

VILLAGES at WESTLAND PHASE II-A

A REPLAT OF TRACTS 5, 6, AND 12, BLOCK 2, SECTION 30, TOWNSHIP 3 SOUTH, RANGE 26 EAST OF JACKSONVILLE HEIGHTS, PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS TOGETHER WITH A PART OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 26 EAST ALL IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

VILLAGES AT WESTLAND PHASE II-A

CAPTION

A part of Tracts 5, 6 and 12, Block 2, Section 30, Township 3 South, Range 26 East, JACKSONVILLE HEIGHTS, as shown on the plat thereof, recorded in Plat Book 5, page 93, of the Current Public Records of Duval County, Florida; together with a part of the Northwest one-quarter (1/4), of Section 30, Township 3 South, Range 26 East, all in the City of Jacksonville, Duval County, Florida, said parcel of land being more particularly described as follows:

For a POINT OF BEGINNING, BEGIN at the Southwest corner of Lot 42, VILLAGES AT WESTLAND UNIT ONE, as shown on the plat thereof, recorded in Plat Book 53, pages 32, 32A, 32B and 32C, of the Current Public Records of Duval County, Florida, and run thence North 80°40'22" West, along a Westerly prolongation of the Southerly line of said VILLAGES AT WESTLAND UNIT ONE, (also being the Northerly line of the plat of THE LAKES AT WESTLAND UNIT ONE, as shown on the plat thereof, recorded in Plat Book 51, pages 98, 98A, 98B, 98C, 98D, 98E and 98F of the Current Public Records of said Duval County, Florida), a distance of 61.56 feet, to a point; thence departing from said plat, run North 37°08'12" East, a distance of 89.22 feet, to a point; run thence North 32°27'59" West, a distance of 213.81 feet, to a point; run thence North 20°36'55" West, a distance of 62.53 feet, to a point; run thence North 38°12'34" West, a distance of 159.39 feet, to a point; run thence North 36°14'25" East, a distance of 106.70 feet, to a point; run thence North 04°31'40" West, a distance of 193.36 feet, to a point; run thence North 55°29'31" West, a distance of 128.92 feet, to a point; run thence North 23°11'54" West, a distance of 9.64 feet, to a point; run thence South 79°51'07" West, a distance of 123.37 feet, to a point; run thence South 87°55'00" West, a distance of 50.50 feet, to a point, on the arc of a curve, leading Northwestwardly; run thence Northwestwardly, along and around the arc of a curve, concave Southwestwardly, and having a radius of 25.00 feet; through a central angle of 103°03'01" to the left, an arc distance of 44.96 feet, last said arc being subtended by a chord bearing and distance of North 61°40'23" West, 39.14 feet; run thence North 04°22'06" East, a distance of 56.40 feet, to a point; run thence North 23°11'54" West, a distance of 110.04 feet, to a point; run thence North 66°48'06" East, a distance of 323.43 feet, to a point; run thence North 46°13'01" East, a distance of 213.09 feet, to a point; run thence North 86°17'17" East, a distance of 278.57 feet, to a point on the Westerly boundary of those lands described and recorded as Parcel "A", of the WILLOW LAKES CONDOMINIUMS, as recorded in Official Records Volume 4299, pages 232 through 278 inclusively, of the Current Public Records of said Duval County, Florida; run thence, South 00°24'11" West, along last said line, a distance of 669.85 feet, to a point in said boundary of WILLOW LAKES CONDOMINIUMS; thence departing from said boundary, run South 29°32'04" East, a distance of 77.09 feet, to a point on the aforesaid Westerly boundary of those lands described and recorded as Parcel "A", of the WILLOW LAKES CONDOMINIUMS, as recorded in Official Records Volume 4299, pages 232 through 278 inclusively, of the Current Public Records of said Duval County, Florida; run thence South 00°11'47" West, along said boundary line, a distance of 189.30 feet, to a point at the Northwest corner of Lot 41, of aforesaid VILLAGES AT WESTLAND UNIT ONE; run thence, along the Northwest boundary line of said plat of VILLAGES AT WESTLAND UNIT ONE, the following three (3) courses and distances: Course No. 1: South 30°45'42" West, a distance of 123.52 feet, to a point on the Northerly Right of Way line of CLIFF COTTAGE DRIVE; Course No. 2: South 24°19'12" West, a distance of 61.22 feet, to a point on the Southerly Right of Way line of CLIFF COTTAGE DRIVE; Course No. 3: South 37°08'12" West, a distance of 204.48 feet, to the aforesaid Southwest corner of Lot 42, of aforesaid VILLAGES AT WESTLAND UNIT ONE, and the POINT OF BEGINNING.

The lands thus described, contains 488,270 Square Feet, or 11.20 Acres, more or less, in Area.

ADOPTION AND DEDICATION:

THIS IS TO CERTIFY THAT VAW JOINT VENTURE, A GENERAL PARTNERSHIP, UNDER THE LAWS OF THE STATE OF FLORIDA, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON, KNOWN AS VILLAGES AT WESTLAND PHASE II-A, AND THAT BANK OF AMERICA, N.A. IS THE HOLDER OF THE MORTGAGE ON SAID LANDS, 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. ALL ROADS, PARKWAYS, LANES, COURTS, WALKWAYS, DRAINAGE EASEMENTS, NON ACCESS EASEMENTS, AND UNOBSTRUCTED DRAINAGE EASEMENTS; EXCEPT TRACT "A", WHICH SHALL REMAIN PRIVATELY OWNED AND THE SOLE EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS; AND EXCEPT JEA EASEMENTS, 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 LAKE/STORMWATER MANAGEMENT FACILITIES AS 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 LAKE/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 LAKE/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 LAKE/STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT ARE OWNED IN FEE SIMPLE TITLE BY THE ABUTTING OWNERS, THEIR SUCCESSORS AND ASSIGNS, AND ALL MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID LAKE/STORMWATER MANAGEMENT FACILITIES ARE THE RESPONSIBILITY OF THE OWNERS, THEIR SUCCESSORS AND ASSIGNS. THE CITY OF JACKSONVILLE BY ACCEPTANCE OF THIS PLAT ASSUMES NO RESPONSIBILITY WHATSOEVER FOR SAID LAKE/STORMWATER MANAGEMENT FACILITIES.
- 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 LAKE/STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT, BUT SHALL HAVE THE RIGHT TO MODIFY THE WATER LEVEL INCLUDING THE REPAIR, REMOVAL OR REPLACEMENT OF THE LAKE/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 DAMAGE ARISING FROM OR OUT OF ANY OCCURRENCE IN, UPON, AT OR FROM THE LAKE/STORMWATER MANAGEMENT FACILITIES DESCRIBED ABOVE, OR ANY PART THEREOF, OCCASIONED WHOLLY OR IN PART BY ANY ACT OF OMISSION OF IT AGENT, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES OR CONCESSIONAIRES WITHIN LAKES AT WESTLAND UNIT II-A THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE SUCCESSORS AND ASSIGNS OF THE OWNER AND SHALL BE SUBJECT TO IT.

THE UNDERSIGNED OWNERS DO HEREBY RESERVE UNTO THEMSELVES AND ASSIGNS AN EASEMENT FOR LANDSCAPING AND CONSTRUCTION OF SIGNS OVER ALL NON-ACCESS EASEMENTS, AND ALSO OVER ALL OF THE LANDS DESIGNATED AS PRIVATE DRAINAGE EASEMENTS SHOWN ON THIS PLAT, THE MAINTENANCE RESPONSIBILITIES OF WHICH SHALL BE THOSE OF THE OWNERS, THEIR SUCCESSORS AND ASSIGNS.

ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS 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 PRIVATE 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 ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION. Florida Statutes 177.091(28)

THOSE EASEMENTS DESIGNATED AS "JEA-EE" ARE HEREBY IRREVOCABLY DEDICATED TO THE 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 THE 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 WHEREOF, THE ABOVE VAW JOINT VENTURE, A GENERAL PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING GENERAL PARTNER, AND BANK AMERICA, N.A. HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 15 DAY OF February, A.D. 2001.

VAW JOINT VENTURE, A GENERAL PARTNERSHIP
By: HEY DAD DEVELOPMENT COMPANY, MANAGING GENERAL PARTNER

WITNESS: James R. Young
PRINT NAME: James R. Young
WITNESS: Deamis M. Riggs
PRINT NAME: Deamis M. Riggs

NOTARY FOR VAW JOINT VENTURE, A GENERAL PARTNERSHIP
By: HEY DAD DEVELOPMENT COMPANY, Managing General Partner

STATE OF FLORIDA
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15 DAY OF February, A.D. 2001 BY GREGORY E. MATOVINA, PRESIDENT OF HEY DAD DEVELOPMENT COMPANY, MANAGING GENERAL PARTNER OF VAW JOINT VENTURE, A GENERAL PARTNERSHIP. HE IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

Sandra K. Douglas
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
December 10, 2004
MY COMMISSION EXPIRES:

BANK OF AMERICA, N.A.
WITNESS: Betty J. Johnson
PRINT NAME: Betty J. Johnson
WITNESS: David White
PRINT NAME: David White

G. Ross McWilliams
VICE PRESIDENT OF
BANK AMERICA, N.A.

NOTARY FOR BANK OF AMERICA, N.A.

STATE OF FLORIDA
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7th DAY OF February, A.D. 2001 BY G. ROSS McWILLIAMS, VICE PRESIDENT OF BANK OF AMERICA, N.A. WHO IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

Betty J. Johnson
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES February 20, 2003

PLAT CONFORMITY REVIEW:

THIS PLAT HAS BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 16th DAY OF February, A.D. 2001.

Glenn E. McGregor, PLS
PROFESSIONAL LAND SURVEYOR No. 4252

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED IN THE CAPTION, THAT THE SURVEY WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF FLORIDA STATUTE 177, THAT PERMANENT REFERENCE MONUMENTS (PRM), PERMANENT CONTROL POINTS (PCP), AND LOT CORNERS HAVE BEEN OR WILL BE MONUMENTED IN ACCORDANCE WITH CHAPTER 177.091, FLORIDA STATUTES, CHAPTER 61G17-6.003, FLORIDA ADMINISTRATIVE CODE, AND SECTION 654.110, ORDINANCE CODE OF THE CITY OF JACKSONVILLE, FLORIDA.

CERTIFIED THIS 13 DAY OF FEBRUARY, A.D., 2001.

Jona B. Bowman
JONATHAN B. BOWMAN
PROFESSIONAL LAND SURVEYOR No. 4600

A & J LAND SURVEYORS, INC.
7950 BELFORT PARKWAY
SUITE 1600
JACKSONVILLE, FLORIDA 32256

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.

THIS 13th DAY OF MARCH, A.D., 2001.

Jim Fuller
DIRECTOR OF PUBLIC WORKS
March 13, 2001
DATE

CLERK'S CERTIFICATE: 2001058810

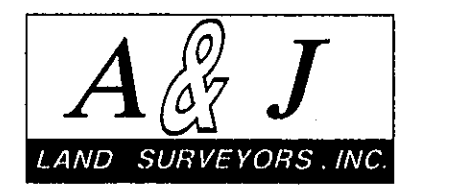
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY OF JACKSONVILLE, FLORIDA AND SUBMITTED TO ME FOR RECORDING, AND IS RECORDED IN PLAT BOOK 54 PAGES 6, 6A, 6B, 6C OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SIGNED THIS 14th DAY OF March, A.D. 2001

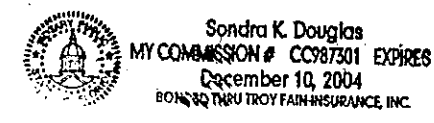
Jim Fuller
CLERK: Jim Fuller
DEPUTY CLERK

CITY DEVELOPMENT# 1255.4
P.S.D.# 99-006

Approved 2-20-2001
Date
Stall
City Engineer
for Director of Public Works
Approved 2-28-2001
Date
Sharon Coon S. Nelson
for General Counsel



Professional Land Surveyors
7950 Belfort Parkway, Suite 1600
Jacksonville, Florida 32256
Fax (904) 296-4593
Phone (904) 296-1666 L.B. No. 6661



VILLAGES at WESTLAND PHASE II-A

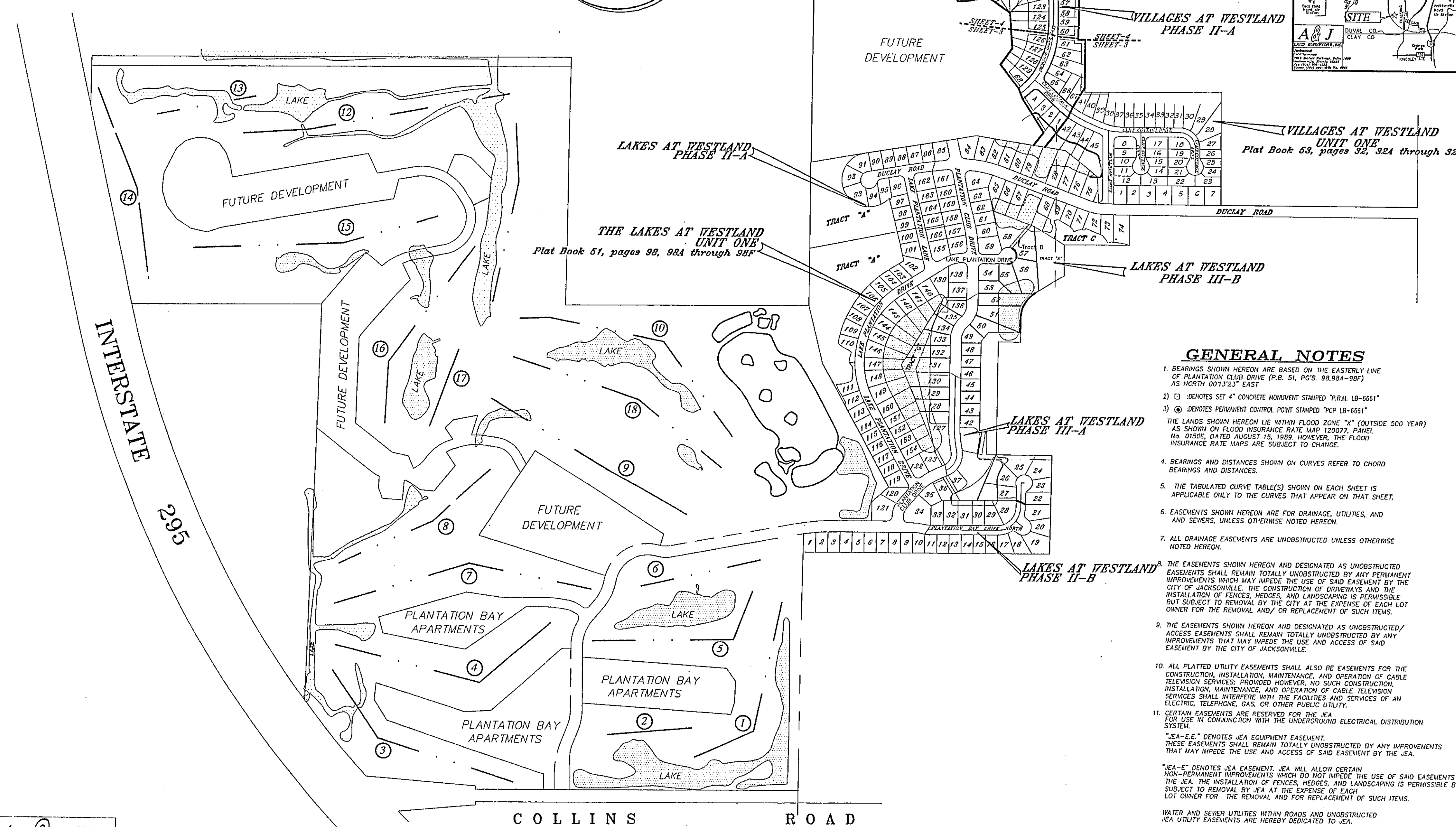
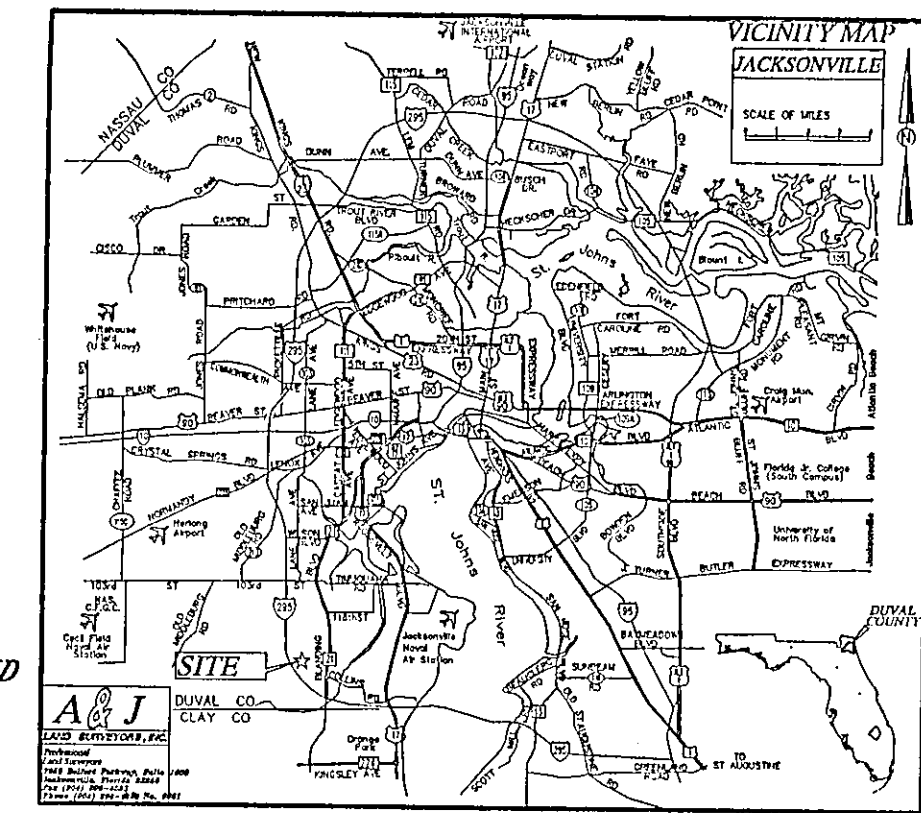
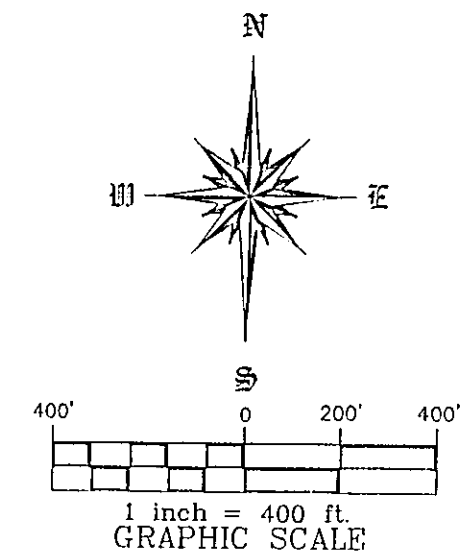
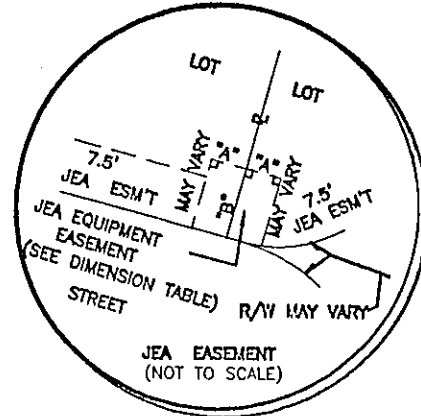
A REPLAT OF TRACTS 5, 6, AND 12, BLOCK 2, SECTION 30, TOWNSHIP 3 SOUTH, RANGE 26 EAST OF JACKSONVILLE HEIGHTS, PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS, TOGETHER WITH A PART OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 26 EAST ALL IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

LEGEND:

U/E=UNOBSTRUCTED DRAINAGE EASEMENT	△=DELTA ANGLE
PO=POINT OF CURVATURE	R/W=RIGHT-OF-WAY
PT=POINT OF TANGENCY	PL=PLAT BOOK
PI=POINT OF INTERSECTION	MB=MAP BOOK
PC=POINT OF REVERSE CURVATURE	DB=DEED BOOK
PC=POINT OF COMPOUND CURVATURE	ORV=OFFICIAL RECORDS VOLUME
R=RAIUS	PO=PO
CH=CHORD	Q=CENTERLINE
L=LENGTH	HTS=NOT TO SCALE
MS=MEAN SEA LEVEL	FO=FOUND
SEC=SECTION	TR=TRANSVERSE
IP=IRON PIPE	PL=PROPERTY LINE
CM=CONCRETE MONUMENT	SD=STREET DIRECTIONAL CHANGE
PRM=PERMANENT REFERENCE MONUMENT	
S&W=ST. JOHNS RIVER WATER MANAGEMENT DISTRICT	
U/E=UNOBSTRUCTED DRAINAGE EASEMENTS	
D=CENTRAL ANGLE / DELTA ANGLE	

DIMENSION TABLE

"A"	5'	TYPICAL 10'X10' JEA
"B"	10'	EQUIPMENT EASEMENT
"A"	10'	TYPICAL 10'X20' JEA
"B"	10'	EQUIPMENT EASEMENT
"A"	5'	TYPICAL 5'X10' JEA
"B"	10'	EQUIPMENT EASEMENT
"A"	5'	TYPICAL 10'X15' JEA
"B"	15'	EQUIPMENT EASEMENT



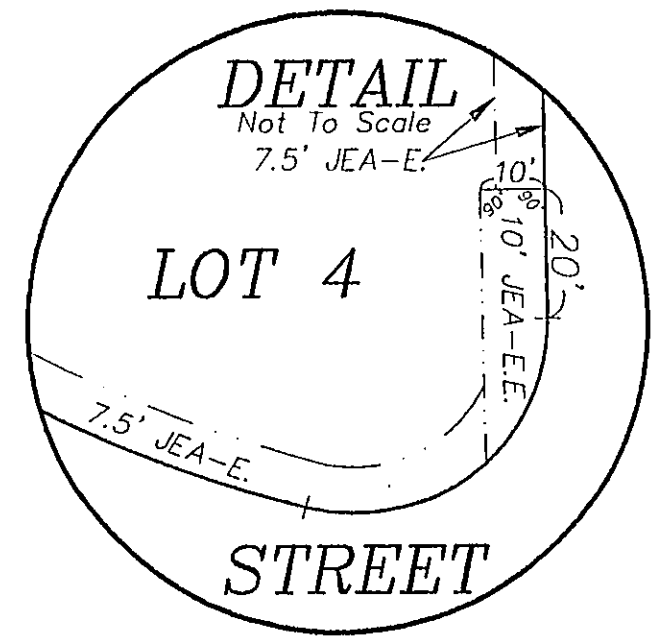
- GENERAL NOTES**
- BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY LINE OF PLANTATION CLUB DRIVE (P.B. 51, PG'S. 98,98A-98B) AS NORTH 00°13'23" EAST
 - DENOTES SET 4" CONCRETE MONUMENT STAMPED "P.R.M. LB-6661"
 - ⊙ DENOTES PERMANENT CONTROL POINT STAMPED "PCP LB-6661"
- THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "X" (OUTSIDE 500 YEAR) AS SHOWN ON FLOOD INSURANCE RATE MAP 120077, PANEL NO. Q150, DATED AUGUST 16, 1989. HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
- BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.
 - THE TABULATED CURVE TABLE(S) SHOWN ON EACH SHEET IS APPLICABLE ONLY TO THE CURVES THAT APPEAR ON THAT SHEET.
 - EASEMENTS SHOWN HEREON ARE FOR DRAINAGE, UTILITIES, AND AND SEWERS, UNLESS OTHERWISE NOTED HEREON.
 - ALL DRAINAGE EASEMENTS ARE UNOBSTRUCTED UNLESS OTHERWISE NOTED HEREON.
 - 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.
 - THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED/ACCESS EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY THE CITY OF JACKSONVILLE.
 - ALL PLATTED UTILITY 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.
 - CERTAIN EASEMENTS ARE RESERVED FOR THE JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
"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 THE JEA.
"JEA-E" DENOTES JEA EASEMENT. JEA WILL ALLOW CERTAIN NON-PERMANENT IMPROVEMENTS WHICH DO NOT IMPEDE THE USE OF SAID EASEMENTS BY THE 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.
WATER AND SEWER UTILITIES WITHIN ROADS AND UNOBSTRUCTED JEA UTILITY EASEMENTS ARE HEREBY DEDICATED TO JEA.
 - NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEFINITION OF THE SUBDIVIDED LANDS DESCRIBED HEREON 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 DUVAL COUNTY, FLORIDA.

A & J
LAND SURVEYORS INC.

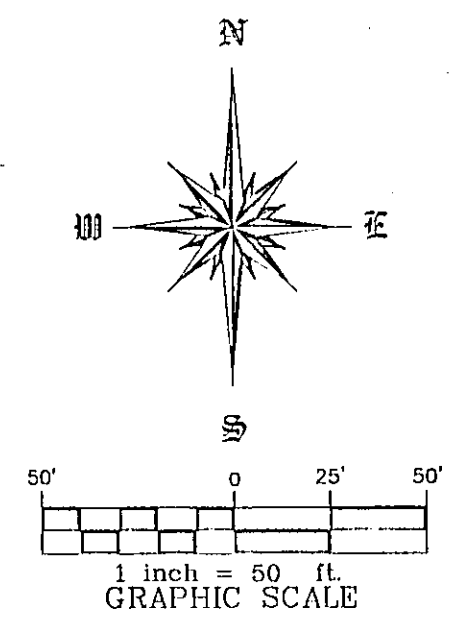
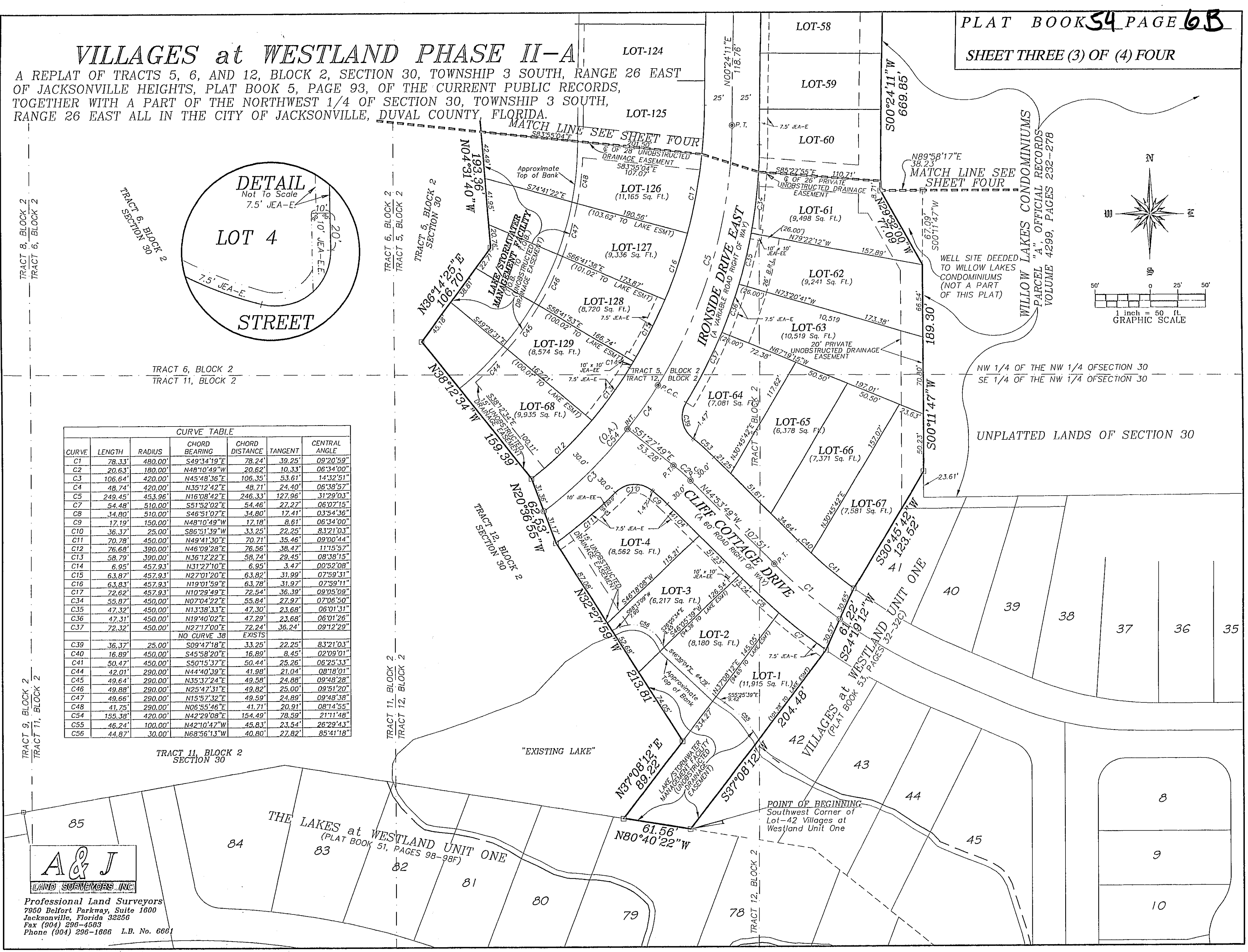
Professional Land Surveyors
7950 Belfort Parkway, Suite 1800
Jacksonville, Florida 32250
Fax (904) 296-4503
Phone (904) 296-1666 L.B. No. 6661

VILLAGES at WESTLAND PHASE II-A

A REPLAT OF TRACTS 5, 6, AND 12, BLOCK 2, SECTION 30, TOWNSHIP 3 SOUTH, RANGE 26 EAST OF JACKSONVILLE HEIGHTS, PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS, TOGETHER WITH A PART OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 26 EAST ALL IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



CURVE TABLE						
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE	TANGENT	CENTRAL ANGLE
C1	78.33'	480.00'	S49°34'19"E	78.24'	39.25'	09°20'59"
C2	20.63'	180.00'	N48°10'49"W	20.62'	10.33'	06°34'00"
C3	106.64'	420.00'	N45°48'36"E	106.35'	53.61'	14°32'51"
C4	48.74'	420.00'	N35°12'42"E	48.71'	24.40'	06°38'57"
C5	249.45'	453.96'	N16°08'42"E	246.33'	127.96'	31°29'03"
C7	54.48'	510.00'	S51°52'02"E	54.46'	27.22'	06°07'15"
C8	34.80'	510.00'	S46°51'07"E	34.80'	17.41'	03°54'36"
C9	17.19'	150.00'	N48°10'49"W	17.18'	8.61'	06°34'00"
C10	36.37'	25.00'	S86°51'39"W	33.25'	22.25'	83°21'03"
C11	70.78'	450.00'	N49°41'30"E	70.71'	35.46'	09°00'44"
C12	76.68'	390.00'	N46°09'28"E	76.56'	36.47'	11°15'57"
C13	58.79'	390.00'	N36°12'22"E	58.74'	29.45'	08°38'15"
C14	6.95'	457.93'	N31°27'10"E	6.95'	3.47'	00°52'08"
C15	63.87'	457.93'	N27°01'20"E	63.82'	31.99'	07°59'31"
C16	63.83'	457.93'	N19°01'59"E	63.78'	31.97'	07°59'11"
C17	72.62'	457.93'	N10°29'49"E	72.54'	36.39'	09°05'09"
C34	55.87'	450.00'	N07°04'22"E	55.84'	27.97'	07°06'50"
C35	47.32'	450.00'	N13°38'33"E	47.30'	23.68'	06°01'31"
C36	47.31'	450.00'	N19°40'02"E	47.29'	23.68'	06°01'26"
C37	72.32'	450.00'	N27°17'00"E	72.24'	36.24'	09°12'29"
NO CURVE 38 EXISTS						
C39	36.37'	25.00'	S09°47'18"E	33.25'	22.25'	83°21'03"
C40	16.89'	450.00'	S45°58'20"E	16.89'	8.45'	02°09'01"
C41	50.47'	450.00'	S50°15'37"E	50.44'	25.26'	06°25'33"
C44	42.01'	290.00'	N44°40'39"E	41.98'	21.04'	08°18'01"
C45	49.64'	290.00'	N35°37'24"E	49.58'	24.88'	09°48'28"
C46	49.88'	290.00'	N25°47'31"E	49.82'	25.00'	09°51'20"
C47	49.66'	290.00'	N15°57'32"E	49.59'	24.88'	09°48'38"
C48	41.75'	290.00'	N06°55'46"E	41.71'	20.91'	08°14'55"
C54	155.38'	420.00'	N42°29'08"E	154.49'	78.59'	21°11'48"
C55	46.24'	100.00'	N42°10'47"W	45.83'	23.54'	26°29'43"
C56	44.87'	30.00'	N68°56'13"W	40.80'	27.82'	85°41'18"



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