., 1977.

[Signature]  
Mayor of the City of Jacksonville

[Signature]  
Sec. to the Council of the City of Jacksonville

### CLERK'S CERTIFICATE

77-84840

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 36 PAGES 11-11A OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 19<sup>TH</sup> DAY OF OCTOBER A.D., 1977.

[Signature]  
S. Morgan Slaughter, Clerk of the Circuit Court

[Signature]  
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 CONTROL POINTS AND PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED ACCORDING TO THE LAWS OF THE STATE OF FLORIDA, AND THAT THE ABOVE PLAT COMPLIES WITH THE ZONING, RULES, AND REGULATIONS OF THE CITY OF JACKSONVILLE, FLORIDA, CURRENTLY IN EFFECT.

SIGNED THIS 30<sup>TH</sup> DAY OF JUNE A.D., 1977.  
[Signature]  
Charles R. Bassett  
Registered Land Surveyor N<sup>o</sup> 1576, Florida

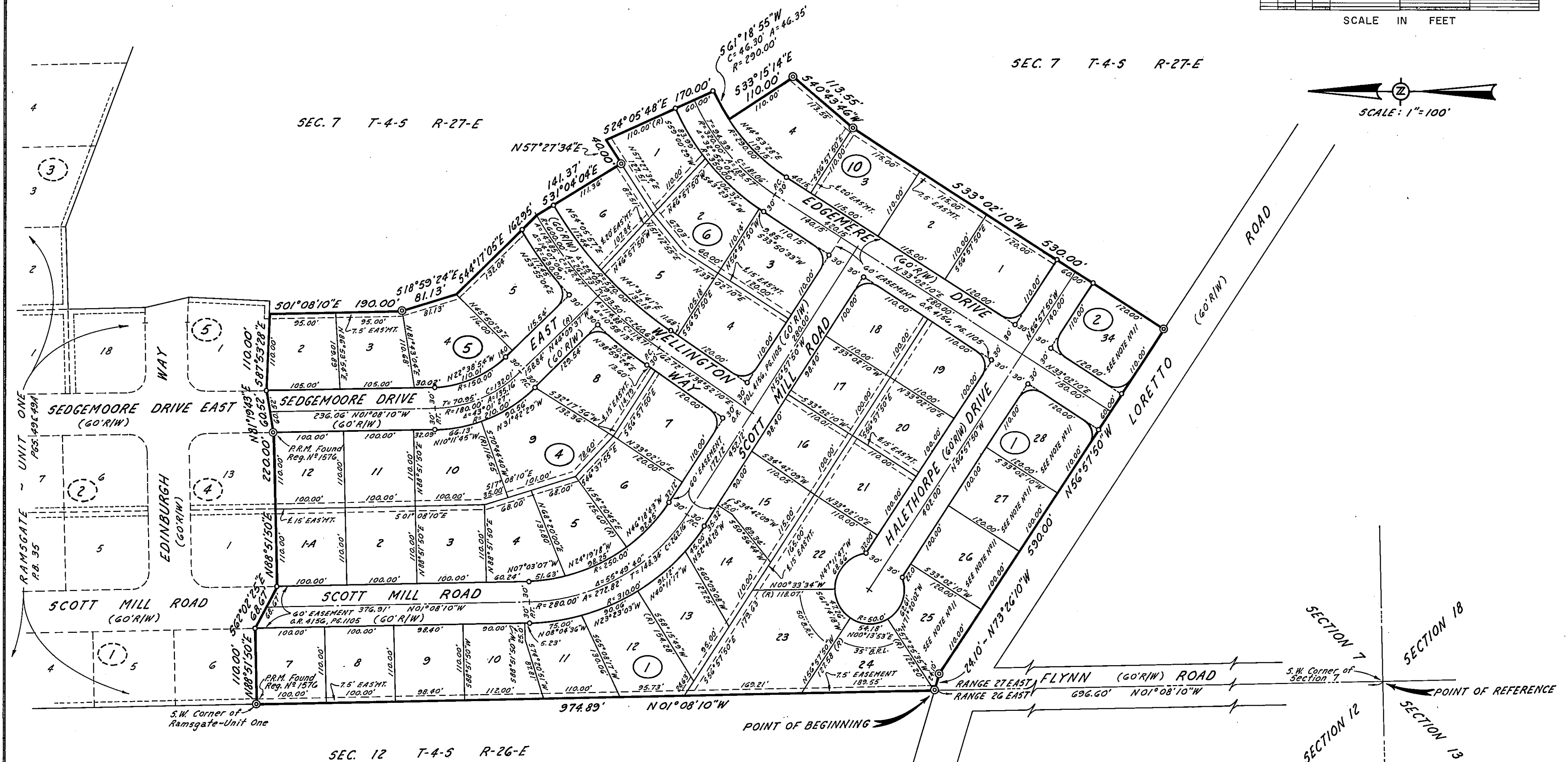
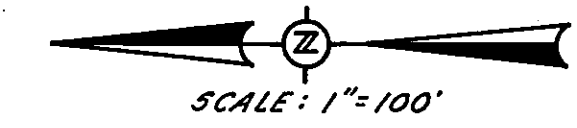
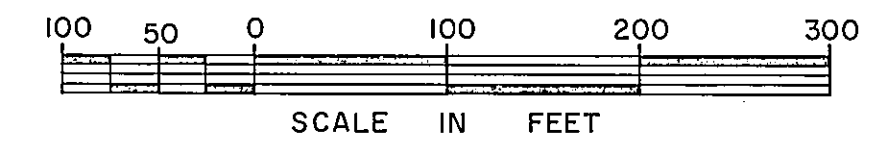
PREPARED BY:  
**CHARLES BASSETT & ASSOCIATES, INC.**  
SURVEYORS - ENGINEERS - LAND PLANNERS  
JACKSONVILLE FLORIDA

# RAMSGATE - UNIT TWO

CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 36 PAGE 11A

SHEET 2 OF 2 SHEETS



**NOTES:**

1.  $\odot$  DENOTES PERMANENT REFERENCE MONUMENT
2.  $\circ$  DENOTES PERMANENT CONTROL POINT
3. (R) DENOTES RADIAL LINE
4.  $\textcircled{2}$  DENOTES BLOCK NUMBERS
5. BEARINGS AND DISTANCES SHOWN ON CURVILINEAR LINES REFER TO THE CHORD.
6. BEARINGS AND DISTANCES SHOWN ON BLOCK CORNERS ARE TO THE INTERSECTION OF PROJECTED STREET LINES.
7. BEARINGS SHOWN HEREON REFER TO GRID LINES OF THE STATE COORDINATE SYSTEM.
8. ALL RADII SHOWN ARE 25 FEET UNLESS OTHERWISE INDICATED.
9. BUILDING RESTRICTION LINES ARE 25 FEET FROM STREET R/W LINES UNLESS OTHERWISE INDICATED.
10. ALL EASEMENTS ARE FOR DRAINAGE, UTILITIES, AND SEWERS, AND MEASURE 7.5 FEET EACH SIDE OF LOT LINES, UNLESS OTHERWISE INDICATED.
11. LOTS 25, 26, 27, 28, BLOCK 1, AND LOT 34, BLOCK 2, ARE PROHIBITED FROM USING LORETTO ROAD FOR ACCESS.

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