

CYPRESS MEADOWS PHASE 1 REPLAT

PLAT BOOK 84 PAGE 139

SHEET 1 OF 12 SHEETS

SEE SHEET 2 FOR GENERAL NOTES & LEGEND

REPLAT OF CYPRESS MEADOWS PHASE 1, AS RECORDED IN PLAT BOOK 84, PAGE 1 THROUGH 12, INCLUSIVE, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY FLORIDA, TOGETHER WITH A PORTION OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 25 EAST SAID DUVAL COUNTY, LYING WITHIN SAID SECTION 20, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

ADOPTION AND DEDICATION

This is to certify that Meritage Homes of Florida, Inc., a Florida Corporation ("OWNER"), is the fee simple owner of the lands described in the caption hereon known as CYPRESS MEADOWS PHASE 1 REPLAT, having caused the same to be surveyed and subdivided. This plat being made in accordance with said survey is hereby adopted as a true and correct plat of those lands.

Upon failure of the Owner, homeowners association or other such entity that has assumed the obligation of maintenance pertaining to stormwater management facilities, tracts or easements to perform its obligations, the obligation of maintenance and any other matters pertaining to the lakes and stormwater management facilities as well as Tracts and Parcels for any common use would then fall equally on the owners of the lots as shown on this plat.

All rights of way, unobstructed easements for drainage, access easements, sidewalk easements, and non-access easements as shown hereon are hereby irrevocably and without reservation dedicated to the City of Jacksonville, a Florida municipal corporation, its successors and assigns ("City").

The non-exclusive drainage easements over, under, across and through the stormwater management facilities shown on this plat are hereby irrevocably dedicated to the City and are subject to the following covenants which shall run with the land:

- (1) The drainage easements hereby dedicated shall permit the City to discharge into said stormwater management facilities which these easements traverse, all water which may fall on or come upon the rights of way dedicated on this plat, together with all substances or matter which may flow or pass from said rights of way; from adjacent land or from any other source of public waters into or through said stormwater management facilities, without any liability whatsoever on the part of the City for any damage, injuries or loss to persons or property resulting from the acceptance or use of these drainage easements by the City.
- (2) The stormwater management facilities shown on this plat are owned in fee simple title by the owner, its successors and assigns, and all maintenance and any other matters pertaining to said stormwater management facilities are the responsibility of said owner, its successors and assigns. The City by acceptance of this plat assumes no responsibility whatsoever for said stormwater management facilities.
- (3) The City shall not be liable nor responsible for the creation, operation, failure or destruction of water level control equipment which may be constructed or installed by the Owner or any other person within the area of the lands hereby platted, or of the stormwater management facilities shown on this plat, but shall have the right to maintain the water level in accordance with any state and local permits, including the repair, removal or replacement of the stormwater management facilities and the control structures to effect adequate drainage for the rights of ways dedicated hereon.

Owner, its successors and assigns of the lands described and captioned hereon, shall forever release, discharge, indemnify the City and save it harmless from suits, action, damages, liability and expense in connection with loss of life, bodily or personal injury or property damage or any other damage arising from or out of any occurrence in, upon, at or from the stormwater management facilities described above, or any part thereof, occasioned wholly or in part by any act or omission of its agent, contractors, employees, servants, licensees or concessionaires within CYPRESS MEADOWS PHASE 1 REPLAT. Owner's successors and assigns shall be subject to this release and indemnification and the covenants herein shall run with the land described and captioned hereon.

All private easements and conservation easements shown hereon shall remain privately owned and the sole and exclusive property of Owner, its successors and assigns. Owner does hereby reserve unto itself, its successors and assigns, a non-exclusive easement for landscaping and construction of signs over all non-access easements, and also non-exclusive easement(s) over all the lands designated as private drainage easements shown on this plat, the maintenance responsibilities of which shall be those of the Owner, its successors, and assigns.

Those easements designated as "JEA Utility Easements" are hereby irrevocably dedicated to JEA, its successors and assigns, for its non-exclusive use in conjunction with the installation, maintenance, and use of water reuse, water, sewer, and/or other public utilities; provided however, that no parallel utilities may be installed within said easements.

Those easements designated as "JEA-E.E." are hereby irrevocably dedicated to JEA, its successors and assigns, for its exclusive use in conjunction with its underground electrical system. Those easements designated as "JEA-E." are hereby irrevocably dedicated to JEA, its successors and assigns, for its non-exclusive use (a) in conjunction with its underground electrical system, and (b) for meters associated with water and/or sewer utilities; provided however, that no parallel utilities may be installed within said easements.

Tract M (Lift Station) is hereby irrevocably and without reservation dedicated to JEA, its successors and assigns, in fee simple.

Title to the Landscape Buffer Tract is hereby retained by the undersigned Owner, its successors and assigns; provided however, the undersigned Owner reserves the right to convey title to said tract to an entity, including without limitation, a property owners' association, or other third party that assumes all obligation of maintenance and operation thereof under this plat. Such tract shall be held and used by Owner, its successors and assigns, as a landscape buffer for the adjacent pump station in accordance with the requirements of Section 656.1223, City of Jacksonville Ordinance Code.

Owner hereby dedicates to JEA, its successors and assigns, a non-exclusive easement on, upon, over, and under the Landscape Buffer Tract, for electrical, water reuse, water, sewer, and other public utilities and ingress and egress in connection with JEA's use of Tract M (Lift Station).

Owner, its successors and assigns, shall forever release, discharge, indemnify JEA and save it harmless from suits, actions, damages, liability and expenses that may be incurred in connection with property damage or personal injury, or any other damage arising from or out of any occurrence in, upon, at or from the Landscape Buffer Tract, or any part thereof, except to the extent arising from or incidental to JEA's use of Tract M (Lift Station) or JEA's easement upon the Landscape Buffer Tract. Owner's successors and assigns shall be subject to this release and indemnification and the covenants herein shall run with the land described and captioned hereon. JEA shall restore and/or replace any landscaping, ground cover, and/or irrigation facilities disturbed by JEA in the exercise of its easement rights upon the Landscape Buffer Tract with like-kind materials; provided however, that to the extent replacement of items such as large or mature trees is not reasonably feasible, JEA shall replace same with the closest reasonable replacement therefore.

Those easements designated as "MAE" and "PUDE" shall remain privately owned and the sole and exclusive property of Owner, its successors and assigns. Owner does hereby reserve unto itself and its successors and assigns, a non-exclusive easement for landscaping and construction of signs over all non-access easements and non-exclusive easements over all the lands designated as maintenance access easements and private unobstructed drainage easements shown on this plat, the maintenance responsibilities of which shall be those of the Owner, its successors and assigns provided however, the undersigned Owner reserves the right to convey title to said easements to an entity, including without limitation, a property owner's association or other third party that assumes all obligation of maintenance and operation thereof under this plat.

Tract A (Conservation); Tract B (SWMF / UDE); Tracts C and D (Active Recreation); Tracts E and F (Active Recreation and UDE); Tracts G, H, I and J (Buffer); Tract K (Open Space) and Tract L (Access Easement) are hereby retained by the undersigned Owner, its successors and assigns; provided however, the undersigned Owner reserves the right to convey title to said tracts to an entity, including without limitation, the Cypress Meadows Residential Homeowners' Association, Inc. a Florida nonprofit corporation ("Association") or other third party that assumes all obligation of maintenance and operation thereof under this plat. Tracts A, B, C, D, E, F, G, H, I, J, K and L are hereby dedicated to the Association as Common Areas under the terms of the Declaration of Covenants, Conditions and Restrictions for Cypress Meadows ("Declaration").

In witness thereof, Owner has executed this plat on the 20th day of May, 2025.

Owner: Meritage Homes of Florida, Inc. a Florida Corporation Signed in the presence of:
 By: Garrett Cone Signature: Angela Midyette
 Print Name: Garrett Cone Print Name: Angela Midyette
 Its: Division President Signature: Matthew Poolson
 Print Name: Matthew Poolson

State of Florida
 County of Duval
 The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 20 day of May, 2025 by Garrett Cone, of Meritage Homes of Florida, Inc., a Florida Corporation, its Division President, on behalf of the Corporation. Such person is personally known to me or produced as identification.

SHANNON GREENE
 NOTARY PUBLIC - STATE OF FLORIDA
 NO. HH 394942
 My Comm. Expires 8/31/2027

Shannon Greene
 (Notary Public Signature)
Shannon Greene
 (Printed Notary Name)

My Commission Expires: 8/31/27

(NOTARY SEAL)

CAPTION

The Plat of Cypress Meadows Phase 1, as recorded in Plat Book 84, Page 1 through 12, inclusive, of the current public records of Duval County, Florida, together with a portion of Section 20, Township 1 South, Range 25 East, said Duval County, lying within said Section 20, City of Jacksonville, Duval County, Florida, and being more particularly described as follows:

Commence at the southwest corner of said Section 20, said point being on the north right-of-way line of Cisco Drive (a 60-foot right-of-way, as it is now established); thence N89°20'38"E, along said north right-of-way line, for 3,921.71 feet to the point of intersection with the west right-of-way line of Jones Road (an 80-foot right-of-way, as it is now established); thence N00°25'39"E, along said west right-of-way line, for 1,331.28 feet to the point of beginning of the parcel described herein;

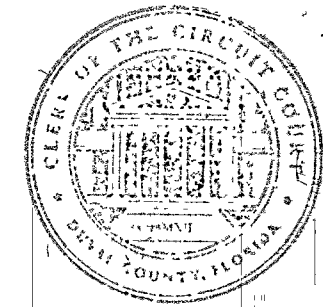
Thence S89°06'05"W, for 1,276.56 feet, to the east line of Government Lot 13; thence N00°36'57"E, along last said line, for 4.40 feet to the south line of Government Lot 10; thence S89°06'05"W, along last said line, for 396.71 feet; Thence N01°08'11"W, leaving said South line, for 874.10 feet to the point of intersection with a line 453.66 feet south of and parallel to the north line of said Government Lot 10; thence N88°51'49"E, along said parallel line, for 450.43 feet; thence N00°25'39"E, leaving said parallel line, for 453.83 feet to the point of intersection with the north line of Government Lot 9; thence N88°51'49"E, along said north line, for 1,246.87 feet to the point of intersection with aforesaid west right-of-way line of Jones Road; thence S00°25'39"W, along said west right-of-way line, for 1,339.59 feet to the point of beginning of the parcel herein described.

Containing 47.07 acres, more or less.

APPROVED FOR RECORD

This is to certify that the above plat has been examined, accepted and approved by the City of Jacksonville, Duval County, Florida, pursuant to Chapter 654, ordinance code this 5th day of June, 2025.

Nina Sickler
 Nina Sickler, P.E.
 Director of Public Works



CLERK'S CERTIFICATE

This is to certify that this plat has been examined and approved by the City of Jacksonville, Duval County, Florida and submitted to me for recording, and is recorded in Plat Book 84, Pages 139-150, of the current Public Records of Duval County, Florida this 6th day of June, 2025.

Jody Phillips
 Jody Phillips, Clerk of the Circuit Courts
Deputy Clerk

PLAT CONFORMITY REVIEW

This plat has been reviewed and found in compliance with Part 1, Chapter 177, Florida Statutes, this 20th day of June, 2025.

Danny S. Wheeler
 Danny S. Wheeler, P.S.M.
 Professional Surveyor and Mapper No. 6902

SURVEYOR'S CERTIFICATE

This is to certify that this 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 of the requirements of Florida Statute 177; that the Permanent Reference Monuments (PRM) have been monumented; Permanent Control Points (PCP) and the lot corners will be monumented in accordance with Chapter 177.091, Florida Statutes and Chapter 5J-17, Florida Administrative Code.

Certified this 22 day of May, A.D., 2025.

Jason D. Hill
 JASON D. HILL
 PROFESSIONAL SURVEYOR & MAPPER, LICENSE NUMBER 6008
 SURVEYING AND MAPPING, LLC.

SAM™ PREPARED BY:
SURVEYING AND MAPPING, LLC.
 CERTIFICATE OF AUTHORIZATION LB 7908
 9440 PHILIPS HWY., SUITE 7
 JACKSONVILLE, FL 32256
 (904) 886-0071

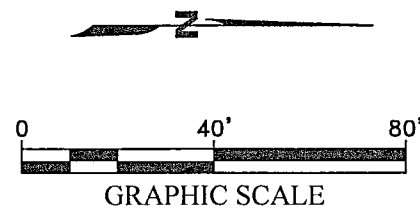
CYPRESS MEADOWS PHASE 1 REPLAT

REPLAT OF CYPRESS MEADOWS PHASE 1, AS RECORDED IN PLAT BOOK 84, PAGE 1 THROUGH 12, INCLUSIVE, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY FLORIDA, TOGETHER WITH A PORTION OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 25 EAST SAID DUVAL COUNTY, LYING WITHIN SAID SECTION 20, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

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SHEET 3 OF 12 SHEETS

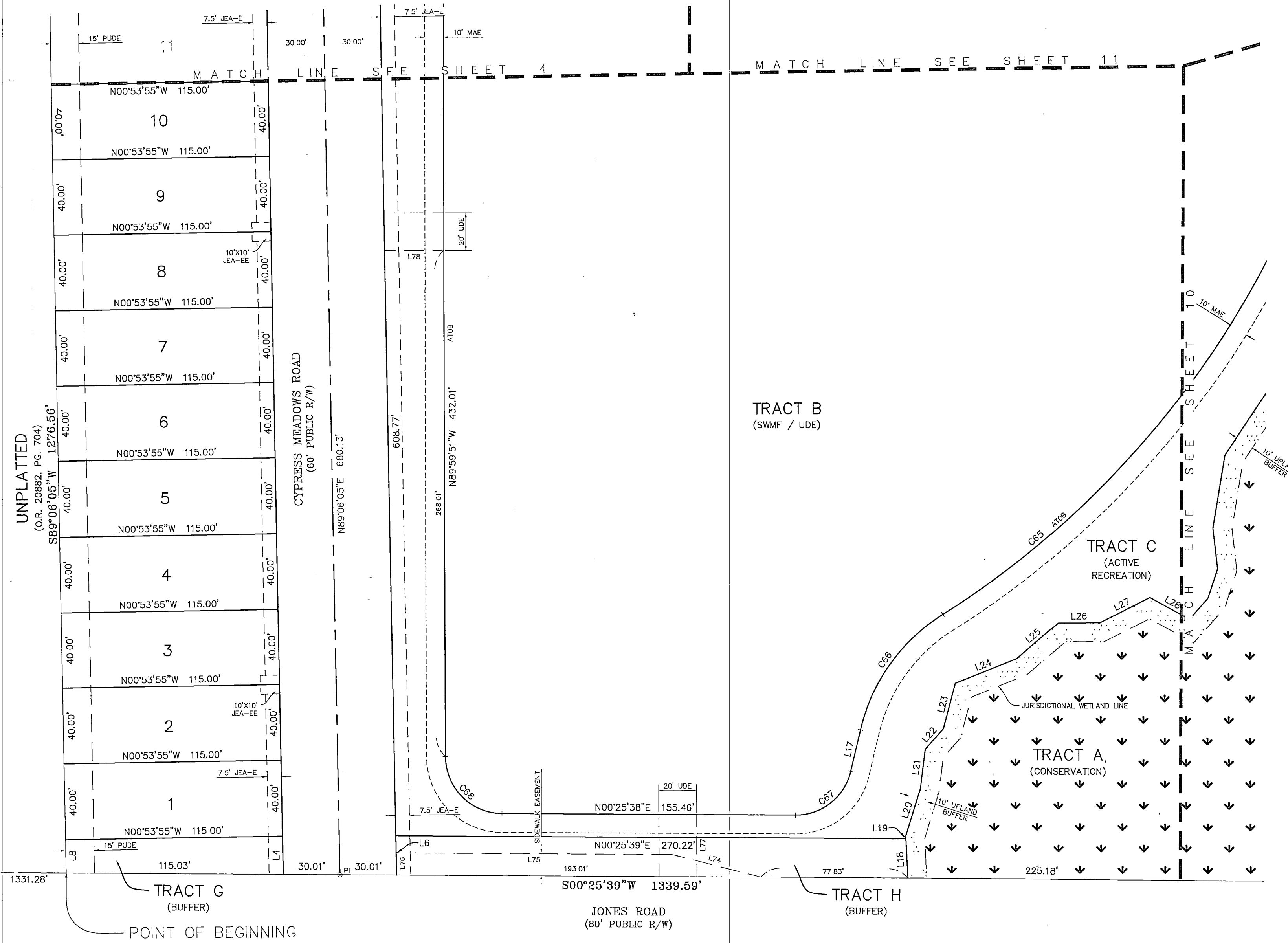
SEE SHEET 2 FOR GENERAL NOTES & LEGEND



Line Table		
Line #	Bearing	Distance
L4	S89°06'05"W	20.22'
L6	N89°06'05"E	20.77'
L8	N89°06'05"E	17.56'
L17	S76°28'41"E	22.49'
L18	S87°22'50"W	20.79'
L19	S87°22'50"W	1.50'
L20	N72°31'57"W	26.50'
L21	N82°44'18"W	20.56'
L22	N48°28'55"W	14.52'
L23	N74°55'05"W	24.78'
L24	N2°53'19"W	35.18'
L25	N40°51'25"W	29.21'
L26	N00°20'53"W	21.99'
L27	N26°51'50"W	29.83'
L28	N28°54'49"E	23.88'
L74	N14°19'56"E	45.51'
L75	S00°25'39"W	146.03'
L76	N89°06'05"E	11.70'
L77	S89°56'47"W	32.19'
L78	S00°02'18"E	31.38'

POINT OF COMMENCEMENT
SOUTHWEST CORNER OF SECTION 20

CISCO DRIVE
(60' PUBLIC R/W)
N89°20'38"E 3921.71'



POINT OF BEGINNING

Curve Table					
Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C65	485.00'	31°21'46"	265.48'	262.18'	N47°53'23"W
C66	100.00'	44°16'11"	77.27'	75.36'	S54°20'36"E
C67	30.00'	76°54'20"	40.27'	37.31'	N38°01'32"W
C68	30.00'	89°34'31"	46.90'	42.27'	N45°12'54"E



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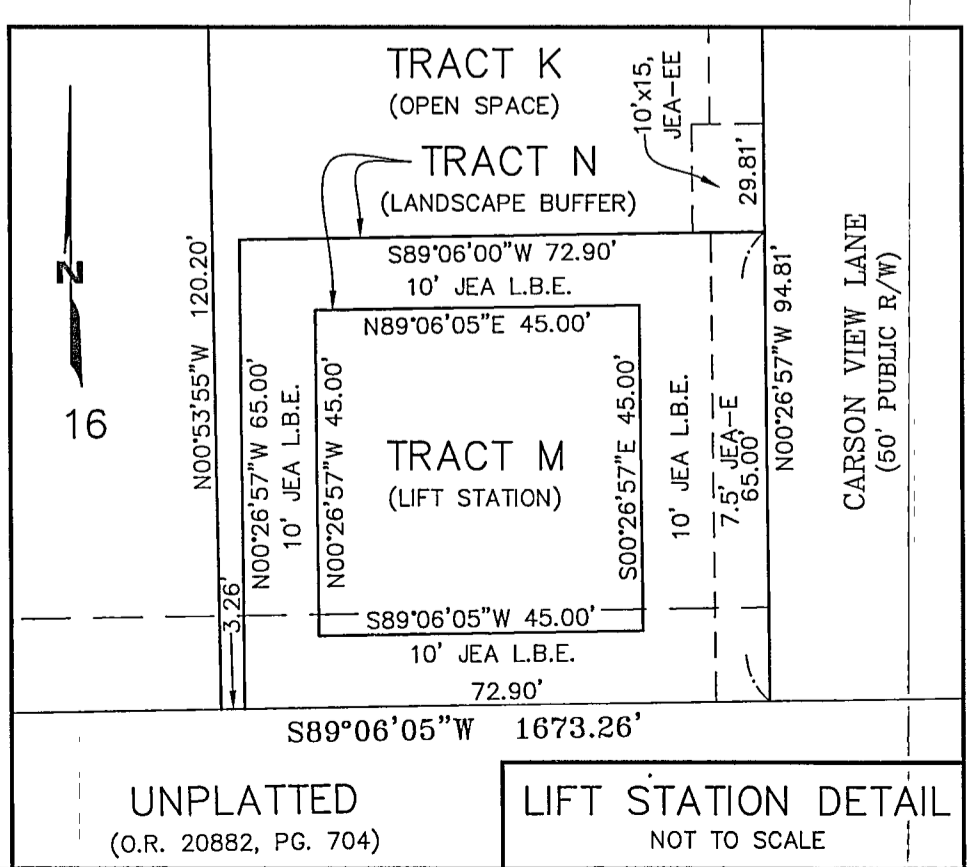
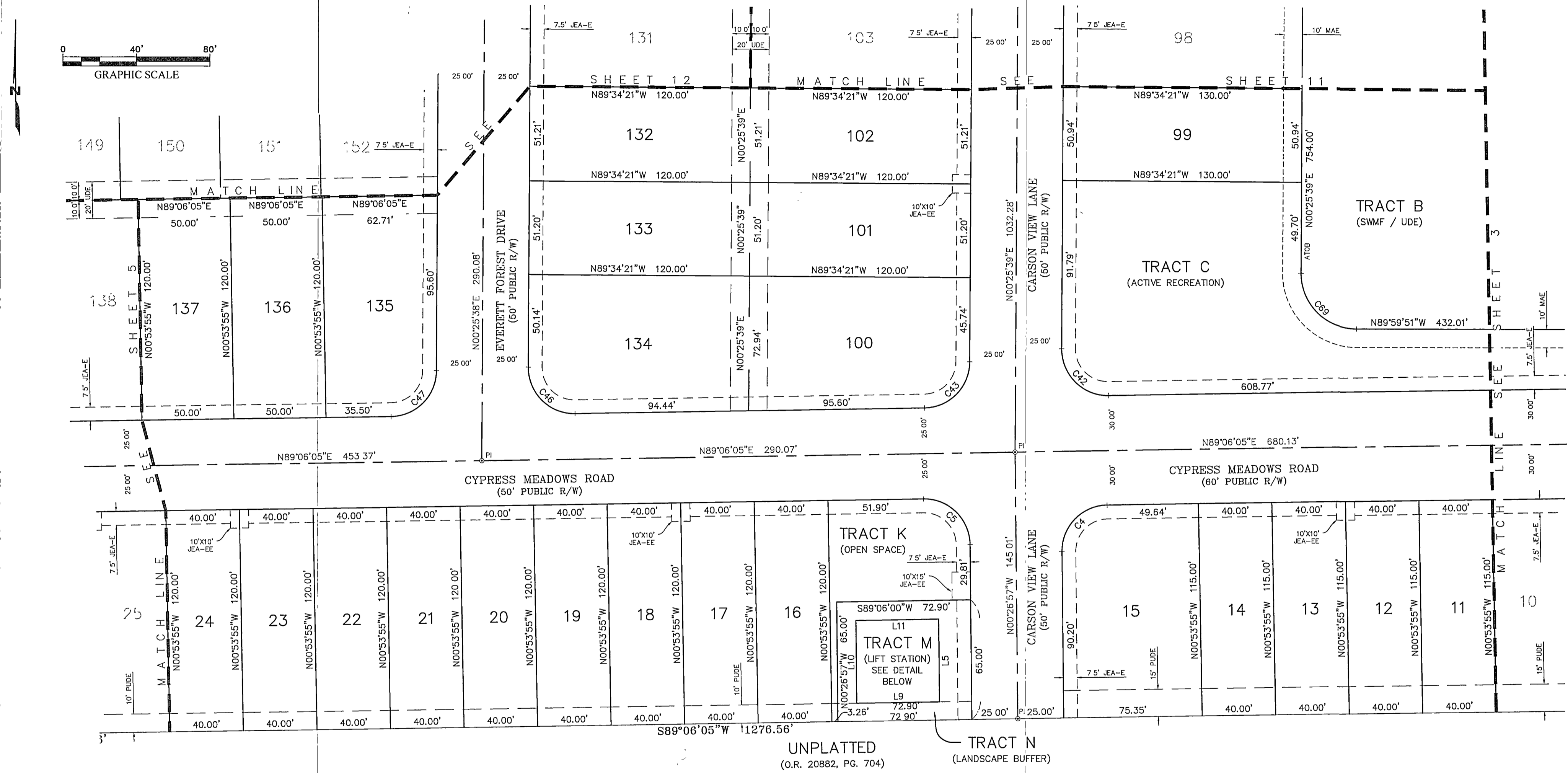
CYPRESS MEADOWS PHASE 1 REPLAT

PLAT BOOK 84 PAGE 142

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SHEET 4 OF 12 SHEETS

SEE SHEET 2 FOR GENERAL NOTES & LEGEND



Line Table

Line #	Bearing	Distance
L5	N00°26'57"W	45.00'
L9	S89°06'05"W	45.00'
L10	N00°26'57"W	45.00'
L11	S89°06'05"W	45.00'

Curve Table

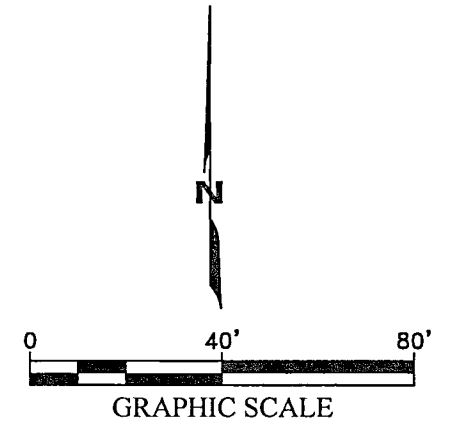
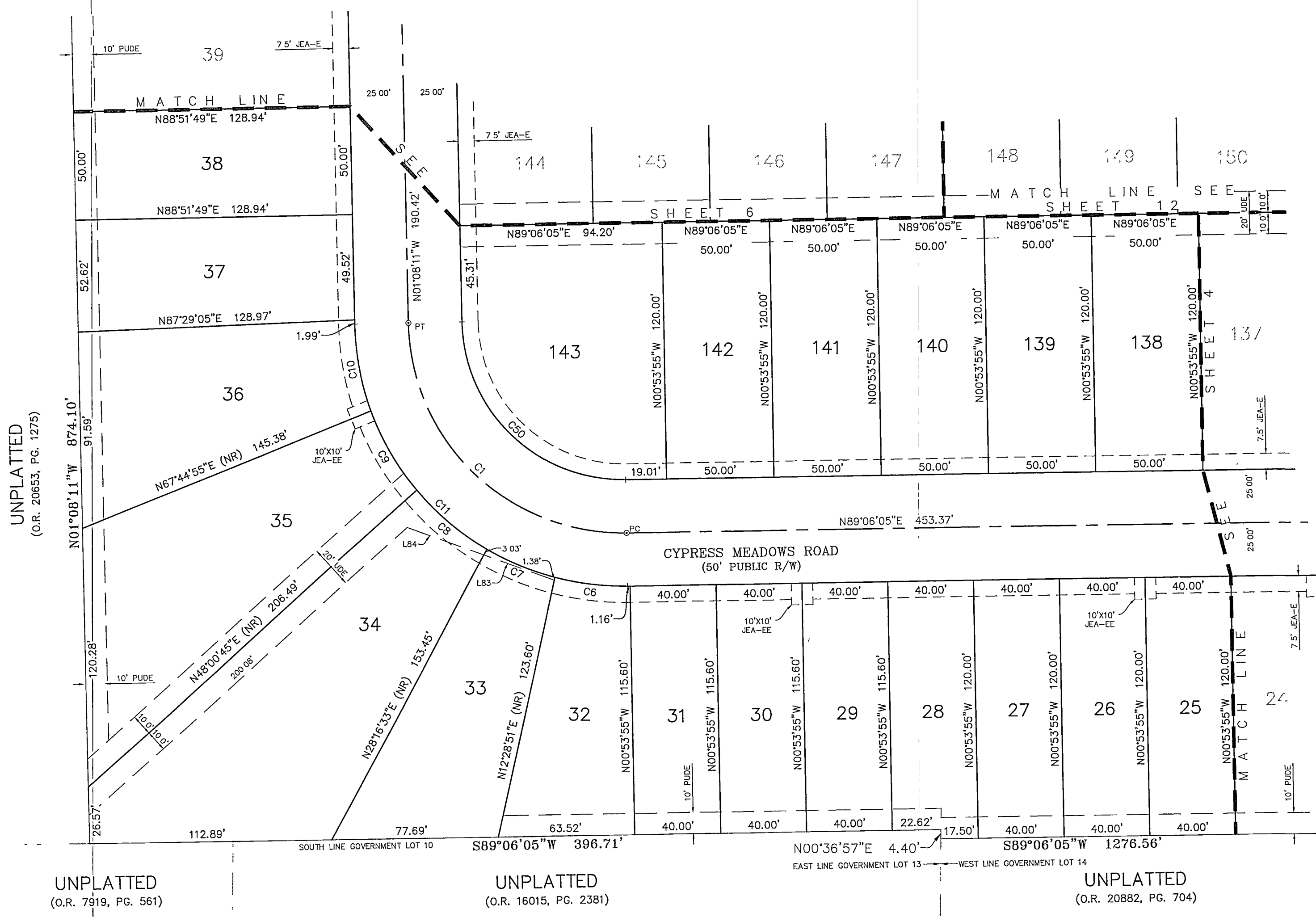
Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C4	25.00'	89°33'02"	39.07'	35.22'	S44°19'34"W
C5	25.00'	90°26'58"	39.47'	35.49'	N45°40'26"W
C42	25.00'	91°19'34"	39.85'	35.76'	S45°14'08"E
C43	25.00'	88°40'26"	38.69'	34.94'	N44°45'52"E
C46	25.00'	91°19'33"	39.85'	35.76'	S45°14'09"E
C47	25.00'	88°40'27"	38.69'	34.94'	N44°45'51"E
C69	30.00'	90°25'29"	47.35'	42.58'	S44°47'06"E

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 SEE SHEET 2 FOR GENERAL NOTES & LEGEND



Curve Table					
Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C1	100.00'	89°45'45"	156.66'	141.13'	S46°01'03"E
C6	125.00'	15°40'19"	34.19'	34.08'	S83°03'46"E
C7	125.00'	15°47'42"	34.46'	34.35'	S67°19'46"E
C8	125.00'	19°44'12"	43.06'	42.85'	S49°33'49"E
C9	125.00'	19°44'11"	43.06'	42.85'	S29°49'37"E
C10	125.00'	18°49'21"	41.06'	40.88'	S10°32'51"E
C11	125.00'	89°45'45"	195.83'	176.41'	S46°01'03"E
C50	75.00'	89°45'45"	117.50'	105.85'	S46°01'03"E

Line Table		
Line #	Bearing	Distance
L83	N70°02'40"W	34.93'
L84	N70°02'40"W	37.96'



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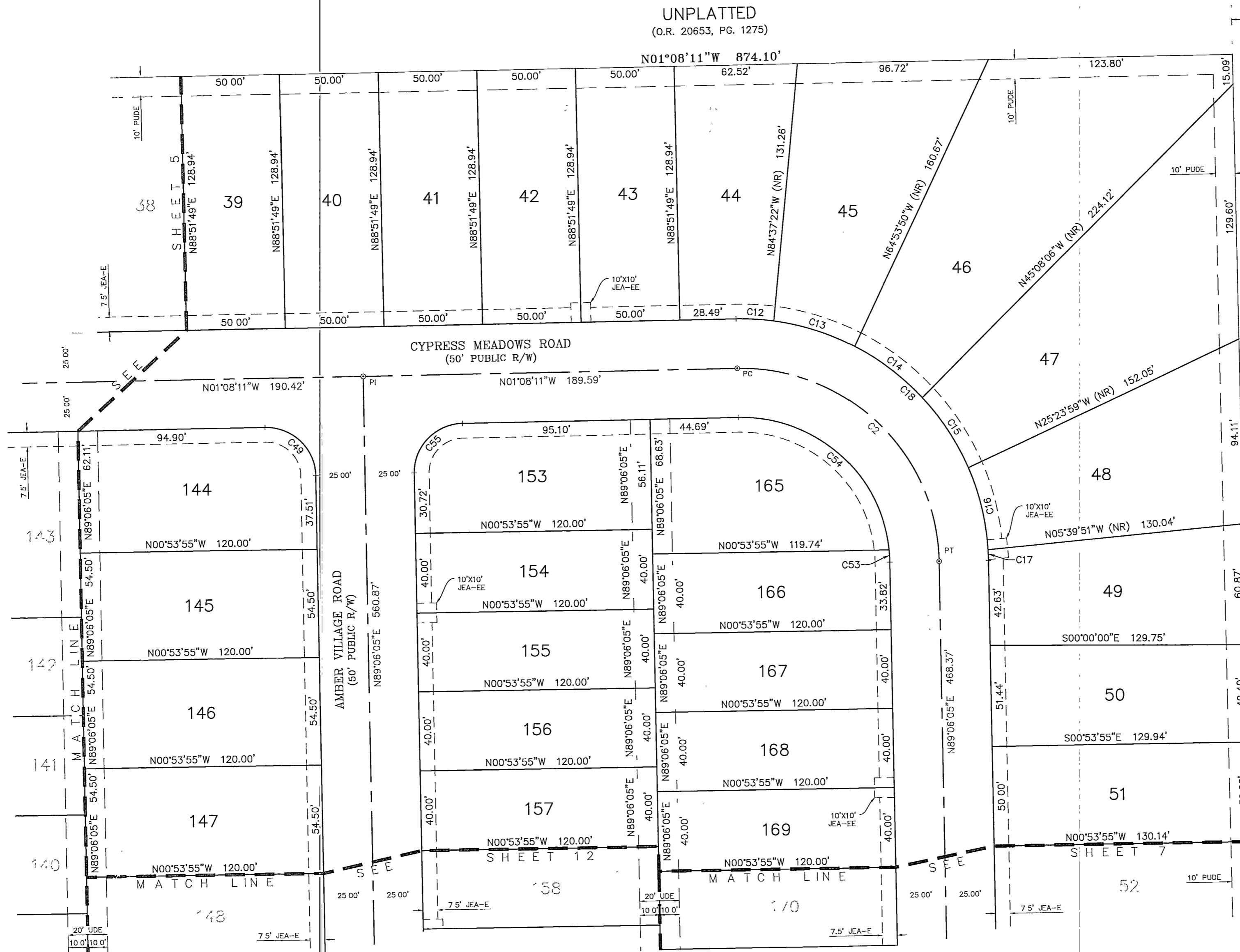
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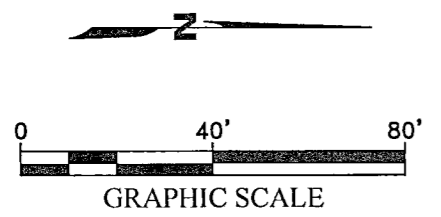
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SHEET 6 OF 12 SHEETS

SEE SHEET 2 FOR GENERAL NOTES & LEGEND



Curve Table					
Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C2	100.00'	90°14'15"	157.49'	141.71'	S43°58'57"W
C12	125.00'	08°48'21"	19.21'	19.19'	S03°16'00"W
C13	125.00'	19°43'32"	43.03'	42.82'	S17°31'57"W
C14	125.00'	19°45'45"	43.11'	42.90'	S37°16'35"W
C15	125.00'	19°44'07"	43.06'	42.84'	S57°01'31"W
C16	125.00'	19°44'08"	43.06'	42.84'	S76°45'38"W
C17	125.00'	02°28'23"	5.40'	5.39'	S87°51'53"W
C18	125.00'	90°14'15"	196.87'	177.14'	S43°58'57"W
C49	25.00'	90°14'15"	39.37'	35.43'	S43°58'57"W
C53	75.00'	04°43'43"	6.19'	6.19'	S86°44'13"W
C54	75.00'	85°30'32"	111.93'	101.83'	S41°37'06"W
C55	25.00'	89°45'45"	39.17'	35.28'	S46°01'03"E



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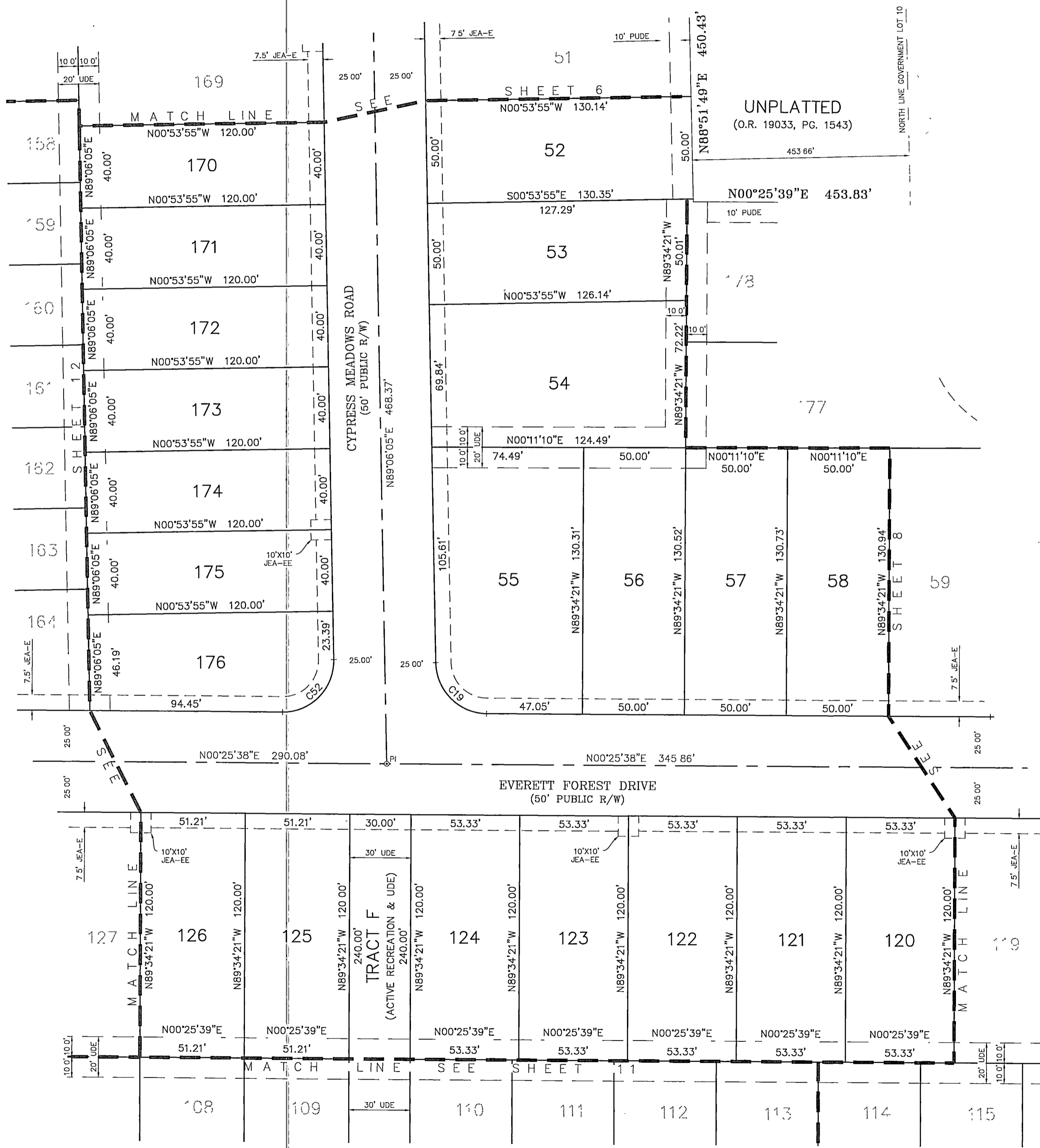
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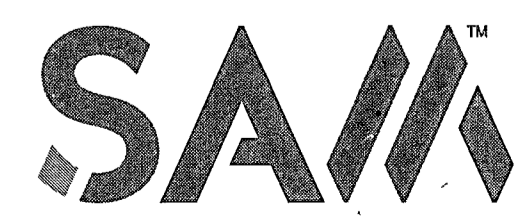
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Line Table		
Line #	Bearing	Distance
L1	N00°25'38"E	7.76'
L2	N00°25'39"E	25.00'
L12	S89°34'22"E	15.89'
L13	S89°34'22"E	15.89'
L15	S55°57'14"E	36.17'

Curve Table					
Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C3	100.00'	88°26'12"	154.35'	139.48'	S44°38'44"W
C20	25.00'	90°00'00"	39.27'	35.36'	N44°34'22"W
C21	25.00'	22°48'41"	9.95'	9.89'	S79°01'18"W
C22	25.00'	47°43'02"	20.82'	20.22'	S43°45'26"W
C23	50.00'	58°56'06"	51.43'	49.19'	N49°21'57"E
C24	50.00'	71°35'38"	62.48'	58.49'	N65°22'11"W
C25	50.00'	60°00'00"	52.36'	50.00'	N00°25'38"E
C26	50.00'	60°00'00"	52.36'	50.00'	N60°25'38"E
C27	50.00'	250°31'44"	218.63'	81.65'	S34°50'13"E
C28	25.00'	73°38'33"	32.13'	29.97'	N53°36'22"E

Curve Table					
Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C29	125.00'	10°29'08"	22.88'	22.84'	S22°01'39"W
C30	125.00'	19°44'05"	43.05'	42.84'	S37°08'15"W
C31	125.00'	19°43'48"	43.04'	42.83'	S56°52'12"W
C32	125.00'	19°44'18"	43.06'	42.85'	S76°36'15"W
C33	125.00'	02°23'26"	5.22'	5.22'	S87°40'07"W
C34	125.00'	72°04'45"	157.25'	147.09'	S52°49'27"W
C41	25.00'	88°26'11"	38.59'	34.87'	S44°38'44"W
C44	25.00'	91°33'49"	39.95'	35.83'	N45°21'16"W
C45	75.00'	88°26'12"	115.76'	104.61'	S44°38'44"W
C56	30.00'	57°02'04"	29.86'	28.65'	S28°56'40"W



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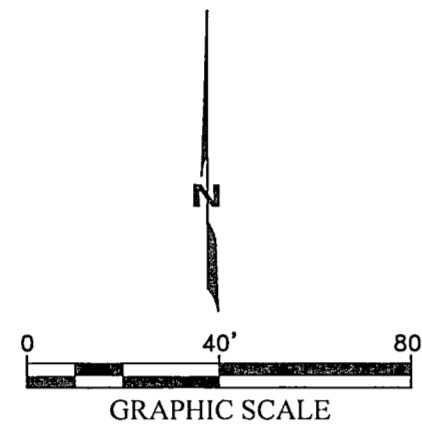
CYPRESS MEADOWS PHASE 1 REPLAT

REPLAT OF CYPRESS MEADOWS PHASE 1, AS RECORDED IN PLAT BOOK 84, PAGE 1 THROUGH 12, INCLUSIVE, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY FLORIDA, TOGETHER WITH A PORTION OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 25 EAST SAID DUVAL COUNTY, LYING WITHIN SAID SECTION 20, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

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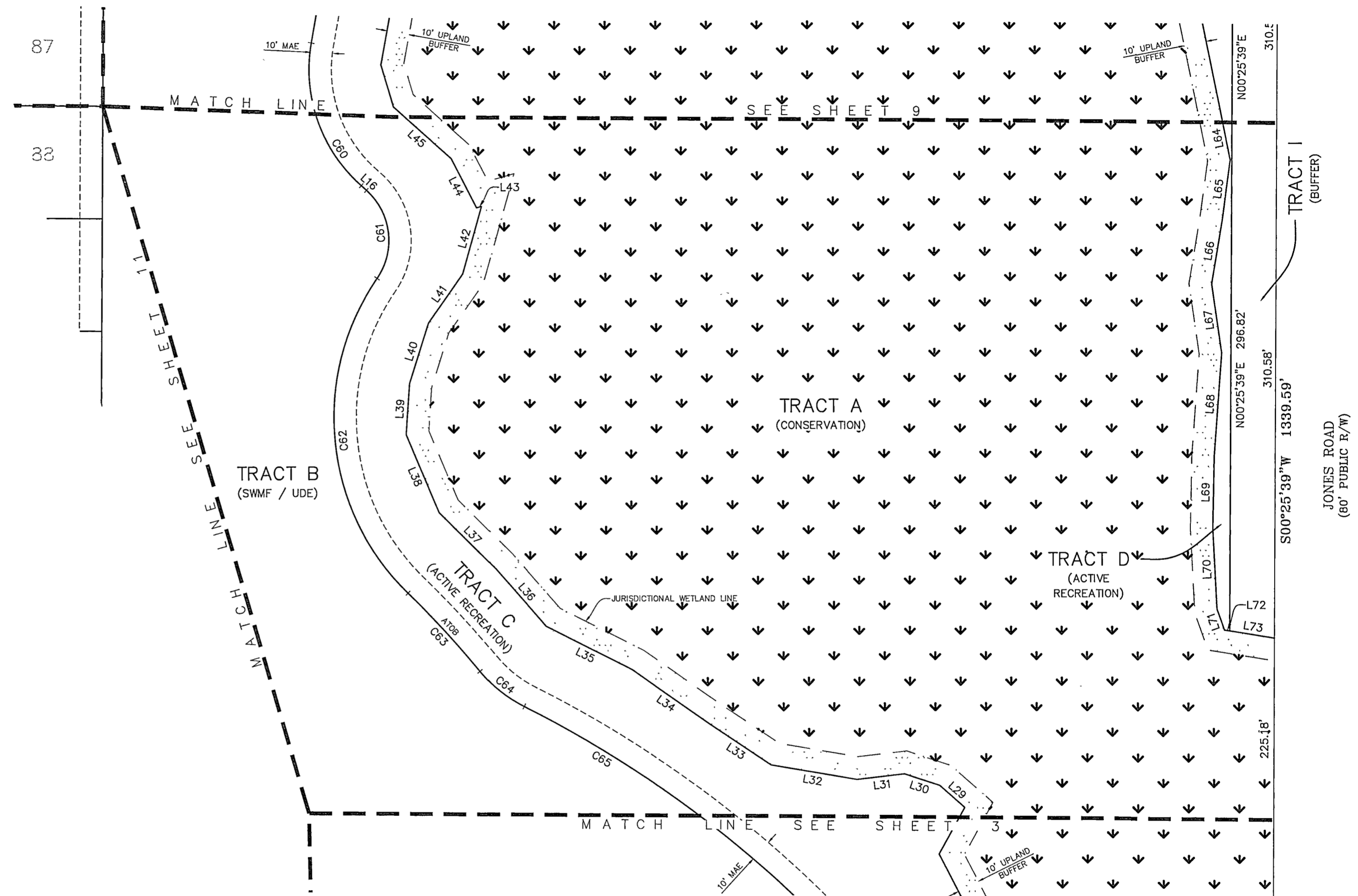
SHEET 10 OF 12 SHEETS

SEE SHEET 2 FOR GENERAL NOTES & LEGEND



Line Table		
Line #	Bearing	Distance
L16	S48°04'10"E	3.13'
L29	N48°37'28"W	14.95'
L30	N71°51'13"W	16.49'
L31	S83°25'58"W	21.40'
L32	N80°23'20"W	38.95'
L33	N56°26'15"W	32.81'
L34	N55°07'00"W	42.31'
L35	N63°12'22"W	42.92'
L36	N40°48'48"W	34.58'
L37	N44°53'44"W	35.43'
L38	N22°58'37"W	37.57'
L39	N03°52'52"E	22.85'
L40	N17°25'12"E	28.51'
L41	N34°52'37"E	26.86'
L42	N15°39'10"E	31.42'
L43	S74°02'16"W	2.27'
L44	N27°04'56"W	24.82'
L45	N48°04'10"W	34.56'
L64	S11°15'43"E	65.58'
L65	S07°54'48"W	27.05'
L66	S09°33'49"W	29.04'
L67	S08°04'46"E	31.43'
L68	S04°18'51"W	46.25'
L69	S01°17'39"W	32.08'
L70	S02°47'31"E	36.33'
L71	S19°34'34"E	9.98'
L72	S80°53'24"E	2.35'
L73	S80°53'24"E	20.23'

Curve Table					
Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C60	70.00'	58°02'47"	70.92'	67.92'	S19°02'46"E
C61	30.00'	82°42'06"	43.30'	39.64'	N06°43'06"W
C62	110.00'	80°09'06"	153.88'	141.64'	S05°26'36"E
C63	445.64'	06°06'09"	47.46'	47.44'	N42°28'05"W
C64	60.00'	24°09'16"	25.29'	25.11'	S51°29'38"E
C65	485.00'	31°21'46"	265.48'	262.18'	N47°53'23"W



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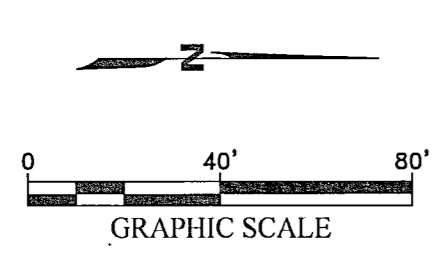
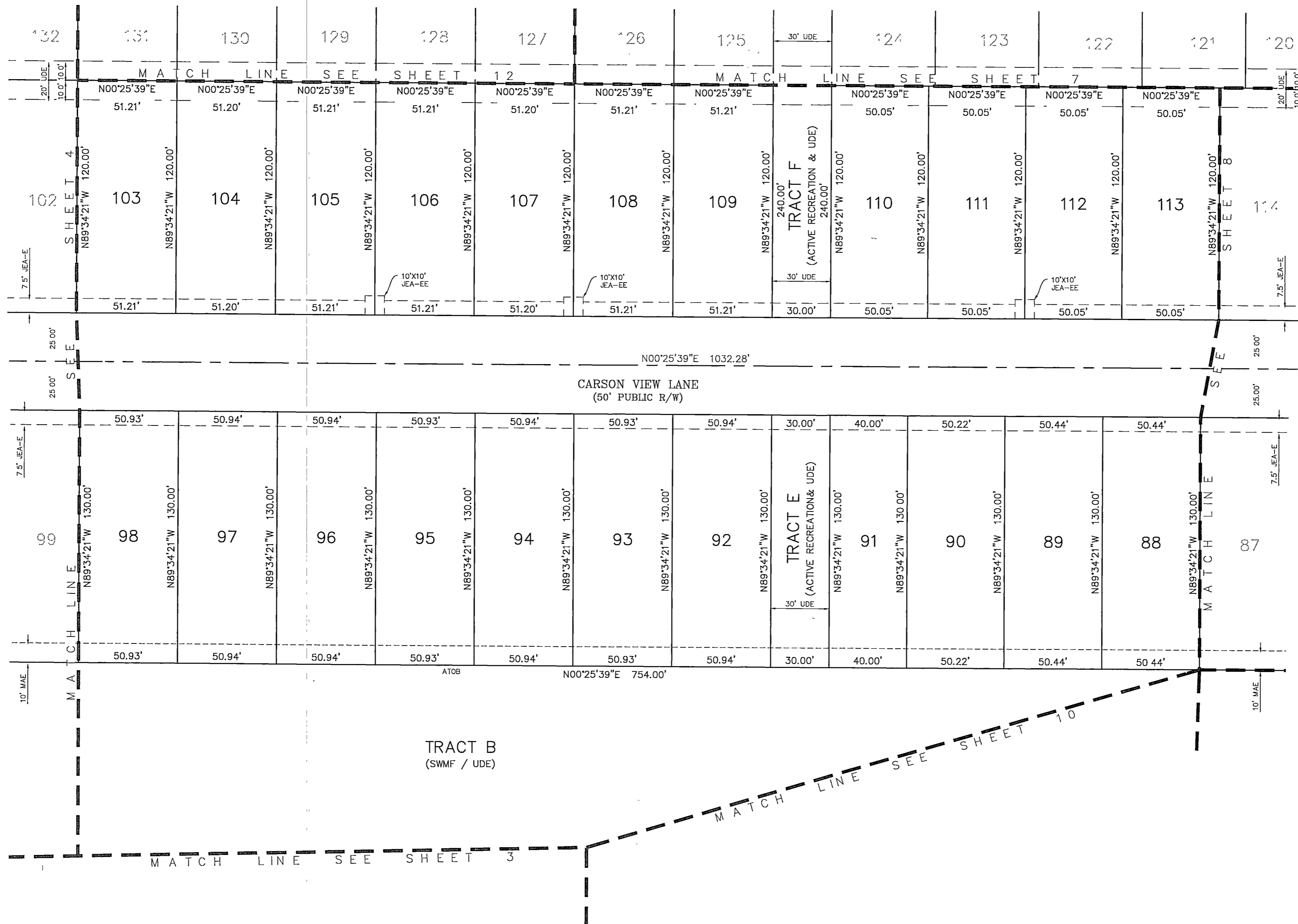
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SHEET 11 OF 12 SHEETS

SEE SHEET 2 FOR GENERAL NOTES & LEGEND

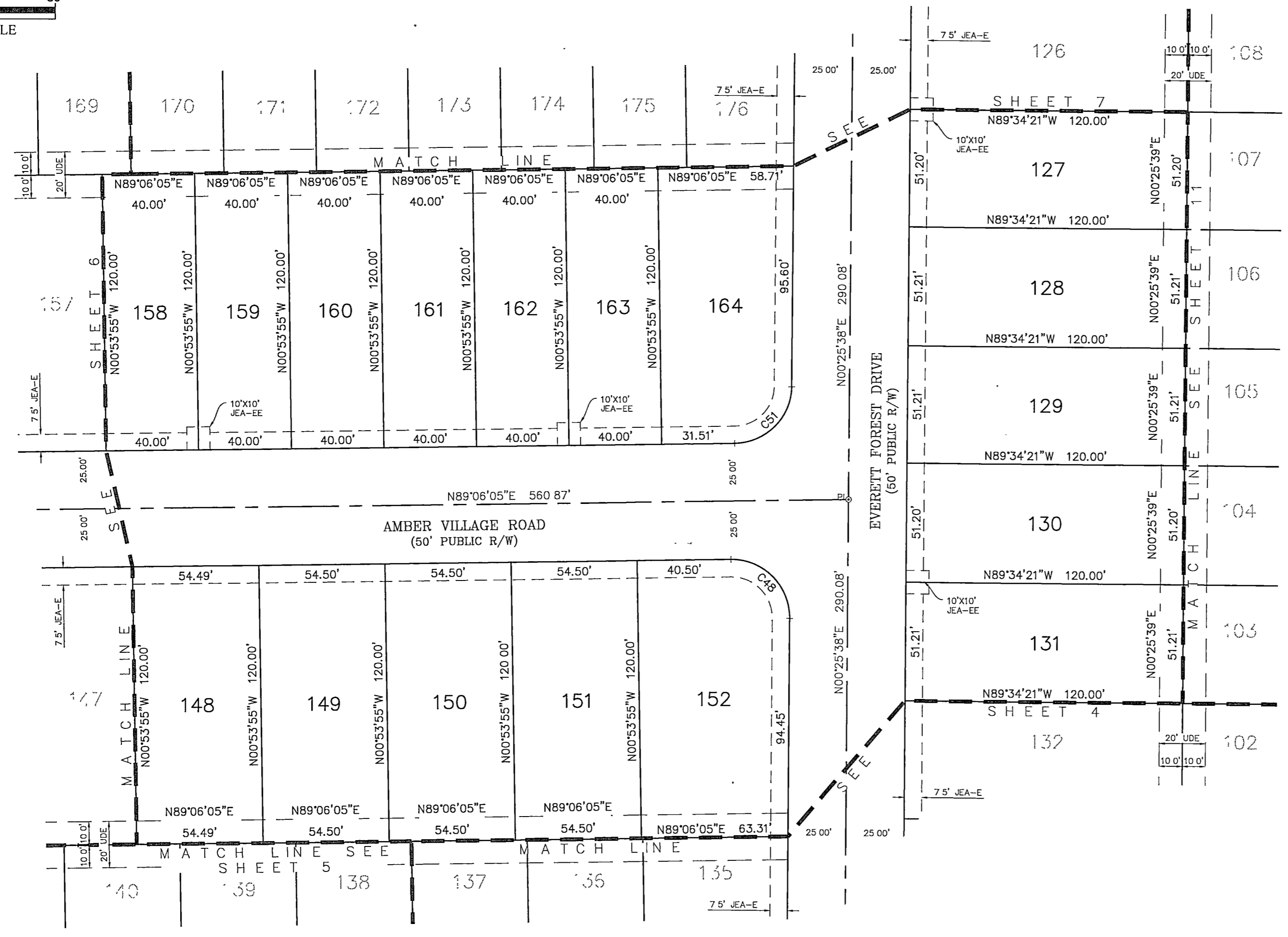
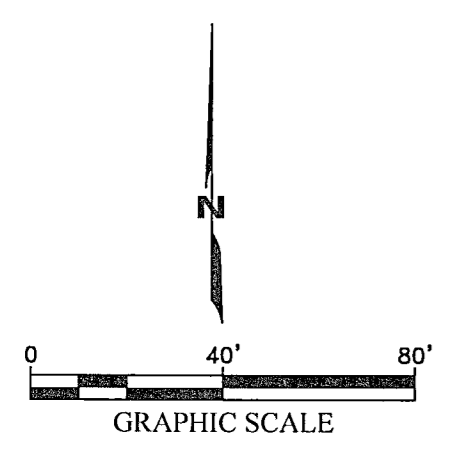


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CYPRESS MEADOWS PHASE 1 REPLAT

PLAT BOOK 84 PAGE 150
 SHEET 12 OF 12 SHEETS
 SEE SHEET 2 FOR GENERAL NOTES & LEGEND

REPLAT OF CYPRESS MEADOWS PHASE 1, AS RECORDED IN PLAT BOOK 84, PAGE 1 THROUGH 12, INCLUSIVE, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY FLORIDA, TOGETHER WITH A PORTION OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 25 EAST SAID DUVAL COUNTY, LYING WITHIN SAID SECTION 20, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA



Curve Table					
Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C48	25.00'	91°19'33"	39.85'	35.76'	N45°14'09"W
C51	25.00'	88°40'27"	38.69'	34.94'	N44°45'51"E

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