

# KERNAN MILL UNIT TWO

BEING A PART OF SECTION 10, TOWNSHIP 3 SOUTH,  
RANGE 28 EAST, OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 23 day of NOV, A.D., 1994, by Leon J. Panitz, Jr., President of Beazer Homes Florida, Inc. d/b/a Panitz Homes, a Delaware Corporation, on behalf of the Corporation, who is personally known to me and who has (has not) taken oath on behalf of the Corporation.  
By: Valene S. Ritz Notary Public, State of Florida  
Print name: Valene S Ritz My Commission Expires: NOV. 14, 1998

PLAT BOOK 49 PAGE 57  
SHEET 1 OF 4 SHEETS.

### CAPTION

A portion of Section 10, Township 3 South, Range 28 East, Duval County, Florida, being more particularly described as follows: BEGIN at the Northwest corner of Lot 52A, as shown on the plat of Kernan Mill Unit One, as recorded in Plat Book 48, Pages 64, 64A and 64B of the Current Public Records of said County; thence the following eleven courses and distances along the boundary of said Kernan Mill Unit One; Course No. 1: South 21°43'10" East, 165.90 feet; Course No. 2: thence South 68°16'50" West, 10.15 feet; Course No. 3: thence South 21°43'10" East, 479.27 feet; Course No. 4: thence South 00°01'25" East, 181.46 feet; Course No. 5: thence South 89°58'35" West, 160.00 feet; Course No. 6: thence South 00°01'25" East, 10.63 feet to the point of curvature of a curve concave Westerly and having a radius of 55.00 feet; Course No. 7: thence along and around the arc of said curve, 22.39 feet, said arc being subtended by a chord bearing and distance of South 11°38'12" West, 22.23 feet to the Point of Tangency of said curve; Course No. 8: South 23°17'48" West, 8.33 feet; Course No. 9: South 89°58'35" West, 116.32 feet; Course No. 10: South 29°43'17" West, 52.18 feet; Course No. 11: South 00°01'25" East, 550.18 feet to a point situate in the Northerly right of way line of J. Turner Butler Boulevard (a 300 foot limited access right of way); thence South 89°03'41" West along last said line, 330.21 feet; thence North 16°48'54" East, 91.27 feet; thence North 28°05'1" West, 98.81 feet; thence North 18°29'49" West, 88.76 feet; thence North 08°26'4" West, 170.89 feet; thence North 28°18'38" West, 264.86 feet; thence North 47°39'46" West, 206.62 feet; thence North 59°30'17" West, 143.62 feet; thence North 28°58'25" West, 209.75 feet; thence North 35°46'34" West, 143.59 feet to its intersection with the arc of a curve concave Northerly and having a radius of 790.00 feet; thence Northeasterly along and around the arc of said curve, 1222.19 feet, said arc being subtended by a chord bearing and distance of North 76°43'55" East, 1103.90 feet to the POINT OF BEGINNING.

Containing 18.1999 acres, more or less.

### ADOPTION AND DEDICATION

This is to certify that Kernan Mill Joint Venture, a Florida General Partnership and Beazer Homes Florida, Inc. d/b/a Panitz Homes, a Delaware Corporation are the lawful owners of the lands hereon known as Kernan Mill Unit Two and has caused the same to be surveyed and subdivided; that AmSouth Bank of Florida is the holder of mortgage on said lands; that this plat is made in accordance with said survey, is hereby adopted as a true and correct plat of said lands and that all rights of ways and unobstructed drainage easements and easements for utilities and unobstructed access, shown herein, are hereby irrevocably without reservation dedicated to the City of Jacksonville, its successors and assigns. The unobstructed drainage easements through and over the pond(s) and treatment systems 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 unobstructed drainage easements hereby dedicated shall permit the City of Jacksonville, its successors and assigns, to discharge into said pond(s) and treatment systems which these easements traverse, all waters which may fall or come upon all rights of ways hereby dedicated together with all soil, nutrients, chemical and all other substances which may flow or pass from rights of ways, from adjacent land or from any other sources of public waters into or through said pond(s) 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 pond(s) and treatment systems shown on this plat are owned in fee simple title by the abutting property owners and the City of Jacksonville, by acceptance of this plat, assumes no responsibility for the removal of treatment of aquatic plants and animals; soils, chemicals or any other substances or thing that may even be or come within said pond(s) and treatment systems which these easements traverse, nor any responsibility for maintenance nor preservation of the water purities, water level, or water depth which responsibility shall be those of the abutting property owners and (3) The city of Jacksonville, its successors and assigns, shall not be liable nor responsible for the creation, operation, failure nor 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 pond(s) and treatment systems shown on the plat but shall have the right to modify the existence of the pond(s) and treatment systems and that which retains it to affect adequate drainage including, but not limited to, the right to remove any water level control structures or any part thereof. Kernan Mill Joint Venture, a Florida General Partnership is the developer and owner of the lands described and captioned hereon shall indemnify the City of Jacksonville and save it harmless from suits, actions, damage 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 occupancy in, upon, or at, or from the pond(s) and treatment systems described above, or any part thereof, or occasioned wholly or in any part by any act of omission of Kernan Mill Joint Venture, a Florida General Partnership, its agents, contractors, employees, servants, licensees, or concessionaires within Kernan Mill Unit Two. This indemnification shall run with the land and the assigns of Kernan Mill Joint Venture, a Florida General Partnership shall be subject to it. Those easements designated as "J.E.A. 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. All private easements shown herein shall remain privately owned and the sole and exclusive property of the Developer, its successors and assigns.

IN WITNESS WHEREOF, Kernan Mill Joint Venture, a Florida General Partnership has caused these presents to be executed this 23rd day of November A.D., 1994.

BEAZER HOMES FLORIDA, INC. d/b/a PANITZ HOMES,  
A DELAWARE CORPORATION

WITNESS: Leon J. Panitz, Jr.  
Print name: Leon J. Panitz, Jr. LEON J. PANITZ, JR.  
PRESIDENT  
WITNESS: W. A. Beard  
Print name: W. A. Beard

### KERNAN MILL JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP

Witness: Aileen LaFontaine  
print or type name  
By: L. Randall Towers  
L. Randall Towers,  
President of Towers Homes,  
Inc., a Florida Corporation,  
General Partner.

Witness: Melissa A. Deen  
print or type name

Witness: Aileen LaFontaine  
type or print name  
By: Percy L. Crook  
Percy L. Crook, General  
Partner

Witness: Melissa A. Deen  
print or type name

Witness: Aileen LaFontaine  
print or type name  
By: Robena H. Crook  
Robena H. Crook, General  
Partner

Witness: Melissa A. Deen  
print or type name

Witness: Karen B. Murphy  
print or type name  
By: Frank E. Miller  
Frank E. Miller, General  
Partner

Witness: Mary Kay Moffat  
print or type name

Witness: Ronald C. Andrews  
print or type name  
By: Ronald C. Andrews  
Ronald C. Andrews, General  
Partner

Witness: Aileen LaFontaine  
print or type name

Witness: Aileen LaFontaine  
print or type name  
By: Gary E. Hollifield  
Gary E. Hollifield, Vice  
President

Witness: Paula L. Oneal  
print or type name

Witness: Paula L. Oneal  
print or type name

### CLERK'S CERTIFICATE 95-004741

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 49 Pages 57-58 of the Public Records of Duval County, Florida, this 23rd day of JANUARY A.D., 1995.

By: Henry Cook  
Henry Cook  
Clerk of the Circuit Court  
By: Ed. Y. Adams  
Deputy Clerk

### APPROVED FOR THE RECORD

This is to certify that this plat has been examined and approved by the City of Jacksonville, Duval County, Florida, pursuant to Ordinance Number 94-1057-582 of said City, adopted by its Council and approved by the Mayor, this 17th day of October A.D., 1994.

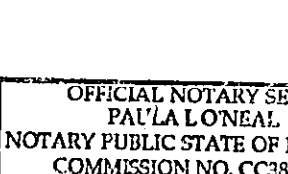
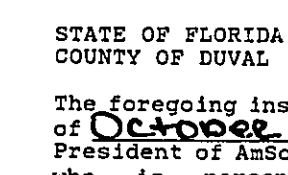
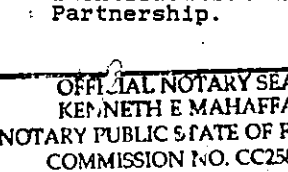
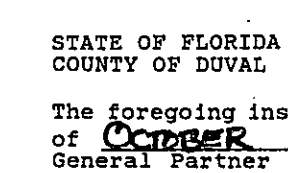
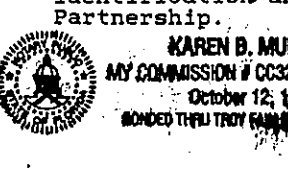
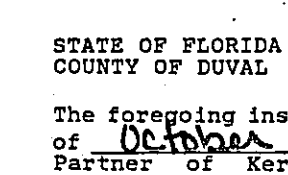
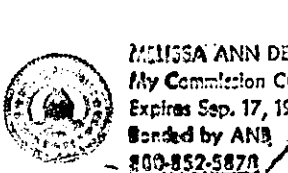
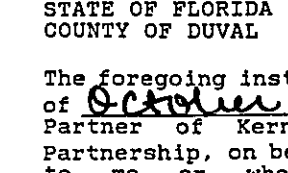
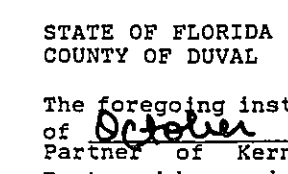
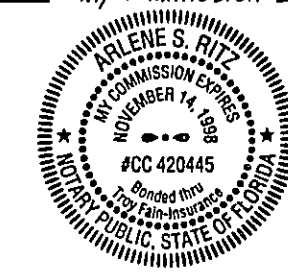
By: Sam E. Mousa  
Director of Public Works  
Date: 1/9/95

### 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 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 610-17-6 F.A.C. and Section 654.110 Ordinance Code of the City of Jacksonville.

Signed and sealed this 23rd day of October A.D., 1994.  
By: Richard A. Miller  
Richard A. Miller  
Florida Registered Land Surveyor No. 3848

Richard A. Miller & Associates, Inc.  
Professional Land Surveyor  
6701 Beach Blvd., Suite 200  
Jacksonville, Fl. 32216  
(904) 721-1226

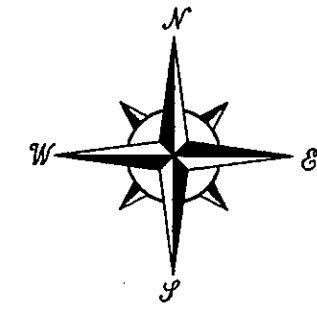
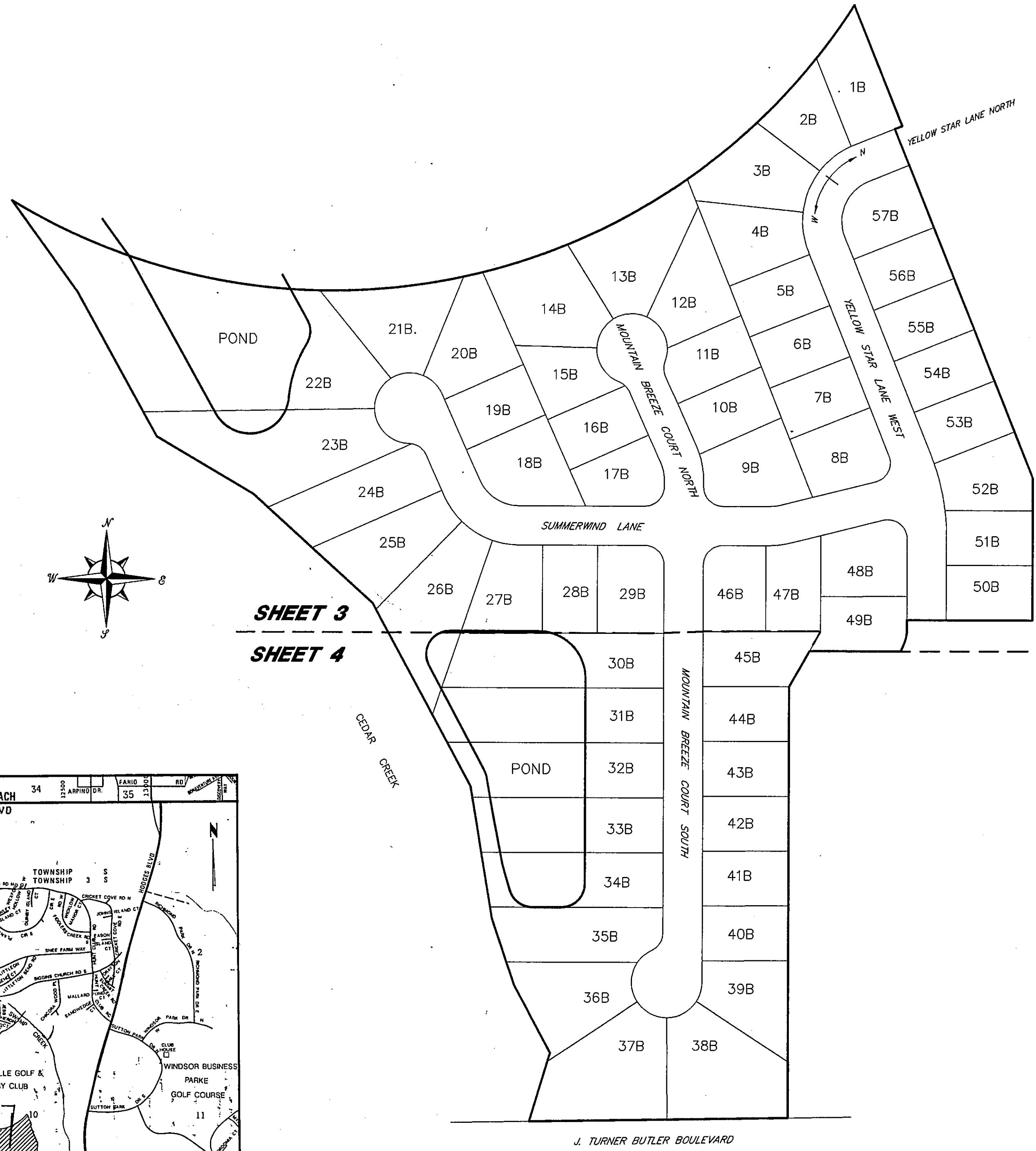


APPROVED  
DATE: 1.5.95  
By: Philip R. Quinlan  
City Engineer  
By: Cherene M. ...  
1-9-95

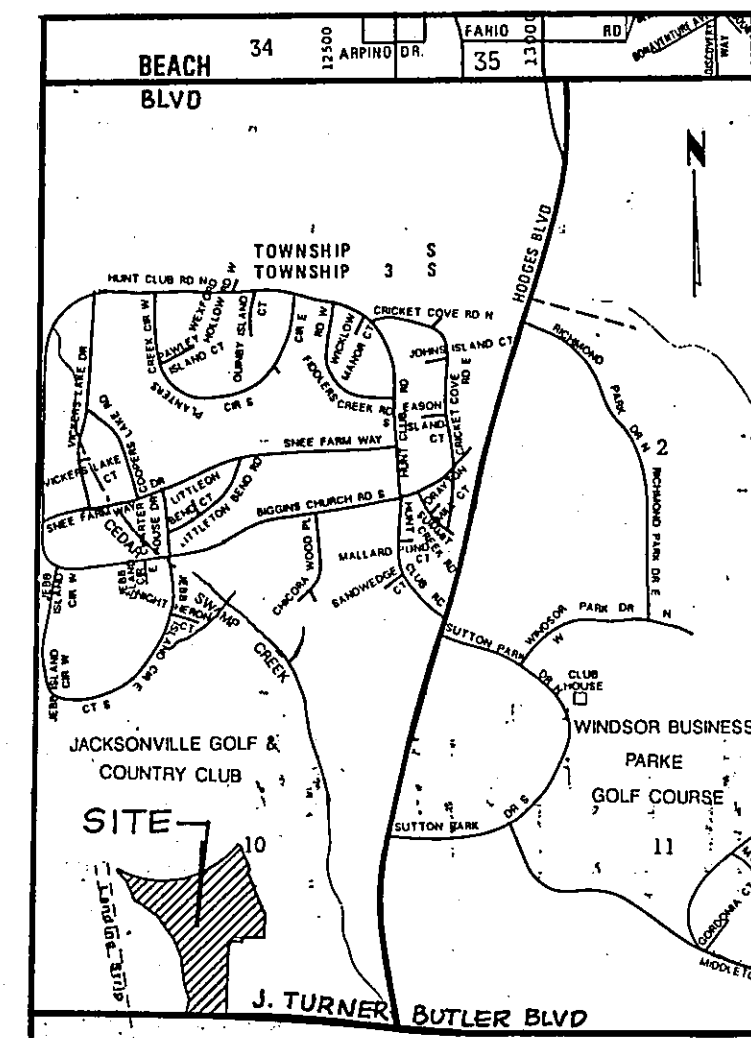


# KERNAN MILL UNIT TWO

BEING A PART OF SECTION 10, TOWNSHIP 3 SOUTH,  
RANGE 28 EAST, OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



**SHEET 3**  
**SHEET 4**



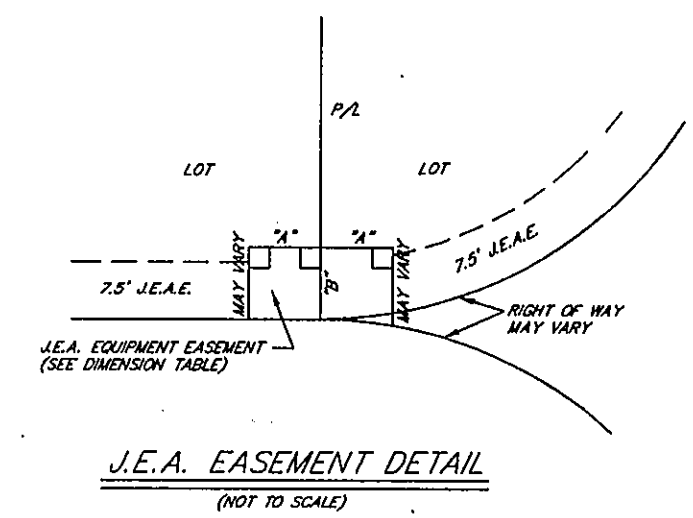
**VICINITY MAP**  
(NOT TO SCALE)

**'KEY MAP'**  
SCALE: 1"=100'

**NOTES:**

1. © DENOTES PERMANENT REFERENCE MONUMENT SET P.L.S. NO.3848.
2. ○ DENOTES PERMANENT CONTROL POINT SET P.L.S. NO.3848.
3. "NOTICE": THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
4. ALL PLATTED UTILITY EASEMENTS, EXCEPT J.E.A. EQUIPMENT EASEMENTS, SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE OR OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN 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 THE EXCLUSIVE USE OF THE JACKSONVILLE ELECTRIC AUTHORITY IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
6. P.C. DENOTES POINT OF CURVE
7. P.T. DENOTES POINT OF TANGENCY
8. CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WATERWARD OF THE JURISDICTIONAL WETLAND LINE 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 JURISDICTIONAL LINE MAY SUPERCEDE AND REDEFINED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENTAL AGENCIES.
9. S.J.R.W.M.D. DENOTES ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.
10. A.C.O.E. DENOTES ARMY CORPS OF ENGINEERS.
11. D.E.P. DENOTES DEPARTMENT OF ENVIRONMENTAL PROTECTION.
12. J.E.A. DENOTES JACKSONVILLE ELECTRIC AUTHORITY EASEMENT.
13. J.E.A.E. DENOTES JACKSONVILLE ELECTRIC AUTHORITY EQUIPMENT EASEMENT.
14. R DENOTES RADIUS
15. L DENOTES ARC
16. CH DENOTES CHORD
17. (100.00) DENOTES DISTANCE TO TRAVERSE AND/OR EASEMENT LINE ONLY.
18. — DENOTES STREET NAME CHANGE POINT.
19. RADIAL LOT LINES ARE SHOWN TRUSS RADIAL
20. BEARINGS SHOWN HEREON ARE BASED ON KERNAN MILL UNIT ONE, PLAT BOOK 48, PAGES 64, 64 A AND 64 B.

DIMENSION TABLE	
7'-0"	TYPICAL 10' X 10' J.E.A. EQUIPMENT EASEMENT
7'-0"	TYPICAL 10' X 20' J.E.A. EQUIPMENT EASEMENT

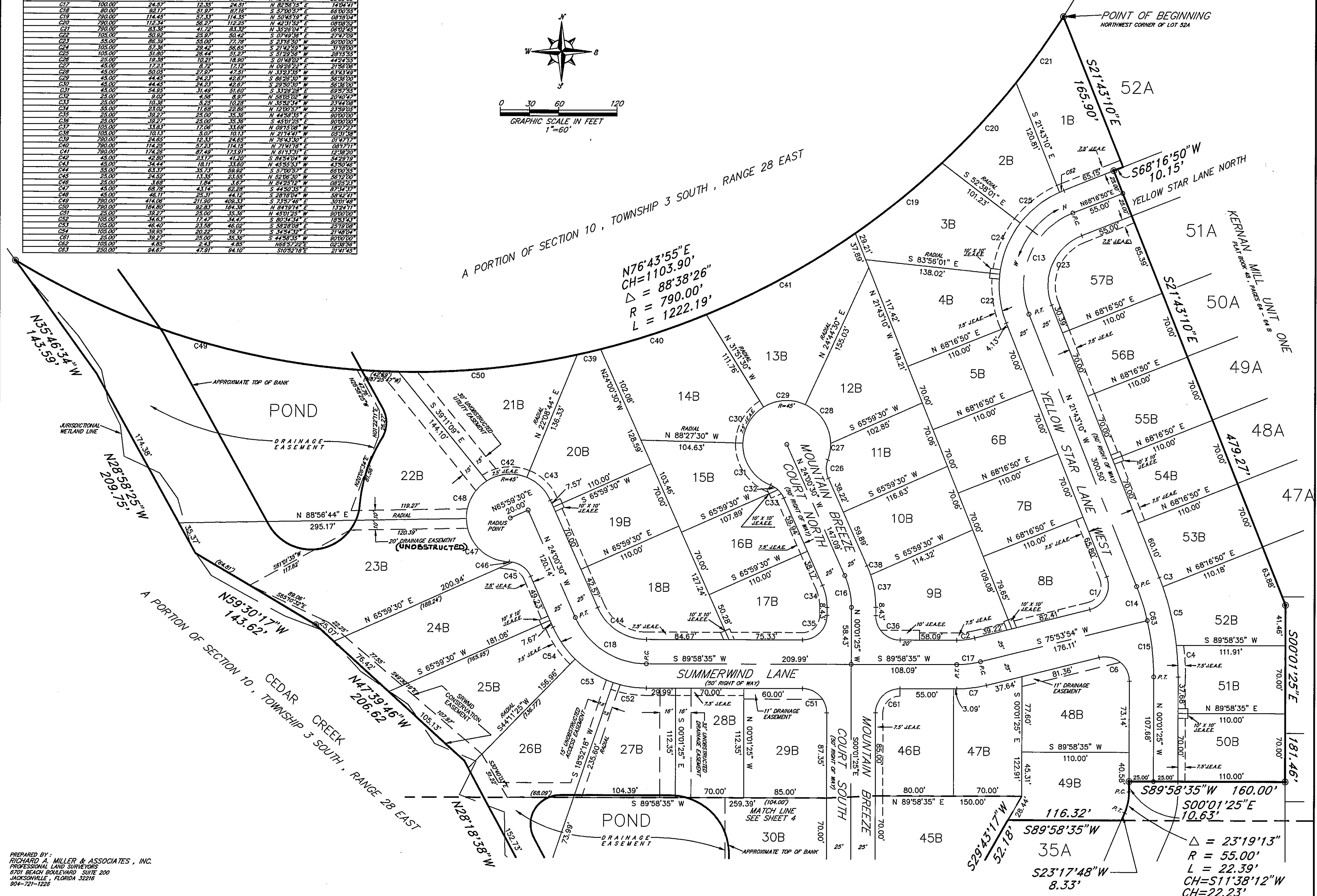
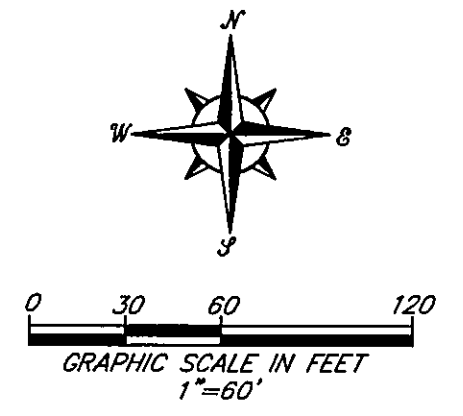


**J.E.A. EASEMENT DETAIL**  
(NOT TO SCALE)

**KERNAN MILL UNIT TWO**  
 BEING A PART OF SECTION 10, TOWNSHIP 3 SOUTH,  
 RANGE 28 EAST, OF THE CITY OF JACKSONVILLE, FLORIDA.

SHEET 3 OF 4 SHEETS  
 SEE SHEET 2 FOR NOTES.

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	25.00	42.50	28.57	37.83	N 27°18'29" E	97°37'05"
C2	25.00	18.41	12.28	15.38	N 12°41'01" E	14°24'41"
C3	275.00	9.90	4.95	9.90	N 20°11'18" W	02°03'44"
C4	275.00	39.39	16.21	36.37	N 03°23'53" W	06°44'55"
C5	275.00	61.84	31.03	61.73	N 01°11'18" W	13°13'08"
C6	25.00	45.41	30.04	38.42	N 52°03'45" W	104°04'41"
C7	125.00	30.71	15.43	30.64	N 82°38'15" E	14°04'41"
C8	80.00	125.00	80.00	125.00	S 23°16'50" W	90°00'00"
C9	250.00	36.94	18.47	36.91	N 17°13'18" W	03°19'44"
C10	250.00	58.33	29.30	58.19	N 06°42'26" W	13°22'02"
C11	25.00	31.49	16.99	31.29	N 17°00'57" W	23°59'05"
C12	105.00	54.57	27.28	47.51	N 82°30'15" E	14°24'41"
C13	80.00	82.17	51.97	87.18	S 57°00'52" E	65°00'55"
C14	250.00	114.45	57.23	114.39	N 50°48'19" E	09°19'04"
C15	250.00	112.34	56.17	112.29	N 42°15'59" E	08°19'52"
C16	750.00	63.38	41.72	63.32	N 35°26'04" E	06°02'45"
C17	105.00	50.92	25.97	50.42	S 07°49'38" E	27°47'09"
C18	35.00	56.39	33.00	57.78	S 23°16'50" W	90°00'00"
C19	105.00	57.36	28.42	46.65	S 41°42'30" W	31°19'01"
C20	105.00	51.80	26.44	51.27	S 51°29'56" W	29°15'55"
C21	25.00	19.39	10.21	18.90	S 01°48'09" E	44°24'55"
C22	45.00	12.51	6.25	12.51	N 02°25'22" E	21°58'36"
C23	45.00	50.05	27.97	47.51	N 33°23'55" W	63°43'49"
C24	45.00	44.49	24.23	42.87	S 86°26'30" W	56°38'00"
C25	45.00	44.49	24.23	42.87	S 86°26'30" W	56°38'00"
C26	45.00	34.99	17.49	34.99	S 86°26'30" W	56°38'00"
C27	45.00	34.99	17.49	34.99	S 86°26'30" W	56°38'00"
C28	45.00	34.99	17.49	34.99	S 86°26'30" W	56°38'00"
C29	45.00	34.99	17.49	34.99	S 86°26'30" W	56°38'00"
C30	45.00	34.99	17.49	34.99	S 86°26'30" W	56°38'00"
C31	45.00	34.99	17.49	34.99	S 86°26'30" W	56°38'00"
C32	45.00	34.99	17.49	34.99	S 86°26'30" W	56°38'00"
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C43	45.00	34.99	17.49	34.99	S 86°26'30" W	56°38'00"
C44	45.00	34.99	17.49	34.99	S 86°26'30" W	56°38'00"
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C47	45.00	34.99	17.49	34.99	S 86°26'30" W	56°38'00"
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C49	45.00	34.99	17.49	34.99	S 86°26'30" W	56°38'00"
C50	45.00	34.99	17.49	34.99	S 86°26'30" W	56°38'00"
C51	45.00	34.99	17.49	34.99	S 86°26'30" W	56°38'00"
C52	45.00	34.99	17.49	34.99	S 86°26'30" W	56°38'00"
C53	45.00	34.99	17.49	34.99	S 86°26'30" W	56°38'00"
C54	45.00	34.99	17.49	34.99	S 86°26'30" W	56°38'00"
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C57	45.00	34.99	17.49	34.99	S 86°26'30" W	56°38'00"
C58	45.00	34.99	17.49	34.99	S 86°26'30" W	56°38'00"
C59	45.00	34.99	17.49	34.99	S 86°26'30" W	56°38'00"
C60	45.00	34.99	17.49	34.99	S 86°26'30" W	56°38'00"
C61	45.00	34.99	17.49	34.99	S 86°26'30" W	56°38'00"
C62	45.00	34.99	17.49	34.99	S 86°26'30" W	56°38'00"
C63	45.00	34.99	17.49	34.99	S 86°26'30" W	56°38'00"
C64	45.00	34.99	17.49	34.99	S 86°26'30" W	56°38'00"
C65	45.00	34.99	17.49	34.99	S 86°26'30" W	56°38'00"
C66	45.00	34.99	17.49	34.99	S 86°26'30" W	56°38'00"
C67	45.00	34.99	17.49	34.99	S 86°26'30" W	56°38'00"
C68	45.00	34.99	17.49	34.99	S 86°26'30" W	56°38'00"
C69	45.00	34.99	17.49	34.99	S 86°26'30" W	56°38'00"
C70	45.00	34.99	17.49	34.99	S 86°26'30" W	56°38'00"

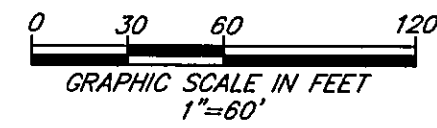
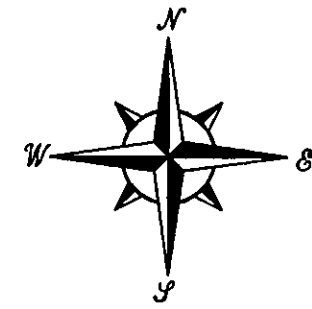


PREPARED BY:  
 RICHARD A. MILLER & ASSOCIATES, INC.  
 PROFESSIONAL LAND SURVEYORS  
 8701 BEACH BOULEVARD SUITE 200  
 JACKSONVILLE, FLORIDA 32216  
 904-721-1226

# KERNAN MILL UNIT TWO

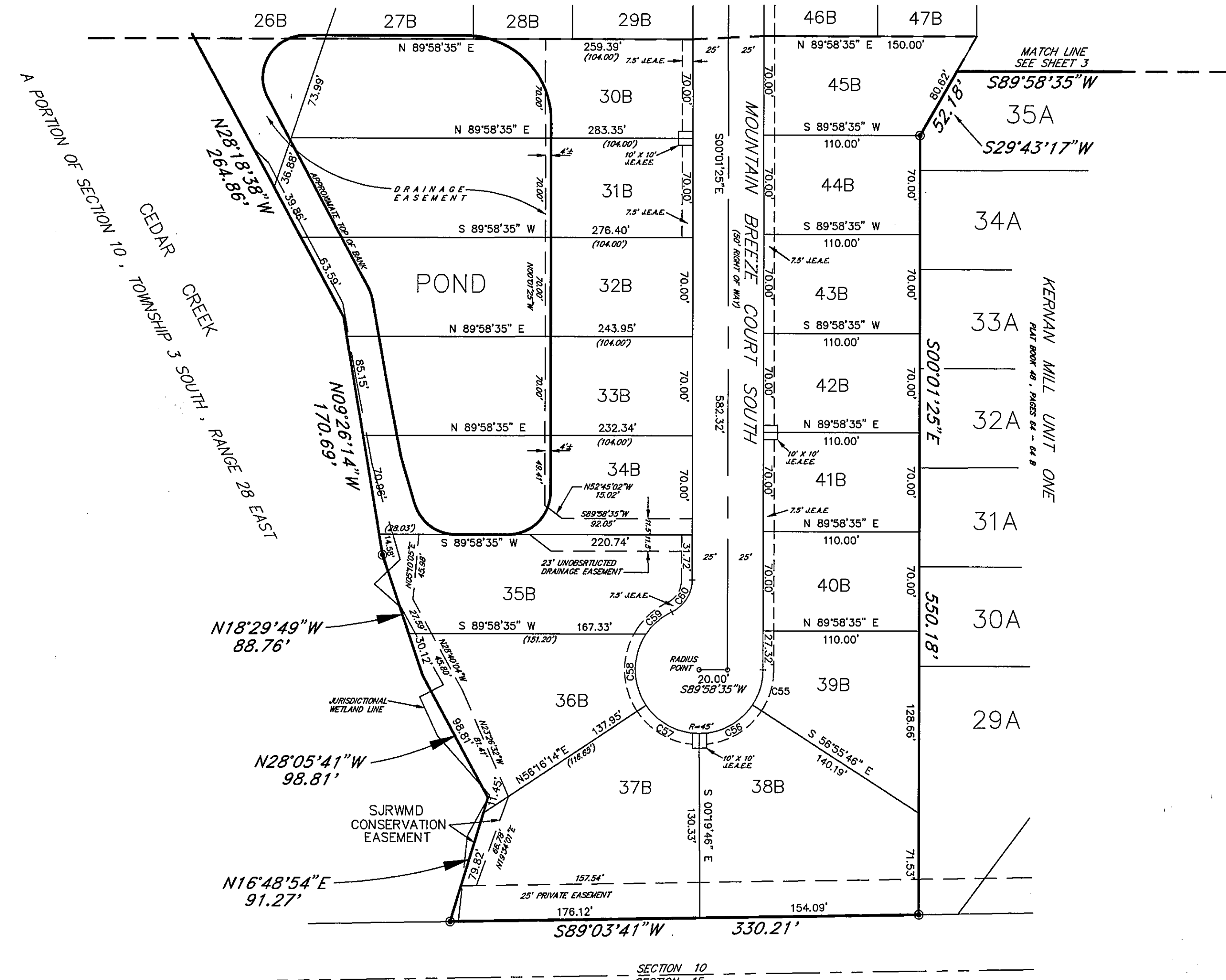
BEING A PART OF SECTION 10, TOWNSHIP 3 SOUTH,  
RANGE 28 EAST, OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

SHEET 4 OF 4 SHEETS  
SEE SHEET 2 FOR NOTES.



CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C55	45.00'	26.26'	13.52'	25.89'	S18°41'58"W	33°28'06"
C56	45.00'	44.19'	24.06'	42.43'	N81°32'31"E	58°18'41"
C57	45.00'	44.19'	24.06'	42.43'	N82°13'51"W	58°18'54"
C58	45.00'	53.21'	30.21'	50.16'	N00°11'48"W	67°44'57"
C59	45.00'	24.29'	12.45'	23.99'	N49°19'15"E	30°55'25"
C60	25.00'	28.20'	15.81'	26.73'	N32°17'12"E	64°37'23"



N18°29'49"W  
88.76'

N28°05'41"W  
98.81'

N16°48'54"E  
91.27'

SECTION 10  
SECTION 15

J. TURNER BUTLER BOULEVARD  
(300' R/W LIMITED ACCESS)  
STATE PROJECT No. 72292-3504  
4-LANE DIVIDED HIGHWAY  
(O.R.V. 4554, PG. 1091)