

RAMSGATE UNIT SIX

A PORTION OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA.

TAXES VERIFIED R.B.F. Sheet 1 of 3 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 Southeast corner of Lot 34, Block 2, as shown on the Plat of Ramsgate Unit Two as recorded in Plat Book 36, Pages 11 and 11A, of the current Public Records of said County; thence Northeasterly along the Easterly line of said Ramsgate Unit Two run the following two courses and distances: Course No. 1: North 32°58'35" East, 529.75 feet; Course No. 2: North 40°35'07" East, 113.74 feet, to the Southerly line of Ramsgate Unit Five as recorded in Plat Book 38, Pages 37 and 37A, of the current Public Records of said County; thence Easterly along said Southerly line run the following four courses and distances: Course No. 1: North 72°53'41" East, 100.45 feet; Course No. 2: North 89°06'58" East, 433.11 feet; Course No. 3: South 86°07'31" East, 60.14 feet; Course No. 4: North 89°04'14" East, 110.25 feet, to the Westerly line of Ramsgate Unit Four as recorded in Plat Book 37, Pages 79 and 79A of the current Public Records of said County; thence Southerly and Easterly along said Westerly line run the following five courses and distances: Course No. 1: South 00°57'57" East, 274.97 feet; Course No. 2: North 89°03'16" East, 398.70; Course No. 3: South 00°55'47" East, 169.93 feet; Course No. 4: North 88°53'03" East, 37.83; Course No. 5: South 01°28'41" West, 120.24 feet; thence South 88°53'03" West, 358.97; thence South 02°04'09" West, 286.06 feet to the Northerly Right of Way line of Loretto Road (a 60 foot right of way as now established); thence Northwesterly along said Northerly right of way line run the following three courses and distances: Course No. 1: South 88°44'00" West, 502.82 feet to the point of curvature of a curve to the right; Course No. 2: thence along and around the arc of a curve concave Northeasterly and having a radius of 542.96 feet, an arc distance of 324.62 feet, said arc being subtended by a chord bearing and distance of North 74°08'20" West 319.81 feet, to the point of tangency of said curve; Course No. 3: North 57°00'39" West, 384.89 feet, to the POINT OF BEGINNING.

ADOPTION AND DEDICATION

This is to certify that Western Grain International Inc., (formerly Riverside Group Inc.), 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 SIX, 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 and easements are hereby 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 23rd day of Aug. A.D., 1983

WESTERN GRAIN INTERNATIONAL INC.

Witness: Nadine L. Anglin

Wirt A. Beard Jr. Vice President

Witness: Colleen Gregory

State of Florida, County of Duval

The foregoing instrument was acknowledged before me this 23 day of Aug. A.D., 1983 by Wirt A. Beard Jr. Vice President of Western Grain International Inc., a Florida Corporation.

Carol A. Abdulla Notary Public at Large

My Commission expires: 4/26/86

Developer's Certificate

This is to certify that Wirt A. Beard Jr. Vice President of Western Grain International Inc., has furnished the City of Jacksonville a Plat Bond secured by a letter of credit as a 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 cost of construction, and cost of placing permanent control points.

Signed this 15th day of Nov. A.D., 1983.

Wirt A. Beard Jr. Vice President

Albert J. Finaid Jr. Director of Public Works

Mortgagee Dedication

In witness whereof Florida 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 24th day of Aug. A.D., 1983.

Witness: Elean Pitland

James E. Putnal, Senior Vice President

Witness:

State of Florida, County of Duval

The foregoing instrument was acknowledged before me, this 24th day of Aug. A.D., 1983, by James E. Putnal, Senior Vice President of Florida National Bank, a United States of America Corporation on behalf of the Corporation.

Elean C. Pitland Notary Public at Large

My Commission expires: 3/29/87

Clerk's Certificate

83- 93653

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 39, PAGES 25, 26A, 26B of the public records of Duval County, Florida, this 17th day of Aug. A.D., 1983.

S. Morgan Blaghter, Clerk of the Circuit Court

By: Robert C. Forbes 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. 83-93653 of said City, adopted by its Council and approved by its Mayor, this 16th day of Aug. A.D., 1983.

Mayor of the City of Jacksonville

Ronald R. Dixon Secretary to the City Council of the City of Jacksonville

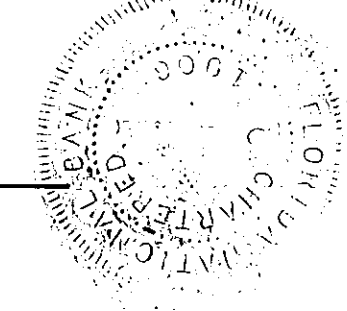
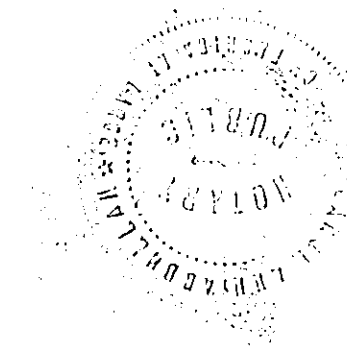
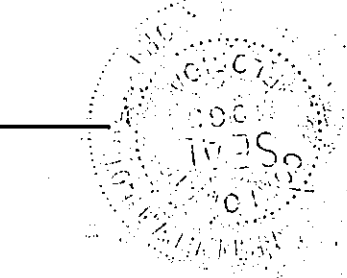
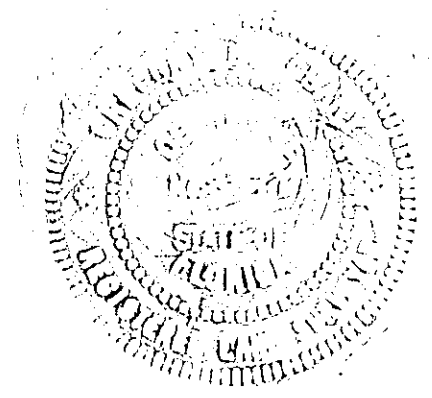
Surveyor's Certificate

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 14 day of JUNE A.D., 1983.

Gregory B. Clay Registered Land Surveyor No. 3377 State of Florida

APPROVED DATE: September 1, 1983 BY: A.K. Hoodland PE CITY ENGINEER W. Kinard Jr. DIRECTOR OF PUBLIC WORKS GENERAL COUNSEL OR ASSISTANT COUNSEL



Prepared by: NORTHEAST FLORIDA SURVEYORS INC. 2000 CORPORATE SQUARE BOULEVARD JACKSONVILLE, FLORIDA 32218

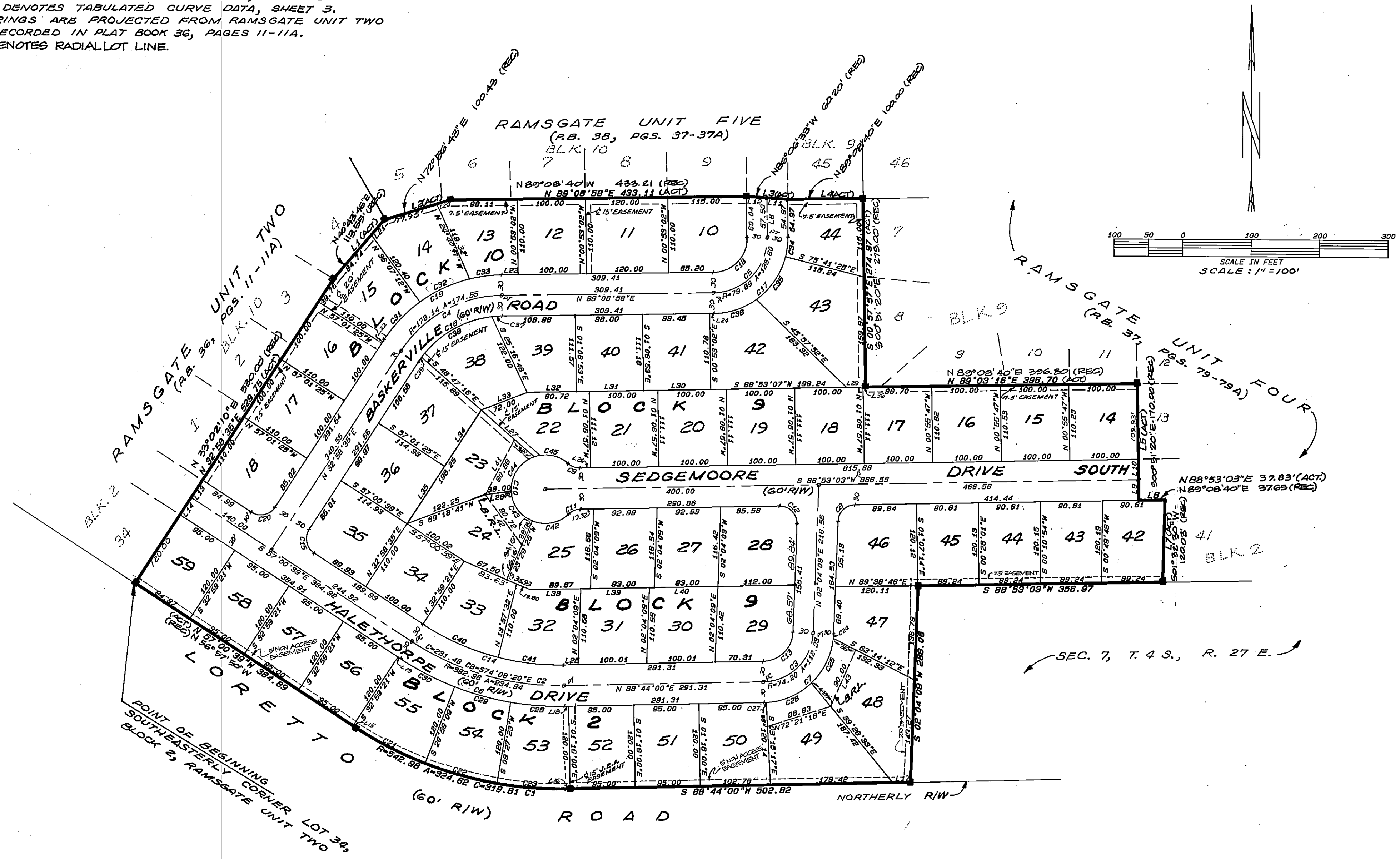
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RANGE 27 EAST, DUVAL COUNTY, FLORIDA.

Sheet 2 of 3 Sheets

GENERAL NOTES:

- 1) ■ DENOTES PERMANENT REFERENCE MONUMENT.
- 2) ○ DENOTES PERMANENT CONTROL POINT.
- 3) ALL EASEMENTS ARE FOR DRAINAGE, UTILITIES & SEWERS, UNLESS SHOWN OTHERWISE.
- 4) L1 DENOTES TABULATED LINE DATA, SHEET 3.
- 5) C1 DENOTES TABULATED CURVE DATA, SHEET 3.
- 6) BEARINGS ARE PROJECTED FROM RAMSGATE UNIT TWO AS RECORDED IN PLAT BOOK 36, PAGES 11-11A.
- 7) (R) DENOTES RADIAL LOT LINE.



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

RAMSGATE UNIT SIX

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Sheet 3 of 3 Sheets

LINE TABLE		
LINE	BEARING	DISTANCE
1	N 40°35'07"E	113.74
2	N 72°53'41"E	100.45
3	S 88°07'31"E	80.14
4	N 88°04'14"E	110.25
5	S 00°55'47"E	129.33
6	N 88°53'03"E	37.83
7	S 01°29'41"N	120.24
8	N 00°57'57"N	57.50
9	N 00°55'47"N	30.00
10	N 00°55'47"N	30.00
11	N 88°08'14"N	30.11
12	N 88°07'31"N	30.11
13	S 32°59'35"N	30.00
14	S 32°59'35"N	30.00
15	S 57°00'39"E	4.91
16	N 88°44'00"E	6.31
17	N 88°44'00"E	25.31
18	N 88°44'00"E	6.31
19	N 57°00'39"N	4.91
20	S 72°53'41"N	22.50
21	S 40°35'07"N	29.00
22	N 32°59'35"E	8.52
23	N 88°08'59"E	24.21
24	S 88°08'59"N	8.00
25	N 88°44'00"E	20.98
26	N 88°53'03"E	15.68
27	N 48°47'16"N	102.84
28	S 83°08'55"N	38.00
29	S 88°53'07"N	28.13
30	S 88°53'07"N	88.00
31	S 88°53'07"N	88.00
32	S 88°53'07"N	72.00
33	S 88°03'38"N	72.00
34	S 32°59'35"N	88.25
35	S 32°59'35"N	100.00
36	N 88°53'07"E	3.68
37	S 66°31'33"E	103.43
38	N 88°48'32"E	75.87
39	N 88°48'32"E	100.00
40	N 88°48'32"E	100.00
41	S 27°45'37"N	80.88
42	S 36°23'43"E	80.72
43	N 23°49'03"E	80.00

CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
1	34°15'21"	542.98	324.62	167.33	319.81	N 74°08'20"N
2	34°15'21"	392.98	234.94	121.10	231.48	S 74°08'20"E
3	88°39'51"	74.20	112.23	70.00	101.83	N 45°24'05"E
4	58°08'23"	179.14	174.55	85.00	167.85	N 61°02'47"E
5	90°04'55"	79.89	125.60	80.00	113.08	N 44°04'30"E
6	34°15'21"	422.98	252.88	130.35	249.13	S 74°08'20"E
7	88°39'51"	104.20	157.61	98.30	143.01	N 45°24'05"E
8	88°48'54"	25.00	37.88	29.85	34.38	N 45°29'39"E
9	42°50'00"	25.00	18.89	9.81	18.26	N 63°41'57"N
10	265°40'01"	50.00	231.84	53.83	73.33	S 01°06'57"E
11	42°50'00"	25.00	18.89	9.81	18.26	N 67°28'03"E
12	93°11'06"	25.00	40.68	26.43	36.32	S 44°31'24"E
13	88°39'51"	44.20	66.85	41.70	60.88	S 45°24'05"N
14	34°15'21"	382.98	217.01	111.85	213.79	N 74°08'20"N
15	88°59'14"	25.00	39.28	24.39	35.35	N 12°01'02"N
16	58°08'23"	149.14	145.18	79.00	139.42	N 61°02'47"E
17	90°04'55"	109.89	172.77	110.04	155.81	N 44°04'30"E
18	90°04'55"	49.89	78.43	48.88	70.80	S 44°04'30"N
19	58°08'23"	208.14	203.94	111.00	195.88	S 81°02'47"N
20	90°00'48"	25.00	39.28	25.01	35.38	S 77°56'58"N
21	12°00'18"	542.98	113.75	57.08	113.54	S 83°00'45"E
22	11°31'47"	542.98	109.26	54.82	109.08	S 74°48'44"E
23	10°43'23"	542.98	101.82	50.98	101.47	S 85°54'19"E
24	3°49'43"	104.20	3.48	6.88	6.88	S 03°59'01"N
25	40°25'28"	104.20	73.52	38.38	72.00	S 26°08'35"N
26	40°25'28"	104.20	73.52	38.38	72.00	S 88°32'00"N
27	1°59'17"	104.20	3.62	1.81	3.62	S 87°44'22"N
28	10°43'23"	422.98	79.16	38.89	79.04	N 85°54'19"N
29	11°31'47"	422.98	85.11	42.70	84.87	N 74°48'44"N
30	12°00'12"	422.98	88.81	44.47	88.45	N 83°00'45"E
31	20°54'13"	208.14	75.94	38.40	75.52	N 43°25'42"E
32	22°05'00"	208.14	80.22	40.62	79.73	N 64°55'19"E
33	13°09'08"	208.14	47.79	24.00	47.68	N 82°32'28"E
34	15°16'32"	109.89	26.30	14.74	26.21	S 08°40'19"N
35	40°11'02"	109.89	77.07	40.18	75.50	S 34°24'06"N
36	34°37'20"	109.89	68.40	34.25	65.40	S 71°48'18"N
37	5°48'14"	148.14	15.01	7.51	15.00	S 88°32'51"N
38	47°08'07"	148.14	121.87	64.82	118.47	S 59°44'41"N
39	3°12'02"	148.14	8.28	4.14	8.27	S 94°34'38"N
40	19°01'43"	382.98	120.55	60.84	120.00	S 88°31'33"E
41	15°13'32"	382.98	86.45	48.51	86.17	S 83°38'14"E
42	65°48'14"	50.00	57.42	32.35	54.32	S 78°57'10"N
43	83°55'53"	50.00	55.79	31.20	52.94	N 38°10'47"N
44	74°43'08"	50.00	85.20	38.17	60.88	N 33°08'44"E
45	81°12'45"	50.00	83.42	28.58	50.91	S 78°53'18"E

AREA TABLE	
BLOCK	SQUARE FEET
BLOCK 2:	
LOT 42	10809
43	10806
44	10803
45	10802
46	13825
47	12795
48	17480
49	16886
50	12083
51	11400
52	11400
53	11603
54	11662
55	12730
56	11400
57	11400
58	11400
59	11398
BLOCK 9:	
LOT 14	11023
15	11023
16	11023
17	11096
18	11111
19	11111
20	11111
21	11111
22	11945
23	12182
24	12657
25	11171
26	10844
27	10833
28	12847
29	11972
30	11049
31	11062
32	12367
33	11445
34	11000
35	12508
36	11491
37	12247
38	11872
39	10852
40	10915
41	10900
42	16396
43	18299
44	11057
BLOCK 10:	
LOT 10	12122
11	13200
12	11000
13	10805
14	11307
15	11647
16	11000
17	11000
18	11967