# Wilson Springs Community Phase 3

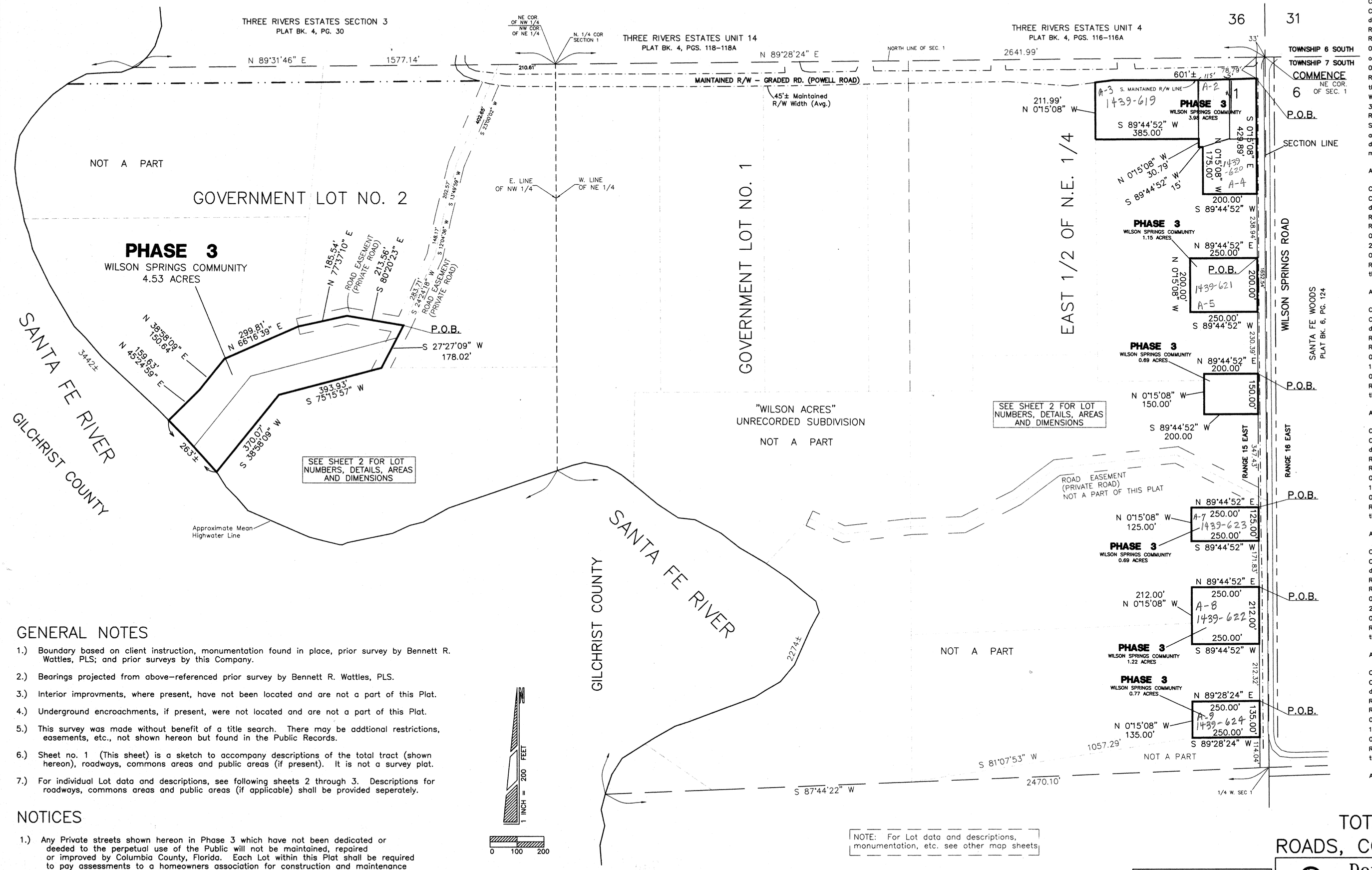
AN UNRECORDED SUBDIVISION
IN SECTION 1, TOWNSHIP 7 SOUTH, RANGE 15 EAST
COLUMBIA COUNTY, FLORIDA

| ABBREVIATIONS | | |
|---|---|---|
| P. O. B. | = | POINT OF BEGINNING |
| T-7-S | = | TOWNSHIP DESIGNATION |
| R-15-E | = | RANGE DESIGNATION |
| SEC. | = | SECTION |
| P. L. S. | = | PROFESSIONAL LAND SURVEYOR |
| LB | = | LICENSED BUSINESS |
| CONC. | = | CONCRETE |
| MON. | = | MONUMENT |
| FND. | = | FOUND |
| IDENT. | = | IDENTIFICATION |
| AC. | = | ACRES |
| (T) | = | TOTAL LOT DISTANCE |

MONUMENTATION

- □ = CONCRETE MONUMENT SET - LB 7042
- ○ = IRON REBAR/ROD SET - LB 7042
- ■ = CONCRETE MONUMENT FOUND - NO IDENTIFICATION OR AS LABELED
- ● = IRON PIPE FOUND - NO IDENTIFICATION OR AS LABELED
- ⊙ = NAIL SET - AS LABELED

ALL OTHER MONUMENTATION IS AS LABELED ON THE FACE OF THE PLAT.




## GENERAL NOTES

1.) Boundary based on client instruction, monumentation found in place, prior survey by Bennett R. Wattles, PLS; and prior surveys by this Company.

2.) Bearings projected from above-referenced prior survey by Bennett R. Wattles, PLS.

3.) Interior improvments, where present, have not been located and are not a part of this Plat.

4.) Underground encroachments, if present, were not located and are not a part of this Plat.

5.) This survey was made without benefit of a title search. There may be addtional restrictions, easements, etc., not shown hereon but found in the Public Records.

6.) Sheet no. 1 (This sheet) is a sketch to accompany descriptions of the total tract (shown hereon), roadways, commons areas and public areas (if present). It is not a survey plat.

7.) For individual Lot data and descriptions, see following sheets 2 through 3. Descriptions for roadways, commons areas and public areas (if applicable) shall be provided seperately.

## NOTICES

1.) Any Private streets shown hereon in Phase 3 which have not been dedicated or deeded to the perpetual use of the Public will not be maintained, repaired or improved by Columbia County, Florida. Each Lot within this Plat shall be required to pay assessments to a homeowners association for construction and maintenance of such improvements.

2.) Neither the developer, land surveyor nor Columbia County, Florida, represents that this Plat meets all of the requirements of Chapter 177, Florida Statutes, or the Columbia County Subdivision Regulations.

## SHEET INDEX


SHEET 1 - TOTAL PHASE 3 BOUNDARY, ROADS, ETC.
SHEET 2 - PLAT OF TOTAL PHASE 3 LOT LAYOUT & DATA
SHEET 3 - INDIVIDUAL LOT DESCRIPTIONS


THIS SHEET IS NOT A SURVEY PLAT

Donald F. Lee, P.L.S.
Florida Reg. No. 3628

DATE: ____/____/____

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA REGISTERED PROFESSIONAL SURVEYOR AND MAPPER

Cad File: 2457S3.DWG

## DESCRIPTION - PHASE 3

COMMENCE at the Northeast corner of Section 1, Township 7 South, Range 15 East, Columbia County, Florida and run South 89°28'24" West along the North line of Section 1 a distance of 2641.99 feet to the Northeast corner of the Northwest 1/4 of Section 1; thence South 89°31'46" West along said North line of Section 1 a distance of 210.61 feet; thence South 23°00'02" West a distance of 402.65 feet; thence South 13°49'59" West a distance of 202.57 feet; thence South 13°04'36" West a distance of 148.17 feet; thence South 24°24'18" West a distance of 283.71 feet to the POINT OF BEGINNING; thence South 27°27'09" West a distance of 178.02 feet; thence South 75°15'57" West a distance of 393.93 feet; thence South 38°58'09" West a distance of 370.07 feet to a point on the approximate mean highwater line of the Santa Fe River; thence Northwesterly along the meander line of said approximate mean highwater line of the Santa Fe River a distance of 263 feet, more or less; thence North 45°24'59" East a distance of 159.63 feet; thence North 38°58'09" East a distance of 150.64 feet; thence North 66°16'39" East a distance of 299.81 feet; thence North 77°37'10" East a distance of 185.54 feet; thence South 80°20'23" East a distance of 213.56 feet to the POINT OF BEGINNING. Containing 4.53 acres, more or less.

AND ALSO

COMMENCE at the Northeast corner of Section 1, Township 7 South, Range 15 East, Columbia County, Florida and run South 89°28'24" West along the North line of Section 1 a distance of 33.00 feet to a point on the Westerly Right-of-Way line of Wilson Springs Road; thence South 00°15'08" East along said Westerly Right-of-Way line of Wilson Springs Road a distance of 78.79 feet to the POINT OF BEGINNING; thence continue South 00°15'08" East still along said Westerly Right-of-Way line of Wilson Springs Road a distance of 429.89 feet; thence South 89°44'52" West a distance of 200.00 feet; thence North 00°15'08" West along a line parallel to the Westerly Right-of-Way line of Wilson Springs Road a distance of 175.00 feet; thence South 89°44'52" West a distance of 15.00 feet; thence North 00°15'08" West along a line parallel to the Westerly Right-of-Way line of Wilson Springs Road a distance of 30.79 feet; thence South 89°44'52" West a distance of 385.00 feet; thence North 00°15'08" West along a line parallel to the Westerly Right-of-Way line of Wilson Springs Road a distance of 211.99 feet to a point on the Southerly maintained Right-of-Way line of Powell Road (a graded road); thence Easterly along said Southerly maintained Right-of-Way line of Powell Road (a graded road) a distance of 601 feet, more or less to the POINT OF BEGINNING. Containing 3.98 acres, more or less.

AND ALSO

COMMENCE at the Northeast corner of Section 1, Township 7 South, Range 15 East, Columbia County, Florida and run South 89°28'24" West along the North line of Section 1 a distance of 33.00 feet to a point on the Westerly Right-of-Way line of Wilson Springs Road; thence South 00°15'08" East along said Westerly Right-of-Way line of Wilson Springs Road a distance of 747.62 feet to the POINT OF BEGINNING; thence continue South 00°15'08" East along said Westerly Right-of-Way line of Wilson Springs Road a distance of 200.00 feet; thence South 89°44'52" West a distance of 250.00 feet; thence North 00°15'08" West along a line parallel to the Westerly Right-of-Way line of Wilson Springs Road a distance of 200.00 feet; thence North 89°44'52" East a distance of 250.00 feet to the POINT OF BEGINNING. Containing 1.15 acres, more or less.

AND ALSO

COMMENCE at the Northeast corner of Section 1, Township 7 South, Range 15 East, Columbia County, Florida and run South 89°28'24" West along the North line of Section 1 a distance of 33.00 feet to a point on the Westerly Right-of-Way line of Wilson Springs Road; thence South 00°15'08" East along said Westerly Right-of-Way line of Wilson Springs Road a distance of 1178.01 feet to the POINT OF BEGINNING; thence continue South 00°15'08" East along said Westerly Right-of-Way line of Wilson Springs Road a distance of 150.00 feet; thence South 89°44'52" West a distance of 200.00 feet; thence North 00°15'08" West along a line parallel to the Westerly Right-of-Way line of Wilson Springs Road a distance of 150.00 feet; thence North 89°44'52" East a distance of 200.00 feet to the POINT OF BEGINNING. Containing 0.69 acres, more or less.

AND ALSO

COMMENCE at the Northeast corner of Section 1, Township 7 South, Range 15 East, Columbia County, Florida and run South 89°28'24" West along the North line of Section 1 a distance of 33.00 feet to a point on the Westerly Right-of-Way line of Wilson Springs Road; thence South 00°15'08" East along said Westerly Right-of-Way line of Wilson Springs Road a distance of 1675.44 feet to the POINT OF BEGINNING; thence continue South 00°15'08" East along said Westerly Right-of-Way line of Wilson Springs Road a distance of 125.00 feet; thence South 89°44'52" West a distance of 250.00 feet; thence North 00°15'08" West along a line parallel to the Westerly Right-of-Way line of Wilson Springs Road a distance of 125.00 feet; thence North 89°44'52" East a distance of 250.00 feet to the POINT OF BEGINNING. Containing 0.69 acres, more or less.

AND ALSO

COMMENCE at the Northeast corner of Section 1, Township 7 South, Range 15 East, Columbia County, Florida and run South 89°28'24" West along the North line of Section 1 a distance of 33.00 feet to a point on the Westerly Right-of-Way line of Wilson Springs Road; thence South 00°15'08" East along said Westerly Right-of-Way line of Wilson Springs Road a distance of 1972.27 feet to the POINT OF BEGINNING; thence continue South 00°15'08" East along said Westerly Right-of-Way line of Wilson Springs Road a distance of 212.00 feet; thence South 89°44'52" West a distance of 250.00 feet; thence North 00°15'08" West along a line parallel to the Westerly Right-of-Way line of Wilson Springs Road a distance of 212.00 feet; thence North 89°44'52" East a distance of 250.00 feet to the POINT OF BEGINNING. Containing 1.22 acres, more or less.

AND ALSO

COMMENCE at the Northeast corner of Section 1, Township 7 South, Range 15 East, Columbia County, Florida and run South 89°28'24" West along the North line of Section 1 a distance of 33.00 feet to a point on the Westerly Right-of-Way line of Wilson Springs Road; thence South 00°15'08" East along said Westerly Right-of-Way line of Wilson Springs Road a distance of 2396.59 feet to the POINT OF BEGINNING; thence continue South 00°15'08" East along said Westerly Right-of-Way line of Wilson Springs Road a distance of 135.00 feet; thence South 89°28'24" West a distance of 250.00 feet; thence North 00°15'08" West along a line parallel to the Westerly Right-of-Way line of Wilson Springs Road a distance of 135.00 feet; thence North 89°28'24" East a distance of 250.00 feet to the POINT OF BEGINNING. Containing 0.77 acres, more or less.

ALTOGETHER Containing 13.03 acres, more or less.

SHEET 1 OF 3

TOTAL PHASE 3 BOUNDARY
ROADS, COMMON AREAS, PUBLIC AREAS


Donald F. Lee and Associates, Inc.
SURVEYORS - ENGINEERS
140 Northwest Ridgewood Avenue, Lake City, Florida 32055
Phone: (386) 755-6166 FAX: (386) 755-6167
Certificate of Authorization # LB 7042


| | | |
|---|---|---|
| Date: 12-2-2005 | WILSON SPRINGS COMMUNITY | Scale: 1"=200' |
| Drafting: TAD/AVG | | Field Book: 97-257 |
| Computations: T A D | | Work Order: 95-2457 |
| Checked: D F L | | File: B-18-48 |

# Wilson Springs Community Phase 3

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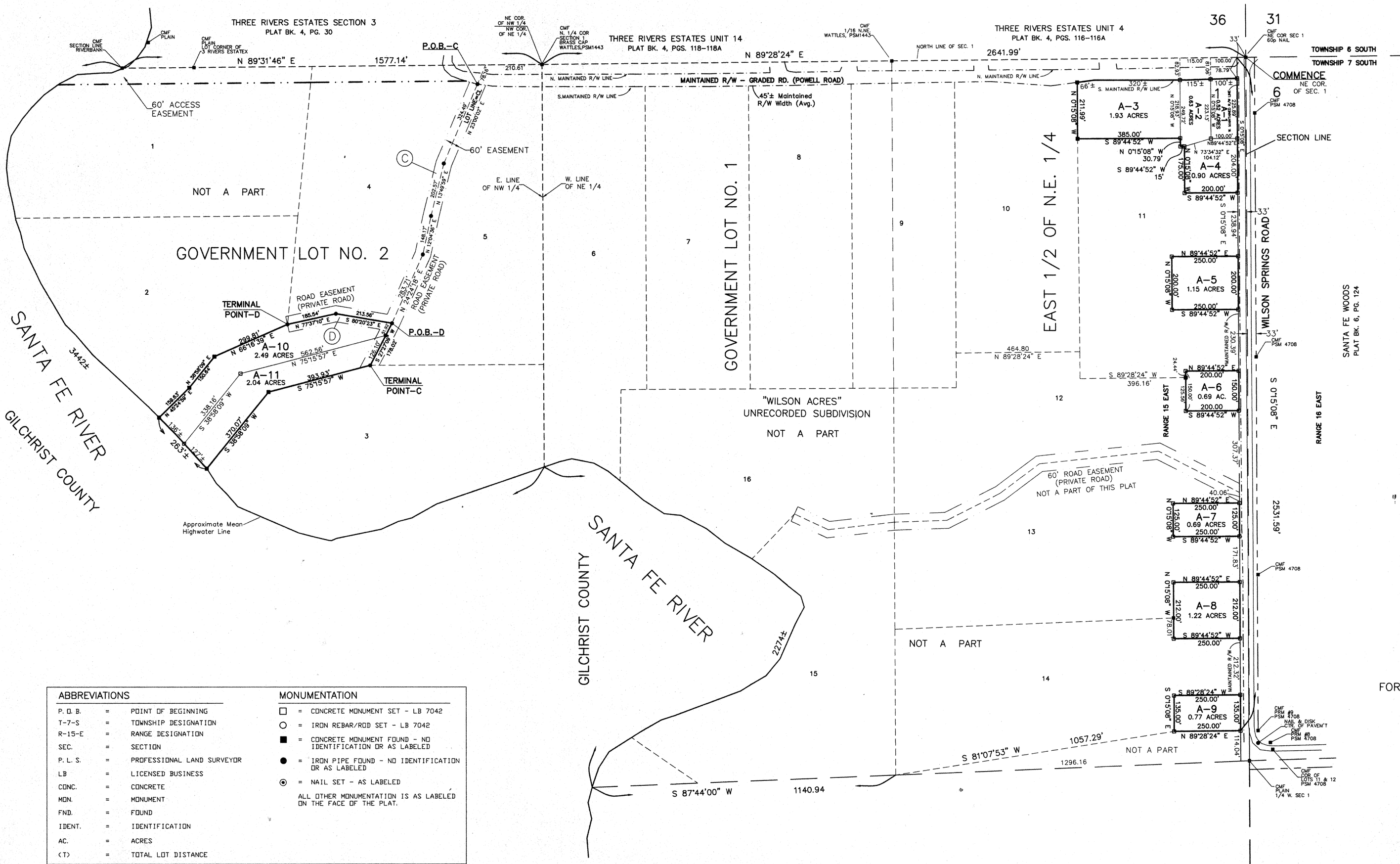
COLUMBIA COUNTY, FLORIDA

SEE SHEET 1 FOR GENERAL NOTES & NOTICES

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NOTICE:
Neither the developer, land surveyor nor Columbia County, Florida represents that this Plat meet all the requirements of Chapter 177, Florida Statutes, or the Columbia County Subdivision Regulations,



Donald F. Lee and Associates, Inc.
SURVEYORS - ENGINEERS
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# Wilson Springs Community Phase 3

AN UNRECORDED SUBDIVISION
IN SECTION 1, TOWNSHIP 7 SOUTH, RANGE 15 EAST
COLUMBIA COUNTY, FLORIDA

## LOT DESCRIPTIONS

LOT A–1
COMMENCE at the Northeast corner of Section 1, Township 7 South, Range 15 East, Columbia County, Florida and run South 89°28'24" West along the North line of Section 1 a distance of 33.00 feet to a point on the Westerly Right–of–Way line of Wilson Springs Road; thence South 00°15'08" East along said Westerly Right–of–Way line of Wilson Springs Road a distance of 78.79 feet to the POINT OF BEGINNING; thence continue South 00°15'08" East still along said Westerly Right–of–Way line of Wilson Springs Road a distance of 225.89 feet; thence South 89°44'52" West a distance of 100.00 feet; thence North 00°15'08" West a distance of 223.13 feet to a point on the Southerly maintained Right–of–Way line of Powell Road (a graded road); thence Easterly along said Southerly maintained Right–of–Way line of Powell Road (a graded road) a distance of 100 feet, more or less to the POINT OF BEGINNING. Containing 0.52 acres, more or less.

LOT A–2
COMMENCE at the Northeast corner of Section 1, Township 7 South, Range 15 East, Columbia County, Florida and run South 89°28'24" West along the North line of Section 1 a distance of 133.00 feet; thence South 00°15'08" East a distance of 81.06 feet to the POINT OF BEGINNING; thence continue South 00°15'08" East a distance of 223.13 feet; thence South 73°34'32" West a distance of 104.12 feet; thence South 89°44'52" West a distance of 15.00 feet; thence North 00°15'08" West a distance of 249.72 feet to a point on the Southerly maintained Right–of–Way line of Powell Road (a graded road); thence Easterly along the Southerly maintained Right–of–Way line of Powell Road (a graded road) a distance of 115 feet, more or less, to the POINT OF BEGINNING. Containing 0.63 acres, more or less.

LOT A–3
COMMENCE at the Northeast corner of Section 1, Township 7 South, Range 15 East, Columbia County, Florida and run South 89°28'24" West along the North line of Section 1 a distance of 248.00 feet; thence South 00°15'08" East a distance of 82.93 feet to the POINT OF BEGINNING; thence continue South 00°15'08" East a distance of 218.93 feet; thence South 89°44'52" West a distance of 385.00 feet; thence North 00°15'08" West a distance of 211.99 feet to a point on the Southerly maintained Right–of–Way line of Powell Road (a graded road); thence Easterly along the Southerly maintained Right–of–Way line of Powell Road (a graded road) a distance of 386 feet, more or less, to the POINT OF BEGINNING. Containing 1.93 acres, more or less.

LOT A–4
COMMENCE at the Northeast corner of Section 1, Township 7 South, Range 15 East, Columbia County, Florida and run South 89°28'24" West along the North line of Section 1 a distance of 33.00 feet to a point on the Westerly Right–of–Way line of Wilson Springs Road; thence South 00°15'08" East along said Westerly Right–of–Way line of Wilson Springs Road a distance of 304.68 feet to the POINT OF BEGINNING; thence continue South 00°15'08" East still along said Westerly Right–of–Way line of Wilson Springs Road a distance of 204.00 feet; thence South 89°44'52" West a distance of 200.00 feet; thence North 00°15'08" West a distance of 175.00 feet; thence North 73°34'32" East a distance of 104.12 feet; thence North 89°44'52" East a distance of 100.00 feet to the POINT OF BEGINNING. Containing 0.90 acres, more or less.

LOT A–5
COMMENCE at the Northeast corner of Section 1, Township 7 South, Range 15 East, Columbia County, Florida and run South 89°28'24" West along the North line of Section 1 a distance of 33.00 feet to a point on the Westerly Right–of–Way line of Wilson Springs Road; thence South 00°15'08" East along said Westerly Right–of–Way line of Wilson Springs Road a distance of 747.62 feet to the POINT OF BEGINNING; thence continue South 00°15'08" East along said Westerly Right–of–Way line of Wilson Springs Road a distance of 200.00 feet; thence South 89°44'52" West a distance of 250.00 feet; thence North 00°15'08" West along a line parallel to the Westerly Right–of–Way line of Wilson Springs Road a distance of 200.00 feet; thence North 89°44'52" East a distance of 250.00 feet to the POINT OF BEGINNING. Containing 1.15 acres, more or less.

LOT A–6
COMMENCE at the Northeast corner of Section 1, Township 7 South, Range 15 East, Columbia County, Florida and run South 89°28'24" West along the North line of Section 1 a distance of 33.00 feet to a point on the Westerly Right–of–Way line of Wilson Springs Road; thence South 00°15'08" East along said Westerly Right–of–Way line of Wilson Springs Road a distance of 1178.01 feet to the POINT OF BEGINNING; thence continue South 00°15'08" East along said Westerly Right–of–Way line of Wilson Springs Road a distance of 150.00 feet; thence South 89°44'52" West a distance of 200.00 feet; thence North 00°15'08" West along a line parallel to the Westerly Right–of–Way line of Wilson Springs Road a distance of 150.00 feet; thence North 89°44'52" East a distance of 200.00 feet to the POINT OF BEGINNING. Containing 0.69 acres, more or less.

LOT A–7
COMMENCE at the Northeast corner of Section 1, Township 7 South, Range 15 East, Columbia County, Florida and run South 89°28'24" West along the North line of Section 1 a distance of 33.00 feet to a point on the Westerly Right–of–Way line of Wilson Springs Road; thence South 00°15'08" East along said Westerly Right–of–Way line of Wilson Springs Road a distance of 1675.44 feet to the POINT OF BEGINNING; thence continue South 00°15'08" East along said Westerly Right–of–Way line of Wilson Springs Road a distance of 125.00 feet; thence South 89°44'52" West a distance of 250.00 feet; thence North 00°15'08" West along a line parallel to the Westerly Right–of–Way line of Wilson Springs Road a distance of 125.00 feet; thence North 89°44'52" East a distance of 250.00 feet to the POINT OF BEGINNING. Containing 0.69 acres, more or less.

LOT A–8
COMMENCE at the Northeast corner of Section 1, Township 7 South, Range 15 East, Columbia County, Florida and run South 89°28'24" West along the North line of Section 1 a distance of 33.00 feet to a point on the Westerly Right–of–Way line of Wilson Springs Road; thence South 00°15'08" East along said Westerly Right–of–Way line of Wilson Springs Road a distance of 1972.27 feet to the POINT OF BEGINNING; thence continue South 00°15'08" East along said Westerly Right–of–Way line of Wilson Springs Road a distance of 212.00 feet; thence South 89°44'52" West a distance of 250.00 feet; thence North 00°15'08" West along a line parallel to the Westerly Right–of–Way line of Wilson Springs Road a distance of 212.00 feet; thence North 89°44'52" East a distance of 250.00 feet to the POINT OF BEGINNING. Containing 1.22 acres, more or less.

LOT A–9
COMMENCE at the Northeast corner of Section 1, Township 7 South, Range 15 East, Columbia County, Florida and run South 89°28'24" West along the North line of Section 1 a distance of 33.00 feet to a point on the Westerly Right–of–Way line of Wilson Springs Road; thence South 00°15'08" East along said Westerly Right–of–Way line of Wilson Springs Road a distance of 2396.59 feet to the POINT OF BEGINNING; thence continue South 00°15'08" East along said Westerly Right–of–Way line of Wilson Springs Road a distance of 135.00 feet; thence South 89°28'24" West a distance of 250.00 feet; thence North 00°15'08" West along a line parallel to the Westerly Right–of–Way line of Wilson Springs Road a distance of 135.00 feet; thence North 89°28'24" East a distance of 250.00 feet to the POINT OF BEGINNING. Containing 0.77 acres, more or less.

LOT A–10
COMMENCE at the Northeast corner of Section 1, Township 7 South, Range 15 East, Columbia County, Florida and run South 89°28'24" West along the North line of Section 1 a distance of 2641.99 feet to the Northeast corner of the Northwest 1/4 of Section 1; thence South 89°31'46" West along said North line of Section 1 a distance of 210.61 feet; thence South 23°00'02" West a distance of 402.65 feet; thence South 13°49'59" West a distance of 202.57 feet; thence South 12°04'36" West a distance of 148.17 feet; thence South 24°24'18" West a distance of 283.71 feet to the POINT OF BEGINNING; thence South 27°27'09" West a distance of 51.92 feet; thence South 75°15'57" West a distance of 562.56 feet; thence South 38°58'09" West a distance of 338.16 feet to a point on, the approximate mean highwater line of the Santa Fe River; thence Northwesterly along the meander line of said approximate mean highwater line of the Santa Fe River a distance of 136 feet, more or less; thence North 45°24'59" East a distance of 159.63 feet; thence North 38°58'09" East a distance of 150.64 feet; thence North 66°16'39" East a distance of 299.81 feet; thence North 77°37'10" East a distance of 185.54 feet; thence South 80°20'23" East a distance of 213.56 feet to the POINT OF BEGINNING. Containing 2.49 acres, more or less.

LOT A–11
COMMENCE at the Northeast corner of Section 1, Township 7 South, Range 15 East, Columbia County, Florida and run South 89°28'24" West along the North line of Section 1 a distance of 2641.99 feet to the Northeast corner of the Northwest 1/4 of Section 1; thence South 89°31'46" West along said North line of Section 1 a distance of 210.61 feet; thence South 23°00'02" West a distance of 402.65 feet; thence South 13°49'59" West a distance of 202.57 feet; thence South 12°04'36" West a distance of 148.17 feet; thence South 24°24'18" West a distance of 283.71 feet; thence South 27°27'09" West a distance of 51.92 feet to the POINT OF BEGINNING; thence continue South 27°27'09" West a distance of 126.10 feet; thence South 75°15'57" West a distance of 393.93 feet; thence South 38°58'09" West a distance of 370.07 feet to a point on the approximate mean highwater line of the Santa Fe River; thence Northwesterly along the meander line of said approximate mean highwater line of the Santa Fe River a distance of 127 feet, more or less; thence North 38°58'09" East a distance of 338.16 feet; thence North 75°15'57" East a distance of 562.56 feet to the POINT OF BEGINNING. Containing 2.04 acres, more or less.

Easement C
An easement 60 feet in width, for ingress and egress purposes, lying 30 feet each side of and adjacent to the following described centerline:

COMMENCE at the Northeast corner of Section 1, Township 7 South, Range 15 East, Columbia County, Florida and run South 89°28'24" West along the North line of said Section 1 a distance of 2641.99 feet to the Northeast corner of the Northwest ¼ of Section 1; thence South 89°31'46" West along said North line of Section 1 a distance of 210.61 feet; thence South 23°00'02" West a distance of 78.16 feet to the POINT OF BEGINNING; thence continue South 23°00'02" West a distance of 324.49 feet; thence South 13°49'59" West a distance of 202.57 feet; thence South 12°04'36" West a distance of 148.17 feet; thence South 24°24'18" West a distance of 283.71 feet; thence South 27°27'09" West a distance of 178.02 to the TERMINAL POINT of herein described centerline and easement.

Easement D
An easement 60 feet in width, for ingress and egress purposes, lying 30 feet each side of and adjacent to the following described centerline:

COMMENCE at the Northeast corner of Section 1, Township 7 South, Range 15 East, Columbia County, Florida and run South 89°28'24" West along the North line of said Section 1 a distance of 2641.99 feet to the Northeast corner of the Northwest ¼ of Section 1; thence South 89°31'46" West along said North line of Section 1 a distance of 210.61 feet; thence South 23°00'02" West a distance of 402.65 feet; thence South 13°49'59" West a distance of 202.57 feet; thence South 12°04'36" West a distance of 148.17 feet; thence South 24°24'18" West a distance of 283.71 feet to the POINT OF BEGINNING; thence North 80°20'23" West a distance of 213.56 feet; thence South 77°37'10" West a distance of 185.54 feet to TERMINAL POINT of herein described centerline and easement.

NOTICE:
Neither the developer, land surveyor nor Columbia County, Florida represents that this Plat meets all the requirements of Chapter 177, Florida Statutes, or the Columbia County Subdivision Regulations.

SEE SHEET 1
FOR GENERAL NOTES



Donald F. Lee and Associates, Inc.
SURVEYORS – ENGINEERS
140 Northwest Ridgewood Avenue, Lake City, Florida 32055
Phone: (386) 755–6166 FAX: (386) 755–6167
Certificate of Authorization # LB 7042