

Return to:  
Chimney Lakes Investment Company  
115 Solana Road, Suite D  
Ponte Vedra Beach, Florida 32082

**NOTE TO CLERK:** This deed evidences a conveyance of unencumbered property from Grantor to Grantee for no consideration other than nominal consideration (\$10.00) and is subject only to minimum documentary stamp taxes pursuant to Florida Administrative Code Rules 12B-4.012(6) and 12B-4.014(2).

### QUIT-CLAIM DEED

This Quit-Claim Deed is made, executed and delivered this 15<sup>th</sup> day of May, 20012, by **CHIMNEY LAKES INVESTMENT COMPANY**, a Florida corporation, whose address is 115 Solana Road, Suite D, Ponte Vedra Beach, Florida 32082 ("Grantor"), to **WATERMILL MASTER ASSOCIATION, INC.**, a Florida corporation not for profit, whose address is 414 Old Hard Road, Suite 201, Fleming Island, Florida 32203 ("Grantee").

### WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), in hand paid by the said Grantee, the receipt and sufficiency whereof is hereby acknowledged, has remised, released and quit-claimed, and by these presents does remise, release and quit-claim unto the said Grantee, and his heirs, legal representatives, successors and assigns forever, the following described land, situate, lying and being in Duval County, Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

*Subject to all covenants, conditions, restrictions and easements of record, taxes subsequent to the date hereof, and the easement for drainage reserved hereinafter.*

All of the property conveyed hereby constitutes "Common Property" as defined in the Declaration of Covenants, Conditions, Restrictions and Easements for Watermill and Notice of Assessments for Watermill Master Association, Inc. recorded in Official Records Book 9927, page 1781 of the public records of Duval County, Florida, as it has been amended and supplemented from time to time (the "Declaration").

Grantee is the master association identified in the Declaration and by acceptance of this deed Grantee hereby agrees to maintain and hold such Common Property in accordance with all governmental and quasi-governmental rules and regulations and in accordance with any permits applicable thereto.

TO HAVE AND TO HOLD the same together with all and singular the tenements, hereditaments and appurtenances of Grantor thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit, and behoof of the said Grantee, his heirs, legal

representatives, successors and assigns forever **SUBJECT TO A RESERVATION OF EASEMENT** by the Grantor for drainage through, over, and across Parcel 1 of property described in Exhibit "A" (hereinafter "Easement"), for the benefit of the lands lying adjacent to and west of said Parcel 1, east of Old Middleburg Road, north of Argyle Forest Boulevard and south of Collins Road. The benefited property includes, but is not limited to the parcel described in Exhibit "B" attached hereto. The Easement shall run with the Parcel 1 land and shall inure to the benefit of the Grantor, its successors and assigns.

Grantee, by the acceptance of this Quit-Claim Deed, acknowledges that in giving this Quit-Claim Deed Grantor makes no representations or warranties, expressed or implied, with respect to title to the Property.

The preparer of this instrument has not examined title to the lands herein described, and no warranty or other representation is made by the preparer, and no other opinion (either express or implied) is given by the preparer as to the marketability or condition of the title thereon, the quantity of lands included therein, the location of the boundaries thereof or the existence of liens, unpaid taxes or encumbrances thereon.

IN WITNESS WHEREOF, the said Grantor has hereunto set his seal the day and year first above written.

Signed, sealed and delivered  
in the presence of:

**CHIMNEY LAKES INVESTMENT  
COMPANY**, a Florida corporation

Shirley Smith  
Print Name: Shirley Smith

Dolores C. McNeal  
Print Name: Dolores C. McNeal

By: Wirt A. Beard, Jr.  
Name: Wirt A. Beard, Jr.  
Title: President

Address: 115 Solana Road, Suite D  
Ponte Vedra Beach, Florida 32082

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 10 day of <sup>May 2012</sup> ~~July~~, 2009, by Wirt A. Beard, Jr., the President, of Chimney Lakes Investment Company, a Florida corporation on behalf of the corporation. He (check one)  is personally known to me, or  has produced a valid driver's license as identification.

Sandra Spencer  
Sandra Spencer

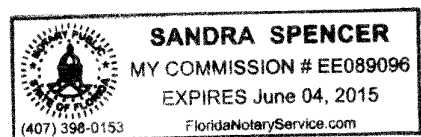
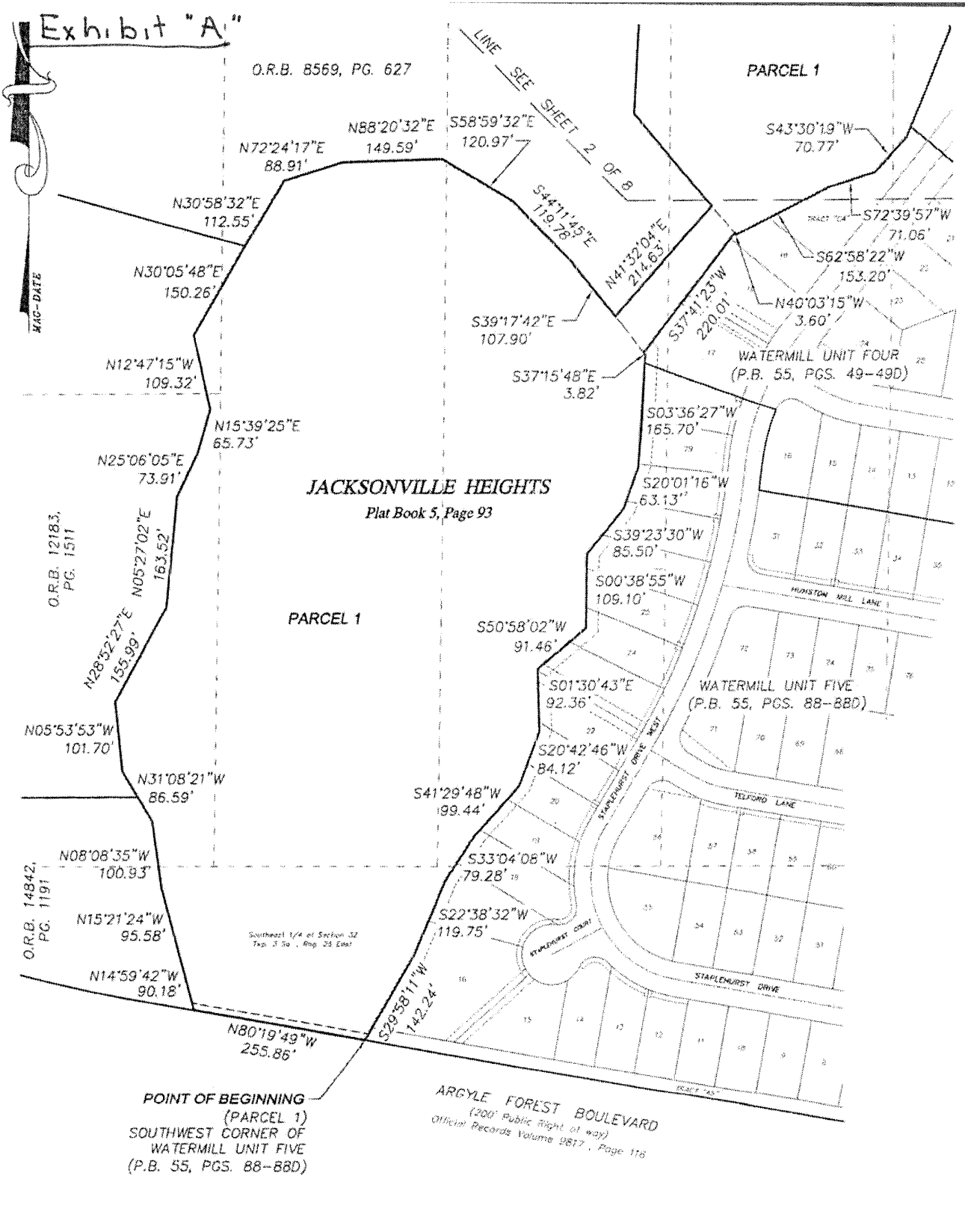


Exhibit "A"



O.R.B. 8569, PG. 627

PARCEL 1

JACKSONVILLE HEIGHTS  
Plat Book 5, Page 93

PARCEL 1

WATERMILL UNIT FOUR  
(P.B. 55, PGS. 49-49D)

WATERMILL UNIT FIVE  
(P.B. 55, PGS. 88-88D)

POINT OF BEGINNING  
(PARCEL 1)  
SOUTHWEST CORNER OF  
WATERMILL UNIT FIVE  
(P.B. 55, PGS. 88-88D)

ARGYLE FOREST BOULEVARD  
(200' Public Right of Way)  
Official Records Volume 9877, Page 116

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY, AND IS NOT VALID.

SHEET 1 OF 8

NOTES

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- This is a SKETCH AND DESCRIPTION
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ABBREVIATIONS THAT MAY BE USED IN THIS SURVEY

LEGEND

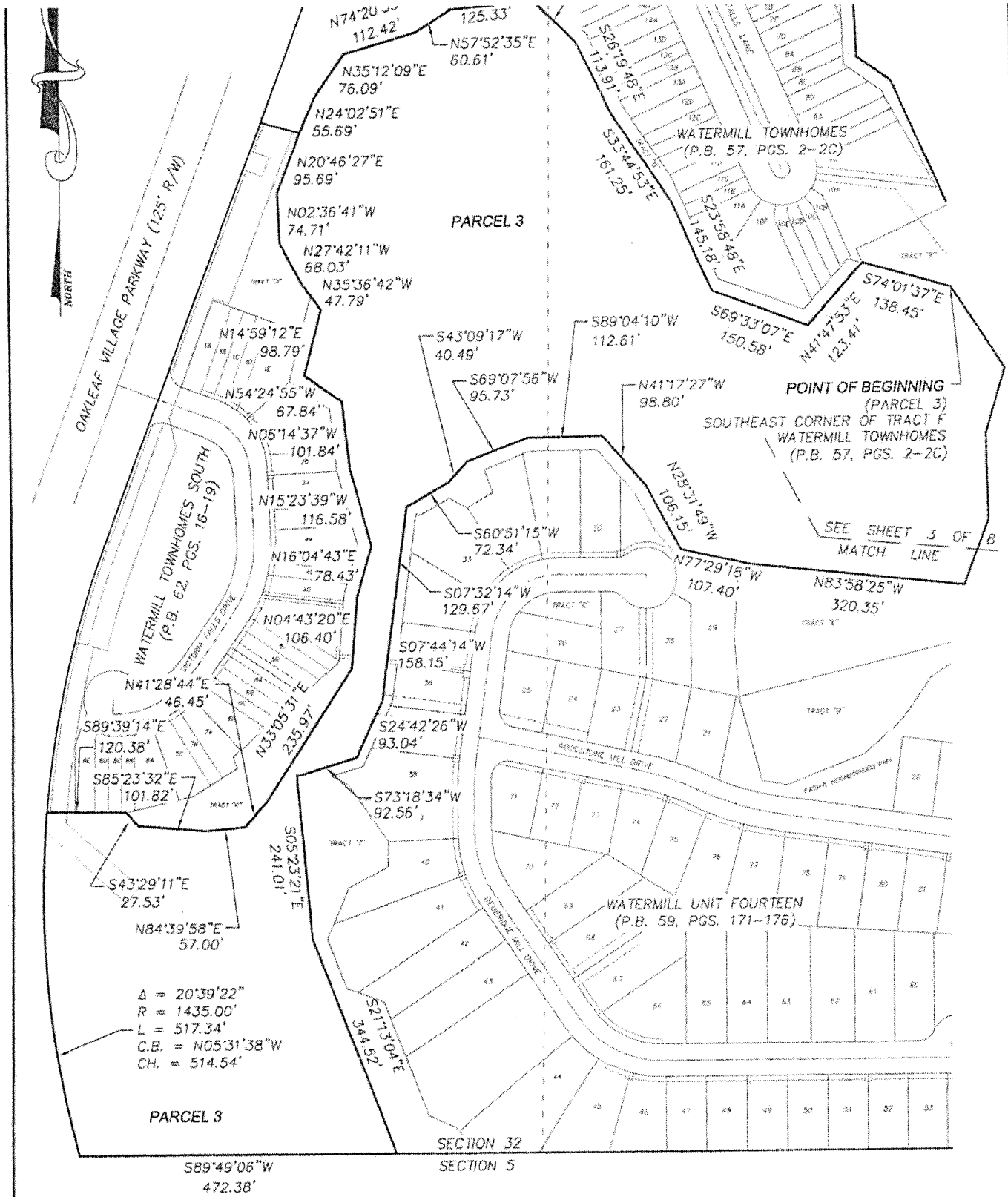
- ⊙ DENOTES CONCRETE MONUMENT
- X-X DENOTES FENCE
- DENOTES 1/2" IRON PIPE SET WITH CAP, R. MILLER & ASSOC
- DENOTES IRON PIPE FOUND (NOTED)

DATE	4-4-11
SCALE	1"=200'
JOB No.	2011-48
F.B.	
page	
Camp. File	CON-PAR.DWG
Drawn by	WJM

**RICHARD A. MILLER & ASSOCIATES, INC.**  
PROFESSIONAL LAND SURVEYORS  
6701 BEACH BLVD., SUITE #200  
JACKSONVILLE, FLORIDA 32216  
Fax (904) 721-5758  
Tele. (904) 721-1226







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A portion of Tracts 3, 4, 5, 6, 9, 10, 11, 12, 13 and 14, Block 1, Section 32, Township 3 South, Range 25 East, as shown on the plat of Jacksonville Heights, as recorded in Plat Book 5, Page 93 of the Current Public Records of Duval County, Florida, together with a portion of the Southeast ¼ of said Section 32, and being more particularly described as follows: BEGINNING at the Southwest corner of Watermill Unit Five, as recorded in Plat Book 55, Pages 88, 88A, 88B, 88C and 88D of said Current Public Records, said point being situate on the Northerly right of way line of Argyle Forest Boulevard (a 200 foot right of way as now established); thence North 80°19'49" West, along said Northerly right of way line, 255.86 feet to the Southeast corner of those certain lands recorded in Official Records Book 14842, Page 1191 of said Current Public Records; thence North 14°59'42" West, along the Easterly line of said last mentioned lands, 90.18 feet; thence North 15°21'24" West, continuing along said last mentioned line, 95.58 feet; thence North 08°08'35" West, continuing along said last mentioned line, 100.93 feet; thence North 31°08'21" West, continuing along said last mentioned line and along the Easterly line of those certain lands recorded in Official Records Book 12183, Page 1511 of said Current Public Records, 86.59 feet; thence continuing along the Easterly line of said last mentioned lands, the following seven (7) courses: Course No. 1: North 05°53'53" West, 101.70 feet; Course No. 2: North 28°52'27" East, 155.99 feet; Course No. 3: North 05°27'02" East, 163.52 feet; Course No. 4: North 25°06'05" East, 73.91 feet; Course No. 5: North 15°39'25" East, 65.73 feet; Course No. 6: North 12°47'15" West, 109.32 feet; Course No. 7: North 30°05'48" East, 150.26 feet to the Northeasterly corner of said last mentioned lands; thence the following 21 courses along the Southerly and Easterly boundary of those certain lands recorded in Official Records Book 8569, Page 627 of said Current Public Records: Course No. 1: North 30°58'32" East, 112.55 feet; Course No. 2: North 72°24'17" East, 88.91 feet; Course No. 3: North 88°20'32" East, 149.59 feet; Course No. 4: South 58°59'32" East, 120.97 feet; Course No. 5: South 44°11'45" East, 119.78 feet; Course No. 6: South 39°17'42" East, 107.90 feet; Course No. 7: North 41°32'04" East, 214.63 feet; Course No. 8: North 40°03'16" West, 177.55 feet; Course No. 9: North 03°25'51" East, 153.71 feet; Course No. 10: North 45°19'55" East, 80.77 feet; Course No. 11: North 35°31'21" East, 98.66 feet; Course No. 12: North 04°17'40" East, 60.51 feet; Course No. 13: North 28°20'31" East, 36.18 feet; Course No. 14: North 02°07'28" East, 105.20 feet; Course No. 15: South 77°45'10" West, 49.47 feet; Course No. 16: North 52°18'29" West, 54.31 feet; Course No. 17: North 34°24'27" West, 52.48 feet; Course No. 18: North 49°01'56" West, 71.95 feet; Course No. 19: North 46°26'47" West, 91.36 feet; Course No. 20: North 37°02'12" West, 59.67 feet; Course No. 21: North 81°53'20" West, 66.08 feet to a Northwesterly corner of said last mentioned lands; thence North 33°49'15" West, along the Easterly line of those certain lands described in Official Records Book 10312, Page 1953 of said Current Public Records, 132.22 feet; thence North 12°56'54" West, continuing along said last mentioned line, 56.76 feet; thence North 48°02'48" West, continuing along said last mentioned line and along the Easterly line of those certain lands recorded in Official Records Book 12183, Page 1511 of said Current Public Records, 67.25 feet; thence continuing along said last mentioned line, the following 15 courses: Course No. 1: North 07°55'11" East, 64.04 feet; Course No. 2: North 41°26'52" East, 92.21 feet; Course No. 3: North 34°55'04" East, 81.40 feet; Course No. 4: North 12°22'03" East, 40.44 feet; Course No. 5: North 58°19'22" East, 52.79 feet; Course No. 6: North 21°59'10" East, 45.58 feet; Course No. 7: North 41°59'16" West, 30.18 feet; Course No. 8: North 19°36'31" East, 55.13 feet; Course No. 9: North 41°54'54" West, 57.18 feet; Course No. 10: North 57°16'13" West, 48.80 feet; Course No. 11: South 89°53'42" West, 62.00 feet; Course No. 12: North 51°48'19" West, 47.21 feet; Course No. 13: North 33°38'25" West, 47.26 feet; Course No. 14: North 01°16'41" East, 74.99 feet; Course No. 15: North 73°11'35" East, 13.18 feet to its intersection with the present Southerly right of way line of Collins Road, as now established; thence North 89°43'23" East, along said Southerly right of way line and 60 feet Southerly of when measured at right angles to the Northerly line of said Section 32, a distance of 869.67 feet to the point of curvature of a curve concave Southwesterly and having a radius of 25.00 feet, said point also

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as shown on the plat of Watermill Unit Seven-A, as recorded in Plat Book 59, Pages 65 and 65A of said Current Public Records; thence Southeasterly around and along the arc of said curve and along said Westerly right of way line, 39.31 feet, said arc being subtended by a chord bearing and distance of South 45°14'11" East, 35.38 feet to the point of tangency of said curve; thence South 00°11'46" East, continuing along said Westerly right of way line, 157.62 feet to the Northeast corner of Lot 15, said plat of Watermill Unit Seven-A; thence South 89°48'14" West, along the Northerly line of said Lot 15, a distance of 129.91 feet to the Northwest corner thereof; thence South 00°11'46" East, along the Westerly line of said Lot 15 and along the Westerly line of Lots 14, 13, 12, 11 and 10, said plat of Watermill Unit Seven-A, a distance of 306.72 feet; thence South 18°48'16" East, continuing along said Westerly line of Lot 10, a distance of 3.47 feet to the Southwest corner thereof and a point situate on the Northerly line of Lot 54, as shown on the plat of Watermill Unit Seven, as recorded in Plat Book 55, Pages 57, 57A, 57B, 57C and 57D of said Current Public Records; thence South 89°48'14" West, along said Northerly line of Lot 54, a distance of 21.11 feet to the Northwest corner thereof; thence the following 17 courses along the Westerly boundary of said plat of Watermill Unit Seven: Course No. 1: South 18°48'16" East, 69.57 feet; Course No. 2: South 02°07'45" East, 86.65 feet; Course No. 3: South 13°47'02" West, 71.68 feet; Course No. 4: South 00°28'37" East, 86.26 feet; Course No. 5: South 38°24'24" West, 124.81 feet; Course No. 6: South 15°18'55" East, 17.32 feet; Course No. 7: South 41°36'52" East, 43.49 feet; Course No. 8: South 32°58'01" East, 47.38 feet; Course No. 9: South 10°42'51" West, 51.31 feet; Course No. 10: South 71°34'30" West, 36.88 feet; Course No. 11: South 25°37'33" West, 57.11 feet; Course No. 12: South 70°55'27" West, 32.91 feet; Course No. 13: South 18°59'03" East, 48.10 feet; Course No. 14: South 01°16'40" West, 85.07 feet; Course No. 15: South 33°25'17" East, 106.81 feet; Course No. 16: South 62°33'49" East, 105.39 feet; Course No. 17: South 11°42'20" East, 28.60 feet; thence South 23°15'47" West, continuing along said Westerly line of Watermill Unit Seven and along the Westerly line of Watermill Unit Four, as recorded in Plat Book 55, Pages 49, 49A, 49B, 49C and 49D of said Current Public Records, 169.26 feet; thence continuing along said Westerly line of Watermill Unit Four, the following six (6) courses: Course No. 1: South 43°30'19" West, 70.77 feet; Course No. 2: South 72°39'57" West, 71.06 feet; Course No. 3: South 62°58'22" West, 153.20 feet; Course No. 4: North 40°03'15" West, 3.60 feet; Course No. 5: South 37°41'23" West, 220.01 feet; Course No. 6: South 37°15'48" East, 3.82 feet; thence South 03°36'27" West, continuing along said Westerly line of Watermill Unit Four and along the Westerly line of said plat of Watermill Unit Five, a distance of 165.70 feet; thence the following 10 courses along said Westerly line of Watermill Unit Five: Course No. 1: South 20°01'16" West, 63.13 feet; Course No. 2: South 39°23'30" West, 85.50 feet; Course No. 3: South 00°38'55" West, 109.10 feet; Course No. 4: South 50°58'02" West, 91.46 feet; Course No. 5: South 01°30'43" East, 92.36 feet; Course No. 6: South 20°42'46" West, 84.12 feet; Course No. 7: South 41°29'48" West, 99.44 feet; Course No. 8: South 33°04'08" West, 79.28 feet; Course No. 9: South 22°38'32" West, 119.75 feet; Course No. 10: South 29°58'11" West, 142.24 feet to the POINT OF BEGINNING.

Containing 35.247 acres, more or less.

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A portion of the South 1/2 of Section 32, Township 3 South, Range 25 East, Duval County, Florida, being more particularly described as follows: BEGINNING at the Northwest corner of Tract "A" as shown on the plat of Watermill Unit Eleven, as recorded in Plat Book 56, Pages 71, 71A, 71B, 71C and 71D of the Current Public Records of said County; thence South 11°59'29" West, along the Westerly line of said Tract "A", 75.36 feet; thence South 09°26'32" West along the Westerly line of Tract "D", as shown on the plat of Watermill Unit Fourteen, as recorded in Plat Book 59, Pages 171 through 176, inclusive, of said Current Public Records, 496.35 feet to the most Easterly corner of Tract "F" as shown on the plat of Watermill Townhomes, as recorded in Plat Book 57, Pages 2, 2A, 2B and 2C of said Current Public Records; thence the following 10 courses along the Easterly line of said Watermill Townhomes: Course No. 1: North 37°57'25" West, 88.95 feet; Course No. 2: North 24°31'48" West, 214.68 feet; Course No. 3: North 55°07'13" West, 62.46 feet; Course No. 4: North 02°06'08" West, 118.21 feet; Course No. 5: North 33°30'35" East, 80.87 feet; Course No. 6: North 01°18'11" East, 126.50 feet; Course No. 7: North 45°14'02" East, 97.00 feet; Course No. 8: North 34°48'54" East, 104.74 feet; Course No. 9: North 29°09'14" West, 16.69 feet; Course No. 10: North 09°40'11" East, 5.12 feet; thence departing from said Easterly line of Watermill Townhomes, run North 86°52'38" East, 87.92 feet; thence North 88°47'08" East, 48.20 feet; thence South 78°24'42" East, 107.42 feet; thence South 76°55'07" East, 181.84 feet; thence South 73°37'37" East, 154.30 feet; thence South 88°47'47" East, 182.45 feet; thence South 84°34'05" East, 148.68 feet to the Southwesterly corner of those certain lands recorded in Official Records Book 12022, Page 136 of said Current Public Records; thence the following four (4) courses along the Southerly boundary of said last mentioned lands: Course No. 1: South 73°32'21" East, 111.86 feet; Course No. 2: South 33°30'57" East, 92.26 feet; Course No. 3: South 27°34'32" East, 130.73 feet; Course No. 4: South 80°19'50" East, 242.53 feet to the Southeast corner of said last mentioned lands and a point situate on the Westerly right of way line of Watermill Boulevard South (an 80 foot right of way); thence South 09°40'10" West, along said right of way line, 73.70 feet to the point of curvature of a curve concave Westerly and having a radius of 50.00 feet; thence Southerly around and along the arc of said curve and continuing along said right of way line, 43.63 feet, said arc being subtended by a chord bearing and distance of South 34°40'01" West, 42.26 feet to a point of reverse curvature of a curve concave Easterly and having a radius of 90.00 feet; thence Southerly around and along the arc of said curve and continuing along said right of way line, a distance of 70.05 feet, said arc being subtended by a chord bearing and distance of South 37°22'02" West, 68.29 feet to a point of reverse curvature of a curve concave Westerly and having a radius of 50.00 feet; thence Southwesterly around and along the arc of said curve and along the Northerly right of way line of Maidstone Mill Drive West, as shown on the plat of Watermill Unit Ten, as recorded in Plat Book 56, Pages 69, 69A, 69B and 69C of said Current Public Records, a distance of 50.27 feet, said arc being subtended by a chord bearing and distance of South 43°52'27" West, 48.18 feet to the point of tangency of said curve; thence South 72°40'41" West, continuing along the Northerly right of way line of Maidstone Mill Drive West, said right of way being 50 feet in width at this point, a distance of 53.52 feet to the most Easterly corner of Lot 53, said plat of Watermill Unit Eleven; thence North 17°19'19" West, along the Northeasterly line of said Lot 53, a distance of 110.00 feet; thence North 58°31'54" West, along the Northeasterly line of said Lot 53, a distance of 105.88 feet; thence North 55°00'43" West, along the Northerly line of said Tract "A", Watermill Unit Eleven, a distance of 129.25 feet; thence North 80°19'50" West, continuing along said Northerly line of Tract "A", a distance of 838.00 feet to the POINT OF BEGINNING.

Containing 9.188 acres, more or less.

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<p><b>NOTES</b></p> <ol style="list-style-type: none"> <li>Bearings are based on the</li> <li>This is a SKETCH AND DESCRIPTION</li> <li>Elevations shown thus (15.0) refer to North American Vertical Datum of 1988, (NAVD 88).</li> <li>By Graphic platting only, the property shown hereon lies within Zone: 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-Panel Number Map Revised date :</li> <li>Unless otherwise noted, any portion of the parcel that may be deemed as Wetlands by State or Governmental Agencies, has not been determined and any liability resulting therefrom is not the responsibility of the undersigned.</li> <li>There may be Restrictions or Easements of Record evidenced by title examination that have not been shown hereon.</li> </ol>	<p><b>LEGEND</b></p> <ul style="list-style-type: none"> <li>⊙ DENOTES CONCRETE MONUMENT</li> <li>x-x DENOTES FENCE</li> <li>○ DENOTES 1/2" IRON PIPE SET WITH CAP, R. MILLER &amp; ASSOC.</li> <li>● DENOTES IRON PIPE FOUND (NOTED)</li> </ul>	<p>DATE 4-4-11                  SCALE 1"=200'                  JOB No. 2011-48                  F.B.                  page                  Comp. File CON-PAR.DWG                  Drawn by WJM</p>
<p><b>RICHARD A. MILLER &amp; ASSOCIATES, INC.</b>                  PROFESSIONAL LAND SURVEYORS                  6701 BEACH BLVD., SUITE #200                  JACKSONVILLE, FLORIDA 32216                  Fax (904) 721-5758                  Tele. (904) 721-1226</p>		

ABBREVIATIONS THAT MAY BE USED IN THIS SURVEY

A portion of the South 1/2 of Section 32, Township 3 South, Range 25 East, Duval County, Florida, being more particularly described as follows: BEGINNING at the Southeast corner of Tract "F", as shown on the plat of Watermill Townhomes, as recorded in Plat Book 57, Pages 2, 2A, 2B and 2C, of the Current Public Records of said County, the same being the most Westerly corner of Tract "D" as shown on the plat of Watermill Unit Fourteen, as recorded in Plat Book 59, Pages 171 through 176, inclusive, of said Current Public Records; thence the following four (4) courses along the Westerly line of said Tract "D": Course No. 1: South 34°14'32" East, 143.05 feet; Course No. 2: South 16°31'49" West, 103.08 feet; Course No. 3: South 01°20'39" East, 124.71 feet; Course No. 4: South 21°10'02" West, 103.33 feet to the Southwest corner of said Tract "D" and a point situate on the Northerly line of Tract "E", said plat of Watermill Unit Fourteen; thence the following 14 courses along said Northerly line of Tract "E" and the Westerly line of said Tract "E": Course No. 1: North 83°58'25" West, 320.35 feet; Course No. 2: North 77°29'18" West, 107.40 feet; Course No. 3: North 28°31'49" West, 106.15 feet; Course No. 4: North 41°17'27" West, 98.80 feet; Course No. 5: South 89°04'10" West, 112.61 feet; Course No. 6: South 69°07'56" West, 95.73 feet; Course No. 7: South 43°09'17" West, 40.49 feet; Course No. 8: South 60°51'15" West, 72.34 feet; Course No. 9: South 07°32'14" West, 129.67 feet; Course No. 10: South 07°44'14" West, 158.15 feet; Course No. 11: South 24°42'26" West, 93.04 feet; Course No. 12: South 73°18'34" West, 92.56 feet; Course No. 13: South 05°23'21" East, 241.01 feet; Course No. 14: South 21°13'04" East, 344.52 feet to the Southwesterly corner of said Tract "E" and a point situate on the Southerly line of said Section 32; thence South 89°49'06" West, along said Southerly line of Section 32, a distance of 472.38 feet to its intersection with the Easterly Right of way line of Oakleaf Village Parkway, a 125 foot right of way, said right of way line being a curve concave Easterly and having a radius of 1435.00 feet; thence Northerly around and along the arc of said curve and along said Easterly right of way line, a distance of 517.34 feet, said arc being subtended by a chord bearing and distance of North 05°31'38" West, 514.54 feet to the Southwest corner of the plat of Watermill Townhomes South, as recorded in Plat Book 61, Pages 16, 17, 18 and 19 of said Current Public Records; thence the following 16 courses along the Southerly and Easterly boundary of said plat of Watermill Townhomes South: Course No. 1: South 89°39'14" East, 120.38 feet; Course No. 2: South 43°29'11" East, 27.53 feet; Course No. 3: South 85°23'32" East, 101.82 feet; Course No. 4: North 84°39'58" East, 57.00 feet; Course No. 5: North 41°28'44" East, 46.45 feet; Course No. 6: North 33°05'31" East, 235.97 feet; Course No. 7: North 04°43'20" East, 106.40 feet; Course No. 8: North 16°04'43" East, 78.43 feet; Course No. 9: North 15°23'39" West, 116.58 feet; Course No. 10: North 06°14'37" West, 101.84 feet; Course No. 11: North 54°24'55" West, 67.84 feet; Course No. 12: North 14°59'12" East, 98.79 feet; Course No. 13: North 35°36'42" West, 47.79 feet; Course No. 14: North 27°42'11" West, 68.03 feet; Course No. 15: North 02°36'41" West, 74.71 feet; Course No. 16: North 20°46'27" East, 95.69 feet to the Northeast corner of said plat of Watermill Townhomes South, the same being the Southeasterly corner of said plat of Watermill Townhomes, the following 12 courses along the Southerly boundary of said plat of Watermill Townhomes: Course No. 1: North 24°02'51" East, 55.69 feet; Course No. 2: North 35°12'09" East, 76.09 feet; Course No. 3: North 74°20'35" East, 112.42 feet; Course No. 4: North 57°52'35" East, 60.61 feet; Course No. 5: North 84°44'23" East, 125.33 feet; Course No. 6: South 45°55'25" East, 86.79 feet; Course No. 7: South 26°19'48" East, 113.91 feet; Course No. 8: South 33°44'53" East, 161.25 feet; Course No. 9: South 23°58'48" East, 145.18 feet; Course No. 10: South 69°33'07" East, 150.58 feet; Course No. 11: North 41°47'53" East, 123.41 feet; Course No. 12: South 74°01'37" East, 138.45 feet to the POINT OF BEGINNING.

Containing 17.566 acres, more or less.

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, SHEET 8 OF 8  
 PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY, AND IS NOT VALID.

**NOTES**

- Bearings are based on the
- This is a SKETCH AND DESCRIPTION
- Elevations shown thus (15.0) refer to North American Vertical Datum of 1988, (NAVD 88).
- By Graphic plotting only, the property shown hereon lies within Zone: 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-Panel Number Map Revised date :
- Unless otherwise noted, any portion of the parcel that may be deemed as Wetlands by State or Governmental Agencies, has not been determined and any liability resulting therefrom is not the responsibility of the undersigned.
- There may be Restrictions or Easements of Record evidenced by title examination that have not been shown hereon.

ABBREVIATIONS THAT MAY BE USED IN THIS SURVEY

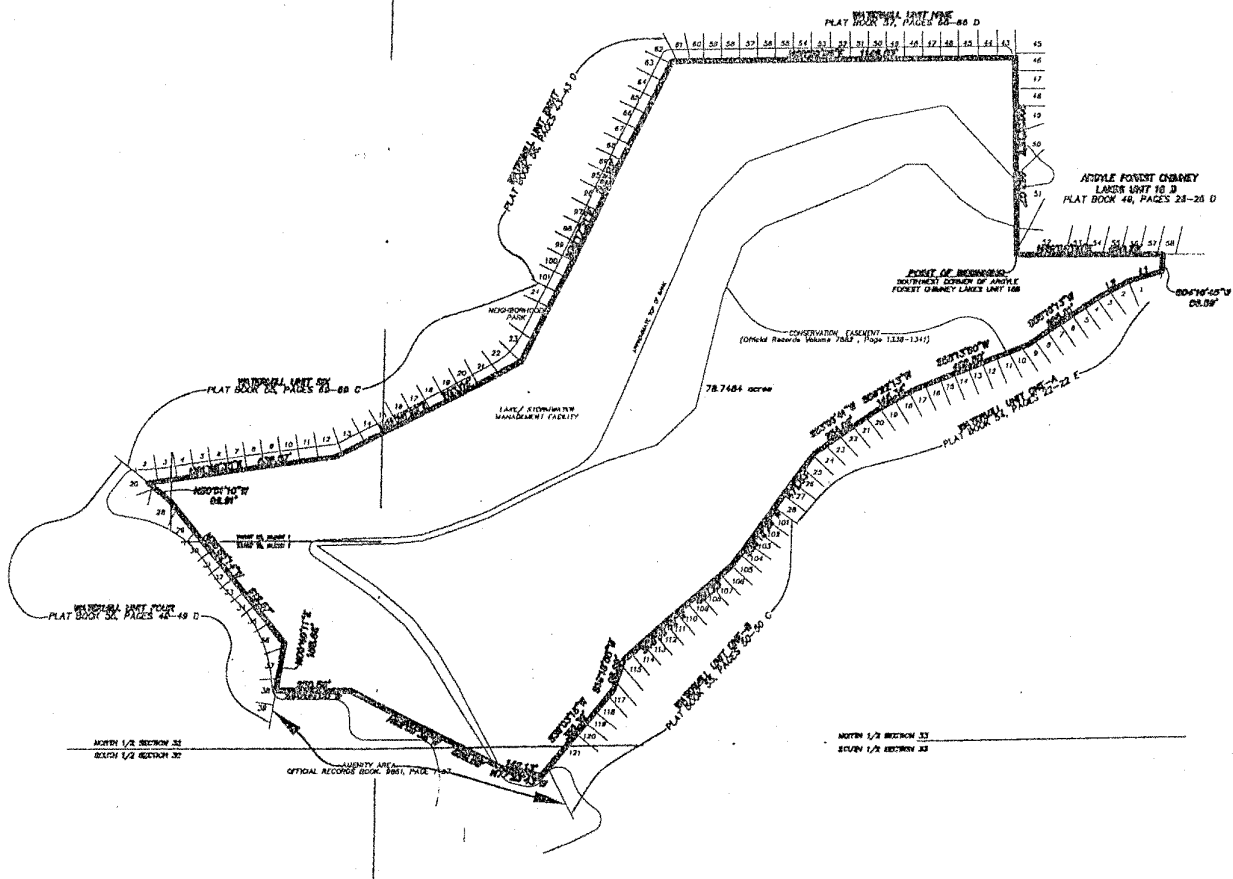
**LEGEND**

- ⊙ DENOTES CONCRETE MONUMENT
- ⊗ DENOTES FENCE
- ⊙ DENOTES 1/2" IRON PIPE SET WITH CAP, R. MILLER & ASSOC.
- DENOTES IRON PIPE FOUND (NOTED)

DATE 4-4-11  
 SCALE 1"=200'  
 JOB No. 2011-48  
 F.B.  
 page  
 Comp. File CON-PAR.DWG  
 Drawn by WJM

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LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	S73°10'52"W	116.73'
L2	S60°46'54"W	113.11'

PREPARED BY:  
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490.29 feet; thence South 04°16'45" West, along the West line of a 40 foot unobstructed drainage easement as shown on the plat of Watermill Unit One-A, as recorded in Plat Book 54, Pages 22, 22A, 22B, 22C, 22D and 22E of said Current Public Records, a distance of 56.59 feet; thence the following ten (10) courses and distances along the Northwestern boundary of said plat of Watermill Unit One-A, and along the Northwestern boundary of Watermill Unit One-B, as recorded in Plat book 55, Pages 50, 50A, 50B and 50C, of said Current Public Records: Course No. 1: South 73°10'52" West, 116.73 feet; Course No. 2: South 60°46'54" West, 113.11 feet; Course No. 3: South 55°16'13" West, 285.81 feet; Course No. 4: South 68°13'50" West, 408.50 feet; Course No. 5 South 59°22'13" West, 145.34 feet; Course No. 6: South 53°06'41" West, 254.02 feet; Course No. 7: South 36°12'26" West, 471.83 feet; Course No. 8: South 48°50'42" West, 480.23 feet; Course No. 9: South 18°18'55" West, 98.99 feet; Course No. 10: South 39°03'15" West, 389.39 feet; thence the following three (3) courses and distances along the Northerly boundary of those certain lands recorded in Official Records Book 9861, Page 1497 of said Current Public Records and a Westerly prolongation thereof: Course No. 1: North 77°23'43" West, 142.13 feet; Course No. 2: North 62°09'36" West, 560.98 feet; Course No. 3: South 90°00'00" West, 250.56 feet to the Easterly boundary of Watermill Unit Four, as recorded in Plat Book 55, Pages 49, 49A, 49B and 49C of said Current Public Records; thence North 09°40'11" East, along said Easterly boundary, 158.68 feet; thence North 38°55'14" West, along the Northeasterly boundary of said last mentioned plat, 612.57 feet; thence North 50°51'10" West, continuing along said Northeasterly boundary, 98.91 feet; thence North 81°48'33" East, along the Southerly boundary of Watermill Unit Six, as recorded in Plat Book 55, Pages 89, 89A, 89B and 89C of said Current Public Records, 638.57 feet; thence North 61°25'29" East, continuing along said Southerly boundary, 703.04 feet; thence North 26°17'21" East, along the Southeasterly boundary of said Watermill Unit Six and along the Southeasterly boundary of Watermill Unit Eight, as recorded in Plat Book 56, Pages 43, 43A, 43B, 43C and 43D of said Current Public Records, 1133.82 feet; thence North 89°29'55" East, along the Southerly boundary of said Watermill Unit Eight and along the Southerly boundary of Watermill Unit Nine, as recorded in Plat Book 57, Pages 66, 66A, 66B, 66C and 66D, of said Current Public Records, 1146.03 feet to the Southeast corner of said Watermill Unit Nine, said point being situate on the Westerly boundary of said plat of Argyle Forest Chimney Lakes Unit 16B; thence South 00°32'15" East, along said Westerly boundary, a distance of 663.07 feet to the POINT OF BEGINNING.

Containing 78.7484± acres, more or less.

PREPARED BY:

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6701 BEACH BLVD., SUITE #200

Fax (904) 721-5758

POINT OF BEGINNING  
SOUTHEAST CORNER OF THE SOUTHWESTLY  
TERMINATION OF WATERMILL BOULEVARD

SOUTHEAST 1/4 OF SECTION 33,  
TOWNSHIP 3 SOUTH, RANGE 25 EAST

TRACT 14, BLOCK 1  
TRACT 14, BLOCK 1

TRACT "AA"

STAR SHUST  
DRIVE

TRACT "B"

WATERMILL BOULEVARD  
(A NATURAL BOUNDARY WITH POINT OF BEGINNING)

WATERMILL UNIT FOUR  
PLAT BOOK 53, PAGES 32-40

N89°40'11"E 164.76'

M 89°40'11"E 164.76'

N09°40'11"E 20.87'

3.00 0021  
3.00 0021  
3.00 0021

S02°40'11"W 288.90'

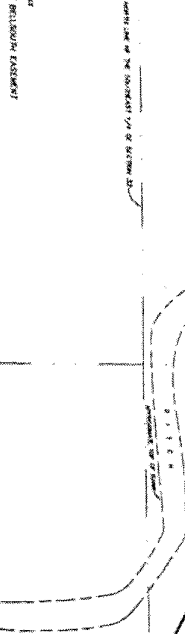
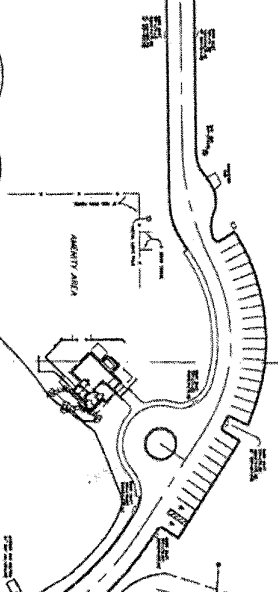
N90°00'00"E 250.56'

ARCYLE FOREST BOULEVARD  
Official Plat Book Volume 2017, Page 115

LAKE/STORMWATER MANAGEMENT FACILITY

LAKE/STORMWATER MANAGEMENT FACILITY

R=1900.00'  
D=35°52'42"  
L=1189.77'  
CH=1170.43'  
CB=S81°43'50"W



3.86 0095  
3.86 0095

LAKE/STORMWATER MANAGEMENT FACILITY

CONCRETE (EXISTENT)  
(Official Plat Book Volume 2017, Page 120-121)

NORTHWEST 1/4 OF SECTION 33,  
TOWNSHIP 3 SOUTH, RANGE 25 EAST

3.01 0124  
3.01 0124

N09°03'27"E 36.22'

281.01  
281.01

281.01  
281.01

WATERMILL UNIT ONE-B  
PLAT BOOK 53, PAGES 50-59

FALLSMILL DRIVE

122

122

122

122

122

122

122

121

120

119

118

Handwritten mark or signature.

A portion of Sections 32 and 33, all lying within township 3 South, range 20 East, Duval County, Florida, being more particularly described as follows: BEGIN at the Southeast corner of the Southerly termination of Watermill Boulevard (a variable width right of way) as shown on the plat of Watermill Unit Four, as recorded in Plat Book 5, Pages 49, 49A, 49B, 49C and 49D of the Current Public Records of said County; thence Northerly and Easterly along the Easterly and Southerly boundary line of said Watermill Unit Four, run the following seven (7) courses and distances: Course No. 1: North 09°40'11" East, 164.76 feet to the point of curvature of a curve concave Southeasterly, having a radius of 50.00 feet; Course No. 2: thence Northeasterly along the arc of said curve, a distance of 43.63 feet, said arc being subtended by a chord bearing and distance of North 34°40'02" East, 42.26 feet to the point of reverse curvature of a curve concave Westerly, having a radius of 90.00 feet; Course No. 3: thence Northerly along the arc of said curve, a distance of 165.16 feet, said arc being subtended by a chord bearing and distance of North 07°05'32" East, 142.94 feet to a point of reverse curvature of a curve concave Northeasterly, having a radius of 50.00 feet; Course No. 4: thence Northwesterly along the arc of said curve, a distance of 48.13 feet, said arc being subtended by a chord bearing and distance of North 17°54'19" West, 46.29 feet to the point of tangency of said curve; Course No. 5: North 09°40'11" East, 20.97 feet to the Southwesterly corner of Lot 42, of said Watermill Unit Four; Course No. 6: South 80°19'49" East, 120.00 feet to the Southeast corner of said Lot 42; Course No. 7: North 09°40'11" East, 288.90 feet; thence North 90°00'00" East, 250.56 feet; thence South 62°09'36" East, 560.98 feet; thence South 77°23'43" East, along the Southerly line of those certain lands described in Official Records Volume 7882, Page 1338 of said Current Public Records, a distance of 142.13 feet; thence North 39°03'21" East, and continuing along last said line, 36.22 feet to the most Westerly corner of Lot 121, as shown on the plat of Watermill Unit One-B, as recorded in Plat Book 55, Pages 50, 50A, 50B and 50C of said Current Public Records; thence South 26°12'31" East, along the Westerly boundary line of said last mentioned plat, a distance of 281.01 feet to a point lying on the Northerly right of way line of Argyle Forest Boulevard (a 200 foot right of way as presently established) said right of way line being a curve concave Northerly and having a radius of 1,900.00 feet; thence Westerly along the arc of said curved Northerly right of way line, a distance of 1,189.77 feet, said arc being subtended by a chord bearing and distance of South 81°43'50" West, 1,170.42 feet to the point of tangency of said curve; thence North 80°19'49" West, and continuing along last said line, 100.90 feet to the POINT OF BEGINNING.

Containing 13.8528 acres, more or less.

**LESS AND EXCEPT THOSE LANDS RECORDED IN  
OFFICIAL RECORDS BOOK 9861, PAGE 1497**

## EXHIBIT B

### Legal Description

A portion of Tracts 9, 10 and 11, Block 1, Section 32, Township 3 South, Range 25 East, as shown on the plat of Jacksonville Heights, Duval County, Florida, as recorded in Plat Book 5, page 93, of the current Public Records of said County, together with a portion of the Southerly  $\frac{1}{2}$  of said Section 32 also being all of those lands described as "Parcel 4A", recorded in Official Records Book 12183, page 1511, said Public Records, together with all of those lands described and recorded in Official Record Book 14842, page 1191, said Public Records, being more particularly described as follows:

For a Point of Reference, commence at the intersection of the centerline of Branan Field / Chaffee Road a variable width limited access right of way as presently established, with the centerline of Argyle Forest Boulevard, a 200 foot right of way as presently established; thence South  $89^{\circ}27'34''$  East, along said centerline of Argyle Forest Boulevard, 4271.53 feet to a point lying on the centerline of Old Middleburg Road, a variable width right of way as presently established; thence North  $20^{\circ}59'55''$  East, departing said centerline of Argyle Forest Boulevard and along said centerline of Old Middleburg Road, 128.69 feet; thence South  $69^{\circ}00'05''$  East, departing said centerline of Old Middleburg Road, 50.00 feet to a point lying on the Easterly right of way line of said Old Middleburg Road and the Point of Beginning.

From said Point of Beginning, thence along said Easterly right of way line the following three (3) courses: 1) North  $20^{\circ}59'48''$  East, 553.39 feet to the point of curvature of a curve concave Northwesterly having a radius of 1960.08; 2) Northeasterly along the arc of said curve, through a central angle of  $05^{\circ}30'00''$ , an arc length of 188.15 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $18^{\circ}14'48''$  East, 188.08 feet; 3) North  $15^{\circ}29'48''$  East, 337.23 feet to a point lying on the Southerly line of those lands described and recorded in Official Records Book 8569, page 627, said Public Records; thence South  $74^{\circ}30'33''$  East, departing said Easterly right of way line and along said Southerly line, 392.29 feet to a point lying on the Westerly line of those lands described as "Conservation Easement No. 2", recorded in Official Records Book 9897, page 294, said Public Records; thence along said Westerly line and its Southerly projection the following eleven (11) courses: 1) South  $30^{\circ}09'42''$  West, departing said Southerly line, 150.28 feet; 2) South  $12^{\circ}47'36''$  East, 109.33 feet; 3) South  $15^{\circ}39'04''$  West, 65.73 feet; 4) South  $25^{\circ}05'44''$  West, 73.91 feet; 5) South  $05^{\circ}26'41''$  West, 163.52 feet; 6) South  $28^{\circ}52'05''$  West, 155.99 feet; 7) South  $05^{\circ}54'15''$  East, 101.70 feet; 8) South  $31^{\circ}08'42''$  East, 86.59 feet; 9) South  $08^{\circ}08'35''$  East, 100.93 feet; 10) South  $15^{\circ}21'24''$  East, 95.58 feet; 11) South  $14^{\circ}59'42''$  East, 90.18 feet to a point lying on the Northerly right of way line of said Argyle Forest Boulevard; thence along said Northerly right of way line the following four (4) courses: 1) North  $80^{\circ}20'07''$  West, 106.97 feet to the point of curvature of a curve concave Northeasterly having a radius of 1900.00 feet; 2) Northwesterly along the arc of said curve, through a central angle of  $08^{\circ}56'19''$ , an arc length of 296.42 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $75^{\circ}52'00''$  West, 296.12 feet; 3) North  $71^{\circ}23'50''$  West, 257.80 feet to the point of curvature of a curve concave Northeasterly having a radius of 25.00 feet; 4) Northwesterly along the arc of said curve, through a central angle of  $92^{\circ}23'38''$ , an arc length of 40.31 feet to the point of tangency of said curve and the Point of Beginning, said arc being subtended by a chord bearing and distance of North  $25^{\circ}12'01''$  West, 36.09 feet.

Containing 11.66 acres, more or less.