

COPPER CREEK HILLS - UNIT 3

PART OF
SECTION 19, TOWNSHIP 2 SOUTH, RANGE 22 EAST
CITY OF MACCLENNY, BAKER COUNTY, FLORIDA,

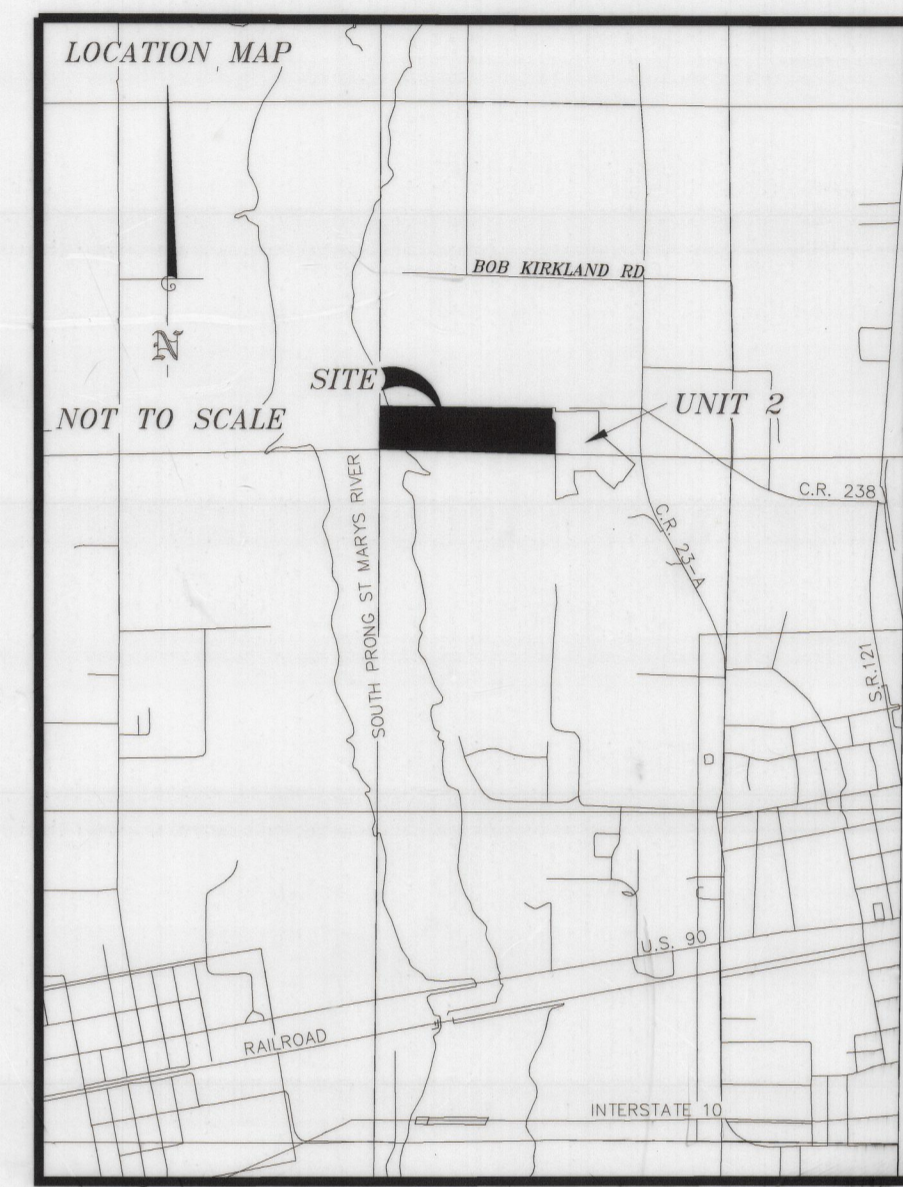
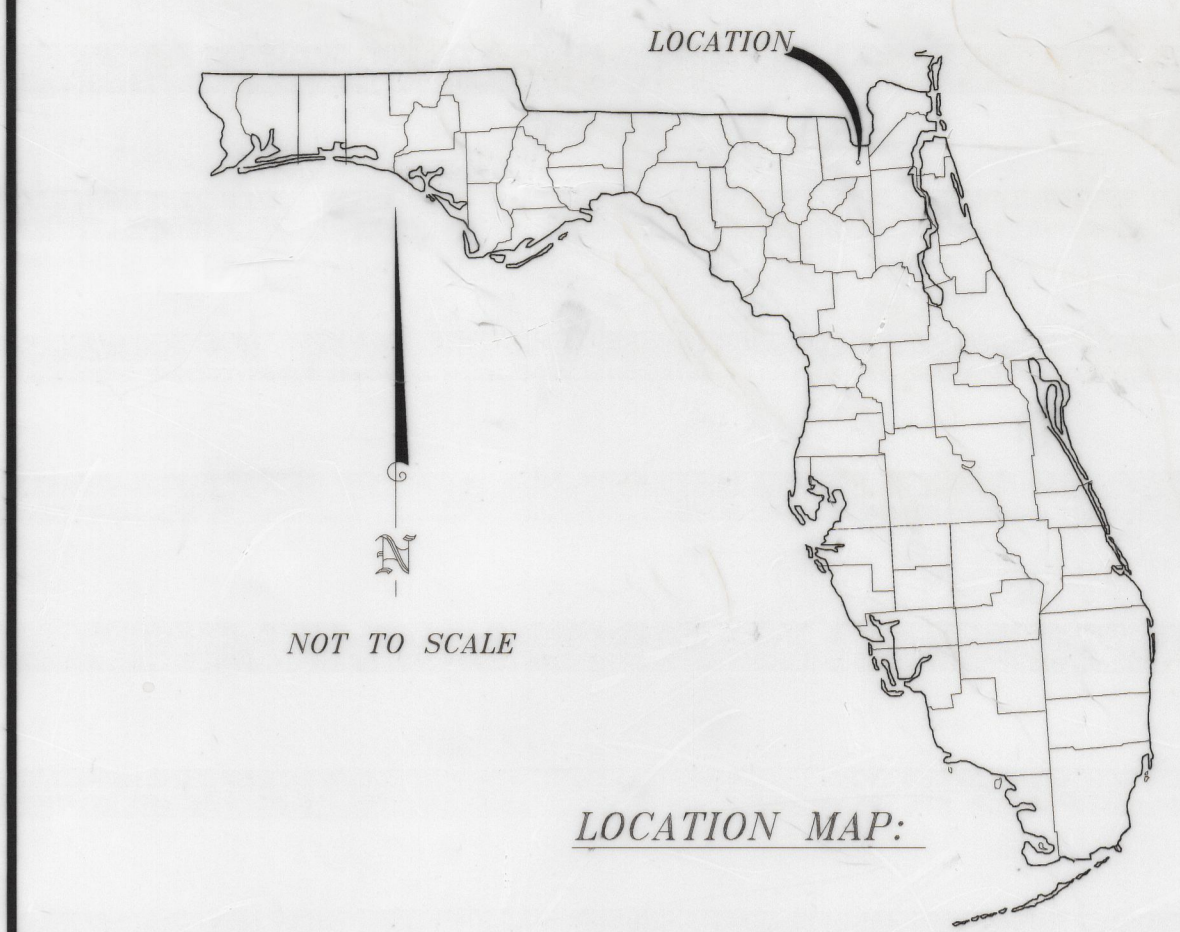
DESCRIPTION:

A PART OF THE SOUTH 1/4 OF THE SOUTHWEST 1/4, OF SECTION 19, TOWNSHIP 2 SOUTH, RANGE 22 EAST, BAKER COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTH 1/4 CORNER OF SECTION 19, TOWNSHIP 2 SOUTH, RANGE 22 EAST, BAKER COUNTY, FLORIDA, SAID POINT BEING ON THE WEST LINE OF COPPER CREEK HILLS, UNIT 2, AS RECORDED IN PLAT BOOK 3, PAGES 36 AND 37, OF THE PUBLIC RECORDS OF SAID BAKER COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF SAID SECTION 19, RUN N89°19'58"W, A DISTANCE OF 2612.52 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 19; THENCE ALONG THE WEST LINE OF SAID SECTION 19, BEING ALSO THE EAST LINE OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 21 EAST, RUN N01°02'59"W, A DISTANCE OF 651.13 FEET TO THE NORTHWEST CORNER OF SAID SOUTH 1/4 OF SAID SOUTHWEST 1/4; THENCE DEPARTING SAID LINE RUN S89°26'31"E, ALONG THE NORTH LINE OF SAID SOUTH 1/4, A DISTANCE OF 2574.56 FEET TO THE NORTHWEST CORNER OF SAID COPPER CREEK HILLS, UNIT 2; THENCE ALONG THE WEST LINE OF SAID UNIT 2, RUN S01°01'44"W, A DISTANCE OF 158.86 FEET; THENCE CONTINUE ALONG SAID WEST LINE S37°33'58"E, A DISTANCE OF 66.37 FEET; THENCE CONTINUE ALONG SAID WEST LINE S01°34'23"E, A DISTANCE OF 445.08 FEET TO THE POINT OF BEGINNING. CONTAINING 38.99 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 Mette DATE: 9-19-03
DIRECTOR OF PUBLIC WORKS



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.

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.

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 CHAPTER 177 IS NOT INTENDED TO BE AND SHOULD NOT BE CONSTRUED AS A CERTIFICATION OF THE ACCURACY OR QUALITY OF THE SURVEYING AND MAPPING REFLECTED ON THIS PLAT.

BY: Glenn E. Mc Gregor DATE: Oct. 10, 2003
GLENN E. MCGREGOR, PLS
FLORIDA REGISTERED SURVEYOR AND MAPPER NO. 4252

APPROVAL BY CITY PLANNING AND ZONING:

THIS IS TO CERTIFY THAT ON THIS 19 DAY OF Sept. A.D., 2003, THE FOREGOING PLAT OR PLAN WAS APPROVED BY PLANNING AND ZONING OF

THE CITY OF MACCLENNY:
GERALD DOPSON, CITY MANAGER: Gerald Dopson

APPROVAL BY CITY ENGINEER:

EXAMINED AND APPROVED BY: [Signature] DATE: Sept. 16, 2003
CITY ENGINEER

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 3" 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, AND DO HEREBY DEDICATE TRACT "A" TO THE CITY OF MACCLENNY, FLORIDA. IN WITNESS WHEREOF, CDD INVESTMENTS, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT WITH ITS SEAL AFFIXED BELOW. SIGNED THIS 8 DAY OF October A.D., 2003.

WITNESS: [Signature] CDD INVESTMENTS:
Walter Goodwin Zade M. Cowart
WITNESS: Zade M. Cowart, PRESIDENT

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, PART 1, FLORIDA STATUTES, AND THAT SAID LAND IS LOCATED IN BAKER COUNTY, FLORIDA.

BY: Arnold J. Johns DATE: Sept. 28, 2003
ARNOLD J. JOHNS, PLS
FLORIDA REGISTERED SURVEYOR AND MAPPER NO. 4422

APPROVAL BY CITY ATTORNEY:

EXAMINED AND APPROVED BY: [Signature] DATE: Sept. 19, 2003
CITY ATTORNEY

CERTIFICATE OF CLERK OF CIRCUIT COURT:

I HEREBY CERTIFY THAT I HAVE EXAMINED THE FOREGOING PLAT AND FIND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AND WAS FILED FOR RECORD ON THIS 22 DAY OF Sept 03 A.D., 2003 IN PLAT BOOK 3 PAGES 69 THRU 70 INCLUSIVE.

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

APPROVAL BY THE CITY OF MACCLENNY, FLORIDA:

THIS IS TO CERTIFY THAT ON THIS 19 DAY OF Sept. A.D., 2003 THE FOREGOING PLAT OR PLAN WAS APPROVED BY THE CITY OF MACCLENNY, FLORIDA.

GERALD DOPSON, CITY MANAGER: Gerald Dopson
GARY DOPSON, MAYOR: Gary Dopson

CHIEF OF TITLE COUNTY: AND CHIEF OF COPY
BAKER COUNTY CLERK OF THE COURTS
BY: AL FRAMAN
DEPUTY CLERK



SHEET 1 OF 2 SHEETS
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