

VILLAGES OF WESTPORT - PHASE 3

SEE SHEET TWO (2) FOR GENERAL NOTES

PLAT BOOK 70 PAGE 15

SHEET No. 1 of 14 SHEETS

A PARCEL OF LAND, CONSISTING OF A PORTION OF THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 25 EAST, LYING EASTERLY OF NEW KINGS ROAD, (U.S. HIGHWAY NO. 1, A 150 FOOT WIDE PUBLIC ROAD RIGHT OF WAY, AS PRESENTLY ESTABLISHED), TOGETHER WITH A PORTION OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 25 EAST, LYING WESTERLY OF BRADDOCK ROAD (A 66' PUBLIC ROAD RIGHT OF WAY, AS PRESENTLY ESTABLISHED), AND EASTERLY OF NEW KINGS ROAD, (U.S. HIGHWAY No. 1), ALL IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

CAPTION:

CAPTION
VILLAGES OF WESTPORT-PHASE 3
PARCEL "A"

A PARCEL OF LAND, CONSISTING OF A PORTION OF THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 25 EAST, LYING EASTERLY OF NEW KINGS ROAD, (U.S. HIGHWAY NO. 1, A 150 FOOT WIDE PUBLIC ROAD RIGHT OF WAY, AS PRESENTLY ESTABLISHED), TOGETHER WITH A PORTION OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 25 EAST, LYING WESTERLY OF BRADDOCK ROAD (A 66' PUBLIC ROAD RIGHT OF WAY, AS PRESENTLY ESTABLISHED), AND EASTERLY OF NEW KINGS ROAD, (U.S. HIGHWAY No. 1), ALL IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT COMMON CORNER OF SECTIONS 35 AND 36, TOWNSHIP 1 NORTH, RANGE 25 EAST, WITH THE COMMON CORNER OF SECTIONS 1 AND 2, TOWNSHIP 1 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, SAID COMMON CORNER ALSO BEING THE LOCALLY RECOGNIZED AND MONUMENTED CORNER DEMARCATED BY A 1/2" IRON PIPE AND SHOWN ON THAT STATE OF FLORIDA, CERTIFIED CORNER REPORT #5984; THENCE NORTH 53°05'54" EAST, A DISTANCE OF 892.82 FEET TO THE NORTHWESTERLY CORNER OF TRACT "C-2", VILLAGES OF WESTPORT - PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 60, PAGES 101 THROUGH 115, INCLUSIVE OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA AND THE POINT OF BEGINNING.

THENCE FROM THE POINT OF BEGINNING THUS DESCRIBED, NORTH 82°32'20" WEST, A DISTANCE OF 901.69 FEET, TO A POINT ON THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN DEED BOOK 677, PAGE 458 OF THE PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA; RUN THENCE, ALONG THE AFORESAID EASTERLY LINE OF LAST SAID LANDS, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, NORTH 44°00'00" WEST, A DISTANCE OF 668.70 FEET, TO A POINT;
COURSE No. 2: RUN THENCE, NORTH 89°55'24" EAST, A DISTANCE OF 742.63 FEET, TO A POINT; RUN THENCE, NORTH 25°53'19" EAST, A DISTANCE OF 684.32 FEET, TO A POINT; THENCE NORTH 89°55'24" EAST, A DISTANCE OF 629.80 FEET TO A POINT; THENCE NORTH 01°57'39" EAST, A DISTANCE OF 6.97 FEET TO THE SOUTHWESTERLY CORNER OF LOT 326, VILLAGES OF WESTPORT - PHASE 2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 66, PAGES 115-123, INCLUSIVE OF SAID CURRENT PUBLIC RECORDS; THENCE ALONG AND WITH THE SOUTHERLY LINE OF SAID LOT 326, NORTH 90°00'00" EAST, A DISTANCE OF 152.61 FEET TO THE INTERSECTION OF SAID SOUTHERLY LINE AND THE WESTERLY RIGHT OF WAY LINE OF CROSSFIELD DRIVE (A 60' PUBLIC ROAD RIGHT OF WAY, AS PRESENTLY ESTABLISHED); SAID POINT ALSO BEING THE POINT OF CURVATURE OF A CURVE BEING CONCAVE EASTERLY; THENCE ALONG AND WITH SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, ALONG AND AROUND THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 280.00 FEET AND THROUGH A CENTRAL ANGLE OF 09°11'42", AN ARC LENGTH OF 44.84 FEET TO THE POINT OF TANGENCY, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 12°11'06" EAST, 44.89 FEET.

COURSE No. 2: RUN THENCE, SOUTH 16°46'57" EAST, A DISTANCE OF 68.21 FEET TO A POINT; THENCE, LEAVING SAID WESTERLY RIGHT OF WAY LINE, RUN ALONG AND WITH THE SOUTHERLY LINES OF SAID VILLAGES OF WESTPORT - PHASE 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 66, PAGES 115 THROUGH 123, INCLUSIVE OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA, THE FOLLOWING SIX (6) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, NORTH 90°00'00" EAST, A DISTANCE OF 183.55 FEET, TO A POINT;
COURSE No. 2: RUN THENCE, SOUTH 60°56'32" EAST, A DISTANCE OF 156.50 FEET, TO A POINT;
COURSE No. 3: RUN THENCE, SOUTH 00°00'00" EAST, A DISTANCE OF 10.84 FEET, TO A POINT;
COURSE No. 4: RUN THENCE, NORTH 89°40'24" EAST, A DISTANCE OF 44.32 FEET, TO A POINT;
COURSE No. 5: RUN THENCE, NORTH 48°04'50" EAST, A DISTANCE OF 126.18 FEET, TO A POINT;
COURSE No. 6: RUN THENCE, NORTH 89°40'24" EAST, A DISTANCE OF 189.42 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SANDLE DRIVE (A 60 FOOT PUBLIC ROAD RIGHT OF WAY, AS PRESENTLY ESTABLISHED), SAID POINT ALSO BEING LOCATED ON THE WESTERLY LINE OF LOT 274, SAID VILLAGES OF WESTPORT - PHASE 2; RUN THENCE, ALONG AND WITH THE EASTERLY RIGHT OF WAY LINE OF SAID SANDLE DRIVE AND SOUTHERLY RIGHT OF WAY LINE OF HANFORD STREET (A 50 FOOT PUBLIC ROAD RIGHT OF WAY, AS PRESENTLY ESTABLISHED) THE FOLLOWING THREE (3) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, NORTH 00°19'36" WEST, A DISTANCE OF 105.00 FEET TO THE POINT OF CURVATURE OF A CURVE, LEADING NORTHEASTERLY;
COURSE No. 2: RUN THENCE, NORTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE TO THE RIGHT, BEING CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 25.00 FEET AND THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET TO THE POINT OF TANGENCY, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 44°40'24" EAST, 35.36 FEET;

COURSE No. 3: RUN THENCE, NORTH 89°40'24" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 112.22 FEET TO A POINT ON SAID SOUTHERLY RIGHT OF WAY LINE OF HANFORD STREET, SAID POINT ALSO BEING LOCATED ON THE NORTHERLY LINE OF LOT 273, SAID VILLAGES OF WESTPORT - PHASE 2; RUN THENCE NORTH 00°19'33" EAST, LEAVING LAST SAID SOUTHERLY RIGHT OF WAY LINE, AND ALONG AND WITH THE EASTERLY LINES OF LOTS 414 AND 415, SAID VILLAGES OF WESTPORT - PHASE 2 AND THE SOUTHERLY EXTENSION THEREOF, A DISTANCE OF 180.00 FEET TO THE SOUTHWESTERLY CORNER OF LOT 532, SAID VILLAGES OF WESTPORT - PHASE 2; RUN THENCE, NORTH 89°40'24" EAST, ALONG AND WITH THE SOUTHERLY LINES OF LOTS 532, 533, 534, 535, 536, 537, 538, 539, AND 540 AND THE EASTERLY EXTENSION THEREOF, A DISTANCE OF 607.30 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF GLIMMER WAY (A 60 FOOT PUBLIC ROAD RIGHT OF WAY, AS PRESENTLY ESTABLISHED); THENCE ALONG AND WITH LAST SAID EASTERLY RIGHT OF WAY LINE AND THE NORTHERLY RIGHT OF WAY LINE OF AFORESAID HANFORD STREET THE FOLLOWING SIX (6) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, SOUTH 00°19'36" WEST, A DISTANCE OF 105.00 FEET TO THE POINT OF CURVATURE OF A CURVE, LEADING SOUTHEASTERLY;
COURSE No. 2: RUN THENCE, SOUTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE TO THE LEFT, AND BEING CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 25.00 FEET AND THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET TO THE POINT OF TANGENCY, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 45°19'36" EAST, 35.36 FEET.

COURSE No. 3: RUN THENCE, NORTH 89°40'24" EAST, A DISTANCE OF 228.03 FEET, TO THE POINT OF CURVATURE OF A CURVE, LEADING EASTERLY;
COURSE No. 4: RUN THENCE, EASTERLY, ALONG AND AROUND THE ARC OF A CURVE TO THE RIGHT, AND BEING CONCAVE SOUTHERLY, AND HAVING A RADIUS OF 125.00 FEET AND THROUGH A CENTRAL ANGLE OF 07°26'37", AN ARC LENGTH OF 16.24 FEET TO THE POINT OF REVERSE CURVATURE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 86°36'17" EAST, 16.23 FEET;

COURSE No. 5: RUN THENCE, ALONG AND AROUND THE ARC OF A CURVE TO THE LEFT, BEING CONCAVE NORTHERLY, HAVING A RADIUS OF 25.00 FEET AND THROUGH A CENTRAL ANGLE OF 17°58'54", AN ARC LENGTH OF 7.85 FEET TO THE POINT OF REVERSE CURVATURE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 88°07'34" EAST, 7.81 FEET;

COURSE No. 6: RUN THENCE, ALONG AND AROUND THE ARC OF A CURVE TO THE RIGHT, BEING CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 50.00 FEET AND THROUGH A CENTRAL ANGLE OF 69°03'10", AN ARC LENGTH OF 60.26 FEET TO A POINT ON SAID CURVE, SAID POINT BEING THE MOST SOUTHERLY CORNER OF LOT 242, SAID VILLAGES OF WESTPORT - PHASE 2, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 66°20'18" EAST, 56.68 FEET; RUN THENCE, NORTH 58°11'18" EAST, ALONG AND WITH THE SOUTHEASTERLY LINE OF SAID LOT 252, A DISTANCE OF 178.48 FEET TO THE INTERSECTION OF SAID SOUTHEASTERLY LINE WITH THE WESTERLY RIGHT OF WAY LINE OF BRADDOCK ROAD (A 66 FOOT PUBLIC ROAD RIGHT OF WAY, AS PRESENTLY ESTABLISHED); THENCE SOUTH 00°35'52" EAST, ALONG AND WITH SAID WESTERLY RIGHT OF WAY LINE OF BRADDOCK ROAD, A DISTANCE OF 931.42 FEET, TO THE MOST NORTHERLY CORNER OF AFORESAID TRACT "C-2", VILLAGES OF WESTPORT - PHASE 1; THENCE SOUTH 51°09'07" WEST, ALONG AND WITH THE NORTHWESTERLY LINE OF SAID TRACT "C-2", A DISTANCE OF 1,818.38 TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

PARCEL "B"

A PARCEL OF LAND, BEING A PORTION OF THE NORTHWEST 1/4, OF THE SOUTHWEST 1/4, OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT COMMON CORNER OF SECTIONS 35 AND 36, TOWNSHIP 1 NORTH, RANGE 25 EAST, WITH THE COMMON CORNER OF SECTIONS 1 AND 2, TOWNSHIP 1 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, SAID COMMON CORNER ALSO BEING THE LOCALLY RECOGNIZED AND MONUMENTED CORNER DEMARCATED BY A 1/2" IRON PIPE AND SHOWN ON THAT STATE OF FLORIDA, CERTIFIED CORNER REPORT #5984; RUN THENCE NORTH 32°11'03" EAST, A DISTANCE OF 2,043.27 FEET TO THE POINT OF BEGINNING.

THENCE NORTH 00°06'24" EAST, A DISTANCE OF 139.72 FEET TO A POINT; THENCE NORTH 06°58'23" WEST, A DISTANCE OF 461.07 FEET TO A POINT; THENCE NORTH 00°27'50" EAST, A DISTANCE OF 9.98 FEET TO A POINT; THENCE NORTH 89°51'20" EAST, A DISTANCE OF 288.53 FEET TO A POINT; THENCE SOUTH 00°16'20" WEST, A DISTANCE OF 609.45 FEET TO A POINT; THENCE NORTH 89°40'03" WEST, A DISTANCE OF 230.00 FEET TO THE POINT OF BEGINNING.

PARCEL "A" AS DESCRIBED ABOVE CONTAINS 4,345,706 SQUARE FEET OR 99.76 ACRES, MORE OR LESS, AFTER THE "EXCEPTION PARCEL" AREA IS REMOVED FROM THE OVERALL LEGAL DESCRIPTION.

PREPARED BY:
A & J Land Surveyors, Inc.
5847 Luella Street
Jacksonville, Florida 32207
Telephone (904) 346-1733
Fax (904) 346-1736

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT CC WESTPORT, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND WPV RESIDENTIAL, LLC, A FLORIDA LIMITED LIABILITY COMPANY (HEREINAFTER, THE "OWNER"), ARE THE FEE SIMPLE OWNERS OF THE LANDS DESCRIBED IN THE CAPTION HEREON, KNOWN AS "VILLAGES OF WESTPORT - PHASE 3", AND THAT CC WESTPORT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, BEING 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. THIS PLAT BEING MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF THOSE LANDS. ALL RIGHTS OF WAY, WALKWAYS, SIDEWALKS, UNOBSTRUCTED EASEMENTS 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 UNLESS OTHERWISE STATED BELOW), ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE, FLORIDA, A MUNICIPAL CORPORATION, ITS SUCCESSORS AND ASSIGNS (THE "CITY"). THE NON-EXCLUSIVE DRAINAGE EASEMENTS, OVER, UNDER ACROSS AND THROUGH THE STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT, ARE HEREBY IRREVOCABLY DEDICATED TO THE CITY, AND ARE SUBJECT TO THE FOLLOWING COVENANTS WHICH SHALL RUN WITH THE LAND:

1) THE DRAINAGE EASEMENTS HEREBY DEDICATED SHALL PERMIT THE CITY TO DISCHARGE INTO SAID STORMWATER MANAGEMENT FACILITIES WHICH THESE EASEMENTS TRAVERSE, ALL WATER WHICH MAY FALL ON OR COME UPON ALL RIGHTS OF WAY, HEREBY DEDICATED ON THIS PLAT, TOGETHER WITH ALL SUBSTANCES OR MATTER WHICH MAY FLOW OR PASS FROM SAID RIGHTS OF WAY; FROM ADJACENT LAND OR FROM ANY OTHER SOURCE OF PUBLIC WATERS INTO OR THROUGH SAID STORMWATER MANAGEMENT FACILITIES, WITHOUT ANY LIABILITY WHATSOEVER ON THE PART OF THE CITY FOR ANY DAMAGE, INJURIES OR LOSS OF PERSONS OR PROPERTY RESULTING FROM THE ACCEPTANCE OR USE OF THESE DRAINAGE EASEMENTS BY THE CITY.

2) THE STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT ARE OWNED IN FEE SIMPLE TITLE BY THE ABUTTING OWNER(S), ITS (THEIR) SUCCESSORS AND ASSIGNS, AND ALL MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID STORMWATER MANAGEMENT FACILITIES ARE THE RESPONSIBILITY OF THE OWNER(S), ITS (THEIR) SUCCESSORS AND ASSIGNS. THE CITY BY ACCEPTANCE OF THIS PLAT ASSUMES NO RESPONSIBILITY WHATSOEVER FOR SAID STORMWATER MANAGEMENT FACILITIES.

3) THE CITY, 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 OWNER OR ANY OTHER PERSON WITHIN THE AREA OF THE LANDS HEREBY PLATTED, OR OF THE STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT, BUT SHALL HAVE THE RIGHT TO MODIFY THE WATER LEVEL IN ACCORDANCE WITH ANY STATE AND LOCAL PERMITS INCLUDING REPAIR, REMOVAL OR REPLACEMENT OF THE STORMWATER MANAGEMENT FACILITIES AND THE CONTROL STRUCTURES TO EFFECT ADEQUATE DRAINAGE FOR THE RIGHTS OF WAY DEDICATED HEREON.

THE OWNERS, ITS SUCCESSORS AND ASSIGNS OF THE LANDS DESCRIBED IN THE CAPTION HEREON, SHALL FOREVER RELEASE, DISCHARGE, IDEMNIFY THE CITY OF JACKSONVILLE, FLORIDA AND SAVE IT HARMLESS FROM SUITS, ACTION, DAMAGES, 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 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 "VILLAGES OF WESTPORT-PHASE 3". THIS RELEASE AND IDEMNIFICATION SHALL RUN WITH THE LAND AND THE SUCCESSORS AND ASSIGNS OF THE OWNER SHALL BE SUBJECT TO IT.

UPON FAILURE OF THE HOME OWNERS ASSOCIATION TO THE OBLIGATION OF MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID LAKES/STORMWATER MANAGEMENT FACILITIES AS WELL AS TRACTS AND PARCELS FOR ANY USE, THE OBLIGATION WOULD THEN FALL EQUALLY ON THE LOT OWNERS AS SHOWN HEREON SAID PLAT.

THE UNDERSIGNED OWNER(S) DO HEREBY RESERVE UNTO THEMSELVES AND ASSIGNS, A 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.

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. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY THE RESPONSIBLE FOR 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 ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICES COMMISSION. FLORIDA STATUTES 177.091 (28)

THOSE EASEMENTS DESIGNATED AS "JEA-E.E.", 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. WATER, WATER REUSE AND SEWER UTILITIES WITHIN ROADS AND UNOBSTRUCTED JEA UTILITY EASEMENTS ARE HEREBY DEDICATED TO THE JEA.

THOSE EASEMENTS DESIGNATED AS "JEA UTILITY EASEMENTS" ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH THE INSTALLATION, MAINTENANCE, AND USE OF WATER REUSE, WATER, SEWER AND/OR OTHER PUBLIC UTILITIES.

TRACT "C-4" (CONSERVATION TRACT), TRACT "D" (FUTURE ACCESS) AND "L-5" (LANDSCAPING TRACT), ARE HEREBY DEDICATED IN FEE SIMPLE TITLE TO "VILLAGES OF WESTPORT COMMUNITY DEVELOPMENT DISTRICT", ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, WPV RESIDENTIAL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND CC WESTPORT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 9th DAY OF May, 2017.

CC WESTPORT, LLC
A FLORIDA LIMITED LIABILITY COMPANY

BY: [Signature]
MORTEZA HOSSEINI-KARGAR, AS PRESIDENT OF
CC NORTH CENTRAL, LLC, A FLORIDA LIMITED
LIABILITY COMPANY, AS SOLE MEMBER OF
CC WESTPORT, LLC, A FLORIDA LIMITED LIABILITY
COMPANY

WITNESS: [Signature]
JOANNE SCHMIEDER

TYPE OR PRINT NAME

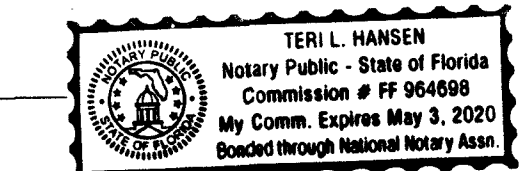
WITNESS: [Signature]
TERI L. HANSEN

TYPE OR PRINT NAME

NOTARY FOR CC WESTPORT, LLC.

STATE OF FLORIDA
COUNTY OF Volusia
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
9th DAY OF May, 2017, BY
MORTEZA HOSSEINI-KARGAR, AS PRESIDENT OF CC NORTH CENTRAL,
LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS SOLE MEMBER OF CC
WESTPORT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS
PERSONALLY KNOWN TO ME.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA
TERI L. HANSEN
TYPE OR PRINT NAME
MY COMMISSION EXPIRES: May 3, 2020



VILLAGES OF WESTPORT - PHASE 3

A PARCEL OF LAND, CONSISTING OF A PORTION OF THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 25 EAST, LYING EASTERLY OF NEW KINGS ROAD, (U.S. HIGHWAY NO. 1, A 150 FOOT WIDE PUBLIC ROAD RIGHT OF WAY, AS PRESENTLY ESTABLISHED), TOGETHER WITH A PORTION OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 25 EAST, LYING WESTERLY OF BRADDOCK ROAD (A 66' PUBLIC ROAD RIGHT OF WAY, AS PRESENTLY ESTABLISHED), AND EASTERLY OF NEW KINGS ROAD, (U.S. HIGHWAY NO. 1), ALL IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 70 PAGE 16

SHEET No. 2 of 14 SHEETS

SEE SHEET TWO (2) FOR GENERAL NOTES
SEE SHEET THREE (3) FOR KEY MAP, ABBREVIATIONS AND LEGEND
SEE SHEET FOURTEEN (14) FOR FLOOD ZONES

WPV RESIDENTIAL, LLC
A FLORIDA LIMITED LIABILITY COMPANY SUCCESSOR BY MERGER TO WESTPORT VILLAGES, INC., A FLORIDA CORPORATION

BY: [Signature]
MORTEZA HOSSIENI-KARGAR, PRESIDENT OF CC NORTH CENTRAL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, MANAGING MEMBER OF WPV RESIDENTIAL, LLC A FLORIDA LIMITED LIABILITY COMPANY, SUCCESSOR BY MERGER OF WESTPORT VILLAGES, INC., A FLORIDA CORPORATION.

WITNESS: [Signature]
JOANNE SCHMIEDER

TYPE OR PRINT NAME

WITNESS: [Signature]
TERI L. HANSEN

TYPE OR PRINT NAME

(CORPORATE SEAL)

NOTARY FOR WPV RESIDENTIAL, LLC.

STATE OF FLORIDA
COUNTY OF Volusia
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF May 2017, BY MORTEZA HOSSIENI-KARGAR, PRESIDENT OF CC NORTH CENTRAL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, MANAGING MEMBER OF WPV RESIDENTIAL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, SUCCESSOR BY MERGER OF WESTPORT VILLAGES, INC., A FLORIDA CORPORATION, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA

TERI L. HANSEN
TYPE OR PRINT NAME
MY COMMISSION EXPIRES: May 3, 2020

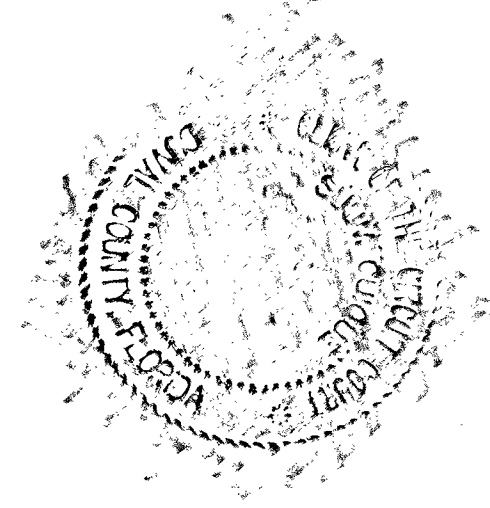


CLERK'S CERTIFICATE 2017163185

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA AND SUBMITTED TO ME FOR RECORDING, AND IS RECORDED IN PLAT BOOK 70, PAGES 15-18, 34 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA THIS 15th DAY OF July 2017.

BY: [Signature]
RONNIE FUSSELL, CLERK OF THE CIRCUIT COURT

BY: [Signature]
KENNETH D. GILBERT, DEPUTY CLERK



PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 12th DAY OF July 2017.

[Signature]
W. MONROE HAZEN, PLS
PROFESSIONAL LAND SURVEYOR NUMBER 3398

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 12th DAY OF July 2017.

SIGNATURE: [Signature]
JOHN PAPPAS, P.E.
DIRECTOR OF PUBLIC WORKS

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 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 5A-17, FLORIDA ADMINISTRATIVE CODE, AND SECTION 654.110, ORDINANCE CODE OF THE CITY OF JACKSONVILLE, FLORIDA.

CERTIFIED THIS 16 DAY OF June 2017.

[Signature]
JONATHAN D. BOWAN
PROFESSIONAL LAND SURVEYOR No. 4600
5847 Luella Street
Jacksonville, Florida 32207
Fax (904) 346-1733
Phone (904) 346-1733

JOINER AND CONSENT TO ADOPTION AND DEDICATION

[DEDICATION OF MORTGAGEE]
This is to certify that CC/CLP, LLC, A FLORIDA LIMITED LIABILITY COMPANY, BY CC NORTH CENTRAL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS MANAGER ASSOCIATION, being a mortgagee of the lands described in the caption of this plat (as Holder of that certain Mortgage Recorded in OFFICIAL RECORDS BOOK 12723, PAGE 62, as amended by Mortgage Modification Agreement Evidencing Renewal Note in OFFICIAL RECORDS BOOK 15142, PAGE 1628, and as assigned to CC/CLP, LLC, a Florida Limited Liability Company by Assignment of Mortgage and Security Documents recorded in OFFICIAL RECORDS BOOK 16024, PAGE 1317 of the current Public Records of Duval County, Florida, "the Mortgage", encumbering the real property described therein and as also described on the plat, thereof) has caused this instrument to be signed by its duly authorized manager solely in evidence of its consent, joiner and ratification in and to the adoption and dedication of said lands and plat for the uses and purposes therein expressed and agree that the mortgage shall be subordinated to said dedication.

CC/CLP, LLC, A Florida limited liability company, by CC North Central, LLC, a Florida limited liability company, its Manager.

BY: [Signature]
KELLY MCCARRICK

PRINT: [Signature]
KELLY MCCARRICK

By: KELLY MCCARRICK, Vice President of CC North Central, LLC, a Florida limited liability company, as Managing Member of CC/CLP, LLC a Florida limited liability company.

(CORPORATE SEAL)

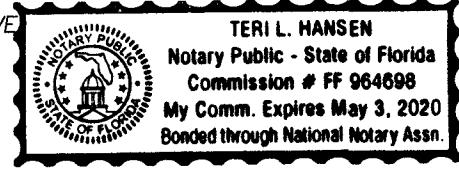
SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

Witness: [Signature]
JOANNE SCHMIEDER

Witness: [Signature]
TERI L. HANSEN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF May 2017, BY K. LAWRENCE GRAGG, VICE PRESIDENT OF CC NORTH CENTRAL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, MANAGER OF CC/CLP, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF SAID CC/CLP, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND WHO IS KNOWN TO ME OR WHO HAS PRODUCED: [Signature] AS IDENTIFICATION: [Signature]

NOTARY PUBLIC
STATE OF Florida
MY COMMISSION EXPIRES May 3, 2020
PERSONALLY KNOWN:
OR PRODUCED I.D.:
(CHECK ONE OF THE ABOVE TYPE OF I.D. PRODUCED: [Signature])



GENERAL NOTES

- 1. STATE PLANE CO-ORDINATES** SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM (NAD) 1983 (1990), FLORIDA EAST ZONE, U.S. FEET. STATION NAMES ARE AS FOLLOWS:
- STATION NAME: 110 72 A09 (NGS ID: BC0968)
STATION NAME: 110 72 A10 (NGS ID: BC0969)
- 2. THE EASEMENTS SHOWN** HEREON AND DESIGNATED AS UNOBSTRUCTED EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENTS, BY THE CONSTRUCTION OF DRIVEWAYS AND THE INSTALLATION OF FENCES, HEDGES AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL, AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND/OR REPLACEMENT OF SUCH ITEMS.
- 3. 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.
- 4. EASEMENTS SHOWN** HEREON ARE FOR DRAINAGE, UTILITIES AND SEWERS, UNLESS OTHERWISE NOTED.
- 5. ALL DRAINAGE EASEMENTS** ARE UNOBSTRUCTED UNLESS OTHERWISE NOTED.
- 6. THE TABULATED LINE AND CURVE TABLES** SHOWN ON EACH SHEET ARE APPLICABLE ONLY TO THE LINES AND CURVES THAT APPEAR ON THAT SHEET.
- 7. 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.
- 8. 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 NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
- 9. CERTAIN EASEMENTS** ARE RESERVED FOR JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND DISTRIBUTION SYSTEM.
- 10. "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 JEA.
- 11. "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.
- 12. (100.00') DENOTES DISTANCE TO EASEMENTS OR UPLAND BUFFERS.**
- 13. LANDS LOCATED IN A FLOOD ZONE "X" AND "AE"** (VARIOUS ELEVATIONS, IN NAVD '88 DATUM), AS PER A LETTER OF MAP REVISION/AMENDMENT (LOMR/A) CASE NO. 12-04-8121P, WITH AN ISSUE DATE OF FEBRUARY 21, 2013 AND AN EFFECTIVE DATE OF JULY 8, 2013 HAS BEEN ISSUED FOR THIS PROJECT. THE LOMR CASE NO. 12-04-8121P SUPERCEDES THE EXISTING FEMA PANELS 12013C160H AND 12031C0179H. THIS DETERMINATION SUPERCEDES THE MAPS, COPIES OF THIS LETTER AND DOCUMENTATION OF THE CHANGES AND ORIGINAL SUBMITTAL ARE PUBLIC RECORD. THESE FILES ARE AVAILABLE AT THE COMMUNITY'S FLOODPLAIN MANAGEMENT REPOSITORY, DEVELOPMENT SERVICES DIVISION, DEPARTMENT OF PLANNING AND DEVELOPMENT, CITY OF JACKSONVILLE. THE FIRM INFORMATION AND DELINEATIONS ON THIS PLAT ARE VALID ONLY FOR 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, DEVELOPMENT SERVICES DIVISION, DEPARTMENT OF PLANNING AND DEVELOPMENT, CITY OF JACKSONVILLE.
- 14. THE SUBJECT PROPERTY IS LOCATED WITHIN JA AIR INSTALLATION COMPATIBLE USE ZONE ("ACUZ") NOISE ZONE 2.** DESIGN AND CONSTRUCTION OF RESIDENCES LOCATED UPON THE PROPERTY MUST PROVIDE FOR A NOISE LEVEL REDUCTION OF TWENTY-FIVE DBA.
- 15. THERE MAY BE ADDITIONAL RESTRICTIONS** THAT ARE NOT ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 16. PER OWNER & ENCUMBRANCE SEARCH REPORT DATED SEPTEMBER 14, 2016,** THE PROPERTY IS SUBJECT TO THE FOLLOWING ITEMS:
a) CONSERVATION EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 15540, PAGE 587
b) NON-EXCLUSIVE ACCESS EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 17510, PAGE 1924.

PREPARED BY:
A & J Land Surveyors, Inc.
5847 Luella Street
Jacksonville, Florida 32207
Telephone (904) 346-1733
Fax (904) 346-1736

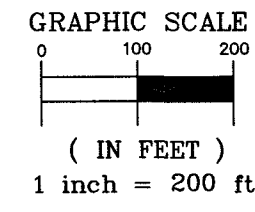
(PLANS) CITY DEV. No. 5367.4 PSD #2004-058
(PLAT) CITY DEV. No. 5367.010 JEA AVAILABILITY # 2010-0498

VILLAGES OF WESTPORT - PHASE 3

A PARCEL OF LAND, CONSISTING OF A PORTION OF THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 25 EAST, LYING EASTERLY OF NEW KINGS ROAD, (U.S. HIGHWAY NO. 1, A 150 FOOT WIDE PUBLIC ROAD RIGHT OF WAY, AS PRESENTLY ESTABLISHED), TOGETHER WITH A PORTION OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 25 EAST, LYING WESTERLY OF BRADDOCK ROAD (A 66' PUBLIC ROAD RIGHT OF WAY, AS PRESENTLY ESTABLISHED), AND EASTERLY OF NEW KINGS ROAD, (U.S. HIGHWAY No. 1), ALL IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

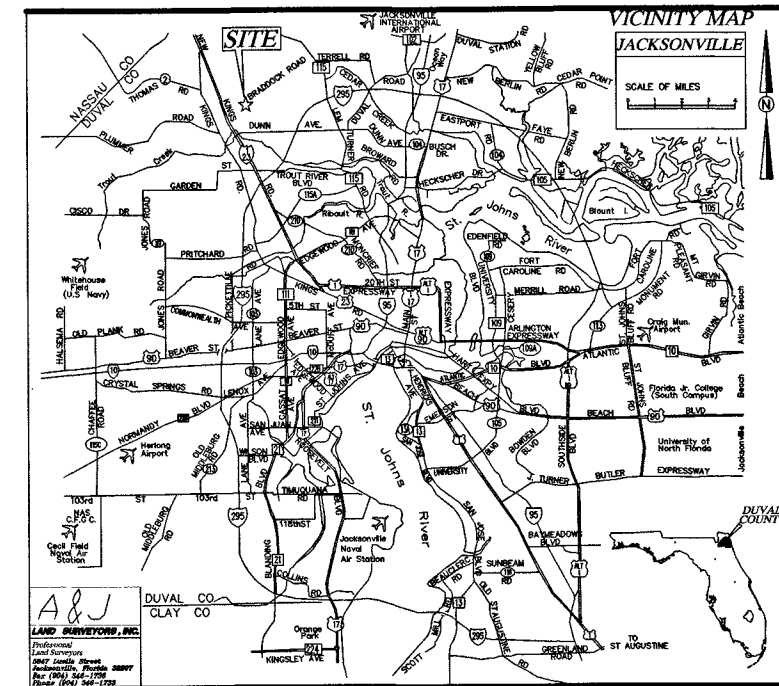
SEE SHEET TWO (2) FOR GENERAL NOTES
SEE SHEET THREE (3) FOR KEY MAP, ABBREVIATIONS AND LEGEND
SEE SHEET FOURTEEN (14) FOR FLOOD ZONES

KEY MAP



LEGEND

ESM.T.	OFFICIAL RECORDS	EASEMENT
P.C.	POINT OF CURVATURE	OVERLAP
P.T.C.	POINT OF TANGENCY	POINT OF TANGENCY
P.R.C.	POINT OF REVERSE CURVE	RADIUS POINT
R.P.	RADIUS POINT	POINT OF INTERSECTION
P.I.	POINT OF INTERSECTION	POINT OF COMPOUND CURVE
P.C.C.	POINT OF COMPOUND CURVE	RADIUS
R.	RADIUS	ARC LENGTH
L	ARC LENGTH	CHORD DISTANCE
CH	CHORD DISTANCE	TABULATED CURVE DATA
C4	TABULATED CURVE DATA	VEGETATED NATURAL BUFFER
V.N.B.	VEGETATED NATURAL BUFFER	RIGHT OF WAY
R/W	RIGHT OF WAY	FOUND PERMANENT REFERENCE MONUMENT (AS NOTED)
●	FOUND PERMANENT REFERENCE MONUMENT (AS NOTED)	DENOTES PERMANENT REFERENCE MONUMENT SET L.B. NO. 6661
○	DENOTES PERMANENT REFERENCE MONUMENT SET L.B. NO. 6661	DENOTES PERMANENT CONTROL POINT SET L.B. NO. 6661
—	DENOTES PERMANENT CONTROL POINT SET L.B. NO. 6661	STREET NAME CHANGE
E	STREET NAME CHANGE	TOP OF BANK
W	TOP OF BANK	CENTERLINE
T.O.B.	CENTERLINE	DISTANCE
⊕	DISTANCE	



CURVE TABLE FOR THE PLAT BOUNDARY

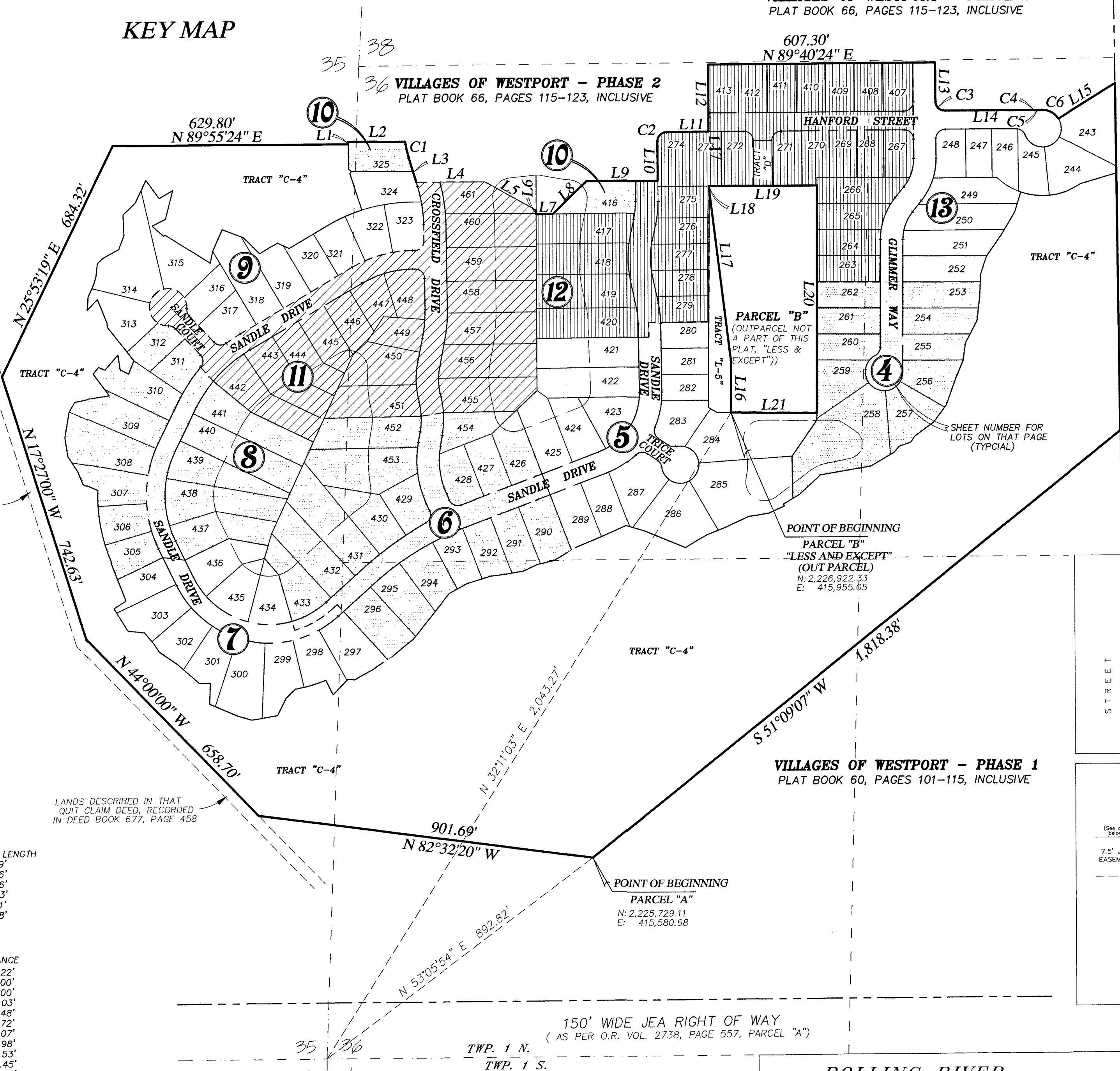
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	280.00'	09°11'42"	44.94'	S 12°11'06" E	44.89'
C2	25.00'	90°00'00"	39.27'	N 44°40'24" E	35.36'
C3	25.00'	90°00'00"	39.27'	S 45°19'36" E	35.36'
C4	125.00'	07°26'33"	16.24'	S 66°36'17" E	16.23'
C5	25.00'	17°58'54"	7.85'	N 68°07'34" E	7.81'
C6	50.00'	69°03'10"	60.26'	S 66°20'18" E	56.68'

LINE TABLE FOR THE PLAT BOUNDARY

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 01°57'39" E	6.97'	L11	N 89°40'24" E	112.22'
L2	N 90°00'00" E	152.61'	L12	N 00°01'33" E	180.00'
L3	S 16°46'57" E	68.21'	L13	S 00°19'36" E	105.00'
L4	N 90°00'00" E	183.55'	L14	N 89°40'24" E	228.03'
L5	S 60°56'32" E	156.50'	L15	N 58°11'18" E	178.48'
L6	S 00°00'00" E	10.84'	L16	N 00°06'24" E	139.72'
L7	N 89°40'24" E	44.32'	L17	N 06°58'23" W	461.07'
L8	N 46°04'58" E	126.18'	L18	N 00°27'50" E	9.98'
L9	N 89°40'24" E	189.42'	L19	N 89°51'20" E	288.53'
L10	N 00°19'36" W	105.00'	L20	S 00°16'20" W	609.45'
			L21	N 89°40'03" W	230.00'

LANDS DESCRIBED IN THAT QUIT CLAIM DEED, RECORDED IN DEED BOOK 677, PAGE 458

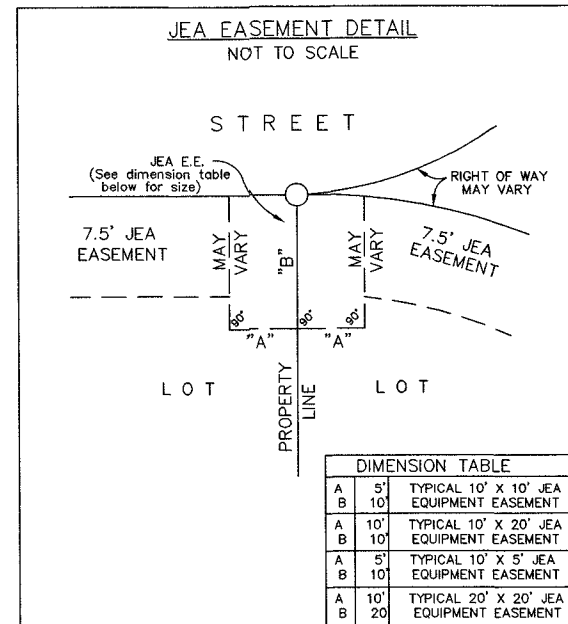
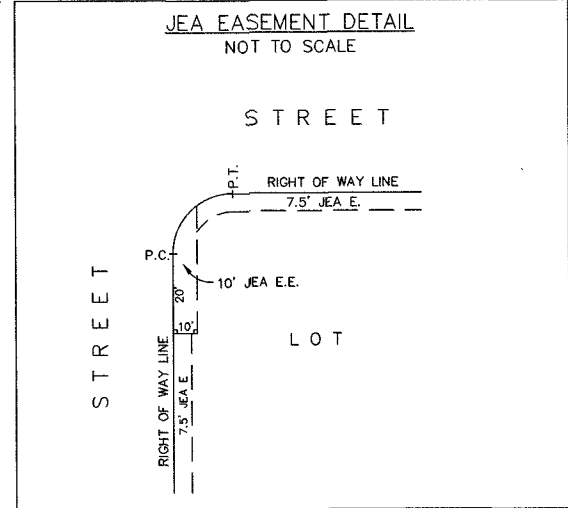
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VILLAGES OF WESTPORT - PHASE 2
PLAT BOOK 66, PAGES 115-123, INCLUSIVE

VILLAGES OF WESTPORT - PHASE 2
PLAT BOOK 66, PAGES 115-123, INCLUSIVE

VILLAGES OF WESTPORT - PHASE 1
PLAT BOOK 60, PAGES 101-115, INCLUSIVE



DIMENSION TABLE

LINE	BEARING	DISTANCE
A	10'	10'
B	10'	10'
C	10'	10'
D	10'	10'
E	10'	10'
F	10'	10'
G	10'	10'
H	10'	10'
I	10'	10'
J	10'	10'
K	10'	10'
L	10'	10'
M	10'	10'
N	10'	10'
O	10'	10'
P	10'	10'
Q	10'	10'
R	10'	10'
S	10'	10'
T	10'	10'
U	10'	10'
V	10'	10'
W	10'	10'
X	10'	10'
Y	10'	10'
Z	10'	10'

150' WIDE JEA RIGHT OF WAY
(AS PER O.R. VOL. 2738, PAGE 557, PARCEL "A")

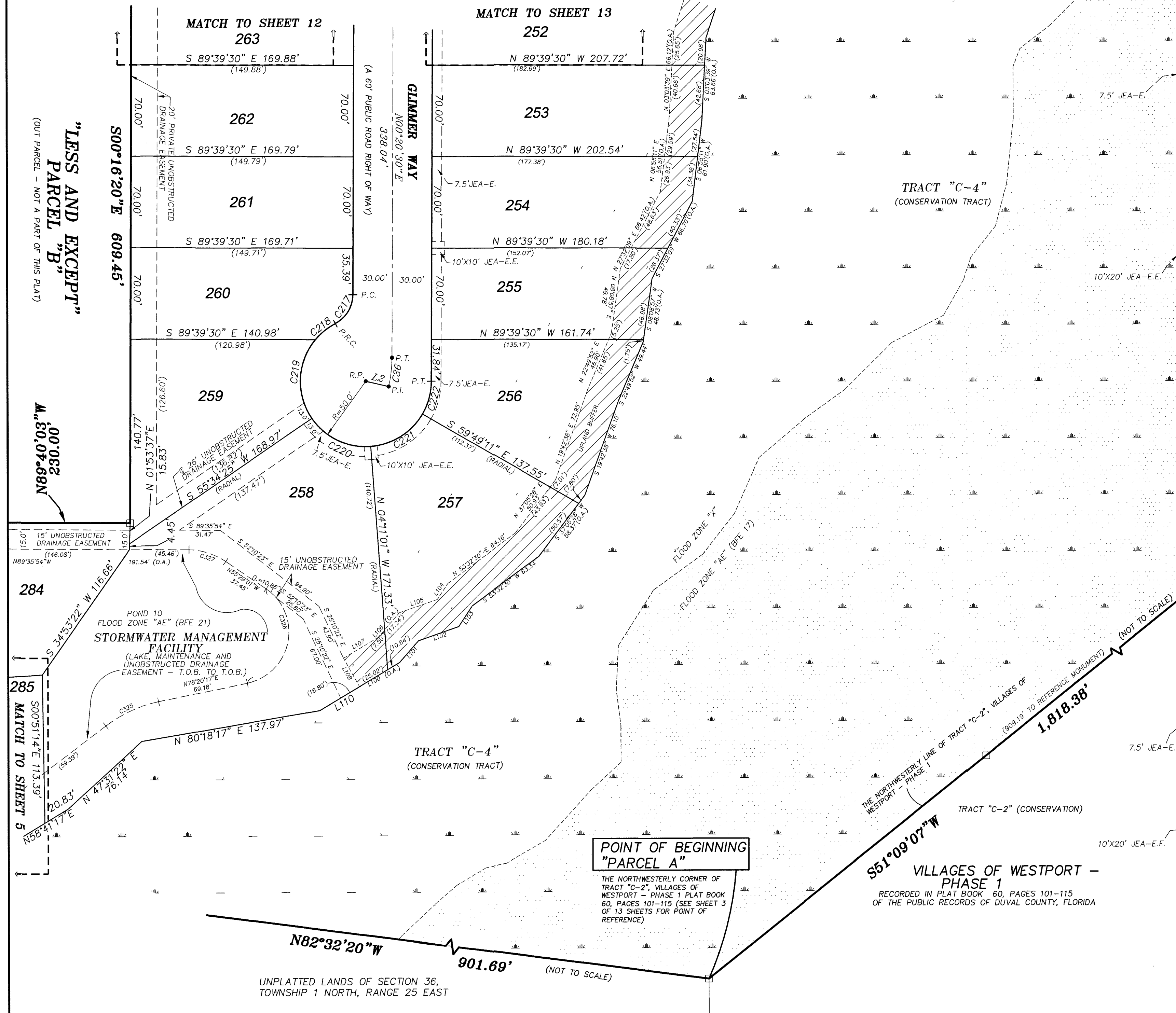
ROLLING RIVER ESTATES UNIT 2 A & J Land Surveyors, Inc.
5847 Luella Street
Jacksonville, Florida 32207
Telephone (904) 346-1733
Fax (904) 346-1736

(PLANS) CITY DEV. No.5367.4 PSD #2004-058
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SEE SHEET TWO (2) FOR GENERAL NOTES
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SEE SHEET FOURTEEN (14) FOR FLOOD ZONES

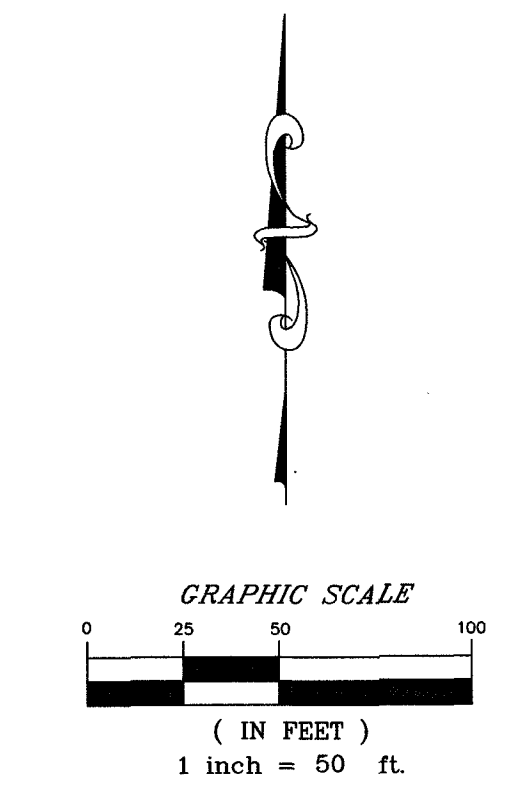


LINE TABLE

LINE	LENGTH	BEARING
L2	18.00'	S76°58'51"E
L100	35.66'	S59°07'01"W
L101	22.11'	S40°52'18"W
L102	32.56'	S70°36'51"W
L103	18.55'	S33°25'51"W
L104	14.57'	N33°25'51"E
L105	30.79'	N70°36'51"E
L106	24.74'	N40°52'18"E
L107	30.87'	N59°15'07"E
L108	25.08'	N29°05'44"W
L110	35.58'	N59°07'01"E

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD DIST.
C36	100.00'	12°40'39"	22.13'	N06°40'49"E	22.08'
C217	25.00'	62°10'52"	27.13'	N31°25'56"E	25.82'
C218	50.00'	22°47'52"	19.89'	S51°07'26"W	19.76'
C219	50.00'	74°09'05"	64.71'	S02°38'57"W	60.29'
C220	50.00'	59°45'26"	52.15'	S64°18'18"E	49.82'
C221	50.00'	35°38'11"	48.55'	N57°59'54"E	46.67'
C222	50.00'	30°10'49"	26.34'	N15°05'24"E	26.03'
C325	100.00'	25°33'44"	44.61'	S65°33'25"W	44.25'
C326	40.00'	133°49'18"	93.43'	N11°25'38"E	73.59'
C327	50.00'	34°06'53"	29.77'	N72°32'28"W	29.33'



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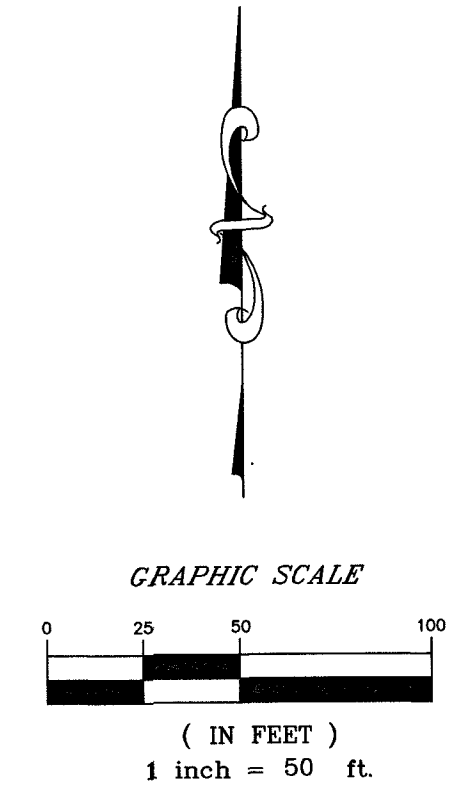
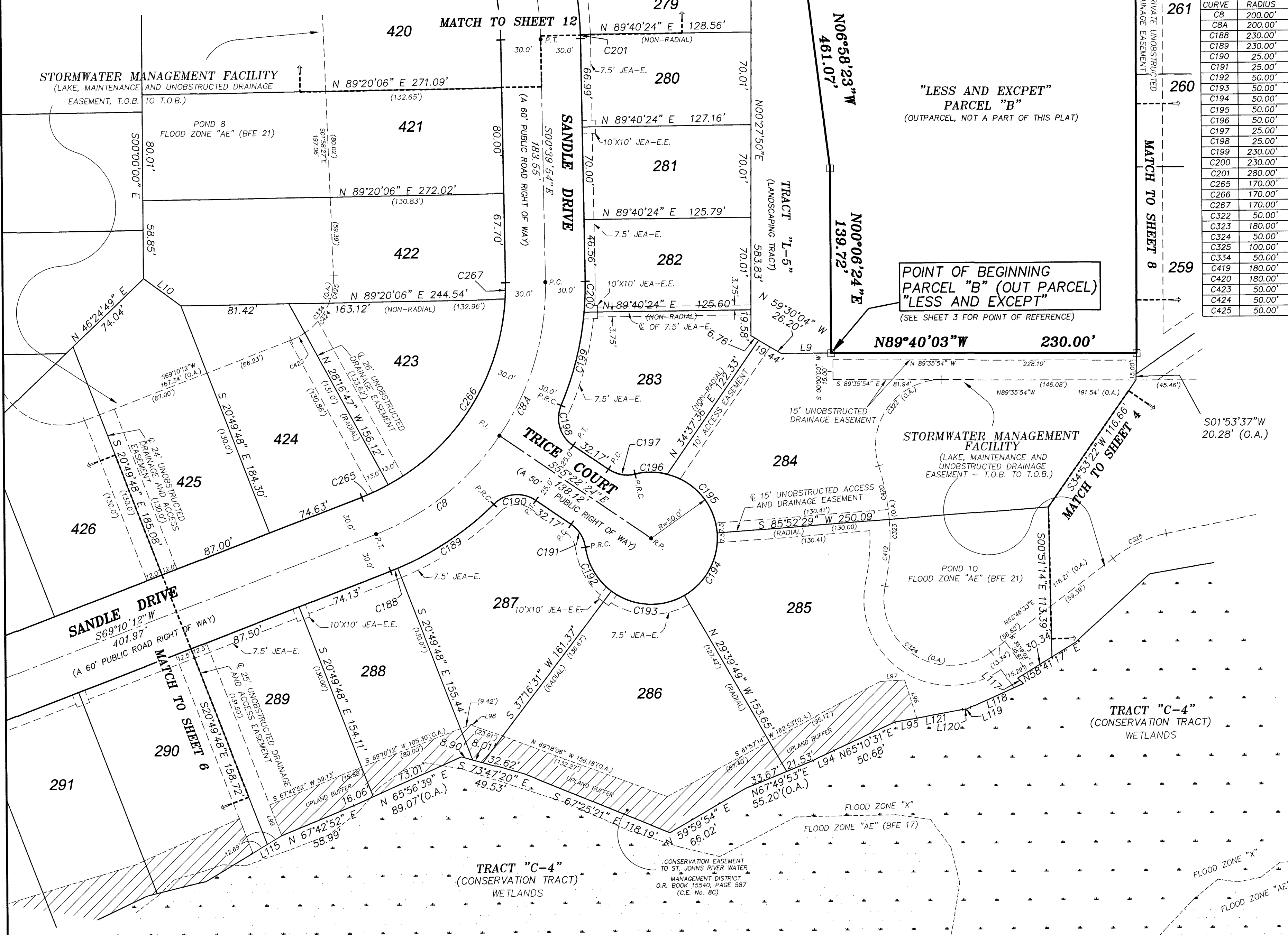
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CURVE TABLE					
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD DIST.
C8	200.00'	34°32'36"	120.58'	N51°53'54"E	118.76'
C8A	200.00'	35°17'30"	123.19'	N16°58'51"E	121.25'
C188	230.00'	01°27'45"	5.87'	N68°26'20"E	5.87'
C189	230.00'	21°46'23"	87.40'	N56°49'16"E	86.88'
C190	25.00'	78°41'32"	34.34'	S85°16'50"W	31.70'
C191	25.00'	48°11'23"	21.03'	N31°16'42"W	20.41'
C192	50.00'	45°32'28"	39.74'	S29°57'15"E	38.70'
C193	50.00'	66°56'20"	58.42'	S86°11'39"E	55.15'
C194	50.00'	64°27'43"	56.25'	N28°06'20"E	53.33'
C195	50.00'	71°18'02"	62.22'	N39°46'32"W	58.28'
C196	50.00'	28°08'13"	24.55'	N89°29'40"W	24.31'
C197	25.00'	48°11'23"	21.03'	S79°28'05"E	20.41'
C198	25.00'	78°41'32"	34.34'	S16°01'38"E	31.70'
C199	230.00'	18°08'07"	72.80'	N14°15'05"E	72.50'
C200	230.00'	05°50'55"	23.48'	N02°15'34"E	23.47'
C201	280.00'	00°36'59"	3.01'	N00°58'23"W	3.01'
C265	170.00'	07°26'59"	22.10'	N65°26'42"E	22.09'
C266	170.00'	58°14'10"	172.79'	N32°36'08"E	165.45'
C267	170.00'	04°08'57"	12.31'	N01°24'35"E	12.31'
C322	50.00'	107°40'42"	93.97'	S36°33'45"W	80.74'
C323	180.00'	29°18'54"	92.10'	N02°37'09"W	91.09'
C324	50.00'	139°15'45"	121.53'	S57°35'35"E	93.75'
C325	100.00'	29°33'44"	44.61'	S65°33'52"W	44.25'
C334	50.00'	71°08'39"	62.08'	N33°35'52"E	58.17'
C419	180.00'	16°09'49"	50.78'	N03°57'23"E	50.61'
C420	180.00'	13°09'05"	41.32'	N10°42'04"W	41.23'
C423	50.00'	13°14'48"	11.56'	N62°32'48"E	11.53'
C424	50.00'	33°39'29"	29.37'	N39°05'39"E	28.95'
C425	50.00'	24°14'22"	21.15'	N10°08'44"E	21.00'

LINE TABLE		
LINE	LENGTH	BEARING
L9	37.87'	S89°32'57"E
L10	34.87'	N53°18'23"W
L94	17.82'	N65°10'31"E
L95	16.64'	N80°45'40"E
L96	30.39'	N17°17'46"W
L97	18.36'	S86°53'44"W
L98	1.29'	N23°15'41"W
L99	25.01'	S20°49'48"E
L115	25.39'	N59°08'06"E
L117	5.93'	N46°51'47"W
L118	43.70'	N65°44'00"E
L119	3.74'	N65°44'00"E
L120	2.52'	N86°36'01"E
L121	35.06'	S79°45'53"W



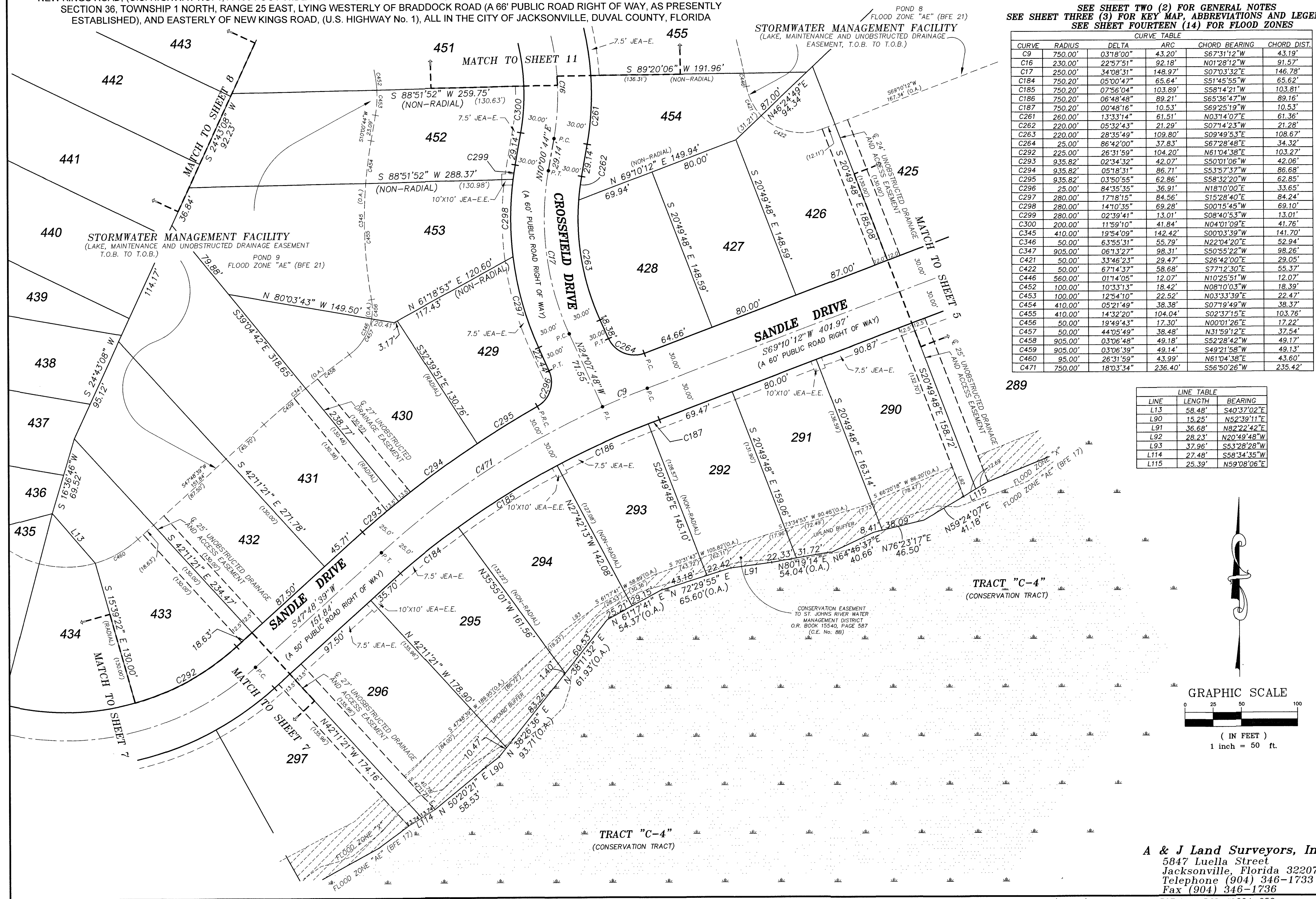
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VILLAGES OF WESTPORT - PHASE 3

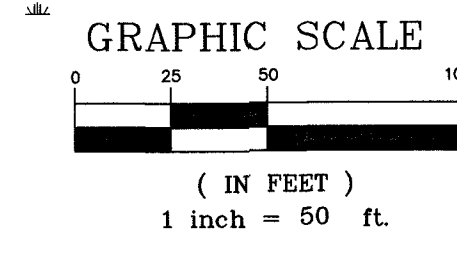
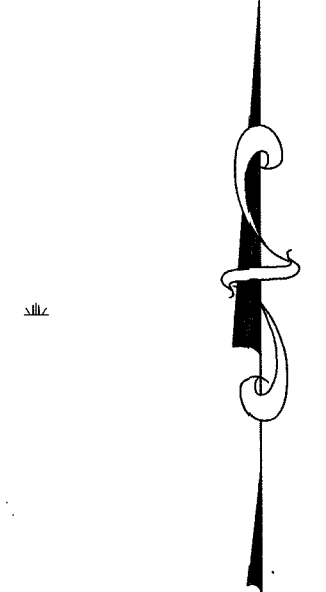
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CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD DIST.
C9	750.00'	0318'00"	43.20'	S87°31'12"W	43.19'
C16	230.00'	225'51"	92.18'	N01°28'12"W	91.57'
C17	250.00'	34°08'31"	148.97'	S07°03'32"E	146.78'
C184	750.20'	05°00'47"	65.64'	S51°45'55"W	65.62'
C185	750.20'	07°56'04"	103.89'	S58°14'21"W	103.81'
C186	750.20'	06°48'48"	89.21'	S65°36'47"W	89.16'
C187	750.20'	00°48'16"	10.53'	S69°25'19"W	10.53'
C261	260.00'	13°33'14"	61.51'	N03°14'07"E	61.36'
C262	220.00'	05°32'43"	21.29'	S07°14'23"W	21.28'
C263	220.00'	28°35'49"	109.80'	S09°49'53"E	108.67'
C264	25.00'	86°42'00"	37.83'	S67°28'48"E	34.32'
C292	225.00'	26°31'59"	104.20'	N61°04'38"E	103.27'
C293	935.82'	02°34'32"	42.07'	S50°01'06"W	42.06'
C294	935.82'	05°18'31"	86.71'	S63°57'37"W	86.68'
C295	935.82'	03°50'55"	62.86'	S58°32'20"W	62.85'
C296	25.00'	84°35'35"	36.91'	N18°10'00"E	33.65'
C297	280.00'	17°18'15"	84.56'	S15°28'40"E	84.24'
C298	280.00'	14°10'35"	69.28'	S00°15'45"W	69.10'
C299	280.00'	02°39'41"	13.01'	S08°40'53"W	13.01'
C300	200.00'	11°59'10"	41.84'	N04°01'09"E	41.76'
C345	410.00'	19°54'09"	142.42'	S00°03'39"W	141.70'
C346	50.00'	63°55'31"	55.79'	N22°04'20"E	52.94'
C347	905.00'	06°13'27"	98.31'	S50°55'22"W	98.26'
C421	50.00'	33°46'23"	29.47'	S26°42'00"E	29.05'
C422	50.00'	67°14'37"	58.68'	S77°12'30"E	55.37'
C446	560.00'	01°14'05"	12.07'	N10°25'51"W	12.07'
C452	100.00'	10°33'13"	18.42'	N08°10'03"W	18.39'
C453	100.00'	12°54'10"	22.52'	N03°33'39"E	22.47'
C454	410.00'	05°21'49"	38.38'	S07°19'49"W	38.37'
C455	410.00'	14°32'20"	104.04'	S02°37'15"E	103.76'
C456	50.00'	19°49'43"	17.30'	N00°01'26"E	17.22'
C457	50.00'	44°05'49"	38.48'	N31°59'12"E	37.54'
C458	905.00'	03°06'48"	49.18'	S52°28'42"W	49.17'
C459	905.00'	03°06'39"	49.14'	S49°21'58"W	49.13'
C460	95.00'	26°31'59"	43.99'	N61°04'38"E	43.60'
C471	750.00'	18°03'34"	236.40'	S56°50'26"W	235.42'

LINE	LENGTH	BEARING
L13	58.48'	S40°37'02"E
L90	15.25'	N52°39'11"E
L91	36.68'	N82°22'42"E
L92	28.23'	N20°49'48"W
L93	37.96'	S53°28'28"W
L114	27.48'	S58°34'35"W
L115	25.39'	N59°08'06"E



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(PLAT) CITY DEV. No.5367.010 JEA AVAILABILITY # 2010-0498

VILLAGES OF WESTPORT - PHASE 3

A PARCEL OF LAND, CONSISTING OF A PORTION OF THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 25 EAST, LYING EASTERLY OF NEW KINGS ROAD, (U.S. HIGHWAY No. 1, A 150 FOOT WIDE PUBLIC ROAD RIGHT OF WAY, AS PRESENTLY ESTABLISHED), TOGETHER WITH A PORTION OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 25 EAST, LYING WESTERLY OF BRADDOCK ROAD (A 66' PUBLIC ROAD RIGHT OF WAY, AS PRESENTLY ESTABLISHED), AND EASTERLY OF NEW KINGS ROAD, (U.S. HIGHWAY No. 1), ALL IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

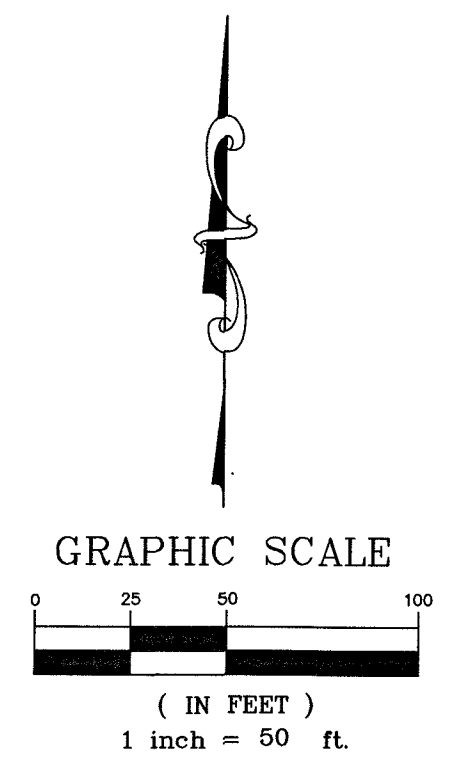
SEE SHEET TWO (2) FOR GENERAL NOTES
SEE SHEET THREE (3) FOR KEY MAP, ABBREVIATIONS AND LEGEND
SEE SHEET FOURTEEN (14) FOR FLOOD ZONES

MATCH TO SHEET 8

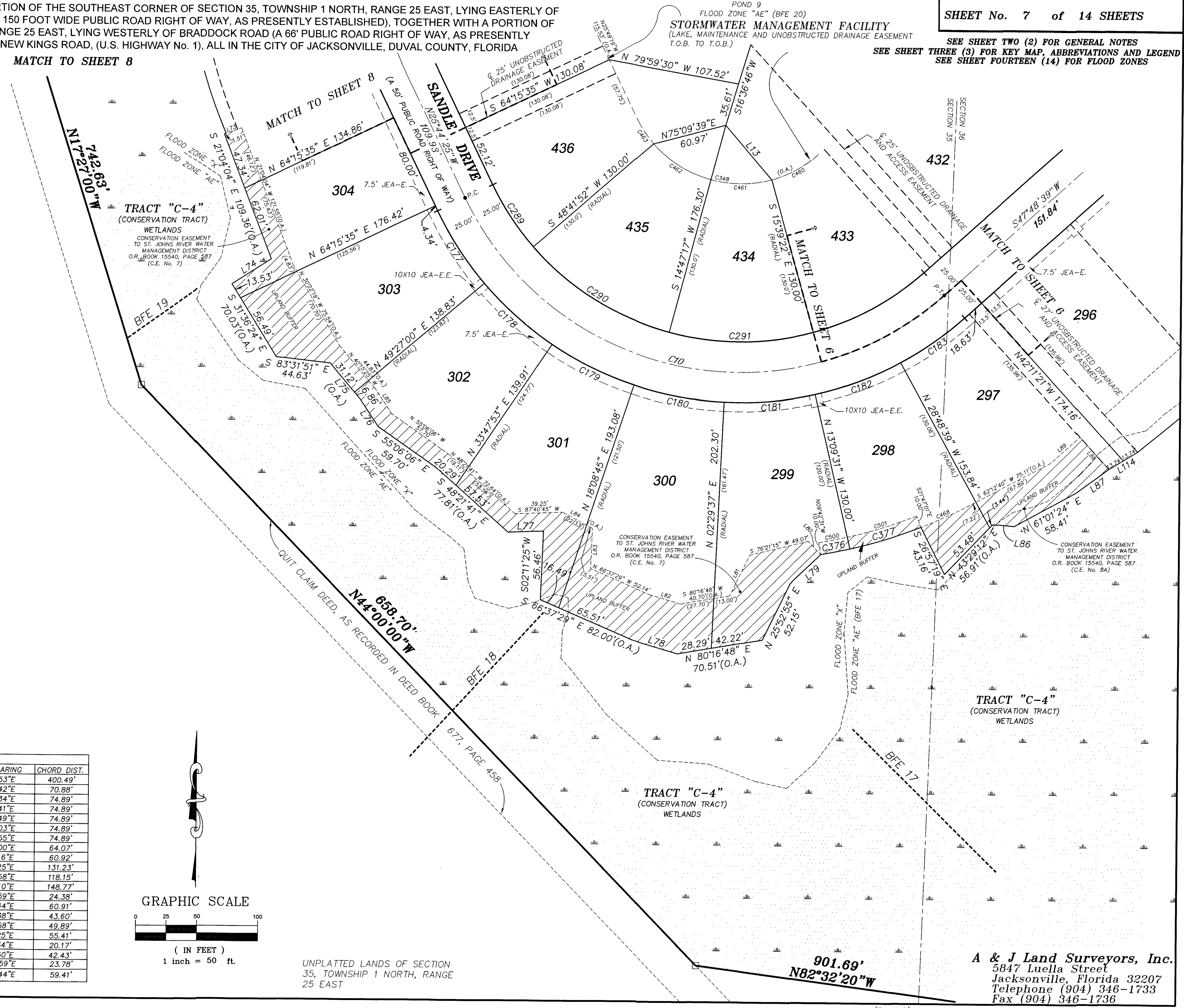
UNPLATTED LANDS OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 25 EAST

LINE	LENGTH	BEARING
L13	58.48'	S40°37'02"E
L73	15.00'	S68°55'56"W
L74	38.19'	S57°08'36"W
L75	37.98'	S40°15'25"E
L76	27.42'	S33°23'16"E
L77	29.08'	N87°40'45"E
L78	38.54'	S73°39'55"E
L79	34.16'	N46°17'04"E
L80	15.00'	N43°42'56"W
L81	37.67'	S25°52'55"W
L82	26.83'	N73°39'55"W
L83	33.03'	N02°11'25"E
L84	27.85'	N61°40'50"W
L85	25.44'	N33°23'16"W
L86	17.80'	S84°59'04"E
L87	32.15'	N53°36'35"E
L88	35.64'	N42°11'21"W
L89	33.10'	S47°48'39"W
L114	27.48'	S58°34'35"W

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD DIST.
C10	250.00'	106°26'57"	464.47'	S78°57'53"E	400.49'
C177	275.00'	14°48'35"	71.08'	S33°08'42"E	70.88'
C178	275.00'	15°39'08"	75.13'	S48°22'34"E	74.89'
C179	275.00'	15°39'08"	75.13'	S40°01'41"E	74.89'
C180	275.00'	15°39'08"	75.13'	S78°40'49"E	74.89'
C181	275.00'	15°39'08"	75.13'	N84°00'03"E	74.89'
C182	275.00'	15°39'08"	75.13'	N69°00'55"E	74.89'
C183	275.00'	13°22'42"	64.21'	N94°30'00"E	64.07'
C289	225.00'	15°33'43"	61.11'	S33°31'16"E	60.92'
C290	225.00'	33°54'35"	133.16'	S88°15'25"E	131.23'
C291	225.00'	30°26'39"	119.55'	N89°33'58"E	118.15'
C348	95.00'	103°04'22"	170.90'	S80°39'10"E	148.77'
C376	405.00'	03°27'00"	24.39'	N78°33'59"E	24.38'
C377	405.00'	08°37'30"	60.97'	N72°31'44"E	60.91'
C460	95.00'	28°31'59"	43.99'	N61°04'58"E	43.60'
C461	95.00'	30°26'39"	50.48'	N89°33'58"E	49.89'
C462	95.00'	33°54'35"	56.22'	S88°15'25"E	55.41'
C463	95.00'	12°11'09"	20.20'	S35°12'34"E	20.17'
C468	405.00'	06°00'19"	42.45'	N65°12'50"E	42.43'
C500	395.00'	3°27'00"	23.78'	N78°33'59"E	23.78'
C501	395.00'	8°37'30"	59.46'	N72°31'44"E	59.41'



UNPLATTED LANDS OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 25 EAST



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VILLAGES OF WESTPORT - PHASE 3

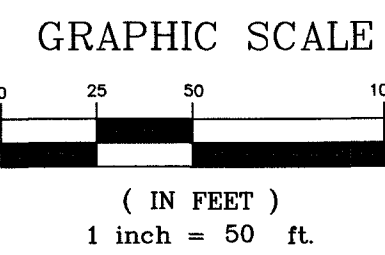
A PARCEL OF LAND, CONSISTING OF A PORTION OF THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 25 EAST, LYING EASTERLY OF NEW KINGS ROAD, (U.S. HIGHWAY NO. 1, A 150 FOOT WIDE PUBLIC ROAD RIGHT OF WAY, AS PRESENTLY ESTABLISHED), TOGETHER WITH A PORTION OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 25 EAST, LYING WESTERLY OF BRADDOCK ROAD (A 66' PUBLIC ROAD RIGHT OF WAY, AS PRESENTLY ESTABLISHED), AND EASTERLY OF NEW KINGS ROAD, (U.S. HIGHWAY No. 1), ALL IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

UNPLATTED LANDS OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 25 EAST

SEE SHEET TWO (2) FOR GENERAL NOTES
SEE SHEET THREE (3) FOR KEY MAP, ABBREVIATIONS AND LEGEND
SEE SHEET FOURTEEN (14) FOR FLOOD ZONES

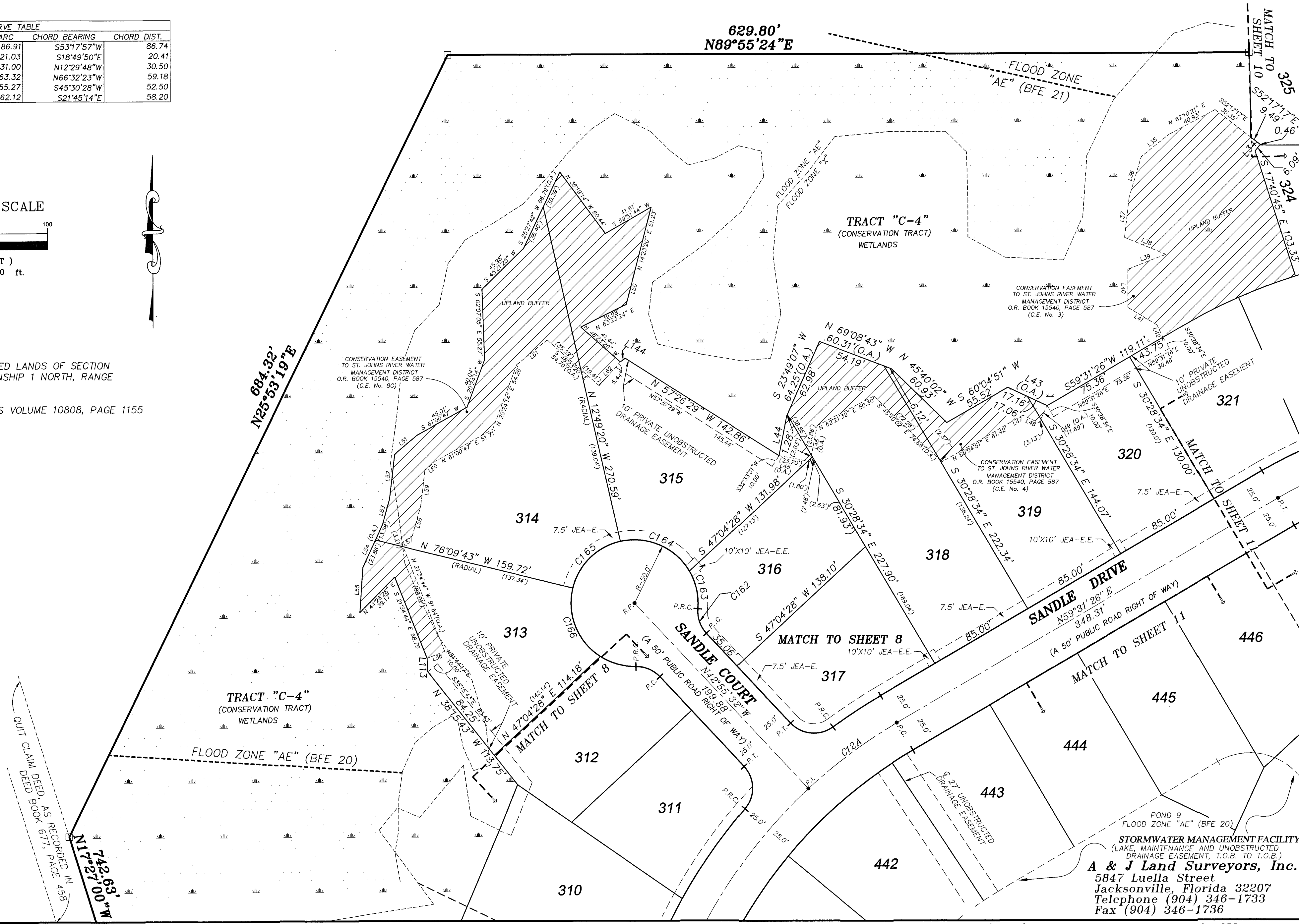
OFFICIAL RECORDS VOLUME 10808, PAGE 1155

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD DIST.
C12A	400.00	12°26'58"	86.91	S53°17'57"W	86.74
C162	25.00	48°11'23"	21.03	S18°49'50"E	20.41
C163	50.00	35°31'18"	31.00	N12°29'48"W	30.50
C164	50.00	72°33'54"	63.32	N66°32'23"W	59.18
C165	50.00	63°20'23"	55.27	S45°30'28"W	52.50
C166	50.00	71°11'01"	62.12	S21°45'14"E	58.20



UNPLATTED LANDS OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 25 EAST
OFFICIAL RECORDS VOLUME 10808, PAGE 1155

LINE TABLE		
LINE	LENGTH	BEARING
L34	6.55	S37°42'43"W
L35	28.15	N50°45'13"E
L36	33.05	N16°47'11"E
L37	32.14	N06°32'18"E
L38	35.02	N67°45'31"W
L39	32.08	N68°24'32"E
L40	30.30	N00°01'22"W
L41	26.62	N59°06'40"W
L42	10.68	N25°16'24"W
L43	34.21	N84°53'38"W
L44	31.77	S11°03'28"W
L45	25.00	S78°56'32"E
L46	28.98	N11°03'28"E
L47	12.20	N60°04'51"E
L48	14.20	S64°53'38"E
L49	15.00	N25°06'22"E
L50	27.95	N14°36'16"E
L51	23.11	S49°20'25"W
L52	35.61	S06°42'35"W
L53	20.66	S15°26'29"W
L54	37.44	S24°31'34"W
L55	35.66	S03°56'38"W
L56	15.00	N68°29'16"E
L57	10.35	N55°51'42"E
L58	24.90	N15°26'29"E
L59	27.77	N06°42'35"E
L60	10.80	N49°20'25"E
L61	30.97	N50°41'13"E
L62	25.00	N41°36'40"E
L113	10.60	N02°42'34"W
L144	4.94	N52°58'22"E



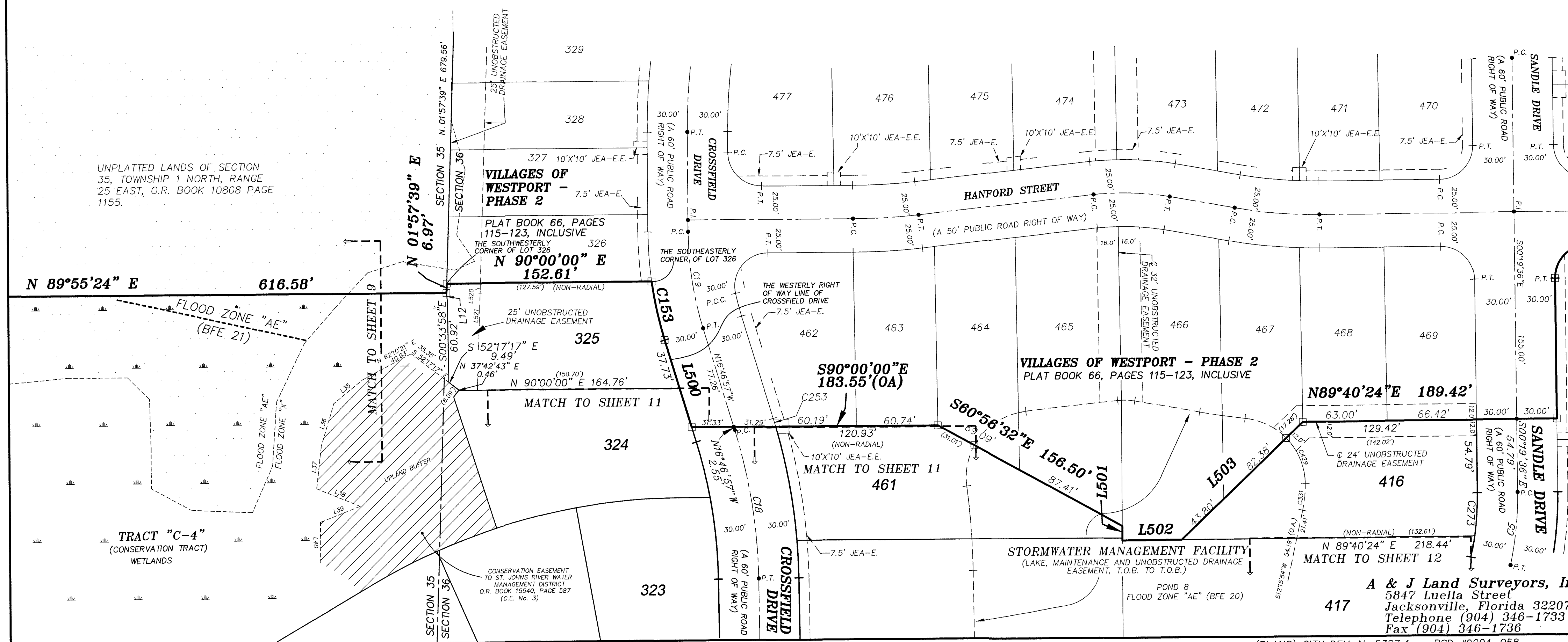
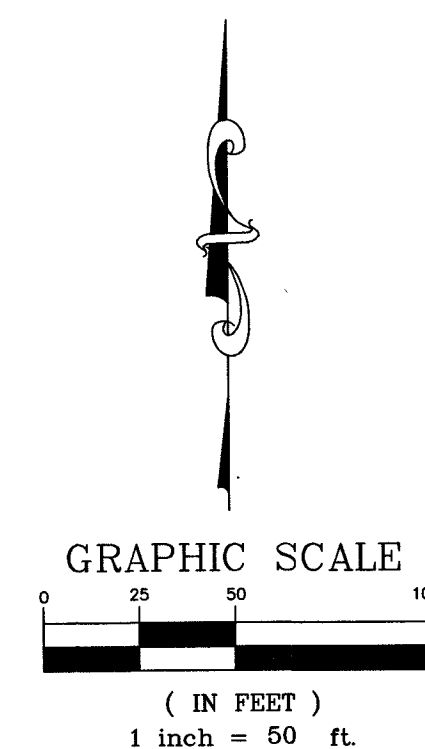
VILLAGES OF WESTPORT - PHASE 3

A PARCEL OF LAND, CONSISTING OF A PORTION OF THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 25 EAST, LYING EASTERLY OF NEW KINGS ROAD, (U.S. HIGHWAY NO. 1, A 150 FOOT WIDE PUBLIC ROAD RIGHT OF WAY, AS PRESENTLY ESTABLISHED), TOGETHER WITH A PORTION OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 25 EAST, LYING WESTERLY OF BRADDOCK ROAD (A 66' PUBLIC ROAD RIGHT OF WAY, AS PRESENTLY ESTABLISHED), AND EASTERLY OF NEW KINGS ROAD, (U.S. HIGHWAY No. 1), ALL IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

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SEE SHEET FOURTEEN (14) FOR FLOOD ZONES

CURVE	RADIUS	CURVE TABLE			CHORD BEARING	CHORD DIST.
		DELTA	ARC LENGTH	ARC LENGTH		
C5	250.00'	12°35'31"	54.94'	N05°58'09"E	54.83'	
C18	400.00'	16°07'03"	112.52'	N08°43'25"W	112.15'	
C152	280.00'	07°35'15"	37.08'	S03°47'37"E	37.05'	
C153	280.00'	09°11'42"	44.94'	S12°11'06"E	44.89'	
C253	430.00'	00°51'49"	6.48'	N16°21'02"W	6.48'	
C273	220.00'	08°25'07"	32.33'	N03°52'57"E	32.30'	
C331	90.00'	12°43'39"	19.99'	N05°54'05"E	19.95'	
C429	50.00'	43°27'18"	37.92'	N22°11'23"W	37.02'	

LINE	LINE TABLE	
	LENGTH	BEARING
L12	5.99'	S06°01'52"E
L35	28.15'	N50°45'13"E
L36	33.05'	N16°47'11"E
L37	32.14'	N06°32'18"E
L38	35.02'	N67°45'31"W
L39	32.08'	N68°24'32"E
L40	30.30'	N00°01'22"W
L500	68.21'	S16°44'57"E
L501	10.84'	S00°00'00"E
L502	44.32'	N89°40'24"E
L503	126.18'	N46°04'58"E
L520	7.27'	S01°57'39"W
L521	72.77'	S01°57'38"W



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VILLAGES OF WESTPORT - PHASE 3

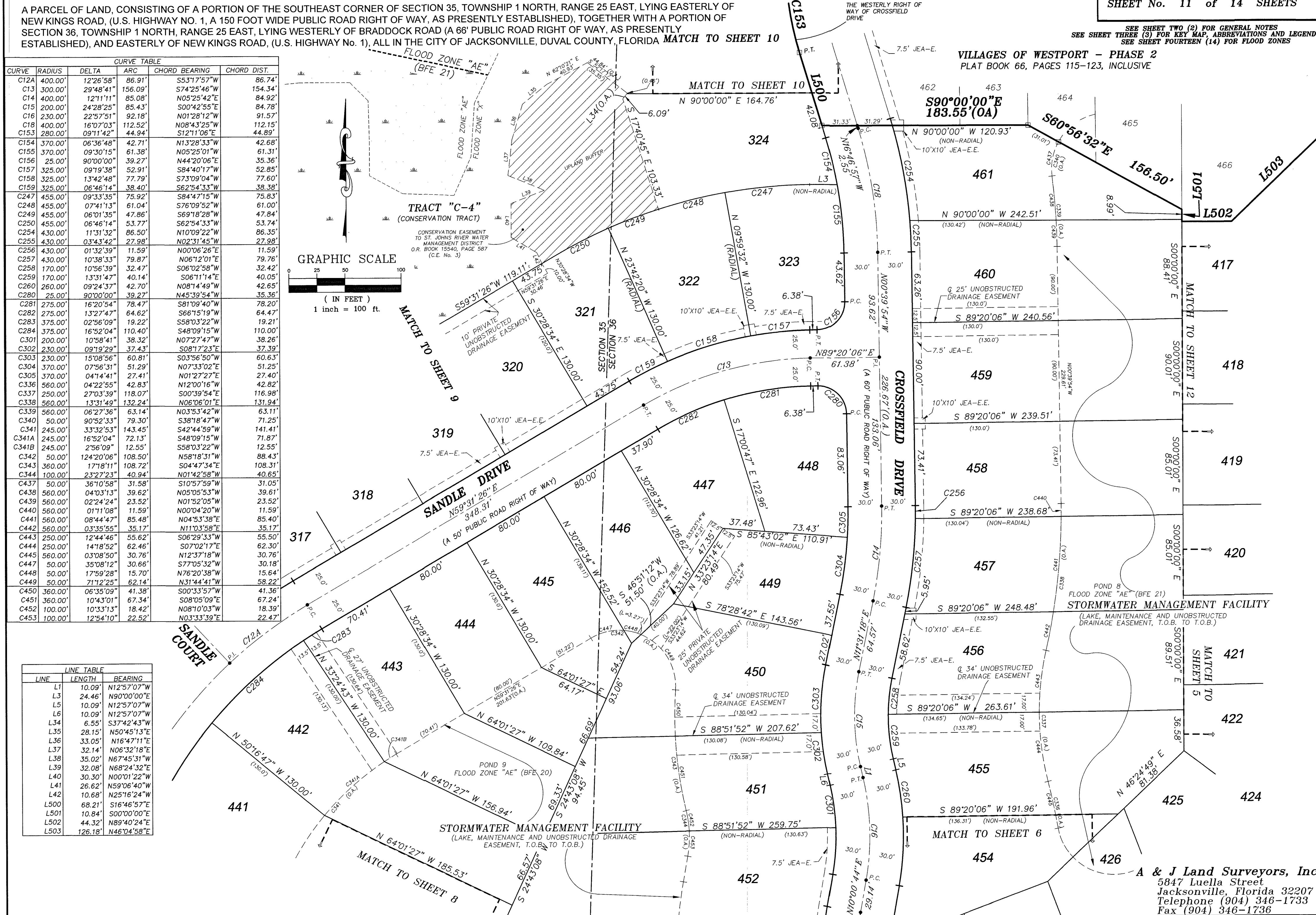
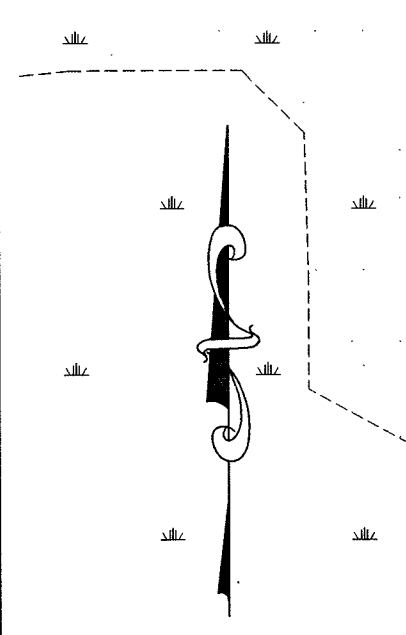
A PARCEL OF LAND, CONSISTING OF A PORTION OF THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 25 EAST, LYING EASTERLY OF NEW KINGS ROAD, (U.S. HIGHWAY NO. 1, A 150 FOOT WIDE PUBLIC ROAD RIGHT OF WAY, AS PRESENTLY ESTABLISHED), TOGETHER WITH A PORTION OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 25 EAST, LYING WESTERLY OF BRADDOCK ROAD (A 66' PUBLIC ROAD RIGHT OF WAY, AS PRESENTLY ESTABLISHED), AND EASTERLY OF NEW KINGS ROAD, (U.S. HIGHWAY No. 1), ALL IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA MATCH TO SHEET 10

SEE SHEET TWO (2) FOR GENERAL NOTES
SEE SHEET THREE (3) FOR KEY MAP, ABBREVIATIONS AND LEGEND
SEE SHEET FOURTEEN (14) FOR FLOOD ZONES

VILLAGES OF WESTPORT - PHASE 2
PLAT BOOK 66, PAGES 115-123, INCLUSIVE

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD DIST.
C12A	400.00'	12°26'58"	86.91'	S53°17'57"W	86.74'
C13	300.00'	29°48'41"	156.09'	S74°25'46"W	154.34'
C14	400.00'	12°11'11"	85.08'	N05°25'42"E	84.92'
C15	200.00'	24°28'25"	85.43'	S00°42'55"E	84.78'
C16	230.00'	22°57'51"	92.18'	N01°28'12"W	91.57'
C18	400.00'	18°07'03"	112.52'	N08°43'25"W	112.15'
C153	280.00'	09°11'42"	44.94'	S12°11'06"E	44.89'
C154	370.00'	06°36'48"	42.71'	N13°28'33"W	42.68'
C155	370.00'	09°30'15"	61.38'	N05°25'01"W	61.31'
C156	25.00'	90°00'00"	39.27'	N44°20'06"E	35.36'
C157	325.00'	09°19'38"	52.91'	S84°40'17"W	52.85'
C158	325.00'	13°42'48"	77.79'	S73°09'04"W	77.60'
C159	325.00'	06°46'14"	38.40'	S62°54'33"W	38.38'
C247	455.00'	09°33'35"	75.92'	S84°47'15"W	75.83'
C248	455.00'	07°41'13"	61.04'	S78°09'52"W	61.00'
C249	455.00'	06°01'35"	47.86'	S69°18'28"W	47.84'
C250	455.00'	06°48'14"	53.77'	S65°54'33"W	53.74'
C254	430.00'	11°31'32"	86.50'	N10°09'22"W	86.35'
C255	430.00'	03°43'42"	27.98'	N02°31'45"W	27.98'
C256	430.00'	01°32'39"	11.59'	N00°06'26"E	11.59'
C257	430.00'	10°38'33"	79.87'	N06°12'01"E	79.76'
C258	170.00'	10°56'39"	32.47'	S06°02'58"W	32.42'
C259	170.00'	13°31'47"	40.14'	S06°11'14"E	40.05'
C260	260.00'	09°24'37"	42.70'	N08°14'49"W	42.65'
C280	25.00'	90°00'00"	39.27'	N45°39'54"W	35.36'
C281	275.00'	16°20'54"	78.47'	S81°09'40"W	78.20'
C282	275.00'	13°27'47"	64.62'	S66°15'19"W	64.47'
C283	375.00'	02°56'09"	19.22'	S58°03'22"W	19.21'
C284	375.00'	16°52'04"	110.40'	S48°09'15"W	110.00'
C301	200.00'	10°58'41"	38.32'	N07°27'47"W	38.26'
C302	230.00'	09°19'29"	37.43'	S08°17'23"E	37.39'
C303	230.00'	15°08'56"	60.81'	S03°56'50"W	60.63'
C304	370.00'	07°56'31"	51.29'	N07°33'02"E	51.25'
C305	370.00'	04°14'41"	27.41'	N01°27'27"E	27.40'
C336	560.00'	04°22'55"	42.83'	N12°00'16"W	42.82'
C337	250.00'	27°03'39"	118.07'	S00°39'54"E	116.98'
C338	560.00'	13°31'49"	132.24'	N06°06'01"E	131.94'
C339	560.00'	06°27'36"	63.14'	N03°53'42"W	63.11'
C340	50.00'	90°52'33"	79.30'	S38°18'47"W	71.25'
C341	245.00'	33°32'53"	143.45'	S42°44'59"W	141.41'
C341A	245.00'	16°52'04"	72.13'	S48°09'15"W	71.87'
C341B	245.00'	2°56'09"	12.55'	S58°03'22"W	12.55'
C342	50.00'	124°20'06"	108.50'	N58°18'31"W	88.43'
C343	360.00'	17°18'11"	108.72'	S04°47'34"E	108.31'
C344	100.00'	23°27'23"	40.94'	N01°42'58"W	40.65'
C437	50.00'	36°10'58"	31.58'	S10°57'59"W	31.05'
C438	560.00'	04°03'13"	39.62'	N05°05'53"W	39.61'
C439	560.00'	02°24'24"	23.52'	N01°52'05"W	23.52'
C440	560.00'	01°11'08"	11.59'	N00°04'20"W	11.59'
C441	560.00'	08°44'47"	85.48'	N04°53'38"E	85.40'
C442	560.00'	03°35'55"	35.17'	N11°03'58"E	35.17'
C443	250.00'	12°44'46"	55.82'	S08°29'33"W	55.50'
C444	250.00'	14°18'52"	62.46'	S07°02'17"E	62.30'
C445	560.00'	03°08'50"	30.76'	N12°37'18"W	30.76'
C447	50.00'	35°08'12"	30.66'	S77°05'32"W	30.18'
C448	50.00'	17°59'28"	15.70'	N76°20'38"W	15.64'
C449	50.00'	71°12'25"	62.14'	N31°44'41"W	58.22'
C450	360.00'	06°35'09"	41.38'	S00°33'57"W	41.36'
C451	360.00'	10°43'01"	67.34'	S08°05'09"E	67.24'
C452	100.00'	10°33'13"	18.42'	N08°10'03"W	18.39'
C453	100.00'	12°54'10"	22.52'	N03°33'39"E	22.47'

LINE	LENGTH	BEARING
L1	10.09'	N12°57'07"W
L3	24.46'	N90°00'00"E
L5	10.09'	N12°57'07"W
L6	10.09'	N12°57'07"W
L34	6.58'	S37°42'43"W
L35	28.15'	N50°45'13"E
L36	33.05'	N16°47'11"E
L37	32.14'	N06°32'18"E
L38	35.02'	N67°45'31"W
L39	32.08'	N68°24'32"E
L40	30.30'	N00°01'22"W
L41	26.62'	N59°06'40"W
L42	10.68'	N25°16'24"W
L500	68.21'	S16°46'57"E
L501	10.84'	S00°00'00"E
L502	44.32'	N89°40'24"E
L503	126.18'	N46°04'58"E



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(PLAT) CITY DEV. No. 5367.010 JEA AVAILABILITY # 2010-0498

VILLAGES OF WESTPORT - PHASE 3

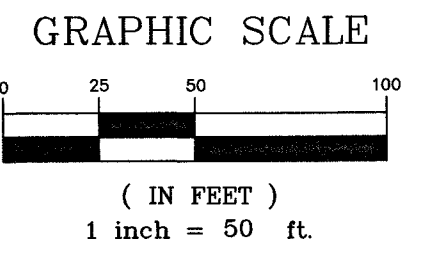
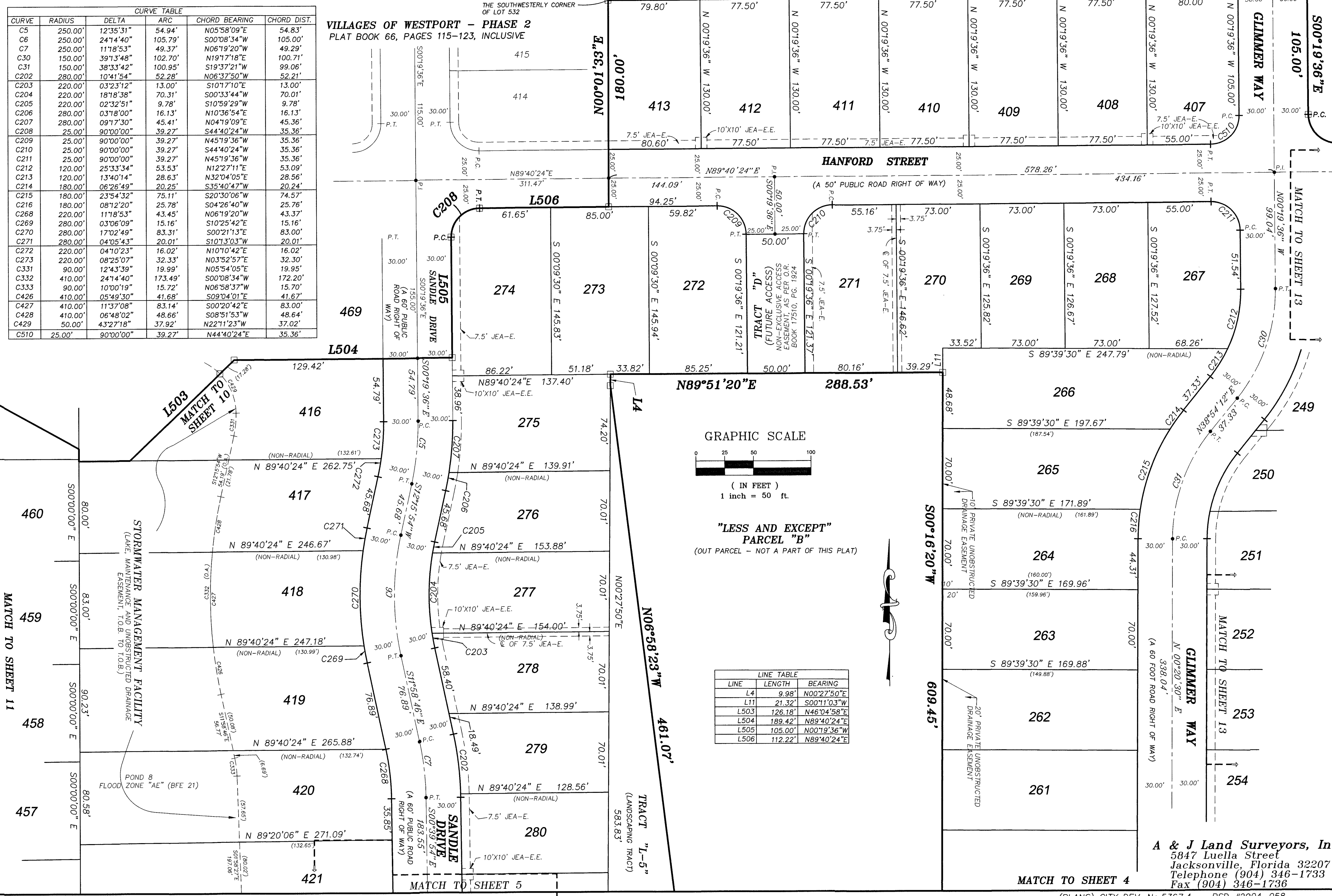
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SEE SHEET TWO (2) FOR GENERAL NOTES
SEE SHEET THREE (3) FOR KEY MAP, ABBREVIATIONS AND LEGEND
SEE SHEET FOURTEEN (14) FOR FLOOD ZONES
VILLAGES OF WESTPORT - PHASE 2
PLAT BOOK 66, PAGES 115-123, INCLUSIVE

PLAT BOOK 10 PAGE 26
SHEET No. 12 of 14 SHEETS

CURVE TABLE				
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD DIST.
C5	250.00'	123°53'11"	N05°58'09"E	54.83'
C6	250.00'	241°44'40"	S00°08'34"W	105.00'
C7	250.00'	118°53'31"	N06°19'20"W	49.29'
C30	150.00'	391°3'48"	N191°7'18"E	100.71'
C31	150.00'	38°33'42"	S19°37'21"W	99.06'
C202	280.00'	10°41'54"	N06°37'50"W	52.21'
C203	220.00'	03°23'12"	S10°17'10"E	13.00'
C204	220.00'	18°18'38"	S00°33'44"W	70.01'
C205	220.00'	02°32'51"	S10°59'29"W	9.78'
C206	280.00'	03°18'00"	N10°36'54"E	16.13'
C207	280.00'	09°17'30"	N04°19'09"E	45.36'
C208	25.00'	90°00'00"	N44°40'24"W	35.36'
C210	25.00'	90°00'00"	S44°40'24"W	35.36'
C211	25.00'	90°00'00"	N45°19'36"W	35.36'
C212	120.00'	25°33'34"	N12°27'11"E	53.09'
C213	120.00'	13°40'14"	N32°04'05"E	28.56'
C214	180.00'	06°26'49"	S35°40'47"W	20.24'
C215	180.00'	23°54'32"	S20°30'06"W	74.57'
C216	180.00'	08°12'20"	S04°26'40"W	25.76'
C268	220.00'	11°18'53"	N06°19'20"W	43.37'
C269	280.00'	03°06'09"	S10°25'42"E	15.16'
C270	280.00'	17°02'49"	S00°21'13"E	83.00'
C271	280.00'	04°06'43"	S10°13'03"W	20.01'
C272	220.00'	04°10'23"	N10°10'42"E	16.02'
C273	220.00'	08°25'07"	N03°52'57"E	32.30'
C331	90.00'	12°43'39"	N05°54'05"E	19.95'
C332	410.00'	24°14'40"	S00°08'34"W	172.20'
C333	90.00'	10°00'19"	N06°58'37"W	15.70'
C426	410.00'	05°49'30"	S09°24'01"E	41.67'
C427	410.00'	11°37'08"	S00°20'42"E	83.00'
C428	410.00'	06°48'02"	S08°51'53"W	48.64'
C429	50.00'	43°27'18"	N22°11'23"W	37.02'
C510	25.00'	90°00'00"	N44°40'24"E	35.36'

VILLAGES OF WESTPORT - PHASE 2
PLAT BOOK 66, PAGES 115-123, INCLUSIVE



"LESS AND EXCEPT"
PARCEL "B"
(OUT PARCEL - NOT A PART OF THIS PLAT)

LINE	LENGTH	BEARING
L4	9.98'	N00°27'50"E
L11	21.32'	S00°11'03"W
L503	126.18'	N46°04'58"E
L504	189.42'	N89°40'24"E
L505	105.00'	N00°19'36"W
L506	112.22'	N89°40'24"E

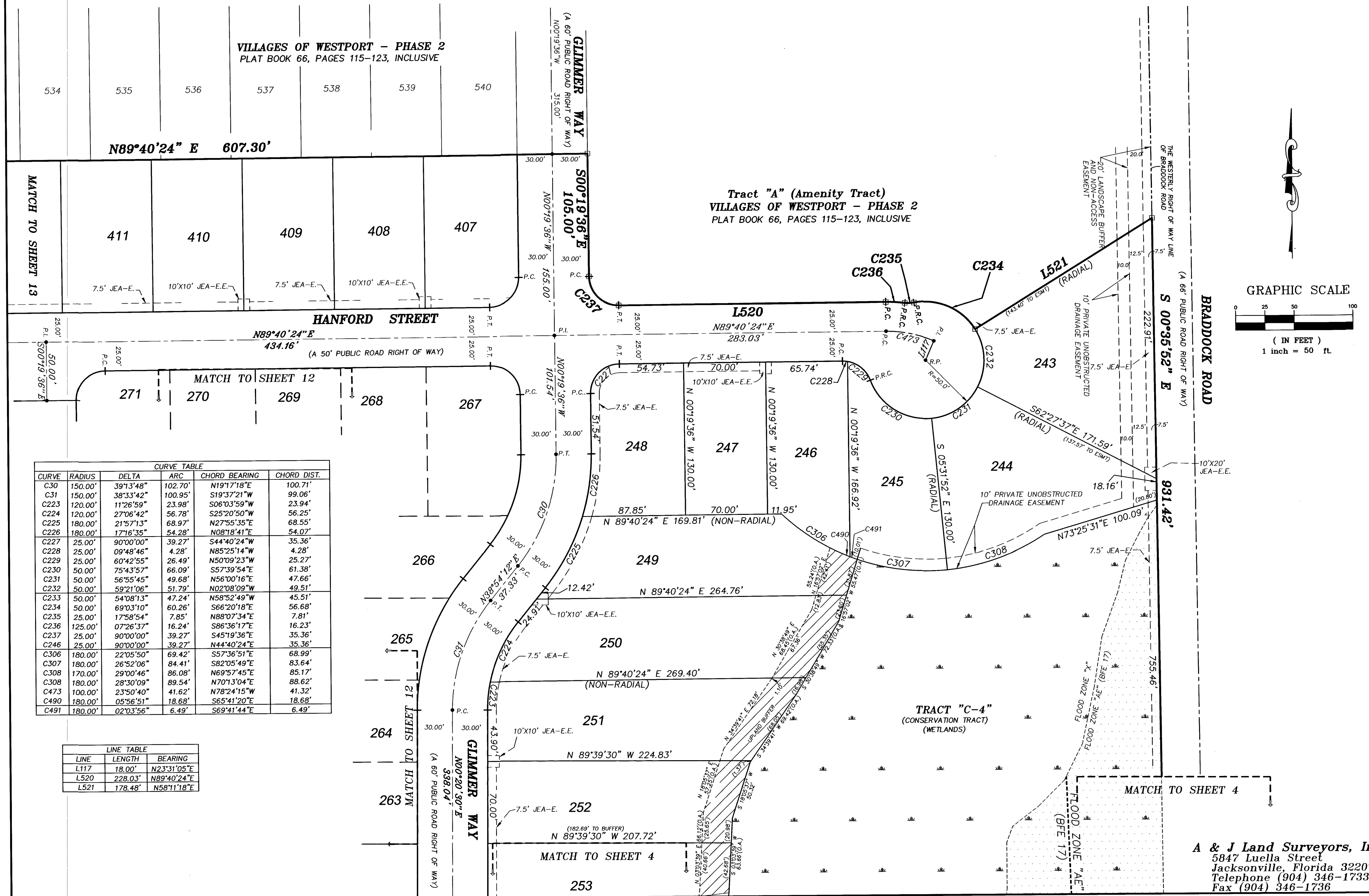
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VILLAGES OF WESTPORT - PHASE 3

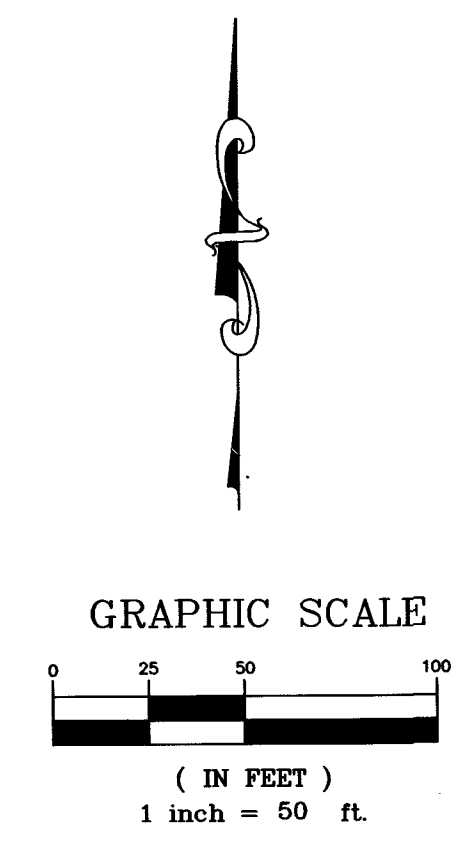
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SEE SHEET THREE (3) FOR KEY MAP, ABBREVIATIONS AND LEGEND
SEE SHEET FOURTEEN (14) FOR FLOOD ZONES



CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD DIST.
C30	150.00'	39°13'48"	102.70'	N19°17'18"E	100.71'
C31	150.00'	38°33'42"	100.95'	S19°37'21"W	99.06'
C223	120.00'	11°26'59"	23.98'	S06°03'59"W	23.94'
C224	120.00'	27°06'42"	56.78'	S25°20'50"W	56.25'
C225	180.00'	21°57'13"	68.97'	N27°55'35"E	68.55'
C226	180.00'	17°16'35"	54.28'	N08°18'41"E	54.07'
C227	25.00'	90°00'00"	39.27'	S44°40'24"W	35.36'
C228	25.00'	09°48'46"	4.28'	N85°25'14"W	4.28'
C229	25.00'	60°42'55"	26.49'	N50°09'23"W	25.27'
C230	50.00'	75°43'57"	66.09'	S57°39'54"E	61.38'
C231	50.00'	56°55'45"	49.68'	N56°00'16"E	47.66'
C232	50.00'	59°21'06"	51.79'	N02°08'09"W	49.51'
C233	50.00'	54°08'13"	47.24'	N59°52'49"W	45.51'
C234	50.00'	69°03'10"	60.26'	S66°20'18"E	56.68'
C235	25.00'	17°58'54"	7.85'	N88°07'34"E	7.81'
C236	125.00'	07°26'37"	16.24'	S86°36'17"E	16.23'
C237	25.00'	90°00'00"	39.27'	S45°19'36"E	35.36'
C246	25.00'	90°00'00"	39.27'	N44°40'24"E	35.36'
C306	180.00'	22°05'50"	69.42'	S57°36'51"E	68.99'
C307	180.00'	26°52'06"	84.41'	S82°05'49"E	83.64'
C308	170.00'	29°00'46"	86.08'	N69°57'45"E	85.17'
C308	180.00'	28°30'09"	89.54'	N70°13'04"E	88.62'
C473	100.00'	23°50'40"	41.62'	N78°24'15"W	41.32'
C490	180.00'	05°56'51"	18.68'	S65°41'20"E	18.68'
C491	180.00'	02°03'56"	6.49'	S69°41'44"E	6.49'

LINE TABLE		
LINE	LENGTH	BEARING
L117	18.00'	N23°31'05"E
L520	228.03'	N89°40'24"E
L521	178.48'	N58°11'18"E



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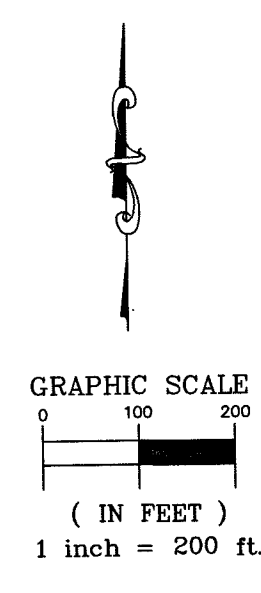
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VILLAGES OF WESTPORT - PHASE 3

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FLOOD ZONE MAP



VILLAGES OF WESTPORT - PHASE 2
PLAT BOOK 66, PAGES 115-123, INCLUSIVE

VILLAGES OF WESTPORT - PHASE 2
PLAT BOOK 66, PAGES 115-123, INCLUSIVE



NOTE: FLOOD ZONE LINES SHOWN HEREON WERE DIGITIZED FROM THE PUBLISHED MAP, FOR CASE No. 12-04-6121P, REVISED TO REFELCT LOMAR EFFECTIVE: JULY 8, 2013, MAP NUMBER 12031C 0160H, BY HOLDING TWO (2) POINTS ON THE AVAILABLE MAP, AND RESCALING THE MAP TO FIT THIS BOUNDARY.

THERE MAY BE A DIFFERENCE OF OPINIONS AS TO THE EXACT LOCATION OF THIS FLOOD ZONE LINE, HOWEVER THE FLOOD ZONE LINES SHOWN HEREON IS THIS FIRM'S BEST OPINION ON WHERE THE LINES WOULD BE.

VILLAGES OF WESTPORT - PHASE 1
PLAT BOOK 60, PAGES 101-115
(CONSERVATION)

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