

**LOCATED IN SECTION 30, TOWNSHIP 2 SOUTH,
RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA
86.95 ACRES 17 LOTS**

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 ¼; 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 ¼; 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 ¼; 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. Daugherty); 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 ¼; 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 ¼; 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:

Legal Description :Pond No. 1

Having an area of 3.96 acres +/-.

Legal Description : Pond No. 2

Having an area of 3.90 acres +/-

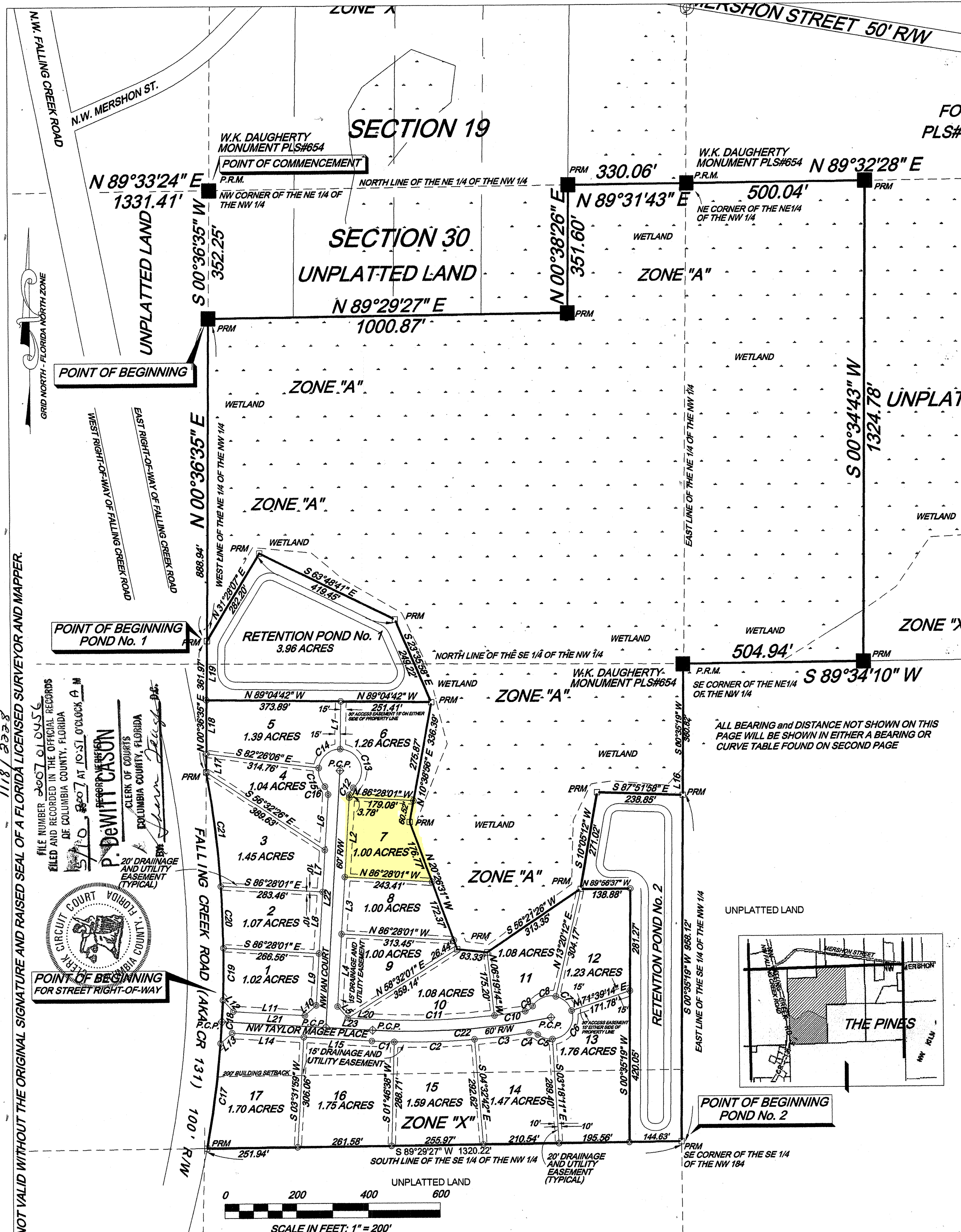
Legal Description Roads in The Pines:

Having an area of 2.61 acres +/-.

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 REFERENCE MONUMENTS WERE INSTALLED AS OF THE _____ DAY OF _____, 2006.

DRAWING DATE: APR. 2, 2007

SHEET 1 OF 2



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 58°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 88°22'15" W	14°19'26"



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

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

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	42.86'
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

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS OF COLUMBIA COUNTY, FLORIDA:
THIS IS TO CERTIFY, that on _____ the foregoing final PRRD master plan plat was approved by the Board of County Commissioners for
Columbia County, Florida.
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: _____ Date: 5/1/07
Brian L. Kepner
Columbia County
Land Development
Regulation Administrator
386.758.1007

CLERK'S CERTIFICATE

THIS PLAT having been approved by the Columbia County Board of County Commissioners is accepted for files and recorded this 5th day of May, 2007, in Plat Book PRRD 1 Page 31e-2.
Signed: _____
Clerk of Circuit Court

ACKNOWLEDGEMENT STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing dedication was acknowledged before me this 4th 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: _____
My Commission DD304030 Expires March 25, 2008

COUNTY ATTORNEY'S CERTIFICATE

I HEREBY CERTIFY that I have examined the foregoing plat and that it complies with the Columbia County Subdivision Ordinance and Chapter 177 of the Florida Statutes.
Signed: _____ Date: 5/3/07
County Attorney, Columbia County

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 in good standing with the Board of Land Surveyors, does hereby certify on behalf of Columbia County, Florida on _____, 2008 reviewed this plat for conformity to Chapter 177 Florida Statutes, and said plat meets all the requirements of Chapter 177, as amended.
Signed: _____
NAME: TIMOTHY A. DELBONO
FLORIDA REG. CERT. No. 5594 DATE: 5/1/07

ACKNOWLEDGEMENT STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing MORTGAGEE was acknowledged before me this 4th day of May, 2007 by _____ as owner. He is personally known to me or has produced _____ as identification and (did / not) take an oath.
Signed: _____
Notary Public - State of Florida
My Commission Expires April 20, 2008
Bonds By National Notary Assn.

MORTGAGEE: _____
BY: _____
COLUMBIA BANK

Columbia Bank
Romana E. Steele
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.

F.S. Oosterhoudt, III
1780 E. DUVAL STREET
SUITE 101
LAKE CITY, FL 32055

MORTGAGEE: _____
BY: _____
Columbia Bank

REVISIONS:

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
RW = 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
- RW RIGHT-OF-WAY
- △ FLOOD ZONE "A" 100 YEAR FLOOD ZONE (ELEVATION 132)
- PROPOSED PIPE
- ◆ PERMANENT CONTROL POINT
- I.D. IDENTIFICATION

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.

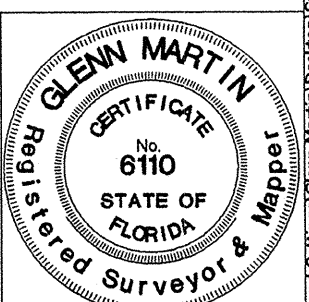
SPECIAL NOTE:

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
178 TRUIT TRAIL
ALMA, GEORGIA 31510
PH. 912-632-2459 FAX 912-632-1356



SHEET 2 OF 2

**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.
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