

Saddle Oaks Phase 1

A PORTION OF SECTION 38, COTTON RAWLS DONATION, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, AND A REPLAT OF A PORTION OF PICKETT LAND COMPANY'S FARMS, RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALL LYING IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

Approved 3/2/23
Date

[Signature]
City Engineer

for Director of Public Works
Approved 3/2/2023
Date

[Signature]
for General Counsel

CAPTION

A PORTION OF SECTION 38, COTTON RAWLS DONATION, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, AND A PORTION OF PICKETT LAND COMPANY'S FARMS, RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHERLY LINE OF SAID SECTION 38 WITH THE EASTERLY RIGHT OF WAY LINE OF JONES ROAD (AN 80 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); THENCE NORTH 00°26'02" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE OF JONES ROAD, 124.13 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°26'02" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE OF JONES ROAD, 2412.30 FEET, TO THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8475, PAGE 1080, OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 89°08'49" EAST, ALONG LAST SAID LINE AND ALONG THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 13046, PAGE 899 AND OFFICIAL RECORDS BOOK 17465, PAGE 1441, OF SAID CURRENT PUBLIC RECORDS, 1283.24 FEET, TO THE SOUTHERLY LINE OF THE PLAT OF TROUT RIVER BLUFF UNIT 2, AS RECORDED IN PLAT BOOK 70, PAGES 140 THROUGH 146, INCLUSIVE, OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 89°04'58" EAST, ALONG LAST SAID LINE, 383.02 FEET; THENCE SOUTH 40°28'26" WEST, 1236.50 FEET; THENCE SOUTH 07°55'42" WEST, 25.00 FEET, TO THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1030.00 FEET, AN ARC DISTANCE OF 40.28 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 83°11'32" WEST, 40.28 FEET; THENCE SOUTH 05°41'15" WEST, 60.00 FEET, TO THE ARC OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 970.00 FEET, AN ARC DISTANCE OF 87.25 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 81°44'08" EAST, 87.22 FEET; THENCE SOUTH 10°50'28" WEST, 25.00 FEET; THENCE SOUTH 05°31'39" EAST, 489.24 FEET; THENCE SOUTH 47°07'47" WEST, 1312.07 FEET, TO THE POINT OF BEGINNING.

CONTAINING 49.38 ACRES, MORE OR LESS.

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HEREINAFTER REFERRED TO AS THE "OWNER", IS THE FEE SIMPLE OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS SADDLE OAKS PHASE 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.

ALL RIGHTS OF WAY, WALKWAYS, SIDEWALKS, UNOBSTRUCTED EASEMENTS FOR DRAINAGE, AND NON-ACCESS EASEMENTS ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE, A FLORIDA MUNICIPAL CORPORATION, ITS SUCCESSORS AND ASSIGNS ("CITY"). THE NON-EXCLUSIVE DRAINAGE EASEMENTS OVER, UNDER, ACROSS AND THROUGH THE STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT ARE HEREBY IRREVOCABLY DEDICATED TO THE CITY AND ARE SUBJECT TO THE FOLLOWING COVENANTS WHICH SHALL RUN WITH THE LAND:

- (1) THE DRAINAGE EASEMENTS HEREBY DEDICATED SHALL PERMIT THE CITY TO DISCHARGE INTO SAID STORMWATER MANAGEMENT FACILITIES WHICH THESE EASEMENTS TRAVERSE, ALL WATER WHICH MAY FALL ON OR COME UPON THE RIGHTS OF WAY DEDICATED ON THIS PLAT, TOGETHER WITH ALL SUBSTANCES OR MATTER WHICH MAY FLOW OR PASS FROM SAID RIGHTS OF WAY, FROM ADJACENT LAND OR FROM ANY OTHER SOURCE OF PUBLIC WATERS INTO OR THROUGH SAID STORMWATER MANAGEMENT FACILITIES, WITHOUT ANY LIABILITY WHATSOEVER ON THE PART OF THE CITY FOR ANY DAMAGE, INJURIES OR LOSS TO PERSONS OR PROPERTY RESULTING FROM THE ACCEPTANCE OR USE OF THESE DRAINAGE EASEMENTS BY THE CITY.
- (2) UNLESS STATED OTHERWISE, THE STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT ARE OWNED IN FEE SIMPLE TITLE BY THE ABUTTING OWNERS, THEIR SUCCESSORS AND ASSIGNS. HOWEVER, THE MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID STORMWATER MANAGEMENT FACILITIES ARE THE RESPONSIBILITY OF LENNAR HOMES, LLC OR THEIR SUCCESSORS AND ASSIGNS. THE CITY BY ACCEPTANCE OF THIS PLAT ASSUMES NO RESPONSIBILITY WHATSOEVER FOR SAID STORMWATER MANAGEMENT FACILITIES.
- (3) THE CITY SHALL NOT BE LIABLE NOR RESPONSIBLE FOR THE CREATION, OPERATION, FAILURE OR DESTRUCTION OF WATER LEVEL CONTROL EQUIPMENT WHICH MAY BE CONSTRUCTED OR INSTALLED BY THE OWNER OR ANY OTHER PERSON WITHIN THE AREA OF THE LANDS HEREBY PLATTED, OR OF THE STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT, BUT SHALL HAVE THE RIGHT TO MAINTAIN THE WATER LEVEL IN ACCORDANCE WITH ANY STATE AND LOCAL PERMITS, INCLUDING THE REPAIR, REMOVAL OR REPLACEMENT OF THE STORMWATER MANAGEMENT FACILITIES AND THE CONTROL STRUCTURES TO EFFECT ADEQUATE DRAINAGE FOR THE RIGHTS OF WAYS DEDICATED HEREON.

THE OWNER, ITS SUCCESSORS AND ASSIGNS, OF THE LANDS DESCRIBED AND CAPTIONED HEREON, SHALL INDEMNIFY THE CITY OF JACKSONVILLE AND SAVE IT HARMLESS FROM SUITS, ACTION, DAMAGES AND LIABILITY AND EXPENSE IN CONNECTION WITH LOSS OF LIFE, BODILY OR PERSONAL INJURY OR PROPERTY DAMAGE OR ANY OTHER DAMAGES ARISING FROM OR OUT OF ANY OCCURRENCE IN, UPON, AT OR FROM THE LAKES/STORMWATER MANAGEMENT FACILITIES AND UNOBSTRUCTED DRAINAGE EASEMENTS DESCRIBED ABOVE, OR ANY PART THEREOF, OCCASIONED WHOLLY OR IN PART BY ANY ACT OR OMISSION OF ITS AGENTS, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES OR CONCESSIONAIRES WITHIN SADDLE OAKS PHASE 1. THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE SUCCESSORS AND ASSIGNS OF THE OWNER, AND SHALL BE SUBJECT TO IT. UPON FAILURE OF THE HOME OWNERS ASSOCIATION TO THE OBLIGATION OF MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID LAKES/STORMWATER MANAGEMENT FACILITIES AS WELL AS TRACTS AND PARCELS FOR ANY USE, THE OBLIGATION WOULD THEN FALL EQUALLY ON THE LOT OWNERS AS SHOWN HEREON SAID PLAT.

ALL PRIVATE EASEMENTS AND CONSERVATION EASEMENTS SHOWN HEREON SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF OWNER, ITS SUCCESSORS AND ASSIGNS. OWNER DOES HEREBY RESERVE UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE EASEMENT FOR LANDSCAPING AND CONSTRUCTION OF SIGNS OVER ALL NON ACCESS EASEMENTS, AND ALSO NON-EXCLUSIVE EASEMENT(S) OVER ALL THE LANDS DESIGNATED AS PRIVATE DRAINAGE EASEMENTS SHOWN ON THIS PLAT, THE MAINTENANCE RESPONSIBILITIES OF WHICH SHALL BE THOSE OF THE OWNER, ITS SUCCESSORS, AND ASSIGNS.

TRACTS 1, 2, 3, 4, AND 9 (PARK), TRACTS 5 AND 10 (STORMWATER MANAGEMENT FACILITY), TRACTS 6 AND 11 (CONSERVATION), TRACTS 8, 12, AND 13 (NEIGHBORHOOD PARK) AND TRACTS 14 AND 15 (LANDSCAPE) SHALL REMAIN PRIVATELY OWNED AND THE SOLE EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS. PROVIDED HOWEVER, THE UNDERSIGNED OWNER RESERVES THE RIGHT TO CONVEY TITLE TO SAID TRACTS TO AN ENTITY, INCLUDING WITHOUT LIMITATION, A HOMEOWNERS' ASSOCIATION, A MUNICIPAL SERVICES TAXING UNIT, COMMUNITY DEVELOPMENT DISTRICT, OR OTHER SUCH ENTITY AS WILL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THE PLAT.

TITLE TO TRACT 7 (LIFT STATION) IS HEREBY IRREVOCABLY DEDICATED IN FEE SIMPLE TO JEA, ITS SUCCESSORS AND ASSIGNS. TITLE TO LANDSCAPE BUFFER EASEMENT SHOWN HEREON IS HEREBY RETAINED BY THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS; PROVIDED HOWEVER, THE UNDERSIGNED OWNER RESERVES THE RIGHT TO CONVEY TITLE TO SAID TRACT TO AN ENTITY, INCLUDING WITHOUT LIMITATION, A HOMEOWNERS' ASSOCIATION, OR OTHER THIRD PARTY THAT ASSUMES ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THIS PLAT IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 656.1223, CITY OF JACKSONVILLE ORDINANCE CODE. SUCH TRACT SHALL BE HELD AND USED BY OWNER, ITS SUCCESSORS AND ASSIGNS, AS A LANDSCAPE BUFFER FOR THE ADJACENT LIFT STATION.

THE OWNER HEREBY DEDICATES TO JEA, ITS SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE EASEMENT ON, UPON, OVER, AND UNDER THE LANDSCAPE BUFFER EASEMENT, FOR ELECTRICAL, WATER REUSE, WATER, SEWER, AND OTHER PUBLIC UTILITIES AND INGRESS AND EGRESS IN CONNECTION WITH JEA'S USE OF THE LIFT STATION TRACT.

THE OWNER, ITS SUCCESSORS AND ASSIGNS, SHALL FOREVER RELEASE, DISCHARGE, INDEMNIFY JEA AND SAVE IT HARMLESS FROM SUITS, ACTIONS, DAMAGES, LIABILITY AND EXPENSES THAT MAY BE INCURRED IN CONNECTION WITH PROPERTY DAMAGE OR PERSONAL INJURY, OR ANY OTHER DAMAGE ARISING FROM OR OUT OF ANY OCCURRENCE IN, UPON, AT OR FROM THE LANDSCAPE BUFFER EASEMENT, OR ANY PART THEREOF, EXCEPT TO THE EXTENT ARISING FROM OR INCIDENTAL TO JEA'S USE OF THE LIFT STATION TRACT OR JEA'S EASEMENT UPON THE LANDSCAPE BUFFER EASEMENT. THE OWNER'S SUCCESSORS AND ASSIGNS SHALL BE SUBJECT TO THIS RELEASE AND INDEMNIFICATION AND THE COVENANTS HEREIN SHALL RUN WITH THE LAND DESCRIBED AND CAPTIONED HEREON. JEA SHALL RESTORE AND/OR REPLACE ANY LANDSCAPING, GROUND COVER, AND/OR IRRIGATION FACILITIES DISTURBED BY JEA IN THE EXERCISE OF ITS EASEMENT RIGHTS UPON THE LANDSCAPE BUFFER EASEMENT WITH LIKE-KIND MATERIALS; PROVIDED HOWEVER, THAT TO THE EXTENT REPLACEMENT OF ITEMS SUCH AS LARGE OR MATURE TREES IS NOT REASONABLY FEASIBLE, JEA SHALL REPLACE SAME WITH THE CLOSEST REASONABLE REPLACEMENT THEREFORE.

THOSE EASEMENTS DESIGNATED AS "JEA-E.E." ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM.

THOSE EASEMENTS DESIGNATED AS "JEA-E." ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE (A) IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM, AND (B) FOR METERS ASSOCIATED WITH WATER AND/OR SEWER UTILITIES; PROVIDED HOWEVER, THAT NO PARALLEL UTILITIES MAY BE INSTALLED WITHIN SAID EASEMENTS.

THOSE EASEMENTS DESIGNATED AS "JEA-M.E." ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE FOR METERS ASSOCIATED WITH WATER AND/OR SEWER UTILITIES; PROVIDED HOWEVER, THAT NO PARALLEL UTILITIES MAY BE INSTALLED WITHIN SAID EASEMENTS.

THE UNDERSIGNED OWNER DOES HEREBY RESERVE UNTO ITSELF AND ITS ASSIGNS, AN EASEMENT FOR LANDSCAPING AND CONSTRUCTION OF SIGNS OVER ALL NON-ACCESS EASEMENTS, AND ALSO EASEMENT(S) OVER ALL THE LANDS DESIGNATED AS PRIVATE DRAINAGE EASEMENTS AND LANDSCAPE EASEMENTS SHOWN ON THIS PLAT, THE MAINTENANCE RESPONSIBILITIES OF WHICH SHALL BE THOSE OF THE OWNER, ITS SUCCESSORS AND ASSIGNS.

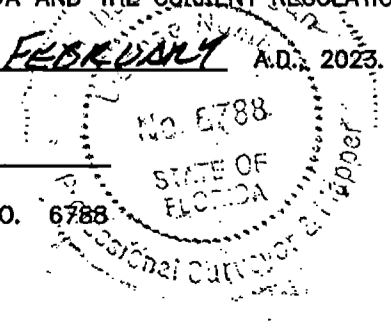
IN WITNESS WHEREOF, LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THIS PLAT AND DEDICATION TO BE EXECUTED BY ITS MANAGING PARTNER.

THIS 9th DAY OF MARCH, A.D., 2023.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED ABOVE, THAT THE SURVEY WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF FLORIDA CHAPTER 177, THAT THE PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AND PERMANENT CONTROL POINTS WILL BE PLACED ACCORDING TO THE LAWS OF THE STATE OF FLORIDA AND THE CURRENT REGULATIONS OF THE CITY OF JACKSONVILLE.
SIGNED THE 23 DAY OF FEBRUARY, A.D., 2023.

[Signature]
MICHAEL J. COLLIGAN
REGISTERED LAND SURVEYOR NO. 6788



LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY

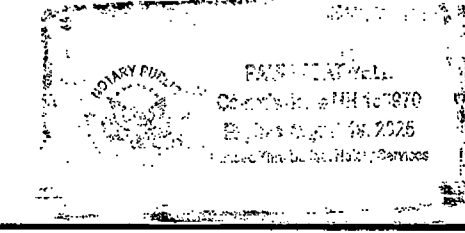
[Signature]
SCOTT KEILING
AS VICE PRESIDENT LENNAR HOMES, LLC,
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: *[Signature]*
PRINT NAME: Tori Hepper
WITNESS: *[Signature]*
PRINT NAME: Shalonda T. Lewis

NOTARY FOR LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED, BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 14 DAY OF February, 2023, A.D., BY SCOTT KEILING, AS VICE PRESIDENT OF LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY ON BEHALF OF THE COMPANY, WHO IS (PERSONALLY KNOWN TO ME) OR HAS PRODUCED [Signature] AS IDENTIFICATION.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA
TYPE OR PRINT NAME: Pauline Atwell
COMMISSION # HH 116970
MY COMMISSION EXPIRES 8-19-25



CLERK'S CERTIFICATION

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND ACCEPTED BY THE CITY OF JACKSONVILLE, FLORIDA, AND SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN PLAT BOOK 80, PAGES 112-121 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
SIGNED THIS 10th DAY OF MARCH, 2023.

[Signature]
JODY PHILLIPS
CLERK OF CIRCUIT COURT



APPROVED FOR THE RECORD

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED, ACCEPTED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, PURSUANT TO CHAPTER 654, OF THE ORDINANCE CODE.

BY *[Signature]*
STEVEN D. LONG, JR., P.E.
DIRECTOR OF PUBLIC WORKS

03/08/2023
DATE

PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 6th DAY OF MARCH, 2023.

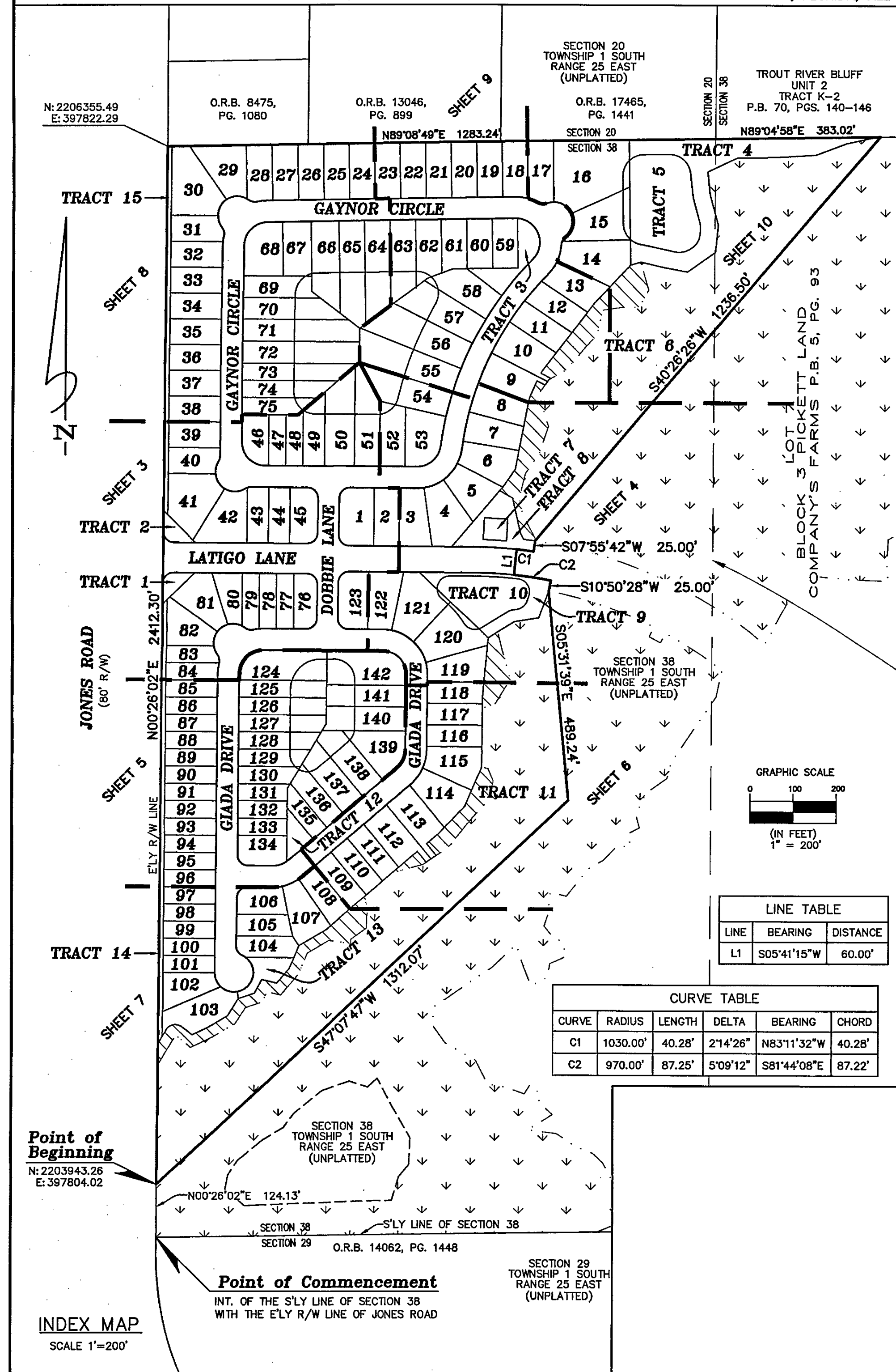
[Signature]
DANNY S. WHEELER, P.L.S.
PROFESSIONAL LAND SURVEYOR NUMBER 6902



Saddle Oaks Phase 1

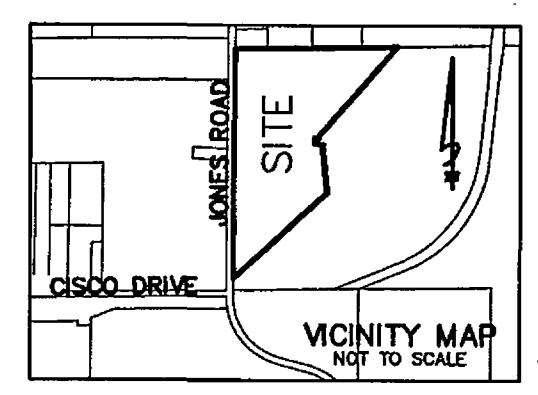
A PORTION OF SECTION 38, COTTON RAWLS DONATION, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, AND A REPLAT OF A PORTION OF PICKETT LAND COMPANY'S FARMS, RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALL LYING IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

SHEET 2 OF 10 SHEETS
142 LOTS AND 13 TRACTS THIS PHASE



LEGEND

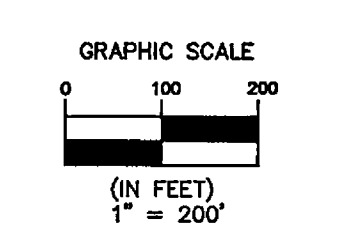
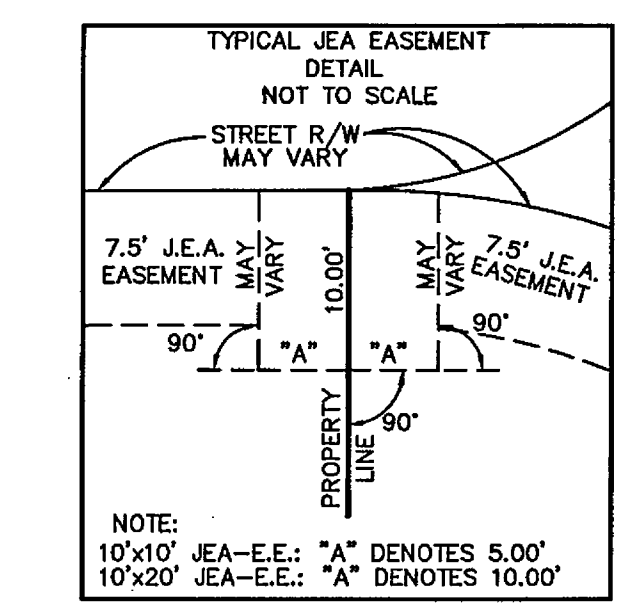
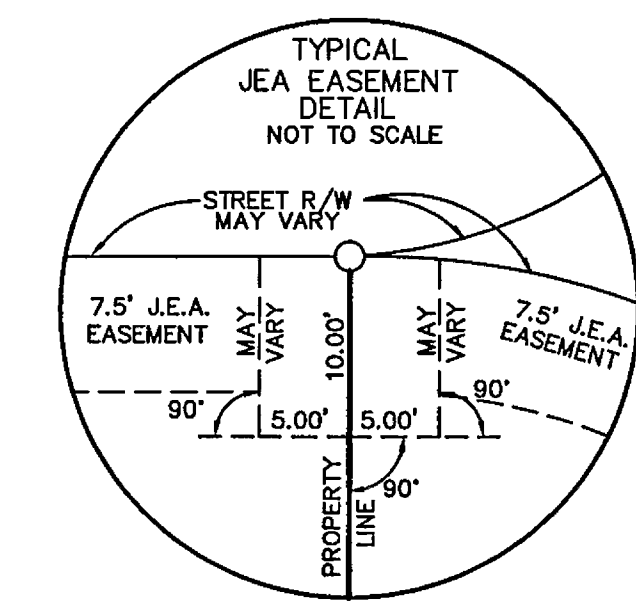
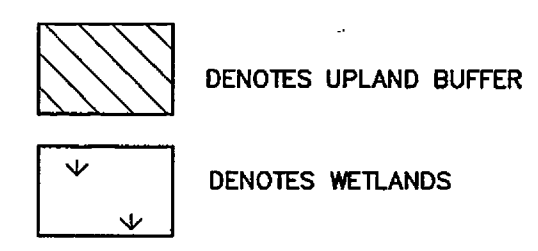
- R = RADIUS
- L = ARC LENGTH
- Δ = DELTA
- R/W = RIGHT OF WAY
- FKA = FORMERLY KNOWN AS
- L1 = TABULATED LINE DATA
- C1 = TABULATED CURVE DATA
- (R) = PROPERTY LINE RADIAL TO R/W
- CH = CHORD DISTANCE
- P.B. = PLAT BOOK
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- R.P. = RADIUS POINT
- U.E. = UTILITY EASEMENT
- S.F. = AREA SQUARE FEET
- D.E. = DRAINAGE EASEMENT
- T.B. = TOP OF BANK
- A.T.B. = APPROXIMATE TOP OF BANK
- T.L.O. = TRAVERSE LINE ONLY
- P.R.C. = POINT OF REVERSE CURVATURE
- S.M.F. = STORMWATER MANAGEMENT FACILITY
- JEA M.E. = JEA METER EASEMENT
- U.D.E. = UNOBSTRUCTED DRAINAGE EASEMENT
- P.U.D.E. = PRIVATE UNOBSTRUCTED DRAINAGE EASEMENT
- JEA-E. = JEA EASEMENT
- JEA-E.E. = JEA EQUIPMENT EASEMENT
- U.D.&A.E. = UNOBSTRUCTED DRAINAGE & ACCESS EASEMENT
- D.A. & M.E. = DRAINAGE, ACCESS & MAINTENANCE EASEMENT
- U.A.E. = UNOBSTRUCTED ACCESS EASEMENT
- = SET 4"x4" CONCRETE MONUMENT STAMPED 'PRM LB 3731' (UNLESS OTHERWISE NOTED)
- = SET 5/8" REBAR WITH CAP STAMPED 'PRM LB 3731' (UNLESS OTHERWISE NOTED)



GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON E'LY R/W LINE OF JONES ROAD AS N00°26'02"E PER STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983/1990 NGS ADJUSTMENT.
N 2163773.08 DENOTES COORDINATES REFERENCED DATUM FLORIDA EAST E 397923.43 ZONE NAD 1983/1990 NGS ADJUSTMENT.
2. 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 RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. (FLORIDA STATUTE 177.091)
3. THIS PLAT IS NOT THE SOURCE OF FEDERAL EMERGENCY MANAGEMENT AGENCY ("FEMA") INFORMATION. INQUIRIES RELATING TO FEMA INFORMATION, FLOOD INSURANCE RATE MAPS ("FIRM"), OR OTHER FLOODPLAIN MANAGEMENT DOCUMENTS SHOULD BE MADE TO THE CITY OF JACKSONVILLE'S DEPARTMENT OF PLANNING AND DEVELOPMENT, DEVELOPMENT SERVICES DIVISION.

NOTE: AT THE TIME OF RECORDATION OF THIS PLAT, ALL OR PORTIONS OF THE PLATTED LANDS HEREIN WERE IN A SPECIAL FLOOD HAZARD AREA ("SFHA").
4. BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.
5. THE TABULATED CURVE AND LINE TABLE(S) SHOWN ON EACH SHEET ARE APPLICABLE ONLY TO THE CURVES AND LINES THAT APPEAR ON THAT SHEET.
6. ALL DRAINAGE EASEMENTS ARE UNOBSTRUCTED EASEMENTS UNLESS OTHERWISE NOTED HEREON. (SEE NOTE NO. 8)
7. CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND DISTRIBUTION SYSTEM.
8. THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENT BY THE CITY OF JACKSONVILLE. THE CONSTRUCTION OF DRIVEWAYS AND THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE SUBJECT TO REMOVAL BUT BY THE CITY AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND/OR REPLACEMENT OF SUCH ITEMS.
9. ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.
10. 'JEA-E.E.' DENOTES JEA EQUIPMENT EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY JEA.
11. 'JEA-E.' DENOTES JEA EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENT BY THE JEA. THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY JEA AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND FOR REPLACEMENT OF SUCH ITEMS.
12. LANDS SHOWN HEREON AS 'PARK' AND NEIGHBORHOOD PARK' ARE FOR ACTIVE RECREATION.
13. CORNER LOTS AND LOTS HAVING FRONTAGE ON MORE THAN ONE RIGHT OF WAY MAY GAIN ACCESS FROM ONLY ONE RIGHT OF WAY.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S05°41'15"W	60.00'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	1030.00'	40.28'	2'14"26"	N83°11'32"W	40.28'
C2	970.00'	87.25'	5°09'12"	S81°44'08"E	87.22'

Point of Beginning
N: 2203943.26
E: 397804.02

Point of Commencement
INT. OF THE S'LY LINE OF SECTION 38
WITH THE E'LY R/W LINE OF JONES ROAD

INDEX MAP
SCALE 1"=200'

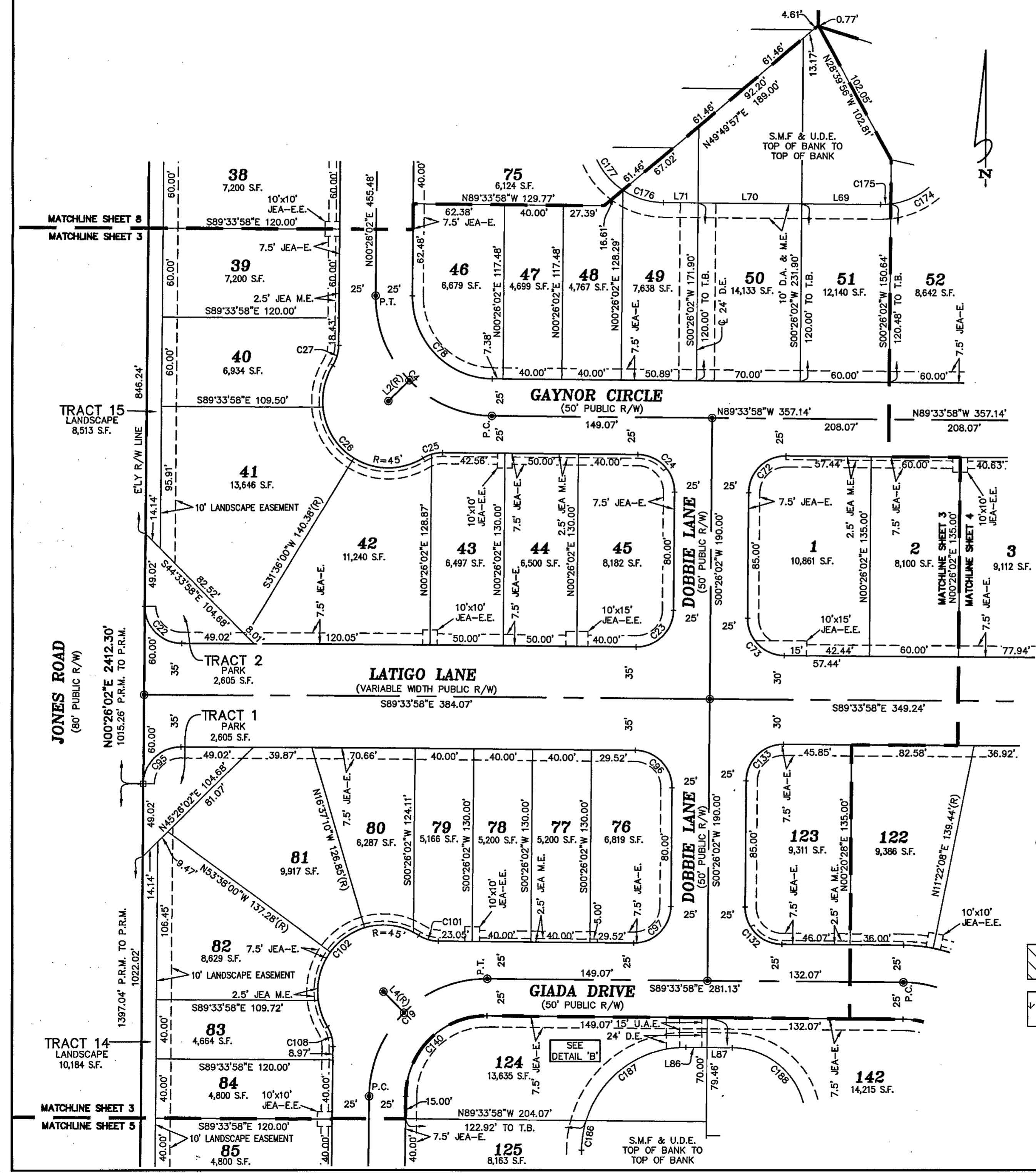
COORDINATES SHOWN HEREON ARE PER DUVAL COUNTY REQUIREMENTS ONLY, AND ARE NOT INTENDED FOR CONSTRUCTION PURPOSES.



Saddle Oaks Phase 1

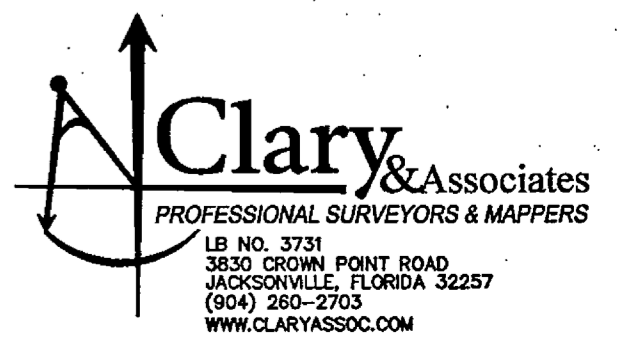
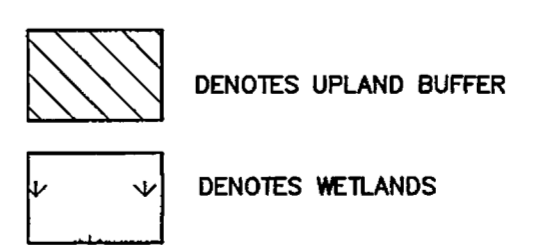
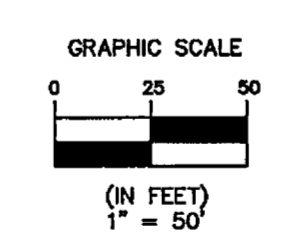
A PORTION OF SECTION 38, COTTON RAWLS DONATION, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, AND A REPLAT OF A PORTION OF PICKETT LAND COMPANY'S FARMS, RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALL LYING IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

SHEET 3 OF 10 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND



LINE TABLE		
LINE	BEARING	DISTANCE
L2	S45°26'00"W	20.00'
L4	N44°34'00"W	20.00'
L69	S89°33'58"E	53.10'
L70	S89°33'58"E	70.00'
L71	S89°33'58"E	23.35'
L86	N89°33'58"W	14.07'
L87	N89°33'58"W	17.07'

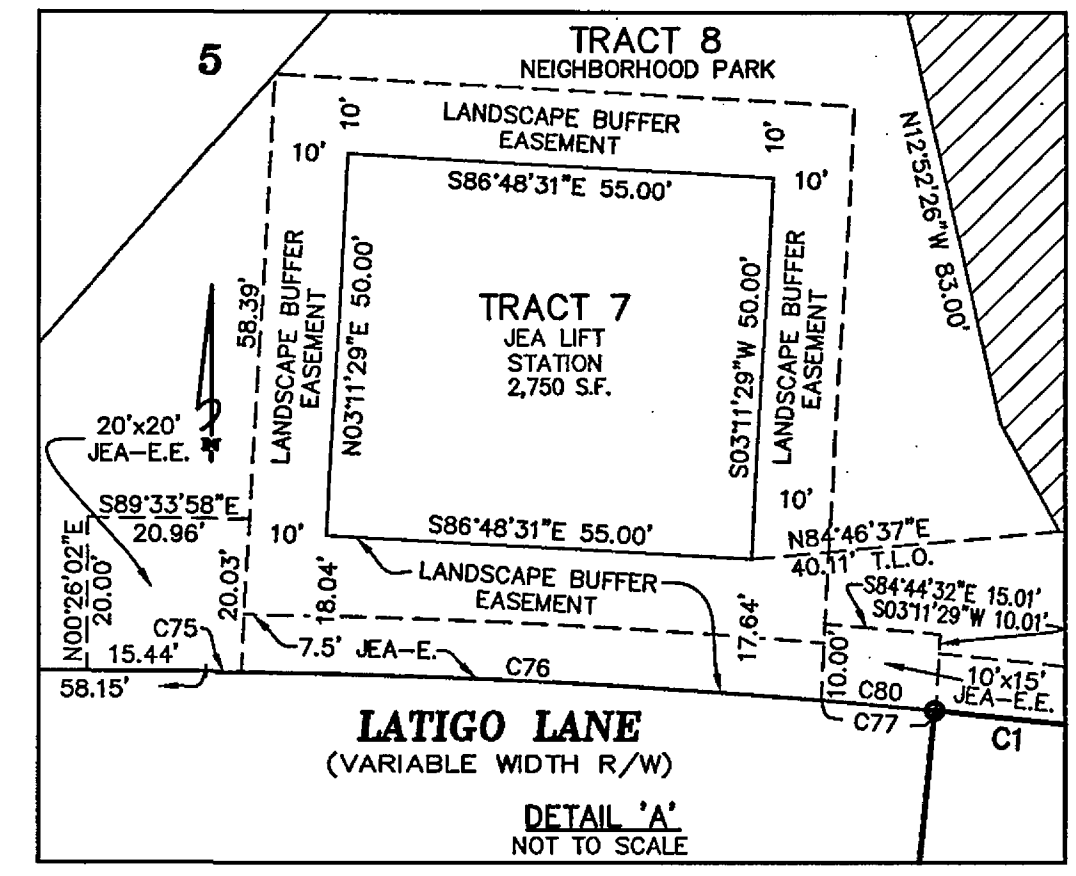
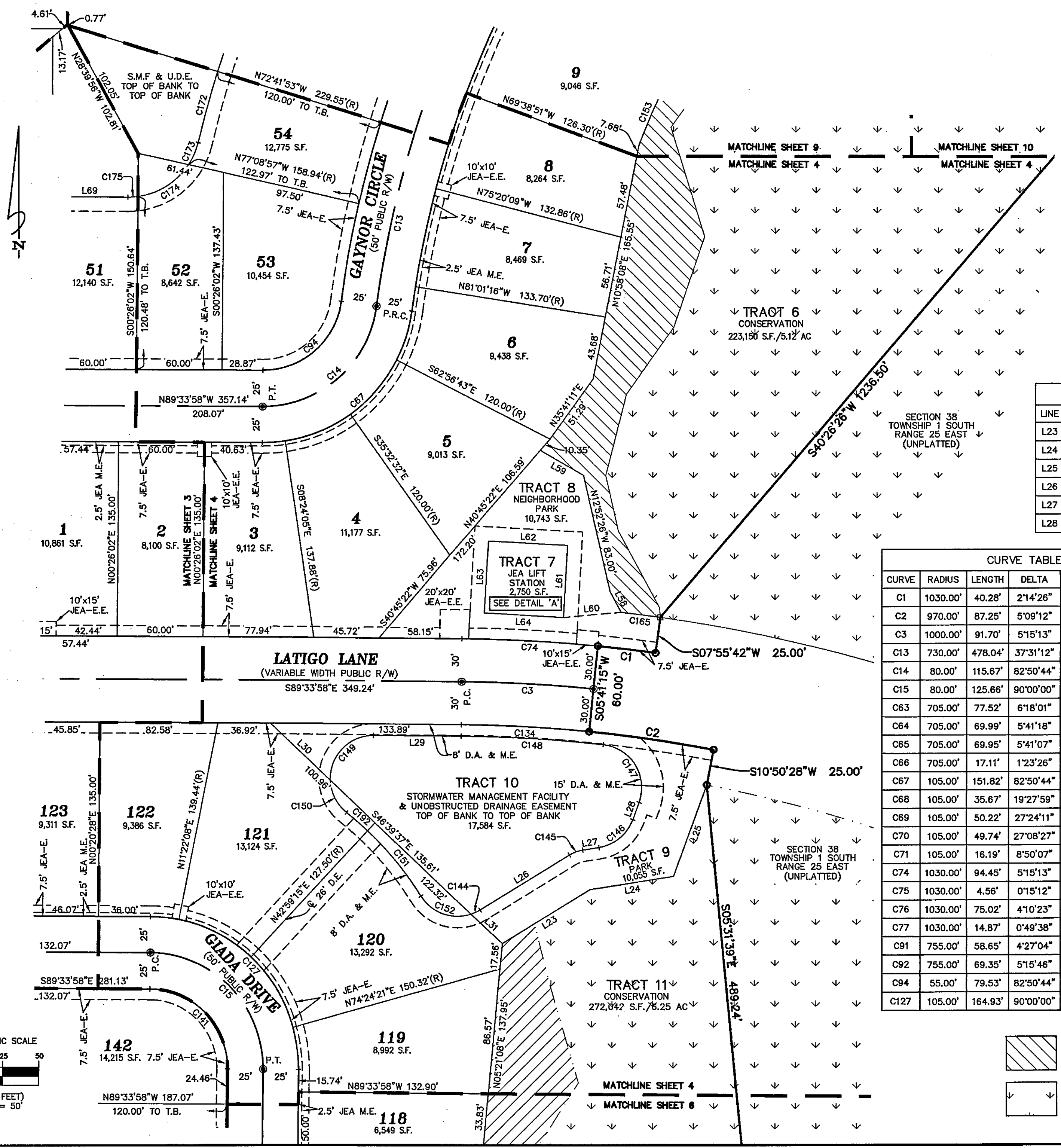
CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C4	80.00'	125.66'	90°00'00"	S44°33'58"E	113.14'
C5	80.00'	62.83'	44°59'58"	S67°03'59"E	61.23'
C6	80.00'	62.83'	45°00'02"	S22°03'59"E	61.23'
C19	80.00'	125.66'	90°00'00"	S45°26'02"W	113.14'
C20	80.00'	62.83'	44°59'58"	S22°56'01"W	61.23'
C21	80.00'	62.83'	45°00'02"	S67°56'01"W	61.23'
C22	25.00'	39.27'	90°00'00"	S44°33'58"E	35.36'
C23	25.00'	39.27'	90°00'00"	N45°26'02"E	35.36'
C24	25.00'	39.27'	90°00'00"	N44°33'58"W	35.36'
C25	25.00'	14.01'	32°06'55"	S74°22'35"W	13.83'
C26	45.00'	121.13'	154°13'42"	S44°34'02"E	87.73'
C27	25.00'	14.01'	32°06'48"	N16°29'26"E	13.83'
C28	25.00'	7.55'	17°18'32"	S81°46'46"W	7.52'
C29	25.00'	6.46'	14°48'22"	S65°43'18"W	6.44'
C30	45.00'	49.70'	63°16'53"	N89°57'34"E	47.21'
C31	45.00'	41.84'	53°16'21"	S31°45'49"E	40.35'
C32	45.00'	29.59'	37°40'28"	S13°42'35"W	29.06'
C43	22.50'	19.92'	50°43'55"	N64°12'01"W	19.28'
C72	25.00'	39.27'	90°00'00"	S45°26'02"W	35.36'
C73	25.00'	39.27'	90°00'00"	S44°33'58"E	35.36'
C78	55.00'	86.39'	90°00'00"	S44°33'58"E	77.78'
C95	25.00'	39.27'	90°00'00"	S45°26'02"W	35.36'
C96	25.00'	39.27'	90°00'00"	N44°33'58"W	35.36'
C97	25.00'	39.27'	90°00'00"	N45°26'02"E	35.36'
C101	25.00'	14.01'	32°06'48"	S73°30'34"E	13.83'
C102	45.00'	121.13'	154°13'42"	S45°26'58"W	87.73'
C103	45.00'	4.21'	5°21'19"	N60°07'50"W	4.20'
C104	45.00'	34.41'	43°48'40"	N84°42'49"W	33.58'
C105	45.00'	29.07'	37°00'50"	S54°52'25"W	28.57'
C106	45.00'	34.42'	43°49'39"	S14°27'10"W	33.59'
C107	45.00'	19.02'	24°13'14"	S19°34'16"E	18.88'
C108	25.00'	14.01'	32°06'55"	N15°37'25"W	13.83'
C111	22.50'	22.68'	57°45'31"	S60°41'12"E	21.73'
C131	105.00'	20.04'	10°56'06"	N84°05'55"W	20.01'
C132	25.00'	39.27'	90°00'00"	S44°33'58"E	35.36'
C133	25.00'	39.27'	90°00'00"	S45°26'02"W	35.36'
C140	55.00'	86.39'	90°00'00"	S45°26'02"W	77.78'
C174	50.00'	42.99'	49°15'40"	N57°52'32"E	41.68'
C175	50.00'	6.92'	7°55'39"	N86°28'12"E	6.91'
C176	49.92'	29.17'	33°28'56"	S72°49'30"E	28.76'
C177	49.92'	36.66'	42°04'55"	S35°02'34"E	35.85'
C186	70.00'	20.28'	16°36'06"	S08°44'05"W	20.21'
C187	70.00'	89.67'	73°23'54"	S53°44'05"W	83.67'
C188	50.00'	78.54'	90°00'00"	N44°33'58"W	70.71'



Saddle Oaks Phase 1

A PORTION OF SECTION 38, COTTON RAWLS DONATION, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, AND A REPLAT OF A PORTION OF PICKETT LAND COMPANY'S FARMS, RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALL LYING IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

SHEET 4 OF 10 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND



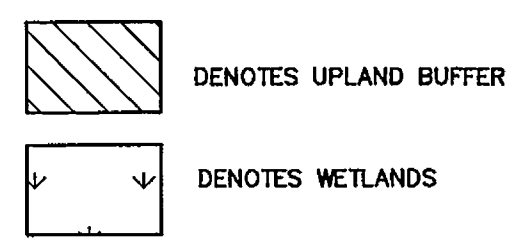
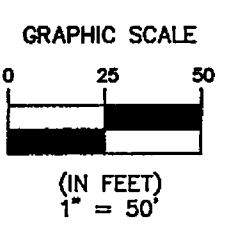
LINE	BEARING	DISTANCE
L23	N58°20'03"E	71.55'
L24	N80°53'38"E	58.72'
L25	N19°55'01"E	67.57'
L26	S58°20'03"W	73.00'
L27	S80°53'38"W	11.44'
L28	S19°55'01"W	12.80'

LINE	BEARING	DISTANCE
L29	S89°33'58"E	61.54'
L30	S46°39'37"E	57.85'
L31	S46°39'37"E	29.81'
L58	N28°13'14"W	16.13'
L59	N59°57'14"W	34.69'
L60	N84°46'37"E	40.11'

LINE	BEARING	DISTANCE
L61	S03°11'29"W	50.00'
L62	S86°48'31"E	55.00'
L63	N03°11'29"E	50.00'
L64	S86°48'31"E	55.00'
L69	S89°33'58"E	53.10'

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	1030.00'	40.28'	2°14'26"	N83°11'32"W	40.28'
C2	970.00'	87.25'	5°09'12"	N81°44'08"W	87.22'
C3	1000.00'	91.70'	5°15'13"	N86°56'21"W	91.66'
C13	730.00'	478.04'	37°31'12"	S26°20'54"W	469.54'
C14	80.00'	115.67'	82°50'44"	N49°00'40"E	105.86'
C15	80.00'	125.66'	90°00'00"	N44°33'58"W	113.14'
C63	705.00'	77.52'	6°18'01"	S23°30'09"W	77.48'
C64	705.00'	69.99'	5°41'18"	S17°30'30"W	69.96'
C65	705.00'	69.95'	5°41'07"	S11°49'17"W	69.93'
C66	705.00'	17.11'	1°23'26"	S08°17'01"W	17.11'
C67	105.00'	151.82'	82°50'44"	N49°00'40"E	138.94'
C68	105.00'	35.67'	19°27'59"	N17°19'17"E	35.50'
C69	105.00'	50.22'	27°24'11"	N40°45'22"E	49.74'
C70	105.00'	49.74'	27°08'27"	N68°01'41"E	49.27'
C71	105.00'	16.19'	8°50'07"	N86°00'58"E	16.18'
C74	1030.00'	94.45'	5°15'13"	N86°56'21"W	94.41'
C75	1030.00'	4.56'	0°15'12"	N89°26'22"W	4.56'
C76	1030.00'	75.02'	4°10'23"	N87°13'34"W	75.00'
C77	1030.00'	14.87'	0°49'38"	N84°43'34"W	14.87'
C91	755.00'	58.65'	4°27'04"	S15°04'35"W	58.64'
C92	755.00'	69.35'	5°15'46"	S10°13'10"W	69.32'
C94	55.00'	79.53'	82°50'44"	N49°00'40"E	72.78'
C127	105.00'	164.93'	90°00'00"	N44°33'58"W	148.49'

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C128	105.00'	29.37'	16°01'41"	N07°34'49"W	29.28'
C129	105.00'	57.58'	31°25'06"	N31°18'12"W	56.86'
C130	105.00'	57.94'	31°37'07"	N62°49'19"W	57.21'
C131	105.00'	20.04'	10°56'06"	N84°05'55"W	20.01'
C134	970.00'	88.94'	5°15'13"	N86°56'21"W	88.91'
C141	55.00'	86.39'	90°00'00"	N44°33'58"W	77.78'
C144	30.00'	6.91'	13°12'21"	N64°56'13"E	6.90'
C145	25.00'	9.84'	22°33'35"	S69°36'50"W	9.78'
C146	30.00'	31.93'	60°58'37"	N50°24'19"E	30.44'
C147	30.00'	54.24'	103°33'41"	N31°52'49"W	47.15'
C148	962.00'	98.87'	5°53'19"	N86°37'19"W	98.82'
C149	30.00'	48.51'	92°38'59"	S44°06'33"W	43.40'
C150	30.00'	26.04'	49°44'17"	S27°05'05"E	25.23'
C151	225.00'	59.05'	15°02'10"	N39°29'40"W	58.88'
C152	30.00'	40.05'	76°29'01"	N70°13'06"W	37.14'
C153	480.02'	46.22'	5°30'59"	S23°07'11"W	46.20'
C165	1055.00'	27.51'	1°29'39"	N82°49'08"W	27.51'
C172	875.00'	51.49'	3°22'18"	S15°36'58"W	51.48'
C173	50.00'	16.86'	19°18'54"	N23°35'16"E	16.78'
C174	50.00'	42.99'	49°15'40"	N57°52'32"E	41.68'
C175	50.00'	6.92'	7°55'39"	N86°28'12"E	6.91'
C192	225.00'	19.40'	4°56'28"	N49°28'59"W	19.40'

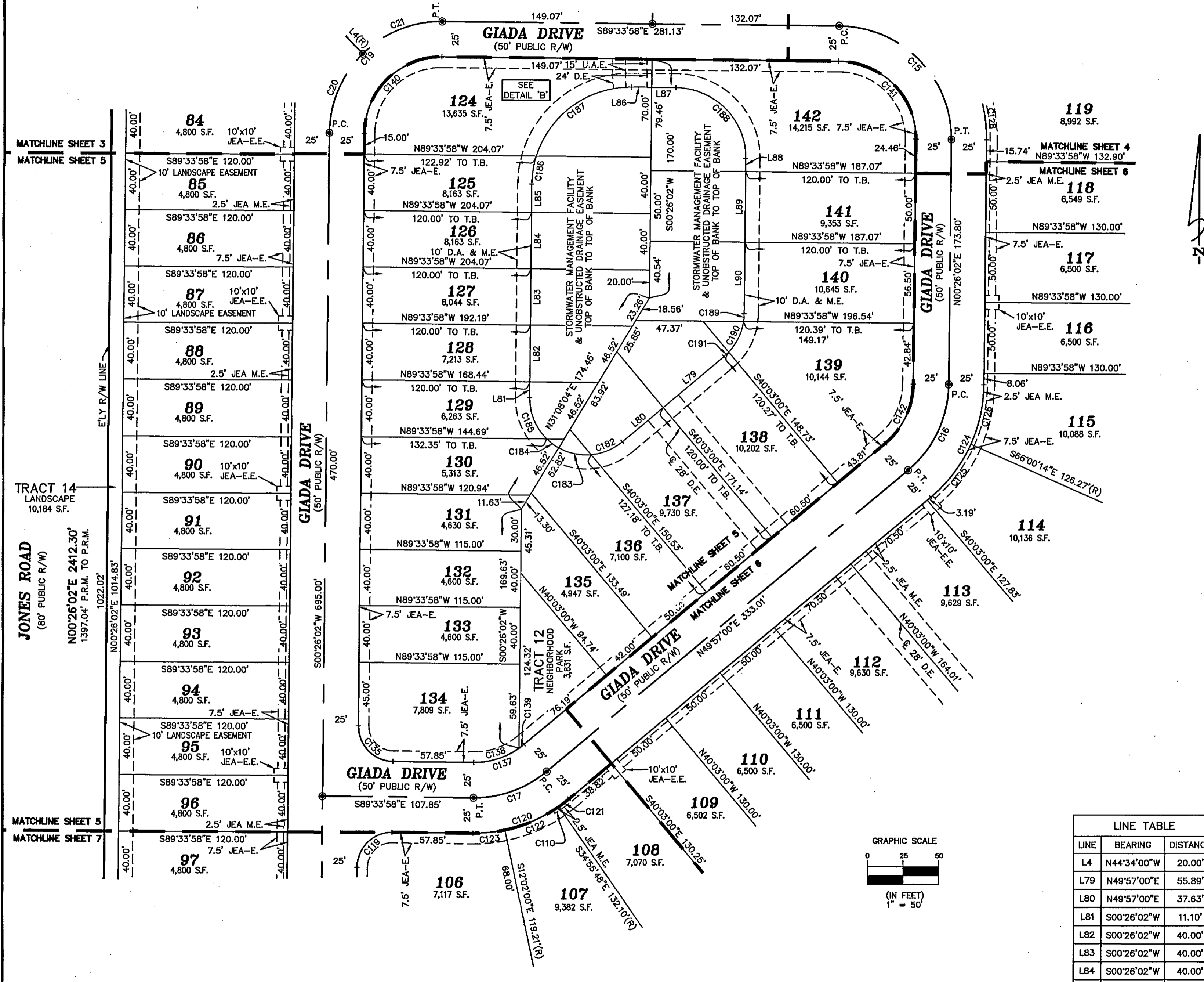


Clary & Associates
PROFESSIONAL SURVEYORS & MAPPERS
LB NO. 3731
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
(904) 260-2703
WWW.CLARYASSOC.COM

Saddle Oaks Phase 1

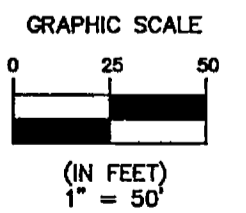
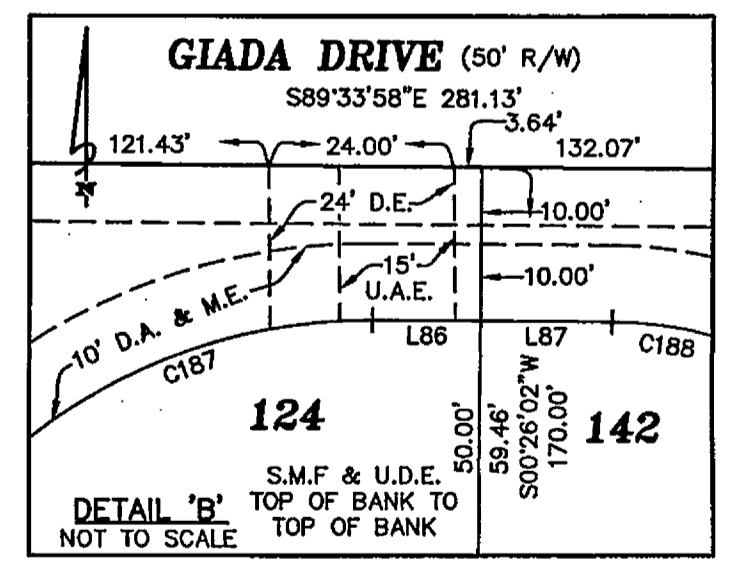
A PORTION OF SECTION 38, COTTON RAWLS DONATION, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, AND A REPLAT OF A PORTION OF PICKETT LAND COMPANY'S FARMS, RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALL LYING IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

SHEET 5 OF 10 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C15	80.00'	125.66'	90°00'00"	N44°33'58"W	113.14'
C16	80.00'	69.14'	49°30'58"	N25°11'31"E	67.01'
C17	80.00'	56.53'	40°29'02"	N70°11'31"E	55.36'
C19	80.00'	125.66'	90°00'00"	S45°26'02"W	113.14'
C20	80.00'	62.83'	44°59'58"	S22°56'01"W	61.23'
C21	80.00'	62.83'	45°00'02"	S67°56'01"W	61.23'
C110	107.50'	5.00'	2°39'55"	N56°24'09"E	5.00'
C119	25.00'	39.27'	90°00'00"	S45°26'02"W	35.36'
C120	105.00'	74.19'	40°29'02"	N70°11'31"E	72.66'
C121	105.00'	9.38'	5°07'12"	N52°30'36"E	9.38'
C122	105.00'	41.96'	22°53'48"	N66°31'06"E	41.68'
C123	105.00'	22.85'	12°28'02"	N84°12'01"E	22.80'
C124	105.00'	90.74'	49°30'58"	N25°11'31"E	87.95'
C125	105.00'	47.56'	25°57'14"	N36°58'23"E	47.16'
C126	105.00'	43.18'	23°33'44"	N12°12'54"E	42.68'
C128	105.00'	29.37'	16°01'41"	N07°34'49"W	29.28'
C135	25.00'	39.27'	90°00'00"	S44°33'58"E	35.36'
C137	55.00'	38.86'	40°29'02"	N70°11'31"E	38.06'
C138	55.00'	34.34'	35°46'11"	N72°32'56"E	33.78'
C139	55.00'	4.53'	4°42'51"	N52°18'25"E	4.52'
C140	55.00'	86.39'	90°00'00"	S45°26'02"W	77.78'
C141	55.00'	86.39'	90°00'00"	N44°33'58"W	77.78'
C142	55.00'	47.53'	49°30'58"	N25°11'31"E	46.07'
C182	40.00'	24.34'	34°52'08"	N67°23'04"E	23.97'
C183	40.00'	23.76'	34°02'05"	S78°09'49"E	23.41'
C184	40.00'	10.69'	15°18'32"	S53°29'31"E	10.66'
C185	40.00'	32.30'	46°16'17"	S22°42'07"E	31.43'
C186	70.00'	20.28'	16°36'06"	S08°44'05"W	20.21'
C187	70.00'	89.67'	73°23'54"	S53°44'05"W	83.67'
C188	50.00'	78.54'	90°00'00"	N44°33'58"W	70.71'
C189	40.00'	5.60'	8°01'23"	N04°26'43"E	5.60'
C190	40.00'	24.35'	34°52'33"	N25°53'41"E	23.97'
C191	40.00'	4.62'	6°37'02"	N46°38'29"E	4.62'

LINE TABLE		
LINE	BEARING	DISTANCE
L4	N44°34'00"W	20.00'
L79	N49°57'00"E	55.89'
L80	N49°57'00"E	37.63'
L81	S00°26'02"W	11.10'
L82	S00°26'02"W	40.00'
L83	S00°26'02"W	40.00'
L84	S00°26'02"W	40.00'
L85	S00°26'02"W	20.00'
L86	N89°33'58"W	14.07'
L87	N89°33'58"W	17.07'
L88	N00°26'02"E	9.46'
L89	N00°26'02"E	50.00'
L90	N00°26'02"E	50.92'



- DENOTES UPLAND BUFFER
- DENOTES WETLANDS

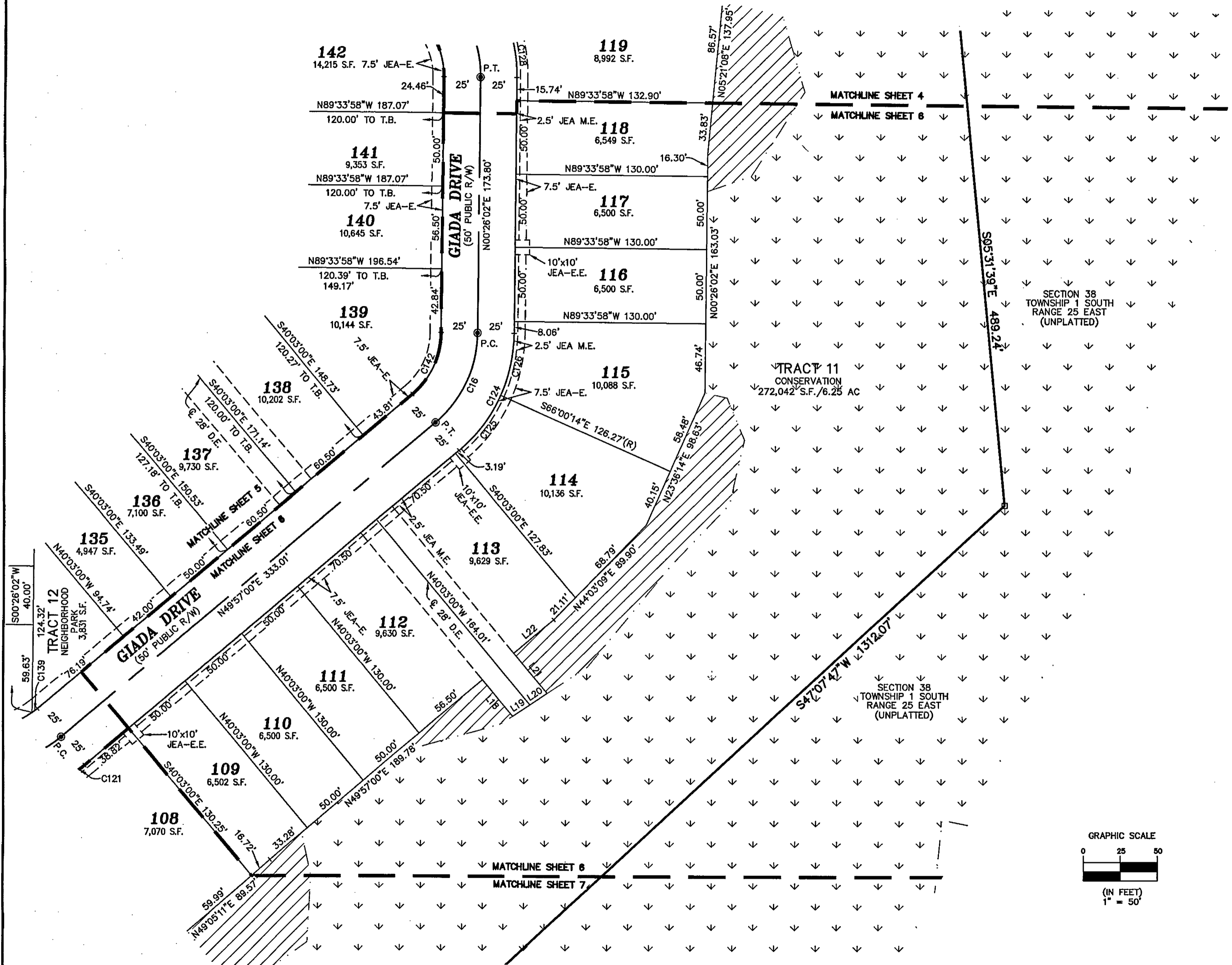


Saddle Oaks Phase 1

A PORTION OF SECTION 38, COTTON RAWLS DONATION, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, AND A REPLAT OF A PORTION OF PICKETT LAND COMPANY'S FARMS, RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALL LYING IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

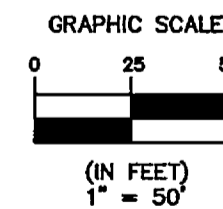
PLAT BOOK 80 PAGE 117

SHEET 6 OF 10 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND

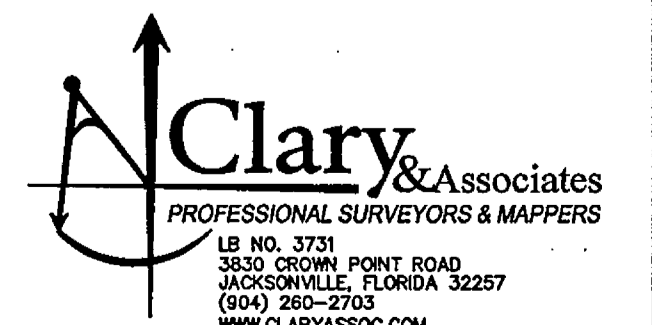


CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C15	80.00'	125.66'	90°00'00"	N44°33'58"W	113.14'
C16	80.00'	69.14'	49°30'58"	N25°11'31"E	67.01'
C121	105.00'	9.38'	5°07'12"	N52°30'36"E	9.38'
C124	105.00'	90.74'	49°30'58"	N25°11'31"E	87.95'
C125	105.00'	47.56'	25°57'14"	N36°58'23"E	47.16'
C126	105.00'	43.18'	23°33'44"	N12°12'54"E	42.88'
C128	105.00'	29.37'	16°01'41"	N07°34'49"W	29.28'
C139	55.00'	4.53'	4°42'51"	N52°18'25"E	4.52'
C142	55.00'	47.53'	49°30'58"	N25°11'31"E	46.07'

LINE TABLE		
LINE	BEARING	DISTANCE
L18	S40°03'00"E	32.43'
L19	N56°23'06"E	14.09'
L20	N56°23'06"E	14.09'
L21	S40°03'00"E	35.59'
L22	N49°57'00"E	35.50'



- DENOTES UPLAND BUFFER
- DENOTES WETLANDS

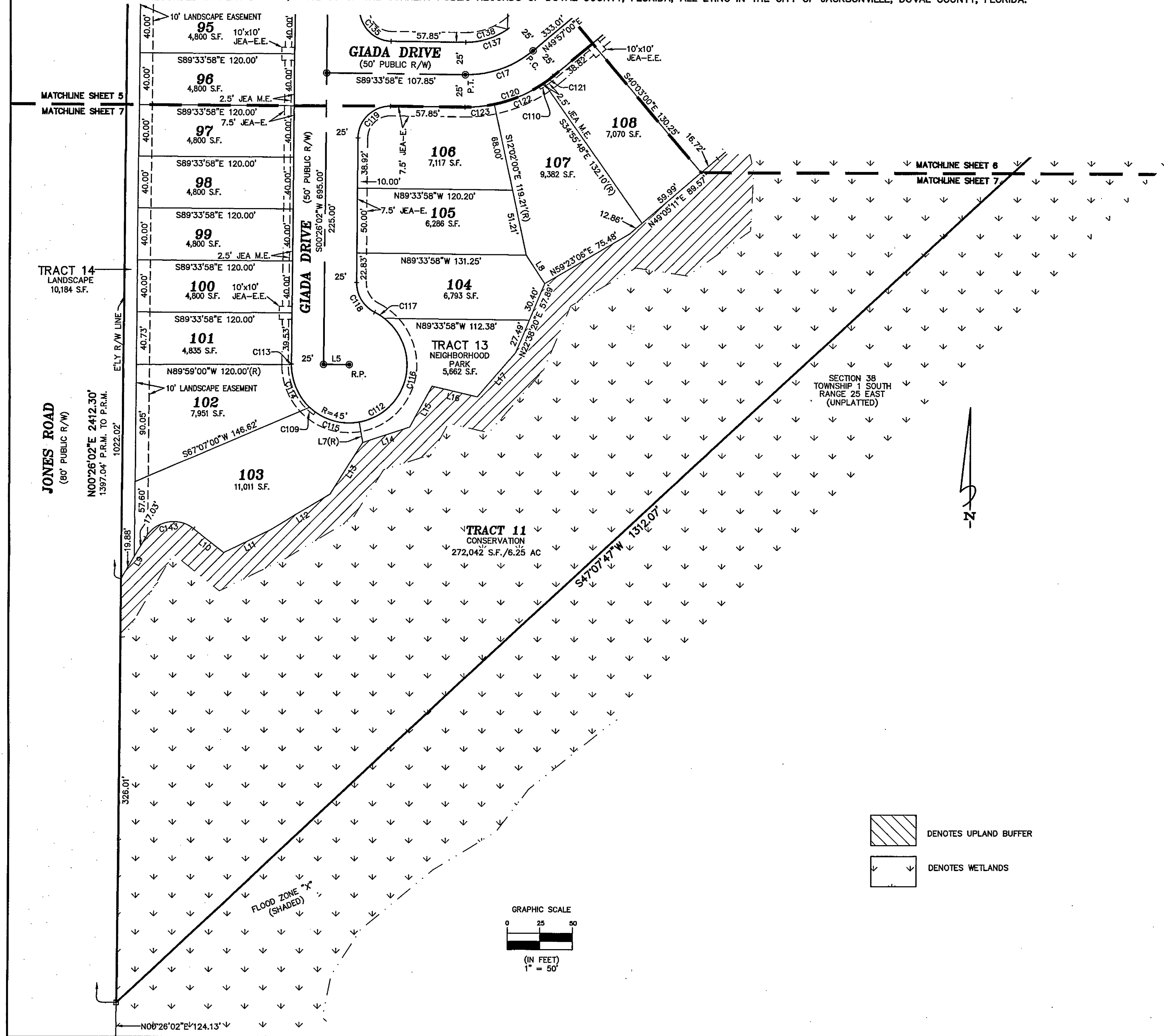


Saddle Oaks Phase 1

PLAT BOOK 80 PAGE 118

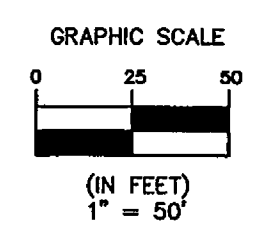
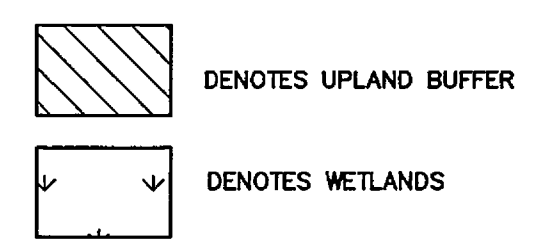
A PORTION OF SECTION 38, COTTON RAWLS DONATION, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, AND A REPLAT OF A PORTION OF PICKETT LAND COMPANY'S FARMS, RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALL LYING IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

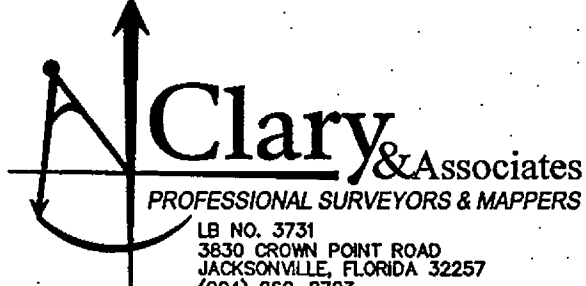
SHEET 7 OF 10 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C17	80.00'	56.53'	40°29'02"	N70°11'31"E	55.36'
C109	47.50'	7.22'	8°42'43"	S50°08'50"E	7.22'
C110	107.50'	5.00'	2°39'55"	N56°24'09"E	5.00'
C112	45.00'	192.13'	244°37'23"	N58°07'20"E	76.06'
C113	45.00'	0.33'	0°25'02"	S00°13'31"W	0.33'
C114	45.00'	37.04'	47°09'36"	S23°33'48"E	36.00'
C115	45.00'	41.62'	52°59'43"	S73°38'27"E	40.15'
C116	45.00'	104.24'	132°43'17"	N13°30'03"E	82.45'
C117	45.00'	8.90'	11°19'46"	N58°31'28"W	8.88'
C118	25.00'	28.20'	64°37'23"	S31°52'40"E	26.73'
C119	25.00'	39.27'	90°00'00"	S45°26'02"W	35.36'
C120	105.00'	74.19'	40°29'02"	N70°11'31"E	72.66'
C121	105.00'	9.38'	5°07'12"	N52°30'36"E	9.38'
C122	105.00'	41.96'	22°53'48"	N66°31'06"E	41.68'
C123	105.00'	22.85'	12°28'02"	N84°12'01"E	22.80'
C135	25.00'	39.27'	90°00'00"	S44°33'58"E	35.36'
C137	55.00'	38.86'	40°29'02"	N70°11'31"E	38.06'
C138	55.00'	34.34'	35°46'11"	N72°32'56"E	33.78'
C143	25.00'	42.68'	97°48'18"	S79°31'55"W	37.68'

LINE TABLE		
LINE	BEARING	DISTANCE
L5	S89°33'58"E	20.00'
L7	N10°08'18"W	15.92'
L8	N33°08'58"W	26.23'
L9	N30°37'47"E	36.91'
L10	S51°33'56"E	29.63'
L11	N64°21'07"E	40.20'
L12	N59°23'00"E	53.77'
L13	N32°33'30"E	47.19'
L14	N71°45'24"E	38.53'
L15	N28°33'04"E	36.04'
L16	S77°06'19"E	36.00'
L17	N40°50'18"E	44.85'



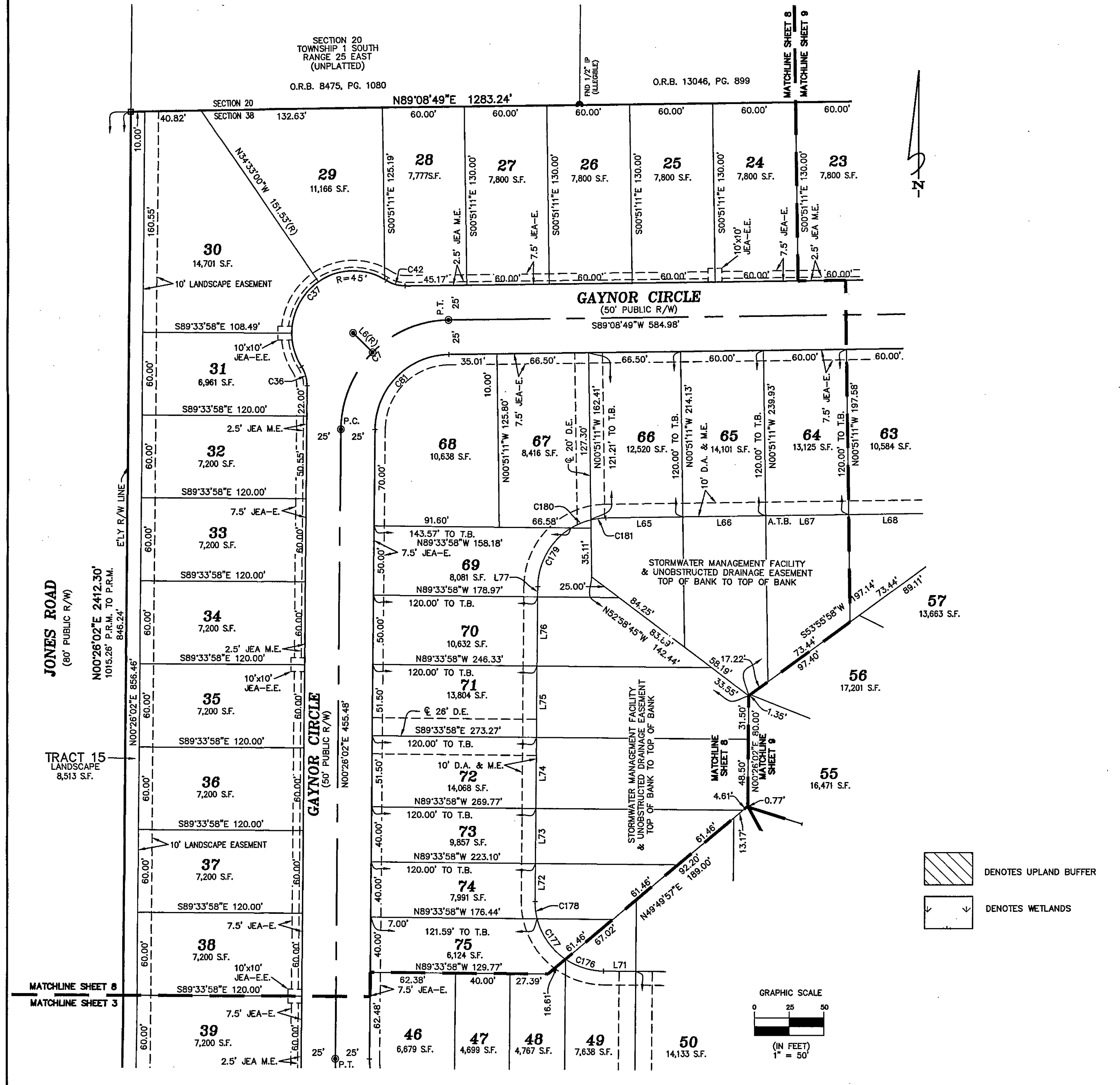

Clary & Associates
 PROFESSIONAL SURVEYORS & MAPPERS
 LB NO. 3731
 3830 CROWN POINT ROAD
 JACKSONVILLE, FLORIDA 32257
 (904) 260-2703
 WWW.CLARYASSOC.COM

Saddle Oaks Phase 1

A PORTION OF SECTION 38, COTTON RAWLS DONATION, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, AND A REPLAT OF A PORTION OF PICKETT LAND COMPANY'S FARMS, RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALL LYING IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 80 PAGE 119

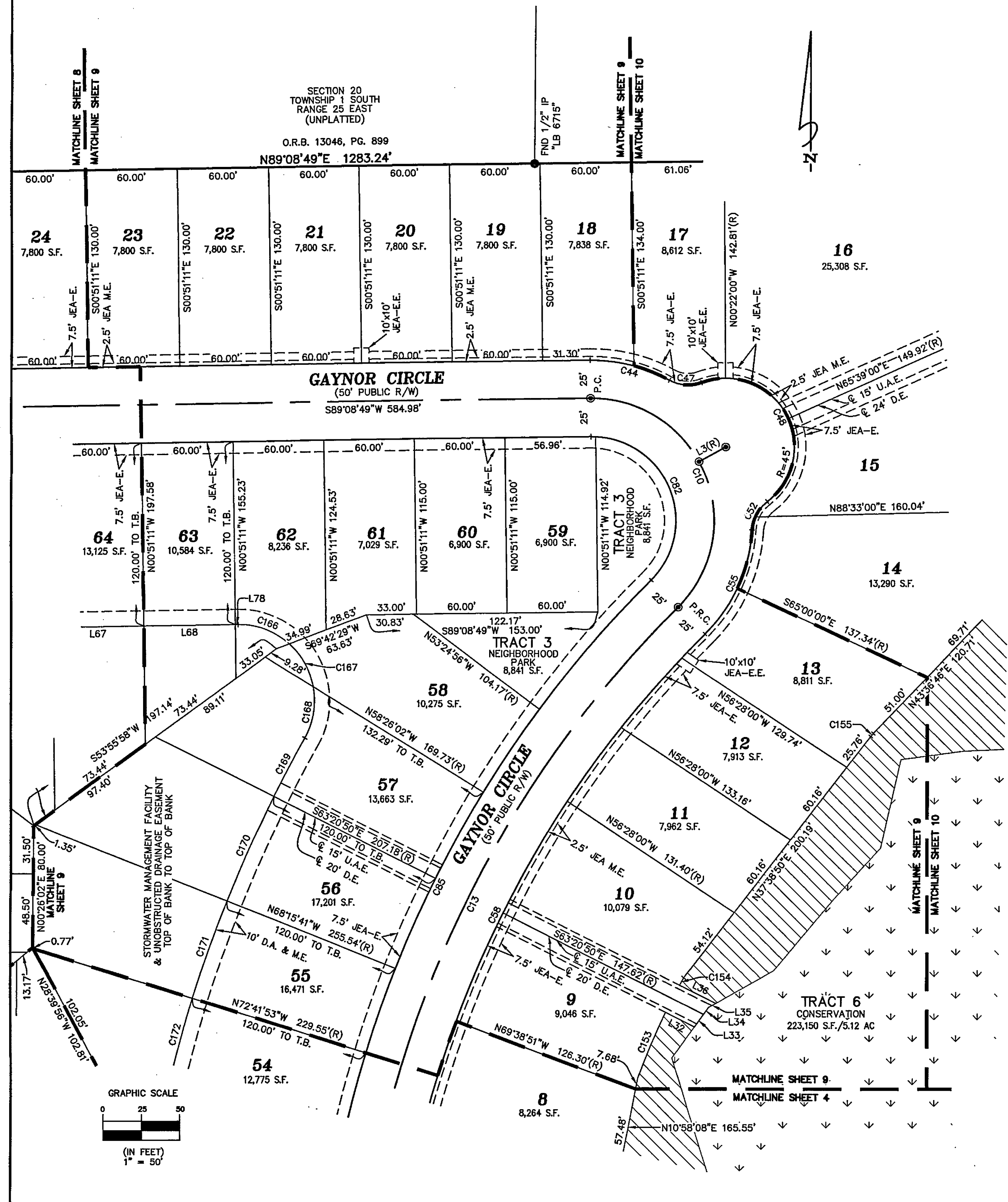
SHEET 8 OF 10 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND



Saddle Oaks Phase 1

A PORTION OF SECTION 38, COTTON RAWLS DONATION, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, AND A REPLAT OF A PORTION OF PICKETT LAND COMPANY'S FARMS, RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALL LYING IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

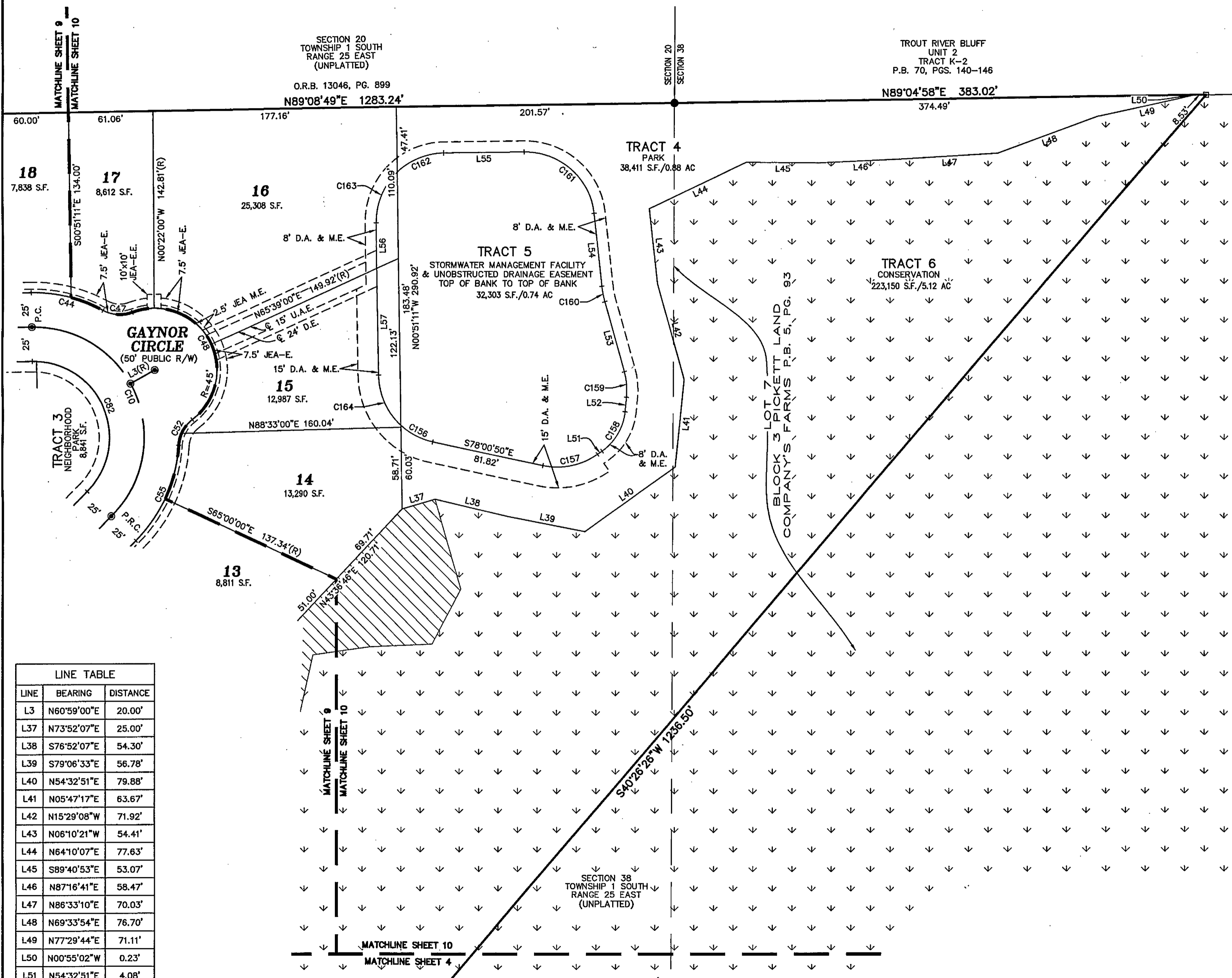
SHEET 9 OF 10 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND



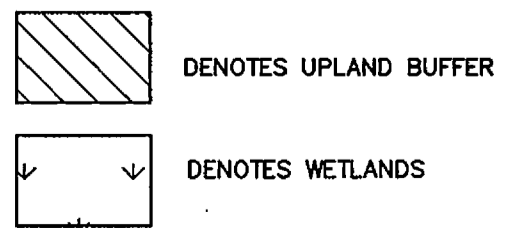
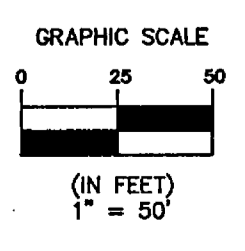
Saddle Oaks Phase 1

A PORTION OF SECTION 38, COTTON RAWLS DONATION, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, AND A REPLAT OF A PORTION OF PICKETT LAND COMPANY'S FARMS, RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALL LYING IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

SHEET 10 OF 10 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND



LINE	BEARING	DISTANCE
L3	N60°59'00"E	20.00'
L37	N73°52'07"E	25.00'
L38	S76°52'07"E	54.30'
L39	S79°06'33"E	56.78'
L40	N54°32'51"E	79.88'
L41	N05°47'17"E	63.67'
L42	N15°29'08"W	71.92'
L43	N06°10'21"W	54.41'
L44	N64°10'07"E	77.63'
L45	S89°40'53"E	53.07'
L46	N87°16'41"E	58.47'
L47	N86°33'10"E	70.03'
L48	N69°33'54"E	76.70'
L49	N77°29'44"E	71.11'
L50	N00°55'02"W	0.23'
L51	N54°32'51"E	4.08'
L52	N05°47'17"E	10.51'
L53	N15°29'08"W	52.57'
L54	N06°10'21"W	52.96'
L55	S89°08'49"W	58.53'
L56	S00°51'11"E	33.01'
L57	S00°51'11"E	77.29'



CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C10	80.00'	189.84'	135°57'41"	N22°52'21"W	148.33'
C11	80.00'	86.34'	61°50'11"	N59°56'05"W	82.21'
C12	80.00'	103.50'	74°07'30"	N08°02'45"E	96.43'
C44	105.00'	54.30'	29°37'56"	N76°02'13"W	53.70'
C45	105.00'	29.07'	15°51'45"	N82°55'19"W	28.98'
C46	105.00'	25.23'	13°46'11"	N68°06'21"W	25.17'
C47	25.00'	21.63'	49°34'57"	S86°00'44"E	20.97'
C48	45.00'	128.47'	163°34'25"	N29°01'00"W	89.08'
C49	45.00'	16.05'	20°26'12"	S79°24'54"W	15.97'
C50	45.00'	51.85'	66°01'00"	N57°21'30"W	49.03'
C51	45.00'	60.57'	77°07'12"	N14°12'36"E	56.10'
C52	25.00'	21.63'	49°34'57"	S27°58'44"W	20.97'
C53	25.00'	12.81'	29°21'30"	S38°05'28"W	12.67'
C54	25.00'	8.82'	20°13'28"	S13°17'59"W	8.78'
C55	105.00'	76.82'	41°55'15"	N24°08'53"E	75.12'
C56	105.00'	39.97'	21°48'45"	N14°05'38"E	39.73'
C57	105.00'	36.85'	20°06'30"	N35°03'15"E	36.66'
C82	55.00'	130.51'	135°57'41"	N22°52'21"W	101.98'
C83	55.00'	3.04'	3°09'59"	N89°16'11"W	3.04'
C84	55.00'	127.47'	132°47'42"	N21°17'21"W	100.80'
C156	50.00'	26.28'	30°07'09"	S62°57'16"E	25.98'
C157	50.00'	41.40'	47°26'19"	N78°16'00"E	40.23'
C158	40.00'	34.04'	48°45'34"	N30°10'04"E	33.02'
C159	50.00'	18.56'	21°16'25"	N04°50'56"W	18.46'
C160	70.00'	11.38'	9°18'47"	S10°49'44"E	11.37'
C161	50.00'	73.90'	84°40'50"	N48°30'46"W	67.35'
C162	50.00'	37.49'	42°57'30"	S67°40'04"W	36.62'
C163	50.00'	41.05'	47°02'30"	S22°40'04"W	39.91'
C164	50.00'	41.05'	47°02'30"	S24°22'26"E	39.91'

Clary & Associates
 PROFESSIONAL SURVEYORS & MAPPERS
 LB NO. 3731
 3830 CROWN POINT ROAD
 JACKSONVILLE, FLORIDA 32257
 (904) 260-2703
 WWW.CLARYASSOC.COM