

# WATERMILL UNIT EIGHT

Being a replat of a portion of Tracts 1, and 2, Block 1, Section 32, Township 3 South, Range 25 East, Jacksonville Heights, 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 Northwest 1/4 of Section 33, of said Township 3 South, Range 25 East.

### CAPTION

A portion of Tracts 1 and 2, 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 Northwest 1/4 of Section 33, Township 3 South, Range 25 East, all being more particularly described as follows: BEGIN at the Northeast corner of Lot 53, 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 North 00°11'46" West, 475.33 feet to a point lying 20 feet Southerly of as measured at right angles to the Southerly right of way line of Collins Road (as now presently established) and 60 feet Southerly of as measured at right angles to the Northerly line of said Section 32; thence North 89°43'23" East, parallel to said Southerly right of way line and to said Northerly line of Section 32, a distance of 715.24 feet; thence North 89°29'55" East, parallel to and 20 feet Southerly of as measured at right angles to said Southerly right of way line of Collins Road and 60 feet Southerly at right angles to the Northerly line of said Section 33, a distance of 154.76 feet; thence South 00°11'46" East, 314.04 feet; thence South 55°17'57" East, 69.35 feet; thence South 86°33'50" East, 186.11 feet; thence South 63°42'39" East, 88.50 feet; thence South 11°16'46" East, 82.01 feet; thence South 26°17'21" West, 11.83 feet; thence South 63°42'39" East, 160.00 feet; thence South 26°17'21" West, 11.83 feet; thence South 63°42'39" East, 150.00 feet; thence South 26°17'21" West, 430.00 feet to the Northeast corner of Lot 24, as shown on the plat of Watermill Unit Six, as recorded in Plat Book 55, Pages 89, 89A, 89B, and 89C of said Current Public Records; thence North 63°42'39" West, along the Northerly boundary line of said last mentioned plat, 150.00 feet, thence North 67°20'04" West, along last said line, 50.10 feet; thence North 63°42'39" West, along last said line, 115.02 feet to a point lying on the Southeastly line of Lot 29, of said Watermill Unit Seven, said point also lying on the Southeastly boundary line of said last mentioned plat; thence Northerly and Westerly along said boundary line and along the Northerly boundary line of said last mentioned plat, run the following seven (7) courses and distances: Course No. 1: North 26°17'21" East, 60.00 feet; Course No. 2: North 04°36'17" West, 107.08 feet; Course No. 3: South 89°48'14" West, 820.23 feet; Course No. 4: North 70°53'52" West, 60.54 feet; Course No. 5: North 53°15'08" West, 87.74 feet; Course No. 6: North 31°41'22" West, 93.64 feet; Course No. 7: North 00°11'46" West, 144.98 feet to the POINT OF BEGINNING.

Containing 21.1402 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 EIGHT, 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 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 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 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 effect 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 EIGHT. This indemnification shall run with the land and the assigns of the owner and shall be subject to it.

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 6th day of OCTOBER, A.D., 2003.

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

Witness: Patrick Wallace  
Print Name: PATRICK WALLACE

The Wood Development Company of Jacksonville, Inc.,  
its Managing Member

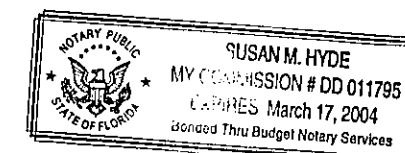
Witness: Timothy D. Strickland  
Print Name: TIMOTHY D. STRICKLAND

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 6th day of OCTOBER, 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.

By: Susan M. Hyde  
Notary Public, State of Florida  
Type of print name: Susan M. Hyde  
My Commission Expires: 3-17-2004  
My Commission Number: DD011795



### AMSOUTH BANK

Witness: Patrick Wallace  
Print Name: PATRICK WALLACE

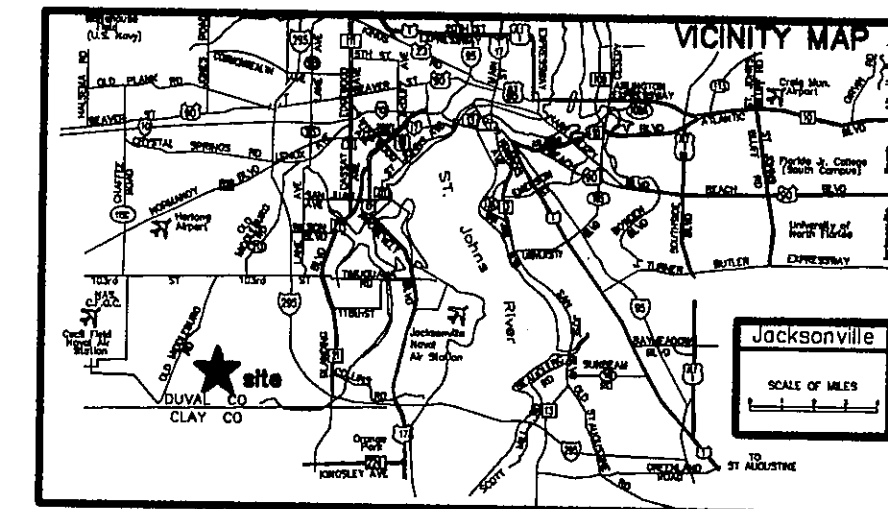
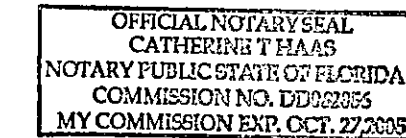
By: Kenneth A. Filip  
KENNETH A. FILIP  
VICE PRESIDENT

Witness: Catherine T. Haas  
Print Name: Catherine T. Haas

### STATE OF FLORIDA COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 10th day of October, A.D., 2003 by Kenneth A. Filip Vice President of AmSouth Bank, on behalf of the bank, who is personally known to me.

By: Catherine T. Haas  
Notary Public, State of Florida  
Type of print name: Catherine T. Haas  
My Commission Expires: 10/31/05  
My Commission Number: DD062856



Approved 10/14/03  
Date  
John P. Rogers  
City Engineer  
for Director of Public Works  
Approved 10/17/03  
Date  
Shea Coona  
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 A. Westbrook, P.E.  
Lynn A. Westbrook, P.E.  
Director of Public Works  
Date: 10/21/2003

### CLERK'S CERTIFICATE 2003347975

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 56th, Pages 43, 43A, 43B, 43C, 43D of the current Public Records of Duval County, Florida, this 6th day of October, A.D., 2003.

By: Jim Fuller  
Jim Fuller  
Clerk of the Circuit Court

By: Susan M. Hyde  
Deputy Clerk

### PLAT CONFORMITY REVIEW

This Plat has been reviewed and found in compliance with Part 1, Chapter 177, Florida Statutes, this 14th day of Oct., 2003.

By: Glenn E. McGregor, P. L. S.  
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.

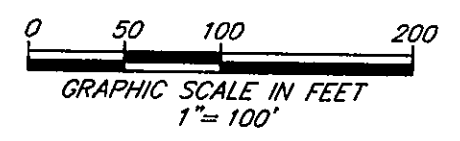
Signed and Sealed this 6th day of October, A.D., 2003.

By: 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

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Being a replat of a portion of Tracts 1, and 2, Block 1, Section 32, Township 3 South, Range 25 East, Jacksonville Heights, 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 Northwest 1/4 of Section 33, of said Township 3 South, Range 25 East.

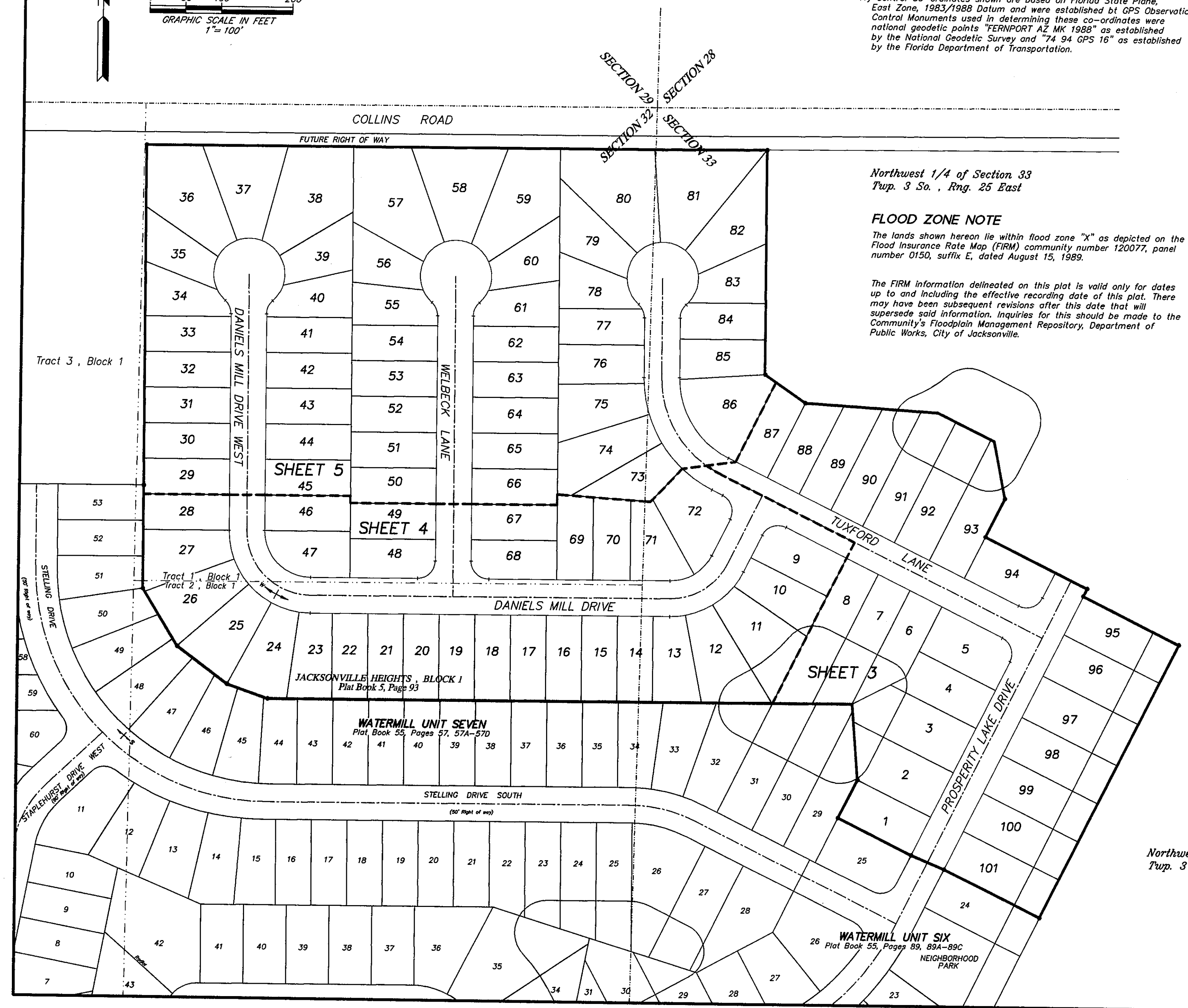


### NOTES :

- 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.
- 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 easement by the City of Jacksonville.
- Control Co-ordinates shown are based on Florida State Plane, East Zone, 1983/1988 Datum and were established by GPS Observations. Control Monuments used in determining these co-ordinates were national geodetic points "FERNPORT AZ MK 1988" as established by the National Geodetic Survey and "74 94 GPS 16" as established by the Florida Department of Transportation.

### NOTES :

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



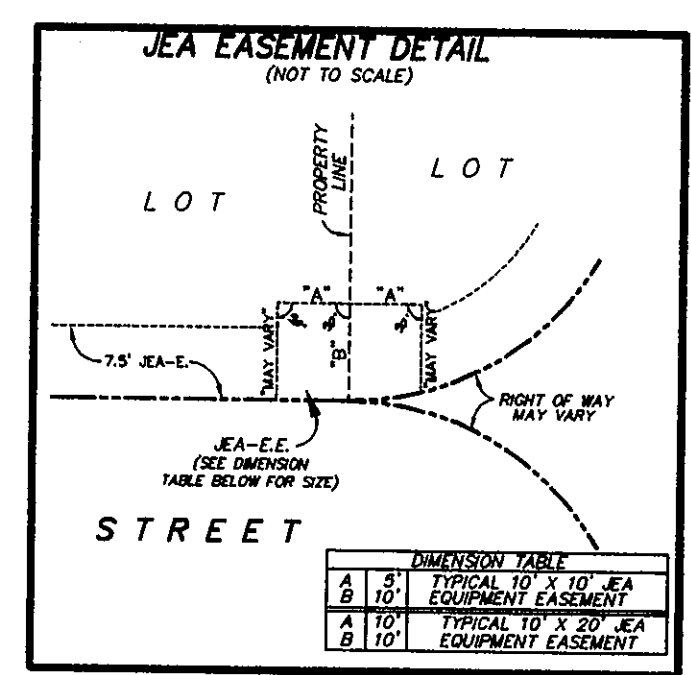
Northwest 1/4 of Section 33  
Twp. 3 So., Rng. 25 East

### 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.

### 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



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

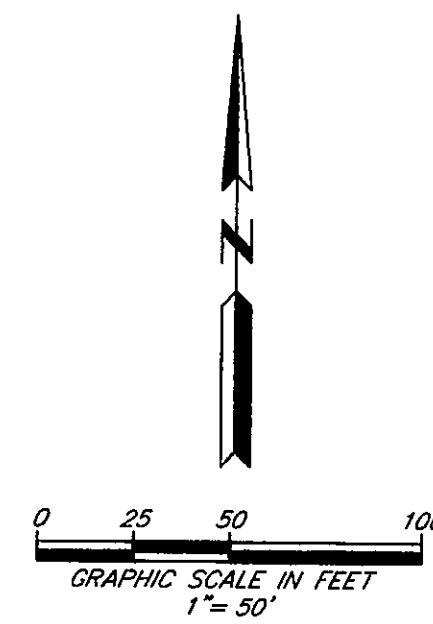
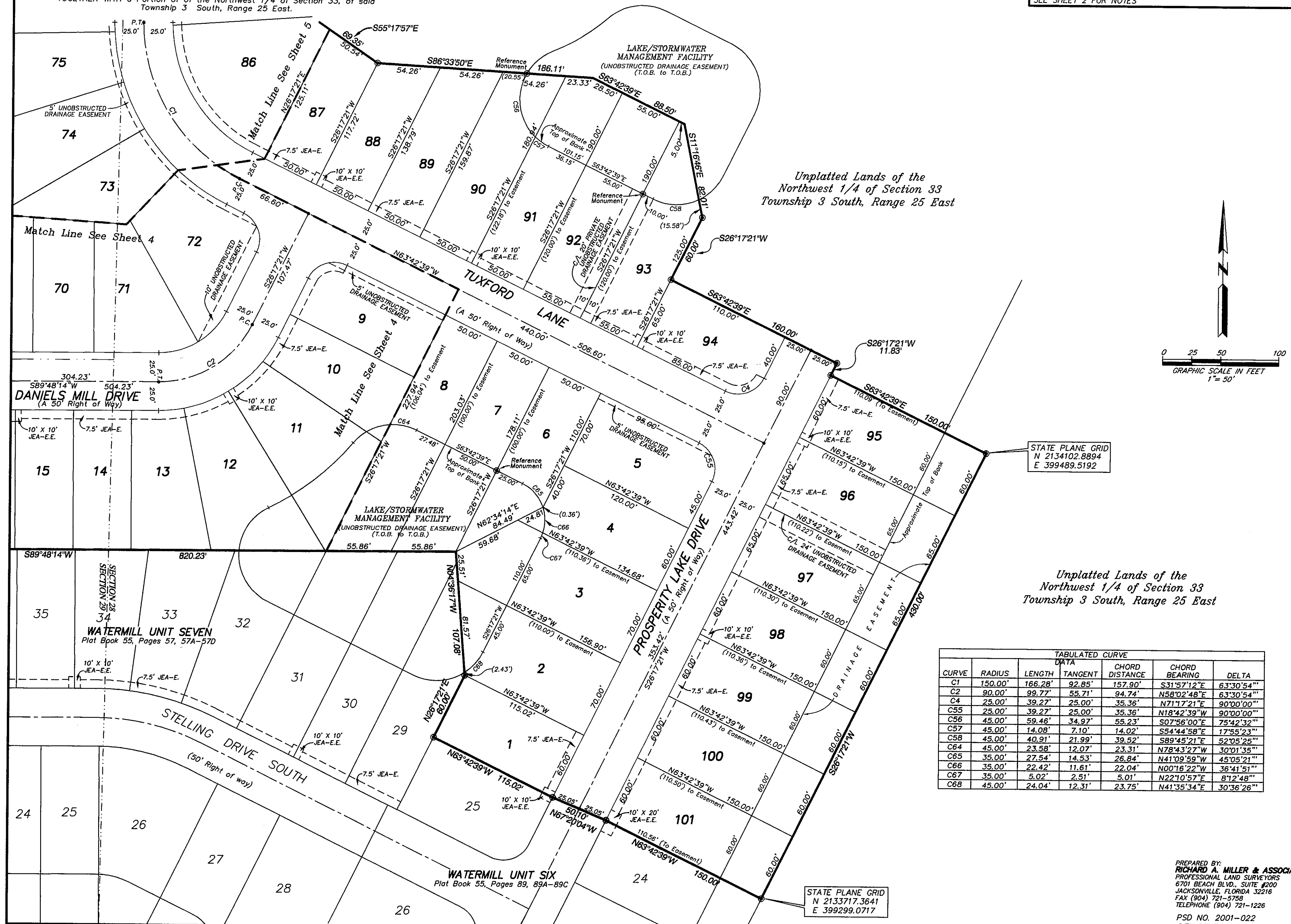
PREPARED BY:  
**RICHARD A. MILLER & ASSOCIATES**  
 PROFESSIONAL LAND SURVEYORS  
 6701 BEACH BLVD., SUITE #200  
 JACKSONVILLE, FLORIDA 32216  
 FAX (904) 721-5758  
 TELEPHONE (904) 721-1226  
 PSD NO. 2001-022  
 CITY DEVELOPMENT NO. 4859.19

# WATERMILL UNIT EIGHT

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PLAT BOOK 56 PAGE 43B

SHEET 3 OF 5 SHEETS  
SEE SHEET 2 FOR NOTES



STATE PLANE GRID  
N 2134102.8894  
E 399489.5192

Unplatted Lands of the  
Northwest 1/4 of Section 33  
Township 3 South, Range 25 East

TABULATED CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	CHORD DISTANCE	CHORD BEARING	DELTA
C1	150.00'	166.28'	92.85'	157.90'	S31°57'12"E	63°30'54"
C2	90.00'	99.77'	55.71'	94.74'	N58°02'48"E	63°30'54"
C4	25.00'	39.27'	25.00'	35.36'	N71°17'21"E	90°00'00"
C55	25.00'	39.27'	25.00'	35.36'	N18°42'39"W	90°00'00"
C56	45.00'	59.46'	34.97'	55.23'	S07°56'00"E	75°42'32"
C57	45.00'	14.08'	7.10'	14.02'	S54°44'58"E	17°55'23"
C58	45.00'	40.91'	21.99'	39.52'	S89°45'21"E	52°05'25"
C64	45.00'	23.58'	12.07'	23.31'	N78°43'27"W	30°01'35"
C65	35.00'	27.54'	14.53'	26.84'	N41°09'59"W	45°05'21"
C66	35.00'	22.42'	11.81'	22.04'	N00°16'22"W	36°41'51"
C67	35.00'	5.02'	2.51'	5.01'	N22°10'57"E	8°12'48"
C68	45.00'	24.04'	12.31'	23.75'	N41°35'34"E	30°36'26"

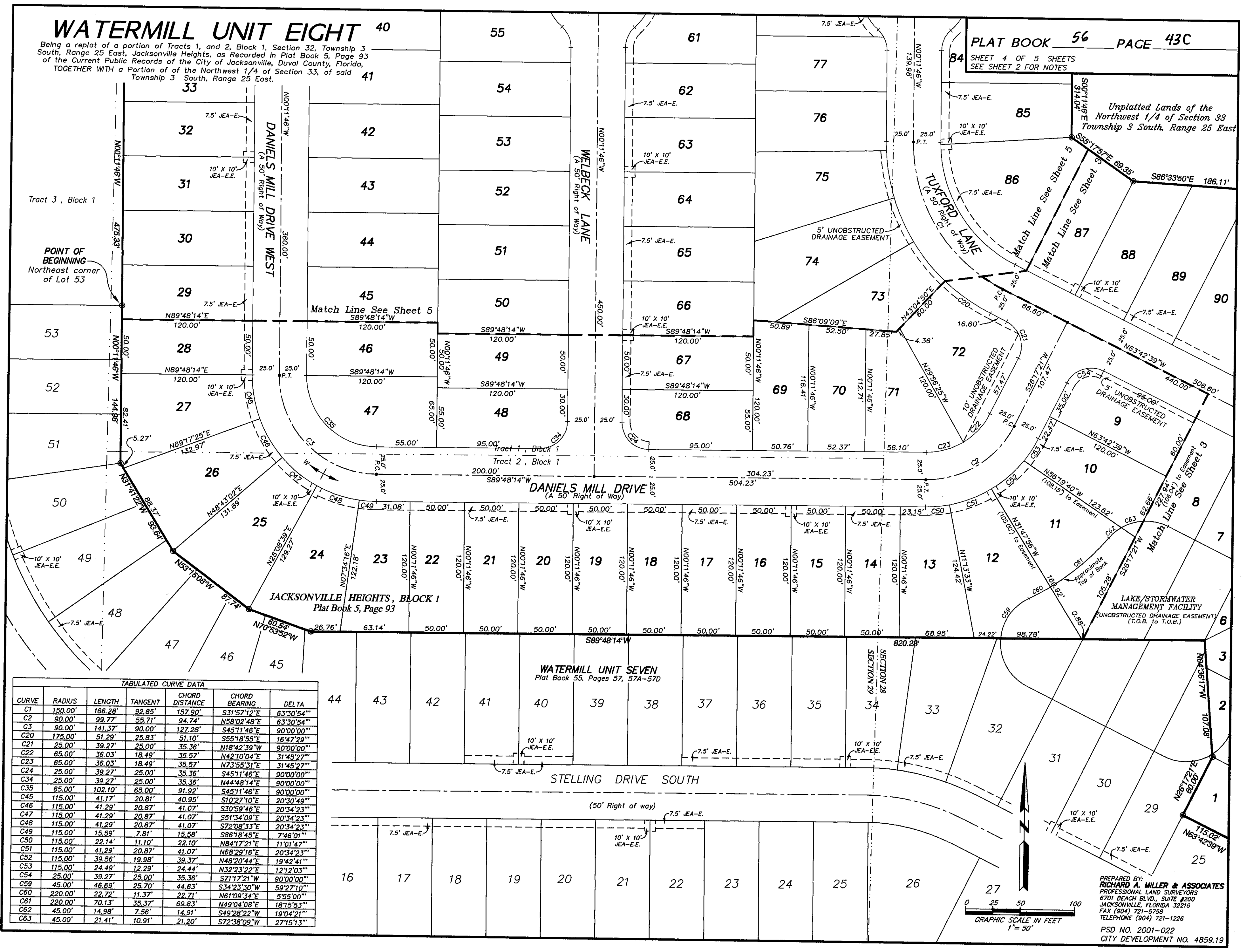
PREPARED BY:  
**RICHARD A. MILLER & ASSOCIATES**  
PROFESSIONAL LAND SURVEYORS  
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PSD NO. 2001-022  
CITY DEVELOPMENT NO. 4859.19

# WATERMILL UNIT EIGHT 40

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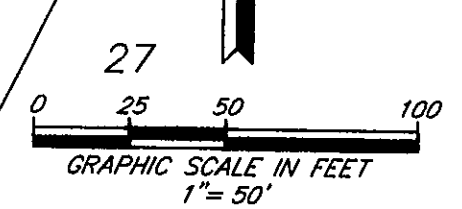
PLAT BOOK 56 PAGE 43C

SHEET 4 OF 5 SHEETS  
SEE SHEET 2 FOR NOTES



TABULATED CURVE DATA

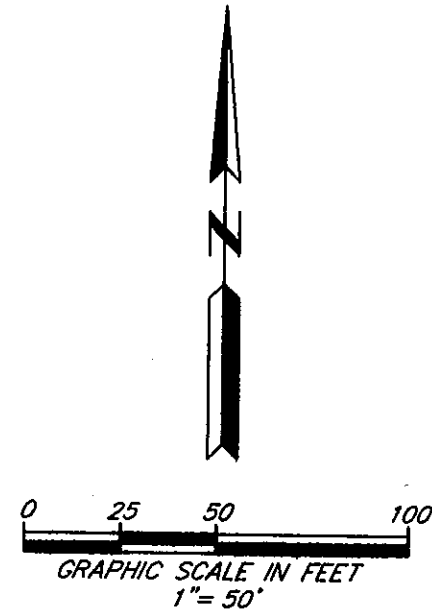
CURVE	RADIUS	LENGTH	TANGENT	CHORD DISTANCE	CHORD BEARING	DELTA
C1	150.00'	166.28'	92.85'	157.90'	S31°57'12"E	63°30'54"
C2	90.00'	99.77'	55.71'	94.74'	N58°02'48"E	63°30'54"
C3	90.00'	141.37'	90.00'	127.28'	S45°11'46"E	90°00'00"
C20	175.00'	51.29'	25.83'	51.10'	S55°18'55"E	16°47'29"
C21	25.00'	39.27'	25.00'	35.36'	N18°42'39"W	90°00'00"
C22	65.00'	38.03'	18.49'	35.57'	N42°10'04"E	31°45'27"
C23	65.00'	38.03'	18.49'	35.57'	N73°55'31"E	31°45'27"
C24	25.00'	39.27'	25.00'	35.36'	S45°11'46"E	90°00'00"
C34	25.00'	39.27'	25.00'	35.36'	N44°48'14"E	90°00'00"
C35	65.00'	102.10'	65.00'	91.92'	S45°11'46"E	90°00'00"
C45	115.00'	41.17'	20.81'	40.95'	S10°27'10"E	20°30'49"
C46	115.00'	41.29'	20.87'	41.07'	S30°59'46"E	20°34'23"
C47	115.00'	41.29'	20.87'	41.07'	S51°34'09"E	20°34'23"
C48	115.00'	41.29'	20.87'	41.07'	S72°08'33"E	20°34'23"
C49	115.00'	15.59'	7.81'	15.58'	S86°18'45"E	7°46'01"
C50	115.00'	22.14'	11.10'	22.10'	N84°17'21"E	11°01'47"
C51	115.00'	41.29'	20.87'	41.07'	N68°29'16"E	20°34'23"
C52	115.00'	39.56'	19.98'	39.37'	N48°20'44"E	19°42'41"
C53	115.00'	24.49'	12.29'	24.44'	N32°23'22"E	12°12'03"
C54	25.00'	39.27'	25.00'	35.36'	S71°17'21"W	90°00'00"
C59	45.00'	46.69'	25.70'	44.63'	S34°23'30"W	59°27'10"
C60	220.00'	22.72'	11.37'	22.71'	N61°09'34"E	5°55'00"
C61	220.00'	70.13'	35.37'	69.83'	N49°04'08"E	18°15'53"
C62	45.00'	14.98'	7.56'	14.91'	S49°28'22"W	19°04'21"
C63	45.00'	21.41'	10.91'	21.20'	S72°38'09"W	27°15'13"



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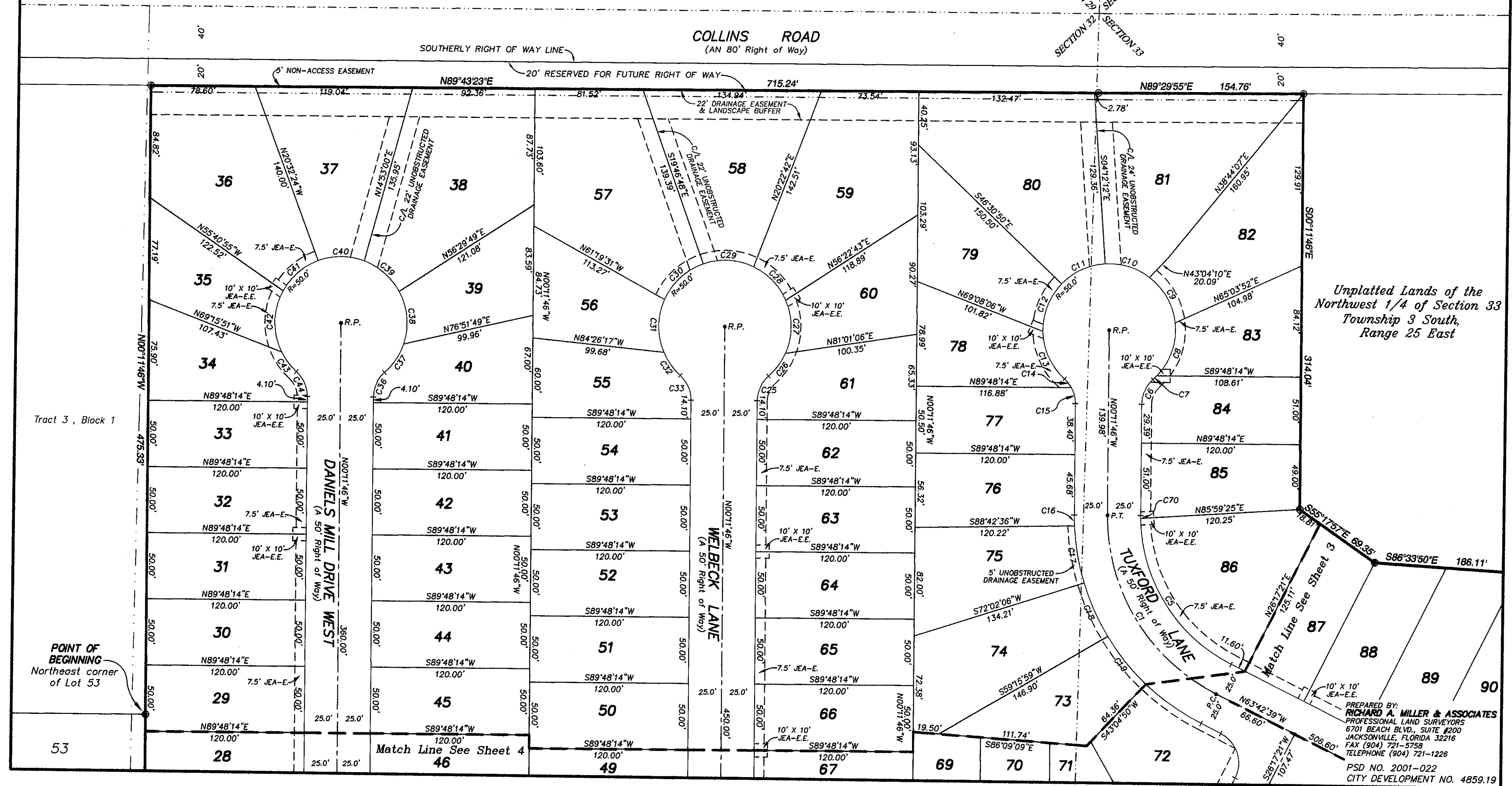
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TABULATED CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	CHORD DISTANCE	CHORD BEARING	DELTA
C1	150.00'	166.28'	92.85'	157.90'	S31°57'12"E	63°30'54"
C5	125.00'	136.26'	75.79'	129.62'	S32°28'54"E	62°27'31"
C6	25.00'	21.03'	11.18'	20.41'	S23°53'56"W	48°11'23"
C7	50.00'	4.27'	2.14'	4.27'	N45°32'50"E	4°53'34"
C8	50.00'	43.70'	23.35'	42.32'	N18°03'54"E	50°04'18"
C9	50.00'	40.33'	21.33'	39.24'	N30°04'37"W	46°12'44"
C10	50.00'	35.80'	18.70'	35.04'	N73°41'36"W	41°01'13"
C11	50.00'	36.92'	19.35'	36.09'	S64°38'29"W	42°18'38"
C12	50.00'	39.53'	20.88'	38.51'	S20°50'21"W	45°17'38"
C13	50.00'	40.65'	21.52'	39.54'	S25°05'48"E	46°34'40"
C14	25.00'	8.40'	4.24'	8.36'	N38°45'46"W	19°14'46"
C15	25.00'	12.63'	6.45'	12.50'	N14°40'04"W	28°56'37"
C16	175.00'	8.34'	4.17'	8.34'	S01°33'42"E	2°43'52"
C17	175.00'	8.34'	4.17'	8.34'	S01°33'42"E	2°43'52"
C18	175.00'	44.12'	22.18'	44.00'	S10°08'57"E	14°26'38"
C19	175.00'	44.12'	22.18'	44.00'	S24°35'35"E	14°26'38"
C25	25.00'	46.13'	23.20'	46.00'	S39°22'02"E	15°06'15"

TABULATED CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	CHORD DISTANCE	CHORD BEARING	DELTA
C26	50.00'	21.48'	10.91'	21.31'	N35°41'17"E	24°36'41"
C27	50.00'	41.27'	21.90'	41.11'	N00°16'00"W	47°17'51"
C28	50.00'	35.76'	18.68'	35.00'	N44°24'09"W	40°58'29"
C29	50.00'	39.17'	20.65'	38.18'	N87°20'06"W	44°53'24"
C30	50.00'	40.83'	21.63'	39.71'	S46°49'29"W	46°47'27"
C31	50.00'	41.19'	21.85'	40.04'	S00°10'21"E	47°12'12"
C32	50.00'	21.48'	10.91'	21.31'	S36°04'48"E	24°36'41"
C33	25.00'	21.03'	11.18'	20.41'	N24°17'27"W	48°11'23"
C36	25.00'	21.03'	11.18'	20.41'	S23°53'56"W	48°11'23"
C37	50.00'	26.41'	13.52'	26.11'	N32°51'35"E	30°16'05"
C38	50.00'	40.79'	21.61'	39.67'	N05°38'44"W	46°44'33"
C39	50.00'	35.76'	18.68'	35.00'	N49°30'15"W	40°58'29"
C40	50.00'	35.76'	18.68'	35.00'	S89°31'17"W	40°58'29"
C41	50.00'	35.76'	18.68'	35.00'	S48°32'48"W	40°58'29"
C42	50.00'	47.97'	26.01'	46.15'	S00°34'33"W	54°58'02"
C43	50.00'	18.74'	9.48'	18.63'	S37°38'48"E	21°28'40"
C44	25.00'	21.03'	11.18'	20.41'	N24°17'27"W	48°11'23"
C70	125.00'	2.30'	1.15'	2.30'	S00°43'27"E	1°03'22"



Unplatted Lands of the Northwest 1/4 of Section 33, Township 3 South, Range 25 East

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  
PSD NO. 2001-022  
CITY DEVELOPMENT NO. 4859.19