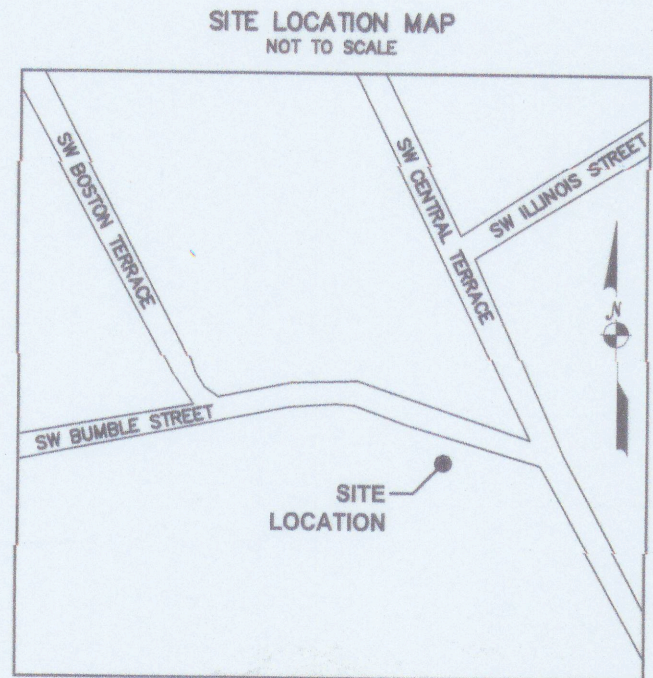
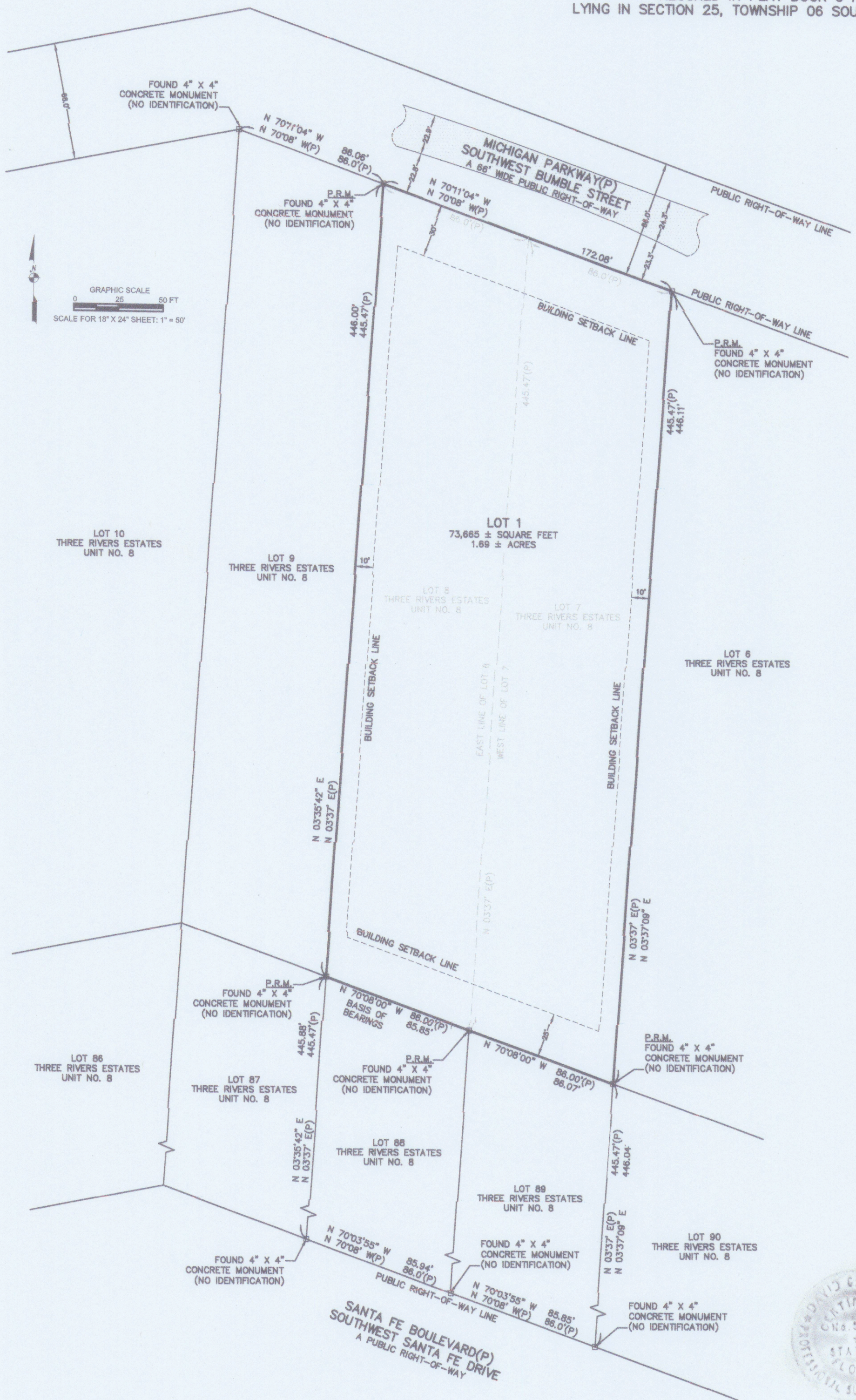


THREE RIVERS ESTATES UNIT NO. 8 ADDITION

A REPLAT OF LOTS 7 AND 8, THREE RIVERS ESTATES UNIT NO. 8
 RECORDED IN PLAT BOOK 6 PAGE 9, COLUMBIA COUNTY, FLORIDA
 LYING IN SECTION 25, TOWNSHIP 06 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA



SURVEYOR'S NOTES:

- THE BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF LOTS 7 AND 8, THREE RIVERS ESTATES UNIT NO. 8, AS RECORDED IN PLAT BOOK 6, PAGE 9 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.
- PROPERTY LIES WITHIN FEMA FLOOD ZONE "AE" AS PER COMMUNITY PANEL NUMBER 120070-0467-C, DATED 02/04/2009.
- THE SURVEY CLOSURE PRECISION EXCEEDS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA.
- THE PURPOSE OF THIS MINOR PLAT IS TO COMBINE LOTS 7 AND 8, THREE RIVERS ESTATES UNIT NO. 8 INTO A SINGLE LOT 1.
- BOUNDARY IS BASED ON MONUMENTATION FOUND IN ACCORDANCE WITH THE RETRACEMENT OF THE ORIGINAL SURVEY FOR SAID PLAT OF RECORD.
- BOUNDARY MONUMENTATION SHOWN HEREON IS BASED ON A PREVIOUS BOUNDARY SURVEY PERFORMED BY GEOLINE SURVEYING, INC. DATED SEPTEMBER 13, 2025.
- THIS PROPERTY IS AFFECTED BY RESTRICTIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS CONTAINED ON THE PLAT OF THREE RIVERS ESTATES UNIT NO. 6, AS RECORDED IN PLAT BOOK 6, PAGE 9 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.
- BUILDING SETBACK LINES DEPICTED HEREON ARE PER THE COLUMBIA COUNTY BUILDING AND ZONING DEPARTMENT AND ARE AS FOLLOWS:
 FRONT: 30 FEET, SIDES: 10 FEET, REAR: 25 FEET

LEGEND

- INDICATES CONCRETE MONUMENT FOUND AS NOTED
- (P) INDICATES RECORD PLAT DATA
- P.R.M. PERMANENT REFERENCE MARKER
- ▭ INDICATES DIRT ROAD

PROPERTY DESCRIPTION

LOTS 7 AND 8, THREE RIVERS ESTATES UNIT NO. 8, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 9, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

NOTICE:

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.

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LAND DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCE 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.

SURVEYORS CERTIFICATION

I DO HEREBY CERTIFY THAT THIS PLAT, THREE RIVERS ESTATES UNIT NO. 8 ADDITION, WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT IT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1 OF THE FLORIDA STATUTES AND THE COLUMBIA COUNTY SUBDIVISION ORDINANCE.

David G. Short 2/26/2026
 DAVID G. SHORT PSM 5022 DATE

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER



OWNERS CERTIFICATION AND DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT TIMOTHY A. FLANDERS, MARIA I. FLANDERS, AND MARITZA CLEMONS DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE HEREON DESCRIBED LANDS AND DO HEREBY ADOPT THE SAME AND CAUSE IT TO BE KNOWN AS "THREE RIVERS ESTATES - UNIT NO. 8 - A REPLAT OF LOTS 7 AND 8".

WITNESS: *[Signatures]*
 TIMOTHY A. FLANDERS OWNER
 MARIA I. FLANDERS OWNER
 MARITZA CLEMONS OWNER

ACKNOWLEDGMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA

I HEREBY CERTIFY THAT ON THIS 18 DAY OF FEB, 2026 A.D., PERSONALLY APPEARED BEFORE ME, TIMOTHY A. FLANDERS, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FORGOING DEDICATION AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS/HER 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.

MY COMMISSION EXPIRES: July 10, 2028
Karen A. Lewis
 NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

ACKNOWLEDGMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA

I HEREBY CERTIFY THAT ON THIS 18 DAY OF FEB, 2026 A.D., PERSONALLY APPEARED BEFORE ME, MARIA I. FLANDERS, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FORGOING DEDICATION AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS/HER 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.

MY COMMISSION EXPIRES: July 10, 2028
Karen A. Lewis
 NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

ACKNOWLEDGMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA

I HEREBY CERTIFY THAT ON THIS 18 DAY OF FEB, 2026 A.D., PERSONALLY APPEARED BEFORE ME, MARITZA CLEMONS, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FORGOING DEDICATION AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS/HER 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.

MY COMMISSION EXPIRES: July 10, 2028
Karen A. Lewis
 NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR COLUMBIA COUNTY:

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.

EXAMINED ON: 3-12-26
 AND APPROVED AS TO LEGAL FORM AND SUFFICIENCY BY:

[Signature]
 COUNTY ATTORNEY

CERTIFICATE OF COUNTY SURVEYOR:

KNOWN ALL MEN BY THESE PRESENT, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED LAND SURVEYOR, AS PROVIDED UNDER CHAPTER 472, FLORIDA STATUTES AND IS IN GOOD STANDING WITH THE BOARD OF LAND SURVEYORS, DOES HEREBY CERTIFY ON BEHALF OF COLUMBIA COUNTY, FLORIDA ON THE DATE BELOW, I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177 FLORIDA STATUTES; AND SAID PLAT MEETS ALL THE REQUIREMENTS OF CHAPTER 177 AS AMENDED.

NAME: *[Signature]* DATE: 3/10/26 REGISTRATION # 5757
 PRINT: L. SCOTT BREY

CERTIFICATE OF APPROVAL BY COLUMBIA COUNTY ADMINISTRATION:

THIS IS TO CERTIFY THAT ON 3/12/26, THE FOREGOING PLAT WAS APPROVED BY THE COUNTY ADMINISTRATION:

[Signature]
 COUNTY ADMINISTRATOR

[Signature]
 Certificate of Clerk of Circuit Court:
 Date: 3/24/26 Book: 10 Page: 35
 Clerk of Court: *[Signature]*