

WESTLAND OAKS UNIT TWO - PHASE TWO

A REPLAT OF PART OF TRACTS 13, 14, 15 AND 16, BLOCK 2, SECTION 25, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, ACCORDING TO PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA; TOGETHER WITH PART OF TRACTS "L", "M", "N" AND "T", WESTLAND OAKS UNIT TWO, ACCORDING TO PLAT BOOK 65, PAGES 40 THROUGH 49, OF SAID CURRENT PUBLIC RECORDS; ALSO TOGETHER WITH PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

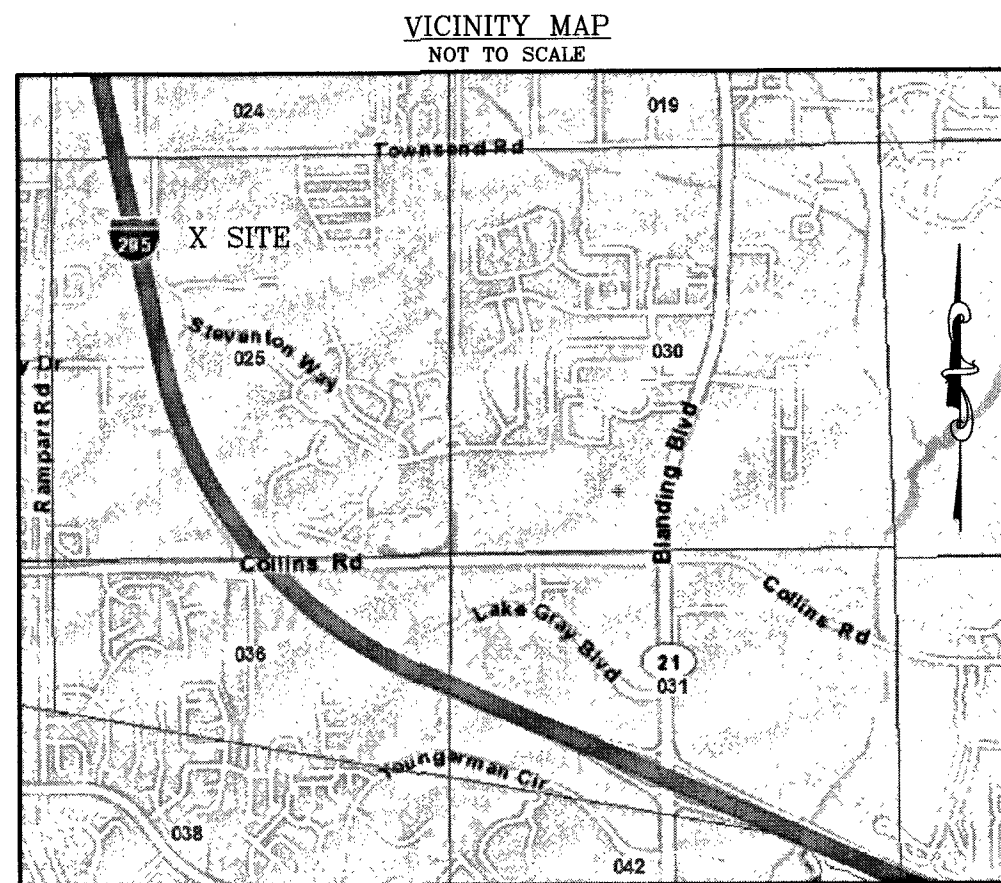
CAPTION:

A PARCEL OF LAND BEING PART OF TRACTS 13, 14, 15 AND 16, BLOCK 2, SECTION 25, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, ACCORDING TO PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; TOGETHER WITH PART OF TRACTS "L", "M", "N" AND "T", WESTLAND OAKS UNIT TWO, ACCORDING TO PLAT BOOK 65, PAGES 40 THROUGH 49, OF SAID CURRENT PUBLIC RECORDS; ALSO TOGETHER WITH PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF TRACT "P", SAID WESTLAND OAKS UNIT TWO; THENCE ALONG THE NORTHWESTERLY LINE OF SAID WESTLAND OAKS UNIT TWO, RUN THE FOLLOWING 4 COURSES: 1) SOUTH 07°30'01" EAST, A DISTANCE OF 32.14 FEET; 2) SOUTH 00°47'19" WEST, A DISTANCE OF 41.45 FEET; 3) SOUTH 44°59'27" WEST, A DISTANCE OF 955.60 FEET; 4) SOUTH 17°23'51" WEST, A DISTANCE OF 79.21 FEET TO THE SOUTHWESTERLY CORNER OF TRACT "Q", SAID WESTLAND OAKS UNIT TWO; THENCE ALONG THE SOUTHERLY LINE THEREOF, RUN THE FOLLOWING 3 COURSES: 1) SOUTH 78°05'50" EAST, A DISTANCE OF 18.08 FEET; 2) NORTH 75°24'26" EAST, A DISTANCE OF 123.47 FEET; 3) NORTH 57°26'41" EAST, A DISTANCE OF 102.20 FEET TO AN ANGLE POINT IN THE NORTHWESTERLY LINE OF LOT 325, WESTLAND OAKS UNIT TWO - REPLAT NO. 4, ACCORDING TO PLAT BOOK 66, PAGES 78 THROUGH 83, OF SAID PUBLIC RECORDS; THENCE ALONG SAID NORTHWESTERLY LINE AND THEN ON THE NORTHWESTERLY LINES OF LOTS 326, 327, AND 328, SAID WESTLAND OAKS UNIT TWO - REPLAT NO. 4, SOUTH 32°35'25" WEST, A DISTANCE OF 275.22 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF STEVENSON WAY (A 60' RIGHT-OF-WAY ACCORDING TO SAID PLAT OF WESTLAND OAKS UNIT TWO), SAID POINT BEING ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 430.00 FEET; THENCE ALONG SAID RIGHT-OF-WAY LINE AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 118.69 FEET TO SAID NORTHWESTERLY LINE OF WESTLAND OAKS UNIT TWO (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 88°26'19" WEST AND A CHORD DISTANCE OF 118.31 FEET); THENCE ALONG SAID NORTHWESTERLY LINE, SOUTH 42°43'37" WEST, A DISTANCE OF 70.47 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID STEVENSON WAY, SAID POINT BEING ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 370.00 FEET; THENCE ALONG SAID RIGHT-OF-WAY LINE AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 208.53 FEET TO THE MOST NORTHERLY CORNER OF LOT 493, SAID WESTLAND OAKS UNIT TWO - REPLAT NO. 4, (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 65°30'36" EAST AND A CHORD DISTANCE OF 205.78 FEET); THENCE ALONG THE NORTHWESTERLY LINE OF SAID LOT 493, SOUTH 43°06'31" WEST, A DISTANCE OF 109.66 FEET TO THE MOST EASTERLY CORNER OF LOT 490, WESTLAND OAKS UNIT TWO - REPLAT NO. 5, ACCORDING TO PLAT BOOK 66, PAGES 142 THROUGH 146, OF SAID PUBLIC RECORDS; THENCE ALONG THE NORTHEASTERLY LINE THEREOF, AND THEN ON THE NORTHEASTERLY LINE OF LOT 491, SAID WESTLAND OAKS UNIT TWO - REPLAT NO. 5, NORTH 46°53'29" WEST, A DISTANCE OF 120.00 FEET TO THE MOST NORTHERLY CORNER THEREOF; THENCE ALONG THE NORTHWESTERLY LINE OF SAID LOT 491, SOUTH 43°06'31" WEST, A DISTANCE OF 110.00 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF BENES TRAIL (A 60' RIGHT-OF-WAY ACCORDING TO SAID PLAT OF WESTLAND OAKS UNIT TWO); THENCE ALONG SAID RIGHT-OF-WAY LINE, NORTH 46°53'29" WEST, A DISTANCE OF 74.02 FEET TO SAID NORTHWESTERLY LINE OF WESTLAND OAKS UNIT TWO; THENCE ALONG SAID LINE, SOUTH 43°12'22" WEST, A DISTANCE OF 60.00 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID BENES TRAIL; THENCE ALONG SAID RIGHT-OF-WAY LINE, SOUTH 46°53'29" EAST, A DISTANCE OF 60.05 FEET TO THE MOST NORTHERLY CORNER OF LOT 421, SAID WESTLAND OAKS UNIT TWO - REPLAT NO. 5; THENCE ALONG THE NORTHWESTERLY LINE THEREOF, SOUTH 43°06'31" WEST, A DISTANCE OF 153.05 FEET TO THE MOST WESTERLY CORNER OF SAID LOT 421; THENCE ALONG THE NORTHERLY LINE OF BLOCK 3, SAID SECTION 25, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, RUN THE FOLLOWING 2 COURSES: 1) SOUTH 89°43'03" WEST, A DISTANCE OF 635.32 FEET TO THE NORTHEAST CORNER OF TRACT 3, SAID BLOCK 3; 2) SOUTH 89°40'34" WEST, A DISTANCE OF 338.54 FEET TO A POINT ON THE EASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY I-295/STATE ROAD NO. 9A (A 300' LIMITED ACCESS RIGHT-OF-WAY AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 72001-2405 & F.P. 2133451) SAID POINT BEING ON A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 5579.58 FEET; THENCE ALONG SAID LIMITED ACCESS RIGHT-OF-WAY LINE, RUN THE FOLLOWING 2 COURSES: 1) NORTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 30.78 FEET TO A POINT OF TANGENCY OF SAID CURVE (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 12°06'03" WEST AND A CHORD DISTANCE OF 30.79 FEET); 2) NORTH 11°56'34" WEST, A DISTANCE OF 1059.52 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF DUNSON ROAD (COUNTY ROAD NO. 2912 - A 66' RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE ALONG SAID RIGHT-OF-WAY LINE, NORTH 00°56'44" EAST, A DISTANCE OF 213.60 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9744, PAGE 1636, OF SAID PUBLIC RECORDS; THENCE ALONG THE SOUTHERLY LINE THEREOF, NORTH 89°33'24" EAST, A DISTANCE OF 2180.85 FEET TO THE POINT OF BEGINNING OF PARCEL DESCRIBED HEREIN.

CONTAINING 47.48 ACRES MORE OR LESS.

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



APPROVED FOR RECORD

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED, ACCEPTED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, PURSUANT TO CHAPTER 654, ORDINANCE CODE THIS 15th DAY OF January, 2016.

John Pappas
JOHN PAPPAS
DIRECTOR OF PUBLIC WORKS

CLERK'S CERTIFICATE 2016013067

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA AND SUBMITTED TO ME FOR RECORDING, AND IS RECORDED IN PLAT BOOK 68, PAGES 154-155 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 17th DAY OF January, 2016.

Ronnie Fussell
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 16th DAY OF January, 2016.

W. Monroe Hazen, P.L.S.
W. MONROE HAZEN, P.L.S.
PROFESSIONAL SURVEYOR NO. 3398

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED, AND DESCRIBED IN THE LEGAL DESCRIPTION, THAT THE SURVEY WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLES WITH ALL THE REQUIREMENTS OF FLORIDA STATUTE CHAPTER 177, AND THAT PERMANENT REFERENCE MONUMENTS (PRM) AND LOT CORNERS WILL BE 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 5th DAY OF January, 2016.

John S. Bartram
JOHN S. BARTRAM
PROFESSIONAL LAND SURVEYOR CERT. NO. 4469
BARTRAM TRAIL SURVEYING, INC. LB #6991
1501 COUNTY ROAD 315 SUITE #106
GREEN COVE SPRINGS, FLORIDA 32043

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 - PHASE TWO, 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" (CONSERVATION), TRACT "B" (DRAINAGE & CONSERVATION), TRACTS "C", "D" & "I" (PASSIVE RECREATION), TRACT "E" (OPEN SPACE), AND TRACT "F" (DRAINAGE), SHALL REMAIN PRIVATELY OWNED AND THE SOLE EXCLUSIVE PROPERTY OF THE "OWNER", ITS SUCCESSORS AND ASSIGNS.

TRACT "G" (PUMP STATION) IS HEREBY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE.

TRACT "H" (LANDSCAPE BUFFER TRACT): TITLE TO THE LANDSCAPE BUFFER TRACT "H" IS HEREBY RETAINED BY KB HOME JACKSONVILLE LLC, ITS SUCCESSORS AND ASSIGNS; PROVIDED HOWEVER, THE UNDERSIGNED KB HOME JACKSONVILLE LLC, RESERVES THE RIGHT TO CONVEY TITLE TO SAID TRACT TO AN ENTITY, INCLUDING WITHOUT LIMITATION, A PROPERTY OWNERS' ASSOCIATION, OR OTHER THIRD PARTY THAT ASSUMES ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THIS PLAT, SUCH TRACT SHALL BE HELD AND USED BY KB HOME JACKSONVILLE LLC, ITS SUCCESSORS AND ASSIGNS, AS A LANDSCAPE BUFFER FOR THE ADJACENT PUMP STATION IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 656.1223, CITY OF JACKSONVILLE ORDINANCE CODE. KB HOME JACKSONVILLE LLC, HEREBY DEDICATES TO JEA, ITS SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE EASEMENT ON, UPON, OVER, AND UNDER SAID LANDSCAPE BUFFER TRACT, FOR ELECTRICAL, WATER REUSE, WATER, SEWER, AND OTHER PUBLIC UTILITIES AND INGRESS AND EGRESS IN CONNECTION WITH JEA'S USE OF THE PUMP STATION TRACT. KB HOME JACKSONVILLE LLC, ITS SUCCESSORS AND ASSIGNS, SHALL FOREVER RELEASE, DISCHARGE, INDEMNIFY JEA AND SAVE IT HARMLESS FROM SUITS, ACTIONS, DAMAGES, LIABILITY AND EXPENSES THAT MAY BE INCURRED IN CONNECTION WITH PROPERTY DAMAGE OR PERSONAL INJURY, OR ANY OTHER DAMAGE ARISING FROM OR OUT OF ANY OCCURRENCE IN, UPON, AT OR FROM SAID LANDSCAPE BUFFER TRACT, OR ANY PART THEREOF, EXCEPT TO THE EXTENT ARISING FROM OR INCIDENTAL TO JEA'S USE OF THE PUMP STATION TRACT OR JEA'S EASEMENT UPON SAID LANDSCAPE BUFFER TRACT. KB HOME JACKSONVILLE LLC'S SUCCESSORS AND ASSIGNS SHALL BE SUBJECT TO THIS RELEASE AND INDEMNIFICATION AND THE COVENANTS HEREIN SHALL RUN WITH THE LAND DESCRIBED AND CAPTIONED HEREON. JEA SHALL RESTORE AND/OR REPLACE ANY LANDSCAPING, GROUND COVER, AND/OR IRRIGATION FACILITIES DISTURBED BY JEA IN THE EXERCISE OF ITS EASEMENT RIGHTS UPON SAID LANDSCAPE BUFFER TRACT WITH LIKE-KIND MATERIALS; PROVIDED HOWEVER, THAT TO THE EXTENT REPLACEMENT OF ITEMS SUCH AS LARGE OR MATURE TREES IS NOT REASONABLY FEASIBLE, JEA SHALL REPLACE SAME WITH THE CLOSEST REASONABLE REPLACEMENT THEREFOR.

ALL RIGHTS OF WAY, WALKWAYS, SIDEWALKS, UNOBTSTRUCTED EASEMENTS FOR DRAINAGE AND THE NON-ACCESS EASEMENT 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 OVER, UNDER, ACROSS AND THROUGH THE STORMWATER MANAGEMENT FACILITIES 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 ADJUTING 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 THIS PLAT ASSUMES NO RESPONSIBILITY WHATSOEVER FOR SAID STORMWATER MANAGEMENT FACILITIES.

(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 PLATTED, 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, ACTION, 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 - PHASE TWO. OWNER'S SUCCESSORS AND ASSIGNS SHALL BE SUBJECT TO THIS RELEASE AND INDEMNIFICATION AND THE COVENANTS HEREIN SHALL RUN WITH THE LAND DESCRIBED AND CAPTIONED HEREON.

OWNER, ITS SUCCESSORS AND ASSIGNS OF THE LANDS DESCRIBED AND CAPTIONED HEREON, HEREBY DEDICATES TO WESTLAND OAKS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AN EASEMENT FOR ACCESS TO AND MAINTENANCE OF THE DRAINAGE SYSTEM OVER ALL DRAINAGE EASEMENTS SHOWN HEREON OVER LAND NOT HEREBY RESERVED UNITS 1 & 3, H.O.A.

UPON FAILURE OF THE HOME OWNERS ASSOCIATION TO THE OBLIGATION OF MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID LAKES/STORMWATER MANAGEMENT FACILITIES AS WELL AS TRACTS, THE OBLIGATION WOULD THEN FALL EQUALLY ON THE LOT OWNERS WHICH ABUT SAID LAKES/STORMWATER MANAGEMENT FACILITIES AND TRACTS AS SHOWN HEREON SAID PLAT OF WESTLAND OAKS UNIT TWO - PHASE TWO.

ALL EASEMENTS FOR WATER, WATER REUSE AND SEWER UTILITIES ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS. THE "30' JEA ACCESS & UTILITY EASEMENT" IS HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS. THOSE EASEMENTS DESIGNATED AS "JEA-E-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 5th DAY OF January, 2016.

KB HOME JACKSONVILLE LLC
A DELAWARE LIMITED LIABILITY COMPANY

BY: *Todd Holder*
TODD HOLDER - ITS PRESIDENT

WITNESS *Wes Houston*
WES HOUSTON
TYPE OR PRINT NAME

WITNESS *Lisa Bianchi*
LISA BIANCHI
TYPE OR PRINT NAME

WITNESS *Lisa Bianchi*
LISA BIANCHI
TYPE OR PRINT NAME

NOTARY FOR KB HOME JACKSONVILLE LLC

STATE OF FLORIDA
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5th DAY OF January, A.D., 2016, BY TODD HOLDER, PRESIDENT, KB HOME JACKSONVILLE LLC, ON BEHALF OF THE LIMITED LIABILITY COMPANY, HE BEING PERSONALLY KNOWN TO THE UNDERSIGNED.

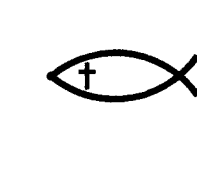
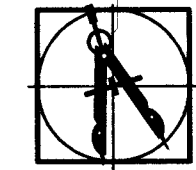
Rachelle Hoover
RACHELLE HOOPER
NOTARY PUBLIC STATE OF FLORIDA

Rachelle Hoover
RACHELLE HOOPER
TYPE OR PRINT NAME

Rachelle Hoover
RACHELLE HOOPER
NOTARY PUBLIC
STATE OF FLORIDA
Commission #FF103096
Expires 3/17/2018

MY COMMISSION EXPIRES: 03/17/2018

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



WESTLAND OAKS UNIT TWO - PHASE TWO

A REPLAT OF PART OF TRACTS 13, 14, 15 AND 16, BLOCK 2, SECTION 25, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, ACCORDING TO PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA; TOGETHER WITH PART OF TRACTS "L", "M", "N" AND "T", WESTLAND OAKS UNIT TWO, ACCORDING TO PLAT BOOK 65, PAGES 40 THROUGH 49, OF SAID CURRENT PUBLIC RECORDS; ALSO TOGETHER WITH PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 68 PAGE 155

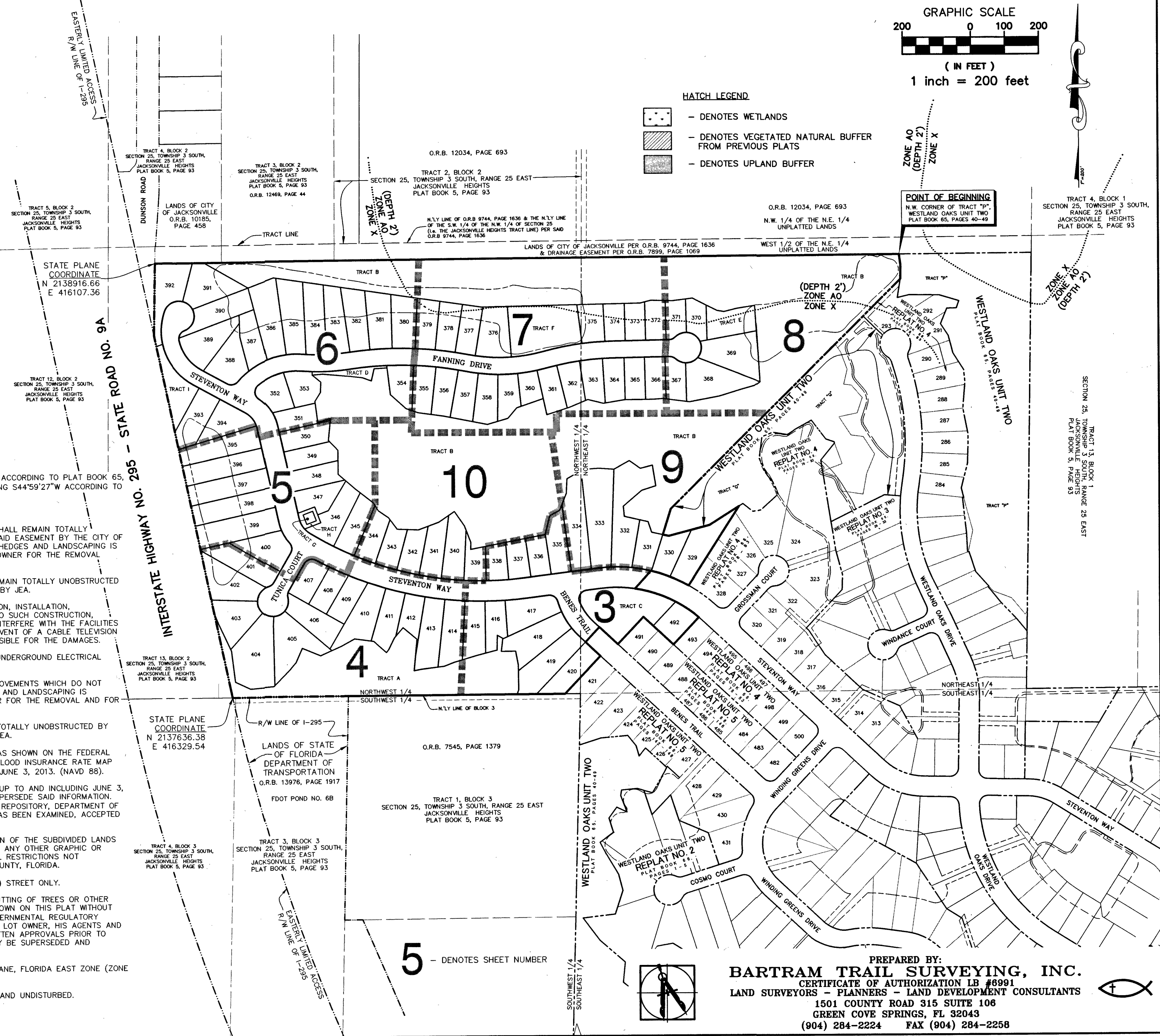
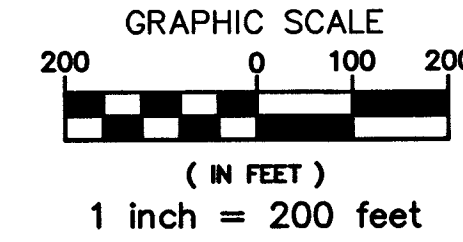
SHEET 2 OF 11 SHEETS

- LEGEND**
- C - DENOTES CENTERLINE
 - JEA-E - DENOTES JEA EASEMENT
 - JEA-E-E - DENOTES JEA EQUIPMENT EASEMENT
 - (NR) - DENOTES NON-RADIAL LINE
 - NAVD 88 - DENOTES NORTH AMERICAN VERTICAL DATUM OF 1988
 - NO. - DENOTES NUMBER
 - 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.I. - DENOTES POINT IN LINE
 - P.B. - DENOTES PLAT BOOK
 - R - DENOTES RADIUS
 - (R) - DENOTES RADIAL LINE
 - R-25-E - DENOTES RANGE 25 EAST
 - T-4-S - DENOTES TOWNSHIP 4 SOUTH
 - (TYP) - DENOTES TYPICAL
 - U.D.E. - DENOTES NON-EXCLUSIVE UNOBSTRUCTED DRAINAGE EASEMENT
 - DENOTES 4" X 4" CONCRETE MONUMENT SET. ("P.R.M. - LB 6991")
 - ⊙ DENOTES PERMANENT CONTROL POINT SET. ("P.C.P. B.T.S LB 6991")
 - DENOTES 4" X 4" CONCRETE MONUMENT FOUND. ("P.R.M. - LB 6991") UNLESS OTHERWISE NOTED
 - (132.15') - DENOTES DISTANCE TO STORMWATER MANAGEMENT FACILITY OR UPLAND BUFFER.

GENERAL NOTES:

1. BEARINGS ARE BASED ON THE NORTHWESTERLY LINE OF WESTLAND OAKS UNIT TWO, ACCORDING TO PLAT BOOK 65, PAGES 40-49 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AS BEING S44°59'27"W ACCORDING TO SAID PLAT.
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. CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
7. "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.
8. "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.
9. THE PROPERTY SHOWN HEREON LIES WITHIN ZONE "X" AND ZONE "AO" (DEPTH 2') 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, MAP NUMBER 12031C, PANEL 0509 H, DATED JUNE 3, 2013. (NAVD 88).
10. THE FIRM INFORMATION DELINEATED ON THIS PLAT IS VALID ONLY FOR THE DATES UP TO AND INCLUDING JUNE 3, 2013. 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. THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED, ACCEPTED AND APPROVED BY THE CITY OF JACKSONVILLE.
11. 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.
12. LOTS FRONTING ON TWO (2) STREETS MAY HAVE VEHICULAR ACCESS FROM ONE (1) STREET ONLY.
13. 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.
14. 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 MAPPING PURPOSES ONLY.
15. UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE AND UNDISTURBED.
16. LANDSCAPE BUFFERS ARE TO REMAIN NATURAL, VEGETATIVE AND UNDISTURBED.
17. WETLAND AREAS AS SHOWN HEREON ARE AS SUPPLIED BY OTHERS

- HATCH LEGEND**
- DENOTES WETLANDS
 - DENOTES VEGETATED NATURAL BUFFER FROM PREVIOUS PLATS
 - DENOTES UPLAND BUFFER



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

(PLANS) CITY DEV. NO. 4012.015 (PLAT) CITY DEV. NO. 4012.027

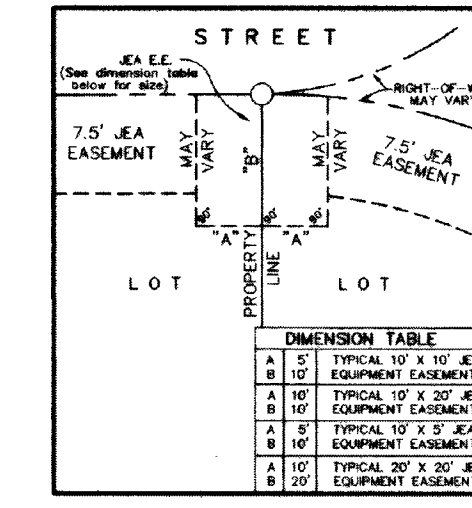
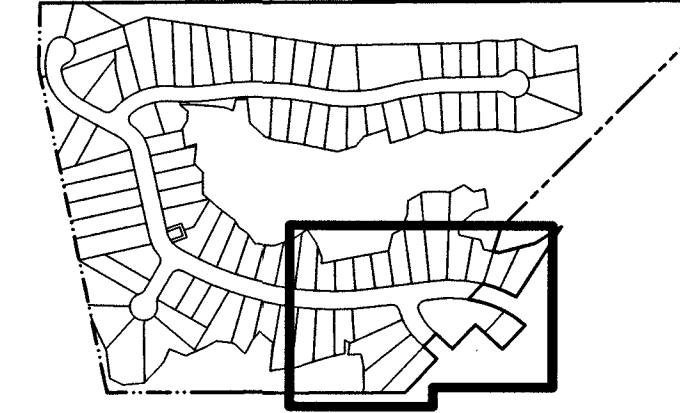
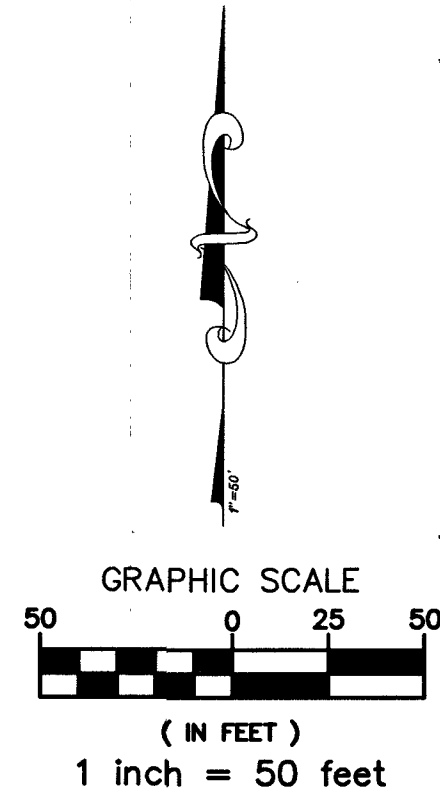
WESTLAND OAKS UNIT TWO - PHASE TWO

A REPLAT OF PART OF TRACTS 13, 14, 15 AND 16, BLOCK 2, SECTION 25, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, ACCORDING TO PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA; TOGETHER WITH PART OF TRACTS "L", "M", "N" AND "T", WESTLAND OAKS UNIT TWO, ACCORDING TO PLAT BOOK 65, PAGES 40 THROUGH 49, OF SAID CURRENT PUBLIC RECORDS; ALSO TOGETHER WITH PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

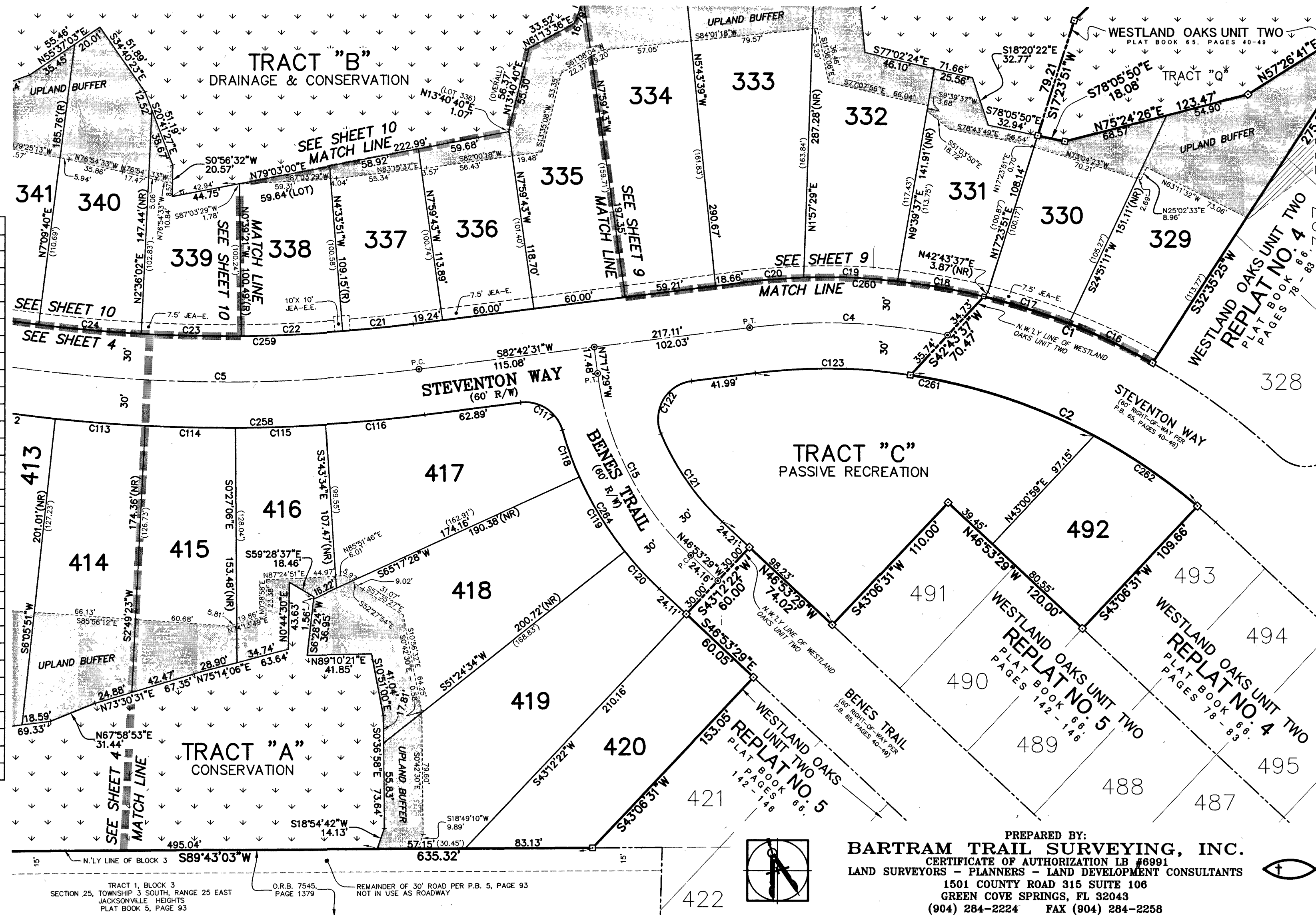
PLAT BOOK 68 PAGE 156

SHEET 3 OF 11 SHEETS

SEE SHEET 2 FOR GENERAL NOTES



CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	DELTA
C1	430.00	118.69	N68°26'19"W	118.31	15°48'53"
C2	370.00	208.53	S65°30'36"E	205.78	32°17'30"
C4	400.00	129.34	N88°01'40"W	128.78	18°31'37"
C5	1000.00	649.64	N78°40'50"W	638.27	37°13'17"
C15	197.00	136.16	S27°05'29"E	133.46	39°36'00"
C16	430.00	60.44	N64°33'29"W	60.39	8°03'13"
C17	430.00	58.25	N72°27'55"W	58.20	7°45'40"
C18	430.00	57.20	N80°09'24"W	57.16	7°37'17"
C19	430.00	60.96	N88°01'44"W	60.91	8°07'23"
C20	430.00	39.03	S85°18'33"W	39.02	5°12'02"
C21	970.00	46.17	N84°04'20"E	46.16	2°43'37"
C22	970.00	66.17	N87°23'24"E	66.15	3°54'30"
C23	970.00	65.13	S88°43'57"E	65.12	3°50'49"
C24	970.00	67.21	S84°49'26"E	67.20	3°58'12"
C113	1030.00	58.88	S85°29'58"E	58.88	3°16'32"
C114	1030.00	58.89	S88°46'30"E	58.88	3°16'33"
C115	1030.00	58.89	N87°56'57"E	58.88	3°16'33"
C116	1030.00	64.78	N84°30'36"E	64.75	3°36'09"
C117	25.00	35.53	N56°34'20"W	32.62	81°26'17"
C118	227.00	32.64	S19°58'21"E	32.61	81°42'20"
C119	227.00	57.03	S31°17'22"E	56.88	14°23'41"
C120	227.00	33.30	S42°41'20"E	33.27	8°24'17"
C121	167.00	70.77	S34°45'04"E	70.24	24°16'49"
C122	25.00	45.95	S30°02'56"W	39.75	105°19'11"
C123	370.00	100.97	N89°28'24"W	100.66	15°38'07"
C258	1030.00	640.06	N79°29'21"W	629.81	35°36'16"
C259	970.00	630.15	N78°40'50"W	619.13	37°13'17"
C260	430.00	157.19	N86°49'06"W	156.32	20°56'43"
C261	370.00	227.67	N79°39'49"W	224.09	35°15'17"
C262	370.00	81.83	N55°42'01"W	81.67	12°40'20"
C264	227.00	122.97	N31°22'20"W	121.47	31°02'17"



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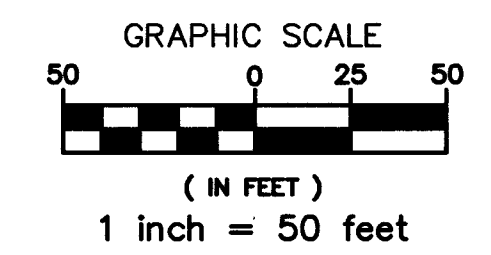
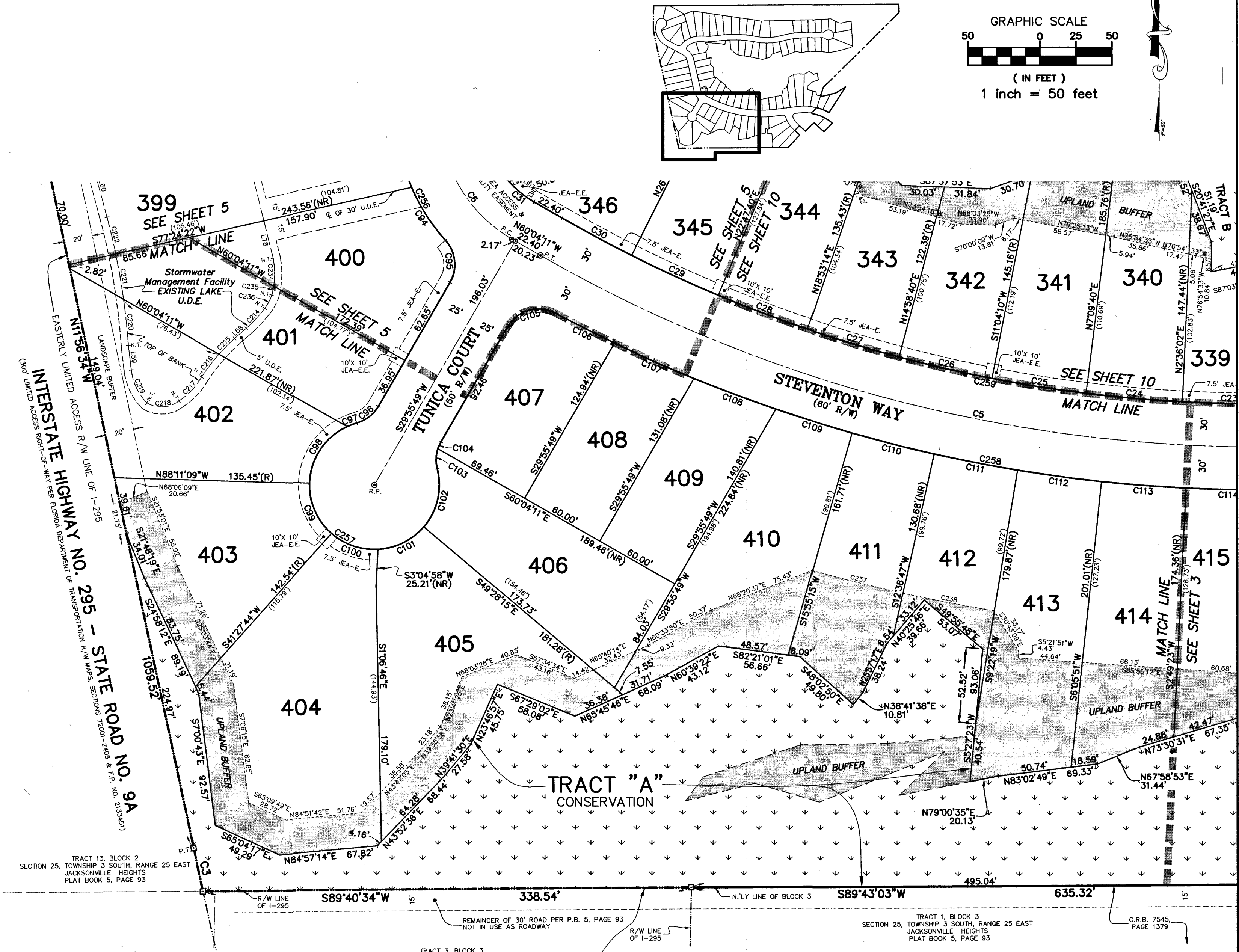
PLAT BOOK 68 PAGE 157

SHEET 4 OF 11 SHEETS

SEE SHEET 2 FOR GENERAL NOTES

LINE	DIRECTION	LENGTH
L58	N48°27'20"E	10.71
L59	S6°36'29"E	17.08
L60	S14°55'34"E	43.81
L78	N13°52'17"W	26.78

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	DELTA
C3	5579.58	30.79	N12°06'03"W	30.79	018°58"
C5	1000.00	649.64	N78°40'50"W	638.27	371°317"
C6	100.00	82.86	N36°19'55"W	80.51	47°28'34"
C23	970.00	65.13	S88°43'57"E	65.12	3°50'49"
C24	970.00	67.21	S84°49'26"E	67.20	3°58'12"
C25	970.00	66.17	S80°53'05"E	66.15	3°54'30"
C26	970.00	66.17	S78°58'35"E	66.15	3°54'30"
C27	970.00	66.19	S73°04'03"E	66.17	3°54'34"
C28	970.00	66.15	S69°09'33"E	66.13	3°54'26"
C29	970.00	66.17	S65°15'05"E	66.15	3°54'30"
C30	970.00	54.64	S61°41'01"E	54.63	31°3'39"
C31	70.00	22.51	S50°51'21"E	22.42	18°25'40"
C94	130.00	43.94	S32°24'53"E	43.73	19°21'51"
C95	25.00	31.43	N6°05'00"W	29.40	72°01'37"
C96	25.00	19.38	N52°08'16"E	18.90	44°24'55"
C97	45.00	7.23	S69°44'24"W	7.23	91°2'39"
C98	45.00	49.73	S33°28'28"W	47.24	63°19'14"
C99	45.00	39.55	S23°21'42"E	38.29	50°21'07"
C100	45.00	35.00	S70°49'00"E	34.12	44°33'28"
C101	45.00	36.42	N6°43'01"E	35.44	46°22'32"
C102	45.00	43.21	N13°01'19"E	41.57	55°00'51"
C103	25.00	14.15	S14°3'54"W	13.96	32°26'01"
C104	25.00	5.23	S23°56'21"W	5.22	11°58'55"
C105	25.00	38.56	S74°07'18"W	34.85	88°22'59"
C106	1030.00	45.77	S62°57'35"E	45.76	2°32'45"
C107	1030.00	60.32	S65°54'38"E	60.31	3°21'20"
C108	1030.00	60.79	S69°16'45"E	60.78	3°22'54"
C109	1030.00	55.11	S72°30'10"E	55.10	3°03'56"
C110	1030.00	58.88	S75°40'24"E	58.87	3°16'31"
C111	1030.00	58.88	S78°56'55"E	58.87	3°16'31"
C112	1030.00	58.88	S82°13'26"E	58.87	3°16'32"
C113	1030.00	58.88	S85°29'58"E	58.88	3°16'32"
C114	1030.00	58.89	S88°46'30"E	58.88	3°16'33"
C214	99.42	18.99	N42°59'00"E	18.96	10°56'40"
C215	130.21	15.45	S45°03'21"W	15.44	6°47'58"
C216	130.21	19.93	S37°16'21"W	19.91	8°46'02"
C217	48.27	23.19	N43°00'39"E	22.97	27°31'55"
C218	19.75	24.02	N86°38'18"E	22.57	69°41'25"
C219	40.18	25.79	S24°59'34"E	25.35	36°46'10"
C220	471.11	32.34	N5°52'40"W	32.33	3°55'57"
C221	471.11	31.99	N9°47'23"W	31.99	3°53'28"
C222	471.11	26.24	N13°19'50"W	26.23	311°27"
C234	58.51	19.40	N1°04'31"W	19.31	18°59'52"
C235	58.51	6.48	N11°35'49"E	6.48	6°20'48"
C236	37.80	10.35	N28°01'29"E	10.32	15°41'35"
C237	1130.00	64.58	S75°42'59"E	64.57	3°16'28"
C238	1130.00	64.58	S78°59'27"E	64.57	3°16'28"
C256	130.00	66.94	N27°20'43"W	66.20	29°30'11"
C257	45.00	211.14	S60°04'11"E	64.29	288°49'50"
C258	1030.00	640.06	N79°29'21"W	629.81	35°36'16"
C259	970.00	630.15	N78°40'50"W	619.13	371°317"



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PLAT BOOK 68 PAGE 158

SHEET 5 OF 11 SHEETS

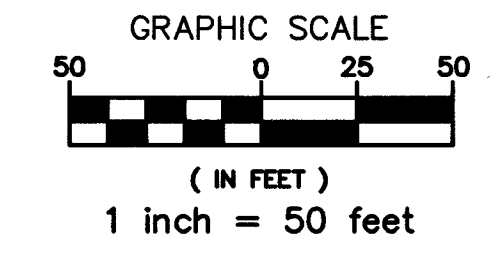
SEE SHEET 2 FOR GENERAL NOTES

LINE	DIRECTION	LENGTH
L58	N48°27'20"E	10.71
L59	S6°36'29"E	17.08
L60	S14°55'34"E	43.81
L61	S14°55'34"E	26.96
L62	S11°56'21"E	7.24
L63	S11°56'21"E	60.00
L64	S11°56'21"E	60.00
L65	S11°56'21"E	33.88
L66	S15°56'08"E	6.41
L67	S28°22'15"W	24.24

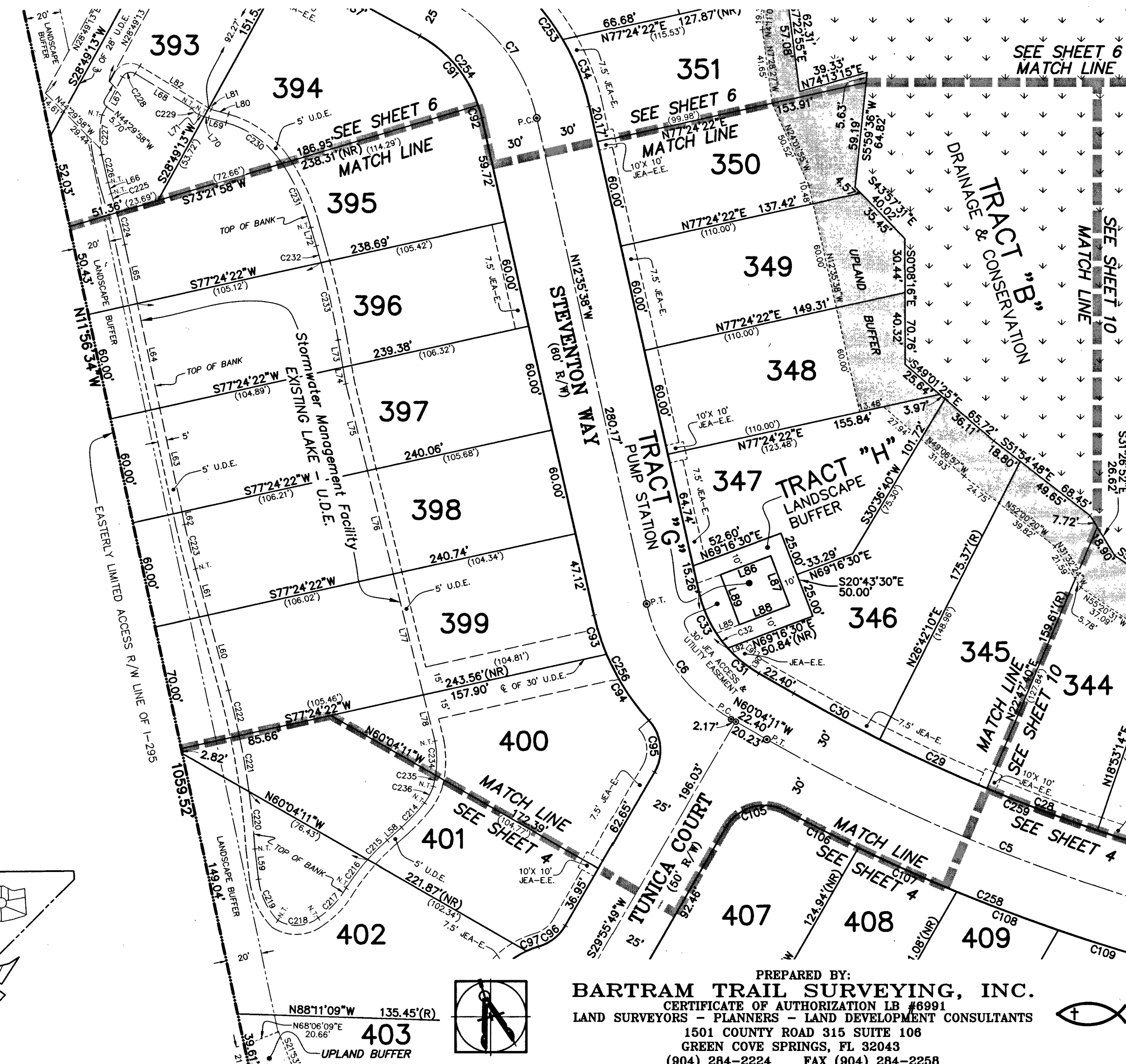
LINE	DIRECTION	LENGTH
L68	N58°32'09"W	37.30
L69	N74°36'57"W	10.04
L70	N73°40'52"W	2.80
L71	N68°35'04"W	3.10
L72	N16°28'50"W	10.53
L73	N9°40'17"W	15.54
L74	N9°40'17"W	9.49
L75	N13°52'17"W	50.53
L76	N13°52'17"W	60.01
L77	N13°52'17"W	70.02
L78	N13°52'17"W	26.78

LINE	DIRECTION	LENGTH
L81	N58°32'09"W	1.61
L82	N58°32'09"W	45.17
L85	S69°16'30"W	13.83
L86	N69°16'30"E	30.00
L87	S20°43'30"E	30.00
L88	S69°16'30"W	30.00
L89	S20°43'30"E	30.00
L90	S35°05'59"W	10.00
L91	S50°07'12"E	10.00
L92	N69°16'30"E	10.84

CURVE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	DELTA
C5	1000.00	649.64	N78°40'50"W	638.27	37°13'17"
C6	100.00	82.66	N36°19'55"W	80.51	47°28'34"
C7	100.00	84.85	N36°54'02"W	82.32	48°36'49"
C28	970.00	66.15	S69°09'33"E	66.13	3°54'26"
C29	970.00	66.17	S65°15'05"E	66.15	3°54'30"
C30	970.00	54.64	S61°41'01"E	54.63	3°13'39"
C31	70.00	22.51	S50°51'21"E	22.42	18°25'40"
C32	70.00	10.45	S37°21'59"E	10.44	8°33'03"
C33	70.00	35.49	S27°07'04"E	35.11	29°02'53"
C34	130.00	40.48	N21°30'53"W	40.32	17°50'30"
C91	70.00	51.88	N39°58'29"W	50.70	42°27'56"
C92	70.00	7.51	N15°40'05"W	7.51	6°08'54"
C93	130.00	23.00	S17°39'48"E	22.97	10°08'19"
C94	130.00	43.94	S32°24'53"E	43.73	19°21'51"
C95	25.00	31.43	N6°05'00"W	29.40	72°01'37"
C96	25.00	19.38	N52°08'16"E	18.90	44°24'55"
C97	45.00	7.23	S69°44'24"W	7.23	9°12'39"
C105	25.00	38.56	S74°07'18"W	34.85	88°22'59"
C106	1030.00	45.77	S62°57'35"E	45.76	2°32'45"
C107	1030.00	60.32	S65°54'38"E	60.31	3°21'20"
C108	1030.00	60.79	S69°16'45"E	60.78	3°22'54"
C109	1030.00	55.11	S72°30'10"E	55.10	3°03'56"
C214	99.42	18.99	N42°59'00"E	18.96	10°56'40"
C215	130.21	15.45	S45°03'21"W	15.44	6°47'58"
C216	130.21	19.93	S37°16'21"W	19.91	8°46'02"
C217	48.27	23.19	N43°00'39"E	22.97	27°31'55"
C218	19.75	24.02	N86°38'18"E	22.57	69°41'25"
C219	40.18	25.79	S24°59'34"E	25.35	36°46'10"
C220	471.11	32.34	N5°52'40"W	32.33	3°55'57"
C221	471.11	31.99	N9°47'23"W	31.99	3°53'28"
C222	471.11	26.24	N13°19'50"W	26.23	3°11'27"
C223	409.21	25.83	S13°44'52"E	25.83	3°37'02"
C224	288.84	18.50	N13°46'26"W	18.50	3°40'10"
C225	288.84	11.27	N16°43'35"W	11.27	2°14'09"
C226	327.42	15.97	S12°52'45"E	15.97	2°47'42"
C227	54.26	22.43	S0°21'45"W	22.27	23°41'18"
C228	5.02	8.16	S74°55'03"W	7.29	93°05'36"
C229	6.95	5.31	S46°25'56"E	5.18	43°45'50"
C230	54.95	39.63	N53°57'29"W	38.77	41°18'57"
C231	120.23	39.82	N23°48'43"W	39.64	18°58'35"
C232	456.81	9.79	N15°52'00"W	9.79	1°13'41"
C233	456.81	44.50	N12°27'43"W	44.48	5°34'52"
C234	58.51	19.40	N10°43'31"W	19.31	18°59'52"
C235	58.51	6.48	N11°35'49"E	6.48	6°20'48"
C236	37.80	10.35	N28°01'29"E	10.32	15°41'35"
C253	130.00	99.13	N34°26'19"W	96.74	43°41'22"
C254	70.00	59.39	N36°54'02"W	57.63	48°36'49"
C256	130.00	66.94	N27°20'43"W	66.20	29°30'11"
C258	1030.00	640.06	N79°29'21"W	629.81	35°36'16"
C259	970.00	630.15	N78°40'50"W	619.13	37°13'17"



INTERSTATE HIGHWAY NO. 295 - STATE ROAD NO. 9A
 (TOP LIMITED ACCESS RIGHT-OF-WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION R/W MAPS SECTIONS 22001-2005 & 173 AND 213400)



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PLAT BOOK 68 PAGE 159

SHEET 6 OF 11 SHEETS

SEE SHEET 2 FOR GENERAL NOTES

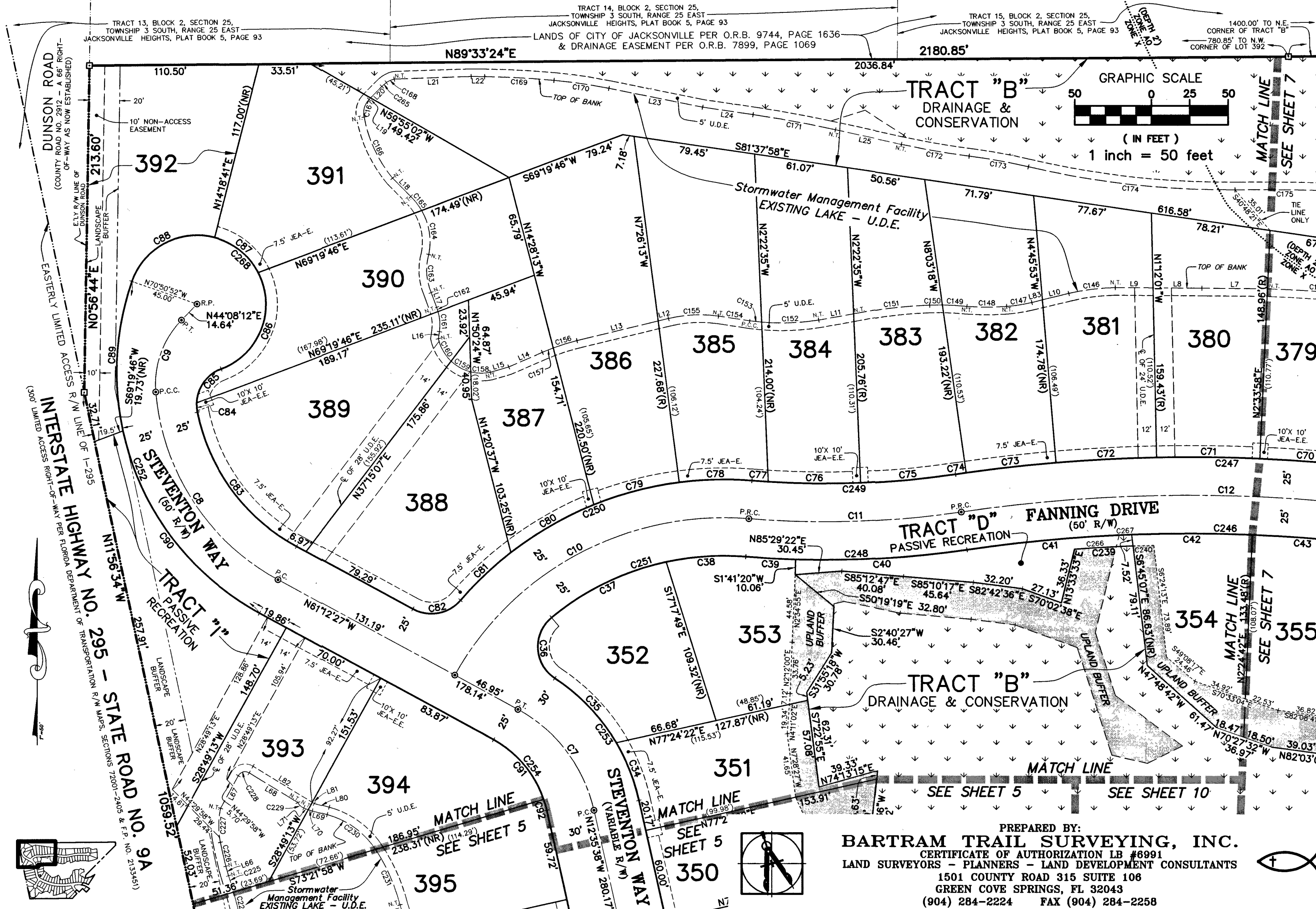
CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD DIRECTION	DELTA
C7	100.00	84.85	N36°54'02"W	82.32
C8	155.00	152.51	N33°01'08"W	146.44
C9	60.00	51.28	N19°39'11"E	49.73
C10	200.00	229.88	N61°44'29"E	217.43
C11	600.00	138.48	N88°03'25"E	138.17
C12	1000.00	346.40	S88°37'53"E	344.67
C13	130.00	40.48	N21°30'53"W	40.32
C14	130.00	58.65	N43°21'34"W	58.15
C15	25.00	46.42	S3°05'33"E	46.03
C16	175.00	83.98	S63°50'44"W	83.17
C17	175.00	52.16	S86°07'51"W	51.96
C18	625.00	32.51	S86°49'16"E	32.51
C19	625.00	111.74	N86°34'01"E	111.59
C20	975.00	107.84	S84°36'49"W	107.78
C21	975.00	78.77	N89°54'13"W	78.75
C22	975.00	66.12	N85°38'47"W	66.10
C23	1025.00	58.85	N85°47'20"W	58.84
C24	1025.00	67.38	N89°19'01"W	67.37
C25	1025.00	65.77	S86°57'42"W	65.75
C26	1025.00	58.86	S83°28'42"W	58.85
C27	1025.00	6.95	S81°38'21"W	6.95
C28	575.00	62.01	N84°32'04"E	61.98
C29	575.00	60.11	S89°22'54"E	60.08
C30	575.00	10.60	S85°51'32"E	10.60
C31	225.00	47.54	S88°36'58"W	47.45
C32	225.00	57.68	S75°13'09"W	57.52
C33	225.00	62.59	S59°54'24"W	62.39
C34	225.00	45.52	S46°08'32"W	45.44
C35	25.00	34.23	N79°34'11"E	31.62
C36	130.00	112.43	N36°25'51"W	108.96
C37	25.00	6.13	S43°37'56"E	6.11
C38	25.00	29.21	S35°52'01"W	27.58
C39	45.00	75.91	N21°01'14"E	67.22
C40	45.00	37.59	N51°14'10"W	36.51
C41	45.00	67.29	S61°59'31"W	61.20
C42	180.00	98.76	S32°28'00"W	97.53
C43	180.00	153.69	S36°44'48"E	149.07
C44	70.00	51.88	N39°58'29"W	50.70
C45	70.00	7.51	N15°40'05"W	7.51
C46	970.65	65.22	N85°54'28"W	65.21
C47	139.55	30.58	S82°42'01"W	30.52
C48	112.39	16.62	N80°39'24"E	16.60
C49	197.86	25.97	S89°54'18"E	25.95
C50	172.60	16.01	N86°41'17"W	16.00
C51	172.60	8.34	S89°16'14"W	8.34
C52	293.23	49.74	S83°01'35"W	49.68
C53	154.12	37.34	N87°51'18"E	37.24
C54	154.12	7.80	S83°45'16"E	7.80
C55	599.59	20.59	S81°19'13"E	20.59
C56	86.49	32.79	S87°10'00"W	32.59
C57	139.14	16.23	S72°57'57"W	16.22
C58	139.14	7.62	S68°03'21"W	7.62
C59	28.82	12.86	S88°39'24"E	12.75
C60	28.82	14.78	S61°10'49"E	14.62
C61	28.82	17.01	S29°34'36"E	16.77
C62	31.67	13.32	N35°41'5"W	13.23
C63	31.67	2.86	N18°32'26"W	2.86
C64	38.02	25.36	S33°36'18"E	24.89
C65	40.69	29.76	N9°06'05"W	29.10
C66	40.69	11.49	N38°08'49"W	11.46
C67	87.14	44.62	S24°45'47"E	44.14
C68	12.45	12.47	S15°20'08"W	11.96
C69	14.68	5.69	S66°14'11"W	5.65
C70	565.82	45.23	N86°56'26"W	45.21
C71	340.65	36.15	N81°36'38"W	36.13
C72	762.55	54.54	N79°30'32"W	54.52

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD DIRECTION	DELTA
C172	506.06	44.78	S80°13'29"E	44.76
C173	381.73	39.27	N79°48'44"W	39.26
C174	572.11	135.82	S83°39'58"E	135.50
C175	1778.81	65.11	N89°25'06"W	65.10
C225	288.84	11.27	N16°43'35"W	11.27
C226	327.42	15.97	S12°52'45"E	15.97
C227	54.26	22.43	S02°14'57"W	22.27
C228	5.02	8.16	S74°55'03"W	7.29
C229	6.95	5.31	S46°25'56"E	5.18
C230	54.95	39.63	N53°57'29"W	38.77
C231	120.23	39.82	N23°48'43"W	39.64
C239	967.50	38.21	S86°41'09"W	38.21
C240	967.50	13.66	S88°31'18"W	13.66
C246	975.00	337.74	S88°37'53"E	336.06

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD DIRECTION	DELTA
C247	1025.00	355.06	S88°37'53"E	353.29
C248	825.00	144.25	N88°03'25"E	143.83
C249	575.00	132.71	N88°03'25"E	132.42
C250	225.00	213.32	N67°30'29"E	205.42
C251	175.00	136.13	N72°23'02"E	132.73
C252	180.00	282.46	N21°01'40"W	232.27
C253	130.00	99.13	N34°28'19"W	96.74
C254	70.00	59.39	N36°54'02"W	57.63
C255	20.21	3.92	S49°34'41"W	3.91
C256	967.50	27.33	S86°21'48"W	27.33
C257	975.00	8.15	S87°32'34"W	8.15
C258	45.00	180.79	N45°45'06"W	81.50

LINE TABLE		
LINE	DIRECTION	LENGTH
L7	S89°27'36"E	42.74
L8	S89°34'47"E	31.90
L9	S89°34'47"E	24.69
L10	N76°25'18"E	17.72
L11	N78°55'30"E	22.96
L12	N76°18'25"E	6.96
L13	N76°18'25"E	54.32
L14	N66°29'13"E	23.61
L15	N73°54'33"E	12.58
L16	S8°08'49"W	4.57
L17	S20°06'04"E	10.25
L18	S44°33'41"E	16.88
L19	S44°01'29"W	1.50
L20	S44°01'29"W	10.48

LINE TABLE		
LINE	DIRECTION	LENGTH
L21	S88°08'07"W	50.12
L22	N89°13'50"W	8.74
L23	N78°34'13"W	62.28
L24	N81°33'28"W	33.26
L25	N77°41'53"W	43.68
L66	S15°56'08"E	6.41
L67	S28°22'15"W	24.24
L68	N58°32'09"W	37.30
L69	N74°36'57"W	10.04
L70	N73°40'52"W	2.80
L71	N66°35'04"W	3.10
L83	N76°25'18"E	7.00



WESTLAND OAKS UNIT TWO - PHASE TWO

A REPLAT OF PART OF TRACTS 13, 14, 15 AND 16, BLOCK 2, SECTION 25, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, ACCORDING TO PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA; TOGETHER WITH PART OF TRACTS "L", "M", "N" AND "T", WESTLAND OAKS UNIT TWO, ACCORDING TO PLAT BOOK 65, PAGES 40 THROUGH 49, OF SAID CURRENT PUBLIC RECORDS; ALSO TOGETHER WITH PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

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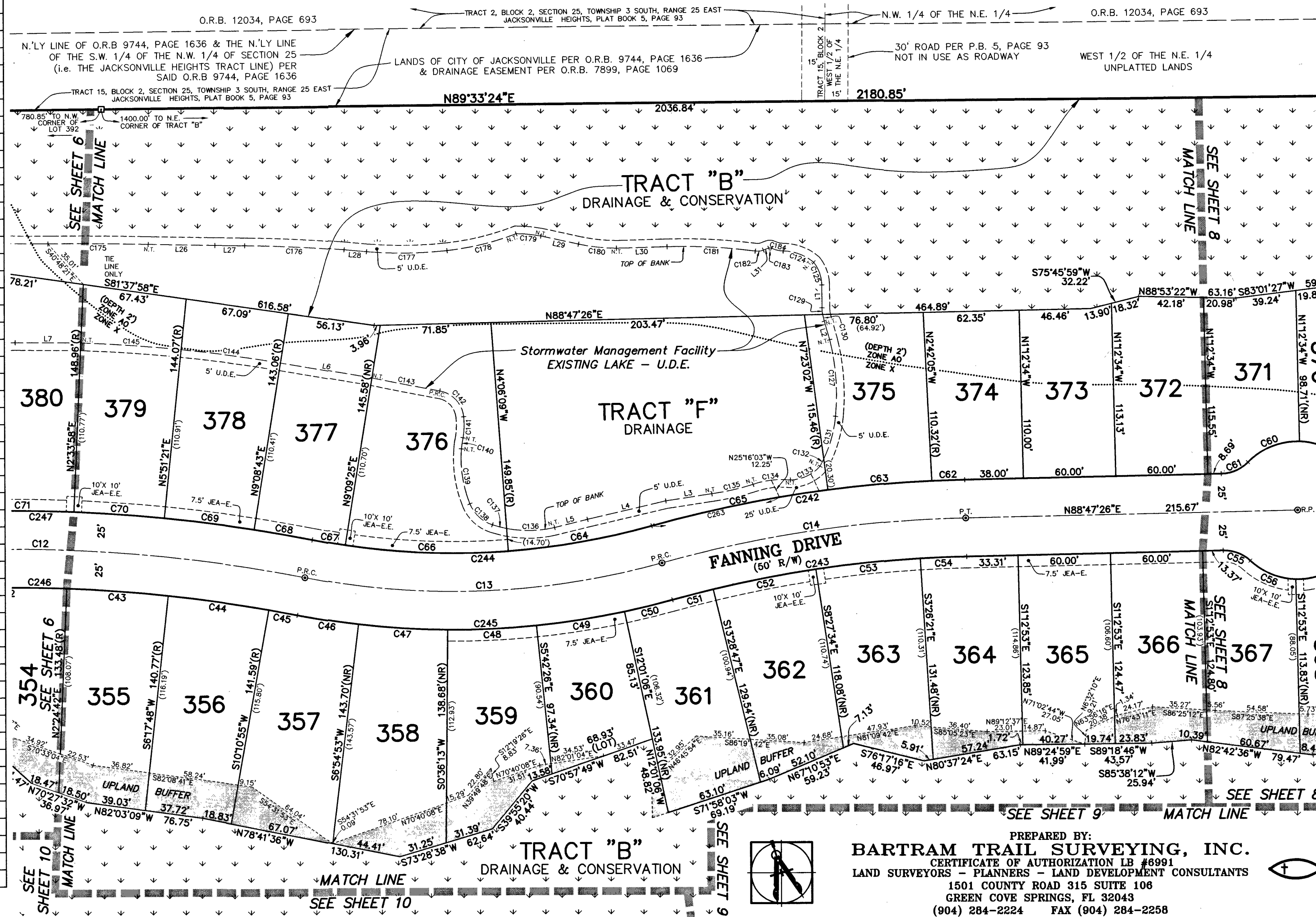
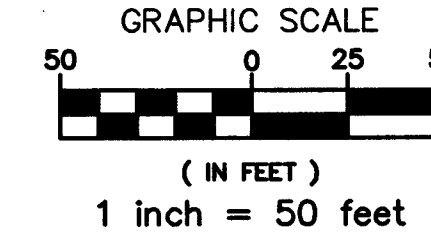
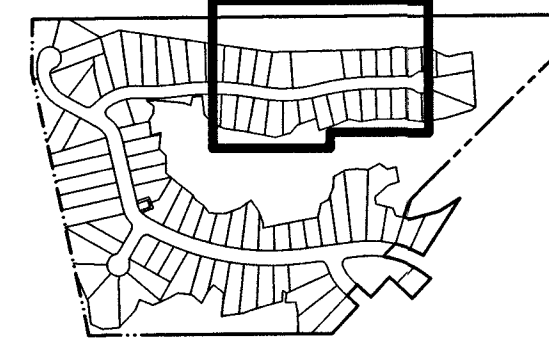
SHEET **7** OF **11** SHEETS

SEE SHEET 2 FOR GENERAL NOTES

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	DELTA
C12	1000.00	346.40	S88°37'53"E	344.67	19°50'51"
C13	500.00	233.87	N87°53'34"E	231.74	26°47'56"
C14	800.00	199.63	N81°38'31"E	199.11	141°7'50"
C43	975.00	66.12	N85°38'47"W	66.10	3°53'07"
C44	975.00	66.12	N81°45'40"W	66.10	3°53'07"
C45	975.00	18.90	N79°15'47"W	18.90	1°06'39"
C46	525.00	39.97	S80°53'19"E	39.96	4°21'44"
C47	525.00	57.83	S86°13'31"E	57.80	6°18'40"
C48	525.00	57.83	N87°27'48"E	57.80	6°18'41"
C49	525.00	57.83	N81°09'07"E	57.80	6°18'41"
C50	525.00	32.10	N76°14'41"E	32.09	3°30'11"
C51	775.00	27.40	S75°30'22"W	27.40	2°01'33"
C52	775.00	67.90	S79°01'45"W	67.88	5°01'12"
C53	775.00	67.90	S84°02'56"W	67.88	5°01'12"
C54	775.00	30.19	S87°40'29"W	30.18	2°13'54"
C55	25.00	19.38	N69°00'06"W	19.90	44°24'55"
C56	45.00	32.52	S67°29'54"E	31.82	41°24'30"
C57	45.00	39.77	N66°28'35"E	38.49	50°38'32"
C60	45.00	37.21	S68°03'46"W	36.16	47°22'31"
C61	25.00	19.38	N66°34'58"E	18.90	44°24'55"
C62	825.00	21.48	S88°02'40"W	21.48	1°29'31"
C63	825.00	67.42	S84°57'26"W	67.40	4°40'57"
C64	475.00	94.54	N80°11'44"E	94.39	11°24'15"
C65	825.00	116.96	S78°33'17"W	116.86	8°07'22"
C66	475.00	106.03	S87°42'28"E	105.81	12°47'22"
C67	475.00	21.60	S80°00'37"E	21.60	2°36'20"
C68	1025.00	38.41	N79°46'52"W	38.41	2°08'49"
C69	1025.00	58.85	N82°29'58"W	58.84	3°17'23"
C70	1025.00	58.85	N85°47'20"W	58.84	3°17'23"
C71	1025.00	67.38	N89°19'01"W	67.37	3°45'59"
C124	31.01	21.62	N69°22'06"W	21.19	39°57'16"
C125	23.79	15.90	N19°33'12"W	15.60	38°16'54"
C127	150.58	50.62	N4°04'07"W	50.38	19°15'39"
C129	27.79	4.37	S4°55'04"E	4.37	9°00'38"
C130	27.79	4.35	S13°54'10"E	4.34	8°57'34"
C131	83.65	29.10	N15°31'46"E	28.96	19°56'06"
C132	83.65	5.27	N27°18'03"E	5.27	3°36'29"
C133	26.57	21.93	N64°59'15"E	21.32	47°17'34"
C134	55.57	24.62	S83°24'35"W	24.42	25°22'58"
C135	185.56	27.38	N77°15'14"E	27.34	9°28'26"
C136	74.94	31.45	N89°05'05"E	31.22	24°02'31"
C137	74.94	9.51	S75°15'27"E	9.51	7°16'25"
C138	23.61	20.62	S46°35'58"E	19.97	50°02'34"
C139	80.15	36.79	S82°53'36"E	36.47	26°18'11"
C140	64.84	7.19	S9°07'39"W	7.18	6°20'57"
C141	53.98	13.92	N1°43'17"E	13.89	14°46'47"
C142	19.06	24.57	N42°35'49"W	22.91	73°51'25"
C143	1572.91	44.93	S78°42'25"E	44.93	1°38'12"
C144	970.65	65.21	N82°03'31"W	65.20	3°50'57"
C145	970.65	65.22	N85°54'28"W	65.21	3°50'59"
C175	1778.81	65.11	N89°25'08"W	65.10	2°05'50"
C176	833.09	64.53	N87°11'03"W	64.52	4°26'17"
C177	269.36	52.29	N89°28'26"E	52.21	11°07'20"
C178	178.54	46.41	N76°27'56"E	46.28	14°53'41"
C179	84.69	16.18	N84°18'48"W	16.16	10°56'53"
C180	116.74	24.70	S83°38'17"E	24.66	12°07'29"
C181	351.46	57.50	N86°58'44"W	57.44	9°22'28"
C182	10.63	5.25	N83°33'48"E	5.20	28°17'24"
C183	2.40	1.96	N87°11'41"W	1.91	46°46'27"
C184	17.36	7.74	S76°34'36"E	7.68	25°32'17"

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	DELTA
C242	825.00	205.86	N81°38'31"E	205.33	141°7'50"
C243	775.00	193.39	N81°38'31"E	192.89	141°7'50"
C244	475.00	222.17	N87°53'34"E	220.15	26°47'56"
C245	525.00	245.56	N87°53'34"E	243.33	26°47'56"
C246	975.00	337.74	S88°37'53"E	336.06	19°50'51"
C247	1025.00	355.06	S88°37'53"E	353.29	19°50'51"
C263	825.00	85.11	S77°26'56"W	85.08	5°54'40"

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N0°24'45"W	14.94
L2	N15°53'55"W	12.73
L3	N81°18'06"E	30.30
L4	N76°47'54"E	52.14
L5	N76°17'58"E	22.03
L6	S80°08'05"E	60.02
L7	S89°27'36"E	42.74
L26	N88°49'55"W	43.32
L27	N89°24'11"W	19.42
L28	N84°57'54"W	14.56
L29	N77°34'33"W	24.89
L30	S88°19'57"W	32.88
L31	S69°25'06"W	3.69



PREPARED BY:
BARTRAM TRAIL SURVEYING, INC.
 CERTIFICATE OF AUTHORIZATION LB #8991
 LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS
 1501 COUNTY ROAD 315 SUITE 106
 GREEN COVE SPRINGS, FL 32043
 (904) 284-2224 FAX (904) 284-2258

WESTLAND OAKS UNIT TWO - PHASE TWO

A REPLAT OF PART OF TRACTS 13, 14, 15 AND 16, BLOCK 2, SECTION 25, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, ACCORDING TO PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA; TOGETHER WITH PART OF TRACTS "L", "M", "N" AND "T", WESTLAND OAKS UNIT TWO, ACCORDING TO PLAT BOOK 65, PAGES 40 THROUGH 49, OF SAID CURRENT PUBLIC RECORDS; ALSO TOGETHER WITH PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

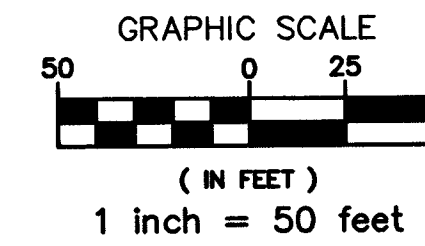
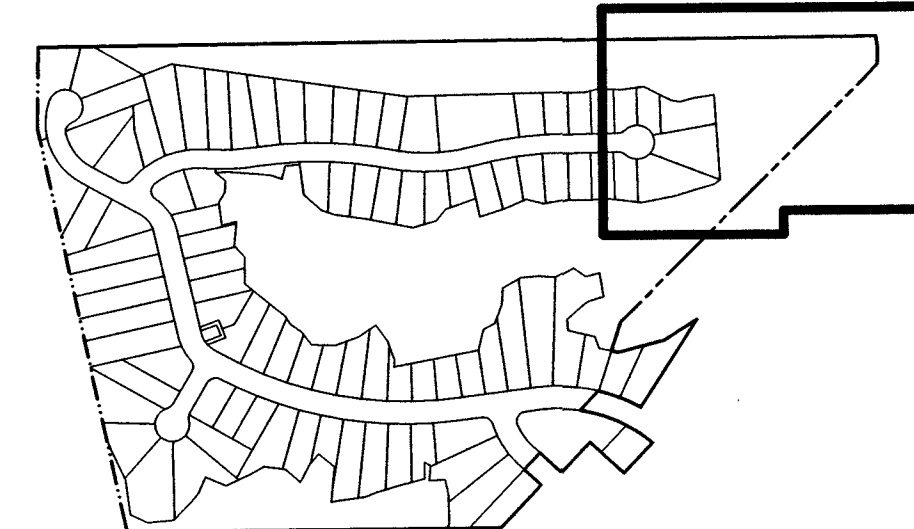
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SHEET 8 OF 11 SHEETS

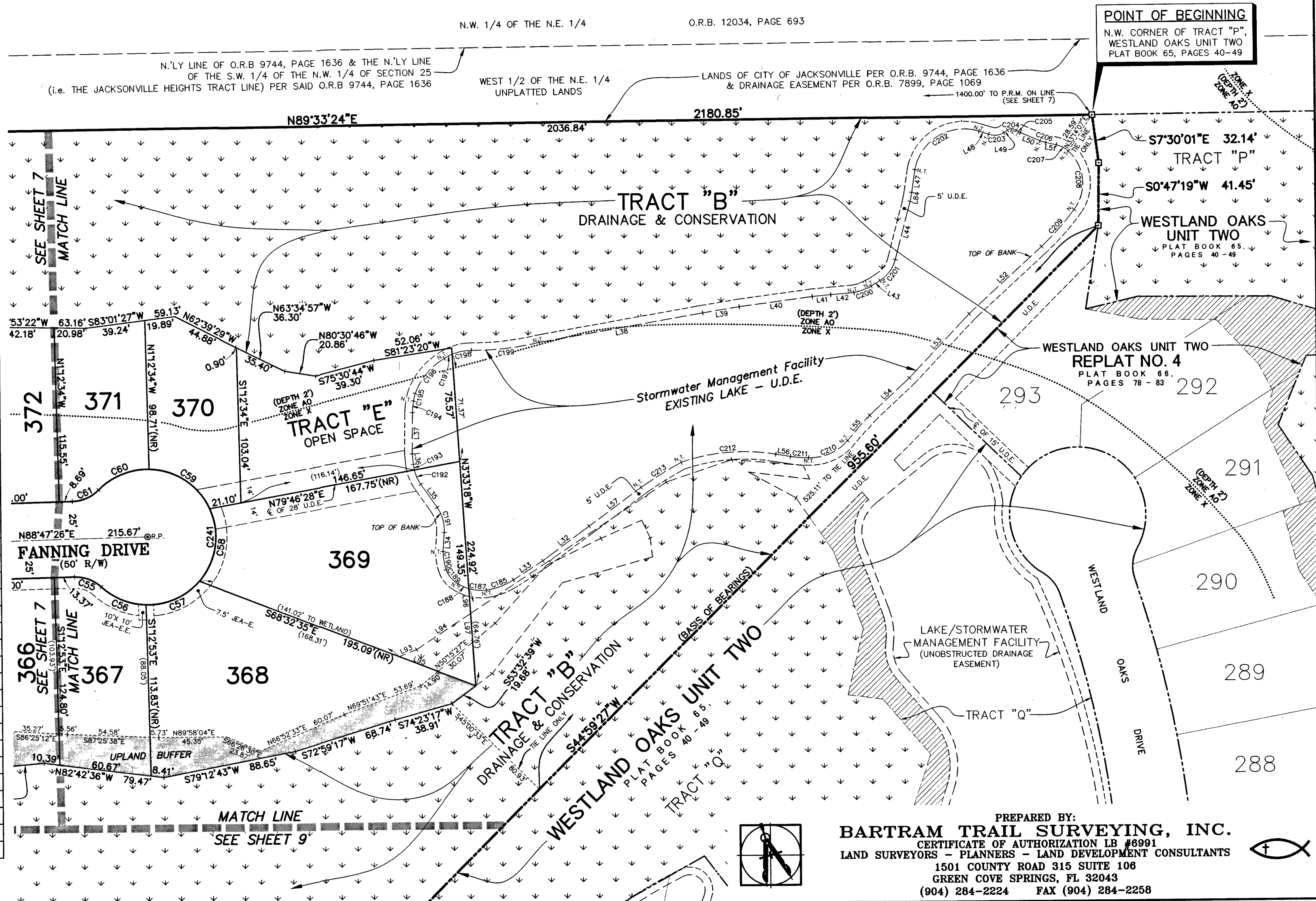
SEE SHEET 2 FOR GENERAL NOTES

LINE	DIRECTION	LENGTH
L32	N53°40'30"E	38.15
L33	N57°16'27"E	23.13
L34	S4°04'27"W	12.61
L35	S34°32'40"E	18.66
L36	S5°32'07"E	7.11
L37	S0°46'03"W	27.25
L38	S80°10'23"W	109.54
L39	S80°46'38"W	24.35
L40	S82°32'01"W	48.62
L41	S84°36'09"W	12.20
L42	S85°21'55"W	15.33
L43	S88°01'04"W	6.83
L44	S14°39'26"W	39.62
L47	S81°12'22"W	15.21
L48	N72°40'30"W	6.65
L49	S53°30'06"W	3.02
L50	N66°47'25"W	13.97
L51	N77°28'20"W	7.15
L52	N47°29'52"E	65.24
L53	N43°15'38"E	57.91
L54	N46°50'18"E	36.15
L55	N40°39'23"E	22.32
L56	S80°16'45"E	9.67
L57	N53°22'12"E	42.85
L84	S11°00'57"W	6.08

LINE	DIRECTION	LENGTH
L93	S68°13'56"W	12.38
L94	S56°26'28"W	43.01
L95	S88°32'35"E	27.29
L96	S33°31'18"E	16.52
L97	S33°31'18"E	19.16



CURVE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	DELTA
C55	25.00	19.38	N69°00'06"W	18.90	44°24'55"
C56	45.00	32.52	S67°29'54"E	31.82	41°24'30"
C57	45.00	39.77	N66°28'35"E	38.49	50°38'32"
C58	45.00	51.17	N8°34'34"E	48.46	65°09'29"
C59	45.00	50.46	N56°07'34"W	47.86	64°14'48"
C60	45.00	37.21	S68°03'46"W	36.16	47°22'31"
C61	25.00	19.38	N66°34'58"E	18.90	44°24'55"
C185	44.68	19.29	N69°38'22"E	19.14	24°43'49"
C187	28.59	11.71	S84°39'18"E	11.63	23°28'29"
C188	28.59	7.76	S65°08'29"E	7.74	15°33'10"
C189	17.08	12.64	S39°17'22"E	12.35	42°23'45"
C190	39.28	12.12	S9°15'13"E	12.07	17°40'33"
C191	26.24	17.69	N15°14'07"W	17.36	38°37'07"
C192	28.25	10.55	S23°50'49"E	10.49	21°23'43"
C193	28.25	3.75	S9°20'32"E	3.75	7°36'51"
C194	41.46	7.78	S6°08'38"W	7.77	10°45'11"
C195	20.59	5.12	S12°40'07"W	5.11	14°15'30"
C196	44.13	30.89	S39°51'04"W	30.26	40°08'24"
C197	32.67	5.85	S62°36'18"W	5.84	10°15'26"
C198	32.67	13.01	S79°08'17"W	12.92	22°48'31"
C199	189.40	45.15	N83°42'47"E	45.04	13°39'30"
C200	31.80	12.10	N68°37'45"E	12.02	21°47'44"
C201	23.06	17.62	N36°33'08"E	17.20	43°47'20"
C202	32.98	55.90	S59°22'05"W	49.45	97°06'48"
C203	10.88	10.43	N85°20'48"E	10.04	54°55'46"
C204	4.70	6.30	N88°04'56"W	5.84	76°49'55"
C205	15.98	3.10	S61°13'47"E	3.10	11°07'15"
C206	19.98	3.95	S71°49'00"E	3.94	11°18'40"
C207	17.10	9.07	N62°32'15"W	8.96	30°23'02"
C208	28.93	42.74	N5°01'08"W	38.96	84°39'11"
C209	164.64	32.57	N41°49'46"E	32.52	11°20'11"
C210	32.36	28.88	N66°32'13"E	27.93	51°08'04"
C211	67.58	12.18	S85°26'34"E	12.16	10°19'39"
C212	127.17	63.18	S85°29'15"W	62.54	28°28'01"
C213	260.68	31.44	S58°08'03"W	31.42	6°54'38"
C241	45.00	211.14	N1°12'34"W	64.29	268°49'50"



PREPARED BY:
BARTRAM TRAIL SURVEYING, INC.
 CERTIFICATE OF AUTHORIZATION IS #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
 (PLANS) CITY DEV. NO. 4012.015 (PLAT) CITY DEV. NO. 4012.027

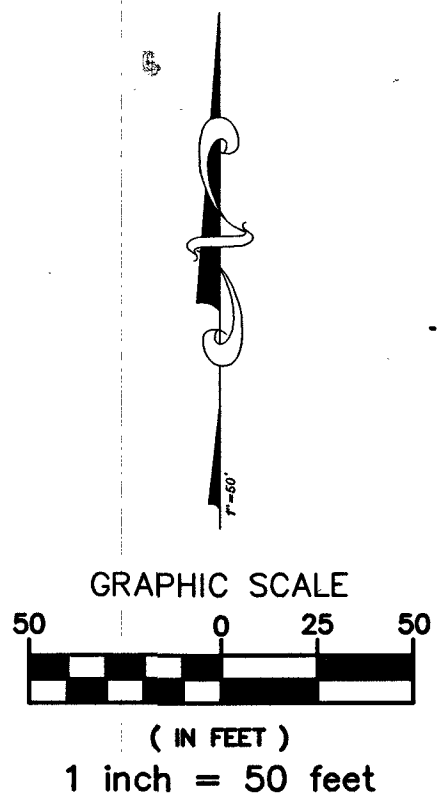
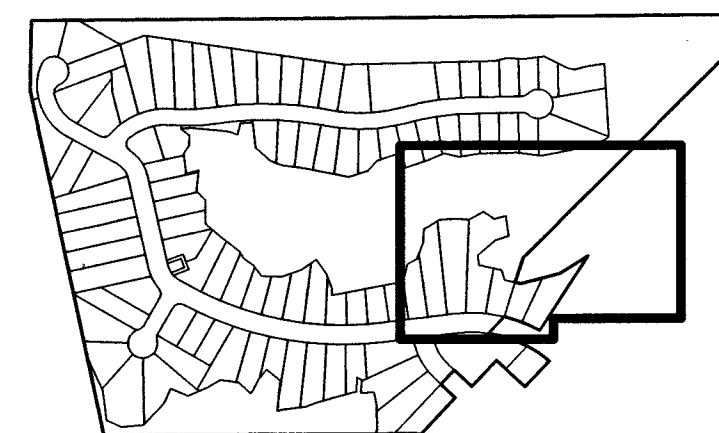
WESTLAND OAKS UNIT TWO - PHASE TWO

A REPLAT OF PART OF TRACTS 13, 14, 15 AND 16, BLOCK 2, SECTION 25, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, ACCORDING TO PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA; TOGETHER WITH PART OF TRACTS "L", "M", "N" AND "T", WESTLAND OAKS UNIT TWO, ACCORDING TO PLAT BOOK 65, PAGES 40 THROUGH 49, OF SAID CURRENT PUBLIC RECORDS; ALSO TOGETHER WITH PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

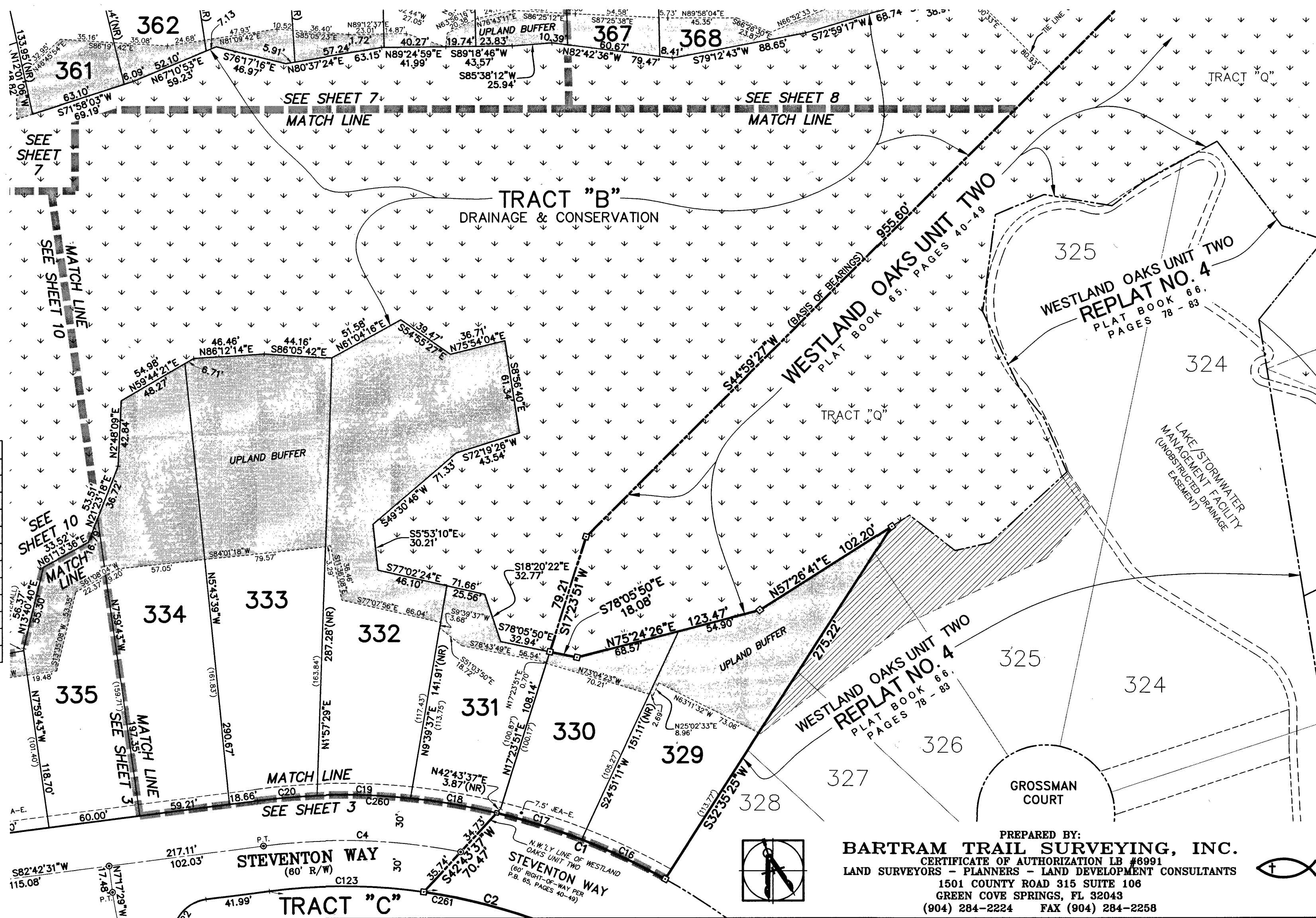
PLAT BOOK 68 PAGE 162

SHEET 9 OF 11 SHEETS

SEE SHEET 2 FOR GENERAL NOTES



CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	DELTA
C1	430.00	118.69	N68°26'19"W	118.31	15°48'53"
C2	370.00	208.53	S65°30'36"E	205.78	32°17'30"
C4	400.00	129.34	N88°01'40"W	128.78	18°31'37"
C16	430.00	60.44	N64°33'29"W	60.39	8°03'13"
C17	430.00	58.25	N72°27'55"W	58.20	7°45'40"
C18	430.00	57.20	N80°09'24"W	57.16	7°37'17"
C19	430.00	60.96	N88°01'44"W	60.91	8°07'23"
C20	430.00	39.03	S85°18'33"W	39.02	5°12'02"
C123	370.00	100.97	N89°28'24"W	100.66	15°38'07"
C260	430.00	157.19	N86°49'06"W	156.32	20°56'43"
C261	370.00	227.67	N79°39'49"W	224.09	35°15'17"



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 GREEN COVE SPRINGS, FL 32043
 (904) 284-2224 FAX (904) 284-2258

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WESTLAND OAKS UNIT TWO - PHASE TWO

A REPLAT OF PART OF TRACTS 13, 14, 15 AND 16, BLOCK 2, SECTION 25, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, ACCORDING TO PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA; TOGETHER WITH PART OF TRACTS "L", "M", "N" AND "T", WESTLAND OAKS UNIT TWO, ACCORDING TO PLAT BOOK 65, PAGES 40 THROUGH 49, OF SAID CURRENT PUBLIC RECORDS; ALSO TOGETHER WITH PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK **68** PAGE **164**

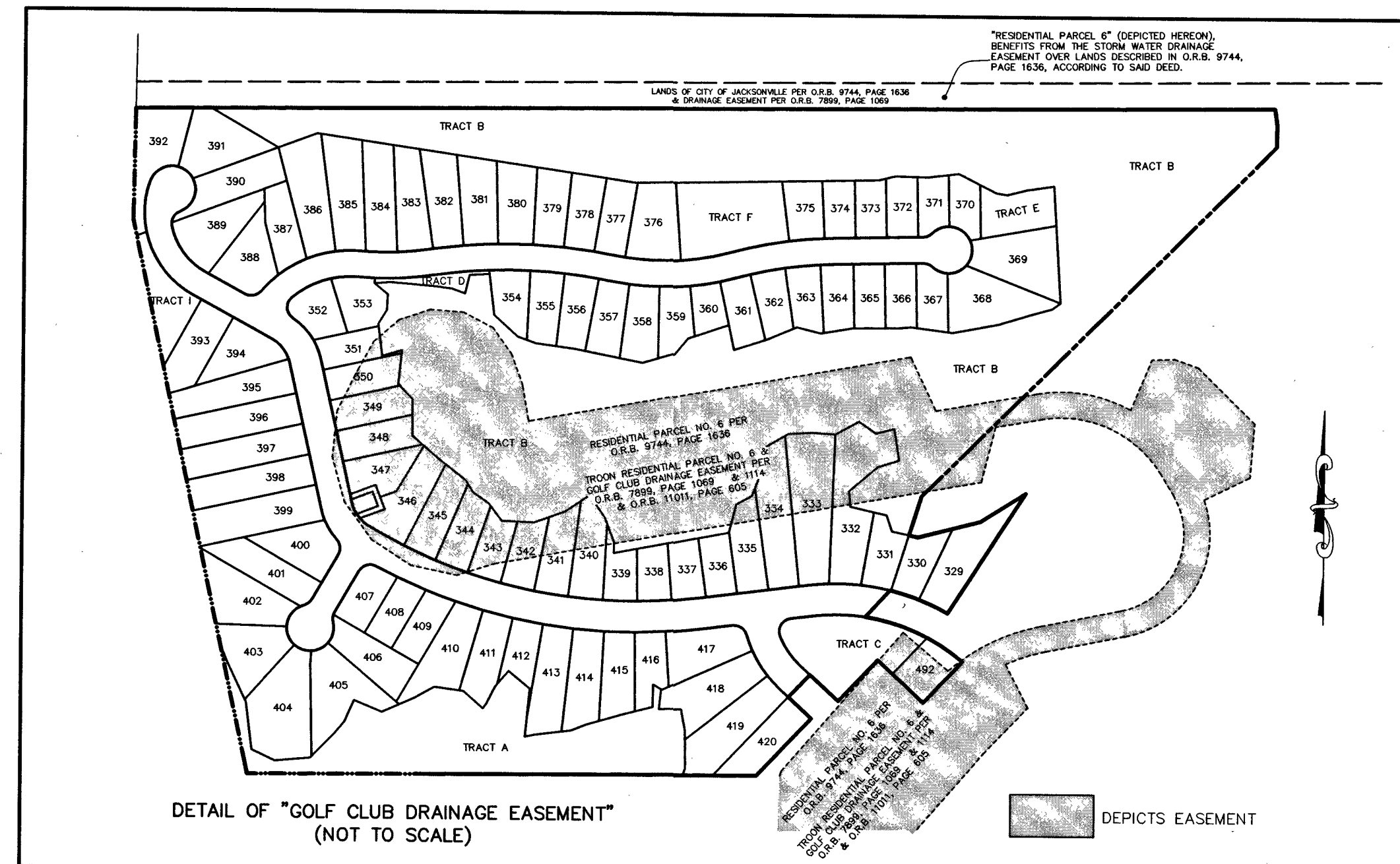
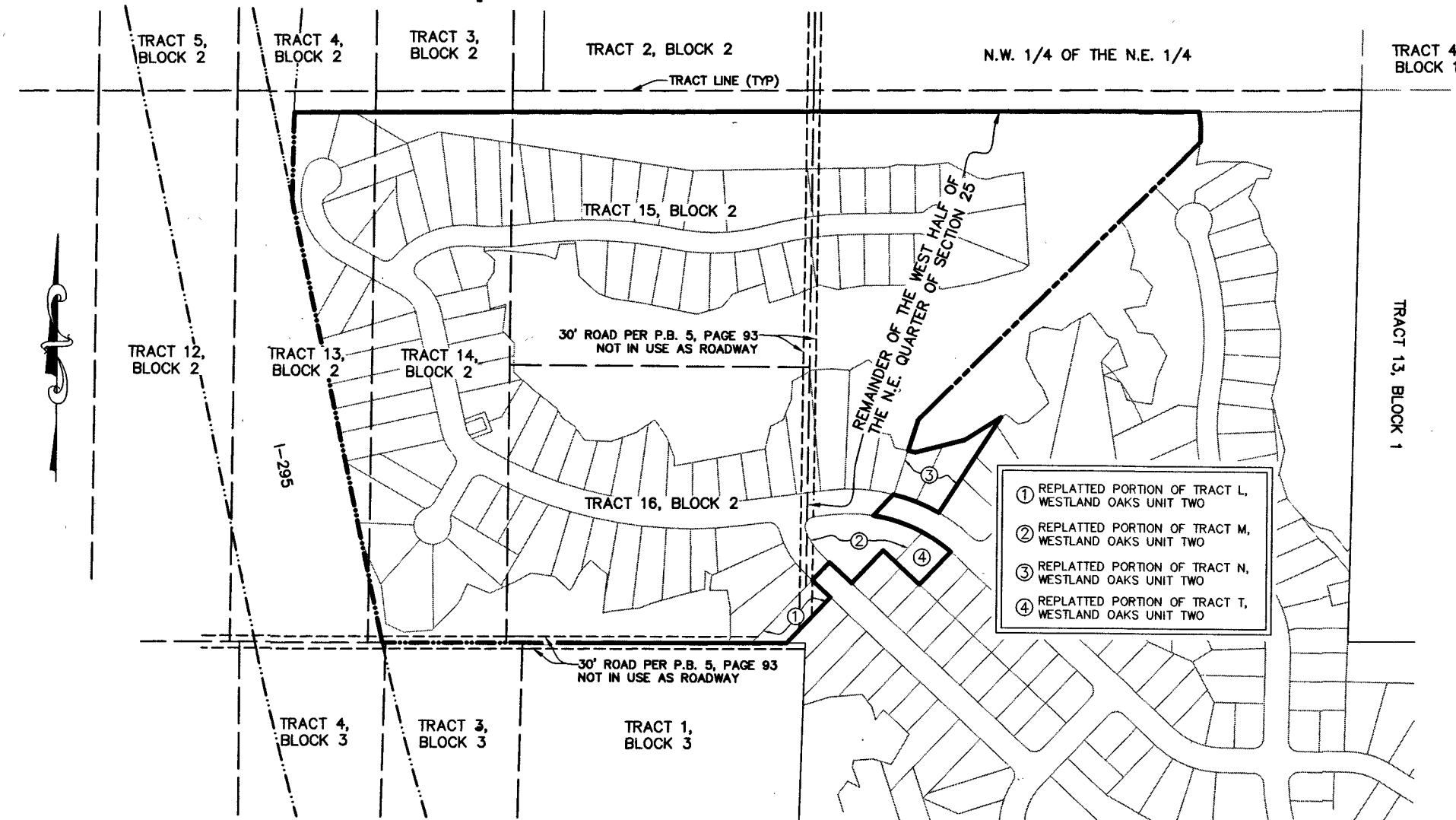
SHEET **11** OF **11** SHEETS

SEE SHEET 2 FOR GENERAL NOTES

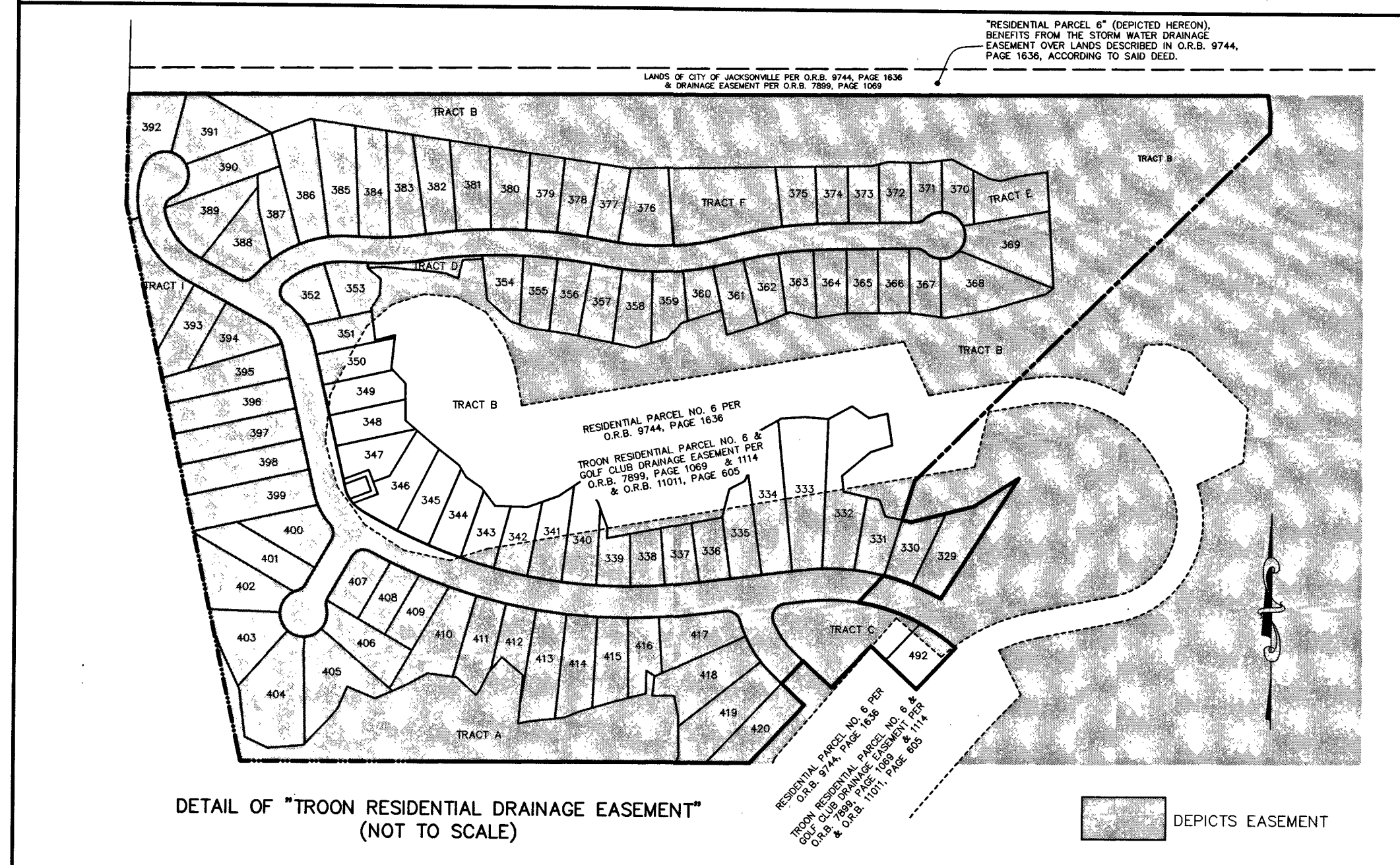
OVERLAY OF REPLATTED AREAS

ALL OF THESE LABELED TRACTS AND BLOCKS ARE IN SECTION 25, TOWNSHIP 3 SOUTH, RANGE 25 EAST JACKSONVILLE HEIGHTS PLAT BOOK 5, PAGE 93

NOTE: ANY INTEREST THAT THE ORIGINAL SUBDIVIDER HAD IN THE PLATTED 30' ROADS SHOWN ON SAID PLAT OF JACKSONVILLE HEIGHTS HAS BEEN DISCLAIMED PER O.R.B. 6770, PAGE 1993.



DETAIL OF "GOLF CLUB DRAINAGE EASEMENT"
(NOT TO SCALE)



DETAIL OF "TROON RESIDENTIAL DRAINAGE EASEMENT"
(NOT TO SCALE)

OTHER MATTERS AFFECTING PLATTED LANDS:

(SURVEYOR'S COMMENTS CAPITALIZED AND IN PARENTHESIS)

1. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WESTLAND OAKS UNIT TWO, as recorded in Plat Book 65, Page(s) 40 through 49, 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). (CAPTIONED LANDS ARE AFFECTED AS NOTED OR SHOWN ON SAID PLAT. SEE OVERLAY ABOVE.)
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Jacksonville Heights Improvement Co., as recorded in Plat Book 5, Page(s) 93, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). (CAPTIONED LANDS ARE AFFECTED AS NOTED OR SHOWN ON SAID PLAT. SEE OVERLAY ABOVE.)
3. Agreement to Adopt Covenants and Restrictions recorded in Book 7899, Page 1114. (CAPTIONED LANDS ARE AFFECTED. SEE DETAILS TO THE RIGHT.)
4. Reciprocal Easement Agreement recorded in Book 7899, Page 1069 (CAPTIONED LANDS ARE AFFECTED BY THE TROON RESIDENTIAL DRAINAGE EASEMENT, GOLF CLUB DRAINAGE EASEMENT, AN EASEMENT OVER LAWN AND YARD AREAS FOR RETRIEVING ERRANT GOLF BALLS. SEE DETAILS TO THE RIGHT.) and Certificate Regarding Reciprocal Easement Agreement in Book 9680 Page 1076 (NOT A SURVEY MATTER), and Easement Modification Agreement in Book 8612, Page 32 (DOES NOT AFFECT SUBJECT PROPERTY) and release and Indemnity Agreement in Book 14823 Page 1078. (NOT A SURVEY MATTER.)
5. Development Agreement recorded in Book 9605, Page 645 (APPEARS TO HAVE EXPIRED. DID NOT EXAMINE FURTHER.) and Assignment of Developer's/development Rights in Book 13226 Page 852. (AFFECTS "RESIDENTIAL PARCEL NO. 6". SEE DETAILS TO THE RIGHT.)
6. 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. (AFFECTS RESIDENTIAL PARCEL NO. 6. [SEE DETAILS TO THE RIGHT] SEE ARTICLES V & VI. ALSO SEE ARTICLE VII FOR UNPLOTTABLE EASEMENTS FOR ACCESS & DRAINAGE, AND UTILITY EASEMENTS 5' ALONG EACH SIDE OF EACH LOT LINE AND OVER ALL EASEMENTS SHOWN ON RECORDED PLATS. ALSO SEE OTHER MATTERS CONTAINED THEREIN.)
7. Declaration of Covenants, Conditions, Restrictions and Easements, which contains provisions for a private charge or assessments, recorded in Book 13663 Page 1684, Assignment of Developer's Rights in Book 15269, Page 1106, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). Said Declaration has been modified by instrument(s) recorded as follows: Book 13707 Page 2198, Book 14008 Page 1046, Book 14378 Page 219, Book 14823 Page 1094, and Book 15017 Page 1222, Affidavit confirming omission and correcting error in plat of Westland Oaks Unit Two in Book 15127, Page 205, and amended in Book 16086, Page 561. (AFFECTS ONLY THAT PORTION OF CAPTIONED LANDS LYING WITHIN SAID WESTLAND OAKS UNIT TWO: BLANKET EASEMENT 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. SEE OVERLAY ABOVE.)
8. Easement as set forth in instrument recorded in Book 9744, Page 1636. The Standard Exception for any minerals or mineral rights leased, granted or retained by current or prior owners is hereby deleted. (CAPTIONED LANDS ARE AFFECTED. SEE DETAILS TO THE RIGHT.)

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