

WATERMILL UNIT ONE-A

BEING A PORTION SECTION 33, TOWNSHIP 3 SOUTH, RANGE 25 EAST,
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 54 PAGE 22

SHEET 1 OF 6 SHEETS
SEE SHEET 2 FOR GENERAL NOTES

CAPTION

A portion of Section 33, Township 3 South, Range 25 East, Duval County, Florida, being more particularly described as follows: BEGINNING at the Southwesterly corner of Tract "A", as shown on the plat of Argyle Forest Chimney Lakes Unit 16-A, as recorded in Plat Book 49, Pages 27, 27A, 27B, 27C and 27D, of the Current Public Records of said County, said point being situate in the Northerly right of way line of Argyle Forest Boulevard (a 200 foot right of way as recorded in Official Records Volume 9817, Page 116 and re-recorded in Official Records Volume 9819, Page 147, of said Current Public Records), said Northerly right of way line being a curve concave Southerly and having a radius of 2,100.00 feet; thence Westerly around and along the arc of said curve and along said Northerly right of way line, through a central angle of 16°26'25", a distance of 602.57 feet, said arc being subtended by a chord bearing and distance of South 64°10'24" West, 600.50 feet to the point of tangency of said curve; thence South 55°57'11" West, along the Northwesterly right of way line of said Argyle Forest Boulevard, a distance of 1,297.25 feet; thence North 34°02'49" West, 165.00 feet; thence North 41°32'29" West, 41.49 feet; thence North 54°45'02" West, 31.17 feet; thence North 69°54'35" West, 104.10 feet; thence North 53°46'34" West, 155.00 feet; thence North 36°13'26" East, 10.46 feet; thence North 53°46'34" West, 140.00 feet to a point lying on the Southeastery line of that certain Conservation Easement described and recorded in Official Records Volume 7982, Pages 1338, 1339, 1340 and 1341 of said Current Public Records; thence the following eight (8) courses and distances along said Southeastery boundary: Southerly boundary and Easterly boundary of said Conservation Easement: Course No. 1: North 36°13'26" East, 227.75 feet; Course No. 2: North 53°07'41" East, 254.02 feet; Course No. 3: North 59°23'13" East, 145.34 feet; Course No. 4: North 68°14'50" East, 408.50 feet; Course No. 5: North 55°17'13" East, 285.81 feet; Course No. 6: North 60°47'54" East, 113.11 feet; Course No. 7: North 73°11'52" East, 116.73 feet; Course No. 8: North 04°17'45" East, 56.59 feet to a point situate in the Southerly boundary of Argyle Forest Chimney Lakes Unit 16-B, as recorded in Plat Book 49, Pages 26, 26A, 26B, 26C and 26D, of said Current Public Records; thence North 90°00'00" East, along said Southerly boundary, a distance of 258.77 feet; thence South 62°04'13" East, along the Southwesterly boundary of said plat of Argyle Forest Chimney Lakes Unit 16-B and along the Southwesterly line of said Tract "A", Argyle Forest Chimney Lakes Unit 16-A, a distance of 610.72 feet to the POINT OF BEGINNING.

Containing 25.40 acres, more or less.

ADOPTION AND DEDICATION

This is to certify that WaterMill, L.L.C., a limited liability company, is the lawful owner of the lands described in the caption hereon known as WATERMILL UNIT ONE-A, having caused the same to be surveyed and subdivided, that AmSouth Bank and Beazer Homes Corp., a Tennessee corporation, are the holders of mortgages on said lands. This plat being made in accordance with said survey is hereby adopted as a true and correct plat of those lands. All utility easements are hereby irrevocably dedicated to JEA, its successors and assigns. All rights-of-way, easements for drainage and non-access easements are hereby irrevocably and without reservation dedicated to the City of Jacksonville, its successors and assigns. Tracts "A", "B" and "C" (Landscape and Signage), "D" (Stormwater Management Facility), landscape and fence easements, and private drainage easements are hereby irrevocably and without reservation dedicated to WaterMill Master Association, Inc., a Florida Corporation, its successors and assigns, the maintenance responsibilities all of which shall be those of WaterMill Master Association, Inc., its successors and assigns. The drainage easements over, under, across and through the lakes/stormwater management facilities 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 lakes/stormwater management facilities which these easements traverse, all water which may fall on or come upon all rights-of-way hereby dedicated, together with all substances or matter which may flow or pass from rights-of-way, from adjacent land or from any other source of public waters into or through said lake/stormwater management facility, 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 and treatment system shown on this plat is owned in fee simple title by the abutting owners, their successors and assigns, and with respect to Tract "D", by WaterMill Master Association, Inc., its successors and assigns, and all maintenance and any other matters pertaining to said lake/stormwater management facility is the responsibility of the WaterMill Master Association, Inc., its successor and assigns. The City of Jacksonville by acceptance of this plat assumes no responsibility whatsoever for said lakes and treatment systems.
- 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 developer or any other person within the area of the lands hereby platted, or of the lake and treatment system 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 facility and the control structure to affect adequate drainage.

WaterMill, L.L.C., 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 lakes/stormwater management facilities described above, or any part thereof, occasioned wholly or in part by any act of omission of its agents, contractors, employees, servants, licensees, or concessionaires within WATERMILL UNIT ONE-A. This indemnification shall run with the land and the assigns of the owner and shall be subject to it.

WaterMill, L.L.C., hereby reserves unto itself and its assigns, an easement for landscaping, fencing, and construction of signs over Tracts "A", "B", and "C", and all non-access easements, and also an easement over all lands designated as private drainage easements shown on this plat.

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 WaterMill, L.L.C., a limited liability company, has caused these presents to be executed by its Managing Member with Seal affixed this 3rd day of APRIL, A.D., 2001.

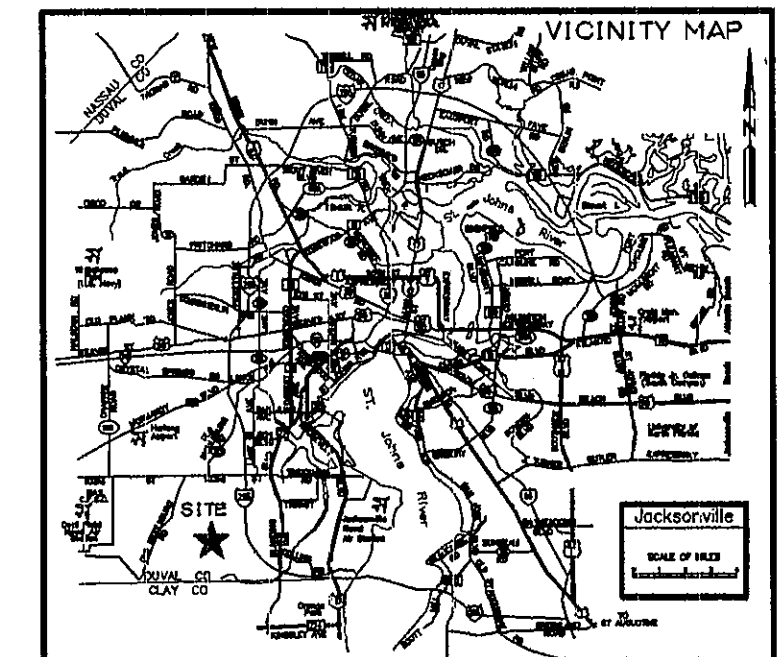
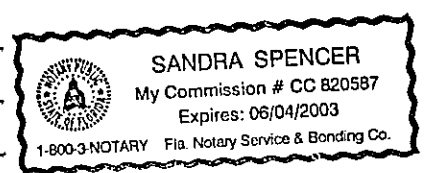
WATERMILL, L.L.C., A LIMITED LIABILITY COMPANY

Witness: Patrick Wallace
Print Name: PATRICK WALLACE
By: James Ricky Wood
Print Name: JAMES RICKY WOOD
James Ricky Wood, its Managing Member
Witness: Diane Bennett
Print Name: DIANE BENNETT

STATE OF FLORIDA COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 4 day of April, A.D., 2001 by James Ricky Wood, Managing Member of WaterMill, L.L.C., a limited liability company, on behalf of the company, who is personally known to me.

Sandra Spencer
Notary Public, State of Florida
Type of print name
My Commission Expires:
My Commission Number:



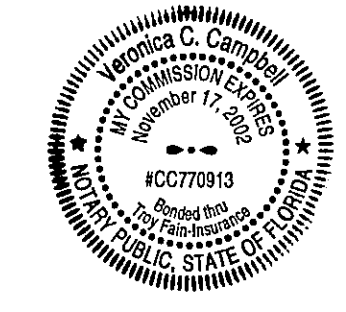
BEAZER HOMES CORP., A TENNESSEE CORPORATION

Witness: Walt A. Beard
Print Name: WALT A. BEARD, JR.
By: Leon J. Panitz, Jr.
Print Name: LEON J. PANITZ, JR.
Vice President
Witness: Linda Harper
Print Name: LINDA HARPER

STATE OF FLORIDA COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 4th day of April, A.D., 2001 by Leon J. Panitz, Jr., Vice President of Beazer Homes Corp., a Tennessee corporation, on behalf of the corporation who is personally known to me.

Veronica C. Campbell
Notary Public, State of Florida
Type of print name Veronica C. Campbell
My Commission Expires: Nov 17, 2002
My Commission Number: 770913



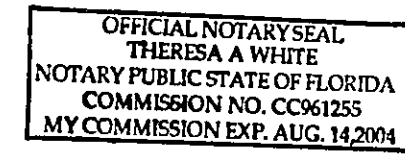
AMSOUTH BANK

Witness: Patrick Wallace
Print Name: PATRICK WALLACE
By: Scott Gilpin
Print Name: SCOTT GILPIN
Vice President
Witness: Calinda H. Blake-Fleming
Print Name: CALINDA H. BLAKE-FLEMING

STATE OF FLORIDA COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 6th day of April, A.D., 2001 by Scott Gilpin, Vice President of AmSouth Bank, on behalf of the bank, who is personally known to me.

Theresa A. White
Notary Public, State of Florida
Type of print name Theresa A. White
My Commission Expires: CC 961255
My Commission Number: Aug 14, 2004



Approved 4/18/01
Date
John Pappas
City Engineer
for Director of Public Works
Approved 4/25/01
Date
Thomas R. Malmgren
for General Counsel

APPROVED FOR THE RECORD

This is to certify that this plat has been examined, accepted and approved by the City of Jacksonville, Duval County, Florida, pursuant to Chapter 654, Ordinance Code.

By: Joe R. Miller
Joe R. Miller
Director of Public Works
Date: April 25, 2001

CLERK'S CERTIFICATE 2001099111

This is to certify that this plat has been examined and approved by the City of Jacksonville, Duval County, Florida, and submitted to me for recording and is recorded in Plat Book 54, Pages 22-22.5 of the current Public Records of Duval County, Florida, this 3rd day of April, A.D., 2001.

By: Jim Fuller
Jim Fuller
Clerk of the Circuit Court
By: Robin A. Bailey
Robin A. Bailey
Deputy Clerk

PLAT CONFORMITY REVIEW

This Plat has been reviewed and found in compliance with Part 1, Chapter 177, Florida Statutes, this 18th day of April, 2001.

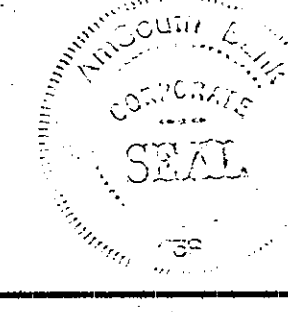
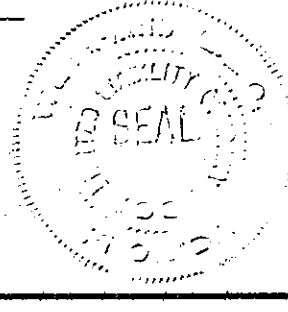
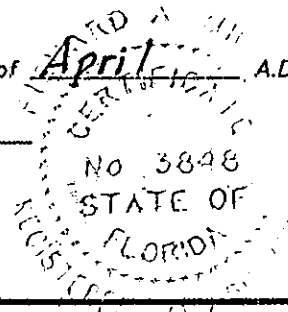
Glenn E. McGregor
Glenn E. McGregor, P. L. S.
Professional Land Surveyor Number 4252

SURVEYOR'S CERTIFICATE

This is to certify that the above plat is a true and correct representation of the lands surveyed, platted and described above, that the survey was made under the undersigned's responsible direction and supervision, that the survey data complies with all of the requirements of the Florida Statute Chapter 177, that Permanent Reference Monuments, Permanent Control Points and lot corners have been monumented in accordance with Chapter 177.091 F. S., Chapter 610-17.003 F. A. C. and Section 654.110 Ordinance Code of the City of Jacksonville.

Signed and Sealed this 4th day of April, A.D., 2001.

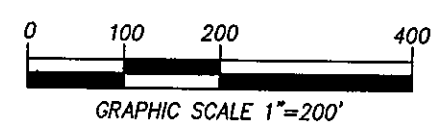
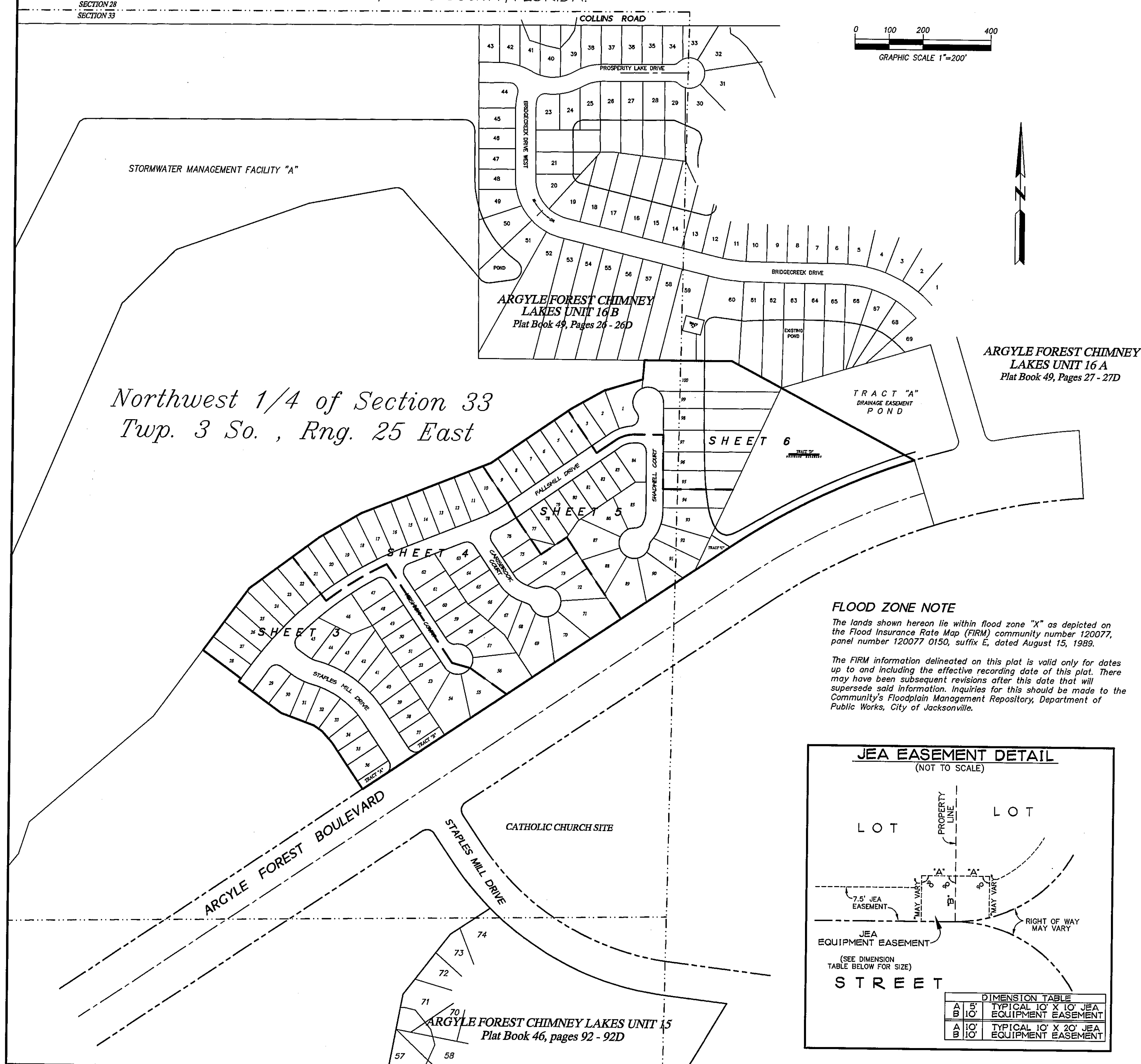
Richard A. Miller
Richard A. Miller
Florida Registered Land Surveyor
and Mapper Certificate No. 3848
L.B. No. 5189



PREPARED BY:
RICHARD A. MILLER & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
6701 BEACH BLVD., SUITE #200
JACKSONVILLE, FLORIDA 32216
FAX (904) 721-5758
TELEPHONE (904) 721-1226

WATERMILL UNIT ONE-A

BEING A PORTION SECTION 33, TOWNSHIP 3 SOUTH, RANGE 25 EAST,
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



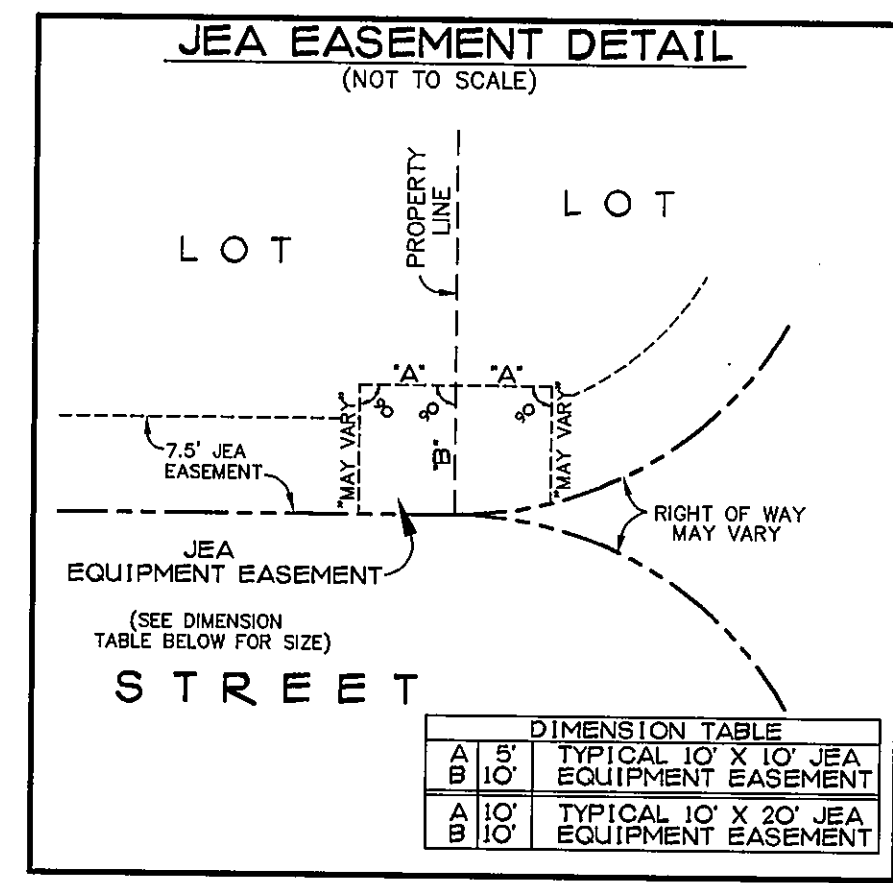
Northwest 1/4 of Section 33
Twp. 3 So. , Rng. 25 East

NOTES:

- 1) \odot DENOTES PERMANENT REFERENCE MONUMENT SET P.L.S. NO. 3848.
- 2) \bullet DENOTES PERMANENT CONTROL POINT
- 3) BEARINGS BASED ON THE SOUTHERLY LINE OF ARGYLE FOREST CHIMNEY LAKES UNIT 16B AS BEING : NORTH 90°00'00" EAST.
- 4) ALL PLATTED EASEMENTS SHOWN HEREON ARE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF DRAINAGE STRUCTURES, UTILITIES, SANITARY SEWERS AND CABLE TELEVISION SERVICE, PROVIDED HOWEVER THAT SAID CABLE TELEVISION SERVICE, SHALL NOT INTERFERE WITH THE FACILITIES AND SERVICES OF ANY 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.
- 5) CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
- "JEA-E.E. DENOTES JEA EQUIPMENT EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY JEA."
- "JEA-E. DENOTES JEA EASEMENT. JEA WILL ALLOW CERTAIN NON-PERMANENT IMPROVEMENTS WHICH DO NOT IMPEDE THE USE OF SAID EASEMENT BY JEA. THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY JEA AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND REPLACEMENT OF SUCH ITEMS."
- 6) 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 THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
- 7) THE LAKES AND TOP OF BANK SHOWN HEREON DEPICTS A GRAPHIC REPRESENTATION OF THE PROPOSED LAKES, AND DOES NOT REPRESENT AN ACTUAL "AS-BUILT" CONDITION.
- 8) LOTS FRONTING ON TWO (2) STREETS MAY HAVE VEHICULAR ACCESS FROM ONE (1) STREET ONLY.
- 9) CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WATERWARD OF THE JURISDICTIONAL WETLAND LINES AS DEPICTED ON THIS PLAT WITHOUT THE WRITTEN APPROVAL OF DUVAL COUNTY AND OTHER REGULATORY AGENCIES WITH JURISDICTION OVER SUCH WETLANDS. IT IS THE RESPONSIBILITY OF THE LOT OWNER, HIS AGENT AND THE ENTITY PERFORMING ANY ACTIVITY WITHIN THE WETLAND AREA TO ACQUIRE THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF ANY WORK. THIS WETLAND JURISDICTIONAL LINE AND UPLAND BUFFER MAY BE SUPERSEDED AND REDEFINED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENTAL AGENCIES.
- 10) 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.

FLOOD ZONE NOTE

The lands shown hereon lie within flood zone "X" as depicted on the Flood Insurance Rate Map (FIRM) community number 120077, panel number 120077 0150, suffix E, dated August 15, 1989.
The FIRM information delineated on this plat is valid only for dates up to and including the effective recording date of this plat. There may have been subsequent revisions after this date that will supersede said information. Inquiries for this should be made to the Community's Floodplain Management Repository, Department of Public Works, City of Jacksonville.



THIS PLAT TO BE DEVELOPED AS FOLLOWS:

- TOTAL NUMBER OF LOTS : 100
- MINIMUM LOT SIZE : 4,000 SQ. FT.
- MAXIMUM LOT COVERAGE : 70%
- MAXIMUM BUILDING HEIGHT : 35 FEET
- MINIMUM FRONT YARD SETBACK : 20 FEET
- MINIMUM REAR YARD SETBACK : 10 FEET
- MINIMUM SIDE YARD SETBACK : 5 FEET
- MINIMUM SIDE STREET SETBACK : 10 FEET

LEGEND

- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.R.C. POINT OF REVERSE CURVE
- CI TABULATED CURVE DATA
- LI TABULATED LINE DATA

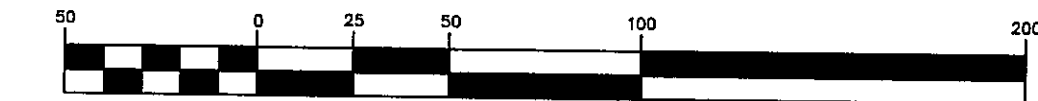
PREPARED BY:
RICHARD A. MILLER & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
6701 BEACH BLVD., SUITE #200
JACKSONVILLE, FLORIDA 32216
FAX (904) 721-5758
TELEPHONE (904) 721-1226

WATERMILL UNIT ONE-A

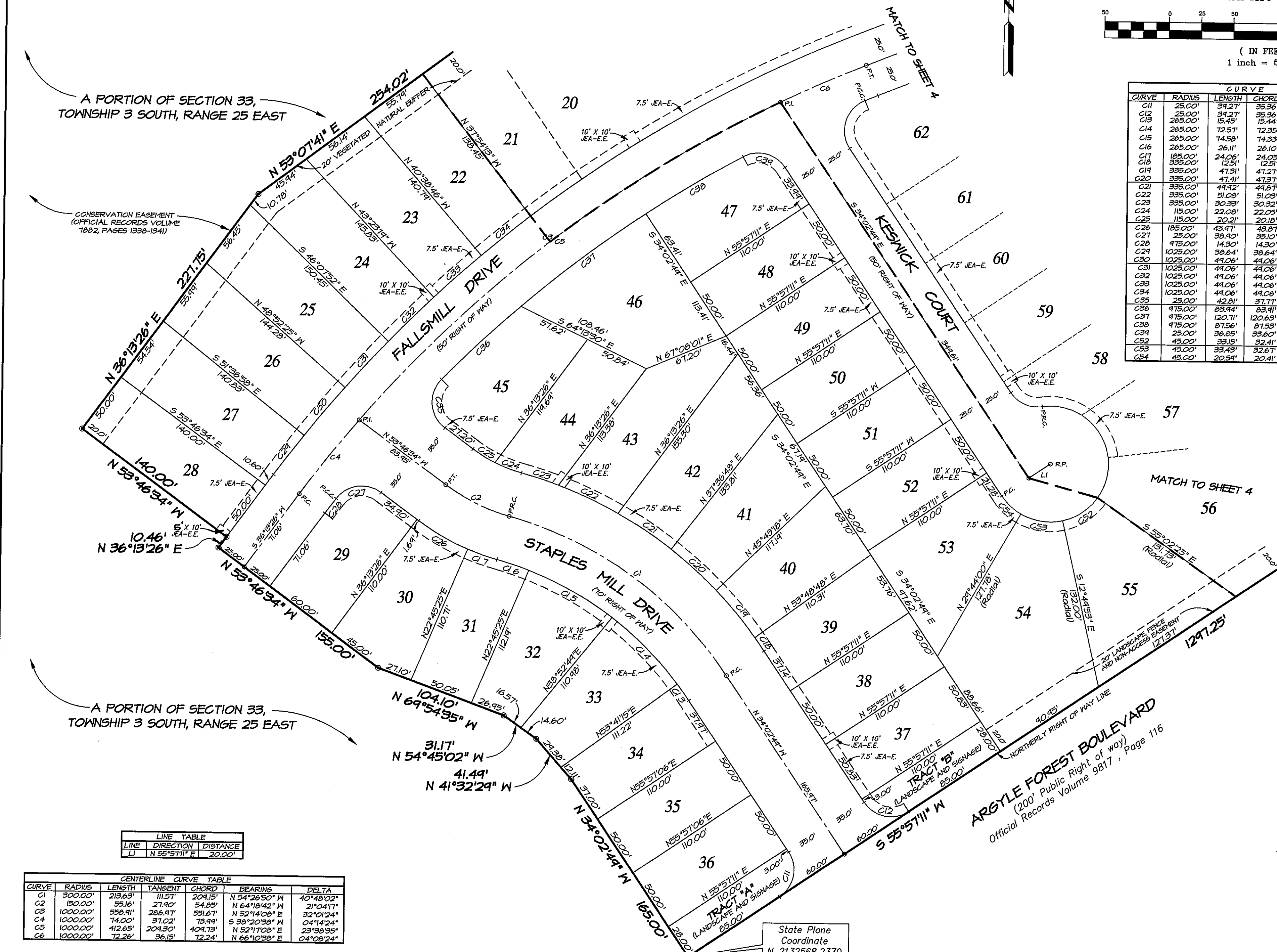
BEING A PORTION SECTION 33, TOWNSHIP 3 SOUTH, RANGE 25 EAST,
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

SHEET 3 OF 6 SHEETS
SEE SHEET 2 FOR GENERAL NOTES

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.



A PORTION OF SECTION 33,
TOWNSHIP 3 SOUTH, RANGE 25 EAST

CONSERVATION EASEMENT
(OFFICIAL RECORDS VOLUME
7892, PAGES 1330-1341)

A PORTION OF SECTION 33,
TOWNSHIP 3 SOUTH, RANGE 25 EAST

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C11	25.00'	34.27'	35.36'	N 10°57'11" E	90°00'00"
C12	25.00'	34.27'	35.36'	S 74°02'44" E	90°00'00"
C13	265.00'	15.45'	15.44'	N55°43'00" W	03°20'22"
C14	265.00'	12.51'	12.35'	N45°13'56" W	15°41'24"
C15	265.00'	14.58'	14.33'	N61°08'24" W	16°07'28"
C16	265.00'	26.11'	26.10'	N72°01'24" W	05°38'43"
C17	185.00'	24.06'	24.05'	S71°07'16" E	07°27'04"
C18	335.00'	12.51'	12.51'	N 35°07'00" W	02°08'23"
C19	335.00'	47.31'	47.27'	N 40°13'57" W	08°05'31"
C20	335.00'	47.31'	47.37'	N 48°14'57" W	08°06'24"
C21	335.00'	44.42'	44.81'	N 36°54'18" W	08°32'14"
C22	335.00'	51.03'	51.03'	N 65°17'24" W	08°44'04"
C23	335.00'	30.33'	30.33'	N 72°15'12" W	05°11'17"
C24	115.00'	22.08'	22.05'	S 64°20'47" E	11°00'08"
C25	115.00'	20.21'	20.18'	S 58°48'38" E	10°04'04"
C26	185.00'	43.47'	43.87'	S60°35'09" E	13°37'08"
C27	25.00'	39.10'	35.10'	N 81°30'54" E	84°04'34"
C28	475.00'	14.30'	14.30'	N 36°38'34" E	00°30'26"
C29	1025.00'	38.64'	38.64'	S 37°18'14" W	02°04'36"
C30	1025.00'	44.06'	44.06'	N 34°45'14" E	02°44'33"
C31	1025.00'	44.06'	44.06'	N 42°24'51" E	02°44'33"
C32	1025.00'	44.06'	44.06'	N 45°14'24" E	02°44'33"
C33	1025.00'	44.06'	44.06'	N 47°58'57" E	02°44'33"
C34	1025.00'	44.06'	44.06'	N 50°43'30" E	02°44'33"
C35	25.00'	42.81'	37.71'	S 04°43'25" E	48°06'17"
C36	475.00'	83.94'	83.91'	N 46°47'42" E	04°55'57"
C37	475.00'	120.71'	120.63'	N 52°48'24" E	07°08'36"
C38	475.00'	87.56'	87.53'	N 58°58'34" E	05°08'44"
C39	25.00'	36.25'	33.60'	S 76°16'24" E	84°27'10"
C40	45.00'	33.15'	32.41'	S 56°10'35" W	42°19'33"
C41	45.00'	33.43'	32.67'	N 81°32'56" W	42°33'53"
C42	45.00'	20.54'	20.41'	N 47°04'24" W	26°13'11"

LINE	DIRECTION	DISTANCE
L1	N 53°57'11" E	20.00'

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	300.00'	219.63'	111.57'	204.15'	N 54°26'50" W	40°48'02"
C2	150.00'	53.61'	27.10'	54.85'	N 64°18'42" W	21°04'17"
C3	1000.00'	558.91'	286.47'	531.61'	N 52°14'08" E	32°01'24"
C4	1000.00'	14.00'	37.02'	73.44'	S 38°20'38" W	04°14'24"
C5	1000.00'	412.65'	204.30'	404.73'	N 52°17'08" E	23°38'35"
C6	1000.00'	72.26'	36.15'	72.24'	N 66°10'38" E	04°08'24"

State Plane
Coordinate
N 2132568.2370
E 400508.8019

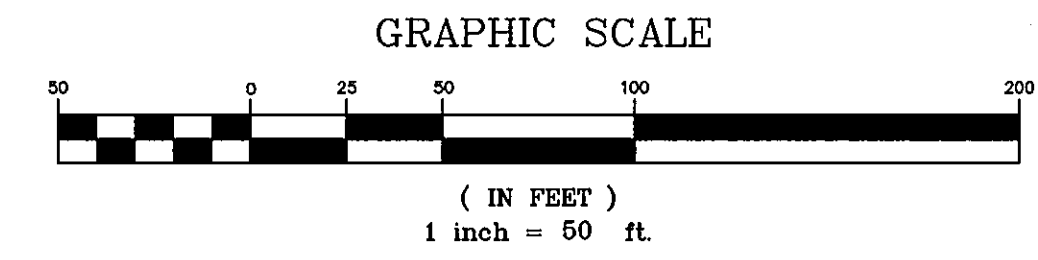
ARGYLE FOREST BOULEVARD
(200' Public Right of Way)
Official Records Volume 9817, Page 116

PREPARED BY:
RICHARD A. MILLER & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
8701 BEACH BLVD., SUITE #200
JACKSONVILLE, FLORIDA 32218
FAX (904) 721-5758
TELEPHONE (904) 721-1226

WATERMILL UNIT ONE-A

BEING A PORTION SECTION 33, TOWNSHIP 3 SOUTH, RANGE 25 EAST,
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 54 PAGE 22C
SHEET 4 OF 6 SHEETS
SEE SHEET 2 FOR GENERAL NOTES

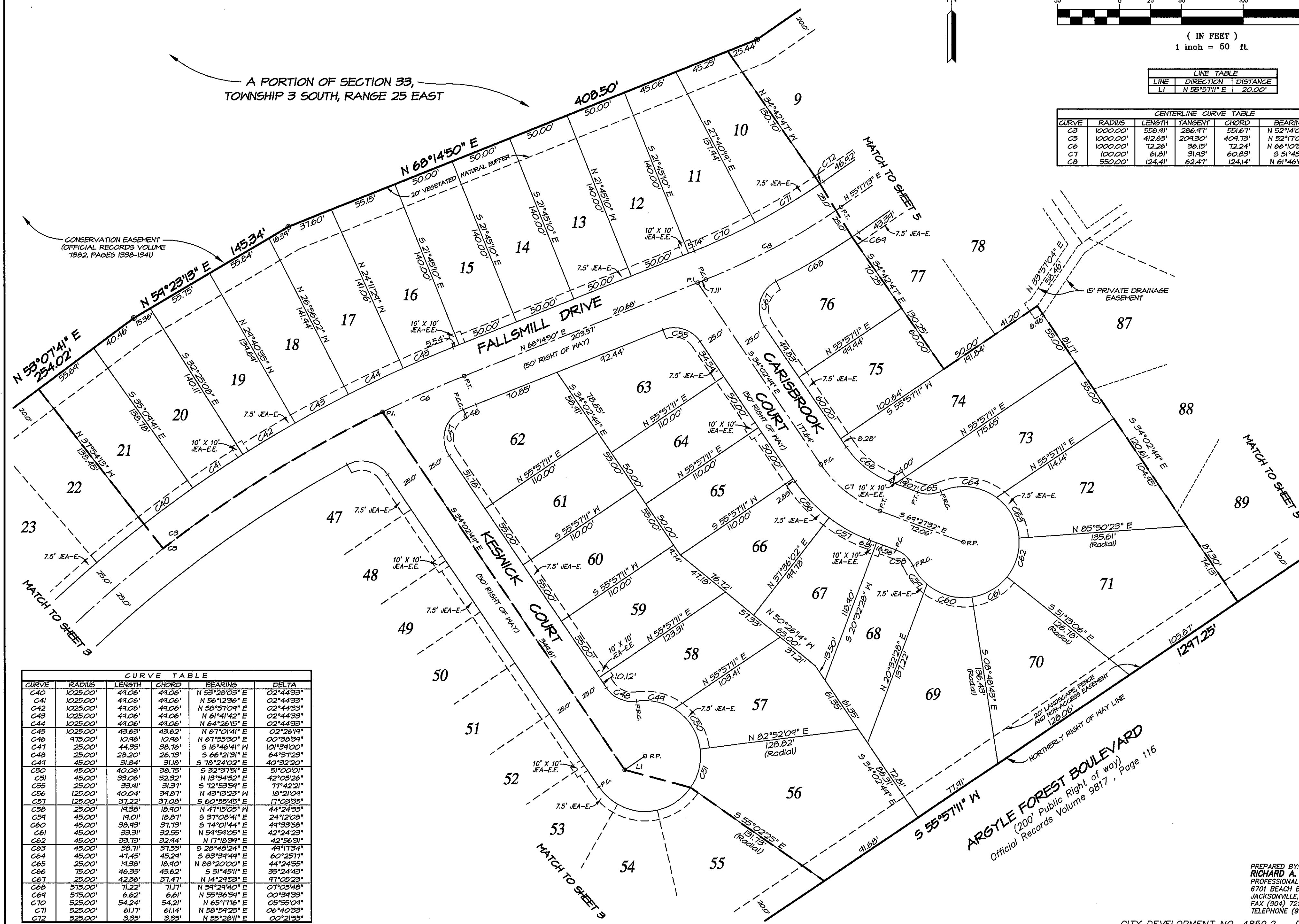


LINE TABLE

LINE	DIRECTION	DISTANCE
LI	N 55°57'11" E	20.00'

CENTERLINE CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C3	1000.00'	558.91'	286.47'	551.67'	N 52°14'08" E	32°01'24"
C5	1000.00'	412.65'	204.30'	404.15'	N 52°11'08" E	23°38'35"
C6	1000.00'	72.28'	36.15'	72.24'	N 66°10'38" E	04°08'24"
C7	100.00'	61.81'	31.43'	60.83'	S 51°45'11" E	35°24'43"
C8	550.00'	124.41'	62.47'	124.14'	N 61°46'01" E	12°37'37"



CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C40	1025.00'	49.06'	49.06'	N 53°28'03" E	02°44'33"
C41	1025.00'	49.06'	49.06'	N 56°12'36" E	02°44'33"
C42	1025.00'	49.06'	49.06'	N 58°57'09" E	02°44'33"
C43	1025.00'	49.06'	49.06'	N 61°41'42" E	02°44'33"
C44	1025.00'	49.06'	49.06'	N 64°26'15" E	02°44'33"
C45	1025.00'	43.63'	43.63'	N 67°10'48" E	02°44'33"
C46	475.00'	10.96'	10.96'	N 67°55'30" E	00°39'34"
C47	25.00'	44.35'	38.76'	S 16°46'41" W	101°39'00"
C48	25.00'	28.20'	26.73'	S 66°21'31" E	64°37'23"
C49	45.00'	31.84'	31.18'	S 78°24'02" E	40°32'20"
C50	45.00'	40.06'	38.75'	S 32°37'51" E	51°00'01"
C51	45.00'	33.06'	32.32'	N 13°54'52" E	42°05'26"
C52	25.00'	33.91'	31.37'	S 72°53'59" E	71°42'21"
C53	125.00'	40.04'	34.87'	N 43°13'23" W	18°21'04"
C54	125.00'	37.22'	37.08'	S 60°55'45" E	17°03'35"
C55	25.00'	14.38'	18.90'	N 47°15'05" W	44°24'55"
C56	45.00'	14.01'	18.87'	S 37°08'41" E	24°12'08"
C57	45.00'	38.43'	31.73'	S 74°01'44" E	41°33'58"
C58	45.00'	33.31'	32.55'	N 54°15'05" E	42°24'23"
C59	45.00'	33.73'	32.44'	N 17°18'34" E	42°56'31"
C60	45.00'	30.71'	37.53'	S 28°48'24" E	44°17'34"
C61	45.00'	47.45'	45.29'	S 83°34'49" E	60°25'17"
C62	25.00'	14.38'	18.90'	N 88°20'00" E	44°24'55"
C63	75.00'	46.35'	45.62'	S 51°45'11" E	35°24'43"
C64	25.00'	42.38'	37.47'	N 14°25'34" E	47°03'33"
C65	575.00'	71.22'	71.17'	N 34°24'40" E	07°05'48"
C66	575.00'	6.62'	6.61'	N 55°36'59" E	00°39'33"
C67	525.00'	54.24'	54.21'	N 65°17'16" E	05°55'09"
C68	525.00'	61.17'	61.14'	N 58°19'25" E	06°40'33"
C69	525.00'	3.35'	3.35'	N 55°28'11" E	00°21'55"

ARROYO FOREST BOULEVARD
(200' Public Right of Way)
Official Records Volume 9817, Page 116

PREPARED BY:
RICHARD A. MILLER & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
6701 BEACH BLVD., SUITE #200
JACKSONVILLE, FLORIDA 32216
FAX (904) 721-5758
TELEPHONE (904) 721-1226

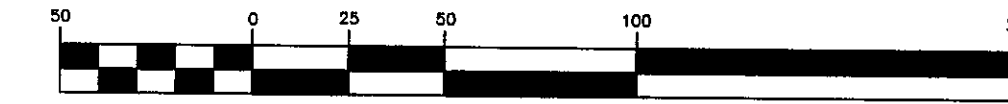
WATERMILL UNIT ONE-A

BEING A PORTION SECTION 33, TOWNSHIP 3 SOUTH, RANGE 25 EAST,
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK **54** PAGE **22D**

SHEET 5 OF 6 SHEETS
SEE SHEET 2 FOR GENERAL NOTES

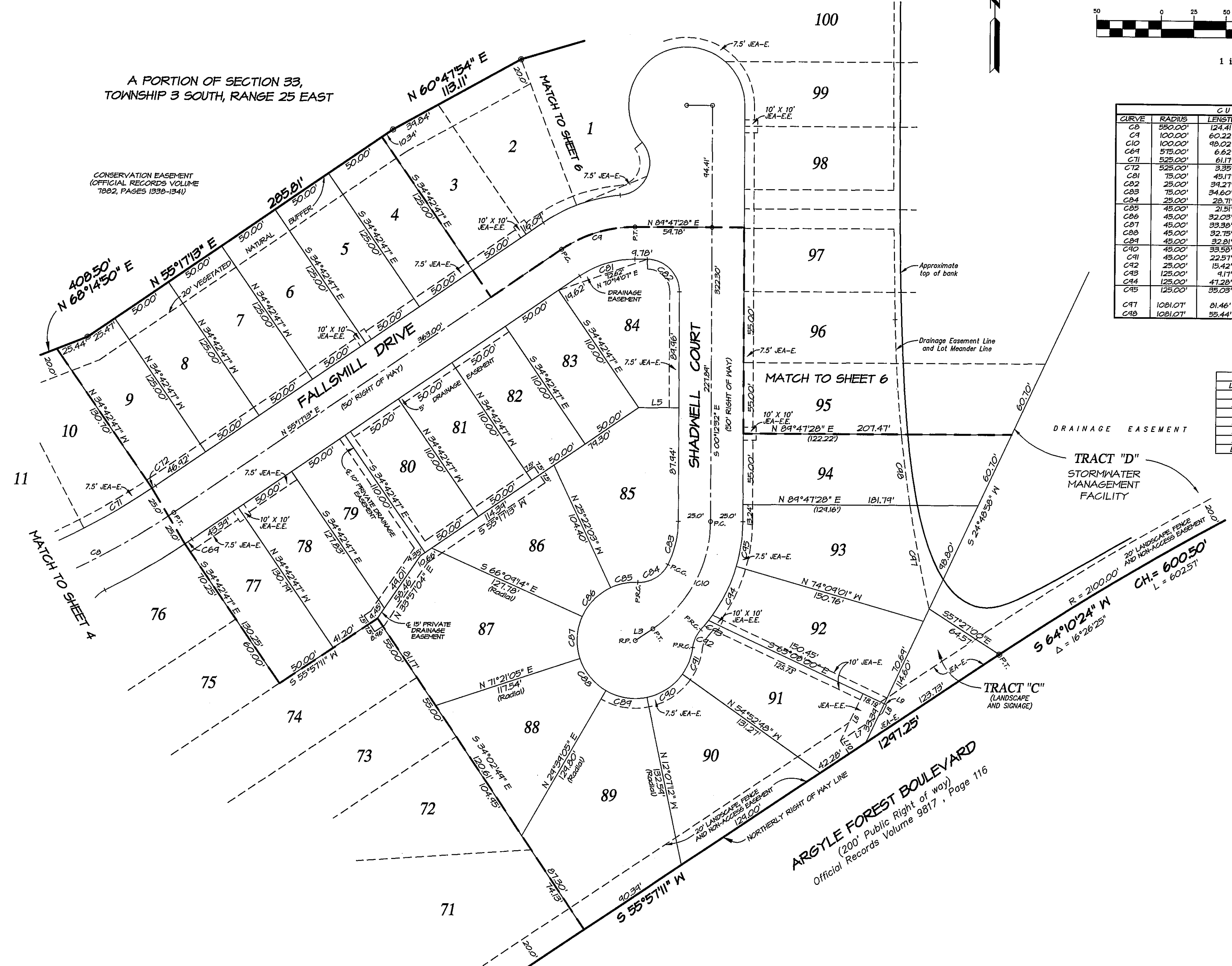
GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

A PORTION OF SECTION 33,
TOWNSHIP 3 SOUTH, RANGE 25 EAST

CONSERVATION EASEMENT
(OFFICIAL RECORDS VOLUME
1882, PAGES 1338-1341)



CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C8	550.00'	124.41'	124.14'	N 61°46'01" E	12°57'31"
C9	100.00'	60.22'	54.32'	N 72°32'20" E	34°30'15"
C10	100.00'	98.02'	94.14'	N 27°52'14" E	56°09'43"
C69	575.00'	6.62'	6.61'	N 55°56'54" E	00°39'33"
C71	525.00'	6.17'	6.14'	N 58°59'25" E	06°40'33"
C72	525.00'	3.35'	3.35'	N 55°23'11" E	00°21'55"
C81	75.00'	45.17'	44.44'	N 72°32'20" E	34°30'15"
C82	25.00'	39.27'	35.36'	N 45°12'32" W	90°00'00"
C83	75.00'	34.60'	34.24'	N 13°00'21" E	26°25'58"
C84	25.00'	28.71'	27.16'	S 54°07'24" W	65°47'56"
C85	45.00'	21.51'	21.51'	S 78°19'40" W	27°23'25"
C86	45.00'	32.03'	31.36'	S 44°14'21" W	40°47'12"
C87	45.00'	33.39'	32.62'	N 02°35'55" E	42°29'41"
C88	45.00'	32.75'	32.03'	S 34°29'55" E	41°42'00"
C89	45.00'	32.81'	32.01'	S 81°14'03" E	41°46'11"
C90	45.00'	33.58'	32.81'	N 56°30'00" E	42°45'36"
C91	45.00'	22.57'	22.33'	N 20°45'13" E	28°43'54"
C92	25.00'	15.42'	15.18'	N 24°03'26" E	35°20'24"
C93	125.00'	4.17'	4.17'	S 34°51'28" W	04°12'18"
C94	125.00'	47.28'	47.00'	S 26°41'04" W	21°40'20"
C95	125.00'	35.03'	34.92'	N 07°44'13" E	16°03'51"
C97	1081.07'	81.46'	81.44'	S 11°01'48" E	04°19'02"
C98	1081.07'	55.44'	55.44'	S 07°24'08" E	02°56'18"

LINE	BEARING	LENGTH
L3	S55°57'11" W	16.42'
L5	S84°47'28" W	31.12'
L6	S24°54'00" W	40.42'
L7	S55°57'11" W	38.77'
L8	S24°54'00" W	1.20'
L9	S65°06'02" E	1.81'
L10	N84°02'44" W	12.00'

ARGYLE FOREST BOULEVARD
(200' Public Right of Way)
Official Records Volume 9817, Page 116

PREPARED BY:
RICHARD A. MILLER & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
6701 BEACH BLVD., SUITE #200
JACKSONVILLE, FLORIDA 32216
FAX (904) 721-5758
TELEPHONE (904) 721-1226

WATERMILL UNIT ONE-A

BEING A PORTION SECTION 33, TOWNSHIP 3 SOUTH, RANGE 25 EAST,
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK **54** PAGE **22E**

SHEET 6 OF 6 SHEETS
SEE SHEET 2 FOR GENERAL NOTES

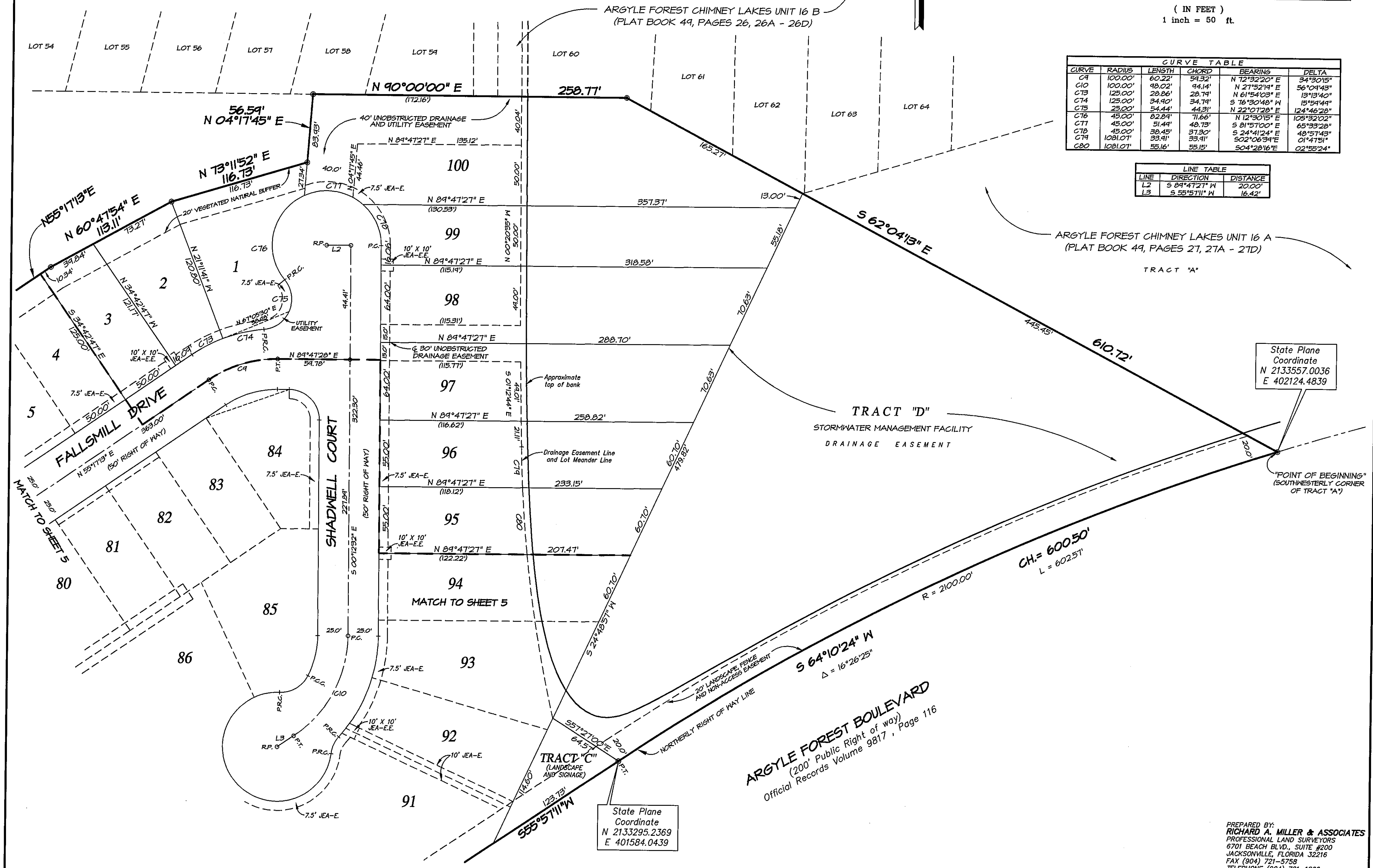
GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C4	100.00'	60.22'	54.32'	N 72°32'20" E	34°30'15"
C10	100.00'	98.02'	94.14'	N 27°52'19" E	56°09'43"
C13	125.00'	29.86'	28.79'	N 61°54'03" E	13°13'40"
C14	125.00'	34.90'	34.79'	S 76°30'48" W	15°59'44"
C15	25.00'	54.44'	44.31'	N 22°01'28" E	124°46'28"
C16	45.00'	82.89'	71.66'	N 12°30'15" E	105°32'02"
C17	45.00'	51.49'	48.73'	S 81°57'00" E	65°33'28"
C18	45.00'	38.45'	37.30'	S 24°41'24" E	48°57'43"
C19	1081.01'	33.41'	33.41'	S 02°06'34" E	01°47'51"
C20	1081.01'	55.16'	55.16'	S 04°28'16" E	02°55'24"

LINE TABLE		
LINE	DIRECTION	DISTANCE
L2	S 89°47'27" W	20.00'
L3	S 55°57'11" W	16.42'



State Plane
Coordinate
N 2133557.0036
E 402124.4839

"POINT OF BEGINNING"
(SOUTHWESTERLY CORNER
OF TRACT 'A')

State Plane
Coordinate
N 2133295.2369
E 401584.0439

ARGYLE FOREST BOULEVARD
(200' Public Right of way)
Official Records Volume 9817, Page 116

PREPARED BY:
RICHARD A. MILLER & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
6701 BEACH BLVD., SUITE #200
JACKSONVILLE, FLORIDA 32216
FAX (904) 721-5758
TELEPHONE (904) 721-1226