

RAMSGATE - UNIT FIVE

TAXES VERIFIED
R.B.F.

PLAT BOOK 38 PAGE 37

CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

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: BEGIN at the most Easterly corner of Lot 4, Block 10, Ramsgate Unit Two, as recorded in Plat Book 36, Pages 11 and 11A, of the current public records of said County; thence North 33°15'14" West along the Easterly line of said Lot 4 a distance of 110.00 feet to the Southerly right-of-way line of Edgemere Drive as shown on said Plat of Ramsgate Unit Two; thence Easterly along said Southerly right-of-way line and along the arc of a curve concave Southeasterly and having a radius of 290.00 feet an arc distance of 46.35 feet, said arc being subtended by a chord bearing and distance of North 61°18'55" East, 46.30 feet to the Northeasterly boundary line of said Ramsgate Unit Two; thence North 24°05'48" West along last said line, 170.00 feet to the Southerly boundary of Ramsgate Unit Three, as recorded in Plat Book 36, Pages 38 and 38A of said public records; thence Northeasterly, Easterly and Northwesterly along the Southerly and Easterly boundary of said Ramsgate Unit Three run the following four courses and distances. Course No. (1): North 73°05'31" East, 134.99 feet. Course No. (2): North 89°08'40" East, 375.00 feet. Course No. (3): North 00°51'20" West, 322.18 feet. Course No. (4): North 32°18'15" East, 502.88 feet to the Southerly boundary of Ramsgate Unit One as recorded in Plat Book 35, Pages 49 and 49A of said public records; thence Easterly, Southerly and Southeasterly along the Southerly and Westerly boundary of said Ramsgate Unit One run the following eight courses and distances. Course No. (1): North 88°31'00" East, 243.88 feet. Course No. (2): South 01°29'00" East, 113.28 feet. Course No. (3): South 15°49'45" East, 61.60 feet. Course No. (4): South 02°43'40" East, 330.00 feet. Course No. (5): South 06°08'49" East, 123.52 feet. Course No. (6): South 56°52'27" East, 118.85 feet. Course No. (7): South 00°49'38" West, 73.66 feet. Course No. (8): South 10°52'53" East, 116.96 feet to the Northwest corner of Lot 2, Block 9, Ramsgate Unit Four as recorded in Plat Book 37, Pages 79 and 79A of said public records; thence along the Westerly line of said Lot 2 and the Northerly line of Lots 4 through 6, inclusive, Block 9, said Ramsgate Unit Four the following two courses and distances. Course No. (1): South 00°31'17" East, 75.00 feet. Course No. (2): South 75°05'22" West, 308.82 feet; thence South 89°08'40" West along the Northerly line of said Lot 6 and the Northerly line of Lot 7, Block 9, said Ramsgate Unit Four and at a Westerly prolongation thereof, 205.00 feet; thence North 86°06'33" West, 60.20 feet; thence South 89°08'40" West, 433.21 feet; thence South 72°56'43" West, 100.43 feet to the POINT OF BEGINNING.

Clerk's Certificate

82- 63767

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 38 PAGES 37, 37A of the public records of Duval County, Florida, this 12th day of Oct A.D., 1982.
By: Paul C. Fikes
Deputy Clerk

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. 82-751-344 of said City, adopted by its Council and approved by its Mayor, this 20th day of SEPT. A.D., 1982.

John W. MacIsaac
Mayor of the City of Jacksonville

Donald K. Johnson
Secretary to the City Council of the City of Jacksonville

Surveyor's Certificate

This is to certify that the above Plat is a true and correct representation of the lands surveyed, platted and described in the caption, that the survey data complies with all the requirements of Florida Statute 177. That the survey and legal description is accurate and that 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 this 4th day of JUNE A.D., 1982.

Gregory B. Clary
GREGORY B. CLARY
Registered Land Surveyor No. 3377
State of Florida

ADOPTION AND DEDICATION

This is to certify that Riverside Group, Inc., (formerly Charter Land and 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 FIVE, and has caused the same to be surveyed and subdivided and that this Plat is made in accordance with said survey, is hereby adopted as a true and correct Plat of said lands and that all streets and easements for drainage, utilities and sewers are hereby and irrevocably dedicated to the City of Jacksonville and its successors, the J.E.A. easements as shown are dedicated to the Jacksonville Electric Authority and its successors for use in its underground electric distribution system.

In witness whereof, these presents are signed this 1st day of June A.D., 1982
RIVERSIDE GROUP INC.

Witness: Carol A. Abdulla

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

Witness: Virginia H. Annette

State of Florida, County of Duval

The foregoing instrument was acknowledged before me this 7th day of June A.D., 1982 by Wirt A. Beard, Jr., Vice President of Riverside Group Inc., a Florida Corporation on behalf of the Corporation.

Notary Public at Large Radine L. Angelieri
My Commission expires: October 8, 1984

Developer's Certificate

This is to certify that Wirt A. Beard, Jr. Vice President of Riverside Group, Inc. has furnished the City of Jacksonville a Plat Bond secured by a letter of credit as surety that the proposed improvements within public space will be constructed according to the plans and specifications approved by the City of Jacksonville. Said bond is equivalent to One Hundred percent of the engineering costs and estimated costs of construction, and cost of placing permanent control points.

Signed this 29th day of Sept. A.D., 1982.

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

Albert J. Kinard
Director of Public Works

* NOTE: THE NAME OF RIVERSIDE GROUP, INC. WAS CHANGED TO WESTERN GRASS INTERNATIONAL, INC. AS OF JUNE 10, 1982

Mortgagee Dedication

In witness whereof Jacksonville National Bank, a United States of America Corporation does hereby join in and make itself a part of the adoption and dedication as shown on this Plat and for the purposes therein expressed and has caused these presents to be executed by its Vice President by and with the authority of the board of directors in their name and with their Corporate seal affixed, this 8th day of JUNE A.D., 1982.

Witness: Nancy C. Lesso

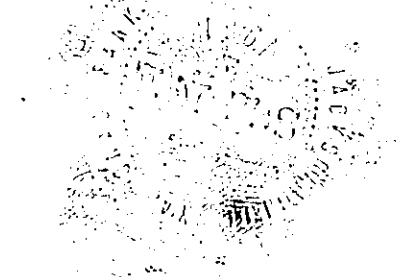
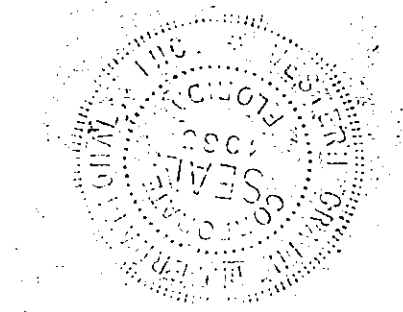
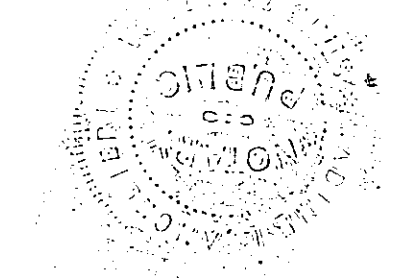
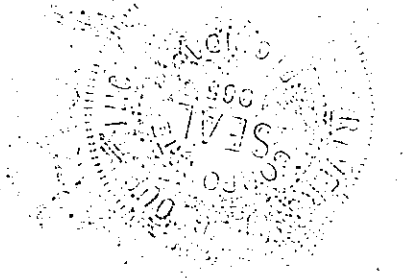
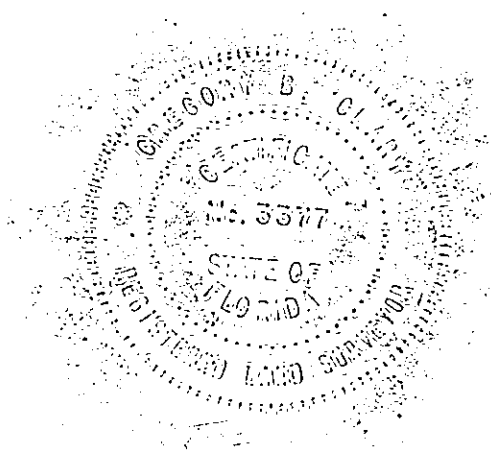
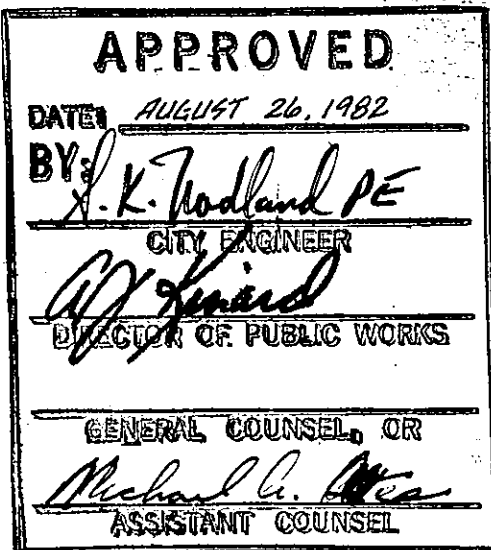
James E. Putnal
James E. Putnal, Vice President

Witness: Virginia R. Kirby

State of Florida, County of Duval

The foregoing instrument was acknowledged before me, this 8th day of JUNE A.D., 1982, by James E. Putnal, Vice President of Jacksonville National Bank, a Florida Corporation on behalf of the Corporation.

Notary public at Large Nancy C. Lesso
My Commission expires: JAN. 10, 1986

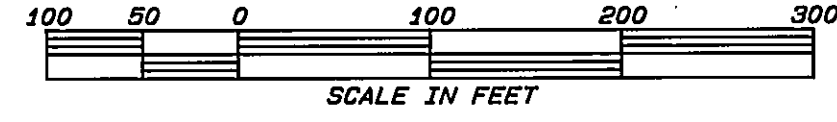


Prepared by:
NORTHEAST FLORIDA SURVEYORS INC.
2000 CORPORATE SQUARE BOULEVARD
JACKSONVILLE, FLORIDA 32216

RAMSGATE - UNIT FIVE

CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

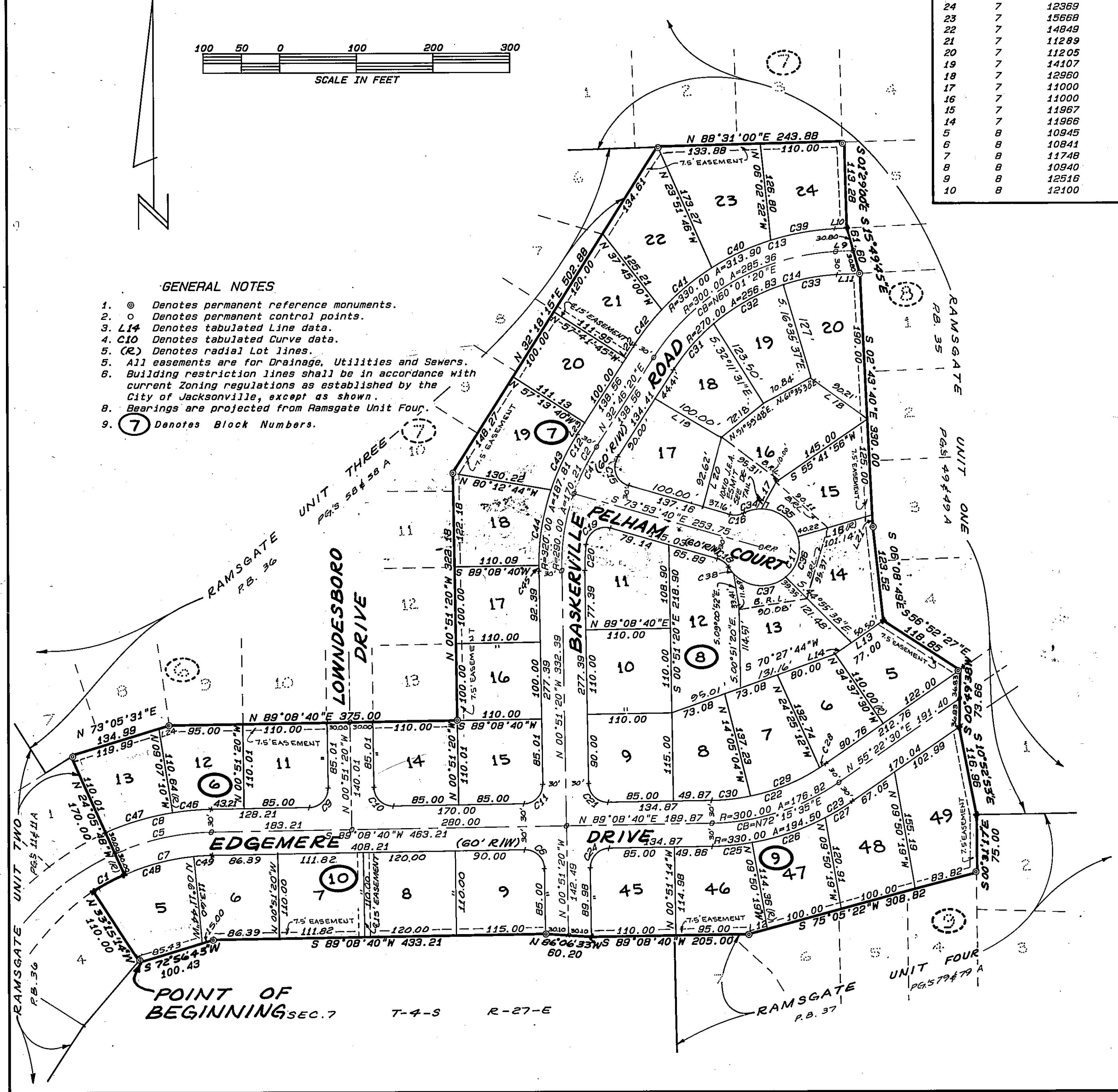
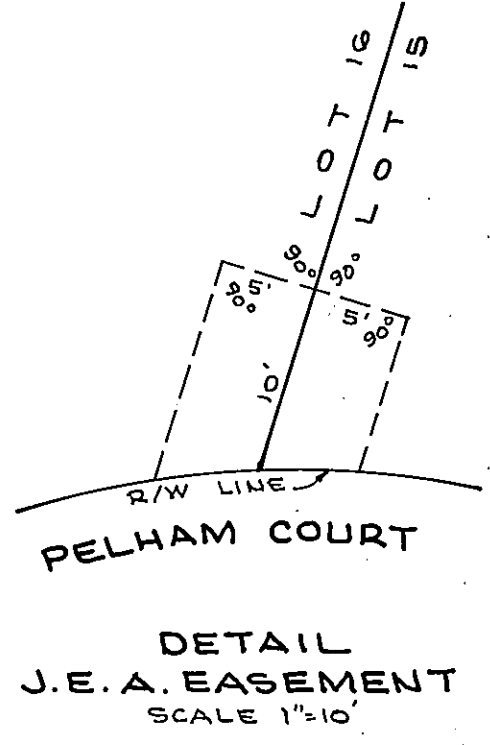
Sheet 2 of 2 Sheets



- GENERAL NOTES**
- Denotes permanent reference monuments.
 - Denotes permanent control points.
 - L14 Denotes tabulated Line data.
 - C10 Denotes tabulated Curve data.
 - (R) Denotes radial Lot lines.
 - All easements are for Drainage, Utilities and Sewers.
 - Building restriction lines shall be in accordance with current Zoning regulations as established by the City of Jacksonville, except as shown.
 - Bearings are projected from Ramsgate Unit Four.
 - Denotes Block Numbers.

Lot	Block	Area Table Square Feet	Lot	Block	Square Feet
11	6	11967	11	8	13477
12	6	11255	12	8	16832
13	6	11370	13	8	13283
24	7	12369	14	8	13351
23	7	15668	15	8	12359
22	7	14849	16	8	18484
21	7	11289	17	8	12103
20	7	11205	18	8	11006
19	7	14107	19	8	11238
18	7	12960	20	8	13162
17	7	11000	45	9	12514
16	7	11000	46	9	12771
15	7	11967	47	9	11457
14	7	11966	48	9	13645
5	8	10945	49	9	15979
6	8	10841	5	10	12883
7	8	11748	6	10	11718
8	8	10940	7	10	12300
9	8	12516	8	10	13200
10	8	12100	9	10	12516

LINE	BEARING	DISTANCE
1	N 33°15'14"W	110.00
2	S 01°29'00"E	113.28
3	S 15°49'45"E	61.60
4	S 00°49'38"W	73.66
5	S 10°52'53"E	116.96
6	S 00°31'17"E	75.00
7	N 86°06'33"W	60.20
8	S 72°56'43"W	100.43
9	N 87°16'20"E	22.88
10	N 87°16'20"E	15.90
11	N 87°16'20"E	29.86
12	S 75°05'22"W	25.00
13	N 55°22'29"E	77.00
14	S 55°22'29"E	26.50
15	N 27°26'12"E	25.00
16	S 73°54'14"W	101.14
17	S 28°48'24"W	40.00
18	S 53°11'13"E	90.21
19	S 58°37'15"E	100.00
20	N 15°09'59"E	92.62
21	S 02°43'40"E	15.00
22	S 32°46'20"W	19.44
23	S 32°46'20"W	18.20
24	N 73°05'31"E	15.00
25	N 89°08'40"E	30.00
26	N 89°08'40"E	30.00
27	S 15°49'54"E	30.80
28	S 15°49'54"E	30.80
29	N 86°06'33"W	30.10
30	N 86°06'33"W	30.10
31	S 00°49'38"W	36.83
32	S 00°49'38"W	36.83
33	N 24°05'48"W	30.00
34	N 24°05'48"W	30.00



CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
1	9°09'26"	290.00	46.35	23.22	46.30	N 61°19'55"E
2	33°37'40"	290.00	170.21	87.63	167.77	N 15°57'30"E
3	20°11'56"	290.00	102.24	51.65	101.71	N 09°14'38"E
4	13°25'44"	290.00	67.97	34.14	67.81	N 26°03'28"E
5	23°14'28"	320.00	129.80	65.81	128.91	S 77°31'26"W
6	90°00'00"	25.00	39.27	25.00	35.36	N 45°51'20"W
7	23°14'28"	290.00	117.63	59.64	116.83	S 77°31'26"W
8	23°14'28"	350.00	141.97	71.98	141.00	N 77°31'26"E
9	90°00'00"	25.00	39.27	25.00	35.36	N 44°08'40"E
10	90°00'00"	25.00	39.27	25.00	35.36	S 45°51'20"E
11	90°00'00"	25.00	39.27	25.00	35.36	N 44°08'40"E
12	33°37'40"	320.00	187.81	96.70	185.13	N 15°57'30"E
13	54°30'00"	330.00	313.90	169.96	302.20	N 60°01'20"E
14	54°30'00"	270.00	258.83	139.06	247.25	S 60°01'20"W
15	106°40'00"	25.00	46.54	33.58	40.11	S 20°33'40"E
16	42°50'00"	25.00	18.69	9.81	18.26	N 84°41'20"E
17	265°40'04"	50.00	231.84	53.93	73.33	S 16°06'20"W
18	42°50'00"	25.00	18.69	9.81	18.26	N 82°28'40"W
19	99°27'33"	25.00	43.40	29.51	38.15	S 56°22'33"W
20	7°30'07"	260.00	34.04	17.05	34.02	S 02°53'43"W
21	90°00'00"	25.00	39.27	25.00	35.36	S 45°51'20"E
22	33°46'10"	270.00	159.13	81.95	156.84	N 72°15'35"E
23	33°46'10"	330.00	194.50	100.17	191.70	S 72°15'35"W
24	90°00'00"	25.00	39.27	25.00	35.36	S 44°08'40"W
25	8°58'59"	330.00	51.74	25.92	51.69	N 84°39'11"E
26	17°34'06"	330.00	101.19	50.99	100.79	N 71°22'38"E
27	7°13'05"	330.00	41.57	20.81	41.55	N 88°59'02"E
28	2°07'20"	270.00	10.00	5.00	10.00	S 56°26'10"W
29	20°48'31"	270.00	98.06	49.58	97.52	S 67°54'05"W
30	10°50'19"	270.00	51.08	25.61	51.00	S 83°43'30"W
31	17°01'09"	270.00	80.20	40.40	79.91	N 41°16'54"E
32	22°25'28"	270.00	105.67	53.52	105.00	N 61°00'13"E
33	15°03'23"	270.00	70.95	35.68	70.75	N 79°44'39"E
34	26°58'23"	50.00	23.54	11.99	23.32	N 76°45'31"E
35	73°39'31"	50.00	64.28	37.44	59.94	S 52°55'31"E
36	66°34'52"	50.00	58.10	32.83	54.89	S 17°11'40"W
37	83°33'11"	50.00	72.91	44.67	66.62	N 87°44'19"W
38	14°54'03"	50.00	13.00	6.54	12.97	N 38°30'41"W
39	14°47'57"	330.00	85.24	42.86	85.00	S 79°52'22"W
40	14°47'57"	330.00	85.24	42.86	85.00	S 65°04'25"W
41	14°47'57"	330.00	85.24	42.86	85.00	S 50°16'28"W
42	10°06'10"	330.00	58.19	29.17	58.11	S 37°49'25"W
43	14°19'55"	320.00	80.04	40.23	79.84	S 25°36'22"W
44	17°55'57"	320.00	100.15	50.49	99.75	S 09°28'26"W
45	1°21'48"	320.00	7.61	3.81	7.61	S 00°10'26"E
46	8°15'50"	350.00	50.48	25.28	50.44	S 85°00'45"W
47	14°58'38"	350.00	91.49	46.01	91.23	S 73°23'31"W
48	16°18'01"	290.00	92.63	46.71	92.63	N 72°03'12"E
49	4°56'26"	290.00	25.00	12.15	25.00	S 86°40'27"W

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