

STATE OF FLORIDA:

A F F I D A V I T

COUNTY OF SEMINOLE:

BEFORE ME this day personally appeared DAVID A. DOUDNEY, who, being first duly sworn, deposes and says that he is a resident of Seminole County, Florida, and makes the following Affidavit.

That he is a licensed Professional Surveyor and Mapper and was responsible for the survey and the preparation of the Plat of HIGHLAND ESTATES, as recorded in Plat Book 56, Page 12 of the Public Records of Seminole County, Florida.

That upon his examination of said plat subsequent to August 9, 1999 he discovered that a "scriveners error" was made four times in the preparation of the Plat as the same appears in Plat Book 56, Page 12 of the Public Records of Seminole County, Florida.

That he has made a resurvey of the lands in HIGHLAND ESTATES, Plat Book 56, Page 12 of the Public Records of Seminole County, Florida within the last ten days and no evidence exists on the ground that will conflict with the corrections as herein stated.

The nature and extent of such "scriveners errors" appearing on said Page 12 of Plat Book 56 follows:

A. That appearing within the 100 foot right-of-way bordering the East lines of Lots 1 through 6 of said HIGHLAND ESTATES, Plat Book 56, Page 12 of the Public Records of Seminole County, Florida, said right-of-way described in Right-of-Way Deed recorded in Official Records Book 551, Pages 102 and 103 of the Public Records of Seminole County, Florida, the following appears; "MIAMI SPRINGS ROAD", when the following should appear in its place; "MIAMI SPRINGS DRIVE".

That in his opinion the appropriate corrections that should be made for the "scriveners error" as set out in A above and shown on said plat of HIGHLAND ESTATES, Plat Book 56, Page 12 of the Public Records of Seminole County, Florida, would be to change the labeling of the 100 foot right-of-way bordering the East lines of Lots 1 through 6 of said HIGHLAND ESTATES, Plat Book 56, Page 12 of the Public Records of Seminole County, Florida, said right-of-way described in Right-of-Way Deed recorded in Official Records Book 551, Pages 102 and 103 of the Public Records of Seminole County, Florida, by deleting the words "MIAMI SPRINGS ROAD" and to substitute in its place the words "MIAMI SPRINGS DRIVE".

B. That appearing opposite the East lines of Lots 1, 2, and 3 and within the 100 foot right-of-way bordering the East lines of Lots 1 through 6 of said HIGHLAND ESTATES, Plat Book 56, Page 12 of the Public Records of Seminole County, Florida, the following appears; "WESTERLY R/W LINE MIAMI SPRINGS ROAD", when the following should appear in its place; "WESTERLY R/W LINE MIAMI SPRINGS DRIVE".

That in his opinion the appropriate corrections that should be made for the "scriveners error" as set out in B above and shown on said plat of HIGHLAND ESTATES, Plat Book 56, Page 12 of the Public Records of Seminole County, Florida, would be to change the labeling appearing opposite the East lines of Lots 1, 2, and 3 and within the 100 foot right-of-way bordering the East lines of Lots 1 through 6 of said HIGHLAND ESTATES, Plat Book 56, Page 12 of the Public Records of Seminole County, Florida, by deleting the words "MIAMI SPRINGS ROAD" and to substitute in its place the words "MIAMI SPRINGS DRIVE".

THIS INSTRUMENT PREPARED BY:
DAVID A. DOUDNEY
DOUDNEY SURVEYING, INC.
200 EAST COMMERCIAL STREET
SANFORD, FLORIDA 32771
14071522-1491

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C. That the end of the second line of the DESCRIPTION, as the same appears at the top of said Plat Book 56, Page 12 of the Public Records of Seminole County, Florida, the following appears; "Miami Springs Road", when the following should appear in its place; "Miami Springs Drive".

D. That near the middle of the eighth line of the DESCRIPTION, as the same appears at the top of said Plat Book 56, Page 12 of the Public Records of Seminole County, Florida, the following appears; "Miami Springs Road", when the following should appear in its place; "Miami Springs Drive".

That in his opinion the appropriate corrections that should be made for the "veners error" as set out in C and D above and shown on said plat of HIGHLAND ESTATES, Plat Book 56, Page 12 of the Public Records of Seminole County, Florida, would be to delete the description now appearing at the top of Page 12, Plat Book 56 of the Public Records of Seminole County, Florida and to substitute in its place the following description for the Plat of HIGHLAND ESTATES, to-wit:

The North 651.21 feet of the South 801.21 feet of the Northeast 1/4 of the Northeast 1/4 of Section 31, Township 20 South, Range 29 East, Seminole County, Florida, lying West of Miami Springs Drive and being more particularly described as follows:

Commence at the Southeast corner of the Northeast 1/4 of the Northeast 1/4 of Section 31, Township 20 South, Range 29 East and run N 01° 05' 14" W along the West line of the Northeast 1/4 of the Northeast 1/4 of said Section 31, 150.00 feet to the Point of Beginning; thence continue N 01° 05' 14" W along said West line, 651.21 feet; thence leaving said West line run S 89° 33' 25" E, 211.88 feet to a point on the Westerly right-of-way line of Miami Springs Drive, said point being on a curve concave Easterly having a radius of 5779.65 feet a chord bearing of S 00° 45' 02" W and a chord of 370.69 feet; thence run S 01° 05' 14" E along said curve and Westerly right-of-way line, 370.75 feet through a central angle of 03° 40' 31" to a point of tangency; thence run S 01° 05' 14" E along said Westerly right-of-way line, 280.40 feet; thence leaving said Westerly right-of-way line run N 89° 33' 25" W, 199.99 feet to the Point of Beginning; containing 3.0224 acres.

This affidavit is given in accordance with Section 177.141, Florida Statutes.

David A. Doudney
DAVID A. DOUDNEY, P.S.M., PRESIDENT
DOUDNEY SURVEYORS, INC.
FLORIDA REGISTRATION NUMBER 3939

I certify that David A. Doudney is personally known to me.

Sworn to and subscribed before me
this 14th day of September, A.D. 1999.

Bonnie M. Schuttman
Notary Public, State of Florida
My Commission Expires: 8/8/2001

OFFICIAL NOTARY SEAL
BONNIE M. SCHUTTMAN
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. 00000000
MY COMMISSION EXPIRES AUG. 8, 2001

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