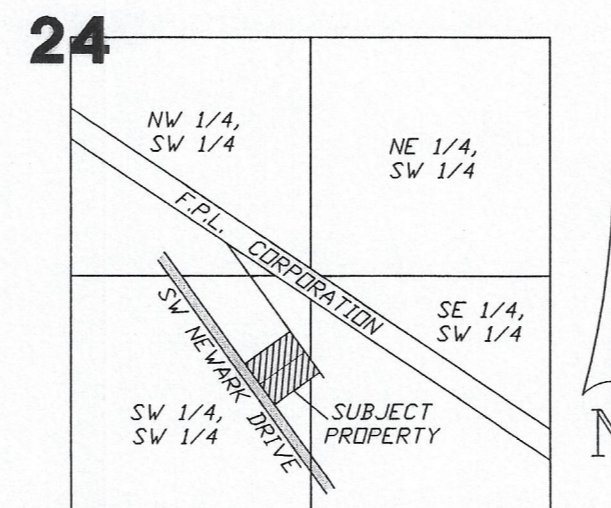


"THREE RIVERS ESTATES UNIT # 22 - ADDITION"

A RE-PLAT OF LOTS 8, 9, AND 10, THREE RIVER ESTATES, UNIT # 22,
 SECTION 24, TOWNSHIP 6 SOUTH, RANGE 15 EAST,
 COLUMBIA COUNTY, FLORIDA

PLAT BOOK 10
 PAGES 38
 SHEET 1 OF 2



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

DEDICATION:

KNOW ALL MEN BY THESE PRESENT THAT ELIZABETH A. WRIGHT, AS OWNER, HAS CAUSED THE LANDS HEREON DESCRIBED, TO BE SURVEYED, SUBDIVIDED AND PLATTED, TO BE KNOWN AS "THREE RIVERS ESTATES UNIT # 22 - ADDITION" A RE-PLAT OF LOTS 8, 9, AND 10 OF THREE RIVERS ESTATES UNIT # 22, 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 NOT DEDICATED TO THE PUBLIC BUT WILL BE PRIVATELY OWNED AND MAINTAINED BY A PRIVATE OWNER'S ASSOCIATION.

ATTESTS

[Signature]
 WITNESS AS TO OWNER
[Signature]
 WITNESS AS TO OWNER
[Signature]
 ELIZABETH A. WRIGHT

ACKNOWLEDGMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA.

I HEREBY CERTIFY THAT ON THIS DAY OF , 2026 A.D., BEFORE ME PERSONALLY APPEARED ELIZABETH A. WRIGHT, 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.

[Signature]
 NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: July 10, 2028

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 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.

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: May 6, 2026

[Signature]
 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 26th DAY OF May, 2026, A.D., IN PLAT BOOK 10, PAGE 38-39

[Signature]
 CLERK OF COURT, COLUMBIA COUNTY, FLORIDA

APPROVAL: STATE OF FLORIDA, COUNTY OF COLUMBIA.

THIS PLAT IS HEREBY APPROVED BY THE COLUMBIA COUNTY ADMINISTRATOR OR DESIGNEE THIS DAY OF May 5, 2026, A.D.

[Signature]
 COLUMBIA COUNTY ADMINISTRATOR

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: [Signature] DATE: 5/20/26 REGISTRATION #: 6449

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.

[Signature]
 L. SCOTT BRITT, PSM #5757

5-01-26
 DATE

BRITT SURVEYING & MAPPING, LLC

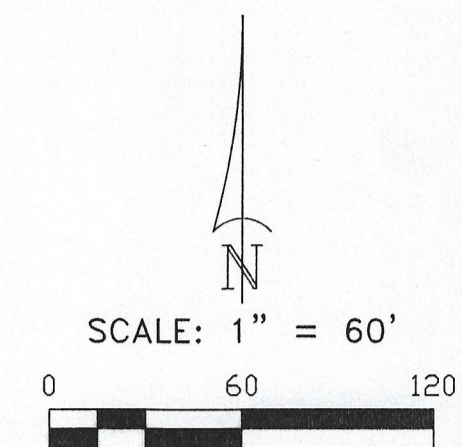
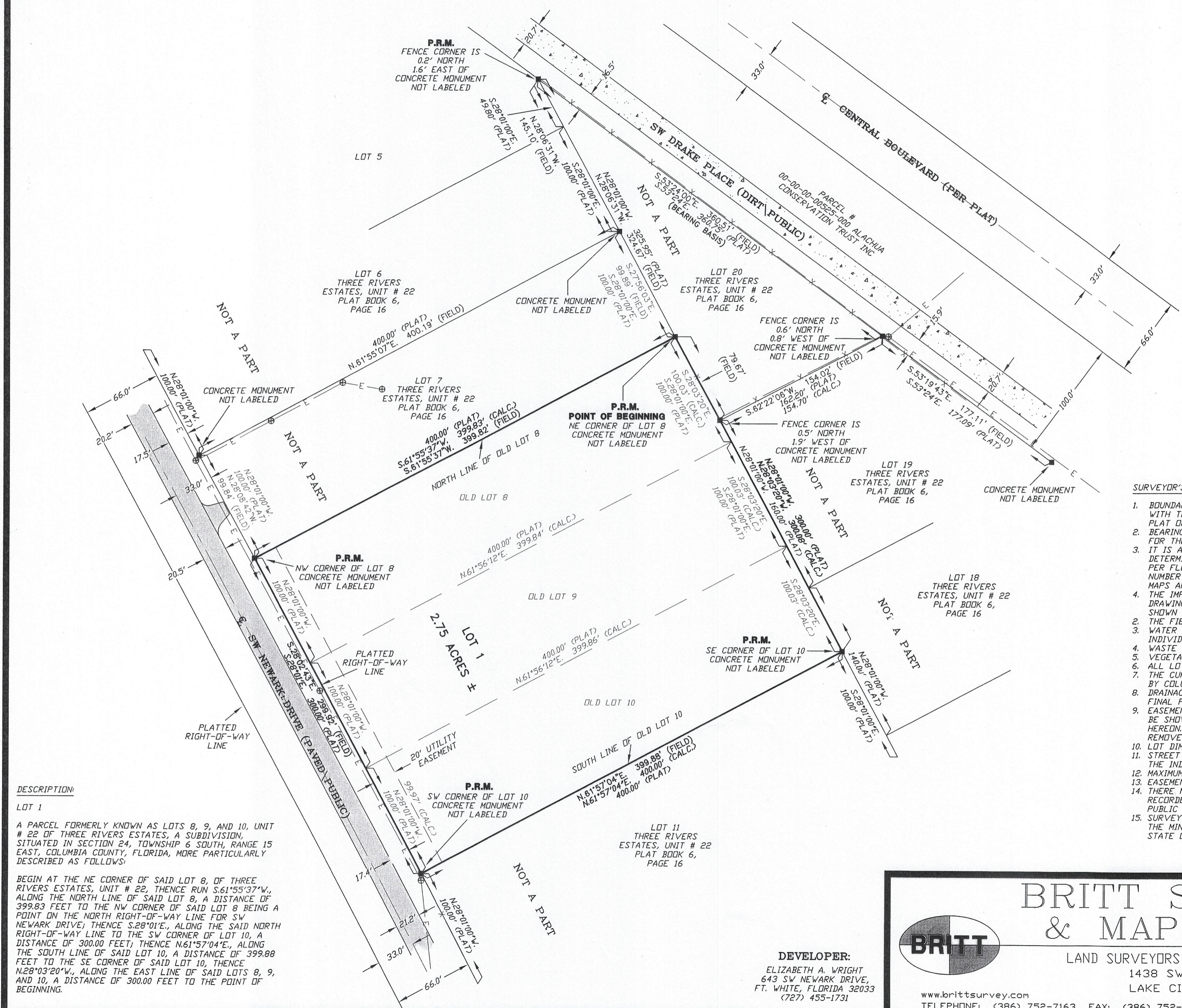
LAND SURVEYORS AND MAPPERS, L.B. # 8016
 1438 SW MAIN BOULEVARD
 LAKE CITY, FLORIDA 32025

DEVELOPER:
 ELIZABETH A. WRIGHT
 643 SW NEWARK DRIVE,
 FT. WHITE, FLORIDA 32033
 (727) 455-1731

www.brittsurvey.com
 TELEPHONE: (386) 752-7163 FAX: (386) 752-5573 JOB NUMBER: **L-32167**

"THREE RIVERS ESTATES UNIT # 22 - ADDITION"

A RE-PLAT OF LOTS 8, 9, AND 10, THREE RIVER ESTATES, UNIT # 22,
SECTION 24, TOWNSHIP 6 SOUTH, RANGE 15 EAST,
COLUMBIA COUNTY, FLORIDA



SYMBOL LEGEND:	
■	4"x4" CONCRETE MONUMENT FOUND
□	4"x4" CONCRETE MONUMENT SET
○	IRON PIPE FOUND
⊙	IRON REBAR AND CAP SET
×	"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

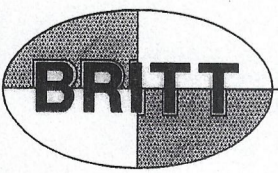
- SURVEYOR'S NOTES:**
- BOUNDARY BASED ON MONUMENTATION FOUND IN ACCORDANCE WITH THE RETRACEMENT OF THE ORIGINAL SURVEY FOR SAID PLAT OF RECORD.
 - BEARINGS ARE BASED ON A PLATTED BEARING OF S.53°24'E, FOR THE NORTH LINE OF LOT 20, AS SHOWN HEREON.
 - IT IS APPARENT THAT THIS PARCEL IS IN ZONE "X" AND 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.
 - THE IMPROVEMENTS, IF ANY, INDICATED ON THIS SURVEY DRAWING ARE AS LOCATED ON DATE OF FIELD SURVEY AS SHOWN HEREON.
 - THE FIELD WORK WAS PERFORMED ON 02/11/2025.
 - WATER SOURCE FOR ALL LOTS WILL BE PROVIDED BY LOCAL INDIVIDUAL LOT OWNERS.
 - WASTE WATER DISPOSAL TO BE INDIVIDUAL SEPTIC TANKS.
 - VEGETATION IS GRASS LAND AND WOODED.
 - ALL LOTS TO BE USED FOR RESIDENTIAL PURPOSES.
 - THE CURRENT ZONING ON THIS PARCEL IS "A-3", APPROVED BY COLUMBIA COUNTY, FLORIDA.
 - DRAINAGE EASEMENTS AS REQUIRED WILL BE SHOWN ON THE FINAL PLAT.
 - EASEMENTS ARE TO BE PROVIDED FOR UTILITIES, AND WILL BE SHOWN ON FINAL PLAT TO SERVICE ALL LOTS SHOWN HEREON. THESE EASEMENTS WILL BE LOCATED SO AS TO REMOVE THE MINIMUM NUMBER OF TREES ON THE PROPERTY.
 - LOT DIMENSIONS ARE SUBJECT TO FINAL CALCULATIONS.
 - STREET LIGHTING WILL BE INSTALLED AND PROVIDED, BY THE INDIVIDUAL LOT OWNERS.
 - MAXIMUM LOT COVERAGE BY ALL BUILDINGS IS 30%.
 - EASEMENTS AND SETBACKS 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 REQUIREMENTS OF THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA.

DESCRIPTION
LOT 1

A PARCEL FORMERLY KNOWN AS LOTS 8, 9, AND 10, UNIT # 22 OF THREE RIVERS ESTATES, A SUBDIVISION, SITUATED IN SECTION 24, TOWNSHIP 6 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NE CORNER OF SAID LOT 8, OF THREE RIVERS ESTATES, UNIT # 22, THENCE RUN S.61°55'37"W., ALONG THE NORTH LINE OF SAID LOT 8, A DISTANCE OF 399.83 FEET TO THE NW CORNER OF SAID LOT 8 BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE FOR SW NEWARK DRIVE; THENCE S.28°01'E., ALONG THE SAID NORTH RIGHT-OF-WAY LINE TO THE SW CORNER OF LOT 10, A DISTANCE OF 300.00 FEET; THENCE N.61°57'04"E., ALONG THE SOUTH LINE OF SAID LOT 10, A DISTANCE OF 399.88 FEET TO THE SE CORNER OF SAID LOT 10, THENCE N.28°03'20"W., ALONG THE EAST LINE OF SAID LOTS 8, 9, AND 10, A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING.

DEVELOPER:
ELIZABETH A. WRIGHT
643 SW NEWARK DRIVE,
FT. WHITE, FLORIDA 32033
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