

Cypress Bay -

A REPLAT OF A PORTION OF LOTS 1 AND 2, COMMISSIONERS SUBDIVISION OF THE ALEXANDER CREIGHTON GRANT, SECTION 35, TOWNSHIP 4 SOUTH, RANGE 26 EAST, AS RECORDED ON PLAT RECORDED IN DEED BOOK N, PAGE 559, OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

TAXES VERIFIED R.B.F.

CAPTION:

A portion of Lots 1 and 2, Commissioners Subdivision of the Alexander Creighton Grant, Section 35, Township 4 South, Range 26 East, as recorded on plat recorded in Deed Book "N", Page 559 of the Former Public Records of Duval County, Florida, being more particularly described as follows: COMMENCE at the corner common to Sections 14, 13 and said Section 35, all being in said Township 4 South, Range 26 East, Duval County, Florida, also being the most Easterly corner of Lot 39, Rivergate Unit Two, as recorded in Plat Book 38, Pages 50 and 50A of the Current Public Records of said County; thence South 65°30'22" West, along the North line of said Lot 1 of the Commissioners Subdivision as recorded in Deed Book "N", Page 559, a distance of 3594.36 feet; thence South 33°13'42" East, 19.33 feet to the POINT OF BEGINNING; thence South 67°47'43" West, 478.32 feet to the Northeasterly corner of those lands described and recorded in Official Records Volume 1319, Page 323 of the Current Public Records of said County; thence South 12°17'50" East, along the Easterly line thereof, 322.75 feet to the Southeasterly corner of said lands; thence South 65°15'28" West, along the Southerly line of said lands described and recorded in Official Records Volume 1319, Page 323, a distance of 600.00 feet; thence South 24°44'32" East, 240.00 feet; thence South 65°15'28" West, 229.27 feet to the point of curvature of a curve to the right; thence Northwesterly along and around the arc of a curve concave Northeasterly and having a radius of 25.00 feet, an arc distance of 44.88 feet, said arc being subtended by a chord bearing and distance of North 63°18'30" West, 39.09 feet to the Easterly right of way line of Mandarin Road (a 66 foot right of way as now established) also being the point of tangency of said curve; thence South 11°52'28" East, along said Easterly right of way line, 133.35 feet to the point of curvature of a curve leading Northeasterly; thence Northeasterly along and around the arc of a curve concave Southeasterly and having a radius of 25.00 feet, an arc distance of 33.66 feet, said arc being subtended by a chord bearing and distance of North 26°41'30" East, 31.17 feet to the point of tangency of said curve; thence North 65°15'28" East, 161.30 feet; thence South 24°44'32" East, 251.81 feet to the Northerly line of those lands described and recorded in Official Records Volume 1574, Page 457 of the Current Public Records of said County; thence North 59°53'02" East, along last said line, 260.00 feet to the Easterly line of said lands; thence South 27°39'42" East, along last said line and along the Easterly line of those lands described and recorded in Official Records Volume 2677, Page 164, Official Records Volume 1955, Page 214, Official Records Volume 2225, Page 233, and those lands described and recorded in Deed Book 1751, Page 202, all being of the Current Public Records of said County, a distance of 788.45 feet to the Northerly line of those lands described and recorded in Official Records Volume 2599, Page 961 of said Current Public Records; thence North 64°50'47" East, 612.61 feet; thence North 08°07'48" East, 312.24 feet; thence North 35°53'15" East, 158.49 feet; thence North 28°29'22" West, 95.76 feet; thence North 37°21'43" East, 145.63 feet; thence North 01°47'24" West, 370.16 feet; thence North 47°25'10" West, 502.49 feet; thence North 33°13'42" West, 319.02 feet to the POINT OF BEGINNING.

Containing 37.043 acres, more or less.

CLERK'S CERTIFICATE:

This is to certify that this plat has been approved by the City Council of Jacksonville, Florida, and submitted to me for recording and is recorded in Plat Book 41, Pages 32, 31A, 32B, 32C, 32D of 32B the Public Records of Duval County, Florida. Signed this 2 day of OCTOBER, A.D., 1985.

S. Morgan Slaughter
S. Morgan Slaughter, Clerk of Circuit Court

85- 91775
By: Robert C. Jones
Deputy Clerk

APPROVED FOR THE RECORD:

This is to certify that the above plat has been examined and approved by the City of Jacksonville, Duval County, Florida, pursuant to Ordinance No. 85-907-467 of said City and adopted by its City Council and approved by its Mayor this 19th day of AUGUST, A.D., 1985.

Jack H. Callahan
Mayor of the City of Jacksonville

Ronald E. Johnson
Secretary to the City Council of the City of Jacksonville

DEVELOPER'S CERTIFICATE:

This is to certify that CYPRESS BAY PARTNERSHIP has furnished the City of Jacksonville, a Plat Bond secured by an irrevocable letter of credit as surety that the proposed improvements within public space will be constructed according to the plans and specifications approved by the City of Jacksonville and has furnished the City of Jacksonville a Sidewalk Bond secured by an irrevocable letter of credit as surety that the sidewalks will be constructed according to the plans and specifications approved by the City of Jacksonville. Said Bonds are equivalent to one hundred percent of the engineering costs and estimated costs of construction and cost of placing permanent control points.

Signed this 23rd day of SEPT, A.D., 1985.

J. Daniel Collins
J. Daniel Collins
Executive Vice President

Albert J. Kinard Sr.
Director of Public Works

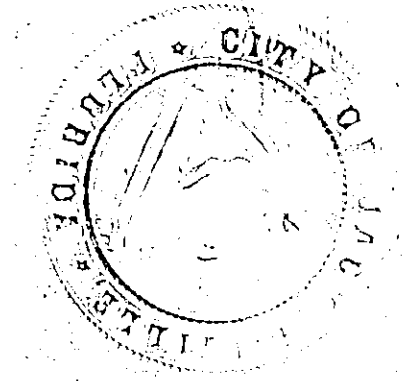
SURVEYOR'S CERTIFICATE:

This is to certify that the above plat is a true and correct representation of the lands surveyed, platted and described in the Caption, that the survey was made under the undersigned's responsible direction and supervision, that the survey data complies with all requirements of Florida Statute 177, that the survey and legal description are accurate and permanent reference monuments have been placed and permanent control points will be placed according to the laws of the State of Florida and the current regulations of the City of Jacksonville.

Signed and Sealed this 18 day of July, A.D., 1985.

Gregory B. Clary
GREGORY B. CLARY
FLORIDA REGISTERED LAND SURVEYOR NO. 3377

APPROVED
DATE: August 5, 1985
BY: Marvin Poutre
CITY ENGINEER
Albert J. Kinard Sr.
DIRECTOR OF PUBLIC WORKS
GENERAL COUNSEL, OR
Phillip S. Cope
ASSISTANT COUNSEL



Cypress Bay

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ADOPTION AND DEDICATION

This is to certify that Stokes and Company, a Florida corporation and Cesery Investments, Inc., a Florida corporation, as joint venturers doing business as Cypress Bay Partnership, a general partnership under the laws of the State of Florida are the lawful owners of the lands described in the caption hereon known as Cypress Bay and have caused the same to be surveyed and subdivided, that Florida National Bank, a United States of America corporation, and William R. Cesery and Vesta H. Cesery, his wife, are the holders of mortgages on said lands; that this plat is made in accordance with said survey, is hereby adopted as a true correct plat of said lands and that all streets, drives, courts, lanes, and easements for drainage, utilities, sewers and unobstructed easements shown herein are hereby irrevocably without reservation dedicated to the City of Jacksonville and its successors. The drainage easements through and over the lakes shown on this plat are hereby irrevocably dedicated to the City of Jacksonville and its successors and are subject to the following covenants which shall run with the land:

(1) The drainage easements hereby dedicated shall permit the City of Jacksonville and its successors to discharge into said lakes which these easements traverse, all waters which may fall or come upon all drives and ways hereby dedicated together with all soil, nutrients, chemical and all other substances which may flow or pass from drives, avenues, roads, and lanes, from adjacent land or from any other sources of public waters into or through said lakes without any liability whatsoever on the part of the City of Jacksonville and its successors for any damages injuries or losses to persons or property resulting from the acceptance or use of these drainage easements by the City of Jacksonville and its successors,

(2) The lakes shown on this plat are owned in fee simple title by the abutting property owners and the City of Jacksonville, by acceptance of this plat, assume no responsibility for the removal or treatment of aquatic plants and animals, soils, chemicals or any other substance or thing that may even be or come within said lakes which these easements traverse, nor any responsibility for maintenance nor preservation of the water purities, water level, or water depth which responsibility shall be those of the abutting property owners and

(3) The City of Jacksonville and its successors shall not be liable nor responsible for the creation, operation, failure nor destruction of any water level control equipment which may be constructed or installed by the developer or any other person within the area of the lands hereby platted or of the lakes shown on this plat, but shall have the right to modify the existence of the lakes and that which retains them to affect adequate drainage including but not limited to the right to remove any water level control structures or any part thereof. Cypress Bay Partnership developer and owner of the lands described and captioned hereon shall indemnify the City of Jacksonville and save it harmless from suits, actions, damages and liability and expense in connection with loss of life, bodily or personal injury or property damage, any other damage arising from or out of any occurrence in, upon, or at, or from the lakes described above or any part thereof, or occasion holding or in part by any act of omission of Cypress Bay Partnership, its agents, contractors, employees, servants, licensees, or concessionaires within Cypress Bay. This indemnification shall run with the land and the assigns of Cypress Bay Partnership, and shall be subject to it. The private easements shown hereon are hereby reserved by the Developer aforementioned and its successors and assigns, and are not dedicated to the Public. The JEA easements as shown are dedicated to the Jacksonville Electric Authority and its successors for use in its underground electric distribution system.

IN WITNESS WHEREOF, The Partnership, William R. Cesery and Vesta H. Cesery, his wife, and said Corporation have caused these presents to be executed by their appropriate officers by and with the authority of said partnership and corporation this 15th day of July, A.D., 1985.

CYPRESS BAY PARTNERSHIP

Witness: Beverly J. Halland
Witness: Sandra A. Moberg
J. Daniel Collins
Stokes & Company, a General Partner
J. Daniel Collins, Executive Vice President

Witness: Susan Dyer
Witness: Sandra A. Moberg
William R. Cesery
Cesery Investments, Inc., General Partner

FLORIDA NATIONAL BANK

Witness: Beverly J. Halland
Witness: Deborah M. Robertson
James E. Putnal
James E. Putnal, Senior Vice President

State of Florida)
(ss
County of Duval)

The foregoing instrument was acknowledged before me this 17th day of July, A.D., 1985, by James E. Putnal, Senior Vice President of Florida National Bank, a United States of America Corporation, on behalf of the Corporation.

Deborah J. Morris
Notary Public
State of Florida at Large
My Commission expires Sept. 6, 1987

State of Florida)
(ss
County of Duval)

The foregoing instrument was acknowledged before me this 15th day of July, A.D., 1985, by William R. Cesery, Jr. of Cesery Investments, Inc., a General Partner on behalf of Cypress Bay Partnership.

Colley Boyd
Notary Public
State of Florida at Large
My Commission expires October 18, 1985

State of Florida)
(ss
County of Duval)

The foregoing instrument was acknowledged before me this 15th day of July, A.D., 1985, by J. Daniel Collins, Executive Vice President of Stokes & Company, a General Partner on behalf of Cypress Bay Partnership.

Beverly J. Halland
Notary Public
State of Florida at Large
My Commission expires April 16, 1986

WILLIAM R. CESERY AND VESTA H. CESERY, HIS WIFE

Witness: Susan Dyer
Witness: Beverly J. Halland
Witness: Beverly J. Halland
Witness: Sandra A. Moberg
William R. Cesery
William R. Cesery
Vesta H. Cesery
Vesta H. Cesery

State of Florida)
(ss
County of Duval)

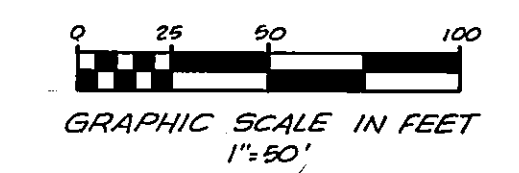
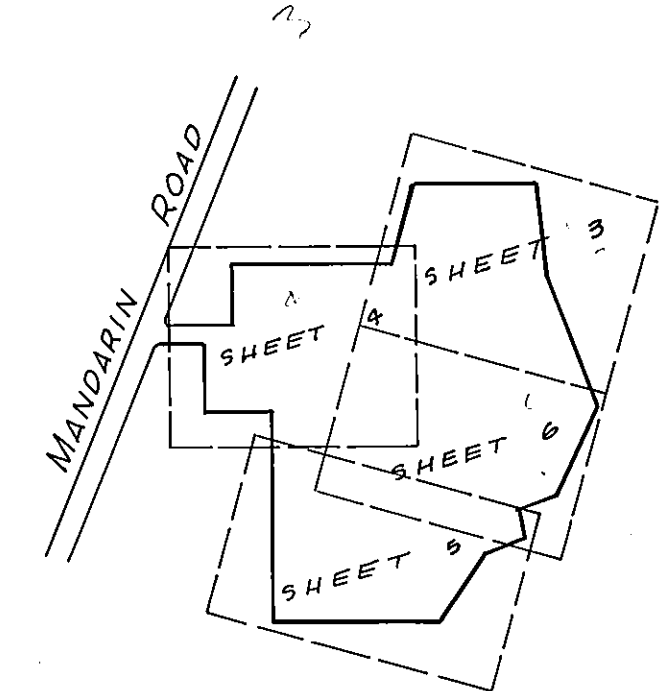
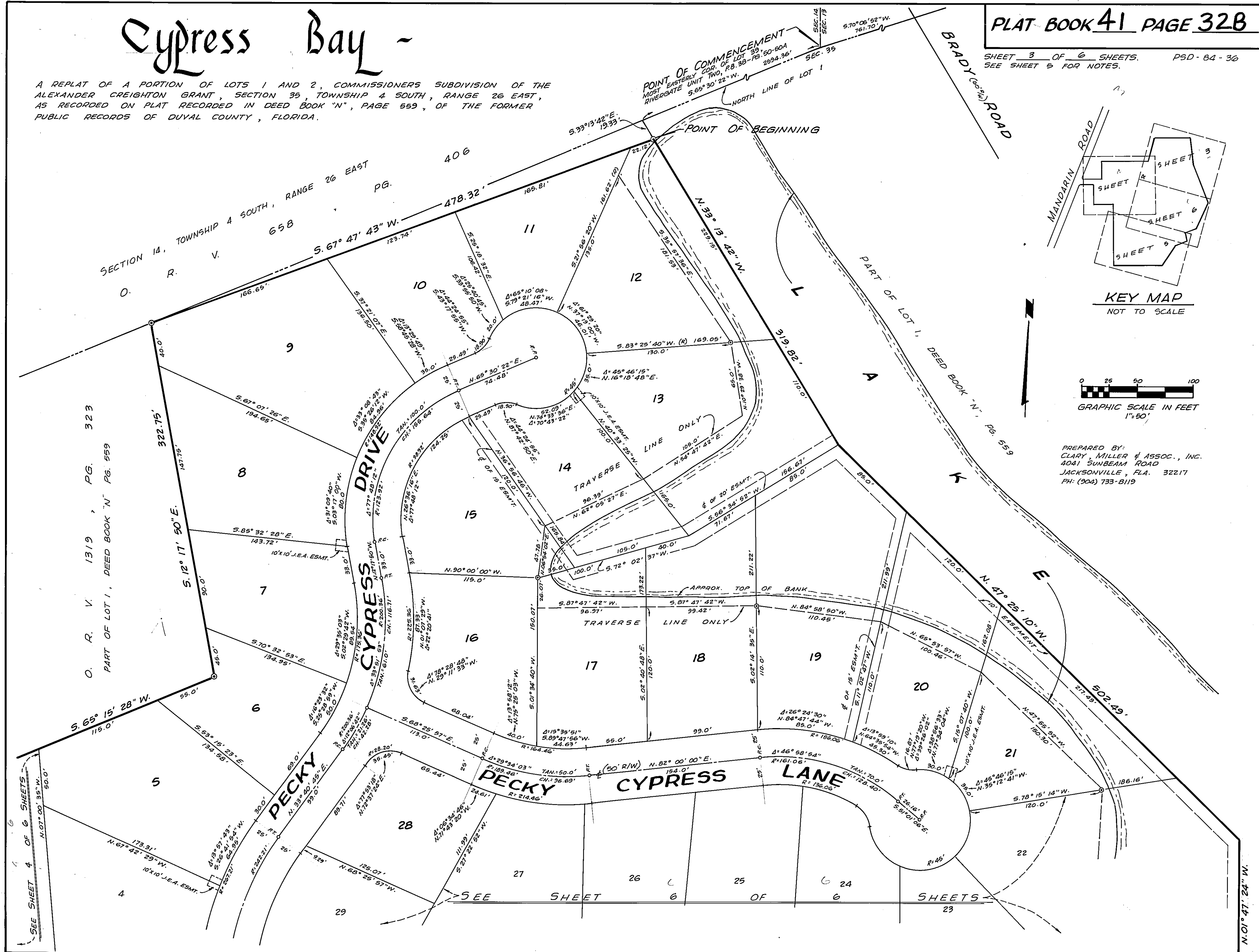
The Foregoing instrument was acknowledged before me this 15th day of July, A.D., 1985, by WILLIAM R. CESERY AND VESTA H. CESERY, HIS WIFE.

Colley Boyd
Notary Public
State of Florida at Large
My Commission expires October 18, 1985

Cypress Bay

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SHEET 3 OF 6 SHEETS. PSD-84-36
SEE SHEET 5 FOR NOTES.



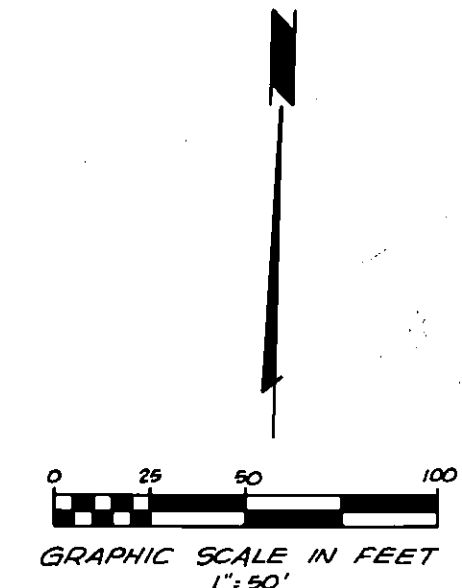
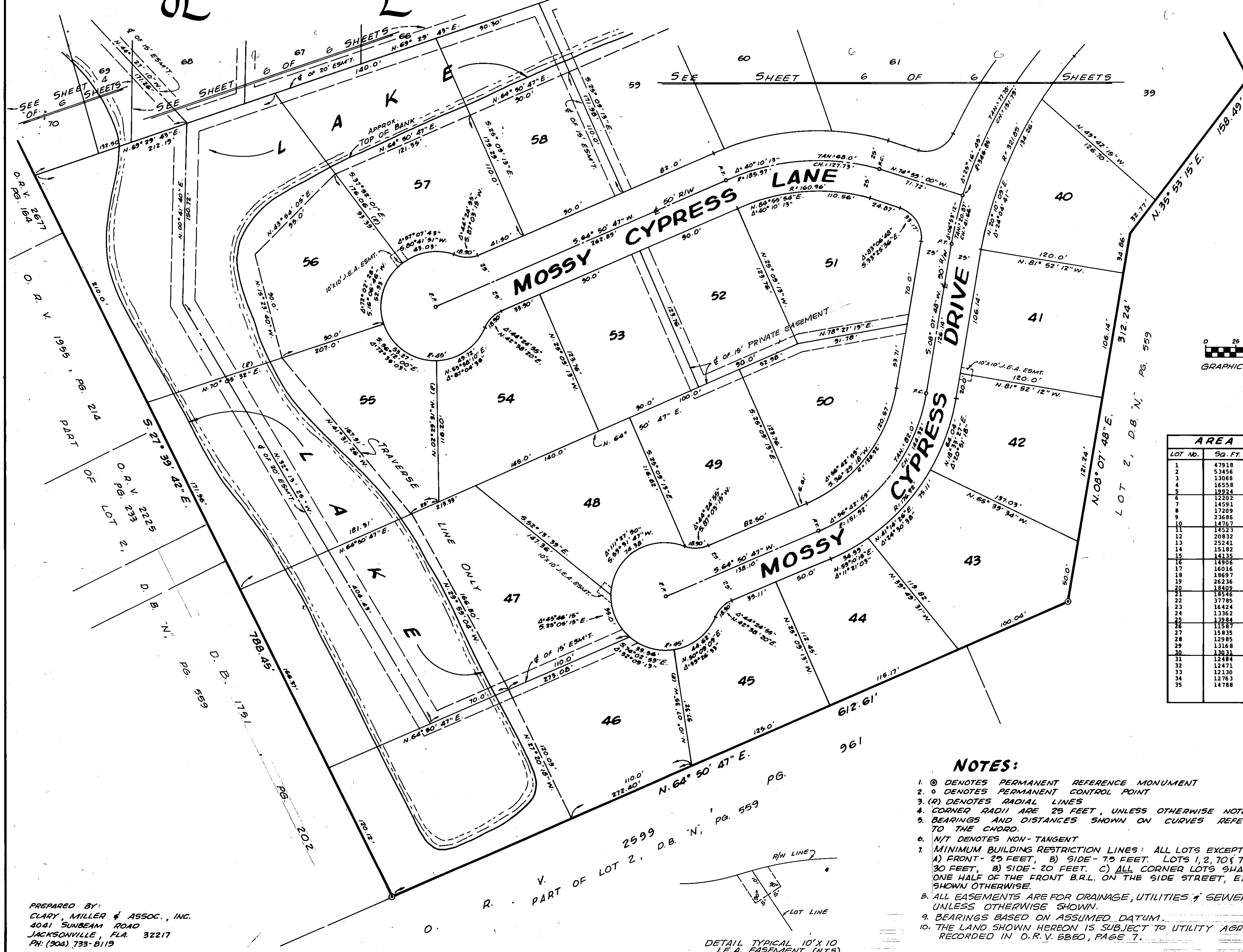
PREPARED BY:
CLARY, MILLER & ASSOC., INC.
4021 SUNBEAM ROAD
JACKSONVILLE, FLA. 32217
PH: (904) 733-8119

SEE SHEET 4 OF 6 SHEETS

SEE SHEET 6 OF 6 SHEETS

Cypress Bay

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AREA TABLE			
LOT NO.	SQ. FT.	LOT NO.	SQ. FT.
1	47918	36	19725
2	53456	37	28548
3	13066	38	18743
4	16558	39	14101
5	19924	40	12186
6	12202	41	12736
7	14591	42	12736
8	17209	43	14835
9	23686	44	11337
10	14767	45	11635
11	14523	46	34336
12	20832	47	41517
13	25241	48	12410
14	15182	49	12337
15	14135	50	12485
16	14906	51	14150
17	16016	52	21138
18	18697	53	11138
19	26236	54	13935
20	18499	55	33673
21	18546	56	47330
22	37785	57	21014
23	16424	58	15807
24	13362	59	18315
25	13984	60	14957
26	11587	61	20112
27	15835	62	16959
28	12985	63	25716
29	13168	64	20019
30	13033	65	21071
31	12484	66	25589
32	12471	67	26275
33	12130	68	29510
34	12763	69	25382
35	14788	70	49180
		71	43990

- NOTES:**
- DENOTES PERMANENT REFERENCE MONUMENT
 - DENOTES PERMANENT CONTROL POINT
 - (R) DENOTES RADIAL LINES
 - CORNER RADII ARE 25 FEET, UNLESS OTHERWISE NOTED.
 - BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO THE CHORD.
 - N/T DENOTES NON-TANGENT
 - MINIMUM BUILDING RESTRICTION LINES: ALL LOTS EXCEPT 1, 2, 71: A) FRONT - 25 FEET, B) SIDE - 7.5 FEET. LOTS 1, 2, 71: A) FRONT - 30 FEET, B) SIDE - 20 FEET, C) ALL CORNER LOTS SHALL MAINTAIN ONE HALF OF THE FRONT B.R.L. ON THE SIDE STREET, EXCEPT AS SHOWN OTHERWISE.
 - ALL EASEMENTS ARE FOR DRAINAGE, UTILITIES & SEWERS UNLESS OTHERWISE SHOWN.
 - BEARINGS BASED ON ASSUMED DATUM.
 - THE LAND SHOWN HEREON IS SUBJECT TO UTILITY AGREEMENT AS RECORDED IN O.R.V. 5850, PAGE 7.

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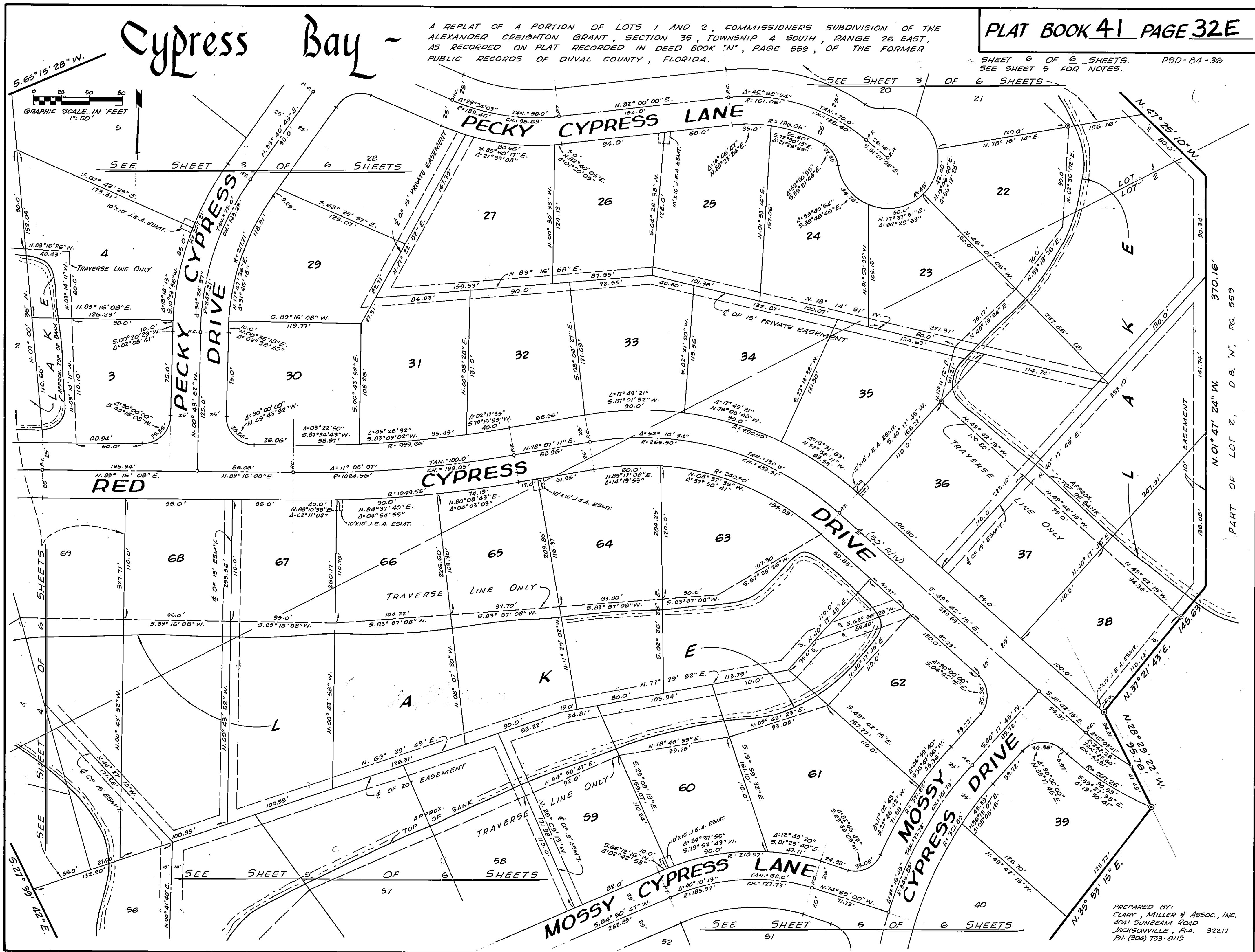
DETAIL TYPICAL 10' X 10' J.E.A. EASEMENT (N.T.S.)

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PLAT BOOK 41 PAGE 32E

SHEET 6 OF 6 SHEETS. PSD-84-36
SEE SHEET 5 FOR NOTES.



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