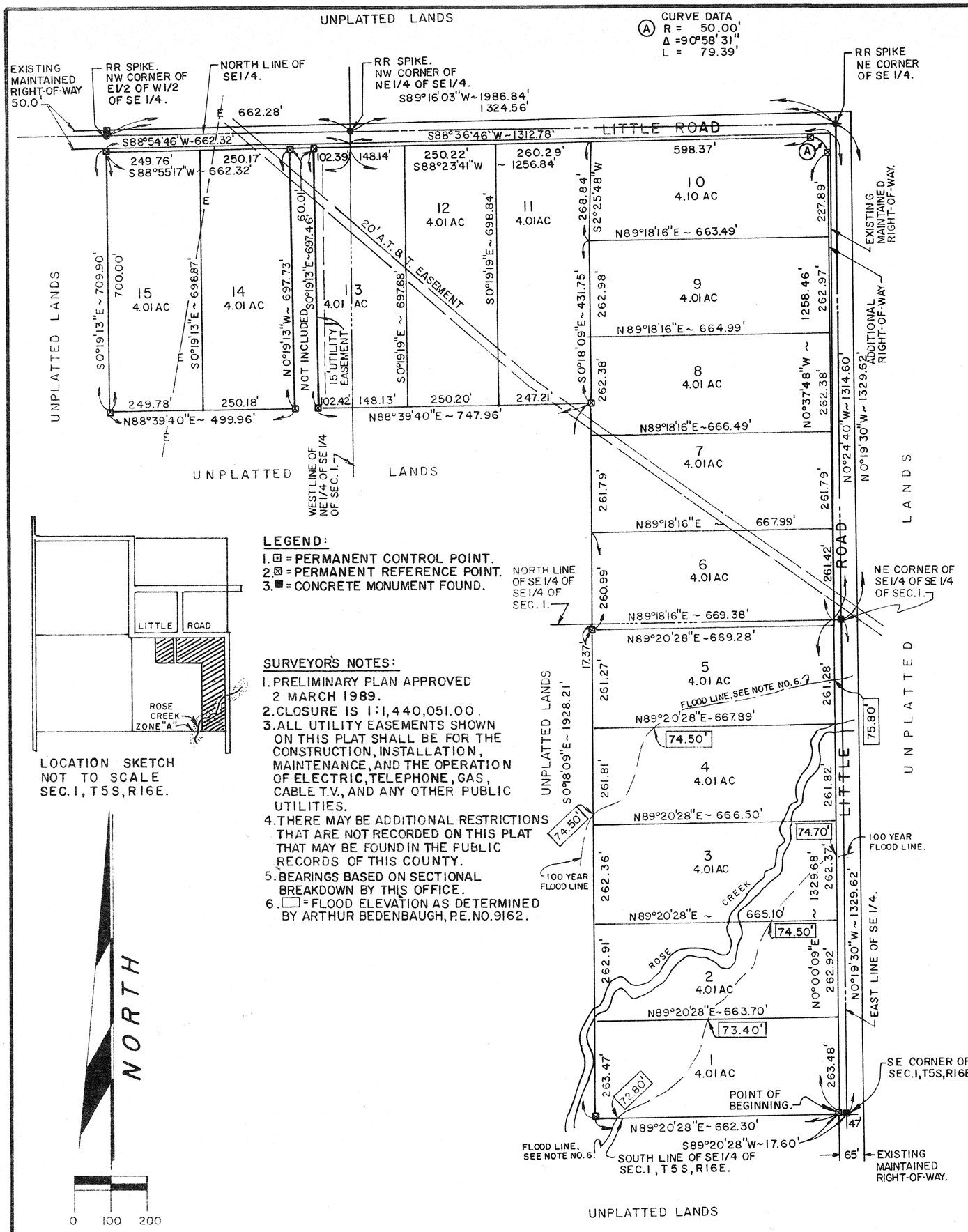
"RIVERS MANOR UNIT I"

A SUBDIVISON IN THE SE 1/4 OF SECTION 1, TOWNSHIP 5 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA.



LOCATION SKETCH
NOT TO SCALE
SEC. 1, T5S, R16E.

LEGEND:

1. ⊡ = PERMANENT CONTROL POINT.
2. ⊠ = PERMANENT REFERENCE POINT.
3. ■ = CONCRETE MONUMENT FOUND.

SURVEYOR'S NOTES:

1. PRELIMINARY PLAN APPROVED 2 MARCH 1989.
2. CLOSURE IS 1:1,440,051.00.
3. ALL UTILITY EASEMENTS SHOWN ON THIS PLAT SHALL BE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND THE OPERATION OF ELECTRIC, TELEPHONE, GAS, CABLE T.V., AND ANY OTHER PUBLIC UTILITIES.
4. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
5. BEARINGS BASED ON SECTIONAL BREAKDOWN BY THIS OFFICE.
6. ☐ = FLOOD ELEVATION AS DETERMINED BY ARTHUR BEDENBAUGH, P.E. NO. 9162.

DESCRIPTION:

A PART OF THE SE 1/4 OF SECTION 1, TOWNSHIP 5 SOUTH, RANGE 16 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 1 AND RUN S89°20'28"W, ALONG THE SOUTH LINE THEREOF, 17.60 FEET TO THE WEST RIGHT-OF-WAY OF LITTLE ROAD FOR A POINT OF BEGINNING; THENCE N0°00'09"E, ALONG SAID RIGHT-OF-WAY, 1329.68 FEET TO ITS INTERSECTION WITH THE NORTH LINE OF THE SE 1/4 OF SE 1/4 OF SAID SECTION 1; THENCE N0°24'40"W, ALONG THE PRESENT MAINTAINED RIGHT-OF-WAY, 1314.60 FEET; THENCE S88°36'46"W, ALONG THE SOUTH MAINTAINED RIGHT-OF-WAY OF SAID LITTLE ROAD, 1312.78 FEET TO ITS INTERSECTION WITH THE WEST LINE OF THE NE 1/4 OF SAID SE 1/4; THENCE S88°54'46"W, ALONG SAID RIGHT-OF-WAY, 662.32 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE NW 1/4 OF SAID SE 1/4; THENCE S0°19'13"E, ALONG THE WEST LINE THEREOF, 709.90 FEET; THENCE N88°39'40"E, 499.96 FEET; THENCE N0°19'13"W, 697.73 FEET; THENCE N88°55'17"E, 60.01 FEET; THENCE S0°19'13"E, 697.46 FEET; THENCE N88°39'40"E, 747.96 FEET; THENCE S0°18'09"E, 1928.21 FEET TO THE SOUTH LINE OF SAID SECTION 1; THENCE N89°20'28"E, 662.30 FEET TO THE POINT OF BEGINNING. COLUMBIA COUNTY, FLORIDA.
CONTAINING 60.71 ACRES, MORE OR LESS.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT AUDREY BULLARD, AND JOHN H. DEAS AND BETTIE H. DEAS, HIS WIFE, AS OWNERS, AND MARY E. RIVERS DAVIS, AS MORTGAGEE, HAVE CAUSED THE LAND SHOWN HEREIN DESCRIBED TO BE SURVEYED, SUBDIVIDED AND PLATTED TO BE KNOWN AS "RIVERS MANOR UNIT I" AND THAT ALL ROADS, STREETS, ALLEYS AND OTHER RIGHT-OF-WAYS AND ALL EASEMENTS FOR UTILITIES, DRAINAGE AND OTHER PURPOSES INCIDENT THERETO AS SHOWN AND DEPICTED HEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC.

OWNERS:

AUDREY BULLARD — JOHN H. DEAS — BETTIE H. DEAS

WITNESS — WITNESS

MORTGAGEE

MARY E. RIVERS DAVIS
AS MORTGAGEE

BY: JACKIE TAYLOR

JACKIE TAYLOR, HER ATTORNEY-IN-FACT, UNDER POWER OF ATTORNEY DATED 10 MARCH 1989, AND RECORDED IN OFFICIAL RECORD BOOK 678 PAGE 432 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

WITNESS — WITNESS

ACKNOWLEDGEMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA.
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF April, 1989, A.D., BY AUDREY BULLARD AND JOHN H. DEAS AND BETTIE H. DEAS, HIS WIFE.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE. MY COMMISSION EXPIRES _____

ACKNOWLEDGEMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA.
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF April, 1989, A.D. BY JACKIE TAYLOR, AS ATTORNEY-IN-FACT ON BEHALF OF MARY E. RIVERS DAVIS.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE. MY COMMISSION EXPIRES _____

SURVEYOR'S 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: 3/31/89

LAUREN E. BRITT, P.L.S. FLA. CERT. NO. 1079.

COUNTY ATTORNEY CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE EXAMINED THE FORGOING PLAT AND THAT IT COMPLIES IN FORM WITH THE COLUMBIA COUNTY SUBDIVISION ORDINANCE AND CHAPTER 177 OF THE FLORIDA STATUTES.

DATED: 4-24-89

COUNTY ATTORNEY

APPROVAL: STATE OF FLORIDA, COUNTY OF COLUMBIA.

THIS PLAT IS HEREBY APPROVED BY THE COLUMBIA COUNTY COMMISSION THIS 25th DAY OF ~~APRIL~~ APRIL, 1989, A.D.

CHAIRMAN

CERTIFICATE OF CLERK:

THIS PLAT HAVING BEEN APPROVED BY THE COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS IS ACCEPTED FOR FILES AND RECORDED THIS _____ DAY OF _____, 1989, A.D., IN PLAT BOOK _____, PAGE _____.

CLERK OF COURT, COLUMBIA COUNTY, FLORIDA.

BRITT SURVEYING
1426 WEST DUVAL STREET
LAKE CITY, FLORIDA. 32055
(904) 752-7163

W.E.

L-3834