

WESTLAND OAKS UNIT TWO REPLAT

A PORTION OF "WESTLAND OAKS UNIT TWO REPLAT OF FUTURE DEVELOPMENT TRACT B", AS RECORDED IN PLAT BOOK 65, PAGES 59 THROUGH 61 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND TRACTS D, E, AND G OF "WESTLAND OAKS UNIT TWO" AS RECORDED IN PLAT BOOK 65, PAGES 40 THROUGH 49 OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK **65** PAGE **102**

SHEET 2 OF 3 SHEETS

GENERAL NOTES

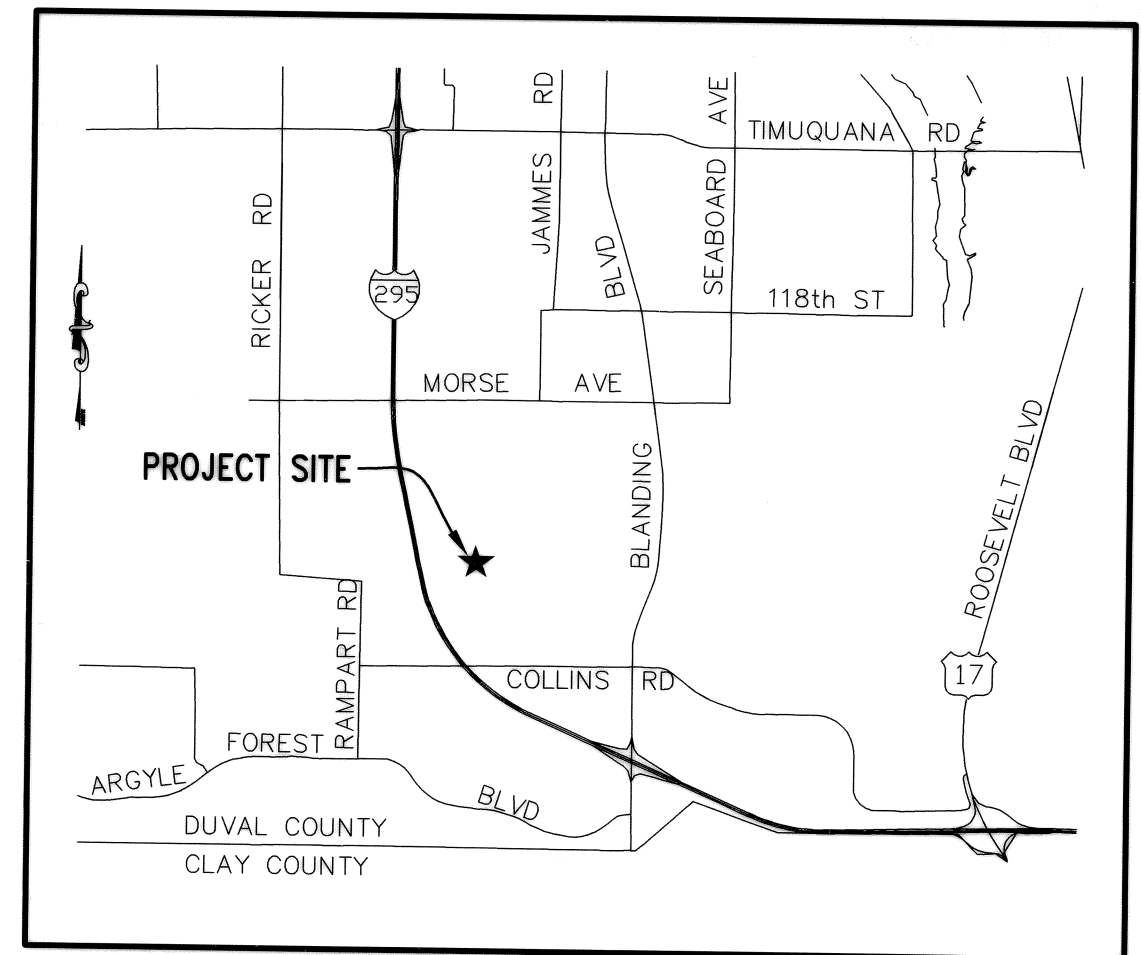
1. BASIS OF BEARING: STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON JEA CONTROL MONUMENTATION. COORDINATES PUBLISHED TO BE ON NAD 83/90 STATE PLANE, FLORIDA EAST ZONE (ZONE 901) IN U.S. SURVEY FEET AND ARE REFERENCED TO THE EASTERLY LINE OF BLOCK 3 JACKSONVILLE HEIGHTS AS BEING NORTH 01°29'51" EAST.
2. EASEMENTS SHOWN HEREON ARE FOR DRAINAGE, UTILITIES AND SEWERS, UNLESS OTHERWISE NOTED.
3. ALL DRAINAGE EASEMENTS ARE UNOBSTRUCTED UNLESS OTHERWISE NOTED.
4. 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.
5. 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.
6. 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.
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"(UNSHADED), AND "AO" 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 SUFFIX E REVISION DATE JUNE 16, 1999.
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 WILL SUPERSEDE SAID INFORMATION. INQUIRIES FOR THIS SHOULD BE MADE TO THE COMMUNITY'S FLOODPLAIN MANAGEMENT REPOSITORY, DEPARTMENT OF PUBLIC WORKS, JACKSONVILLE, FLORIDA.
13. (100.00') DENOTES DISTANCES, ALONG PROPERTY LINES, FROM ROAD RIGHTS-OF-WAY TO DRAINAGE EASEMENTS.
14. THE TABULATED LINE AND CURVE TABLES SHOWN ON EACH SHEET ARE APPLICABLE ONLY TO THE LINES AND CURVES THAT APPEAR ON THAT SHEET.
15. ALL BOUNDARY CORNERS ARE SET CONCRETE MONUMENTS (#3857) UNLESS OTHERWISE NOTED.
16. 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.
17. LOTS FRONTING ON TWO (2) STREETS MAY HAVE VEHICULAR ACCESS FROM ONE (1) STREET ONLY.
18. 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 REDEFINED AT ANY TIME, BY THE APPROPRIATE AGENCY(ies).

THE FOLLOWING EASEMENTS AND ENCUMBRANCES AFFECT THE PROPERTY AS REFLECTED IN THAT CERTAIN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT DATED MAY 11, 2010 AGENT FILE NUMBER 10-0166:

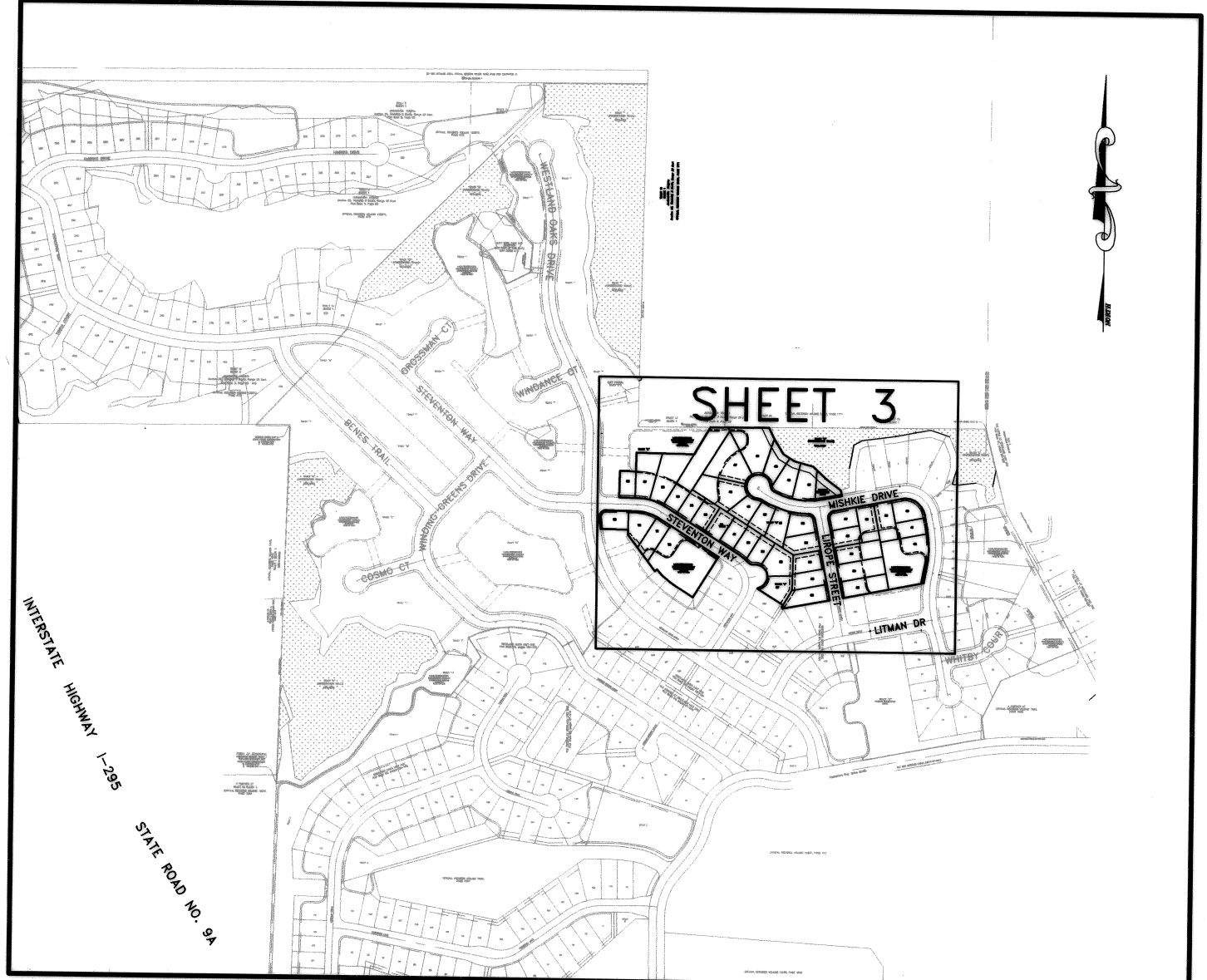
1. Reciprocal Easement Agreement recorded in Book 7899, Page 1069 and Certificate Regarding Reciprocal Easement Agreement in Book 9680 Page 1076, and Easement Modification Agreement in Book 8612 Page 32 and release and Indemnity Agreement in Book 14823 Page 1078.
2. Easement recorded in Book 9744 page 1636
3. Declaration of Covenants, Conditions, Restrictions and Easements, which contains provisions for a private charge or assessments, recorded in Book 13663 Page 1684, 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.

ABBREVIATIONS/LEGEND

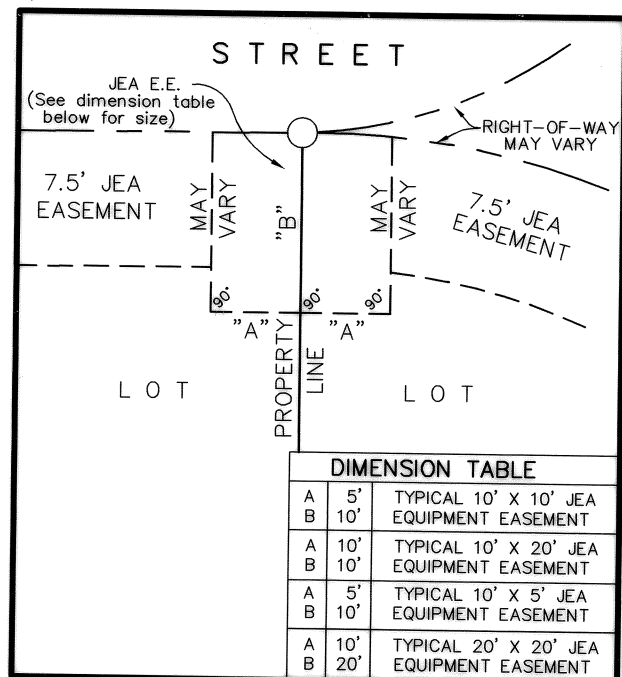
- DENOTES SET PERMANENT REFERENCE MONUMENT (4"x4" CONCRETE MONUMENT LABELED "LB 3857" UNLESS OTHERWISE INDICATED).
- DENOTES FOUND PERMANENT REFERENCE MONUMENT (4"x4" CONCRETE MONUMENT LABELED "LB 6661" UNLESS OTHERWISE INDICATED).
- DENOTES PERMANENT CONTROL POINT SET (NAIL AND DISK LABELED "LB 3857", UNLESS OTHERWISE INDICATED).
- ⊙ DENOTES PERMANENT CONTROL POINT FOUND (NAIL AND DISK LABELED "LB 6661", UNLESS OTHERWISE INDICATED).
- CB DENOTES TABULATED CURVE DATA DESIGNATION
- C DENOTES CENTERLINE
- JEA E DENOTES JEA EASEMENT
- JEA E.E. DENOTES JEA EQUIPMENT EASEMENT
- LB DENOTES LICENSED BUSINESS
- NO DENOTES NUMBER
- O.R.B. OFFICIAL RECORDS BOOK
- P.C. DENOTES POINT OF CURVATURE
- P.C.C. DENOTES POINT OF COMPOUND CURVATURE
- P.C.P. DENOTES PERMANENT CONTROL POINT
- P.L.S. DENOTES PROFESSIONAL LAND SURVEYOR
- P.R.C. DENOTES POINT OF REVERSE CURVATURE
- P.R.M. DENOTES PERMANENT REFERENCE MONUMENT
- P.T. DENOTES POINT OF TANGENCY
- R DENOTES RADIAL EQUALS
- (R) DENOTES RADIAL LINE, WHEN SO INDICATED
- RD DENOTES ROAD
- R.P. DENOTES RADIUS POINT
- T.O.B. DENOTES TOP OF BANK



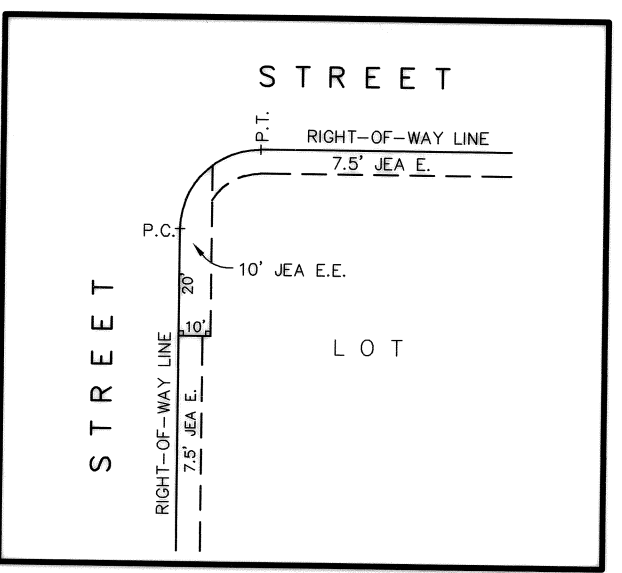
VICINITY MAP
(Not To Scale)



KEY MAP
(1"=400')



JEA EASEMENT DETAIL
(NOT TO SCALE)



JEA EASEMENT DETAIL
(NOT TO SCALE)

APPROVED FOR RECORD

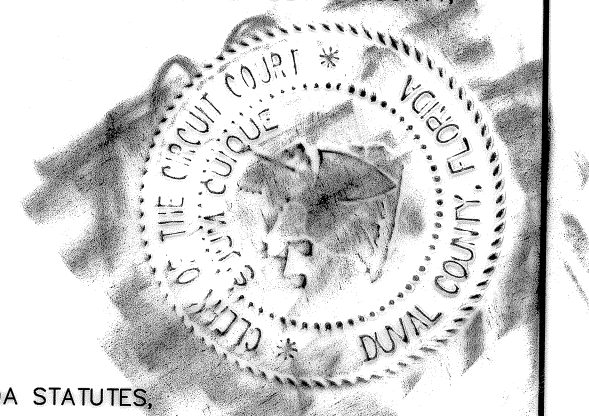
THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED, ACCEPTED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, PURSUANT TO CHAPTER NO. 654, ORDINANCE CODE THIS 7TH DAY OF JUNE 2010.

Joe V. Duncan
JOE V. DUNCAN, P.E.
DIRECTOR OF PUBLIC WORKS

CLERK'S CERTIFICATE 2010130746

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE CITY OF JACKSONVILLE, FLORIDA AND SUBMITTED TO ME FOR THE RECORDING, AND IS RECORDED IN PLAT BOOK 65 PAGES 101-103 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA THIS 8 DAY OF JUNE 2010.

Jim E. Fuller
JIM E. FULLER, CLERK OF THE CIRCUIT COURTS
Juan Marshall
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 JUNE 2010.

W. Monroe Hazen
W. MONROE HAZEN, P.L.S.
PROFESSIONAL LAND SURVEYOR NUMBER 3398

CERTIFICATE OF SURVEYOR

THIS IS TO CERTIFY THAT THIS PLAT IS TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED IN THE CAPTION, THAT THE SURVEY WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF FLORIDA STATUTE 177, THAT PERMANENT REFERENCE MONUMENTS (PRM), PERMANENT CONTROL POINTS (PCP), AND LOT CORNERS HAVE BEEN OR WILL BE MONUMENTED IN ACCORDANCE WITH CHAPTER 177.091, FLORIDA STATUTES, CHAPTER 817-6.003, FLORIDA ADMINISTRATIVE CODE, AND SECTION 651.110, ORDINANCE CODE OF THE CITY OF JACKSONVILLE.

CERTIFIED THIS 26TH DAY OF MAY 2010.

Michael A. Garrett
MICHAEL A. GARRETT
FLORIDA REGISTERED SURVEYOR AND MAPPER, NO. 6643
6820 SOUTHPOINT PARKWAY, SUITE 1
JACKSONVILLE, FLORIDA 32216

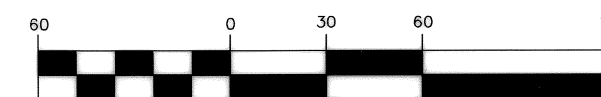
ALL AMERICAN SURVEYORS OF FLORIDA, INC.
6820 SOUTHPOINT PARKWAY, SUITE 4
JACKSONVILLE, FLORIDA 32216
(904) 279-0088

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SEE SHEET 2 FOR GENERAL NOTES

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

OFFICIAL RECORDS VOLUME 12831, PAGE 1771

STATE PLANE COORDINATES
N 2137655.1868
E 419149.9602

POINT OF BEGINNING
PARCEL "A"

N.W.1/4 CORNER, TRACT "A",
WESTLAND OAKS UNIT TWO,
P.B. 65, PGS 40-49

POINT OF BEGINNING
PARCEL "C"

MOST W.1/4 CORNER, LOT 255,
WESTLAND OAKS UNIT ONE,
P.B. 62, PGS 181-190

STATE PLANE COORDINATES
N 2137014.6372
E 418870.3546

POINT OF BEGINNING
PARCEL "B"

N.W.1/4 CORNER, LOT 225,
WESTLAND OAKS UNIT ONE,
P.B. 62, PGS 181-190

STATE PLANE COORDINATES
N 2137020.9027
E 419433.6921

LINE TABLE

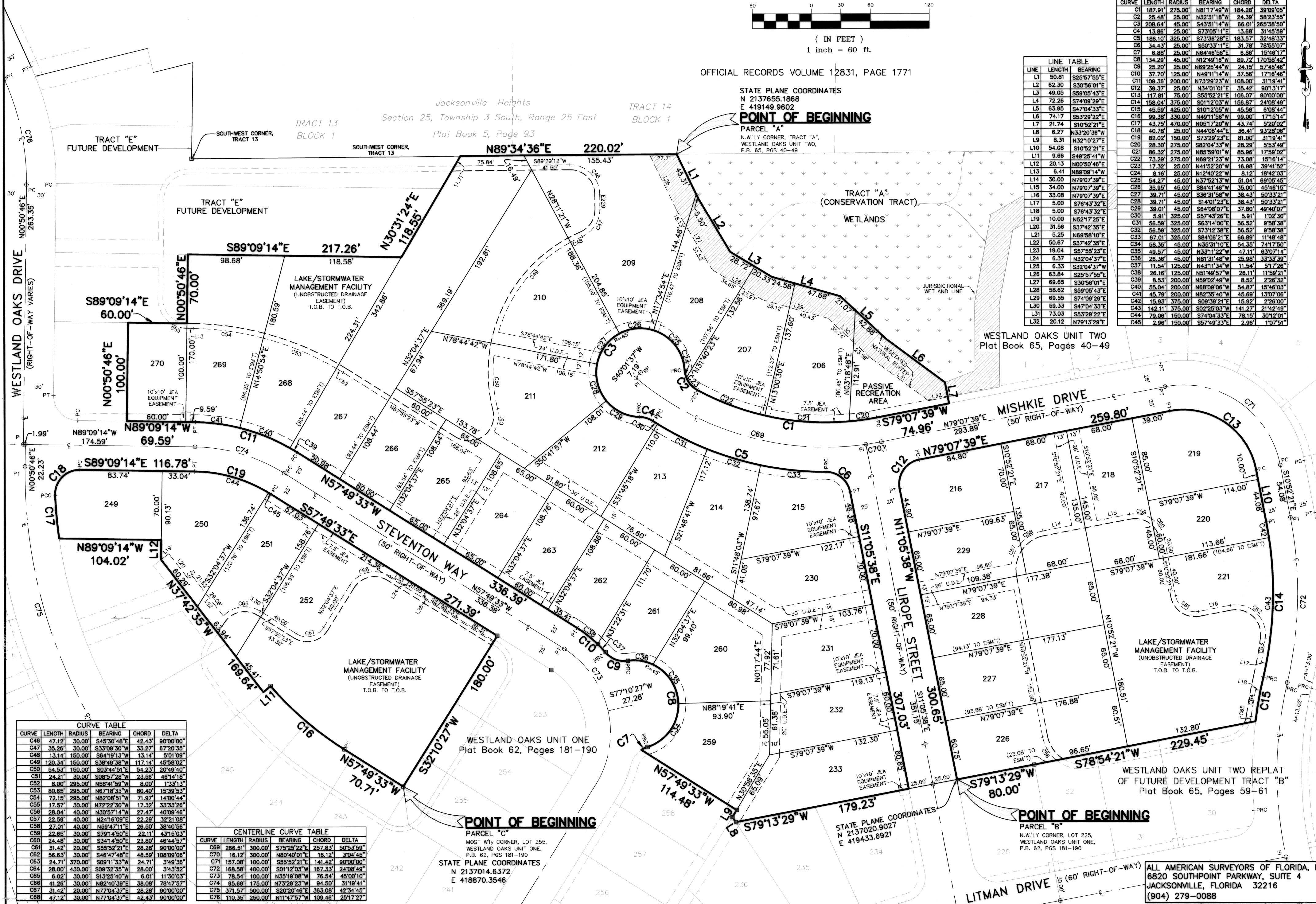
LINE	LENGTH	BEARING
L1	50.81	S29°57'56"E
L2	62.30	S30°56'01"E
L3	49.05	S59°05'43"E
L4	72.28	S74°09'29"E
L5	63.95	S47°04'33"E
L6	74.17	S53°29'22"E
L7	21.74	S10°52'21"E
L8	6.27	N33°20'36"W
L9	8.31	N32°10'27"E
L10	54.08	S10°52'21"E
L11	8.66	S49°25'41"W
L12	20.13	N00°50'46"E
L13	6.41	N89°09'14"W
L14	30.00	N79°07'39"E
L15	34.00	N79°07'39"E
L16	33.08	N79°07'39"E
L17	5.00	S76°43'32"E
L18	6.00	S76°43'32"E
L19	10.00	N52°17'25"E
L20	31.56	S37°42'35"E
L21	5.25	N89°58'10"E
L22	50.67	S37°42'35"E
L23	18.04	S05°55'23"E
L24	6.37	N37°07'39"E
L25	6.33	S32°04'37"W
L26	63.84	S25°57'55"E
L27	69.65	S30°56'01"E
L28	58.62	S59°05'43"E
L29	68.55	S74°09'29"E
L30	59.33	S47°04'33"E
L31	73.03	S53°29'22"E
L32	20.12	N79°13'29"W

CURVE TABLE

CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA
C1	187.81	275.00	N81°17'49"W	184.28	39°09'05"
C2	28.45	28.00	N32°11'18"W	24.39	58°7'55"
C3	208.64	45.00	S43°51'14"W	66.01	265°38'50"
C4	13.86	26.00	S73°05'11"E	13.68	31°45'59"
C5	186.10	325.00	S73°36'28"E	183.57	32°48'33"
C6	34.43	28.00	S69°33'11"E	31.78	78°53'07"
C7	8.88	25.00	N64°46'56"E	8.86	15°48'17"
C8	134.29	45.00	N12°49'18"W	89.72	170°58'42"
C9	29.50	25.00	N69°26'44"W	24.15	57°45'48"
C10	37.70	125.00	N49°11'14"W	37.86	17°15'46"
C11	109.36	200.00	N73°29'23"W	108.00	31°19'41"
C12	39.37	25.00	N34°01'01"E	35.42	60°13'7"
C13	117.81	75.00	S55°52'21"E	108.07	60°00'00"
C14	158.04	375.00	S01°12'03"W	156.87	24°08'49"
C15	45.59	425.00	S10°12'05"W	45.56	6°08'44"
C16	99.38	330.00	N49°11'58"W	99.00	17°15'14"
C17	43.25	470.00	N05°17'07"W	43.24	57°02'02"
C18	40.78	25.00	N44°06'44"E	36.41	93°28'06"
C19	82.02	150.00	S73°29'23"E	81.00	31°19'41"
C20	28.30	275.00	S82°04'33"W	28.29	5°33'48"
C21	66.32	275.00	N89°59'01"W	65.85	7°59'02"
C22	73.29	275.00	N69°21'23"W	73.05	15°18'14"
C23	17.32	25.00	N41°52'20"W	16.88	39°41'52"
C24	8.18	25.00	N12°40'22"W	8.12	18°42'03"
C25	54.77	45.00	N37°59'13"W	51.04	69°59'45"
C26	35.95	45.00	S84°41'46"W	35.00	45°46'15"
C27	39.71	45.00	S36°31'58"W	38.43	50°33'21"
C28	39.71	45.00	S14°01'23"E	38.43	50°33'21"
C29	39.01	45.00	S84°08'07"E	37.80	49°40'07"
C30	5.91	325.00	S57°43'26"E	5.91	1°02'30"
C31	56.59	325.00	S63°14'00"E	56.52	6°58'38"
C32	56.86	325.00	S73°12'36"E	56.52	6°58'38"
C33	67.01	325.00	S84°08'21"E	66.89	11°48'48"
C34	58.35	45.00	N36°31'10"E	54.35	74°17'50"
C35	49.27	45.00	N33°11'22"W	47.11	63°07'14"
C36	26.86	200.00	N81°31'48"W	26.86	33°33'39"
C37	11.84	125.00	N43°11'34"W	11.54	57°28'
C38	26.16	125.00	N51°49'57"W	26.11	11°59'21"
C39	8.53	200.00	N99°02'49"W	8.52	2°26'32"
C40	55.04	200.00	N89°09'01"W	54.87	1°40'03"
C41	45.79	200.00	N82°35'40"W	45.69	13°07'06"
C42	15.93	375.00	S09°39'21"E	15.92	2°26'00"
C43	149.11	375.00	S02°26'03"W	141.27	21°42'48"
C44	79.08	150.00	S74°04'33"E	78.15	5°01'20"
C45	2.86	150.00	S57°49'33"E	2.86	1°07'51"

CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA
C46	47.12	30.00	S45°30'48"E	42.43	90°00'00"
C47	35.28	30.00	S33°09'30"W	33.27	67°20'35"
C48	13.14	150.00	S84°19'13"W	13.14	9°01'09"
C49	169.34	150.00	S38°49'28"W	117.14	45°58'02"
C50	54.57	150.00	S03°44'51"E	54.22	20°48'40"
C51	24.21	30.00	S08°57'28"W	23.56	48°14'18"
C52	8.00	295.00	N58°41'59"W	8.00	1°31'13"
C53	80.65	295.00	N67°18'53"W	80.40	1°33'53"
C54	72.15	295.00	N82°08'51"W	71.97	14°02'44"
C55	17.57	30.00	N72°22'30"W	17.32	33°33'28"
C56	28.04	40.00	N30°57'14"W	27.47	40°09'48"
C57	22.99	40.00	N24°16'59"E	22.29	32°21'08"
C58	27.01	40.00	N59°47'11"E	26.50	38°40'56"
C59	22.85	30.00	S79°14'50"E	22.11	43°15'03"
C60	24.48	30.00	S34°14'50"E	23.80	46°44'57"
C61	31.47	20.00	S55°52'21"E	28.28	60°00'00"
C62	56.63	300.00	S46°47'48"E	48.59	108°09'08"
C63	24.71	370.00	S09°11'33"W	24.71	3°49'36"
C64	28.00	430.00	S09°32'35"W	28.00	2°43'52"
C65	8.00	30.00	S13°29'40"W	8.00	11°30'03"
C66	41.28	30.00	N82°40'39"E	36.08	78°47'57"
C67	31.42	20.00	N77°04'37"E	28.28	60°00'00"
C68	47.12	30.00	N77°04'37"E	42.43	90°00'00"

CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA
C69	266.51	300.00	S75°09'22"E	257.83	50°33'59"
C70	16.12	300.00	N80°40'01"E	16.12	3°04'45"
C71	157.08	100.00	S55°52'21"E	141.42	80°00'00"
C72	168.58	400.00	S01°12'03"W	167.33	24°08'49"
C73	75.84	100.00	N31°19'08"W	75.84	45°00'00"
C74	95.69	175.00	N73°28'23"W	84.50	31°19'41"
C75	371.57	500.00	S20°20'48"E	363.08	42°34'45"
C76	110.38	250.00	N11°47'57"W	109.48	28°17'27"



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