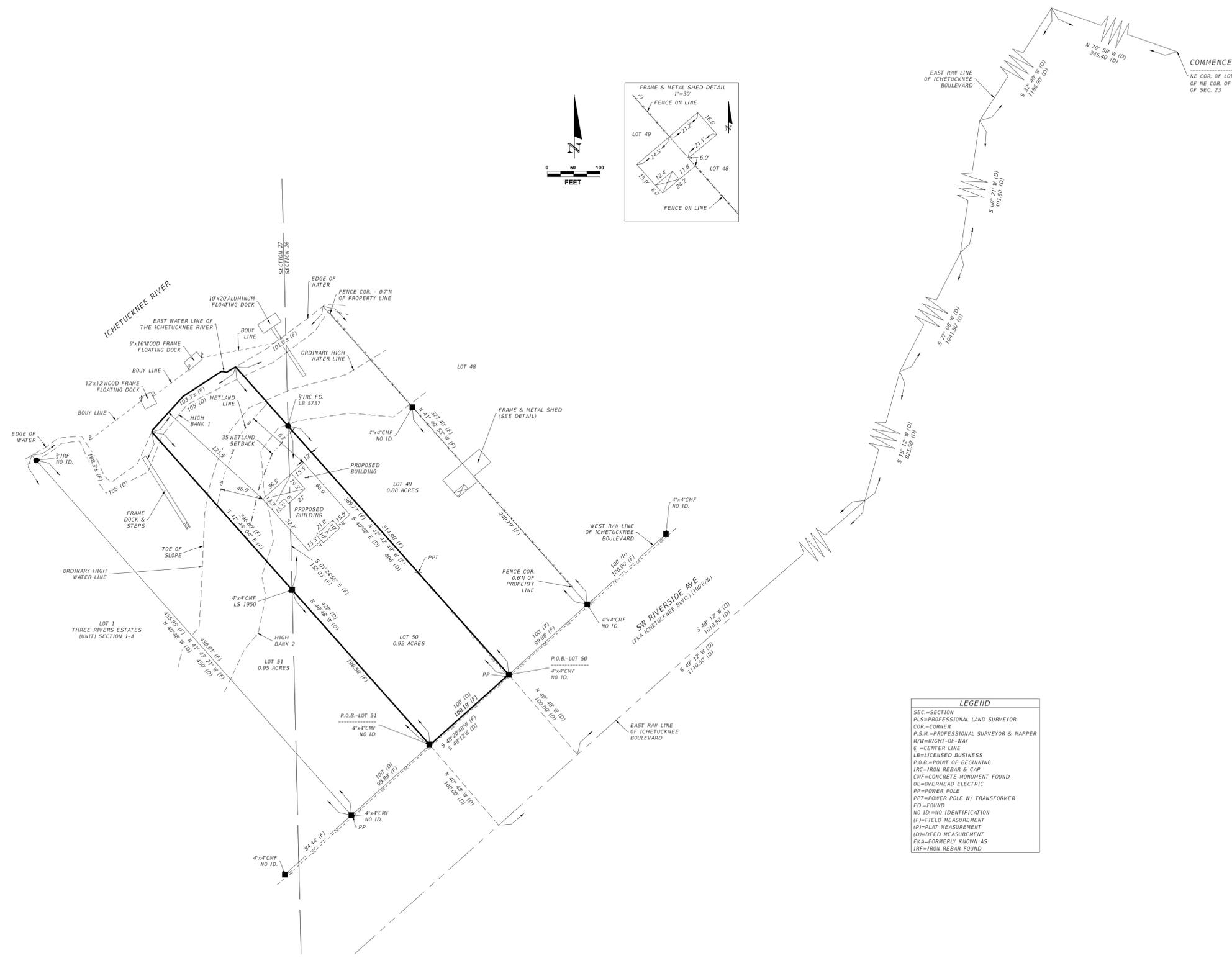
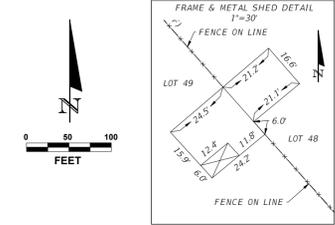


BOUNDARY SURVEY
 LOT 50, SECTION 1, THREE RIVERS ESTATES, INC.
 A SUBDIVISION OF PARTS OF LOTS 1 AND 4, SECTION 23,
 AND A PART OF LOT 3, SECTION 26
 TOWNSHIP 6 SOUTH, RANGE 15 EAST
 COLUMBIA COUNTY, FLORIDA



DESCRIPTION:
 Official Records Book 1481, Pages 2017-2018
 Lot 50, Section 1, Three Rivers Estates, Inc. a subdivision of parts of Lots 1 and 4, Section 23, and a part of Lot 3, Section 26, Township 6 South, Range 15 East, as recorded in Plat Book 3, Page 53, in the Official Records of Columbia County, Florida.
 MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 LOTS 50 OF THREE RIVERS ESTATES, SECTION NO. 1, an unrecorded Plat compiled by B.G. Moore, dated February 28, 1956, Columbia County, Florida, being more particularly described as follows:
COMMENCE at the Northeast corner of LOT 4 of the Northeast corner of the SW 1/4 of Section 23, Township 6 South, Range 15 East and run thence N 70°58' W, 345.4 feet to the East right-of-way of Ichetucknee Boulevard; thence run S 32°40' W, along said East line, 1136.9 feet; thence run S 08°21' W, along said East line, 401.6 feet; thence run S 27°08' W, along said East line, 1041.5 feet; thence run S 15°12' W, along said East line, 825.5 feet; thence run S 49°12' W, along said East line, 1010.5 feet; thence run N 40°48' W, on a perpendicular to said East right-of-way line, 100 feet to the West right-of-way of said Ichetucknee Boulevard for a POINT OF BEGINNING; thence run S 49°12' W, along said West right-of-way, 100 feet; thence run N 40°48' W, on a perpendicular to said West right-of-way line, 428 feet, more or less, to the East water line of the Ichetucknee River; thence run Northwesterly along said water line, 105 feet, more or less; thence run S 40°48' E, on a perpendicular to said West right-of-way line, 406 feet, more or less, to the POINT OF BEGINNING. Said lands being a part of LOT 3, Section 26 and LOT 1, Section 27, Township 6 South, Range 15 East, Columbia County, Florida.

- NOTES:**
- 1.) Monumentation is as shown and designated on the face of the plat.
 - 2.) Boundary based on monumentation found in place, instruction by client, and prior survey and subdivision by B.G. Moore, PLS.
 - 3.) Bearings based on State Plane Coordinates.
 - 4.) Improvements pertinent to survey were located by field ties.
 - 5.) Underground encroachments, if present, were not located with this survey.
 - 6.) This survey was made without benefit of a title search. There may be additional easements, restrictions, etc. not shown hereon but found in the Public Records. Issues regarding title, land use & zoning, easements & other encumbrances are not a part of the scope of a Boundary Survey and can only be revealed with a title search.
 - 7.) Date of field survey completion: June 4, 2025
 - 8.) Examination of the Flood Insurance Rate Maps (FIRM) for Columbia County shows that, per said maps, the described parcel lies within Flood Zone "AE", which according to said maps is inside of the 1% chance floodplain (ref: Map No. 12023C0458C). A base flood elevation of 33.1 feet has been determined.

LEGEND

SEC.=SECTION
 PLS.=PROFESSIONAL LAND SURVEYOR
 COR.=CORNER
 P.S.M.=PROFESSIONAL SURVEYOR & MAPPER
 R/W=RIGHT-OF-WAY
 C=CENTER LINE
 LB=LICENSED BUSINESS
 P.O.B.=POINT OF BEGINNING
 IRC=IRON REBAR & CAP
 C.M.F.=CONCRETE MONUMENT FOUND
 OE=OVERHEAD ELECTRIC
 PP=POWER POLE
 PPT=POWER POLE W/ TRANSFORMER
 FD=FOUND
 NO ID.=NO IDENTIFICATION
 (F)=FIELD MEASUREMENT
 (P)=PLAT MEASUREMENT
 (D)=DEED MEASUREMENT
 FKA=FORMERLY KNOWN AS
 IRF=IRON REBAR FOUND



NOTE: NOT ALL IMPROVEMENTS WERE LOCATED. ONLY THOSE THAT MAY BE ENCROACHING AND THAT WERE OR ARE A PART OF FLOATING DOCKS WERE LOCATED.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JAMES B. SMITH ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

NORTH FLORIDA PROFESSIONAL SERVICES, INC.
 P.O. BOX 3823
 LAKE CITY, FL 32056
 CERTIFICATE OF AUTHORIZATION: 29011
 JAMES B. SMITH, P.S.M. NO. 7335

THE ABOVE NAMED PROFESSIONAL SURVEYOR AND MAPPER SHALL BE RESPONSIBLE FOR THE FOLLOWING SHEETS IN ACCORDANCE WITH RULE 9J-17.002, F.A.C.

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION



NORTH FLORIDA PROFESSIONAL SERVICES, INC.
 P.O. BOX 3823
 LAKE CITY, FL 32056
 PH. 386-752-4675
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JOB NO. L251022AMI
 CA# 29011

DONALD & CHERYL CARUTHERS

SHEET
 NO.
 1