

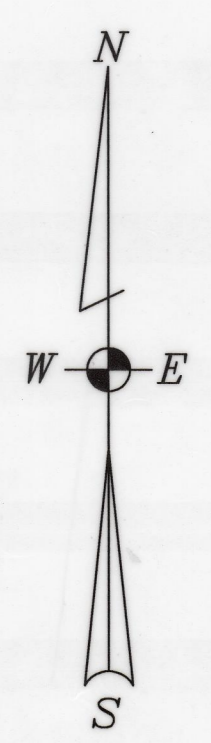
CYPRESS POINTE UNIT 2

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

PLAT BOOK 3 PAGE 105

SHEET 2 OF 4 SHEETS

N.E. CORNER OF THE S.W. 1/4 FOUND CONCRETE MONUMENT LB#6888 N = 2,168,632.170 E = 306,441.237



NOTES:

- 1.) 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.
- 2.) STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON NAVD-83 GPS DATUM FOR THE EAST ZONE OF FLORIDA, ESTABLISHED WITH STATIC GPS.
- 3.) THERE IS A 10' WIDE OKEEFENOKEE ELECTRIC COMPANY EASEMENT RESERVED ALONG THE FRONT OF ALL LOTS AND TRACTS FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
- 4.) 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.
- 5.) ALL LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED HEREON.
- 6.) 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.
- 7.) THERE MAY BE OTHER RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 8.) 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.

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

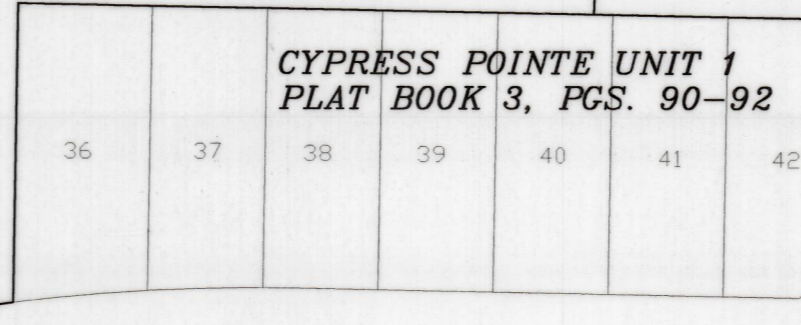
CERTIFIED A TRUE, COMPLETE AND CORRECT COPY
 BAKER COUNTY CLERK OF THE COURTS
 BY **AL FRAGA**
 DEPUTY CLERK



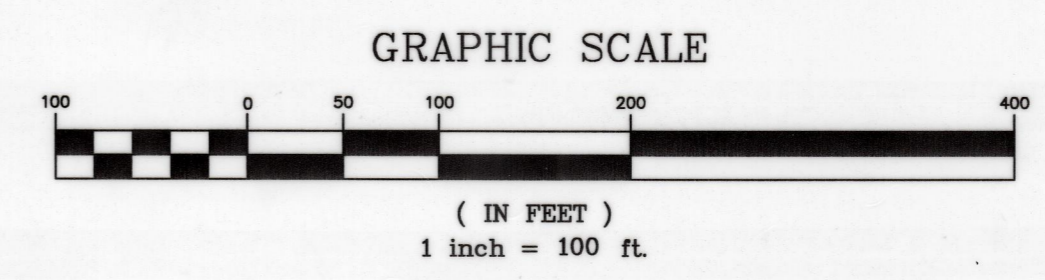
DEERWOOD ESTATES, PLAT BOOK 2, PAGE 60

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

UNPLATTED PART OF THE S.E. 1/4 OF SECTION 28



STORMWATER BASIN 1
CYPRESS POINTE UNIT 1
PLAT BOOK 3, PGS. 90-92



S.E. CORNER OF THE S.W. 1/4 FOUND CONCRETE MONUMENT LB#6888 N = 2,165,887.280 E = 306,377.347

PLAT PREPARED BY:
MOORE SURVEYING & DESIGN, INC.
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