"GAVERE ACRES"

PART OF SECTION 18, TOWNSHIP 7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA.

PLAT BOOK 10 PAGE 37
SHEET 1 OF 1.

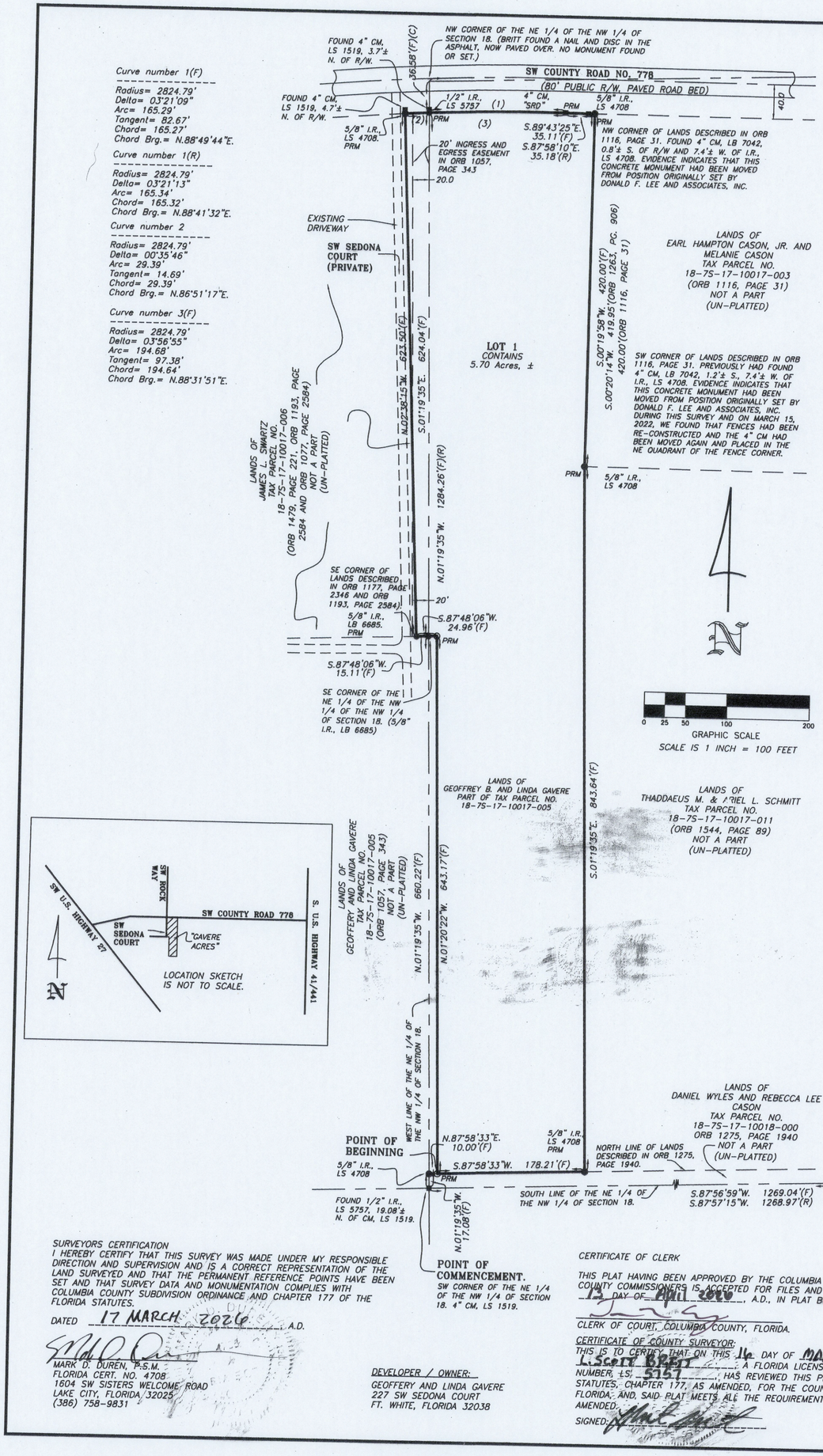
Inst: 202612008251 Date: 04/14/2026 Time: 9:04AM
Page 1 of 1 B: 1565 P: 1654, James M Swisher Jr. Clerk of Court
Columbia County, By: VC
Deputy Clerk

Curve number 1(F)
Radius= 2824.79'
Delta= 03°21'09"
Arc= 165.29'
Tangent= 82.67'
Chord= 165.27'
Chord Brg.= N.88°49'44"E.

Curve number 1(R)
Radius= 2824.79'
Delta= 03°21'13"
Arc= 165.34'
Chord= 165.32'
Chord Brg.= N.88°41'32"E.

Curve number 2
Radius= 2824.79'
Delta= 00°35'46"
Arc= 29.39'
Tangent= 14.69'
Chord= 29.39'
Chord Brg.= N.86°51'17"E.

Curve number 3(F)
Radius= 2824.79'
Delta= 03°56'55"
Arc= 194.68'
Tangent= 97.38'
Chord= 194.64'
Chord Brg.= N.88°31'51"E.



"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."

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.

EASEMENT NOTE:
15' WIDE PUBLIC UTILITY EASEMENTS ARE ALONG THE LOT SIDE OF ALL PUBLIC RIGHT-OF-WAY LINES THAT ABUTT LOTS AND ALONG THE INSIDE OF ALL LOT LINES ABUTTING THE EXTERIOR OF THE SUBDIVISION.

MINIMUM FLOOR ELEVATIONS:
SHALL MEET COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS AS AMENDED.

BUILDING SETBACKS / MINIMUM YARD REQUIREMENTS SHALL MEET THE COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS AS AMENDED.

CURRENT ZONING IS "A-3"
FUTURE LAND USE IS "AGRICULTURE-3"

DESCRIPTION:
PART OF THE NORTH ½ OF THE NW ¼ OF SECTION 18, TOWNSHIP 7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT A CONCRETE MONUMENT, LS 1519, MARKING THE SW CORNER OF THE NE ¼ OF THE NW ¼ OF SECTION 18, TOWNSHIP 7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, AND THENCE N.01 DEGREES 19'35"W., ALONG THE WEST LINE OF SAID NE ¼ OF THE NW ¼, A DISTANCE OF 17.08 FEET TO A 5/8" IRON ROD, LS 4708, AND THE NW CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK (ORB) 1275, PAGE 1940, OF THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE N.87 DEGREES 58'33"E., ALONG THE NORTH LINE OF SAID LANDS DESCRIBED IN ORB 1275, PAGE 1940, A DISTANCE OF 10.00 FEET TO A 5/8" IRON ROD, LS 4708, AND THE POINT OF BEGINNIG OF THE HEREIN DESCRIBED LANDS; THENCE N.01 DEGREES 20'22"W., 643.17 FEET TO A 5/8" IRON ROD, LS 4708; THENCE S.87 DEGREES 48'06"W., 24.96 FEET TO A 5/8" IRON ROD, LB 6685; THENCE N.02 DEGREES 38'15"W., 623.50 FEET TO A 5/8" IRON ROD, LS 4708, ON THE SOUTH RIGHT-OF-WAY LINE OF SW COUNTY ROAD NO. 778, A PUBLIC RIGHT-OF-WAY, AND MARKING THE NW CORNER OF SAID PARCEL "D", AND SAID IRON ROD BEING ON THE ARC OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 2824.79 FEET AND HAVING A CENTRAL ANGLE OF 03 DEGREES 56'55" AND BEING SUBTENDED BY A CHORD HAVING A BEARING OF N.88 DEGREES 31'51"E. AND A CHORD LENGTH OF 194.64 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE AND SOUTHERLY RIGHT-OF-WAY LINE, AN ARC DISTANCE OF 194.68 FEET TO A CONCRETE MONUMENT, "SRD", MARKING THE END OF SAID CURVE; THENCE S.89 DEGREES 43'25"E., 35.11 FEET TO A 5/8" IRON ROD, LS 4708, MARKING THE NW CORNER OF LANDS DESCRIBED IN ORB 1116, PAGE 31 OF SAID OFFICIAL RECORDS; THENCE S.00 DEGREES 19'58"W., 420.00 FEET TO A 5/8" IRON ROD, LS 4708, MARKING THE SW CORNER OF SAID LANDS DESCRIBED IN ORB 1116, PAGE 31; THENCE S.01 DEGREES 19'35"E., 843.64 FEET TO A POINT ON THE NORTH LINE OF THE LANDS DESCRIBED IN THE AFOREMENTIONED ORB 1275, PAGE 1940; THENCE S.87 DEGREES 58'33"W., 178.21 FEET TO THE POINT OF BEGINNING.
DESCRIBED LANDS CONTAIN 5.70 ACRES, MORE OR LESS.

TOGETHER WITH AND SUBJECT TO EASEMENT FOR INGRESS AND EGRESS DESCRIBED IN OFFICIAL RECORDS BOOK 1057, PAGE 343, OF THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA.

DEDICATION:
KNOW ALL MEN BY THESE PRESENT THAT GEOFFREY B. GAVERE AND LINDA GAVERE, AS OWNERS, HAVE CAUSED THE LANDS HERON DESCRIBED, TO BE SURVEYED, SUBDIVIDED AND PLATTED, TO BE KNOWN AS "GAVERE ACRES", AND THAT ALL ROADS, STREETS AND ALL EASEMENTS FOR UTILITIES, DRAINAGE AND OTHER PURPOSES INCIDENT THERETO AS SHOWN AND/OR DEPICTED HEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC. THE PRIVATE 20 FOOT WIDE INGRESS AND EGRESS EASEMENT SHOWN AS THE ACCESS TO OTHER PROPERTIES OF GAVERE AND ET AL, AND CURRENTLY KNOWN AS "SW SEDONA COURT" IS NOT DEDICATED TO THE PERPETUAL USE OF THE PUBLIC AND SHALL BE MAINTAINED BY THE OWNERS OF THE LANDS IT ACCESSES.

ATTESTS:
WITNESS AS TO OWNER
WITNESS AS TO OWNER
WITNESS AS TO OWNER
WITNESS AS TO OWNER
GEOFFREY B. GAVERE
LINDA GAVERE

ACKNOWLEDGMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA

I HEREBY CERTIFY THAT ON THIS ___ DAY OF _____, A.D., BEFORE ME PERSONALLY APPEARED GEOFFREY B. GAVERE, AS OWNER, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FORGOING DEDICATION AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL ON THE ABOVE DATE.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES: 11-29-2027

ACKNOWLEDGMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA

I HEREBY CERTIFY THAT ON THIS 25 DAY OF March 2026, A.D., BEFORE ME PERSONALLY APPEARED LINDA GAVERE, AS OWNER, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FORGOING DEDICATION AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED. IN WITNESS, WHEREOF I HAVE SET MY HAND AND SEAL ON THE ABOVE DATE.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES 11-29-2027

APPROVAL: STATE OF FLORIDA, COUNTY OF COLUMBIA

THIS PLAT IS HEREBY ADMINISTRATIVELY APPROVED BY THE COLUMBIA COUNTY, FLORIDA, ADMINISTRATOR THIS 7th DAY OF April, A.D.
ADMINISTRATOR

COUNTY ATTORNEY CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE EXAMINED THE FOREGOING PLAT AND THAT IT COMPLIES IN FORM WITH THE COLUMBIA COUNTY SUBDIVISION ORDINANCE AND CHAPTER 177 OF THE FLORIDA STATUTES.
DATED 4-9-26, A.D.
COUNTY ATTORNEY

SURVEYOR'S NOTES:
1. BOUNDARY BASED ON MONUMENTATION FOUND IN ACCORDANCE WITH THE RETRACEMENT OF THE RECORD TITLE BOUNDARIES OF THIS PARCEL TO THE BEST OF MY ABILITY TO INTERPRET AND LOCATE SAID BOUNDARIES BASED ON THE EVIDENCE OF PRIOR SURVEYS AND RECORDS PROVIDED TO OR OTHERWISE OBTAINED BY THIS OFFICE.
2. BEARINGS BASED ON A BEARING OF N.01°19'35"W. USING MONUMENTS FOUND ON THE WEST LINE OF THE NE 1/4 OF THE NW 1/4 AS SHOWN HEREON. BEARING BASE IS ASSUMED.
3. THIS PARCEL IS IN ZONE "X" AND IS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP, DATED FEBRUARY 4, 2009, COMMUNITY PANEL NO. 12023C0495C.
4. NO NOTE.
5. THE IMPROVEMENTS, IF ANY, INDICATED ON THIS SURVEY DRAWING ARE AS LOCATED ON DATE OF FIELD SURVEY AS SHOWN HEREON. SEE BOUNDARY SURVEY OF THIS PARCEL DATED FEBRUARY 17, 2026 FOR GEOFFREY AND LINDA GAVERE, BY MARK D. DUREN AND ASSOCIATES, INC., WORK ORDER NO. 26-022_BOUNDARY_SURVEY.
6. IF THEY EXIST, NO UNDERGROUND ENCROACHMENTS AND/OR UTILITIES WERE LOCATED FOR THIS SURVEY EXCEPT AS SHOWN HEREON.
7. "NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."
8. CLOSURE OF FIELD SURVEY IS BETTER THAN 1/7500. BOUNDARY AND CONTROL MONUMENTS CAN BE EXPECTED TO HAVE BEEN MEASURED TO APPROXIMATELY THAT RATIO OF PRECISION. BUILDINGS AND SIMILAR IMPROVEMENTS ARE LOCATED WITHIN ± 0.2 FEET OF THE ACTUAL LOCATION UNLESS OTHERWISE NOTED. OTHER IMPROVEMENTS SUCH AS UTILITY POLES, SEPTIC TANKS, TREES, INTERIOR FENCES, ETC. ARE NORMALLY WITHIN ± 0.5 FEET UNLESS OTHERWISE NOTED.
9. EXCEPTION IS MADE HEREON REGARDING EASEMENTS, RESERVATIONS, RESTRICTIONS, AND/OR TITLE CONFLICTS OF RECORD, IF ANY, NOT PROVIDED BY THE CLIENT OR HIS AGENTS OR DISCOVERED BY THIS OFFICE. AN EFFORT HAS BEEN MADE IN GOOD FAITH TO SHOW PHYSICAL EVIDENCE OF EASEMENTS, OCCUPATION AND USE BY OTHER PARTIES, HOWEVER PHYSICAL CONDITIONS ON THE PARCEL MAY HAVE PREVENTED DISCOVERY OF ALL SUCH EVIDENCE.

ACCEPTANCE FOR MAINTENANCE; COUNTY OF COLUMBIA.

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."

DATED 4-9-26, A.D. Not Applicable
PUBLIC WORKS DIRECTOR
County Planner

SURVEYORS CERTIFICATION
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND THAT THE PERMANENT REFERENCE POINTS HAVE BEEN SET AND THAT SURVEY DATA AND MONUMENTATION COMPLIES WITH COLUMBIA COUNTY SUBDIVISION ORDINANCE AND CHAPTER 177 OF THE FLORIDA STATUTES.
DATED 17 MARCH 2026, A.D.
MARK D. DUREN, P.S.M.
FLORIDA CERT. NO. 4708
1604 SW SISTERS WELCOME ROAD
LAKE CITY, FLORIDA 32025
(386) 758-9831

DEVELOPER / OWNER:
GEOFFERY AND LINDA GAVERE
227 SW SEDONA COURT
FT. WHITE, FLORIDA 32038

CERTIFICATE OF CLERK

THIS PLAT HAVING BEEN APPROVED BY THE COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS IS ACCEPTED FOR FILES AND RECORDED THIS 13 DAY OF April 2026, A.D., IN PLAT BOOK 10 PAGE 37.
CLERK OF COURT, COLUMBIA COUNTY, FLORIDA.

CERTIFICATE OF COUNTY SURVEYOR:
THIS IS TO CERTIFY THAT ON THIS 16 DAY OF MARCH 2026, A.D., L.Scott Britt, A FLORIDA LICENSED SURVEYOR AND MAPPER, REGISTRATION NUMBER, LS 5757, HAS REVIEWED THIS PLAT FOR CONFORMITY WITH FLORIDA STATUTES, CHAPTER 177, AS AMENDED, FOR THE COUNTY OF COLUMBIA COUNTY, FLORIDA; AND, SAID PLAT MEETS ALL THE REQUIREMENTS OF CHAPTER 177, AS AMENDED.
SIGNED

SYMBOL LEGEND

■	CONCRETE MONUMENT FOUND
□	4"X4" CONCRETE MONUMENT SET, LS 4708
●	IRON PIN OR PIPE FOUND
○	5/8" IRON ROD SET, LS 4708
—X—	WIRE FENCE
—E—	ELECTRIC UTILITY LINE (OVERHEAD)
– UGE –	UNDERGROUND ELECTRIC SERVICE
— ctv —	CABLE TV LINE (OVERHEAD)
— o —	CHAIN LINK FENCE
—s—	WOODEN FENCE
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
LS	LAND SURVEYOR
LB	LICENSED BUSINESS
ORB	OFFICIAL RECORD BOOK
PRM	PERMANENT REFERENCE MONUMENT
PCP	PERMANENT CONTROL POINT
⊕	UTILITY POLE
R/W	RIGHT-OF-WAY
NO ID.	NO IDENTIFICATION
FLA. D.O.T.	FLA. DEPT. OF TRANSPORTATION
℄	CENTERLINE
■	4"X4" CONCRETE MONUMENT, PRM, LS 4708.
C.M.	CONCRETE MONUMENT
AC.	ACRES
EL.	ELEVATION
NGVD 29	NATIONAL GEODETIC VERTICAL DATUM OF 1929
C.M.	CONCRETE MONUMENT
I.R.	IRON ROD
I.P.	IRON PIPE
⊙	NAIL AND DISC, LS 4708, CL PCP

PLAT PREPARED BY
MARK D. DUREN AND ASSOCIATES, INC.
LB 7620
1604 SW SISTERS WELCOME ROAD
LAKE CITY, FLA. 32025
(386) 758-9831 OFFICE
(386) 758-8010 FAX

WO# 26-022