

WATERMILL UNIT FIVE

Being a replat of a portion of Tracts 12, 13, 14 and 16, Block 1, Jacksonville Heights, Section 32, Township 3 South, Range 25 East, as recorded in Plat Book 5, Page 93 of the Current Public Records of the City of Jacksonville, Duval County, Florida, TOGETHER WITH a portion of the Southeast 1/4 of said Section 32, Township 3 South, Range 25 East.

PLAT BOOK 55 PAGE 88

SHEET 1 OF 5 SHEETS
SEE SHEET 2 FOR NOTES

CAPTION

A portion of Tracts 12, 13, 14 and 16, Block 1, Jacksonville Heights, Section 32, Township 3 South, Range 25 East, as recorded in Plat Book 5, Page 93 of the Current Public Records of Duval County, Florida, together with a portion of the Southeast 1/4 of said Section 32, Township 3 South, Range 25 East, being more particularly described as follows: BEGIN at the Southwesterly corner of Tract A-4, as shown on the plat of Watermill Unit Four, as recorded in Plat Book 55, Pages 49, 49A, 49B, 49C and 49D of said Current Public Records; thence North 80°19'49" West, along the Northerly right of way line of Argyle Forest Boulevard (a 200 foot right of way, as per Official Records Volume 9817, Page 116 of said Current Public Records) a distance of 1,145.35 feet; thence North 29°58'11" East, 142.26 feet; thence North 22°38'32" East, 119.75 feet; thence North 33°04'08" East, 79.28 feet; thence North 41°29'48" East, 99.44 feet; thence North 20°42'46" East, 84.12 feet; thence North 01°30'43" West, 92.36 feet; thence North 50°58'02" East, 91.46 feet; thence North 00°38'55" East, 109.10 feet; thence North 39°23'30" East, 85.50 feet; thence North 20°01'03" East, 63.13 feet; thence North 04°51'46" East, 58.62 feet; thence North 02°55'22" East, 94.62 feet to the Southwesterly corner of Lot 17 of said Watermill Unit Four; thence Easterly and Southerly along the Southerly and Westerly boundary line of said Watermill Unit Four, run the following 14 courses and distances: Course No. 1: South 70°25'33" East, 151.93 feet; Course No. 2: South 71°41'15" East, 52.21 feet to a point on a curve concave Easterly, having a radius of 325.00 feet; Course No. 3: thence Southerly along the arc of said curve, a distance of 87.58 feet, said arc being subtended by a chord bearing and distance of South 13°34'53" West, 87.32 feet to a point of reverse curvature of a curve concave Westerly, having a radius of 1,025.00 feet; Course No. 4: thence Southerly along the arc of said curve, a distance of 34.66 feet, said arc being subtended by a chord bearing and distance of South 06°49'48" West, 34.66 feet; Course No. 5: South 80°19'49" East, 381.85 feet; Course No. 6: South 44°05'45" East, 88.69 feet; Course No. 7: South 29°31'43" East, 148.25 feet; Course No. 8: South 12°35'27" East, 428.16 feet to a point on a curve concave Southeasterly, having a radius of 90.00 feet; Course No. 9: thence Southwesterly along the arc of said curve, a distance of 7.48 feet, said arc being subtended by a chord bearing and distance of South 44°30'29" West, 7.48 feet to a point of reverse curvature of a curve concave Northerly, having a radius of 50.00 feet; Course No. 10: thence Westerly along the arc of said curve, a distance of 50.27 feet, said arc being subtended by a chord bearing and distance of South 70°55'46" West, 48.18 feet; Course No. 11: South 09°43'59" West, 50.00 feet to a point on a curve concave Southerly, having a radius of 50.00 feet; Course No. 12: thence Easterly along the arc of said curve, a distance of 50.27 feet, said arc being subtended by a chord bearing and distance of South 51°27'47" East, 48.18 feet to a point of reverse curvature of a curve concave Northeasterly, having a radius of 90.00 feet; Course No. 13: thence Southeasterly along the arc of said curve, a distance of 7.21 feet, said arc being subtended by a chord bearing and distance of South 24°57'20" East, 7.21 feet; Course No. 14: thence South 09°40'11" West, 217.93 feet to the POINT OF BEGINNING.

Containing 19.430 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 FIVE, having caused the same to be surveyed and subdivided, that AmSouth Bank, is the holder of mortgage 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 (Except Private Drainage Easements) are hereby irrevocably and without reservation dedicated to the City of Jacksonville, its successors and assigns. Tract "A5" (Landscape and Signage) and Tract "B5" (Landscape Buffer) are hereby irrevocably and without reservation dedicated to Watermill Master Association, Inc., a Florida Corporation, its successors and assigns.

WaterMill, L.L.C., does hereby reserve unto itself and its assigns, an easement for landscaping, fencing and construction of signs over Tract "A5", and an easement over drainage easements shown on this plat, the maintenance responsibilities of which shall be those of WaterMill Master Association, Inc.

WaterMill, L.L.C., does hereby reserve unto itself and its assigns, ingress and egress easements over all lands designated as unobstructed drainage easements shown on this plat, the maintenance responsibilities of which shall be those of the abutting owners, their successors and assigns.

Those easements designated as "JEA-E.E." are hereby irrevocably dedicated to JEA, its successors and assigns, for its exclusive use in conjunction with its underground electrical system.

Those easements designated as "JEA-E." are hereby irrevocably dedicated to JEA, its successors and assigns, for its non-exclusive use in conjunction with its underground electrical system; provided however, that no parallel utilities may be installed within said easements.

In witness whereof, WaterMill, L.L.C., a limited liability company, has caused these presents to be executed by its Managing Member with the Company Seal affixed this 5th day of March A.D., 2003.

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

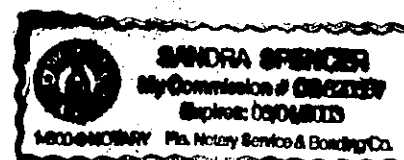
Witness: Theresa A. White
Print Name: Theresa A. White
Witness: George G. Goodhue
Print Name: George G. Goodhue

The Wood Development Company of Jacksonville, Inc.,
its Managing Member
By: James Ricky Wood
James Ricky Wood, President
and Authorized Representative

STATE OF FLORIDA COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 5th day of March A.D., 2003 by James Ricky Wood, President and Authorized Representative of The Wood Development Company of Jacksonville, Inc., 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: Sandra Spencer
My Commission Expires: 6/4/2003
My Commission Number: CC820587



Approved 3/7/03
Date
John P. Pappas
City Engineer
for Director of Public Works
Approved 3/11/03
Date
Wen Rooney
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: Lynn Westbrook
Lynn Westbrook
Director of Public Works
Date: 3/12/2003

CLERK'S CERTIFICATE # 2003 077605

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 55, Pages 88-88D of the current Public Records of Duval County, Florida, this 13th day of March A.D., 2003.

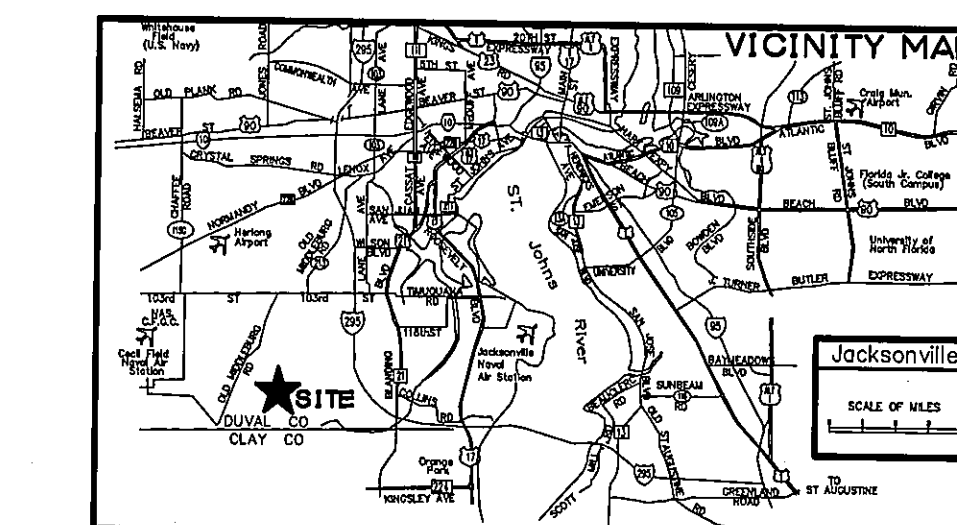
By: Jim Fuller
Jim Fuller
Clerk of the Circuit Court

By: [Signature]
Deputy Clerk

PLAT CONFORMITY REVIEW

This Plat has been reviewed and found in compliance with Part 1, Chapter 177, Florida Statutes, this 7th day of March 2003.

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 61G-17.003 F. A. C. and Section 654.110 Ordinance Code of the City of Jacksonville.

Signed and Sealed this 7th day of March A.D., 2003.

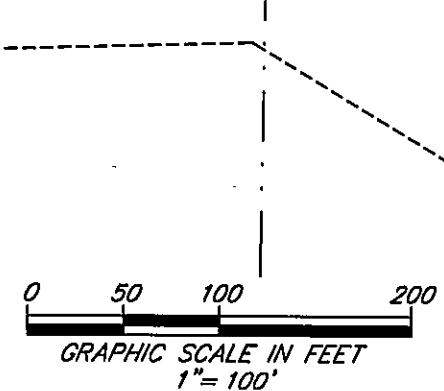
Richard A. Miller
Richard A. Miller
Florida Registered Land Surveyor
and Mapper Certificate No. 3848
L.B. NO. 5189

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

PSD NO. 2001-022
CITY DEVELOPMENT NO. 4859.20

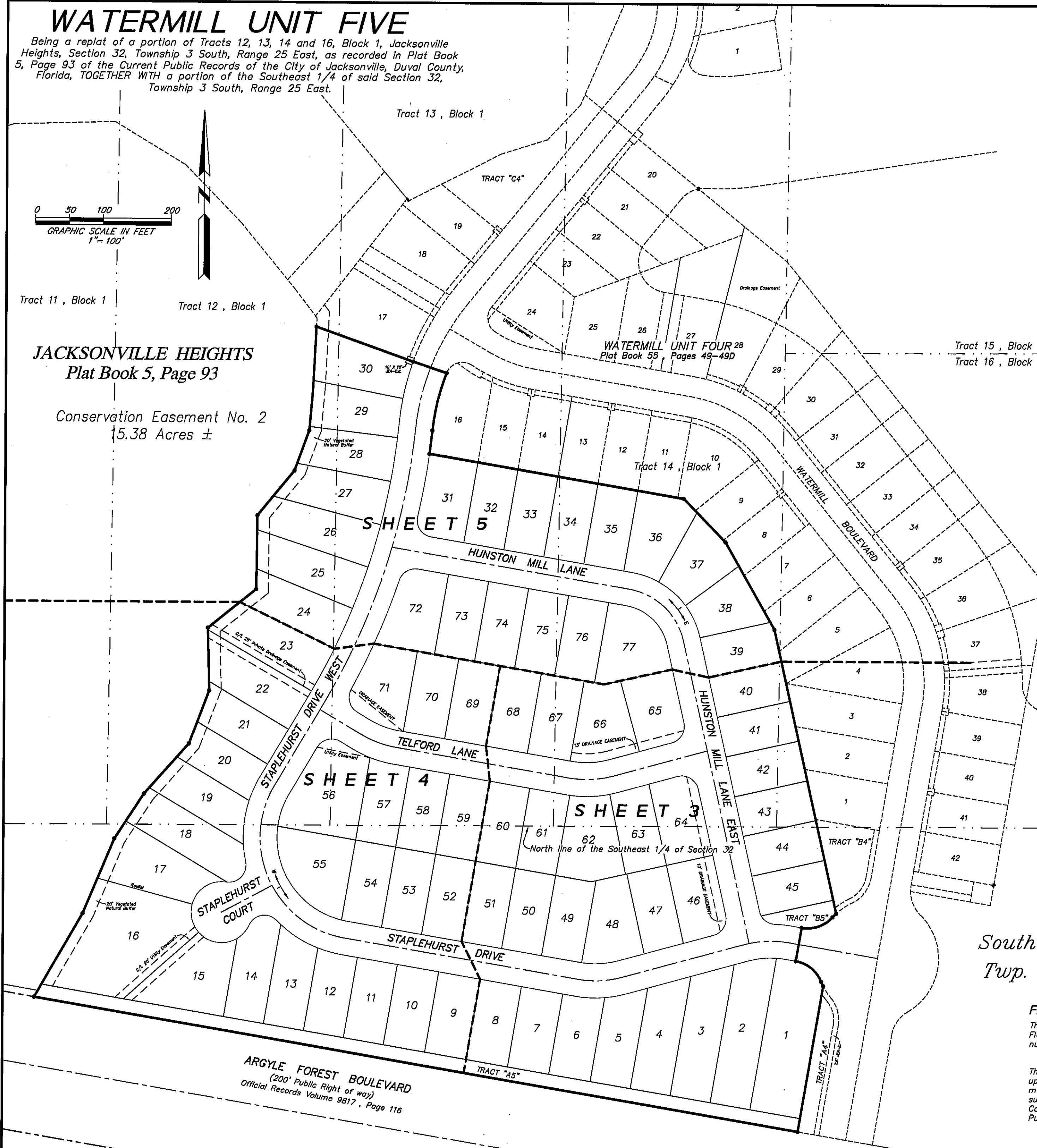
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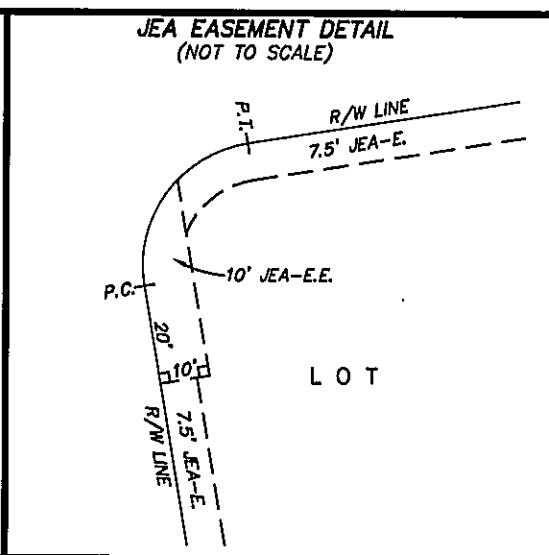
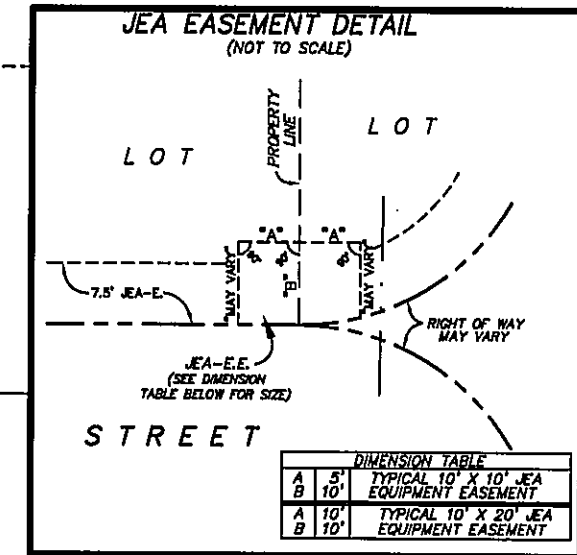
JACKSONVILLE HEIGHTS
Plat Book 5, Page 93

Conservation Easement No. 2
15.38 Acres ±



NOTES :

- 1) ● Denotes Permanent Reference Monument Set P.L.S. No. 3848.
- 2) ● Denotes Permanent Control Point
- 3) Bearings based State Plane Grid East Zone.
- 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) Lots fronting on two (2) streets may have vehicular access from one (1) street only.
- 8) 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.
- 9) 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.



LEGEND

- P.C. Point of Curvature
- P.T. Point of Tangency
- P.R.C. Point of Reverse Curvature
- P.C.C. Point of Compound Curvature
- P.I. Point of Intersection
- CA Central Angle
- R Radius
- L Arc
- CB Chord Bearing
- CH Chord Distance
- C1 Tabulated Curve Data
- L1 Tabulated Line Data
- C/L Centerline
- TOB Top of Bank

Southeast 1/4 of Section 32
Twp. 3 So., Rng. 25 East

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 0150, suffix E, dated August 15, 1989.

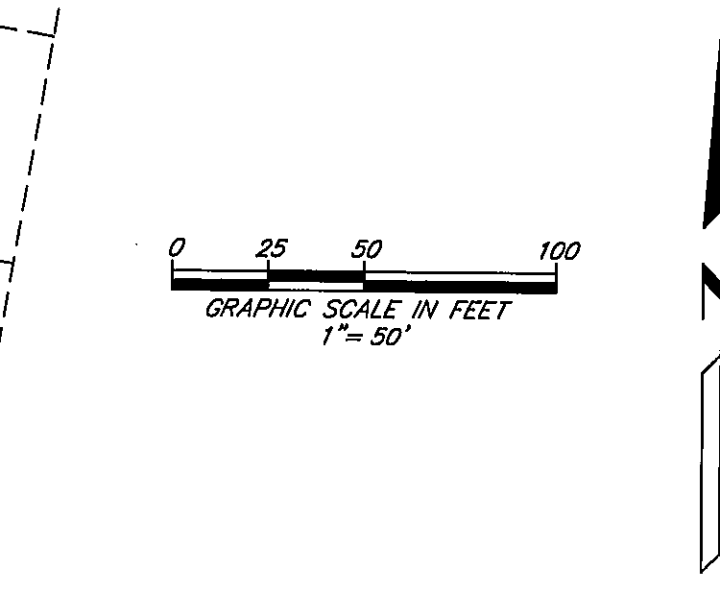
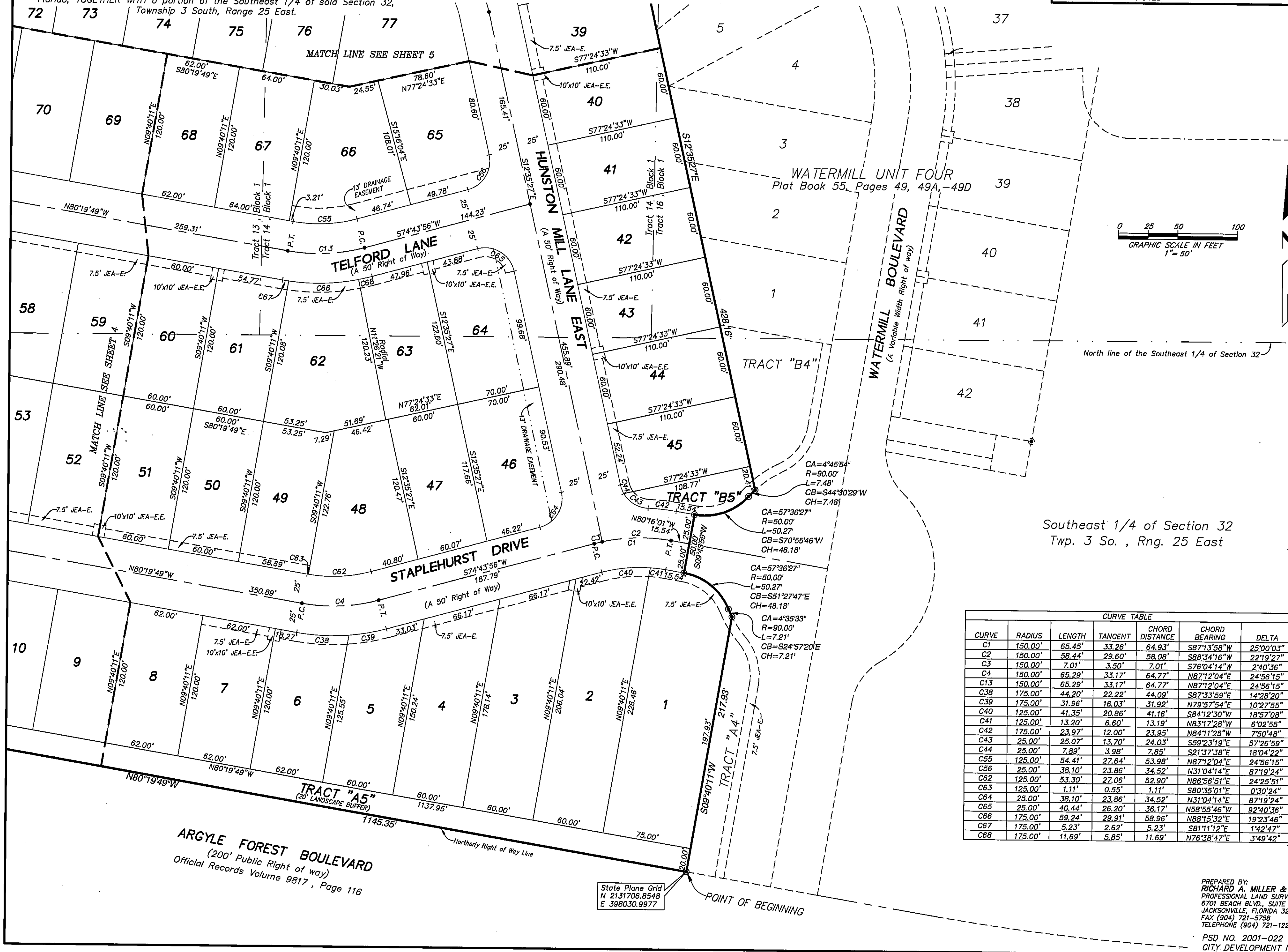
The FIRM information delineated on this plat is valid only for dates up to and including the effective recording date of this plat. There may have been subsequent revisions after this date that will supersede said information. Inquiries for this should be made to the Community's Floodplain Management Repository, Department of Public Works, City of Jacksonville.

PREPARED BY:
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PSD NO. 2001-022
CITY DEVELOPMENT NO. 4859.20

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Southeast 1/4 of Section 32
Twp. 3 So., Rng. 25 East

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD DISTANCE	CHORD BEARING	DELTA
C1	150.00'	65.45'	33.26'	64.93'	S87°13'58"W	25°00'03"
C2	150.00'	58.44'	29.60'	58.08'	S88°34'16"W	22°19'27"
C3	150.00'	7.01'	3.50'	7.01'	S78°04'14"W	2°40'36"
C4	150.00'	65.29'	33.17'	64.77'	N87°12'04"E	24°56'15"
C13	150.00'	65.29'	33.17'	64.77'	N87°12'04"E	24°56'15"
C38	175.00'	44.20'	22.22'	44.09'	S87°33'59"E	14°28'20"
C39	175.00'	31.96'	16.03'	31.92'	N79°57'54"E	10°27'55"
C40	125.00'	41.35'	20.86'	41.16'	S84°12'30"W	18°57'08"
C41	125.00'	13.20'	6.60'	13.19'	N83°17'28"W	6°02'55"
C42	175.00'	23.97'	12.00'	23.95'	N84°11'25"W	7°50'48"
C43	25.00'	25.07'	13.70'	24.03'	S59°23'19"E	57°26'59"
C44	25.00'	7.89'	3.98'	7.85'	S21°37'38"E	18°04'22"
C55	125.00'	54.41'	27.64'	53.98'	N87°12'04"E	24°56'15"
C56	25.00'	38.10'	23.86'	34.52'	N31°04'14"E	87°19'24"
C62	125.00'	53.30'	27.06'	52.90'	N86°56'51"E	24°56'15"
C63	125.00'	1.11'	0.55'	1.11'	S80°35'01"E	0°30'24"
C64	25.00'	38.10'	23.86'	34.52'	N31°04'14"E	87°19'24"
C65	25.00'	40.44'	26.20'	36.17'	N58°55'46"W	92°40'36"
C66	175.00'	59.24'	29.91'	58.96'	N88°15'32"E	19°23'46"
C67	175.00'	5.23'	2.62'	5.23'	S81°11'12"E	1°42'47"
C68	175.00'	11.69'	5.85'	11.69'	N76°38'47"E	3°49'42"

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

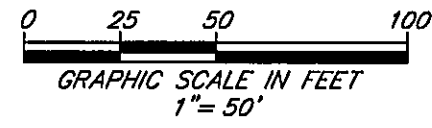
State Plane Grid
N 2131706.8548
E 398030.9977

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PLAT BOOK 55 PAGE 88C
SHEET 4 OF 5 SHEETS
SEE SHEET 2 FOR NOTES



JACKSONVILLE HEIGHTS
Plat Book 5, Page 93

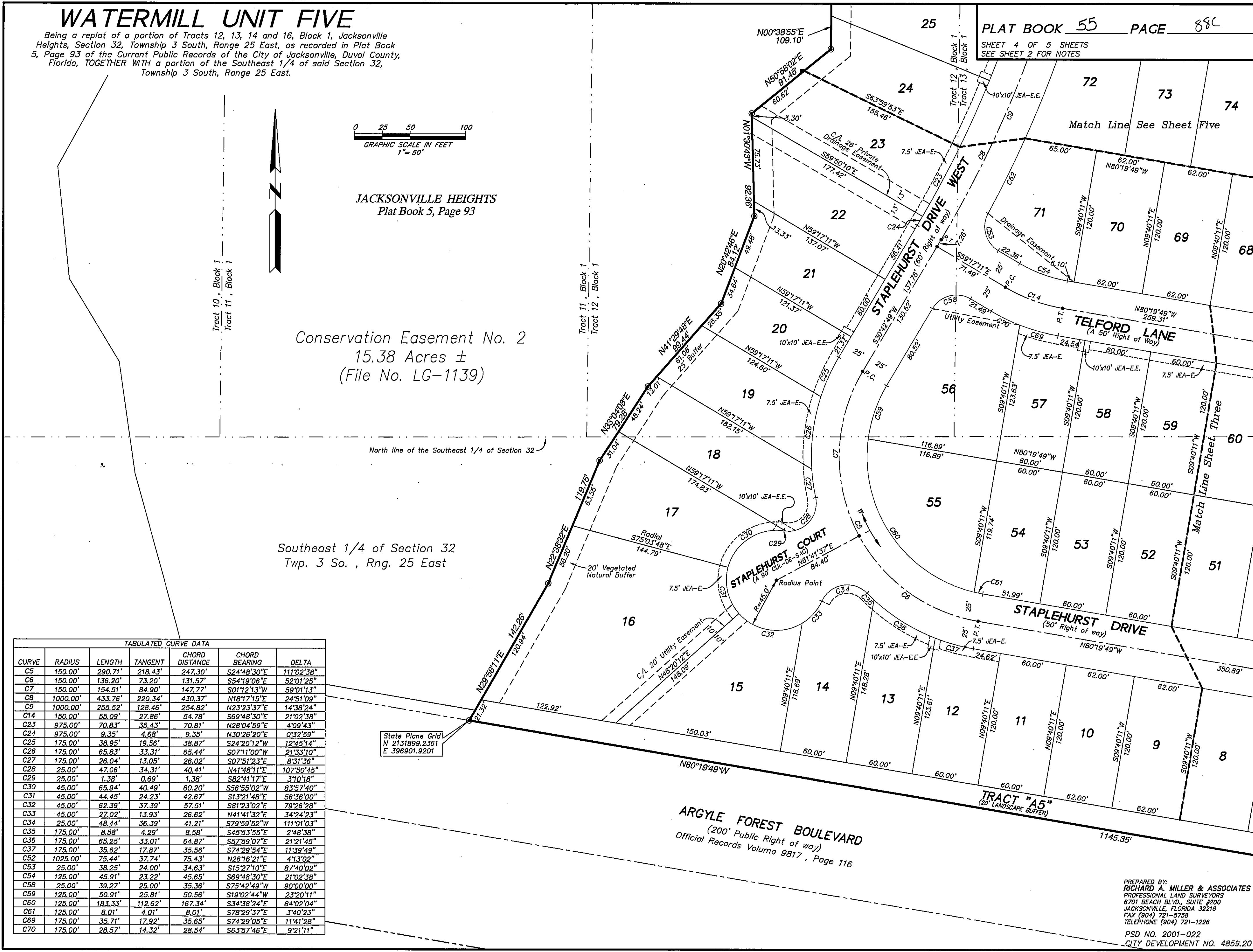
Conservation Easement No. 2
15.38 Acres ±
(File No. LG-1139)

North line of the Southeast 1/4 of Section 32

Southeast 1/4 of Section 32
Twp. 3 So., Rng. 25 East

TABULATED CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	CHORD DISTANCE	CHORD BEARING	DELTA
C5	150.00'	290.71'	218.43'	247.30'	S24°48'30"E	111°02'38"
C6	150.00'	136.20'	73.20'	131.57'	S54°19'08"E	52°01'25"
C7	150.00'	154.51'	84.90'	147.77'	S01°12'13"W	59°01'13"
C8	1000.00'	433.76'	220.34'	430.37'	N18°17'15"E	24°51'09"
C9	1000.00'	255.52'	128.46'	254.82'	N23°23'37"E	14°38'24"
C14	150.00'	55.09'	27.86'	54.78'	S69°48'30"E	21°02'38"
C23	975.00'	70.83'	35.43'	70.81'	N28°04'59"E	4°08'43"
C24	975.00'	9.35'	4.68'	9.35'	N30°26'20"E	0°32'59"
C25	175.00'	38.95'	19.56'	38.87'	S24°20'12"W	12°45'14"
C26	175.00'	65.83'	33.31'	65.44'	S07°11'00"W	21°33'10"
C27	175.00'	26.04'	13.05'	26.02'	S07°51'23"E	8°31'36"
C28	25.00'	47.06'	34.31'	40.41'	N41°48'11"E	107°50'45"
C29	25.00'	1.38'	0.69'	1.38'	S82°41'17"E	3°10'18"
C30	45.00'	65.94'	40.49'	60.20'	S56°55'02"W	83°57'40"
C31	45.00'	44.45'	24.23'	42.67'	S13°21'48"E	56°36'00"
C32	45.00'	62.39'	37.39'	57.51'	S81°23'02"E	79°26'28"
C33	45.00'	27.02'	13.93'	26.62'	N41°41'32"E	34°24'23"
C34	25.00'	48.44'	36.39'	41.21'	S79°59'52"W	111°01'03"
C35	175.00'	8.58'	4.29'	8.58'	S45°53'55"E	2°48'38"
C36	175.00'	65.25'	33.01'	64.87'	S57°59'07"E	21°21'45"
C37	175.00'	35.62'	17.87'	35.56'	S74°29'54"E	11°39'49"
C52	1025.00'	75.44'	37.74'	75.43'	N26°16'21"E	4°13'02"
C53	25.00'	38.25'	24.00'	34.63'	S15°27'10"E	87°40'02"
C54	125.00'	45.91'	23.22'	45.65'	S69°48'30"E	21°02'38"
C58	25.00'	39.27'	25.00'	35.36'	S75°42'49"W	90°00'00"
C59	125.00'	50.91'	25.81'	50.56'	S19°02'44"W	23°20'11"
C60	125.00'	183.33'	112.62'	167.34'	S34°38'24"E	84°02'04"
C61	125.00'	8.01'	4.01'	8.01'	S78°29'37"E	3°40'23"
C69	175.00'	35.71'	17.92'	35.65'	S74°29'05"E	11°41'28"
C70	175.00'	28.57'	14.32'	28.54'	S63°57'46"E	9°21'11"

State Plane Grid
N 2131899.2361
E 396901.9201



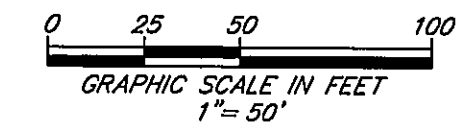
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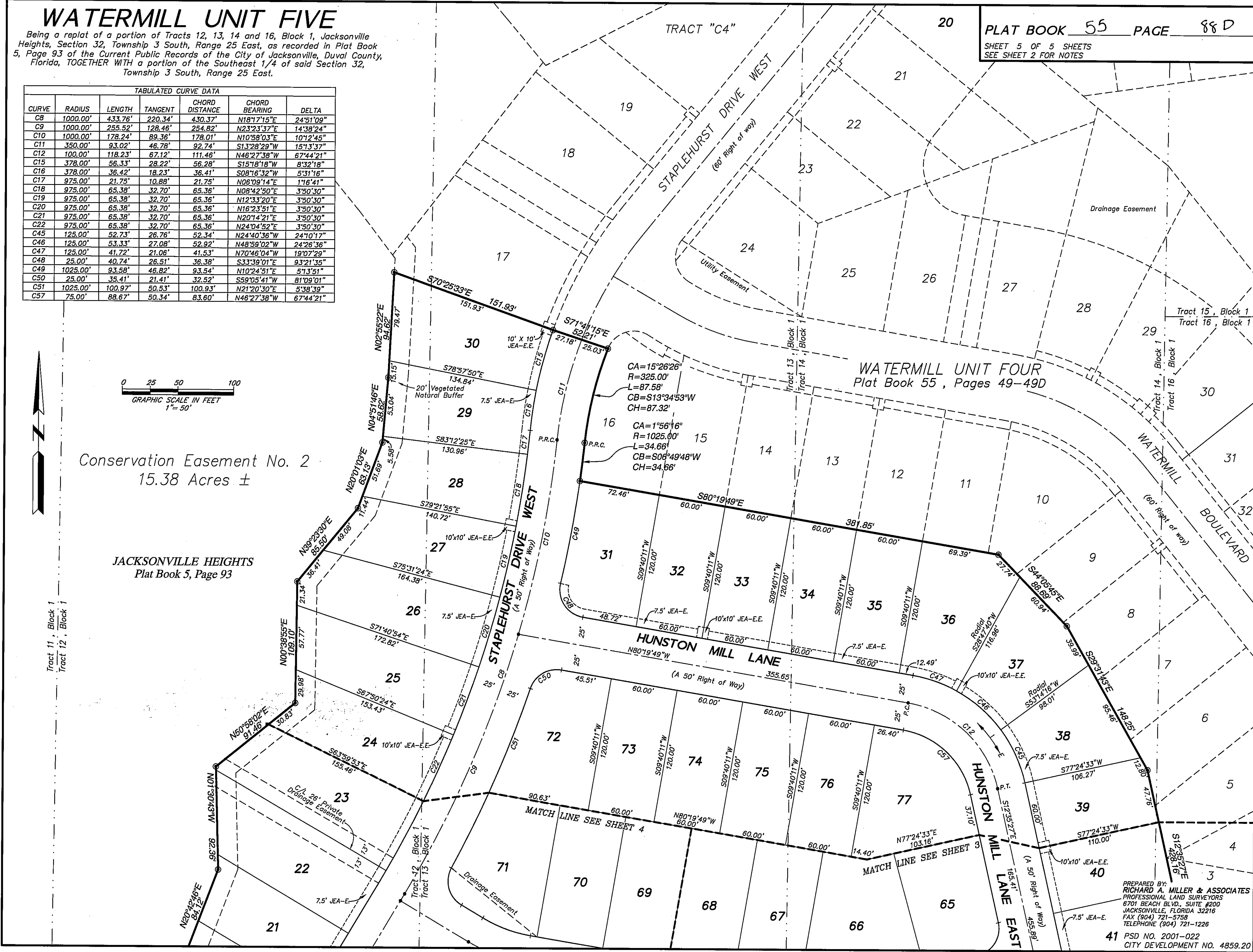
PLAT BOOK 55 PAGE 88 D
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C9	1000.00'	255.52'	128.46'	254.82'	N23°23'37"E	14°38'24"
C10	1000.00'	178.24'	89.36'	178.01'	N10°58'03"E	10°12'45"
C11	350.00'	93.02'	46.78'	92.74'	S13°28'29"W	15°13'37"
C12	100.00'	118.23'	67.12'	111.46'	N46°27'38"W	67°44'21"
C15	378.00'	56.33'	28.22'	56.28'	S15°18'18"W	8°32'18"
C16	378.00'	36.42'	18.23'	36.41'	S08°16'32"W	5°31'16"
C17	975.00'	21.75'	10.88'	21.75'	N06°09'14"E	1°16'41"
C18	975.00'	65.38'	32.70'	65.36'	N08°42'50"E	3°50'30"
C19	975.00'	65.38'	32.70'	65.36'	N12°33'20"E	3°50'30"
C20	975.00'	65.38'	32.70'	65.36'	N16°23'51"E	3°50'30"
C21	975.00'	65.38'	32.70'	65.36'	N20°14'21"E	3°50'30"
C22	975.00'	65.38'	32.70'	65.36'	N24°04'52"E	3°50'30"
C45	125.00'	52.73'	26.76'	52.34'	N24°40'36"W	24°10'17"
C46	125.00'	53.33'	27.08'	52.92'	N48°59'02"W	24°26'36"
C47	125.00'	41.72'	21.06'	41.53'	N70°46'04"W	19°07'29"
C48	25.00'	40.74'	26.51'	36.38'	S33°39'01"E	93°21'35"
C49	1025.00'	93.58'	46.82'	93.54'	N10°24'51"E	5°13'51"
C50	25.00'	35.41'	21.41'	32.52'	S59°05'41"W	81°09'01"
C51	1025.00'	100.97'	50.53'	100.93'	N21°20'30"E	5°38'39"
C57	75.00'	88.67'	50.34'	83.60'	N46°27'38"W	67°44'21"



Conservation Easement No. 2
15.38 Acres ±

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