

WATERMILL UNIT ELEVEN

Being a portion of the Southeast 1/4 of Section 32, Township 3 South, Range 25 East, City of Jacksonville, Duval County, Florida.

PLAT BOOK 56 PAGE 71

SHEET 1 OF 5 SHEETS
SEE SHEET 2 FOR NOTES

CAPTION

A portion of the Southeast 1/4 of Section 32, Township 3 South, Range 25 East, Duval County, Florida, being more particularly described as follows: COMMENCE 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 last mentioned plat, 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, 267.83 feet to the POINT OF BEGINNING; thence South 24°24'53" West, 333.27 feet; thence South 48°56'31" West, 130.43 feet; thence South 88°56'30" West, 443.92 feet; thence South 03°11'59" West, 315.28 feet; thence South 84°13'10" West, 320.17 feet; thence North 05°46'50" West, 62.46 feet; thence North 07°07'43" East, 596.97 feet; thence South 82°52'17" East, 29.03 feet to the point of curvature of a curve concave Southerly, having a radius of 275.00 feet; thence Easterly along the arc of said curve, a distance of 44.18 feet, said arc being subtended by a chord bearing and distance of South 78°16'06" East, 44.14 feet to a point on said curve; thence North 16°20'04" East, 113.46 feet; thence North 66°14'09" West, 9.71 feet; thence North 47°24'01" West, 123.12 feet; thence North 35°00'57" West, 436.68 feet; thence North 11°59'29" East, 75.36 feet; thence South 80°19'50" East, 838.00 feet; thence South 55°00'43" East, 129.25 feet; thence South 58°31'54" East, 105.88 feet; thence South 17°19'19" East, 160.00 feet; thence North 72°40'41" East, 21.03 feet; thence South 17°19'19" East, 110.00 feet; thence South 86°31'49" East, 56.13 feet to the POINT OF BEGINNING.

Containing 18.9104 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 ELEVEN, 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 "A" (Wetland Preservation Area) is 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 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 ELEVEN. 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 January, A.D., 2004.

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

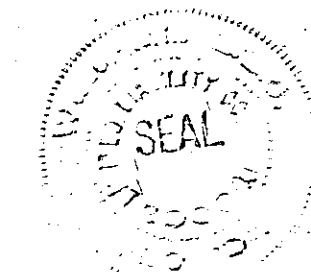
Witness: Susan M. Hyde
Print Name: SUSAN M. HYDE

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 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.

Susan M. Hyde
Notary Public, State of Florida
Type of print name Susan M. Hyde
My Commission Expires: 3-17-04
My Commission Number: 0001795



AMSOUTH BANK

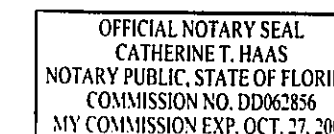
Witness: Patrick Wallace
Print Name: PATRICK WALLACE
Witness: Linda McLenore
Print Name: LINDA MCLENOIRE

By: Kenneth A. Filip
Kenneth A. Filip

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 J. Haas
Notary Public, State of Florida
Type of print name Catherine J. Haas
My Commission Expires: 10/01/03
My Commission Number: 00062456



Approved 1/22/04
Date
John P. Pappas
City Engineer
for Director of Public Works
Approved 1/27/04
Date
[Signature]
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
Lynn A. Westbrook, P.E.
Director of Public Works
Date: 1/28/2004

CLERK'S CERTIFICATE 2004036313

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 56, Pages 71-71D of the current Public Records of Duval County, Florida, this 4th day of February, A.D., 2004.

By: Jim Fuller
Jim Fuller
Clerk of the Circuit Court

By: Robin Bailey
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.

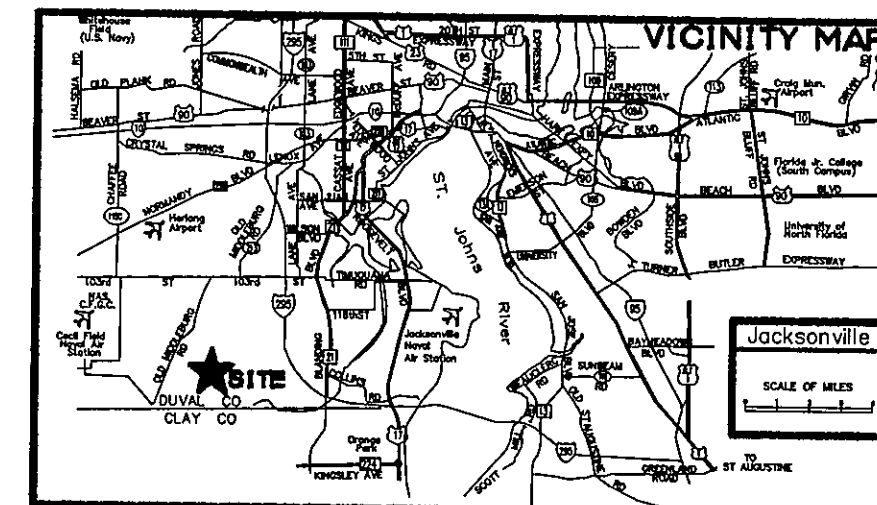
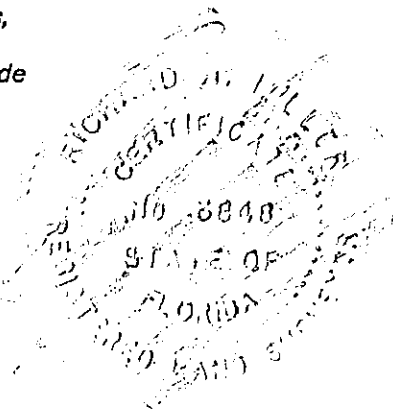
Glenn E. McGregor
Glenn E. McGregor, P. L. S.
Professional Land Surveyor Number 4252

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 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.

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



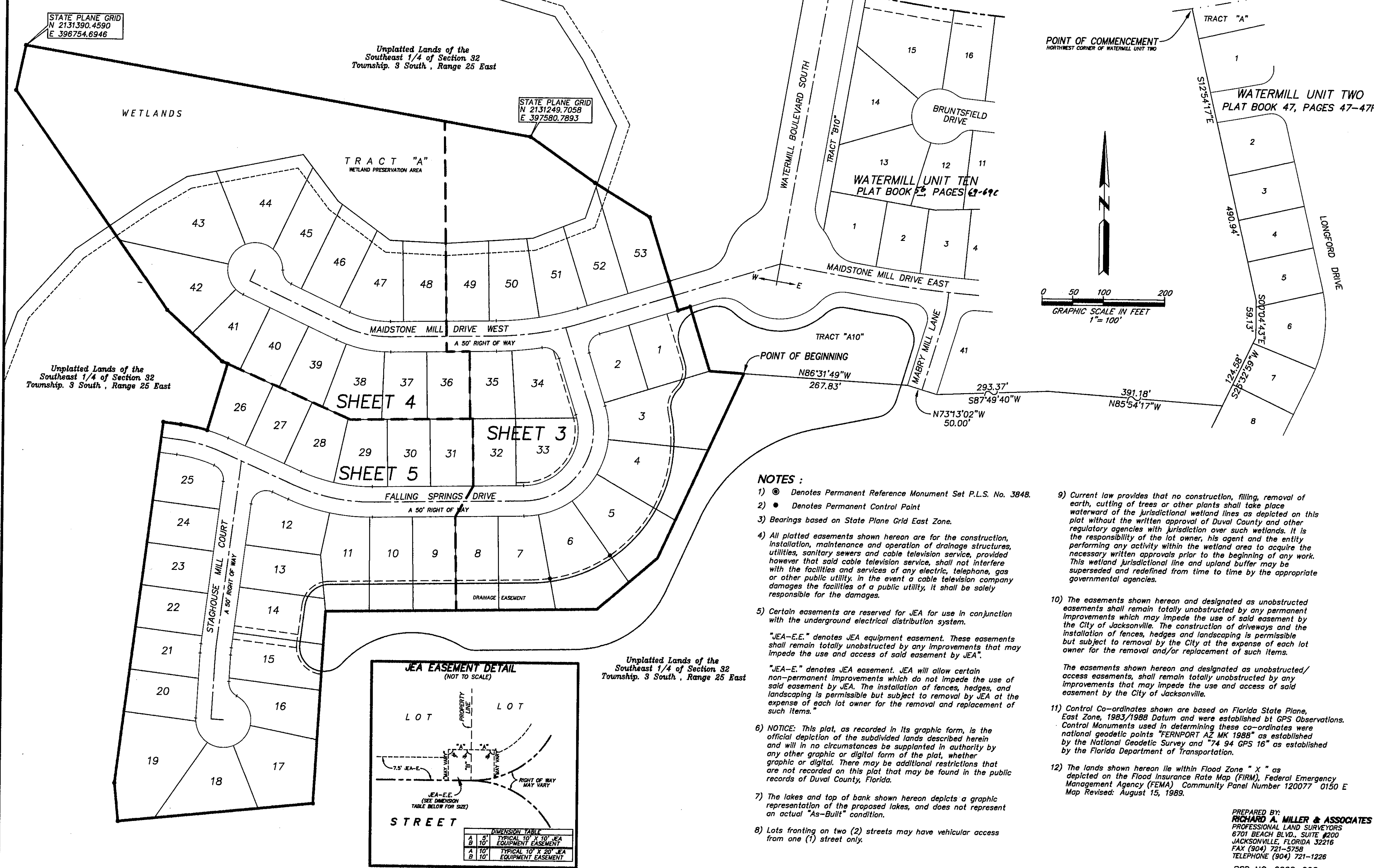
PREPARED BY:
RICHARD A. MILLER & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
6701 BEACH BLVD., SUITE #200
JACKSONVILLE, FLORIDA 32216
FAX (904) 721-5758
TELEPHONE (904) 721-1226

PSD NO. 2002-002
CITY DEVELOPMENT NO. 4859.15

WATERMILL UNIT ELEVEN

Being a portion of the Southeast 1/4 of Section 32, Township 3 South, Range 25 East, City of Jacksonville, Duval County, Florida.

- 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
 - R.P. Radius Point



STATE PLANE GRID
N 2131390.4590
E 396754.6946

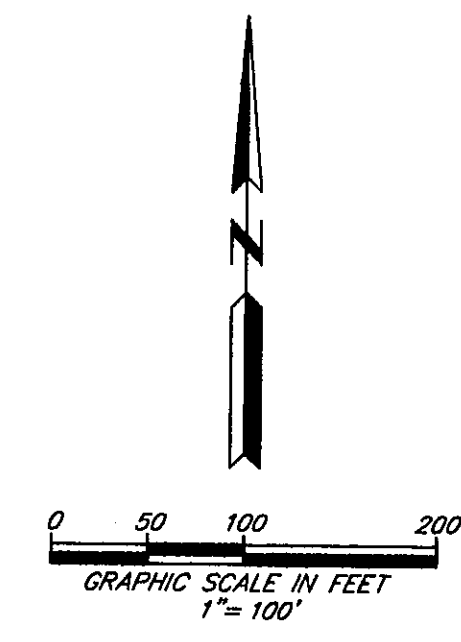
Unplatted Lands of the
Southeast 1/4 of Section 32
Township 3 South, Range 25 East

STATE PLANE GRID
N 2131249.7058
E 397580.7893

Unplatted Lands of the
Southeast 1/4 of Section 32
Township 3 South, Range 25 East

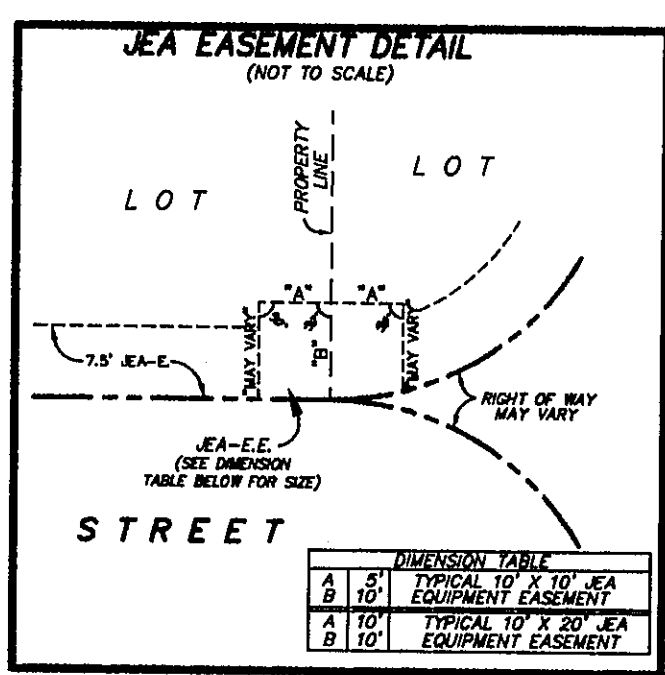
POINT OF COMMENCEMENT
NORTHWEST CORNER OF WATERMILL UNIT TWO

WATERMILL UNIT TWO
PLAT BOOK 47, PAGES 47-47F



NOTES :

- 1) \odot Denotes Permanent Reference Monument Set P.L.S. No. 3848.
- 2) \bullet Denotes Permanent Control Point
- 3) Bearings based on 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) 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.
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) 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.
- 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.

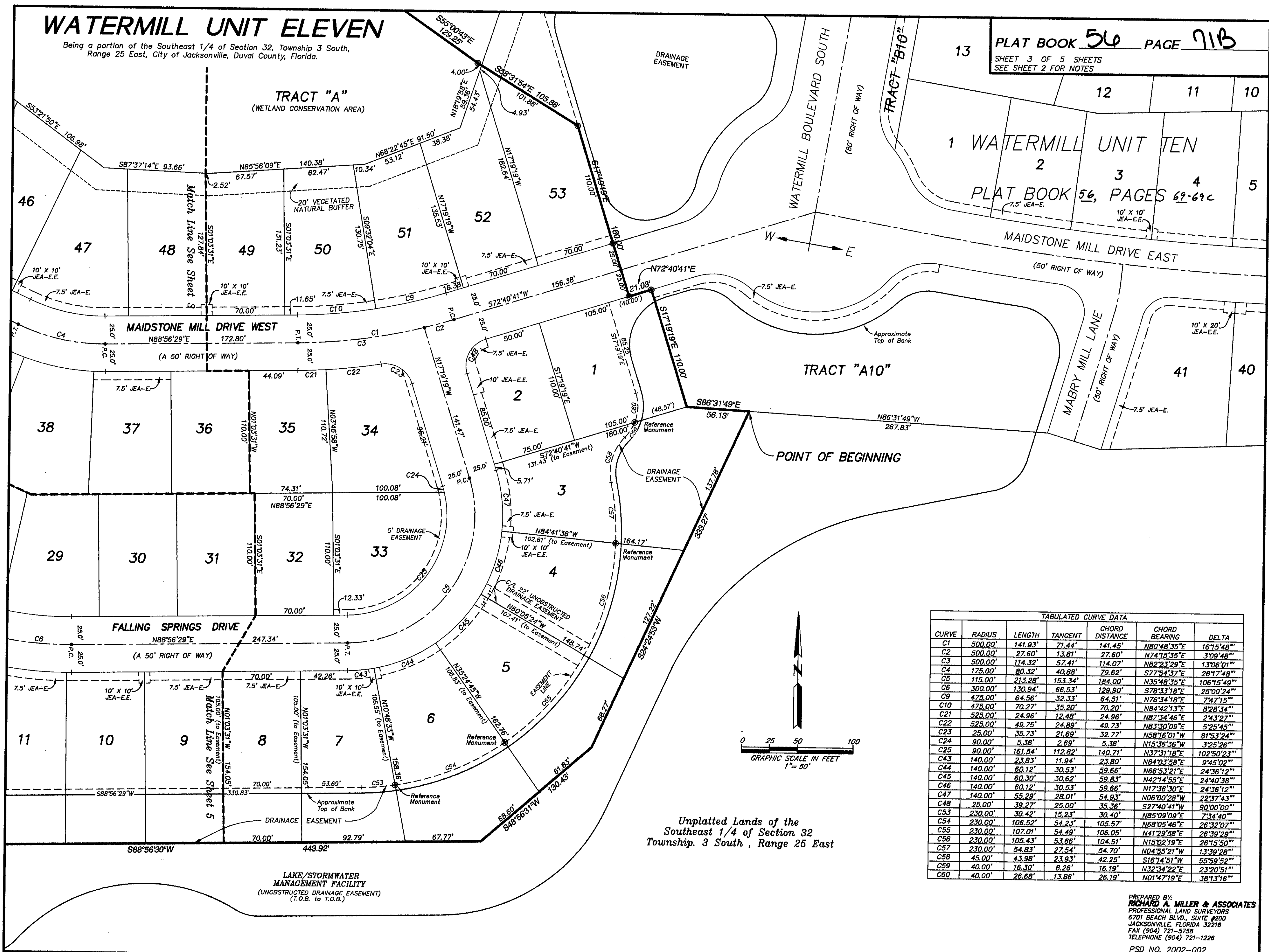


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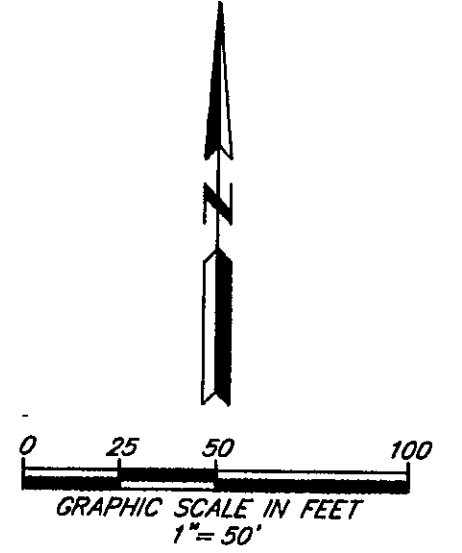
PLAT BOOK 56 PAGE 71B
SHEET 3 OF 5 SHEETS
SEE SHEET 2 FOR NOTES



TABULATED CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD DISTANCE	CHORD BEARING	DELTA
C1	500.00'	141.93'	71.44'	141.45'	N80°48'35"E	16°15'48"
C2	500.00'	27.60'	13.81'	27.60'	N74°15'35"E	3°09'48"
C3	500.00'	114.32'	57.41'	114.07'	N82°23'29"E	13°06'01"
C4	175.00'	80.32'	40.88'	79.62'	S77°54'37"E	26°17'48"
C5	115.00'	213.28'	153.34'	184.00'	N35°48'35"E	106°15'49"
C6	300.00'	130.94'	66.53'	129.90'	S78°33'18"E	25°00'24"
C9	475.00'	64.56'	32.33'	64.51'	N76°34'18"E	7°47'15"
C10	475.00'	70.27'	35.20'	70.20'	N84°42'13"E	8°28'34"
C21	525.00'	24.96'	12.48'	24.96'	N87°34'46"E	2°43'27"
C22	525.00'	49.75'	24.89'	49.73'	N83°30'09"E	5°25'45"
C23	25.00'	35.73'	21.69'	32.77'	N58°16'01"W	81°53'24"
C24	90.00'	5.38'	2.69'	5.38'	N15°36'36"W	3°26'26"
C25	90.00'	161.54'	112.82'	140.71'	N37°31'18"E	102°50'23"
C43	140.00'	23.83'	11.94'	23.80'	N84°03'58"E	9°45'02"
C44	140.00'	60.12'	30.63'	59.66'	N66°53'21"E	24°36'12"
C45	140.00'	60.30'	30.62'	59.83'	N42°14'55"E	24°40'38"
C46	140.00'	60.12'	30.53'	59.66'	N17°36'30"E	24°36'12"
C47	140.00'	55.29'	28.01'	54.93'	N06°00'28"W	22°37'43"
C48	25.00'	39.27'	25.00'	35.36'	S27°40'41"W	90°00'00"
C53	230.00'	30.42'	15.23'	30.40'	N85°09'09"E	7°34'40"
C54	230.00'	106.52'	54.23'	105.57'	N88°05'46"E	26°32'07"
C55	230.00'	107.01'	54.49'	106.05'	N41°29'58"E	26°39'29"
C56	230.00'	105.43'	53.66'	104.51'	N15°02'19"E	26°15'50"
C57	230.00'	54.83'	27.54'	54.70'	N04°55'21"W	13°39'28"
C58	45.00'	43.98'	23.93'	42.25'	S16°14'51"W	55°59'52"
C59	40.00'	16.30'	8.26'	16.19'	N32°34'22"E	23°20'51"
C60	40.00'	26.68'	13.86'	26.19'	N01°47'19"E	38°13'16"

Unplatted Lands of the
Southeast 1/4 of Section 32
Township 3 South, Range 25 East



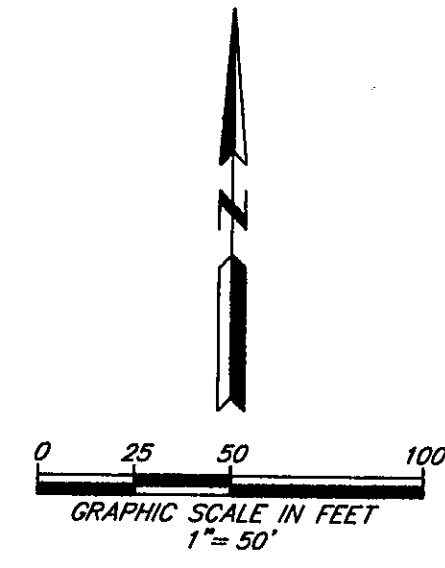
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PLAT BOOK 56 PAGE 71C

SHEET 4 OF 5 SHEETS
SEE SHEET 2 FOR NOTES



Unplatted Lands of the
Southeast 1/4 of Section 32
Township. 3 South, Range 25 East

TRACT "A"
WETLAND CONSERVATION AREA

TABULATED CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	CHORD DISTANCE	CHORD BEARING	DELTA
C1	500.00'	141.93'	71.44'	141.45'	N80°48'35"E	16°15'48"
C2	500.00'	27.60'	13.81'	27.60'	N74°15'35"E	3°09'48"
C3	500.00'	114.32'	57.41'	114.07'	N82°23'29"E	13°06'01"
C4	175.00'	80.32'	40.88'	79.62'	S77°54'37"E	26°17'48"
C5	115.00'	213.28'	153.34'	184.00'	N35°48'35"E	106°15'49"
C7	250.00'	73.39'	36.96'	73.13'	N74°27'42"W	16°49'11"
C11	150.00'	68.84'	35.04'	68.24'	S77°54'37"E	26°17'48"
C12	25.00'	28.20'	15.81'	26.73'	S32°27'01"E	64°37'23"
C13	45.00'	39.04'	20.84'	37.82'	N24°59'22"W	49°42'05"
C14	45.00'	48.80'	27.11'	46.44'	N80°54'18"W	62°07'46"
C15	45.00'	44.18'	24.05'	42.43'	S39°54'16"W	56°15'06"
C16	45.00'	45.29'	24.77'	43.40'	S17°03'03"E	57°39'32"
C17	45.00'	14.83'	7.48'	14.76'	S55°19'16"E	18°52'54"
C18	200.00'	17.62'	8.81'	17.61'	S67°17'07"E	5°02'49"
C19	200.00'	63.91'	32.23'	63.64'	S78°57'47"E	18°18'30"
C20	200.00'	10.27'	5.13'	10.27'	S89°35'16"E	2°56'29"

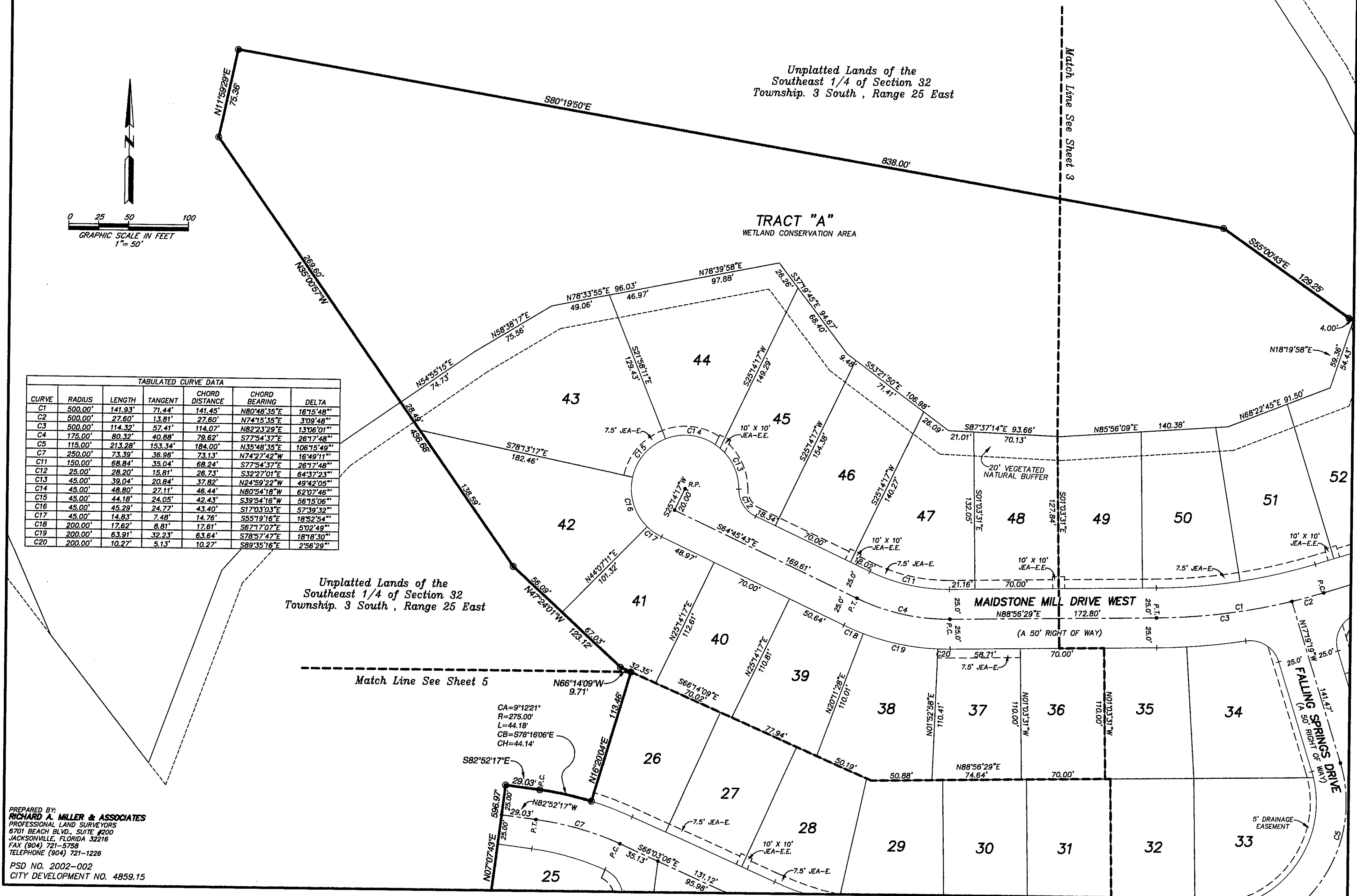
Unplatted Lands of the
Southeast 1/4 of Section 32
Township. 3 South, Range 25 East

Match Line See Sheet 5

CA=9°12'21"
R=275.00'
L=44.18'
CB=S78°16'06"E
CH=44.14'

PREPARED BY:
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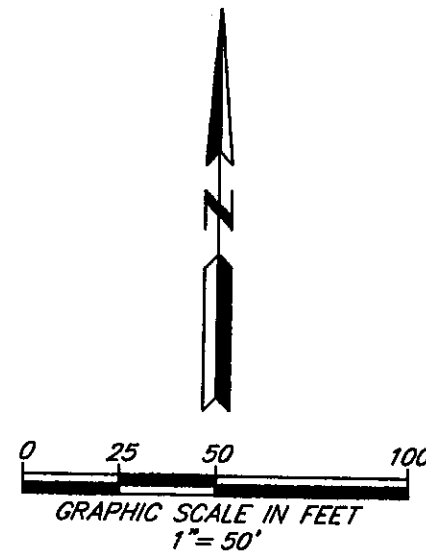
WATERMILL UNIT ELEVEN

Being a portion of the Southeast 1/4 of Section 32, Township 3 South, Range 25 East, City of Jacksonville, Duval County, Florida.

Match Line See Sheet 4

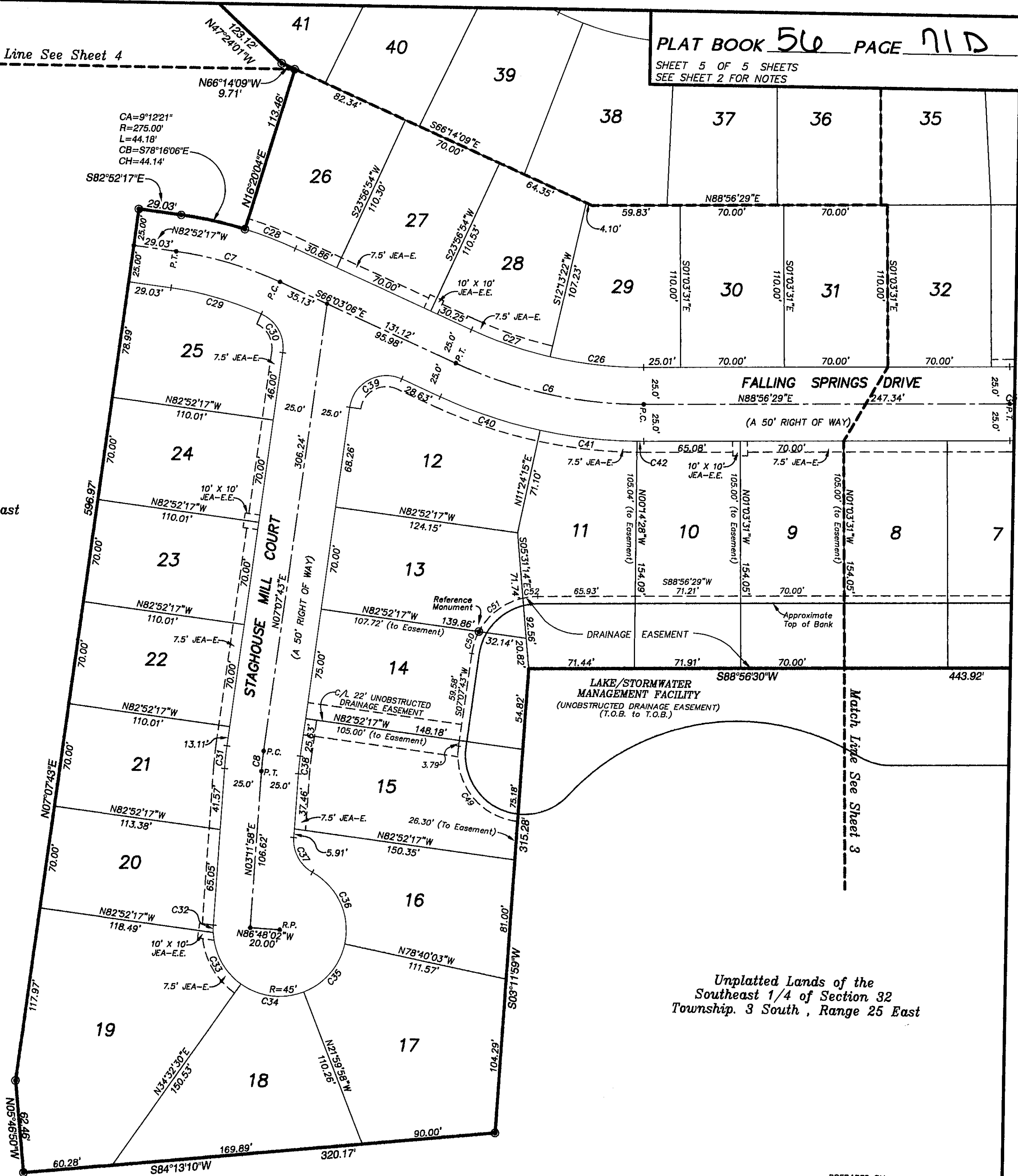
PLAT BOOK 56 PAGE 71 D

SHEET 5 OF 5 SHEETS
SEE SHEET 2 FOR NOTES



Unplatted Lands of the
Southeast 1/4 of Section 32
Township 3 South, Range 25 East

TABULATED CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	CHORD DISTANCE	CHORD BEARING	DELTA
C5	115.00'	213.28'	153.34'	184.00'	N35°48'35"E	106°15'49"
C6	300.00'	130.94'	66.53'	129.90'	S78°33'18"E	25°00'24"
C7	250.00'	73.39'	36.96'	73.13'	N74°27'42"W	16°49'11"
C8	200.00'	13.71'	6.86'	13.71'	S05°09'50"W	3°55'44"
C18	200.00'	17.62'	8.81'	17.61'	S67°17'07"E	5°02'49"
C19	200.00'	63.91'	32.23'	63.64'	S78°57'47"E	18°18'30"
C26	275.00'	63.75'	32.02'	63.60'	S84°25'04"E	13°16'53"
C27	275.00'	56.28'	28.24'	56.18'	S71°54'52"E	11°43'31"
C28	275.00'	36.54'	18.30'	36.52'	N69°51'32"W	7°36'51"
C29	225.00'	63.82'	32.13'	63.61'	N74°44'44"W	16°15'07"
C30	25.00'	32.18'	18.75'	30.00'	N29°44'44"W	73°44'53"
C31	225.00'	15.43'	7.72'	15.43'	S05°09'50"W	3°55'44"
C32	45.00'	5.15'	2.58'	5.15'	S00°04'43"E	6°33'23"
C33	45.00'	40.92'	22.00'	39.53'	S29°24'27"E	52°06'05"
C34	45.00'	44.41'	24.20'	42.63'	S83°43'44"E	56°32'28"
C35	45.00'	44.51'	24.26'	42.72'	N39°39'59"E	56°40'05"
C36	45.00'	57.14'	33.15'	53.38'	N29°02'44"W	72°45'21"
C37	25.00'	28.20'	15.81'	26.73'	S29°06'43"E	64°37'23"
C38	175.00'	12.00'	6.00'	12.00'	S05°09'50"W	3°55'44"
C39	25.00'	46.61'	33.67'	40.15'	S60°32'18"W	106°49'11"
C40	325.00'	71.15'	35.72'	71.01'	S72°19'26"E	12°32'39"
C41	325.00'	66.06'	33.14'	65.94'	S84°25'07"E	11°38'43"
C42	325.00'	4.64'	2.32'	4.64'	N89°21'01"E	0°49'03"
C49	45.00'	72.22'	46.56'	84.71'	S38°50'44"E	91°56'53"
C50	45.00'	15.74'	7.95'	15.66'	S17°08'56"W	20°02'27"
C51	45.00'	38.48'	20.50'	37.31'	S51°39'48"W	48°59'18"
C52	45.00'	10.04'	5.04'	10.02'	S82°32'58"W	12°47'02"



Unplatted Lands of the
Southeast 1/4 of Section 32
Township 3 South, Range 25 East

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