

SAVANNAH GLEN UNIT 2

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 72

SHEET 1 OF 6 SHEETS. TYPE I SUBDIVISION
SEE SHEET 3 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 BOUNDARY OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1572, PAGE 1186 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 00°38'32" WEST, ALONG LAST SAID LINE, A DISTANCE OF 50.00 FEET; THENCE RUN SOUTH 89°21'28" EAST, A DISTANCE OF 100.00 FEET TO A POINT ON THE WESTERLY BOUNDARY 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 TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE RUN SOUTH 00°38'32" WEST, A DISTANCE OF 576.18 FEET; THENCE RUN NORTH 89°21'28" WEST, A DISTANCE OF 40.00 FEET; THENCE SOUTH 00°38'32" WEST, 29.17 FEET; THENCE NORTH 86°56'43" WEST, A DISTANCE OF 316.30 FEET TO A POINT ON A CURVE CONCAVE NORTH-WESTERLY HAVING A RADIUS OF 190.00 FEET; THENCE SOUTH-WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 127°48'03" AN ARC DISTANCE OF 423.80 FEET TO A POINT ON SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 69°58'20" WEST, 341.25 FEET; THENCE SOUTH 68°04'22" WEST, A DISTANCE OF 66.85 FEET; THENCE NORTH 75°43'04" WEST, A DISTANCE OF 95.81 FEET; THENCE NORTH 08°55'21" WEST, 127.38 FEET; THENCE SOUTH 82°09'07" WEST, A DISTANCE OF 150.69 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTH-EASTERLY HAVING A RADIUS OF 355.00 FEET; THENCE SOUTH-WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 36°21'49" AN ARC DISTANCE OF 212.61 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 63°58'12" WEST, 209.06 FEET; THENCE SOUTH 45°47'18" WEST, A DISTANCE OF 239.03 FEET; THENCE NORTH 44°12'42" WEST, A DISTANCE OF 140.00 FEET; THENCE SOUTH 45°47'18" WEST, A DISTANCE OF 28.59 FEET; THENCE RUN NORTH 44°12'42" WEST, A DISTANCE OF 150.00 FEET; THENCE RUN NORTH 45°47'18" EAST, A DISTANCE OF 100.00 FEET; THENCE RUN NORTH 26°20'23" EAST, A DISTANCE OF 42.61 FEET; THENCE RUN NORTH 51°16'51" EAST, A DISTANCE OF 224.43 FEET; THENCE RUN NORTH 57°15'38" EAST, A DISTANCE OF 61.61 FEET; THENCE RUN NORTH 62°55'05" EAST, A DISTANCE OF 63.74 FEET; THENCE RUN NORTH 68°34'43" EAST, A DISTANCE OF 61.68 FEET; THENCE RUN NORTH 74°10'19" EAST, A DISTANCE OF 62.25 FEET; THENCE RUN NORTH 79°48'04" EAST, A DISTANCE OF 62.47 FEET; THENCE RUN NORTH 82°09'07" EAST, A DISTANCE OF 65.00 FEET; THENCE RUN NORTH 82°09'07" EAST, A DISTANCE OF 75.00 FEET; THENCE RUN NORTH 75°25'19" EAST, A DISTANCE OF 93.48 FEET; THENCE RUN NORTH 61°18'44" EAST, A DISTANCE OF 95.87 FEET; THENCE RUN NORTH 47°34'56" EAST, A DISTANCE OF 88.20 FEET; THENCE RUN NORTH 34°52'38" EAST, A DISTANCE OF 82.21 FEET; THENCE RUN NORTH 28°53'20" EAST, A DISTANCE OF 150.04 FEET; THENCE RUN NORTH 58°37'34" EAST, A DISTANCE OF 30.19 FEET; THENCE RUN NORTH 65°38'19" EAST, A DISTANCE OF 51.55 FEET; THENCE RUN SOUTH 81°17'48" EAST, A DISTANCE OF 66.06 FEET; THENCE RUN NORTH 80°44'40" EAST, A DISTANCE OF 54.88 FEET; THENCE RUN SOUTH 68°22'59" EAST, A DISTANCE OF 123.04 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 40.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 76°34'12" AN ARC DISTANCE OF 53.46 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 52°21'26" EAST, 49.57 FEET; THENCE SOUTH 89°21'28" EAST, 212.32 FEET; SOUTH 00°38'32" WEST, A DISTANCE OF 55.00 FEET TO THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED, CONTAINS 17.91 ACRES, MORE OR LESS.

SAVANNAH GLEN, INC. A FLORIDA CORPORATION

WITNESS: [Signature]
PRINT NAME: PATRICK WALLACE
PRINT NAME: John W. Daniels
WITNESS:

BY: [Signature]
JAMES RICKY WOOD, ITS PRESIDENT

MORTGAGEES JOINDER

AMSOUTH 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 1684, PAGE 814, AND THAT CERTAIN UCC-1 FINANCING STATEMENT DATED DECEMBER 31, 1997, AND RECORDED IN OFFICIAL RECORDS BOOK 1694, PAGE 826 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, HEREBY CONSENTS TO THIS PLAT AND JOINS IN ITS DEDICATION.

AMSOUTH BANK

WITNESS: [Signature]
PRINT NAME: M. JEAN MASON
PRINT NAME: Paula L. O'Neal
WITNESS:

BY: [Signature]
GARY E. HOLLIFIELD, ITS VICE PRESIDENT

SAVANNAH GLEN HOMEOWNERS ASSOCIATION, INC. A FLORIDA CORPORATION, AFFIRMATIVELY ACCEPTS CONVEYANCE OF TRACTS 'A', 'B' AND 'C' AND RESPONSIBILITY FOR ALL MATTERS HEREINABOVE COVENANTED BY THE DEDICATOR, AND JOINS IN THE DEDICATION OF THIS PLAT.

SAVANNAH GLEN HOMEOWNERS ASSOCIATION, INC.

WITNESS: [Signature]
PRINT NAME: PATRICK WALLACE
WITNESS: [Signature]
PRINT NAME: John W. Daniels

BY: [Signature]
JAMES RICKY WOOD, ITS PRESIDENT,
ON BEHALF OF THE CORPORATION

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 2, 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. HANGING MOSS DRIVE AND HERON NEST POINT AS SHOWN HEREON, HEREINAFTER THE 'STREETS'; AND ALL EASEMENTS FOR DRAINAGE (EXCLUDING PRIVATE DRAINAGE EASEMENT SHOWN ON LOTS 36 THROUGH 61) AND UNOBTAINED EASEMENTS AS SHOWN HEREON ARE IRREVOCABLY DEDICATED TO CLAY COUNTY, ITS SUCCESSORS AND ASSIGNS, AND ARE SUBJECT TO THE FOLLOWING COVENANTS WHICH SHALL RUN WITH THE LANDS. THE EASEMENTS FOR UTILITIES AND SEWERS SHOWN HEREON ARE HEREBY IRREVOCABLY 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 LANDSCAPING AND SIGNAGE.

THE AREA DEPICTED ON THIS PLAT AS THE 'STORM WATER DETENTION AREA' IS SITUATED ON TRACT 'A'; WHILE THE DEDICATOR, ITS SUCCESSORS AND ASSIGNS, OWNS THE UNDERLYING FEE SIMPLE TITLE TO SAID TRACT, SAID TRACT CANNOT BE USED FOR ANY PURPOSES OTHER THAN THOSE HEREINAFTER DESCRIBED FOR THE STORM WATER MANAGEMENT EASEMENTS. AN EASEMENT WITHIN THE AREA DESIGNATED ON THIS PLAT AS THE 'STORM WATER DETENTION AREA' IS HEREBY DEDICATED TO CLAY COUNTY, ITS SUCCESSORS AND ASSIGNS, TO DISCHARGE THEREIN ALL WATER WHICH MAY FALL OR COME UPON THE STREETS, AND ALL WATER WHICH MAY FLOW OR PASS FROM THE STREETS, FROM ADJACENT LANDS, OR FROM ANY OTHER SOURCE OF PUBLIC WATERS INTO OR THROUGH SAID STORM WATER DETENTION AREA, WITHOUT ANY LIABILITIES WHATSOEVER ON THE PART OF CLAY COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR ANY INJURY OR LOSSES TO PERSONS OR PROPERTY RESULTING FROM THE ACCEPTANCE OR USE OF THESE DRAINAGE EASEMENTS BY CLAY COUNTY, ITS SUCCESSORS AND ASSIGNS.

CLAY COUNTY, BY ACCEPTANCE OF THIS PLAT FOR RECORDING, SHALL NOT BE DEEMED, ON BEHALF OF ITSELF, ITS SUCCESSORS OR ASSIGNS, TO HAVE ACCEPTED ANY DUTY, OBLIGATION, LIABILITY OR RESPONSIBILITY WHATSOEVER TO MAINTAIN ANY STORM WATER RETENTION OR DETENTION PONDS PRESENTLY OR HEREAFTER LOCATED OR CONSTRUCTED THEREIN; TO MAINTAIN ANY FILTRATION SYSTEMS, CONTROL STRUCTURES, UNDERDRAINS, PIPES OR OTHER FACILITIES, FIXTURES OR EQUIPMENT INSTALLED THEREIN AND/OR ASSOCIATED THEREWITH; TO REMOVE OR TREAT ANY AQUATIC PLANTS, ANIMALS, SOIL, CHEMICALS, OR ANY OTHER SUBSTANCE OR THING THAT MIGHT BE FOUND OR COME THEREIN; OR TO MAINTAIN OR PRESERVE WATER PURITY, QUALITY, LEVEL OR DEPTH THEREIN. THE FOREGOING NOTWITHSTANDING, CLAY COUNTY, ITS SUCCESSORS AND ASSIGNS, SHALL HAVE THE RIGHT TO UNDERTAKE OR PERFORM ANY AND ALL OF THE AFORESAID ACTIVITIES AT ANY TIME OR TIMES IT MAY CHOOSE IN ITS SOLE DISCRETION WITHOUT BEING DEEMED TO HAVE ACCEPTED ANY DUTY, OBLIGATION, LIABILITY OR RESPONSIBILITY WHATSOEVER TO UNDERTAKE, REPEAT OR PERFORM THE SAME OR SIMILAR ACTIVITIES THEREAFTER; AND TO EFFECT MODIFICATION OF OR TO ANY STORM WATER RETENTION OR DETENTION PONDS AND OTHER FACILITIES LOCATED THEREIN, INCLUDING, BUT NOT LIMITED TO, THE INSTALLATION, MODIFICATION AND/OR REMOVAL OF ANY FILTRATION SYSTEMS, CONTROL STRUCTURES, UNDERDRAINS, PIPES OR OTHER FACILITIES, FIXTURES OR EQUIPMENT ASSOCIATED THEREWITH, WITHOUT BEING DEEMED TO HAVE ACCEPTED ANY DUTY, OBLIGATION, LIABILITY OR RESPONSIBILITY WHATSOEVER TO UNDERTAKE MAINTENANCE THEREAFTER.

THE DEVELOPER, AND ITS SUCCESSORS AND ASSIGNS RESERVES UNTO ITSELF AN EASEMENT, CO-EXTENSIVE WITH THAT HEREINABOVE DEDICATED UNTO CLAY COUNTY, ITS SUCCESSORS AND ASSIGNS, WITHIN THE AREAS DESIGNATED AS THE 'STORM WATER DETENTION AREA' AND AFFIRMATIVELY COVENANTS THAT IT IS AND WILL REMAIN RESPONSIBLE, OBLIGATED AND LIABLE FOR CONSTRUCTING, INSTALLING AND THEREAFTER MAINTAINING ANY STORM WATER RETENTION OR DETENTION PONDS PRESENTLY OR HEREAFTER LOCATED OR CONSTRUCTED THEREIN REQUIRED BY CLAY COUNTY AS OF THE DATE OF THE ACCEPTANCE OF THIS PLAT AS WELL AS THOSE REQUIRED UNDER ANY PERMIT ISSUED BY ANY AND ALL GOVERNMENTAL AGENCIES WITH JURISDICTION INCLUDING BUT NOT LIMITED TO ANY FILTRATION SYSTEMS, CONTROL STRUCTURES, UNDERDRAINS, PIPES OR OTHER FACILITIES, FIXTURES OR EQUIPMENT INSTALLED THEREIN AND/OR ASSOCIATED THEREWITH AND FOR THE PURPOSE OF REMOVING OR TREATING AQUATIC PLANTS, ANIMALS, SOIL, CHEMICALS, OR ANY OTHER SUBSTANCE OR THING THAT MIGHT BE FOUND OR COME THEREIN, AND FOR THE PURPOSE OF MAINTAINING OR PRESERVING WATER PURITY, QUALITY, LEVEL OR DEPTH THEREIN.

THE FOREGOING COVENANT SHALL ALSO RUN WITH THE LANDS DEPICTED WITHIN THE CONFINES OF THIS PLAT IN FAVOR OF EACH OF THE SUCCESSORS AND ASSIGNS OF THE DEDICATOR. THE FOREGOING NOTWITHSTANDING, THE DEDICATOR HEREIN CONVEYS THE LANDS SUBJECT TO THE RESERVED EASEMENT AND TRACTS 'A', 'B' AND 'C' TO SAVANNAH GLEN HOMEOWNERS ASSOCIATION, INC. (THE 'ASSOCIATION') AND ASSIGNS THE RESPONSIBILITY FOR ALL MATTERS HEREINABOVE COVENANTED BY THE DEDICATOR, AND THE ASSOCIATION AFFIRMATIVELY ACCEPTS THE CONVEYANCE OF TRACTS 'A', 'B' AND 'C', AND THE RESPONSIBILITY FOR ALL MATTERS HEREINABOVE COVENANTED BY THE DEDICATOR BY JOINING IN THE DEDICATION OF THIS PLAT. THE ASSOCIATION HAS BEEN CREATED AS A CORPORATE ENTITY UNDER THE LAWS OF THE STATE OF FLORIDA, EXISTING IN PERPETUITY, AND INVESTED WITH THE POWER, DUTY AND AUTHORITY TO LEVY MANDATORY ASSESSMENTS AGAINST EACH LOT DEPICTED ON THIS PLAT TO PROVIDE SUFFICIENT AND ADEQUATE FUNDING FOR THE PERPETUAL MAINTENANCE OF THE ABOVE DESCRIBED STORM WATER MANAGEMENT FACILITIES, BY SUCH CONVEYANCE AND ASSIGNMENT AS REFERENCED ABOVE TO THE ASSOCIATION, AND UPON ACCEPTANCE OF THIS PLAT BY CLAY COUNTY AND THE RECORDING THEREOF, THE DEDICATOR HAS BEEN COMPLETELY RELEASED FROM ALL RESPONSIBILITIES, OBLIGATIONS AND LIABILITIES HEREAFTER ARISING, HEREUNDER, THE ASSOCIATION HAVING SUCCEEDED TO THE SAME, IF AND ONLY IF CLAY COUNTY, ITS SUCCESSORS AND ASSIGNS, SHALL AFFIRMATIVELY ACCEPT RESPONSIBILITY FOR MAINTENANCE UNDER THE RESERVED EASEMENT, AS EVIDENCED BY THE ADOPTION OF A FORMAL RESOLUTION BY THE GOVERNING BODY OF CLAY COUNTY, ITS SUCCESSORS OR ASSIGNS, SPREAD UPON THE MINUTES THEREOF, THEN THE ASSOCIATION SHALL BE DEEMED TO HAVE BEEN COMPLETELY RELEASED FROM ALL RESPONSIBILITIES, OBLIGATIONS AND LIABILITIES THEREAFTER ARISING UNDER THE RESERVED EASEMENT, FURTHER SAID RESERVED EASEMENT AND THE FOREGOING COVENANTS SHALL BE DEEMED TO HAVE TERMINATED UPON THE ADOPTION OF SAID RESOLUTION.

UNTIL CLAY COUNTY, ITS SUCCESSORS AND ASSIGNS, IN ITS SOLE DISCRETION, ELECTS TO UNDERTAKE THE RESPONSIBILITY FOR MAINTENANCE OF THE STORM WATER MANAGEMENT FACILITIES WITHIN THE AREA DEPICTED ON THIS PLAT AS 'STORM WATER DETENTION AREA', SAVANNAH GLEN HOMEOWNERS ASSOCIATION, INC. DOES HEREBY COVENANT AND AGREE TO INDEMNIFY CLAY COUNTY AND SAVE IT HARMLESS FROM SUITS, DAMAGES, LIABILITY AND EXPENSES IN CONNECTION WITH LOSS OF LIFE, BODILY OR PERSONAL INJURY TO PROPERTY OR ANY OTHER DAMAGE ARISING FROM OR OUT OF ANY OCCURRENCE IN, UPON, AT OR FROM THE LAKES AND FILTRATION SYSTEMS AND OTHER STORM WATER MANAGEMENT FACILITIES. THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE SUCCESSORS AND ASSIGNS OF SAVANNAH GLEN HOMEOWNERS ASSOCIATION, INC. AND SHALL BE SUBJECT TO AND BOUND BY IT.

THE DEDICATOR, ON BEHALF OF ITSELF, ITS SUCCESSORS AND ASSIGNS, DOES HEREBY COVENANT IN FAVOR OF CLAY COUNTY, ITS SUCCESSORS AND ASSIGNS, THAT IT SHALL NOT ENTER UPON OR USE ANY PORTION OF THE LANDS DESIGNATED ON THIS AS PLAT THE 'STORM WATER DETENTION AREA' FOR ANY PURPOSE INCONSISTENT WITH THE EASEMENTS HEREINABOVE DESCRIBED. IN THIS REGARD, EXCEPT AS THE SAME MAY BE RELATED DIRECTLY TO SAID EASEMENT AND THE ACTIVITIES AND USES AUTHORIZED IN CONNECTION THEREWITH, THE DEDICATOR, ITS SUCCESSORS AND ASSIGNS, SHALL NOT UNDERTAKE ANY DREDGE OR FILL ACTIVITIES WITHIN SAID EASEMENTS, NOR PLACE OR PLANT, OR CAUSE OR SUFFER TO BE PLACED OR PLANTED, ANY TEMPORARY OR PERMANENT STRUCTURES OR VEGETATION OF ANY KIND ENCRANCHING WITHIN, ON, OVER OR ACROSS SAID EASEMENTS, INCLUDING BUT NOT LIMITED TO FENCES, HEDGES, FOUNTAINS OR BULKHEADS. TRACTS 'A', 'B' AND 'C' ARE HEREBY CONVEYED TO SAVANNAH GLEN HOMEOWNERS ASSOCIATION, INC. AND ITS SUCCESSORS AND ASSIGNS, SUBJECT TO A CONSERVATION EASEMENT, AS SHOWN ON THE PLAT, IN FAVOR OF ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.

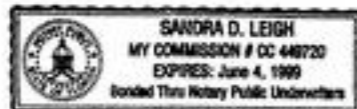
THE CLAY ELECTRIC EASEMENTS AS SHOWN ARE DEDICATED TO THE CLAY ELECTRIC COOPERATIVE, INC. ITS SUCCESSORS AND ASSIGNS FOR USE IN ITS UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.

IN WITNESS WHEREOF SAVANNAH GLEN, INC. A FLORIDA CORPORATION HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 18 DAY OF March AD. 1998

STATE OF FLORIDA
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18 DAY OF March AD. 1998
BY JAMES RICKY WOOD, PRESIDENT OF SAVANNAH GLEN, INC., A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION HE IS PERSONALLY KNOWN TO ME AND DID TAKE AN OATH.

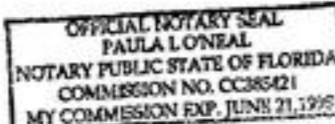
[Signature]
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES: _____



STATE OF FLORIDA
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18 DAY OF March AD. 1998
BY GARY E. HOLLIFIELD, VICE PRESIDENT OF AMSOUTH BANK, ON BEHALF OF THE CORPORATION HE IS PERSONALLY KNOWN TO ME AND DID TAKE AN OATH.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES: _____



Any reference herein to AmSouth Bank of Florida shall be deemed to refer to AmSouth Bank



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

SAVANNAH GLEN UNIT 2

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

SHEET 2 OF 6 SHEETS.
SEE SHEET 3 FOR NOTES.

TYPE I SUBDIVISION

"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: [Signature]
PRINT NAME: PATRICK WALLACE
WITNESS: [Signature]
PRINT NAME: John W Daniels

BY: [Signature]
JAMES RICKY WOOD, V/S PRESIDENT

COUNTY DEPARTMENT OF ENGINEERING APPROVAL
APPROVED THIS 21ST DAY OF APRIL A.D. 1998.
[Signature]
DIRECTOR DEPARTMENT OF ENGINEERING

COUNTY DEPARTMENT OF PLANNING APPROVAL
APPROVED THIS 21ST DAY OF APRIL A.D. 1998.
[Signature]
DIRECTOR DEPARTMENT OF PLANNING

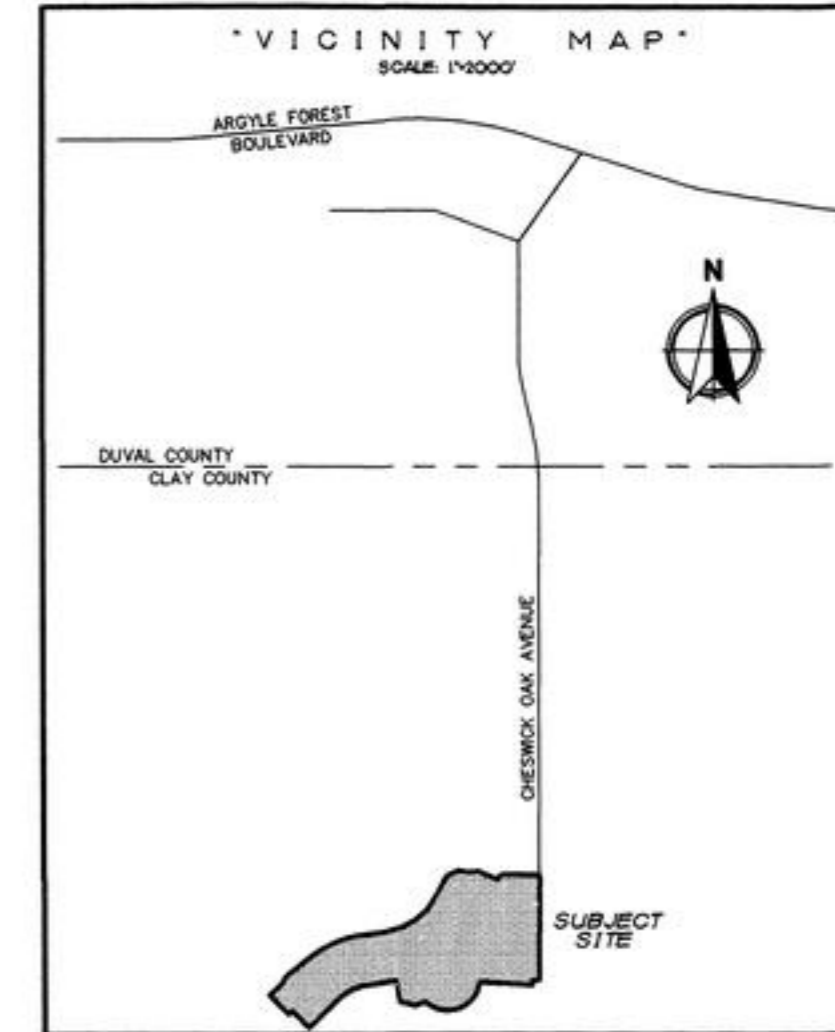
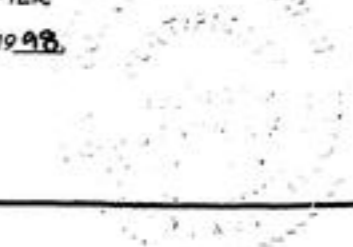
COUNTY DEPARTMENT OF ZONING APPROVAL
APPROVED THIS 20TH DAY OF APRIL A.D. 1998.
[Signature]
DIRECTOR DEPARTMENT OF ZONING

COUNTY COMMISSIONERS CERTIFICATE
EXAMINED AND APPROVED THIS 14TH DAY OF APRIL A.D. 1998
BY THE BOARD OF COUNTY COMMISSIONERS, CLAY COUNTY, FLORIDA.
[Signature] CHAIRMAN
[Signature] CLERK OF THE CIRCUIT COURT

CLERK'S 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 72 thru 79 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, THIS 21TH DAY OF April A.D. 1998.
[Signature]
CLERK OF THE CIRCUIT COURT



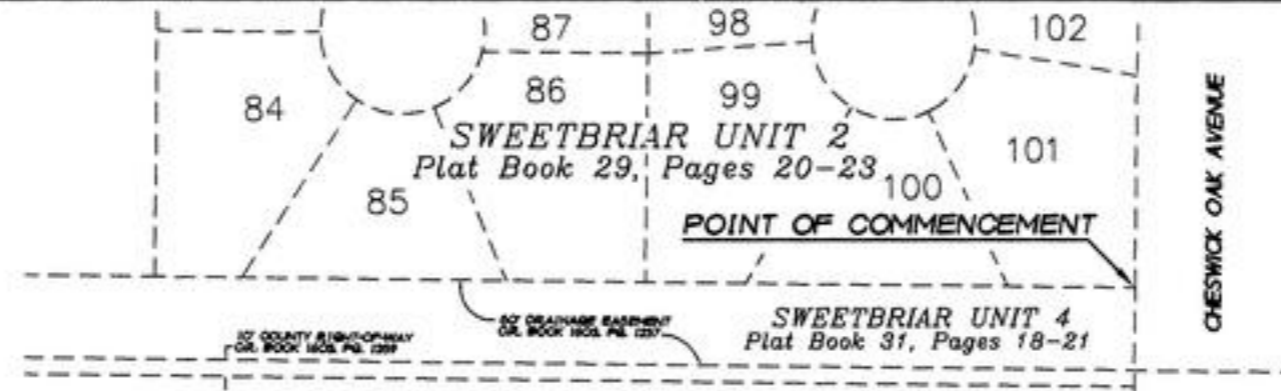
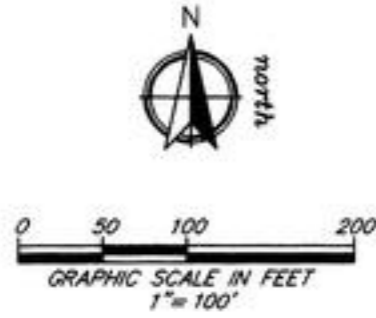
SURVEYOR'S CERTIFICATE
THIS IS TO CERTIFY THAT THE ACCOMPANYING PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED HEREOF, THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS SHOWN ON SAID PLAT ACCORDING TO CHAPTER NO. 177, OF THE LAWS OF THE STATE OF FLORIDA, AND 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 18TH DAY OF MARCH A.D. 1998.
[Signature]
JONATHAN B. BOWEN
FLORIDA REGISTERED LAND SURVEYOR NO. 4600.



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

SAVANNAH GLEN UNIT 2

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



PLAT BOOK 31 PAGE 74

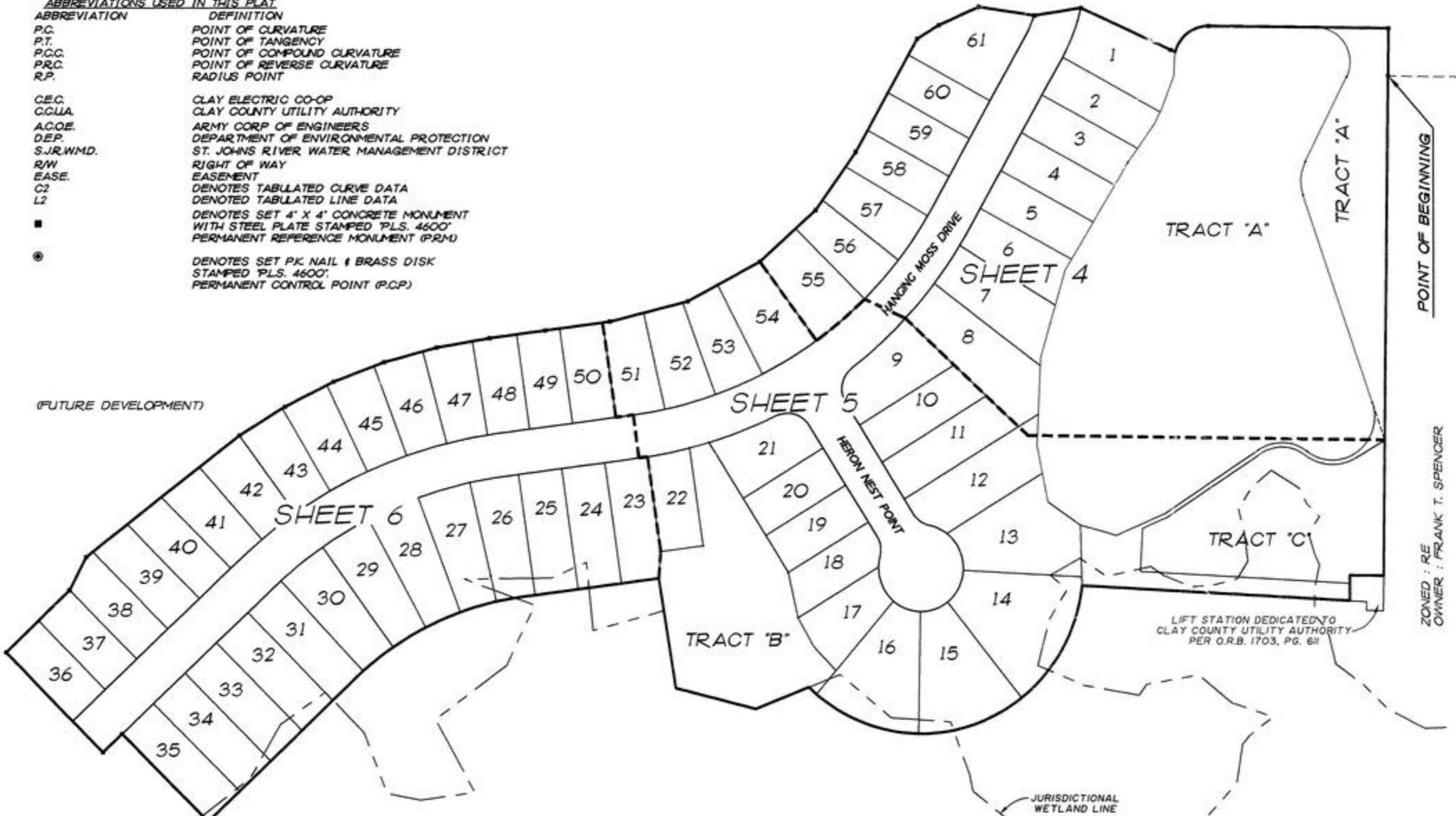
SHEET 3 OF 6 SHEETS. TYPE I SUBDIVISION
61 LOTS THIS UNIT

ZONED : PUD
OWNER : FRANK T. SPENCER
UNPLATTED LANDS OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 25 EAST

(FUTURE DEVELOPMENT)

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 |
| A.C.O.E. | ARMY CORP OF ENGINEERS |
| D.E.P. | DEPARTMENT OF ENVIRONMENTAL PROTECTION |
| S.J.R.W.M.D. | ST. JOHNS RIVER WATER MANAGEMENT DISTRICT |
| R/W | RIGHT OF WAY |
| EASE. | 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" PERMANENT REFERENCE MONUMENT (PRM) |
| ● | DENOTES SET P.K. NAIL & BRASS DISK STAMPED "P.L.S. 4600" PERMANENT CONTROL POINT (P.C.P.) |



(FUTURE DEVELOPMENT)

ZONED : RE
OWNER : FRANK T. SPENCER

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

SECTION 4
SECTION 9

SECTION 3
SECTION 4

GENERAL NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF LOT 101 I. SWEETBRIAR UNIT 2, AS N 01°05'57" E. AS SHOWN ON AFORESAID PLAT, RECORDED IN PLAT BOOK 29, PAGES 20 THROUGH 23 OF THE PUBLIC RECORDS OF CLAY COUNTY.
- 'NOTICE': THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 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.
- 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 2 IS RESERVED ACROSS ALL LOTS AND TRACTS SHOWN ON THIS PLAT.
- THE STORMWATER DETENTION AREA SHOWN HEREON IS A GRAPHIC REPRESENTATION OF THE AFORESAID FACILITY, AS SHOWN ON ENGINEERING PLANS PROVIDED TO THIS FIRM, AND DOES NOT REPRESENT AN ACTUAL FIELD LOCATION OR AS BUILT LOCATION.
- 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.
- 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 : 61
- MINIMUM LOT WIDTH : 50 FEET
- MINIMUM LOT AREA : 5,750 SQUARE FEET
- MAXIMUM LOT COVERAGE : 40 PERCENT
- MINIMUM FRONT YARD SETBACK : 15 FEET
- MINIMUM SIDE YARD SETBACK : 5 FEET
- MINIMUM REAR YARD SETBACK : 10 FEET
- MAXIMUM HEIGHT OF STRUCTURE : 35 FEET

FLOOD ZONE NOTE:

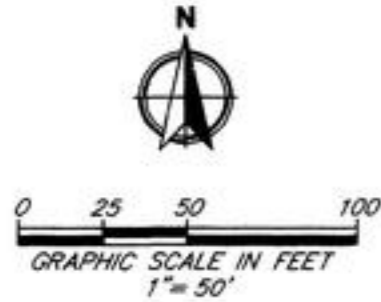
BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN HEREON LIES WITHIN ZONE 'X', AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 120064 0065 D, EFFECTIVE DATE: NOVEMBER, 4, 1992.

PREPARED BY :
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 JACKSONVILLE, FLORIDA 32216
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SAVANNAH GLEN UNIT 2

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

SHEET 4 OF 6 SHEETS. TYPE I SUBDIVISION
SEE SHEET 3 FOR NOTES.



SWEETBRIAR UNIT 4
Plat Book 31, Pages 18-21

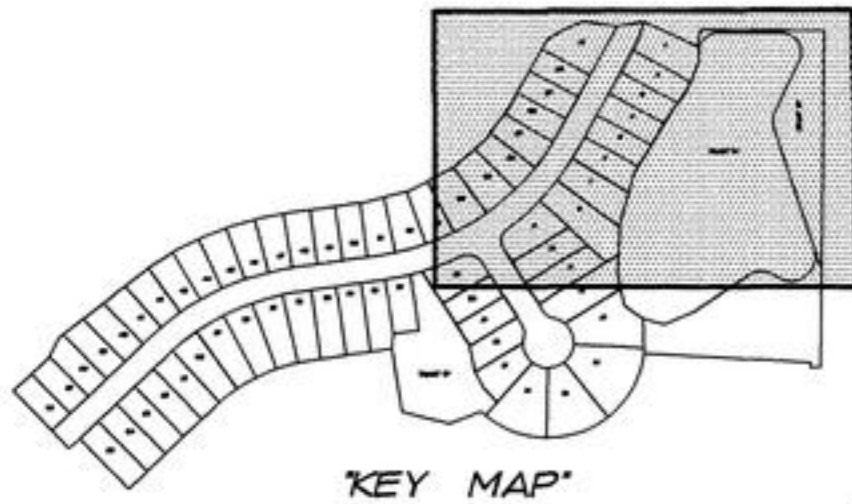
SWEETBRIAR UNIT 2
Plat Book 29, Pages 20-23

POINT OF COMMENCEMENT
SOUTHEAST CORNER, LOT 101

TRACT "A"

ZONED : PUD
OWNER : FRANK T. SPENCER
UNPLATTED LANDS OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 25 EAST

$\Delta = 76^{\circ}34'12''$
 $R = 40.00'$
 $L = 53.46'$
 $CB = N52^{\circ}21'26''E$
 $CH = 49.57'$



ZONED : PUD
OWNER : FRANK T. SPENCER

ZONED : RE
OWNER : FRANK T. SPENCER

CURVE TABLE FOR THIS SHEET

| CURVE | RADIUS | LENGTH | TANGENT | CHORD | BEARING | DELTA |
|-------|---------|---------|---------|---------|---------------|------------|
| C1 | 175.00' | 43.13' | 21.67' | 43.02' | N 21'49'44" E | 14'07'10" |
| C4 | 500.00' | 255.57' | 130.64' | 252.80' | N 43'31'56" E | 29'17'12" |
| C6 | 150.00' | 25.62' | 12.84' | 25.59' | N 23'59'45" E | 09'47'09" |
| C7 | 200.00' | 60.30' | 30.38' | 60.07' | N 20'15'05" E | 17'16'29" |
| C9 | 525.00' | 216.24' | 109.67' | 214.71' | N 40'41'18" E | 23'35'58" |
| C34 | 525.00' | 24.39' | 12.20' | 24.39' | N 30'13'11" E | 02'39'43" |
| C35 | 525.00' | 53.07' | 26.56' | 53.05' | N 34'26'48" E | 05'47'31" |
| C36 | 525.00' | 53.07' | 26.56' | 53.05' | N 40'14'19" E | 05'47'31" |
| C46 | 475.00' | 61.55' | 30.82' | 61.50' | N 34'10'01" E | 07'25'27" |
| C47 | 475.00' | 60.39' | 30.24' | 60.35' | N 41'31'16" E | 07'17'03" |
| C48 | 475.00' | 73.89' | 37.02' | 73.81' | N 49'37'10" E | 08'54'44" |
| C56 | 475.00' | 12.98' | 6.49' | 12.98' | N 29'40'19" E | 01'33'58" |
| C58 | 640.00' | 103.08' | 51.65' | 102.97' | N 33'30'11" E | 09'13'43" |
| C60 | 315.00' | 34.06' | 17.05' | 34.04' | N 13'18'22" E | 06'11'41" |
| C61 | 40.00' | 80.94' | 63.94' | 67.82' | N 31'23'19" W | 115'56'18" |
| C62 | 50.00' | 39.61' | 20.91' | 38.58' | S 03'53'04" W | 45'23'32" |
| C65 | 40.00' | 62.83' | 40.00' | 56.57' | S 45'38'32" W | 90'00'00" |
| C76 | 40.00' | 9.38' | 4.71' | 9.35' | S 07'21'26" W | 13'25'48" |
| C77 | 200.00' | 3.97' | 1.99' | 3.97' | N 28'19'11" E | 01'08'18" |
| C78 | 200.00' | 56.33' | 28.35' | 56.14' | N 19'40'56" E | 16'08'11" |

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SAVANNAH GLEN UNIT 2

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

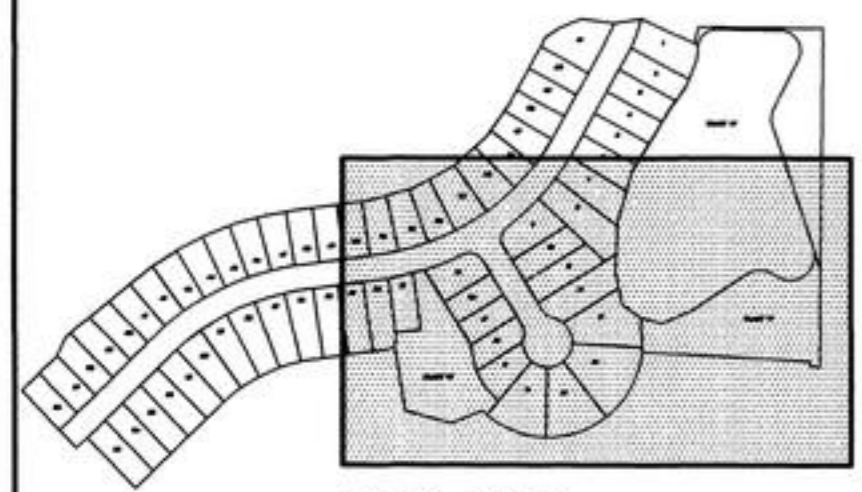
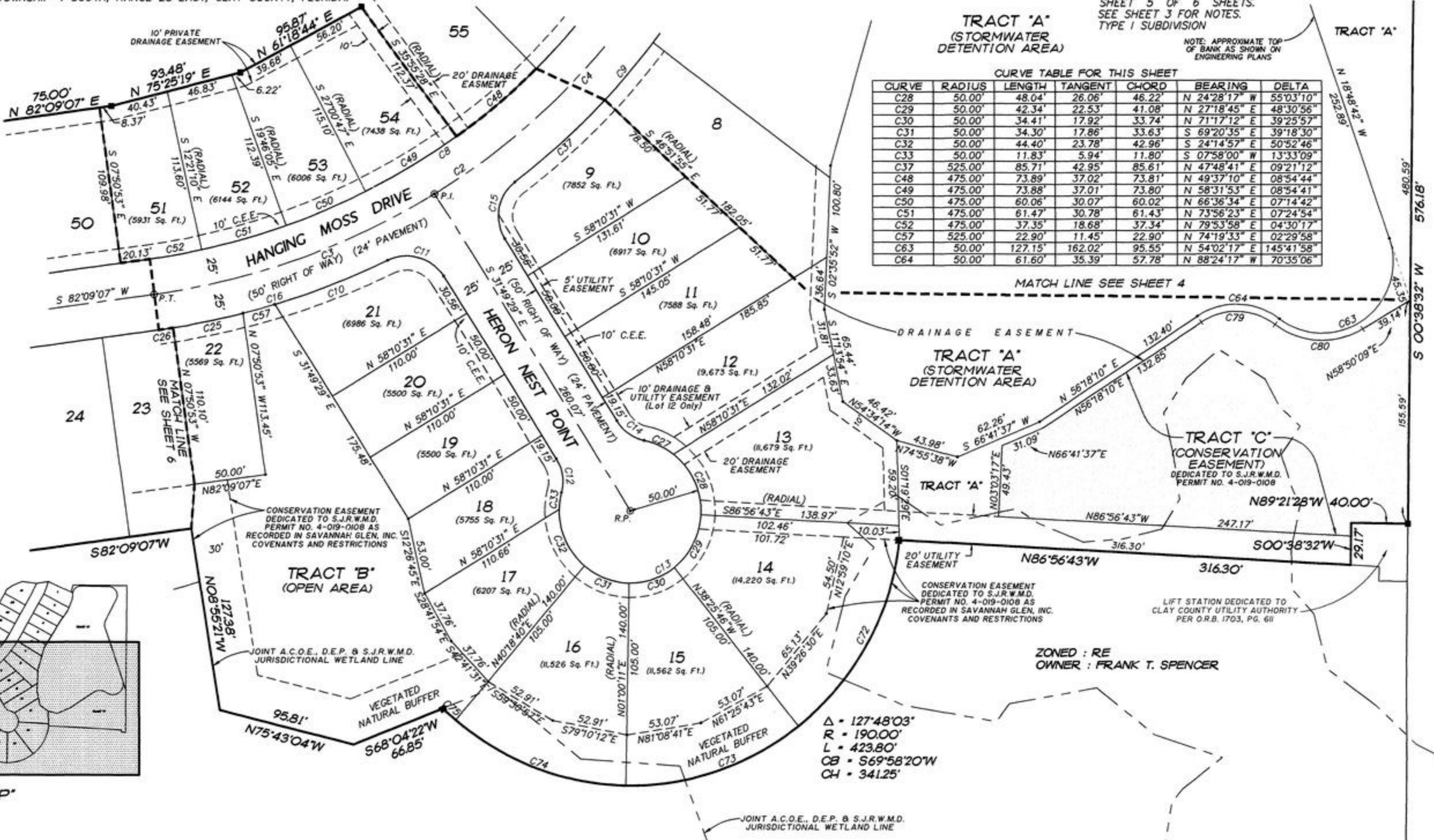
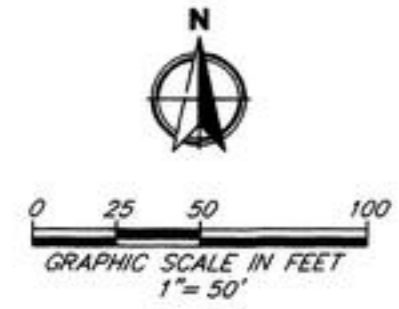
SHEET 5 OF 6 SHEETS.
SEE SHEET 3 FOR NOTES.
TYPE I SUBDIVISION

NOTE: APPROXIMATE TOP OF BANK AS SHOWN ON ENGINEERING PLANS

TRACT 'A'
(STORMWATER DETENTION AREA)

CURVE TABLE FOR THIS SHEET

| CURVE | RADIUS | LENGTH | TANGENT | CHORD | BEARING | DELTA |
|-------|---------|---------|---------|--------|---------------|------------|
| C28 | 50.00' | 48.04' | 26.06' | 46.22' | N 24°28'17" W | 55°03'10" |
| C29 | 50.00' | 42.34' | 22.53' | 41.08' | N 27°18'45" E | 48°30'56" |
| C30 | 50.00' | 34.41' | 17.92' | 33.74' | N 71°17'12" E | 39°25'57" |
| C31 | 50.00' | 34.30' | 17.86' | 33.63' | S 69°20'35" E | 39°18'30" |
| C32 | 50.00' | 44.40' | 23.78' | 42.96' | S 24°14'57" E | 50°52'46" |
| C33 | 50.00' | 11.83' | 5.94' | 11.80' | S 07°58'00" W | 13°33'09" |
| C37 | 525.00' | 85.71' | 42.95' | 85.61' | N 47°48'41" E | 09°21'12" |
| C48 | 475.00' | 73.89' | 37.02' | 73.81' | N 49°37'10" E | 08°54'44" |
| C49 | 475.00' | 73.88' | 37.01' | 73.80' | N 58°31'53" E | 08°54'41" |
| C50 | 475.00' | 60.06' | 30.07' | 60.02' | N 66°36'34" E | 07°14'42" |
| C51 | 475.00' | 61.47' | 30.78' | 61.43' | N 73°56'23" E | 07°24'54" |
| C52 | 475.00' | 37.35' | 18.68' | 37.34' | N 79°53'58" E | 04°30'17" |
| C57 | 525.00' | 22.90' | 11.45' | 22.90' | N 74°19'33" E | 02°29'58" |
| C63 | 50.00' | 127.15' | 162.02' | 95.55' | N 54°02'17" E | 145°41'58" |
| C64 | 50.00' | 61.60' | 35.39' | 57.78' | N 88°24'17" W | 70°35'06" |



KEY MAP

CURVE TABLE FOR THIS SHEET

| CURVE | RADIUS | LENGTH | TANGENT | CHORD | BEARING | DELTA |
|-------|---------|---------|---------|---------|---------------|------------|
| C2 | 500.00' | 464.81' | 250.73' | 448.25' | N 55°31'13" E | 53°15'47" |
| C3 | 500.00' | 209.23' | 106.17' | 207.71' | N 70°09'49" E | 23°58'35" |
| C4 | 500.00' | 255.57' | 130.64' | 252.80' | N 43°31'56" E | 29°17'12" |
| C8 | 475.00' | 441.57' | 238.19' | 425.84' | N 55°31'13" E | 53°15'47" |
| C9 | 525.00' | 216.24' | 109.67' | 214.71' | N 40°41'18" E | 23°35'58" |
| C10 | 525.00' | 84.42' | 42.30' | 84.33' | N 68°28'10" E | 09°12'48" |
| C11 | 30.00' | 44.15' | 27.16' | 40.27' | N 73°58'51" W | 84°18'46" |
| C12 | 30.00' | 24.38' | 12.91' | 23.72' | N 08°32'27" W | 46°34'03" |
| C13 | 50.00' | 238.36' | 47.34' | 68.75' | N 58°10'31" E | 273°08'06" |
| C14 | 30.00' | 24.38' | 12.91' | 23.72' | S 55°06'30" E | 46°34'03" |
| C15 | 30.00' | 44.15' | 27.16' | 40.27' | S 10°19'54" W | 84°18'46" |
| C16 | 525.00' | 167.58' | 84.51' | 166.87' | N 73°00'26" E | 18°17'21" |
| C25 | 525.00' | 50.13' | 25.08' | 50.11' | N 78°18'40" E | 05°28'16" |
| C26 | 525.00' | 10.13' | 5.06' | 10.13' | N 81°35'57" E | 01°06'19" |
| C27 | 50.00' | 23.03' | 11.72' | 22.83' | N 65°11'42" W | 26°23'39" |
| C72 | 190.00' | 150.88' | 79.67' | 146.95' | S 28°49'16" W | 45°29'55" |
| C73 | 190.00' | 130.76' | 68.09' | 128.20' | S 71°17'12" W | 39°25'57" |
| C74 | 190.00' | 130.35' | 67.86' | 127.81' | N 69°20'35" W | 39°18'30" |
| C75 | 190.00' | 11.81' | 5.91' | 11.81' | N 47°54'29" W | 03°33'41" |
| C79 | 45.00' | 55.44' | 31.85' | 52.00' | S 88°24'17" E | 70°35'06" |
| C80 | 55.00' | 65.32' | 37.13' | 61.55' | S 87°08'18" E | 68°03'06" |

SECTION 4
SECTION 9

ZONED : RE
OWNER : FRANK T. SPENCER

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

PREPARED BY:
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