

WATERMILL TOWNHOMES SOUTH

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

PLAT BOOK 62 PAGE 16
SHEET 1 OF 4 SHEETS
SEE SHEET 2 FOR NOTES

CAPTION

A portion of the Southwest 1/4 of Section 32, Township 3 South, Range 25 East, Duval County, Florida, being more particularly described as follows: BEGIN at the intersection of the Southwest corner of Tract "A", as shown on the plat of Watermill Townhomes, as recorded in Plat Book 57, Pages 2, 2A, 2B and 2C of Current Public Records of said County, said point being situate on the Easterly right of way line of Oakleaf Village Parkway (formerly Old Middleburg Road, per survey by Robert M. Angas, Inc. dated September 11, 2000, File No. 115E-08); thence South 75°25'23" East, along the Southerly line of said Tract "A", a distance of 59.60 feet to the Southeast corner thereof; thence South 20°46'27" West, 95.69 feet; thence South 02°36'41" East, 74.71 feet; thence South 27°42'11" East, 68.03 feet; thence South 35°36'42" East, 47.79 feet; thence South 14°59'12" West, 98.79 feet; thence South 54°24'55" East, 67.84 feet; thence South 06°14'37" East, 101.84 feet; thence South 15°23'39" East, 116.58 feet; thence South 16°04'43" West, 78.43 feet; thence South 04°43'20" West, 106.40 feet; thence South 33°05'31" West, 235.97 feet; thence South 41°28'44" West, 46.45 feet; thence South 84°39'58" West, 57.00 feet; thence North 85°23'32" West, 101.82 feet; thence North 43°29'11" West, 27.53 feet; thence North 89°39'14" West, 120.38 feet to a point situate on said Easterly right of way line of said Oakleaf Village Parkway (formerly Old Middleburg Road), said right of way line being a curve concave Easterly, having a radius of 1,435.00 feet; thence Northerly along the arc of said curved Easterly right of way line, a distance of 405.78 feet, said arc being subtended by a chord bearing and distance of North 12°54'06" East, 404.43 feet to the point of tangency of said curve; thence North 21°00'09" East, continuing along said Easterly right of way line, 667.12 feet to the POINT OF BEGINNING.

Containing 6.4912 acres more or less.

ADOPTION AND DEDICATION

This is to certify that Watermill Townhomes, LLC, (hereinafter referred to as the "Owner") a Limited Liability Company is the lawful owner of the lands described in the caption hereon known as Watermill Townhomes South, having caused the same to be surveyed and subdivided and that SunTrust Bank, a Georgia Banking Corporation, 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 JEA utilities and sewers are hereby irrevocably dedicated to JEA, its successors and assigns. Victoria Falls Drive, easements for drainage and non-access easements, 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 Victoria Falls Drive hereby dedicated, together with all substances or matter which may flow or pass from Victoria Falls Drive; 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 Watermill Master Association, Inc., (Association) its successors and assigns, and all maintenance and any other matters pertaining to said lakes/stormwater management facilities are the responsibility of the Association, 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 Owner 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 Townhomes South. This indemnification shall run with the land and the assigns of the Owner and shall be subject to it.

Tract "J" (Recreation Area), Tract "K" (Conservation), and Tract "L" (Stormwater Management/Landscaping) as shown hereon are hereby irrevocably dedicated to the Watermill Master Association, Inc., a not for profit corporation, its successors and assigns.

The undersigned Owner does hereby reserve unto itself and assigns, an easement for landscaping and construction of signs over all non access easements, and also easements 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 Townhomes, LLC, a Limited Liability Company has caused these presents to be executed by its Managing Member this 1st day of June A.D., 2006.

WATERMILL TOWNHOMES, L.L.C.
A Limited Liability Company

Witness:

Lynn Peel
(Signature)
Lynn Peel
(Print name)

By:

William B. Towers, Jr.
Managing Member

Witness:

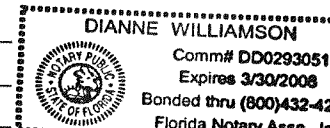
M.G. Ralph
(Signature)
M.G. RALPH
(Print name)

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 1st day of June A.D., 2006 by William B. Towers Jr., Managing Member of Watermill Townhomes, L.L.C., a Limited Liability Company, on behalf of the company. He is personally known to me or has produced a driver's license as identification.

Dianne Williamson
Notary Public State of Florida

Name: _____
My Commission Expires: _____
My Commission Number is: _____



SUNTRUST BANK
A Georgia Corporation

Witness:

Julie Waite
(Signature)
JULIE WAITE
(Print name)

By:

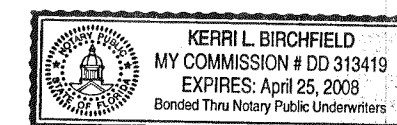
Steven Kelley
Vice President

Witness:

Jahim McArthur
(Signature)
Jahim McArthur
(Print name)

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 2 day of June A.D., 2006 by Steven Kelley, as Vice President of SunTrust Bank a Georgia Corporation, on behalf of the corporation. He is personally known to me or has produced a driver's license as identification.



Notary Public State of Florida

Name: Keperi L. Birchfield
My Commission Expires: April 25, 2008
My Commission Number is: DD313419

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: Michael Moolen, P.E.
Director of Public Works
Date: 7/14/06

CLERK'S CERTIFICATE 2006258074

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 62, Pages 16, 17, 18, 19 of the current Public Records of Duval County, Florida, this 25 day of July A.D., 2006.

By: 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 14th day of June 2006.

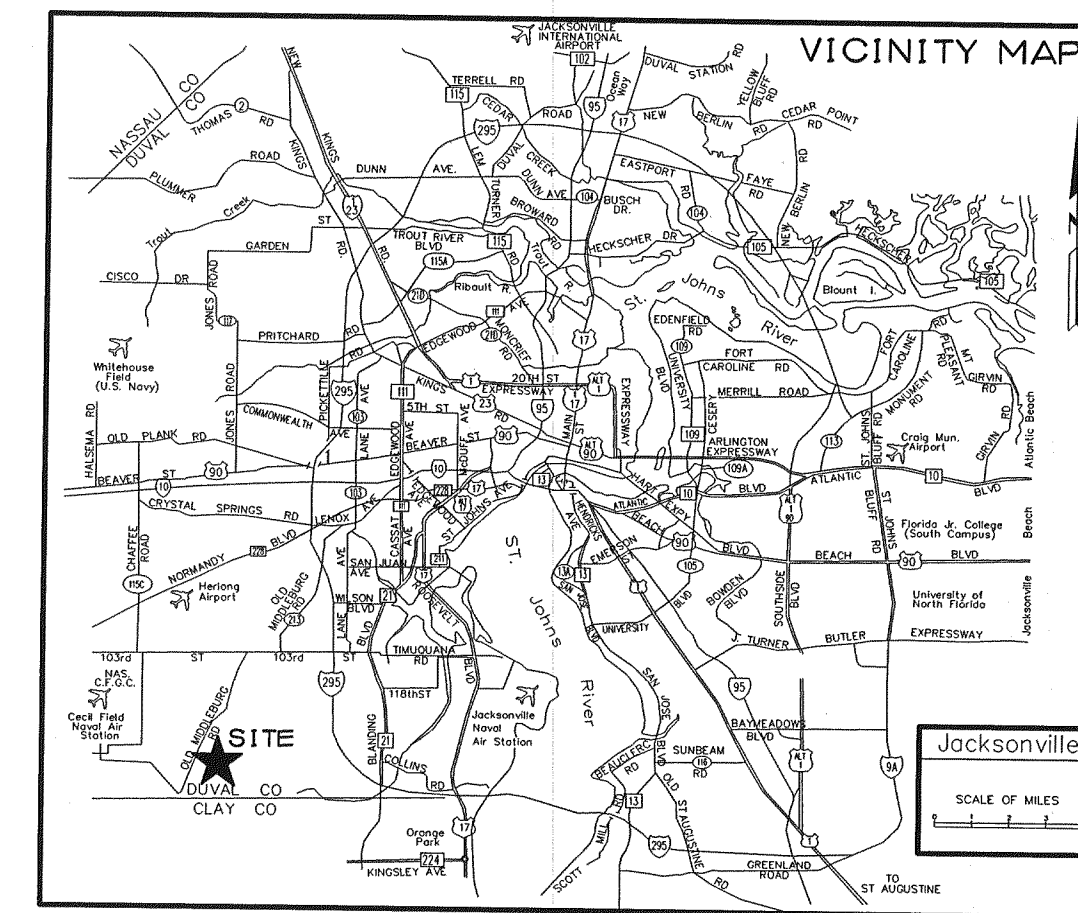
W. Monroe Hazen, PLS
Professional Land Surveyor Number 3398

SURVEYOR'S CERTIFICATE

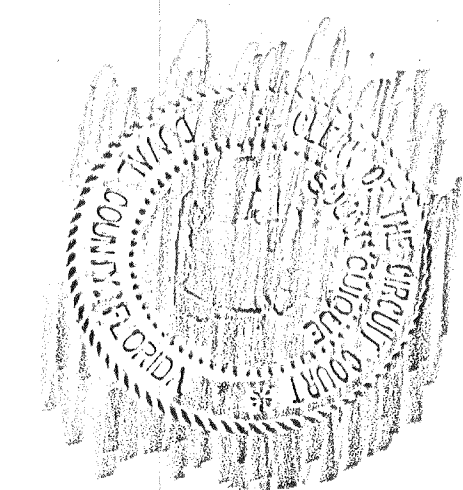
This is to certify that the above plat is a true and correct representation of the lands surveyed, platted and described above, that the survey was made under the undersigned's responsible direction and supervision, that the survey data complies with all of the requirements of the Florida Statute Chapter 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 24th day of May A.D., 2006.

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



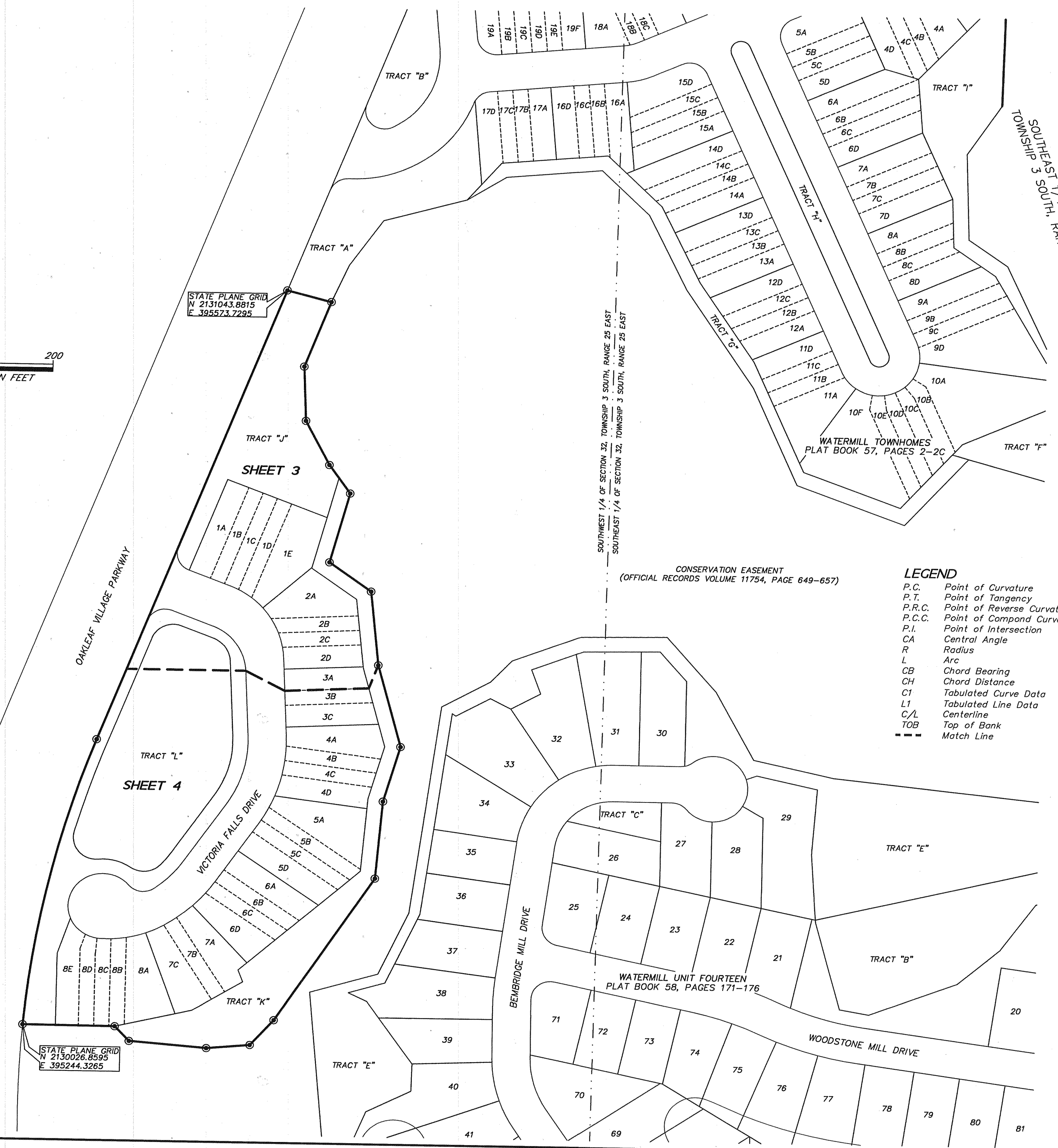
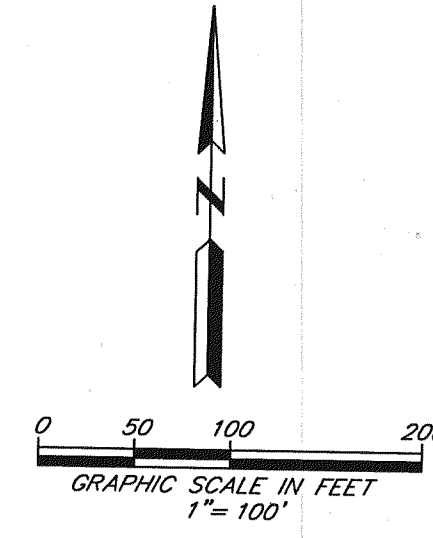
PREPARED BY:
RICHARD A. MILLER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
6701 BEACH BLVD., SUITE #200
JACKSONVILLE, FLORIDA 32216
FAX (904) 721-5758
TELEPHONE (904) 721-1226
PSD NO. 2002-059
CITY DEVELOPMENT NO. 4859.035



Approved 7/14/06
Date
John P. Taylor
City Engineer
for Director of Public Works
Approved 7/20/06
Date
Richard A. Miller
For General Counsel

WATERMILL TOWNHOMES SOUTH

Being a portion of the Southwest 1/4 of Section 32, 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, 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) All lot lines that intersect curves are non-radial, unless otherwise noted.

LEGEND

- P.C. Point of Curvature
- P.T. Point of Tangency
- P.R.C. Point of Reverse Curvature
- R.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
- Match Line

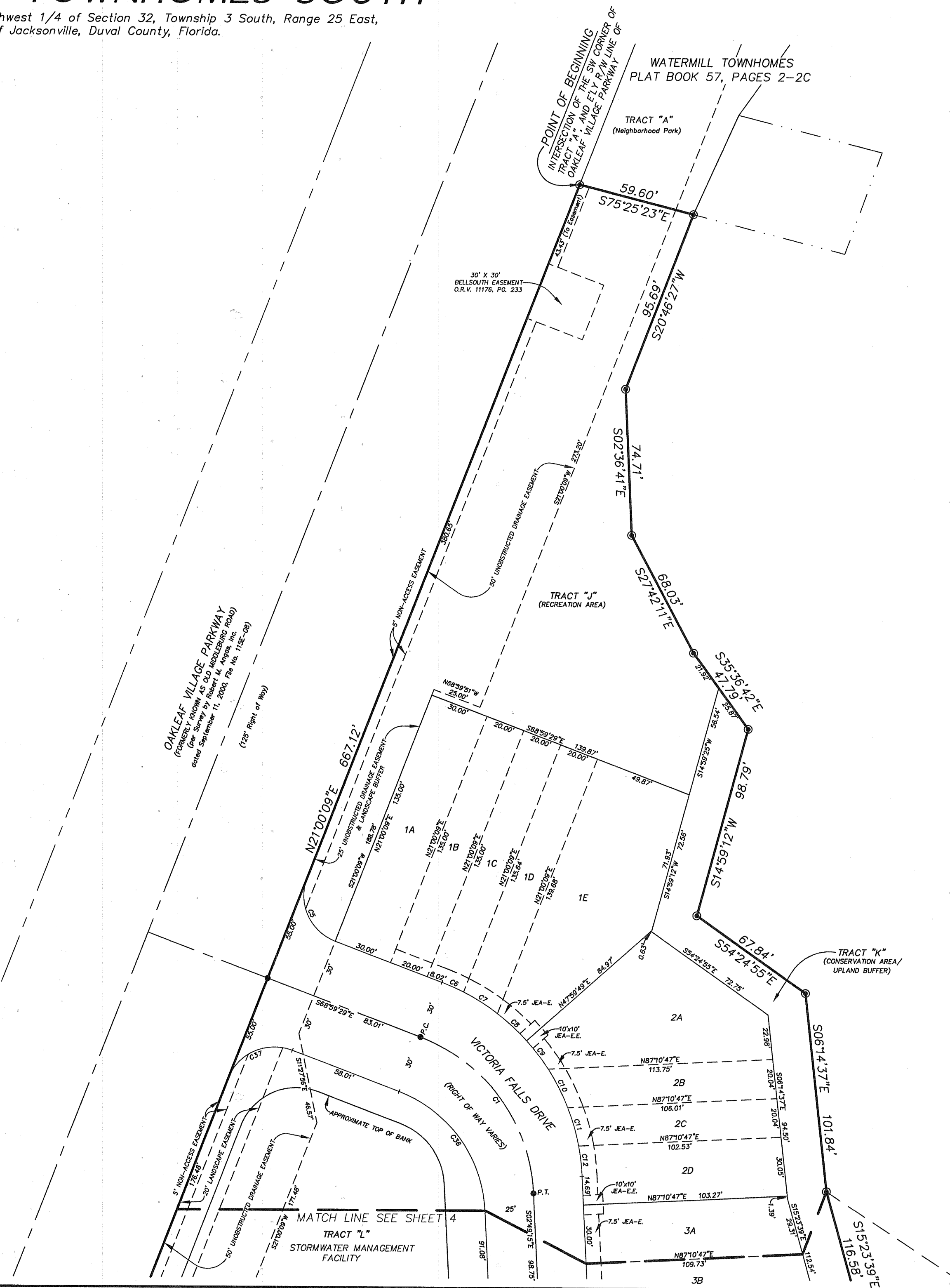
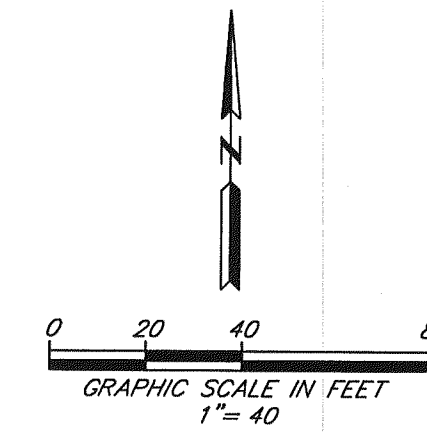
FLOOD ZONE NOTE

The lands shown hereon lie within flood zone "X" 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.

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CONSERVATION EASEMENT
(OFFICIAL RECORDS VOLUME 11754, PAGE 649-657)

TABULATED CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	CHORD DISTANCE	CHORD BEARING	DELTA
C1	93.00'	103.94'	58.84'	98.26'	N35°54'22"W	66°10'14"
C5	25.00'	39.27'	25.00'	35.83'	S23°59'40"E	89°59'16"
C6	111.60'	12.01'	6.01'	12.00'	N65°54'39"W	6°09'51"
C7	111.60'	20.43'	10.24'	20.40'	N57°35'02"W	10°29'23"
C8	111.60'	20.33'	10.19'	20.30'	N47°07'11"W	10°28'19"
C9	111.60'	18.26'	9.15'	18.24'	N37°12'50"W	9°22'22"
C10	111.61'	21.94'	11.01'	21.81'	N26°53'50"W	11°25'49"
C11	111.61'	20.57'	10.31'	20.84'	N15°59'09"W	10°33'33"
C12	111.61'	18.91'	7.69'	18.30'	N08°42'48"W	7°53'08"
C36	68.39'	78.98'	44.56'	74.67'	N35°54'22"W	66°10'14"
C37	25.00'	39.27'	25.00'	35.36'	S66°10'20"W	90°00'22"

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SHEET 4 OF 4 SHEETS
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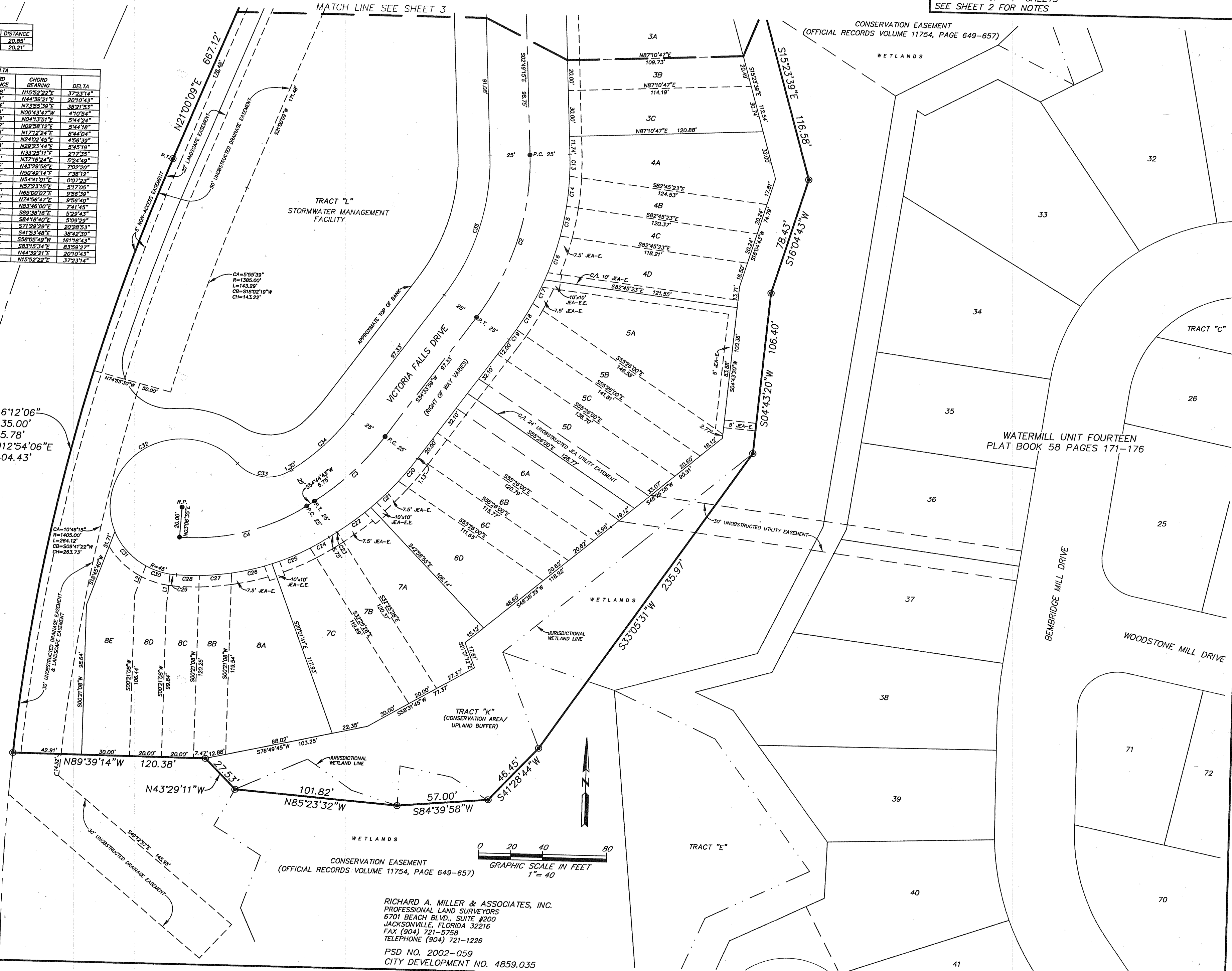
LINE	DIRECTION	DISTANCE
L1	S04°43'03"W	20.88'
L2	S18°45'40"W	20.21'

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C2	175.00'	114.19'	59.21'	112.18'	N155°22'22"E	37°21'14"
C3	175.00'	61.63'	31.14'	61.31'	N44°39'21"E	20°10'43"
C4	175.00'	83.70'	43.49'	82.14'	N73°55'39"E	36°21'53"
C13	200.00'	14.60'	7.30'	14.50'	N02°14'47"W	4°10'54"
C14	200.00'	20.04'	10.03'	20.03'	N04°13'51"E	5°44'24"
C15	200.00'	20.03'	10.02'	20.02'	N09°58'12"E	5°44'18"
C16	200.00'	30.49'	15.27'	30.48'	N17°12'24"E	8°44'04"
C17	200.00'	12.26'	6.63'	12.25'	N24°12'43"E	4°56'19"
C18	200.00'	20.09'	10.05'	20.08'	N28°23'44"E	5°45'19"
C19	200.00'	8.00'	4.00'	8.00'	N33°25'11"E	2°17'35"
C20	200.00'	18.90'	9.40'	18.89'	N37°16'24"E	5°24'39"
C21	200.00'	24.57'	12.30'	24.55'	N43°29'56"E	7°12'00"
C22	200.00'	26.54'	13.29'	26.52'	N50°40'14"E	7°36'12"
C23	200.00'	0.43'	0.21'	0.43'	N54°41'01"E	0°17'23"
C24	150.00'	26.03'	13.05'	26.00'	N57°23'16"E	5°17'05"
C25	150.00'	26.03'	13.05'	26.00'	N65°00'07"E	8°36'39"
C26	150.00'	26.03'	13.05'	26.00'	N74°56'47"E	9°58'40"
C27	150.00'	20.15'	10.09'	20.13'	N83°46'00"E	7°41'45"
C28	150.00'	14.39'	7.20'	14.38'	S02°18'16"E	2°34'11"
C29	45.00'	4.05'	2.03'	4.05'	S84°18'40"E	5°09'29"
C30	45.00'	16.09'	8.13'	16.00'	S71°29'29"E	20°28'53"
C31	45.00'	30.40'	15.81'	30.30'	S41°53'48"E	38°42'30"
C32	45.00'	126.67'	272.98'	88.80'	S58°05'49"W	181°14'30"
C33	25.00'	36.65'	22.51'	33.45'	S81°15'34"E	83°59'27"
C34	150.00'	92.81'	28.63'	92.58'	N44°39'21"E	20°10'43"
C35	150.00'	97.88'	50.75'	96.15'	N155°22'22"E	37°21'14"

CA=16°12'06"
R=1435.00'
L=405.78'
CB=N12°54'06"E
CH=404.43'

OAKLEAF VILLAGE PARKWAY
FORMERLY KNOWN AS OLD WINDING ROAD
(See Survey of Robert M. Arnes, Inc.
dated September 11, 2000, File No. 115E-08)

(125' Right of Way)



CONSERVATION EASEMENT
(OFFICIAL RECORDS VOLUME 11754, PAGE 649-657)

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