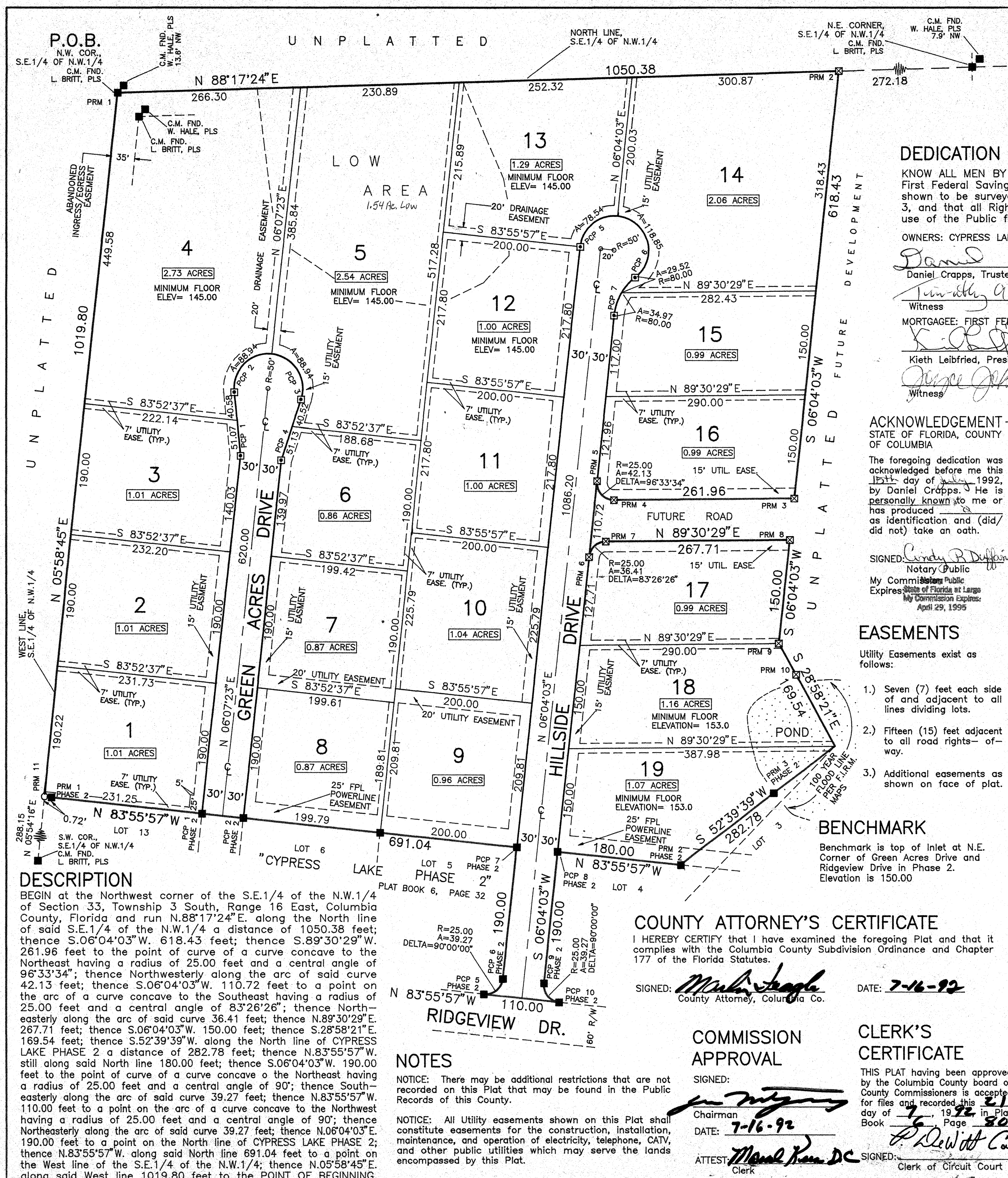


CYPRESS LAKE PHASE 3

A SUBDIVISION IN SECTION 33
TOWNSHIP 3 SOUTH, RANGE 16 EAST
COLUMBIA COUNTY, FLORIDA



DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Cypress Lake Land Trust, as owner and First Federal Savings Bank of Florida, as mortgagee have caused the lands hereon shown to be surveyed, subdivided and platted, to be known as CYPRESS LAKE PHASE 3, and that all Rights-of-Way and Easements are hereby dedicated to the perpetual use of the Public for purposes as shown hereon.

OWNERS: CYPRESS LAKE LAND TRUST
Daniel Cropps, Trustee
Richard Cole, Trustee
Witness: *Kimberly A. Wilcox*, *Natalie Holt*
MORTGAGEE: FIRST FEDERAL SAVINGS BANK OF FLORIDA
Witness: *Keith Leibfried, President*, *Cathy S. Moses*

ACKNOWLEDGEMENT

STATE OF FLORIDA, COUNTY OF COLUMBIA
The foregoing dedication was acknowledged before me this 15th day of July, 1992, by Daniel Cropps. He is personally known to me or has produced as identification and (did/did not) take an oath.
SIGNED: *Andy R. Duffany*
Notary Public
My Commission Expires: April 29, 1995

ACKNOWLEDGEMENT

STATE OF FLORIDA, COUNTY OF COLUMBIA
The foregoing dedication was acknowledged before me this 15th day of July, 1992, by Richard Cole. He is personally known to me or has produced as identification and (did/did not) take an oath.
SIGNED: *Andy R. Duffany*
Notary Public
My Commission Expires: April 29, 1995

ACKNOWLEDGEMENT

STATE OF FLORIDA, COUNTY OF COLUMBIA
The foregoing dedication was acknowledged before me this 15th day of July, 1992, by Keith Leibfried, Pres. of First Federal Savings Bank of Florida. He is personally known to me or has produced as identification and (did/did not) take an oath.
SIGNED: *Andy R. Duffany*
Notary Public
My Commission Expires: April 29, 1995

EASEMENTS

- Utility Easements exist as follows:
- Seven (7) feet each side of and adjacent to all lines dividing lots.
 - Fifteen (15) feet adjacent to all road rights-of-way.
 - Additional easements as shown on face of plat.

BENCHMARK

Benchmark is top of Inlet at N.E. Corner of Green Acres Drive and Ridgeview Drive in Phase 2. Elevation is 150.00

DESCRIPTION

BEGIN at the Northwest corner of the S.E.1/4 of the N.W.1/4 of Section 33, Township 3 South, Range 16 East, Columbia County, Florida and run N.88°17'24"E. along the North line of said S.E.1/4 of the N.W.1/4 a distance of 1050.38 feet; thence S.06°04'03"W. 618.43 feet; thence S.89°30'29"W. 261.96 feet to the point of curve of a curve concave to the Northeast having a radius of 25.00 feet and a central angle of 96°33'34"; thence Northwest along the arc of said curve 42.13 feet; thence S.06°04'03"W. 110.72 feet to a point on the arc of a curve concave to the Southeast having a radius of 25.00 feet and a central angle of 83°26'26"; thence North-easterly along the arc of said curve 36.41 feet; thence N.89°30'29"E. 267.71 feet; thence S.06°04'03"W. 150.00 feet; thence S.28°58'21"E. 169.54 feet; thence S.52°39'39"W. along the North line of CYPRESS LAKE PHASE 2 a distance of 282.78 feet; thence N.83°55'57"W. still along said North line 180.00 feet; thence S.06°04'03"W. 190.00 feet to the point of curve of a curve concave to the Northeast having a radius of 25.00 feet and a central angle of 90°; thence South-easterly along the arc of said curve 39.27 feet; thence N.83°55'57"W. 110.00 feet to a point on the arc of a curve concave to the Northwest having a radius of 25.00 feet and a central angle of 90°; thence North-easterly along the arc of said curve 39.27 feet; thence N.06°04'03"E. 190.00 feet to a point on the North line of CYPRESS LAKE PHASE 2; thence N.83°55'57"W. along said North line 691.04 feet to a point on the West line of the S.E.1/4 of the N.W.1/4; thence N.05°58'45"E. along said West line 1019.80 feet to the POINT OF BEGINNING.

NOTES

NOTICE: There may be additional restrictions that are not recorded on this Plat that may be found in the Public Records of this County.
NOTICE: All Utility easements shown on this Plat shall constitute easements for the construction, installation, maintenance, and operation of electricity, telephone, CATV, and other public utilities which may serve the lands encompassed by this Plat.

COUNTY ATTORNEY'S CERTIFICATE

I HEREBY CERTIFY that I have examined the foregoing Plat and that it complies with the Columbia County Subdivision Ordinance and Chapter 177 of the Florida Statutes.
SIGNED: *Mark Singh*
County Attorney, Columbia Co. DATE: 7-16-92

COMMISSION APPROVAL

SIGNED: *Andy R. Duffany*
Chairman
DATE: 7-16-92
ATTEST: *Mark Ram DC*
Clerk

CLERK'S CERTIFICATE

THIS PLAT having been approved by the Columbia County board of County Commissioners is accepted for files and recorded this 16th day of July, 1992, in Plat Book 6, Page 80.
SIGNED: *P. Dewitt Carson*
Clerk of Circuit Court

LEGEND & NOTES

- PRM X = P.R.M. set with brass cap stamped PLS 3628, monument number and date.
- POP X = P.C.P. set with brass cap stamped PLS 3628, monument number and date.
- = Concrete monument found in place with survey.
- Boundary based on description furnished, monumentation found in place and client instruction.
- Bearings projected from Cypress Lake Phase 2.
- Interior improvements or underground encroachments, if present were not located with this survey.
- Survey closure precision exceeds the requirements of the Minimum Technical Standards for Land Surveying in the State of Florida.
- According to the Official Flood Hazard Maps (FIRM) of Columbia County, a portion of lots 18 & 19 lie within a 100 year flood zone. The 100 year flood elevation for this area has been established at 152.0. The minimum habitable floor elevation for lots 18 & 19 is 153.0.
- Preliminary approval date: March 5, 1992.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY this Plat to be a true and correct representation of the lands surveyed and shown hereon, that the survey was made under my responsible supervision, direction and control, that Permanent Reference Monuments have been set as shown and that the survey complies with the Columbia County Subdivision Ordinance and Chapter 177 of the Florida Statutes.
SIGNED: *Donald F. Lee*
Donald F. Lee, P.L.S.
Florida Reg. # 3628
DATE: 7/16/92
950 S. RIDGEWOOD DRIVE
LAKE CITY, FLORIDA 32055
PH: (904) 755-6166

ACCEPTANCE FOR MAINTENANCE

I HEREBY CERTIFY that the improvements have been constructed in an acceptable manner and in accordance with County specifications or that a performance bond or instrument in the amount of \$_____ has been posted to assure completion of all required improvements and maintenance in case of default.
SIGNED: *J. F. Pascoe*
Director of Public Works
DATE: 7-20-92

FILE NUMBER 92-0999
RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
2-21-1992 AT 11:05 AM
RECORD VERIFIED
P. Dewitt Carson
CLERK OF CIRCUIT COURT
COLUMBIA COUNTY, FLORIDA

OFFICIAL RECORDS BOOK PAGE 449