

# RAMSGATE - UNIT FOUR

CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 37 PAGE 79

SHEET 1 OF 2 SHEETS

### CAPTION

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

BEGINNING AT THE SOUTHEAST CORNER OF LOT 33, BLOCK 2, 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 SOUTHERLY PROLONGATION OF THE MOST EASTERLY BOUNDARY OF SAID RAMSGATE UNIT ONE, SOUTH 01°32'30" WEST, A DISTANCE OF 735.02 FEET; RUN THENCE SOUTH 89°08'40" WEST, A DISTANCE OF 240.00 FEET; THENCE NORTH 01°32'30" EAST, A DISTANCE OF 120.03 FEET; THENCE SOUTH 89°08'40" WEST, A DISTANCE OF 37.65 FEET; THENCE NORTH 00°51'20" WEST, A DISTANCE OF 170.00 FEET; THENCE SOUTH 89°08'40" WEST, A DISTANCE OF 396.80 FEET; THENCE NORTH 00°51'20" WEST, A DISTANCE OF 275.00 FEET; THENCE NORTH 89°08'40" EAST, A DISTANCE OF 95.00 FEET; THENCE NORTH 75°05'22" EAST, A DISTANCE OF 308.82 FEET; RUN THENCE NORTH 00°31'17" WEST, A DISTANCE OF 75.00 FEET TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 9 OF THE AFOREMENTIONED RAMSGATE UNIT ONE; RUN THENCE ALONG THE BOUNDARY OF SAID RAMSGATE UNIT ONE THE FOLLOWING COURSES: NORTH 89°08'40" EAST, A DISTANCE OF 124.19 FEET; THENCE NORTH 67°18'36" EAST, A DISTANCE OF 65.80 FEET; THENCE SOUTH 88°27'30" EAST, A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING.

APPROVED  
 DATE: April 6, 1981  
 BY: A. K. Fordham, PE  
 CITY ENGINEER  
W. A. Beard, Jr.  
 DIRECTOR OF PUBLIC WORKS  
 GENERAL COUNSEL, OR  
Ronald R. Johnson  
 ASSISTANT COUNSEL

### DEVELOPER'S CERTIFICATE

THIS IS TO CERTIFY THAT RIVERSIDE GROUP, INC., FORMERLY KNOWN AS CHARTER LAND & HOUSING CORPORATION, HAS FURNISHED THE CITY OF JACKSONVILLE A PLAT BOND, SECURED BY A IRREVOCABLE LETTER OF CREDIT, AS SURETY THAT THE PROPOSED IMPROVEMENTS IN PUBLIC SPACE SHALL BE CONSTRUCTED ACCORDING TO THE APPROVED PLANS AND SPECIFICATIONS. SAID BOND IS EQUIVALENT TO ALL REMAINING ENGINEERING COSTS, ESTIMATED CONSTRUCTION COSTS, AND COST OF PLACING PERMANENT CONTROL POINTS AS OF THIS 15<sup>th</sup> DAY OF May A.D., 1981.

Wirt A. Beard, Jr.  
DEPUTY Director of Public Works

Wirt A. Beard, Jr.  
Wirt A. Beard, Jr., Vice 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° 81-341 OF SAID CITY, ADOPTED BY ITS COUNCIL, AND APPROVED BY ITS MAYOR THIS 29<sup>th</sup> DAY OF APRIL A.D., 1981.

Jack P. Laddell  
Mayor of the City of Jacksonville

Ronald R. Johnson  
Sec. to the Council of the City of Jacksonville

### CLERK'S CERTIFICATE

81-31534

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 37 PAGES 79, 79A OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 19<sup>th</sup> DAY OF May A.D., 1981.

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

By: Robert C. Fales  
Deputy Clerk

### SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE ABOVE 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 OF THE REQUIREMENTS OF FLORIDA STATUTE 177, THAT THE SURVEY AND LEGAL DESCRIPTION ARE ACCURATE, AND THAT THE PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AND PERMANENT CONTROL POINTS WILL BE PLACED ACCORDING TO THE LAWS OF THE STATE OF FLORIDA AND THE CITY OF JACKSONVILLE, FLORIDA. SIGNED AND SEALED THIS 5<sup>th</sup> DAY OF MARCH A.D., 1981.

Charles R. Bassett  
Charles R. Bassett  
Registered Land Surveyor, N° 1576, Florida

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

### ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT RIVERSIDE GROUP, INC., [F-K-A] CHARTER LAND & HOUSING CORPORATION AND BEING A FLORIDA CORPORATION, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON, KNOWN AS RAMSGATE UNIT FOUR, 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 STREETS 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, RIVERSIDE GROUP, INC. 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 6<sup>th</sup> DAY OF MARCH A.D., 1981.

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

Donald M. Craig  
Witness  
E. J. Seiger  
Witness

### STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6<sup>th</sup> DAY OF MARCH A.D., 1981, BY WIRT A. BEARD, JR., VICE PRESIDENT, ON BEHALF OF RIVERSIDE GROUP, INC., FORMERLY KNOWN AS CHARTER LAND & HOUSING CORPORATION, A FLORIDA CORPORATION.

Jean M. ...  
Notary Public, State of Florida at Large

MY COMMISSION EXPIRES OCT. 23, 1983

