

RIVERS MANOR UNIT II

AN UNRECORDED SUBDIVISION IN THE SE 1/4 OF SECTION 1 AND THE NW 1/4 OF THE NE 1/4 OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA.

DESCRIPTION: LOT-7

A PART OF THE SE 1/4 OF SECTION 1, TOWNSHIP 5 SOUTH, RANGE 16 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SW CORNER OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 1, FOR A POINT OF BEGINNING; THENCE RUN N 89°20'28"E, ALONG THE SOUTH LINE THEREOF, 644.80 FEET TO THE SW CORNER OF LOT-1, RIVERS MANOR, UNIT 1 AS RECORDED IN PLAT BOOK 5 PAGE 139 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE N 0°13'03"W, ALONG THE WEST LINE OF SAID RIVERS MANOR UNIT 1, 644.34 FEET; THENCE S 88°39'40"W, 671.58 FEET TO THE EAST RIGHT-OF-WAY LINE OF DAVIS LANE, (A 60 FOOT ROAD); THENCE S 0°19'13"E, 307.93 FEET TO A POINT OF CURVE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 260.00 FEET, AN INCLUDED ANGLE OF 48°53'28"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, FOR AN ARC DISTANCE OF 221.86 FEET; THENCE S 41°25'45"E, 175.73 FEET TO THE POINT OF BEGINNING. CONTAINING 10.09 ACRES, MORE OR LESS. SUBJECT TO AN EASEMENT OVER AND ACROSS THE NORTH 10.00 FEET THEREOF FOR UTILITIES AND DRAINAGE.

DESCRIPTION: LOT-8

A PART OF THE SE 1/4 OF SECTION 1, TOWNSHIP 5 SOUTH, RANGE 16 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SW CORNER OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 1, AND RUN N 89°20'28"E, ALONG THE SOUTH LINE THEREOF, 644.80 FEET TO THE SW CORNER OF LOT-1, RIVERS MANOR UNIT 1 AS RECORDED IN PLAT BOOK 5 PAGE 139 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE N 0°18'09"W, ALONG THE WEST LINE OF SAID RIVERS MANOR UNIT 1, 644.34 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE N 0°18'09"W, 649.27 FEET; THENCE S 88°39'40"W, 671.78 FEET TO THE EAST RIGHT-OF-WAY LINE OF DAVIS LANE (A 60 FOOT ROAD); THENCE S 0°19'13"E, 649.27 FEET; THENCE N 88°39'40"E, 671.58 FEET TO THE POINT OF BEGINNING. COLUMBIA COUNTY, FLORIDA. CONTAINING 10.01 ACRES, MORE OR LESS. SUBJECT TO AN EASEMENT OVER AND ACROSS THE NORTH 10.00 FEET AND SOUTH 10.00 FEET THEREOF FOR UTILITIES AND DRAINAGE.

DESCRIPTION: LOT-9

A PART OF THE SE 1/4 OF SECTION 1, TOWNSHIP 5 SOUTH, RANGE 16 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SW CORNER OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 1, AND RUN N 89°20'28"E, ALONG THE SOUTH LINE THEREOF, 644.80 FEET TO THE SW CORNER OF LOT-1, RIVERS MANOR UNIT 1 AS RECORDED IN PLAT BOOK 5 PAGE 139 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE N 0°18'09"W, ALONG THE WEST LINE OF SAID RIVERS MANOR UNIT 1, 1293.61 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE N 0°18'09"W, 634.60 FEET; THENCE S 88°39'40"W, ALONG THE SOUTH LINE OF LOTS 11, 12 AND 13 OF SAID RIVERS MANOR UNIT 1, 747.96 FEET TO THE EAST RIGHT-OF-WAY LINE OF DAVIS LANE (A 60 FOOT ROAD); THENCE S 0°19'13"E, 1.07 FEET TO THE POINT OF CURVE OF A CURVE TO THE LEFT HAVING A RADIUS OF 200.00 FEET, AN INCLUDED ANGLE OF 33°23'54"; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 116.58 FEET TO A POINT OF REVERSE CURVE AND A CURVE TO THE RIGHT HAVING A RADIUS OF 260.00 FEET, AN INCLUDED ANGLE OF 33°23'54"; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 151.56 FEET; THENCE S 0°19'13"E, 378.96 FEET; THENCE N 88°39'40"E, 671.78 FEET TO THE POINT OF BEGINNING. COLUMBIA COUNTY, FLORIDA. CONTAINING 10.01 ACRES, MORE OR LESS. SUBJECT TO AN EASEMENT OVER AND ACROSS THE SOUTH 10.00 FEET AND THE WEST 15.00 FEET FOR UTILITY AND DRAINAGE.

DESCRIPTION: FOR DAVIS LANE.

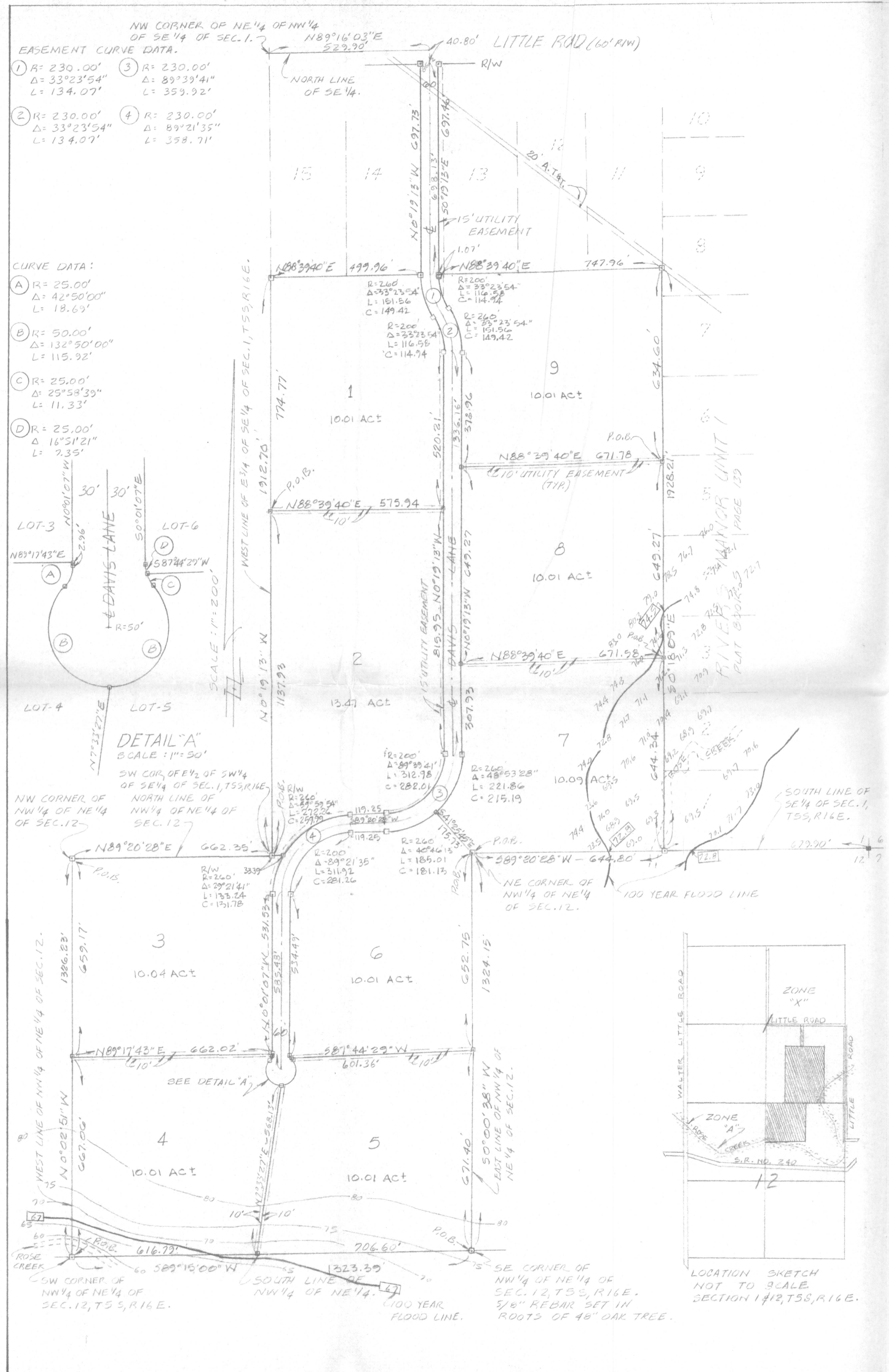
A 60.00 FOOT ROAD RIGHT-OF-WAY FOR INGRESS AND EGRESS AND UTILITIES IN THE EAST 1/2 OF SECTIONS 1 AND 12 OF TOWNSHIP 5 SOUTH, RANGE 16 EAST, THE CENTERLINE OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NW CORNER OF THE NE 1/4 OF NW 1/4 OF SE 1/4 OF SAID SECTION 1 AND RUN N 89°14'03"E, ALONG THE NORTH LINE THEREOF, 529.90 FEET; THENCE S 0°19'13"E, 40.80 FEET TO THE SOUTH RIGHT-OF-WAY OF LITTLE ROAD ACCORDING TO THE PLAT OF RIVERS MANOR UNIT NO. 1 AS RECORDED IN PLAT BOOK 5 PAGE 139 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA. SAID POINT BEING ALSO THE POINT OF BEGINNING FOR THE CENTERLINE OF SAID RIGHT-OF-WAY; THENCE S 0°19'13"W, ALONG SAID CENTERLINE, 698.13 FEET TO A POINT OF CURVE OF A CURVE TO THE LEFT HAVING A CENTERLINE RADIUS OF 230.00 FEET AND AN INCLUDED ANGLE OF 33°23'54"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 134.07 FEET TO THE POINT OF REVERSE CURVE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 230.00 FEET AND AN INCLUDED ANGLE OF 33°23'54"; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 134.07 FEET; THENCE S 0°19'13"E, 1336.16 FEET TO THE POINT OF CURVE OF A CURVE TO THE RIGHT HAVING A CENTERLINE RADIUS OF 230.00 FEET AND AN INCLUDED ANGLE OF 89°39'41"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 359.92 FEET; THENCE S 89°20'28"W, 119.25 FEET TO A POINT OF CURVE OF A CURVE TO THE LEFT HAVING A RADIUS OF 230.00 FEET, AN INCLUDED ANGLE OF 89°21'35"; THENCE CONTINUE SOUTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 338.91 FEET; THENCE S 0°01'07"E, 583.48 FEET TO THE RADIUS POINT OF A 50.00 FOOT CUL-DE-SAC AND THE END OF THE CENTERLINE OF SAID 60.00 FOOT RIGHT-OF-WAY SAID RIGHT-OF-WAY INCLUDES A CUL-DE-SAC OF 50.00 FOOT RADIUS CENTERED ON THE ABOVE DEFINED RADIUS POINT WITH A RETURN OF A 25.00 FOOT RADIUS AT THE INTERSECTION OF THE 50.00 FOOT ARC AND THE RIGHT-OF-WAYS OF SAID EASEMENT.

SURVEYOR'S NOTES:

- 1. BOUNDARY BASED ON MONUMENTATION FOUND IN THE FIELD AND ACCORDING TO CLIENTS REQUEST.
2. BEARINGS BASED ON SECTION BREAKDOWN BY THIS OFFICE.
3. SOME PORTIONS OF THIS UNRECORDED SUBDIVISION ARE IN ZONE "X" AND IS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP, DATED 6 JAN 1988, COMMUNITY PANEL NO. 120070 0125B AND 120070 0225B; HOWEVER, SOME PORTIONS OF LOTS 4 AND 5 ARE IN ZONE "A" AND HAS A BASE FLOOD ELEVATION OF 67 FEET, AND SOME PORTIONS OF LOTS 7 AND 8 ARE IN ZONE "A" AND HAS A BASE FLOOD ELEVATION OF 72.8 FEET TO 74.5 FEET. FLOOD ELEVATIONS FOR ZONE "A" WERE DETERMINED BY ARTHUR BREDENBAUGH, P.E. NO. 9162.

DATE: 19 DEC 1989
FOR: JOHN DEAS

BRITT SURVEYING
1426 WEST DUVAL STREET
LAKE CITY, FLORIDA 32055
(904) 752-7163



LEGEND: 1. ■ = CONCRETE MONUMENT FOUND.  
2. □ = CONCRETE MONUMENT, P.L.S. NO. 1079, SET.

BOUNDARY SURVEY IN SECTIONS 1 AND 12, TOWNSHIP 5 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA.

**DESCRIPTION: LOT-1**  
A PART OF THE SE 1/4 OF SECTION 1, TOWNSHIP 5 SOUTH, RANGE 16 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCE AT THE SW CORNER OF THE EAST 1/2 OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 1, AND RUN N 0°19'13"W, 1137.93 FEET, TO A POINT OF BEGINNING; THENCE CONTINUE ALONG SAID LINE AND ITS PROJECTION N 0°19'13"W, 774.77 FEET TO THE SW CORNER OF LOT-15 OF RIVERS MANOR UNIT NO. 1 AS PER PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 139 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE N 88°39'40"E, 499.96 FEET TO THE WEST RIGHT-OF-WAY LINE OF DAVIS LANE (A 60 FOOT ROAD), SAID POINT BEING THE POINT OF CURVE OF A CURVE TO THE LEFT HAVING A RADIUS OF 260.00 FEET, AN INCLUDED ANGLE OF 33°23'54"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 151.56 FEET TO A POINT OF REVERSE CURVE; THENCE SOUTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 200.00 FEET, AN INCLUDED ANGLE OF 33°23'54"; FOR AN ARC DISTANCE OF 116.58 FEET, TO THE END OF SAID CURVE; THENCE S 0°19'13"E, 520.21 FEET; THENCE S 89°39'40"W, 575.34 FEET TO THE POINT OF BEGINNING, COLUMBIA COUNTY, FLORIDA. CONTAINING 10.01 ACRES, MORE OR LESS.  
SUBJECT TO AN EASEMENT OVER AND ACROSS THE SOUTH 10.00 FEET AND THE EAST 15.00 FEET THEREOF FOR UTILITY AND DRAINAGE.

**DESCRIPTION: LOT-2**  
A PART OF THE SE 1/4 OF SECTION 1, TOWNSHIP 5 SOUTH, RANGE 16 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGIN AT THE SW CORNER OF THE EAST 1/2 OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 1, AND RUN N 0°19'13"W, ALONG THE WEST LINE THEREOF, 1137.93 FEET; THENCE N 88°39'40"E, 575.34 FEET; TO THE WEST RIGHT-OF-WAY LINE OF DAVIS LANE; (A 60.00 FOOT ROAD) THENCE S 0°19'13"E, ALONG SAID RIGHT-OF-WAY, 815.95 FEET; TO A POINT OF CURVE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET AND AN INCLUDED ANGLE OF 89°39'41"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 312.98 FEET; THENCE S 89°20'28"W, 119.25 FEET TO A POINT OF CURVE OF A CURVE TO THE LEFT HAVING A RADIUS OF 260.00 FEET, AND AN INCLUDED ANGLE OF 59°59'54"; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 272.26 FEET; THENCE S 89°20'28"W, 333.39 FEET TO THE POINT OF BEGINNING, COLUMBIA COUNTY, FLORIDA. CONTAINING 13.47 ACRES, MORE OR LESS.  
SUBJECT TO AN EASEMENT OVER AND ACROSS THE NORTH 10.00 FEET, AND THE EAST AND SOUTH 15.00 FEET FOR UTILITIES AND DRAINAGE.

**DESCRIPTION: LOT-3**  
A PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 16 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGIN AT THE NW CORNER OF SAID NW 1/4 OF THE NE 1/4 AND RUN N 89°20'28"E, ALONG THE NORTH LINE THEREOF, 662.35 FEET TO THE NE CORNER OF THE WEST 1/2 OF SAID NW 1/4 OF THE NE 1/4; THENCE CONTINUE N 89°20'28"E, 333.39 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF DAVIS LANE (A 60.00 FOOT ROAD) SAID POINT BEING ON THE ARC OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 260.00 FEET; AND AN INCLUDED ANGLE OF 29°21'41"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 133.24 FEET; THENCE S 0°01'07"E, ALONG SAID RIGHT-OF-WAY 531.53 FEET; THENCE S 89°19'43"W, 662.02 FEET TO THE WEST LINE OF THE NE 1/4 OF SAID SECTION 12; THENCE N 0°02'51"W, 659.17 FEET TO THE POINT OF BEGINNING, COLUMBIA COUNTY, FLORIDA. CONTAINING 10.09 ACRES, MORE OR LESS.  
SUBJECT TO AN EASEMENT OVER AND ACROSS THE SOUTH 10.00 FEET AND THE EAST 15.00 FEET FOR UTILITIES AND DRAINAGE.

**DESCRIPTION: LOT-4**  
A PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 16 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGIN AT THE SW CORNER OF SAID NW 1/4 OF THE NE 1/4 AND RUN N 0°02'51"W, ALONG THE WEST LINE THEREOF, 667.06 FEET; THENCE N 89°17'43"E, 662.02 FEET TO THE WEST RIGHT-OF-WAY LINE OF DAVIS LANE (A 60 FOOT ROAD); THENCE S 0°01'07"E, ALONG SAID RIGHT-OF-WAY, 299.6 FEET TO A POINT OF CURVE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, AN INCLUDED ANGLE OF 42°50'00"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 18.63 FEET TO THE POINT OF REVERSE CURVE OF A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET, AND AN INCLUDED ANGLE OF 132°50'00"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 115.92 FEET; THENCE S 7°33'27"W, 568.13 FEET TO THE SOUTH LINE OF SAID NW 1/4 OF THE NE 1/4; THENCE S 89°15'W, 616.79 FEET TO THE POINT OF BEGINNING, COLUMBIA COUNTY, FLORIDA. CONTAINING 10.01 ACRES, MORE OR LESS.  
SUBJECT TO AN EASEMENT OVER AND ACROSS THE NORTH 10.00 FEET AND THE EAST 10.00 FEET FOR UTILITIES AND DRAINAGE.

**DESCRIPTION: LOT-5**  
A PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 16 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGIN AT THE SE CORNER OF THE NW 1/4 OF THE NE 1/4 AND RUN S 89°15'W, ALONG THE SOUTH LINE THEREOF, 706.60 FEET; THENCE N 7°33'27"E, 568.13 FEET TO A POINT ON A CURVE, SAID POINT BEING ON THE ARC OF A CUL-DE-SAC, HAVING A RADIUS OF 50.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, THROUGH AN INCLUDED ANGLE OF 132°50'00" FOR AN ARC DISTANCE OF 115.92 FEET TO A POINT OF REVERSE CURVE; THENCE NORTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, AN INCLUDED ANGLE OF 25°58'39" FOR AN ARC DISTANCE OF 11.33 FEET; THENCE N 87°44'29"E, 601.36 FEET TO THE EAST LINE OF THE SAID NW 1/4 OF THE NE 1/4; THENCE S 0°00'38"W, 671.40 FEET TO THE POINT OF BEGINNING, COLUMBIA COUNTY, FLORIDA. CONTAINING 10.01 ACRES, MORE OR LESS.  
SUBJECT TO AN EASEMENT OVER AND ACROSS THE WEST 10.00 FEET; AND THE NORTH 10.00 FEET FOR UTILITIES AND DRAINAGE.

**DESCRIPTION: LOT-6**  
A PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 16 EAST, AND A PART OF THE EAST 1/2 OF THE SW 1/4 OF THE SE 1/4 OF SECTION 1, TOWNSHIP 5 SOUTH, RANGE 16 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGIN AT THE NE CORNER OF THE NW 1/4 OF THE NE 1/4 OF SAID SECTION 12 AND RUN S 0°00'38"W, ALONG THE EAST LINE THEREOF, 652.75 FEET; THENCE S 87°44'29"W, 601.36 FEET TO THE EAST RIGHT-OF-WAY LINE OF DAVIS LANE (A 60 FOOT ROAD) SAID POINT BEING ON THE ARC OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 25.00 FEET AND AN INCLUDED ANGLE OF 16°51'21"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 2.35 FEET; THENCE N 0°01'07"W, 534.49 FEET TO A POINT OF CURVE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET, AN INCLUDED ANGLE OF 89°21'35"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 311.92 FEET; THENCE N 89°20'28"E, 119.25 FEET, TO A POINT OF CURVE OF A CURVE TO THE LEFT HAVING A RADIUS OF 260.00 FEET, AN INCLUDED ANGLE OF 40°48'13"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 185.01 FEET; THENCE S 41°23'45"E, 175.73 FEET TO THE POINT OF BEGINNING, COLUMBIA COUNTY, FLORIDA. CONTAINING 10.01 ACRES, MORE OR LESS.  
SUBJECT TO AN EASEMENT OVER AND ACROSS THE SOUTH 10.00 FEET THEREOF FOR UTILITIES AND DRAINAGE.

**RIVERS MANOR UNIT II**  
AN UNRECORDED SUBDIVISION IN THE SE 1/4 OF SECTION 1 AND THE NW 1/4 OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA

**SURVEYOR'S CERTIFICATION:**  
I, THE UNDERSIGNED REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT A SURVEY OF THE ABOVE DESCRIBED PROPERTY WAS MADE UNDER MY DIRECTION AND THAT THIS IS A TRUE AND CORRECT REPRESENTATION THEREOF TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN AND THAT THE IMPROVEMENTS ARE AS INDICATED HEREON. THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA. (CHAPTER 21 HH-6 F.A.C.)

LAUREN E. BRIT, P.L.S.  
FLA. CERT. NO. 1079

DATE: 19 DEC 1989  
FB: 99 PAGE 10  
FOR: JOHN DEAS

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