

Saddle Oaks Phase 2E

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, ALL LYING IN TOWNSHIP 1 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

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

Approved 3/6-2026
Date
Jody Phillips
City Engineer
Director of Public Works
Date
for General Counsel

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 NORTHEASTERLY CORNER OF LOT 325 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 WESTERLY, SOUTHERLY, NORTHERLY, AND NORTHWESTERLY, ALONG THE NORTHERLY LINE OF SAID PLAT OF SADDLE OAKS PHASE 2B, RUN THE FOLLOWING TWENTY-SIX (26) COURSES AND DISTANCES: COURSE NO. 1: NORTH 89°13'02" WEST, 110.00 FEET; COURSE NO. 2: NORTH 66°55'07" WEST, 151.10 FEET; COURSE NO. 3: SOUTH 53°36'52" WEST, 223.59 FEET; COURSE NO. 4: NORTH 90°00'00" WEST, 60.00 FEET; COURSE NO. 5: SOUTH 00°00'00" WEST, 130.15 FEET; COURSE NO. 6: NORTH 89°56'57" WEST, 47.54 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; COURSE NO. 7: NORTHWESTERLY, 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 NORTH 52°29'03" WEST, 30.41 FEET; COURSE NO. 8: NORTH 89°56'57" WEST, 51.72 FEET, TO THE ARC OF A CURVE LEADING SOUTHWESTERLY; COURSE NO. 9: SOUTHWESTERLY, 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 SOUTH 52°35'09" WEST, 30.41 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 10: NORTH 89°56'57" WEST, 170.00 FEET, TO THE POINT OF CURVATURE 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 32.69 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 52°29'41" WEST, 30.41 FEET; COURSE NO. 12: NORTH 89°56'57" WEST, 51.72 FEET, TO THE ARC OF A CURVE LEADING SOUTHWESTERLY; COURSE NO. 13: SOUTHWESTERLY, 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 SOUTH 52°35'47" WEST, 30.41 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 14: NORTH 89°56'57" WEST, 37.52 FEET; COURSE NO. 15: NORTH 00°03'03" EAST, 110.00 FEET; COURSE NO. 16: NORTH 89°56'57" WEST, 250.00 FEET; COURSE NO. 17: SOUTH 00°03'03" WEST, 110.00 FEET; COURSE NO. 18: NORTH 89°56'57" WEST, 45.59 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; COURSE NO. 19: NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 25.20 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 61°04'24" WEST, 24.15 FEET; COURSE NO. 20: SOUTH 88°24'30" WEST, 62.53 FEET, TO THE ARC OF A CURVE LEADING SOUTHWESTERLY; COURSE NO. 21: SOUTHWESTERLY, 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 SOUTH 58°16'46" WEST, 25.10 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 22: SOUTH 88°24'30" WEST, 320.37 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; COURSE NO. 23: NORTHWESTERLY, 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 NORTH 60°46'35" WEST, 25.61 FEET; COURSE NO. 24: SOUTH 88°24'30" WEST, 70.51 FEET; COURSE NO. 25: NORTH 67°12'12" WEST, 165.35 FEET; COURSE NO. 26: NORTH 35°09'35" WEST, 50.05 FEET, TO THE SOUTHEASTERLY LINE OF A 100 FOOT GEORGIA SOUTHERN AND FLORIDA RAILWAY COMPANY RIGHT OF WAY AND ARC OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG LAST SAID LINE, AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1482.40 FEET, AN ARC DISTANCE OF 1249.45 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 30°41'39" EAST, 1212.79 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 06°32'53" EAST, CONTINUING ALONG LAST SAID LINE, 1198.85 FEET, TO THE SOUTHERLY LINE OF THOSE LANDS DESIGNATED PARCEL "B", DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 17867, PAGE 2416 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 89°04'58" EAST, ALONG LAST SAID LINE AND ALONG THE SOUTHERLY LINE OF THOSE LANDS DESIGNATED PARCEL "D", DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 17867, PAGE 2416 OF SAID CURRENT PUBLIC RECORDS, 2573.24 FEET, TO THE EASTERLY LINE OF SAID SECTION 38; THENCE SOUTH 00°18'03" EAST, ALONG LAST SAID LINE, 2176.84 FEET, TO THE NORTHEASTERLY LINE OF TRACT 13 OF SAID PLAT OF SADDLE OAKS PHASE 2B; THENCE NORTH 90°00'00" WEST, ALONG LAST SAID LINE, A DISTANCE OF 1401.14 FEET, TO THE POINT OF BEGINNING.

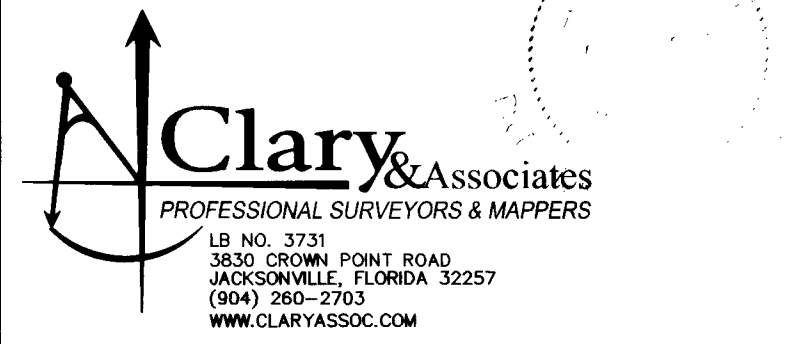
CONTAINING 141.99 ACRES, MORE OR LESS.

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 23RD DAY OF FEBRUARY A.D., 2026.

Michael J. Colligan
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



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, HERINAFTER REFERRED TO AS THE "OWNERS", ARE THE FEE SIMPLE OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREOIN KNOWN AS SADDLE OAKS PHASE 2E, 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 HEREOIN 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 HEREOIN.

OWNERS, THEIR SUCCESSORS AND ASSIGNS, OF THE LANDS DESCRIBED AND CAPTIONED HEREOIN, 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 2E. OWNERS' SUCCESSORS AND ASSIGNS SHALL BE SUBJECT TO THIS RELEASE AND INDEMNIFICATION AND THE COVENANTS HEREIN SHALL RUN WITH THE LAND DESCRIBED AND CAPTIONED HEREOIN.

ALL PRIVATE EASEMENTS AND CONSERVATION EASEMENTS SHOWN HEREOIN 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, ACCESS AND MAINTENANCE EASEMENT TOP OF BANK TO TOP OF BANK), TRACTS 3 AND 4 (LANDSCAPE/DRAINAGE), TRACTS 5, 6, 7, 8, AND 9 (OPEN SPACE), AND TRACT 10 (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.

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 23RD DAY OF January A.D., 2026.

LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: Danielle Janse Van Rensburg
PRINT NAME: Danielle Janse Van Rensburg
WITNESS: Gina Melton
PRINT NAME: Gina Melton
SCOTT KEILING
AS AN AUTHORIZED PERSON FOR
LENNAR HOMES, LLC, A FLORIDA
LIMITED LIABILITY COMPANY

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 23RD DAY OF January, 2026, 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 # HH630632
MY COMMISSION EXPIRES 02/06/2029

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

BY: HEARTHSTONE, INC.,
A CALIFORNIA CORPORATION,
ITS SOLE MEMBER MANAGER
WITNESS: Steven C. Porath
PRINT NAME: Steven C. Porath
BY: Steven C. Porath
STEVEN C. PORATH
AUTHORIZED PERSON

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

ON 17th February 2026 BEFORE ME, Anusha Rajan, 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 Rajan
SIGNATURE

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 164-169 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SIGNED THIS 10th DAY OF March, 2026.

Jody Phillips
JODY PHILLIPS
CLERK OF CIRCUIT COURT
BY: Judith Milton
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 Sickler
NINA SICKLER, P.E.
DIRECTOR OF PUBLIC WORKS
3/6/2026
DATE

PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 6th DAY OF MARCH, 2026.

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

CONSENT AND JOINDER

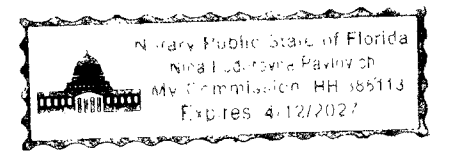
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF THE MORTGAGE, LIEN OR OTHER ENCUMBRANCE IMPOSED BY GRANT OF MASTER TELECOMMUNICATIONS EASEMENT BY FISIONX, LLC, AND EVIDENCED BY THAT CERTAIN GRANT OF TELECOMMUNICATIONS EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 20634, PAGE 2247, AS AMENDED BY 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:
A DELAWARE LIMITED LIABILITY COMPANY
WITNESS: Nicolas Hernandez
PRINT NAME: Nicolas Hernandez
BY: Antonio Contarini
ANTONIO CONTARINI
AUTHORIZED PERSON FOR FISIONX, LLC
WITNESS: Dorothy L. Karsel
PRINT NAME: Dorothy L. Karsel

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 3RD DAY OF FEBRUARY, 2026, A.D., BY ANTONIO CONTARINI, AS AN AUTHORIZED PERSON FOR FISIONX HOMES, 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

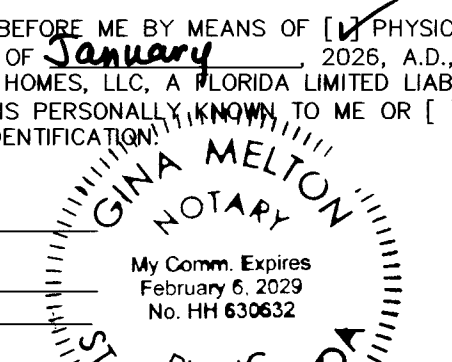
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF THAT CERTAIN "OPTION AGREEMENT" AS INCORPORATED INTO "MEMORANDUM OF OPTION AND DEVELOPMENT AGREEMENT" RECORDED IN OFFICIAL RECORDS BOOK 20887, PAGE 1917 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ENCUMBERING THE LANDS DESCRIBED IN THE CAPTION HEREOIN. 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: Danielle Janse Van Rensburg
PRINT NAME: Danielle Janse Van Rensburg
BY: Angel Agosto
SCOTT KEILING, AS AN AUTHORIZED PERSON
WITNESS: Angel Agosto
PRINT NAME: Angel Agosto

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 23rd DAY OF January, 2026, 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 # HH630632
MY COMMISSION EXPIRES 02/06/2029



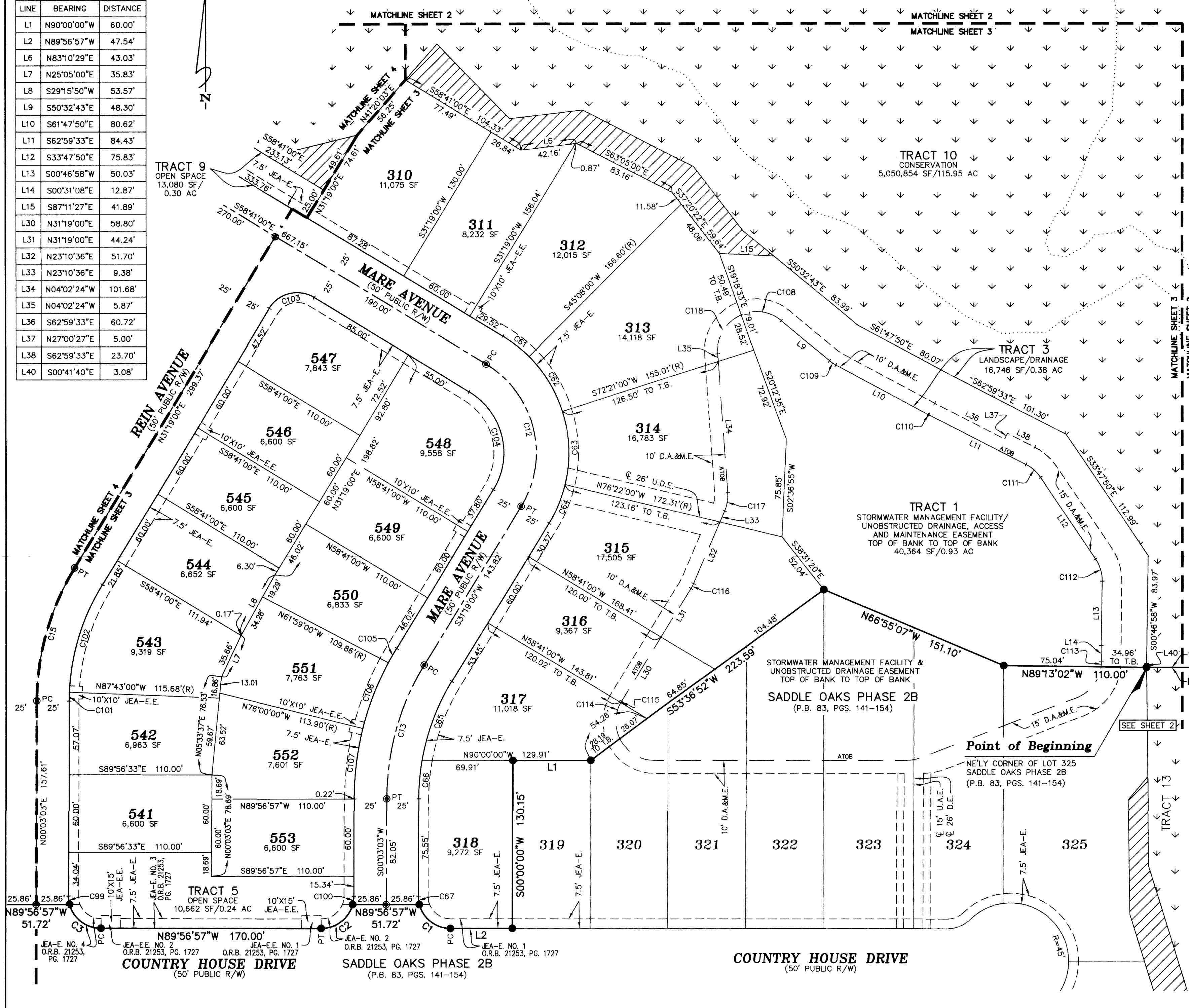
Saddle Oaks Phase 2E

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, ALL LYING IN TOWNSHIP 1 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

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

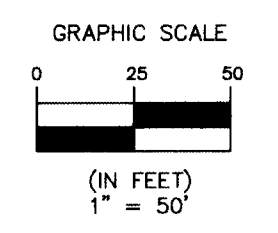
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N90°00'00"W	60.00'
L2	N89°56'57"W	47.54'
L6	N83°10'29"E	43.03'
L7	N25°05'00"E	35.83'
L8	S29°15'50"W	53.57'
L9	S50°32'43"E	48.30'
L10	S61°47'50"E	80.62'
L11	S62°59'33"E	84.43'
L12	S33°47'50"E	75.83'
L13	S00°46'58"W	50.03'
L14	S00°31'08"E	12.87'
L15	S87°11'27"E	41.89'
L30	N31°19'00"E	58.80'
L31	N31°19'00"E	44.24'
L32	N23°10'36"E	51.70'
L33	N23°10'36"E	9.38'
L34	N04°02'24"W	101.68'
L35	N04°02'24"W	5.87'
L36	S62°59'33"E	60.72'
L37	N27°00'27"E	5.00'
L38	S62°59'33"E	23.70'
L40	S00°41'40"E	3.08'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	25.00'	32.69'	74°55'48"	N52°29'03"W	30.41'
C2	25.00'	32.69'	74°55'48"	S52°35'09"W	30.41'
C3	25.00'	32.69'	74°54'32"	N52°29'41"W	30.41'
C12	80.00'	125.66'	90°00'00"	S13°41'00"E	113.14'
C13	200.00'	109.14'	31°15'57"	S15°41'02"W	107.79'
C15	200.00'	109.14'	31°15'57"	N15°41'02"E	107.79'
C61	105.00'	25.32'	13°49'00"	N51°46'30"W	25.26'
C62	105.00'	49.88'	27°13'00"	N31°15'30"W	49.41'
C63	105.00'	57.33'	31°17'00"	N02°00'30"W	56.62'
C64	105.00'	32.41'	17°41'00"	N22°28'30"E	32.28'
C65	175.00'	65.82'	21°33'03"	N20°32'29"E	65.44'
C66	175.00'	29.67'	9°42'54"	N04°54'30"E	29.64'
C67	25.00'	6.58'	15°04'12"	N07°29'03"W	6.56'
C99	25.00'	6.58'	15°05'28"	N07°29'41"W	6.57'
C100	25.00'	6.58'	15°04'12"	S07°35'09"W	6.56'
C101	175.00'	6.82'	21°3'57"	N01°10'02"E	6.82'
C102	175.00'	88.68'	29°02'00"	N16°48'00"E	87.73'
C103	25.00'	39.27'	90°00'00"	N76°19'00"E	35.36'
C104	55.00'	86.39'	90°00'00"	S13°41'00"E	77.78'
C105	225.00'	12.96'	3°18'00"	S29°40'00"W	12.96'
C106	225.00'	55.04'	14°01'00"	S21°00'30"W	54.91'
C107	225.00'	54.78'	13°56'57"	S07°01'32"W	54.64'
C108	30.00'	32.76'	62°34'13"	S81°49'50"E	31.16'
C109	30.00'	5.89'	11°15'07"	S56°10'17"E	5.88'
C110	30.00'	0.63'	1°11'43"	S62°23'42"E	0.63'
C111	30.00'	15.29'	29°11'44"	S48°23'41"E	15.12'
C112	30.00'	18.11'	34°34'47"	S16°30'26"E	17.83'
C113	30.00'	3.92'	7°29'40"	S03°13'42"W	3.92'
C114	30.00'	28.95'	55°16'57"	N01°22'35"E	27.84'
C115	30.00'	1.20'	2°17'57"	N30°10'01"E	1.20'
C116	30.00'	4.26'	8°08'24"	N27°14'48"E	4.26'
C117	30.00'	14.25'	27°13'00"	N09°34'06"E	14.12'
C118	30.00'	37.14'	70°55'28"	N31°25'20"E	34.81'



↓ DENOTES STATE JURISDICTIONAL WETLANDS

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



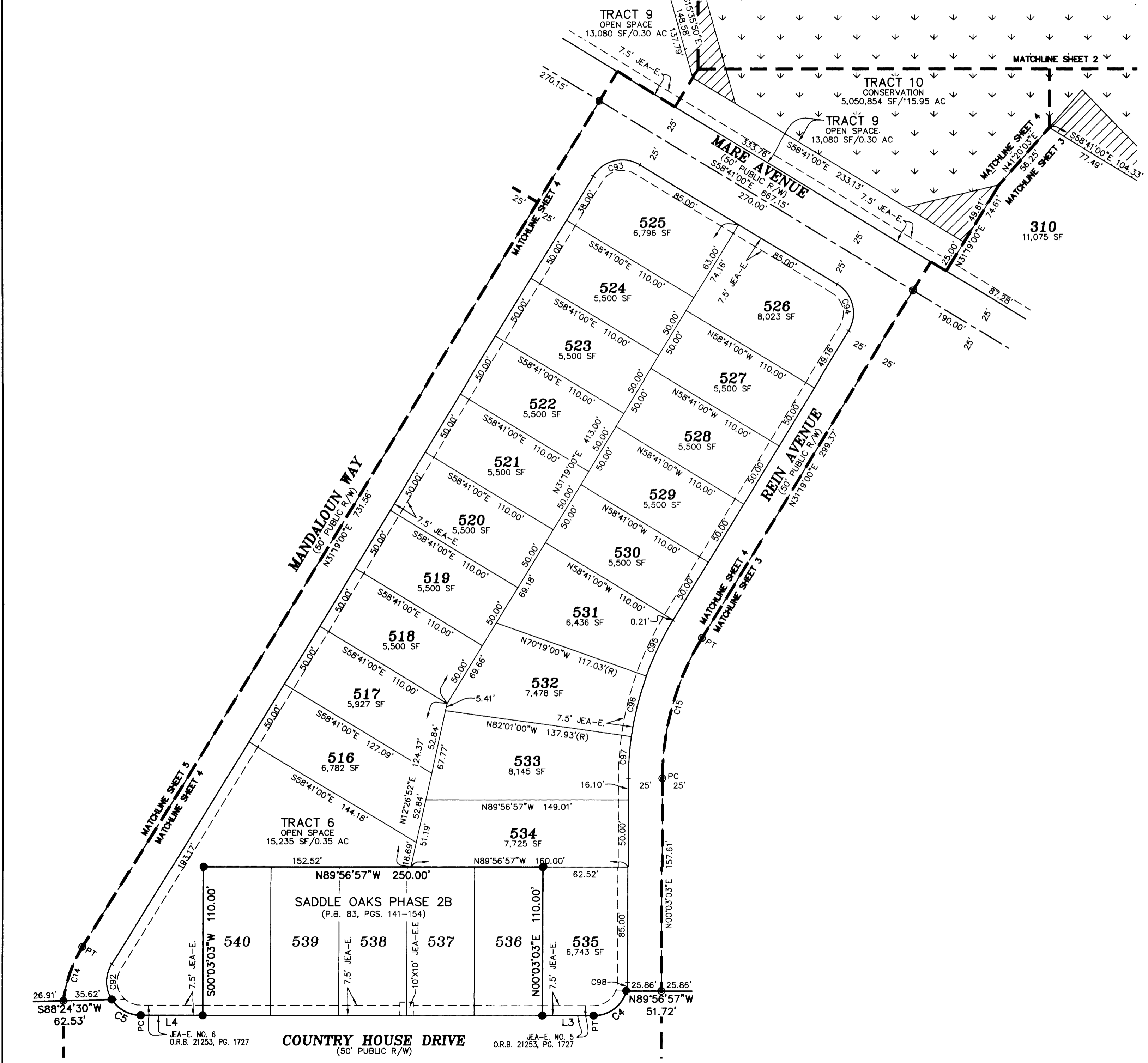
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Saddle Oaks Phase 2E

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, ALL LYING IN TOWNSHIP 1 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 86 PAGE 167

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



CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C4	25.00'	32.69'	74°54'32"	S52°35'47"W	30.41'
C5	25.00'	25.20'	57°45'05"	N61°04'24"W	24.15'
C14	100.00'	42.61'	24°24'57"	N19°06'32"E	42.29'
C15	200.00'	109.14'	31°15'57"	N15°41'02"E	107.79'
C92	25.00'	27.71'	63°30'52"	N00°26'26"W	26.32'
C93	25.00'	39.27'	90°00'00"	N76°19'00"E	35.36'
C94	25.00'	39.27'	90°00'00"	S13°41'00"E	35.36'
C95	225.00'	45.68'	11°38'00"	S25°30'00"W	45.61'
C96	225.00'	45.95'	11°42'00"	S13°50'00"W	45.87'
C97	225.00'	31.15'	7°55'57"	S04°01'02"W	31.13'
C98	25.00'	6.58'	15°05'28"	S07°35'47"W	6.57'

LINE TABLE

LINE	BEARING	DISTANCE
L3	N89°56'57"W	37.52'
L4	N89°56'57"W	45.59'

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

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Saddle Oaks Phase 2E

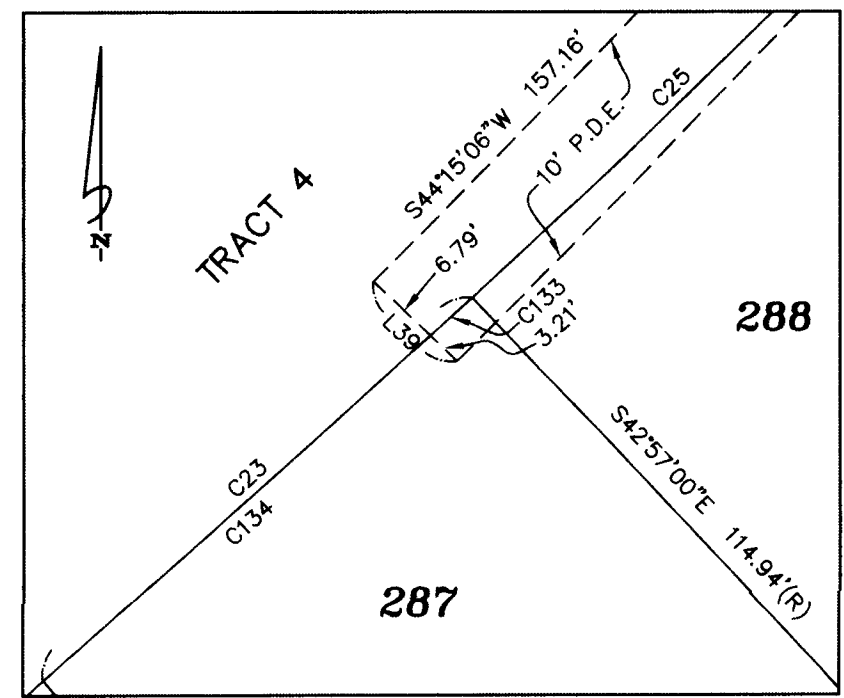
REPLAT OF A PORTION OF PICKETT LAND COMPANY'S FARMS, RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, AND A PORTION OF SECTION 38, COTTON RAWLS DONATION, ALL LYING IN TOWNSHIP 1 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

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

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C6	25.00'	26.29'	60°15'28"	S58°16'46"W	25.10'
C7	25.00'	26.89'	61°37'49"	N60°46'35"W	25.61'
C8	1482.40'	1249.45'	48°17'32"	N30°41'39"E	1212.79'
C9	100.00'	60.14'	34°27'19"	N31°58'07"E	59.23'
C10	1672.40'	840.90'	28°48'32"	N34°47'31"E	832.07'
C14	100.00'	42.61'	24°24'57"	N19°06'32"E	42.29'
C16	25.00'	5.63'	12°54'14"	S20°19'35"W	5.62'
C17	125.00'	40.96'	18°46'32"	S23°15'44"W	40.78'
C18	1532.67'	79.14'	2°57'30"	N53°21'18"E	79.13'
C19	125.00'	36.10'	16°32'47"	S40°55'23"W	35.97'
C20	1647.40'	8.04'	0°16'47"	S49°03'23"W	8.04'
C21	1532.67'	79.29'	2°57'51"	N50°23'37"E	79.29'
C22	1647.40'	53.67'	1°52'00"	S47°59'00"W	53.67'
C23	1532.67'	49.93'	1°51'59"	N47°58'42"E	49.92'
C24	1647.40'	53.67'	1°52'00"	S46°07'00"W	53.67'
C25	1532.67'	49.93'	1°51'59"	N46°06'43"E	49.92'
C26	1647.40'	53.67'	1°52'00"	S44°15'00"W	53.67'
C27	1532.67'	49.93'	1°51'59"	N44°14'44"E	49.92'
C28	1647.40'	53.67'	1°52'00"	S42°23'00"W	53.67'
C29	1532.67'	49.93'	1°51'59"	N42°22'45"E	49.92'
C30	1647.40'	53.67'	1°52'00"	S40°31'00"W	53.67'
C31	1532.67'	49.93'	1°51'59"	N40°30'46"E	49.92'
C32	1647.40'	53.67'	1°52'00"	S38°39'00"W	53.67'
C33	1532.67'	49.93'	1°51'59"	N38°38'47"E	49.92'
C34	1647.40'	53.67'	1°52'00"	S36°47'00"W	53.67'
C35	1532.67'	49.93'	1°51'59"	N36°46'49"E	49.92'
C36	1647.40'	53.67'	1°52'00"	S34°55'00"W	53.67'
C37	1532.67'	49.92'	1°51'59"	N34°54'50"E	49.92'
C38	1647.40'	53.67'	1°52'00"	S33°03'00"W	53.67'
C39	1532.67'	49.92'	1°51'59"	N33°02'51"E	49.92'
C40	1647.40'	53.67'	1°52'00"	S31°11'00"W	53.67'
C41	1532.67'	49.92'	1°51'59"	N31°10'52"E	49.92'
C42	1647.40'	53.67'	1°52'00"	S29°19'00"W	53.67'
C43	1532.67'	49.92'	1°51'59"	N29°18'53"E	49.92'
C44	1647.40'	53.67'	1°52'00"	S27°27'00"W	53.67'
C45	1532.67'	49.92'	1°51'59"	N27°26'55"E	49.92'
C46	1647.40'	53.67'	1°52'00"	S25°35'00"W	53.67'
C47	1532.67'	49.92'	1°51'59"	N25°34'56"E	49.92'
C48	1647.40'	53.67'	1°52'00"	S23°43'00"W	53.67'
C49	1532.67'	49.92'	1°51'59"	N23°42'57"E	49.92'
C50	1647.40'	53.67'	1°52'00"	S21°51'00"W	53.67'
C51	1532.67'	49.92'	1°51'59"	N21°50'58"E	49.92'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C68	25.00'	34.51'	79°05'29"	N09°35'04"E	31.83'
C69	1697.40'	68.53'	2°18'48"	N47°58'24"E	68.53'
C70	1697.40'	49.87'	1°41'00"	N45°58'30"E	49.87'
C71	1697.40'	49.87'	1°41'00"	N44°17'30"E	49.87'
C72	1697.40'	49.87'	1°41'00"	N42°36'30"E	49.87'
C73	1697.40'	49.87'	1°41'00"	N40°55'30"E	49.87'
C74	1697.40'	49.87'	1°41'00"	N39°14'30"E	49.87'
C75	1697.40'	49.87'	1°41'00"	N37°33'30"E	49.87'
C76	1697.40'	49.87'	1°41'00"	N35°52'30"E	49.87'
C77	1697.40'	49.87'	1°41'00"	N34°11'30"E	49.87'
C78	1697.40'	49.87'	1°41'00"	N32°30'30"E	49.87'
C79	1697.40'	49.87'	1°41'00"	N30°49'30"E	49.87'
C80	1697.40'	50.01'	1°41'17"	N29°08'22"E	50.01'
C81	1697.40'	50.05'	1°41'22"	N27°27'02"E	50.05'
C82	1697.40'	50.14'	1°41'33"	N25°45'35"E	50.14'
C83	1697.40'	50.27'	1°41'49"	N24°03'54"E	50.27'
C84	1697.40'	50.45'	1°42'10"	N22°21'55"E	50.45'
C85	1697.40'	33.37'	1°07'35"	N20°57'02"E	33.37'
C89	125.00'	5.96'	2°43'50"	S29°57'05"W	5.96'
C90	125.00'	43.07'	19°44'30"	S18°42'55"W	42.86'
C91	25.00'	8.42'	19°18'23"	S18°29'51"W	8.38'
C130	1532.67'	1088.19'	40°40'47"	N34°29'40"E	1065.47'
C131	22.50'	0.14'	0°21'08"	N27°58'29"E	0.14'
C132	22.50'	5.00'	12°43'57"	N34°31'01"E	4.99'
C133	1532.67'	4.88'	0°10'57"	N47°08'11"E	4.88'
C134	1532.67'	45.05'	1°41'02"	N48°04'10"E	45.04'

LINE TABLE		
LINE	BEARING	DISTANCE
L5	N35°09'35"W	50.05'
L39	S45°44'54"E	10.00'



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