

WATERMILL UNIT FOUR

Being a replat of a portion of Tracts 12, 13, 14, 15 and 16, Block 1, Jacksonville Heights, Section 32, Township 3 South, Range 25 East, as recorded in Plat Book 5, Page 93 of the Current Public Records of the City of Jacksonville, Duval County, Florida, TOGETHER WITH a portion of the Southeast 1/4 of said Section 32, Township 3 South, Range 25 East.

CAPTION

A portion of Tracts 12, 13, 14, 15 and 16, Block 1, Section 32, Township 3 South, Range 25 East, as shown on the plat of Jacksonville Heights, as recorded in Plat Book 5, Page 93 of the Current Public Records of Duval County, Florida, together with a portion of the Southeast 1/4 of said Section 32, Township 3 South, Range 25 East, and all being more particularly described as follows: COMMENCE at the most Southerly corner of Tract "A" as shown on the plat of Watermill Unit One-A, as recorded in Plat Book 54, Pages 22, 22A, 22B, 22C, 22D and 22E, of the said Current Public Records, said point being situate in the Northwesterly right of way line of Argyle Forest Boulevard (a 200 foot right of way as presently established); thence South 55°56'11" West, along said Northwesterly right of way line, a distance of 1,068.55 feet to the point of curvature of a curve concave Northerly and having a radius of 1,900.00 feet; thence Westerly around and along the arc of said curve and continuing along said Northwesterly right of way line, a distance of 1,450.25 feet, said arc being subtended by a chord bearing and distance of South 77°48'11" West, 1,415.30 feet to the point of tangency of said curve; thence North 80°19'49" West, along the Northerly line of said Argyle Forest Boulevard, a distance of 100.90 feet for a POINT OF BEGINNING; thence continue North 80°19'49" West, along said Northerly right of way line, a distance of 111.95 feet; thence North 09°40'11" East, a distance of 217.93 feet; thence Northwesterly around and along the arc of a curve concave Northeasterly and having a radius of 90.00 feet, a distance of 7.21 feet, said arc being subtended by a chord bearing and distance of North 24°57'20" West, 7.21 feet to the point of reverse curvature of a curve concave Southwesterly and having a radius of 50.00 feet; thence Northwesterly around and along the arc of said curve, a distance of 50.27 feet, said arc being subtended by a chord bearing and distance of North 51°27'47" West, 48.18 feet; thence North 09°43'59" East, a distance of 50.00 feet; thence Easterly around and along the arc of a curve concave Northerly and having a radius of 50.00 feet, a distance of 50.27 feet, said arc being subtended by a chord bearing and distance of North 70°55'46" East, 48.18 feet to the point of reverse curvature of a curve concave Southeasterly and having a radius of 90.00 feet; thence Northeasterly around and along the arc of said curve, a distance of 7.48 feet, said arc being subtended by a chord bearing and distance of North 44°30'29" East, 7.48 feet; thence North 12°35'27" West, 428.16 feet; thence North 29°31'43" West, 148.25 feet; thence North 44°05'45" West, 88.69 feet; thence North 80°19'49" West, 381.85 feet to a point lying on a curve concave Easterly, having a radius of 1,025.00 feet; thence Northerly along the arc of said curve, a distance of 34.66 feet, said arc being subtended by a chord bearing and distance of North 06°49'48" East, 34.66 feet to a point of compound curvature of a curve concave Easterly, having a radius of 325.00 feet; thence Northerly along the arc of said curve, a distance of 87.58 feet, said arc being subtended by a chord bearing and distance of North 13°34'53" East, 87.32 feet to a point on said curve; thence North 71°41'15" West, 52.21 feet; thence North 70°25'33" West, 151.93 feet; thence North 02°55'22" East, 12.48 feet; thence North 37°15'48" West, 3.82 feet; thence North 37°41'23" East, 220.01 feet; thence South 40°03'15" East, 3.60 feet; thence North 62°58'22" East, 153.20 feet; thence North 72°39'57" East, 71.06 feet; thence North 43°30'19" East, 70.77 feet; thence North 23°15'47" East, 16.51 feet; thence South 50°51'10" East, 387.43 feet; thence South 38°55'14" East, 612.57 feet; thence South 09°40'11" West, 447.58 feet; thence North 80°19'49" West, 120.00 feet; thence South 09°40'11" West, a distance of 20.97 feet to the point of curvature of a curve concave Easterly and having a radius of 50.00 feet; thence Southerly around and along the arc of said curve, a distance of 48.13 feet, said arc being subtended by a chord bearing and distance of South 17°54'19" East, 46.29 feet to the point of reverse curvature of a curve concave Westerly and having a radius of 90.00 feet; thence Southerly around and along the arc of said curve, a distance of 165.16 feet, said arc being subtended by a chord bearing and distance of South 07°05'32" West, 142.94 feet to the point of reverse curvature of a curve concave Southeasterly and having a radius of 50.00 feet; thence Southwesterly around and along the arc of said curve, a distance of 43.63 feet, said arc being subtended by a chord bearing and distance of South 34°40'02" West, 42.26 feet to the point of tangency of said curve; thence South 09°40'11" West, a distance of 164.76 feet to the POINT OF BEGINNING.

Approved 10/15/02 Date
John P. Rogers
City Engineer
for Director of Public Works
Approved 10/17/02 Date
Glenn E. McGregor
for General Counsel

Containing 13.086 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: Lynn Westbrook
Lynn Westbrook
Director of Public Works
Date: 10/17/2002

CLERK'S CERTIFICATE # 2002296836

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 55, Pages 49-49B, of the current Public Records of Duval County, Florida, this 21st day of October, A.D., 2002.

By: Jim Fuller
Jim Fuller
Clerk of the Circuit Court

By: Patricia Wallace
Deputy Clerk

PLAT CONFORMITY REVIEW

This Plat has been reviewed and found in compliance with Part 1, Chapter 177, Florida Statutes, this 15th day of October 2002.

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

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 FOUR, 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 "A4", "B4" and "C4" (Landscape and Signage), 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 lanes, drives, and courts, as noted above, hereby dedicated, together with all substances or matter which may flow or pass from all 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, its successors and assigns and all maintenance and any other matters pertaining to said lakes/stormwater management facilities is the responsibility of WaterMill Master Association, Inc., its successors 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 maintain the water level including the repair, removal or replacement of the lakes/stormwater management facilities and the control structures 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, 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, 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 FOUR. This indemnification shall run with the land and the assigns of the owner and shall be subject to it.

WaterMill, L.L.C., does hereby reserve unto itself and its assigns, an easement for landscaping, fencing and construction of signs over Tracts "A4" and "B4", and an easement over drainage easements shown on this plat, the maintenance responsibilities of which shall be those of WaterMill Master Association, Inc.

WaterMill, L.L.C., does hereby reserve unto itself and its assigns, ingress and egress easements over all lands designated as unobstructed drainage easements shown on this plat, the maintenance responsibilities of which shall be those of the abutting owners, their 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 Managing Member with the Company Seal affixed this 10th day of OCTOBER, A.D., 2002.

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

Witness: Patricia Wallace
Print Name: PATRICIA WALLACE

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

Witness: Sandra Spencer
Print Name: SANDRA SPENCER

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



STATE OF FLORIDA COUNTY OF DUVAL CLAY

The foregoing instrument was acknowledged before me this 10th day of OCTOBER, A.D., 2002 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.

Witness: Patricia Wallace
Print Name: PATRICIA WALLACE



AMSOUTH BANK

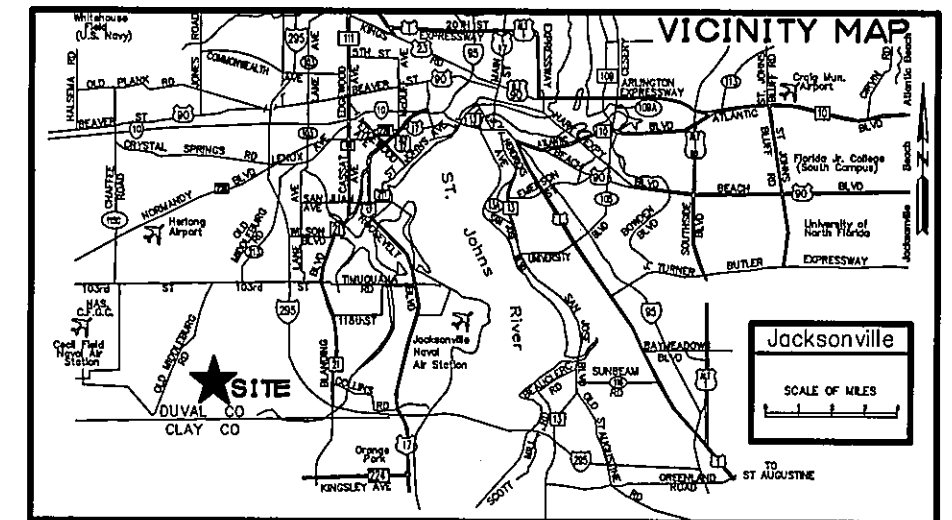
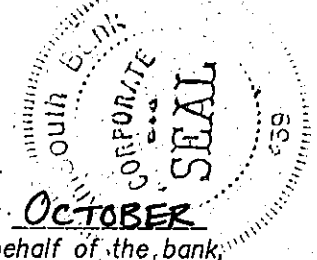
Witness: Linda B. McLemore
Print Name: LINDA B. MCLEMORE

By: Robin Carr
ROBIN CARR, VICE PRESIDENT

STATE OF FLORIDA COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 10th day of OCTOBER, A.D., 2002 by ROBIN CARR, Vice President of AmSouth Bank, on behalf of the bank, who is personally known to me.

Witness: Linda B. McLemore
Print Name: LINDA B. MCLEMORE



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.

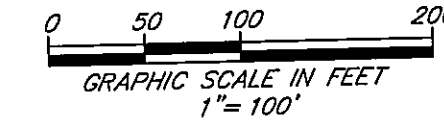
Signed and Sealed this 10th day of October, A.D., 2002.

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
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Tract 11, Block 1

Tract 12, Block 1

Tract 15, Block 1
Tract 16, Block 1

Conservation Easement No. 2

Tract 13, Block 1

Tract 14, Block 1

North line of the Southeast 1/4 of Section 32

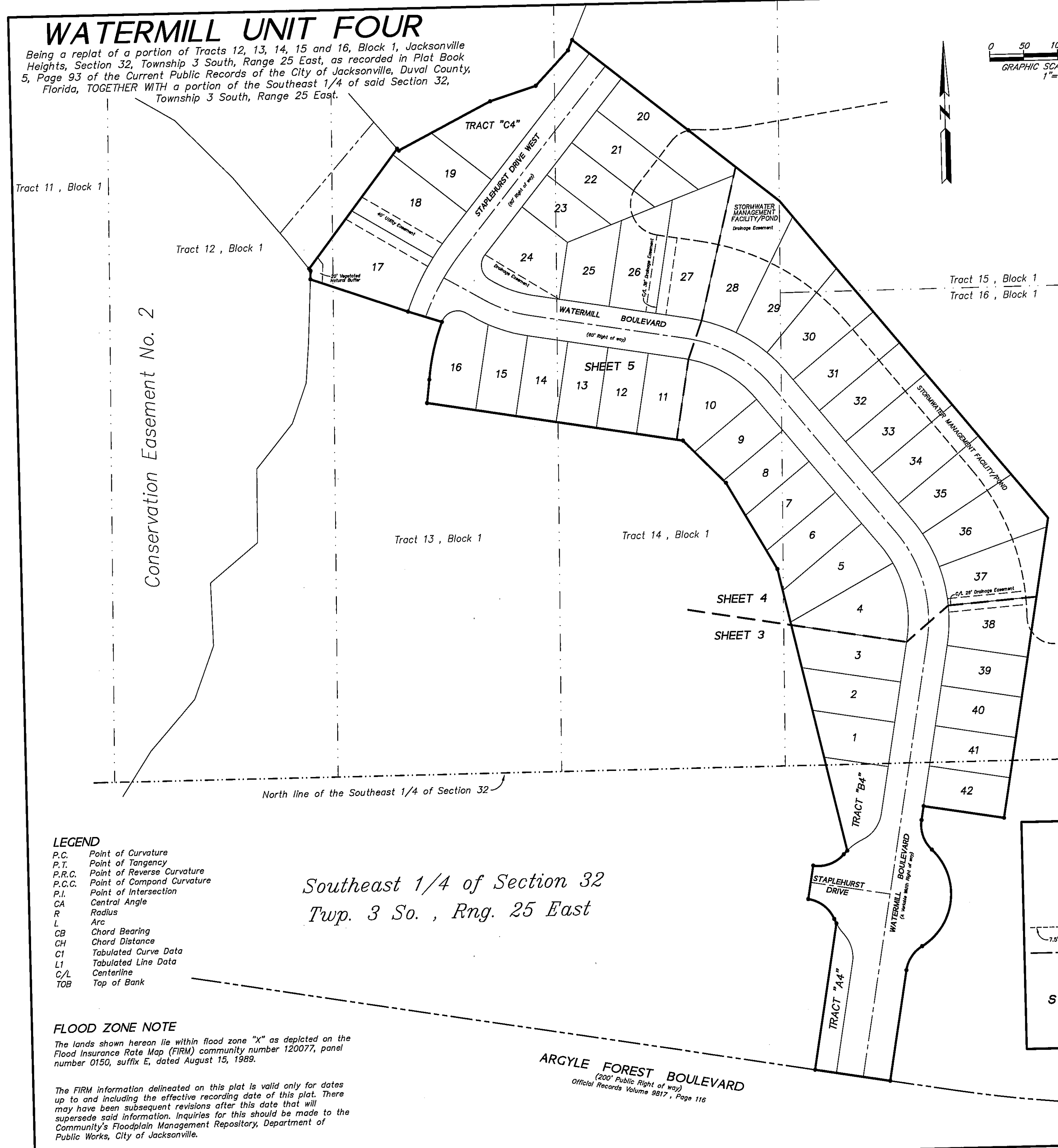
*Southeast 1/4 of Section 32
Twp. 3 So., Rng. 25 East*

- 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

FLOOD ZONE NOTE
The lands shown herein lie within flood zone "X" as depicted on the Flood Insurance Rate Map (FIRM) community number 120077, panel number 0150, 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.

ARGYLE FOREST BOULEVARD
(200' Public Right of Way)
Official Records Volume 9817, Page 116

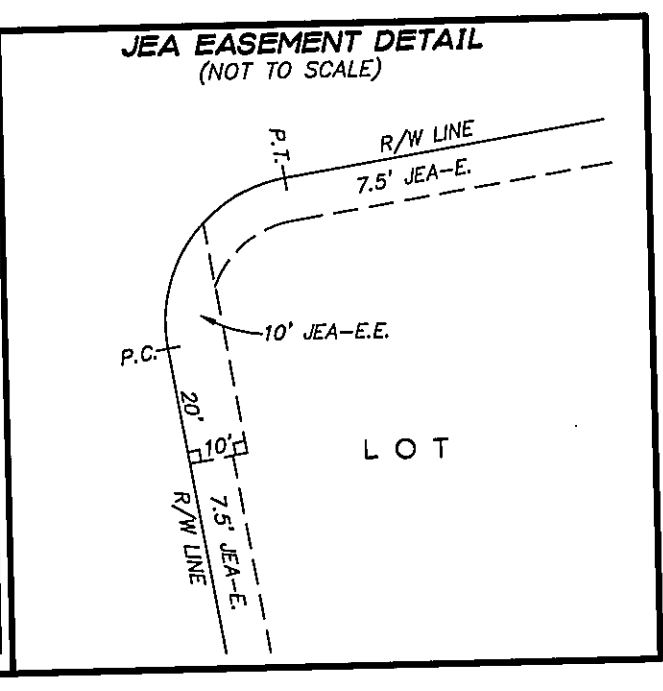
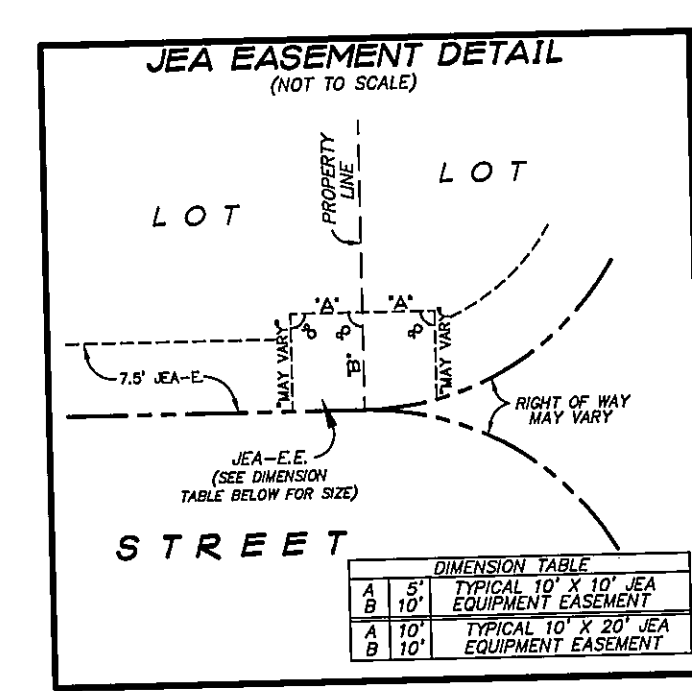


- NOTES :**
- 1) ● Denotes Permanent Reference Monument Set P.L.S. No. 3848.
 - 2) ● Denotes Permanent Control Point
 - 3) Bearings based State Plane Grid East Zone.
 - 4) All platted easements shown hereon are for the construction, installation, maintenance and operation of drainage structures, utilities, 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.



DIMENSION TABLE

A	10'	TYPICAL 10' X 10' JEA EQUIPMENT EASEMENT
B	10'	TYPICAL 10' X 20' JEA EQUIPMENT EASEMENT

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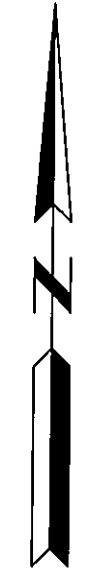
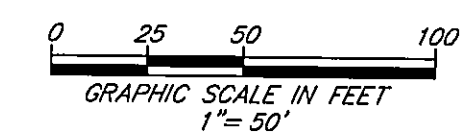
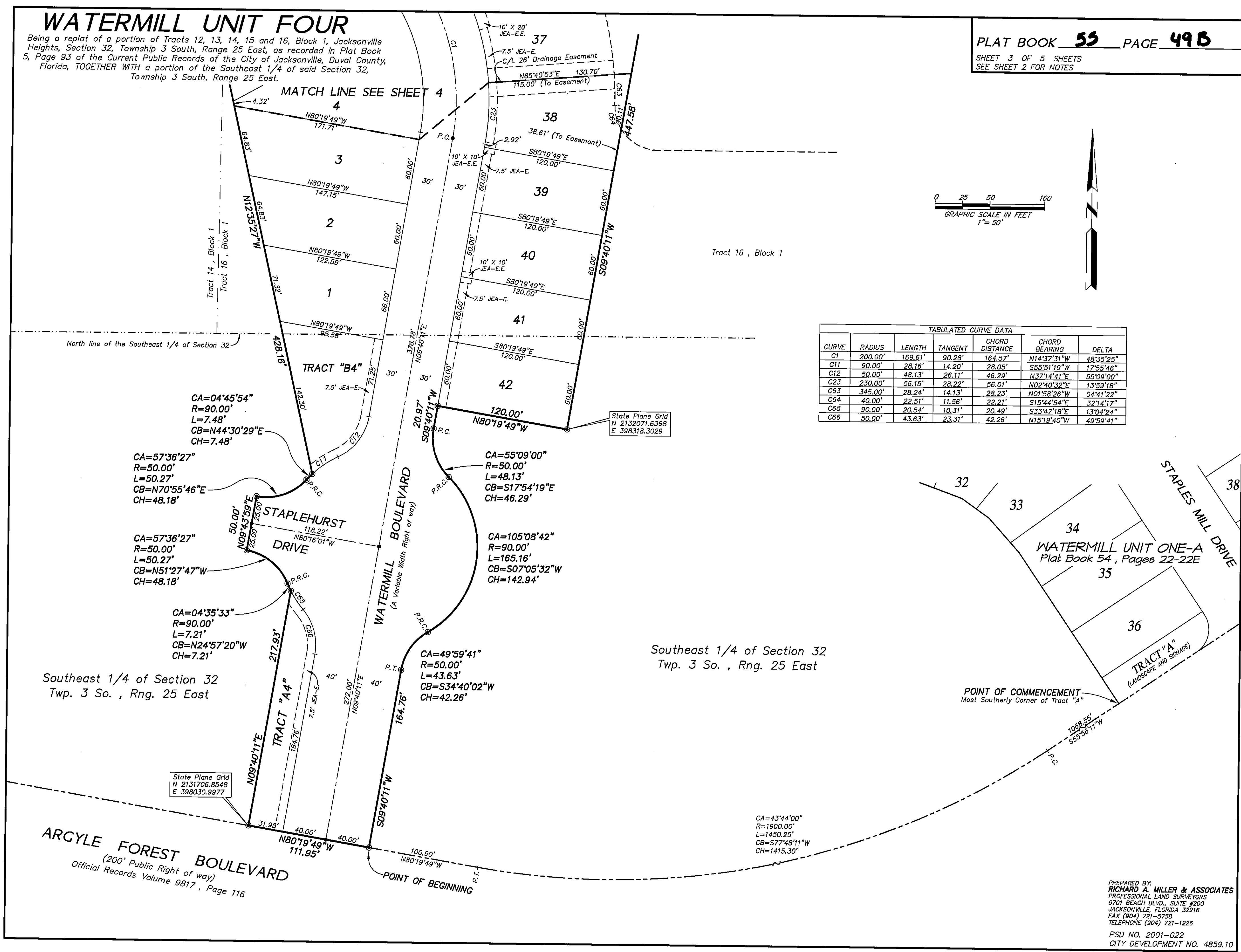
PSD NO. 2001-022
CITY DEVELOPMENT NO. 4859.10

WATERMILL UNIT FOUR

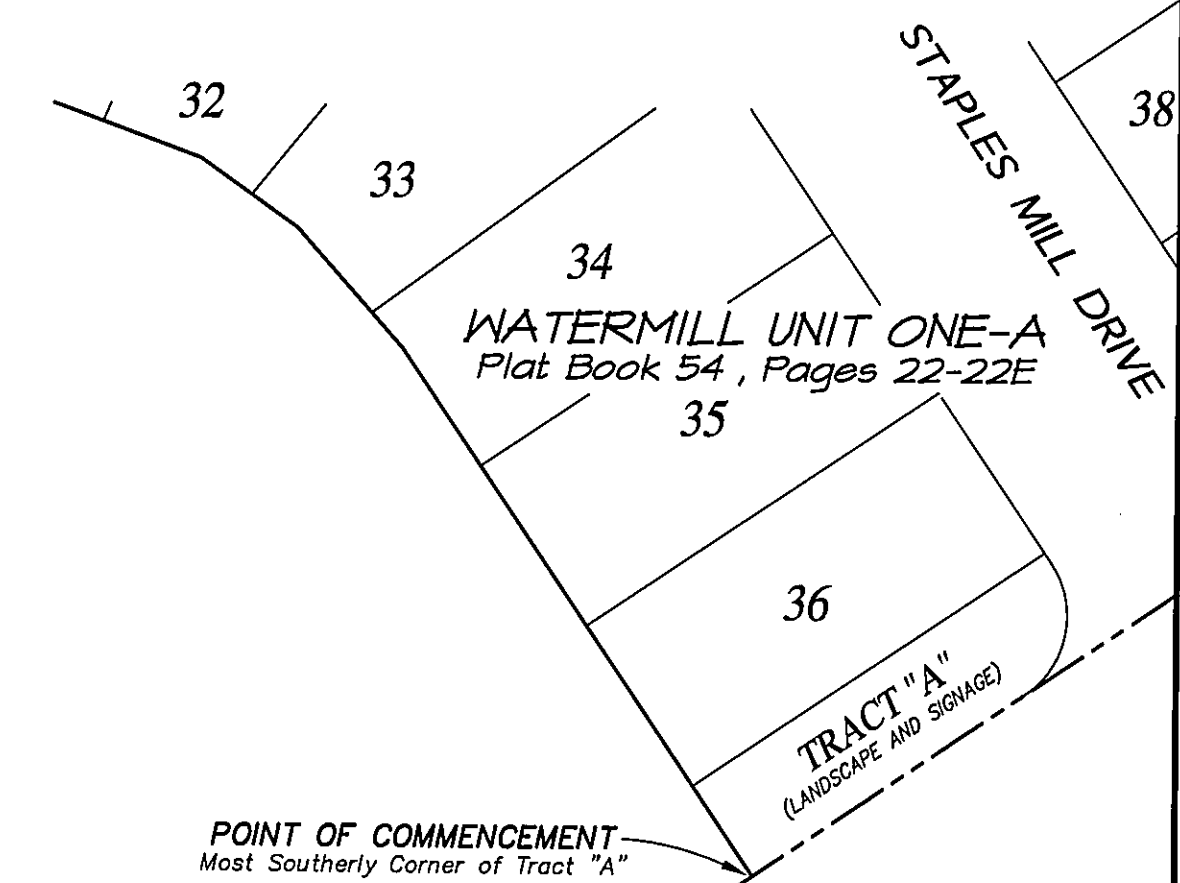
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PLAT BOOK **55** PAGE **49B**

SHEET 3 OF 5 SHEETS
SEE SHEET 2 FOR NOTES



TABULATED CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	CHORD DISTANCE	CHORD BEARING	DELTA
C1	200.00'	169.61'	90.28'	164.57'	N14°37'31"W	48°35'25"
C11	90.00'	28.16'	14.20'	28.05'	S55°51'19"W	17°55'46"
C12	50.00'	48.13'	26.11'	46.29'	N37°14'41"E	55°09'00"
C23	230.00'	56.15'	28.22'	56.01'	N02°40'32"E	13°59'18"
C63	345.00'	28.24'	14.13'	28.23'	N01°58'26"W	04°41'22"
C64	40.00'	22.51'	11.56'	22.21'	S15°44'54"E	32°14'17"
C65	90.00'	20.54'	10.31'	20.49'	S33°42'18"E	13°04'24"
C66	50.00'	43.63'	23.31'	42.26'	N15°19'40"W	49°59'41"

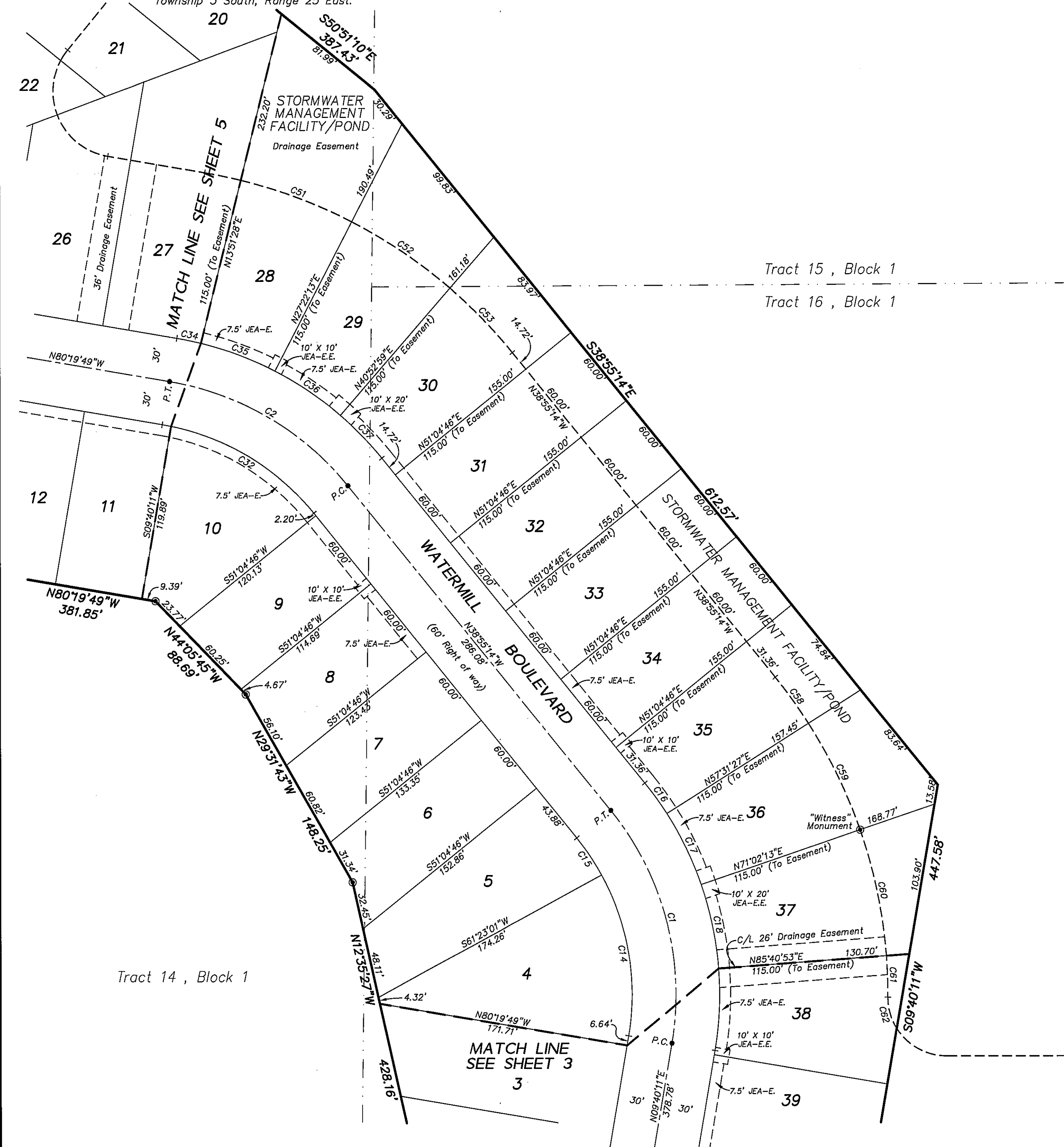


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TABULATED CURVE DATA

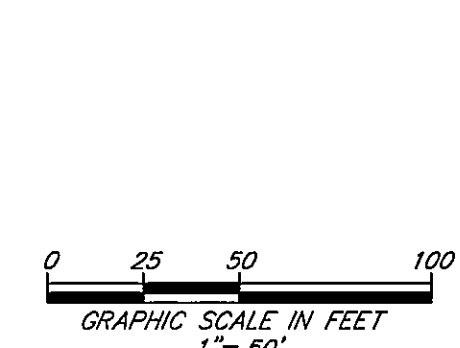
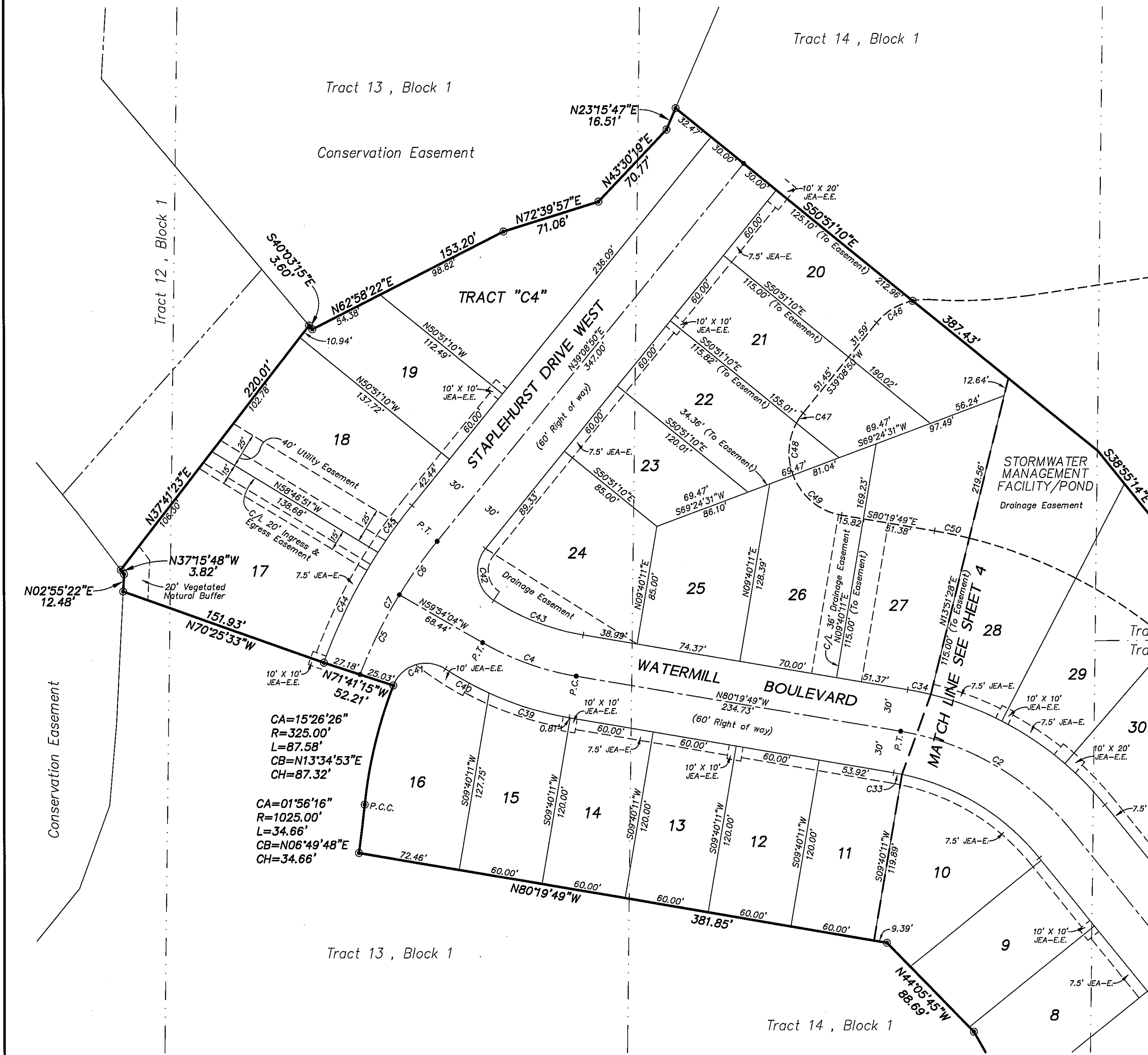
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C1	200.00'	169.61'	90.28'	164.57'	N14°37'31"W	48°35'25"
C2	200.00'	144.55'	75.59'	141.42'	N59°37'31"W	41°24'35"
C14	170.00'	113.60'	59.01'	111.50'	N09°28'24"W	38°17'11"
C15	170.00'	30.57'	15.33'	30.53'	N33°46'07"W	10°18'14"
C16	230.00'	25.87'	12.95'	25.86'	N35°41'54"W	06°26'40"
C17	230.00'	54.24'	27.25'	54.12'	N25°43'11"W	13°30'46"
C18	230.00'	58.79'	29.55'	58.63'	N11°38'28"W	14°38'41"
C32	170.00'	116.79'	60.80'	114.50'	N58°36'05"W	39°21'41"
C34	230.00'	16.81'	8.41'	16.81'	N78°14'11"W	04°11'16"
C35	230.00'	54.24'	27.25'	54.12'	N69°23'10"W	13°30'46"
C36	230.00'	54.24'	27.25'	54.12'	N55°52'24"W	13°30'46"
C37	230.00'	40.93'	20.52'	40.88'	N44°01'08"W	10°11'47"
C51	345.00'	81.36'	40.87'	81.18'	N69°23'10"W	13°30'46"
C52	345.00'	81.36'	40.87'	81.18'	N55°52'24"W	13°30'46"
C53	345.00'	61.40'	30.78'	61.32'	N44°01'08"W	10°11'47"
C58	345.00'	38.81'	19.42'	38.79'	N35°41'54"W	06°26'41"
C59	345.00'	81.36'	40.87'	81.18'	N25°43'11"W	13°30'46"
C60	345.00'	88.18'	44.33'	87.94'	N11°38'28"W	14°38'41"
C61	345.00'	28.24'	14.13'	28.23'	N01°58'26"W	04°41'22"
C62	40.00'	22.51'	11.56'	22.21'	S15°44'54"E	32°14'17"

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C2	200.00'	144.55'	75.59'	141.42'	N59°37'31"W	41°24'35"
C4	200.00'	71.31'	36.04'	70.93'	S70°06'56"E	20°25'45"
C5	350.00'	63.72'	31.95'	63.63'	S26°18'14"W	10°25'53"
C6	350.00'	46.60'	23.33'	46.56'	S35°20'00"W	07°37'40"
C7	350.00'	110.32'	55.62'	109.86'	S30°07'04"W	18°03'33"
C33	170.00'	6.08'	3.04'	6.08'	N79°18'22"W	02°02'53"
C34	230.00'	16.81'	8.41'	16.81'	N78°14'11"W	04°11'16"
C39	230.00'	59.87'	30.10'	59.70'	S72°52'24"E	14°54'49"
C40	230.00'	35.70'	17.88'	35.66'	S60°58'13"E	08°53'32"
C41	25.00'	44.58'	30.97'	38.91'	S72°23'20"W	102°10'26"
C42	25.00'	41.99'	27.88'	37.23'	S08°58'26"E	96°14'32"
C43	170.00'	68.94'	34.95'	68.47'	S68°42'45"E	23°14'07"
C44	378.00'	87.88'	44.14'	87.68'	S26°14'03"W	13°19'12"
C45	378.00'	41.25'	20.65'	41.23'	S36°01'15"W	06°15'11"
C46	45.00'	30.75'	16.00'	30.15'	S58°43'15"W	39°08'49"
C47	45.00'	8.60'	4.31'	8.59'	S33°40'23"W	10°56'55"
C48	45.00'	38.32'	20.41'	37.17'	S03°48'13"W	48°47'25"
C49	45.00'	46.92'	25.84'	44.82'	S50°27'39"E	59°44'20"
C50	345.00'	25.22'	12.61'	25.21'	N78°14'11"W	04°11'16"



CA=15'26'26"
R=325.00'
L=87.58'
CB=N13°34'53"E
CH=87.32'

CA=01'56'16"
R=1025.00'
L=34.66'
CB=N06°49'48"E
CH=34.66'

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