

COPPER CREEK HILLS - UNIT 2

PART OF THE SOUTHWEST 1/4 AND PART OF THE SOUTHEAST 1/4 OF SECTION 19, AND PART OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 2 SOUTH; RANGE 22 EAST, BAKER COUNTY, CITY OF MACCLENNY, FLORIDA.

DESCRIPTION:

A PARCEL OF LAND IN THE SOUTHWEST 1/4 AND IN THE SOUTHEAST 1/4 OF SECTION 19, AND IN THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 22 EAST, BAKER COUNTY, CITY OF MACCLENNY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 15, COPPER CREEK HILLS, UNIT 1, AS RECORDED IN PLAT BOOK 2, PAGES 110 AND 111 OF THE PUBLIC RECORDS OF SAID BAKER COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 30, BEING ALSO THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 30 RUN N01°34'23"W, A DISTANCE OF 728.70 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 30, BEING ALSO THE SOUTH 1/4 CORNER OF SAID SECTION 19; THENCE RUN N01°34'23"W, A DISTANCE OF 445.08 FEET; THENCE RUN N37°33'58"W, A DISTANCE OF 66.37 FEET; THENCE RUN N01°01'44"E, A DISTANCE OF 158.86 FEET; THENCE RUN S89°25'49"E, A DISTANCE OF 42.31 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 19, BEING ALSO THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 19; THENCE ALONG SAID LINE RUN S00°39'21"E, A DISTANCE OF 51.03 FEET; THENCE DEPARTING SAID LINE RUN N86°08'43"E, A DISTANCE OF 669.77 FEET; THENCE S00°08'44"W, A DISTANCE OF 337.99 FEET; THENCE S50°46'52"E, A DISTANCE OF 734.70 FEET TO THE NORTHERLY MOST CORNER OF LOT 45, AFORESAID COPPER CREEK HILLS, UNIT 1; THENCE ALONG THE EXISTING MONUMENTED BOUNDARY OF SAID COPPER CREEK HILLS, UNIT 1, RUN THE FOLLOWING 12 COURSES; S34°59'59"W, A DISTANCE OF 321.19 FEET; THENCE S71°21'11"W, A DISTANCE OF 62.09 FEET; THENCE S34°56'31"W, A DISTANCE OF 119.88 FEET; THENCE N55°00'43"W, A DISTANCE OF 97.73 FEET; THENCE N48°48'56"W, A DISTANCE OF 139.25 FEET; THENCE N42°35'59"W, A DISTANCE OF 175.30 FEET; THENCE S88°26'00"W, A DISTANCE OF 317.53 FEET; THENCE S01°35'30"E, A DISTANCE OF 166.77 FEET; THENCE S17°06'23"E, A DISTANCE OF 172.15 FEET; THENCE DEPARTING SAID BOUNDARY RUN S74°02'44"W, A DISTANCE OF 165.45 FEET TO THE NORTHWEST CORNER OF LOT 16, SAID UNIT 1; THENCE RUN S58°45'43"W, A DISTANCE OF 63.99 FEET TO THE NORTHEAST CORNER OF LOT 15, SAID UNIT 1; THENCE ALONG THE NORTH LINE OF SAID LOT 15 RUN S76°10'35"W, A DISTANCE OF 123.22 FEET TO THE POINT OF BEGINNING. CONTAINING 22.83 ACRES MORE OR LESS.

ACCEPTANCE FOR MAINTENANCE:

I HEREBY CERTIFY THAT THE IMPROVEMENTS HAVE BEEN CONSTRUCTED IN AN ACCEPTABLE MANNER AND IN ACCORDANCE WITH CITY OF MACCLENNY SPECIFICATIONS OR THAT A PERFORMANCE BOND OR INSTRUMENT IN THE AMOUNT OF \$_____ HAS BEEN POSTED TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS AND MAINTENANCE IN CASE OF DEFAULT.

SIGNED: David Mitt DATE: 1-15-02
DIRECTOR OF PUBLIC WORKS

APPROVAL BY CITY PLANNING AND ZONING:

THIS IS TO CERTIFY THAT ON THIS 16 DAY OF JANUARY A.D., 2002, THE AFOREGOING PLAT OR PLAN WAS APPROVED BY PLANNING AND ZONING OF

THE CITY OF MACCLENNY: David L. Coprell

GERALD DOPSON, CITY MANAGER: Jerald Dopson

APPROVAL BY CITY ENGINEER:

EXAMINED AND APPROVED BY: Frank L. Hall DATE: 01/16/2002
CITY ENGINEER

APPROVAL BY CITY ATTORNEY:

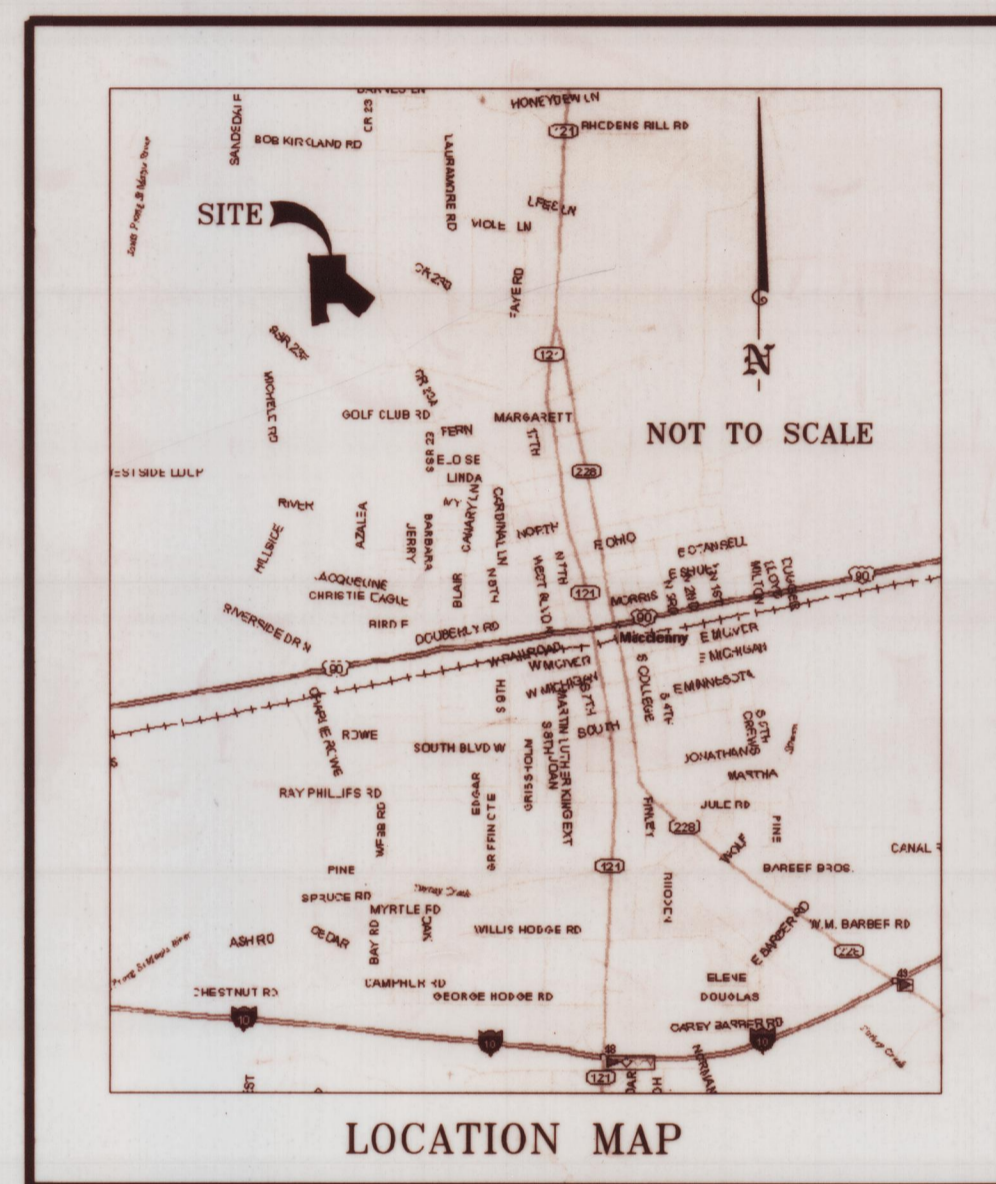
EXAMINED AND APPROVED BY: John E. Haden DATE: Jan 16, 2002
CITY ATTORNEY

APPROVAL BY THE CITY OF MACCLENNY, FLORIDA.

THIS IS TO CERTIFY THAT ON THIS 16 DAY OF JANUARY A.D., 2002, THE AFOREGOING PLAT OR PLAN WAS APPROVED BY THE CITY OF MACCLENNY, FLORIDA.

GERALD DOPSON, CITY MANAGER: Jerald Dopson

GARY DOPSON, MAYOR: Gary Dopson, III



ADOPTION AND DEDICATION:

THIS IS TO CERTIFY THAT CDD INVESTMENTS, A FLORIDA GENERAL PARTNERSHIP IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION ABOVE, HAVE CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND PLATTED AND THAT THIS PLAT OF "COPPER CREEK HILLS - UNIT 2" MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LANDS. ALL OF THE RIGHTS-OF-WAY DESIGNATED ON THIS PLAT AS DRIVE, CIRCLE AND COURT, AND EASEMENT FOR UTILITIES AND DRAINAGE ARE HEREBY DEDICATED FOR THE PERPETUAL USE OF THE PUBLIC.

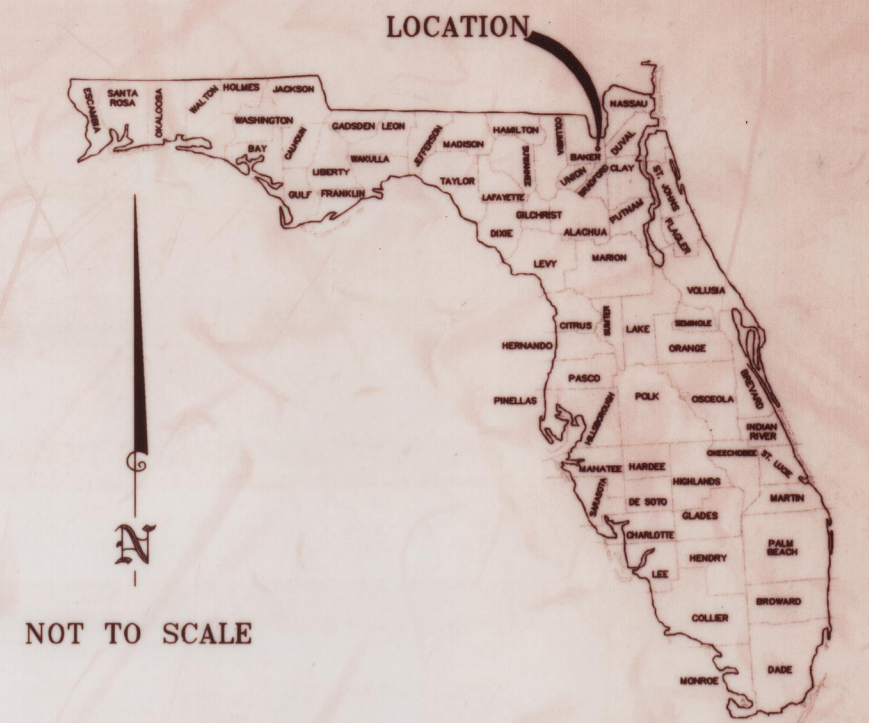
IN WITNESS WHEREOF, CDD INVESTMENTS, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT WITH ITS SEAL AFFIXED BELOW.
SIGNED THIS 15 DAY OF JANUARY A.D., 2002.

WITNESS: Charles J. Corral CDD INVESTMENTS:
Jade M. Cowart
WITNESS: Jade M. Cowart JADE M. COWART, PRESIDENT

CERTIFICATE OF CLERK OF CIRCUIT COURT:

I HEREBY CERTIFY THAT I HAVE EXAMINED THE FOREGOING PLAT AND FIND THAT IT COMPLES IN FORM WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND WAS FILED FOR RECORD ON THIS 18 DAY OF JANUARY A.D., 2002 IN PLAT BOOK 3 PAGES 36 THRU 37, INCLUSIVE.

SIGNED: AL Fraser
CLERK OF CIRCUIT COURT, BAKER COUNTY, FLORIDA.



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.

CERTIFICATE OF REVIEW BY CITY EMPLOYED CONTRACT SURVEYOR/MAPPER:

I HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, PART 1, F.S. AND THAT I AM EMPLOYED BY OR UNDER CONTRACT TO THE LOCAL GOVERNING BODY AND ACTING HERETO AS AN AGENT OF THE CITY. THIS LIMITED CERTIFICATION AS TO FACIAL CONFORMITY WITH THE REQUIREMENTS OF CH. 177 IS NOT INTENDED TO BE AND SHOULD NOT BE CONSTRUED AS A CERTIFICATION OF THE ACCURACY OR QUALITY OF THE SURVEYING/MAPPING REFLECTED ON THIS PLAT.

BY: Blana E. McGregor DATE: Jan 18, 2002
FLORIDA REGISTERED SURVEYOR AND MAPPER NO. 4252

SURVEYOR'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT THIS PLAT WAS DONE AND MADE UNDER MY DIRECT SUPERVISION AND IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS THEREIN DESCRIBED AND PLATTED OR SUBDIVIDED. THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS SHOWN THEREON AS REQUIRED BY CHAPTER 177, FLORIDA STATUTES, AND THAT SAID LAND IS LOCATED IN BAKER COUNTY, FLORIDA.

BY: Arnold J. Johns DATE: 1-14-02
ARNOLD J. JOHNS
FLORIDA REGISTERED SURVEYOR AND MAPPER NO. 4422

SHEET 1 OF 2 SHEETS

LD BRADLEY
LAND SURVEYORS

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LICENSED BUSINESS No. 6888