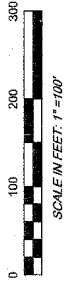


FALLING CREEK

IN SECTION 19, TOWNSHIP 2 SOUTH, RANGE 17 EAST and
IN SECTION 30, TOWNSHIP 2 SOUTH, RANGE 17 EAST OF
COLUMBIA COUNTY, FLORIDA
78.99 ACRES +/- 12 LOTS



SUBDIVIDER
F.S. Oosterhoudt III
1780 E. DUVAL STREET,
SUITE 101
LAKECITY, FL. 32055

ABBREVIATIONS:	
N	= NORTH
S	= SOUTH
E	= EAST
W	= WEST
CONC	= CONCRETE
IP	= IRON PIN
RE-BAR	= REINFORCING STEEL PIN
NOID	= 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
RM	= 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

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	378.53	268.05	268.05	N 85°32'42" E	92°10'02"
C2	378.53	268.05	268.05	N 85°32'42" E	92°10'02"
C3	378.53	268.05	268.05	S 75°32'45" W	52°16'59"
C4	378.53	268.05	268.05	S 75°32'45" W	52°16'59"
C5	378.53	268.05	268.05	N 85°32'42" W	27°10'02"
C6	378.53	268.05	268.05	N 85°32'42" W	27°10'02"
C7	378.53	268.05	268.05	S 75°32'45" W	52°16'59"
C8	378.53	268.05	268.05	S 75°32'45" W	52°16'59"

SPECIAL NOTE:

NOTICE: THIS PLAT AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DIRECTION 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 ARE NO EASEMENTS OR 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 OF A CONFLICT, THE CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

LAND USE:

TOTAL ACREAGE
TOTAL LOT ACREAGE (RESIDENTIAL)
78.99 ACRES
78.99 ACRES

SURVEYOR'S NOTES"

BOUNDARY BASED ON DESCRIPTION FROM CLIENT, MONUMENTS FOUND AND PRIOR SURVEY BY THIS SURVEYOR.
INTERIOR IMPROVEMENTS OR UNDERGROUND ENCROACHMENTS, IF PRESENT, WERE NOT LOCATED WITH THIS SURVEY.
SURVEY CLOSURE PRECISION EXCEEDS THE REQUIREMENTS OF THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN FLORIDA.

WETLANDS DELINEATION PERFORMED BY REDWING ENVIRONMENTAL INC. 1916 HERITAGE PLACE SW, CONYERS, GEORGIA 30084

- 5/8" RE-BAR SET WITH CAP STAMPED PSM 6110
- IRON 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 determined from 7.5 min. Quad)
- PROPOSED PIPE
- PERMANENT CONTROL POINT
- DRAINAGE EASEMENT

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
(N 11°25'51" W)

TOTAL ACREAGE IN SUBDIVISION IS 78.99 ACRES +/-

CLOSURE EXCEEDS 1:10,000

THE PROPERTY SURVEYED FALLS WITHIN ZONES "A" AND "X" OF THE FLOOD HAZARD INVENTORY. FOR MORE INFORMATION, CONTACT THE EMERGENCY MANAGEMENT AGENCY (PANEL NO. 120707 010 6) (EFFECTIVE DATE: 01/08/1988)

MINIMUM BUILDING SETBACK LINES ARE AS FOLLOWS:

FRONT - 30'
SIDE - 10'
REAR - 20'

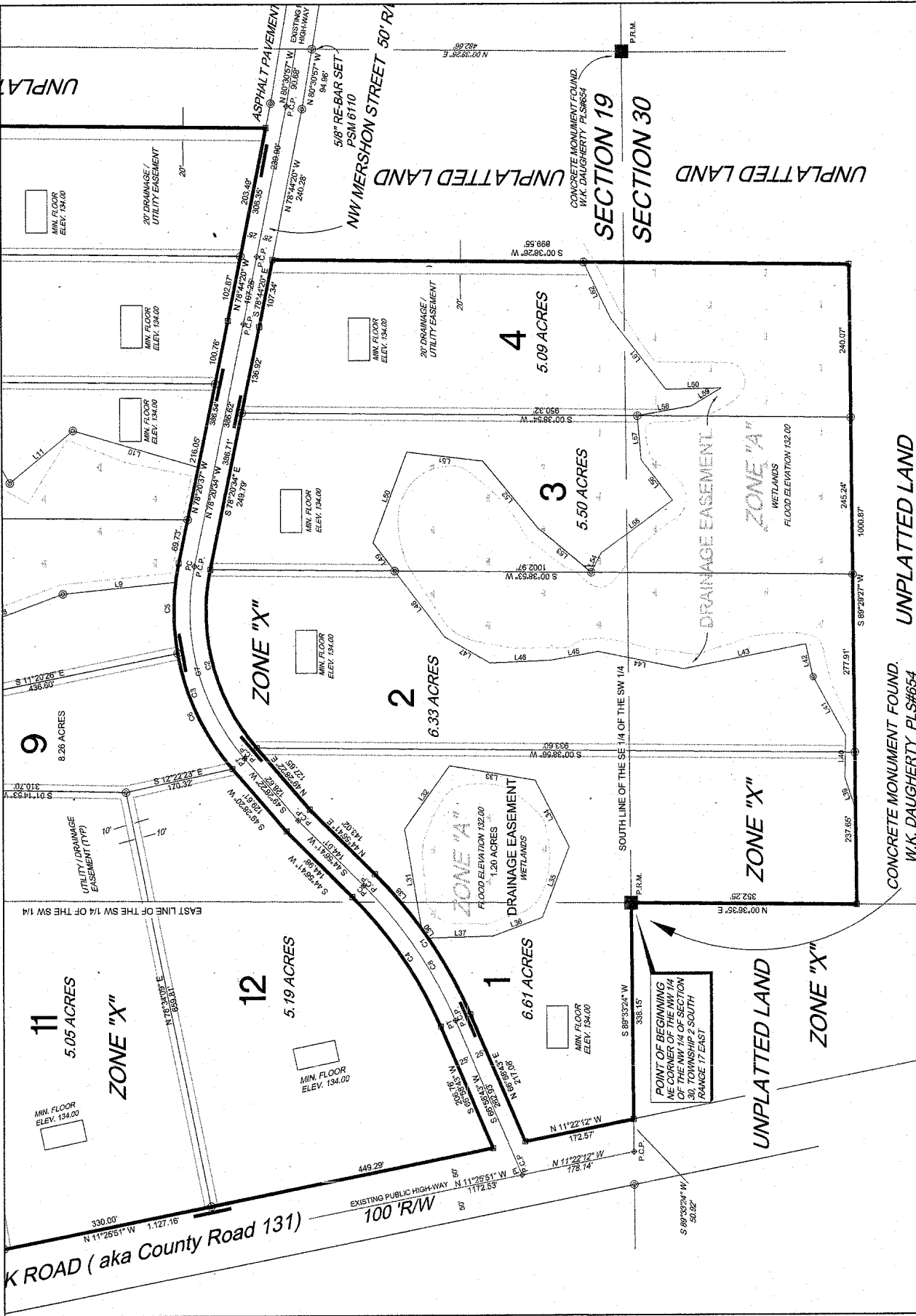


GLENN MARTIN

GLENN MARTIN - PROFESSIONAL SURVEYOR & MAPPER #6110
176 TROUT TRAIL
LAKE CITY, FLORIDA 32055
PH. 912-632-2468 FAX 912-632-1356

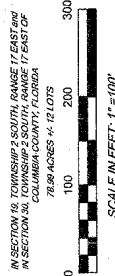
PLAT 8875

SHEET 2 OF 5



1075/1690
BOOK PAGE
OFFICIAL RECORDS

FALLING CREEK



IN SECTION 10, TOWNSHIP 2 SOUTH, RANGE 17 EAST OF
IN SECTION 30, TOWNSHIP 2 SOUTH, RANGE 17 EAST OF
COLUMBIA COUNTY, FLORIDA
78.99 ACRES ±, 12 LOTS

GLENN MARTIN
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178 TROUT TRAIL
ALMA, GEORGIA 31510
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SUBDIVIDER
F.S. Oosterhout, III
1780 E. DUVAL STREET,
SUITE 101
LAKE CITY, FL. 32055

Range 8 A 76 SHEET 3 OF 5

ALMA, GEORGIA 31510
PH. 912-632-2458 FAX 912-632-1356

FALLING CREEK

IN SECTION 19, TOWNSHIP 2 SOUTH, RANGE 17 EAST and
IN SECTION 30, TOWNSHIP 2 SOUTH, RANGE 17 EAST OF
COLUMBIA COUNTY, FLORIDA

78.59 ACRES +/- 12 LOTS

0 100 200 300
SCALE IN FEET: 1"=100'

POINT OF BEGINNING
NE CORNER OF THE SW 1/4
OF THE SW 1/4 OF SECTION
19, TOWNSHIP 2 SOUTH,
RANGE 17 EAST

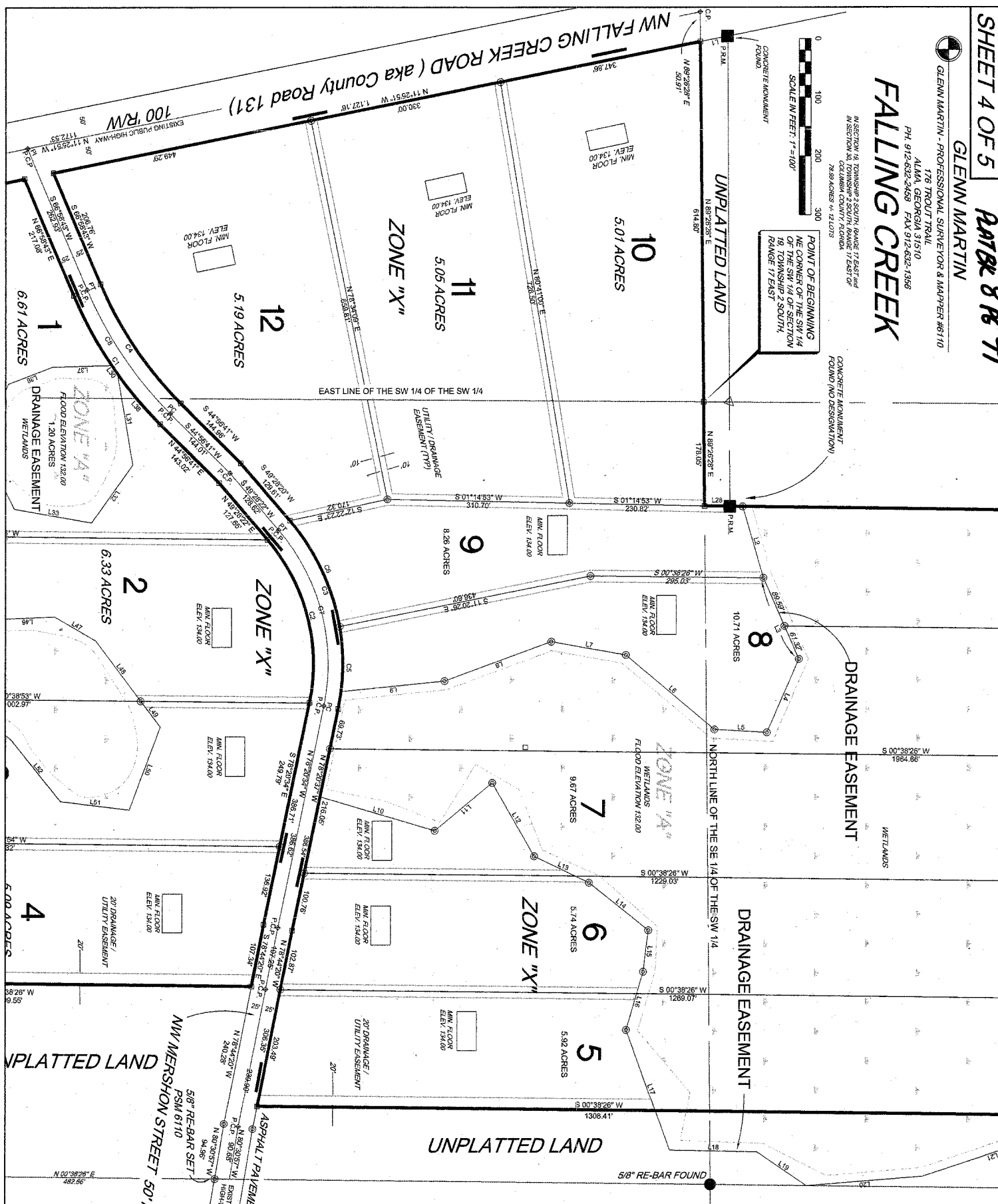
CONCRETE MONUMENT
FOUND (NO DESIGNATION)

DRAINAGE EASEMENT

WETLANDS

DRAINAGE EASEMENT

OFFICIAL RECORDS
BOOK _____ PAGE _____
1079/1690



OFFICIAL RECORDS
BOOK PAGE
1079/1690

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FALLING CREEK

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SUITE 101
LAKECITY, FL. 32055



UNPLATTED LAND

"BASIS OF BEARINGS"

FLOOD ELEVATION 132.00

ZONE "A"
WETLANDS
FLOOD ELEVATION 132.00

DRAINAGE EASEMENT

DRAINAGE EASEMENT

UNPLATTED LAND

CONCRETE MONUMENT FOUND

UNPLATTED LAND

NORTH LINE OF THE NE 1/4 OF THE SW 1/4

5/8" RE-BAR SET
PSM 6110

EAST LINE OF THE SW 1/4

POINT OF BEGINNING
NE CORNER OF THE SW 1/4
OF THE SW 1/4 OF SECTION
19, TOWNSHIP 2 SOUTH,
RANGE 17 EAST

CONCRETE MONUMENT
FOUND (NO DESIGNATION)

10.71 ACRES

10
5.01 ACRES

ZONE "A"
WETLANDS
FLOOD ELEVATION 132.00

UNPLATTED LAND

N 89°28'28" E
50.91'

N 89°28'28" E
614.80'

N 89°28'28" E
178.05'

S 01°14'53" W
230.82'

S 00°38'26" W
295.03'

MIN. FLOOR
ELEV. 134.00

S 00°38'26" W
1187.52'

S 00°38'26" W
1964.66'

S 00°38'26" W
1229.03'

S 00°38'26" W
1260.07'

S 00°38'26" W
1260.07'

S 00°38'26" W
1260.07'

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1260.07'

S 00°38'26" W
1260.07'

FALLING CREEK S/D

For 2007

**Parent Parcels – 19-2s-17-04736-001 – 70.15 ac. –
19-2s-17-04736-002 – 15.32 ac. –
30-2s-17-04800-011 – 8.18 ac. - (Deleted all used up)**

**Header Parcel – 19-2s-17-04736-100 – A S/D lying in the SW1/4 of 19-2s-17 East of
CR-131, & Also lying in the NW1/4 of 30-2s-17 East of CR-131 Containing 78.99 ac.
+/- . Recorded in plat book 8 pages 74 thru 78.**

Lot	1	19-2s-17-04736-101	6.61 ac.
Lot	2	19-2s-17-04736-102	6.33 ac.
Lot	3	19-2s-17-04736-103	5.50 ac.
Lot	4	19-2s-17-04736-104	5.09 ac.
Lot	5	19-2s-17-04736-105	5.92 ac.
Lot	6	19-2s-17-04736-106	5.74 ac.
Lot	7	19-2s-17-04736-107	9.67 ac.
Lot	8	19-2s-17-04736-108	10.71 ac.
Lot	9	19-2s-17-04736-109	8.26 ac.
Lot	10	19-2s-17-04736-110	5.01 ac.
Lot	11	19-2s-17-04736-111	5.05 ac.
Lot	12	19-2s-17-04736-112	5.19 ac.