

VICINITY MAP SCALE: 1" = 2000'

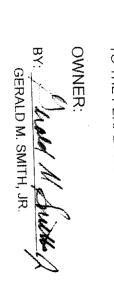
DESCRIPTION: PART OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 13 EAST, SUWANNEE COUNTY, FLORIDA, PARTICULARLY DESCRIBED AS FOLLOWS:

POINT ON A CURVE: THENCE RUN SOUTHWASTERLY ALONG SAID NORTH RIGHT OF WAY OF 71 M CYALANG THE ARO OF SAID CURVE CONCAVE TO THE SOUTHWASTERLY ALONG THE RIGHT OF WAY ALONG THE ARO OF SAID CURVE. THENCE RUN SOUTHWAST HAVING A RADIUS OF 2300.00 FEET, A DELTA OF 39*2241*, A N. ARO CHARLES THAVING A RADIUS OF 2300.00 FEET, A DELTA OF 30*200.00 FEET, A DELTA OF 91*320*, A CHORD BEARING AND DISTANCE OF N. 188*153*4* W. -28.66 FEET, AN ARC LENGTH OF 31.96 FEET; THENCE N. 22*2930*, E. 584.66 FEET TO A POINT OF A N. 68*153*4* W. -28.66 FEET, AN ARC LENGTH OF 31.96 FEET; THENCE N. 22*2930*, CHORD BEARING AND DISTANCE OF N. 16*67*3.25* FEET, THENCE N. 10*20*, A CHORD BEARING AND DISTANCE OF N. 16*67*, AN ARC LENGTH OF 3.00 FEET, AN ARC LENGTH OF 3.00 FEET, AND READ THE ARC OF SAID CURVE. CHORD BEARING AND DISTANCE OF N. 16*67*, AN ARC LENGTH OF 3.00 FEET, AND READ THE ARC OF SAID CURVE CONCAVE TO THE EAST HAVING A RADIUS CURVE; THENCE N. 28*4255*, A CHORD BEARING AND DISTANCE OF N. 12*4120*, CHORD BEARING AND DISTANCE OF N. 12*4120*, CHORD STANCE OF N. 14*4120*, CHORD STANCE OF N COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 12, AND RUN THENCE N 88°33'39" E, ALONG THE SOUTH LINE OF SAID SECTION 12, 2032.64 FEET TO THE NORTH RIGHT OF WAY OF TEACH ALONG THE ARC OF POINT ON A CURVE; THENCE RUN SOUTHEASTERLY ALONG SAID NORTH RIGHT OF WAY ALONG THE ARC OF

CONTAINING 7.34 ACRES, MORE OR LESS

CERTIFICATE OF DEDICATION & OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS THAT GERALD M. SMITH, JR., AS OWNER, HAS CAUSED THE LANDS SHOWN HEREON TO BE SURVEYED, SUBDIVIDED AND PLATTED, TO BE KNOWN AS "VISTAS AT CANYON V RESIDENTIAL SUBDIVISION, UNIT 1", AND THAT ALL RIGHTS-OF-WAY AND EASEMENTS ARE HEREBY DEDITO THE PERPETUAL USE OF THE PUBLIC FOR USES AS SHOWN HEREON. YON VISTAS DEDICATED

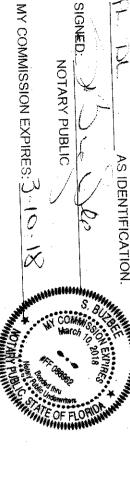




ACKNOWLEDGEMENT: CITY OF LIVE OAK, FLORIDA

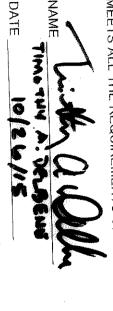
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS.

GERALD M. SMITH, JR., AS OWNER. HE IS PERSONALLY KNOWN TO ME OF THE CONTROL OF THE DAY OF CALL 21015



CERTIFICATE OF REVIEWING SURVEYOR:

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING SURVEYOR AND MAPPER, AS PROVIDED UNDER CHAPTER 472, FLORIDA WITH THE BOARD OF LAND SURVEYORS, DOES HEREBY CERTIFY THAT (FLORIDA HAS REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177 MEETS ALL THE REQUIREMENTS OF CHAPTER 177, AS AMENDED.



REGISTRATION NUMBER 15 35 74

 $\stackrel{\frown}{}$ ALL LOT CORNERS, PERMANENT CONTROL POINTS AND PERMANENT REFERENCE MONUMENTS WERE SET BY BAILEY, BISHOP & LANE, L.B. # 6685 PRIOR TO THE PLAT BEING READY FOR RECORDING. THIS OFFICE (J. SHERMAN FRIER & ASSOC., INC.) WAS HIRED TO COM! LETE AND RECORD THIS PLAT INTO THE PUBLIC RECORDS OF SUWANNEE COUNTY, FLORIDA. THE BOUNDARY CORNERS, LOT CORNERS, PERMANENT CONTROL POINTS AND PERMANENT REFERENCE. MONUMENTS WERE CHECKED AND FOUND TO SE ACCEPTABLE BY THIS SURVEYOR AND MAPPER.

2) 5/8" x 20" IRON ROD WITH CAP, L.B. # 7170 SET ON LOT LINES, NOTED OTHERWISE 5'± SOUTH OF 10P OF EXCAVATED AREA, UNLESS

CERTIFICATE OF APPROVAL BY COUNTY HEALTH DEPARTMENT

EXAMINED ON: OCTOBER 22, 2010



SPECIAL NOTES:

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

2. THERE ARE LOTS IN THE SUBDIVISION WHICH ARE IN CLOSE PROXIMITY TO VARIOUS COMMERCIAL RESIDENTIAL AND AGRICULTURAL OPERATIONS. BE AWARE THAT SUCH OPERATIONS MAY CAUSE OD POSSIBLE POLLUTANTS AND NOISES THAT MAY BE OFFENSIVE. ODORS, FLIES,

A VARIANCE TO SIDE-YARD SETBACKS, MINIMUM LOT SIZES AND MINIMUM LOT WIDTHS ON CERTAIN LOTS WAS GRANTED ON 12/15/08 UNDER CASE NUMBER VAR 08-3. SEE PAGE 3, DETAIL "A".

A VARIANCE TO FRONT-YARD AND SIDE -YARD SETBACKS ON CERTAIN LOTS WAS GRANTED ON 8/16/2010 UNDER CASE NUMBER VAR 10-2, SEE PAGE 3, DETAIL "B".

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 ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT THAT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

NOTICE: WATER RUN OFF FROM EXISTING PUBLIC ROAD RIGHTS OF WAY MAY OCCUR DURING HEAVY RAINS

A BUILDING PERMIT FOR THE CONSTRUCTION OR LOCATION OF ANY RESIDENTIAL BUILDING OR STRUCTURE SHALL NOT BE ISSUED FOR LESS THAN ONE ENTIRE LOT AS DEPICTED ON THIS SUBDIVISION PLAT, EXCEPT AS OTHERWISE FINDVIDED

BY LAW.

CERTIFICATE OF SUBDIVIDER'S ENGINEER:
THIS IS TO CERTIFY THAT ON OCTOBER 20, 2010, GREGORY G. BAILEY, REGISTERED FLORIDA ENGINEER, AS
SPECIFIED WITHIN CHAPTER 471, FLORIDA STATUES, LICENSE NO. 43858, DOES HEREBY CERTIFY THAT ALL
REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN COMPLIANCE WITH THE APPROVED CONSTRUCTION PLANS
AND IF APPLICABLE, ANY SUBMITTED "AS BUILT" BLUEPRINTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE
CITY COUNCIL OF THE CITY OF LIVE OAK, FLORIDA.



BEARINGS ARE BASED ON THE SOUTH LINE OF SECTION EAST, BEING N 88°33'39" E ASSUMED.

PLAT BOOK

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NO FLOOD DATA PROVIDED.

COORDINATES ARE BASED ON ASSUMED DATA

6. PRELIMINARY PLAT WAS APPROVED ON AUGUST 14, 2007

7. FINAL PLAT WAS DRAWN ON SEPTEMBER 10, 2010 WASTE WATER DISPOSAL IS TO BE CONNECTED TO CITY OF LIVE OAK FACILITIES

9. WATER SUPPLY IS TO BE CONNECTED TO CITY OF LIVE OAK FAC

10. PURSUANT TO CITY LDR SECTION 5.26.3.14 - CONCRETE SIDEWALK. ARE REQUIRED ON BOTH SIDES OF STREETS. WHERE SIDEWALKS ARE REQUIRED, THEY SHALL PROVIDE CURB CUTS FOR BICYCLES AND HANDICAPPED ACCESS. FURTHER, SIDEWALKS SHALL BE CONSTRUCTED AT LEAST FOUR AND ONE-HALF (4 1/2 FEET) IN WIDTH AND FOUR (4) INCHES THICK. SAID SIDEWALKS ARE TO BE INSTALLED BY LOT OWNERS OR DEVELOPERS, IN CONJUNCTION WITH ANY SIDEWALKS ARE TO BE INSTALLED BY LOT IS CONSTRUCTED. LOT 11 OWNER OR DEVELOPER BUILDING PERMIT ISSUED, AS EACH LOT IS CONSTRUCTED. LOT 11 OWNER OR DEVELOPER SHALL ALSO CONSTRUCT SIDEWALKS ALONG LOT 35 FRONTAGE TO PROVIDE CONNECTIVITY TO SHALL ALSO CONSTRUCT SIDEWALKS ALONG LOT 35 FRONTAGE TO PROVIDE CONNECTIVITY TO RESIDENTIAL LOT 12. SEE DETAIL ON PAGE 2. C/O OF THE CONSTRUCTION WILL BE CONTINGENT ON RESIDENTIAL LOT 12. SEE DETAIL ON PAGE 2. C/O OF THE CONSTRUCTION WILL BE CONTINGENT ON SATISFACTORY INSPECTION AND ACCEPTANCE OF SAID IMPROVEMENTS.

STREET LIGHTS, AS REQUIRED BY CITY LDR, SHALL BE INSTALLED IN THE LOCATIONS AS IDENTIFIED ON SHEET 2 PLAT AND DETAIL. SAID STREET LIGHTS ARE TO BE INSTALLED BY LOT OWNERS OR DEVELOPERS, IN CONJUNCTION WITH ANY BUILDING PERMITS ISSUED, AS EACH OWNERS OR DEVELOPERS, IN CONSTRUCTED. AFFECTED LOTS BOUND TO THIS REQUIREMENT RELATED AND ASSIGNED LOT IS CONSTRUCTED. AFFECTED LIGHTS SHALL MATCH EACH OTHER, AND TYPE, DESIGN AND SPECIFICAT AS SHALL BE ACCORDING TO THOSE DETERMINED BY THE CITY. APPROVED ON AN ADMINISTRATIVE LEVEL BY THE CITY MANAGER AND DEVELOPMENT MANAGER. APPROVED ON AN ADMINISTRATIVE LEVEL BY THE CITY MANAGER AND DEVELOPMENT MANAGER. C/O OF THE CONSTRUCTION WILL BE CONTINGENT ON SATISFACTORY INSPECTION AND ACCEPTANCE OF SAID IMPROVEMENTS..

NO EVIDENCE OF MUCK POCKETS ARE PRESENT ON THIS PROPERTY.

13. SOIL TYPE IS UDORTHENTS-PITS COMPLEX.

14. PROPERTY IS ZONED RMF-1, ORDINANCE 1155 & 1189.

16. ALL RIGHT OF WAYS & EASEMENTS ARE TO BE DEDICATED TO THE PUB NO NATURAL FEATURES, INCLUDING LAKES, MARSHES OR SWAMF WOODED AREAS ARE PRESENT ON THIS SITE.

18. ALL LOT CORNERS ARE SET 5/8"-X 20"-REBAR & CAP (LB6685), UNLESS OTHERW INDICATED. 17. LOT LINES ARE NON-RADIAL, UNLESS OTHERWISE INDICATED.

19. NO BUILDING PERMIT SHALL BE ISSUED FOR LOT 35

20. PRIOR TO ANY BUILDING PERMIT APPLICATION BEING ACCEPTED BY THE CITY-FOR CONSTRUCTION ON LOTS: 23, 24, 25, 28, 29 OR 30, AT THE SUBDIVIDER'S EXPENSE AND ACCORDING TO SUBMITTED, REVIEWED AND 23, 24, 25, 28, 29 OR 30, AT THE SUBDIVIDER'S EXPENSE AND ACCORDING TO SUBMITTED, REVIEWED AND 23, 24, 25, 28, 29 OR 30, AT THE SUBDIVIDER'S EXPENSE AND ACCORDING TO SUBMITTED, REVIEWED AND EXPENSIVE OF CONSTRUCTION OR DAY BUILDING PERMIT APPLICATION BEING ACCEPTED BY THE CITY FOR SPECIFICATIONS, PRIOR TO ANY BUILDING PERMIT APPLICATION BEING ACCEPTED BY THE CITY FOR SPECIFICATIONS, PRIOR TO ANY BUILDING PERMIT APPLICATION BEING ACCEPTED BY THE CITY FOR SPECIFICATIONS, PRIOR TO ANY BUILDING PERMIT APPLICATION BEING ACCEPTED BY THE CITY FOR BEING CONSTRUCTION ON LOTS: 26 OR 27, IF AT THAT TIME ONLY A COMPACTIED BASE TEMPORARY CUL-DE-SAC HAS CONSTRUCTION ON LOTS: 26 OR 27, IF AT THAT TIME ONLY A COMPACTIED BASE TEMPORARY CUL-DE-SAC HAS CONSTRUCTION DRAWINGS, SAID TEMPORARY CUL-DE-SAC SHALL BE MODIFIED TO BE APPROVED. ON LOTS: 25 OR ZI, IF AT THAT TIME ONLY COUNTY OF THE SHALL BE MODIFIED TO BE APPROVED ON STRUCTION PLANS FOR THE NEXT PHASE, SHOWING HOW THE STREET WILL BE PRIOR SHOW THE STREET WILL BE PRIOR SHOWING HOW THE STREET WILL BE THE CONSTRUCTION PLANS, STATING THAT IMPROVEMENTS TO EXTEND SAID STREET WILL CITY AS PART OF THE CONSTRUCTION PLANS, STATING THAT IMPROVEMENTS OR CONTRACTED AGENCIES, REQUIREMENT SHALL BE INSPECTED AND APPROVAL. ALL REQUIRED STREET IMPROVEMENTS ON CONTRACTED AGENCIES, PRIOR TO AND PERMIT HE LOTS SPECIFIED HERRIN, ONCE INSPECTED AND APPROVED BY CITY DEPARTMENTS OR CONTRACTED AND APPROVED, PRIOR THE BENG ISSUED ON THE LOTS SPECIFIED HERRIN, ONCE INSPECTED AND APPROVED. PRIOR THE SUBDIVIDER OF THE DEDICATION TO THE PUBLIC AS STATED ON PAGE 1, ANY PORTION PLANS FOR THE DEDICATION TO THE PUBLIC AS STATED ON PAGE 1, ANY PORTION PLANS FOR THE SUBDIVIDER OF THE ABOUNDARIES OF THIS WHICH IS OUTSIDE THE NORMAL STREET WILL SUBDIVIDER OF THE ADJOINING AREA SHALL PAY THE COST OF RESTORING A THE STREET WI

SIGNED: REGISTERED LORIDA ENGINEER

NED: CLERK OF CINCUIT COURT The Loc

THIS PLAT HAVING BEEN APPROVED BY THE CITY OF LIVE OAK CITY COUNCIL DAY OF LIVE OAK CITY OAK CITY COUNCIL DAY OF LIVE OAK CITY OAK CI

CITY MANA CERTIFICATE OF APPROVAL BY CITY COMMANDER

/ED AS TO LEGAL FORM AND SUFFIENCY BY

THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, HEREBY CERTIFY THAT THIS PLATIED REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIRED STATUES AND THAT THE PERFORM ENT REFERENCE MONULMENTS WERE INSTALLED AS OF THE 18th DAY OF J RTIFICATE OF SURVEYOR