

Saddle Oaks Phase 2A

PLAT BOOK 83 PAGE 79

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, AND A PORTION OF SECTION 38, COTTON RAWLS DONATION, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, ALL LYING IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

SHEET 1 OF 11 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND

CAPTION

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

BEGIN AT THE SOUTHWESTERLY CORNER OF TRACT 11, AS SHOWN ON THE PLAT OF SADDLE OAKS PHASE 1, AS RECORDED IN PLAT BOOK 80, PAGES 112 THROUGH 121, INCLUSIVE OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE NORTHEASTERLY, NORTHERLY, WESTERLY, AND EASTERLY, ALONG THE EASTERLY BOUNDARY OF SAID SADDLE OAKS PHASE 1, RUN THE FOLLOWING EIGHT (8) COURSES AND DISTANCES: COURSE NO. 1: NORTH 47°07'47" EAST, 1312.07 FEET; COURSE NO. 2: NORTH 05°31'39" WEST, 489.24 FEET; COURSE NO. 3: NORTH 10°50'28" EAST, 25.00 FEET, TO THE ARC OF A CURVE LEADING WESTERLY; COURSE NO. 4: WESTERLY, 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 NORTH 81°44'08" WEST, 87.22 FEET; COURSE NO. 5: NORTH 05°41'15" EAST, 60.00 FEET, TO THE ARC OF A CURVE LEADING EASTERLY; COURSE NO. 6: EASTERLY, 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 SOUTH 83°11'32" EAST, 40.28 FEET; COURSE NO. 7: NORTH 07°55'42" EAST, 25.00 FEET; COURSE NO. 8: NORTH 40°26'26" EAST, 1236.50 FEET, TO THE SOUTHERLY LINE OF TROUT RIVER BLUFF UNIT 2, 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, 939.80 FEET, TO THE NORTHWESTERLY RIGHT OF WAY LINE OF A 100 FOOT GEORGIA SOUTHERN AND FLORIDA RAILWAY COMPANY RIGHT OF WAY; THENCE SOUTHERLY AND SOUTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 06°32'53" WEST, 1185.45 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; COURSE NO. 2: SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1382.40 FEET, AN ARC DISTANCE OF 1447.65 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 36°32'53" WEST, 1382.40 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 3: SOUTH 66°32'53" WEST, 689.21 FEET, TO THE SOUTHERLY LINE OF SECTION 38; THENCE SOUTH 89°13'16" WEST, ALONG LAST SAID LINE, 1034.37 FEET TO 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 LAST SAID LINE, 124.12 FEET, TO THE POINT OF BEGINNING.

CONTAINING 83.59 ACRES, MORE OR LESS.

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND KW-HS LOT OPTION POOL 01, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HEREINAFTER REFERRED TO AS THE "OWNERS", ARE THE FEE SIMPLE OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS SADDLE OAKS PHASE 2A, 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:

- 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.
- 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 AND KW-HS LOT OPTION POOL 01, LLC, OR THEIR SUCCESSORS AND ASSIGNS. THE CITY BY ACCEPTANCE OF THIS PLAT ASSUMES NO RESPONSIBILITY WHATSOEVER FOR SAID STORMWATER MANAGEMENT FACILITIES.
- 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 OWNERS 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 OWNERS, THEIR 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 2A. THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE SUCCESSORS AND ASSIGNS OF THE OWNERS, AND SHALL BE SUBJECT TO IT. UPON FAILURE OF THE OWNERS, THEIR SUCCESSORS OR ASSIGNS THAT HAVE ASSUMED 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 THE OWNERS, THEIR SUCCESSORS AND ASSIGNS. OWNERS DO HEREBY RESERVE UNTO THEMSELVES, THEIR 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 OWNERS, THEIR SUCCESSORS AND ASSIGNS.

TRACTS 1, 2, AND 3 (ACTIVE RECREATION AREA), TRACTS 5 (STORMWATER MANAGEMENT FACILITY & UNOBSTRUCTED DRAINAGE EASEMENT TOP OF BANK TO TOP OF BANK), TRACTS 6, 7, AND 8 (OPEN SPACE), TRACT 9 (LANDSCAPE/DRAINAGE), AND TRACTS 10 AND 11 (CONSERVATION) SHALL REMAIN PRIVATELY OWNED AND THE SOLE EXCLUSIVE PROPERTY OF THE OWNERS, THEIR SUCCESSORS AND ASSIGNS. PROVIDED HOWEVER, THE UNDERSIGNED OWNERS RESERVE 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 4 (JEA 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 OWNERS, THEIR SUCCESSORS AND ASSIGNS; PROVIDED HOWEVER, THE UNDERSIGNED OWNERS RESERVE 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. SUCH TRACT SHALL BE HELD AND USED BY THE OWNERS, THEIR SUCCESSORS AND ASSIGNS, AS A LANDSCAPE BUFFER FOR THE ADJACENT LIFT STATION IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 656.1223, CITY OF JACKSONVILLE ORDINANCE CODE.

THE OWNERS HEREBY DEDICATE 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 OWNERS, THEIR 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 THEREFOR.

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 OWNERS DO HEREBY RESERVE UNTO THEMSELVES AND THEIR 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 OWNERS, THEIR SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND KW-HS LOT OPTION POOL 01, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAVE CAUSED THIS PLAT AND DEDICATION TO BE EXECUTED BY THEIR MANAGING PARTNER.

THIS 10 DAY OF July A.D., 2024.

LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY

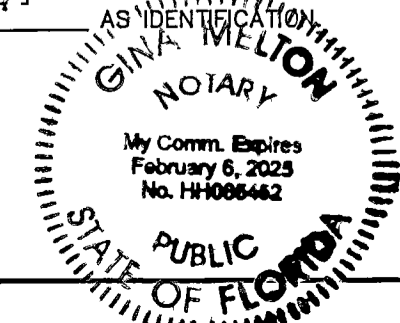
WITNESS: [Signature]
PRINT NAME: Danielle Marie van Rosburg

SCOTT KEILING AS AN AUTHORIZED PERSON FOR LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY
WITNESS: [Signature]
PRINT NAME: GABRIELUS FARCA

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 10 DAY OF July, 2024, A.D., BY SCOTT KEILING, AS AN AUTHORIZED PERSON FOR LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS AS IDENTIFICATION PRODUCED

NOTARY PUBLIC, STATE OF FLORIDA
TYPE OR PRINT NAME: Gina Molton
COMMISSION # HL085452
MY COMMISSION EXPIRES 2/11/2025



KW-HS LOT OPTION POOL 01, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: HEARTHSTONE, INC., A CALIFORNIA CORPORATION, ITS SOLE MEMBER MANAGER
BY: [Signature]
STEVEN C. PORATH
AUTHORIZED PERSON

WITNESS: [Signature]
PRINT NAME: MARIE AUSLEY
WITNESS: [Signature]
PRINT NAME: Gloria Deaton

NOTARY FOR KW-HS LOT OPTION POOL 01, LLC, A DELAWARE LIMITED LIABILITY COMPANY

ON July 3, 2024 BEFORE ME, Karen Stambaugh, Notary Public
(HERE INSERT NAME AND TITLE OF THE OFFICER)

PERSONALLY APPEARED STEVEN C. PORATH, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.
WITNESS MY HAND AND OFFICIAL SEAL.

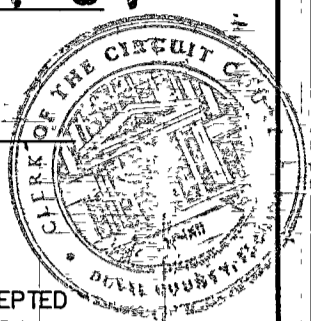
[Signature] (SEAL)

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 83, PAGES 79-89 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
SIGNED THIS 8 DAY OF August, 2024.

[Signature]
JODY PHILLIPS
CLERK OF CIRCUIT COURT

BY: [Signature]
CLERK



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]
NINA SICKLER, P.E.
DIRECTOR OF PUBLIC WORKS

8/7/2024
DATE

PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 08 DAY OF AUGUST, 2024.

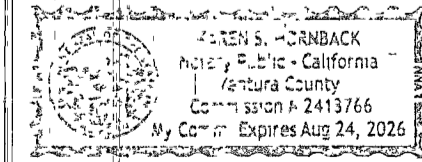
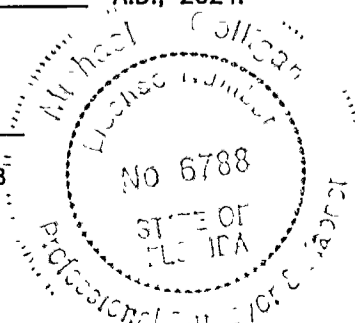
[Signature]
DANNY S. WHEELER, P.L.S.
PROFESSIONAL LAND SURVEYOR NUMBER 6902

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 THE PERMANENT CONTROL POINTS AND LOT CORNERS WILL BE PLACED ACCORDING TO THE LAWS OF THE STATE OF FLORIDA AND THE CURRENT REGULATIONS OF THE CITY OF JACKSONVILLE.

SIGNED THE 10 DAY OF JULY A.D., 2024.

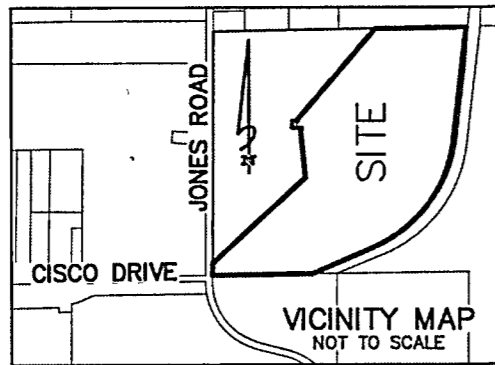
[Signature]
MICHAEL J. COLLIGAN
FLORIDA REGISTERED LAND SURVEYOR NO. 6788
CLARY AND ASSOCIATES
L.B. NO. 3731
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257



Saddle Oaks Phase 2A

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, AND A PORTION OF SECTION 38, COTTON RAWLS DONATION, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, ALL LYING IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

SHEET 2 OF 11 SHEETS
142 LOTS AND 11 TRACTS THIS PHASE



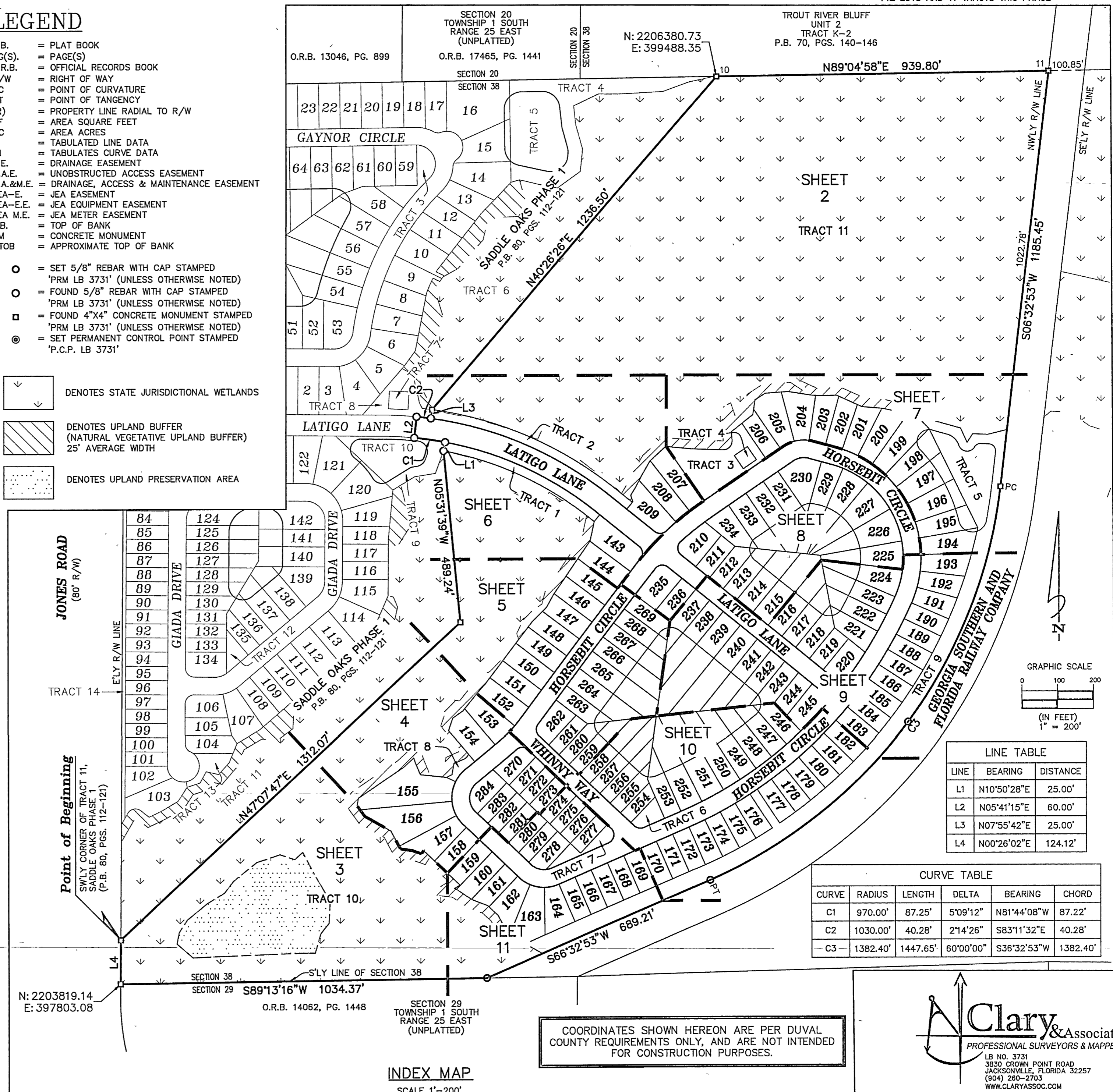
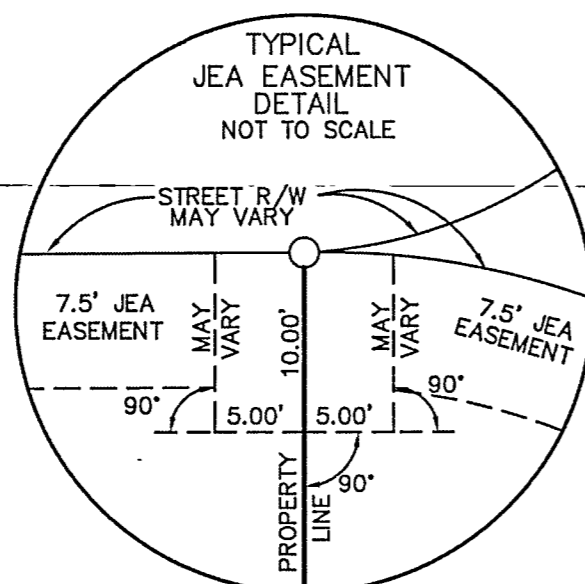
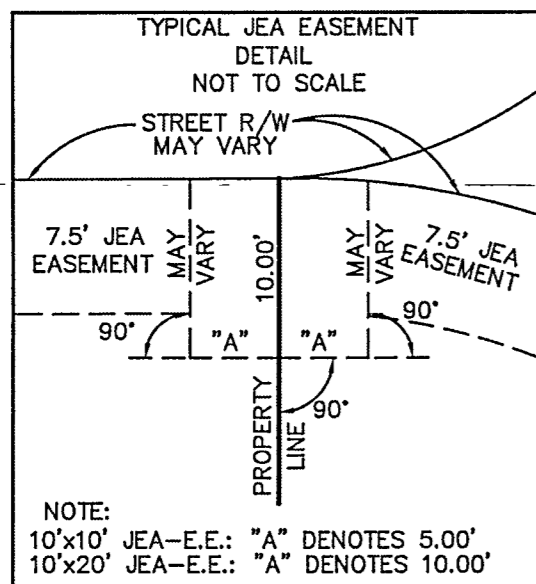
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. (FLORIDA STATUTE 177.091)
- 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.
- 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.
- AT THE TIME OF RECORDATION OF THIS PLAT, ALL OR PORTIONS OF THE PLATTED LANDS HEREIN WERE IN A SPECIAL FLOOD HAZARD AREA ("SFHA").
- BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.
- THE TABULATED CURVE AND LINE TABLE(S) SHOWN ON EACH SHEET ARE APPLICABLE ONLY TO THE CURVES AND LINES THAT APPEAR ON THAT SHEET.
- ALL DRAINAGE EASEMENTS ARE UNOBSTRUCTED EASEMENTS UNLESS OTHERWISE NOTED HEREON. (SEE NOTE NO. 8)
- CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND DISTRIBUTION SYSTEM.
- 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.
- 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.
- '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.
- '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.
- CORNER LOTS AND LOTS HAVING FRONTAGE ON MORE THAN ONE RIGHT OF WAY MAY GAIN ACCESS FROM ONLY ONE RIGHT OF WAY.
- ACTIVE RECREATION AREA TRACTS:
TRACT 1 = 0.28 ACRES
TRACT 2 = 0.36 ACRES
TRACT 3 = 0.55 ACRES

LEGEND

- P.B. = PLAT BOOK
- PG(S). = PAGE(S)
- O.R.B. = OFFICIAL RECORDS BOOK
- R/W = RIGHT OF WAY
- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- (R) = PROPERTY LINE RADIAL TO R/W
- SF = AREA SQUARE FEET
- AC = AREA ACRES
- L1 = TABULATED LINE DATA
- C1 = TABULATES CURVE DATA
- D.E. = DRAINAGE EASEMENT
- U.A.E. = UNOBSTRUCTED ACCESS EASEMENT
- D.A.&M.E. = DRAINAGE, ACCESS & MAINTENANCE EASEMENT
- JEA-E. = JEA EASEMENT
- JEA-E.E. = JEA EQUIPMENT EASEMENT
- JEA M.E. = JEA METER EASEMENT
- T.B. = TOP OF BANK
- CM = CONCRETE MONUMENT
- ATOB = APPROXIMATE TOP OF BANK

- = SET 5/8" REBAR WITH CAP STAMPED 'PRM LB 3731' (UNLESS OTHERWISE NOTED)
- = FOUND 5/8" REBAR WITH CAP STAMPED 'PRM LB 3731' (UNLESS OTHERWISE NOTED)
- = FOUND 4"x4" CONCRETE MONUMENT STAMPED 'PRM LB 3731' (UNLESS OTHERWISE NOTED)
- ⊙ = SET PERMANENT CONTROL POINT STAMPED 'P.C.P. LB 3731'

- ↓ = DENOTES STATE JURISDICTIONAL WETLANDS
- ▨ = DENOTES UPLAND BUFFER (NATURAL VEGETATIVE UPLAND BUFFER) 25' AVERAGE WIDTH
- ⋯ = DENOTES UPLAND PRESERVATION AREA



LINE	BEARING	DISTANCE
L1	N10°50'28"E	25.00'
L2	N05°41'15"E	60.00'
L3	N07°55'42"E	25.00'
L4	N00°26'02"E	124.12'

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	970.00'	87.25'	5°09'12"	N81°44'08"W	87.22'
C2	1030.00'	40.28'	2°14'26"	S83°11'32"E	40.28'
C3	1382.40'	1447.65'	60°00'00"	S36°32'53"W	1382.40'

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

INDEX MAP
SCALE 1"=200'

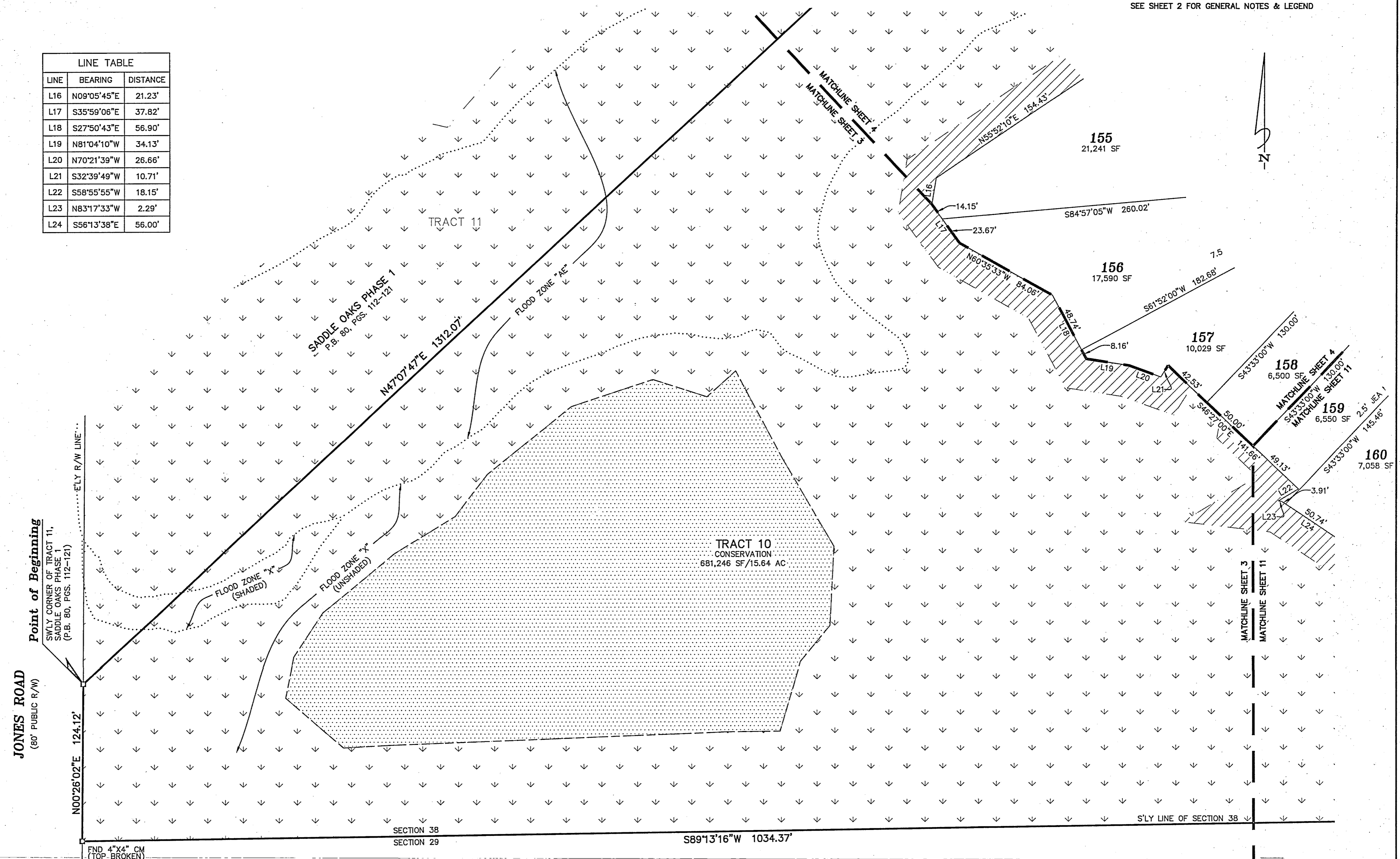
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Saddle Oaks Phase 2A

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, AND A PORTION OF SECTION 38, COTTON RAWLS DONATION, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, ALL LYING IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

SHEET 3 OF 11 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND

LINE TABLE		
LINE	BEARING	DISTANCE
L16	N09°05'45"E	21.23'
L17	S35°59'06"E	37.82'
L18	S27°50'43"E	56.90'
L19	N81°04'10"W	34.13'
L20	N70°21'39"W	26.66'
L21	S32°39'49"W	10.71'
L22	S58°55'55"W	18.15'
L23	N83°17'33"W	2.29'
L24	S56°13'38"E	56.00'



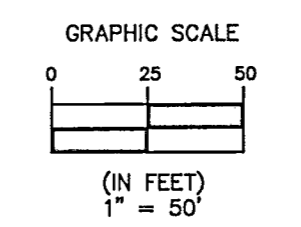
JONES ROAD
(80' PUBLIC R/W)
Point of Beginning
SIVLY CORNER OF TRACT 11,
SADDLE OAKS PHASE 1
(P.B. 80, PGS. 112-121)

N00°26'02"E 124.12'

SECTION 38
SECTION 29
S89°13'16"W 1034.37'

FND 4"x4" CM
(TOP-BROKEN)

- DENOTES STATE JURISDICTIONAL WETLANDS
- DENOTES UPLAND BUFFER
(NATURAL VEGETATIVE UPLAND BUFFER)
25' AVERAGE WIDTH
- DENOTES UPLAND PRESERVATION AREA

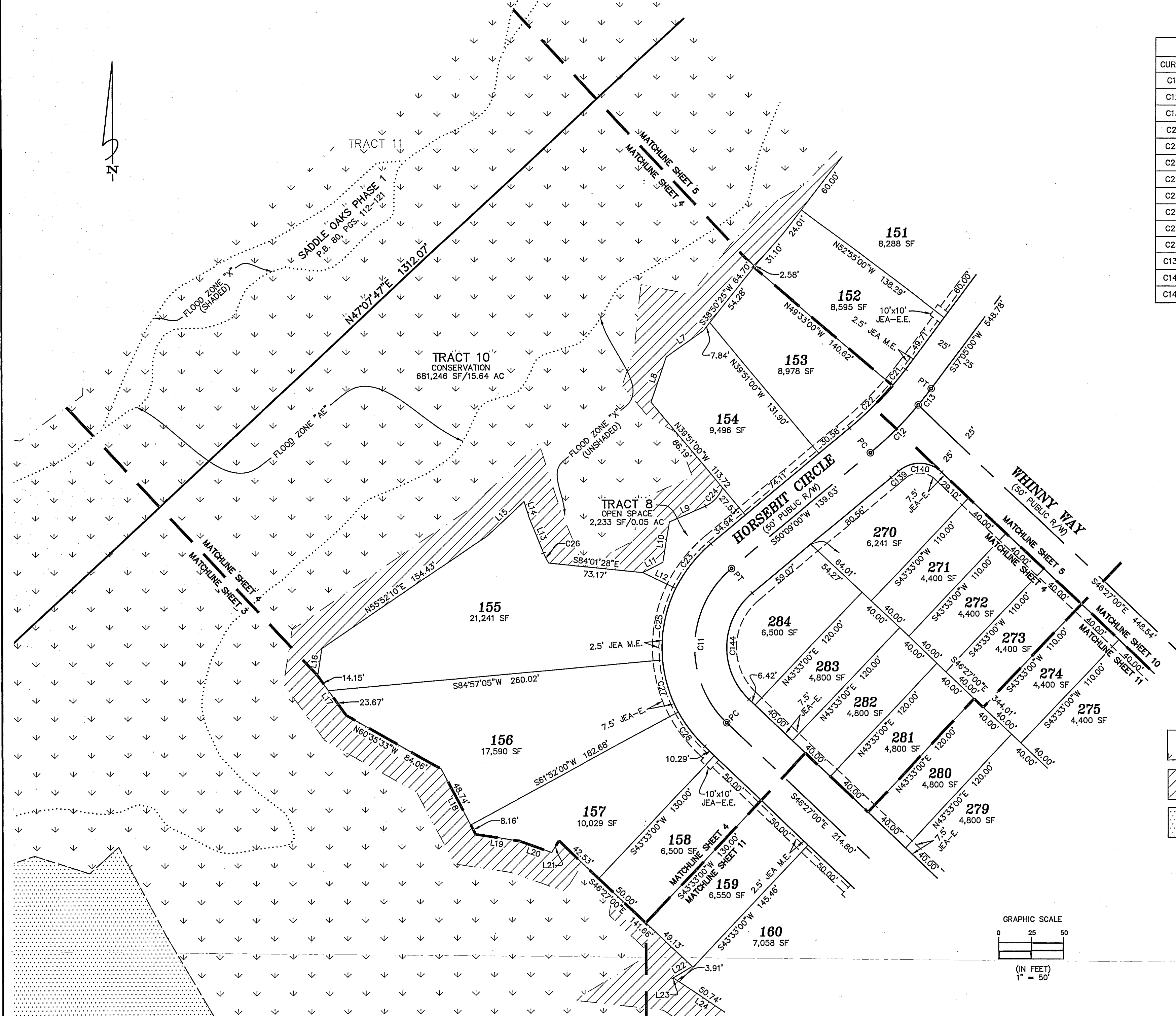


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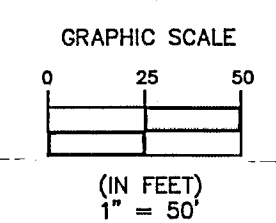
SHEET 4 OF 11 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C11	80.00'	134.88'	96°36'00"	S01°51'00"W	119.46'
C12	300.00'	52.18'	9°57'59"	S45°10'01"W	52.12'
C13	300.00'	16.23'	3°06'01"	S38°38'01"W	16.23'
C21	275.00'	16.16'	3°22'00"	S38°46'00"W	16.16'
C22	275.00'	46.56'	9°42'00"	S45°18'00"W	46.50'
C23	105.00'	44.23'	24°08'03"	S38°04'59"W	43.90'
C24	25.00'	20.02'	45°53'33"	N43°16'35"E	19.49'
C25	105.00'	56.93'	31°03'52"	S10°29'01"W	56.23'
C26	45.00'	8.90'	11°19'52"	S27°53'51"E	8.88'
C27	105.00'	42.30'	23°05'05"	S16°35'27"E	42.02'
C28	105.00'	33.57'	18°19'00"	S37°17'30"E	33.42'
C139	325.00'	7.32'	1°17'28"	N49°30'16"E	7.32'
C140	25.00'	36.95'	84°41'28"	S88°47'44"E	33.68'
C144	55.00'	92.73'	96°36'00"	N01°51'00"E	82.13'

LINE TABLE		
LINE	BEARING	DISTANCE
L7	N54°38'29"E	34.99'
L8	N18°35'20"E	37.02'
L9	S66°13'22"W	30.29'
L10	S09°17'06"W	31.72'
L11	S62°53'18"W	17.43'
L12	N63°59'03"W	28.33'
L13	S22°13'56"E	28.33'
L14	S17°51'20"E	14.42'
L15	N46°55'27"E	39.48'
L16	N09°05'45"E	21.23'
L17	S35°59'06"E	37.82'
L18	S27°50'43"E	56.90'
L19	N81°04'10"W	34.13'
L20	N70°21'39"W	26.66'
L21	S32°39'49"W	10.71'
L22	S58°55'55"W	18.15'
L23	N83°17'33"W	2.29'
L24	S56°13'38"E	56.00'

- DENOTES STATE JURISDICTIONAL WETLANDS
- DENOTES UPLAND BUFFER (NATURAL VEGETATIVE UPLAND BUFFER) 25' AVERAGE WIDTH
- DENOTES UPLAND PRESERVATION AREA

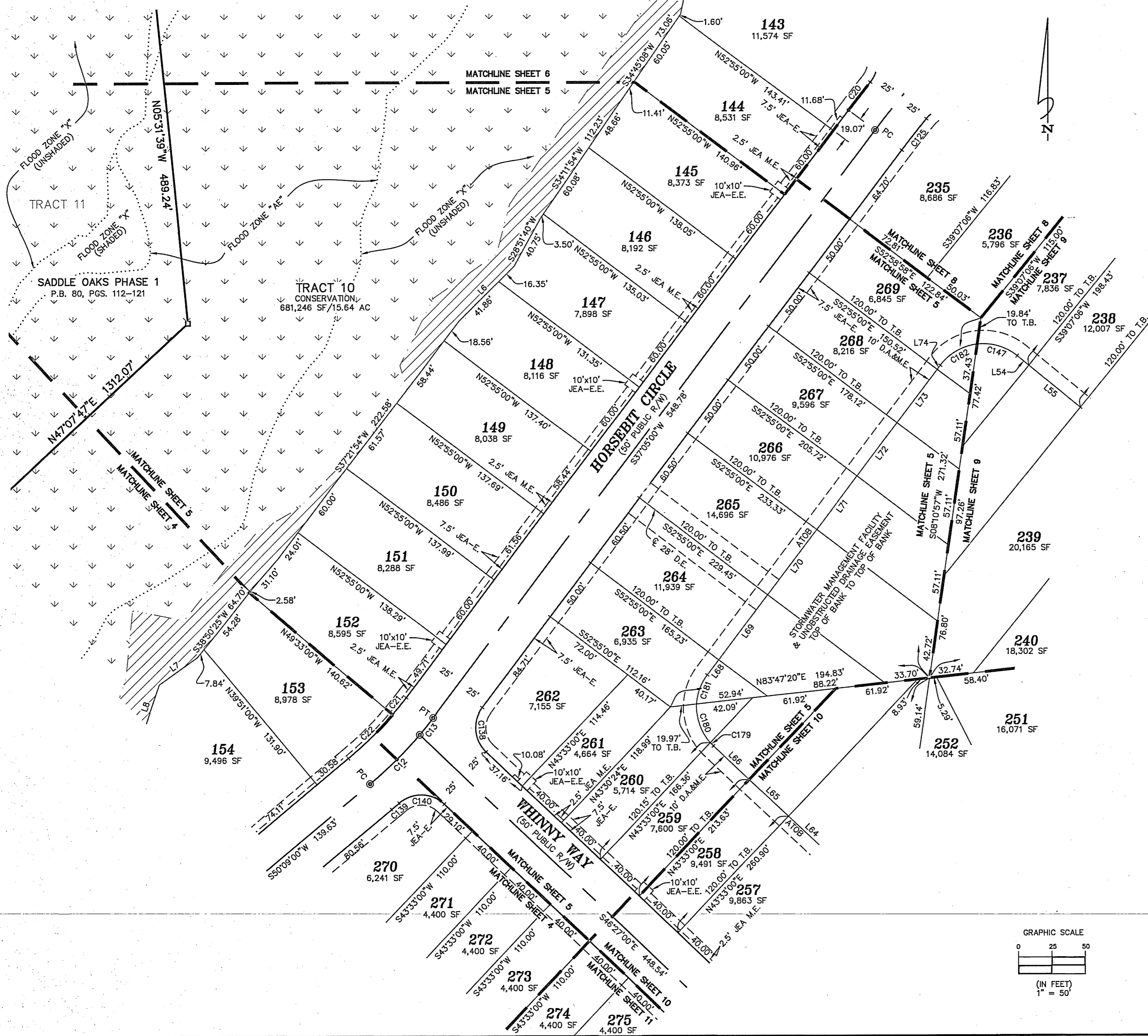


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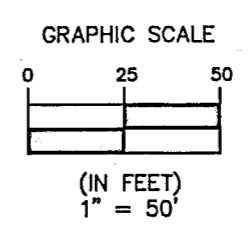
SHEET 5 OF 11 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND



CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C12	300.00'	52.18'	9°57'59"	S45°10'01"W	52.12'
C13	300.00'	16.23'	3°06'01"	S38°38'01"W	16.23'
C20	825.00'	26.71'	1°51'17"	S38°00'39"W	26.71'
C21	275.00'	16.16'	3°22'00"	S38°46'00"W	16.16'
C22	275.00'	46.56'	9°42'00"	S45°18'00"W	46.50'
C125	775.00'	29.93'	2°12'46"	N38°11'23"E	29.93'
C138	25.00'	36.45'	83°32'00"	N04°41'00"W	33.30'
C139	325.00'	7.32'	1°17'28"	N49°30'16"E	7.32'
C140	25.00'	36.95'	84°41'28"	S88°47'44"E	33.68'
C147	40.00'	31.84'	45°36'37"	N73°41'13"W	31.01'
C179	40.00'	3.41'	4°52'52"	S44°00'34"E	3.41'
C180	40.00'	31.42'	45°00'34"	S19°03'50"E	30.62'
C181	40.00'	23.49'	33°38'33"	S20°15'43"W	23.15'
C182	40.00'	32.41'	46°25'29"	S60°17'45"W	31.53'

LINE	BEARING	DISTANCE
L6	N45°16'08"E	58.21'
L7	N54°38'29"E	34.99'
L8	N18°35'20"E	37.02'
L54	N50°52'54"W	11.22'
L55	N50°52'54"W	50.00'
L64	S46°27'00"E	40.00'
L65	S46°27'00"E	40.00'
L66	S46°27'00"E	36.60'
L68	S37°05'00"W	14.14'
L69	S37°05'00"W	60.50'
L70	S37°05'00"W	60.50'
L71	S37°05'00"W	50.00'
L72	S37°05'00"W	50.00'
L73	S37°05'00"W	50.00'
L74	S37°05'00"W	3.79'

- DENOTES STATE JURISDICTIONAL WETLANDS
- DENOTES UPLAND BUFFER (NATURAL VEGETATIVE UPLAND BUFFER) 25' AVERAGE WIDTH



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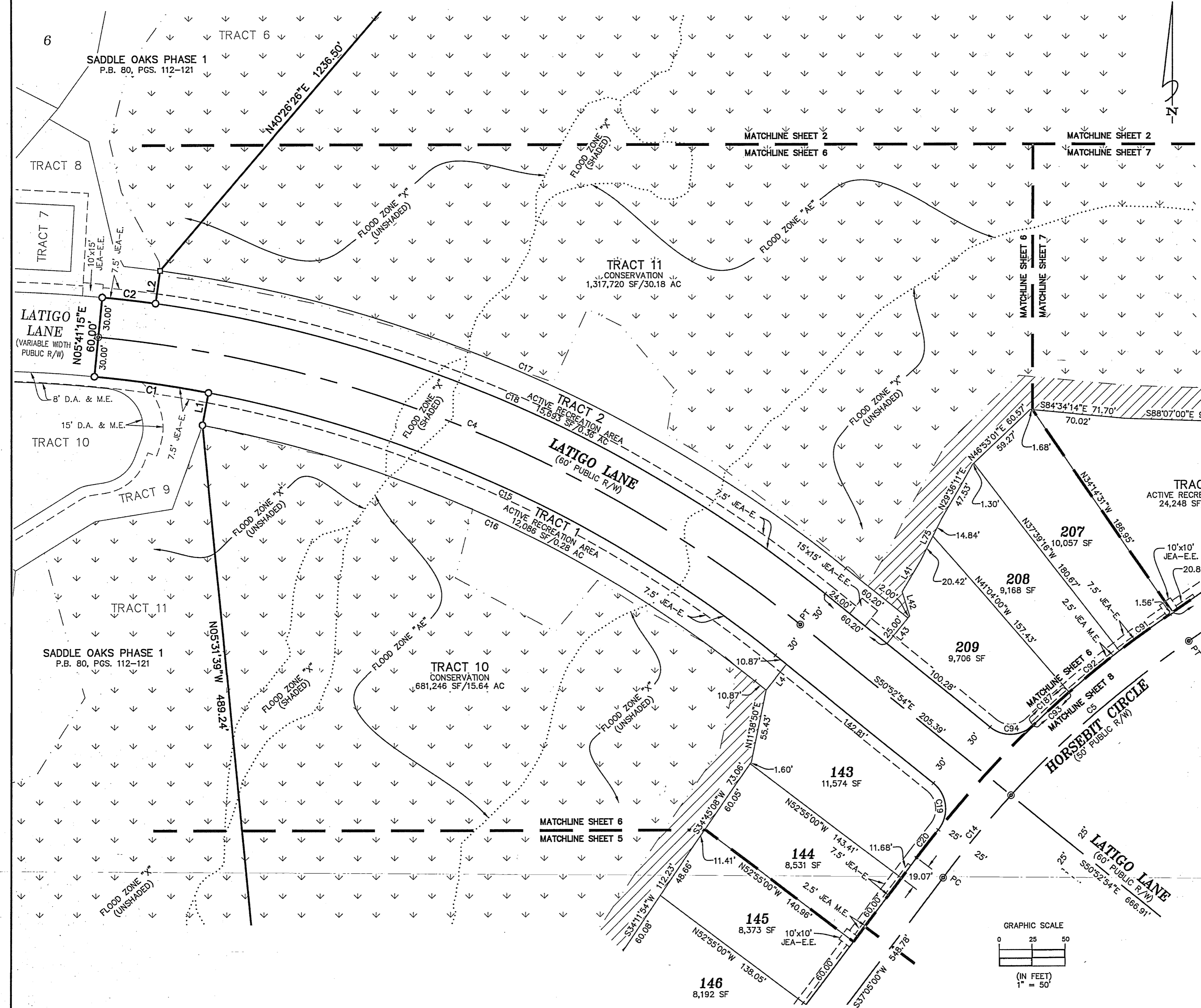
Saddle Oaks Phase 2A

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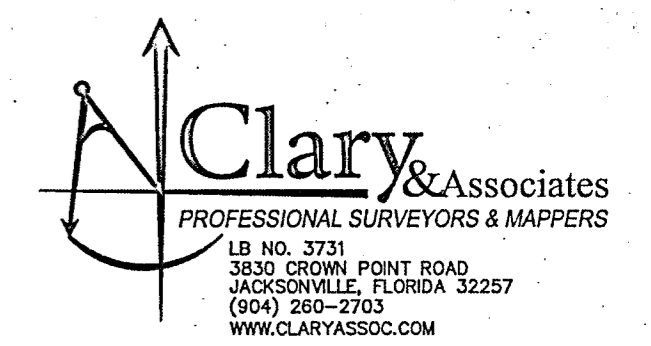
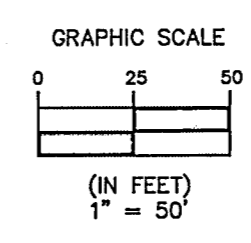
SHEET 6 OF 11 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	970.00'	87.25'	5°09'12"	N81°44'08"W	87.22'
C2	1030.00'	40.28'	2°14'26"	S83°11'32"E	40.28'
C4	1000.00'	583.48'	33°25'50"	S67°35'49"E	575.23'
C5	800.00'	178.46'	12°46'53"	S49°15'34"W	178.09'
C14	800.00'	80.78'	5°47'07"	S39°58'34"W	80.74'
C15	970.00'	478.72'	28°16'38"	S65°01'13"E	473.88'
C16	945.00'	466.39'	28°16'38"	N65°01'13"W	461.67'
C17	1055.00'	574.31'	31°11'24"	S66°28'36"E	567.24'
C18	1030.00'	560.70'	31°11'24"	N66°28'36"W	553.80'
C19	25.00'	39.19'	89°49'11"	S05°58'19"E	35.30'
C20	825.00'	26.71'	1°51'17"	S38°00'39"W	26.71'
C91	825.00'	47.58'	3°18'16"	S53°59'52"W	47.57'
C92	825.00'	49.13'	3°24'44"	S50°38'22"W	49.13'
C93	825.00'	36.88'	2°33'40"	S47°39'10"W	36.87'
C94	25.00'	36.10'	82°44'46"	S87°44'43"W	33.05'
C187	827.50'	36.99'	2°33'40"	N47°39'10"E	36.99'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N10°50'28"E	25.00'
L2	N07°55'42"E	25.00'
L4	S39°07'06"W	25.00'
L41	N30°29'12"E	27.80'
L42	N16°57'19"W	19.22'
L43	N39°10'17"E	27.00'
L75	N26°27'14"E	35.26'



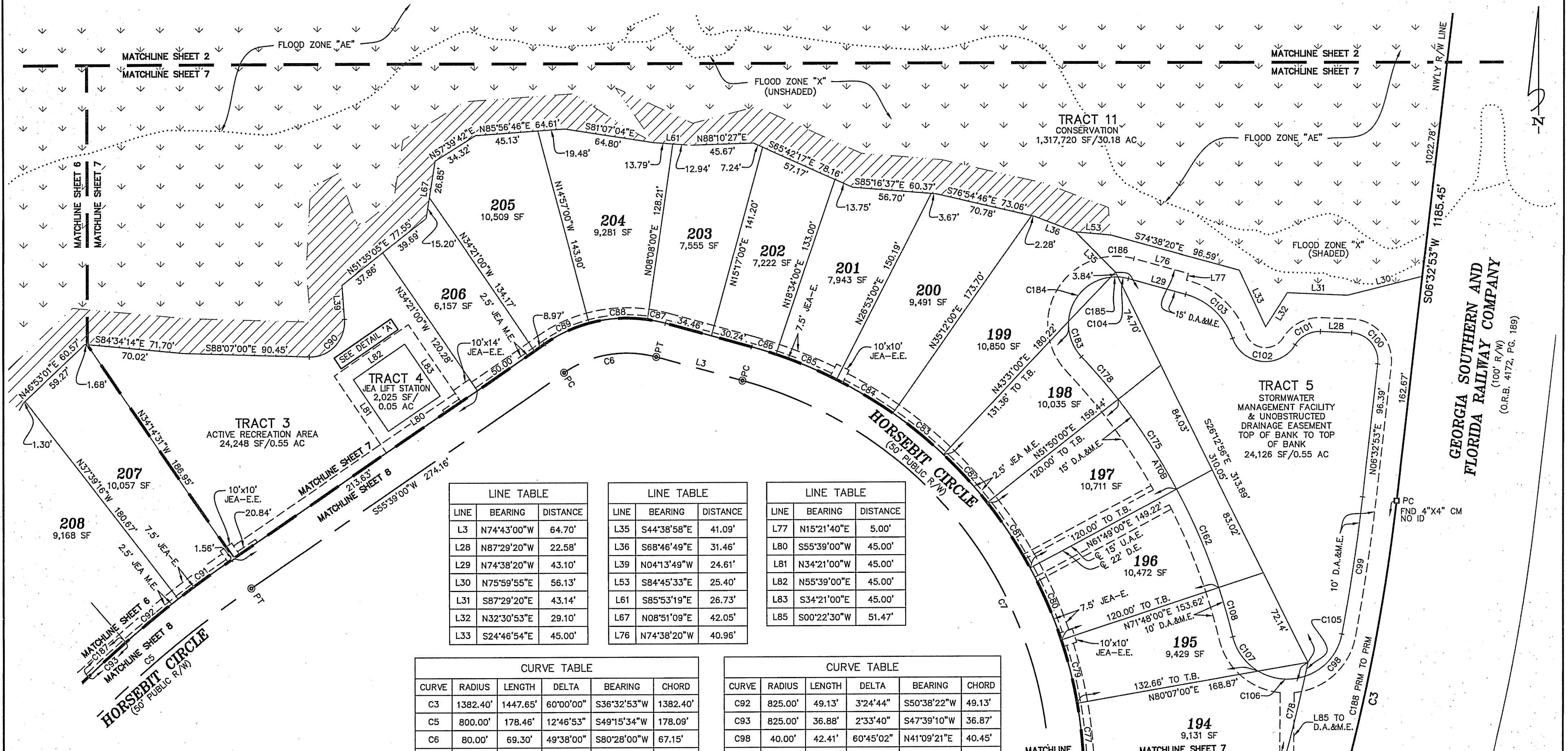
DENOTES STATE JURISDICTIONAL WETLANDS
 DENOTES UPLAND BUFFER (NATURAL VEGETATIVE UPLAND BUFFER) 25' AVERAGE WIDTH



Saddle Oaks Phase 2A

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, AND A PORTION OF SECTION 38, COTTON RAWLS DONATION, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, ALL LYING IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

SHEET 7 OF 11 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND



LINE TABLE

LINE	BEARING	DISTANCE
L3	N74°43'00"W	64.70'
L28	N87°29'20"W	22.58'
L29	N74°38'20"W	43.10'
L30	N75°59'55"E	56.13'
L31	S87°29'20"E	43.14'
L32	N32°30'53"E	29.10'
L33	S24°46'54"E	45.00'

LINE TABLE

LINE	BEARING	DISTANCE
L35	S44°38'58"E	41.09'
L36	S68°46'49"E	31.46'
L39	N04°13'49"W	24.61'
L53	S84°45'33"E	25.40'
L61	S85°53'19"E	26.73'
L67	N08°51'09"E	42.05'
L76	N74°38'20"W	40.96'

LINE TABLE

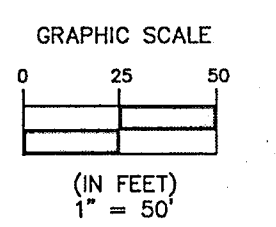
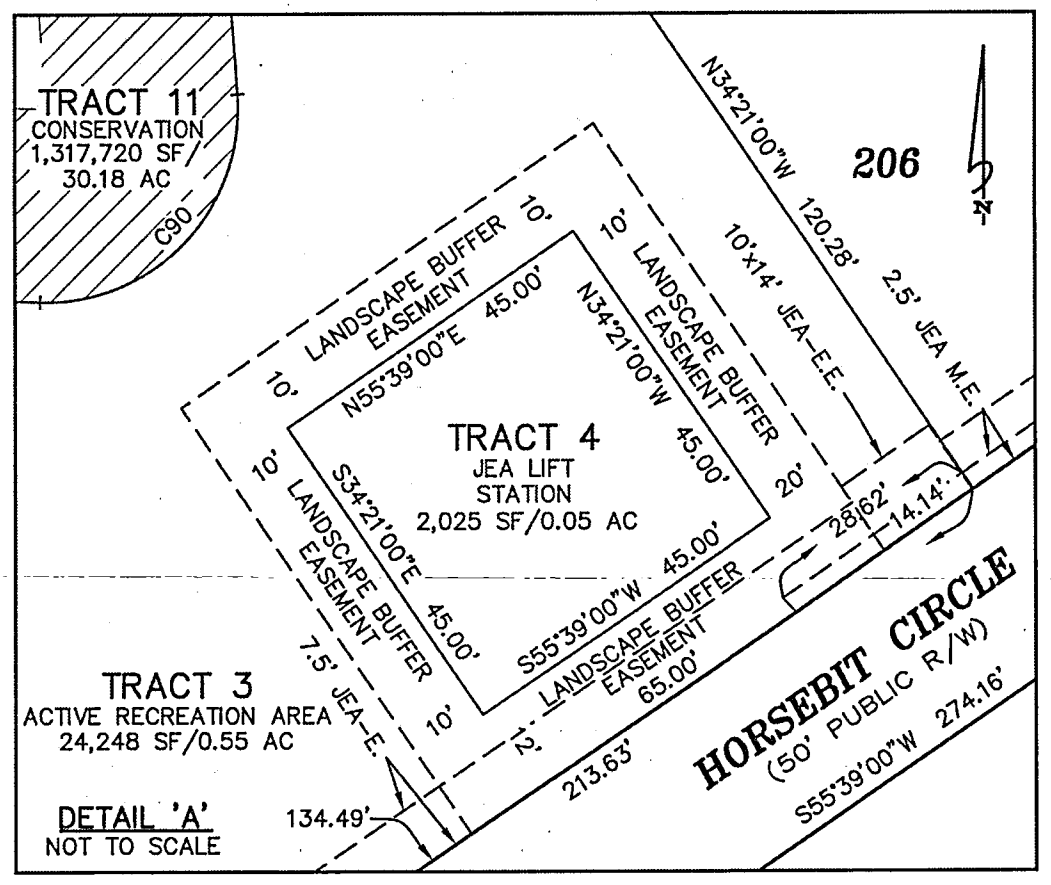
LINE	BEARING	DISTANCE
L77	N15°21'40"E	5.00'
L80	S55°39'00"W	45.00'
L81	N34°21'00"W	45.00'
L82	N55°39'00"E	45.00'
L83	S34°21'00"E	45.00'
L85	S00°22'30"W	51.47'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C3	1382.40'	1447.65'	60°00'00"	S36°32'53"W	1382.40'
C5	800.00'	178.46'	12°46'53"	S49°15'34"W	178.09'
C6	80.00'	69.30'	49°38'00"	S80°28'00"W	67.15'
C7	300.00'	514.72'	98°18'16"	N25°33'52"W	453.87'
C75	325.00'	47.17'	8°19'00"	N02°35'30"E	47.13'
C76	1337.40'	68.92'	2°57'09"	S16°28'53"W	68.91'
C77	325.00'	47.17'	8°19'00"	N05°43'30"W	47.13'
C78	1337.40'	73.96'	3°10'07"	S13°25'15"W	73.95'
C79	325.00'	47.17'	8°19'00"	N14°02'30"W	47.13'
C80	325.00'	56.63'	9°59'00"	N23°11'30"W	56.56'
C81	325.00'	56.63'	9°59'00"	N33°10'30"W	56.56'
C82	325.00'	47.17'	8°19'00"	N42°19'30"W	47.13'
C83	325.00'	47.17'	8°19'00"	N50°38'30"W	47.13'
C84	325.00'	47.17'	8°19'00"	N58°57'30"W	47.13'
C85	325.00'	47.17'	8°19'00"	N67°16'30"W	47.13'
C86	325.00'	18.62'	3°17'00"	N73°04'30"W	18.62'
C87	105.00'	13.10'	7°09'00"	N78°17'30"W	13.09'
C88	105.00'	42.30'	23°05'00"	S86°35'30"W	42.02'
C89	105.00'	35.55'	19°24'00"	S65°21'00"W	35.38'
C90	25.00'	41.94'	96°06'49"	N43°49'35"E	37.19'
C91	825.00'	47.58'	3°18'16"	S53°59'52"W	47.57'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C92	825.00'	49.13'	3°24'44"	S50°38'22"W	49.13'
C93	825.00'	36.88'	2°33'40"	S47°39'10"W	36.87'
C98	40.00'	42.41'	60°45'02"	N41°09'21"E	40.45'
C99	1357.40'	100.27'	4°13'57"	N08°39'51"E	100.25'
C100	20.00'	32.83'	94°02'13"	N40°28'13"W	29.26'
C101	20.00'	21.30'	61°01'30"	S61°59'55"W	20.31'
C102	25.00'	56.40'	129°16'02"	N83°52'49"W	45.18'
C103	50.00'	48.34'	55°23'31"	N46°56'34"W	46.48'
C104	34.00'	7.71'	13°00'00"	N81°08'20"W	7.70'
C105	1337.40'	10.25'	0°26'21"	N12°03'22"E	10.25'
C106	40.00'	34.84'	49°54'27"	S83°30'55"E	33.75'
C107	40.00'	31.50'	45°07'37"	S35°59'53"E	30.70'
C108	445.00'	37.01'	4°45'56"	S15°49'02"E	37.00'
C162	445.00'	77.54'	9°59'00"	S23°11'30"E	77.44'
C175	445.00'	77.54'	9°59'00"	S33°10'30"E	77.44'
C178	445.00'	40.45'	5°12'29"	S40°46'14"E	40.43'
C183	34.00'	27.72'	46°42'38"	S20°01'10"E	26.96'
C184	34.00'	47.69'	80°21'42"	S43°31'00"W	43.87'
C185	34.00'	5.14'	8°39'49"	S88°01'45"W	5.14'
C186	49.00'	23.82'	27°50'52"	N88°33'46"W	23.58'
C188	1382.40'	723.82'	30°00'00"	N21°32'53"E	715.58'



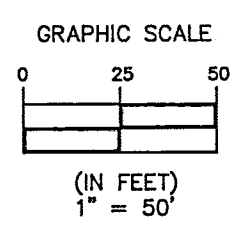
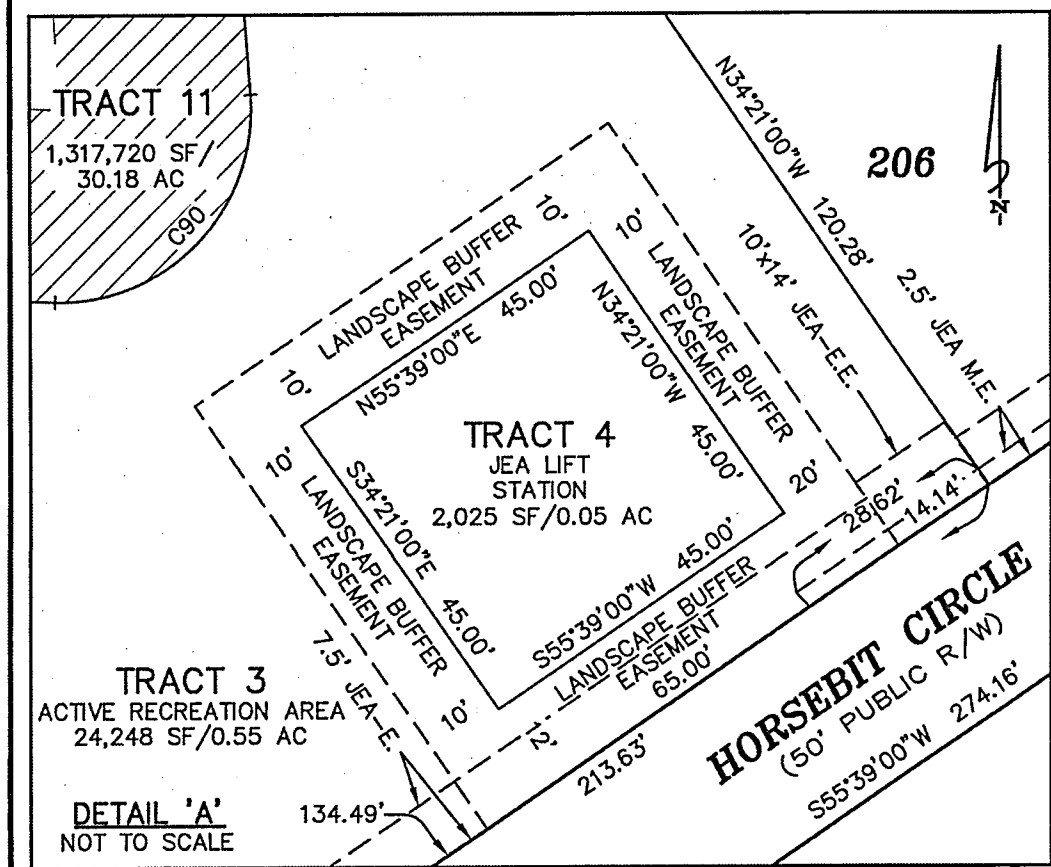
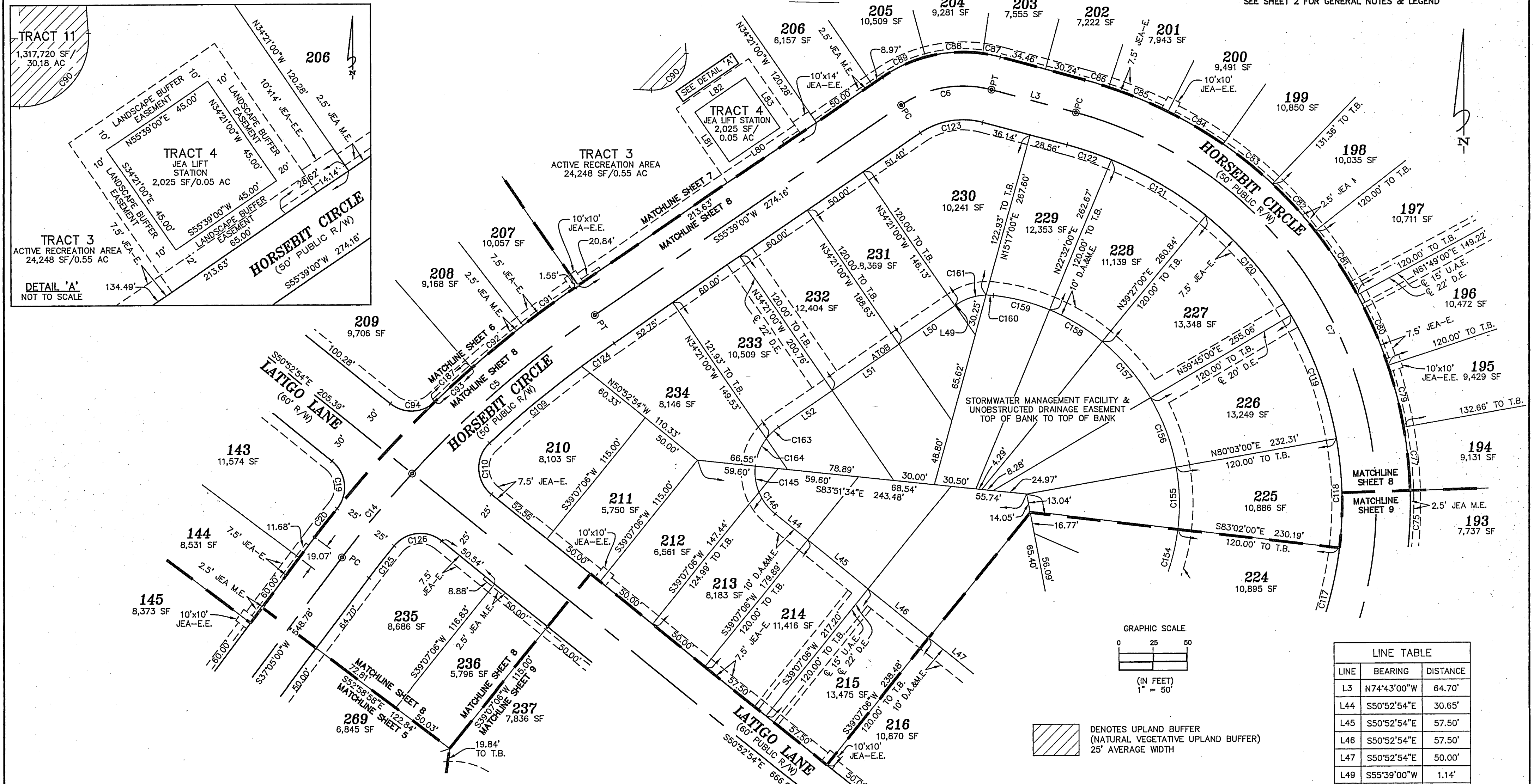
- DENOTES STATE JURISDICTIONAL WETLANDS
- DENOTES UPLAND BUFFER (NATURAL VEGETATIVE UPLAND BUFFER) 25' AVERAGE WIDTH

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SHEET 8 OF 11 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND



DENOTES UPLAND BUFFER (NATURAL VEGETATIVE UPLAND BUFFER) 25' AVERAGE WIDTH

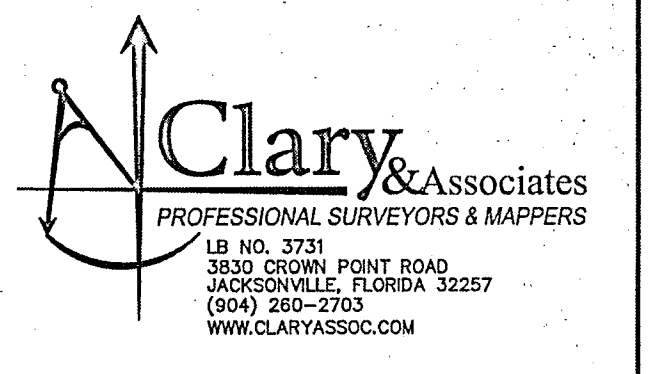
LINE	BEARING	DISTANCE
L3	N74°43'00"W	64.70'
L44	S50°52'54"E	30.65'
L45	S50°52'54"E	57.50'
L46	S50°52'54"E	57.50'
L47	S50°52'54"E	50.00'
L49	S55°39'00"W	1.14'
L50	S55°39'00"W	50.00'
L51	S55°39'00"W	60.00'
L52	S55°39'00"W	47.73'
L80	S55°39'00"W	45.00'
L81	N34°21'00"W	45.00'
L82	N55°39'00"E	45.00'
L83	S34°21'00"E	45.00'

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C5	800.00'	178.46'	12°46'53"	S49°15'34"W	178.09'
C6	80.00'	69.30'	49°38'00"	S80°28'00"W	67.15'
C7	300.00'	514.72'	98°18'16"	N25°33'52"W	453.87'
C14	800.00'	80.78'	5°47'07"	S39°58'34"W	80.74'
C19	25.00'	39.19'	89°49'11"	S05°58'19"E	35.30'
C20	825.00'	26.71'	1°51'17"	S38°00'39"W	26.71'
C75	325.00'	47.17'	8°19'00"	N02°35'30"E	47.13'
C77	325.00'	47.17'	8°19'00"	N05°43'30"W	47.13'
C79	325.00'	47.17'	8°19'00"	N14°02'30"W	47.13'
C80	325.00'	56.63'	9°59'00"	N23°11'30"W	56.56'
C81	325.00'	56.63'	9°59'00"	N33°10'30"W	56.56'
C82	325.00'	47.17'	8°19'00"	N42°19'30"W	47.13'
C83	325.00'	47.17'	8°19'00"	N50°38'30"W	47.13'

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C84	325.00'	47.17'	8°19'00"	N58°57'30"W	47.13'
C85	325.00'	47.17'	8°19'00"	N67°16'30"W	47.13'
C86	325.00'	18.62'	3°17'00"	N73°04'30"W	18.62'
C87	105.00'	13.10'	7°09'00"	N78°17'30"W	13.09'
C88	105.00'	42.30'	23°05'00"	S86°35'30"W	42.02'
C89	105.00'	35.55'	19°24'00"	S85°21'00"W	35.38'
C90	25.00'	41.94'	96°06'49"	N43°49'35"E	37.19'
C91	825.00'	47.58'	3°18'16"	S53°59'52"W	47.57'
C92	825.00'	49.13'	3°24'44"	S50°38'22"W	49.13'
C93	825.00'	36.88'	2°33'40"	S47°39'10"W	36.87'
C94	25.00'	36.10'	82°44'46"	S87°44'43"W	33.05'
C109	775.00'	88.29'	6°31'38"	N50°13'25"E	88.24'
C110	25.00'	42.69'	97°50'30"	N01°57'39"W	37.69'

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C117	275.00'	79.78'	16°37'16"	S15°16'38"W	79.50'
C118	275.00'	81.19'	16°55'00"	S01°29'30"E	80.90'
C119	275.00'	97.43'	20°18'00"	S20°06'00"E	96.92'
C120	275.00'	97.43'	20°18'00"	S40°24'00"E	96.92'
C121	275.00'	81.19'	16°55'00"	S59°00'30"E	80.90'
C122	275.00'	34.80'	7°15'00"	S71°05'30"E	34.77'
C123	55.00'	47.64'	49°38'00"	N80°28'00"E	46.17'
C124	775.00'	29.25'	2°09'46"	N54°34'07"E	29.25'
C125	775.00'	29.93'	2°12'46"	N38°11'23"E	29.93'
C126	25.00'	39.19'	89°49'20"	N84°12'26"E	35.30'
C145	40.00'	19.61'	28°05'14"	S07°54'11"E	19.41'
C146	40.00'	20.20'	28°56'06"	S36°24'51"E	19.99'
C154	155.00'	44.96'	16°37'16"	N15°16'38"E	44.81'

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C155	155.00'	45.76'	16°55'00"	N01°29'30"W	45.60'
C156	155.00'	54.92'	20°18'00"	N20°06'00"W	54.63'
C157	155.00'	54.92'	20°18'00"	N40°24'00"W	54.63'
C158	155.00'	45.76'	16°55'00"	N59°00'30"W	45.60'
C159	155.00'	42.95'	15°52'40"	N75°24'20"W	42.82'
C160	40.00'	5.44'	7°47'44"	N87°14'32"W	5.44'
C161	40.00'	23.18'	33°12'35"	S72°15'18"W	22.86'
C163	40.00'	12.47'	17°51'23"	S46°43'18"W	12.42'
C164	40.00'	22.10'	31°39'11"	S21°58'01"W	21.82'
C187	827.50'	36.99'	2°33'40"	N47°39'10"E	36.99'



Saddle Oaks Phase 2A

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, AND A PORTION OF SECTION 38, COTTON RAWLS DONATION, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, ALL LYING IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

SHEET 9 OF 11 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C3	1382.40'	1447.65'	60°00'00"	S36°32'53"W	1382.40'
C7	300.00'	514.72'	98°18'16"	N25°33'52"W	453.87'
C8	1197.40'	324.56'	15°31'50"	N31°21'11"E	323.57'
C9	1197.40'	573.24'	27°25'47"	N52°49'59"E	567.79'
C52	1222.40'	49.43'	2°19'00"	N43°13'30"E	49.42'
C53	1337.40'	54.08'	2°19'00"	S43°13'30"W	54.07'
C54	1222.40'	49.43'	2°19'00"	N40°54'30"E	49.42'
C55	1337.40'	54.08'	2°19'00"	S40°54'30"W	54.07'
C56	1222.40'	49.43'	2°19'00"	N38°35'30"E	49.42'
C57	1337.40'	54.08'	2°19'00"	S38°35'30"W	54.07'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C58	1222.40'	49.43'	2°19'00"	N36°16'30"E	49.42'
C59	1337.40'	54.08'	2°19'00"	S36°16'30"W	54.07'
C60	1222.40'	49.43'	2°19'00"	N33°57'30"E	49.42'
C61	1337.40'	54.08'	2°19'00"	S33°57'30"W	54.07'
C62	1222.40'	49.43'	2°19'00"	N31°38'30"E	49.42'
C63	1337.40'	54.08'	2°19'00"	S31°38'30"W	54.07'
C64	1222.40'	49.43'	2°19'00"	N29°19'30"E	49.42'
C65	1337.40'	54.08'	2°19'00"	S29°19'30"W	54.07'
C66	1222.40'	49.43'	2°19'00"	N27°00'30"E	49.42'
C67	1337.40'	54.08'	2°19'00"	S27°00'30"W	54.07'

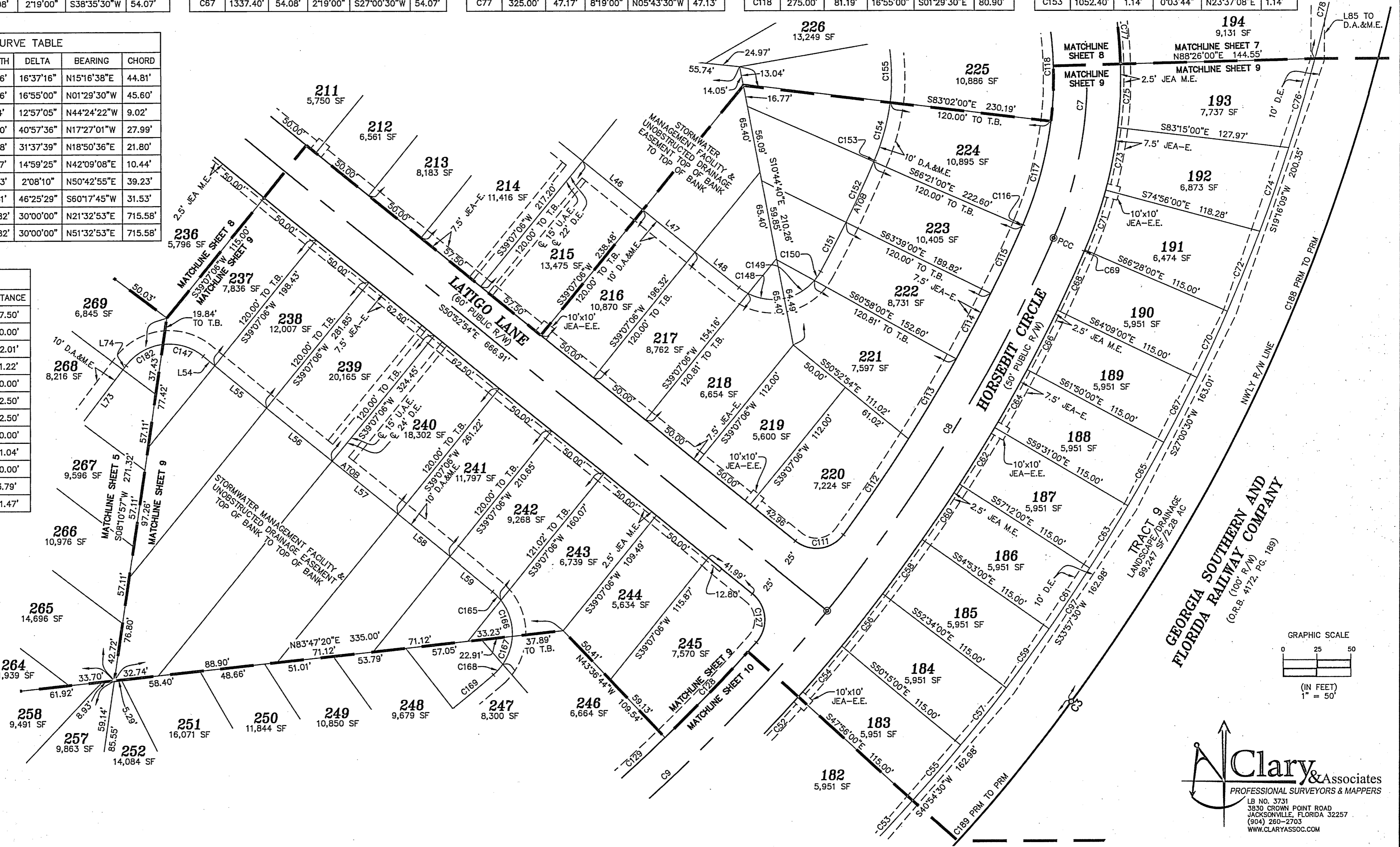
CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C68	1222.40'	48.26'	2°15'44"	N24°43'08"E	48.26'
C69	325.00'	1.16'	0°12'18"	N23°29'07"E	1.16'
C70	1337.40'	54.08'	2°19'00"	S24°41'30"W	54.07'
C71	325.00'	47.17'	8°18'59"	N19°13'29"E	47.13'
C72	1337.40'	64.44'	2°45'38"	S22°09'11"W	64.43'
C73	325.00'	47.17'	8°19'00"	N10°54'30"E	47.13'
C74	1337.40'	65.71'	2°48'54"	S19°21'55"W	65.70'
C75	325.00'	47.17'	8°19'00"	N02°35'30"E	47.13'
C76	1337.40'	68.92'	2°57'09"	S16°28'53"W	68.91'
C77	325.00'	47.17'	8°19'00"	N05°43'30"W	47.13'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C78	1337.40'	73.96'	3°10'07"	S13°25'15"W	73.95'
C79	1337.40'	1020.56'	43°43'19"	N34°08'13"E	995.98'
C111	25.00'	40.36'	92°29'51"	S82°52'10"W	36.12'
C112	1172.40'	86.21'	4°12'47"	S34°30'51"W	86.19'
C113	1172.40'	69.05'	3°22'28"	S30°43'14"W	69.04'
C114	1172.40'	54.91'	2°41'00"	S27°41'30"W	54.90'
C115	1172.40'	55.25'	2°42'00"	S25°00'00"W	55.24'
C116	1172.40'	1.27'	0°03'44"	S23°37'08"W	1.27'
C117	275.00'	79.78'	16°37'16"	S15°16'38"W	79.50'
C118	275.00'	81.19'	16°55'00"	S01°29'30"E	80.90'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C127	25.00'	40.36'	92°29'51"	S04°37'59"E	36.12'
C128	1172.40'	97.64'	4°46'19"	S44°00'06"W	97.62'
C129	1172.40'	55.16'	2°41'44"	S47°44'08"W	55.15'
C147	40.00'	31.84'	45°36'37"	N73°41'13"W	31.01'
C148	40.00'	27.45'	39°19'13"	S82°04'10"E	26.92'
C149	40.00'	26.48'	37°55'23"	N59°18'32"E	25.99'
C150	40.00'	8.21'	11°45'29"	N34°28'06"E	8.19'
C151	1052.40'	41.13'	2°14'21"	N27°28'11"E	41.13'
C152	1052.40'	49.59'	2°42'00"	N25°00'00"E	49.59'
C153	1052.40'	1.14'	0°03'44"	N23°37'08"E	1.14'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C154	155.00'	44.96'	16°37'16"	N15°16'38"E	44.81'
C155	155.00'	45.76'	16°55'00"	N01°29'30"W	45.60'
C165	40.00'	9.04'	12°57'05"	N44°24'22"W	9.02'
C166	40.00'	28.60'	40°57'36"	N17°27'01"W	27.99'
C167	40.00'	22.08'	31°37'39"	N18°50'36"E	21.80'
C168	40.00'	10.47'	14°59'25"	N42°09'08"E	10.44'
C169	1052.40'	39.23'	2°08'10"	N50°42'55"E	39.23'
C182	40.00'	32.41'	46°25'29"	S60°17'45"W	31.53'
C188	1382.40'	723.82'	30°00'00"	N21°32'53"E	715.58'
C189	1382.40'	723.82'	30°00'00"	N51°32'53"E	715.58'

LINE TABLE		
LINE	BEARING	DISTANCE
L46	S50°52'54"E	57.50'
L47	S50°52'54"E	50.00'
L48	S50°52'54"E	42.01'
L54	N50°52'54"W	11.22'
L55	N50°52'54"W	50.00'
L56	N50°52'54"W	62.50'
L57	N50°52'54"W	62.50'
L58	N50°52'54"W	50.00'
L59	N50°52'54"W	41.04'
L73	S37°05'00"W	50.00'
L74	S37°05'00"W	3.79'
L85	S00°22'30"W	51.47'



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Saddle Oaks Phase 2A

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, AND A PORTION OF SECTION 38, COTTON RAWLS DONATION, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, ALL LYING IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

SHEET 10 OF 11 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C3	1382.40'	1447.65'	60°00'00"	S36°32'53"W	1382.40'
C9	1197.40'	573.24'	27°25'47"	N52°49'59"E	567.79'
C32	1222.40'	4.36'	0°12'15"	N66°26'45"E	4.36'
C33	1337.40'	4.36'	0°11'12"	S66°27'17"W	4.36'
C34	1222.40'	49.13'	2°18'10"	N65°11'33"E	49.12'
C35	1337.40'	54.16'	2°19'13"	S65°12'05"W	54.16'
C36	1222.40'	49.20'	2°18'22"	N62°53'17"E	49.20'
C37	1337.40'	53.83'	2°18'22"	S62°53'17"W	53.82'
C38	1222.40'	49.20'	2°18'22"	N60°34'56"E	49.20'
C39	1337.40'	53.83'	2°18'22"	S60°34'56"W	53.82'
C40	1222.40'	49.28'	2°18'36"	N58°16'27"E	49.28'

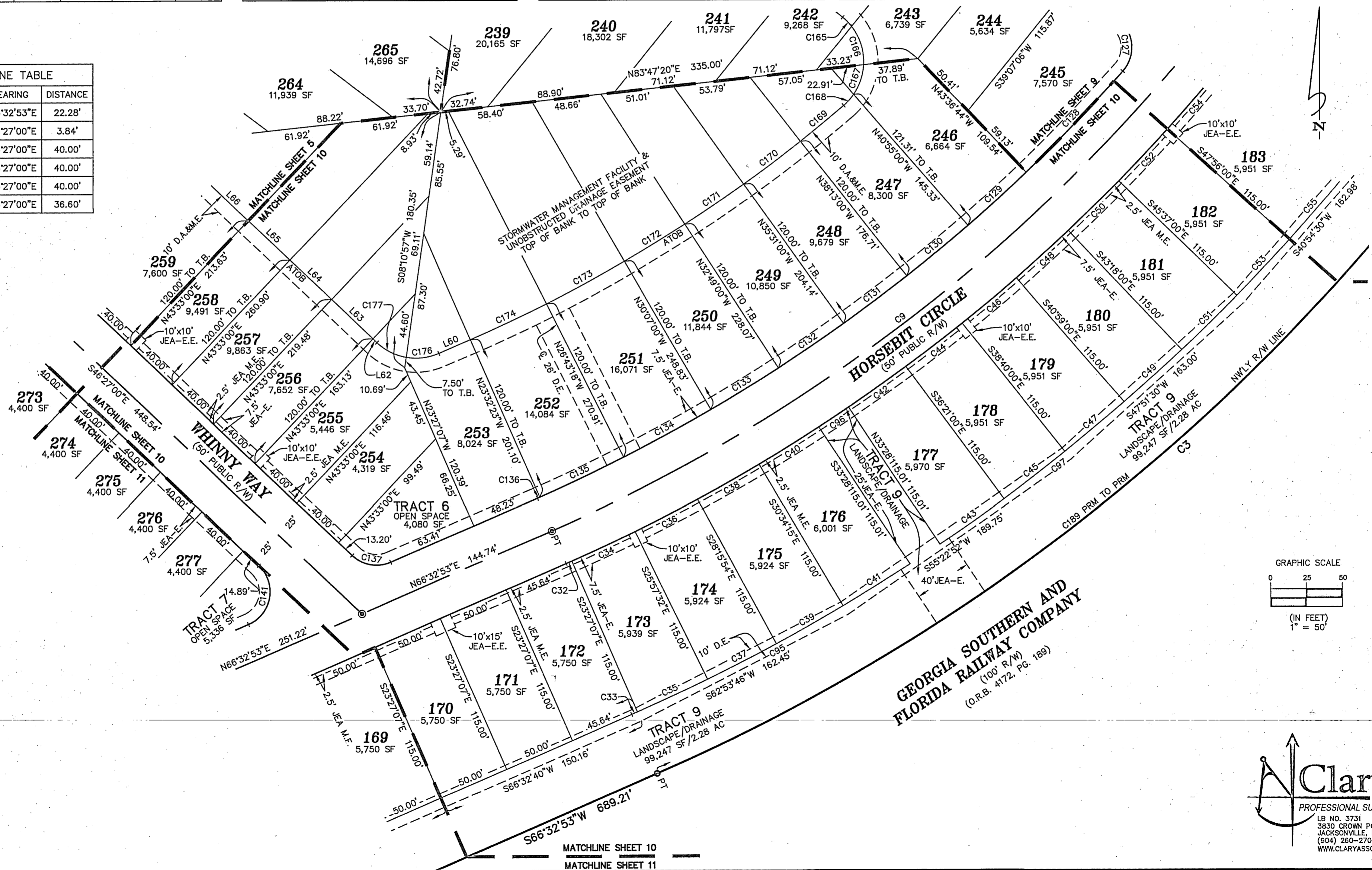
CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C41	1337.40'	55.09'	2°21'37"	S58°14'56"W	55.09'
C42	1222.40'	49.02'	2°17'51"	N54°47'55"E	49.01'
C43	1337.40'	54.80'	2°20'52"	S54°49'26"W	54.80'
C44	1222.40'	49.43'	2°19'00"	N52°29'30"E	49.42'
C45	1337.40'	54.08'	2°19'00"	S52°29'30"W	54.07'
C46	1222.40'	49.43'	2°19'00"	N50°10'30"E	49.42'
C47	1337.40'	54.08'	2°19'00"	S50°10'30"W	54.07'
C48	1222.40'	49.43'	2°19'00"	N47°51'30"E	49.42'
C49	1337.40'	54.08'	2°19'00"	S47°51'30"W	54.07'
C50	1222.40'	49.43'	2°19'00"	N45°32'30"E	49.42'
C51	1337.40'	54.08'	2°19'00"	S45°32'30"W	54.07'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C52	1222.40'	49.43'	2°19'00"	N43°13'30"E	49.42'
C53	1337.40'	54.08'	2°19'00"	S43°13'30"W	54.07'
C54	1222.40'	49.43'	2°19'00"	N40°54'30"E	49.42'
C55	1337.40'	54.08'	2°19'00"	S40°54'30"W	54.07'
C95	1337.40'	221.26'	9°28'45"	N61°48'30"E	221.01'
C96	1222.40'	25.00'	1°10'19"	N56°32'00"E	25.00'
C97	1337.40'	1020.56'	43°43'19"	N34°08'13"E	995.98'
C127	25.00'	40.36'	92°29'51"	S04°37'59"E	36.12'
C128	1172.40'	97.64'	4°46'19"	S44°00'06"W	97.62'
C129	1172.40'	55.16'	2°41'44"	S47°44'08"W	55.15'
C130	1172.40'	55.25'	2°42'00"	S50°26'00"W	55.24'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C131	1172.40'	55.25'	2°42'00"	S53°08'00"W	55.24'
C132	1172.40'	55.25'	2°42'00"	S55°50'00"W	55.24'
C133	1172.40'	55.25'	2°42'00"	S58°32'00"W	55.24'
C134	1172.40'	69.47'	3°23'42"	S61°34'51"W	69.46'
C135	1172.40'	65.10'	3°10'54"	S64°52'10"W	65.10'
C136	1172.40'	1.80'	0°05'16"	S66°30'15"W	1.80'
C137	25.00'	29.24'	67°00'07"	N79°57'03"W	27.60'
C141	25.00'	49.30'	112°59'53"	S10°02'57"W	41.69'
C165	40.00'	9.04'	12°57'05"	N44°24'22"W	9.02'
C166	40.00'	28.60'	40°57'36"	N17°27'01"W	27.99'
C167	40.00'	22.08'	31°37'39"	N18°50'36"E	21.80'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C168	40.00'	10.47'	14°59'25"	N42°09'08"E	10.44'
C169	1052.40'	39.23'	2°08'10"	N50°42'55"E	39.23'
C170	1052.40'	49.59'	2°42'00"	N53°08'00"E	49.59'
C171	1052.40'	49.59'	2°42'00"	N55°50'00"E	49.59'
C172	1052.40'	49.59'	2°42'00"	N58°32'00"E	49.59'
C173	1052.40'	62.36'	3°23'42"	N61°34'51"E	62.35'
C174	1052.40'	58.44'	3°10'54"	N64°52'10"E	58.43'
C176	40.00'	23.40'	33°31'24"	N83°18'35"E	23.07'
C177	40.00'	23.37'	33°28'43"	S63°11'22"E	23.04'
C189	1382.40'	723.82'	30°00'00"	N51°32'53"E	715.58'

LINE TABLE		
LINE	BEARING	DISTANCE
L60	N66°32'53"E	22.28'
L62	S46°27'00"E	3.84'
L63	S46°27'00"E	40.00'
L64	S46°27'00"E	40.00'
L65	S46°27'00"E	40.00'
L66	S46°27'00"E	36.60'



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