

# SAVANNAH GLEN UNIT 1

BEING A PORTION OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA.

COV/RESTR - O.R. 1723 Pg. 1497  
1762 pg. 723

PLAT BOOK 31 PAGE 68

SHEET 1 OF 4 SHEETS. TYPE I SUBDIVISION  
SEE SHEET 2 FOR NOTES.

### CAPTION

A PORTION OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, SAID PORTION OF SECTION 34 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT SOUTHEAST CORNER OF LOT 101, SWEETBRIAR UNIT 2, AS RECORDED IN PLAT BOOK 29, PAGES 20 THROUGH 23 (INCLUSIVE) OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, THE SAME BEING A POINT ON THE WESTERLY RIGHT OF WAY LINE OF CHESWICK OAK AVENUE (A 100 FOOT RIGHT OF WAY AS SHOWN ON THE PLAT OF SWEETBRIAR UNIT 4, AS RECORDED IN PLAT BOOK 31, PAGES 18 THROUGH 21 (INCLUSIVE) OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 00°38'32" WEST, ALONG LAST SAID LINE, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 89°21'28" EAST, ALONG THE SOUTHERLY TERMINATION OF SAID CHESWICK OAK AVENUE, A DISTANCE OF 100.00 FEET TO A POINT ON THE WESTERLY LINE OF A 100.00 FOOT CLAY ELECTRIC COOPERATIVE, INC. EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 118, PAGE 598 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 00°38'32" WEST, ALONG LAST SAID LINE, A DISTANCE OF 360.00 FEET; THENCE RUN NORTH 89°21'28" WEST, A DISTANCE OF 100.00 FEET; THENCE RUN NORTH 00°38'32" EAST, A DISTANCE OF 55.00 FEET; THENCE RUN NORTH 89°21'28" WEST, A DISTANCE OF 212.32 FEET TO THE POINT OF CURVATURE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 40.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 76°34'12" AN ARC DISTANCE OF 53.46 FEET TO A POINT ON SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 52°21'28" WEST, 49.57 FEET; THENCE RUN NORTH 65°22'59" WEST, A DISTANCE OF 123.04 FEET; THENCE RUN SOUTH 80°44'40" WEST, A DISTANCE OF 54.88 FEET; THENCE RUN NORTH 81°17'48" WEST, A DISTANCE OF 66.06 FEET; THENCE RUN SOUTH 65°38'19" WEST, A DISTANCE OF 51.55 FEET; THENCE RUN SOUTH 58°37'34" WEST, A DISTANCE OF 30.19 FEET; THENCE RUN SOUTH 28°53'20" WEST, A DISTANCE OF 150.04 FEET; THENCE RUN SOUTH 34°52'38" WEST, A DISTANCE OF 82.21 FEET; THENCE RUN SOUTH 47°34'56" WEST, A DISTANCE OF 88.20 FEET; THENCE RUN SOUTH 61°18'44" WEST, A DISTANCE OF 95.87 FEET; THENCE RUN SOUTH 75°25'19" WEST, A DISTANCE OF 93.48 FEET; THENCE RUN SOUTH 82°09'07" WEST, A DISTANCE OF 75.00 FEET; THENCE RUN NORTH 07°50'53" WEST, A DISTANCE OF 160.02 FEET; THENCE RUN NORTH 82°09'07" EAST, A DISTANCE OF 9.10 FEET; THENCE RUN NORTH 26°11'24" WEST, A DISTANCE OF 208.18 FEET; THENCE RUN NORTH 42°42'23" WEST, A DISTANCE OF 123.08 FEET; THENCE RUN NORTH 00°38'32" EAST, A DISTANCE OF 221.73 FEET; THENCE RUN SOUTH 89°21'28" EAST, A DISTANCE OF 1178.16 FEET; THENCE RUN NORTH 00°38'32" EAST, 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 11.67 ACRES, MORE OR LESS.

COUNTY DEPARTMENT OF ENGINEERING APPROVAL  
APPROVED THIS 21<sup>ST</sup> DAY OF APRIL, A.D. 1998.

*Valley M. S. S.*  
DIRECTOR DEPARTMENT OF ENGINEERING

COUNTY DEPARTMENT OF PLANNING APPROVAL  
APPROVED THIS 21<sup>ST</sup> DAY OF APRIL, A.D. 1998.

*John J. Hood*  
DIRECTOR DEPARTMENT OF PLANNING

COUNTY DEPARTMENT OF ZONING APPROVAL  
APPROVED THIS 21<sup>ST</sup> DAY OF APRIL, A.D. 1998.

*Linda Jackson*  
DIRECTOR DEPARTMENT OF ZONING

COUNTY COMMISSIONERS CERTIFICATE  
EXAMINED AND APPROVED THIS 14<sup>TH</sup> DAY OF April, A.D. 1998.

BY THE BOARD OF COUNTY COMMISSIONERS, CLAY COUNTY, FLORIDA.  
*Richard D. McLeven* CHAIRMAN  
*Salma L. Bennett* CLERK OF THE CIRCUIT COURT

### CLERKS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH CHAPTER NO. 71-339, LAWS OF FLORIDA OF 1971 AND IS FILED FOR RECORD IN PLAT BOOK 31, PAGES 68, 304, 71 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, THIS 27<sup>TH</sup> DAY OF April, A.D. 1998.

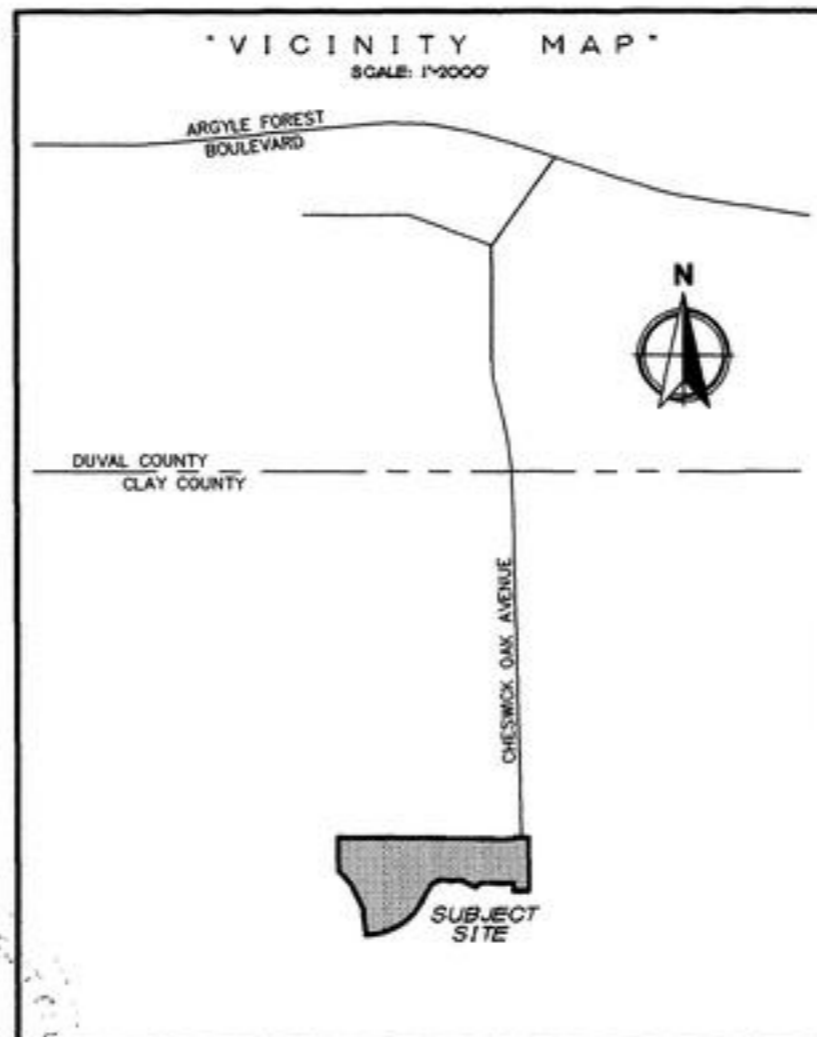
*Salma L. Bennett*  
CLERK OF THE CIRCUIT COURT

### SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE ACCOMPANYING PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED HEREOF, THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS SHOWN ON SAID PLAT ACCORDING TO CHAPTER NO. 177, OF THE LAWS OF THE STATE OF FLORIDA, AND THAT PERMANENT CONTROL POINTS WILL BE SET AS SHOWN ON SAID PLAT IN ACCORDANCE WITH SAID LAWS, THAT SAID SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE SURVEY DATA SHOWN ON SAID PLAT COMPLIES WITH ALL REQUIREMENTS OF SAID CHAPTER.

SIGNED THIS 18<sup>TH</sup> DAY OF MARCH, A.D. 1998.

*Jonathan B. Bowan*  
JONATHAN B. BOWAN  
FLORIDA REGISTERED LAND SURVEYOR NO. 4600.



OWNER:  
SAVANNAH GLEN INC.  
1730 KINGSLEY AVENUE, SUITE "E"  
ORANGE PARK, FLORIDA 32073  
(904) 264-6553

ENGINEER:  
MICHAEL ANTONOPOLLOS AND ASSOCIATES  
2021 ART MUSEUM DRIVE  
SUITE 200  
JACKSONVILLE, FLORIDA 32207  
(904) 396-5583

SURVEYOR:  
RICHARD A. MILLER & ASSOCIATES, INC.  
PROFESSIONAL LAND SURVEYORS  
6701 BEACH BOULEVARD  
SUITE 200  
JACKSONVILLE, FLORIDA 32216  
(904) 721-1226

### ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT SAVANNAH GLEN, INC. A FLORIDA CORPORATION HEREINAFTER "DEDICATOR", IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS SAVANNAH GLEN UNIT 1, HAVING CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, THIS PLAT BEING MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF THOSE LANDS. SAVANNAH GLEN BOULEVARD, HANGING MOSS COURT, CRICKET COVE COURT AND CHESWICK OAK AVENUE, HEREINAFTER THE "STREETS" AND UNOBSTRUCTED EASEMENTS, AND NON-ACCESS AND DRAINAGE EASEMENTS (EXCLUDING PRIVATE DRAINAGE EASEMENT SHOWN ON LOTS 27 THROUGH 36) AS SHOWN HEREON ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO CLAY COUNTY, ITS SUCCESSORS AND ASSIGNS. ALL EASEMENTS FOR UTILITIES, WATER AND SEWER AS SHOWN HEREON ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO CLAY COUNTY UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS. THE LANDSCAPE AND SIGNAGE EASEMENTS SHOWN ON THIS PLAT ARE DEDICATED TO SAVANNAH GLEN HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND ARE ESTABLISHED FOR THE PLACEMENT AND MAINTENANCE OF SUBDIVISION FRONT ENTRANCE SIGNAGE.

THE CLAY ELECTRIC EASEMENTS AS SHOWN ARE DEDICATED TO THE CLAY ELECTRIC COOPERATIVE, INC. ITS SUCCESSORS AND ASSIGNS FOR USE IN ITS UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.

IN WITNESS WHEREOF SAVANNAH GLEN, INC. A FLORIDA CORPORATION HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 19<sup>TH</sup> DAY OF MARCH, A.D. 1998.

SAVANNAH GLEN, INC. A FLORIDA CORPORATION

WITNESS: *Patrick Wallace*  
PRINT NAME: PATRICK WALLACE  
WITNESS: *John W. Daniels*  
PRINT NAME: John W. Daniels

BY: *James Ricky Wood*  
JAMES RICKY WOOD, ITS PRESIDENT

### MORTGAGEE'S JOINDER

AM SOUTH BANK, OWNER AND HOLDER OF THAT CERTAIN MORTGAGE, DATED DECEMBER 31, 1997, AND RECORDED IN OFFICIAL RECORDS BOOK 1694, PAGE 780 AND THAT CERTAIN RENTS AND LEASE AGREEMENT DATED DECEMBER 31, 1997, AND RECORDED IN OFFICIAL RECORDS BOOK 1694, PAGE 614, AND THAT CERTAIN UCC-1 FINANCING STATEMENT DATED DECEMBER 31, 1997, AND RECORDED IN OFFICIAL RECORDS BOOK 1694, PAGE 626 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, HEREBY CONSENTS TO THIS PLAT AND JOINS IN ITS DEDICATION.

AM SOUTH BANK

WITNESS: *M. Jean Mason*  
PRINT NAME: M. JEAN MASON  
WITNESS: *Paula L. Dea*  
PRINT NAME: Paula L. Dea

BY: *Gary E. Hollifield*  
GARY E. HOLLIFIELD, ITS VICE PRESIDENT

STATE OF FLORIDA  
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18<sup>TH</sup> DAY OF March, A.D. 1998 BY JAMES RICKY WOOD, PRESIDENT OF SAVANNAH GLEN, INC. A FLORIDA CORPORATION BEHALF OF THE CORPORATION, HE OR SHE IS PERSONALLY KNOWN TO ME AND DID TAKE AN OATH.

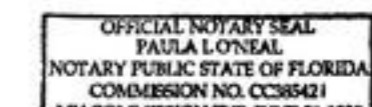
*Sandra D. Leigh*  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES: \_\_\_\_\_



STATE OF FLORIDA  
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18<sup>TH</sup> DAY OF March, A.D. 1998 BY GARY E. HOLLIFIELD, VICE PRESIDENT OF AM SOUTH BANK, ON BEHALF OF THE CORPORATION, HE OR SHE IS PERSONALLY KNOWN TO ME AND DID TAKE AN OATH.

*Paula L. Dea*  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES: \_\_\_\_\_



"AS A CONDITION PRECEDENT TO THE RECORDATION OF THIS PLAT IN THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, THE UNDERSIGNED OWNERS OF THIS SUBDIVISION DO HEREBY GUARANTEE TO EACH AND EVERY PERSON, FIRM, CO-PARTNERSHIP OR CORPORATION, THEIR HEIRS, SUCCESSORS AND ASSIGNS, WHO SHALL PURCHASE A LOT OR LOTS IN SAID SUBDIVISION FROM SAID OWNERS, THAT SAID OWNERS SHALL WITHIN 12 MONTHS OF THE DATE OF ACCEPTANCE OF THE STREET AND DRAINAGE IMPROVEMENTS BY THE BOARD OF COUNTY COMMISSIONERS THEREOF FULLY COMPLY WITH EACH AND EVERY REGULATION OF THE BOARD OF COUNTY COMMISSIONERS OF CLAY COUNTY, FLORIDA, COVERING SUBDIVISION IN EFFECT AT THE TIME OF THE FILING OF THIS FINAL PLAT INsofar AS THE SAME EFFECTS A LOT OR LOTS SOLD, TIME OF SUCH PERFORMANCE BEING OF THE ESSENCE. SAID GUARANTEE SHALL BE A PART OF EACH DEED OF CONVEYANCE OR CONTRACT OF SALE COVERING LOTS IN SAID SUBDIVISION, EXECUTED BY SAID OWNERS TO THE SAME EXTENT AND PURPOSE AS IF SAID GUARANTEE WERE INCORPORATED VERBATIM IN EACH SAID CONVEYANCE OR CONTRACT OF SALE."

SAVANNAH GLEN, INC. A FLORIDA CORPORATION

WITNESS: *Patrick Wallace*  
PRINT NAME: PATRICK WALLACE  
WITNESS: *John W. Daniels*  
PRINT NAME: John W. Daniels

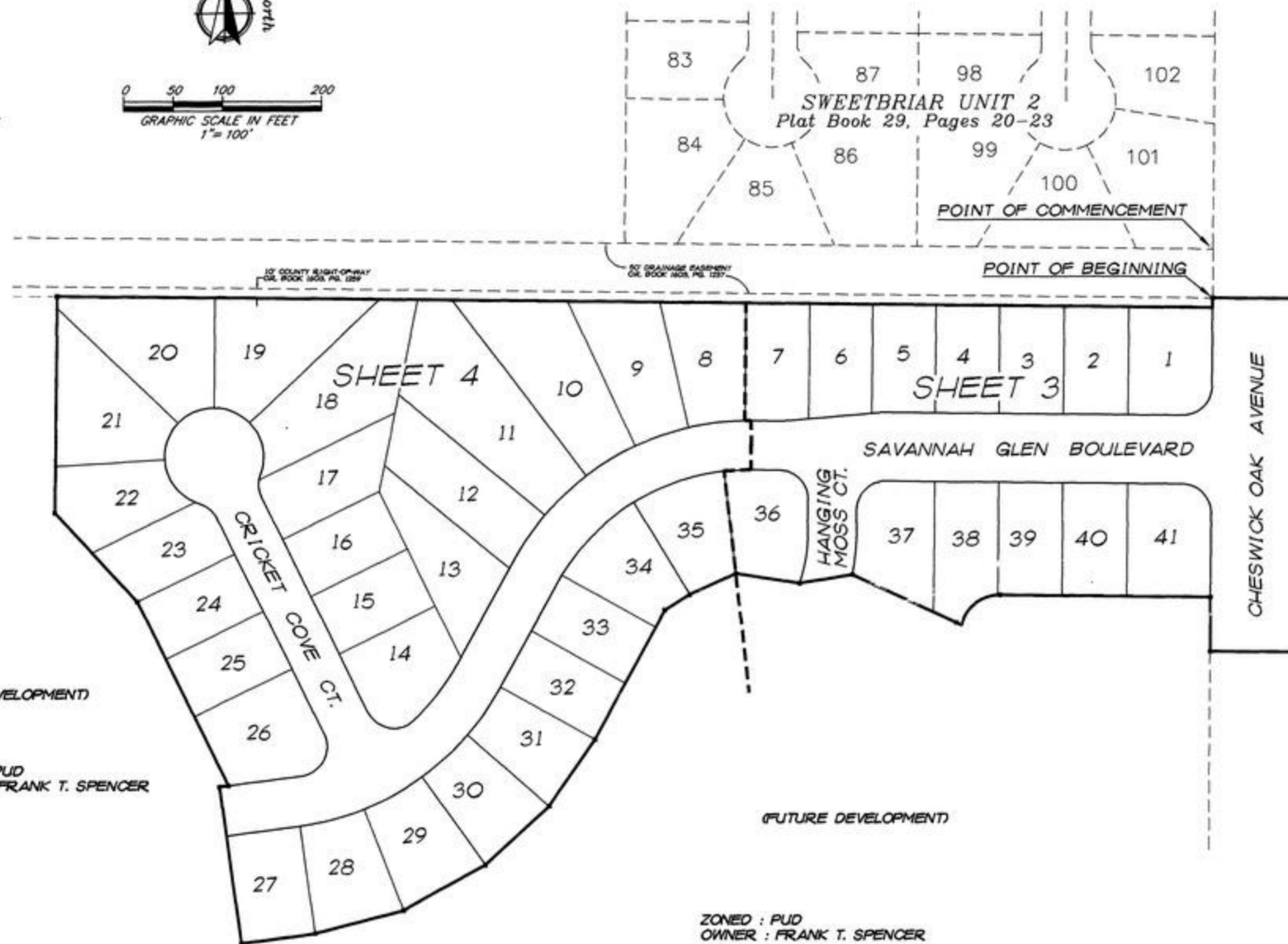
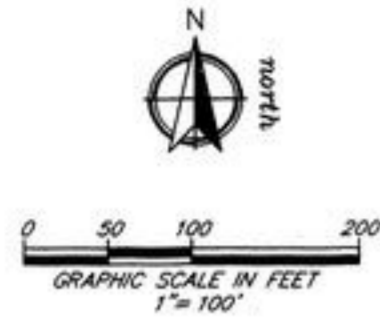
BY: *James Ricky Wood*  
JAMES RICKY WOOD, ITS PRESIDENT

PREPARED BY:  
RICHARD A. MILLER & ASSOCIATES, INC.  
PROFESSIONAL LAND SURVEYORS  
6701 BEACH BOULEVARD SUITE 200  
JACKSONVILLE, FLORIDA 32216  
904-721-1226

# SAVANNAH GLEN UNIT 1

BEING A PORTION OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA.

SHEET 2 OF 4 SHEETS. TYPE I SUBDIVISION  
41 LOTS THIS UNIT



SECTION 4  
SECTION 3  
EAST LINE OF SECTION 4

**GENERAL NOTES:**

- 1) BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF LOT 101, SWEETBRIAR UNIT 2, AS N 01°08'57" E, AS SHOWN ON AFORESAID PLAT, RECORDED IN PLAT BOOK 29, PAGES 20 THROUGH 23 OF THE PUBLIC RECORDS OF CLAY COUNTY.
- 2) NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 3) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED HOWEVER, NO SUCH SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY, IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
- 4) AN EASEMENT IN FAVOR OF CLAY ELECTRIC CO-OP, BEING TEN (10) FEET IN WIDTH AND IMMEDIATELY ADJACENT TO ALL RIGHT OF WAYS OF SAVANNAH GLEN UNIT 1, IS RESERVED ACROSS ALL LOTS AND TRACTS SHOWN ON THIS PLAT.
- 5) THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT WHETHER GRAPHIC OR DIGITAL.
- 6) CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WATERWARD OF THE JURISDICTIONAL WETLAND LINES AS DEPICTED ON THIS PLAT WITHOUT THE WRITTEN APPROVAL OF CLAY COUNTY AND OTHER REGULATORY AGENCIES WITH JURISDICTION OVER SUCH WETLANDS. IT IS THE RESPONSIBILITY OF THE LOT OWNER, HIS AGENT AND THE ENTITY PERFORMING ANY ACTIVITY WITHIN THE WETLAND AREA TO ACQUIRE THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF ANY WORK. THIS WETLAND JURISDICTIONAL LINE MAY BE SUPERSEDED AND REDEFINED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENTAL AGENCIES.

**UTILITY NOTES:**

PUBLIC UTILITIES ARE BEING PROVIDED TO THIS SUBDIVISION BY THE FOLLOWING:

WATER & SEWER: CLAY COUNTY UTILITY AUTHORITY  
ELECTRIC: CLAY ELECTRIC CO-OP.  
TELEPHONE: BELL SOUTH

**ZONING NOTE:**

THE PROPERTY DEPICTED ON THIS PLAT IS A RESIDENTIAL SINGLE FAMILY PLANNED UNIT DEVELOPMENT (PUD).

**THIS PLAT IS TO BE DEVELOPED AS FOLLOWS:**

- TOTAL NUMBER OF LOTS: 41
- MINIMUM LOT WIDTH: 65 FEET
- MINIMUM LOT AREA: 7,150 SQUARE FEET
- MAXIMUM LOT COVERAGE: 40 PERCENT
- MINIMUM FRONT YARD SETBACK: 20 FEET
- MINIMUM SIDE YARD SETBACK: 5 FEET
- MINIMUM REAR YARD SETBACK: 10 FEET
- MAXIMUM HEIGHT OF STRUCTURE: 35 FEET

**FLOOD ZONE NOTE:**

BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN HEREON LIES WITHIN ZONE 'X', AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 120064 0065 D, EFFECTIVE DATE: NOVEMBER 4, 1992.

PREPARED BY:  
RICHARD A. MILLER & ASSOCIATES, INC.  
PROFESSIONAL LAND SURVEYORS  
6701 BEACH BOULEVARD SUITE 200  
JACKSONVILLE, FLORIDA 32216  
904-721-1226

(FUTURE DEVELOPMENT)

ZONED : PUD  
OWNER : FRANK T. SPENCER

(FUTURE DEVELOPMENT)

ZONED : PUD  
OWNER : FRANK T. SPENCER

UNPLATTED LANDS OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 25 EAST

**ABBREVIATIONS USED IN THIS PLAT**

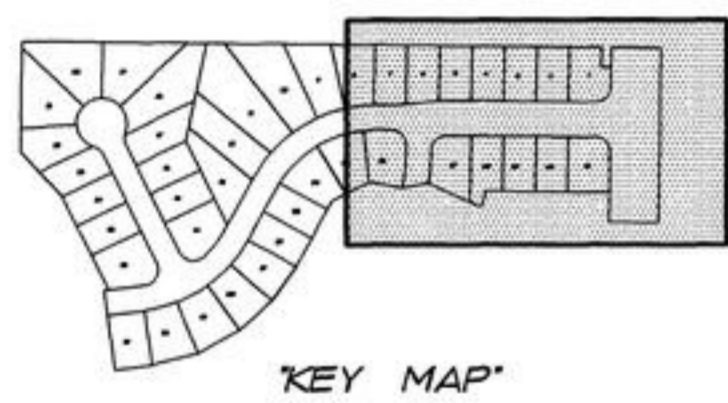
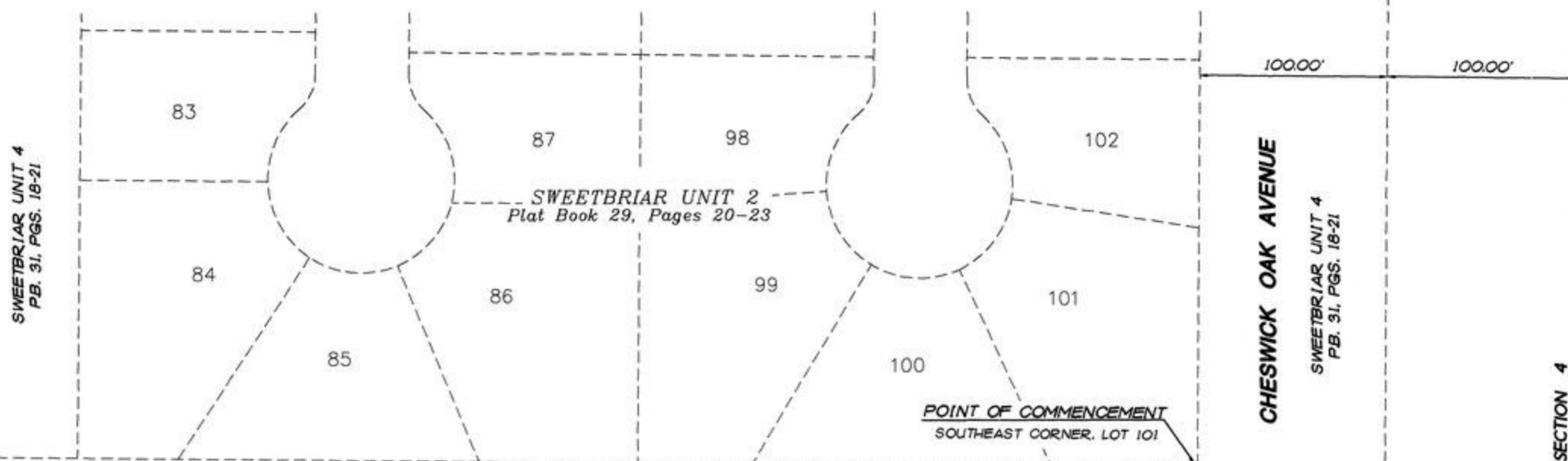
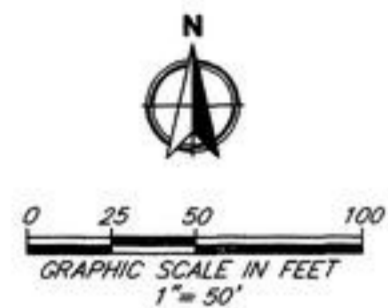
ABBREVIATION	DEFINITION
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.C.C.	POINT OF COMPOUND CURVATURE
P.R.C.	POINT OF REVERSE CURVATURE
R.P.	RADIUS POINT
C.E.C.	CLAY ELECTRIC CO-OP
C.C.U.A.	CLAY COUNTY UTILITY AUTHORITY
R/W	RIGHT OF WAY
ESMT.	EASEMENT
C2	DENOTES TABULATED CURVE DATA
L2	DENOTES TABULATED LINE DATA
■	DENOTES SET 4" X 4" CONCRETE MONUMENT WITH STEEL PLATE STAMPED "P.L.S. 4600"
●	DENOTES SET PK. NAIL & BRASS DISK STAMPED "P.L.S. 4600"
○	PERMANENT REFERENCE MONUMENT (P.R.M.)
○	PERMANENT CONTROL POINT (P.C.P.)

# SAVANNAH GLEN UNIT 1

BEING A PORTION OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA.

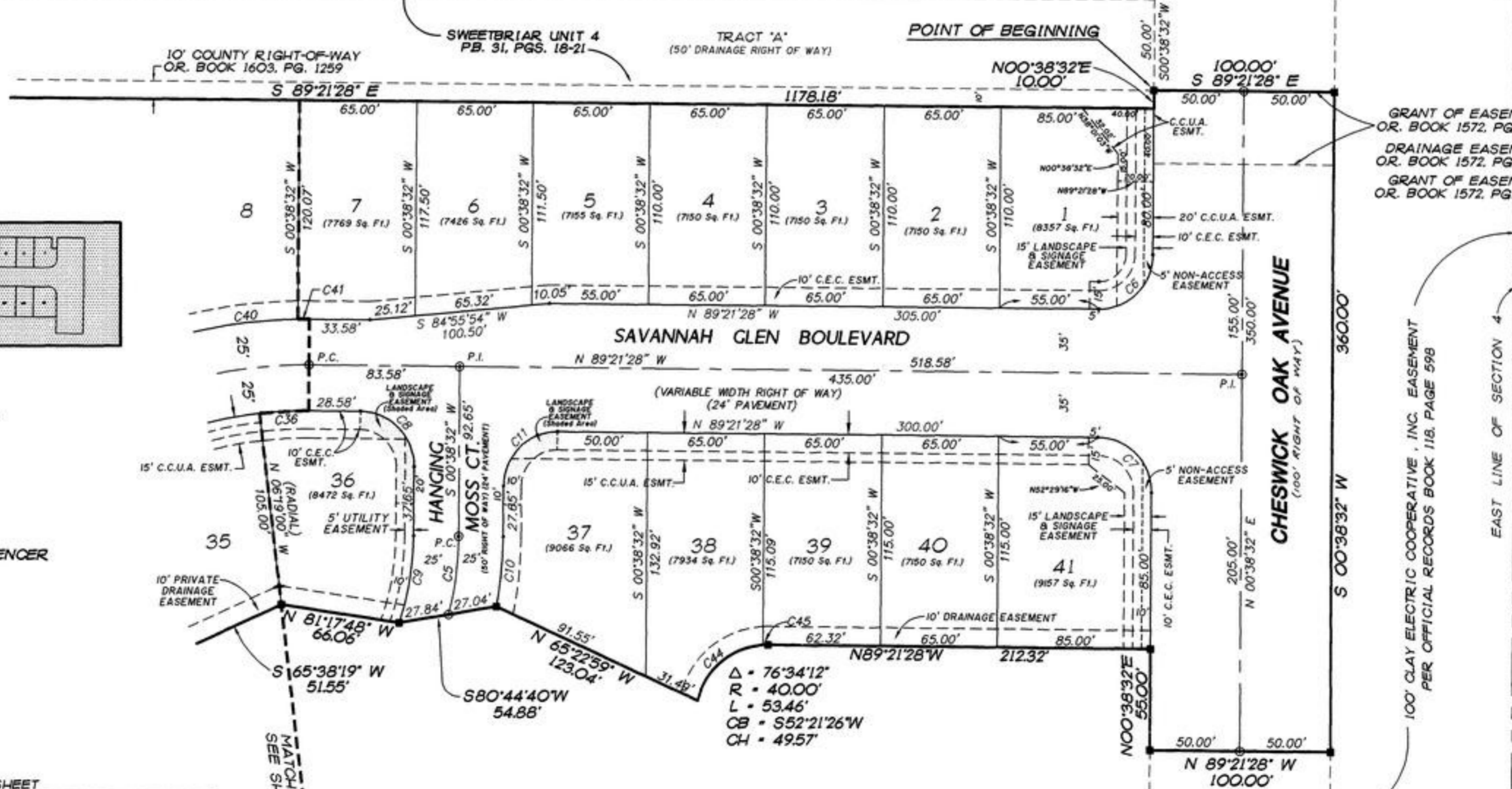
SHEET 3 OF 4 SHEETS.  
SEE SHEET 2 FOR NOTES.

TYPE I SUBDIVISION



KEY MAP

ZONED : PUD  
OWNER : FRANK T. SPENCER



ZONED : PUD  
OWNER : FRANK T. SPENCER

UNPLATTED LANDS OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 25 EAST

CURVE TABLE FOR THIS SHEET

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C5	175.00'	43.15'	21.68'	43.04'	N 07°42'21" E	14°07'37"
C6	30.00'	47.12'	30.00'	42.43'	N 45°38'32" E	90°00'00"
C7	30.00'	47.12'	30.00'	42.43'	N 44°21'28" W	90°00'00"
C8	30.00'	47.12'	30.00'	42.43'	N 44°21'28" W	90°00'00"
C9	150.00'	48.33'	24.38'	48.12'	N 09°52'21" E	18°27'39"
C10	200.00'	38.30'	19.21'	38.24'	N 06°07'41" E	10°58'18"
C11	30.00'	47.12'	30.00'	42.43'	S 45°38'32" W	90°00'00"
C36	225.00'	27.33'	13.68'	27.31'	S 87°09'46" W	06°57'32"
C40	275.00'	58.27'	29.24'	58.16'	S 83°14'07" W	12°08'24"
C41	275.00'	6.42'	3.21'	6.42'	S 89°58'25" W	01°20'13"
C44	40.00'	50.78'	29.45'	47.44'	S50°26'17" W	72°43'54"
C45	40.00'	2.68'	1.34'	2.68'	N88°43'23" E	03°50'19"

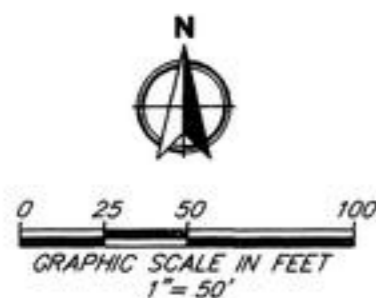
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# SAVANNAH GLEN UNIT 1

BEING A PORTION OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA.

SHEET 4 OF 4 SHEETS. TYPE I SUBDIVISION  
SEE SHEET 2 FOR NOTES.

84 85 86  
SWEETBRIAR UNIT 2  
Plat Book 29, Pages 20-23

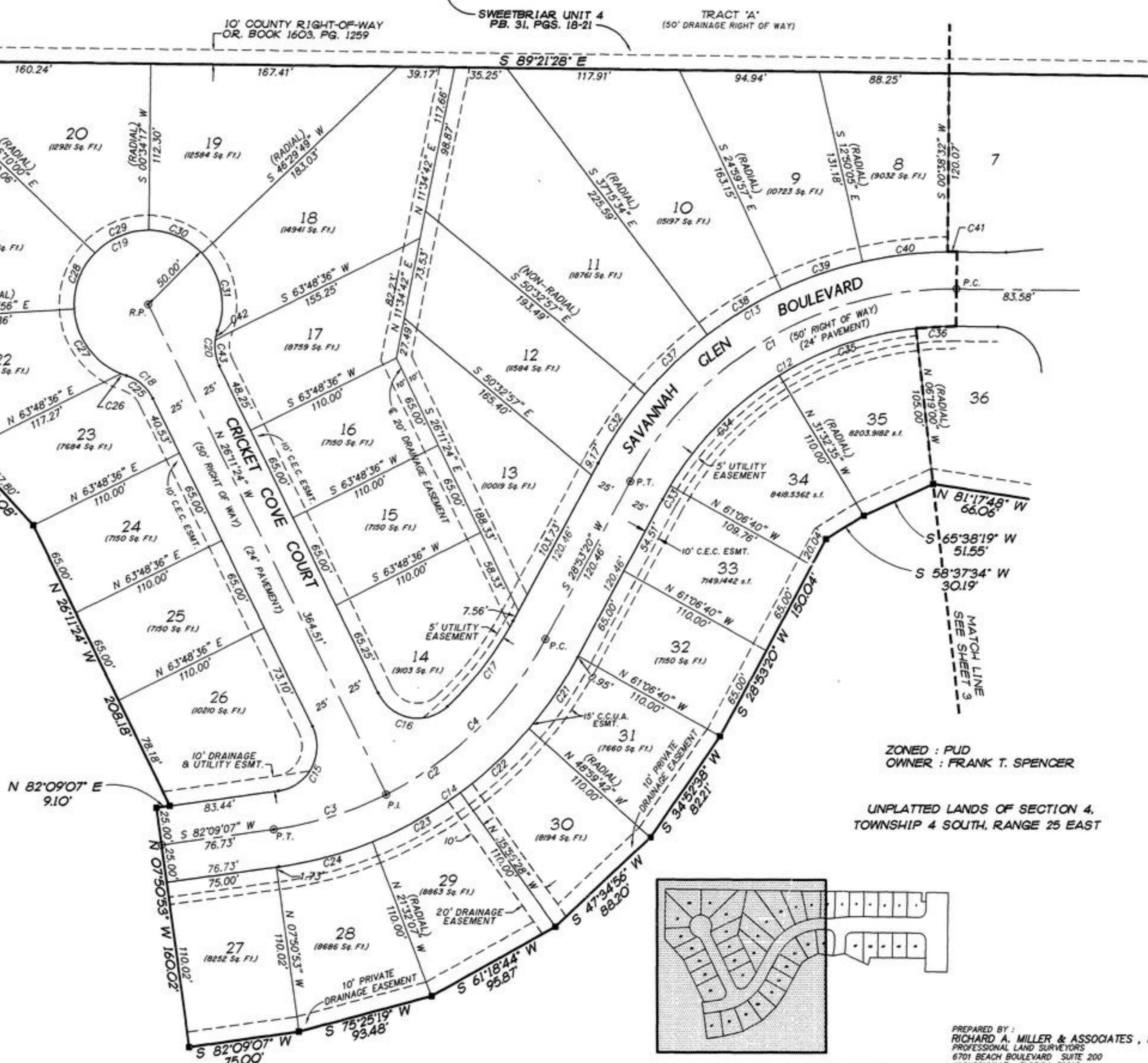


ZONED : PUD  
OWNER : FRANK T. SPENCER

UNPLATTED LANDS OF SECTION 4,  
TOWNSHIP 4 SOUTH, RANGE 25 EAST

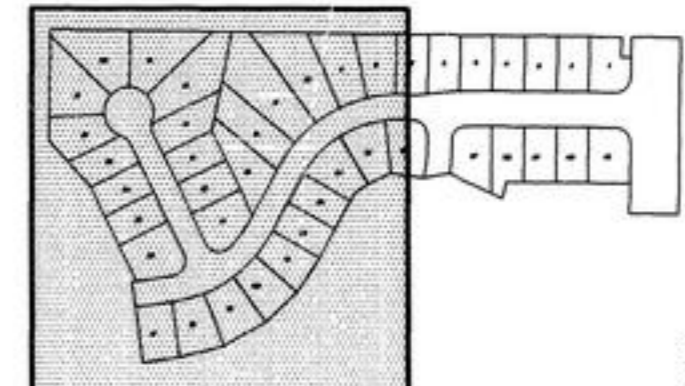
CURVE TABLE FOR THIS SHEET

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	250.00'	269.45'	149.48'	256.60'	S 59°45'56" W	61°45'12"
C2	250.00'	232.40'	125.36'	224.13'	N 55°31'13" E	53°15'47"
C3	250.00'	80.03'	40.36'	79.69'	N 72°58'52" E	18°20'31"
C4	250.00'	152.37'	78.64'	150.03'	N 46°20'58" E	34°55'17"
C12	225.00'	242.51'	134.54'	230.94'	S 59°45'56" W	61°45'12"
C13	275.00'	296.40'	164.43'	282.26'	S 59°45'56" W	61°45'12"
C14	275.00'	255.64'	137.90'	246.54'	N 55°31'13" E	53°15'47"
C15	30.00'	56.73'	41.55'	48.65'	N 27°58'52" E	108°20'31"
C16	30.00'	55.70'	40.09'	48.04'	S 79°22'52" E	106°22'58"
C17	225.00'	72.80'	36.72'	72.48'	N 38°09'29" E	18°32'19"
C18	30.00'	24.38'	12.91'	23.72'	N 49°28'25" W	46°34'03"
C19	50.00'	238.36'	47.34'	68.75'	S 63°48'36" W	273°08'06"
C20	30.00'	24.38'	12.91'	23.72'	S 02°54'22" E	46°34'03"
C21	275.00'	58.15'	29.19'	58.05'	N 34°56'49" E	12°06'59"
C22	275.00'	63.30'	31.79'	63.16'	N 47°35'57" E	13°11'17"
C23	275.00'	68.50'	34.43'	68.32'	N 61°19'44" E	14°16'18"
C24	275.00'	65.69'	33.00'	65.54'	N 75°18'30" E	13°41'14"
C25	30.00'	24.38'	12.91'	23.72'	N 49°28'25" W	46°34'03"
C26	50.00'	3.76'	1.88'	3.76'	S 70°36'05" E	04°18'43"
C27	50.00'	56.67'	31.82'	53.69'	S 35°58'24" E	64°56'40"
C28	50.00'	41.31'	21.91'	40.14'	S 20°09'58" W	47°20'04"
C29	50.00'	40.79'	21.60'	39.67'	S 67°12'09" W	46°44'16"
C30	50.00'	40.08'	21.19'	39.01'	N 66°27'57" W	45°55'32"
C31	50.00'	55.75'	31.17'	52.90'	N 11°33'46" W	63°52'51"
C32	275.00'	58.21'	28.24'	58.10'	S 34°45'04" W	11°43'29"
C33	225.00'	10.49'	5.25'	10.49'	S 30°13'28" W	02°40'17"
C34	225.00'	105.62'	53.80'	104.66'	S 45°00'31" W	26°53'49"
C35	225.00'	99.06'	50.35'	98.27'	S 71°04'12" W	25°13'35"
C36	225.00'	27.33'	13.68'	27.31'	S 87°09'46" W	06°57'32"
C37	275.00'	58.21'	29.21'	58.10'	S 46°40'37" W	12°07'38"
C38	275.00'	58.84'	29.53'	58.73'	S 58°52'14" W	12°15'36"
C39	275.00'	58.39'	29.30'	58.28'	S 71°04'59" W	12°09'52"
C40	275.00'	58.27'	29.24'	58.16'	S 83°14'07" W	12°08'24"
C41	275.00'	6.42'	3.21'	6.42'	S 89°58'25" W	01°20'13"
C42	30.00'	6.61'	3.32'	6.60'	S 14°03'56" W	12°37'26"
C43	30.00'	17.77'	9.16'	17.51'	S 09°13'05" E	33°56'37"



ZONED : PUD  
OWNER : FRANK T. SPENCER

UNPLATTED LANDS OF SECTION 4,  
TOWNSHIP 4 SOUTH, RANGE 25 EAST



KEY MAP

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