

Approved 5-22-2026
Date
Scott Carter
City Engineer
for Director of Public Works
Approved _____
Date _____
for General Counsel

VILLAGES OF WESTPORT PHASE 5A

A PORTION OF SECTION 38 OF THE BLOODWORTH DONATION,
TOWNSHIP 1 NORTH, RANGE 25 EAST, OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 87 PAGE 62
SHEET 1 OF 17 SHEETS SEE SHEET 2 FOR NOTES

CAPTION PARCEL "A"

A portion of Section 38 of the Bloodworth donation, Township 1 North, Range 25 East, of the city of Jacksonville, Duval County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Northeastly corner of Villages of Westport - Phase 1, a plat recorded in Plat Book 60, pages 101 through 115, of the current Public Records of said county, thence North 54°50'32" West, along the Northerly line of said Villages of Westport - Phase 1, a distance of 579.42 feet; thence North 35°31'20" East, departing said Northerly line, 997.17 feet; thence North 32°29'43" West, 215.00 feet to a point on a non-tangent curve concave Northwestly having a radius of 225.00 feet; thence Southwestly along the arc of said curve, through a central angle of 07°49'15", an arc length of 30.71 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 61°24'54" West, 30.69 feet; thence North 51°03'45" West, along a non-tangent line, 335.15 feet to the point of curvature of a curve concave Northwestly having a radius of 645.00 feet; thence Northwestly along the arc of said curve, through a central angle of 35°57'48", an arc length of 404.85 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 33°04'51" West, 398.24 feet; thence North 15°05'57" West, 98.10 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 10°28'48" West, 73.93 feet; thence North 04°32'14" West, 27.48 feet; thence North 34°45'47" East, 29.48 feet; thence North 62°03'01" East, 82.73 feet to a point on a non-tangent curve concave Southwestly having a radius of 1385.00 feet; thence Northwestly along the arc of said curve, through a central angle of 04°19'52", an arc length of 104.70 feet to the point of compound curvature, said arc being subtended by a chord bearing and distance of North 24°37'58" West, 104.67 feet; thence Westly along the arc of a curve concave Southerly having a radius of 25.00 feet, through a central angle of 91°09'05", an arc length of 39.77 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 72°22'27" West, 35.71 feet; thence North 29°51'40" West, along a non-tangent line, 50.03 feet to a point on a non-tangent curve concave Westly having a radius of 25.00 feet; thence North 93°03'47", an arc length of 40.61 feet to the point of compound curvature, said arc being subtended by a chord bearing and distance of North 15°31'07" East, 36.29 feet; thence Northwestly along the arc of a curve concave Southwestly having a radius of 1385.00 feet, through a central angle of 05°02'01", an arc length of 121.68 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 33°31'47" West, 121.64 feet; thence South 53°57'12" West, along a non-tangent line, 74.86 feet; thence South 53°31'06" West, 1623.00 feet to the Easterly right of way line of Braddock Road, a 66 foot right of way, as presently established, thence Northerly along said Easterly right of way line the following 3 courses: Course 1, thence North 00°50'27" East, 1232.88 feet to a point on a non-tangent curve concave Westly having a radius of 1886.00 feet; Course 2, thence Northerly along the arc of said curve, through a central angle of 14°37'30", an arc length of 481.49 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 08°11'58" East, 480.19 feet; Course 3, thence North 15°32'10" East, along a non-tangent line, 116.71 feet to the Southwestly corner of those lands described and recorded in Official Records Book 10808, page 1155, of said current Public Records; thence Easterly departing said Easterly right of way line and along the Southerly line of said Official Records Book 10808, page 1155, the following 4 courses, Course 1, thence Easterly along the arc of a non-tangent curve concave Westly having a radius of 30.00 feet; thence Northerly along the arc of said curve, through a central angle of 90°06'35", an arc length of 47.18 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 29°31'07" East, 42.47 feet; Course 2, thence South 74°34'25" East, along a non-tangent line, 132.58 feet to the point of curvature of a curve concave Northerly having a radius of 691.10 feet; Course 3, thence Easterly along the arc of said curve, through a central angle of 08°52'04", an arc length of 106.96 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 79°00'27" East, 106.86 feet; Course 4, thence South 83°26'29" East, 306.13 feet; thence South 06°40'42" West, departing said Southerly line, 6.63 feet to a point on a non-tangent curve concave Southwestly having a radius of 1485.00 feet; thence Southwestly along the arc of said curve, through a central angle of 30°06'31", an arc length of 780.36 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 61°47'20" East, 771.41 feet; thence North 43°15'55" East, along a non-tangent line, 110.00 feet; thence North 85°09'27" East, 130.87 feet; thence North 72°43'14" East, 37.63 feet; thence North 35°14'44" East, 53.57 feet; thence Due East, 391.83 feet; thence South 01°04'05" West, 548.47 feet; thence North 88°42'06" East, 354.83 feet; thence South 01°17'54" East, 792.97 feet; thence South 51°03'45" East, 55.40 feet; thence South 44°03'09" East, 75.12 feet; thence South 52°37'57" East, 50.67 feet; thence South 36°40'36" East, 241.14 feet to a point on a non-tangent curve concave Southerly having a radius of 50.00 feet; thence Easterly along the arc of said curve, through a central angle of 63°21'28", an arc length of 55.29 feet to the point of reverse curvature, said arc being subtended by a chord bearing and distance of North 85°00'08" East, 52.52 feet; thence Easterly along the arc of a curve concave Northerly having a radius of 255.00 feet, through a central angle of 71°51'41", an arc length of 319.83 feet to the point of compound curvature, said arc being subtended by a chord bearing and distance of North 80°45'02" East, 299.27 feet; thence Northerly along the arc of a curve concave Northwestly having a radius of 790.00 feet, through a central angle of 12°25'43", an arc length of 171.37 feet to the point of reverse curvature, said arc being subtended by a chord bearing and distance of North 38°36'20" East, 171.03 feet; thence Easterly along the arc of a curve concave Southerly having a radius of 50.00 feet, through a central angle of 85°13'12", an arc length of 74.37 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 75°00'05" East, 67.70 feet; thence South 62°23'20" East, 59.76 feet to the point of curvature of a curve concave Westly having a radius of 50.00 feet; thence Southerly along the arc of said curve, through a central angle of 106°07'13", an arc length of 92.61 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 09°19'43" East, 79.93 feet; thence South 43°43'53" West, 615.49 feet to the point of curvature of a curve concave Northerly having a radius of 30.00 feet; thence North 00°50'27" East, 1232.88 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 80°45'02" East, 299.27 feet; thence Northerly along the arc of a curve concave Northwestly having a radius of 790.00 feet, through a central angle of 12°25'43", an arc length of 171.37 feet to the point of reverse curvature, said arc being subtended by a chord bearing and distance of North 38°36'20" East, 171.03 feet; thence Easterly along the arc of a curve concave Southerly having a radius of 50.00 feet, through a central angle of 85°13'12", an arc length of 74.37 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 75°00'05" East, 67.70 feet; thence South 62°23'20" East, 59.76 feet to the point of curvature of a curve concave Westly having a radius of 50.00 feet; thence Southerly along the arc of said curve, through a central angle of 106°07'13", an arc length of 92.61 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 09°19'43" East, 79.93 feet; thence South 43°43'53" West, 615.49 feet to the point of curvature of a curve concave Northerly having a radius of 30.00 feet; thence North 00°50'27" East, 1232.88 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 80°45'02" East, 299.27 feet; thence Northerly along the arc of a curve concave Northwestly having a radius of 790.00 feet, through a central angle of 12°25'43", an arc length of 171.37 feet to the point of reverse curvature, said arc being subtended by a chord bearing and distance of North 38°36'20" East, 171.03 feet; thence Easterly along the arc of a curve concave Southerly having a radius of 50.00 feet, through a central angle of 85°13'12", an arc length of 74.37 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 75°00'05" East, 67.70 feet; thence South 62°23'20" East, 59.76 feet to the point of curvature of a curve concave Westly having a radius of 50.00 feet; thence Southerly along the arc of said curve, through a central angle of 106°07'13", an arc length of 92.61 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 09°19'43" East, 79.93 feet; thence South 43°43'53" West, 615.49 feet to the point of curvature of a curve concave Northerly having a radius of 30.00 feet; thence North 00°50'27" East, 1232.88 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 80°45'02" East, 299.27 feet; thence Northerly along the arc of a curve concave Northwestly having a radius of 790.00 feet, through a central angle of 12°25'43", an arc length of 171.37 feet to the point of reverse curvature, said arc being subtended by a chord bearing and distance of North 38°36'20" East, 171.03 feet; thence Easterly along the arc of a curve concave Southerly having a radius of 50.00 feet, through a central angle of 85°13'12", an arc length of 74.37 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 75°00'05" East, 67.70 feet; thence South 62°23'20" East, 59.76 feet to the point of curvature of a curve concave Westly having a radius of 50.00 feet; thence Southerly along the arc of said curve, through a central angle of 106°07'13", an arc length of 92.61 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 09°19'43" East, 79.93 feet; thence South 43°43'53" West, 615.49 feet to the point of curvature of a curve concave Northerly having a radius of 30.00 feet; thence North 00°50'27" East, 1232.88 feet to the Point of Beginning.

Containing 82.53 acres, more or less.

PARCEL "B"

A portion of Section 38 of the Bloodworth donation, Township 1 North, Range 25 East, of the city of Jacksonville, Duval County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Northwestly corner of Villages of Westport - Phase 1, a plat recorded in Plat Book 60, pages 101 through 115, of the current Public Records of said county, thence Northerly along the Easterly right of way line of Braddock Road, a 66 foot right of way as presently established the following 3 courses: Course 1, thence North 00°23'12" West, 1235.94 feet to a point on a non-tangent curve concave Easterly having a radius of 2874.88 feet; Course 2, thence Northerly along the arc of said curve, through a central angle of 01°23'29", an arc length of 69.82 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 00°19'49" East, 69.82 feet; Course 3, thence North 00°50'27" East, along a non-tangent line, 2326.06 feet; thence North 89°09'33" West, departing said Easterly right of way line, 66.00 feet to the Point of Beginning.

From said Point of Beginning, thence North 07°06'14" West, 79.16 feet; thence North 00°00'46" East, 125.01 feet; thence North 03°22'01" West, 227.59 feet; thence North 04°52'39" East, 103.47 feet; thence North 04°21'40" East, 129.50 feet; thence North 07°30'56" East, 77.93 feet; thence North 13°35'30" East, 51.93 feet; thence North 17°36'04" East, 66.73 feet; thence South 07°33'50" East, 11.72 feet to the point of curvature of a curve concave Southwestly having a radius of 25.00 feet; thence Southwestly along the arc of said curve, through a central angle of 86°48'19", an arc length of 37.88 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 00°19'49" East, 69.82 feet; Course 3, thence North 00°50'27" East, along a non-tangent line, 2326.06 feet; thence North 89°09'33" West, departing said Easterly right of way line, 66.00 feet to the Point of Beginning.

Containing 0.49 acres, more or less.

PARCEL "C"

A portion of Section 38 of the Bloodworth donation, Township 1 North, Range 25 East, of the city of Jacksonville, Duval County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Northwestly corner of Villages of Westport - Phase 1, a plat recorded in Plat Book 60, pages 101 through 115, of the current Public Records of said county, thence Northerly along the Easterly right of way line of Braddock Road, a 66 foot right of way as presently established the following 5 courses: Course 1, thence North 00°23'12" West, 1235.94 feet to a point on a non-tangent curve concave Easterly having a radius of 2874.88 feet; Course 2, thence Northerly along the arc of said curve, through a central angle of 01°23'29", an arc length of 69.82 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 00°19'49" East, 69.82 feet; Course 3, thence North 00°50'27" East, 2889.74 feet to a point on a non-tangent curve concave Easterly having a radius of 1886.32 feet; Course 4, thence Northerly along the arc of said curve, through a central angle of 14°37'30", an arc length of 481.49 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 08°11'58" East, 480.19 feet; Course 5, thence North 15°32'10" East, along a non-tangent line, 69.47 feet; thence North 74°27'50" West, departing said Easterly right of way line, 85.41 feet to the Point of Beginning.

From said Point of Beginning, thence North 06°42'07" East, 55.91 feet; thence North 17°29'19" East, 150.09 feet; thence North 14°11'21" East, 75.02 feet; thence North 16°14'42" East, 175.01 feet; thence North 17°21'47" East, 173.91 feet; thence North 13°32'10" East, 99.15 feet; thence North 15°32'16" East, 124.18 feet; thence North 07°45'50" East, 49.73 feet; thence North 12°52'40" East, 49.63 feet; thence North 16°30'36" East, 98.29 feet to the Westly right of way line of said Braddock Road, thence Southerly along said Westly right of way line and along the arc of a curve concave Westly having a radius of 5657.38 feet, through a central angle of 05°39'03", an arc length of 557.96 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 12°40'58" West, 557.73 feet; thence South 15°32'10" West, along said Westly right of way line and along a non-tangent line, 464.37 feet to the point of curvature of a curve concave Northwestly having a radius of 30.00 feet; thence Southwestly departing said Westly right of way line and along the arc of said curve, through a central angle of 69°19'59", an arc length of 36.30 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of South 50°12'10" West, 34.13 feet.

Containing 0.43 acres, more or less.

ADOPTION AND DEDICATION

This is to certify that DRP SOLARIS MULTISTATE, LLC, a Delaware limited liability company and Lennar Homes, LLC, a Florida limited liability company, (Hereinafter "The Owners"), is the fee simple owner of the lands described in the caption hereon known as VILLAGES OF WESTPORT PHASE 5A, 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 said lands.

Title to and maintenance responsibility of Tracts "C" (Active Recreation), Tracts "D", and "F" (Open Space), Tract "E" (Community Recreation), Tracts "G" and "K", (Stormwater Management Facility) and Tracts "H", "I", and "J" (Conservation Area), all unobstructed access easements, drainage easements, landscape/pedestrian access easements shown on the plat are and shall remain privately owned and the sole and exclusive property of the Owners, its successors and assigns; provide however, the undersigned owner reserves the right to convey title to said tracts to an entity or person, including without limitation, a property owners' association, a municipal services taxing unit, community development district, or other such entity or person.

All rights of way, Unobstructed easements for drainage, access easements, and Tracts "L" and "M" (Right of Way Parcel), are hereby irrevocably and without reservation dedicated to the City of Jacksonville, a Florida municipal corporation, its successors and assigns ("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 public right of ways as noted above hereby dedicated, together with all substances or matter which may flow or pass from public right of ways; 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 to 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 Owners, its successors and assigns, and all maintenance and any other obligations pertaining to said stormwater management facilities are the responsibility of the Owners, its successor 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 Owners 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 maintain the water level in accordance with any State and local permits, including the repair, removal or replacement of the stormwater management facilities and the control structures to effect adequate drainage for the rights of ways dedicated hereon.
- 4) Upon failure of the Homeowners Association or other such entity that has assumed the obligation of maintenance pertaining to said stormwater management facilities as well as tracts and parcels associated with those facilities, the obligation would then fall equally on the lot owners as shown hereon said plat.

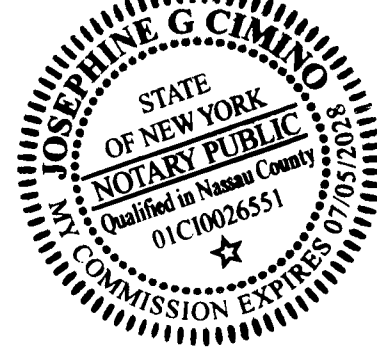
The Owners, its successors and assigns of the lands described and captioned hereon, shall forever release, discharge and indemnify the City and save it harmless from suits, action, damages and liability and expense in connection with loss of life, bodily or personal injury or property damage or any other damage arising from or out of any occurrence in, upon, at or from the 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 5A. The Owners, its successor and assigns shall be subject to this release and indemnification and the covenants herein shall run with the land described and captioned hereon.

Upon failure of the Homeowners Association or other such entity that has assumed the obligation of maintenance pertaining to said stormwater management facilities as well as tracts and parcels associated with those facilities, the obligation would then fall equally on the lot owners as shown hereon said plat.

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 654, Ordinance Code.

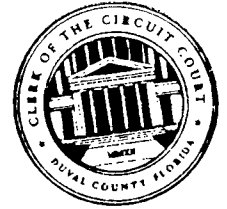
Nina Sickler 5/23/26
Nina Sickler, P.E.
Director of Public Works



CLERK'S CERTIFICATE

This is to certify that this plat has been approved by the City of Jacksonville, Florida, and submitted to me for recording, and is recorded in Plat Book 87, pages 62-68 of the Public Records of Duval County, Florida, this 26 day of May, 2026.

Jody Phillips
Jody Phillips, Clerk of the Circuit Court

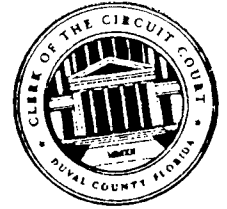


SURVEYOR'S CERTIFICATE

This is to certify that the above plat is a true and correct representation of the lands surveyed, platted and described in the caption; that the survey was prepared under my direction and supervision; that this plat complies with all survey requirements of Florida Statutes Chapter 177, Part 1, Platting; and that permanent reference monuments have been placed and permanent control points and lot corners shall be monumented in accordance with Chapter 177, Florida Statutes, Chapter 5J-17, F.A.C and Section 654.127, Ordinance Code of the City of Jacksonville, Florida.

Signed and sealed this 10TH day of APRIL, 2026.

Danny S. Wheeler
Gilmore C. Colyer III
Professional Surveyor and Mapper
State of Florida Registered Surveyor No. 6963



ADOPTION AND DEDICATION (continued)

Tract "A" (Lift Station) is hereby irrevocably and without reservation dedicated to JEA, its successors and assigns, in fee simple.

Title to and maintenance responsibility of the Landscape Buffer Tract is hereby retained by the undersigned Owner, its successors and assigns; provided however, the undersigned Owner reserves the right to convey title to said tract to an entity, including without limitation, a property owners' association, or other third party that assumes all obligation of maintenance and operation thereof under this plat. Such tract shall be held and used by Owner, its successors and assigns, as a landscape buffer for the adjacent pump station in accordance with the requirements of Section 656.1223, City of Jacksonville Ordinance Code.

Owner hereby dedicates to JEA, its successors and assigns, a non-exclusive easement on, upon, over, and under the Landscape Buffer Tract, for electrical, water reuse, water, sewer, and other public utilities and ingress and egress in connection with JEA's use of Tract "A" (Lift Station).

Owner, its successors and assigns, shall forever release, discharge, indemnify JEA and save it harmless from suits, actions, damages, liability and expenses that may be incurred in connection with property damage or personal injury, or any other damage arising from or out of any occurrence in, upon, at or from the Landscape Buffer Tract, or any part thereof, except to the extent arising from or incidental to JEA's use of Tract "A" (Lift Station) or JEA's easement upon the Landscape Buffer Tract. Owner's successors and assigns shall be subject to this release and indemnification and the covenants herein shall run with the land described and captioned hereon. JEA shall restore and/or replace any landscaping, ground cover, and/or irrigation facilities disturbed by JEA in the exercise of its easement rights upon the Landscape Buffer Tract with like-kind materials; provided however, that to the extent replacement of items such as large or mature trees is not reasonably feasible, JEA shall replace same with the closest reasonable replacement therefore.

All easements for water, water reuse and sewer utilities are hereby irrevocably dedicated to JEA, its successors and assigns. 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 (a) in conjunction with its underground electrical system, and (b) for meters associated with water and/or sewer utilities; provided however, that no parallel utilities may be installed within said easements.

Those easements designated as the "JEA Meter and Access Easements" are hereby irrevocably dedicated to JEA, its successors and assigns, for its non-exclusive use (a) for the installation, operation, and maintenance of water meters and sewer meters; (b) for access to the JEA-E.E. and JEA-E. easements; (c) for additional work space for the maintenance, repair and replacement of electric utility improvements located within the JEA-E.E. and JEA-E. easements; and (d) for the installation, operation, maintenance, repair and replacement of electric facilities running perpendicular to the electric facilities located within the JEA-E.E. and JEA-E. easements.

In witness whereof, the undersigned Owner has executed this plat on the 10 day of April, 2026.

Josephine G. Cimino
Witness
Josephine G. Cimino
Printed Name
Willa Janette Sunio
Witness
Willa Janette Sunio
Printed Name

OWNER
DRP SOLARIS MULTISTATE, LLC,
a Delaware limited liability company
By: DW GENERAL PARTNER, LLC
a Delaware limited liability company
its: Manager
By: DW INVESTMENT PARTNERS, LLC
a Delaware limited liability company
its: Manager
Houdin Honorar
its: Authorized Signatory/Member

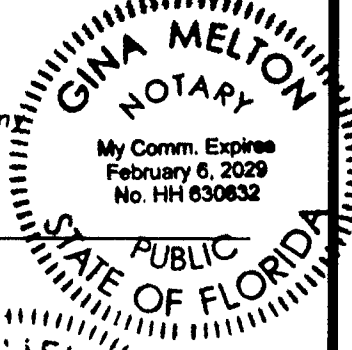
STATE OF New York, COUNTY OF New York

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 10 day of April, 2026, by Houdin Honorar, Authorized Signatory for DRP SOLARIS MULTISTATE, LLC, a Delaware limited liability company, on behalf of DW Partner LLC, a Delaware limited liability company, on behalf of DW Investment Partners, a Delaware limited liability company, who is personally known to me or who has produced _____ as identification.

Josephine G. Cimino
Printed Name
Josephine G. Cimino
Notary Public, State of New York at Large
Danny S. Wheeler
Witness
Danielle Janse van Rensburg
Printed Name
Michael Dealey
Witness
Michael Dealey
Printed Name

My Commission expires 7-5-2028
Commission Number 01C10026551

OWNER
LENNAR HOMES, LLC,
a Florida limited liability company
By: Scott Kelling
its: Authorized Signatory



STATE OF Florida, COUNTY OF DUVAL

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 10 day of April, 2026, by Scott Kelling, Authorized Signatory for LENNAR HOMES, LLC, a Florida limited liability company, who is personally known to me or who has produced _____ as identification.

Gina Melton
Printed Name
Gina Melton
Notary Public, State of Florida at Large

My Comm. Expires
February 6, 2029
No. HH 630632
Commission Number HH 630632

PLAT CONFORMITY REVIEW

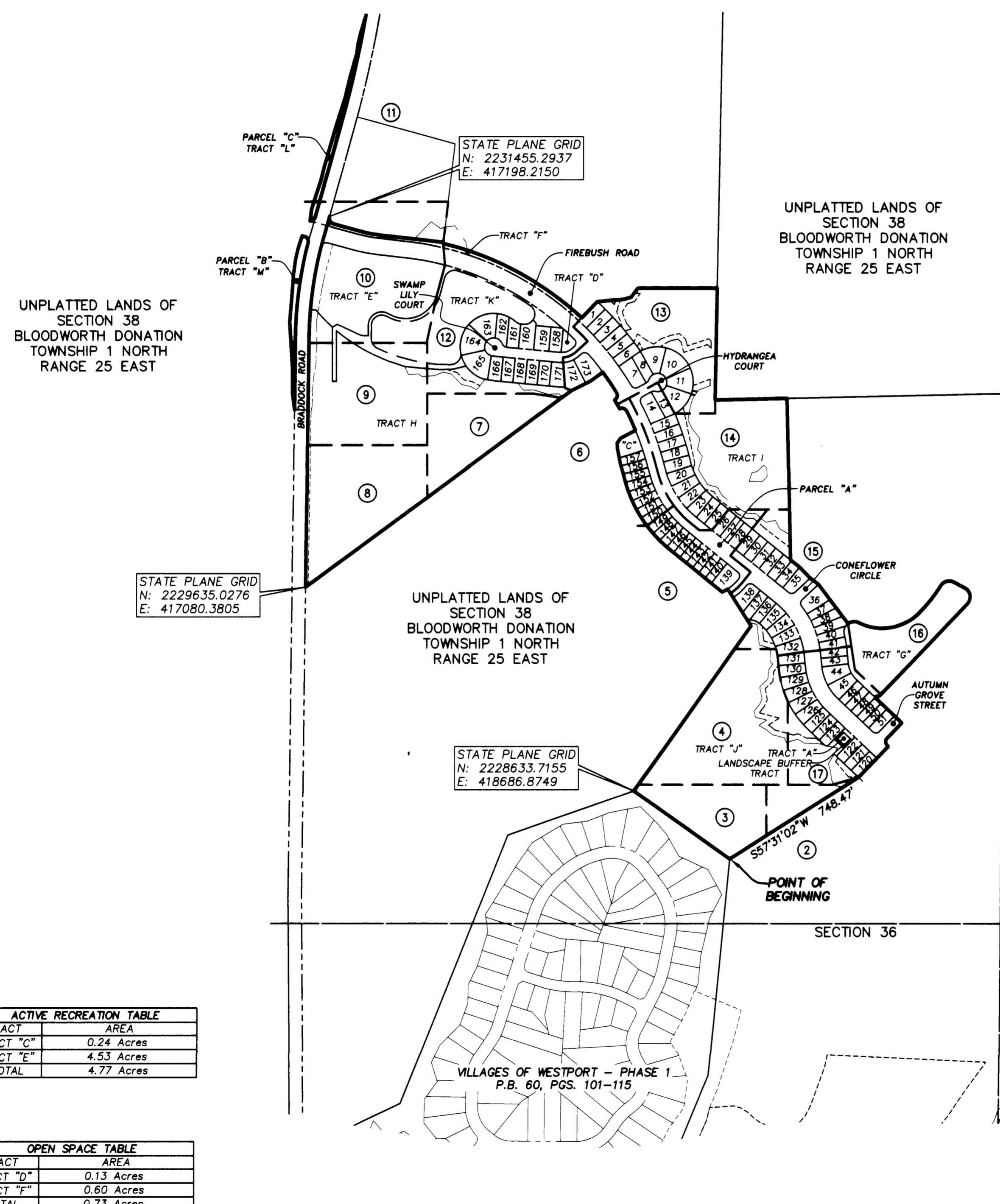
This plat has been reviewed and found in compliance with Part 1, Chapter 177, Florida Statutes, this 26 day of May, 2026.

Danny S. Wheeler
Danny S. Wheeler
Professional Surveyor and Mapper
State of Florida Registered Surveyor No. 6902

PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

VILLAGES OF WESTPORT PHASE 5A

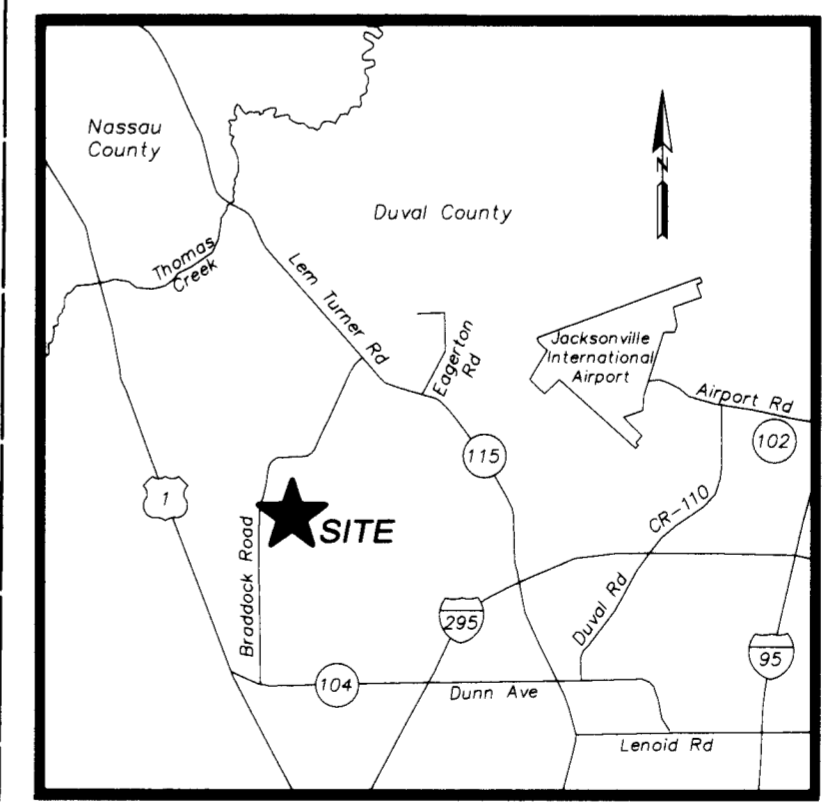
A PORTION OF SECTION 38 OF THE BLOODWORTH DONATION,
TOWNSHIP 1 NORTH, RANGE 25 EAST, OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



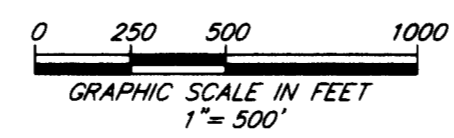
- NOTES:**
- 1) NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this county.
 - 2) Bearings based on the Easterly right of way line of Braddock Road as being North 00°50'27" East.
 - 3) Coordinates based on GPS observation of the following National Geodetic Survey Control:
Station "KREG" (Jacksonville 2) coordinates:
N 2182506.373 E 493662.930
Coordinate Datum: State Plane values reference Florida East Zone, North American Datum 1983 (2011) and are in U.S. survey feet.
 - 4) Pursuant to the provisions of Section 177.091(28), Florida Statutes, all platted utility easements shall provide that such 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 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 Electric Safety Code as adopted by the Florida Public Service Commission.
 - 5) 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.
 - 6) Tracts H, I and J are subject to a conservation easement pursuant to Section 704.06, Florida Statutes in favor of the St. Johns River Water Management District. Any activity in or use of the conservation easement areas inconsistent with the purpose of the conservation easement is prohibited. The conservation easement expressly prohibits the following activities and uses:
(a) Construction or placing buildings, roads, signs, billboards or other advertising, utilities or other structures on or above the ground.
(b) Dumping or placing soil or other substance or material as landfill or dumping or placing of trash, waste or unsightly or offensive materials.
(c) Removing, destroying or trimming trees, shrubs, or other vegetation.
(d) Excavating, dredging or removing loam, peat, gravel, soil, rock or other material substances in such a manner as to affect the surface.
(e) Surface use, except for purposes that permit the land or water area to remain predominantly in its natural condition.
(f) Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation.
(g) Acts or uses detrimental to such retention of land or water areas.
(h) Acts or uses detrimental to the preservation of the structural integrity or physical appearance of sites or properties of historical, architectural, archaeological, or cultural significance.
 - 7) Upland Buffers adjacent to wetlands are to remain natural, vegetative, and undisturbed.
 - 8) The lakes and top of bank shown hereon depicts a graphic representation of the proposed lakes, and does not represent an actual "As-Built" condition.
 - 9) Section lines and quarter section lines depicted hereon are graphic representations only and do not reflect field measure unless otherwise noted.
 - 10) This plat is not the source of Federal Emergency Management Agency ("FEMA") information. Inquiries relating to FEMA information, Flood Insurance Rate Maps ("FIRM"), or other floodplain management documents should be made to the City of Jacksonville's Department of Planning and Development, Development Services Division.
- Note: At the time of recordation of this plat, all or portions of the platted lands herein were in a Special Flood Hazard Area ("SFHA").

ACTIVE RECREATION TABLE	
TRACT	AREA
TRACT "C"	0.24 Acres
TRACT "E"	4.53 Acres
TOTAL	4.77 Acres

OPEN SPACE TABLE	
TRACT	AREA
TRACT "D"	0.13 Acres
TRACT "F"	0.60 Acres
TOTAL	0.73 Acres



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 - CH CHORD DISTANCE
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 - C/L CENTERLINE
 - P.B. PLAT BOOK
 - PG. PAGE
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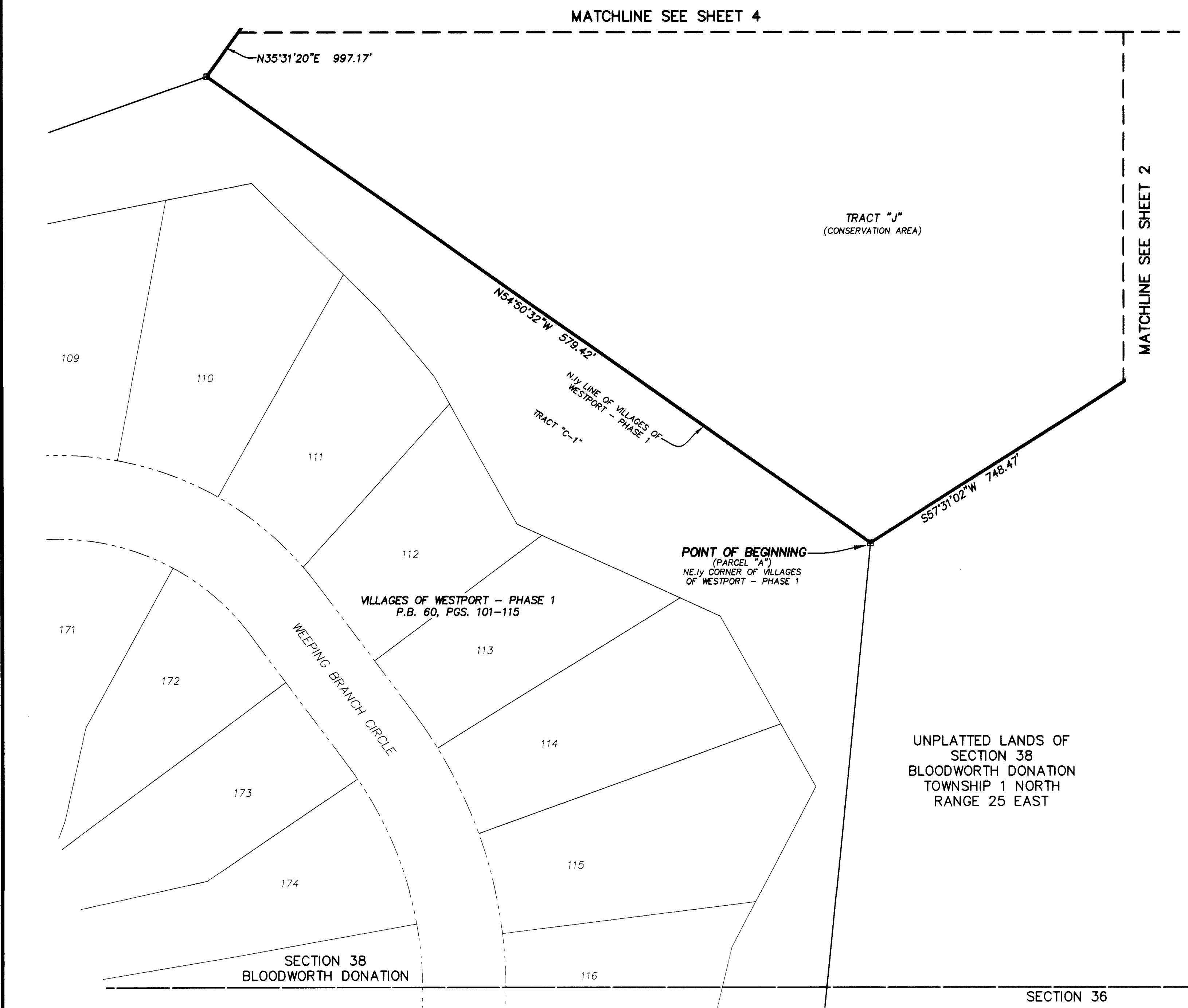


PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

VILLAGES OF WESTPORT PHASE 5A

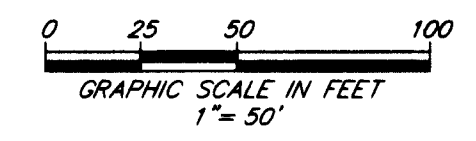
A PORTION OF SECTION 38 OF THE BLOODWORTH DONATION,
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SHEET 3 OF 17 SHEETS
SEE SHEET 2 FOR NOTES



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UNPLATTED LANDS OF SECTION 38 BLOODWORTH DONATION TOWNSHIP 1 NORTH RANGE 25 EAST



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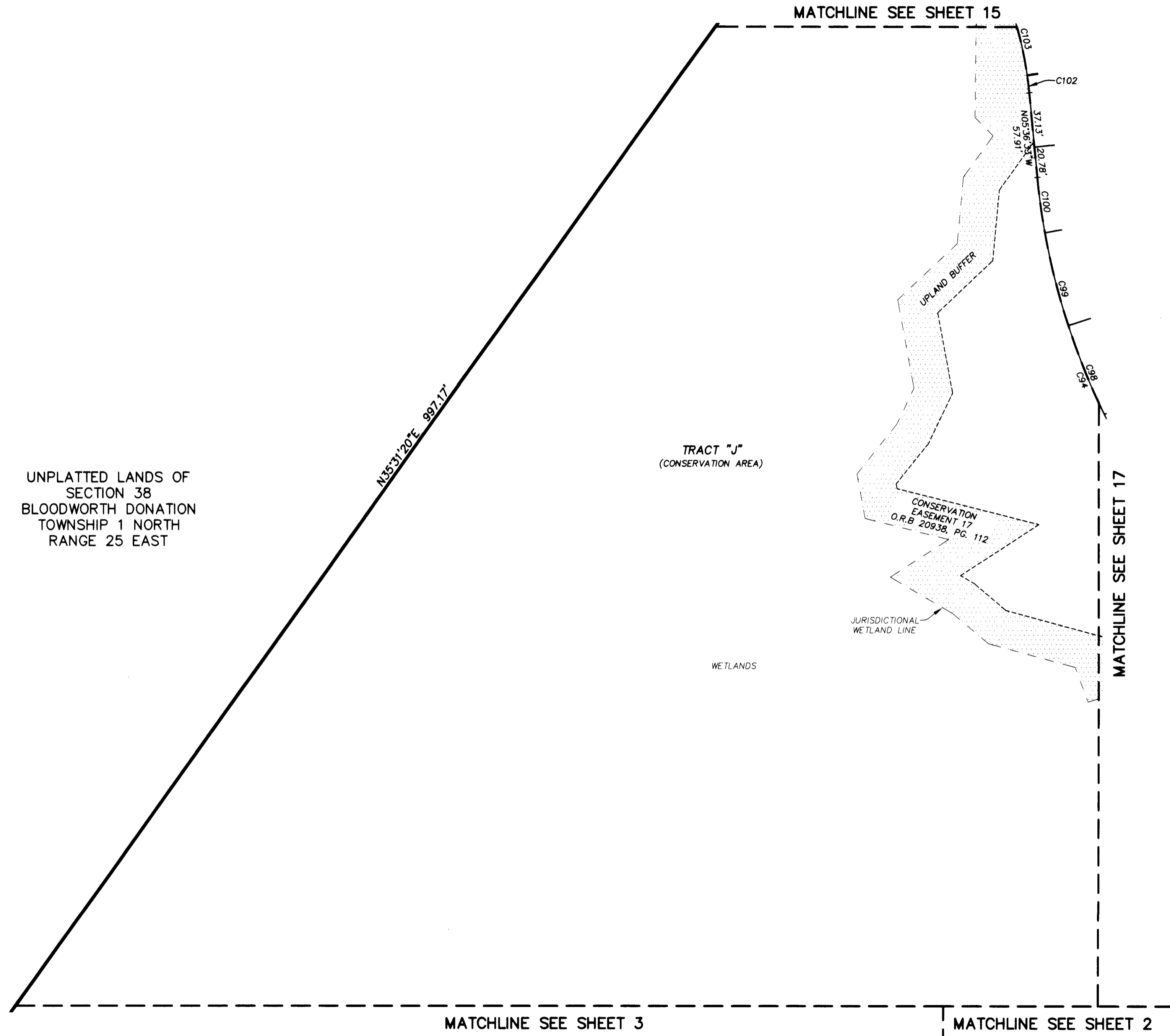
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PLAT BOOK 87 PAGE 65

SHEET 4 OF 17 SHEETS

SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C94	470.00'	40°39'34"	333.53'	S25°56'20"E	326.58'
C98	470.00'	7°56'56"	65.20'	S22°10'40"E	65.15'
C99	470.00'	7°56'56"	65.20'	S14°13'44"E	65.15'
C100	470.00'	4°38'44"	38.11'	S07°55'55"E	38.10'
C102	250.00'	2°43'50"	11.91'	N06°58'28"W	11.91'
C103	250.00'	10°36'39"	46.30'	N13°38'43"W	46.23'

UNPLATTED LANDS OF
SECTION 38
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TOWNSHIP 1 NORTH
RANGE 25 EAST

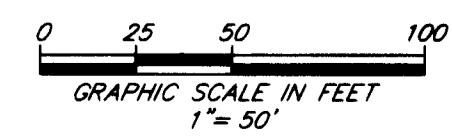
TRACT "J"
(CONSERVATION AREA)

CONSERVATION
EASEMENT 17
O.R.B. 20938, PG. 112

WETLANDS

JURISDICTIONAL
WETLAND LINE

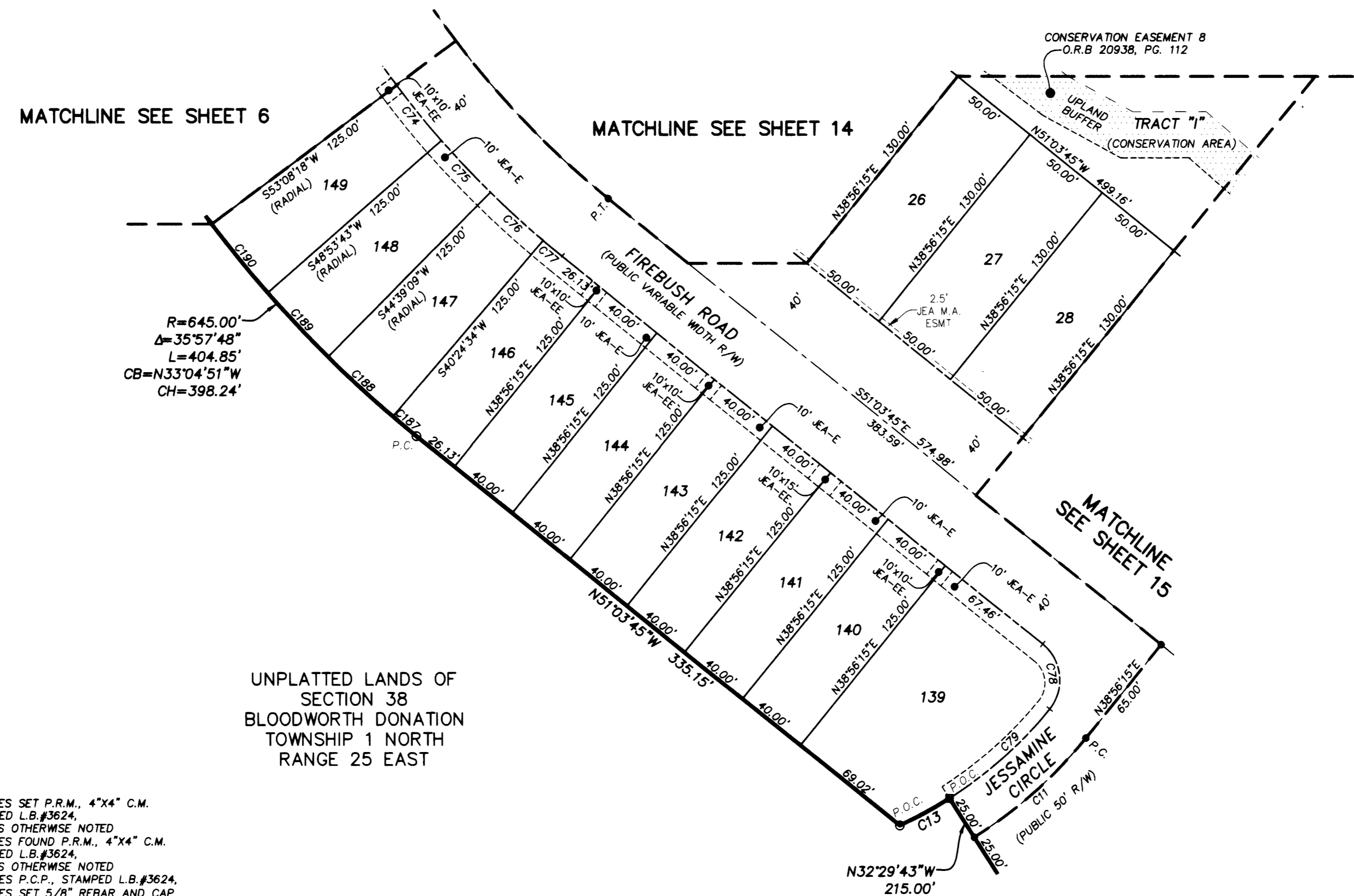
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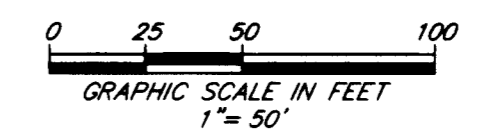
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TOWNSHIP 1 NORTH
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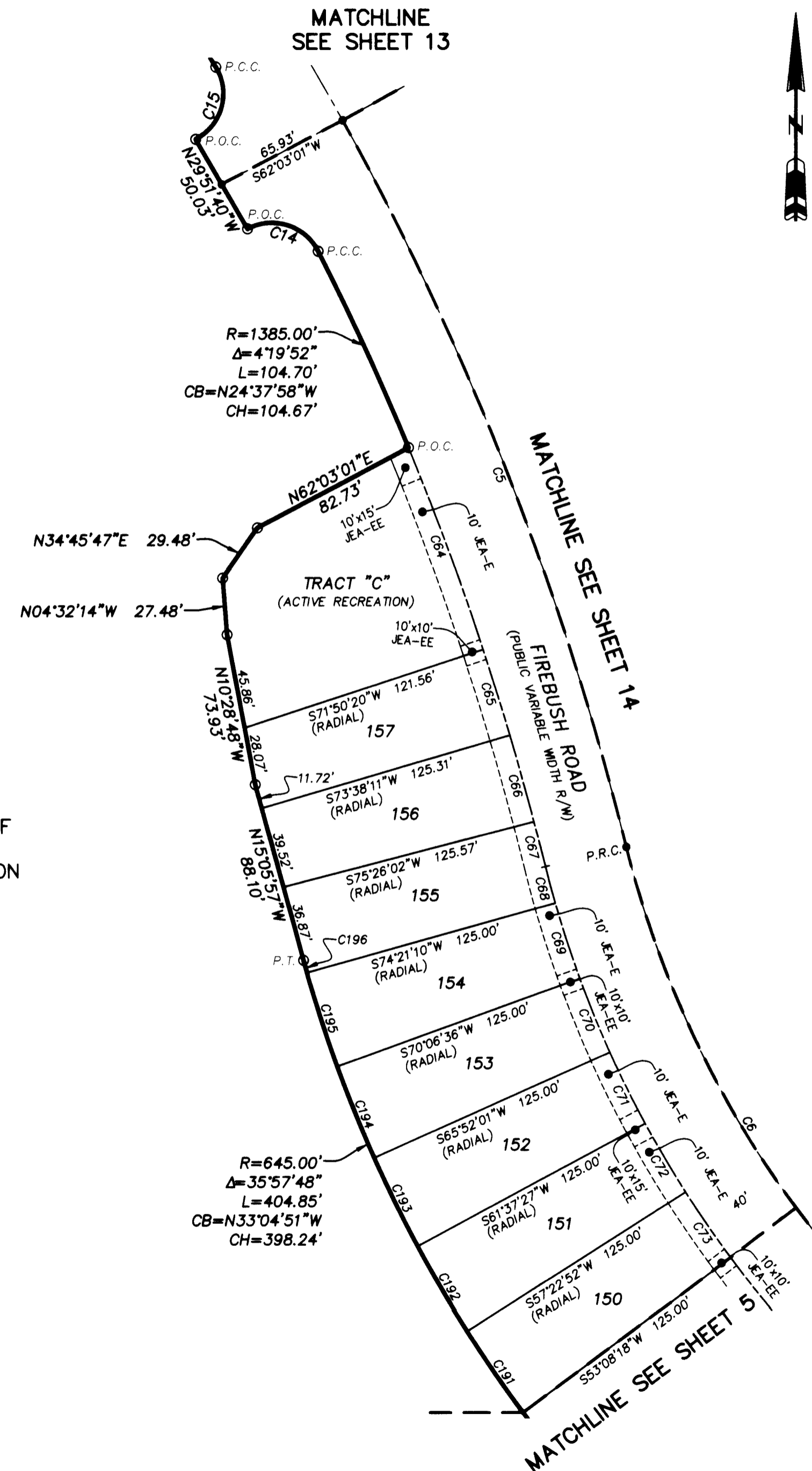
CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C11	250.00'	18°34'01"	81.01'	N48°13'16"E	80.66'
C13	225.00'	7°49'15"	30.71'	S61°24'54"W	30.69'
C74	520.00'	4°14'35"	38.51'	S38°58'59"E	38.50'
C75	520.00'	4°14'35"	38.51'	S43°13'34"E	38.50'
C76	520.00'	4°14'35"	38.51'	S47°28'09"E	38.50'
C77	520.00'	1°28'19"	13.36'	S50°19'35"E	13.36'
C78	25.00'	90°00'00"	39.27'	N06°03'45"W	35.36'
C79	225.00'	26°23'16"	103.62'	N52°07'53"E	102.71'
C187	645.00'	1°28'19"	16.57'	S50°19'35"E	16.57'
C188	645.00'	4°14'35"	47.76'	S47°28'09"E	47.75'
C189	645.00'	4°14'35"	47.76'	S43°13'34"E	47.75'
C190	645.00'	4°14'35"	47.76'	S38°58'59"E	47.75'



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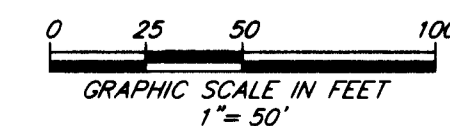
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CURVE TABLE					
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C5	1425.00'	15°13'26"	378.63'	N21°14'59"W	377.52'
C6	480.00'	37°25'29"	313.53'	S32°21'00"E	307.98'
C14	25.00'	91°09'05"	39.77'	N72°22'27"W	35.71'
C15	25.00'	93°03'47"	40.61'	N15°31'07"E	36.29'
C64	1385.00'	4°18'22"	104.09'	N20°18'51"W	104.07'
C65	1385.00'	1°47'51"	43.45'	N17°15'45"W	43.45'
C66	1385.00'	1°47'51"	43.45'	N15°27'53"W	43.45'
C67	1385.00'	0°55'42"	22.44'	N14°06'07"W	22.44'
C68	520.00'	2°00'34"	18.24'	S14°38'33"E	18.24'
C69	520.00'	4°14'35"	38.51'	S17°46'07"E	38.50'
C70	520.00'	4°14'35"	38.51'	S22°00'41"E	38.50'
C71	520.00'	4°14'35"	38.51'	S26°15'16"E	38.50'
C72	520.00'	4°14'35"	38.51'	S30°29'50"E	38.50'
C73	520.00'	4°14'35"	38.51'	S34°44'25"E	38.50'
C191	645.00'	4°14'35"	47.76'	S34°44'25"E	47.75'
C192	645.00'	4°14'35"	47.76'	S30°29'50"E	47.75'
C193	645.00'	4°14'35"	47.76'	S26°15'16"E	47.75'
C194	645.00'	4°14'35"	47.76'	S22°00'41"E	47.75'
C195	645.00'	4°14'35"	47.76'	S17°46'07"E	47.75'
C196	645.00'	0°32'53"	6.17'	S15°22'23"E	6.17'

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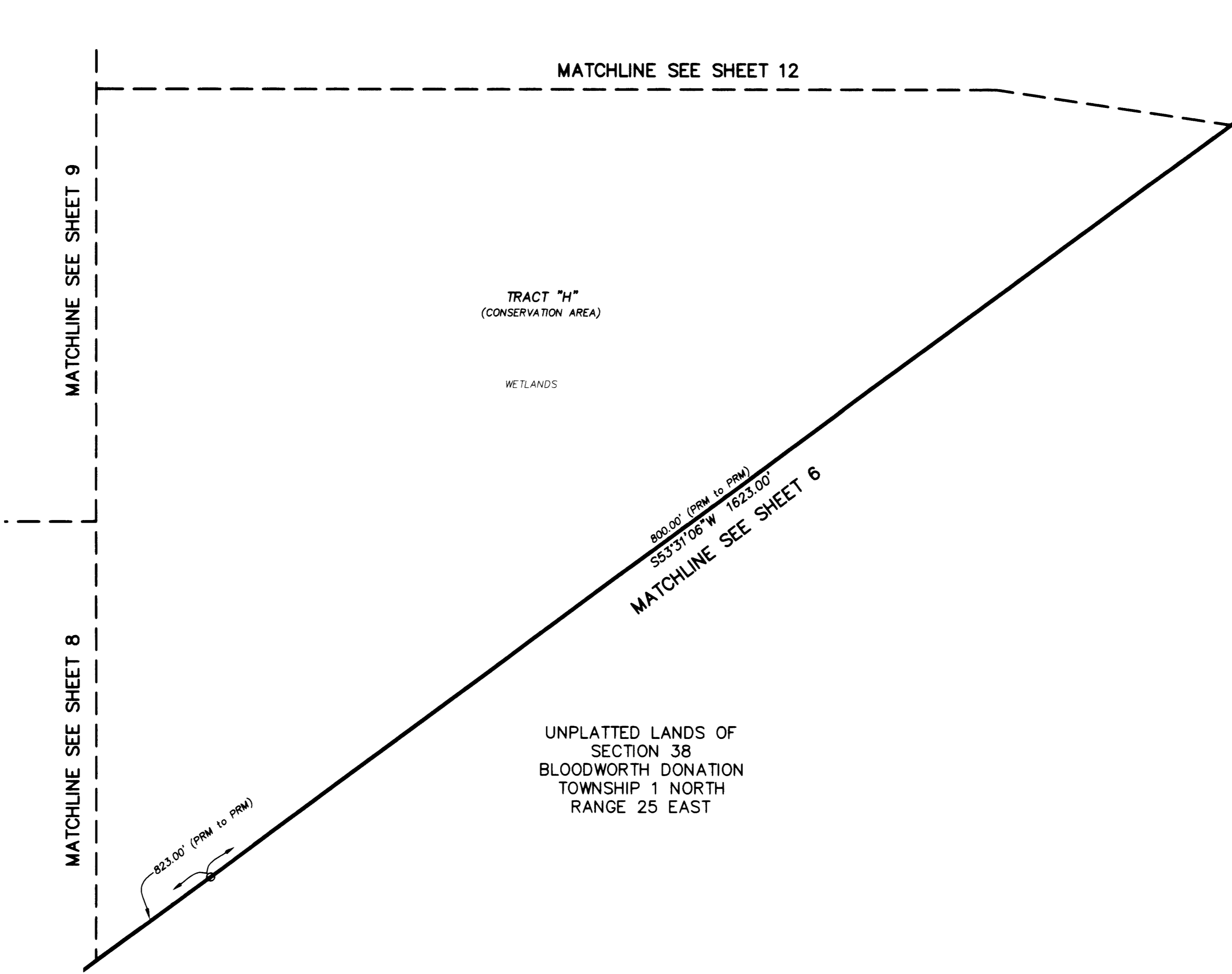
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PLAT BOOK 87 PAGE 68

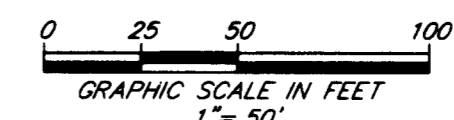
SHEET 7 OF 17 SHEETS

SEE SHEET 2 FOR NOTES



LEGEND

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PLAT BOOK 87 PAGE 69

SHEET 8 OF 17 SHEETS

SEE SHEET 2 FOR NOTES

MATCHLINE SEE SHEET 9

MATCHLINE SEE SHEET 7

TRACT "H"
(CONSERVATION AREA)

WETLANDS

BRADDOCK ROAD
(PUBLIC 66' R/W)

N00°50'27"E 1232.68'

PEDESTRIAN ESMT

Ely R/W LINE

N00°53'22"E 843.51'

823.00' (PRM to PRM)
S53°31'06"W 1623.00'

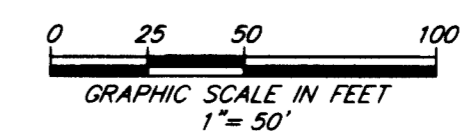
17.07'

UNPLATTED LANDS OF
SECTION 38
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TOWNSHIP 1 NORTH
RANGE 25 EAST



LEGEND

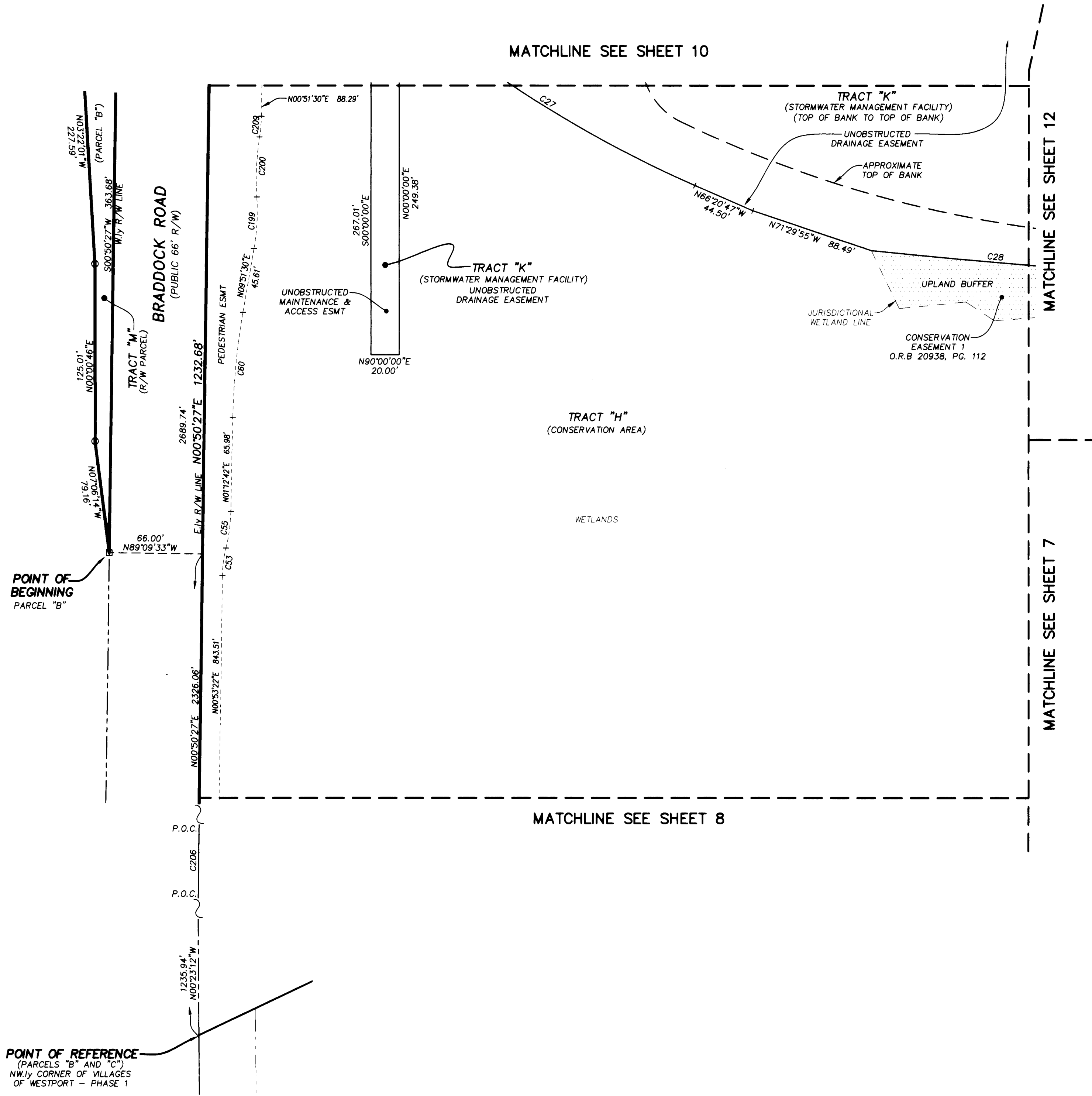
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
- DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
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- P.R.M. PERMANENT REFERENCE MONUMENT
- C.M. CONCRETE MONUMENT
- P.C.P. PERMANENT CONTROL POINT
- L.B. LICENSED BUSINESS
- R RADIUS
- △ CENTRAL ANGLE
- L ARC LENGTH
- CB CHORD BEARING
- CH CHORD DISTANCE
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.C.C. POINT OF COMPOUND CURVATURE
- P.R.C. POINT OF REVERSE CURVATURE
- (NR) NON-RADIAL
- CT TABULATED CURVE DATA
- LT TABULATED LINE DATA
- R/W RIGHT OF WAY
- C/L CENTERLINE
- P.B. PLAT BOOK
- PG. PAGE
- O.R.B. OFFICIAL RECORDS BOOK
- JEA-E JEA ELECTRIC EASEMENT
- JEA-EE JEA EQUIPMENT EASEMENT
- JEA M.A. JEA METER AND ACCESS EASEMENT
- ESMT EASEMENT
- NAVD NORTH AMERICAN VERTICAL DATUM
- +— STREET NAME CHANGE POINT
- - - MATCHLINE
- ③ SHEET REFERENCE NUMBER
- DENOTES RECORDED
- CONSERVATION EASEMENT



PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

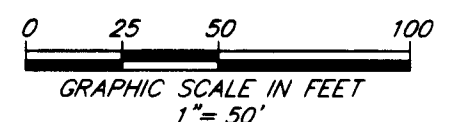
VILLAGES OF WESTPORT PHASE 5A

A PORTION OF SECTION 38 OF THE BLOODWORTH DONATION,
TOWNSHIP 1 NORTH, RANGE 25 EAST, OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C27	845.00'	16°42'21"	246.38'	S57°59'36"E	245.51'
C28	4706.00'	2°10'58"	179.27'	S85°07'50"E	179.26'
C53	85.00'	13°20'02"	19.78'	S07°33'23"W	19.74'
C55	115.00'	13°00'42"	26.12'	N07°43'03"E	26.06'
C60	495.00'	8°38'48"	74.70'	S05°32'06"W	74.63'
C199	155.00'	13°29'17"	36.49'	N03°06'52"E	36.40'
C200	195.00'	12°28'27"	42.45'	S02°36'26"W	42.37'
C206	2874.88'	1°23'29"	69.82'	N00°16'49"E	69.82'
C209	105.00'	7°59'10"	14.64'	N04°51'05"E	14.62'

- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
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 - L ARC LENGTH
 - CB CHORD BEARING
 - CH CHORD DISTANCE
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 - ⊞ DENOTES RECORDED
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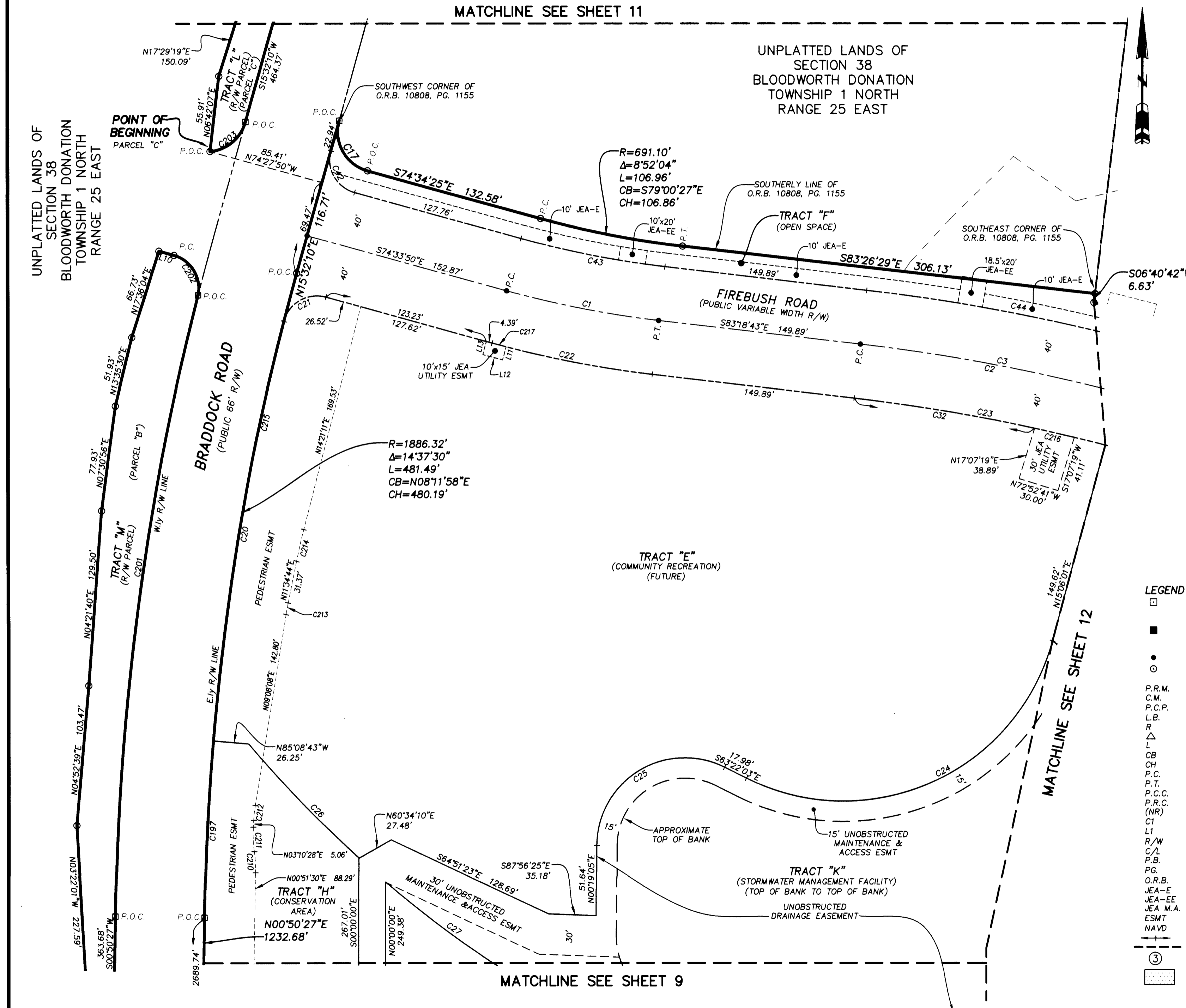
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CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

POINT OF REFERENCE
(PARCELS "B" AND "C")
NW.1/4 CORNER OF VILLAGES
OF WESTPORT - PHASE 1

POINT OF BEGINNING
PARCEL "B"

VILLAGES OF WESTPORT PHASE 5A

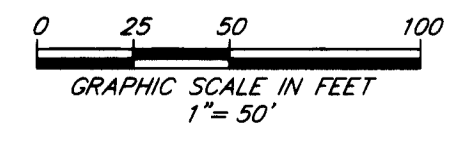
A PORTION OF SECTION 38 OF THE BLOODWORTH DONATION,
TOWNSHIP 1 NORTH, RANGE 25 EAST, OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	750.00'	8°44'53"	114.51'	S78°56'16"E	114.40'
C2	1425.00'	69°40'27"	1732.86'	N48°28'29"W	1628.05'
C3	1425.00'	40°33'06"	1008.56'	N63°02'10"W	987.64'
C17	30.00'	90°06'35"	47.18'	S29°31'07"E	42.47'
C20	1886.32'	9°32'29"	314.13'	S09°37'32"W	313.77'
C21	25.00'	91°02'16"	39.72'	S59°55'02"W	35.67'
C22	790.00'	8°44'53"	120.62'	S78°56'16"E	120.50'
C23	1385.00'	7°47'30"	188.34'	N79°24'58"W	188.20'
C24	160.00'	101°31'56"	283.53'	N65°01'59"E	247.86'
C25	65.00'	116°18'52"	131.95'	S58°28'31"W	110.43'
C26	845.00'	7°56'18"	117.07'	S43°52'02"E	116.98'
C27	845.00'	16°42'21"	246.38'	S57°59'36"E	245.51'
C32	1385.00'	5°34'52"	134.91'	N80°31'17"W	134.86'
C42	25.00'	90°06'00"	39.31'	S29°30'50"E	35.39'
C43	710.00'	8°44'53"	108.40'	S78°56'16"E	108.30'
C44	1465.00'	36°34'38"	935.25'	N65°01'24"W	919.45'
C197	1886.32'	3°58'04"	130.63'	S02°52'15"W	130.61'
C201	1952.53'	13°35'54"	463.41'	S07°41'07"W	462.32'
C202	25.00'	86°49'15"	37.88'	S31°09'12"E	34.36'
C203	30.00'	69°19'59"	36.30'	S50°12'10"W	34.13'
C210	105.00'	8°34'16"	15.71'	N03°25'37"W	15.69'
C211	95.00'	10°53'14"	18.05'	S02°16'09"E	18.02'
C212	105.00'	5°57'40"	10.92'	S06°09'18"W	10.92'
C213	205.00'	2°26'19"	8.73'	S10°21'18"W	8.72'
C214	495.00'	2°46'28"	23.97'	S12°57'58"W	23.97'
C215	1886.32'	13°36'05"	447.79'	S07°35'44"W	446.74'
C216	1385.00'	1°14'40"	30.08'	N77°06'31"W	30.08'
C217	790.00'	0°46'10"	10.61'	S74°56'55"E	10.61'

- LEGEND**
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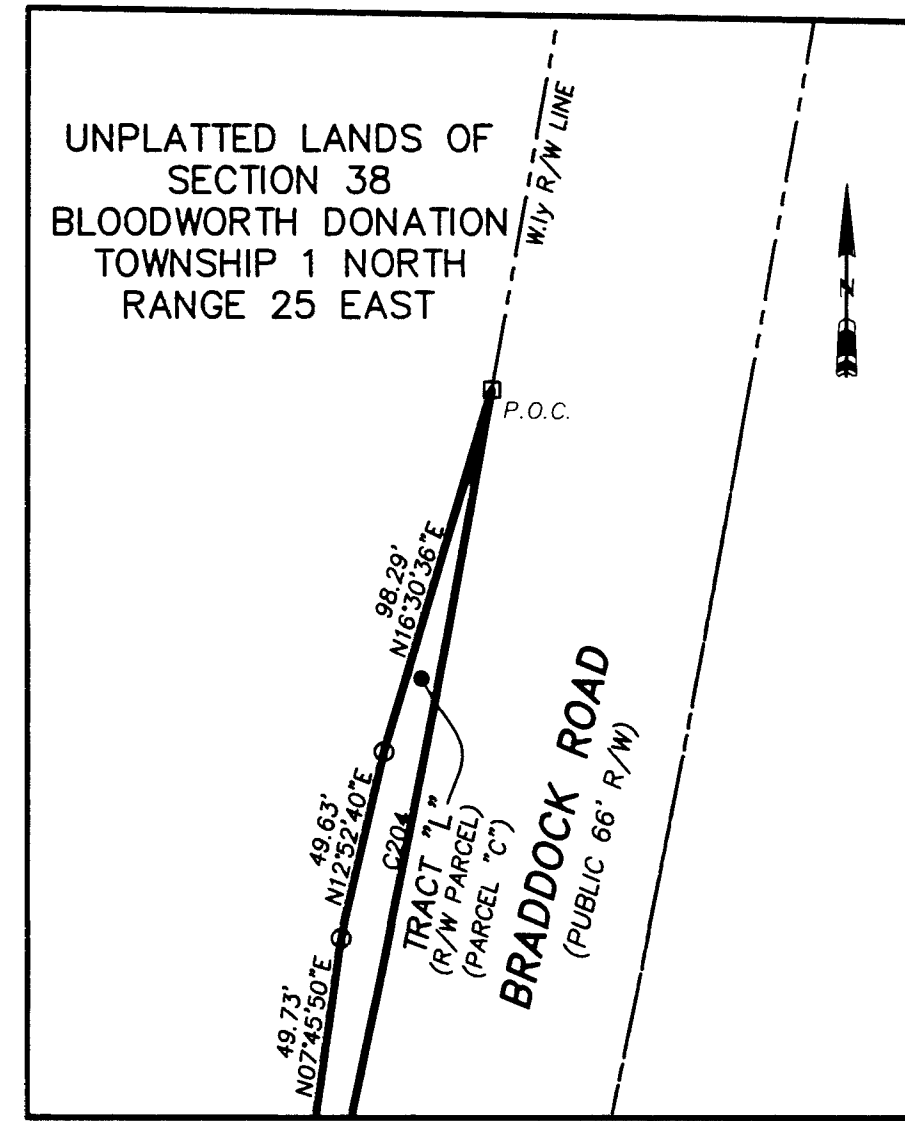
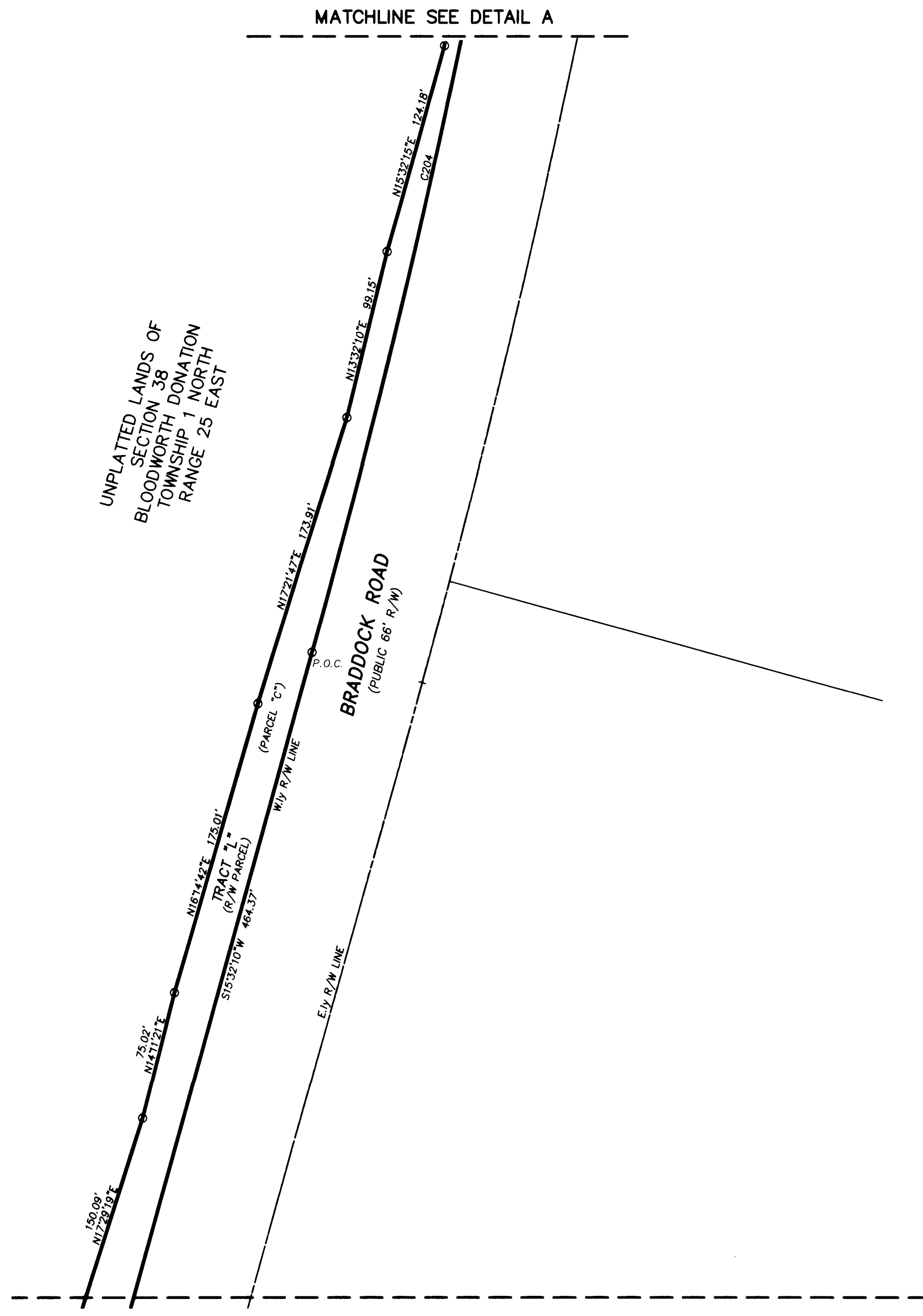
LINE TABLE		
LINE	BEARING	LENGTH
L10	S74°33'50"E	11.72'
L11	S15°12'39"W	10.00'
L12	S74°50'20"E	15.00'
L13	S15°12'39"W	10.00'



PREPARED BY:
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VILLAGES OF WESTPORT PHASE 5A

A PORTION OF SECTION 38 OF THE BLOODWORTH DONATION,
TOWNSHIP 1 NORTH, RANGE 25 EAST, OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



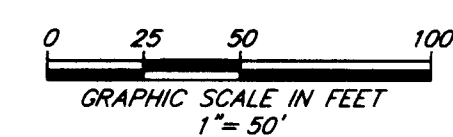
DETAIL A
1" = 50'



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C204	5657.38'	5'39'03"	557.96'	S12°40'58"W	557.73'

LEGEND

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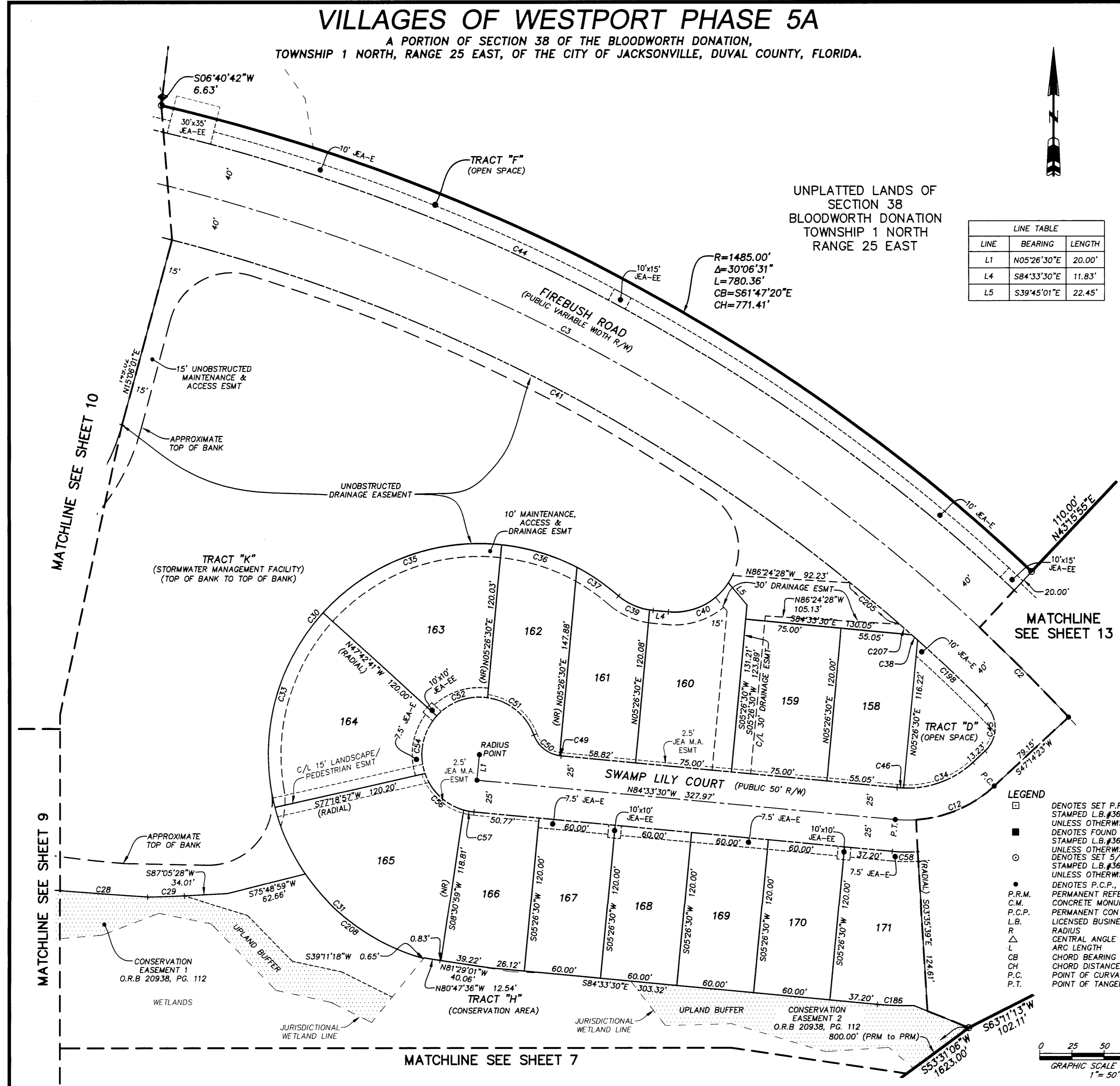
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MATCHLINE SEE SHEET 10

VILLAGES OF WESTPORT PHASE 5A

A PORTION OF SECTION 38 OF THE BLOODWORTH DONATION,
TOWNSHIP 1 NORTH, RANGE 25 EAST, OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

SHEET 12 OF 17 SHEETS
SEE SHEET 2 FOR NOTES



UNPLATTED LANDS OF
SECTION 38
BLOODWORTH DONATION
TOWNSHIP 1 NORTH
RANGE 25 EAST

R=1485.00'
Δ=30°06'31"
L=780.36'
CB=S61°47'20"E
CH=771.41'

LINE TABLE

LINE	BEARING	LENGTH
L1	N05°26'30"E	20.00'
L4	S84°33'30"E	11.83'
L5	S39°45'01"E	22.45'

CURVE TABLE

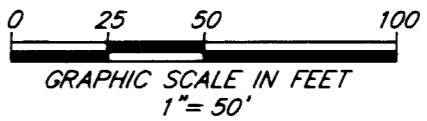
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C2	1425.00'	69°40'27"	1732.86'	N48°28'29"W	1628.05'
C3	1425.00'	40°33'06"	1008.56'	N63°02'10"W	987.64'
C12	100.00'	48°12'06"	84.13'	N71°20'26"E	81.67'
C28	4706.00'	2°10'58"	179.27'	S85°07'50"E	179.26'
C29	776.00'	2°07'08"	28.70'	N88°09'03"E	28.70'
C30	165.00'	165°18'32"	476.06'	S48°18'11"W	327.29'
C31	165.00'	60°17'12"	173.61'	S44°33'51"E	165.71'
C33	165.00'	56°42'34"	163.31'	S13°56'02"W	156.73'
C34	75.00'	45°04'14"	59.00'	N69°46'31"E	57.49'
C35	165.00'	53°52'11"	155.13'	S69°13'25"W	149.48'
C36	165.00'	21°22'42"	61.57'	N73°09'09"W	61.21'
C37	165.00'	13°46'08"	39.65'	N55°34'43"W	39.56'
C38	1385.00'	0°15'18"	6.16'	N48°02'41"W	6.16'
C39	50.00'	31°06'57"	27.15'	S65°44'58"E	26.82'
C40	50.00'	62°38'58"	54.67'	N64°07'01"E	51.99'
C41	1385.00'	27°20'53"	661.08'	N61°50'47"W	654.82'
C44	1465.00'	36°34'38"	935.25'	N65°01'24"W	919.45'
C45	25.00'	92°06'25"	40.19'	N01°11'11"E	36.00'
C46	75.00'	3°07'52"	4.10'	S86°07'26"E	4.10'
C49	25.00'	2°42'30"	1.18'	S83°12'15"E	1.18'
C50	25.00'	61°54'53"	27.02'	S50°53'34"E	25.72'
C51	45.00'	61°59'38"	48.69'	N50°55'56"W	46.35'
C52	45.00'	55°46'56"	43.81'	S70°10'47"W	42.10'
C54	45.00'	61°21'08"	48.19'	S11°36'45"W	45.92'
C56	45.00'	55°03'34"	43.24'	S46°35'36"E	41.60'
C57	45.00'	10°26'08"	8.20'	S79°20'26"E	8.18'
C58	125.00'	9°02'08"	19.71'	S89°04'34"E	19.69'
C59	125.00'	23°59'13"	52.33'	N74°24'45"E	51.95'
C186	245.00'	6°42'11"	28.66'	S87°54'36"E	28.65'
C198	1385.00'	3°03'01"	73.73'	N46°23'32"W	73.72'
C205	1385.00'	2°04'39"	50.22'	N49°43'18"W	50.22'
C207	1385.00'	0°30'39"	12.35'	N48°25'40"W	12.35'
C208	165.00'	40°21'21"	116.22'	S54°31'46"E	113.83'

LEGEND

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- LICENSED BUSINESS
- RADIUS
- CENTRAL ANGLE
- ARC LENGTH
- CHORD BEARING
- CHORD DISTANCE
- POINT OF CURVATURE
- POINT OF TANGENCY

LEGEND (continued)

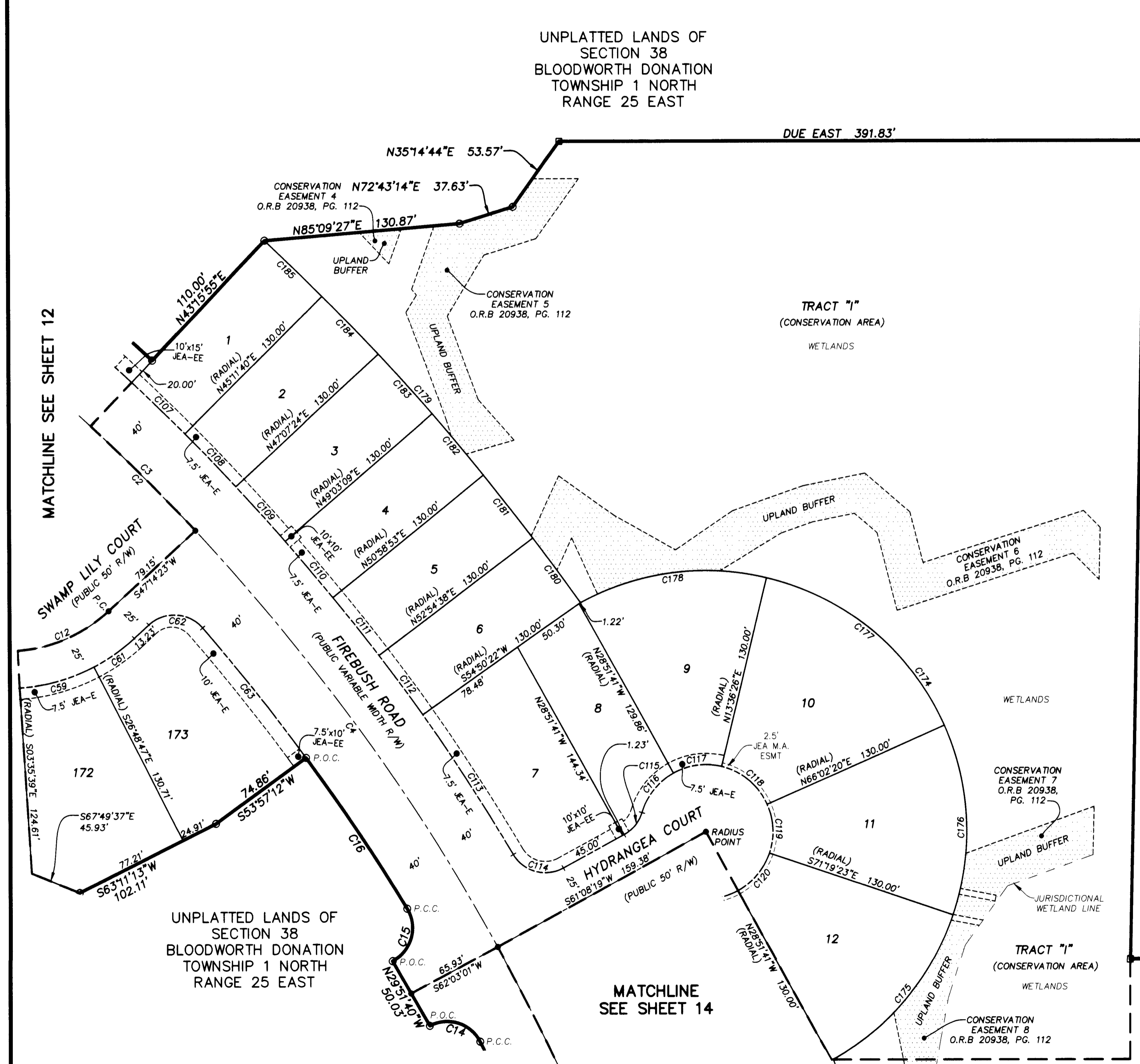
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- UTILITY & ACCESS
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VILLAGES OF WESTPORT PHASE 5A

A PORTION OF SECTION 38 OF THE BLOODWORTH DONATION,
TOWNSHIP 1 NORTH, RANGE 25 EAST, OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



UNPLATTED LANDS OF SECTION 38 BLOODWORTH DONATION TOWNSHIP 1 NORTH RANGE 25 EAST

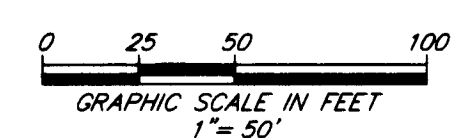
CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C2	1425.00'	69°40'27"	1732.86'	N48°28'29"W	1628.05'
C3	1425.00'	40°33'06"	1008.56'	N63°02'10"W	987.64'
C4	1425.00'	13°53'55"	345.67'	N35°48'39"W	344.83'
C12	100.00'	48°12'06"	84.13'	N71°20'26"E	81.67'
C14	25.00'	91°09'05"	39.77'	N72°22'27"W	35.71'
C15	25.00'	93°03'47"	40.61'	N15°31'07"E	36.29'
C16	1385.00'	5°02'01"	121.68'	N33°31'47"W	121.64'
C61	125.00'	15°10'45"	33.12'	N54°49'46"E	33.02'
C62	25.00'	92°06'25"	40.19'	N86°42'24"W	36.00'
C63	1385.00'	4°36'24"	111.35'	N38°21'00"W	111.32'
C107	1465.00'	1°55'44"	49.32'	N45°46'12"W	49.32'
C108	1465.00'	1°55'44"	49.32'	N43°50'28"W	49.32'
C109	1465.00'	1°55'44"	49.32'	N41°54'43"W	49.32'
C110	1465.00'	1°55'44"	49.32'	N39°58'59"W	49.32'
C111	1465.00'	1°55'44"	49.32'	N38°03'14"W	49.32'
C112	1465.00'	1°55'44"	49.32'	N36°07'30"W	49.32'
C113	1465.00'	4°22'33"	111.89'	N32°58'21"W	111.86'
C114	25.00'	88°04'37"	38.43'	S74°49'23"E	34.76'
C115	25.00'	44°24'55"	19.38'	N38°55'51"E	18.90'
C116	45.00'	44°07'57"	34.66'	S38°47'22"W	33.81'
C117	45.00'	42°45'05"	33.58'	S82°13'53"W	32.80'
C118	45.00'	52°25'54"	41.18'	N50°10'37"W	39.76'
C119	45.00'	42°38'17"	33.49'	N02°38'31"W	32.72'
C120	45.00'	42°44'27"	33.57'	N40°02'50"E	32.80'
C174	175.00'	179°21'11"	547.80'	N28°51'41"W	349.99'
C175	175.00'	42°32'00"	129.91'	N39°56'37"E	126.95'
C176	175.00'	42°38'17"	130.23'	N02°38'31"W	127.25'
C177	175.00'	52°25'54"	160.14'	N50°10'37"W	154.61'
C178	175.00'	42°08'43"	128.73'	S82°32'05"W	125.84'
C179	1595.00'	11°34'27"	322.20'	N40°56'51"W	321.65'
C180	1595.00'	1°55'44"	53.70'	N36°07'30"W	53.70'
C181	1595.00'	1°55'44"	53.70'	N38°03'14"W	53.70'
C182	1595.00'	1°55'44"	53.70'	N39°58'59"W	53.70'
C183	1595.00'	1°55'44"	53.70'	N41°54'43"W	53.70'
C184	1595.00'	1°55'44"	53.70'	N43°50'28"W	53.70'
C185	1595.00'	1°55'44"	53.70'	N45°46'12"W	53.70'

LEGEND

- DENOTES SET P.R.M., 4"x4" C.M. UNLESS OTHERWISE NOTED
- DENOTES FOUND P.R.M., 4"x4" C.M. UNLESS OTHERWISE NOTED
- DENOTES SET 5/8" REBAR AND CAP STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
- DENOTES P.C.P., STAMPED L.B.#3624, PERMANENT REFERENCE MONUMENT
- P.R.M. CONCRETE MONUMENT
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- L.B. LICENSED BUSINESS
- R RADIUS
- △ CENTRAL ANGLE
- L ARC LENGTH
- CB CHORD BEARING
- CH CHORD DISTANCE
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY

LEGEND (continued)

- P.C.C. POINT OF COMPOUND CURVATURE
- P.R.C. POINT OF REVERSE CURVATURE
- (NR) NON-RADIAL
- C1 TABULATED CURVE DATA
- L1 TABULATED LINE DATA
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- PG. PAGE
- O.R.B. OFFICIAL RECORDS BOOK
- JEA-E JEA ELECTRIC EASEMENT
- JEA-EE JEA EQUIPMENT EASEMENT
- U&A UTILITY & ACCESS
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- NAVD NORTH AMERICAN VERTICAL DATUM
- STREET NAME CHANGE POINT
- MATCHLINE
- ③ SHEET REFERENCE NUMBER
- ▨ DENOTES RECORDED
- ▨ CONSERVATION EASEMENT

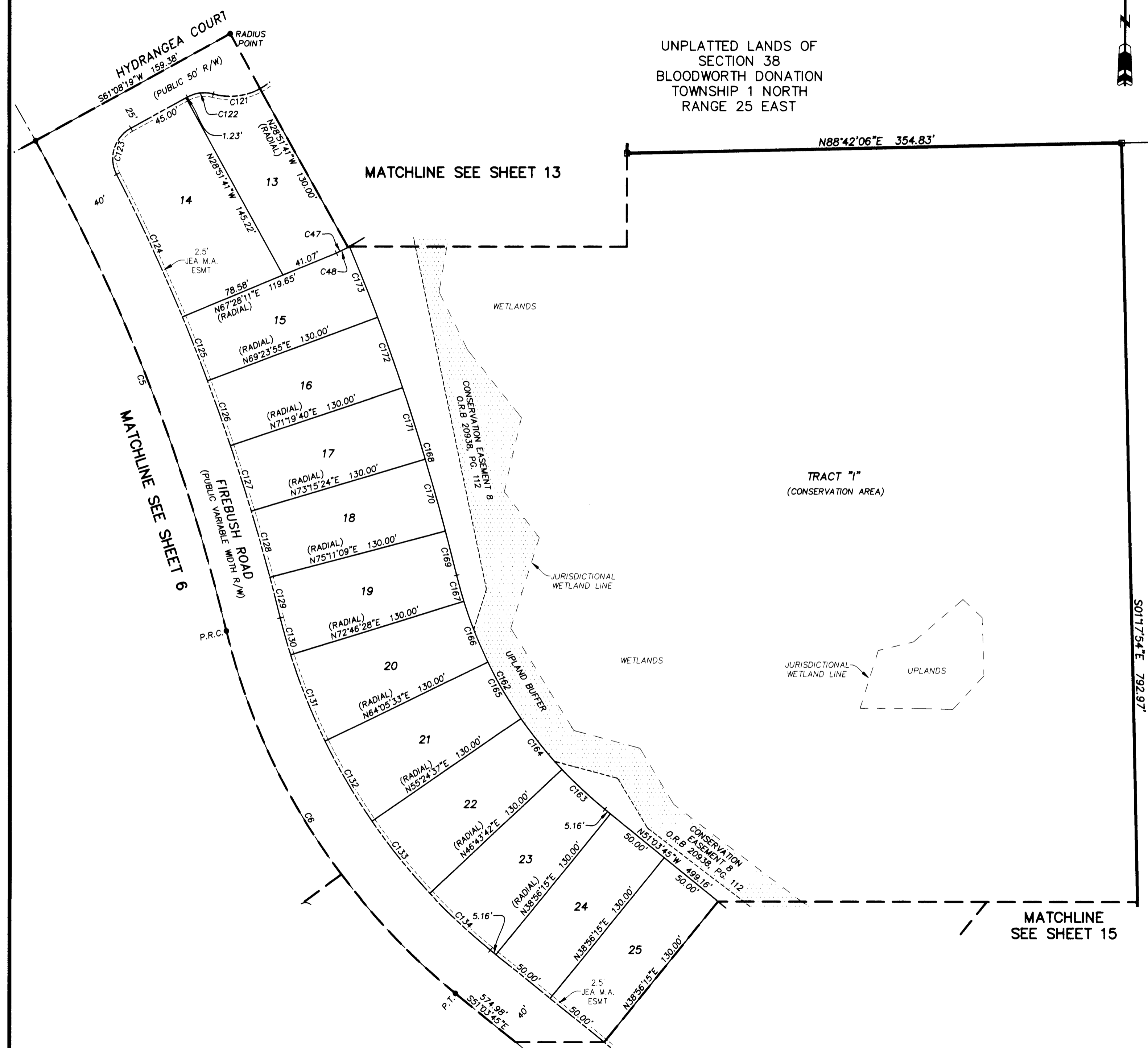


PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

VILLAGES OF WESTPORT PHASE 5A

A PORTION OF SECTION 38 OF THE BLOODWORTH DONATION,
TOWNSHIP 1 NORTH, RANGE 25 EAST, OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

UNPLATTED LANDS OF
SECTION 38
BLOODWORTH DONATION
TOWNSHIP 1 NORTH
RANGE 25 EAST



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C5	1425.00'	151'3"26"	378.63'	N21'14'59"W	377.52'
C6	480.00'	37'25"29"	313.53'	S32'21'00"E	307.98'
C47	175.00'	3'00"23"	9.18'	N62'42'48"E	9.18'
C48	175.00'	3'24"06"	10.39'	N62'30'57"E	10.39'
C121	45.00'	44'08"10"	34.66'	N83'29'09"E	33.81'
C122	25.00'	44'24"55"	19.38'	S83'20'46"W	18.90'
C123	25.00'	88'04"37"	38.43'	S17'06'00"W	34.76'
C124	1465.00'	4'24"29"	112.71'	N24'44'04"W	112.68'
C125	1465.00'	1'55"44"	49.32'	N21'33'57"W	49.32'
C126	1465.00'	1'55"44"	49.32'	N19'38'12"W	49.32'
C127	1465.00'	1'55"44"	49.32'	N17'42'28"W	49.32'
C128	1465.00'	1'55"44"	49.32'	N15'46'44"W	49.32'
C129	1465.00'	1'10"36"	30.08'	N14'13'33"W	30.08'
C130	440.00'	3'35"16"	27.55'	S15'25'54"E	27.55'
C131	440.00'	8'40"55"	66.67'	S21'33'59"E	66.61'
C132	440.00'	8'40"55"	66.67'	S30'14'55"E	66.61'
C133	440.00'	8'40"55"	66.67'	S38'55'50"E	66.61'
C134	440.00'	7'47"26"	59.83'	S47'10'01"E	59.78'
C162	310.00'	37'25"29"	202.49'	S32'21'00"E	198.91'
C163	310.00'	7'47"26"	42.15'	S47'10'01"E	42.12'
C164	310.00'	8'40"55"	46.97'	S38'55'50"E	46.93'
C165	310.00'	8'40"55"	46.97'	S30'14'55"E	46.93'
C166	310.00'	8'40"55"	46.97'	S21'33'59"E	46.93'
C167	310.00'	3'35"16"	19.41'	S15'25'54"E	19.41'
C168	1595.00'	8'55"30"	248.45'	N18'06'00"W	248.20'
C169	1595.00'	1'10"36"	32.75'	N14'13'33"W	32.75'
C170	1595.00'	1'55"44"	53.70'	N15'46'44"W	53.70'
C171	1595.00'	1'55"44"	53.70'	N17'42'28"W	53.70'
C172	1595.00'	1'55"44"	53.70'	N19'38'12"W	53.70'
C173	1595.00'	1'57"40"	54.60'	N21'34'55"W	54.59'

UNPLATTED LANDS OF SECTION 38 BLOODWORTH DONATION
TOWNSHIP 1 NORTH RANGE 25 EAST

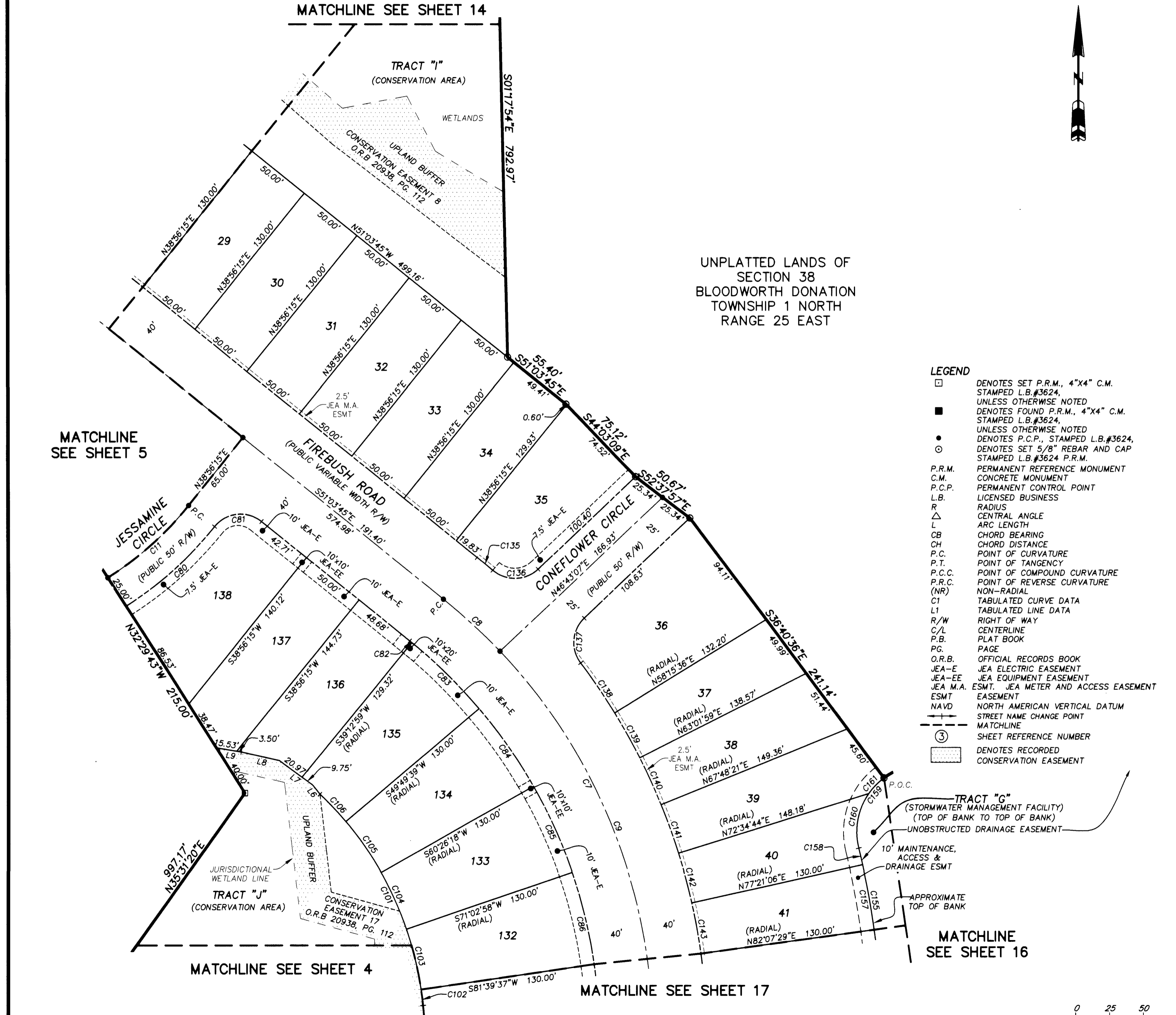
- LEGEND**
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VILLAGES OF WESTPORT PHASE 5A

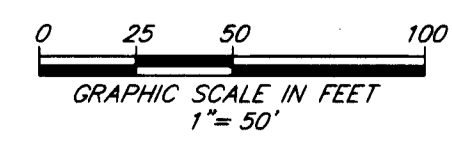
A PORTION OF SECTION 38 OF THE BLOODWORTH DONATION,
TOWNSHIP 1 NORTH, RANGE 25 EAST, OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



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CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C7	420.00'	45°27'12"	333.19'	N28°20'09"W	324.52'
C8	420.00'	7°46'52"	57.04'	N47°10'19"W	56.99'
C9	420.00'	37°40'20"	276.15'	N24°26'43"W	271.21'
C11	250.00'	18°34'01"	81.01'	N48°13'16"E	80.66'
C80	275.00'	18°34'01"	89.12'	N48°13'16"E	88.73'
C81	25.00'	90°00'00"	39.27'	S83°56'15"W	35.36'
C82	380.00'	0°16'44"	1.85'	N50°55'23"W	1.85'
C83	380.00'	10°36'39"	70.37'	N45°28'41"W	70.27'
C84	380.00'	10°36'39"	70.37'	N34°52'01"W	70.27'
C85	380.00'	10°36'39"	70.37'	N24°15'22"W	70.27'
C86	380.00'	10°36'39"	70.37'	N13°38'43"W	70.27'
C101	250.00'	40°59'12"	178.84'	N26°06'09"W	175.05'
C102	250.00'	2°43'50"	11.91'	N06°58'28"W	11.91'
C103	250.00'	10°36'39"	46.30'	N13°38'43"W	46.23'
C104	250.00'	10°36'39"	46.30'	N24°15'22"W	46.23'
C105	250.00'	10°36'39"	46.30'	N34°52'01"W	46.23'
C106	250.00'	6°25'24"	28.03'	N43°23'03"W	28.01'
C135	460.00'	1°51'49"	14.96'	N50°07'50"W	14.96'
C136	25.00'	84°04'58"	36.69'	N88°45'36"E	33.48'
C137	25.00'	84°04'58"	36.69'	S04°40'38"W	33.48'
C138	460.00'	5°37'27"	45.15'	N34°33'07"W	45.14'
C139	460.00'	4°46'23"	38.32'	N29°21'12"W	38.31'
C140	460.00'	4°46'23"	38.32'	N24°34'50"W	38.31'
C141	460.00'	4°46'23"	38.32'	N19°48'27"W	38.31'
C142	460.00'	4°46'23"	38.32'	N15°02'05"W	38.31'
C143	460.00'	4°46'23"	38.32'	N10°15'42"W	38.31'
C155	590.00'	8°16'09"	85.15'	N09°44'37"W	85.08'
C157	590.00'	4°46'23"	49.15'	N10°15'42"W	49.13'
C158	590.00'	11°3'48"	12.67'	N13°15'48"W	12.67'
C159	50.00'	130°33'34"	113.93'	S51°24'05"W	90.84'
C160	50.00'	48°44'03"	42.53'	S10°29'20"W	41.26'
C161	50.00'	18°28'03"	16.12'	S44°05'23"W	16.05'

LINE TABLE		
LINE	BEARING	LENGTH
L6	N38°39'02"W	8.71'
L7	N53°38'20"W	30.72'
L8	N77°15'21"W	28.87'
L9	N80°29'40"W	19.03'



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VILLAGES OF WESTPORT PHASE 5A

A PORTION OF SECTION 38 OF THE BLOODWORTH DONATION,
TOWNSHIP 1 NORTH, RANGE 25 EAST, OF THE CITY OF JACKSONVILLE, DUAL COUNTY, FLORIDA.

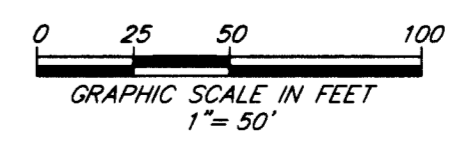
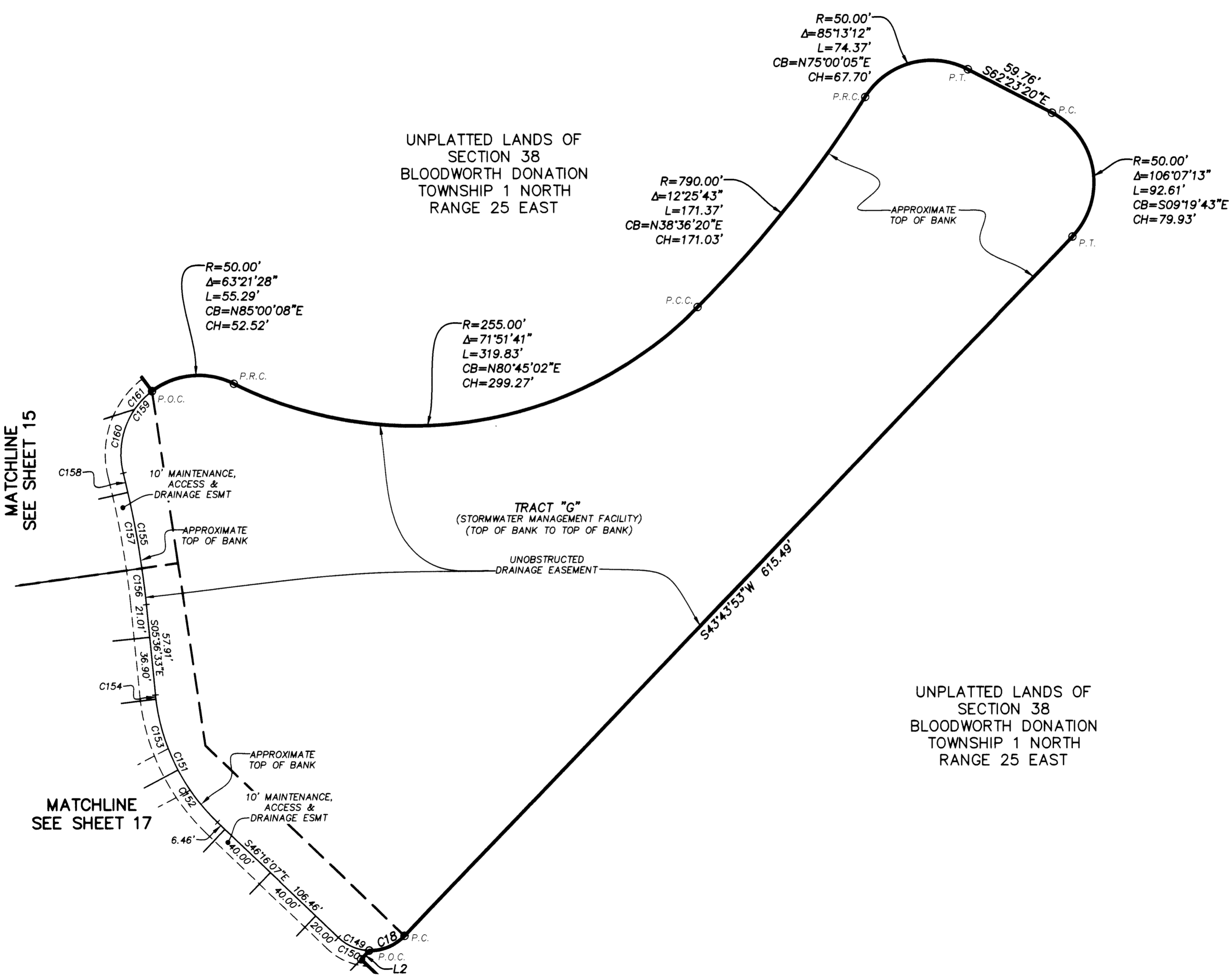
SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C18	30.00'	48°11'23"	25.23'	S67°49'35"W	24.49'
C149	30.00'	90°00'01"	47.12'	N88°43'53"E	42.43'
C150	30.00'	41°48'37"	21.89'	S67°10'25"E	21.41'
C151	130.00'	40°39'34"	92.25'	S25°56'20"E	90.33'
C152	130.00'	18°31'50"	42.04'	S37°00'12"E	41.86'
C153	130.00'	20°56'42"	47.52'	S17°15'56"E	47.26'
C154	130.00'	1°11'02"	2.69'	S06°12'04"E	2.69'
C155	590.00'	8°16'09"	85.15'	N09°44'37"W	85.08'
C156	590.00'	2°15'58"	23.34'	N06°44'32"W	23.33'
C157	590.00'	4°46'23"	49.15'	N10°15'42"W	49.13'
C158	590.00'	1°13'48"	12.67'	N13°15'48"W	12.67'
C159	50.00'	130°33'34"	113.93'	S51°24'05"W	90.84'
C160	50.00'	48°44'03"	42.53'	S10°29'20"W	41.26'
C161	50.00'	18°28'03"	16.12'	S44°05'23"W	16.05'

LINE TABLE		
LINE	BEARING	LENGTH
L2	S43°43'53"W	7.64'

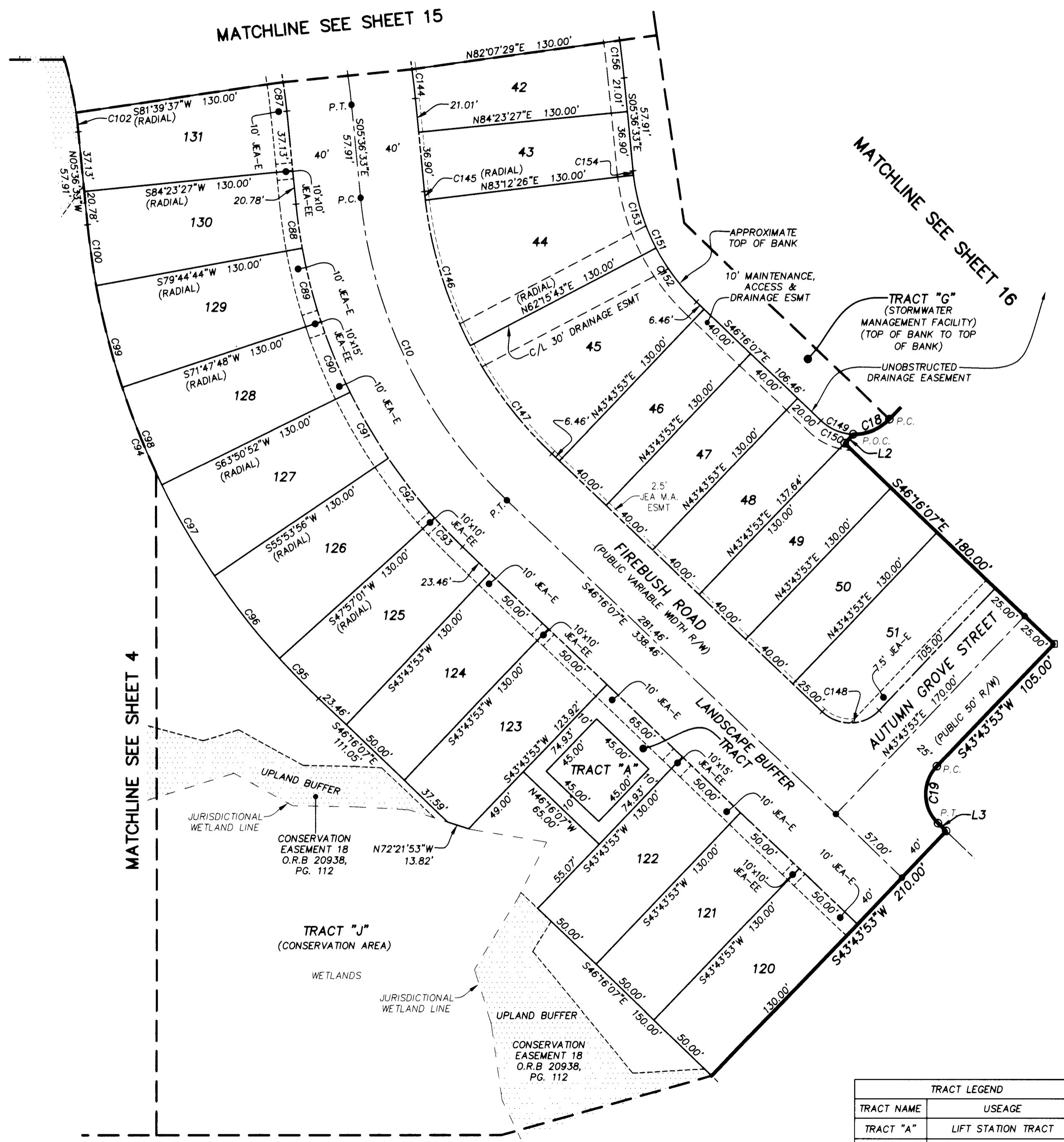
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VILLAGES OF WESTPORT PHASE 5A

A PORTION OF SECTION 38 OF THE BLOODWORTH DONATION,
TOWNSHIP 1 NORTH, RANGE 25 EAST, OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



LINE TABLE		
LINE	BEARING	LENGTH
L2	S43°43'53"W	7.64'
L3	S46°16'07"E	7.00'

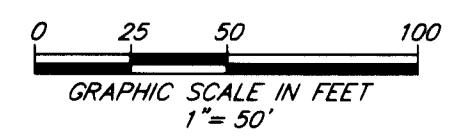
UNPLATTED LANDS OF
SECTION 38
BLOODWORTH DONATION
TOWNSHIP 1 NORTH
RANGE 25 EAST

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C10	300.00'	40°39'34"	212.89'	S25°56'20"E	208.45'
C18	30.00'	48°11'23"	25.23'	S67°49'35"W	24.49'
C19	25.00'	90°00'00"	39.27'	S01°16'07"E	35.36'
C87	380.00'	2°43'50"	18.11'	N06°58'28"W	18.11'
C88	340.00'	4°38'44"	27.57'	S07°55'55"E	27.56'
C89	340.00'	7°56'56"	47.17'	S14°13'44"E	47.13'
C90	340.00'	7°56'56"	47.17'	S22°10'40"E	47.13'
C91	340.00'	7°56'56"	47.17'	S30°07'36"E	47.13'
C92	340.00'	7°56'56"	47.17'	S38°04'31"E	47.13'
C93	340.00'	4°13'07"	25.03'	S44°09'33"E	25.03'
C94	470.00'	40°39'34"	333.53'	S25°56'20"E	326.58'
C95	470.00'	4°13'07"	34.61'	S44°09'33"E	34.60'
C96	470.00'	7°56'56"	65.20'	S38°04'31"E	65.15'
C97	470.00'	7°56'56"	65.20'	S30°07'36"E	65.15'
C98	470.00'	7°56'56"	65.20'	S22°10'40"E	65.15'
C99	470.00'	7°56'56"	65.20'	S14°13'44"E	65.15'
C100	470.00'	4°38'44"	38.11'	S07°55'55"E	38.10'
C102	250.00'	2°43'50"	11.91'	N06°58'28"W	11.91'
C144	460.00'	2°15'58"	18.19'	N06°44'32"W	18.19'
C145	260.00'	1°11'02"	5.37'	S06°12'04"E	5.37'
C146	260.00'	20°56'42"	95.05'	S17°15'56"E	94.52'
C147	260.00'	18°31'50"	84.09'	S37°00'12"E	83.72'
C148	25.00'	90°00'00"	39.27'	N88°43'53"E	35.36'
C149	30.00'	90°00'01"	47.12'	N88°43'53"E	42.43'
C150	30.00'	41°48'37"	21.89'	S67°10'25"E	21.41'
C151	130.00'	40°39'34"	92.25'	S25°56'20"E	90.33'
C152	130.00'	18°31'50"	42.04'	S37°00'12"E	41.86'
C153	130.00'	20°56'42"	47.52'	S17°15'56"E	47.26'
C154	130.00'	1°11'02"	2.69'	S06°12'04"E	2.69'
C156	590.00'	2°15'58"	23.34'	N06°44'32"W	23.33'

- LEGEND**
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- LEGEND (continued)**
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 - JEA-EE JEA EQUIPMENT EASEMENT
 - U&A UTILITY & ACCESS EASEMENT
 - ESMT EASEMENT
 - NAVD NORTH AMERICAN VERTICAL DATUM
 - STREET NAME CHANGE POINT
 - - - MATCHLINE
 - ③ SHEET REFERENCE NUMBER
 - ▨ DENOTES RECORDED
 - ▨ CONSERVATION EASEMENT

TRACT LEGEND	
TRACT NAME	USAGE
TRACT "A"	LIFT STATION TRACT
TRACT "B"	LANDSCAPE BUFFER TRACT



PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624