

WESTLAND OAKS UNIT TWO - REPLAT NO. 2

BEING A REPLAT OF TRACT 1, TOGETHER WITH A REPLAT OF PART OF TRACTS H AND L, WESTLAND OAKS UNIT TWO, ACCORDING TO PLAT BOOK 65, PAGES 40-49, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SAID LANDS BEING SITUATED IN SECTION 25, TOWNSHIP 3 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK **66** PAGE **1**

SHEET 1 OF 5 SHEETS

SEE SHEET 2 FOR GENERAL NOTES

CAPTION:

PARCEL 1:

TRACT "1", WESTLAND OAKS UNIT TWO, ACCORDING TO PLAT BOOK 65, PAGES 40 THROUGH 49, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CONTAINING 0.26 ACRES MORE OR LESS.

SAID LANDS SITUATED, LYING AND BEING IN DUVAL COUNTY, FLORIDA.

PARCEL 2:

PART OF TRACT "H", WESTLAND OAKS UNIT TWO, ACCORDING TO PLAT BOOK 65, PAGES 40 THROUGH 49, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWESTERLY CORNER OF LOT 463, WESTLAND OAKS UNIT ONE, ACCORDING TO PLAT BOOK 62, PAGES 181 THROUGH 190, OF SAID CURRENT PUBLIC RECORDS; THENCE ALONG THE NORTHWESTERLY LINE THEREOF, SOUTH 47°25'31" WEST, A DISTANCE OF 138.77 FEET TO THE MOST WESTERLY CORNER OF SAID LOT 463; THENCE NORTH 17°50'51" WEST, A DISTANCE OF 98.73 FEET; THENCE NORTH 57°37'26" WEST, A DISTANCE OF 53.14 FEET; THENCE NORTH 33°16'32" WEST, A DISTANCE OF 161.01 FEET; THENCE NORTH 60°51'27" WEST, A DISTANCE OF 289.44 FEET; THENCE NORTH 43°06'31" EAST, A DISTANCE OF 170.00 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF STEVENTON WAY, ACCORDING TO SAID PLAT BOOK 65, PAGES 40 THROUGH 49; THENCE ALONG SAID LINE, SOUTH 46°53'29" EAST, A DISTANCE OF 7.53 FEET TO A POINT OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 230.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 169.65 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 68°01'21" EAST AND A CHORD DISTANCE OF 165.83 FEET) TO A POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 89°09'14" EAST, A DISTANCE OF 79.18 FEET TO A POINT OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 37.83 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 45°48'08" EAST AND A CHORD DISTANCE OF 34.32 FEET) TO A POINT OF A REVERSE CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 530.00 FEET, SAID POINT LYING ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF WESTLAND OAKS DRIVE, ACCORDING TO SAID PLAT BOOK 65, PAGES 40 THROUGH 49; THENCE ALONG SAID LINE AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 371.15 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 22°30'46" EAST AND A CHORD DISTANCE OF 363.61 FEET) TO THE POINT OF BEGINNING OF PARCEL 2 DESCRIBED HEREIN.

CONTAINING 2.16 ACRES MORE OR LESS.

SAID LANDS SITUATED, LYING AND BEING IN DUVAL COUNTY, FLORIDA.

CAPTION: (continued)

PARCEL 3:

PART OF TRACT "L", WESTLAND OAKS UNIT TWO, ACCORDING TO PLAT BOOK 65, PAGES 40 THROUGH 49, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST EASTERLY CORNER OF SAID TRACT "L"; THENCE ALONG THE SOUTHERLY AND WESTERLY LINES THEREOF, RUN SOUTH 43°06'31" WEST, A DISTANCE OF 153.29 FEET; THENCE NORTH 28°07'53" WEST, A DISTANCE OF 40.49 FEET; THENCE NORTH 75°25'24" WEST, A DISTANCE OF 43.79 FEET; THENCE NORTH 82°26'52" WEST, A DISTANCE OF 69.80 FEET; THENCE SOUTH 62°39'48" WEST, A DISTANCE OF 60.96 FEET; THENCE NORTH 64°05'36" WEST, A DISTANCE OF 58.20 FEET; THENCE NORTH 58°12'24" WEST, A DISTANCE OF 59.05 FEET; THENCE SOUTH 79°58'59" WEST, A DISTANCE OF 47.02 FEET; THENCE SOUTH 37°03'18" WEST, A DISTANCE OF 90.88 FEET; THENCE SOUTH 30°35'43" WEST, A DISTANCE OF 54.12 FEET; THENCE NORTH 53°41'13" WEST, A DISTANCE OF 21.88 FEET; THENCE NORTH 05°49'02" EAST, A DISTANCE OF 60.01 FEET; THENCE NORTH 48°40'20" WEST, A DISTANCE OF 97.69 FEET; THENCE NORTH 36°53'02" WEST, A DISTANCE OF 82.46 FEET; THENCE NORTH 83°09'10" EAST, A DISTANCE OF 95.39 FEET; THENCE NORTH 17°53'14" EAST, A DISTANCE OF 73.37 FEET; THENCE NORTH 14°26'22" WEST, A DISTANCE OF 49.23 FEET; THENCE NORTH 30°34'43" WEST, A DISTANCE OF 73.54 FEET; THENCE NORTH 26°58'28" WEST, A DISTANCE OF 35.75 FEET; THENCE NORTH 53°09'08" EAST, A DISTANCE OF 49.07 FEET; THENCE NORTH 17°14'41" WEST, A DISTANCE OF 44.18 FEET; THENCE NORTH 35°55'09" EAST, A DISTANCE OF 39.51 FEET; THENCE SOUTH 64°33'09" EAST, A DISTANCE OF 33.28 FEET; THENCE NORTH 20°46'35" WEST, A DISTANCE OF 51.92 FEET; THENCE NORTH 08°51'29" EAST, A DISTANCE OF 16.59 FEET; THENCE NORTH 84°45'07" EAST, A DISTANCE OF 46.71 FEET; THENCE SOUTH 73°26'58" EAST, A DISTANCE OF 19.98 FEET; THENCE DEPARTING SAID LINES, SOUTH 17°56'07" EAST, A DISTANCE OF 75.56 FEET; THENCE NORTH 43°06'31" EAST, A DISTANCE OF 80.00 FEET; THENCE SOUTH 17°56'07" EAST, A DISTANCE OF 80.00 FEET; THENCE SOUTH 66°46'27" EAST, A DISTANCE OF 92.98 FEET; THENCE SOUTH 17°56'07" EAST, A DISTANCE OF 100.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF COSMO COURT, ACCORDING TO SAID PLAT OF WESTLAND OAKS UNIT TWO; THENCE ALONG SAID LINE, AND THEN ALONG THE WESTERLY AND SOUTHERLY RIGHT-OF-WAY LINES OF SAID COSMO COURT, SOUTH 72°03'53" WEST, A DISTANCE OF 112.88 FEET TO A POINT OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 25.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 19.38 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 85°43'40" WEST AND A CHORD DISTANCE OF 18.90 FEET) TO A POINT OF A REVERSE CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 45.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 211.14 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 17°56'07" EAST AND A CHORD DISTANCE OF 64.29 FEET) TO A POINT OF A REVERSE CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 19.38 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 49°51'25" EAST AND A CHORD DISTANCE OF 18.90 FEET) TO A POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 72°03'53" EAST, A DISTANCE OF 166.78 FEET TO A POINT OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 25.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 33.91 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 69°04'39" EAST AND A CHORD DISTANCE OF 31.37 FEET) TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF WINDING GREENS DRIVE, ACCORDING TO SAID PLAT OF WESTLAND OAKS UNIT TWO, BEING A POINT OF A REVERSE CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 210.00 FEET; THENCE ALONG SAID LINE AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 61.10 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 38°33'20" EAST AND A CHORD DISTANCE OF 60.89 FEET) TO A POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 46°53'29" EAST, A DISTANCE OF 166.88 FEET TO THE POINT OF BEGINNING OF PARCEL 3 DESCRIBED HEREIN.

CONTAINING 3.91 ACRES MORE OR LESS.

SAID LANDS SITUATED, LYING AND BEING IN DUVAL COUNTY, FLORIDA.

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT REDUS FLORIDA LAND, LLC, A DELAWARE LIMITED LIABILITY COMPANY (HEREINAFTER, THE "OWNER") UNDER THE LAWS OF THE STATE OF FLORIDA, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON, KNOWN AS WESTLAND OAKS UNIT TWO - REPLAT NO. 2, 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.

THE UNDERSIGNED OWNERS DO HEREBY RESERVE UNTO THEMSELVES AND ITS ASSIGNS AN EASEMENT FOR LANDSCAPING AND CONSTRUCTION OF SIGNS OVER ALL LAKE MAINTENANCE 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 OWNER, ITS SUCCESSORS AND ASSIGNS.

THOSE EASEMENTS DESIGNATED AS "JEA-E.E.", ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION 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 AND WITHOUT RESERVATION 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.

IN WITNESS WHEREOF, REDUS FLORIDA LAND, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THIS 1st DAY OF June, 2012.

REDUS FLORIDA LAND, LLC

A DELAWARE LIMITED LIABILITY COMPANY

BY: REDUS PROPERTIES, INC., ITS MEMBER AND A DELAWARE CORPORATION

BY: Sarah Wicker
SARAH WICKER - VICE PRESIDENT

WITNESS Jill Tant
Jill Tant
TYPE OR PRINT NAME

WITNESS Susan G. Moore
Susan G. Moore
TYPE OR PRINT NAME

NOTARY FOR REDUS FLORIDA LAND, LLC

STATE OF FLORIDA
COUNTY OF DUVAL

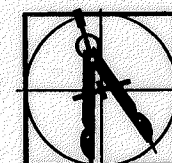
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY ME THIS 4th DAY OF June, 2012, BY SARAH WICKER, THE VICE PRESIDENT OF REDUS PROPERTIES, INC., A DELAWARE CORPORATION, THE SOLE MEMBER OF REDUS FLORIDA LAND, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF SAID LIMITED LIABILITY COMPANY. SHE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

Susan G. Moore
NOTARY PUBLIC, STATE OF FLORIDA

Susan G. Moore
TYPE OR PRINT NAME

SUSAN G. MOORE
Notary Public, State of Florida
My Comm. Expires Jan. 26, 2015
Commission No. EE 39844

MY COMMISSION EXPIRES: _____



PREPARED BY:
BARTRAM TRAIL SURVEYING, INC.
CERTIFICATE OF AUTHORIZATION LB #6991
LAND SURVEYORS PLANNERS LAND DEVELOPMENT CONSULTANTS
1501 COUNTY ROAD 315 SUITE 106
GREEN COVE SPRINGS, FL 32043
(904) 284-2224 FAX (904) 284-2258



WESTLAND OAKS UNIT TWO - REPLAT NO. 2

BEING A REPLAT OF TRACT I, TOGETHER WITH A REPLAT OF PART OF TRACTS H AND L, WESTLAND OAKS UNIT TWO, ACCORDING TO PLAT BOOK 65, PAGES 40-49, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SAID LANDS BEING SITUATED IN SECTION 25, TOWNSHIP 3 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

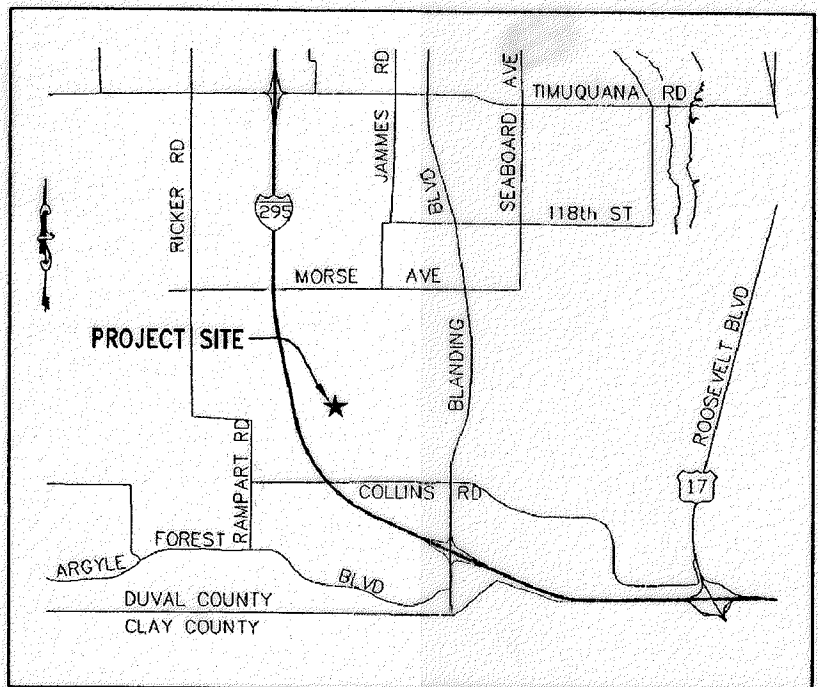
PLAT BOOK 66 PAGE 2

SHEET 2 OF 5 SHEETS

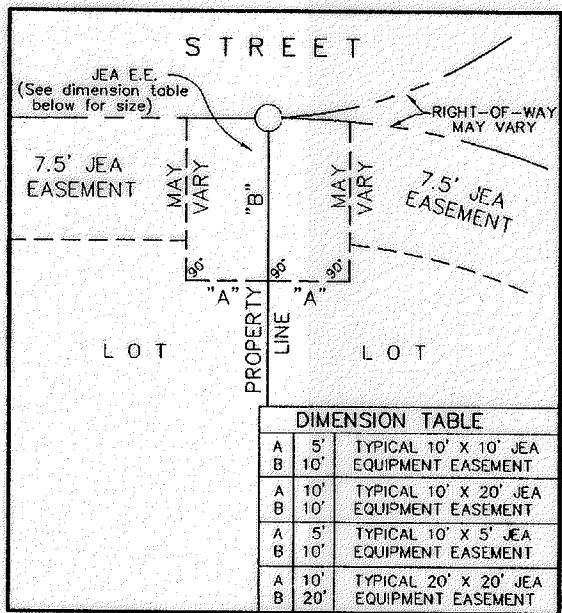
SEE SHEET 2 FOR GENERAL NOTES

GENERAL NOTES:

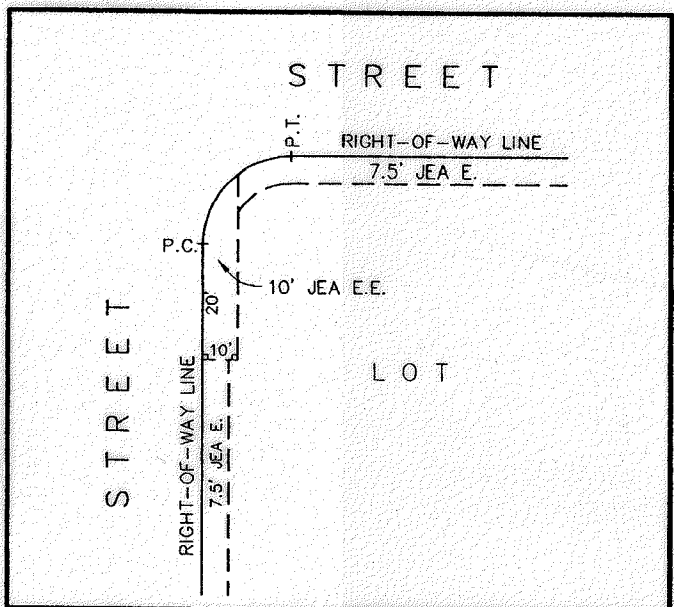
1. BEARINGS ARE BASED ON THE SOUTHERLY RIGHT-OF-WAY LINE OF COSMO COURT AS BEING N72°03'53"E ACCORDING TO PLAT BOOK 65, PAGES 40-49.
2. ALL DRAINAGE EASEMENTS ARE UNOBSTRUCTED UNLESS OTHERWISE NOTED.
3. THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED 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.
4. THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UTILITY EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENTS BY THE CITY OF JACKSONVILLE.
5. 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.
6. ALL ROADS, TRACTS, BUFFERS AND EASEMENTS (EXCEPT FOR "JEA-E-"S "JEA-E.E."S) SHOWN HEREON ARE ACCORDING TO PLAT OF WESTLAND OAKS UNIT TWO, RECORDED IN PLAT BOOK 65, PAGES 40-49, UNLESS OTHERWISE NOTED.
7. CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND DISTRIBUTION SYSTEM.
8. "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.
9. "JEA-E.E." 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.
10. THE STORMWATER LAKES/PONDS (SPECIFICALLY THE TOP OF BANK) AS SHOWN HEREON ARE FOR ILLUSTRATION PURPOSES ONLY AND DO NOT REPRESENT AN ACTUAL FIELD LOCATION.
11. 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 NUMBER: 120077, PANEL 0150 E, DATED AUGUST 15, 1989.
12. THE FIRM INFORMATION DELINEATED ON THIS PLAT IS VALID ONLY FOR THE DATES UP TO AND INCLUDING THE EFFECTIVE RECORDING DATE OF THIS PLAT. THERE MAY HAVE BEEN SUBSEQUENT REVISIONS AFTER THIS DATE THAT APPROVED FOR RECORD WILL SUPERSEDE SAID INFORMATION. INQUIRIES FOR THIS SHOULD BE MADE TO THE COMMUNITY'S FLOODPLAIN MANAGEMENT REPOSITORY, DEPARTMENT OF PUBLIC WORKS, JACKSONVILLE, FLORIDA. THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED, ACCEPTED AND APPROVED BY THE CITY OF JACKSONVILLE.
13. (100.00') DENOTES DISTANCES ALONG PROPERTY LINES, FROM ROAD RIGHTS-OF-WAY TO BUFFERS, P.U.D.E.'S OR LAKE/STORMWATER MANAGEMENT SYSTEMS, UNLESS OTHERWISE NOTED.
14. 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.
15. LOTS FRONTING ON TWO (2) STREETS MAY HAVE VEHICULAR ACCESS FROM ONE (1) STREET ONLY.
16. CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WATERWARD OF THE JURISDICTIONAL WETLAND LINE AS SHOWN ON THIS PLAT WITHOUT THE APPROVAL OF THIS COUNTY. AND/OR ANY OTHER FEDERAL, STATE OR LOCAL 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 AREA TO ACQUIRE THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF ANY WORK. THE JURISDICTIONAL WETLAND LINE SHOWN HEREON MAY BE SUPERSEDED AND RECERTIFIED AT ANY TIME, BY THE APPROPRIATE AUTHORITIES.
17. STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON JEA CONTROL MONUMENTATION. COORDINATES PUBLISHED TO BE ON NAD 83/90 STATE PLANE, FLORIDA EAST ZONE (ZONE 0901) IN U.S. SURVEY FEET.



VICINITY MAP
(Not To Scale)



JEA EASEMENT DETAIL
(NOT TO SCALE)



JEA EASEMENT DETAIL
(NOT TO SCALE)

LEGEND

- CL - DENOTES CENTERLINE
- GOV'T - DENOTES GOVERNMENT
- (NR) - DENOTES NON-RADIAL LINE
- N.T. - DENOTES NON-TANGENCY
- O.R.B. - DENOTES OFFICIAL RECORDS BOOK
- R.P. - DENOTES RADIUS POINT
- R/W - DENOTES RIGHT-OF-WAY
- P.C. - DENOTES POINT OF CURVATURE
- P.T. - DENOTES POINT OF TANGENCY
- P.I. - DENOTES ANGLE POINT IN LINE
- P.B. - DENOTES PLAT BOOK
- P.U.D.E. - DENOTES PRIVATE UNOBSTRUCTED DRAINAGE EASEMENT
- R - DENOTES RADIUS
- (R) - DENOTES RADIAL LINE
- R-26-E - DENOTES RANGE 26 EAST
- S.P.C. - DENOTES STATE PLANE COORDINATE
- T-4-S - DENOTES TOWNSHIP 4 SOUTH
- T.O.B. - DENOTES TOP OF BANK
- (TYP) - DENOTES TYPICAL
- U.D.E. - DENOTES UNOBSTRUCTED DRAINAGE EASEMENT
- ⊙ DENOTES 5/8" REBAR PERMANENT REFERENCE MONUMENT SET. ("P.R.M. LB 6991")
- ⊙ DENOTES PERMANENT CONTROL POINT. ("LB 6661")
- ⊠ DENOTES 4"X 4" CONCRETE PERMANENT REFERENCE MONUMENT FOUND. ("LB 6661")

APPROVED FOR RECORD

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED, ACCEPTED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, PURSUANT TO CHAPTER 654, ORDINANCE CODE THIS 9th DAY OF JULY, 2012.

JAMES M. (JIM) ROBINSON, P.E.
DIRECTOR OF PUBLIC WORKS

CLERK'S CERTIFICATE 2012147037

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AND SUBMITTED TO ME FOR THE RECORDING, AND IS RECORDED IN PLAT BOOK 66, PAGES 1-5 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA THIS 15th DAY OF JULY, 2012.

JAMES E. FULLER, CLERK OF THE CIRCUIT COURTS
DEPUTY CLERK

PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 9th DAY OF JULY, 2012.

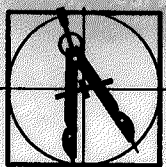
W. MONROE HAZEN, P.E.
PROFESSIONAL SURVEYOR NO. 3398

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 LEGAL DESCRIPTION, 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 MONUMENTED IN ACCORDANCE WITH CHAPTER 177.091, FLORIDA STATUTES AND CHAPTERS 5J-17, FLORIDA ADMINISTRATIVE CODE.

CERTIFIED THIS 31st DAY OF MAY, 2012.

PAUL SUTHERLAND
PROFESSIONAL SURVEYOR AND MAPPER CERT. NO. 6477
BARTRAM TRAIL SURVEYING, INC. LB #6991
1501 COUNTY ROAD 315 SUITE #106
GREEN COVE SPRINGS, FLORIDA 32043



PREPARED BY:
BARTRAM TRAIL SURVEYING, INC.
CERTIFICATE OF AUTHORIZATION LB #6991
LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS
1501 COUNTY ROAD 315 SUITE 106
GREEN COVE SPRINGS, FL 32043
(904) 284-2224 FAX (904) 284-2258



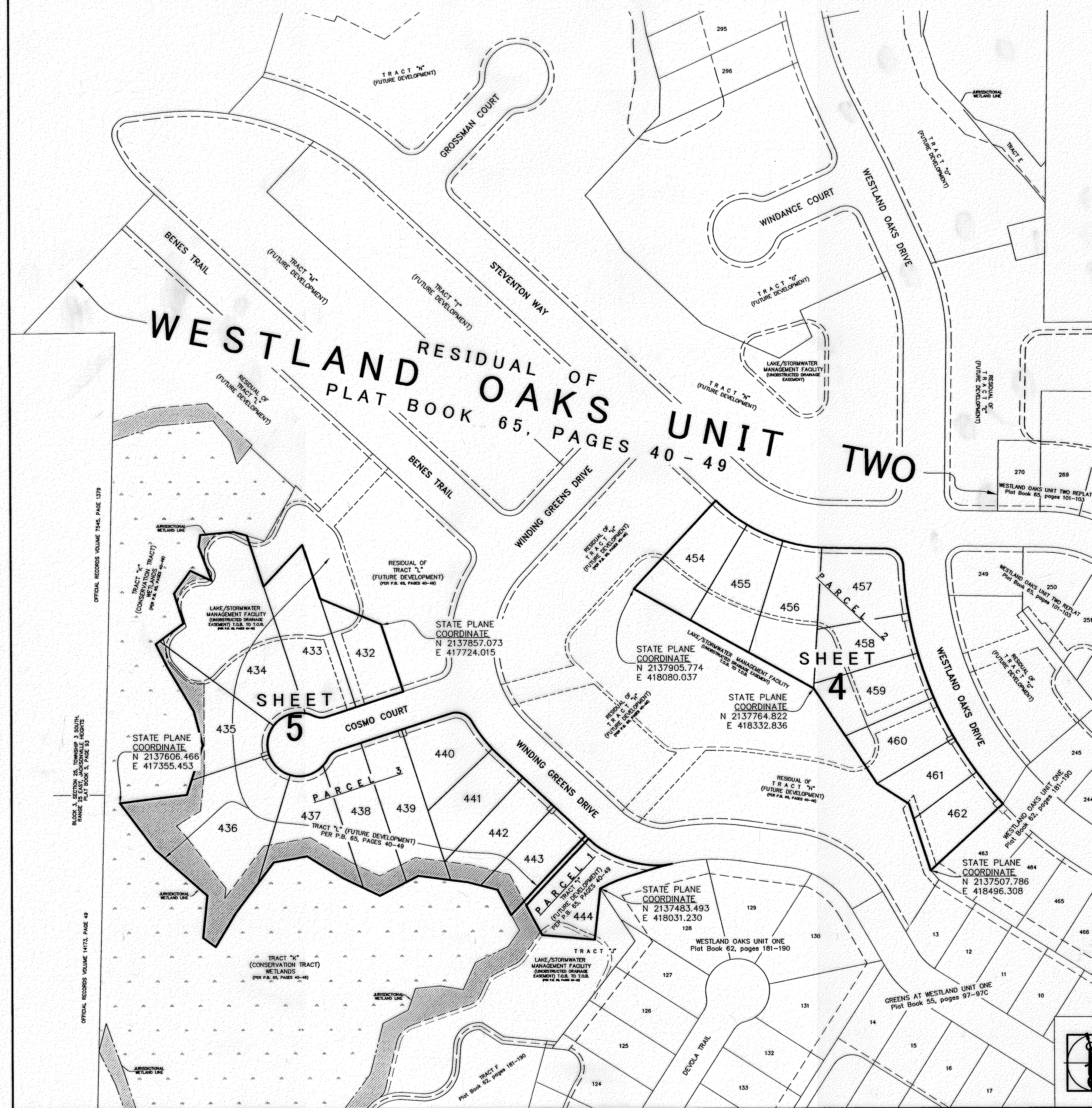
WESTLAND OAKS UNIT TWO - REPLAT NO. 2

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PLAT BOOK **66** PAGE **3**

SHEET **3** OF **5** SHEETS

SEE SHEET 2 FOR GENERAL NOTES



CERTIFICATE OF TITLE INFORMATION FOR THE FILING OF A SUBDIVISION PLAT IN DUVAL COUNTY, FLORIDA AS SUPPLIED BY FIRST AMERICAN TITLE INSURANCE COMPANY. FATIC File No.: 2080-2742654

Underlying rights of way, easements or plots affecting said property are as follows: (COMMENTS SHOWN IN PARENTHESIS ARE BY SURVEYOR)

1. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WESTLAND OAKS UNIT TWO, as recorded in Plat Book 65, Page(s) 40, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). (SHOWN ON PLAT.)
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Jacksonville Heights, as recorded in Plat Book 5, Page(s) 93, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). (NONE.)
3. Agreement to Adopt Covenants and Restrictions recorded in Book 7899, Page 1114. (PLATTED LANDS ARE PARTIALLY COVERED BY AGREEMENT.)
4. Reciprocal Easement Agreement recorded in Book 7899, Page 1069 (PLATTED LANDS ARE ENCUMBERED BY BLANKET DRAINAGE AND GOLF COURSE EASEMENTS.) and Certificate Regarding Reciprocal Easement Agreement in Book 9680 Page 1076 (NOT A SURVEY MATTER.) and Easement Modification Agreement in Book 8612, Page 32 (DOES NOT ENCUMBER PLATTED LANDS.) and release and Indemnity Agreement in Book 14823 Page 1078. (RELEASES AND INDEMNITIES CITY OF JACKSONVILLE FROM SAID RECIPROCAL EASEMENT AGREEMENT.)
5. Utility Easement Agreement recorded in Book 8612, Page 7. (DOES NOT ENCUMBER PLATTED LANDS.)
6. Development Agreement recorded in Book 9605, Page 645 (APPEARS TO HAVE EXPIRED.) and Assignment of Developer's/development Rights in Book 13226 Page 852. (NOT A SURVEY MATTER.)
7. Easement recorded in Book 9744 Page 1636. (DOES NOT ENCUMBER PLATTED LANDS.)
8. Declaration of Covenants, Conditions, Restrictions and Easements, which contains provisions for a private charge or assessments, recorded in Book 11011 Page 605, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). (ENCUMBERS A PORTION OF PLATTED LANDS. SEE ARTICLES V & VI. ALSO SEE ARTICLE VII FOR UNPLOTTABLE EASEMENTS FOR ACCESS & DRAINAGE, AND UTILITY EASEMENTS OVER THE REAR 15' OF EACH LOT AND 5' ALONG EACH SIDE OF EACH LOT LINE AND OVER ALL EASEMENTS SHOWN ON THIS PLAT. ALSO SEE OTHER MATTERS CONTAINED THEREIN.)
9. Declaration of Covenants, Conditions, Restrictions and Easements, which contains provisions for a private charge or assessments, recorded in Book 13663 Page 1584, Assignment of Developer's Rights in Book 15269, Page 1106, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). Said Declaration has been modified by instrument(s) recorded as follows: Book 13707 Page 2198, Book 14008 Page 1046, Book 14378 Page 219, Book 14823 Page 1094, and Book 15017 Page 1222. Affidavit confirming omission and correcting error in plat of Westland Oaks Unit Two in Book 15127, Page 205. (ENCUMBERS ALL OF PLATTED LANDS WITH ARCHITECTURAL CONTROLS, LAND USAGE RESTRICTIONS, 10' UTILITY EASEMENTS ALONG FRONT AND REAR LOT LINES (NOT PLOTTED), 10' UTILITY EASEMENTS CENTERED OVER LOT SEWER INFRASTRUCTURE AS LOCATED ON EACH LOT, 5' EASEMENTS ALONG EACH SIDE OF EACH SIDE LOT LINE FOR UTILITIES, ETC., BLANKET EASEMENT FOR STORMWATER MANAGEMENT SYSTEM, 10' EASEMENT ALONG ALL ROADWAYS AND ALONG ALL PLATTED BOUNDARY LINES FOR SIGNS, WALLS, ETC., EASEMENT OVER ALL SURFACE STORMWATER MANAGEMENT SYSTEM. ALSO SEE OTHER MATTERS CONTAINED THEREIN.)
10. Notice of Fair Share Assessment Contract recorded in Book 12867, Page 2280. (NOT A SURVEY MATTER.)
11. Notice of Fair Share Assessment Contract recorded in Book 14823, Page 1761. (NOT A SURVEY MATTER.)
12. Grant of Sign and Access Easement recorded in Book 14059, Page 1971. (DOES NOT ENCUMBER PLATTED LANDS.)
13. Easement granted to State of Florida, Department of Transportation by instrument recorded in Book 14204 Page 1764. (DOES NOT ENCUMBER PLATTED LANDS.)

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CITY DEV. NO. 4012.022

WESTLAND OAKS UNIT TWO - REPLAT NO. 2

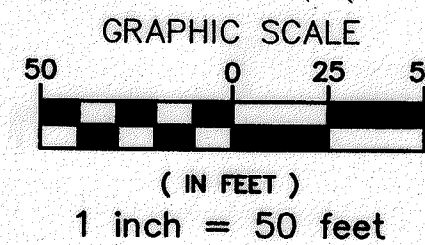
BEING A REPLAT OF TRACT I, TOGETHER WITH A REPLAT OF PART OF TRACTS H AND L, WESTLAND OAKS UNIT TWO, ACCORDING TO PLAT BOOK 65, PAGES 40-49, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SAID LANDS BEING SITUATED IN SECTION 25, TOWNSHIP 3 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK **66** PAGE **4**

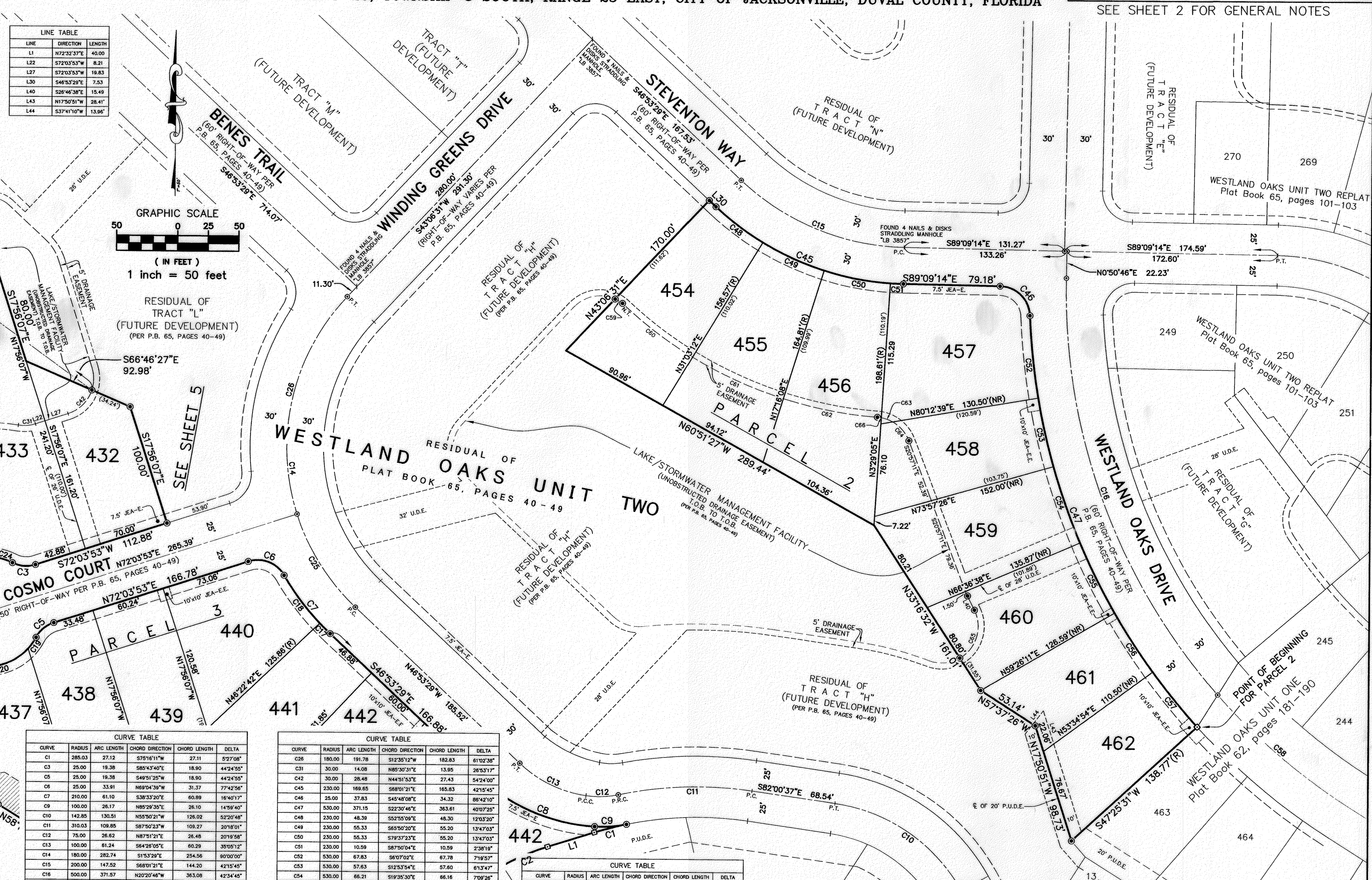
SHEET 4 OF 5 SHEETS

SEE SHEET 2 FOR GENERAL NOTES

LINE	DIRECTION	LENGTH
L1	N72°33'37"E	40.00
L22	S72°03'53"W	8.21
L27	S72°03'53"W	18.83
L30	S46°53'29"E	7.53
L40	S26°46'30"E	15.49
L43	N17°50'51"W	28.41
L44	S37°41'10"W	13.96



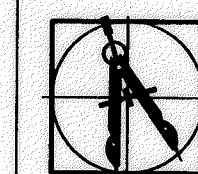
RESIDUAL OF TRACT "L" (FUTURE DEVELOPMENT) (PER P.B. 65, PAGES 40-49)



CURVE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	DELTA
C1	295.03	27.12	S76°16'11"W	27.11	5°07'08"
C3	25.00	19.38	S85°43'40"E	18.90	44°24'53"
C5	25.00	19.38	S49°51'25"W	18.90	44°24'53"
C6	25.00	33.91	N69°04'38"W	31.37	77°42'58"
C7	210.00	61.10	S38°33'29"E	60.89	16°40'17"
C9	100.00	26.17	N85°29'38"E	26.10	14°59'40"
C10	143.85	130.51	N55°50'21"W	126.02	52°20'48"
C11	310.03	109.85	S87°50'23"W	109.27	20°18'01"
C12	75.00	26.43	N48°51'21"E	26.45	20°19'58"
C13	100.00	61.24	S64°26'05"E	60.29	35°05'12"
C14	180.00	262.74	S1°33'29"E	254.56	90°00'00"
C15	500.00	147.62	S68°01'21"E	144.20	42°15'45"
C16	500.00	371.67	N20°20'46"W	363.08	42°34'45"
C17	210.00	11.98	S45°12'23"E	11.98	31°16'11"
C18	210.00	46.12	S36°55'15"E	46.01	13°24'07"
C19	45.00	11.35	N34°52'35"E	11.32	14°27'15"
C24	45.00	12.04	N71°11'12"W	12.01	15°20'00"
C25	180.00	90.97	S32°24'48"E	90.00	28°57'22"

CURVE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	DELTA
C28	180.00	191.76	S12°35'12"W	182.83	61°02'38"
C31	30.00	14.08	N85°30'31"E	13.95	26°53'17"
C42	30.00	28.48	N44°51'53"E	27.43	54°24'00"
C45	230.00	168.85	S88°01'21"E	165.83	42°15'45"
C46	25.00	37.83	S45°48'08"E	34.32	86°42'10"
C47	530.00	371.15	S22°30'46"E	363.61	40°07'25"
C48	230.00	48.39	S52°55'09"E	48.30	12°03'20"
C49	230.00	55.33	S65°50'20"E	55.20	13°47'03"
C50	230.00	55.33	S79°37'23"E	55.20	13°47'03"
C51	230.00	10.59	S87°50'04"E	10.59	2°38'19"
C52	530.00	67.83	S60°07'02"E	67.78	7°19'52"
C53	530.00	57.63	S12°53'54"E	57.60	6°13'47"
C54	530.00	66.21	S19°35'30"E	66.16	7°09'26"
C55	530.00	63.93	S26°37'34"E	63.89	6°54'42"
C56	530.00	57.66	S33°11'55"E	57.63	6°14'00"
C57	530.00	57.90	S39°26'42"E	57.87	6°15'33"
C58	500.00	141.28	S48°43'51"E	140.81	16°11'22"
C59	30.00	7.04	N59°38'27"W	7.02	13°28'37"

CURVE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	DELTA
C60	340.63	72.23	S52°54'13"E	72.09	12°08'58"
C61	340.63	81.80	S65°51'28"E	81.60	13°45'32"
C62	340.63	78.57	S78°20'43"E	78.39	13°12'57"
C63	30.00	10.09	N70°09'20"W	10.05	19°16'36"
C64	30.00	20.72	N40°44'08"W	20.31	38°33'51"
C65	30.00	45.31	N16°29'38"E	41.13	86°32'32"
C66	30.00	3.23	N82°52'57"W	3.23	6°10'40"



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WESTLAND OAKS UNIT TWO - REPLAT NO. 2

BEING A REPLAT OF TRACT 1, TOGETHER WITH A REPLAT OF PART OF TRACTS H AND L, WESTLAND OAKS UNIT TWO, ACCORDING TO PLAT BOOK 65, PAGES 40-49, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SAID LANDS BEING SITUATED IN SECTION 25, TOWNSHIP 3 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 66 PAGE 5

SHEET 5 OF 5 SHEETS

SEE SHEET 2 FOR GENERAL NOTES

LINE	DIRECTION	LENGTH
L1	S72°32'37"W	40.00
L2	N53°41'13"E	21.88
L3	N26°58'28"E	35.75
L4	N53°09'08"E	48.07
L5	N17°14'41"W	44.18
L6	N35°55'09"E	39.51
L7	S64°33'09"E	33.28
L8	N20°46'35"W	51.92
L9	N08°51'29"E	16.59
L10	S73°26'58"E	19.86
L11	S46°53'29"E	12.57
L12	N71°17'18"E	14.53
L13	N41°37'59"W	24.68
L14	N55°22'32"E	11.71
L15	N59°48'19"E	28.23
L16	N5°56'50"E	49.43
L17	N07°55'00"E	129.24
L18	N5°56'50"E	2.48
L19	N42°16'52"W	18.04
L20	N12°23'28"W	22.08

LINE	DIRECTION	LENGTH
L22	S72°03'53"W	8.21
L23	N42°22'42"W	18.04
L24	N53°03'16"E	15.40
L25	N17°20'31"W	20.66
L26	S67°52'34"E	21.01
L27	S72°03'53"W	18.83
L28	N01°15'57"W	18.92
L29	N34°10'35"E	26.75
L30	S46°53'29"E	7.53
L40	S26°46'38"E	15.49
L45	N46°53'29"W	6.07

CURVE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	DELTA
C1	285.03	27.12	S75°16'11"W	27.11	5°27'08"
C2	199.30	40.03	S66°47'22"W	39.96	11°30'30"
C3	25.00	19.38	N85°43'40"W	18.90	44°24'50"
C4	45.00	21.14	S17°56'07"E	64.29	268°49'50"
C5	25.00	19.38	N49°51'25"E	18.90	44°24'50"
C6	25.00	33.91	S69°04'38"E	31.37	77°42'56"
C7	210.00	61.10	S38°33'20"E	60.89	16°40'17"
C8	152.40	88.44	S70°23'01"E	87.21	33°15'09"
C9	100.00	26.17	S85°28'35"W	26.10	14°59'40"
C11	310.03	109.85	N87°50'23"E	109.27	20°18'01"
C12	75.00	26.62	N87°51'21"E	26.48	20°19'58"
C13	100.00	61.24	S64°26'05"E	60.29	35°05'12"
C14	180.00	282.74	S1°53'29"E	254.56	90°00'00"
C17	210.00	11.98	S45°15'23"E	11.98	3°16'11"
C18	210.00	49.12	S36°55'15"E	49.01	13°24'07"
C19	45.00	11.35	N34°52'35"E	11.32	14°27'15"
C20	45.00	50.82	N74°27'25"E	48.16	64°42'24"
C21	45.00	43.18	S45°42'12"E	41.54	54°58'22"
C22	45.00	43.18	S91°16'10"W	41.54	54°58'22"
C23	45.00	50.57	S68°57'05"W	47.95	64°23'27"

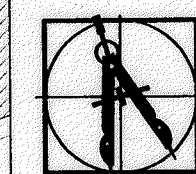
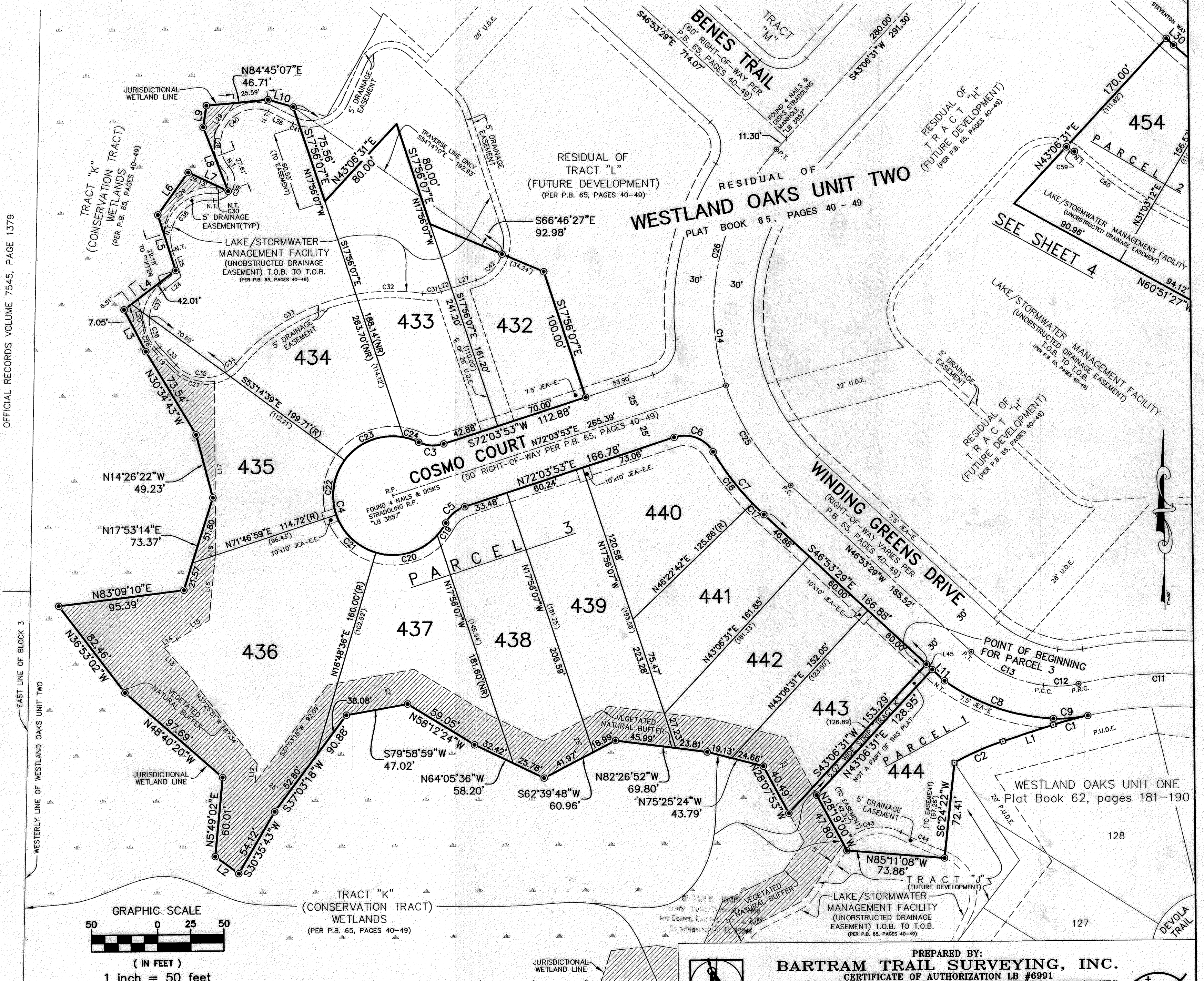
CURVE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	DELTA
C24	45.00	12.04	N71°11'12"W	12.01	15°20'00"
C25	180.00	90.97	S32°24'48"E	90.00	285°7'22"
C26	180.00	191.78	S12°35'12"W	182.83	61°02'38"
C27	36.00	34.95	S70°05'32"E	33.59	50°37'20"
C28	36.00	18.78	S27°30'10"E	18.57	29°53'24"
C29	36.31	59.73	S48°58'53"W	53.22	94°14'24"
C30	8.07	2.19	N85°34'21"E	2.18	19°32'00"
C31	30.00	14.08	N85°30'31"E	13.95	28°53'17"
C32	155.00	50.79	S89°33'53"W	50.57	18°46'33"
C33	155.00	107.19	S60°21'58"W	105.06	39°37'18"
C34	30.00	10.64	N50°42'55"E	10.58	20°19'12"
C35	30.00	40.18	S80°45'05"E	37.25	76°44'46"
C36	30.00	24.86	S18°32'40"E	24.25	47°40'04"
C37	30.00	25.01	S29°10'20"W	24.29	47°45'56"
C38	29.31	58.28	S39°18'32"W	49.15	113°54'49"
C39	15.07	36.52	N24°34'45"E	28.21	138°52'27"
C40	26.70	70.03	S35°52'55"W	51.61	150°15'45"
C41	31.90	5.21	S70°22'16"E	5.21	9°21'52"
C42	30.00	28.48	N44°51'53"E	27.43	54°24'00"
C43	35.00	47.91	S78°34'01"W	44.28	78°25'48"

CURVE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	DELTA
C44	251.72	35.51	S66°16'54"E	36.47	81°6'34"
C50	30.00	7.04	N59°38'27"W	7.02	1°32'37"
C60	340.63	72.23	S92°54'13"E	72.09	12°08'58"

OFFICIAL RECORDS VOLUME 7545, PAGE 1379

BLOCK 3, SECTION 25, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, PLAT BOOK 5, PAGE 93

OFFICIAL RECORDS VOLUME 14173, PAGE 49



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