

WESTIN - UNIT THREE

A Replat of all of Tracts 10 and 11, Block 2, Section II, Township 2 South, Range 25 East, JACKSONVILLE HEIGHTS, as recorded in Plat Book 5, Page 43, of the Current Public Records of the City of Jacksonville, Duval County, Florida.

CAPTION

A PARCEL OF LAND, BEING ALL OF TRACTS 10 AND 11, BLOCK 2, SECTION II, TOWNSHIP 2 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 43 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF TRACT 9, BLOCK 2, SECTION II, TOWNSHIP 2 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, (ALSO BEING THE NORTHWEST CORNER OF THE SOUTHEAST 1/4, OF THE NORTHWEST 1/4, OF SAID SECTION II, TOWNSHIP 2 SOUTH, RANGE 25 EAST), AND RUN THENCE SOUTH 84°33'58" EAST, ALONG THE NORTH LINE OF SAID TRACT 9, BLOCK 2, A DISTANCE OF 623.15 FEET, TO THE MONUMENTED NORTHEAST CORNER OF SAID TRACT 9, BLOCK 2, JACKSONVILLE HEIGHTS, (ALSO BEING THE NORTHWEST CORNER OF SAID TRACT 11, BLOCK 2, JACKSONVILLE HEIGHTS, AND THE NORTHEAST CORNER OF LOT 1, BLOCK 1, WESTIN UNIT TWO, AS RECORDED IN PLAT BOOK 54, PAGES 20, 20A, 20B AND 20C, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, AND THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THIS DESCRIBED, RUN THENCE SOUTH 84°43'50" EAST, ALONG THE NORTH LINE OF SAID TRACT 11, BLOCK 2, JACKSONVILLE HEIGHTS, A DISTANCE OF 311.74 FEET, TO THE NORTHEAST CORNER OF SAID TRACT 11, BLOCK 2, JACKSONVILLE HEIGHTS; RUN THENCE SOUTH 00°04'00" EAST, ALONG THE EAST LINE OF SAID TRACT 11, BLOCK 2, JACKSONVILLE HEIGHTS, A DISTANCE OF 1247.50 FEET, TO THE SOUTHEAST CORNER OF SAID TRACT 11, BLOCK 2, JACKSONVILLE HEIGHTS; RUN THENCE SOUTH 88°48'27" WEST, ALONG THE SOUTH LINE OF SAID TRACT 11, BLOCK 2, AND THEN ALONG THE SOUTH LINE OF TRACT 10, BLOCK 2, (ALSO BEING THE NORTHERLY RIGHT OF WAY LINE OF A 30 FOOT RIGHT OF WAY, NOT PHYSICALLY OPEN AT THIS TIME), A DISTANCE OF 841.01 FEET, TO THE SOUTHWEST CORNER OF SAID TRACT 10, BLOCK 2, JACKSONVILLE HEIGHTS, (ALSO BEING THE WEST LINE OF SAID SECTION II, TOWNSHIP 2 SOUTH, RANGE 25 EAST); RUN THENCE NORTH 00°06'51" EAST, ALONG LAST SAID LINE, AND ALONG THE EASTERLY BOUNDARY LINE OF BLOCK 2, AFORESAID WESTIN UNIT TWO, A DISTANCE OF 669.81 FEET, TO THE NORTHWEST CORNER OF SAID TRACT 10, BLOCK 2, JACKSONVILLE HEIGHTS, (ALSO BEING THE SOUTHWEST CORNER OF LOT 28, BLOCK 1, AFORESAID WESTIN UNIT TWO); RUN THENCE SOUTH 84°51'38" EAST, ALONG LAST SAID LINE, AND ALONG THE SOUTHERLY LINE OF LOTS 28, 27, 17, 16 AND 15, BLOCK 1, SAID WESTIN UNIT TWO, A DISTANCE OF 625.11 FEET, TO THE NORTHEAST CORNER OF SAID TRACT 10, BLOCK 2, JACKSONVILLE HEIGHTS, (ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 15, BLOCK 1, WESTIN UNIT TWO); RUN THENCE NORTH 00°03'48" WEST, ALONG THE WEST LINE OF AFORESAID TRACT 11, BLOCK 2, JACKSONVILLE HEIGHTS, (THE SAME BEING THE EASTERLY BOUNDARY LINE OF BLOCK 1, SAID WESTIN UNIT TWO), A DISTANCE OF 650.26 FEET, TO THE POINT OF BEGINNING.

CONTAINING 10.86 ACRES AND/OR 821,842 SQUARE FEET, MORE OR LESS.

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT WESTIN PARTNERSHIP, A FLORIDA JOINT VENTURE, UNDER THE LAWS OF THE STATE OF FLORIDA, IS THE LANDLORD OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON, KNOWN AS WESTIN - UNIT THREE, 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 STREETS, ROADS, PARKWAYS, LANES, COURTS, WALKWAYS, DRAINAGE EASEMENTS, UNOBSTRUCTED DRAINAGE EASEMENTS AND UNOBSTRUCTED ACCESS 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 (STREETS, ROADS, PARKWAYS, LANES AND COURTS, AS NOTED ABOVE) HEREBY DEDICATED, TOGETHER WITH ALL SUBSTANCES OR MATTER WHICH MAY FLOW OR PASS FROM (STREETS, ROADS, PARKWAYS, LANES AND COURTS), FROM ADJACENT LAND OR FROM ANY OTHER SOURCE OR PUBLIC MATTERS 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.

THE OWNER, ITS SUCCESSORS AND ASSIGNS OF THE LANDS DESCRIBED AND CAPTIONED HEREON, SHALL INDEMNIFY THE CITY OF JACKSONVILLE AND SAVE IT HARMLESS FROM LITIGATION, 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 THREE. 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.

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 171.041(28).

TRACT "A" (RECREATION AREA) AND TRACTS "C-1" AND "C-2" (WETLAND CONSERVATION AREAS) SHALL REMAIN PRIVATELY OWNED AND THE SOLE EXCLUSIVE PROPERTY OF WESTIN PARTNERSHIP, A FLORIDA JOINT VENTURE, ITS SUCCESSORS AND ASSIGNS.

TRACT "B" (LIFT STATION), AND UTILITY EASEMENTS, ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH ITS WATER AND SEWER SYSTEMS.

ALL WATER AND SEWER EASEMENTS SHOWN HEREON, ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS EXCLUSIVE USE.

THOSE EASEMENTS DESIGNATED AS "EA-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 "EA-E" ARE HEREBY IRREVOCABLY DEDICATED TO 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.

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEFINITION 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 171.041(28)

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 17th DAY OF January, A.D. 2003.

WESTIN PARTNERSHIP
A FLORIDA JOINT VENTURE
BY: DAWSON DEVELOPMENT COMPANY, INC.,
A FLORIDA CORPORATION, AND MANAGING PARTNER

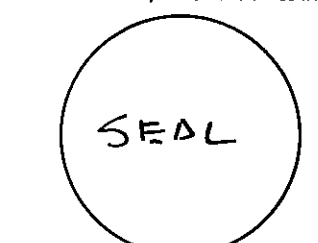
WITNESS: Rachel S. Fischer

Rachel S. Fischer
TYPE OR PRINT NAME

WITNESS: Kathleen M. Edwards

KATHLEEN M EDWARDS
TYPE OR PRINT NAME

BY: Carl D. Dawson, Jr.
CARL D. DAWSON, JR., PRESIDENT OF DAWSON DEVELOPMENT COMPANY, INC., A FLORIDA CORPORATION, AND MANAGING PARTNER FOR WESTIN PARTNERSHIP, A FLORIDA JOINT VENTURE



NOTARY FOR WESTIN PARTNERSHIP
A FLORIDA JOINT VENTURE

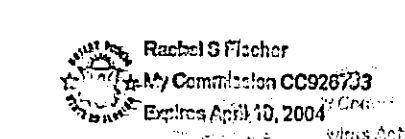
STATE OF FLORIDA
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT AS ACKNOWLEDGED BEFORE ME THIS 17 DAY OF January, A.D. 2003 BY CARL D. DAWSON, JR., PRESIDENT OF DAWSON DEVELOPMENT COMPANY, INC., A FLORIDA CORPORATION AND MANAGING PARTNER OF WESTIN PARTNERSHIP, A FLORIDA JOINT VENTURE, WHO IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

WITNESS: Rachel S. Fischer

Rachel S. Fischer
TYPE OR PRINT NAME

MY COMMISSION EXPIRES: April 10, 2004



SUNTRUST BANK
A GEORGIA CORPORATION

WITNESS: Rachel S. Fischer

Rachel S. Fischer
TYPE OR PRINT NAME

WITNESS: Kathleen M. Edwards

KATHLEEN M EDWARDS
TYPE OR PRINT NAME

BY: Larry Norman
LARRY NORMAN, VICE PRESIDENT OF SUNTRUST BANK, A GEORGIA CORPORATION

NOTARY FOR SUNTRUST BANK
A GEORGIA CORPORATION

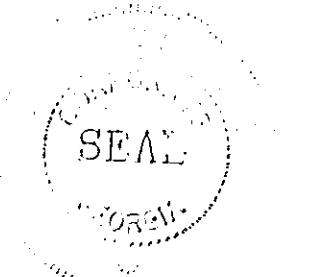
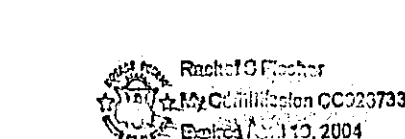
STATE OF FLORIDA
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT AS ACKNOWLEDGED BEFORE ME THIS 17 DAY OF January, A.D. 2003 BY Larry Norman, VICE PRESIDENT OF SUNTRUST BANK, A GEORGIA CORPORATION, WHO IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

WITNESS: Rachel S. Fischer

Rachel S. Fischer
TYPE OR PRINT NAME

MY COMMISSION EXPIRES: April 10, 2004



A & J LAND SURVEYORS, INC.
Professional Land Surveyors
1450 Belfort Parkway, Suite 1600
Jacksonville, Florida 32256
Fax (904) 246-1644
Phone (904) 246-1666 L.B. No. 6661

Approved 1/29/03
Date
John P. Rogers
City Engineer
for Director of Public Works
Approved 2/21/03
Date
Shea Cooney
for General Counsel

WESTIN - UNIT THREE

A Replat of all of Tracts 10 and 11, Block 2, Section 11, Township 2 South, Range 25 East, JACKSONVILLE HEIGHTS, as recorded in Plat Book 5, Page 43, of the Current Public Records of the City of Jacksonville, Duval County, Florida.

APPROVED FOR RECORD

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED, ACCEPTED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, PURSUANT TO CHAPTER NO. 654, ORDINANCE CODE. THIS 21ST DAY OF FEBRUARY, A.D., 2003.

[Signature]
DIRECTOR OF PUBLIC WORKS

CLERK'S CERTIFICATE # 2003069055

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE CITY OF JACKSONVILLE, FLORIDA AND SUBMITTED TO ME FOR THE RECORDING, AND IS RECORDED IN PLAT BOOK 55 PAGES 85-85D OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA THIS 25TH DAY OF FEB, A.D., 2003.

[Signature]
JIM FULLER, CLERK OF THE CIRCUIT COURT

[Signature]
DEPUTY CLERK

PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART I, CHAPTER 177, FLORIDA STATUTES, THIS 29TH DAY OF JANUARY, A.D., 2003.

[Signature]
GLENN E. MCGREGOR, PLS
PROFESSIONAL LAND SURVEYOR NUMBER 4252

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED IN THE CAPTION, THAT THE SURVEY WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF FLORIDA STATUTE 177, THAT PERMANENT REFERENCE MONUMENTS (PRM), PERMANENT CONTROL POINTS (PCP), AND LOT CORNERS HAVE BEEN OR WILL BE MONUMENTED IN ACCORDANCE WITH CHAPTER 177.041, FLORIDA STATUTES, CHAPTER 61G1-6.003, FLORIDA ADMINISTRATIVE CODE, AND SECTION 6511.0, ORDINANCE CODE OF THE CITY OF JACKSONVILLE, FLORIDA. CERTIFIED THIS 22 DAY OF JAN, A.D., 2003.

[Signature]
JONATHAN B. BOHAN
PROFESSIONAL LAND SURVEYOR No. 4600
1450 Bellfort Parkway, Suite 1600
Jacksonville, Florida 32256

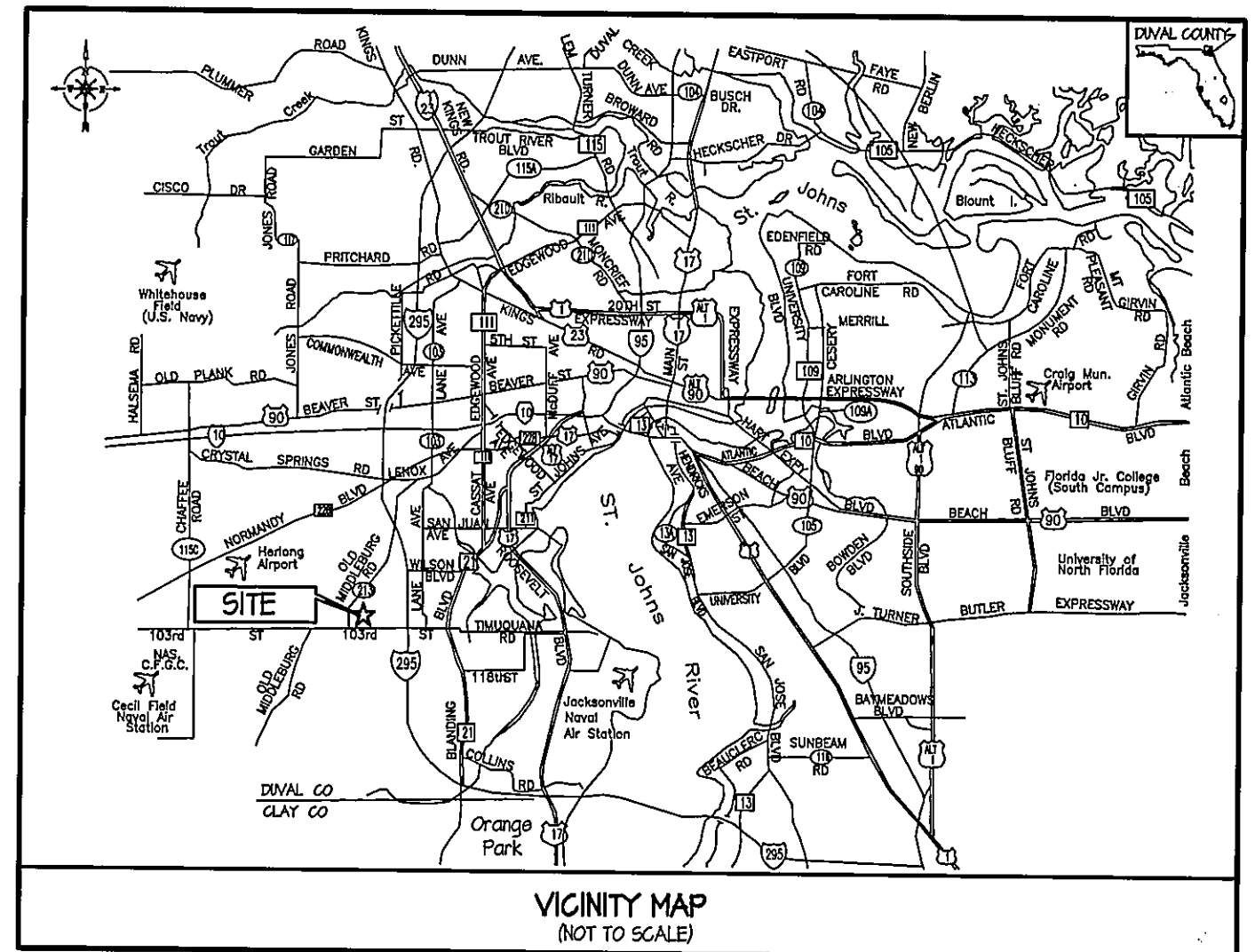
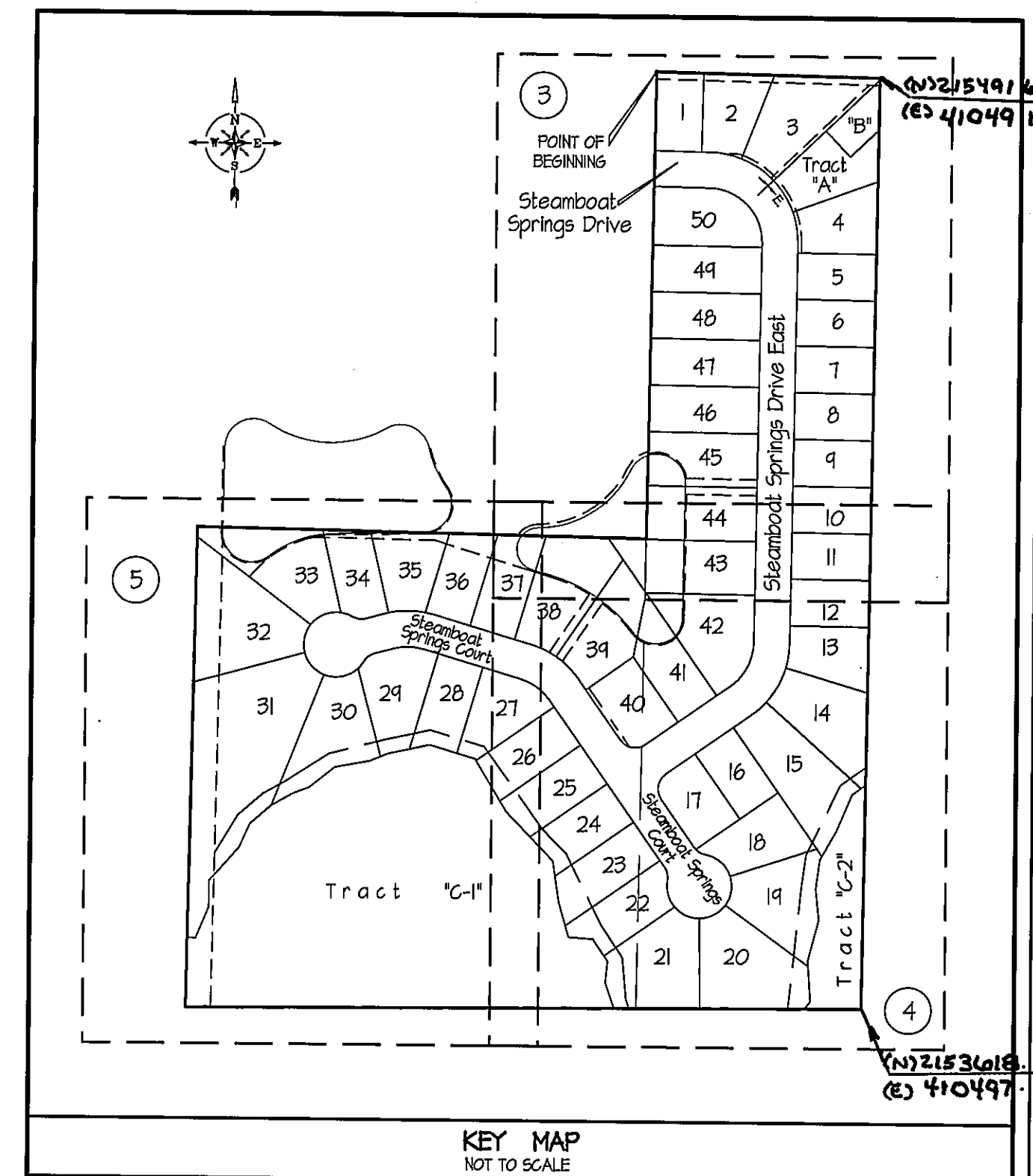
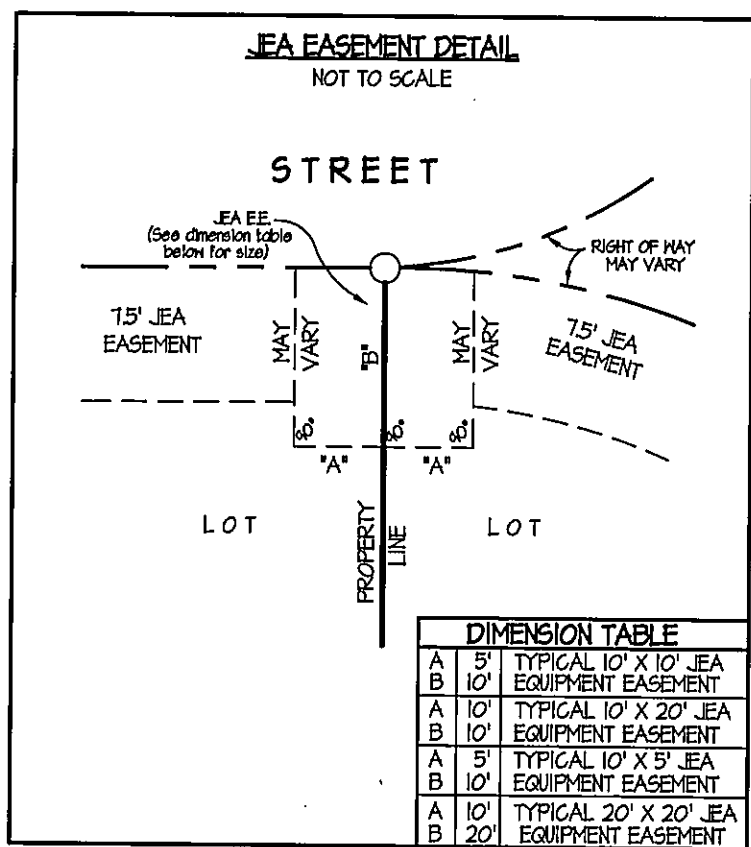
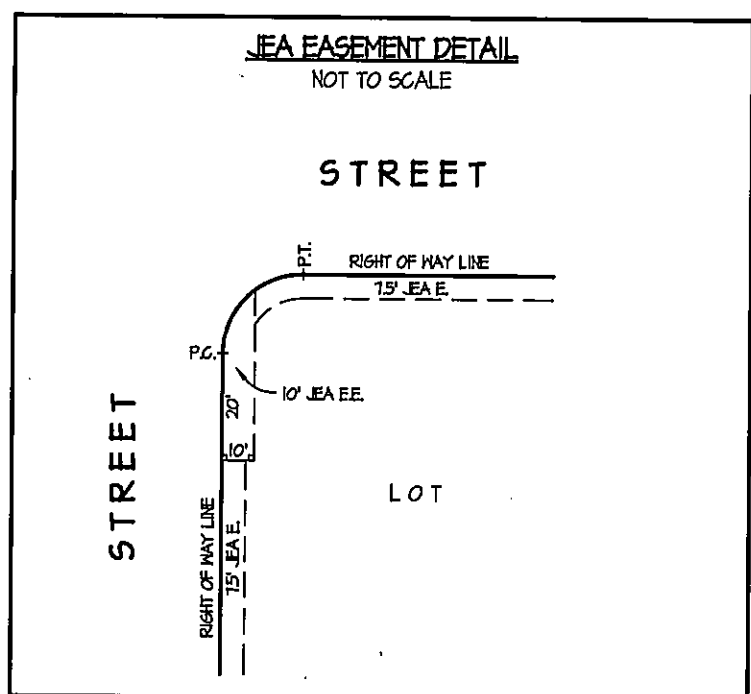


GENERAL NOTES

1. BASIS OF BEARING: STATE PLANE CO-ORDINATES SHOWN HEREON ARE BASED ON JEA CONTROL STATION NAME USED FOR THIS SURVEY ARE: JEA-0112 AND JEA-0526. CO-ORDINATES SHOWN ARE BASED ON NAD 83/10 STATE PLANE, FLORIDA EAST ZONE (ZONE 401) IN U.S. FEET.
2. THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID 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.
3. THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED ACCESS EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENTS BY THE CITY OF JACKSONVILLE.
4. EASEMENTS SHOWN HEREON ARE FOR DRAINAGE, UTILITIES AND SEWERS, UNLESS OTHERWISE NOTED.
5. ALL DRAINAGE EASEMENTS ARE UNOBSTRUCTED UNLESS OTHERWISE NOTED.
6. THE TABULATED LINE AND CURVE TABLES SHOWN ON EACH SHEET ARE APPLICABLE ONLY TO THE LINES AND CURVES THAT APPEAR ON THAT SHEET.
7. ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.
8. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL, THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
9. CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND DISTRIBUTION SYSTEM.
10. "JEA EE" DENOTES JEA EQUIPMENT EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY JEA.
11. "JEA E" DENOTES JEA EASEMENT. JEA WILL ALLOW CERTAIN NON-PERMANENT IMPROVEMENTS WHICH DO NOT IMPEDE THE USE OF SAID EASEMENTS BY JEA. THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY JEA AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND FOR REPLACEMENT OF SUCH ITEMS.
12. (100.00') DENOTES DISTANCE TO EASEMENTS OR UPLAND BUFFERS.
13. BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN HEREON LIES WITHIN ZONE "X", AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.), NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY PANEL NUMBER: 12007T - 0150 E; MAP REVISED DATE: AUGUST 15, 1984.

LEGEND

ESMT.	.....	EASEMENT
OR VOL.	.....	OFFICIAL RECORDS VOLUME
PS.	.....	PAGE
(OA)	.....	OVERALL
P.C.	.....	POINT OF CURVATURE
P.T.	.....	POINT OF TANGENCY
P.R.C.	.....	POINT OF REVERSE CURVE
R.P.	.....	RADIUS POINT
P.I.	.....	POINT OF INTERSECTION
P.C.C.	.....	POINT OF COMPOUND CURVE
R.	.....	RADIUS
L.	.....	ARC LENGTH
CH.	.....	CHORD DISTANCE
C4.	.....	TABULATED CURVE DATA
V.N.B.	.....	VEGETATED NATURAL BUFFER
R/W	.....	RIGHT OF WAY
⊙	.....	DENOTES PERMANENT REFERENCE MONUMENT FOUND (L.B. NO. 6661)
⊠	.....	DENOTES PERMANENT REFERENCE MONUMENT SET (L.B. NO. 6661)
○	.....	DENOTES PERMANENT CONTROL POINT SET (L.B. NO. 6661)
—	.....	STREET NAME CHANGE



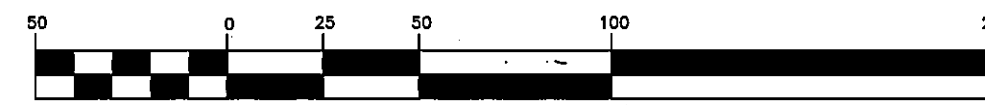
A & J LAND SURVEYORS, INC.
Professional Land Surveyors
1450 Bellfort Parkway, Suite 1600
Jacksonville, Florida 32256
Fax (904) 246-1644
Phone (904) 246-1666 L.B. No. 6661

WESTIN - UNIT THREE

A Replat of all of Tracts 10 and 11, Block 2, Section II, Township 2 South, Range 25 East, JACKSONVILLE HEIGHTS, as recorded in Plat Book 5, Page 43; of the Current Public Records of the City of Jacksonville, Duval County, Florida.

UNPLATTED LANDS OF TRACT 8, BLOCK 2 SECTION II, TOWNSHIP 3 SOUTH, RANGE 25 EAST JACKSONVILLE HEIGHTS, PLAT BOOK 5, PAGE 43

GRAPHIC SCALE

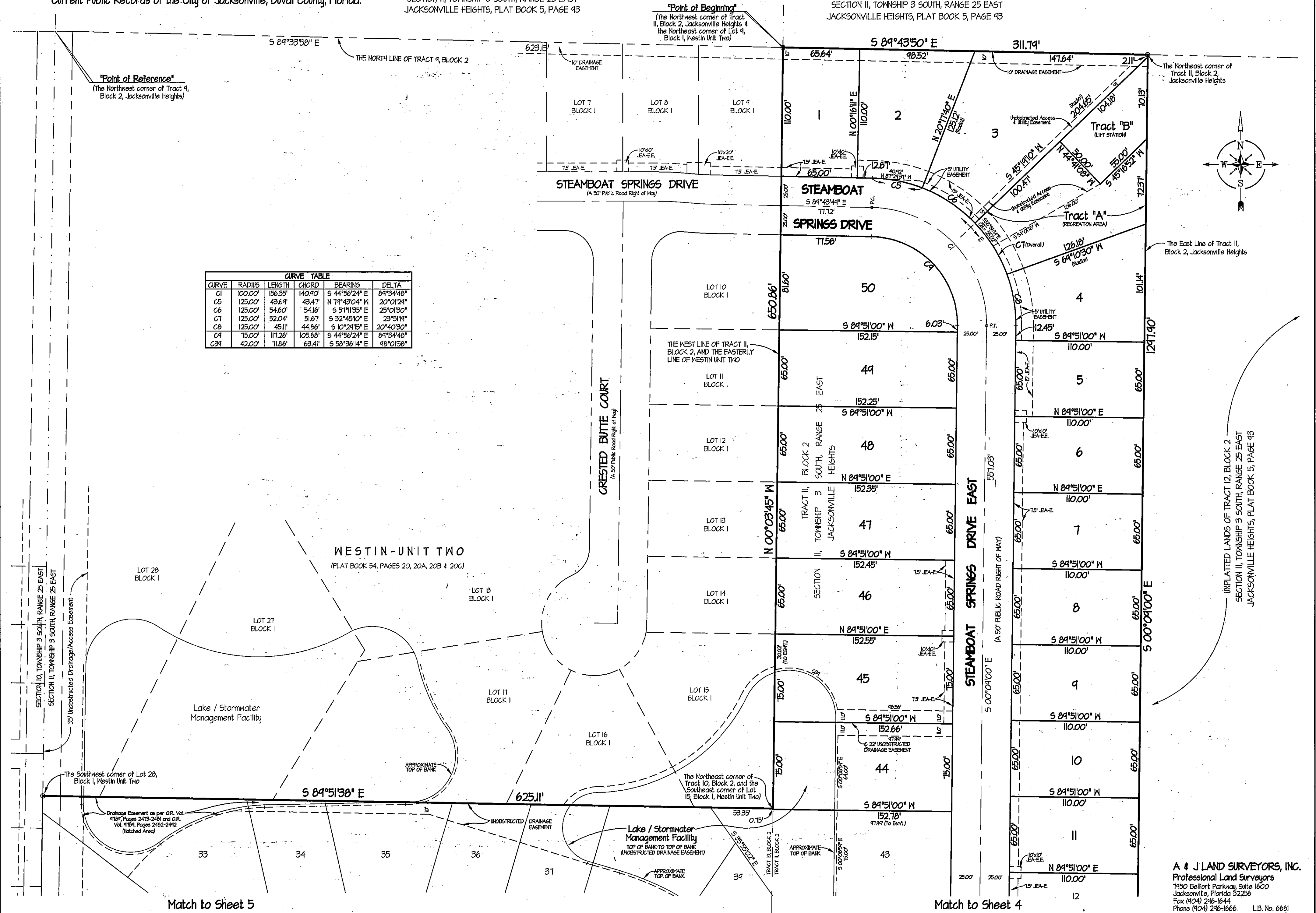


(IN FEET)
1 inch = 50 ft.

PLAT BOOK **55** PAGE **85B**

SHEET 3 OF 5 SHEETS

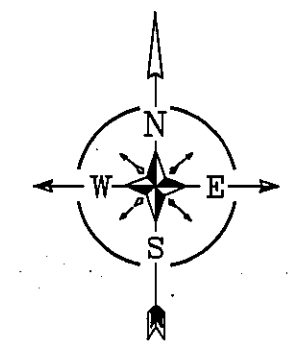
SEE SHEET 2 FOR GENERAL NOTES



"Point of Reference"
(The Northwest corner of Tract 4, Block 2, Jacksonville Heights)

"Point of Beginning"
(The Northwest corner of Tract II, Block 2, Jacksonville Heights & the Northeast corner of Lot 4, Block 1, Westin Unit Two)

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	100.00'	156.35'	140.90'	S 44°56'24" E	84°34'48"
C5	125.00'	43.64'	43.47'	N 74°43'04" W	20°01'24"
C6	125.00'	54.60'	54.16'	S 51°11'35" E	25°01'30"
C7	125.00'	52.04'	51.67'	S 32°45'10" E	23°51'14"
C8	125.00'	45.11'	44.86'	S 10°24'15" E	20°40'30"
C4	75.00'	117.26'	105.68'	S 44°56'24" E	84°34'48"
C34	42.00'	71.86'	63.41'	S 58°36'14" E	48°10'58"



SECTION 10, TOWNSHIP 3 SOUTH, RANGE 25 EAST
SECTION 11, TOWNSHIP 3 SOUTH, RANGE 25 EAST

UNPLATTED LANDS OF TRACT 12, BLOCK 2 SECTION II, TOWNSHIP 3 SOUTH, RANGE 25 EAST JACKSONVILLE HEIGHTS, PLAT BOOK 5, PAGE 43

Match to Sheet 5

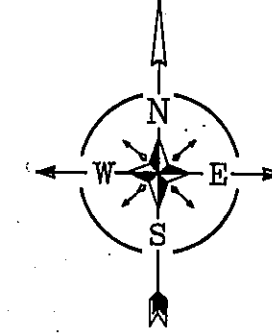
Match to Sheet 4

A & J LAND SURVEYORS, INC.
Professional Land Surveyors
7450 Bellfort Parkway, Suite 1600
Jacksonville, Florida 32256
Fax (904) 246-1644
Phone (904) 246-1666 L.B. No. 6661

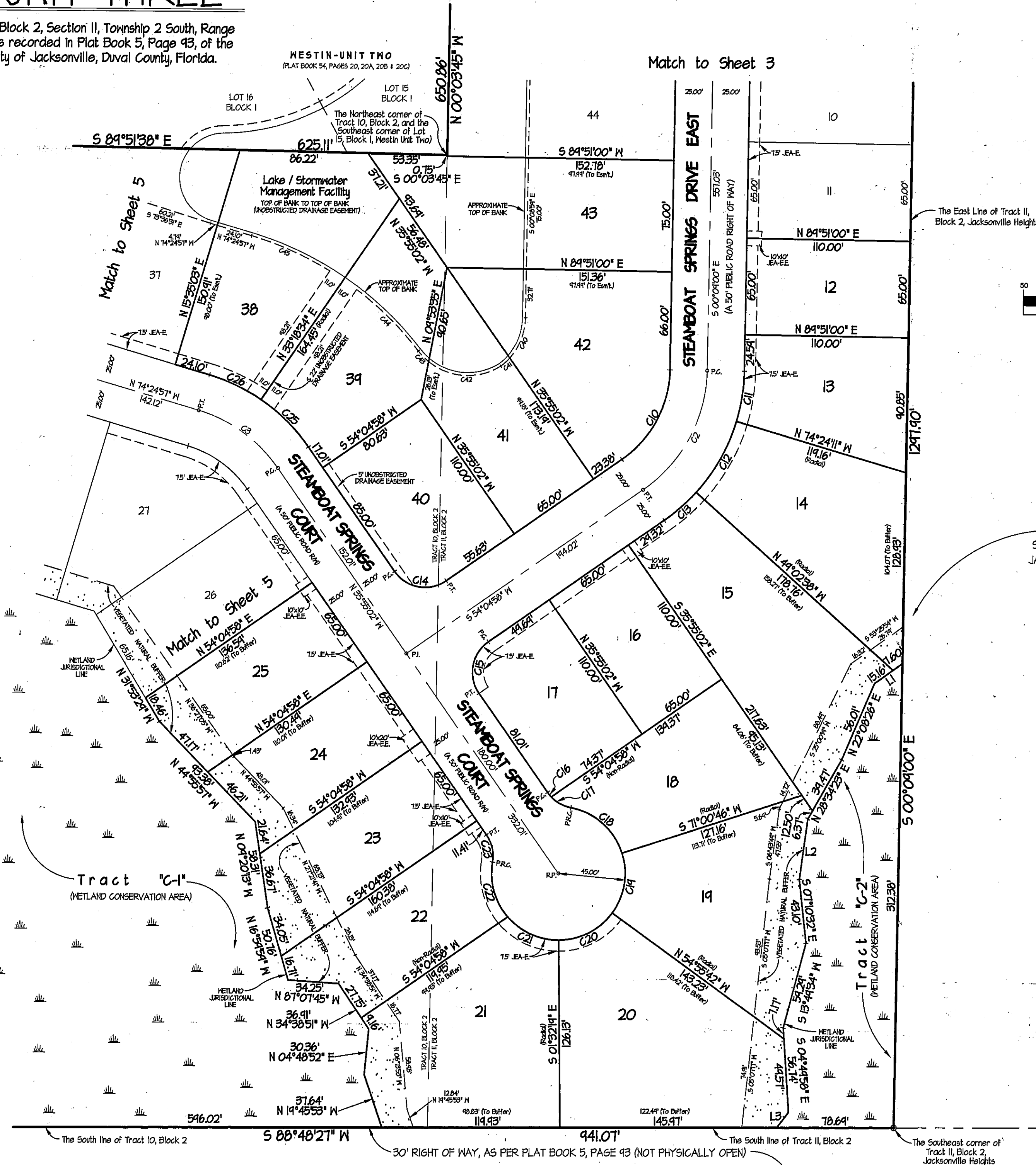
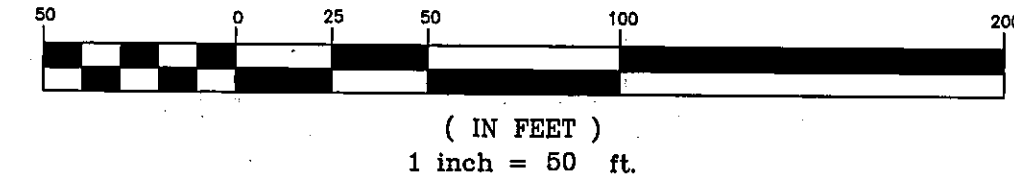
WESTIN - UNIT THREE

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SEE SHEET 2 FOR GENERAL NOTES



GRAPHIC SCALE



UNPLATTED LANDS OF TRACT 12, BLOCK 2 SECTION II, TOWNSHIP 3 SOUTH, RANGE 25 EAST JACKSONVILLE HEIGHTS, PLAT BOOK 5, PAGE 43

LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	N 53°25'54" E	22.76'
L2	S 06°43'49" W	41.25'
L3	S 36°11'12" N	13.00'

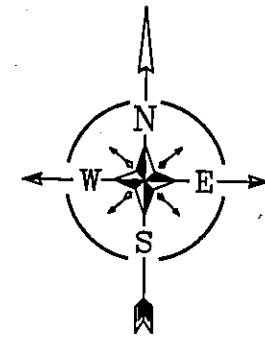
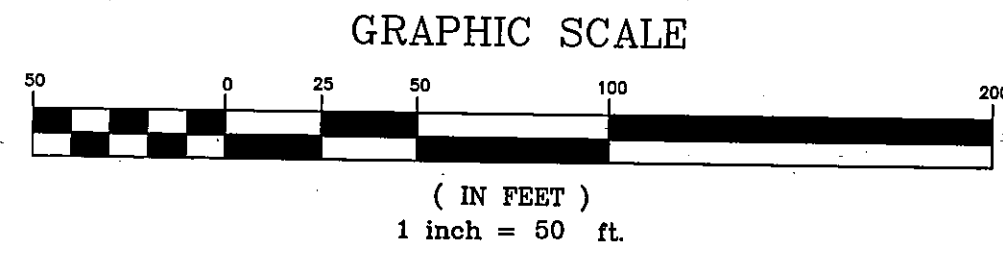
CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C2	100.00'	44.65'	41.16'	S 26°51'54" N	54°13'54"
C3	100.00'	67.14'	65.44'	N 55°04'54" N	38°24'56"
C10	75.00'	70.44'	68.37'	S 26°51'54" N	54°13'54"
C11	125.00'	34.35'	34.25'	S 07°43'25" N	15°44'50"
C12	125.00'	55.32'	54.87'	S 28°16'36" N	25°21'32"
C13	125.00'	28.64'	28.58'	S 47°31'10" N	13°07'31"
C14	25.00'	34.21'	33.36'	N 80°55'02" N	40°00'00"
C15	25.00'	34.21'	33.36'	S 04°04'58" N	90°00'00"
C16	25.00'	4.01'	4.00'	S 40°30'31" E	04°11'00"
C17	25.00'	15.37'	15.13'	S 62°42'54" E	35°13'56"
C18	45.00'	48.18'	45.91'	S 44°54'35" E	61°20'43"
C19	45.00'	42.46'	40.40'	S 08°02'32" N	54°03'32"
C20	45.00'	41.89'	40.43'	S 61°46'00" N	53°23'22"
C21	45.00'	34.08'	37.86'	N 66°34'44" N	44°45'10"
C22	45.00'	34.44'	38.24'	N 16°38'38" N	50°17'03"
C23	25.00'	14.38'	14.90'	N 13°42'34" N	44°24'55"
C25	125.00'	45.32'	45.07'	N 46°18'14" N	20°46'24"
C26	125.00'	38.67'	38.52'	N 65°33'11" N	17°43'32"
C40	42.00'	24.77'	24.15'	S 20°04'31" N	40°31'00"
C41	42.00'	7.91'	7.90'	S 45°51'53" N	10°41'45"
C42	42.00'	51.96'	48.71'	N 81°34'21" N	70°52'51"
C43	42.00'	4.84'	4.86'	N 45°28'16" N	13°24'12"
C44	223.00'	58.91'	58.74'	N 46°11'43" N	15°08'07"
C45	223.00'	57.48'	57.82'	N 66°58'01" N	14°53'53"

A & J LAND SURVEYORS, INC.
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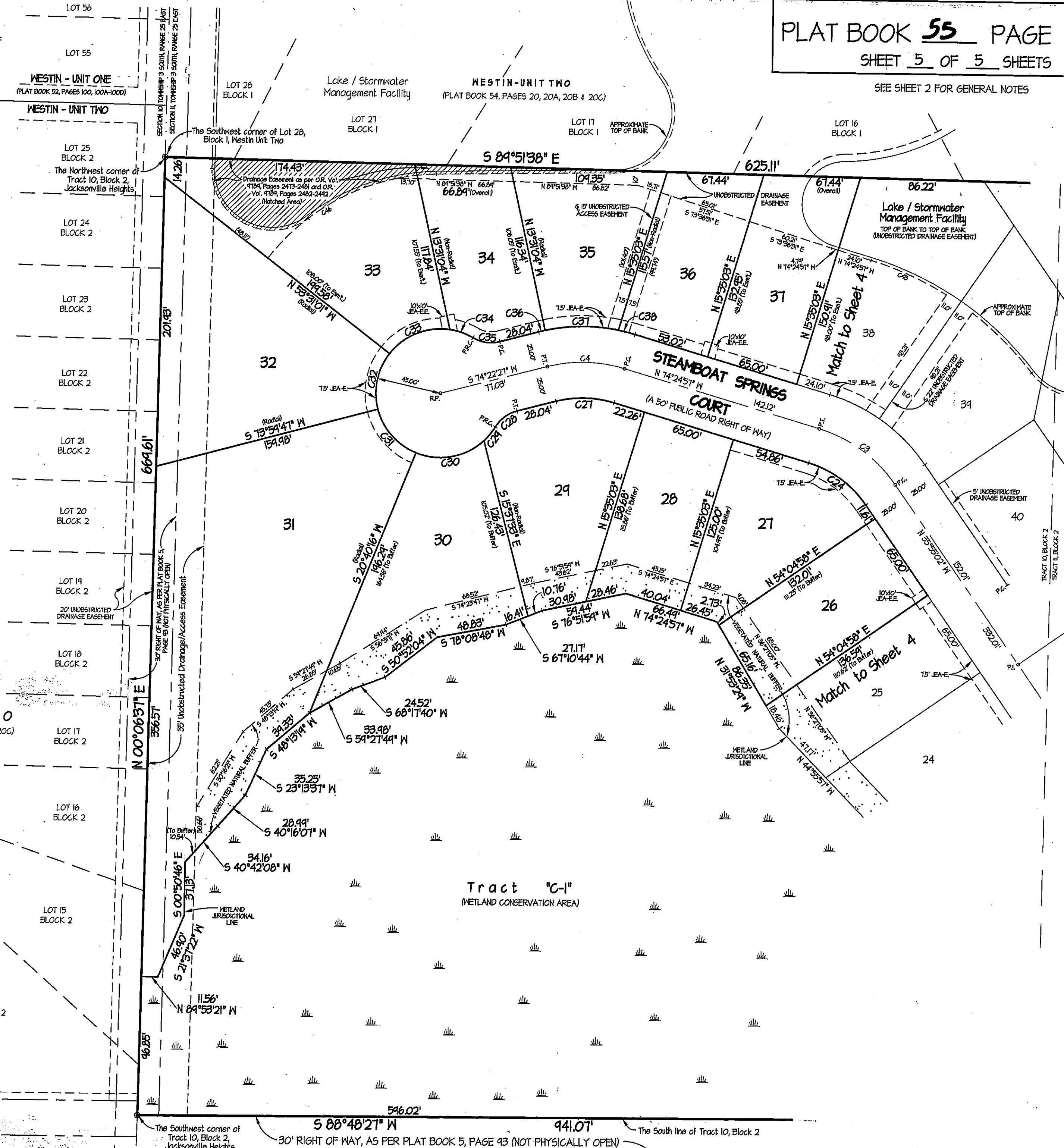
WESTIN - UNIT THREE

A Replat of all of Tracts 10 and 11, Block 2, Section 11, Township 2 South, Range 25 East, JACKSONVILLE HEIGHTS, as recorded in Plat Book 5, Page 43, of the Current Public Records of the City of Jacksonville, Duval County, Florida.

SEE SHEET 2 FOR GENERAL NOTES



CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C3	100.00'	61.14'	65.44'	N 55°04'54" W	38°24'56"
C4	100.00'	54.41'	53.80'	S 84°58'45" W	31°12'36"
C24	75.00'	50.34'	44.45'	N 55°04'54" W	38°24'56"
C27	75.00'	40.85'	40.35'	S 84°58'45" W	31°12'36"
C28	25.00'	14.38'	18.40'	S 52°04'54" W	44°24'55"
C29	45.00'	12.54'	12.50'	S 31°56'22" W	15°51'40"
C30	45.00'	50.86'	48.19'	S 78°17'44" W	64°45'03"
C31	45.00'	41.88'	40.34'	N 42°34'54" W	53°14'31"
C32	45.00'	41.22'	34.80'	N 10°14'23" E	52°24'12"
C33	45.00'	47.40'	45.24'	N 66°34'34" W	60°21'10"
C34	45.00'	17.24'	17.14'	S 72°11'44" E	21°57'13"
C35	25.00'	14.38'	18.40'	S 03°25'06" E	44°24'55"
C36	125.00'	4.60'	4.60'	S 75°23'41" W	02°06'24"
C37	125.00'	51.44'	51.83'	N 88°16'54" E	23°36'08"
C38	125.00'	12.00'	11.84'	S 77°04'51" E	05°24'51"
C45	223.00'	51.98'	51.82'	N 66°58'01" W	14°53'53"
C46	153.00'	104.14'	106.84'	S 56°55'14" W	40°52'21"



WESTIN-UNIT TWO
(PLAT BOOK 54, PAGES 20, 20A, 20B & 20C)

NO ROAD
(A 50' PUBLIC ROAD RIGHT OF WAY)

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