

# Suwannee Business Park

## SUWANNEE BUSINESS PARK IN SECTION 12 TOWNSHIP 02 SOUTH, RANGE 13 EAST SUWANNEE COUNTY, FLORIDA.

**NOTICE:**  
All planned 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.

**NOTICE:**  
This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and 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.

**LINE TABLE**

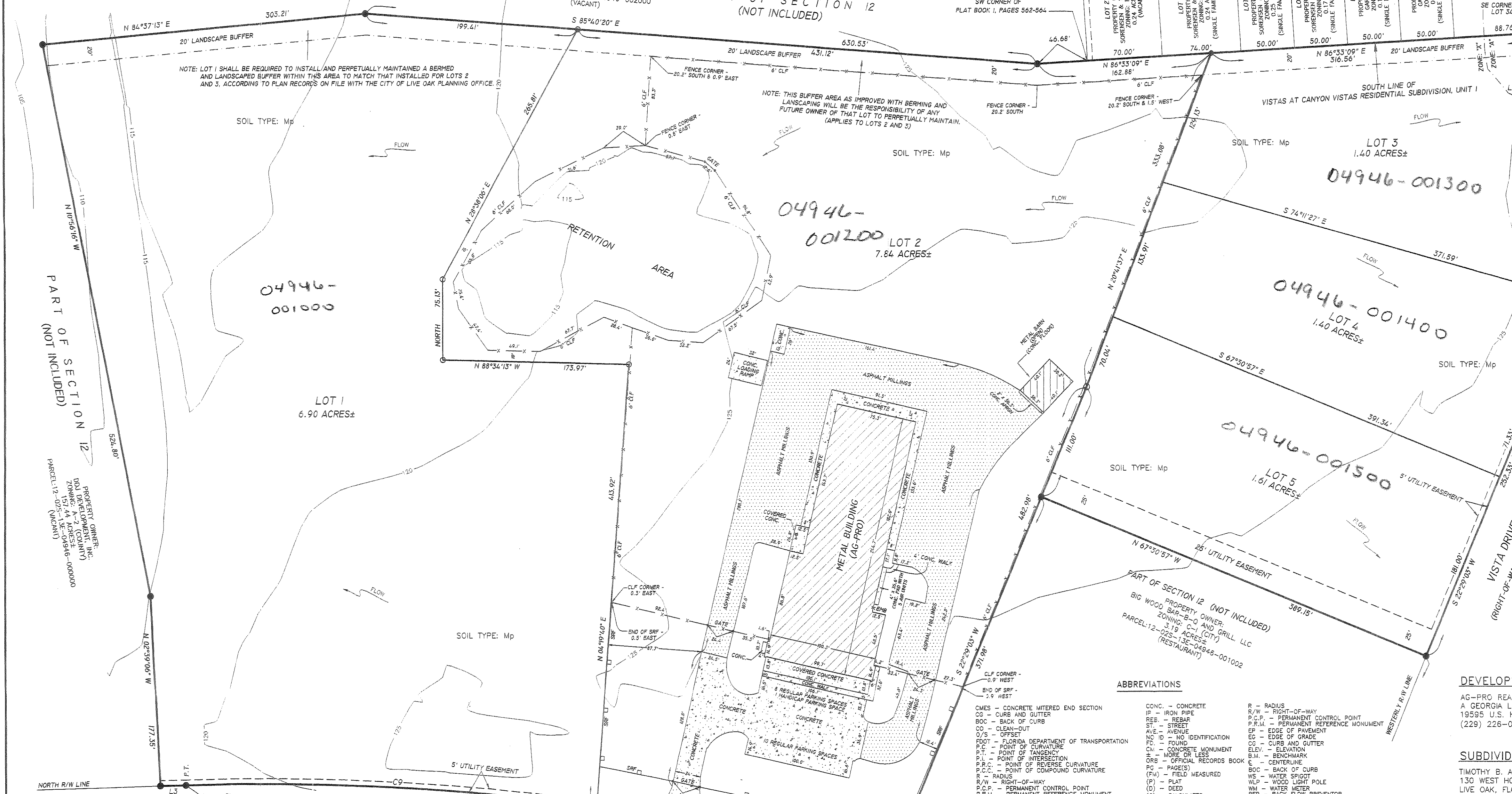
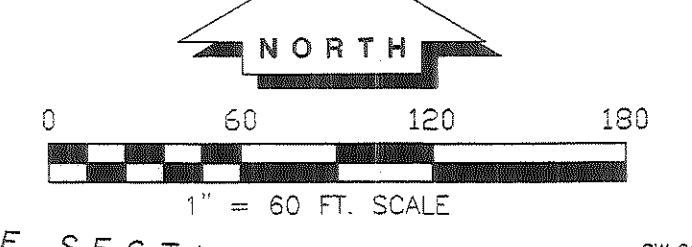
LINE	BEARING	DISTANCE
L1	S 28°23'55" W	18.87'
L2	S 01°20'11" W	15.22'
L3	S 88°14'38" W	23.96'

**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	TANGENT
C1	50.00'	11.66'	S 22°09'01" W	11.63'	15°07'43"	5.75'
C2	48.00'	19.02'	S 12°41'20" W	18.90'	22°42'19"	9.64'
C3	54.00'	39.00'	S 16°07'16" E	38.40'	34°54'35"	20.13'
C4	56.00'	21.84'	S 16°07'16" E	21.60'	34°54'35"	11.32'
C5	200.00'	73.82'	S 11°54'37" W	73.40'	21°08'52"	37.33'
C6	2300.00'	227.25'	N 72°20'28" W	227.15'	08°39'39"	113.71'
C7	2300.00'	665.69'	N 83°27'45" W	665.37'	16°36'59"	335.19'
C8	2300.00'	286.42'	S 78°59'14" E	286.21'	33°59'03"	143.38'
C9	2300.00'	385.27'	S 84°16'18" E	384.82'	09°35'51"	193.02'

**DESCRIPTION:**  
PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 13 EAST, SUWANNEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 12, THENCE RUN NORTH 88°33'39" EAST ALONG THE SOUTH LINE OF SAID SECTION 12, A DISTANCE OF 2032.84 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 72ND TRACE, SAID POINT BEING IN A CURVE CONCAVED SOUTHWESTERLY HAVING A RADIUS OF 2300.00 FEET, THENCE RUN ALONG AND AROUND SAID CURVE AND SAID NORTH RIGHT-OF-WAY LINE A CHORD BEARING AND DISTANCE OF NORTH 72°20'25" WEST, 227.15 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID CURVE AND SAID NORTH RIGHT-OF-WAY LINE, A CHORD BEARING AND DISTANCE OF NORTH 83°27'45" WEST, 665.37 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THENCE CONTINUE ALONG SAID CURVE, A DISTANCE OF 23.96 FEET, THENCE RUN NORTH 02°39'05" WEST, A DISTANCE OF 177.35 FEET, THENCE RUN NORTH 10°58'16" WEST, A DISTANCE OF 524.80 FEET, THENCE RUN NORTH 84°37'13" EAST, A DISTANCE OF 303.21 FEET, THENCE RUN SOUTH 85°40'20" EAST, A DISTANCE OF 630.53 FEET, THENCE RUN NORTH 86°33'09" EAST ALONG THE SOUTH LINE OF VISTA AT CANYON VISTAS RESIDENTIAL SUBDIVISION, UNIT 1, AS RECORDED IN PLAT BOOK 1, PAGES 562-564 OF THE PUBLIC RECORDS OF SAID COUNTY AND ITS WESTERLY PROLONGATION THEREOF, A DISTANCE OF 478.44 FEET TO THE SOUTHEAST CORNER OF LOT 34 OF SAID VISTA AT CANYON VISTAS RESIDENTIAL SUBDIVISION, UNIT 1, SAID SOUTHEAST CORNER BEING IN A CURVE ON THE WEST RIGHT-OF-WAY LINE OF NORTHWEST VISTA DRIVE PER THE PLAT OF VISTA AT CANYON VISTAS COMMERCIAL PARK, AS RECORDED IN PLAT BOOK 1, PAGES 559-561 OF THE PUBLIC RECORDS OF SAID COUNTY, SAID CURVE CONCAVED NORTHWESTERLY HAVING A RADIUS OF 50.00 FEET, THENCE RUN ALONG AND AROUND SAID CURVE AND SAID WEST RIGHT-OF-WAY LINE, A CHORD BEARING AND DISTANCE OF SOUTH 22°09'01" WEST, 11.63 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 18.87 FEET TO THE POINT OF CURVE OF A CURVE CONCAVED SOUTHEASTERLY HAVING A RADIUS OF 48.00 FEET, THENCE RUN ALONG AND AROUND SAID CURVE, A CHORD BEARING AND DISTANCE OF SOUTH 12°41'20" WEST, 18.90 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SOUTH 01°20'11" WEST, 15.22 FEET TO THE POINT OF CURVE OF A CURVE CONCAVED NORTHEASTERLY HAVING A RADIUS OF 64.00 FEET, THENCE RUN ALONG AND AROUND SAID CURVE, A CHORD BEARING AND DISTANCE OF SOUTH 16°07'16" EAST, 38.40 FEET TO THE POINT OF REVERSE CURVE OF A CURVE CONCAVED SOUTHWESTERLY HAVING A RADIUS OF 54.00 FEET, THENCE RUN ALONG AND AROUND SAID CURVE, A CHORD BEARING AND DISTANCE OF SOUTH 16°07'16" EAST, 21.60 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SOUTH 01°20'11" WEST, 15.22 FEET TO THE POINT OF CURVE OF A CURVE CONCAVED NORTHWESTERLY HAVING A RADIUS OF 200.00 FEET, THENCE RUN ALONG AND AROUND SAID CURVE, A CHORD BEARING AND DISTANCE OF SOUTH 11°54'37" WEST, 73.40 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SOUTH 22°29'03" WEST, 252.33 FEET TO THE TERMINUS OF SAID COURSES; THENCE RUN NORTH 67°30'57" WEST, A DISTANCE OF 389.15 FEET; THENCE RUN SOUTH 22°29'03" WEST, A DISTANCE OF 371.98 FEET TO THE POINT OF BEGINNING, CONTAINING 19.15 ACRES MORE OR LESS.

**FLOOD ZONE INFORMATION**  
THE PROPERTY AS SURVEYED FALLS WITHIN ZONES "A" AND "X" PER THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY PANEL NO. 120334-D153C.



**UTILITIES NOTES:** All lot use or construction shall be required to connect to City of Live Oak potable water, sanitary sewer, and (when available) reuse/recycled water (for irrigation purposes). No wells or septic systems are permitted to be established.

- Lot 1 shall connect to City of Live Oak sanitary sewer by method of a lift/pump station designed to provide a larger file in pressure than the existing City force-main pressure along 72nd Trace NW, or other alternate design which may require the installation of additional utility easements, said design as reviewed and approved by the City of Live Oak; and shall connect to reuse/recycled water mains (for irrigation purposes) along 72nd Trace NW, or other alternate design which may require the installation of additional utility easements, said design as reviewed and approved by the developer.
- Lots 2, 3 and 4 shall connect to City of Live Oak potable water, sanitary sewer and reuse/recycled water mains along Vista Drive NW, as each lot is developed. All utility related work to connect shall be at the expense of the developer.

**LEGEND AND NOTES:**

- DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT) FOUND, 4" x 4" CONCRETE MONUMENT, L.B. # 6885
- DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT) FOUND, 5/8" REBAR WITH CAP, STAMPED L.B. # 7170.

- BEARINGS BASED ON THE SOUTH LINE OF SECTION 12 OF SECTION 12 (N 88°33'39" E - PLAT).
- DISTANCES MEASURED IN U.S. FEET
- 5/8" x 18" REBAR WITH CAP, STAMPED L.B. # 7170 SET ON ALL LOT CORNERS EXCEPT AS NOTED.
- COORDINATES BASED ON UNPUBLISHED DATA.
- POTABLE WATER AND SANITARY SEWER SERVICES SUPPLIED BY THE CITY OF LIVE OAK (SEE UTILITY NOTES FOR REQUIREMENTS).
- CONTOUR LINES BASED ON NAVD83.
- THERE ARE NO COVENANTS OR RESTRICTIONS.

**BUILDING PERMIT NOTE:**  
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 PROVIDED BY LAW.

**SPECIAL NOTE:**  
WATER RUN-OFF FROM EXISTING COUNTY ROAD RIGHTS-OF-WAY MAY OCCUR DURING HEAVY RAINS

**NOTICE AND WARNING TO PROSPECTIVE PURCHASERS OF LOTS IN SUWANNEE BUSINESS PARK:**  
THERE ARE LOTS IN THE SUBDIVISION WHICH ARE IN CLOSE PROXIMITY TO VARIOUS AGRICULTURAL OPERATIONS AND ARE AWARE THAT SUCH AGRICULTURAL OPERATIONS MAY CLOSE DOORS, FLEES, POSSIBLE POLLUTANTS AND NOISES THAT MAY BE OFFENSIVE.

**LOT 1 POTABLE WATER NOTE:**  
Any proposed potable water connection shall be considered a service line so long as this lot remains as one lot and is not further subdivided, and so long as there is only one building and use proposed; otherwise, the connection will be considered a Water Main Extension, subject to permit requirement including, but not limited to, Rule 62-555, Florida Administrative Code.

Any proposed future development to Lot 1 shall engineer and propose one of the following for the required connection to the City of Live Oak Potable Water to serve said development. Depending on which method of connection is selected, additional requirements by Suwannee County of the City of Live Oak may apply:

- A service line may be proposed to connect to the City Water Main on the south side of 72nd Trace, and to bore under said right of way to the south property line of the lot. Coordination and meeting standards and requirements will be required with both Suwannee County and the City of Live Oak.
- A service line may be proposed to connect to the City Water Main located west of the subject lot, on the north side of 72nd Trace. Said service line shall be a minimum of 6" in diameter along and within any portion of the 72nd Trace ROW. Coordination and meeting standards and requirements will be required with both Suwannee County and the City of Live Oak.
- A service line may be proposed to connect to the City Water Main located west of the subject lot, which is located on adjacent private property, with a developer-negotiated and recorded utility access easement across said adjacent private property. Coordination and meeting standards and requirements will be required with the City of Live Oak and the adjacent property owner of record.

**Stormwater Note:**  
No master planning, design, permitting or construction has been done to account for future stormwater needs for Lots 1, 2, 3, 4 and 5. As each respective lot is proposed for development, on-site engineered design, permitting and construction will be required based on the scope of the related development.

**Sidewalk Note:** Pursuant to City LDR Section 5.26.3.14 - Concrete Sidewalks meeting City and ADA requirements are required along the right-of-way of all related street frontages for each Lot, from property line to property line, and connected/joined up to match any existing sidewalks on adjacent property or Lots. Where sidewalks are required, they shall provide curb cuts for bicycles and handicapped access. ADA warning mats and striped crosswalks. Further, sidewalks shall be constructed at least four and one-half (4 1/2) feet in width and four (4) inches thick, or if greater, to match that which has already been installed on adjacent property or Lots. Said sidewalks are to be installed by lot owners or developers, as a condition to any use of the Lot and/or proposed development and associated building permits being issued, as each lot is used or developed/constructed.

**SPECIAL NOTE:**  
THERE ARE NO LAKES, MARSHES, SWAMPS, WETLANDS, MUCK, POCKETS OR WATER COURSES ON SUBJECT PROPERTY.

**DEVELOPER:**  
AG-PRO REAL ESTATE INVESTMENTS, LLC  
130 WEST HOWARD STREET  
LIVE OAK, FLORIDA 32064  
(386) 362-4629  
(229) 226-0509

**SUBDIVIDER'S AGENT:**  
TIMOTHY B. ALCORN  
130 WEST HOWARD STREET  
LIVE OAK, FLORIDA 32064  
(386) 362-4629

**BUILDING SET BACKS:**  
FRONT: 20.00 FEET  
SIDE: 10.00 FEET  
REAR: 15.00 FEET

**ZONING:**  
C-1 (COMMERCIAL - INTENSIVE)(CITY)

**SOIL TYPES:**  
Mp - MINE PITS AND DUMPS

**ADOPTION AND DEDICATION:**  
KNOW ALL MEN BY THESE PRESENTS THAT AG-PRO REAL ESTATE INVESTMENTS, A GEORGIA LIMITED LIABILITY COMPANY, AS OWNER, HAS CAUSED THE LANDS DESCRIBED HEREON TO BE SURVEYED AND PLATTED AND TO BE KNOWN AS "SUWANNEE BUSINESS PARK" 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.

JAMES M. GROOVER, JR. MANAGER  
AG-PRO REAL ESTATE INVESTMENTS  
A GEORGIA LIMITED LIABILITY COMPANY  
19595 U.S. HIGHWAY 84 EAST  
BOSTON, GEORGIA 31626  
(229) 226-0509

**STATE OF GEORGIA, COUNTY OF THOMAS:**  
I HEREBY CERTIFY ON THIS 11th DAY OF March, A.D. 2021, BEFORE ME PERSONALLY APPEARED JAMES M. GROOVER, JR., TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND HE ACKNOWLEDGES EXECUTION THEREOF.

WITNESS MY HAND AND SEAL AT THOMAS COUNTY, STATE OF GEORGIA, THIS 11th DAY OF March, A.D. 2021.

*Marie Miller*  
Marie Miller  
Notary Public, State of Georgia  
My Commission Expires: 4/24/2024

**DEDICATION OF MORTGAGEE:**  
THIS IS TO CERTIFY THAT HANCOCK WHITNEY BANK, A MISSISSIPPI STATE-CHARTERED BANK, BEING MORTGAGEE OF THE LANDS DESCRIBED IN THE FOREGOING DESCRIPTION DOES HEREBY JOIN IN AND MAKES SUBJECT TO THE DEDICATION OF SAID LANDS AND PLAT TO BE KNOWN AS "SUWANNEE BUSINESS PARK" FOR THE USES AND PURPOSES HEREON EXPRESSED AND THAT THE ROADS, STREETS AND EASEMENTS ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC. WITNESS WHEREOF I HAVE SIGNED THIS 11th DAY OF March, A.D. 2021.

*Michelle Pelham*  
Michelle Pelham  
Senior Vice President  
Hancock Whitney Bank  
A MISSISSIPPI STATE-CHARTERED BANK  
504 FAIRHOPE AVENUE  
FAIRHOPE, ALABAMA 36532  
(251) 228-2211

**STATE OF ALABAMA, COUNTY OF BALDWIN:**  
I HEREBY CERTIFY ON THIS 10th DAY OF March, A.D. 2021, BEFORE ME PERSONALLY APPEARED JENNIFER PELHAM, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION SHE ACKNOWLEDGES EXECUTION THEREOF.

WITNESS MY HAND AND SEAL AT BALDWIN COUNTY, STATE OF ALABAMA, THIS 10th DAY OF March, A.D. 2021.

*Thomas A. Allen*  
Thomas A. Allen  
Notary Public, State of Alabama  
My Commission Expires: 6/1/2024

**CERTIFICATE OF APPROVAL BY THE CITY COUNCIL OF THE CITY OF LIVE OAK, FLORIDA**  
I HEREBY CERTIFY THAT THE FOREGOING PLAT, HAVING BEEN DULY APPROVED BY THE CITY OF LIVE OAK, FLORIDA, WAS ACCEPTED AND FILED FOR RECORD THIS 10th DAY OF March, A.D. 2021 IN PLAT BOOK 583 OF THE PUBLIC RECORDS OF SUWANNEE COUNTY, FLORIDA.

*Bryna A. Baker by Klaw D.C.*  
Bryna A. Baker by Klaw D.C.  
Clerk of Court, Suwannee County, Florida

**CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR THE CITY OF LIVE OAK, FLORIDA**  
EXAMINED ON 4/23/21 AND APPROVED AS TO LEGAL FORM BY:  
*Alice V. Geiger*  
Alice V. Geiger  
Professional Surveyor and Mapper  
Florida Certificate No. 8722

**CERTIFICATE OF SURVEY:**  
I, THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND THAT THE PERMANENT REFERENCE MONUMENTS WERE INSTALLED AS OF THE 12TH DAY OF FEBRUARY, 2021. THE PERMANENT CONTROL POINTS AND LOT CORNERS WERE INSTALLED AS OF THE 12TH DAY OF FEBRUARY, 2021.

*Timothy B. Alcorn*  
Timothy B. Alcorn  
Professional Surveyor and Mapper  
Florida Certificate No. 6332  
DATE: FEBRUARY 23 2021

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

