

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 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, and CNB National Bank, as mortgagee, have caused the lands hereon shown to be surveyed, subdivided and platted, to be known as 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. Jones
 Larry W. Jones, Vice President, L & L Development Services, L.C.

Carrie Cox
 Witness

Debbie Blackwell
 Witness

MORTGAGEE:

Christopher H. Dampier
 Christopher H. Dampier, Vice Pres. CNB National Bank

Cassandra L. Norris
 Witness

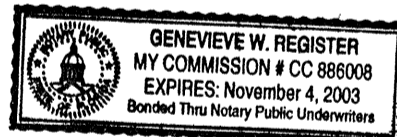
Debra Channell
 Witness

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

The foregoing dedication was acknowledged before me this 2nd day of November, 1999, by Larry W. Jones, Vice President, L & L Development Services, L.C. He is personally known to me or has produced DL# L520-5394-1-134-0 as identification and (did/did not) take an oath.

SIGNED: Genevieve S. Register
 Notary Public

My Commission Expires:

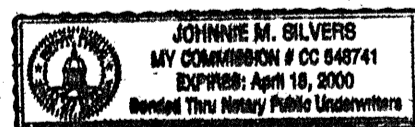


**ACKNOWLEDGEMENT:
 STATE OF FLORIDA, COUNTY OF COLUMBIA**

The foregoing dedication was acknowledged before me this 21 day of December, 1999, by Christopher H. Dampier, Vice President of CNB National Bank. He is personally known to me or has produced _____ as identification and (did/did not) take an oath.

SIGNED: Johnnie M. Silvers
 Notary Public

My Commission Expires:



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 is in good standing with the Board of Land Surveyors, does hereby certify that on behalf of Columbia County, Florida on 12/19/99 reviewed this plat for conformity to Chapter 177, Florida Statutes, and said plat meets all the requirements of Chapter 177, as amended.

Name Donald F. Lee
 Date 12/19/99
 Registration Number 3628

COUNTY ATTORNEY'S CERTIFICATE

Examined on January 7, 2000

AND

Approved as to legal form and sufficiency by

Marlin Jaggle
 Attorney

CLERK'S CERTIFICATE

This plat having been approved by the Columbia County Board of County Commissioners is accepted for files and recorded this 7 day of Jan, 1999, in Plat Book 7, Pages 30 and 31.

SIGNED: [Signature]
 Clerk of Circuit Court

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: Hugh Crowder DATE: 1/5/2000
 Director of Public Works

CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS OF COLUMBIA COUNTY, FLORIDA

THIS IS TO CERTIFY that on 12-16-99 the foregoing plat was approved by the Board of County Commissioners for Columbia County, Florida.

Arnold T. [Signature]
 Chairman

Attest: _____

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 11/18/99 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 22, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA.

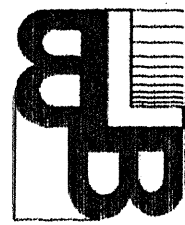
CERTIFICATE OF SUBDIVIDER'S ENGINEER

THIS IS TO CERTIFY THAT ON 12/22/99, 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 12/22/99 [Signature]
 REGISTERED FLORIDA ENGINEER

DATE 11/18/99 SIGNED [Signature]
 JOHN M. LANE, SURVEYOR & MAPPER, LS 4303
 BAILEY, BISHOP & LANE, INC. LB 6685
 RT 10, BOX 35408, LAKE CITY, FL. 32025

ORIGINAL RECORDS BOOK 894 PAGE 2388

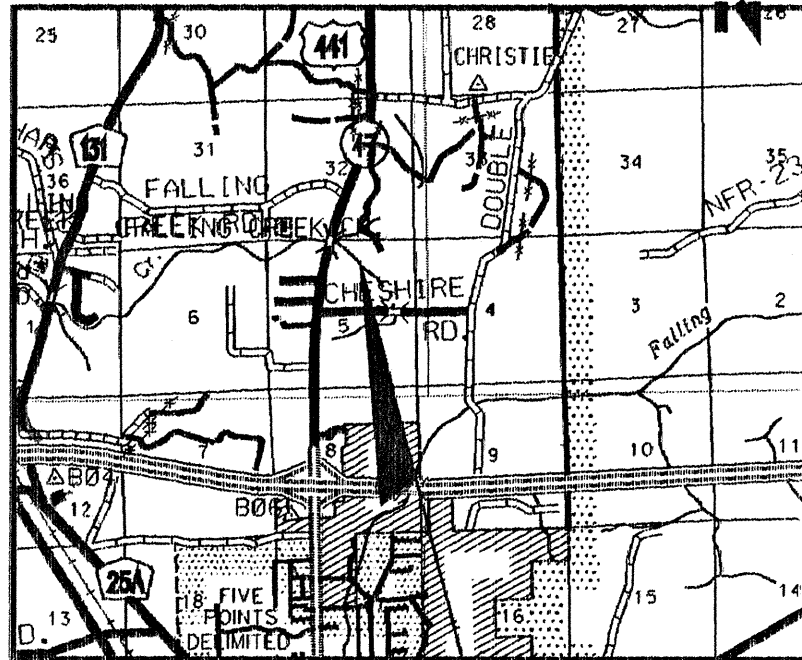


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FALLING CREEK RETIREMENT VILLAGE, UNIT 1

PLAT BOOK 1 PAGE 30
 SHEET 1 OF 2

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, 217.86 FEET, THENCE S 86°17'51" W, 177.95 FEET TO A POINT OF CURVE. 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°32'42". 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:

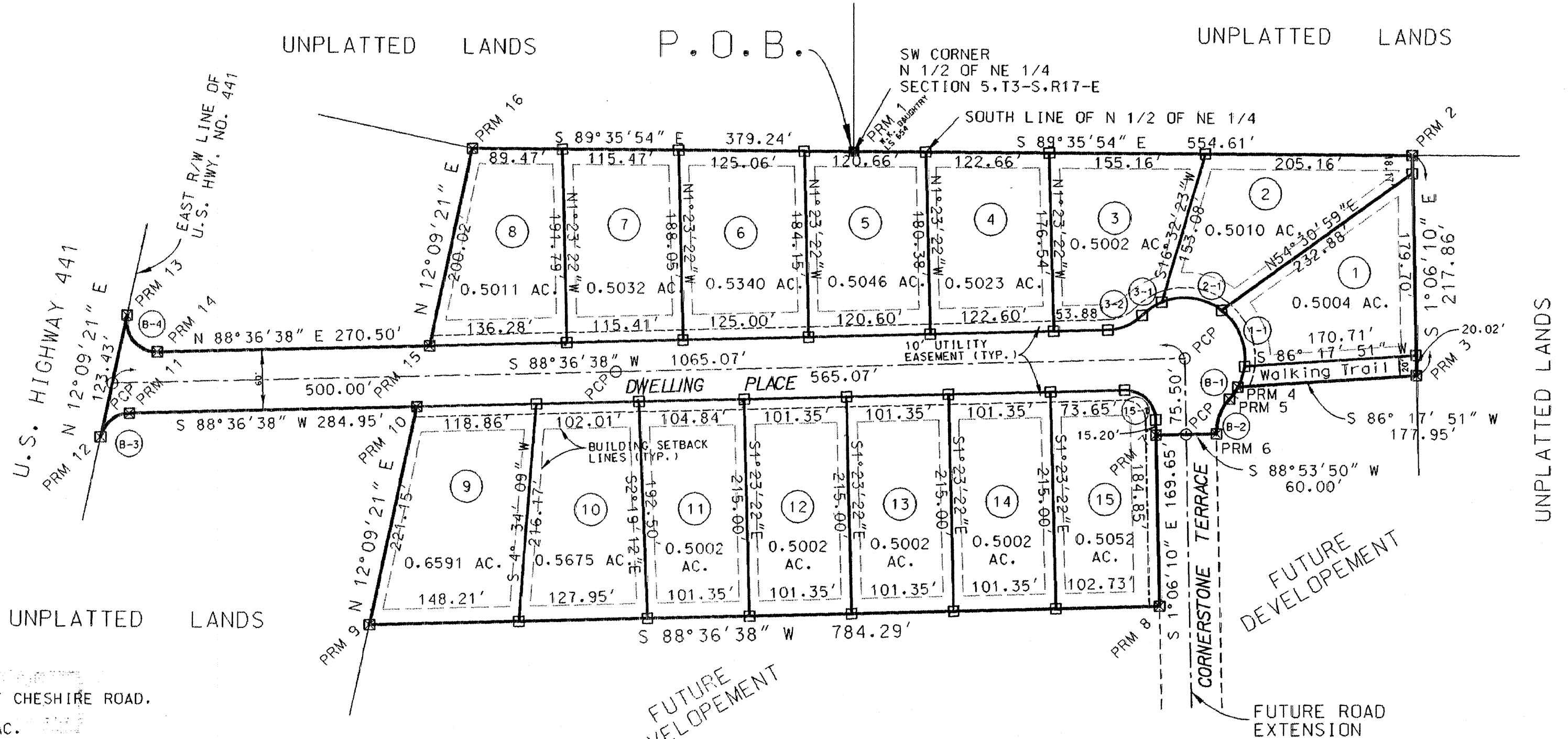
NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SPECIAL NOTE:

NOTICE: ALL UTILITY EASEMENTS SHOWN ON THIS PLAT SHALL BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF ELECTRIC, TELEPHONE, GAS, CABLE TELEVISION SERVICES AND ANY OTHER PUBLIC UTILITIES

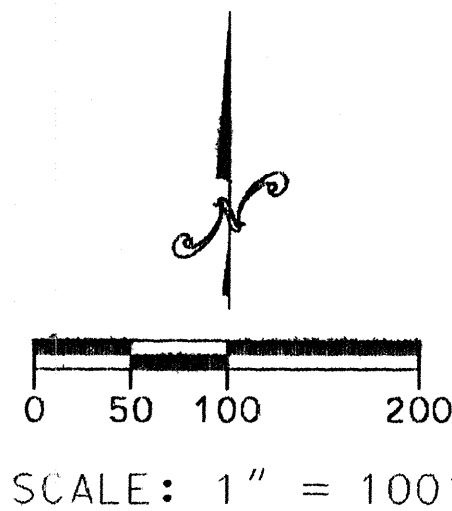
NOTES:

1. BASIS OF BEARINGS IS THE CENTERLINE OF CHESHIRE ROAD.
2. TOTAL ACRES IN SUBDIVISION IS 9.5574' AC.
3. 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.
4. PRELIMINARY PLAN APPROVED ON MARCH 4, 1999.
5. ERROR OF CLOSURE IS MATHEMATICALLY ADJUSTED TO ZERO.
6. BUILDING SETBACKS ARE:
 FRONT = 25 FEET
 SIDES = 10 FEET
 BACK = 15 FEET
7. ALL LOTS ARE SUBJECT TO A 10' UTILITY EASEMENT ALONG ROAD.



FILE NUMBER 00-00379
 FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
 1-7-2000 13:57 O'CLOCK P.M.
 RECORD VERIFIED
 Clerk of Courts
 COLUMBIA COUNTY, FLORIDA
 BY: YMC D.C.

OFFICIAL RECORDS
 BOOK PAGE 2368



LEGEND

- ☒ PERMANENT REFERENCE MONUMENT (PRM) 4"X4" CONC. MON. (LB 6685)
- 4"X4" CONC. MON. SET AT EACH LOT CORNER (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
15-1	30.00'	47.27'	90° 17' 12" RT	S 46° 14' 46" E	42.53'
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'
2-1	60.00'	62.83'	60° 00' 00" LT	N 82° 18' 10" W	60.00'
1-1	60.00'	62.83'	60° 00' 00" LT	N 22° 18' 10" W	60.00'
B-1	60.00'	14.52'	13° 52' 10" RT	N 35° 18' 15" E	14.49'
B-2	50.00'	37.82'	43° 20' 30" LT	N 20° 34' 05" E	36.93'
B-3	30.00'	40.03'	76° 27' 18" LT	S 50° 23' 00" W	37.13'
B-4	30.00'	54.22'	103° 32' 42" LT	S 39° 37' 00" E	47.13'

FALLING CREEK RETIREMENT VILLAGE, UNIT 1

PARENT PARCEL # - 05-3S-17-04840-000 (67.40 Ac. - 9.55 = 57.85 Ac.)

HEADER PARCEL # - 05-3S-17-04842-100

A S/D lying in the N1/2 of Sec. 5-3s-17 E, consisting of 9.55 Ac., recorded in Plat Bk. 7, Pg. 30.

<u>ACREAGE</u>	<u>LOT #</u>	<u>PARCEL #</u>
0.50 Ac.	1	04842-101
0.50 Ac.	2	04842-102
0.50 Ac.	3	04842-103
0.50 Ac.	4	04842-104
0.50 Ac.	5	04842-105
0.53 Ac.	6	04842-106
0.50 Ac.	7	04842-107
0.50 Ac.	8	04842-108
0.65 Ac.	9	04842-109
0.56 Ac.	10	04842-110
0.50 Ac.	11	04842-111
0.50 Ac.	12	04842-112
0.50 Ac.	13	04842-113
0.50 Ac.	14	04842-114
0.50 Ac.	15	04842-115
0.08 Ac.	(walking trail)	04842-999

*

Tax Dist.	NBHD Code
Zoning	Road
Topo	Utilities
ORB	Map #
Land Class.	Value

