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 VILLAGE, UNIT 1

A REPLAT OF 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, has caused the lands hereon shown to be surveyed, subdivided and platted, to be known as FALLING CREEK VILLAGE, UNIT 1, a replat of 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, Vice President, L & L Developement Services, L.C.

Witness
Witness

MORTGAGEE:
Robert Turbeville, Senior Vice President
CNB National Bank

Witness
Witness

COUNTY ATTORNEY'S CERTIFICATE

Examined on July 23, 2001

AND

Approved as to legal form and sufficiency by

Attorney

CLERK'S CERTIFICATE

This plat having been approved by the Columbia County Board of County Commissioners is accepted for files and recorded this 10 day of Aug, 2001, in Plat Book 7, Pages 74 and 75.

SIGNED:
Clerk of Circuit Court

ACKNOWLEDGEMENT:
STATE OF FLORIDA, COUNTY OF COLUMBIA

The forgoing dedication was acknowledged before me this 30 day of April, 2001 by Larry W. Lones, Vice President, L & L Development Services, L.C. He is personally known to me or has produced _____ as identification.

SIGNED:
Notary Public

My Commission Expires:

ANGELA M. OESTREICH
Commission # CC 828263
Expires April 19, 2003
Bonded Thru
Atlantic Bonding Co., Inc.

ACKNOWLEDGEMENT:
STATE OF FLORIDA, COUNTY OF COLUMBIA

The forgoing dedication was acknowledged before me this 30 day of April, 2001 by Robert Turbeville, Senior Vice President of CNB National Bank, for and on behalf of CNB National Bank. He is personally known to me or has produced _____ as identification.

SIGNED:
Notary Public

My Commission Expires:

ANGELA M. OESTREICH
Commission # CC 828263
Expires April 19, 2003
Bonded Thru
Atlantic Bonding Co., Inc.

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 5/4/01 reviewed this plat for conformity to Chapter 177, Florida Statutes; and said plat meets all the requirements of Chapter 177, as amended.

Name
Date 5/4/01
Registration Number 3628

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

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

Chairman

Attest: _____

CERTIFICATE OF SUBDIVIDER'S ENGINEER

THIS IS TO CERTIFY THAT ON 4/26/01, 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.

4/26/01
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: 7/26/01
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 4/17/01. 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 5, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA.

DATE 4/26/01 SIGNED

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

OFFICIAL RECORDS BOOK 926 PAGE 2635

BAILEY BISHOP & LANE. INC.
3107 SW BARNETT WAY
P. O. BOX 3717
LAKE CITY, FL 32056-3717
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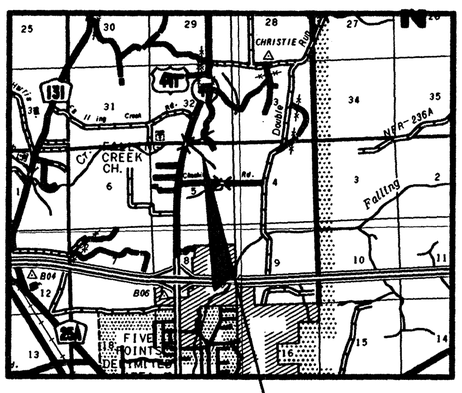
PLAT BOOK 7 PAGE 74
SHEET 1 OF 2

FALLING CREEK VILLAGE, UNIT 1

A REPLAT OF FALLING CREEK RETIREMENT VILLAGE, UNIT 1
IN
THE N 1/2 OF SECTION 5, T3-S, R17-E
COLUMBIA COUNTY, FLORIDA



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

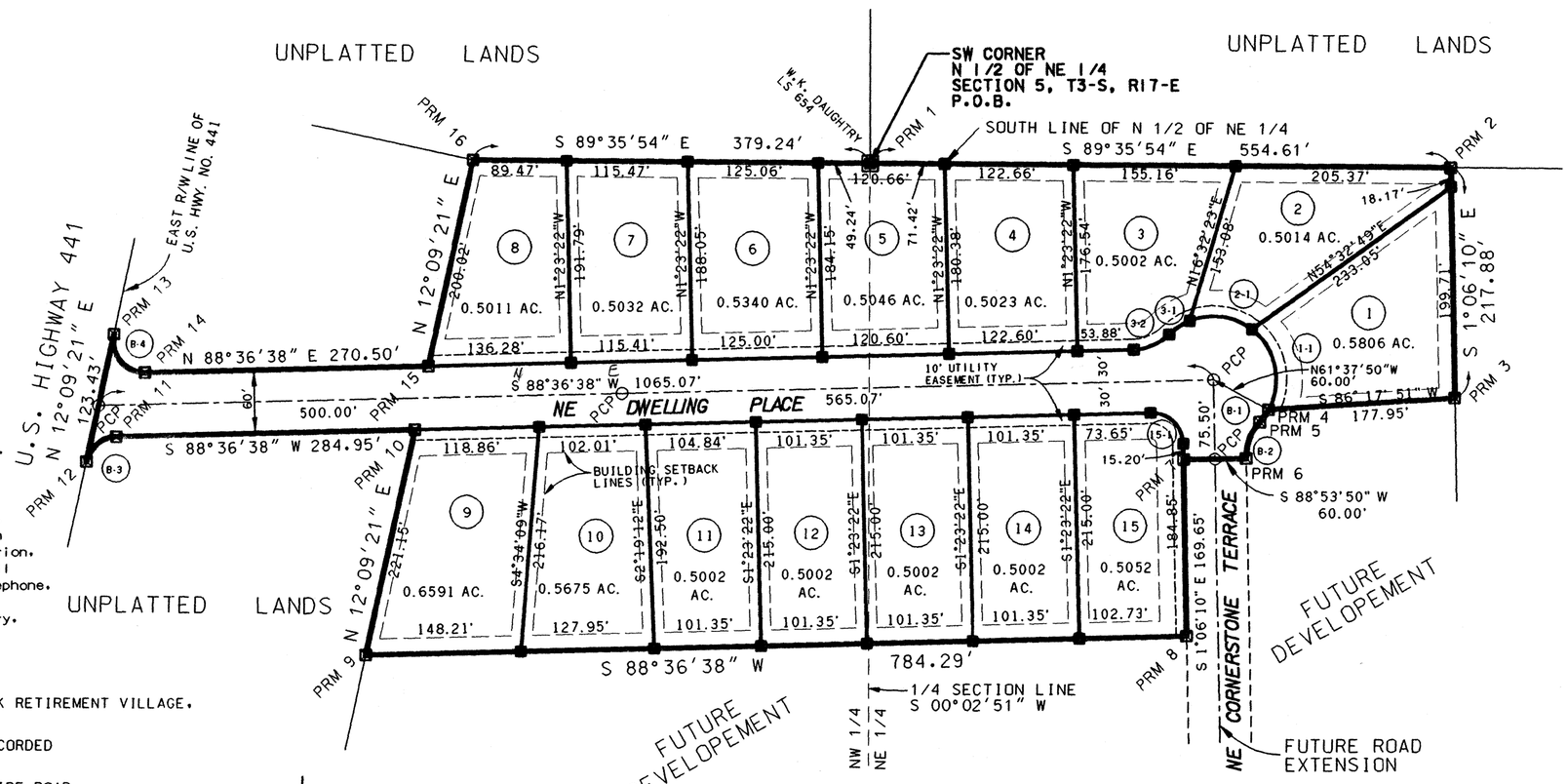
ENGINEER
GREGORY G. BAILEY
3107 SW BARNETT WAY
LAKE CITY, FLORIDA 32056
(904) 752-5640
REG. NO. 43858

FILE NUMBER 01-15009
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
8-10-01 AT 4:35 O'CLOCK P M
RECORD VERIFIED
P. DeWitt Cason
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: M.K. D.C.

OFFICIAL RECORDS BOOK 982 PAGE 275

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, 217.88 FEET; THENCE S 86°17'51" W, 177.95 FEET TO A POINT ON A CURVE, WHOSE RADIUS POINT LIES N 61°37'50" W, 60.00 FEET; 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°32'43", 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.



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 Platted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of electric, telephone, gas, or other public utility. In the event that a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages.

NOTES:

1. BOUNDARY BASED ON PRIOR PLAT OF FALLING CREEK RETIREMENT VILLAGE, UNIT 1 AND MONUMENTATION FOUND IN PLACE.
2. FALLING CREEK RETIREMENT VILLAGE, UNIT 1, RECORDED IN PLAT BOOK 7, PAGES 30 AND 31.
3. BASIS OF BEARINGS IS THE CENTERLINE OF CHESHIRE ROAD.
4. TOTAL ACRES IN SUBDIVISION IS 9.5574 AC.
5. 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.
6. NO PRELIMINARY PLAT REQUIRED.
7. ERROR OF CLOSURE IS MATHEMATICALLY ADJUSTED TO ZERO.
8. BUILDING SETBACKS ARE:

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

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

0 50 100 200
SCALE: 1" = 100'

LEGEND

- ⊠ PERMANENT REFERENCE MONUMENT (PRM) FOUND 4"X4" CONC. MON. (LB 6685)
- ■ 4"X4" CONC. MON. FOUND (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
1-1	60.00'	84.48'	80° 40' 20" LT	N 11° 58' 00" W	77.67'
2-1	60.00'	62.83'	60° 00' 00" LT	N 82° 18' 10" W	60.00'
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'
15-1	30.00'	47.27'	90° 17' 12" RT	S 46° 14' 46" E	42.53'
B-1	60.00'	14.52'	13° 52' 10" LT	N 35° 18' 15" E	14.49'
B-2	50.00'	37.82'	43° 20' 30" LT	S 20° 34' 05" W	36.93'
B-3	30.00'	40.03'	76° 27' 18" RT	N 50° 23' 00" E	37.13'
B-4	30.00'	54.22'	103° 32' 43" LT	S 39° 37' 00" E	47.13'

1476