

# **Notice of Appeal**

## **Zoning Designation, Town of Fort White**

February 3, 2026

Appellate: Dicks Realty LLC  
816 SW Main Blvd.  
Lake City, Florida 32025  
386-752-8585  
Brad@DicksRealty.com

RE: Tax Parcel Number 33-6S-16-14446-001  
6459 County Road 18, Fort White, Florida

Please accept this request to schedule before the Planning and Zoning Board an appeal for the failure of the Land Development Coordinator to issue a certificate of land use compliance on the above referenced parcel for Commercial General zoning. This appeal is properly brought before the Planning and Zoning Board under section 10.06.04 of the Land Development Code. **(See Exhibit "A")**

### **Basis of the Request**

The appellate desires to determine if their zoning is in compliance with their present use and a proposed future use as provided for in 10.06.02. **(See Exhibit "B")**

On December 9, 2025 Brad Dicks requested the land development coordinator reach out to the land planner and provide him with a determination of zoning ( **See Exhibit "C"**). As of the date of the appeal application, 59 days have elapsed without a zoning determination being made. Additional questions have been presented with zero answers from the town staff. A list of those questions was presented by Dicks Realty to the Town Council at the December 2025 meeting. This was done to ensure the council was aware that the land development coordinator is not responsive. Other than a pre-design meeting taking place, the town administration has been unresponsive and provided zero answers.

The appellate has requested that they be notified if the request was made in the wrong format or if the request was improper. No notice has been received indicating either situation applied.

My wife Susanna and I attended a pre-design meeting on December 30, 2025 with Kelly MacPherson and Mike New. Mike Rankin joined by phone. We were advised that the land development coordinator was not going to determine the site as being zoned CG in its entirety but has yet to provide a determination of zoning.

## **BASIS OF APPEAL**

The Appellate attests their belief that the failure of the current Land Development Coordinator to determine the entire site Commercial General is a reversal of a ruling of a former Land Development Coordinator.

On June 10, 2010, after the approval of a commercial site plan on the above referenced property, LDR Administrator, Janice Revels issued a certificate of compliance declaring the entire .97 acres zoned CG. (Exhibit "D")

In June 2010, the above referenced site was under the same mapping conditions as are present today. The current Future Land Use Map, adopted in 2008, remains the same as it is today. (Exhibit "E")

The June 2010 determination of .97 acres of CG zoned land was accurate due to the application of the Land Development Code 1.04.06 B which provides, provides "Boundaries shown as following or approximately following any platted lot line or other property line shall be construed as following such line". (Exhibit "F")

The Town of Fort White has lost or destroyed any files relating to the commercial site plan approval and associated zoning approval for the above referenced property bearing File Number 09-008. (Exhibit "G")

With the appellate asserting that LDR Administrator Janice Revels correctly performed her duties in applying the provisions of the land development code, the current Land Development Coordinator has effectively reversed the 2010 ruling. The appellate attests that the current Land Development Coordinator has clouded the title to their commercial property rendering it unmarketable.

## **REMEDY**

The appellate requests immediate relief by overturning the current decision of the Land Development Coordinator and reinstating the ruling evidenced by the June 1, 2010 Certificate of Compliance, determining tax parcel number 33-6S-16-14446-001 to be zoned , in its entirety, Commercial General.

The appellate requests that the Town of Fort White refund the \$220.00 fee associated with this appeal to the appellate. In addition, the appellate requests that the town waive the associated fees for a Future Land Use Map Amendment and zoning change to correct mapping errors. The appellate attests that these changes should have occurred in 2013 when the code of ordinances and current zoning map were adopted.

Sincerely,

  
Bradley N. Dicks, Managing Member

---

# Exhibit "A"

---

## **10.05.03 Planning and Zoning Board Review and Recommendation.**

- A. The Planning and Zoning Board shall hold a legislative hearing on each application to amend this Code or the Comprehensive Plan.
- B. The Planning and Zoning Board shall thereafter submit to the Town Council a written recommendation which:
  - 1. Identifies any provisions of the Code, Comprehensive Plan, or other law relating to the proposed change and describes how the proposal relates to them.
  - 2. States factual and policy considerations pertaining to the recommendation.

**10.05.04 Decision By Town Council.** The Town Council shall hold a legislative hearing on the proposed amendment and may enact or reject the proposal, or enact a modified proposal that is within the scope of matters properly noticed for hearing.

## **SECTION 10.06 PROCEDURE FOR OBTAINING BUILDING PERMITS**

**10.06.01 Application.** Application for a building permit shall be made to the Columbia County Building Department. Prior to submittal of a building permit to Columbia County, the applicant shall obtain a Certificate of Land Use Compliance from the Town. An application for a Certificate of Land Use Compliance shall be filed with the Development Review Coordinator on a form available from the Town.

**10.06.02 Certificate of Land Use Compliance.** The Development Review Coordinator shall, within **5 working days**, determine if the proposed construction and use complies with this Code and other regulations of Fort White and, if so, the DRC shall issue a Certificate of Land Use Compliance. If the proposed construction and use does not comply, the DRC shall inform the applicant as to the reasons for non-compliance and refuse to issue the Certificate of Land Use Compliance. A Certificate of Land Use Compliance shall be valid for a period of 6 months.

**10.06.03 Action on Permit Application.** The Development Review Coordinator shall forward the application and Certificate of Land Use Compliance to the Columbia County Building Official, or other staff person responsible for issuing the particular type of permit requested.

**10.06.04 Appeal.** The decision of the Development Review Coordinator to issue or not issue the Certificate of Land Use Compliance may be appealed to the Planning and Zoning Board by filing a Notice of Appeal with the DRC within 30 days of the DRC's decision. The decision of the Planning and Zoning Board shall be final. Review of the Planning and Zoning Board decision may be sought pursuant to **Section 10.10** below.

---

# EXHIBIT "B"

---

## **10.05.03 Planning and Zoning Board Review and Recommendation.**

- A. The Planning and Zoning Board shall hold a legislative hearing on each application to amend this Code or the Comprehensive Plan.
- B. The Planning and Zoning Board shall thereafter submit to the Town Council a written recommendation which:
  - 1. Identifies any provisions of the Code, Comprehensive Plan, or other law relating to the proposed change and describes how the proposal relates to them.
  - 2. States factual and policy considerations pertaining to the recommendation.

**10.05.04 Decision By Town Council.** The Town Council shall hold a legislative hearing on the proposed amendment and may enact or reject the proposal, or enact a modified proposal that is within the scope of matters properly noticed for hearing.

## **SECTION 10.06 PROCEDURE FOR OBTAINING BUILDING PERMITS**

**10.06.01 Application.** Application for a building permit shall be made to the Columbia County Building Department. Prior to submittal of a building permit to Columbia County, the applicant shall obtain a Certificate of Land Use Compliance from the Town. An application for a Certificate of Land Use Compliance shall be filed with the Development Review Coordinator on a form available from the Town.

**10.06.02 Certificate of Land Use Compliance.** The Development Review Coordinator shall, within **5 working days**, determine if the proposed construction and use complies with this Code and other regulations of Fort White and, if so, the DRC shall issue a Certificate of Land Use Compliance. If the proposed construction and use does not comply, the DRC shall inform the applicant as to the reasons for non-compliance and refuse to issue the Certificate of Land Use Compliance. A Certificate of Land Use Compliance shall be valid for a period of 6 months.

**10.06.03 Action on Permit Application.** The Development Review Coordinator shall forward the application and Certificate of Land Use Compliance to the Columbia County Building Official, or other staff person responsible for issuing the particular type of permit requested.

**10.06.04 Appeal.** The decision of the Development Review Coordinator to issue or not issue the Certificate of Land Use Compliance may be appealed to the Planning and Zoning Board by filing a Notice of Appeal with the DRC within 30 days of the DRC's decision. The decision of the Planning and Zoning Board shall be final. Review of the Planning and Zoning Board decision may be sought pursuant to **Section 10.10** below.



# Exhibit "C"

Brad Dicks <brad@dicksrealty.com>

## Re: Fort White development

1 message

Brad Dicks <brad@dicksrealty.com>

Tue, Dec 9, 2025 at 3:22 PM

To: Michael <michaelr@lpgurp.com>

Michael :

we are trying to get the engineer started on this project and need one more thing cleared up . The current zoning map shows the parcel split between two zonings . The code does have guidance on where the lines should be interpreted when looked at on a small scale . It would appear that the acceptance and approval of the entire parcel for the existing site plan indicates my entire site was deemed to have a commercial zoning.

I sent the acting clerk my request but since we can't move forward until this is resolved and I knew you would need to be in the loop , I thought I would reach out directly.

Sincerely ,

Brad Dicks



On Wed, Dec 3, 2025 at 9:33 AM Brad Dicks <brad@dicksrealty.com> wrote:

Michael:

Thanks for looking into it. We will design in accordance with the Land Development code found on the Towns website. We have quite a bit of things to compile to get the design phase ready to start so we have a little bit of time. Hopefully the original site plan file is available so we can have a solid starting point.

Thanks,

Brad



On Wed, Dec 3, 2025 at 8:33 AM Michael <MichaelR@lpgurp.com> wrote:

From: Brad Dicks <brad@dicksrealty.com>

Sent: Tuesday, December 2, 2025 1:16 PM

To: Michael <MichaelR@lpgurp.com>

Subject: Fort White development

# Exhibit "D"

## Town of Fort White

Post Office Box 129 Fort White, Florida 32038-0129  
Town Hall - (386) 497-2321 • Public Works - (386) 497-3344 • Fax (386) 497-4946  
Email: [townoffwhite@windstream.net](mailto:townoffwhite@windstream.net) • Website: [townoffwhitefl.com](http://townoffwhitefl.com)

### CERTIFICATE OF COMPLIANCE & REQUEST FOR ISSUANCE OF BUILDING PERMIT

The undersigned hereby certify the following property is in compliance with the Town of Fort White's Comprehensive Plan and Land Development Regulations for the stated development purposes

File No. 09-008

OWNER'S NAME: TWPL, Inc. Hugo Escalante

ADDRESS: 194 SW Roundhouse Ct. Fort White, FL 32038

PROPERTY DESCRIPTION: .97 CG acres parcel no. 14446 001 Fort White Florida

DEVELOPMENT: New Construction Retail Office Space (4 units)

You are hereby authorized to issue the appropriate permits

Please fax a copy of the Applicants permit to 386-497-4946

06 01 10  
DATE

James Revels  
LDR Administrator 

District #1  
Donald Cook  
497 1086

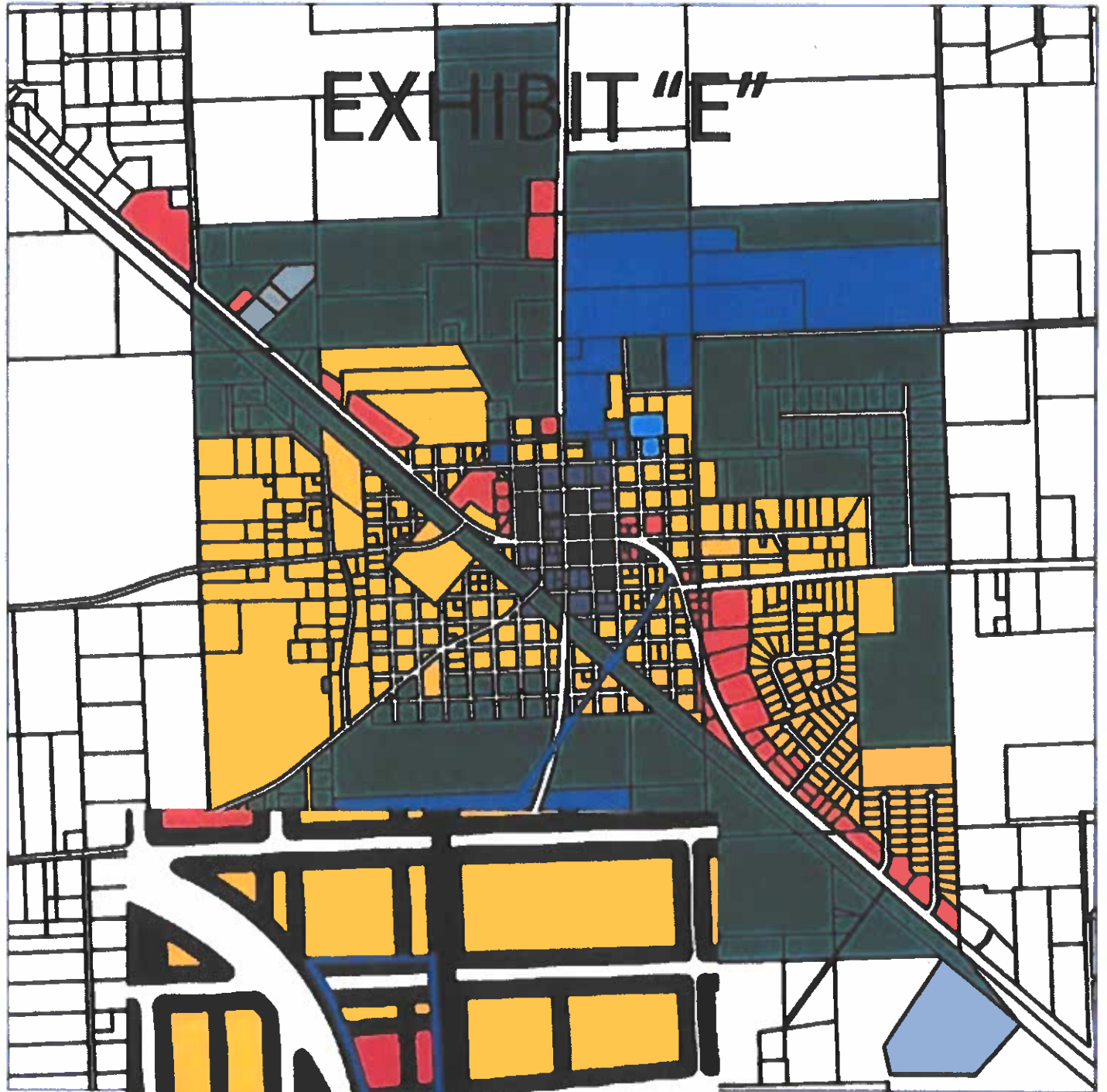
District #2  
Henry Mann  
497 2992

District #3  
Warren Barnes  
497 3112

District #4  
Demetric Jackson  
497 2078

Mayor  
Truett George  
497 4741

Town of Fort White Future Land Use Map 2015



0.25 mi



Source: Columbia County Property Appraiser; Town of Fort White  
Prepared by DBA LLC

# Exhibit "F"

## 1.04.02. Consistency with Plan

Nothing in this section shall be construed to authorize development that is inconsistent with the Town of Fort White Comprehensive Plan.

## 1.04.03. Responsibility of Interpretation

In the event that any question arises concerning the application of regulations, performance standards, definitions, development criteria, or any other provision of this LDC, the Town Clerk, or designee, shall be responsible for interpretation and shall look to the Town's Comprehensive Plan for guidance. Responsibility for interpretation by the Town Clerk shall be limited to standards, regulations, and requirements of this LDC, but shall not be construed to include interpretation of any technical codes adopted by reference in this LDC, nor be construed as overriding the responsibilities given to any commission, board, or official named in other sections of articles of this LDC.

## 1.04.04. Computation of Time

The time within which an act is to be done shall be computed by excluding the first and including the last day; if the last day is a Saturday, Sunday or legal holiday, that day shall be excluded.

## 1.04.05. Delegation of Authority

Whenever a provision appears requiring certain officials to do some act or perform some duty, it is to be construed to authorize delegation to subordinates or consultants to perform the required act of duty unless the terms of the provision or section specify otherwise.

## 1.04.06. Boundaries

Interpretations regarding boundaries of zoning districts shall be made in accordance with the following:

- A. Boundaries shown as following or approximately following any street shall be construed as following the centerline of the street.
- B. Boundaries shown as following or approximately following any platted lot line or other property line shall be construed as following such line.
- C. Boundaries shown as following or approximately following section lines, half-section lines, or quarter-section lines shall be construed as following such lines.
- D. Boundaries shown as following or approximately following natural features shall be construed as following such features.

## 1.04.07. Definitions

Definitions of words and phrases for the use, administration, and interpretation of the LDC are provided within each section or article. If a word or phrase is not specifically defined then the Town intends to rely on the definitions provided in Chapter 163, Part II, *Florida Statutes*, or the common dictionary definition of the word or phrase.



# EXHIBIT "G"

Brad Dicks <[brad@dicksrealty.com](mailto:brad@dicksrealty.com)>

**Re: 6459 CR 18**

1 message

Town of Fort White <[town@fortwhitefl.com](mailto:town@fortwhitefl.com)>  
To: Brad Dicks <[brad@dicksrealty.com](mailto:brad@dicksrealty.com)>

Fri, Jan 23, 2026 at 3:21 PM

Good morning Brad,

I received a Public Request Record from you to find a file in the office pertaining to 6459 CR 18, Fort White FL 32038 dated 2009-2010.

We could not find any files in the office regarding the address of 6459 CR 18, dated back to 2009-2010, as the previous staff at the Town of Fort White had not kept any files relating to the property address mentioned.

You can use this email as a "close out" for your Public Records Request.

Have a great day, Brad!

*Respectfully,*

*Kelly*

***Kelly MacPherson***

Town Clerk  
Town of Fort White  
PO Box 129  
118 SW Wilson Springs Rd  
Fort White, FL 32038  
Phone: 386-497-2321  
Email: [town@fortwhitefl.com](mailto:town@fortwhitefl.com)

**From:** Brad Dicks <[brad@dicksrealty.com](mailto:brad@dicksrealty.com)>  
**Sent:** Wednesday, December 10, 2025 1:28 PM  
**To:** Town of Fort White <[town@fortwhitefl.com](mailto:town@fortwhitefl.com)>  
**Subject:** Re: 6459 CR 18

Kelly:

Sorry to be a pest , who is the Development Review Coordinator who's role is specified in the Code of Ordanaces?

Thanks

January 26, 2026

386.497.2641  
www.dicksrealty.com  
6459 CR 18 Suite 2  
Fort White, FL 32038

Town of Fort White  
Hand Delivered

Attention: Land Use Coordinator

As a follow up to my zoning designation request, we would like to begin the process of applying for a Future land Use Amendment and Zoning Map Amendment on a portion of tax parcel number 13-6S-16-14446-001. In 2010 it is apparent the land development coordinator applied section 1.04.06 B to the site deeming it CG when issuing approval for Site Plan 09-008. That code provides "Boundaries shown as following or approximately following any platted lot line or other property line shall be construed as following such line". The Future Land Use map adopted in 2008, and in effect at that time, showed the exact same error that is on the present zoning map. Since the same map conditions were in place in 2010 that are in place now, I am requesting that the provisions of 1.04.06 B continue to be applied and the designation for the entire tract be considered CG for concurrency and permitting purposes. I believe any other interpretation constitutes the creation of a title defect on my property by the land development coordinator, making it unmarketable.

To avoid future confusion and unmarketability of our property, we would like to address the zoning map and FLUM and have the issue addressed permanently. I have attached a survey with a legal description for the land affected by the requested changes. It is identified as parcel 1. The Northern 60 feet of parcel 1 is depicted on both the zoning map and FLUM as a street. The code of ordinances instructs the land development coordinator to assign the zoning that applies to the adjoining parcels. That would be RSF-2. Do you concur that one zoning change and map amendment for parcel 1 per the survey from RSF-2 to CG would be appropriate? If so, please schedule this matter to be heard by the appropriate entity at the earliest possible time.

Sincerely,



Brad Dicks

Prepared by:  
Elaine R. Davis / Lisa Martin  
American Title Services of Lake City, Inc.  
321 S.W. Main Boulevard, Suite 105  
Lake City, Florida 32025

Inst: 201812016634 Date: 08/10/2018 Time: 2:52 PM  
Page 1 of 2 B: 1366 P: 1141 P.DeWitt Cason, Clerk of Courts  
Columbia County, Fl: BD  
Deputy Clerk Doc Stamp-Deed: 1225.00

File Number: 18-217

### General Warranty Deed

Made this August 9, 2018 A.D.

By HUGO JOAQUIN ESCALANTE and MARLEEN ESCALANTE, husband and wife, 2999 Biltmore Park Drive, Unit 102, Orlando, Florida 32835, hereinafter called the grantor,

to DICKS REALTY, L.L.C., a Florida Limited Liability Company, whose post office address is: 1286 W US HWY 90, Lake City, Florida 32055, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Columbia County, Florida, viz:

See Attached Schedule "A"

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any members of the household of Grantor reside thereon.

Parcel ID Number: 14446-001


**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining

**To Have and to Hold**, the same in fee simple forever

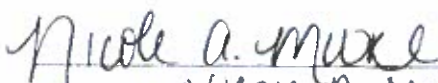
**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2017.

**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written

Signed, sealed and delivered in our presence:

  
Witness Printed Name: Lisa E. Martin

 (Seal)  
HUGO JOAQUIN ESCALANTE  
Address: 2999 Biltmore Park Drive, Unit 102, Orlando, Florida 32835

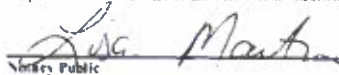
  
Witness Printed Name: Nicole A. Moore

 (Seal)  
MARLEEN ESCALANTE  
Address: 2999 Biltmore Park Drive, Unit 102, Orlando, Florida 32835

State of Florida  
County of Columbia

The foregoing instrument was acknowledged before me this 9th day of August, 2018, by HUGO JOAQUIN ESCALANTE and MARLEEN ESCALANTE, who is are personally known to me or who has produced DRIVERS LICENSE as identification



  
Notary Public  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

**2025 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT**

DOCUMENT# L02000007100

**Entity Name:** DICKS REALTY, L.L.C.

**Current Principal Place of Business:**

816 SW MAIN BLVD.  
LAKE CITY, FL 32025

**Current Mailing Address:**

POST OFFICE BOX 1  
LAKE CITY, FL 32056 US

**FEI Number:** 27-0005143

**Certificate of Status Desired:** No

**Name and Address of Current Registered Agent:**

DICKS, BRADLEY N  
816 SW MAIN BLVD.  
LAKE CITY, FL 32025 US

*The above named entity submits this statement for the purpose of changing its registered office or registered agent or both, in the State of Florida*

**SIGNATURE:**

\_\_\_\_\_  
Electronic Signature of Registered Agent

\_\_\_\_\_  
Date

**Authorized Person(s) Detail :**

Title MGRM  
Name DICKS BRADLEY N  
Address POST OFFICE BOX 1  
City-State-Zip LAKE CITY FL 32056

*I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes, and that my name appears above, or on an attachment with all other like empowered.*

**SIGNATURE:** BRADLEY N. DICKS

MGRM

02/12/2025

\_\_\_\_\_  
Electronic Signature of Signing Authorized Person(s) Detail

\_\_\_\_\_  
Date

Kyle Keen, CFC  
Columbia County Tax Collector

2025 Real Estate  
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM  
ASSESSMENTS

37511.0000

PARCEL NUMBER	ESCROW CD	Millage Code
R14446-001	651	4

**THIS BILL IS FULLY PAID**

6459 COUNTY ROAD 18 SW FORT WHITE 32038  
FORT WHITE: COMM SE COR OF NE1/4 OF SEC, RUN W  
20 FT ALONG C/L OF SR-18, N 50 FT TO NW INTERS

DICKS REALTY LLC  
P O BOX 1  
LAKE CITY FL 32056

135 NE Hernando Ave, Suite 125, Lake City, FL 32055  
(386) 758-1077

**AD VALOREM TAXES**

TAXING AUTHORITY	ASSESSED VALUE	MILLAGE RATE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
<b>BOARD OF COUNTY COMMISSIONERS</b>					
GENERAL FUND	328,256	7.8150	0	328,256	2,565.32
<b>COLUMBIA COUNTY SCHOOL BOARD</b>					
DISCRETIONARY	328,256	0.7480	0	328,256	245.53
LOCAL	328,256	3.1010	0	328,256	1,017.93
CAPITAL OUTLAY	328,256	1.5000	0	328,256	492.38
<b>SUWANNEE RIVER WATER MGT DIST</b>					
WATER MGT	328,256	0.2812	0	328,256	92.31
<b>LAKE SHORE HOSPITAL AUTHORITY</b>					
LK SHORE	328,256	0.0001	0	328,256	0.03

**IMPORTANT:** All exemptions do not apply to all taxing authorities. Please contact the Columbia County Property Appraiser for exemption/assessment questions.

<b>TOTAL MILLAGE</b>	13.4453	<b>AD VALOREM TAXES</b>	4,413.50
----------------------	---------	-------------------------	----------

**NON AD VALOREM ASSESSMENTS**

LEVYING AUTHORITY	RATE	AMOUNT
FFIR FIRE ASSESSMENTS	2.00 Units @ 303.9800	706.32

SAVE TIME PAY ONLINE @ [www.columbiataxcollector.com](http://www.columbiataxcollector.com)

<b>NON AD VALOREM ASSESSMENTS</b>	706.32
-----------------------------------	--------

<b>COMBINED TAXES AND ASSESSMENTS</b>	5,119.82	See reverse side for important information
---------------------------------------	----------	--

Paid In Full	Taxes	Discount / Interest	Fees	Payments	Amount Due
	5,119.82	-204.79	0.00	4,915.03	0.00

Kyle Keen, CFC  
Columbia County Tax Collector

2025 Real Estate  
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM  
ASSESSMENTS

37511.0000

PARCEL NUMBER	ESCROW CD	Millage Code
R14446-001	651	4

**THIS BILL IS FULLY PAID**

6459 COUNTY ROAD 18 SW FORT WHITE 32038  
FORT WHITE: COMM SE COR OF NE1/4 OF SEC, RUN W  
20 FT ALONG C/L OF SR-18, N 50 FT TO NW INTERS

DICKS REALTY LLC  
P O BOX 1  
LAKE CITY FL 32056

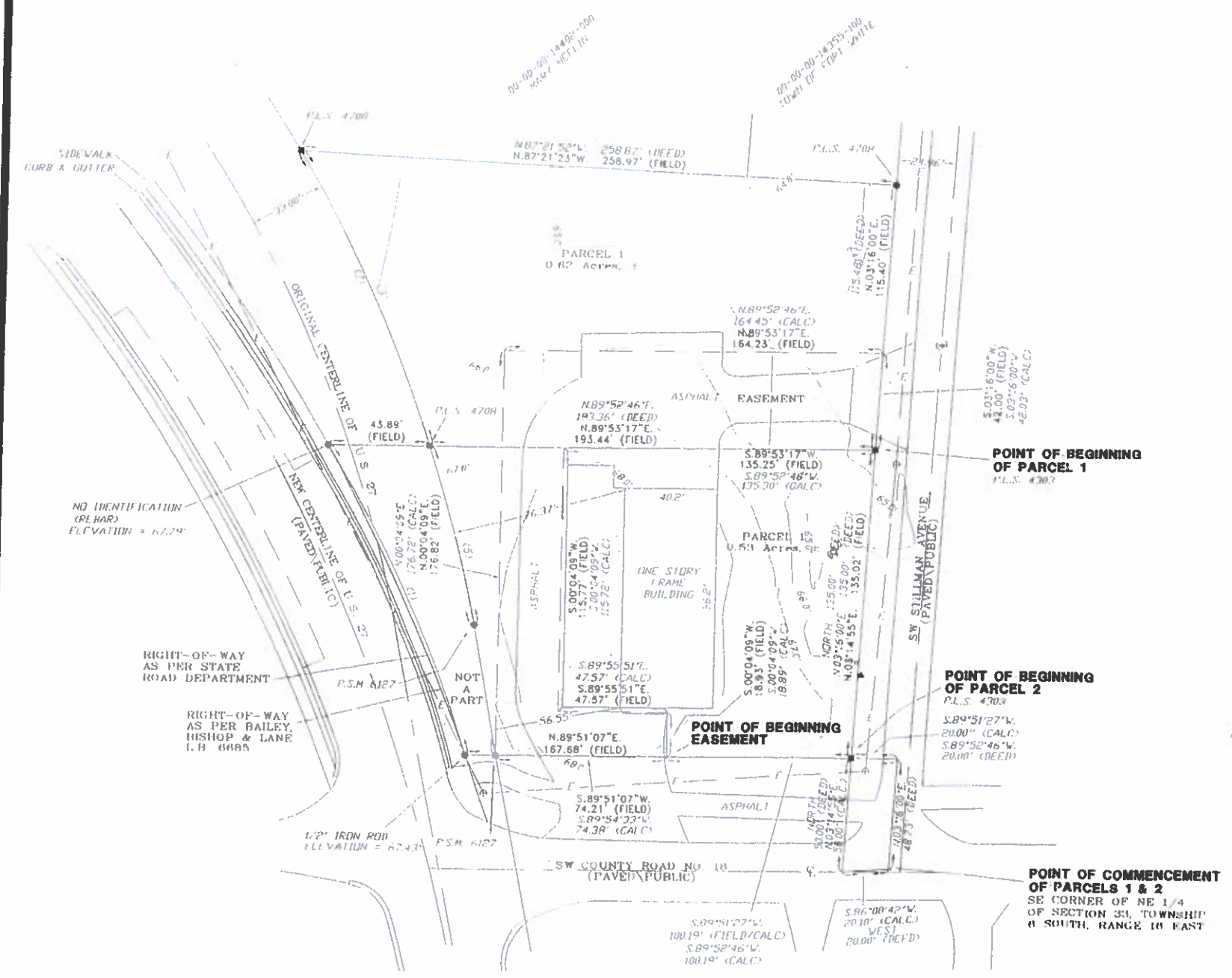
DO NOT WRITE BELOW THIS PORTION

PLEASE PAY IN US FUNDS TO: KYLE KEEN, TAX COLLECTOR

Paid In Full	Taxes	Discount / Interest	Fees	Payments	Amount Due
	5,119.82	-204.79	0.00	4,915.03	0.00

Receipt(s) 2025-16379 on 11/27/25 for \$4,915.03 by CoreLogic

PLEASE RETAIN THIS PORTION FOR YOUR RECORDS



00-00-00-14409-000  
WATER METERS

00-00-00-14395-100  
10481 OF 1101 WHITE

SIDEWALK  
CURB & GUTTER

NO IDENTIFICATION  
(REBAR)  
ELEVATION = 67.79'

RIGHT-OF-WAY  
AS PER STATE  
ROAD DEPARTMENT

RIGHT-OF-WAY  
AS PER BAILEY,  
HISHOP & LANE  
L.H. 6085

1/2" IRON ROD  
ELEVATION = 67.43'

SW COUNTY ROAD NO. 10  
(PAVED) (PUBLIC)

SW SULLIVAN AVENUE  
(PAVED) (PUBLIC)

PARCEL 1  
0.67 ACRES

PARCEL 2  
0.51 ACRES

ONE STORY  
FRAME  
BUILDING

EASEMENT

POINT OF BEGINNING  
OF PARCEL 1  
P.L.S. 4700

POINT OF BEGINNING  
OF PARCEL 2  
P.L.S. 4700

POINT OF COMMENCEMENT  
OF PARCELS 1 & 2  
SE CORNER OF NE 1/4  
OF SECTION 33, TOWNSHIP  
0 SOUTH, RANGE 10 EAST

ORIGINAL CENTERLINE OF U.S. 37  
NEW CENTERLINE OF U.S. 37  
(PAVED) (PUBLIC)

N87°21'52"W. 258.87' (DEED)  
N.87°21'23"W. 258.97' (FIELD)

N.89°52'46"E.  
164.45' (CALC.)  
N.89°53'17"E.  
164.23' (FIELD)

N.89°52'46"E.  
192.36' (DEED)  
N.89°53'17"E.  
193.44' (FIELD)

S.89°53'17"W.  
135.25' (FIELD)  
S.89°52'48"W.  
135.20' (CALC.)

S.03°16'00"W.  
42.00' (FIELD)  
S.03°16'00"W.  
42.00' (CALC.)

N.00°04'55"E.  
176.72' (CALC.)  
N.00°04'09"E.  
176.82' (FIELD)

S.00°04'09"W.  
115.77' (FIELD)  
S.00°04'09"W.  
115.72' (CALC.)

S.89°55'51"E.  
47.57' (CALC.)  
S.89°55'51"E.  
47.57' (FIELD)

POINT OF BEGINNING  
EASEMENT

N.89°51'07"E.  
167.68' (FIELD)

S.89°51'07"W.  
74.21' (FIELD)  
S.89°54'23"W.  
74.38' (CALC.)

N.02°14'55"E.  
135.00' (DEED)  
N.02°14'55"E.  
135.02' (FIELD)

S.89°51'27"W.  
20.00' (CALC.)  
S.89°52'46"W.  
20.00' (DEED)

N.03°14'55"E.  
50.00' (DEED)  
N.03°14'55"E.  
50.00' (CALC.)

S.89°51'27"W.  
100.19' (FIELD/CALC.)  
S.89°52'46"W.  
100.19' (CALC.)

S.86°00'42"W.  
20.10' (CALC.)  
WEST  
20.00' (DEED)



⊙	UTILITY - RD	⊙	AS PER FIELD MEASUREMENTS
⊙	WELL	P.R.M.	PERMANENT REFERENCE MARKER
⊙	SANITARY MANHOLE	P.C.P.	PERMANENT CONTROL POINT
*	SIGN POST		

DESCRIPTION (PARCEL 2)  
 BEGIN AT THE SE CORNER OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 6 SOUTH, RANGE 15 EAST, AND RUN THENCE WEST ALONG THE CENTERLINE OF STATE ROAD 18 A DISTANCE OF 20 FEET, THENCE RUN NORTH A DISTANCE OF 50 FEET TO THE NORTHWEST CORNER OF THE INTERSECTION OF STATE ROAD 18 AND AN UNNAMED ROAD OR STREET FOR A POINT OF BEGINNING, THENCE RUN NORTH ALONG THE WEST BOUNDARY LINE OF SAID UNNAMED ROAD OR STREET A DISTANCE OF 135 FEET; THENCE RUN WEST PARALLEL TO THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 18 TO THE EAST RIGHT-OF-WAY LINE OF STATE ROAD 20 (U.S. HIGHWAY 27); THENCE RUN SOUTHEASTERLY ALONG THE EAST RIGHT-OF-WAY LINE OF SAID STATE ROAD 20 (U.S. HIGHWAY 27) TO THE NORTHEAST CORNER OF THE INTERSECTION OF STATE ROAD 20 AND STATE ROAD 18; THENCE RUN EAST ALONG THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 18 TO THE POINT OF BEGINNING SAID LANDS LING AND BEING IN COLUMBIA COUNTY, FLORIDA.

ALSO: (PARCEL 1)  
 COMMENCE AT THE SE CORNER OF THE NE 1/4 OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND RUN THENCE N03°16'00"E, ALONG THE EAST LINE OF SAID SECTION 33, 4873 FEET TO THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD C-18; THENCE S89°52'45"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, 2000 FEET TO THE WEST RIGHT-OF-WAY LINE OF SW STILLMAN AVENUE; THENCE N03°16'00"E, ALONG SAID WEST RIGHT-OF-WAY LINE, 13500 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N03°15'00"E, STILL ALONG SAID WEST LINE 115.46 FEET TO THE NORTH RIGHT-OF-WAY LINE OF ELLIS STREET, A 60 FOOT WIDE CLOSED RIGHT-OF-WAY; THENCE N07°21'52"W, ALONG THE NORTH RIGHT-OF-WAY LINE, 258.07 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD NO. 20 (U.S. HIGHWAY 27); SAID POINT BEING ON A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 60980 FEET AND A CENTRAL ANGLE OF 13°13'27" (BEING THE ORIGINAL RIGHT-OF-WAY LINE OF STATE ROAD NO. 20, SHOWN AS BEING THE CURRENT RIGHT-OF-WAY LINE AS SHOWN ON THE CURRENT FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS, SECTION 29050-2501 SHEET 5 OF 9); THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF S24°41'46"E, AND A CHORD LENGTH OF 140.43 FEET, AN ARC DISTANCE OF 140.75 FEET; THENCE N89°52'45"E, 193.36 FEET TO THE POINT OF BEGINNING  
 THE ABOVE DESCRIBED LANDS BEING PART OF ELLIS STREET (THIS PART BEING CLOSED BY AN ORDINANCE OF THE TOWN OF FT. WHITE, FLORIDA), PART OF BLOCK 71 AND PART OF AN UNNUMBERED BLOCK DESIGNATED AS "Y" ON A SURVEY DRAWING BY BAILEY, BISHOP AND LANE DATED JULY 23, 1996.

ALSO: (TO BE ACQUIRED)  
 AN EASEMENT FOR INGRESS AND EGRESS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SE CORNER OF THE NE 1/4 OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE N03°16'00"E, ALONG THE EAST LINE OF SECTION 33, 4873 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SW COUNTY ROAD 18; THENCE S89°52'45"W, ALONG SAID NORTH RIGHT-OF-WAY LINE 10019 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S89°52'45"W, STILL ALONG SAID NORTH RIGHT-OF-WAY LINE 74.38 FEET TO A POINT MARKING ITS INTERSECTION WITH THE EASTERN RIGHT-OF-WAY LINE OF SW US HIGHWAY 27; THENCE N00°04'09"E, 176.72 FEET; THENCE N89°52'45"E, 164.45 FEET TO THE WEST RIGHT-OF-WAY LINE OF SW STILLMAN AVENUE; THENCE S03°16'00"E, ALONG SAID WEST RIGHT-OF-WAY LINE TO THE SE CORNER OF PARCEL NUMBER 1, ALSO BEING THE NE CORNER OF PARCEL NUMBER 2 OF A DEED RECORDED IN O.P. BOOK 1366, PAGE 1142, PAGE 2 OF 2, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE S89°52'45"W, ALONG THE SOUTH LINE 135.36 FEET; THENCE S00°04'09"E, 115.72 FEET; THENCE S89°55'51"E, 47.97 FEET; THENCE S00°04'09"W, 1889 FEET TO THE POINT OF BEGINNING.

- SURVEYOR'S NOTES:
- BOUNDARY BASED ON MONUMENTATION FOUND IN ACCORDANCE WITH THE REPLACEMENT OF A PREVIOUS SURVEY BY THIS OFFICE ON 03/16/10
  - BEARINGS ARE BASED ON SAID PREVIOUS SURVEY BY THIS OFFICE AND THE BEARING BASIS 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 FROM PANEL NUMBER 120220490C 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
  - IF THEY EXIST, NO UNDERGROUND ENCROACHMENTS AND/OR UTILITIES WERE LOCATED FOR THIS SURVEY EXCEPT AS SHOWN HEREON
  - THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR A TITLE POLICY
  - DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF
  - THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP
  - THE ADJACENT OWNERSHIP INFORMATION AS SHOWN HEREON IS BASED ON THE COUNTY PROPERTY APPRAISERS GIS SYSTEM UNLESS OTHERWISE DENIED
  - ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 88 DATUM



SAID POINT BEING ON CENTRAL ANGLE OF 13 SHOWN AS BEING THE DEPARTMENT OF TRANS THEENCE SOUTHEASTERL OF S 24° 41' 46" E, AND THEENCE N 89° 52' 46" E. THE ABOVE DESCRIBED ORDINANCE OF THE UNNUMBERED BLOCK DE DATED JULY 23, 1995.

ALSO (TO BE ACQUIRED AN EASEMENT FOR INGP AT THE SE CORNER OF COLUMBIA COUNTY, FLOA 48.73 FEET TO THE NOR ALONG SAID NORTH RIG CONTINUE S 89° 52' 46" W, MARKING ITS INTERSECT, THEENCE N 00° 04' 09" E, 17' RIGHT-OF-WAY LINE TO RIGHT-OF-WAY LINE OF PARCEL NUMBER 2 OF A RECORDS OF COLUMBIA C FEET, THEENCE S 00° 04' 09" 1889 FEET TO THE POIN

CURVE TABLE

NO	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1 (FIELD)	509.90	13° 59' 03"	148.66	74.70'	148.29'	S 24° 42' 41" E
2 (FIELD)	609.12	13° 52' 53"	169.07	85.08'	168.53'	S 26° 02' 20" E
3 (FIELD)	609.12	13° 13' 05"	140.70'	70.57'	140.39'	S 24° 42' 24" E
3 (DEED)	609.12	13° 13' 27"	140.70'	70.57'	140.43'	S 24° 41' 45" E
5 (FIELD)	509.90	07° 36' 30"	88.97'	47.55'	87.91'	S 14° 55' 32" E

- SURVEYOR'S NOTES:
- BOUNDARY BASED ON A PREVIOUS SURVEY
  - BEARINGS ARE BASED AS SHOWN HEREON
  - IT IS APPARENT THAT THE 500 YEAR FLOOD PANEL NUMBER 12023 TO CHANGE
  - THE IMPROVEMENTS, IF DATE OF FIELD SURV IF THEY EXIST, NO UN THIS SURVEY EXCEPT THIS SURVEY WAS CON POLICY
  - DIMENSIONS SHOWN HE
  - THIS SURVEY DOES NO
  - THE ADJACENT OWNERS PROPERTY APPRAISERS
  - ELEVATIONS SHOWN HE

SURVEYOR'S CERTIFICATION:

I HAVE MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS THE CODE PURSUANT TO SE 1704, 1705, 1706, FLORIDA STATUTES

*[Signature]*  
L. BRITT  
REGISTRATION # 9757

AND THE ORIGINAL WRITSE SEAL OF A FLORIDA LICENSED SURVEYOR OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID

**BRITT & MA**  
LAND SURVEY

**BRITT**

ARCHITECTS SURVEY CO.  
TELEPHONE: (386) 752-7163 FAX: (386)