

Westin - Unit Two

A Portion of Tract 9, Block 2, Section 11, Township 3 South, Range 25 East, JACKSONVILLE HEIGHTS, as shown on the plat thereof, recorded in Plat Book 5, page 93 of the Current Public Records of Duval County, Florida, together with a portion of Tracts 14, 15 and 16, Block 1, Section 10, Township 3 South, Range 25 East, of said JACKSONVILLE HEIGHTS, CITY OF JACKSONVILLE, said DUVAL COUNTY, FLORIDA.

CAPTION * WESTIN - UNIT TWO

A portion of Tract 9, Block 2, Section 11, Township 3 South, Range 25 East, JACKSONVILLE HEIGHTS, as shown on the plat thereof, recorded in Plat Book 5, page 93 of the Current Public Records of Duval County, Florida, together with a portion of Tracts 14, 15 and 16, Block 1, Section 10, Township 3 South, Range 25 East, of said JACKSONVILLE HEIGHTS, said parcel of land being more particularly described as follows:

For a POINT OF BEGINNING, BEGIN at the Northeast corner of Lot 63, WESTIN - UNIT ONE, as shown on the plat thereof, recorded in Plat Book 52, pages 100, 100A through 100 D, inclusively of the Current Public Records of said Duval County, Florida, aforesaid point also being the Northwest corner of Tract 9, Block 2, Section 11, Township 3 South, Range 25 East, JACKSONVILLE HEIGHTS, as shown on the plat thereof, recorded in Plat Book 5, page 93 of aforesaid Current Public Records; run thence South 89°33'58" East, along the Northernly line of said Tract 9, Block 2, Section 11, JACKSONVILLE HEIGHTS, a distance of 623.15 feet, to the Northeast corner thereof; run thence South 00°03'45" East, along the Easterly line of aforesaid Tract 9, Block 2, Section 11, JACKSONVILLE HEIGHTS, a distance of 650.86 feet, to the Southeast corner thereof; run thence North 89°51'38" West, along the Southerly line of aforesaid Tract 9, Block 2, Section 11, JACKSONVILLE HEIGHTS, a distance of 625.11 feet, to the Southwest corner thereof, said point also being the Northeast corner of Tract 16, Block 1, Section 10, Township 3 South, Range 25 East, of said JACKSONVILLE HEIGHTS; run thence South 00°06'37" West, along the Easterly line of said Section 10, (also being the Westerly line of said Section 11, and also being the centerline of that 30 foot Road Reservation, as shown on the aforesaid plat of JACKSONVILLE HEIGHTS), a distance of 659.62 feet, to a point on the Northernly Right of Way line of NO ROAD, (a 50 foot Public Road Right of Way, as presently established); run thence South 89°08'50" West, along the Northernly Right of Way line of said NO ROAD, a distance of 542.74 feet, to the Southeast corner of those lands described and recorded in that Special Warranty Deed, from F.N.B. Properties, Inc. to Charles Smith, recorded in Official Records Volume 7667, page 1822 of the Current Public Records of said Duval County, Florida; run thence North 00°19'36" East, along the East line of aforesaid lands, a distance of 210.00 feet, to the Northeast corner of said lands; run thence South 89°08'50" West, along the Northernly line of said lands, and then along a westerly prolongation thereof, a distance of 266.70 feet, to a point on the boundary of Tract "B", (Wetland Conservation Easement), as shown on the plat of WESTIN - UNIT ONE, as recorded in Plat Book 52, pages 100, 100A through 100D of said Current Public Records; run thence, along the boundaries of said WESTIN - UNIT ONE, the following thirteen (13) courses and distances: Course No. 1: North 00°51'10" West, a distance of 68.28 feet, to the Southerly corner of Lot 32, of aforesaid WESTIN - UNIT ONE; Course No. 2: North 31°05'42" East, a distance of 132.50 feet, to a point on the Southwesterly Right of Way line of BEAVER CREEK DRIVE; Course No. 3: North 31°13'31" East, a distance of 50.00 feet, to a point on the Northeastery Right of Way line of BEAVER CREEK DRIVE; Course No. 4: North 31°05'42" East, a distance of 151.62 feet, to the Northeastery corner of Lot 33, WESTIN - UNIT ONE; Course No. 5: North 49°10'26" West, a distance of 60.18 feet, to the most Southerly corner of Lot 46, WESTIN - UNIT ONE; Course No. 6: North 68°32'22" East, a distance of 300.24 feet, to the Southwestery corner of Lot 51, WESTIN - UNIT ONE; Course No. 7: South 46°10'04" East, a distance of 8.60 feet, to the Southwestery corner of Lot 54, WESTIN - UNIT ONE; Course No. 8: North 89°58'21" East, a distance of 397.76 feet, to the Southeast corner of Lot 55, WESTIN - UNIT ONE, said point also being on the common line between Section 10 and Section 11; Course No. 9: North 00°09'37" East, a distance of 447.96 feet, to the Northeast corner of Lot 62, WESTIN - UNIT ONE; Course No. 10: South 89°09'45" West, a distance of 19.18 feet, to a point; Course No. 11: North 00°09'15" West, a distance of 50.00 feet, to a point on the Northernly Right of Way line of STEAMBOAT SPRINGS DRIVE; Course No. 12: North 89°09'45" East, a distance of 20.00 feet, to the Southeast corner of said Lot 63, WESTIN - UNIT ONE; Course No. 13: North 00°06'37" East, a distance of 120.02 feet, to the aforesaid Northeast corner of said Lot 63, WESTIN - UNIT ONE, and the POINT OF BEGINNING.

The lands thus described contains 862,776 square feet, or 19.806 Acres, more or less, in area.

ADOPTION & DEDICATION:

THIS IS TO CERTIFY THAT WESTIN PARTNERSHIP, A FLORIDA JOINT VENTURE, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON, KNOWN AS WESTIN UNIT TWO, AND THAT SUNTRUST BANK, A GEORGIA CORPORATION, IS THE HOLDER OF THE MORTGAGE ON SAID LANDS, HAVING CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED. THIS PLAT BEING MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF THOSE LANDS. ALL ROADS, PARKWAYS, LANES, COURTS, WALKWAYS, NON ACCESS EASEMENTS, AND UNOBSTRUCTED DRAINAGE EASEMENTS EXCEPT TRACT "A", WHICH SHALL REMAIN PRIVATELY OWNED AND THE SOLE EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS; AND EXCEPT JEA EASEMENTS, ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS. THE DRAINAGE EASEMENTS OVER, UNDER, ACROSS AND THROUGH THE LAKE/STORMWATER MANAGEMENT FACILITIES AS SHOWN ON THIS PLAT ARE HEREBY IRREVOCABLY DEDICATED TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS, AND ARE SUBJECT TO THE FOLLOWING COVENANTS WHICH SHALL RUN WITH THE LAND:

1) THE DRAINAGE EASEMENTS HEREBY DEDICATED SHALL PERMIT THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS TO DISCHARGE INTO SAID LAKE/STORMWATER MANAGEMENT FACILITIES WHICH THESE EASEMENTS TRAVERSE, ALL WATER WHICH MAY FALL ON OR COME UPON ALL (ROADS, PARKWAYS, LANES AND COURTS AS NOTED ABOVE) HEREBY DEDICATED, TOGETHER WITH ALL SUBSTANCES OR MATTER WHICH MAY FLOW OR PASS FROM (ROADS, PARKWAYS, LANES AND COURTS); FROM ADJACENT LAND OR FROM ANY OTHER SOURCE OF PUBLIC WATERS INTO OR THROUGH SAID LAKE/STORMWATER MANAGEMENT FACILITIES, WITHOUT ANY LIABILITY WHATSOEVER ON THE PART OF THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS FOR ANY DAMAGE, INJURIES OR LOSS TO PERSONS OR PROPERTY RESULTING FROM THE ACCEPTANCE OR USE OF THESE DRAINAGE EASEMENTS BY THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS.

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

3) THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS, SHALL NOT BE LIABLE NOR RESPONSIBLE FOR THE CREATION, OPERATION, FAILURE OR DESTRUCTION OF WATER LEVEL CONTROL EQUIPMENT WHICH MAY BE CONSTRUCTED OR INSTALLED BY THE DEVELOPER OR ANY OTHER PERSON WITHIN THE AREA OF THE LANDS HEREBY PLATTED, OR OF THE LAKE/STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT, BUT SHALL HAVE THE RIGHT TO MODIFY THE WATER LEVEL INCLUDING THE REPAIR, REMOVAL OR REPLACEMENT OF THE LAKE/STORMWATER MANAGEMENT FACILITIES AND THE CONTROL STRUCTURES TO EFFECT ADEQUATE DRAINAGE.

4.) WATER AND SEWER UTILITIES WITHIN ROADS AND UNOBSTRUCTED JEA UTILITY EASEMENTS ARE HEREBY DEDICATED TO JEA. THE OWNER, ITS SUCCESSORS AND ASSIGNS OF THE LANDS DESCRIBED AND CAPTIONED HEREON, SHALL INDEMNIFY THE CITY OF JACKSONVILLE AND SAVE IT HARMLESS FROM SUITS, ACTION, DAMAGES AND LIABILITY AND EXPENSE IN CONNECTION WITH LOSS OF LIFE, BODILY OR PERSONAL INJURY OR PROPERTY DAMAGE OR ANY OTHER DAMAGE ARISING FROM OR OUT OF ANY OCCURRENCE IN, UPON, AT OR FROM THE LAKE/STORMWATER MANAGEMENT FACILITIES DESCRIBED ABOVE, OR ANY PART THEREOF, OCCASIONED WHOLLY OR IN PART BY ANY ACT OF OMISSION OF IT AGENT, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES OR CONCESSIONAIRES WITHIN WESTIN - UNIT TWO, THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE SUCCESSORS AND ASSIGNS OF THE OWNER AND SHALL BE SUBJECT TO IT.

THE UNDERSIGNED OWNERS DO HEREBY RESERVE UNTO THEMSELVES AND ASSIGNS AN EASEMENT FOR LANDSCAPING AND CONSTRUCTION OF SIGNS OVER ALL NON-ACCESS EASEMENTS, AND ALSO OVER ALL OF THE LANDS DESIGNATED AS PRIVATE DRAINAGE EASEMENTS SHOWN ON THIS PLAT, THE MAINTENANCE RESPONSIBILITIES OF WHICH SHALL BE THOSE OF THE OWNERS, THEIR SUCCESSORS AND ASSIGNS.

THOSE EASEMENTS DESIGNATED AS "JEA-E.E.", ARE HEREBY IRREVOCABLY DEDICATED TO THE JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM.

THOSE EASEMENTS DESIGNATED AS "JEA-E." ARE HEREBY IRREVOCABLY DEDICATED TO THE JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM; PROVIDED HOWEVER, THAT NO PARALLEL UTILITIES MAY BE INSTALLED WITHIN SAID EASEMENTS.

ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION. Florida Statutes 177.091(28)

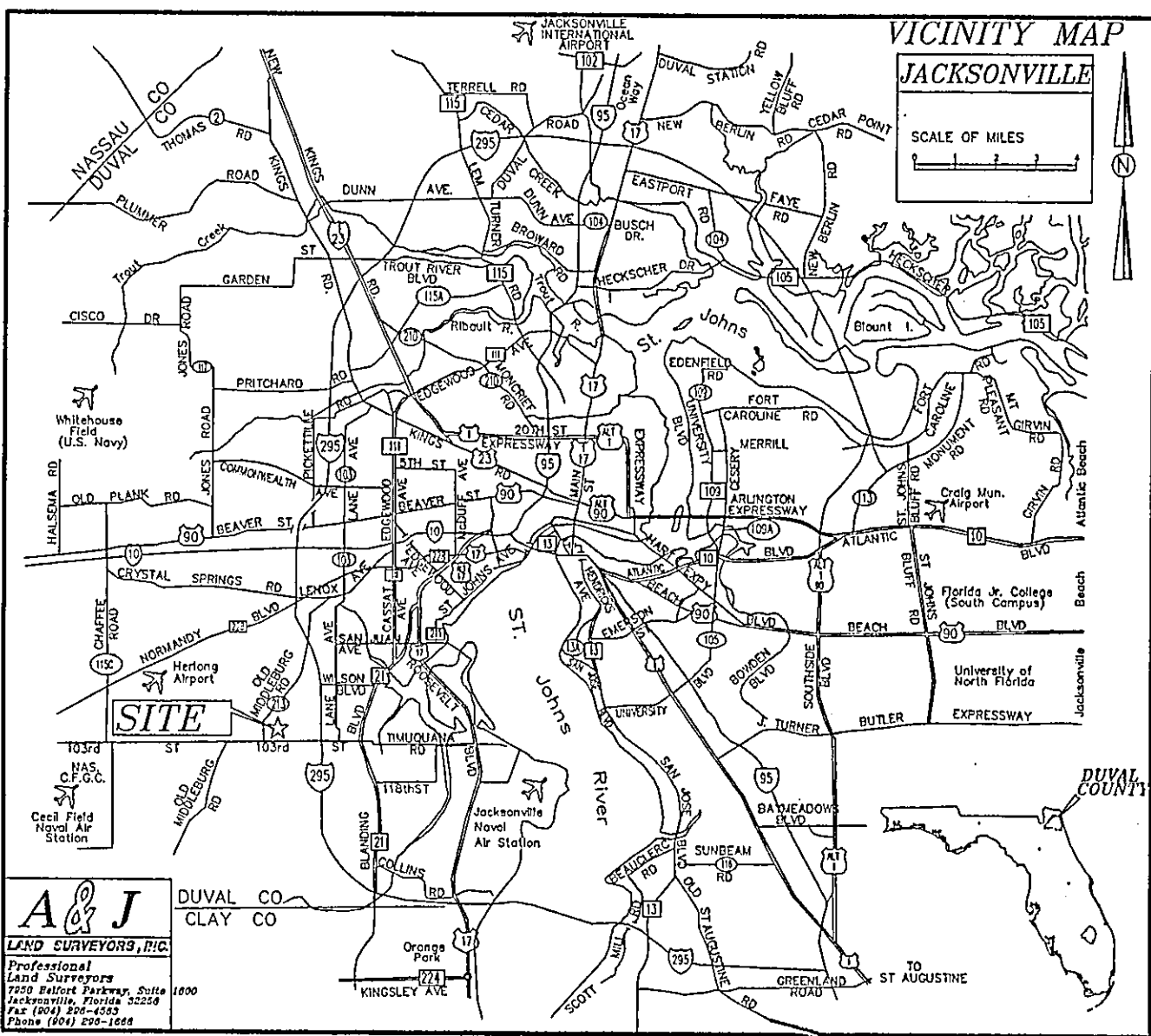
NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. Florida Statutes 177.091(27)

IN WITNESS WHEREOF, THE ABOVE WESTIN PARTNERSHIP, A FLORIDA JOINT VENTURE, AND SUNTRUST BANK, A GEORGIA CORPORATION, HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 29th DAY OF March, A.D. 2001.

WESTIN PARTNERSHIP, A FLORIDA JOINT VENTURE
By: DAWSON DEVELOPMENT COMPANY, INC.
A Florida Corporation, and Managing Partner

WITNESS: Marie C. Hall
PRINT NAME: Marie C. Hall
WITNESS: John E. Hess
PRINT NAME: John E. Hess

Carl D. Dawson, Jr.
Carl D. Dawson, Jr., President DAWSON DEVELOPMENT COMPANY, INC., Managing Partner for WESTIN PARTNERSHIP, a Florida Joint Venture



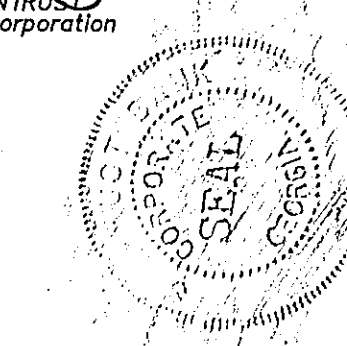
Approved 4/9/2001
Date
St. Hall
City Engineer
for Director of Public Works
Approved 4-11-2001
Date
Greg R. Mack
for General Counsel

NOTARY FOR WESTIN PARTNERSHIP, A FLORIDA JOINT VENTURE
STATE OF FLORIDA
COUNTY OF DUVAL
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29th DAY OF March, A.D., 2001 BY CARL D. DAWSON, Jr., PRESIDENT OF DAWSON DEVELOPMENT COMPANY, INC., A FLORIDA CORPORATION, AND MANAGING PARTNER OF WESTIN PARTNERSHIP, A FLORIDA JOINT VENTURE, ON BEHALF OF THE WESTIN PARTNERSHIP, A FLORIDA JOINT VENTURE, WHO IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

Marie C. Hall
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES: 02/20/02

SUNTRUST BANK, AN GEORGIA CORPORATION
WITNESS: Marie C. Hall
PRINT NAME: Marie C. Hall
WITNESS: John E. Hess
PRINT NAME: John E. Hess

Marie C. Hall
Lynn Vermilya
Vice President of SUNTRUST BANK, AN GEORGIA CORPORATION



NOTARY FOR SUNTRUST BANK, AN GEORGIA CORPORATION
STATE OF FLORIDA
COUNTY OF DUVAL
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29th DAY OF March, A.D., 2001 BY LYNN VERMILYA, VICE PRESIDENT OF SUNTRUST BANK, AN GEORGIA CORPORATION, ON BEHALF OF THE CORPORATION, WHO IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

Marie C. Hall
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES: 02/19/02

Marie C. Hall
My Commission Expires February 13, 2002

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.

THIS 12th DAY OF APRIL, A.D., 2001.
Jim Fuller
DIRECTOR OF PUBLIC WORKS
DATE: April 12th, 2001

CLERK'S CERTIFICATE: 2001085508
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 54, PAGE 20, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SIGNED THIS 13th DAY OF April, A.D. 2001
Jim Fuller
BY: Jim Fuller
CLERK: JIM FULLER

PLAT CONFORMITY REVIEW:
THIS PLAT HAS BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 10th DAY OF April, A.D., 2001.

Glenn E. McGregor
GLENN E. MCGREGOR, PLS
PROFESSIONAL LAND SURVEYOR No. 4252

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 177.091, FLORIDA STATUTES, CHAPTER 61G17-6.003, FLORIDA ADMINISTRATIVE CODE, AND SECTION 654.110, ORDINANCE CODE OF THE CITY OF JACKSONVILLE, FLORIDA.

CERTIFIED THIS 23rd DAY OF March, A.D., 2001.
Jonathan B. Bowman
JONATHAN B. BOWMAN
PROFESSIONAL LAND SURVEYOR No. 4600
A & J LAND SURVEYORS, INC. TELEPHONE (904) 296-1666
7950 BELFORT PARKWAY FAX (904) 296-4583
SUITE 1600
JACKSONVILLE, FLORIDA 32256
PSD # 98-032
CITY DEVELOPMENT No. 4251.2

Westin - Unit Two

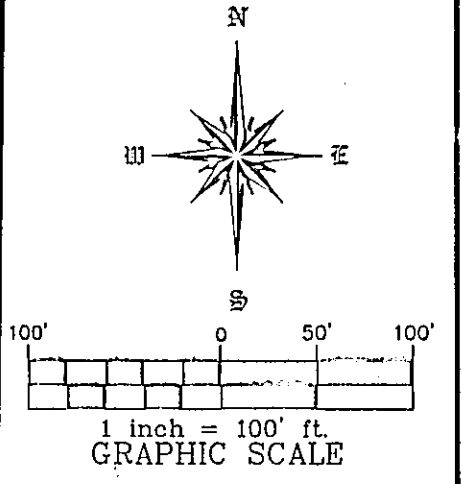
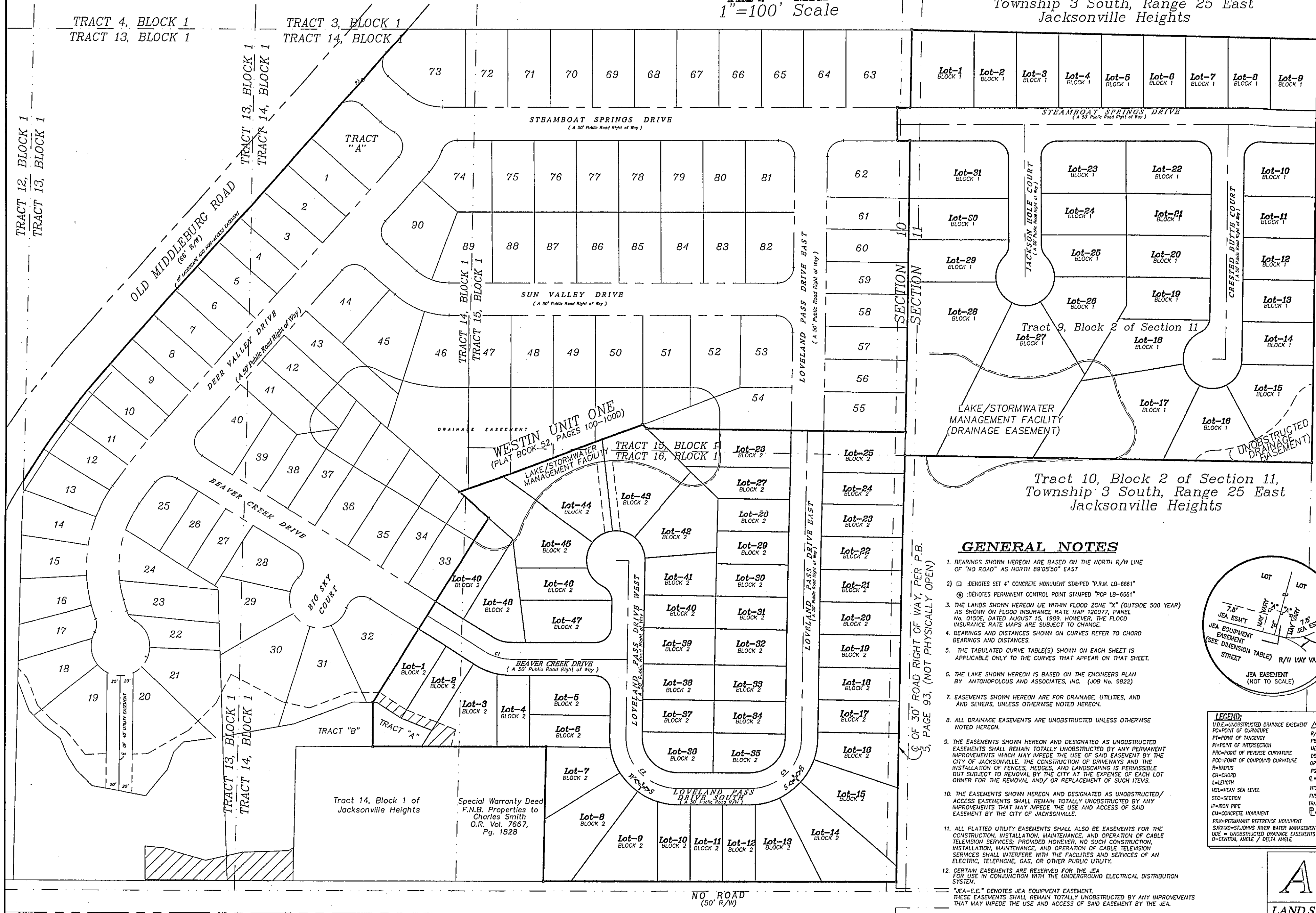
A Portion of Tract 9, Block 2, Section 11, Township 3 South, Range 25 East, JACKSONVILLE HEIGHTS, as shown on the plat thereof, recorded in Plat Book 5, page 93 of the Current Public Records of Duval County, Florida, together with a portion of Tracts 14, 15 and 16, Block 1, Section 10, Township 3 South, Range 25 East, of said JACKSONVILLE HEIGHTS.

PLAT BOOK 54 PAGE 20A
SHEET TWO (2) OF (4) FOUR

KEY MAP
1"=100' Scale

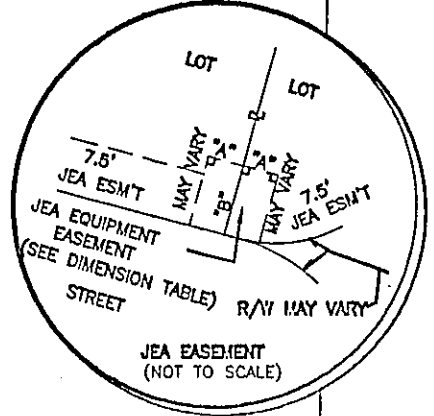
Tract 8, Block 2 of Section 11,
Township 3 South, Range 25 East
Jacksonville Heights

Tract 6, Block 2



GENERAL NOTES

- BEARINGS SHOWN HEREON ARE BASED ON THE NORTH R/W LINE OF "RD ROAD" AS NORTH 89°05'50" EAST
- Ⓚ DENOTES SET 4" CONCRETE MONUMENT STAMPED "P.R.M. LB-6661"
- Ⓢ DENOTES PERMANENT CONTROL POINT STAMPED "PCP LB-6661"
- THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "X" (OUTSIDE 500 YEAR) AS SHOWN ON FLOOD INSURANCE RATE MAP 120077, PANEL NO. 0185E, DATED AUGUST 15, 1982. HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
- BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.
- THE TABULATED CURVE TABLE(S) SHOWN ON EACH SHEET IS APPLICABLE ONLY TO THE CURVES THAT APPEAR ON THAT SHEET.
- THE LAKE SHOWN HEREON IS BASED ON THE ENGINEERS PLAN BY ANTONOPOLOUS AND ASSOCIATES, INC. (JOB NO. 9822)
- EASEMENTS SHOWN HEREON ARE FOR DRAINAGE, UTILITIES, AND AND SEWERS, UNLESS OTHERWISE NOTED HEREON.
- ALL DRAINAGE EASEMENTS ARE UNOBSTRUCTED UNLESS OTHERWISE NOTED HEREON.
- THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPROVE 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 IMPROVE THE USE AND ACCESS OF SAID EASEMENT BY THE CITY OF JACKSONVILLE.
- 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.
- CERTAIN EASEMENTS ARE RESERVED FOR THE JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
- "JEA-E-E" DENOTES JEA EQUIPMENT EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPROVE THE USE AND ACCESS OF SAID EASEMENT BY THE JEA.
- "JEA-E" DENOTES JEA EASEMENT. JEA WILL ALLOW CERTAIN NON-PERMANENT IMPROVEMENTS WHICH DO NOT IMPROVE THE USE OF SAID EASEMENTS BY THE JEA. THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY JEA AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND FOR REPLACEMENT OF SUCH ITEMS.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DESCRIPTION OF THE SURVIVED 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.



DIMENSION TABLE	
"A"	5' TYPICAL 10'X10' JEA
"B"	10' EQUIPMENT EASEMENT
"A"	10' TYPICAL 10'X20' JEA
"B"	10' EQUIPMENT EASEMENT
"A"	5' TYPICAL 5'X10' JEA
"B"	10' EQUIPMENT EASEMENT
"A"	7.5' TYPICAL 10'X15' JEA
"B"	10' EQUIPMENT EASEMENT

LEGEND	
U/E	UNOBSTRUCTED DRAINAGE EASEMENT
PC	POINT OF CURVATURE
PI	POINT OF INTERSECTION
PRC	POINT OF REVERSE CURVATURE
PPC	POINT OF COMPOUND CURVATURE
R/RADIUS	RADIUS
CH=CHORD	CHORD
L=LENGTH	LENGTH
MSL=MEAN SEA LEVEL	MEAN SEA LEVEL
SEC=SECTION	SECTION
P=FROM PFE	FROM PFE
CM=CONCRETE MONUMENT	CONCRETE MONUMENT
FRM=PERMANENT REFERENCE MONUMENT	PERMANENT REFERENCE MONUMENT
SURV=ST. JOHNS RIVER WATER MANAGEMENT DISTRICT	ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
U/E	UNOBSTRUCTED DRAINAGE EASEMENTS
Δ	CENTRAL ANGLE / DELTA ANGLE
Δ	DELTA ANGLE
R/W	RIGHT-OF-WAY
PD	PLAT BOOK
MD	MAP BOOK
ED	EASEMENT BOOK
OV	OFFICIAL RECORDS VOLUME
PC	PLAT
Q	CENTERLINE
HTS	NOT TO SCALE
TRM=TRVERSE	TRVERSE
PL	PROPERTY LINE
↔	STREET DIRECTIONAL CHANGE

A & J
LAND SURVEYORS, INC.

Professional Land Surveyors
7950 Belfort Parkway, Suite 1600
Jacksonville, Florida 32256
Fax (904) 296-4583
Phone (904) 296-1666
L.B. No. 6661

Westin - Unit Two

PLAT BOOK 54 PAGE 20C

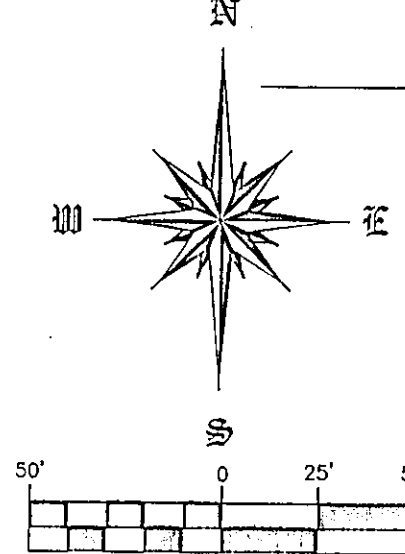
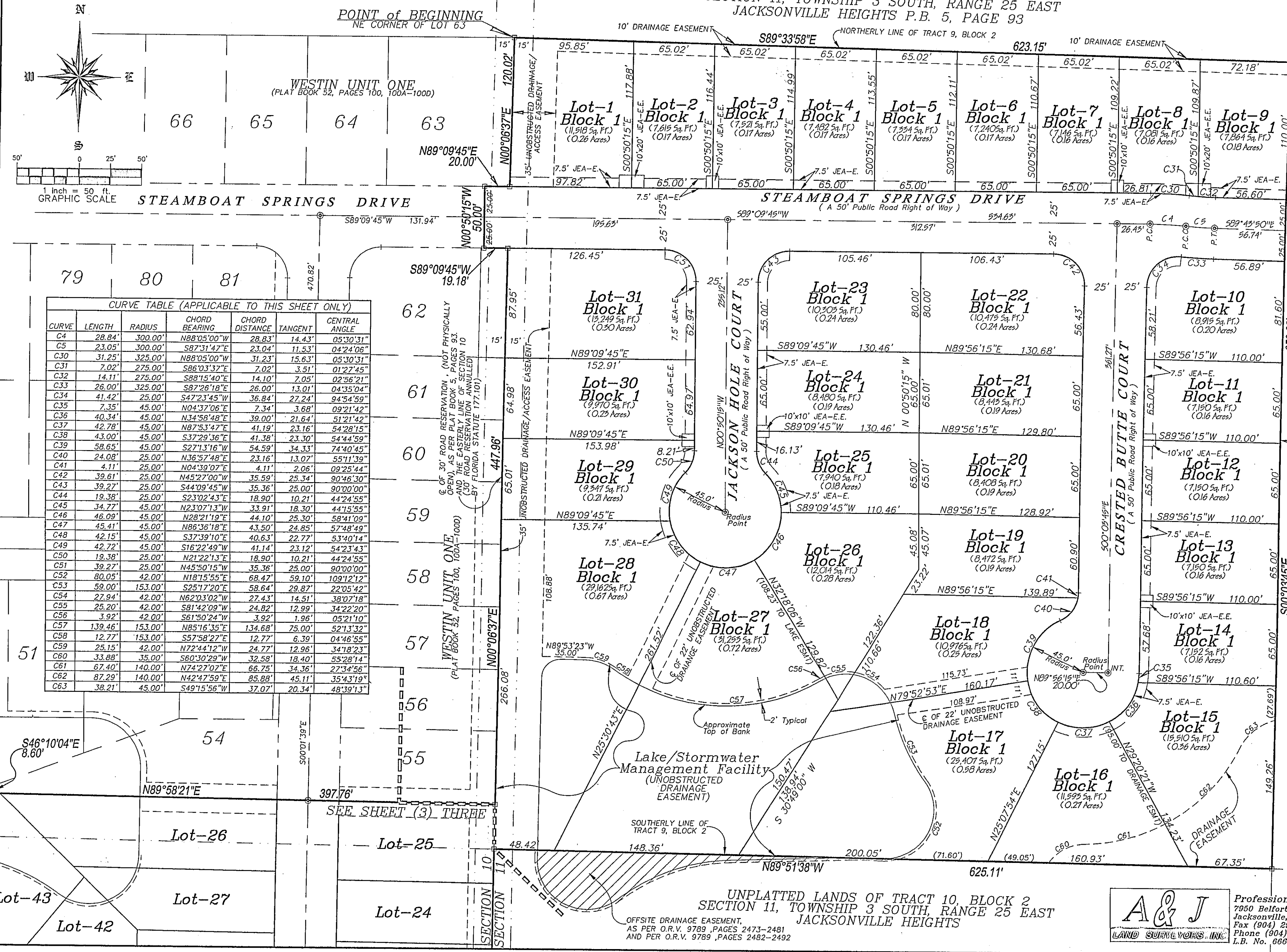
SHEET FOUR (4) OF (4) FOUR

A Portion of Tract 9, Block 2, Section 11, Township 3 South, Range 25 East, JACKSONVILLE HEIGHTS, as shown on the plat thereof, recorded in Plat Book 5, page 93 of the Current Public Records of Duval County, Florida, together with a portion of Tracts 14, 15 and 16, Block 1, Section 10, Township 3 South, Range 25 East, of said JACKSONVILLE HEIGHTS, CITY of JACKSONVILLE, Duval County, Florida.

UNPLATTED LANDS OF TRACT 8, BLOCK 2 SECTION 11, TOWNSHIP 3 SOUTH, RANGE 25 EAST JACKSONVILLE HEIGHTS P.B. 5, PAGE 93

SEE SHEET TWO (2) FOR GENERAL NOTES

TRACT 6, BLOCK 2 Jacksonville Heights



CURVE TABLE (APPLICABLE TO THIS SHEET ONLY)

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE	TANGENT	CENTRAL ANGLE
C4	28.84'	300.00'	N88°05'00"W	28.83'	14.43'	05°30'31"
C5	23.05'	300.00'	S87°31'47"E	23.04'	11.53'	04°24'06"
C30	31.25'	325.00'	N88°05'00"W	31.23'	15.63'	05°30'31"
C31	7.02'	275.00'	S86°03'37"E	7.02'	3.51'	01°27'45"
C32	14.11'	275.00'	S88°15'40"E	14.10'	7.05'	02°56'21"
C33	26.00'	325.00'	S87°26'18"E	26.00'	13.01'	04°35'04"
C34	41.42'	25.00'	S47°23'45"W	36.84'	27.24'	94°54'59"
C35	7.35'	45.00'	N04°37'06"E	7.34'	3.68'	09°21'42"
C36	40.34'	45.00'	N34°58'48"E	39.00'	21.64'	51°21'42"
C37	42.78'	45.00'	N87°53'47"E	41.19'	23.16'	54°28'15"
C38	43.00'	45.00'	S37°29'36"E	41.38'	23.30'	54°44'59"
C39	58.65'	45.00'	S27°13'16"W	54.59'	34.33'	74°40'45"
C40	24.08'	25.00'	N36°57'48"E	23.16'	13.07'	55°11'39"
C41	4.11'	25.00'	N04°39'07"E	4.11'	2.06'	09°25'44"
C42	39.61'	25.00'	N45°27'00"W	35.59'	25.34'	90°46'30"
C43	39.27'	25.00'	S44°09'45"W	35.36'	25.00'	90°00'00"
C44	19.38'	25.00'	S23°02'43"E	18.90'	10.21'	44°24'55"
C45	34.77'	45.00'	N23°07'13"W	33.91'	18.30'	44°15'55"
C46	46.09'	45.00'	N28°21'19"E	44.10'	25.30'	58°41'09"
C47	45.41'	45.00'	N86°36'18"E	43.50'	24.85'	57°48'49"
C48	42.15'	45.00'	S37°39'10"E	40.63'	22.77'	53°40'14"
C49	42.72'	45.00'	S16°22'49"W	41.14'	23.12'	54°23'43"
C50	19.38'	25.00'	N21°22'13"W	18.90'	10.21'	44°24'55"
C51	39.27'	25.00'	N45°50'15"W	35.36'	25.00'	90°00'00"
C52	80.05'	42.00'	N18°15'55"E	68.47'	59.10'	109°12'12"
C53	59.00'	153.00'	S25°17'20"E	58.64'	29.87'	22°05'42"
C54	27.94'	42.00'	N62°03'02"W	27.43'	14.51'	38°07'18"
C55	25.20'	42.00'	S81°42'09"W	24.82'	12.99'	34°22'20"
C56	3.92'	42.00'	S61°50'24"W	3.92'	1.96'	05°21'10"
C57	139.46'	153.00'	N85°16'35"E	134.68'	75.00'	52°13'32"
C58	12.77'	153.00'	S57°58'27"E	12.77'	6.39'	04°46'55"
C59	25.15'	42.00'	N72°44'12"W	24.77'	12.96'	34°18'23"
C60	33.88'	35.00'	S60°30'29"W	32.58'	18.40'	55°28'14"
C61	67.40'	140.00'	N74°27'07"E	66.75'	34.36'	27°34'56"
C62	87.29'	140.00'	N42°47'59"E	85.88'	45.11'	35°43'19"
C63	38.21'	45.00'	S49°15'56"W	37.07'	20.34'	48°39'13"

UNPLATTED LANDS OF TRACT 10, BLOCK 2 SECTION 11, TOWNSHIP 3 SOUTH, RANGE 25 EAST JACKSONVILLE HEIGHTS

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