

# PINES OF FALLING CREEK

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

### Legal Description :

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 1/4 of the NW 1/4 of Section 30, Township 2 South, Range 17 East, then proceed S 00°36'35" W along the east line of the NW 1/4 of the NW 1/4 for a distance of 352.25 feet to the Point of Beginning; then proceed N 89°29'27" E for a distance of 1000.87 feet to a point; then proceed N 00°38'26" E for a distance of 351.60 feet to a point, on the north line of the NE 1/4 of the NW 1/4; then proceed N 89°31'43" E along the north line of the NE 1/4 of the NW 1/4 for a distance of 500.04 feet to a point; then proceed S 00°34'43" W for a distance of 1324.78 feet to a point on the south line of the NW 1/4 of the NE 1/4; then proceed S 89°34'10" W for a distance of 504.94 feet to a concrete monument marking the SW Corner of the NW 1/4 of the NE 1/4 (designated set by W.K. Daugherty); then proceed S 00°35'19" W along the East line of the SE 1/4 of the NW 1/4 for a distance of 1318.94 feet to a point on the south line of the SE 1/4 of the NW 1/4; then proceed S 89°29'27" W along the south line of the SE 1/4 of the NW 1/4 for a distance of 1320.22 feet to a point on the eastern right-of-way of Falling Creek Road ( aka County Road 131); then 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 1/4 of the NW 1/4; then proceed N 00°36'35" E along the west line of the SE 1/4 of the NW 1/4 for a distance of 1250.91 feet, which is the point of beginning:

Containing an area of 86.952 acres +/-.

### Legal Description : Pond No. 1

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 1/4 of the NW 1/4 of Section 30, Township 2 South, Range 17 East, then proceed S 00°36'35" W along the west line of the NE 1/4 of the NW 1/4 for a distance of 1,241.19 feet to the POINT OF BEGINNING; then proceed N 31°28'07" E for a distance of 282.20 feet to a point; then proceed S 63°48'41" E for a distance of 419.45 feet to a point; then proceed S 23°35'58" E for a distance of 249.22 feet to a point; then proceed N 89°04'42" W for a distance of 625.30 feet to a point located on the west line of the NE 1/4 of the NW 1/4; then proceed N 00°36'35" E along the west line of the NE 1/4 of the NW 1/4, for a distance of 162.75 feet to a point, which is the point of beginning:

Having an area of 3.96 acres +/-.

### Legal Description : Pond No. 2

Being a part of Section 30, Township 2 South, Range 17 East, Columbia County, Florida, and being more particularly described as follows: Begin at an iron pin marking the SE corner of the SE 1/4 of the NW 1/4; then proceed S 89°29'27" W along the south line of the SE 1/4 of the NW 1/4, for a distance of 144.63 feet to a point; then proceed N 00°35'19" E for a distance of 701.32 feet to a point; then proceed N 89°56'37" W for a distance of 138.88 feet to a point; then proceed N 10°05'12" E for a distance of 271.02 feet to a point; then proceed S 87°51'58" E for a distance of 238.85 feet to a point; then proceed S 00°35'19" W for a distance of 958.12 feet to a point, which is the point of beginning:

Having an area of 3.90 acres +/-.

### Legal Description Roads In The Phases:

Being a part of the SE 1/4 of the NW 1/4 of Section 30, Township 2 South, Range 17 East, Columbia County, Florida, and being more particularly described as follows: commence at a concrete monument marking the NE Corner of the NW 1/4 of the NW 1/4 (designated as being set by W.K. Daugherty) then proceed S 00°36'35" W along the west line of the NE 1/4 of the NW 1/4 for a distance of 144.63 feet to a point located on the eastern right-of-way of Falling Creek Road (a.k.a. County Road 131, 100' right-of-way); then proceed along the eastern right-of-way of Falling Creek Road with a curve turning to the right concave to the west with an arc length of 632.07', with a radius of 2914.79', with a chord bearing of S 03°51'46" E, with a chord length of 630.83' to the POINT OF BEGINNING; then proceed S 41°54'34" E for a distance of 42.68 feet to a point; then proceed S 86°28'01" E for a distance of 199.63 feet to a point; then proceed N 48°31'59" E for a distance of 42.43 feet to a point; then proceed N 03°31'59" E for a distance of 143.21 feet to a point; then proceed N 03°31'59" E for a distance of 153.69 feet to a point; then proceed N 03°31'59" E for a distance of 116.11 feet to a point; then proceed N 03°31'59" E for a distance of 30.00' to a point; then with a curve turning to the left concave to the west with an arc length of 25.23', with a radius of 30.00', with a chord bearing of N 20°33'43" W, with a chord length of 24.48'; then with a curve turning to the right concave to the east with an arc length of 54.69', with a radius of 60.00', with a chord bearing of N 18°32'45" W, with a chord length of 52.81'; then with a curve turning to the right concave to the south east with an arc length of 87.55', with a radius of 60.00', with a chord bearing of N 49°22'07" E, with a chord length of 78.99'; then with a curve turning to the right concave to the west with an arc length of 147.18', with a radius of 60.00', with a chord bearing of S 16°33'10" E, with a chord length of 112.96'; then with a curve turning to the left concave to the south east with an arc length of 25.23', with a radius of 30.00', with a chord bearing of S 27°37'40" W, with a chord length of 24.49'; then proceed S 03°31'59" W for a distance of 167.50 feet to a point; then proceed S 03°31'59" W for a distance of 70.26 feet to a point; then with a curve turning to the left concave to the north with an arc length of 338.79', with a radius of 1970.00', with a chord bearing of N 88°36'22" E, with a chord length of 338.38'; then with a curve turning to the left concave to the north with an arc length of 25.78', with a radius of 30.00', with a chord bearing of N 62°25'12" E, with a chord length of 86.61'; then with a curve turning to the left concave to the north with an arc length of 25.78', with a radius of 30.00', with a chord bearing of N 56°34'26" E, with a chord length of 24.96'; then with a curve turning to the right concave to the south with an arc length of 74.72', with a radius of 60.00', with a chord bearing of N 67°39'43" E, with a chord length of 69.98'; then with a curve turning to the right concave to the south west with an arc length of 81.07', with a radius of 60.00', with a chord bearing of S 47°30'17" E, with a chord length of 58.47'; then with a curve turning to the right concave to the north west with an arc length of 110.00', with a radius of 60.00', with a chord bearing of S 34°10'31" W, with a chord length of 95.23'; then with a curve turning to the right concave to the north with an arc length of 43.62', with a radius of 60.00', with a chord bearing of N 72°28'31" W, with a chord length of 42.87'; then with a curve turning to the left concave to the south with an arc length of 24.74', with a radius of 30.00', with a chord bearing of N 75°16'21" W, with a chord length of 24.04'; then with a curve turning to the right concave to the north with an arc length of 154.20', with a radius of 2030.00', with a chord bearing of S 3°51'59" W, with a chord length of 224.00'; then with a curve turning to the right concave to the north with an arc length of 62.21', with a radius of 2030.00', with a chord bearing of N 87°20'42" W, with a chord length of 62.20'; then proceed N 86°28'01" W for a distance of 189.89 feet to a point; then proceed N 89°29'27" W for a distance of 200.00 feet to a point; then proceed S 48°58'31" W for a distance of 42.66 feet to a point located on the eastern right-of-way of Falling Creek Road; then along the eastern right-of-way of Falling Creek Road, with a curve turning to the left concave to the west with an arc length of 119.88', with a radius of 2914.79', with a chord bearing of N 03°31'40" E, with a chord length of 119.87' to the Point of Beginning:

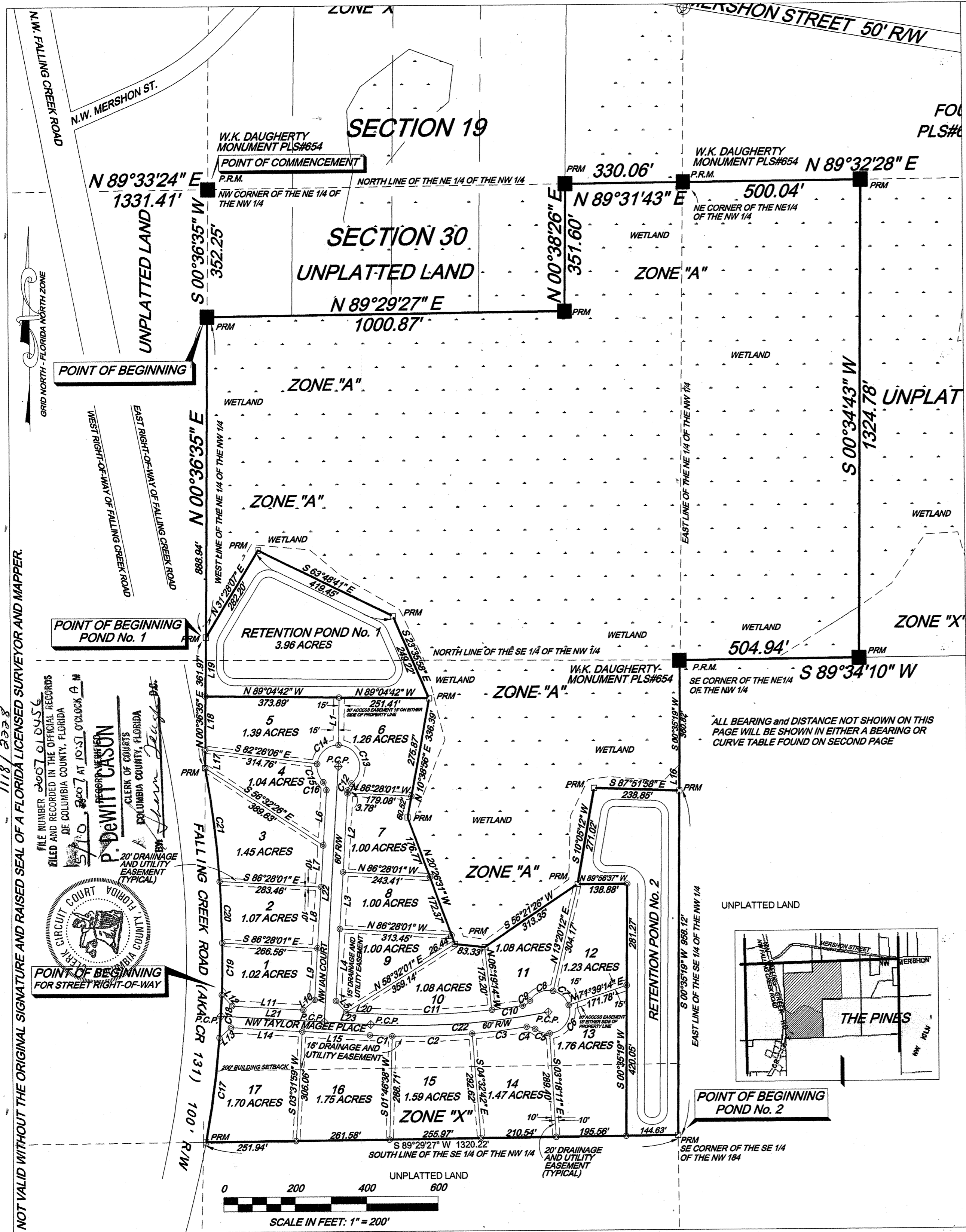
Having an area of 2.61 acres +/-.

### CERTIFIED TO: J.C. MARSH & SONS, INC.

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.

FIELD SURVEY: AUG 1, 2006 - MAR. 28, 2007      DRAWING DATE: APR. 2, 2007

GLENN MARTIN, P.S.M #6110  
176 TROUT TRAIL  
ALMA, GA 31610  
PH. 812-632-2458



NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

OFFICIAL RECORDS  
BOOK PAGE  
1178 2338

FILE NUMBER 2007-010456  
FILED AND RECORDED IN THE OFFICIAL RECORDS  
OF COLUMBIA COUNTY, FLORIDA  
AT 10:51 O'CLOCK A.M.  
APR 2 2007

**P. DEWITT CASON**  
REGISTERED PROFESSIONAL SURVEYOR  
CLERK OF COURTS  
COLUMBIA COUNTY, FLORIDA

20' DRAINAGE AND UTILITY EASEMENT (TYPICAL)

CIRCUIT COURT  
COLUMBIA COUNTY, FLORIDA

POINT OF BEGINNING FOR STREET RIGHT-OF-WAY

C:\Documents and Settings\Glen Martin\pdeskop\Ssm\The Pines 04-30-07.dwg, 5/17/2007, 4:04:51 PM, Vmartin\pdeskop\110plus



Table with columns: CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING, DELTA ANGLE. Rows C1 through C22.



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.

Table with columns: LINE, BEARING, DISTANCE. Rows L1 through L23.

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

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

Table with columns: LOT, DEVELOPABLE, UNDEVELOPABLE, TOTAL FLOOR ELEV. Rows 1 through 17.

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

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.

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 \$ has been posted to assure completion of all required improvements in case of default.

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.

ACKNOWLEDGEMENT STATE OF FLORIDA COUNTY OF COLUMBIA The foregoing dedication was acknowledged before me this 7th 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.

ACKNOWLEDGEMENT STATE OF FLORIDA COUNTY OF COLUMBIA The foregoing MORTGAGEE was acknowledged before me this 4th day of May, 2007 by ROSE WOOD for Columbia Bank as owner. He is personally known to me or has produced as identification and (did / not) take USA POTTS an oath.

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.

MORTGAGEE: BY: ROSE WOOD COLUMBIA BANK Columbia Bank WITNESS: ROMANA E. STEEL PENNY MORROW

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 5/19/07, 2007 reviewed this plat for conformity to Chapter 177 Florida Statutes, and said plat meets all the requirements of Chapter 177, as amended.

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.

REVISIONS:

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.

OFFICIAL RECORDS BOOK PAGE 1118/222

GLENN MARTIN FLORIDA PROFESSIONAL SURVEYOR & MAPPER # 6110 176 TROUT TRAIL ALMA, GEORGIA 31510 PH. 912-632-2459 FAX 912-632-1356

**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.**