

TAXES VERIFIED R.B.F.

A REPLAT OF A PART OF CYPRESS HAMMOCK UNITS TWO, THREE, AND FOUR CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

CAPTION

A replat of Lots 35A, 35B, 35C, 35D, 35E, 35F, 36A, 36B, 36C, 36D, and 37A, 37B, 37C, 37D, 37E, 37F, as shown on the plat of CYPRESS HAMMOCK UNIT TWO, as recorded in Plat Book 42, Pages 3 and 3A; Lots 21A, 21B, 21C, 21D, 21E, 22A, 22B, 22C, 22D, 22E, 22F, 23A, 23B, 23C, 23D, 23E, 23F, 38A, 38B, 38C, 38D, 38E, 38F, 39A, 39B, 39C, 39D, 39E, 39F, and a part of Lot 21F, as shown on the plat of CYPRESS HAMMOCK UNIT THREE, as recorded in Plat Book 42, Pages 62 and 62A; Lots 24A, 24B, 24C, 24D, 24E, 24F, 40A, 40B, 40C, 40D, 41A, 41B, 41C, 41D, 41E, 41F, 42A, 42B, 42C, 42D, 42E, 42F, as shown on the plat of CYPRESS HAMMOCK UNIT FOUR, as recorded in Plat Book 42, Pages 63 and 63A, all recorded in the current Public Records of Duval County, Florida. That part of said Lot 21F, CYPRESS HAMMOCK UNIT THREE, being more particularly described as follows: BEGIN at the corner common to said Lot 21F and Lot 20A, CYPRESS HAMMOCK UNIT THREE, said corner also being situate on the Southeastly right-of-way line of Stillwood Drive (a 50 foot right-of-way as now established), thence South 61°44'13" East, along the Northerly line of said Lot 21F and the Southerly prolongation thereof 60.30 feet; thence South 77°48'01" East, 318.01 feet to a point situate on the Easterly line of said Lot 21F; thence South 45°08'50" East, along said Easterly line 243.23 feet to the Southeastly corner of said Lot 21F; thence North 89°35'39" West, along the Southerly line of said Lot 21F, 460.92 feet to the corner common to said Lot 21F and Lot 21E; thence North 19°35'50" West, along the Westerly line common to said Lot 21F and said Lot 21E, 261.26 feet to a point situate on a curve leading to the left in the aforesaid Southeastly right-of-way line of Stillwood Drive; thence along and around the arc of the curve, said curve being concave Northwestly and having a radius of 105.00 feet, an arc length of 21.69 feet, said arc being subtended by a chord bearing and distance of North 34°10'52" East, 21.63 feet to the POINT OF BEGINNING.

ADOPTION AND DEDICATION

This is to certify that Tompkins Investment Group Incorporated, a Delaware corporation is the lawful owner of the lands described in the caption hereon known as A REPLAT OF A PART OF CYPRESS HAMMOCK UNITS TWO, THREE AND FOUR, and has caused the same to be surveyed and subdivided; that NCNB NATIONAL BANK OF FLORIDA, is the holder of the mortgage on said lands and that this plat made in accordance with said survey, is hereby adopted as a true and correct plat of said lands. All 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, 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 right-of-ways hereby dedicated together with all soil, nutrients, chemicals and all other substances which may flow or pass from right-of-ways, 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 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 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. Tompkins Investment Group Incorporated, a Delaware Corporation, 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 Tompkins Investment Group Incorporated, a Delaware Corporation, its agents, contractors, employees, servants, licensees or concessionaires with A REPLAT OF A PART OF CYPRESS HAMMOCK UNITS TWO, THREE, AND FOUR. This indemnification shall run with the land and the assigns of Tompkins Investment Group Incorporated, a Delaware Corporation and shall be subject to it.

In witness thereof the above named Corporations have caused these presents to be executed by their respective agents and seals affixed, this 31st day of May, A. D., 1989.

TOMPKINS INVESTMENT GROUP INCORPORATED a Delaware Corporation

Witness: Patricia B. DeCrista, Kenneth L. Johns, Jr., Vice President, Tompkins Investment Group, Inc., a Delaware Corporation

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 31st day of May, A. D., 1989, by Kenneth L. Johns, Jr., Vice President, Tompkins Investment Group, Inc., a Delaware Corporation.

Notary Public, State of Florida, My Commission Expires: Jan. 29, 1993

NCNB NATIONAL BANK OF FLORIDA

Witness: Gary W. Mordel, Donald C. Moore, Vice President, NCNB National Bank of Florida

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 30th day of May, A. D., 1989, by Donald C. Moore, Vice President, NCNB National Bank of Florida.

Notary Public, State of Florida, My Commission Expires: Dec. 18, 1992

Prepared By: ALL AMERICAN SURVEYORS, INC. 4220 HOOD ROAD JACKSONVILLE, FLORIDA, 32257 (904) 268-4155

APPROVED DATE: 8/3/89 For Director of Public Works: James E. Mouser City Engineer By: General Counsel: James H. ...

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. 89-618-327, of said City adopted by its Council and approved by its Mayor.

Signed this 10th day of August, A. D., 1989. Mayor: ... Secretary: ...

CLERK'S CERTIFICATE 89-85629

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 45, Pages 65, 65A of the Public Records of Duval County, Florida.

Signed this 17th day of August, A. D., 1989. Clerk: Henry W. Cook By: M. Wooten Deputy Clerk

DEVELOPER'S CERTIFICATE

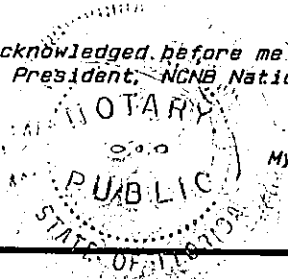
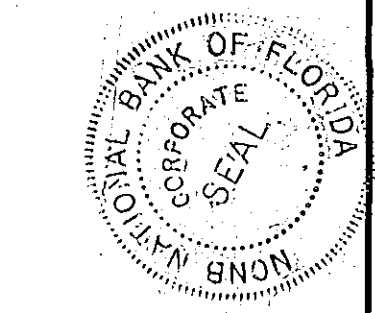
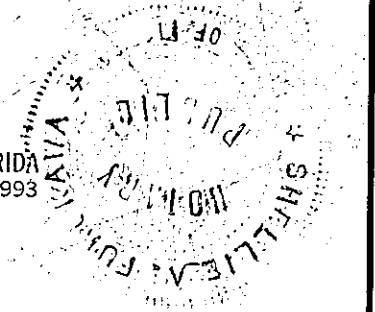
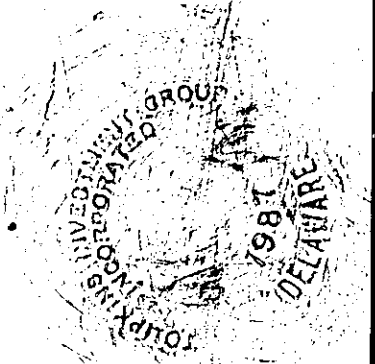
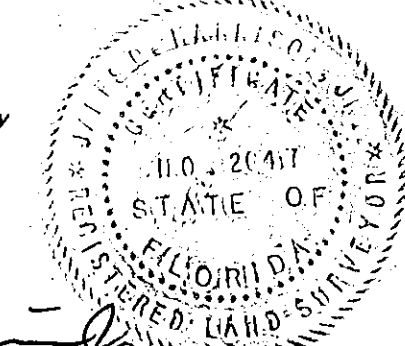
This is to certify that Tompkins Investment Group Incorporated, a Delaware Corporation has deposited with the City of Jacksonville sufficient collateral, in compliance with Section 554.109 of the Municipal Code, in an amount equivalent to one hundred percent of all remaining costs for engineering and construction and costs of placing permanent control points, including sidewalks, as guaranteed that all required improvements will be completed in accordance with the plans and specifications approved by the City of Jacksonville.

Signed this 18th day of AUG, A. D., 1989. Kenneth L. Johns, Jr., Vice President, Tompkins Investment Group Incorporated, a Delaware Corporation 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.

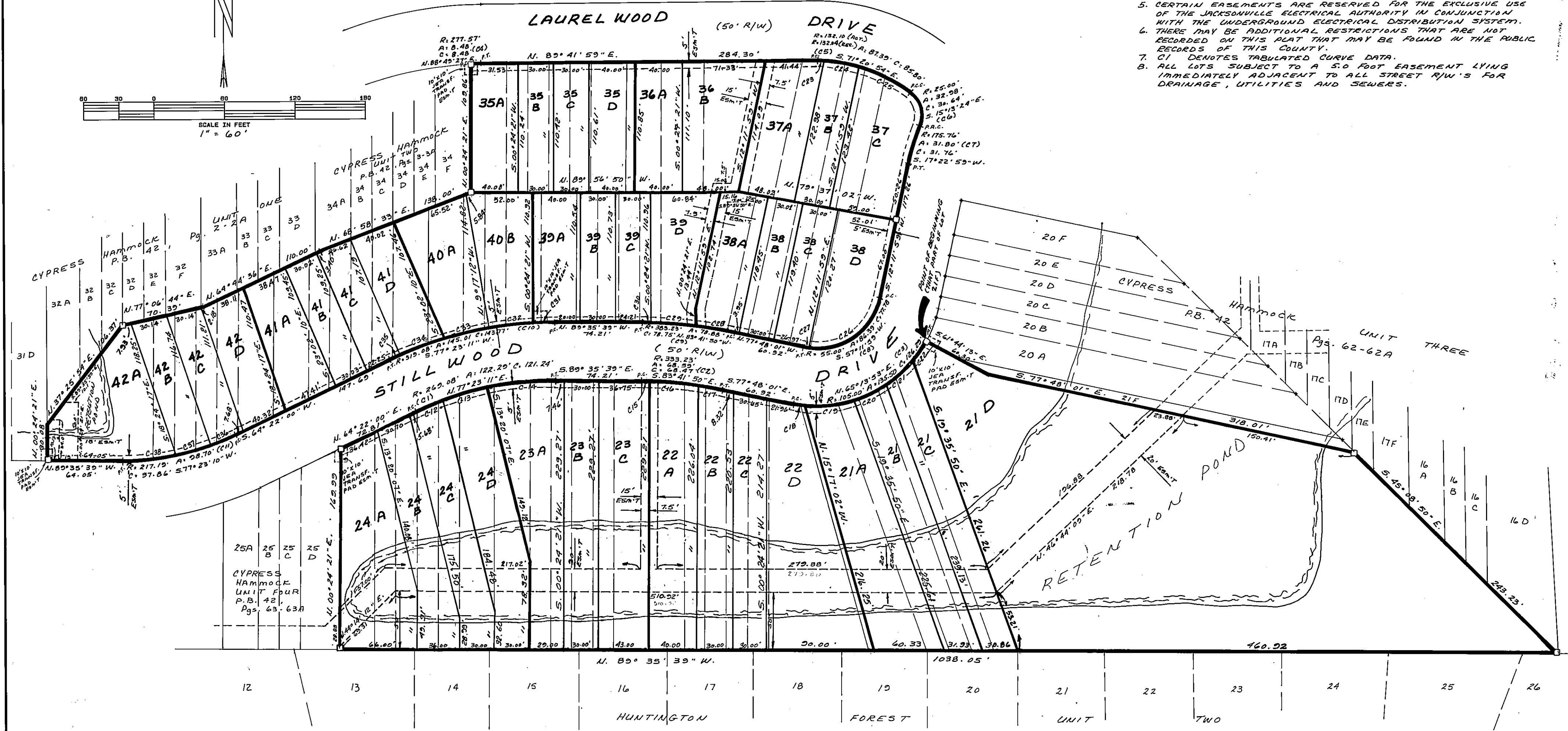
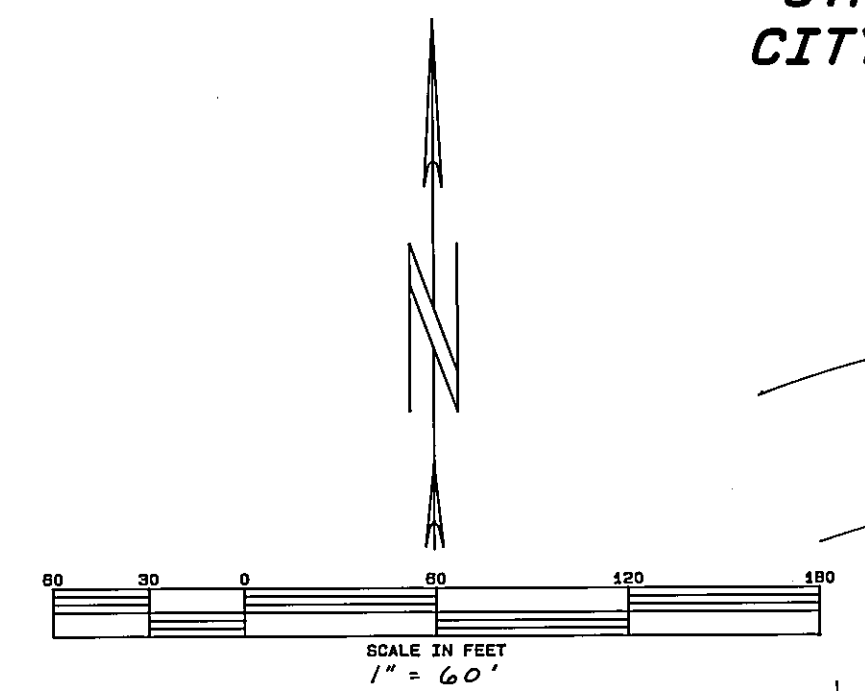
Signed this 26th day of May, A. D., 1989. James D. Harrison, Jr. Florida Registered Land Surveyor, No. 2647 All American Surveyors, Inc. Jacksonville, Florida



A REPLAT OF A PART OF
CYPRESS HAMMOCK UNITS TWO, THREE, AND FOUR
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

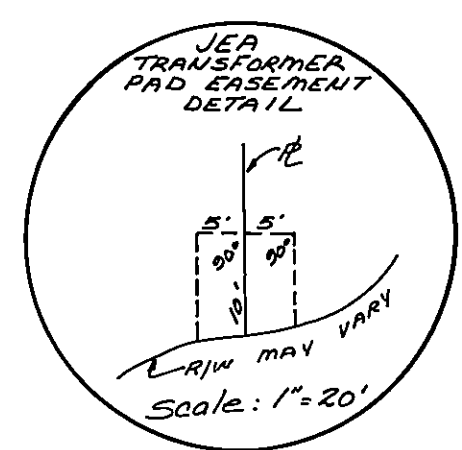
GENERAL NOTES:

1. □ DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.)
2. DENOTES PERMANENT CONTROL POINT
3. ALL EASEMENTS ARE FOR DRAINAGE, UTILITIES, SEWERS AND CABLE TELEVISION UNLESS OTHERWISE NOTED.
4. BEARINGS BASED ON RECORDED PLATS OF CYPRESS HAMMOCK UNITS TWO, THREE AND FOUR.
5. CERTAIN EASEMENTS ARE RESERVED FOR THE EXCLUSIVE USE OF THE JACKSONVILLE ELECTRICAL AUTHORITY IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
6. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
7. CI DENOTES TABULATED CURVE DATA.
8. ALL LOTS SUBJECT TO A 5.0 FOOT EASEMENT LYING IMMEDIATELY ADJACENT TO ALL STREET R/W'S FOR DRAINAGE, UTILITIES AND SEWERS.



CURVE DATA TABLE

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG.
1	26° 02' 21"	249.08	122.29	62.22	121.24	N 77° 23' 11" E.
2	11° 47' 38"	333.23	68.50	34.42	68.47	S 83° 41' 50" E.
3	73° 56' 11"	105.00	135.00	79.03	124.29	N 63° 13' 53" E.
4	1° 45' 09"	277.57	8.48	4.24	8.48	N 88° 59' 27" E.
5	37° 34' 15"	132.10	87.39	45.36	85.80	S 71° 24' 54" E.
6	75° 34' 43"	25.00	32.08	19.38	36.44	S 15° 15' 24" E.
7	10° 21' 59"	175.76	31.80	15.94	31.74	S 17° 22' 59" W.
8	90° 00' 00"	55.00	66.35	55.00	77.78	S 57° 11' 53" N.
9	11° 47' 38"	333.23	78.88	39.58	78.75	N 83° 41' 50" W.
10	26° 02' 21"	249.08	145.61	73.78	143.77	S 77° 23' 11" W.
11	26° 02' 21"	249.08	217.10	98.70	217.84	S 77° 23' 11" W.
12	5° 17' 00"	245.00	24.81	12.41	24.80	N 47° 00' 30" E.
13	8° 32' 04"	245.00	20.08	10.04	20.08	N 73° 55' 02" E.
14	18° 13' 16"	245.00	57.30	28.61	57.20	N 84° 17' 43" E.
15	1° 04' 29"	333.23	6.25	3.12	6.25	S 89° 03' 25" E.
16	4° 59' 32"	333.23	40.15	20.10	40.13	S 85° 04' 05" E.
17	3° 48' 57"	333.23	22.19	11.10	22.19	S 70° 42' 30" E.
18	5° 32' 27"	105.00	10.15	5.08	10.15	S 80° 34' 15" E.
19	22° 58' 11"	105.00	42.00	21.33	41.81	N 85° 10' 26" E.
20	16° 25' 19"	105.00	30.22	15.21	30.11	N 65° 26' 41" E.
21	17° 06' 05"	105.00	31.34	15.70	31.34	N 48° 38' 53" E.
22	11° 50' 10"	105.00	21.60	10.88	21.65	N 34° 10' 52" E.
23	3° 19' 51"	132.10	7.68	3.84	7.68	S 88° 38' 14" E.
24	13° 32' 55"	132.10	39.08	15.11	39.02	S 80° 26' 43" E.
25	21° 31' 25"	132.10	49.43	25.11	49.33	S 63° 09' 31" E.
26	86° 51' 32"	55.00	83.38	75.62	55.53	S 37° 45" W.
27	3° 08' 28"	55.00	3.02	1.51	3.01	N 70° 22' 15" W.
28	4° 57' 24"	383.23	39.15	16.50	39.14	N 80° 16' 49" W.
29	5° 58' 10"	383.23	39.94	19.99	39.93	N 83° 09' 34" W.
30	0° 51' 53"	383.23	5.79	2.89	5.79	N 80° 02' 41" W.
31	3° 53' 37"	315.00	20.01	10.01	20.01	S 88° 34' 32" W.
32	6° 53' 56"	315.00	38.42	19.23	38.40	S 83° 21' 46" W.
33	4° 57' 24"	315.00	38.78	19.39	38.72	S 76° 26' 07" W.
34	7° 11' 37"	315.00	40.06	20.06	40.04	S 60° 21' 37" W.
35	1° 23' 49"	315.00	7.78	3.89	7.78	S 65° 03' 04" W.
36	6° 52' 24"	217.10	22.45	11.24	22.44	S 67° 19' 42" W.
37	7° 53' 45"	217.10	30.06	15.06	30.03	S 74° 15' 16" W.
38	12° 11' 12"	217.10	46.20	23.18	46.11	S 84° 18' 45" W.



Prepared By:
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