

APPROVAL: STATE OF FLORIDA, COUNTY OF COLUMBIA.

THIS PLAT IS HEREBY APPROVED BY THE COLUMBIA COUNTY COMMISSION THIS DAY OF _____, 2024, A.D.

Chairman CHAIRMAN

APPROVAL: PUBLIC WORKS DEPARTMENT, STATE OF FLORIDA, COUNTY OF COLUMBIA.

I HEREBY CERTIFY THAT THE IMPROVEMENTS HAVE BEEN CONSTRUCTED IN AN ACCEPTABLE MANNER AND IN ACCORDANCE WITH COUNTY SPECIFICATIONS AND THAT A MAINTENANCE AND REPAIR SURETY OR CASH BOND IN THE AMOUNT OF \$ _____ OR THAT A PERFORMANCE BOND OR INSTRUMENT IN THE AMOUNT OF \$ _____ HAS BEEN POSTED TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DIRECTOR OF PUBLIC WORKS _____

DATE: _____

SURVEYOR'S NOTES:

- BOUNDARY BASED ON MONUMENTATION FOUND IN ACCORDANCE WITH THE RETRACEMENT OF THE ORIGINAL SURVEY FOR SAID PLAT OF RECORD.
- BEARINGS ARE BASED ON THE PLATTED BEARING OF S28°01'E, FOR THE EASTERLY LINE OF PARCEL SHOWN HEREON.
- IT IS APPARENT THAT THIS PARCEL IS IN ZONE "X" AND IS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN AS PER FLOOD RATE MAP, DATED 4 FEBRUARY, 2009 FIRM PANEL NUMBER 12023C0459C. HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
- IF THEY EXIST, NO UNDERGROUND ENCROACHMENTS AND/OR UTILITIES WERE LOCATED FOR THIS SURVEY EXCEPT AS SHOWN HEREON.
- THE FIELD WORK WAS PERFORMED ON 10/24/2024.
- EASEMENTS ARE AS SHOWN HEREON.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF COLUMBIA COUNTY.
- SURVEY CLOSURE PRECISION EXCEEDS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA.
- PRELIMINARY PLAN APPROVAL WAS COMPLETED AS REQUIRED.
- NO ROADS WERE CONSTRUCTED OR IMPROVED FOR THE PURPOSES OF THIS DEVELOPMENT.

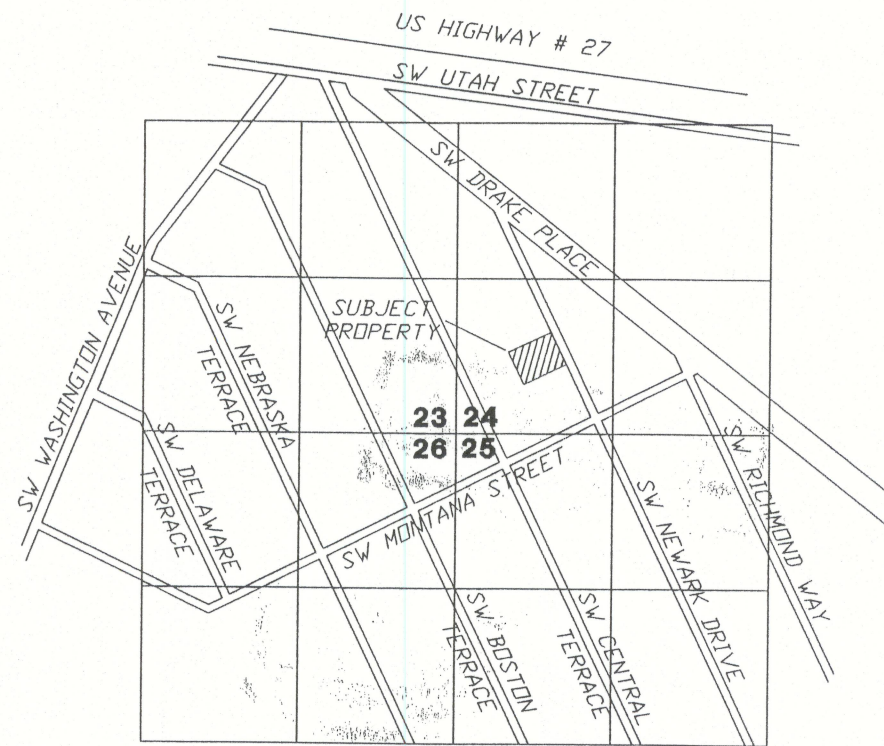
THREE RIVERS ESTATES UNIT 19 ADDITION

A REPLAT OF LOTS 40-42, THREE RIVERS ESTATES UNIT 19
SECTION 24, TOWNSHIP 6 SOUTH, RANGE 15 EAST,
COLUMBIA COUNTY, FLORIDA

PLAT BOOK 10

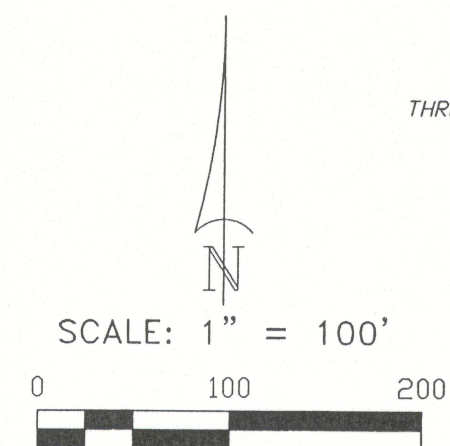
PAGES 15

SHEET 1 OF 1



SECTION 24,
TOWNSHIP 6 SOUTH,
RANGE 15 EAST
LOCATION SKETCH
NOT TO SCALE

SYMBOL LEGEND:	
■	4"x4" CONCRETE MONUMENT FOUND
□	4"x4" CONCRETE MONUMENT SET
○	IRON PIPE FOUND
○	IRON REBAR AND CAP SET
x	"X" CUT IN PAVEMENT
+	CALCULATED PROPERTY CORNER
⊙	NAIL & DISK
⊕	POWER POLE
+	SIGN POST
▲	WATER METER
+	UTILITY BOX
*	WELL
⊙	SANITARY MANHOLE
—	CENTERLINE
—	SECTION LINE
—	ELECTRIC LINES
—	WIRE FENCE
—	CHAIN LINK FENCE
—	WOODEN FENCE
(PLAT)	AS PER A PLAT OF RECORD
(DEED)	AS PER A DEED OF RECORD
(CALC)	AS PER CALCULATIONS
(FIELD)	AS PER FIELD MEASUREMENTS
P.R.M.	PERMANENT REFERENCE MARKER
P.C.P.	PERMANENT CONTROL POINT



DESCRIPTION:

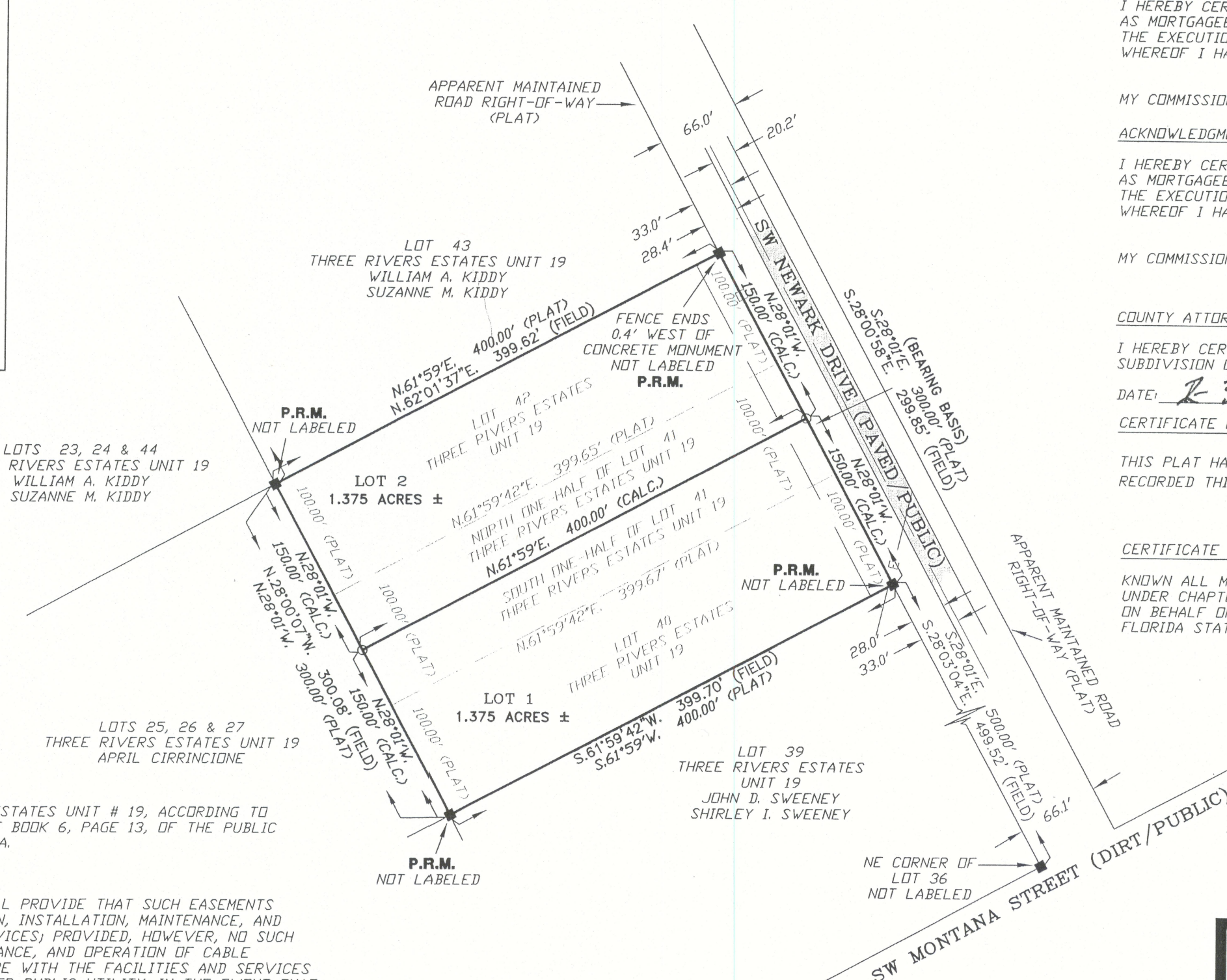
LOTS 40, 41, AND 42, THREE RIVERS ESTATES UNIT # 19, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 13, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

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 GRAPHICAL FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY OTHER GRAPHICAL OR DIGITAL FORM OF THIS PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



DEVELOPER:
JUDSON ALLEN WEST
LORI T. WEST
24196 US HIGHWAY 90
SANDERSON, FL 32087

DEDICATION:

KNOW ALL MEN BY THESE PRESENT THAT JUDSON ALLEN WEST AND LORI T. WEST, AS OWNER, WITH FRED A. CONOVER, JR. AND CATHY A. CONOVER, AS MORTGAGEE, HAS CAUSED THE LANDS HEREOF DESCRIBED TO BE SURVEYED, SUBDIVIDED, AND PLATTED, TO BE KNOWN AS "THREE RIVERS ESTATES UNIT 19 ADDITION", AND THAT ALL ROADS, STREETS, RETENTION AREAS, STORM WATER BASINS, AND ALL EASEMENTS FOR UTILITIES, DRAINAGE, AND OTHER PURPOSES INCIDENT THERETO AS SHOWN AND/OR DEPICTED HEREON ARE DEDICATED TO THE PERPETUAL USE OF THE PUBLIC.

ATTESTS:

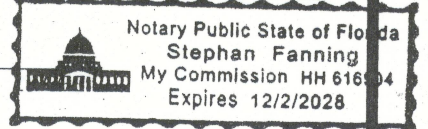
Lorena Lopez WITNESS AS TO OWNER
Judson Allen West JUDSON ALLEN WEST OWNER
Lori T. West WITNESS AS TO OWNER
Lori T. West LORI T. WEST OWNER
Fred A. Conover, Jr. FRED A. CONOVER, JR. MORTGAGEE
Cathy A. Conover CATHY A. CONOVER MORTGAGEE

ACKNOWLEDGMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA.

I HEREBY CERTIFY THAT ON THIS 12/02/28 DAY OF December, 2024 A.D., BEFORE ME PERSONALLY APPEARED JUDSON ALLEN WEST, AS OWNER, 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: 12/02/28

NOTARY PUBLIC, STATE OF FLORIDA AT

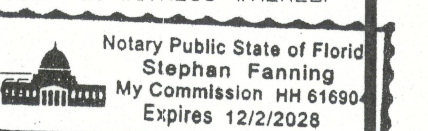


ACKNOWLEDGMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA.

I HEREBY CERTIFY THAT ON THIS 12/02/28 DAY OF December, 2024 A.D., BEFORE ME PERSONALLY APPEARED LORI T. WEST, AS OWNER, 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: 12/02/28

NOTARY PUBLIC, STATE OF FLORIDA AT



ACKNOWLEDGMENT: STATE OF NEW YORK, COUNTY OF DUTCHESS.

I HEREBY CERTIFY THAT ON THIS 26 DAY OF December, 2024 A.D., BEFORE ME PERSONALLY APPEARED FRED A. CONOVER, JR., AS MORTGAGEE, 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: 10/23/25

NOTARY PUBLIC, STATE OF NEW YORK AT LARGE

ACKNOWLEDGMENT: STATE OF NEW YORK, COUNTY OF DUTCHESS.

I HEREBY CERTIFY THAT ON THIS 26 DAY OF December, 2024 A.D., BEFORE ME PERSONALLY APPEARED CATHY A. CONOVER, AS MORTGAGEE, 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: 10/23/25

NOTARY PUBLIC, STATE OF NEW YORK AT LARGE

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.

DATE: 12-3-25

COUNTY ATTORNEY

CERTIFICATE OF CLERK OF CIRCUIT COURT:

THIS PLAT HAVING BEEN APPROVED BY THE COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS IS ACCEPTED FOR FILES AND RECORDED THIS 4th DAY OF February, 2025, A.D., IN PLAT BOOK 10, PAGE 15

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: Scott Daniel DATE: 2/3/25 REGISTRATION #: 64419

PRINT: SCOTT DANIEL

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THIS TO BE A TRUE AND CORRECT REPRESENTATION OF THE LAND SURVEYED AND SHOWN HEREON, THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE SUPERVISION, DIRECTION AND CONTROL, THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AS SHOWN AND THAT SURVEY DATA COMPLIES WITH THE COLUMBIA COUNTY, SUBDIVISION ORDINANCE AND CHAPTER 177 OF THE FLORIDA STATUTES.

L. SCOTT BRITT, PSM #5757

DATE: _____

BRITT SURVEYING & MAPPING, LLC

LAND SURVEYORS AND MAPPERS, L.B. # 8016
2086 SW MAIN BOULEVARD #112
LAKE CITY, FLORIDA 32025

www.brittsurvey.com
TELEPHONE: (386) 752-7163 FAX: (386) 752-5573 JOB NUMBER: **L-30862**