

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
LAKE CITY, FL. 32055

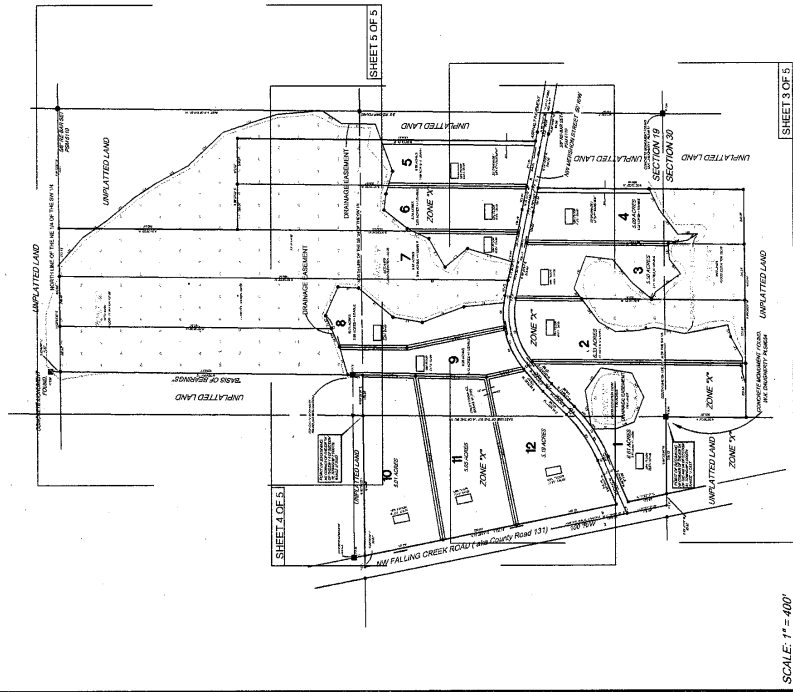
Falling Creek--North of Marshon Road

Being a part of Section 19, Township 2 South, Range 17 East, Columbia County Florida and being more particularly described as follows: beginning at the NE corner of the SW 1/4 of the SW 1/4, thence proceed N 89°26'28" E along the north line of the SE 1/4 of the SW 1/4 for a distance of 178.05 feet to a point; thence proceed N 09°46'21" E for a distance of 43.11 feet to a concrete monument (no designation); thence proceed N 09°46'21" E for a distance of 1279.27 feet to a point located on the north line of the NE 1/4 of the SW 1/4; thence proceed N 89°35'20" E along the north line of the NE 1/4 of the SW 1/4 for a distance of 630.53 feet to a point; thence proceed S 09°38'26" W for a distance of 780.93 feet to a point; thence proceed S 09°38'26" W for a distance of 400.00 feet to a point; thence proceed S 09°38'26" W for a distance of 1,908.41 feet to a point located on the north right-of-way of Marshon Road (50' right-of-way); thence proceed N 78°44'20" W along the right-of-way of Marshon Road (50' right-of-way) for a distance of 306.35 feet to a point; thence proceed N 78°20'77" W along the north right-of-way of Marshon Road for a distance of 386.54 feet to a point; thence with a curve turning to the left with an arc length of 343.59', with a radius of 376.53', with a chord bearing of S 75°32'48" W, with a chord length of 331.79'; thence proceed S 49°28'20" W along the north right-of-way of Marshon Road for a distance of 129.61 feet to a point; thence proceed S 44°50'41" W along the right-of-way of Marshon Road for a distance of 144.98 feet to a point; thence with a curve turning to the right with an arc length of 246.42', with a radius of 1440.77', with a chord bearing of S 35°57'42" W, with a chord length of 206.76 feet to a point marking the intersection of the north right-of-way of Marshon Road with the East right-of-way of County Road 131; thence proceed N 11°25'51" W along the east right-of-way of County Road 131 for a distance of 1,127.16 feet to a point located on the north line of the SW 1/4 of the SW 1/4; thence proceed N 89°26'28" E along the north line of the SW 1/4 of the SW 1/4 for a distance of 614.80 feet, which is the point of beginning. Having an area of 55.546 acres +/-.

Falling Creek--South of Marshon Road

Being a part of Section 19 and Section 30, Township 2 South, Range 17 East, Columbia County Florida and being more particularly described as follows: begin at a concrete monument (designated as W.K. Daugherty, PLS # 654) marking the NE corner of the NW 1/4 of the NW 1/4 of Section 30; thence proceed S 89°33'24" W along the southern line of Section 19 for a distance of 538.15 feet to a point on the eastern right-of-way line of County Road 131 (100' right-of-way); thence proceed N 11°22'12" W along the eastern right-of-way line of County Road 131 for a distance of 172.57 feet to a point marking the intersection of the eastern right-of-way line of County Road 131 and the southern right-of-way of Marshon Road; thence proceed N 66°38'43" E along the southern right-of-way of Marshon Road for a distance of 217.08 feet to a point; thence with a curve turning to the right with a radius of 205.06', with a chord bearing of N 49°28'20" E for a distance of 143.02 feet to a point; thence proceed N 49°28'20" E for a distance of 127.65 feet to a point; thence with a curve turning to the right with an arc length of 298.01', with a radius of 236.56', with a chord bearing of N 75°32'45" E, with a chord length of 287.78 feet to a point; thence proceed S 78°20'34" E along the southern right-of-way of Marshon Road (50' right-of-way) for a distance of 386.71 feet to a point; thence proceed S 78°44'20" E along the southern right-of-way of Marshon Road for a distance of 107.34 feet to a point; thence proceed S 09°38'26" W for a distance of 899.55 feet to a point; thence proceed S 89°29'27" W for a distance of 1000.87 feet to a point located on the east line of the NW 1/4 of the NW 1/4 of Section 30; thence proceed N 09°36'35" E along the east line of the NW 1/4 of the NW 1/4 of Section 30 for a distance of 352.25 feet which is the point of beginning. Having an area of 23.527 acres +/-.

BASE OF BEARINGS-BEARINGS ROTATED
TO N 11°25'51" W ALONG THE CENTERLINE
OF COUNTY ROAD 131



78.99 ACRES +/- 12 LOTS

FILE NUMBER 2006-008277
FILED AND RECORDED IN THE OFFICIAL RECORDS
OF COLUMBIA COUNTY, FLORIDA
4/5 2006 AT 11:07 O'CLOCK A.M.
RECORD NUMBER
P. DEWITT CASON
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: *Sharon Hays* D.C.

OFFICIAL RECORDS
BOOK PAGE
1079 / 1680



COUNTY ATTORNEYS CERTIFICATE
I HEREBY CERTIFY that I have examined the foregoing plat and that it complies with the Columbia County Subdivision Ordinance and that Chapter 177 of the Florida Statutes.
Signed: *Mark Stange* Date: *April 4, 2006*
County Attorney, Columbia County

CERTIFICATE OF COUNTY SURVEYOR
I HEREBY CERTIFY that I am a duly licensed and qualified surveyor and 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 the Board of Land Surveyors, that the foregoing plat complies with the provisions of Chapter 177, Florida Statutes, and said plat meets the requirements of Chapter 177, Florida Statutes, and said plat meets the requirements of Chapter 177, Florida Statutes.
Signed: *John A. Dewitt* Date: *4/4/06*
NAME: *John A. Dewitt* D.C. DATE: *4/4/06*
FLORIDA REG. CERT. NO. 5594

DEDICATION:
KNOW ALL MEN BY THESE PRESENTS that Lake City Development, LLC, as owner has caused the lands shown hereon to be surveyed, subdivided and platted for the purpose of being offered for sale to the public for use as shown hereon, and hereby certifies to the propriety of the public use as shown hereon.
BY: *Sharon Hays* D.C.
COUNTY ATTORNEY, COLUMBIA COUNTY
SIGNED: *Mark Stange* Date: *April 4, 2006*
COUNTY ATTORNEY, COLUMBIA COUNTY

ACKNOWLEDGEMENT STATE OF FLORIDA
COUNTY OF COLUMBIA
The foregoing dedication was acknowledged before me on this day of *March*, 2006 by *F.S. Oosterhoudt, III* for *Lake City Development, LLC*. He is personally known to me or has produced an affidavit as authentication and (add / not) take
Signed: *Sharon Hays* D.C.

ACKNOWLEDGEMENT STATE OF FLORIDA
COUNTY OF COLUMBIA
The foregoing dedication was acknowledged before me on this day of *March*, 2006 by *F.S. Oosterhoudt, III* for *Lake City Development, LLC*. He is personally known to me or has produced an affidavit as authentication and (add / not) take
Signed: *Sharon Hays* D.C.

ACKNOWLEDGEMENT STATE OF FLORIDA
COUNTY OF COLUMBIA
The foregoing dedication was acknowledged before me on this day of *March*, 2006 by *F.S. Oosterhoudt, III* for *Lake City Development, LLC*. He is personally known to me or has produced an affidavit as authentication and (add / not) take
Signed: *Sharon Hays* D.C.

CLERK'S CERTIFICATE
THIS PLAT having been approved by the Columbia County Board of County Commissioners is acknowledged and recorded in the Columbia County Land Development Code and that the permanent reference monuments were installed as of the 1st day of *Feb.*, 2006.
Signed: *John A. Dewitt* D.C.
CLERK OF COURTS

COMMISSION APPROVAL
Signed: *Sharon Hays* D.C.
Chairman
Date: *4/4/06*
2006
Signed: *John A. Dewitt* D.C.
Clerk

"THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE"
CERTIFIED TO: F.S. OOSTERHOUDT III - LAKE CITY DEVELOPMENT, LLC
I, THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEYED LANDS AND THAT THE PERMANENT REFERENCE MONUMENTS WERE INSTALLED AS OF THE 1ST DAY OF *Feb.*, 2006.
FIELD SURVEY: NOV. 15, 2005-MAR. 21, 2006 DRAWING DATE: MAR. 29, 2006
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
Signed: *John A. Dewitt* D.C.
CLERK OF COURTS

78.99 ACRES +/- 12 LOTS
SHEET 1 OF 5

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. Oosterhout, III
1780 E. DUVAL STREET,
SUITE 101
LAKE CITY, FL. 32055

SPECIAL NOTE:

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

LAND USE:

TOTAL ACREAGE 78.99 ACRES
TOTAL LOT ACREAGE (RESIDENTIAL) 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 30094

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 17°25'51" W)

TOTAL ACREAGE IN SUBDIVISION IS 78.99 ACRES +/-

CLOSURE EXCEEDS 1:10,000

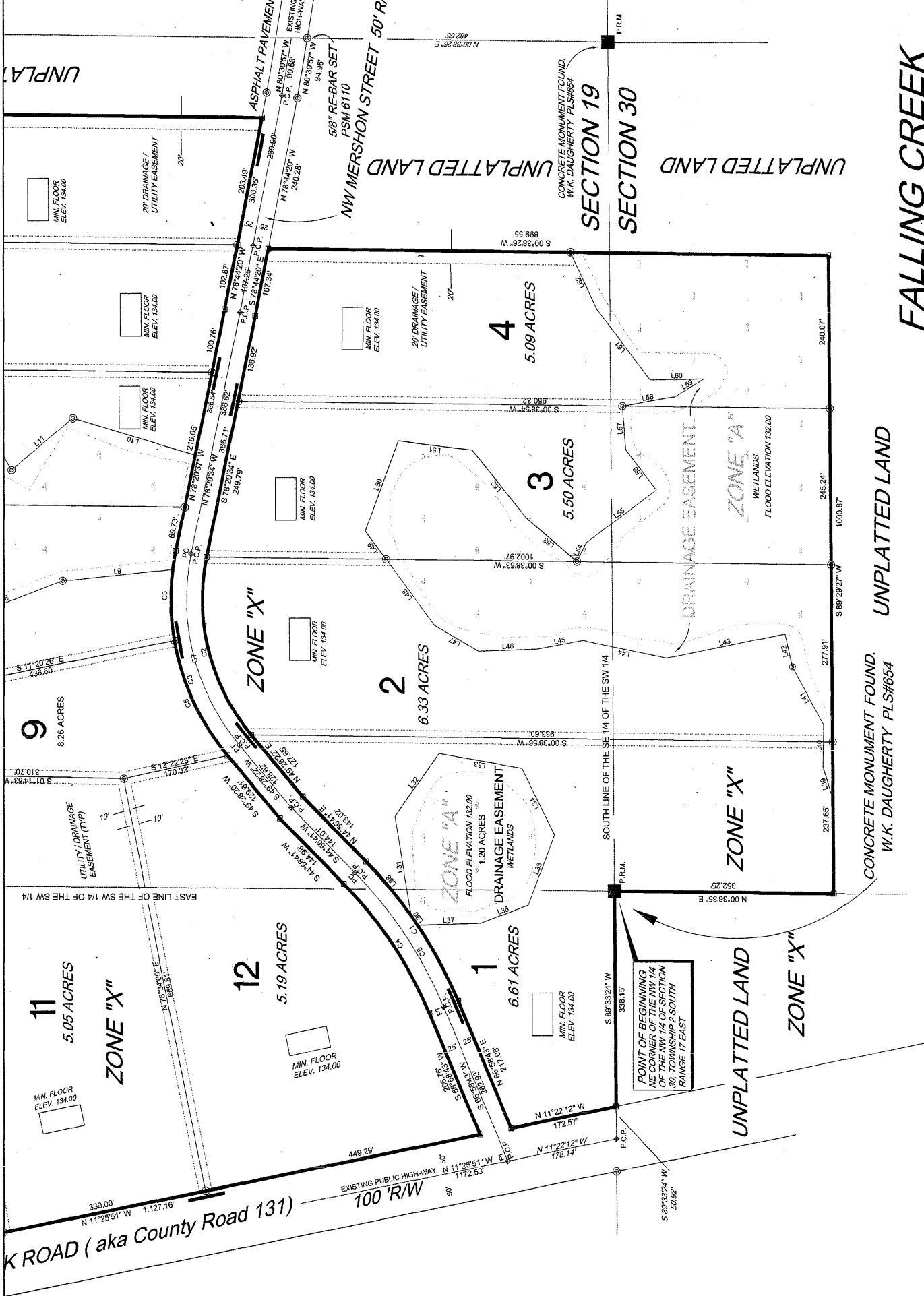
THE PROPERTY SURVEYED FALLS WITHIN ZONES "1" AND "2" AS PER THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY PANEL No. 120070 0110 B (EFFECTIVE DATE: 01/06/1988)

MINIMUM BUILDING SETBACK LINES ARE AS FOLLOWS:

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

ABBREVIATIONS:	
N	= NORTH
S	= SOUTH
E	= EAST
W	= WEST
CONC.	= CONCRETE
IP	= 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
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

GLENN MARTIN
GLENN MARTIN - PROFESSIONAL SURVEYOR & MAPPER #6110
176 TROUT TRAIL
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
RANGE 17 EAST, TOWNSHIP 2 SOUTH, RANGE 17 EAST
78.89 ACRES ± 12 LOTS



SCALE IN FEET: 1"=100'

UNPLATTED LAND
CONCRETE MONUMENT FOUND.
W.K. DAUGHERTY PLS#654

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FALLING CREEK

IN SECTION 18, TOWNSHIP 2 SOUTH, RANGE 17 EAST and
IN SECTION 38, TOWNSHIP 2 SOUTH, RANGE 17 EAST OF
COLUMBIA COUNTY, FLORIDA
78.99 ACRES ± 12 LOTS



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)

CONCRETE MONUMENT
FOUND

UNPLATTED LAND

NW FALLING CREEK ROAD (aka County Road 131)

100' R/W

