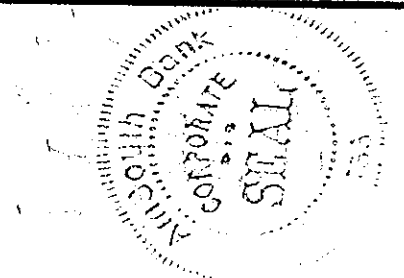


Watermill Unit Ten

Being a portion of the Southeast 1/4 of Section 32, together with a portion of the Southwest 1/4 of Section 33, all lying within Township 3 South, Range 25 East, Duval County, Florida.

PLAT BOOK 510 PAGE 169

SHEET 1 OF 4 SHEETS
SEE SHEET 2 FOR NOTES



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 TEN, 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. Tract "A10" (Stormwater Management Facility/Pond) and Tract "B10" (Landscape and Signage), 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:

AMSOUTH BANK

Witness: [Signature]
Print Name: TRIECK WALLACE

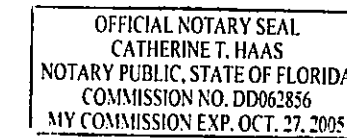
By: [Signature]
Kenneth A. Filip

Witness: [Signature]
Print Name: Jim McEwen

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 12th day of January A.D., 2004 by Kenneth A. Filip, Vice President of AmSouth Bank, on behalf of the bank, who is personally known to me.

Catherine T. Haas
Notary Public, State of Florida
Type of print name: Catherine T. Haas
My Commission Expires: 10/01/05
My Commission Number: D062856



CAPTION

A portion of the Southeast 1/4 of Section 32, together with a portion of the Southwest 1/4 of Section 33, all lying within Township 3 South, Range 25 East, Duval County, Florida, being more particularly described as follows: BEGIN at the Northwest corner of Watermill Unit Two, as recorded in Plat Book 54, Pages 47, 47A, 47B, 47C, 47D, 47E and 47F, of the Current Public Records of said County; thence Southerly along the Westerly boundary line of said Watermill Unit Two, run the following three (3) courses and distances: Course No. 1: South 12°54'17" East, 490.94 feet; Course No. 2: South 00°04'42" East, 59.13 feet; Course No. 3: South 25°32'59" West, 124.58 feet; thence North 85°54'17" West, 391.18 feet; thence South 87°49'40" West, 293.37 feet; thence North 73°13'02" West, 50.00 feet; thence North 86°31'49" West, 323.96 feet; thence North 17°19'19" West, 110.00 feet; thence South 72°40'41" West, 21.03 feet; thence North 17°19'19" West, 50.00 feet; thence North 72°40'41" East, 63.62 feet to the point of curvature of a curve concave Northwesterly, having a radius of 50.00 feet; thence Northeasterly along the arc of said curve, a distance of 50.27 feet, said arc being subtended by a chord bearing and distance of North 43°52'27" East, 48.18 feet to a point of reverse curvature of a curve concave Southeasterly, having a radius of 90.00 feet; thence Northeasterly along the arc of said curve, a distance of 70.05 feet, said arc being subtended by a chord bearing and distance of North 37°22'02" East, 68.29 feet to a point of reverse curvature of a curve concave Northwesterly, having a radius of 50.00 feet; 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°40'01" East, 42.26 feet to the point of tangency of said curve; thence North 09°40'10" East, 351.40 feet to a point lying on the Southerly right of way line of Argyle Forest Boulevard (a 200 foot right of way as presently established); thence South 80°19'49" East along last said line, 181.43 feet to the point of curvature of a curve concave Northerly, having a radius of 2,100.00 feet; thence Easterly along said curved Southerly right of way line, a distance of 671.70 feet, said arc being subtended by a chord bearing and distance of South 89°29'37" East, 668.84 feet to the POINT OF BEGINNING.

Containing 14.2633 acres, more or less.

- 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 "A10", 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 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 TEN. 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 Tract "B10", 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 8th day of January A.D., 2004.

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

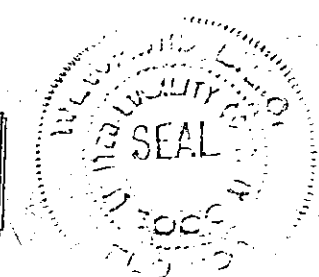
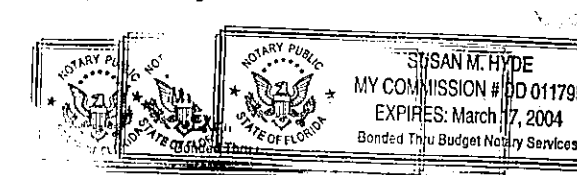
Witness: [Signature]
Print Name: TRIECK WALLACE
The Wood Development Company of Jacksonville, Inc., its Managing Member

Witness: [Signature]
Print Name: Susan M. Hyde
By: [Signature]
James Ricky Wood, President
and Authorized Representative

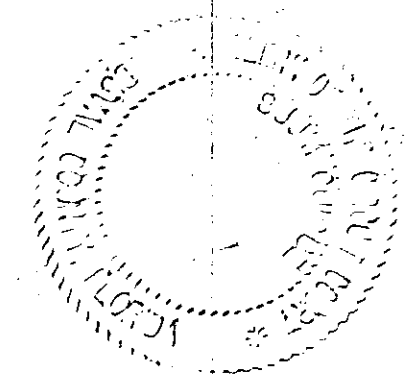
STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 8th day of January A.D., 2004 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.

[Signature]
Notary Public, State of Florida
Type of print name: Susan M. Hyde
My Commission Expires: 3-11-04
My Commission Number: 0001195



Approved 1/22/04
Date
[Signature]
City Engineer
for Director of Public Works
Approved 1/27/04
Date
[Signature]
for General Council



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: [Signature]
Lynn A. Westbrook, P.E.
Director of Public Works
Date: 1/28/2004

CLERK'S CERTIFICATE 2004035235

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 510, Pages 169-169C of the current Public Records of Duval County, Florida, this 3 day of February A.D., 2004.

By: [Signature]
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 16th day of Jan. 2004.

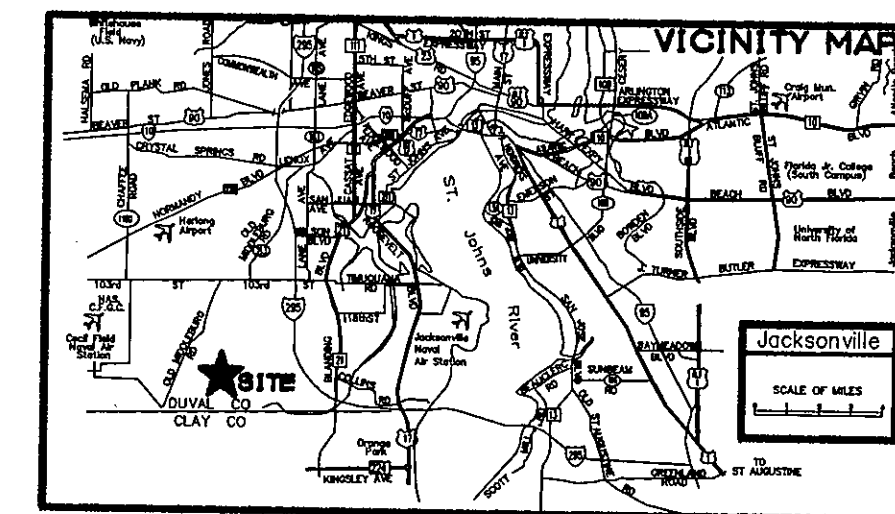
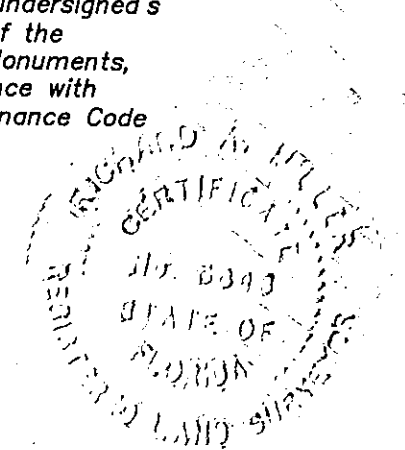
[Signature]
Glenn E. McGregor, P. L. S.
Professional Land Surveyor Number 4252

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 616-17.003 F. A. C. and Section 654.110 Ordinance Code of the City of Jacksonville.

Signed and Sealed this 7th day of January A.D., 2004.

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



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

PSD NO. 2002-002
CITY DEVELOPMENT NO. 4859.12

Watermill Unit Ten

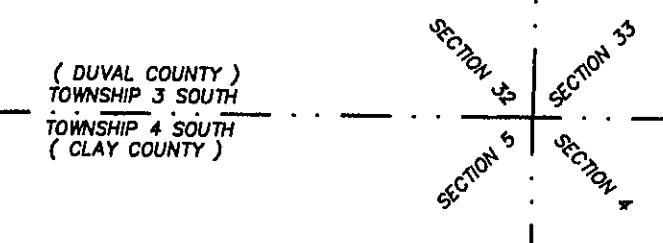
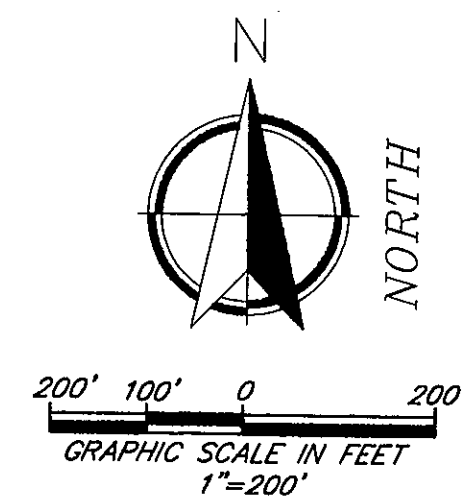
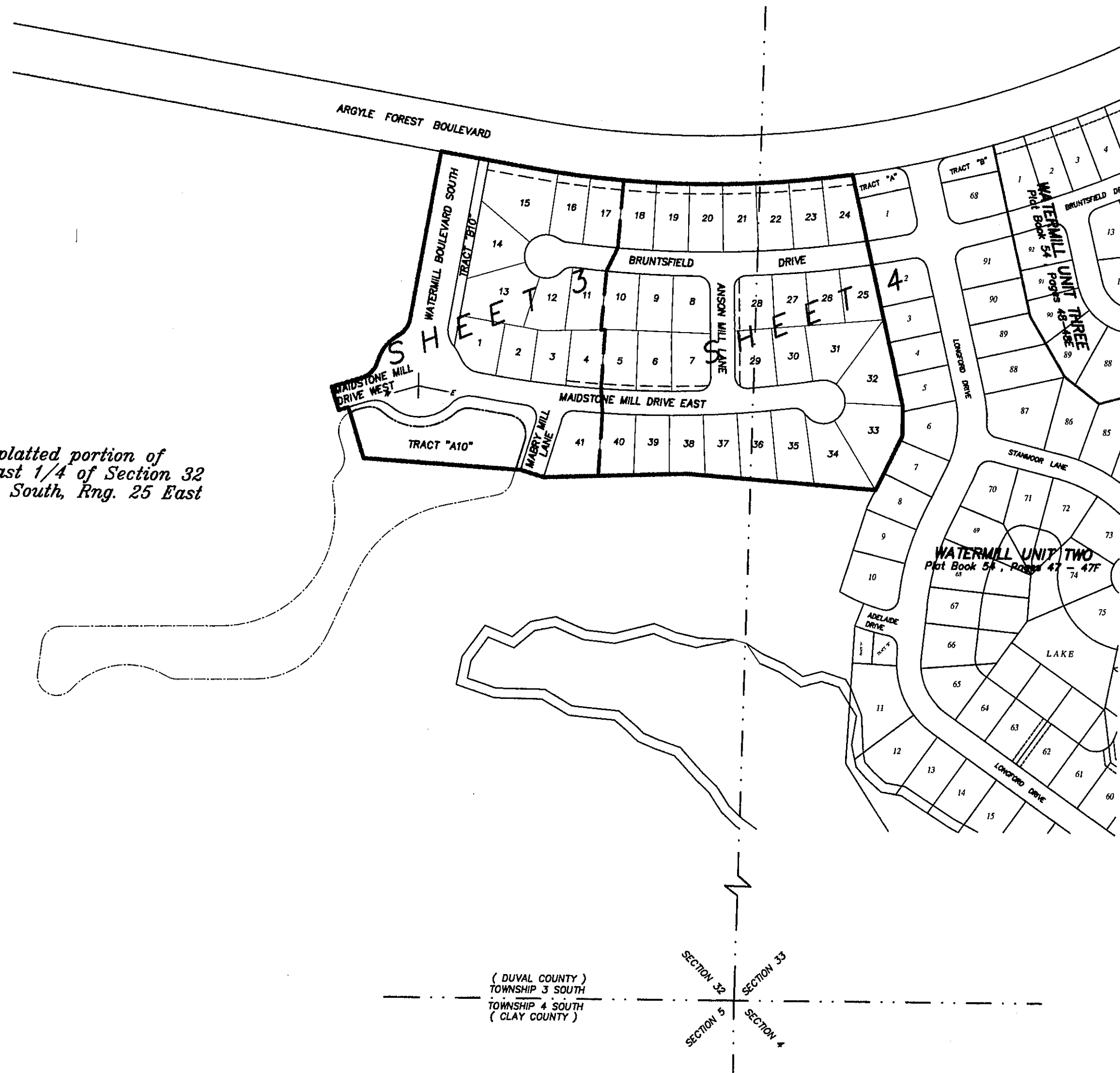
Being a portion of the Southeast 1/4 of Section 32, together with a portion of the Southwest 1/4 of Section 33, all lying within Township 3 South, Range 25 East, Duval County, Florida.

PLAT BOOK 56 PAGE 691A
SHEET 2 OF 4 SHEETS

GENERAL NOTES:

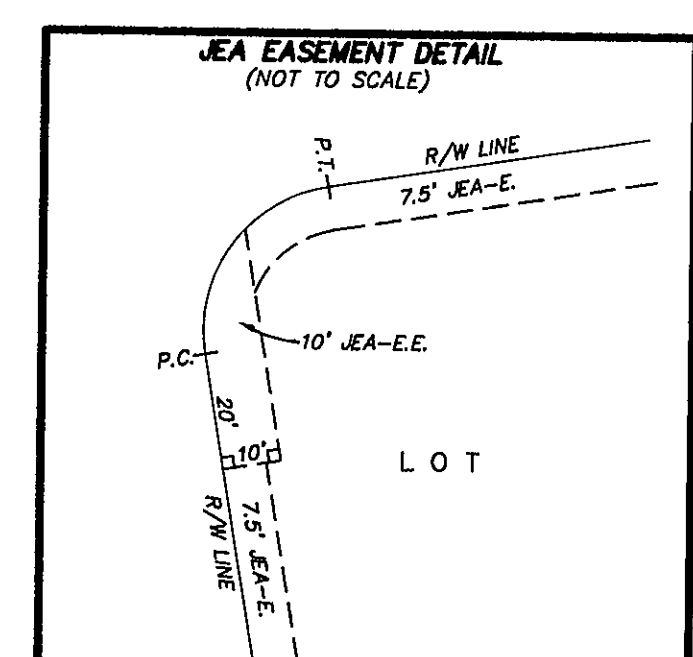
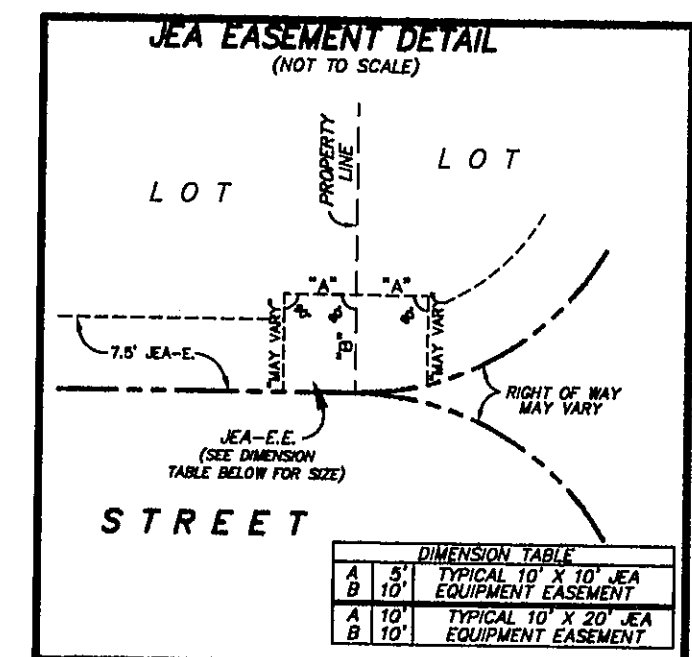
- 1) \odot Denotes Set 4" x 4" Concrete Monument with Metal Plate, stamped "R. MILLER", Permanent Reference Monument, (P.R.M.)
 - 2) \bullet Denotes Set P.K. Nail and Brass Disk, stamped "R. MILLER", Permanent Control Point, (P.C.P.)
 - 4) Bearings shown hereon are based on Florida State Plane, 1983/1988 datum.
 - 5) 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 supplanting in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.
 - 6) All platted utility Easements shall provide that such Easements shall also be Easements for the Construction, Installation, Maintenance and Operation of Cable Television services; provided however, no such Construction, Installation, Maintenance or Operation of Cable Television Services shall interfere with the facilities and services of an Electric, Telephone, Gas, or Other Public Utility. In the Event a Cable Television Company damages the facilities of a Public Utility, it shall be solely responsible for the damages.
 - 7) 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. These Easements shall remain totally unobstructed by any permanent improvements which may 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 for replacement of such items.
- 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 Line as shown on this Plat without the approval of this County, and/or any other Federal, State or Local Governmental 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. The Jurisdictional Wetland Line shown hereon may be superceded and redefined at any time, by the appropriate Agency(ies).
 - 9) The Easement(s) 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.
 - 10) 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.
 - 11) Lots fronting on two (2) streets may have vehicular access from one (1) street only.
 - 12) The lands shown hereon lie within Flood Zone "X" as depicted on the Flood Insurance Rate Map (FIRM), Federal Emergency Management Agency (FEMA) Community Panel Number 120077 0150 E Map Revised: August 15, 1989.
 - 13) 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.
 - 14) 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 "FERNPOR AZ MK 1988" as established by the National Geodetic Survey and "74 94 GPS 16" as established by the Florida Department of Transportation.

Unplatted portion of Southeast 1/4 of Section 32 Twp. 3 South, Rng. 25 East



ABBREVIATIONS USED IN THIS PLAT

ABBREVIATION	DEFINITION
P.C.	Point of Curvature
P.T.	Point of Tangency
P.R.C.	Point of Reverse Curvature
P.I.	Point of Intersection
R.P.	Radius Point
CL	Centerline
CT	Denotes Tabulated Curve Data
LT	Denotes Tabulated Line Data
ESMT.	Easement
R/W	Right of Way
U.D.E.	Unobstructed Drainage Easement
D.E.	Drainage Easement
O.R.V.	Official Records Volume
P.C.	Page
(P)	Per recorded PLAT
S.W.M.F.	Stormwater Management Facility
R	Radius
L	Arc Distance
CH	Chord Distance
CB	Chord Bearing
Δ	Central Angle

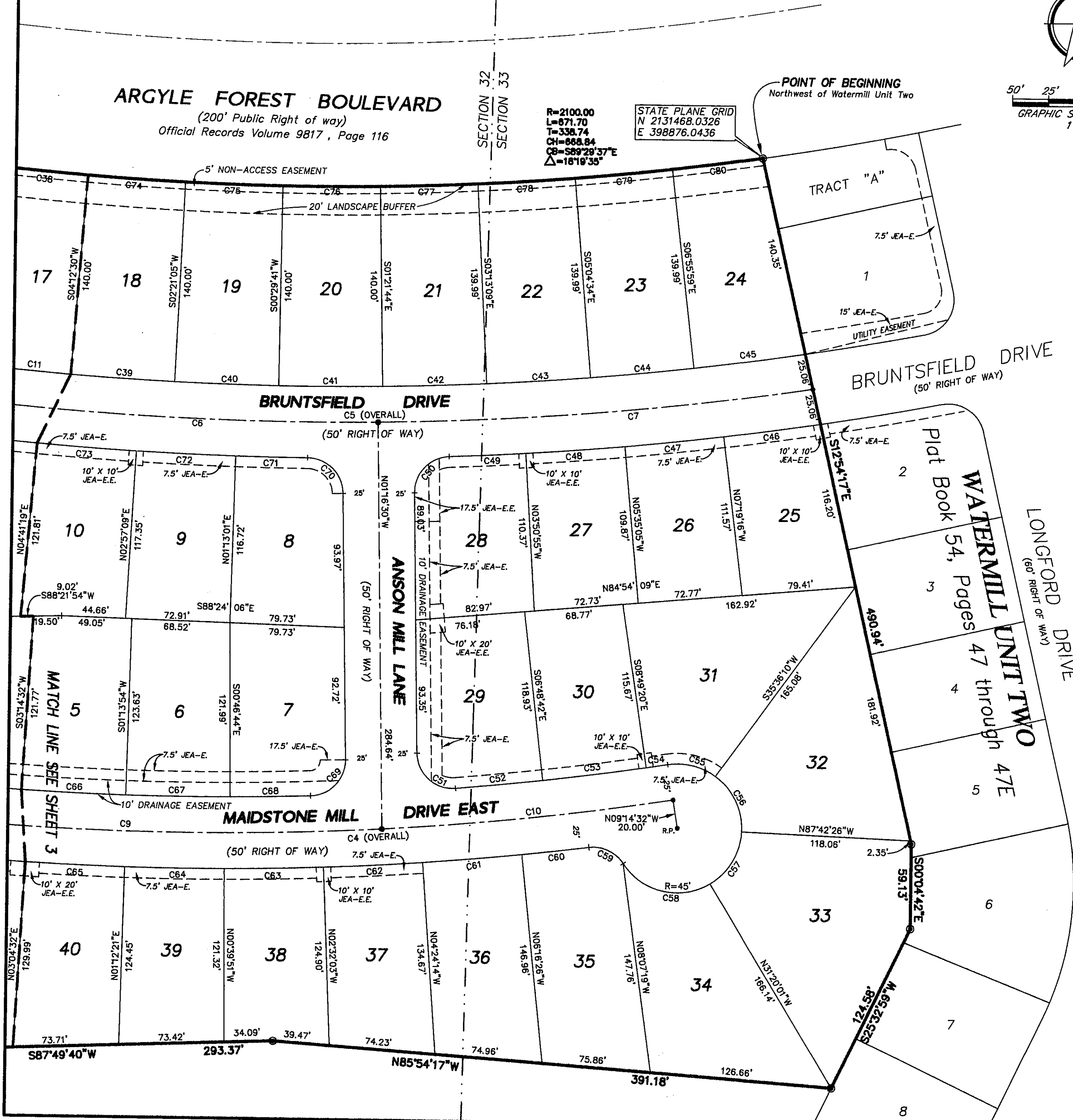
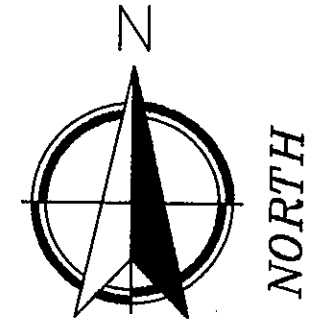


PREPARED BY:
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FAX (904) 721-5758
TELEPHONE (904) 721-1226
PSD NO. 2002-002
CITY DEVELOPMENT NO. 4859.12

Watermill Unit Ten

Being a portion of the Southeast 1/4 of Section 32, together with a portion of the Southwest 1/4 of Section 33, all lying within Township 3 South, Range 25 East, Duval County, Florida.

SHEET 4 OF 4 SHEETS
SEE SHEET 2 FOR NOTES



R=2100.00
L=671.70
T=338.74
CH=668.84
CB=S89°29'37"E
Δ=18°16'35"

STATE PLANE GRID
N 2131468.0326
E 398876.0436

TABULATED CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	CHORD DISTANCE	CHORD BEARING	DELTA
C4	2265.00	665.87	335.35	663.48	N89°27'17"E	16°50'38"
C5	2100.00	715.78	361.40	712.32	S89°28'39"E	19°31'45"
C6	2265.00	361.25	181.01	360.86	S86°41'32"E	9°08'17"
C7	2265.00	304.62	152.54	304.40	N84°53'09"E	7°42'21"
C9	2100.00	350.04	175.43	349.63	S88°53'39"E	9°33'01"
C10	2100.00	204.28	102.21	204.18	N83°32'40"E	5°34'22"
C11	2240.00	72.59	36.30	72.59	S84°50'59"E	1°51'24"
C38	2100.00	68.05	34.03	68.05	S84°50'54"E	1°51'24"
C39	2240.00	72.59	36.30	72.59	S86°42'23"E	1°51'24"
C40	2240.00	72.59	36.30	72.59	S88°33'48"E	1°51'24"
C41	2240.00	72.59	36.30	72.59	N89°34'48"E	1°51'25"
C42	2240.00	72.59	36.30	72.59	N87°43'23"E	1°51'25"
C43	2240.00	72.59	36.30	72.59	N85°51'58"E	1°51'25"
C44	2240.00	72.59	36.30	72.59	N84°00'34"E	1°51'25"
C45	2240.00	78.35	39.18	78.35	N82°04'44"E	2°00'15"
C46	2280.00	68.05	34.03	68.05	N81°50'28"E	1°42'09"
C47	2280.00	69.40	34.70	69.39	N83°33'38"E	1°44'11"
C48	2280.00	69.40	34.70	69.39	N85°17'49"E	1°44'11"
C49	2280.00	53.39	26.70	53.39	N86°49'58"E	1°20'09"
C50	25.00	38.74	24.47	34.98	S43°06'47"W	88°46'33"
C51	25.00	40.95	26.74	36.52	S48°12'04"E	93°51'08"
C52	2075.00	61.01	30.51	61.01	N84°01'49"E	1°41'05"
C53	2075.00	72.81	36.41	72.81	N82°10'58"E	2°00'38"
C54	45.00	15.20	7.60	15.20	N80°58'04"E	0°25'11"
C55	45.00	35.28	18.57	34.33	N78°49'02"E	44°50'59"
C56	45.00	44.51	24.27	42.72	N26°03'18"W	56°40'30"
C57	45.00	44.27	24.11	42.51	N30°27'58"E	56°22'00"
C58	45.00	68.79	43.14	62.28	S77°33'32"E	87°35'00"
C59	25.00	27.83	15.55	26.41	N65°39'22"W	63°46'38"
C60	2125.00	47.13	23.56	47.12	N83°05'26"E	1°16'14"
C61	2125.00	69.35	34.68	69.35	N84°39'39"E	1°52'12"
C62	2125.00	69.35	34.68	69.35	N86°31'51"E	1°52'12"
C63	2125.00	69.35	34.68	69.35	N88°24'02"E	1°52'12"
C64	2125.00	69.35	34.68	69.35	S89°43'46"E	1°52'12"
C65	2125.00	69.35	34.68	69.35	S87°51'35"E	1°52'12"
C66	2075.00	72.81	36.41	72.81	S87°45'48"E	2°00'38"
C67	2075.00	72.81	36.41	72.81	S89°46'26"E	2°00'38"
C68	2075.00	56.15	28.08	56.15	N88°26'45"E	1°33'02"
C69	25.00	38.81	24.54	35.03	N43°11'52"E	88°56'43"
C70	2290.00	50.13	24.46	34.97	N45°38'58"W	88°44'57"
C71	2290.00	50.13	25.07	50.13	S89°23'49"E	1°15'15"
C72	2290.00	68.50	34.25	68.49	S87°54'46"E	1°42'50"
C73	2290.00	69.39	34.70	69.39	S86°09'58"E	1°44'10"
C74	2100.00	68.05	34.03	68.05	S86°42'18"E	1°51'24"
C75	2100.00	68.06	34.03	68.05	S88°33'43"E	1°51'24"
C76	2100.00	68.06	34.03	68.05	N89°34'53"E	1°51'25"
C77	2100.00	68.06	34.03	68.05	N87°43'28"E	1°51'25"
C78	2100.00	68.06	34.03	68.05	N85°52'03"E	1°51'25"
C79	2100.00	68.06	34.03	68.05	N84°00'39"E	1°51'25"
C80	2100.00	63.74	31.87	63.74	N82°12'46"E	1°44'21"

PREPARED BY:
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CITY DEVELOPMENT NO. 4859.12