

SADDLEWOOD UNIT THREE

A PORTION OF THE WEST 1/2 OF SECTION 30, LYING WITHIN THE JOHN BROWARD GRANT, SECTION 37, ALL IN TOWNSHIP 1 NORTH,
RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 53 PAGE 61

SHEET 1 OF 2 SHEETS

SEE SHEET 2 FOR GENERAL NOTES

CAPTION

A PORTION OF THE WEST 1/2 OF SECTION 30, LYING WITHIN THE JOHN BROWARD GRANT, SECTION 37, ALL IN TOWNSHIP 1 NORTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWESTERLY CORNER OF SADDLEWOOD UNIT ONE, AS RECORDED IN PLAT BOOK 52, PAGES 16, 16A 16B, 16C AND 16D OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, SAID CORNER ALSO BEING SITUATE ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STARRATT ROAD (A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) AND LYING IN A CURVE LEADING SOUTHEASTERLY; THENCE IN A SOUTHEASTERLY AND SOUTHWESTERLY DIRECTION, ALONG THE BOUNDARY OF SAID SADDLEWOOD UNIT ONE, THE FOLLOWING EIGHT COURSES AND DISTANCES: COURSE NUMBER ONE, THENCE ALONG AND AROUND THE ARC OF THE CURVE, DEPARTING FROM SAID SOUTHERLY RIGHT-OF-WAY LINE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 57°31'21" EAST, 28.36 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NUMBER TWO, THENCE SOUTH 22°58'04" EAST, 78.81 FEET; COURSE NUMBER THREE, THENCE SOUTH 20°12'08" EAST, 105.23 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; COURSE NUMBER FOUR, THENCE ALONG AND AROUND THE ARC OF THE CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 865.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 14°44'42" EAST, 60.74 FEET TO A POINT ON SAID CURVE; COURSE NUMBER FIVE, THENCE SOUTH 56°19'10" WEST, DEPARTING FROM SAID CURVE, 150.89 FEET; COURSE NUMBER SIX, THENCE SOUTH 46°48'10" WEST, 89.37 FEET; COURSE NUMBER SEVEN, THENCE SOUTH 50°12'26" WEST, 114.34 FEET; COURSE NUMBER EIGHT, THENCE SOUTH 70°46'34" WEST, 313 FEET, MORE OR LESS, TO ITS INTERSECTION WITH THE WATERS OF DUNNS CREEK; THENCE IN A NORTHERLY DIRECTION ALONG THE MEANDERINGS THEREOF, 713 FEET, MORE OR LESS, TO ITS INTERSECTION WITH THE FOREMENTIONED SOUTHERLY RIGHT-OF-WAY LINE OF STARRATT ROAD; THENCE NORTH 82°52'42" EAST, DEPARTING FROM SAID WATERS AND ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 58 FEET, MORE OR LESS, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE ALONG AND AROUND THE ARC OF THE CURVE AND SAID SOUTHERLY RIGHT-OF-WAY LINE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 6599.58 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 85°24'02" EAST, 580.89 FEET TO THE POINT OF BEGINNING.

CLERK'S CERTIFICATE 0000150983

This is to Certify that this plat has been examined and approved by the City of Jacksonville, Florida and submitted to me for recording and is recorded in Plat Book 53 Pages 61, 61A of the Public Records of Duval County, Florida.

Signed this 6th day of July A.D., 2000.

Henry W. Cook
Clerk: Henry W. Cook

By: By Jackson
Deputy Clerk

APPROVED for the RECORD

This is to certify that this plat has been examined, accepted and approved by the City of Jacksonville, Duval County, Florida, pursuant to Chapter 654, Ordinance Code.

For at Hall
Director of Public Works

Date: 7/5/2000

PLAT CONFORMITY REVIEW

This Plat has been reviewed and found in compliance with Part 1, Chapter 177, Florida Statutes, this 12th day of June 2000.

Glenn E. McGregor

Glenn E. McGregor
Professional Land Surveyor No. 4252

SURVEYOR'S CERTIFICATE

I hereby Certify that this is a true and correct representation of the lands hereby surveyed, platted and described in the Caption, that the survey was made under my responsible direction and supervision and that the survey data complies with all the requirements of Chapter 177 of the Laws of the State of Florida. I further Certify that Permanent Reference Monuments have been placed and that Permanent Control Points will be placed according to the above referenced law and that all zoning rules and regulations of the City of Jacksonville, currently in effect have been complied with.

Signed this 19th day of MAY A.D., 2000.

Larry G. Edgy
Larry G. Edgy
Florida Registered Land Surveyor No. 4144
Tri-State Land Surveyors, Inc.
Jacksonville, Florida

ADOPTION and DEDICATION

This is to certify that The Rene Dostie Company a corporation under the laws of the State of Florida, is the lawful owner of the lands described in the caption hereon known as SADDLEWOOD UNIT THREE, having caused the same to be surveyed and subdivided. That Tucker Federal Bank, d/b/a Fairfield Mortgage is the holder of a mortgage on said lands. This plat being made in accordance with said survey is hereby adopted as a true and correct plat of those lands. All easements for utilities and sewer are hereby irrevocably dedicated to JEA its successors and assigns. All roads, parkways, lanes, courts, walkways, easements for drainage, and non-access easements, except all private easements and conservation easements which shall remain privately owned and the sole and exclusive property of the owner, its successors and assigns as shown hereon, are hereby irrevocably and without reservation dedicated to the City of Jacksonville, its successors and assigns. The drainage easements over, under, across and through the lakes/stormwater management facilities shown on this plat are hereby irrevocably dedicated to the City of Jacksonville, its successors and assigns, and are subject to the following covenants which shall run with the land:

(1) The drainage easements hereby dedicated shall permit the City of Jacksonville, its successors and assigns, to discharge into said lakes/stormwater management facilities which these easements traverse, all water which may fall on or come upon all (roads, parkways, lanes and courts as noted above) hereby dedicated, together with all substances or matter which may flow or pass from (roads, parkways, lanes and courts); from adjacent land or from any other source of public waters into or through said lakes/stormwater management facilities, without any liability whatsoever on the part of the City of Jacksonville, its successors and assigns for any damage, injuries or loss to persons or property resulting from the acceptance or use of these drainage easements by the City of Jacksonville, its successors and assigns.

(2) The lakes and treatment systems shown on this plat are owned in fee simple title by the abutting owner(s), its successors and assigns, and all maintenance and any other matters pertaining to said lakes/stormwater management facilities are the responsibility of the owner, its successors and assigns. The City of Jacksonville by acceptance of this plat assumes no responsibility whatsoever for said lakes and treatment systems.

(3) The City of Jacksonville, its successors and assigns, 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 developer or any other person within the area of the lands hereby platted, or of the lakes and treatment systems shown on this plat, but shall have the right to modify the water level including the repair, removal or replacement of the lakes/stormwater management facilities and the control structures to effect adequate drainage.

The Owner, its 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 damaged arising from or out of any occurrence in, upon, at or from the lakes/stormwater management facilities 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 SADDLEWOOD UNIT THREE. This indemnification shall run with the land and the successors and assigns of the owner and shall be subject to it.

The undersigned Owner(s) do hereby reserve unto themselves and 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 shown on this plat, the maintenance responsibilities of which shall be those of the owner, its successors and assigns.

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 in conjunction with its underground electrical system; provided however, that no parallel utilities may be installed within said easements.

In witness thereof, the above Corporations have caused these presents to be signed by their respective officers, This 12 Day of June 2000.

THE RENE DOSTIE COMPANY

Witness: Winters

Witness: John B. Ego

TUCKER FEDERAL BANK d/b/a FAIRFIELD MORTGAGE

Witness: Jackie L. Alexander

Witness: Kim M. Steeg

Stephen C. Meadows
Vice President

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 15 day of JUNE A.D., 2000, by Rene Dostie Jr., President, on behalf of the Corporation who is personally known to me.

Jackie L. Alexander
Notary Public State of
Florida at Large



Jackie L. Alexander
MY COMMISSION # C722916 EXPIRES
March 8, 2002
BONDED THRU TROY FAY INSURANCE, INC.

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 1 day of JUNE A.D., 2000, by Stephen C. Meadows, Vice President, on behalf of the Corporation who is personally known to me.

Kim M. Steeg
Notary Public State of
Florida at Large

OFFICIAL SEAL
KIM M. STEEG
Notary Public - State of Florida
Commission # CG922396
My Comm. Expires March 11, 2003

PREPARED BY:
TRI-STATE LAND SURVEYORS, INC.
8411 BAYMEADOWS WAY, SUITE #2
JACKSONVILLE, FLORIDA 32256
PHONE (904) 731-7235

PSD# 97-002 DEV# 3590.2

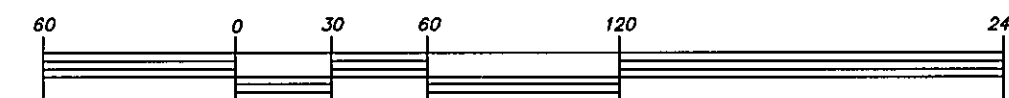
SADDLEWOOD UNIT THREE

A PORTION OF THE WEST 1/2 OF SECTION 30, LYING WITHIN THE JOHN BROWARD GRANT, SECTION 37, ALL IN TOWNSHIP 1 NORTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK **53** PAGE **61A**

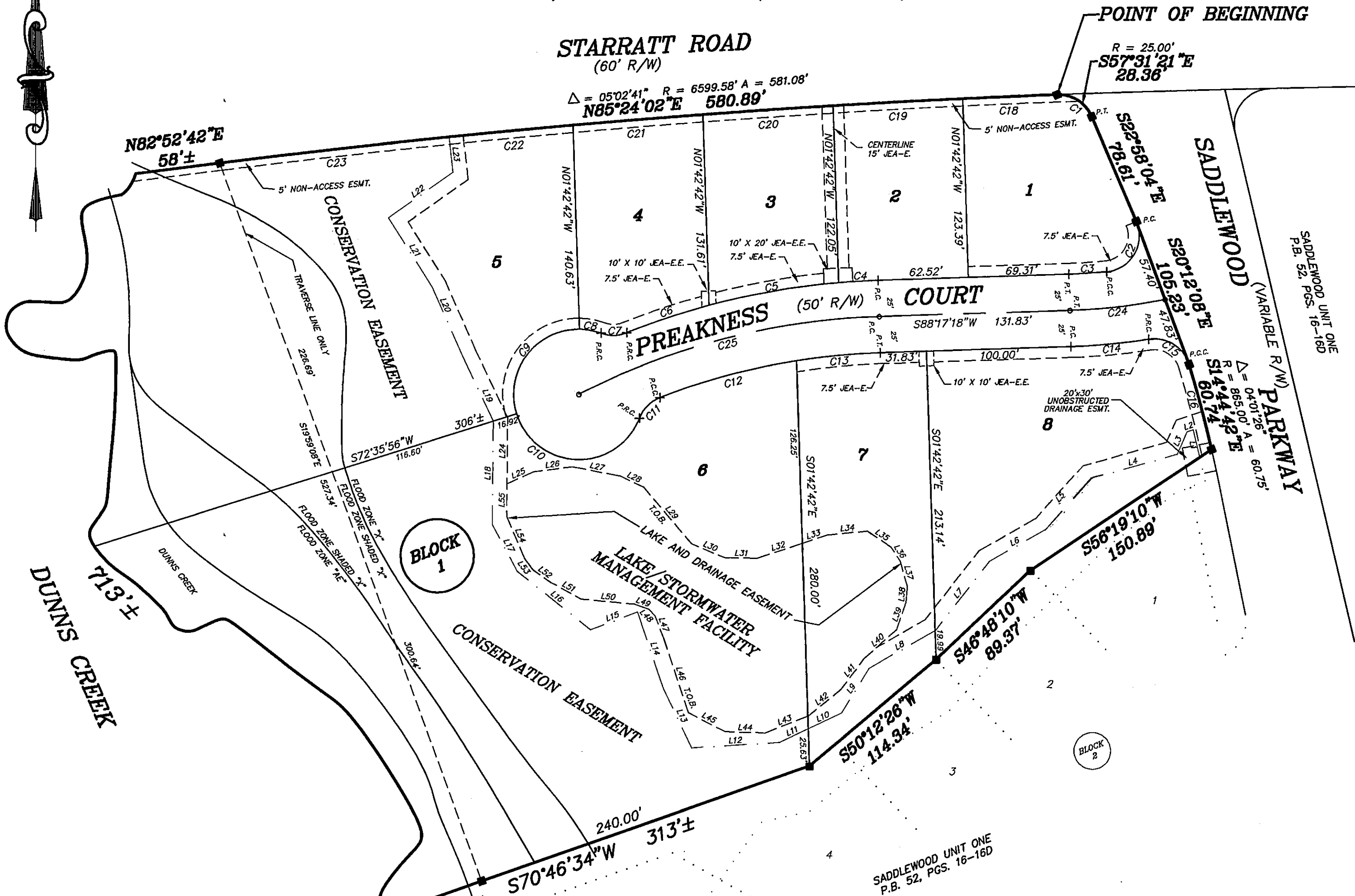
SHEET **2** OF **2** SHEETS

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

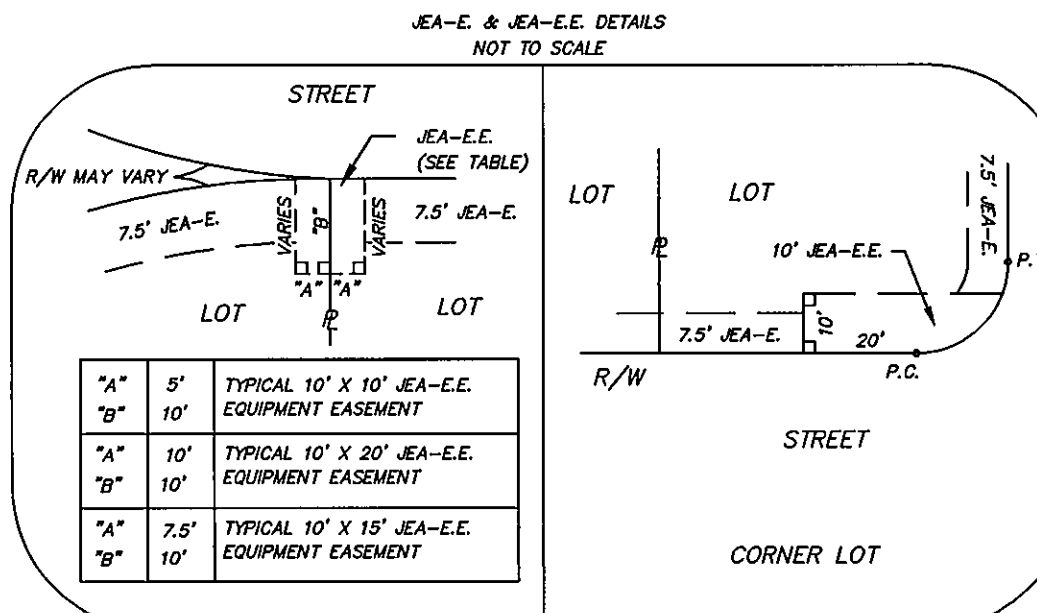
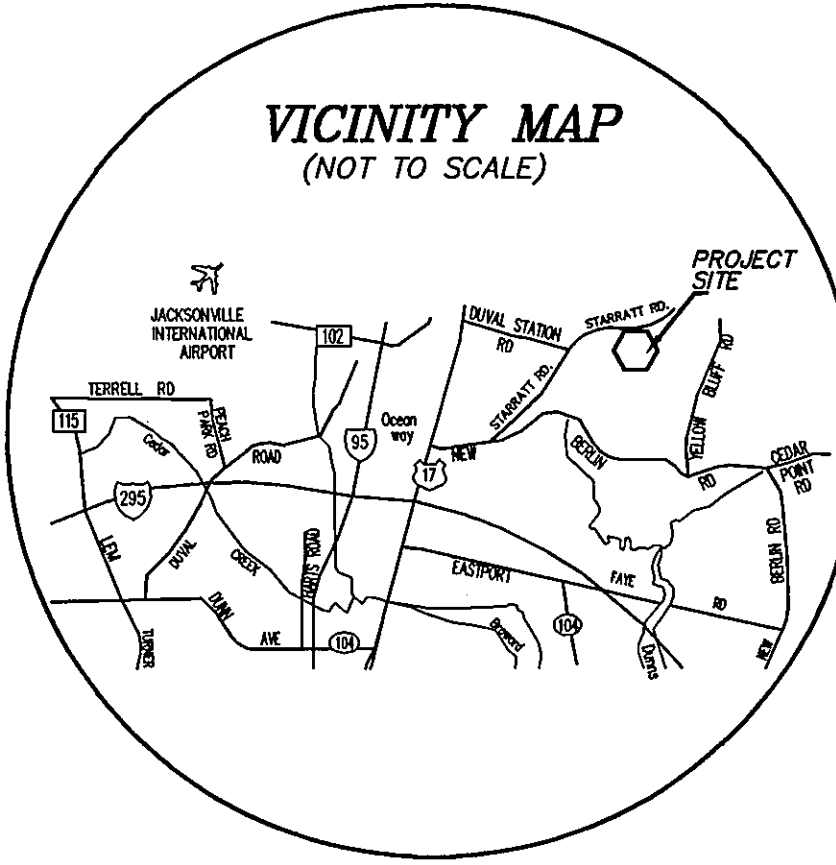
- 1.) ■ Denotes Permanent Reference Monument Stamped RLS #4144.
- 2.) ○ Denotes Permanent Control Point Stamped RLS #4144.
- 3.) C1 Denotes Tabulated Curve Data.
- 4.) L1 Denotes Tabulated Line Data.
- 5.) P.C. Denotes Point of Curvature.
- 6.) P.T. Denotes Point of Tangency.
- 7.) P.R.C. Denotes Point of Reverse Curve.
- 8.) P.C.C. Denotes Point of Compound Curve.
- 9.) (R) Denotes Radial Line.
- 10.) JEA-E. Denotes JEA Easement. These easements shall remain totally unobstructed by any permanent improvements which may impede the use of said easement by 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.
- 11.) 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.
- 12.) Bearings shown hereon based on bearing of S 88°47'50" W for the southerly right-of-way line of Starratt Road.
- 13.) Certain easements are reserved for the exclusive use of JEA in conjunction with the underground electrical distribution system.
- 14.) All easements are for Drainage, Utilities and Sewers and Cable Television unless otherwise noted.
- 15.) 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.
- 16.) The easements shown hereon and designated as unobstructed access easements shall remain totally unobstructed by any improvements which may impede the use and access of said easement by the City of Jacksonville.
- 17.) The Lakes/Stormwater Management Facilities shown hereon is a pictorial representation only and does not represent the actual "AS BUILT" shape and/or location.
- 18.) Denotes block number
- 19.) The lands shown hereon lie within flood zone "X", shaded "X" and Special Flood Hazard Area (SFHA) "AE" with a Base Flood Elevation (BFE) of 10 as depicted on the Flood Insurance Rate Map (FIRM) community number 120077, panel number 157, suffix E. The FIRM information delineated on this plat is valid only for dates up to and including the effective recording date of this plat. There may have been subsequent revisions after this date that will supersede said information. Inquiries for this should be made to the Community's Floodplain Management Repository, Department of Public Works, City of Jacksonville.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N13°07'10"W	19.81'
L2	N71°50'08"E	4.57'
L3	N23°26'24"E	17.00'
L4	N74°20'46"E	61.85'
L5	N41°51'09"E	47.68'
L6	N60°33'07"E	44.55'
L7	N38°07'12"E	60.43'
L8	N60°13'13"E	52.82'
L9	N32°04'21"E	36.06'
L10	N64°57'40"E	25.42'
L11	N64°57'40"E	21.88'
L12	N86°30'16"E	61.03'
L13	S25°22'49"E	45.60'
L14	S18°27'28"E	55.17'
L15	N69°30'27"E	34.71'
L16	S51°22'09"E	65.12'
L17	S27°54'36"E	36.39'
L18	S00°39'59"W	71.57'
L19	S25°08'13"E	49.82'
L20	S23°38'39"E	51.62'
L21	S32°12'14"E	56.61'
L22	S54°50'17"W	54.42'
L23	S06°11'54"E	24.54'
L24	S00°39'59"W	45.46'
L25	S65°39'37"W	20.14'
L26	S82°32'42"W	27.11'
L27	N78°42'55"W	33.60'

LINE TABLE		
LINE	BEARING	DISTANCE
L28	N64°43'56"W	18.12'
L29	N40°05'46"W	51.36'
L30	N67°15'24"W	24.80'
L31	N88°57'11"W	22.15'
L32	S71°44'02"W	33.02'
L33	S71°44'02"W	18.56'
L34	S84°42'23"W	27.81'
L35	N55°40'02"W	19.56'
L36	N32°38'37"W	11.88'
L37	N15°36'04"W	18.12'
L38	N04°46'09"E	11.07'
L39	N19°27'02"E	19.60'
L40	N48°16'00"E	29.58'
L41	N37°27'28"E	26.79'
L42	N51°16'29"E	29.96'
L43	N68°51'56"E	31.79'
L44	S88°13'22"E	27.63'
L45	N62°26'51"W	28.63'
L46	S18°12'01"E	54.21'
L47	S21°27'47"E	16.56'
L48	S44°58'52"E	6.02'
L49	S70°00'17"E	10.49'
L50	S84°31'05"E	37.12'
L51	S61°11'35"E	23.37'
L52	S54°12'21"E	15.46'
L53	S36°38'17"E	9.89'
L54	S22°52'12"E	31.45'
L55	S00°39'59"W	22.58'

CURVE TABLE					
CURVE	RADIUS	ARC	TANGENT	CHORD	BEARING
C1	25.00'	30.15'	17.22'	28.36'	N57°31'21"W
C2	25.00'	46.79'	33.93'	40.25'	N30°38'57"E
C3	375.47'	26.36'	13.18'	26.35'	N86°16'38"E
C4	514.06'	27.49'	13.75'	27.49'	S86°45'22"W
C5	514.06'	91.03'	45.64'	90.92'	S80°09'02"W
C6	514.06'	59.91'	29.99'	59.88'	S71°44'19"W
C7	25.00'	18.22'	9.53'	17.82'	N89°16'24"E
C8	45.00'	15.20'	7.67'	15.13'	N79°31'54"W
C9	45.00'	84.97'	62.15'	72.90'	S36°41'39"W
C10	45.00'	110.85'	127.55'	84.87'	S87°58'07"E
C11	25.00'	20.74'	11.01'	20.15'	S45°13'39"W
C12	464.06'	97.97'	49.17'	97.78'	S75°02'20"W
C13	464.06'	58.33'	29.20'	58.29'	S84°41'15"W
C14	425.47'	54.09'	27.08'	54.05'	N84°38'47"E
C15	25.00'	35.88'	21.82'	32.88'	N57°52'35"W
C16	855.00'	60.75'	30.39'	60.74'	N14°44'42"W
C18	559.58'	65.24'	32.62'	65.23'	S87°38'23"W
C18	559.58'	54.77'	27.38'	54.77'	S88°09'39"W
C19	559.58'	90.02'	45.01'	90.02'	S86°57'57"W
C20	559.58'	90.06'	45.03'	90.06'	S86°11'03"W
C21	559.58'	90.12'	45.06'	90.11'	S85°24'07"W
C22	559.58'	86.08'	43.04'	86.08'	S84°38'14"W
C23	559.58'	159.56'	79.78'	159.56'	S83°34'15"W
C24	400.47'	66.39'	33.27'	66.31'	N83°32'21"E
C25	489.06'	216.44'	110.02'	214.68'	S75°36'35"W



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, WHETHER GRAPHIC OR DIGITAL. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

PREPARED BY:
TRI-STATE LAND SURVEYORS, INC.
8411 BAYMEADOWS WAY, SUITE #2
JACKSONVILLE, FLORIDA 32256
PHONE (904) 731-7235
PSD# 97-002 DEV# 3590.2