

WILLIAMSPORT

BEING A PORTION OF GOVERNMENT LOTS 4 AND 5, SECTION 12, TOWNSHIP 4 SOUTH, RANGE 26 EAST, OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

TAXES PAID THRU 1995 R.B.F. PLAT BOOK 50 PAGE 64 SHEET 1 OF 4 SHEETS.

CAPTION

A portion of Government Lots 4 and 5, Section 12, Township 4 South, Range 26 East, Duval County, Florida being more particularly described as follows: COMMENCE at the intersection of the centerline of Mandarin Road (a 66 foot right of way) and Loretto Road (a 60 foot right of way); thence South 84°24'20" East along the centerline of said Loretto Road 453.70 feet; thence South 02°45'46" West, 30.04 feet to a point situate in the Southerly right of way line of said Loretto Road for a POINT OF BEGINNING, said point also being the Northwest corner of those certain lands described in Official Records Volume 3213, Page 901 of the Current Public Records of said County; thence continue South 02°45'46" West along the Westerly line of said last mentioned lands 273.00 feet to the Southwest corner thereof; thence South 84°24'20" East along the Southerly line of said last mentioned lands 160.00 feet to the Southeast corner thereof; thence North 01°48'04" West along the Easterly line of said last mentioned lands 274.95 feet to a point situate in the aforementioned Southerly right of way line of Loretto Road; thence South 84°24'20" East along last said line 144.98 feet to an angle point in said line; thence South 73°24'38" East and continuing along last line 311.79 feet to the Northwest corner of those certain lands described in Official Records Volume 5734, Page 1510 of said Current Public Records; thence South 02°21'35" West along the Westerly line of said last mentioned lands 128.00 feet to the Southwest corner thereof; thence South 73°24'38" East along the Southerly line of said last mentioned lands 66.00 feet to the Southeast corner thereof, said point being situate in Westerly right of way line of Montez Lane (a 30 foot right of way); thence South 02°21'35" West along last said line 633.46 feet to the Northeast corner of those certain lands described in Official Records Volume 3417, Page 906 of said Current Public Records; thence North 89°47'14" West along the Northerly line of said last mentioned lands and along the Northerly line of those certain lands described in Official Records Volume 3415, Page 888 and Official Records Volume 3408, Page 807 (Parcel No. 1) a distance of 446.97 feet; thence North 01°54'28" West along the Easterly line of said Official Records Volume 3408, Page 807 (Parcel No. 1), a distance of 321.81 feet to the Northeast corner thereof; thence North 84°25'00" West along the Northerly line of said last mentioned lands, a distance of 382.89 feet to its intersection with the Southerly prolongation of the Easterly line of those certain lands described in Official Records Volume 4930, Page 594 of said Current Public Records; thence North 11°49'18" West along last said line and along the Easterly line of said last mentioned lands 551.92 feet to the Northeast corner of said last mentioned lands, said point being situate in the aforementioned Southerly right of way line of Loretto Road; thence South 84°24'20" East along last said line 347.18 feet to the POINT OF BEGINNING.

Containing 13.52 acres, more or less.

Approved [Signature] Date 6/16/96 City Engineer for Director of Public Works Approved [Signature] Date 6-24-96 for General Counsel

CLERK'S CERTIFICATE 96-130915

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 50 Pages 64 and 65 of the Public Records of Duval County, Florida, this 25th day of June, A.D., 1996.

By: Henry Cook Clerk of the Circuit Court 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 96-240-103 of said City, adopted by its Council and approved by the Mayor, this 25th day of April, A.D., 1996.

By: [Signature] Director of Public Works Date 6/15/96

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 61G-17.003 F.A.C. and Section 654.110 Ordinance Code of the City of Jacksonville.

Signed and Sealed this 27th day of May, A.D., 1996 By: Richard A. Miller Florida Registered Land Surveyor No. 3848

PREPARED BY: RICHARD A. MILLER & ASSOCIATES, INC. PROFESSIONAL LAND SURVEYORS 6701 BEACH BOULEVARD SUITE 200S JACKSONVILLE, FLORIDA 32219 904-721-1229

ADOPTION AND DEDICATION

This is to certify that M. A. P. Development, a Florida General Partnership and Beazer Homes Corp., a Tennessee Corporation (D/B/A Panitz Homes), are the lawful owners of the lands described in the caption hereon known as Williamsport and have caused the same to be surveyed and subdivided; that Enterprise National Bank of Jacksonville 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 drives, lanes, and unobstructed easements for drainage and utilities (except all J.E.A. easements and easements for non-access, shown with Tract "A" (Lift Station Site) are hereby irrevocably without reservation dedicated to the City of Jacksonville, its successors and assigns. The drainage easements through and over the stormwater management facility 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 stormwater management facility 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 stormwater management facility 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 stormwater management facility 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 or treatment of aquatic plants and animals, soils, chemicals or any other substances or thing that may even be or come within said stormwater management facility 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 stormwater management facility shown on the plat but shall have the right of modify the existence of the stormwater management facility 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. M. A. P. Development, a Florida General Partnership and Beazer Homes Corp., a Tennessee Corporation (D/B/A Panitz Homes) are the developers and owners 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 occurrence in, upon, or at, or from the stormwater management facility described above, or any part thereof, or occasioned wholly or in any part by any act of omission of M. A. P. Development, a Florida General Partnership and Beazer Homes Corp., a Tennessee Corporation (D/B/A Panitz Homes), their agents, contractors, employees, servants, licensees, or concessionaires within Williamsport. This indemnification shall run with the land and the assigns of M. A. P. Development, a Florida General Partnership and Beazer Homes Corp., a Tennessee Corporation (D/B/A Panitz Homes) shall be subject to it. Those easements designated as "J.E.A.E." are hereby irrevocably dedicated to the Jacksonville Electric Authority, its successors and assigns, for its exclusive use in conjunction with its underground electrical system. Those easements designated as "J.E.A.E." are hereby irrevocably dedicated to the Jacksonville Electric Authority, 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. All landscape, private drainage, private ingress/egress, and conservation easements are reserved to M.A.P. Development, their successors and assigns.

IN WITNESS WHEREOF, M. A. P. Development, a Florida General Partnership has caused these presents to be executed this 24th day of APRIL, A.D., 1996.

M.A.P. DEVELOPMENT, A FLORIDA GENERAL PARTNERSHIP

Witness: James Schneider, Michael Antonopoulos, President of MCS Development Corporation, A Florida Corporation, General Partner of M.A.P. Development, a Florida General Partnership

Witness: Laura A. Holton, Laura A. Holton, Chris L. Regas, President of Audubon Place, Inc., A Florida Corporation, General Partner of M.A.P. Development, a Florida General Partnership

Witness: James Schneider, Farley Grainger, President of The Palms of Jacksonville A-Florida Corporation, General Partner of M.A.P. Development, a Florida General Partnership

STATE OF FLORIDA COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 24th day of April, A.D., 1996 by Michael Antonopoulos, President of MCS Development Corporation, a Florida Corporation, General Partner of M.A.P. Development, a Florida General Partnership, on behalf of the Partnership, who is personally known to me or who has produced as identification and who has/has not taken an oath on behalf of the Partnership.



OFFICIAL SEAL By: Karen Baez Notary Public, State of Florida My Commission Expires June 26, 1996 Comm. No. CC 206229 My Commission Expires: 6/26/96

STATE OF FLORIDA COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 29th day of April, A.D., 1996 by Chris L. Regas, President of Audubon Place, Inc., a Florida Corporation, General Partner of M.A.P. Development, a Florida General Partnership, on behalf of the Partnership, who is personally known to me or who has produced as identification and who has/has not taken an oath on behalf of the Partnership.



MELISSA ANN DEEN My Commission Expires Sep. 17, 1997 Bonded by ANB 800-852-5878 By: Melissa Ann Deen Notary Public, State of Florida My Commission Expires: 9-17-97

STATE OF FLORIDA COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 24th day of April, A.D., 1996 by Farley Grainger, President of The Palms of Jacksonville, a Florida Corporation, General Partner of M.A.P. Development, a Florida General Partnership, on behalf of the Partnership, who is personally known to me or who has produced as identification and who has/has not taken an oath on behalf of the Partnership.



OFFICIAL SEAL By: Karen Baez Notary Public, State of Florida My Commission Expires June 26, 1996 Comm. No. CC 206229 My Commission Expires: 6/26/96

BEAZER HOMES CORP., A TENNESSEE CORPORATION (D/B/A PANITZ HOMES)

Witness: Leon J. Panitz, Jr., President of Beazer Homes Corp., A Tennessee Corporation (D/B/A Panitz Homes)

STATE OF FLORIDA COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 24th day of April, A.D., 1996 by Leon J. Panitz, Jr. President of Beazer Homes Corp., a Tennessee Corporation (D/B/A Panitz Homes), on behalf of the Corporation, who is personally known to me, or who has produced as identification and who has/has not taken an oath on behalf of the Corporation.



OFFICIAL SEAL By: Karen Baez Notary Public, State of Florida My Commission Expires June 26, 1996 Comm. No. CC 206229 My Commission Expires: 6/26/96

Witness: Laura L. Fearey, Laura L. Fearey

Witness: Melba M. Hall, Melba M. Hall

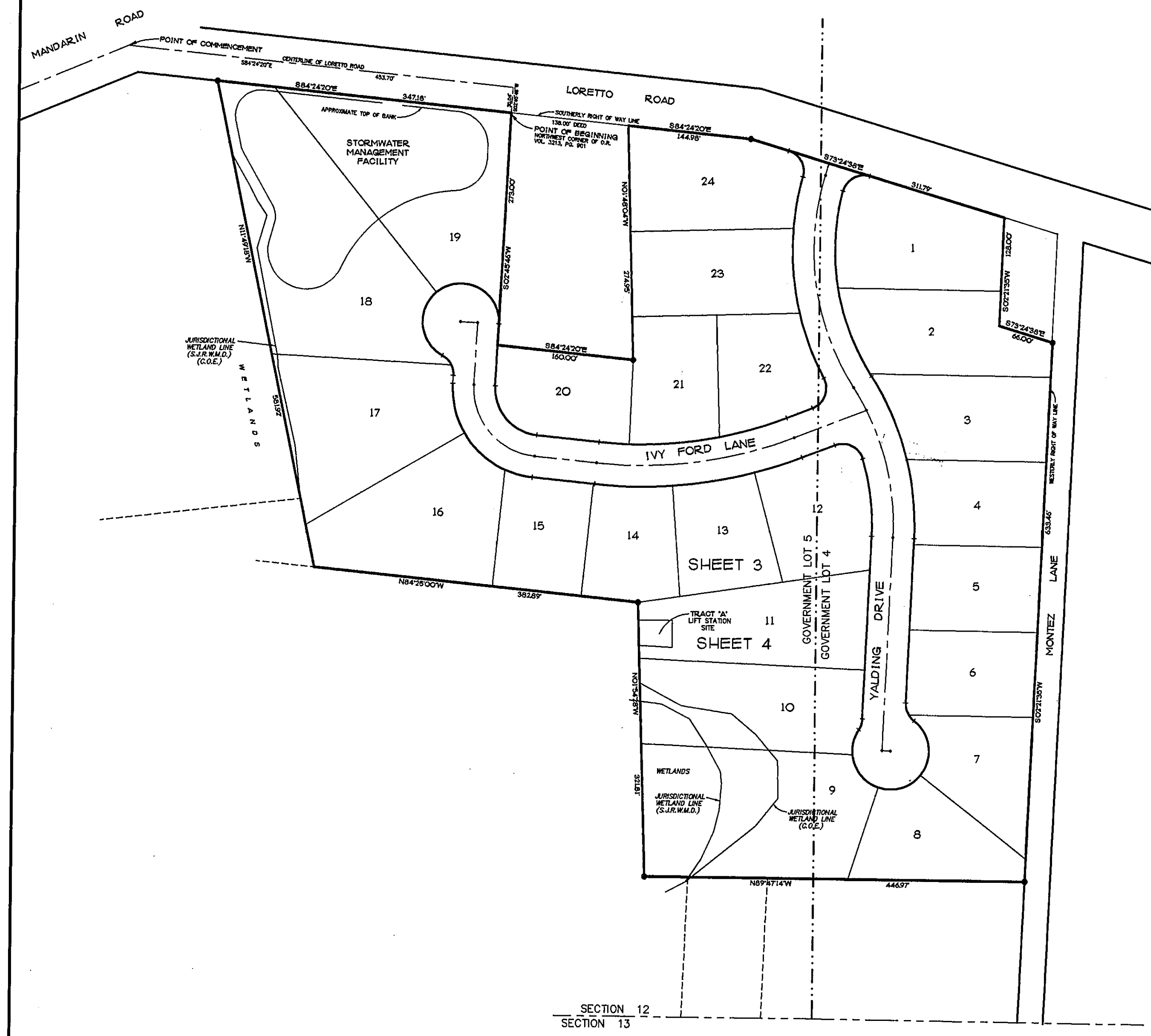
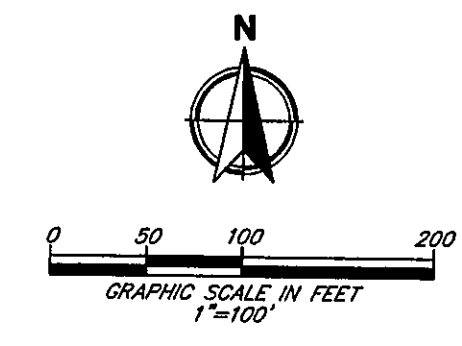
STATE OF FLORIDA COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 26th day of April, A.D., 1996 by Damon B. Olinto of Enterprise National Bank of Jacksonville, on behalf of the Bank, who is personally known to me or who has produced as identification and who has/has not taken an oath on behalf of the Bank.



CATHERINE C. HILLIS NOTARY PUBLIC, STATE OF FLORIDA My Commission Expires Feb. 9, 1998 Commission # CC 347389 By: Catherine C. Hillis Notary Public, State of Florida My Commission Expires: 2-9-98

WILLIAMSPORT
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 TOWNSHIP 4 SOUTH, RANGE 26 EAST, OF THE CITY OF JACKSONVILLE,
 DUVAL COUNTY, FLORIDA.

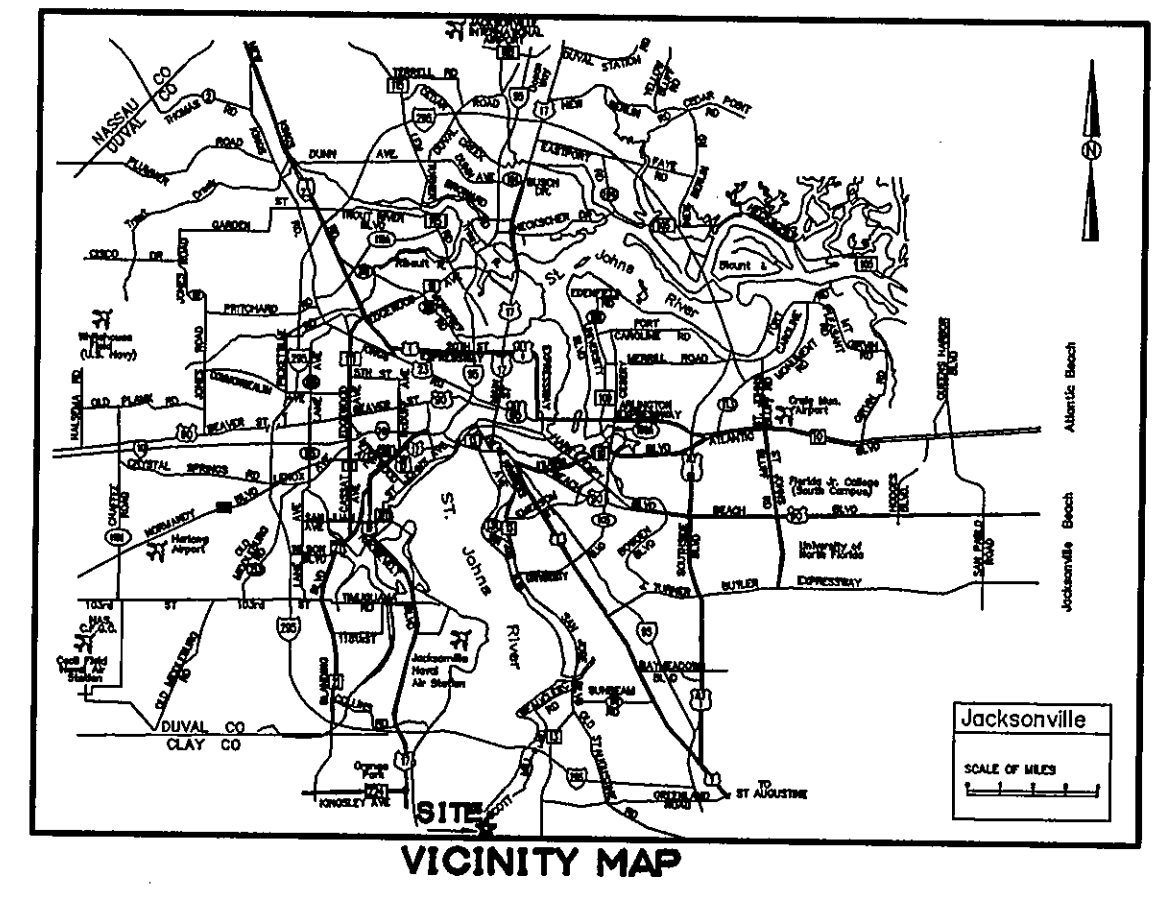
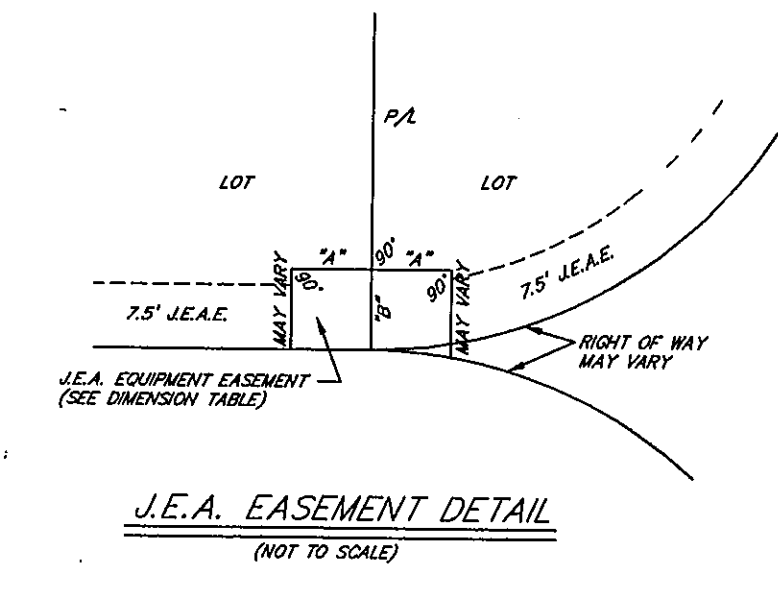


NOTES:

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.
 "J.E.A.E." DENOTES JACKSONVILLE ELECTRIC AUTHORITY EQUIPMENT EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY THE JACKSONVILLE ELECTRIC AUTHORITY.
 "J.E.A." DENOTES JACKSONVILLE ELECTRIC AUTHORITY EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY THE JACKSONVILLE ELECTRIC AUTHORITY. THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY JACKSONVILLE ELECTRIC AUTHORITY AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND FOR REPLACEMENT OF SUCH ITEMS.
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 SUPERSEDE AND REDEFINED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENTAL AGENCIES.
9. S.J.R.W.M.D. DENOTES ST. JOHN'S 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.E. DENOTES JACKSONVILLE ELECTRIC AUTHORITY EASEMENT.
13. J.E.A. DENOTES JACKSONVILLE ELECTRIC AUTHORITY EASEMENT.
14. R DENOTES RADIUS
15. L DENOTES ARC
16. CH DENOTES CHORD
17. Δ DENOTES DELTA OR INCLUDED ANGLE
18. (100.00') DENOTES DISTANCE TO TRAVERSE AND/OR EASEMENT LINE ONLY.
19. BEARINGS SHOWN HEREON REFER TO THE SOUTHERLY RIGHT OF WAY LINE OF LORETTO ROAD PER OFFICIAL RECORDS VOLUME 3213, PAGE 901 (S84'24'20"E).

DIMENSION TABLE

24" x 8"	TYPICAL 10' x 10' J.E.A. EQUIPMENT EASEMENT
24" x 10"	TYPICAL 10' x 20' J.E.A. EQUIPMENT EASEMENT



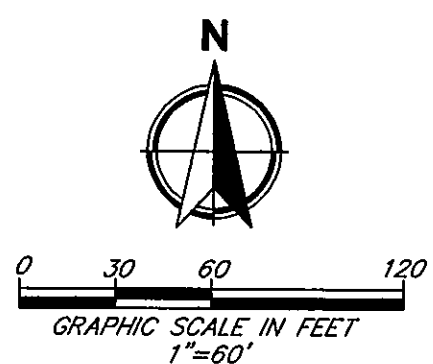
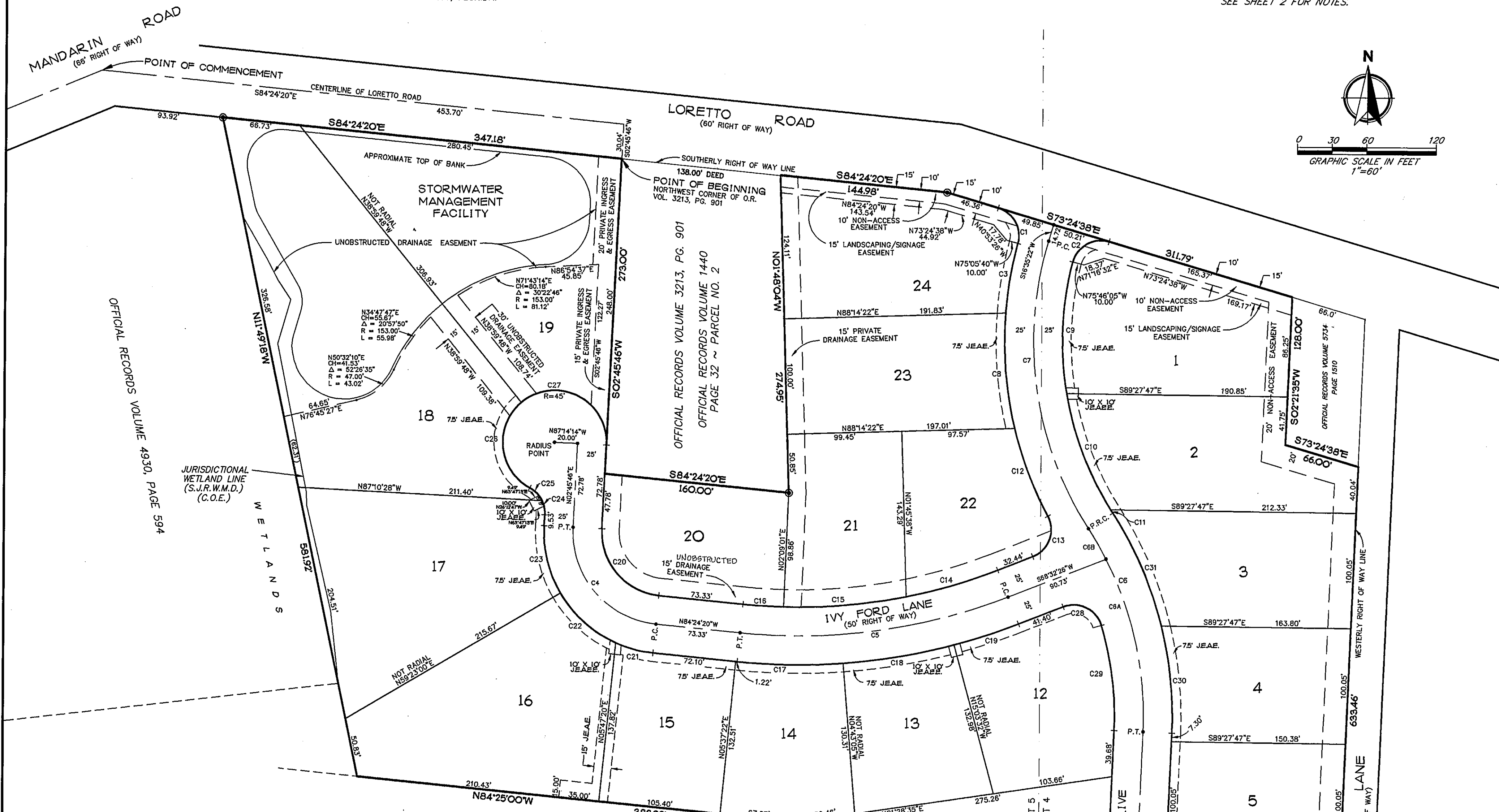
PREPARED BY:
 RICHARD A. MILLER & ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYORS
 6701 BEACH BOULEVARD SUITE 200
 JACKSONVILLE, FLORIDA 32216
 904-721-1226

WILLIAMSPORT

BEING A PORTION OF GOVERNMENT LOTS 4 AND 5, SECTION 12,
TOWNSHIP 4 SOUTH, RANGE 26 EAST, OF THE CITY OF JACKSONVILLE,
DUVAL COUNTY, FLORIDA.

PLAT BOOK 50 PAGE 64B

SHEET 3 OF 4 SHEETS.
SEE SHEET 2 FOR NOTES.



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	25.00'	38.54'	24.28'	34.83'	S29°15'09"E	88°18'58"
C2	25.00'	40.30'	26.05'	36.08'	N60°24'38"E	92°21'27"
C3	325.00'	61.32'	30.75'	61.23'	S09°30'01"W	10°48'38"
C4	80.00'	121.71'	76.14'	110.31'	N40°49'17"W	87°10'06"
C5	500.00'	236.09'	120.29'	233.90'	S82°04'03"W	27°03'14"
C6	300.00'	184.88'	95.48'	181.97'	S16°18'27"E	35°18'37"
C6A	300.00'	154.49'	79.00'	152.79'	S12°24'17"E	29°30'19"
C6B	300.00'	30.40'	15.21'	30.38'	S30°03'36"E	05°48'19"
C7	300.00'	259.45'	138.47'	251.44'	S08°11'12"E	49°33'07"
C8	325.00'	100.54'	50.67'	100.14'	S04°46'02"E	17°43'28"
C9	275.00'	114.71'	58.20'	113.88'	N02°16'56"E	23°53'58"
C10	275.00'	108.15'	54.78'	107.46'	N20°56'04"W	22°32'01"
C11	275.00'	3.65'	1.83'	3.65'	N32°34'55"W	00°45'41"
C12	325.00'	81.52'	40.97'	81.30'	S20°48'53"E	14°22'15"
C13	25.00'	42.12'	28.03'	37.31'	S20°16'13"W	96°32'27"
C14	475.00'	82.37'	41.29'	82.27'	S73°30'31"W	09°56'10"
C15	475.00'	106.58'	53.50'	106.33'	S84°54'12"W	12°51'12"
C16	475.00'	35.35'	17.68'	35.35'	N86°32'16"W	04°15'52"
C17	525.00'	91.85'	46.04'	91.73'	S89°25'03"E	10°01'26"
C18	525.00'	97.52'	48.90'	97.38'	N80°14'57"E	10°38'54"
C19	525.00'	58.53'	29.29'	58.49'	N71°44'03"E	06°23'14"
C20	55.00'	83.68'	52.35'	75.84'	N40°49'17"W	87°10'06"
C21	105.00'	33.46'	16.87'	33.32'	N75°16'35"W	18°15'30"
C22	105.00'	65.57'	33.89'	64.51'	N48°15'25"W	35°46'50"
C23	105.00'	60.71'	31.23'	59.87'	N13°48'07"W	33°07'46"
C24	25.00'	12.54'	6.46'	12.51'	N11°43'31"W	28°58'34"
C25	25.00'	15.55'	8.04'	15.30'	N44°02'12"W	35°38'49"
C26	45.00'	87.66'	66.23'	74.44'	N06°03'18"W	111°36'38"
C27	45.00'	104.47'	103.52'	82.94'	S63°44'36"E	133°00'45"
C28	25.00'	41.29'	27.11'	36.76'	S84°08'29"E	94°38'16"
C29	275.00'	92.01'	46.44'	91.58'	S07°14'13"E	19°10'10"
C30	325.00'	93.62'	47.14'	93.30'	N05°54'17"W	16°30'17"
C31	325.00'	106.67'	53.82'	106.19'	N23°33'35"W	18°48'20"

OFFICIAL RECORDS VOLUME 3408, PAGE 807
PARCEL NO. 1

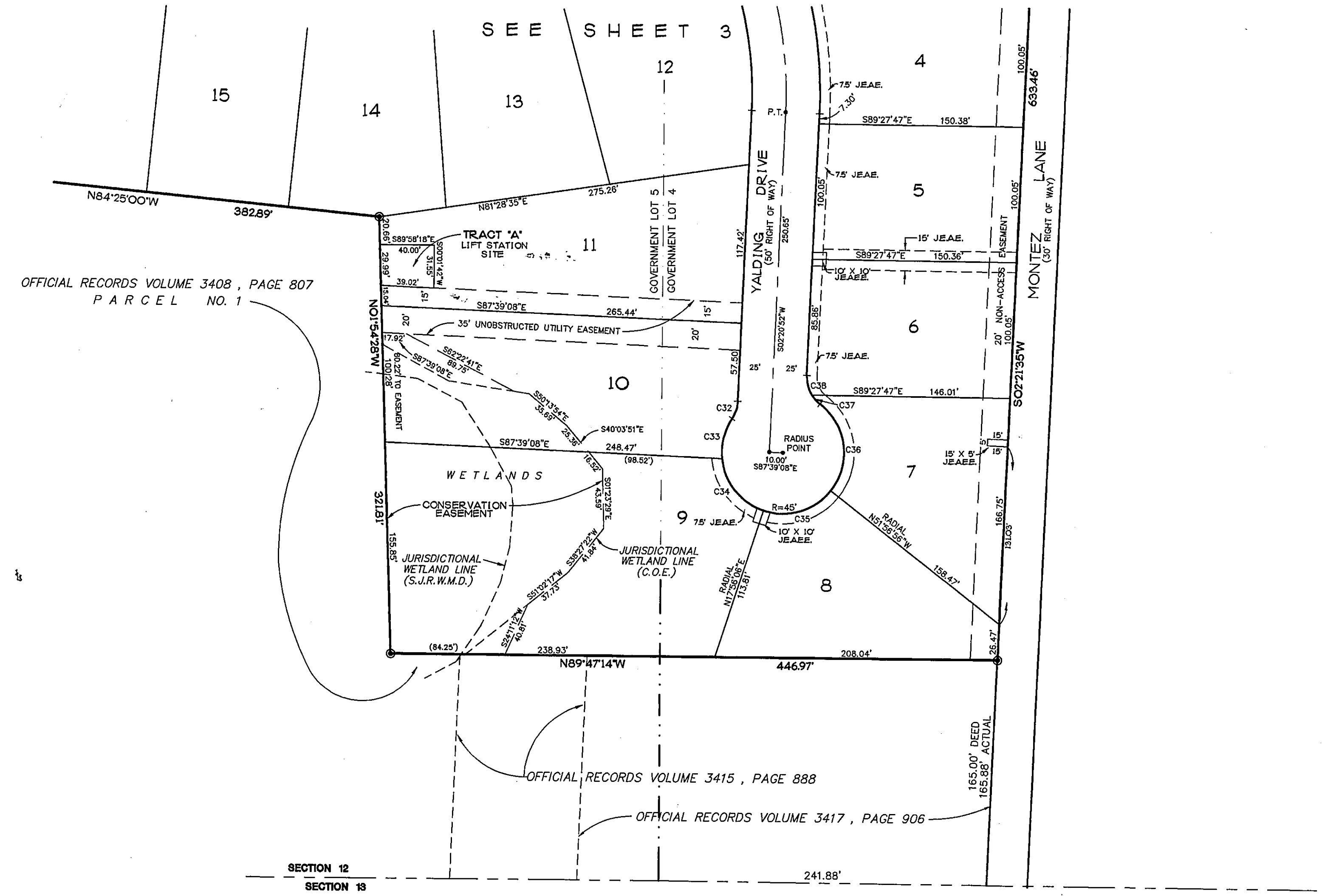
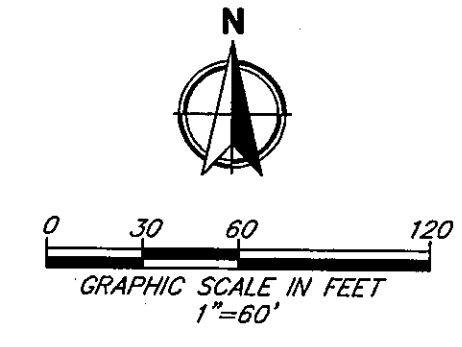
SEE SHEET 4

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SHEET 4 OF 4 SHEETS.
SEE SHEET 2 FOR NOTES.



CURVE TABLE FOR THIS SHEET						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C32	25.00'	13.53'	6.93'	13.36'	S17°50'57"W	31°00'10"
C33	45.00'	30.82'	16.04'	30.22'	S13°43'56"W	39°14'11"
C34	45.00'	51.98'	29.32'	49.14'	S38°58'31"E	86°10'45"
C35	45.00'	54.89'	31.44'	51.55'	N72°59'35"E	69°53'02"
C36	45.00'	71.36'	45.68'	64.11'	N07°22'32"W	90°51'13"
C37	25.00'	9.14'	4.62'	9.09'	N42°19'49"W	20°56'39"
C38	25.00'	14.93'	7.69'	14.70'	N14°45'18"W	34°12'21"

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