

SADDLEWOOD UNIT ONE

PLAT BOOK 52 PAGE 16

SHEET 1 OF 5 SHEETS

SEE SHEET 2 FOR GENERAL NOTES

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.

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 INTERSECTION OF THE EAST LINE OF SAID WEST 1/2 WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF STARRATT ROAD (A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 88°47'50" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 680.41 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88°47'50" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 846.51 FEET; THENCE SOUTH 13°07'10" EAST, DEPARTING FROM SAID SOUTHERLY RIGHT-OF-WAY LINE, 613.84 FEET; THENCE SOUTH 76°52'50" WEST, 60.00 FEET; THENCE NORTH 13°07'10" WEST, 626.34 FEET TO A POINT SITUATE ON A CURVE LEADING SOUTHWESTERLY AND LYING ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF STARRATT ROAD; 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 SOUTH 88°09'39" WEST, 54.77 FEET TO ITS INTERSECTION WITH A CURVE LEADING SOUTHEASTERLY; THENCE ALONG AND AROUND THE ARC OF THE CURVE AND 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; THENCE SOUTH 22°58'04" EAST, 78.61 FEET; THENCE SOUTH 20°12'08" EAST, 105.23 FEET TO A POINT SITUATE ON A CURVE LEADING SOUTHEASTERLY; 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; THENCE SOUTH 56°19'10" WEST, DEPARTING FROM SAID CURVE, 150.89 FEET; THENCE SOUTH 46°48'10" WEST, 89.37 FEET; THENCE SOUTH 50°12'26" WEST, 114.34 FEET TO REFERENCE POINT "A"; THENCE RETURN TO THE POINT OF BEGINNING; THENCE SOUTH 01°31'34" EAST, DEPARTING FROM SAID SOUTHERLY RIGHT-OF-WAY LINE, 370.00 FEET; THENCE SOUTH 88°28'26" WEST, 238.00 FEET; THENCE SOUTH 58°29'25" WEST, 201.03 FEET; THENCE SOUTH 24°49'18" WEST, 151.17 FEET; THENCE SOUTH 53°03'39" WEST, 165.00 FEET; THENCE SOUTH 81°08'17" WEST, 62.44 FEET; THENCE SOUTH 33°07'10" EAST, 55.00 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE ALONG AND AROUND THE ARC OF THE CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1118.29 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 27°52'10" EAST, 204.65 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 22°37'10" EAST, 72.48 FEET; THENCE SOUTH 64°16'04" WEST, 60.09 FEET; THENCE SOUTH 22°37'10" EAST, 120.79 FEET; THENCE SOUTH 77°26'58" WEST, 119.76 FEET; THENCE SOUTH 28°09'52" EAST, 22.16 FEET; THENCE SOUTH 29°16'17" WEST, 220.95 FEET; THENCE SOUTH 21°49'07" WEST, 50.01 FEET; THENCE SOUTH 18°50'40" WEST, 145.97 FEET; THENCE NORTH 58°07'17" WEST, 59.29 FEET; THENCE NORTH 83°26'11" WEST, 538 FEET, MORE OR LESS, TO THE WATERS OF DUNNS CREEK; THENCE IN A NORTHERLY DIRECTION ALONG THE MEANDERINGS THEREOF, 1398 FEET, MORE OR LESS, TO ITS INTERSECTION WITH A LINE BEARING SOUTH 70°46'34" WEST, FROM THE AFOREMENTIONED REFERENCE POINT "A"; THENCE NORTH 70°46'34" EAST, DEPARTING FROM SAID WATERS, 313 FEET, MORE OR LESS, TO SAID REFERENCE POINT "A" AND TO CLOSE.

ADOPTION and DEDICATION

This is to certify that Dostie Investments, Inc. 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 ONE, and has caused the same to be surveyed and subdivided; that this plat made in accordance with said survey, is hereby adopted as a true and correct plat of said lands. All right-of-ways, easements for drainage, non-access easements and Tract "D" (additional right-of-way), except all private easements and conservation easements which shall remain privately owned and the sale and exclusive property of the owner, its successor and assigns as shown hereon, are hereby irrevocably without reservation, dedicated to the City of Jacksonville, its successors and assigns. All water and sewer easements and Tract "C" (Lift Station) are to be dedicated to the Jacksonville Electric Authority, its successors and assigns. The Ownership of Tracts "A" and "B" to be retained by Dostie Investments, Inc. The drainage easements hereby dedicated shall permit the City of Jacksonville and 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 rights-of-ways hereby dedicated together with all soil, nutrients, chemicals and all other substances which may flow or pass from right-of-ways, 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 or assigns for any damages, injuries or losses to persons or property resulting from the acceptance or use of these drainage easements by the City of Jacksonville, its successors or assigns; (2) the lakes/stormwater management facilities shown on this plat are owned in fee simple title by the abutting property owners; and the City of Jacksonville by acceptance of this plat assumes no responsibility for the removal or treatment of aquatic plants and animals, soil, chemicals or any other substance or thing that may even be or come within said lakes/stormwater management facilities which these easements traverse, nor any responsibility for maintenance or preservation of the water purity, water level or water depth which responsibilities shall be those of the abutting owners; and; (3) the City of Jacksonville, its successors and assigns shall not be liable nor responsible for the creation, operation, failure or destruction of any 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/stormwater management facilities shown on this plat, but shall have the right to modify the existence of the lakes/stormwater management facilities and that which retains it, to effect adequate drainage, including but not limited to, the right to remove any water level control structures or any part thereof. Dostie Investments, Inc. developer and owner of the lands described and captioned hereon shall indemnify the City of Jacksonville and save it harmless from suits, actions, damages, liability and expense in connection with loss of life, bodily or personal injury, property damage or other damage arising from or out of any occurrence in, upon, or at, or from the lakes/stormwater management facilities described above, or any part thereof, or occasioned wholly or in part by any act or omission of Dostie Investments, Inc., or their agents, contractors, employees, servants, licensees or concessionaires with SADDLEWOOD UNIT ONE. This indemnification shall run with the land and the assigns of Dostie Investments, Inc. and shall be subject to it. Those easements designated as "J.E.A.E." are hereby irrevocably dedicated to the Jacksonville Electric Authority, its successors and assigns, for its exclusive use in conjunction with its underground electrical system. Those easements designated as "J.E.A.E." are hereby irrevocably dedicated to the Jacksonville Electric Authority, 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 executed by their respective agents and seals affixed, this 29th day of July A.D., 1998.

DOSTIE INVESTMENTS, INC.

Witness:

Witness:

Richard R. Dostie
Personal Representative of
J. Rene Dostie, Sr.

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 29 day of July A.D., 1998, by Richard R. Dostie, Personal Representative of J. Rene Dostie, Sr., President, of Dostie Investments, Inc. on behalf of the Corporation, who is personally known to me.

Notary Public State of
Florida at Large

August 30, 2001
My Commission Expires:

NOTARY PUBLIC - STATE OF FLORIDA
BEVERLY A. SMITH
COMMISSION # CC854896
EXPIRES 8/30/2001
BONDED THRU ASA 1-888-NOTARY1

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

PSD #97-002

DEV. #3590

Approved 8/6/98
Date
Thall
City Engineer
for Director of Public Works
Approved 8/6/98
Date
Thall
for General Counsel

CLERKS CERTIFICATE 98-195077

This is to Certify that this plat has been examined and approved by the City Council of the City of Jacksonville, Florida and submitted to me for recording and is recorded in Plat Book 52 Pages 16-16D, of the Public Records of Duval County, Florida.

Signed this 11th day of August A.D., 1998.

Henry W. Cook
Clerk: Henry W. Cook

By: Henry W. Cook
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.

Glenn E. McGregor
Director of Public Works

Date: 08/11/98

PLAT CONFORMITY REVIEW

This plat has been reviewed and found in compliance with Part 1, Chapter 177, Florida Statutes, this 6th day of August, 1998.

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.

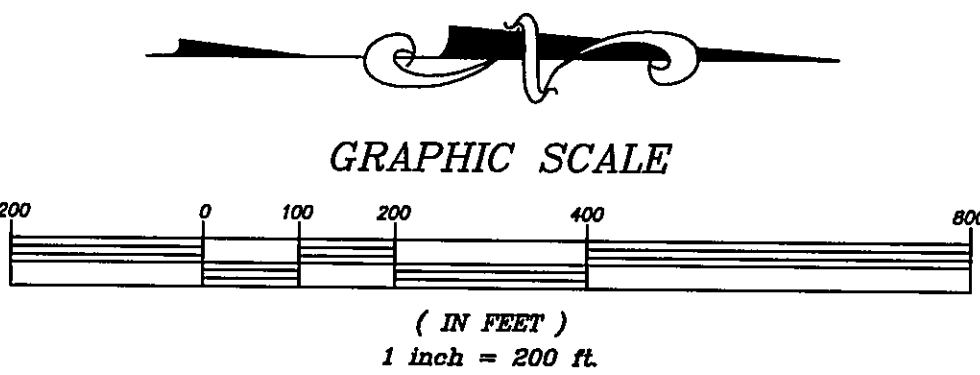
Signed this 31st day of July A.D., 1998.

Larry A. Eddy
Larry A. Eddy
Florida Registered Land Surveyor No. 4144
Tri-State Land Surveyors, Inc.
Jacksonville, Florida

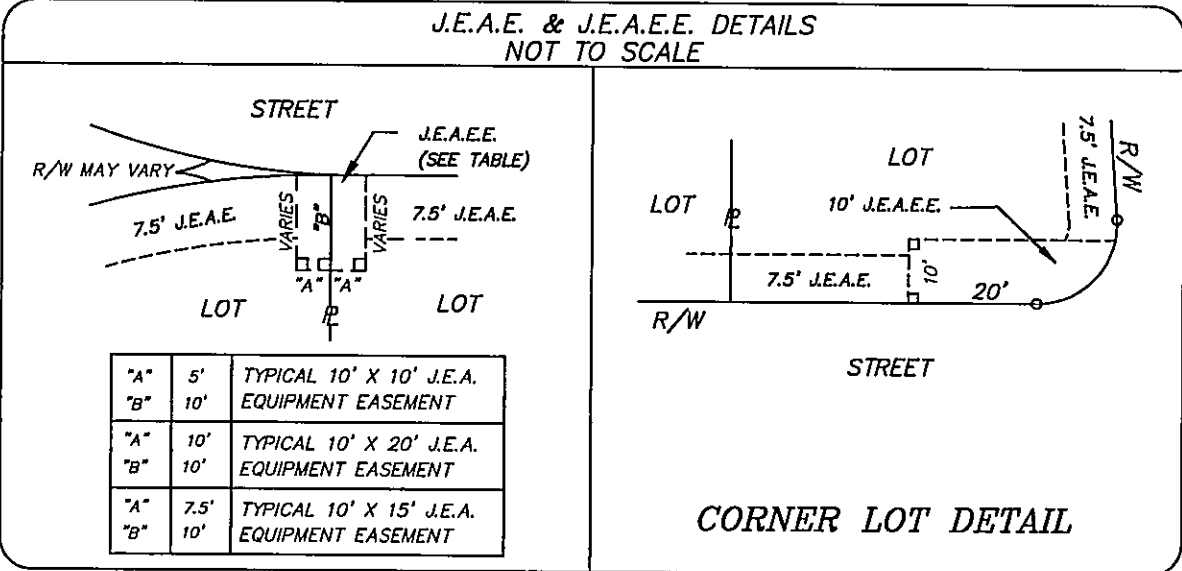
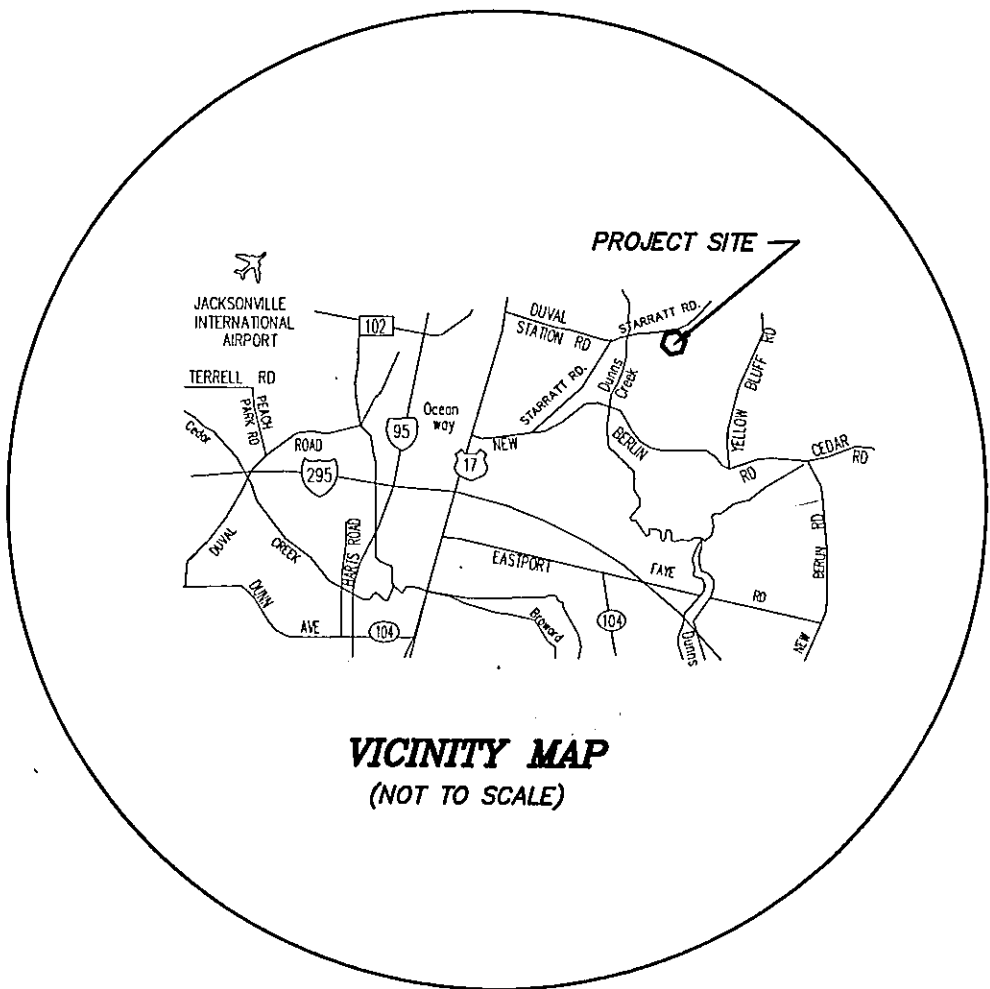
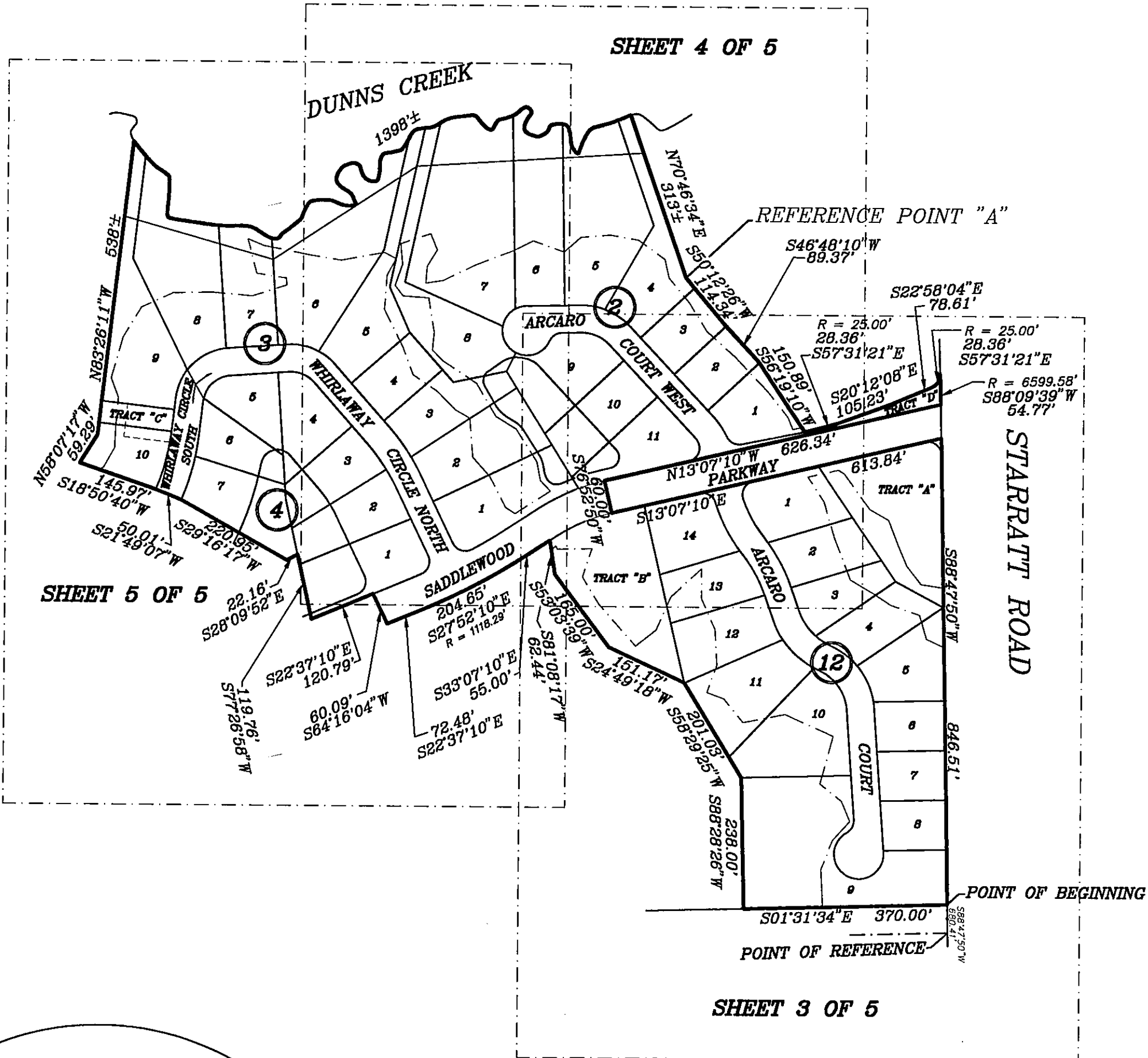
SADDLEWOOD UNIT ONE

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.

KEY SHEET



- NOTES:
- 1.) ■ Denotes Permanent Reference Monuments Stamped RLS #4144.
 - 2.) ○ Denotes Permanent Control Points 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.) J.E.A.E. Denotes Jacksonville Electric Authority Easement. These easements shall remain totally unobstructed by any permanent improvements which may impede the use of said easement by the Jacksonville Electric Authority. The installation of fences, hedges, and landscaping is permissible but subject to removal by Jacksonville Electric Authority at the expense of each lot owner for the removal and for replacement of such items.
 - 11.) J.E.A.E.E. Denotes Jacksonville Electric Authority Equipment Easement. These easements shall remain totally unobstructed by any improvements that may impede the use and access of said easement by the Jacksonville Electric Authority.
 - 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 the Jacksonville Electric Authority in conjunction with the underground electrical distribution system.
 - 14.) All easements are for Drainage, Utilities and Sowers 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.) ② Denotes block number.
 - 19.) + Denotes street direction change.



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.

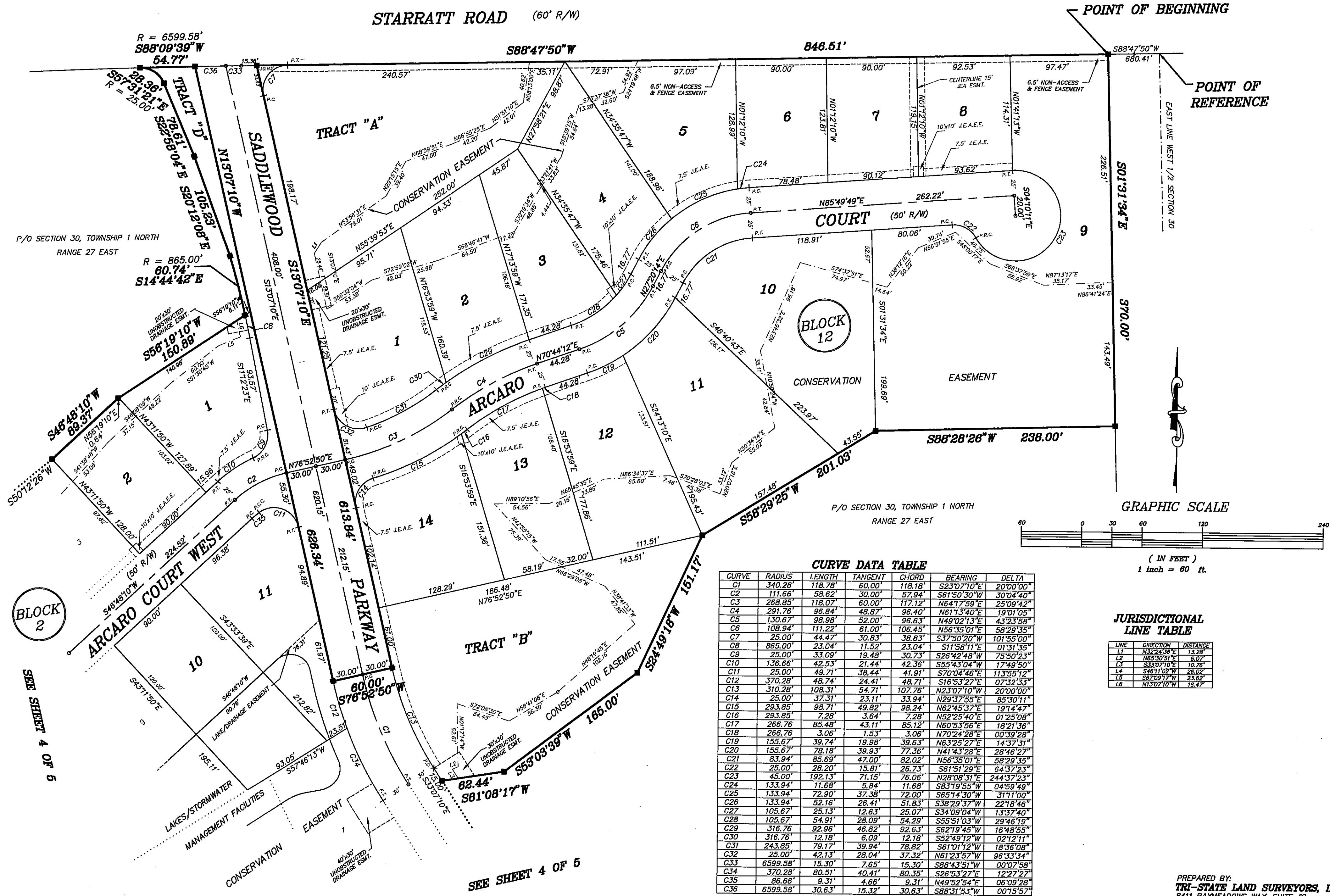
SADDLEWOOD UNIT ONE

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SHEET **3** OF **5** SHEETS

SEE SHEET 2 FOR GENERAL NOTES

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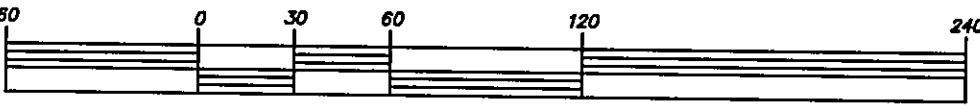
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SEE SHEET 2 FOR GENERAL NOTES



GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

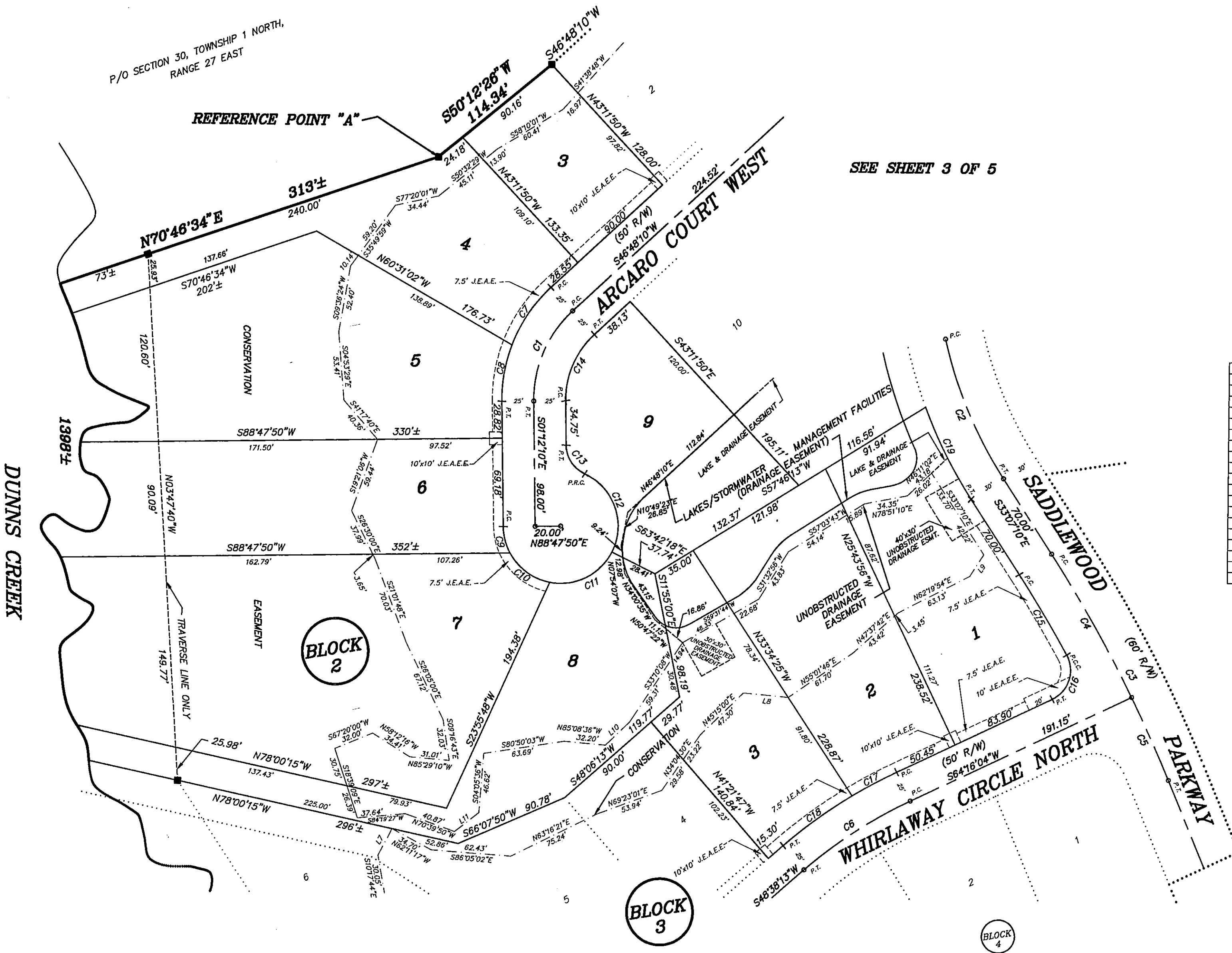
SEE SHEET 3 OF 5

CURVE DATA TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	94.32'	79.03'	42.00'	76.74'	S22°48'00"W	48°00'20"
C2	340.28'	118.78'	60.00'	118.18'	S23°07'10"E	20°00'00"
C3	1088.29'	199.44'	100.00'	199.16'	S27°52'10"E	10°30'00"
C4	1088.29'	128.42'	64.28'	128.34'	S28°44'21"E	06°45'39"
C5	1088.29'	71.02'	35.52'	71.01'	S24°29'21"E	03°44'21"
C6	364.28'	99.38'	50.00'	99.07'	S56°27'08"W	15°37'51"
C7	119.32'	54.86'	27.92'	54.37'	S33°37'56"W	26°20'27"
C8	119.32'	45.12'	22.83'	44.85'	S09°37'46"W	21°39'53"
C9	45.00'	21.64'	11.03'	21.43'	S14°58'49"E	27°33'18"
C10	45.00'	39.98'	21.42'	38.68'	S54°12'42"E	50°54'29"
C11	45.00'	58.15'	33.93'	54.19'	N63°18'53"E	74°02'21"
C12	45.00'	72.35'	46.70'	64.81'	N19°45'56"W	92°07'15"
C13	25.00'	28.20'	15.81'	26.73'	N33°30'52"W	64°37'23"
C14	69.32'	58.08'	30.87'	56.40'	N22°48'00"E	48°00'20"
C15	1058.29'	73.01'	36.52'	73.00'	S31°08'35"E	03°57'10"
C16	25.00'	40.77'	26.55'	36.40'	S17°33'02"W	93°26'03"
C17	389.28'	39.59'	19.81'	39.57'	S81°21'15"W	05°49'38"
C18	389.28'	66.61'	33.39'	66.53'	S53°32'19"W	09°48'13"
C18	370.28'	80.51'	40.41'	80.35'	S26°53'27"E	12°27'27"

JURISDICTIONAL LINE TABLE

LINE	DIRECTION	DISTANCE
L7	S27°31'40"W	23.43'
L8	S84°34'48"E	35.31'
L9	N32°23'36"E	20.14'
L10	S45°42'14"W	26.68'
L11	S51°34'25"W	24.19'



SEE SHEET 5 OF 5

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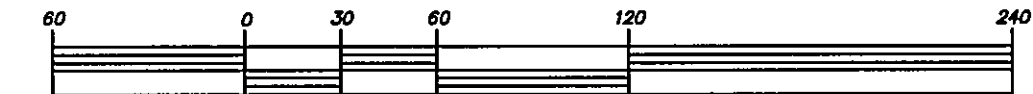
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SHEET 5 OF 5 SHEETS

SEE SHEET 2 FOR GENERAL NOTES



GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

JURISDICTIONAL
LINE TABLE

LINE	DIRECTION	DISTANCE
L12	S28°30'12"E	9.21'
L13	N82°33'51"E	12.65'
L14	S27°31'40"W	23.43'

P/O SECTION 30, TOWNSHIP 1 NORTH,
RANGE 17 EAST

CURVE DATA TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	1088.29'	199.44'	100.00'	199.16'	S27°52'10"E	10°30'00"
C2	1088.29'	128.42'	64.28'	128.34'	S29°44'21"E	06°45'39"
C3	1088.29'	71.02'	35.52'	71.01'	S24°29'21"E	03°44'21"
C4	364.28'	99.38'	50.00'	99.07'	S56°27'08"W	15°37'51"
C5	80.94'	74.30'	40.00'	71.72'	S22°20'24"W	52°35'38"
C6	78.18'	108.45'	65.00'	99.96'	S43°41'48"E	79°28'45"
C7	398.41'	115.39'	58.10'	114.99'	S75°08'21"E	16°35'39"
C8	105.94'	38.41'	19.42'	38.20'	S38°15'06"W	20°46'14"
C9	105.94'	58.84'	30.20'	58.09'	S11°57'17"W	31°49'24"
C10	103.18'	4.75'	2.37'	4.75'	S05°16'29"E	02°30'07"
C11	103.18'	82.81'	43.78'	80.61'	S29°35'07"E	45°59'09"
C12	103.18'	55.67'	28.48'	54.90'	S68°00'26"E	30°51'29"
C13	373.41'	108.73'	54.75'	108.35'	S75°05'40"E	16°41'02"
C14	423.41'	82.56'	41.41'	82.43'	N72°30'25"W	11°01'18"
C15	423.41'	39.49'	19.76'	39.47'	N80°45'52"W	05°20'37"
C16	53.18'	5.52'	2.76'	5.52'	N80°27'37"W	05°57'08"
C17	53.18'	68.25'	39.73'	63.66'	N40°43'14"W	73°31'38"
C18	55.94'	51.35'	27.65'	49.57'	N22°20'24"E	52°35'38"
C19	339.28'	54.42'	27.27'	54.36'	N53°13'55"E	09°11'24"
C20	339.28'	38.14'	19.09'	38.12'	N61°02'50"E	06°26'26"
C21	25.00'	40.19'	25.94'	36.00'	S69°40'32"E	92°06'48"
C22	1058.29'	18.46'	9.23'	18.46'	S23°07'09"E	00°59'59"

PREPARED BY:
TRI-STATE LAND SURVEYORS, INC.
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PSD #97-002 DEV.# 3590