PINES OF FALLING CREEK

LOCATED IN SECTION 30, TOWNSHIP 2 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA

86.95 ACRES 17 LOTS

Legal Description :

Being a part of Section 30, Township 2 South, Range 17 East, Columbia County, Florida, and being more particularly described as follows: Commence at a concrete monument (designated as set by W. K. Daugherty) marking the NW Corner of the NE ¼ of the NW ¼ of Section 30, Township 2 South, Range 17 East, thence proceed S 00 36'35" W along the east line of the NW ¼ of the NW ¼ for a distance of 352.25' to the Point of Beginning: thence proceed N 89°29'27" E for a distance of 1000.87 feet to a point; thence proceed N 00°38'26" E for a distance of 351.60 feet to a point, on the north line of the NE ¼ of the NW 1/4; thence proceed N 89°31'43" E along the north line of the NE ¼ of the NW ¼ for a distance of 330.06 feet to a concrete monument (designated as set by W. K. Daugherty) marking the NE Corner of the NE ¼ of the NW 1/4; thence proceed N 89°32'28" E along the north line of the NW ¼ of the NE ¼ for a distance of 500.04 feet to a point; thence proceed S 00°34'43" W for a distance of 1324.78 feet to a point on the south line of the NW ¼ of the NE 1/4; thence proceed S 89°34'10" W for a distance of 504.94 feet to a concrete monument marking the SW Corner of the NW ¼ of the NE ¼(designated set by W.K. Daugerty); thence proceed S 00°35'19" W along the East line of the SE ¼ of the NW ¼ for a distance of 1318.94 feet to a point on the south line of the SE ¼ of the NW 1/4; thence proceed S 89°29'27" W along the south line of the SE ¼ of the NW ¼ for a distance of 1320.22 feet to a point on the eastern right-of-way of Falling Creek Road (aka County Road 131); thence with a curve turning to the left with an arc length of 1046.71', with a radius of 2914.79', with a chord bearing of N 00°12'45" E, with a chord length of 1041.09' to a point on the west line of the SE ¼ of the NW 1/4; thence proceed N 00°36'35" E along the west line of the SE ¼ of the NW ¼ for a distance of 1250.91 feet, which is the point of beginning:

Containing an area of 86.952 acres +/-.

Legal Description :Pond No. 1

Being a part of Section 30, Township 2 South, Range 17 East, Columbia County, Florida, and being more particularly described as follows: Commence at a concrete monument (designated as set by W. K. Daugherty) marking the NW Corner of the NE ¼ of the NW ¼ of Section 30, Township 2 South, Range 17 East, thence proceed S 00°36'35" W along the west line of the NE ¼ of the NW ¼ for a distance of 1,241.19 feet to the POINT OF BEGINNING: thence proceed N 31°28'07" E for a distance of 282.20 feet to a point; thence proceed S 63°48'41" E for a distance of 419.45 feet to a point; thence proceed S 23°35'58" E for a distance of 249.22 feet to a point; thence proceed N 89°04'42" W for a distance of 625.30 feet to a point located on the west line of the NE ¼ of the NW 1/4; thence proceed N 00°36'35" E along the west line of the NE ¼ of the NW ¼, for a distance of 162.75 feet to a point, which is the point of beginning:

Having an area of 3.96 acres +/-.

Legal Description : Pond No. 2

Being a part of Section 30, Township 2 South, Range 17 East, Columbia County, Florida, and being more particularly described as follows: Begin at an iron pin marking the SE corner of the SE ¼ of the NW 1/4; thence proceed S 89°29'27" W along the south line of the SE ¼ of the NW ¼, for a distance of 144.63 feet to a point; thence proceed N 00°35'19" E for a distance of 701.32 feet to a point; thence proceed N 89°56'37" W for a distance of 138.88 feet to a point; thence proceed N 10°05'12" E for a distance of 271.02 feet to a point; thence proceed S 87°51'58" E for a distance of 238.85 feet to a point; thence proceed S 00°35'19" W for a distance of 958.12 feet to a point, which is the point of beginning:

Having an area of 3.90 acres +/-

Legal Description Roads In The Pines:

Being a part of the SE ¼ of the NW ¼ of Section 30, Township 2 South, Range 17 East, Columbia County, Florida, and being more particularly described as follows: commence at a concrete monument marking the NE Corner of the NW ¼ of the NW ¼ (designated as being set by W.K. Daugherty) thence proceed S 00°36'35" W along the west line of the NE ¼ of the NW ¼, for a distance of 1603.16 feet to a point located on the eastern right-of-way of Falling Creek Road (a.k.a. County Road 131, 100' right-of-way); thence proceed along the eastern right-of-way of Falling Creek Road with a curve turning to the right concave to the west with an arc length of 632.07', with a radius of 2914.79', with a chord bearing of S 03°51'46" E, with a chord length of 630.83' to the POINT of BEGINNING: thence proceed S 41°54'34" E for a distance of 42.68 feet to a point; thence proceed S 86°28'01" E for a distance of 199.63 feet to a point; thence proceed N 48°31'59" E for a distance of 42.43 feet to a point; thence proceed N 03°31'59" E for a distance of 143.21 feet to a point; thence proceed N 03°31'59" E for a distance of 170.00 feet to a point; thence proceed N 03°31'59" E for a distance of 116.11 feet to a point; thence proceed N 03°31'59" E for a distance of 153.69 feet to a point; thence with a curve turning to the left concave to the west with an arc length of 25.23', with a chord bearing of N 20°33'43" W, with a chord length of 24.49'; thence with a curve turning to the right concave to the east with an arc length of 54.69', with a radius of 60.00', with a chord bearing of N 18°32'45" W, with a chord length of 52.81'; thence with a curve turning to the right concave to the south east with an arc length of 87.55', with a radius of 60.00', with a chord bearing of N 49°22'07" E, with a chord length of 79.99'; thence with a curve turning to the right concave to the west with an arc length of 147.18', with a radius of 60.00', with a chord bearing of S 18°33'10" E, with a chord length of 112.96'; thence with a curve turning to the left concave to the south east with an arc length of 25.23', with a radius of 30.00', with a chord bearing of S 27°37'40" W, with a chord length of 24.49'; thence proceed S 03°31'59" W for a distance of 3.78 feet to a point; thence proceed S 03°31'59" W for a distance of 221.57 feet to a point; thence proceed S 03°31'59" W for a distance of 157.50 feet to a point; thence proceed S 03°31'59" W for a distance of 200.15 feet to a point; thence proceed S 41°28'01" E for a distance of 42.43 feet to a point; thence proceed S 86°28'01" E for a distance of 70.26 feet to a point; thence with a curve turning to the left concave to the north with an arc length of 338.79', with a radius of 1970.00', with a chord bearing of N 88°36'22" E, with a chord length of 338.38'; thence with a curve turning to the left concave to the north with an arc length of 86.81', with a radius of 1970.00', with a chord bearing of N 82°25'12" E, with a chord length of 86.61'; thence with a curve turning to the left concave to the north with an arc length of 25.75', with a radius of 30.00', with a chord bearing of N 56°34'26" E, with a chord length of 24.96'; thence with a curve turning to the right concave to the south with an arc length of 74.72', with a radius of 60.00', with a chord bearing of N 67°39'43" E, with a chord length of 69.98'; thence with a curve turning to the right concave to the south west with an arc length of 61.07', with a radius of 60.00', with a chord bearing of S 47°30'17" E, with a chord length of 58.47'; thence with a curve turning to the right concave to the north west with an arc length of 110.00', with a radius of 60.00', with a chord bearing of S 34°10'31" W, with a chord length of 95.23'; thence with a curve turning to the right concave to the north with an arc length of 43.62', with a radius of 60.00', with a chord bearing of N 72°28'31" W, with a chord length of 42.67'; thence with a curve turning to the left concave to the south with an arc length of 24.74', with a radius of 30.00', with a chord bearing of N 75°16'21" W, with a chord length of 24.04'; thence with a curve turning to the right concave to the north with an arc length of 154.20', with a radius of 2030.00', with a chord bearing of S 83°16'44" W, with a chord length of 154.17'; thence with a curve turning to the right concave to the north with an arc length of 224.00', with a radius of 2030.00', with a chord bearing of S 88°36'58" W, with a chord length of 223.88'; thence with a curve turning to the right concave to the north with an arc length of 62.21', with a radius of 2030.00', with a chord bearing of N 87°20'42" W, with a chord length of 62.20', thence proceed N 86°28'01" W for a distance of 189.89 feet to a point; thence proceed N 86°28'01" W for a distance of 200.00 feet to a point; thence proceed S 48°58'31" W for a distance of 42.66 feet to a point located on the eastern right-of-way of Falling Creek Road; thence along the eastern right-of-way of Falling Creek Road, with a curve turning to the left concave to the west with an arc length of 119.88', with a radius of 2914.79', with a chord bearing of N 03°31'40" E, with a chord length of 119.87' to the Point of Beginning:

Having an area of 2.61 acres +/-.

CERTIFIED TO: J.C. MARSH & SONS, INC.

I THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED. THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND THE COLUMBIA COUNTY LAND DEVELOPMENT CODE AND THAT THE PERMANENT REFEERENCE MONUMENTS WERE INSTALLED AS OF THE _____ DAY OF _____, 2006.

FIELD SURVEY: AUG 1, 2006 - MAR. 28, 2007 DRAWING DATE: APR. 2, 2007

GLENN MARTIN, P.S.M #6110.
178 TROUT TRAIL
ALMA, GA. 31510
PH. 912-632-2458

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

OFFICIAL RECORDS BOOK 1118 PAGE 2338
FILE NUMBER 2007010456
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
ON 3-30-2007 AT 10:51 O'CLOCK A.M.
P. DeWITT CASON
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: _____ D.C.

SCALE IN FEET: 1" = 200'

THIS DRAWING HAS TWO PAGES, NEITHER IS COMPLETE WITHOUT THE OTHER

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2030.00'	62.21'	62.20'	N 87°20'42" W	01°45'21"
C2	2030.00'	224.00'	223.88'	S 88°36'58" W	06°19'20"
C3	2030.00'	154.20'	154.17'	S 83°16'44" W	04°21'08"
C4	30.00'	24.74'	24.04'	N 75°16'21" W	47°14'59"
C5	60.00'	43.62'	42.67'	N 72°28'31" W	41°39'20"
C6	60.00'	110.00'	95.23'	S 34°10'31" W	105°02'35"
C7	60.00'	61.07'	58.47'	S 47°30'17" E	58°19'02"
C8	60.00'	74.72'	69.98'	N 67°39'43" E	71°20'56"
C9	30.00'	25.75'	24.96'	N 56°34'26" E	49°10'22"
C10	1970.00'	86.61'	86.61'	N 82°25'12" E	02°31'09"
C11	1970.00'	338.79'	338.38'	N 88°36'22" E	09°51'13"
C12	30.00'	25.23'	24.49'	N 27°37'40" E	48°11'23"
C13	60.00'	147.18'	112.96'	S 18°33'10" E	140°33'02"
C14	60.00'	87.55'	79.99'	N 49°22'07" E	83°36'25"
C15	60.00'	54.69'	52.81'	N 18°32'45" W	52°13'19"
C16	30.00'	25.23'	24.49'	N 20°33'43" W	48°11'23"
C17	2914.79'	294.76'	294.63'	N 07°36'11" E	05°47'38"
C18	2914.79'	119.88'	119.87'	N 03°31'40" E	02°21'23"
C19	2914.79'	143.43'	143.41'	N 00°56'24" E	02°49'10"
C20	2914.79'	170.86'	170.84'	N 02°08'57" W	03°21'31"
C21	2914.79'	317.78'	317.62'	N 06°57'06" W	06°14'47"
C22	2000.00'	500.00'	498.70'	S 86°22'15" W	14°19'26"

LINE	BEARING	DISTANCE
L1	N 01°10'19" E	131.60'
L2	S 03°31'59" W	221.57'
L3	S 03°31'59" W	157.50'
L4	S 03°31'59" W	200.15'
L5	S 41°28'01" E	42.43'
L6	N 03°31'59" E	153.69'
L7	N 03°31'59" E	116.11'
L8	N 03°31'59" E	170.00'
L9	N 03°31'59" E	143.21'
L10	N 48°31'59" E	42.43'
L11	S 86°28'01" E	199.63'
L12	S 41°54'34" E	42.68'
L13	S 48°58'31" W	42.66'
L14	N 86°28'01" W	200.00'
L15	N 86°28'01" W	189.89'
L16	N 00°35'19" E	71.44'
L17	N 00°36'35" E	50.98'
L18	N 00°36'35" E	148.24'
L19	N 00°36'35" E	162.75'
L20	S 86°28'01" E	70.26'
L21	S 86°28'01" E	289.47'
L22	S 03°31'59" W	710.09'
L23	S 86°28'01" E	130.26'

SURVCADD FILE: 07-0155 PINES
SMI FILE:
REFERENCE JOB:
FIELD SURVEY: JEFF LEE
DRAWN BY: GLENN MARTIN

ERROR OF CLOSURE: 1' IN 40,615'
ANGULAR ERROR:(PER POINT) 00°00'02"
ADJUSTMENT METHOD: COMPASS RULE
ADJUSTED CLOSURE: 1' IN 100,000'

EQUIPMENT USED: TOPCON GPT 2005

200 0 200 400

SCALE IN FEET: 1" = 200'

PINES OF FALLING CREEK

LOCATED IN SECTION 30, TOWNSHIP 2 SOUTH,
RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA

86.95 ACRES TOTAL AREA

21.89 ACRES 17 LOTS
2.61 ACRES IN ROADS
7.86 ACRES IN PONDS
54.59 ACRES IN WETLAND

SURVEYOR'S NOTES"

BOUNDARY BASED UPON MONUMENTATION FOUND IN ACCORDANCE WITH THE RETRACEMENT OF PREVIOUS SURVEYS AND DEEDS OF RECORD.

THE IMPROVEMENTS, IF ANY, INDICATED ON THIS SURVEY DRAWING ARE AS LOCATED ON THE DATE OF FIELD SURVEY AS SHOWN HEREON. NO IMPROVEMENTS FOUND ON PROPERTY

IF THEY EXIST, NO UNDERGROUND ENCROACHMENTS AND/OR UTILITIES WERE LOCATED FOR THIS SURVEY EXCEPT AS SHOWN.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY FACT THAT A CURRENT AND ACCURATE TITLE SEARCH MIGHT REVEAL.

THIS PROPERTY IS LOCATED IN BOTH FLOOD ZONE "A" AND FLOOD ZONE "X". AREAS LOCATED IN FLOOD ZONE "A" MAY BE SUBJECT TO FLOODING, ALTHOUGH, THERE HAS BEEN NO BASE FLOOD ELEVATION DETERMINED FOR FLOOD ZONE "A". AREAS LOCATED IN FLOOD ZONE "X" ARE DETERMINED NOT TO BE WITHIN THE 500 YEAR FLOOD PLAIN AS INDICATED ON FLOOD INSURANCE RATE MAP, PANEL 120070 0110B WITH AN EFFECTIVE DATE OF: JAN. 6, 1988.

LOT	DEVELOPABLE	UNDEVELOPABLE	TOTAL	FINISHED FLOOR ELEV.
1	1.02	0.00	1.02	134.00
2	1.07	0.00	1.07	134.00
3	1.45	0.00	1.45	134.00
4	1.04	0.00	1.04	134.00
5	1.39	0.00	1.39	134.00
6	1.26	0.00	1.26	134.00
7	1.00	0.00	1.00	134.00
8	1.00	0.00	1.00	134.00
9	1.00	0.00	1.00	134.00
10	1.08	0.00	1.08	134.00
11	1.08	0.00	1.08	134.00
12	1.23	0.00	1.23	134.00
13	1.76	0.00	1.76	134.00
14	1.47	0.00	1.47	134.00
15	1.59	0.00	1.59	134.00
16	1.75	0.00	1.75	134.00
17	1.70	0.00	1.70	134.00

ABBREVIATIONS:

N	=	NORTH
S	=	SOUTH
E	=	EAST
W	=	WEST
CONC.	=	CONCRETE
I.P.	=	IRON PIN
RE-BAR	=	REINFORCING STEEL PIN
NO ID	=	NO IDENTIFICATION
CM	=	CONCRETE MONUMENT
ORB	=	OFFICIAL RECORD BOOK
PG	=	PAGE
(P)	=	PLAT
(D)	=	DEED
(A)	=	ACTUAL
P.C.	=	POINT OF CURVATURE
P.T.	=	POINT OF TANGENCY
P.I.	=	POINT OF INTERSECTION
P.R.C.	=	POINT OF REVERSE CURVATURE
P.C.C.	=	POINT OF COMPOUND CURVATURE
R.	=	RADIUS
R/W	=	RIGHT-OF-WAY
P.C.P.	=	PERMANENT CONTROL POINT
P.R.M.	=	PERMANENT REFERENCE MONUMENT
E.P.	=	EDGE OF PAVEMENT
CG	=	CURB & GUTTER
ST. MH.	=	STORM MANHOLE
SS MH	=	SANITARY SEWER MANHOLE
ELEV.	=	ELEVATION
BM	=	BENCH MARK
CL	=	CENTERLINE
IPC	=	INTERSECT POINT ON CURVE
LEN.	=	ARC LENGTH
RAD.	=	RADIUS
CHORD	=	CHORD LENGTH
BEARING	=	CHORD BEARING

LEGEND AND NOTES:

- □ DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT) SET 4x4 CONCRETE MONUMENT, PSM 6110
- ■ DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT FOUND)
- ⌖ DENOTES ALUMINUM PLATE (STAMPED PSM 6110)

BEARINGS BASED ON THE CENTERLINE OF COUNTY ROAD 131 (S 16°36'05" W)

TOTAL ACREAGE IN SUBDIVISION Is 205.72 ACRES +/-

CLOSURE EXCEEDS 1: 10,000

MINIMUM BUILDING SETBACK LINES ARE AS FOLLOWS:
FRONT - 30'
SIDE - 25'
REAR - 25'

- ◎ 5/8" RE-BAR SET WITH CAP STAMPED PSM 6110 SET AT ALL LOT CORNERS
- ● IRON PIN/PIPE FOUND
- □ P.R.M. (CONCRETE MONUMENT SET PSM 6110)
- ■ CONCRETE MONUMENT FOUND
- △ CALCULATED POINT
- ⌖ SECTION CORNER OR LEGAL TIE POINT

R/W RIGHT-OF-WAY

▲ FLOOD ZONE "A" 100 YEAR FLOOD ZONE (ELEVATION 132)

——— PROPOSED PIPE

⌖ PERMANENT CONTROL POINT

I.D. IDENTIFICATION

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS OF COLUMBIA COUNTY, FLORIDA :
THIS IS TO CERTIFY, that on _____ the forgoing final PRRD master plan plat was approved by the Board of County Commissioners for Columbia County, Florida.
E.J. Porter
Chairman

ACCEPTANCE FOR MAINTENANCE :
I hereby certify that the improvements have been constructed in an acceptable manner and in accordance with County specifications and that a maintenance bond and repair surety or cash bond in the amount of $_____ or that a performance bond or instrument in the amount of $_____ has been posted to assure completion of all required improvements in case of default.
Signed: Boyle Crowder Date 5/2/07
Director of Public Works
Brion L. Kepner
Columbia County
Land Development
Regulation Administrator
386.758.1007

OFFICIAL RECORDS BOOK 1118 PAGE 2233

CLERK'S CERTIFICATE
THIS PLAT having been approved by the Columbia County Board of County Commissioners is accepted for files and recorded this 8 of May, 2007, in Plat Book PRRD 1 Page 26-27
Signed: P. DeWitt Cason
Clerk of Circuit Court

ACKNOWLEDGEMENT STATE OF FLORIDA
COUNTY OF COLUMBIA
The forgoing dedication was acknowledged before me this 7th day of MAY, 2007 by F.S. Oosterhoudt, III for J.C MARSH & SONS, INC as owner. He is personally known to me or has produced _____ as identification and (did / not) take an oath.
Signed: Terri Andrews
Terri L. Andrews
My Commission DD304089
Expires March 25, 2008

COUNTY ATTORNEY'S CERTIFICATE
I HEREBY CERTIFY that I have examined the forgoing plat and that it complies with the Columbia County Subdivision Ordinance and Chapter 177 of the Florida Statutes.
Signed: Marlin Feagle Date: 5/3/07
County Attorney, Columbia County

CERTIFICATE OF COUNTY SURVEYOR
KNOW ALL MEN BY THESE PRESENT, that the undersigned, being a licensed and registered Land Surveyor, as provided under Chapter 177, Florida Statutes and in good standing with the Board of Land Surveyors, does hereby certify on behalf of Columbia County, Florida on _____, 2006 reviewed this plat for conformity to Chapter 177 Florida Statutes, and said plat meets all the requirements of Chapter 177, as amended.
SIGNED: Timothy A. DeBerry
NAME: TIMOTHY A. DEBERRY
FLORIDA REG. CERT. No. 5594 DATE: 5/9/07
No. 5594 STATE OF FLORIDA

ACKNOWLEDGEMENT STATE OF FLORIDA
COUNTY OF COLUMBIA
The forgoing MORTGAGEE was acknowledged before me this 4 day of May, 2006 by ROGER WARD for COLUMBIA BANK as owner. He is personally known to me or has produced _____ as identification and (did / not) take an oath.
Signed: Lisa Potts
Notary Public - State of Florida
My Commission Expires Apr 20, 2008
Commission # DD311486
Bonded By National Notary Assn.

MORTGAGEE:
BY: Roger W Ward COLUMBIA BANK
Columbia Bank
Romona E Sikes WITNESS
Penny Morris WITNESS

DEDICATION:
KNOW ALL MEN BY THESE PRESENTS that J.C. MARSH & SONS, INC.
as owner has caused the lands shown hereon to be surveyed, subdivided and platted, to be known as "PINES AT FALLING CREEK", and that rights-of-way, easements and storm water ponds are hereby dedicated to the perpetual use of the Public for uses as shown hereon.
5-7-07
F.S. Oosterhoudt, III
1780 E. DUVAL STREET
SUITE 101
LAKECITY, FL 32055

MORTGAGEE:
BY: Roger W Ward 5/4/07
Columbia Bank

REVISIONS:

NOTICE: THIS PLAT AS RECORDED IN ITS' GRAPHIC FORM IS THE OFFICIAL DIPICTION 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 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.

NOTICE: ALL LOT LINES INCLUDING SIDE LINES AND BACK LINES WILL BE SUBJECT TO A 10' DRAINAGE/UTILITY EASEMENT LOCATED 10' EITHER SIDE AND PARALLEL TO PROPERTY LINES. ALL FRONT LOT LINES(ALONG STREET FRONTAGE) WILL BE SUBJECT TO A 15 EASEMENT FOR THE PURPOSE OF DRAINAGE, ROADWAY OR UTILITY MAINTENANCE.

SPECIAL NOTE: A BUFFER ZONE OF 200 FEET HAS BEEN ESTABLISHED ALONG THE OUTSIDE SUBDIVISION BOUNDARY AS SHOWN IN WHICH NO DWELLINGS SHALL BE PLACED OR CONSTRUCTED.

GLENN MARTIN
FLORIDA PROFESSIONAL SURVEYOR & MAPPER # 6110
176 TROUT TRAIL
ALMA, GEORGIA 31510
PH. 912-632-2458 FAX 912-632-1356

GLENN MARTIN CERTIFICATE No. 6110 STATE OF FLORIDA Registered Surveyor & Mapper

C:\Documents and Settings\Glenn Martin\Desktop\Sam\The Pines 04-30-07.dwg, 4/30/2007 2:14:02 PM, \\matrix2\HP Designjet 110plus, Martin Surveying & Mapping, P.C.

PINES OF FALLING CREEK

A PLANNED RURAL RESIDENTIAL DEVELOPEMENT
FOR 2008

PARENT PARCELS – 30-2S-17-04800-000 – 34.12 AC – 32.12 ac. = 2.00 ac. remaining

HEADER PARCEL – 30-2S-17-04800-100 - A S/D LYING IN THE SE1/4 OF THE NW1/4 OF SEC 30-2S-17 CONTAINING 28.40 AC. M.O.L. RECORDED ON 5/10/07 IN PRRD BOOK 1 PAGES 26 & 27.

LOT	**1**	**30-2S-17-04800-101**	**1.02 AC.**
LOT	**2**	**30-2S-17-04800-102**	**1.07 AC.**
LOT	**3**	**30-2S-17-04800-103**	**1.45 AC.**
LOT	**4**	**30-2S-17-04800-104**	**1.04 AC.**
LOT	**5**	**30-2S-17-04800-105**	**1.39 AC.**
LOT	**6**	**30-2S-17-04800-106**	**1.26 AC.**
LOT	**7**	**30-2S-17-04800-107**	**1.00 AC.**
LOT	**8**	**30-2S-17-04800-108**	**1.00 AC.**
LOT	**9**	**30-2S-17-04800-109**	**1.00 AC.**
LOT	**10**	**30-2S-17-04800-110**	**1.08 AC.**
LOT	**11**	**30-2S-17-04800-111**	**1.08 AC.**
LOT	**12**	**30-2S-17-04800-112**	**1.23 AC.**
LOT	**13**	**30-2S-17-04800-113**	**1.76 AC.**
LOT	**14**	**30-2S-17-04800-114**	**1.47 AC.**
LOT	**15**	**30-2S-17-04800-115**	**1.59 AC.**
LOT	**16**	**30-2S-17-04800-116**	**1.75 AC.**
LOT	**17**	**30-2S-17-04800-117**	**1.70 AC.**

RETENTION AREAS	**30-2S-17-04800-099**	**7.86 AC.**