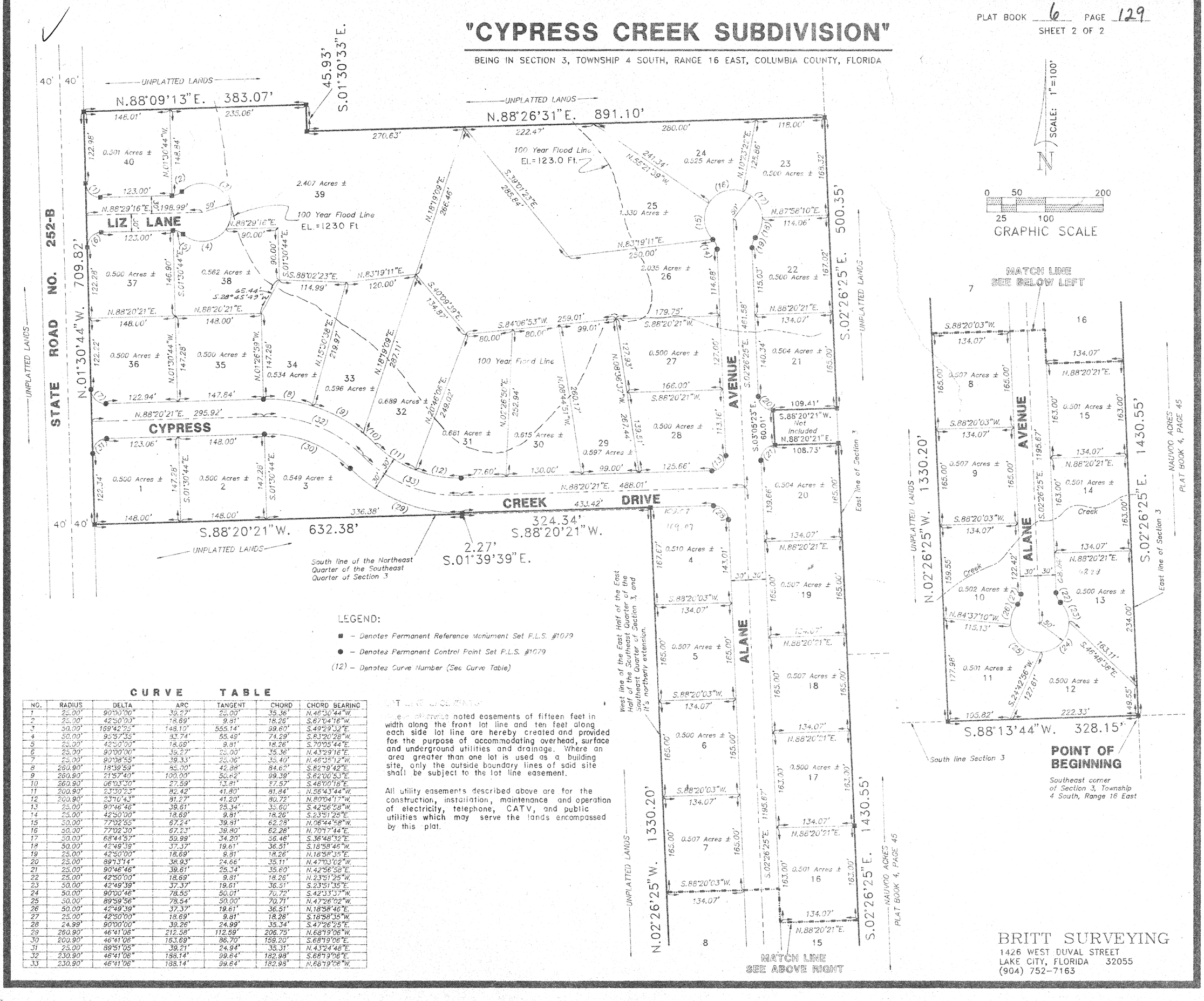
"CYPRESS CREEK SUBDIVISION"

BEING IN SECTION 3, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA

PLAT BOOK 6 PAGE 129
SHEET 2 OF 2



SCALE: 1"=100'

GRAPHIC SCALE 0 50 200 25 100

LEGEND:

■ – Denotes Permanent Reference Monument Set P.L.S. #1079

● – Denotes Permanent Control Point Set P.L.S. #1079

(12) – Denotes Curve Number (See Curve Table)

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	25.00'	90°00'00"	39.27'	25.00'	35.36'	N.46°30'44"W.
2	25.00'	42°50'00"	18.69'	9.81'	18.26'	S.67°04'16"W.
3	50.00'	169°42'25"	148.10'	555.14'	99.60'	S.49°29'32"E.
4	50.00'	95°57'35"	83.74'	55.49'	74.29'	S.83°20'28"W.
5	25.00'	42°50'00"	18.69'	9.81'	18.26'	S.70°05'44"E.
6	25.00'	90°00'00"	39.27'	25.00'	35.36'	N.43°29'16"E.
7	25.00'	90°08'55"	39.33'	25.06'	35.40'	N.46°35'12"W.
8	260.90'	18°39'59"	85.00'	42.88'	84.62'	S.82°19'42"E.
9	260.90'	21°57'40"	100.00'	50.62'	99.39'	S.62°00'53"E.
10	260.90'	06°03'30"	27.59'	13.81'	27.57'	S.48°00'18"E.
11	200.90'	23°30'23"	82.42'	41.80'	81.84'	N.56°43'44"W.
12	200.90'	23°10'43"	81.27'	41.20'	80.72'	N.80°04'17"W.
13	25.00'	90°46'46"	39.61'	25.34'	35.60'	S.42°56'58"W.
14	25.00'	42°50'00"	18.69'	9.81'	18.26'	S.23°51'25"E.
15	50.00'	77°02'55"	67.24'	39.81'	62.28'	N.06°44'58"W.
16	50.00'	77°02'30"	67.23'	39.80'	62.28'	N.70°7'44"E.
17	50.00'	68°44'57"	59.99'	34.20'	56.46'	S.36°48'32"E.
18	50.00'	42°49'39"	37.37'	19.61'	36.51'	S.18°58'46"W.
19	25.00'	42°50'00"	18.69'	9.81'	18.26'	N.18°58'35"E.
20	25.00'	89°13'14"	38.93'	24.66'	35.11'	N.47°03'02"W.
21	25.00'	90°46'46"	39.61'	25.34'	35.60'	N.42°56'58"E.
22	25.00'	42°50'00"	18.69'	9.81'	18.26'	N.23°51'25"W.
23	50.00'	42°49'39"	37.37'	19.61'	36.51'	S.23°51'35"E.
24	50.00'	90°00'46"	78.55'	50.01'	70.72'	S.42°33'37"W.
25	50.00'	89°59'56"	78.54'	50.00'	70.71'	N.47°26'02"W.
26	50.00'	42°49'39"	37.37'	19.61'	36.51'	N.18°58'46"E.
27	25.00'	42°50'00"	18.69'	9.81'	18.26'	S.18°58'35"W.
28	24.99'	90°00'00"	39.26'	24.99'	35.34'	S.47°26'25"E.
29	260.90'	46°41'06"	212.58'	112.59'	206.75'	N.68°19'06"W.
30	200.90'	46°41'06"	163.69'	86.70'	159.20'	S.68°19'06"E.
31	25.00'	89°51'05"	39.21'	24.94'	35.31'	N.43°24'48"E.
32	230.90'	46°41'06"	188.14'	99.64'	182.98'	S.68°19'06"E.
33	230.90'	46°41'06"	188.14'	99.64'	182.98'	N.68°19'06"W.

EASEMENTS

Unless otherwise noted easements of fifteen feet in width along the front lot line and ten feet along each side lot line are hereby created and provided for the purpose of accommodating overhead, surface and underground utilities and drainage. Where an area greater than one lot is used as a building site, only the outside boundary lines of said site shall be subject to the lot line easement.

All utility easements described above are for the construction, installation, maintenance and operation of electricity, telephone, CATV, and public utilities which may serve the lands encompassed by this plat.

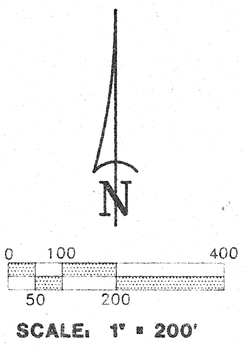
BRITT SURVEYING
1426 WEST DUVAL STREET
LAKE CITY, FLORIDA 32055
(904) 752-7163

PLAT BOOK 6 PAGE 128
SHEET 1 OF 2

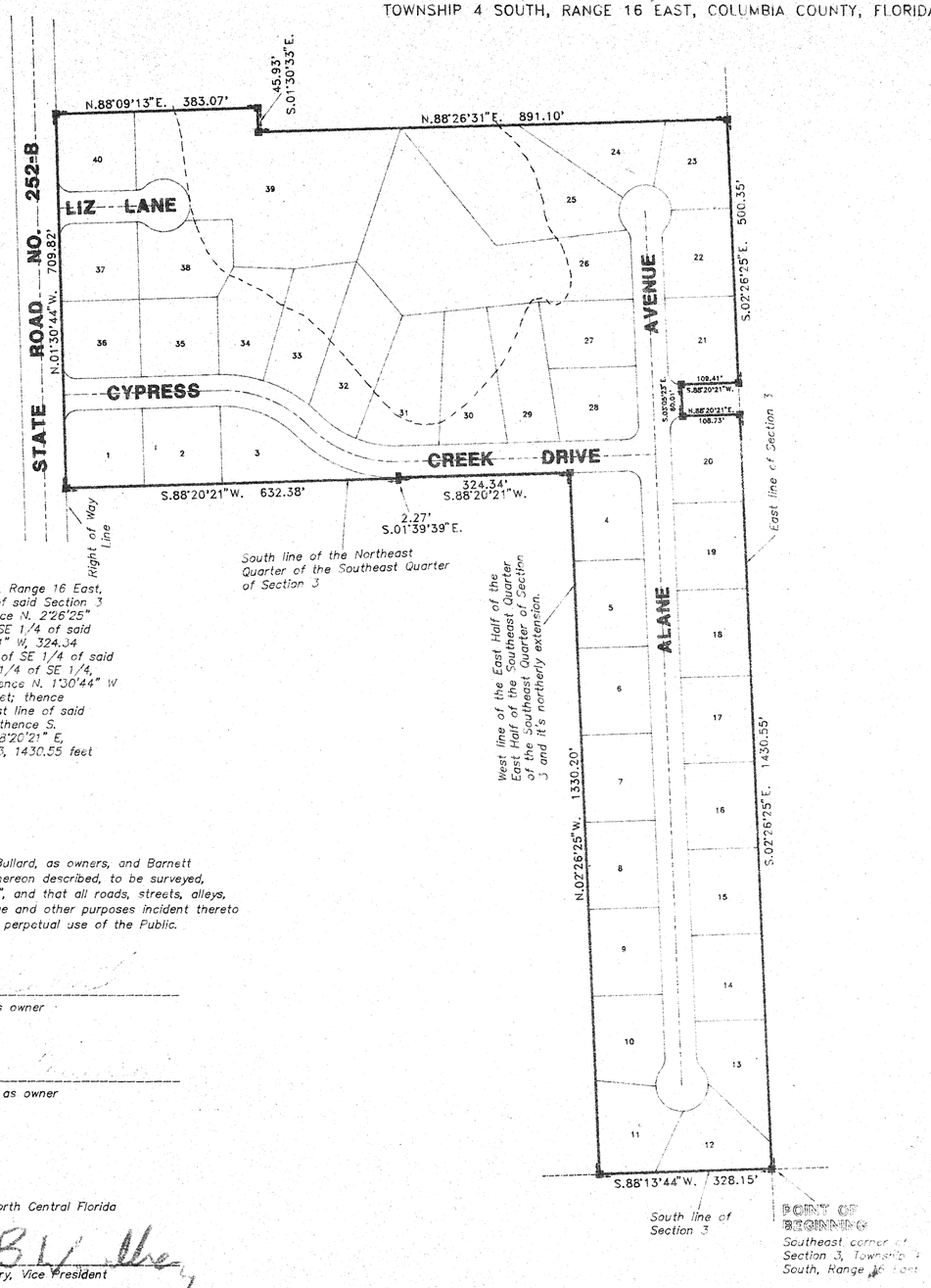
"CYPRESS CREEK SUBDIVISION"

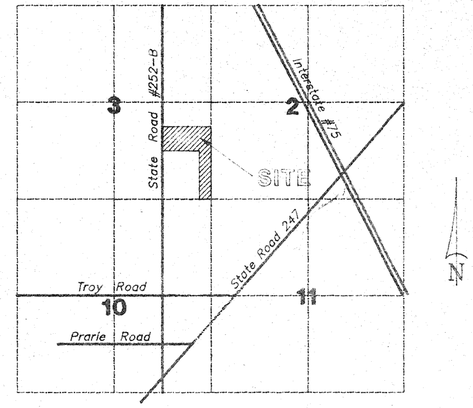
BEING A PORTION OF THE SOUTH QUARTER OF SECTION 3,
TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA

OFFICIAL RECORDS
BOOK 809 PAGE 2364



SCALE: 1" = 200'





LOCATION MAP
NO SCALE

DESCRIPTION:

A part of the East 1/2 of the SE 1/4 of Section 3, Township 4 South, Range 16 East, more particularly described as follows: Begin at the Southeast corner of said Section 3 and run S. 88°13'44" W along the South line thereof, 328.15 feet; thence N. 2°26'25" W along the West line of the East 1/2 of East 1/2 of the SE 1/4 of SE 1/4 of said Section 3, and its northerly extension, 1330.20 feet; thence S. 88°20'21" W, 324.34 feet; thence S. 1°39'39" E, 2.27 feet to the South line of the NE 1/4 of SE 1/4 of said Section 3; thence S. 88°20'21" W along the South line of the said NE 1/4 of SE 1/4, 632.39 feet to the East right-of-way line of State Road # 252-B; thence N. 1°30'44" W along said right-of-way 709.82 feet; thence N. 88°09'13" E, 383.07 feet; thence S.1°30'33" E, 45.93 feet; thence N. 88°26'31" E, 891.10 feet to the East line of said Section 3; thence S. 2°26'25" E along the said East line 500.35 feet; thence S. 88°20'21" W, 109.41 feet; thence S. 3°05'23" E, 60.01feet; thence N. 88°20'21" E, 108.73 feet; thence S. 2°26'25" E along the said East line of Section 3, 1430.55 feet to the Point of Beginning. Columbia County, Florida.

Containing 29.75 acres more or less.

DEDICATION:

Know all Men by these presents that Chris A. Bullard and Audrey S. Bullard, as owners, and Barnett Bank of North Central Florida, as mortgagees, has caused the lands hereon described, to be surveyed, subdivided and platted, to be known as "CYPRESS CREEK SUBDIVISION", and that all roads, streets, alleys, creeks and other right of ways and all easements for utilities, drainage and other purposes incident thereto as shown and/or depicted hereon are hereby dedicated to the to the perpetual use of the Public.

Attest:

Witness as to owner — *Chris A. Bullard, as owner*

Witness as to owner

Witness as to owner — *Audrey S. Bullard, as owner*

Witness as to owner

Attest:

Witness as to Mortgagee — *Barnett Bank of North Central Florida*

Witness as to Mortgagee — *Edward B. Woodbery, Vice President*

ACKNOWLEDGEMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA.

I hereby certify that on this _____ day of _____, 1995, A.D., before me personally appeared Chris A. Bullard and Audrey S. Bullard, to me known to be the persons described in and who executed the foregoing dedication and acknowledged the execution thereof to be their free act and deed for the uses and purposes therein expressed. In witness whereof I have set may hand and seal on the above date.

Notary Public, State of Florida at Large

My Commission expires: _____

ACKNOWLEDGEMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA

I, hereby cerftify on this 5th day of June 1995, A.D., before me personally appeared Edward B. Woodbery, Vice President of Barnett Bank of North Central Florida, to me known to be the person described in and who executed the foregoing dedication and acknowledged the execution thereof to be his free act and deed for the uses and purposes therein expressed. In witness whereof I have set my hand and seal on the above date.

PAULA J. LAND
MY COMMISSION # CC 186261
EXPIRES: March 12, 1999
Bonded Thru Notary Public Under

Notary Public, State of Florida at Large

My Commission expires: _____

FILE NUMBER 95-11002
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
Aug 29, 1995 AT 4:36 O'CLOCK P M
RECORD VERIFIED
P. DeWitt Cason
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: Paul R. Harden D.C.

LEGEND:

■ — *Denotes Permanent Reference Monument.*

COUNTY ATTORNEY CERTIFICATE:

I hereby certify that I have examined the foregoing plat and that it complies in form with the Columbia County Subdivision Ordinance and Chapter 177 of the Florida Statutes.

Date: 7/20/95 — Marlin Feagle, *County Attorney*

APPROVAL: STATE OF FLORIDA, COUNTY OF COLUMBIA.

This plat is hereby approved by the Columbia County Commission this 3rd day of August, *1995, A.D.*

Leslie Shipp, *Chairman*

PUBLIC WORKS DIRECTOR, COLUMBIA COUNTY, FLORIDA.

I hereby certify that the improvements have been constructed in an acceptable manner and in accordance with County 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.

Date: 8-15-95 — Jerry Brooks, *Public Works Directors*

CERTIFICATE OF CLERK:

This plat having been approved by the Columbia County Board of County Commissioners is accepted for files and recorded this 29 day of August 1995, A.D., in Plat Book 6 Pages 128-129.

P. DeWitt Cason, *Clerk of Court, Columbia County, Florida*

BOUNDARY SURVEY

SURVEYOR'S NOTES:

1. *Preliminary Plan approved on June 1, 1994.* Extended to June 1, 1996
2. *Closure is 1:40,000.*
3. *Bearings based on an assumed meridian. South line of the South Quarter of Section 34 = S.88°47'06"W.*
4. *Some portions of this parcel is in Zone "A" and may be subject to flooding. Some portions of this parcel is in zone "X" and is determined to be outside the 500 year flood plain as per Flood Insurance Rate Map dated 6 January 1988, Community Panel No. 120070 0175 B.*
5. *There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this County.*
6. *Flood elevation shown hereon was established by Curtis Keen P.E. No. 23836 , from U.S.C. & G.S. datum.*

Curtis Keen 6/14/95
Curtis Keen P.E. No. 23836

SURVEYORS CERTIFICATE:

I hereby certify that this survey was made under my responsible direction and supervision and is a correct representation of the land surveyed and that the Permanent Reference Points have been set and that the survey data and monumentation complies with Columbia County Subdivision Ordinance and Chapter 177 of the Florida Statutes.

6-13-95
Date of Survey

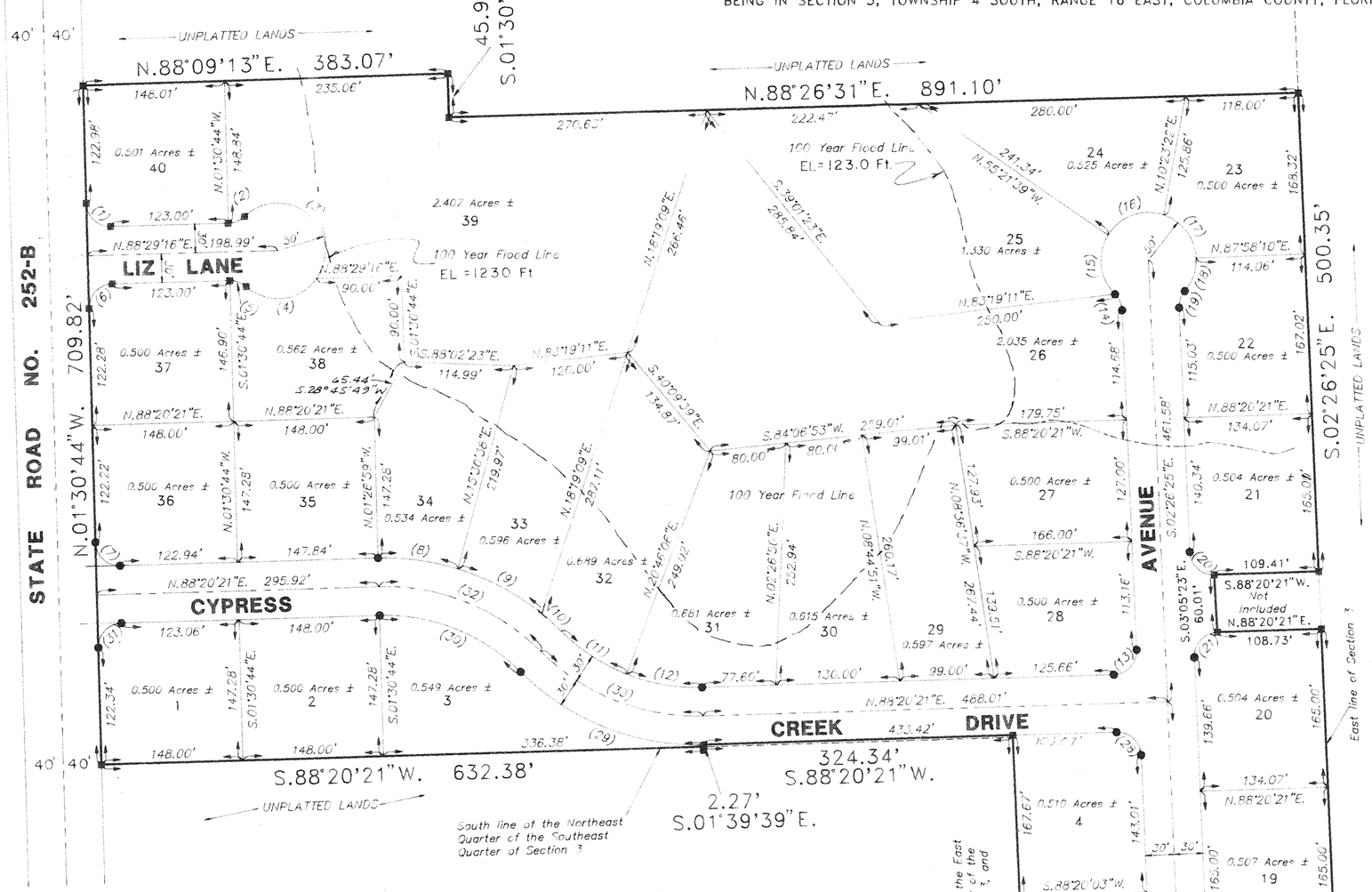
Lauren E. Britt, Professional Land Surveyor
Florida Certificate No. 1079.

BRITT SURVEYING
1426 WEST DUVAL STREET
LAKE CITY, FLORIDA 32055
(904) 752-7163

PLAT BOOK 6 PAGE 129
SHEET 2 OF 2

"CYPRESS CREEK SUBDIVISION"

BEING IN SECTION 3, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA



SCALE: 1"=100'

0 50 200
25 100
GRAPHIC SCALE

LEGEND:

■ – Denotes Permanent Reference Monument Set P.L.S. #1079

● – Denotes Permanent Control Point Set P.L.S. #1079

(12) – Denotes Curve Number (See Curve Table)

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	25.00'	90°00'00"	39.27'	25.00'	35.36'	N.46°30'44"W.
2	25.00'	42°50'00"	18.69'	9.81'	18.26'	S.67°04'16"W.
3	50.00'	169°42'25"	148.10'	555.14'	99.60'	S.49°29'32"E.
4	50.00'	95°57'35"	83.74'	55.49'	74.29'	S.83°20'28"W.
5	25.00'	42°50'00"	18.69'	9.81'	18.26'	S.70°05'44"E.
6	25.00'	90°00'00"	39.27'	25.00'	35.36'	N.43°29'16"E.
7	25.00'	90°08'55"	39.33'	25.06'	35.40'	N.46°35'12"W.
8	260.90'	18°39'59"	85.00'	42.88'	84.62'	S.82°19'42"E.
9	260.90'	21°57'40"	100.00'	50.62'	99.39'	S.62°00'53"E.
10	260.90'	06°03'30"	27.59'	13.81'	27.57'	S.48°00'18"E.
11	200.90'	23°30'23"	82.42'	41.80'	81.84'	N.36°43'44"W.
12	200.90'	23°10'43"	81.27'	41.20'	80.72'	N.80°04'17"W.
13	25.00'	90°46'46"	39.61'	25.34'	35.60'	S.42°56'58"W.
14	25.00'	42°50'00"	18.69'	9.81'	18.26'	S.23°51'25"E.
15	50.00'	77°02'55"	67.24'	39.81'	62.28'	N.06°44'58"W.
16	50.00'	77°02'30"	67.23'	39.80'	62.26'	N.70°17'44"E.
17	50.00'	68°44'57"	59.99'	34.20'	56.46'	S.36°48'32"E.
18	50.00'	42°49'39"	37.37'	19.61'	36.51'	S.18°58'46"W.
19	25.00'	42°50'00"	18.69'	9.81'	18.26'	N.18°58'35"E.
20	25.00'	89°13'14"	38.93'	24.66'	35.11'	N.47°03'02"W.
21	25.00'	90°46'46"	39.61'	25.34'	35.60'	N.42°56'58"E.
22	25.00'	42°50'00"	18.69'	9.81'	18.26'	N.23°51'25"W.
23	50.00'	42°49'39"	37.37'	19.61'	36.51'	S.23°51'35"E.
24	50.00'	90°00'46"	78.55'	50.01'	70.72'	S.42°33'37"W.
25	50.00'	89°59'56"	78.54'	50.00'	70.71'	N.47°26'02"W.
26	50.00'	42°49'39"	37.37'	19.61'	36.51'	N.18°58'46"E.
27	25.00'	42°50'00"	18.69'	9.81'	18.26'	S.18°58'35"W.
28	24.99'	90°00'00"	39.26'	24.99'	35.34'	S.47°26'25"E.
29	260.90'	46°41'06"	212.58'	112.59'	206.75'	N.68°19'06"W.
30	200.90'	46°41'06"	163.69'	86.70'	159.20'	S.68°19'06"E.
31	25.00'	89°51'05"	39.21'	24.94'	35.31'	N.43°24'48"E.
32	230.90'	46°41'06"	188.14'	99.64'	182.98'	S.68°19'06"E.
33	230.90'	46°41'06"	188.14'	99.64'	182.98'	N.68°19'06"W.

T[illegible] noted easements of fifteen feet in width along the front lot line and ten feet along each side lot line are hereby created and provided for the purpose of accommodating overhead, surface and underground utilities and drainage. Where an area greater than one lot is used as a building site, only the outside boundary lines of said site shall be subject to the lot line easement.

All utility easements described above are for the construction, installation, maintenance and operation of electricity, telephone, CATV, and public utilities which may serve the lands encompassed by this plat.

BRITT SURVEYING
1426 WEST DUVAL STREET
LAKE CITY, FLORIDA 32055
(904) 752-7163