

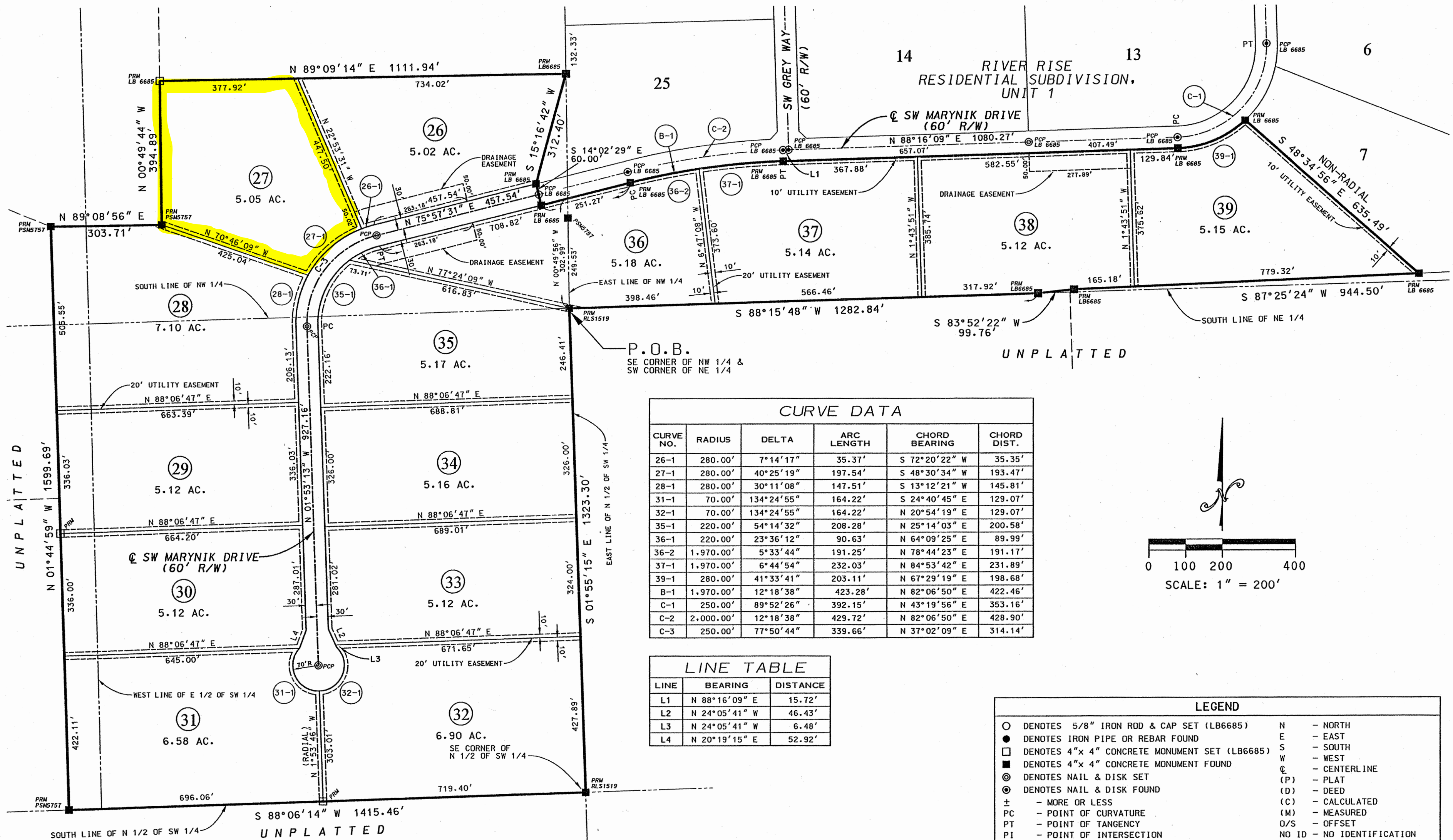


**BAILEY BISHOP & LANE, INC.**  
 484 SW COMMERCE DRIVE, SUITE 135  
 P. O. BOX 3717  
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 Eng. Lic. 7362 Survey Lic. LB-0006685  
 BBL Job No. 040119SUM

# RIVER RISE RESIDENTIAL SUBDIVISION, UNIT 2

PLAT BOOK **8** PAGE **55**  
 SHEET 2 OF 2

IN  
 SECTION 16, TOWNSHIP 7 SOUTH, RANGE 17 EAST  
 COLUMBIA COUNTY, FLORIDA



P.O.B.  
 SE CORNER OF NW 1/4 &  
 SW CORNER OF NE 1/4

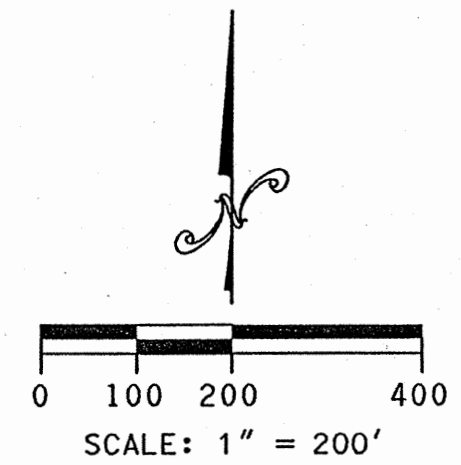
UNPLATTED

CURVE DATA

CURVE NO.	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD DIST.
26-1	280.00'	7°14'17"	35.37'	S 72°20'22" W	35.35'
27-1	280.00'	40°25'19"	197.54'	S 48°30'34" W	193.47'
28-1	280.00'	30°11'08"	147.51'	S 13°12'21" W	145.81'
31-1	70.00'	134°24'55"	164.22'	S 24°40'45" E	129.07'
32-1	70.00'	134°24'55"	164.22'	N 20°54'19" E	129.07'
35-1	220.00'	54°14'32"	208.28'	N 25°14'03" E	200.58'
36-1	220.00'	23°36'12"	90.63'	N 64°09'25" E	89.99'
36-2	1,970.00'	5°33'44"	191.25'	N 78°44'23" E	191.17'
37-1	1,970.00'	6°44'54"	232.03'	N 84°53'42" E	231.89'
39-1	280.00'	41°33'41"	203.11'	N 67°29'19" E	198.68'
B-1	1,970.00'	12°18'38"	423.28'	N 82°06'50" E	422.46'
C-1	250.00'	89°52'26"	392.15'	N 43°19'56" E	353.16'
C-2	2,000.00'	12°18'38"	429.72'	N 82°06'50" E	428.90'
C-3	250.00'	77°50'44"	339.66'	N 37°02'09" E	314.14'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 88°16'09" E	15.72'
L2	N 24°05'41" W	46.43'
L3	N 24°05'41" W	6.48'
L4	N 20°19'15" E	52.92'



LEGEND

○	DENOTES 5/8" IRON ROD & CAP SET (LB6685)	N	- NORTH
●	DENOTES IRON PIPE OR REBAR FOUND	E	- EAST
□	DENOTES 4"x 4" CONCRETE MONUMENT SET (LB6685)	S	- SOUTH
■	DENOTES 4"x 4" CONCRETE MONUMENT FOUND	W	- WEST
⊙	DENOTES NAIL & DISK SET	CL	- CENTERLINE
⊗	DENOTES NAIL & DISK FOUND	(P)	- PLAT
±	- MORE OR LESS	(D)	- DEED
PC	- POINT OF CURVATURE	(C)	- CALCULATED
PT	- POINT OF TANGENCY	(M)	- MEASURED
P1	- POINT OF INTERSECTION	O/S	- OFFSET
PRC	- POINT OF REVERSE CURVATURE	NO ID	- NO IDENTIFICATION
PCC	- POINT OF COMPOUND CURVATURE	FND	- FOUND
R	- RADIUS	CM	- CONCRETE MONUMENT
T	- TANGENT	IP	- IRON PIPE
L	- ARC LENGTH	IPC	- IRON PIPE & CAP
Δ	- CENTRAL ANGLE	RB	- REBAR
Δ	- CHORD BEARING & DISTANCE	RBC	- REBAR & CAP
PCP	- PERMANENT CONTROL POINT	IR	- IRON ROD
PRM	- PERMANENT REFERENCE MONUMENT	IRC	- IRON ROD & CAP
R/W	- RIGHT OF WAY	NL	- NAIL
FDOT	- FLORIDA DEPARTMENT OF TRANSPORTATION	NL+D	- NAIL & DISK
100-	- DENOTES CONTOURS	ORB	- OFFICIAL RECORDS BOOK
①	- LINE NUMBER	PG	- PAGE(S)
①	LOT NUMBER	POC	- POINT OF COMMENCEMENT
①-1	CURVE NUMBER	POB	- POINT OF BEGINNING
		AC	- ACRE(S)
		LB	- LICENSED BUSINESS
		LS	- LICENSED SURVEYOR
		SRD	- STATE ROAD DEPARTMENT
		SEC	- SECTION
		TWP	- TOWNSHIP
		RNG	- RANGE

DEVELOPER:  
 NEVIN G. SUMMERS  
 11240 TRAILS END ROAD  
 ANCHORAGE, AL 99507  
 (907) 646-1263

SURVEYOR:  
 BRIAN SCOTT DANIEL  
 P. O. BOX 3717  
 LAKE CITY, FL 32056  
 (386) 752-5640

ENGINEER:  
 JEROME J. LESZKIEWICZ  
 P. O. BOX 3717  
 LAKE CITY, FL 32056  
 (386) 752-5640

SPECIAL NOTES

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.

NOTICE: ALL PLATTED 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.

NOTICE: WATER RUN OFF FROM EXISTING PUBLIC ROAD RIGHTS OF WAY MAY OCCUR DURING HEAVY RAINS.

UNPLATTED

OFFICIAL RECORDS  
 BOOK PAGE  
 1020/2005



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# RIVER RISE RESIDENTIAL SUBDIVISION, UNIT 2

PLAT BOOK **8** PAGE **54**  
 SHEET 1 OF 2

IN  
 SECTION 16, TOWNSHIP 7 SOUTH, RANGE 17 EAST  
 COLUMBIA COUNTY, FLORIDA

**DESCRIPTION:**

PART OF SECTION 16, TOWNSHIP 7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF THE NW 1/4 OF SAID SECTION 16 AND RUN THENCE S 01°55'15" E, ALONG THE EAST LINE OF THE N 1/2 OF THE SW 1/4 OF SAID SECTION 16, 1323.30 FEET TO THE SOUTH LINE OF SAID N 1/2 OF SW 1/4; THENCE S 88°06'14" W, ALONG SAID SOUTH LINE, 1415.46 FEET; THENCE N 01°44'59" W, 1599.69 FEET; THENCE N 89°08'56" E, 303.71 FEET; THENCE N 00°49'44" W, 394.89 FEET; THENCE N 89°09'14" E, 1111.94 FEET; THENCE S 15°16'42" W, 312.40 FEET; THENCE S 14°02'29" E, 60.00 FEET; THENCE N 75°57'31" E, 251.27 FEET TO A POINT OF CURVE; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 1970.00 FEET, A DELTA OF 12°18'38", A CHORD BEARING AND DISTANCE OF N 82°06'50" E - 422.46 FEET, AN ARC LENGTH OF 423.28 FEET; THENCE N 88°16'09" E, 1080.27 FEET TO A POINT OF CURVE; THENCE RUN NORTHERLY AND EASTERLY ALONG THE ARC OF SAID CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 280.00 FEET, A DELTA OF 41°33'41", AN ARC BEARING AND DISTANCE OF N 67°29'19" E - 198.68 FEET, AN ARC LENGTH OF 203.11 FEET; THENCE S 48°34'56" E, 635.49 FEET; THENCE S 87°25'24" W, 944.50 FEET; THENCE S 83°52'22" W, 99.76 FEET TO THE SOUTH LINE OF THE NE 1/4 OF SAID SECTION 16; THENCE S 88°15'48" W, ALONG THE SOUTH LINE OF SAID NE 1/4, 1282.84 FEET TO THE POINT OF BEGINNING.

CONTAINING 79.56 ACRES, MORE OR LESS.

**CERTIFICATE OF DEDICATION & OWNERSHIP:**

KNOW ALL MEN BY THESE PRESENTS THAT NEVIN G. SUMMERS, AS OWNER, AND MILLENNIUM BANK, AS MORTGAGEE, HAVE CAUSED THE LANDS HEREON SHOWN TO BE SURVEYED, SUBDIVIDED AND PLATTED, TO BE KNOWN AS RIVER RISE RESIDENTIAL SUBDIVISION, UNIT 2 AND THAT ALL RIGHTS-OF-WAY AND EASEMENTS ARE HEREBY DEDICATED FOR THE PERPETUAL USE OF THE PUBLIC FOR USES AS SHOWN HEREON.

OWNER:

BY: *Nevin G. Summers*  
 NEVIN G. SUMMERS

WITNESS: *[Signature]*

MORTGAGEE:

BY: *[Signature]*  
 LAURE ARNEST, VICE PRESIDENT  
 DANIEL GILLILAND, SENIOR VICE PRESIDENT  
 MILLENNIUM BANK

WITNESS: *[Signature]*  
 ROXANNE THOMASON  
 MICHAEL RAJICE

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

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 26 DAY OF December BY NEVIN G. SUMMERS, AS OWNER. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

SIGNED: *[Signature]*  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES: 05/13/2009

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

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 25 DAY OF December 2005 BY LAURE ARNEST, DANIEL GILLILAND, AS VICE-PRESIDENT OF MILLENNIUM BANK, FOR AND ON BEHALF OF SAID BANK. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

SIGNED: *[Signature]*  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES: 3/16/2009

**CERTIFICATE OF COUNTY SURVEYOR**

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 LAND SURVEYORS, DOES HEREBY CERTIFY THAT ON BEHALF OF COLUMBIA COUNTY, FLORIDA HAS REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES; AND SAID PLAT MEETS ALL THE REQUIREMENTS OF CHAPTER 177, AS AMENDED.

NAME: *Timothy A. DelBene, PLS*  
 DATE: 1/6/06  
 REGISTRATION NUMBER: LS# 5594

**NOTES:**

- BEARINGS ARE BASED ON THE BEARING BETWEEN FDOT GPS CONTROL POINTS 2903006GPS3 AND 2903006GPS4, BEING N 02°15'57" W.
- SUBJECT PROPERTY LIES IN FLOOD ZONE "X", AN AREA OUTSIDE OF THE 500-YEAR FLOOD PLAIN PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 120070 0280 B. LAST REVISION DATE JANUARY 6, 1988 FLOOD ZONE LINES, IF ANY, ARE SCALED FROM FLOOD INSURANCE RATE MAPS, PROVIDED BY FEMA.
- TOTAL ACRES IN SUBDIVISION IS 79.56 ACRES.
- SUBDIVISION CONSISTS OF 14 LOTS, RANGING IN SIZE FROM 5.02 ACRES TO 7.10 ACRES.
- BM DATUM IS NGVD 1929. CONTOURS DETERMINED FROM FIELD DATA.
- PROPERTY IS ZONED A-3 (AGRICULTURAL - 3).
- CLOSURE EXCEEDS 1: 10000.
- ALL CORNERS ARE SET IRON ROD & CAP (LB6685), UNLESS OTHERWISE INDICATED.
- BUILDING SETBACKS ARE AS FOLLOWS:**  
 FRONT - 30 FEET  
 SIDE - 25 FEET  
 REAR - 25 FEET
- PRELIMINARY PLAT APPROVED ON DECEMBER 16, 2004.

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

THIS IS TO CERTIFY THAT ON Dec. 15, 2005 THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS FOR COLUMBIA COUNTY, FLORIDA.

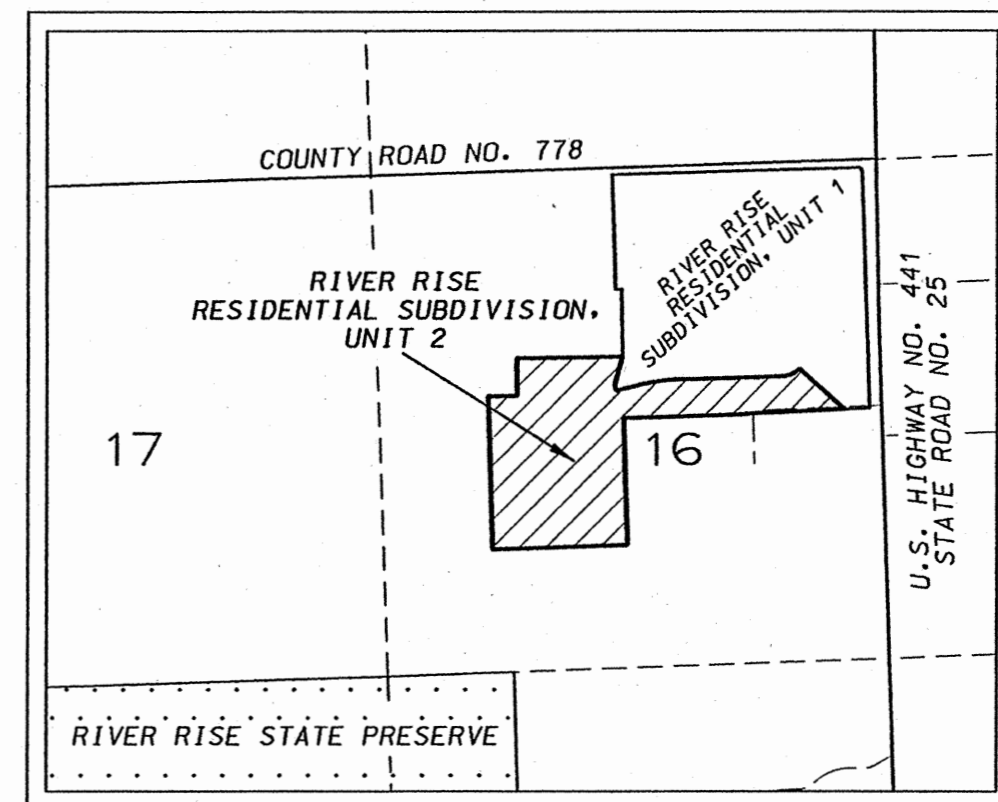
*[Signature]*  
 CHAIRMAN

ATTEST: \_\_\_\_\_ FILE FOR RECORD ON \_\_\_\_\_  
 CLERK OF CIRCUIT COURT

**CERTIFICATE OF SUBDIVIDER'S ENGINEER**

THIS IS TO CERTIFY THAT ON 12/21/05, JEROME J. LESZKIEWICZ, REGISTERED FLORIDA ENGINEER, AS SPECIFIED WITHIN CHAPTER 471, FLORIDA STATUTES, LICENSE NO. 53482, 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.

*[Signature]*  
 REGISTERED FLORIDA ENGINEER



LOCATION MAP  
 NOT TO SCALE

**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: 1/5/06  
 DIRECTOR OF PUBLIC WORKS

**CERTIFICATE OF APPROVAL BY THE  
 ATTORNEY FOR COLUMBIA COUNTY, FLORIDA**

EXAMINED ON January 5, 2006  
 AND APPROVED AS TO LEGAL FORM AND SUFFICIENCY BY

*[Signature]*  
 COUNTY ATTORNEY

**CLERK'S CERTIFICATE**

THIS PLAT HAVING BEEN APPROVED BY THE COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS IS ACCEPTED FOR FILES AND RECORDED THIS 16 DAY OF January 2006 IN PLAT BOOK 8, PAGES 54-55.

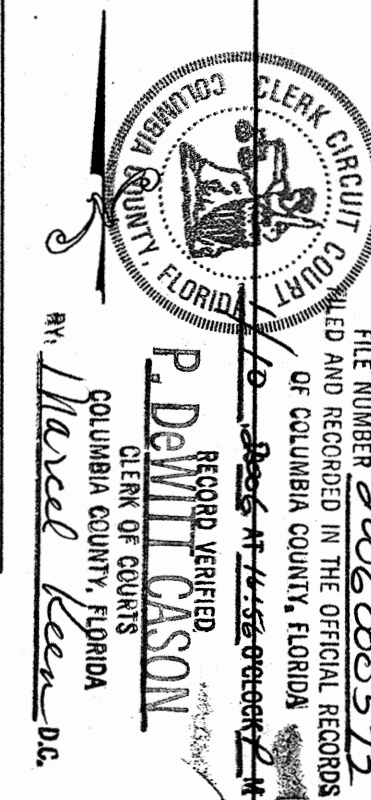
SIGNED: *[Signature]*  
 CLERK OF CIRCUIT COURT

**CERTIFICATE OF SURVEYOR**

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 19th DAY OF DEC 2005. THE PERMANENT CONTROL POINTS AND LOT CORNERS WERE INSTALLED AS OF THE 19th DAY OF DEC 2005.

DATE: 12-19-05  
*Scott Daniel*  
 BRIAN SCOTT DANIEL  
 PROFESSIONAL SURVEYOR & MAPPER  
 FLORIDA REGISTRATION NO. 6449

BAILEY, BISHOP & LANE, INC  
 P.O. BOX 3717  
 LAKE CITY, FLORIDA 32056-3717  
 LB 6685



OFFICIAL RECORDS  
 BOOK PAGE  
 10109 2026

FILE NUMBER 2006 0005772

**River Rise S/D**  
**Units 1 & 2**  
**For 2006**

**Parent Parcels – 16-7s-17-10006-001 – 206.24 ac. m.o.l. ( delete all used up )**  
**16-7s-17-10006-003 – 10.08 ac. m.o.l. ( deleted all used up )**

**Header Parcel – 16-7s-17-10006-200 – A S/D lying in the NE1/4 & the NE1/4**  
**Of the SW1/4 of 16-7s-17. containing 214.86 ac. m.o.l. Recorded in plat book**  
**8 pages 51 thru 55.**

**Unit 1**

<b>Lot 1</b>	<b>16-7s-17-10006-201</b>	<b>5.02 ac.</b>
<b>Lot 2</b>	<b>16-7s-17-10006-202</b>	<b>5.02 ac</b>
<b>Lot 3</b>	<b>16-7s-17-10006-203</b>	<b>5.09 ac.</b>
<b>Lot 4</b>	<b>16-7s-17-10006-204</b>	<b>5.10 ac.</b>
<b>Lot 5</b>	<b>16-7s-17-10006-205</b>	<b>5.10 ac.</b>
<b>Lot 6</b>	<b>16-7s-17-10006-206</b>	<b>5.10 ac.</b>
<b>Lot 7</b>	<b>16-7s-17-10006-207</b>	<b>5.16 ac.</b>
<b>Lot 8</b>	<b>16-7s-17-10006-208</b>	<b>5.01 ac.</b>
<b>Lot 9</b>	<b>16-7s-17-10006-209</b>	<b>5.01 ac.</b>
<b>Lot 10</b>	<b>16-7s-17-10006-210</b>	<b>5.01 ac.</b>
<b>Lot 11</b>	<b>16-7s-17-10006-211</b>	<b>5.01 ac.</b>
<b>Lot 12</b>	<b>16-7s-17-10006-212</b>	<b>5.01 ac.</b>
<b>Lot 13</b>	<b>16-7s-17-10006-213</b>	<b>5.33 ac.</b>
<b>Lot 14</b>	<b>16-7s-17-10006-214</b>	<b>5.58 ac.</b>
<b>Lot 15</b>	<b>16-7s-17-10006-215</b>	<b>5.01 ac.</b>
<b>Lot 16</b>	<b>16-7s-17-10006-216</b>	<b>5.01 ac.</b>
<b>Lot 17</b>	<b>16-7s-17-10006-217</b>	<b>5.01 ac.</b>
<b>Lot 18</b>	<b>16-7s-17-10006-218</b>	<b>5.01 ac.</b>
<b>Lot 19</b>	<b>16-7s-17-10006-219</b>	<b>5.01 ac.</b>
<b>Lot 20</b>	<b>16-7s-17-10006-220</b>	<b>5.02 ac.</b>
<b>Lot 21</b>	<b>16-7s-17-10006-221</b>	<b>5.03 ac.</b>
<b>Lot 22</b>	<b>16-7s-17-10006-222</b>	<b>5.02 ac.</b>
<b>Lot 23</b>	<b>16-7s-17-10006-223</b>	<b>5.06 ac.</b>
<b>Lot 24</b>	<b>16-7s-17-10006-224</b>	<b>5.03 ac.</b>
<b>Lot 25</b>	<b>16-7s-17-10006-225</b>	<b>5.01 ac.</b>

## Unit 2

Lot 26	16-7s-17-10006-226	5.02 ac.
<b>Lot 27</b>	<b>16-7s-17-10006-227</b>	<b>5.05 ac.</b>
Lot 28	16-7s-17-10006-228	7.10 ac.
Lot 29	16-7s-17-10006-229	5.12 ac.
Lot 30	16-7s-17-10006-230	5.12 ac.
Lot 31	16-7s-17-10006-231	6.58 ac.
Lot 32	16-7s-17-10006-232	6.90 ac.
Lot 33	16-7s-17-10006-233	5.12 ac.
Lot 34	16-7s-17-10006-234	5.16 ac.
Lot 35	16-7s-17-10006-235	5.17 ac.
Lot 36	16-7s-17-10006-236	5.18 ac.
Lot 37	16-7s-17-10006-237	5.14 ac.
Lot 38	16-7s-17-10006-238	5.12 ac.
Lot 39	16-7s-17-10006-239	5.15 ac.