

Old Mill Branch Unit Two

A PART OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 28 EAST
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

CAPTION

A PORTION OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 28 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR THE POINT OF BEGINNING, COMMENCE AT THE NORTHWEST CORNER OF LOT 15, OLD MILL BRANCH UNIT ONE, AS RECORDED IN PLAT BOOK 54, PAGES 29, 29A AND 29B OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE THE FOLLOWING SIX COURSES ALONG THE NORTHERLY BOUNDARY LINE OF SAID PLAT: COURSE ONE ~ NORTH 89° 14' 32" EAST, A DISTANCE OF 128.88 FEET; COURSE TWO ~ SOUTH 79° 51' 28" EAST, A DISTANCE OF 50.92 FEET; COURSE THREE ~ NORTH 89° 14' 32" EAST, A DISTANCE OF 124.67 FEET; COURSE FOUR ~ SOUTH 84° 29' 04" EAST, A DISTANCE OF 125.50 FEET; COURSE FIVE ~ SOUTH 81° 30' 39" EAST, A DISTANCE OF 50.00 FEET; COURSE SIX ~ SOUTH 86° 43' 15" EAST, A DISTANCE OF 237.83 FEET; THENCE NORTH 20° 06' 04" EAST, DEPARTING SAID NORTHERLY BOUNDARY LINE, A DISTANCE OF 248.13 FEET; THENCE NORTH 01° 21' 18" WEST, A DISTANCE OF 662.30 FEET TO THE SOUTH LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 10053, PAGE 623 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 88° 39' 37" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 797.02 FEET TO THE NORTHERLY PROLONGATION OF THE WESTERLY BOUNDARY LINE OF SAID OLD MILL BRANCH UNIT ONE; THENCE SOUTH 00° 44' 48" EAST, DEPARTING SAID SOUTH LINE AND ALONG SAID NORTHERLY PROLONGATION, A DISTANCE OF 837.91 FEET TO THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAIN 15.88 ACRES, MORE OR LESS.

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT OLD MILL BRANCH, L.L.P. IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREOF KNOWN AS OLD MILL BRANCH UNIT TWO, AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AND THAT THIS PLAT, MADE IN ACCORDANCE WITH SAID SURVEY, IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LANDS.

ALL PRIVATE RIGHTS OF WAYS, BOULEVARDS, LANES, AND COURTS, PRIVATE DRAINAGE EASEMENTS, UNOBSTRUCTED PRIVATE DRAINAGE EASEMENTS SHOWN ON THIS PLAT ARE AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE APPLICABLE OWNER, THEIR SUCCESSORS AND ASSIGNS, IF ANY.

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.

ANY UTILITY EASEMENTS SHOWN ON THIS PLAT SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES IN THE MANNER AND SUBJECT TO THE PROVISIONS OF SECTION 177.091(28) OF THE CURRENT FLORIDA STATUTES; HOWEVER, ONLY CABLE TELEVISION SERVICE PROVIDERS SPECIFICALLY AUTHORIZED BY THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS, TO SERVE THE LANDS SHOWN ON THIS PLAT, SHALL HAVE THE BENEFIT OF SAID CABLE TELEVISION SERVICE EASEMENTS.

IN WITNESS WHEREOF, THE UNDERSIGNED OWNER HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE DESIGNATED OFFICER SHOWN BELOW ON THIS 11th DAY OF July, A.D., 2002.

Ginger May
Witness
Ginger May
Printed Name

Sandra Douglas
Witness
Sandra Douglas
Printed Name

OWNER: OLD MILL BRANCH, L.L.P.
A LIMITED LIABILITY PARTNERSHIP

BY: *Gregory E. Matovina*
Name: Gregory E. Matovina
Title: Managing Partner

Approved 7/12/2002
Date
Hubb
City Engineer
for Director of Public Works

Approved 7/12/2002
Date
Thomas Malcher
for General Counsel

CLERK'S CERTIFICATE # 2002 197 199

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE CITY OF JACKSONVILLE, FLORIDA, AND SUBMITTED TO ME FOR RECORDING, AND IS RECORDED IN PLAT BOOK 55, PAGES 35 35A 35B OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 16th DAY OF July, A.D., 2002.

Jim Fuller
JIM FULLER
CLERK OF THE CIRCUIT COURT

[Signature]
DEPUTY CLERK

APPROVED FOR RECORD

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED, ACCEPTED, AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, PURSUANT TO CHAPTER 654, ORDINANCE CODE.

Lynn Westbrook
LYNN WESTBROOK
DIRECTOR OF PUBLIC WORKS

7-15-02
DATE

PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 12th DAY OF July, 2002.

Glenn E. McGregor
GLENN E. MCGREGOR, P.L.S.
PROFESSIONAL LAND SURVEYOR NUMBER 4252

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING CURRENTLY LICENSED AND REGISTERED BY THE STATE OF FLORIDA AS A LAND SURVEYOR, DOES HEREBY CERTIFY THAT THE ABOVE PLAT WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, OF THE FLORIDA STATUTES.

SIGNED AND SEALED THIS 10th DAY OF July, A.D., 2002.

David L. Lampp
David L. Lampp
Professional Surveyor and Mapper
State of Florida LS No. 3535

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF July, A.D., 2002, BY Gregory E. Matovina, ON BEHALF OF OLD MILL BRANCH, L.L.P., A LIMITED LIABILITY PARTNERSHIP; HE BEING KNOWN TO ME AND DID NOT TAKE AN OATH.

Sandra K. Douglas
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
Sandra K. Douglas
Printed Name

MY COMMISSION EXPIRES 12-10-2004
COMMISSION NUMBER CC987301

MORTGAGEE DEDICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED, BEING THE MORTGAGEE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION OF THIS PLAT, DOES HEREBY JOIN IN AND MAKE THEMSELVES A PARTY TO THE DEDICATION OF SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED BY THE OWNER THEREOF, AND AGREES THAT THE MORTGAGE SHALL BE SUBORDINATED TO SAID DEDICATION.

IN WITNESS WHEREOF, SAID MORTGAGEE HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE DESIGNATED OFFICER BELOW ON THIS 11th DAY OF July, A.D., 2002.

John E. Hess
Witness
John E. Hess
Printed Name

Rachel S. Fischer
Witness
Rachel S. Fischer
Printed Name

MORTGAGEE: SUNTRUST BANK OF NORTH FLORIDA

BY: *[Signature]*
VICE-PRESIDENT

STATE OF FLORIDA, COUNTY OF DUVAL

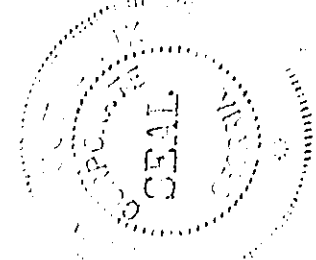
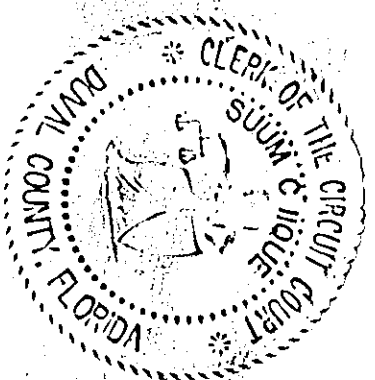
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF July, A.D., 2002, BY Gregory E. Matovina, VICE PRESIDENT, ON BEHALF OF SUNTRUST BANK OF NORTH FLORIDA; HE BEING PERSONALLY KNOWN TO ME AND DID NOT TAKE AN OATH.

Rachel S. Fischer
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
Rachel S. Fischer
Printed Name

MY COMMISSION EXPIRES 4/10/2004
COMMISSION NUMBER CC926733

Rachel S. Fischer
My Commission CC926733
Expires April 10, 2004

PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. LB 3624



Old Mill Branch Unit Two

A PART OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 28 EAST
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

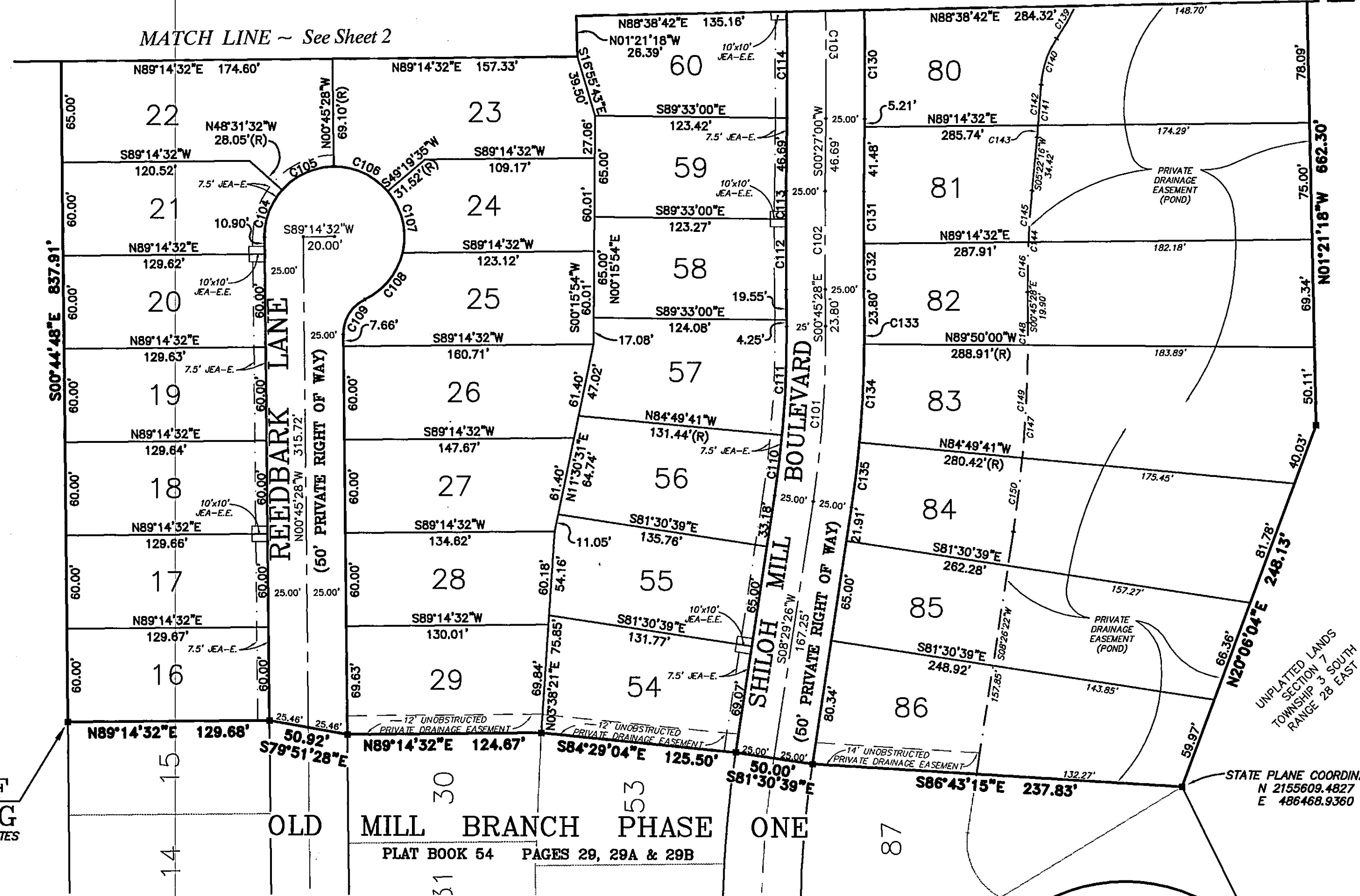
MATCH LINE ~ See Sheet 2

MATCH LINE ~ See Sheet 2



UNPLATTED LANDS
SECTION 7
TOWNSHIP 3 SOUTH
RANGE 28 EAST

POINT OF BEGINNING
STATE PLANE COORDINATES
N 2155048.0741
E 485752.6677



NOTES:

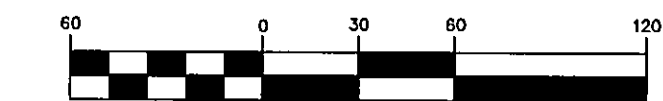
- 1) ■ DENOTES PERMANENT REFERENCE MONUMENT STAMPED LB#3624.
- 2) ○ DENOTES PERMANENT CONTROL POINT STAMPED LB#3624.
- 3) BEARINGS SHOWN ARE REFERENCED TO THE STATE PLANE COORDINATES AS INDICATED HEREON.
- 4) NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY.
- 5) CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
- 6) "JEA-E" DENOTES JEA EASEMENT. JEA WILL ALLOW CERTAIN NON-PERMANENT IMPROVEMENTS WHICH DO NOT IMPEDE THE USE OF SAID EASEMENTS 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 FOR REPLACEMENT OF SUCH ITEMS.
- 7) "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.
- 8) THE LAKE AND/OR LAKES SHOWN HEREON ARE FOR ILLUSTRATION PURPOSES ONLY AND DO NOT REPRESENT AN ACTUAL FIELD LOCATION.
- 9) EXAMINATION OF FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER 120077, PANEL NUMBER 0228 E, DATED AUGUST 15, 1989, INDICATES THAT THE PROPERTY SHOWN AND DESCRIBED HEREON LIES WITHIN FLOOD ZONE "X". NO ATTEMPT WAS MADE TO FIELD VERIFY. THE FIRM INFORMATION AND DELINEATIONS ON THIS PLAT ARE 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.
- 10) THE STATE PLANE GRID VALUES IN SURVEY FEET (FLORIDA EAST ZONE 901, N.A.D. 1983) SHOWN HEREON WERE GENERATED FROM GPS OBSERVATIONS OF JEA CONTROL STATIONS 149 AND 678. (GEONEX INC., G.P.S. CONTROL SURVEY DATED MAY 30, 1990.)

JEA STATION 149 ~ N+2166097.0327 / E+468181.0327
JEA STATION 678 ~ N+2151085.6410 / E+483087.7394

LEGEND

- C1 TABULATED CURVE DATA
- CM CONCRETE MONUMENT
- LB LICENSED BUSINESS
- LS LICENSED SURVEYOR AND MAPPER
- O.R.V. OFFICIAL RECORDS VOLUME
- P.B. PLAT BOOK
- P.C. POINT OF CURVATURE
- P.C.C. POINT OF COMPOUND CURVATURE
- PCP PERMANENT CONTROL POINT
- PG. PAGE
- P.I. POINT OF INTERSECTION
- P.O.C. POINT ON A CURVE
- P.R.C. POINT OF REVERSE CURVATURE
- PRM PERMANENT REFERENCE MONUMENT
- P.T. POINT OF TANGENCY
- RLS REGISTERED LICENSED SURVEYOR
- RP RADIUS POINT
- R/W RIGHT OF WAY

GRAPHIC SCALE



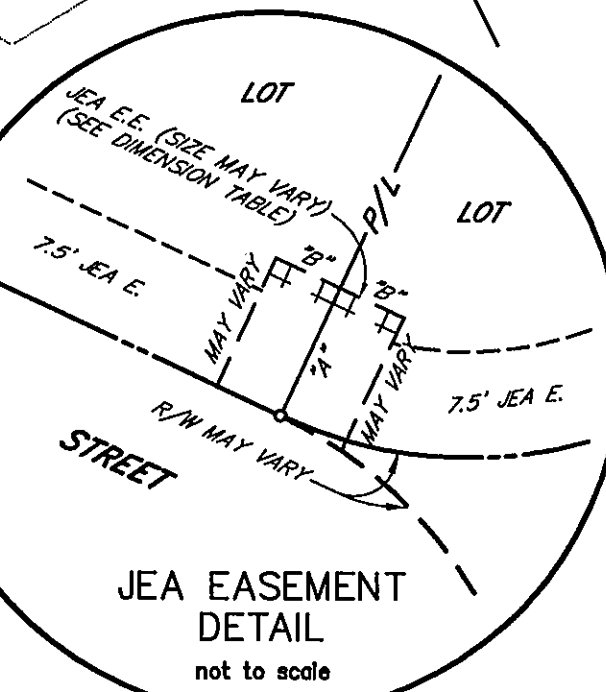
(IN FEET)
1 inch = 60 ft.

PREPARED BY:

ROBERT M. ANGAS ASSOCIATES, INC.
14775 ST. AUGUSTINE ROAD
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CERTIFICATE OF AUTHORIZATION NO. LB 3624

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA	TANGENT
C101	700.00'	112.99'	112.87'	N03°51'59"E	9°14'54"	56.62'
C102	3000.00'	63.24'	63.24'	S00°09'14"E	1°12'28"	31.62'
C103	3000.00'	94.61'	94.61'	N00°27'12"W	1°48'25"	47.31'
C104	45.00'	33.17'	32.42'	S20°21'30"W	42°13'58"	17.38'
C105	45.00'	37.52'	36.44'	S65°21'30"W	47°46'04"	19.83'
C106	45.00'	39.34'	38.10'	N65°42'57"W	50°05'03"	21.02'
C107	45.00'	42.36'	40.81'	N13°42'21"W	53°56'10"	22.90'
C108	45.00'	39.74'	38.46'	N38°33'50"E	50°36'11"	21.27'
C109	25.00'	28.20'	26.73'	S31°33'14"W	64°37'23"	15.81'
C110	675.00'	39.09'	39.09'	N06°49'53"E	3°19'06"	19.55'
C111	675.00'	69.86'	69.83'	N02°12'26"E	5°55'47"	34.96'
C112	3025.00'	45.46'	45.46'	S00°19'38"E	0°51'40"	22.73'
C113	3025.00'	18.31'	18.31'	S00°16'36"W	0°20'48"	9.16'
C114	2975.00'	68.34'	68.34'	N00°12'29"W	1°19'58"	34.17'
C130	3025.00'	69.92'	69.92'	N00°12'44"W	1°19'27"	34.96'
C131	2975.00'	33.53'	33.53'	S00°07'38"W	0°38'45"	16.77'
C132	2975.00'	29.18'	29.18'	S00°28'36"E	0°33'43"	14.59'
C133	725.00'	11.70'	11.70'	N00°17'44"W	0°55'28"	5.85'
C134	725.00'	63.34'	63.32'	N02°40'10"E	5°00'19"	31.69'
C135	725.00'	41.99'	41.98'	N06°49'53"E	3°19'06"	21.00'
C139	195.00'	24.30'	24.29'	N29°51'41"E	7°08'27"	12.17'
C140	60.00'	31.67'	31.30'	S18°18'41"W	30°14'22"	16.21'
C141	890.00'	33.86'	33.86'	N04°16'52"E	2°10'48"	16.83'
C142	890.00'	26.14'	26.14'	N04°01'57"E	1°40'59"	13.07'
C143	890.00'	7.72'	7.72'	N05°07'21"E	0°29'49"	3.86'
C144	610.00'	65.25'	65.22'	S02°18'24"W	6°07'44"	32.66'
C145	610.00'	33.21'	33.21'	S03°48'41"W	3°07'10"	16.61'
C146	610.00'	32.04'	32.04'	S00°44'49"W	3°00'34"	16.02'
C147	840.00'	134.84'	134.69'	N03°50'27"E	9°11'50"	67.56'
C148	840.00'	14.45'	14.45'	N00°15'54"W	0°59'08"	7.23'
C149	840.00'	72.51'	72.48'	N02°42'03"E	4°56'44"	38.28'
C150	840.00'	47.89'	47.87'	N06°48'23"E	3°15'57"	23.95'



JEA DIMENSION TABLE

"A" 10'	TYPICAL 10'x10' JEA EQUIPMENT EASEMENT
"B" 5'	TYPICAL 10'x15' JEA EQUIPMENT EASEMENT
"A" 10'	TYPICAL 10'x15' JEA EQUIPMENT EASEMENT
"B" 7.5'	TYPICAL 10'x15' JEA EQUIPMENT EASEMENT