

WATERMILL UNIT THIRTEEN

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 most Southwesterly corner 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 the Current Public Records of said County, said point lying on the Southerly line of said Section 33; thence South 89°48'34" West, along last said line, 1,050.88 feet to the Southwesterly corner thereof, said point also being the Southeasterly corner of said Section 32; thence South 89°49'17" West, along the Southerly line of said Section 32, a distance of 696.16 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 Northeasterly 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 Southwesterly line of said Tract "D", said point also lying on the Southwesterly boundary line of said Watermill Unit Two; thence Southeasterly along last said line, run the following courses and distances: Course No. 1: South 32°54'26" East, 164.96 feet; Course No. 2: South 51°24'30" East, 937.89 feet to the POINT OF BEGINNING.

Containing 26.5709 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 THIRTEEN, 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. Tracts "A" and "B" (Landscape Area), Tract "C" and Tract "D" (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 THIRTEEN. 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 16 day of May, A.D., 2005.

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

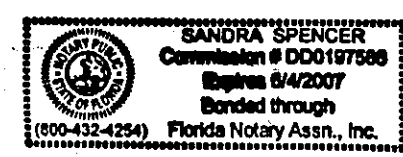
Witness: Sandra Spencer
Print Name: Sandra Spencer
Witness: Lara Swanson
Print Name: LARA SWANSON

The Wood Development Company of Jacksonville, Inc.,
its Managing Member
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 16 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.

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

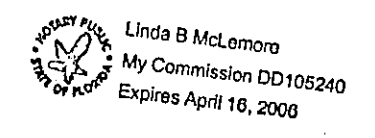
Witness: Theresa A. White
Print Name: Theresa A. White

By: Michael J. Loberger
Michael J. Loberger

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.

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



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

CLERK'S CERTIFICATE 2005 214765

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 29, 30, 31, 32, 33 of the current Public Records of Duval County, Florida, this 16 day of June, A.D., 2005.

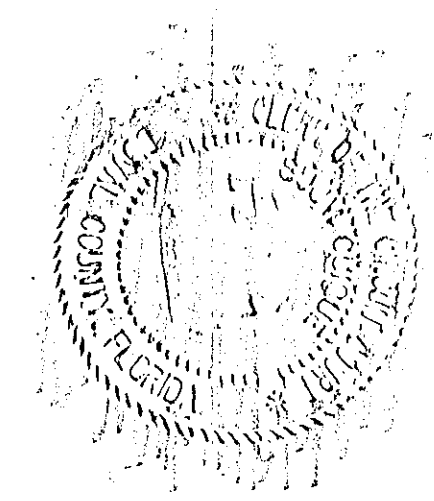
By: Jim Fuller
Jim Fuller
Clerk of the Circuit Court

By: Juan Marshall
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.

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

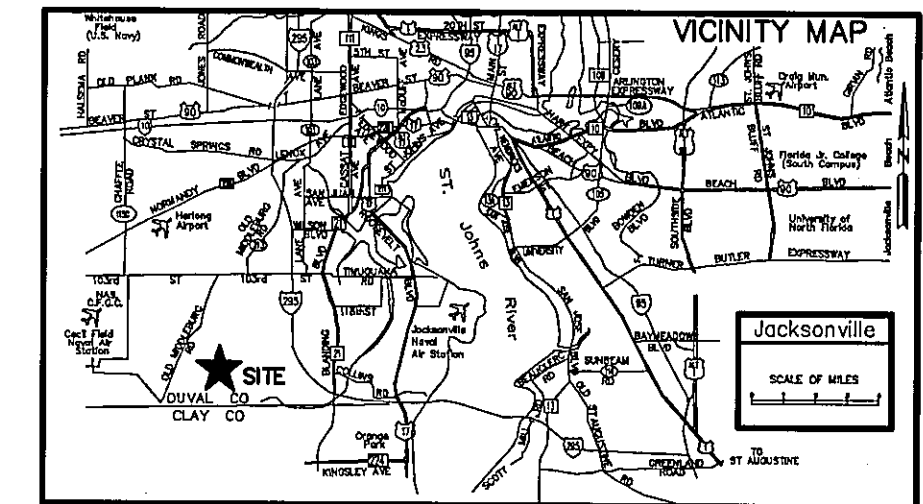


Approved 5/31/2005
Date
HGA
City Engineer
for Director of Public Works
Approved 6/8/05
Date
Richard A. Miller
for General Counsel

SURVEYOR'S CERTIFICATE

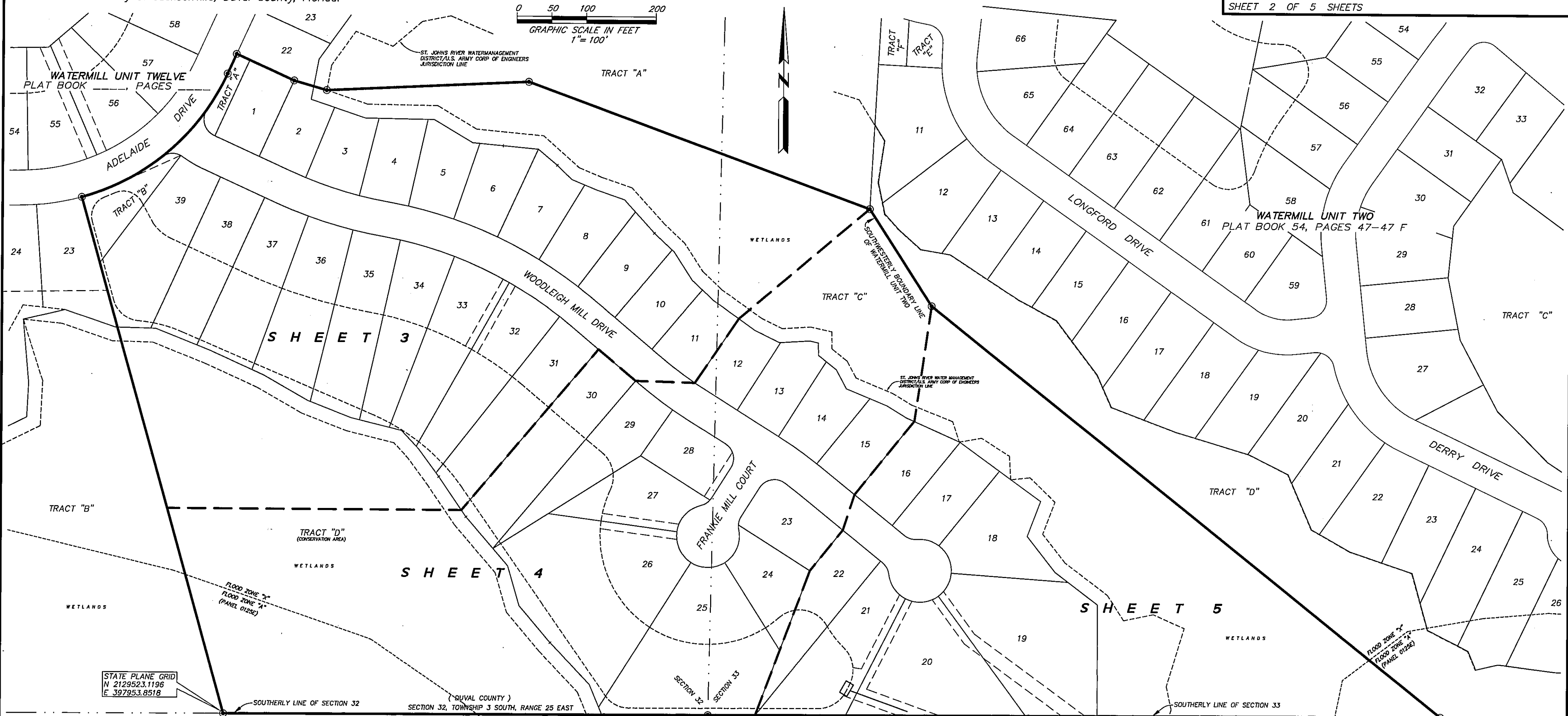
This is to certify that the above plat is a true and correct representation of the lands surveyed, platted and described above, that the survey was made under the undersigned's responsible direction and supervision, that the survey data complies with all of the requirements of the Florida Statute Chapter 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.
Richard A. Miller
Richard A. Miller
Florida Registered Land Surveyor
and Mapper Certificate No.3848
L.B. No. 5189



WATERMILL UNIT THIRTEEN

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



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, 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.

LEGEND

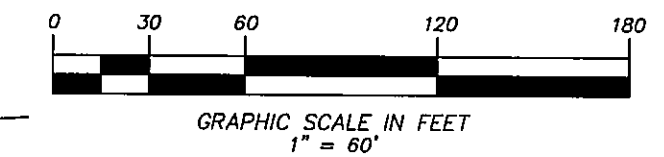
- P.C. Point of Curvature
- P.T. Point of Tangency
- P.R.C. Point of Reverse Curvature
- P.C.C. Point of Compound Curvature
- P.I. Point of Intersection
- R.P. Radial Point
- C.M. Concrete Monument
- CA Central Angle
- R Radius
- (R) Radial
- L Arc
- CB Chord Bearing
- CH Chord Distance
- C1 Tabulated 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

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. 4859.29

WATERMILL UNIT THIRTEEN

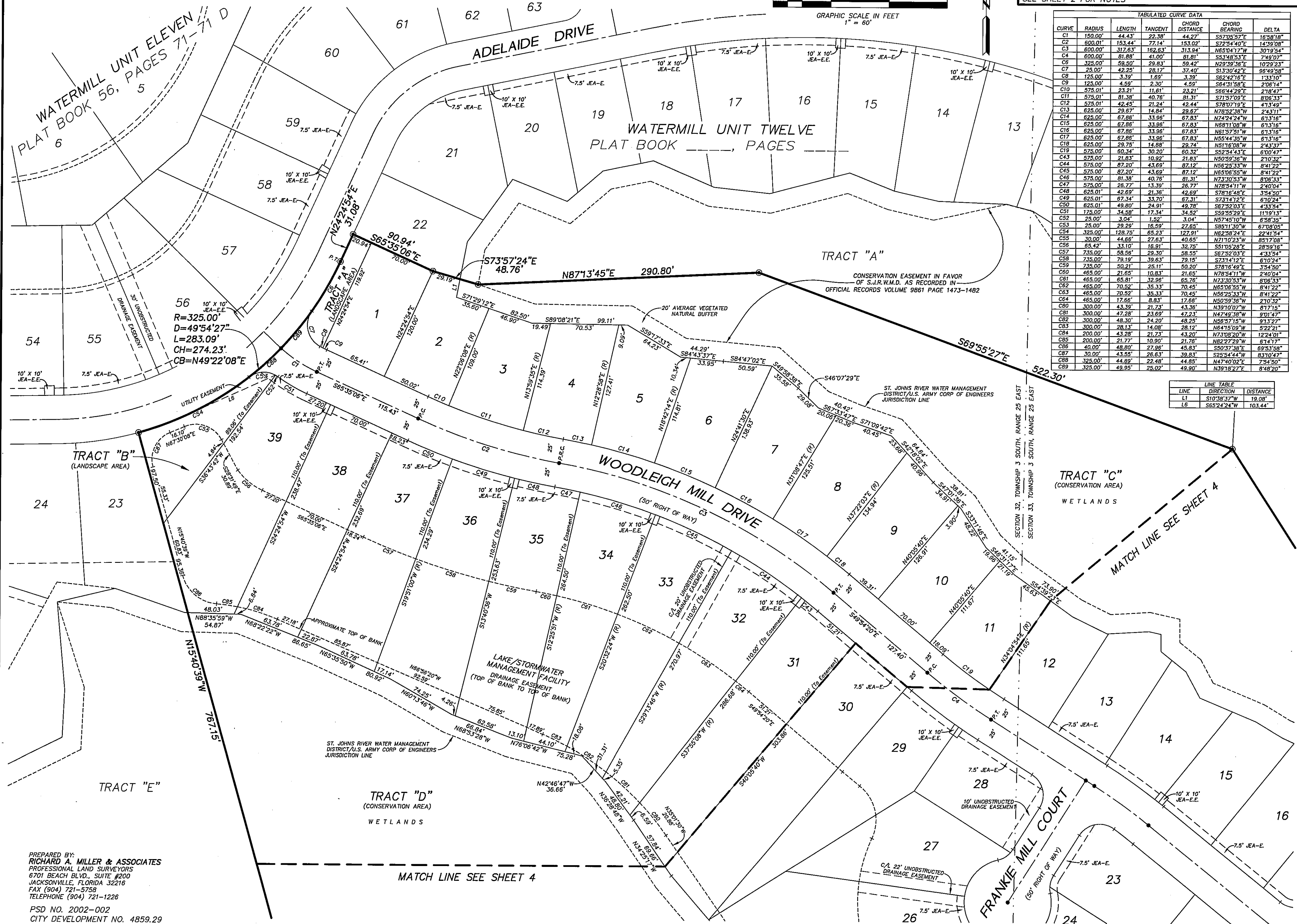
Being a portion of Sections 32, and 33, Township 3 South, Range 25 East,
City of Jacksonville, Duval County, Florida.

SHEET 3 OF 5 SHEETS
SEE SHEET 2 FOR NOTES



TABULATED CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	CHORD DISTANCE	CHORD BEARING	DELTA
C1	150.00'	44.43'	22.39'	44.27'	S57°05'52"E	16°38'18"
C2	600.00'	153.44'	77.14'	153.02'	S72°54'40"E	14°39'08"
C3	600.00'	317.63'	162.63'	313.94'	N65°04'17"W	30°19'54"
C4	600.00'	81.68'	41.00'	81.81'	S53°46'53"E	7°49'07"
C5	325.00'	58.80'	29.83'	59.42'	N29°39'36"E	10°29'23"
C6	25.00'	42.25'	28.17'	37.40'	S13°30'42"E	96°49'58"
C7	125.00'	3.39'	1.69'	3.39'	S62°42'16"E	1°33'10"
C8	125.00'	4.58'	2.30'	4.59'	S64°31'58"E	2°06'14"
C9	575.01'	23.21'	11.61'	23.21'	S56°44'29"E	2°38'47"
C10	575.01'	81.38'	40.76'	81.31'	S71°57'09"E	8°08'33"
C11	575.01'	42.45'	21.24'	42.44'	S78°02'19"E	4°13'49"
C12	625.00'	29.67'	14.84'	29.67'	N78°52'38"W	2°43'11"
C13	625.00'	67.86'	33.96'	67.83'	N74°24'24"W	6°13'16"
C14	625.00'	67.86'	33.96'	67.83'	N68°11'08"W	6°13'16"
C15	625.00'	67.86'	33.96'	67.83'	N61°37'51"W	6°13'16"
C16	625.00'	67.86'	33.96'	67.83'	N55°44'35"W	6°13'16"
C17	625.00'	29.78'	14.88'	29.74'	N51°16'08"W	2°43'37"
C18	575.00'	60.34'	30.20'	60.32'	S52°54'43"E	6°00'47"
C19	575.00'	21.83'	10.92'	21.83'	N50°59'36"W	2°10'32"
C20	575.00'	82.20'	43.69'	82.12'	N56°25'33"W	8°41'22"
C21	575.00'	82.20'	43.69'	82.12'	N65°06'55"W	8°41'22"
C22	575.00'	81.39'	40.76'	81.31'	N73°30'53"W	8°08'33"
C23	575.00'	29.72'	13.39'	29.77'	N78°54'11"W	2°40'24"
C24	625.01'	42.69'	21.36'	42.69'	S78°16'48"E	3°54'50"
C25	625.01'	67.34'	33.70'	67.31'	S73°14'12"E	6°10'24"
C26	625.01'	49.80'	24.91'	49.78'	S62°32'03"E	4°33'54"
C27	125.00'	34.58'	17.34'	34.52'	S59°55'29"E	11°19'13"
C28	25.00'	3.04'	1.52'	3.04'	N57°45'10"W	6°58'35"
C29	25.00'	29.29'	16.59'	27.65'	S85°11'30"W	6°08'05"
C30	325.00'	128.75'	65.23'	127.91'	N62°58'24"E	22°41'54"
C31	30.00'	44.68'	22.63'	40.65'	N71°10'23"W	85°17'08"
C32	65.42'	33.10'	16.91'	32.75'	S51°02'28"E	28°59'16"
C33	735.00'	58.58'	29.30'	58.55'	S62°52'03"E	4°33'54"
C34	735.00'	79.19'	39.63'	79.15'	S73°14'12"E	6°10'24"
C35	225.00'	50.21'	25.11'	50.20'	S78°16'48"E	3°54'50"
C36	465.00'	21.65'	10.83'	21.65'	N78°54'11"W	2°40'24"
C37	465.00'	65.81'	32.96'	65.76'	N73°30'53"W	8°08'33"
C38	465.00'	70.52'	35.33'	70.45'	N65°06'55"W	8°41'22"
C39	465.00'	70.52'	35.33'	70.45'	N56°25'33"W	8°41'22"
C40	300.00'	17.86'	8.83'	17.86'	N30°39'36"W	2°10'32"
C41	300.00'	43.39'	21.73'	43.36'	N39°10'07"W	6°13'16"
C42	300.00'	47.28'	23.69'	47.23'	N47°49'38"W	9°01'47"
C43	300.00'	48.30'	24.20'	48.25'	N56°57'15"W	9°13'27"
C44	300.00'	28.13'	14.08'	28.12'	N64°15'09"W	5°22'21"
C45	200.00'	43.28'	21.73'	43.20'	N73°08'20"W	12°24'01"
C46	200.00'	21.77'	10.90'	21.76'	N82°27'29"W	6°14'17"
C47	40.00'	48.80'	27.86'	45.83'	S50°37'38"E	69°53'58"
C48	30.00'	43.55'	26.63'	39.83'	S25°54'44"W	83°10'47"
C49	325.00'	44.69'	22.48'	44.85'	N47°40'02"E	7°34'30"
C50	325.00'	49.95'	25.02'	49.90'	N39°18'27"E	8°49'20"

LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	S10°38'37"W	19.08'
L6	S65°24'24"W	103.44'



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MATCH LINE SEE SHEET 4

MATCH LINE SEE SHEET 4

WATERMILL UNIT THIRTEEN

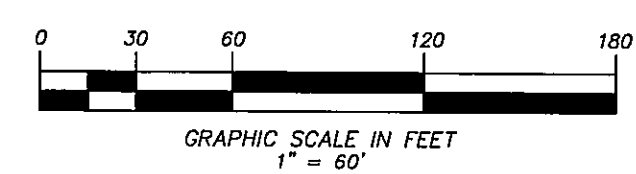
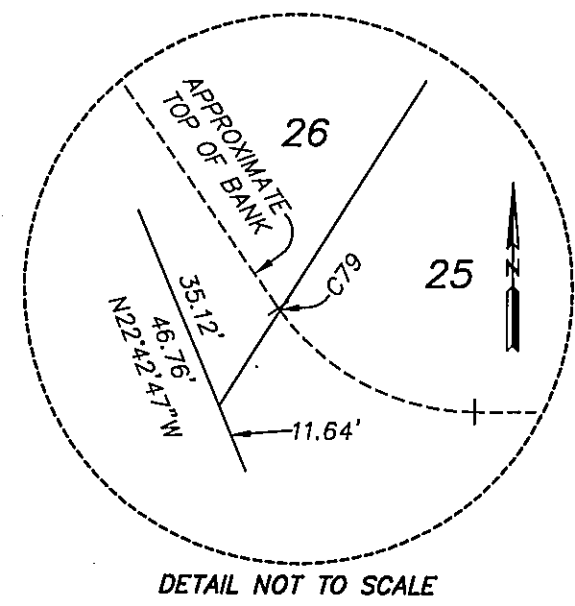
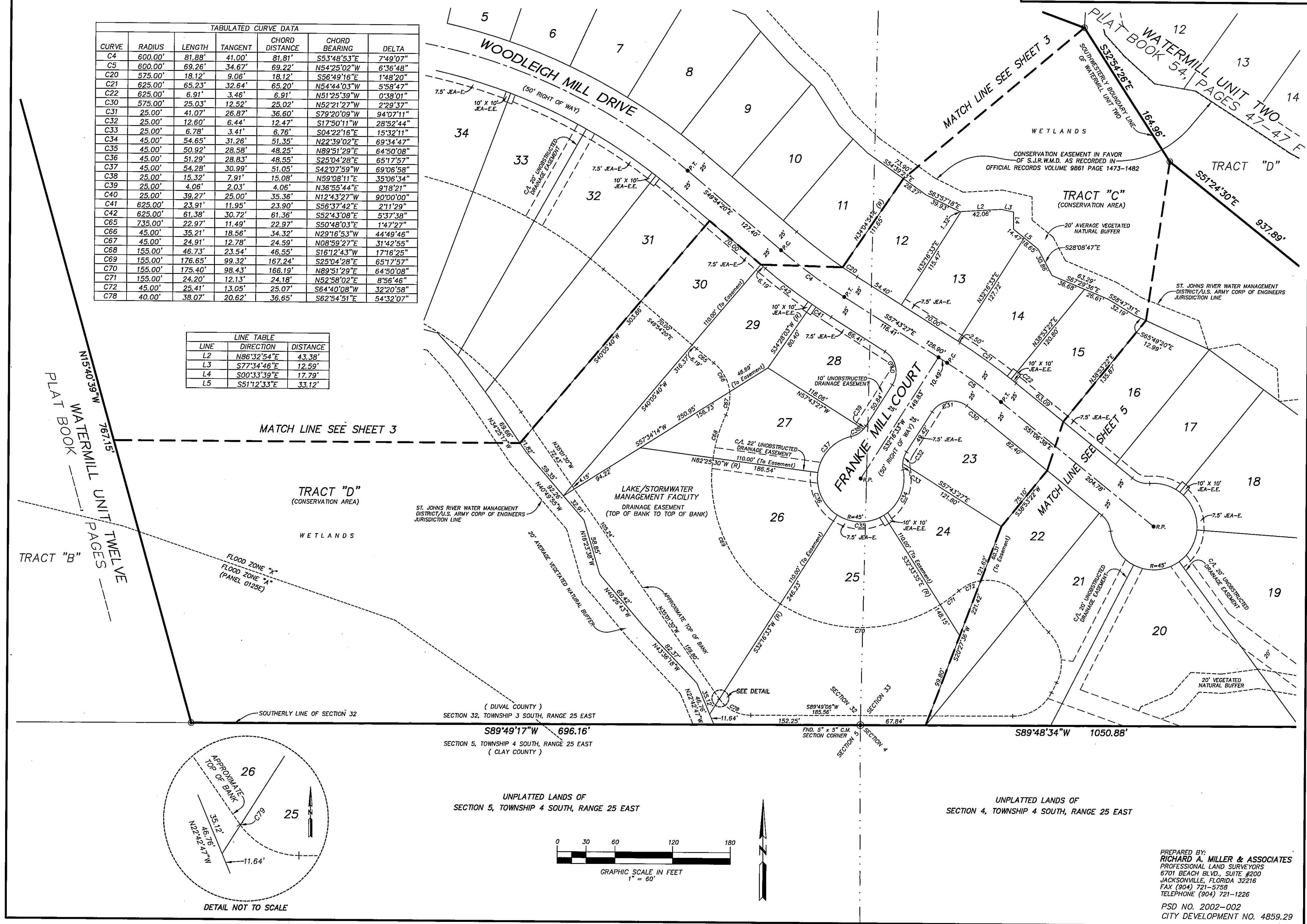
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PLAT BOOK **58** PAGE **32**

SHEET 4 OF 5 SHEETS
SEE SHEET 2 FOR NOTES

TABULATED CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	CHORD DISTANCE	CHORD BEARING	DELTA
C4	600.00'	81.88'	41.00'	81.81'	S53°48'53"E	7°49'07"
C5	600.00'	69.26'	34.67'	69.22'	N54°25'02"W	6°36'48"
C20	575.00'	18.12'	9.06'	18.12'	S56°49'16"E	1°48'20"
C21	625.00'	65.23'	32.64'	65.20'	N54°44'03"W	5°58'47"
C22	625.00'	6.91'	3.46'	6.91'	N51°25'39"W	0°38'01"
C30	575.00'	25.03'	12.52'	25.02'	N52°21'27"W	2°29'37"
C31	25.00'	41.07'	26.87'	36.60'	S79°20'09"W	94°07'11"
C32	25.00'	12.60'	6.44'	12.47'	S17°50'11"W	28°52'44"
C33	25.00'	6.78'	3.41'	6.76'	S04°22'16"E	15°32'11"
C34	45.00'	54.65'	31.26'	51.35'	N22°39'02"E	69°34'47"
C35	45.00'	50.92'	28.58'	48.25'	N89°51'29"E	64°50'08"
C36	45.00'	51.29'	28.83'	48.55'	S25°04'28"E	65°17'57"
C37	45.00'	54.28'	30.99'	51.05'	S42°07'59"W	69°06'58"
C38	25.00'	15.32'	7.91'	15.08'	N59°08'11"E	35°06'34"
C39	25.00'	4.06'	2.03'	4.06'	N36°55'44"E	9°18'21"
C40	25.00'	39.27'	25.00'	35.36'	N12°43'27"W	90°00'00"
C41	625.00'	23.91'	11.95'	23.90'	S56°37'42"E	2°11'29"
C42	625.00'	61.39'	30.72'	61.36'	S52°43'08"E	5°37'38"
C65	735.00'	22.97'	11.49'	22.97'	S50°48'03"E	1°47'27"
C66	45.00'	35.21'	18.56'	34.32'	N29°16'53"W	44°49'46"
C67	45.00'	24.91'	12.78'	24.59'	N08°59'27"E	31°42'55"
C68	155.00'	46.73'	23.54'	46.55'	S16°12'43"W	17°16'25"
C69	155.00'	176.65'	99.32'	167.24'	S25°04'28"E	65°17'57"
C70	155.00'	175.40'	98.43'	166.19'	N89°51'29"E	64°50'08"
C71	155.00'	24.20'	12.13'	24.18'	N52°58'02"E	8°56'46"
C72	45.00'	25.41'	13.05'	25.07'	S64°40'08"W	32°20'58"
C78	40.00'	38.07'	20.62'	36.65'	S62°54'51"E	54°32'07"

LINE TABLE		
LINE	DIRECTION	DISTANCE
L2	N86°32'54"E	43.38'
L3	S77°34'46"E	12.59'
L4	S00°33'39"E	17.79'
L5	S51°12'33"E	33.12'



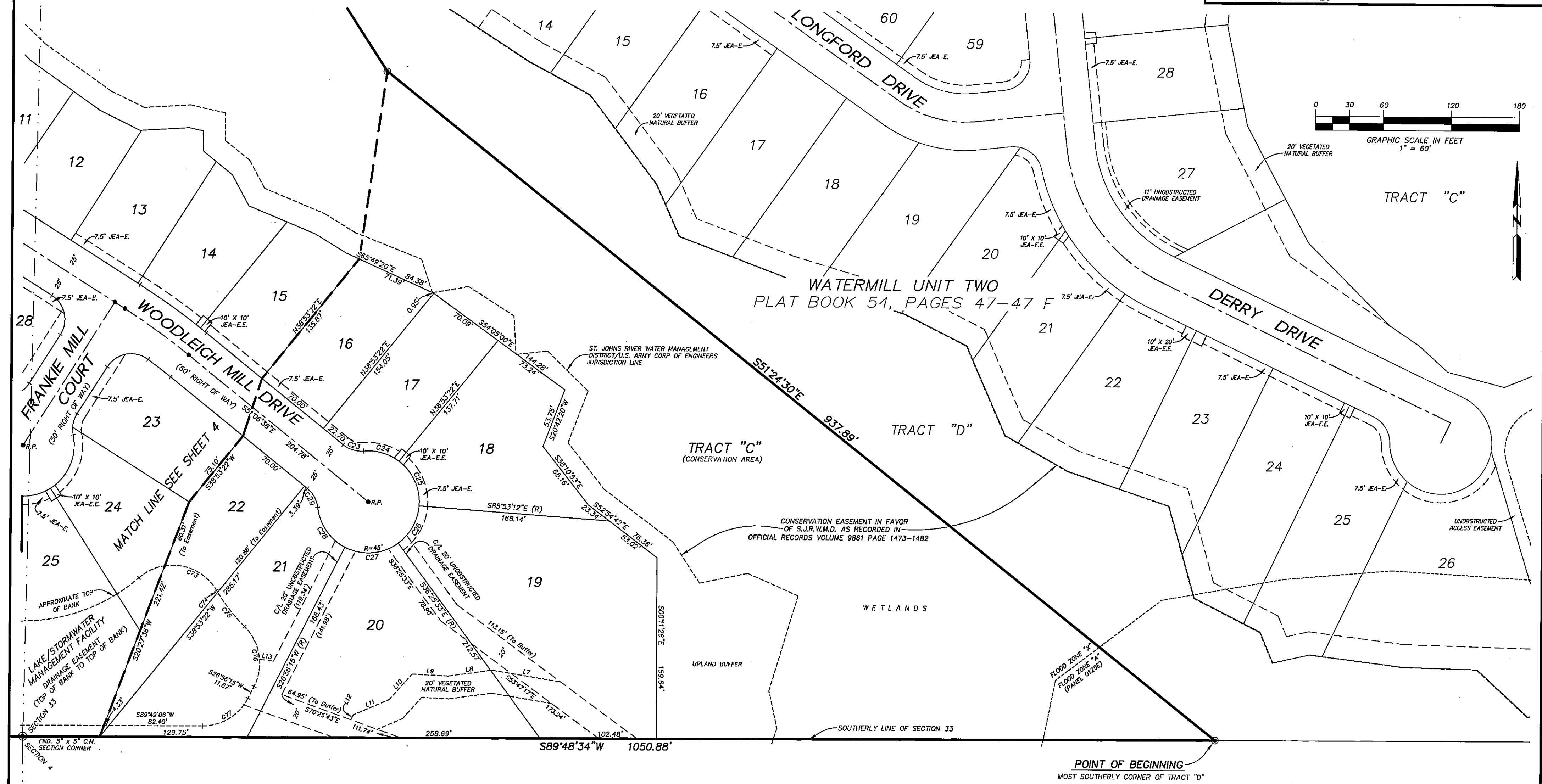
PREPARED BY:
RICHARD A. MILLER & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
6701 BEACH BLVD., SUITE #200
JACKSONVILLE, FLORIDA 32216
FAX (904) 721-5758
TELEPHONE (904) 721-1226

PSD NO. 2002-002
CITY DEVELOPMENT NO. 4859.29

WATERMILL UNIT THIRTEEN

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

SHEET 5 OF 5 SHEETS
SEE SHEET 2 FOR NOTES



UNPLATTED LANDS OF
SECTION 4, TOWNSHIP 4 SOUTH, RANGE 25 EAST

LINE	DIRECTION	DISTANCE
L7	N80°48'56"W	61.26'
L8	S81°59'13"W	39.00'
L9	N87°15'22"W	31.71'
L10	S41°36'40"W	29.93'
L11	S66°33'50"W	34.46'
L12	S26°26'48"W	5.04'
L13	N81°51'45"W	12.34'

CURVE	RADIUS	LENGTH	TANGENT	CHORD DISTANCE	CHORD BEARING	DELTA
C23	25.00'	19.38'	10.21'	18.90'	S73°19'06"E	44°24'55"
C24	45.00'	33.19'	17.39'	32.44'	N74°23'47"W	42°15'33"
C25	45.00'	45.07'	24.63'	43.21'	N24°34'37"W	57°22'48"
C26	45.00'	38.85'	20.73'	37.65'	N28°50'37"E	49°27'40"
C27	45.00'	49.77'	27.77'	47.27'	N85°15'21"E	63°21'48"
C28	45.00'	44.27'	24.11'	42.51'	S34°52'44"E	56°22'02"
C29	25.00'	19.38'	10.21'	18.90'	N28°54'11"W	44°24'55"
C73	45.00'	53.79'	30.63'	50.64'	N64°54'48"W	68°29'12"
C74	155.00'	1.86'	0.93'	1.86'	S31°00'52"E	0°41'21"
C75	155.00'	38.54'	19.37'	38.44'	S38°28'55"E	14°14'45"
C76	45.00'	56.97'	33.02'	53.24'	N09°20'01"W	72°32'33"
C77	45.00'	49.39'	27.51'	46.94'	N58°22'40"E	62°52'50"

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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