

KERNAN MILL - UNIT ONE

BEING A PORTION OF SECTIONS 10 AND 11, TOWNSHIP 3 SOUTH, RANGE 28 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 48 PAGE 64

PAGE 1 OF 3 PAGES

PSD No. 92-043

CAPTION:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF SECTIONS 10 AND 11, TOWNSHIP 3 SOUTH, RANGE 28 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 10, (AS ESTABLISHED AND SHOWN TO BE AT STATION 347+85.82 ON THE JACKSONVILLE TRANSPORTATION AUTHORITY RIGHT-OF-WAY MAPS FOR J. TURNER BUTLER BOULEVARD - STATE PROJECT No. 72292-3504) AND RUN NORTH 89°-03'-41" EAST, ALONG THE CENTERLINE OF SAID J. TURNER BUTLER BOULEVARD, THE SAME BEING THE SOUTHERLY LINE OF SAID SECTION 10, A DISTANCE OF 5355.76 FEET TO AN ANGLE POINT IN SAID CENTERLINE AT THE SOUTHWEST CORNER OF SAID SECTION 11; THENCE NORTH 1°-00'-29" WEST, ALONG THE WEST LINE OF SAID SECTION 11, A DISTANCE OF 150.0 FEET TO THE NORTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF SAID J. TURNER BUTLER BOULEVARD FOR THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, THENCE SOUTH 88°-35'-59" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 0.42 FEET; THENCE SOUTH 89°-03'-41" WEST, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 514.82 FEET; THENCE NORTH 0°-01'-25" WEST, DEPARTING FROM SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 550.18 FEET; THENCE NORTH 29°-43'-17" EAST, A DISTANCE OF 52.18 FEET; THENCE NORTH 89°-58'-35" EAST, A DISTANCE OF 116.32 FEET; THENCE NORTH 23°-17'-48" EAST, A DISTANCE OF 8.33 FEET TO A POINT OF CURVATURE; THENCE IN A NORTHERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 55.0', A CHORD BEARING AND DISTANCE OF NORTH 11°-38'-12" EAST, 22.23 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 0°-01'-25" WEST, A DISTANCE OF 10.63 FEET; THENCE NORTH 89°-58'-35" EAST, A DISTANCE OF 160.0 FEET; THENCE NORTH 0°-01'-25" WEST, A DISTANCE OF 181.46 FEET; THENCE NORTH 21°-43'-10" WEST, A DISTANCE OF 479.27 FEET; THENCE NORTH 68°-16'-50" EAST, A DISTANCE OF 10.15 FEET; THENCE NORTH 21°-43'-10" WEST, A DISTANCE OF 165.90 FEET TO A CURVE; THENCE IN A NORTHEASTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 790.0 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 26°-58'-56" EAST, 149.53 FEET; THENCE NORTH 10°-00'-29" WEST, A DISTANCE OF 184.54 FEET; THENCE NORTH 72°-04'-32" EAST, A DISTANCE OF 111.06 FEET; THENCE NORTH 10°-00'-29" WEST, A DISTANCE OF 116.59 FEET TO A POINT OF CURVATURE; THENCE IN A NORTHWESTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 30.0 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 57°-21'-34" WEST, 44.13 FEET TO A CURVE; THENCE IN AN EASTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 429.90 FEET, A CHORD BEARING AND DISTANCE OF NORTH 72°-38'-26" EAST, 39.73 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 69°-59'-31" EAST, A DISTANCE OF 99.35 FEET; THENCE IN A SOUTHWESTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 30.0 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 29°-59'-31" WEST, 38.57 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 10°-00'-29" EAST, A DISTANCE OF 127.14 FEET; THENCE NORTH 69°-59'-31" EAST, A DISTANCE OF 170.29 FEET; THENCE SOUTH 3°-49'-18" EAST, A DISTANCE OF 304.22 FEET; THENCE SOUTH 4°-56'-50" WEST, A DISTANCE OF 175.63 FEET; THENCE SOUTH 5°-53'-24" EAST, A DISTANCE OF 191.67 FEET; THENCE SOUTH 36°-07'-03" EAST, A DISTANCE OF 111.16 FEET; THENCE SOUTH 28°-59'-28" EAST, A DISTANCE OF 63.37 FEET; THENCE SOUTH 8°-46'-16" EAST, A DISTANCE OF 461.88 FEET; THENCE SOUTH 8°-46'-56" WEST, A DISTANCE OF 256.12 FEET; THENCE SOUTH 5°-59'-42" WEST, A DISTANCE OF 321.32 FEET TO THE FOREMENTIONED NORTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF J. TURNER BUTLER BOULEVARD; THENCE SOUTH 88°-35'-59" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 62.11 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 18.03 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 Ordinance Number 92-2029-1246 of said City, adopted by its Council and by its Mayor.

Signed this 13th day of JANUARY, A.D., 1994

Sam E. Mauer City Engineer

94-0015209

This is to certify that this Plat has been examined and approved by the City Council of the City of Jacksonville, Florida and submitted to me for recording and is recorded in Plat Book 48, Pages 64, 65, 66 of the Public Records of Duval County, Florida.

Signed this 1st day of February, A.D., 1994

Henry W. Cook Clerk

M. Y. O'Connell Deputy Clerk

ADOPTION AND DEDICATION:

This is to certify that KERNAN MILL JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP, is the lawful owner of the lands described in the caption hereon known as KERNAN MILL-UNIT ONE, having caused the same to be surveyed and subdivided; that FloridaBank, a Federal Savings Bank is the holder of the mortgage on said lands and that this plat made in accordance with said survey, is hereby adopted as a true and correct plat of said lands. All right-of-ways and easements for drainage, utilities, and sewers are hereby irrevocably, without reservation, dedicated to the City of Jacksonville and its successors and assigns.

The private easements shown on this plat are and shall remain privately owned and the sole exclusive property of the developer and its successors and grantees.

The drainage easement through and over the lakes and treatment systems shown on this plat are hereby irrevocably dedicated to the City of Jacksonville and its successors and assigns and are subject to the following covenants which will run with the land: (1) The drainage easements hereby dedicated shall permit the City of Jacksonville and its successors and assigns to discharge into said lakes and treatment systems which these easements traverse, all water which may fall on or come upon all right-of-ways hereby dedicated, together with all soil, nutrients, chemicals and all other substances which may flow or pass from right-of-ways, from adjacent land, or from any other source of public waters into or through said lakes and treatment systems without any liability whatsoever on the part of the City of Jacksonville, its successors and assigns for any damages, injuries or losses 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 land owners, and the City of Jacksonville, in accepting this plat assumes no responsibility for the removal or treatment of aquatic plants and animals, soil chemicals or any other substance or thing that may even be or come within said lakes or treatment systems which these easements traverse, nor any responsibility for maintenance or preservation of the water purity, water level or water depth which responsibilities shall be those of the abutting owners, and; (3) The City of Jacksonville, its successors and assigns shall not be liable nor responsible for the creation, operation, failure or destruction of any 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 existence of the lakes and treatment systems and that which retains it, to effect adequate drainage, including, but not limited to, the right to remove any water level control structures or any part thereof, KERNAN MILL JOINT VENTURE, developer and owner of the lands described and captioned hereon, shall indemnify the City of Jacksonville and save it harmless from suits, actions, damages, liability and expense in connection with loss of life, bodily or personal injury, property damage or any other damage arising from or out of any occurrence in, upon, or at, or from the lakes and treatment systems described above, or any part thereof, or occasioned wholly or in part by any act or omission of KERNAN MILL JOINT VENTURE, its agents, contractors, employees, servants licensees or concessionaires within KERNAN MILL-UNIT ONE. This indemnification shall run with the land and the assigns of KERNAN MILL JOINT VENTURE, and shall be subject to it. THESE EASEMENTS DESIGNATED AS "AREA EASEMENTS" ARE HEREBY IRREVOCABLY DEDICATED TO THE JACKSONVILLE ELECTRIC AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR ITS EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM.

In witness Whereof the above named JOINT VENTURE have caused these presents to be executed this 15 day of October, A.D., 1993

KERNAN MILL JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP

Witness: William S. Fortson J. Randall Towers

Melissa Ann Deen L. RANDALL TOWERS, PRESIDENT TOWERS HOMES, INC., A FLORIDA CORPORATION, GENERAL PARTNER

Witness: Melissa Ann Deen J. Randall Towers

William S. Fortson L. RANDALL TOWERS, PRESIDENT KERNAN MILL, INC., A FLORIDA CORPORATION, GENERAL PARTNER

Witness: William S. Fortson Percy L. Crook

Melissa Ann Deen PERCY L. CROOK, GENERAL PARTNER

Witness: William S. Fortson Robena H. Crook

Patricia R. Goodwin ROBENA H. CROOK, GENERAL PARTNER

Witness: Kayson B. Murphy Frank E. Miller

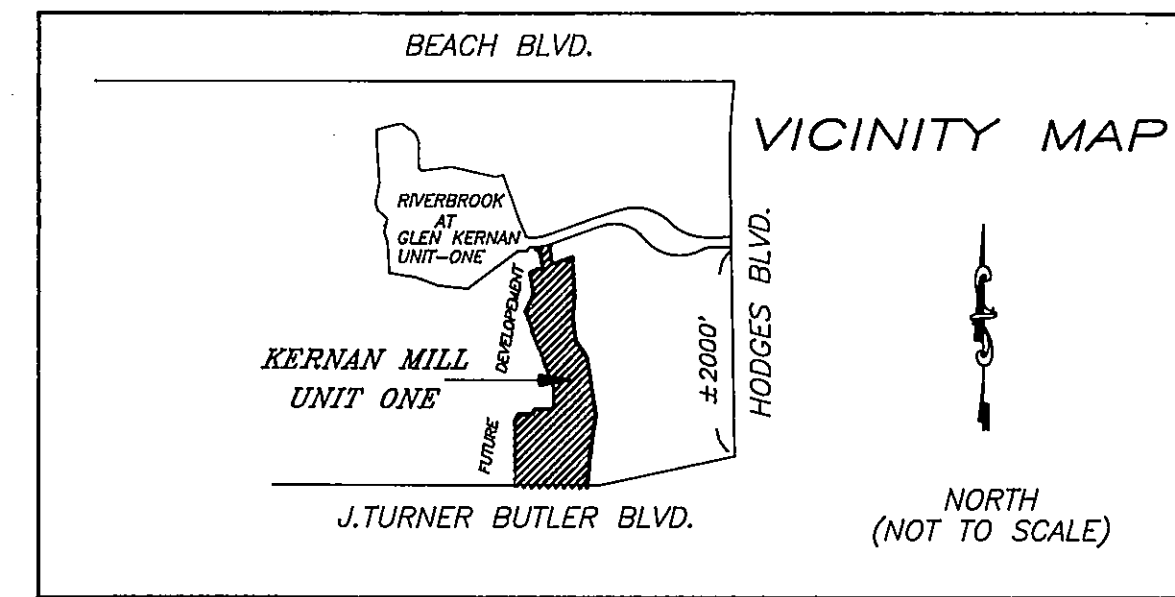
Jo Ann Robert FRANK E. MILLER, GENERAL PARTNER

Witness: Lyne Schmitt Ronald C. Andrews

Kenneth Mahaffey RONALD C. ANDREWS, GENERAL PARTNER

Witness: Maura Youngblood John M. James

Capital Bank JOHN M. JAMES, VICE PRESIDENT

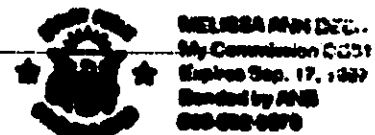


STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 19th day of October, A.D., 1993, by L. RANDALL TOWERS, PRESIDENT, TOWERS HOMES, INC., he is personally known to me and no oath was taken.

Melissa Ann Deen
Notary Public, State of Florida, at Large

My Commission Expires: SEP 17 1997

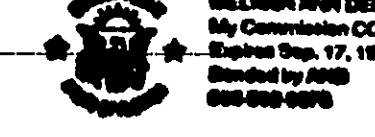


STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 19th day of October, A.D., 1993, by L. RANDALL TOWERS, PRESIDENT, KERNAN MILL, INC., he is personally known to me and no oath was taken.

Melissa Ann Deen
Notary Public, State of Florida, at Large

My Commission Expires: SEP 17 1997

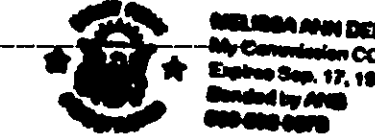


STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 19th day of October, A.D., 1993, by PERCY L. CROOK, PARTNER OF KERNAN MILL JOINT VENTURE, he is personally known to me and no oath was taken.

Melissa Ann Deen
Notary Public, State of Florida, at Large

My Commission Expires: SEP 17 1997

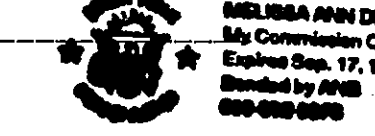


STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 19th day of October, A.D., 1993, by ROBENA H. CROOK, PARTNER OF KERNAN MILL JOINT VENTURE, he is personally known to me and no oath was taken.

Melissa Ann Deen
Notary Public, State of Florida, at Large

My Commission Expires: SEP 17 1997

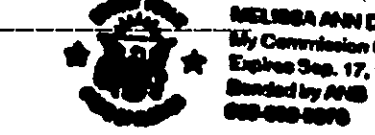


STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 19th day of October, A.D., 1993, by FRANK E. MILLER, PARTNER OF KERNAN MILL JOINT VENTURE, he is personally known to me and no oath was taken.

Melissa Ann Deen
Notary Public, State of Florida, at Large

My Commission Expires: SEP 17 1997

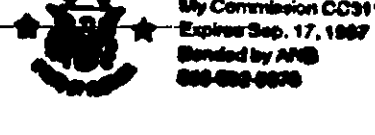


STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 19th day of October, A.D., 1993, by RONALD C. ANDREWS, PARTNER OF KERNAN MILL JOINT VENTURE, he is personally known to me and no oath was taken.

Melissa Ann Deen
Notary Public, State of Florida, at Large

My Commission Expires: SEP 17 1997

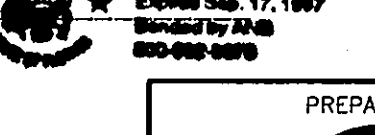


STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 19th day of October, A.D., 1993, by GARY E. HOLLIFIELD, Vice President, FloridaBank, A FEDERAL SAVINGS BANK, he is personally known to me and no oath was taken.

Melissa Ann Deen
Notary Public, State of Florida, at Large

My Commission Expires: SEP 17 1997



SURVEYORS CERTIFICATE:

This is to certify that the plat is a correct representation of the lands surveyed, platted and described in the Caption, that the survey was made under the undersigned's responsible direction and supervision, that the survey data complies with all the requirements of Florida Statute 177, that the Permanent Reference Monuments, Permanent Control Points and Lot Corners have been monumented in accordance with Chapter 177.091, F.S., Chapter 211H-6.003 F.A.C. and Section 654.110 Ordinance Code of the City of Jacksonville, Florida.

Certified this 9th day of DECEMBER, A.D., 1993

John M. James
John M. James
Florida Registered Land Surveyor No. 4774
Privett & Associates of Florida, Inc.



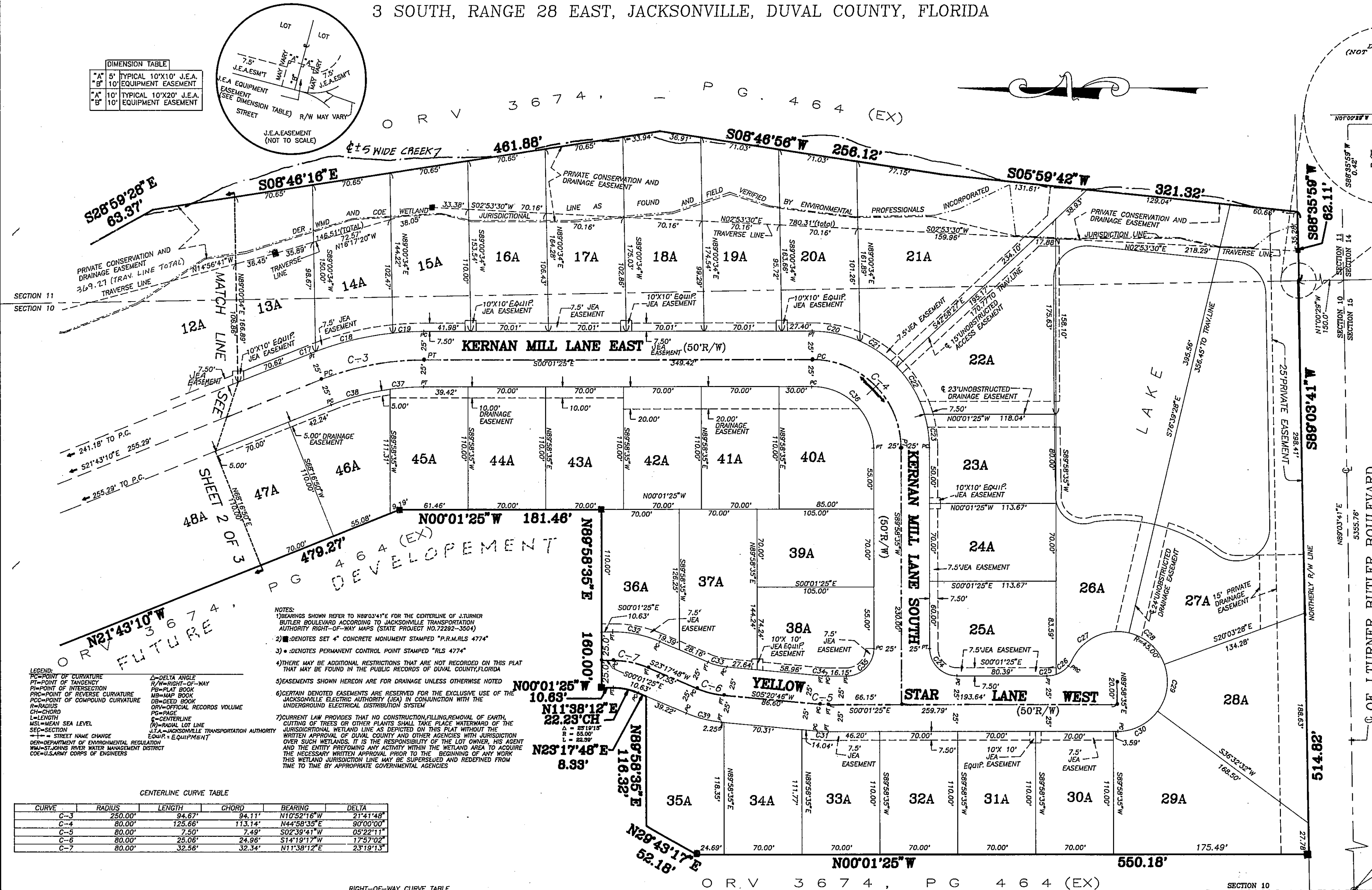
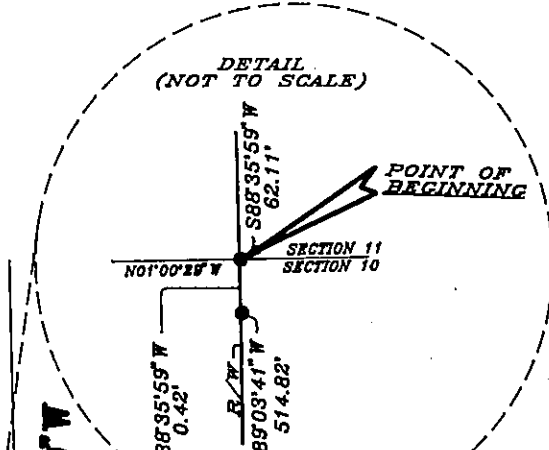
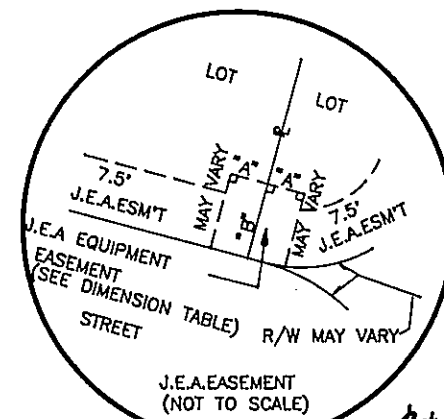
PREPARED BY:
PRIVETT & ASSOC. OF FLORIDA, INC.
SURVEYORS AND LAND PLANNERS
2732 TOWNSEND BOULEVARD
JACKSONVILLE, FLORIDA
(904) 743-7658

KERNAN MILL - UNIT ONE

BEING A PART OF SECTIONS 10 AND 11, TOWNSHIP
3 SOUTH, RANGE 28 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA

DIMENSION TABLE

"A"	5'	TYPICAL 10'X10' J.E.A. EQUIPMENT EASEMENT
"B"	10'	TYPICAL 10'X20' J.E.A. EQUIPMENT EASEMENT



LEGEND

PC=POINT OF CURVATURE
PI=POINT OF INTERSECTION
P=POINT OF TANGENCY
R=RIGHT-OF-WAY
M=MAP BOOK
D=DEED BOOK
O=ORIGINAL RECORDS VOLUME
CH=CHORD
L=LENGTH
MSL=MEAN SEA LEVEL
S=SECTION
JLA=JACKSONVILLE TRANSPORTATION AUTHORITY
DER=DEPARTMENT OF ENVIRONMENTAL REGULATION
M&S=MARSH WATERS MANAGEMENT DISTRICT
COE=U.S. ARMY CORPS OF ENGINEERS

Δ=DELTA ANGLE
R/W=RIGHT-OF-WAY
P=PLAT BOOK
M=MAP BOOK
D=DEED BOOK
O=ORIGINAL RECORDS VOLUME
PG=PAGE
C=CENTERLINE
R=RADIAL LOT LINE
JLA=JACKSONVILLE TRANSPORTATION AUTHORITY
DER=DEPARTMENT OF ENVIRONMENTAL REGULATION
M&S=MARSH WATERS MANAGEMENT DISTRICT
COE=U.S. ARMY CORPS OF ENGINEERS

CENTERLINE CURVE TABLE

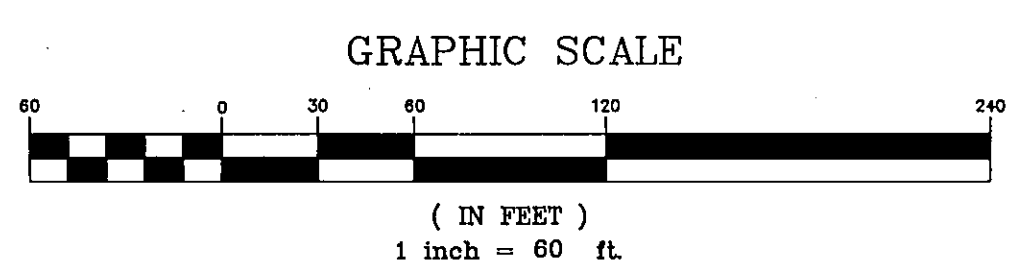
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C-3	250.00'	94.67'	94.11'	N10°52'16"W	21°41'48"
C-4	80.00'	125.66'	113.14'	N44°58'35"E	90°00'00"
C-5	80.00'	7.50'	7.49'	S02°39'41"W	05°22'11"
C-6	80.00'	25.06'	24.95'	S14°19'17"W	17°57'02"
C-7	80.00'	32.56'	32.34'	N11°38'12"E	23°19'13"

RIGHT-OF-WAY CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C17	275.00'	4.21'	4.21'	N21°16'50"W	00°52'41"
C18	275.00'	71.87'	71.66'	N13°21'17"W	14°58'24"
C19	275.00'	28.05'	28.04'	N02°56'45"W	05°50'40"
C20	105.00'	44.04'	43.72'	N11°59'35"E	24°02'00"
C21	105.00'	40.66'	40.41'	N35°06'14"E	22°11'17"
C22	105.00'	49.80'	49.34'	N59°47'11"E	27°10'37"
C23	105.00'	30.42'	30.32'	N81°40'32"E	16°38'06"
C24	25.00'	39.27'	35.36'	S44°58'35"W	90°00'00"
C25	25.00'	8.43'	8.39'	S09°41'02"E	19°19'14"
C26	25.00'	19.77'	19.26'	S41°59'44"E	45°18'08"
C27	45.00'	61.26'	56.64'	N25°38'46"W	78°00'04"

RIGHT-OF-WAY CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C28	45.00'	44.48'	42.70'	N41°40'27"E	56°38'22"
C29	45.00'	44.48'	42.68'	S81°42'33"E	56°38'33"
C30	45.00'	41.83'	40.43'	S26°43'07"E	53°23'24"
C31	105.00'	9.84'	9.84'	S02°39'41"W	05°22'11"
C39	105.00'	32.90'	32.78'	S14°19'17"W	17°57'02"
C32	105.00'	42.74'	42.44'	N11°38'12"E	23°19'13"
C33	55.00'	17.23'	17.18'	S14°19'17"W	17°57'02"
C34	55.00'	5.15'	5.15'	S02°39'41"W	05°22'11"
C35	25.00'	39.27'	35.36'	S45°01'25"E	90°00'00"
C36	55.00'	86.39'	77.78'	N44°58'35"E	90°00'00"
C37	225.00'	30.67'	30.65'	N03°59'44"W	07°48'38"
C38	225.00'	54.53'	54.39'	N14°46'37"W	13°53'07"



POINT OF REFERENCE
(J.T.A. & STATION 347+85.82)

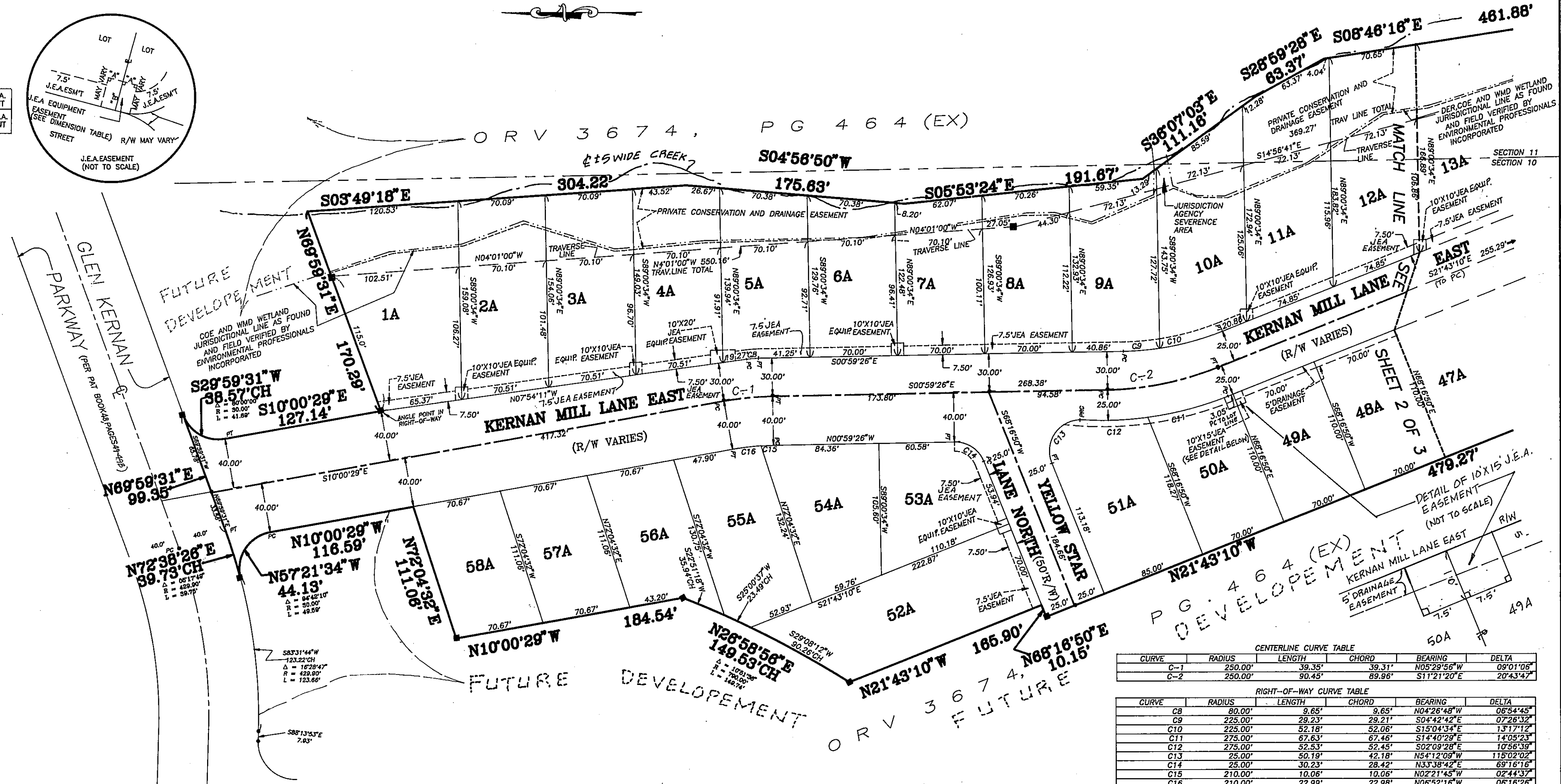
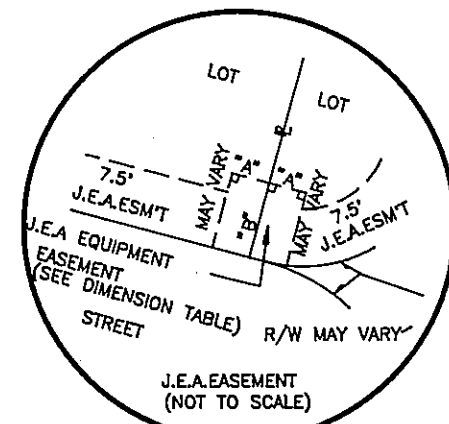


KERNAN MILL - UNIT ONE

BEING A PART OF SECTIONS 10 AND 11, TOWNSHIP
3 SOUTH, RANGE 28 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA

DIMENSION TABLE

"A"	5'	TYPICAL 10'X10' J.E.A. EQUIPMENT EASEMENT
"B"	10'	TYPICAL 10'X20' J.E.A. EQUIPMENT EASEMENT



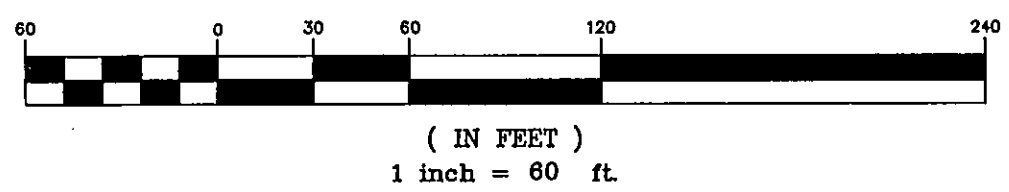
CENTERLINE CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C-1	250.00'	39.35'	39.31'	N05°29'56"W	09°01'06"
C-2	250.00'	90.45'	89.96'	S11°21'20"E	20°43'47"

RIGHT-OF-WAY CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C8	80.00'	9.65'	9.65'	N04°26'48"W	06°54'45"
C9	225.00'	29.23'	29.21'	S04°42'42"E	07°26'32"
C10	225.00'	52.18'	52.08'	S15°04'34"E	13°17'12"
C11	275.00'	67.63'	67.46'	S14°40'29"E	14°03'31"
C12	275.00'	52.53'	52.45'	S02°09'28"E	10°56'39"
C13	25.00'	50.19'	42.18'	N54°12'09"W	115°02'02"
C14	25.00'	30.23'	28.42'	N33°38'42"E	69°16'16"
C15	210.00'	10.06'	10.06'	N02°21'45"W	02°44'37"
C16	210.00'	22.99'	22.98'	N05°52'16"W	06°16'26"

SEE PAGE 2 OF 3 FOR GENERAL NOTES
GRAPHIC SCALE



**PRIVETT & ASSOC.
OF FLORIDA, INC.**
SURVEYORS AND LAND PLANNERS
2732 TOWNSEND BOULEVARD
JACKSONVILLE, FLORIDA 32211
(904) 743-7658