Lowe's Highway 129 Plaza

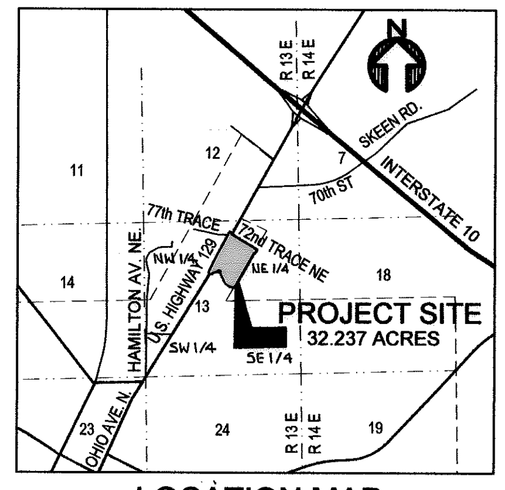
LOWE'S HIGHWAY 129 PLAZA

A PORTION OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 13 EAST, CITY OF LIVE OAK, SUWANNEE COUNTY, FLORIDA

LEGAL DESCRIPTION:

BEING A PORTION OF THE NORTH HALF OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 13 EAST, SUWANNEE COUNTY, FLORIDA. ALL LYING NORTH OF OVERLOOK PROFESSIONAL PARK, AS RECORDED IN PLAT BOOK 1, PAGES 464 AND 465, PUBLIC RECORDS OF SUWANNEE COUNTY, FLORIDA AND LYING EASTERLY OF U.S. HIGHWAY NO. 129 (STATE ROAD 51)(OHIO AVENUE PER CITY OF LIVE OAK)(A RIGHT-OF-WAY THAT VARIES AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION NO. 37040-2505, SHEET 1 OF 2, LAST REVISED DATE APRIL 21, 2004). BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
FROM A POINT OF REFERENCE BEING THE MOST NORTHERLY CORNER OF LOT 6 OF SAID OVERLOOK PROFESSIONAL PARK AND THE EASTERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 129, RUN THENCE NORTH 33 DEGREES 03 MINUTES 21 SECONDS EAST ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 156.86 FEET; THENCE CONTINUE ALONG SAID EASTERLY RIGHT-OF-WAY LINE NORTH 29 DEGREES 28 MINUTES 25 SECONDS EAST, A DISTANCE OF 600.00 FEET FOR THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 25 DEGREES 05 MINUTES 34 SECONDS EAST, A DISTANCE OF 501.74 FEET TO A POINT ON CURVE, CONCAVE WESTERLY AND TO THE LEFT, SAID CURVE HAVING A RADIUS OF 23,000.31 FEET, A CENTRAL ANGLE OF 02 DEGREES 14 MINUTES 50 SECONDS, A CHORD DISTANCE OF 902.04 FEET, A CHORD BEARING NORTH 28 DEGREES 02 MINUTES 40 SECONDS EAST; THENCE ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 902.10 FEET TO A POINT OF TANGENT; THENCE NORTH 27 DEGREES 11 MINUTES 49 SECONDS EAST, A DISTANCE OF 112.99 FEET; THENCE DEPARTING EASTERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 129 SOUTH 17 DEGREES 56 MINUTES 44 SECONDS EAST, A DISTANCE OF 64.91 FEET; THENCE SOUTH 58 DEGREES 26 MINUTES 34 SECONDS EAST, A DISTANCE OF 527.09 FEET TO A POINT ON CURVE, CONCAVE SOUTHWESTERLY AND TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 6,350.00 FEET, A CENTRAL ANGLE OF 04 DEGREES 23 MINUTES 37 SECONDS, A CHORD DISTANCE OF 486.82 FEET, A CHORD BEARING SOUTH 59 DEGREES 30 MINUTES 38 SECONDS EAST; THENCE ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 486.94 FEET; THENCE SOUTH 32 DEGREES 41 MINUTES 10 SECONDS WEST ALONG A RADIAL LINE TO SAID CURVE, A DISTANCE OF 100.00 FEET TO A POINT ON A CURVE, CONCAVE SOUTHWESTERLY AND TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 6,250.00 FEET, A CENTRAL ANGLE OF 00 DEGREES 16 MINUTES 30 SECONDS, A CHORD DISTANCE OF 30.00 FEET, A CHORD BEARING NORTH 57 DEGREES 27 MINUTES 05 SECONDS WEST; THENCE ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 30.00 FEET; THENCE SOUTH 29 DEGREES 28 MINUTES 25 SECONDS WEST, A DISTANCE OF 1350.00 FEET, SAID LINE BEING NON RADIAL TO PREVIOUS CURVE; THENCE NORTH 84 DEGREES 22 MINUTES 18 SECONDS WEST, A DISTANCE OF 125.00 FEET; THENCE NORTH 55 DEGREES 01 MINUTES 29 SECONDS WEST, A DISTANCE OF 185.00 FEET; THENCE NORTH 25 DEGREES 15 MINUTES 57 SECONDS WEST, A DISTANCE OF 430.00 FEET; THENCE NORTH 80 DEGREES 16 MINUTES 28 SECONDS WEST, A DISTANCE OF 148.00 FEET; THENCE SOUTH 72 DEGREES 04 MINUTES 18 SECONDS WEST, A DISTANCE OF 150.00 FEET; THENCE SOUTH 29 DEGREES 28 MINUTES 25 SECONDS WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH 60 DEGREES 31 MINUTES 35 SECONDS WEST, A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 32.237 ACRES MORE OR LESS.



LOCATION MAP

SCALE: 1"=4000'

GENERAL NOTES:

1.) BEARING STRUCTURE BASED ASSUMED (N 29°28'25" E) ALONG THE EASTERLY RIGHT-OF-WAY LINE. OF U.S. HIGHWAY 129 (STATE ROAD 51)(OHIO AVENUE PER CITY OF LIVE OAK) A RIGHT-OF-WAY THAT VARIES AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION NO. 37040-2505, SHEET 1 OF 2, LAST REVISED DATE APRIL 21, 2004.

2.) ALL MEASUREMENTS ON THIS PLAT IS IN UNITED STATES FOOT AND DECIMALS PART THEREOF.

3.) ACCURACY:
THE BOUNDARY LINEAR ERROR OF CLOSURE DOES NOT EXCEED 1:10,000.

4.) TOTAL NUMBER OF LOTS = 8

5.) THE EXISTING ZONING IS C-I (COMMERCIAL INTENSIVE) PER THE CITY OF LIVE OAK.

6.) ALL PLAT MONUMENTATION FIELD VERIFIED ON 11/01/2005.

7.) " 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, WHETHER GRAPHIC OR DIGITAL, IN ACCORDANCE WITH CHAPTER 177.091(27). THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF SUWANNEE COUNTY, FLORIDA."

8.) THIS PLAT IS SUBJECT TO ALL EASEMENTS OF RECORD, RESERVATION OF EASEMENTS INCLUDING BUT NOT LIMITED TO A DRAINAGE AND UTILITY EASEMENTS DEDICATED OR GRANTED HEREON.

9.) UTILITIES INCLUDE BUT ARE NOT LIMITED TO SANITARY SEWER, POTABLE WATER, RECLAIMED WATER, STORM DRAINAGE, ELECTRIC, TELEPHONE, CABLE TELEVISION, SECURITY, AND NATURAL GAS.

10.) 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 SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OF OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

11.) SETBACK INFORMATION:

	BUILDING	PAVEMENT
FRONT (US HWY. 129)	20'	5'
REAR	15'	5'
SIDE (77TH TRACE)	20'	5'
SIDE (INTERIOR)	10'	5' (0' IF WITHIN COMMON LOT LINE)

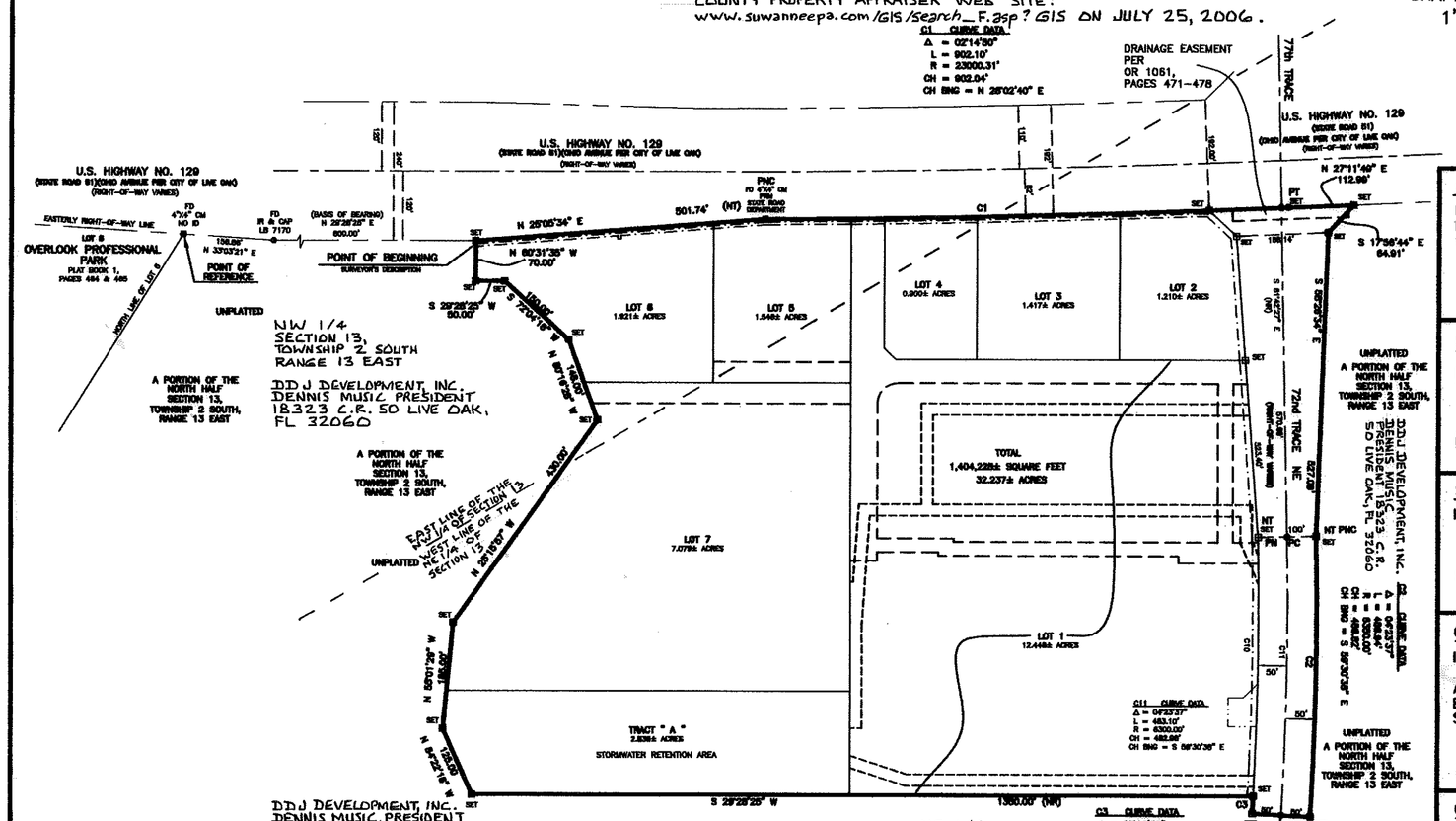
12.) THE SUBJECT PROPERTY LIES OUTSIDE THE 100-YEAR FLOOD PLANE PER FLOOD INSURANCE RATE MAP OF SUWANNEE COUNTY, FLORIDA INCORPORATED PANEL NUMBER 150 OF 415 AND SUWANNEE COUNTY PANEL NUMBER 120300 00150 A, DATED JANUARY 6, 1988 AND NOTED AS ZONE " X ".

13.) THE ADJOINING LANDOWNER NAME WAS TAKEN FROM THE SUWANNEE COUNTY PROPERTY APPRAISER WEB SITE: www.suwanneepa.com/GIS/search_F.asp? GIS ON JULY 25, 2006.

LEGEND:

■	FD 4"x4" CM CONCRETE MONUMENT AS NOTED
⊠	SET 4" X 4" CONCRETE MONUMENT PRM PSM 3905 LB 3612
●	SET 5/8" IRON ROD & CAP LB 3612
△	PK& W PARKER KALON NAIL & WASHER
⊕	BRASS DISK
⊙	NAIL & BRASS DISK PCP PSM 3905 LB 3612
℄	CENTER LINE
ASSOC.	ASSOCIATION
CR	COUNTY ROAD
C/O	CARE OF
(D)	DESCRIPTION
EL	ELEVATION
EXH	EXHIBIT
FDEP	FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
FD	FOUND
ID	IDENTIFICATION
INC.	INCORPORATED
LB	LICENSED BUSINESS
LS	LICENSED SURVEYOR
(M)	MEASURED
NO.	NUMBER
NR	NON-RADIAL
OR	OFFICIAL RECORD BOOK
PG	PAGE
PGS	PAGES
(P)	PLAT
PSM	PROFESSIONAL SURVEYOR & MAPPER
P.U.D.	PLANNED UNIT DEVELOPMENT
(R)	RECORD
R/W	RIGHT OF WAY
SR	STATE ROAD
PRC	POINT OF REVERSE CURVE
PCC	POINT OF COMPOUND CURVE
POC	POINT OF CUSP CURVE
PNC	POINT ON CURVE
PC	POINT OF CURVE
PT	POINT ON TANGENT
BNG	BEARING
L	LENGTH
R	RADIUS
CH	CHORD
△	DELTA / CENTRAL ANGLE
NT	NON TANGENT
(NR)	NON RADIAL

GRAPHIC SCALE
200 100 0 200 400
1"=200'



VICINITY/KEY MAP

Upham, Inc.
Organization of Engineers, Surveyors & Landscape Architects
P.O. Box 1105 · 265 Kenilworth Avenue · Ormond Beach, Florida 32174
(386)672-9515 · FAX (386)673-6554 · LB# 0003612 · LC# 0000357
Visit us at: www.uphaminc.com

SHEET 1 OF 2

PLAT BOOK 1, PAGE 534

DEDICATION:
KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED BEING THE OWNERS IN FEE SIMPLE OF LOT 1 DESCRIBED HEREON AND KNOWN AS "LOWE'S HIGHWAY 129 PLAZA", DO HEREBY DEDICATE SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREON EXPRESSED. 72nd TRACE NE AS SHOWN ON THE PLAT IS DEDICATED TO THE CITY OF LIVE OAK, SUWANNEE COUNTY, FLORIDA. IN WITNESS THEREOF, THE UNDERSIGNED HAS CAUSED THESE PRESENTS TO BE SIGNED AND WITNESSED BY THE UNDERSIGNED CORPORATION ON:

DATE: MAY 26, 2006

BY: David A. Yost
DAVID A YOST
PRINTED NAME

BY: Michael W. Reynolds
MICHAEL W. REYNOLDS
PRINTED NAME

LOWE'S HOME CENTER'S, INC.
1605 CURTIS BRIDGE ROAD
WILKESBORO NC 28697
David E Shelton
DAVID E SHELTON,
SR. VICE PRESIDENT

PLACE CORPORATE SEAL HERE

STATE OF NORTH CAROLINA, COUNTY OF WILKES

THIS IS TO CERTIFY THAT, ON May 26, 2006 BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED DAVID E. SHELTON, SR. VICE PRESIDENT OF LOWE'S HOME CENTERS, INC., A NORTH CAROLINA CORPORATION.

THEY ARE KNOWN TO ME PERSONALLY OR HAS PRODUCED _____ AS IDENTIFICATION AND THEY HAVE TAKEN AN OATH.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL ON THE ABOVE DATE.

Amanda T Wyatt
NOTARY PUBLIC
STATE OF NORTH CAROLINA AT LARGE
MY COMMISSION EXPIRES: April 24, 2010

TITLE/RANK: N/A
COMMISSION NUMBER: N/A

AMANDA T WYATT
Notary Public, North Carolina
Wilkes County
My Commission Expires
April 24, 2010

DEDICATION:
KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED BEING THE OWNERS IN FEE SIMPLE OF LOTS 2 THROUGH 7 INCLUSIVE AND TRACT " A " DESCRIBED HEREON AND KNOWN AS "LOWE'S HIGHWAY 129 PLAZA", DO HEREBY DEDICATE SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREON EXPRESSED. 72nd TRACE NE AS SHOWN ON THE PLAT IS DEDICATED TO THE CITY OF LIVE OAK, SUWANNEE COUNTY, FLORIDA. IN WITNESS THEREOF, THE UNDERSIGNED HAS CAUSED THESE PRESENTS TO BE SIGNED AND WITNESSED BY THE UNDERSIGNED CORPORATION ON:

DATE: June 2, 2006

BY: Janet R. Coulther
JANET R. COULTHER
PRINTED NAME

BY: Stacey DeMasi
STACEY DEMASI
PRINTED NAME

2005 LIVE OAK ASSOCIATES, LLC
151 SAWGRASS CORNERS DRIVE, SUITE 262
PONTE VEDRA BEACH FLORIDA 32082
PAUL S. FERBER,
MANAGER

PLACE CORPORATE SEAL HERE

STATE OF FLORIDA, COUNTY OF ~~SUWANNEE~~ St. Johns

THIS IS TO CERTIFY THAT, ON June 2, 2006 BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED PAUL S. FERBER, MANAGER OF 2005 LIVE OAK ASSOCIATES, LLC.

THEY ARE KNOWN TO ME PERSONALLY OR HAS PRODUCED _____ AS IDENTIFICATION AND THEY HAVE TAKEN AN OATH.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL ON THE ABOVE DATE.

NOTARY PUBLIC
STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES:

TITLE/
COMMISSION NUMBER:

JANET R. COULTHER
Notary Public, State of Florida
My Comm. Expires May 26, 2010
Comm. No. DD 549911

JOINDER AND CONSENT TO DEDICATION:
MERCANTILE BANK, A FLORIDA BANKING CORPORATION, HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, LIEN OR OTHER ENCUMBRANCE UPON LOTS 2 THROUGH 7 INCLUSIVE AND TRACT " A " DESCRIBED HEREON AS THE PLAT ENTITLED "LOWE'S HIGHWAY 129 PLAZA", LOCATED IN THE CITY OF LIVE OAK, SUWANNEE COUNTY, FLORIDA. MERCANTILE BANK HEREBY JOINS AND CONSENTS TO THE DEDICATION OF THE LANDS AND PLAT AND AGREES THAT ITS MORTGAGE, LIEN OR OTHER ENCUMBRANCE RECORDED IN OFFICIAL RECORDS BOOK 1286, PAGE 71, OF THE PUBLIC RECORDS OF SUWANNEE COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE SAID DEDICATION. IN WITNESS WHEREOF, MERCANTILE BANK, A FLORIDA BANKING CORPORATION HAS CAUSED THESE PRESENTS TO BE EXECUTED AND ITS CORPORATE SEAL TO BE AFFIXED BY ITS DULY AUTHORIZED OFFICER THIS 10th DAY August OF 2006.

TITLE: VICE PRESIDENT
JOHN BURLEY

PLACE CORPORATE SEAL HERE

STATE OF FLORIDA, COUNTY OF DUVAL THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF August 2006, BY JOHN BURLEY OF MERCANTILE BANK, A FLORIDA BANKING CORPORATION, ON BEHALF OF THE CORPORATION. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

L. Joyce Cameron
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES:

TITLE/RANK:
COMMISSION NUMBER:

L. Joyce Cameron
Commission # DD259632
Expires January 9, 2008
Bonded Troy Fain - Insurance, Inc. 800-385-7019

CITY ATTORNEY'S CERTIFICATE:
I HEREBY CERTIFY THAT I HAVE EXAMINED THE FOREGOING PLAT AND THAT IT COMPLIES IN FORM WITH THE CITY OF LIVE OAK, FLORIDA SUBDIVISION ORDINANCE AND CHAPTER 177 OF THE FLORIDA STATUTES.

SIGNED: _____ DATE: 8-7-06
CITY ATTORNEY

LIVE OAK FLORIDA, CITY COUNCIL APPROVAL:
EXAMINED AND APPROVED BY THE CITY COUNCIL OF LIVE OAK, FLORIDA, THIS 8th DAY OF AUGUST A.D. 2006.

Bernie L. Shaw
CITY COUNCIL PRESIDENT

ATTEST: CITY CLERK

SUWANNEE COUNTY PUBLIC HEALTH UNIT:
HAS NO OBLIGATION TO SAID PLAT OF " LOWE'S HIGHWAY 129 PLAZA. "

SIGNED: B.R. Wallace DATE: 8-10-06
ENVIRONMENTAL SPECIALIST 2

CERTIFICATE OF CLERK:
I HEREBY CERTIFY, THAT THE FOREGOING PLAT, HAVING BEEN DULY APPROVED BY THE CITY OF LIVE OAK, SUWANNEE COUNTY, FLORIDA WAS ACCEPTED AND FILED FOR RECORD THIS 14th DAY OF August, A.D. 2006 IN PLAT BOOK 1, PAGES 534-535 OF THE PUBLIC RECORDS OF SAID SUWANNEE COUNTY, FLORIDA.

CLERK OF THE CIRCUIT COURT IN AND FOR SUWANNEE COUNTY, FLORIDA

CERTIFICATE OF ESTIMATED COST:
I, ROGER W. STRCULA, REGISTERED FLORIDA PROFESSIONAL ENGINEER, AS SPECIFIED WITHIN CHAPTER 471, FLORIDA STATURES, LICENSE No. 52784, DO HEREBY ESTIMATE THAT THE TOTAL ESTIMATED COST OF INSTALLING ALL REQUIRED CITY OF LIVE OAK PUBLIC IMPROVEMENTS FOR THE PROPOSED SUBDIVISION TO BE TITLED "LOWE'S HIGHWAY 129 PLAZA", IS $ 656,000.

5-25-06
REGISTERED FLORIDA PROFESSIONAL ENGINEER DATE

CERTIFICATE OF PROFESSIONAL SURVEYOR AND MAPPER:
KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND PROFESSIONAL SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON, ENTITLED "LOWE'S HIGHWAY 129 PLAZA", WAS PREPARED UNDER MY DIRECTION AND SUPERVISION, THAT THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND THAT ALL MONUMENTATION SHOWN HEREON OR REQUIRED PER CHAPTER 177, FLORIDA STATUTES, HAS BEEN PROPERLY PLACED.

(SIGNATURE) William S Hart

DATE: May 25, 2006

(PRINT NAME) WILLIAM S HART, P.S.M. NO. 3905
COMPANY NAME: UPHAM INC.
CERTIFICATE OF AUTHORIZATION NO. 3612
ADDRESS: 265 KENILWORTH AVENUE
ORMOND BEACH, FLORIDA 32174

SEAL

CERTIFICATE OF REVIEW BY PROFESSIONAL SURVEYOR AND MAPPER:
THIS IS TO CERTIFY, THAT ON THE 14th DAY OF August 2006, THE FOREGOING PLAT WAS REVIEWED FOR COMPLIANCE WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

BY: Timothy B. Allcock

PRINT NAME: Timothy B. Allcock

P.S.M. NO.: #6332

SEAL