BAILEY BISHOP & LANE, INC.
3107 SW BARNETT WAY
P. O. BOX 3717
LAKE CITY, FL 32056-3717
PH. (904) 752-5640
FAX (904) 755-7771

FALLING CREEK RETIREMENT VILLAGE, UNIT 1

IN
THE N 1/2 OF SECTION 5, T3-S, R17-E
COLUMBIA COUNTY, FLORIDA

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS that L & L Developement Services, L.C. , as owner, and CNB National Bank, as mortgagee, have caused the lands hereon shown to be surveyed, subdivided and platted, to be known as Falling Creek Retirement Village, Unit 1, and that all rights-of-way and easements are hereby dedicated to the perpetual use of the public for uses as shown hereon.

OWNER:

Larry W. Lones

Larry W. Lones, Vice President, L & L Developement Services, L.C.

Carrie L Cox
Witness

Debbie Blackwell
Witness

MORTGAGEE:

Christopher H. Dampier, Vice Pres.
CNB National Bank

Cassandra L. Norris
Witness

Debra Channell
Witness

COUNTY ATTORNEY'S CERTIFICATE

Examined on January 7, 2000

AND

Approved as to legal form and sufficiency by

Marlin Feagle
Attorney

CLERK'S CERTIFICATE

This plat having been approved by the Columbia County Board of County Commissioners is accepted for files and recorded this 7 day of Jan. 1999, in Plat Book 7, Pages 30 and 31.

SIGNED: P. DeWitt Cason
Clerk of Circuit Court

ACKNOWLEDGEMENT:

STATE OF FLORIDA, COUNTY OF COLUMBIA

The foregoing dedication was acknowledged before me this 22nd day of November 1999, by Larry W. Lones, Vice President, L & L Developement Services, L.C. He is personally known to me or has produced DL# L520-539-41-134-0 as identification and (did/did not) take an oath.

SIGNED: Genevieve W. Register
Notary Public

My Commission Expires:

GENEVIEVE W. REGISTER
MY COMMISSION # CC 886008
EXPIRES: November 4, 2003
Bonded Thru Notary Public Underwriters

ACKNOWLEDGEMENT:
STATE OF FLORIDA, COUNTY OF COLUMBIA

The foregoing dedication was acknowledged before me this 21 day of December, 1999, by Christopher H. Dampier, Vice President of CNB National Bank. He is personally known to me or has produced _____ as identification and (did/did not) take an oath.

SIGNED: Johnnie M. Silvers
Notary Public

My Commission Expires:

JOHNNIE M. SILVERS
MY COMMISSION # CC 646741
EXPIRES: April 18, 2000
Bonded Thru Notary Public Underwriters

CERTIFICATE OF COUNTY 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 Columbia County, Florida on 12/9/99 reviewed this plat for conformity to Chapter 177, Florida Statutes; and said plat meets all the requirements of Chapter 177, as amended.

Name Donald F. Lee

Date 12/9/99

Registration Number 3628

CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS OF COLUMBIA COUNTY, FLORIDA

THIS IS TO CERTIFY that on 12-16-99 the foregoing plat was approved by the Board of County Commissioners for Columbia County, Florida.

Ronald A
Chairman

Attest: _____

CERTIFICATE OF SUBDIVIDER'S ENGINEER

THIS IS TO CERTIFY THAT ON 12/22/99, GREGORY G. BAILEY, REGISTERED FLORIDA ENGINEER, AS SPECIFIED WITHIN CHAPTER 471, FLORIDA STATUTES, LICENSE NO. 43858, 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 BOARD OF COUNTY COMMISSIONERS OF COLUMBIA COUNTY, FLORIDA.

12/22/99
DATE

REGISTERED FLORIDA ENGINEER

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: Hoyle Crowder DATE: 1/5/2000
Director of Public Works

SURVEYORS 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 11/18/99 HE COMPLETED THE SURVEY OF THE LANDS AS SHOWN ON 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, THAT 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 COLUMBIA COUNTY SUBDIVISION ORDINANCE AND CHAPTER 177, FLORIDA STATUTES, AS AMENDED; AND THAT SAID LANDS ARE LOCATED IN SECTION 22, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA.

DATE 11/18/99 SIGNED John M. Lane

JOHN M. LANE, SURVEYOR & MAPPER, LS 4303
BAILEY, BISHOP & LANE, INC. LB 6685
RT 10, BOX 35408, LAKE CITY, FL. 32025

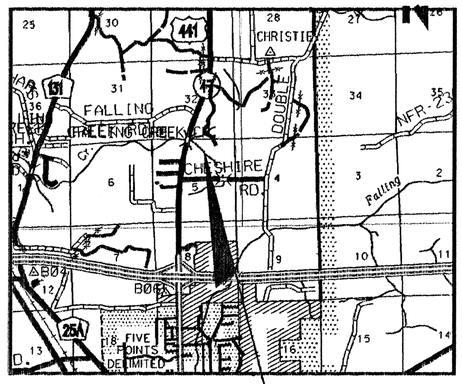
OFFICIAL RECORDS
BOOK 894 PAGE 338

BAILEY BISHOP & LANE, INC.
3107 SW BARNETT WAY
P. O. BOX 3717
LAKE CITY, FL 32056-3717
PH. (904) 752-5640
FAX (904) 755-7771

FALLING CREEK RETIREMENT VILLAGE, UNIT 1

PLAT BOOK 1 PAGE 30
SHEET 1 OF 2

IN
THE N 1/2 OF SECTION 5, T3-S, R17-E
COLUMBIA COUNTY, FLORIDA



PROJECT LOCATION

DESCRIPTION

BEGIN AT THE SOUTHWEST CORNER OF THE N 1/2 OF THE NE 1/4, SECTION 5, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE S 89°35'54" E ALONG THE SOUTH LINE OF SAID N 1/2 OF NE 1/4, 554.61 FEET, THENCE S 01°06'10" E, 217.86 FEET, THENCE S 86°17'51" W, 177.95 FEET TO A POINT OF CURVE, THENCE SOUTHWESTERLY ALONG SAID CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 13°52'10", AN ARC DISTANCE OF 14.52 FEET TO A POINT OF REVERSE CURVE, THENCE SOUTHERLY ALONG SAID CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 43°20'30", AN ARC DISTANCE OF 37.82 FEET, THENCE S 88°53'50" W, 60.00 FEET, THENCE S 1°06'10" E, 169.65 FEET, THENCE S 88°36'38" W, 784.29 FEET, THENCE N 12°09'21" E, 221.15 FEET, THENCE S 88°36'38" W, 284.95 FEET TO A POINT OF CURVE, THENCE SOUTHWESTERLY ALONG SAID CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 76°27'18", AN ARC DISTANCE OF 40.03 FEET TO THE EAST RIGHT-OF-WAY LINE OF STATE ROAD NO. 47 (U.S. HIGHWAY 441) AND A POINT OF CUSP, THENCE N 12°09'21" E ALONG SAID EAST RIGHT-OF-WAY LINE, 123.43 FEET TO A POINT OF CUSP, THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 103°32'42", AN ARC DISTANCE OF 54.22 FEET, THENCE N 88°36'38" E, 270.50 FEET, THENCE N 12°09'21" E, 200.02 FEET, THENCE S 89°35'54" E, 379.24 FEET TO THE POINT OF BEGINNING.

DEVELOPER
L&L DEVELOPEMENT SERVICES, INC.
LARRY W. LONES
RT 12 BOX 114
LAKE CITY, FLORIDA 32025
(904) 755-0545

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

ENGINEER
GREGORY G. BAILEY
3107 SW BARNETT WAY
LAKE CITY, FLORIDA 32056
(904) 752-5640
REG. NO. 43858

SPECIAL NOTE:

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SPECIAL NOTE:

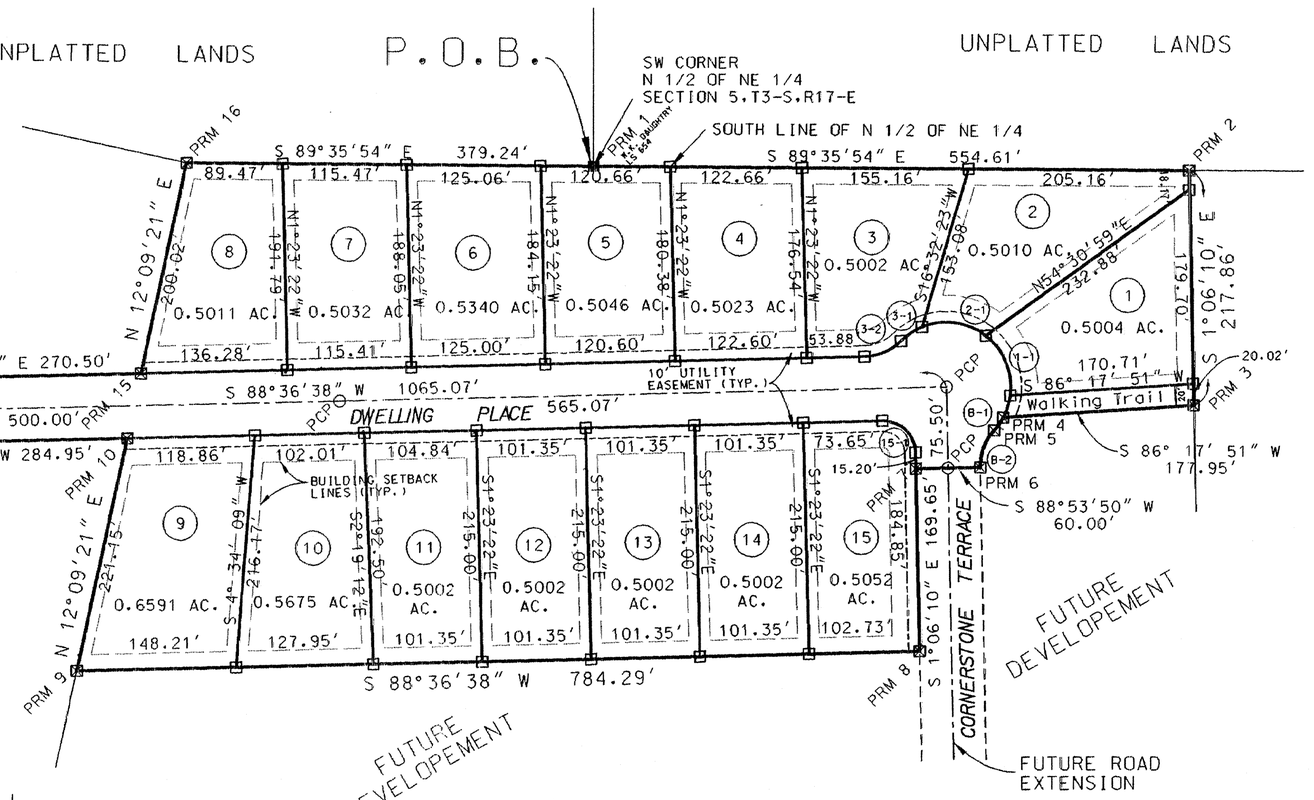
NOTICE: ALL UTITLTY EASEMENTS SHOWN ON THIS PLAT SHALL BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF ELECTRIC, TELEPHONE, GAS, CABLE TELEVISION SERVICES AND ANY OTHER PUBLIC UTILITIES

NOTES:

1. BASIS OF BEARINGS IS THE CENTERLINE OF CHESHIRE ROAD.
2. TOTAL ACRES IN SUBDIVISION IS 9.5574 AC.
3. ACCORDING TO THE FLOOD INSURANCE RATE MAP (COMMUNITY PANEL NO. 120070 0125 B, EFFECTIVE DATE JANUARY 6, 1988) THE ABOVE DESCRIBED LANDS LIE IN ZONE X, AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN.
4. PRELIMINARY PLAN APPROVED ON MARCH 4, 1999.
5. ERROR OF CLOSURE IS MATHEMATICALLY ADJUSTED TO ZERO.
6. BUILING SETBACKS ARE:

   FRONT = 25 FEET
   SIDES = 10 FEET
   BACK = 15 FEET

7. ALL LOTS ARE SUBJECT TO A 10' UTILITY EASEMENT ALONG ROAD.



0 50 100 200
SCALE: 1" = 100'

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)

CURVE DATA

CURVE NO.	RADIUS	ARC LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
15-1	30.00'	47.27'	90° 17' 12" RT	S 46° 14' 46" E	42.53'
3-1	60.00'	23.49'	22° 25' 42" LT	S 56° 28' 59" W	23.34'
3-2	50.00'	37.82'	43° 20' 30" RT	S 66° 56' 23" W	36.93'
2-1	60.00'	62.83'	60° 00' 00" LT	N 82° 18' 10" W	60.00'
1-1	60.00'	62.83'	60° 00' 00" LT	N 22° 18' 10" W	60.00'
B-1	60.00'	14.52'	13° 52' 10" RT	N 35° 18' 15" E	14.49'
B-2	50.00'	37.82'	43° 20' 30" LT	N 20° 34' 05" E	36.93'
B-3	30.00'	40.03'	76° 27' 18" LT	S 50° 23' 00" W	37.13'
B-4	30.00'	54.22'	103° 32' 42" LT	S 39° 37' 00" E	47.13'

FILE NUMBER 00-00379
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
1-7-2000 AT 3:57 O'CLOCK P.M.
RECORD VERIFIED
CLERK OF CIRCUIT COURTS
COLUMBIA COUNTY, FLORIDA
BY: D.C.

OFFICIAL RECORDS
BOOK 892 PAGE 2388

FALLING CREEK RETIREMENT VILLAGE, UNIT 1

PARENT PARCEL # - 05-3S-17-04840-000 (67.40 Ac. - 9.55 = 57.85 Ac.)

HEADER PARCEL # - 05-3S-17-04842-100
A S/D lying in the N1/2 of Sec. 5-3s-17 E, consisting of 9.55 Ac., recorded in Plat Bk. 7, Pg. 30.

ACREAGE	LOT #	PARCEL #
0.50 Ac.	1	04842-101
0.50 Ac.	2	04842-102
0.50 Ac.	3	04842-103
0.50 Ac.	4	04842-104
0.50 Ac.	5	04842-105
0.53 Ac.	6	04842-106
0.50 Ac.	7	04842-107
0.50 Ac.	8	04842-108
0.65 Ac.	9	04842-109
0.56 Ac.	10	04842-110
0.50 Ac.	11	04842-111
0.50 Ac.	12	04842-112
0.50 Ac.	13	04842-113
0.50 Ac.	14	04842-114
0.50 Ac.	15	04842-115
0.08 Ac.	(walking trail)	04842-999

* *

Tax Dist.	**NBHD Code**
Zoning	**Road**
Topo	**Utilities**
ORB	**Map #**
Land Class.	**Value**