EAST 90 Commerce Centre

East 90 Commerce Centre

PLAT BOOK 1 PAGE 463

EAST 90 COMMERCE CENTRE

PART OF THE WEST 1/2 OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 14 EAST, SUWANNEE COUNTY, FLORIDA.BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR POINT OF BEGINNING COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 30, THENCE RUN NORTH 88°34'43" EAST ALONG THE NORTH LINE OF SAID SECTION 30, A DISTANCE OF 2562.56 FEET TO THE EAST LINE OF SAID WEST 1/2; THENCE RUN SOUTH 00°24'06" EAST ALONG SAID EAST LINE, A DISTANCE OF 2363.39 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SEABOARD COAST LINE RAILROAD; THENCE RUN NORTH 63°52'34" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1882.53 FEET; THENCE RUN NORTH 26°07'26" EAST, A DISTANCE OF 390.00 FEET; THENCE RUN NORTH 63°52'34" WEST, A DISTANCE OF 326.10 FEET; THENCE RUN SOUTH 77°27'47" WEST, A DISTANCE OF 288.13 FEET; THENCE RUN NORTH 63°52'34" WEST, A DISTANCE OF 48.91 FEET; THENCE RUN SOUTH 26°07'26" WEST, A DISTANCE OF 210.00 FEET TO SAID NORTHERLY RIGHT-OF-WAY LINE; THENCE RUN NORTH 63°52'34" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 382.86 FEET TO THE WEST LINE OF SAID SECTION 30, THENCE RUN NORTH 01°18'46" WEST ALONG SAID WEST LINE, A DISTANCE OF 1038.11 FEET TO THE POINT OF BEGINNING. CONTAINING 95.37 ACRES MORE OR LESS.

LEGEND AND NOTES:

- DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT) SET, 4" x 4" X 24" CONCRETE MONUMENT , LB # 7170
- DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT) , FOUND 4" x 4" x 24" CONCRETE MONUMENT, R.L.S. # 2245, UNLESS NOTED OTHERWISE.
- DENOTES P.C.P.(PERMANENT CONTROL POINT) , 2" X 2" ALUMINUM PLATE, STAMPED " LB 7170 ", SET.
- DENOTES DEDICATED RIGHT-OF-WAY

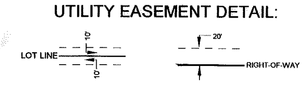
1) BEARINGS BASED ON THE SOUTH LINE OF THE NE 1/4 OF SW 1/4 OF SECTION 3. (S 88°26'33" W)

2) SET 5/8" x 20" REBARS WITH CAP (STAMPED "LB 7170") ON ALL LOT CORNERS.

3) BEARINGS BASED ON THE NORTH LINE OF SECTION 30 (N 88°34'43" E).

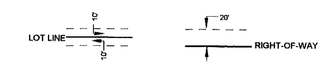
ABBREVIATIONS
P.C. - POINT OF CURVE
PRC - POINT OF REVERSE CURVE
P.T. POINT OF TANGENCY
IPC - INTERSECTION POINT ON CURVE

UTILITY EASEMENT DETAIL:

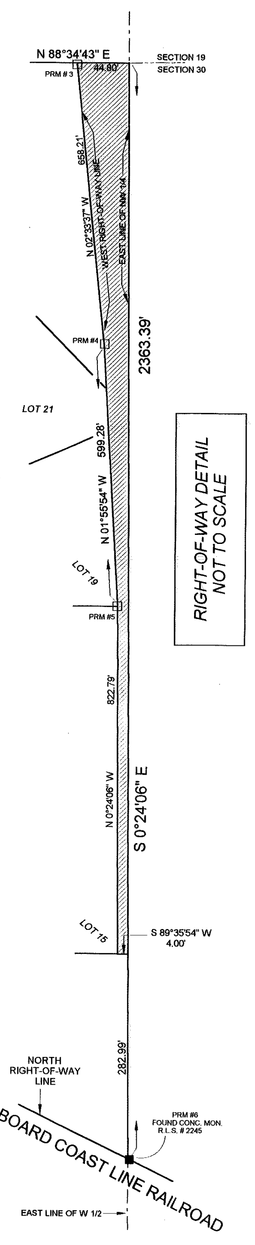


20' UTILITY EASEMENTS ALONG ALL ROAD RIGHTS-OF-WAY EXCLUDING 10ST ROAD RIGHT-OF-WAY AND 10 EITHER SIDE OF ALL LOT LINES, EXCLUDING REAR LOT LINES,SAID EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES.

DRAINAGE EASEMENT DETAIL:



DENOTES 20' EASEMENT AS SHOWN. EASEMENTS SHOWN HEREON FOR DRAINAGE.



RIGHT-OF-WAY DETAIL NOT TO SCALE

ADOPTION AND DEDICATION:

KNOWN ALL MEN BY THESE PRESENT THAT TIMOTHY B. ALCORN AS CHAIRMAN OF THE SUWANNEE COUNTY DEVELOPMENT AUTHORITY HAS CAUSED THE LANDS HEREON DESCRIBED TO SURVEYED AND PLATTED TO BE KNOWN AS EAST 90 COMMERCE CENTRE AND THAT THE ROADS, STREETS AND EASEMENTS FOR UTILITIES, DRAINAGE AND OTHER PURPOSES HEREON SHOWN ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC.

TIMOTHY B. ALCORN, CHAIRMAN OF THE SUWANNEE COUNTY DEVELOPMENT AUTHORITY
P.O. BOX DRAWER C
LIVE OAK, FLORIDA 32064
386-362-3071

WITNESS:
WITNESS: Rhonda Dykes

STATE OF FLORIDA, COUNTY OF SUWANNEE

I HEREBY CERTIFY ON THIS 20 DAY OF SEPTEMBER A.D. 2002, BEFORE ME PERSONALLY APPEARED TIMOTHY B. ALCORN, AS CHAIRMAN OF THE SUWANNEE COUNTY DEVELOPMENT, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND HE ACKNOWLEDGES EXECUTION THERE OF

WITNESS MY HAND AND SEAL AT LIVE OAK, STATE OF FLORIDA, THIS 20 DAY OF SEPTEMBER A.D. 2002

B. BUZBEE MY COMMISSION # EXPIRES: March 5, 2006 Bonded Thru Notary Public Underwriters

NOTARY PUBLIC, STATE OF FLORIDA MY COMMISSION EXPIRES 3-6-06

APPROVED BY BOARD OF COUNTY COMMISSIONERS, SUWANNEE COUNTY, FLORIDA.

CHAIRMAN ATTEST

DATE: 10-03-02

CERTIFICATE OF CLERK:

I HEREBY CERTIFY THAT THE FOREGOING PLAT, HAVING BEEN DULY APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF SUWANNEE COUNTY, FLORIDA WAS ACCEPTED AND FILED FOR RECORD THIS 8TH DAY OF OCTOBER A.D. 2002, IN PLAT BOOK 1 PAGE 463 OF THE PUBLIC RECORDS OF SAID SUWANNEE COUNTY, FLORIDA.

CLERK OF COURT, SUWANNEE COUNTY, FLORIDA

ENGINEERS CERTIFICATE:

THIS IS TO CERTIFY THAT ON THIS 23 DAY OF OCTOBER A.D. 2002, GREG BAILEY, A REGISTERD FLORIDA ENGINEER, AS SPECIFIED WITHIN CHAPTER 471, FLORIDA STATUTES, LICENSE NO.43258 DOES HEREBY CERTIFY THAT ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN COMPLIANCE WITH THE APPROVED CONSTRUCTUION PLANS AND IS APPLICABLE, ANY SUBMITTED " AS- BUILT " BLUE PRINTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE BOARD OF COUNTY COMMISSIONER OF SUWANNEE COUNTY, FLORIDA.

REGISTERED FLORIDA ENGINEER

FLOOD ZONE INFORMATION:

THIS IS HEREBY CERTIFIED THAT THE PROPERTY AS SURVEYED FALLS WITHIN ZONE "X" AND "A" AS PER THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY PANEL NO. 120300 0150A.

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 .

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 an electric, telephone, gas, or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages.

THIS PLAT HASE BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177 BY:

REGISTERED SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED AND SHOWN HEREON THAT THE P.R.M.'S (PERMANENT REFERENCE MONUMENTS) AND P.C.P.'S (PERMANENT CONTROL POINTS) HAVE BEEN PLACED AS SHOWN AND THAT THE SURVEY DATA AS SHOWN COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND THAT THE PROPERTY AS SURVEYED FALLS WITHIN ZONE. AS PER THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY PANEL NO.

J. SHERMAN FRIER
REGISTERED LAND SURVEYOR

FLA. CERT. NO. 2245

DATE: SEPTEMBER 20, 2002

JOB. NO. 426-98-01RP

" NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER"

ZONING
"I" - INDUSTRIAL

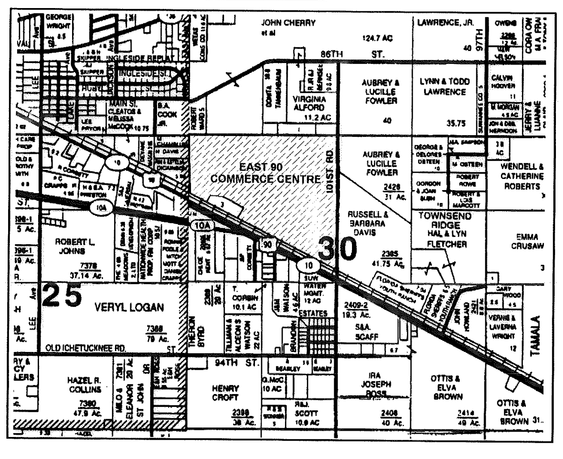
BUILDING SET BACKS

FRONT:	20.00 FEET
SIDE:	15.00 FEET
REAR:	15.00 FEET

DRIVEWAY NOTE:
ACCESS TO LOTS 15-21 WILL BE FROM 101ST COURT AND 90TH TRACE RIGHTS-OF-WAY (NOT 101ST ROAD).

GRAPHIC SCALE
SCALE IN FEET 1" = 200 FEET

VICINITY MAP
NOT TO SCALE



CURVE DATA

Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	47°41'00"	765.00	636.66	338.07	618.44	N 24°14'36"W
2	62°08'06"	265.00	287.38	159.65	273.51	N 31°28'06"W
3	28°53'05"	835.00	420.95	215.05	418.51	N 76°58'45"W
4	88°53'23"	89.00	138.08	87.29	124.64	S 44°07'58"W
5	158°18'52"	89.00	242.81	424.44	174.21	S 78°28'12"E
6	65°12'21"	97.00	110.39	62.04	104.53	N 55°56'30"E
7	28°53'05"	765.00	385.66	197.02	381.59	S 76°58'44"E
8	62°08'06"	195.00	211.47	117.48	201.26	S 31°28'06"E
9	2°41'26"	835.00	39.21	19.61	39.21	S 1°44'49"E
10	28°36'34"	765.00	381.76	194.94	377.81	N 76°31'43"W
11	6°45'29"	1835.00	216.44	108.34	216.31	N 67°38'41"W
12	82°53'36"	89.00	128.78	78.59	117.82	S 67°33'41"W
13	160°46'11"	89.00	249.73	525.36	175.50	S 54°16'07"E
14	67°53'33"	97.00	114.94	65.29	108.33	N 79°17'29"E
15	2°32'21"	1765.00	78.22	39.12	78.22	S 65°30'07"E
16	28°7'11"	835.00	421.95	215.58	417.47	S 78°42'32"E
17	36°44'42"	835.00	535.50	277.32	526.37	S 29°42'45"E
18	47°41'00"	290.00	241.35	128.18	234.44	S 24°14'36"E
19	23°11'25"	690.00	279.28	141.58	277.37	N 89°03'30"E
20	38°39'39"	740.00	499.32	259.59	489.90	S 83°12'23"E
21	22°04'10"	700.00	269.63	136.51	267.97	S 74°54'39"E
22	22°23'02"	750.00	292.79	148.28	290.93	N 75°03'35"W
23	38°39'39"	690.00	465.58	242.05	456.80	N 83°12'23"W
24	12°38'30"	740.00	163.27	81.97	162.94	S 83°47'02"W
25	23°26'18"	765.00	312.94	158.69	310.77	N 36°21'57"W
26	13°13'12"	765.00	176.51	88.65	176.12	N 18°02'12"W
27	11°01'30"	765.00	147.20	73.83	146.98	N 5°54'51"W
28	31°04'03"	265.00	143.69	73.66	141.94	N 15°98'08"W
29	31°04'03"	265.00	143.69	73.66	141.94	N 47°00'11"W
30	2°31'31"	835.00	36.91	18.46	36.90	N 63°48'11"W
31	15°33'31"	835.00	231.60	116.55	230.85	N 73°00'55"W
32	10°53'31"	835.00	152.44	76.43	152.23	N 86°11'28"W
33	71°46'27"	89.00	111.54	64.43	104.38	S 36°12'59"E
34	84°36'26"	89.00	131.21	80.85	119.69	N 65°37'34"E
35	12°15'54"	765.00	163.76	82.19	163.45	S 85°17'26"E
36	16°37'12"	765.00	221.81	111.74	221.13	S 70°50'48"E
37	2°46'37"	1835.00	88.94	44.48	88.93	N 65°37'15"W
38	3°31'23"	1835.00	112.83	56.43	112.81	N 68°46'15"W
39	0°27'29"	1835.00	14.67	7.33	14.67	N 70°45'41"W
40	13°04'17"	835.00	190.49	95.66	190.08	S 70°46'05"E
41	9°02'23"	835.00	131.74	66.01	131.60	S 81°49'25"E
42	6°50'31"	835.00	99.71	49.92	99.65	S 69°45'52"E
43	0°50'04"	835.00	12.16	6.08	12.16	S 11°45'26"E
44	12°24'20"	835.00	180.79	90.75	180.44	S 30°33'36"E
45	14°05'00"	835.00	205.24	103.14	204.72	S 31°37'37"E
46	9°25'17"	835.00	137.30	68.81	137.15	S 43°32'18"E
47	19°44'05"	690.00	237.66	120.02	236.49	S 69°12'50"E
48	3°22'20"	690.00	41.61	20.81	41.61	N 79°11'27"E
49	10°36'48"	740.00	134.92	67.65	134.74	N 82°41'11"E
50	15°54'13"	740.00	205.40	103.37	204.74	S 84°08'19"E
51	12°18'38"	740.00	159.00	79.81	158.69	S 70°01'53"E
52	20°47'35"	750.00	272.18	137.60	270.69	N 75°52'48"W
53	1°34'27"	750.00	20.61	10.30	20.60	N 64°39'47"W
54	7°33'19"	690.00	90.98	45.56	90.92	N 67°39'13"W
55	22°12'00"	690.00	267.55	135.37	265.88	N 82°31'53"W
56	8°54'20"	690.00	107.25	53.73	107.14	S 81°54'57"W

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 0°24'06"E	5.00'
L2	S 63°52'34"E	25.01'
L3	N 26°07'26"E	79.90'
L4	N 70°59'26"W	44.00'
L5	S 52°15'46"E	37.45'
L7	S 41°06'47"W	35.30'

CENTERLINE LINE TABLE

LINE	BEARING	DISTANCE
L6	N 70°59'26"W	44.00'

CENTERLINE CURVE DATA

Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
CL1	31°39'52"	325.00	179.61	92.18	177.33	N 32°15'10"W
CL2	47°41'00"	800.00	665.79	353.54	646.74	N 24°14'36"W
CL3	62°08'06"	230.00	249.43	138.57	237.38	N 31°28'06"W
CL4	38°53'05"	800.00	403.31	206.04	399.05	N 76°58'45"W
CL5	40°49'20"	800.00	569.99	297.69	558.01	N 27°40'26"W
CL6	33°01'49"	800.00	461.19	237.20	454.83	N 80°45'11"W
CL7	6°45'29"	1800.00	212.31	106.28	212.19	N 67°38'41"W

SCALE: 1" = 200'	DATE SURVEYED: 09-14-02	DATE DRAWN: 09-18-02
REVISED:	APPROVED BY:	DRAWN BY: SH

J. SHERMAN FRIER & ASSOCIATES
LAND SURVEYORS
CERTIFICATE OF AUTHORIZATION, LB # 7170
130 WEST HOWARD STREET, P.O. BOX 580, LIVE OAK, FLORIDA 32064
PHONE: 386 - 362 - 4629 FAX: 386 - 362 - 5270

Header
02436-000001
Lot# Parcel #
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