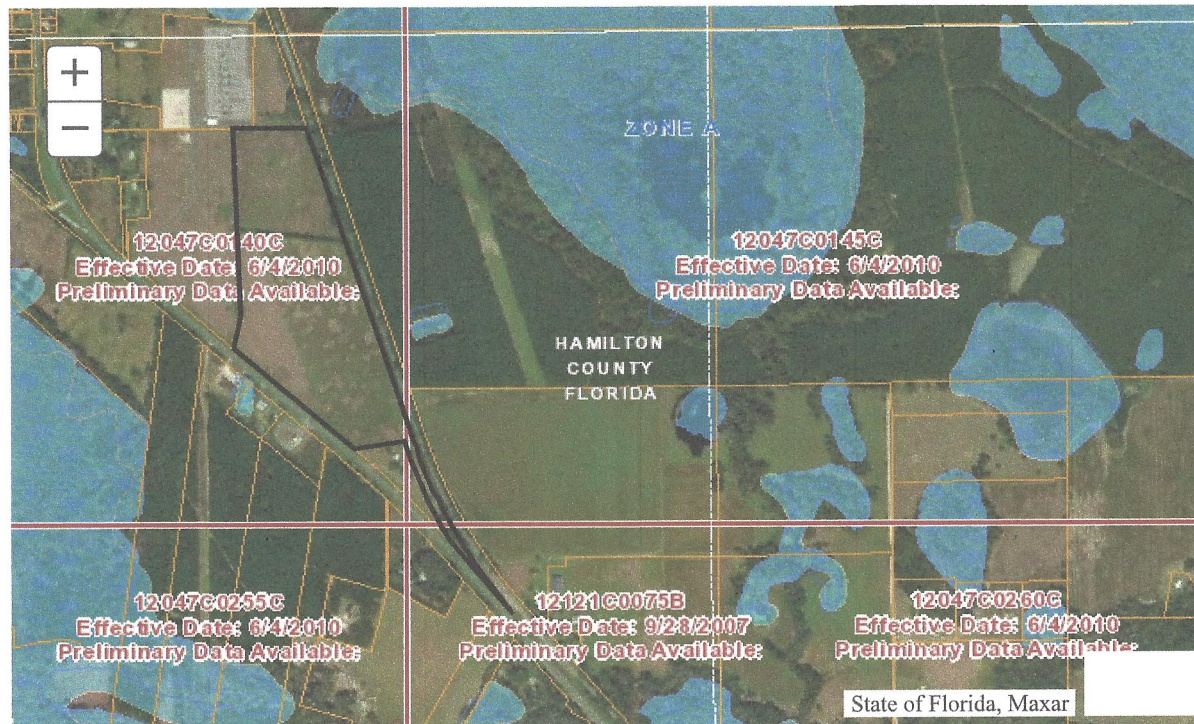


EFFECTIVE FLOOD INFORMATION REPORT



Location Information

County: **HAMILTON**
 Parcel: **2108-005**
 Flood Zone: **X**
 Flood Risk: **LOW**

1% Annual Chance Base Flood Elev* **Not Applicable**
 10% Annual Chance Flood Elev* **Not Applicable**
 50% Annual Chance Flood Elev* **Not Applicable**

* Flood Elevations shown on this report are in NAVD 88 and are derived from FEMA flood mapping products, rounded to the nearest tenth of a foot. For more information, please see the note below

Legend with Flood Zone Designations

	1% Flood -Floodway (High Risk)		Area Not Included		CrossSections		Wetlands
	1% Flood - Zone AE (High Risk)		SFHA Decrease		County Boundaries		
	1% Flood - Zone A (HighRisk)		SFHA Increase		FIRM Panel Index		
	1% Flood - Zone VE (HighRisk)		Depressions		Parcels		
	0.2% Flood-Shaded Zone X (Moderate Risk)		BaseFlood Elevations (BFE)		River Marks		

Supplemental Information

Watershed	Upper Suwannee	Map Effective Date	--/--/----	Special Flood Hazard Area	No
FIRM Panel(s)	12047C0140C,12047C0145C,12047C0260C				

Anywhere it can rain, it can flood
 Know your risk.



www.srwmddfloodreport.com

The information herein represents the best available data as of the effective map date shown. The Federal Emergency Management Agency (FEMA) Flood Map Service Center (<https://msc.fema.gov>) maintains the database of Flood Insurance Studies and Digital Flood Insurance Rate Maps, as well as additional information such as how the Base Flood Elevations (BFEs) and/or floodways have been determined and previously issued Letters of Map Change. Requests to revise flood information may be provided to the District during the community review period on preliminary maps, or through the appropriate process with FEMA [Change Your Flood Zone Designation | FEMA.gov](https://www.floodsmart.com). Information about flood insurance may be obtained at <https://www.floodsmart.com>



LATEST
NEWS...

Suwannee River Water Management District

FIRM Panel

FIS Report

Flood Zone Layers

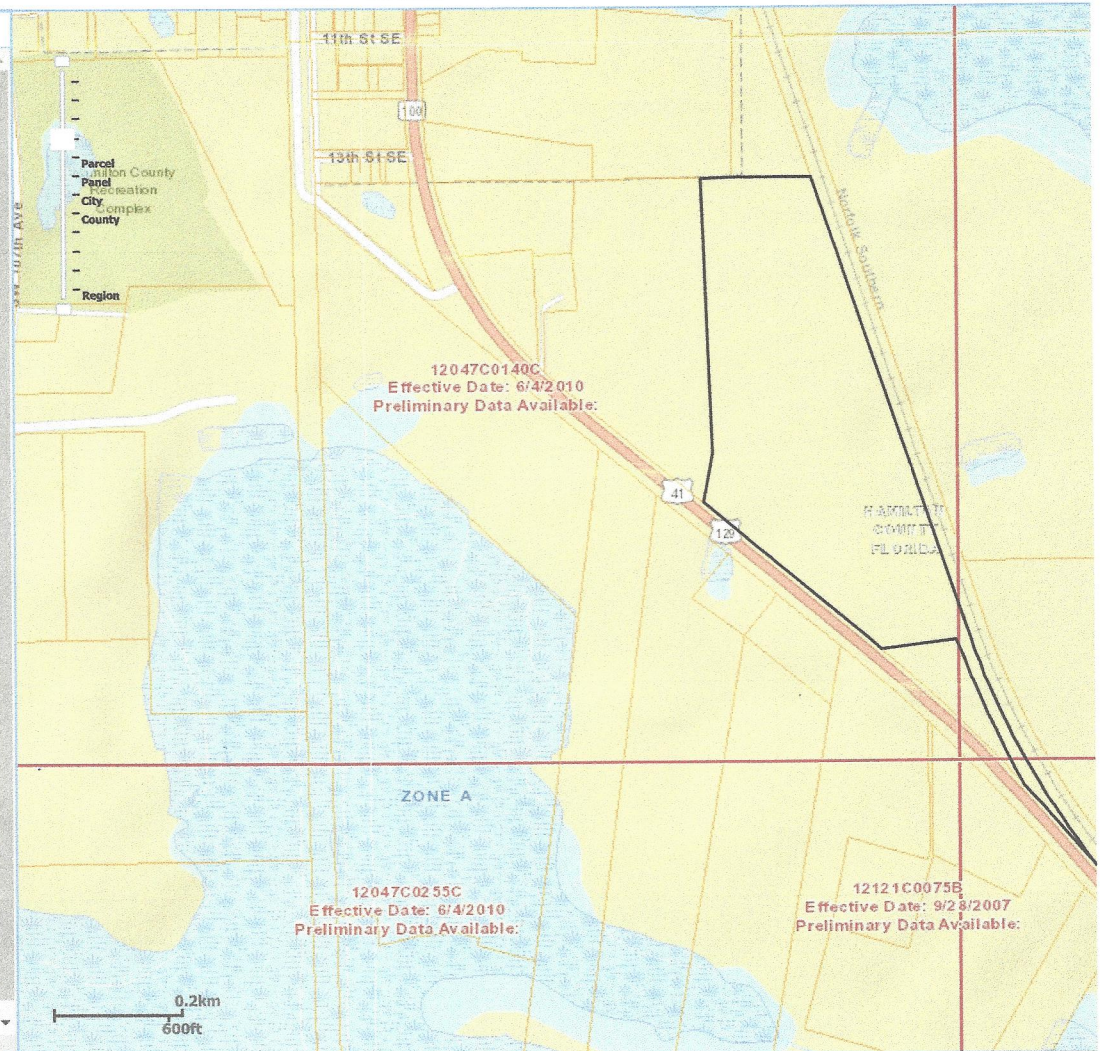
Model Search

Aerial

Map Layers / Legend

Base Map

- ☒ Parcel
 - ☒ Base Flood Elevations (BFE)
 - ☒ Cross Sections Depths
 - ☒ Cross Sections
 - NOT LETTERED, MAPPED
 - LETTERED, MAPPED
 - ☒ PLSS
 - ☒ County Boundaries
 - ☒ FIRM Panel Index
 - ☒ Parcels
 - ☒ River Marks
 - ☒ Wetlands
 - ☒ Changes Since Last FIRM
 - ☒ Floodway Increase
 - ☒ SFHA Decrease
 - ☒ SFHA Increase
 - ☒ Preliminary SFHA (High Risk)
 - ☒ SFHA - AE with Floodway
 - ☒ SFHA - Zone AE
 - ☒ SFHA - Zone A
 - ☒ SFHA - Zone VE
 - ☒ Preliminary 0.2% Flood - Shaded Zone
 - ☒ Effective SFHA (High Risk)
 - ☒ 1% Flood - Floodway (High Risk)
 - ☒ 1% Flood - Zone AE (High Risk)
 - ☒ 1% Flood - Zone A (HighRisk)
 - ☒ 1% Flood - Zone VE (HighRisk)
 - ☒ 1% Flood - Zone AH (HighRisk)
 - ☒ 1% Flood - Zone AO (HighRisk)
 - ☒ Area of Undetermined Flood Hazard
 - ☒ 0.2% Flood - Shaded Zone X (Moderate)
 - ☒ Area Not Included
- ☐ SRWMD_RHFL (October 22nd, 2020)
- ☐ SRWMD_HUCs



Add Bookmark

Example: 123 Main Street, Anywhere, FL
Disclaimer: Locations are approximate.

COMMENCING AT A NEW CORNER OF SECTION, THENCE N 49° 35' E ALONG THE NORTH LINE OF SAID SECTION 4, A DISTANCE OF 1954.4 FEET, THENCE CONTINUE N 49° 35' E ALONG SAID NORTH LINE A DISTANCE OF 174.46 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE N 49° 35' E ALONG SAID RAILROAD, THENCE S 15° 32' E ALONG SAID RIGHT OF WAY, A DISTANCE OF 758.57 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE S 15° 32' E A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE S 15° 32' E ALONG THE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 3519.72 FEET, THENCE SOUTHEASTERLY ALONG SAID CURVE AND RIGHT OF WAY, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING, THENCE S 05° 31' 22" E AND A CHORD DISTANCE OF 1676.75 FEET, TO A CONCRETE MONUMENT STAMPED PLS 1522 ON THE EASTERLY RIGHT OF WAY OF U.S. HIGHWAY 41, A DISTANCE OF 79.30 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 7099.44 FEET, THENCE SOUTHWESTERLY ALONG SAID CURVE AND RIGHT OF WAY, A DISTANCE OF 34.60 FEET, SAID ARC HAVING A CHORD BEARING OF N 72° 15' W AND A CHORD DISTANCE OF 34.60 FEET, TO A CONCRETE MONUMENT STAMPED PLS 1522, THENCE NORTHWESTERLY ALONG SAID CURVE AND RIGHT OF WAY, A DISTANCE OF 34.60 FEET, SAID ARC HAVING A CHORD BEARING OF N 72° 15' W AND A CHORD DISTANCE OF 34.60 FEET, TO A CONCRETE MONUMENT STAMPED PLS 1522, THENCE NORTHWESTERLY ALONG SAID CURVE AND RIGHT OF WAY, A DISTANCE OF 382.5 FEET, SAID ARC BEING PARALLEL WITH AND 50.00 FEET WESTERLY OF THE WEST RIGHT OF WAY OF SAID GEORGIA SOUTHERN AND ATLANTIC RAILROAD, A DISTANCE OF 382.5 FEET, TO A 1" IRON PIPE, THENCE S 83° 05' W BY 383.85 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF U.S. HIGHWAY 41, SAID BEING 111.75 FEET WESTERLY OF THE POINT OF BEGINNING, THENCE SOUTHWESTERLY ALONG SAID CURVE AND RIGHT OF WAY, A DISTANCE OF 111.75 FEET, SAID ARC HAVING A CHORD BEARING OF N 48° 49' W AND A CHORD DISTANCE OF 111.75 FEET, TO THE POINT OF TANGENCY OF SAID CURVE, THENCE N 51° 13' 39" W ALONG SAID RIGHT OF WAY, A DISTANCE OF 102.45 FEET TO A POINT ON THE EXTENSION OF A FENCE LINE RUNNING WAY OF SAID JASPER CITY LIMITS, THENCE S 45° 15' W ALONG SAID FENCE LINE, A DISTANCE OF 138.74 FEET TO A POINT ON THE JASPER CITY LIMITS, THENCE N 89° 40' E ALONG SAID CITY LIMITS, A DISTANCE OF 138.74 FEET TO A POINT ON THE EXTENSION OF A FENCE LINE, THENCE CONTAINING 44.94 ACRES MORE OR LESS, BEING A PART OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 285, PAGE 239.



N.S. COMBASS LAND SURVEYING 6020 SW 31ST STREET JASPER, FLORIDA 32052 (386) 538-2280			
DRAWN NSC	DATE 7/31/14	FOR: CIL-CHEN PROPERTIES	
APPROVED NSC	DATE 7/31/14	COMMENTS FIELD WORK COMPLETE: 7/2/14	
SCALE 1" = 200'	SHEET	COMMENTS	PROJECT NO 14-048



Hamilton County

DEVELOPMENT AUTHORITY

CONTACT:

Hamilton County Development Authority
386.855.1426

45-ACRE DUKE ENERGY SERVED INDUSTRIAL SITE

45-acre site approximately 3.5 miles from I-75 and 12.5 miles to I-10 with 1,082 feet of frontage on US 41; located in the Duke Energy territory with a substation to the rear of the site. The site offers the perfect combination of access, power and highway frontage in a low-cost location.

Property Details:

- Ownership: HCDA (public)
- Coordinates: 30.504466, -82.939646
- City: adjacent to the city limits of Jasper
- County: Hamilton, Florida
- Type of Space: Vacant Land
- Maximum Size: 45 acres
- Zoning: Commercial Highway Intensive



Overview:

- Previous Land Use: None, Greenfield
- This site has 1,082 feet of frontage on U.S. Highway 41 (2-lane highway).
- Nearest N-S Interstate: I-75; 3.5 road miles from site
- Nearest E-W Interstate: I-10; approximately 12.5 miles from the site
- Approximately 2,366 ft. of rail along the east border
- Adjacent to the city limits of Jasper and could be annexed quickly

Type	Available
Strategic Intermodal System (SIS)	I-75 (3.5 miles from site)
SIS Railroads	A Georgia Southern & Florida Railroad line is along the east border of approximately 2,366 feet, but currently no spur off the mainline.
Airports	<ul style="list-style-type: none">• Jacksonville International Airport (JIA)• Valdosta Regional Airport• Gainesville Regional Airport
Seaports	JAXPORT
Non-SIS State Highways	US 41, US 129, SR 6, SR 25, SR 136, SR 143
General Aviation Airport	Lake City Gateway Airport (KLCQ) – 34 miles

Possible Target Industries:

- Warehousing & Distribution, Manufacturing, Agribusiness