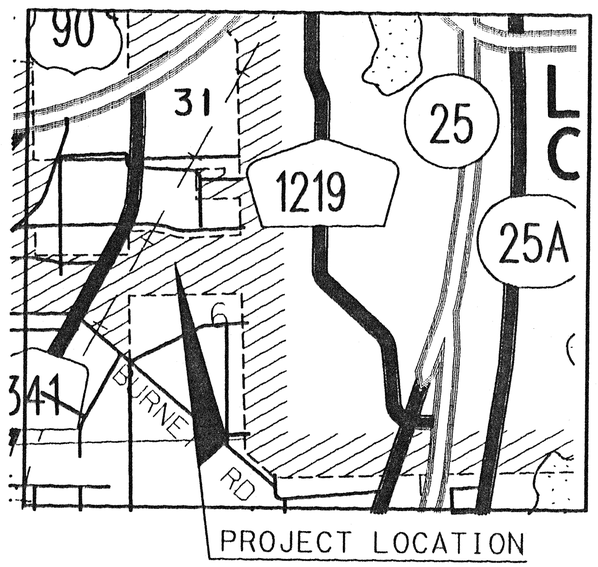
BAILEY BISHOP & LANE, INC.
3107 SW BARNETT WAY
P. O. BOX 3717
LAKE CITY, FL 32056-3717
PH. (904) 752-5640 FAX (904) 755-7771
Eng. Lic. 7362 Survey Lic. LB-0006685

CYPRESS LANDING

A PLANNED RESIDENTIAL DEVELOPMENT IN THE NW 1/4, SECTION 6, T4-S, R17-E CITY OF LAKE CITY, COLUMBIA COUNTY, FLORIDA

PLAT BOOK 7 PAGE 41
SHEET 2 OF 4



DESCRIPTION

A PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 17 EAST MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SW 1/4 OF NW 1/4 AND RUN N 0°10'48" W, ALONG THE WEST LINE OF SAID SW 1/4 OF NW 1/4, 20.00 FEET TO THE POINT OF BEGINNING, THENCE N 79°22'06" E, 1346.65 FEET TO THE EAST LINE OF SAID SW 1/4 OF NW 1/4, THENCE N 0°06'45" W, ALONG SAID EAST LINE, 905.22 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF GRANDVIEW AVENUE, THENCE S 86°53'40" W, ALONG SAID RIGHT-OF-WAY LINE, 63.46 FEET TO THE BEGINNING OF A CURVE, THENCE WESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE ALONG THE ARC OF SAID CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 1949.86 FEET, THROUGH A CENTRAL ANGLE OF 15°54'52", A DISTANCE OF 541.88 FEET, THENCE N 77°08'43" W, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 106.90 FEET TO THE BEGINNING OF A CURVE, THENCE WESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE ALONG THE ARC OF SAID CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1869.86 FEET, THROUGH A CENTRAL ANGLE OF 13°35'35", A DISTANCE OF 419.05 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF THE ABANDONED A.C.L. RAILROAD, THENCE S 29°37'43" W ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 411.20 FEET TO THE WEST LINE OF SAID SW 1/4 OF NW 1/4, THENCE S 0°10'48" E ALONG SAID WEST LINE, 909.18 FEET TO THE POINT OF BEGINNING.

NOTES

1. BEARINGS PROJECTED FROM THE CENTERLINE OF GRANDVIEW AVENUE.
2. ERROR OF CLOSURE BALANCED TO ZERO.
3. ACCORDING TO FLOOD INSURANCE RATE MAP (COMMUNITY PANEL NO. 120070 0175 B. EFFECTIVE DATE JANUARY 6, 1988) ALL LOTS DESCRIBED LIE IN ZONE "X" AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN.
4. BUILDING SETBACKS FOR LOTS 1-90 ARE AS FOLLOWS:
   FRONT- 20 FEET
   REAR - 15 FEET
   SIDE - TOTAL OF 10 FEET COMBINED ON BOTH SIDES

   BUILDING SETBACKS FOR LOTS 100-114 ARE AS FOLLOWS:
   FRONT- 15 FEET
   REAR - 0 FEET
   SIDE - 0 FEET

SPECIAL NOTE

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.

SPECIAL NOTE

NOTICE: 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 ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT THAT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

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CURVE DATA

CURVE NO.	RADIUS	DELTA	ARC LENGTH	CHORD DIST.	CHORD BEARING
2-1	465.00'	10° 47' 57" RT	87.64'	87.51'	S 26° 10' 02" W
3-1	465.00'	9° 12' 06" LT	74.68'	74.60'	N 36° 10' 04" E
4-1	465.00'	7° 53' 40" LT	64.07'	64.02'	N 44° 42' 57" E
5-1	465.00'	9° 08' 27" LT	74.18'	74.11'	N 57° 00' 27" E
6-1	465.00'	8° 52' 19" LT	72.00'	71.93'	N 66° 00' 49" E
7-1	465.00'	7° 24' 58" LT	60.19'	60.15'	N 74° 09' 28" E
8-1	465.00'	7° 52' 55" LT	63.97'	63.92'	N 81° 48' 24" E
9-1	465.00'	8° 28' 04" LT	68.72'	68.66'	N 89° 58' 54" E
10-1	465.00'	8° 30' 17" LT	69.02'	68.96'	S 81° 31' 56" E
11-1	465.00'	8° 17' 48" LT	67.33'	67.27'	S 73° 07' 54" E
12-1	465.00'	8° 19' 51" LT	67.61'	67.55'	S 64° 49' 04" E
13-1	465.00'	8° 25' 13" LT	68.34'	68.28'	S 51° 44' 43" E
14-1	465.00'	8° 22' 00" LT	67.90'	67.84'	S 43° 21' 06" E
15-1	465.00'	8° 39' 36" LT	70.28'	70.22'	S 34° 50' 18" E
16-1	290.00'	8° 41' 04" RT	43.96'	43.91'	S 32° 48' 15" E
16-2	465.00'	2° 02' 47" LT	16.61'	16.61'	S 29° 29' 06" E
17-1	290.00'	11° 49' 23" RT	59.84'	59.74'	S 43° 03' 28" E
18-1	290.00'	7° 30' 28" RT	38.00'	37.97'	S 52° 43' 24" E
19-1	50.00'	18° 28' 37" RT	16.12'	16.05'	S 19° 53' 03" E
19-2	20.00'	47° 54' 53" LT	16.73'	16.24'	S 34° 36' 11" E
19-3	290.00'	2° 05' 00" RT	10.54'	10.54'	S 57° 31' 08" E
20-1	50.00'	47° 09' 23" RT	41.15'	40.00'	S 52° 42' 03" E
21-1	50.00'	47° 09' 23" RT	41.15'	40.00'	N 80° 08' 34" E
22-1	50.00'	47° 09' 23" RT	41.15'	40.00'	N 32° 59' 11" E
23-1	50.00'	47° 09' 23" RT	41.15'	40.00'	N 14° 10' 12" W
24-1	50.00'	72° 48' 05" RT	63.53'	59.34'	N 74° 08' 56" W
25-1	240.00'	16° 56' 31" LT	71.11'	70.85'	N 49° 14' 20" W
25-2	20.00'	52° 49' 23" LT	18.44'	17.79'	N 84° 08' 17" W
26-1	515.00'	1° 35' 26" RT	14.30'	14.30'	N 29° 15' 25" W
26-2	240.00'	12° 17' 22" LT	51.48'	51.38'	N 34° 36' 23" W
27-1	515.00'	7° 00' 21" RT	62.97'	62.93'	N 33° 33' 18" W
28-1	515.00'	6° 07' 26" RT	55.04'	55.02'	N 40° 07' 12" W
29-1	515.00'	6° 47' 17" RT	61.02'	60.98'	N 46° 34' 34" W
30-1	515.00'	6° 13' 29" RT	55.95'	55.92'	N 53° 04' 57" W
31-1	25.00'	84° 41' 14" LT	36.95'	33.68'	N 19° 29' 52" W
31-2	515.00'	5° 36' 48" RT	50.75'	50.73'	N 59° 01' 05" W
32-1	25.00'	84° 41' 14" LT	36.95'	33.68'	S 65° 11' 22" W
32-2	515.00'	4° 41' 28" RT	42.17'	42.16'	N 74° 48' 45" W
33-1	515.00'	5° 48' 56" RT	52.27'	52.25'	N 80° 03' 58" W
34-1	515.00'	6° 11' 47" RT	55.69'	55.67'	N 86° 04' 19" W
35-1	515.00'	6° 50' 53" RT	61.55'	61.52'	S 87° 24' 21" W
36-1	515.00'	7° 27' 30" RT	67.04'	66.99'	S 80° 15' 09" W
37-1	515.00'	7° 16' 27" RT	65.38'	65.34'	S 72° 53' 10" W
38-1	515.00'	6° 49' 26" RT	61.34'	61.30'	S 65° 50' 14" W
39-1	295.00'	22° 13' 33" LT	114.44'	113.72'	N 26° 00' 56" W
39-2	25.00'	84° 41' 14" LT	36.95'	33.68'	N 79° 25' 50" W
39-3	515.00'	4° 11' 57" RT	37.74'	37.74'	S 60° 19' 32" W
40-1	515.00'	7° 33' 07" RT	67.88'	67.83'	S 43° 49' 28" W
40-2	25.00'	84° 41' 14" LT	36.95'	33.68'	S 5° 15' 24" W
40-3	345.00'	3° 37' 46" RT	21.85'	21.85'	S 35° 18' 11" E
41-1	515.00'	5° 28' 29" RT	49.21'	49.19'	S 37° 18' 40" W
42-1	345.00'	7° 45' 48" RT	46.75'	46.71'	S 29° 36' 24" E
43-1	345.00'	9° 41' 26" RT	58.35'	58.28'	S 20° 52' 47" E
44-1	345.00'	9° 03' 32" RT	54.55'	54.49'	S 11° 30' 18" E
45-1	345.00'	6° 51' 47" RT	41.33'	41.30'	S 3° 32' 39" E
46-1	20.00'	49° 59' 40" LT	17.45'	16.90'	S 25° 06' 36" E
46-2	50.00'	27° 06' 11" RT	23.65'	23.43'	S 36° 33' 20" E
47-1	50.00'	47° 53' 30" RT	41.79'	40.59'	S 0° 56' 31" W
48-1	50.00'	47° 58' 28" RT	41.87'	40.65'	S 48° 52' 30" W

CURVE NO.	RADIUS	DELTA	ARC LENGTH	CHORD DIST.	CHORD BEARING
49-1	50.00'	47° 09' 23" RT	41.15'	40.00'	N 83° 33' 35" W
50-1	50.00'	47° 09' 23" RT	41.15'	40.00'	N 36° 24' 12" W
51-1	50.00'	47° 09' 23" RT	41.15'	40.00'	N 10° 45' 11" E
52-1	50.00'	15° 33' 04" RT	13.57'	13.53'	N 42° 06' 24" E
52-2	20.00'	49° 59' 42" LT	17.45'	16.90'	N 24° 53' 06" E
52-3	295.00'	0° 51' 02" LT	4.38'	4.38'	N 0° 32' 16" W
53-1	295.00'	13° 56' 21" LT	71.77'	71.59'	N 7° 55' 58" W
54-1	50.00'	47° 41' 28" RT	41.62'	40.43'	S 70° 02' 32" E
55-1	50.00'	53° 32' 55" LT	46.73'	45.05'	S 59° 20' 17" W
55-2	20.00'	51° 54' 07" RT	18.12'	17.50'	S 58° 30' 53" W
55-3	765.00'	0° 56' 35" RT	12.59'	12.59'	S 84° 56' 15" W
56-1	765.00'	4° 21' 35" LT	58.21'	58.20'	N 87° 35' 20" E
57-1	765.00'	4° 31' 53" RT	60.50'	60.49'	N 87° 57' 56" W
58-1	765.00'	5° 42' 02" LT	76.11'	76.08'	S 82° 50' 58" E
59-1	765.00'	5° 49' 49" LT	77.84'	77.81'	S 77° 05' 03" E
60-1	25.00'	93° 52' 27" LT	40.96'	36.53'	S 24° 05' 29" E
60-2	765.00'	3° 08' 26" LT	41.93'	41.93'	S 72° 35' 56" E
61-1	25.00'	93° 52' 26" RT	40.96'	36.53'	S 69° 46' 59" W
61-2	765.00'	3° 30' 00" RT	46.73'	46.72'	N 61° 31' 48" W
62-1	765.00'	5° 42' 28" LT	76.21'	76.18'	S 56° 55' 34" E
63-1	765.00'	4° 53' 31" LT	65.32'	65.30'	S 51° 37' 34" E
64-1	765.00'	5° 19' 09" RT	71.02'	70.99'	N 46° 31' 14" W
65-1	765.00'	4° 30' 38" RT	60.22'	60.21'	S 41° 36' 21" E
66-1	46.00'	64° 40' 34" LT	51.93'	49.21'	S 5° 40' 17" E
66-2	765.00'	1° 20' 27" LT	17.90'	17.90'	S 38° 40' 48" E
67-1	50.00'	74° 22' 09" RT	64.90'	60.44'	S 10° 31' 06" E
68-1	50.00'	46° 20' 00" LT	40.43'	39.34'	N 70° 52' 10" W
69-1	50.00'	51° 35' 32" LT	45.02'	43.52'	S 60° 10' 04" W
70-1	50.00'	57° 36' 59" RT	50.28'	48.19'	N 5° 33' 48" E
71-1	815.00'	3° 16' 59" RT	46.70'	46.69'	N 33° 08' 17" W
71-2	50.00'	8° 15' 06" RT	7.20'	7.19'	N 27° 22' 14" W
72-1	815.00'	4° 18' 58" RT	61.39'	61.38'	N 36° 56' 15" W
73-1	815.00'	4° 06' 39" RT	58.47'	58.46'	N 41° 09' 03" W
74-1	815.00'	3° 37' 56" RT	51.67'	51.66'	N 45° 01' 21" W
75-1	815.00'	3° 30' 42" RT	49.95'	49.94'	N 48° 35' 39" W
76-1	815.00'	4° 05' 46" RT	58.26'	58.25'	N 52° 23' 53" W
77-1	815.00'	3° 31' 03" RT	50.03'	50.03'	N 56° 12' 17" W
78-1	815.00'	4° 07' 51" RT	58.76'	58.75'	N 60° 01' 44" W
79-1	815.00'	4° 05' 39" RT	58.24'	58.22'	N 64° 08' 29" W
80-1	815.00'	3° 54' 23" RT	55.57'	55.56'	N 69° 32' 55" W
81-1	815.00'	3° 54' 17" RT	55.54'	55.53'	N 73° 27' 16" W
82-1	815.00'	4° 04' 45" RT	58.02'	58.01'	N 77° 26' 47" W
83-1	815.00'	4° 03' 41" RT	57.77'	57.76'	N 81° 31' 00" W
84-1	815.00'	3° 53' 58" RT	55.47'	55.46'	N 85° 29' 49" W
85-1	815.00'	4° 19' 54" RT	61.61'	61.60'	N 89° 36' 45" W
86-1	815.00'	3° 26' 04" RT	48.85'	48.85'	S 86° 30' 16" W
87-1	50.00'	33° 18' 56" RT	29.07'	28.67'	N 64° 09' 12" W
87-2	20.00'	48° 14' 49" LT	16.84'	16.35'	N 71° 37' 08" W
87-3	815.00'	0° 31' 46" RT	7.53'	7.53'	S 84° 31' 20" W
88-1	50.00'	48° 53' 46" RT	42.67'	41.39'	S 74° 44' 27" W
89-1	50.00'	48° 56' 31" RT	42.71'	41.42'	S 25° 49' 19" W
90-1	50.00'	47° 32' 51" RT	41.49'	40.31'	S 22° 25' 23" E
A-1	320.00'	36° 58' 28" LT	206.50'	202.94'	N 18° 35' 59" W
B-1	790.00'	67° 03' 58" LT	924.71'	872.82'	S 65° 01' 46" E
C-1	265.00'	33° 42' 46" RT	155.93'	153.69'	S 45° 19' 05" E
C-2	490.00'	30° 48' 17" LT	1,118.66'	891.07'	N 86° 08' 09" E
C-3	310.00'	21° 01' 49" LT	113.78'	113.15'	N 10° 13' 06" E
D-1	32.00'	90° 00' 00" RT	50.27'	45.25'	S 42° 59' 47" E
E-1	32.00'	84° 42' 35" LT	47.31'	43.12'	N 52° 54' 42" E
F-1	1949.86'	15° 54' 52" LT	541.88'	540.14'	N 85° 07' 41" W
F-2	1869.86'	13° 35' 35" RT	419.05'	418.17'	N 83° 35' 06" W

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CYPRESS LANDING

A PLANNED RESIDENTIAL DEVELOPMENT IN THE NW 1/4, SECTION 6, T4-S, R17-E CITY OF LAKE CITY, COLUMBIA COUNTY, FLORIDA

PLAT BOOK 7 PAGE 42
SHEET 3 OF 4

OFFICIAL RECORDS
BOOK 716 PAGE 215

In accordance with Section 4.18 of the City of Lake City Land Development Regulations, the undersigned developer hereby proposes and requests approval of the Planned Residential Development described herein to be known as CYPRESS LANDING.

STATEMENT OF OBJECTIVES

The development consists of approximately 32.16 acres located on Grandview Avenue near its intersection with Sisters Welcome Road. It is intended to provide a mixture of conventional single-family homes and detached "townhomes" consistent with the surrounding neighborhoods.

The project includes 15 townhome lots and 90 conventional single-family lots. The single-family lots range in size from approximately 6019 square feet to 12989 square feet (with an average of 8019 square feet or 0.18 acres). The homes and townhomes will be constructed primarily of brick with vinyl siding used for gables and certain walls. The homes will range from appoximately 1300 square feet of heated and cooled space to over 2400 square feet (with no upper limit). Construction will be tightly controlled through deed restrictions, a mandatory homeowners' association, and an architectural control committee. The intention is to use a similar color brick, shingles, and trim for all homes to ensure a consistent and planned community look.

A community lot will be owned by the homeowners' association. It is large enough to accommodate a swimming pool, clubhouse, playground, or other similar amenities, which the association may decide to build, at a later date.

TOPOGRAPHICAL MAP

See drawings filed herewith, and construction drawings on file.

FINAL DEVELOPMENT PLAN

(1) Boundaries: See drawings filed herewith

(2) Surrounding streets: See drawings filed herewith

(3) Surrounding land use: See drawings filed herewith

(4) Streets, Pedestrian Ways and Parking: See drawings filed herewith. Additionally, each home and townhome will be so located on its lot that there are two off-street parking spaces in front of the double garage.

(5) Building sites: There are 90 conventional single-family lots and 15 townhome lots. See drawing filed herewith for details.

(6) Open spaces and public areas: Common areas consist primarily of an 5.79 acre cypress pond on the north of the development, a 3.46 acre cypress pond in the southwest corner of the development, and a 0.34 acre community lot near the entrance. See drawings filed herewith for details.

UTILITY SERVICE PLAN

The development is served by City of Lake City water and sewer which lines were installed by the City of Lake City. See those drawing for details.

Storm water will be handled through on-site storage and retention areas and overflow into the City of Lake City stormwater management system. Such plan has previously been approved by the SRWMD and the City of Lake City.

Utility easements and rights of way are shown on the drawings filed herewith. Additionally, FP & L has been granted 5' easements on the front of the lots to accommodate electrical service equipment, primarily transformers. Electrical service is underground.

Cable television is available through Time-Warner and the lines will be installed by the cable company as needed and within existing rights-of-way.

Natural gas service is available through the City of Lake City and lines will be installed as needed by the City's department, and within existing rights-of-way.

LANDSCAPING PLAN

Each home will be individually landscaped by the initial purchaser or by the builder. The homeowners' association documents provide ample authority for the developer and association to require that suitable landscaping be installed and properly maintained.

The townhomes will have some individual and some common landscaping. The common landscaping will consist of small trees and shrubs separating the home from Grandview Avenue. There will also be a privacy fence installed by the developer between the rear of the townhomes on lots 100 through 106 and Grandview Avenue when and as they are constructed.

STATISTICAL INFORMATION

(1) Total acreage of the site: 32.16 acres.

(2) Maximum building coverage per lot:

(a) Conventional single-family homes: approximately 25% (depending upon the size of the lot), but not to exceed 40%.

(b) Townhomes: approximately 80%, but not to exceed 90%

(3) Total site acreage of 32.16 acres to be devoted to:

(a)	Lots for conventional homes:	16.57
(b)	Lots for townhomes:	1.03
(c)	Public roads:	4.67
(d)	Ponds and surrounding areas:	9.25
(e)	Community lot:	0.34
(f)	Miscellaneous common areas:	0.30

(4) Gross Residential Density = 105 homes/32.16acres = 3.26 units/acre
Net Residential Acreage = 16.57 + 1.03 = 17.6 acres.

SUBSTANCE OF COVENANTS, GRANTS & EASEMENTS

There are extensive restrictions and covenants that have been recorded in the public records of Columbia County. They create a homeowners association, which will own and manage the common elements. Each lot owner automatically receives membership in the association as part of lot ownership. Membership is mandatory. After development, the members will elect a Board of Directors who will elect officers to manage and oversee the development.

The Board retains architectural control over the community and all structures must be approved by the Board or its Architectural Committee. The Association will require each owner to maintain his lot and home exterior in acceptable condition to preserve the community's aesthetic appeal.

The Association will levy regular assessments to pay for the operation and maintenance of the common elements, which will be voted on annually, and may levy special assessments for certain projects and needs of the community. Unpaid assessments constitute a lien on the lot and may be enforced as provided by law.

The development is limited to single family residences. No mobile homes campers, motor homes, or similar arrangements can be used for a dwelling.

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CYPRESS LANDING

A PLANNED RESIDENTIAL DEVELOPMENT
IN
THE NW 1/4, SECTION 6, T4-S, R17-E
CITY OF LAKE CITY, COLUMBIA COUNTY, FLORIDA

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS that RFJ Properties, Inc., a Florida Corporation, Cypress Landing Homeowners' Association of Lake City, Inc., Clinton D. Bias, Bobbie T. Bias, his wife, and L. Don Reed, as owners; and First Federal Savings Bank of Florida, as mortgagee, have caused the lands hereon shown to be surveyed, subdivided and platted, to be known as CYPRESS LANDING, and that all rights-of-way (except for those indicated as private) are hereby dedicated to the perpetual use of the public for uses as shown hereon.

All of the conservation areas and drainage easements are owned by and shall be maintained by Cypress Landing Homeowners Associations of Lake City, Inc. and are not dedicated to the public.

OWNERS

Robert F. Jordan Pres.
RFJ Properties, Inc.
Robert F. Jordan, President

Witness: Luann Lane — Witness: Jeffery Dicks

As to common elements
Robert F. Jordan Pres.
Cypress Landing Homeowners' Association of Lake City, Inc.
Robert F. Jordan, President

Witness: Luann Lane — Witness: Jeffery Dicks

As to Lot 1
Clinton D. Bias
Clinton D. Bias

Witness: Marian K. Rogers — Witness

Bobbie T. Bias
Bobbie T. Bias

Witness: Barry Butler — Witness

As to Lot 4
L. Don Reed
L. Don Reed

Witness: Mary D. Lane — Witness: Stacy Crews

MORTGAGEE

James G. Moses
First Federal Savings Bank of Florida
James G. Moses, Sr. Vice President

Witness: Heather Fox — Witness: Leda Stover

Byron D. Cawthon
First Federal Savings Bank of Florida
Byron D. Cawthon, Vice President

Witness: Heather Fox — Witness: Leda Stover

OFFICIAL RECORDS
BOOK 924 PAGE 265

ACKNOWLEDGEMENT:
STATE OF FLORIDA, COUNTY OF COLUMBIA

The foregoing dedication was acknowledged before me this 5 day of June 2000, by Robert F. Jordan, President of RFJ Properties, Inc. and of Cypress Landing Homeowners' Association of Lake City, Inc. He is known to me or has produced _____ as identification and (did/did not) take an oath.

SIGNED: Sheila Newcomb
Notary Public

My Commission Expires:

Sheila Newcomb
My Commission CC888670
Expires November 16, 2003

ACKNOWLEDGEMENT:
STATE OF FLORIDA, COUNTY OF COLUMBIA

The foregoing dedication was acknowledged before me this 22 day of June 2000, by Clinton D. Bias. He is personally known to me or has produced _____ as identification and (did/did not) take an oath.

SIGNED: Marian K. Rogers
Notary Public

My Commission Expires:

Marian K. Rogers
MY COMMISSION # CC808184 EXPIRES
February 10, 2003
BONDED THRU TROY FAIN INSURANCE, INC

ACKNOWLEDGEMENT:
STATE OF FLORIDA, COUNTY OF COLUMBIA

The foregoing dedication was acknowledged before me this 22 day of June 2000, by Bobbie T. Bias. She is personally known to me or has produced _____ as identification and (did/did not) take an oath.

SIGNED: Janet R. Wright
Notary Public

My Commission Expires:

JANET R. WRIGHT
MY COMMISSION # CC 617299
EXPIRES: May 15, 2001
Bonded Thru Notary Public Underwriters

ACCEPTANCE FOR MAINTENANCE

I HEREBY CERTIFY that the improvements have been constructed in an acceptable manner and in accordance with City specifications. Developer is in agreement that it will maintain roads for 1 year beginning on date of recording.

SIGNED: _____ DATE: 6-6-00
Director of Public Works

CERTIFICATE OF APPROVAL BY THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA

THIS IS TO CERTIFY that on 6-5-00 the foregoing plat was approved by the City Council of the City of Lake City, Florida.

_____
Mayor

Attest: _____ Filed for Record on: _____

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR LAKE CITY, FLORIDA

Examined on 6-5-2000

AND

Approved as to legal form and sufficiency by

_____
City Attorney

ACKNOWLEDGEMENT:
STATE OF FLORIDA, COUNTY OF COLUMBIA

The foregoing dedication was acknowledged before me this 6th day of June 2000, by L. Don Reed. He is personally known to me or has produced _____ as identification and (did/did not) take an oath.

SIGNED: Barbra Ann Arline
Notary Public

My Commission Expires:

Barbra Ann Arline
My Commission CC847780
Expires July 31, 2003

ACKNOWLEDGEMENT:
STATE OF FLORIDA, COUNTY OF COLUMBIA

The foregoing dedication was acknowledged before me this 28 day of June 2000, by James G. Moses, Sr. Vice Pres. of First Federal Savings Bank of Florida. He is personally known to me or has produced _____ as identification and (did/did not) take an oath.

SIGNED: D. Willette Sistrunk
Notary Public

My Commission Expires:

D. WILLETTE SISTRUNK
MY COMMISSION # CC 816681
EXPIRES: May 31, 2003
Bonded Thru Notary Public Underwriters

ACKNOWLEDGEMENT:
STATE OF FLORIDA, COUNTY OF COLUMBIA

The foregoing dedication was acknowledged before me this 28 day of June 2000, by Byron D. Cawthon, Vice President of First Federal Savings Bank of Florida. He is personally known to me or has produced _____ as identification and (did/did not) take an oath.

SIGNED: D. Willette Sistrunk
Notary Public

My Commission Expires:

D. WILLETTE SISTRUNK
MY COMMISSION # CC 816681
EXPIRES: May 31, 2003
Bonded Thru Notary Public Underwriters

CLERK'S CERTIFICATE

This plat having been approved by the City Council of the City of Lake City is accepted for files and recorded this 23 day of June, 2000, in Plat Book 7, Pages 40 41, 42, and 43.

SIGNED: _____
Clerk of Circuit Court

CERTIFICATE OF CITY SURVEYOR

Know all men by these presents, that the undersigned, being a licensed and registered land surveyor, as provided under Chapter 177, Florida Statutes and is in good standing with the Board of Land Surveyors, does hereby certify that on behalf of City of Lake City, Florida on 6/5/2000 reviewed this plat for conformity to Chapter 177, Florida Statutes and said plat meets all the requirements of Chapter 177, as amended.

Name _____
Date 6/5/2000
Registration Number 3466

CERTIFICATE OF SUBDIVIDER'S ENGINEER

This is TO CERTIFY that on 6/5/00, R.P. (Phil) Bishop, Jr., Registered Florida Engineer, as specified within Chapter 471, Florida Statutes, License No. 38546, does hereby certify that all required improvements have been installed in compliance with the approved construction plans and if applicable, any submitted "as built" blueprints in accordance with the requirements of the City Council of the City of Lake City, Florida.

R. P. Bishop, Jr.
Registered Florida Engineer

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being a licensed and registered land surveyor and mapper, as provided under Chapter 472, Florida Statutes and is in good standing with the Board of Surveyors and Mappers, does hereby certify that on 5/10/2000 he completed the survey of the lands as shown in the foregoing plat or plan; that said plat is a true and correct representation of the lands therein described and platted and subdivided; that the survey was made under my responsible direction and supervision, permanent reference monuments and permanent control points have been placed as shown and that the survey data shown hereon complies with all of the requirements of the Lake City Subdivision Ordinance and Chapter 177, Florida Statutes, as amended; and that said lands are located in Section 6, Township 4 South, Range 17 East, Columbia County, Florida.

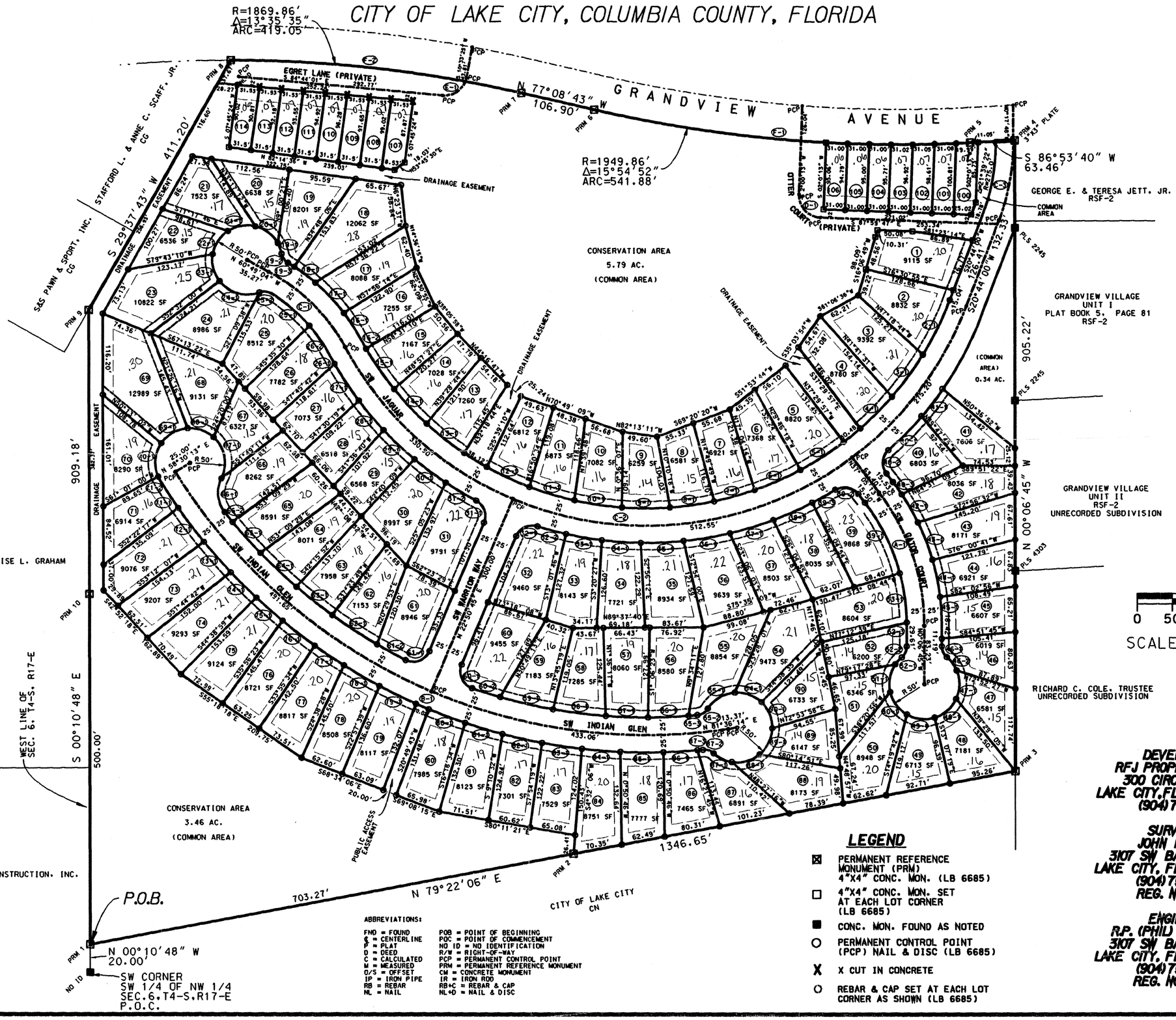
Date: 6/5/00

Signed: John M. Lane
John M. Lane Registration No. LS 4303
Bailey, Bishop & Lane, Inc. LB 6685
3107 SW Barnett Way, Lake City, FL 32056

BAILEY BISHOP & LANE, INC.
3107 SW BARNETT WAY
P. O. BOX 3717
LAKE CITY, FL 32056-3717
PH. (904) 752-5640 FAX (904) 755-7771
Eng. Lic. 7362 Survey Lic. LB-0006685

CYPRESS LANDING

A PLANNED RESIDENTIAL DEVELOPMENT
IN
THE NW 1/4, SECTION 6, T4-S, R17-E
CITY OF LAKE CITY, COLUMBIA COUNTY, FLORIDA



ABBREVIATIONS:

FND = FOUND	POB = POINT OF BEGINNING
℄ = CENTERLINE	POC = POINT OF COMMENCEMENT
P = PLAT	NO ID = NO IDENTIFICATION
D = DEED	R/W = RIGHT-OF-WAY
C = CALCULATED	PCP = PERMANENT CONTROL POINT
M = MEASURED	PRM = PERMANENT REFERENCE MONUMENT
O/S = OFFSET	CM = CONCRETE MONUMENT
IP = IRON PIPE	IR = IRON ROD
RB = REBAR	RB+C = REBAR & CAP
NL = NAIL	NL+D = NAIL & DISC

LEGEND

- ⊠ PERMANENT REFERENCE MONUMENT (PRM) 4"X4" CONC. MON. (LB 6685)
- □ 4"X4" CONC. MON. SET AT EACH LOT CORNER (LB 6685)
- ■ CONC. MON. FOUND AS NOTED
- ○ PERMANENT CONTROL POINT (PCP) NAIL & DISC (LB 6685)
- X X CUT IN CONCRETE
- ○ REBAR & CAP SET AT EACH LOT CORNER AS SHOWN (LB 6685)

DEVELOPER:
RFJ PROPERTIES, INC.
300 CIRCLE DRIVE
LAKE CITY, FLORIDA 32055
(904) 719-6627

SURVEYOR:
JOHN M. LANE
3107 SW BARNETT WAY
LAKE CITY, FLORIDA 32056
(904) 752-5640
REG. NO. 4303

ENGINEER:
R.P. (PHIL) BISHOP, JR.
3107 SW BARNETT WAY
LAKE CITY, FLORIDA 32056
(904) 752-5640
REG. NO. 38546