

SADDLEWOOD UNIT TWO

PLAT BOOK 53 PAGE 22

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: BEGIN AT THE SOUTHEASTERLY CORNER OF LOT 9, BLOCK 12, AS SHOWN ON THE MAP OF SADDLEWOOD UNIT ONE, RECORDED IN PLAT BOOK 52, PAGES 16, 16A, 16B, 16C AND 16D OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 01°31'34" EAST, 1348.87 FEET; THENCE NORTH 87°13'57" WEST, 293.43 FEET TO A POINT ON A CURVE LEADING NORTHWESTERLY; THENCE ALONG AND AROUND THE ARC OF THE CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 172.18 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 06°31'46" WEST, 128.74 FEET TO A POINT ON SAID CURVE; THENCE SOUTH 64°59'49" WEST, DEPARTING FROM SAID CURVE, 338.95 FEET; THENCE NORTH 58°07'17" WEST, 261.00 FEET TO THE SOUTHEASTERLY CORNER OF LOT 10, BLOCK 3 OF THE FOREMENTIONED PLAT OF SADDLEWOOD UNIT ONE; THENCE IN A NORTHEASTERLY AND NORTHWESTERLY DIRECTION ALONG THE BOUNDARY OF SAID SADDLEWOOD UNIT ONE, THE FOLLOWING FIFTEEN (15) COURSES AND DISTANCES: COURSE NUMBER ONE: THENCE NORTH 18°50'40" EAST, 145.97 FEET; COURSE NUMBER TWO: THENCE NORTH 21°49'07" EAST, 50.01 FEET; COURSE NUMBER THREE: THENCE NORTH 29°16'17" EAST, 220.95 FEET; COURSE NUMBER FOUR: THENCE NORTH 28°09'52" WEST, 22.16 FEET; COURSE NUMBER FIVE: THENCE NORTH 77°26'58" EAST, 119.76 FEET; COURSE NUMBER SIX: THENCE NORTH 22°37'10" WEST, 120.79 FEET; COURSE NUMBER SEVEN: THENCE NORTH 64°15'49" EAST, 60.09 FEET; COURSE NUMBER EIGHT: THENCE NORTH 22°37'10" WEST, 72.48 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; COURSE NUMBER NINE: 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 NORTH 27°52'10" WEST, 204.95 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NUMBER TEN: THENCE NORTH 33°07'10" WEST, 55.00 FEET; COURSE NUMBER ELEVEN: THENCE NORTH 81°08'17" EAST, 62.44 FEET; COURSE NUMBER TWELVE: THENCE NORTH 53°03'39" EAST, 165.00 FEET; COURSE NUMBER THIRTEEN: THENCE NORTH 24°49'18" EAST, 151.17 FEET; COURSE NUMBER FOURTEEN: THENCE NORTH 58°29'25" EAST 201.03 FEET; COURSE NUMBER FIFTEEN: THENCE NORTH 88°28'26" EAST, 238.00 FEET TO THE POINT OF BEGINNING.

CLERK'S CERTIFICATE

99311102

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 22 of the Public Records of Duval County, Florida.

Signed this 28th day of December A.D., 1999.

Henry W. Cook
Clerk: Henry W. Cook

By: [Signature]
Deputy Clerk

Approved 12-17-99
Date
[Signature]
City Engineer
for Director of Public Works
Approved 12-23-99
Date
[Signature]
for General Counsel

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]
Director of Public Works

Date: 12/28/99

PLAT CONFORMITY REVIEW

This Plat has been reviewed and found in compliance with Part 1, Chapter 177, Florida Statutes, this 17th day of December 1999.

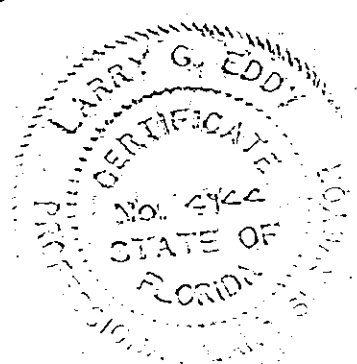
Glenn E. McGregor
Glenn E. McGregor
Professional Land Surveyor No. 4252

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 28th day of DEC. A.D., 1999.

[Signature]
Larry G. Eddy
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, and Renex Homes, Inc. both a corporation under the laws of the State of Florida, are the lawful owners of the lands described in the caption hereon known as SADDLEWOOD UNIT TWO, 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 Owners, their 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 TWO. This indemnification shall run with the land and the successors and assigns of the owners 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 _____ Day of _____ 1999.

THE RENE DOSTIE COMPANY, ; RENEX HOMES, INC.

Witness: *[Signature]*

Witness: *[Signature]*

[Signature]
Rene Dostie Jr., President, The Rene Dostie Company,
Rene Dostie Jr., President, Renex Homes, Inc.

TUCKER FEDERAL BANK d/b/a FAIRFIELD MORTGAGE

Witness: *[Signature]*

Witness: *[Signature]*

[Signature]
Stephen C. Meadows,
Vice President

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 9th day of December A.D., 1999, by Rene Dostie Jr., President, on behalf of The Rene Dostie Company, Inc. and Renex Homes, Inc. who is personally known to me.

[Signature]
Notary Public, State of
Florida at Large

3-8-2002
My Commission Expires:



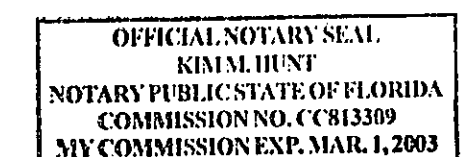
STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 9th day of December A.D., 1999, by Stephen C. Meadows, Vice President, on behalf of the Corporation who is personally known to me.

[Signature]
Notary Public, State of
Florida at Large

3-1-2003
My Commission Expires:



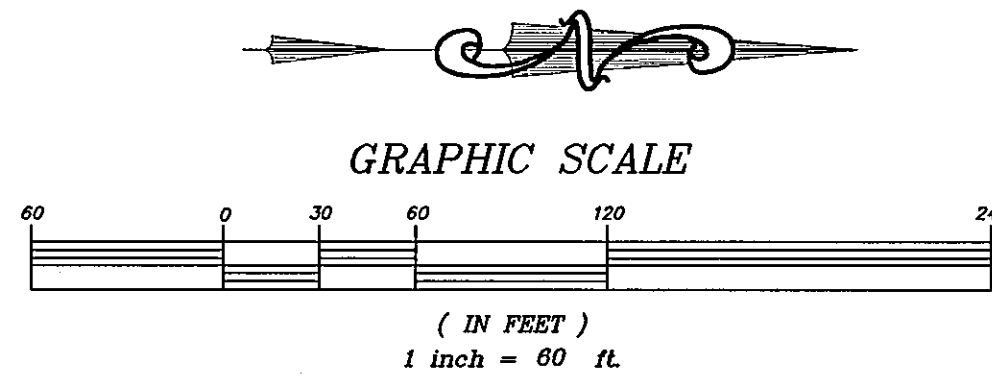
PREPARED BY:
TRI-STATE LAND SURVEYORS, INC.
8411 BAYMEADOWS WAY, SUITE #2
JACKSONVILLE, FLORIDA 32256
PHONE (904) 731-7235
PSD# 97-002 DEV# 3590.1

SADDLEWOOD UNIT TWO

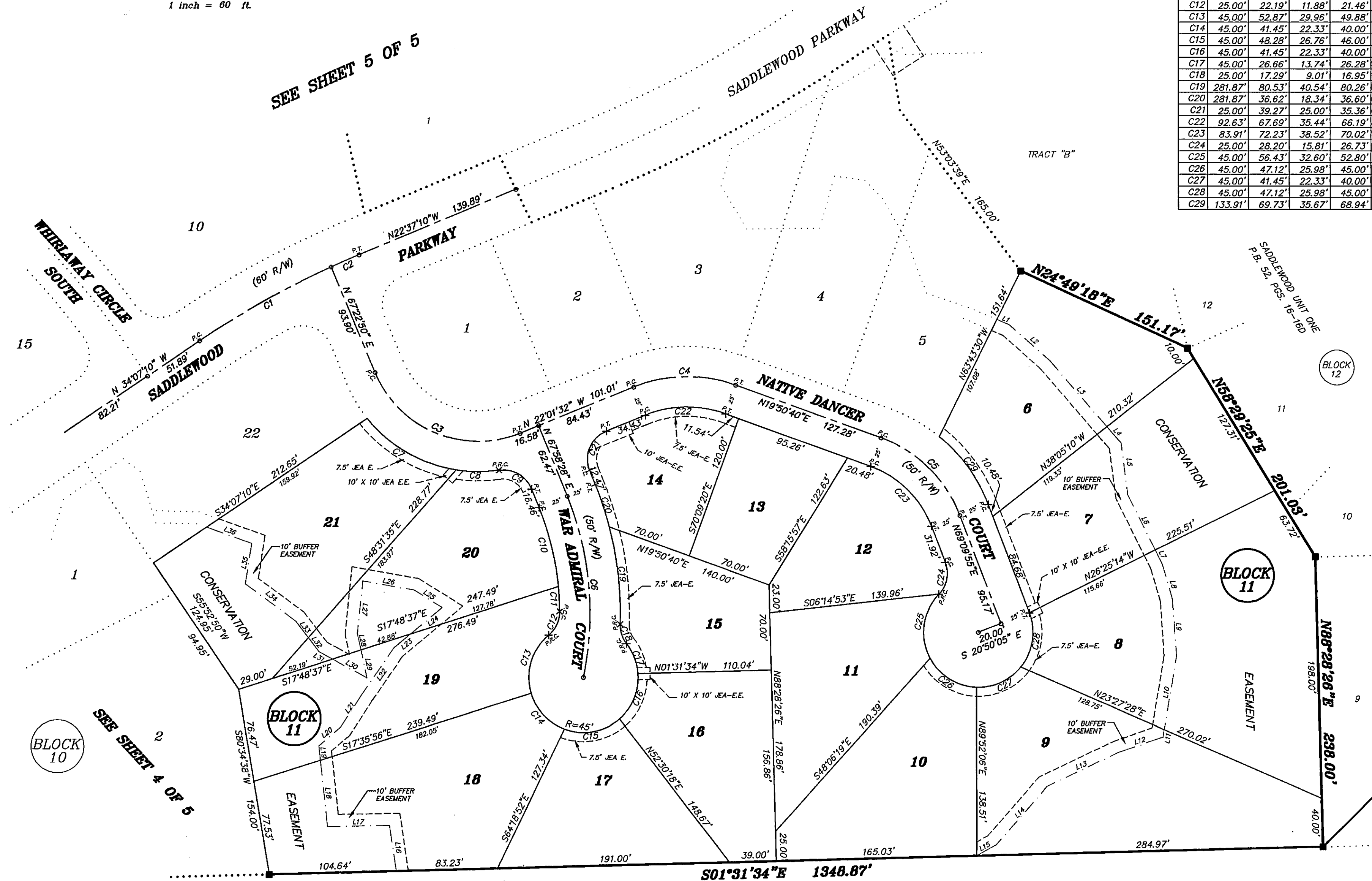
A PORTION OF THE WEST 1/2 OF SECTION 30, LYING WITHIN THE JOHN BROWARD GRANT, SECTION 37,
ALL IN TOWNSHIP 1 NORTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK **53** PAGE **22B**

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



SEE SHEET 5 OF 5



CURVE TABLE						
CURVE	RADIUS	ARC	TANGENT	CHORD	BEARING	DELTA
C1	744.83'	124.32'	62.31'	124.18'	S29°20'15\"E	09°33'49\"
C2	744.83'	25.17'	12.59'	25.17'	S23°35'15\"E	01°56'11\"
C3	91.95'	143.48'	91.00'	129.36'	N22°40'39\"E	89°24'22\"
C4	117.63'	85.96'	45.00'	84.06'	S01°05'26\"E	41°52'12\"
C5	108.91'	93.75'	50.00'	90.88'	S44°30'18\"W	49°19'15\"
C6	256.87'	151.64'	78.10'	149.45'	S84°53'11\"W	33°49'26\"
C7	116.95'	86.54'	45.36'	84.58'	N30°07'16\"E	42°23'53\"
C8	116.95'	35.38'	17.82'	35.24'	N00°15'23\"E	17°19'53\"
C9	25.00'	33.33'	19.67'	30.91'	S29°46'57\"W	76°23'01\"
C10	231.87'	67.08'	33.78'	66.85'	S76°15'44\"W	16°34'31\"
C11	231.87'	20.43'	10.22'	20.43'	S87°04'28\"W	05°02'57\"
C12	25.00'	22.19'	11.88'	21.46'	N64°58'42\"W	50°50'42\"
C13	45.00'	52.87'	29.96'	49.88'	S73°12'42\"E	67°18'41\"
C14	45.00'	41.45'	22.33'	40.00'	N46°44'42\"E	52°46'32\"
C15	45.00'	48.28'	26.76'	46.00'	N10°22'50\"W	61°28'33\"
C16	45.00'	41.45'	22.33'	40.00'	N67°30'23\"W	52°46'32\"
C17	45.00'	26.66'	13.74'	26.28'	S69°07'50\"W	33°57'01\"
C18	25.00'	17.29'	9.01'	16.95'	N71°58'19\"E	39°37'58\"
C19	281.87'	80.53'	40.54'	80.26'	S83°36'12\"W	16°22'11\"
C20	281.87'	36.62'	18.34'	36.60'	S71°41'47\"W	07°26'38\"
C21	25.00'	39.27'	25.00'	35.36'	S67°01'32\"E	90°00'00\"
C22	92.63'	67.69'	35.44'	66.19'	S01°05'26\"E	41°52'12\"
C23	83.91'	72.23'	38.52'	70.02'	S44°30'18\"W	49°19'15\"
C24	25.00'	28.20'	15.81'	26.73'	N78°31'24\"W	64°37'23\"
C25	45.00'	56.43'	32.60'	52.80'	S82°08'08\"E	71°50'51\"
C26	45.00'	47.12'	25.98'	45.00'	N31°56'27\"E	60°00'00\"
C27	45.00'	41.45'	22.33'	40.00'	N24°26'49\"W	52°46'32\"
C28	45.00'	47.12'	25.98'	45.00'	N80°50'05\"W	60°00'00\"
C29	133.91'	69.73'	35.67'	68.94'	S54°14'50\"W	29°50'09\"

JURISDICTIONAL LINE TABLE		
LINE	BEARING	DISTANCE
L1	S23°15'57\"W	11.33'
L2	S41°25'05\"W	43.42'
L3	S49°07'34\"W	72.68'
L4	S49°07'34\"W	17.99'
L5	S82°39'34\"W	42.49'
L6	S63°38'10\"W	50.84'
L7	S63°38'10\"W	13.44'
L8	S73°48'57\"W	29.53'
L9	S86°00'12\"W	46.84'
L10	N80°26'50\"W	60.86'
L11	N80°26'50\"W	6.21'
L12	N19°06'06\"W	38.59'
L13	N25°27'07\"W	65.60'
L14	N48°54'56\"W	64.01'
L15	N29°13'52\"W	17.66'
L16	S81°34'15\"W	38.00'
L17	S00°55'10\"E	51.11'
L18	S83°49'19\"W	54.61'
L19	S83°49'19\"W	12.00'
L20	N40°21'26\"W	23.41'
L21	N56°45'50\"W	32.06'
L22	N55°22'14\"W	46.17'
L23	N39°52'17\"W	18.19'
L24	N39°52'17\"W	33.94'
L25	S31°45'35\"W	27.00'
L26	S09°57'30\"W	43.08'
L27	S84°12'53\"E	43.38'
L28	N77°48'54\"E	13.68'
L29	N77°48'54\"E	23.42'
L30	S28°23'12\"W	32.29'
L31	S28°23'12\"W	12.72'
L32	N52°37'17\"E	14.54'
L33	N52°37'17\"E	17.36'
L34	N36°14'40\"E	51.16'
L35	S80°59'29\"E	33.62'
L36	N19°44'54\"E	39.49'

POINT OF BEGINNING

SADDLEWOOD UNIT TWO

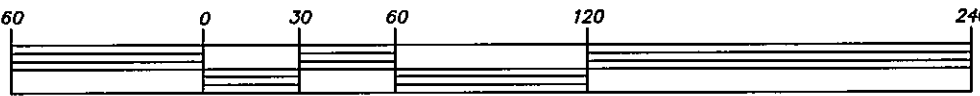
A PORTION OF THE WEST 1/2 OF SECTION 30, LYING WITHIN THE JOHN BROWARD GRANT, SECTION 37,
ALL IN TOWNSHIP 1 NORTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 53 PAGE 22C

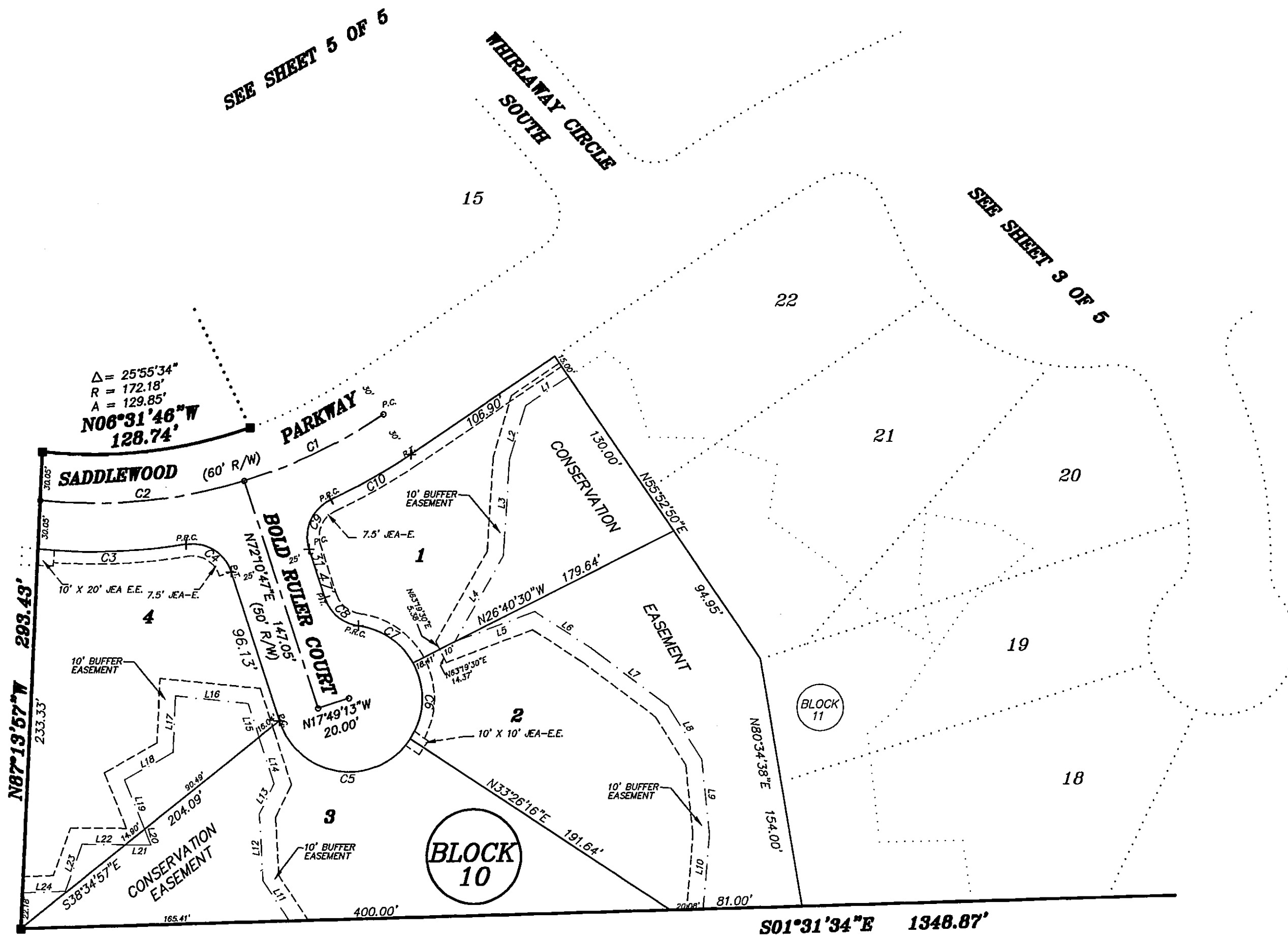
SHEET 4 OF 5 SHEETS



GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.



CURVE TABLE						
CURVE	RADIUS	ARC	TANGENT	CHORD	BEARING	DELTA
C1	316.96'	95.39'	48.06'	95.03'	N25°29'53\"W	17°14'35\"
C2	316.96'	127.03'	64.38'	126.18'	N05°23'42\"W	22°57'46\"
C3	346.96'	91.33'	45.93'	91.07'	N01°44'31\"W	15°04'54\"
C4	25.00'	35.54'	21.53'	32.63'	S31°26'55\"W	81°27'45\"
C5	45.00'	101.11'	93.80'	81.15'	N07°48'32\"E	128°44'32\"
C6	45.00'	48.84'	27.14'	46.48'	N87°39'14\"W	62°11'00\"
C7	45.00'	42.17'	22.78'	40.65'	S34°24'20\"W	53°41'52\"
C8	25.00'	28.20'	15.81'	26.73'	N39°52'06\"E	64°37'23\"
C9	25.00'	36.25'	22.15'	33.16'	S66°16'39\"E	83°05'08\"
C10	346.96'	56.83'	28.48'	56.77'	N29°25'37\"W	09°23'05\"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S34°07'10\"E	31.90'
L2	N73°19'16\"W	34.27'
L3	N86°05'32\"W	59.77'
L4	N60°06'42\"W	60.83'
L5	S20°34'00\"E	53.00'
L6	S33°06'23\"W	42.20'
L7	S37°06'49\"W	57.98'
L8	S57°32'41\"W	38.83'
L9	S84°21'53\"W	46.57'
L10	N85°06'12\"W	45.89'
L11	N56°49'06\"E	29.70'
L12	N87°03'11\"E	40.79'
L13	S64°16'12\"E	21.00'
L14	S72°10'47\"W	29.79'
L15	S72°10'47\"W	21.75'
L16	N05°50'18\"E	45.03'
L17	N87°23'55\"W	34.48'
L18	N29°30'43\"W	34.21'
L19	S68°23'56\"W	32.72'
L20	S68°23'56\"W	10.16'
L21	N00°35'45\"E	15.39'
L22	N00°35'45\"E	26.80'
L23	N69°56'23\"W	30.87'
L24	N01°28'41\"W	26.16'

SADDLEWOOD UNIT TWO

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.

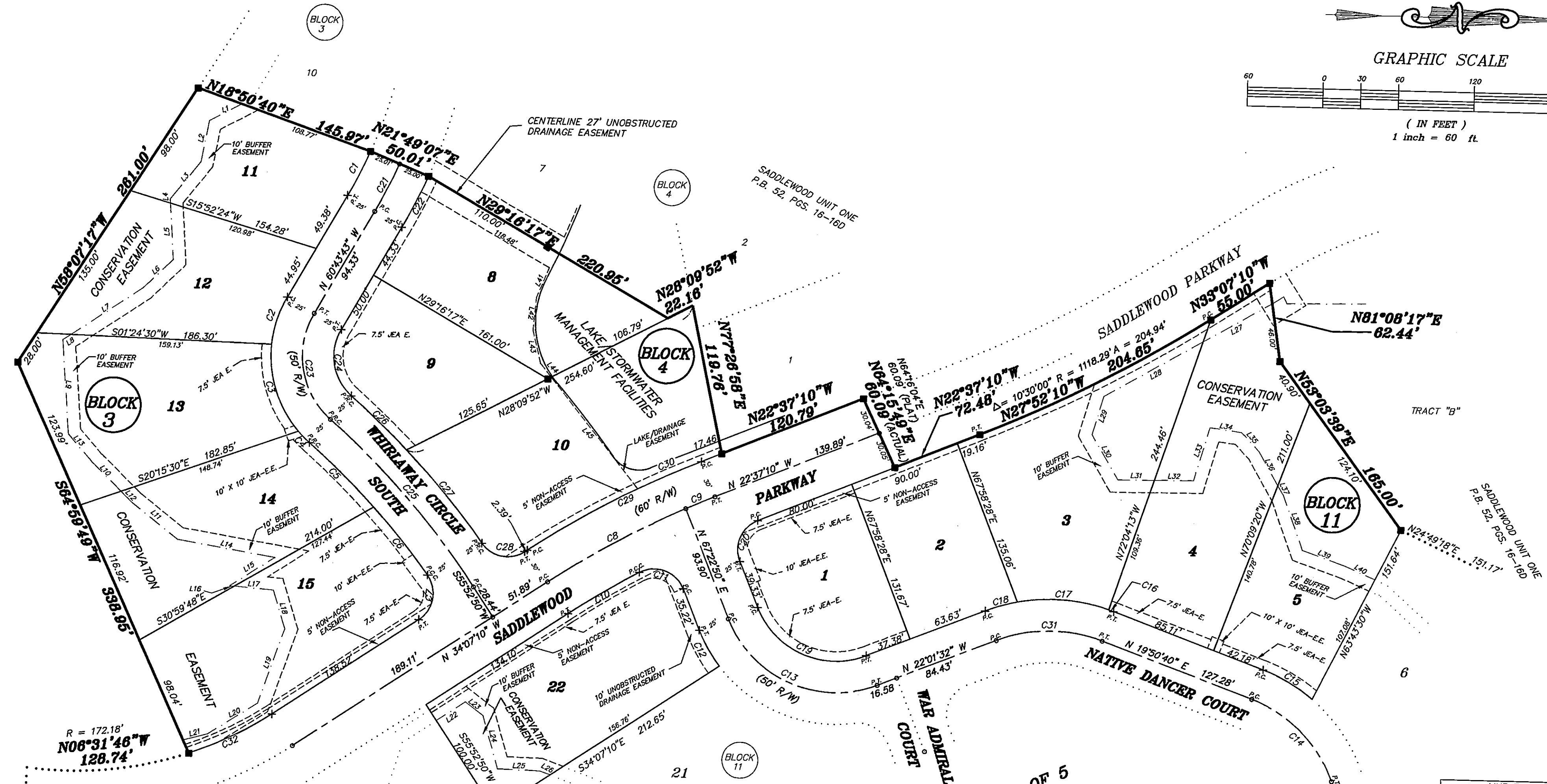
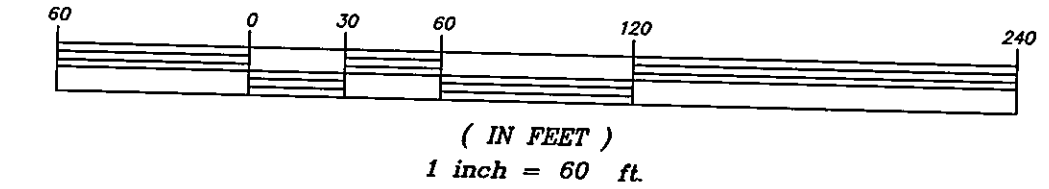
PLAT BOOK 53 PAGE 22.D

SHEET 5 OF 5 SHEETS

SEE SHEET 2 FOR GENERAL NOTES



GRAPHIC SCALE



SEE SHEET 4 OF 5

SEE SHEET 3 OF 5

CURVE TABLE					
CURVE	RADIUS	ARC	TANGENT	CHORD	BEARING
C1	373.41'	39.26'	19.65'	39.24'	N63°44'26\"W
C2	92.03'	39.82'	20.23'	39.51'	S73°07'32\"E
C3	92.03'	73.98'	39.12'	72.00'	N71°27'00\"E
C4	92.03'	12.67'	6.35'	12.66'	N44°28'38\"E
C5	630.50'	72.52'	36.30'	72.48'	S43°49'38\"W
C6	630.50'	68.71'	34.39'	68.68'	S50°14'40\"W
C7	25.00'	40.37'	26.12'	36.12'	N80°22'35\"W
C8	744.83'	124.32'	62.31'	124.18'	S29°20'15\"E
C9	744.83'	25.17'	12.59'	25.17'	S23°35'15\"E
C10	714.83'	65.43'	32.74'	65.41'	S31°29'50\"E
C11	25.00'	42.00'	27.89'	37.23'	S19°15'10\"W
C12	116.95'	32.78'	16.50'	32.67'	N59°21'01\"E
C13	91.95'	143.48'	91.00'	129.36'	N22°40'39\"E
C14	108.91'	93.75'	50.00'	90.88'	S44°30'18\"W
C15	133.91'	45.54'	22.99'	45.32'	S29°35'13\"W

CURVE TABLE					
CURVE	RADIUS	ARC	TANGENT	CHORD	BEARING
C16	142.63'	4.06'	2.03'	4.06'	S19°01'45\"W
C17	142.63'	73.64'	37.66'	72.83'	S03°25'20\"W
C18	142.63'	26.53'	13.30'	26.49'	S16°41'50\"E
C19	66.95'	104.47'	66.26'	94.19'	N22°40'39\"E
C20	25.00'	39.27'	25.00'	35.36'	S67°37'10\"E
C21	398.41'	42.51'	21.28'	42.49'	N63°47'08\"W
C22	423.41'	45.76'	22.90'	45.74'	N63°49'30\"W
C23	67.03'	92.12'	55.00'	85.04'	N79°54'06\"E
C24	42.03'	57.76'	34.49'	53.32'	N79°54'06\"E
C25	655.50'	175.60'	88.33'	175.07'	S48°12'23\"W
C26	680.50'	61.35'	30.70'	61.33'	N79°54'06\"E
C27	680.50'	95.32'	47.74'	95.24'	S49°42'37\"W
C28	25.00'	38.33'	24.08'	34.68'	N09°48'06\"E
C29	774.83'	155.52'	78.02'	155.26'	S28°22'10\"E
C30	774.83'	55.03'	27.53'	55.02'	S24°39'14\"E
C31	117.63'	85.96'	45.00'	84.06'	S01°05'26\"E
C32	286.96'	73.26'	36.83'	73.06'	S26°48'21\"E

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S28°30'15\"E	29.21'
L2	S79°50'40\"E	33.00'
L3	S51°56'50\"E	38.47'
L4	N85°49'58\"E	3.61'
L5	N85°49'58\"E	44.90'
L6	S44°42'37\"E	33.02'
L7	S34°18'32\"E	67.75'
L8	S34°18'32\"E	7.92'
L9	N85°19'36\"E	75.02'
L10	N44°08'08\"E	33.61'
L11	N37°39'15\"E	47.01'
L12	N44°08'08\"E	12.18'
L13	N48°16'07\"E	28.18'
L14	N09°02'15\"E	78.39'
L15	S33°32'49\"E	42.38'
L16	N04°10'41\"E	3.57'
L17	N04°10'41\"E	31.21'
L18	N22°10'00\"E	32.06'
L19	N71°14'12\"W	62.91'
L20	N33°10'19\"W	46.62'
L21	N15°26'04\"W	19.96'
L22	S34°07'10\"E	27.56'

LINE TABLE		
LINE	BEARING	DISTANCE
L23	N36°47'46\"E	24.22'
L24	N73°04'06\"E	43.93'
L25	N01°22'50\"E	33.62'
L26	N19°44'54\"E	8.56'
L27	N30°13'03\"W	62.93'
L28	N30°13'03\"W	89.66'
L29	N74°05'27\"W	31.71'
L30	S58°59'47\"W	41.25'
L31	S00°35'30\"E	29.11'
L32	S00°35'30\"E	31.06'
L33	S74°08'19\"E	44.14'
L34	S07°10'34\"W	25.44'
L35	S46°31'02\"W	20.50'
L36	S59°40'57\"W	30.79'
L37	S59°40'57\"W	9.31'
L38	S69°34'02\"W	46.06'
L39	S18°34'35\"W	36.40'
L40	S23°15'57\"W	25.56'
L41	S67°44'16\"E	25.72'
L42	S85°17'21\"E	25.86'
L43	N75°39'20\"E	27.15'
L44	S50°56'23\"W	13.83'
L45	S50°56'23\"W	112.31'

PREPARED BY:
TRI-STATE LAND SURVEYORS, INC.
8411 BAYMEADOWS WAY, SUITE #2
JACKSONVILLE, FLORIDA 32256
PHONE (904) 731-7235
PSD# 97-002 DEV# 3590.1