

Cypress Hammock unit one

A PORTION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

Sheet 1 of Sheets 2

TAXES VERIFIED R.B.F.

CAPTION

A portion of the South 1/2 of the Northeast 1/4 of Section 32, Township 3 South, Range 27 East, City of Jacksonville, Duval County, Florida, being more particularly described as follows: COMMENCE at the Southeast corner of the South 1/2 of the Northeast 1/4 of said Section 32; thence run North 02°44'56" West, along the Easterly line of said Section 32, 671.22 feet; thence South 89°41'59" West, along the Southerly line of those lands described in Official Records Volume 3479, Page 253 and Official Records Volume 2662, Page 577, all recorded in the current Public Records of said County, 1021.05 feet to the POINT OF BEGINNING; thence continue South 89°41'59" West, along last said line, 337.49 feet; thence South 02°47'53" East, 27.67 feet; thence South 89°41'37" West, 200.00 feet; thence South 89°48'31" West, 284.77 feet; thence South 00°11'29" East, 75.35 feet; thence South 32°17'23" East, 166.34 feet; thence South 87°42'37" West, 222.39 feet to the point of curvature of a curve leading to the right; thence along and around the arc of the curve, said curve being concave Northeastly and having a radius of 25.00 feet, an arc length of 39.27 feet, said arc being subtended by a chord bearing and distance of North 77°17'23" West, 35.36 feet to a point of tangency, said point being situate on the Easterly right-of-way line of St. Augustine Road, (a 100 foot right-of-way as now established); thence South 32°17'23" East, along the Easterly right-of-way line of said Old St. Augustine Road, 130.00 feet to a point on a curve leading to the right; thence along and around the arc of the curve, departing from said Easterly right-of-way line, said curve being concave Southeastly and having a radius of 25.00 feet, an arc length of 39.27 feet, said arc being subtended by a chord bearing and distance of North 77°17'23" West, 35.36 feet to a point of tangency; thence North 12°42'37" East, 35.36 feet to a point of tangency; thence North 57°42'37" East, 222.39 feet; thence South 32°17'23" East, 343.68 feet; thence South 00°21'04" East, 51.69 feet; thence North 43°02'02" East, 253.52 feet to a point situate on a curve leading to the left; thence along and around the arc of the curve, said curve being concave Northeastly and having a radius of 125.07 feet, an arc length of 77.66 feet, said arc being subtended by a chord bearing and distance of South 71°48'26" East, 76.41 feet to a point of tangency; thence South 89°35'39" East, 27.20 feet; thence North 00°24'21" East, 30.08 feet; thence North 37°25'54" East, 106.37 feet; thence North 77°08'44" East, 70.39 feet; thence North 64°44'36" East, 105.89 feet; thence North 00°24'21" East, 123.25 feet; thence North 02°58'09" East, 55.94 feet; thence North 00°18'01" West, 140.42 feet to the POINT OF BEGINNING.

ADOPTION AND DEDICATION

This is to certify that D. W. Hutson Construction, Inc., and Sing Oil Company, a Georgia Corporation, doing business as Hutson, Sing Joint Venture IV, are the lawful owners of the lands described in the Caption hereon known as CYPRESS HAMMOCK unit one, and have caused the same to be surveyed and subdivided; that the BARNETT BANK of JACKSONVILLE, NA, is the holder of the mortgage on said lands and that this plat made in accordance with this survey, is hereby adopted as a true and correct plat of said lands. All drives and easements for drainage, utilities and sewers are hereby irrevocably, without reservation, dedicated to the City of Jacksonville, its successors and assigns. The drainage easement through and over the lakes and filtration systems shown on this plat are hereby irrevocably dedicated to the City of Jacksonville, its successors and assigns 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 and assigns to discharge into said lakes and filtration systems which these easements traverse, all water which may fall on or come upon all drives hereby dedicated, together with all soils, nutrients, chemicals and all other substances which may flow or pass from drives and courts, from adjacent land, or from any other source of public waters into or through said lakes and filtration systems without any liability whatsoever on the part of the City of Jacksonville, its successors and assigns 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, its successors and assigns; (2) the lakes and filtration systems 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 assumes no responsibility for the removal or or treatment of aquatic plants and animals, soil, chemicals or any other substance or thing that may even be or come within said lakes or filtration systems which these easements traverse, nor any responsibility for maintenance or preservation of the water purity, water level or water depth which responsibilities shall be those of the abutting owners, and; (3) the City of Jacksonville, its successors and assigns shall not be liable nor responsible for the creation, operation, failure or 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 and filtration systems shown on this plat, but shall have the right to modify the existence of the lakes and filtration systems and that which retains it, to effect adequate drainage, including, but not limited to, the right to remove any water level control structures or any part thereof. Hutson, Sing Joint Venture IV, developer and owner of the lands described and captioned hereon, shall indemnify the City of Jacksonville and save it harmless from suits, actions, damages, liability and expense in connection with loss of life, bodily or personal injury, property damage or other damage arising from or out of any occurrence in, upon, or at, or from the lakes and filtration systems described above, or any part thereof, or occasioned wholly or in part by any act or omission of Hutson, Sing Joint Venture IV, its agents, contractors, employees, servants, licensees or concessionaires with CYPRESS HAMMOCK unit one. This indemnification shall run with the land and the easements of Hutson, Sing Joint Venture IV, and shall be subject to it. The Jacksonville Electric Authority Easements as shown are dedicated to the Jacksonville Electric Authority and its successors for its use in its underground electric distribution system.

In witness thereof the above named Corporations have caused these presents to be executed by their respective agents and seals affixed, this 28th day of MARCH, A. D., 1986.

D. W. HUTSON CONSTRUCTION, INC.

Witness: George Ann Menzies

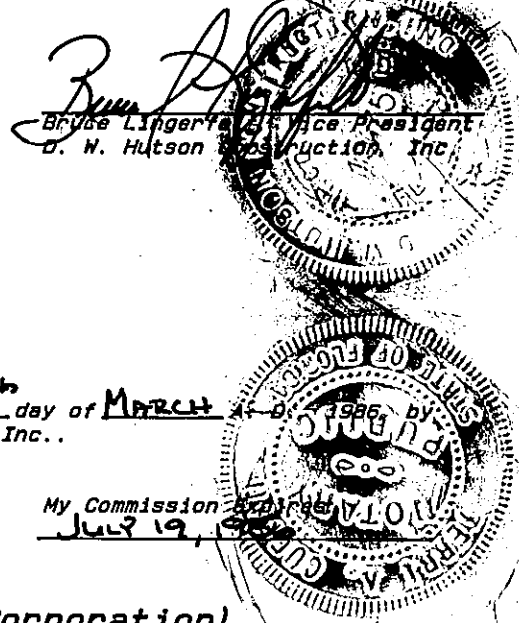
Witness: Donald P. Kinn

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 28th day of MARCH, 1986, by Bruce Lingerfelt, Vice President, D. W. Hutson Construction, Inc..

Notary Public, State of Florida, at Large Donald Sharr



SING OIL COMPANY (a Georgia Corporation)

Witness: George Ann Menzies

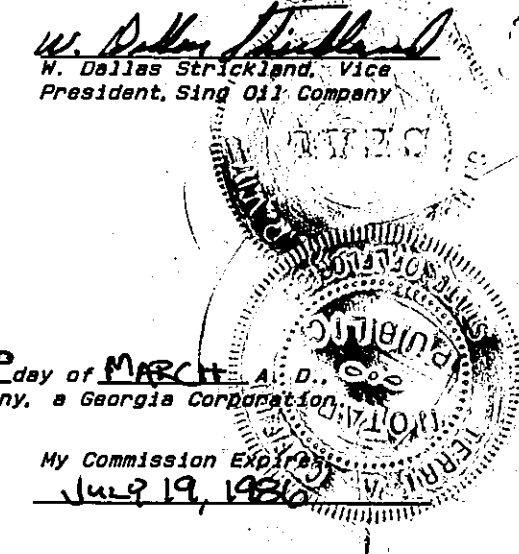
Witness: Donald P. Kinn

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 28th day of MARCH, A. D., 1986, by W. Dallas Strickland, Vice President, Sing Oil Company, a Georgia Corporation.

Notary Public, State of Florida, at Large Donald Sharr



BARNETT BANK of JACKSONVILLE, NA

Witness: Delilah Harrison

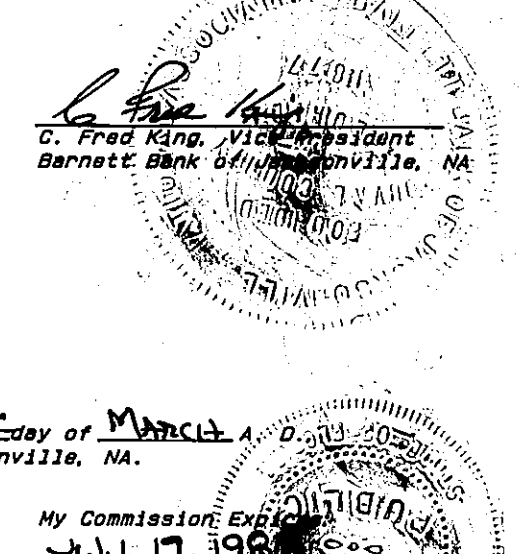
Witness: Donald P. Kinn

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 28th day of MARCH, A. D., 1986, by C. Fred King, Vice President, Barnett Bank of Jacksonville, NA.

Notary Public, State of Florida, at Large Donald Sharr



APPROVED
DATE: 4/16/86
BY: Marion Boutwell
CITY ENGINEER
W. Fred King
DIRECTOR OF PUBLIC WORKS
GENERAL COUNSEL, OR
James D. Hagg
ASSISTANT COUNSEL

APPROVED FOR THE RECORD

This is to certify that this Plat has been examined, accepted and approved by the City of Jacksonville, Duval County, Florida, pursuant to Ordinance No. 86-478-246, of said City, adopted by its Council and approved by its Mayor.

Signed this 21st day of MAY, A. D., 1986.

James D. Hagg
Mayor of the City of Jacksonville

Cheryl W. Kidd
Secretary of the Council of the City of Jacksonville

CLERK'S CERTIFICATE

86-57960

This is to certify that this Plat has been examined and approved by the City Council of the City of Jacksonville, Florida and submitted to me for recording and is recorded in Plat Book 42, Pages 2-2A, of the Public Records of Duval County, Florida.

Signed this 13th day of JUNE, A. D., 1986.

S. Morgan Slaughter
Clerk: S. Morgan Slaughter

Robert C. Forbes
Deputy Clerk

DEVELOPER'S CERTIFICATE

This is to certify that Sing Oil Company, a Georgia Corporation and D. W. Hutson Construction, Inc., has deposited with the City of Jacksonville sufficient collateral, in compliance with Section 654.109 of the Municipal Code, in an amount equivalent to one hundred percent of all remaining costs for engineering and construction and costs of placing permanent control points, (including sidewalks) as guarantee that all required improvements will be completed in accordance with the plans and specifications approved by the City of Jacksonville.

Signed this day 10th of JUNE, A. D., 1986.

Bruce Lingerfelt
Vice President, D. W. Hutson Construction, Inc.

W. Dallas Strickland, Jr.
Vice President, Sing Oil Company, a Georgia Corporation

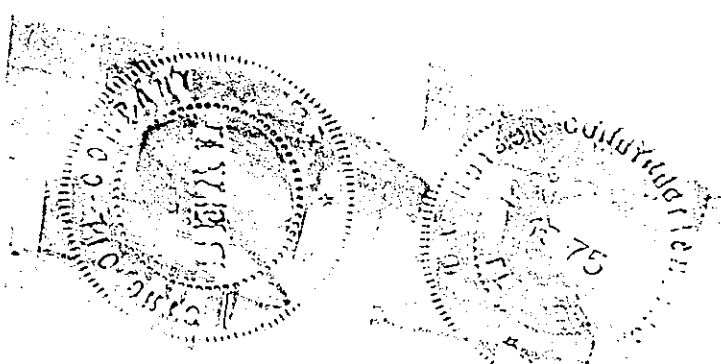
Albert J. Hagg
Director of Public Works

SURVEYOR'S CERTIFICATE

I hereby certify that this Plat is a true and correct representation of the lands hereby surveyed, platted and described in the Caption, that the survey was made under my responsible direction and supervision and that the survey data complies with all the requirements of Chapter No. 177 of the Laws of the State of Florida. I further certify that Permanent Reference Monuments have been placed and that Permanent Control Points will be placed according to the above reference law and that all the zoning rules and regulations of the City of Jacksonville, currently in effect have been complied with.

Signed this 20th day of MARCH, A. D., 1986.

James D. Hagg
Florida Registered Land Surveyor, No. 2647
All American Surveyors, Inc.
Jacksonville, Florida



Prepared By:
ALL AMERICAN SURVEYORS, INC.
8411 BAYMEADOWS WAY
JACKSONVILLE, FLORIDA, 32216
(904) 731-0722

