

# Westland Oaks - Unit One

A portion of Section 25, Township 3 South, Range 25 East, City of Jacksonville, Duval County, Florida, as shown on the plat of Jacksonville Heights, as recorded in Plat Book 5, Page 93 of the Current Public Records of said County.

## CAPTION:

PARCEL No. 1:

A portion of Section 25, Township 3 South, Range 25 East, City of Jacksonville, Duval County, Florida, as shown on the plat of Jacksonville Heights, recorded in Plat Book 5, Page 93 of the Current Public Records of said County and being more particularly described as follows:

For a POINT OF BEGINNING, begin at the Southeast corner of Lot 24, Greens at Westland Unit One, as recorded in Plat Book 55, pages 97, 97A, 97B and 97C of said Current Public Records of Duval County, Florida said point being on the Western right of way line of Plantation Bay Drive North (a 60' right of way as shown on the plat of The Lakes of Westland Unit One, as recorded in Plat Book 51, Pages 98, 98A, 98B, 98C, 98D, 98E and 98F of said Current Public Records), said point being on a curve concave Easterly and having a radius of 231.42 feet; thence along said Western right of way line of Plantation Bay Drive North, the following three (3) courses;

Course No. 1: thence Southerly along the arc of said curve to the left, through a central angle of 51°53'39", an arc distance of 21.25 feet, said arc being subtended by a chord bearing and distance of South 12°08'00" West, 21.24 feet to a Point of Curvature of a curve concave Northwesterly and having a radius of 241.74 feet;

Course No. 2: thence Southwesterly along the arc of said curve to the right, through a central angle of 30°19'39", an arc distance of 127.96 feet to the Point of Tangency, said arc being subtended by a chord bearing and distance of South 24°40'10" West, 126.47 feet;

Course No. 3: thence South 39°49'59" West, along last described tangency, 41.38 feet to the Point of Curvature of a curve concave Northerly and having a radius of 25.00 feet, said point being the most Easterly corner of Parcel No. 3 as described in Official Records Book 9680, Page 1093 of said Current Public Records; thence along the Northerly, Westerly and Southerly boundary of said Parcel No. 3, the following fifteen (15) courses;

Course No. 1: thence Westerly along the arc of last said curve to the right, through a central angle of 84°53'16", an arc distance of 37.03 feet, said arc being subtended by a chord bearing and distance of South 82°16'27" West, 33.74 feet to a Point of Reverse Curvature of a curve concave Southerly and having a radius of 255.24 feet;

Course No. 2: thence Westerly along the arc of said curve to the left, through a central angle of 26°24'44", an arc distance of 117.66 feet to the Point of Tangency, said arc being subtended by a chord bearing and distance of North 68°29'28" West, 116.62 feet;

Course No. 3: North 81°41'50" West, along last said tangency, 13.45 feet to the Point of Curvature of a curve concave Southerly and having a radius of 666.15 feet;

Course No. 4: thence Westerly along the arc of said curve to the left, through a central angle of 8°55'06", an arc distance of 103.69 feet to the Point of Tangency, said arc being subtended by a chord bearing and distance of North 86°09'23" West, 103.58 feet;

Course No. 5: South 89°23'04" West, along last said tangency, 215.75 feet;

Course No. 6: North 82°08'54" West, 187.65 feet;

Course No. 7: South 73°31'09" West, 490.00 feet;

Course No. 8: South 15°24'27" East, 90.00 feet;

Course No. 9: South 79°21'24" East, 450.00 feet;

Course No. 10: North 54°03'53" East, 400.00 feet;

Course No. 11: North 89°23'04" East, 82.00 feet to the Point of Curvature of a curve concave Southerly and having a radius of 616.15 feet;

Course No. 12: thence Easterly along the arc of said curve to the right, through a central angle of 8°55'06", an arc distance of 95.91 feet to the Point of Tangency, said arc being subtended by a chord bearing and distance of South 86°09'23" East, 95.81 feet;

Course No. 13: South 81°41'50" East, along last said tangency, 13.45 feet to the Point of Curvature of a curve concave Southerly and having a radius of 205.24 feet;

Course No. 14: thence Easterly along the arc of said curve to the right, through a central angle of 25°00'37", an arc distance of 89.59 feet, said arc being subtended by a chord bearing and distance of South 69°11'32" East, 88.38 feet to a Point of Compound Curvature of a curve concave Southwesterly and having a radius of 25.00 feet;

Course No. 15: thence Southeasterly along the arc of said curve to the right, through a central angle of 86°22'45", an arc distance of 37.69 feet, said arc being subtended by a chord bearing and distance of South 13°29'51" East, 34.22 feet to a Point of Reverse Curvature of a curve concave Southeasterly and having a radius of 265.93 feet, said point being situated on said Western right of way line of Plantation Bay Drive North; thence Southerly along said Western right of way line and along the arc of last said curve to the left, through a central angle of 301°7'13", an arc distance of 140.57 feet to the Point of Tangency, said arc being subtended by a chord bearing and distance of South 14°33'40" West, 138.94 feet; thence South 03°45'57" East, along last said tangency and continuing along said Western right of way line, a distance of 15.00 feet to the most Northeasterly corner of Parcel No. 1 as described in Official Records Book 9680, Page 1093 of said Current Public Records; thence along the Northerly, Westerly and Southerly boundary of said Parcel No. 1, the following eight (8) courses;

Course No. 1: South 89°25'03" West, 50.01 feet;

Course No. 2: South 47°19'20" West, 510.00 feet;

Course No. 3: South 86°20'38" West, 144.59 feet;

Course No. 4: North 72°01'38" East, 500.00 feet; Course No. 5: South 05°17'57" West, 94.68 feet;

Course No. 6: South 32°40'13" East, 131.29 feet; Course No. 7: South 71°29'24" East, 889.49 feet;

Course No. 8: South 00°34'57" East, 44.51 feet to a point on the relocated Northerly right of way of Collins Road as per Official Records Book 11903, Page 1921 of said Current Public Records (right of way width varies); thence South 89°25'03" West, along said relocated Northerly right of way line, a distance of 366.08 feet to a point on the new relocated Northerly right of way line of Collins Road (a limited access right of way); thence along said new relocated Northerly right of way line the following three (3) courses;

Course No. 1: North 00°28'49" West, 16.27 feet;

Course No. 2: South 89°31'23" West, 339.01 feet;

Course No. 3: North 78°15'00" West, 202.45 feet to a point on the relocated Easterly right of way line of said Interstate Highway I-295, State Road No. 94 (a variable width limited access right of way), formerly a 300' right of way as shown on Florida Department Right of Way Map, Section 72001-2405; thence along said relocated Easterly right of way line (limited access), the following three (3) courses;

Course No. 1: North 53°28'00" West, 202.40 feet;

Course No. 2: North 42°46'46" West, 99.99 feet to a point of non-tangent curvature of a curve concave Northeasterly and having a radius of 4463.50 feet;

Course No. 3: thence Northwesterly along the arc of last said curve to the right, an arc distance of 248.72 feet, said arc being subtended by a chord bearing and distance of North 38°14'38" West, 248.69 feet to a point on Easterly line of Block 3, said Jacksonville Heights, Section 25, Township 3 South, Range 25 East; thence North 01°24'01" East, along said Easterly line, a distance of 781.50 feet to a point of non-tangent curvature of a curve concave Southerly and having a radius of 60.55 feet; thence Easterly along the arc of said curve to the right, through a central angle of 45°02'10", an arc distance of 47.59 feet, said arc being subtended by a chord bearing and distance of North 81°42'40" East, 46.38 feet to the end of said curve; thence South 70°46'29" East, a distance of 41.59 feet to a point of curvature of a curve concave Northerly and having a radius of 20.00 feet; thence Easterly, along the arc of said curve to the left, through a central angle of 51°45'43", an arc distance of 18.07 feet, said arc being subtended by a chord bearing and distance of North 83°20'39" East, 17.46 feet to the point of tangency; thence North 57°24'48" East, a distance of 116.93 feet; thence North 62°34'35" East, a distance of 57.62 feet to a point of curvature of a curve concave Northwesterly and having a radius of 90.00 feet; thence Northeasterly, along the arc of said curve to the left, through a central angle of 25°43'19", an arc distance of 40.40 feet, said arc being subtended by a chord bearing and distance of North 49°42'55" East, 40.07 feet to the point of tangency; thence North 36°51'16" East, a distance of 168.63 feet to a point of curvature of a curve concave Southeasterly and having a radius of 60.00 feet; thence Northeasterly, along the arc of said curve to the right, through a central angle of 57°01'39", an arc distance of 59.72 feet, said arc being subtended by a chord bearing and distance of North 65°22'05" East, 57.28 feet to the point of tangency; thence South 86°07'06" East, a distance of 26.66 feet to a point of curvature of a curve concave Northwesterly and having a radius of 40.00 feet; thence Northwesterly, along the arc of said curve to the left, through a central angle of 90°00'00", an arc distance of 62.83 feet, said arc being subtended by a chord bearing and distance of North 48°52'55" East, 56.57 feet to the point of tangency; thence North 03°52'55" East, a distance of 30.12 feet to a point of curvature of a curve concave Southeasterly and having a radius of 35.00 feet; thence Northeasterly, along the arc of said curve to the right, through a central angle of 96°07'34", an arc distance of 58.72 feet, said arc being subtended by a chord bearing and distance of North 51°56'42" East, 52.07 feet to the end of said curve and to a point situated on the Western boundary of Parcel No. 6, as described in Official Records Book 7899, Page 1050 of said Current Public Records; thence along the Southerly boundary of said Parcel No. 6, the following nine (9) courses; (CONTINUED)

## (PARCEL No. 1 CONTINUED)

Course No. 1: South 56°34'06" East, 35.66 feet;

Course No. 2: South 84°30'20" East, 75.00 feet;

Course No. 3: North 37°48'53" East, 180.00 feet;

Course No. 4: North 33°21'43" West, 88.70 feet to the Point of Curvature of a curve concave Southeasterly and having a radius of 199.30 feet;

Course No. 5: thence Northeasterly along the arc of said curve to the right, through a central angle of 11°30'30", an arc distance of 40.03 feet to the Point of Tangency, said arc being subtended by a chord bearing and distance of North 66°41'32" East, 39.96 feet;

Course No. 6: North 72°26'47" East, along last said tangency, 40.00 feet to the Point of Curvature of a curve concave Southerly and having a radius of 285.03 feet;

Course No. 7: thence Easterly along the arc of said curve to the right, through a central angle of 25°26'46", an arc distance of 126.59 feet to the Point of Tangency, said arc being subtended by a chord bearing and distance of North 85°10'10" East, 125.55 feet;

Course No. 8: South 82°06'27" East, along last said tangency, 68.54 feet to the Point of Curvature of a curve concave Southwesterly and having a radius of 117.85 feet;

Course No. 9: thence Southeasterly along the arc of said curve to the right, through a central angle of 52°20'48", an arc distance of 107.67 feet to the Point of Tangency, said arc being subtended by a chord bearing and distance of South 55°56'11" East, 103.96 feet, said point being at the Terminus of the Southwesterly right of way line of Winding Greens Drive (a 50' public road right of way as shown on said plat of Greens at Westland Unit One); thence along the Southerly boundary of said Greens at Westland Unit One, the following three (3) courses;

Course No. 1: thence South 29°53'05" East, along last said tangency and along said Southwesterly right of way line, 91.60 feet to the Northwesterly corner of Lot 14, of said Greens at Westland Unit One;

Course No. 2: South 32°29'10" West, along the Western line of said Lot 14, 401.75 feet to the Southwesterly corner thereof;

Course No. 3: South 73°24'14" East, along the Southerly line of Lots 14, 15, 16, 17, 20, 21 22 and 24 of said Greens at Westland Unit One, a distance 715.97 feet to the POINT OF BEGINNING.

The above described parcel contains 34.261 acres, more or less.

## PARCEL No. 2:

A portion of Section 25, Township 3 South, Range 25 East, City of Jacksonville, Duval County, Florida, as shown on the plat of Jacksonville Heights, recorded in Plat Book 5, Page 93 of the Current Public Records of said County and being more particularly described as follows:

For a POINT OF BEGINNING, Begin at the Southeast corner of Lot 1, Greens at Westland Unit One, as recorded in Plat Book 55, pages 97, 97A, 97B and 97C of said Current Public Records of Duval County, Florida, said point also being situated on the Northerly right of way line of Plantation Bay Drive North, a 60' right of way as shown on the plat of The Lakes of Westland Unit One, as recorded in Plat Book 51, Pages 98, 98A, 98B, 98C, 98D, 98E and 98F of said Current Public Records; thence along the Southeasterly and Northeasterly boundary of said Greens at Westland Unit One, the following two (2) courses;

Course No. 1: North 13°42'28" East, 65.08 feet;

Course No. 2: North 57°55'23" West, 824.41 feet;

thence North 41°49'57" West, a distance of 17.26 feet; thence North 47°19'41" East, a distance of 138.77 feet; thence North 32°05'16" East, a distance of 62.48 feet; thence North 49°19'51" East, a distance of 140.00 feet to a point of non-tangent curvature of a curve concave Northeasterly and having a radius of 330.00 feet; thence Southwesterly along the arc of said curve to the left, through a central angle of 17°15'14", an arc distance of 99.37 feet, said arc being subtended by a chord bearing and distance of South 49°17'46" East, 99.00 feet to the point of tangency; thence South 57°55'23" East, a distance of 70.71 feet; thence North 32°04'37" East, a distance of 180.00 feet; thence South 57°55'23" East, a distance of 65.00 feet; thence North 60°50'56" East, a distance of 53.93 feet to a point of non-tangent curvature of a curve concave Southwesterly and having a radius of 125.00 feet; thence Southeasterly along the arc of said curve to the right, through a central angle of 05°17'21", an arc distance of 11.54 feet, said arc being subtended by a chord bearing and distance of South 43°17'32" East, 11.53 feet to a point of reverse curvature of a curve concave Northerly and having a radius of 25.00 feet; thence Easterly, along the arc of said curve to the left, through a central angle of 57°46'09", an arc distance of 25.21 feet, said arc being subtended by a chord bearing and distance of South 69°31'56" East, 24.15 feet to a point of reverse curvature of a curve concave West and having a radius of 45.00 feet; thence Easterly, Southerly and Southwesterly, along the arc of said curve to the right, through a central angle of 170°59'15", an arc distance of 134.29 feet, said arc being subtended by a chord bearing and distance of South 12°55'23" East, 89.72 feet to a point of reverse curvature of a curve concave Southeast and having a radius of 25.00 feet; thence Southwesterly, along the arc of said curve to the left, through a central angle of 15°46'17", an arc distance of 6.88 feet, said arc being subtended by a chord bearing and distance of South 64°41'06" West, 6.86 feet to the end of said curve; thence South 57°55'23" East, a distance of 114.48 feet; thence South 32°04'37" West, a distance of 8.31 feet; thence South 33°26'26" East, a distance of 6.27 feet; thence North 79°07'39" East, a distance of 309.23 feet; thence South 10°52'21" East, a distance of 169.99 feet; thence South 79°07'39" West, a distance of 68.09 feet; thence South 10°52'21" East, a distance of 109.94 feet; thence South 43°55'18" West, a distance of 15.91 feet; thence South 10°52'21" East, a distance of 74.81 feet to a point of curvature of a curve concave Northwesterly and having a radius of 30.00 feet; thence Southwesterly, along the arc of said curve to the right, through a central angle of 91°56'45", an arc distance of 48.14 feet, said arc being subtended by a chord bearing and distance of North 35°06'02" West, 43.14 feet to the point of tangency; thence South 81°04'25" West, a distance of 19.31 feet to a point of curvature of a curve concave Southeasterly and having a radius of 15.00 feet; thence Southwesterly, along the arc of said curve to the left, through a central angle of 90°00'00", an arc distance of 23.56 feet, said arc being subtended by a chord bearing and distance of South 36°04'25" West, 21.21 feet to the point of tangency; thence South 08°55'35" East, a distance of 40.97 feet to a point of curvature of a curve concave Northeasterly and having a radius of 15.00 feet; thence Southeasterly, along the arc of said curve to the left, through a central angle of 90°00'00", an arc distance of 23.56 feet, said arc being subtended by a chord bearing and distance of South 53°55'35" East, 21.21 feet to the point of tangency; thence North 81°04'25" East, a distance of 23.76 feet to a point of curvature of a curve concave Southwesterly and having a radius of 30.00 feet; thence Southeasterly, along the arc of said curve to the right, through a central angle of 88°03'15", an arc distance of 46.10 feet, said arc being subtended by a chord bearing and distance of South 54°53'58" East, 41.70 feet to the point of tangency; thence South 10°52'21" East, a distance of 75.04 feet to a point of curvature of a curve concave Northwesterly and having a radius of 30.00 feet; thence Southwesterly, along the arc of said curve to the right, through a central angle of 90°00'00", an arc distance of 47.12 feet, said arc being subtended by a chord bearing and distance of South 10°52'21" East, a distance of 10.00 feet to a point situated on the aforesaid Northerly right of way line of Plantation Bay Drive; thence along said Northerly right of way line, the following two (2) courses;

Course No. 1: South 79°07'39" West, a distance of 279.39 feet to the point of curvature of a curve concave Northerly and having a radius of 141.40 feet;

Course No. 2: thence Westerly along the arc of said curve to the right, through a central angle of 22°31'06", an arc distance of 55.57 feet to the endpoint of said curve, said arc being subtended by a chord bearing and distance of North 89°36'58" West, 55.21 feet to the said end of said curve and the POINT OF BEGINNING.

The above described parcel contains 10.999 acres, more or less.

## ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT WESTLAND RESIDENTIAL DEVELOPMENT, LLC, A FLORIDA 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 ONE, HAVING CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AND THAT WACHOVIA BANK, N.A. IS THE HOLDER OF THE MORTGAGE ON SAID LANDS. THIS PLAT BEING MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF THOSE LANDS. ALL ROADS, PARKWAYS, LANES, COURTS, WALKWAYS, DRAINAGE EASEMENTS, NON ACCESS EASEMENTS, ACCESS EASEMENTS AND UNOBSTRUCTED DRAINAGE EASEMENTS; EXCEPT TRACTS 'A', 'B' AND 'C' (PASSIVE RECREATION AREAS), AND TRACTS 'D', 'E', 'F' AND 'G' (STORMWATER MANAGEMENT FACILITIES), WHICH SHALL REMAIN PRIVATELY OWNED AND THE SOLE EXCLUSIVE PROPERTY OF THE "OWNER", ITS SUCCESSORS AND ASSIGNS; AND EXCEPT JEA-E, AND JEA-E-E. EASEMENTS, ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE 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 HEREBY DEDICATED, TOGETHER WITH ALL SUBSTANCES OR MATTER WHICH MAY FLOW OR PASS FROM SAID 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 PERSON 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 "OWNER", ITS SUCCESSORS AND ASSIGNS, AND ALL MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID LAKE/STORMWATER MANAGEMENT FACILITIES ARE THE RESPONSIBILITY OF THE "OWNER", ITS 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 "OWNER" 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 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 OR OMISSION OF ITS AGENTS, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES OR CONCESSIONAIRES WITHIN WESTLAND OAKS - UNIT ONE. THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE SUCCESSORS AND ASSIGNS OF THE OWNER SHALL BE SUBJECT TO IT.

THE UNDERSIGNED OWNER DOES HEREBY RESERVE UNTO ITSELF AND ITS ASSIGNS AN EASEMENT FOR LANDSCAPING AND CONSTRUCTION OF SIGNS OVER ALL NON-ACCESS EASEMENTS, 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 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. WATER AND SEWER UTILITIES WITHIN ROADS AND UNOBSTRUCTED JEA UTILITY EASEMENTS ARE HEREBY DEDICATED TO JEA.

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 A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. FLORIDA STATUTES 177.091(28).

IN WITNESS WHEREOF, WESTLAND OAKS, LLC., A FLORIDA LIMITED LIABILITY COMPANY AND WACHOVIA BANK, N.A. HAVE CAUSED THESE PRESENTS TO BE SIGNED

THIS 19th DAY OF September, A.D., 2006

(SEE PAGE 2 OF 10 FOR SIGNATURES)

A & J LAND SURVEYORS, INC.  
Professional Land Surveyors  
5841 LUELLA STREET  
Jacksonville, Florida 32201  
Fax (904) 346-1136  
Phone (904) 346-1133 L.B. No. 6661  
PSD # 2005-22 CITY DEV. # 401213

# Westland Oaks - Unit One

A portion of Section 25, Township 3 South, Range 25 East, City of Jacksonville, Duval County, Florida, as shown on the plat of Jacksonville Heights, as recorded in Plat Book 5, Page 93 of the Current Public Records of said County.

PLAT BOOK 62 PAGES 182

SHEET 2 OF 10

WESTLAND RESIDENTIAL DEVELOPMENT, LLC  
A Florida Limited Liability Company

WITNESS: Mike Bevis

PRINT NAME: Mike Bevis

WITNESS: James M. McCumber

PRINT NAME: James M. McCumber

NOTARY FOR WESTLAND RESIDENTIAL DEVELOPMENT, LLC, A Florida Limited Liability Company  
STATE OF FLORIDA  
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF September, A.D., 2006 BY James M. McCumber, MANAGING MEMBER OF WESTLAND RESIDENTIAL DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

NOTARY PUBLIC, STATE OF FLORIDA  
AT LARGE

September 19, 2008  
MY COMMISSION EXPIRES:

William M Sprague  
My Commission DD353800  
Expires September 19, 2008

WACHOVIA BANK, N.A.

WITNESS: Ronald K. Call

PRINT NAME: Ronald K. Call

WITNESS: Kari Parekh

PRINT NAME: Kari Parekh

NOTARY FOR WACHOVIA BANK, N.A.  
STATE OF FLORIDA  
COUNTY OF DUVAL

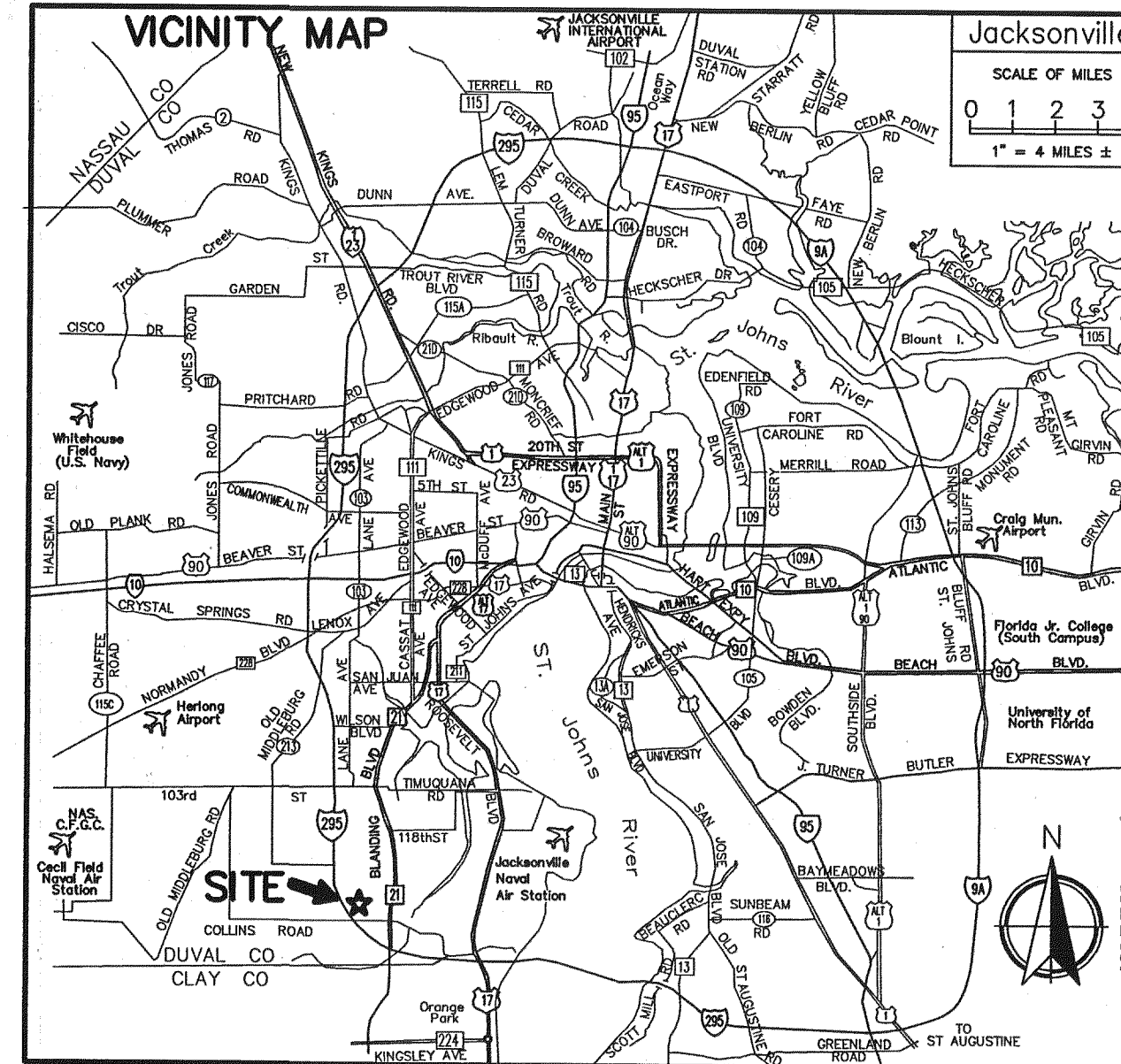
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF November, A.D., 2006 BY Susan S Beaumont, VICE PRESIDENT OF WACHOVIA BANK, N.A., WHO IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

NOTARY PUBLIC, STATE OF FLORIDA  
AT LARGE

MY COMMISSION EXPIRES:

Kathryn C. Beteman  
My Commission DD185860  
Expires February 20, 2007

Joinder of additional Mortgagee, McCumber Golf II, Ltd., is recorded in O.R. Book 13658 Page 1579, Official Public Records of Duval County, Florida



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 27th DAY OF November, A.D., 2006.

FOR Joey V. Duncan, P.E.  
DIRECTOR OF PUBLIC WORKS

DATE

CLERK'S CERTIFICATE: 2006407812

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 62, PAGES 181-190, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SIGNED THIS 27th DAY OF November, A.D. 2006.

BY: Jim Fuller  
CLERK: JIM FULLER

Robin n Baly  
DEPUTY CLERK

### PLAT CONFORMITY REVIEW:

THIS PLAT HAS BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 16 DAY OF NOVEMBER, A.D., 2006.

W. Monroe Hazen, PLS  
W. MONROE HAZEN, PLS  
PROFESSIONAL LAND SURVEYOR No. 3398

### SURVEYOR'S CERTIFICATE:

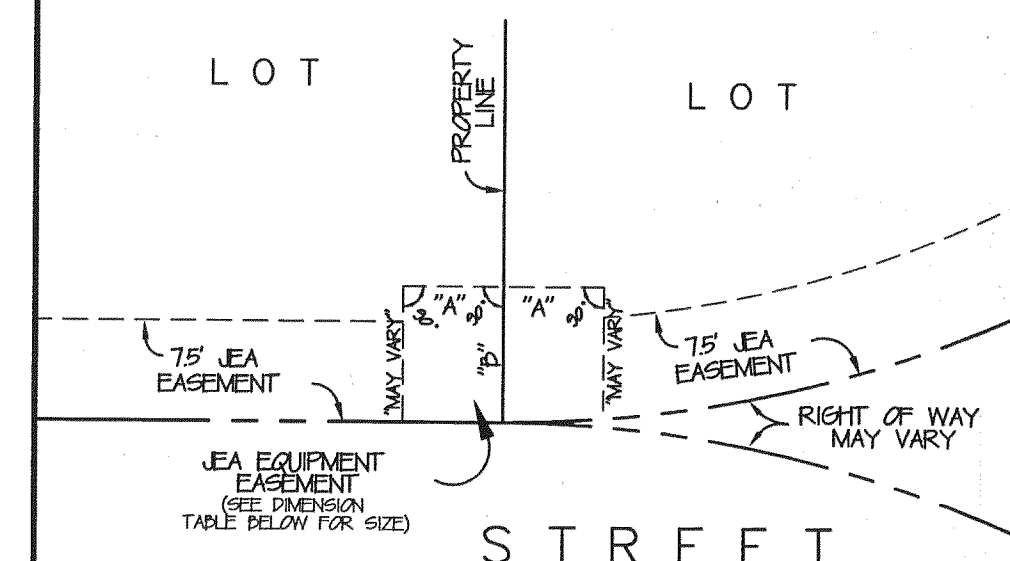
THIS IS TO CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED IN THE CAPTION, THAT THE SURVEY WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF FLORIDA STATUTE 177, THAT PERMANENT 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 26 DAY OF OCTOBER, A.D., 2006.

Jonathan B. Bowan  
JONATHAN B. BOWAN, FLORIDA REGISTERED LAND SURVEYOR No. 4600

### JE A EASEMENT DETAIL

(NOT TO SCALE)



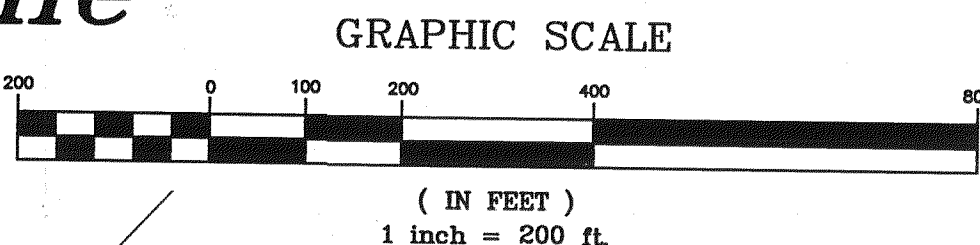
DIMENSION TABLE	
A	5' TYPICAL 10' X 10' JE A
B	10' EQUIPMENT EASEMENT

A & J LAND SURVEYORS, INC.  
Professional Land Surveyors  
5847 LUELLA STREET  
Jacksonville, Florida 32201  
Fax (904) 346-1736  
Phone (904) 346-1733 L.B. No. 6661  
PSD #12005-22 CITY DEV. # 401213

# Westland Oaks - Unit One

A portion of Section 25, Township 3 South, Range 25 East, City of Jacksonville, Duval County, Florida, as shown on the plat of Jacksonville Heights, as recorded in Plat Book 5, Page 93 of the Current Public Records of said County.

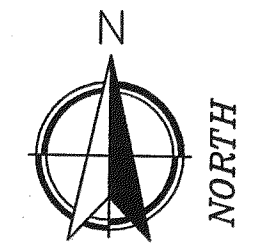
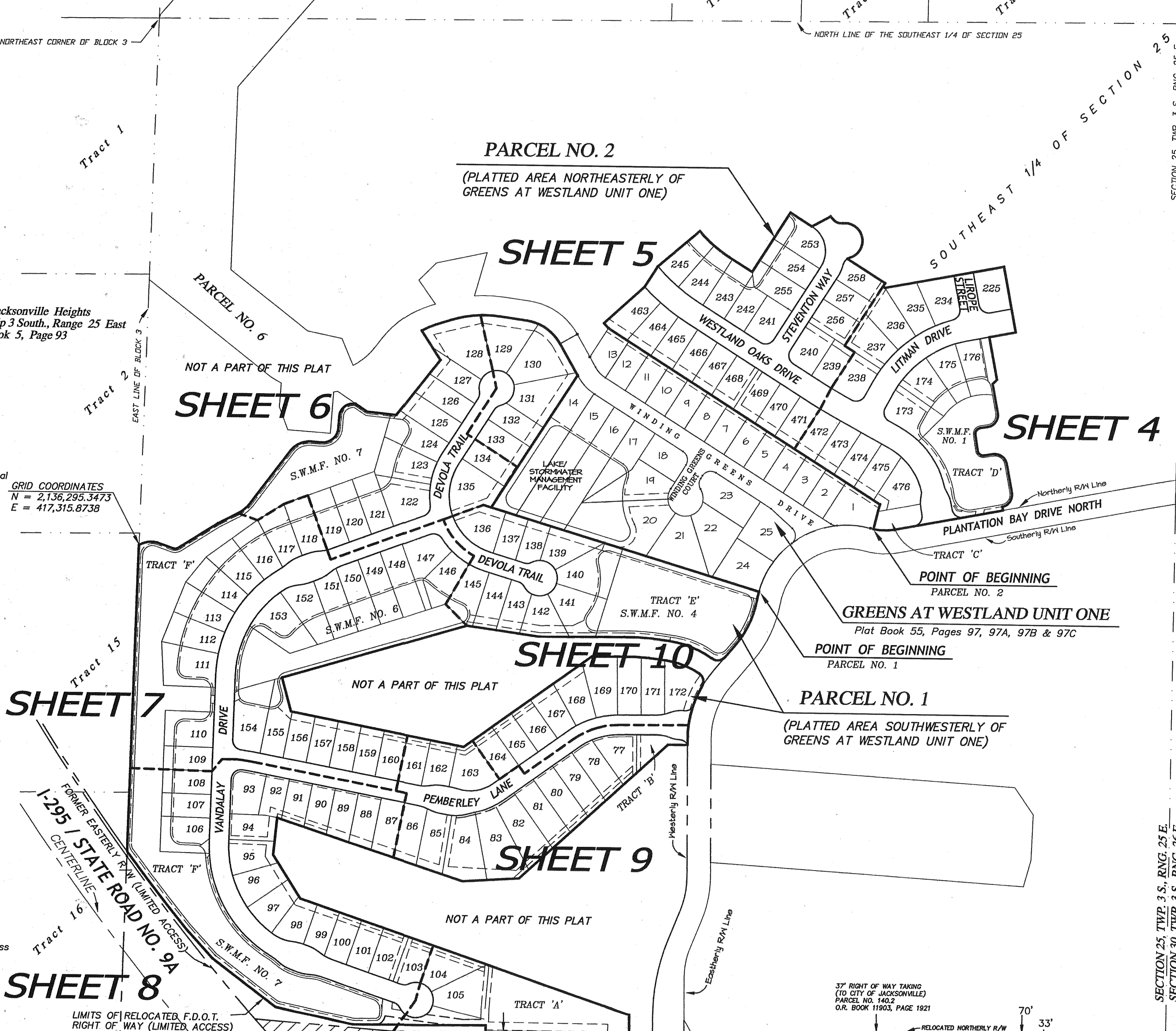
PLAT BOOK 62 PAGES 183  
SHEET 3 OF 10



**ABBREVIATIONS USED IN THIS PLAT**

ABBREVIATION	DEFINITION
P.C.	Point of Curvature
P.T.	Point of Tangency
P.R.C.	Point of Reverse Curvature
P.I.	Point of Intersection
C	Centerline
CT	Denotes Tabulated Curve Data
L1	Denotes Tabulated Line Data
ESMT.	Easement
R/W	Right of Way
U.D.E.	Unobstructed Drainage Easement
U.A.E.	Unobstructed Access Easement
P.U.D.E.	Private Unobstructed Drainage Easement
D.E.	Drainage Easement
S.J.R.W.M.D.	St. Johns River Water Management District
O.R.B.	Official Records BOOK
S.W.M.F.	Stormwater Management Facility

- GENERAL NOTES:**
- Denotes Set 4" x 4" Concrete Monument with Metal Plate, stamped "L.B. 6661", Permanent Reference Monument, (P.R.M.)
  - Denotes Set P.K. Nail and Brass Disk, stamped "L.B. 6661", Permanent Control Point, (P.C.P.)
  - Bearings shown hereon are based on Florida State Plane, 1983/1988 datum.
  - 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.
  - All platted utility Easements shall provide that such Easements shall also be Easements for the Construction, Installation, Maintenance and Operation of Cable Television services; provided however, no such Construction, Installation, Maintenance or 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.
  - Certain Easements are reserved for 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 impede the use and access of said Easement by JEA.
- "JEA-E." Denotes JEA Easement. These Easements shall remain totally unobstructed by any permanent improvements which may impede the use of said Easement 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.
- 8) 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 the Wetland Area to acquire the necessary written approvals prior to the Beginning of any work. The Jurisdictional Wetland Line shown hereon may be superceded and redefined at any time, by the appropriate Agency(ies).
- 9) The Easement(s) 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.
- 10) 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 easement by the City of Jacksonville.
- 11) Lots fronting on two (2) streets may have vehicular access from one (1) street only.
- 12) The lands shown hereon lie within Flood Zone "X", as depicted on the Flood Insurance Rate Map (FIRM), Federal Emergency Management Agency (FEMA) Panel Number 0150E, Map Revised: August 15, 1989.
- 13) The FIRM information delineated on this plat is valid only for dates up to and including the effective recording date of this plat. There may have been subsequent revisions after this date that will supersede said information. Inquiries for this should be made to the Community's Floodplain Management Repository, Department of Public Works, City of Jacksonville.
- 14) Control co-ordinates shown are based on Florida State Plane, East Zone, 1983/1988 datum.



NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 25

SECTION 25, TWP. 3 S., RNG. 25 E.  
SECTION 30, TWP. 3 S., RNG. 26 E.

FORMER EASTERN R/W (LIMITED ACCESS)  
1-295 / STATE ROAD NO. 9A  
CENTERLINE

GRID COORDINATES  
N = 2,136,295.3473  
E = 417,315.8738

GRID COORDINATES  
N = 2,135,118.2043  
E = 418,584.1572

37' RIGHT OF WAY TAKING (TO CITY OF JACKSONVILLE)  
PARCEL NO. 140.2  
O.R. BOOK 11903, PAGE 1921

RELOCATED NORTHERLY R/W

33'

70'

FORMER RIGHT OF WAY

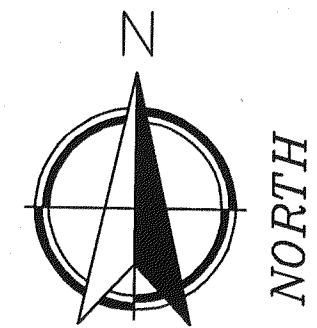
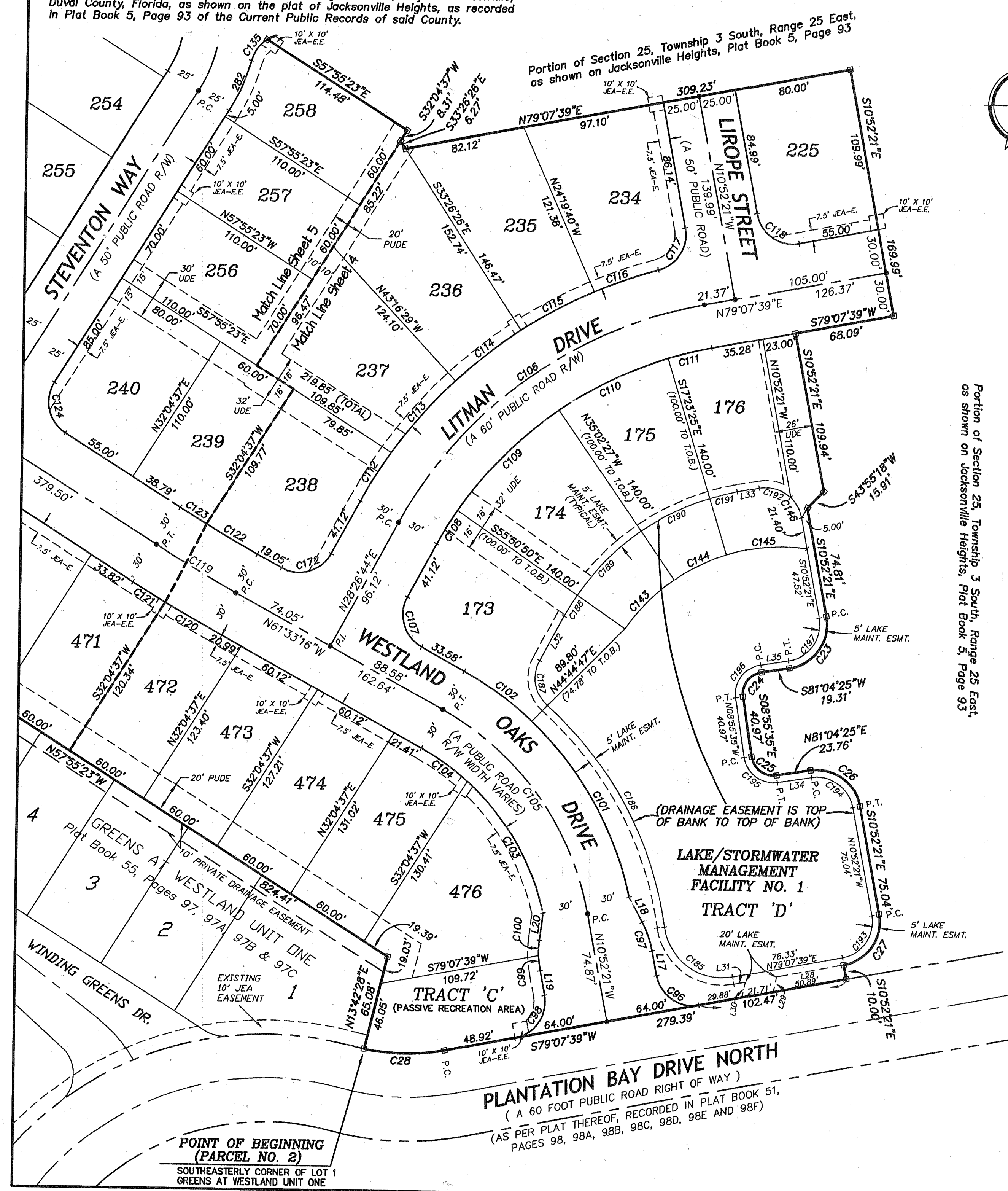
25 30  
36 31

**A & J LAND SURVEYORS, INC.**  
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Jacksonville, Florida 32207  
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Phone (904) 346-1733 L.B. No. 6661  
PSD #2005-22 DEV. # 401213

# Westland Oaks - Unit One

A portion of Section 25, Township 3 South, Range 25 East, City of Jacksonville, Duval County, Florida, as shown on the plat of Jacksonville Heights, as recorded in Plat Book 5, Page 93 of the Current Public Records of said County.

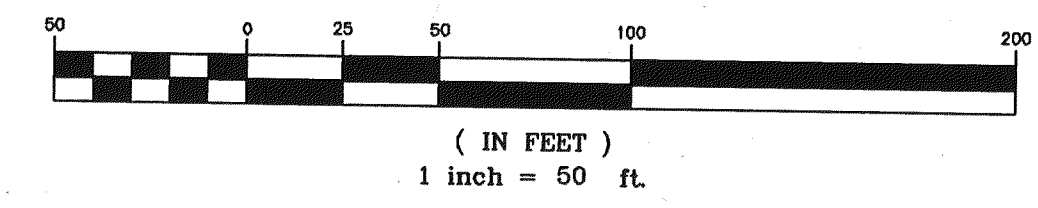
\* SEE SHEET 3 OF 10 FOR LEGEND AND GENERAL NOTES



CURVE	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD	DELTA
C23	30.00	48.14	31.04'	S35°06'02"W	43.14'	91°56'45"
C24	15.00	23.56	15.00'	S36°04'25"W	21.21'	90°00'00"
C25	15.00	23.56	15.00'	S53°55'35"E	21.21'	90°00'00"
C26	30.00	46.10	28.00'	S54°53'58"E	41.70'	88°03'15"
C27	30.00	47.12	30.00'	S34°07'39"W	42.43'	90°00'00"
C28	141.40	55.57	28.15'	N89°36'58"W	55.21'	22°31'06"
C96	25.00	39.27	25.00'	S55°52'21"E	35.36'	90°00'00"
C97	68.00	21.12	10.65'	N19°46'14"W	21.04'	17°47'45"
C98	25.00	39.27	25.00'	N34°07'39"E	35.36'	90°00'00"
C99	68.00	10.49	5.25'	S06°27'18"E	10.48'	08°50'06"
C100	68.00	10.63	5.28'	S02°23'58"W	10.52'	08°52'25"
C101	230.00	139.75	72.11'	N29°50'11"W	137.61'	34°48'46"
C102	230.00	57.45	28.88'	N54°23'55"W	57.30'	14°18'42"
C103	170.00	105.80	54.67'	N30°39'33"W	104.10'	35°39'26"
C104	170.00	38.77	19.47'	N55°01'16"W	38.69'	13°04'00"
C105	200.00	176.91	94.71'	N36°12'48"W	171.20'	50°40'55"
C106	300.00	265.37	142.07'	N53°47'12"E	256.80'	50°40'55"
C107	25.00	39.27	25.00'	S16°33'16"E	35.36'	90°00'00"
C108	270.00	26.89	13.46'	S31°17'57"W	26.88'	05°42'25"
C109	270.00	98.05	49.57'	S44°33'21"W	97.51'	20°48'23"
C110	270.00	83.18	41.92'	S63°47'04"W	82.85'	17°39'02"
C111	270.00	30.71	15.37'	S75°52'07"W	30.70'	06°31'04"
C112	330.00	39.29	19.67'	S31°51'25"W	39.27'	06°49'21"
C113	330.00	65.99	33.11'	S40°58'48"W	65.88'	11°27'26"
C114	330.00	56.64	28.39'	S51°38'33"W	56.57'	09°50'03"
C115	330.00	56.89	28.52'	S61°29'55"W	56.82'	09°52'41"
C116	330.00	46.44	23.26'	S70°28'10"W	46.41'	08°03'50"
C117	25.00	37.25	23.06'	N31°48'52"E	33.90'	85°22'26"
C118	25.00	39.27	25.00'	S55°52'21"E	35.36'	90°00'00"
C119	1000.00	63.38	31.70'	N59°44'19"W	63.37'	03°37'53"
C120	1030.00	39.10	19.55'	S60°28'01"E	39.09'	02°10'29"
C121	1030.00	26.18	13.09'	S58°39'05"E	26.18'	01°27'23"
C122	970.00	40.27	20.14'	S60°21'55"E	40.26'	02°22'42"
C123	970.00	21.21	10.61'	S58°32'58"E	21.21'	01°15'11"
C124	25.00	39.27	25.00'	S12°55'23"E	35.36'	90°00'00"
C135	25.00	18.32	9.60'	S35°48'02"W	17.92'	41°59'52"
C143	130.00	47.21	23.87'	S44°33'21"W	46.95'	20°48'23"
C144	130.00	40.05	20.18'	S63°47'04"W	39.89'	17°39'02"
C145	130.00	55.75	28.31'	S84°53'39"W	55.32'	24°34'08"
C146	25.00	16.09	8.33'	N29°18'27"W	15.81'	36°52'12"
C172	25.00	39.27	25.00'	N73°26'44"E	35.36'	90°00'00"
C185	40.00	64.62	41.83'	S54°35'20"E	57.82'	92°34'01"
C186	245.00	174.92	91.37'	N28°45'32"W	171.23'	40°54'25"
C187	25.00	33.88	20.12'	S10°23'00"E	31.35'	77°39'29"
C188	170.00	16.93	8.47'	S31°17'57"W	16.93'	05°42'25"
C189	170.00	61.73	31.21'	S44°33'21"W	61.40'	20°48'23"
C190	170.00	52.37	26.39'	S63°47'04"W	52.16'	17°39'02"
C191	170.00	19.34	9.68'	S75°52'07"W	18.33'	06°31'04"
C192	25.00	23.18	12.50'	N74°18'27"E	22.36'	53°07'48"
C193	25.00	39.27	25.00'	N34°07'39"E	35.36'	90°00'00"
C194	25.00	38.42	24.17'	N54°53'58"W	34.75'	88°03'15"
C195	20.00	31.42	20.00'	S53°55'35"E	28.28'	90°00'00"
C196	20.00	31.42	20.00'	S36°04'25"W	28.28'	90°00'00"
C197	25.00	40.12	25.86'	N35°06'02"E	35.95'	91°56'45"
C282	125.00	37.69	18.99'	N23°26'22"E	37.55'	17°16'31"

LINE	BEARING	DISTANCE
L17	N10°52'21"W	17.17'
L18	N28°40'06"W	19.08'
L19	N10°52'21"W	17.21'
L20	N06°50'11"E	18.67'
L28	S79°07'39"W	48.87'
L29	N12°00'13"E	10.85'
L30	N12°00'13"E	10.85'
L31	S79°07'39"W	7.95'
L32	S28°26'44"W	34.42'
L33	S79°07'39"W	15.28'
L34	S81°04'25"W	23.76'
L35	N81°04'25"E	19.31'

GRAPHIC SCALE



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 PSD #2005-22 DEV. # 401213

# Westland Oaks - Unit One

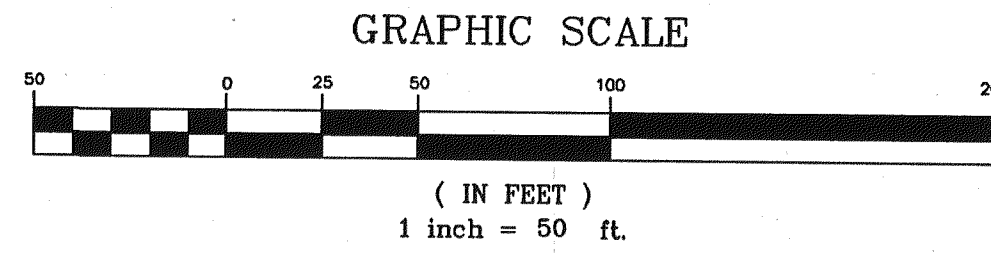
A portion of Section 25, Township 3 South, Range 25 East, City of Jacksonville, Duval County, Florida, as shown on the plat of Jacksonville Heights, as recorded in Plat Book 5, Page 93 of the Current Public Records of said County.

PLAT BOOK 62 PAGES 185

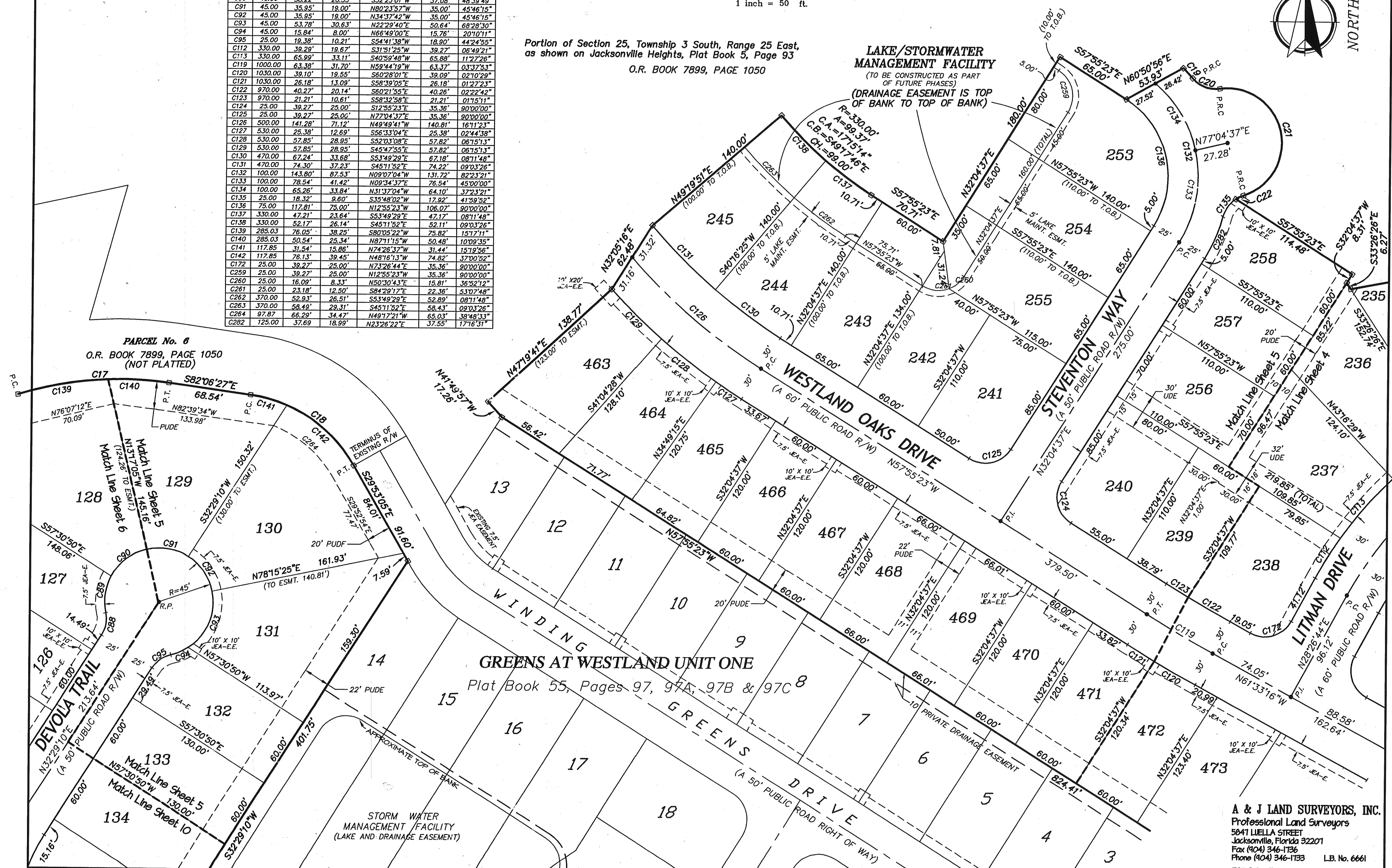
SHEET 5 OF 10

\* SEE SHEET 3 OF 10 FOR LEGEND AND GENERAL NOTES

CURVE	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD	DELTA
C17	285.03	126.59'	84.36'	N85°10'10"E	125.55'	25°26'46"
C18	117.85	107.67'	57.92'	S55°56'11"E	103.96'	52°20'48"
C19	125.00	11.54'	5.77'	S43°17'32"E	11.53'	05°17'21"
C20	25.00	25.21'	13.79'	S89°31'56"E	24.15'	37°46'00"
C21	45.00	1.3429'	570.99'	S12°55'23"E	89.72'	170°59'15"
C22	25.00	6.88'	3.46'	S64°41'06"W	6.86'	15°46'17"
C88	25.00	19.38'	10.21'	N10°16'43"E	18.90'	44°24'55"
C89	45.00	31.40'	16.37'	S08°03'41"W	30.77'	39°58'51"
C90	45.00	38.22'	20.35'	S52°23'01"W	37.08'	48°39'49"
C91	45.00	35.95'	18.00'	N80°23'57"W	35.00'	45°46'15"
C92	45.00	35.95'	18.00'	N34°37'42"W	35.00'	45°46'15"
C93	45.00	53.78'	30.63'	N22°29'40"E	50.64'	68°28'30"
C94	45.00	15.84'	8.00'	N66°49'00"E	15.76'	20°10'11"
C95	25.00	19.38'	10.21'	S54°41'38"W	18.90'	44°24'55"
C112	330.00	39.29'	19.67'	S31°51'25"W	39.27'	06°49'21"
C113	330.00	65.99'	33.11'	S40°59'48"W	65.88'	11°27'26"
C119	1000.00	63.36'	31.70'	N59°44'19"W	63.37'	03°37'53"
C120	1030.00	39.10'	19.55'	S60°28'01"E	39.09'	02°10'29"
C121	1030.00	26.18'	13.09'	S68°39'05"E	26.18'	01°27'23"
C122	970.00	40.27'	20.14'	S60°21'55"E	40.26'	02°22'42"
C123	970.00	21.21'	10.61'	S68°32'58"E	21.21'	01°15'11"
C124	25.00	39.27'	25.00'	S12°55'23"E	35.36'	90°00'00"
C125	25.00	39.27'	25.00'	N77°04'37"E	35.36'	90°00'00"
C126	500.00	141.28'	71.12'	N49°49'41"W	140.81'	16°11'23"
C127	530.00	25.39'	12.89'	S56°33'04"E	25.38'	02°44'38"
C128	530.00	57.85'	28.95'	S52°03'08"E	57.82'	06°15'13"
C129	530.00	57.85'	28.95'	S45°47'55"E	57.82'	06°15'13"
C130	470.00	67.24'	33.68'	S53°49'29"E	67.18'	08°11'48"
C131	470.00	74.30'	37.23'	S45°11'52"E	74.22'	09°03'26"
C132	100.00	143.80'	87.53'	N09°07'04"W	131.72'	82°23'21"
C133	100.00	78.54'	41.42'	N09°34'37"E	76.54'	45°00'00"
C134	100.00	65.26'	33.84'	N31°37'04"W	64.10'	37°23'21"
C135	25.00	18.32'	9.60'	S35°48'02"W	17.92'	41°59'52"
C136	75.00	117.81'	75.00'	N12°55'23"W	106.07'	90°00'00"
C137	330.00	47.21'	23.64'	S53°49'29"E	47.17'	08°11'48"
C138	330.00	52.17'	26.14'	S45°11'52"E	52.11'	09°03'26"
C139	285.03	76.05'	38.25'	S80°05'22"W	75.82'	15°17'11"
C140	285.03	50.54'	25.34'	N87°11'15"W	50.48'	10°09'35"
C141	117.85	31.54'	15.86'	N74°26'37"W	31.44'	15°12'56"
C142	117.85	76.13'	39.45'	N48°16'13"W	74.82'	37°00'52"
C172	25.00	39.27'	25.00'	N73°26'44"E	35.36'	90°00'00"
C259	25.00	39.27'	25.00'	N12°55'23"W	35.36'	90°00'00"
C260	25.00	16.09'	8.33'	N50°30'43"E	15.81'	36°52'12"
C261	25.00	23.18'	12.50'	S84°29'17"E	22.36'	53°07'48"
C262	370.00	58.49'	29.31'	S45°11'52"E	58.43'	09°03'26"
C264	97.87	66.29'	34.47'	N49°17'21"W	65.03'	38°48'33"
C282	125.00	37.69	18.99'	N23°26'22"E	37.55'	17°16'31"



Portion of Section 25, Township 3 South, Range 25 East, as shown on Jacksonville Heights, Plat Book 5, Page 93  
O.R. BOOK 7899, PAGE 1050



**A & J LAND SURVEYORS, INC.**  
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# Westland Oaks - Unit One

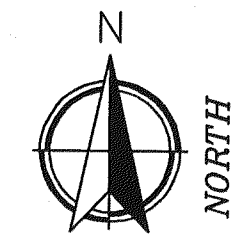
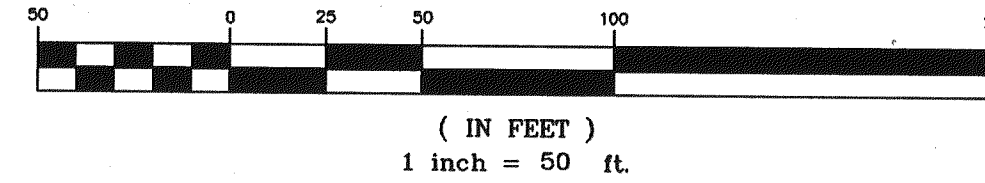
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\* SEE SHEET 3 OF 10 FOR LEGEND AND GENERAL NOTES

PLAT BOOK **62** PAGES **186**

SHEET **6** OF **10**

GRAPHIC SCALE



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD	DELTA
C10	60.55	47.59	25.10'	N81°42'40"E	46.38'	45°02'10"
C11	20.00	18.07	9.70'	N83°20'39"E	17.46'	51°45'43"
C12	90.00	40.40	20.55'	N49°42'55"E	40.07'	25°43'19"
C13	60.00	59.72	32.60'	N65°22'05"E	57.28'	57°01'39"
C14	40.00	62.83	40.00'	N48°52'55"E	56.57'	90°00'00"
C15	35.00	58.72	38.96'	S51°56'42"W	52.07'	96°07'34"
C16	199.30	40.03	20.08'	N66°41'32"E	39.96'	11°30'30"
C17	285.03	126.59	64.36'	S85°10'10"W	125.55'	25°26'46"
C70	25.00	33.67	19.94'	N71°52'43"W	31.18'	77°09'37"
C71	200.00	41.88	21.02'	S39°17'49"E	41.80'	11°59'49"
C83	150.00	138.61	74.70'	S08°00'49"W	133.73'	52°56'42"
C84	25.00	33.67	19.94'	N30°57'40"E	31.18'	77°09'37"
C85	200.00	53.55	26.94'	S00°03'06"W	53.39'	152°0'31"
C86	200.00	59.26	29.85'	S16°12'41"W	59.04'	16°58'38"
C87	200.00	27.18	13.61'	S28°35'35"W	27.16'	07°47'10"
C88	25.00	19.38	10.21'	N10°16'43"E	18.90'	44°24'55"
C89	45.00	31.40	16.37'	S08°03'41"W	30.77'	39°58'51"
C90	45.00	38.22	20.35'	S52°23'01"W	37.08'	48°39'49"
C91	45.00	35.95	19.00'	N80°23'57"W	35.00'	45°46'15"
C92	45.00	35.95	19.00'	N34°37'42"W	35.00'	45°46'15"
C93	45.00	53.78	30.63'	N22°29'40"E	50.64'	68°28'30"
C94	45.00	15.84	8.00'	N66°49'00"E	15.76'	20°10'11"
C95	25.00	19.38	10.21'	S54°41'38"W	18.90'	44°24'55"
C139	285.03	76.05	38.25'	N80°05'22"E	75.82'	15°17'11"
C140	285.03	50.54	25.34'	S87°11'15"E	50.48'	10°09'35"
C153	175.00	161.71	87.15'	S46°55'52"E	156.02'	52°56'42"
C154	175.00	161.71	87.15'	N06°00'49"E	156.02'	52°56'42"
C171	175.00	323.42	231.77'	S20°27'32"E	279.32'	105°53'23"
C236	25.00	47.05	34.30'	S55°18'46"W	40.41'	107°49'30"
C237	30.00	27.10	14.55'	N83°20'39"E	26.19'	51°45'43"
C238	100.00	44.89	22.83'	N49°42'55"E	44.52'	25°43'19"
C239	50.00	49.77	27.16'	S65°22'06"W	47.74'	57°01'39"
C240	50.00	78.54	50.00'	N48°52'55"E	70.71'	90°00'00"
C241	25.00	40.04	25.78'	S49°45'35"W	35.89'	91°45'19"
C242	25.00	50.28	39.42'	N26°53'25"W	42.22'	115°13'50"
C243	300.00	31.55	15.79'	S27°42'45"W	31.53'	06°01'30"
C244	300.00	79.37	39.92'	S17°07'14"W	79.14'	15°09'31"
C245	50.00	7.80	3.91'	N14°00'39"E	7.79'	08°56'22"
C246	50.00	42.11	22.39'	N42°36'26"E	40.88'	48°15'11"
C247	50.00	2.45	1.23'	N68°08'15"E	2.45'	02°48'28"
C248	425.00	490.66	276.78'	S36°28'03"W	463.86'	66°08'50"
C249	425.00	62.69	31.40'	S65°18'56"W	62.63'	08°27'06"
C250	425.00	74.01	37.10'	S66°06'04"W	73.91'	09°58'38"
C265	93.00	8.51	4.26'	N72°09'48"E	8.51'	05°14'40"
C266	93.00	18.33	9.19'	N80°25'54"E	18.30'	11°17'33"
C267	112.50	32.47	16.35'	S77°48'35"W	32.36'	16°32'12"

LINE TABLE		
LINE	BEARING	DISTANCE
L14	N69°32'28"E	15.01'
L15	N69°32'28"E	4.99'

Tract 1, Block 3

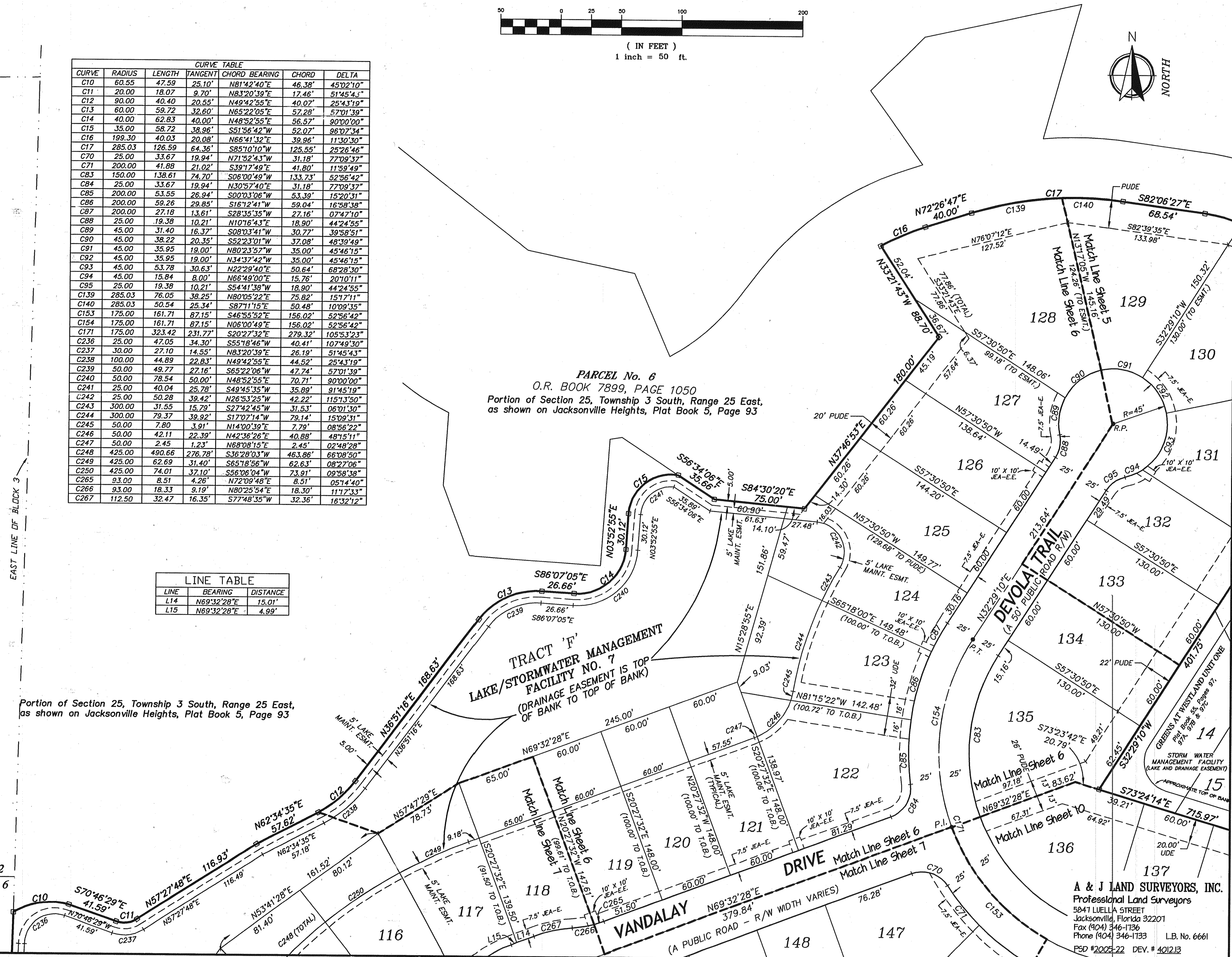
Portion of Section 25, Township 3 South, Range 25 East, as shown on Jacksonville Heights, Plat Book 5, Page 93

EAST LINE OF BLOCK 3

Portion of Section 25, Township 3 South, Range 25 East, as shown on Jacksonville Heights, Plat Book 5, Page 93

Tract 2  
Tract 16

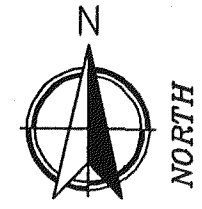
PARCEL No. 6  
O.R. BOOK 7899, PAGE 1050  
Portion of Section 25, Township 3 South, Range 25 East, as shown on Jacksonville Heights, Plat Book 5, Page 93



**A & J LAND SURVEYORS, INC.**  
Professional Land Surveyors  
5841 LUELLA STREET  
Jacksonville, Florida 32201  
Fax (904) 346-1736  
Phone (904) 346-1733 L.B. No. 6661  
PSD #2005-22 DEV. # 401213

# Westland Oaks - Unit One

A portion of Section 25, Township 3 South, Range 25 East, City of Jacksonville, Duval County, Florida, as shown on the plat of Jacksonville Heights, as recorded in Plat Book 5, Page 93 of the Current Public Records of said County.



GRAPHIC SCALE



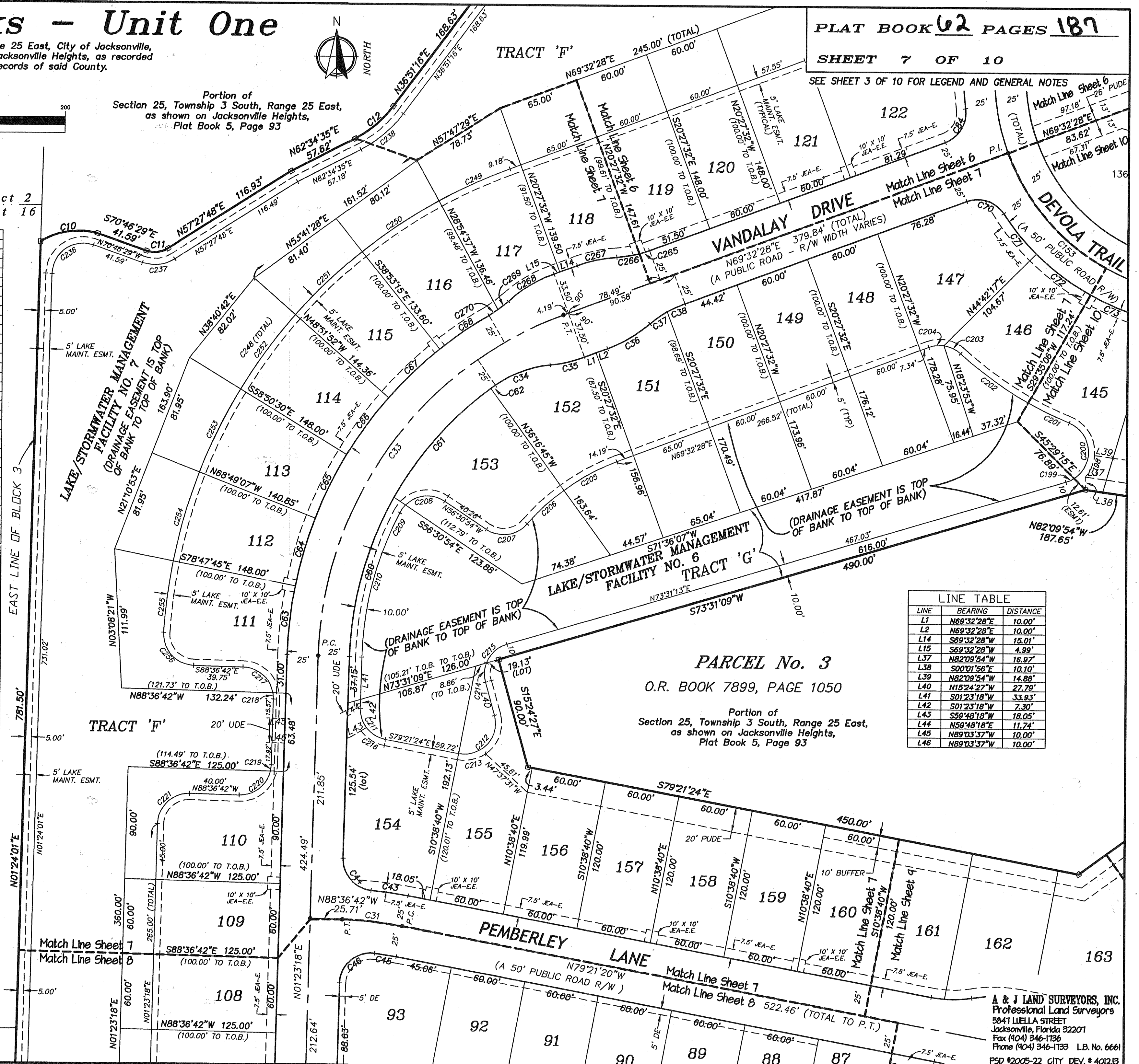
Portion of Section 25, Township 3 South, Range 25 East, as shown on Jacksonville Heights, Plat Book 5, Page 93

Tract 2  
Tract 16

CURVE	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD	DELTA
C10	60.55	47.59	25.10'	N81°42'40"E	46.38'	45°02'10"
C11	20.00	18.07	9.70'	N83°20'39"E	17.46'	51°45'43"
C12	90.00	40.40	20.55'	N49°42'55"E	40.07'	25°43'19"
C31	300.00	48.47	24.29'	N83°59'01"W	48.41'	09°15'22"
C33	300.00	356.85	202.94'	N35°27'53"E	336.18'	68°09'10"
C34	93.00	47.42	24.24'	S°09'16'31"W	46.90'	29°12'45"
C35	112.50	28.16	14.15'	N76°42'41"E	28.08'	14°20'26"
C36	112.50	39.44	19.92'	N59°29'52"E	39.24'	20°05'13"
C37	93.00	16.95	8.50'	S54°40'35"W	16.93'	10°26'39"
C38	93.00	15.65	7.84'	S64°43'11"W	15.63'	09°38'34"
C43	325.00	29.93	14.98'	N81°59'39"W	29.92'	05°16'39"
C44	25.00	37.53	23.32'	S41°37'20"E	34.11'	86°01'16"
C45	275.00	17.67	8.84'	N81°11'46"W	17.67'	03°40'54"
C46	25.00	41.70	27.56'	S49°10'33"W	37.03'	95°34'28"
C60	275.00	134.03	68.38'	S15°21'05"W	132.71'	27°55'33"
C61	275.00	117.14	59.47'	S41°31'03"W	116.26'	24°24'24"
C62	275.00	4.55	2.28'	S54°11'42"W	4.55'	00°56'53"
C63	325.00	55.68	27.91'	S06°17'47"W	55.61'	09°48'57"
C64	325.00	56.59	28.37'	S16°11'34"W	56.52'	09°58'38"
C65	325.00	56.59	28.37'	S26°10'12"W	56.52'	09°58'38"
C66	325.00	56.59	28.37'	S36°08'49"W	56.52'	09°58'38"
C67	325.00	56.59	28.37'	S46°07'27"W	56.52'	09°58'38"
C68	325.00	47.91	24.00'	S55°20'08"W	47.87'	08°26'46"
C69	325.00	10.24	5.12'	S61°59'31"W	10.23'	01°48'16"
C70	25.00	33.67	19.94'	N71°52'43"W	31.18'	77°09'37"
C71	200.00	41.88	21.02'	S39°17'49"E	41.80'	11°59'49"
C72	200.00	54.72	27.53'	S53°07'58"E	54.55'	15°40'30"
C73	200.00	33.20	16.64'	S65°43'34"E	33.16'	09°30'42"
C84	25.00	33.67	19.94'	N30°57'40"E	31.18'	77°09'37"
C153	175.00	161.71	87.15'	S46°55'52"E	156.02'	52°56'42"
C154	175.00	161.71	87.15'	N06°00'49"E	156.02'	52°56'42"
C171	175.00	323.42	231.77'	S20°27'32"E	279.32'	105°53'23"
C198	30.00	18.96	9.81'	N22°57'16"E	18.65'	36°12'35"
C199	25.00	7.23	3.64'	N65°14'21"E	7.20'	16°33'45"
C200	25.00	54.44	47.79'	N05°25'37"W	44.30'	124°46'12"
C201	300.00	36.79	18.42'	S64°17'55"E	36.77'	07°01'37"
C202	300.00	67.23	33.76'	S54°21'55"E	67.09'	12°50'24"
C203	25.00	14.96	7.71'	N65°05'29"W	14.74'	34°17'33"
C204	25.00	12.31	6.28'	S33°39'06"W	12.19'	28°13'16"
C205	175.00	48.32	24.31'	S61°37'52"W	48.17'	15°49'13"
C206	175.00	39.87	20.02'	S47°11'36"W	39.79'	13°03'19"
C207	25.00	36.14	22.05'	N82°04'31"E	33.07'	82°49'09"
C208	25.00	34.24	20.41'	S84°15'12"W	31.62'	78°27'47"
C209	25.00	7.64	3.85'	S36°15'50"W	7.61'	17°30'58"
C210	265.00	120.80	61.47'	S14°26'50"W	119.75'	26°07'09"
C211	25.00	35.23	21.26'	S38°59'03"E	32.39'	80°44'42"
C212	25.00	50.64	40.05'	N42°37'05"E	42.41'	116°03'03"
C213	30.00	23.82	12.58'	N75°53'37"E	23.20'	45°29'58"
C214	25.00	15.61	8.07'	S02°29'03"W	15.36'	35°47'00"
C215	25.00	23.19	12.50'	S46°56'53"W	22.37'	53°08'41"
C216	30.00	22.82	11.99'	S57°34'04"E	22.27'	43°34'39"
C217	25.00	34.24	20.41'	N49°22'48"W	31.62'	78°27'47"
C218	25.00	5.03	2.53'	N04°22'48"W	5.03'	11°32'13"
C219	25.00	5.03	2.53'	N07°09'25"E	5.03'	11°32'13"
C220	25.00	34.24	20.41'	S52°09'25"E	31.62'	78°27'47"
C221	25.00	39.27	25.00'	S46°23'18"W	35.36'	90°00'00"
C236	25.00	47.05	34.30'	S55°18'46"W	40.41'	107°49'30"
C237	30.00	27.10	14.55'	N83°20'39"E	26.19'	51°45'43"
C248	425.00	490.66	276.78'	N49°42'55"E	44.52'	25°43'19"
C249	425.00	62.69	31.40'	S65°18'56"W	62.63'	08°27'06"
C250	425.00	74.01	37.10'	S66°06'04"W	73.91'	09°58'38"
C251	425.00	74.01	37.10'	S46°07'27"W	73.91'	09°58'38"
C252	425.00	74.01	37.10'	S36°08'49"W	73.91'	09°58'38"
C253	425.00	74.01	37.10'	S26°10'12"W	73.91'	09°58'38"
C254	425.00	74.01	37.10'	S16°11'34"W	73.91'	09°58'38"
C255	425.00	57.93	29.01'	S07°17'57"W	57.89'	07°48'37"
C256	25.00	40.14	25.89'	S42°36'32"E	35.97'	92°00'20"
C265	93.00	8.51	4.26'	N72°09'48"E	8.51'	05°14'40"
C266	93.00	18.33	9.19'	N80°25'54"E	18.30'	11°17'33"
C267	112.50	32.47	16.35'	S77°48'35"W	32.36'	16°32'12"
C268	112.50	43.00	21.76'	S58°35'30"W	42.74'	21°53'56"
C269	93.00	10.63	5.32'	N50°55'03"E	10.63'	06°33'02"
C270	93.00	8.71	4.36'	N56°52'33"E	8.71'	05°21'57"

Portion of Section 25, Township 3 South, Range 25 East, as shown on Jacksonville Heights, Plat Book 5, Page 93

Tract 15  
Tract 16



PLAT BOOK 62 PAGES 187

SHEET 7 OF 10

SEE SHEET 3 OF 10 FOR LEGEND AND GENERAL NOTES

**PARCEL No. 3**  
O.R. BOOK 7899, PAGE 1050

Portion of Section 25, Township 3 South, Range 25 East, as shown on Jacksonville Heights, Plat Book 5, Page 93

LINE	BEARING	DISTANCE
L1	N69°32'28"E	10.00'
L2	N69°32'28"E	10.00'
L14	N69°32'28"E	15.01'
L15	S69°32'28"W	4.99'
L37	N82°09'54"W	16.97'
L38	S00°01'56"E	10.10'
L39	N82°09'54"W	14.88'
L40	N15°24'27"W	27.79'
L41	S01°23'18"W	33.93'
L42	S01°23'18"W	7.30'
L43	S59°48'18"E	18.05'
L44	N59°48'18"E	11.74'
L45	N89°03'37"W	10.00'
L46	N89°03'37"W	10.00'

A & J LAND SURVEYORS, INC.  
Professional Land Surveyors  
5841 LUELLA STREET  
Jacksonville, Florida 32207  
Fax (904) 346-1136  
Phone (904) 346-1133 LB. No. 6661  
PSD #2005-22 CITY DEV. #401218

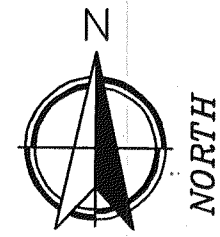
# Westland Oaks - Unit One

A portion of Section 25, Township 3 South, Range 25 East, City of Jacksonville, Duval County, Florida, as shown on the plat of Jacksonville Heights, as recorded in Plat Book 5, Page 93 of the Current Public Records of said County.

PLAT BOOK 62 PAGES 188

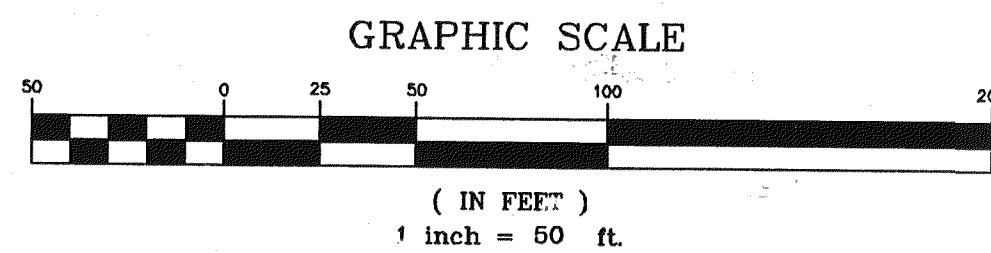
SHEET 8 OF 10

\* SEE SHEET 3 OF 10 FOR LEGEND AND GENERAL NOTES



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD	DELTA
C31	300.00	48.47	24.29	N83°50'01"W	48.41	09°15'22"
C32	300.00	381.58	221.49	S35°03'01"E	356.38	72°52'38"
C40	112.50	25.94	13.03	N78°05'42"W	25.89	13°12'45"
C41	112.50	38.78	19.58	N61°36'50"W	38.59	19°45'00"
C42	100.00	12.49	6.25	S55°18'57"E	12.48	07°09'15"
C43	325.00	29.93	14.98	N81°59'39"W	29.92	05°16'39"
C44	25.00	37.53	23.32	S41°37'20"E	34.11	86°01'16"
C45	275.00	17.67	8.84	N81°11'46"W	17.67	03°40'54"
C46	25.00	41.70	21.36	S49°10'33"W	37.03	95°34'28"
C47	325.00	30.04	15.03	S01°15'35"E	30.03	05°17'47"
C48	325.00	317.54	172.74	S31°53'54"E	305.06	55°58'52"
C49	275.00	85.46	43.08	S07°30'50"E	85.11	17°48'16"
C50	275.00	89.58	45.19	S25°44'55"E	89.19	18°39'53"
C51	275.00	89.58	45.19	S44°24'48"E	89.19	18°39'53"
C52	275.00	7.82	3.91	S54°33'38"E	7.82	01°37'46"
C53	100.00	51.18	26.17	S70°02'18"E	50.63	29°09'33"
C54	25.00	19.38	10.21	N49°16'52"W	18.90	44°24'55"
C55	45.00	106.50	110.27	N85°07'33"E	83.33	133°36'05"
C56	45.00	36.03	19.05	N05°36'53"W	35.08	45°52'45"
C57	45.00	36.95	19.59	N52°04'48"W	35.92	47°03'05"
C58	45.00	31.65	16.51	S84°14'42"W	31.00	40°17'54"
C59	25.00	19.38	10.21	N86°18'13"E	18.90	44°24'55"
C69	100.00	21.98	11.01	S65°11'27"E	21.94	12°35'45"
C147	93.00	19.31	9.69	S53°56'29"E	19.27	11°53'43"
C148	112.50	46.13	23.40	S59°44'28"E	45.81	23°29'42"
C149	112.50	32.47	16.35	S79°45'26"E	32.36	18°32'12"
C150	93.00	26.84	13.51	N79°45'26"W	26.75	18°32'12"
C151	83.00	17.23	8.65	N53°56'29"W	17.20	11°53'43"
C152	122.50	50.23	25.47	S59°44'28"E	49.88	23°29'42"
C222	30.00	47.12	30.00	S43°36'42"E	42.43	90°00'00"
C223	25.00	9.92	5.03	N77°14'22"W	9.86	22°44'39"
C224	25.00	24.31	13.21	N38°00'29"W	23.37	52°43'08"
C225	25.00	2.60	1.30	N07°10'11"W	2.60	08°52'28"
C226	335.00	10.03	5.02	S05°02'56"E	10.03	01°42'58"
C227	335.00	315.63	170.63	S32°53'53"E	304.08	53°58'55"
C229	45.00	7.39	3.70	S31°46'48"E	7.39	09°24'47"
C230	45.00	71.75	46.08	S82°09'47"E	64.39	91°21'12"
C231	45.00	27.36	14.12	N34°44'33"E	26.94	34°50'06"
C232	25.00	33.11	19.49	N33°33'05"W	30.74	75°52'29"
C233	10.00	14.86	8.19	N48°57'16"E	13.53	85°08'13"
C234	4447.50	241.79	120.93	S38°16'42"E	241.76	03°06'54"
C235	25.00	16.63	8.64	S17°39'37"E	16.33	38°07'15"
C269	122.50	35.36	17.80	S79°45'26"E	35.23	16°32'12"
C270	83.00	23.96	12.08	N79°45'26"W	23.87	16°32'12"
C271	25.00	36.13	22.04	N48°07'04"E	33.07	82°48'37"

LINE TABLE		
LINE	BEARING	DISTANCE
L3	S71°29'20"E	2.97'
L4	S71°29'20"E	10.00'
L5	S71°29'20"E	15.09'
L6	S71°29'20"E	15.09'
L47	N51°51'55"E	11.89'
L48	N51°51'55"E	30.63'
L49	S82°58'49"E	24.59'
L50	S04°23'09"W	17.28'
L51	S04°23'09"W	28.54'
L52	S04°23'09"W	13.35'



**INTERSTATE HIGHWAY 1 - 295**  
 (A 300 FOOT LIMITED ACCESS ROAD RIGHT OF WAY  
 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION  
 RIGHT OF WAY MAP, SECTION 2001-2405)

**VANDALAY DRIVE**  
 (A PUBLIC ROAD - R/W WIDTH VARIES)

**TRACT 'F' LAKE/STORMWATER MANAGEMENT FACILITY NO. 7**

**PARCEL No. 1**  
 (PLANTATION BAY APARTMENTS)  
 SPECIAL WARRENTY DEED,  
 O.R. BOOK 9680, PAGE 1093

Portion of  
 Section 25, Township 3 South, Range 25 East,  
 as shown on Jacksonville Heights,  
 Plat Book 5, Page 93

SECTION 25, TWP. 3 S., RNG. 25 E.  
 SECTION 36, TWP. 3 S., RNG. 25 E.

**A & J LAND SURVEYORS, INC.**  
 Professional Land Surveyors  
 5641 LUJELLA STREET  
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 Phone (904) 346-1133 L.B. No. 6661  
 PSD # 2005-22 CITY DEV. # 401213

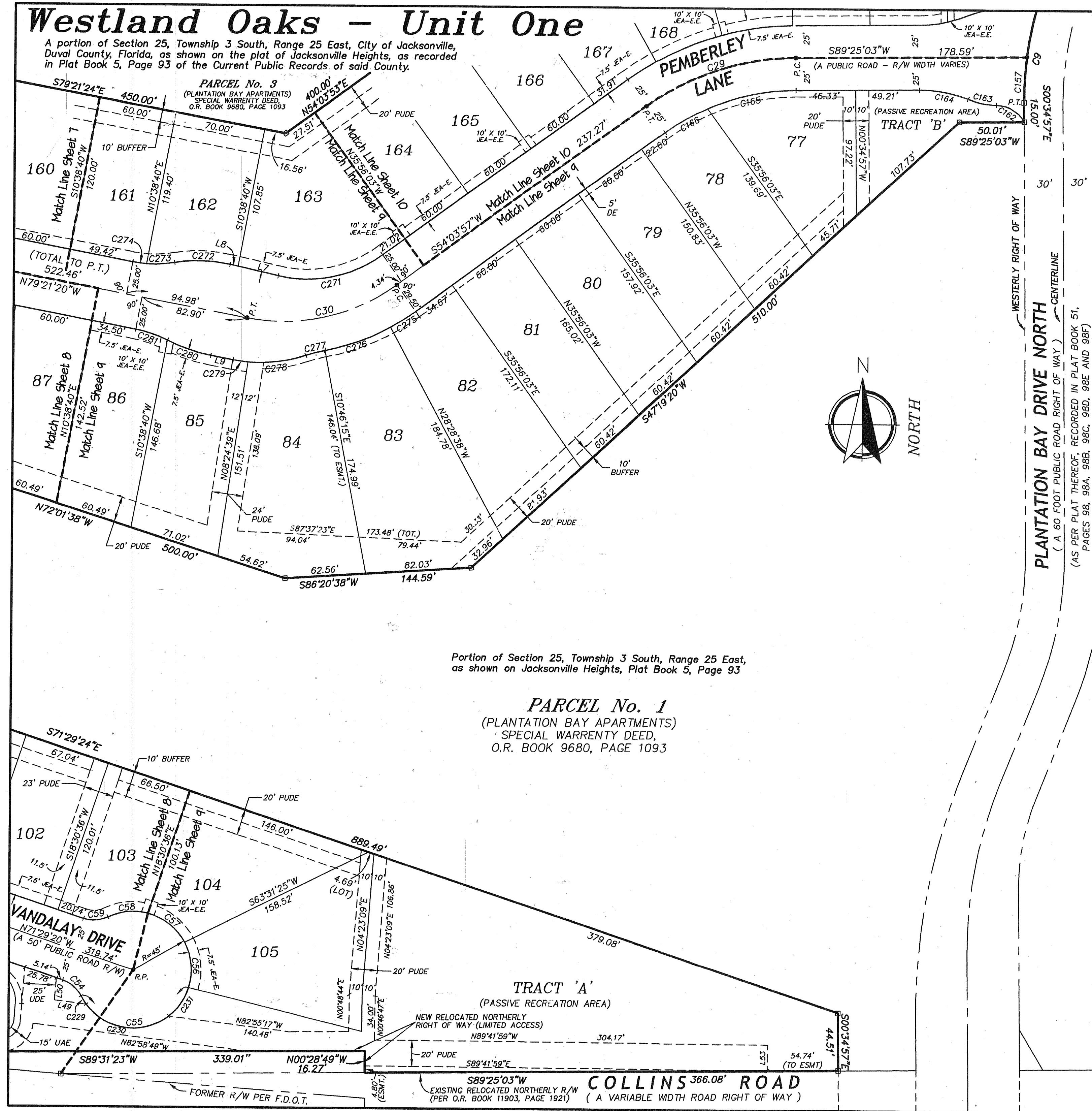
# Westland Oaks - Unit One

A portion of Section 25, Township 3 South, Range 25 East, City of Jacksonville, Duval County, Florida, as shown on the plat of Jacksonville Heights, as recorded in Plat Book 5, Page 93 of the Current Public Records of said County.

PLAT BOOK 62 PAGES 189

SHEET 9 OF 10

\* SEE SHEET 3 OF 10 FOR LEGEND AND GENERAL NOTES

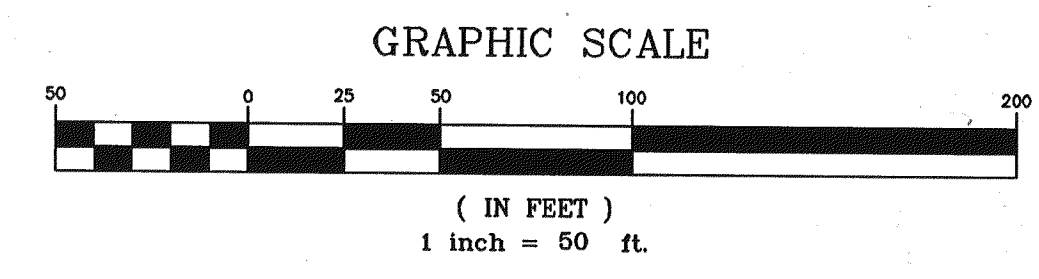


Portion of Section 25, Township 3 South, Range 25 East, as shown on Jacksonville Heights, Plat Book 5, Page 93

**PARCEL No. 1**  
(PLANTATION BAY APARTMENTS)  
SPECIAL WARRENTY DEED,  
O.R. BOOK 9680, PAGE 1093

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD	DELTA
C9	265.93	140.57	71.97'	S14°33'40"W	121.45'	35°21'06"
C29	200.00	123.40	63.74'	S71°44'30"W	121.45'	35°21'06"
C30	150.00	122.77	65.06'	S77°30'46"W	119.37'	46°53'37"
C54	25.00	19.38	10.21'	N49°16'52"W	18.90'	44°24'55"
C55	45.00	106.50	110.27'	N85°07'33"E	83.33'	135°36'06"
C56	45.00	36.03	19.05'	N05°36'53"W	35.08'	45°52'45"
C57	45.00	36.95	19.59'	N52°04'48"W	35.92'	47°03'05"
C58	45.00	31.65	16.51'	S84°14'42"W	31.00'	40°17'54"
C59	25.00	19.38	10.21'	N86°18'13"E	18.90'	44°24'55"
C157	265.93	35.11	17.58'	S03°11'59"W	35.08'	07°33'51"
C162	25.00	26.30	14.51'	N59°01'15"W	25.10'	60°16'12"
C163	62.00	22.35	11.30'	S78°49'45"E	22.23'	20°39'13"
C164	100.00	38.54	19.51'	N79°32'32"W	38.30'	22°04'49"
C165	175.00	70.29	35.62'	S77°54'40"W	69.82'	23°00'46"
C166	175.00	37.69	18.92'	S60°14'07"W	37.61'	12°20'19"
C229	45.00	7.39	3.70'	S31°46'48"E	7.38'	09°24'47"
C230	45.00	71.75	46.08'	S82°09'47"E	64.39'	91°21'12"
C231	45.00	27.36	14.12'	N34°44'33"E	26.94'	34°50'06"
C271	100.00	84.79	45.13'	N78°21'19"E	82.27'	48°34'43"
C272	112.50	43.27	21.90'	N88°22'24"W	43.00'	22°02'10"
C273	93.00	21.92	11.01'	N87°21'40"E	21.87'	13°30'18"
C274	93.00	10.60	5.31'	S82°37'16"E	10.60'	06°31'52"
C275	175.00	22.78	11.40'	N57°47'40"E	22.76'	07°27'25"
C276	175.00	54.04	27.24'	N70°22'10"E	53.63'	17°41'35"
C277	116.00	15.29	7.66'	S75°26'20"W	15.28'	07°33'14"
C278	112.50	45.35	22.99'	N83°12'35"E	45.04'	23°06'44"
C279	112.50	11.56	5.78'	S82°17'56"E	11.55'	05°53'13"
C280	128.85	35.78	18.01'	S71°23'59"E	35.67'	15°54'42"
C281	93.00	25.83	13.00'	N71°23'58"W	25.74'	15°54'41"

LINE TABLE		
LINE	BEARING	DISTANCE
L7	N77°21'20"W	32.08'
L8	N77°21'20"W	6.25'
L9	N79°21'20"W	17.67'
L49	S82°58'49"E	24.59'
L50	S04°23'09"W	17.28'
L53	S00°21'04"W	20.00'



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