

12/19/2024
Date
J. Davis
Engineer
of Public Works
12.13.2024
Date
J. Davis
Attorney at Law
Attorney at Law

Saddle Oaks Phase 2B

PLAT BOOK 83 PAGE 141

SHEET 1 OF 14 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

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 AND A PORTION OF SECTION 28, ALL LYING IN TOWNSHIP 1 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

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 AND A PORTION OF SECTION 28, ALL LYING IN TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTHERLY LINE OF SAID SECTION 38 WITH THE SOUTHEASTERLY RIGHT OF WAY LINE OF A 100 FOOT GEORGIA SOUTHERN AND FLORIDA RAILWAY COMPANY RIGHT OF WAY, AS NOW ESTABLISHED; THENCE NORTH 66°32'53" EAST, ALONG LAST SAID LINE, 449.76 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, CONTINUING ALONG LAST SAID LINE AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1482.40 FEET, AN ARC DISTANCE OF 302.91 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 60°41'39" EAST, 302.39 FEET; THENCE SOUTH 35°09'35" EAST, 50.05 FEET; THENCE SOUTH 67°12'12" EAST, 165.35 FEET, THENCE NORTH 88°24'30" EAST, 70.51 FEET, TO THE ARC OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 26.89 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 60°46'35" EAST, 25.61 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 88°24'30" EAST, 320.37 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 26.29 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 58°16'46" EAST, 25.10 FEET; THENCE NORTH 88°24'30" EAST, 62.53 FEET, TO THE ARC OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 25.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 61°04'24" EAST, 24.15 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 89°56'57" EAST, 45.59 FEET; THENCE NORTH 00°03'03" EAST, 110.00 FEET; THENCE SOUTH 89°56'57" EAST, 250.00 FEET; THENCE SOUTH 00°03'03" WEST, 110.00 FEET; THENCE SOUTH 89°56'57" EAST, 37.52 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 32.69 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 52°35'47" EAST, 30.41 FEET; THENCE SOUTH 89°56'57" EAST, 51.72 FEET, TO THE ARC OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 32.69 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 52°29'41" EAST, 30.41 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 89°56'57" EAST, 170.00 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 32.69 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 52°35'09" EAST, 30.41 FEET; THENCE SOUTH 89°56'57" EAST, 51.72 FEET, TO THE ARC OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 32.69 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 52°29'03" EAST, 30.41 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 89°56'57" EAST, 47.54 FEET; THENCE NORTH 00°00'00" EAST, 130.15 FEET; THENCE SOUTH 90°00'00" EAST, 60.00 FEET; THENCE NORTH 53°36'52" EAST, 223.59 FEET; THENCE SOUTH 66°55'07" EAST, 151.10 FEET; THENCE SOUTH 89°13'02" EAST, 110.00 FEET; THENCE SOUTH 90°00'00" EAST, 1401.14 FEET, TO THE EASTERLY LINE OF SAID SECTION 38; THENCE SOUTH 00°18'03" EAST, ALONG LAST SAID LINE, 407.58 FEET, TO THE SOUTHEASTERLY CORNER OF SAID SECTION 38, THENCE SOUTH 89°35'11" EAST, ALONG SAID NORTHERLY LINE OF SECTION 28, A DISTANCE OF 1290.89 FEET, TO THE EASTERLY LINE OF SECTION 28; THENCE SOUTH 00°39'01" EAST, ALONG LAST SAID LINE, 1459.03 FEET, TO THE NORTHERLY LINE OF GOVERNMENT LOT 6 OF SAID SECTION 28; THENCE NORTH 89°26'20" WEST, ALONG LAST SAID LINE AND ALONG THE NORTHERLY LINE OF GOVERNMENT LOTS 5 AND 6 OF SAID SECTION 28, A DISTANCE OF 2587.92 FEET; THENCE NORTH 00°00'00" EAST, 670.12 FEET; THENCE NORTH 90°00'00" WEST, 295.57 FEET; THENCE SOUTH 12°08'54" WEST, 59.67 FEET; THENCE NORTH 32°24'00" WEST, 83.59 FEET; THENCE NORTH 65°09'26" WEST, 156.89 FEET; THENCE SOUTH 46°00'48" WEST, 90.55 FEET; THENCE NORTH 89°56'57" WEST, 124.85 FEET; THENCE SOUTH 00°03'03" WEST, 100.00 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 16.61 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 18°59'09" EAST, 16.31 FEET; THENCE SOUTH 00°03'03" WEST, 69.17 FEET, TO THE ARC OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 16.61 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 19°05'15" WEST, 16.31 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 00°03'03" WEST, 45.00 FEET; THENCE SOUTH 89°56'57" EAST, 110.00 FEET; THENCE SOUTH 00°03'03" WEST, 900.00 FEET; THENCE NORTH 89°56'57" WEST, 109.49 FEET, TO THE ARC OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 34.24 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 50°43'03" EAST, 31.62 FEET, THENCE SOUTH 00°03'03" WEST, 50.00 FEET; THENCE NORTH 89°56'57" WEST, 105.00 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 26.08 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 60°09'42" WEST, 24.92 FEET; THENCE NORTH 89°56'57" WEST, 156.80 FEET, TO THE ARC OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 13.19 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 15°03'36" EAST, 13.03 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 00°03'03" WEST, 185.00 FEET; THENCE NORTH 89°56'57" WEST, 164.00 FEET; THENCE SOUTH 00°03'03" WEST, 263.13 FEET; THENCE SOUTH 19°22'14" WEST, 164.11 FEET; THENCE SOUTH 00°25'21" WEST, 79.79 FEET, TO THE SOUTHERLY LINE OF GOVERNMENT LOT 4 OF SAID SECTION 28; THENCE NORTH 89°46'31" WEST, ALONG LAST SAID LINE, 351.19 FEET, TO THE WESTERLY LINE OF SAID SECTION 28; THENCE NORTH 00°03'03" EAST, ALONG LAST SAID LINE, 667.81 FEET, TO THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4069, PAGE 88 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 89°46'36" WEST, ALONG LAST SAID LINE, 1301.37 FEET, TO THE EASTERLY RIGHT OF WAY LINE OF JONES ROAD (AN 80 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); THENCE NORTH 00°21'54" EAST, ALONG LAST SAID LINE, 300.00 FEET; THENCE SOUTH 89°46'36" EAST, 1299.73 FEET, TO THE AFORESAID WESTERLY LINE OF SECTION 28; THENCE SOUTH 00°03'03" WEST, ALONG LAST SAID LINE, 201.09 FEET; THENCE SOUTH 89°56'57" EAST, 110.00 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 39.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 45°03'03" EAST, 35.36 FEET; THENCE SOUTH 89°56'57" EAST, 50.00 FEET, TO THE ARC OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 39.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 44°56'57" EAST, 35.36 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 89°56'57" EAST, 85.00 FEET; THENCE NORTH 00°03'03" EAST, 2078.00 FEET; THENCE NORTH 89°56'57" WEST, 85.00 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 26.42 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 59°46'17" WEST, 25.21 FEET; THENCE NORTH 89°56'57" WEST, 56.46 FEET, TO THE ARC OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 26.42 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 59°40'10" WEST, 25.21 FEET; THENCE NORTH 89°56'57" WEST, 170.00 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 25.67 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 60°38'13" WEST, 24.56 FEET; THENCE NORTH 89°56'57" WEST, 57.22 FEET, TO THE ARC OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 25.67 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 60°32'07" WEST, 24.56 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 89°56'57" WEST, 36.69 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 975.00 FEET, AN ARC DISTANCE OF 27.95 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 89°13'47" WEST, 27.95 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 88°24'30" WEST, 47.32 FEET; THENCE SOUTH 00°46'13" EAST, 135.01 FEET, TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2971, PAGE 751 OF SAID CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 88°24'30" WEST, ALONG LAST SAID LINE, 1329.08 FEET, TO THE POINT OF BEGINNING.

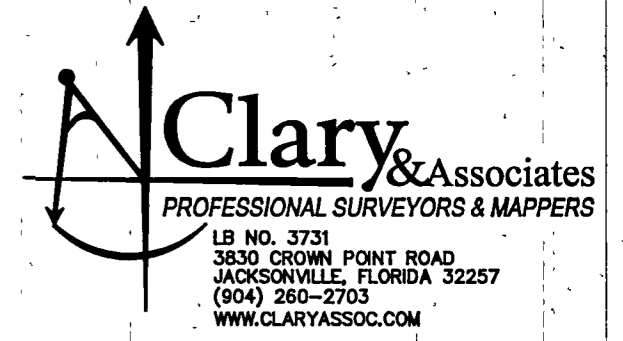
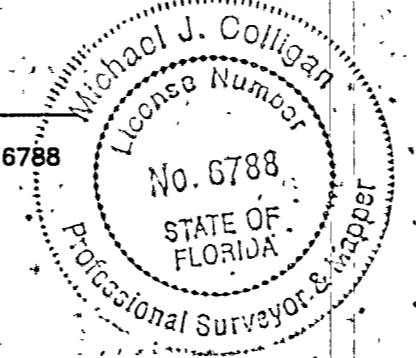
CONTAINING 149.91 ACRES, MORE OR LESS.

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 5TH DAY OF DECEMBER A.D., 2024.

Michael J. Colligan
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 2B

PLAT BOOK 83 PAGE 142

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 AND A PORTION OF SECTION 28, ALL LYING IN TOWNSHIP 1 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

SHEET 2 OF 14 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

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 2B, 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, AND UNOBSTRUCTED EASEMENTS FOR DRAINAGE 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 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.
- (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 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 2B. 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(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 AND 2 (STORMWATER MANAGEMENT FACILITY & UNOBSTRUCTED DRAINAGE EASEMENT TOP OF BANK TO TOP OF BANK), TRACTS 3 AND 4 (ACTIVE RECREATION AREA), TRACT 5 (ACTIVE RECREATION AREA/LANDSCAPE/DRAINAGE), TRACTS 6, 7, AND 8 (LANDSCAPE/DRAINAGE), TRACTS 10 AND 11 (OPEN SPACE), AND TRACTS 12 AND 13 (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 9 (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 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.

THOSE EASEMENTS DESIGNATED AS "JEA UTILITY EASEMENTS" ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH THE INSTALLATION, MAINTENANCE, AND USE OF WATER REUSE, WATER, SEWER, AND/OR OTHER PUBLIC 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 December A.D., 2024

LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY

[Signature]
SCOTT KEILING
AS AN AUTHORIZED PERSON FOR
LENNAR HOMES, LLC, A FLORIDA LIMITED
LIABILITY COMPANY

WITNESS: [Signature]
PRINT NAME: Donielle Janse van Kensburg
WITNESS: [Signature]
PRINT NAME: Gina Melton

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 December, 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 PRODUCED AS IDENTIFICATION.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA
TYPE OR PRINT NAME: Gina Melton
COMMISSION # 4H085452
MY COMMISSION EXPIRES 2/16/2025



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: Dina Gonzalez
WITNESS: [Signature]
PRINT NAME: Beta Tran

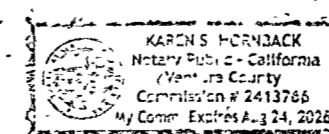
NOTARY FOR KW-HS LOT OPTION POOL 01, LLC, A DELAWARE LIMITED LIABILITY COMPANY

ON Dec 9, 2024 BEFORE ME, Karen Stenback, 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 141-142 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SIGNED THIS 23 DAY OF Dec., 2024
[Signature] BY: [Signature]
JODY PHILLIPS CLERK OF CIRCUIT COURT

APPROVED FOR THE RECORD

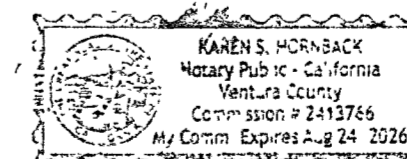
THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED, ACCEPTED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, PURSUANT TO CHAPTER 654, OF THE ORDINANCE CODE.

BY [Signature] 12/24/24
NINA SICKLER, P.E. DATE
DIRECTOR OF PUBLIC WORKS

PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 17TH DAY OF December, 2024

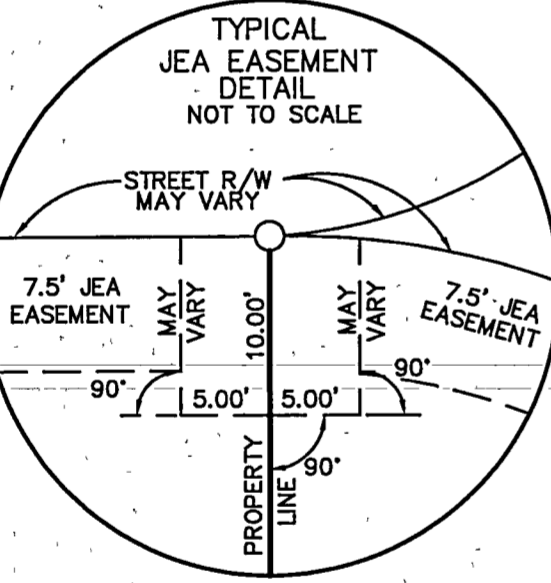
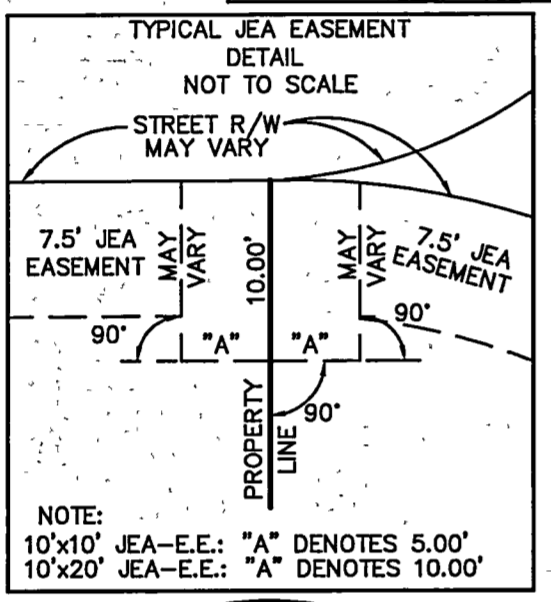
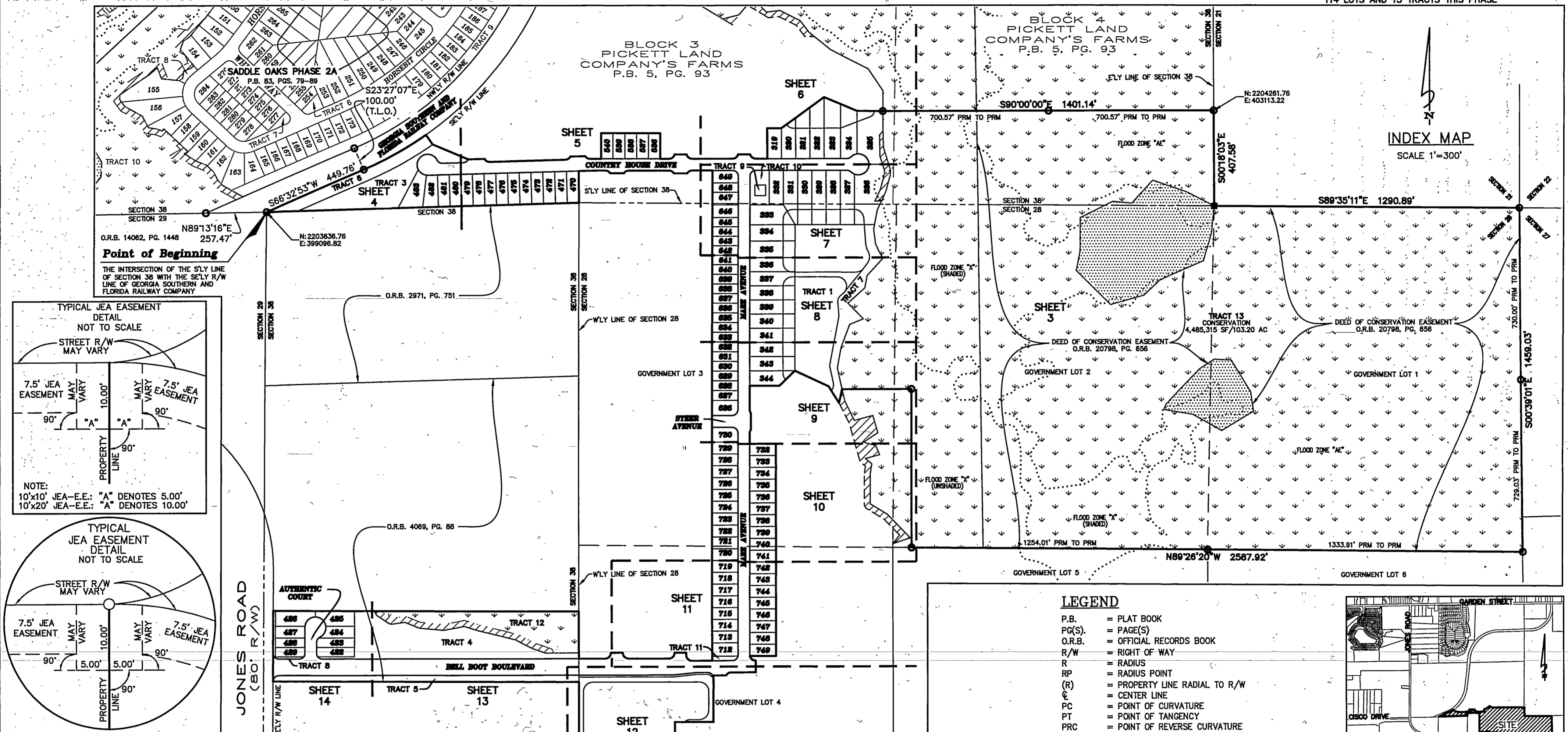
[Signature]
DANNY S. WHEELER, P.L.S.
PROFESSIONAL LAND SURVEYOR NUMBER 6902



Saddle Oaks Phase 2B

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 AND A PORTION OF SECTION 28, ALL LYING IN TOWNSHIP 1 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

SHEET 3 OF 14 SHEETS
114 LOTS AND 13 TRACTS THIS PHASE



GENERAL NOTES

- 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°21'54"E PER STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983/2011 NGS ADJUSTMENT.
N 2163773.08 DENOTES COORDINATES REFERENCED DATUM FLORIDA EAST
E 397923.43 ZONE NAD 1983/2011 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.

THE LANDS SHOWN HEREON ARE SUBJECT TO THE FOLLOWING EASEMENTS:

- | | | |
|------------------------|---|---------------|
| O.R.B. 20634, PG. 2247 | GRANT OF MASTER TELECOMMUNICATIONS EASEMENT | BLANKETS SITE |
| O.R.B. 20778, PG. 342 | AMENDMENT TELECOMMUNICATIONS EASEMENT | BLANKETS SITE |
| O.R.B. 20798, PG. 656 | DEED OF CONSERVATION EASEMENT | SHOWN HEREON |
| O.R.B. 4172, PG. 189 | RIGHT OF WAY EASEMENT | SHOWN HEREON |

- "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 3 = 1.27 ACRES
TRACT 4 = 2.45 ACRES
TRACT 5 = 0.55 ACRES
- ROADS CONTAINED IN PICKETT LAND COMPANY'S FARMS, RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY HAVE BEEN VACATED PER RESOLUTION 2024-451-A.

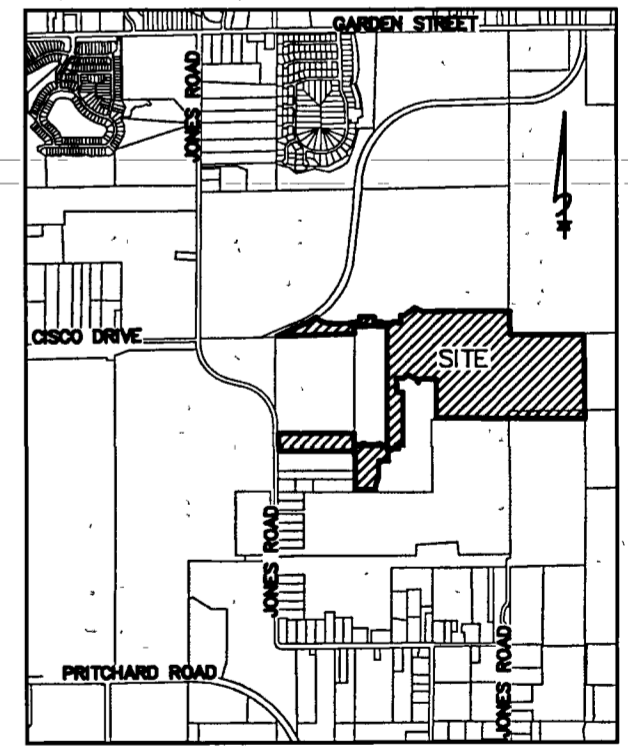
LEGEND

- P.B. = PLAT BOOK
- PG(S) = PAGE(S)
- O.R.B. = OFFICIAL RECORDS BOOK
- R/W = RIGHT OF WAY
- R = RADIUS
- RP = RADIUS POINT
- (R) = PROPERTY LINE RADIAL TO R/W
- C = CENTER LINE
- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- PRC = POINT OF REVERSE CURVATURE
- SF = SQUARE FEET
- AC = ACRES
- L1 = TABULATED LINE DATA
- C1 = TABULATED 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
- PRM = PERMANENT REFERENCE MONUMENTS
- PCP = PERMANENT CONTROL POINT
- ATOB = APPROXIMATE TOP OF BANK
- T.L.O. = TIE LINE ONLY

- = 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 'PCP LB 3731'

- DENOTES STATE JURISDICTIONAL WETLANDS
- DENOTES NATURAL/VEGETATIVE UPLAND BUFFER 25' AVERAGE WIDTH (15' MIN)
- DENOTES UPLAND PRESERVATION AREA

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



Clary & Associates
PROFESSIONAL SURVEYORS & MAPPERS

LB NO. 3731
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
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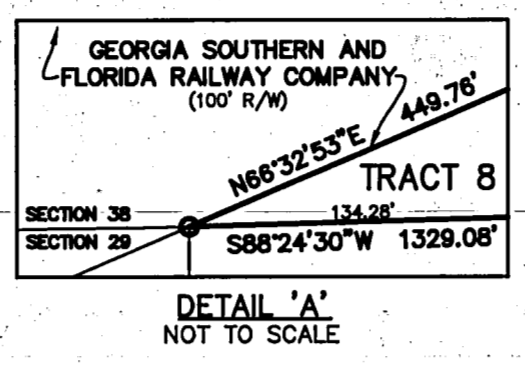
Saddle Oaks Phase 2B

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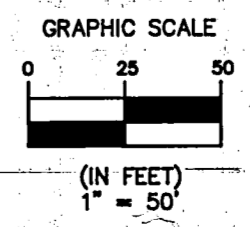
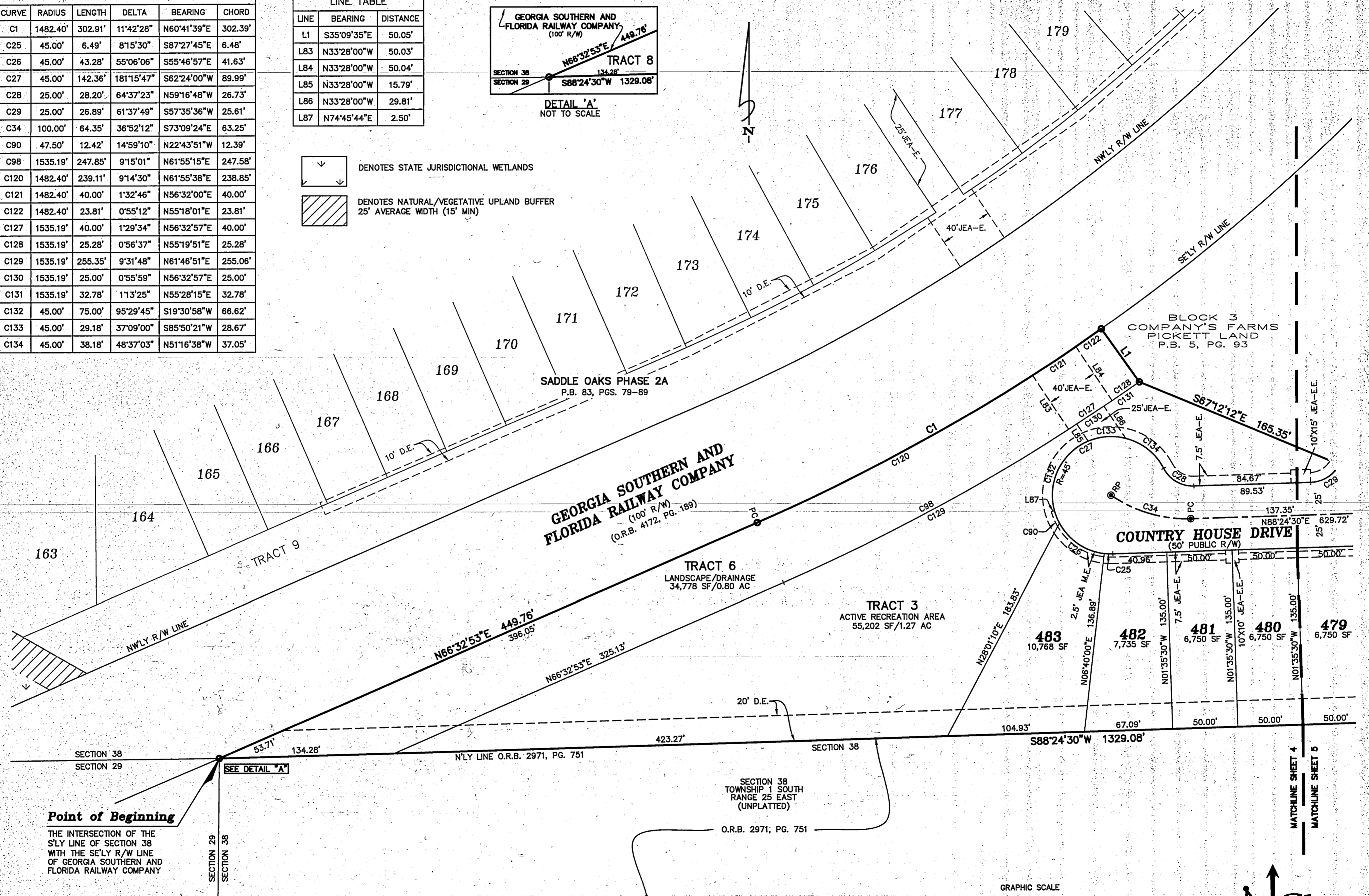
SHEET 4 OF 14 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	1482.40'	302.91'	11°42'28"	N60°41'39"E	302.39'
C25	45.00'	6.49'	8°15'30"	S87°27'45"E	6.48'
C26	45.00'	43.28'	55°06'06"	S55°46'57"E	41.63'
C27	45.00'	142.36'	181°15'47"	S62°24'00"W	89.99'
C28	25.00'	28.20'	64°37'23"	N59°16'48"W	26.73'
C29	25.00'	26.89'	61°37'49"	S57°35'36"W	25.61'
C34	100.00'	64.35'	36°52'12"	S73°09'24"E	63.25'
C90	47.50'	12.42'	14°59'10"	N22°43'51"W	12.39'
C98	1535.19'	247.85'	9°15'01"	N61°55'15"E	247.58'
C120	1482.40'	239.11'	9°14'30"	N61°55'38"E	238.85'
C121	1482.40'	40.00'	1°32'46"	N56°32'00"E	40.00'
C122	1482.40'	23.81'	0°55'12"	N55°18'01"E	23.81'
C127	1535.19'	40.00'	1°29'34"	N56°32'57"E	40.00'
C128	1535.19'	25.28'	0°56'37"	N55°19'51"E	25.28'
C129	1535.19'	255.35'	9°31'48"	N61°46'51"E	255.06'
C130	1535.19'	25.00'	0°55'59"	N56°32'57"E	25.00'
C131	1535.19'	32.78'	1°13'25"	N55°28'15"E	32.78'
C132	45.00'	75.00'	95°29'45"	S19°30'58"W	66.62'
C133	45.00'	29.18'	37°09'00"	S85°50'21"W	28.67'
C134	45.00'	38.18'	48°37'03"	N51°16'38"W	37.05'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S35°09'35"E	50.05'
L83	N33°28'00"W	50.03'
L84	N33°28'00"W	50.04'
L85	N33°28'00"W	15.79'
L86	N33°28'00"W	29.81'
L87	N74°45'44"E	2.50'



- DENOTES STATE JURISDICTIONAL WETLANDS
- DENOTES NATURAL/VEGETATIVE UPLAND BUFFER 25' AVERAGE WIDTH (15' MIN)

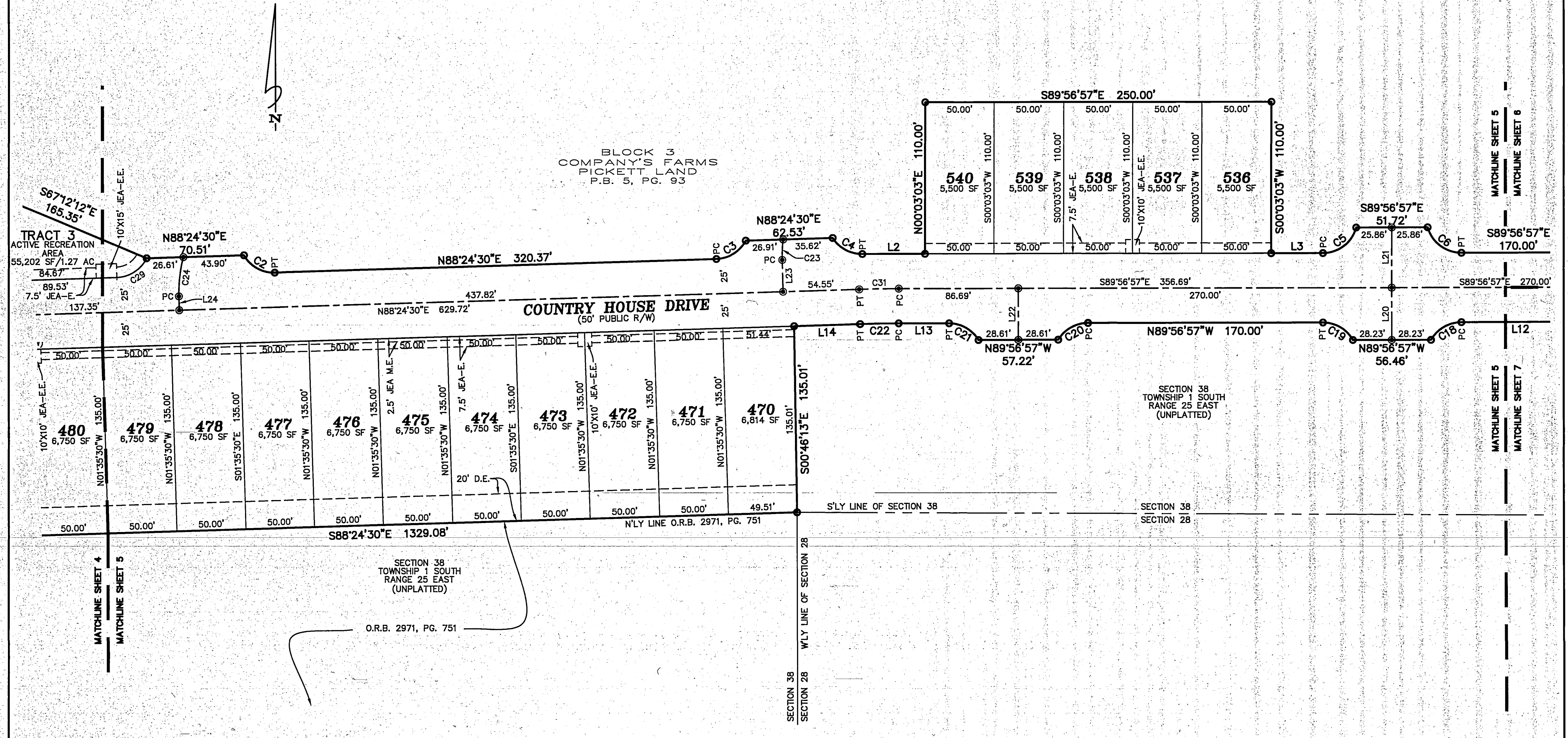


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Saddle Oaks Phase 2B

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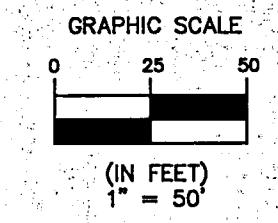
SHEET 5 OF 14 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND



SECTION 38
TOWNSHIP 1 SOUTH
RANGE 25 EAST
(UNPLATTED)
O.R.B. 2971, PG. 751

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C2	25.00'	26.89'	61°37'49"	S60°46'35"E	25.61'
C3	25.00'	26.29'	60°15'28"	N58°16'46"E	25.10'
C4	25.00'	25.20'	57°45'05"	S61°04'24"E	24.15'
C5	25.00'	32.69'	74°54'32"	N52°35'47"E	30.41'
C6	25.00'	32.69'	74°54'32"	S52°29'41"E	30.41'
C18	25.00'	26.42'	60°33'33"	S59°46'17"W	25.21'
C19	25.00'	26.42'	60°33'33"	N59°40'10"W	25.21'
C20	25.00'	25.67'	58°49'40"	S60°38'13"W	24.56'
C21	25.00'	25.67'	58°49'40"	N60°32'07"W	24.56'
C22	975.00'	27.95'	1°38'33"	S89°13'47"W	27.95'
C23	100.00'	14.82'	8°29'33"	S02°39'17"W	14.81'
C24	100.00'	28.51'	16°19'57"	S06°34'29"W	28.41'
C29	25.00'	26.89'	61°37'49"	S57°35'36"W	25.61'
C31	1000.00'	28.67'	1°38'33"	N89°13'47"E	28.66'

LINE TABLE		
LINE	BEARING	DISTANCE
L2	S89°56'57"E	45.59'
L3	S89°56'57"E	37.52'
L12	N89°56'57"W	85.00'
L13	N89°56'57"W	36.69'
L14	S88°24'30"W	47.32'
L20	N00°03'03"E	37.71'
L21	N00°03'03"E	43.49'
L22	N00°03'03"E	37.06'
L23	S01°35'30"E	22.83'
L24	S01°35'30"E	10.00'

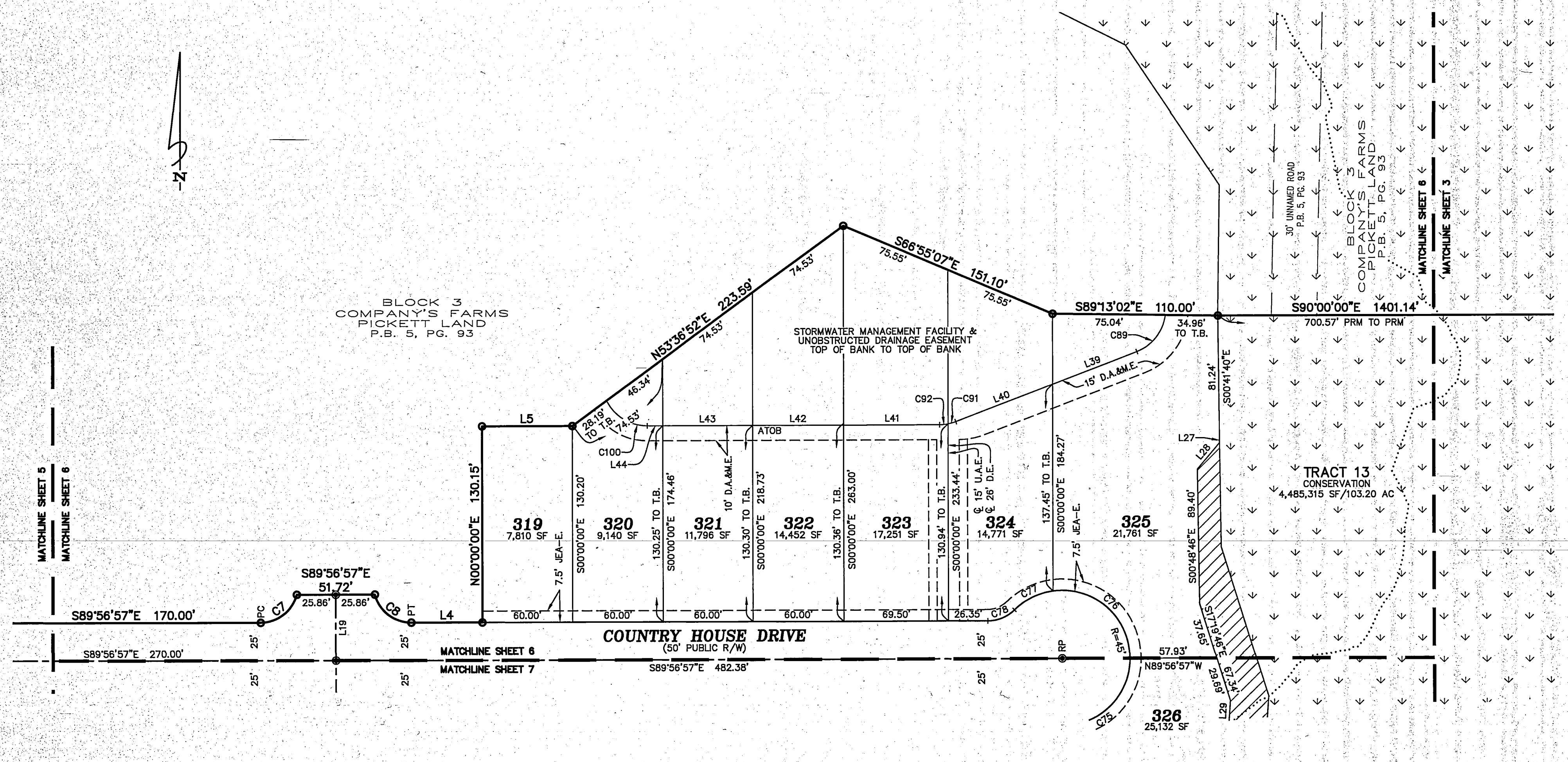


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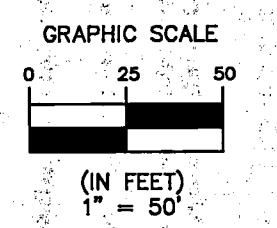
SHEET 6 OF 14 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND



LINE	BEARING	DISTANCE
L4	S89°56'57"E	47.54'
L5	S90°00'00"E	60.00'
L19	N00°03'03"E	43.50'
L27	S00°48'46"E	3.42'
L28	S40°08'06"W	22.89'
L29	S03°42'33"W	14.60'
L39	S69°03'57"W	59.93'
L40	S69°03'57"W	68.87'
L41	N90°00'00"W	63.96'
L42	N90°00'00"W	60.00'
L43	N90°00'00"W	60.00'
L44	N90°00'00"W	10.40'

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C7	25.00'	32.69'	74°55'48"	N52°35'09"E	30.41'
C8	25.00'	32.69'	74°55'48"	S52°29'03"E	30.41'
C75	45.00'	87.64'	111°35'26"	N55°50'46"E	74.43'
C76	45.00'	76.56'	97°28'49"	N48°41'21"W	67.66'
C77	45.00'	29.01'	36°56'06"	S64°06'11"W	28.51'
C78	25.00'	19.38'	44°24'55"	S67°50'36"W	18.90'
C89	30.00'	32.51'	62°05'25"	S38°01'15"W	30.94'
C91	30.00'	5.39'	10°17'16"	S74°12'35"W	5.38'
C92	30.00'	5.57'	10°38'47"	S84°40'37"W	5.57'
C100	30.00'	33.37'	63°44'06"	N58°07'57"W	31.68'

DENOTES STATE JURISDICTIONAL WETLANDS
 DENOTES NATURAL/VEGETATIVE UPLAND BUFFER 25' AVERAGE WIDTH (15' MIN)

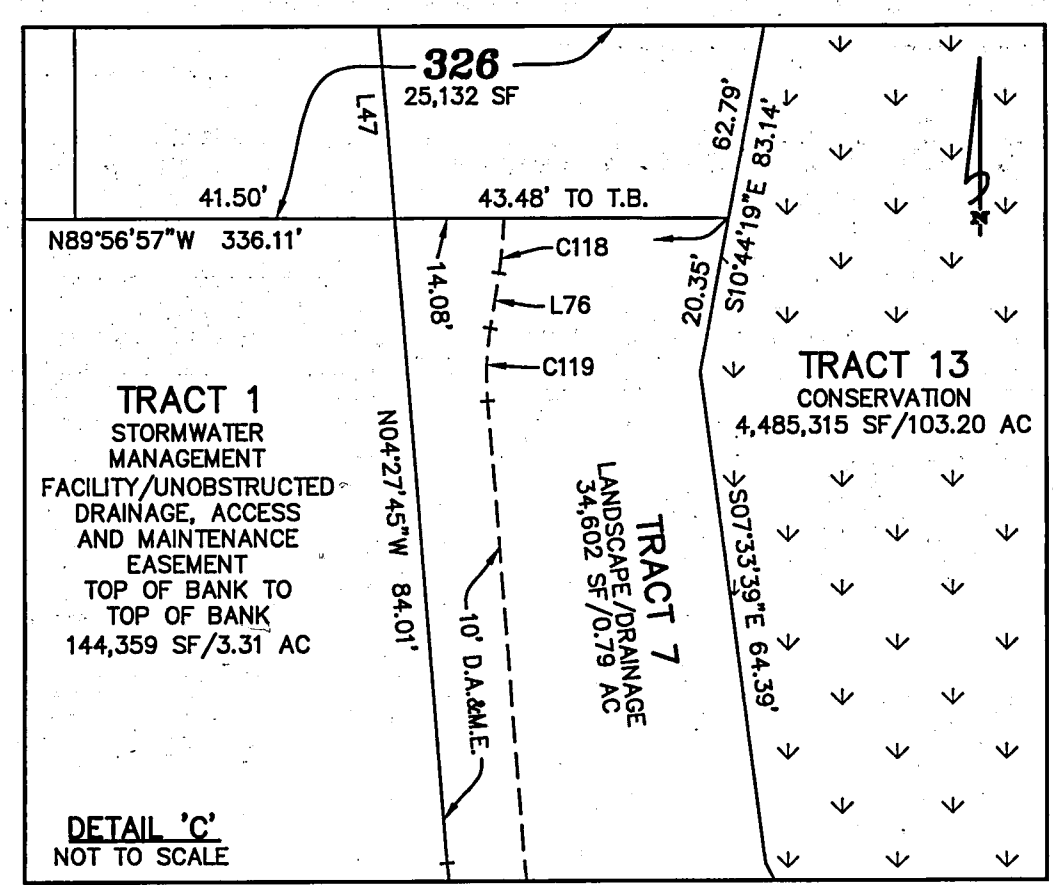
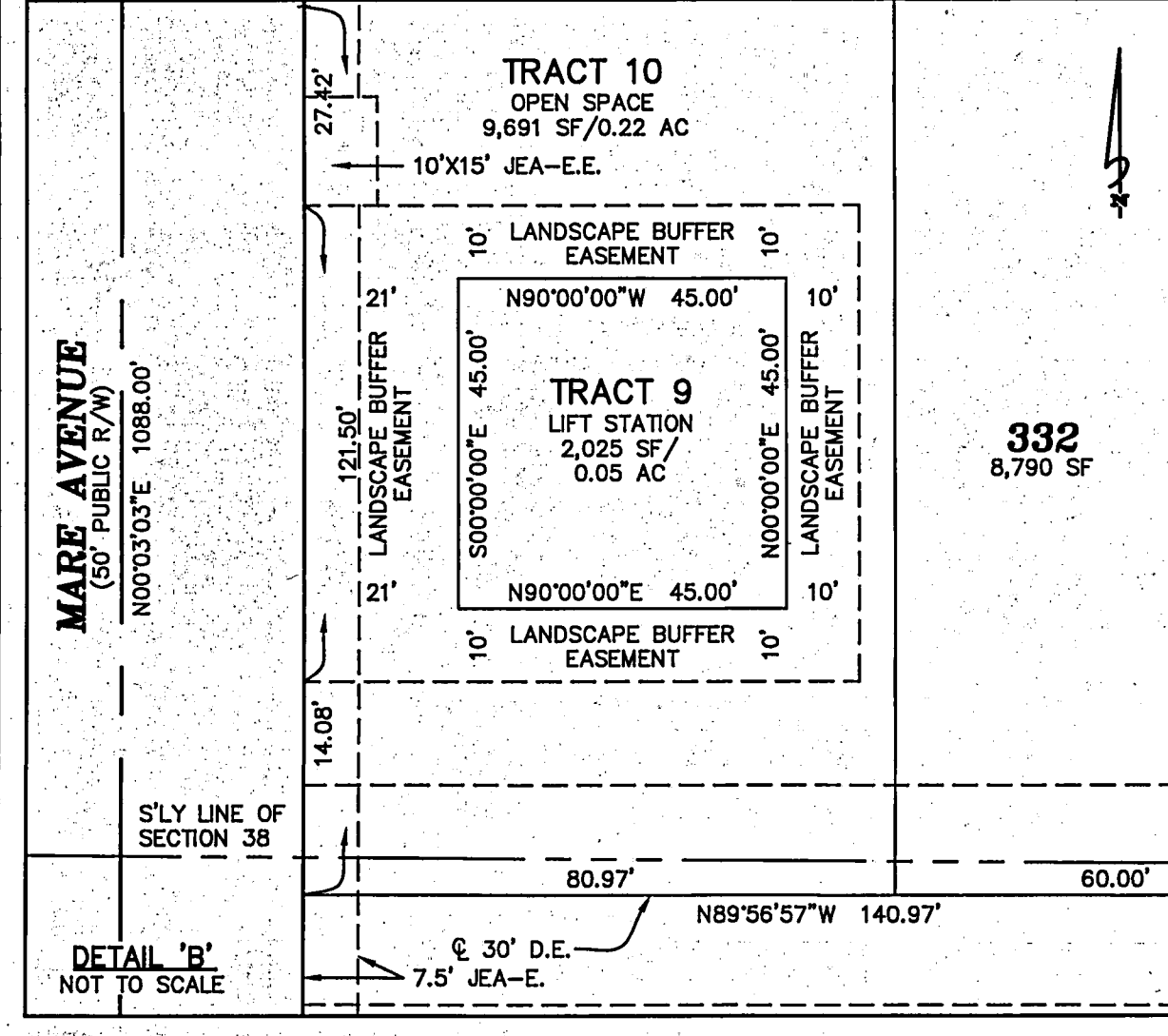
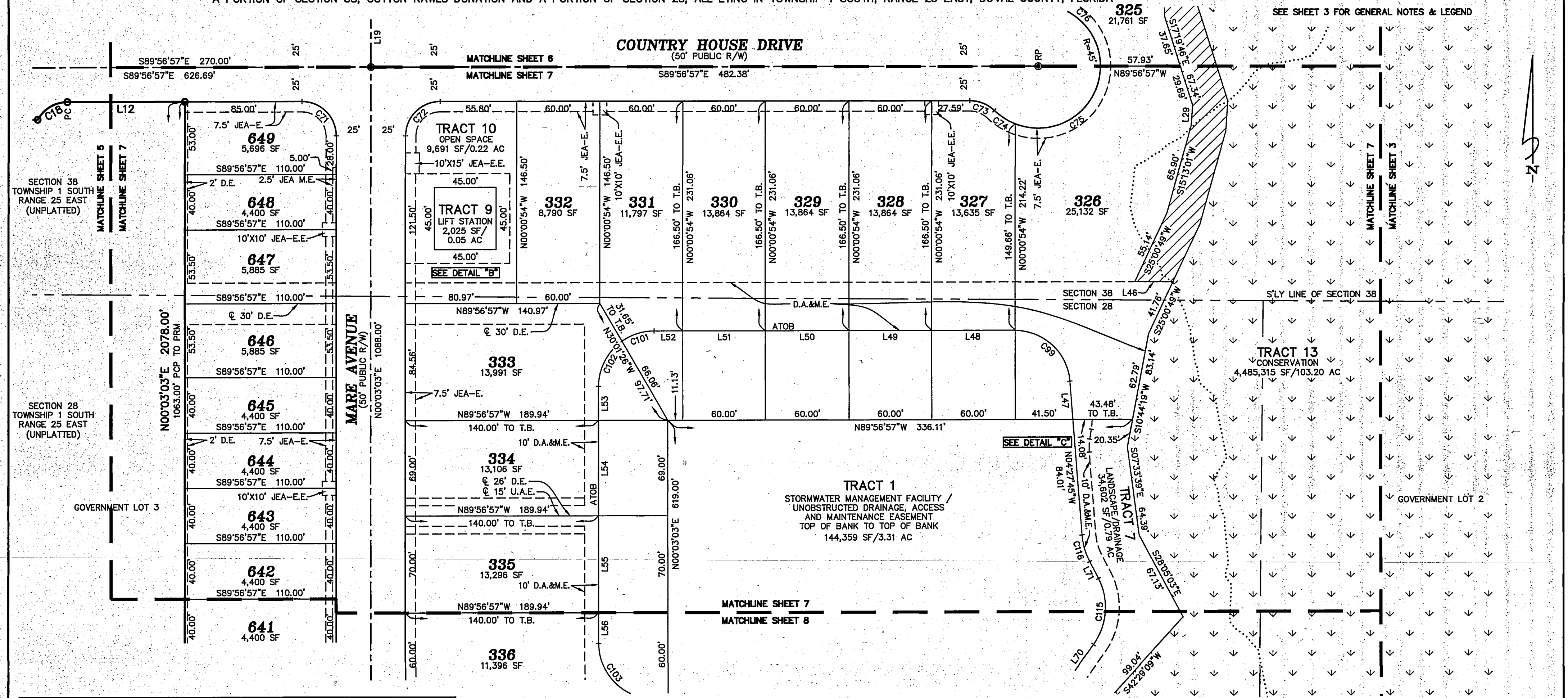


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SHEET 7 OF 14 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND



LINE TABLE

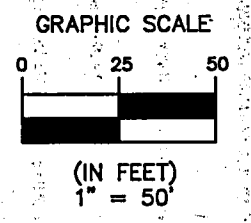
LINE	BEARING	DISTANCE
L12	N89°56'57"W	85.00'
L19	N00°03'03"E	43.50'
L29	S03°42'33"W	14.60'
L46	S89°56'57"E	27.58'
L47	N04°27'45"W	27.79'
L48	N89°56'57"W	59.51'
L49	N89°56'57"W	60.00'
L50	N89°56'57"W	60.00'
L51	N89°56'57"W	60.00'
L52	N89°56'57"W	20.99'
L53	S00°03'03"W	24.56'
L54	S00°03'03"W	69.00'
L55	S00°03'03"W	70.00'
L56	S00°03'03"W	22.11'
L70	N36°25'29"E	27.42'
L71	N27°29'36"W	13.90'
L76	S09°04'27"W	7.28'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C18	25.00'	26.42'	60°33'33"	S59°46'17"W	25.21'
C71	25.00'	39.27'	90°00'00"	S44°56'57"E	35.36'
C72	25.00'	39.27'	90°00'00"	N45°03'03"E	35.36'
C73	25.00'	19.38'	44°24'55"	S67°44'29"E	18.90'
C74	45.00'	17.93'	22°49'29"	S56°56'46"E	17.81'
C75	45.00'	87.84'	111°35'26"	N55°50'46"E	74.43'
C76	45.00'	76.56'	97°28'49"	N48°41'21"W	67.66'
C99	40.00'	59.68'	85°29'12"	N47°12'21"W	54.30'
C101	40.00'	24.71'	35°23'34"	S72°21'16"W	24.32'
C102	40.00'	38.12'	54°36'26"	S27°21'16"W	36.70'
C103	40.00'	49.77'	71°17'44"	S35°35'49"E	46.62'
C115	45.00'	50.20'	63°55'05"	N04°27'56"E	47.64'
C116	50.00'	20.10'	23°01'51"	N15°58'41"W	19.96'
C118	55.00'	7.16'	7°27'38"	S05°20'38"W	7.16'
C119	40.00'	9.45'	13°32'12"	S02°18'21"W	9.43'

↓ DENOTES STATE JURISDICTIONAL WETLANDS

▨ DENOTES NATURAL/VEGETATIVE UPLAND BUFFER 25' AVERAGE WIDTH (15' MIN)



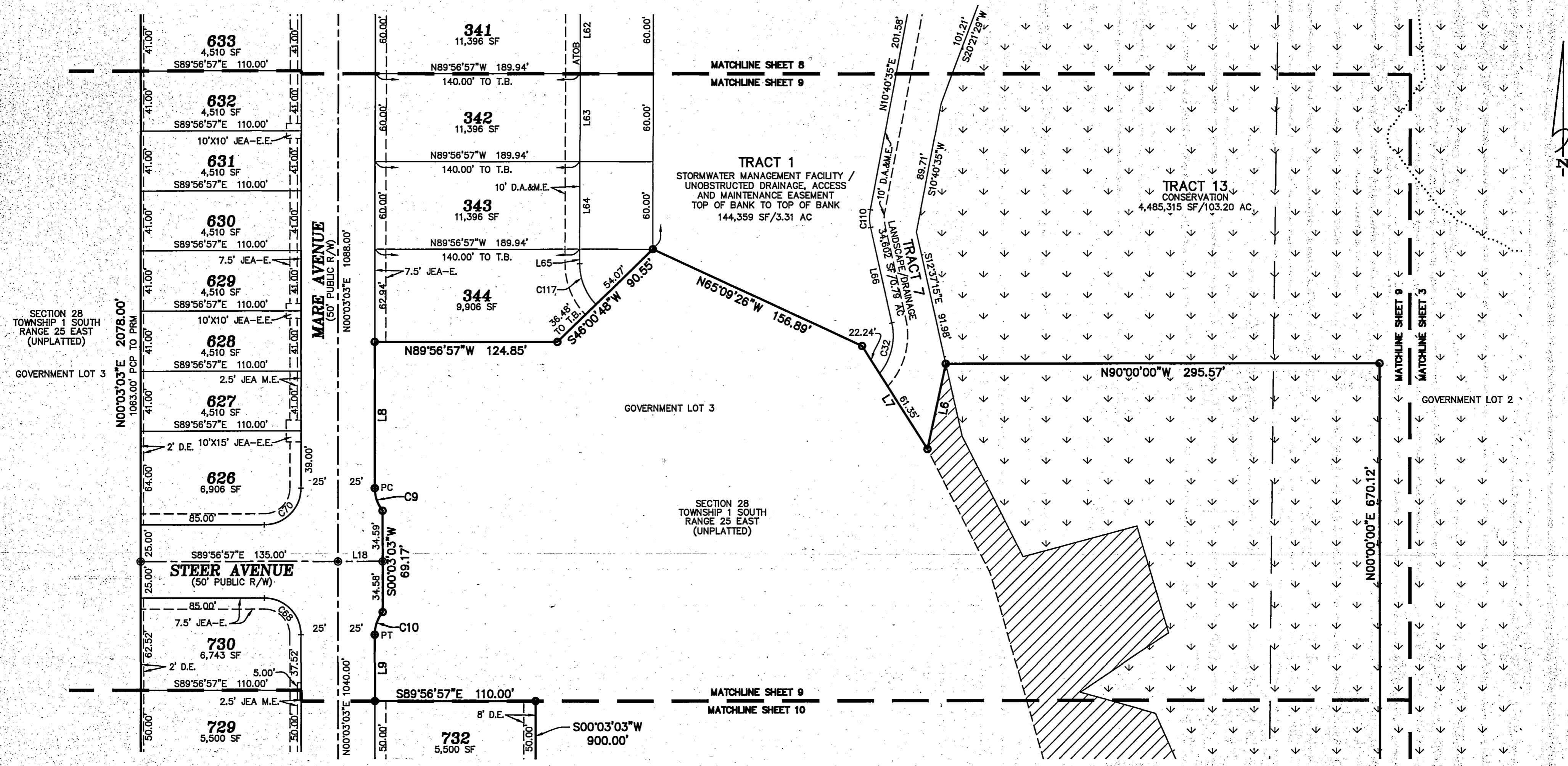
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Saddle Oaks Phase 2B

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, AND A PORTION OF SECTION 38, COTTON RAWLS DONATION AND A PORTION OF SECTION 28, ALL LYING IN TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA

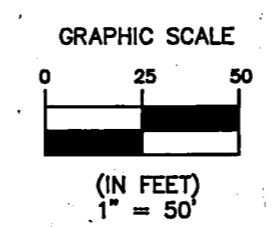
SHEET 9 OF 14 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND



LINE	BEARING	DISTANCE
L6	S12°08'54"W	59.67'
L7	N32°24'00"W	83.59'
L8	S00°03'03"W	100.00'
L9	S00°03'03"W	45.00'
L18	S89°56'57"E	30.32'
L62	S00°03'03"W	60.00'
L63	S00°03'03"W	60.00'
L64	S00°03'03"W	60.00'
L65	S00°03'03"W	9.96'
L66	N12°37'15"W	66.72'

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C9	25.00'	16.61'	38°04'23"	S18°59'09"E	16.31'
C10	25.00'	16.61'	38°04'23"	S19°05'15"W	16.31'
C32	40.00'	36.79'	52°42'10"	N13°43'50"E	35.51'
C68	25.00'	39.27'	90°00'00"	S44°56'57"E	35.36'
C70	25.00'	39.27'	90°00'00"	S45°03'03"W	35.36'
C110	30.00'	12.20'	23°17'49"	N00°58'20"W	12.11'
C117	40.00'	30.49'	43°40'50"	S21°47'22"E	29.76'

DENOTES STATE JURISDICTIONAL WETLANDS
 DENOTES NATURAL/VEGETATIVE UPLAND BUFFER
 25' AVERAGE WIDTH (15' MIN)

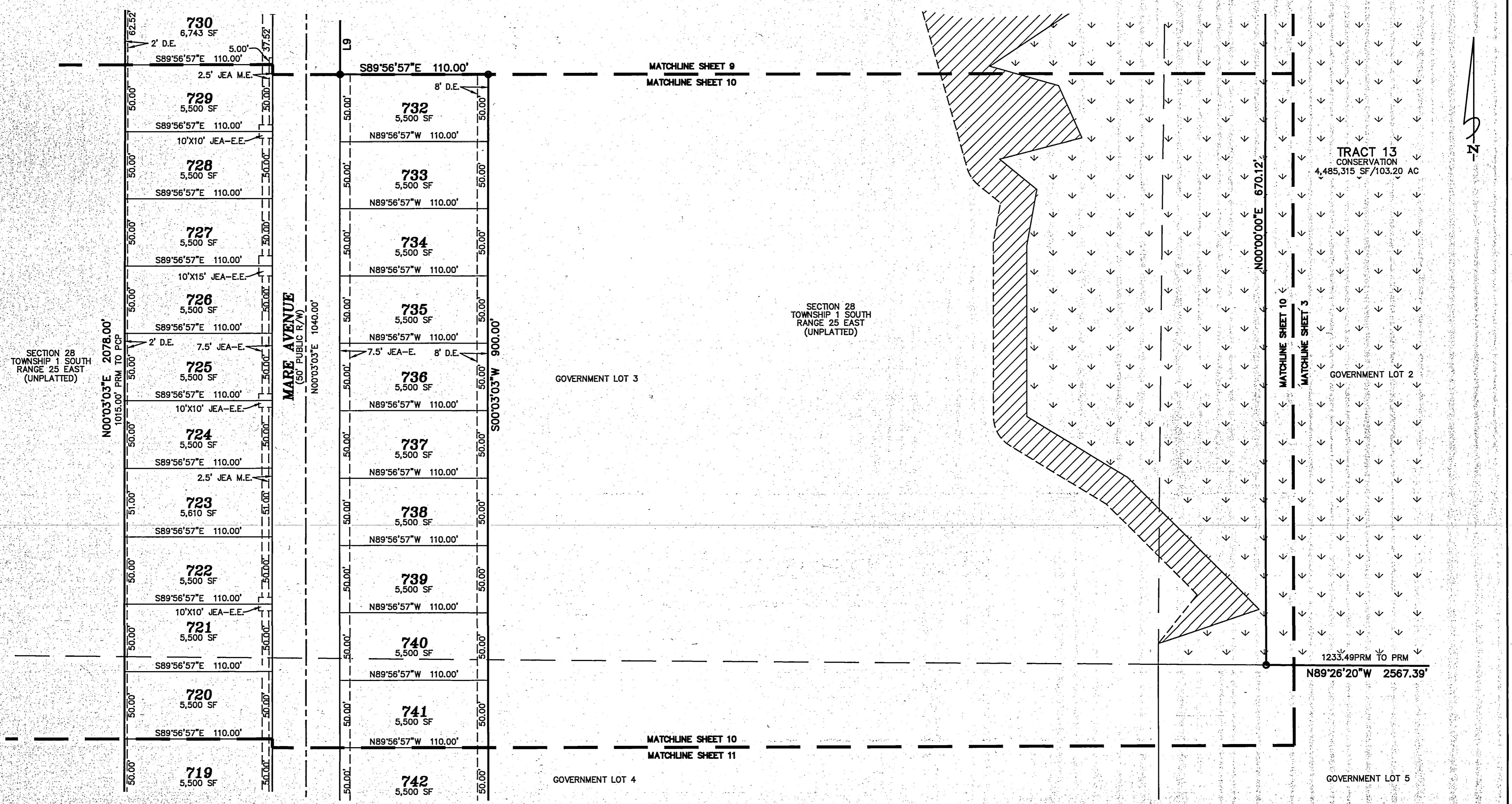


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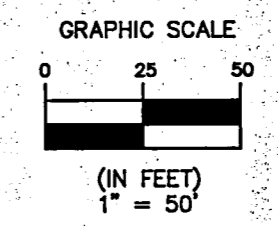
REPLAT OF A PORTION OF PICKETT LAND COMPANY'S FARMS, RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, AND A PORTION OF SECTION 38, COTTON RAWLS DONATION AND A PORTION OF SECTION 28, ALL LYING IN TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA

SHEET 10 OF 14 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND



LINE TABLE		
LINE	BEARING	DISTANCE
L9	S00°03'03"W	45.00'

- DENOTES STATE JURISDICTIONAL WETLANDS
- DENOTES NATURAL/VEGETATIVE UPLAND BUFFER 25' AVERAGE WIDTH (15' MIN)

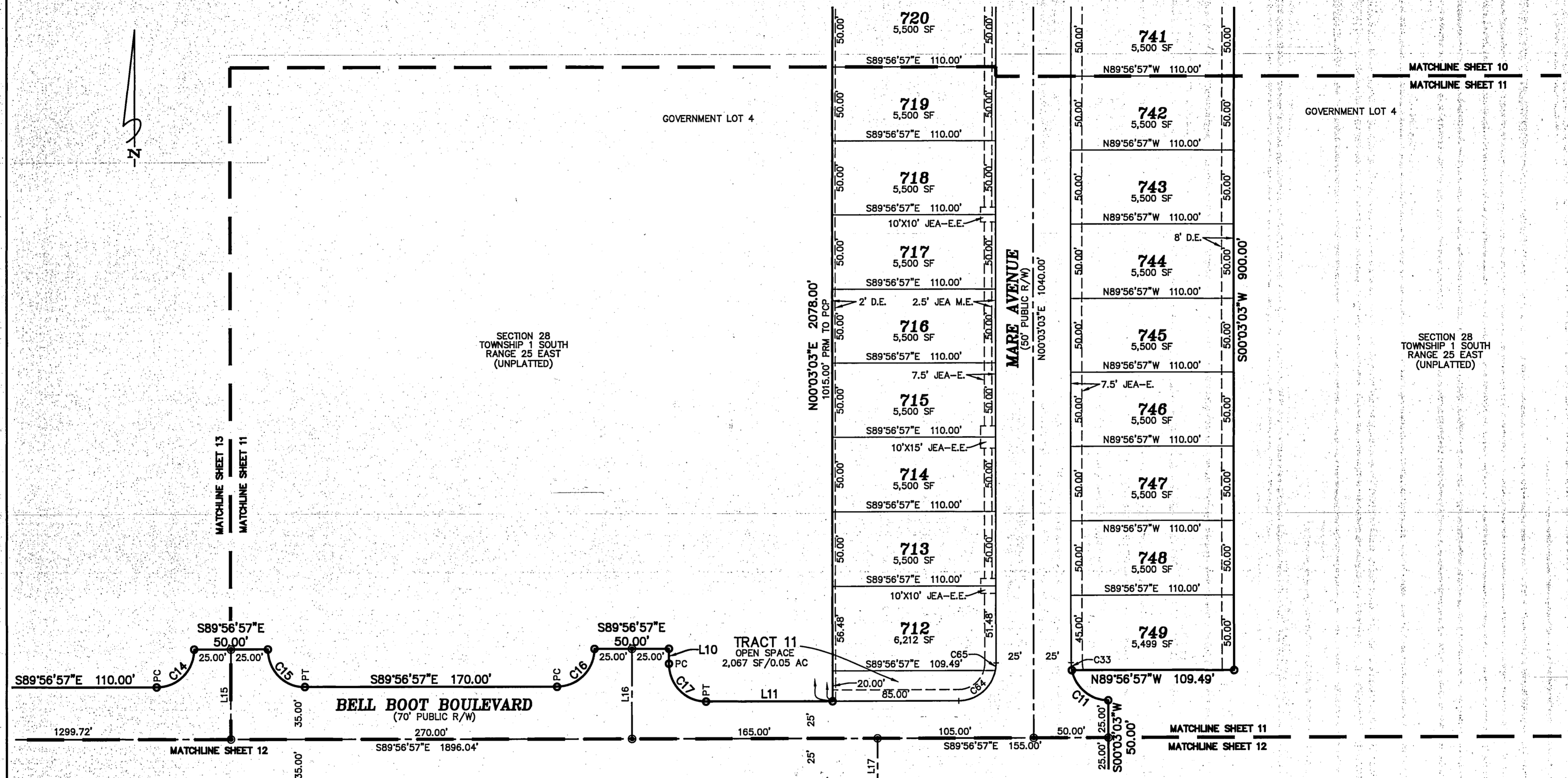


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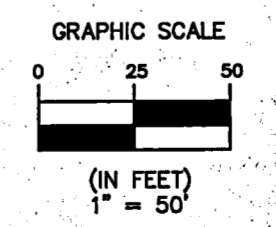
REPLAT OF A PORTION OF PICKETT LAND COMPANY'S FARMS, RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, AND A PORTION OF SECTION 38, COTTON RAWLS DONATION AND A PORTION OF SECTION 28, ALL LYING IN TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA

SHEET 11 OF 14 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C11	25.00'	34.24'	78°27'47"	S50°43'03"E	31.62'
C14	25.00'	39.27'	90°00'00"	N45°03'03"E	35.36'
C15	25.00'	39.27'	90°00'00"	S44°56'57"E	35.36'
C16	25.00'	39.27'	90°00'00"	N45°03'03"E	35.36'
C17	25.00'	39.27'	90°00'00"	S44°56'57"E	35.36'
C33	25.00'	5.03'	11°32'13"	N05°43'03"W	5.03'
C64	25.00'	34.24'	78°27'47"	S50°49'10"W	31.62'
C65	25.00'	5.03'	11°32'13"	S05°49'10"W	5.03'

LINE TABLE		
LINE	BEARING	DISTANCE
L10	S00°03'03"W	10.00'
L11	S89°56'57"E	85.00'
L15	N00°03'03"E	60.00'
L16	N00°03'03"E	60.00'
L17	N00°03'03"E	37.42'



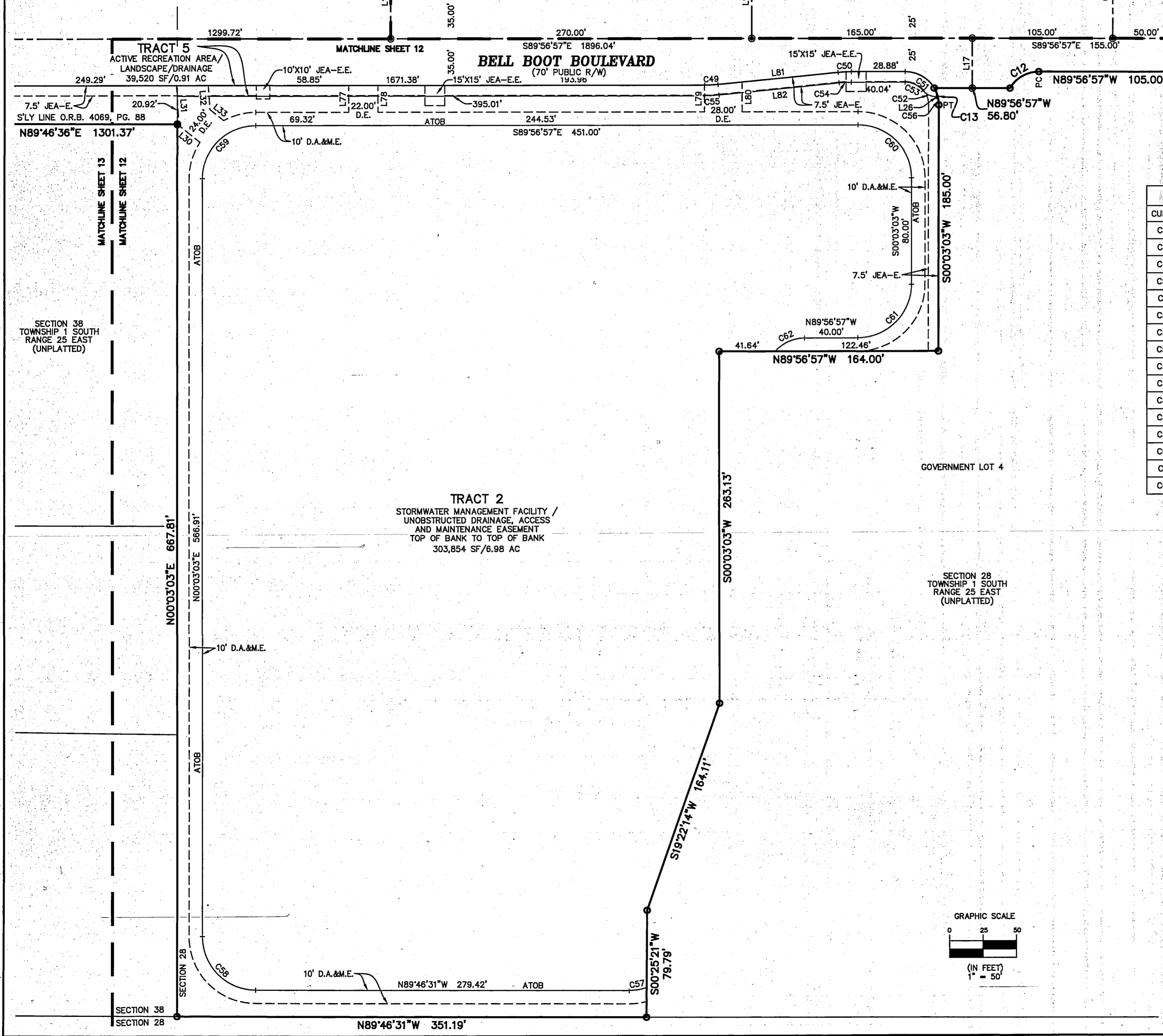
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Saddle Oaks Phase 2B

PLAT BOOK 83 PAGE 152

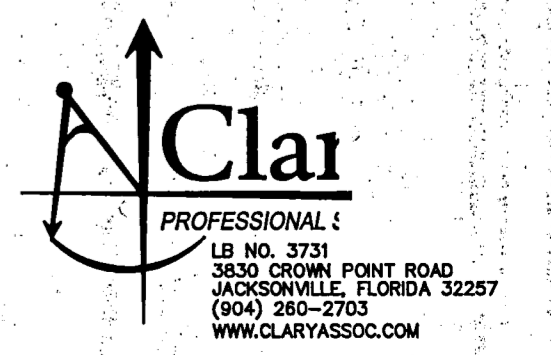
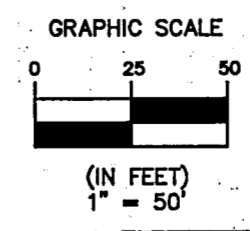
REPLAT OF A PORTION OF PICKETT LAND COMPANY'S FARMS, RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, AND A PORTION OF SECTION 38, COTTON RAWLS DONATION AND A PORTION OF SECTION 28, ALL LYING IN TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA

SHEET 12 OF 14 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C12	25.00'	26.08'	59°46'42"	S60°09'42"W	24.92'
C13	25.00'	13.19'	30°13'18"	S15°03'36"E	13.03'
C49	100.00'	9.97'	5°42'38"	N87°11'44"E	9.96'
C50	88.72'	9.97'	6°26'15"	N87°11'44"E	9.96'
C51	25.00'	33.21'	76°06'48"	S51°53'33"E	30.82'
C52	13.00'	11.50'	50°42'13"	N64°35'51"W	11.13'
C53	17.00'	15.04'	50°42'13"	N64°35'51"W	14.56'
C54	80.72'	9.12'	6°28'22"	S87°11'44"W	9.11'
C55	108.00'	10.76'	5°42'38"	S87°11'44"W	10.76'
C56	25.00'	6.06'	13°53'12"	S06°53'33"E	6.04'
C57	40.00'	13.27'	19°00'08"	S80°43'25"W	13.21'
C58	40.00'	62.71'	89°49'34"	N44°51'44"W	56.48'
C59	40.00'	62.83'	90°00'00"	N45°03'03"E	56.57'
C60	40.00'	62.83'	90°00'00"	S44°56'57"E	56.57'
C61	40.00'	62.83'	90°00'00"	S45°03'03"W	56.57'
C62	30.00'	25.23'	48°11'23"	S65°57'22"W	24.49'

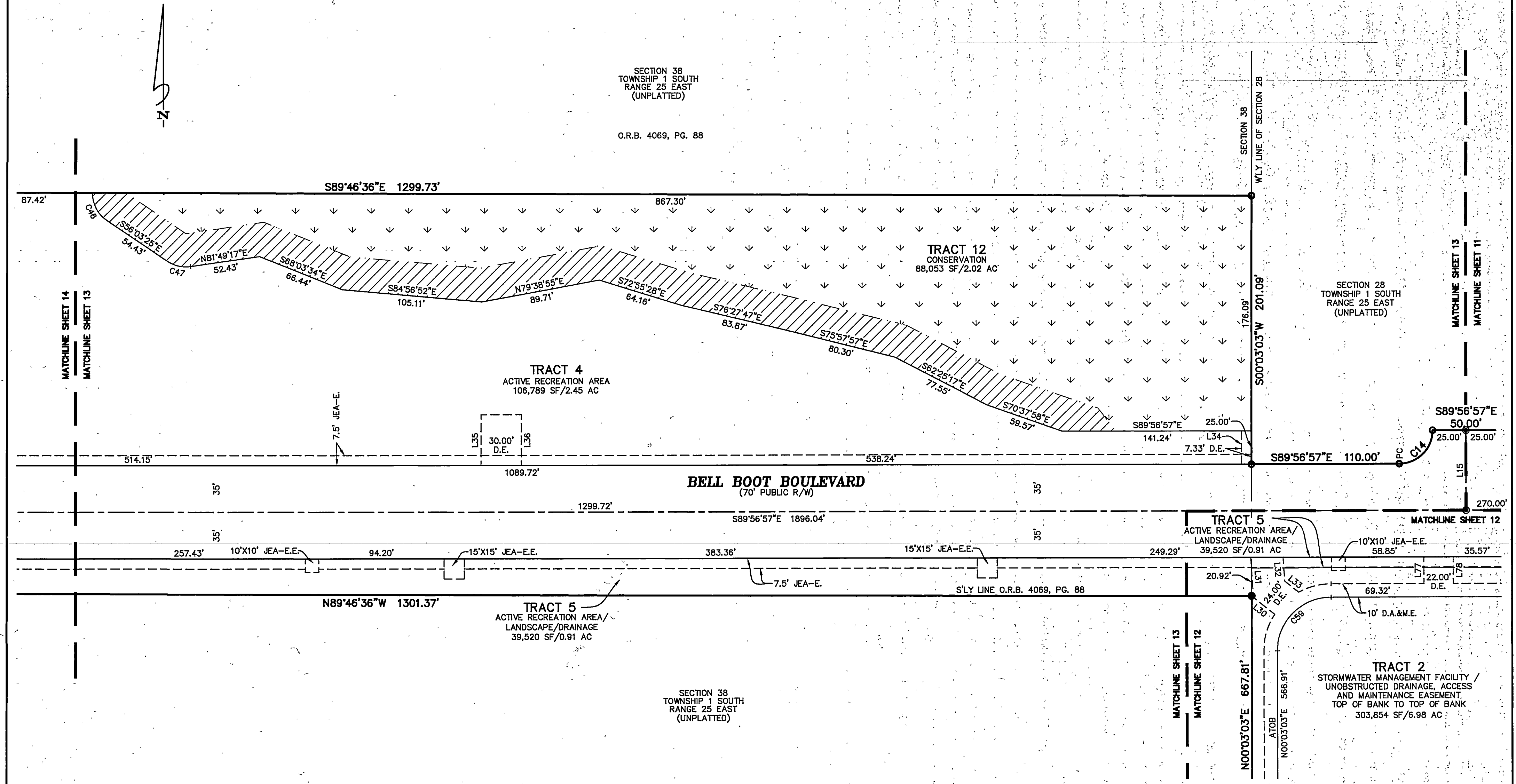
LINE TABLE		
LINE	BEARING	DISTANCE
L15	N00°03'03"E	60.00'
L16	N00°03'03"E	60.00'
L17	N00°03'03"E	37.42'
L26	N89°56'57"W	1.05'
L30	S51°11'09"E	20.21'
L31	S03°55'33"E	30.11'
L32	S03°55'33"E	17.94'
L33	S51°11'09"E	13.25'
L77	S00°03'03"W	20.00'
L78	S00°03'03"W	20.00'
L79	S00°03'03"W	20.00'
L80	S00°03'03"W	22.29'
L81	N84°20'25"E	90.52'
L82	S84°20'25"W	90.55'



Saddle Oaks Phase 2B

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, AND A PORTION OF SECTION 38, COTTON RAWLS DONATION AND A PORTION OF SECTION 28, ALL LYING IN TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA

SHEET 13 OF 14 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND



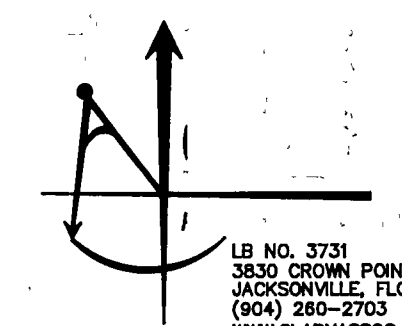
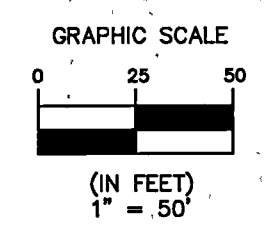
LINE TABLE

LINE	BEARING	DISTANCE
L15	N00°03'03"E	60.00'
L30	S51°11'09"E	20.21'
L31	S03°55'33"E	30.11'
L32	S03°55'33"E	17.94'
L33	S51°11'09"E	13.25'
L34	S00°03'03"W	25.00'
L35	S00°03'03"W	38.02'
L36	S00°03'03"W	38.02'
L77	S00°03'03"W	20.00'
L78	S00°03'03"W	20.00'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C14	25.00'	39.27'	90°00'00"	N45°03'03"E	35.36'
C46	25.00'	24.56'	56°16'48"	S27°55'00"E	23.58'
C47	25.00'	18.38'	42°07'18"	S77°07'04"E	17.97'
C59	40.00'	62.83'	90°00'00"	N45°03'03"E	56.57'

- DENOTES STATE JURISDICTIONAL WETLANDS
- DENOTES NATURAL/VEGETATIVE UPLAND BUFFER 25' AVERAGE WIDTH (15' MIN)



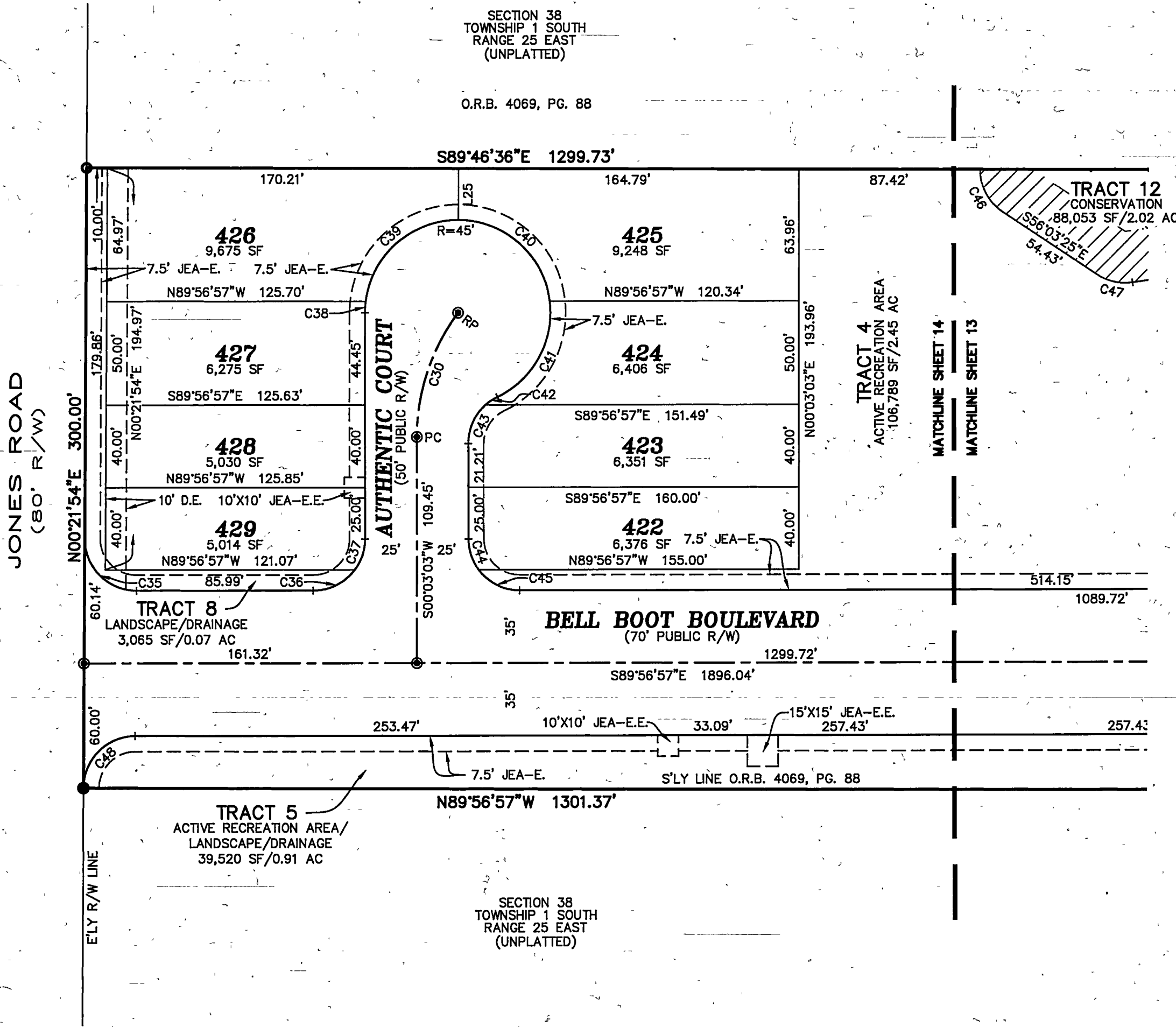
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Saddle Oaks Phase 2B

PLAT BOOK 83 PAGE 154

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, AND A PORTION OF SECTION 38, COTTON RAWLS DONATION AND A PORTION OF SECTION 28, ALL LYING IN TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA

SHEET 14 OF 14 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C30	100.00'	64.35'	36°52'12"	S18°29'09"W	63.25'
C35	25.00'	39.41'	90°18'51"	N44°47'32"W	35.45'
C36	25.00'	23.18'	53°07'48"	S63°29'09"W	22.36'
C37	25.00'	16.09'	36°52'12"	S18°29'09"W	15.81'
C38	45.00'	5.56'	7°04'42"	N03°35'24"E	5.56'
C39	45.00'	65.26'	83°05'39"	S48°40'34"W	59.69'
C40	45.00'	64.99'	82°44'58"	S48°24'07"E	59.49'
C41	45.00'	56.31'	71°42'05"	S28°49'24"W	52.71'
C42	25.00'	6.93'	15°53'30"	S56°43'41"W	6.91'
C43	25.00'	21.26'	48°43'53"	N24°25'00"E	20.63'
C44	25.00'	16.09'	36°52'12"	N18°23'03"W	15.81'
C45	25.00'	23.18'	53°07'48"	N63°23'03"W	22.36'
C46	25.00'	24.56'	56°16'48"	S27°55'00"E	23.58'
C47	25.00'	18.38'	42°07'18"	S77°07'04"E	17.97'
C48	25.00'	39.27'	90°00'00"	N45°03'03"E	35.36'

LINE TABLE		
LINE	BEARING	DISTANCE
L25	S00°13'24"W	25.00'

- DENOTES STATE JURISDICTIONAL WETLANDS
- DENOTES NATURAL/VEGETATIVE UPLAND BUFFER 25' AVERAGE WIDTH (15' MIN)

