

# 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

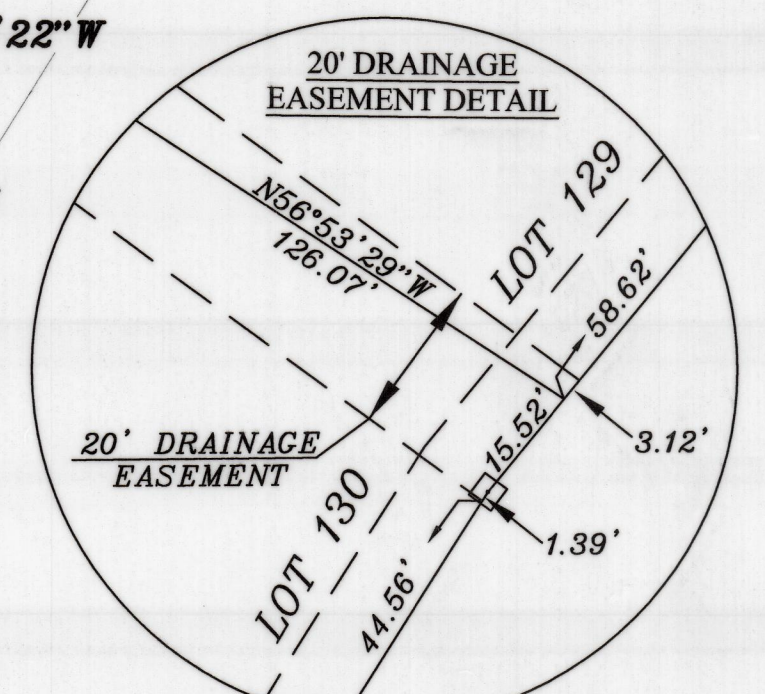
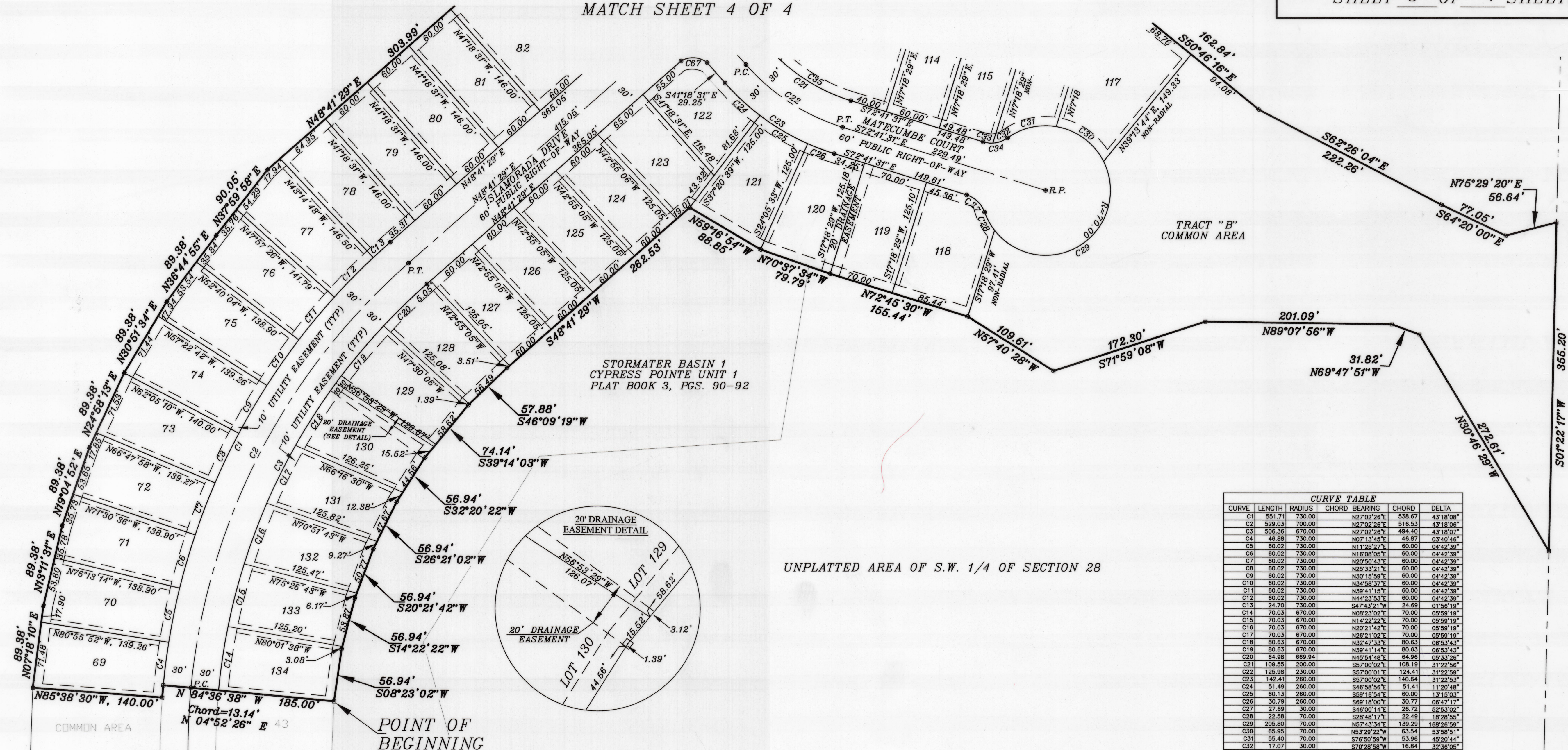
MATCH SHEET 4 OF 4

PLAT BOOK 3 PAGE 106

SHEET 3 OF 4 SHEETS

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

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

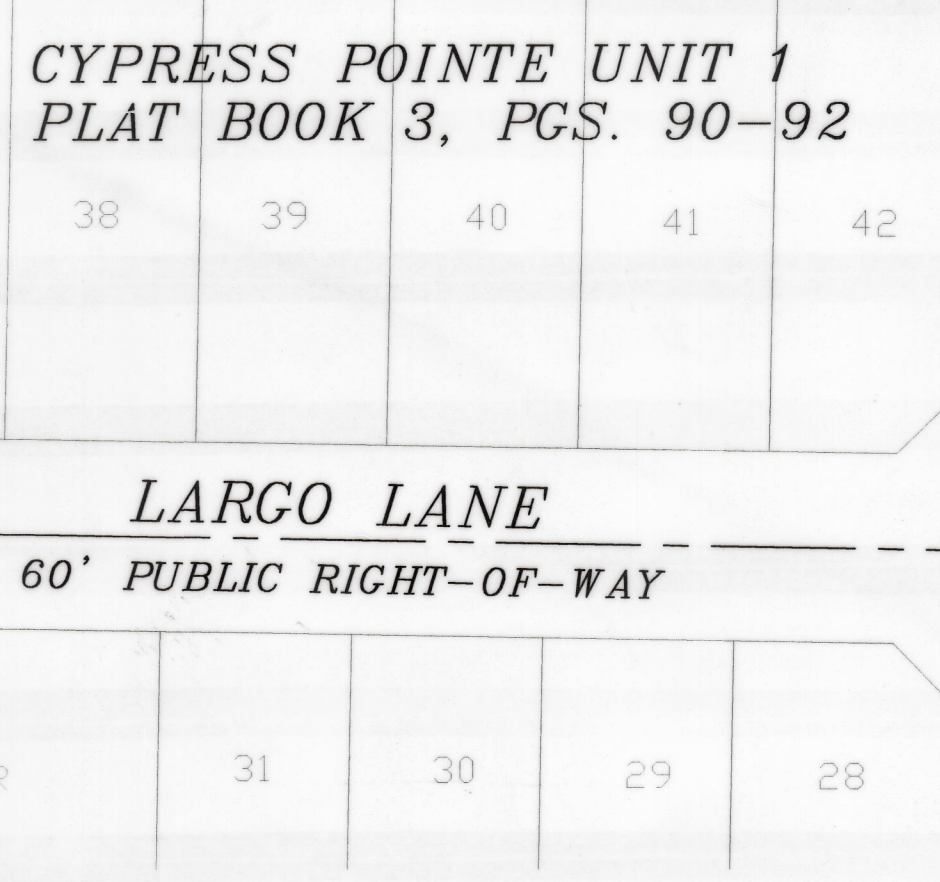
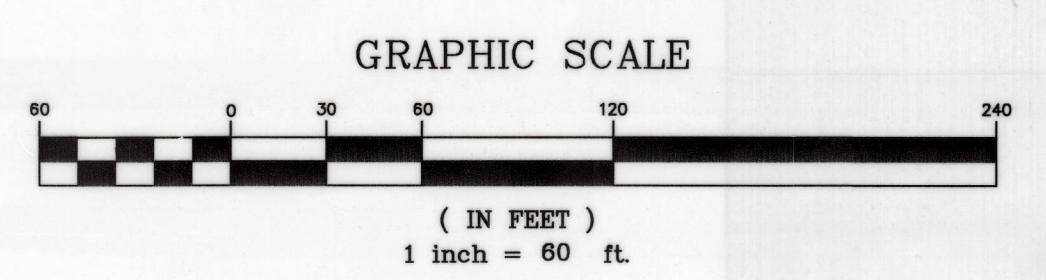


UNPLATTED AREA OF S.W. 1/4 OF SECTION 28

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD	DELTA
C1	551.71	730.00	N27°02'28"E	538.67	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	483.69	640.00	N27°02'28"E	472.26	43°18'06"
C5	461.02	610.00	N27°02'28"E	450.13	43°18'05"
C6	438.35	580.00	N27°02'28"E	428.00	43°18'04"
C7	415.68	550.00	N27°02'28"E	405.87	43°18'03"
C8	393.01	520.00	N27°02'28"E	383.74	43°18'02"
C9	370.34	490.00	N27°02'28"E	361.61	43°18'01"
C10	347.67	460.00	N27°02'28"E	339.48	43°18'00"
C11	325.00	430.00	N27°02'28"E	317.35	43°17'59"
C12	302.33	400.00	N27°02'28"E	295.22	43°17'58"
C13	279.66	370.00	N27°02'28"E	273.09	43°17'57"
C14	257.00	340.00	N27°02'28"E	250.96	43°17'56"
C15	234.33	310.00	N27°02'28"E	228.83	43°17'55"
C16	211.66	280.00	N27°02'28"E	206.70	43°17'54"
C17	189.00	250.00	N27°02'28"E	184.57	43°17'53"
C18	166.33	220.00	N27°02'28"E	162.44	43°17'52"
C19	143.66	190.00	N27°02'28"E	140.31	43°17'51"
C20	121.00	160.00	N27°02'28"E	118.18	43°17'50"
C21	98.33	130.00	N27°02'28"E	96.05	43°17'49"
C22	75.66	100.00	N27°02'28"E	73.92	43°17'48"
C23	53.00	70.00	N27°02'28"E	51.79	43°17'47"
C24	30.33	40.00	N27°02'28"E	29.66	43°17'46"
C25	7.66	10.00	N27°02'28"E	7.53	43°17'45"
C26	5.00	5.00	N27°02'28"E	4.87	43°17'44"
C27	2.33	2.00	N27°02'28"E	2.21	43°17'43"
C28	0.66	0.50	N27°02'28"E	0.61	43°17'42"
C29	0.00	0.00	N27°02'28"E	0.00	43°17'41"
C30	0.00	0.00	N27°02'28"E	0.00	43°17'40"
C31	0.00	0.00	N27°02'28"E	0.00	43°17'39"
C32	0.00	0.00	N27°02'28"E	0.00	43°17'38"
C33	0.00	0.00	N27°02'28"E	0.00	43°17'37"
C34	0.00	0.00	N27°02'28"E	0.00	43°17'36"
C35	0.00	0.00	N27°02'28"E	0.00	43°17'35"
C36	0.00	0.00	N27°02'28"E	0.00	43°17'34"
C37	0.00	0.00	N27°02'28"E	0.00	43°17'33"
C38	0.00	0.00	N27°02'28"E	0.00	43°17'32"
C39	0.00	0.00	N27°02'28"E	0.00	43°17'31"
C40	0.00	0.00	N27°02'28"E	0.00	43°17'30"
C41	0.00	0.00	N27°02'28"E	0.00	43°17'29"
C42	0.00	0.00	N27°02'28"E	0.00	43°17'28"
C43	0.00	0.00	N27°02'28"E	0.00	43°17'27"
C44	0.00	0.00	N27°02'28"E	0.00	43°17'26"
C45	0.00	0.00	N27°02'28"E	0.00	43°17'25"
C46	0.00	0.00	N27°02'28"E	0.00	43°17'24"
C47	0.00	0.00	N27°02'28"E	0.00	43°17'23"
C48	0.00	0.00	N27°02'28"E	0.00	43°17'22"
C49	0.00	0.00	N27°02'28"E	0.00	43°17'21"
C50	0.00	0.00	N27°02'28"E	0.00	43°17'20"
C51	0.00	0.00	N27°02'28"E	0.00	43°17'19"
C52	0.00	0.00	N27°02'28"E	0.00	43°17'18"
C53	0.00	0.00	N27°02'28"E	0.00	43°17'17"
C54	0.00	0.00	N27°02'28"E	0.00	43°17'16"
C55	0.00	0.00	N27°02'28"E	0.00	43°17'15"
C56	0.00	0.00	N27°02'28"E	0.00	43°17'14"
C57	0.00	0.00	N27°02'28"E	0.00	43°17'13"
C58	0.00	0.00	N27°02'28"E	0.00	43°17'12"
C59	0.00	0.00	N27°02'28"E	0.00	43°17'11"
C60	0.00	0.00	N27°02'28"E	0.00	43°17'10"
C61	0.00	0.00	N27°02'28"E	0.00	43°17'09"
C62	0.00	0.00	N27°02'28"E	0.00	43°17'08"
C63	0.00	0.00	N27°02'28"E	0.00	43°17'07"
C64	0.00	0.00	N27°02'28"E	0.00	43°17'06"
C65	0.00	0.00	N27°02'28"E	0.00	43°17'05"
C66	0.00	0.00	N27°02'28"E	0.00	43°17'04"
C67	0.00	0.00	N27°02'28"E	0.00	43°17'03"
C68	0.00	0.00	N27°02'28"E	0.00	43°17'02"
C69	0.00	0.00	N27°02'28"E	0.00	43°17'01"
C70	0.00	0.00	N27°02'28"E	0.00	43°17'00"

- 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 0°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.

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  
 (TYP) = TYPICAL  
 P.I. = POINT OF INTERSECTION



PLAT PREPARED BY:  
**MOORE SURVEYING & DESIGN, INC.**  
 SURVEYING AND MAPPING • GPS SERVICES  
 CIVIL ENGINEERING DESIGN  
 CONSTRUCTION LAYOUT • AS BUILTS  
 1904 284-7868 FAX 284-4865  
 5288 HIGHWAY AVENUE, JACKSONVILLE, FLORIDA 32254

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

