

# VILLAGES AT WESTLAND PHASE II-C

Being a Replat of a portion of Tracts 5, 6, 8, 9, 11 and 12, Block 2, Section 30, Township 3 South, Range 26 East, and that portion of a 15 foot Road Reservation, all as shown on the Plat of Jacksonville Heights, as recorded in Plat Book 5, Page 93, of the Current Public Records of the City of Jacksonville, Duval County, Florida.

PLAT BOOK 55 PAGE 95

SHEET 1 OF 4 SHEETS

## CAPTION

A PORTION OF TRACTS 5, 6, 8, 9, 11 AND 12, BLOCK 2, SECTION 30, TOWNSHIP 3 SOUTH, RANGE 26 EAST, AND THAT PORTION OF A 15 FOOT ROAD RESERVATION, ALL AS SHOWN ON THE PLAT OF JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF VILLAGES AT WESTLAND PHASE II-B, AS RECORDED IN PLAT BOOK 55, PAGES 8, 8A, 8B AND 8C, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE EASTERLY, SOUTHEASTERLY, SOUTHERLY AND NORTHEASTERLY, ALONG THE SOUTHERLY BOUNDARY LINE OF SAID VILLAGES AT WESTLAND PHASE II-B, RUN THE FOLLOWING SEVEN (7) COURSES AND DISTANCES; COURSE NO. 1: SOUTH 84°37'43" EAST, A DISTANCE OF 170.24 FEET, TO A POINT; COURSE NO. 2: NORTH 76°22'12" EAST, A DISTANCE OF 51.53 FEET, TO A POINT; COURSE NO. 3: SOUTH 84°37'43" EAST, A DISTANCE OF 110.00 FEET, TO A POINT; COURSE NO. 4: SOUTH 34°50'31" EAST, A DISTANCE OF 54.98 FEET, TO A POINT; COURSE NO. 5: SOUTH 04°15'35" WEST, A DISTANCE OF 78.64 FEET, TO A POINT; COURSE NO. 6: NORTH 74°51'07" EAST, A DISTANCE OF 650.54 FEET, TO A POINT; COURSE NO. 7: NORTH 36°14'25" EAST, A DISTANCE OF 15.22 FEET, TO THE NORTHWEST CORNER OF LOT 6B, VILLAGES AT WESTLAND PHASE II-A, AS RECORDED IN PLAT BOOK 54, PAGES 6, 6A, 6B & 6C, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA; THENCE SOUTHEASTERLY, ALONG THE SOUTHWESTERLY BOUNDARY LINE OF SAID VILLAGES AT WESTLAND PHASE II-A, RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES; COURSE NO. 1: SOUTH 38°12'34" EAST, A DISTANCE OF 154.34 FEET, TO A POINT; COURSE NO. 2: SOUTH 20°36'55" EAST, A DISTANCE OF 62.53 FEET, TO A POINT; COURSE NO. 3: SOUTH 32°21'54" EAST, A DISTANCE OF 213.81 FEET, TO A POINT; COURSE NO. 4: SOUTH 37°08'12" WEST, A DISTANCE OF 84.10 FEET, TO A POINT SITUATE IN THE NORTHERLY BOUNDARY LINE OF THE LAKES AT WESTLAND UNIT ONE, AS RECORDED IN PLAT BOOK 51, PAGES 98, 98A, 98B, 98C, 98D, 98E AND 98F, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 80°40'22" WEST, ALONG THE NORTHERLY LINE OF SAID THE LAKES AT WESTLAND UNIT ONE, A DISTANCE OF 311.50 FEET, TO AN ANGLE POINT IN SAID NORTHERLY BOUNDARY LINE; THENCE SOUTH 74°51'07" WEST, ALONG THE NORTHERLY LINE OF THE LAKES AT WESTLAND UNIT ONE, AND THE NORTHERLY LINE OF THE LAKES AT WESTLAND PHASE II-A, AS RECORDED IN PLAT BOOK 55, PAGES 72, 72A AND 72B, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA, A DISTANCE OF 400.77 FEET, TO A POINT SITUATE ON THE WESTERLY LINE OF SAID SECTION 30, TOWNSHIP 3 SOUTH, RANGE 26 EAST, ALSO BEING THE CENTERLINE OF A 30 FOOT ROAD BY AFORESAID JACKSONVILLE HEIGHTS; THENCE NORTH 00°22'17" EAST, ALONG LAST SAID LINE, AND THE WESTERLY LINE OF SAID SECTION 30 (ALSO BEING THE EASTERLY LINE OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 25 EAST), A DISTANCE OF 526.84 FEET, TO THE SOUTHWEST CORNER OF SAID VILLAGES AT WESTLAND PHASE II-B, AND THE POINT OF BEGINNING.

CONTAINING 467,808.0 SQUARE FEET, AND/OR 10.74 ACRES, MORE OR LESS.

## 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-C, 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 VILLAGES AT WESTLAND PHASE II-C. 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(2b).

THOSE EASEMENTS DESIGNATED AS "JEA-EE" 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 WHEREOF, THE ABOVE VAW JOINT VENTURE, A GENERAL PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING GENERAL PARTNER, AND BANK OF AMERICA, N.A. HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 19<sup>th</sup> DAY OF February, A.D. 2003.

### VAW JOINT VENTURE A GENERAL PARTNERSHIP

BY: HEY DAD DEVELOPMENT COMPANY, MANAGING GENERAL PARTNER

WITNESS: James R. Young

TYPE OR PRINT NAME: James R. Young

WITNESS: Katie A. Soles

TYPE OR PRINT NAME: Katie Soles

### 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 AS ACKNOWLEDGED BEFORE ME THIS 19<sup>th</sup> DAY OF February, A.D. 2003 BY GREGORY E. MATOVINA, PRESIDENT OF HEY DAD DEVELOPMENT COMPANY, MANAGING GENERAL PARTNER OF VAW JOINT VENTURE, A GENERAL PARTNERSHIP, WHO IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

Sandra K. Douglas  
NOTARY PUBLIC, STATE OF FLORIDA

Sandra K. Douglas  
MY COMMISSION #03-0037201 EXPIRES  
December 10, 2004  
Bonded Through FARM Insurance, Inc.

SANDRA K. DOUGLAS

TYPE OR PRINT NAME: SANDRA K. DOUGLAS

MY COMMISSION EXPIRES: 12/10/2004

### BANK OF AMERICA, N.A.

WITNESS: James R. Young

TYPE OR PRINT NAME: James R. Young

WITNESS: Crystal R. Pettway

TYPE OR PRINT NAME: CRYSTAL R. PETTWAY

### NOTARY FOR BANK OF AMERICA, N.A.

STATE OF FLORIDA  
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT AS ACKNOWLEDGED BEFORE ME THIS 20<sup>th</sup> DAY OF FEBRUARY, A.D. 2003 BY G. ROSS McWILLIAMS, SENIOR VICE PRESIDENT OF BANK OF AMERICA, N.A. WHO IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

Crystal R. Pettway  
NOTARY PUBLIC, STATE OF FLORIDA

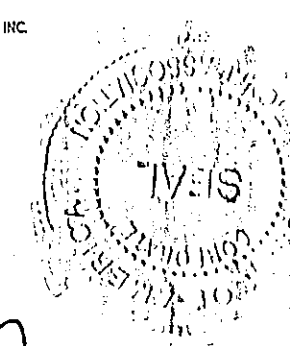
CRYSTAL R. PETTWAY  
MY COMMISSION #03-0072205  
EXPIRES April 22, 2004  
Bonded Through Notary Public Underwriters

CRYSTAL R. PETTWAY

TYPE OR PRINT NAME: CRYSTAL R. PETTWAY

MY COMMISSION EXPIRES: 4/22/2004

BY: G. Ross McWilliams  
G. ROSS McWILLIAMS, SENIOR VICE PRESIDENT  
OF BANK OF AMERICA, N.A.



Approved 3/7/03  
Date

John P. Ramirez  
City Engineer

for Director of Public Works

Approved 3/11/03  
Date

Wm. Rooney  
for General Counsel

Prepared By:  
**A & J LAND SURVEYORS, INC.**  
Professional Land Surveyors  
7450 Bellfort Parkway, Suite 1600  
Jacksonville, Florida 32256  
Fax (904) 246-1644  
Phone (904) 246-1666

LB. No. 6661

# VILLAGES AT WESTLAND PHASE II-C

Being a Replat of a portion of Tracts 5, 6, 8, 9, 11 and 12, Block 2, Section 30, Township 3 South, Range 26 East, and that portion of a 15 foot Road Reservation, all as shown on the Plat of Jacksonville Heights, as recorded in Plat Book 5, Page 93, of the Current Public Records of the City of Jacksonville, Duval County, Florida.

PLAT BOOK 55 PAGE 95A

SHEET 2 OF 4 SHEETS

### APPROVED FOR RECORD

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED, ACCEPTED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, PURSUANT TO CHAPTER NO. 654, ORDINANCE CODE. THIS 24<sup>th</sup> DAY OF MARCH A.D., 2003.

*Jim McArthur*  
DIRECTOR OF PUBLIC WORKS

### CLERK'S CERTIFICATE 2003090580

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE CITY OF JACKSONVILLE, FLORIDA AND SUBMITTED TO ME FOR THE RECORDING, AND IS RECORDED IN PLAT BOOK 55 PAGES 95-95C OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. THIS 24<sup>th</sup> DAY OF MARCH A.D., 2003.

*Jim Fuller*  
JIM FULLER, CLERK OF THE CIRCUIT COURT

*[Signature]*  
DEPUTY CLERK

### PLAT CONFORMITY REVIEW

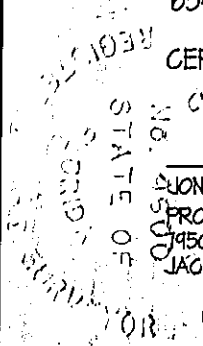
THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART I, CHAPTER 171, FLORIDA STATUTES, THIS 7<sup>th</sup> DAY OF MARCH A.D., 2003.

*Glenn E. McGregor*  
GLENN E. MCGREGOR, PLS  
PROFESSIONAL LAND SURVEYOR NUMBER 4252

### SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT IS A TRUE AND 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 171, THAT PERMANENT REFERENCE MONUMENTS (PRM), PERMANENT CONTROL POINTS (PCP), AND LOT CORNERS HAVE BEEN OR WILL BE MONUMENTED IN ACCORDANCE WITH CHAPTER 171.041, FLORIDA STATUTES, CHAPTER 61G17-6.003, FLORIDA ADMINISTRATIVE CODE, AND SECTION 654.110, ORDINANCE CODE OF THE CITY OF JACKSONVILLE, FLORIDA.

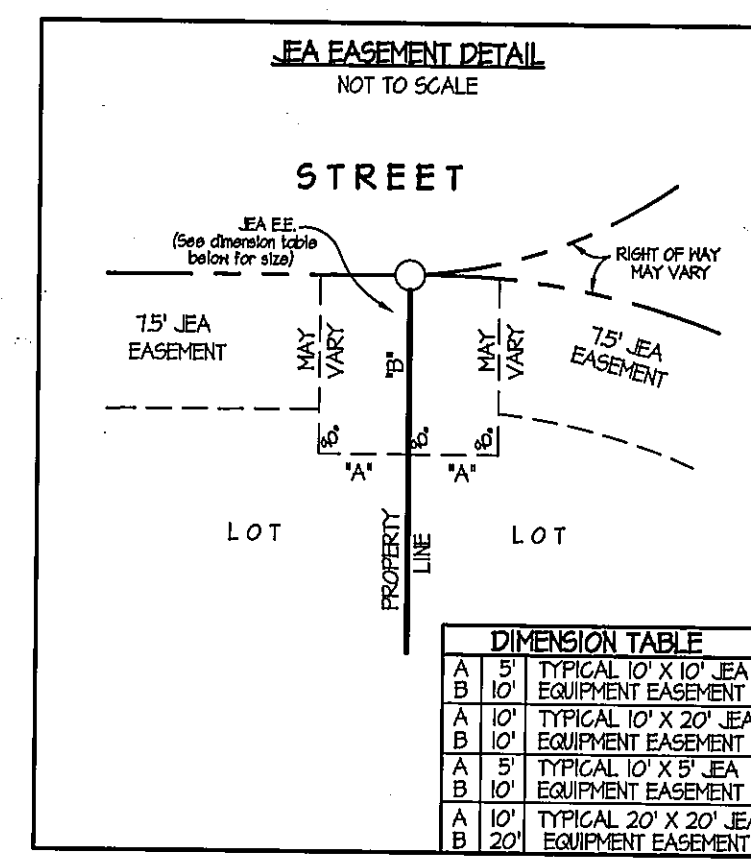
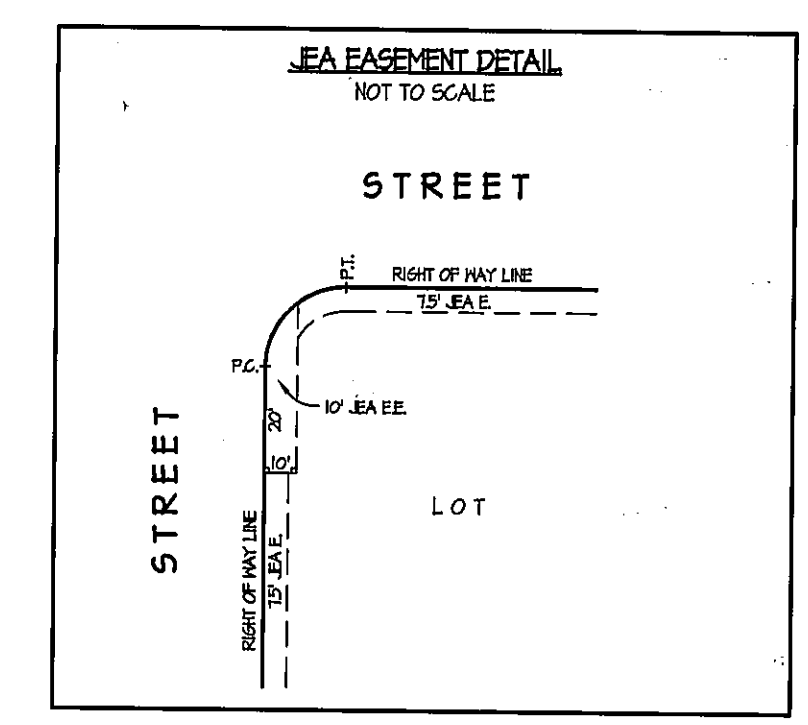
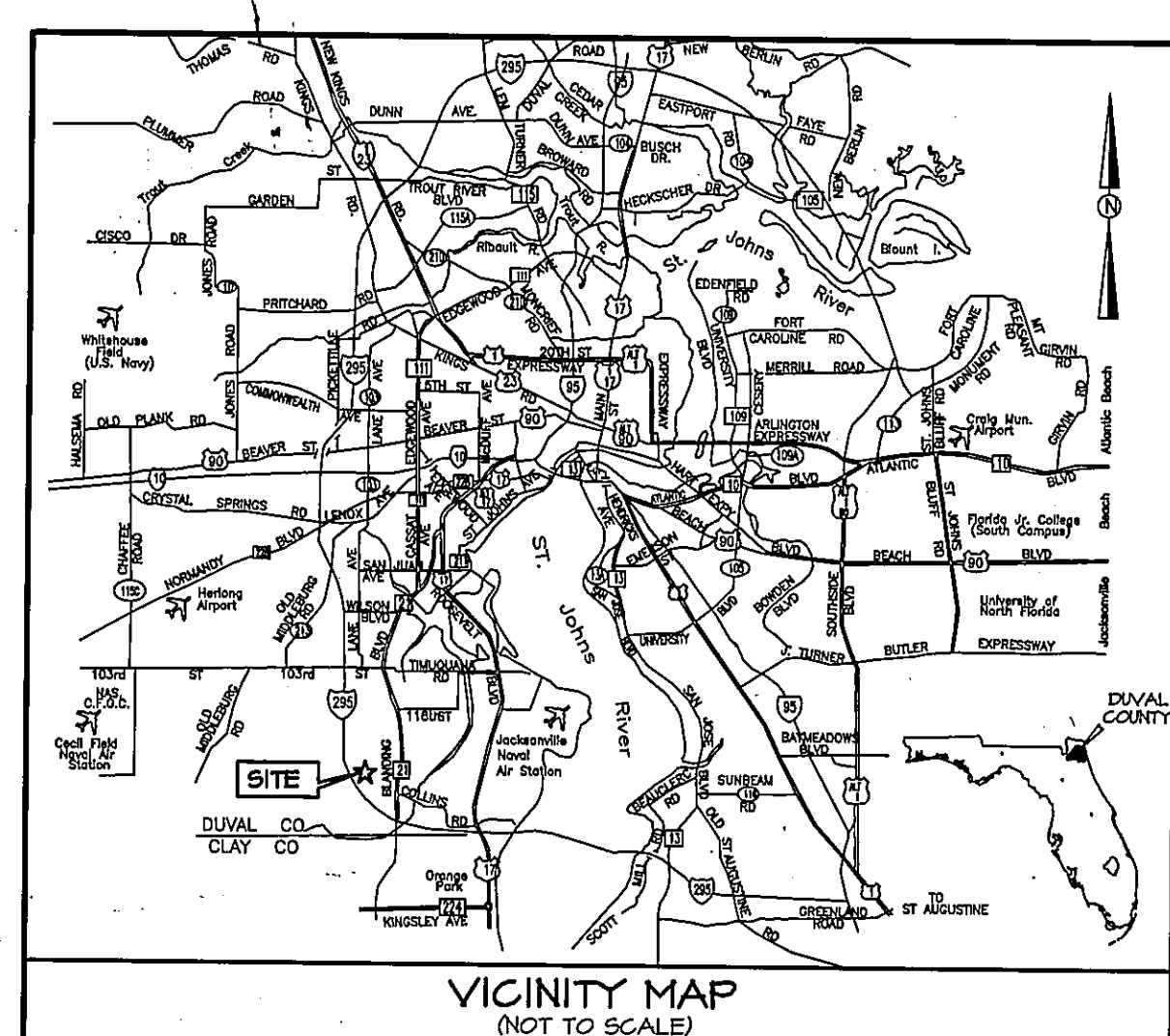
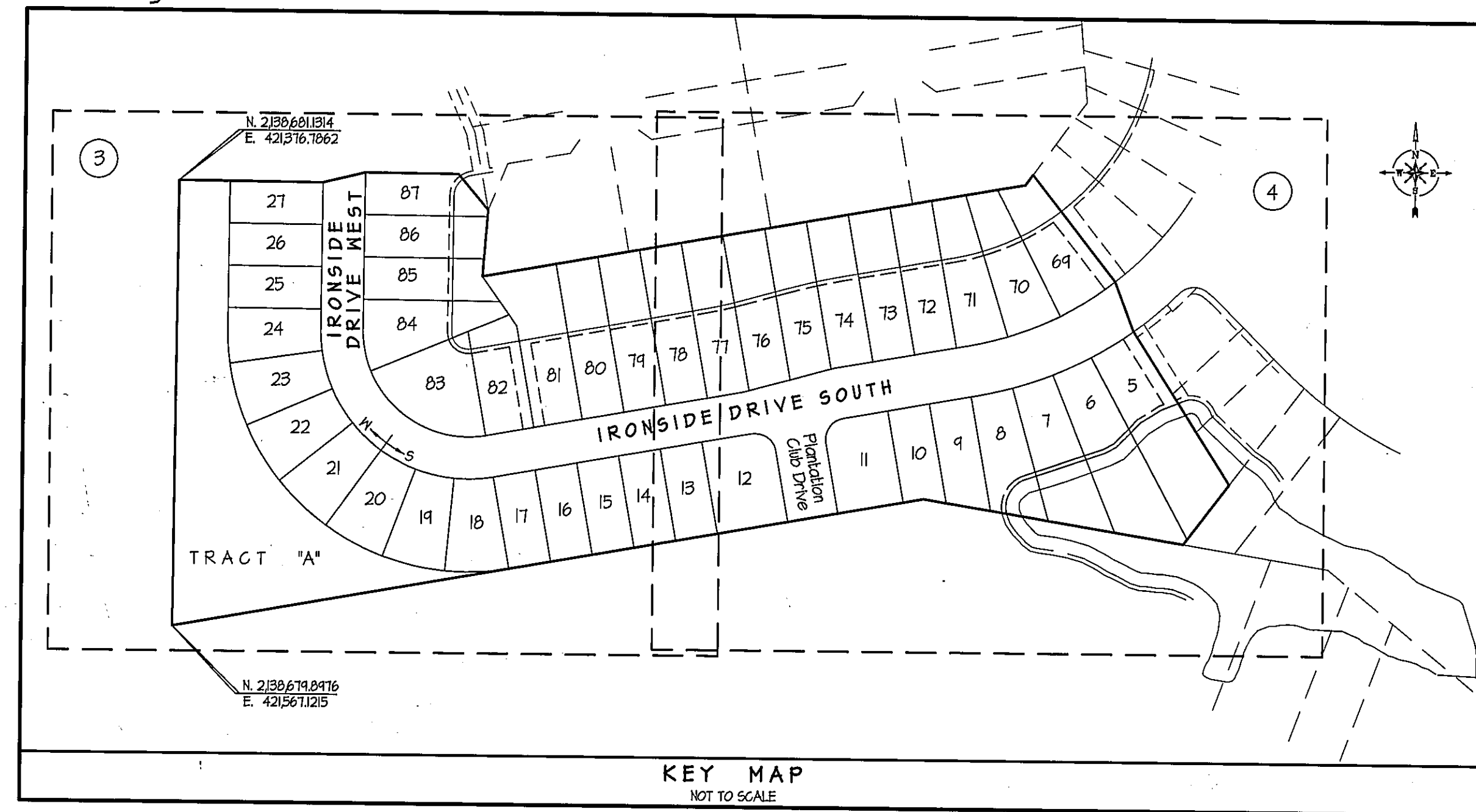
CERTIFIED THIS 25<sup>th</sup> DAY OF FEB, A.D., 2003.



*Jonathan Bowman*  
JONATHAN BOWMAN  
PROFESSIONAL LAND SURVEYOR No. 4600  
1450 BELFORT PARKWAY - SUITE 1600  
JACKSONVILLE, FLORIDA 32256

### GENERAL NOTES

- STATE PLANE CO-ORDINATES SHOWN HEREON ARE BASED ON JEA CONTROL STATION NAME USED FOR THIS SURVEY ARE: JEA-0167 AND JEA-0261. CO-ORDINATES SHOWN ARE BASED ON NAD 83/10 STATE PLANE, FLORIDA EAST ZONE (ZONE 90) IN U.S. FEET.
- 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 DRIVENWAYS 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.
- EASEMENTS SHOWN HEREON ARE FOR DRAINAGE, UTILITIES AND SEWERS, UNLESS OTHERWISE NOTED.
- ALL DRAINAGE EASEMENTS ARE UNOBSTRUCTED UNLESS OTHERWISE NOTED.
- THE TABULATED LINE AND CURVE TABLES SHOWN ON EACH SHEET ARE APPLICABLE ONLY TO THE LINES AND CURVES THAT APPEAR ON THAT SHEET.
- 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.
- 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 NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
- CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
- "JEA EE" 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.
- "JEA E" DENOTES JEA EASEMENT. JEA WILL ALLOW CERTAIN NON-PERMANENT IMPROVEMENTS WHICH DO NOT IMPEDE THE USE OF SAID EASEMENTS 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.
- (100.00) DENOTES DISTANCE TO EASEMENTS.
- THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "X" (OUTSIDE 500 YEAR) AS SHOWN ON FLOOD INSURANCE RATE MAP (2007), PANEL 0150 E, DATED AUGUST 15, 1994. HOWEVER, FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.



DIMENSION TABLE	
A	5' TYPICAL 10' X 10' JEA EQUIPMENT EASEMENT
B	10' TYPICAL 10' X 20' JEA EQUIPMENT EASEMENT
A	5' TYPICAL 10' X 5' JEA EQUIPMENT EASEMENT
B	10' TYPICAL 20' X 20' JEA EQUIPMENT EASEMENT

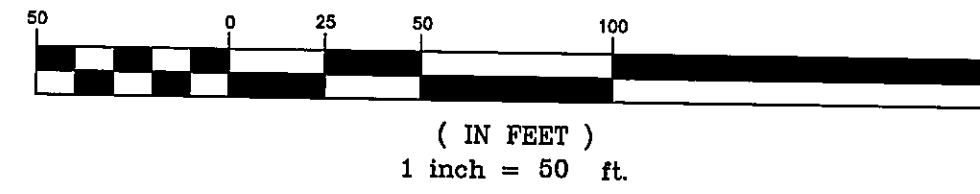
- ### LEGEND
- O.R.V. .... OFFICIAL RECORDS VOLUME
  - P.G. .... PAGE
  - P.C. .... POINT OF CURVATURE
  - P.T. .... POINT OF TANGENCY
  - P.R.C. .... POINT OF REVERSE CURVE
  - R.P. .... RADIUS POINT
  - P.I. .... POINT OF INTERSECTION
  - P.C.C. .... POINT OF COMPOUND CURVE
  - R. .... RADIUS
  - L. .... ARC LENGTH
  - REF. .... REFERENCE
  - MON. .... MONUMENT
  - CH. .... CHORD DISTANCE
  - C4. .... TABULATED CURVE DATA
  - Esm. .... EASEMENT
  - R/W. .... RIGHT OF WAY
  - ⊙. .... FOUND PERMANENT REFERENCE MONUMENT STAMPED L.B. 6661
  - ⊠. .... DENOTES PERMANENT REFERENCE MONUMENT SET L.B. NO. 6661
  - . .... DENOTES PERMANENT CONTROL POINT SET L.B. NO. 6661
  - | —. .... STREET NAME CHANGE

Prepared By:  
**A & J LAND SURVEYORS, INC.**  
Professional Land Surveyors  
7450 Belfort Parkway, Suite 1600  
Jacksonville, Florida 32256  
Fax (904) 246-1644  
Phone (904) 246-1666 L.B. No. 6661

# VILLAGES AT WESTLAND PHASE II-C

Being a Replat of a portion of Tracts 5, 6, 8, 9, 11 and 12, Block 2, Section 30, Township 3 South, Range 26 East, and that portion of a 15 foot Road Reservation, all as shown on the Plat of Jacksonville Heights, as recorded in Plat Book 5, Page 93, of the Current Public Records of the City of Jacksonville, Duval County, Florida.

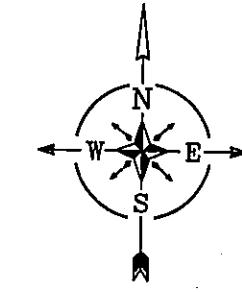
GRAPHIC SCALE



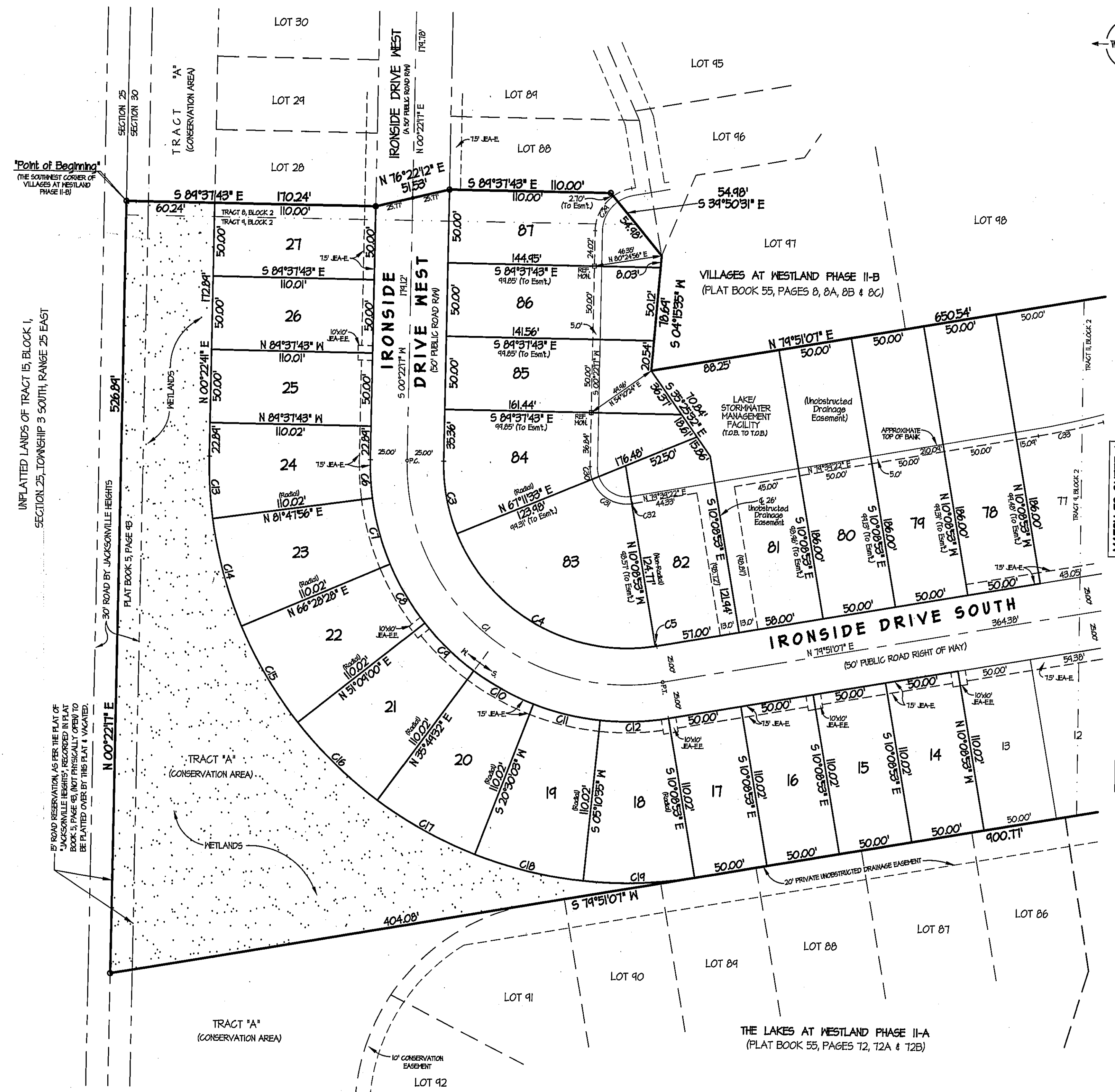
PLAT BOOK 55 PAGE 93B

SHEET 3 OF 4 SHEETS

SEE SHEET 2 FOR GENERAL NOTES



CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	150.00'	263.16'	230.64'	S 41°53'18" E	100°31'10"
C3	125.00'	50.57'	50.22'	N 11°13'05" W	23°10'44"
C4	125.00'	161.73'	155.43'	S 61°14'53" E	76°52'56"
C5	125.00'	1.00'	1.00'	N 80°04'52" E	00°21'30"
C6	175.00'	26.16'	26.16'	S 03°54'53" E	08°34'21"
C7	175.00'	46.81'	46.81'	S 15°51'48" E	15°19'28"
C8	175.00'	46.81'	46.81'	S 31°11'16" E	15°19'28"
C9	175.00'	46.81'	46.81'	S 46°30'44" E	15°19'28"
C10	175.00'	46.81'	46.81'	S 61°50'12" E	15°19'28"
C11	175.00'	46.81'	46.81'	S 77°04'41" E	15°19'28"
C12	175.00'	46.81'	46.81'	N 01°50'51" E	15°19'28"
C13	285.02'	42.64'	42.64'	S 03°54'53" E	08°34'21"
C14	285.02'	76.23'	76.01'	S 15°51'48" E	15°19'28"
C15	285.02'	76.23'	76.01'	S 31°11'16" E	15°19'28"
C16	285.02'	76.23'	76.01'	S 46°30'44" E	15°19'28"
C17	285.02'	76.23'	76.01'	S 61°50'12" E	15°19'28"
C18	285.02'	76.23'	76.01'	S 77°04'41" E	15°19'28"
C19	285.02'	76.23'	76.01'	N 01°50'51" E	15°19'28"
C21	30.00'	21.64'	26.72'	S 26°48'34" W	52°52'44"
C30	25.00'	0.81'	0.76'	S 04°43'24" E	20°11'22"
C31	25.00'	34.47'	31.80'	S 54°14'02" E	76°54'56"
C32	25.00'	0.67'	0.67'	S 80°25'11" W	01°31'36"
C33	500.00'	34.44'	34.43'	N 71°34'15" E	04°00'14"



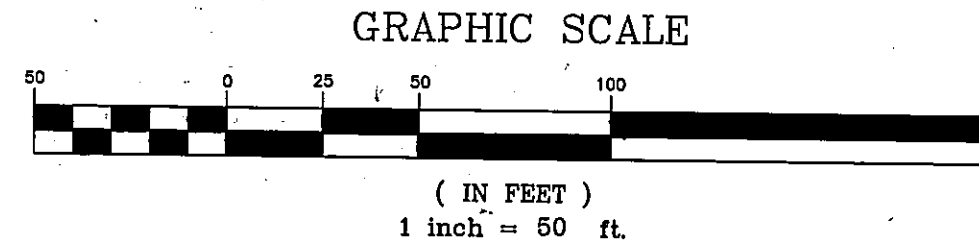
MATCH TO SHEET 4

MATCH TO SHEET 4

Prepared By:  
**A & J LAND SURVEYORS, INC.**  
 Professional Land Surveyors  
 7150 Bellfort Parkway, Suite 1600  
 Jacksonville, Florida 32256  
 Fax (904) 246-1644  
 Phone (904) 246-1666 L.B. No. 6661

# VILLAGES AT WESTLAND PHASE II-C

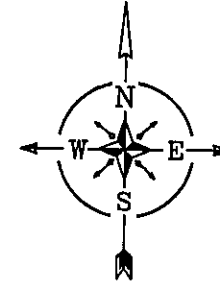
Being a Replat of a portion of Tracts 5, 6, 8, 9, 11 and 12, Block 2, Section 30, Township 3 South, Range 26 East, and that portion of a 15 foot Road Reservation, all as shown on the Plat of Jacksonville Heights, as recorded in Plat Book 5, Page 43, of the Current Public Records of the City of Jacksonville, Duval County, Florida.



PLAT BOOK **55** PAGE **95C**

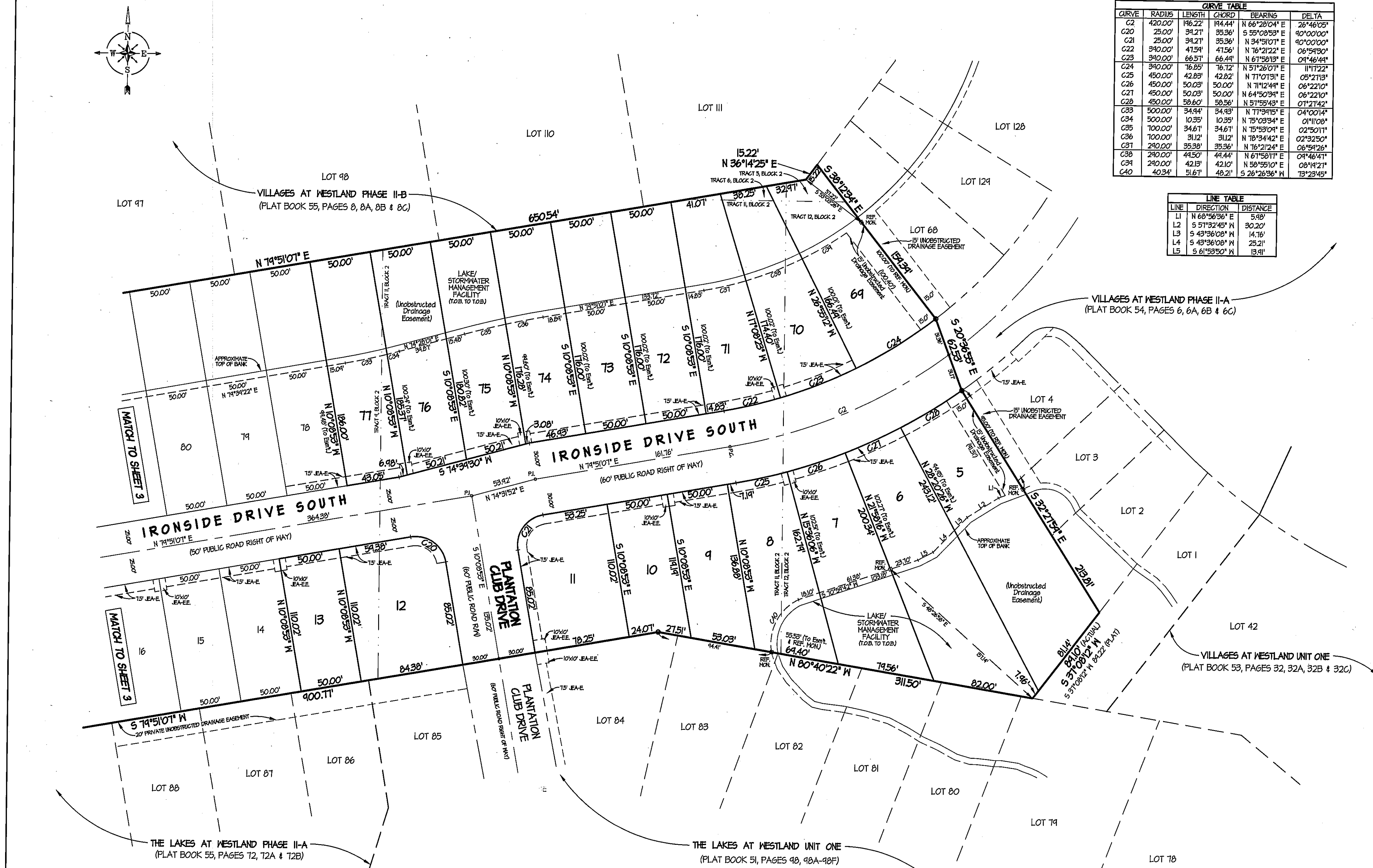
SHEET **4** OF **4** SHEETS

SEE SHEET 2 FOR GENERAL NOTES



CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C2	420.00'	196.22'	194.44'	N 66°28'04" E	26°46'05"
C20	25.00'	34.21'	35.36'	S 55°08'53" E	40°00'00"
C21	25.00'	34.21'	35.36'	N 34°51'07" E	40°00'00"
C22	390.00'	41.54'	41.56'	N 76°21'22" E	06°54'30"
C23	390.00'	66.51'	66.44'	N 61°58'13" E	04°46'44"
C24	390.00'	16.88'	16.12'	N 51°26'07" E	11°11'22"
C25	450.00'	42.83'	42.82'	N 71°01'31" E	05°21'13"
C26	450.00'	50.03'	50.00'	N 71°12'44" E	06°22'10"
C27	450.00'	50.03'	50.00'	N 64°50'34" E	06°22'10"
C28	450.00'	50.60'	50.56'	N 51°55'43" E	07°21'42"
C33	500.00'	34.94'	34.83'	N 71°34'15" E	04°00'14"
C34	500.00'	10.35'	10.35'	N 75°03'34" E	01°11'08"
C35	100.00'	34.67'	34.67'	N 75°53'04" E	02°50'11"
C36	100.00'	31.12'	31.12'	N 78°34'42" E	02°32'50"
C37	290.00'	35.38'	35.36'	N 76°21'24" E	06°54'26"
C38	290.00'	44.50'	44.44'	N 67°58'17" E	04°46'47"
C39	290.00'	42.13'	42.10'	N 58°55'10" E	08°14'21"
C40	4034'	51.67'	48.21'	S 26°26'36" N	73°23'45"

LINE	DIRECTION	DISTANCE
L1	N 68°56'36" E	5.89'
L2	S 51°32'45" N	30.20'
L3	S 43°36'08" N	14.76'
L4	S 43°36'08" N	25.21'
L5	S 61°53'50" N	13.91'



Prepared By:  
**A & J LAND SURVEYORS, INC.**  
 Professional Land Surveyors  
 1450 Belfort Parkway, Suite 1600  
 Jacksonville, Florida 32256  
 Fax (904) 246-1644  
 Phone (904) 246-1666  
 L.B. No. 6661