

City of Palm Coast, Florida Agenda Item

Agenda Date: January 21, 2025

Department	COMMUNITY DEVELOPMENT	Amount	
Division	PLANNING	Account #	
Subject: RESOLUTION 2025-XX APPROVING THE ENCLAVE AT SEMINOLE PALMS FINAL PLAT - APPLICATION 5926			
Presenter: Estelle Lens, A.I.C.P., Planner and Dennis R. Leap, P.E., Site Development Manager			
Attachments:			
<ol style="list-style-type: none"> 1. Presentation 2. Resolution 3. Final Plat 			
Background:			
<p>The application, submitted by CRE-KL Seminole Woods Owner, LLC proposes to plat and subdivide approximately 70.18 acres of land into 182 single family residential lots. The project is located on the north side of the Citation Boulevard extension, approximately one mile east of Belle Terre Boulevard and one mile west of Seminole Woods Boulevard. The Future Land Use Map designation is Residential. The Official Zoning map designation is Single Family Residential (SFR-1).</p> <p>The purpose of platting land is to create lots of record by designing and preparing a detailed map that outlines property boundaries, easements, roads, stormwater facilities and other features. This allows the legal sale and development of individual lots while ensuring compliance with local zoning regulations and facilitating orderly community growth. The Final Plat is the last step in the subdivision platting process.</p> <p>The City of Palm Coast has a three-step process to subdivide land.</p> <ol style="list-style-type: none"> 1. <u>Subdivision Master Plan</u> (Requires Planning and Land Development Board (PLDRB) approval for projects creating 100 or more lots.) <ul style="list-style-type: none"> - Ensures the proposed project will meet the City Land Development Code (LDC) requirements and any applicable development agreement(s). - PLDRB approved the Subdivision Master Plan March 15, 2023 2. <u>Preliminary Plat</u> (Requires administrative approval) <ul style="list-style-type: none"> - Submitted with Construction Plans - This approval allows the developer to obtain a site development permit and commence construction of the infrastructure, including roadways, stormwater systems/drainage retention ponds, installation of water and sewer lines, lift station construction, etc. - The Preliminary Plat was approved March 28, 2024 - Site Development Permit was issued May 9, 2024 			

3. Final Plat (Requires City Council approval)

- Reviewed by staff, the City Attorney and 2nd Party Surveyor to ensure the Final Plat meets LDC regulations and State Statute requirements for recording.
- **Current/Final stage for Council consideration**

Subject Property/Development:

- Property is zoned Single Family Residential (SFR-1).
- This entitles the owner to develop 7 units per acre.
- The property is being developed at a density of 3.23 units per acre.
- Project preserves 13.75 acres of wetlands.
- Infrastructure:
 - Infrastructure improvements including roadways, stormwater management systems, wastewater and potable water lines, lift station(s), etc. are to be constructed and installed at the sole cost of the developer.
 - Approximately 80 percent of the infrastructure for this project has been completed.
 - The applicant has provided an estimate to complete the remaining construction which has been found acceptable.
 - Prior to plat execution the applicant will provide a bond in the amount of \$2,324,851.43 which is 120% of the cost to construct the remaining infrastructure.
 - The roadways and stormwater management facilities are to remain privately owned and maintained by the Community Development District (CDD).

The project meets the technical requirements of the City Code and Florida Statutes, Chapter 177 FS.

Recommended Action:

ADOPT RESOLUTION 2025-XX APPROVING THE FINAL PLAT AND AUTHORIZING THE MAYOR TO EXECUTE THE PLAT FOR APPLICATION 5926

Enclave at Seminole Palms Final Plat

City Council Public Hearing
on January 21, 2025



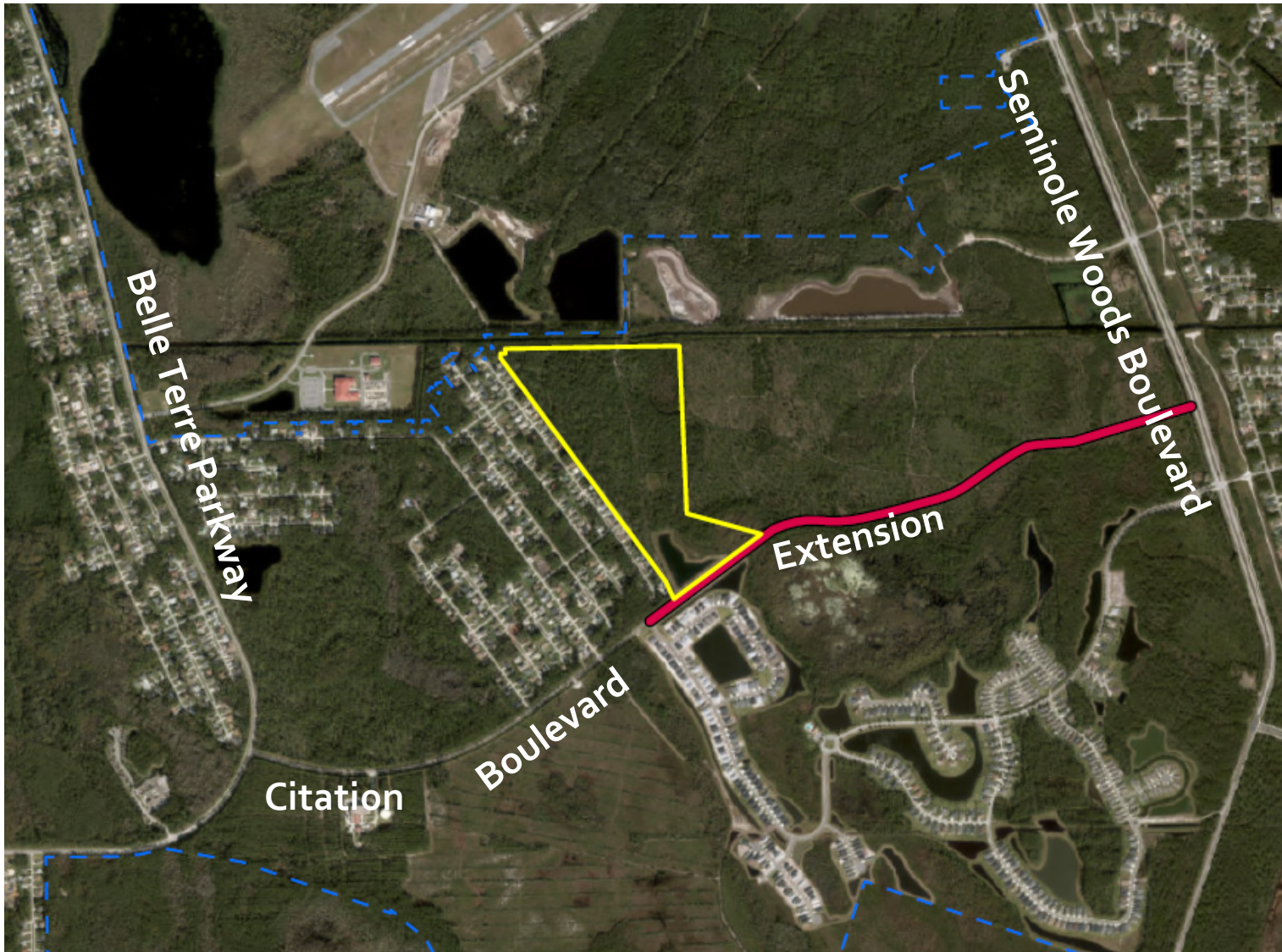
Subdivision Platting – Purpose

The purpose of platting land is to create lots of record by designing and preparing a detailed map that outlines property boundaries, easements, roads, stormwater facilities and other features. This allows the legal sale and development of individual lots while ensuring compliance with local zoning regulations and facilitating orderly community growth. The Final Plat is the last step in the subdivision platting process.

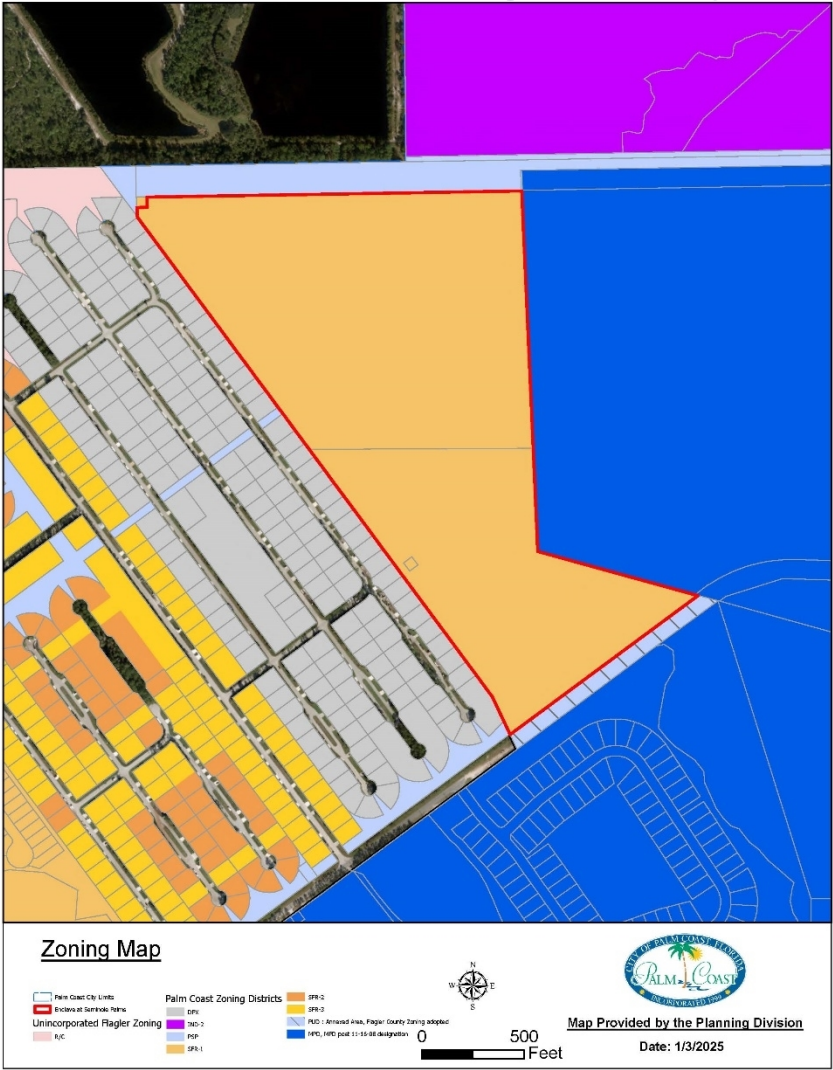
Location Map

Enclave at Seminole Palms is a 70.18 +/- acre site.

- North side of the Citation Boulevard extension
- Approximately one mile east of Belle Terre Parkway and one mile west of Seminole Woods Boulevard.

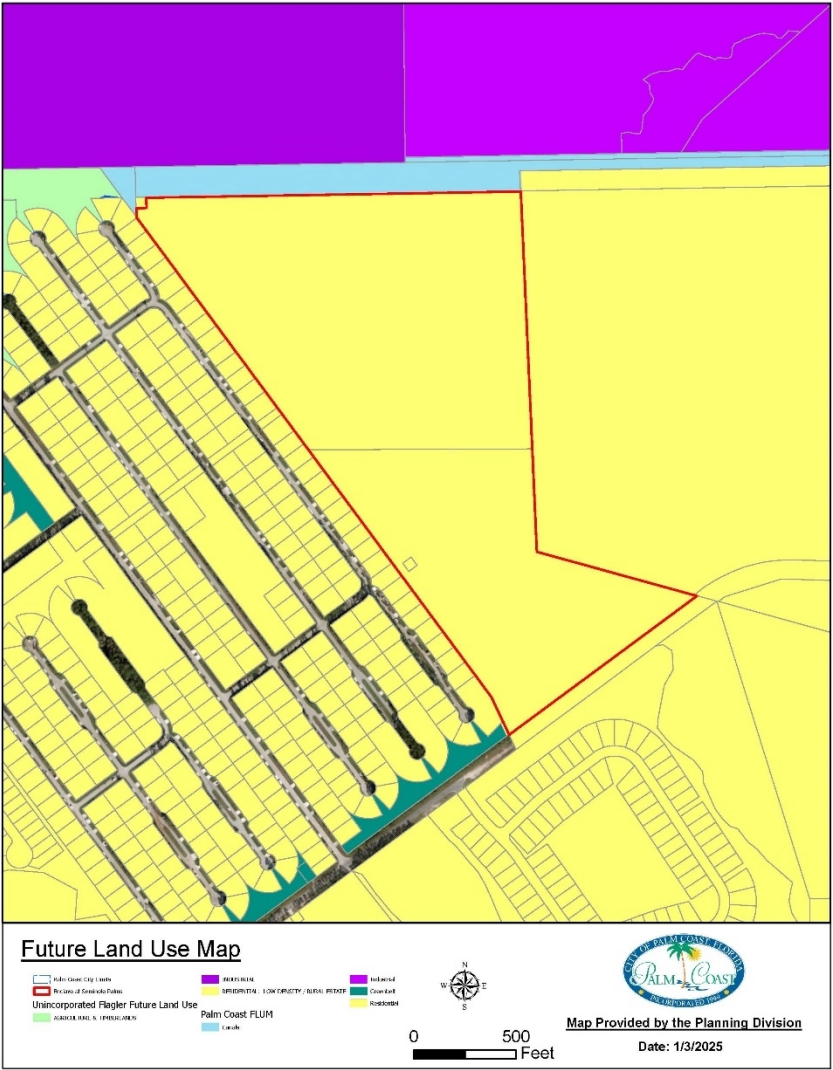


Zoning Map



Single Family Residential (SFR-1)

Future Land Use Map



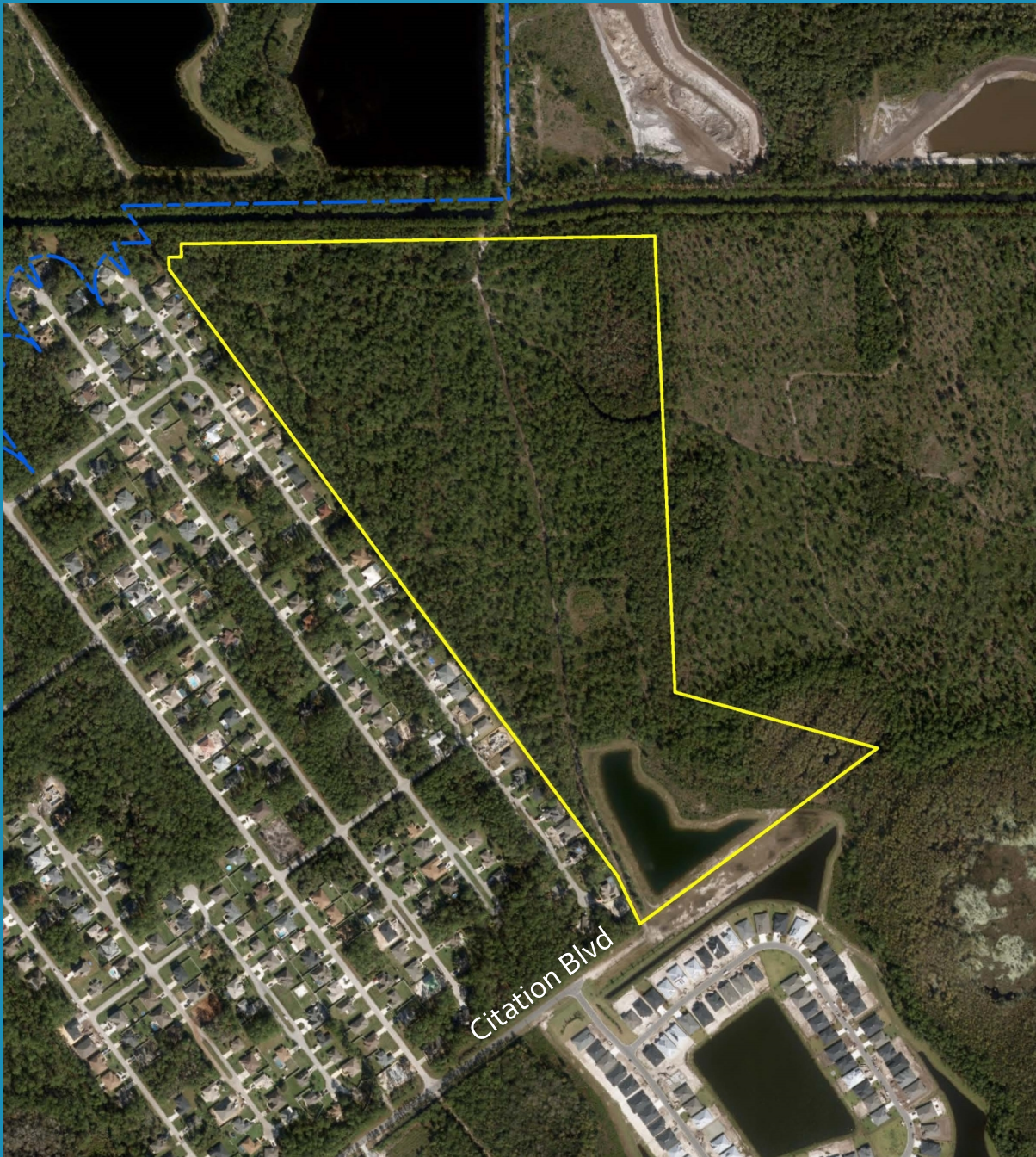
Residential

Subdivision Platting – 3 Step Process

1. Subdivision Master Plan (Requires Planning and Land Development Board (PLDRB) approval for projects creating 100 or more lots.)
 - Ensures the proposed project will meet the City Land Development Code (LDC) Requirements and any applicable development agreement(s).
 - **Approved by PLDRB March 15, 2023**
2. Preliminary Plat (Requires administrative approval)
 - Submitted with Construction Plans.
 - This approval allows the developer to obtain a site development permit and commence construction of the infrastructure.
 - **Approved March 28, 2024**
 - **Site Development Permit issued May 9, 2024**

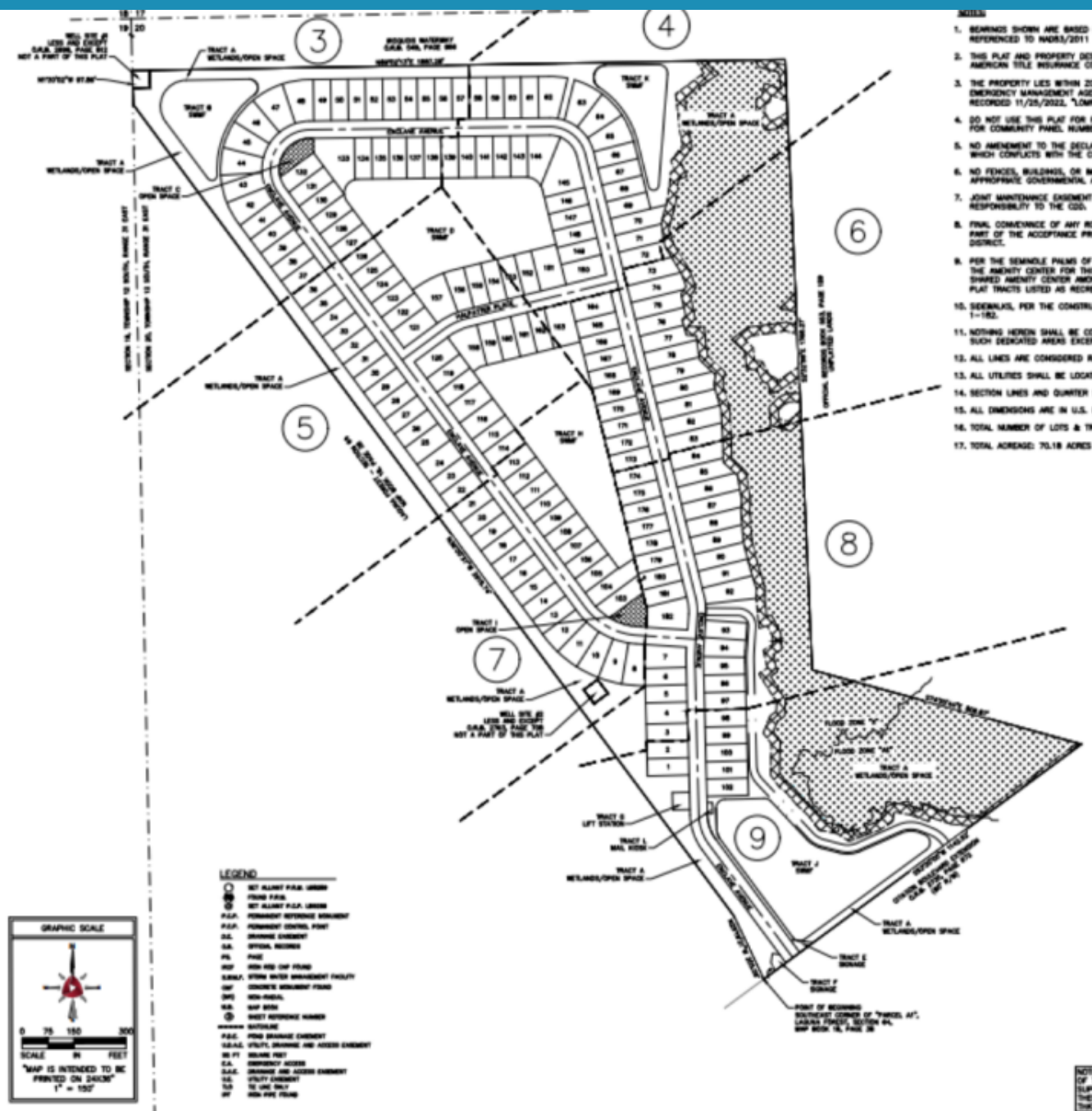
Subdivision Platting Process (Cont.)

3. Final Plat (Requires City Council approval)
 - Reviewed by staff, the City Attorney and 2nd Party Surveyor to ensure the Final Plat meets LDC regulations and State Statute requirements for recording.
 - **Current/Final stage for Council consideration**



Subject Property

- Subject property is zoned Single Family Residential (SFR-1)
- This entitles the owner to develop the property at a density of 7 units per acre
- This project proposes:
 - 182 lots
 - Density of 3.23 units per acre
 - Preservation of 13.75 acres of wetlands



- NOTES:**
1. BEARINGS SHOWN ARE BASED ON REFERENCES TO NAD83/2011 PI
 2. THIS PLAT AND PROPERTY DESC. AMERICAN TITLE INSURANCE CO.
 3. THE PROPERTY LIES WITHIN ZONING EMERGENCY MANAGEMENT AGENCY RECORDED 11/25/2022, "LOW".
 4. DO NOT USE THIS PLAT FOR FUTURE CONVEYANCE PANEL NUMBER
 5. NO AMENDMENT TO THE DECLARATION WHICH CONFLICTS WITH THE COA.
 6. NO FENCES, BUILDINGS, OR ANY APPROPRIATE GOVERNMENTAL, AD.
 7. JOINT MAINTENANCE AGREEMENT A RESPONSIBILITY TO THE COA.
 8. FINAL CONVEYANCE OF ANY PART PART OF THE ACCEPTANCE PLEDGE DISTRICT.
 9. FOR THE SEMINOLE PALMS OF 7 THE AMENITY CENTER FOR THIS SHARED AMENITY CENTER AMONG PLAT TRACTS LISTED AS RECORDER 1-182.
 10. SEE MANUALS FOR THE CONSTRUCTION 1-182.
 11. NOTHING HEREIN SHALL BE CONSIDERED DEDICATED AREAS EXCEPT
 12. ALL LINES ARE CONSIDERED R/W
 13. ALL UTILITIES SHALL BE LOCATED
 14. SECTION LINES AND QUARTER SE
 15. ALL DIMENSIONS ARE IN U.S. FEET
 16. TOTAL NUMBER OF LOTS & TRACT
 17. TOTAL ACREAGE: 70.18 ACRES ±

Enclave at Seminole Palms PLAT

- 70.18 Acres
- 182 SFR Lots





Construction Photos



Infrastructure/Performance Bond

Infrastructure improvements including stormwater systems, roadways, wastewater lines, potable water lines, lift station(s), etc. are constructed at the sole cost of the developer. Approximately 80 percent of the infrastructure for this project has been completed.

- The applicant has provided an estimate of the cost to construct the remaining infrastructure. The estimate has been accepted.
- Prior to plat execution, the applicant will provide a bond in the amount of \$2,324,851.43 which is 120% of the cost to construct the remaining infrastructure.
- The roadways and stormwater management facilities are to remain privately owned and maintained by the Community Development District (CDD).

Recommendation

Adopt Resolution 2025-XX approving Final Plat for the Enclave at Seminole Palms and authorizing the Mayor to execute the plat for AR #5926.

RESOLUTION 2025-__
ENCLAVE AT SEMINOLE PALMS FINAL PLAT

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM COAST, FLORIDA, APPROVING APPLICATION NO. 5926 FOR THE FINAL PLAT OF A PARCEL OF LAND LOCATED IN SECTION 20, TOWNSHIP 12 SOUTH, RANGE 31 EAST, IN THE CITY OF PALM COAST, FLAGLER COUNTY, FLORIDA; PROVIDING FOR EXECUTION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR IMPLEMENTING ACTIONS AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on August 8, 2024, Application No. 5926, (hereinafter “the application”) was submitted by CRE-KL Seminole Woods Owner, LLC, to the City of Palm Coast Community Development Department for approval of approximately 70.18 acres of land into 182 single family residential lots; and

WHEREAS, the City has reviewed the development proposal and has determined that it is in accordance with the codes, ordinances, and land development regulations of the City; and

WHEREAS, the City has reviewed the development proposal and has determined that conditions are required to be satisfied prior to the Mayor executing the final plat.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PALM COAST, FLAGLER COUNTY, FLORIDA, AS FOLLOWS:

SECTION 1. LEGISLATIVE AND ADMINISTRATIVE FINDINGS. The above recitals (whereas clauses) are hereby adopted as the findings of the City Council of the City of Palm Coast.

SECTION 2. APPROVAL APPLICATION/FINDINGS.

(a). The City Council hereby approves the application for approval of the Enclave at Seminole Woods Final Plat and hereby authorizes the Mayor of the City of Palm Coast to execute the Plat.

(b). The development approval sought under and pursuant to the application is consistent with the City of Palm Coast Comprehensive Plan and Development of the

property will be subject to and consistent with and in compliance with applicable land development regulations and all other applicable regulations and ordinances as set forth in the *Code of Ordinances of the City of Palm Coast*.

SECTION 3. SEVERABILITY. It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, and phrases of this Resolution are severable, and if any phrase, clause, sentence, paragraph, or section of this Resolution shall be declared unconstitutional by the valid judgment or decree of a court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Resolution.

SECTION 4. CONFLICTS. All resolutions or parts of resolutions in conflict with this Resolution are hereby repealed.

SECTION 5. IMPLEMENTING ACTIONS. The City Manager, or designee, is hereby authorized to take any actions necessary to implement the action taken in this Resolution.

SECTION 6. EFFECTIVE DATE. This Resolution shall become effective immediately upon its passage and adoption.

DULY PASSED AND ADOPTED by the City Council of the City of Palm Coast, Florida, on this 21st day of January 2025.

ATTEST:

CITY OF PALM COAST

KALEY COOK, CITY CLERK

MICHAEL NORRIS, MAYOR

APPROVED AS TO FORM AND LEGALITY

MARCUS DUFFY, CITY ATTORNEY

ENCLAVE AT SEMINOLE PALMS

A PORTION OF SECTION 20, TOWNSHIP 12 SOUTH, RANGE 31 EAST, CITY OF PALM COAST, FLAGLER COUNTY, FLORIDA.

LEGAL DESCRIPTION

PART OF SECTION 20, TOWNSHIP 12 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHEAST CORNER OF PARCEL A1, LAGUNA FOREST, SECTION 64, AS RECORDED IN MAP BOOK 18, PAGE 38, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; THENCE N25°19'21" W ALONG THE EAST LINE OF SAID LAGUNA FOREST, A DISTANCE OF 205.09 FEET; THENCE N36°30'37" W, CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 2915.74 FEET TO A POINT ON THE WEST LINE OF SECTION 20, AFORESAID; THENCE DEPARTING SAID EAST LINE OF LAGUNA FOREST AND ALONG SAID WEST SECTION LINE, N01°30'02" W A DISTANCE OF 97.86 FEET TO A POINT ON THE SOUTH LINE OF IROQUOIS WATERWAY AS RECORDED IN O.R. BOOK 549, PAGE 966, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; THENCE N89°02'13"E ALONG SAID SOUTH LINE, A DISTANCE OF 1887.28 FEET TO A POINT ON THE WEST LINE OF THOSE LANDS DESCRIBED IN O.R. BOOK 553, PAGE 159, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; THENCE S02°32'58" E ALONG SAID WEST LINE, A DISTANCE OF 1766.27 FEET TO A POINT ON THE SOUTH LINE OF SAID LANDS; THENCE S74°35'44" E, CONTINUING ALONG SAID LANDS A DISTANCE OF 806.87 FEET TO A POINT ON THE EASTERLY EXTENSION OF CITATION BOULEVARD AS SHOWN ON OFFICIAL RECORDS BOOK 2730, PAGE 672, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; THENCE S53°30'00" W ALONG SAID EXTENSION, A DISTANCE OF 1142.52 FEET TO THE POINT OF BEGINNING.

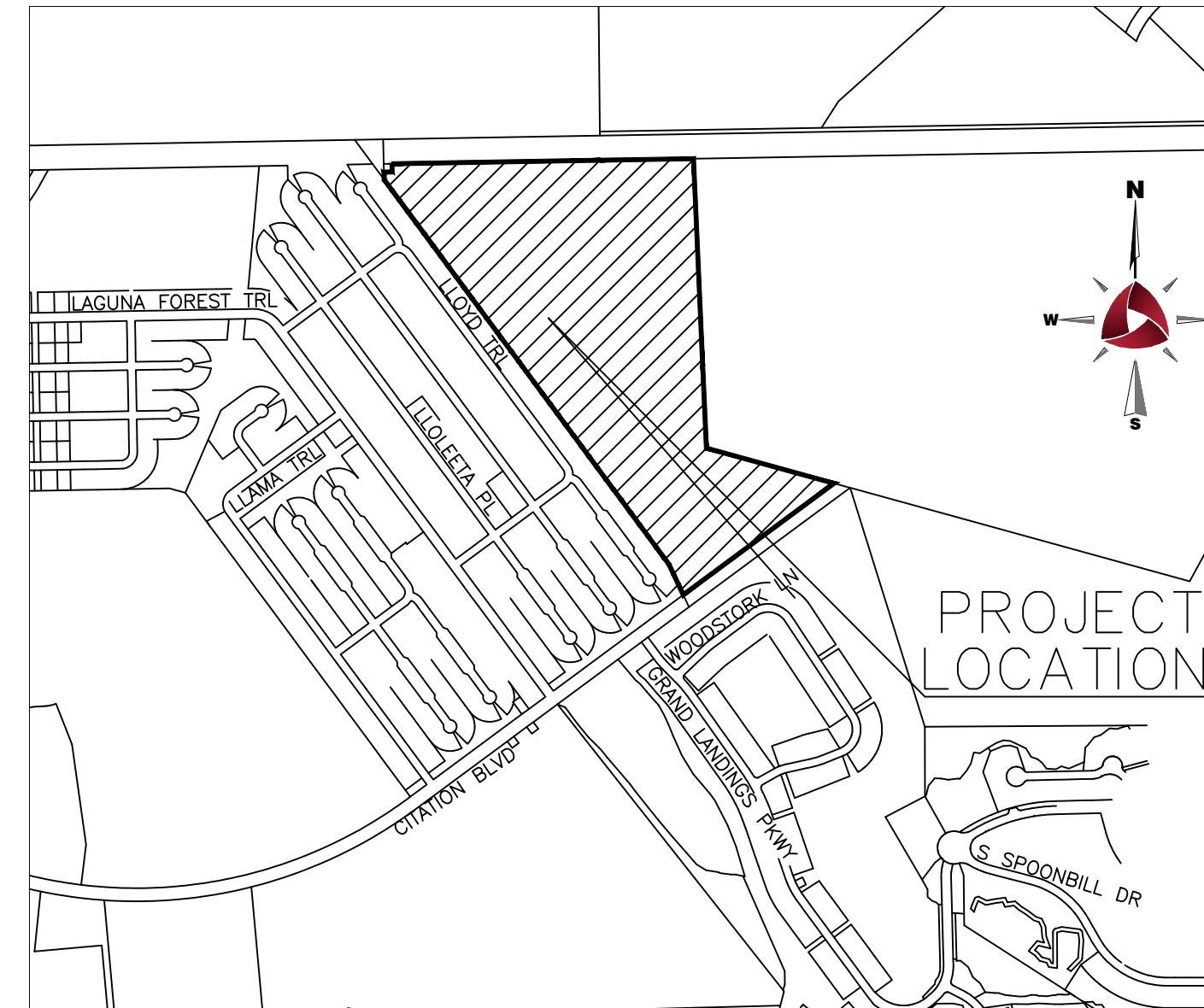
THE ABOVE DESCRIBED LANDS CONTAINING 70.18 ACRES, MORE OR LESS.

LESS AND EXCEPT THE PROPERTY DESCRIBED AS WELL 1 IN THAT CERTAIN SPECIAL WARRANTY DEED FROM JTL GRAND LANDINGS HOLDINGS LLC TO CITY OF FLAGLER BEACH, FLORIDA, DATED 6/2/2022 AND RECORDED IN O.R. BOOK 2696, PAGE 812, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

LESS AND EXCEPT THE PROPERTY DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED FROM JTL GRAND LANDING HOLDINGS LLC TO CITY OF FLAGLER BEACH, FLORIDA, DATED 3/14/2024 AND RECORDED IN O.R. BOOK 2763, PAGE 708, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

NOTES REGARDING TRACTS AND EASEMENTS

- PURSUANT TO THE PROVISIONS OF SECTION 177.091(28), FLORIDA STATUTES, 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 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. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- ALL PRIVATE DRAINAGE EASEMENTS SHOWN HEREON ARE FOR DRAINAGE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE SEMINOLE PALMS COMMUNITY DEVELOPMENT DISTRICT (CDD), ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM COAST, FLORIDA (COPC). THE COPC HAS NO MAINTENANCE OBLIGATION WITHIN THE DRAINAGE EASEMENTS BUT RETAINS THE RIGHT TO ACCESS, INSPECT, AND RESTORE FUNCTIONALITY IF THE DRAINAGE SYSTEM FAILS TO MEET CITY STANDARDS. IF THE COPC PERFORMS ANY REPAIRS WITHIN THE DRAINAGE EASEMENTS, THE COST OF SUCH REPAIRS SHALL BE THE OBLIGATION OF THE CDD.
- THE UTILITY EASEMENTS REFERENCED ABOVE AND DEPICTED AS SHOWN HEREON ARE SEVERABLE, NON-EXCLUSIVE PERPETUAL EASEMENTS, ARE HEREBY DEDICATED TO THE SEMINOLE PALMS COMMUNITY DEVELOPMENT DISTRICT AND ALL PUBLIC UTILITY PROVIDERS IN ORDER TO CONSTRUCT, OPERATE, MAINTAIN AND REPAIR UNDERGROUND PUBLIC UTILITY SYSTEMS (INCLUDING WIRES, CABLES, CONDUITS AND ABOVE GROUND APPURTENANT EQUIPMENT) UNLESS OTHERWISE INDICATED.
- THE FEE TITLE TO PROPERTY UNDERLYING ALL EASEMENTS AS SHOWN ON THIS PLAT SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS; PROVIDED HOWEVER, THE UNDERSIGNED OWNER RESERVES THE RIGHT TO ASSIGN THE OBLIGATION FOR MAINTENANCE OF SAID EASEMENTS TO THE SEMINOLE PALMS HOMEOWNERS ASSOCIATION, INC. OR OTHER SUCH ENTITY OR PERSON AS WILL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THE PLAT.
- NO AMENDMENT TO THE DECLARATION SHALL BE APPROVED WHICH CONFLICTS WITH ANY LAND USE APPROVAL OR PERMIT GRANTED BY THE CITY OF PALM COAST OR WHICH CONFLICTS WITH THE CODE OF ORDINANCES OR LAND DEVELOPMENT REGULATIONS OF THE CITY OF PALM COAST.
- NO FENCES, BUILDINGS, OR IMPROVEMENTS SHALL BE ERECTED ON LOTS OR COMMON AREAS WITHOUT PERMITS AS REQUIRED BY THE CITY OF PALM COAST OR THE APPROPRIATE GOVERNMENTAL AGENCY.
- JOINT MAINTENANCE EASEMENT AGREEMENT RECORDED IN O.R.B. 2788, PAGE 777 FOR A TEMPORARY CONSTRUCTION EASEMENT AGREEMENT FOR MAINTENANCE RESPONSIBILITY TO THE SEMINOLE PALMS COMMUNITY DEVELOPMENT DISTRICT.
- FINAL CONVEYANCE OF ANY UTILITIES IMPROVEMENTS IS SUBJECT TO FINAL ACCEPTANCE BY THE CITY OF PALM COAST, AND, AS PART OF THE ACCEPTANCE PROCESS, SUCH IMPROVEMENTS MAY BE CONVEYED FROM EITHER THE DEVELOPER AND/OR THE CDD.
- PURSUANT TO SECTION 193.0235, F.S., ALL TRACTS DEDICATED TO, OR OWNED BY, A HOMEOWNER'S ASSOCIATION HEREUNDER ARE INTENDED TO BE USED AS COMMON ELEMENTS FOR THE EXCLUSIVE BENEFIT OF LOT OWNERS.



VICINITY MAP
SCALE: 1"=1000'

ACKNOWLEDGEMENT

CITY OF FLAGLER BEACH

STATE OF FLORIDA
COUNTY OF FLAGLER

CITY OF FLAGLER BEACH HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID UTILITY AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS _____ DAY OF _____, 2024

CITY OF FLAGLER BEACH

WITNESS _____ BY: _____
PRINT NAME & TITLE

CERTIFICATE OF APPROVAL BY THE CITY OF PALM COAST
THIS IS TO CERTIFY THAT ON THE _____ DAY OF _____, 2024 THE FOREGOING PLAT WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF PALM COAST, FLORIDA.

BY: _____ PRINT NAME: _____
MAYOR, CITY OF PALM COAST

BY: _____ PRINT NAME: _____
CITY CLERK

CERTIFICATE OF APPROVAL BY CITY ENGINEER
THIS IS TO CERTIFY THAT ON THE _____ DAY OF _____, 2024, THE FORGOING PLAT WAS APPROVED.

BY: _____ PRINT NAME: _____
CITY ENGINEER

CERTIFICATE OF APPROVAL BY DEPUTY CHIEF DEVELOPMENT OFFICER
THIS IS TO CERTIFY THAT ON THE _____ DAY OF _____, 2024 THE FOREGOING PLAT WAS APPROVED.

BY: _____ PRINT NAME: _____
DEPUTY CHIEF DEVELOPMENT OFFICER

REVIEWING SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY THAT THE UNDERSIGNED IS A LICENSED PROFESSIONAL SURVEYOR AND MAPPER AND IS EITHER EMPLOYED OR UNDER CONTRACT WITH THE CITY OF PALM COAST, FLORIDA. I ALSO CERTIFY THAT I AM NOT REPRESENTING THE OWNER OR OWNERS OF RECORD AND HAVE REVIEWED THIS PLAT AND FOUND IT TO COMPLY WITH THE REQUIREMENTS OF CHAPTER 177 PART 1, FLORIDA STATUTES AND FLAGLER COUNTY PLATTING REQUIREMENTS.

DATE: _____ BY: _____
PRINT NAME: _____
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LICENSE NUMBER LS _____

DEDICATION

- KNOW ALL MEN BY THESE PRESENTS, THAT CRE-KL SEMINOLE WOODS OWNER, LLC., A DELAWARE LIMITED LIABILITY COMPANY, BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED AS ENCLAVE AT SEMINOLE PALMS, HEREBY DEDICATES SAID LANDS AND PLAT FOR THE USES AND PURPOSES EXPRESSED BELOW AND AS OTHERWISE EXPRESSED HEREIN:
- A UTILITY, DRAINAGE, AND ACCESS EASEMENT IS HEREBY DEDICATED TO THE CITY OF PALM COAST, ITS SUCCESSORS AND ASSIGNS, OVER ALL PRIVATE RIGHTS OF WAY FOR THE CONSTRUCTION, INSTALLATION, OPERATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF CITY OF PALM COAST UTILITY AND DRAINAGE FACILITIES, AND FOR ACCESS PURPOSES.
- TRACT "G" IS HEREBY DEDICATED TO THE CITY OF PALM COAST FOR LIFT STATION PURPOSES. THE TRACT IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE CITY OF PALM COAST.
- ALL PRIVATE STREETS (ENCLAVE AVENUE AND HALPATTER PLACE) ARE HEREBY DEDICATED TO THE SEMINOLE PALMS COMMUNITY DEVELOPMENT DISTRICT, TOGETHER WITH ITS SUCCESSORS AND/OR ASSIGNS (TOGETHER, "CDD"), FOR THE PURPOSE OF VEHICULAR ACCESS, COMMON AREA, SIGNAGE, SIDEWALKS AND THE INSTALLATION, CONSTRUCTION, ACQUISITION, MAINTENANCE, REPAIR AND REPLACEMENT OF ROADWAY, HARDSCAPING, LANDSCAPING, IRRIGATION, LIGHTING, WATER, SEWER, RECLAIM AND STORM WATER MANAGEMENT SYSTEMS. ALL SUCH STREETS ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE SEMINOLE PALMS COMMUNITY DEVELOPMENT DISTRICT, WITHOUT RECOURSE TO THE CITY OF PALM COAST.
- TRACT(S) "B," "D," "H," "J," AND "K" ARE HEREBY DEDICATED TO THE SEMINOLE PALMS COMMUNITY DEVELOPMENT DISTRICT FOR STORMWATER DRAINAGE PURPOSES. ALL SUCH TRACTS ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE SEMINOLE PALMS COMMUNITY DEVELOPMENT DISTRICT, WITHOUT RECOURSE TO THE CITY OF PALM COAST.
- TRACT(S) "C" AND "I" ARE HEREBY DEDICATED TO THE SEMINOLE PALMS COMMUNITY DEVELOPMENT DISTRICT FOR OPEN SPACE PURPOSES. ALL SUCH TRACTS ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE SEMINOLE PALMS COMMUNITY DEVELOPMENT DISTRICT, WITHOUT RECOURSE TO THE CITY OF PALM COAST.
- TRACT(S) "E" AND "F" ARE HEREBY DEDICATED TO THE SEMINOLE PALMS COMMUNITY DEVELOPMENT DISTRICT FOR SIGNAGE PURPOSES. ALL SUCH TRACTS ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE SEMINOLE PALMS COMMUNITY DEVELOPMENT DISTRICT, WITHOUT RECOURSE TO THE CITY OF PALM COAST.
- TRACT "A" IS HEREBY DEDICATED TO THE SEMINOLE PALMS COMMUNITY DEVELOPMENT DISTRICT FOR WETLANDS/OPEN SPACE PURPOSES. ALL SUCH TRACTS ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE SEMINOLE PALMS COMMUNITY DEVELOPMENT DISTRICT, WITHOUT RECOURSE TO THE CITY OF PALM COAST.
- TRACT "L" IS HEREBY DEDICATED TO THE SEMINOLE PALMS COMMUNITY DEVELOPMENT DISTRICT FOR A MAIL KIOSK SITE. ALL SUCH TRACTS ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE SEMINOLE PALMS COMMUNITY DEVELOPMENT DISTRICT, WITHOUT RECOURSE TO THE CITY OF PALM COAST.
- NON-EXCLUSIVE PERPETUAL EASEMENTS ARE HEREBY DEDICATED TO THE SEMINOLE PALMS COMMUNITY DEVELOPMENT DISTRICT, UNDER, OVER AND ACROSS, ALL EASEMENT AREAS LABELED "10' U.D.A.E." FOR INGRESS AND EGRESS AS WELL AS FOR THE CONSTRUCTION, ACQUISITION, FINANCING, OWNERSHIP, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF SEMINOLE PALMS COMMUNITY DEVELOPMENT DISTRICT AND UTILITY IMPROVEMENTS. THE SEMINOLE PALMS COMMUNITY DEVELOPMENT DISTRICT AND ALL UTILITY PROVIDERS SHALL HAVE RESPONSIBILITY FOR OWNERSHIP AND MAINTENANCE OF THEIR RESPECTIVE IMPROVEMENTS.
- NON-EXCLUSIVE PERPETUAL EASEMENTS ARE HEREBY DEDICATED TO THE SEMINOLE PALMS COMMUNITY DEVELOPMENT DISTRICT, UNDER, OVER AND ACROSS, ALL EASEMENT AREAS LABELED "20' D.E." FOR INGRESS AND EGRESS AS WELL AS FOR THE CONSTRUCTION, ACQUISITION, FINANCING, OWNERSHIP, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF SEMINOLE PALMS COMMUNITY DEVELOPMENT DISTRICT IMPROVEMENTS, WITH RESPONSIBILITY FOR OWNERSHIP AND MAINTENANCE OF SEMINOLE PALMS COMMUNITY DEVELOPMENT DISTRICT IMPROVEMENTS.
- NON-EXCLUSIVE PERPETUAL EASEMENTS ARE HEREBY DEDICATED TO THE SEMINOLE PALMS COMMUNITY DEVELOPMENT DISTRICT, UNDER, OVER AND ACROSS, ALL EASEMENT AREAS LABELED "20' U.E." FOR INGRESS AND EGRESS AS WELL AS FOR THE CONSTRUCTION, ACQUISITION, FINANCING, OWNERSHIP, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF SEMINOLE PALMS COMMUNITY DEVELOPMENT DISTRICT IMPROVEMENTS, WITH RESPONSIBILITY FOR OWNERSHIP AND MAINTENANCE OF SEMINOLE PALMS COMMUNITY DEVELOPMENT DISTRICT IMPROVEMENTS.
- NON-EXCLUSIVE PERPETUAL EASEMENTS ARE HEREBY DEDICATED TO THE SEMINOLE PALMS COMMUNITY DEVELOPMENT DISTRICT, UNDER, OVER AND ACROSS, ALL EASEMENT AREAS LABELED "20' D.A.E." FOR INGRESS AND EGRESS AS WELL AS FOR THE CONSTRUCTION, ACQUISITION, FINANCING, OWNERSHIP, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF SEMINOLE PALMS COMMUNITY DEVELOPMENT DISTRICT IMPROVEMENTS, WITH RESPONSIBILITY FOR OWNERSHIP AND MAINTENANCE OF SEMINOLE PALMS COMMUNITY DEVELOPMENT DISTRICT IMPROVEMENTS.
- A NON-EXCLUSIVE PERPETUAL EASEMENT IS HEREBY DEDICATED TO THE SEMINOLE PALMS COMMUNITY DEVELOPMENT DISTRICT, UNDER, OVER AND ACROSS, ALL EASEMENT AREAS LABELED "21' EMERGENCY ACCESS EASEMENT" FOR INGRESS AND EGRESS FOR EMERGENCY ACCESS FOR FIRE AND POLICE PROTECTION AND ACCESS TO ALL GOVERNMENTAL AGENCIES FOR THE PURPOSE OF CONDUCTING OFFICIAL BUSINESS AS WELL AS FOR THE CONSTRUCTION, ACQUISITION, FINANCING, OWNERSHIP, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF SEMINOLE PALMS COMMUNITY DEVELOPMENT DISTRICT IMPROVEMENTS, WITH RESPONSIBILITY FOR OWNERSHIP AND MAINTENANCE OF SEMINOLE PALMS COMMUNITY DEVELOPMENT DISTRICT IMPROVEMENTS.
- A 10-FOOT-WIDE NONEXCLUSIVE UTILITY, DRAINAGE, ACCESS (U.D.A.E.) EASEMENT ACROSS THE FRONTAGE OF ALL LOTS IS HEREBY GRANTED TO THE CITY OF PALM COAST, ITS SUCCESSORS AND ASSIGNS, AND TO ANY PUBLIC OR PRIVATE UTILITY PROVIDER, FOR THE CONSTRUCTION, INSTALLATION, OPERATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF PUBLIC UTILITIES AND DRAINAGE FACILITIES.

WITNESS _____	OWNER: CRE-KL SEMINOLE WOODS OWNER, LLC., A DELAWARE LIMITED LIABILITY COMPANY
PRINTED NAME _____	JAMES HARVEY (AUTHORIZED SIGNATORY)
WITNESS _____	PRINTED NAME _____
PRINTED NAME _____	BY: _____

STATE OF FLORIDA, COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF _____ (PHYSICAL PRESENCE) OR _____ (ONLINE NOTARIZATION) THIS, _____ DAY OF _____, 2024, BY _____ ON BEHALF OF CRE-KL SEMINOLE WOODS OWNER, LLC., A DELAWARE LIMITED LIABILITY COMPANY, BEING KNOWN TO ME AND DID NOT TAKE AN OATH.

NOTARY PUBLIC, STATE OF FLORIDA _____ PERSONALLY KNOWN _____ OR PRODUCED IDENTIFICATION _____
TYPE OF IDENTIFICATION PRODUCED _____

PRINT NAME _____ COMMISSION NO.: _____ COMMISSION EXPIRES: _____

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
COUNTY OF FLAGLER

SEMINOLE PALMS COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ORGANIZED AND EXISTING IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES, HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID DISTRICT AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON. DATED THIS _____ DAY OF _____, 2024.

SEMINOLE PALMS COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT.

BY: _____

PRINTED NAME AND TITLE _____

WITNESS: _____

PRINTED NAME AND TITLE _____

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CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING CURRENTLY LICENSED AND REGISTERED BY THE STATE OF FLORIDA AS A PROFESSIONAL SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT THE ABOVE PLAT WAS PREPARED UNDER HIS OR HER DIRECTION AND SUPERVISION, AND THAT THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, CURRENT FLORIDA STATUTES.

SIGNED AND SEALED THIS _____ DAY OF _____ A.D. 2024.

CLAYTON A. WALLEY
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA REGISTERED SURVEYOR NO. LS7209

ALLIANT FLORIDA, INC.
10475 FORTUNE PKWY, SUITE 101
JACKSONVILLE, FL 32256
CERTIFICATE OF AUTHORIZATION NUMBER "LB 8289"

CERTIFICATE OF CLERK
I HEREBY CERTIFY THAT THE FOREGOING PLAT WAS FILED FOR RECORD ON THE _____ DAY OF _____, 2024, AT _____

FILE NO. _____

BY: _____ PRINT NAME: _____
CLERK AND EX-OFFICIO CLERK TO THE BOARD OF COUNTY COMMISSIONERS FLAGLER COUNTY, FLORIDA

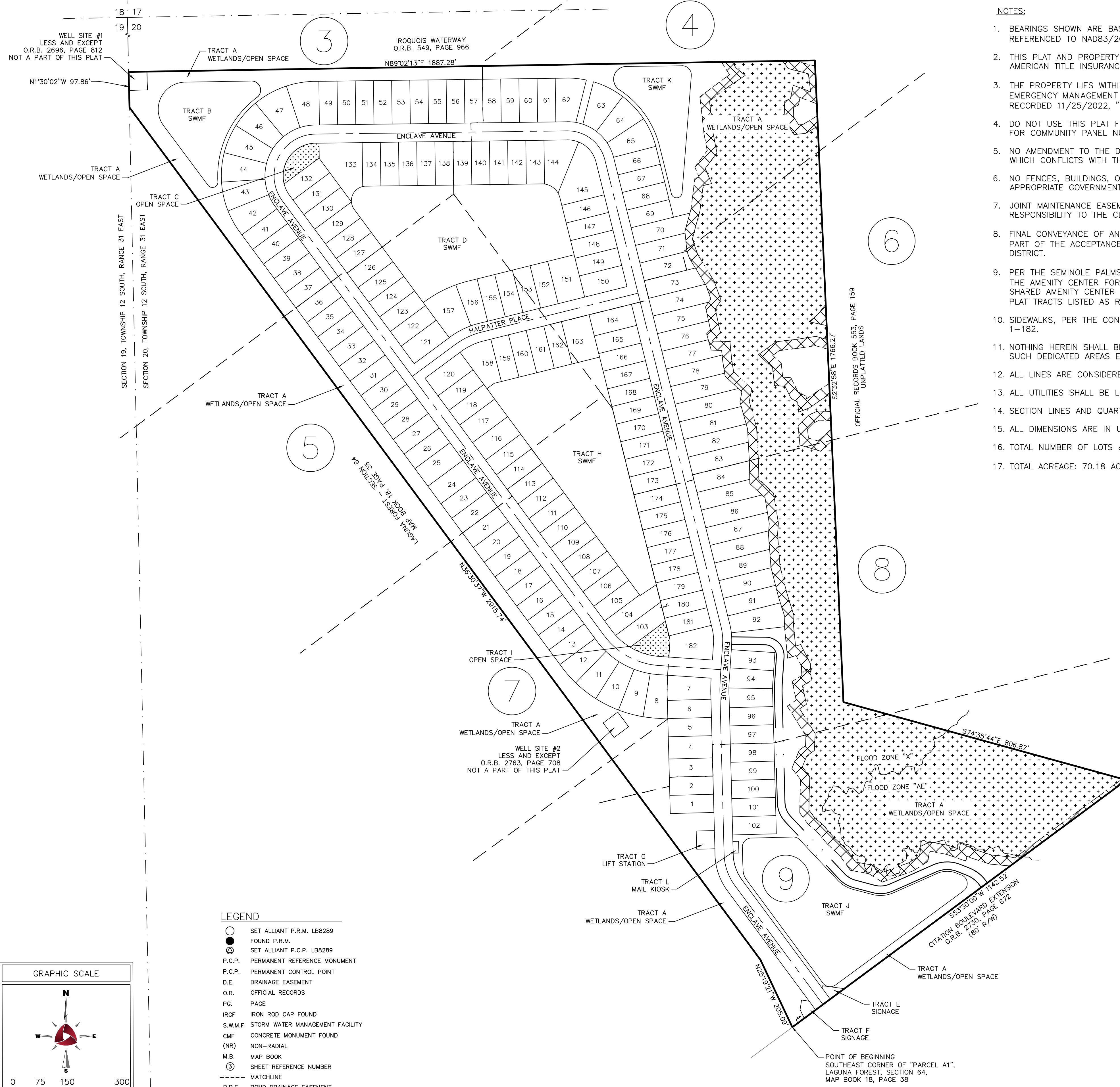
10475 Fortune Pkwy, Suite 101
Jacksonville, FL 32256
904.240.1351 MAIN
www.alliant-inc.com
LB 8289

Drawing name: V:\Jacksonville Office\Survey\Projects\2023\323030044 - Seminole Enclave Plat\323-0044 Seminole Enclave Plat-JB.dwg Dec 30, 2024 - 8:32am

ENCLAVE AT SEMINOLE PALMS

A PORTION OF SECTION 20, TOWNSHIP 12 SOUTH, RANGE 31 EAST,
CITY OF PALM COAST, FLAGLER COUNTY, FLORIDA.

KEY MAP

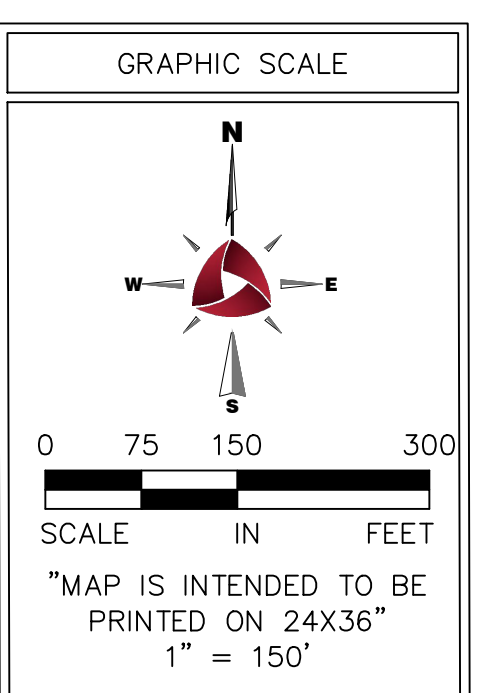


NOTES:

1. BEARINGS SHOWN ARE BASED ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF CITAVON BOULEVARD EXTENSION (A 80' R/W) AS BEING N 53°30'00" E AND IS REFERENCED TO NAD83/2011 FLORIDA 901 EAST STATE PLANE COORDINATES.
2. THIS PLAT AND PROPERTY DESCRIPTION SHOWN HEREON ARE BASED UPON INFORMATION FOUND IN THE PROPERTY INFORMATION REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, SEARCH THROUGH JULY 26, 2024 AT 8:00 AM, REFERENCE FILE NO.: 110406069.
3. THE PROPERTY LIES WITHIN ZONE X (UNSHADED - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND ZONE AE OF FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE COMMUNITY PANEL NO. 12035C0230E, EFFECTIVE 06/06/2018. NOTICE: LETTER OF MAP REVISION RECORDED 11/25/2022, "LOMR 21-04-6036P".
4. DO NOT USE THIS PLAT FOR FLOOD ZONE DETERMINATIONS. FLOOD INSURANCE RATE MAP INFORMATION IS SUBJECT TO CHANGE, USE THE CURRENT APPROVED F.I.R.M. FOR COMMUNITY PANEL NUMBER AND FLOOD ZONE DETERMINATIONS.
5. NO AMENDMENT TO THE DECLARATION SHALL BE APPROVED WHICH CONFLICTS WITH ANY LAND USE APPROVAL OR PERMIT GRANTED BY THE CITY OF PALM COAST OR WHICH CONFLICTS WITH THE CODE OF ORDINANCES OR LAND DEVELOPMENT REGULATIONS OF THE CITY OF PALM COAST.
6. NO FENCES, BUILDINGS, OR IMPROVEMENTS SHALL BE ERECTED ON LOTS OR COMMON AREAS WITHOUT PERMITS AS REQUIRED BY THE CITY OF PALM COAST OR THE APPROPRIATE GOVERNMENTAL AGENCY.
7. JOINT MAINTENANCE EASEMENT AGREEMENT RECORDED IN O.R.B. 2788, PAGE 777 FOR A TEMPORARY CONSTRUCTION EASEMENT AGREEMENT FOR MAINTENANCE RESPONSIBILITY TO THE CDD.
8. FINAL CONVEYANCE OF ANY ROADWAY AND/OR UTILITIES IMPROVEMENTS IS SUBJECT TO FINAL ACCEPTANCE BY THE CITY OF PALM COAST AND/OR STAFF, AND, AS PART OF THE ACCEPTANCE PROCESS, SUCH IMPROVEMENTS MAY BE CONVEYED FROM EITHER THE DEVELOPER AND/OR THE SEMINOLE PALMS COMMUNITY DEVELOPMENT DISTRICT.
9. PER THE SEMINOLE PALMS OF FLAGLER HOMEOWNER ASSOCIATION COVENANTS AND RESTRICTIONS AS RECORDED IN OFFICIAL RECORDS BOOK 2870, PAGE(S) 334-461, THE AMENITY CENTER FOR THIS PLAT NAMED "ENCLAVE AT SEMINOLE PALMS", ALONG WITH THE "SEMINOLE PALMS" AND "SEMINOLE ENCLAVE TOWNHOMES" WILL BE A SHARED AMENITY CENTER AMONG ALL THREE SUBDIVISIONS. AMENITY CENTER AND OTHER RECREATIONAL OPEN SPACES WILL BE LOCATED IN THE SEMINOLE PALMS PLAT TRACTS LISTED AS RECREATIONAL, AMENITY, AND/OR OPEN SPACE.
10. SIDEWALKS, PER THE CONSTRUCTION PLAN, WILL BE INSTALLED WITH EACH SINGLE-FAMILY RESIDENTIAL BUILDING PERMIT. SIDEWALKS ARE TO BE INSTALLED ON LOTS 1-182.
11. NOTHING HEREIN SHALL BE CONSTRUED AS CREATING AN OBLIGATION UPON ANY GOVERNING BODY TO PERFORM ANY ACT OF CONSTRUCTION OR MAINTENANCE WITHIN SUCH DEDICATED AREAS EXCEPT WHEN THE OBLIGATION IS VOLUNTARILY ASSUMED BY THE GOVERNING BODY.
12. ALL LINES ARE CONSIDERED RADIAL UNLESS OTHERWISE NOTED.
13. ALL UTILITIES SHALL BE LOCATED UNDERGROUND.
14. SECTION LINES AND QUARTER SECTION LINES ARE GRAPHIC REPRESENTATIONS ONLY AND DO NOT REFLECT FIELD MEASUREMENTS UNLESS OTHERWISE NOTED.
15. ALL DIMENSIONS ARE IN U.S. FEET AND DECIMAL PARTS THEREOF.
16. TOTAL NUMBER OF LOTS & TRACTS: 182 LOTS, 12 TRACTS.
17. TOTAL ACREAGE: 70.18 ACRES +/-

LEGEND

- SET ALLIANT P.R.M. LB8289
- FOUND P.R.M.
- ⊙ SET ALLIANT P.C.P. LB8289
- P.C.P. PERMANENT REFERENCE MONUMENT
- P.C.P. PERMANENT CONTROL POINT
- D.E. DRAINAGE EASEMENT
- O.R. OFFICIAL RECORDS
- P.G. PAGE
- IRCF IRON ROD CAP FOUND
- S.W.M.F. STORM WATER MANAGEMENT FACILITY
- CMF CONCRETE MONUMENT FOUND
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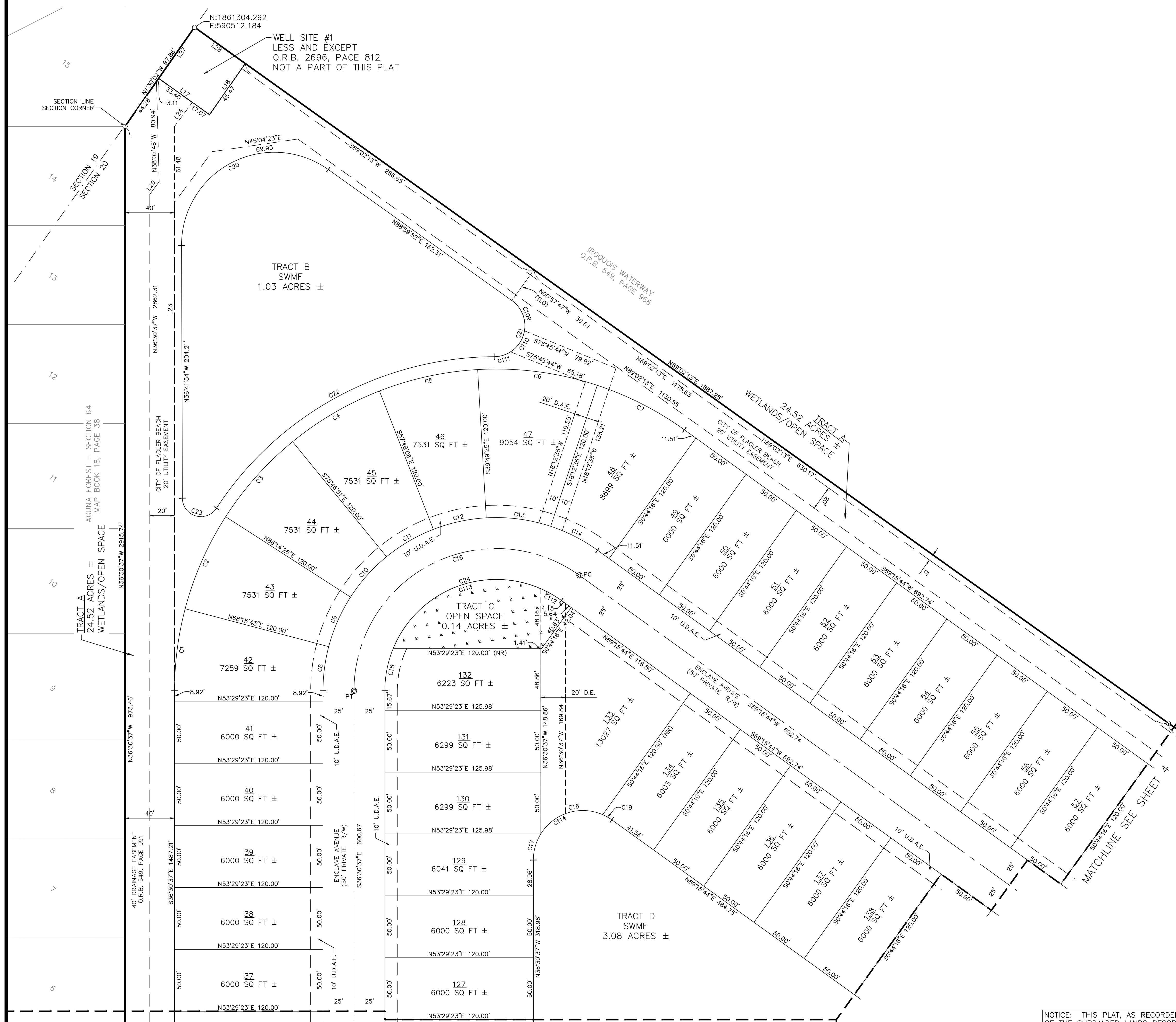
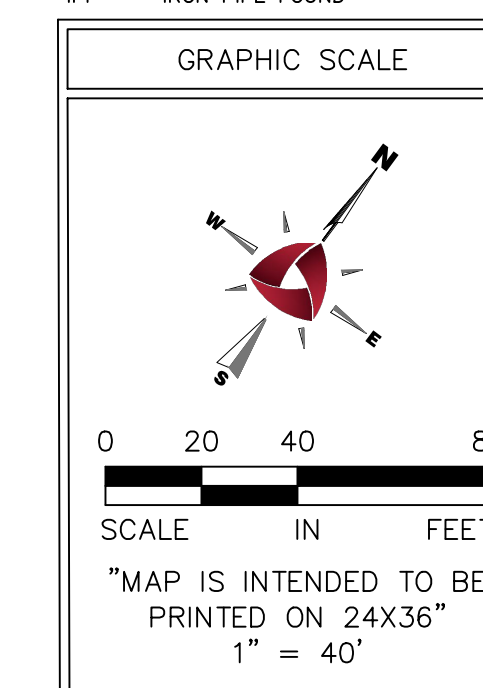
ENCLAVE AT SEMINOLE PALMS

A PORTION OF SECTION 20, TOWNSHIP 12 SOUTH, RANGE 31 EAST,
CITY OF PALM COAST, FLAGLER COUNTY, FLORIDA.

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	67.03	260.00	14°46'20"	N29°07'27"W	66.85
C2	81.58	260.00	17°58'43"	N12°44'55"W	81.25
C3	81.58	260.00	17°58'43"	N05°13'48"E	81.25
C4	81.58	260.00	17°58'43"	N23°12'31"E	81.25
C5	81.58	260.00	17°58'43"	N41°11'14"E	81.25
C6	98.08	260.00	21°36'50"	N60°59'00"E	97.50
C7	79.29	260.00	17°28'19"	N80°31'35"E	78.98
C8	36.10	140.00	14°46'20"	S29°07'27"E	36.00
C9	43.93	140.00	17°58'43"	S12°44'55"E	43.75
C10	43.93	140.00	17°58'43"	S05°13'48"W	43.75
C11	43.93	140.00	17°58'43"	S23°12'31"W	43.75
C12	43.93	140.00	17°58'43"	S41°11'14"W	43.75
C13	52.81	140.00	21°36'50"	S60°59'00"W	52.50
C14	42.69	140.00	17°28'20"	S80°31'35"W	42.53
C15	35.22	90.00	22°25'26"	N25°17'54"W	35.00
C16	252.44	115.00	125°46'21"	S26°22'34"W	204.72
C17	22.16	40.00	31°44'22"	S20°38'26"E	21.88
C18	57.16	40.00	81°52'53"	S36°10'12"W	52.42
C19	8.48	40.00	12°09'06"	S83°11'11"W	8.47
C20	164.54	75.00	125°41'46"	N26°08'59"E	133.47
C21	62.89	25.00	144°07'34"	S18°56'21"E	47.57
C22	266.26	270.00	56°30'06"	S24°52'23"W	255.60
C23	38.40	15.00	146°40'46"	S69°57'43"W	28.74
C24	197.56	90.00	125°46'22"	N26°22'34"E	160.22
C109	27.84	25.00	63°48'21"	N59°05'57"W	26.42
C110	20.99	25.00	48°06'40"	N03°08'27"W	20.38
C111	14.05	25.00	32°12'33"	N37°01'09"E	13.87
C112	19.17	90.00	12°12'25"	S83°09'32"W	19.14
C113	143.17	90.00	91°08'31"	S31°29'04"W	128.54
C114	87.81	40.00	125°46'21"	S26°22'34"W	71.21

Line Table		
Line #	Length	Direction
L17	50.47	N89°02'13"E
L18	50.47	S01°30'02"E
L20	12.73	N00°00'00"E
L23	456.08	S36°30'37"E
L24	24.13	N00°00'00"E
L27	50.47	N01°30'02"W
L28	50.47	S89°02'13"W

- LEGEND**
- SET ALLIANT P.R.M. LB8289
 - FOUND P.R.M.
 - SET ALLIANT P.C.P. LB8289
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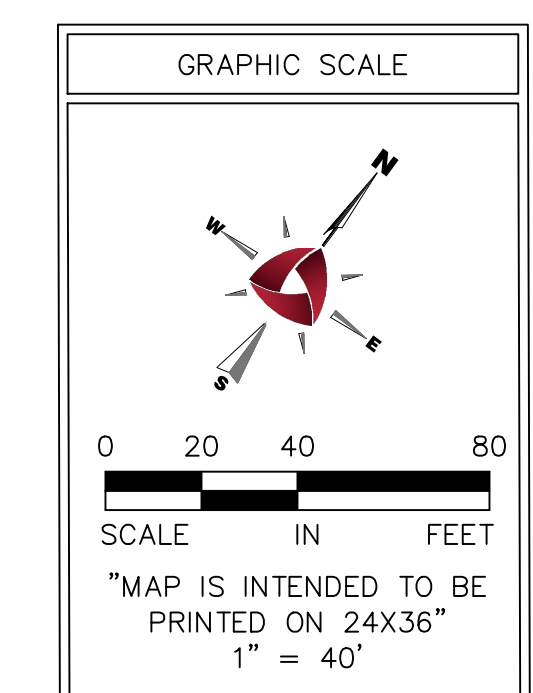
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Curve Table						
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance	
C25	6.85	50.00	7°51'05"	N86°48'43"W	6.85	
C26	46.53	50.00	53°19'12"	N56°13'34"W	44.87	
C27	13.60	50.00	15°35'16"	N21°46'20"W	13.56	
C28	31.61	80.00	22°38'14"	S79°25'09"E	31.40	
C29	75.57	80.00	54°07'20"	S41°02'22"E	72.79	
C30	140.67	105.00	76°45'34"	N52°21'29"W	130.38	
C31	23.87	130.00	10°31'11"	N85°28'40"W	23.83	
C32	42.14	130.00	18°34'28"	N62°06'26"W	41.96	
C33	43.54	130.00	19°11'17"	N43°13'33"W	43.33	
C34	43.54	130.00	19°11'17"	N24°02'16"W	43.33	
C35	1.06	130.00	0°27'55"	N14°12'40"W	1.06	
C36	54.77	250.00	12°33'05"	N84°27'43"W	54.66	
C37	90.68	250.00	20°46'53"	N63°12'39"W	90.18	
C38	83.72	250.00	19°11'17"	N43°13'33"W	83.33	
C39	83.72	250.00	19°11'17"	N24°02'16"W	83.33	
C40	2.03	250.00	0°27'55"	N14°12'40"W	2.03	
C41	20.02	130.00	8°49'25"	N75°48'23"W	20.00	
C42	42.29	15.00	161°31'17"	S85°15'40"W	29.61	
C43	194.72	260.00	42°54'37"	N35°26'01"W	190.20	
C44	46.37	35.00	75°54'42"	N51°18'23"E	51.75	
C45	41.56	25.00	95°14'17"	S43°07'07"E	36.93	
C85	1.26	250.00	0°17'20"	N73°27'25"W	1.26	
C115	46.37	35.00	75°54'42"	N51°18'23"E	43.05	
C116	20.48	35.00	33°31'56"	N03°24'56"W	20.19	
C117	22.42	35.00	36°42'25"	N38°32'07"W	22.04	

Line Table		
Line #	Length	Direction
L7	56.68	S85°29'47"E
L8	51.83	S85°29'47"E
L9	30.35	N14°00'42"E
L10	19.84	N22°26'25"W
L11	26.41	N17°54'46"E
L12	31.78	N15°30'00"E
L19	20.92	N14°17'03"E
L26	5.28	N17°52'57"E
L29	3.95	N05°49'51"W
L30	49.92	N05°49'51"W
L48	0.59	N19°11'35"W



- LEGEND**
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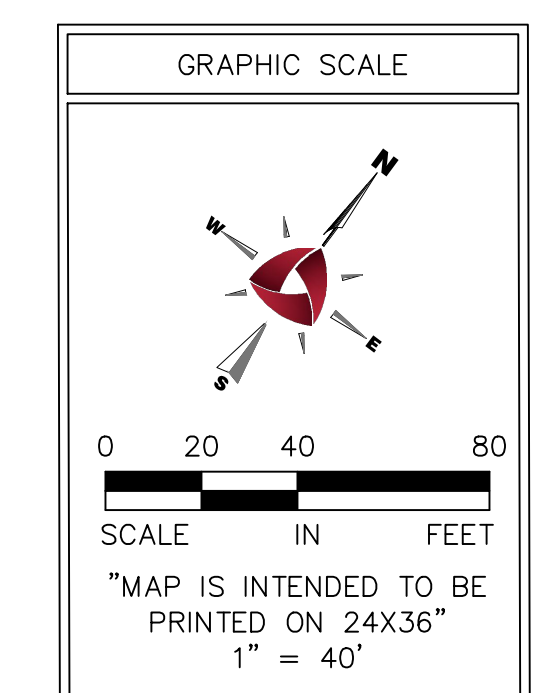
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Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C46	102.17	345.00	16°58'07"	N61°27'12"E	101.80
C47	36.67	345.00	6°05'24"	N72°58'58"E	36.65
C48	23.75	225.00	6°02'56"	S72°59'50"W	23.74
C49	64.73	225.00	16°28'59"	S61°43'52"W	64.51
C50	78.65	200.00	22°31'55"	S64°45'21"W	78.15
C51	69.41	175.00	22°43'35"	N64°51'07"E	68.96

Line Table		
Line #	Length	Direction
L1	24.79	S53°35'42"W

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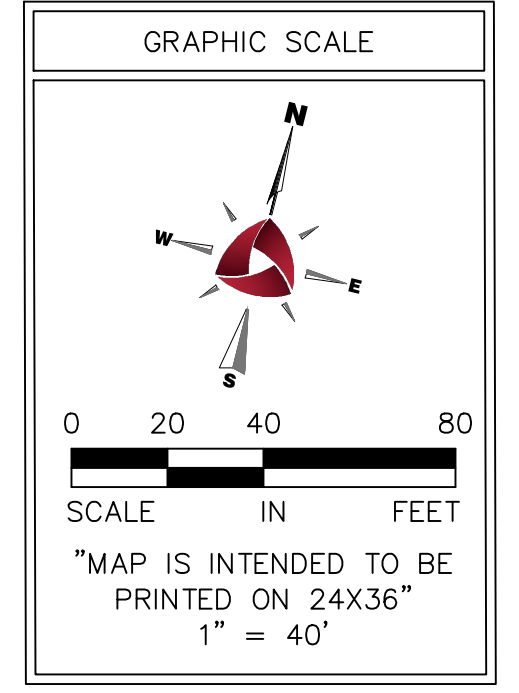
Line #	Length	Direction
L48	0.59	N19°11'35"W
L49	20.60	N19°11'35"W
L50	30.94	N31°38'44"W
L51	52.47	N31°38'44"W
L52	3.03	N31°38'44"W
L53	40.50	N19°34'07"W
L54	10.22	N34°15'48"E
L55	15.94	N34°15'48"E
L56	39.40	N12°13'25"W
L57	24.84	N12°13'25"W
L58	15.33	N44°02'44"E
L59	17.07	N15°39'49"W
L60	29.56	N15°39'49"W
L61	28.86	N88°20'37"W
L62	12.82	N05°36'03"W
L63	16.12	N05°36'03"W
L64	34.17	N09°06'15"W

Line #	Length	Direction
L65	7.95	N09°06'15"W
L66	49.82	N46°20'41"W
L67	13.81	N46°20'41"W
L68	27.89	N10°42'23"E
L69	13.00	N15°41'16"W
L70	50.02	N15°41'16"W
L71	14.09	N15°41'16"W
L72	36.56	N03°12'12"W
L73	50.90	N03°12'12"W



OFFICIAL RECORDS BOOK 553, PAGE 159
UNPLATTED LANDS

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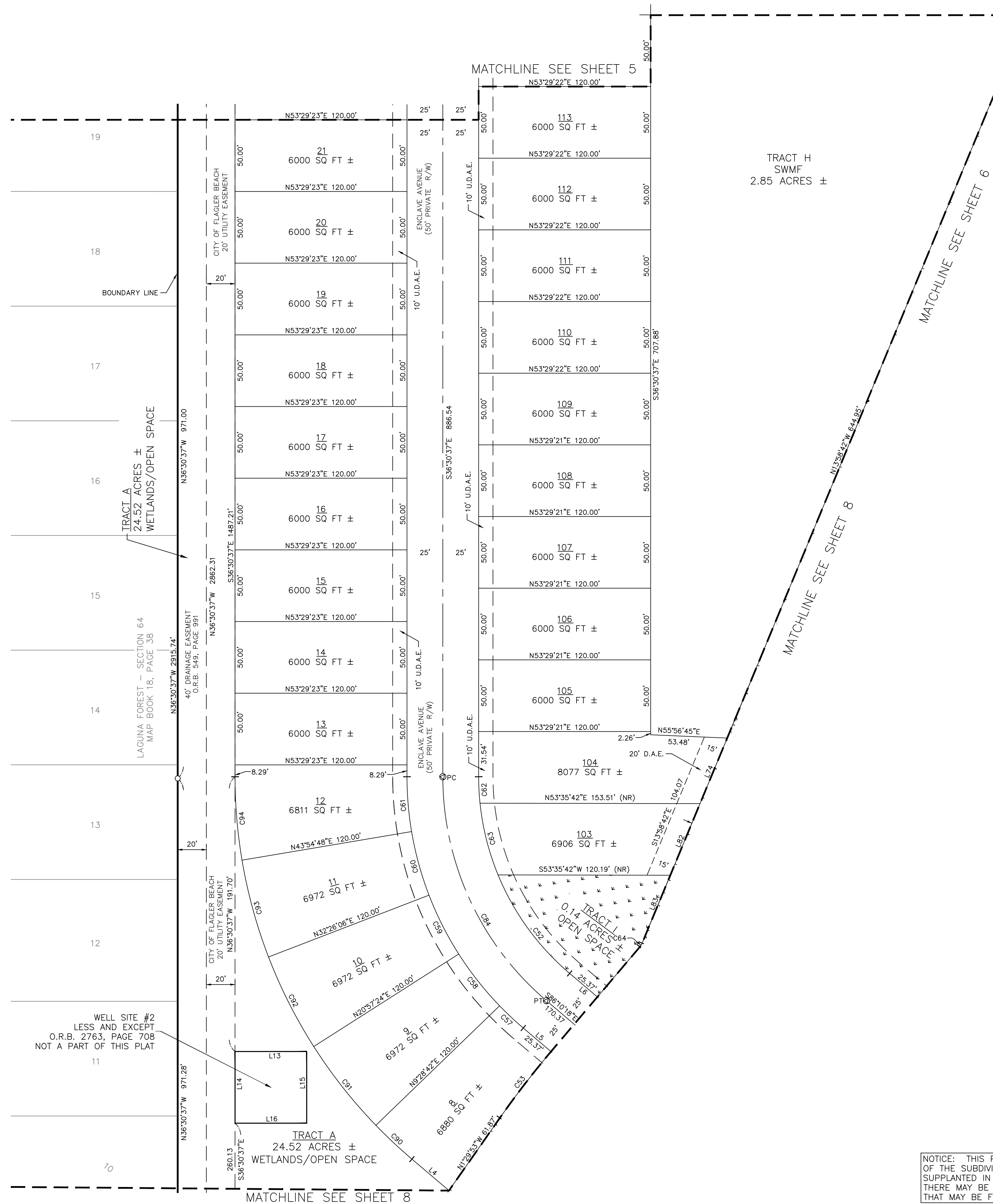
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904.240.1351 MAIN
www.alliant-inc.com
LB 8289

ENCLAVE AT SEMINOLE PALMS

A PORTION OF SECTION 20, TOWNSHIP 12 SOUTH, RANGE 31 EAST,
CITY OF PALM COAST, FLAGLER COUNTY, FLORIDA.

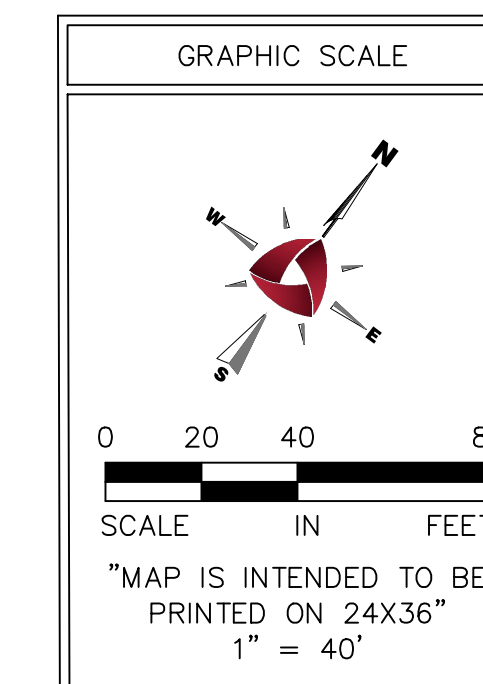


Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C52	85.76	180.00	27°17'56"	S72°31'20"E	84.95
C53	58.48	645.00	5°11'42"	N01°05'58"E	58.46
C57	22.68	230.00	5°39'01"	S83°20'48"E	22.67
C58	46.08	230.00	11°28'42"	S74°46'57"E	46.00
C59	46.08	230.00	11°28'42"	S63°18'15"E	46.00
C60	46.08	230.00	11°28'42"	S51°49'33"E	46.00
C61	38.44	230.00	9°34'35"	S41°17'54"E	38.40
C62	18.49	180.00	5°53'12"	N39°27'13"W	18.49
C63	51.76	180.00	16°28'34"	N50°38'06"W	51.58
C64	3.11	10.00	17°48'24"	N05°04'30"W	3.10
C84	177.69	205.00	49°39'41"	S61°20'28"E	172.18
C90	34.52	350.00	5°39'01"	N83°20'48"W	34.50
C91	70.12	350.00	11°28'42"	N74°46'57"W	70.00
C92	70.12	350.00	11°28'42"	N63°18'15"W	70.00
C93	70.12	350.00	11°28'42"	N51°49'33"W	70.00
C94	58.50	350.00	9°34'35"	N41°17'54"W	58.43

Line Table		
Line #	Length	Direction
L4	33.90	N86°10'18"W
L5	145.37	S86°10'18"E
L6	145.37	S86°10'18"E
L13	50.00	N53°29'23"E
L14	50.00	N36°30'37"W
L15	50.00	S36°30'37"E
L16	50.00	S53°29'23"W
L74	49.51	N13°58'42"W
L82	54.09	N13°58'42"W
L83	51.30	N13°58'42"W

LEGEND

- SET ALLIANT P.R.M. LB8289
- FOUND P.R.M.
- ⊙ SET ALLIANT P.C.P. LB8289
- P.C.P. PERMANENT REFERENCE MONUMENT
- P.C.P. PERMANENT CONTROL POINT
- D.E. DRAINAGE EASEMENT
- O.R. OFFICIAL RECORDS
- PG. PAGE
- IRCF IRON ROD CAP FOUND
- S.W.M.F. STORM WATER MANAGEMENT FACILITY
- CMF CONCRETE MONUMENT FOUND
- (NR) NON-RADIAL
- M.B. MAP BOOK
- ③ SHEET REFERENCE NUMBER
- MATCHLINE
- P.D.E. POND DRAINAGE EASEMENT
- U.D.A.E. UTILITY, DRAINAGE AND ACCESS EASEMENT
- SQ FT SQUARE FEET
- E.A. EMERGENCY ACCESS
- D.A.E. DRAINAGE AND ACCESS EASEMENT
- U.E. UTILITY EASEMENT
- TLO TIE LINE ONLY
- IPF IRON PIPE FOUND



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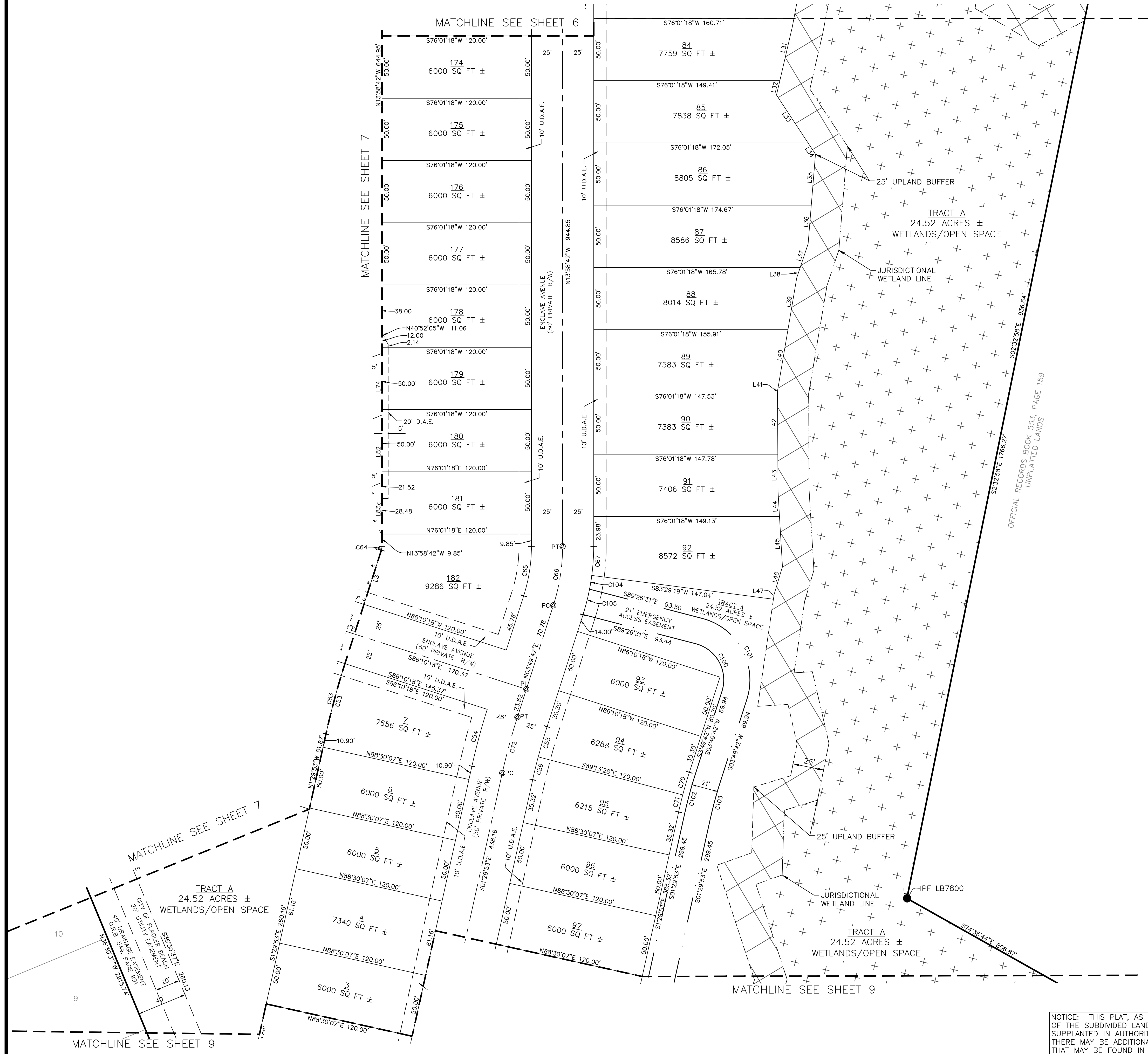
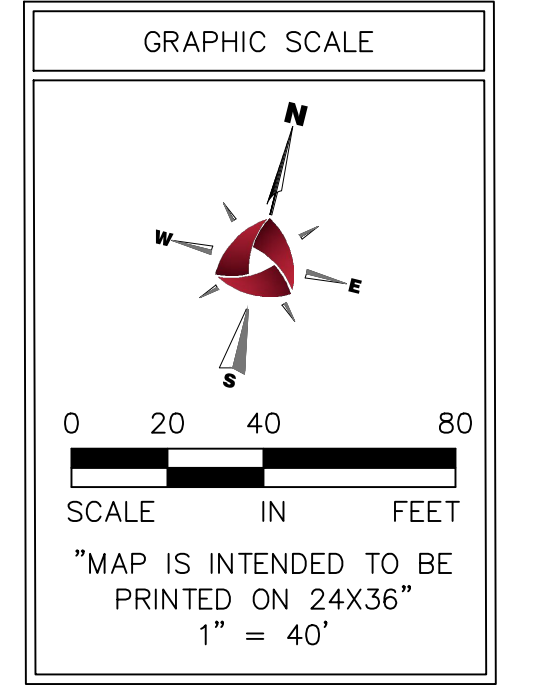
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CITY OF PALM COAST, FLAGLER COUNTY, FLORIDA.

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C53	58.48	645.00	5°11'42"	N01°05'58"E	58.46
C54	47.33	525.00	5°09'53"	S01°05'04"W	47.31
C55	25.30	475.00	3°03'07"	N02°18'08"E	25.30
C56	18.85	475.00	2°16'27"	N00°21'39"W	18.85
C64	3.11	10.00	17°48'24"	N05°04'30"W	3.10
C65	40.40	130.00	17°48'24"	S05°04'30"E	40.24
C66	48.17	155.00	17°48'24"	N05°04'30"W	47.98
C67	23.46	180.00	7°28'01"	N10°14'41"W	23.44
C70	18.91	355.00	3°03'07"	S02°18'08"W	18.91
C71	14.09	355.00	2°16'27"	S00°21'39"E	14.09
C72	46.48	500.00	5°19'35"	S01°09'54"W	46.46
C100	48.84	30.00	93°16'13"	N42°48'25"W	43.62
C101	83.02	51.00	93°16'13"	N42°48'25"W	74.15
C102	32.54	350.00	5°19'35"	S01°09'54"W	32.52
C103	30.58	329.00	5°19'35"	S01°09'54"W	30.57
C104	11.20	180.00	3°33'56"	S04°43'43"E	11.20
C105	21.28	180.00	6°46'26"	S00°26'29"W	21.27

Line Table		
Line #	Length	Direction
L3	45.78	N03°49'42"E
L31	44.29	N00°56'16"W
L32	11.89	N00°56'16"W
L33	46.01	N47°21'56"W
L34	10.83	N47°21'56"W
L35	41.09	N09°18'36"W
L36	31.16	N09°18'36"W
L37	19.98	N04°32'28"E
L38	8.78	N04°32'28"E
L39	42.27	N04°19'41"W
L40	50.02	N04°19'41"W

Line Table		
Line #	Length	Direction
L41	0.68	N14°16'18"W
L42	50.00	N14°16'18"W
L43	29.88	N14°16'18"W
L44	20.16	N17°22'54"W
L45	40.31	N17°22'54"W
L46	23.37	N02°40'00"E
L47	3.89	N05°37'54"W

- LEGEND**
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 - FOUND P.R.M.
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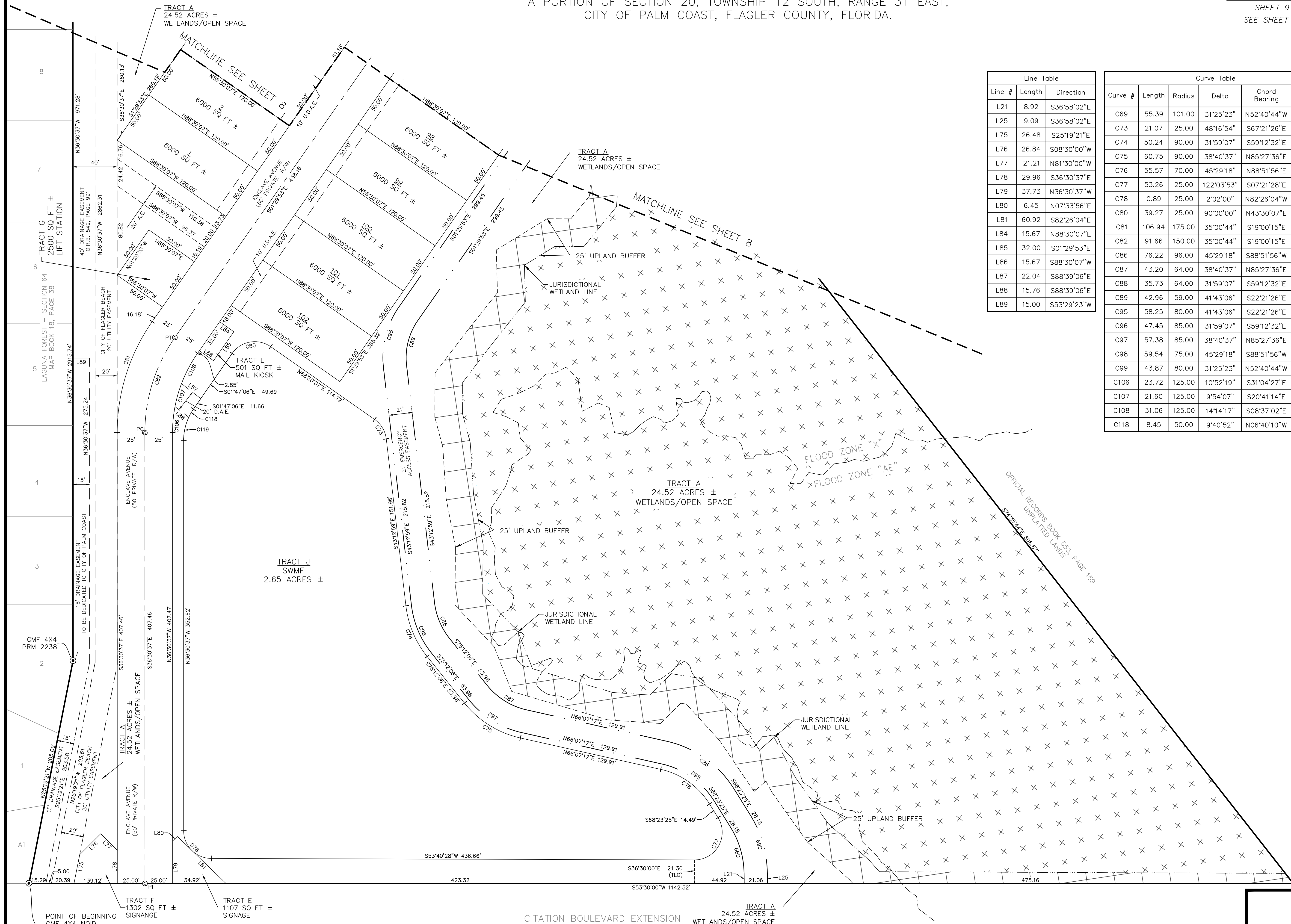


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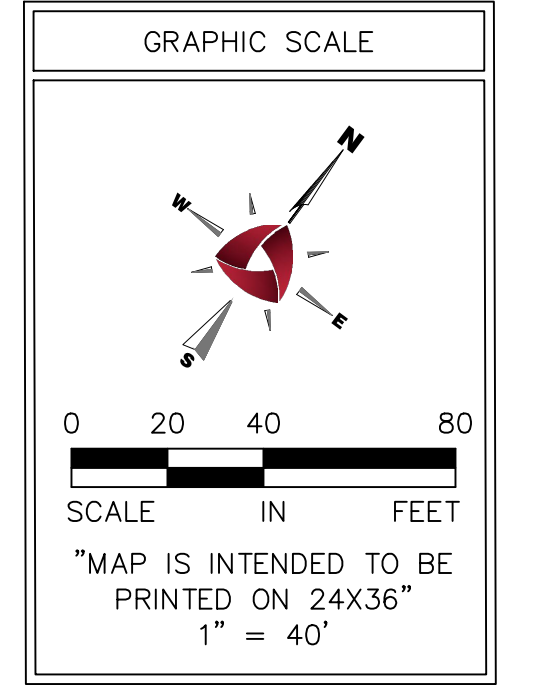
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Line Table		
Line #	Length	Direction
L21	8.92	S36°58'02"E
L25	9.09	S36°58'02"E
L75	26.48	S25°19'21"E
L76	26.84	S08°30'00"W
L77	21.21	N81°30'00"W
L78	29.96	S36°30'37"E
L79	37.73	N36°30'37"W
L80	6.45	N07°33'56"E
L81	60.92	S82°26'04"E
L84	15.67	N88°30'07"E
L85	32.00	S01°29'53"E
L86	15.67	S88°30'07"W
L87	22.04	S88°39'06"E
L88	15.76	S88°39'06"E
L89	15.00	S53°29'23"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C69	55.39	101.00	31°25'23"	N52°40'44"W	54.70
C73	21.07	25.00	48°16'54"	S67°21'26"E	20.45
C74	50.24	90.00	31°59'07"	S59°12'32"E	49.59
C75	60.75	90.00	38°40'37"	N85°27'36"E	59.61
C76	55.57	70.00	45°29'18"	N88°51'56"E	54.13
C77	53.26	25.00	122°03'53"	S07°21'28"E	43.74
C78	0.89	25.00	2°02'00"	N82°26'04"W	0.89
C80	39.27	25.00	90°00'00"	N43°30'07"E	35.36
C81	106.94	175.00	35°00'44"	S19°00'15"E	105.28
C82	91.66	150.00	35°00'44"	S19°00'15"E	90.24
C86	76.22	96.00	45°29'18"	S88°51'56"W	74.23
C87	43.20	64.00	38°40'37"	N85°27'36"E	42.39
C88	35.73	64.00	31°59'07"	S59°12'32"E	35.27
C89	42.96	59.00	41°43'06"	S22°21'26"E	42.02
C95	58.25	80.00	41°43'06"	S22°21'26"E	56.97
C96	47.45	85.00	31°59'07"	S59°12'32"E	46.84
C97	57.38	85.00	38°40'37"	N85°27'36"E	56.30
C98	59.54	75.00	45°29'18"	S88°51'56"W	57.99
C99	43.87	80.00	31°25'23"	N52°40'44"W	43.33
C106	23.72	125.00	10°52'19"	S31°04'27"E	23.68
C107	21.60	125.00	9°54'07"	S20°41'14"E	21.58
C108	31.06	125.00	14°14'17"	S08°37'02"E	30.98
C118	8.45	50.00	9°40'52"	N06°40'10"W	8.44

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CITATION BOULEVARD EXTENSION
O.R.B. 2730, PAGE 672
(80' R/W)