

SAVANNAH GLEN UNIT 3

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

C & R'
 1723 pg. 1497
 1762 pg. 723
 1791 pg. 1699
 1802 pg. 1963

A portion of Section 4, Township 4 South, Range 25 East, Clay County, Florida, being more particularly described as follows: BEGIN at the Northwesterly corner of Lot 20 as shown on the plat of Savannah Glen Unit 1, as recorded in Plat Book 31, Pages 68, 69, 70 and 71, of the Public Records of said County, thence Southerly along the Western boundary line of said last mentioned plat run the following five (5) courses and distances: Course No. 1: South 00°38'32" West, 221.73 feet; Course No. 2: South 82°09'07" East, 123.08 feet; Course No. 3: South 26°11'24" East, 208.18 feet; Course No. 4: South 82°09'07" West, 9.10 feet; Course No. 5: South 07°50'53" East, 160.02 feet to the Southwesterly corner of Lot 27 of said last mentioned plat, said point lying on the Northernly line of Lot 49 as shown on the plat of Savannah Glen Unit 2, as recorded in Plat Book 31, Pages 72, 73, 74, 75, 76 and 77, of said Public Records; thence Westerly along the Northernly boundary line of said last mentioned plat run the following seven (7) courses and distances: Course No. 1: South 82°09'07" West, 65.00 feet; Course No. 2: South 79°48'04" West, 62.47 feet; Course No. 3: South 74°10'19" West, 62.25 feet; Course No. 4: South 68°34'43" West, 61.68 feet; Course No. 5: South 62°55'05" West, 63.74 feet; Course No. 6: South 57°15'38" West, 61.61 feet; Course No. 7: South 51°16'51" West, 224.43 feet; thence North 30°26'55" West, departing said Northernly boundary line, 130.76 feet to a point on a curve concave Northwesterly having a radius of 2025.00 feet; thence Southwesterly along the arc of said curve through a central angle of 02°03'01" an arc distance of 72.46 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 60°34'35" West, 72.46 feet; thence North 28°23'54" West, 50.00 feet to a point on a curve concave Northwesterly having a radius of 1975.00 feet; thence Northwesterly along the arc of said curve through a central angle of 05°34'13", an arc distance of 192.01 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 58°48'59" East, 191.93 feet; thence North 32°02'54" West, 597.12 feet; thence North 00°38'32" East, 80.38 feet; thence North 06°23'20" East, 121.76 feet to a point lying on the Southernly line of a 10 foot County Right of Way as described and recorded in Official Records Book 1603, Page 1259 (Parcel E) of said Public Records; thence South 89°21'28" East, along last said line, 632.55 feet to the POINT OF BEGINNING.

Containing 10.95 acres, more or less.

COUNTY DEPARTMENT OF ENGINEERING APPROVAL
 Approved this 23 day of June A.D., 1999.

Director Department of Engineering

COUNTY DEPARTMENT OF PLANNING APPROVAL
 Approved this 25 day of JUNE A.D., 1999.

Director Department of Planning

COUNTY DEPARTMENT OF ZONING APPROVAL
 Approved this 21 day of JUNE A.D., 1999.

Director Department of Zoning

COUNTY COMMISSIONERS CERTIFICATE
 Examined and approved this 29 day of June A.D., 1999
 by the board of County Commissioners, Clay County, Florida.

Chairman James B. Jester
 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 177, Florida Statutes, and is filed for record in Plat Book 33 Pages 63 thru 66 of the Public Records of Clay County, Florida, this 30 day of June A.D., 1999.

Clerk of the Circuit Court

SURVEYOR'S CERTIFICATE OF REVIEW

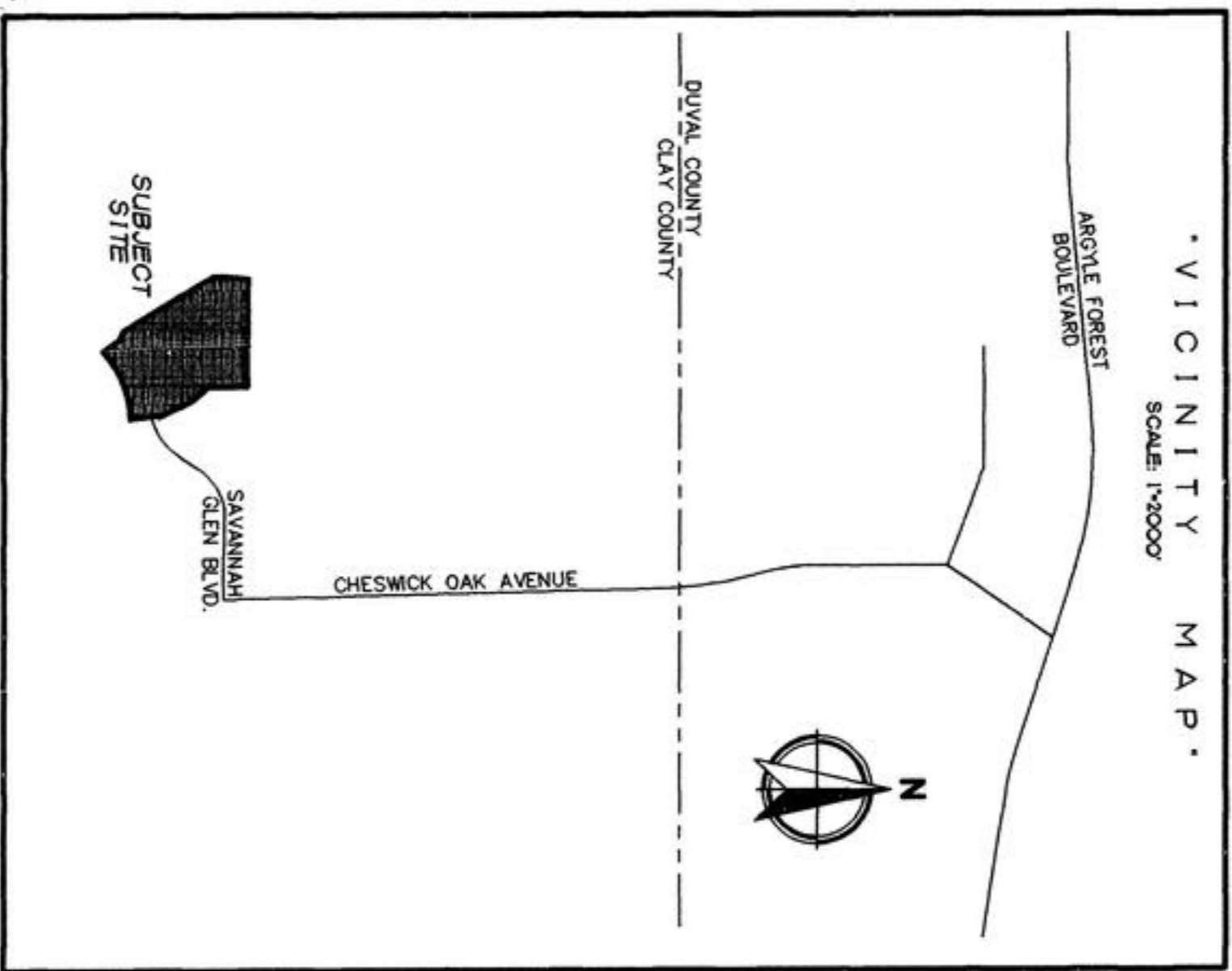
The undersigned surveyor hereby certifies that he or she has been retained by Clay County to review this plat on behalf of Clay County, Florida, in accordance with the requirements of Section 177, 081(1), Florida Statutes (1998), and has determined that said plat conforms with the requirements of Chapter 177, Florida Statutes. The undersigned did not prepare this plat. This certificate is made as of the 28 day of June, 1999.

Print name: Harold Eiland
 Florida Registration No. 65 2518
 Print address: 615 Shading
Orange Park, Fla.

SURVEYOR'S CERTIFICATE

This is to certify that the accompanying plat is a true and correct representation of the lands surveyed, plotted and described hereon, that permanent reference monuments have been placed as shown on said plat according to Chapter 177, Florida Statutes, 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 25 day of May A.D., 1999.
John B. Bowen
 Florida Registered Land Surveyor No. 4600.
 Licensed Business No. 6189.



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 3, 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, Artesian Lane and Bay Hawk Court as shown hereon, hereinafter the "streets" and drainage easements (excluding "private drainage easement" shown on lots 77 through 86) as shown hereon are hereby irrevocably and without reservation dedicated to Clay County, Florida, 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 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 22 day of JUNE, A.D., 1999.

SAVANNAH GLEN, INC. A FLORIDA CORPORATION

Witness: James Rickly Wood
 Print Name: JAMES RICKLY WOOD
 Witness: Sandra Spencer
 Print Name: Sandra Spencer

By James Rickly Wood
 James Rickly Wood, its President

STATE OF FLORIDA COUNTY OF CLAY

The foregoing instrument was acknowledged before me this 22 day of JUNE A.D., 1999 by James Rickly Wood, President of Savannah Glen, Inc., a Florida Corporation, on behalf of the Corporation. He is personally known to me.

Witness: Sandra Spencer
 Notary Public, State of Florida at Large



MORTGAGEE'S MONDER

The Frank Theodore Spencer, Sr. Revocable Trust (the Trust) established pursuant to the Frank Theodore Spencer, Sr. Revocable Trust Agreement dated April 23, 1994, is the owner and holder of that certain mortgage dated March 19, 1999 (the Mortgage), the same being recorded on March 23, 1999, in Official Records Book 1782, page 925, Public Records of Clay County, Florida. The Trust does hereby join in the foregoing Adoption and Dedication, and does hereby subordinate in favor of Clay County, Florida, the lien of the Mortgage as to the street rights of ways and drainage and utility easements dedicated therein to Clay County, Florida.

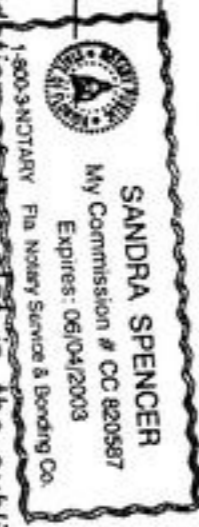
Witness: Frank Theodore Spencer II
 Print Name: FRANK THEODORE SPENCER II
 Witness: Sandra Spencer
 Print Name: Sandra Spencer

By Frank Theodore Spencer II
 Frank Theodore Spencer, Sr. Trustee of the Frank Theodore Spencer, Sr. Revocable Trust established pursuant to the Frank Theodore Spencer, Sr. Revocable Trust Agreement dated April 23, 1994.

STATE OF FLORIDA COUNTY OF CLAY

The foregoing instrument was acknowledged before me this 22 day of JUNE A.D., 1999 by Frank Theodore Spencer, Sr., as Trustee of the Frank Theodore Spencer, Sr. Revocable Trust Dated August 23, 1994. He is personally known to me.

Witness: Sandra Spencer
 Notary Public, State of Florida at Large



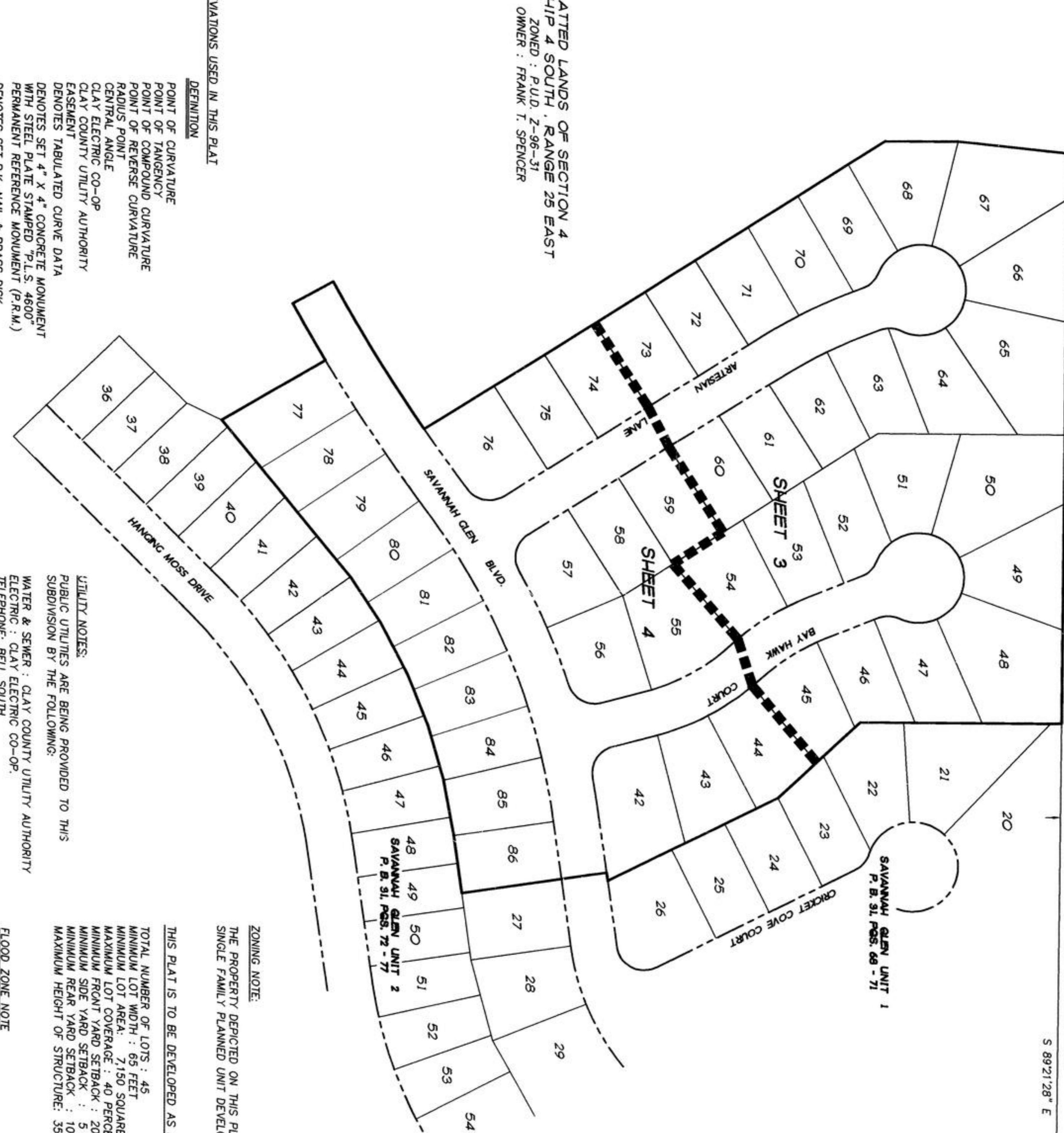
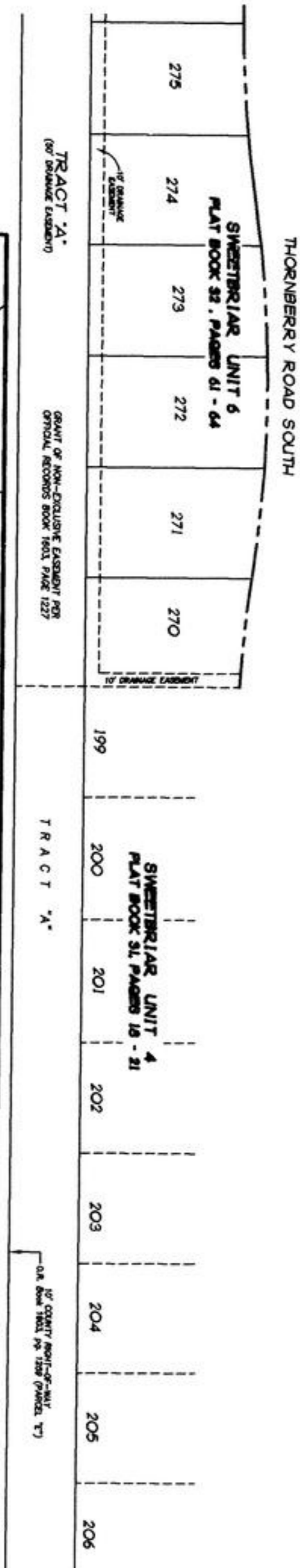
"As a condition precedent to the recording of this plat in the public records of Clay County, Florida, the undersigned Owners of this subdivision do hereby guarantee to each and every person, firm, co-partnership or corporation, their heirs, successors and assigns, who shall purchase a lot or lots in 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 affects 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

By James Rickly Wood
 James Rickly Wood, its President

Witness: Richard A. Miller
 Print Name: RICHARD A. MILLER
 Witness: Sandra Spencer
 Print Name: Sandra Spencer

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



UNPLATTED LANDS OF SECTION 4
 TOWNSHIP 4 SOUTH, RANGE 25 EAST
 ZONED : P.U.D. Z-96-31
 OWNER : FRANK T. SPENCER

ABBREVIATIONS USED IN THIS PLAT

ABBREVIATION	DEFINITION
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
F.C.C.	POINT OF COMPOUND CURVATURE
P.R.C.	POINT OF REVERSE CURVATURE
R.P.	RADIUS POINT
Δ	CENTRAL ANGLE
C.E.C.	CLAY ELECTRIC CO-OP
C.C.U.A.	CLAY COUNTY UTILITY AUTHORITY
ESMT.	EASEMENT
C2	DENOTES SET 4" X 4" CONCRETE MONUMENT WITH STEEL PLATE STAMPED "P.L.S. 4600"
●	PERMANENT REFERENCE MONUMENT (P.R.M.)
○	DENOTES SET P.K. NAIL & BRASS DISK STAMPED "P.L.S. 4600"
O.R.	OFFICIAL RECORDS
Pg.	PAGE

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 (P.U.D.).

THIS PLAT IS TO BE DEVELOPED AS FOLLOWS:
 TOTAL NUMBER OF LOTS : 45
 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 (F.E.M.A.) FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY PANEL NO. 120064 0065 D. EFFECTIVE DATE: NOVEMBER 4, 1992.

GENERAL NOTES:
 1) BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY LINE OF SAVANNAH GLEN UNIT 1 AS BEING SOUTH 00°38'32" WEST AS SHOWN ON AFORESAID PLAT, RECORDED IN PLAT BOOK 31, PAGES 68 THROUGH 71 OF THE PUBLIC RECORDS OF CLAY COUNTY.
 2) ALL PLATTED EASEMENTS SHOWN HEREON ARE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF DRAINAGE STRUCTURES, UTILITIES, SANITARY SEWERS AND CABLE TELEVISION SERVICE, PROVIDED HOWEVER THAT SAID CABLE TELEVISION SERVICE, SHALL NOT INTERFERE WITH THE FACILITIES AND SERVICES OF ANY 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.
 3) NOTICE: THIS PLAT AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.
 4) LOTS FRONTING ON TWO (2) STREETS MAY HAVE VEHICULAR ACCESS FROM ONE (1) STREET ONLY.
 5) 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 3, IS RESERVED ACROSS ALL LOTS AND TRACTS SHOWN ON THIS PLAT.

1178.18'
 100'
 100'
 100'

100' CLAY ELECTRIC COOPERATIVE, INC. EASEMENT
 PER OFFICIAL RECORDS BOOK 118, PAGE 598

SECTION 4
SECTION 3

SAVANNAH GLEN UNIT 3

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

275 274 273 272 271 270 199 200 201 202 203 204 205 206 207

TRACT "A"
(50' DRAINAGE EASEMENT)

GRANT OF NON-EXCLUSIVE EASEMENT PER
OFFICIAL RECORDS BOOK 1603, PAGE 1227
SWEETBRIAR UNIT 6
PLAT BOOK 32, PAGES 61 - 64

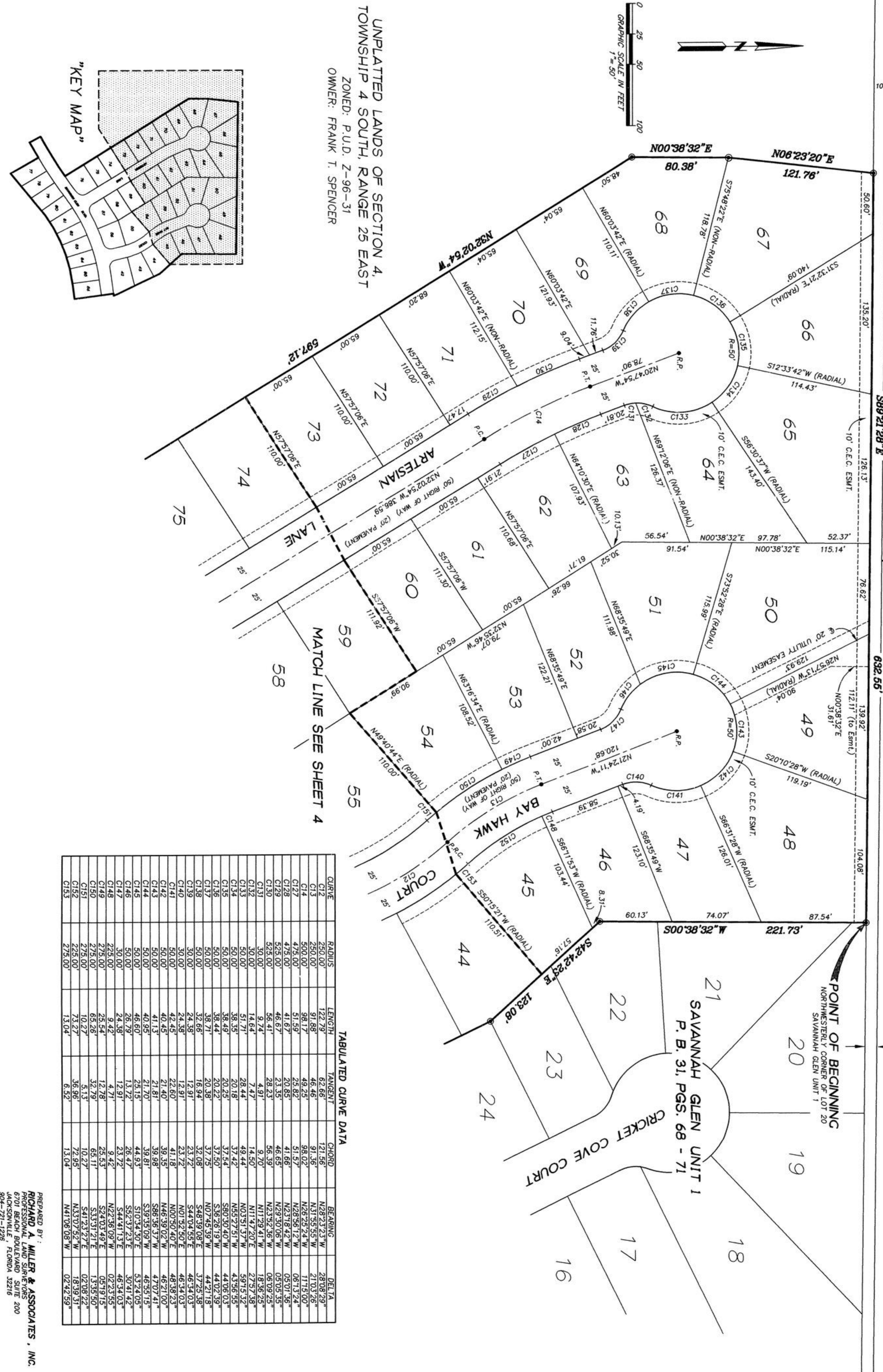
TRACT "A"

SWEETBRIAR UNIT 4

PLAT BOOK 33 PAGE 65

SHEET 3 OF 4 SHEETS.
SEE SHEET 2 FOR NOTES.
TYPE 1 SUBDIVISION

10' COUNTY RIGHT OF WAY
P.A.R. BOOK 1603, PG. 1259 (PARCEL "E")



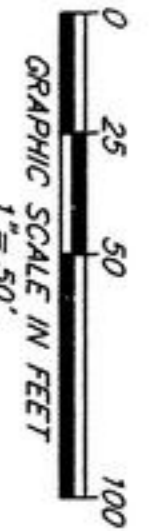
UNPLATTED LANDS OF SECTION 4,
TOWNSHIP 4 SOUTH, RANGE 25 EAST
ZONED: P.U.D. Z-96-31
OWNER: FRANK T. SPENCER

MATCH LINE SEE SHEET 4

TABULATED CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C12	250.00'	122.79'	62.66'	121.56'	N28°23'33"W	28°08'29"
C13	250.00'	91.88'	46.46'	91.36'	N31°55'55"W	21°03'26"
C14	500.00'	98.17'	49.25'	98.02'	N26°25'24"W	11°15'00"
C127	475.00'	51.59'	25.82'	51.57'	N28°56'12"W	08°13'24"
C128	475.00'	41.67'	20.85'	41.66'	N23°18'42"W	05°01'36"
C129	525.00'	46.67'	23.35'	46.65'	N29°30'06"W	05°05'35"
C130	525.00'	56.41'	28.23'	56.39'	N23°52'36"W	08°09'25"
C131	30.00'	9.74'	4.91'	9.70'	N11°29'41"W	18°36'23"
C132	30.00'	14.64'	7.47'	14.50'	N11°47'20"E	27°57'38"
C133	50.00'	14.64'	7.47'	14.50'	N03°51'37"W	59°15'32"
C134	50.00'	38.35'	20.18'	38.35'	N55°27'51"W	43°56'55"
C135	50.00'	38.49'	20.25'	38.49'	S80°30'40"W	44°06'03"
C136	50.00'	20.22'	10.11'	20.22'	S36°26'19"W	44°21'18"
C137	50.00'	38.71'	20.38'	37.75'	N07°45'39"W	37°25'38"
C138	50.00'	32.66'	16.94'	32.08'	S44°04'55"E	46°34'03"
C139	30.00'	24.36'	12.91'	23.72'	S44°04'55"E	46°34'03"
C140	30.00'	24.36'	12.91'	23.72'	N01°52'50"E	46°34'03"
C141	50.00'	42.48'	22.60'	41.18'	N00°50'40"E	48°38'23"
C142	50.00'	40.49'	21.40'	39.35'	N46°39'02"W	48°21'00"
C143	50.00'	41.13'	21.81'	39.98'	S36°36'57"W	47°07'41"
C144	50.00'	40.95'	21.70'	39.81'	S39°35'09"W	46°55'15"
C145	50.00'	46.60'	25.15'	44.93'	S10°34'30"E	53°24'05"
C146	50.00'	26.79'	13.72'	26.47'	S52°37'23"E	30°41'42"
C147	30.00'	24.38'	12.91'	23.72'	S44°41'13"E	46°34'03"
C148	225.00'	9.42'	4.71'	9.42'	N22°36'09"W	02°23'55"
C149	275.00'	25.54'	12.78'	25.53'	S24°03'49"E	05°19'15"
C150	275.00'	65.26'	32.79'	65.11'	S33°31'21"E	13°35'50"
C151	275.00'	10.27'	5.13'	10.27'	S41°23'27"E	02°08'22"
C152	225.00'	73.27'	36.96'	72.95'	N33°07'52"W	18°39'31"
C153	275.00'	13.04'	6.52'	13.04'	N41°08'08"W	02°42'59"

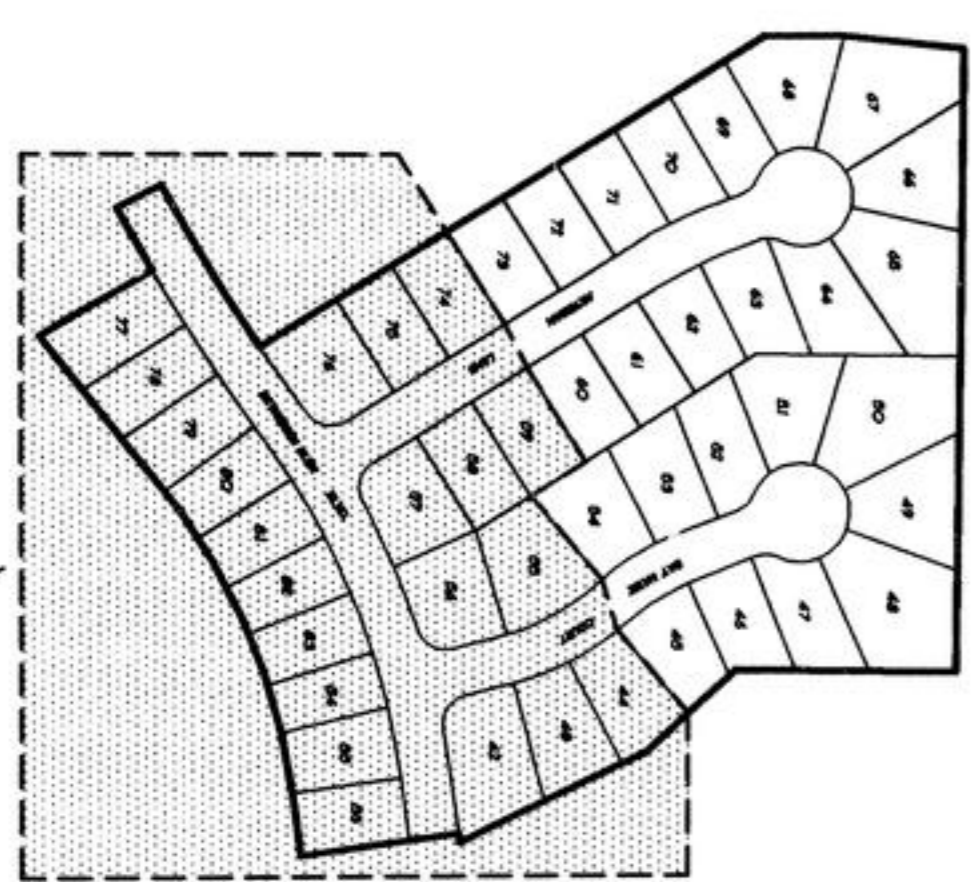
PREPARED BY :
RICHARD A. MILLER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
6701 BEACH BOULEVARD SUITE 200
JACKSONVILLE, FLORIDA 32216
904-721-1228



TABULATED CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C2	770.00'	381.20'	194.59'	377.32'	S67°58'10"W	28°21'55"
C3	770.00'	86.96'	43.53'	86.92'	S79°54'59"W	06°28'15"
C4	770.00'	238.26'	120.09'	237.31'	S66°48'59"W	17°43'45"
C5	770.00'	55.97'	28.00'	55.92'	S55°52'09"W	04°09'54"
C12	250.00'	122.79'	62.66'	121.56'	N28°23'23"W	28°08'29"
C13	250.00'	91.88'	46.46'	91.56'	N31°55'55"W	21°03'26"
C20	2025.00'	94.37'	64.56'	94.37'	S55°08'18"W	01°48'16"
C21	2025.00'	59.42'	39.71'	59.41'	S56°53'23"W	01°40'52"
C22	2025.00'	59.42'	39.71'	59.41'	S58°38'27"W	01°48'16"
C31	795.00'	36.75'	18.38'	36.74'	S80°49'40"W	02°38'54"
C32	300.00'	45.12'	28.06'	40.99'	N57°24'28"W	86°10'39"
C33	300.00'	45.12'	28.06'	40.99'	S69°23'43"W	04°55'34"
C38	795.00'	68.35'	34.20'	68.33'	S64°21'12"W	05°09'29"
C39	300.00'	45.12'	28.06'	40.99'	N75°08'13"W	86°10'39"
C44	300.00'	45.12'	28.06'	40.99'	S110°22'26"W	86°10'39"
C46	795.00'	71.57'	35.81'	71.54'	S54°54'32"W	02°14'41"
C47	1975.00'	77.37'	38.69'	77.37'	S54°54'32"W	02°14'41"
C122	2025.00'	15.59'	7.80'	15.59'	S54°00'29"W	00°26'28"
C123	745.00'	49.10'	24.56'	49.09'	S55°40'29"W	03°46'34"
C124	745.00'	66.82'	33.43'	66.79'	S60°07'55"W	05°08'19"
C125	745.00'	61.67'	30.85'	61.66'	S65°04'22"W	04°44'35"
C126	745.00'	65.02'	32.53'	65.00'	S69°56'41"W	05°00'02"
C131	275.00'	10.27'	5.13'	10.27'	S41°23'27"E	02°08'22"
C134	275.00'	10.27'	5.13'	10.27'	S41°23'27"E	02°08'22"
C135	275.00'	59.36'	29.79'	59.24'	S31°39'51"E	12°11'35"
C156	225.00'	100.86'	51.29'	100.01'	S29°37'08"E	25°40'59"
C157	225.00'	9.65'	4.83'	9.65'	S15°32'54"E	02°27'30"
C158	275.00'	3.67'	1.84'	3.67'	N14°42'06"W	00°45'55"
C159	2000.00'	272.79'	136.61'	272.58'	S74°41'39"W	07°48'53"
C165	745.00'	61.67'	30.85'	61.66'	S74°48'59"W	04°44'35"
C166	745.00'	64.54'	32.29'	64.52'	N79°40'12"E	04°57'50"

UNPLATTED LANDS OF SECTION 4,
 TOWNSHIP 4 SOUTH, RANGE 25 EAST
 ZONED: P.U.D. Z-96-31
 OWNER: FRANK T. SPENCER



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

(D. R. C.) PRELIMINARY PLAT DATE: 5-15-97