TALL CYPRESS COVE

PLAT BOOK 49 PAGE 42

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A PORTION OF LOTS 9 AND 10, OF THE SUBDIVISION OF THE JOSEPH HOGANS GRANT, SECTION 44, TOWNSHIP 4 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

SEE SHEET 2 FOR GENERAL NOTES

APPROVED

DATE: 10.11.94

For Director of Public Works

By: City Engineer

For General Counsel

By:

10-13-94

CAPTION

A PORTION OF LOTS 9 AND 10, OF THE SUBDIVISION OF THE JOSEPH HOGANS GRANT, SECTION 44, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF ALADDIN ROAD (A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF JULINGTON CREEK ROAD (A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 39°02'36" WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE 362.47 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 39°02'36" WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE 70.37 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT; THENCE CONTINUE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG AND AROUND THE ARC OF SAID CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 686.78 FEET, AN ARC DISTANCE OF 259.19 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 49°51'19" WEST 257.66 FEET TO THE WESTERLY LINE OF SAID LOT 9; THENCE SOUTH 19°00'00" WEST ALONG SAID WESTERLY LINE 1704 FEET MORE OR LESS TO THE WATERS OF JULINGTON CREEK; THENCE EASTERLY ALONG THE MEANDERINGS OF SAID WATERS 302 FEET MORE OR LESS TO ITS INTERSECTION WITH A LINE BEARING SOUTH 18°59'02" WEST FROM THE POINT OF BEGINNING; THENCE NORTH 18°59'02" EAST ALONG LAST SAID LINE 1540 FEET MORE OR LESS TO THE POINT OF BEGINNING.

APPROVED for the RECORD

This is to Certify that this plat has been examined and approved by the City of Jacksonville, Duval County, Florida, pursuant to Ordinance No. 94-841-455, of said City, adopted by it's council and approved by it's Mayor this 2nd day of August A.D., 1994.

Director of Public Works

Date: 10-14-94

CLERKS CERTIFICATE 94-163155

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 49 Pages 42 TO 42C of the Public Records of Duval County, Florida.

Signed this 14th day of October A.D., 1994.

Clerk: Henry W. Cook

By: Deputy Clerk

SURVEYOR'S CERTIFICATE

I hereby Certify that this 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 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 referenced law and that all zoning rules and regulations of the City of Jacksonville, currently in effect have been complied with.

Signed this 26th day of SEPT A.D., 1994.

Larry G. Eddy
Florida Registered Land Surveyor No. 4144
Tri-State Land Surveyors, Inc.
Jacksonville, Florida

ADOPTION and DEDICATION

This is to Certify that Renex Homes, Inc. a corporation under the laws of the State of Florida, is the lawful owner of the lands described in the caption hereon known as TALL CYPRESS COVE, and has caused the same to be surveyed and subdivided; that American National Bank of Florida is the holder of a 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 right-of-ways, unobstructed easements for drainage utilities and sewers, and Non-access Easements are hereby irrevocably without reservation, dedicated to the City of Jacksonville, its successors and assigns, The drainage easements around the lakes and treatment system shown on this plat as Tracts "A" and "B" are hereby irrevocably dedicated to the City of Jacksonville, its successors and assigns and are subject to the following covenants which 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 treatment system which these easements traverse all water which may fall on or come upon all rights-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 treatment system without any liability whatsoever on the part of the City of Jacksonville, its successors or 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 or assigns; (2) the lakes and treatment system shown on this plat are owned in fee simple title by the Homeowners Association; 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 lake or treatment 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 Homeowners Association, 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 treatment system shown on this plat, but shall have the right to modify the existence of the lakes and treatment system 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. Renex Homes, Inc. 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 occurence in, upon, or at, or from the lakes and treatment system described above, or any part thereof, or occasioned wholly or in part by any act or omission of Renex Homes, Inc. or their agents, contractors, employees, servants, licensees or concessionaires with TALL CYPRESS COVE. This indemnification shall run with the land and the assigns of Renex Homes, Inc. and shall be subject to it. The easements designated as "U.E.A. Easements" are hereby irrevocably dedicated to the Jacksonville Electric Authority, its successors and assigns, for its exclusive use in conjunction with its underground electrical system.

In witness thereof the above named Corporations have caused these presents to be executed by their respective agents and seals affixed, this 19th day of September A.D., 1994.

Renex Homes, Inc.

Witness:

Rene Dostie, Jr., President

Witness:

American National Bank of Florida

Witness:

William Sullivan
Senior Vice President

Witness:

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 19th day of September A.D., 1994, by Rene Dostie Jr., President, on behalf of the Corporation who is personally known to me.

Notary Public State of Florida at Large

OFFICIAL SEAL
MARY L. COLLARD
Notary Public, State of Florida
My Commission Exp.: Feb. 4, 1997
Commission No.: CC 257452

My Commission Expires:

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 19th day of Sept A.D., 1994, by William Sullivan Senior Vice President, on behalf of the Corporation who is personally known to me.

Notary Public State of Florida at Large

Notary Public, State of Florida
My Commission Expires:
My Comm. Exp. Sept. 16, 1998
Comm. No. CC 226561

PREPARED BY:
TRI-STATE LAND SURVEYORS, INC.
8411 BAYMEADOWS WAY, SUITE #2
JACKSONVILLE, FLORIDA 32256
PHONE (904) 731-7235

TALL CYPRESS COVE

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PLAT BOOK 49 PAGE 42A

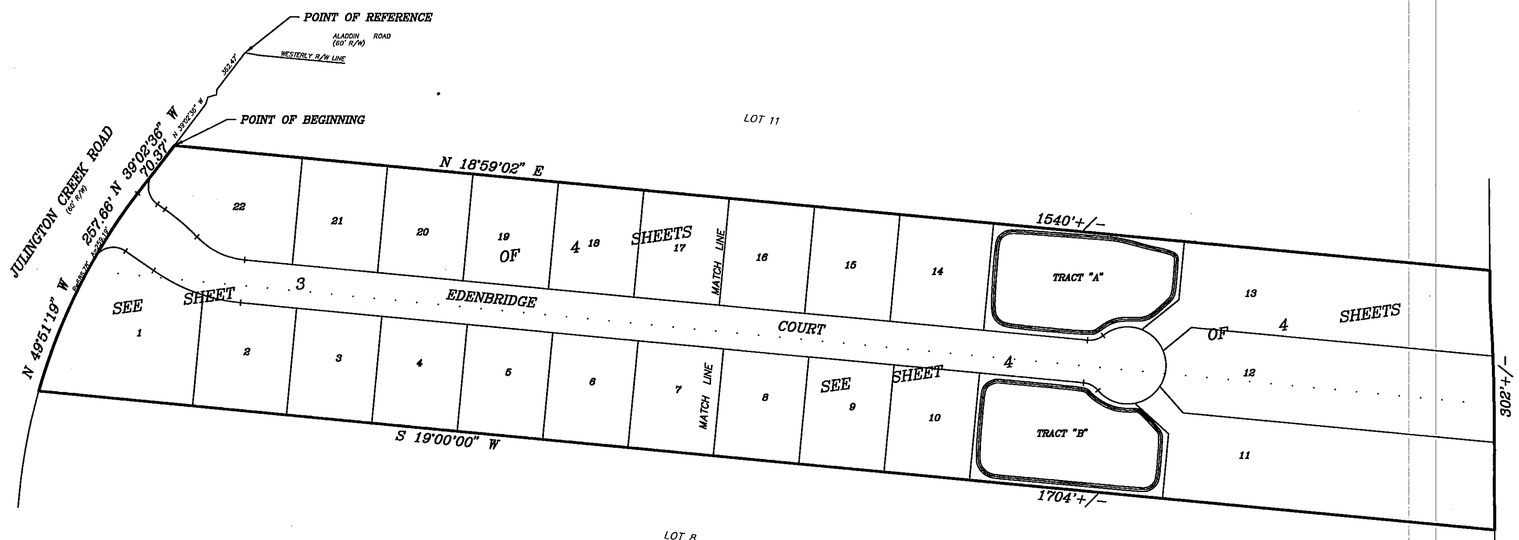
PAGE 2 OF 4 PAGES

KEY SHEET

GRAPHIC SCALE

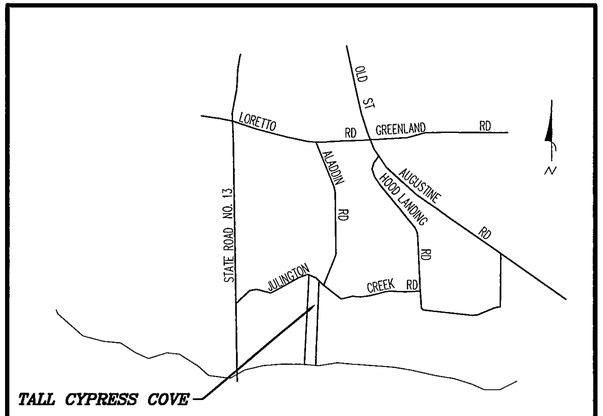
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(IN FEET)
1 inch = 100 ft.

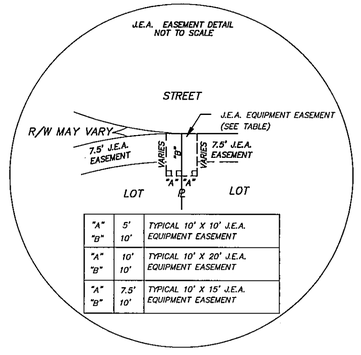


NOTES:

1.) ■ Denotes Permanent Reference Monuments Stamped RLS #4144.
2.) ○ Denotes Permanent Control Points Stamped RLS #4144.
3.) C1 Denotes Tabulated Curve Data.
4.) P.C. Denotes Point of Curvature.
5.) P.T. Denotes Point of Tangency.
6.) P.R.C. Denotes Point of Reverse Curve.
7.) P.C.C. Denotes Point of Compound Curve.
8.) (R) Denotes Radial Line.
9.) J.E.A.E.Denotes Jacksonville Electric Authority Easement.
10.)J.E.A.E.E. Denotes Jacksonville Electric Authority Equipment Easement.
11.) Bearings shown hereon based on bearing of N 39°02'36" W for Julington Creek Road.
12.) Certain easements are reserved for the exclusive use of the Jacksonville Electric Authority in conjunction with the underground electrical distribution system.
13.) There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.
14.) All easements are for Drainage, Utilities and Sewers and Cable Television unless otherwise noted.
15.) The Lakes shown hereon are a pictorial representation only and does not represent the actual "AS BUILT" shape and/or location.



VICINITY MAP
(NOT TO SCALE)



"A" "B"	5' 10'	TYPICAL 10' X 10' J.E.A. EQUIPMENT EASEMENT
"A" "B"	10' 10'	TYPICAL 10' X 20' J.E.A. EQUIPMENT EASEMENT
"A" "B"	7.5' 10'	TYPICAL 10' X 15' J.E.A. EQUIPMENT EASEMENT

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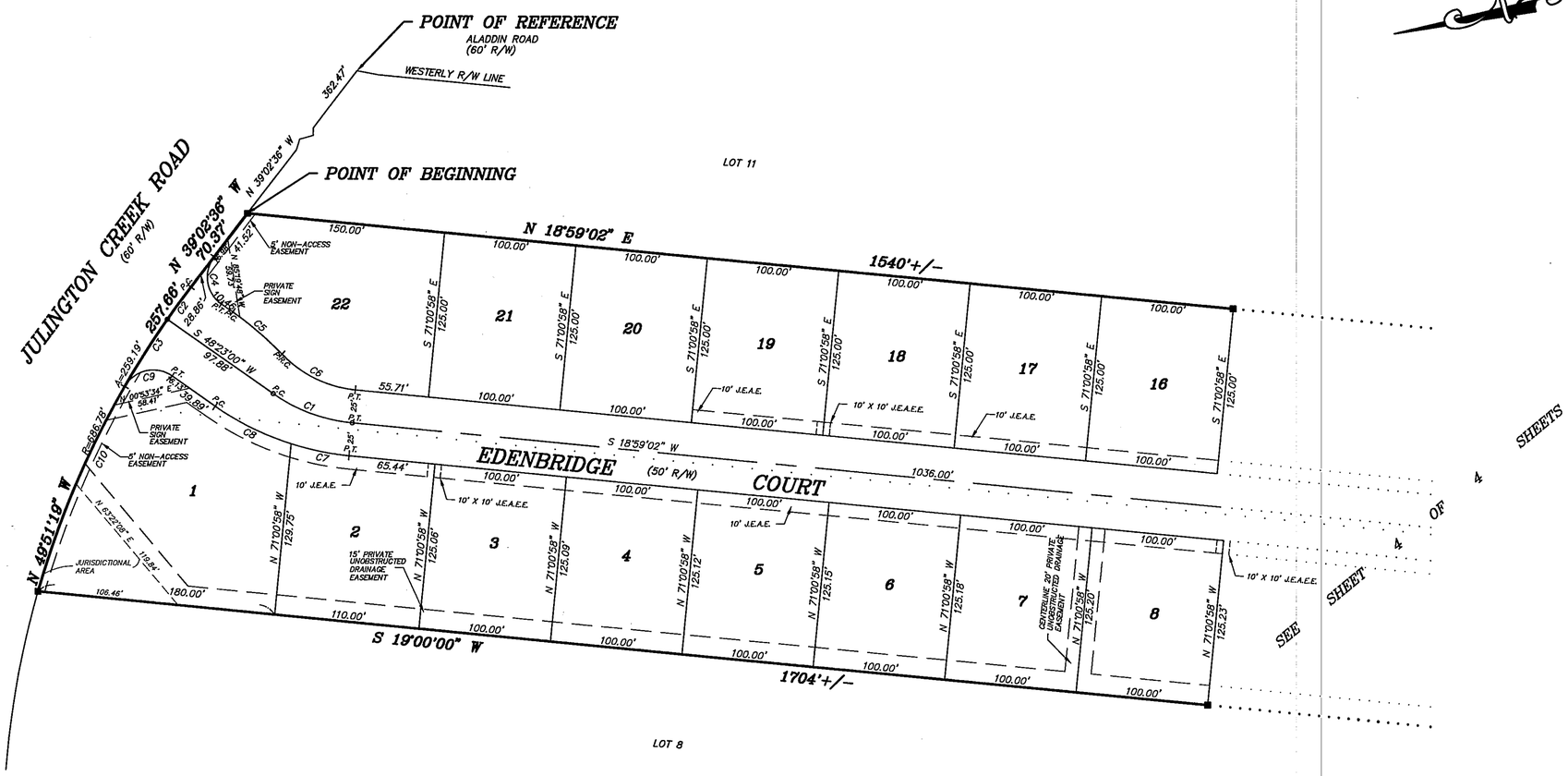
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SEE SHEET 2 FOR GENERAL NOTES

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.



CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	125.79'	64.55'	33.00'	63.84'	S 33°41'01" W	29°23'58"
C2	686.78'	30.30'	15.15'	30.30'	N 40°18'27" W	02°31'41"
C3	686.78'	60.25'	30.14'	60.23'	N 44°05'04" W	05°01'34"
C4	25.00'	40.39'	26.15'	36.14'	S 85°19'48" E	92°34'24"
C5	250.86'	49.13'	24.65'	49.06'	S 53°59'41" W	11°13'21"
C6	89.15'	63.21'	33.00'	61.89'	S 39°17'42" W	40°37'19"
C7	212.91'	44.90'	22.53'	44.81'	N 25°01'30" E	12°04'55"
C8	212.91'	64.35'	32.42'	64.11'	N 39°43'29" E	17°19'03"
C9	25.00'	41.44'	27.27'	36.86'	N 00°53'34" E	94°58'51"
C10	686.78'	168.64'	84.75'	168.22'	N 53°37'56" W	14°04'10"

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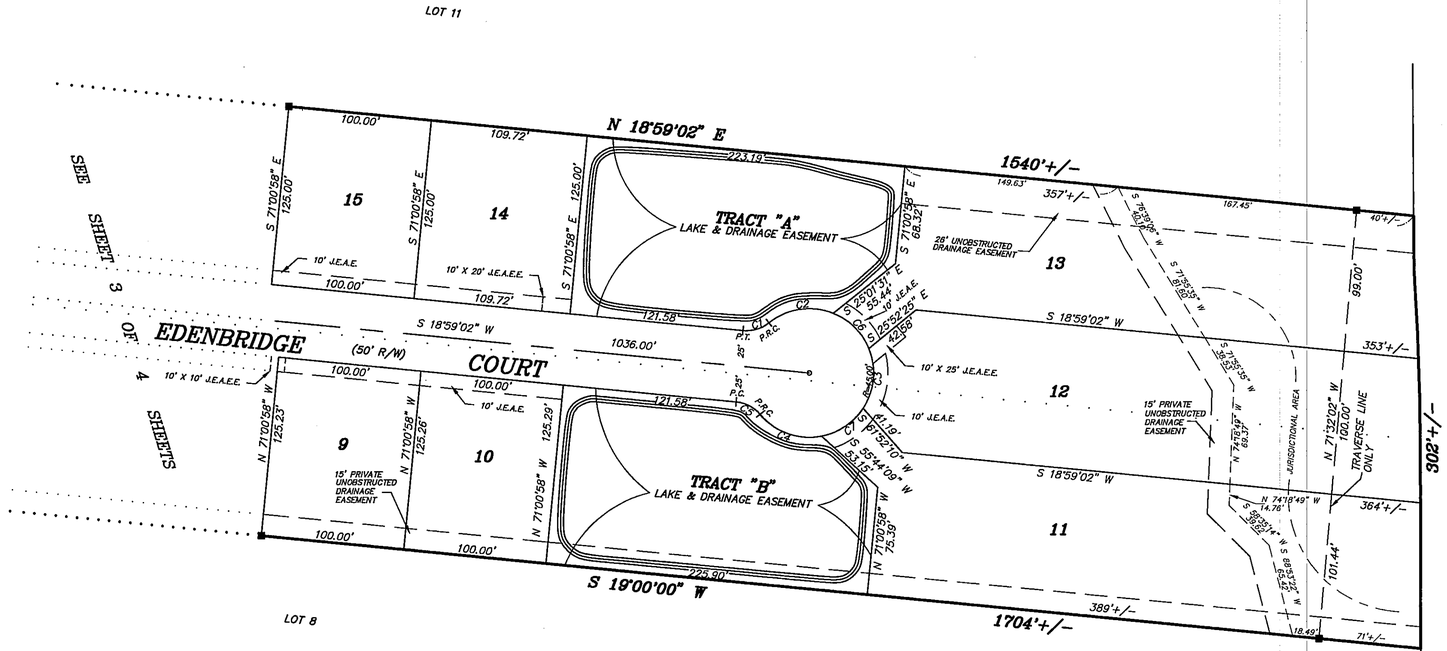
SEE SHEET 2 FOR GENERAL NOTES

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)

1 inch = 60 ft.



CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	25.00'	19.38'	10.21'	18.90'	N 03°13'25" W	44°24'55"
C2	45.00'	47.81'	26.44'	45.59'	S 05°00'21" W	60°52'28"
C3	45.00'	43.62'	23.70'	41.93'	N 71°00'58" W	55°32'25"
C4	45.00'	47.81'	26.44'	45.59'	N 32°57'44" E	60°52'28"
C5	25.00'	19.38'	10.21'	18.90'	N 41°11'30" E	44°24'55"
C6	45.00'	35.95'	19.00'	35.00'	S 58°19'42" W	45°46'15"
C7	45.00'	35.95'	19.00'	35.00'	N 20°21'38" W	45°46'15"

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