

WESTIN - UNIT ONE

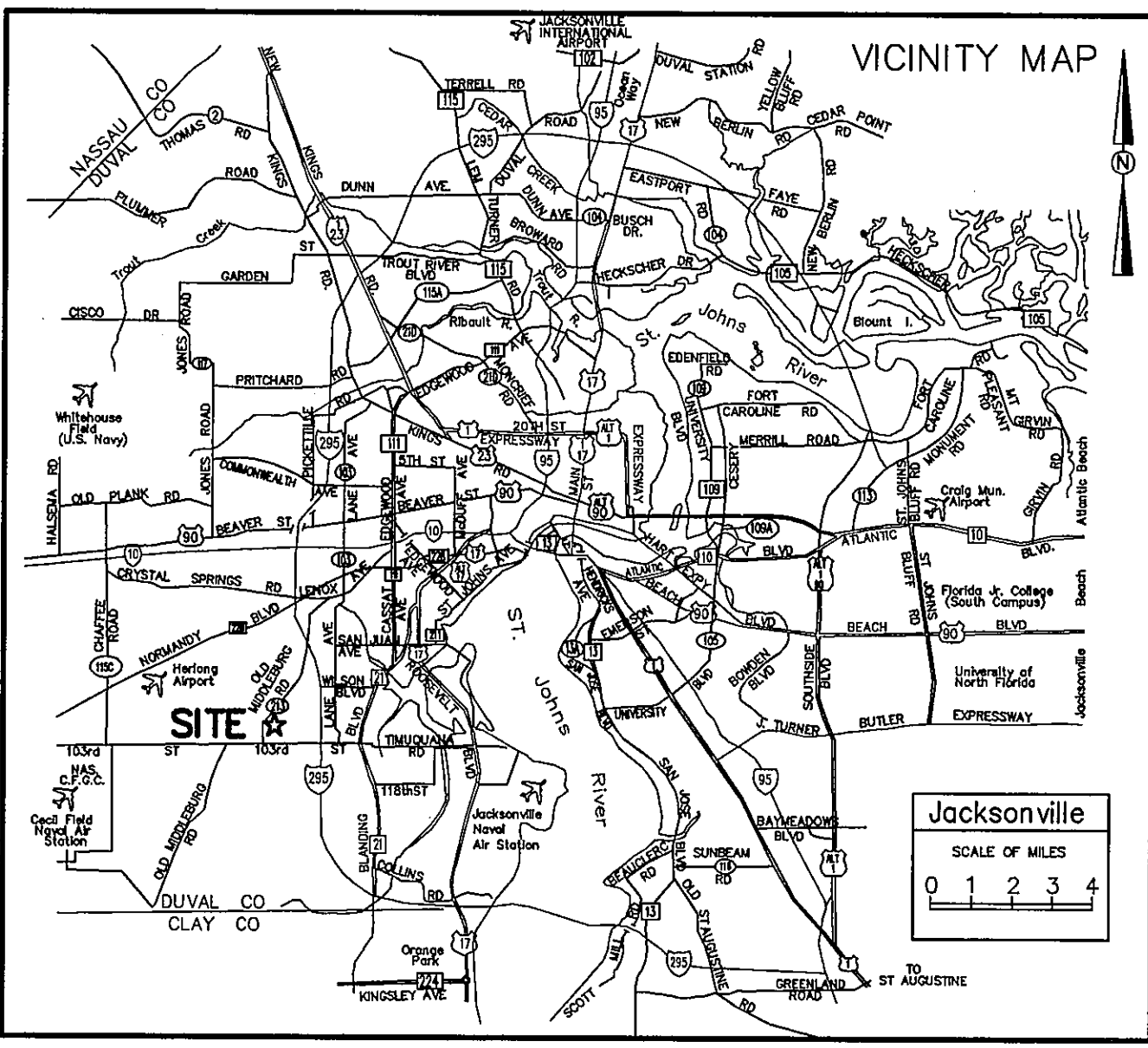
A portion of Section 10, Township 3 South, Range 25 East, Duval County, Florida, being a replat of a portion of Tracts 13, 14, 15 and 16, Block 1, said Section 10, Jacksonville Heights, as recorded in Plat Book 5, Page 93 of the Current Public Records of Duval County, Florida.

CAPTION

A portion of Section 10, Township 3 South, Range 25 East, Duval County, Florida, being a replat of a portion of Tracts 13, 14, 15 and 16, Block 1, said Section 10, Jacksonville Heights, as recorded in Plat Book 5, Page 93 of the Current Public Records of Duval County, Florida, and being more particularly described as follows: BEGINNING at the intersection of the Westerly line of said Tract 13, Block 1, with the Northerly right of way line of Noroad (a 50 foot right of way as now established); thence North 00°26'41" East, along the Westerly line of said Tract 13, Block 1, a distance of 619.51 feet to a point on the Southeastery right of way line of Old Middleburg Road (a 66 foot right of way as now established), said point being on a curve concave Southeastery and having a radius of 1,112.74 feet; thence Northeastery along said Southeastery right of way line of Old Middleburg Road and along the arc of said curve to the right, through a central angle of 11°06'29", an arc distance of 215.73 feet, said curve being subtended by a chord bearing and distance North 35°16'19" East, 215.39 feet to a point of tangency; thence North 40°49'34" East, continuing along said Southeastery right of way line of Old Middleburg Road, a distance of 696.72 feet to a point on the Northerly line of said Tract 14, Block 1; thence North 89°09'45" East, along the Northerly line of said Tracts 14 and 15, Block 1, a distance of 775.08 feet to the Northeastery corner of said Tract 15, Block 1, being also the Northwestery corner of Tract 9, Block 2, Section 11, Township 3 South, Range 25 East, of said Jacksonville Heights; thence South 00°06'37" West, along the common line of said Tract 15, Block 1 and Tract 9, Block 2, a distance of 120.02 feet; thence South 89°09'45" West, a distance of 20.00 feet; thence South 00°50'15" East, a distance of 50.00 feet; thence North 89°09'45" East, a distance of 19.18 feet to a point on said common line of said Tract 15, Block 1 and said Tract 9, Block 2; thence South 00°06'37" West, along said common line, a distance of 447.96 feet; thence South 89°58'21" West, a distance of 397.76 feet; thence North 46°10'04" West, a distance of 8.60 feet; thence South 68°32'22" West, a distance of 300.24 feet; thence South 49°10'26" East, a distance of 60.18 feet; thence South 31°05'42" West, a distance of 151.62 feet; thence South 31°13'31" West, a distance of 50.00 feet; thence South 31°05'42" West, a distance of 132.50 feet; thence South 00°51'10" East, a distance of 68.28 feet; thence South 89°08'50" West, a distance of 118.35 feet; thence South 00°19'36" West, a distance of 210.00 feet to a point on said Northerly right of way line of Noroad; thence South 89°08'50" West, along said Northerly right of way line, a distance of 226.49 feet; thence North 00°51'10" West, a distance of 53.41 feet; thence North 84°08'18" West, a distance of 25.98 feet; thence North 83°10'15" West, a distance of 28.50 feet; thence South 46°43'01" West, a distance of 26.96 feet; thence South 26°02'30" West, a distance of 24.95 feet; thence South 30°17'41" West, a distance of 23.15 feet to a point on said Northerly right of way line of No Road; thence South 89°08'50" West, along said Northerly right of way line, a distance of 105.83 feet to the POINT OF BEGINNING.

Containing 24.0028 acres, more or less.

Approved 8/25/99 Date
J. Hall
 City Engineer
 for Director of Public Works
 Approved 8/31/99 Date
Shane C. Malton
 for General Counsel



APPROVED FOR THE RECORD

This is to certify that this plat has been examined, accepted and approved by the City of Jacksonville, Duval County, Florida, pursuant to Chapter 654, Ordinance Code.

By: J. Hall
 Director of Public Works
 Date: 9/2/99

CLERK'S CERTIFICATE 99221540
 This is to certify that this plat has been examined and approved by the City of Jacksonville, Duval County, Florida, and submitted to me for recording and is recorded in Plat Book 52, Pages 100-100 D of the current Public Records of Duval County, Florida, this 2nd day of September, 1999.

By: Henry Cook Clerk of the Circuit Court
 By: Glenn E. McGregor Deputy Clerk

ZONING : "PUD"
 SETBACKS : FRONT 20'
 SIDE 5'
 REAR 10'
 SIDE STREET 10'

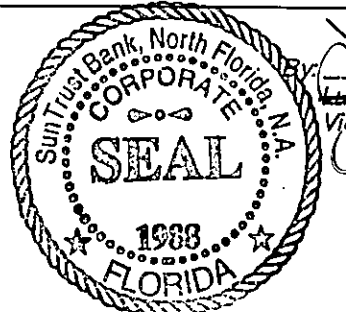
NOTE: The combined total side yard requirement shall not be required when encroachment of side yards are limited to 1.5 feet. No gable roof is located within 10 feet of any side lot line and the maximum height does not exceed 24 feet.

PLAT CONFORMITY REVIEW

This Plat has been reviewed and found in compliance with Part 1, Chapter 177, Florida Statutes, this 25th day of August, 1999.

Glenn E. McGregor, P.L.S.
 Professional Land Surveyor Number 4252

Witness: Tom Baker
 Print or type name
 Witness: Darlene Riggs
 Print or type name



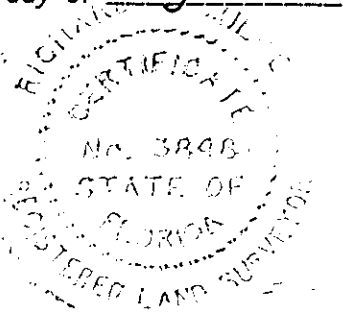
STATE OF FLORIDA
 COUNTY OF DUVAL
 The foregoing instrument was acknowledged before me this 20th day of August, A.D. 1999, by Lucy M. Dingel, Vice President of SunTrust Bank North Florida, N.A. on behalf of the Bank, she is personally known to me and did not take an oath.
Frances Darlene Riggs
 Notary Public, State of Florida
 My Commission Expires: 3-23-2002



SURVEYOR'S CERTIFICATE

This is to certify that the above plat is a true and correct representation of the lands surveyed, platted and described above, that the survey was made under the undersigned's responsible direction and supervision, that the survey data complies with all of the requirements of the Florida Statute Chapter 177, that Permanent Reference Monuments, Permanent Control Points and lot corners have been monumented in accordance with Chapter 177.091 F. S., Chapter 61G-17.003 F. A. C. and Section 654.110 Ordinance Code of the City of Jacksonville.

Signed and Sealed this 23rd day of August, A.D., 19 99
Richard A. Miller
 Richard A. Miller
 Florida Registered Land Surveyor
 and Mapper Certificate No. 3848



ADOPTION AND DEDICATION

This is to certify that Westin Partnership, a Florida Joint Venture under the laws of the State of Florida, is the lawful owner of the lands described in the caption hereon known as WESTIN UNIT ONE, having caused the same to be surveyed and subdivided and that Sun Trust Bank North Florida, N.A. is the holder of a mortgage on said lands. This plat being made in accordance with said survey is hereby adopted as a true and correct plat of those lands. All roads, parkways, lanes, drives, courts, walkways, easements for drainage 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, are hereby irrevocably and without reservation dedicated to the City of Jacksonville, its successors and assigns. The drainage easements over, under, across and through the lakes/stormwater management facilities shown on this plat are hereby irrevocably dedicated to the City of Jacksonville, its successors and assigns. Utility easements as shown hereon are hereby irrevocably dedicated to the Jacksonville Electric Authority. 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 lakes/stormwater management facilities which these easements traverse, all water which may fall on or come upon all (roads, parkways, lanes, drives and courts as noted above) hereby dedicated, together with all substances or matter which may flow or pass from (roads, parkways, lanes, drives and courts); from adjacent land or from any other source of public waters into or through said lakes/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 abutting owners(s), its successors and assigns, and all maintenance and any other matters pertaining to said lakes/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 developer 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 lakes/stormwater management facilities and the control structures to effect adequate drainage.

The Owner, its successors and assigns of the lands described and captioned hereon, shall indemnify the CITY OF JACKSONVILLE and save it harmless from suits, action, damages and liability and expense in connection with loss of life, bodily or personal injury or property damage or any other damage arising from or out of any occurrence in, upon, at or from the lake/stormwater management facilities described above, or any part thereof, occasioned wholly or in part by any act of omission of its agents, contractors, employees, servants, licensees, or concessionaires within Westin - Unit One. This indemnification shall run with the land and the assigns of the owner and shall be subject to it.

Tract "A" (along with the 15' buffer), Tract "B" and landscape easements as shown hereon are hereby irrevocably dedicated to the Westin Homeowners Association, a Florida not for profit corporation, its successors and assigns.

The undersigned Owner(s) do hereby reserve unto themselves and assigns, an easement for landscaping and construction of signs over all non access easements as shown on this plat, the maintenance responsibilities of which shall be those of the owner, its successors, and assigns.

Those easements designated as "J.E.A.E.E." are hereby irrevocably dedicated to the Jacksonville Electric Authority, its successors and assigns, for its exclusive use in conjunction with its underground electrical system. Those easements designated as "J.E.A.E." are hereby irrevocably dedicated to the Jacksonville Electric Authority, 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. All water and sewer easements shown hereon are hereby irrevocably dedicated to the Jacksonville Electric Authority, its successors and assigns.

In witness whereof Westin Partnership, a Florida Joint Venture, has caused these presents to be executed by its managing partner, this 20th day of August, A.D. 1999.

Westin Partnership, a Florida Joint Venture.

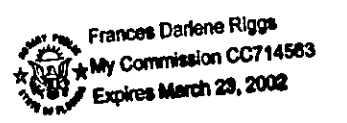
Witness: Tom Baker
 Print or type name

By: Carl D. Dawson, Jr.
 President of Dawson Development Company, Inc., Managing Partner of Westin Partnership

Witness: Darlene Riggs
 Print or type name

STATE OF FLORIDA
 COUNTY OF DUVAL
 The foregoing instrument was acknowledged before me this 20th day of August, A.D. 1999, by Carl D. Dawson, Jr., Managing Partner of Westin Partnership, a Florida Joint Venture, on behalf of the Joint Venture, he or she is personally known to me and did not take an oath on behalf of the corporation.

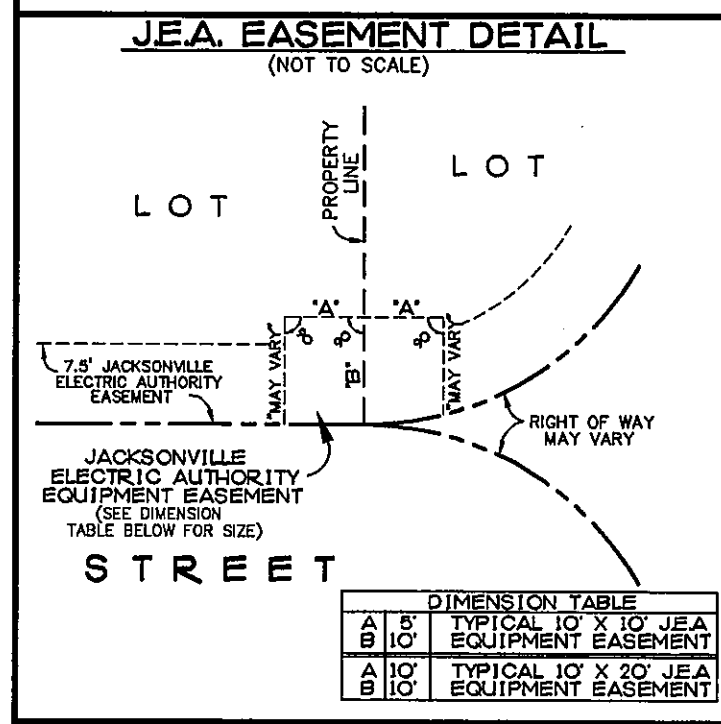
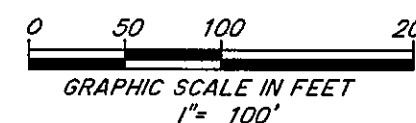
Frances Darlene Riggs
 Notary Public, State of Florida
 My Commission Expires: 3-23-2002



PREPARED BY:
 RICHARD A. MILLER & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS, L.B. #169
 6701 BEACH BLVD., SUITE #200
 JACKSONVILLE, FLORIDA 32216
 FAX (904) 721-5758
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WESTIN - UNIT ONE

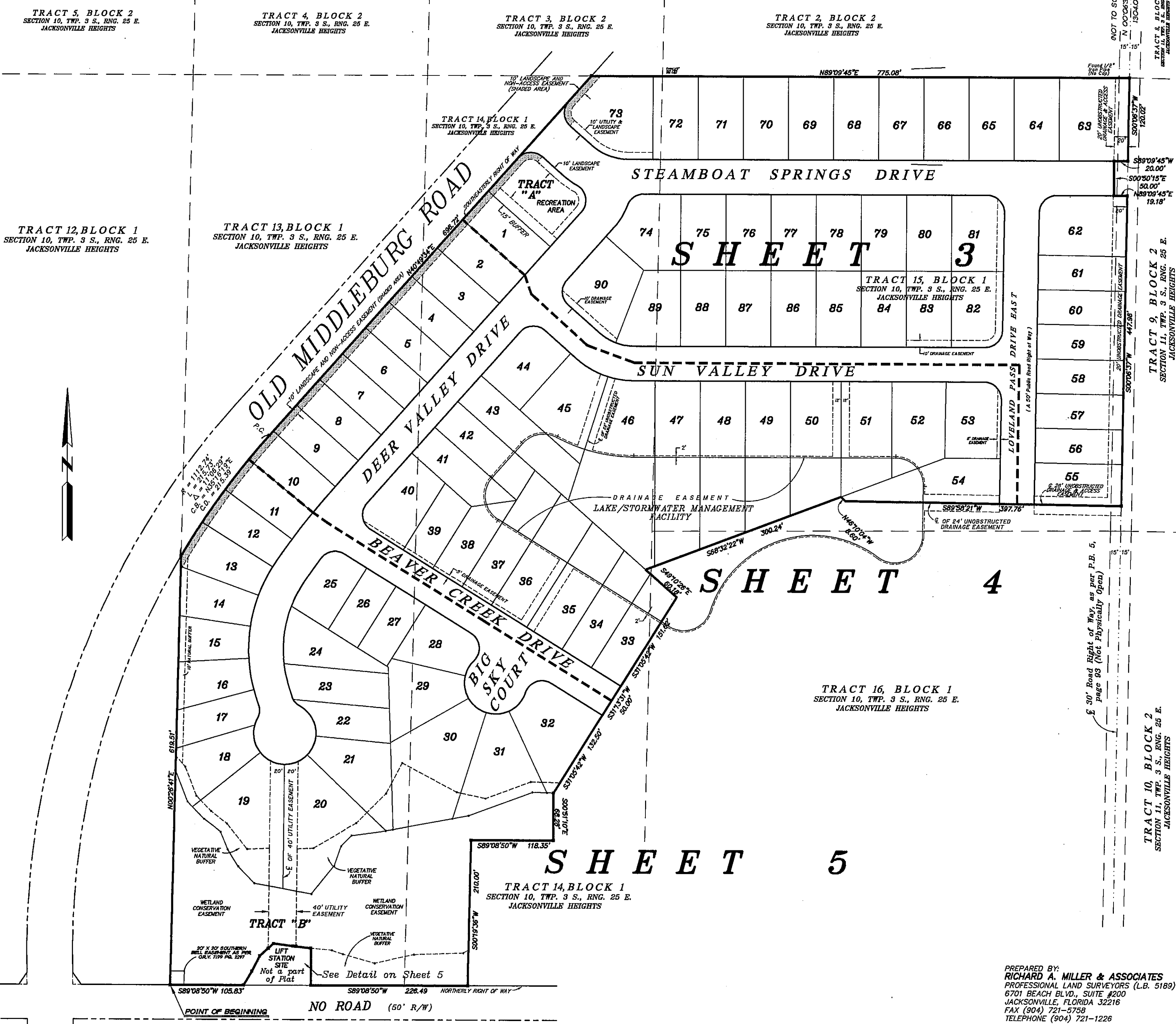
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LEGEND

P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.I.	POINT OF INTERSECTION
Δ	CENTRAL ANGLE
R	RADIUS
L	ARC DISTANCE
CH	CHORD BEARING AND DISTANCE
C1	TABULATED CURVE DATA
esmt.	EASEMENT

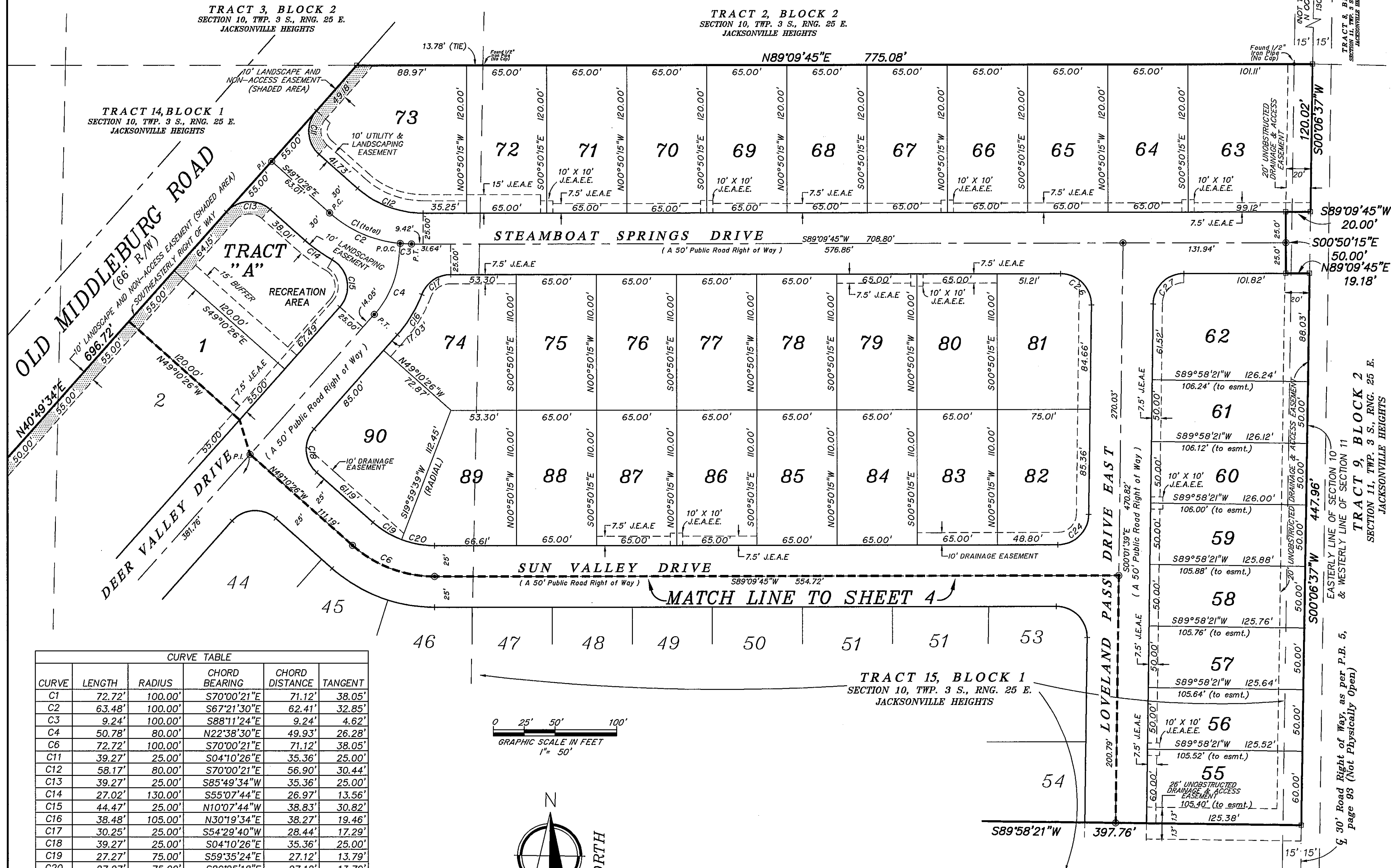
- NOTES:**
- 1) □ DENOTES PERMANENT REFERENCE MONUMENT SET P.L.S. NO. 3848.
 - 2) • DENOTES PERMANENT CONTROL POINT
 - 3) BEARINGS BASED ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF OLD MIDDLEBURG ROAD AS BEING: NORTH 40°49'34" EAST, (ASSUMED).
 - 4) ALL PLATTED EASEMENTS SHOWN HEREON ARE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF DRAINAGE STRUCTURES, UTILITIES, SANITARY SEWERS AND CABLE TELEVISION SERVICE, PROVIDED HOWEVER THAT SAID CABLE TELEVISION SERVICE, SHALL NOT INTERFERE WITH THE FACILITIES AND SERVICES OF ANY 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.
 - 5) CERTAIN EASEMENTS ARE RESERVED FOR THE JACKSONVILLE ELECTRIC AUTHORITY FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
- "J.E.A.E. DENOTES JACKSONVILLE ELECTRIC AUTHORITY EQUIPMENT EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY THE JACKSONVILLE ELECTRIC AUTHORITY"
- "J.E.A.E. DENOTES JACKSONVILLE ELECTRIC AUTHORITY EASEMENT. J.E.A. WILL ALLOW CERTAIN NON-PERMANENT IMPROVEMENTS WHICH DO NOT IMPEDE THE USE OF SAID EASEMENT BY THE J.E.A.. THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY JACKSONVILLE ELECTRIC AUTHORITY AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND REPLACEMENT OF SUCH ITEMS."
- 6) NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
 - 7) 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.
 - 8) LOTS FRONTING ON TWO (2) STREETS MAY HAVE VEHICULAR ACCESS FROM ONE (1) STREET ONLY.
 - 9) THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "X" AS DEPICTED ON THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL 12002Z, PANEL NUMBER 0150, SUFFIX "E", DATED AUGUST 15, 1989.



PREPARED BY:
RICHARD A. MILLER & ASSOCIATES
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WESTIN - UNIT ONE

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CURVE TABLE

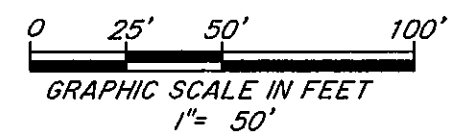
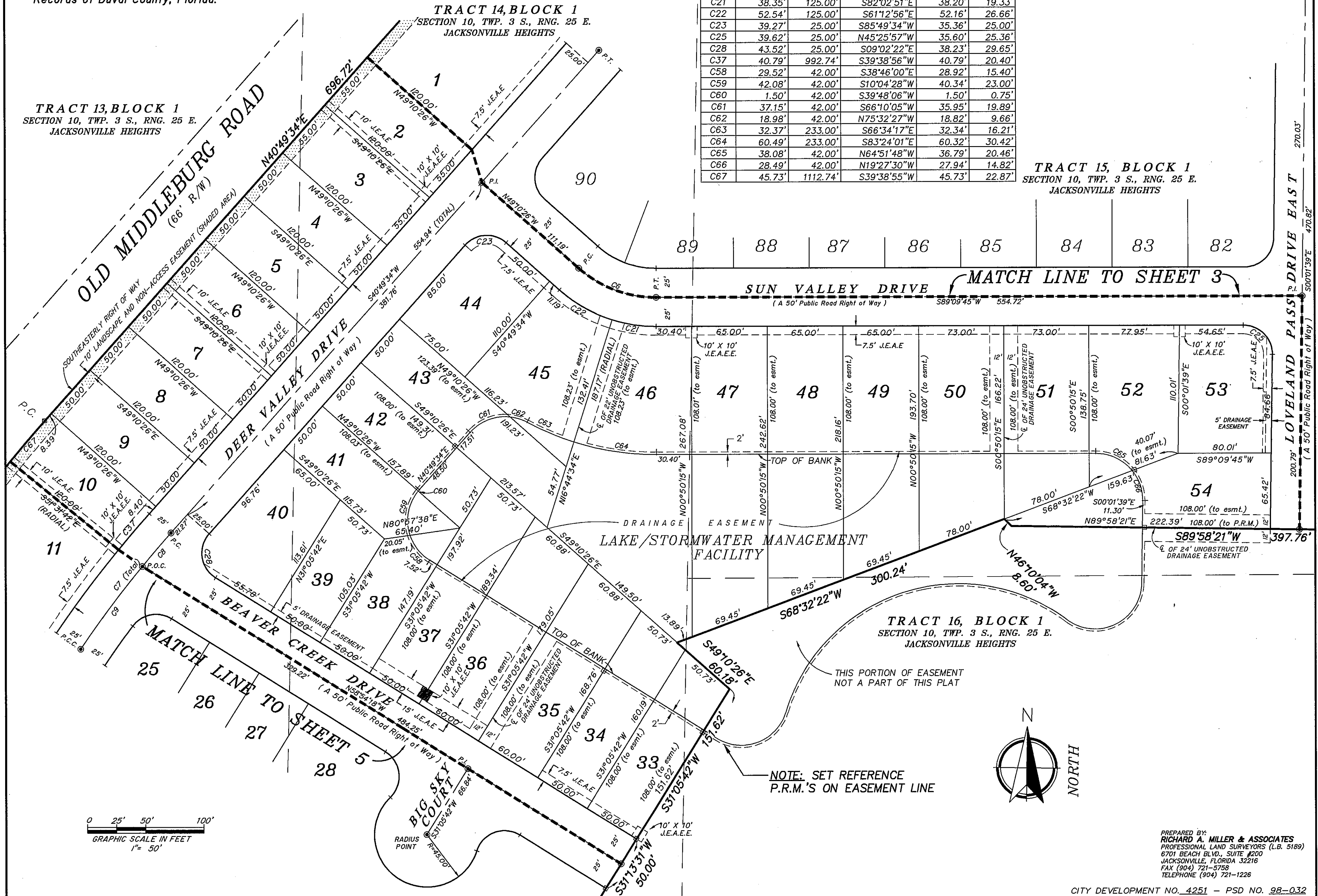
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE	TANGENT
C1	72.72'	100.00'	S70°00'21"E	71.12'	38.05'
C2	63.48'	100.00'	S67°21'30"E	62.41'	32.85'
C3	9.24'	100.00'	S88°11'24"E	9.24'	4.62'
C4	50.78'	80.00'	N22°38'30"E	49.93'	26.28'
C6	72.72'	100.00'	S70°00'21"E	71.12'	38.05'
C11	39.27'	25.00'	S04°10'26"E	35.36'	25.00'
C12	58.17'	80.00'	S70°00'21"E	56.90'	30.44'
C13	39.27'	25.00'	S85°49'34"W	35.36'	25.00'
C14	27.02'	130.00'	S55°07'44"E	26.97'	13.56'
C15	44.47'	25.00'	N10°07'44"W	38.83'	30.82'
C16	38.48'	105.00'	N30°19'34"E	38.27'	19.46'
C17	30.25'	25.00'	S54°29'40"W	28.44'	17.29'
C18	39.27'	25.00'	S04°10'26"E	35.36'	25.00'
C19	27.27'	75.00'	S59°35'24"E	27.12'	13.79'
C20	27.27'	75.00'	S80°25'18"E	27.12'	13.79'
C24	38.92'	25.00'	N44°34'03"E	35.10'	24.65'
C26	39.62'	25.00'	N45°25'57"W	35.60'	25.36'
C27	38.92'	25.00'	S44°34'03"W	35.10'	24.65'

PREPARED BY:
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CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE	TANGENT
C6	72.72'	100.00'	S70°00'21"E	71.12'	38.05'
C7	126.86'	967.74'	S37°04'14"W	126.77'	63.52'
C8	37.92'	967.74'	S39°42'13"W	37.91'	18.96'
C9	88.94'	967.74'	S35°56'54"W	88.91'	44.50'
C21	38.35'	125.00'	S82°02'51"E	38.20'	19.33'
C22	52.54'	125.00'	S61°12'56"E	52.16'	26.66'
C23	39.27'	25.00'	S85°49'34"W	35.36'	25.00'
C25	39.62'	25.00'	N45°25'57"W	35.60'	25.36'
C28	43.52'	25.00'	S09°02'22"E	38.23'	29.65'
C37	40.79'	992.74'	S39°38'56"W	40.79'	20.40'
C58	29.52'	42.00'	S38°46'00"E	28.92'	15.40'
C59	42.08'	42.00'	S10°04'28"W	40.34'	23.00'
C60	1.50'	42.00'	S39°48'06"W	1.50'	0.75'
C61	37.15'	42.00'	S66°10'05"W	35.95'	19.89'
C62	18.98'	42.00'	N75°32'27"W	18.82'	9.66'
C63	32.37'	233.00'	S66°34'17"E	32.34'	16.21'
C64	60.49'	233.00'	S83°24'01"E	60.32'	30.42'
C65	38.08'	42.00'	N64°51'48"W	36.79'	20.46'
C66	28.49'	42.00'	N19°27'30"W	27.94'	14.82'
C67	45.73'	1112.74'	S39°38'55"W	45.73'	22.87'



NOTE: SET REFERENCE P.R.M.'S ON EASEMENT LINE

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CURVE TABLE					
CURVE NUMBER	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE	CENTRAL ANGLE
C7	126.86'	967.74'	S37°04'14"W	126.77'	63.52°
C8	37.92'	967.74'	S39°42'13"W	37.91'	18.96°
C9	88.94'	967.74'	S35°56'54"W	88.91'	44.50°
C10	177.60'	200.00'	S07°52'36"W	171.82'	95.13°
C29	37.19'	25.00'	S78°28'22"W	33.86'	23.01°
C30	45.34'	25.00'	N06°56'45"W	39.38'	31.95°
C31	25.79'	45.00'	S28°35'34"W	25.44'	13.26°
C32	33.68'	45.00'	S09°16'11"E	32.90'	17.67°
C33	33.55'	45.00'	S52°04'04"E	32.77'	17.60°
C34	33.37'	45.00'	N85°19'54"E	32.61'	17.49°
C35	36.84'	45.00'	N40°37'56"E	35.82'	19.52°
C36	45.34'	25.00'	S69°08'10"W	39.38'	31.95°
C38	49.03'	992.74'	S37°03'24"W	49.03'	24.52°
C39	40.31'	992.74'	S34°28'43"W	40.31'	20.16°
C40	8.22'	225.00'	S32°16'08"W	8.22'	4.11°
C41	46.24'	225.00'	S25°20'04"W	46.16'	23.20°
C42	46.24'	225.00'	S13°33'31"W	46.16'	23.20°
C43	46.24'	225.00'	S01°46'58"W	46.16'	23.20°
C44	46.24'	225.00'	S09°59'34"E	46.16'	23.20°
C45	6.60'	225.00'	S16°43'17"E	6.60'	3.30°
C46	19.38'	25.00'	N04°38'44"E	18.90'	10.21°
C47	9.99'	45.00'	S20°29'40"W	9.97'	5.01°
C48	42.21'	45.00'	S12°44'09"E	40.68'	22.80°
C49	39.80'	45.00'	S64°56'42"E	38.52'	21.31°
C50	36.69'	45.00'	N66°21'41"E	35.68'	19.43°
C52	52.21'	45.00'	N28°44'29"W	49.33'	29.49°
C54	5.45'	25.00'	S23°48'44"E	5.44'	2.74°
C55	30.40'	175.00'	S12°35'10"E	30.36'	15.24°
C57	30.25'	45.00'	N23°45'00"E	29.68'	15.72°
C53	13.93'	25.00'	S46°01'11"E	13.75'	7.15°
C56	84.35'	175.00'	S06°11'52"W	83.53'	43.01°
C57	40.65'	175.00'	S26°39'37"W	40.56'	20.42°
C67	45.73'	1112.74'	S39°38'55"W	45.73'	22.87°
C68	54.96'	1112.74'	S37°03'22"W	54.95'	27.49°
C69	57.79'	1112.74'	S34°09'13"W	57.78'	28.90°
C70	57.25'	1112.74'	S31°11'31"W	57.24'	28.63°
C71	41.71'	942.74'	S34°34'59"W	41.71'	20.86°

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°18'27"W	25.67'
L2	N89°18'27"W	16.26'
L3	N78°36'51"W	5.49'
L4	N26°45'29"E	17.17'
L5	N44°09'38"E	21.46'
L6	N87°09'14"E	23.44'
L7	N52°46'18"W	28.86'
L8	N44°52'26"W	21.92'
L9	N44°52'26"W	8.87'
L10	N42°21'15"W	20.42'
L11	N44°52'26"W	10.54'
L12	N44°52'26"W	24.34'
L13	N52°46'18"W	29.89'
L14	N23°28'37"W	27.15'
L15	N32°59'15"W	28.81'
L16	N44°51'56"W	33.75'
L17	N18°47'09"E	29.84'
L18	N43°31'53"E	21.34'
L19	N78°40'43"E	10.78'
L20	N78°40'51"E	23.48'
L21	N89°18'27"W	20.87'
L22	N89°18'27"W	9.35'
L23	S30°17'41"W	23.15'
L24	S26°02'30"W	24.95'
L25	S46°43'01"W	16.58'
L26	S46°43'01"W	10.38'
L27	N83°10'15"W	28.50'
L28	N84°08'18"W	4.15'
L29	N84°08'18"W	21.81'
L30	N89°08'50"E	20.00'
L31	N00°26'41"E	20.00'
L32	N85°12'58"W	30.26'
L33	N71°55'26"W	17.20'
L34	N74°56'18"W	47.77'
L35	N76°25'26"E	57.93'
L36	N87°16'01"E	71.26'
L37	N57°39'03"E	8.80'
L78	N80°20'46"W	21.65'
L79	N80°20'46"W	20.30'
L80	N80°20'46"W	21.29'
L81	N80°20'46"W	20.30'
L82	S46°43'01"W	26.96'
L83	N84°08'18"W	25.96'

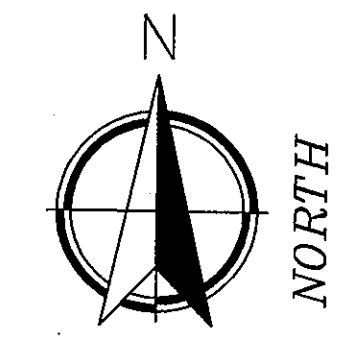
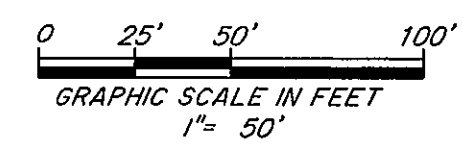
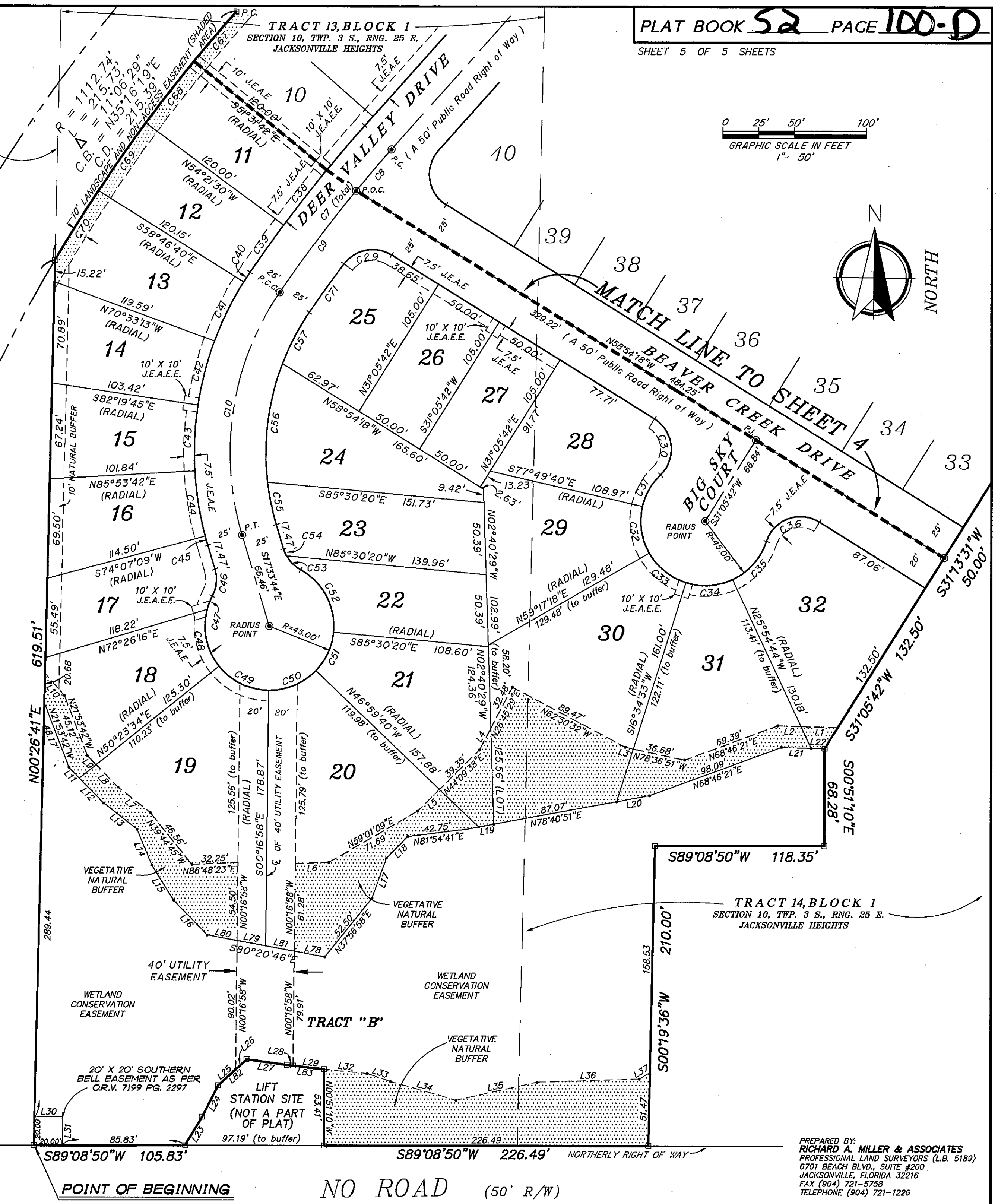
TRACT 12, BLOCK 1
SECTION 10, TWP. 3 S., RNG. 25 E.
JACKSONVILLE HEIGHTS

TRACT 13, BLOCK 1
SECTION 10, TWP. 3 S., RNG. 25 E.
JACKSONVILLE HEIGHTS

TRACT 14, BLOCK 1
SECTION 10, TWP. 3 S., RNG. 25 E.
JACKSONVILLE HEIGHTS

TRACT "B"

R = 1112.74'
L = 604.41'
Δ = 31°07'18"
C.B. = S14°09'26"W
C.D. = 597.01'



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