

**WESTBERRY**  
 A PORTION OF THE W.J. LOFTON GRANT, SECTION 47, TOWNSHIP 4 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

**CAPTION**

A PARCEL OF LAND, BEING A PORTION OF THE W.J. LOFTON GRANT, SECTION 47, TOWNSHIP 4 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEGIN AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY LINE OF FLYNN ROAD, (A 60 FOOT PUBLIC ROAD RIGHT OF WAY, AS PER PLAT BOOK 29, PAGE 2 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA), WITH THE NORTHERLY RIGHT OF WAY LINE OF WESTBERRY ROAD, (A 60 FOOT PUBLIC ROAD RIGHT OF WAY, AS CURRENTLY MONUMENTED AND ESTABLISHED), AND RUN THENCE NORTH 82°04'10" EAST, ALONG THE AFORESAID NORTHERLY RIGHT OF WAY LINE OF WESTBERRY ROAD, A DISTANCE OF 389.00 FEET, TO THE SOUTHWEST CORNER OF "WESTBERRY HIDEAWAY", AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 53, PAGES 52, 52A-52C OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA; RUN THENCE NORTH 14°17'20" WEST, ALONG THE WESTERLY BOUNDARY OF AFORESAID PLAT OF "WESTBERRY HIDEAWAY", A DISTANCE OF 569.81 FEET, TO A POINT ON THE SOUTHERLY BOUNDARY OF "MANDARIN MEADOWS REPLAT", AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 29, PAGE 2 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA; RUN THENCE SOUTH 75°44'09" WEST, ALONG THE AFORESAID SOUTHERLY BOUNDARY OF "MANDARIN MEADOWS REPLAT", A DISTANCE OF 534.30 FEET, TO A POINT; RUN THENCE SOUTH 14°22'57" EAST, A DISTANCE OF 81.72 FEET, TO A POINT; RUN THENCE SOUTH 44°03'03" WEST, A DISTANCE OF 107.61 FEET, TO A POINT ON THE AFORESAID NORTHEASTERLY RIGHT OF WAY LINE OF FLYNN ROAD; RUN THENCE SOUTH 45°33'21" EAST, ALONG THE AFORESAID NORTHEASTERLY RIGHT OF WAY LINE OF FLYNN ROAD, (AS SHOWN ON THE PLAT OF "MANDARIN MEADOWS REPLAT"), A DISTANCE OF 456.42 FEET, TO AN INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF WESTBERRY ROAD, AND THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAINS 281,461 SQUARE FEET, OR 6.46 ACRES, MORE OR LESS, IN AREA.

**ADOPTION AND DEDICATION**

THIS IS TO CERTIFY THAT FLYNN ROAD, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND KB HOME JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY (AS TO LOT 2) (HEREINAFTER, THE "OWNERS"), IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON, KNOWN AS "WESTBERRY", 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.

"WESTBERRY MANOR DRIVE" (A 60 FOOT PUBLIC ROAD RIGHT OF WAY) AND ALL UNOBSERVED DRAINAGE EASEMENTS AS SHOWN HEREON, ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS.

THOSE EASEMENTS SHOWN HEREON AS 30 FOOT NON ACCESS AND LANDSCAPE EASEMENT AND 10 FOOT LANDSCAPE EASEMENT, SHALL REMAIN PRIVATELY OWNED AND THE SOLE EXCLUSIVE EASEMENT RIGHT OF THE "OWNER", ITS SUCCESSORS AND ASSIGNS.

- ALL BEING SUBJECT TO THE FOLLOWING COVENANTS WHICH SHALL RUN WITH THE LAND:
- 1) THE DRAINAGE EASEMENTS HEREBY DEDICATED SHALL PERMIT THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS, TO DISCHARGE INTO SAID STORMWATER MANAGEMENT FACILITIES WHICH THESE EASEMENTS TRAVERSE, ALL WATER WHICH MAY FALL ON OR COME UPON ALL ROADS, PARKWAYS, LANES, DRIVES, WALKWAYS AND COURTS HEREBY DEDICATED, TOGETHER WITH ALL SUBSTANCES OR MATTER WHICH MAY FLOW OR PASS FROM ALL ROADS, PARKWAYS, LANES, DRIVES, WALKWAYS AND COURTS, 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 OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS FOR ANY DAMAGE, INJURIES OR LOSS TO PERSONS OR PROPERTY RESULTING FROM THE ACCEPTANCE OR USE OF THESE DRAINAGE EASEMENTS BY THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS;
  - 2) THE LAKES AND TREATMENT SYSTEMS SHOWN ON THIS PLAT ARE OWNED IN FEE SIMPLE TITLE BY THE OWNER, ITS SUCCESSORS AND ASSIGNS, AND ALL MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID STORMWATER MANAGEMENT FACILITIES ARE THE RESPONSIBILITY OF THE OWNER, ITS SUCCESSOR AND ASSIGNS. THE CITY OF JACKSONVILLE BY ACCEPTANCE OF THIS PLAT ASSUMES NO RESPONSIBILITY WHATSOEVER FOR SAID LAKES AND TREATMENT SYSTEMS;
  - 3) THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS, SHALL NOT BE LIABLE NOR RESPONSIBLE FOR THE CREATION, OPERATION, FAILURE OR DESTRUCTION OF WATER LEVEL CONTROL EQUIPMENT WHICH MAY BE CONSTRUCTED OR INSTALLED BY THE OWNER OR ANY OTHER PERSON WITHIN THE AREA OF THE LANDS HEREBY PLATTED, OR OF THE LAKES AND TREATMENT SYSTEMS SHOWN ON THIS PLAT, BUT SHALL HAVE THE RIGHT TO MODIFY THE WATER LEVEL INCLUDING THE REPAIR, REMOVAL OR REPLACEMENT OF THE STORMWATER MANAGEMENT FACILITIES AND THE CONTROL STRUCTURES TO EFFECT ADEQUATE DRAINAGE.

THE OWNER, ITS SUCCESSORS AND ASSIGNS OF THE LANDS DESCRIBED AND CAPTIONED HEREON, SHALL INDEMNIFY THE CITY OF JACKSONVILLE AND SAVE IT HARMLESS FROM SUITS, ACTION, DAMAGES AND LIABILITY AND EXPENSE IN CONNECTION WITH LOSS OF LIFE, BODILY OR PERSONAL INJURY OR PROPERTY DAMAGE OR ANY OTHER DAMAGE ARISING FROM OR OUT OF ANY OCCURRENCE IN, UPON, AT OR FROM THE 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 WESTBERRY. THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE SUCCESSORS AND ASSIGNS OF THE OWNER SHALL BE SUBJECT TO IT. THE OWNER DOES HEREBY RESERVE UNTO ITSELF AND ITS ASSIGNS, AN EASEMENT FOR LANDSCAPING, MAINTENANCE AND CONSTRUCTION OF SIGNS OVER ALL EASEMENTS, PRIVATE DRAINAGE EASEMENTS AND PRIVATE EASEMENTS SHOWN ON THIS PLAT. 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 RESPONSIBLE FOR THE DAMAGES.

THOSE EASEMENTS DESIGNATED AS "EA-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 "EA-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 AND SEWER UTILITIES WITHIN ROADS AND UNOBSERVED JEA UTILITY EASEMENTS ARE HEREBY DEDICATED TO JEA.

TRACT "L5" (LIFT STATION) IS HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE JEA, ITS SUCCESSORS AND ASSIGNS, IN CONJUNCTION WITH ITS WATER AND SEWER UTILITIES.

IN WITNESS WHEREOF: FLYNN ROAD, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND KB HOME JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 21<sup>st</sup> DAY OF MARCH, 2013.

FLYNN ROAD, LLC  
 A FLORIDA LIMITED LIABILITY COMPANY  
 BY: [Signature]  
 A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: [Signature]  
 Sarah Thomas  
 TYPE OR PRINT NAME  
 WITNESS: [Signature]  
 Joseph J. Van Rook  
 TYPE OR PRINT NAME

NOTARY FOR FLYNN ROAD, LLC  
 STATE OF FLORIDA, COUNTY OF DUVAL  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21<sup>st</sup> DAY OF March, 2013 BY LEWIS LEV MITTER IV, THE VICE PRESIDENT OF ALTERRA PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND THE MANAGING MEMBER OF FLYNN ROAD, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME.

[Signature]  
 NOTARY PUBLIC, STATE OF FLORIDA  
 Sarah Thomas  
 TYPE OR PRINT NAME  
 MY COMMISSION EXPIRES: 9/14/2014



Approved 5/8/13 Date  
[Signature]  
 City Engineer  
 for Director of Public Works  
 Approved 4/23/2013 Date  
[Signature]  
 for General Counsel

**PLAT CONFORMITY REVIEW**

THIS PLAT HAS BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 21<sup>st</sup> DAY OF MAY, 2013.

[Signature]  
 W. MONROE HAZEN, PLS  
 PROFESSIONAL LAND SURVEYOR No. 3398

**SURVEYOR'S CERTIFICATE**

THIS IS TO CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED IN THE CAPTION, THAT THE SURVEY WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF FLORIDA STATUTE 177, THAT PERMANENT REFERENCE MONUMENTS (PRM), PERMANENT CONTROL POINTS (PCP), AND LOT CORNERS HAVE BEEN OR WILL BE MONUMENTED IN ACCORDANCE WITH CHAPTER 177.001, FLORIDA STATUTES, CHAPTER 81017-8.003, FLORIDA ADMINISTRATIVE CODE, AND SECTION 85A.110, ORDINANCE CODE OF THE CITY OF JACKSONVILLE, FLORIDA.

CERTIFIED THIS 8<sup>th</sup> DAY OF APRIL, 2013.  
[Signature]  
 JONATHAN B. BOWMAN, FLORIDA REGISTERED LAND SURVEYOR No. 4800

Prepared by:  
 A & J Land Surveyors, Inc.  
 5847 Luella Street  
 Jacksonville, Florida 32207  
 T 904.346.1733  
 F 904.346.1736

KB HOME JACKSONVILLE LLC  
 A DELAWARE LIMITED LIABILITY COMPANY

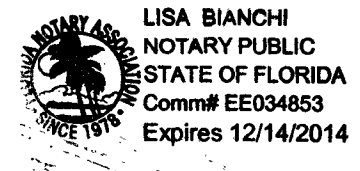
BY: [Signature]  
 TODD HOLDER - ITS EXECUTIVE VICE PRESIDENT

PURSUANT TO AUTHORITY CONFERRED BY SECRETARY'S CERTIFICATE RECORDED IN OFFICIAL RECORDS BOOK PAGE \_\_\_\_\_ OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

WITNESS: [Signature]  
 SERAH CAELLE  
 TYPE OR PRINT NAME  
 WITNESS: [Signature]  
 Masba Crapps  
 TYPE OR PRINT NAME

NOTARY FOR KB HOME JACKSONVILLE LLC  
 STATE OF FLORIDA, COUNTY OF DUVAL  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21<sup>st</sup> DAY OF March, 2013 BY TODD HOLDER - EXECUTIVE VICE PRESIDENT OF KB HOME JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF KB HOME JACKSONVILLE LLC. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

[Signature]  
 LISA BIANCHI  
 NOTARY PUBLIC, STATE OF FLORIDA  
 Lisa Bianchi  
 TYPE OR PRINT NAME  
 MY COMMISSION EXPIRES: 12-14-14



**CONSENT AND JOINER TO PLAT DEDICATION**

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF THE MORTGAGE, LIEN OR OTHER ENCUMBRANCE RECORDED IN OFFICIAL RECORDS BOOK 18738, PAGE 308, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA ("MORTGAGE"), ENCUMBRING THE LANDS DESCRIBED IN THE CAPTION HEREON. THE UNDERSIGNED HEREBY JOINS AND CONSENTS TO THE DEDICATIONS BY THE OWNER OF THE LANDS DESCRIBED IN THE ADOPTION AND DEDICATION SECTION HEREON, AND AGREES THAT THE MORTGAGE SHALL BE SUBORDINATED TO SAID DEDICATIONS.

SIGNED IN THE PRESENCE OF:  
 WITNESS: [Signature]  
 Julie Betts  
 TYPE OR PRINT NAME  
 WITNESS: [Signature]  
 Myra Michelle Scherer  
 TYPE OR PRINT NAME

BY: [Signature]  
 JEFF WINDERTOLL, Managing Member for FLYNN FINANCIAL GROUP, LLC.

NOTARY FOR FLYNN FINANCIAL GROUP, LLC  
 STATE OF: FL  
 COUNTY OF: Duval

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21<sup>st</sup> DAY OF MARCH, 2013 BY JEFF WINDERTOLL, MANAGING MEMBER FOR FLYNN FINANCIAL GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

[Signature]  
 NOTARY PUBLIC  
 Julie Betts  
 TYPE OR PRINT NAME  
 MY COMMISSION EXPIRES: August 10, 2016



**APPROVED FOR THE RECORD**

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED, ACCEPTED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, PURSUANT TO CHAPTER 85A, ORDINANCE CODE.

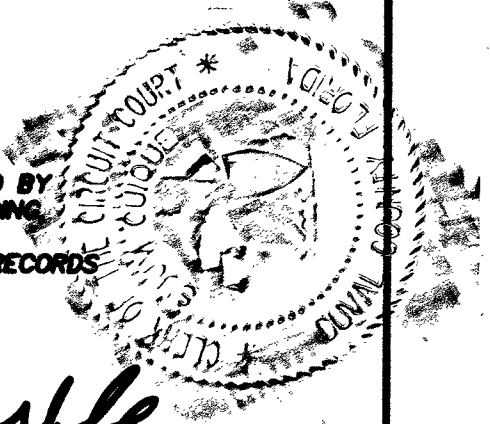
THIS 8<sup>th</sup> DAY OF MAY, 2013.

[Signature]  
 JAMES M. ROBINSON, P.E.  
 DIRECTOR OF PUBLIC WORKS

CLERK'S CERTIFICATE: 2013115551

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY OF JACKSONVILLE, FLORIDA AND SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN PLAT BOOK 66, PAGE 57, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SIGNED THIS 8<sup>th</sup> DAY OF May, 2013.  
 BY: [Signature]  
 DEPUTY CLERK



**WESTBERRY**  
 A PORTION OF THE W.J. LOFTON GRANT, SECTION  
 47, TOWNSHIP 4 SOUTH, RANGE 27 EAST, CITY OF  
 JACKSONVILLE, DUVAL COUNTY, FLORIDA.

**GENERAL NOTES:**

1) All plotted utility easements shall also be easements for the construction, installation, 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. It shall be solely responsible for the damages. Such construction, installation, maintenance, and operation shall comply with the National Electric Safety Code as adopted by the Florida Public Service Commission (current Florida Statutes Section 177.081(26)).

2) NOTICE: This plat, as recorded in its graphic form, is the official duplicate of the submitted lands described herein and all in no circumstances be duplicated 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 current public records of this County. (current Florida Statutes Section 177.081(17)).

3) Bearings shown herein are referenced to the State of Florida, State Plane Coordinates (East Zone 801), North American Datum 1983/1981.

4) Coordinates based on GPS Observation of the following stations and published coordinates. Coordinate Datum: State of Florida State Plane Coordinates (East Zone), North American Datum 1983/1981. State plane is in U.S. Survey feet.

5) Certain easements are reserved for JEA for use in conjunction with the underground electrical distribution system. "EA-E.E." denotes JEA Equipment Easements. These Easements shall remain totally unobstructed by any improvements that may impede the use and access of said easement by JEA. "EA-E" denotes JEA Easement. JEA will allow certain non-permanent improvements which do not impede the use of said easement 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 replacement of such items.

6) The labels and top of bank shown herein depict a graphic representation of the proposed designed abutment support facilities (banks) and DOES NOT represent an actual "As Built" condition.

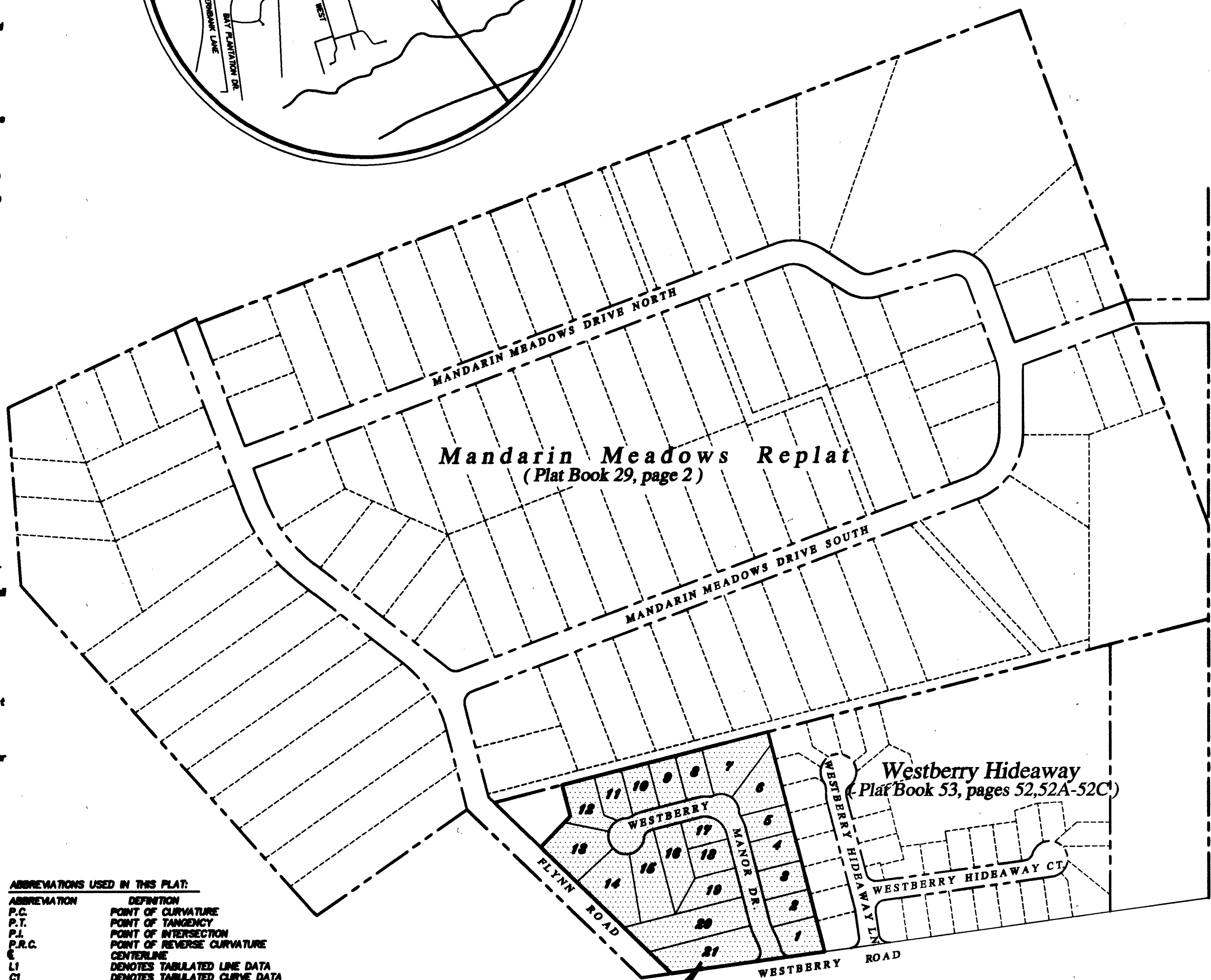
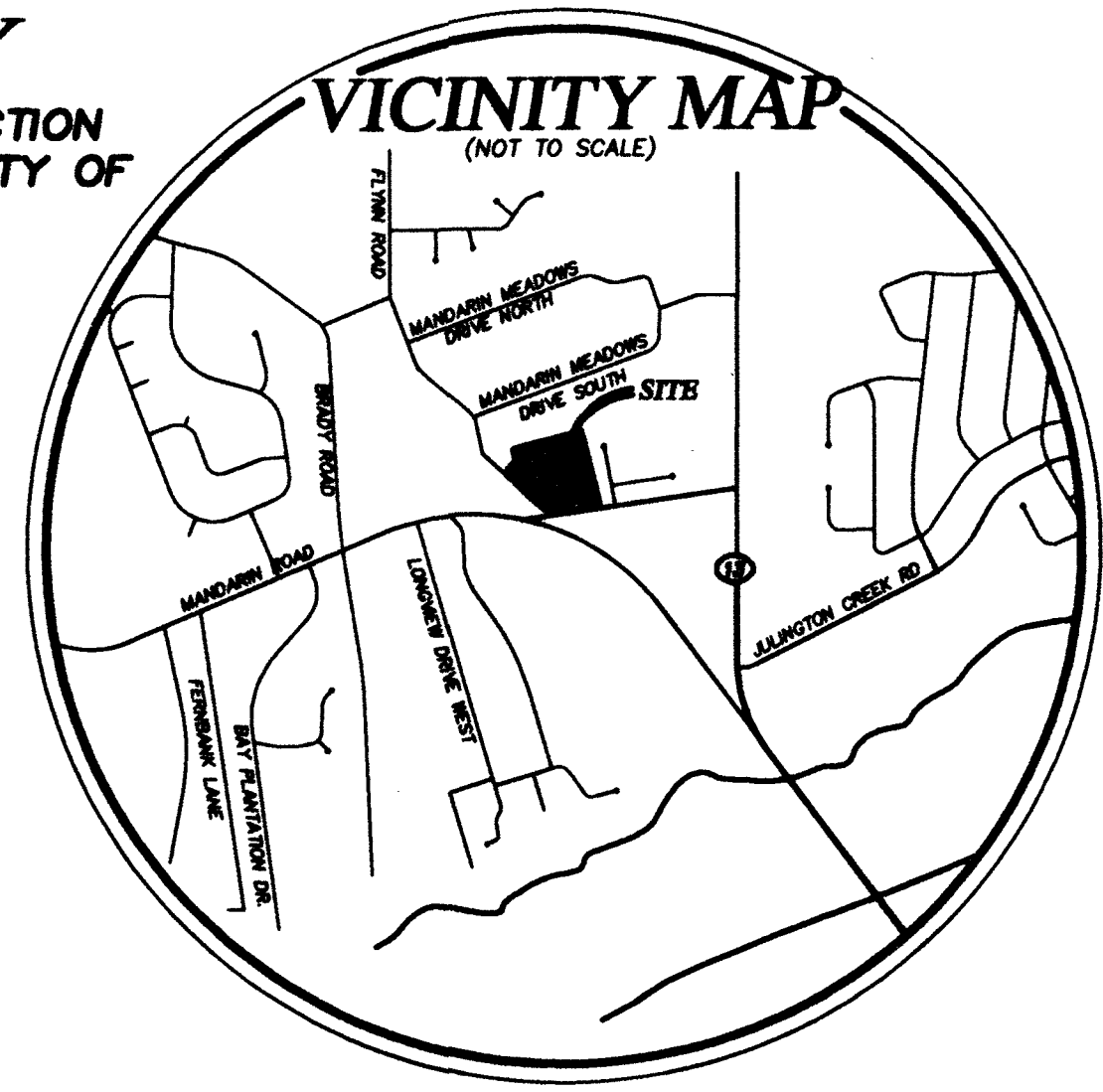
7) Lots fronting on two (2) streets may have vehicular access from one (1) street only.

8) Current law provides that no construction, filing, removal of earth, cutting of trees or other plants shall take place within or over the jurisdictional wetland lines as depicted on this plat without the written approval of this county, and of other governmental regulatory agencies with jurisdiction over such wetlands. It is the responsibility of the lot owner, his agent and the entity performing any activity within the wetland area to secure the necessary written approval(s) prior to the beginning of any work. This wetland jurisdictional line and upland buffer may be superseded and redrafted from time to time by the appropriate governmental agencies.

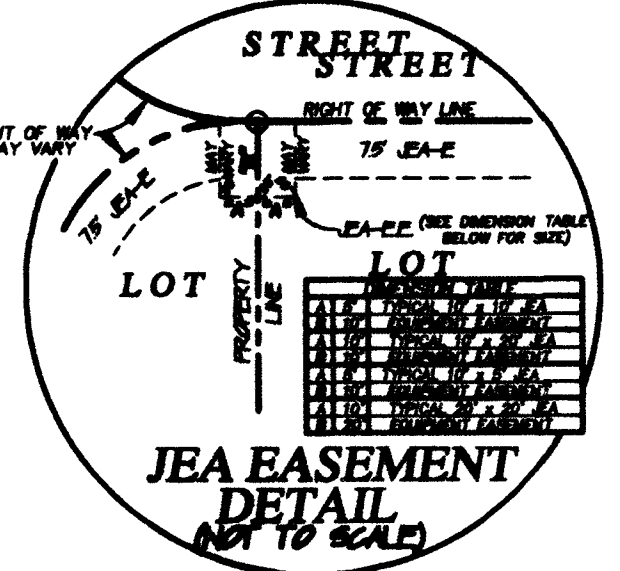
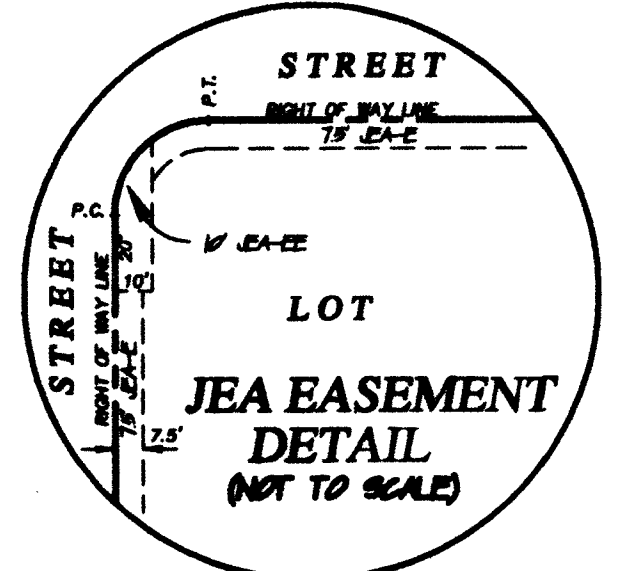
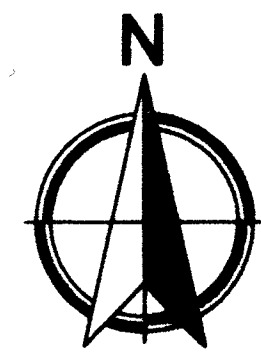
9) The Easements shown herein and designated as unobstructed easements shall remain totally unobstructed by any permanent improvements which may impede the use of said easements by the City of Jacksonville. The construction of driveways and the installation of fences, hedges and landscaping is permissible 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 herein as unobstructed/easements shall remain totally unobstructed by any improvements that may impede the use and access of said easements by the City of Jacksonville.

10) All lot lines that intersect curves are non roads, unless otherwise noted herein.

11) FLOOD ZONE NOTE: By graphic plotting the lands shown herein to which flood zone "X", as depicted on the U.S. Department of Homeland Security Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), Community No. 120077, Panel No. "0000", Series "E", dated August 15, 1988. The Flood Zone Information delineated graphically on this plat is 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 information should be made to the Community's Floodplain Management Repository, Department of Public Works, City of Jacksonville OR the FEMA web page.



PLAT BOOK 66 PAGE 58  
 SHEET TWO (2) of THREE (3) SHEETS  
 SEE SHEET TWO (2) FOR GENERAL NOTES



**ABBREVIATIONS USED IN THIS PLAT:**

ABBREVIATION	DEFINITION
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.I.	POINT OF INTERSECTION
P.R.C.	POINT OF REVERSE CURVATURE
C	CENTERLINE
LI	DENOTES TABULATED LINE DATA
CI	DENOTES TABULATED CURVE DATA
R/W	RIGHT OF WAY
C.R. BOOK	OFFICIAL RECORDS BOOK
P.G.	PAGE
S.R.W.M.D.	ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT
RE #	REAL ESTATE NUMBER

SEE SHEET THREE (3)

**KEY MAP**  
 (NOT TO SCALE)

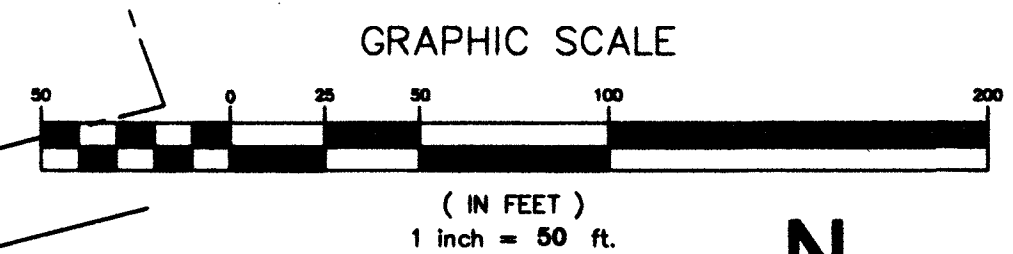


Prepared by:  
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# WESTBERRY

A PORTION OF THE W.J. LOFTON GRANT, SECTION 47, TOWNSHIP 4 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 66 PAGE 59  
SHEET THREE (3) OF THREE (3) SHEETS  
SEE SHEET TWO (2) FOR GENERAL NOTES



CURVE DATA FOR EASEMENT

CURVE No.	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	DISTANCE
E1	30.00'	81°23'30"	32.18'	S 16°26'25" W	30.66'
E3	30.00'	52°27'01"	27.46'	S 55°51'59" W	26.51'
E4	30.00'	52°01'09"	27.24'	N 71°53'56" W	26.31'
E5	30.00'	129°46'33"	87.95'	N 18°58'53" E	54.33'
E6	155.00'	43°32'18"	117.77'	N 82°07'48" E	114.86'
E7	29.35'	125°21'01"	64.22'	S 76°57'50" E	52.15'
E8	155.00'	03°23'31"	9.18'	N 82°10'20" E	9.17'
E9	155.00'	32°03'37"	86.73'	N 84°26'38" E	85.80'
E10	155.00'	08°05'11"	21.87'	N 44°22'13" E	21.86'



LINE TABLE FOR THIS PLAT

LINE No.	BEARING	DISTANCE
L1	N 14°17'20" W	14.25'
L2	N 68°08'31" W	36.25'
L3	N 82°04'10" E	30.00'
L4	N 07°08'00" W	48.00'
L5	S 82°04'10" W	30.00'
L6	S 07°08'00" E	48.00'

CURVE TABLE FOR THIS PLAT

CURVE No.	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	DISTANCE
C1	200.00'	12°00'19"	44.82'	N 20°42'29" W	44.72'
C2	200.00'	12°00'19"	44.82'	N 20°42'29" W	44.72'
C3	80.00'	60°00'00"	125.66'	N 20°17'20" W	113.14'
C4	80.00'	48°34'38"	95.03'	S 82°52'24" W	63.28'
C5	30.00'	88°20'13"	38.89'	N 20°43'13" W	38.84'
C6	225.00'	11°57'02"	48.82'	N 21°10'02" W	48.84'
C7	178.00'	04°20'33"	13.89'	N 24°09'20" W	13.87'
C8	178.00'	08°17'48"	28.34'	N 16°28'11" W	28.31'
C9	108.00'	17°08'28"	38.89'	N 23°18'31" W	38.78'
C10	38.00'	30°08'22"	13.14'	N 17°10'30" W	12.89'
C11	48.00'	01°11'00"	48.89'	N 27°02'20" W	38.88'
C12	48.00'	09°43'20"	48.81'	N 63°08'46" W	44.81'
C13	48.00'	08°08'28"	2.34'	S 88°28'22" E	2.34'
C14	38.00'	30°08'22"	13.14'	S 79°03'20" E	12.89'
C15	108.00'	18°24'21"	33.73'	S 84°04'21" W	33.89'
C16	108.00'	18°24'21"	33.73'	S 84°04'21" W	33.89'
C17	108.00'	08°08'28"	8.39'	S 88°28'22" W	8.39'
C18	38.00'	30°08'22"	13.14'	S 79°03'20" E	12.89'
C19	48.00'	28°02'28"	22.00'	S 72°07'43" W	21.78'
C20	48.00'	48°31'11"	38.01'	S 38°11'48" W	38.08'
C21	48.00'	08°08'28"	48.81'	S 13°08'01" E	43.88'
C22	48.00'	08°08'28"	44.89'	S 71°07'08" E	42.71'
C23	48.00'	73°04'38"	88.00'	N 43°04'37" E	84.11'
C24	38.00'	08°08'28"	30.14'	N 41°07'08" E	28.38'
C25	88.00'	08°08'28"	88.39'	S 28°17'20" E	77.78'
C26	225.00'	01°00'34"	7.83'	S 18°10'37" E	7.83'
C27	225.00'	10°53'44"	48.75'	S 21°02'44" E	48.72'
C28	178.00'	08°08'28"	18.84'	S 23°02'44" E	18.83'
C29	28.00'	102°42'00"	44.81'	S 30°43'10" W	38.00'

ABBREVIATIONS USED IN THIS PLAT:

ABBREVIATION	DEFINITION
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.I.	POINT OF INTERSECTION
P.R.C.	POINT OF REVERSE CURVATURE
CENT.	CENTERLINE
TL	NOTES TABULATED LINE DATA
TC	NOTES TABULATED CURVE DATA
R/W	RIGHT OF WAY
O.R. BOOK	OFFICIAL RECORDS BOOK
PG.	PAGE
S.T.M.D.	ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
RE #	REAL ESTATE NUMBER

LEGEND:

SYMBOL	DEFINITION
□	DENOTES PERMANENT REFERENCE MONUMENT SET STAMPED "LB 0881"
■	DENOTES PERMANENT REFERENCE MONUMENT FOUND STAMPED "LB 0881"
●	DENOTES PERMANENT CONTROL POINT SET, STAMPED "LB 0881"



NOTE: THE DEED OF EASEMENT TO SOUTHERN BELL TELEPHONE & TELEGRAPH, AS PER O.R. BOOK 0880, PAGE 203, HAS BEEN RELEASED BY THAT RELEASE OF EASEMENT INSTRUMENT RECORDED IN O.R. BOOK 16240, PAGE 2350.

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