

6/23  
Date  
Public Works  
2023  
Date  
Counsel

# SADLER TRACE TOWNHOMES

PLAT BOOK 80 PAGE 60

SHEET 1 OF 5  
(SEE SHEET 2 FOR GENERAL NOTES & LEGEND)

A REPLAT OF A PART OF LOTS 1 AND 2, BLOCK 1, SWEETWATER PARK, AS RECORDED IN PLAT BOOK 21, PAGE 30 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, PART OF LOT 16, 17, 18, 19, 20 AND 21, RINGOLD PARK, AS RECORDED IN PLAT BOOK 27, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY AND PART OF LOT 8, COMMISSIONERS PARTITION OF THE CAMDEN SADLER ESTATE, LYING IN SECTION 2, TOWNSHIP 3 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

### CAPTION

PART OF LOTS 1 AND 2, BLOCK 1, SWEETWATER PARK, AS RECORDED IN PLAT BOOK 21, PAGE 30 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, PART OF LOT 16, 17, 18, 19, 20 AND 21, RINGOLD PARK, AS RECORDED IN PLAT BOOK 27, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY AND PART OF LOT 8, COMMISSIONERS PARTITION OF THE CAMDEN SADLER ESTATE, LYING IN SECTION 2, TOWNSHIP 3 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF LOT 4, BLOCK 112, CEDAR HILLS ESTATES UNIT 11, AS RECORDED IN PLAT BOOK 31, PAGE 67 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 88° 05' 35" WEST, A DISTANCE OF 268.01 FEET TO THE NORTHWEST CORNER OF BETHEL ROAD EAST (A 60' RIGHT-OF-WAY); THENCE SOUTH 00° 30' 42" EAST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID BETHEL ROAD EAST, A DISTANCE OF 560.38 FEET; THENCE DEPARTING WESTERLY RIGHT-OF-WAY LINE SOUTH 88° 06' 55" WEST, A DISTANCE OF 255.31 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 295 (A VARIABLE WIDTH LIMITED ACCESS RIGHT-OF-WAY); THENCE NORTH 24° 57' 20" WEST ALONG THE EASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY NO. 295, A DISTANCE OF 224.55 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 5,711.20, A CENTRAL ANGLE OF 5°57'37" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 21° 58' 31" WEST, 593.84 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 594.11 FEET TO A POINT ON THE SOUTH LINE OF BLOCK 112 OF SAID CEDAR HILLS ESTATES UNIT 11; THENCE NORTH 88° 07' 54" EAST ALONG THE SOUTH LINE OF BLOCK 112 OF SAID CEDAR HILLS ESTATES UNIT 11, A DISTANCE OF 833.08 FEET; THENCE DEPARTING SOUTH LINE OF SAID BLOCK 112 SOUTH 00° 39' 40" EAST, A DISTANCE OF 203.78 FEET TO THE POINT OF BEGINNING.

LAND THUS DESCRIBED CONTAINS 8.60 ACRES, MORE OR LESS.

### APPROVED FOR THE RECORD

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, PURSUANT TO CHAPTER 654, ORDINANCE CODE ON THIS 26 DAY OF JANUARY, ~~2022~~ 2023.

Steven D. Long Jr.  
STEVEN D. LONG JR., P.E.  
DIRECTOR OF PUBLIC WORKS

### CLERK'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AND SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN PLAT BOOK 80, PAGES 40 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 30th DAY OF JANUARY, ~~2022~~ 2023.

Jody Phillips  
JODY PHILLIPS, CLERK OF THE CIRCUIT COURT  
duropau  
DEPUTY CLERK

### PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES THIS 18th DAY OF JANUARY, ~~2022~~ 2023.

BY: Danny S. Wheeler  
DANNY S. WHEELER  
PROFESSIONAL LAND SURVEYOR AND MAPPER  
NO. 6902 STATE OF FLORIDA

### MORTGAGEE'S JOINDER:

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF THE MORTGAGE, LIEN OR OTHER ENCUMBRANCE RECORDED IN OFFICIAL RECORDS BOOK 20108, PAGE 118, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA ("MORTGAGE"), 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 THAT THE MORTGAGE SHALL BE SUBORDINATED TO SAID DEDICATIONS.

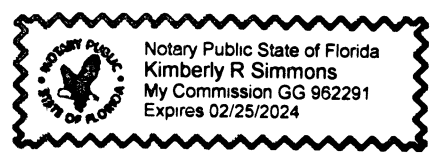
Kimberly Simmons  
WITNESS  
Kimberly Simmons  
PRINT NAME  
FORUM CAPITAL PARTNERS, LLC  
A FLORIDA LIMITED LIABILITY COMPANY  
BY: Tim Ritch  
PRINT NAME: TIM RITCH  
AS ITS: PRESIDENT

Madison Haring  
WITNESS  
Madison Haring  
PRINT NAME

### STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  (PHYSICAL PRESENCE) OR  (ONLINE NOTARIZATION), THIS 5th DAY OF December, 2022, BY Tim Ritch AS President OF FORUM CAPITAL PARTNERS, LLC (A FLORIDA LIMITED LIABILITY COMPANY).

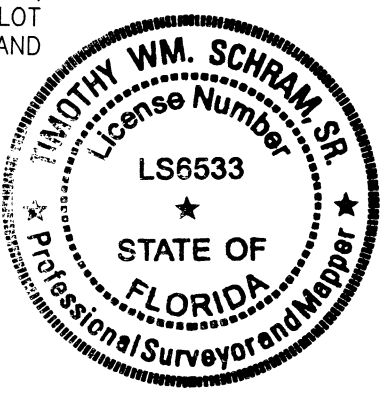
HE IS PERSONALLY KNOWN BY ME, OR HAS PRODUCED AS IDENTIFICATION.  
Notary Kimberly R. Simmons



### SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS A CURRENTLY LICENSED AND REGISTERED LAND SURVEYOR IN AND BY THE STATE OF FLORIDA AND AS SUCH DOES HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED UNDER HIS RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE PLAT COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND FURTHER CERTIFIES THAT PERMANENT REFERENCE MONUMENTS, PERMANENT CONTROL POINTS, AND LOT CORNERS HAVE BEEN MONUMENTED IN ACCORDANCE WITH CHAPTER 177, FLORIDA STATUTES, CHAPTER 5J-17.052, F.A.C. AND SECTION 654.110, JACKSONVILLE ORDINANCE CODE. SIGNED THIS 20th DAY OF DECEMBER, 2022.

BY: Timothy W. Schram, Sr.  
TIMOTHY W. SCHRAM, SR.  
REGISTERED SURVEYOR AND MAPPER  
NO. 6533, STATE OF FLORIDA  
CLARSON & ASSOCIATES, INC. (LB 1704)  
1643 NALDO AVENUE  
JACKSONVILLE, FLORIDA 32207  
PHONE: (904) 396-2623  
WEBSITE: clarsonfi.com



### ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT SADLER TRACE LAND LLC, A FLORIDA LIMITED LIABILITY COMPANY ("OWNER"), IS THE FEE SIMPLE OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS "SADLER TRACE", 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.

TITLE TO TRACT "E" (SMFUDE - STORM WATER MANAGEMENT AND UNOBSTRUCTED DRAINAGE EASEMENT), TRACTS "A", "C" & "F" (OPEN SPACE), TRACT "B" (OPEN SPACE & LANDSCAPE BUFFER) ARE HEREBY RETAINED BY "OWNER", ITS SUCCESSORS AND ASSIGNS; PROVIDED HOWEVER, "OWNER", RESERVES THE RIGHT TO CONVEY TITLE TO SAID TRACTS TO AN ENTITY, INCLUDING WITHOUT LIMITATION, A PROPERTY OWNERS' ASSOCIATION, OR OTHER SUCH ENTITY AS WILL ASSUME OBLIGATION OF MAINTENANCE AND OPERATION THEREOF.

ALL RIGHTS OF WAY, WALKWAYS, SIDEWALKS, UNOBSTRUCTED ACCESS AND DRAINAGE EASEMENTS AND NON-ACCESS EASEMENTS ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE, A FLORIDA MUNICIPAL CORPORATION, ITS SUCCESSORS AND ASSIGNS ("CITY"). THE NON-EXCLUSIVE DRAINAGE EASEMENTS OVER, UNDER, ACROSS AND THROUGH 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) THE STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT (TRACT "E") ARE HEREBY DEDICATED TO THE OWNER, ITS SUCCESSORS AND ASSIGNS, AND ALL MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID STORMWATER MANAGEMENT FACILITIES ARE THE RESPONSIBILITIES OF THE OWNER. 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.

OWNER, ITS 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 DAMAGE ARISING FROM OR OUT OF ANY OCCURRENCE IN, UPON, AT OR FROM THE STORMWATER MANAGEMENT FACILITIES DESCRIBED ABOVE, OR ANY PART THEREOF, OCCASIONED WHOLLY OR IN PART BY ANY ACT OR OMISSION OF ITS AGENT, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES OR CONCESSIONAIRES WITHIN "SADLER TRACE". 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.

UPON FAILURE OF THE "OWNER", OR A PROPERTY OWNERS' ASSOCIATION, 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.

TRACT "D" (LIFT STATION) IS HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE.

TITLE TO THE LANDSCAPE BUFFER TRACT ("L") IS HEREBY RETAINED BY THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS, PROVIDED HOWEVER, THE UNDERSIGNED OWNER RESERVES THE RIGHT TO CONVEY TITLE TO SAID TRACT TO AN ENTITY, INCLUDING WITHOUT LIMITATION, A PROPERTY OWNERS' 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 OWNER, ITS SUCCESSORS AND ASSIGNS, AS A LANDSCAPE BUFFER FOR THE ADJACENT PUMP STATION IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 656.1223, CITY OF JACKSONVILLE ORDINANCE CODE.

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

OWNER, ITS SUCCESSORS AND ASSIGNS, SHALL FOREVER RELEASE, DISCHARGE, INDEMNIFY JEA AND SAVE IT HARMLESS FROM SUITS, ACTIONS, DAMAGES, LIABILITY AND EXPENSES THAT MAY BE INCURRED IN CONNECTION WITH PROPERTY DAMAGE OR PERSONAL INJURY, OR ANY OTHER DAMAGE ARISING FROM OR OUT OF ANY OCCURRENCE IN, UPON, AT OR FROM THE LANDSCAPE BUFFER TRACT, OR ANY PART THEREOF, EXCEPT TO THE EXTENT ARISING FROM OR INCIDENTAL TO JEA'S USE OF THE PUMP STATION TRACT OR JEA'S EASEMENT UPON THE LANDSCAPE BUFFER TRACT. 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 TRACT 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 "JEA ACCESS AND ELECTRICAL EASEMENTS" ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE FOR (1) ACCESS TO THE JEA-E.E. AND JEA-E. EASEMENTS, (2) ADDITIONAL WORK SPACE FOR THE MAINTENANCE, REPAIR AND REPLACEMENT OF ELECTRIC UTILITY IMPROVEMENTS LOCATED WITHIN THE JEA-E.E. AND JEA-E. EASEMENTS, AND (3) THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF ELECTRIC FACILITIES RUNNING PERPENDICULAR TO THE ELECTRIC FACILITIES LOCATED WITHIN THE JEA-E.E. AND JEA-E. EASEMENTS.

IN WITNESS WHEREOF, OWNER HAS EXECUTED THIS PLAT ON THE 10th day of December, 2022.

SADLER TRACE LAND, LLC,  
A FLORIDA LIMITED LIABILITY COMPANY  
MANAGED BY ATLEE DEVELOPMENT GROUP, INC.

Mike Atlee  
WITNESS

BY: Kenyon S. Atlee  
PRINT NAME: KENYON S. ATLEE  
AS ITS: PRESIDENT

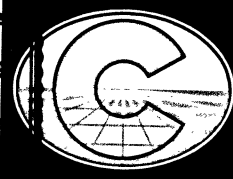
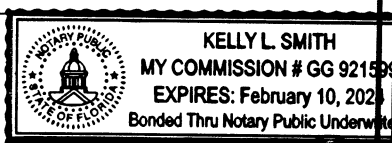
Brian Atlee  
WITNESS  
Brian Atlee  
PRINT NAME

### STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  (PHYSICAL PRESENCE) OR  (ONLINE NOTARIZATION), THIS 10th DAY OF December, 2022, BY KENYON S. ATLEE AS PRESIDENT OF ATLEE DEVELOPMENT GROUP, INC., AS MANAGER OF SADLER TRACE LAND, LLC, A FLORIDA LIMITED LIABILITY COMPANY. HE IS PERSONALLY KNOWN BY ME, OR HAS PRODUCED AS IDENTIFICATION.

Kelly L. Smith  
NOTARY PUBLIC, STATE OF FLORIDA  
COMMISSION NO.

Kelly L. Smith  
PRINT NAME  
MY COMMISSION EXPIRES:



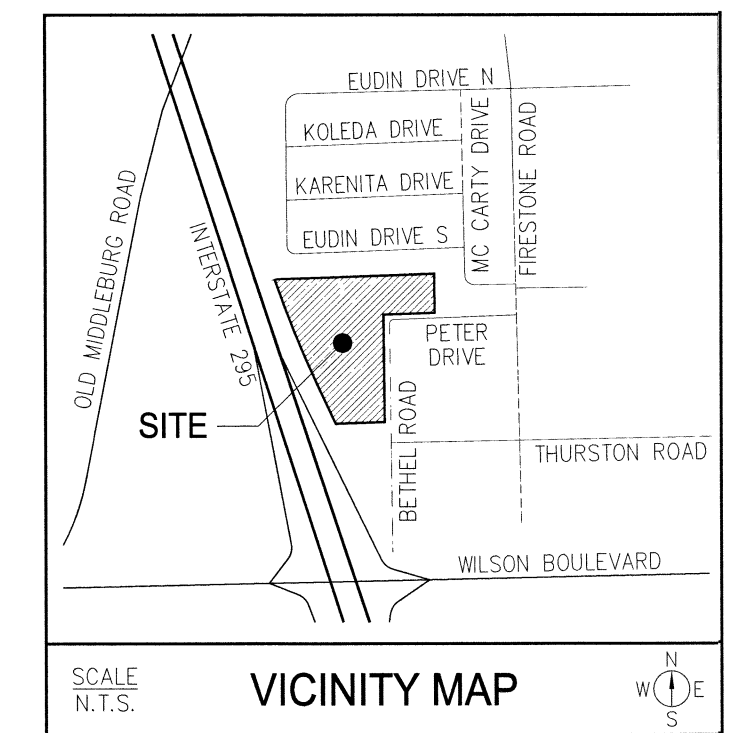
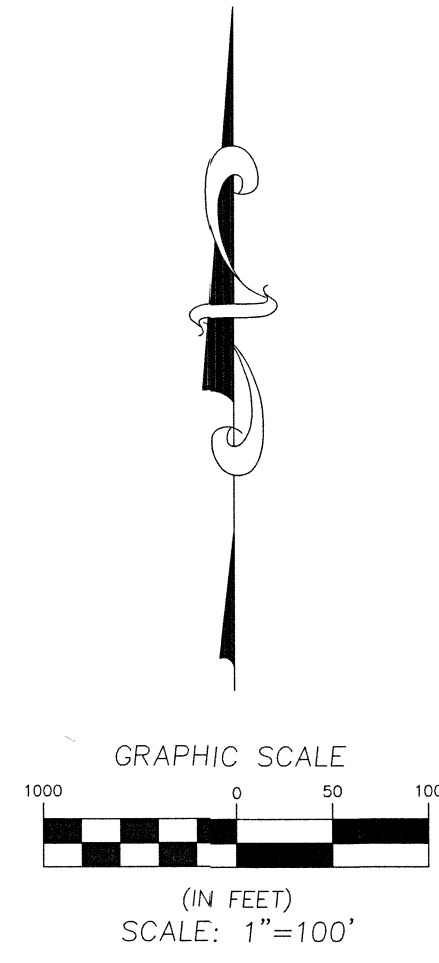
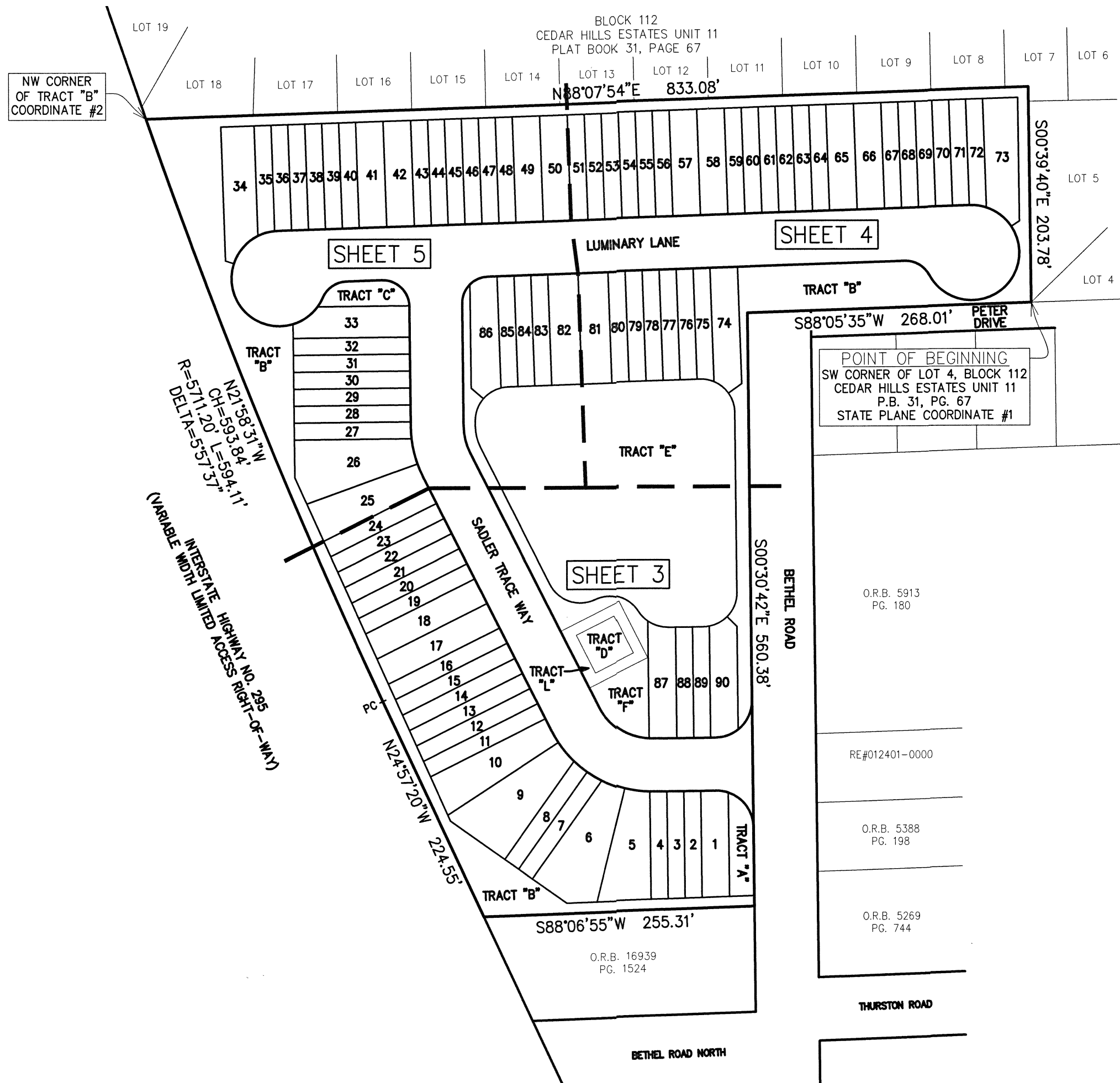
Prepared By:  
**RICHARD P. CLARSON AND ASSOCIATES, INC.**  
Professional Surveyors and Mappers  
1643 Naldo Avenue, Jacksonville, FL 32207  
Phone: 904.396.2623 - Website: clarsonfi.com

# SADLER TRACE TOWNHOMES

A REPLAT OF A PART OF LOTS 1 AND 2, BLOCK 1, SWEETWATER PARK, AS RECORDED IN PLAT BOOK 21, PAGE 30 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, PART OF LOT 16, 17, 18, 19, 20 AND 21, RINGOLD PARK, AS RECORDED IN PLAT BOOK 27, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY AND PART OF LOT 8, COMMISSIONERS PARTITION OF THE CAMDEN SADLER ESTATE, LYING IN SECTION 2, TOWNSHIP 3 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 80 PAGE 61

SHEET 2 OF 5  
(SEE SHEET 2 FOR GENERAL NOTES & LEGEND)



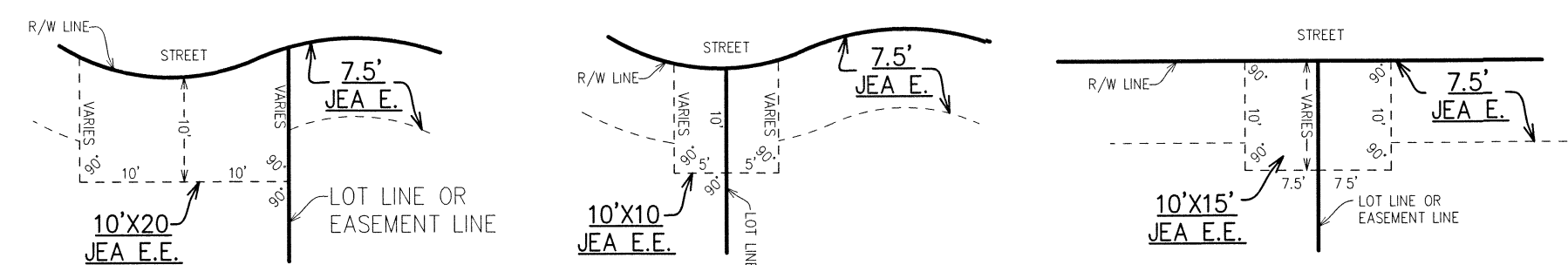
POINT	NORTHING	EASTING	DESCRIPTION
1	2160291.460	414447.100	POINT OF BEGINNING, SET PRM
2	2160468.069	413612.117	NORTHWEST CORNER OF TRACT "B", SET PRM

- NOTES:
- BEARINGS AND COORDINATES SHOWN HEREON REFER TO STATE PLANE COORDINATES, NORTH AMERICAN DATUM 83, FOR THE STATE OF FLORIDA, EAST ZONE (0901).
  - 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 FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL. THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
  - 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.
  - CERTAIN DENOTED EASEMENTS ARE RESERVED FOR THE JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
  - JEA EQUIPMENT EASEMENTS "JEA-EE" SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENTS BY THE JEA.
  - JEA EASEMENTS "JEA-E" SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE OF SAID EASEMENTS BY THE JEA. THE INSTALLATION OF FENCES, HEDGES AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY THE JEA AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND FOR THE REPLACEMENT OF SUCH ITEMS.
  - ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH 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. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
  - THE APPROXIMATE TOP OF BANK OF THE LAKE/RETENTION AREA SHOWN HEREON DEPICTS A GRAPHIC REPRESENTATION BASED ON THE ENGINEERING PLANS FOR THIS PLAT AND DO NOT REPRESENT ACTUAL "AS-BUILT" CONDITIONS.
  - 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 BUT SUBJECT TO REMOVAL BY THE CITY AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND/OR REPLACEMENT OF SUCH ITEMS.
  - 90 TOTAL LOTS AND 7 TRACTS IN THIS PHASE.

●	FOUND 5/8" IRON ROD (IDENTIFICATION AS NOTED)
○	FOUND 1/2" IRON PIPE (IDENTIFICATION AS NOTED)
○	SET 1/2" IRON PIPE (LB 1704)
■	FOUND CONCRETE MONUMENT (SIZE & TYPE AS NOTED)
■	SET 4"x4" CONCRETE MONUMENT (LB 1704)
X	SET X-CUT
○	SET MAG NAIL & DISK (LB 1704)
●	FOUND MAG NAIL & DISK (IDENTIFICATION AS NOTED)
I.P.	IRON PIPE
I.R.	IRON ROD
C.M.	CONCRETE MONUMENT
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
LB	LICENSED BUSINESS
R/W	RIGHT-OF-WAY
O.R.	OFFICIAL RECORDS BOOK OR VOLUME
ELEC.	ELECTRIC
FLE	FIRE LANE EASEMENT
JEA	JACKSONVILLE ELECTRIC AUTHORITY
JEA E.	JEA ELECTRIC EASEMENT
JEA E.E.	JEA ELECTRIC EQUIPMENT EASEMENT
CL	CENTER LINE
INT	INTERSECTION
PC	POINT OF CURVATURE
PI	POINT OF INTERSECTION
U A D.E.	UNOBSTRUCTED ACCESS & DRAINAGE EASEMENT
SMFUDE	STORMWATER MANAGEMENT FACILITY & UNOBSTRUCTED DRAINAGE EASEMENT

### TYPICAL JEA EASEMENT DETAILS

(NOT TO SCALE)

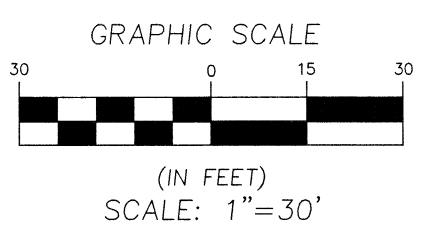
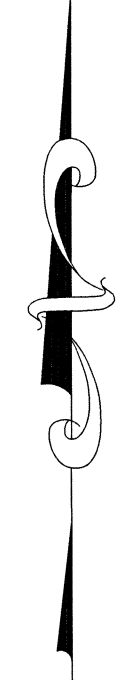


Prepared By:  
**RICHARD P. CLARSON AND ASSOCIATES, INC.**  
Professional Surveyors and Mappers  
1643 Naldo Avenue, Jacksonville, FL 32207  
Phone: 904.396.2623 - Website: clarsonfl.com

# SADLER TRACE TOWNHOMES

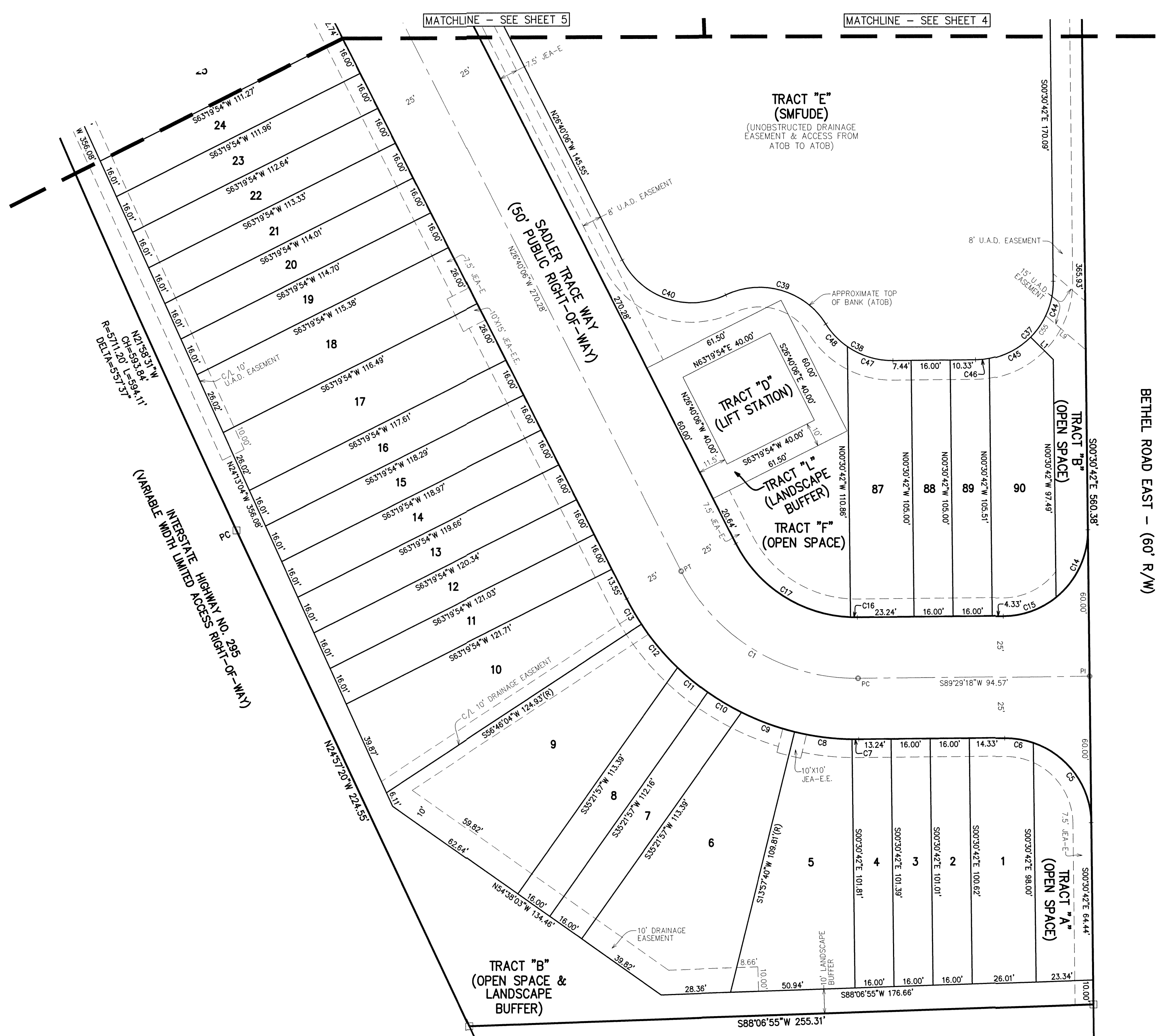
A REPLAT OF A PART OF LOTS 1 AND 2, BLOCK 1, SWEETWATER PARK, AS RECORDED IN PLAT BOOK 21, PAGE 30 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, PART OF LOT 16, 17, 18, 19, 20 AND 21, RINGOLD PARK, AS RECORDED IN PLAT BOOK 27, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY AND PART OF LOT 8, COMMISSIONERS PARTITION OF THE CAMDEN SADLER ESTATE, LYING IN SECTION 2, TOWNSHIP 3 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

SHEET 3 OF 5  
(SEE SHEET 2 FOR GENERAL NOTES & LEGEND)

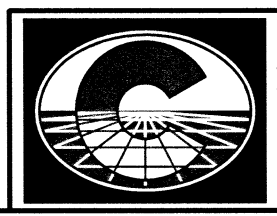


LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	13.02'	S45°12'42"E
L9	21.58'	N49°13'59"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C1	89.14'	80.00'	63°50'36"	N58°35'24"W	84.60'
C5	43.08'	35.00'	70°31'44"	N35°46'34"W	40.41'
C6	11.89'	35.00'	19°28'16"	N80°46'34"W	11.84'
C7	2.76'	105.00'	1°30'21"	S89°45'31"E	2.76'
C8	23.76'	105.00'	12°58'01"	S82°31'21"E	23.71'
C9	23.16'	105.00'	12°38'24"	S69°43'08"E	23.12'
C10	16.06'	105.00'	8°45'54"	S59°00'59"E	16.05'
C11	16.06'	105.00'	8°45'54"	S50°15'06"E	16.05'
C12	23.16'	105.00'	12°38'13"	S39°33'02"E	23.11'
C13	12.03'	105.00'	6°33'51"	S29°57'01"E	12.02'
C14	31.61'	35.00'	51°45'12"	N25°21'54"E	30.55'
C15	23.36'	35.00'	38°14'48"	N70°21'54"E	22.93'
C16	2.76'	55.00'	2°52'32"	S89°04'26"E	2.76'
C17	58.52'	55.00'	60°58'04"	S57°09'08"E	55.80'
C37	50.27'	32.00'	90°00'00"	N44°29'18"E	45.25'
C38	32.71'	32.00'	58°33'34"	S61°13'55"E	31.30'
C39	46.61'	32.00'	83°27'47"	N73°41'01"W	42.60'
C40	49.57'	32.00'	88°44'49"	S71°02'30"E	44.76'
C44	25.30'	32.00'	45°18'00"	N22°08'18"E	24.65'
C45	19.27'	32.00'	34°30'00"	N62°02'18"E	18.98'
C46	5.70'	32.00'	10°12'00"	N84°23'18"E	5.69'
C47	19.80'	32.00'	35°26'46"	S72°47'19"E	19.48'
C48	12.91'	32.00'	23°06'48"	S43°30'32"E	12.82'
C55	10.82'	32.00'	19°22'37"	N35°05'59"E	10.77'



O.R.B. 16939  
PG. 1524



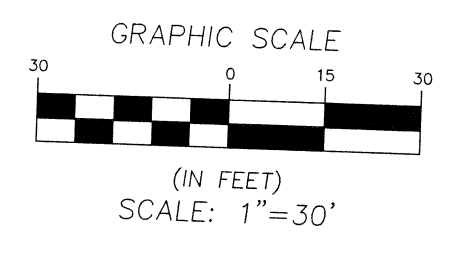
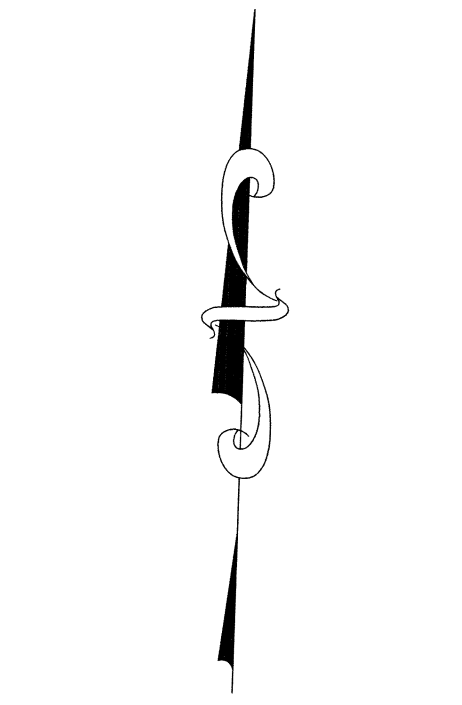
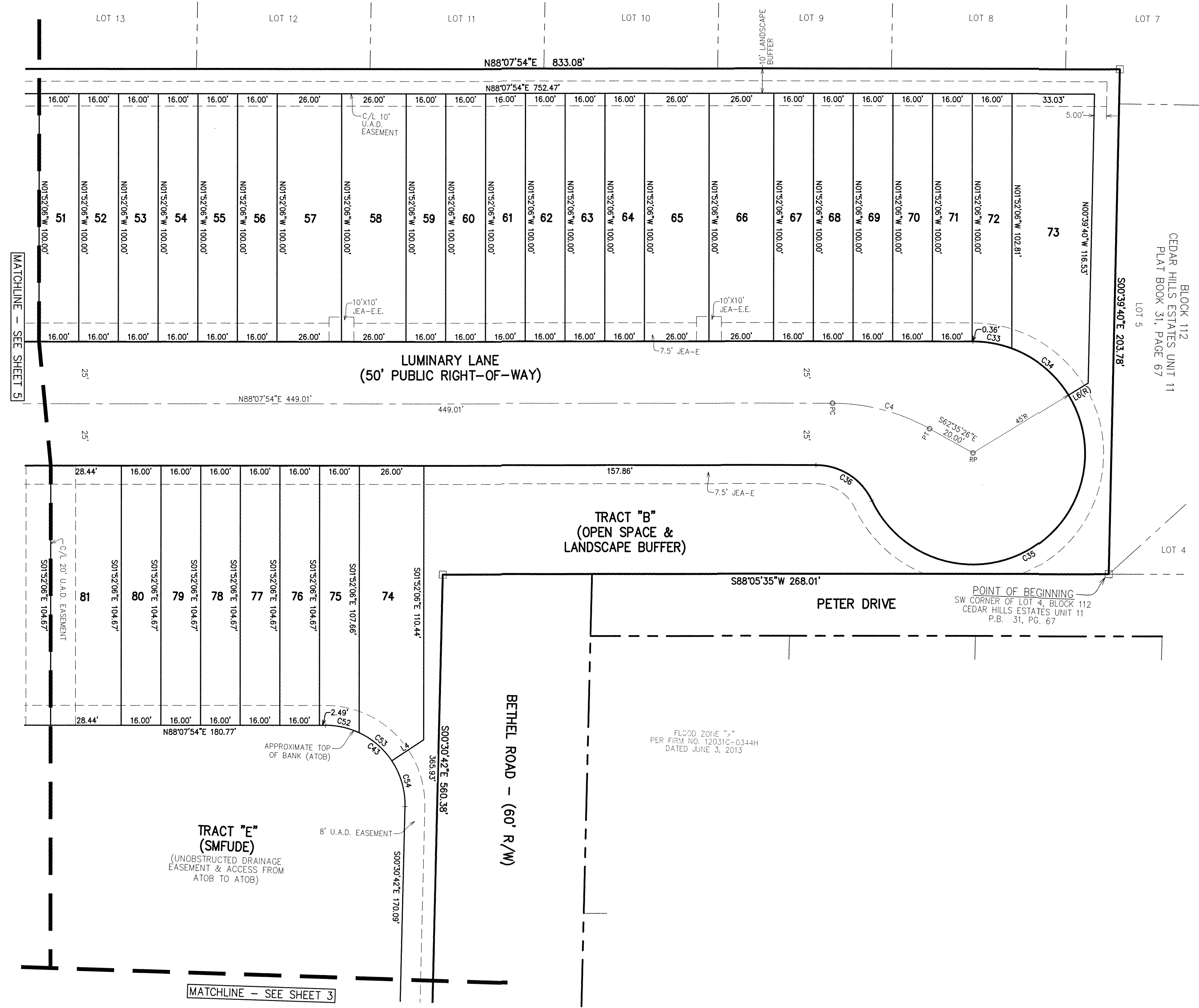
Prepared By:  
**RICHARD P. CLARKSON AND ASSOCIATES, INC.**  
Professional Surveyors and Mappers  
1643 Naldo Avenue, Jacksonville, FL 32207  
Phone: 904.396.2623 - Website: clarksonfl.com

# SADLER TRACE TOWNHOMES

A REPLAT OF A PART OF LOTS 1 AND 2, BLOCK 1, SWEETWATER PARK, AS RECORDED IN PLAT BOOK 21, PAGE 30 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, PART OF LOT 16, 17, 18, 19, 20 AND 21, RINGOLD PARK, AS RECORDED IN PLAT BOOK 27, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY AND PART OF LOT 8, COMMISSIONERS PARTITION OF THE CAMDEN SADLER ESTATE, LYING IN SECTION 2, TOWNSHIP 3 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 70 PAGE 403

SHEET 4 OF 5  
(SEE SHEET 2 FOR GENERAL NOTES & LEGEND)



LINE TABLE		
LINE #	LENGTH	DIRECTION
L4	15.43'	N54°33'14"E
L6	9.30'	S56°28'53"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C4	40.88'	80.00'	29°16'39"	S77°13'46"E	40.44'
C33	15.98'	45.00'	20°20'41"	N81°41'46"W	15.89'
C34	29.85'	45.00'	38°00'18"	N52°31'16"W	29.30'
C35	146.30'	45.00'	186°16'24"	N59°37'05"E	89.87'
C36	28.20'	25.00'	64°37'23"	N59°33'24"W	26.73'
C43	51.02'	32.00'	91°21'24"	N46°11'24"W	45.79'
C52	13.95'	32.00'	24°58'46"	N79°22'43"W	13.84'
C53	17.56'	32.00'	31°26'33"	N51°10'03"W	17.34'
C54	19.51'	32.00'	34°56'04"	N17°58'44"W	19.21'

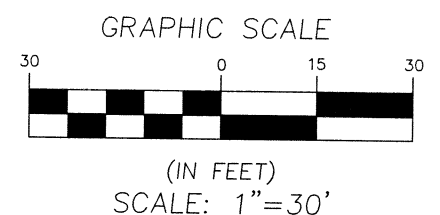
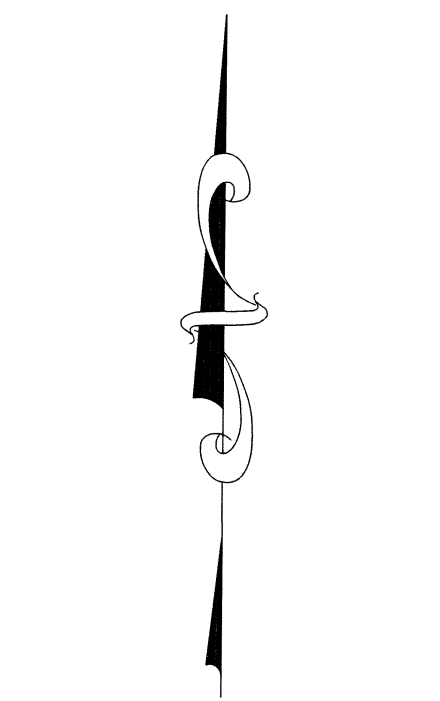
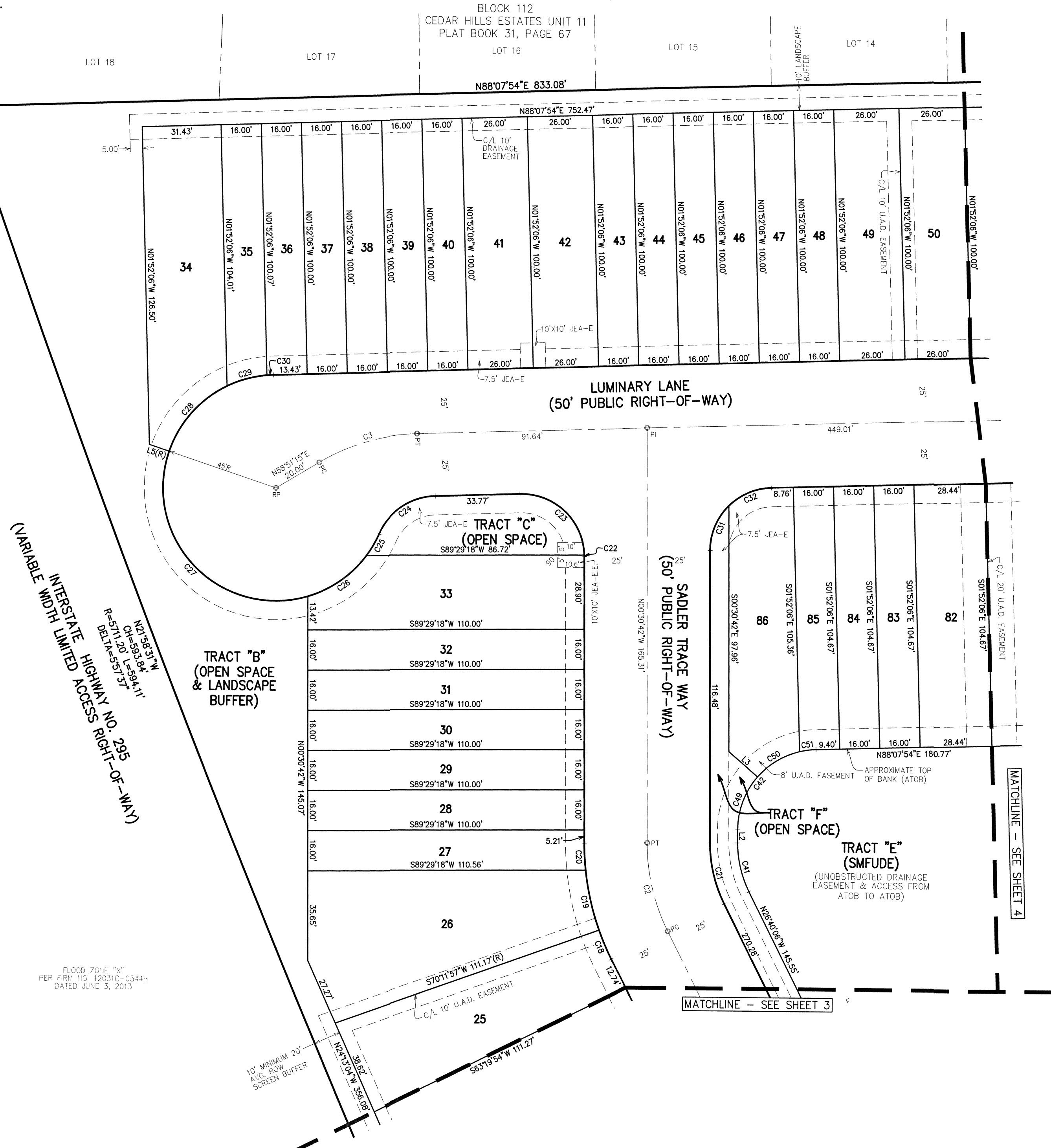
Prepared By:  
**RICHARD P. CLARSON AND ASSOCIATES, INC.**  
 Professional Surveyors and Mappers  
 1643 Naldo Avenue, Jacksonville, FL 32207  
 Phone: 904.396.2623 - Website: clarsonfl.com

# SADLER TRACE TOWNHOMES

A REPLAT OF A PART OF LOTS 1 AND 2, BLOCK 1, SWEETWATER PARK, AS RECORDED IN PLAT BOOK 21, PAGE 30 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, PART OF LOT 16, 17, 18, 19, 20 AND 21, RINGOLD PARK, AS RECORDED IN PLAT BOOK 27, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY AND PART OF LOT 8, COMMISSIONERS PARTITION OF THE CAMDEN SADLER ESTATE, LYING IN SECTION 2, TOWNSHIP 3 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 80 PAGE 04

SHEET 5 OF 5  
(SEE SHEET 2 FOR GENERAL NOTES & LEGEND)



LINE TABLE

LINE #	LENGTH	DIRECTION
L2	5.20'	N00°30'42"W
L3	15.24'	S49°13'45"E
L5	8.31'	N71°34'00"W

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C2	36.52'	80.00'	26°09'24"	N13°35'24"W	36.21'
C3	40.88'	80.00'	29°16'39"	N73°29'34"E	40.44'
C18	12.59'	105.00'	6°52'03"	S23°14'04"E	12.58'
C19	24.54'	105.00'	13°23'28"	S13°06'19"E	24.48'
C20	10.81'	105.00'	5°53'53"	S03°27'38"E	10.80'
C21	25.11'	55.00'	26°09'24"	S13°35'24"E	24.89'
C22	0.65'	25.00'	1°29'14"	N01°15'19"W	0.65'
C23	39.21'	25.00'	89°52'10"	N46°56'01"W	35.32'
C24	28.20'	25.00'	64°37'23"	S55°49'13"W	26.73'
C25	10.15'	45.00'	12°55'22"	N29°58'12"E	10.13'
C26	28.80'	45.00'	36°40'13"	N54°46'00"E	28.31'
C27	98.44'	45.00'	125°19'54"	S44°13'57"E	79.95'
C28	35.60'	45.00'	45°19'56"	S41°05'58"W	34.68'
C29	16.57'	45.00'	21°05'52"	S74°18'52"W	16.48'
C30	2.57'	45.00'	3°16'06"	S86°29'51"W	2.57'
C31	19.88'	25.00'	45°34'23"	S22°16'29"W	19.36'
C32	18.79'	25.00'	43°04'13"	S66°35'47"W	18.35'
C41	20.09'	44.00'	26°09'24"	S13°35'24"E	19.91'
C42	42.86'	32.00'	76°44'17"	S37°51'27"W	39.73'
C49	23.06'	32.00'	41°16'57"	S20°07'46"W	22.56'
C50	19.80'	32.00'	35°27'21"	S58°29'55"W	19.49'
C51	6.65'	32.00'	11°54'19"	S82°10'45"W	6.64'

INTERSTATE HIGHWAY NO. 295  
 (VARIABLE WIDTH LIMITED ACCESS RIGHT-OF-WAY)  
 N21°38'31"W  
 CH=593.84'  
 R=5711.20' Δ=694.11'  
 DELTA=5°57'37"

FLOOD ZONE "X"  
 FER FIRM NO. 12031C-0344h  
 DATED JUNE 3, 2013

Prepared By:  
**RICHARD P. CLARSON AND ASSOCIATES, INC.**  
 Professional Surveyors and Mappers  
 1643 Naldo Avenue, Jacksonville, FL 32207  
 Phone: 904.396.2623 - Website: clarsonfl.com