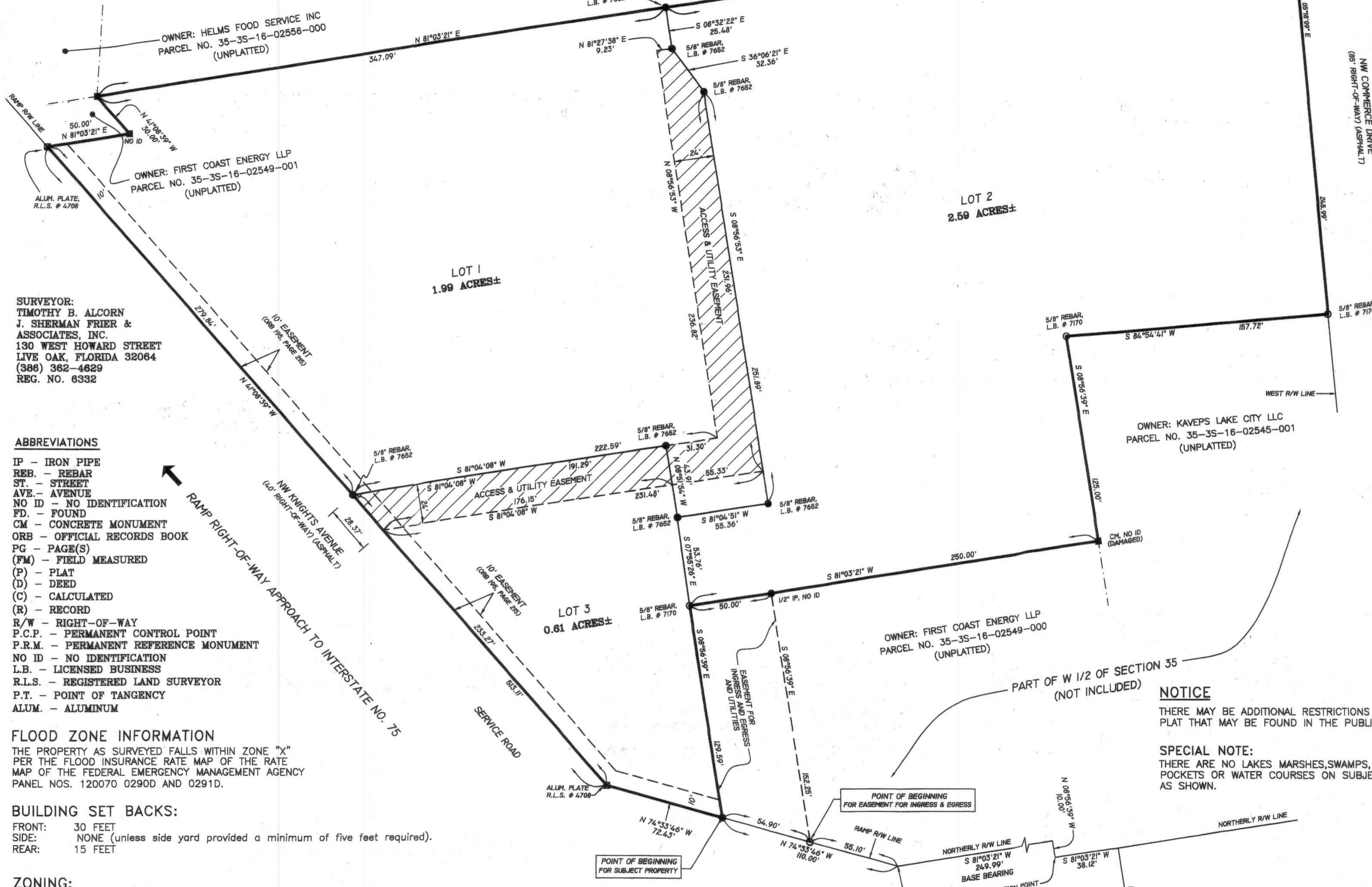


CORNER AT COMMERCE BLVD
 IN
SECTION 35, TOWNSHIP 3 SOUTH, RANGE 16 EAST,
COLUMBIA COUNTY, FLORIDA

PART OF W 1/2 OF SECTION 35
 (NOT INCLUDED)
 OWNER: NOTAMI HOSPITALS OF FL INC, HCA
 PARCEL NO. 35-3S-16-02556-003
 (UNPLATTED)



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:
 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.

ACCESS AND UTILITY EASEMENT NOTE:
 THE ACCESS AND UTILITY EASEMENT AS SHOWN ON THIS PLAT SHALL BE ACCESSIBLE TO THE PUBLIC. MAINTENANCE OF SAID EASEMENT SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS.

STORMWATER MANAGEMENT NOTE:
 STORMWATER MANAGEMENT FACILITIES FOR THIS SUBDIVISION SHALL BE PRIVATE AND PERMITTED PER EACH LOT. MAINTENANCE OF THE STORMWATER SYSTEMS SHALL BE THE RESPONSIBILITY OF THE DEVELOPER OF EACH LOT.

SURVEYOR:
 TIMOTHY B. ALCORN
 J. SHERMAN FRIER &
 ASSOCIATES, INC.
 130 WEST HOWARD STREET
 LIVE OAK, FLORIDA 32064
 (386) 362-4629
 REG. NO. 6332

- ABBREVIATIONS**
- IP - IRON PIPE
 - REB. - REBAR
 - ST. - STREET
 - AVE. - AVENUE
 - NO ID - NO IDENTIFICATION
 - FD. - FOUND
 - CM - CONCRETE MONUMENT
 - ORB - OFFICIAL RECORDS BOOK
 - PG - PAGE(S)
 - (FM) - FIELD MEASURED
 - (P) - PLAT
 - (D) - DEED
 - (C) - CALCULATED
 - (R) - RECORD
 - R/W - RIGHT-OF-WAY
 - P.C.P. - PERMANENT CONTROL POINT
 - P.R.M. - PERMANENT REFERENCE MONUMENT
 - NO ID - NO IDENTIFICATION
 - L.B. - LICENSED BUSINESS
 - R.L.S. - REGISTERED LAND SURVEYOR
 - P.T. - POINT OF TANGENCY
 - ALUM. - ALUMINUM

FLOOD ZONE INFORMATION
 THE PROPERTY AS SURVEYED FALLS WITHIN ZONE "X" PER THE FLOOD INSURANCE RATE MAP OF THE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY PANEL NOS. 120070 0290D AND 0291D.

BUILDING SET BACKS:
 FRONT: 30 FEET
 SIDE: NONE (unless side yard provided a minimum of five feet required).
 REAR: 15 FEET

ZONING:
 CHI: COMMERCIAL, HIGHWAY INTERCHANGE

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

BUILDING PERMIT NOTE:
 A BUILDING PERMIT FOR THE CONSTRUCTION OR LOCATION OF ANY COMMERCIAL 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.

FINISHED FLOOR CRITERIA:
 New construction or substantial improvement of any residential, commercial or industrial structure that is not located within a designated flood zone as shown in the county's flood insurance rate map shall have the lowest finished floor, or for wood floor construction, the bottom of the floor joist elevated no lower than one foot adjacent paved or unpaved road, or paved or unpaved access easement. Exempt structures are, as follows: 1. Residential, commercial or industrial structures with certification prepared by a Florida licensed engineer as to the proper height or requirements for the protection of the structure against water damage from a base flood event, as defined in article 8 of the Land Development Regulations; or 2. Any accessory structure not used for human habitation (i.e. detached garage, barn, storage shed, airplane hanger, etc. See section 2.1 Definitions). PLEASE NOTE: Owner or developer may be required to furnish elevation certification as to compliance with this section by a licensed surveyor if in the opinion of the land development regulation administrator or his/her designee that such certification is necessary.

- LEGEND AND NOTES:**
- ☒ DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT) FOUND, ALUMINUM PLATE FOUND, NUMBER NOTED.
 - DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT) FOUND, REBAR OR IRON PIPE FOUND, SIZE AND NUMBER NOTED.
 - DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT) SET, REBAR OR IRON PIPE FOUND, SIZE AND NUMBER NOTED.
 - DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT) FOUND, 4"x4" CONCRETE MONUMENT, NUMBER NOTED.

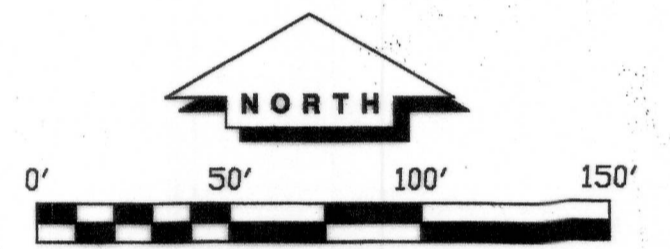
- 1) COORDINATES AND BEARINGS BASED ON NAD83 (CONTROL-COLUMBIA 19, FL/COLUMBIA, STATE PLANE: FLORIDA NORTH) (NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 90-S 81°03'21" W).
- 2) DISTANCES MEASURED IN U.S. FEET

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	2864.79'	121.91'	121.90'	S 82°16'30" W	02°26'18"	60.96'

SCALE: 1" = 50'	DATE SURVEYED: 04-08-19	DATE DRAWN: 04-10-19
REVISED:	APPROVED BY:	DRAWN BY: SH

J. SHERMAN FRIER & ASSOCIATES, INC.
LAND SURVEYORS
 CERTIFICATE OF AUTHORIZATION - LB# 7170
 130 W. HOWARD ST. / P.O. BOX 580 LIVE OAK, FL 32064
 PHONE: 386-362-4629 - FAX: 386-362-5270
 JOB NO. 363-17-2019 RP



POINT OF REFERENCE
 NE CORNER OF SE 1/4 OF SW 1/4

NOTICE
 THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

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