Prepared by: Douglas K. McKoy
Record and Return to:
Gilchrist Title Services
302 N. Main St.
Trenton FL 32693

Inst:201212002026 Date:2/9/2012 Time:8:04 AM
DC,P.DeWitt Cason,Columbia County Page 1 of 5 B:1229 P:1470

Affidavit Confirming Error on Recorded Plat of Fort White Square
Pursuant to Provisions of Section 177.141, Florida Statutes

STATE OF Florida
COUNTY OF Columbia

Whereas, a certain plat named "Fort White Square" appears of record in the office of the Clerk of Court in and for Columbia County, Florida, in Plat Book 5, Page 138, and

Whereas, a current survey has been made of Parcel B of said Fort White Square, by Ronald E. Parrish, a registered land surveyor in Florida, and

Whereas, the current survey reveals that an error was made on the original recorded plat which was apparently a transposition of figures for an arc distance along the frontage of Parcel B along State Road No. 20, a/k/a U.S. Highway 27, in that the plat shows a call for an arc distance of 274.42 feet, but the existing monumentation on the ground reveals an arc distance of 247.61 feet, and the distance calculated by using other dimensions shown on the plat and forcing Parcel B to close reveals a distance of 247.42 feet, and

Whereas, the fact that the other dimensions on the plat all work together as a unified and consistent plat when using 247.42 feet for the arc distance, but do not work together whatsoever when using the figure on the recorded plat of 274.42, is persuasive evidence that the error was a simple transposition of numerals on the drawing and not a bona fide error in the underlying survey used to create the plat, and

Whereas, Section 177.141, Florida Statutes, provides a procedure for recording an affidavit to correct an error on a recorded plat, and

Whereas, the procedure provided in said statute calls for the affidavit correcting error to be executed by the surveyor who originally prepared the plat. However, the surveyor who originally prepared this plat was William C. Hale, Sr., who is now deceased, and his death certificate is recorded in Official Record Book 995, Page 688, in the Public Records of Columbia County, Florida.

Wherefore, I, Ronald E. Parrish, registered land surveyor, do herby solemnly affirm:

That I have recently completed a survey of Parcel B, Fort White Square, a subdivision as recorded in Plat Book 5, Page 138, and no evidence exists on the ground that conflicts with the corrections set forth in this affidavit, and

That my firm belief, based on the substantial evidence of the monumentation on the ground and the coordination of other dimensions on the plat, is that the arc distance for a portion of the frontage of Parcel B along State Road No. 20, a/k/a U.S. Highway 27, was misstated as 274.42 feet on the original plat as recorded in Plat Book 5, Page 138, and that the misstatement was due to a simple transposition of the numerals, and that the true and correct dimension was, and should hereafter be corrected to read, 247.42 feet.

Therefore, mindful of the provisions of Section 177.141 Florida Statutes, I have attached to this affidavit three attachments that clearly show and more fully define the matters asserted herein.

The attachments are:

Exhibit A - a copy of the plat as recorded in Plat Book 5, Page 138 with a circle around the erroneous call.

Exhibit B - my current survey of Parcel B, Fort White Square.

Exhibit C – an enlarged a copy of my surveyor's report from that survey, further explaining the nature of the error.

In my professional opinion, the dimensions established in my recent survey as to Parcel B, a copy of which is attached as Exhibit B, should be substituted for the dimensions shown on the original plat and should be used going forward as the true and correct dimensions, and

I have provided a copy of this affidavit to the Clerk of Court in and for Columbia County, Florida, and have encouraged the Clerk to make notation on the original recorded plat referencing this affidavit as provided by Section 177.141, Florida Statutes, and

I respectfully submit that the new legal description going forward for Parcel B, Fort White Square, should reference the original plat book and page, but should also reference this affidavit and the official record book and page assigned to it upon recordation hereof.

Further Affiant Sayeth Naught.

Executed this 8 day of February, 2012.

Witness: Douglas K. McKoy
Douglas K. McKoy

Witness: Holly W. Randolph
Holly W. Randolph

Ronald E. Parrish

STATE OF Florida)
COUNTY OF Columbia)

Affirmed to and subscribed before me this 8th day of February, 2012 by Ronald E. Parrish, who is personally known to me.

Notary Seal

DOUGLAS K. MCKOY
MY COMMISSION # DD993935
EXPIRES May 20, 2014
(407) 398-0153 FloridaNotaryService.com

Notary Signature
Printed Notary Name: Douglas K. McKoy

st. Number: 201212002026 Book: 1229 Page: 1472 Date: 2/9/2012 Time: 8:04:44 AM Page 3 of 3
DeWitt Cason Clerk of Courts, Columbia County, Florida

Exhibit A

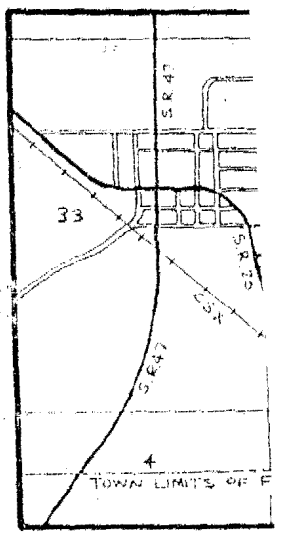
FORT WHITE SQUARE

A SUBDIVISION IN 34-65-16-04059-300
THE SW1/4 OF SECTION 34, T6-S, R16-E
TOWN OF FORT WHITE, COLUMBIA COUNTY, FLORIDA

FORT

THE SW

TOWN OF FORT



LOCATIO
SECTION 34

NW CORNER OF SW¼
SEC. 34, T6-S, R16-E

WEST LINE SECTION 34

S 89° 52' 46" W
525.00'

PRM 1
P.O.B.
PRM 2
PRM 8
PRM 7

PARCEL "A"
2.71 AC.
(COMMERCIAL)

PARCEL "B"
2.71 AC.
(COMMERCIAL)

PARCEL "C"
2.71 AC.
(COMMERCIAL)

PARCEL "D"
2.71 AC.
(COMMERCIAL)

N 79° 32' 16" E
481.65'

N 76° 45' 30" E
387.33'

N 76° 45' 30" E
391.18'

N 76° 45' 30" E
360.00'

PRM 3
PRM 4
PRM 5
PRM 6

UTILITY EASEMENT
(SEE NOTE)

P.C. STA. 751+82.97

(U.S. HWY 27)
STATE ROAD NO. 20
EASTERLY R/W LINE

FORT WHITE STATION
(PLAT BOOK 5, PAGES 128 & 128A)

NORTH LINE OF HOLLINGSWORTH ESTATES
HOLLINGSWORTH ESTATES
(PLAT BOOK 5, PAGES 122 & 122-A)

100 50 0
GRA

LEGE
4" X 4" C
4"X4" C
EACH COR
PERMANI
MON. (PRM)
MON. AS N

℄ CURVE DATA - S.R. 20
P.I. STA. 760 + 63.76
Δ 34° 10' 50" LT. (34° 10' 57")
D 2° 00'
T 880.79'
L 1709.03'
R 2864.79'
P.C. STA. 751 + 82.97
P.T. STA. 768 + 92.00

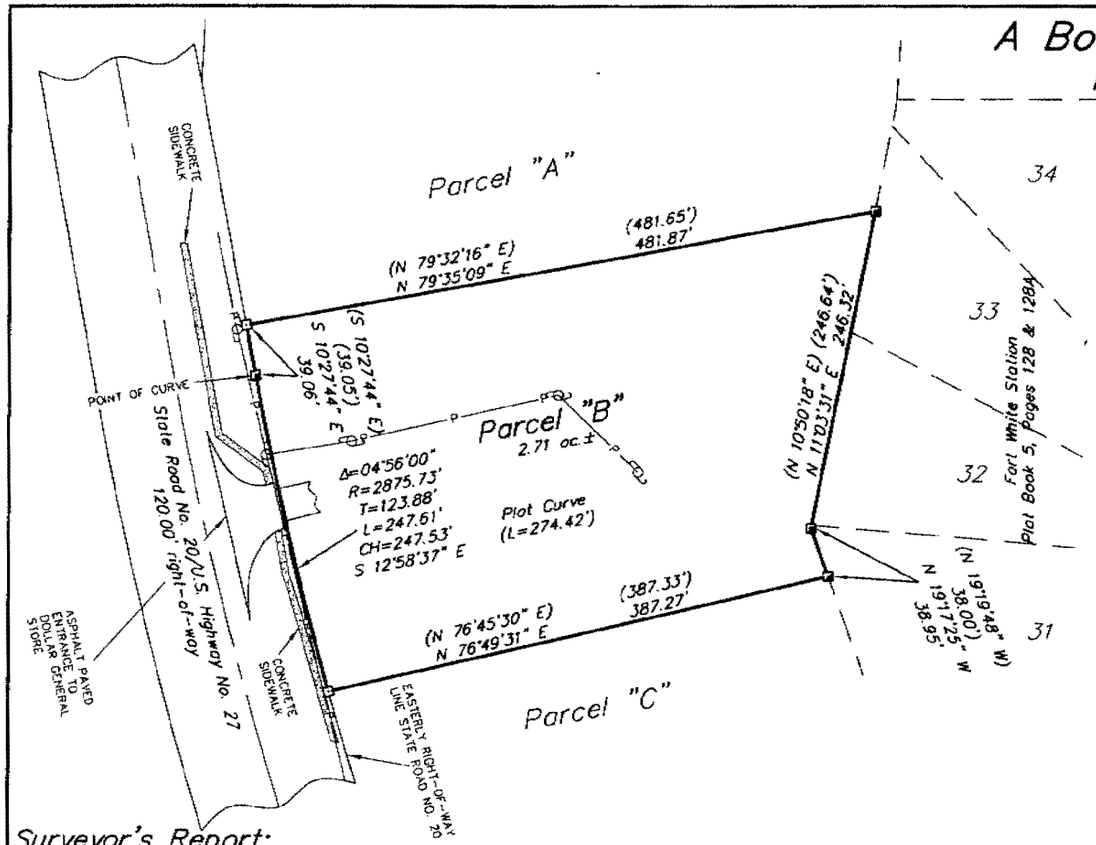
NOTICE: ALL UTILITY EASEMENTS SHOWN ON THIS PLAT SHALL BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF E[illegible]

NOTES
1. NO PRELIMINARY PLAN A
2. BOUNDARY CALCULATED
CLOSURE [illegible]

Inst. Number: 201212002026 Book: 1229 Page: 1473 Date: 2/9/2012 Time: 8:04:44 AM Page 4 of 5
P.DeWitt Cason Clerk of Courts, Columbia County, Florida

Plat Correction Affidavit - Exhibit B

A Boundary Survey of Parcel "B", Fort White Square
In Section 34, Township 6 South, Range 16 East
Town of Fort White – Columbia County, Florida
For: TRC Properties, Inc.



Description:
Lot B, Fort White Square, a subdivision as recorded in Plat Book 5, Page 138, Public Records of Columbia County, Florida.

Surveyor's Notes:
1.) Bearings referenced to the Easterly right-of-way line of State Road No. 20 (S 10°27'44" E) based on the record plat.
2.) Below ground foundations not located.
3.) Improvements not located.
4.) Below ground utilities not located.
5.) Comparison of field measurements to record plat calls are shown hereon with record plat calls being shown in parentheses ( ).
6.) Boundary determined from existing and locally accepted monumentation.
7.) Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, other than possible easements that were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land use regulations, and any other facts that an accurate and current title search may disclose.
8.) DECLARATION is made solely to those that this survey is certified to. It is not transferable to additional institutions or subsequent owners.
9.) Survey "Not valid without the signature and original raised seal of a Florida Surveyor and Mapper." Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
10.) Certification of survey data shown upon this plat is valid as per the field work completion date and not as per signature date.
11.) Parcel Identification No. 34-6S-16-04059-302, Property Address – 7255 SW U.S. Highway No. 27, Fort White, Florida, 32038.

Flood Zone Statement:
Based upon examination of Flood Insurance Rate Map (FIRM) Number 12023C0490C, effective date February 4, 2009, Columbia County, Florida, this property lies in ZONE X, Areas determined to be outside the 0.2% annual chance floodplain.

Legend:
- ■ Denotes 4"x 4" concrete monument found – PLS 1519 PRM
- ⊡ Denotes 4"x 4" concrete monument found – no identification
- Denotes power pole
- ——P—— Denotes aerial electric line

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

NORTH

Surveyor's Report:
A.) Based upon a field survey of Parcel "B", and an examination of the record plat "FORT WHITE SQUARE", it is apparent that an error has occurred that defines the portion of Parcel "B" involving the right of way curve length along State Road No. 20, as stated on the record plat and the field measured existing monumentation. The platted length for Parcel "B" is 274.42 feet. The field measured length is 247.61 feet.
B.) The total length of the curve defined on the record plat for Parcels "B", "C" and "D" is 869.20 feet, which also matches the legal description of the plat boundary. The total length of Parcels "C" and "D" is 621.78 feet. By deducting the length of Parcels "C" and "D" from the total platted curve length, the remaining distance for Parcel "B" is 247.42 feet. By using the platted dimensions and force closing the portion of Parcel "B", the arc distance for Parcel "B" also calculates to 247.42 feet.
C.) It is the opinion of this surveyor that the defined arc distance along the right of way line for Parcel "B" was transposed and should be 247.42 feet, as it would best agree with the field measured monumentation and calculated curve distance using the remaining dimensions for Parcel "B". It also would match the remaining distance for the full length of the right of way curve, less the arc lengths for Parcels "C" and "D".

Parrish Land Surveying
Ronald E. Parrish - PSM 4929
Licensed Business No. 7472
305 S. Main St.
Trenton, Florida 32693
Phone: (352) 463-2938 * Fax: (352) 463-8163

Curve Legend:
Δ = Central Angle
R = Radius
T = Tangent
L = Arc Length
CH = Chord

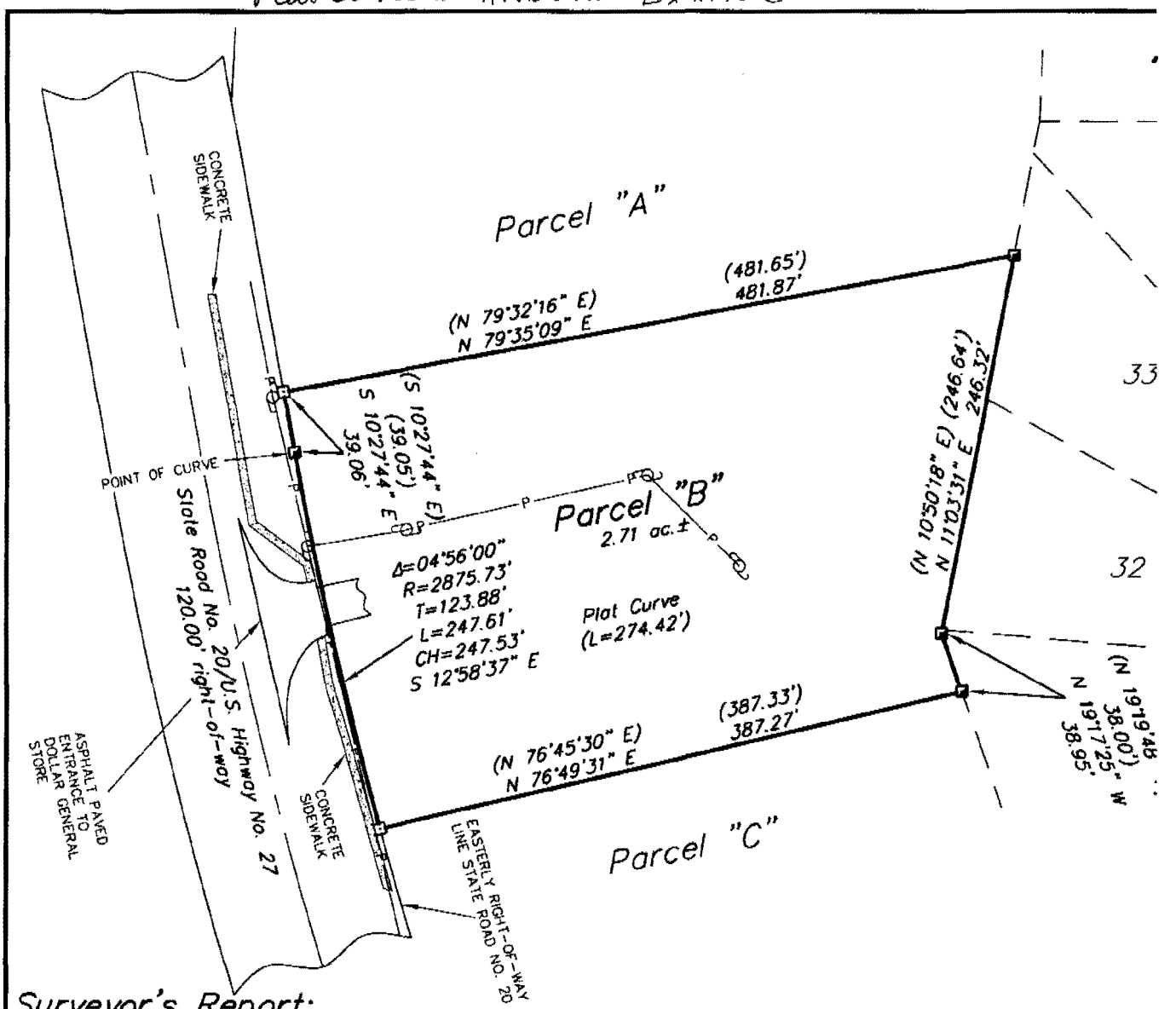
Certificate:
I hereby certify that this is a true and correct representation of a survey made under my responsible direction and supervision, that meets the minimum technical standards set forth by the Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

2/6/12
Dated

Ronald E Parrish, PSM, Cert. No. 4929

Field work completed 1/31/2012 – Job No. G-14-12 – Field Book 2012-AGP – Drawn by REP

Plat correction Affidavit - Exhibit C



Surveyor's Report:

A.) Based upon a field survey of Parcel "B", and an examination of the record plat "FORT WHITE SQUARE", it is apparent that an error has occurred that defines the portion of Parcel "B" involving the right of way curve length along State Road No. 20, as stated on the record plat and the field measured existing monumentation. The platted length for Parcel "B" is 274.42 feet. The field measured length is 247.61 feet.

B.) The total length of the curve defined on the record plat for Parcels "B", "C" and "D" is 869.20 feet, which also matches the legal description of the plat boundary. The total length of Parcels "C" and "D" is 621.78 feet. By deducting the length of Parcels "C" and "D" from the total platted curve length, the remaining distance for Parcel "B" is 247.42 feet. By using the platted dimensions and force closing the portion of Parcel "B", the arc distance for Parcel "B" also calculates to 247.42 feet.

C.) It is the opinion of this surveyor that the defined arc distance along the right of way line for Parcel "B" was transposed and should be 247.42 feet, as it would best agree with the field measured monumentation and calculated curve distance using the remaining dimensions for Parcel "B". It also would match the remaining distance for the full length of the right of way curve, less the arc lengths for Parcels "C" and "D".

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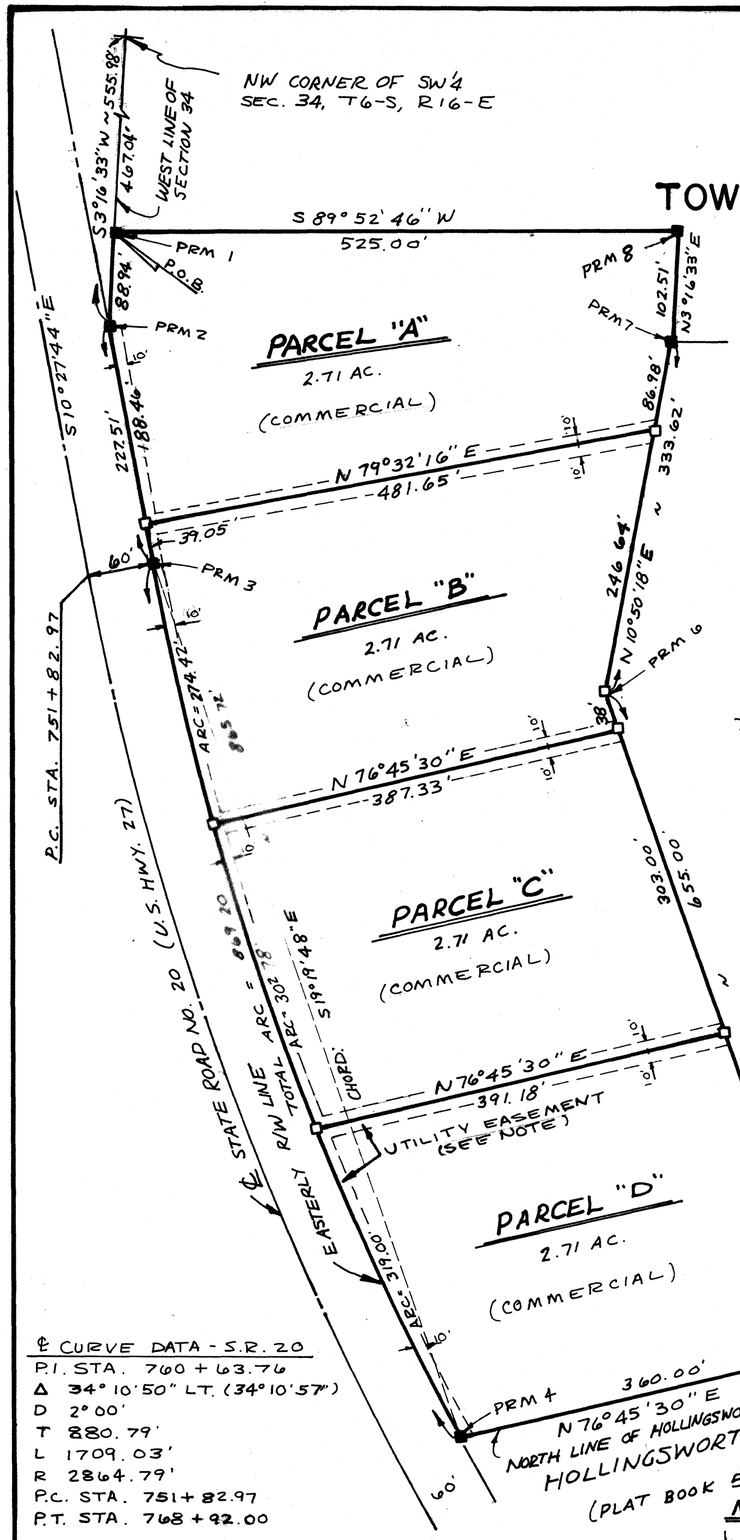
Curve Legend:

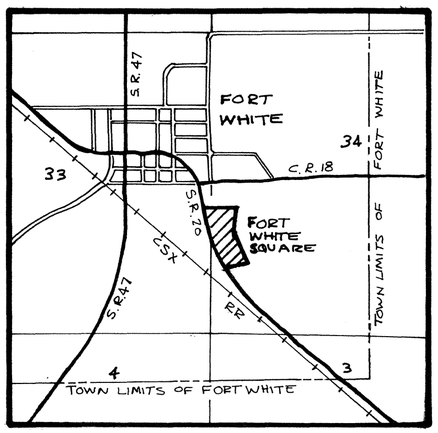
Δ = Central Angle
R = Radius
T = Tangent
L = Arc Length
CH = Chord

FORT WHITE SQUARE

PLAT BOOK 5
PAGE 138

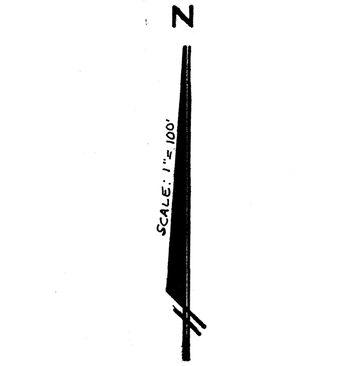
A SUBDIVISION IN THE SW1/4 OF SECTION 34, T6-S, R16-E TOWN OF FORT WHITE, COLUMBIA COUNTY, FLORIDA





LOCATION MAP
SECTION 34, T6-S, R16-E

FORT WHITE STATION
(PLAT BOOK 5, PAGES 128 & 128A)



GRAPHIC SCALE
1" = 100'

LEGEND

- ■ 4" x 4" CONC. MON. FND.
- □ 4" x 4" CONC. MON. SET AT EACH CORNER PERMANENT REFERENCE MON. (PRM) SET ON 4" x 4" CONC. MON. AS NOTED

℄ CURVE DATA - S.R. 20

P.I. STA. 760 + 63.76
Δ 34° 10' 50" LT. (34° 10' 57")
D 2° 00'
T 880.79'
L 1709.03'
R 2864.79'
P.C. STA. 751 + 82.97
P.T. STA. 768 + 92.00

NOTICE: ALL UTILITY EASEMENTS SHOWN ON THIS PLAT SHALL BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF ELECTRIC, TELEPHONE, GAS, CABLE TELEVISION SERVICES AND ANY OTHER PUBLIC UTILITIES.

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

NOTES

1. NO PRELIMINARY PLAN APPROVAL REQUIRED
2. BOUNDARY CALCULATED FOR PERFECT CLOSURE PRECISION.
3. BEARINGS PROJECTED FROM PREVIOUS SURVEY WORK IN SECTION 34 BY W.C. HALE & ASSOC.
4. UTILITY EASEMENTS ARE AS FOLLOWS:
   ALONG ROADS - 10 FEET.
   ALONG SIDE LOT LINES - 10 FEET EACH SIDE.

DESCRIPTION

COMMENCE AT THE NORTHWEST CORNER OF THE SW1/4 OF SECTION 34, TOWNSHIP 6 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE S 3°16'33" W ALONG THE WEST LINE OF SAID SECTION 33, 467.04 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE S 3°16'33" W ALONG SAID WEST LINE, 88.94 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 20 (U.S. HWY. 27), THENCE S 10°27'44" E ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 227.51 FEET TO THE P.C. OF A CURVE, THENCE SOUTHERLY ALONG SAID CURVE CONCAVE TO THE LEFT HAVING A RADIUS OF 2804.79 FEET ALONG A CHORD BEARING S 19°19'48" E, 865.72 FEET, THENCE N 76°45'30" E, 360.00 FEET, THENCE N 19°19'48" W, 655.00 FEET, THENCE N 10°50'18" E, 333.62 FEET, THENCE N 3°16'33" E, 102.51 FEET, THENCE S 89°52'46" W, 525.00 FEET TO THE POINT OF BEGINNING.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT TYLER INVESTMENTS, INC., SURESH CHAINANI, PRESIDENT AND RICHARD A. NATION AND DENNIS DUNN, AS OWNERS AND MILDRED S. HOLLINGSWORTH, AS MORTGAGEE, HAVE CAUSED THE LANDS HEREON DESCRIBED TO BE SURVEYED, SUBDIVIDED AND PLATTED TO BE KNOWN AS "FORT WHITE SQUARE" AND THAT ALL ROADS, STREETS AND EASEMENTS FOR UTILITIES, DRAINAGE AND OTHER PURPOSES INCIDENT THERETO AS SHOWN AND DEPICTED HEREON ARE HEREBY DEDICATED TO THE PREPETUAL USE OF THE PUBLIC.

OWNERS: TYLER INVESTMENTS, INC.

SURESH CHAINANI, PRESIDENT — WITNESS

RICHARD A. NATION — WITNESS

DENNIS DUNN — WITNESS

MORTGAGEE:

MILDRED S. HOLLINGSWORTH — WITNESS

ACKNOWLEDGEMENT: STATE OF FLORIDA, COUNTY OF DADE

I HEREBY CERTIFY THAT ON THIS 17 DAY OF MARCH, A.D. 1989, BEFORE ME PERSONALLY APPEARED SURESH CHAINANI, PRESIDENT OF TYLER INVESTMENTS, INC., AS OWNER, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND HE ACKNOWLEDGES THE EXECUTION THEREOF FOR THE PURPOSES THEREIN EXPRESSED TO BE HIS FREE ACT AND DEED WHEREOF I HAVE HEREUNTO SET MY HAND AND SEAL ON THE ABOVE DATE.

MY COMMISSION EXPIRES

NOTARY PUBLIC, STATE OF FLORIDA

ACKNOWLEDGEMENT: STATE OF FLORIDA, COUNTY OF PINELLAS

I HEREBY CERTIFY THAT ON THIS 17TH DAY OF MARCH, A.D. 1989 BEFORE ME PERSONALLY APPEARED RICHARD A. NATION AND DENNIS DUNN, AS OWNERS, TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND THEY ACKNOWLEDGE THE EXECUTION THEREOF FOR THE PURPOSES THEREIN EXPRESSED TO BE THEIR FREE ACT AND DEED WHEREOF I HAVE HEREUNTO SET MY HAND AND SEAL ON THE ABOVE DATE.

MY COMMISSION EXPIRES
SEPT 19, 1989

NOTARY PUBLIC, STATE OF FLORIDA

ACKNOWLEDGEMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA

I HEREBY CERTIFY THAT ON THIS 17TH DAY OF MARCH, A.D. 1989 BEFORE ME PERSONALLY APPEARED MILDRED S. HOLLINGSWORTH, AS MORTGAGEE, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND AND WHO EXECUTED THE FOREGOING DEDICATION AND SHE ACKNOWLEDGES THE EXECUTION THEREOF FOR THE PURPOSES THEREIN EXPRESSED TO BE HER FREE ACT AND DEED WHEREOF I HAVE HEREUNTO SET MY HAND AND SEAL ON THE ABOVE DATE.

MY COMMISSION EXPIRES
SEPT 19, 1989

NOTARY PUBLIC, STATE OF FLORIDA

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED AND SHOWN HEREON, THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS SHOWN AND THAT THE SURVEY DATA SHOWN HEREON COMPLIES WITH ALL OF THE REQUIREMENTS OF THE COLUMBIA COUNTY SUBDIVISION ORDINANCE NO. 78-7 AND CHAPTER 177, FLORIDA STATUTES.

DATE March 28, 1989 SIGNED W.C. Hale

W.C. HALE
FLORIDA CERTIFICATE NO. 1519

APPROVAL OF FORT WHITE TOWN COUNCIL

APPROVED BY THE TOWN COUNCIL, TOWN OF FORT WHITE, FLORIDA THIS ____ DAY OF ____, A.D. 1989.

SIGNED ____
MAYOR

CERTIFICATE OF CLERK

THIS PLAT HAVING BEEN APPROVED BY THE TOWN OF FORT WHITE, FLORIDA IS ACCEPTED FOR FILES AND RECORDED THIS ____ DAY OF ____, A.D. 1989 IN PLAT BOOK ____ PAGE ____.

CLERK OF CIRCUIT COURT

PREPARED BY
W.C. HALE & ASSOCIATES, INC.
925 EAST BAYA AVE.
LAKE CITY, FLA. 32055

File # 900847
Recorded
Book 5 page 138
89 Mar 31 A 8:49
P. Dewitt Cason
Clerk of Courts
Columbia Co FL