

COPPER CREEK HILLS - UNIT 1
PART OF THE N.E. 1/4 OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 22 EAST
CITY OF MACCLENNY, BAKER COUNTY, FLORIDA

CAPTION:

Part of the Northeast 1/4 of the Section 30, Township 2 South, Range 22 East, Baker County, Florida and being more particularly described as follows: Commence at the Northwest corner of said Northeast 1/4; thence South 01 degrees, 34 minutes, 23 seconds East on the West line of said Northeast 1/4 a distance of 728.66 feet to the Point of Beginning; thence continue South 01 degrees, 34 minutes, 23 seconds East on said West line 581.33 feet; thence North 80 degrees, 17 minutes, 15 seconds East a distance of 1549.77 feet to a point on the West right of way line of County Road C-23A; said point lying on a curve concave Easterly and having a radius of 2922.97 feet; thence Northwesterly around said curve an Arc distance of 850.72 feet; said Arc being subtended by a chord bearing and distance of North 17 degrees, 30 minutes, 41 seconds West, 847.73 feet; thence North 50 degrees, 46 minutes, 11 seconds West, 100.27 feet; thence South 34 degrees, 59 minutes, 22 seconds West, 321.04 feet; thence South 71 degrees, 23 minutes, 14 seconds West, 62.12 feet; thence South 34 degrees, 59 minutes, 22 seconds West, 120.00 feet; thence North 55 degrees, 00 minutes, 38 seconds West, 97.77 feet; thence North 48 degrees, 48 minutes, 48 seconds West, 139.26 feet; thence North 42 degrees, 35 minutes, 03 seconds West, 175.32 feet; thence South 88 degrees, 25 minutes, 37 seconds West, 317.53 feet; thence South 01 degrees, 34 minutes, 23 seconds East, 166.78 feet; thence South 17 degrees, 05 minutes, 24 seconds East, 197.11 feet; thence South 82 degrees, 35 minutes, 25 seconds West, 167.70 feet; thence South 58 degrees, 56 minutes, 52 seconds West, 63.91 feet; thence South 76 degrees, 08 minutes, 52 seconds West, 123.08 feet to the Point of Beginning. Containing 1,081,490.57 square feet more or less or 24.83 acres more or less.

ADOPTION AND DEDICATION:

This is to certify that CDD INVESTMENTS, a Florida General Partnership is the lawful owner of the Lands described in the Caption above, have caused the same to be surveyed, subdivided and platted and that this plat of "COPPER CREEK HILLS UNIT 1" made in accordance with said survey is hereby adopted as the true and correct plat of said lands. All of the Rights-Of-Way designated on this plat as Drive, Circle and Place, and easements for Utilities and Drainage are hereby dedicated for perpetual use of the Public. In witness whereof, CDD INVESTMENTS, has caused these presents to be signed by its President with its seal affixed below. Signed this 23rd day of July, A.D., 1992.

CDD INVESTMENTS
Witness: Clifford H. Taylor
William H. Tucker
Zade M. Cowart, President

STATE OF FLORIDA - COUNTY OF BAKER

I hereby certify that on this 23rd day of July, A.D., 1992, personally appeared before me, an Officer, duly authorized to administer oaths and take acknowledgements, Zade M. Cowart, President of CDD INVESTMENTS, a Florida General Partnership to me well known to be the person who executed the foregoing Dedication freely and voluntarily for the uses and purposes therein expressed.

Witness my hand and seal on the above date.
Laurel A. Jones
Notary Public - State of Florida My Commission Expires: 07/15/95

MORTGAGE SUBORDINATION:

This is to certify that CITIZENS BANK OF MACCLENNY, the holder of that certain mortgage upon the property contained in the above caption and as recorded in Official Records Book 287 on page 181 of the Public Records of Baker County, Florida, does hereby join in and consent to the subdividing and platting of "COPPER CREEK HILLS UNIT 1" for the uses hereon expressed with its officers signatures affixed. Signed this 23rd day of July, A.D., 1992.

CITIZENS BANK OF MACCLENNY
John D. Kennedy - President John D. Kennedy
Witnesses: T.L. Knabb, Asst. Vice Pres.
Witnesses: Wendell Sigors, Asst. Vice Pres.

CERTIFICATE OF APPROVAL BY CITY ENGINEER:
Examined and Approved by: Paul C. Hood Dated: July 23, 1992
City Engineer

CERTIFICATE OF APPROVAL BY COUNTY HEALTH DEPARTMENT:
Requirements for use of an on Lot Sewage Disposal and Water Systems have been fulfilled. Each Lot and Systems is subject to approval prior to development or construction.
John Adams Dated: 7-23-92
Public Health Official

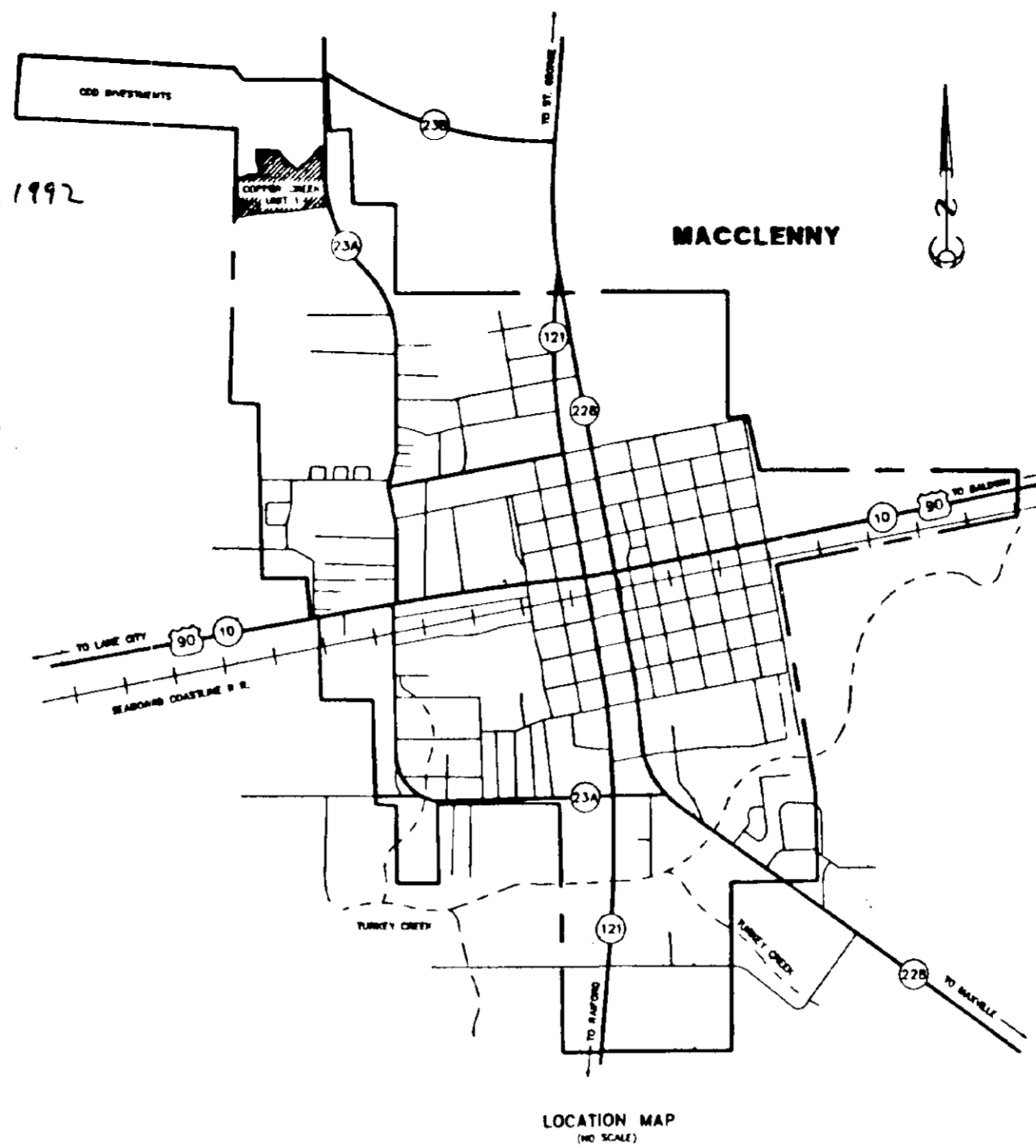
CERTIFICATE OF APPROVAL BY CITY ATTORNEY:
Examined and Approved by: Frank E. Maloney, P.A. City Attorney
Dated: July 21, 1992

CERTIFICATE OF CLERK OF CIRCUIT COURT:
I hereby certify that I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, Florida Statutes, and was filed for record on this 23rd day of July, A.D., 1992, in Plat Book 2 on pages 110 thru 111 inclusive.
Signed: City Clerk
Clerk of Circuit Court - Baker County, Florida.

CERTIFICATE OF APPROVAL BY CITY PLANNING AND ZONING:
This is to certify that on this 14th day of July, A.D., 1992, the foregoing plat or plan was approved by Planning and Zoning of the City of Macclenny.
Signed: Gerald Dapson City Manager
Signed: T. J. Raulerson Mayor

SURVEYOR'S CERTIFICATION:
Know all men by these presents, that the undersigned, being a Licensed and Registered Land Surveyor, Does hereby certify that this plat was done and made under my direct supervision and is a true and correct representation of the lands therein described and platted or subdivided. That Permanent Reference Monuments have been placed as shown thereon as required by Chapter 177, Florida Statutes, and that said Land is located in Baker County, Florida.
By: L.D. Bradley Date: 7.06.92
L.D. Bradley
Registered Land Surveyor
FIRING PAT. NO. 1380

STATE OF FLORIDA - COUNTY OF BAKER:
I hereby certify that on this 23rd day of July, A.D., 1992, personally appeared before me, an Officer, duly authorized to administer oaths and take acknowledgements, John D. Kennedy and T.L. Knabb, President and Asst. Vice Pres., respectively of CITIZENS BANK OF MACCLENNY, to me well known to be the persons who executed the foregoing Joinder and severally acknowledged to me that they did so as a free act and deed for the uses and purposes therein expressed.
Witness my hand and seal on the above date.
Colla Mae Jones
Notary Public - State of Florida My Commission Expires: 06/30/93



CERTIFICATE OF APPROVAL BY CITY OF MACCLENNY
This is to certify on this 14th day of July, A.D., 1992, the foregoing plat or plan was approved by the City of Macclenny.
Signed: Gerald Dapson City Manager
Signed: T. J. Raulerson Mayor

L.D. BRADLEY - LAND SURVEYOR
5274 RAMONA BOULEVARD
JACKSONVILLE, FLORIDA 32205
904/786-8400

