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Public Records of
St. Johns County, FL
Clerk# 04-082518
O.R. 2313 PG 1526
04:29PM 11/04/2004
REC \$45.00 SUR \$50.00

RESOLUTION NO. 2004-211

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, GRANTING AN IRREVOCABLE LICENSE AGREEMENT TO FLORIDA POWER & LIGHT COMPANY TO INSTALL AN UNDERGROUND UTILITY LINE FOR CYPRESS LAKES PHASE 2A, PHASE 2B, PHASE 4 AND PHASE 5 LOCATED ON S.R. 207

WHEREAS, Florida Power & Light Company (hereinafter "FPL") has requested an easement in order to install, maintain and provide electrical power to Cypress Lakes Phase 2A, Phase 2B, Phase 4 and Phase 5 located on S.R. 207. In place of the requested easement, the County hereby grants FPL an Irrevocable License to use the requested property for such purpose. The property is described in Exhibits, "A", "B", "C", "D", "E", "F" and "G", incorporated by reference and made a part hereof and shall hereinafter be described as "Licensed Premises"; and

WHEREAS, this license will, in part, will allow FPL to install electrical distribution lines to provide electrical service to Cypress Lakes Phase 2A, Phase 2B, Phase 4 and Phase 5 located on S.R. 207; and

WHEREAS, the FPL Tariff, Sheet No. 6.020, Paragraphs 2.8 and 2.9, requires that a customer desiring electric service must provide FPL with access and rights-of-way which in the opinion of FPL are necessary for the rendering of service to the customer and the County has authority to grant such rights, easements, permits and privileges and it is found that it is necessary for protection of the County and the public for the County to grant FPL a license to efficiently provide electrical service to Cypress Lakes Phase 2A, Phase 2B, Phase 4 and Phase 5 located on S.R. 207 and to satisfy the FPL Tariff requirements.

NOW THEREFORE, BE IT RESOLVED, that the Board of County Commissioners of St. Johns County, Florida, that St. Johns County, the Licensor, hereby grants to FPL a non-exclusive irrevocable license to use the "Licensed Premises" for purposes mentioned above.

1. The above referenced recitals are found to be true and correct and are incorporated herein by reference.
2. The requested use of the License Premises License is granted subject to the following conditions and limitations:
 - a. The grant of this License shall in no way restrict the right and interest of the Licensor (County) in the use and maintenance of the

*For Let P. Deguade
BCC Secty*

“Licensed Premises” to the extent that such use does not interfere with the rights granted herein.

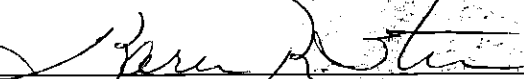
- b. The Licensee (FPL) and its agents shall have the duty to not create any obstructions or conditions of the public property or right-of-way adjoining the “ Licensed Premises” which are or may become unreasonably dangerous to the public, County or its agents or employees.
 - c. The Licensee (FPL) shall be liable for the personal injuries and damages to real or personal property that may result from its use of the “Licensed Premises” and shall defend, hold harmless and indemnify the Licensor, its officers, employees and agents for and from any damages, claims, liability or costs resulting from the exercise of the privileges granted.
 - d. In the event of widening, repair or reconstruction of any County road right-of-way, the Licensor may cause the movement of FPL improvements in or on the Licensed Premises or the reasonable relocation of the Licensed Premises and FPL improvements thereon, at Licensor’s cost.
 - e. The Licensee shall promptly repair any damage or injury to any County property by reason of the exercise of the privileges granted by this License including but not limited to repair of the road or highway, restoring such to a condition at least equal to that which existed prior to the infliction of such damage or injury.
3. To the extent that Licensee is in compliance with the applicable St. Johns County Tree Ordinance, Licensee shall have the right to clear and keep the “ Licensed Premises” clear of all trees, undergrowth or other obstructions and to trim and keep trimmed and cut all dead, weak, leaning or dangerous trees or limbs in the vicinity of the “Premises” on lands owned by the Licensor which might interfere with Licensee’s use of the “Premises”.
 4. The License shall run with the land and shall be binding on and shall inure to the benefits of the parties hereto, their successors or assigns in perpetuity so long as the electrical service is provided to County via the “Licensed Premises”. Notwithstanding the foregoing, in the event the County desires to sell the subject property to a private landowner or to abandon, vacate or discontinue use of the subject property, the County or private purchaser, to the extent allowed by law, grant FPL an easement reasonably acceptable to FPL as a condition of and prior to or contemporaneous with any sale, abandonment, vacation or discontinuance

of the subject County property served by FPL using this License and which will continue to be served by FPL.


5. This License is not intended to confer with any rights not specifically stated herein or not required by the FPL Tariff.
6. This License shall be deemed as coupled with an interest once FPL has made substantial expenditures to provide the electrical service to Cypress Lakes Phase 2A, Phase 2B, Phase 4 and Phase 5 located on S.R. 207. As such the parties agree that this License is an Irrevocable License Agreement except as provided by its terms shall include the right of the County to terminate this License Agreement if the Licensee does not correct any of its violation of the provisions hereof within a reasonable time after reasonable notice.
7. The Clerk is instructed to record this Resolution in the Official Records of St. Johns County, Florida.

PASSED AND ADOPTED this 25 day of August, 2004,
by the Board of County Commissioners of St. Johns County, Florida.

**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**


By: 
Karen R. Stern Chair

ATTEST: Cheryl Strickland, Clerk

By: 
Deputy Clerk

RENDITION DATE 8-27-04

FLORIDA POWER AND LIGHT COMPANY

By: 
Title: Cust. Proj. Manager.
FPL

MAP SHOWING SKETCH OF OR 2313 PG 1529

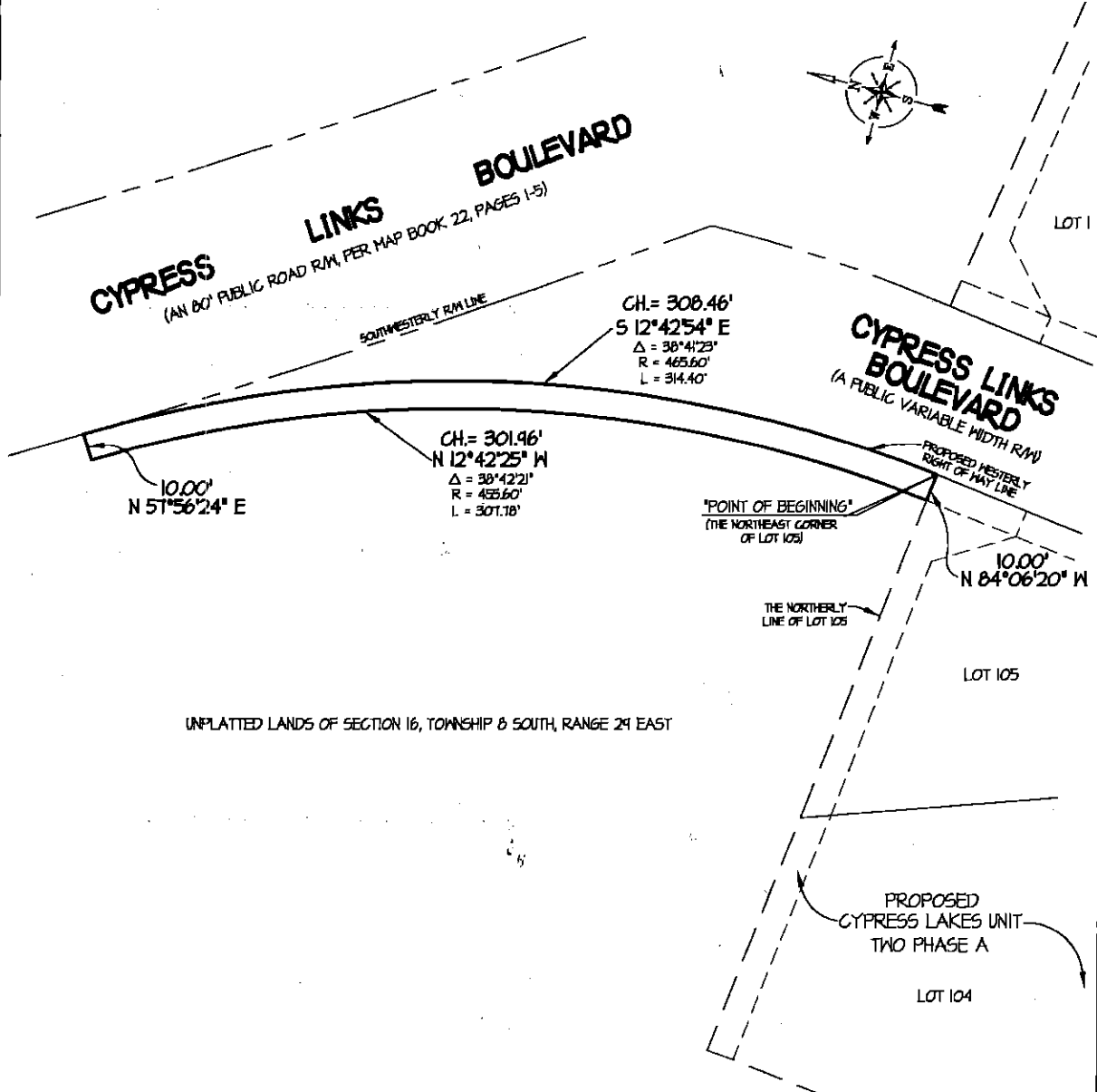
PROPOSED FLORIDA POWER & LIGHT EASEMENT No. 1

A PARCEL OF LAND, BEING A PORTION OF SECTION 16, TOWNSHIP 8 SOUTH, RANGE 24 EAST, ST. JOHN'S COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

EXHIBIT "A"

BEGIN AT THE NORTHEAST CORNER OF LOT 105, AS SHOWN ON THE PROPOSED PLAT OF CYPRESS LAKES UNIT TWO, PHASE A, OF SAID ST. JOHN'S COUNTY, FLORIDA; THENCE NORTH 84°06'20" WEST, ALONG THE NORTHERLY LINE OF SAID LOT 105, A DISTANCE OF 10.00 FEET, TO A POINT BEING A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 455.60 FEET; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 301.78 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 12°42'25" WEST, 301.96 FEET, TO A POINT; THENCE NORTH 51°56'24" EAST, A DISTANCE OF 10.00 FEET, TO A POINT SITUATE IN THE SOUTHWESTERLY RIGHT OF WAY LINE OF CYPRESS LINKS BOULEVARD, (AN 80 FOOT RIGHT OF WAY, AS SHOWN ON THE PLAT OF CYPRESS LAKES PHASE I, RECORDED IN MAP BOOK 22, PAGES 1 THROUGH 5 OF THE PUBLIC RECORDS OF SAID COUNTY); THENCE SOUTHERLY, DEPARTING SAID SOUTHWESTERLY RIGHT OF WAY, AND RUNNING ALONG THE WESTERLY RIGHT OF WAY LINE OF CYPRESS LINKS BOULEVARD (A VARIABLE WIDTH RIGHT OF WAY AS SHOWN ON SAID PROPOSED PLAT OF CYPRESS LAKES UNIT TWO, PHASE A) ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 465.60 FEET, A DISTANCE OF 314.40 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 12°42'54" EAST, 308.46 FEET, TO THE AFORESAID NORTHEAST CORNER OF LOT 105 AND THE POINT OF BEGINNING.

THE LANDS THIS DESCRIBED CONTAINS 3,110.91 SQUARE FEET, MORE OR LESS.



UNPLATTED LANDS OF SECTION 16, TOWNSHIP 8 SOUTH, RANGE 24 EAST

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

- Notes:**
1. BEARINGS ARE BASED ON THE NORTHEASTERLY LINE OF CYPRESS LAKES, PHASE ONE AS S. 14°50'48" E.
 2. THIS IS A SKETCH ONLY, AND DOES NOT PURPORT TO BE A FIELD BOUNDARY SURVEY.
 3. ELEVATIONS SHOWN THIS (B.L.O) REFER TO UNITED STATES COASTAL AND GEODETIC SURVEY DATUM, NATIONAL GEODETIC VERTICAL OF 1929, (N.G.V.D. OF 1929).
 4. UNLESS OTHERWISE NOTED, ANY PORTION OF THE PARCEL THAT MAY BE DEEMED AS WETLANDS BY STATE OR GOVERNMENTAL AGENCIES, HAS BEEN DETERMINED AND ANY LIABILITY RESULTING THEREFROM IS NOT THE RESPONSIBILITY OF THE UNDERSIGNED.
 5. THERE MAY BE RESTRICTIONS OR EASEMENTS OF RECORD EVIDENCED BY TITLE EXAMINATION THAT HAVE NOT BEEN SHOWN HEREON.

LEGEND		DATE
□	DENOTES CONCRETE MONUMENT	JUNE 24, 2004
K-X	DENOTES FENCE	SCALE
○	DENOTES 1/2" IRON PIPE SET (I.R. MARK)	1" = 50'
●	DENOTES IRON PIPE POINT (I.R. MARK)	JOB NO.
X	DENOTES CROSS CUT	12261
		F. BOOK(S)
		N/A
		PAGE(S)
		N/A
		COMPUTER
		OSPL-1DMS
		FILE NAME
		Drawn by RM

A & J LAND SURVEYORS, INC.
 CERTIFICATE OF AUTHORIZATION NO. LB 6661
 PROFESSIONAL LAND SURVEYORS OFFICE (904) 246-1666
 5641 LUELLA STREET FAX (904) 246-1644
 JACKSONVILLE, FLORIDA 32207

THIS IS TO CERTIFY THAT THIS SKETCH WAS MADE UNDER MY SUPERVISION AND IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS, AS OUTLINED AND SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS, IN CHAPTER 61G1-6.0, (FORMERLY CHAPTER 2144-6.0), FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 412.021, FLORIDA STATUTES.

George J. Ward 6-25-04
GEORGE J. WARD, STATE OF FLORIDA
 REGISTERED LAND SURVEYOR, CERTIFICATE NO. 5152

ABBREVIATIONS THAT MAY BE USED IN THIS SURVEY

P.C.P.	PERMANENT CONTROL POINT	ESMT	EASEMENT
P.R.M.	PERMANENT REFERENCE MONUMENT	L.B.	LICENSED BUSINESS
P.O.C.	POINT ON CURVE	O.H.L.	OVERHEAD LINE
P.O.B.	POINT OF BEGINNING	C.L.F.	CHAIN LINK FENCE
P.O.R.	POINT OF REFERENCE	M.P.F.	MOOD PRIVACY FENCE
P.C.	POINT OF CURVATURE	A/C	AIR CONDITIONER
P.T.	POINT OF TANGENCY	W	WITH
P.C.C.	POINT OF COMPOUND CURVE	O.H.L.	OVERHEAD LINES
P.R.C.	POINT OF REVERSE CURVATURE	F.H.	FIELD MEASURED
P.I.	POINT OF INTERSECTION	R=	RADIUS EQUALS
R/W	RIGHT OF WAY	L=	ARC LENGTH EQUALS
O.R.V.	OFFICIAL RECORDS VOLUME	CH=	CHORD BEARING & DISTANCE EQUALS
D.B.	DEED BOOK	Δ=	DELTA OR CENTRAL ANGLE EQUALS
PAGE	PAGE	I.P.	IRON PIPE
B.R.L.	BUILDING RESTRICTION LINE	CALC.	CALCULATED

MAP SHOWING SKETCH OF

OR 2313 PG 1530

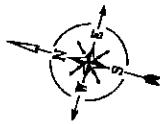
EXHIBIT "B"

PROPOSED FLORIDA POWER & LIGHT EASEMENT No. 2

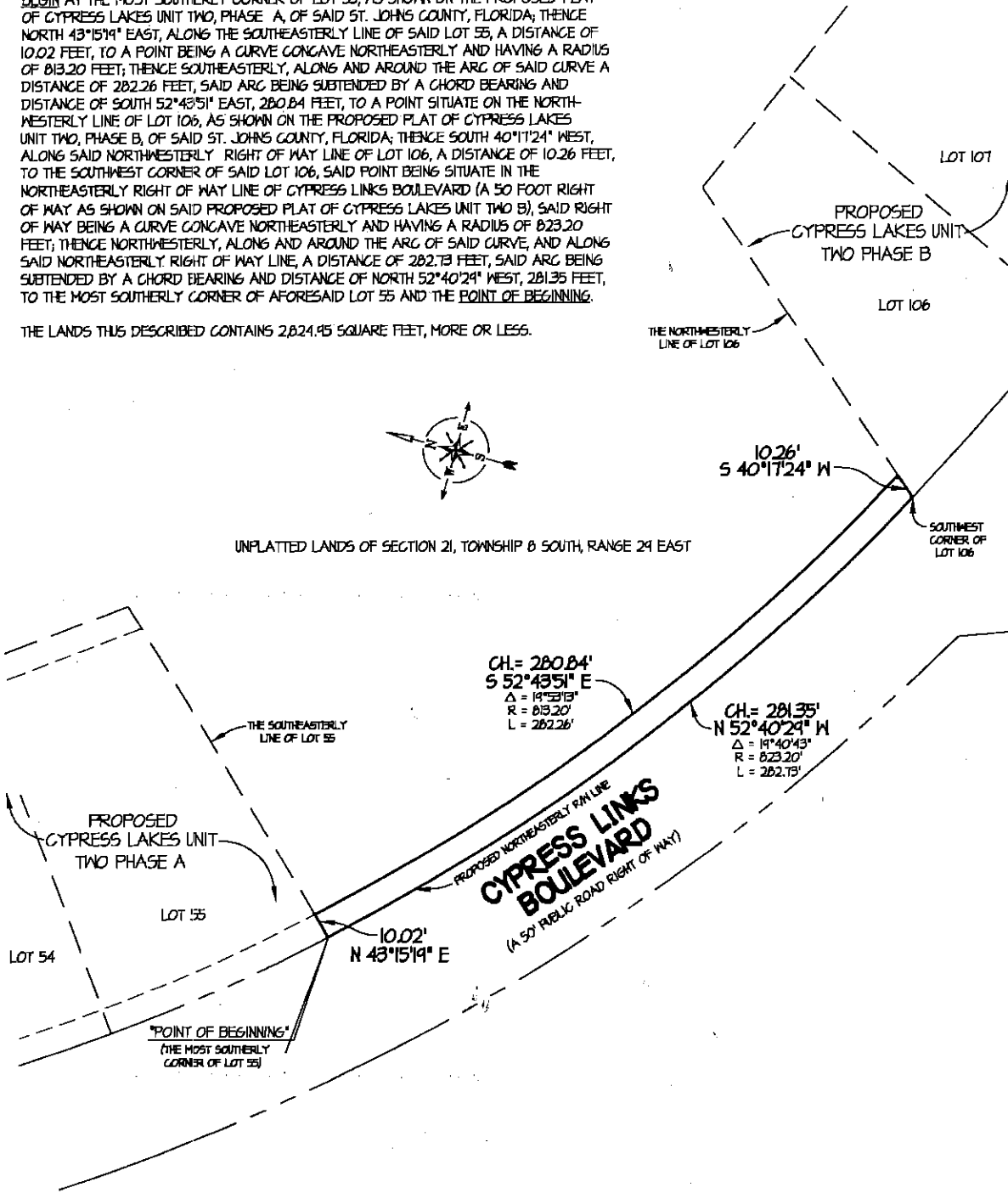
A PARCEL OF LAND, BEING A PORTION OF SECTION 21, TOWNSHIP 8 SOUTH, RANGE 24 ST. JOHN'S COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY EAST, DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST SOUTHERLY CORNER OF LOT 55, AS SHOWN ON THE PROPOSED PLAT OF CYPRESS LAKES UNIT TWO, PHASE A, OF SAID ST. JOHN'S COUNTY, FLORIDA; THENCE NORTH 43°15'19" EAST, ALONG THE SOUTHEASTERLY LINE OF SAID LOT 55, A DISTANCE OF 10.02 FEET, TO A POINT BEING A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 813.20 FEET; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 282.26 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 52°43'51" EAST, 280.84 FEET, TO A POINT SITUATE ON THE NORTH-WESTERLY LINE OF LOT 106, AS SHOWN ON THE PROPOSED PLAT OF CYPRESS LAKES UNIT TWO, PHASE B, OF SAID ST. JOHN'S COUNTY, FLORIDA; THENCE SOUTH 40°11'24" WEST, ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE OF LOT 106, A DISTANCE OF 10.26 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 106, SAID POINT BEING SITUATE IN THE NORTHEASTERLY RIGHT OF WAY LINE OF CYPRESS LINKS BOULEVARD (A 50 FOOT RIGHT OF WAY AS SHOWN ON SAID PROPOSED PLAT OF CYPRESS LAKES UNIT TWO B), SAID RIGHT OF WAY BEING A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 823.20 FEET; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, AND ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 282.73 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 52°40'24" WEST, 281.35 FEET, TO THE MOST SOUTHERLY CORNER OF AFORESAID LOT 55 AND THE POINT OF BEGINNING.

THE LANDS THIS DESCRIBED CONTAINS 2,824.45 SQUARE FEET, MORE OR LESS.



UNPLATTED LANDS OF SECTION 21, TOWNSHIP 8 SOUTH, RANGE 24 EAST



NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Notes:

1. BEARINGS ARE BASED ON THE NORTHEASTERLY LINE OF CYPRESS LAKES, PHASE ONE AS S. 43°50'40" E
2. THIS IS A SKETCH ONLY, AND DOES NOT PURPORT TO BE A FIELD BOUNDARY SURVEY.
3. ELEVATIONS SHOWN THIS (N.S.) REFER TO UNITED STATES COASTAL AND GEODETIC SURVEY DATUM, NATIONAL GEODETIC VERTICAL OF 1929 (N.G.V.D. OF 1929).
4. UNLESS OTHERWISE NOTED, ANY PORTION OF THE PARCEL THAT MAY BE DEEMED AS WETLANDS BY STATE OR GOVERNMENTAL AGENCIES, HAS BEEN DETERMINED AND ANY LIABILITY RESULTING THEREFROM IS NOT THE RESPONSIBILITY OF THE UNDERSIGNED.
5. THERE MAY BE RESTRICTIONS OR EASEMENTS OF RECORD EVIDENCED BY TITLE EXAMINATION THAT HAVE NOT BEEN SHOWN HEREON.

LEGEND

- ☐ DEPOSED CONCRETE MONUMENT
- X-X DEPOSED FENCE
- DEPOSED 1/2" IRON PIPE BEY (LB MARK)
- DEPOSED IRON PIPE PLUMB (AS NOTED)
- X DEPOSED GREEN CUT

DATE: JUNE 24, 2004

SCALE: 1" = 50'

JOB NO.: 18267

P. BOOK(S): N/A

PAGES(S): N/A

COMPUTER: CDFP-2.DWG

FILE NAME: Drawn by RM

ABBREVIATIONS THAT MAY BE USED IN THIS SURVEY

P.C.P.	PERMANENT CONTROL POINT	E.B.T.	EASEMENT
P.A.K.	PERMANENT REFERENCE MONUMENT	L.B.	LICENSED BUSINESS
P.O.C.	POINT ON CURVE	O.H.L.	OVERHEAD LINE
P.O.B.	POINT OF BEGINNING	C.L.F.	CHAIN LINK FENCE
P.O.R.	POINT OF REFERENCE	M.P.F.	WOOD PRIVACY FENCE
P.C.	POINT OF CURVATURE	A/C	AIR CONDITIONER
P.T.	POINT OF TANGENCY	M.H.	METHOD
P.C.C.	POINT OF COMPOUND CURVE	O.H.L.	OVERHEAD LINES
P.R.C.	POINT OF REVERSE CURVATURE	F.M.	FIELD MEASURED
P.I.	POINT OF INTERSECTION	R=	RADIUS EQUALS
R/W	RIGHT OF WAY	L=	ARC LENGTH EQUALS
O.R.V.	OFFICIAL RECORDS VOLUME	CH=	CHORD BEARING & DISTANCE EQUALS
D.B.	DEED BOOK	Δ=	DELTA OR CENTRAL ANGLE EQUALS
P.B.	PAGE	I.P.	IRON PIPE
B.R.L.	BUILDING RESTRICTION LINE	C.A.L.C.	CALCULATED

A & J LAND SURVEYORS, INC.

CERTIFICATE OF AUTHORIZATION NO. LB 6661

PROFESSIONAL LAND SURVEYORS

5841 LUELLA STREET

JACKSONVILLE, FLORIDA 32207

OFFICE (904) 246-1666

FAX (904) 246-1644

THIS IS TO CERTIFY THAT THIS SKETCH WAS MADE UNDER MY SUPERVISION AND IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS AS OUTLINED AND SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS, IN CHAPTER 68F1-6.0, (FORMERLY CHAPTER 294-4.0), FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 471.027, FLORIDA STATUTES.

George J. Ward 6-25-04
GEORGE J. WARD, STATE OF FLORIDA,
 REGISTERED LAND SURVEYOR, CERTIFICATE No. 555

MAP SHOWING SKETCH OF

OR 2315 PG 1531

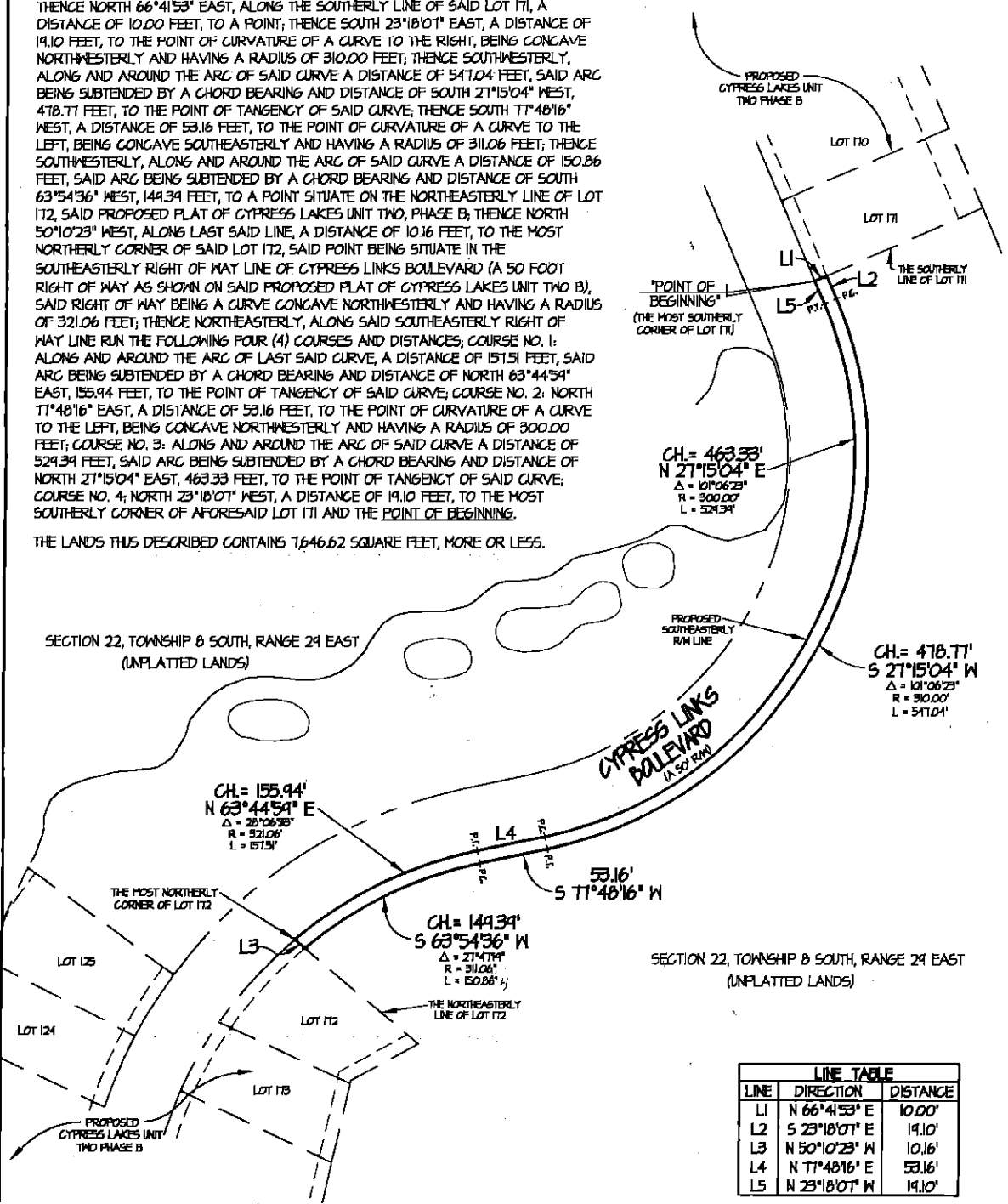
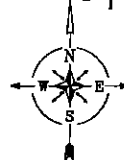
EXHIBIT "C"

PROPOSED FLORIDA POWER & LIGHT EASEMENT No. 3

A PARCEL OF LAND, BEING A PORTION OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 24 EAST, ST. JOHNS COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST SOUTHERLY CORNER OF LOT 171, AS SHOWN ON THE PROPOSED PLAT OF CYPRESS LAKES UNIT TWO, PHASE B, OF SAID ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 66°41'53" EAST, ALONG THE SOUTHERLY LINE OF SAID LOT 171, A DISTANCE OF 10.00 FEET, TO A POINT; THENCE SOUTH 23°18'07" EAST, A DISTANCE OF 19.10 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 310.00 FEET; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 547.04 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 27°15'04" WEST, 478.77 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 77°48'16" WEST, A DISTANCE OF 53.16 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 310.00 FEET; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 150.86 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 63°54'36" WEST, 149.39 FEET, TO A POINT SITUATE ON THE NORTHEASTERLY LINE OF LOT 172, SAID PROPOSED PLAT OF CYPRESS LAKES UNIT TWO, PHASE B; THENCE NORTH 50°10'23" WEST, ALONG SAID LINE, A DISTANCE OF 10.16 FEET, TO THE MOST NORTHERLY CORNER OF SAID LOT 172, SAID POINT BEING SITUATE IN THE SOUTHEASTERLY RIGHT OF WAY LINE OF CYPRESS LINKS BOULEVARD (A 50 FOOT RIGHT OF WAY AS SHOWN ON SAID PROPOSED PLAT OF CYPRESS LAKES UNIT TWO B), SAID RIGHT OF WAY BEING A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 321.06 FEET; THENCE NORTHEASTERLY, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES; COURSE NO. 1: ALONG AND AROUND THE ARC OF LAST SAID CURVE, A DISTANCE OF 157.51 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 63°44'54" EAST, 155.94 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 2: NORTH 77°48'16" EAST, A DISTANCE OF 53.16 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 300.00 FEET; COURSE NO. 3: ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 529.39 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 27°15'04" EAST, 463.33 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 4: NORTH 23°18'07" WEST, A DISTANCE OF 19.10 FEET, TO THE MOST SOUTHERLY CORNER OF AFORESAID LOT 171 AND THE POINT OF BEGINNING.

THE LANDS THIS DESCRIBED CONTAINS 7,646.62 SQUARE FEET, MORE OR LESS.



LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	N 66°41'53" E	10.00'
L2	S 23°18'07" E	19.10'
L3	N 50°10'23" W	10.16'
L4	N 77°48'16" E	53.16'
L5	N 23°18'07" W	19.10'

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

- Notes:**
- BEARINGS ARE BASED ON THE NORTHEASTERLY LINE OF CYPRESS LAKES, PHASE ONE AS S. W 50°46" E.
 - THIS IS A SKETCH ONLY, AND DOES NOT PURPORT TO BE A FIELD BOUNDARY SURVEY.
 - ELEVATIONS SHOWN THIS (15.0) REFER TO UNITED STATES COASTAL AND GEODETIC SURVEY DATUM, NATIONAL GEODETIC VERTICAL OF 1929, (N.G.V.D. OF 1929).
 - UNLESS OTHERWISE NOTED, ANY PORTION OF THE PARCEL THAT MAY BE DEEMED AS WETLANDS BY STATE OR GOVERNMENT AGENCIES, HAS BEEN DETERMINED AND ANY LIABILITY RESULTING THEREFROM IS NOT THE RESPONSIBILITY OF THE UNDERSIGNED.
 - THERE MAY BE RESTRICTIONS OR EASEMENTS OF RECORD EVIDENCED BY TITLE EXAMINATION THAT HAVE NOT BEEN SHOWN HEREON.

LEGEND

- DENOTES CONCRETE MONUMENT
- DENOTES FENCE
- DENOTES 1/4" IRON PIPE SET (1/8" BALL)
- DENOTES IRON PIPE FOUND (AS NOTED)
- DENOTES CROSS CUT

DATE: JUNE 24, 2004
 SCALE: 1" = 100'
 JOB NO.: 10361
 P. BOOK(S): N/A
 PAGE(S): N/A
 COMPUTER: OS/FLP-3.DWG
 FILE NAME: Drawn by RM

A & J LAND SURVEYORS, INC.
 CERTIFICATE OF AUTHORIZATION NO. LB 6661
 PROFESSIONAL LAND SURVEYORS
 5841 LUELLA STREET
 JACKSONVILLE, FLORIDA 32207
 OFFICE: (904) 296-1666
 FAX: (904) 296-1644

THIS IS TO CERTIFY THAT THIS SKETCH HAS MADE UNDER MY SUPERVISION AND IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS AS OUTLINED AND SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS, IN CHAPTER 61S11-6.0, FORMERLY CHAPTER 21H1-6.0, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 471.021, FLORIDA STATUTES.

George J. Ward 6-25-04
GEORGE J. WARD, STATE OF FLORIDA,
 REGISTERED LAND SURVEYOR, CERTIFICATE NO. 555

ABBREVIATIONS THAT MAY BE USED IN THIS SURVEY

PERM.	PERM.	ESMT	EASEMENT
P.C.P.	PERMANENT CONTROL POINT	L.B.	LICENSED BUSINESS
P.R.M.	PERMANENT REFERENCE MONUMENT	O.H.L.	OVERHEAD LINE
P.O.B.	POINT OF BEGINNING	G.L.F.	CHAIN LINK FENCE
P.O.R.	POINT OF REFERENCE	M.P.F.	WOOD PRIVACY FENCE
P.C.	POINT OF CURVATURE	A.C.	AIR CONDITIONER
P.T.	POINT OF TANGENCY	W.	WITH
P.C.C.	POINT OF COMPOUND CURVE	O.H.L.	OVERHEAD LINES
P.R.C.	POINT OF REVERSE CURVATURE	F.M.	FIELD MEASURED
P.I.	POINT OF INTERSECTION	R.	RADIUS EQUALS
R.M.	RIGHT OF WAY	L.	ARC LENGTH EQUALS
O.R.V.	OFFICIAL RECORDS VOLUME	CH.	CHORD BEARING & DISTANCE EQUALS
D.B.	DEED BOOK	D.	DELTA OR CENTRAL ANGLE EQUALS
P.B.	PAGE	I.P.	IRON PIPE
B.R.L.	BUILDING RESTRICTION LINE	C.A.L.C.	CALCULATED

MAP SHOWING SKETCH OF

OR 2313 PG 1532

EXHIBIT "D"

PROPOSED FLORIDA POWER & LIGHT EASEMENT No. 4

A PARCEL OF LAND, BEING A PORTION OF SECTION 21, TOWNSHIP 8 SOUTH, RANGE 24 EAST, ST. JOHNS COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF LOT 200, AS SHOWN ON THE PROPOSED PLAT OF CYPRESS LAKES UNIT TWO, PHASE B, OF SAID ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 68°21'24" EAST, ALONG THE SOUTHERLY LINE OF SAID LOT 200, A DISTANCE OF 10.00 FEET, TO A POINT; THENCE SOUTH 21°32'31" WEST, A DISTANCE OF 114.43 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 715.00 FEET; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 405.90 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 05°16'44" WEST, 400.47 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 10°54'03" EAST, A DISTANCE OF 51.13 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 240.00 FEET; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 9.87 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 04°48'22" EAST, 9.87 FEET, TO A POINT SITUATE ON THE NORTHERLY LINE OF LOT 32, AS SHOWN ON THE PROPOSED PLAT OF CYPRESS LAKES UNIT FIVE, OF SAID ST. JOHNS COUNTY, FLORIDA, SAID POINT BEING SITUATE ON A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 400.00 FEET; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, AND ALONG THE NORTHERLY LINE OF SAID LOT 32, A DISTANCE OF 12.05 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 65°30'14" WEST, 12.05 FEET, TO THE NORTHWEST CORNER OF SAID LOT 32. SAID POINT BEING SITUATE IN THE EASTERLY RIGHT OF WAY LINE OF CYPRESS ESTATES DRIVE (A 60 FOOT RIGHT OF WAY AS SHOWN ON SAID PROPOSED PLATS OF CYPRESS LAKES UNIT TWO B AND FIVE), SAID RIGHT OF WAY BEING A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 230.00 FEET; THENCE NORTHERLY, ALONG SAID EASTERLY RIGHT OF WAY LINE RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES; COURSE NO. 1. ALONG AND AROUND THE ARC OF LAST SAID CURVE A DISTANCE OF 2.87 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 10°31'36" WEST, 2.87 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 2. NORTH 10°54'03" WEST, A DISTANCE OF 51.13 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 125.00 FEET; COURSE NO. 3. ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 411.58 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 05°16'44" EAST, 406.07 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 4. NORTH 21°32'31" EAST, A DISTANCE OF 114.43 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 22 AND THE POINT OF BEGINNING.

THE LANDS THIS DESCRIBED CONTAINS 5,857.04 SQUARE FEET, MORE OR LESS.

ST. JOHNS COUNTY GOLF COURSE
SECTION 21, TOWNSHIP 8 SOUTH, RANGE 24 EAST
(UNPLATTED LANDS)

CYPRESS ESTATES DRIVE
(A 60 FOOT RIGHT OF WAY)

SECTION 21, TOWNSHIP 8 SOUTH, RANGE 24 EAST
(UNPLATTED LANDS)

LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	S 68°21'24" E	10.00'
L2	S 21°32'31" W	114.43'
L3	S 10°54'03" E	51.13'
L4	N 10°54'03" W	51.13'
L5	N 21°32'31" E	114.43'

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	715.00'	405.90'	400.47'	S 05°16'44" W	32°31'34"
C2	240.00'	9.87'	9.87'	S 04°48'22" E	02°21'22"
C3	400.00'	12.05'	12.05'	N 65°30'14" W	01°43'55"
C4	230.00'	2.87'	2.87'	N 10°31'36" W	00°42'55"
C5	125.00'	411.58'	406.07'	N 05°16'44" E	32°31'34"

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

- Notes:**
- BEARINGS ARE BASED ON THE NORTHEASTERLY LINE OF CYPRESS LAKES, PHASE ONE AS S. 14°50'48" E.
 - THIS IS A SKETCH ONLY, AND DOES NOT PURPORT TO BE A FIELD BOUNDARY SURVEY.
 - ELEVATIONS SHOWN THIS (5.0) REFER TO UNITED STATES COASTAL AND GEODETIC SURVEY DATUM, NATIONAL GEODETIC VERTICAL OF 1928 (N.G.V.D. OF 1928).
 - UNLESS OTHERWISE NOTED, ANY PORTION OF THE PARCEL THAT MAY BE DEEMED AS WETLANDS BY STATE OR GOVERNMENTAL AGENCIES, HAS BEEN DETERMINED AND ANY LIABILITY RESULTING THEREFROM IS NOT THE RESPONSIBILITY OF THE UNDERSIGNED.
 - THERE MAY BE RESTRICTIONS OR EASEMENTS OF RECORD EVIDENCED BY TITLE EXAMINATION THAT HAVE NOT BEEN SHOWN HEREON.

LEGEND	
□	DENOTES CONCRETE MONUMENT
—	DENOTES FENCE
○	DENOTES 1/2" IRON PIPE SET (1/2" GALV)
●	DENOTES IRON PIPE FOUND (AS NOTED)
x	DENOTES CHISEL CUT

DATE	JUNE 24, 2004
SCALE	1" = 100'
JOB NO.	10361
P. BOOK(S)	N/A
PAGE(S)	N/A
COMPUTER	OS/2-4.0/MS
FILE NAME	Drawn by RM

A & J LAND SURVEYORS, INC.

CERTIFICATE OF AUTHORIZATION NO. LB 6661
PROFESSIONAL LAND SURVEYORS
5647 LUELLA STREET
JACKSONVILLE, FLORIDA 32221

OFFICE: (404) 246-1666
FAX: (404) 246-1644

THIS IS TO CERTIFY THAT THIS SKETCH WAS MADE UNDER MY SUPERVISION AND IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS AS OUTLINED AND SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS, IN CHAPTER 61G1-6.0, (FORMERLY CHAPTER 21H-6.0), FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

George J. Ward 6-25-04
GEORGE J. WARD, STATE OF FLORIDA
REGISTERED LAND SURVEYOR, CERTIFICATE NO. 5165

ABBREVIATIONS THAT MAY BE USED IN THIS SURVEY

P.C.P.	PERMANENT CONTROL POINT	ESMT	EASEMENT
P.R.M.	PERMANENT REFERENCE MONUMENT	LB	LICENSED BUSINESS
P.O.C.	POINT ON CURVE	OLF	OVERHEAD LINE
P.O.B.	POINT OF BEGINNING	CLF	CHAIN LINK FENCE
P.O.R.	POINT OF REFERENCE	W.P.F.	WOOD PRIVACY FENCE
P.C.	POINT OF CURVATURE	A.C.	AIR CONDITIONER
P.T.	POINT OF TANGENCY	W	W/TH
P.C.C.	POINT OF COMPOUND CURVE	O/L	OVERHEAD LINES
P.R.C.	POINT OF REVERSE CURVATURE	F.M.	FIELD MEASURED
P.I.	POINT OF INTERSECTION	R=	RADIUS EQUALS
R/W	RIGHT OF WAY	L=	ARC LENGTH EQUALS
O.R.V.	OFFICIAL RECORDS VOLUME	CH=	CHORD BEARING & DISTANCE EQUALS
D.B.	DEED BOOK	D=	DELTA OR CENTRAL ANGLE EQUALS
P.S.	PAGE	I.P.	IRON PIPE
B.R.L.	BUILDING RESTRICTION LINE	C.A.L.C.	CALCULATED

MAP SHOWING SKETCH OF

PROPOSED FLORIDA POWER & LIGHT EASEMENT No. 5

A PARCEL OF LAND, BEING A PORTION OF SECTION 21, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 56, AS SHOWN ON THE PROPOSED PLAT OF CYPRESS LAKES UNIT TWO, PHASE A, OF SAID ST. JOHNS COUNTY, FLORIDA, SAID POINT BEING SITUATE IN THE SOUTHWESTERLY RIGHT OF WAY LINE OF CYPRESS LINKS BOULEVARD (A 50 FOOT RIGHT OF WAY AS SHOWN ON SAID PROPOSED PLAT OF CYPRESS LAKES UNIT TWO, PHASE A), SAID RIGHT OF WAY BEING A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 873.20 FEET; THENCE SOUTHEASTERLY, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES; COURSE NO. 1: ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 113.47 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 57°01'04" EAST, 113.39 FEET; COURSE NO. 2: SOUTH 20°27'52" EAST, A DISTANCE OF 31.64 FEET, TO A POINT BEING THE WESTERLY RIGHT OF WAY LINE OF CYPRESS ESTATES DRIVE (A 60 FOOT RIGHT OF WAY AS SHOWN ON SAID PROPOSED PLAT OF CYPRESS LAKES UNIT TWO, PHASE A, AND THE PROPOSED PLAT OF CYPRESS LAKES UNIT FIVE); THENCE SOUTHWESTERLY, ALONG SAID WESTERLY RIGHT OF WAY LINE, RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES; COURSE NO. 1: SOUTH 21°32'31" WEST, A DISTANCE OF 231.62 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 785.00 FEET; COURSE NO. 2: ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 443.35 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 05°17'22" WEST, 434.40 FEET, TO THE POINT OF CURVE OF A CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 400.00 FEET; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 15.12 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 51°57'04" WEST, 15.12 FEET, TO A POINT; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF A CURVE BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 745.00 FEET, AN ARC DISTANCE OF 434.61 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 05°42'03" EAST, 434.03 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 21°32'31" EAST, A DISTANCE OF 233.78 FEET, TO A POINT; THENCE NORTH 20°27'52" WEST, A DISTANCE OF 30.15 FEET, TO A POINT, SAID POINT BEING A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 883.20 FEET; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 112.46 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 56°51'20" WEST, 112.34 FEET, TO A POINT SITUATE IN THE SOUTHEASTERLY LINE OF AFORESAID LOT 56; THENCE NORTH 44°30'21" EAST, ALONG SAID LINE, A DISTANCE OF 10.09 FEET, TO THE NORTHEAST CORNER OF SAID LOT 56, AND THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAINS 0,250.94 SQUARE FEET, MORE OR LESS.

LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	S 20°27'52" E	31.64'
L2	S 21°32'31" W	231.62'
L3	N 21°32'31" E	233.78'
L4	N 20°27'52" W	30.15'
L5	N 44°30'21" E	10.09'

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	873.20'	113.47'	113.39'	S 57°01'04" E	07°26'44"
C2	785.00'	443.35'	434.40'	S 05°17'22" W	32°30'19"
C3	400.00'	15.12'	15.12'	N 51°57'04" W	02°09'58"
C4	745.00'	434.61'	434.03'	N 05°42'03" E	31°40'57"
C5	883.20'	112.46'	112.34'	N 56°51'20" W	07°17'45"

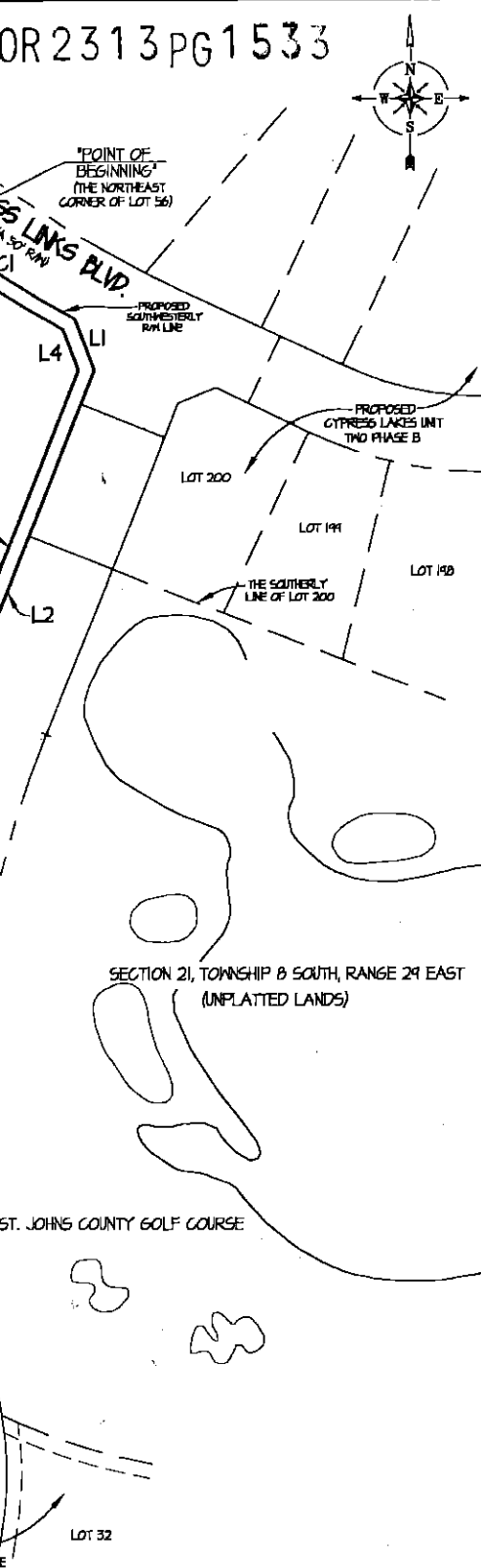
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Notes:

1. BEARINGS ARE BASED ON THE NORTHEASTERLY LINE OF CYPRESS LAKES, PHASE ONE AS S. 14°50'46" E.
2. THIS IS A SKETCH ONLY, AND DOES NOT PURPORT TO BE A FIELD BOUNDARY SURVEY.
3. ELEVATIONS SHOWN THUS (15.0) REFER TO UNITED STATES COASTAL AND GEODETIC SURVEY DATA, NATIONAL GEODETIC VERTICAL OF 1929, (M.G.V.D. OF 1929).
4. UNLESS OTHERWISE NOTED, ANY PORTION OF THE PARCEL THAT MAY BE DEEMED AS WETLANDS BY STATE OR GOVERNMENTAL AGENCIES, HAS BEEN DETERMINED AND ANY LIABILITY RESULTING THEREFROM IS NOT THE RESPONSIBILITY OF THE UNDERSIGNED.
5. THERE MAY BE RESTRICTIONS OR EASEMENTS OF RECORD EVIDENCED BY TITLE EXAMINATION THAT HAVE NOT BEEN SHOWN HERETO.

ABBREVIATIONS THAT MAY BE USED IN THIS SURVEY

P.C.P.	PERMANENT CONTROL POINT	P.S.M.	PERMANENT REFERENCE MONUMENT	P.O.B.	POINT OF BEGINNING	P.O.R.	POINT OF REFERENCE	P.C.	POINT OF CURVATURE	P.T.	POINT OF TANGENCY	P.C.C.	POINT OF CONFOID CURVE	P.R.C.	POINT OF REVERSE CURVATURE	P.I.	POINT OF INTERSECTION	R.W.	RIGHT OF WAY	O.R.V.	OFFICIAL RECORDS VOLUME	D.B.	DEED BOOK	PAGE	PAGE	B.R.L.	BUILDING RESTRICTION LINE		
ESMT	EASEMENT	LB	LICENSED BUSINESS	OL	OVERHEAD LINE	CL.F.	CHAIN LINK FENCE	K.P.F.	WOOD PRIVACY FENCE	A/C	AIR CONDITIONER	W	WITH	OL	OVERHEAD LINES	F.M.	FIELD MEASURED	R.E.	RADIUS EQUALS	L.S.	ARC LENGTH EQUALS	CH±	CHORD BEARING ± DISTANCE EQUALS	D±	DELTA OR CENTRAL ANGLE EQUALS	IP	IRON PIPE	CALC.	CALCULATED



LEGEND

- DENOTES CONCRETE MONUMENT
- X-X DENOTES FENCE
- O DENOTES 1/2" IRON PIPE SET (1/2" DIA)
- DENOTES 1/2" IRON PIPE ROAD (1/2" DIA)
- X DENOTES CROSS OUT

DATE: JUNE 24, 2004
 SCALE: 1" = 100'
 JOB NO: 10267
 P. BOOK(S): N/A
 PAGE(S): N/A
 COMPUTER: CDFP-5.DWG
 FILE NAME: Drawn by RPI

A & J LAND SURVEYORS, INC.
 CERTIFICATE OF AUTHORIZATION NO. LB 6661
 PROFESSIONAL LAND SURVEYORS
 5847 LUELLA STREET
 JACKSONVILLE, FLORIDA 32207
 OFFICES (904) 246-1666
 FAX: (904) 246-1644

THIS IS TO CERTIFY THAT THIS SKETCH WAS MADE UNDER MY SUPERVISION AND IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS AS OUTLINED AND SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS, IN CHAPTER 68E1-6.0, FORMERLY CHAPTER 20H-6.0, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.021, FLORIDA STATUTES.

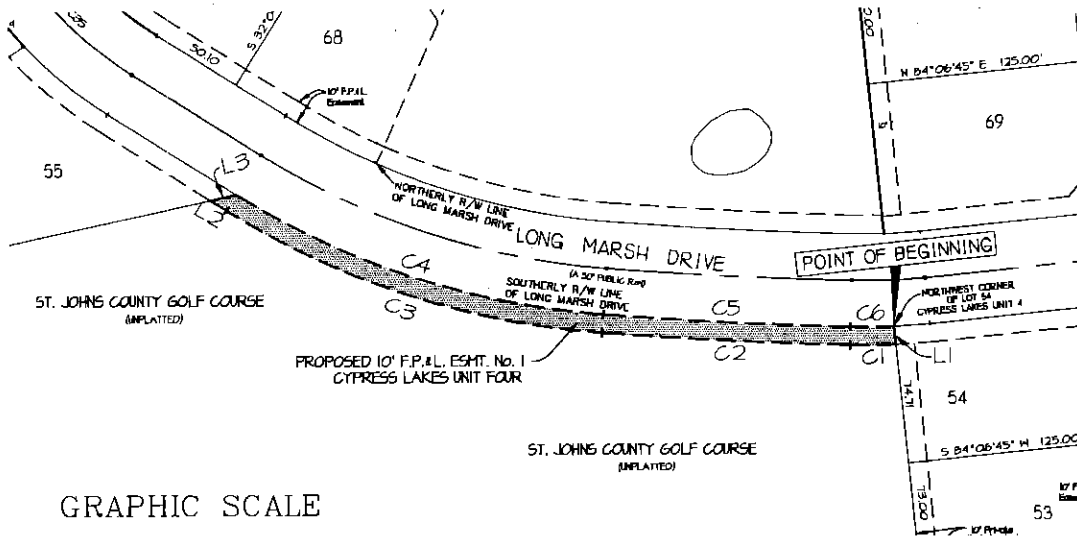
George J. Ward 6-25-04
GEORGE J. WARD, STATE OF FLORIDA
 REGISTERED LAND SURVEYOR, CERTIFICATE No. 555

MAP SHOWING SKETCH OF PROPOSED FLORIDA POWER & LIGHT EASEMENT No. 1 CYPRESS LAKES UNIT FOUR

A PARCEL OF LAND, BEING A PORTION OF SECTION 21, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 54, AS SHOWN ON THE PROPOSED PLAT OF CYPRESS LAKES UNIT FOUR, OF SAID ST. JOHNS COUNTY, FLORIDA, SAID POINT BEING SITUATE IN THE SOUTHERLY RIGHT OF WAY OF LONG MARSH DRIVE (A PROPOSED 50 FOOT RIGHT OF WAY, AS SHOWN ON SAID PROPOSED PLAT OF CYPRESS LAKES UNIT FOUR); FROM THE POINT OF BEGINNING RUN THENCE SOUTH 05°53'15" EAST ALONG THE WESTERLY LINE OF LOT 54, A DISTANCE OF 10.02 FEET TO A POINT; RUN THENCE AROUND AND ALONG THE ARC OF A CURVE, BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 335.00 FEET, A DISTANCE OF 24.47 FEET TO A POINT OF COMPOUND CURVATURE; LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 84°31'57" WEST, 24.47 FEET; RUN THENCE AROUND AND ALONG THE ARC OF A CURVE, BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 2,685.00 FEET, A DISTANCE OF 133.59 FEET TO A POINT OF COMPOUND CURVATURE; LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 86°56'57" WEST, 133.59 FEET; RUN THENCE AROUND AND ALONG THE ARC OF A CURVE, BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 443.59 FEET, A DISTANCE OF 214.33 FEET TO A POINT OF TANGENCY; LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 71°40'54" WEST, 212.25 FEET; RUN THENCE NORTH 57°50'23" WEST A DISTANCE OF 10.20 FEET TO A POINT; RUN THENCE NORTH 77°43'59" EAST A DISTANCE OF 14.29 FEET TO A POINT; SAID POINT LYING IN THE SOUTHERLY RIGHT OF WAY OF THE AFOREMENTIONED LONG MARSH DRIVE AND LYING ON A CURVE; RUN THENCE AROUND AND ALONG THE ARC OF A CURVE BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 433.59 FEET, A DISTANCE OF 204.50 FEET TO A POINT OF COMPOUND CURVATURE; LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 71°40'54" EAST, 207.47 FEET; RUN THENCE AROUND AND ALONG THE ARC OF A CURVE BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 2,675.00 FEET A DISTANCE OF 133.11 FEET; LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 86°56'57" EAST, 133.10 FEET; RUN THENCE AROUND AND ALONG THE ARC OF A CURVE BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 325.00 FEET, A DISTANCE OF 23.16 FEET TO THE POINT OF BEGINNING; LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 84°35'01" EAST, 23.16 FEET.

LANDS DESCRIBED ABOVE CONTAIN 3,742 SQUARE FEET OR 0.09 ACRES, MORE OR LESS IN AREA.



GRAPHIC SCALE

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	24.47	335.00	S89°31'57" W	24.47
C2	133.61	2685.00	N86°56'57" W	133.59
C3	214.33	443.59	N71°40'54" W	212.25
C4	209.50	433.59	S71°40'54" E	207.47
C5	133.11	2675.00	S86°56'57" E	133.10
C6	23.16	325.00	N89°35'01" E	23.16

GRAPHIC SCALE



LINE	LENGTH	BEARING
L1	10.02	S05°53'15" E
L2	10.20	N57°50'23" W
L3	14.29	N77°43'59" E

NOTES:
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

- Notes:
- BEARINGS ARE BASED ON THE NORTHEASTERLY LINE OF CYPRESS LAKES, PHASE ONE AS S. 14°50'48" E.
 - THIS IS A SKETCH ONLY, AND DOES NOT PURPORT TO BE A FIELD BOUNDARY SURVEY.
 - ELEVATIONS SHOWN THIS (15.0) REFER TO UNITED STATES COASTAL AND GEODETIC SURVEY DATUM, NATIONAL GEODETIC VERTICAL OF 1929, (N.G.V.D. OF 1929).
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 - THERE MAY BE RESTRICTIONS OR EASEMENTS OF RECORD EVIDENCED BY TITLE EXAMINATION THAT HAVE NOT BEEN SHOWN HEREON.

LEGEND		DATE
□	DENOTES CONCRETE MONUMENT	JULY 17, 2004
x-x	DENOTES FENCE	SCALE 1"=80'
○	DENOTES 1/2" IRON PIPE SET (AS NOTED)	JOB NO. 15645
●	DENOTES IRON PIPE FOUND (AS NOTED)	F. BOOK(S) -----
x	DENOTES CROSS CUT	PAGE(S) -----
		COMP. FILE: 05FFL-1-LUM.DWG
		DRAWN BY: GREG

A & J LAND SURVEYORS, INC.
 CERTIFICATE OF AUTHORIZATION NO. LB 6661
 PROFESSIONAL LAND SURVEYORS OFFICE: (904) 246-1666
 5847 LUELLA STREET JACKSONVILLE, FLORIDA 32207 FAX: (904) 246-1644

THIS IS TO CERTIFY THAT THIS SKETCH IS MADE UNDER MY SUPERVISION AND IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS AS OUTLINED AND SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS, IN CHAPTER 81G1-6.0, (FORMERLY CHAPTER 29H-6.0), FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 412.021, FLORIDA STATUTES.

Jonathan B. Bohan
 JONATHAN B. BOHAN, STATE OF FLORIDA,
 REGISTERED LAND SURVEYOR, CERTIFICATE No. 4600

ABBREVIATIONS THAT MAY BE USED IN THIS SURVEY			
P.C.P.	PERMANENT CONTROL POINT	ESMT	EASEMENT
P.R.M.	PERMANENT REFERENCE MONUMENT	L.B.	LICENSED BUSINESS
P.O.C.	POINT ON CURVE	HP	HIRE FENCE
P.O.B.	POINT OF BEGINNING	C.L.F.	CHAIN LINK FENCE
P.O.R.	POINT OF REFERENCE	H.P.F.	HOOD PRIVACY FENCE
P.C.	POINT OF CURVATURE	A/C	AIR CONDITIONER
P.T.	POINT OF TANGENCY	W	WIRE
P.C.C.	POINT OF COMPOUND CURVE	OH	OVERHEAD LINES
P.R.C.	POINT OF REVERSE CURVATURE	F.M.	FIELD MEASURED
P.I.	POINT OF INTERSECTION	R	RADIUS EQUALS
R/W	RIGHT OF WAY	L	ARC LENGTH EQUALS
O.R.V.	OFFICIAL RECORDS VOLUME	CH	CHORD BEARING & DISTANCE EQUALS
D.B.	DEED BOOK	D	DELTA OR CENTRAL ANGLE EQUALS
P6	PAGE	I.P.	IRON PIPE
B.R.L.	BUILDING RESTRICTION LINE	C.A.L.C.	CALCULATED

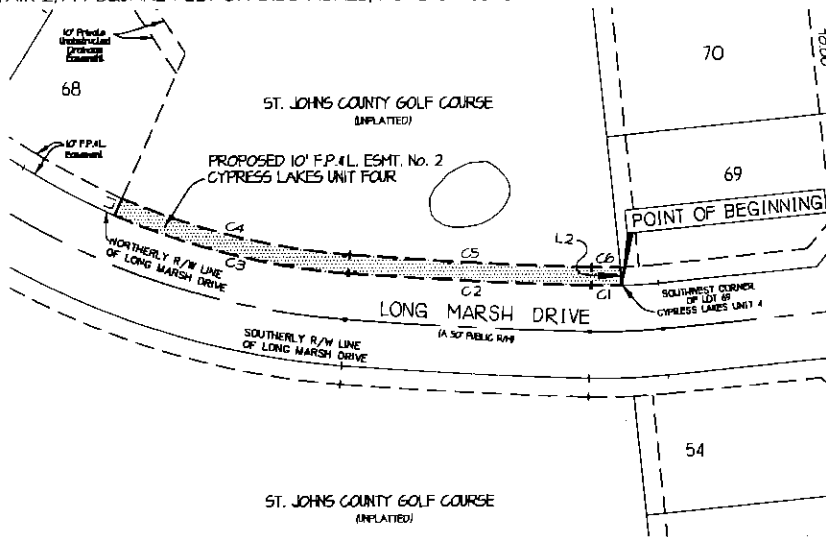
EXHIBIT "G"

MAP SHOWING SKETCH OF PROPOSED FLORIDA POWER & LIGHT EASEMENT No. 2 CYPRESS LAKES UNIT FOUR

A PARCEL OF LAND, BEING A PORTION OF SECTION 21, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF LOT 69, AS SHOWN ON THE PROPOSED PLAT OF CYPRESS LAKES UNIT FOUR, OF SAID ST. JOHNS COUNTY, FLORIDA, SAID POINT BEING SITUATE IN THE NORTHERLY RIGHT OF WAY OF LONG MARSH DRIVE (A PROPOSED 50 FOOT RIGHT OF WAY, AS SHOWN ON SAID PROPOSED PLAT OF CYPRESS LAKES UNIT FOUR); SAID POINT LYING ON A CURVE BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 275.00 FEET; RUN THENCE AROUND AND ALONG THE ARC OF LAST SAID CURVE, A DISTANCE OF 16.60 FEET TO A POINT OF COMPOUND CURVATURE; LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 89°53'44" WEST, 16.60 FEET; RUN THENCE AROUND AND ALONG THE ARC OF A CURVE, BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 2625.00 FEET, A DISTANCE OF 130.62 FEET TO A POINT OF COMPOUND CURVATURE; LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 86°56'57" WEST, 130.61 FEET; RUN THENCE AROUND AND ALONG THE ARC OF A CURVE, BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 383.59 FEET, A DISTANCE OF 130.08 FEET TO A POINT; LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 75°48'31" WEST, 129.46 FEET; RUN THENCE NORTH 23°54'24" EAST, A DISTANCE OF 10.00 FEET TO A POINT; SAID POINT LYING ON A CURVE; RUN THENCE AROUND AND ALONG THE ARC OF A CURVE BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 373.59 FEET, A DISTANCE OF 126.69 FEET TO A POINT OF COMPOUND CURVATURE; LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 75°48'31" EAST, 126.09 FEET; RUN THENCE AROUND AND ALONG THE ARC OF A CURVE BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 2615.00 FEET A DISTANCE OF 130.12 FEET; LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 86°56'57" EAST, 130.11 FEET; RUN THENCE AROUND AND ALONG THE ARC OF A CURVE, BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 265.00 FEET, A DISTANCE OF 15.29 FEET TO A POINT; LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 89°58'20" EAST, 15.29 FEET TO A POINT; RUN THENCE SOUTH 05°53'15" EAST A DISTANCE OF 10.03 FEET TO THE POINT OF BEGINNING.

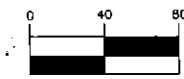
LANDS DESCRIBED ABOVE CONTAIN 2,747 SQUARE FEET OR 0.06 ACRES, MORE OR LESS IN AREA.



CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	16.60	275.00	S89°53'44"W	16.60
C2	130.62	2625.00	N86°56'57"W	130.61
C3	130.08	383.59	N75°48'31"W	129.46
C4	126.69	373.59	S75°48'31"E	126.09
C5	130.12	2615.00	S86°56'57"E	130.11
C6	15.29	265.00	N89°58'20"E	15.29

LINE TABLE		
LINE	LENGTH	BEARING
L1	10.00	N23°54'24"E
L2	10.03	S05°53'15"E

GRAPHIC SCALE



(IN FEET)
1 inch = 80 ft.



NOTES:
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

- Notes:
- BEARINGS ARE BASED ON THE NORTHEASTERLY LINE OF CYPRESS LAKES, PHASE ONE AS S. 14°50'48" E.
 - THIS IS A SKETCH ONLY, AND DOES NOT PURPORT TO BE A FIELD BOUNDARY SURVEY.
 - ELEVATIONS SHOWN THUS (15.0) REFER TO UNITED STATES COASTAL AND GEODETIC SURVEY DATUM, NATIONAL GEODETIC VERTICAL OF 1929 (N.G.V.D. OF 1929).
 - UNLESS OTHERWISE NOTED, ANY PORTION OF THE PARCEL THAT MAY BE DEEMED AS WETLANDS BY STATE OR GOVERNMENTAL AGENCIES, HAS BEEN DETERMINED AND ANY LIABILITY RESULTING THEREFROM IS NOT THE RESPONSIBILITY OF THE UNDERSIGNED.
 - THERE MAY BE RESTRICTIONS OR EASEMENTS OF RECORD EVIDENCED BY TITLE EXAMINATION THAT HAVE NOT BEEN SHOWN HEREON.

LEGEND

- DENOTES CONCRETE MONUMENT
- X-X DENOTES FENCE
- DENOTES 1/2" IRON PIPE SET (AS NOTED)
- DENOTES IRON PIPE FOUND (AS NOTED)
- X DENOTES CROSS CUT

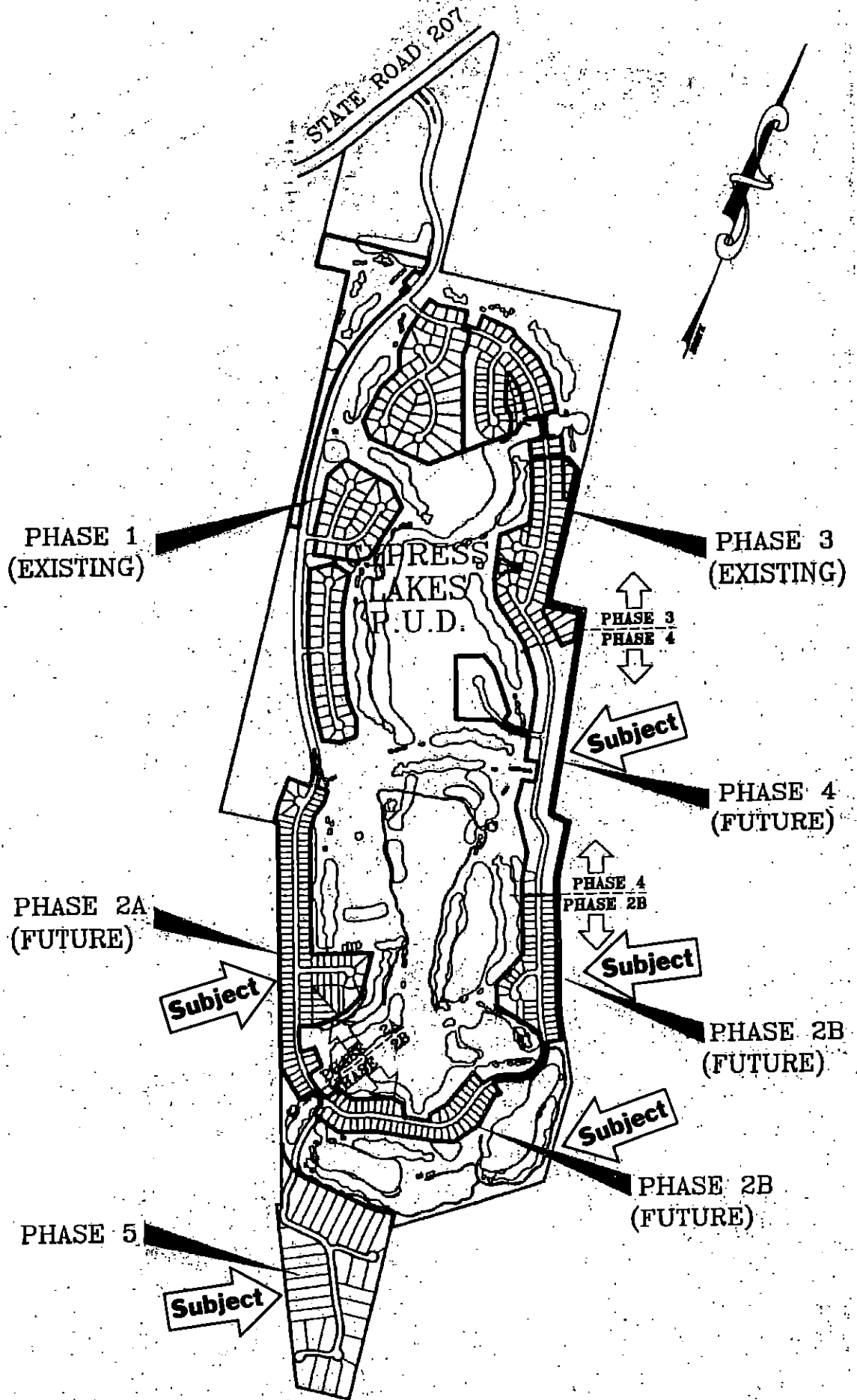
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A & J LAND SURVEYORS, INC.
CERTIFICATE OF AUTHORIZATION NO. LB 6661
PROFESSIONAL LAND SURVEYORS OFFICE: (904) 296-1666
5847 LUELLA STREET JACKSONVILLE, FLORIDA 32207 FAX: (904) 296-1644

THIS IS TO CERTIFY THAT THIS SKETCH IS MADE UNDER MY SUPERVISION AND IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS AS OUTLINED AND SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS, IN CHAPTER 61S17-6.0, (FORMERLY CHAPTER 21W-6.0) FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 412.021, FLORIDA STATUTES.

Jonathan B. Bowman
JONATHAN B. BOWMAN, STATE OF FLORIDA,
REGISTERED LAND SURVEYOR, CERTIFICATE NO. 4600

ABBREVIATIONS THAT MAY BE USED IN THIS SURVEY			
P.C.P.	PERMANENT CONTROL POINT	ESMT	EASEMENT
P.R.M.	PERMANENT REFERENCE MONUMENT	L.B.	LICENSED BUSINESS
P.O.C.	POINT ON CURVE	WF	WIRE FENCE
P.O.B.	POINT OF BEGINNING	C.L.F.	CHAIN LINK FENCE
P.O.R.	POINT OF REFERENCE	M.P.F.	WOOD PRIVACY FENCE
P.C.	POINT OF CURVATURE	A/C	AIR CONDITIONER
P.T.	POINT OF TANGENCY	W	WITH
P.C.C.	POINT OF COMPOUND CURVE	OHL	OVERHEAD LINES
P.R.C.	POINT OF REVERSE CURVATURE	F.M.	FIELD MEASURED
P.I.	POINT OF INTERSECTION	R	RADIUS EQUALS
R/W	RIGHT OF WAY	L=	ARC LENGTH EQUALS
O.R.V.	OFFICIAL RECORDS VOLUME	CH+	CHORD BEARINGS & DISTANCE EQUALS
D.B.	DEED BOOK	D =	DELTA OR CENTRAL ANGLE EQUALS
Pg.	PAGE	I.P.	IRON PIPE
B.R.L.	BUILDING RESTRICTION LINE	CALC.	CALCULATED



LOCATION MAP

NOT TO SCALE