

WESTON RANCH UNIT ONE

BEING A REPLAT OF ALL OF LOTS 3, 4 AND 5, BLOCK 3, TOGETHER WITH A PORTION OF OLD GAINESVILLE ROAD (AS CLOSED PER ORDINANCE 2004-1365-E), TOGETHER WITH A PORTION OF LOTS 1, 2 AND 15, BLOCK 3, AND A PORTION OF LOTS 12, 13, 14 AND 16, BLOCK 2, AND A PORTION OF LOT 10, BLOCK 1, AND A PORTION OF THOSE 30 FOOT ROADWAYS LYING BETWEEN AFORESAID BLOCKS, ALL LYING IN SECTION 32, TOWNSHIP 2 SOUTH, RANGE 25 EAST, AS SHOWN ON THE PLAT OF JACKSONVILLE HEIGHTS IMPROVEMENT COMPANY, AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

CAPTION

A PARCEL OF LAND BEING ALL OF LOTS 3, 4 AND 5, BLOCK 3, TOGETHER WITH A PORTION OF LOTS 1, 2 AND 15, BLOCK 3, AND A PORTION OF LOTS 12, 13, 14 AND 16, BLOCK 2, AND A PORTION OF THOSE 30 FOOT ROADWAYS LYING BETWEEN AFORESAID BLOCKS, ALL LYING IN SECTION 32, TOWNSHIP 2 SOUTH, RANGE 25 EAST, AS SHOWN ON THE MAP OF JACKSONVILLE HEIGHTS IMPROVEMENT COMPANY, AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT WHERE THE WEST LINE OF LOT 16, BLOCK 3, JACKSONVILLE HEIGHTS IMPROVEMENT COMPANY, INTERSECTS THE NORTHWESTERLY RIGHT OF WAY LINE OF NORMANDY BOULEVARD - STATE ROAD NO. 228 (A VARIABLE WIDTH RIGHT OF WAY, AS SHOWN ON STATE OF FLORIDA RIGHT OF WAY MAP SECTION 72120-2506, SHEET 13, DATED: 5-12-69); THENCE NORTH 67°14'35" EAST, ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 392.07 FEET, TO THE POINT OF BEGINNING; THENCE NORTH 00°38'19" EAST, DEPARTING SAID NORTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 1418.87 FEET, TO A POINT SITUATE ON THE FORMER SOUTHEASTERLY RIGHT OF WAY LINE OF OLD GAINESVILLE ROAD (FORMERLY A 100 FOOT RIGHT OF WAY, AND NOW CLOSED BY ORDINANCE 2004-1365-E); THENCE SOUTH 50°18'14" WEST, ALONG SAID FORMER SOUTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 78.73 FEET, TO A POINT; THENCE NORTH 39°49'23" WEST, A DISTANCE OF 50.00 FEET, TO A POINT SITUATE ON THE FORMER CENTERLINE OF AFORESAID OLD GAINESVILLE ROAD; THENCE SOUTH 50°18'14" WEST, ALONG SAID LINE, A DISTANCE OF 1258.41 FEET, TO A POINT; THENCE NORTH 39°41'46" WEST, A DISTANCE OF 50.00 FEET, TO A POINT SITUATE ON THE FORMER NORTHWESTERLY RIGHT OF WAY LINE OF SAID OLD GAINESVILLE ROAD, SAID POINT ALSO LYING IN THE SOUTHERLY LINE OF AFORESAID LOT 5, BLOCK 3; THENCE SOUTH 89°03'32" WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 5, BLOCK 3, TO THE SOUTHWEST CORNER OF SAID LOT 5, BLOCK 3; THENCE NORTH 01°31'09" EAST, A DISTANCE OF 1955.40 FEET TO A POINT; THENCE NORTH 89°28'01" EAST, A DISTANCE OF 2720.00 FEET, TO A POINT; THENCE SOUTH 00°29'11" EAST, A DISTANCE OF 584.73 FEET, TO A POINT; THENCE SOUTH 89°30'49" WEST, A DISTANCE OF 648.78 FEET, TO A POINT; THENCE SOUTH 00°38'19" WEST, A DISTANCE OF 1895.66 FEET, TO A POINT SITUATE IN THE AFORESAID NORTHWESTERLY RIGHT OF WAY LINE OF NORMANDY BOULEVARD; THENCE SOUTHWESTERLY, NORTHWESTERLY, SOUTHWESTERLY, SOUTHEASTERLY AND SOUTHWESTERLY, ALONG SAID RIGHT OF WAY LINE, RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 67°14'35" WEST, A DISTANCE OF 196.58 FEET; COURSE NO. 2: NORTH 22°45'25" WEST, A DISTANCE OF 10.00 FEET; COURSE NO. 3: SOUTH 67°14'35" WEST, A DISTANCE OF 125.00 FEET; COURSE NO. 4: SOUTH 22°45'25" EAST, A DISTANCE OF 10.00 FEET; COURSE NO. 5: SOUTH 67°14'35" WEST, A DISTANCE OF 5.29 FEET, TO THE POINT OF BEGINNING.

CONTAINING 3,356,240 SQUARE FEET AND/OR 77.05 ACRES, MORE OR LESS.

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT D.R. HORTON, INC. - JACKSONVILLE, A DELAWARE CORPORATION (HEREINAFTER REFERRED TO AS THE "OWNER"), IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON, KNOWN AS WESTON RANCH UNIT ONE, 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. ALL ROADS, NON-ACCESS EASEMENTS, UNOBSTRUCTED DRAINAGE EASEMENTS, UNOBSTRUCTED DRAINAGE AND ACCESS EASEMENTS, UNOBSTRUCTED DRAINAGE AND LAKE MAINTENANCE EASEMENTS AND UNOBSTRUCTED ACCESS EASEMENTS ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE, ITS 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 (AS NOTED ABOVE) HEREBY DEDICATED, TOGETHER WITH ALL SUBSTANCES OR MATTER WHICH MAY FLOW OR PASS FROM SUCH STREETS, ROADS, PARKWAYS, LANES AND COURTS FROM ADJACENT LAND OR FROM ANY OTHER SOURCE OR 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 PERSONS 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 OF OMISSION OF IT AGENT, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES OR CONCESSIONAIRES WITHIN WESTON RANCH 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 ASSIGNS AN EASEMENT FOR LANDSCAPING AND CONSTRUCTION OF SIGNS OVER ALL NON-ACCESS 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.

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. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION. Florida Statutes 177.091(28).

ALL PRIVATE UNOBSTRUCTED DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO THE WESTON RANCH HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT ORGANIZATION, FOR ITS EXCLUSIVE USE.

TRACTS "C-1", "C-2", "C-3", "C-4", "C-5", "C-6", "C-7" and "C-8" (CONSERVATION AREAS), AND TRACTS "R-1", "R-2", "R-3" AND "R-4", (RECREATION AREAS), ARE HEREBY DEDICATED TO THE WESTON RANCH HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT ORGANIZATION, FOR ITS EXCLUSIVE USE.

TRACT "R-5" (FUTURE ACCESS TO ADDITIONAL PHASES), SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE "OWNER", THEIR SUCCESSORS AND ASSIGNS.

TRACT "L" (LIFT STATION), IS HEREBY IRREVOCABLY DEDICATED TO THE JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH ITS WATER AND SEWER SYSTEMS.

ALL WATER AND SEWER EASEMENTS SHOWN HEREON ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS EXCLUSIVE USE.

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.

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. Florida Statutes 177.091(27)

IN WITNESS WHEREOF, D.R. HORTON, INC. - JACKSONVILLE, A DELAWARE CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 3RD DAY OF MARCH, A.D. 2006

DR. HORTON, INC. - JACKSONVILLE
A DELAWARE CORPORATION

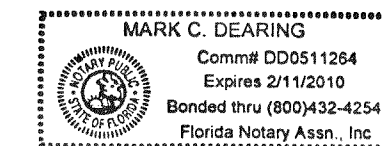
WITNESS: [Signature]
MARK C. DEARING
TYPE OR PRINT NAME

BY: [Signature]
JAN DOAN, VICE PRESIDENT OF D. R. HORTON, INC.
JACKSONVILLE, A DELAWARE CORPORATION

WITNESS: [Signature]
JOHN CUNNINGHAM
TYPE OR PRINT NAME

STATE OF FLORIDA, COUNTY OF DUVAL
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3RD DAY OF MARCH, A.D. 2006
BY JAN DOAN, VICE PRESIDENT OF D.R. HORTON, INC. - JACKSONVILLE, A DELAWARE CORPORATION, ON BEHALF OF THE CORPORATION, WHO IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA
MARK C. DEARING
TYPE OR PRINT NAME
MY COMMISSION EXPIRES: _____



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 23RD DAY OF MARCH, A.D. 2006

[Signature]
ALAN R. MOSLEY, P.E.
DIRECTOR OF PUBLIC WORKS

CLERK'S CERTIFICATE 2006102604

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 61 PAGES 13-22 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA THIS 23 DAY OF MARCH, A.D. 2006

[Signature]
JIM FULLER, CLERK OF THE CIRCUIT COURT

[Signature]
DEPUTY CLERK

PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 20TH DAY OF MARCH, A.D. 2006

[Signature]
W. MONROE HAZEN, PLS
PROFESSIONAL LAND SURVEYOR NUMBER 3398

SURVEYOR'S CERTIFICATE

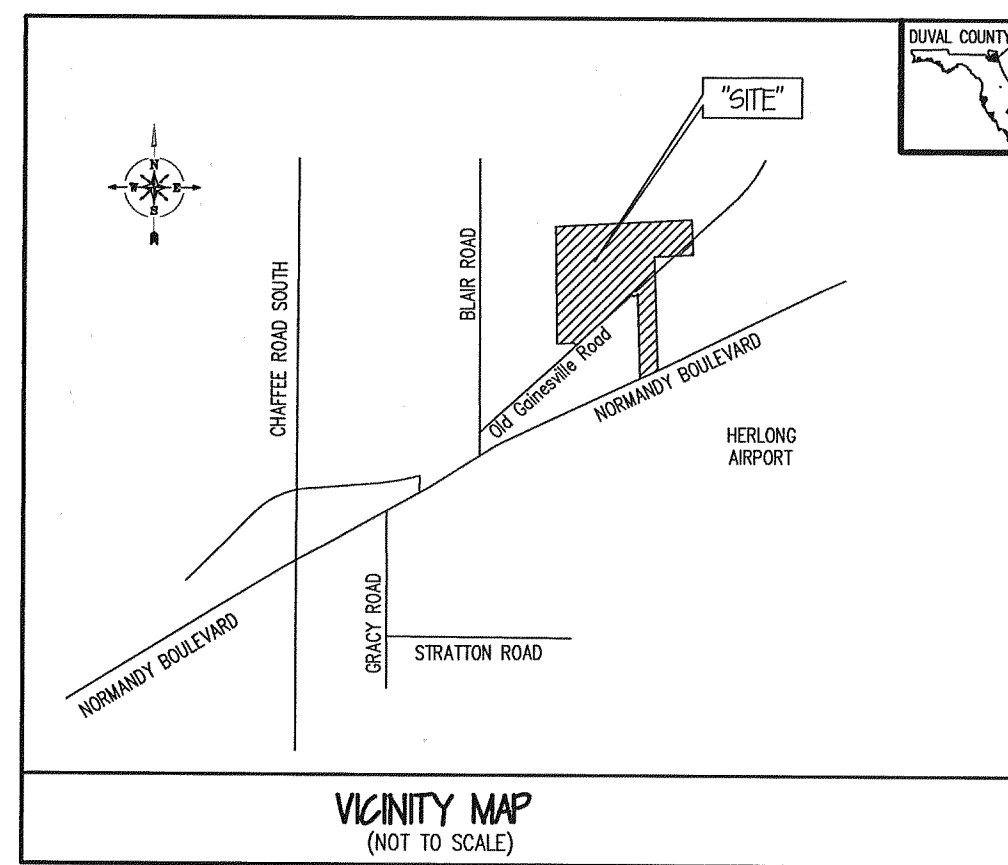
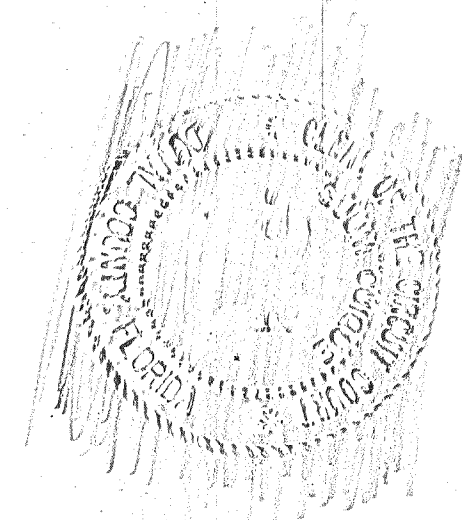
THIS IS TO CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED IN THE CAPTION, THAT THE SURVEY WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF FLORIDA STATUTE 177, THAT 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 651.110, ORDINANCE CODE OF THE CITY OF JACKSONVILLE, FLORIDA.

CERTIFIED THIS 30TH DAY OF MARCH, A.D. 2006

[Signature]
JONATHAN B. BOWAN
PROFESSIONAL LAND SURVEYOR No. 4600
5847 Luella Street
Jacksonville, Florida 32207

A & J LAND SURVEYORS, INC.
PROFESSIONAL LAND SURVEYORS
5847 LUELLA STREET
JACKSONVILLE, FLORIDA 32207
FAX (904) 246-1736
PHONE (904) 246-1733 L.P. NO. 6661

Approved 3/20/06
[Signature]
Date
City Engineer
for Director of Public Works
Approved 3/23/2006
[Signature]
Date
for General Counsel



WESTON RANCH UNIT ONE

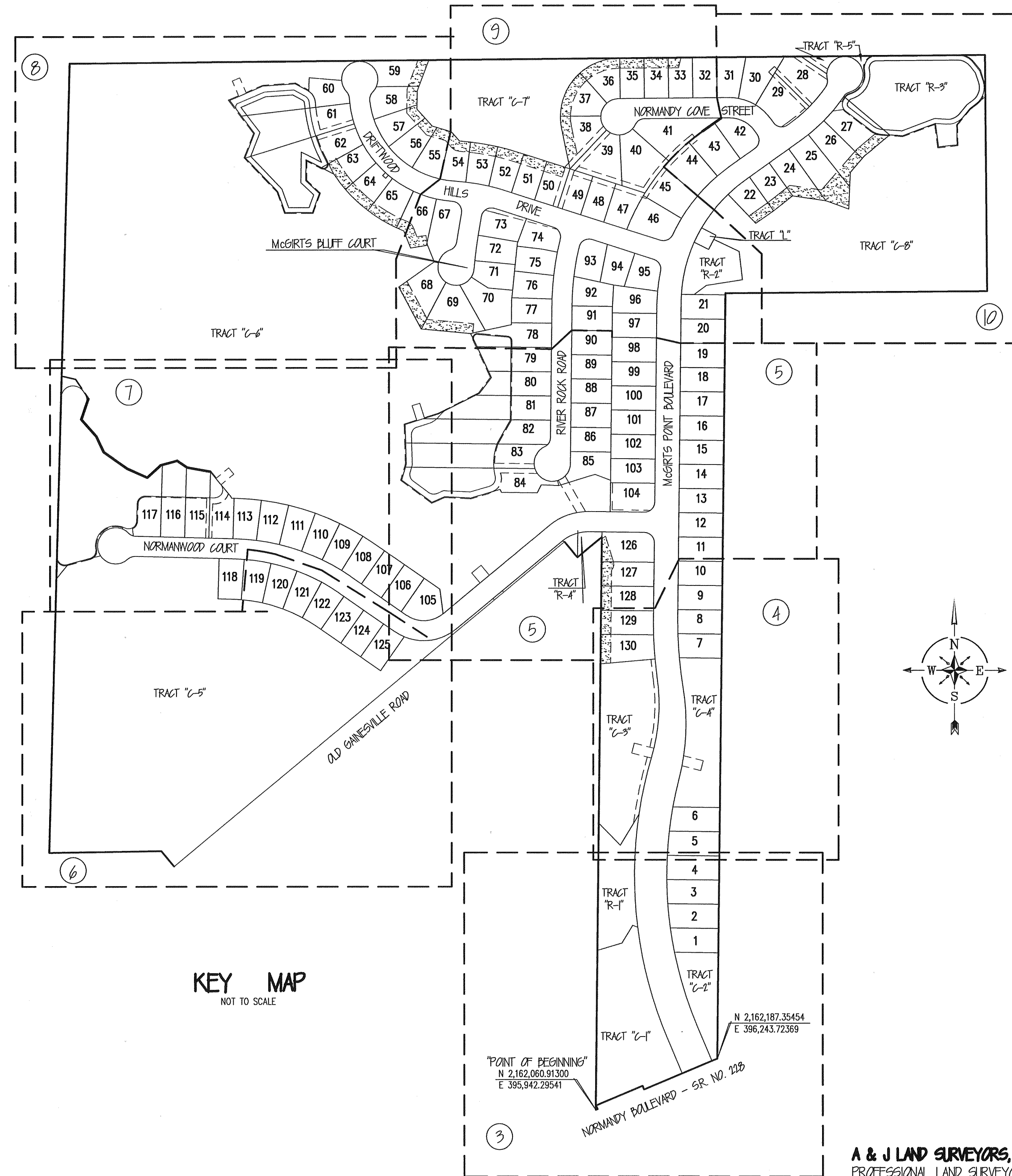
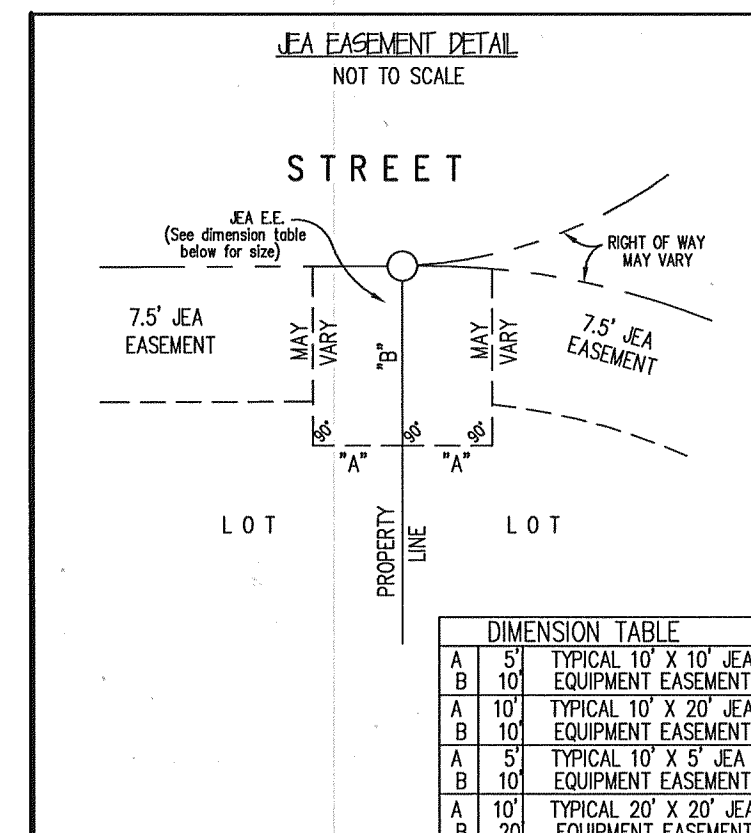
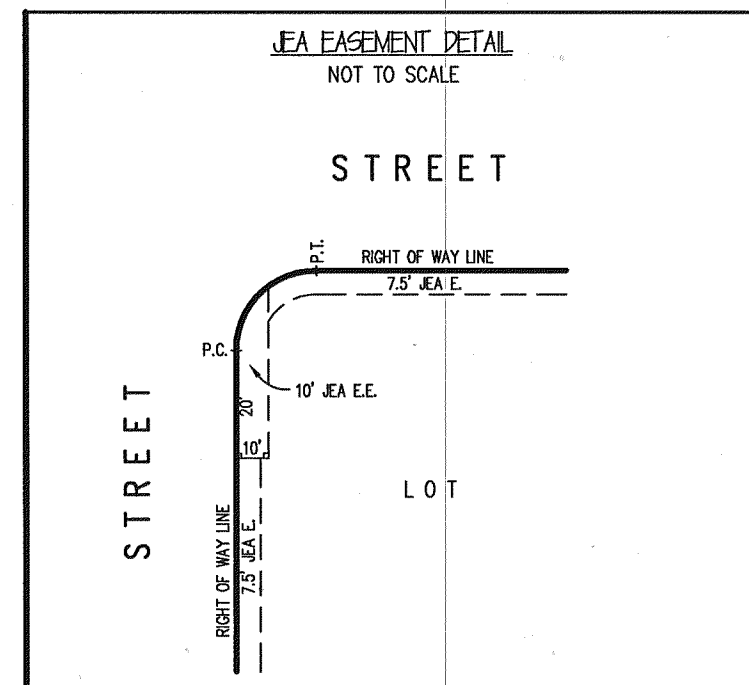
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GENERAL NOTES

1. BASIS OF BEARING: STATE PLANE CO-ORDINATES SHOWN HEREON ARE BASED ON JEA CONTROL STATION NAME USED FOR THIS SURVEY ARE JEA-0589 AND JEA-0590. CO-ORDINATES SHOWN ARE BASED ON NAD 83/90 STATE PLANE, FLORIDA EAST ZONE (ZONE 32) IN US FEET.
2. 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.
3. 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 EASEMENTS BY THE CITY OF JACKSONVILLE.
4. EASEMENTS SHOWN HEREON ARE FOR DRAINAGE, UTILITIES AND SEWERS, UNLESS OTHERWISE NOTED.
5. ALL DRAINAGE EASEMENTS ARE UNOBSTRUCTED UNLESS OTHERWISE NOTED.
6. THE TABULATED LINE AND CURVE TABLES SHOWN ON EACH SHEET ARE APPLICABLE ONLY TO THE LINES AND CURVES THAT APPEAR ON THAT SHEET.
7. 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.
8. 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.
9. CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR USE IN CONNECTION WITH THE UNDERGROUND DISTRIBUTION SYSTEM.
10. "JEA EE" 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.
11. "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.
12. (100.00) DENOTES DISTANCE TO EASEMENTS OR UPLAND BUFFERS.
13. BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN HEREON LIES WITHIN ZONE "X" (UNSHADED), AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER: 12077-0050 E. MAP REVISED DATE: 8-15-89.

LEGEND

CM	CONCRETE MONUMENT
REF.	REFERENCE
EASMT.	EASEMENT
OR VOL.	OFFICIAL RECORDS VOLUME
PB.	PAGE
(OA)	OVERALL
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.R.C.	POINT OF REVERSE CURVE
R.P.	RADIUS POINT
P.I.	POINT OF INTERSECTION
P.C.C.	POINT OF COMPOUND CURVE
R	RADIUS
L	ARC LENGTH
CH	CHORD DISTANCE
CA	TABULATED CURVE DATA
V.N.B.	VEGETATED NATURAL BUFFER
R/W	RIGHT OF WAY
⊙	DENOTES PERMANENT REFERENCE MONUMENT SET (L.D. NO. 664)
○	DENOTES PERMANENT CONTROL POINT SET L.D. NO. 664



KEY MAP
NOT TO SCALE

A & J LAND SURVEYORS, INC.
PROFESSIONAL LAND SURVEYORS
5847 LUELLA STREET
JACKSONVILLE, FLORIDA 32207
FAX (904) 346-1736
PHONE (904) 346-1733
L.D. NO. 664

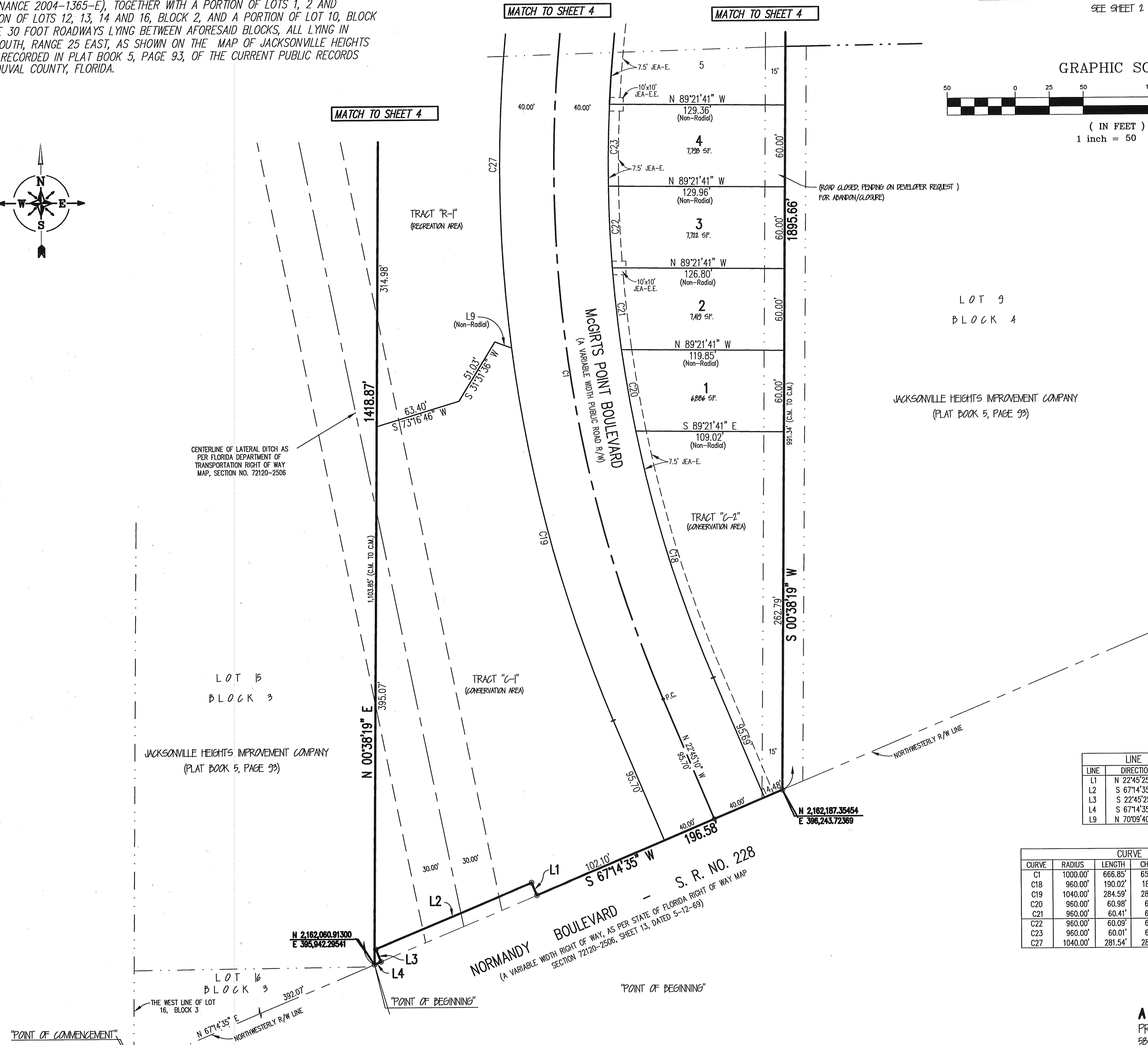
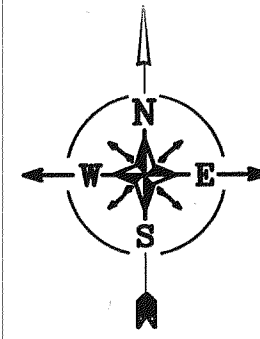
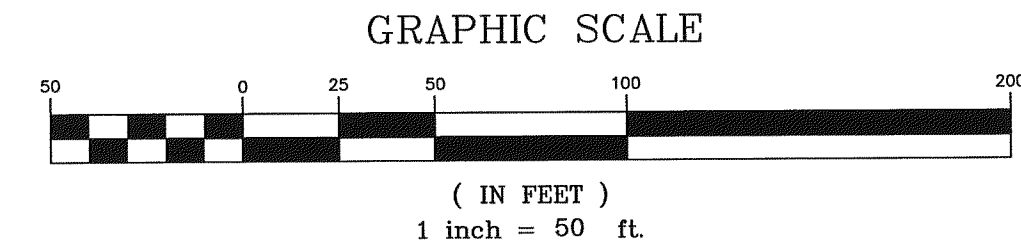
WESTON RANCH UNIT ONE

BEING A REPLAT OF ALL OF LOTS 3, 4 AND 5, BLOCK 3, TOGETHER WITH A PORTION OF OLD GAINSVILLE ROAD (AS CLOSED PER ORDINANCE 2004-1365-E), TOGETHER WITH A PORTION OF LOTS 1, 2 AND 15, BLOCK 3, AND A PORTION OF LOTS 12, 13, 14 AND 16, BLOCK 2, AND A PORTION OF LOT 10, BLOCK 1, AND A PORTION OF THOSE 30 FOOT ROADWAYS LYING BETWEEN AFORESAID BLOCKS, ALL LYING IN SECTION 32, TOWNSHIP 2 SOUTH, RANGE 25 EAST, AS SHOWN ON THE MAP OF JACKSONVILLE HEIGHTS IMPROVEMENT COMPANY, AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 61 PAGE 15

SHEET 3 OF 10 SHEETS

SEE SHEET 2 FOR GENERAL NOTES



LINE	DIRECTION	DISTANCE
L1	N 22°45'25" W	10.00'
L2	S 67°14'35" W	125.00'
L3	S 22°45'25" E	10.00'
L4	S 67°14'35" W	5.29'
L9	N 70°09'40" W	13.26'

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	1000.00'	666.85'	654.57'	N 03°38'56" W	38°12'29"
C18	960.00'	190.02'	189.71'	N 17°04'56" W	11°20'28"
C19	1040.00'	284.59'	283.70'	N 14°54'48" W	15°40'43"
C20	960.00'	60.98'	60.97'	N 09°35'31" W	03°38'22"
C21	960.00'	60.41'	60.40'	N 05°58'10" W	03°36'20"
C22	960.00'	60.09'	60.08'	N 02°22'24" W	03°35'11"
C23	960.00'	60.01'	60.00'	N 01°12'38" E	03°34'54"
C27	1040.00'	281.54'	280.68'	N 00°40'53" E	15°30'39"

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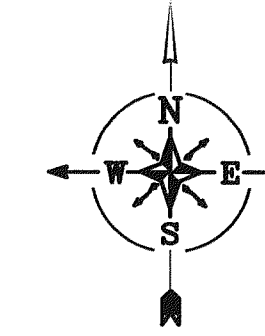
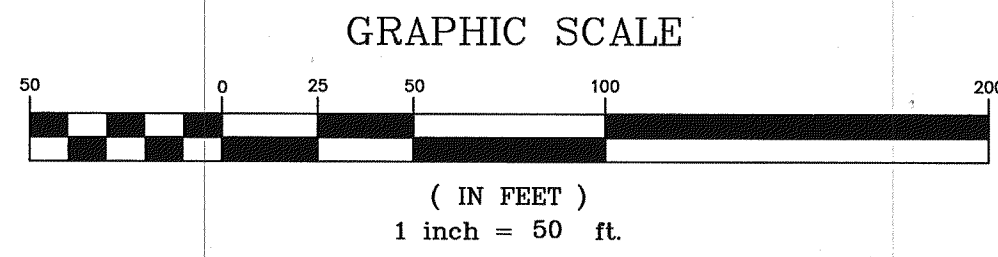
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PLAT BOOK 61 PAGE 16

SHEET 4 OF 10 SHEETS

SEE SHEET 2 FOR GENERAL NOTES



CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	1000.00'	666.85'	654.57'	N 03°38'56" W	38°12'29"
C2	500.00'	210.42'	208.87'	N 03°23'57" E	24°06'43"
C3	1000.00'	162.23'	162.06'	N 04°00'32" W	09°17'43"
C24	960.00'	60.16'	60.16'	N 04°47'49" E	03°35'28"
C25	960.00'	60.56'	60.55'	N 08°24'00" E	03°36'53"
C26	960.00'	72.20'	72.18'	N 12°21'43" E	04°18'33"
C27	1040.00'	281.54'	280.68'	N 00°40'53" E	15°30'39"
C28	1040.00'	144.42'	144.30'	N 12°24'54" E	07°57'23"
C29	460.00'	195.72'	194.25'	N 04°12'13" E	24°22'43"
C30	540.00'	224.56'	222.94'	S 02°36'12" W	23°49'34"
C31	1030.00'	75.79'	75.77'	N 07°12'07" W	04°12'57"
C32	1030.00'	60.16'	60.15'	N 03°25'15" W	03°20'47"
C33	1030.00'	42.90'	42.89'	N 00°33'16" W	02°23'10"
C34	970.00'	48.58'	48.57'	N 06°33'04" W	02°52'09"
C35	970.00'	60.01'	60.00'	N 03°20'39" W	03°32'41"
C36	970.00'	37.42'	37.42'	N 00°27'59" W	02°12'38"

LOT 2
BLOCK 3
JACKSONVILLE HEIGHTS IMPROVEMENT COMPANY
(PLAT BOOK 5, PAGE 93)

CENTERLINE OF LATERAL DITCH AS PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION NO. 72120-2506

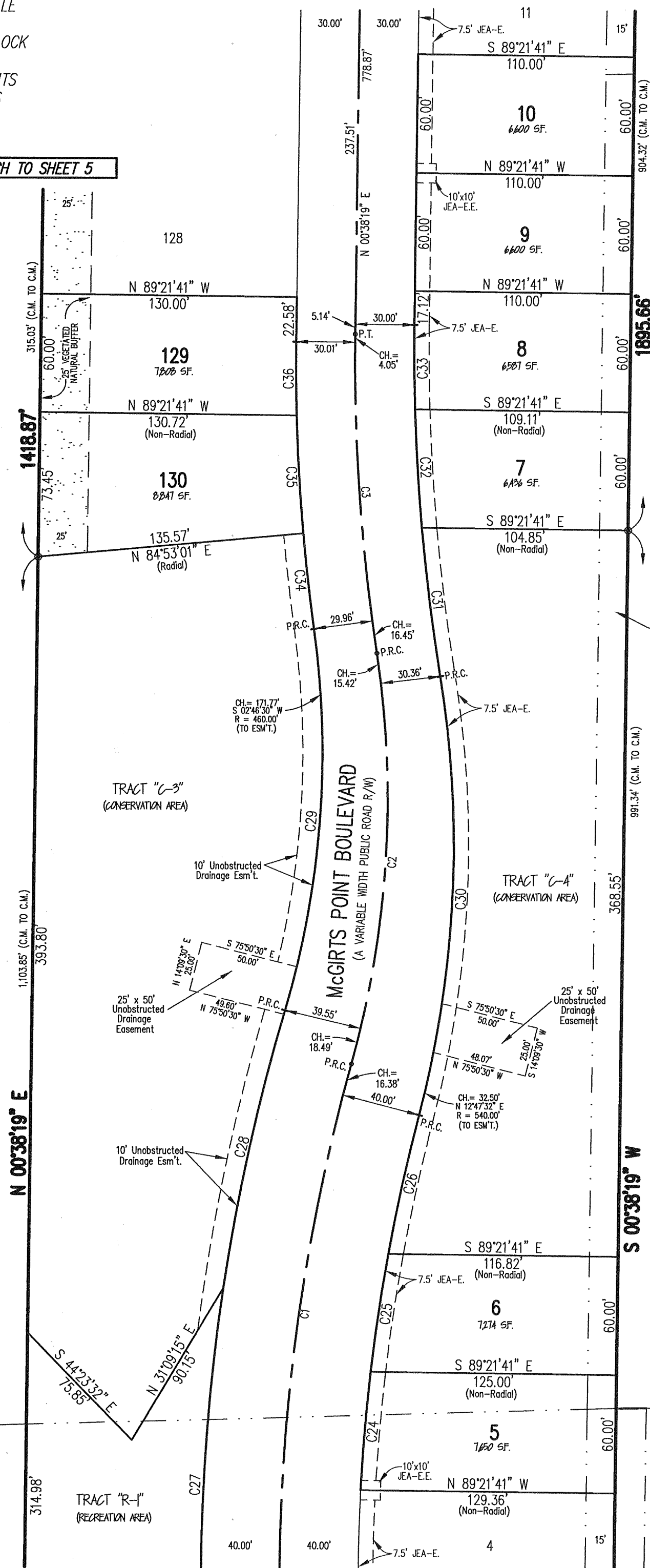
LOT 15
BLOCK 3

MATCH TO SHEET 5

MATCH TO SHEET 3

MATCH TO SHEET 5

MATCH TO SHEET 3



(ROAD CLOSED, PENDING ON DEVELOPER REQUEST FOR ABANDON/CLOSURE)

THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32 (UNPLATTED LANDS)

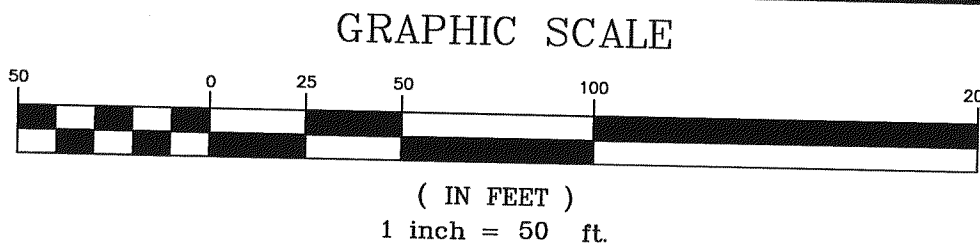
LOT 9
BLOCK 4

JACKSONVILLE HEIGHTS IMPROVEMENT COMPANY
(PLAT BOOK 5, PAGE 93)

A & J LAND SURVEYORS, INC.
PROFESSIONAL LAND SURVEYORS
5847 LUELLA STREET
JACKSONVILLE, FLORIDA 32207
FAX (904) 346-1736
PHONE (904) 346-1733

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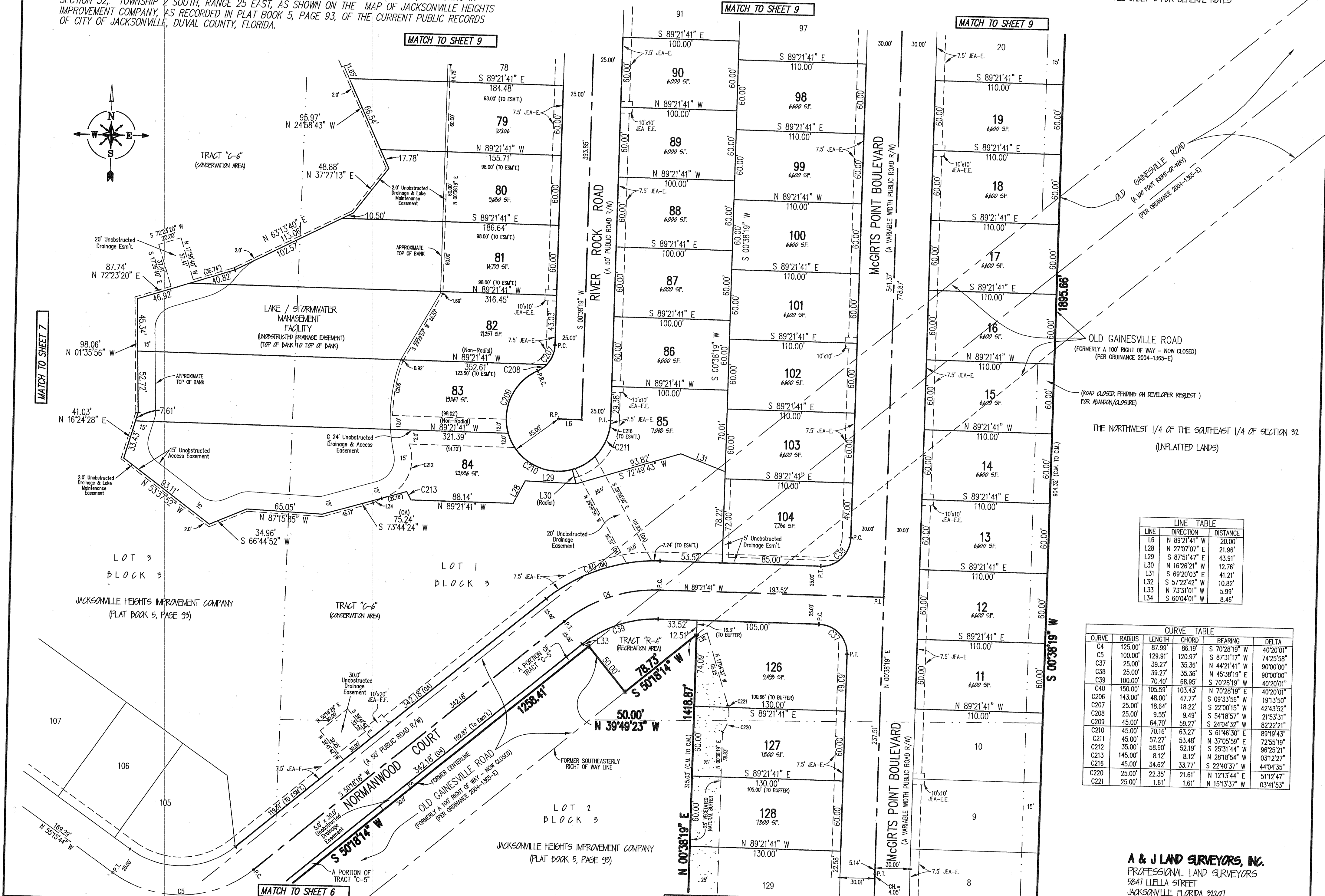
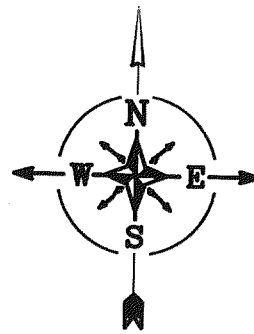
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PLAT BOOK **61** PAGE **17**

SHEET 5 OF 10 SHEETS

SEE SHEET 2 FOR GENERAL NOTES



LINE	DIRECTION	DISTANCE
L6	N 89°21'41" W	20.00'
L28	N 27°07'07" E	21.96'
L29	S 87°51'47" E	43.91'
L30	N 16°26'21" W	12.76'
L31	S 69°20'03" E	41.21'
L32	S 57°22'42" W	10.82'
L33	N 73°31'01" W	5.99'
L34	S 60°04'01" W	8.46'

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C4	125.00'	87.99'	86.19'	S 70°28'19" W	40°20'01"
C5	100.00'	129.91'	120.97'	S 87°31'17" W	74°25'58"
C37	25.00'	39.27'	35.36'	N 44°21'41" W	90°00'00"
C38	25.00'	39.27'	35.36'	N 45°38'19" E	90°00'00"
C39	100.00'	70.40'	68.95'	S 70°28'19" W	40°20'01"
C40	150.00'	105.59'	103.43'	N 70°28'19" E	40°20'01"
C206	143.00'	48.00'	47.77'	S 09°33'56" E	191°3'50"
C207	25.00'	18.64'	18.22'	S 22°00'15" W	42°43'52"
C208	25.00'	9.55'	9.49'	S 54°18'57" W	21°53'31"
C209	45.00'	64.70'	59.27'	S 24°04'32" W	82°22'21"
C210	45.00'	70.16'	63.27'	S 61°46'30" E	89°19'43"
C211	45.00'	57.27'	53.48'	N 37°05'59" E	72°55'19"
C212	35.00'	58.90'	52.19'	S 25°31'44" W	96°25'21"
C213	145.00'	8.12'	8.12'	N 28°18'54" W	03°12'27"
C216	45.00'	34.62'	33.77'	S 22°40'37" W	44°04'35"
C220	25.00'	22.35'	21.61'	N 12°13'44" E	51°12'47"
C221	25.00'	1.61'	1.61'	N 15°13'37" W	03°41'53"

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 5847 LUELLA STREET
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 L.P. NO. 6661

WESTON RANCH UNIT ONE

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PLAT BOOK **61** PAGE **19**

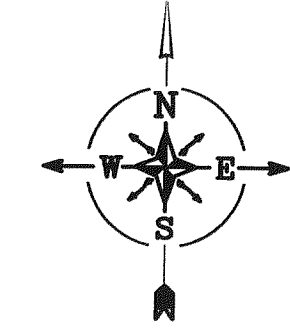
SHEET **7** OF **10** SHEETS

SEE SHEET 2 FOR GENERAL NOTES

GRAPHIC SCALE

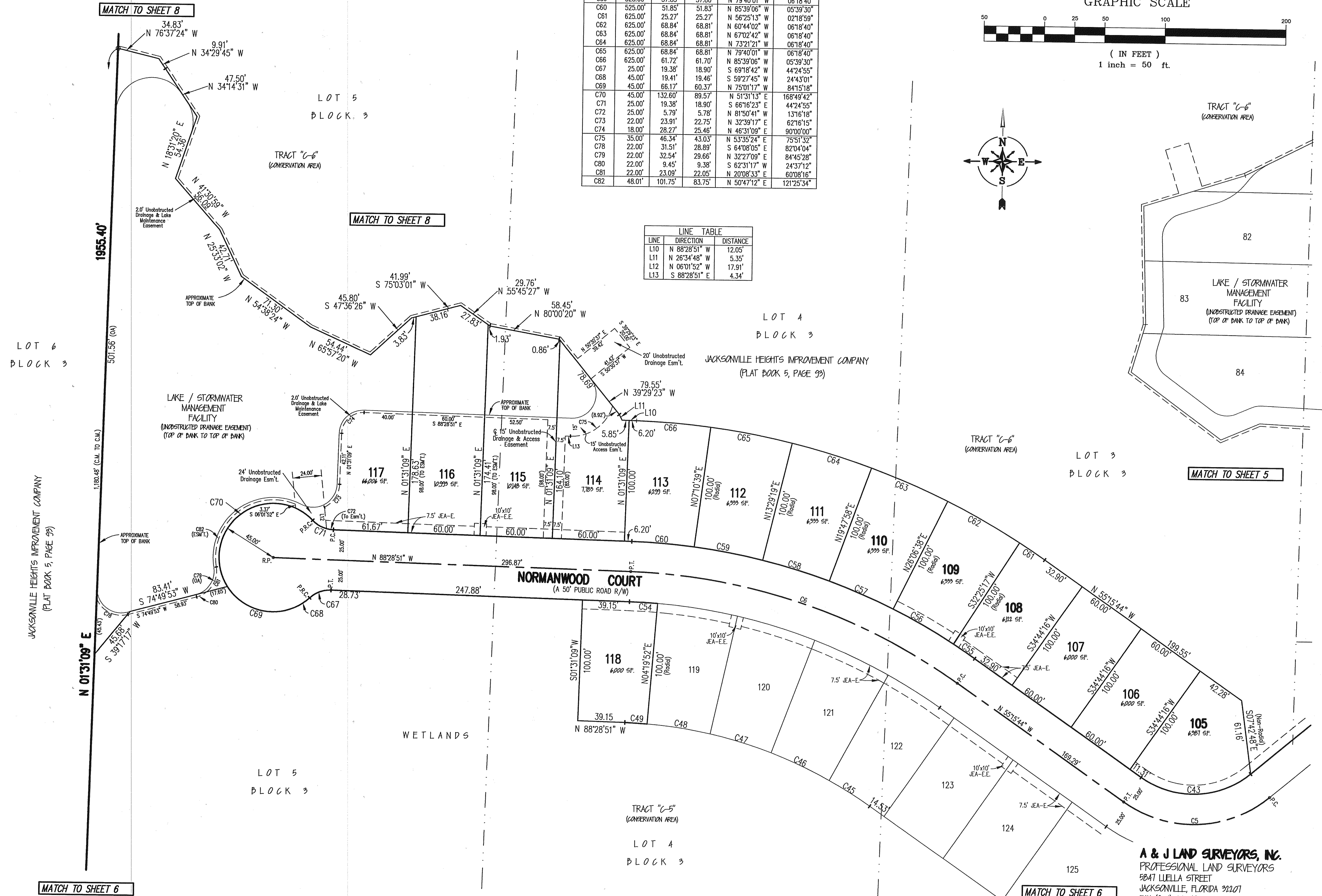


(IN FEET)
1 inch = 50 ft.



CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C5	100.00'	129.91'	120.97'	S 87°31'17" W	74°25'58"
C6	500.00'	289.89'	285.84'	N 71°52'17" W	33°13'07"
C43	75.00'	97.43'	90.72'	N 87°31'17" E	74°25'58"
C49	375.00'	18.40'	18.40'	N 87°04'29" W	02°48'43"
C54	475.00'	23.31'	23.31'	N 87°04'29" W	02°48'43"
C55	525.00'	21.22'	21.22'	N 56°25'13" W	02°18'59"
C56	525.00'	57.83'	57.80'	N 60°44'02" W	06°18'40"
C57	525.00'	57.83'	57.80'	N 67°02'42" W	06°18'40"
C58	525.00'	57.83'	57.80'	N 73°21'21" W	06°18'40"
C59	525.00'	57.83'	57.80'	N 79°40'01" W	06°18'40"
C60	525.00'	51.85'	51.83'	N 85°39'06" W	05°39'30"
C61	625.00'	25.27'	25.27'	N 56°25'13" W	02°18'59"
C62	625.00'	68.84'	68.81'	N 60°44'02" W	06°18'40"
C63	625.00'	68.84'	68.81'	N 67°02'42" W	06°18'40"
C64	625.00'	68.84'	68.81'	N 73°21'21" W	06°18'40"
C65	625.00'	68.84'	68.81'	N 79°40'01" W	06°18'40"
C66	625.00'	61.72'	61.70'	N 85°39'06" W	05°39'30"
C67	25.00'	19.38'	18.90'	S 69°18'42" W	44°24'55"
C68	45.00'	19.41'	19.46'	S 59°27'45" W	24°43'01"
C69	45.00'	66.17'	60.37'	N 75°01'17" W	84°15'18"
C70	45.00'	132.60'	89.57'	N 51°31'13" E	168°49'42"
C71	25.00'	19.38'	18.90'	S 66°16'23" E	44°24'55"
C72	25.00'	5.79'	5.78'	N 81°50'41" W	13°16'18"
C73	22.00'	23.91'	22.75'	N 32°39'17" E	62°16'15"
C74	18.00'	28.27'	25.46'	N 46°31'09" E	90°00'00"
C75	35.00'	46.34'	43.03'	N 53°35'24" E	75°51'32"
C78	22.00'	31.51'	28.89'	S 64°08'05" E	82°04'04"
C79	22.00'	32.54'	29.66'	N 32°27'09" E	84°45'28"
C80	22.00'	9.45'	9.38'	S 62°31'17" W	24°37'12"
C81	22.00'	23.09'	22.05'	N 20°08'33" E	60°08'16"
C82	48.01'	101.75'	83.75'	N 50°47'12" E	121°25'34"

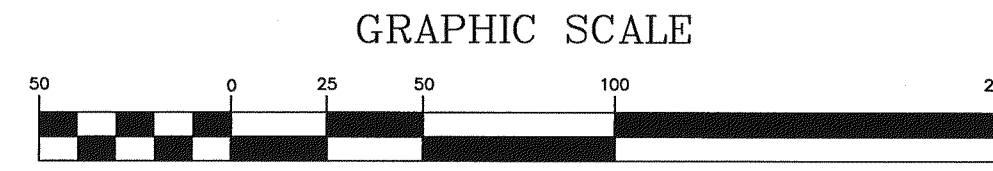
LINE TABLE		
LINE	DIRECTION	DISTANCE
L10	N 88°28'51" W	12.05'
L11	N 26°34'48" W	5.35'
L12	N 06°01'52" W	17.91'
L13	S 88°28'51" E	4.34'



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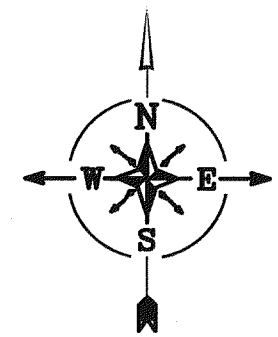
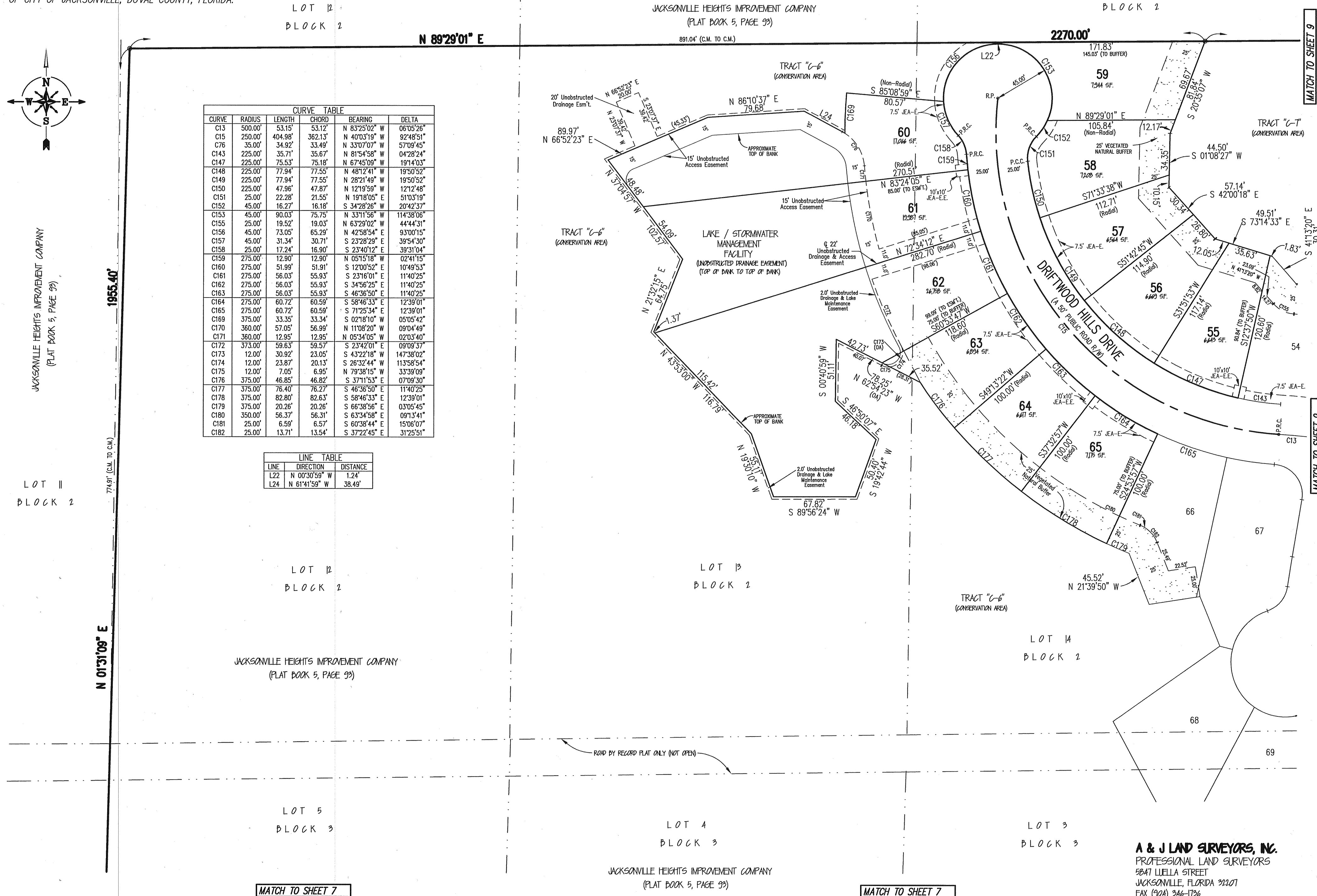
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PLAT BOOK **61** PAGE **20**

SHEET **8** OF **10** SHEETS

SEE SHEET 2 FOR GENERAL NOTES



CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C13	500.00'	53.15'	53.12'	N 83°25'02\"	06°05'26\"
C15	250.00'	404.98'	382.13'	N 40°03'19\"	92°48'51\"
C76	35.00'	34.92'	33.49'	N 33°07'07\"	57°09'45\"
C143	225.00'	35.71'	35.67'	N 81°54'58\"	04°28'24\"
C147	225.00'	75.53'	75.18'	N 67°45'09\"	19°14'03\"
C148	225.00'	77.94'	77.55'	N 48°12'41\"	19°50'52\"
C149	225.00'	77.94'	77.55'	N 28°21'49\"	19°50'52\"
C150	225.00'	47.96'	47.87'	N 12°19'59\"	12°12'48\"
C151	25.00'	22.28'	21.55'	N 19°18'06\"	51°03'19\"
C152	45.00'	16.27'	16.18'	S 34°28'28\"	20°42'37\"
C153	45.00'	90.03'	75.75'	N 33°11'56\"	114°38'06\"
C155	25.00'	19.52'	19.03'	N 63°29'02\"	44°44'31\"
C156	45.00'	73.05'	65.29'	N 42°58'54\"	93°00'15\"
C157	45.00'	31.34'	30.71'	S 23°28'29\"	39°54'30\"
C158	25.00'	17.24'	16.90'	S 23°40'12\"	39°31'04\"
C159	275.00'	12.90'	12.90'	N 05°15'18\"	02°41'15\"
C160	275.00'	51.99'	51.91'	S 12°00'52\"	10°49'53\"
C161	275.00'	56.03'	55.93'	S 23°16'01\"	11°40'25\"
C162	275.00'	56.03'	55.93'	S 34°56'25\"	11°40'25\"
C163	275.00'	56.03'	55.93'	S 46°36'50\"	11°40'25\"
C164	275.00'	60.72'	60.59'	S 58°46'33\"	12°39'01\"
C165	275.00'	60.72'	60.59'	S 71°25'34\"	12°39'01\"
C169	375.00'	33.35'	33.34'	S 02°18'10\"	05°05'42\"
C170	360.00'	57.05'	56.99'	N 11°08'20\"	09°04'49\"
C171	360.00'	12.95'	12.95'	N 05°34'05\"	02°03'40\"
C172	373.00'	59.63'	59.57'	S 23°42'01\"	09°09'37\"
C173	12.00'	30.92'	23.05'	S 43°22'18\"	147°38'02\"
C174	12.00'	23.87'	20.13'	S 26°32'44\"	113°58'54\"
C175	12.00'	7.05'	6.95'	N 79°38'15\"	33°39'09\"
C176	375.00'	46.85'	46.82'	S 37°11'53\"	07°09'30\"
C177	375.00'	76.40'	76.27'	S 46°36'50\"	11°40'25\"
C178	375.00'	82.80'	82.63'	S 58°46'33\"	12°39'01\"
C179	375.00'	20.26'	20.26'	S 66°38'56\"	03°05'45\"
C180	350.00'	56.37'	56.31'	S 63°34'58\"	09°13'41\"
C181	25.00'	6.59'	6.57'	S 60°38'44\"	15°06'07\"
C182	25.00'	13.71'	13.54'	S 37°22'45\"	31°25'51\"

LINE TABLE		
LINE	DIRECTION	DISTANCE
L22	N 00°30'59\"	1.24'
L24	N 61°41'59\"	38.49'

JACKSONVILLE HEIGHTS IMPROVEMENT COMPANY
(PLAT BOOK 5, PAGE 93)

LOT 11
BLOCK 2

LOT 12
BLOCK 2

JACKSONVILLE HEIGHTS IMPROVEMENT COMPANY
(PLAT BOOK 5, PAGE 93)

LOT 5
BLOCK 3

LOT 13
BLOCK 2

JACKSONVILLE HEIGHTS IMPROVEMENT COMPANY
(PLAT BOOK 5, PAGE 93)

LOT 4
BLOCK 3

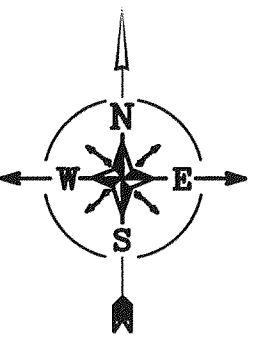
LOT 14
BLOCK 2

LOT 3
BLOCK 3

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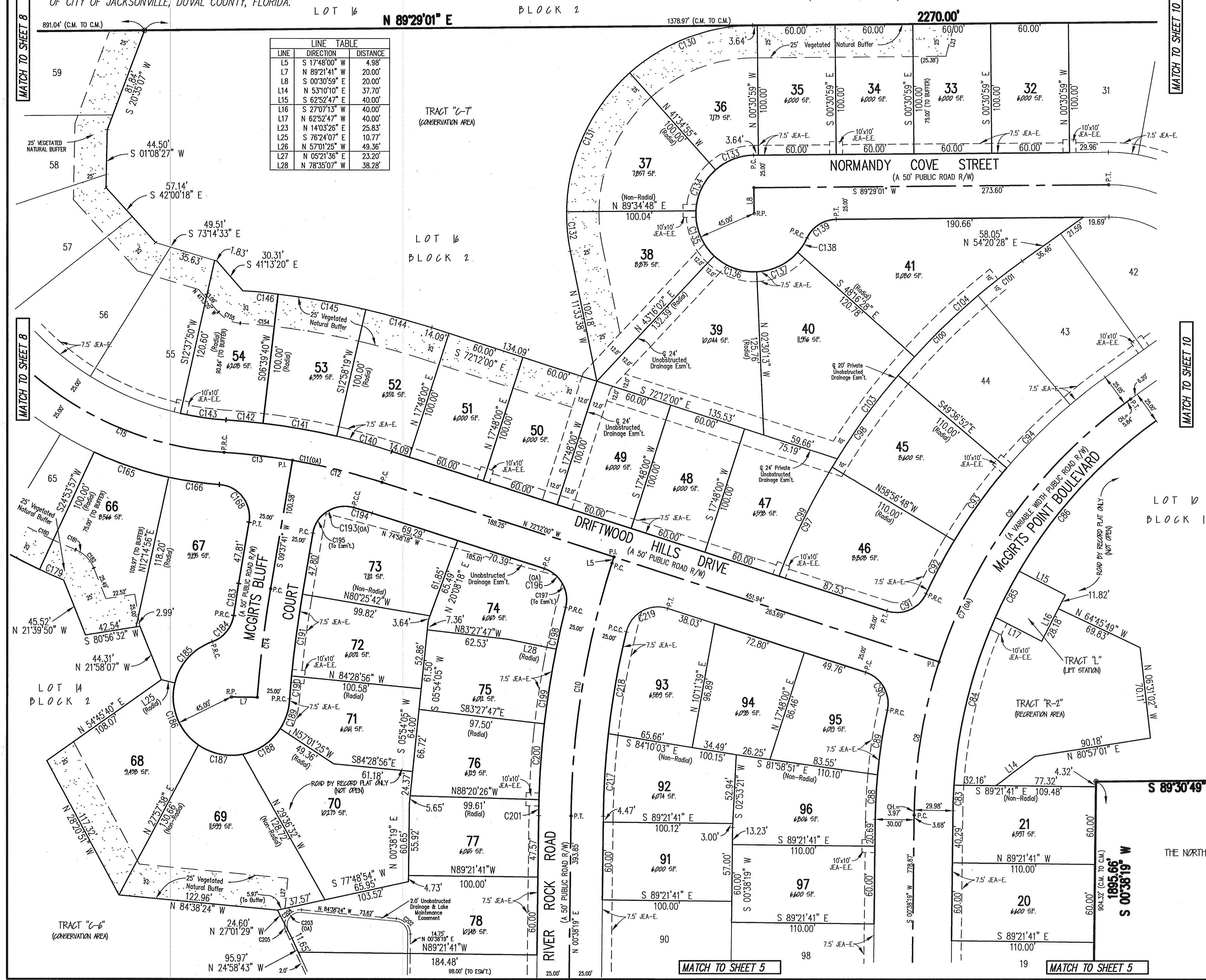
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GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

PLAT BOOK **61** PAGE **21**
SHEET **9** OF **10** SHEETS
SEE SHEET 2 FOR GENERAL NOTES



LOT 16 N 89°29'01" E BLOCK 2

LINE	DIRECTION	DISTANCE
L5	S 17°48'00" W	4.98'
L7	N 89°21'41" W	20.00'
L8	S 00°30'59" E	20.00'
L14	N 53°10'10" E	37.70'
L15	S 62°52'47" E	40.00'
L16	S 27°07'13" W	40.00'
L17	N 62°52'47" W	40.00'
L23	N 14°03'26" E	25.83'
L25	S 76°24'07" E	10.77'
L26	N 57°01'25" W	49.36'
L27	N 05°21'36" E	23.20'
L28	N 78°35'07" W	38.28'

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C7	400.00'	374.91'	361.34'	N 27°29'24" E	53°42'09"
C8	400.00'	118.81'	118.37'	N 09°08'52" E	17°01'05"
C9	400.00'	256.11'	251.75'	N 35°59'56" E	36°41'04"
C10	860.00'	197.88'	196.95'	S 09°13'10" W	17°09'41"
C11	500.00'	124.46'	124.14'	N 79°15'10" W	14°15'45"
C12	500.00'	71.31'	71.25'	N 76°17'09" W	08°10'19"
C13	500.00'	53.15'	53.12'	N 83°25'02" W	06°05'26"
C14	910.00'	84.07'	84.04'	S 06°58'53" W	05°17'37"
C15	250.00'	404.98'	362.13'	N 40°33'19" W	92°48'51"
C83	375.00'	19.72'	19.72'	N 02°08'42" E	03°00'45"
C84	375.00'	133.59'	132.88'	N 135°72'46" E	20°24'38"
C85	375.00'	40.02'	40.00'	N 27°07'09" E	06°06'52"
C86	375.00'	109.53'	109.14'	N 38°32'38" E	16°44'05"
C88	425.00'	34.33'	34.33'	N 02°57'06" E	04°37'44"
C89	425.00'	50.39'	50.36'	N 08°39'45" E	06°47'34"
C90	25.00'	36.76'	33.54'	N 30°04'14" W	84°15'32"
C91	25.00'	36.23'	33.14'	N 61°19'48" E	33°01'24"
C92	425.00'	46.25'	46.23'	N 27°58'09" E	06°14'08"
C93	425.00'	69.23'	69.15'	N 35°31'01" E	09°19'58"
C94	425.00'	52.04'	52.01'	N 41°19'02" E	07°00'58"
C97	535.00'	93.75'	93.63'	N 26°01'59" E	10°02'24"
C98	535.00'	87.14'	87.04'	N 35°43'10" E	09°19'55"
C99	535.00'	101.30'	101.15'	N 26°51'44" E	10°50'55"
C100	535.00'	87.12'	87.02'	N 27°58'09" E	09°19'47"
C101	535.00'	43.18'	43.18'	N 52°01'41" E	04°37'32"
C102	535.00'	23.34'	23.34'	N 53°08'29" E	02°29'50"
C103	535.00'	98.62'	98.48'	N 37°08'32" E	10°33'41"
C104	535.00'	111.29'	111.09'	N 48°22'55" E	11°55'06"
C105	145.00'	103.83'	101.72'	S 66°57'03" W	41°03'57"
C131	145.00'	121.19'	117.69'	S 42°28'29" W	47°53'11"
C132	145.00'	30.60'	30.55'	S 05°52'50" E	12°05'32"
C133	45.00'	32.25'	31.57'	S 68°57'03" W	41°03'57"
C134	45.00'	35.95'	35.00'	S 25°31'57" W	45°46'15"
C135	45.00'	38.78'	37.59'	S 22°02'34" E	49°22'48"
C136	45.00'	35.95'	35.00'	S 69°37'06" E	45°46'15"
C137	45.00'	35.95'	35.00'	S 64°36'39" E	45°46'15"
C138	45.00'	13.25'	13.20'	N 33°17'35" E	16°51'54"
C139	25.00'	28.20'	26.73'	N 57°10'20" E	64°37'23"
C140	525.00'	44.24'	44.23'	N 74°36'50" W	04°49'41"
C141	525.00'	57.83'	57.80'	N 80°11'00" W	06°18'40"
C142	525.00'	28.62'	28.62'	N 84°54'02" W	03°07'25"
C143	225.00'	35.71'	35.67'	N 81°54'58" W	09°05'34"
C144	625.00'	52.66'	52.65'	N 74°36'50" W	04°49'41"
C145	625.00'	68.84'	68.81'	N 80°11'00" W	06°18'40"
C146	625.00'	27.44'	27.44'	N 84°35'49" W	02°30'57"
C154	600.00'	38.11'	38.11'	N 84°02'05" W	03°38'23"
C155	25.00'	19.52'	19.03'	N 63°29'02" W	44°44'31"
C156	275.00'	60.72'	60.58'	S 71°22'34" E	12°39'01"
C166	275.00'	39.73'	39.70'	S 81°53'25" E	08°16'42"
C168	25.00'	41.74'	37.06'	S 38°12'02" E	95°39'27"
C179	375.00'	20.26'	20.26'	S 66°38'56" E	03°05'45"
C180	350.00'	56.37'	56.31'	S 63°34'58" E	09°13'41"
C181	25.00'	6.59'	6.57'	S 30°38'44" E	15°06'07"
C182	25.00'	13.71'	13.54'	S 72°24'49" E	31°25'51"
C183	935.00'	25.10'	25.10'	N 08°51'32" E	01°32'18"
C184	25.00'	27.35'	26.01'	S 39°25'55" W	62°41'03"
C185	45.00'	44.91'	43.07'	S 42°11'10" W	57°10'33"
C186	45.00'	54.26'	51.03'	S 20°56'31" E	69°04'48"
C187	45.00'	35.95'	35.00'	S 70°22'02" E	45°46'15"
C188	45.00'	35.95'	35.00'	N 55°14'43" E	45°46'15"
C189	45.00'	24.42'	24.13'	N 72°25'38" E	31°05'56"
C190	885.00'	17.63'	17.63'	N 04°56'49" E	01°08'30"
C191	885.00'	63.48'	63.48'	N 07°34'22" E	04°06'37"
C193	25.00'	42.05'	37.27'	N 57°49'04" E	96°22'46"
C194	475.00'	14.86'	14.86'	S 73°05'47" E	01°47'33"
C195	25.00'	18.46'	18.05'	N 30°47'09" E	42°18'52"
C196	25.00'	37.68'	34.22'	S 29°01'03" E	86°21'54"
C197	25.00'	27.01'	25.72'	N 16°47'27" W	16°54'41"
C198	685.00'	32.88'	32.88'	S 12°47'23" W	02°45'00"
C199	685.00'	58.30'	58.30'	S 08°58'33" W	04°52'40"
C200	685.00'	58.32'	58.30'	S 04°05'53" W	04°52'40"
C201	685.00'	12.20'	12.20'	S 01°08'58" W	01°01'41"
C202	12.00'	17.86'	16.26'	N 42°00'02" E	85°16'43"
C203	12.00'	25.22'	20.83'	S 35°09'45" W	120°23'42"
C204	12.00'	19.03'	17.10'	S 49°55'24" W	90°52'24"
C205	12.00'	6.18'	6.11'	S 10°16'27" E	29°31'18"
C217	635.00'	63.54'	63.54'	N 03°30'25" E	05°44'08"
C218	635.00'	79.73'	79.67'	N 09°58'18" E	07°11'38"
C219	25.00'	41.12'	38.64'	N 09°41'02" E	94°13'55"

JACKSONVILLE HEIGHTS IMPROVEMENT COMPANY
(PLAT BOOK 5, PAGE 93)

TRACT "C-8"
(CONSERVATION AREA)

THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32

A & J LAND SURVEYORS, INC.
PROFESSIONAL LAND SURVEYORS
5647 WUELLA STREET
JACKSONVILLE, FLORIDA 32207
FAX (904) 346-1136
PHONE (904) 346-1133
L.P. NO. 6661

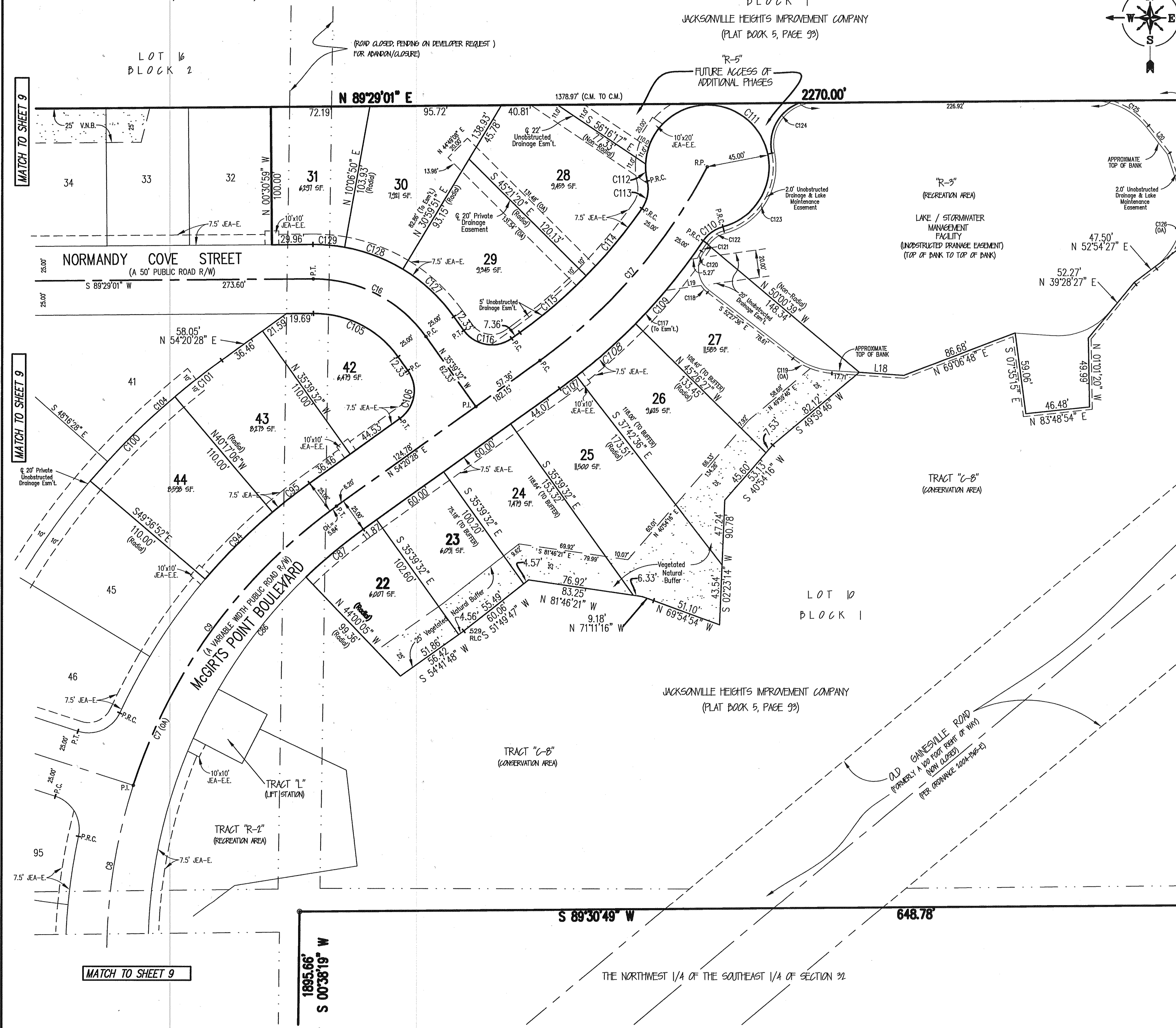
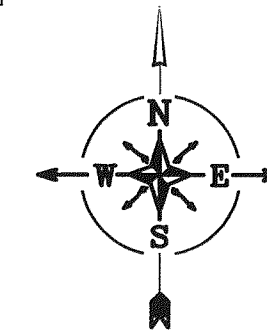
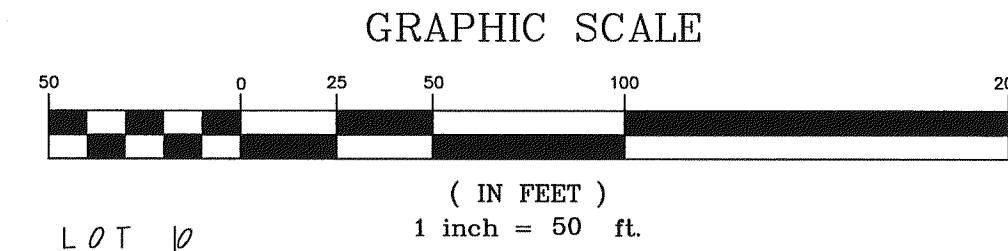
WESTON RANCH UNIT ONE

BEING A REPLAT OF ALL OF LOTS 3, 4 AND 5, BLOCK 3, TOGETHER WITH A PORTION OF OLD GAINESVILLE ROAD (AS CLOSED PER ORDINANCE 2004-1365-E), TOGETHER WITH A PORTION OF LOTS 1, 2 AND 15, BLOCK 3, AND A PORTION OF LOTS 12, 13, 14 AND 16, BLOCK 2, AND A PORTION OF LOT 10, BLOCK 1, AND A PORTION OF THOSE 30 FOOT ROADWAYS LYING BETWEEN AFORESAID BLOCKS, ALL LYING IN SECTION 32, TOWNSHIP 2 SOUTH, RANGE 25 EAST, AS SHOWN ON THE MAP OF JACKSONVILLE HEIGHTS IMPROVEMENT COMPANY, AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 61 PAGE 22

SHEET 10 OF 10 SHEETS

SEE SHEET 2 FOR GENERAL NOTES



CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C7	400.00'	374.91'	361.34'	N 27°29'24" E	53°42'09"
C8	400.00'	118.81'	118.37'	N 09°08'52" E	17°01'05"
C9	400.00'	256.11'	251.75'	N 35°59'56" E	36°41'04"
C16	100.00'	95.74'	92.13'	N 63°05'15" W	54°51'27"
C17	400.00'	187.80'	186.08'	N 40°53'27" E	26°54'03"
C86	375.00'	103.56'	103.23'	N 38°05'15" E	15°49'19"
C87	375.00'	54.60'	54.55'	N 50°10'11" E	08°20'34"
C84	425.00'	69.21'	69.13'	N 45°03'01" E	09°19'48"
C95	425.00'	34.31'	34.31'	N 52°01'41" E	04°37'54"
C100	535.00'	87.12'	87.02'	N 45°03'01" E	09°19'47"
C101	535.00'	43.19'	43.18'	N 52°01'41" E	04°37'52"
C104	535.00'	111.29'	111.09'	N 48°22'55" E	11°55'06"
C105	75.00'	71.81'	69.10'	S 63°05'15" E	54°51'27"
C106	25.00'	39.27'	35.36'	N 09°20'28" E	90°00'00"
C107	425.00'	15.21'	15.21'	N 53°18'57" E	02°03'03"
C108	425.00'	57.35'	57.30'	N 48°25'29" E	07°43'52"
C109	425.00'	77.88'	77.77'	N 39°18'35" E	10°29'57"
C110	25.00'	17.98'	17.59'	N 54°39'41" E	41°12'11"
C111	45.00'	198.58'	72.42'	N 51°09'29" W	252°50'32"
C112	45.00'	12.38'	12.34'	N 05°27'47" W	15°46'03"
C113	25.00'	21.07'	20.45'	S 10°48'01" W	48°17'39"
C114	375.00'	63.47'	63.39'	S 39°47'45" W	09°41'49"
C115	375.00'	63.47'	63.39'	S 49°29'34" W	09°41'49"
C116	25.00'	39.27'	35.36'	N 80°39'32" W	90°00'00"
C117	425.00'	32.81'	32.80'	N 42°20'52" E	04°25'22"
C118	22.00'	7.01'	6.98'	S 43°20'09" E	18°14'54"
C119	52.00'	30.67'	30.23'	S 69°21'22" E	33°47'31"
C120	22.00'	5.81'	5.79'	N 27°25'42" E	15°07'43"
C121	428.00'	6.97'	6.97'	N 34°31'35" E	00°55'57"
C122	22.00'	15.82'	15.48'	S 54°39'41" W	41°12'11"
C123	48.00'	73.04'	66.20'	N 31°40'09" E	87°11'15"
C124	32.00'	45.26'	41.58'	N 28°35'51" E	81°02'39"
C125	52.00'	33.15'	32.59'	S 56°18'44" E	36°31'24"
C126	52.00'	64.41'	60.37'	S 17°25'17" W	70°58'20"
C127	125.00'	50.93'	50.58'	N 47°19'50" W	23°20'57"
C128	125.00'	45.56'	45.31'	N 69°26'39" W	20°53'01"
C129	125.00'	23.19'	23.16'	N 85°12'04" W	10°37'49"

LINE TABLE		
LINE	DIRECTION	DISTANCE
L18	S 86°15'07" E	32.48'
L19	N 82°08'05" E	25.78'
L20	S 38°03'02" E	25.15'
L21	S 18°03'54" E	27.87'

JACKSONVILLE HEIGHTS IMPROVEMENT COMPANY
(PLAT BOOK 5, PAGE 93)

A & J LAND SURVEYORS, INC.
PROFESSIONAL LAND SURVEYORS
5847 LUELLA STREET
JACKSONVILLE, FLORIDA 32207
FAX (904) 346-1736
PHONE (904) 346-1733
L.D. NO. 6661