

TRAILHEAD DEVELOPMENT

A REPLAT OF BLOCKS 9 AND 10, DOWLING ADDITION TO THE CITY OF LIVE OAK
IN SECTION 24, TOWNSHIP 2 SOUTH, RANGE 13 EAST
CITY OF LIVE OAK
SUWANNEE COUNTY, FLORIDA

PLAT BOOK 1 PAGE 601

DESCRIPTION:

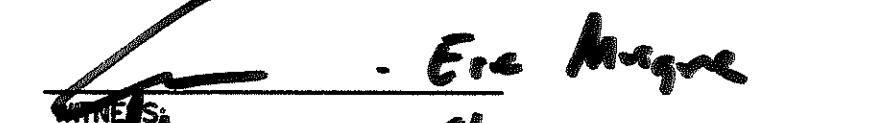
BLOCKS 9 & 10, TOGETHER WITH VACATED MILL STREET, DOWLING ADDITION TO THE CITY OF LIVE OAK, FLORIDA, AS SHOWN ON SHEET 7 OF THE OLD CITY TAX ASSESSOR'S MAP BOOK OF THE PUBLIC RECORDS OF SUWANNEE COUNTY, FLORIDA, SITUATED IN SECTION 24, TOWNSHIP 2 SOUTH, RANGE 13 EAST OF SAID COUNTY.

24-02-13-07116-090010 Lots 1-4 B11C9
deleted 07117-100010 Lots 1-2 B11C10
deleted 07118-100030 Lots 3-4 "

ADOPTION AND DEDICATION:

KNOW ALL MEN BY THESE PRESENT THAT TRAILHEAD DEVELOPMENT, LLC, AS OWNER OF THE LANDS DESCRIBED HEREIN, HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED TO BE KNOWN AS "TRAILHEAD DEVELOPMENT" AND THAT THE ROADS, STREETS, AND EASEMENTS FOR UTILITIES, DRAINAGE, AND OTHER PURPOSES HEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC.


DANA BERMAN, MANAGING PARTNER


Eric Maguire
WITNESS:

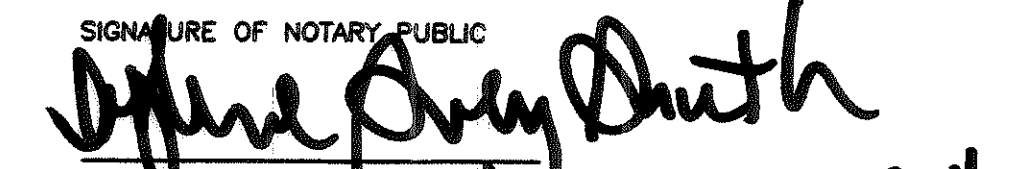
WITNESS:

WITNESS:

STATE OF FLORIDA, COUNTY OF SUWANNEE

I HEREBY CERTIFY ON THIS 11th DAY OF December A.D. 2025 BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 11 DAY OF December 2025, BY DANA BERMAN, MANAGING PARTNER OF TRAILHEAD DEVELOPMENT, AS OWNER OF THE LANDS DESCRIBED HEREIN. SUCH PERSON(S) IS ☐ PERSONALLY KNOWN TO ME OR HAS ☒ PRODUCED IDENTIFICATION.

SIGNATURE OF NOTARY PUBLIC


PRINTED NAME OF STAMP Arlene Ivey Smith
MY COMMISSION NUMBER: Aug. 20, 2027
MY COMMISSION EXPIRES: Aug. 20, 2027

CERTIFICATE OF APPROVAL BY THE CITY OF LIVE OAK, FLORIDA.

I HEREBY CERTIFY THAT UNDER THE AUTHORITY VESTED IN ME AS THE CITY DEVELOPMENT MANAGER FOR THE CITY OF LIVE OAK, FLORIDA, PURSUANT TO RESOLUTION NO. 2025-29, EFFECTIVE AUGUST 12, 2025, THIS SUBDIVISION PLAT IS HEREBY ACCEPTED AND APPROVED, INCLUDING ANY DEDICATIONS SHOWN ON THE PLAT, FOR FILING WITH THE CLERK OF THE CIRCUIT COURT.

EXAMINED ON 11/26/2025 AND APPROVED AS HEREIN STATED.

BY: 
GEORGE CURTIS, DEVELOPMENT MANAGER, CITY OF LIVE OAK, FLORIDA.

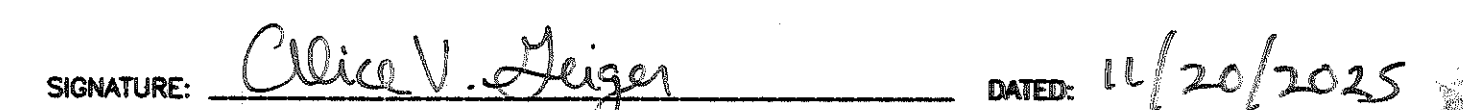
CLERK'S CERTIFICATE:

I HEREBY CERTIFY THAT THE FOREGOING, HAVING BEEN DULY APPROVED BY THE DEVELOPMENT MANAGER OF THE CITY OF LIVE OAK, FLORIDA, IS ACCEPTED FOR FILES AND RECORDED THIS 11th DAY OF Decemb 2025, IN PLAT BOOK 1, PAGE(S) 601, OF THE PUBLIC RECORDS OF SUWANNEE COUNTY, FLORIDA.

SIGNED: 
CLERK OF THE CIRCUIT COURT

CERTIFICATE OF CITY SURVEYOR

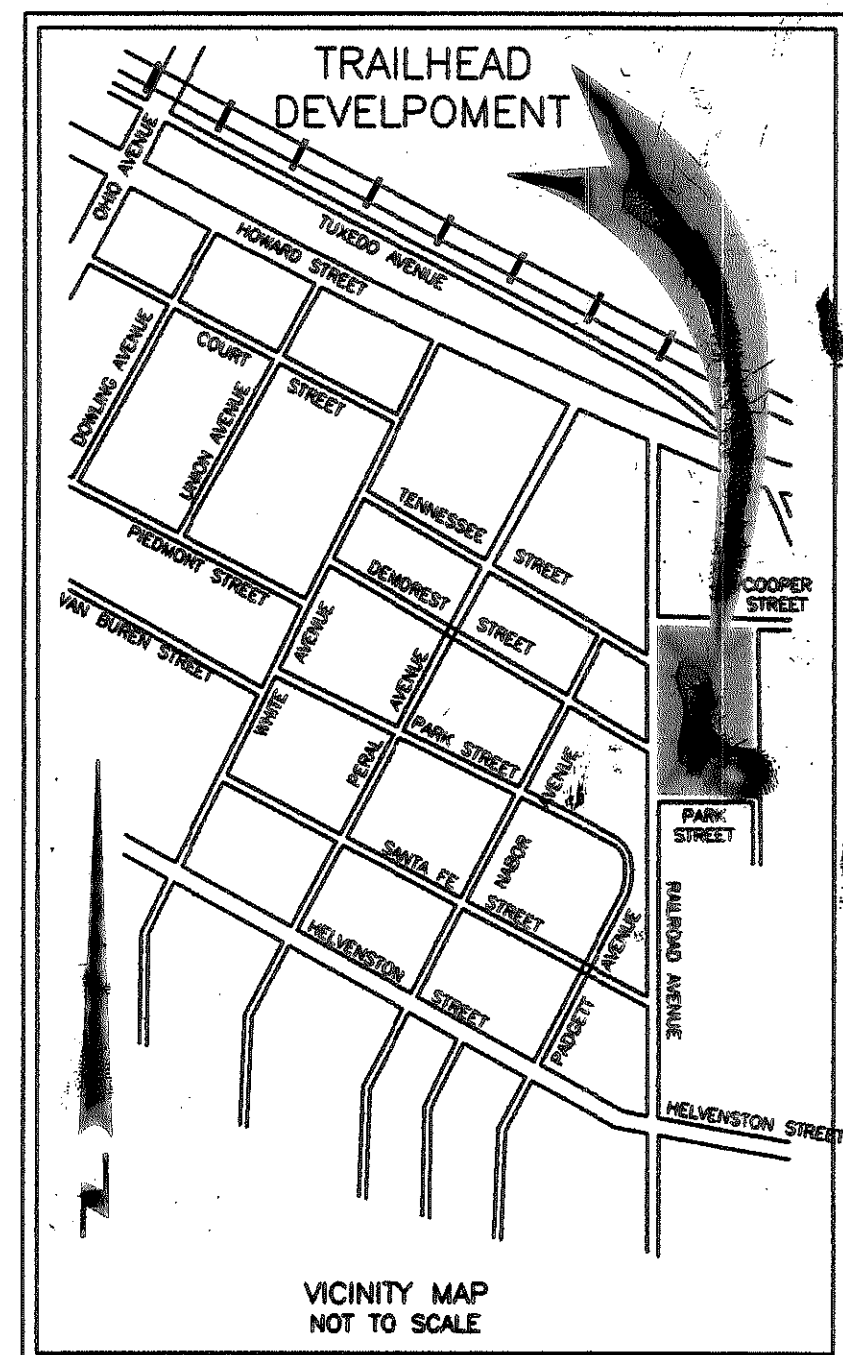
PURSUANT TO SECTION 177.081, FLORIDA STATUTES, THE UNDERSIGNED, BEING A LICENSED AND REGISTERED LAND SURVEYOR AND MAPPER, AS PROVIDED BY CHAPTER 472, FLORIDA STATUTES, HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES, AND FIND THAT SAID PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF THAT CHAPTER, PROVIDED, HOWEVER, THAT MY REVIEW DOES NOT INCLUDE FIELD VERIFICATION OF COORDINATES, POINTS OR MEASUREMENTS SHOWN ON THIS PLAT.

SIGNATURE: 
PRINT NAME: Alice V. Geiger REGISTRATION NO. 6222

BUILDING SET BACKS:
FRONT: 15.00 FEET
SIDE: 10.00 FEET FOR EACH SIDE YARD
REAR: 15.00 FEET

ASSIGNED ZONING:
RSF-2

DEVELOPER:
TRAILHEAD DEVELOPMENT LLC
180 PALM STREET NE, LIVE OAK, FLORIDA 33010
SUBDIVIDER'S AGENT
CARROLL CASTLEBERRY
733 NW BALTIC ROAD
MAYO, FLORIDA 32066



LEGEND

P.B. PLAT BOOK	P.O.C. POINT OF COMMENCEMENT
P.G.S. PAGES	P.O.B. POINT OF BEGINNING
PT POINT OF TANGENCY	E. CENTERLINE
PC POINT OF CURVATURE	C.D. CHORD DISTANCE
PI POINT OF INTERSECTION	C.B. CHORD BEARING
PRC POINT OF REVERSE CURVE	L. LENGTH OF CURVE
PCC POINT OF COMPOUND CURVATURE	L. LICENSED BUSINESS
PNTC POINT OF NON-TANGENT CURVE	R. RADIUS
● SET 5/8" IRON ROD PLS 4226	RLS REGISTERED LAND SURVEYOR
⊙ FOUND NAIL & DISC LB 7170	RP RADIUS POINT
⊠ FOUND 4"x4" CONCRETE MONUMENT AS NOTED	Δ DELTA OR CENTRAL ANGLE
⊙ PERMANENT CONTROL POINT PCP (NAIL & DISC PLS #4226)	E. EASEMENT
PRM PERMANENT REFERENCE MONUMENT	R/W RIGHT OF WAY
SEC. SECTION	S/W SIDEWALK
O.R.B. OFFICIAL RECORDS BOOK	D&U DRAINAGE & UTILITY
FND FOUND	TAN TANGENT
PLS PROFESSIONAL LAND SURVEYOR	CM CONCRETE MONUMENT
	CONC. CONCRETE
	N.T.S. NOT TO SCALE
	N.R. NON RADIAL

NOTICE:
ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES. 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 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.

STORMWATER NOTE:
NO MASTER PLANNING, DESIGN, PERMITTING OR CONSTRUCTION HAS BEEN DONE TO ACCOUNT FOR FUTURE STORMWATER NEEDS FOR THE LOTS.

NOTES:

- BEARINGS ARE BASED ON THE EASTERLY RIGHT OF WAY LINE OF RAILROAD AVENUE BEING N04°02'52"W, PER DEED.
- DISTANCES MEASURED ARE IN U.S. FEET.
- A 5/8" IRON ROD WITH CAP STAMPED PLS 4226 SET ON ALL LOT CORNERS EXCEPT AS NOTED.
- HORIZONTAL COORDINATES ARE BASED ON AN ASSUMED DATUM.
- POTABLE WATER AND SANITARY SEWER SERVICES SUPPLIED BY THE CITY OF LIVE OAK, FLORIDA, THE DEVELOPER OF EACH LOT SHALL BE REQUIRED TO CONNECT EACH PROPOSED RESIDENCE TO CITY POTABLE WATER AND CITY SANITARY SEWER AS PART OF ANY FUTURE BUILDING PERMIT APPLICATION SUBMISSION AND PROPOSED DEVELOPMENT.
- ALL TAP, IMPACT AND DEVELOPMENT/CONSTRUCTION COST FOR EXTENDING CITY WATER AND SEWER LATERALS FROM EXISTING CITY MAINS, TO EACH LOT, SHALL BE THAT OF THE DEVELOPER OF EACH LOT.
- PRIVATE POTABLE WATER WELLS, AND PRIVATE SANITARY SEWER SEPTIC SYSTEMS ARE PROHIBITED FROM BEING ESTABLISHED TO SERVE DEVELOPMENT ON LOTS.
- BEARINGS ARE BASED ON AN ASSUMED MERIDIAN; THE EASTERLY RIGHT OF WAY LINE OF RAILROAD AVENUE BEING N04°02'52"W.
- NO DEVELOPMENT, ALTERATIONS OR CONSTRUCTION SHALL TAKE PLACE ON ANY OF THE LOTS UNLESS AND UNTIL WRITTEN APPROVAL HAS BEEN ISSUED BY THE CITY, INCLUDING BUT NOT LIMITED TO ALL APPLICABLE BUILDING PERMITS SECURED.
- NO ALTERATIONS TO THE LAND DEPICTED ON THIS PLAT SHALL BE COMMANDED, INCLUDING MOVEMENT OF EARTH/FILL, REMOVAL OF EARTH/FILL, OR DEPOSITION OF EARTH/FILL, UNLESS AND UNTIL WRITTEN APPROVAL HAS BEEN ISSUED BY THE CITY, INCLUDING BUT NOT LIMITED TO ALL APPLICABLE BUILDING PERMITS SECURED.
- ALL PROPOSED DEVELOPMENT, ALTERATIONS OR CONSTRUCTION TO ANY LOT SHALL FIRST REQUIRE WRITTEN REQUEST TO BE SUBMITTED TO THE CITY PLANNING AND BUILDING DEPARTMENT OFFICES, IN ORDER FOR INFORMATION TO BE COMMUNICATED BACK IN WRITING AS THE NEXT STEP.
- TRACT A IS RESERVED FOR FUTURE DEVELOPMENT AND SHALL BE OWNED AND MAINTAINED BY THE DEVELOPERS.

FLOOD ZONE INFORMATION
THE PROPERTY AS SURVEYED FALLS WITHIN FLOOD ZONE "X" PER THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY PANEL NO. 12121C161C.

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.

SPECIAL NOTE:

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

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A PROFESSIONAL LAND SURVEYOR AND MAPPER, LICENSED IN THE STATE OF FLORIDA, DOES HEREBY CERTIFY THAT THE PLAT SHOWN HEREIN WAS PREPARED UNDER HIS DIRECT SUPERVISION AND THAT THE PLAT COMPLIES WITH THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES; THAT PERMANENT REFERENCE MONUMENTS AND PERMANENT CONTROL POINTS HAVE BEEN PLACED AS REQUIRED BY CHAPTER 177, FLORIDA STATUTES AND THAT SAID LAND IS LOCATED IN SECTION 24, TOWNSHIP 2 SOUTH, RANGE 13 EAST, SUWANNEE COUNTY, FLORIDA.


CAROL CASTLEBERRY
723 NW BALTIC ROAD
MAYO, FLORIDA 32066
REGISTRATION NO. 4226
DATE: 11/21/25

