

CYPRESS POINTE TOWNHOMES

BEING PART OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 22 EAST, BAKER COUNTY, FLORIDA

CAPTION

A PART OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 22 EAST, BAKER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING COMMENCE AT THE SOUTHEAST CORNER OF DEERWOOD ESTATES, A SUBDIVISION AS RECORDED IN PLAT BOOK 2 AT PAGE 60 OF THE PUBLIC RECORDS OF BAKER COUNTY, FLORIDA; THENCE RUN NORTH 01° 01' 47" EAST, ALONG THE EAST LINE OF SAID DEERWOOD ESTATES, 1,641.26 FEET TO THE NORTHEAST CORNER OF AFORESAID DEERWOOD ESTATES AND THE NORTH LINE OF THE SOUTHWEST 1/4, SECTION 28, TOWNSHIP 2 SOUTH, RANGE 22 EAST, BAKER COUNTY, FLORIDA; THENCE NORTH 89° 40' 43" EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4, 741.15 FEET; THENCE SOUTH 00° 19' 17" EAST, 322.24 FEET; THENCE SOUTH 12° 58' 24" EAST, 197.38 FEET; THENCE NORTH 77° 01' 36" EAST, 131.22 FEET TO A POINT ON A CURVE; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 260.00 FEET, A DELTA OF 11° 02' 15", A CHORD BEARING AND DISTANCE OF SOUTH 11° 51' 58" EAST, 50.01 FEET, AN ARC LENGTH OF 50.09 FEET; THENCE SOUTH 77° 01' 36" WEST, 171.53 FEET; THENCE SOUTH 41° 18' 31" EAST, 90.85 FEET; THENCE SOUTH 48° 41' 29" WEST, 303.99 FEET; THENCE SOUTH 37° 59' 58" WEST, 90.05 FEET; THENCE SOUTH 36° 44' 55" WEST, 89.38 FEET; THENCE SOUTH 30° 51' 34" WEST, 89.38 FEET; THENCE SOUTH 24° 58' 13" WEST, 89.38 FEET; THENCE SOUTH 19° 04' 52" WEST, 89.38 FEET; THENCE SOUTH 13° 11' 31" WEST, 89.38 FEET; THENCE SOUTH 07° 18' 10" WEST, 89.38 FEET; SOUTH 02° 02' 29" WEST, 83.13 FEET; THENCE NORTH 88° 58' 13" WEST, 300.00 FEET; THENCE SOUTH 01° 01' 47" WEST, PARALLEL WITH AFORESAID EAST LINE, 156.25 FEET TO A POINT ON A CURVE; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 1030.00 FEET, A DELTA OF 03° 23' 14", A CHORD BEARING AND DISTANCE OF SOUTH 81° 14' 51" WEST, 60.89 FEET, AN ARC DISTANCE OF 60.89 FEET TO THE POINT OF BEGINNING.

CONTAINING 21.28 ACRES, MORE OR LESS.

CERTIFICATE OF APPROVAL BY BAKER COUNTY SCHOOL DISTRICT:

EXAMINED AND APPROVED BY FRANKLIN WELLS, DIRECTOR OF FACILITIES/ MAINTENANCE/ PROPERTY CONTROL, BAKER COUNTY SCHOOL BOARD.

FRANKLIN WELLS, DIRECTOR OF FACILITIES/ MAINTENANCE/ PROPERTY CONTROL BAKER COUNTY SCHOOL DISTRICT
DATED: _____

CERTIFICATE OF APPROVAL BY CITY OF MACCLENNY PLANNING AND ZONING:

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 2008, THE FOREGOING PLAT OR PLAN WAS APPROVED BY PLANNING AND ZONING OF THE CITY OF MACCLENNY, FLORIDA.

CLAUDE E. BAGWELL
CITY OF MACCLENNY
ZONING AND BUILDING OFFICIAL

CERTIFICATE OF APPROVAL BY CITY ENGINEER:

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 2008, THE FOREGOING PLAT OR PLAN WAS EXAMINED AND APPROVED BY THE CITY ENGINEER OF THE CITY OF MACCLENNY, FLORIDA.

FRANK DARABI, P.E.
CITY OF MACCLENNY
CITY ENGINEERING OFFICE

CERTIFICATE OF APPROVAL BY CITY OF MACCLENNY ATTORNEY:

EXAMINED AND APPROVED BY FRANK E. MALONEY, CITY ATTORNEY.

FRANK E. MALONEY
CITY ATTORNEY
CITY OF MACCLENNY
DATED: _____

CERTIFICATE OF APPROVAL BY THE DIRECTOR OF PUBLIC WORKS:

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 2008, THE FOREGOING PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY OF MACCLENNY, FLORIDA.

DAVID METTE
CITY OF MACCLENNY
DIRECTOR OF PUBLIC WORKS

CERTIFICATE OF APPROVAL BY THE CITY OF MACCLENNY:

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 2008, THE FOREGOING PLAT WAS EXAMINED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MACCLENNY, FLORIDA.

JAMES GERALD DOPSON, CITY MANAGER

GARY DOPSON, M.D., MAYOR

CERTIFICATE OF THE CLERK OF THE CIRCUIT COURT:

I HEREBY CERTIFY THAT I HAVE EXAMINED THE FORGOING PLAT AND FIND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND WAS FILED FOR RECORD ON THIS _____ DAY OF _____, 2008 IN PLAT BOOK _____ ON PAGES _____ THROUGH _____ OF THE PUBLIC RECORDS OF BAKER COUNTY, FLORIDA.

AL FRASER
CLERK OF THE CIRCUIT COURT
BAKER COUNTY, FLORIDA

ADOPTION AND DEDICATION:

THIS IS TO CERTIFY THAT WALTON ENTERPRISES, INC., A FLORIDA CORPORATION IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON AS "CYPRESS POINTE TOWNHOMES", HAVING CAUSED THE SAME TO BE SURVEYED AND SUB-DIVIDED, AND THAT CNL BANK, A FLORIDA BANKING CORPORATION, IS THE HOLDER OF A MORTGAGE ON SAID LANDS. ALL ROADS, STREETS, COURTS, WALKWAYS, AND EASEMENTS FOR DRAINAGE, UTILITIES AND SEWERS ARE IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF MACCLENNY, ITS SUCCESSORS AND ASSIGNS. TRACTS "A" AND "B" (STORMWATER MANAGEMENT FACILITIES), TRACT "C" (PRESERVATION AREA), AND TRACTS "D" AND "E" (SIGN, LANDSCAPE AND BUFFER) ARE PRIVATELY OWNED AND SHALL REMAIN THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNER.

TRACTS "A" AND "B" ARE DEDICATED AS A DRAINAGE EASEMENT, AND AS SUCH SHALL PERMIT THE CITY OF MACCLENNY, ITS SUCCESSORS AND ASSIGNS, TO DISCHARGE INTO SAID TRACTS "A" AND "B". ALL WATER WHICH MAY FALL ON OR COME UPON ALL ROADS, STREETS, COURTS, AND WALKWAYS, HEREBY DEDICATED, TOGETHER WITH ALL SUBSTANCES OR MATTER WHICH MAY FLOW OR PASS FROM SAID ROADS, STREET, COURTS, WALKWAYS, FROM ADJACENT LANDS OR FROM ANY OTHER SOURCE OF PUBLIC WATERS INTO OR THROUGH SAID TRACTS "A" AND "B" (STORMWATER MANAGEMENT FACILITIES), WITHOUT ANY LIABILITY WHATSOEVER ON THE PART OF THE CITY OF MACCLENNY, ITS SUCCESSORS AND ASSIGNS FOR ANY DAMAGE, INJURIES OR LOSS TO PERSONS OR PROPERTY RESULTING FROM THE ACCEPTANCE OR USE OF THESE DRAINAGE EASEMENTS BY THE CITY OF MACCLENNY, ITS SUCCESSORS AND ASSIGNS.

TRACTS "A" AND "B" (STORMWATER MANAGEMENT FACILITIES) OR STRUCTURES WITHIN THEM, OWNED IN FEE SIMPLE TITLE BY THE OWNER, ITS SUCCESSORS AND ASSIGNS, AND ALL MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID TRACTS "A" AND "B" (STORMWATER MANAGEMENT FACILITIES) ARE THE RESPONSIBILITY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS. THE CITY OF MACCLENNY BY ACCEPTANCE OF THIS PLAT ASSUMES NO RESPONSIBILITY WHATSOEVER FOR SAID TRACTS "A" AND "B" (STORMWATER MANAGEMENT FACILITIES) AND WATER TREATMENT SYSTEMS.

THE CITY OF MACCLENNY, ITS SUCCESSORS AND ASSIGNS, SHALL NOT BE LIABLE NOR RESPONSIBLE FOR THE CREATION, OPERATION, FAILURE OR DESTRUCTION OF WATER LEVEL CONTROL EQUIPMENT WHICH MAY BE CONSTRUCTED OR INSTALLED BY THE DEVELOPER, OWNER OR ANY OTHER PERSON WITHIN THE AREA OF LANDS HEREBY PLATTED, OR OF THE POND/STORMWATER MANAGEMENT FACILITIES (AND TREATMENT SYSTEMS THEREIN) SHOWN ON THIS PLAT, BUT SHALL HAVE THE RIGHT TO MODIFY THE WATER LEVEL INCLUDING THE REPAIR OR REPLACEMENT OF THE POND/STORMWATER MANAGEMENT FACILITIES AND THE CONTROL STRUCTURES TO EFFECT ADEQUATE DRAINAGE.

THE OWNER, ITS SUCCESSORS AND ASSIGNS OF THE LANDS PLATTED AND CAPTIONED HEREON, SHALL INDEMNIFY THE CITY OF MACCLENNY AND SAVE IT HARMLESS FROM ANY SUITS, ACTIONS, DAMAGES, 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, AT OR FROM THE POND/STORMWATER MANAGEMENT FACILITIES DESCRIBED ABOVE OR ANY PART THEREOF, OCCASIONED WHOLLY OR IN PART BY ANY ACT OR OMISSION OF ITS AGENT, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES OR CONCESSIONAIRES WITHIN "CYPRESS POINTE TOWNHOMES". THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE SUCCESSORS AND ASSIGNS OF THE OWNER AND SHALL BE SUBJECT TO IT.

THE UNDERSIGNED OWNER DOES HEREBY RESERVE UNTO THEMSELVES AND ASSIGNS, AN EASEMENT FOR CONSTRUCTION OF SIGNS AND LANDSCAPING OVER TRACTS "D" AND "E" AS SHOWN AND PLATTED HEREON. THE MAINTENANCE RESPONSIBILITIES OF WHICH SHALL BE THOSE OF THE OWNER, ITS SUCCESSORS AND ASSIGNS.

THOSE EASEMENTS DESIGNATED AS "FPL EASEMENTS" ARE HEREBY IRREVOCABLY DEDICATED TO THE FLORIDA POWER & LIGHT COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR ITS EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM.

IN WITNESS THEREOF, WALTON ENTERPRISES, INC., A FLORIDA CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT.

OWNER: WALTON ENTERPRISES, INC., A FLORIDA CORPORATION

BY: W.H. WALTON, JR. PRESIDENT
WITNESS (SIGN NAME) _____
WITNESS (SIGN NAME) _____
WITNESS (PRINT NAME) _____
WITNESS (SIGN NAME) _____

NOTARY FOR: WALTON ENTERPRISES, INC. A FLORIDA CORPORATION

STATE OF FLORIDA, COUNTY OF DUVAL

THE FORE GOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2008 BY W.H. WALTON, JR., PRESIDENT OF WALTON ENTERPRISES, INC., A FLORIDA CORPORATION, WHO IS PERSONALLY KNOWN TO ME AND DID NOT TAKE AN OATH.

NOTARY PUBLIC, STATE OF FLORIDA

NAME: (PRINT) _____

MY COMMISSION EXPIRES: _____
COMMISSION NUMBER: _____

MORTGAGEE: CNL BANK

BY: _____
WITNESS (SIGN NAME) _____
WITNESS (SIGN NAME) _____
WITNESS (PRINT NAME) _____
WITNESS (PRINT NAME) _____

NOTARY FOR: CNL BANK

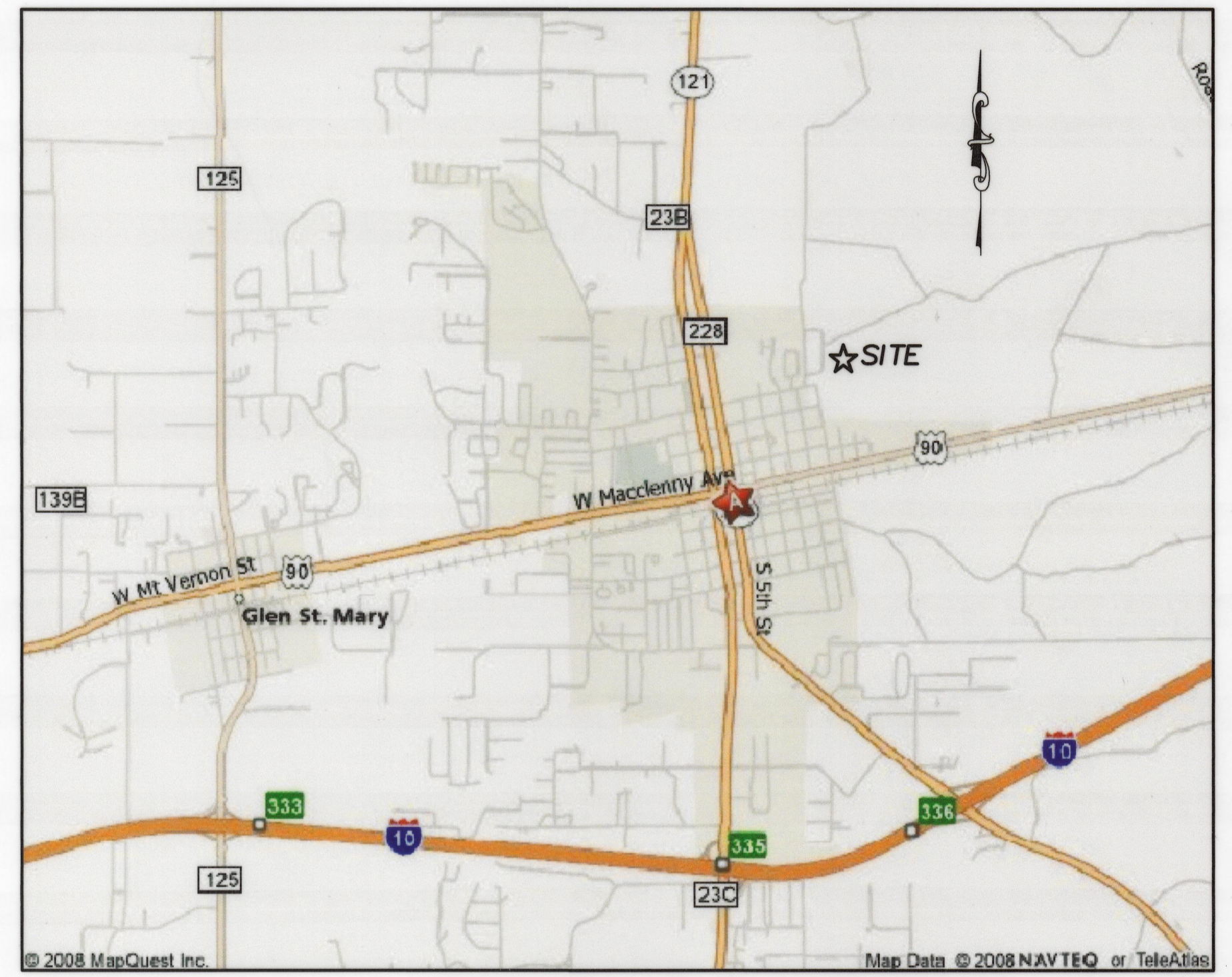
STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2008 BY _____, VICE PRESIDENT, CNL BANK, A FLORIDA BANKING CORPORATION, WHO IS PERSONALLY KNOWN TO ME AND DID NOT TAKE AN OATH.

NOTARY PUBLIC, STATE OF FLORIDA

NAME: (PRINT) _____

MY COMMISSION EXPIRES: _____
COMMISSION NUMBER: _____



VICINITY MAP - NOT TO SCALE

CERTIFICATE OF SURVEYOR:

THIS IS TO CERTIFY THAT THE UNDERSIGNED, BEING CURRENTLY LICENSED AND REGISTERED BY THE STATE OF FLORIDA, AS A SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT HE HAS SURVEYED THE LANDS AS SHOWN ON THE FOREGOING PLAT, THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY WAS MADE UNDER HIS RESPONSIBLE DIRECTION AND SUPERVISION, THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET, PERMANENT CONTROL POINTS (P.C.P.'S) AND ALL LOT CORNERS WILL BE SET IN ACCORDANCE WITH CHAPTER 177 FLORIDA STATUTES.

SIGNED AND SEALED THIS _____ DAY OF _____, 2008.

JOSE A. HILL, JR., P.L.S. #4487-FLORIDA
FLORIDA REGISTERED SURVEYOR AND MAPPER

CLARSON & ASSOCIATES, INC. (LB 1704)
1643 NALDO AVENUE
JACKSONVILLE, FL 32207
PHONE: (904) 396-2623