BAILEY BISHOP & LANE, INC.
484 SW COMMERCE DRIVE, SUITE 135
P. O. BOX 3717
LAKE CITY, FL 32056-3717
PH. (386) 752-5640 FAX (386) 755-7771
Eng. Lic. 7362 Survey Lic. LB-0006685
BBL Job No. 040119SUM

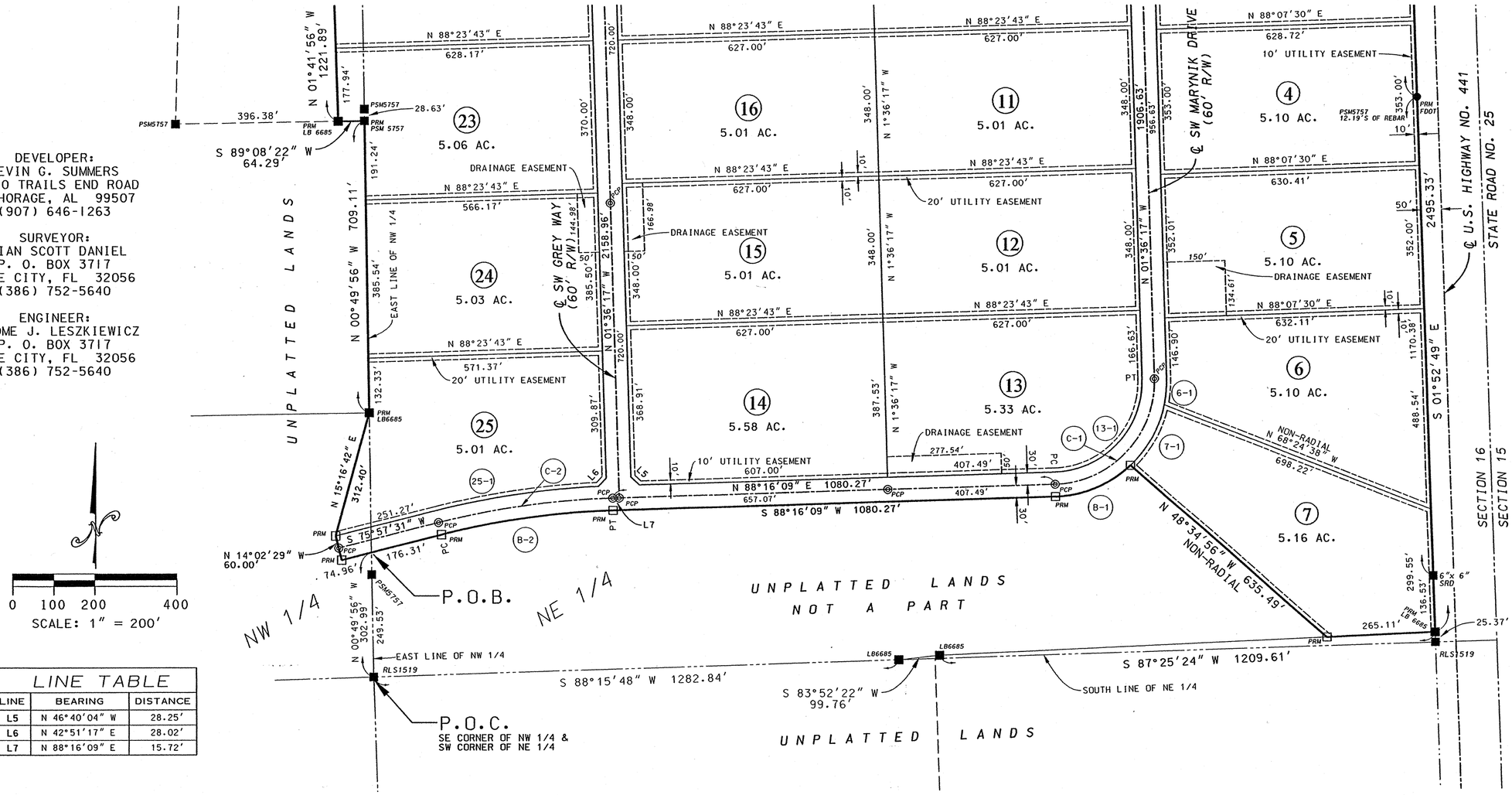
RIVER RISE
RESIDENTIAL SUBDIVISION, UNIT 1

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

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



LINE TABLE

LINE	BEARING	DISTANCE
L5	N 46°40'04" W	28.25'
L6	N 42°51'17" E	28.02'
L7	N 88°16'09" E	15.72'

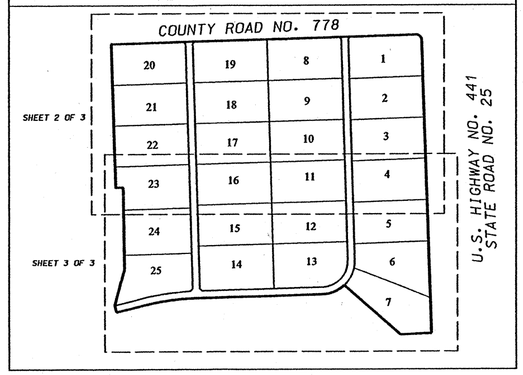
CURVE DATA

CURVE NO.	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD DIST.
6-1	280.00'	13°08'28"	64.22'	N 4°57'57" E	64.08'
7-1	280.00'	35°10'17"	171.88'	N 29°07'19" E	169.19'
13-1	220.00'	89°52'26"	345.09'	S 43°19'56" W	310.78'
25-1	2,030.00'	11°21'20"	402.33'	S 81°38'11" W	401.67'
B-1	280.00'	41°33'41"	203.11'	S 67°29'19" W	198.68'
B-2	1,970.00'	12°18'38"	423.28'	S 82°06'50" W	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'

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	℄	- CENTERLINE
◉	DENOTES NAIL & DISK FOUND	(P)	- PLAT
±	- MORE OR LESS	(D)	- DEED
PC	- POINT OF CURVATURE	(C)	- CALCULATED
PT	- POINT OF TANGENCY	(M)	- MEASURED
PI	- 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
CH	- 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
L1	- LINE NUMBER	PG	- PAGE(S)
(1)	LOT NUMBER	POC	- POINT OF COMMENCEMENT
(1-1)	CURVE NUMBER	POB	- POINT OF BEGINNING
	AC - ACRE(S)	SEC	- SECTION
	LB - LICENSED BUSINESS	TWP	- TOWNSHIP
	LS - LICENSED SURVEYOR	RNG	- RANGE
	SRD - STATE ROAD DEPARTMENT		

KEY MAP - NOT TO SCALE



OFFICIAL RECORDS BOOK ____ PAGE ____
1079/2025

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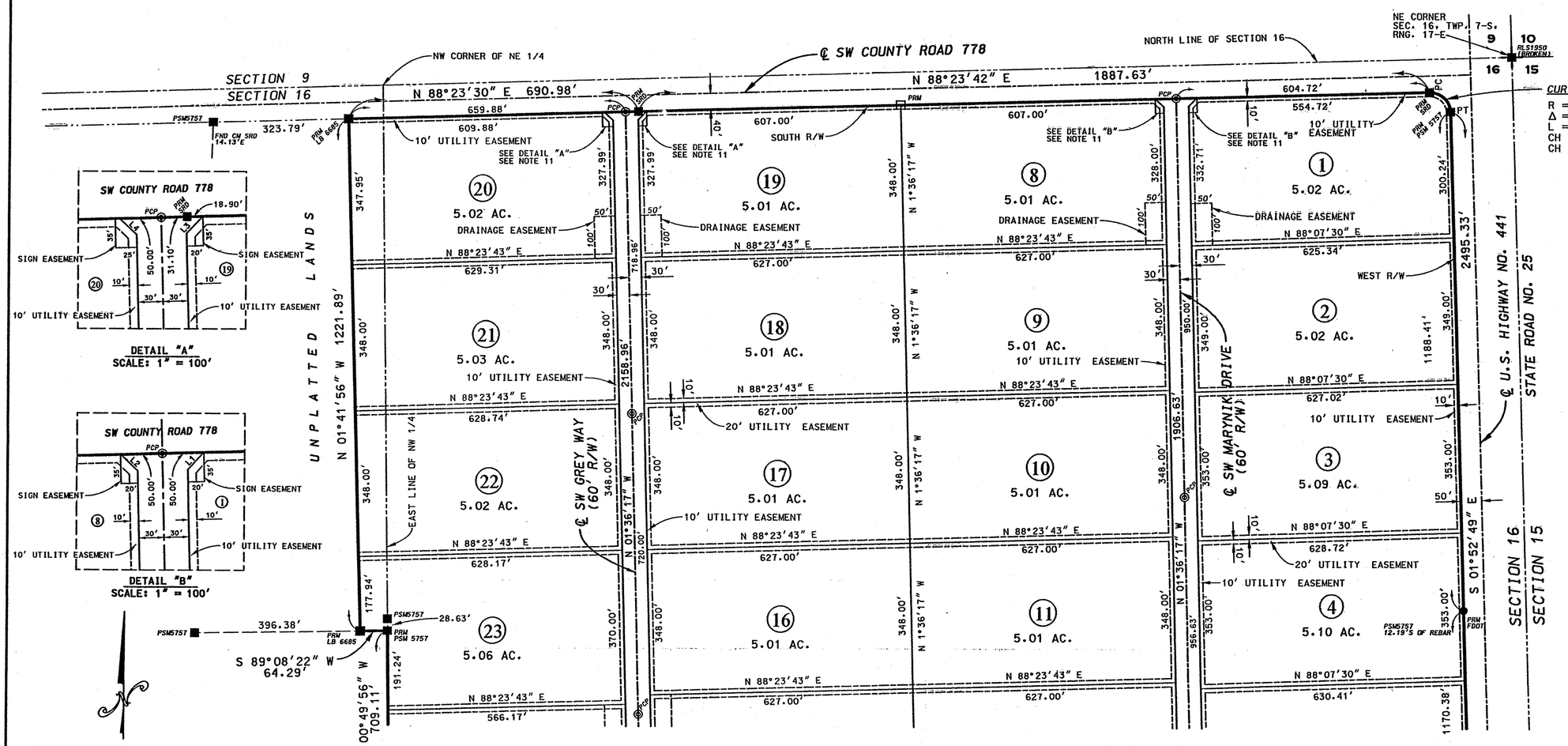
RIVER RISE
RESIDENTIAL SUBDIVISION, UNIT 1

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



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LEGEND

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	LB – LICENSED BUSINESS	TWP	– TOWNSHIP
	LS – LICENSED SURVEYOR	RNG	– RANGE
	SRD – STATE ROAD DEPARTMENT		

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 43°23'43" E	28.28'
L2	N 46°36'17" W	28.28'
L3	N 43°23'42" E	28.28'
L4	N 46°36'24" W	28.28'

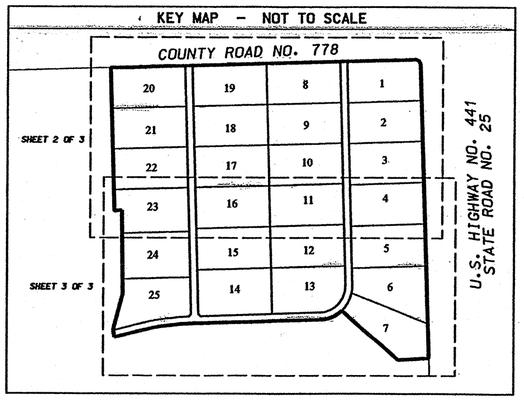
SPECIAL NOTES

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.

KEY MAP – NOT TO SCALE



OFFICIAL RECORDS BOOK ___ PAGE ___
10/9/2025

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RIVER RISE
RESIDENTIAL SUBDIVISION, UNIT 1

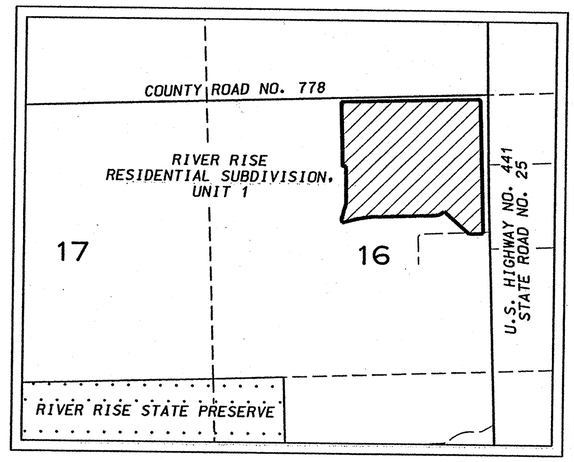
IN
SECTION 16, TOWNSHIP 7 SOUTH, RANGE 17 EAST
COLUMBIA COUNTY, FLORIDA

DESCRIPTION:

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

COMMENCE AT THE SOUTHEAST CORNER OF THE NW 1/4 OF SAID SECTION 16 AND RUN THENCE N 00°49'56" W, ALONG THE EAST LINE OF SAID NW 1/4, 302.99 FEET TO THE POINT OF BEGINNING; THENCE S 75°57'31" W, 74.96 FEET; THENCE N 14°02'29" W, 60.00 FEET; THENCE N 15°16'42" E, 312.40 FEET TO SAID EAST LINE; THENCE N 00°49'56" W, ALONG SAID EAST LINE, 709.11 FEET; THENCE S 89°08'22" W, 64.29 FEET; THENCE N 01°41'56" W, 1221.89 FEET TO THE SOUTH RIGHT OF WAY OF SW COUNTY ROAD 778; THENCE N 88°23'30" E, ALONG SAID SOUTH RIGHT OF WAY, 690.98 FEET; THENCE N 88°23'42" E, STILL ALONG SAID SOUTH RIGHT OF WAY, 1887.63 FEET TO A POINT OF CURVE; THENCE RUN EASTERLY AND SOUTHERLY ALONG SAID SOUTH RIGHT OF WAY ALONG TH ARC OF SAID CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 50.00 FEET, A DELTA OF 88°30'42", A CHORD BEARING AND DISTANCE OF S 46°23'55" E - 69.79 FEET, AN ARC LENGTH OF 77.24 FEET TO THE WEST RIGHT OF WAY OF U.S. HIGHWAY NO. 441; THENCE S 01°52'49" E, ALONG SAID WEST RIGHT OF WAY, 2495.33 FEET; THENCE S 87°25'24" W, 265.11 FEET; THENCE N 48°34'56" W, 635.49 FEET TO A POINT ON A CURVE; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 280.00 FEET, A DELTA OF 41°33'41", A CHORD BEARING AND DISTANCE OF S 67°29'19" W - 198.68 FEET, AN ARC LENGTH OF 203.11 FEET; THENCE S 88°16'09" W, 1080.27 FEET TO A POINT OF CURVE; THENCE RUN WESTERLY 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 S 82°06'50" W - 422.46 FEET, AN ARC LENGTH OF 423.28 FEET; THENCE S 75°57'31" W, 176.31 FEET TO THE POINT OF BEGINNING.

CONTAINING 135.30 ACRES, MORE OR LESS.



LOCATION MAP
NOT TO SCALE

CERTIFICATE OF DEDICATION & OWNERSHIP:

KNOW ALL MEN BY THESE PRESENTS THAT NEVIN G. SUMMERS, AS OWNER, AND MILLENNIUM BANK, AS MORTAGEE, HAVE CAUSED THE LANDS HEREON SHOWN TO BE SURVEYED, SUBDIVIDED AND PLATTED, TO BE KNOWN AS RIVER RISE RESIDENTIAL SUBDIVISION, UNIT 1 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

WITNESS _____

WITNESS _____

MORTAGEE:

BY: _____
~~LAUDE ARNALDI~~ DANNY GILLILAND
~~VICE PRESIDENT~~ SENIOR VICE PRESIDENT
MILLENNIUM BANK

WITNESS ROXANNE THOMASON _____

WITNESS _____

ACKNOWLEDGEMENT:
STATE OF FLORIDA, COUNTY OF COLUMBIA

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 20 DAY OF December BY NEVIN G. SUMMERS, AS OWNER. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

SIGNED: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

Notary Public State of Florida
Gladys R Harper
My Commission DD425138
Expires 05/13/2009

ACKNOWLEDGEMENT:
STATE OF FLORIDA, COUNTY OF COLUMBIA

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF DECEMBER 2005 BY ~~LAUDE ARNALDI~~, AS DANNY GILLILAND VICE-PRESIDENT OF MILLENNIUM BANK, FOR AND ON BEHALF OF SAID BANK. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

SIGNED: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES: 3/16/2009

Notary Public State of Florida
Roxanne L Thomason
My Commission DD407981
Expires 03/16/2009

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 11/6/05

REGISTRATION NUMBER LS# 5594

TIMOTHY A. DELBENE CERTIFICATE No. 5594 STATE OF FLORIDA

NOTES:

1. BEARINGS ARE BASED ON THE BEARING BETWEEN FDOT GPS CONTROL POINTS 2903006GPS3 AND 2903006GPS4, BEING N 02°15'57" W.
2. 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.
3. TOTAL ACRES IN SUBDIVISION IS 135.30 ACRES.
4. SUBDIVISION CONSISTS OF 25 LOTS, RANGING IN SIZE FROM 5.01 ACRES TO 5.58 ACRES.
5. BM DATUM IS NGVD 1929. CONTOURS DETERMINED FROM FIELD DATA.
6. PROPERTY IS ZONED A-3 (AGRICULTURAL - 3).
7. CLOSURE EXCEEDS 1: 10000.
8. ALL LOT CORNERS ARE SET IRON ROD & CAP (LB6685), UNLESS OTHERWISE INDICATED.
9. BUILDING SETBACKS ARE AS FOLLOWS:
   FRONT - 30 FEET
   SIDE - 25 FEET
   REAR - 25 FEET
10. PRELIMINARY PLAT WAS APPROVED ON DECEMBER 16, 2004.
11. COLUMBIA COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF THE SIGN EASEMENTS.

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

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

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 STATUES, 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.

REGISTERED FLORIDA ENGINEER

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: Hoyle 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

Marlin Feagle
COUNTY ATTORNEY

CLERK'S CERTIFICATE

THIS PLAT HAVING BEEN APPROVED BY THE COLUMBIA COUNTY BOARD OF COUNTY COMMISIONERS IS ACCEPTED FOR FILES AND RECORDED THIS 10 DAY OF January 2006 IN PLAT BOOK 8, PAGES 51-53.

SIGNED: P. DeWitt Cason
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 STATUES 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.

12-19-05
DATE

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

COLUMBIA COUNTY CLERK CIRCUIT COURT FLORIDA

FILE NUMBER 2006000571
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
1/10, 2006 AT 10:51 O'CLOCK A.M.
P. DeWITT CASON
RECORD VERIFIER
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: Marcel Lee D.C.

OFFICIAL RECORDS BOOK 1070 PAGE 2025

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

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

Unit 2

Lot 26	**16-7s-17-10006-226**	**5.02 ac.**
Lot 27	**16-7s-17-10006-227**	**5.05 ac.**
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.**