

SADDLEWOOD UNIT FIVE

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 55 PAGE 87

SHEET 1 OF 4 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: COMMENCE AT THE SOUTHEAST CORNER OF SADDLEWOOD UNIT TWO AS RECORDED IN PLAT BOOK 53 PAGES 22 THROUGH 22D INCLUSIVE OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 01°31'34" EAST 745.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 82°00'49" WEST 155.02 FEET; THENCE NORTH 41°17'39" WEST 154.92 FEET; THENCE SOUTH 89°31'52" WEST 218.00 FEET; THENCE NORTH 88°19'18" WEST 61.12 FEET; THENCE NORTH 80°47'33" WEST 532.81 FEET; THENCE NORTH 84°22'22" WEST 56.79 FEET; THENCE NORTH 62°08'56" WEST 260 FEET MORE OR LESS TO THE WATERS OF DUNNS CREEK; THENCE SOUTHERLY ALONG THE MEANDERINGS OF SAID WATERS 618 FEET MORE OR LESS TO ITS INTERSECTION WITH THE SOUTHERLY LINE OF SAID WEST 1/2 OF SECTION 30; THENCE NORTH 89°31'52" EAST ALONG SAID SOUTHERLY LINE 1537 FEET MORE OR LESS; THENCE NORTH 01°31'34" WEST 135.00 FEET TO THE POINT OF BEGINNING.

CLERK'S CERTIFICATE # 2003067983

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 55 Pages 87-87C of the Public Records of Duval County, Florida.

Signed this 5th day of March A.D., 2003.

Clerk: Jim Fuller

Jim Fuller

By *[Signature]*
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.

[Signature]
Joe Miller Lynn A. Westbrook
Director of Public Works

Date: 2/28/2003

PLAT CONFORMITY REVIEW

This Plat has been reviewed and found in compliance with Part 1, Chapter 177, Florida Statutes, this 21st day of Feb. 2003.

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 17th day of DECEMBER A.D., 2002.

[Signature]
Larry G. Eddy
Florida Professional Land Surveyor No. 4144
Tri-State Land Surveyors, Inc.
Jacksonville, Florida



ADOPTION and DEDICATION

This is to certify that The Rene Dostle 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 FIVE, having caused the same to be surveyed and subdivided. That Mercantile Bank aka Citrus Bank, a corporation under the laws of the State of Florida 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 FIVE. 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 named Corporations have caused these presents to be signed by their respective officers, This 30th Day of December 2002.

THE RENE DOSTLE COMPANY

Witness: *[Signature]*
LINDA K. FRIEL

[Signature]
Rene Dostle, Jr., President

Witness: *[Signature]*
SYLVIA ALBERS

MERCANTILE BANK aka CITRUS BANK

Witness: *[Signature]*
LINDA K. FRIEL

[Signature]
Stephen C. Meadows
Senior Vice President

Witness: *[Signature]*
SYLVIA ALBERS

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 30th day of December A.D., 2002, by Rene Dostle Jr., President, on behalf of the Corporation who is personally known to me.

[Signature]
Notary Public State of
Florida at Large

1-10-06
My Commission Expires:



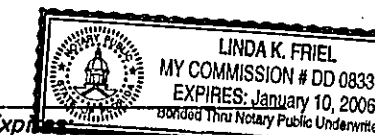
STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 31st day of December A.D., 2002, by Stephen C. Meadows, Senior Vice President on behalf of the Corporation who is personally known to me.

[Signature]
Notary Public State of
Florida at Large

1-10-06
My Commission Expires:



PREPARED BY:
STATE LAND SURVEYORS, INC.
111 BAYMEADOWS WAY, SUITE #2
JACKSONVILLE, FLORIDA 32256
PHONE (904) 731-7235
PSD# 97-002 DEV#3590.4

SADDLEWOOD UNIT FIVE

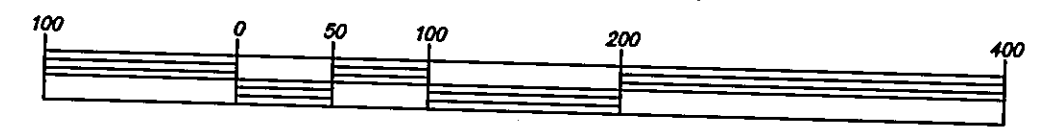
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PLAT BOOK 55 PAGE 87A

SHEET 2 OF 4 SHEETS

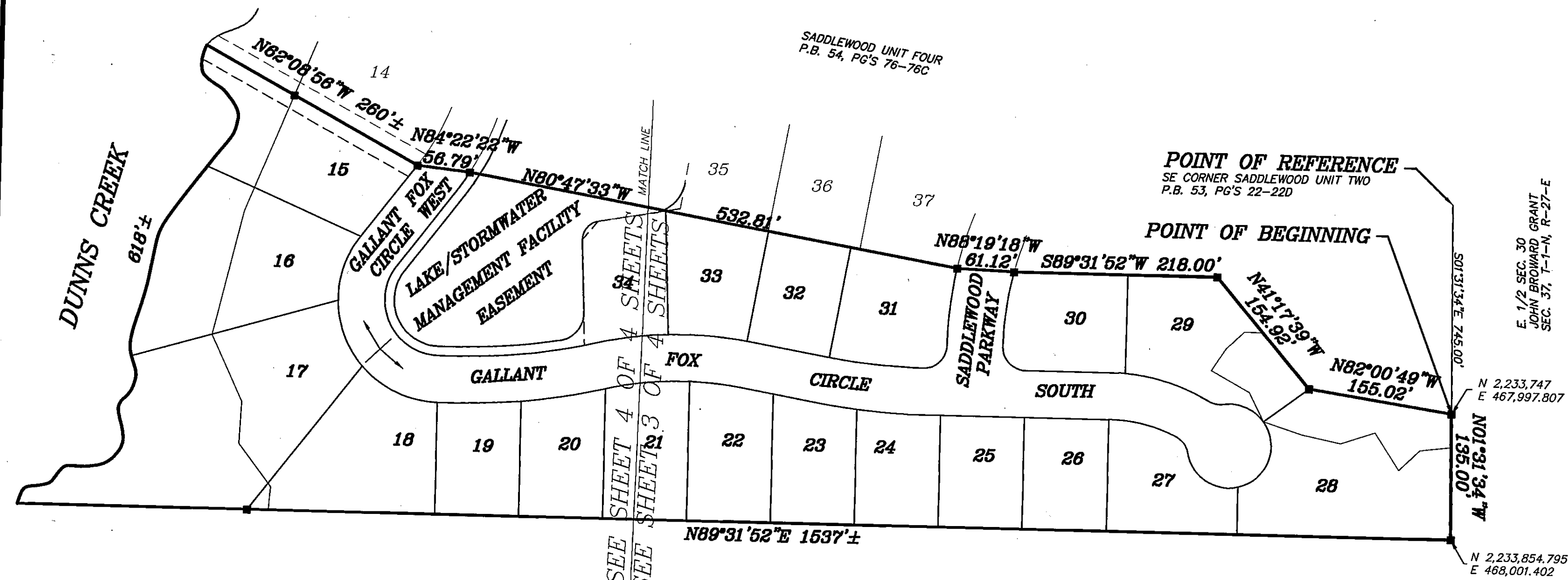
KEY SHEET

GRAPHIC SCALE

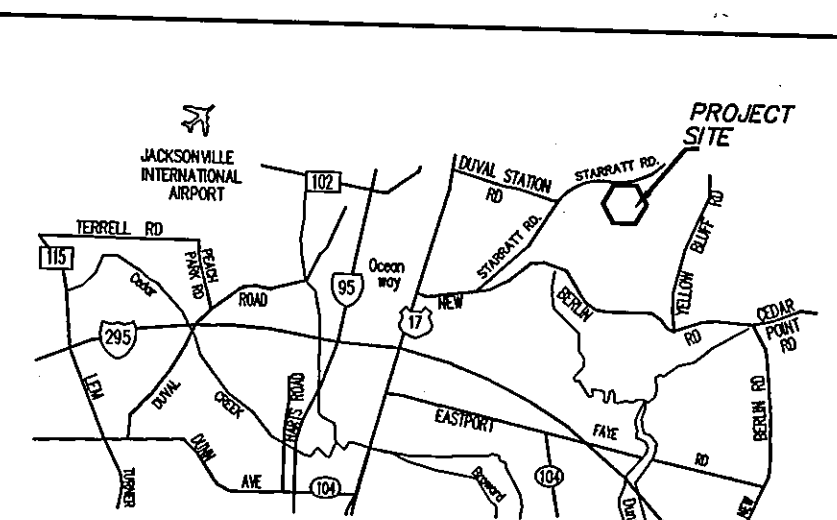


(IN FEET)
1 inch = 100 ft.

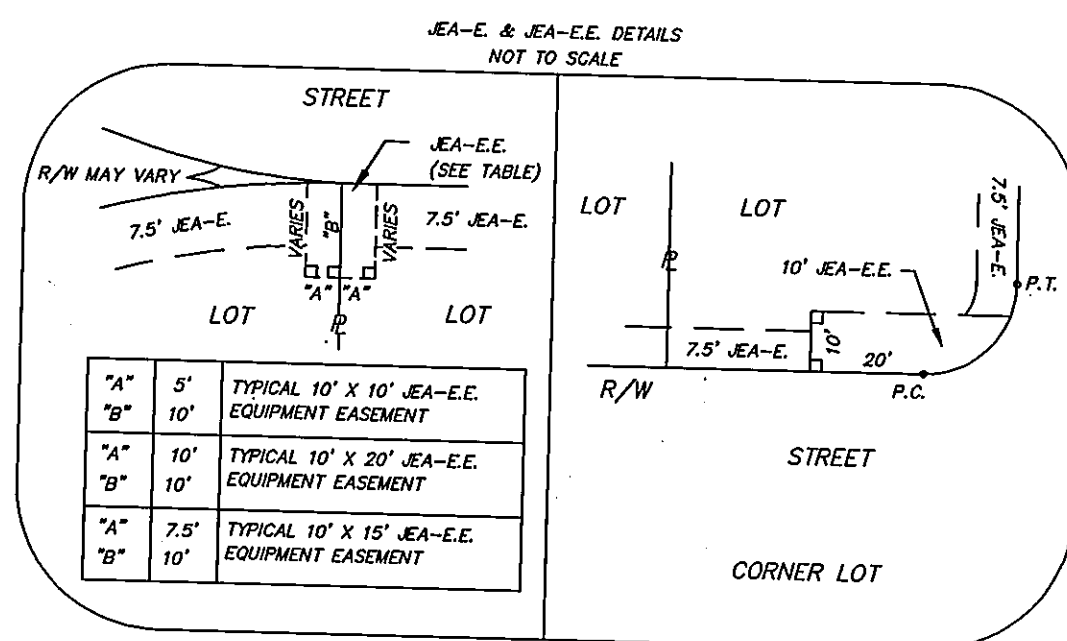
- 1.) ■ Denotes Permanent Reference Monument Stamped LB #4921.
- 2.) ○ Denotes Permanent Control Point Stamped LB #4921.
- 3.) C1 Denotes Tabulated Curve Data.
- 4.) L1 Denotes Tabulated Line Data.
- 5.) P.C. Denotes Point of Curvature.
- 6.) P.T. Denotes Point of Tangency.
- 7.) P.R.C. Denotes Point 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 to said easement by JEA.
- 12.) Bearings shown hereon based on bearing of S87°13'57"E for the Southerly line of Lot 4, Block 10, Saddlewood Unit Two, Plat Book 53, Pages 22-22D.
- 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 easements by the City of Jacksonville.
- 17.) The Lakes/Stormwater Management Facilities shown hereon are a pictorial representation only and does not represent the actual "AS BUILT" shape and/or location.
- 18.) The lands shown hereon lie within flood zone "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. A Conditional Letter of Map Revision (CLOMR), case number _____ dated _____ has been issued for this project and is on file at the Community's Floodplain Management Repository, Department of Public Works, City of Jacksonville. The FIRM information delineated on this plat is valid only for the 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.
- 19.) (102.34') Denotes Tie to Flood Zone Line.
- 20.) — Denotes Street Name Change.
- 21.) Northing (N) and Easting (E) shown on the PRM's hereon based on NAD 83 Transverse Mercator State Plane System for the East Zone State of Florida.



W. 1/2 SEC. 30
JOHN BROWARD GRANT
SEC. 37, T-1-N, R-27-E



VICINITY MAP
(NOT TO SCALE)



NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE 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#3590.4

SADDLEWOOD UNIT FIVE

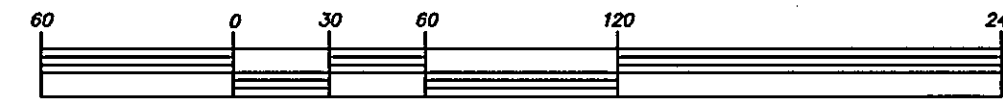
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PLAT BOOK 55 **PAGE** 87B

SHEET 3 ***OF*** 4 ***SHEETS***

SEE SHEET 2 FOR GENERAL NOTES

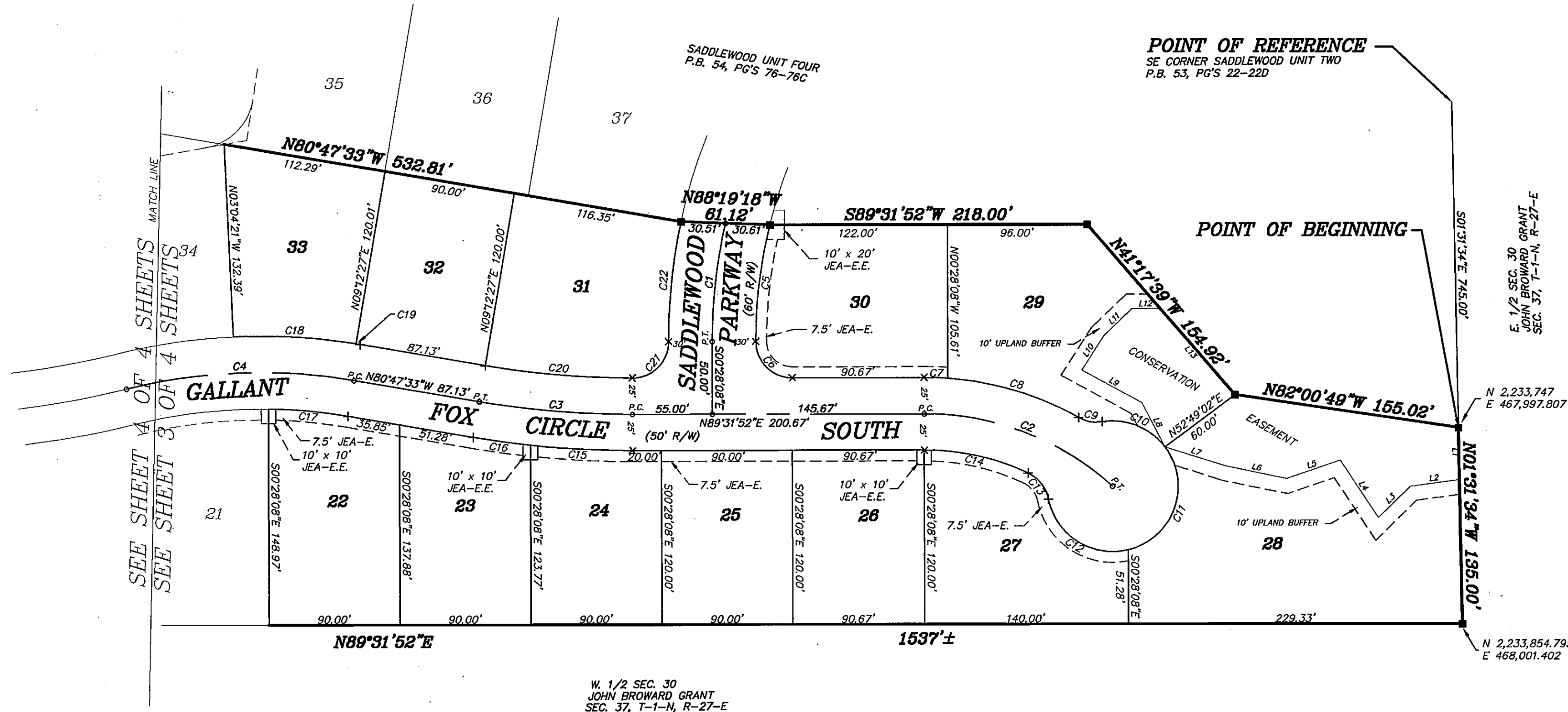
GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

CURVE TABLE						
CURVE	RADIUS	ARC	TANGENT	CHORD	BEARING	DELTA
C1	358.47'	81.86'	41.11'	81.88'	S06°04'23"W	13°05'01"
C2	192.26'	141.85'	74.33'	138.66'	N69°19'55"W	42°16'25"
C3	626.16'	105.75'	53.00'	105.62'	S85°37'51"E	09°40'35"
C4	384.07'	157.74'	80.00'	156.64'	S87°26'48"W	23°31'57"
C5	328.47'	80.81'	40.61'	80.61'	S06°34'46"W	14°05'48"
C6	25.00'	39.27'	25.00'	35.36'	S45°28'08"E	90°00'00"
C7	217.26'	16.24'	8.12'	16.23'	N88°19'41"E	04°16'55"
C8	212.26'	94.64'	48.08'	93.89'	N73°42'29"W	24°57'29"
C9	25.00'	16.70'	8.68'	16.39'	S80°22'00"E	38°16'30"
C10	45.00'	48.95'	27.21'	46.57'	N68°20'36"W	62°19'17"
C11	45.00'	88.75'	67.99'	75.05'	N19°18'59"E	112°59'53"
C12	45.00'	72.67'	47.03'	65.03'	S95°55'13"E	92°31'43"
C13	25.00'	23.38'	12.62'	22.53'	N38°26'58"W	53°34'26"
C14	167.26'	73.68'	37.45'	73.09'	N77°50'35"W	25°14'20"
C15	651.16'	70.14'	35.10'	70.10'	S87°23'00"E	06°10'16"
C16	651.16'	39.83'	19.92'	39.83'	S82°32'42"E	03°30'18"
C17	359.07'	54.95'	27.53'	54.89'	N85°10'36"W	08°46'04"
C18	409.07'	84.80'	42.55'	84.65'	N87°08'00"W	11°52'41"
C19	409.07'	101.53'	51.33'	2.87'	N80°59'37"E	00°24'06"
C20	601.16'	2.87'	1.048'	101.41'	S85°37'51"E	09°40'35"
C21	25.00'	39.27'	25.00'	35.36'	N44°31'52"E	90°00'00"
C22	388.47'	82.92'	41.62'	82.76'	S05°38'46"W	12°13'47"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S01°31'34"E	35.94'
L2	S81°58'35"W	34.14'
L3	S45°10'13"W	30.61'
L4	S33°56'12"W	47.30'
L5	S70°35'15"W	38.90'
L6	N78°50'48"W	43.17'
L7	N27°41'05"W	43.28'
L8	N28°00'03"W	34.42'
L9	N61°45'51"W	46.87'
L10	N32°14'24"E	27.80'
L11	N45°33'17"E	27.02'
L12	N89°18'34"E	19.34'
L13	S41°17'39"E	78.49'



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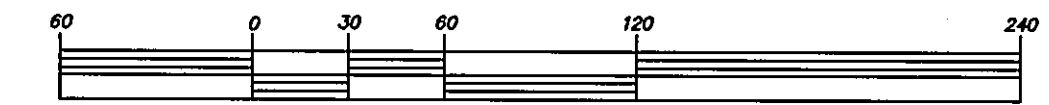
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PLAT BOOK 55 PAGE 87C

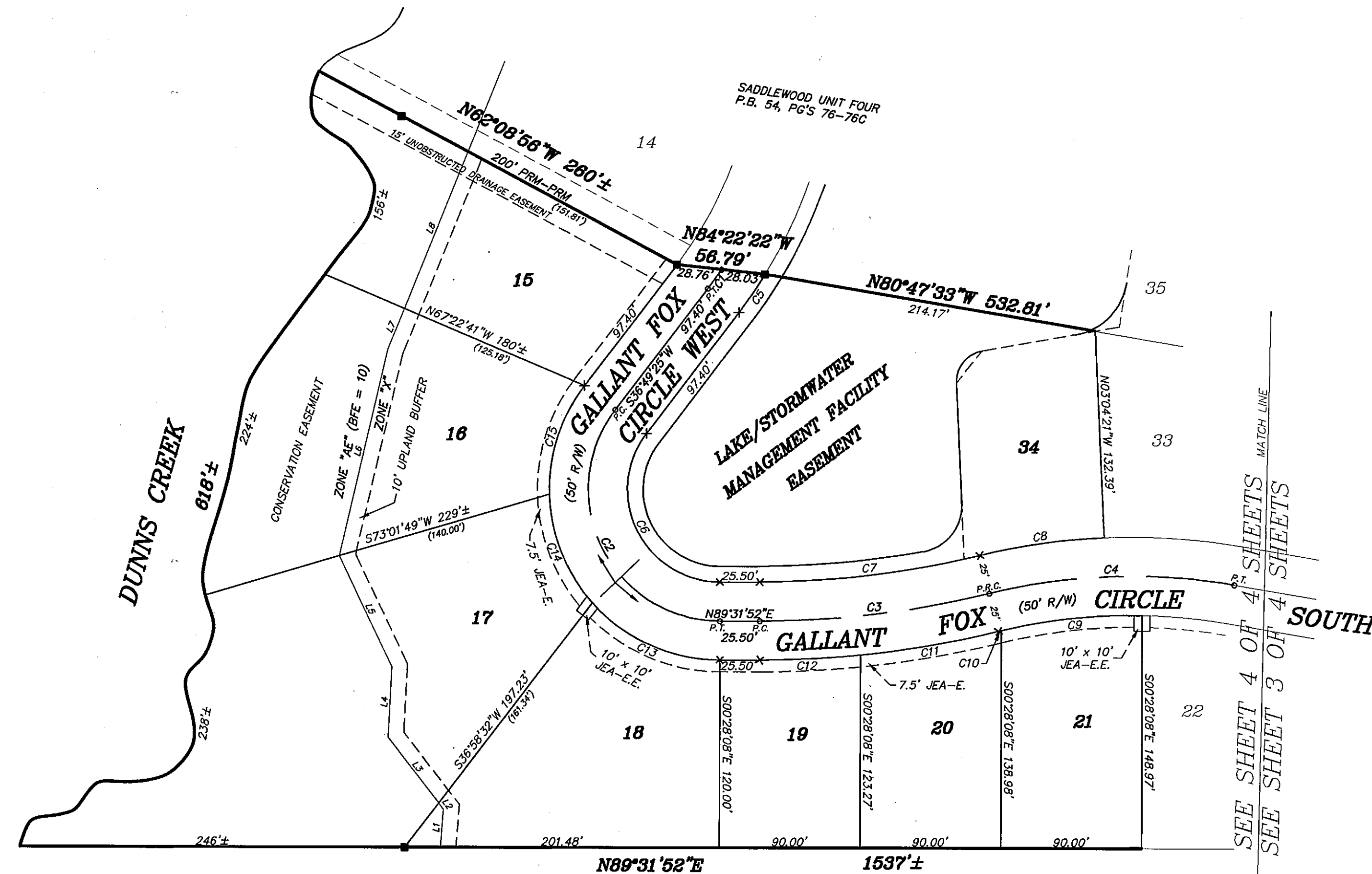
SHEET 4 OF 4 SHEETS

SEE SHEET 2 FOR GENERAL NOTES

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.



CURVE TABLE					
CURVE	RADIUS	ARC	TANGENT	CHORD	BEARING
C1	279.65'	14.90'	7.45'	14.90'	N35°17'48"E
C2	84.22'	187.10'	170.00'	150.93'	S26°49'21"E
C3	613.07'	148.26'	74.50'	147.90'	N82°36'11"E
C4	384.07'	157.74'	80.00'	156.64'	S87°26'28"W
C5	304.65'	29.46'	14.74'	29.45'	N34°03'12"E
C6	59.22'	131.56'	119.54'	106.13'	S26°49'21"E
C7	588.07'	142.22'	71.46'	141.87'	N82°36'11"E
C8	409.07'	80.34'	40.30'	80.21'	S81°18'04"W
C9	359.07'	90.79'	45.64'	90.55'	S83°11'44"W
C10	359.07'	1.73'	0.87'	1.73'	S75°48'47"W
C11	638.07'	89.70'	44.93'	89.63'	N79°42'08"E
C12	638.07'	64.61'	32.33'	64.58'	N86°32'50"E
C13	109.22'	92.10'	48.99'	89.40'	S66°18'36"E
C14	109.22'	76.11'	39.67'	74.58'	S22°11'14"E
C15	109.22'	74.43'	38.73'	73.00'	S17°18'00"W

FLOOD ZONE LINE TABLE		
LINE	BEARING	DISTANCE
L1	S04°04'04"W	24.62'
L2	S38°16'25"E	5.00'
L3	S38°16'25"E	52.71'
L4	S02°25'40"W	45.12'
L5	S25°53'36"E	78.52'
L6	S12°41'06"W	136.37'
L7	S21°30'30"W	27.59'
L8	S21°30'30"W	108.28'

W. 1/2 SEC. 30
JOHN BROWARD GRANT
SEC. 37, T-1-N, R-27-E

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