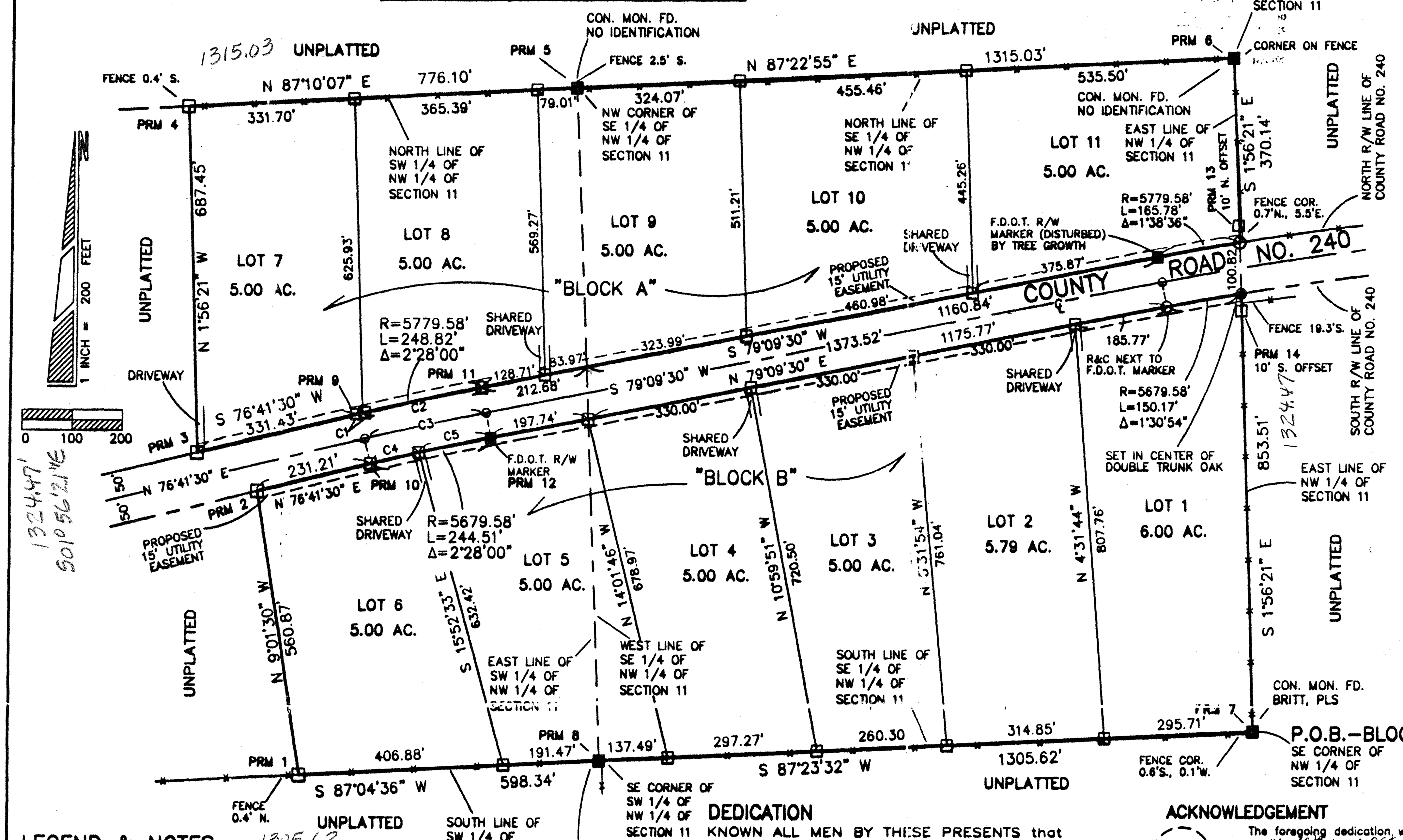
WILSON PLACE

IN THE SOUTH 1/2 OF THE N.W. 1/4 OF SECTION 11 TOWNSHIP 5 SOUTH, RANGE 16 EAST COLUMBIA COUNTY, FLORIDA

DEVELOPER
Richard Bryan Philpot
Route 14, Box 1603, Lake City, FL 32024
Ph: Richard Bryan Philpot (904) 755-0346

CURVE TABLE

CURVE NO.	RADIUS	DELTA	ARC LENGTH	CHORD DIST.	CHORD BEARING
C1	5779.58'	0°04'05"	6.87'	6.87'	S76°43'33"W
C2	5779.58'	2°23'55"	241.95'	241.93'	S77°57'33"W
C3	5729.58'	2°28'00"	246.67'	246.65'	S77°55'30"W
C4	5679.58'	0°59'48"	98.79'	98.79'	S77°11'24"W
C5	5679.58'	1°28'12"	145.72'	145.72'	S78°25'24"W



DESCRIPTION

A parcel of land lying in the South 1/2 of the Northwest 1/4 of Section 11, Township 5 South, Range 16 East, Columbia County, Florida, being more particularly described as follows:

BEGIN at the Northeast Corner of the Southeast 1/4 of the Northwest 1/4 of Section 11, Township 5 South, Range 16 East, Columbia County, Florida, and run S 01°56'21" E along the East line of the Northwest 1/4 of said Section 11 a distance of 370.14 feet to the Northerly Right-of-Way line of County Road No. 240 said point being on the arc of a curve concave to the South having a radius of 5779.58 feet and a central angle of 01°38'36"; thence Westerly along the arc of said curve, being also said Northerly Right-of-Way line, 165.78 feet to the Point of Tangency of said curve; thence run S 79°09'30" W along said Northerly Right-of-Way line 1160.84 feet to the East line of the Southwest 1/4 of the Northwest 1/4 of said Section 11; thence continue S 79°09'30" W still along said Northerly Right-of-Way line 212.68 feet to the Point of Curvature of a curve concave to the Southeast having a radius of 5779.58 feet and a central angle of 2°28'00"; thence run Southwesterly along the arc of said curve, being also said Northerly Right-of-Way line, 248.82 feet to the Point of Tangency; thence run S 76°41'30" W still along said Northerly Right-of-Way line 331.43 feet; thence run N 01°56'21" W a distance of 687.45 feet to the North line of the Southwest 1/4 of the Northwest 1/4 of said Section 11; thence run N 87°10'07" E along said North line 776.10 feet to the Northwest corner of the Southeast 1/4 of the Northwest 1/4 of said Section 11; thence run N 87°22'55" E along the North line of the Southeast 1/4 of the Northwest 1/4 of said Section 11 a distance of 1315.03 feet to the POINT OF BEGINNING.

AND ALSO:

BEGIN at the Southeast Corner of the Northwest 1/4 of Section 11, Township 5 South, Range 16 East, Columbia County, Florida, and run S 87°23'32" W along the South line of the Southeast 1/4 of the Northwest 1/4 of said Section 11 a distance of 1305.62 feet to the Southeast Corner of the Southwest 1/4 of the Northwest 1/4 of said Section 11; thence run S 87°04'36" W along the South line of the Southwest 1/4 of the Northwest 1/4 of said Section 11 a distance of 598.34 feet; thence run N 09°01'30" W a distance of 560.87 feet to the Southerly Right-of-Way line of County Road No. 240; thence run N 76°41'30" E along said Southerly Right-of-Way line 231.21 feet to the Point of Curvature of a curve concave to the Southeast having a radius of 5679.58 feet and a central angle of 2°28'00"; thence run Northeasterly along arc of said curve, being also said Southerly Right-of-Way line, 244.51 feet to the Point of Tangency; thence run N 79°09'30" E still along said Southerly Right-of-Way line 197.74 feet to the West line of the Southeast 1/4 of the Northwest 1/4 of said Section 11; thence continue N 79°09'30" E still along said Southerly Right-of-Way line 1175.77 feet to the Point of Curve of a curve concave to the South having a radius of 5679.58 feet and a central angle of 01°30'54"; thence Easterly along the arc of said curve, being also said Northerly Right-of-Way line 150.17 feet to the East line of the Northwest 1/4 of said Section 11; thence run S 01°56'21" E along said East line 853.51 feet to the POINT OF BEGINNING.

ALTOGETHER, Containing 56.79 acres, more or less.

NOTICE: All Platted 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 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.

LEGEND & NOTES

1.) □ PRM = P.R.M. set with brass cap stamped LB 7042
2.) □ = 4"x 4" Concrete Monument set, LB 7042
3.) ■ = Concrete P.R.M. found in place from previous subdivision phase, or other found monuments.
4.) Boundary based on description from client, monuments found in place, prior surveys in area by Wattles-Lee and Assoc., Inc., prior surveys by Kenneth Havird, PLS, prior surveys by B.G. Moore, PLS, prior survey by this Company, and Florida Department of Transportation Right-of-Way maps of County Road No. 240 (formerly State Road 240).
5.) Bearings projected from West line of Section 11 and based on the above referenced Wattles-Lee surveys.
6.) Interior improvements or underground encroachments, if present, were not located with this survey.
7.) Survey closure precision exceeds the requirements of the Minimum Technical Standards for Land Surveying in Florida.
8.) Examination of the Flood Insurance Rate Maps (FIRM) for Columbia County shows that, per said maps, the described parcel lies within which Flood Zone "X", according to said maps is outside of the 500 year flood plain (ref: Community Panel No. 120070 0225 B).
9.) Preliminary approval: May 17, 2001.
10.) Water supply by individual wells and sewage disposal by individual septic tank/drainfields per County and Health Dept. approval.
11.) Zoning classification: Agricultural - 3
12.) Building Setback requirements: Front (street) = 30' Side and Rear = 25'
13.) ● = Nail and Disk set, LB 7042
14.) ○ = Rebar and Cap set, LB 7042

COMMISSION APPROVAL

SIGNED: Dewey A. Weaver
Chairman
DATE : 12/10/2001.
ATTEST:

CLERK'S CERTIFICATE

THIS PLAT having been approved by the Columbia County Board of County Commissioners is accepted for files and recorded this ______ day of ______, 20____, in Plat Book ____, Page ______.
SIGNED:

PLAT ABBREVIATIONS

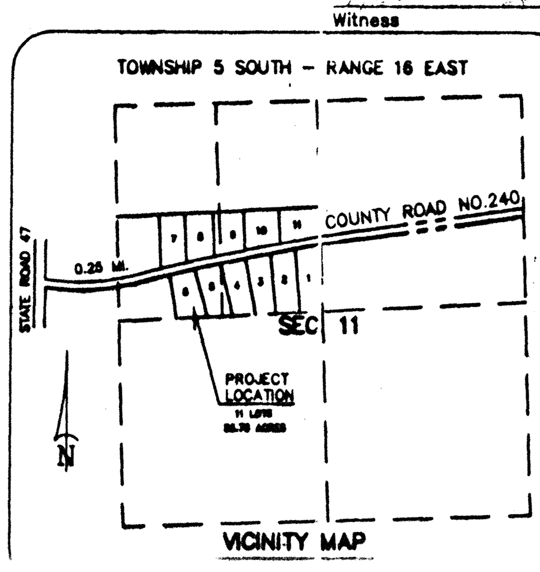
LB	= LICENCED BUSINESS		
RLS	= REGISTERED LAND SURVEYOR		
PLS	= PROFESSIONAL LAND SURVEYOR		
PSM	= PROFESSIONAL SURVEYOR & MAPPER		
PRM	= PERMANENT REFERENCE MONUMENT		
POB	= POINT OF BEGINNING		
R&C	= REBAR AND CAP		
FDOT	= FLORIDA DEPT. OF TRANSPORTATION		
COR	= CORNER	CON	= CONCRETE
FD	= FOUND	AC	= ACRES
Δ	= DELTA	L	= ARC LENGTH
R	= RADIUS	R/W	= RIGHT-OF-WAY

SHEET 1 OF 1

DEDICATION

KNOWN ALL MEN BY THESE PRESENTS that Richard Bryan Philpot & Leanne Brown Philpot, as owners, and Ray V. Wilson, Jr. & Clem T. Wilson, as mortgage holders, has caused the lands hereon shown to be surveyed, subdivided and plotted, to be known as WILSON PLACE, and that all easements are hereby dedicated to the perpetual use of the Public for uses as shown hereon.

Richard Bryan Philpot, owner — Witness: Lori G. Simpson; Witness: Stephanie Hucker
Leanne Brown Philpot, owner — Witness: Lori G. Simpson; Witness: Stephanie Hucker
Ray V. Wilson, Jr., mortgage holder — Witness: Marjorie L. Latshaw; Witness: Robert R. Latshaw
Clem T. Wilson, mortgage holder — Witness: Michael H. Askew; Witness



ACKNOWLEDGEMENT

The foregoing dedication was acknowledged before me this 10th day of Oct, 2001, by Richard Bryan Philpot, as owner. He is personally known to me or has produced ______ identification and (did / did not) take an oath.
NOTARY SEAL: ELAINE K. TOLAR MY COMMISSION # DD 031554 EXPIRES: October 2, 2005 Bonded Thru Notary Public Underwriters
My Commission Expires: ______
STATE OF FLORIDA COUNTY OF COLUMBIA
SIGNED: Elaine K. Tolar
Notary Public

ACKNOWLEDGEMENT

The foregoing dedication was acknowledged before me this 10th day of Oct, 2001, by Leanne Brown Philpot, as owner. She is personally known to me or has produced ______ identification and (did / did not) take an oath.
NOTARY SEAL: ELAINE K. TOLAR MY COMMISSION # DD 031554 EXPIRES: October 2, 2005 Bonded Thru Notary Public Underwriters
My Commission Expires:
STATE OF FLORIDA COUNTY OF COLUMBIA
SIGNED: Elaine K. Tolar
Notary Public

ACKNOWLEDGEMENT

The foregoing dedication was acknowledged before me this 3 day of OCT, 2001, by Ray V. Wilson Jr., as mortgage holder. He is personally known to me or has produced ______ identification and (did / did not) take an oath.
NOTARY SEAL: OFFICIAL NOTARY SEAL HAZEL L. WILSON NOTARY PUBLIC STATE OF FLORIDA COMMISSION NO. DD030486 MY COMMISSION EXP. JUNE 24,2005
My Commission Expires:
STATE OF FLORIDA COUNTY OF COLUMBIA
SIGNED: Hazel L. Wilson
Notary Public

ACKNOWLEDGEMENT

The foregoing dedication was acknowledged before me this 18th day of Sept, 2001, by Clem T Wilson, as owner. He is personally known to me or has produced ______ identification and (did / ~~did not~~) take an oath.
NOTARY SEAL [redacted]
My Commission Expires: 06/17/02
STATE OF ~~FLORIDA~~ TX COUNTY OF ~~COLUMBIA~~ Tarrant
SIGNED: Vicki L. Askew
Notary Public

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.

COUNTY ATTORNEY'S CERTIFICATE

I HEREBY CERTIFY that I have examined the foregoing Plat and that it complies with the Columbia County Subdivision Ordinance and Chapter 177 of the Florida Statutes.
SIGNED: Marlin Feagle DATE: 01/07/02
County Attorney, Columbia County

CERTIFICATE OF COUNTY SURVEYOR

Know all men by these presents, that the undersigned, being a licensed and registered land surveyor, as provided under Chapter 177, Florida Statutes and is in good standing with the Board of Land Surveyors, does hereby certify that on behalf of Columbia County, Florida on ______ reviewed this plat for conformity to Chapter 177, Florida Statutes; and said plat meets all the requirements of Chapter 177, as amended.
SIGNED: L. Scott Britt, P.S.M.
Florida Registered Cert. No. 5757
DATE: 8/30/2001. SEAL

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY this to be a true and correct representation of the lands 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.
SIGNED: Donald F. Lee, P.S.M.
Florida Registered Cert. No. 3628
DATE: 10/15/2001. SEAL

Donald F. Lee and Associates, Inc.
SURVEYORS - ENGINEERS
950 South Ridgewood Drive, Lake City, Florida 32055
Phone: (386) 755-6166 FAX: (386) 755-6167

FILE NUMBER ______
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
______, 19__ AT ______ O'CLOCK __M
RECORD VERIFIED
CLERK OF COURTS COLUMBIA COUNTY, FLORIDA
BY: ______ D.C.