

WATERMILL UNIT NINE

A PORTION OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

CAPTION

A portion of the Northwest 1/4 of Section 33, Township 3 South, Range 25 East, Duval County, Florida, being more particularly described as follows: BEGINNING at the most Northerly corner of Lot 82, as shown on the plat of Watermill Unit Eight, as recorded in Plat Book 56, Pages 43, 43A, 43B, 43C and 43D, of the Current Public Records of said County; said point being situate 20 feet Southerly of when measured at right angles to the Southerly right of way line of Collins Road (an 80 foot right of way) and a point lying 60 feet Southerly of when measured at right angles to the Northerly line of said Section 33; thence North 89°29'55" East, parallel to said Southerly right of way line and the Northerly line of said Section 33, a distance of 567.30 feet; thence North 83°37'55" East, 195.67 feet to a point situate on the Southerly right of way line of said Collins Road; thence North 89°29'55" East, along said Southerly right of way line 1160.71 feet to the Northwest corner of Lot 43, as shown on the plat 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 South 00°32'15" East, along the Westerly boundary of said last mentioned plat, 320.00 feet; thence South 89°29'55" West, 1,146.03 feet; thence South 26°17'21" West, along the Northeasterly prolongation of the Southeasterly boundary of said plat of Watermill Unit Eight, a distance of 438.12 feet to the most Easterly corner of Lot 95, said plat of Watermill Unit Eight; thence North 63°42'39" West, along the Northeasterly line of said Lot 95, a distance of 150.00 feet to the most Northerly corner thereof and a point situate in the Southeasterly right of way line of Prosperity Lake Drive (a 50 foot right of way); thence North 26°17'21" East, along said Southeasterly right of way line, 11.83 feet; thence North 63°42'39" West, along the Northeasterly terminus of said Prosperity Lake Drive and along the Northeasterly line of Lot 94, said last mentioned plat, 160.00 feet to the most Northerly corner of said Lot 94; thence North 26°17'21" East along the Southeasterly line of Lot 93, said last mentioned plat, 60.00 feet; thence North 11°16'46" West, along the Easterly line of said Lot 93, a distance of 82.01 feet; thence North 63°42'39" West, along the Northeasterly line of said Lot 93 and along the Northeasterly line of Lot 92 and Lot 91, said last mentioned plat, 88.50 feet; thence North 86°33'50" West, along the Northerly line of said Lot 91 and along the Northerly line of Lots 90, 89 and 88, said last mentioned plat, 186.11 feet; thence North 55°17'57" West, along the Northeasterly line of Lot 87 and Lot 86, said last mentioned plat, 69.35 feet; thence North 00°11'46" West, along the Easterly line of Lots 85, 84, 83 and said Lot 82, said plat of Watermill Unit Eight, a distance of 314.04 feet to the POINT OF BEGINNING.

Containing 17.0568 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 Nine, having caused the same to be surveyed and subdivided, that AmSouth Bank, a Nation Banking Association, is the holder of a 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 easements for utilities and sewers are hereby irrevocably dedicated to JEA, its successors and assigns. All roads, parkways, lanes, drives, courts, walkways, easements for drainage and non-access easements, except all private easements and conservation easements which shall remain privately owned and the sole and exclusive property of the owner, its successors and assigns as shown hereon, 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 (roads, parkways, lanes, drives and courts as noted above) hereby dedicated, together with all substances or matter which may flow or pass from (roads, parkways, lanes, drives and courts); from adjacent land or from any other source of public waters into or through said lakes/stormwater management facilities, 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 lakes and treatment systems shown on this plat are owned in fee simple title by the abutting owners(s), its successors and assigns, and all maintenance and any other matters pertaining to said lakes/stormwater management facilities are the responsibility of the owner, 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 lakes and treatment systems shown on this plat, but shall have the right to modify the water level including the repair, removal or replacement of the lakes/stormwater management facilities and the control structures to effect adequate drainage.

The Owner, 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 Nine. This indemnification shall run with the land and the assigns of the owner and shall be subject to it.

The undersigned Owner(s) do hereby reserve unto themselves and assigns, an easement for landscaping and construction of signs over all non access easements, and also easement(s) over all lands designated as private drainage easements shown on this plat, the maintenance responsibilities of which shall be those of the owner, its 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 Board of Directors with the Corporate Seal affixed this 15th day of November, A.D., 2004.

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

Witness: [Signature]
Print Name: PATRICK WALLACE

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

Witness: [Signature]
Print Name: LARA SWANSON

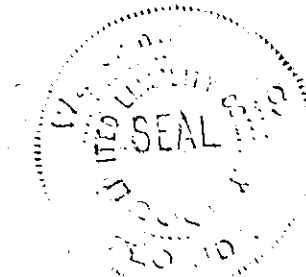
By: [Signature]
James Ricky Wood, President
and Authorized Representative

STATE OF FLORIDA COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 15th day of November, 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: 3-17-05
My Commission Number: 00280211

[Signature]
Susan M. Hyde
My Commission DD280211
Expires March 17, 2008



AMSOUTH BANK

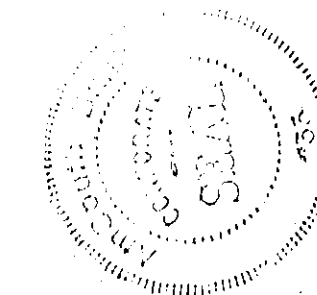
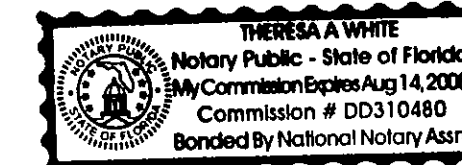
Witness: [Signature]
Print Name: PATRICK WALLACE
Witness: [Signature]
Print Name: LARA SWANSON

By: [Signature]

STATE OF FLORIDA COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 14th day of November, A.D., 2004 by Mike Loberger, Vice President of AmSouth Bank, on behalf of the bank, who is personally known to me.

[Signature]
Notary Public, State of Florida
Type of print name Theresa A. White
My Commission Expires: Aug 14, 2008
My Commission Number: DD310480



Approved 12/2/04
Date
[Signature]
City Engineer
for Director of Public Works
Approved 1/3/05
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: [Signature]
Lynn A. Westbrook, P.E.
Director of Public Works
Date: 1/6/2005

CLERK'S CERTIFICATE 2005014379

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 57, Pages 66, of the current Public Records of Duval County, Florida, this 15th day of November, A.D., 2004.

By: [Signature]
Jim Fuller
Clerk of the Circuit Court

By: [Signature]
Susan Marshall
Deputy Clerk

PLAT CONFORMITY REVIEW

This Plat has been reviewed and found in compliance with Part 1, Chapter 177, Florida Statutes, this 2nd day of Dec, 2004.

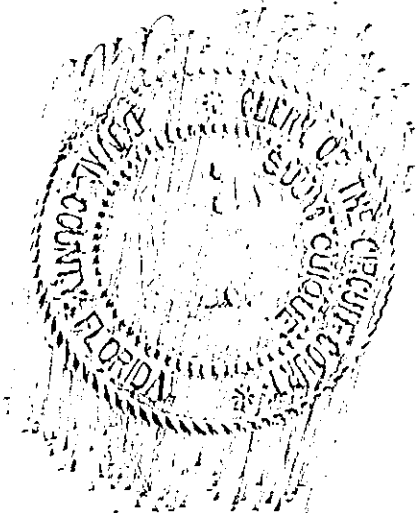
[Signature]
Glenn E. McGregor, P. L. S.
Professional Land Surveyor Number 4282

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 15th day of November, A.D., 2004.

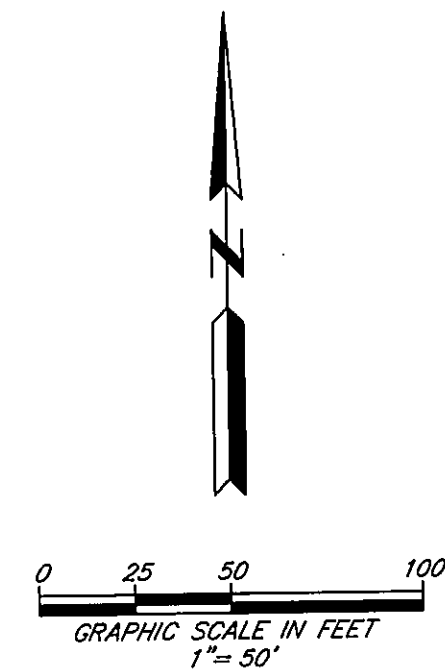
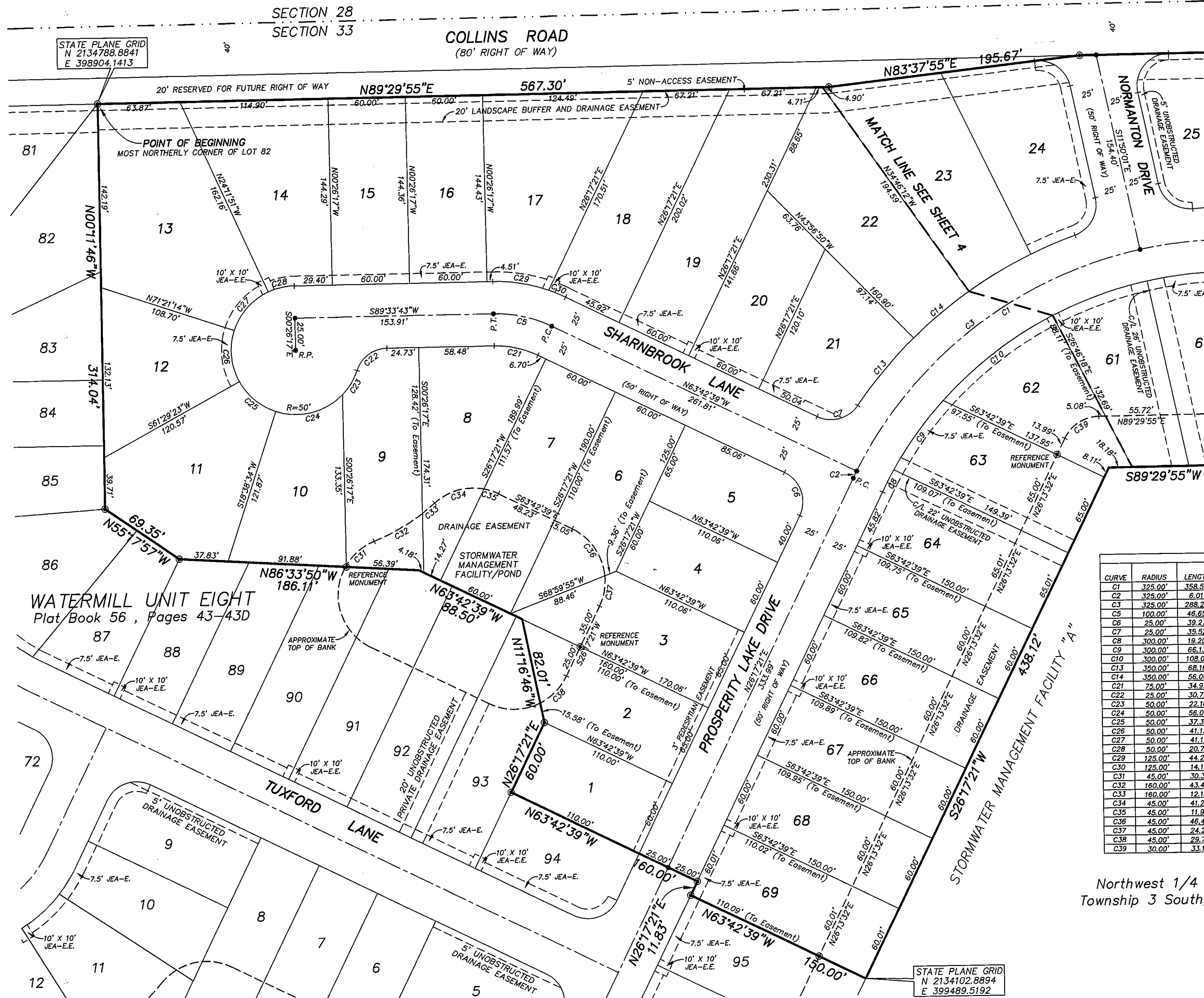
[Signature]
Richard A. Miller
Florida Registered Land Surveyor
and Mapper, Certificate No. 3848
L.B. No. 5189



WATERMILL UNIT NINE

A PORTION OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

A portion of Section 28
Township 3 South, Range 25 East



TABULATED CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD DISTANCE	CHORD BEARING	DELTA
C1	325.00'	358.54'	198.98'	340.64'	S57°53'38"W	63°12'34"
C2	325.00'	6.01'	3.01'	6.01'	S26°49'10"W	01°03'37"
C3	325.00'	288.20'	154.35'	278.85'	S52°45'12"W	50°48'28"
C5	100.00'	46.65'	23.76'	46.23'	N77°04'28"W	26°43'37"
C6	25.00'	39.27'	25.00'	35.36'	N18°42'39"W	90°00'00"
C7	25.00'	35.52'	21.51'	32.61'	N75°35'04"W	81°24'34"
C8	300.00'	19.20'	9.60'	19.20'	S28°07'22"W	03°40'02"
C9	300.00'	66.13'	33.20'	66.00'	S36°16'18"W	12°37'50"
C10	300.00'	108.01'	54.00'	107.43'	S40°27'32"W	11°09'30"
C13	350.00'	68.16'	34.12'	68.05'	S50°37'35"W	09°10'36"
C14	350.00'	66.05'	28.09'	56.00'	S50°37'35"W	09°10'36"
C21	75.00'	34.92'	17.82'	34.67'	N77°04'28"W	26°43'37"
C22	25.00'	30.77'	17.68'	28.87'	S54°17'52"W	70°31'44"
C23	50.00'	22.16'	11.27'	21.98'	N31°43'56"E	25°23'52"
C24	50.00'	56.09'	31.41'	53.19'	N76°34'05"E	64°16'26"
C25	50.00'	37.39'	19.62'	36.52'	S49°52'26"E	42°50'32"
C26	50.00'	41.12'	21.80'	39.97'	S04°53'41"E	47°06'59"
C27	50.00'	41.11'	21.80'	39.96'	S42°12'58"W	47°06'19"
C28	50.00'	20.76'	10.53'	20.61'	S77°39'55"W	23°47'36"
C29	125.00'	44.20'	22.33'	43.97'	N80°18'29"W	20°15'55"
C30	125.00'	14.11'	7.06'	14.10'	N66°56'40"W	06°28'02"
C31	45.00'	30.31'	15.76'	29.74'	S49°15'01"W	38°55'31"
C32	160.00'	43.48'	21.85'	43.35'	N60°43'40"E	15°34'15"
C33	160.00'	12.18'	6.09'	12.17'	S50°45'44"E	04°21'16"
C34	45.00'	41.26'	22.21'	39.83'	S74°51'08"W	52°32'23"
C35	45.00'	11.91'	5.99'	11.88'	N71°17'40"W	15°10'02"
C36	45.00'	46.40'	25.50'	44.37'	N34°10'26"W	59°04'25"
C37	45.00'	24.29'	12.45'	24.00'	N10°49'34"E	30°55'35"
C38	45.00'	29.77'	15.46'	29.23'	N45°14'39"E	37°54'35"
C39	30.00'	33.13'	18.48'	31.47'	S57°51'43"W	63°16'23"

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

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. 2001-022
CITY DEVELOPMENT NO. 4859.25

WATERMILL UNIT NINE

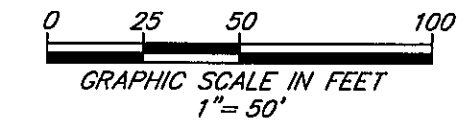
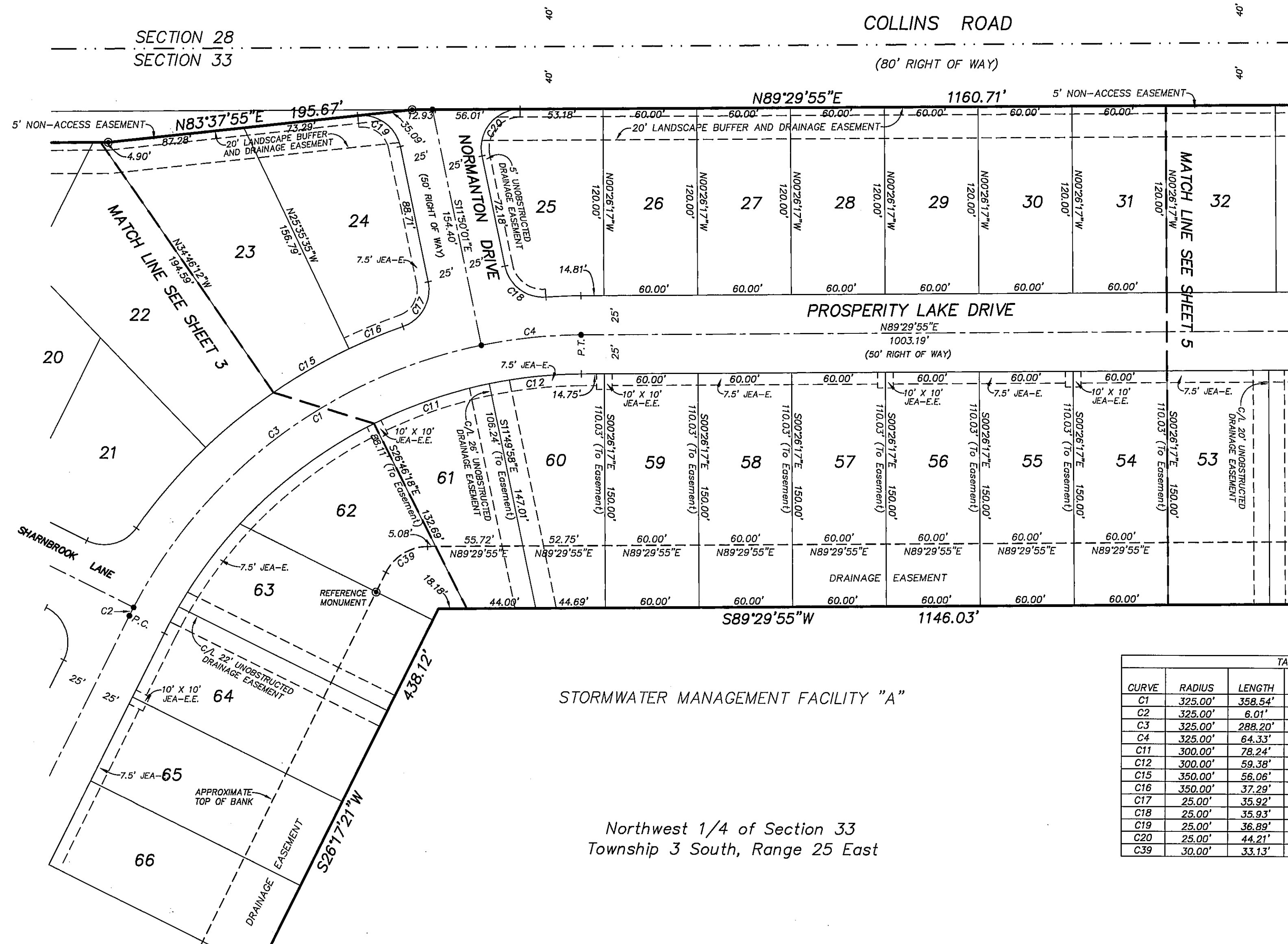
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PLAT BOOK **57** PAGE **66C**
 SHEET 4 OF 5 SHEETS
 SEE SHEET 2 FOR NOTES

JACKSONVILLE HEIGHTS
 Plat Book 5, Page 93

Tract 13, Block 3

A portion of Section 28
 Township 3 South, Range 25 East



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C3	325.00'	288.20'	154.35'	278.85'	S52°45'12"W	50°48'28"
C4	325.00'	64.33'	32.27'	64.23'	S83°49'40"W	11°20'29"
C11	300.00'	78.24'	39.34'	78.02'	S70°41'11"W	14°56'32"
C12	300.00'	59.38'	29.79'	59.29'	S83°49'41"W	11°20'28"
C15	350.00'	56.06'	28.09'	56.00'	S59°48'11"W	09°10'37"
C16	350.00'	37.29'	18.66'	37.27'	S67°26'38"W	08°06'16"
C17	25.00'	35.92'	21.86'	32.91'	N29°19'52"E	82°19'47"
C18	25.00'	35.93'	21.86'	32.92'	S53°00'23"E	82°20'45"
C19	25.00'	36.89'	22.72'	33.63'	N54°06'03"W	84°32'04"
C20	25.00'	44.21'	30.51'	38.67'	S38°49'57"W	101°19'56"
C39	30.00'	33.13'	18.48'	31.47'	S57°51'43"W	63°16'23"

STORMWATER MANAGEMENT FACILITY "A"

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

PREPARED BY:
RICHARD A. MILLER & ASSOCIATES, INC.
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 6701 BEACH BLVD., SUITE #200
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 PSD NO. 2001-022
 CITY DEVELOPMENT NO. 4859.25

