



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 Development 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 Development Services, L.C.

Witness
 Michael Bay
 Angela Oestreich

MORTGAGEE:
 Robert Turbeville, Senior Vice President
 CNB National Bank

Witness
 Michael Bay
 Angela Oestreich

COUNTY ATTORNEY'S CERTIFICATE

Examined on July 23, 2001
 AND
 Approved as to legal form and sufficiency by
Mark Seagle
 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 August, 2001, in Plat Book 7, Pages 74 and 75.
 SIGNED: R. Daniel Carson
 Clerk of Circuit Court

**ACKNOWLEDGEMENT:
 STATE OF FLORIDA, COUNTY OF COLUMBIA**

The foregoing dedication was acknowledged before me this 20 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: Angela Oestreich
 Notary Public

My Commission Expires: ANGELA M. OESTREICH
 Commission # CC 828283
 Expires April 19, 2003
 Bonded Thru
 Atlantic Bonding Co., Inc.

**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.

Jimmy A. Weaver
 Chairman

Attest: _____

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: Wade Crowder DATE: 7/26/01
 Director of Public Works

**ACKNOWLEDGEMENT:
 STATE OF FLORIDA, COUNTY OF COLUMBIA**

The foregoing dedication was acknowledged before me this 20 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: Angela Oestreich
 Notary Public

My Commission Expires: ANGELA M. OESTREICH
 Commission # CC 828283
 Expires April 19, 2003
 Bonded Thru
 Atlantic Bonding Co., Inc.

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.

DATE 4/26/01 Greg G. Bailey
 REGISTERED FLORIDA ENGINEER

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.

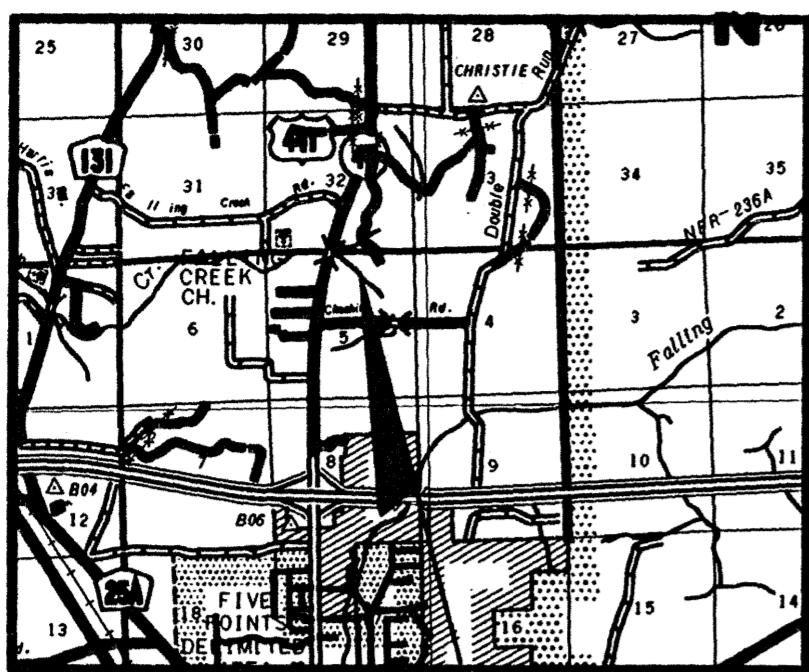
DATE 4/26/01 SIGNED: John M. Lane
 JOHN M. LANE, SURVEYOR & MAPPER, LS 4303
 BAILEY, BISHOP & LANE, INC. LB 6685
 RT 10, BOX 35408, LAKE CITY, FL. 32025

OFFICIAL RECORD PAGE 2675

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



PROJECT LOCATION

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.

DEVELOPER
 L&L DEVELOPMENT 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

SPECIAL NOTE:

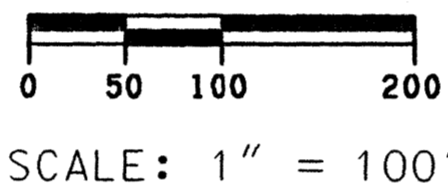
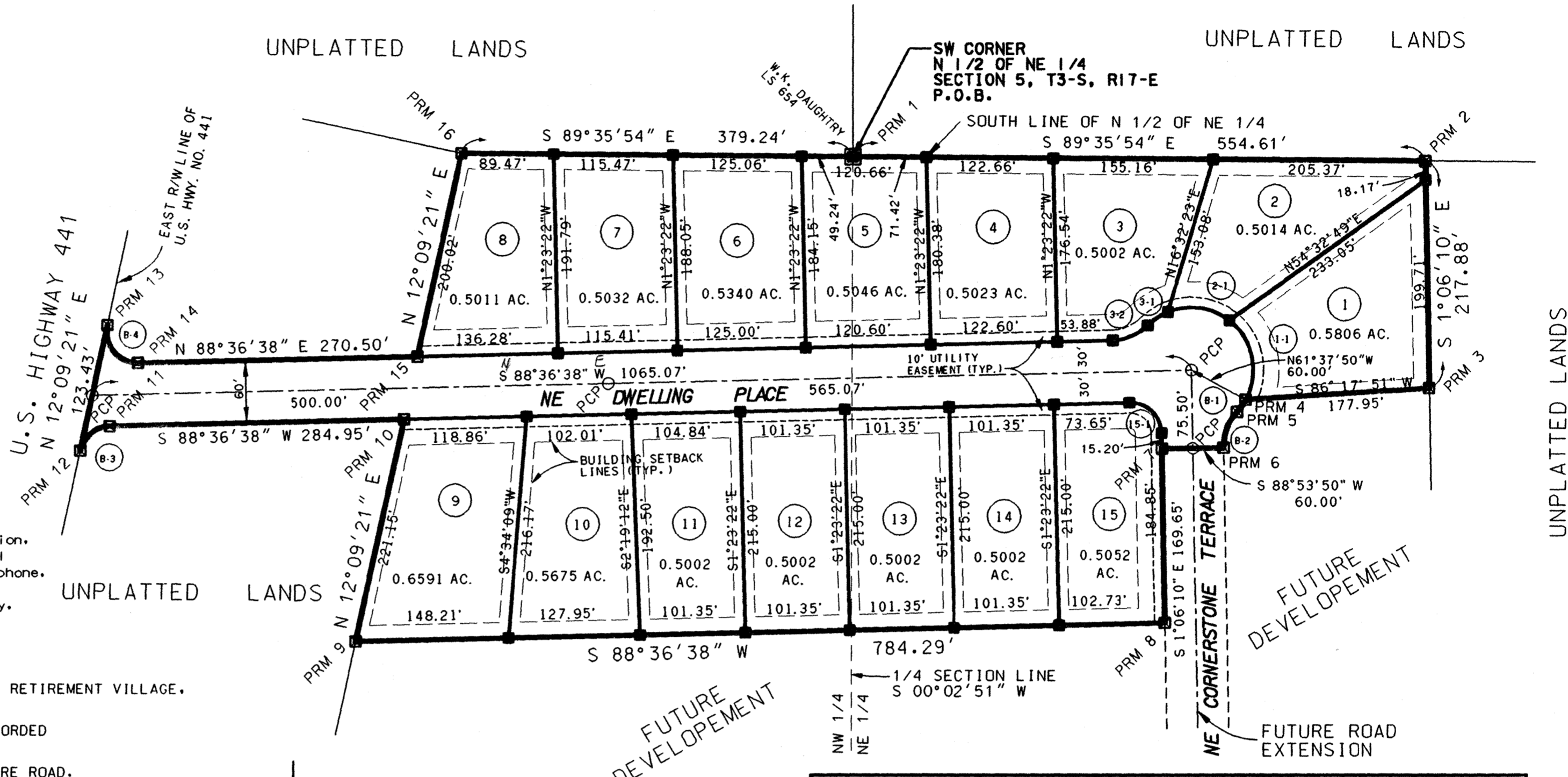
NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the Plat. There may be additional restrictions that are not recorded on this Plat that may be found in the Public Records of this County.

SPECIAL NOTE:

NOTICE: All Plotted 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:

- BOUNDARY BASED ON PRIOR PLAT OF FALLING CREEK RETIREMENT VILLAGE, UNIT 1 AND MONUMENTATION FOUND IN PLACE.
- FALLING CREEK RETIREMENT VILLAGE, UNIT 1, RECORDED IN PLAT BOOK 7, PAGES 30 AND 31.
- BASIS OF BEARINGS IS THE CENTERLINE OF CHESHIRE ROAD.
- TOTAL ACRES IN SUBDIVISION IS 9.5574 AC.
- 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.
- NO PRELIMINARY PLAT REQUIRED.
- ERROR OF CLOSURE IS MATHEMATICALLY ADJUSTED TO ZERO.
- BUILDING SETBACKS ARE:
 FRONT = 25 FEET
 SIDES = 10 FEET
 BACK = 15 FEET
- ALL LOTS ARE SUBJECT TO A 10' UTILITY EASEMENT ALONG ROAD.



SCALE: 1" = 100'

LEGEND

- ☒ PERMANENT REFERENCE MONUMENT (PRM) FOUND 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'

FILE NUMBER 01-15009
 FILED AND RECORDED IN THE OFFICIAL RECORDS
 OF COLUMBIA COUNTY, FLORIDA
 P.O. NO. AT 8:55 A.M. CLOCK
 RECORDED VERIFIED
 BY: [Signature]
 CLERK OF COURTS
 COLUMBIA COUNTY, FLORIDA

1/476