

Return To:  
Charles W. Brown Jr., Esq.  
Crabtree Law Group P.A.  
8777 San Jose Blvd, Bld. A, Suite 200  
Jacksonville, FL 32217

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**WEST RIDGE ESTATES HOMEOWNERS ASSOCIATION, INC., UNDER  
§ 720.3032, FLORIDA STATUTES,  
AND  
NOTICE TO PRESERVE AND PROTECT COVENANTS, CONDITIONS, AND  
RESTRICTIONS FROM EXTINGUISHMENT UNDER THE MARKETABLE  
RECORD TITLE ACT, CHAPTER 712, FLORIDA STATUTES**

**Instructions to Recorder:** Please index both the legal name of the association and the name(s) shown in item 3.

1. **Legal name of association:**  
WEST RIDGE ESTATES HOMEOWNERS ASSOCIATION, INC.
2. **Mailing and physical addresses of association:**  
**Mailing address:**  
WEST RIDGE ESTATES HOMEOWNERS ASSOCIATION, INC.,  
c/o Gorilla Group  
12758 Muirfield Blvd South  
JACKSONVILLE, FL 32225  
**Physical address**  
WEST RIDGE ESTATES HOMEOWNERS ASSOCIATION, INC.,  
c/o Gorilla Group  
12758 Muirfield Blvd South  
JACKSONVILLE, FL 32225

**Name of the subdivision plats:**

WEST RIDGE ESTATES, according to the plat thereof recorded in Plat Book 51, Page 54, 54A through 54E, of the current public records of Duval County, Florida.

WEST RIDGE ESTATES UNIT TWO, according to the plat thereof recorded in Plat Book 53, Page 9, 9A through 9F, of the current public records of Duval County, Florida.

WEST RIDGE ESTATES UNIT THREE, according to the plat thereof recorded in Plat Book 53, Page 83, 83A through 83D, of the current public records of Duval County, Florida.

3. **Name, address, and telephone number for management company, if any:**

Name: Gorilla Group

Physical Address: 12758 Muirfield Blvd South  
JACKSONVILLE, FL 32225

Mailing Address: 12758 Muirfield Blvd South  
JACKSONVILLE, FL 32225

Telephone Number: (904) 685-8948

4. **Notice of preservation:** This notice constitutes a notice to preserve and protect covenants, conditions, and restrictions from extinguishment under the Marketable Record Title Act.

5. **Covenants and restrictions to be preserved:** The following covenants or restrictions affecting the community which the association desires to be preserved from extinguishment:

**Declaration of Covenants, Conditions, and Restrictions for West Ridge Estates recorded at Official Records Book 8724, Page 923, et seq., of the Public Records of Duval County, Florida, together with its amendments thereto.**

6. **Legal description of community:** The legal description of the community affected by the listed covenants or restrictions is identified in the following plat(s) together with the legal description(s) attached hereto as **Exhibit "A"**

**THIS NOTICE** is filed on behalf of West Ridge Estates Homeowners Association, Inc., as of this 25th day of June, 2024.

WITNESSES:

Margo M. Cabrery  
 Print Name: Margo M. Cabrery  
 Address: 311 W. Monroe St.  
Jax FL 32202

Rebecca Hurtado  
 Print Name: Rebecca Hurtado  
 Address: 311 W. Monroe St  
Jax FL 32202

**WEST RIDGE ESTATES HOMEOWNERS ASSOCIATION, INC.,**  
a Florida not-for-profit corporation

By: Deborah M. Chastain  
 Deborah M. Chastain  
 Its: President

STATE OF FLORIDA  
COUNTY OF DUVAL

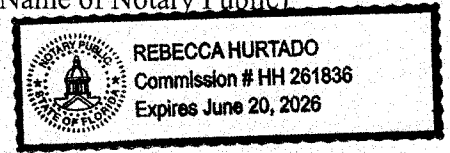
The foregoing instrument was acknowledged before me by means of (x) physical presence or ( ) online notarization, this 25<sup>th</sup> day of June, 2024, by Deborah M. Chastain, as President for West Ridge Estates Homeowners Association, Inc., on behalf of the corporation.

*Rebecca Hurtado*

(Signature of Notary Public – State of Florida)

(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known or Produced Identification  
Type of Identification Produced: \_\_\_\_\_





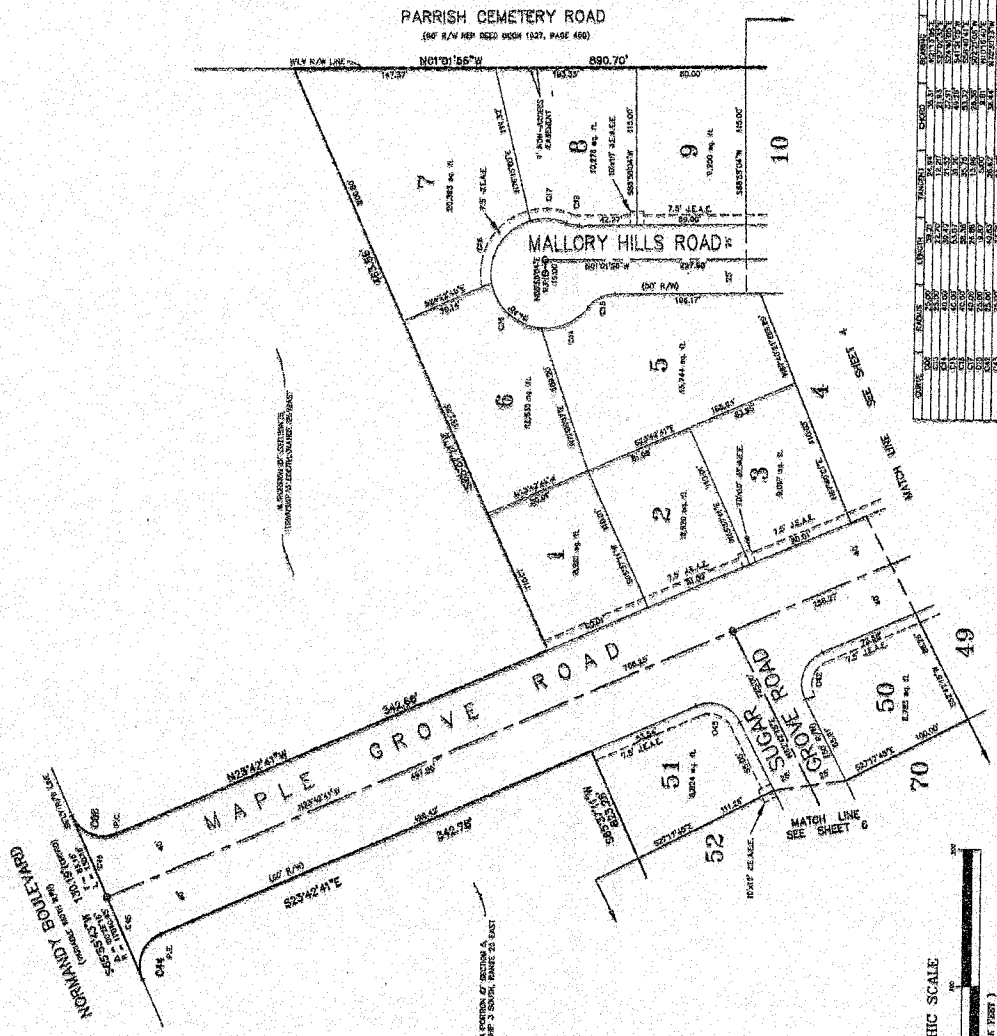
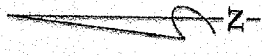


# Westridge Estates Unit One

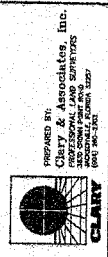
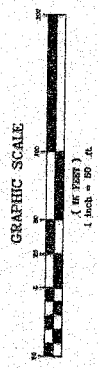
A Portion of Section 5, Township 3 South, Range 25 East,  
City of Jacksonville, Duval County, Florida.

PLAT BOOK 51 PAGE 54B

SHEET 3 OF 6 SHEETS  
SEE SHEET 2 FOR GENERAL NOTES & LEGEND



Lot No.	Area (Ac.)	Area (Sq. Ft.)	Remarks
1	0.20	13,600	
2	0.20	13,600	
3	0.20	13,600	
4	0.20	13,600	
5	0.20	13,600	
6	0.20	13,600	
7	0.20	13,600	
8	0.20	13,600	
9	0.20	13,600	
10	0.20	13,600	
49	0.20	13,600	
50	0.20	13,600	
51	0.20	13,600	
52	0.20	13,600	

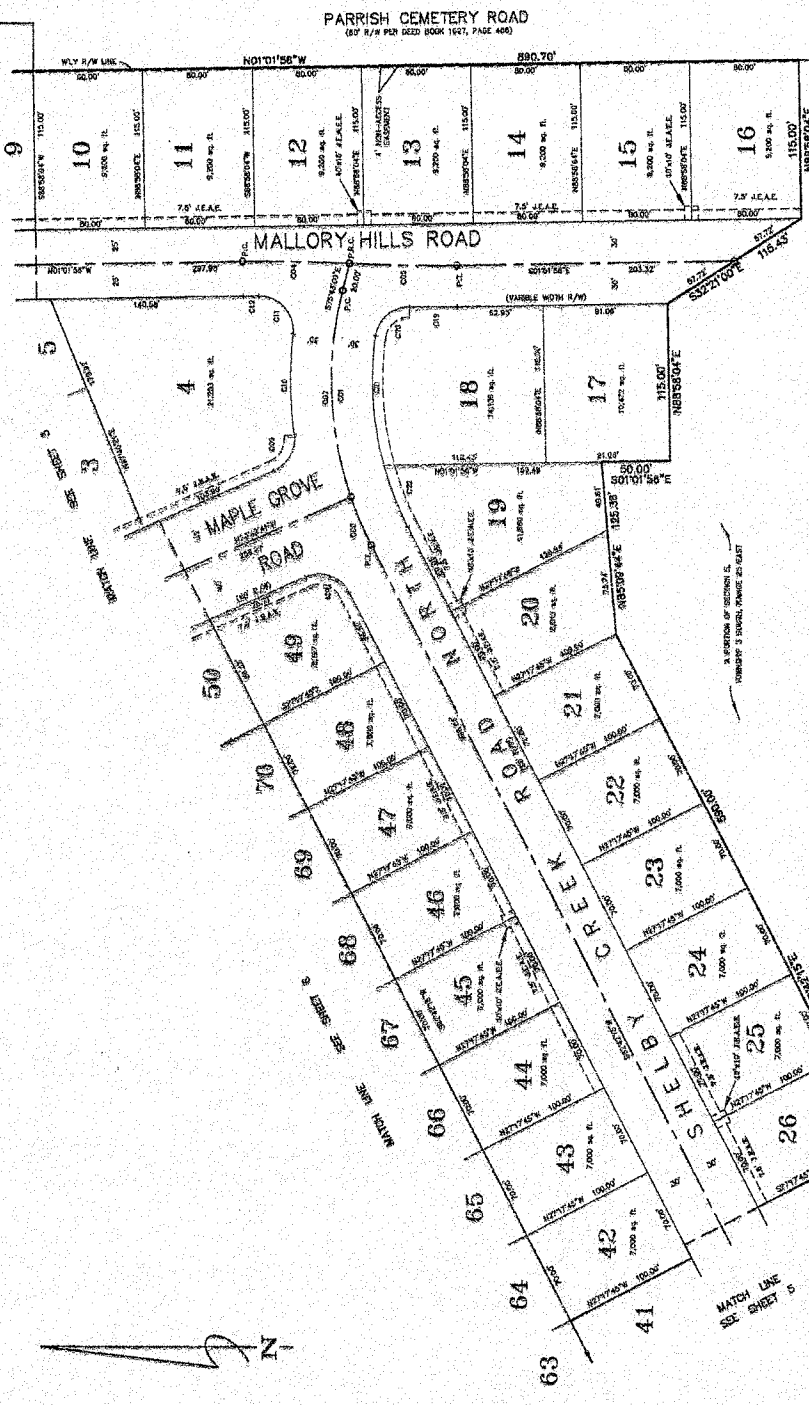


# Westridge Estates Unit One

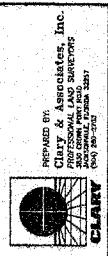
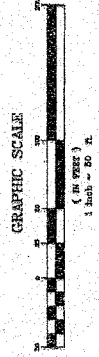
A Portion of Section 5, Township 3 South, Range 25 East,  
City of Jacksonville, Duval County, Florida.

PLAT BOOK 51 PAGES 4C

SHEET 4 OF 6 SHEETS  
SEE SHEET 2 FOR GENERAL NOTES & LEGEND



Lot No.	Area (Ac.)	Area (Sq. Ft.)
9	115.00	7,920,000
10	9,200	638,400
11	9,200	638,400
12	9,200	638,400
13	9,200	638,400
14	9,200	638,400
15	9,200	638,400
16	115.00	7,920,000
17	115.00	7,920,000
18	115.00	7,920,000
19	115.00	7,920,000
20	115.00	7,920,000
21	115.00	7,920,000
22	115.00	7,920,000
23	115.00	7,920,000
24	115.00	7,920,000
25	115.00	7,920,000
26	115.00	7,920,000
27	115.00	7,920,000
40	115.00	7,920,000
41	115.00	7,920,000
42	115.00	7,920,000
43	115.00	7,920,000
44	115.00	7,920,000
45	115.00	7,920,000
46	115.00	7,920,000
47	115.00	7,920,000
48	115.00	7,920,000
49	115.00	7,920,000
50	115.00	7,920,000
63	115.00	7,920,000
64	115.00	7,920,000
65	115.00	7,920,000
66	115.00	7,920,000
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69	115.00	7,920,000
70	115.00	7,920,000



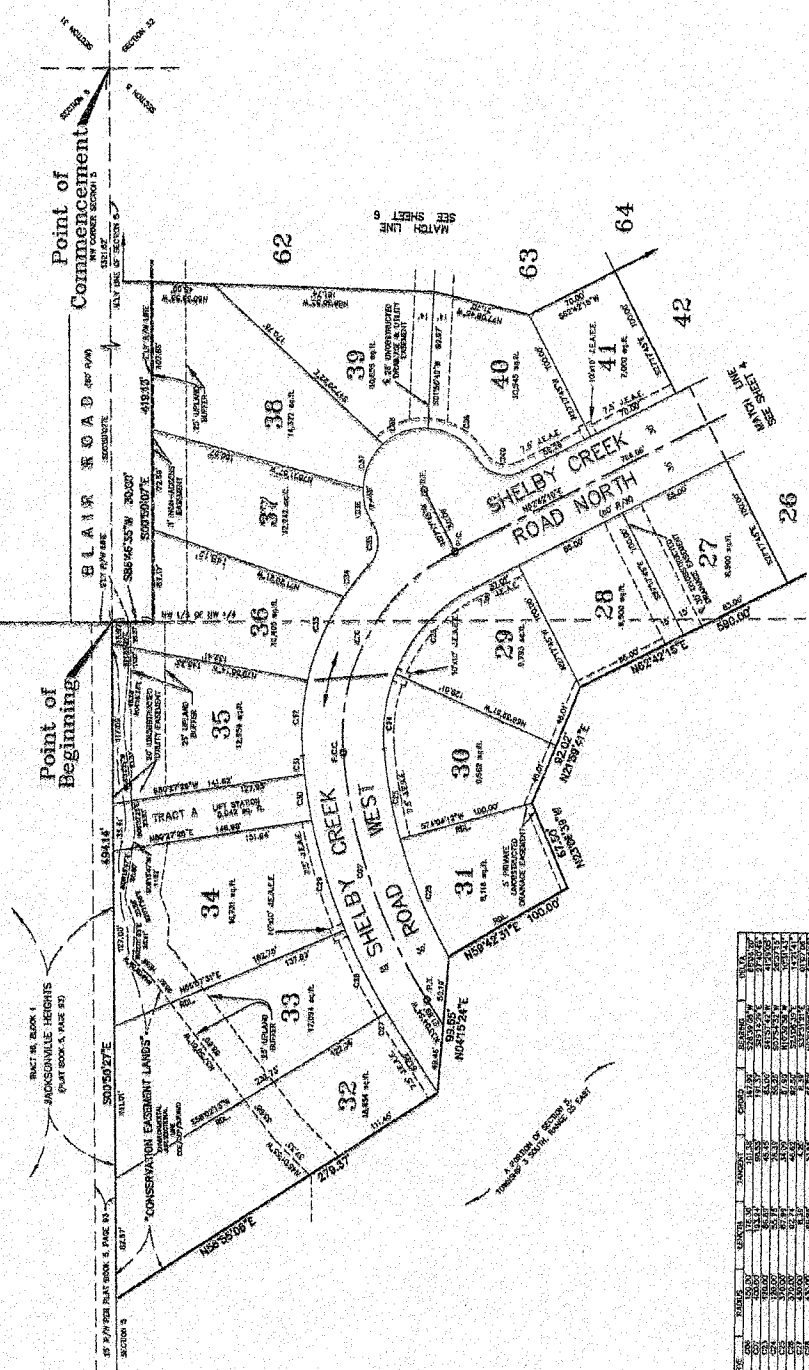
PREPARED BY  
Clary & Associates, Inc.  
1000 West 10th Street  
Jacksonville, Florida 32202  
(904) 251-7221

# Westridge Estates Unit One

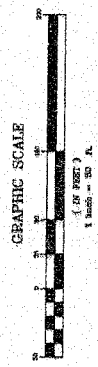
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City of Jacksonville, Duval County, Florida.


PLAT BOOKS 1 PAGES 54D

SHEET 5 OF 6 SHEETS  
SEE SHEET 2 FOR GENERAL NOTES & LEGEND



LOT	ACRES	OWNER	REMARKS
26	1.00	...	...
27	1.00	...	...
28	1.00	...	...
29	1.00	...	...
30	1.00	...	...
31	1.00	...	...
32	1.00	...	...
33	1.00	...	...
34	1.00	...	...
35	1.00	...	...
36	1.00	...	...
37	1.00	...	...
38	1.00	...	...
39	1.00	...	...
40	1.00	...	...
41	1.00	...	...
42	1.00	...	...
62	1.00	...	...
63	1.00	...	...
64	1.00	...	...



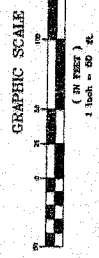
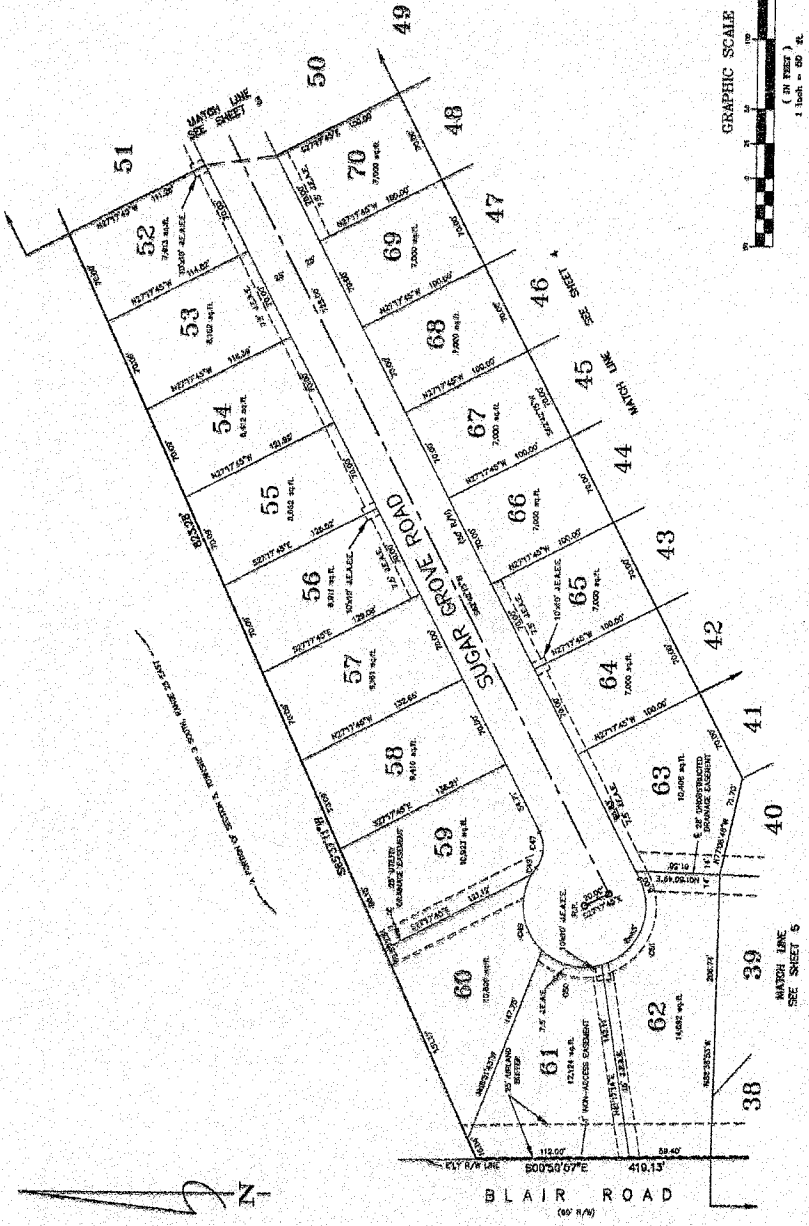
PREPARED BY  

**CLARY**  
 CLARY & ASSOCIATES, INC.  
 1000 WEST BAY STREET, SUITE 200  
 JACKSONVILLE, FLORIDA 32202  
 (904) 762-1100

# Westridge Estates Unit One

A Portion of Section 5, Township 3 South, Range 25 East,  
City of Jacksonville, Duval County, Florida.

PLAT BOOK 51 PAGE 54E

SHEET 6 OF 6 SHEETS  
SEE SHEET 5 FOR GENERAL NOTES & LEGEND



CONTR.	NO.	DATE	BY	REVISION
1	1	11/11/03	CLM	PRELIMINARY
2	2	11/11/03	CLM	REVISED
3	3	11/11/03	CLM	REVISED
4	4	11/11/03	CLM	REVISED
5	5	11/11/03	CLM	REVISED
6	6	11/11/03	CLM	REVISED
7	7	11/11/03	CLM	REVISED
8	8	11/11/03	CLM	REVISED
9	9	11/11/03	CLM	REVISED
10	10	11/11/03	CLM	REVISED

PREPARED BY:  
**CLARY & ASSOCIATES, Inc.**  
PROFESSIONAL LAND SURVEYORS  
1000 WEST 10TH STREET  
JACKSONVILLE, FLORIDA 32202  
904.744.1111



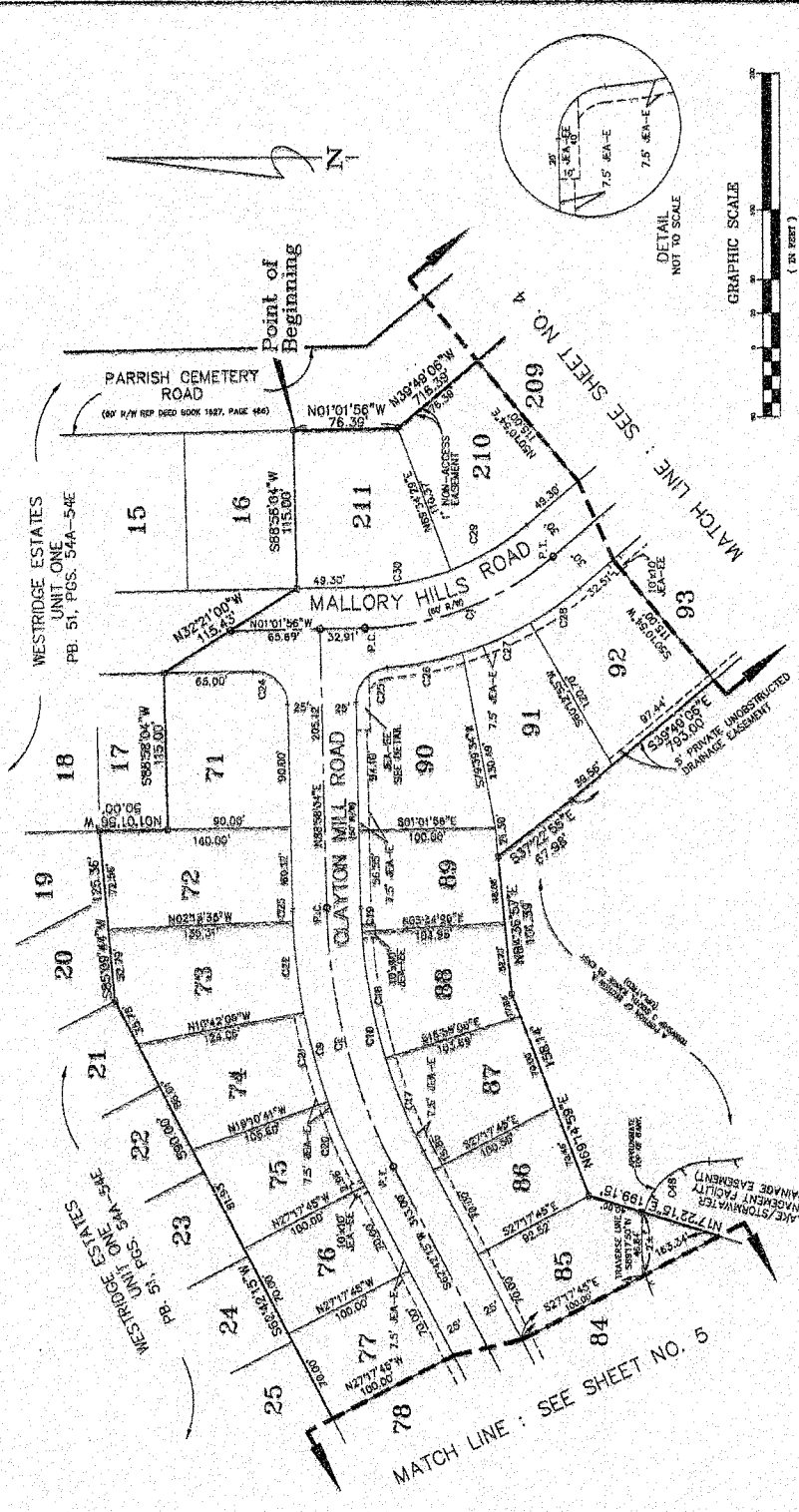


PLAT BOOK 53 PAGE 9B

# Westridge Estates Unit Two

A Portion of Section 5, Township 3 South, Range 25 East,  
City of Jacksonville, Duval County, Florida.

SHEET 3 OF 7 SHEETS  
SEE SHEET 2 FOR ORIGINAL NOTES & LEGEND



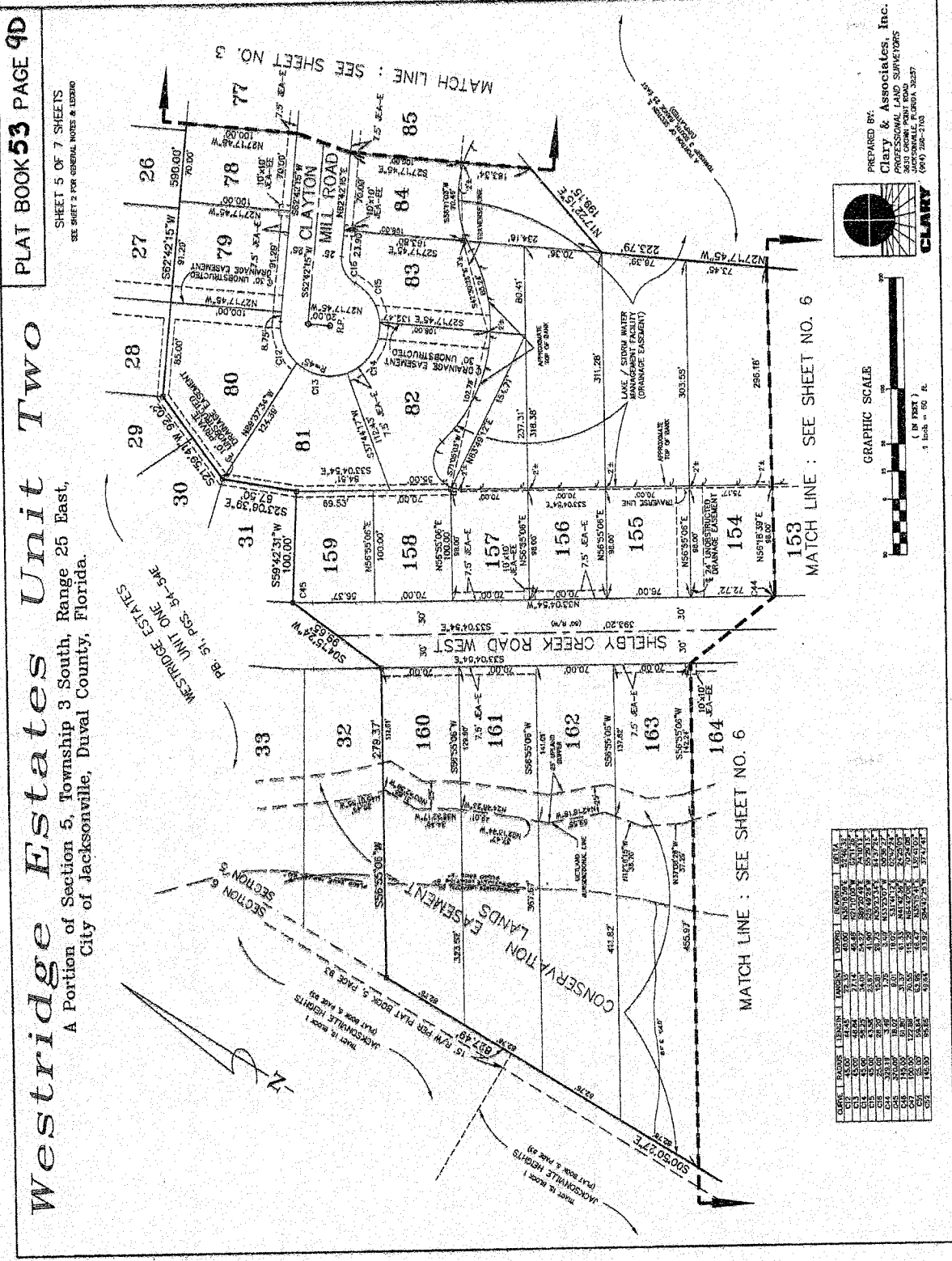
BLK	LOT	AREA	OWNER	TAXES	REMARKS	DATE
15	15	115.00	WESTRIDGE ESTATES UNIT ONE			
16	16	115.00	WESTRIDGE ESTATES UNIT ONE			
17	17	115.00	WESTRIDGE ESTATES UNIT ONE			
18	18	115.00	WESTRIDGE ESTATES UNIT ONE			
19	19	115.00	WESTRIDGE ESTATES UNIT ONE			
20	20	115.00	WESTRIDGE ESTATES UNIT ONE			
21	21	115.00	WESTRIDGE ESTATES UNIT ONE			
22	22	115.00	WESTRIDGE ESTATES UNIT ONE			
23	23	115.00	WESTRIDGE ESTATES UNIT ONE			
24	24	115.00	WESTRIDGE ESTATES UNIT ONE			
25	25	115.00	WESTRIDGE ESTATES UNIT ONE			
71	71	115.00	WESTRIDGE ESTATES UNIT ONE			
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299	299	115.00	WESTRIDGE ESTATES UNIT ONE			
300	300	115.00	WESTRIDGE ESTATES UNIT ONE			

PREPARED BY  
**Clary & Associates, Inc.**  
PROFESSIONAL LAND SURVEYORS  
3830 GROOM POINT ROAD  
JACKSONVILLE, FLORIDA 32217  
(904) 944-7710

GRAPHIC SCALE  
(1" = 50' HORIZ.)  
1 inch = 50' H.

DETAIL NOT TO SCALE





PLAT BOOK 53 PAGE 9D  
 SHEET 5 OF 7 SHEETS  
 SEE SHEET 2 FOR GENERAL NOTES & LEGEND

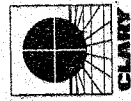
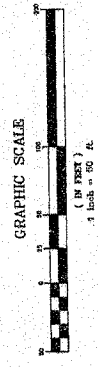
**Westridge Estates Unit Two**  
 A Portion of Section 5, Township 3 South, Range 25 East,  
 City of Jacksonville, Duval County, Florida.

MATCH LINE : SEE SHEET NO. 5

MATCH LINE : SEE SHEET NO. 6

MATCH LINE : SEE SHEET NO. 6

LOT	AREA	PERCENT	TOTAL	AREA	PERCENT
153	100.00	100.00	100.00	100.00	100.00
154	100.00	100.00	100.00	100.00	100.00
155	100.00	100.00	100.00	100.00	100.00
156	100.00	100.00	100.00	100.00	100.00
157	100.00	100.00	100.00	100.00	100.00
158	100.00	100.00	100.00	100.00	100.00
159	100.00	100.00	100.00	100.00	100.00
160	100.00	100.00	100.00	100.00	100.00
161	100.00	100.00	100.00	100.00	100.00
162	100.00	100.00	100.00	100.00	100.00
163	100.00	100.00	100.00	100.00	100.00
164	100.00	100.00	100.00	100.00	100.00



PREPARED BY:  
**Clary & Associates, Inc.**  
 PROFESSIONAL LAND SURVEYORS  
 3433 CROWN POINT BLVD., SUITE 200  
 JACKSONVILLE, FLORIDA 32217  
 (904) 258-2103

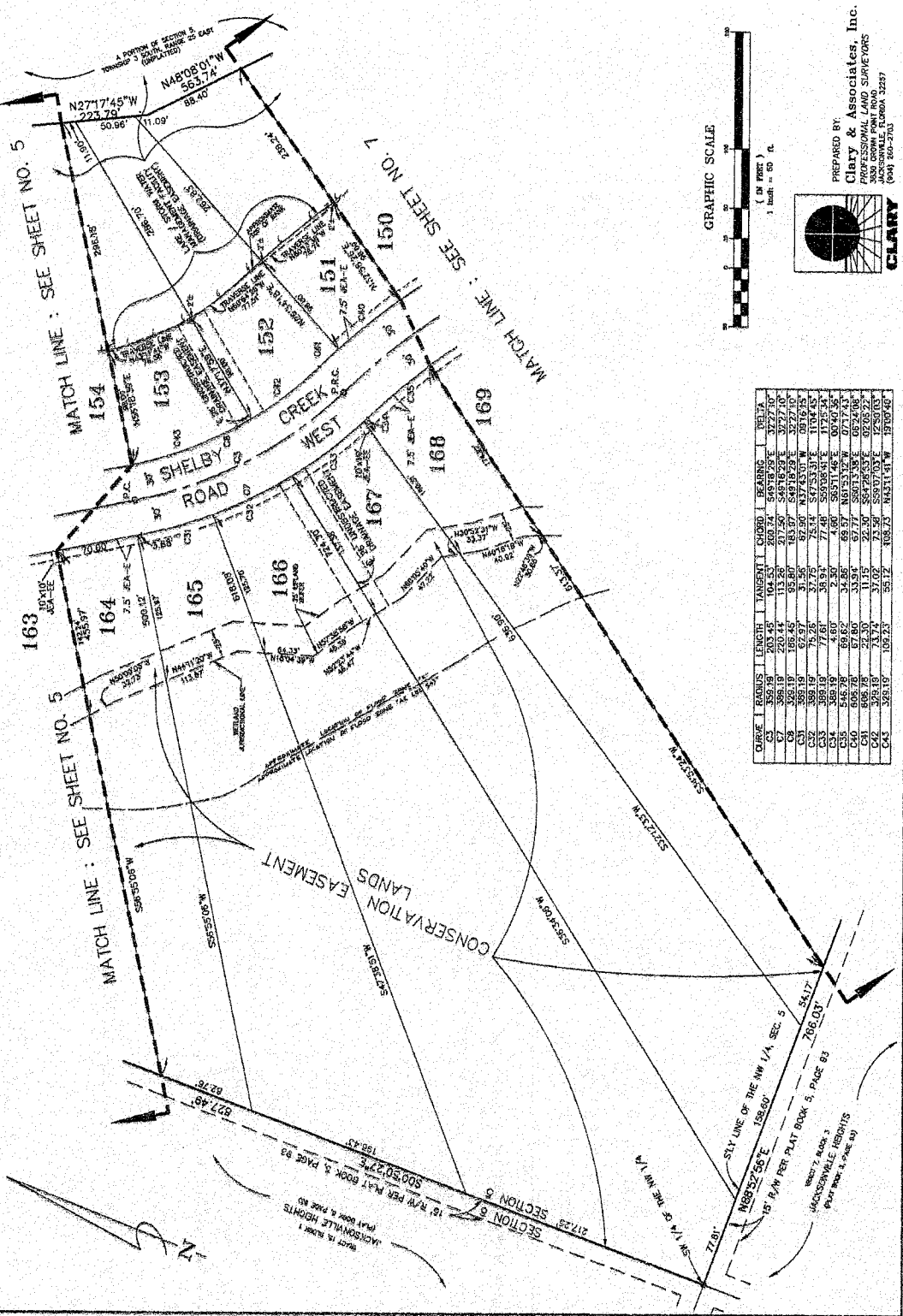
**CLARY**

**Westridge Estates Unit Two**

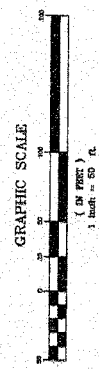
**Plat Book 53 Page 9E**

A Portion of Section 5, Township 3 South, Range 25 East,  
City of Jacksonville, Duval County, Florida.

SHEET 6 OF 7 SHEETS  
SEE SHEET 2 FOR GENERAL NOTES & LEGEND



CURVE I	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	556.19	203.45	104.53	200.24	S49°18'25"E	32°27'50"
C2	389.19	280.44	113.26	271.50	S49°18'25"E	32°27'50"
C3	389.19	69.97	35.48	63.97	S49°18'25"E	32°27'50"
C4	389.19	69.97	35.48	63.97	S49°18'25"E	32°27'50"
C5	389.19	75.25	37.75	73.54	S47°53'30"E	11°04'45"
C6	389.19	77.61	38.94	77.48	S59°08'45"E	11°29'34"
C7	389.19	4.60	2.30	4.60	S85°11'46"E	0°45'36"
C8	389.19	67.86	33.93	67.77	S80°13'38"E	0°24'08"
C9	606.78	22.30	11.15	22.30	S54°26'03"E	0°26'22"
C10	328.19	73.74	37.02	73.59	S59°17'03"E	1°25'03"
C11	328.19	109.23	55.12	108.75	S43°11'51"W	1°16'48"



PREPARED BY:  
**Clary & Associates, Inc.**  
PROFESSIONAL LAND SURVEYORS  
JACKSONVILLE, FLORIDA 32207  
(904) 260-2703

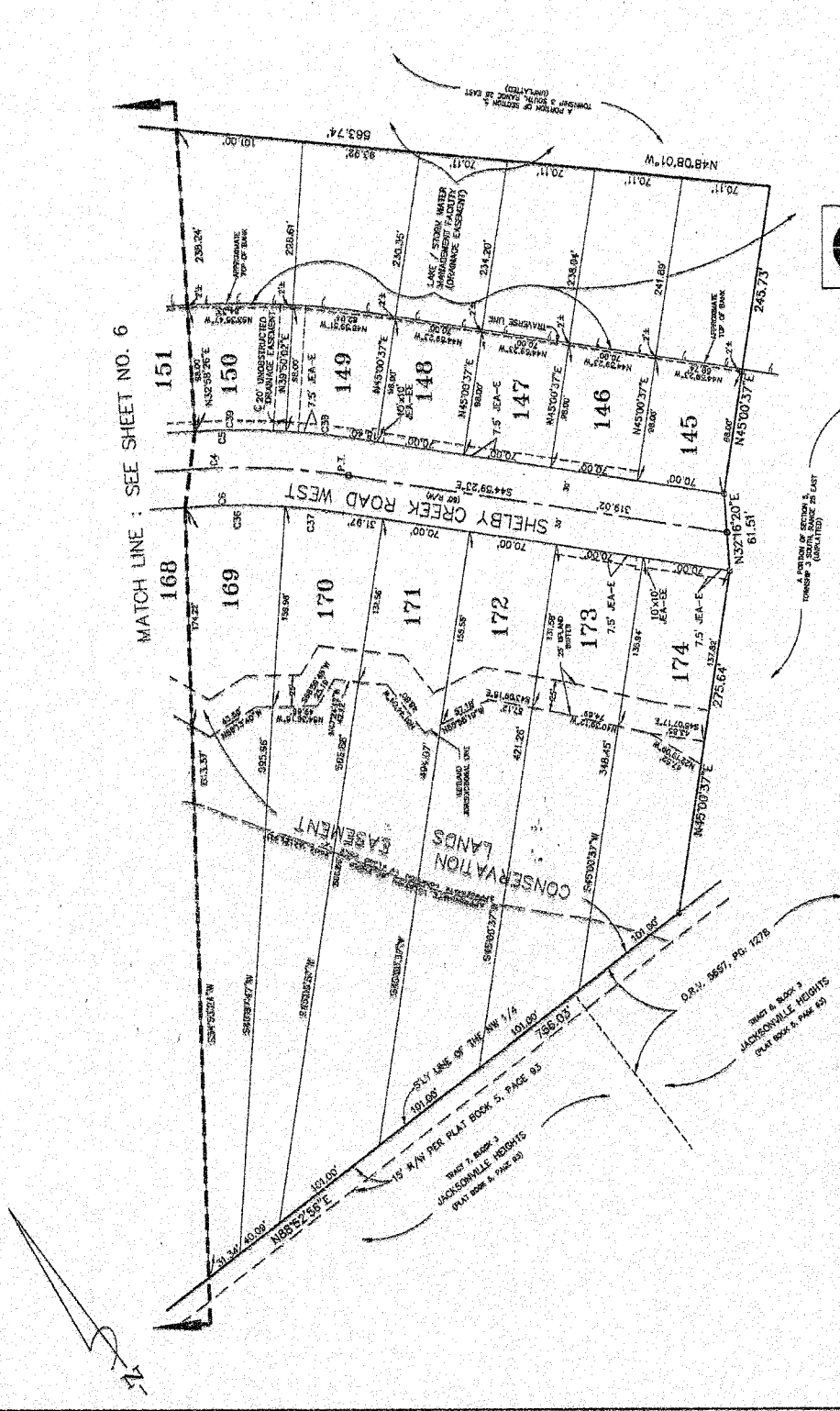


PLAT BOOK 53 PAGE 9F

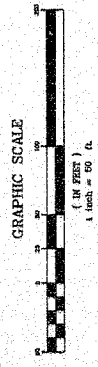
# Westridge Estates Unit Two

A Portion of Section 5, Township 3 South, Range 25 East,  
City of Jacksonville, Duval County, Florida.

SHEET 7 OF 7 SHEETS  
SEE SHEET 2 FOR GENERAL NOTES & LEGEND



MATCH LINE : SEE SHEET NO. 6



SECTION	TOWNSHIP	RANGE	AREA (AC)
145	3	25	10.00
146	3	25	10.00
147	3	25	10.00
148	3	25	10.00
149	3	25	10.00
150	3	25	10.00
151	3	25	10.00
168	3	25	10.00
169	3	25	10.00
170	3	25	10.00
171	3	25	10.00
172	3	25	10.00
173	3	25	10.00
174	3	25	10.00

PREPARED BY  
**Clary & Associates, Inc.**  
PROFESSIONAL LAND SURVEYORS  
3030 BROWN BLVD. ROAD  
JACKSONVILLE, FLORIDA 32217  
(904) 300-2700



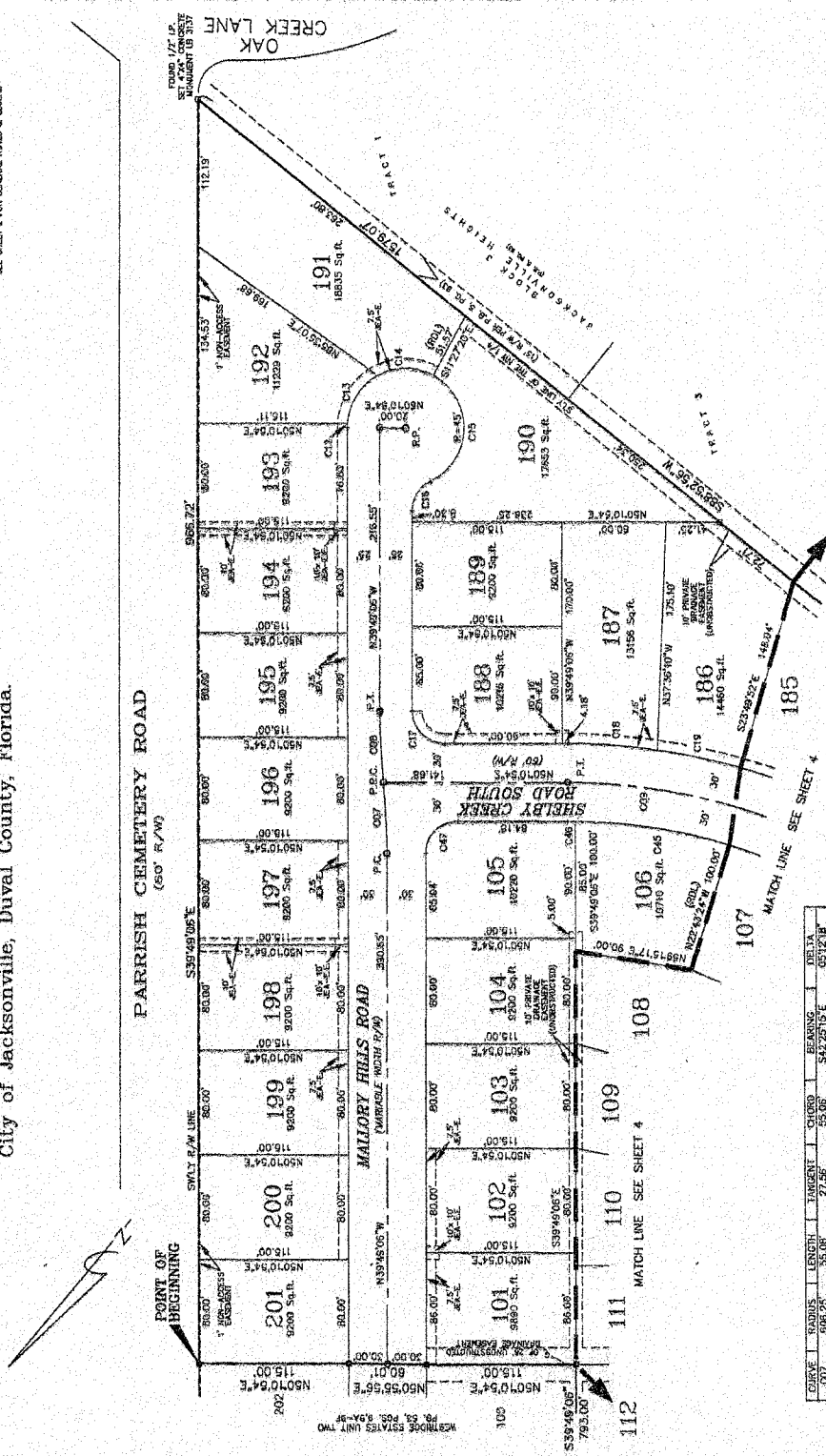


PLAT BOOK 53 PAGE 136

# Westridge Estates Unit Three

A Portion of Section 5, Township 3 South, Range 25 East,  
City of Jacksonville, Duval County, Florida.

SHEET 3 OF 5 SHEETS  
SEE SHEET 2 FOR GENERAL NOTES & LEGEND



CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
007	606.25	56.08	27.56	542.2515 E	65.72
008	43.75	30.48	15.24	342.2515 E	32.86
009	43.75	30.48	15.24	186.5176 E	32.86
010	43.75	30.48	15.24	81.4473	32.86
011	43.75	30.48	15.24	30.7113 E	32.86
012	43.75	30.48	15.24	13.9131 W	32.86
013	43.75	30.48	15.24	5.7476 W	32.86
014	43.75	30.48	15.24	2.4237 W	32.86
015	43.75	30.48	15.24	0.9332 W	32.86
016	43.75	30.48	15.24	0.3537 W	32.86
017	25.00	39.27	25.00	384.4905 E	90.00
018	43.75	30.48	15.24	16.4715 E	32.86
019	43.75	30.48	15.24	7.2357 E	32.86
020	43.75	30.48	15.24	2.8113 E	32.86
021	43.75	30.48	15.24	1.0422 E	32.86
022	43.75	30.48	15.24	0.3922 E	32.86
023	43.75	30.48	15.24	0.1476 E	32.86
024	43.75	30.48	15.24	0.0557 E	32.86
025	43.75	30.48	15.24	0.0211 E	32.86
026	43.75	30.48	15.24	0.0078 E	32.86
027	43.75	30.48	15.24	0.0029 E	32.86
028	43.75	30.48	15.24	0.0011 E	32.86
029	43.75	30.48	15.24	0.0004 E	32.86
030	43.75	30.48	15.24	0.0001 E	32.86

CLARY ENGINEERS, Inc.  
PROFESSIONAL LAND SURVEYORS  
1000 WEST 10TH STREET  
JACKSONVILLE, FLORIDA 32202  
(904) 263-1301

GRAPHIC SCALE  
1" = 40' 11"  
1" = 80' 11"

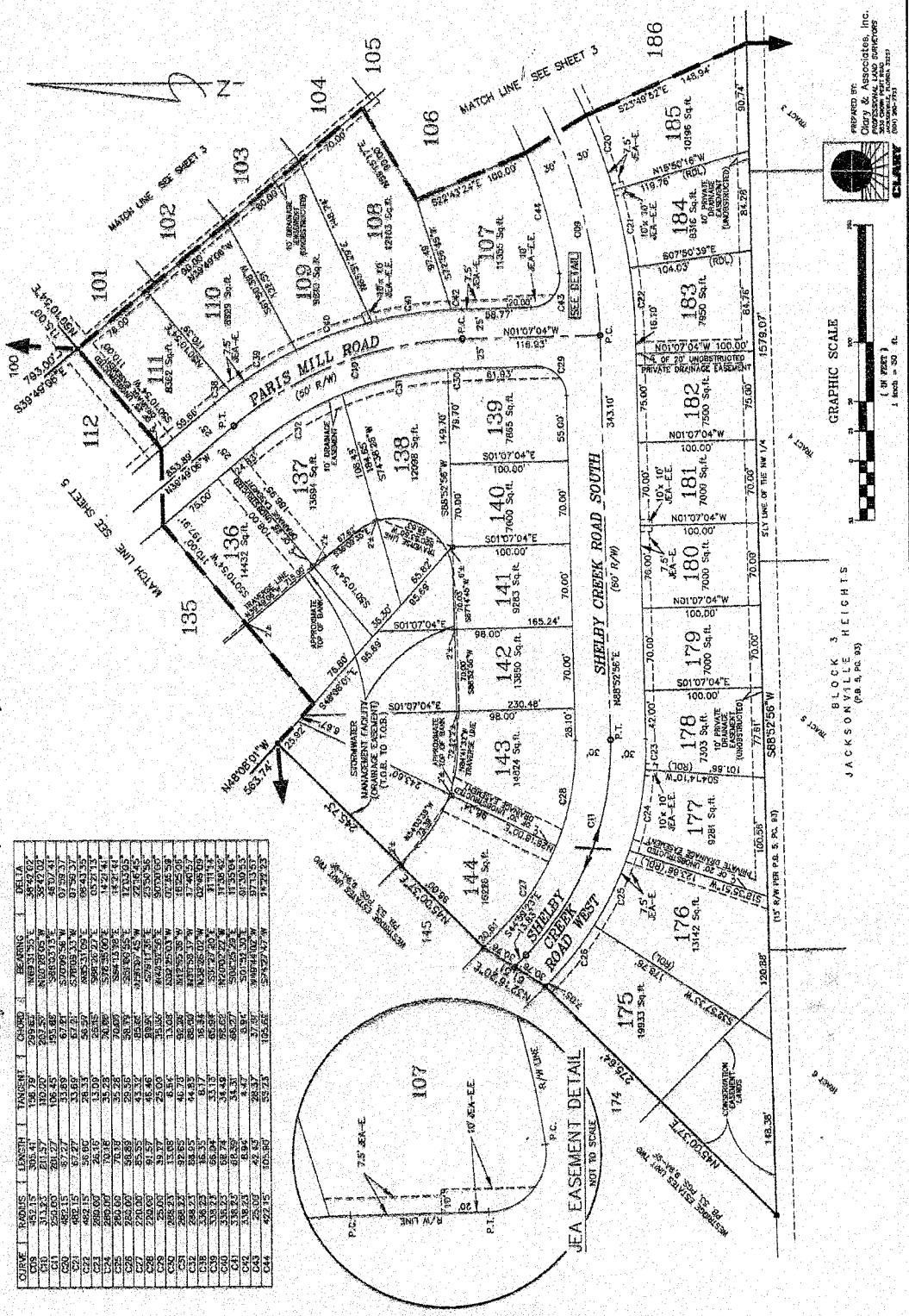
PLAT BOOK 53 PAGE 133C

# Westridge Estates Unit Three

A Portion of Section 5, Township 3 South, Range 25 East,  
City of Jacksonville, Duval County, Florida.

SHEET 4 OF 5 SHEETS  
SEE SHEET 2 FOR GENERAL NOTES & LEGEND

CURVE	BEGINNING	LENGTH	TANGENT	CHORD	BEARING	DELTA
C01	552.15	303.41	150.79	293.87	N89°51'53"E	85.94°
C02	314.83	211.57	105.79	203.26	N80°07'03"W	56°47'07"
C03	290.03	201.77	102.45	193.86	N75°00'00"W	54°00'00"
C04	462.15	67.47	33.68	67.21	S70°03'33"W	09°56'27"
C05	462.15	58.67	28.33	58.57	S85°31'09"E	08°43'25"
C06	290.03	25.16	12.58	25.06	S90°00'00"W	00°00'00"
C07	290.03	70.18	35.09	70.00	S84°13'36"E	12°21'14"
C08	290.03	58.89	29.45	58.79	S80°00'00"W	10°00'00"
C09	270.00	58.55	29.28	58.45	S79°59'52"E	12°13'05"
C10	290.03	51.57	25.79	51.47	S79°59'52"E	12°13'05"
C11	290.03	51.57	25.79	51.47	S79°59'52"E	12°13'05"
C12	290.03	51.57	25.79	51.47	S79°59'52"E	12°13'05"
C13	290.03	51.57	25.79	51.47	S79°59'52"E	12°13'05"
C14	290.03	51.57	25.79	51.47	S79°59'52"E	12°13'05"
C15	290.03	51.57	25.79	51.47	S79°59'52"E	12°13'05"
C16	290.03	51.57	25.79	51.47	S79°59'52"E	12°13'05"
C17	290.03	51.57	25.79	51.47	S79°59'52"E	12°13'05"
C18	290.03	51.57	25.79	51.47	S79°59'52"E	12°13'05"
C19	290.03	51.57	25.79	51.47	S79°59'52"E	12°13'05"
C20	290.03	51.57	25.79	51.47	S79°59'52"E	12°13'05"
C21	290.03	51.57	25.79	51.47	S79°59'52"E	12°13'05"
C22	290.03	51.57	25.79	51.47	S79°59'52"E	12°13'05"
C23	290.03	51.57	25.79	51.47	S79°59'52"E	12°13'05"
C24	290.03	51.57	25.79	51.47	S79°59'52"E	12°13'05"
C25	290.03	51.57	25.79	51.47	S79°59'52"E	12°13'05"
C26	290.03	51.57	25.79	51.47	S79°59'52"E	12°13'05"
C27	290.03	51.57	25.79	51.47	S79°59'52"E	12°13'05"
C28	290.03	51.57	25.79	51.47	S79°59'52"E	12°13'05"
C29	290.03	51.57	25.79	51.47	S79°59'52"E	12°13'05"
C30	290.03	51.57	25.79	51.47	S79°59'52"E	12°13'05"
C31	290.03	51.57	25.79	51.47	S79°59'52"E	12°13'05"
C32	290.03	51.57	25.79	51.47	S79°59'52"E	12°13'05"
C33	290.03	51.57	25.79	51.47	S79°59'52"E	12°13'05"
C34	290.03	51.57	25.79	51.47	S79°59'52"E	12°13'05"
C35	290.03	51.57	25.79	51.47	S79°59'52"E	12°13'05"
C36	290.03	51.57	25.79	51.47	S79°59'52"E	12°13'05"
C37	290.03	51.57	25.79	51.47	S79°59'52"E	12°13'05"
C38	290.03	51.57	25.79	51.47	S79°59'52"E	12°13'05"
C39	290.03	51.57	25.79	51.47	S79°59'52"E	12°13'05"
C40	290.03	51.57	25.79	51.47	S79°59'52"E	12°13'05"
C41	290.03	51.57	25.79	51.47	S79°59'52"E	12°13'05"
C42	290.03	51.57	25.79	51.47	S79°59'52"E	12°13'05"
C43	290.03	51.57	25.79	51.47	S79°59'52"E	12°13'05"
C44	290.03	51.57	25.79	51.47	S79°59'52"E	12°13'05"



PREPARED BY:  
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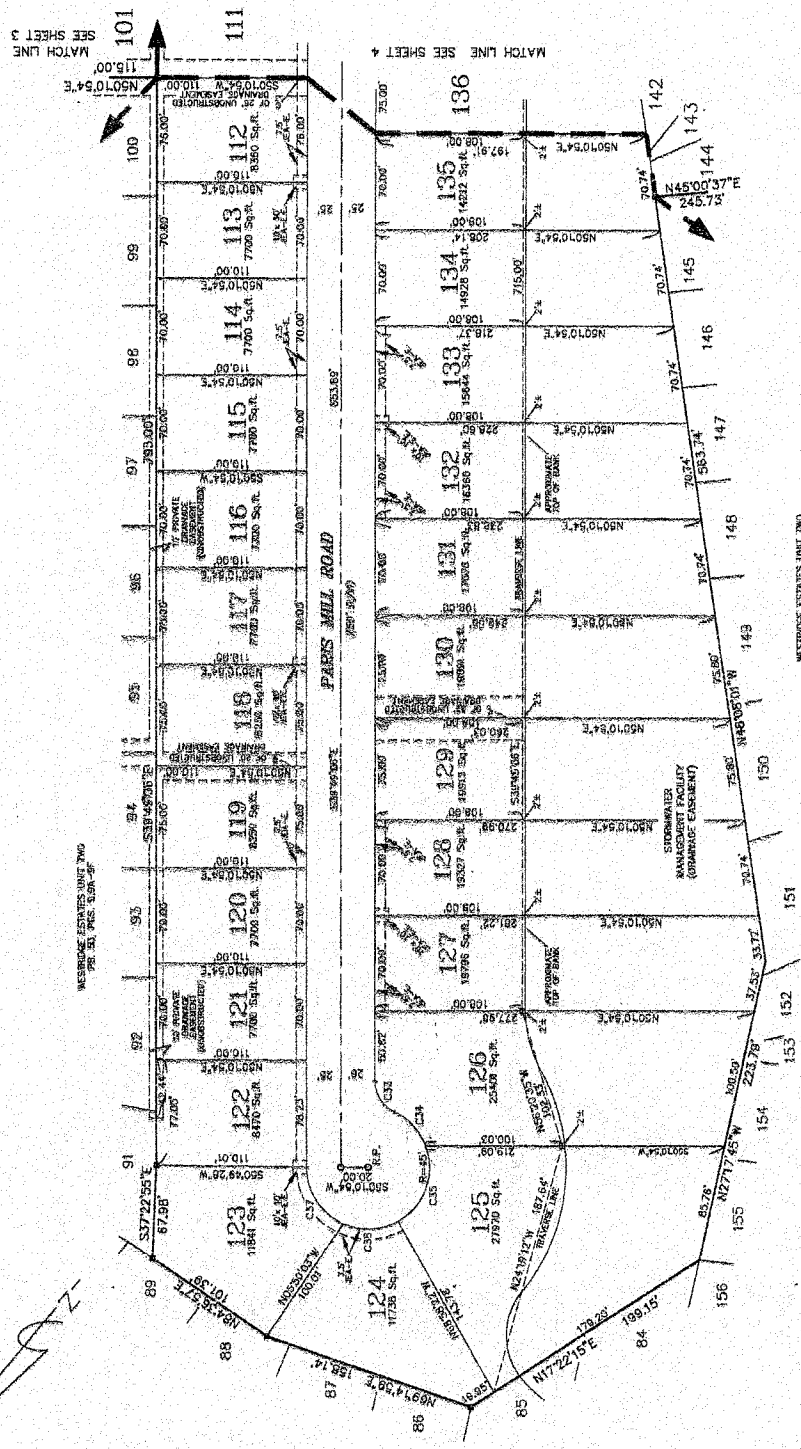
GRAPHIC SCALE  
(IN FEET)  
1 inch = 50 ft.

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# Westridge Estates Unit Three

A Portion of Section 5, Township 3 South, Range 25 East,  
City of Jacksonville, Duval County, Florida.

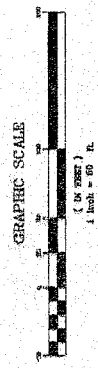
SHEET 5 OF 5 SHEETS  
SEE SHEET 2 FOR GENERAL NOTES & LEGEND



METRIC ESTIMATES UNIT TWO  
PER SEC. 50A-9F

METRIC ESTIMATES UNIT TWO  
PER SEC. 50A-9F

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	BETA
C33	25.00'	26.20'	15.61'	26.73'	S72°07'47"E	64°37'23"
C34	45.00'	34.44'	33.61'	46.25'	S62°35'56"W	45°05'05"
C35	45.00'	41.82'	22.55'	53.74'	S57°48'53"W	50°14'25"
C37	45.00'	51.77'	26.17'	68.95'	N72°46'20"W	65°54'47"



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