

RAMSGATE - UNIT THREE

CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 36 PAGE 58

MAKES VERIFIED
H. P. O.

SHEET 1 OF 2 SHEETS

CAPTION

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

FOR A POINT OF BEGINNING, COMMENCE AT THE MOST SOUTHERLY CORNER COMMON TO LOTS 1 AND 2 OF BLOCK 3, RAMSGATE - UNIT ONE, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 35, PAGES 49 AND 49A OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; RUN THENCE ALONG THE BOUNDARY OF SAID BLOCK 3 AND ALONG THE BOUNDARY OF SAID RAMSGATE-UNIT ONE AS FOLLOWS: NORTH 88°31'00" EAST, A DISTANCE OF 115.00 FEET; THENCE SOUTH 68°56'03" EAST, A DISTANCE OF 388.84 FEET; THENCE SOUTH 78°14'26" EAST, A DISTANCE OF 90.35 FEET; THENCE NORTH 32°18'15" EAST, A DISTANCE OF 196.77 FEET; CONTINUING ALONG SAID BOUNDARY OF RAMSGATE-UNIT ONE, RUN THENCE NORTH 88°31'00" EAST, ALONG THE BOUNDARY OF SAID BLOCK 3 AND ALONG THE BOUNDARY OF BLOCK 7 OF SAID RAMSGATE-UNIT ONE, A DISTANCE OF 342.92 FEET; DEPARTING FROM THE BOUNDARY OF SAID RAMSGATE-UNIT ONE, RUN THENCE SOUTH 32°18'15" WEST, A DISTANCE OF 502.88 FEET; THENCE SOUTH 00°51'20" EAST, A DISTANCE OF 322.18 FEET; THENCE SOUTH 89°08'40" WEST, A DISTANCE OF 375.00 FEET; RUN THENCE SOUTH 73°05'31" WEST, A DISTANCE OF 138.99 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 6, RAMSGATE-UNIT TWO, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 36, PAGES 11 AND 11A OF SAID CURRENT PUBLIC RECORDS; RUN THENCE SOUTH 57°27'34" WEST, ALONG THE NORTHERLY LINE OF SAID LOT 1, BLOCK 6, AND ALONG THE BOUNDARY OF SAID RAMSGATE-UNIT TWO, A DISTANCE OF 40.00 FEET; CONTINUING ALONG THE BOUNDARY OF SAID BLOCK 6, AND THE BOUNDARY OF SAID RAMSGATE-UNIT TWO, RUN THENCE NORTH 31°04'04" WEST, A DISTANCE OF 141.37 FEET; RUN THENCE NORTH 44°11'05" WEST, ALONG SAID BOUNDARY OF RAMSGATE-UNIT TWO, AND ALONG THE BOUNDARY OF BLOCK 5 AS SHOWN ON SAID PLAT THEREOF, A DISTANCE OF 162.95 FEET; THENCE NORTH 18°59'24" WEST, A DISTANCE OF 81.13 FEET; CONTINUING ALONG SAID BOUNDARY OF BLOCK 5, AND ALONG THE BOUNDARY OF SAID RAMSGATE-UNIT TWO, RUN THENCE NORTH 01°08'10" WEST, A DISTANCE OF 190.00 FEET TO THE NORTHEAST CORNER OF LOT 2 OF SAID BLOCK 5, RAMSGATE-UNIT TWO, SAID NORTHEAST CORNER LYING IN THE SOUTHERLY LINE OF LOT 1, BLOCK 5, OF THE AFOREMENTIONED RAMSGATE-UNIT ONE; RUN THENCE SOUTH 87°53'28" EAST, ALONG SAID SOUTHERLY LINE OF LOT 1, AND ALONG THE BOUNDARY OF SAID RAMSGATE-UNIT ONE, A DISTANCE OF 15.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; CONTINUING ALONG SAID BOUNDARY OF RAMSGATE-UNIT ONE, RUN THENCE NORTH 03°20'26" EAST, ALONG THE EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 118.07 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, SAID NORTHEAST CORNER LYING IN THE SOUTHERLY RIGHT OF WAY LINE OF EDINBURGH WAY (A 60 FOOT RIGHT OF WAY SHOWN ON SAID PLAT OF RAMSGATE-UNIT ONE); CONTINUING ALONG SAID BOUNDARY OF RAMSGATE-UNIT ONE, RUN THENCE NORTH 14°05'17" WEST, A DISTANCE OF 62.54 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SAID EDINBURGH WAY AND THE SOUTHEAST CORNER OF LOT 18 OF THE AFOREMENTIONED BLOCK 3, RAMSGATE-UNIT ONE; RUN THENCE NORTH 01°08'10" WEST, ALONG THE EASTERLY LINE OF SAID LOT 18 AND ALONG THE BOUNDARY OF SAID BLOCK 3 OF RAMSGATE-UNIT ONE, A DISTANCE OF 111.21 FEET TO THE CORNER COMMON TO LOTS 1, 2, AND 18 OF SAID BLOCK 3, AND THE POINT OF BEGINNING.

APPROVED
DATE: December 1, 1978
BY: *W. A. Beard, Jr.*
CITY ENGINEER
Richard Rawls
DIRECTOR OF PUBLIC WORKS
GENERAL COUNSEL, CT
Robert C. Fabela
ALTERNATE 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 THREE, 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 DRIVES, WAYS AND COURTS, 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 VICE PRESIDENT, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, IN ITS NAME, AND WITH ITS CORPORATE SEAL AFFIXED THIS 21ST DAY OF NOVEMBER A.D., 1978.

Wirt A. Beard, Jr.
Wirt A. Beard, Jr., Vice President

E. J. Heiger
Witness
David C. Rams Jr.
Witness

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21ST DAY OF NOVEMBER A.D., 1978, BY WIRT A. BEARD, JR., VICE PRESIDENT, OF CHARTER LAND & HOUSING CORP.

James M. Haines
Notary Public, State of Florida at large

MY COMMISSION EXPIRES OCT. 5, 1979

DEVELOPER'S CERTIFICATE

THIS IS TO CERTIFY THAT CHARTER LAND & HOUSING CORP. HAS COMPLETED THE REQUIRED IMPROVEMENTS IN PUBLIC SPACE, ACCORDING TO THE APPROVED PLANS AND SPECIFICATIONS, EXCEPT SIDEWALKS, AND THAT A SURETY BOND HAS BEEN FURNISHED TO THE CITY OF JACKSONVILLE THIS 29TH DAY OF NOVEMBER, A.D., 1978, AS SURETY THAT THE SIDEWALKS SHALL BE CONSTRUCTED ACCORDING TO CITY STANDARDS.

Richard Rawls
Director of Public Works

Wirt A. Beard, Jr.
Wirt A. Beard, Jr., Vice President
Charter Land & Housing Corp.

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 NO. 78-108-688 OF SAID CITY, ADOPTED BY ITS COUNCIL, AND APPROVED BY ITS MAYOR THIS 14TH DAY OF DECEMBER A.D., 1978.

Richard C. Adams
Mayor of the City of Jacksonville

Richard C. Adams
Sec. to the Council of the City of Jacksonville

78-108688

CLERK'S CERTIFICATE

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 58, 51A OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 21ST DAY OF DEC. A.D., 1978.

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

Robert C. Fabela
Deputy Clerk

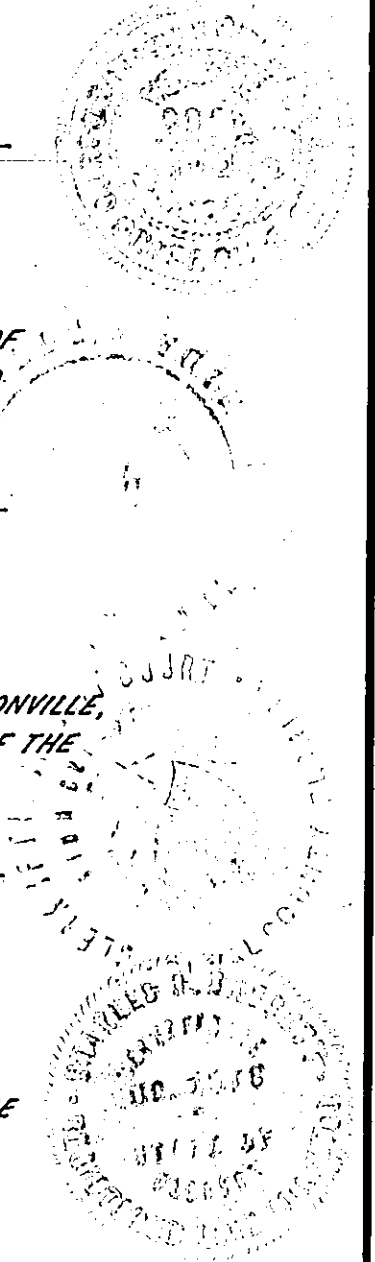
SURVEYOR'S CERTIFICATE

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 21ST DAY OF OCT. A.D., 1978.

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

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

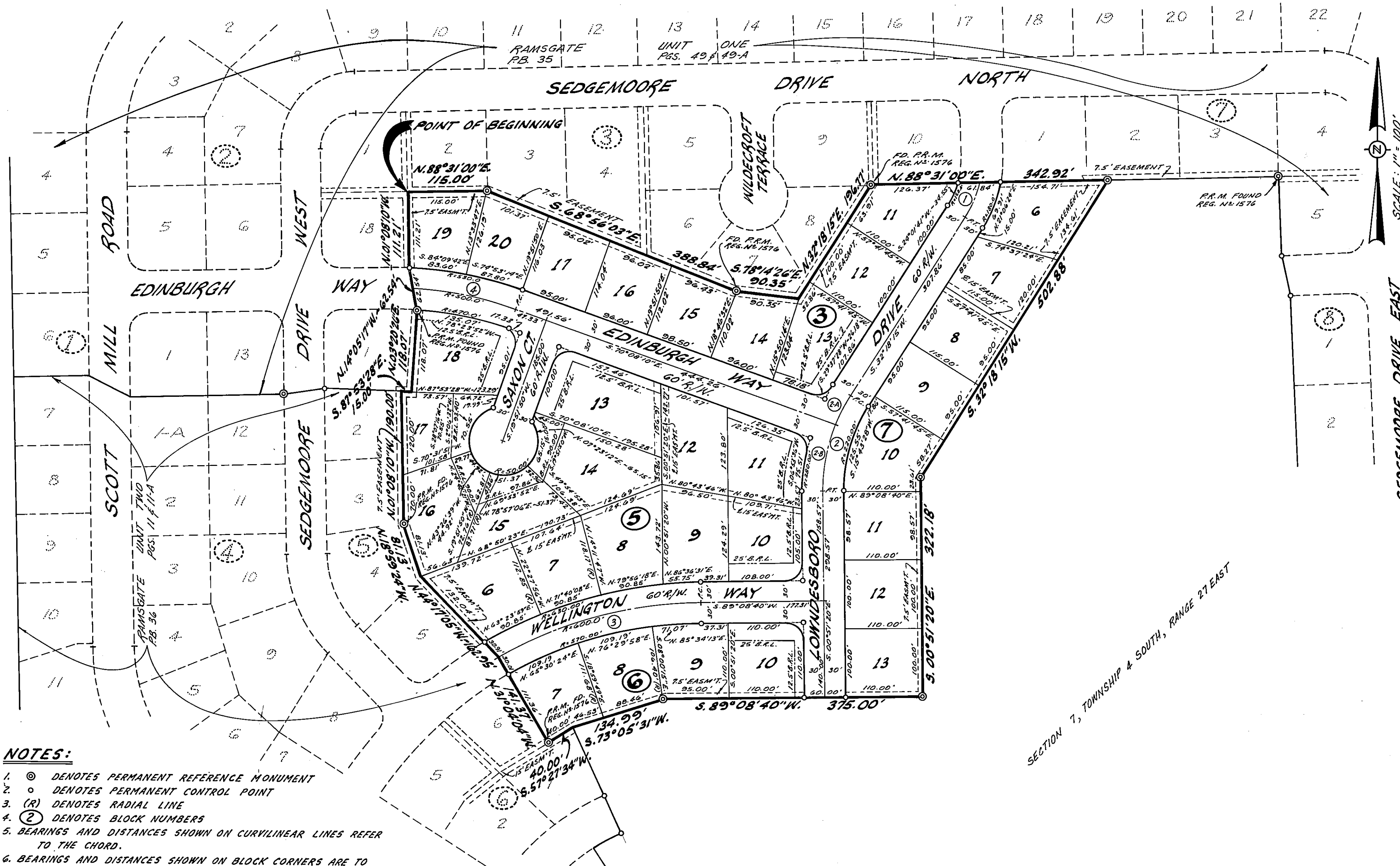
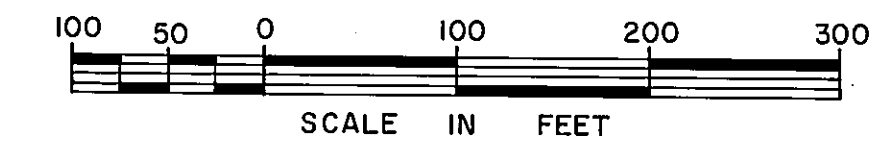


RAMSGATE - UNIT THREE

CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 36 PAGE 58A

SHEET 2 OF 2 SHEETS



NOTES:

1. (M) DENOTES PERMANENT REFERENCE MONUMENT
2. (C) DENOTES PERMANENT CONTROL POINT
3. (R) DENOTES RADIAL LINE
4. (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.

CURVE DATA						
NO.	DELTA	RADIUS	TAN.	CHORD	CHORD BRNG.	ARC
1	20° 04' 29"	150.00'	26.55'	52.29'	S. 22° 15' 59" W.	52.56'
2	33° 09' 35"	250.00'	74.43'	142.68'	S. 15° 43' 28" W.	144.68'
2-A	11° 24' 18"	250.00'	24.96'	49.68'	S. 26° 36' 06" W.	49.76'
2-B	21° 45' 17"	250.00'	48.04'	94.35'	S. 10° 01' 18" W.	94.92'
3	29° 11' 11"	600.00'	156.21'	302.35'	S. 74° 33' 05" W.	305.64'
4	17° 35' 58"	500.00'	77.40'	152.98'	S. 78° 56' 09" E.	153.58'

SECTION 7, TOWNSHIP 4 SOUTH, RANGE 21 EAST

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