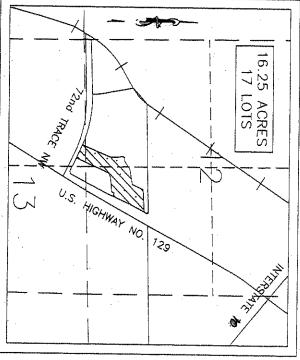
Survey Lic. LB-0007170 Live Oak, FL 130 W. HOWARD ST. 32064

Joba **VISTA 2010** 

## **≥**

SECTIONS 12 & 2 & 13, TOWNSHIP 2 SOUTH, RANGE 13 EAST CITY OF LIVE OAK, SUWANNEE COUNTY, FLORIDA



WATER

SUPPLY IS TO BE CONNECTED TO CITY OF LIVE OAK FACILITIES.

WATER DISPOSAL IS TO BE CONNECTED TO CITY OF LIVE OAK FACILITIES

UANT TO CITY LDR SECTION 5.26.3.14 — CONCRETE SIDEWALKS: ARE REQUIRED ON SIDES OF STREETS. WHERE SIDEWALKS ARE REQUIRED, THEY SHALL PROVIDE CURBS FOR BICYCLES AND HANDICAPPED ACCESS. FURTHER, SIDEWALKS SHALL BE CONSTRUCTED EAST FOUR AND ONE—HALF (4 1/2 FEET) IN WIDTH AND FOUR (4) INCHES THICK. SAID WALKS ARE TO BE INSTALLED BY LOT OWNERS OR DEVELOPERS, IN CONJUNCTION WITH BUILDING PERMIT ISSUED, AS EACH LOT IS CONSTRUCTED. LOT IS OWNER OR DEVELOPER LALSO CONSTRUCT SIDEWALKS ALONG LOT 17 FRONTAGE TO PROVIDE CONNECTIVITY TO DENTIAL PORTION OF SUBDIVISION. SEE DETAIL ON PAGE 2. C/O OF THE CONSTRUCTION WILL ON TIMES ON SATISFACTORY INSPECTION AND ACCEPTANCE OF SAID IMPROVEMENT.

T LIGHTS, AS REQUIRED BY CITY LDR, SHALL BE INSTALLED IN THE LOCATIONS AS ITHED ON SHEET 2 AND 3 PLAT AND SHEET 2 DETAIL. SAID STREET LIGHTS ARE TO BE NALLED BY LOT OWNERS OR DEVELOPERS, IN CONJUNCTION WITH ANY BUILDING PERMITS ISSUED, RELATED AND ASSIGNED LOT IS CONSTRUCTED. C/O OF THE CONSTRUCTION WILL BE INGENT ON SATISFACTORY INSPECTION AND ACCEPTANCE OF SAID IMPROVEMENT. AFFECTED BOUND TO THIS REQUIREMENT ARE LOTS 2,4,7,8,11 AND 16. THE DESIGN OF THESE REQUIRED S SHALL MATCH EACH OTHER, AND TYPE, DESIGN AND SPECIFICATIONS SHALL BE ACCORDING HOSE DETERMINED BY THE CITY. THE DEVELOPER OR SUBDIVIDER MAY ALTERNATIVELY SUBMIT OSALS FOR SUCH, TO BE APPROVED ON AN ADMINISTRATIVE LEVEL BY THE CITY MANAGER AND OPMENT MANAGER.

WASTE

FINAL

PLAT WAS DRAWN ON SEPTEMBER 10, 2010

HNARY PLAT WAS APPROVED ON AUGUST 14, 2007

MATES ARE BASED ON ASSUMED DATA.

PRELIM

NO FL

IS 3HL

UBDIVISION CONSISTS OF 17 LOTS RANGING

IN SIZE FROM 0.10 ACRES TO 1.02 ACRES.

IGS ARE BASED ON THE SOUTH LINE OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 13 EAST, BEING N 88:33'39"

PAGE

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9

 $\mathcal{C}$ 

PLAT

BOOK

AGE

559

TOTAL

ACRES IN SUBDIVISION IS 16.25 ACRES.

SCALE: VICINITY MAP ALE: 1" = 2000

PARTICULARLY

SAID SECTION 1.4. AUDICANT CELL SAID SECTION 1.4. AUDICA SAID SUPPLE CONCAVE TO THE RADIUS OF 2300.00 FEET, A DELTA OF 033241". A CHORD BEARING AND DISTANCE OF S 67:4415". ELENGTH OF 142.29 FEET TO THE POINT OF BEGINNING: THENCE CONTINUE SOUTHEAST ALONG SAID NOT THE ARC OF SAID CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 2300.00 FEET, A DELTA OF FAID CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 2300.00 FEET, A DELTA OF SAID CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 70.00 FEET, THENCE RUN NORTHERLY AND DISTANCE OF SAID CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 170.00 FEET, A DELTA OF SAID CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 170.00 FEET, THENCE N 8450'27" S6726 41" E, 6.59 FEET; THENCE N 233319" E, 85.00 FEET; THENCE N 8450'27" WAY OF U.S. HIGHWAY NO. 129; THENCE N 233319" E, 85.00 FEET; THENCE N 8450'27" WAY OF U.S. HIGHWAY NO. 129; THENCE N 233319" E, 85.00 FEET; THENCE N 8450'27" WAY OF U.S. HIGHWAY NO. 129; THENCE N 233319" E, 85.00 FEET; THENCE RUN SOUTHERLY ALONG SOUTHERLY ALONG SAID WESTERLY RIGHT OF WAY, 372.11 FEET; THENCE S 26726 1" W. 317.21 FEET; THENCE N 25735 18" W. 243.16 FEET; THENCE RUN SOUTHERLY ALONG THE WEST HAVING A RADIUS OF 50.00 FEET, A DELTA OF 1307'43," A CHORD BEARING AUDISTANCE OF S 12'41'20" W - 11.43 FEET AN ARC LENGTH OF 1.05 S.00 FEET, AN ARC LENGTH OF 1.05 FEET TO A POINT OF A CURVE; THENCE RUN SOUTHERLY ALONG THE WEST HAVING A RADIUS OF 36.00 FEET, A DELTA OF 58.00 FEET, A CHORD BEARING AND DISTANCE OF 58.00 FEET, A DELTA OF 58.00 FEE NCE N 86.33'09" W, W, 227.75 DF SAID CURVE CE OF S T A CURVE;
T, A DELTA OF THENCE S AN ARC
A ALONG
A CHORD
C, 210.75
LONG THE ARC
VIG AND
T; THENCE S
RIGHT OF
N
3'09"
7.75 E S TO THE 38.40

.OF S

## EXAMINED OCTOBER 22, 2010

APPROVED

KNOW ALL MEN BY THESE PRESENTS THAT GERALD M. SMITH, JR., AS SHOWN HEREON TO BE SURVEYED, SUBDIVIDED AND PLATTED, TO BE FORMMERCIAL PARK", AND THAT ALL RIGHTS-OF-WAY AND EASEMENTS PERPETUAL USE OF THE PUBLIC FOR USES AS SHOWN HEREON.



ACKNOWLEDGMENT: CITY OF LIVE OAK, FLORIDA

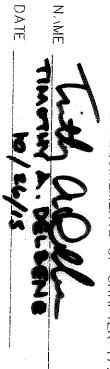
THE FOREGOING DEDICATION WAS





CERTIFICATE OF REVIEWING SURVEYOR:

KNOW ALL MEN BY THESE PRESENTS, THAT THE UND SURVEYOR AND MAPPER, AS PROVIDED UNDER CHAPTED WITH THE BOARD OF LAND SURVEYORS, DOES HEREB FLORIDA HAS REVIEWED THIS PLAT FOR CONFORMITY MEETS ALL THE REQUIREMENTS OF CHAPTER 177, AS



SURVEYOR'S

ALL LOT CORNERS, PE & LANE, L.B. # 6685 INC.) WAS HIRED TO C BOUNDARY CORNERS, L CHECKED AND FOUND UMENTS WERE SET BY BAILEY, BISHOP ICE (J. SHERMAN FRIER & ASSOC., OF SUWANNEE COUNTY, FLORIDA. THE REFERENCES MONUMENTS WERE

SPECIAL NOTES:

1. THE ACCEPT SUB-SUB HE CITY OF LIVE OAK AND J. SHERMAN FRIER AND ASSOCIATES, INC. HAVE MADE NO INVESTIGATION OF AND PT NO RESPONSIBILITY FOR DAMAGES OR LOSS SUSTAINED BY REASON OF ANY CAVE, SINKHOLE, SURFACE OR SURFACE FORMATION, OR SUSCEPTIBILITY TO FLOODING OR DRAINAGE PROBLEMS, ON ANY OF THE LANDS HEREON

THERE RE ARE LOTS IN THE SUBDIVISION WHICH ARE IN CLOSE PROXIMITY TO JUNE OPERATIONS MAY CAUSE OF THAT MAY BE OFFENSIVE. ) VARIOUS COMMERCIAL, RESIDENTIAL ODORS, FLIES, POSSIBLE POLLUTANTS AND

NOTICE: FOUND IN ) HEREIN )RM OF T PLAT, 표 AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN A SEPLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT PUBLIC RECORDS OF THIS COUNTY. THAT AUTHORITY BY / HORITY BY ANY OTHER ( GRAPHIC OR

N THIS PLAT THAT

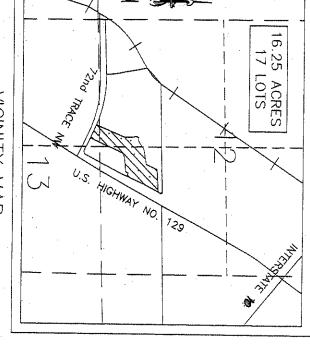
NOTICE: ALL PLATTED UTILITY EASEMENTS SHALL CONSTRUCTION, INSTALLATION, MAINTENANCE AND SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE WITH THE FACILITIES AND SERVICES OF ELECTRIC TELEVISION MAINTENANCE, PROVIDE OPERATION OPERATION ALSO BE EASEMENTS FOR CES PROVIDED. HOWEVER,

NOTICE: WATER RUN OFF FROM EXISTING PUBLIC ROAD RIGHTS

CERTIFICATE OF SUBDIVIDER'S ENGINEER:

THIS IS TO CERTIFY THAT ON OCTOBER 20 WITHIN CHAPTER 471, FLORIDA STATUES, LIMPROVEMENTS HAVE BEEN INSTALLED I.4 CANY SUBMITTED "AS BUILT" BLUEPRINTS IN REGISTERED FL

## **DNY SIV** RCIAL U



APPROVAL BY COUNTY HEALTH LEPARTMENT

5

BUILDING SETBACKS ARE AS FOLLOWS.

FRONT — 20 FEET

4.

PROPE

RTY IS ZONED COMMERCIAL-INTENSIVE (C-I), ORDINANCE 1378.

YPE IS UDORTHENTS-PITS COMPLEX.

NO EVI

IDENCE OF MUCK POCKETS

ARE PRESENT ON THIS PROPERTY.

Ġ, TURAL FEATURES, INCLUDING LAKES, MARSHES OR SWAMPS, TE. 10 FEET - 15 FEET WATER AND WOODED AREAS ARE PRESENT ON

LOT LIN SHT OF WAYS & EASEMENTS ARE TO BE DEDICATED TO THE UBLIC.

JES ARE NON-RADIAL, UNLESS OTHERWISE INDICATED.

IT CORNERS ARE SET 5/8" X 20" REBAR & CAP (LB6685), UNLESS OTHERWISE INDICATED.

ILDING PERMIT SHALL BE ISSUED FOR LOT 17.

CERTIFICAT OF ESTIMATED COST

SIGNED : I, GREGORY ESTIMATE 1 "VISTAS AT G. BAILEY, REGISTERED FLORIDA ENGINEER, AS SPECIFIED WITHIN CHAPTER 471, FLORIDA STATUES, LICENSE NO. 43858, DO HERE BY IHAT THE TOTAL ESTIMATED COST OF INSTALLING ALL REQUIRED IMPROVEMENTS FOR THE PROPOSED SUBDIVISION TO BE TITLED CANYON VISTAS COMMERCIAL PARK", IS \$110,887.50.

REGISTERED FLORIDA ENGINEER

RTIFICATE:

CLERK'S CE

THIS PLAT HAVING BEEN APPROVED BY THE CITY OF LIVE OAK CITY COUNCIL TR T

SIGNED: CLERK OF CIRCUIT COURT 5 天なとせる

R. M. L. J. COUNCIL OF THE CITY OF LIVE OAK, FLORIDA

ATTEST: 第 FILED FOR RECORD ON:

CITY/M/A CERTIFICATE ER. OF. 5 APPROVAL BY THE ATTORNEY FOR THE CITY OF LIVE OAK,

EXAMINED ON Deader 5102 FLORIDA

AS TO LEGAL FORM AND SUFFICIENCY BY CITY ATTORNEY

CERTIFICATE OF SURVEYOR:

THE LANDS S RSIGNED PROFESSIONAL SURVEYOR AND MAPPER, HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF SURVEYED, THAT THE SURVEY DATA COMPLIES WITH ALL PEQUIREMENTS OF CHAPTER 177, FLORIDA STATUES AND THAT THE REFERENCE MONUMENTS WERE INSTALLED AS OF THE 18th DAY OF JANUARY, 2008. THE PERMANENT CONTROL POINTS AND LOTERE INSTALLED AS OF THE 18th DAY OF JANUARY, 2008.

