

WATERMILL UNIT TWELVE

Being a portion of Sections 32 and 33, Township 3 South, Range 25 East, of the City of Jacksonville, Duval County, Florida.

CAPTION

A portion of Sections 32 and 33, Township 3 South, Range 25 East, Duval County, Florida, being more particularly described as follows: BEGIN at the Southeast corner of Lot 34, as shown on the plat of Watermill Unit Ten, as recorded in Plat Book 56, Pages 69, 69A, 69B and 69C, of the Current Public Records of said County; thence Westerly along the Southerly boundary line of said Watermill Unit Ten, run the following four (4) courses and distances: Course No. 1: North 85°54'17" West, 391.18 feet; Course No. 2: South 87°49'40" West, 293.37 feet; Course No. 3: North 73°13'02" West, 50.00 feet; Course No. 4: North 86°31'49" West, 267.83 feet to the Northeast corner of Lot 3, as shown on the plat of Watermill Unit Eleven, as recorded in Plat Book 56, Pages 71, 71A, 71B, 71C and 71D of said Current Public Records; thence Southerly and Westerly along the Easterly and Southerly boundary line of said Watermill Unit Eleven, run the following five (5) courses and distances: Course No. 1: South 24°24'53" West, 333.27 feet; Course No. 2: South 48°56'31" West, 130.43 feet; Course No. 3: South 88°56'30" West, 443.92 feet; Course No. 4: South 03°11'59" West, 315.28 feet; Course No. 5: South 84°13'10" West, along said Southerly boundary line and its Westerly prolongation thereof, a distance of 366.57 feet; thence South 05°46'50" East, 110.00 feet; thence South 84°13'10" West, 65.38 feet; thence South 05°46'50" East, 290.42 feet; thence South 46°22'37" East, 92.20 feet; thence South 05°46'49" East, 128.59 feet to point lying on the South line of said Section 32; thence North 89°49'06" East, along last said line, 1,027.64 feet; thence North 15°40'39" West, 767.15 feet to a point lying on a curve concave Northwesterly, having a radius of 325.00 feet; thence Northeast along the arc of said curve, a distance of 283.09 feet, said arc being subtended by a chord bearing and distance of North 49°22'08" East, 274.23 feet to the point of tangency of said curve; thence North 24°24'54" East, 31.08 feet; thence South 65°35'06" East, 90.94 feet; thence South 73°57'24" East, 48.76 feet; thence North 87°13'45" East, 290.80 feet; thence South 69°55'27" East, 522.30 feet to a point lying on the Westerly line of Tract "D", as shown on the plat of Watermill Unit Two, as recorded in Plat Book 54, Pages 47, 47A, 47B, 47C, 47D, 47E and 47F of said Current Public Records, said point also lying on the Westerly boundary of said last mentioned plat; thence Northerly along said Westerly boundary line of Watermill Unit Two, run the following five (5) courses and distances: Course No. 1: North 03°02'51" East, 284.53 feet; Course No. 2: North 20°54'21" East, 50.00 feet to a point lying on a curve concave Northerly and having a radius of 325.00 feet; Course No. 3: thence Westerly along the arc of said curve, a distance of 55.48 feet, said arc being subtended by a chord bearing and distance of North 64°12'13" West, 55.41 feet to a point on said curve; Course No. 4: North 17°03'32" East, 183.05 feet; Course No. 5: North 25°32'59" East, 39.58 feet to the POINT OF BEGINNING.

Containing 29.7357 acres, more or less.

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: Ajan R. Mosley, P.E.
Director of Public Works
Date: _____

CLERK'S CERTIFICATE 2005 214698

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 58, Pages 65, 66, 27, 28 of the current Public Records of Duval County, Florida, this 10 day of June, A.D., 2005.

By: Jim Fuller
Jim Fuller
Clerk of the Circuit Court

By: Deborah Ashell
Deputy Clerk

PLAT CONFORMITY REVIEW

This Plat has been reviewed and found in compliance with Part 1, Chapter 177, Florida Statutes, this 9th day of June, 2005.

By: 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 26th day of April, A.D., 2005.

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

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 TWELVE, 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" and Tract "B" (Conservation Area) 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:

- 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 TWELVE. 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 10 day of May, A.D., 2005.

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

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

Witness: Lara Swanson
Print Name: LARA SWANSON

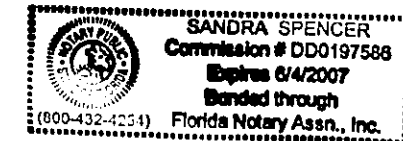
By: James Ricky Wood
James Ricky Wood, President
and Authorized Representative

Witness: Sandra Spencer
Print Name: Sandra Spencer

STATE OF FLORIDA COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 10 day of May, A.D., 2005 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.

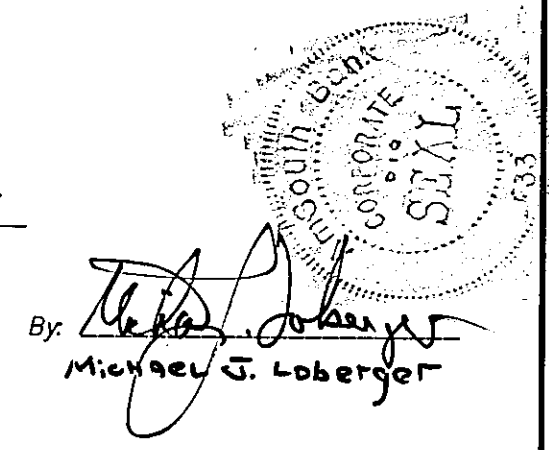
By: Sandra Spencer
Notary Public, State of Florida
Type of print name: Sandra Spencer
My Commission Expires: _____
My Commission Number: _____



AMSOUTH BANK

Witness: Lara Swanson
Print Name: LARA SWANSON

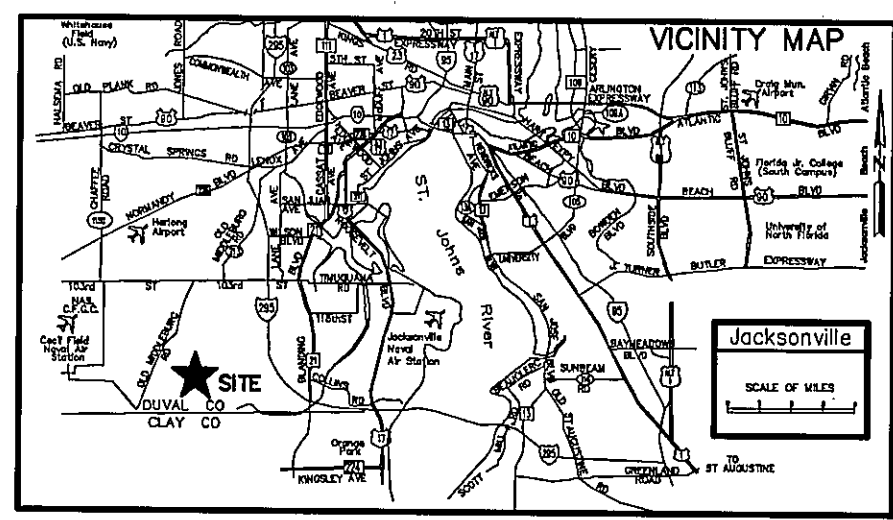
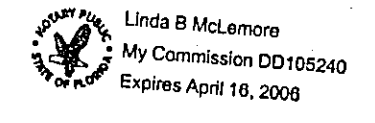
Witness: Theresa A. White
Print Name: Theresa A. White



STATE OF FLORIDA COUNTY OF DUVAL

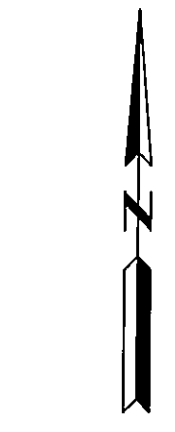
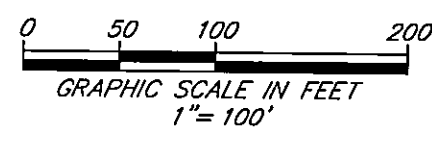
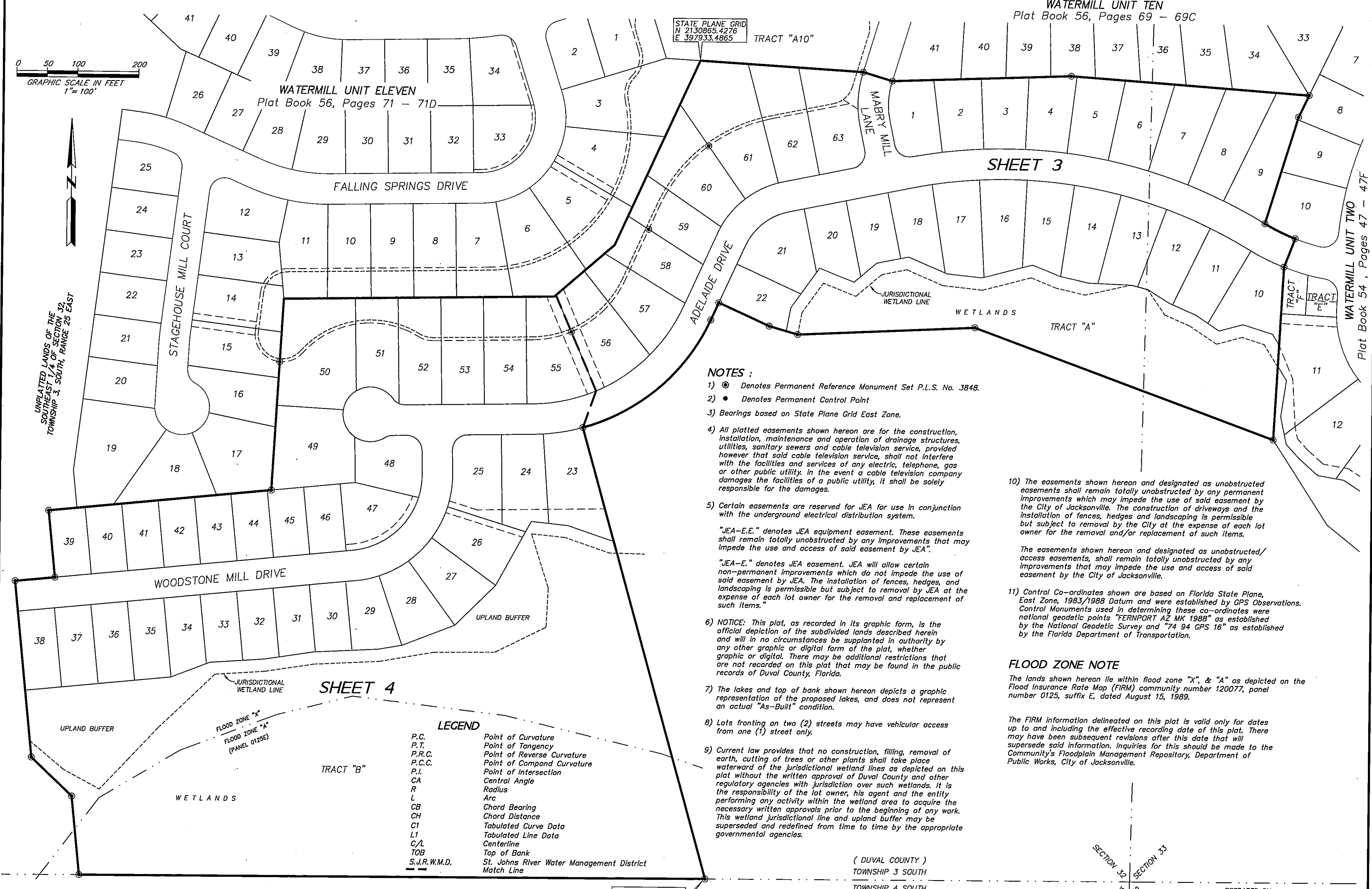
The foregoing instrument was acknowledged before me this 17th day of MAY, A.D., 2005 by Michael J. Loberger, Vice President of AmSouth Bank, on behalf of the bank, who is personally known to me.

By: Linda B. McLemore
Notary Public, State of Florida
Type of print name: LINDA B. MCLEMORE
My Commission Expires: _____
My Commission Number: _____



WATERMILL UNIT TWELVE

Being a portion of Sections 32 and 33, Township 3 South, Range 25 East, of the City of Jacksonville, Duval County, Florida.



UNPLATTED LANDS OF THE
SOUTHEAST 1/4 OF SECTION 32,
TOWNSHIP 3, SOUTH, RANGE 25 EAST

STATE PLANE GRID
N 2130865.4276
E 397933.4865

STATE PLANE GRID
N 2129523.1196
E 397953.8518

A PORTION OF SECTION 4,
TOWNSHIP 4 SOUTH, RANGE 25 EAST

(DUVAL COUNTY)
TOWNSHIP 3 SOUTH
TOWNSHIP 4 SOUTH
(CLAY COUNTY)

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
S.J.R.W.M.D.	St. Johns River Water Management District
---	Match Line

NOTES :

- 1) ● Denotes Permanent Reference Monument Set P.L.S. No. 3848.
- 2) ● 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.

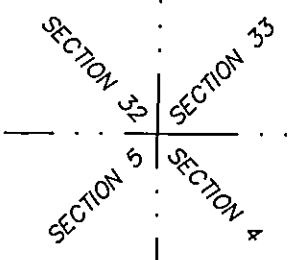
- 10) The easements shown hereon and designated as unobstructed easements shall remain totally unobstructed by any permanent improvements which may impede the use of said easement by the City of Jacksonville. The construction of driveways and the installation of fences, hedges and landscaping is permissible 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.

FLOOD ZONE NOTE

The lands shown hereon lie within flood zone "X", & "A" as depicted on the Flood Insurance Rate Map (FIRM) community number 120077, panel number 0125, 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.



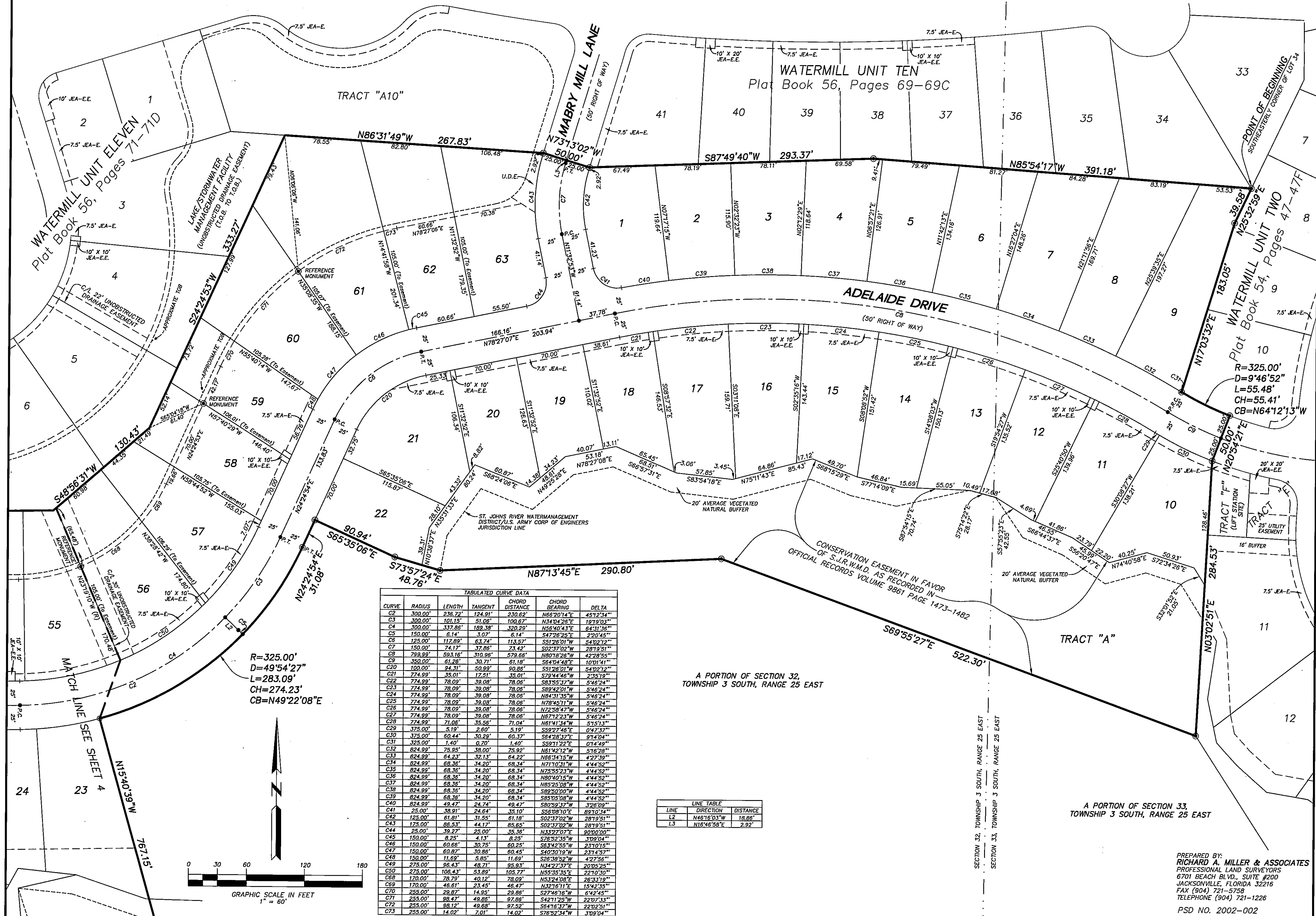
PREPARED BY:
RICHARD A. MILLER & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
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JACKSONVILLE, FLORIDA 32216
FAX (904) 721-5758
TELEPHONE (904) 721-1226

PSD NO. 2002-002
CITY DEVELOPMENT NO. 4859.28

WATERMILL UNIT TWELVE

Being a portion of Sections 32 and 33, Township 3 South, Range 25 East, of the City of Jacksonville, Duval County, Florida.

SHEET 3 OF 4 SHEETS
SEE SHEET 2 FOR NOTES



TABULATED CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD DISTANCE	CHORD BEARING	DELTA
C2	300.00'	238.72'	124.91'	230.62'	N66°20'14"E	457°23'34"
C3	300.00'	101.15'	51.08'	100.62'	N134°26'E	193°03'11"
C4	300.00'	337.86'	189.38'	320.23'	N58°40'43"E	84°31'36"
C5	150.00'	6.14'	3.07'	6.14'	S47°26'25"E	2°20'45"
C6	125.00'	112.89'	63.74'	113.57'	S51°26'01"W	84°02'12"
C7	150.00'	74.17'	37.86'	73.42'	S02°37'02"W	28°19'51"
C8	779.99'	593.16'	310.99'	579.66'	N89°16'28"W	42°28'55"
C9	350.00'	61.26'	30.71'	61.18'	S54°04'48"E	10°01'41"
C20	100.00'	94.31'	50.99'	90.86'	S51°26'01"W	84°02'12"
C21	774.99'	39.01'	17.91'	39.01'	S79°44'46"W	2°35'19"
C22	774.99'	78.09'	39.08'	78.06'	S83°55'37"W	5°46'24"
C23	774.99'	78.09'	39.08'	78.06'	S89°42'01"W	5°46'24"
C24	774.99'	78.09'	39.08'	78.06'	N84°31'35"W	5°46'24"
C25	774.99'	78.09'	39.08'	78.06'	N78°45'11"W	5°46'24"
C26	774.99'	78.09'	39.08'	78.06'	N72°38'47"W	5°46'24"
C27	774.99'	78.09'	39.08'	78.06'	N67°12'21"W	5°46'24"
C28	774.99'	71.06'	35.56'	71.04'	N61°41'34"W	5°15'13"
C29	375.00'	5.19'	2.60'	5.19'	S59°27'46"E	0°42'37"
C30	375.00'	60.44'	30.29'	60.37'	S54°28'37"E	9°14'04"
C31	375.00'	1.40'	0.70'	1.40'	S59°11'22"E	0°14'46"
C32	824.99'	79.95'	39.00'	79.92'	N61°42'12"W	5°16'28"
C33	824.99'	64.23'	32.13'	64.22'	N66°34'15"W	4°27'39"
C34	824.99'	68.36'	34.20'	68.34'	N71°10'31"W	4°44'52"
C35	824.99'	68.36'	34.20'	68.34'	N75°35'23"W	4°44'52"
C36	824.99'	68.36'	34.20'	68.34'	N80°10'15"W	4°44'52"
C37	824.99'	68.36'	34.20'	68.34'	N85°25'08"W	4°44'52"
C38	824.99'	68.36'	34.20'	68.34'	S89°50'00"W	4°44'52"
C39	824.99'	68.36'	34.20'	68.34'	S95°05'08"W	4°44'52"
C40	824.99'	49.43'	24.74'	49.47'	S90°59'37"W	3°48'00"
C41	25.00'	38.91'	24.64'	35.10'	S60°08'10"E	89°10'14"
C42	125.00'	61.81'	31.55'	61.18'	S02°37'02"W	28°19'51"
C43	25.00'	86.53'	44.17'	85.65'	S02°37'02"W	28°19'51"
C44	25.00'	38.27'	20.00'	35.36'	N33°27'07"E	80°00'00"
C45	150.00'	60.66'	30.75'	60.25'	S76°52'15"W	3°02'01"
C46	150.00'	60.66'	30.75'	60.25'	S83°42'55"W	2°31'01"
C47	150.00'	60.66'	30.75'	60.45'	S40°30'19"W	2°31'49"
C48	150.00'	11.69'	5.85'	11.69'	S46°38'52"W	4°27'56"
C49	275.00'	95.43'	48.71'	95.93'	N34°22'37"E	80°05'25"
C50	275.00'	106.43'	53.89'	105.77'	N55°35'35"E	22°02'50"
C58	170.00'	78.79'	40.12'	78.09'	N53°24'08"E	26°33'19"
C59	170.00'	46.61'	23.45'	46.47'	N32°16'11"E	15°42'35"
C70	255.00'	28.87'	14.95'	29.86'	S27°46'16"W	6°42'45"
C71	255.00'	98.42'	49.88'	97.86'	S42°11'23"W	22°27'11"
C72	255.00'	98.12'	49.68'	97.92'	S64°16'37"W	22°22'51"
C73	255.00'	14.02'	7.01'	14.02'	S76°52'34"W	3°02'04"

LINE TABLE

LINE	DIRECTION	DISTANCE
L1	N46°16'03"W	18.86'
L3	N16°46'58"E	2.92'

R=325.00'
D=49°54'27"
L=283.09'
CH=274.23'
CB=N49°22'08"E

A PORTION OF SECTION 32,
TOWNSHIP 3 SOUTH, RANGE 25 EAST

A PORTION OF SECTION 33,
TOWNSHIP 3 SOUTH, RANGE 25 EAST

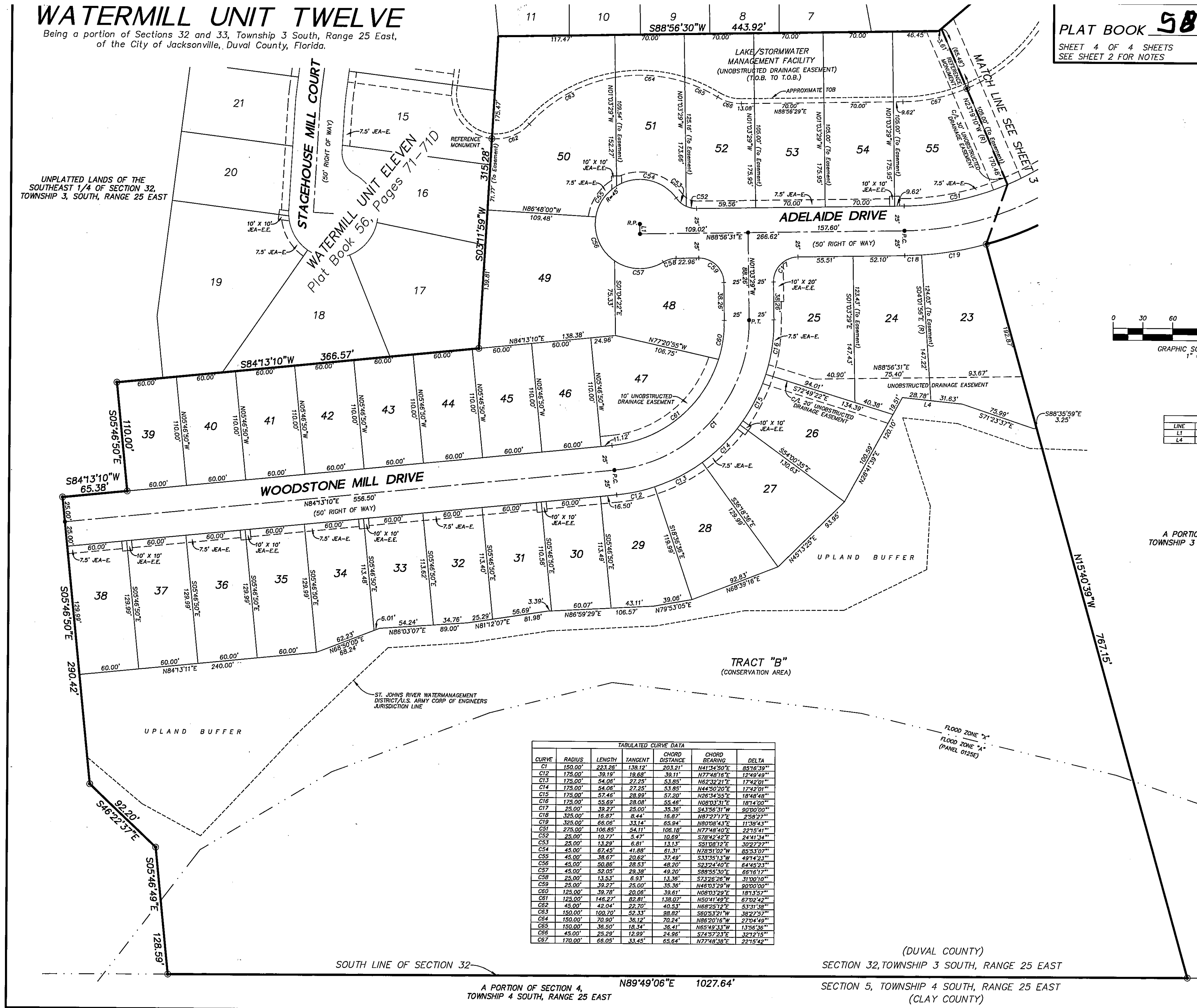
PREPARED BY:
RICHARD A. MILLER & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
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PLAT BOOK **58** PAGE **28**
SHEET 4 OF 4 SHEETS
SEE SHEET 2 FOR NOTES

UNPLATTED LANDS OF THE
SOUTHEAST 1/4 OF SECTION 32,
TOWNSHIP 3, SOUTH, RANGE 25 EAST



LINE	DIRECTION	DISTANCE
L1	S01°33'29"E	10.00'
L4	S84°38'56"E	60.41'

CURVE	RADIUS	LENGTH	TANGENT	CHORD DISTANCE	CHORD BEARING	DELTA
C1	150.00'	223.26'	138.12'	203.21'	N41°34'50"E	85°16'30"
C12	175.00'	39.19'	19.68'	39.11'	N77°48'16"E	12°49'49"
C13	175.00'	54.08'	27.63'	53.85'	N62°32'21"E	17°49'01"
C14	175.00'	54.08'	27.63'	53.85'	N44°52'02"E	17°42'01"
C15	175.00'	57.46'	28.59'	57.20'	N26°34'55"E	18°48'48"
C16	175.00'	55.69'	28.08'	55.46'	N08°03'31"E	18°14'00"
C17	25.00'	39.27'	25.00'	35.36'	S43°36'31"W	80°00'00"
C18	325.00'	18.97'	8.44'	16.82'	N87°27'17"E	2°58'27"
C19	325.00'	66.08'	33.14'	65.94'	N60°08'43"E	11°39'43"
C51	275.00'	106.85'	54.11'	106.18'	N77°48'40"E	22°15'41"
C52	25.00'	10.77'	5.47'	10.69'	S78°42'42"E	24°41'34"
C53	25.00'	13.29'	6.81'	13.13'	S81°08'12"E	30°27'27"
C54	45.00'	67.45'	41.88'	61.31'	N76°51'02"W	85°33'07"
C55	45.00'	38.67'	20.62'	37.49'	S33°38'13"W	49°14'23"
C56	45.00'	50.88'	28.53'	48.20'	S23°24'40"E	64°45'23"
C57	45.00'	52.05'	28.38'	49.20'	S88°56'30"E	66°16'17"
C58	25.00'	13.51'	6.93'	13.36'	S72°28'26"W	31°00'10"
C59	25.00'	39.27'	25.00'	35.36'	N46°03'29"W	80°00'00"
C60	125.00'	39.78'	20.06'	39.61'	N08°03'29"E	18°13'57"
C61	125.00'	146.27'	82.81'	138.07'	N50°41'49"E	67°02'42"
C62	45.00'	42.04'	22.70'	40.53'	N88°25'12"E	53°31'38"
C63	150.00'	100.70'	59.33'	98.82'	S80°51'21"W	38°21'57"
C64	150.00'	70.90'	36.12'	70.24'	N86°20'16"W	27°04'49"
C65	150.00'	38.50'	18.34'	36.41'	N65°49'33"W	13°36'36"
C66	45.00'	23.29'	12.99'	24.96'	S74°57'23"E	32°12'15"
C67	170.00'	66.05'	33.45'	65.64'	N77°48'36"E	22°15'42"

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