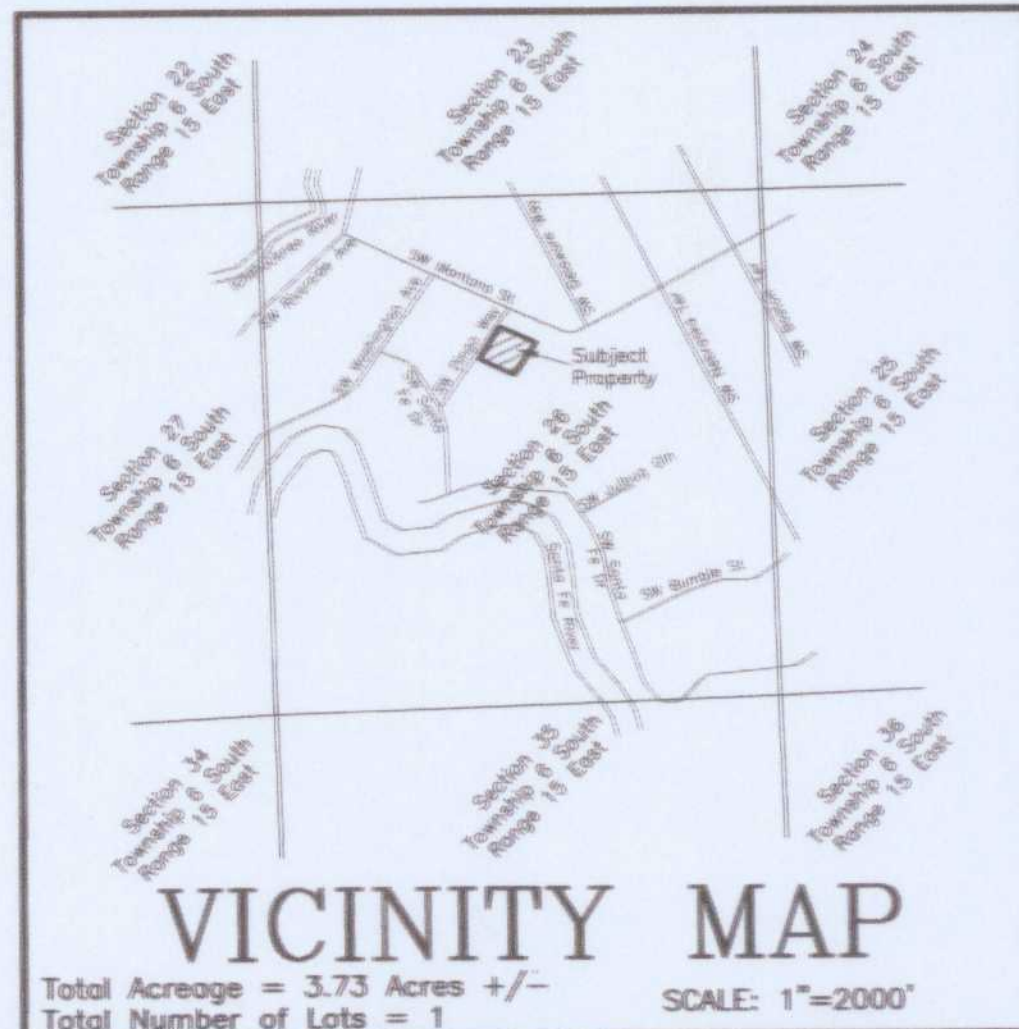




LEGEND

A	Arc length
B	Bearing
CW	Concrete Monument
CH	Chord
(D)	Deed based measurement
DB	Deed Book
DOT	Department Of Transportation (Florida)
Dist	Distance
(F)	Field based measurement
LB	Licensed Business
CNP	Corrugated Metal Pipe
O.R.	Official Records book
(P)	Plot based measurement
POB	Point Of Beginning
POC	Point Of Commencement
PC	Point of Curvature
PT	Point of Tangency
R	Radius length
R/W	Right-of-Way line
TJB	Telephone Junction Box
F	Power line (overhead unless shown to be different)
X	Fence line
■	Found 3 inch square CM, not labeled
●	Found 5/8 inch iron rod, labeled: PSM 5673
PRM	Permanent Reference Monument
PSM	Professional Surveyor & Mapper
BRL	Bearing Reference Line (Basis of Bearings)
---	Boundary of surveyed lands

FLOOD STATEMENT:

The property shown herein appears to lie within Flood Zone "AE", Base Flood Elevation 33.6', as per Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Community #120070 (Columbia County Unincorporated Areas), Panel #045B-C, Dated 02/04/2009. Map #1202300458C.

THREE RIVERS ESTATES UNIT 10 LOTS 41-44 COMBINED

A REPLAT OF LOTS 41-44, THREE RIVERS ESTATES UNIT 10
SECTION 26, TOWNSHIP 6 SOUTH, RANGE 15 EAST
COLUMBIA COUNTY, FLORIDA

"CAPTION" ~ LEGAL DESCRIPTION:

Lots 41, 42, 43 and 44, "THREE RIVERS ESTATES UNIT 10", according to plat thereof recorded in Plat Book 6, Page 10, Public Records of Columbia County, Florida.

"NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county."

"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."

"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 an electric, telephone, gas, or 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.

CERTIFICATE OF DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being the owners in fee simple of these lands described in the foregoing caption to this plat, do hereby dedicate said lands and plat for the uses and purposes thereon expressed and dedicate all utility easements as shown or described hereon to the perpetual use of the Public, said plat to be known as "THREE RIVERS ESTATES UNIT 10 LOTS 41-44 COMBINED", and that said land is located in Columbia County, Florida.

IN WITNESS WHEREOF, The undersigned, hereunto set their hand and seal on:

Date: June 30, 2026
Kyle Sullivan Witness
Lacie Sullivan Witness

ACKNOWLEDGMENT:

STATE OF FLORIDA, COUNTY OF Columbia Co

THIS IS TO CERTIFY, that on June 30, 2026, before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared Kyle Sullivan and Lacie Sullivan, to me known to be the person(s) described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be their free act and deed for the uses and purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.

Kyle Sullivan June 10, 2026
Notary Public My commission expires

COUNTY ADMINISTRATOR'S APPROVAL:

WHEREAS, this Plat was, on the 1 day of July, 2026 submitted to the County Administrator of Columbia County, Florida, for approval for record and has been approved by said Administrator, now therefore be it resolved by the County Administrator of Columbia County, Florida, that said Plat is hereby approved and shall be recorded in the Public Records of this County, and that the dedication of all utility easements shown thereon is hereby accepted by said Columbia County and the Public generally and shall be binding on all persons hereafter.

[Signature]
County Administrator

SURVEYOR NOTES:

- 1.) Boundary based on monumentation found in accordance with the retracement of the original survey for said Plat of record.
- 2.) If they exist, no underground encroachments and/or utilities were located for this survey except as shown hereon.
- 3.) The field work was performed on October 16, 2025.
- 4.) Survey closure precision exceeds the requirements of the Minimum Technical Standards for Surveying in the State of Florida.
- 5.) Preliminary plan approval was completed as required.
- 6.) No roads were constructed or improved for the purposes of this development.
- 7.) Record Plat of "THREE RIVERS ESTATES UNIT 10", Plat Book 6, Page 10 shows no Utility or Drainage Easement information.

CERTIFICATE OF CLERK OF CIRCUIT COURT:

I hereby certify that I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, Florida Statutes, and was filed for record on this July day of July, A.D., 2026.

signed: [Signature]
Clerk of Circuit Court, Columbia County, Florida

CERTIFICATE OF APPROVAL BY COUNTY ATTORNEY:

Examined and approved by: [Signature]
County Attorney Date: 7-1-26

CERTIFICATE OF REVIEWING SURVEYOR:

Know all men by these presents, that the undersigned Professional Surveyor and Mapper does hereby certify that on behalf of the County Commission of Columbia County, Florida, reviewed this plat for conformity to Chapter 177 Florida Statutes, and said plat meets all requirements of Chapter 177.

Noted: [Signature] L. Scott BERRY
Date: 6-29-26
Registration Number: LS 5757

CERTIFICATE OF SURVEYOR:

I hereby certify that this plat is a true and correct representation of the lands surveyed and described hereon; that the plat was prepared under my responsible direction and supervision; that the plat complies with all of the survey requirements of Chapter 177, Florida Statutes; that Permanent Reference Monuments (PRM's) and Permanent Control Point monuments (PCP's) have been set as shown hereon; and that the land is located in Columbia County, Florida.

By: [Signature] Date: 6/29/26
Daniel A. Dukes, PSM, Florida Professional Surveyor and Mapper, Registration Number 5673
8731 S.W. Trail, P.O. Box 55, Lake Butler, Florida 32054, (904) 545-8744

Prepared For: Kyle Sullivan & Lacie Sullivan
2466 SW Santa Fe Drive, Fort White, FL 32038

Daniel A. Dukes, PSM
PROFESSIONAL SURVEYING AND MAPPING
P.O. Box 55, Lake Butler, FL 32054, (904) 545-8744