

**BAILEY BISHOP & LANE, INC.**  
 3107 SW BARNETT WAY  
 P. O. BOX 3717  
 LAKE CITY, FL 32056-3717  
 PH. (904) 752-5840 FAX (904) 755-7771  
 Eng. Lic. 7362 Survey Lic. LB-0006685

# CYPRESS LANDING

PLAT BOOK 7 PAGE 42  
 SHEET 3 OF 4

## A PLANNED RESIDENTIAL DEVELOPMENT

IN

THE NW 1/4, SECTION 6, T4-S, R17-E  
 CITY OF LAKE CITY, COLUMBIA COUNTY, FLORIDA

In accordance with Section 4.18 of the City of Lake City Land Development Regulations, the undersigned developer hereby proposes and requests approval of the Planned Residential Development described herein to be known as CYPRESS LANDING.

### STATEMENT OF OBJECTIVES

The development consists of approximately 32.16 acres located on Grandview Avenue near its intersection with Sisters Welcome Road. It is intended to provide a mixture of conventional single-family homes and detached "townhomes" consistent with the surrounding neighborhoods.

The project includes 15 townhome lots and 90 conventional single-family lots. The single-family lots range in size from approximately 6019 square feet to 12989 square feet (with an average of 8019 square feet or 0.18 acres). The homes and townhomes will be constructed primarily of brick with vinyl siding used for gables and certain walls. The homes will range from approximately 1300 square feet of heated and cooled space to over 2400 square feet (with no upper limit). Construction will be tightly controlled through deed restrictions, a mandatory homeowners' association, and an architectural control committee. The intention is to use a similar color brick, shingles, and trim for all homes to ensure a consistent and planned community look.

A community lot will be owned by the homeowners' association. It is large enough to accommodate a swimming pool, clubhouse, playground, or other similar amenities, which the association may decide to build, at a later date.

### TOPOGRAPHICAL MAP

See drawings filed herewith, and construction drawings on file.

### FINAL DEVELOPMENT PLAN

- (1) Boundaries: See drawings filed herewith
- (2) Surrounding streets: See drawings filed herewith
- (3) Surrounding land use: See drawings filed herewith
- (4) Streets, Pedestrian Ways and Parking: See drawings filed herewith. Additionally, each home and townhome will be so located on its lot that there are two off-street parking spaces in front of the double garage.
- (5) Building sites: There are 90 conventional single-family lots and 15 townhome lots. See drawing filed herewith for details.
- (6) Open spaces and public areas: Common areas consist primarily of an 5.79 acre cypress pond on the north of the development, a 3.46 acre cypress pond in the southwest corner of the development, and a 0.34 acre community lot near the entrance. See drawings filed herewith for details.

### UTILITY SERVICE PLAN

The development is served by City of Lake City water and sewer which lines were installed by the City of Lake City. See those drawing for details.

Storm water will be handled through on-site storage and retention areas and overflow into the City of Lake City stormwater management system. Such plan has previously been approved by the SRWMD and the City of Lake City.

Utility easements and rights of way are shown on the drawings filed herewith. Additionally, FP & L has been granted 5' easements on the front of the lots to accommodate electrical service equipment, primarily transformers. Electrical service is underground.

Cable television is available through Time-Warner and the lines will be installed by the cable company as needed and within existing rights-of-way.

Natural gas service is available through the City of Lake City and lines will be installed as needed by the City's department, and within existing rights-of-way.

### LANDSCAPING PLAN

Each home will be individually landscaped by the initial purchaser or by the builder. The homeowners' association documents provide ample authority for the developer and association to require that suitable landscaping be installed and properly maintained.

The townhomes will have some individual and some common landscaping. The common landscaping will consist of small trees and shrubs separating the home from Grandview Avenue. There will also be a privacy fence installed by the developer between the rear of the townhomes on lots 100 through 106 and Grandview Avenue when and as they are constructed.

### STATISTICAL INFORMATION

- (1) Total acreage of the site: 32.16 acres.
- (2) Maximum building coverage per lot:
  - (a) Conventional single-family homes: approximately 25% (depending upon the size of the lot), but not to exceed 40%.
  - (b) Townhomes: approximately 80%, but not to exceed 90%.
- (3) Total site acreage of 32.16 acres to be devoted to:
 

(a) Lots for conventional homes:	16.57
(b) Lots for townhomes:	1.03
(c) Public roads:	4.67
(d) Ponds and surrounding areas:	9.25
(e) Community lot:	0.34
(f) Miscellaneous common areas:	0.30
- (4) Gross Residential Density = 105 homes/32.16 acres = 3.26 units/acre  
 Net Residential Acreage = 16.57 + 1.03 = 17.6 acres.

### SUBSTANCE OF COVENANTS, GRANTS & EASEMENTS

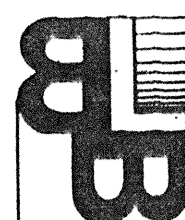
There are extensive restrictions and covenants that have been recorded in the public records of Columbia County. They create a homeowners association, which will own and manage the common elements. Each lot owner automatically receives membership in the association as part of lot ownership. Membership is mandatory. After development, the members will elect a Board of Directors who will elect officers to manage and oversee the development.

The Board retains architectural control over the community and all structures must be approved by the Board or its Architectural Committee. The Association will require each owner to maintain his lot and home exterior in acceptable condition to preserve the community's aesthetic appeal.

The Association will levy regular assessments to pay for the operation and maintenance of the common elements, which will be voted on annually, and may levy special assessments for certain projects and needs of the community. Unpaid assessments constitute a lien on the lot and may be enforced as provided by law.

The development is limited to single family residences. No mobile homes campers, motor homes, or similar arrangements can be used for a dwelling.

5712  
 BEFORE RECORDING  
 8/20/04



**BAILEY BISHOP & LANE, INC.**  
 3107 SW BARNETT WAY  
 P. O. BOX 3717  
 LAKE CITY, FL 32058-3717  
 PH. (904) 752-5640 FAX (904) 755-7771  
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# CYPRESS LANDING

A PLANNED RESIDENTIAL DEVELOPMENT  
 IN

PLAT BOOK 7 PAGE 43  
 SHEET 4 OF 4

THE NW 1/4, SECTION 6, T4-S, R17-E  
 CITY OF LAKE CITY, COLUMBIA COUNTY, FLORIDA

**DEDICATION:**

KNOW ALL MEN BY THESE PRESENTS that RFJ Properties, Inc., a Florida Corporation, Cypress Landing Homeowners' Association of Lake City, Inc., Clinton D. Bias, Bobbie T. Bias, his wife, and L. Don Reed, as owners 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 LANDING, and that all rights-of-way (except for those indicated as private) are hereby dedicated to the perpetual use of the public for uses as shown hereon.

All of the conservation areas and drainage easements are owned by and shall be maintained by Cypress Landing Homeowners Associations of Lake City, Inc. and are not dedicated to the public.

**OWNERS**  
RFJ Properties, Inc.  
 Robert F. Jordan, President

Summ Lane Witness  
Taffery Dicko Witness

**As to common elements**  
Cypress Landing Homeowners' Association of Lake City, Inc.  
 Robert F. Jordan, President

Summ Lane Witness  
Taffery Dicko Witness

**As to Lot 1**  
Clinton D. Bias  
 Clinton D. Bias

Maria K. Rogers Witness  
Ray Hunter Witness

Bobbie T. Bias  
 Bobbie T. Bias

Ray Hunter Witness

**As to Lot 4**  
L. Don Reed  
 L. Don Reed

Toy Cam Witness

**MORTGAGEE**  
James G. Moses  
 First Federal Savings Bank of Florida  
 James G. Moses, Sr. Vice President

Heather Gros Witness  
Geda Stover Witness

Byron D. Cawthon  
 First Federal Savings Bank of Florida  
 Byron D. Cawthon, Vice President

Heather Gros Witness  
Geda Stover Witness

**ACKNOWLEDGEMENT:**  
 STATE OF FLORIDA, COUNTY OF COLUMBIA

The foregoing dedication was acknowledged before me this 5 day of June 2000, by Robert F. Jordan, President of RFJ Properties, Inc. and of Cypress Landing Homeowners' Association of Lake City, Inc. He is known to me or has produced \_\_\_\_\_ as identification and (did/did not) take an oath.

SIGNED: Sheila Newcomb  
 Notary Public  
 My Commission Expires: November 16, 2003

**ACCEPTANCE FOR MAINTENANCE**

I HEREBY CERTIFY that the improvements have been constructed in an acceptable manner and in accordance with City specifications. Developer is in agreement that it will maintain roads for 1 year beginning on date of recording.

SIGNED: Dee Ann DATE: 6-6-00  
 Director of Public Works

**ACKNOWLEDGEMENT:**  
 STATE OF FLORIDA, COUNTY OF COLUMBIA

The foregoing dedication was acknowledged before me this 20 day of June 2000, by Clinton D. Bias. He is personally known to me or has produced \_\_\_\_\_ as identification and (did/did not) take an oath.

SIGNED: Maria K. Rogers  
 Notary Public  
 My Commission Expires: February 10, 2003

**CERTIFICATE OF APPROVAL BY THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA**

THIS IS TO CERTIFY that on 6-5-00 the foregoing plat was approved by the City Council of the City of Lake City, Florida.

W. R. ... Mayor  
 Attest: Janet R. Wright Filed for Record on: \_\_\_\_\_

**ACKNOWLEDGEMENT:**  
 STATE OF FLORIDA, COUNTY OF COLUMBIA

The foregoing dedication was acknowledged before me this 22 day of June 2000, by Bobbie T. Bias. She is personally known to me or has produced \_\_\_\_\_ as identification and (did/did not) take an oath.

SIGNED: Janet R. Wright  
 Notary Public  
 My Commission Expires: May 15, 2001

**CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR LAKE CITY, FLORIDA**

Examined on 6-5-2000

AND  
 Approved as to legal form and sufficiency by  
Janet R. Wright  
 City Attorney

**ACKNOWLEDGEMENT:**  
 STATE OF FLORIDA, COUNTY OF COLUMBIA

The foregoing dedication was acknowledged before me this 5th day of June 2000, by L. Don Reed. He is personally known to me or has produced \_\_\_\_\_ as identification and (did/did not) take an oath.

SIGNED: Barbra Ann Arline  
 Notary Public  
 My Commission Expires: July 31, 2003

**ACKNOWLEDGEMENT:**  
 STATE OF FLORIDA, COUNTY OF COLUMBIA

The foregoing dedication was acknowledged before me this 20 day of June 2000, by James G. Moses, Sr. Vice 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: D. Willette Sistrunk  
 Notary Public  
 My Commission Expires: May 31, 2003

**ACKNOWLEDGEMENT:**  
 STATE OF FLORIDA, COUNTY OF COLUMBIA

The foregoing dedication was acknowledged before me this 20 day of June 2000, by Byron D. Cawthon, Vice 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: D. Willette Sistrunk  
 Notary Public  
 My Commission Expires: \_\_\_\_\_

**CLERK'S CERTIFICATE**

This plat having been approved by the City Council of the City of Lake City is accepted for files and recorded this 23 day of June, 2000, in Plat Book 7, Pages 40, 41, 42, and 43.

SIGNED: L. Paul ...  
 Clerk of Circuit Court

**CERTIFICATE OF CITY SURVEYOR**

Know all men by these presents, that the undersigned, being a licensed and registered land surveyor, as provided under Chapter 177, Florida Statutes and is in good standing with the Board of Land Surveyors, does hereby certify that on behalf of City of Lake City, Florida on 6/5/2000 reviewed this plat for conformity to Chapter 177, Florida Statutes and said plat meets all the requirements of Chapter 177, as amended.

Name: John M. Lane  
 Date: 6/5/2000  
 Registration Number: 34288

**CERTIFICATE OF SUBDIVIDER'S ENGINEER**

This is TO CERTIFY that on 6/5/00, R.P. (Phil) Bishop, Jr., Registered Florida Engineer, as specified within Chapter 471, Florida Statutes, License No. 38546, does hereby certify that all required improvements have been installed in compliance with the approved construction plans and if applicable, any submitted "as built" blueprints in accordance with the requirements of the City Council of the City of Lake City, Florida.

R.P. Bishop, Jr.  
 Registered Florida Engineer

**SURVEYOR'S CERTIFICATE**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being a licensed and registered land surveyor and mapper, as provided under Chapter 472, Florida Statutes and is in good standing with the Board of Surveyors and Mappers, does hereby certify that on 5/10/2000 he completed the survey of the lands as shown in the foregoing plat or plan; that said plat is a true and correct representation of the lands therein described and platted and subdivided; that the survey was made under my responsible direction and supervision; permanent reference monuments and permanent control points have been placed as shown and that the survey data shown hereon complies with all of the requirements of the Lake City Subdivision Ordinance and Chapter 177, Florida Statutes, as amended; and that said lands are located in Section 6, Township 4 South, Range 17 East, Columbia County, Florida.

Date: 6/5/00  
 Signed: John M. Lane  
 Registration No. LS 4303  
 Bailey, Bishop & Lane, Inc. LB 6685  
 3107 SW Barnett Way, Lake City, FL 32058

OFFICIAL RECORDS  
 BOOK 204 PAGE 2165



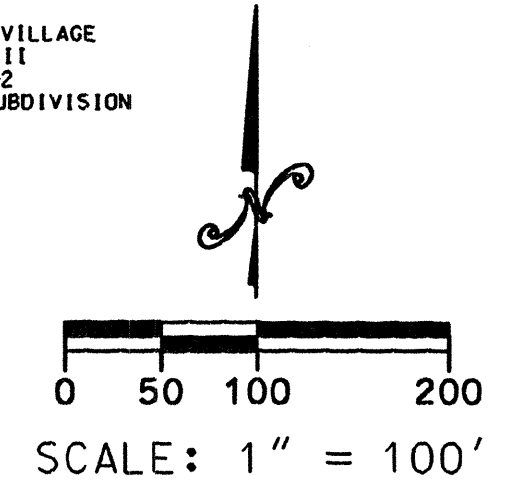
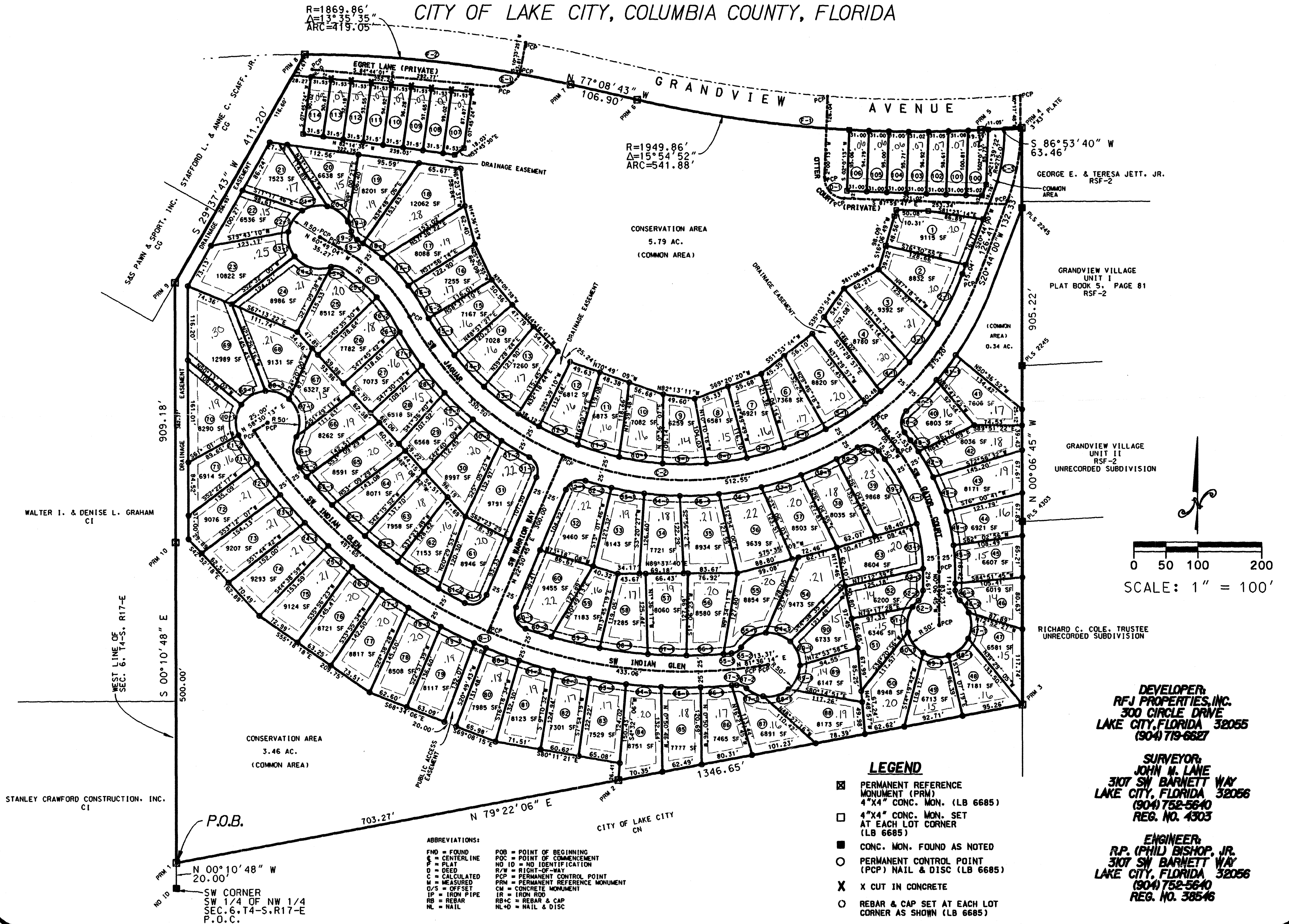
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IN  
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 CITY OF LAKE CITY, COLUMBIA COUNTY, FLORIDA

PLAT BOOK 7 PAGE 40-43  
 SHEET 1 OF 4



- LEGEND**
- ☒ PERMANENT REFERENCE MONUMENT (PRM) 4"X4" CONC. MON. (LB 6685)
  - 4"X4" CONC. MON. SET AT EACH LOT CORNER (LB 6685)
  - CONC. MON. FOUND AS NOTED
  - PERMANENT CONTROL POINT (PCP) NAIL & DISC (LB 6685)
  - X X CUT IN CONCRETE
  - REBAR & CAP SET AT EACH LOT CORNER AS SHOWN (LB 6685)

- ABBREVIATIONS:**
- FND = FOUND
  - C = CENTERLINE
  - P = PLAT
  - D = DEED
  - C = CALCULATED
  - M = MEASURED
  - O/S = OFFSET
  - IP = IRON PIPE
  - RB = REBAR
  - NL = NAIL
  - POB = POINT OF BEGINNING
  - POC = POINT OF COMMENCEMENT
  - NO ID = NO IDENTIFICATION
  - R/W = RIGHT-OF-WAY
  - PCP = PERMANENT CONTROL POINT
  - PRM = PERMANENT REFERENCE MONUMENT
  - CM = CONCRETE MONUMENT
  - IR = IRON ROD
  - RB+CAP = REBAR & CAP
  - NL+D = NAIL & DISC

**DEVELOPER:**  
 RFJ PROPERTIES, INC.  
 300 CIRCLE DRIVE  
 LAKE CITY, FLORIDA 32055  
 (904) 719-6627

**SURVEYOR:**  
 JOHN M. LAKE  
 3107 SW BARNETT WAY  
 LAKE CITY, FLORIDA 32056  
 (904) 752-5640  
 REG. NO. 4303

**ENGINEER:**  
 R.P. (PHIL) BISHOP, JR.  
 3107 SW BARNETT WAY  
 LAKE CITY, FLORIDA 32056  
 (904) 752-5640  
 REG. NO. 38546

WALTER I. & DENISE L. GRAHAM  
 CI

STANLEY CRAWFORD CONSTRUCTION, INC.  
 C1

GEORGE E. & TERESA JETT, JR.  
 RSF-2

GRANDVIEW VILLAGE  
 UNIT I  
 PLAT BOOK 5, PAGE 81  
 RSF-2

GRANDVIEW VILLAGE  
 UNIT II  
 RSF-2  
 UNRECORDED SUBDIVISION

RICHARD C. COLE, TRUSTEE  
 UNRECORDED SUBDIVISION

P.O.B.  
 N 00°10'48" W  
 20.00'  
 SW CORNER  
 SW 1/4 OF NW 1/4  
 SEC. 6, T4-S, R17-E  
 P.O.C.