

approved 12-23-2025
Date
Scott Carter
City Engineer
Director of Public Works
approved 1/18/2026
Date
for General Counsel

Saddle Oaks Phase 2D

A PORTION OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

SHEET 1 OF 6 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND

CAPTION

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

BEGIN AT THE SOUTHEASTERLY CORNER OF TRACT 2 AS SHOWN ON PLAT OF SADDLE OAKS PHASE 2B, AS RECORDED IN PLAT BOOK 83, PAGES 141 THROUGH 154, INCLUSIVE OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE NORTHERLY, EASTERLY, NORTHEASTERLY, NORTHWESTERLY, WESTERLY, SOUTHEASTERLY, AND SOUTHERLY, ALONG THE SOUTHERLY LINE OF SAID OF PLAT SADDLE OAKS PHASE 2B, RUN THE FOLLOWING TWENTY-SIX (26) COURSES AND DISTANCES: COURSE NO. 1: NORTH 00°25'21" EAST, 79.79 FEET; COURSE NO. 2: NORTH 19°22'14" EAST, 164.11 FEET; COURSE NO. 3: NORTH 00°03'03" EAST, 263.13 FEET; COURSE NO. 4: SOUTH 89°56'57" EAST, 164.00 FEET; COURSE NO. 5: NORTH 00°03'03" EAST, 185.00 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; COURSE NO. 6: NORTHERLY, 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 NORTH 15°03'36" WEST, 13.03 FEET; COURSE NO. 7: SOUTH 89°56'57" EAST, 56.80 FEET, TO THE ARC OF A CURVE LEADING NORTHEASTERLY; COURSE NO. 8: NORTHEASTERLY, 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 NORTH 60°09'42" EAST, 24.92 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 9: SOUTH 89°56'57" EAST, 105.00 FEET; COURSE NO. 10: NORTH 00°03'03" EAST, 50.00 FEET, TO THE ARC OF A CURVE LEADING NORTHWESTERLY; COURSE NO. 11: NORTHWESTERLY, 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 NORTH 50°43'03" WEST, 31.62 FEET; COURSE NO. 12: SOUTH 89°56'57" EAST, 109.49 FEET; COURSE NO. 13: NORTH 00°03'03" EAST, 90.00 FEET; COURSE NO. 14: NORTH 89°56'57" WEST, 110.00 FEET; COURSE NO. 15: NORTH 00°03'03" EAST, 45.00 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; COURSE NO. 16: NORTHERLY, 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 NORTH 19°05'15" EAST, 16.31 FEET; COURSE NO. 17: NORTH 00°03'03" EAST, 69.17 FEET, TO THE ARC OF A CURVE LEADING NORTHERLY; COURSE NO. 18: NORTHERLY, 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 NORTH 18°59'09" WEST, 16.31 FEET; COURSE NO. 19: NORTH 00°03'03" EAST, 100.00 FEET; COURSE NO. 20: SOUTH 89°56'57" EAST, 124.85 FEET; COURSE NO. 21: NORTH 46°00'48" EAST, 90.55 FEET; COURSE NO. 22: SOUTH 65°09'26" EAST, 156.89 FEET; COURSE NO. 23: SOUTH 32°24'00" EAST, 83.59 FEET; COURSE NO. 24: NORTH 12°08'54" EAST, 59.67 FEET; COURSE NO. 25: NORTH 90°00'00" EAST, 295.57 FEET; COURSE NO. 26: SOUTH 00°00'00" EAST, 670.12 FEET, TO THE NORTHERLY LINE OF GOVERNMENT LOT 5 OF SECTION 28, THENCE NORTH 89°26'20" WEST, ALONG LAST SAID LINE, 80.00 FEET, TO THE WESTERLY LINE OF GOVERNMENT LOT 5 OF SAID SECTION 28; THENCE SOUTH 00°02'08" EAST, ALONG LAST SAID LINE, 1241.59 FEET; THENCE NORTH 89°46'31" WEST, 981.58 FEET, TO THE POINT OF BEGINNING.

CONTAINING 30.31 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 IN THE CAPTION; THAT THE SURVEY WAS PREPARED UNDER MY DIRECTION AND SUPERVISION; THAT THIS PLAT COMPLIES WITH ALL SURVEY REQUIREMENTS OF FLORIDA STATUTES CHAPTER 177, PART I, PLATTING; AND THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AND PERMANENT CONTROL POINTS AND LOT CORNERS SHALL BE MONUMENTED IN ACCORDANCE WITH CHAPTER 177, FLORIDA STATUTES, CHAPTER 5J-17, F.A.C AND SECTION 654.127, ORDINANCE CODE OF THE CITY OF JACKSONVILLE, FLORIDA.

SIGNED THE 14TH DAY OF OCTOBER, 2025.

MICHAEL J. COLLIGAN, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER NUMBER 6788
CLARY AND ASSOCIATES, INC.
L.B. NO. 3731
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
(904) 260-2703

Clary & Associates
PROFESSIONAL SURVEYORS & MAPPERS
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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 2D, 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.

UPON FAILURE OF THE OWNER, HOMEOWNERS ASSOCIATION OR OTHER SUCH ENTITY THAT HAS ASSUMED THE OBLIGATION OF MAINTENANCE PERTAINING TO STORMWATER MANAGEMENT FACILITIES, TRACTS OR EASEMENTS TO PERFORM ITS OBLIGATIONS, THE OBLIGATION OF MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO THE LAKES AND STORMWATER MANAGEMENT FACILITIES AS WELL AS TRACTS AND PARCELS FOR ANY COMMON USE WOULD THEN FALL EQUALLY ON THE OWNERS OF THE LOTS AS SHOWN ON THIS PLAT.

ALL RIGHTS OF WAY, UNOBSTRUCTED DRAINAGE EASEMENTS, AND UNOBSTRUCTED ACCESS EASEMENTS, AS SHOWN HEREON 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 ACCESS & MAINTENANCE 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 ACCESS & MAINTENANCE 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, 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 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.

OWNERS, THEIR SUCCESSORS AND ASSIGNS, OF THE LANDS DESCRIBED AND CAPTIONED HEREON, SHALL FOREVER RELEASE, DISCHARGE, INDEMNIFY THE CITY AND SAVE IT HARMLESS FROM SUITS, ACTION, DAMAGES, 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 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 2D. OWNERS' SUCCESSORS AND ASSIGNS SHALL BE SUBJECT TO THIS RELEASE AND INDEMNIFICATION AND THE COVENANTS HEREIN SHALL RUN WITH THE LAND DESCRIBED AND CAPTIONED HEREON.

ALL PRIVATE EASEMENTS SHOWN HEREON SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF 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.

TRACT 1 (STORMWATER MANAGEMENT FACILITY/UNOBSTRUCTED DRAINAGE, ACCESS AND MAINTENANCE EASEMENT TOP OF BANK TO TOP OF BANK), TRACTS 2, 3, 4, AND 5 (OPEN SPACE), AND TRACT 6 (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.

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.

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 29 DAY OF October, A.D., 2025.

LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: Danette Janse van Rensburg
PRINT NAME: DANETTE JANSE VAN RENSBURG
WITNESS: Gabrielle Barra
PRINT NAME: GABRIELLE BARRA

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 31ST DAY OF October, 2025, 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.

Gina Melton
NOTARY PUBLIC, STATE OF FLORIDA
TYPE OR PRINT NAME: Gina Melton
COMMISSION # HH 630632
MY COMMISSION EXPIRES 2/16/2029

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

WITNESS: Karen Schwanz
PRINT NAME: KAREN SCHWANZ
WITNESS: Roxie Schwanz
PRINT NAME: ROXIE SCHWANZ

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

ON November 10, 2025 BEFORE ME, Anusha Rayan, 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.

Anusha Rayan
SIGNATURE (SEAL)

CLERK'S CERTIFICATION

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND ACCEPTED BY CITY OF JACKSONVILLE, FLORIDA, AND SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN PLAT BOOK 86, PAGES 47-52 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SIGNED THIS 22ND DAY OF JANUARY, 2026

JODY PHILLIPS
CLERK OF CIRCUIT COURT
BY: Eugene Ingram
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: Nina Siskler 1/6/2026
NINA SICKLER, P.E.
DIRECTOR OF PUBLIC WORKS
DATE

PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 23RD DAY OF December, 2025.

Danny S. Wheeler
DANNY S. WHEELER, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER NUMBER 6902

CONSENT AND JOINDER

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF THE MORTGAGE, LIEN OR OTHER ENCUMBRANCE IMPOSED BY GRANT OF MASTER TELECOMMUNICATIONS EASEMENT BY FISIONX, LLC, AND EVIDENCED BY THAT CERTAIN GRANT OF TELECOMMUNICATIONS EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 20634, PAGE 2247, AS AMENDED BY AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 20778, PAGE 342, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA ("MORTGAGE/LIEN/ENCUMBRANCE"), ENCUMBERING THE LANDS DESCRIBED IN THE EASEMENT ("EASEMENT"), AND HEREBY JOINS AND CONSENTS TO THE EASEMENT AND SUBORDINATES ALL REAL AND PERSONAL PROPERTY ENCUMBERING THE EASEMENT TO THE CITY OF JACKSONVILLE OR JEA.

SIGNED IN THE PRESENCE OF:
FISIONX, LLC
A DELAWARE LIMITED LIABILITY COMPANY
WITNESS: Deborah K. Kress
PRINT NAME: DEBORAH K. KRESS
WITNESS: Eliana Dosa
PRINT NAME: ELIANA DOSA

NOTARY FOR FISIONX, LLC, A DELAWARE LIMITED LIABILITY COMPANY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 4TH DAY OF November, 2025, A.D., BY ANTONIO CONTARINI, AS AN AUTHORIZED PERSON FOR FISIONX, LLC, A DELAWARE LIMITED LIABILITY COMPANY ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

Nina Pavlovich
NOTARY PUBLIC, STATE OF FLORIDA
TYPE OR PRINT NAME: NINA PAVLOVICH
COMMISSION # HH 386113
MY COMMISSION EXPIRES 4/12/2027

CONSENT AND JOINDER

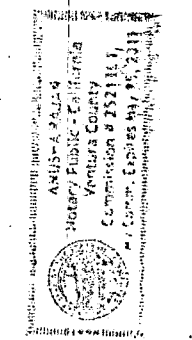
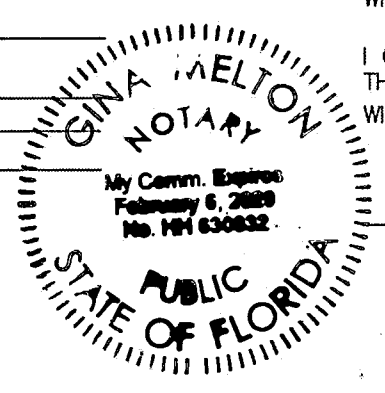
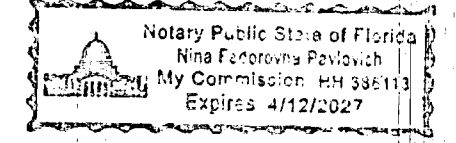
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF THAT CERTAIN "OPTION AGREEMENT" AS INCORPORATED INTO "MEMORANDUM OF OPTION AND DEVELOPMENT AGREEMENT" RECORDED IN OFFICIAL RECORDS BOOK 20887, PAGE 1917 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ENCUMBERING THE LANDS DESCRIBED IN THE CAPTION HEREON. THE UNDERSIGNED HEREBY JOINS AND CONSENTS TO THE DEDICATIONS BY THE "OWNER" OF THE LANDS DESCRIBED IN THE ADOPTION AND DEDICATION SECTION HEREIN AND AGREES THE THE "OPTION AGREEMENT" DOCUMENTS SHALL BE SUBORDINATED TO SAID DEDICATIONS.

SIGNED IN THE PRESENCE OF:
LENNAR HOMES, LLC
A FLORIDA LIMITED LIABILITY COMPANY
WITNESS: Danette Janse van Rensburg
PRINT NAME: DANETTE JANSE VAN RENSBURG
WITNESS: Gabrielle Barra
PRINT NAME: GABRIELLE BARRA

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 31ST DAY OF October, 2025, 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.

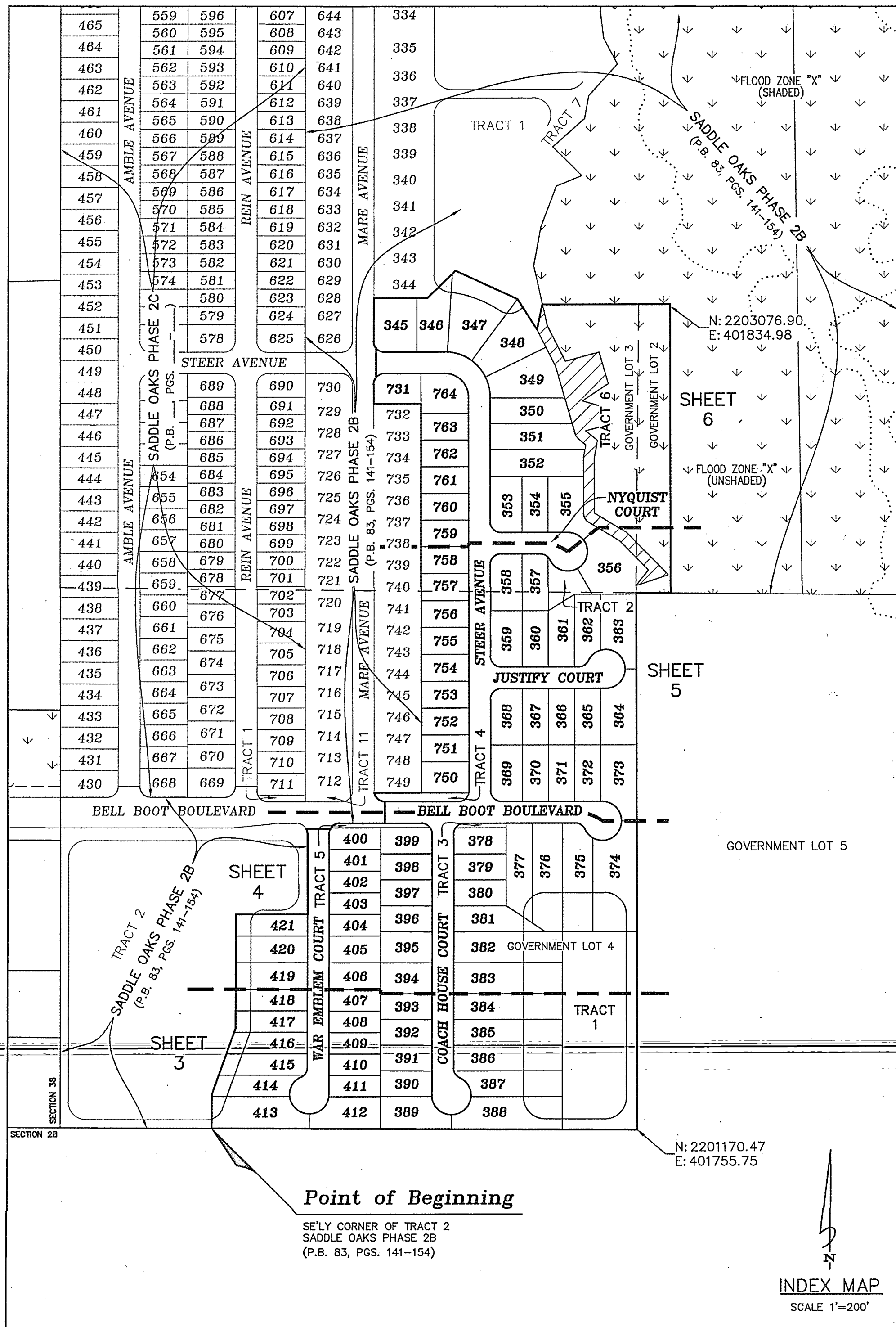
Gina Melton
NOTARY PUBLIC, STATE OF FLORIDA
TYPE OR PRINT NAME: Gina Melton
COMMISSION # HH 630632
MY COMMISSION EXPIRES 2/16/2029



Saddle Oaks Phase 2D

A PORTION OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

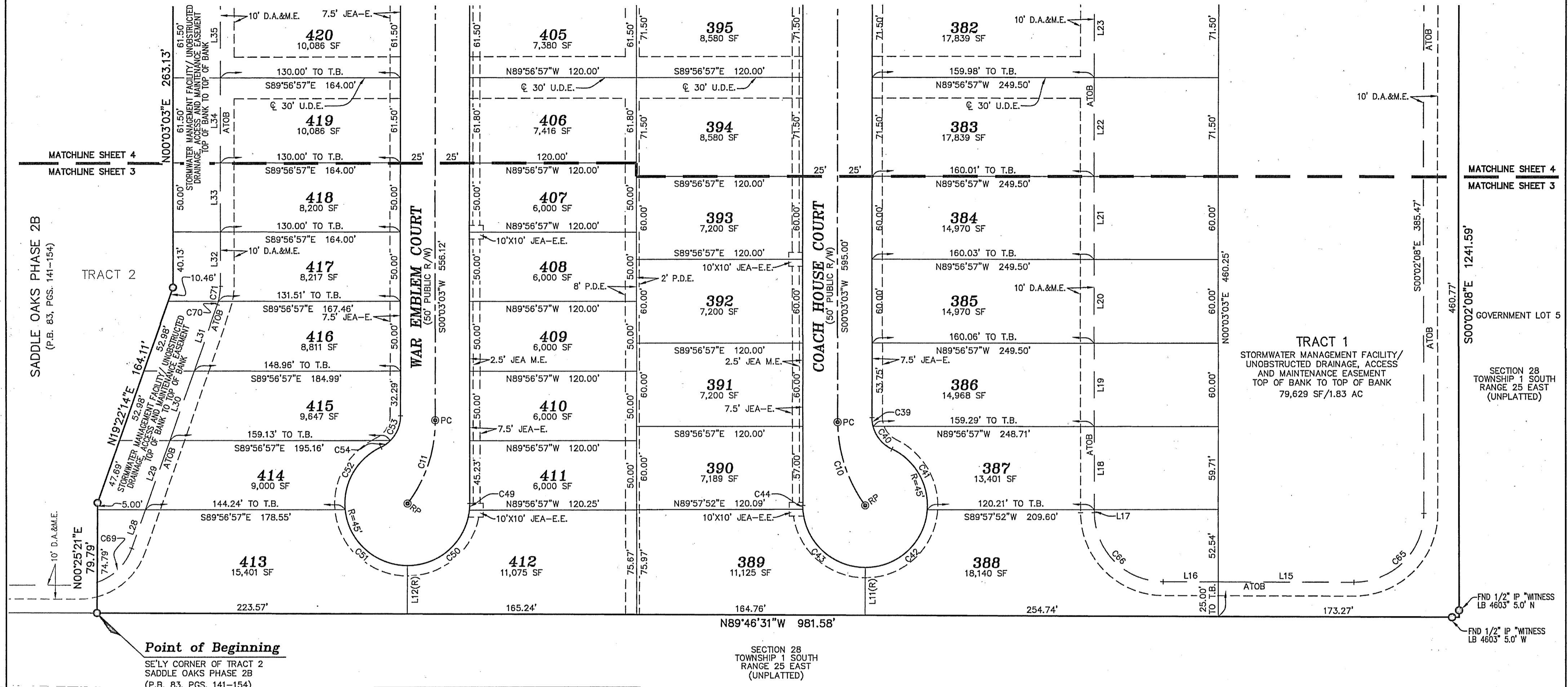
SHEET 2 OF 6 SHEETS
93 LOTS AND 6 TRACTS THIS PHASE



Saddle Oaks Phase 2D

A PORTION OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

SHEET 3 OF 6 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND



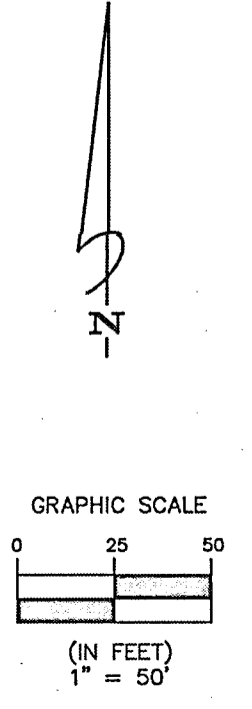
Point of Beginning
SE'LY CORNER OF TRACT 2
SADDLE OAKS PHASE 2B
(P.B. 83, PGS. 141-154)

SECTION 28
TOWNSHIP 1 SOUTH
RANGE 25 EAST
(UNPLATTED)

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C10	100.00'	64.35'	36°52'12"	S18°23'03"E	63.25'
C11	100.00'	64.35'	36°52'12"	S18°29'09"W	63.25'
C39	25.00'	6.31'	14°28'01"	N07°10'57"W	6.30'
C40	25.00'	21.88'	50°09'22"	N39°29'39"W	21.19'
C41	45.00'	53.78'	68°28'26"	N30°20'07"W	50.64'
C42	45.00'	67.80'	86°19'23"	N47°03'48"E	61.57'
C43	45.00'	67.73'	86°13'56"	S46°39'33"E	61.51'
C44	45.00'	2.82'	3°35'38"	S01°44'46"E	2.82'
C49	45.00'	4.78'	6°04'55"	N03°05'31"E	4.77'
C50	45.00'	66.05'	84°05'31"	N48°10'44"E	60.28'
C51	45.00'	66.07'	84°07'41"	S47°42'40"E	60.30'
C52	45.00'	55.23'	70°19'16"	S29°30'48"W	51.83'
C53	25.00'	19.69'	45°06'58"	S22°36'32"W	19.18'
C54	25.00'	8.51'	19°30'25"	S54°55'14"W	8.47'
C65	50.00'	78.77'	90°15'37"	S45°05'41"W	70.87'
C66	50.00'	78.37'	89°48'14"	N44°52'24"W	70.59'
C69	40.00'	36.20'	51°51'06"	N45°17'47"E	34.98'
C70	40.00'	2.46'	3°31'28"	N17°36'30"E	2.46'
C71	40.00'	11.03'	15°47'44"	N07°56'55"E	10.99'

LINE TABLE		
LINE	BEARING	DISTANCE
L11	N00°13'29"E	34.47'
L12	N00°13'29"E	34.94'
L15	N89°46'31"W	98.00'
L16	N89°46'31"W	39.55'
L17	N00°01'43"E	2.30'
L18	N00°01'43"E	59.84'
L19	N00°01'43"E	60.00'
L20	N00°01'43"E	60.00'
L21	N00°01'43"E	60.00'
L22	N00°01'43"E	71.50'

LINE TABLE		
LINE	BEARING	DISTANCE
L23	S00°01'43"W	71.50'
L28	N19°22'14"E	29.66'
L29	N19°22'14"E	52.98'
L30	N19°22'14"E	52.98'
L31	N19°22'14"E	50.50'
L32	N00°03'03"E	39.11'
L33	N00°03'03"E	50.00'
L34	N00°03'03"E	61.50'
L35	N00°03'03"E	61.50'

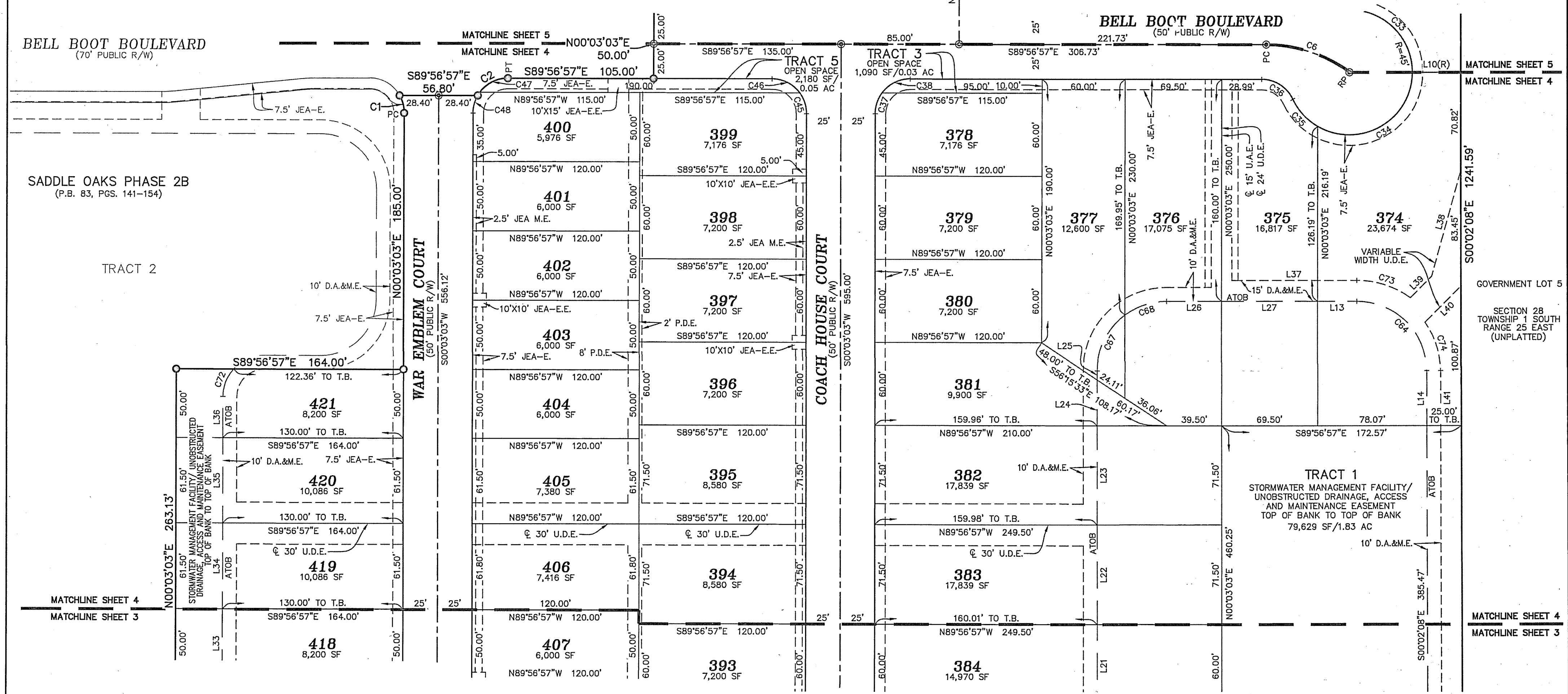


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Saddle Oaks Phase 2D

A PORTION OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

SHEET 4 OF 6 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND

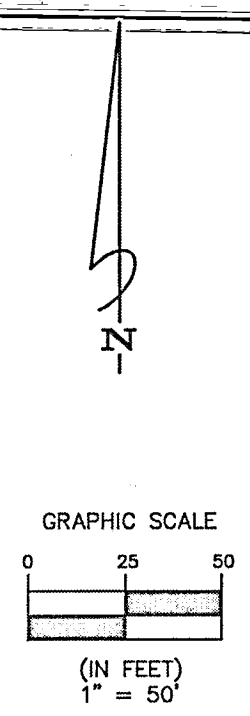


CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	25.00'	13.19'	30°13'18"	N15°03'36"W	13.03'
C2	25.00'	26.08'	59°46'42"	N60°09'42"E	24.92'
C6	100.00'	64.32'	36°51'03"	S71°31'25"E	63.21'
C33	44.98'	70.57'	89°53'44"	N44°59'00"W	63.55'
C34	44.98'	94.53'	120°24'25"	N60°10'05"E	78.07'
C35	44.98'	26.91'	34°16'36"	S42°29'24"E	26.51'
C36	25.00'	28.19'	64°35'51"	S57°39'02"E	26.72'
C37	25.00'	16.09'	36°52'12"	N18°29'09"E	15.81'
C38	25.00'	23.18'	53°07'48"	N63°29'09"E	22.36'
C45	25.00'	16.09'	36°52'12"	S18°23'03"E	15.81'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C46	25.00'	23.18'	53°07'48"	S63°23'03"E	22.36'
C47	25.00'	23.18'	53°07'48"	N63°29'09"E	22.36'
C48	25.00'	16.09'	36°52'12"	N18°29'09"E	15.81'
C64	50.00'	78.46'	89°54'49"	S44°59'32"E	70.66'
C67	50.00'	46.44'	53°12'59"	S26°39'33"W	44.79'
C68	50.00'	32.10'	36°47'01"	S71°39'33"W	31.55'
C72	30.00'	21.89'	41°48'37"	N20°57'22"E	21.41'
C73	65.00'	40.96'	36°06'25"	S71°53'44"E	40.29'
C74	60.00'	37.03'	35°21'46"	S17°43'01"E	36.45'

LINE TABLE		
LINE	BEARING	DISTANCE
L10	S89°57'52"W	35.00'
L13	S89°56'57"E	28.01'
L14	S00°02'08"E	40.08'
L21	N00°01'43"E	60.00'
L22	N00°01'43"E	71.50'
L23	S00°01'43"W	71.50'
L24	S00°01'43"W	33.37'
L25	S00°01'43"W	6.63'
L26	N89°56'57"W	39.56'
L27	N89°56'57"W	69.50'

LINE TABLE		
LINE	BEARING	DISTANCE
L33	N00°03'03"E	50.00'
L34	N00°03'03"E	61.50'
L35	N00°03'03"E	61.50'
L36	N00°03'03"E	30.00'
L37	S89°56'57"E	90.01'
L38	S15°28'17"W	79.21'
L39	S45°00'28"W	21.82'
L40	N45°00'28"E	36.84'
L41	S00°02'08"E	40.09'



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Saddle Oaks Phase 2D

A PORTION OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

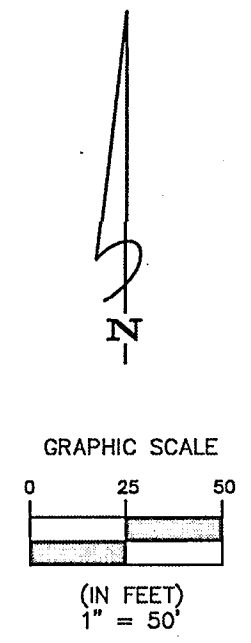
SHEET 5 OF 6 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C3	25.00'	34.24'	78°27'47"	N50°43'03"W	31.62'
C6	100.00'	64.32'	36°51'03"	S71°31'25"E	63.21'
C7	100.00'	64.32'	36°51'03"	N71°37'31"E	63.21'
C8	100.00'	64.33'	36°51'35"	S71°31'10"E	63.23'
C19	44.99'	40.38'	51°25'24"	N64°14'15"W	39.04'
C20	25.00'	25.63'	58°44'31"	S29°22'17"E	24.52'
C21	44.99'	77.76'	99°02'14"	N10°59'34"E	68.44'
C22	44.99'	73.93'	94°09'18"	S72°24'40"E	65.89'
C23	24.99'	8.77'	20°06'16"	S35°23'09"E	8.72'
C24	24.99'	19.42'	44°31'45"	S67°42'09"E	18.93'
C25	25.00'	39.27'	90°00'00"	N45°03'03"E	35.36'
C26	25.00'	39.27'	90°00'00"	N44°56'57"W	35.36'
C27	25.00'	28.19'	64°35'51"	S57°45'08"W	26.72'
C28	44.98'	37.84'	48°12'00"	S49°33'13"W	36.73'
C29	44.98'	83.46'	106°18'39"	N53°11'27"W	71.99'
C30	44.98'	70.71'	90°04'06"	N44°59'55"E	63.65'
C31	25.00'	39.27'	90°00'00"	N45°03'03"E	35.36'
C32	25.00'	39.27'	90°00'00"	N44°56'57"W	35.36'
C33	44.98'	70.57'	89°53'44"	N44°59'00"W	63.55'
C34	44.98'	94.53'	120°24'25"	N60°10'05"E	78.07'
C55	25.00'	34.24'	78°27'47"	S50°49'10"W	31.62'
C56	25.00'	5.03'	11°32'13"	S05°49'10"W	5.03'

LINE TABLE		
LINE	BEARING	DISTANCE
L6	S51°28'27"W	44.00'
L7	S38°50'37"W	46.21'
L8	S00°02'08"E	18.56'
L9	S89°57'52"W	25.96'
L10	S89°57'52"W	35.00'

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

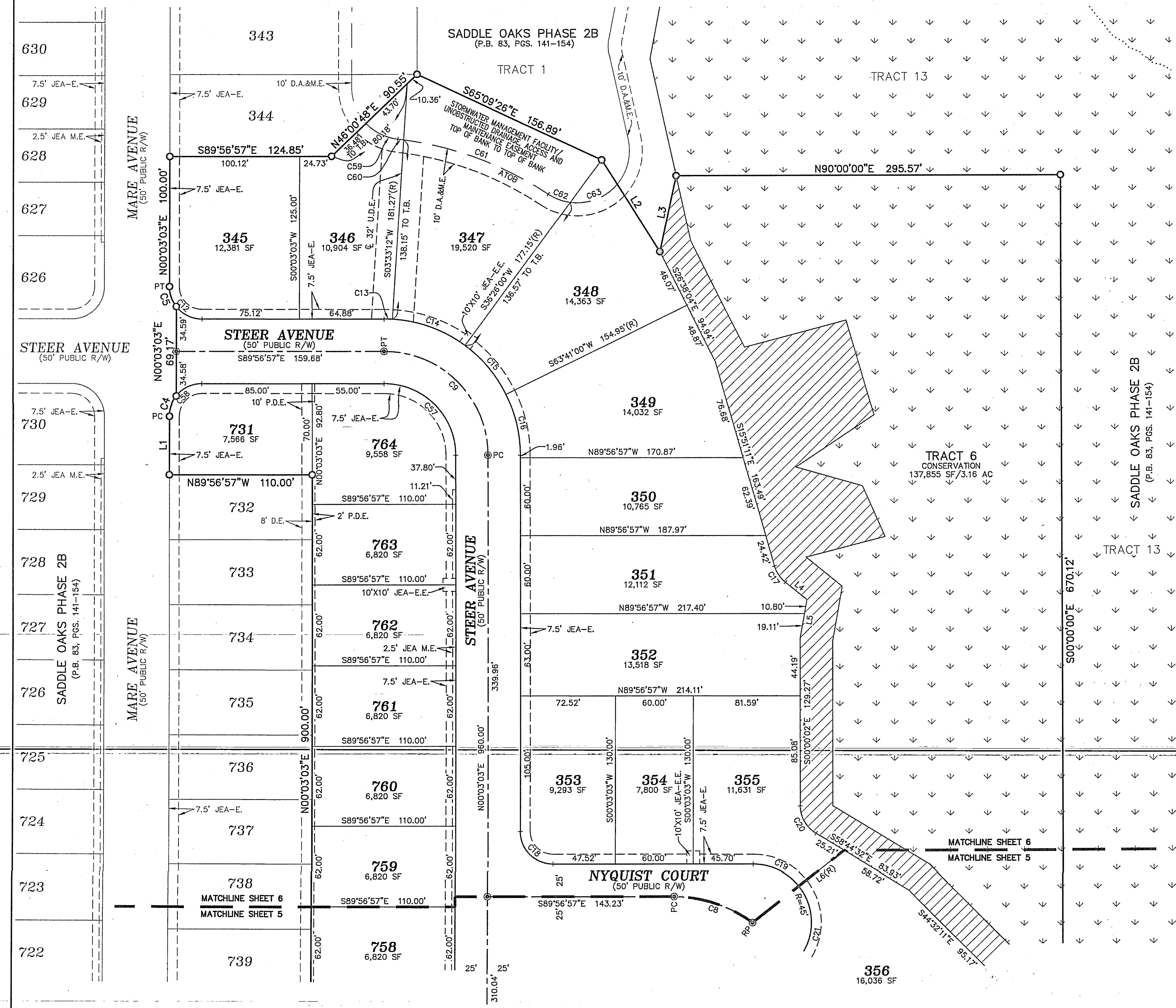


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Saddle Oaks Phase 2D

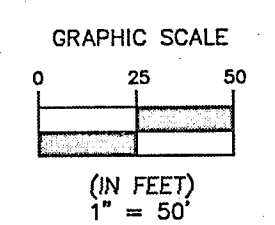
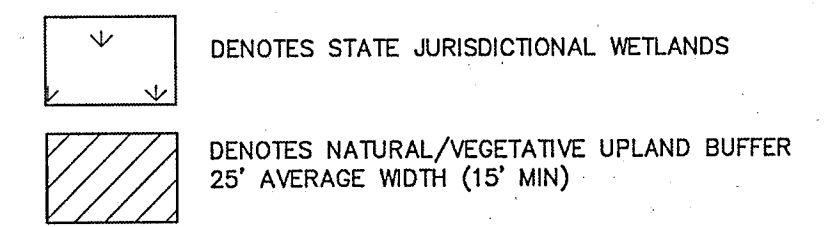
A PORTION OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

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



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C4	25.00'	16.61'	38°04'23"	N19°05'15"E	16.31'
C5	25.00'	16.61'	38°04'23"	N18°59'09"W	16.31'
C8	100.00'	64.33'	36°51'35"	S71°31'10"E	63.23'
C9	80.00'	125.66'	90°00'00"	N44°56'57"W	113.14'
C12	25.00'	39.27'	90°00'00"	N44°56'57"W	35.36'
C13	105.00'	6.42'	3°30'09"	N88°11'52"W	6.42'
C14	105.00'	60.26'	32°52'48"	N70°00'24"W	59.43'
C15	105.00'	49.94'	27°15'00"	N39°56'30"W	49.47'
C16	105.00'	48.32'	26°22'03"	N13°07'58"W	47.90'
C17	25.00'	15.23'	34°54'09"	S33°18'15"E	14.99'
C18	25.00'	39.27'	90°00'00"	N44°56'57"W	35.36'
C19	44.99'	40.38'	51°25'24"	N64°14'15"W	39.04'
C20	25.00'	25.63'	58°44'31"	S29°22'17"E	24.52'
C21	44.99'	77.76'	99°02'14"	N10°59'34"E	68.44'
C57	55.00'	86.39'	90°00'00"	S44°56'57"E	77.78'
C58	25.00'	39.27'	90°00'00"	N45°03'03"E	35.36'
C59	40.00'	27.74'	39°43'48"	S63°29'41"E	27.18'
C60	265.00'	4.48'	0°58'06"	N82°52'32"W	4.48'
C61	265.00'	120.33'	26°00'59"	N69°22'59"W	119.30'
C62	40.00'	18.04'	25°50'44"	S69°17'51"E	17.89'
C63	40.00'	40.28'	57°41'51"	N68°55'51"E	38.60'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°03'03"E	45.00'
L2	S32°24'00"E	83.59'
L3	N12°08'54"E	59.67'
L4	S50°45'20"E	21.13'
L5	S10°05'10"W	29.91'
L6	S51°28'27"W	44.00'



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