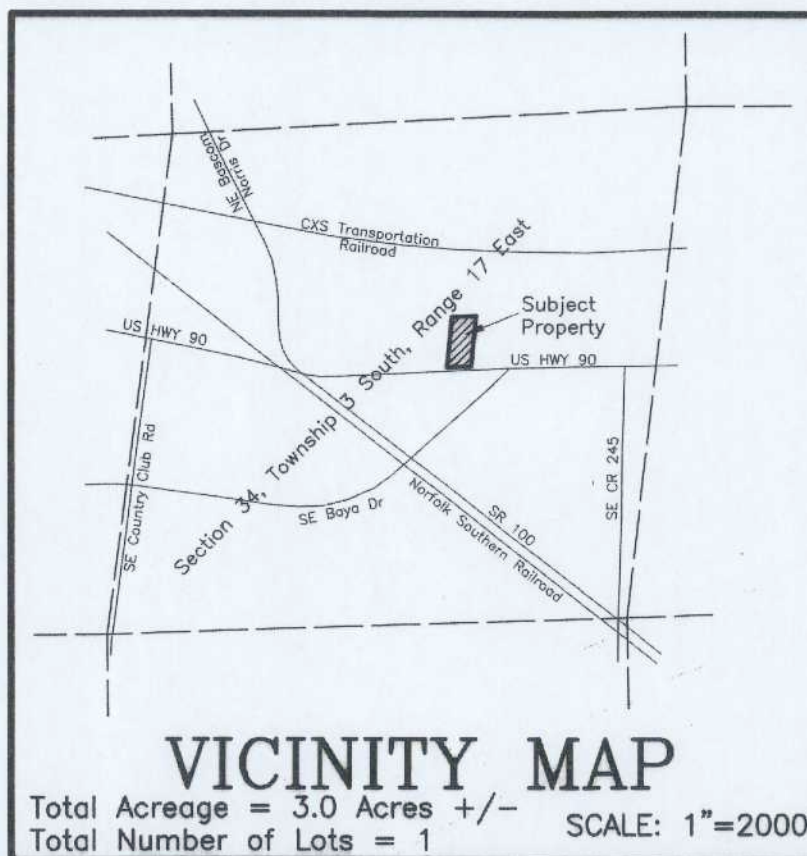




FLOOD STATEMENT:

Flood plain information based on Flood Insurance Rate Map, Community Panel Numbers: 12023C0305D, Dated: November 2, 2018 and 12023C0311D, Dated: November 2, 2018. The property described herein appears to lie within Flood Zone X (areas determined to be outside the 0.2% annual chance floodplain).

LEGEND

A	Arc length
Br.	Bearing
CM	Concrete Monument
Ch.	Chord
(D)	Deed based measurement
D.B.	Deed Book
DOT	Department Of Transportation (Florida)
Dist.	Distance
(F)	Field based measurement
LB	Licensed Business
CMP	Corrugated Metal Pipe
O.R.	Official Records book
(P)	Plat 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
P	Power line (overhead unless shown to be different)
X-X	Fence line
■	Found 3 inch square CM, not labeled
●	Found iron rod
PRM	Permanent Reference Monument
PSM	Professional Surveyor & Mapper
BRL	Bearing Reference Line (Basis of Bearings)
	Boundary of surveyed lands

"CAPTION" ~ LEGAL DESCRIPTION:

A parcel of land containing a total area of 3.0 acres, more or less, lying, being and situate in Section 34, Township 3 South, Range 17 East, Columbia County, Florida, more particularly described as follows:

COMMENCE at the Southeast corner of Northeast 1/4 of Northwest 1/4 of said Section 34, and run South 28 degrees 38 minutes 58 seconds West a distance of 116.30 feet to the intersection with the Southerly right of way line of Northeast Washington street, said intersection occurring along the arc of a curve concave Northerly; thence run Easterly, along said Southerly right of way line, a distance of 593.77 feet as measured along the arc of a curve concave Northerly and having a radius of 58,654.26 feet, said arc being subtended by a chord having a bearing of South 85 degrees 16 minutes 24 seconds East and a distance of 593.71 feet to the Northeast corner of lands described in Official Records Book 1530, Page 629, Public Records of Columbia County, Florida; thence run South 04 degrees 16 minutes 38 seconds West, along the east line of said lands, a distance of 137.74 feet; thence run South 87 degrees 40 minutes 21 seconds East, along the north line of said lands, 102.10 feet to the Northeast corner of said lands; thence run South 05 degrees 29 minutes 15 seconds West, along the East line of said lands, 431.97 feet to the POINT OF BEGINNING of the hereinafter described parcel of land; Thence continue running South 05 degrees 29 minutes 15 seconds West, continuing along said East line, a distance of 523.77 feet to the intersection with the North right of way line of United States Highway Number 90 (East Duval Street); thence run South 87 degrees 22 minutes 44 seconds West, along said North right of way line, a distance of 252.02 feet; thence run North 05 degrees 29 minutes 15 seconds East a distance of 523.77 feet; thence run North 87 degrees 22 minutes 44 seconds East a distance of 252.02 feet to the POINT OF BEGINNING.

"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 owner in fee simple of these lands described in the foregoing caption to this plat, do hereby dedicate said lands and plot 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 "WATERTOWN PROPERTIES 3 ACRE LOT", 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
Robert Sheppard
Agent for Watertown Properties, LLC
Robert Hollingsworth
Witness

ACKNOWLEDGMENT:

STATE OF FLORIDA, COUNTY OF Columbia

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 Robert Sheppard & Robert Hollingsworth 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.

[Signature] 1/2/2029
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

Prepared For: Watertown Properties, LLC
6355 SE CR 245, Lake City, FL 32025

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

80 0 80 160 240

GRAPHIC SCALE - FEET (1" = 80')

DATE OF PLAT DRAWING: June 20, 2026

SURVEYOR NOTES:

- 1.) If they exist, no underground encroachments and/or utilities were located for this survey except as shown hereon.
- 2.) The field work was performed on April 27, 2026.
- 3.) Survey closure precision exceeds the requirements of the Minimum Technical Standards for Surveying in the State of Florida.
- 4.) Preliminary plan approval was completed as required.
- 5.) No roads were constructed or improved for the purposes of this development.

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 7th 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: June 30, 2026

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.

Name: *[Signature]* L. Scott Brist

Date: 7-01-26

Registration Number: 455757

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: 6/30/26
Daniel A. Dukes, PSM, Florida Professional Surveyor and Mapper, Registration Number 5673
8731 S.W. 57th Trail, P.O. Box 55, Lake Butler, Florida 32054, (904) 545-8744

