

# CYPRESS LAKE PHASE 4

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

## DESCRIPTION

A parcel of land in Section 33, Township 3 South, Range 16 East, Columbia County, Florida, being more particularly described as follows:

BEGIN at the Southwest corner of Lot 15 of CYPRESS LAKE PHASE 2, as per a plat recorded in the Public Records of Columbia County, Florida and run S.83°52'37"E. along the South line of said Lot 15 a distance of 230.53 feet to a point on the West Right-of-Way line of Green Acres Drive; thence continue S.83°52'37"E. 60.00 feet to a point on the East Right-of-Way line of Green Acres Drive; thence S.06°07'23"W. 194.94 feet to the Southwest corner of Lot 16 of said CYPRESS LAKE PHASE 2; thence S.88°44'45"E. along the South line of said Lot 16 a distance of 181.11 feet to the Southeast corner of said Lot 16; thence N.06°04'03"E. along the East line of said Lot 16 a distance of 241.59 feet to the Southwest corner of Lot 8 of said CYPRESS LAKE PHASE 2; thence S.86°05'22"E. along the South line of said Lot 8 and the South line of Lots 9 through 11 a distance of 658.11 feet to the Northwest corner of Lot 17 of said CYPRESS LAKE PHASE 2; thence S.02°21'23"E. along the West line of said Lot 17 a distance of 210.65 feet to the Southwest corner of said Lot 17; thence N.87°48'49"E. along the South line of said Lot 17 a distance of 91.77 feet; thence S.02°09'01"E. 60.00 feet to the Northwest corner of Lot 17, Block A of CYPRESS LAKE, as per a plat recorded in the Public Records of Columbia County, Florida; thence continue S.02°09'01"E. along the West line of said Lot 17, Block A, a distance of 128.63 feet; thence S.63°51'05"W. 380.44 feet; thence S.68°56'11"W. 165.20 feet; thence N.80°56'48"W. 424.64 feet; thence S.54°42'53"W. 217.82 feet; thence S.69°09'54"W. 61.41 feet; thence S.78°30'51"W. 174.75 feet to a point on the West line of the Northeast 1/4 of the Southwest 1/4 of said Section 33; thence N.06°07'23"E. along said West line 776.00 feet to the POINT OF BEGINNING. Containing 16.27 acres, more or less.

## LEGEND & NOTES

- 1.)  = P.R.M. set, brass cap stamped PLS 3628 monument number and date.
- 2.)  = Concrete Monument (P.R.M.) found in place from previous subdivision phase.
- 3.)  = 4 x 4 Concrete monument set, PLS 3628.
- 4.) Boundary based on instruction from client, prior surveys by this Company and monumentation found in place.
- 5.) Bearings projected from above referenced prior surveys.
- 6.) Interior improvements or underground encroachments, if present, were not located with this survey.
- 7.) Survey closure precision exceeds the requirements of the Minimum Technical Standards for land surveying in Florida.
- 8.) According to the flood hazard maps (FIRM) of Columbia County, this development does not lie within a Flood Zone "A" area. It is within Flood Zone "X", which has been determined to be outside of the 500 year flood plain.
- 9.) Preliminary approval date: April 7, 1994.
- 10.) Water and Sewerage disposal to be provided by individual lot owners, subject to County approval.

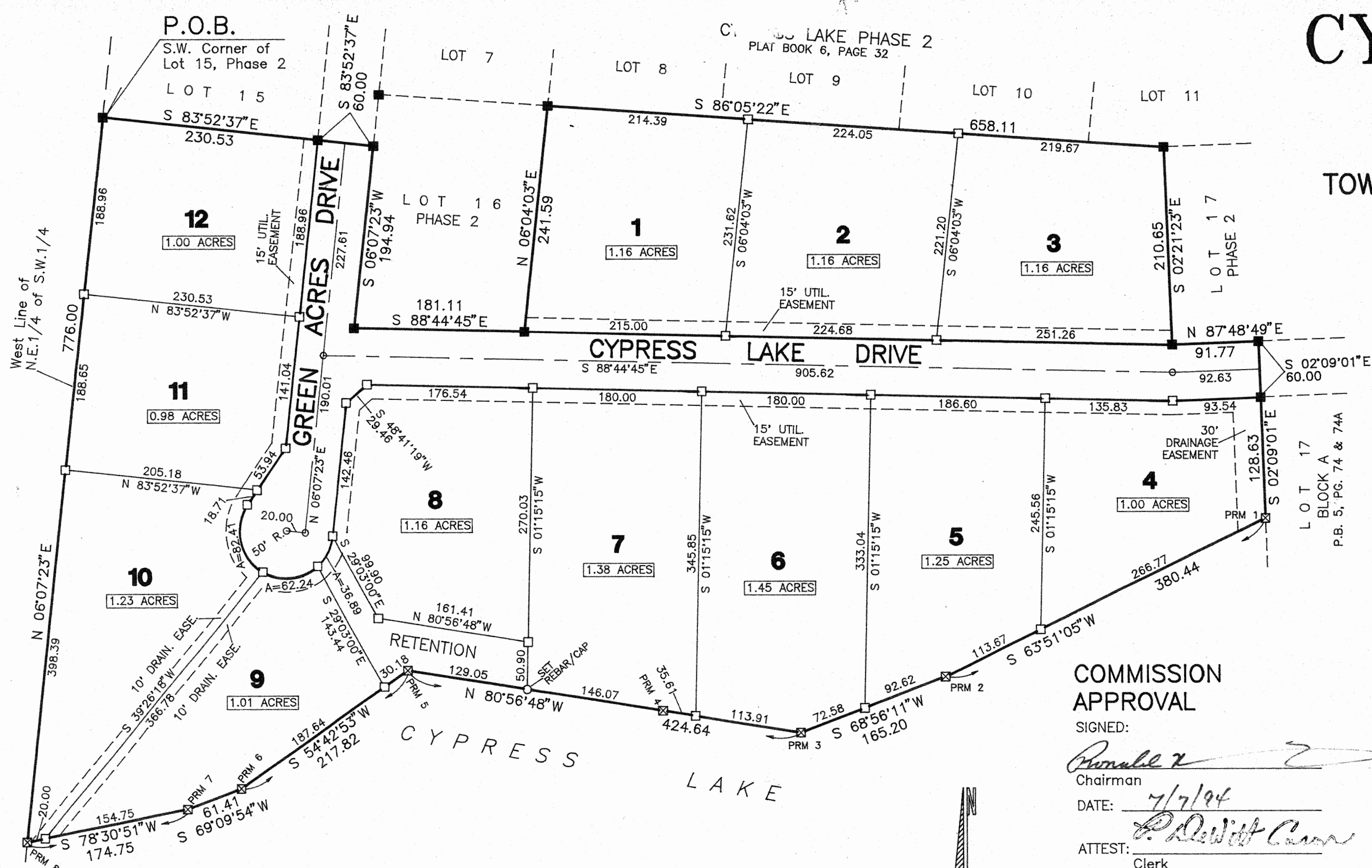
## SURVEYOR'S CERTIFICATE

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 DATE: 6/22/94  
Donald F. Lee, P.L.S.  
Florida Reg. # 3628  
950 S. RIDGEWOOD DRIVE  
LAKE CITY, FLORIDA 32055  
PH: (904) 755-6166

SHEET 1 OF 1

**Donald F. Lee and Associates, Inc.**  
SURVEYORS - ENGINEERS  
950 South Ridgewood Drive, Lake City, Florida 32055  
Phone: (904) 755-6166 FAX: (904) 755-6167



## COMMISSION APPROVAL

SIGNED: Phonah 2  
Chairman  
DATE: 7/7/94  
ATTEST: P. DeWitt Cannon  
Clerk

## CLERK'S CERTIFICATE

THIS PLAT having been approved by the Columbia County board of County Commissioners is accepted for files and recorded this 19 day of 7, 19 94 in Plat Book 76, Page 108.

SIGNED: P. DeWitt Cannon  
Clerk of Circuit Court

## 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: Lenny Brooks DATE: 7-6-94  
Director of Public Works

## 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: Martin J. Judd DATE: June 22, 1994  
County Attorney, Columbia Co.

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.

## 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 4, and that all rights-of-way and easements are hereby dedicated to the perpetual use of the Public for purposes as shown hereon.

OWNER: CYPRESS LAKE LAND TRUST

Daniel Crapps  
Daniel Crapps, Trustee  
Lisa Hicks  
Witness

Richard Cole  
Richard Cole, Trustee  
Lisa Hicks  
Witness

MORTGAGEE: FIRST FEDERAL SAVINGS BANK OF FLORIDA

Keith C. Leibfried  
Keith C. Leibfried, President  
Lisa Hicks  
Witness

VERA LISA HICKS  
Notary Public, State of Florida  
#00276874  
Commission Exp. 12-23-00

## ACKNOWLEDGEMENT

STATE OF FLORIDA, COUNTY OF COLUMBIA  
The foregoing dedication was acknowledged before me this 22nd day of June, 19 94, by Daniel Crapps. He is personally known to me or has produced \_\_\_\_\_ as identification and (did/did not) take an oath.

SIGNED: Vera Lisa Hicks  
Notary Public  
My Commission Expires: \_\_\_\_\_

## ACKNOWLEDGEMENT

STATE OF FLORIDA, COUNTY OF COLUMBIA  
The foregoing dedication was acknowledged before me this 22nd day of June, 19 94, by Richard Cole. He is personally known to me or has produced \_\_\_\_\_ as identification and (did/did not) take an oath.

SIGNED: Vera Lisa Hicks  
Notary Public  
My Commission Expires: \_\_\_\_\_

## ACKNOWLEDGEMENT

STATE OF FLORIDA, COUNTY OF COLUMBIA  
The foregoing dedication was acknowledged before me this 22nd day of June, 19 94, by Keith C. Leibfried, President 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: Vera Lisa Hicks  
Notary Public  
My Commission Expires: \_\_\_\_\_

FILE NUMBER 94-9653  
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA  
7-17-94 AT 4:46 P.M.  
RECORD VERIFIED  
P. DeWitt Cannon  
CLERK OF COURTS  
COLUMBIA COUNTY, FLORIDA  
D.C.

OFFICIAL RECORDS  
BOOK 22 PAGE 82

VERA LISA HICKS  
Notary Public, State of Florida  
#00276874  
Commission Exp. 12-23-00

My Commission Expires: \_\_\_\_\_

