

WESTLAND OAKS UNIT TWO - REPLAT NO. 5

BEING A REPLAT OF PART OF TRACTS "H", "L" AND "M", 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 142

SHEET 1 OF 5 SHEETS

SEE SHEET 2 FOR GENERAL NOTES

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT KB HOME JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY (HEREINAFTER, THE "OWNER") IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON, KNOWN AS WESTLAND OAKS UNIT TWO REPLAT NO. 5, 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.

TRACT "A" (PASSIVE RECREATION AREA) SHALL REMAIN PRIVATELY OWNED AND THE SOLE EXCLUSIVE PROPERTY OF THE "OWNER", ITS SUCCESSORS AND ASSIGNS.

THE UNDERSIGNED OWNER DOES HEREBY RESERVE UNTO ITSELF AND ITS ASSIGNS AN EASEMENT FOR LANDSCAPING AND CONSTRUCTION OF SIGNS OVER ALL LAKE MAINTENANCE EASEMENTS SHOWN ON THIS PLAT, THE MAINTENANCE RESPONSIBILITIES OF WHICH SHALL BE THOSE OF THE OWNER, ITS SUCCESSORS AND ASSIGNS.

ALL RIGHTS OF WAY, WALKWAYS, SIDEWALKS AND UNOBSTRUCTED EASEMENTS FOR DRAINAGE ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE, A FLORIDA MUNICIPAL CORPORATION, ITS SUCCESSORS AND ASSIGNS ("CITY"). THE NON-EXCLUSIVE DRAINAGE EASEMENTS SHOWN ON THIS PLAT ARE HEREBY IRREVOCABLY DEDICATED TO THE CITY AND ARE SUBJECT TO THE FOLLOWING COVENANTS WHICH SHALL RUN WITH THE LAND:

(1) THE DRAINAGE EASEMENTS HEREBY DEDICATED SHALL PERMIT THE CITY TO DISCHARGE INTO SAID STORMWATER MANAGEMENT FACILITIES WHICH THESE EASEMENTS TRAVERSE, ALL WATER WHICH MAY FALL ON OR COME UPON THE RIGHTS OF WAY DEDICATED ON THIS PLAT, TOGETHER WITH ALL SUBSTANCES OR MATTER WHICH MAY FLOW OR PASS FROM SAID RIGHTS OF WAY; FROM ADJACENT LAND OR FROM ANY OTHER SOURCE OF PUBLIC WATERS INTO OR THROUGH SAID STORMWATER MANAGEMENT FACILITIES, WITHOUT ANY LIABILITY WHATSOEVER ON THE PART OF THE CITY FOR ANY DAMAGE, INJURIES OR LOSS TO PERSONS OR PROPERTY RESULTING FROM THE ACCEPTANCE OR USE OF THESE DRAINAGE EASEMENTS BY THE CITY.

(2) THE STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT ARE OWNED IN FEE SIMPLE TITLE BY THE ADJOINING OWNER(S), ITS SUCCESSORS AND ASSIGNS, AND ALL MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID STORMWATER MANAGEMENT FACILITIES ARE THE RESPONSIBILITY OF SAID OWNERS, THE CITY BY ACCEPTANCE OF THE STORMWATER MANAGEMENT FACILITIES AND THE CONTROL STRUCTURES TO EFFECT ADEQUATE DRAINAGE FOR THE RIGHTS OF WAYS DEDICATED HEREON.

(3) THE CITY SHALL NOT BE LIABLE NOR RESPONSIBLE FOR THE CREATION, OPERATION, FAILURE OR DESTRUCTION OF WATER LEVEL CONTROL EQUIPMENT WHICH MAY BE CONSTRUCTED OR INSTALLED BY THE OWNER OR ANY OTHER PERSON WITHIN THE AREA OF THE LANDS HEREBY PLATED, OR OF THE STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT, BUT SHALL HAVE THE RIGHT TO MAINTAIN THE WATER LEVEL IN ACCORDANCE WITH ANY STATE AND LOCAL PERMITS, INCLUDING THE REPAIR, REMOVAL OR REPLACEMENT OF THE STORMWATER MANAGEMENT FACILITIES AND THE CONTROL STRUCTURES TO EFFECT ADEQUATE DRAINAGE FOR THE RIGHTS OF WAYS DEDICATED HEREON.

OWNER, ITS SUCCESSORS AND ASSIGNS OF THE LANDS DESCRIBED AND CAPTIONED HEREON, SHALL FOREVER RELEASE, DISCHARGE, INDEMNIFY THE CITY AND SAVE IT HARMLESS FROM SUITS, ACTIONS, DAMAGES, LIABILITY AND EXPENSE IN CONNECTION WITH LOSS OF LIFE, BODILY OR PERSONAL INJURY OR PROPERTY DAMAGE OR ANY OTHER DAMAGE ARISING FROM OR OUT OF ANY OCCURRENCE IN, UPON, AT OR FROM THE STORMWATER MANAGEMENT FACILITIES DESCRIBED ABOVE, OR ANY PART THEREOF, OCCASIONED WHOLLY OR IN PART BY ANY ACT OR OMISSION OF ITS AGENT, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES OR CONCESSIONAIRES WITHIN WESTLAND OAKS UNIT TWO REPLAT NO. 5, OWNERS SUCCESSORS AND ASSIGNS SHALL BE SUBJECT TO THIS RELEASE AND INDEMNIFICATION AND THE COVENANTS HEREIN SHALL RUN WITH THE LAND DESCRIBED AND CAPTIONED HEREON.

ALL EASEMENTS FOR WATER, WATER REUSE AND SEWER UTILITIES ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, THOSE EASEMENTS DESIGNATED AS "EA-E" 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 "JEA-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.

IN WITNESS WHEREOF, OWNER HAS EXECUTED THIS PLAT, THIS 12TH DAY OF

SEPT. 2013 KB HOME JACKSONVILLE LLC A DELAWARE LIMITED LIABILITY COMPANY

BY: TODD HOLDER - ITS EXECUTIVE VICE PRESIDENT

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

WITNESS: [Signature]

WITNESS: [Signature]

WITNESS: [Signature]

WITNESS: [Signature]

NOTARY FOR KB HOME JACKSONVILLE LLC

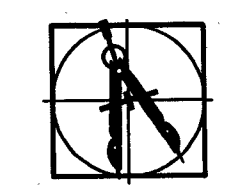
STATE OF FLORIDA COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12TH DAY OF SEPTEMBER 2013, BY TODD HOLDER - EXECUTIVE VICE PRESIDENT OF KB HOME JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF KB HOME JACKSONVILLE LLC. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

[Signature] Notary Public, State of Florida My Comm. Expires Aug 31, 2016 Commission # EE 214300

MY COMMISSION EXPIRES: Aug 31, 2016

PREPARED BY: BARTRAM TRAIL SURVEYING, INC. CERTIFICATE OF AUTHORIZATION LB #6991 LAND SURVEYORS - PLANNERS LAND DEVELOPMENT CONSULTANTS 1501 COUNTY ROAD 315 SUITE 108 GREEN COVE SPRINGS, FL 32043 (904) 284-2224 FAX (904) 284-2258



CAPTION:

DESCRIPTION: PARCEL 1

TRACT "H", WESTLAND OAKS UNIT TWO, ACCORDING TO PLAT BOOK 65, PAGES 40 THROUGH 49 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, LESS AND EXCEPT THOSE LANDS LYING WITHIN WESTLAND OAKS UNIT TWO - REPLAT NO. 2, ACCORDING TO PLAT BOOK 66, PAGES 1 THROUGH 5 OF SAID CURRENT PUBLIC RECORDS.

CONTAINING 3.86 ACRES MORE OR LESS.

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

DESCRIPTION: PARCEL 2

A PARCEL OF LAND BEING 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; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST WESTERLY CORNER OF SAID TRACT "L"; THENCE ALONG THE SOUTHERLY LINE OF SAID TRACT, RUN NORTH 89°32'42" EAST A DISTANCE OF 83.37 FEET TO THE POINT OF BEGINNING OF PARCEL 2 HEREIN DESCRIBED.

THENCE DEPARTING SAID SOUTHERLY LINE, NORTH 43°06'31" EAST, A DISTANCE OF 153.05 FEET TO THE NORTHEASTERLY LINE OF SAID TRACT "L" (ALSO BEING THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF BENES TRAIL, A 60' RIGHT-OF-WAY ACCORDING TO SAID PLAT); THENCE ALONG SAID LINE SOUTH 48°53'29" EAST, A DISTANCE OF 603.17 FEET TO A POINT OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 34.59 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 07°15'01" EAST AND A CHORD DISTANCE OF 31.90 FEET) TO A POINT OF A REVERSE CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 210.00 FEET, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF WINDING GREENS DRIVE, (A 60' RIGHT-OF-WAY ACCORDING TO SAID PLAT); THENCE ALONG SAID LINE AND SAID NORTHEASTERLY LINE OF SAID TRACT "L", SOUTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 139.43 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 13°22'12" WEST AND A CHORD DISTANCE OF 136.86 FEET) TO A POINT OF A REVERSE CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 33.91 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 33°12'25" WEST AND A CHORD DISTANCE OF 31.37 FEET) TO A POINT OF TANGENCY OF SAID CURVE, SAID POINT BEING ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF COSMO COURT, (A 50' RIGHT-OF-WAY ACCORDING TO SAID PLAT); THENCE ALONG SAID LINE AND ALONG THE SOUTHEASTERLY LINE OF SAID TRACT "L", SOUTH 72°03'53" WEST, A DISTANCE OF 53.90 FEET TO THE SOUTHEASTERLY CORNER OF LOT 432, WESTLAND OAKS UNIT TWO - REPLAT NO. 2, ACCORDING TO PLAT BOOK 66, PAGES 1 THROUGH 5, OF SAID CURRENT PUBLIC RECORDS; THENCE ALONG THE NORTHEASTERLY LINE OF SAID WESTLAND OAKS UNIT TWO - REPLAT NO. 2, NORTH 17°56'07" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 66°46'27" WEST, A DISTANCE OF 92.98 FEET; THENCE NORTH 17°56'07" WEST, A DISTANCE OF 80.00 FEET; THENCE SOUTH 43°06'31" WEST, A DISTANCE OF 80.00 FEET; THENCE NORTH 17°56'07" WEST, A DISTANCE OF 75.56 FEET TO THE SOUTHWESTERLY LINE OF SAID TRACT "L"; THENCE ALONG SAID LINE, SOUTH 73°26'58" EAST, A DISTANCE OF 26.19 FEET; THENCE NORTH 29°59'09" EAST, A DISTANCE OF 73.59 FEET; THENCE NORTH 25°29'12" EAST, A DISTANCE OF 12.37 FEET; THENCE NORTH 46°53'29" WEST, A DISTANCE OF 84.46 FEET; THENCE SOUTH 39°15'12" WEST, A DISTANCE OF 30.35 FEET; THENCE NORTH 16°01'39" WEST, A DISTANCE OF 31.51 FEET; THENCE NORTH 38°24'55" WEST, A DISTANCE OF 39.03 FEET; THENCE SOUTH 84°37'14" WEST, A DISTANCE OF 78.38 FEET; THENCE SOUTH 72°05'10" WEST, A DISTANCE OF 67.35 FEET; THENCE NORTH 01°29'51" EAST, A DISTANCE OF 152.22 FEET; THENCE SOUTH 89°32'42" WEST, A DISTANCE OF 45.25 FEET TO THE POINT OF BEGINNING OF PARCEL 2 DESCRIBED HEREIN.

CONTAINING 2.55 ACRES MORE OR LESS.

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

CAPTION: (continued)

DESCRIPTION: PARCEL 3

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

COMMENCE AT THE MOST NORTHERLY CORNER OF TRACT "T", SAID WESTLAND OAKS UNIT TWO, SAID CORNER BEING ON THE ARC OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 370.00 FEET; THENCE ALONG THE NORTHEASTERLY LINE OF SAID TRACT, (ALSO BEING THE SOUTHWESTERLY RIGHT-OF-WAY LINE STEVENTON WAY, A 60' RIGHT-OF-WAY ACCORDING TO SAID PLAT), SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 97.07 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 54°24'57" EAST AND A CHORD DISTANCE OF 96.79 FEET) TO A POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 48°53'29" EAST, A DISTANCE OF 449.04 FEET TO A POINT OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 39.27 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 01°53'29" EAST AND A CHORD DISTANCE OF 35.36 FEET) TO A POINT OF TANGENCY OF SAID CURVE, SAID POINT BEING ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF WINDING GREENS DRIVE, (A 60' RIGHT-OF-WAY ACCORDING TO SAID PLAT); THENCE ALONG SAID RIGHT-OF-WAY LINE, ALSO BEING THE SOUTHEASTERLY LINE OF SAID TRACT "T", SOUTH 43°06'31" WEST, A DISTANCE OF 85.00 FEET TO THE MOST SOUTHERLY CORNER OF SAID TRACT, AND THE POINT OF BEGINNING OF PARCEL 3 HEREIN DESCRIBED.

THENCE ALONG SAID RIGHT-OF-WAY LINE ALSO BEING THE SOUTHEASTERLY LINE OF SAID TRACT "M", SOUTH 43°06'31" WEST, A DISTANCE OF 85.00 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 39.27 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 88°08'31" WEST AND A CHORD DISTANCE OF 35.36 FEET) TO A POINT OF TANGENCY OF SAID CURVE, SAID POINT BEING ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF BENES TRAIL, (A 60' RIGHT-OF-WAY ACCORDING TO SAID PLAT); THENCE ALONG SAID RIGHT-OF-WAY LINE ALSO BEING THE SOUTHWESTERLY LINE OF SAID TRACT "M", NORTH 46°53'29" WEST, A DISTANCE OF 585.00 FEET; THENCE DEPARTING SAID LINE, NORTH 43°06'31" EAST, A DISTANCE OF 110.00 FEET TO THE NORTHWESTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF SAID TRACT "T"; THENCE ALONG SAID PROLONGATION AND THEN ON SAID SOUTHWESTERLY LINE OF TRACT "T", SOUTH 48°53'29" EAST, A DISTANCE OF 610.00 FEET TO THE POINT OF BEGINNING OF PARCEL 3 DESCRIBED HEREIN.

CONTAINING 1.54 ACRES MORE OR LESS.

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

Approved 9/26/13 Date [Signature] City Engineer for Director of Public Works Approved 9-25-2013 Date [Signature] for General Counsel

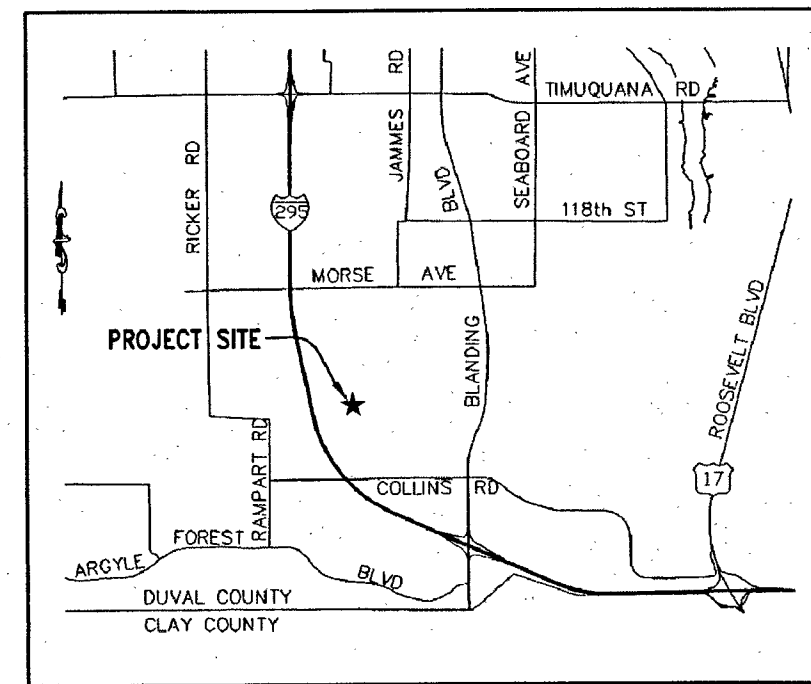
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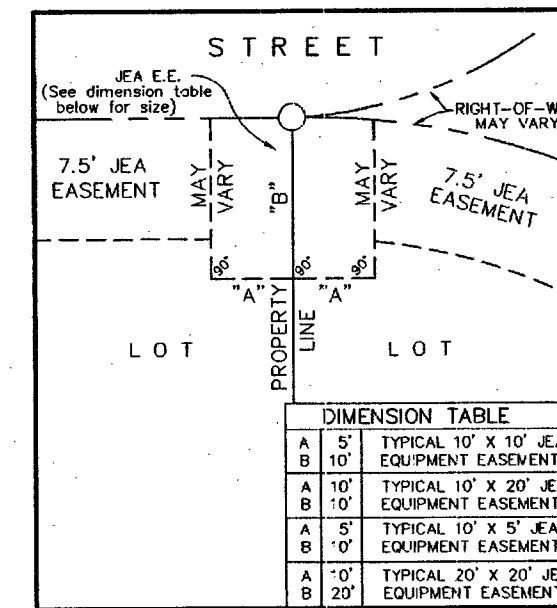
PLAT BOOK 66 PAGE 143

SHEET 2 OF 5 SHEETS

SEE SHEET 2 FOR GENERAL NOTES



VICINITY MAP
(Not To Scale)



JEA EASEMENT DETAIL
(NOT TO SCALE)

- LEGEND**
- CL - DENOTES CENTERLINE
 - JEA-E - DENOTES JEA EASEMENT
 - JEA-E-E - DENOTES JEA EQUIPMENT EASEMENT
 - (NR) - DENOTES NON-RADIAL LINE
 - N.T. - DENOTES NON-TANGENCY
 - O.R.B. - DENOTES OFFICIAL RECORDS BOOK
 - O.R.V. - DENOTES OFFICIAL RECORDS VOLUME
 - R.P. - DENOTES RADIUS POINT
 - R/W - DENOTES RIGHT-OF-WAY
 - P.C. - DENOTES POINT OF CURVATURE
 - P.C.C. - DENOTES POINT OF COMPOUND CURVATURE
 - P.R.C. - DENOTES POINT OF REVERSE CURVATURE
 - P.T. - DENOTES POINT OF TANGENCY
 - P.L. - DENOTES ANGLE POINT IN LINE
 - P.B. - DENOTES PLAT BOOK
 - R - DENOTES RADIUS
 - (R) - DENOTES RADIAL LINE
 - R-26-E - DENOTES RANGE 26 EAST
 - 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 FOUND. ("PCP LB 3857")
 - ⊙ DENOTES 5/8" REBAR PERMANENT REFERENCE MONUMENT FOUND. ("P.R.M. LB 6991")

GENERAL NOTES.

1. BEARINGS ARE BASED ON THE CENTERLINE OF BENES TRAIL AS BEING S46°53'29"E ACCORDING TO SAID PLAT OF WESTLAND OAKS UNIT TWO.
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 JEA.
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. IN THE EVENT OF A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
6. ALL ROADS, TRACTS, BUFFERS, DRAINAGE EASEMENTS, AND UNOBSTRUCTED DRAINAGE EASEMENTS 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 ELECTRICAL 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 0509 H, DATED JUNE 3, 2013.
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 OR 5' DRAINAGE EASEMENTS, 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 AGENTS 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 NAD 83/90 STATE PLANE, FLORIDA EAST ZONE (ZONE 0901) IN U.S. SURVEY FEET, AND ARE FOR GIS PURPOSES ONLY.

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 21ST DAY OF SEPTEMBER, 2013.

James M. Robinson
JAMES M. ROBINSON, P.E.
DIRECTOR OF PUBLIC WORKS

CLERK'S CERTIFICATE 2013 251968

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA AND SUBMITTED TO THE CLERK OF THE CIRCUIT COURTS FOR RECORDING, AND IS RECORDED IN PLAT BOOK 66, PAGES 143, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 15TH DAY OF October, 2013.

Ronnie Fusell
RONNIE FUSSELL, 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 24TH DAY OF SEPTEMBER, 2013.

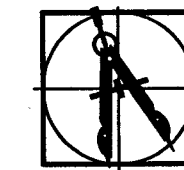
Danny S. Whelan
DANNY S. WHELAN, P.E.M.
PROFESSIONAL SURVEYOR & MAPPER No. 6902

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 CHAPTER 177, AND THAT PERMANENT REFERENCE MONUMENTS (PRM) AND LOT CORNERS HAVE BEEN MONUMENTED IN ACCORDANCE WITH CHAPTER 177.091, FLORIDA STATUTES AND CHAPTERS 5J-17, FLORIDA ADMINISTRATIVE CODE, AND SECTION 654.110, ORDINANCE CODE OF THE CITY OF JACKSONVILLE, FLORIDA.

CERTIFIED THIS 15TH DAY OF SEPTEMBER, 2013.

Bartho Frank Botterland
BARTHO FRANK BOTTERLAND
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



CITY DEV. NO. 4012.025

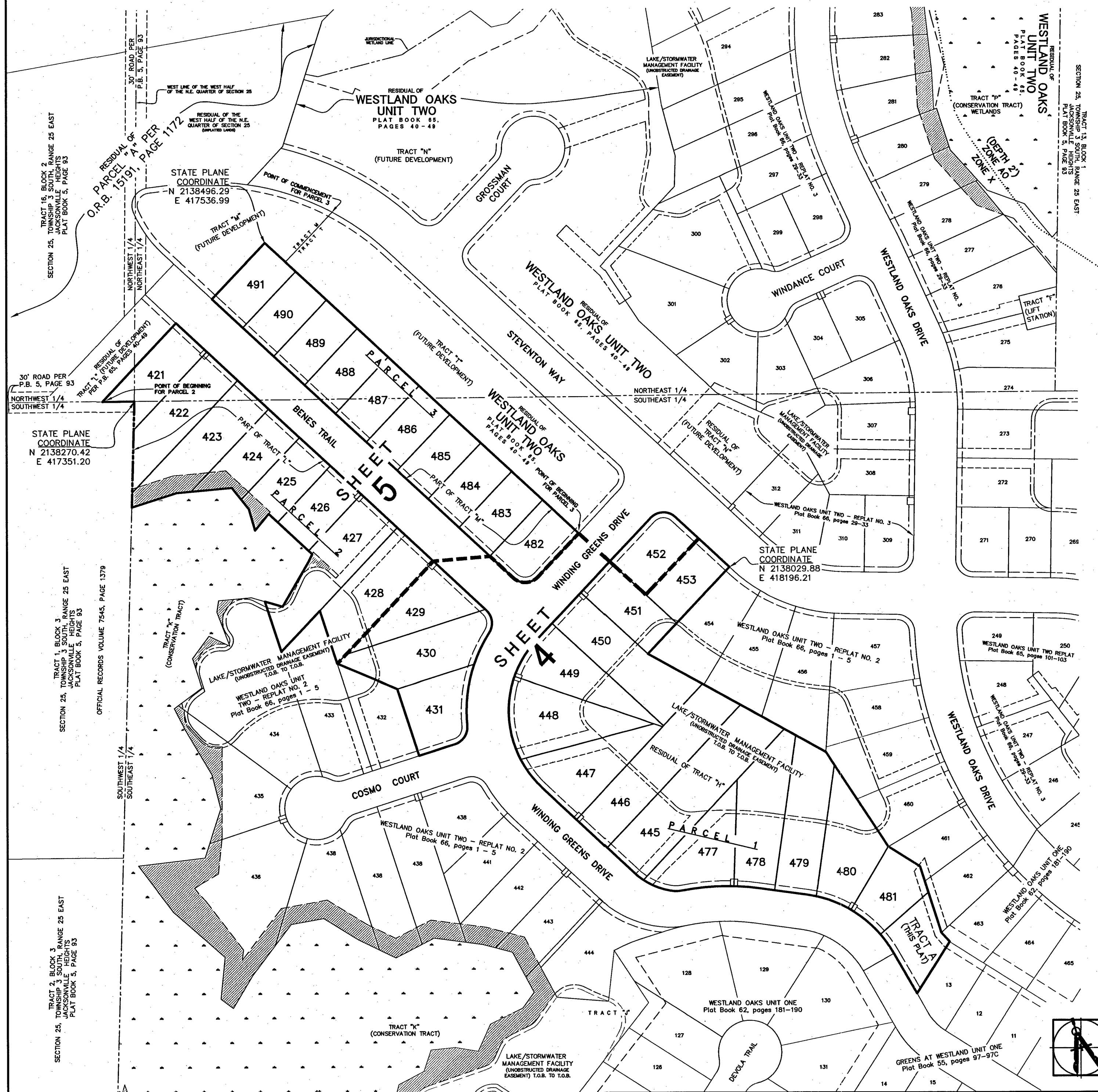
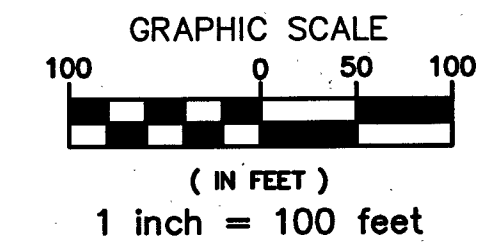
WESTLAND OAKS UNIT TWO - REPLAT NO. 5

BEING A REPLAT OF PART OF TRACTS "H", "L" AND "M", 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 **144**

SHEET 3 OF 5 SHEETS

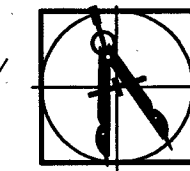
SEE SHEET 2 FOR GENERAL NOTES



OTHER MATTERS AFFECTING PLATTED LANDS:

1. Agreement to Adopt Covenants and Restrictions recorded in Book 7899, Page 1114. (PLATTED LANDS ARE ENCUMBERED BY THIS AGREEMENT COVERING THE TROON RESIDENTIAL PARCELS.)
2. Reciprocal Easement Agreement recorded in Book 7899, Page 1069 (PLATTED LANDS ARE ENCUMBERED BY THE TROON RESIDENTIAL DRAINAGE EASEMENT AND BY THE GOLF CLUB DRAINAGE EASEMENT, AN EASEMENT OVER THE ROADS OF TROON RESIDENTIAL PARCEL NO. 6 FOR GOLF CART CROSSINGS, AND AN EASEMENT OVER LAWN AND YARD AREAS FOR RETRIEVING ERRANT GOLF BALLS.)
3. Declaration of Covenants, Conditions, Restrictions and Easements, which contains provisions for a private charge or assessments, recorded in Book 11011 Page 605, and Amended in Book 16086, Page 565. (ENCUMBERS PLATTED LANDS. SEE ARTICLES V & VI. ALSO SEE ARTICLE VI FOR UNPLOTTABLE EASEMENTS FOR ACCESS & DRAINAGE, AND UTILITY EASEMENTS 5' ALONG EACH SIDE OF EACH LOT LINE AND OVER ALL EASEMENTS SHOWN ON THIS PLAT. ALSO SEE OTHER MATTERS CONTAINED THEREIN.)
4. Declaration of Covenants, Conditions, Restrictions and Easements, which contains provisions for a private charge or assessments, recorded in Book 13663 Page 1684, and Assignment of Developer's Rights in Book 15269, Page 1106. Said Declaration has been modified by instrument(s) recorded as follows: Book 13707 Page 219B, 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, and amended in Book 16086, Page 561. (ENCUMBERS ALL OF PLATTED LANDS WITH ARCHITECTURAL CONTROLS, LAND USAGE RESTRICTIONS, 10' UTILITY EASEMENTS ALONG FRONT AND REAR LOT LINES, 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 OVER ALL PLATTED LANDS TO MAINTAIN & CORRECT THE SURFACE STORMWATER MANAGEMENT SYSTEM EASEMENT OVER ALL AREAS OF THE SURFACE WATER OR STORMWATER MANAGEMENT SYSTEM. ALSO SEE OTHER MATTERS CONTAINED THEREIN.)

PREPARED BY:
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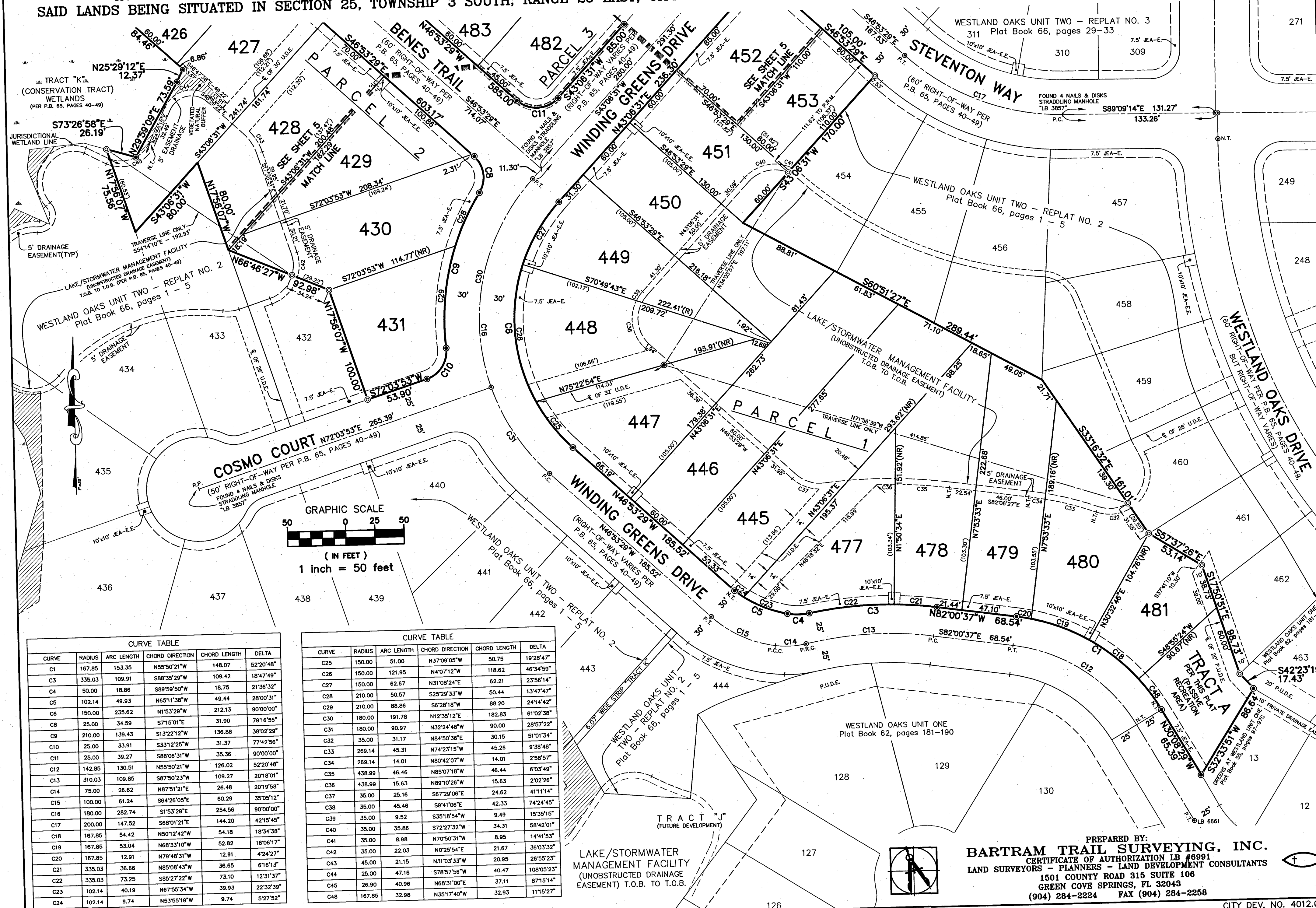
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 SAID LANDS BEING SITUATED IN SECTION 25, TOWNSHIP 3 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 66 PAGE 145

SHEET 4 OF 5 SHEETS

SEE SHEET 2 FOR GENERAL NOTES



| CURVE | RADIUS | ARC LENGTH | CHORD DIRECTION | CHORD LENGTH | DELTA |
|-------|--------|------------|-----------------|--------------|-----------|
| C1 | 167.85 | 153.35 | N55°50'21"W | 148.07 | 52°20'48" |
| C3 | 335.03 | 109.91 | S88°35'29"W | 109.42 | 18°47'49" |
| C4 | 50.00 | 18.86 | S89°59'50"W | 18.75 | 21°36'32" |
| C5 | 102.14 | 49.63 | N65°11'38"W | 49.44 | 28°00'31" |
| C6 | 150.00 | 235.62 | N1°53'29"W | 212.13 | 90°00'00" |
| C8 | 25.00 | 34.59 | S71°10'1"E | 31.90 | 79°18'55" |
| C9 | 210.00 | 139.43 | S13°22'12"W | 136.88 | 38°02'29" |
| C10 | 25.00 | 33.91 | S33°12'25"W | 31.37 | 77°42'56" |
| C11 | 25.00 | 39.27 | S88°06'31"W | 35.38 | 90°00'00" |
| C12 | 142.85 | 130.51 | N55°50'21"W | 126.02 | 52°20'48" |
| C13 | 310.03 | 109.85 | S87°50'23"W | 109.27 | 20°16'01" |
| C14 | 75.00 | 26.62 | N87°51'21"E | 26.48 | 20°19'58" |
| C15 | 100.00 | 61.24 | S64°26'05"E | 60.29 | 35°05'12" |
| C16 | 180.00 | 282.74 | S1°53'29"E | 254.56 | 90°00'00" |
| C17 | 200.00 | 147.52 | S68°01'21"E | 144.20 | 42°15'45" |
| C18 | 167.85 | 54.42 | N50°12'42"W | 54.18 | 18°34'38" |
| C19 | 167.85 | 53.04 | N68°33'10"W | 52.82 | 18°06'17" |
| C20 | 167.85 | 12.91 | N79°48'31"W | 12.91 | 4°24'27" |
| C21 | 335.03 | 36.66 | N65°08'43"W | 36.65 | 6°16'13" |
| C22 | 335.03 | 73.25 | S85°27'22"W | 73.10 | 12°31'37" |
| C23 | 102.14 | 40.19 | N67°55'34"W | 39.93 | 22°32'39" |
| C24 | 102.14 | 9.74 | N53°50'19"W | 9.74 | 5°27'52" |

| CURVE | RADIUS | ARC LENGTH | CHORD DIRECTION | CHORD LENGTH | DELTA |
|-------|--------|------------|-----------------|--------------|------------|
| C25 | 150.00 | 51.00 | N37°09'05"W | 50.75 | 19°28'47" |
| C26 | 150.00 | 121.95 | N40°12'17"W | 118.62 | 46°34'59" |
| C27 | 150.00 | 62.67 | N31°08'24"E | 62.21 | 23°56'14" |
| C28 | 210.00 | 50.57 | S25°29'33"W | 50.44 | 13°47'47" |
| C29 | 210.00 | 88.86 | S62°28'18"W | 88.20 | 24°14'42" |
| C30 | 180.00 | 191.78 | N12°35'12"E | 182.63 | 61°02'38" |
| C31 | 180.00 | 90.97 | N32°24'48"W | 90.00 | 28°57'22" |
| C32 | 35.00 | 31.17 | N84°50'36"E | 30.15 | 51°01'34" |
| C33 | 269.14 | 45.31 | N74°23'15"W | 45.26 | 9°38'48" |
| C34 | 269.14 | 14.01 | N80°42'07"W | 14.01 | 2°38'57" |
| C35 | 438.99 | 46.46 | N85°07'18"W | 46.44 | 6°03'49" |
| C36 | 438.99 | 15.63 | N89°10'26"W | 15.63 | 2°02'26" |
| C37 | 35.00 | 25.16 | S67°29'06"E | 24.62 | 41°11'14" |
| C38 | 35.00 | 45.46 | S9°41'06"E | 42.33 | 74°24'45" |
| C39 | 35.00 | 9.52 | S35°18'54"W | 9.49 | 15°35'10" |
| C40 | 35.00 | 35.86 | S72°27'32"W | 34.31 | 58°42'01" |
| C41 | 35.00 | 8.98 | N70°50'31"W | 8.95 | 14°41'53" |
| C42 | 35.00 | 22.03 | N02°25'54"E | 21.87 | 36°03'32" |
| C43 | 45.00 | 21.15 | N31°03'33"W | 20.95 | 28°35'23" |
| C44 | 25.00 | 47.16 | S78°57'56"W | 40.47 | 108°05'23" |
| C45 | 26.90 | 40.96 | N68°31'00"E | 37.11 | 87°15'14" |
| C46 | 167.85 | 32.98 | N35°17'40"W | 32.93 | 11°15'27" |

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CITY DEV. NO. 4012.025

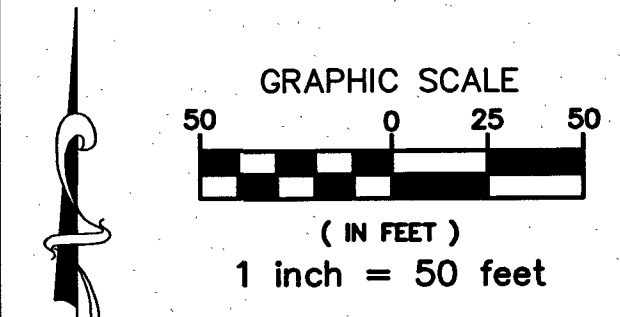
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PLAT BOOK **66** PAGE **146**

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

SEE SHEET 2 FOR GENERAL NOTES



TRACT 16, BLOCK 2
 SECTION 25, TOWNSHIP 3 SOUTH,
 RANGE 25 EAST
 JACKSONVILLE HEIGHTS
 PLAT BOOK 5, PAGE 93

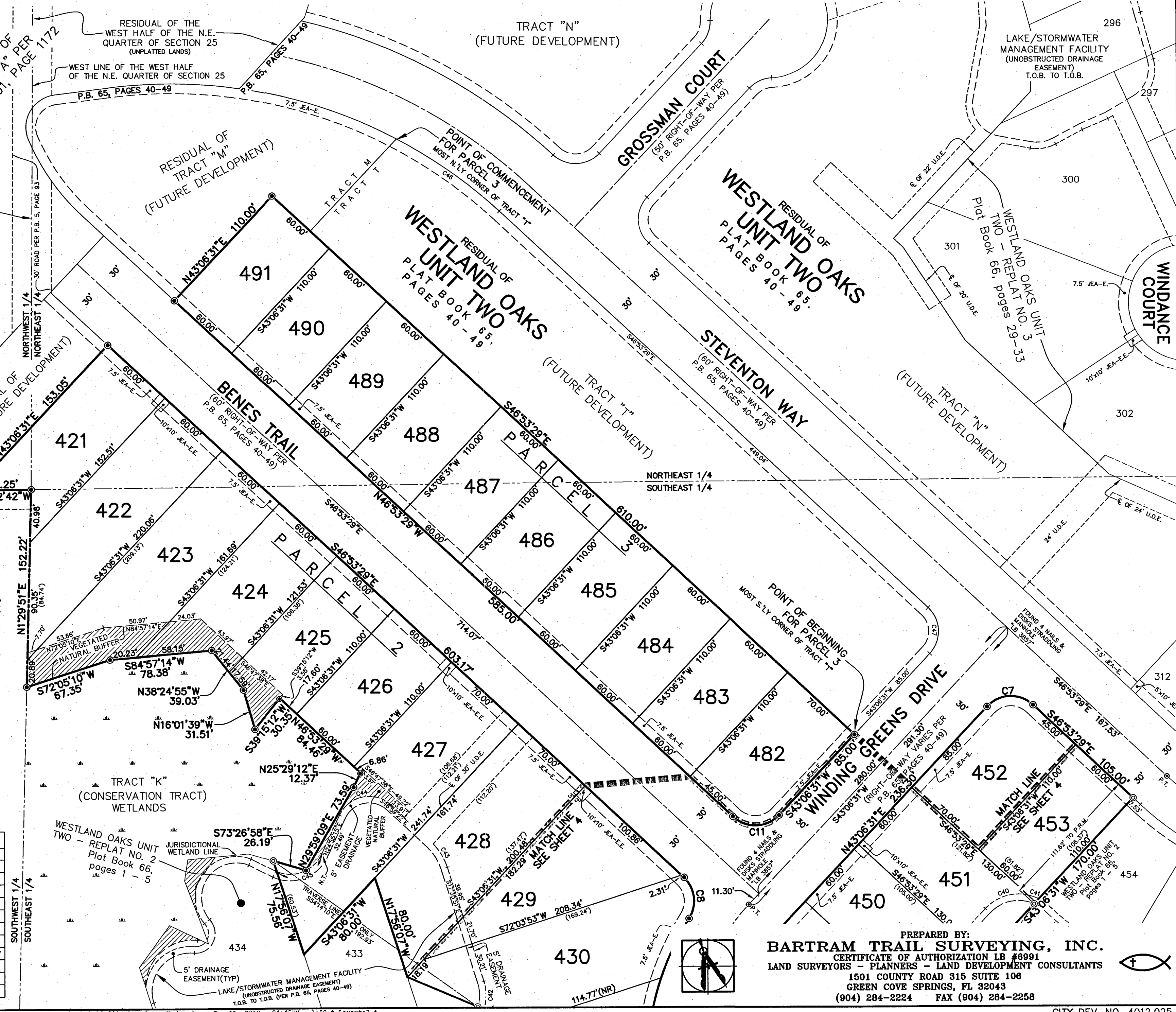
POINT OF COMMENCEMENT
 FOR PARCEL 2
 MOST W.L.Y. CORNER
 OF TRACT "L"

NORTHWEST 1/4
 30' ROAD PER P.B. 5, PAGE 93
 SOUTHWEST 1/4

POINT OF BEGINNING
 FOR PARCEL 2

TRACT 1, BLOCK 3
 SECTION 25, TOWNSHIP 3 SOUTH,
 RANGE 25 EAST
 JACKSONVILLE HEIGHTS
 PLAT BOOK 5, PAGE 93

| CURVE TABLE | | | | | |
|-------------|--------|------------|-----------------|--------------|------------|
| CURVE | RADIUS | ARC LENGTH | CHORD DIRECTION | CHORD LENGTH | DELTA |
| C7 | 25.00 | 39.27 | N88°06'31"E | 35.36 | 90°00'00" |
| C8 | 25.00 | 34.59 | S71°51'01"E | 31.90 | 79°16'55" |
| C11 | 25.00 | 39.27 | S88°06'31"W | 35.36 | 90°00'00" |
| C40 | 35.00 | 35.86 | S72°27'32"W | 34.31 | 58°42'01" |
| C41 | 35.00 | 8.98 | N70°50'31"W | 8.95 | 14°41'53" |
| C42 | 35.00 | 22.03 | N0°25'54"E | 21.67 | 36°03'32" |
| C43 | 45.00 | 21.15 | N31°03'33"W | 20.85 | 28°58'23" |
| C44 | 25.00 | 47.16 | S78°57'56"W | 40.47 | 108°05'23" |
| C45 | 28.90 | 40.96 | N68°31'00"E | 37.11 | 87°15'14" |
| C46 | 370.00 | 97.07 | S54°24'27"E | 86.79 | 15°01'56" |
| C47 | 25.00 | 39.27 | S1°53'29"E | 35.36 | 90°00'00" |



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