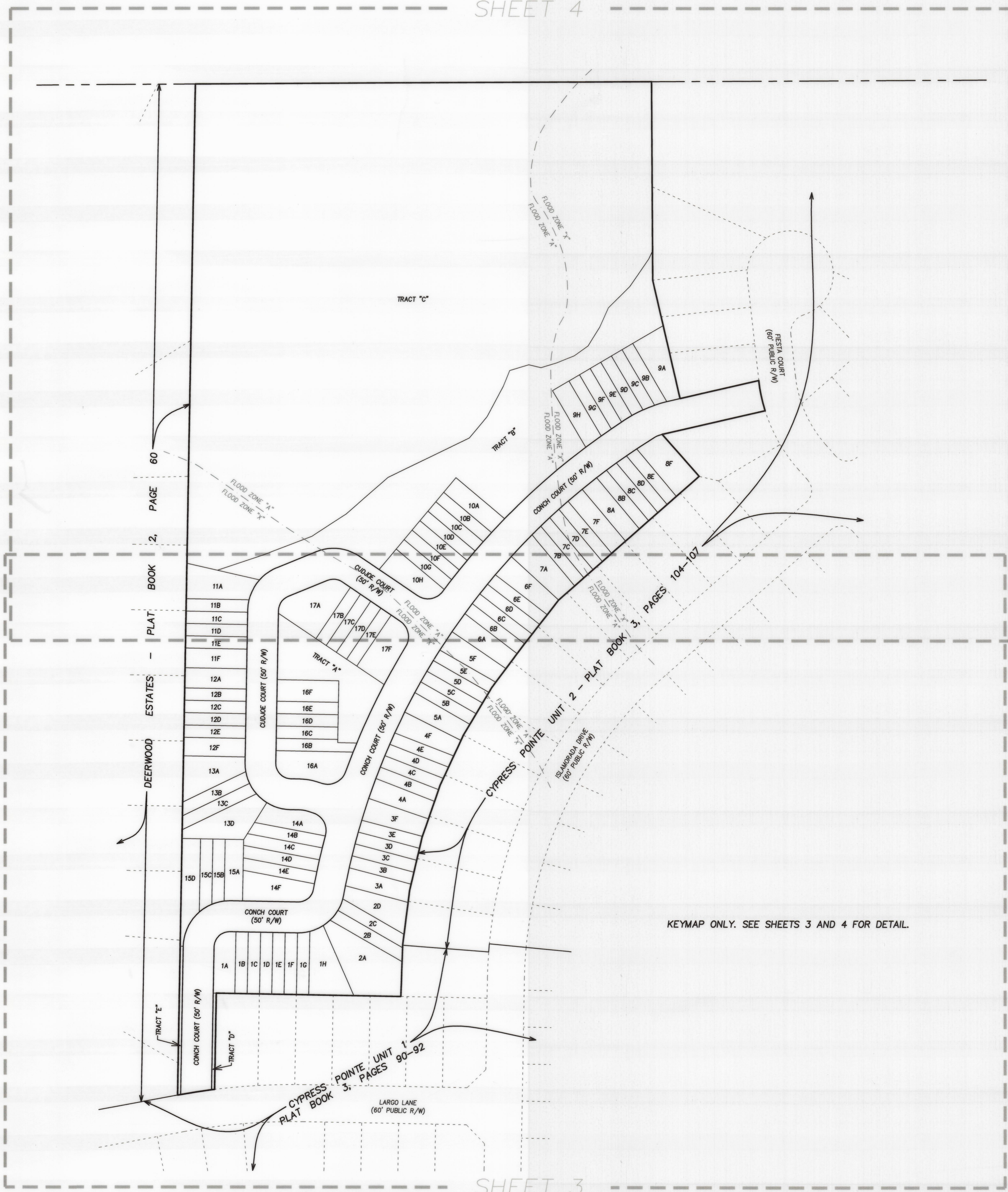


# CYPRESS POINTE TOWNHOMES

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

SHEET 4



KEYMAP ONLY. SEE SHEETS 3 AND 4 FOR DETAIL.

LEGEND	
■	FOUND 4"x4" CONCRETE MONUMENT (AS NOTED)
□	SET 4"x4" CONCRETE MONUMENT (LB 1704)
⊙	SET PERMANENT CONTROL POINT (LB 1704)
CH	CHORD DISTANCE
R	RADIUS
L	ARC LENGTH
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PRC	POINT OF REVERSE CURVE
PCC	POINT OF COMPOUND CURVE
POC	POINT ON A CURVE
R/W	RIGHT OF WAY
FPL	FLORIDA POWER & LIGHT COMPANY
(R)	RADIAL LINES

- NOTES:
1. BEARING REFERENCE: BEARING REFERENCE: N01°01'47"E FOR THE WESTERLY LINE OF O.R. 2007, PAGE 4563 (PARCEL 4).
  2. NOTICE 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 ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
  3. THOSE EASEMENTS DESIGNATED AS "FPL EASEMENT" ARE HEREBY IRREVOCABLY DEDICATED TO FLORIDA POWER & LIGHT, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRIC SYSTEM.
  4. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
  5. THE PROPERTY SHOWN HEREON APPEARS TO LIE WITHIN FLOOD ZONES "X" & "A" AS SCALED FROM THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 120419-01658, DATED 7-16-1991.

