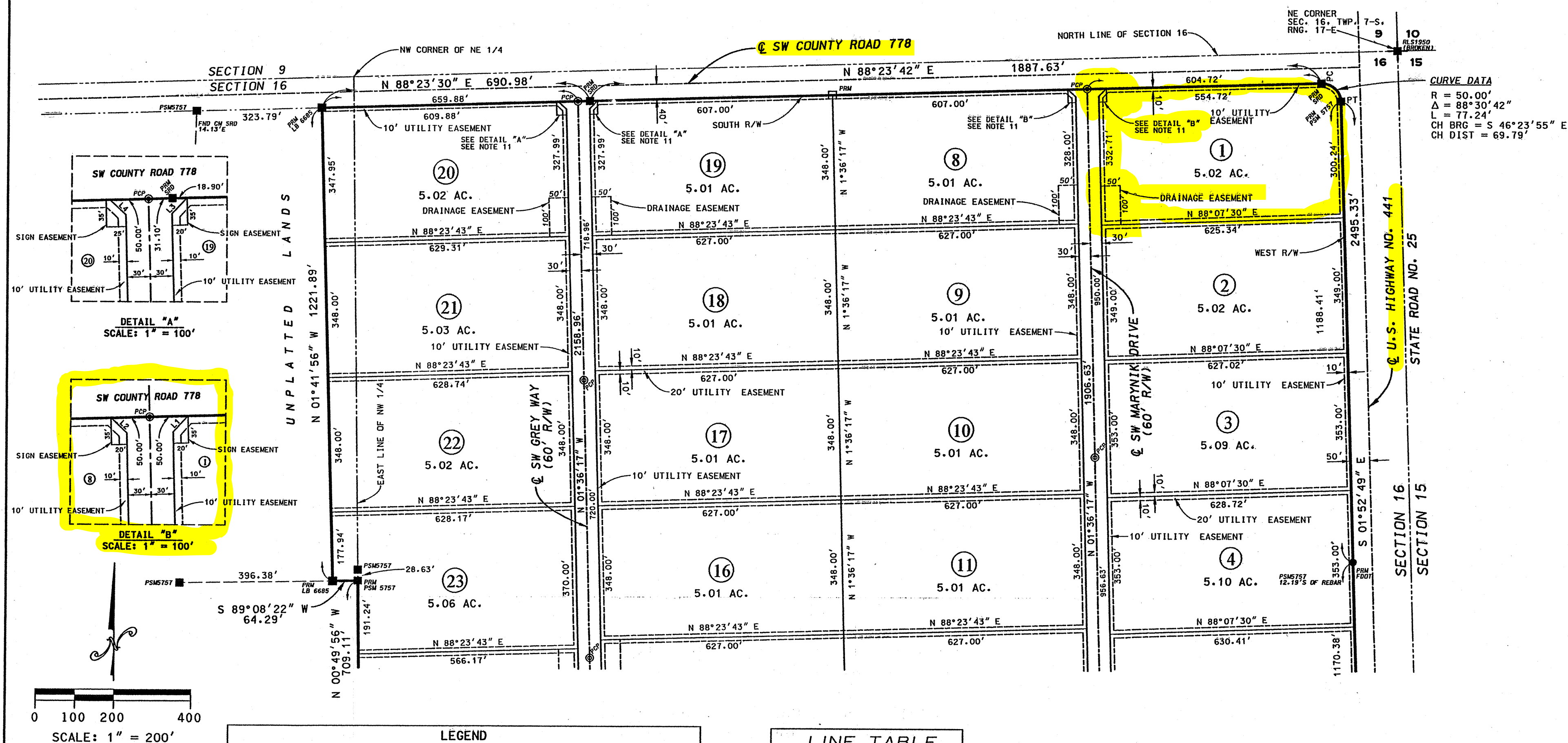




PLAT BOOK 8 PAGE 52
SHEET 2 OF 3

IN
SECTION 16, TOWNSHIP 7 SOUTH, RANGE 17 EAST
COLUMBIA COUNTY, FLORIDA



LEGEND			
○	DENOTES 5/8" IRON ROD & CAP SET (LB6685)	N	- NORTH
●	DENOTES IRON PIPE OR REBAR FOUND	E	- EAST
□	DENOTES 4"x 4" CONCRETE MONUMENT SET (LB6685)	S	- SOUTH
■	DENOTES 4"x 4" CONCRETE MONUMENT FOUND	W	- WEST
⊙	DENOTES NAIL & DISK SET	⊕	- CENTERLINE
⊗	DENOTES NAIL & DISK FOUND	(P)	- PLAT
±	- MORE OR LESS	(D)	- DEED
PC	- POINT OF CURVATURE	(C)	- CALCULATED
PT	- POINT OF TANGENCY	(M)	- MEASURED
PI	- POINT OF INTERSECTION	O/S	- OFFSET
PRC	- POINT OF REVERSE CURVATURE	NO ID	- NO IDENTIFICATION
PCC	- POINT OF COMPOUND CURVATURE	FND	- FOUND
R	- RADIUS	CM	- CONCRETE MONUMENT
T	- TANGENT	IP	- IRON PIPE
L	- ARC LENGTH	IPC	- IRON PIPE & CAP
Δ	- CENTRAL ANGLE	RB	- REBAR
CH	- CHORD BEARING & DISTANCE	RBC	- REBAR & CAP
PCP	- PERMANENT CONTROL POINT	IR	- IRON ROD
PRM	- PERMANENT REFERENCE MONUMENT	IRC	- IRON ROD & CAP
R/W	- RIGHT OF WAY	NL	- NAIL
FDOT	- FLORIDA DEPARTMENT OF TRANSPORTATION	NL+D	- NAIL & DISK
100--	- DENOTES CONTOURS	ORB	- OFFICIAL RECORDS BOOK
L1	- LINE NUMBER	PG	- PAGE(S)
①	LOT NUMBER	POC	- POINT OF COMMENCEMENT
①-1	CURVE NUMBER	POB	- POINT OF BEGINNING
	AC - ACRE(S)	SEC	- SECTION
	LB - LICENSED BUSINESS	TWP	- TOWNSHIP
	LS - LICENSED SURVEYOR	RNG	- RANGE
	SRD - STATE ROAD DEPARTMENT		

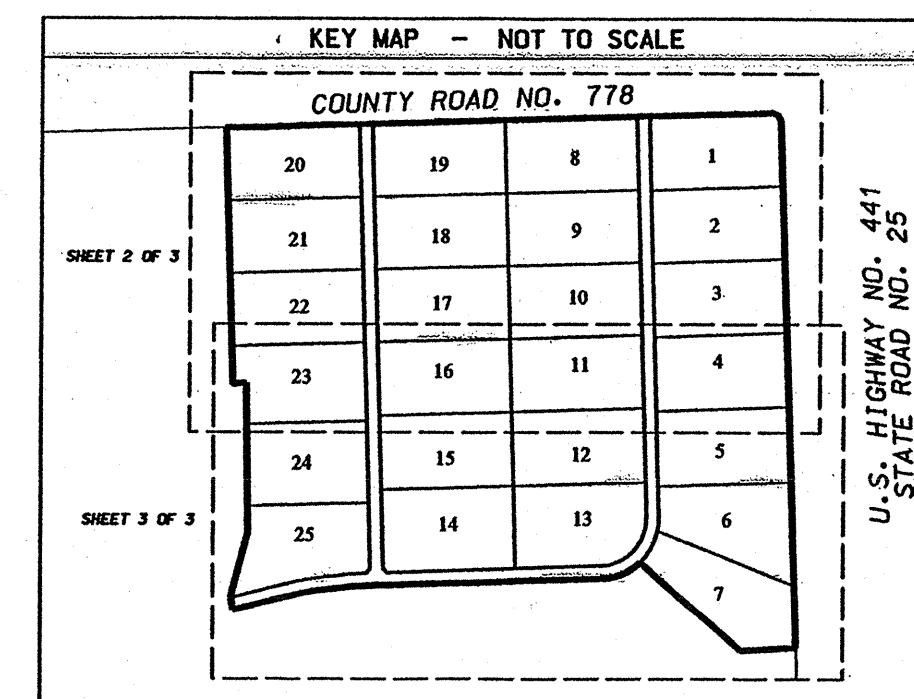
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 43°23'43" E	28.28'
L2	N 46°36'17" W	28.28'
L3	N 43°23'42" E	28.28'
L4	N 46°36'24" W	28.28'

SPECIAL NOTES

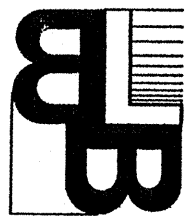
NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT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

NOTICE: ALL GRANTED 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 OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND SERVICES OF ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY, IN THE EVENT THAT A CABLE TELEVISION SERVICE DAMAGE OR DAMAGES ANY CABLE OR PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

NOTICE: WATER RUN OFF FROM EXISTING PUBLIC ROAD RIGHTS
OF WAY MAY OCCUR DURING HEAVY RAINS.

OFFICIAL RECORDS
BOOK PAGE

10/29/2025



BAILEY BISHOP & LANE, INC.
484 SW COMMERCE DRIVE, SUITE 135
P. O. BOX 3717
LAKE CITY, FL 32056-3717
PH. (386) 752-5640 FAX (386) 755-7771
Eng. Lic. 7362 Survey Lic. LB-0006685
BBL Job No. 040119SUM

RIVER RISE RESIDENTIAL SUBDIVISION, UNIT 1

IN
SECTION 16, TOWNSHIP 7 SOUTH, RANGE 17 EAST
COLUMBIA COUNTY, FLORIDA

PLAT BOOK 8 PAGE 51
SHEET 1 OF 3

DESCRIPTION:

PART OF SECTION 16, TOWNSHIP 7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NW 1/4 OF SAID SECTION 16 AND RUN THENCE N 00°49'56" W, ALONG THE EAST LINE OF SAID NW 1/4, 302.99 FEET TO THE POINT OF BEGINNING; THENCE S 75°57'31" W, 74.96 FEET; THENCE N 14°02'29" W, 60.00 FEET; THENCE N 15°16'42" E, 312.40 FEET TO SAID EAST LINE; THENCE N 00°49'56" W, ALONG SAID EAST LINE, 709.11 FEET; THENCE S 89°08'22" W, 64.29 FEET; THENCE N 01°41'56" W, 1221.89 FEET TO THE SOUTH RIGHT OF WAY OF SW COUNTY ROAD 778; THENCE N 88°23'30" E, ALONG SAID SOUTH RIGHT OF WAY, 690.98 FEET; THENCE N 88°23'42" E, STILL ALONG SAID SOUTH RIGHT OF WAY, 1887.63 FEET TO A POINT OF CURVE; THENCE RUN EASTERLY AND SOUTHERLY ALONG SAID SOUTH RIGHT OF WAY ALONG THE ARC OF SAID CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 50.00 FEET, A DELTA OF 88°30'42", A CHORD BEARING AND DISTANCE OF S 46°23'55" E - 69.79 FEET, AN ARC LENGTH OF 77.24 FEET TO THE WEST RIGHT OF WAY OF U.S. HIGHWAY NO. 441; THENCE S 01°52'49" E, ALONG SAID WEST RIGHT OF WAY, 2495.33 FEET; THENCE S 87°25'24" W, 265.11 FEET; THENCE N 48°34'56" W, 635.49 FEET TO A POINT ON A CURVE; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 280.00 FEET, A DELTA OF 41°33'41", A CHORD BEARING AND DISTANCE OF S 67°29'19" W - 198.68 FEET, AN ARC LENGTH OF 203.11 FEET; THENCE S 88°16'09" W, 1080.27 FEET TO A POINT OF CURVE; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 1970.00 FEET, A DELTA OF 12°18'38", A CHORD BEARING AND DISTANCE OF S 82°06'50" W - 422.46 FEET, AN ARC LENGTH OF 423.28 FEET; THENCE S 75°57'31" W, 176.31 FEET TO THE POINT OF BEGINNING.

CONTAINING 135.30 ACRES, MORE OR LESS.

CERTIFICATE OF DEDICATION & OWNERSHIP:

KNOW ALL MEN BY THESE PRESENTS THAT NEVIN G. SUMMERS, AS OWNER, AND MILLENNIUM BANK, AS MORTGAGEE, HAVE CAUSED THE LANDS HEREON SHOWN TO BE SURVEYED, SUBDIVIDED AND PLATTED, TO BE KNOWN AS RIVER RISE RESIDENTIAL SUBDIVISION, UNIT 1 AND THAT ALL RIGHTS-OF-WAY AND EASEMENTS ARE HEREBY DEDICATED FOR THE PERPETUAL USE OF THE PUBLIC FOR USES AS SHOWN HEREON.

OWNER:

BY: Nevin G. Summers
NEVIN G. SUMMERS

MORTGAGEE:

BY: Danny Gilliland
DANNY GILLILAND
VICE PRESIDENT
MILLENNIUM BANK

WITNESS

Roxanne L. Thomason
WITNESS

Michael LaFroe
WITNESS

ACKNOWLEDGEMENT:

STATE OF FLORIDA, COUNTY OF COLUMBIA

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 26 DAY OF December BY NEVIN G. SUMMERS, AS OWNER. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

SIGNED:

NOTARY PUBLIC

MY COMMISSION EXPIRES:

Notary Public State of Florida
Gladys R. Harger
My Commission DD425138
Expires 05/13/2009

ACKNOWLEDGEMENT:

STATE OF FLORIDA, COUNTY OF COLUMBIA

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF December 2005 BY DANNY GILLILAND, AS VICE-PRESIDENT OF MILLENNIUM BANK, FOR AND ON BEHALF OF SAID BANK. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

SIGNED:

NOTARY PUBLIC

MY COMMISSION EXPIRES:

Notary Public State of Florida
Roxanne L. Thomason
My Commission DD407981
Expires 03/16/2009

CERTIFICATE OF COUNTY SURVEYOR

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

NAME

Timothy A. Delbene, PLS

DATE

1/4/06

REGISTRATION NUMBER LS# 5594

NOTES:

1. BEARINGS ARE BASED ON THE BEARING BETWEEN FDOT GPS CONTROL POINTS 2903006GPS3 AND 2903006GPS4, BEING N 02°15'57" W.
2. SUBJECT PROPERTY LIES IN FLOOD ZONE "X", AN AREA OUTSIDE OF THE 500-YEAR FLOOD PLAIN PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 120070 0280 B. LAST REVISION DATE JANUARY 6, 1988 FLOOD ZONE LINES, IF ANY, ARE SCALED FROM FLOOD INSURANCE RATE MAPS, PROVIDED BY FEMA.
3. TOTAL ACRES IN SUBDIVISION IS 135.30 ACRES.
4. SUBDIVISION CONSISTS OF 25 LOTS, RANGING IN SIZE FROM 5.01 ACRES TO 5.58 ACRES.
5. BM DATUM IS NGVD 1929. CONTOURS DETERMINED FROM FIELD DATA.
6. PROPERTY IS ZONED A-3 (AGRICULTURAL - 3).
7. CLOSURE EXCEEDS 1: 10000.
8. ALL LOT CORNERS ARE SET IRON ROD & CAP (LB6685), UNLESS OTHERWISE INDICATED.
9. BUILDING SETBACKS ARE AS FOLLOWS:
FRONT - 30 FEET
SIDE - 25 FEET
REAR - 25 FEET
10. PRELIMINARY PLAT WAS APPROVED ON DECEMBER 16, 2004.
11. COLUMBIA COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF THE SIGN EASEMENTS.

CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS OF COLUMBIA COUNTY, FLORIDA

THIS IS TO CERTIFY THAT ON Dec. 15, 2005 THE AFOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS FOR COLUMBIA COUNTY, FLORIDA.

CHAIRMAN

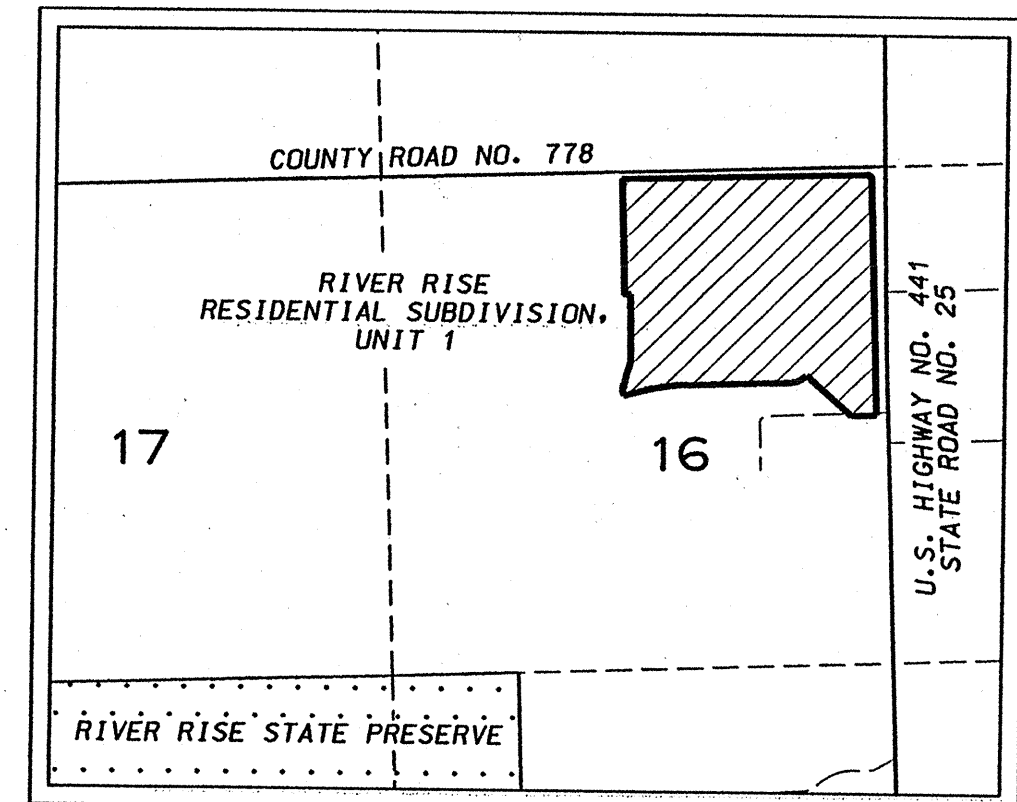
ATTEST:

CLERK OF CIRCUIT COURT

CERTIFICATE OF SUBDIVIDER'S ENGINEER

THIS IS TO CERTIFY THAT ON 12/21/05, JEROME J. LESZKIEWICZ, REGISTERED FLORIDA ENGINEER, AS SPECIFIED WITHIN CHAPTER 471, FLORIDA STATUTES, LICENSE NO. 53482, DOES HEREBY CERTIFY THAT ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN COMPLIANCE WITH THE APPROVED CONSTRUCTION PLANS AND IF APPLICABLE, ANY SUBMITTED "AS BUILT" BLUEPRINTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE BOARD OF COUNTY COMMISSIONERS OF COLUMBIA COUNTY, FLORIDA.

REGISTERED FLORIDA ENGINEER



LOCATION MAP
NOT TO SCALE

ACCEPTANCE FOR MAINTENANCE

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

SIGNED:

David Crowder
DIRECTOR OF PUBLIC WORKS

DATE: 1/5/06

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR COLUMBIA COUNTY, FLORIDA

EXAMINED ON January 5, 2006
AND
APPROVED AS TO LEGAL FORM AND SUFFICIENCY BY

Mark Joseph
COUNTY ATTORNEY

CLERK'S CERTIFICATE

THIS PLAT HAVING BEEN APPROVED BY THE COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS IS ACCEPTED FOR FILES AND RECORDED THIS 10 DAY OF January 2006 IN PLAT BOOK 8, PAGES 51-53.

SIGNED:

P. DeWitt Cason
CLERK OF CIRCUIT COURT

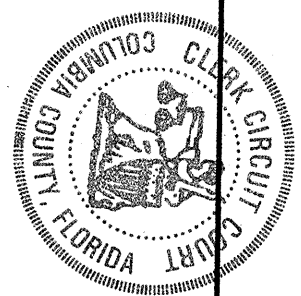
CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND THE COLUMBIA COUNTY LAND DEVELOPMENT CODE AND THAT THE PERMANENT REFERENCE MONUMENTS WERE INSTALLED AS OF THE 19th DAY OF Dec 2005. THE PERMANENT CONTROL POINTS AND LOT CORNERS WERE INSTALLED AS OF THE 19th DAY OF Dec 2005.

12-19-05
DATE

Scott Daniel
BRIAN SCOTT DANIEL
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 6449

BAILEY, BISHOP & LANE, INC
P.O. BOX 3717
LAKE CITY, FLORIDA 32056-3717
LB 6685



FILE NUMBER 2006-0005-71
FILED AND RECORDED IN THE OFFICIAL RECORDS
OF COLUMBIA COUNTY, FLORIDA
RECORDED
P. DEWITT CASON
CLERK OF CIRCUIT COURT
COLUMBIA COUNTY, FLORIDA
BY: Marcel Kees D.C.

OFFICIAL RECORDS
BOOK 8 PAGE 51
10/70/2005