

PRELIMINARY

CREEK RIDGE SUBDIVISION

A SUBDIVISION OF A PORTION OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 9 WEST,
& SECTION 30, TOWNSHIP 1 NORTH, RANGE 8 WEST, CALHOUN COUNTY, FLORIDA
SHEET 1 OF 2 SHEETS
NOT FOR RECORDING

PREPARED BY
SOUTHEASTERN SURVEYING & MAPPING CORPORATION
SURVEYING • LAND PLANNING • GIS UTILITIES
CERTIFICATE OF AUTHORIZATION NUMBER LB2108
651 WEST 14TH STREET, PANAMA CITY, FLORIDA 32401
PHONE (850) 919-2127
JANUARY 2024

DESCRIPTION

PARCEL 1:

ALL OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 1 NORTH, RANGE 8 WEST, CALHOUN COUNTY, FLORIDA. CONTAINING 80 ACRES, MORE OR LESS.

PARCEL 8:

ALL OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 9 WEST, CALHOUN COUNTY, FLORIDA, LESS 6.5 ACRES OWNED BY ARRANT, SAID LANDS CONTAINING 153.5 ACRES, MORE OR LESS.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT LYNNIAM FARMS, LLC, A FLORIDA LIMITED LIABILITY COMPANY AS OWNER IN FEE SIMPLE OF THE LANDS AS DESCRIBED HEREIN, HAS CAUSED THE LANDS TO BE SURVEYED AND SUBDIVIDED AS CREEK RIDGE SUBDIVISION. LYNNIAM FARMS LLC, A FLORIDA LIMITED LIABILITY COMPANY HEREBY DEDICATES TO CALHOUN COUNTY, FLORIDA FOR PUBLIC USE THE SOUTHERLY 30 FEET OF MAGNOLIA CHURCH ROAD FOR ROAD RIGHT OF WAY TO BE MAINTAINED BY CALHOUN COUNTY, AND ALL EASEMENTS FOR UTILITIES, DRAINAGE AND OTHER PURPOSES AS SHOWN AND DEPICTED HEREON RESERVING HOWEVER, THE REVERSION OR REVISIONS THEREOF SHOULD THE SAME BE RENOUNCED, DISCLAIMED OR THE USE THEREOF DISCONTINUED AS PRESCRIBED BY LAW OR ACTION OF THE OFFICIALS HAVING CHARGE OR JURISDICTION THEREOF.

_____ TONY LAYNE PRESIDENT LYNNIAM FARMS, LLC	BY: WITNESS
_____ PRINTED NAME	_____ PRINTED NAME
BY:	BY: WITNESS
_____ DATE SIGNED	_____ PRINTED NAME

TITLE OPINION

I, SUSAN S. THOMPSON, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO LYNNIAM FARMS, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

SUSAN S. THOMPSON
SMITH, THOMPSON, SHAW, COLON & POWER, P.A.
3520 THOMASVILLE ROAD, 4TH FLOOR
TALLAHASSEE, FLORIDA 32309

ACKNOWLEDGMENT STATE OF FLORIDA/COUNTY OF CALHOUN

BEFORE ME THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED BY PHYSICAL PRESENCE, TONY LAYNE, PRESIDENT OF LYNNIAM FARMS, LLC, THE OWNER IN FEE SIMPLE, PERSONALLY KNOWN TO ME OR WHO PRESENTED A VALID DRIVERS LICENSE AS IDENTIFICATION, AND WHO ACKNOWLEDGED EXECUTION OF THE DEDICATION OF THIS PLAT OF "CREEK RIDGE SUBDIVISION", FOR THE PURPOSES THEREIN SET FORTH.

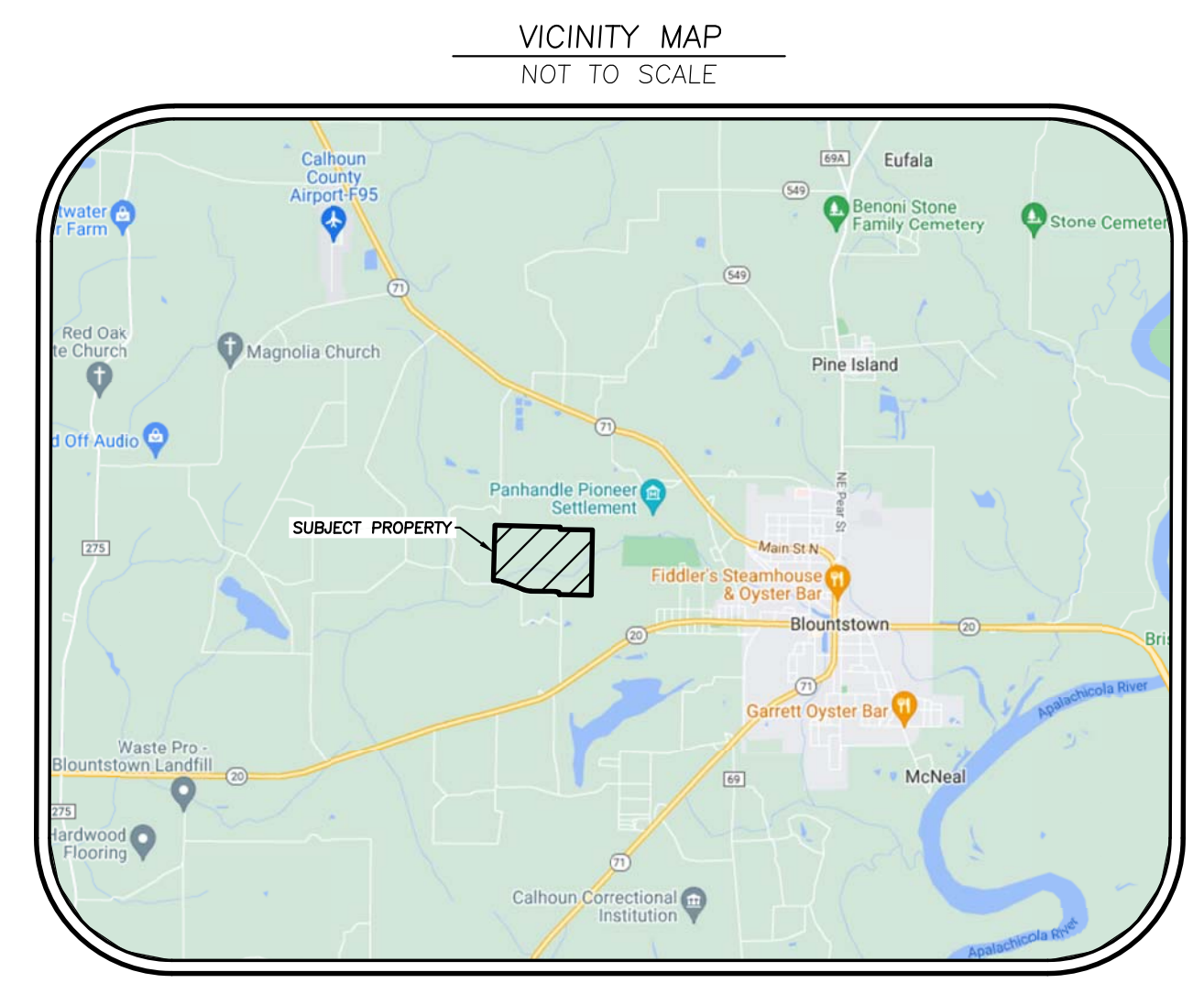
GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC STATE OF _____
MY COMMISSION EXPIRES: _____

PLANNING COMMISSION

WE CERTIFY THAT THE OWNERS OR THEIR AGENT HAVE COMPLIED WITH ALL THE PROVISIONS AND SPECIFICATIONS OF CALHOUN COUNTY, FLORIDA SUBDIVISION REGULATIONS.

CHAIRMAN



INDEX

- 1) SEE SHEET 1 OF 2 FOR DEDICATION AND APPROVALS
- 2) SEE SHEET 2 OF 2 FOR SECTION BREAK DOWN, OVERALL BOUNDARY, LOT DATA, DIMENSIONS, BUILDING SETBACKS AND EASEMENTS.

BOARD OF COUNTY COMMISSIONERS

WE, THE BOARD OF COUNTY COMMISSIONERS OF CALHOUN COUNTY, FLORIDA HEREBY CERTIFY THAT THIS PLAT AND DEDICATION, TOGETHER WITH ALL CERTIFICATES SHOWN HEREON, HAVE BEEN EXAMINED IN REGULAR SESSION AND DULY APPROVED BY A MAJORITY OF THE COUNCIL, AND, IT IS HEREBY ORDERED FILED FOR PERMANENT RECORDS THIS ____ DAY OF _____ 2024.

BY: _____
LEE LEE BROWN, DISTRICT 1

BY: _____
AARON CARTER, DISTRICT 2

BY: _____
SCOTT MONLYN, DISTRICT 4

BY: _____
DARRYL O'BRYAN VICE-CHAIRMAN, DISTRICT 3

BY: _____
GENE BAILEY CHAIRMAN, DISTRICT 5

SURVEYOR'S NOTES

1. BEARINGS SHOWN HEREON ARE GRID AND ARE BASED ON GPS OBSERVATIONS TAKEN FROM THE DEPARTMENT OF TRANSPORTATION'S "FLORIDA PERMANENT REFERENCE NETWORK" GNSS CONTINUOUSLY OPERATING REFERENCE STATION "TALH & FLMR", AND ARE REFERENCED TO FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 1983/99, U.S. SURVEY FEET. THE RELATIVE BEARING IS S00°44'52"W ALONG THE MONUMENTED EAST LINE OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 9 WEST, CALHOUN COUNTY, FLORIDA. BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED UNLESS OTHERWISE NOTED.
2. BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP NO. 112013C0205E, EFFECTIVE DATE, JUNE 18, 2013, THE SUBDIVISION LIES PARTIALLY WITHIN FLOOD ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN; PARTIALLY WITHIN ZONE AE, AREAS INUNDATED BY THE 100 YEAR FLOOD WITH KNOWN BASE FLOOD ELEVATION, AND PARTIALLY WITHIN FLOOD ZONE A, NO BASE FLOOD ELEVATION DETERMINED. THE DIVISION LINE BETWEEN THESE ZONES HAS BEEN ORTHOMETRICALLY INSERTED AND DEPICTED HEREON USING THE FEDERAL EMERGENCY MANAGEMENT'S WEBSITE. WETLAND BUFFER LINES SHOWN HEREON WERE DERIVED BY CREATING A 50 FOOT OFFSET ON THE OUTSIDE EDGE OF FLOOD LINES FROM SAID MAP AND DEPICTED HEREON. NO OFFICIAL WETLAND DELINEATION BOUNDARIES HAVE BEEN DETERMINED. BEFORE ANY LOT DEVELOPMENT, THE UNDERSIGNED AND CALHOUN COUNTY RECOMMEND THAT THE OWNER HAVE WETLANDS PROFESSIONALLY ESTABLISHED.
3. CONTOUR LINES SHOWN HEREON WERE DERIVED USING NOAA DATA ACCESS VIEWER WEBSITE DOWNLOADABLE LIDAR SHAPEFILE CONTOURS AND WERE NOT FIELD LOCATED OR VERIFIED.
4. PER CALHOUN COUNTY LAND DEVELOPMENT CODE, THE MINIMUM BUILDING SETBACKS ARE 35 FOOT FRONT, ONE SIDE 10 FOOT, ONE SIDE 15 FOOT & 10 FOOT REAR.
5. THIS SUBDIVISION IS CURRENTLY ZONES AGRICULTURAL 1 TO 10 AND CONTAINS 48 LOTS.

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 THIS PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF CALHOUN COUNTY.

NOTICE

ALL PLATTED UTILITY 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 AN ELECTRIC, TELEPHONE, GAS, OR ANY OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

NOTICE

THIS SUBDIVISION IS NOT SERVED BY A COMMUNITY WATER SYSTEM. BUYERS OF INDIVIDUAL LOTS ARE RESPONSIBLE FOR PROVIDING THEIR OWN POTABLE WATER. THE SUITABILITY OF THIS LOCATION AS A WELL SITE TO PRODUCE WATER OF ADEQUATE QUANTITY AND QUALITY IS NOT GUARANTEED BY THE SELLER, CALHOUN COUNTY OR THE STATE OF FLORIDA.

NOTICE

THIS SUBDIVISION IS NOT SERVED BY A CENTRAL SEWAGE SYSTEM. BUYERS OF INDIVIDUAL LOTS ARE RESPONSIBLE FOR MEETING THE WASTE WATER TREATMENT REQUIREMENTS OF FLORIDA LAW. THE SUITABILITY OF SOIL FOR THE INSTALLATION OF ANY INDIVIDUAL WASTER WATER TREATMENT FACILITY, SUCH AS A SEPTIC TANK IS NOT GUARANTEED BY THE SELLER, CALHOUN COUNTY OR THE STATE OF FLORIDA.

SANITARY SEWER SERVICE (SEPTIC TANK AVAILABILITY DISCLOSURE)

EACH INDIVIDUAL LOT DEPICTED ON THIS PLAT HAS NOT BEEN APPROVED FOR DEVELOPMENT WITH SEPTIC TANKS BY THE CALHOUN COUNTY HEALTH DEPARTMENT. THE COUNTY HEALTH DEPARTMENT WILL REQUIRE THE TESTING OF EACH INDIVIDUAL LOT PRIOR TO MAKING A DETERMINATION AS TO THE SUITABILITY OF USING SEPTIC TANKS FOR SANITARY SEWAGE DISPOSAL.

DISCLAIMER

CALHOUN COUNTY HAS MADE NO INVESTIGATION OF AND ACCEPTS NO RESPONSIBILITY FOR DAMAGES OF LOSS SUSTAINED BY REASON OF ANY CAVE, SINKHOLES, SURFACE OR SUBSURFACE FORMATION, OR SUSCEPTIBILITY TO FLOODING OR DRAINAGE PROBLEMS ON ANY OF THE LANDS SHOWN HEREON.

CERTIFICATE OF APPROVAL BY ENVIRONMENTAL HEALTH DIRECTOR

LOTS SIZES AND DIMENSIONS, AS PRESENTED IN THIS PLAT, CONFIRM TO FLORIDA STATUES CHAPTER 381.0065(4)(a) AND (b) IN EFFECT THIS DATE. INDIVIDUAL APPLICATIONS WILL BE REQUIRED FOR SEPTIC TANK PERMITS.

MICHAEL DEVUYST
ENVIRONMENTAL HEALTH DIRECTOR

DATE

TAX COLLECTOR'S STATEMENT

I, BECKY SMITH, DO HEREBY CERTIFY THAT TAXES HAVE BEEN PAID THROUGH TAX YEAR _____, TO THE BEST OF MY KNOWLEDGE.

DATE: _____

BY: _____
BECKY SMITH
CALHOUN COUNTY TAX COLLECTOR

CERTIFICATE OF CLERK

I, CARLA HAND, CLERK OF THE CIRCUIT COURT OF CALHOUN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR PERMANENT RECORD ON THE _____ DAY OF _____, 2024 IN PLAT BOOK _____, AT PAGE(S) _____, OF THE PUBLIC RECORDS FOR CALHOUN COUNTY, FLORIDA.

BY: _____
CARLA HAND
CLERK OF THE CIRCUIT COURT
CALHOUN COUNTY, FLORIDA

COUNTY SURVEYOR'S CERTIFICATE

I, FREDERICK C. RANKIN, UNDER CONTRACT WITH CALHOUN COUNTY, FLORIDA, HAVE REVIEWED THIS PLAT, "CREEK RIDGE SUBDIVISION", AND HEREBY CERTIFY THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND THAT ALL LOT CORNERS, ALL PERMANENT REFERENCE MONUMENTS AND ALL PERMANENT CONTROL POINTS HAVE BEEN SET.

SIGNED ON THIS THE _____ DAY OF _____, 2024.

BY: _____
FREDERICK C. RANKIN
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA LICENSE NO. LS6585

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT, "CREEK RIDGE SUBDIVISION" IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THIS PLAT WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THE SURVEY DATA AND THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND THAT ALL LOT CORNERS, ALL PERMANENT REFERENCE MONUMENTS AND ALL PERMANENT CONTROL POINTS HAVE BEEN SET.

TONY G. SYFRETT
PROFESSIONAL LAND SURVEYOR AND MAPPER
FLORIDA LICENSE NUMBER 5943

DATE

SOUTHEASTERN SURVEYING
AND MAPPING CORPORATION
LICENSE BUSINESS NUMBER 2108
1130 HIGHWAY 90
CHIPLEY, FLORIDA 32428
PHONE: (850) 638-0790
FAX: (850) 638-8069

70113004

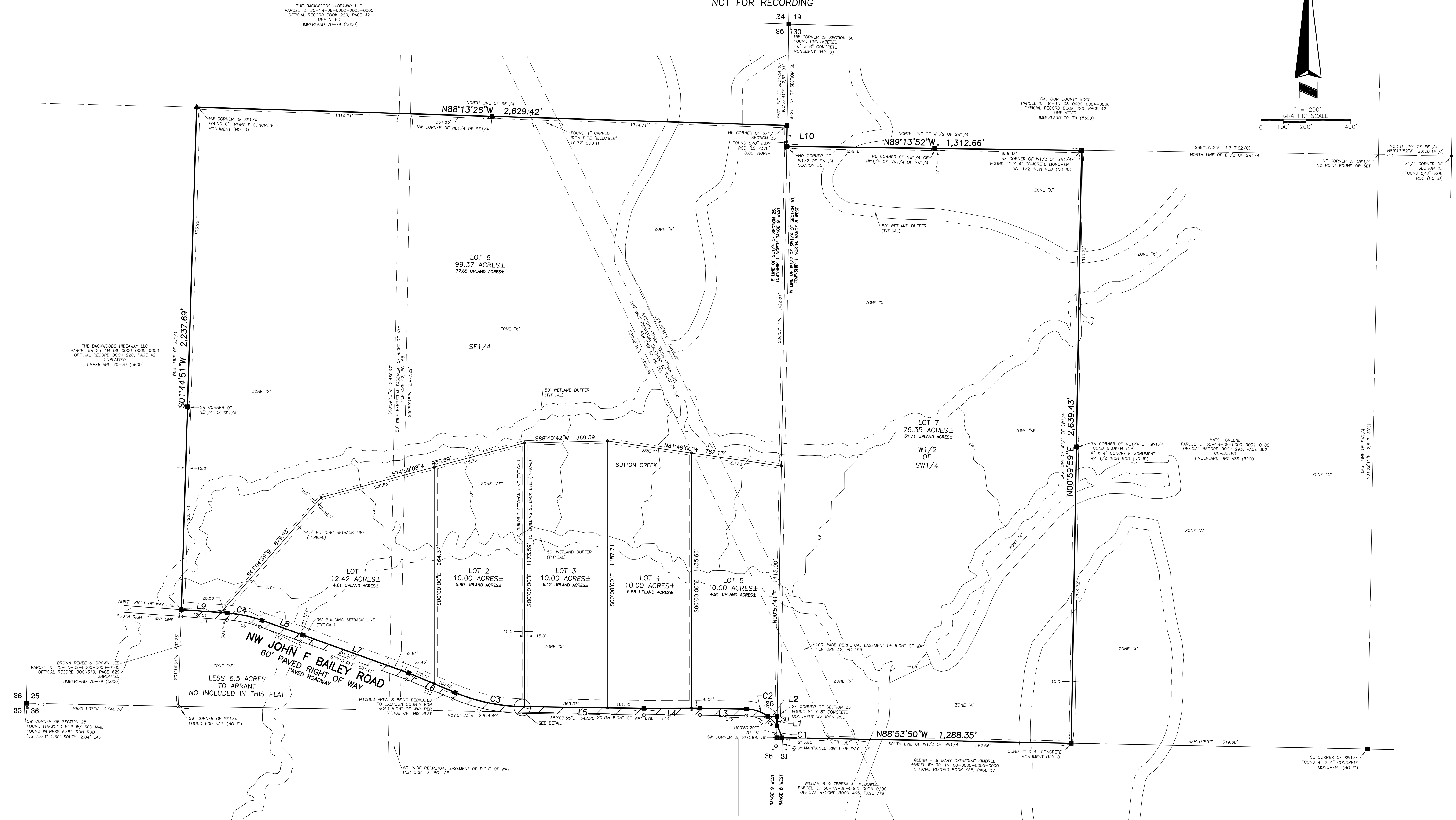
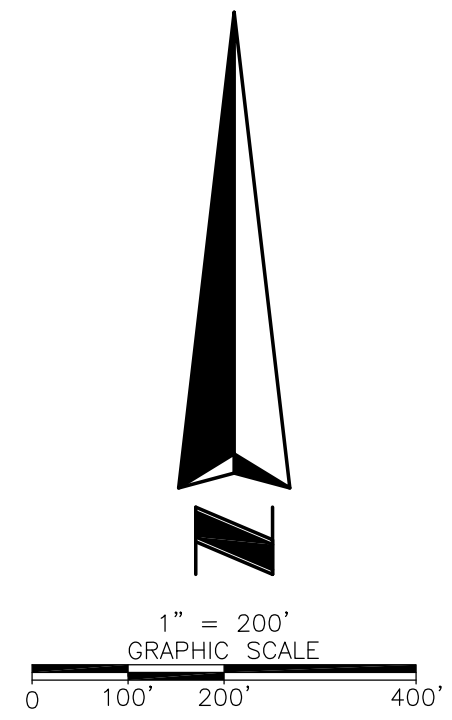


SOUTHEASTERN SURVEYING & MAPPING CORP.
1130 HIGHWAY 90 CHIPLEY, FLORIDA 32428
(850)638-0790 FAX(850)638-8069
WWW.SOUTHEASTERNSURVEYING.COM
CERTIFICATE OF AUTHORIZATION NO. LB-2108

CREEK RIDGE SUBDIVISION

CREEK RIDGE SUBDIVISION

A SUBDIVISION OF A PORTION OF SECTION 25 TOWNSHIP 1 NORTH, RANGE 9 WEST,
& SECTION 30, TOWNSHIP 1 NORTH, RANGE 8 WEST, CALHOUN COUNTY, FLORIDA
SHEET 2 OF 2 SHEETS
NOT FOR RECORDING



THE BACKWOODS HOIDEWAY LLC
PARCEL ID: 25-1N-09-0000-0005-0000
OFFICIAL RECORD BOOK 220, PAGE 42
UNPLATTED
TIMBERLAND 70-79 (5600)

CALHOUN COUNTY BOCC
PARCEL ID: 30-1N-08-0000-0004-0000
OFFICIAL RECORD BOOK 220, PAGE 42
UNPLATTED
TIMBERLAND 70-79 (5600)

THE BACKWOODS HOIDEWAY LLC
PARCEL ID: 25-1N-09-0000-0005-0000
OFFICIAL RECORD BOOK 220, PAGE 42
UNPLATTED
TIMBERLAND 70-79 (5600)

MATSU GREENE
PARCEL ID: 20-1N-08-0000-0001-0100
OFFICIAL RECORD BOOK 293, PAGE 392
UNPLATTED
TIMBERLAND UNCLASS (5900)

BROWN RENEE & BROWN LLC
PARCEL ID: 25-1N-09-0000-0006-0100
OFFICIAL RECORD BOOK 319, PAGE 629
UNPLATTED
TIMBERLAND 70-79 (5600)

GLENN H & MARY CATHERINE KIMBREL
PARCEL ID: 30-1N-08-0000-0005-0000
OFFICIAL RECORD BOOK 455, PAGE 57

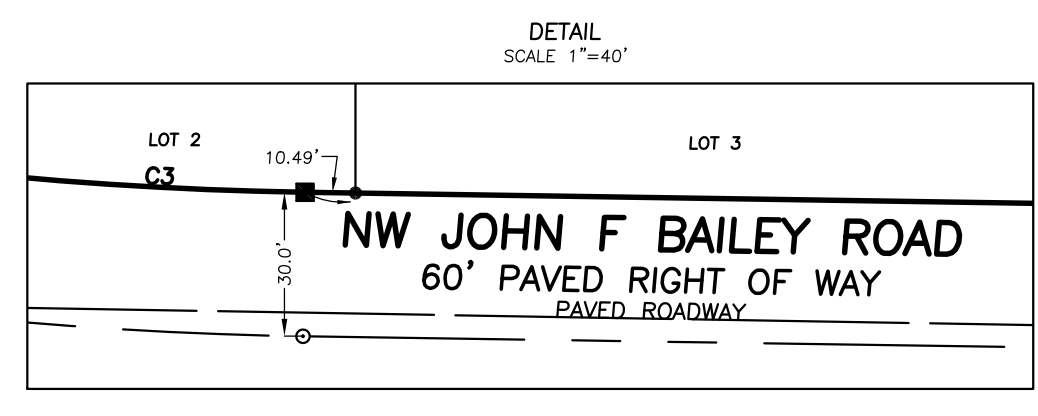
WILLIAM B & TERESA J MCDOWELL
PARCEL ID: 30-1N-08-0000-0005-0100
OFFICIAL RECORD BOOK 465, PAGE 79

- LEGEND & ABBREVIATIONS:**
- (C) = CALCULATED DIMENSION
 - ORB = OFFICIAL RECORD BOOK
 - PG = PAGE
 - LB = LICENSED BUSINESS
 - LS = LICENSED SURVEYOR
 - RLS = REGISTERED LAND SURVEYOR IDENTIFICATION
 - ID = IDENTIFICATION
 - NAD = NORTH AMERICAN DATUM
 - SSMC = SOUTHEASTERN SURVEYING & MAPPING CORPORATION
 - CL = CENTERLINE
 - = SET 5/8" IRON ROD & CAP "SSMC LB 2108" UNLESS OTHERWISE NOTED
 - = SET 4"x4" CONCRETE MONUMENT "STAMPED PRM SSMC LB 2108" UNLESS OTHERWISE NOTED
 - = SET NAIL & DISK STAMPED PCP "SSMC LB 2108" UNLESS OTHERWISE NOTED
 - △ = FOUND UNNUMBERED 6" TRIANGLE CONCRETE MONUMENT
 - = FOUND UNNUMBERED IRON PIPE
 - - - = LINE DRAWN TO A BROKEN SCALE

LINE TABLE	
LINE #	BEARING LENGTH
L1	N02°59'20"E 42.81'
L2	N89°01'23"W 41.26'
L3	S89°01'11"E 205.84'
L4	N89°51'42"E 250.36'
L5	S89°07'55"E 541.72'
L6	S67°15'22"E 223.11'
L7	S70°13'23"E 502.20'
L8	S70°17'07"E 192.44'
L9	S89°50'17"E 205.09'

LINE TABLE	
LINE #	BEARING LENGTH
L11	S85°50'17"E 203.83'
L12	S70°17'07"E 192.43'
L13	S67°15'22"E 223.33'
L14	N89°51'42"E 250.55'
L15	S89°01'11"E 205.54'

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	165.00'	19°31'46"	56.24'	N22°49'09"W	55.97'
C2	165.00'	35°40'48"	102.75'	N71°10'47"W	101.10'
C3	802.50'	21°52'32"	308.40'	S78°11'39"E	304.54'
C4	585.00'	15°33'10"	158.80'	N78°03'42"W	158.31'
C5	555.00'	15°33'10"	150.65'	N78°03'42"W	150.19'
C6	832.50'	21°22'58"	310.69'	S77°56'51"E	308.89'
C7	135.00'	89°24'36"	210.67'	N44°18'53"W	189.93'
C8	165.00'	20°45'21"	59.77'	N42°57'42"W	59.45'



NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER
NOT VALID WITHOUT ALL SHEETS OF SET

SSMC
SUE • SURVEY • GIS

SOUTHEASTERN SURVEYING & MAPPING CORP.
1130 Highway 90
CITYVIEW, Florida 32428
(850)638-0790 Fax:(850)638-8069
email: info@southeasternsurveying.com

Rev. N/A Drawing No. 70113004 Date: 02/15/2024