

CYPRESS POINTE UNIT 2

A PART OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 22 EAST, CITY OF MACCLENNY, BAKER COUNTY, FLORIDA

UNPLATTED PART OF THE N.W. 1/4 OF SECTION 28

N 89°41'38" E (GRID)
N 89°40'43" E

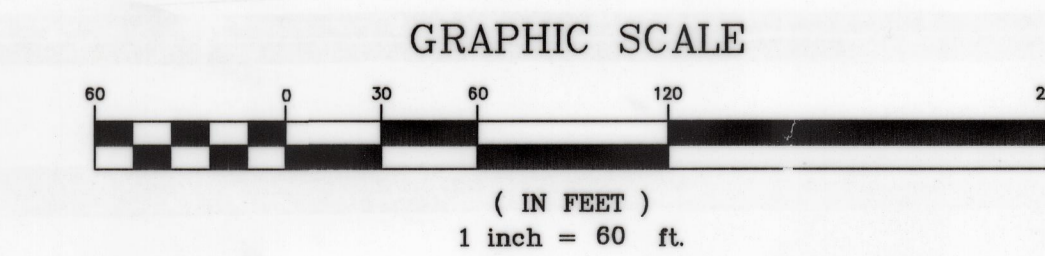
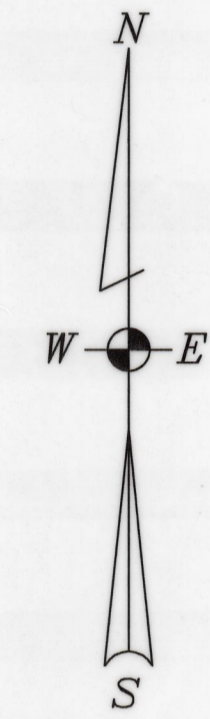
FOUND CONCRETE MONUMENT LB#6888
N: = 2,168,516.631
E: = 304,438.798

FOUND CONCRETE MONUMENT LB#6888
N: = 2,168,515.429
E: = 305,179.741

N.E. CORNER:
CITY OF MACCLENNY
FOUND CONCRETE
MONUMENT LB#6888
N: = 2,168,521.170
E: = 306,441.37

UNPLATTED AREA OF S.W. 1/4 OF SECTION 28

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD	DELTA
C1	51.71	730.00	N27°02'28"E	538.87	43°18'08"
C2	529.03	700.00	N27°02'28"E	516.53	43°18'08"
C3	506.36	670.00	N27°02'28"E	494.40	43°18'07"
C4	46.88	730.00	N07°13'45"E	46.87	03°40'46"
C5	60.02	730.00	N11°29'27"E	60.00	04°42'39"
C6	60.02	730.00	N16°08'05"E	60.00	04°42'39"
C7	60.02	730.00	N20°50'43"E	60.00	04°42'39"
C8	60.02	730.00	N25°33'21"E	60.00	04°42'39"
C9	60.02	730.00	N30°15'59"E	60.00	04°42'39"
C10	60.02	730.00	N34°58'37"E	60.00	04°42'39"
C11	60.02	730.00	N39°41'15"E	60.00	04°42'39"
C12	60.02	730.00	N44°23'53"E	60.00	04°42'39"
C13	24.70	730.00	S47°43'21"W	24.69	01°56'19"
C14	70.03	670.00	N08°23'02"E	70.00	05°28'19"
C15	70.03	670.00	N14°22'22"E	70.00	05°28'19"
C16	70.03	670.00	N20°21'42"E	70.00	05°28'19"
C17	70.03	670.00	N26°21'02"E	70.00	05°28'19"
C18	80.63	670.00	N32°43'33"E	80.63	05°53'43"
C19	80.63	670.00	N39°41'14"E	80.63	05°53'43"
C20	64.98	669.84	N45°54'48"E	64.98	05°33'28"
C21	108.55	205.00	S57°00'02"E	108.19	31°22'56"
C22	125.98	230.00	S67°00'01"E	124.41	31°22'56"
C23	142.41	260.00	S77°00'02"E	140.54	31°22'53"
C24	51.49	260.00	S46°36'56"E	51.41	11°20'48"
C25	60.13	260.00	S58°15'54"E	60.00	13°10'39"
C26	30.79	260.00	S69°18'00"E	30.77	08°47'17"
C27	27.89	30.00	S46°00'14"E	26.72	62°53'02"
C28	22.58	70.00	S28°48'17"E	22.49	18°28'58"
C29	205.80	70.00	N57°43'34"E	139.29	168°28'59"
C30	66.95	70.00	N53°29'22"W	63.54	53°58'51"
C31	55.40	70.00	S76°50'59"W	53.98	49°20'44"
C32	17.07	30.00	S70°28'58"W	16.84	32°46'05"
C33	10.74	30.00	N82°57'08"W	10.30	20°30'43"
C34	27.82	30.00	S80°44'35"W	26.83	53°07'56"
C35	88.78	200.00	S89°56'41"E	88.04	02°29'40"
C36	20.79	200.00	N44°17'10"W	20.78	05°57'21"
C37	122.94	200.00	N23°49'39"W	120.16	34°57'43"
C38	140.34	260.00	N23°49'39"W	138.18	34°57'37"
C39	158.65	260.00	N23°49'41"W	156.20	34°57'41"
C40	48.43	260.00	N30°58'21"W	48.36	10°40'21"
C41	60.14	260.00	N34°01'05"W	60.00	13°13'52"
C42	50.08	260.00	N37°19'58"W	50.01	11°09'10"
C43	14.42	70.00	N00°26'38"W	14.40	11°48'11"
C44	82.01	70.00	N30°50'10"E	80.00	50°48'21"
C45	142.10	70.00	N63°30'58"E	121.49	122°42'11"
C46	62.01	70.00	N21°59'33"E	60.00	50°48'21"
C47	30.23	70.00	N59°44'33"E	30.00	24°44'37"
C48	41.08	30.00	N32°53'33"E	37.85	78°22'29"
C49	51.11	100.00	S08°17'45"W	50.56	28°17'02"
C50	45.18	200.00	N12°48'56"W	45.06	12°56'15"
C51	75.88	200.00	N30°17'47"W	75.41	22°01'28"
C52	389.10	670.00	N30°15'15"E	383.99	33°19'28"
C53	414.98	700.00	N31°42'32"E	408.92	33°57'54"
C54	440.80	730.00	N31°23'34"E	434.13	34°30'50"
C55	41.89	670.00	N46°03'44"E	41.88	03°23'27"
C56	75.04	670.00	N41°53'33"E	75.00	08°25'02"
C57	75.04	670.00	N35°28'31"E	75.00	08°25'02"
C58	75.04	670.00	N29°03'30"E	75.00	08°25'02"
C59	122.00	670.00	N20°38'00"E	121.83	10°25'59"
C60	80.70	730.00	N17°15'40"E	80.66	08°20'02"
C61	60.02	730.00	N22°47'00"E	60.00	04°42'39"
C62	60.02	730.00	N27°28'36"E	60.00	04°42'39"
C63	60.02	730.00	N32°12'18"E	60.00	04°42'39"
C64	60.02	730.00	N36°54'54"E	60.00	04°42'39"
C65	60.02	730.00	N41°37'32"E	60.00	04°42'39"
C66	60.02	730.00	N46°20'10"E	60.00	04°42'39"
C67	30.08	25.00	N86°18'31"W	28.28	88°53'33"
C68	30.08	25.00	S03°41'29"E	28.28	88°53'33"
C69	30.08	25.00	S08°18'31"E	28.28	88°53'33"
C70	30.08	25.00	N03°41'29"E	28.28	88°53'33"



PLAT PREPARED BY:
MOORE SURVEYING & DESIGN, INC.
SURVEYING BUSINESS NUMBER 8794 - ENGINEERING BUSINESS NUMBER 8888
SURVEYING AND MAPPING • GPS SERVICES
CIVIL ENGINEERING DESIGN
CONSTRUCTION LAYOUT • AS BUILTS
7001 384-7855 FAX 384-4860
5288 HIGHWAY 4 AVENUE, JACKSONVILLE, FLORIDA 32254

LEGEND:
■ = DENOTES FOUND 4"x4" CONCRETE MONUMENT LB#6888
□ = DENOTES SET 4"x4" CONCRETE MONUMENT LB#6794
● = SET PCP #6794
L = LENGTH
R = RADIUS
R/W = RIGHT OF WAY
P.O.C. = POINT ON CURVE
P.T. = POINT OF TANGENCY
P.C. = POINT OF CURVATURE
R.P. = RADIUS POINT
(TYP) = TYPICAL
P.I. = POINT OF INTERSECTION

- NOTES:
- BEARINGS ARE BASED ON THE NORTH LINE OF THE S.W. 1/4 OF SECTION 28 AS MONUMENTED AND SHOWN HEREON AS BEING N89°40'43"E. TO OBTAIN FLORIDA EAST ZONE GRID BEARINGS, ROTATE BEARINGS SHOWN HEREON 00°00'55" IN A CLOCKWISE DIRECTION.
 - STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON NAVD-83 DATUM FOR THE EAST ZONE OF FLORIDA, ESTABLISHED BY STATIC GPS WITH CORE DATA.
 - THERE IS A 10' WIDE UTILITY EASEMENT RESERVED ALONG THE FRONT OF ALL LOTS AND TRACTS FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
 - THERE IS AN EASEMENT 10' IN WIDTH ALONG ALL ROAD RIGHT-OF-WAY LINES, ALONG ALL REAR LOT LINES AND 5' EACH SIDE OF ALL SIDE LOT LINES FOR DRAINAGE, UTILITIES AND SEWERS UNLESS LABELED AND DIMENSIONED OTHERWISE.
 - ALL LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED HEREON.
 - 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 OTHER RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
 - ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR CABLE TELEVISION SERVICES PROVIDED HOWEVER, THAT NO CONSTRUCTION, INSTALLATION, MAINTENANCE OR OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT THAT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR DAMAGES.