

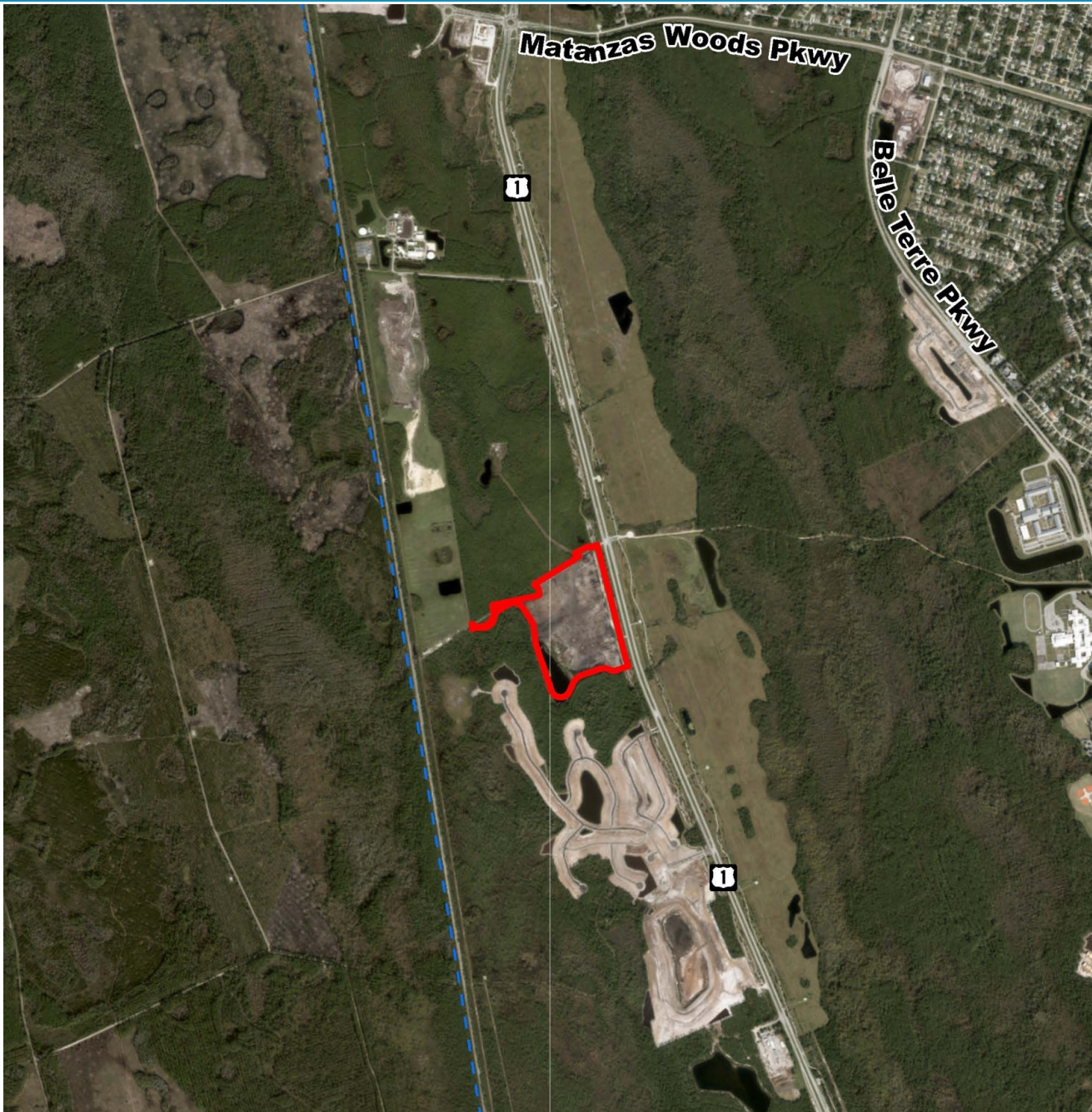
City of Palm Coast, Florida Agenda Item

Agenda Date: April 16, 2024

Department	COMMUNITY DEVELOPMENT	Amount
Division	PLANNING	Account #
Subject: RESOLUTION 2024-XX APPROVING SOMERSET PHASE 1 FINAL PLAT - APPLICATION NO. 5540		
Presenter: Estelle Lens, A.I.C.P., Planner		
Attachments: <ul style="list-style-type: none">1. Presentation2. Resolution3. Final Plat		
Background: <p>This is a quasi-judicial item, please disclose any ex parte communication.</p> <p>The application, submitted by the applicant, Matthews Design Group, proposes to plat and subdivide approximately 47.8 acres of land into 125 single family residential lots and 12 tracts.</p> <p>Somerset Phase 1 is 47.8 +/- acres and located on the west side of US1 approximately 2.19 miles north of Palm Coast Parkway. The Future Land Use Map is DRI – Mixed Use; and the Official Zoning is Palm Coast Park MPD.</p> <p>The Subdivision Master Plan was approved by the Planning and Land Development Regulation Board (PLDRB) on March 16, 2022; and the Preliminary Plat was approved on January 5, 2023. The Applicant was issued a Site Development Permit in February 2023 in accordance with the approved construction plans filed with the approved preliminary plat.</p> <p>Prior to plat execution, the applicant will be required to provide a performance surety bond of 120% of the infrastructure cost, which has not been completed, in the amount of \$304,468.80.</p> <p>The project meets the technical requirements of the City Code and Florida Statutes, Chapter 177 FS.</p>		
Recommended Action: <p>ADOPT RESOLUTION 2024-XX APPROVING THE FINAL PLAT AND AUTHORIZING THE MAYOR TO EXECUTE THE PLAT AND STAFF TO ISSUE A FINAL PLAT DEVELOPMENT ORDER FOR APPLICATION NO. 5540</p>		

Somerset Phase 1 Final Plat

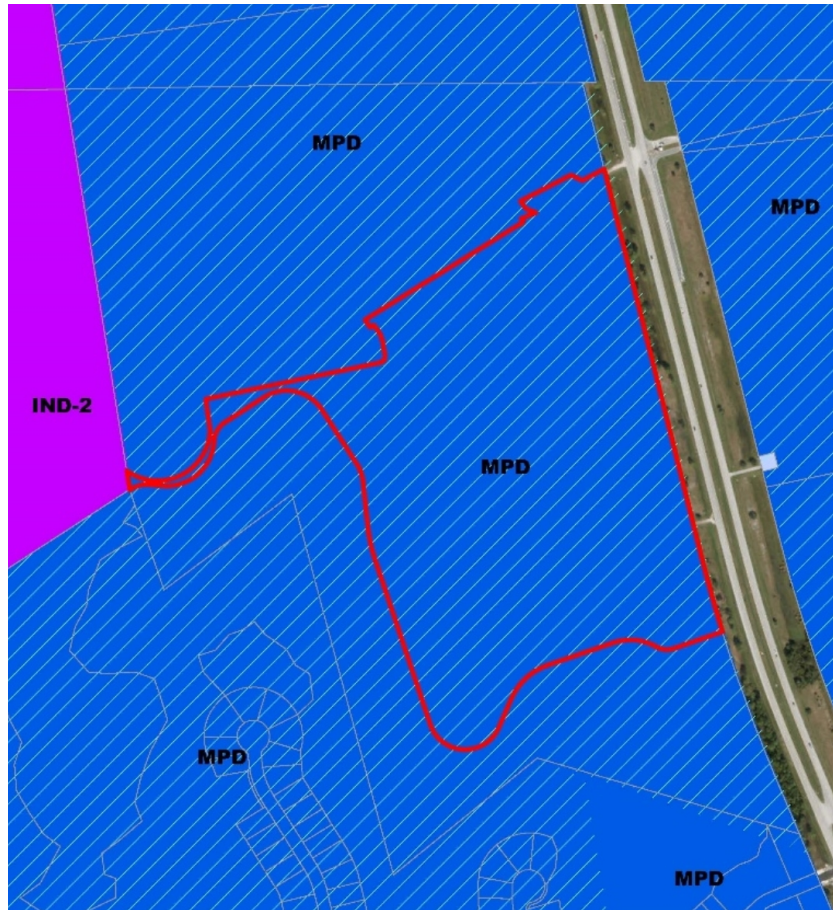
City Council Public Hearing
on April 16, 2024



Location Map

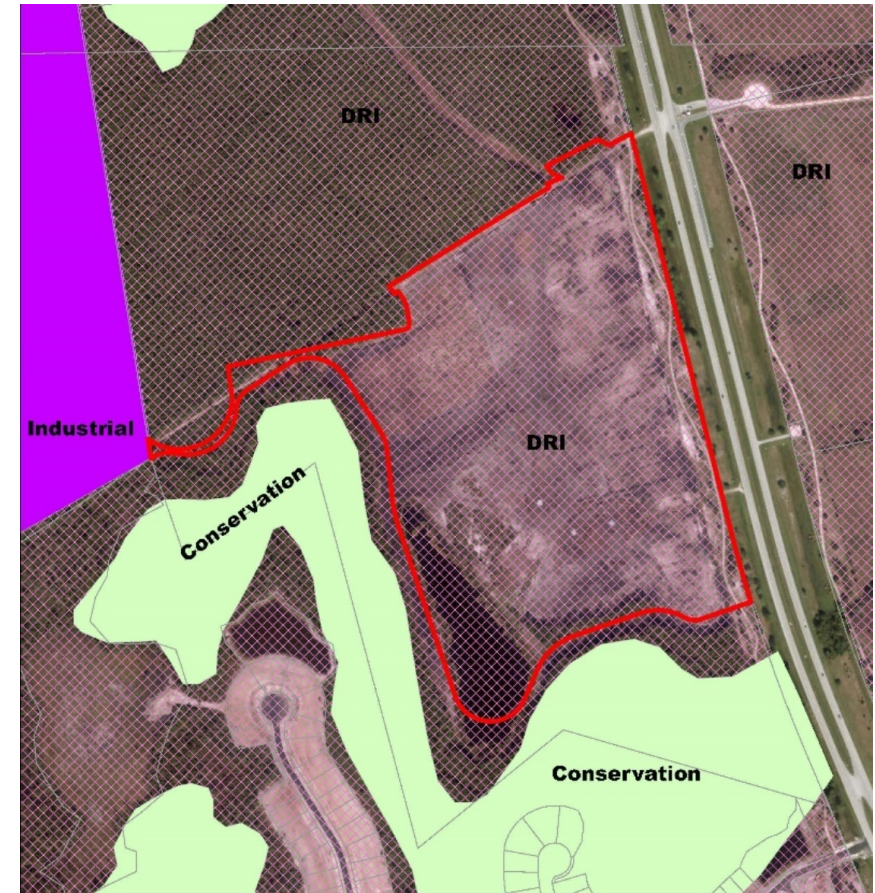
Somerset Phase 1 is 47.8 +/- acres and located on the west side of US 1 approximately 2.19 miles north of Palm Coast Parkway.

Zoning Map



Somerset Phase 1 is located in the Palm Coast Park MPD.

Future Land Use Map



The FLUM designation is DRI Mixed-Use.



Background

Somerset Subdivision Master Plan was approved by PLDRB in March 2022.

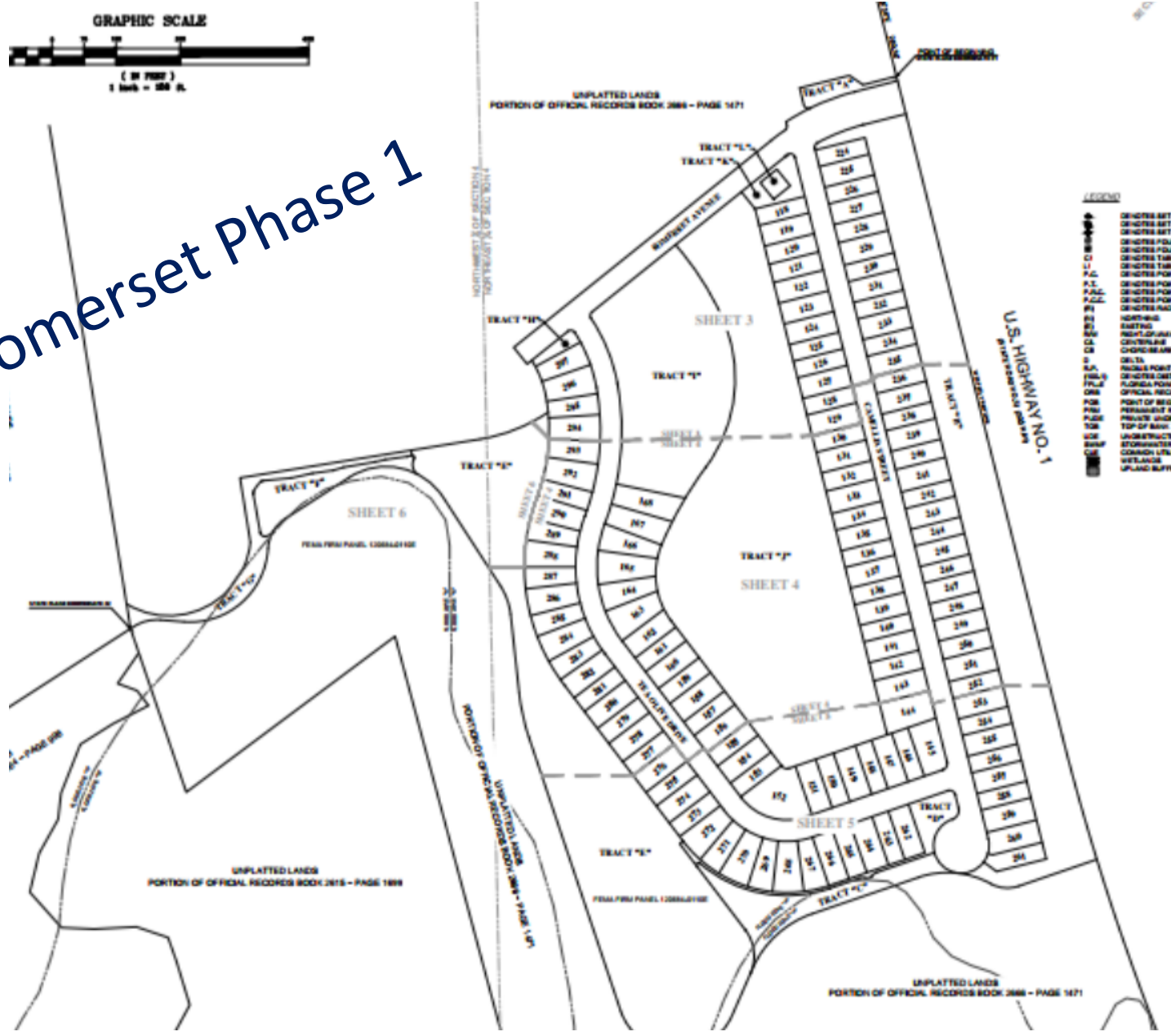
Preliminary Plat was approved January 2023, and infrastructure construction started in February 2023.



Construction Photos



Somerset Phase 1



PLAT LAYOUT

- 125 Single Family Residential Lots
- 12 tracts
- Total of 418 Lots

Bonds

A performance bond estimate for the infrastructure not completed in the amount of \$304,468.80 has been received and found acceptable.

Recommendation

Adopt Resolution 2024-XX approving Final Plat for Somerset Phase 1 and authorizing the Mayor to execute the plat and staff to issue a Final Plat Development Order for Application No. 5540.

RESOLUTION 2024-____
SOMERSET PHASE 1 FINAL PLAT - APPLICATION NO. 5540

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM COAST, FLORIDA, APPROVING APPLICATION NO. 5540 FOR THE FINAL PLAT OF A PORTION OF SECTION 4, TOWNSHIP 11 SOUTH, RANGE 30 EAST, 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 September 19, 2023, Application No. 5540, (hereinafter “the application”) was submitted by Matthews Design Group, to the City of Palm Coast Community Development Department for approval of approximately 47.8 acres of land into 125 single family residential lots and 12 tracts; 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 125 single-family lots and 12 tracts 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 16th day of April 2024.

ATTEST:

CITY OF PALM COAST

KALEY COOK, CITY CLERK

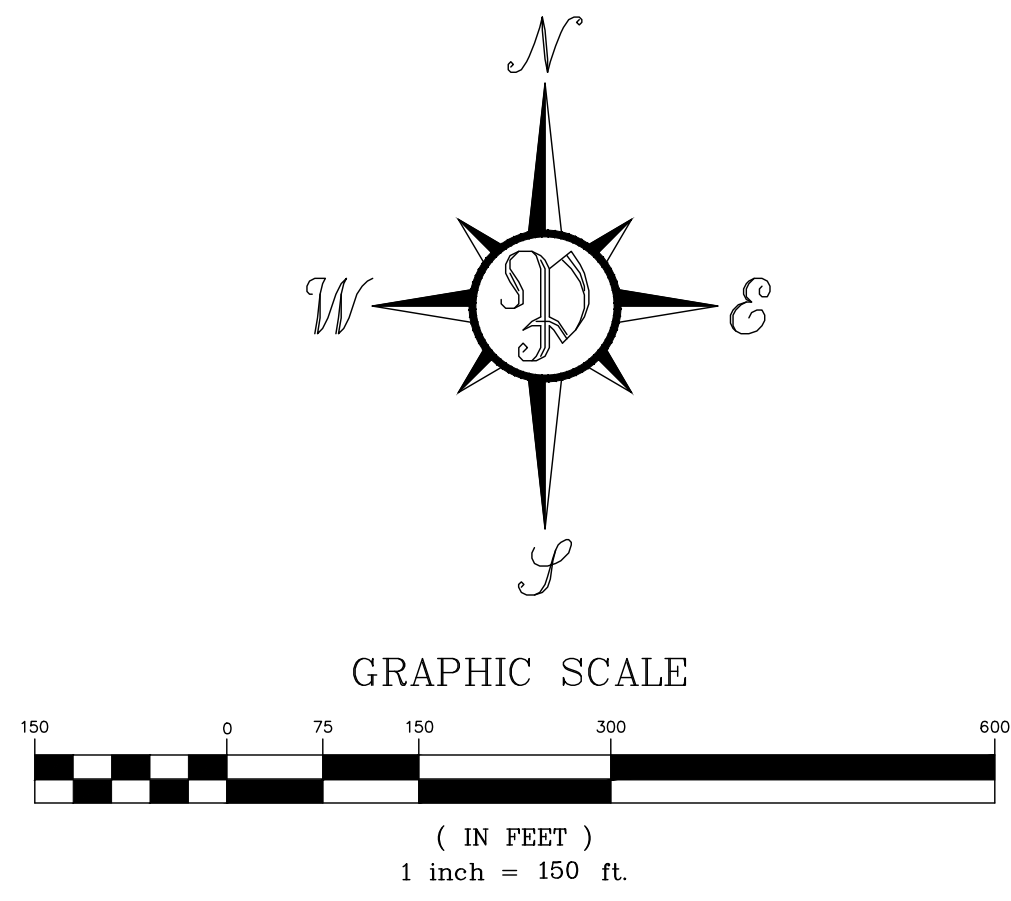
DAVID ALFIN, MAYOR

APPROVED AS TO FORM AND LEGALITY

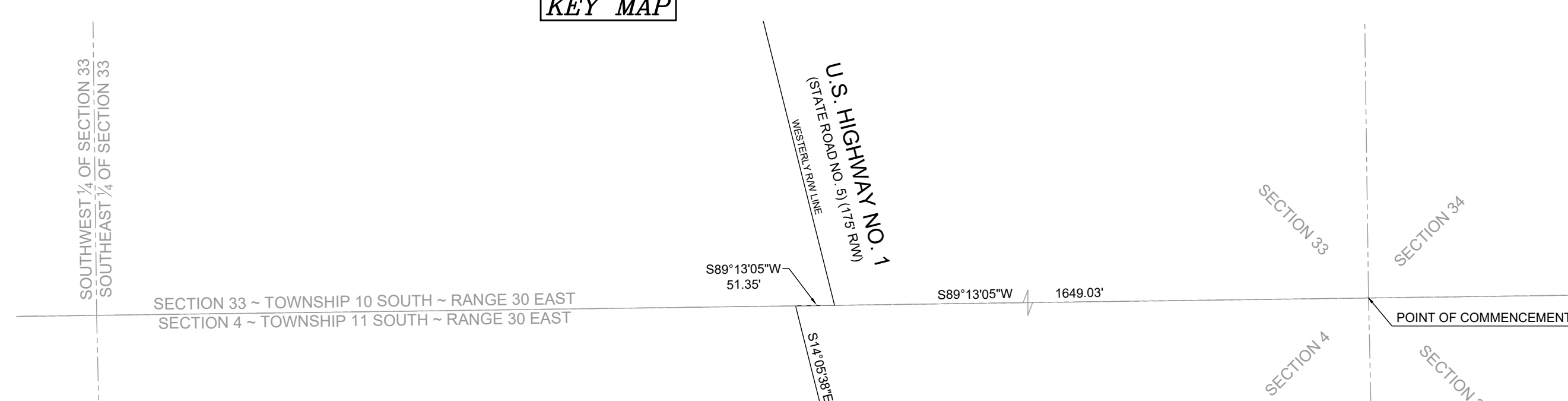
MARCUS DUFFY, CITY ATTORNEY

SOMERSET AT PALM COAST PARK PHASE 1

A PORTION OF SECTION 4, TOWNSHIP 11 SOUTH, RANGE 30 EAST, PALM COAST, FLAGLER COUNTY, FLORIDA.



KEY MAP



LOT	SQUARE FOOTAGE	ACRES
118	4800.00	0.11
119	6000.00	0.14
120	5280.00	0.12
121	5280.00	0.12
122	6000.00	0.14
123	6000.00	0.14
124	6000.00	0.14
125	4800.00	0.11
126	4800.00	0.11
127	6000.00	0.14
128	4800.00	0.11
129	6000.00	0.14
130	4800.00	0.11
131	6000.00	0.14
132	5280.00	0.12
133	6480.00	0.15
134	4800.00	0.11
135	6000.00	0.14
136	4800.00	0.11
137	6000.00	0.14
138	4800.00	0.11
139	6000.00	0.14
140	4800.00	0.11
141	6000.00	0.14
142	5280.00	0.12
143	6480.00	0.15
144	8508.90	0.20
145	7708.23	0.18
146	4800.00	0.11
147	6000.00	0.14
148	4800.00	0.11
149	6480.00	0.15
150	5280.00	0.12
151	6000.00	0.14
152	13312.91	0.31
153	4800.00	0.11
154	6000.00	0.14
155	4800.00	0.11
156	6000.00	0.14
157	4800.00	0.11
158	6480.00	0.15
159	5280.00	0.12
160	6000.00	0.14
161	4800.00	0.11
162	6554.44	0.14
163	7925.91	0.18
164	6626.61	0.15
165	8415.10	0.19
166	6850.41	0.16
167	7822.69	0.18

LOT	SQUARE FOOTAGE	ACRES
168	8487.55	0.19
224	4800.00	0.11
225	6000.00	0.14
226	4800.00	0.11
227	6000.00	0.14
228	5280.00	0.12
229	6480.00	0.15
230	4800.00	0.11
231	6000.00	0.14
232	4800.00	0.11
233	6000.00	0.14
234	4800.00	0.11
235	6000.00	0.14
236	4800.00	0.11
237	6000.00	0.14
238	4800.00	0.11
239	6000.00	0.14
240	5280.00	0.12
241	6480.00	0.15
242	4800.00	0.11
243	6000.00	0.14
244	4800.00	0.11
245	6000.00	0.14
246	4800.00	0.11
247	6000.00	0.14
248	4800.00	0.11
249	6000.00	0.14
250	5280.00	0.12
251	6480.00	0.15
252	4800.00	0.11
253	6000.00	0.14
254	4800.00	0.11
255	6000.00	0.14
256	4800.00	0.11
257	6000.00	0.14
258	4800.00	0.11
259	6480.00	0.15
260	6604.99	0.15
261	5376.64	0.12
262	5999.35	0.14
263	4800.65	0.11
264	6480.00	0.15
265	5280.00	0.12
266	5979.23	0.14
267	5759.39	0.13
268	7145.06	0.16
269	5718.54	0.13
270	7141.50	0.16
271	5498.43	0.13
272	7049.64	0.16

LOT	SQUARE FOOTAGE	ACRES
273	4800.00	0.11
274	6000.00	0.14
275	4800.00	0.11
276	6000.00	0.14
277	4800.00	0.11
278	6480.00	0.15
279	5280.00	0.12
280	6000.00	0.14
281	4800.00	0.11
282	6157.28	0.14
283	5329.90	0.12
284	6664.33	0.15
285	5332.24	0.12
286	6661.39	0.15
287	5332.24	0.12
288	6664.33	0.15
289	5332.24	0.12
290	6462.71	0.15
291	5062.70	0.12
292	7178.35	0.16
293	5850.98	0.13
294	6645.64	0.15
295	5318.39	0.12
296	7055.88	0.16
297	5775.43	0.13

TRACT	SQUARE FOOTAGE	ACRES
"A"	6862.61	0.16
"B"	203232.58	4.67
"C"	33646.96	0.77
"D"	14120.64	0.32
"E"	301671.28	6.93
"F"	19768.75	0.45
"G"	23643.30	0.54
"H"	3289.38	0.08
"I"	131877.78	3.03
"J"	355705.60	8.17
"K"	8097.32	0.19
"L"	2498.64	0.06

- LEGEND**
- DENOTES SET 3/8" REBAR STAMPED PRM L.B. 6715
 - DENOTES SET PERMANENT REFERENCE MONUMENT STAMPED L.B. 6715
 - DENOTES SET PERMANENT CONTROL POINT STAMPED L.B. 6715
 - DENOTES FOUND PERMANENT REFERENCE MONUMENT NO. I.D.
 - DENOTES FOUND PERMANENT REFERENCE MONUMENT #4914
 - DENOTES TABULATED CURVE DATA
 - L1 DENOTES TABULATED LINE DATA
 - P.C. DENOTES POINT OF CURVATURE
 - P.T. DENOTES POINT OF TANGENCY
 - P.R.C. DENOTES POINT OF REVERSE CURVE
 - P.C.C. DENOTES POINT OF COMPOUND CURVE
 - (R) DENOTES RADIAL LINE
 - (N) NORTHING
 - (E) EASTING
 - R/W RIGHT-OF-WAY
 - C/L CENTERLINE
 - CB CHORD BEARING
 - Δ DELTA
 - R.P. RADIUS POINT
 - D DENOTES DISTANCE TO EASEMENT
 - FPL-E FLORIDA POWER AND LIGHT EASEMENT
 - ORB OFFICIAL RECORDS BOOK
 - ORB POINT OF BEGINNING
 - PRM PERMANENT REFERENCE MONUMENT
 - PUDE PRIVATE UNOBSTRUCTED DRAINAGE EASEMENT
 - TOB TOP OF BANK
 - UDE UNOBSTRUCTED DRAINAGE EASEMENT
 - SWMF STORMWATER MANAGEMENT FACILITY
 - CUE COMMON UTILITY EASEMENT
 - WETLANDS WETLANDS
 - UPLAND BUFFER UPLAND BUFFER

NOTES:

- 1.) NOTICE: THIS PLAT AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LAND 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 RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 2.) ALL BEARINGS SHOWN HERE ON ARE BASED ON THE WEST R/W LINE OF U.S. HIGHWAY NO. 1 AS S14°05'38"E.
- 3.) THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSES. STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM OF 1983 (NAD83 2011), FLORIDA EAST ZONE 0901
- 4.) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THE PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.
- 5.) 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 BY SECTION 177.091 (28), FLORIDA STATUTES.
- 6.) SECTION LINES DEPICTED HEREON ARE GRAPHIC REPRESENTATIONS ONLY AND DO NOT REFLECT FIELD MEASUREMENTS UNLESS OTHERWISE NOTED.
- 7.) DO NOT USE THIS PLAT FOR FLOOD ZONE DETERMINATION. THE FLOOD INSURANCE RATE MAP IS SUBJECT TO CHANGE. USE THE CURRENT APPROVED FIRM FOR COMMUNITY PANEL NUMBER, DATE AND FLOOD ZONE DETERMINATIONS. LOTS 264 THROUGH 269 ARE SUBJECT TO LOMA CASE NO. 23-04-0013A-120684, DATED 12-16-2022.
- 8.) ALL SIDEWALKS LOCATED ADJACENT TO CERTAIN LOTS WILL BE PRIVATELY OWNED AND MAINTAINED BY THE SOMERSET AT PALM COAST HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS.
- 9.) THIS PLAT WAS PREPARED WITH THE BENEFIT OF A PROPERTY INFORMATION REPORT FOR THE FILING OF A SUBDIVISION PLAT BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED AUGUST 9TH, 2023.
- 10.) LANDS SHOWN HEREON ARE SUBJECT TO A PERPETUAL MULTI-USE EASEMENT AGREEMENT RECORDED IN BOOK 1475, PAGE 1568, AND/OR AMENDMENTS AND MODIFICATIONS THEREOF RECORDED IN BOOK 1570, PAGE 942 AND/OR BOOK 1814, PAGE 1924, ALL OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.
- 11.) LANDS SHOWN HEREON ARE SUBJECT TO A NON-EXCLUSIVE UTILITY EASEMENT RECORDED IN BOOK 1645, PAGE 226 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.
- 12.) LANDS SHOWN HEREON ARE SUBJECT TO A CITY OF PALM COAST UTILITY EASEMENT RECORDED IN BOOK 1674, PAGE 1821 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.
- 13.) LANDS SHOWN HEREON ARE SUBJECT TO A IRRIGATION EASEMENT AGREEMENT RECORDED IN BOOK 2186, PAGE 1391 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.
- 14.) THIS PLAT IS SUBJECT TO THE PALM COAST PARK DEVELOPMENT OF REGIONAL IMPACT DEVELOPMENT ORDER RECORDED IN THE OFFICIAL RECORDS OF FLAGLER COUNTY, FLORIDA, AT BOOK 1177 PAGE 1796 AND AS AMENDED.

STATE PLANE COORDINATES TABLE			
POINT	NORTHING	EASTING	DESCRIPTION
1	1908126.3047	567580.7348	POINT OF BEGINNING
2	1906832.5923	565769.1210	SOUTHWEST CORNER OF TRACT "G"

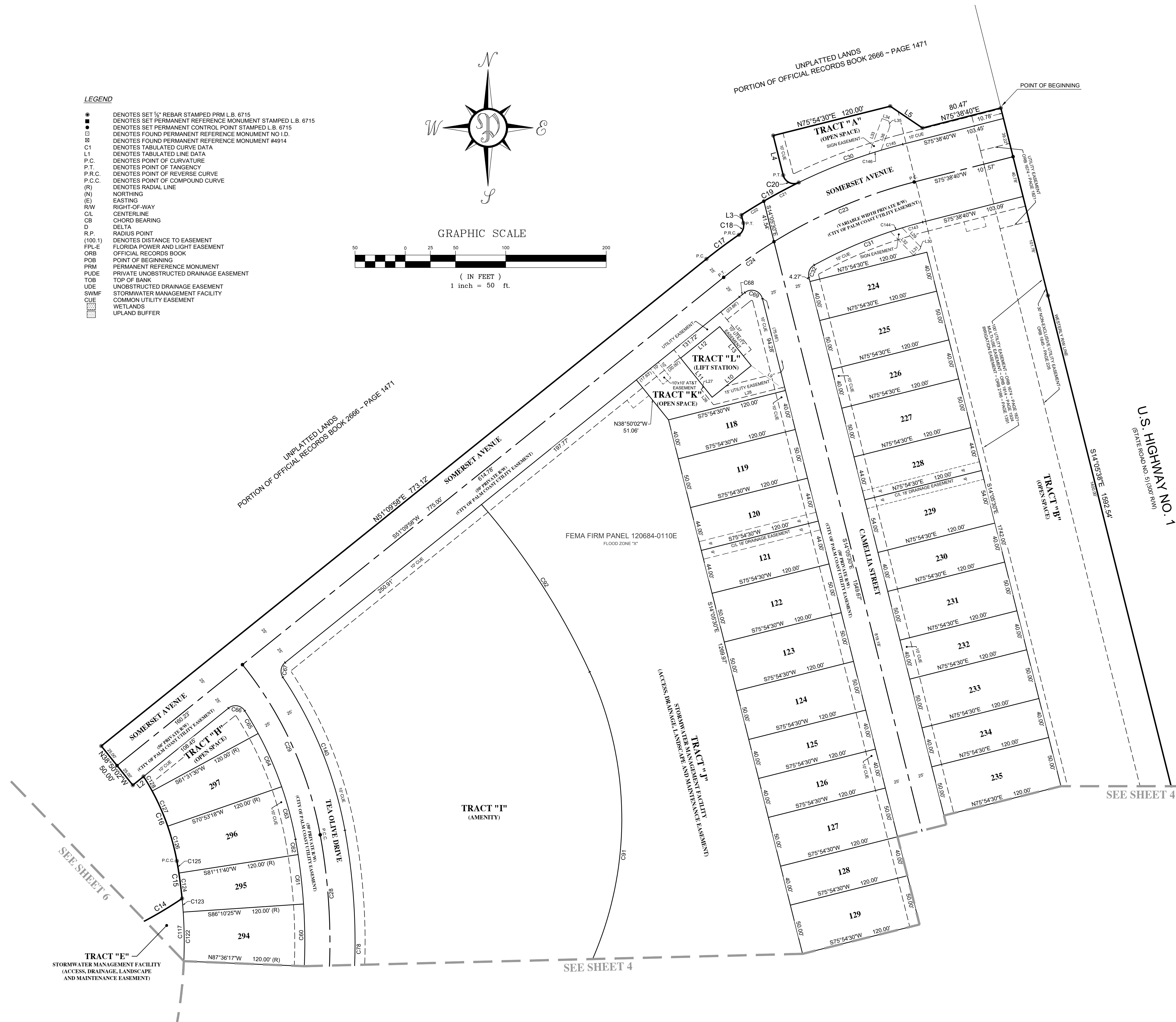
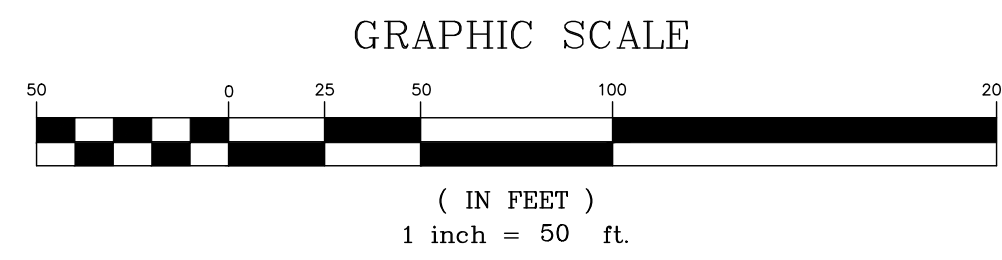
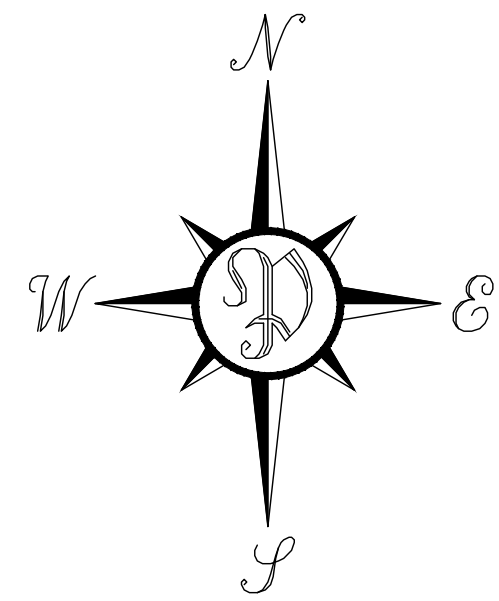
PREPARED BY:
PERRET AND ASSOCIATES, INC.
 1484 MONTICELLO ROAD
 JACKSONVILLE, FLORIDA 32207; PHONE (904) 805-0030
 L.B. NO. 6715

SOMERSET AT PALM COAST PARK PHASE 1

A PORTION OF SECTION 4, TOWNSHIP 11 SOUTH, RANGE 30 EAST, PALM COAST, FLAGLER COUNTY, FLORIDA.

LEGEND

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- SWMF STORMWATER MANAGEMENT FACILITY
- CUE COMMON UTILITY EASEMENT
- WETLANDS
- UPLAND BUFFER



LINE TABLE		
LINE #	LENGTH	DIRECTION
L2	13.83'	S51°09'58"W
L3	8.18'	N14°05'30"W
L4	40.75'	N14°05'30"W
L5	38.76'	S55°56'09"E
L9	42.07'	N54°04'13"W
L10	50.00'	S51°09'13"W
L11	50.00'	N38°50'02"W
L12	49.95'	N51°06'13"E
L13	50.00'	S38°53'47"E
L26	19.82'	N38°50'02"W
L27	3.61'	N51°06'13"E
L28	72.88'	S75°54'30"W
L29	25.89'	S44°13'54"E
L30	1.83'	S14°05'30"E
L31	9.98'	S45°46'00"W
L32	32.90'	N44°13'54"W
L33	37.64'	N20°13'32"E
L34	7.15'	S69°46'12"E
L35	5.06'	S14°05'30"E
L36	25.76'	S20°13'32"W
L37	48.18'	S38°53'47"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C14	171.02'	395.00'	24°56'13"	N68°21'21"E	170.56'
C15	37.73'	450.00'	4°48'14"	N07°51'07"W	37.72'
C16	90.98'	234.50'	22°13'43"	N21°28'09"W	90.41'
C17	40.30'	525.00'	4°23'53"	N53°21'54"E	40.29'
C18	13.37'	11.00'	69°39'20"	N20°44'10"E	12.56'
C19	65.70'	540.17'	6°58'07"	N60°25'54"E	65.66'
C20	19.58'	11.00'	101°58'32"	N65°04'46"W	17.09'
C21	39.48'	540.17'	4°11'14"	S61°50'21"W	39.47'
C22	26.22'	540.17'	2°46'54"	S58°21'17"W	26.22'
C23	152.19'	500.00'	17°26'25"	S66°52'28"W	151.61'
C24	61.42'	500.00'	7°02'18"	S54°41'07"W	61.38'
C28	320.94'	595.00'	30°54'18"	N05°05'52"E	317.06'
C29	188.10'	379.52'	28°23'51"	N24°31'13"W	186.18'
C30	110.42'	540.17'	11°42'43"	S69°47'19"W	110.22'
C31	116.35'	460.11'	14°29'18"	N68°24'01"E	116.04'
C32	14.45'	11.00'	75°14'52"	N23°31'56"E	13.43'
C60	61.90'	570.00'	6°13'18"	S00°42'56"E	61.87'
C61	49.53'	570.00'	4°58'45"	S06°18'58"E	49.52'
C62	15.41'	570.00'	1°32'57"	S09°34'49"E	15.41'
C63	54.18'	354.52'	8°45'23"	S14°43'58"E	54.13'
C64	57.63'	354.52'	9°21'47"	S23°47'33"E	57.87'
C65	26.32'	354.52'	4°15'13"	S30°36'03"E	26.31'
C66	18.45'	11.00'	96°06'22"	S60°46'51"E	16.36'
C67	18.31'	11.00'	84°57'17"	S08°41'19"W	14.86'
C68	6.90'	475.00'	0°49'54"	S51°34'55"W	6.90'
C69	21.87'	11.00'	113°54'38"	N71°02'49"W	18.44'
C78	237.42'	620.00'	21°56'24"	S00°36'55"W	235.97'
C91	373.72'	350.00'	61°10'45"	N05°53'37"E	356.22'
C92	199.00'	699.25'	16°18'21"	N32°50'55"W	198.33'
C117	205.00'	450.00'	26°06'03"	N07°29'59"E	203.23'
C122	48.87'	450.00'	6°13'18"	N00°42'56"W	48.84'
C123	13.54'	450.00'	1°43'27"	N04°41'19"W	13.54'
C124	25.56'	450.00'	3°15'17"	N07°10'42"W	25.56'
C125	12.17'	450.00'	1°32'57"	N09°34'49"W	12.17'
C126	35.84'	234.50'	8°45'24"	N14°43'59"W	35.80'
C127	38.32'	234.50'	9°21'48"	N23°47'36"W	38.28'
C128	16.82'	234.50'	4°08'30"	N30°31'46"W	16.81'
C140	165.45'	404.52'	23°26'03"	S22°04'18"E	164.30'
C143	21.25'	460.11'	2°38'48"	S74°19'16"W	21.25'
C144	12.17'	460.11'	1°30'57"	S72°14'24"W	12.17'
C145	22.41'	540.17'	2°22'36"	S74°27'22"W	22.40'
C146	12.63'	540.17'	1°20'22"	S72°35'54"W	12.63'

PREPARED BY:
PERRET AND ASSOCIATES, INC.
1484 MONTICELLO ROAD
JACKSONVILLE, FLORIDA 32207; PHONE (904) 805-0030
L.B. NO. 6715

SOMERSET AT PALM COAST PARK PHASE 1

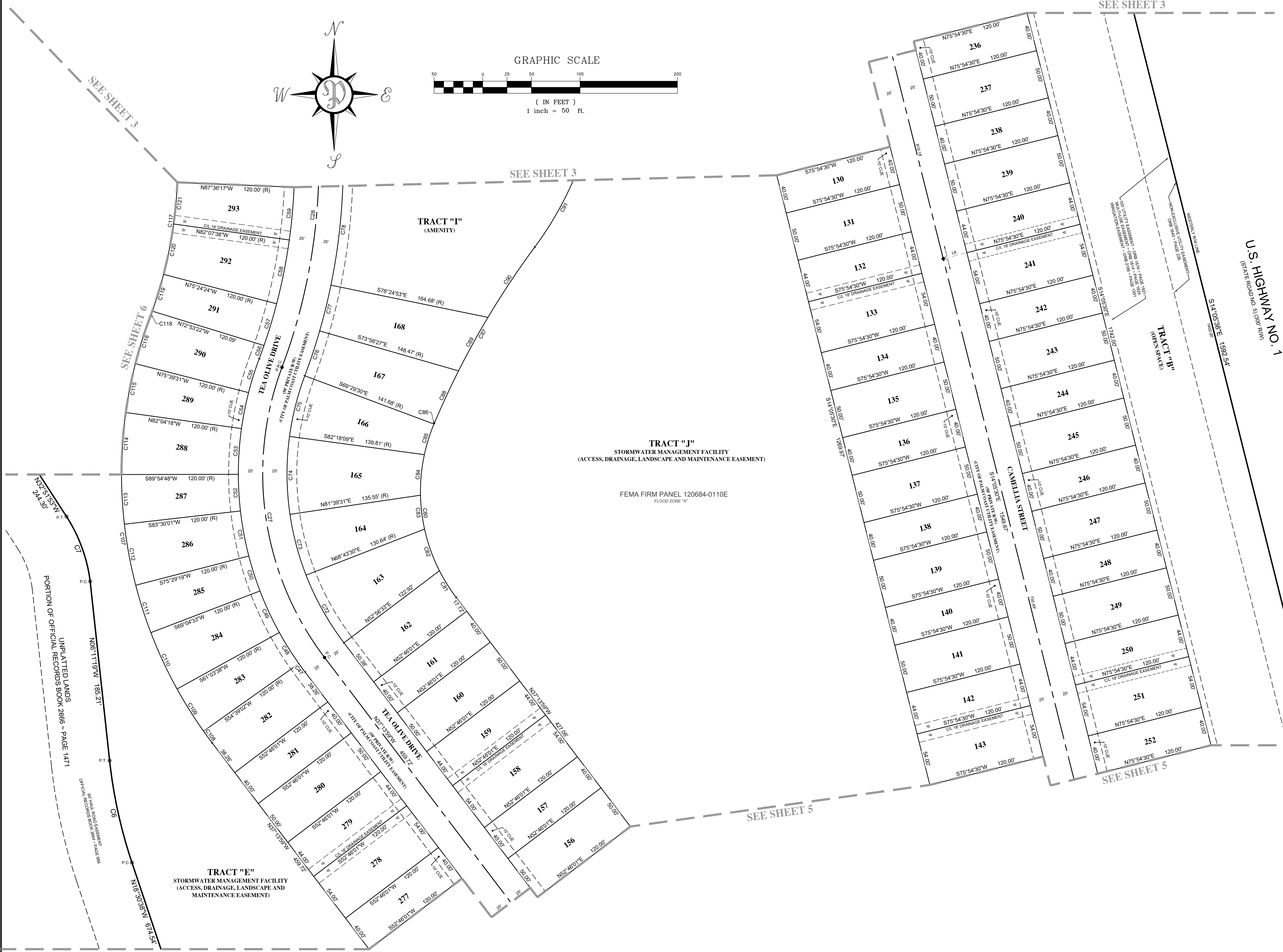
A PORTION OF SECTION 4, TOWNSHIP 11 SOUTH, RANGE 30 EAST, PALM COAST, FLAGLER COUNTY, FLORIDA.

SHEET 4 OF 6 SHEETS
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)

LINE #	LENGTH	DIRECTION
L6	25.00'	N75°54'30"E

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C6	107.53	500.00'	12°19'18"	N12°20'58"W	107.32
C7	71.62	160.00'	25°38'45"	N20°02'29"W	71.02
C27	314.65	312.00'	57°47'00"	N08°20'29"W	301.49
C28	320.94	595.00'	30°54'18"	N05°05'52"E	317.06
C47	11.08	337.00'	1°53'01"	S36°17'29"E	11.08
C48	37.70	337.00'	6°24'37"	S32°08'40"E	37.68
C49	47.14	337.00'	8°00'54"	S24°55'54"E	47.10
C50	37.72	337.00'	6°24'47"	S17°43'04"E	37.70
C51	47.12	337.00'	8°00'42"	S10°30'20"E	47.08
C52	37.72	337.00'	6°24'47"	S03°17'36"E	37.70
C53	47.14	337.00'	8°00'54"	S03°55'15"W	47.10
C54	37.72	337.00'	6°24'47"	S11°08'05"W	37.70
C55	36.52	337.00'	6°12'32"	S17°26'45"W	36.50
C56	14.44	570.00'	1°27'05"	S19°49'28"W	14.44
C57	44.82	570.00'	4°30'20"	S16°59'46"W	44.81
C58	66.86	570.00'	6°43'13"	S11°13'59"W	66.82
C59	54.49	570.00'	5°28'40"	S05°08'02"W	54.47
C72	79.94	287.00'	15°57'29"	S29°15'14"E	79.68
C73	64.79	287.00'	12°56'00"	S14°48'29"E	64.65
C74	80.34	287.00'	16°02'20"	S00°19'19"E	80.08
C75	64.38	287.00'	12°51'10"	S14°07'26"W	64.25
C76	48.60	620.00'	4°29'27"	S18°18'17"W	48.58
C77	48.41	620.00'	4°28'26"	S13°49'20"W	48.40
C78	237.42	620.00'	21°56'24"	S00°36'55"W	235.97
C80	188.79	180.00'	60°05'41"	S07°11'08"E	180.26
C81	32.46	180.00'	10°19'51"	S32°04'04"E	32.41
C82	45.61	180.00'	14°31'10"	S19°38'33"E	45.49
C83	35.06	180.00'	11°09'41"	S06°48'07"E	35.01
C84	41.97	180.00'	13°21'36"	S05°27'31"W	41.88
C85	32.94	180.00'	10°29'09"	S17°22'54"W	32.90
C86	0.75	180.00'	0°14'14"	S22°44'35"W	0.75
C87	209.21	880.00'	13°37'17"	S29°40'21"W	208.72
C88	59.50	880.00'	3°52'26"	S24°47'55"W	59.49
C89	62.76	880.00'	4°05'11"	S28°48'44"W	62.75
C90	86.95	880.00'	5°39'40"	S33°39'10"W	86.91
C91	373.72	350.00'	61°10'45"	N05°53'37"E	366.22
C107	460.89	457.00'	57°47'00"	S08°20'29"E	441.60
C108	15.02	457.00'	1°53'01"	S36°17'29"E	15.02
C109	51.13	457.00'	6°24'37"	S32°08'40"E	51.10
C110	63.93	457.00'	8°00'54"	S24°55'54"E	63.88
C111	51.15	457.00'	6°24'47"	S17°43'04"E	51.12
C112	63.90	457.00'	8°00'42"	S10°30'20"E	63.85
C113	51.15	457.00'	6°24'47"	S03°17'36"E	51.12
C114	63.93	457.00'	8°00'54"	S03°55'15"W	63.88
C115	51.15	457.00'	6°24'47"	S11°08'05"W	51.12
C116	49.52	457.00'	6°12'32"	S17°26'45"W	49.50
C117	205.00	450.00'	26°06'03"	N07°29'59"E	203.23
C118	7.23	450.00'	0°55'15"	N20°05'23"E	7.23
C119	39.55	450.00'	5°02'10"	N17°06'41"E	39.54
C120	52.78	450.00'	6°43'13"	N11°13'59"E	52.75
C121	43.02	450.00'	5°28'40"	N05°08'02"E	43.01

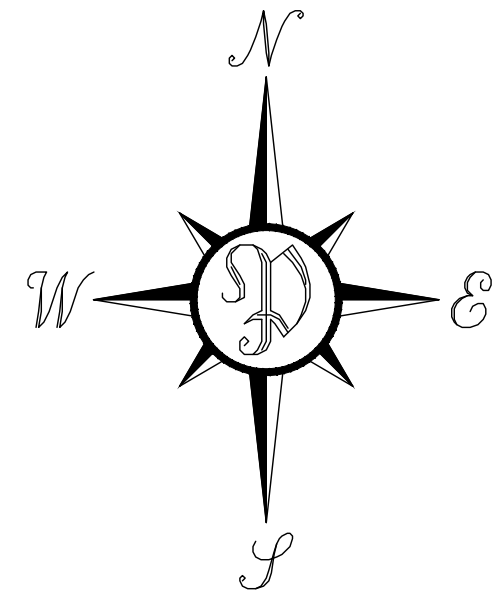
- LEGEND**
- DENOTES SET 3/4" REBAR STAMPED PER L.B. 6715
 - DENOTES SET PERMANENT REFERENCE MONUMENT STAMPED L.B. 6715
 - DENOTES SET PERMANENT CONTROL POINT STAMPED L.B. 6715
 - DENOTES FOUND PERMANENT REFERENCE MONUMENT NO I.D.
 - DENOTES FOUND PERMANENT REFERENCE MONUMENT #4914
 - DENOTES TABULATED CURVE DATA
 - L1 DENOTES TABULATED LINE DATA
 - P.C. DENOTES POINT OF CURVATURE
 - P.T. DENOTES POINT OF TANGENCY
 - P.R.C. DENOTES POINT OF REVERSE CURVE
 - P.C.C. DENOTES POINT OF COMPOUND CURVE
 - (R) DENOTES RADIAL LINE
 - (N) NORTHING
 - (E) EASTING
 - R/W RIGHT-OF-WAY
 - CL CENTERLINE
 - CB CHORD BEARING
 - Δ DELTA
 - R.P. RADIUS POINT
 - D DENOTES DISTANCE TO EASEMENT
 - FPL-E FLORIDA POWER AND LIGHT EASEMENT
 - ORB OFFICIAL RECORDS BOOK
 - POB POINT OF BEGINNING
 - PRM PERMANENT REFERENCE MONUMENT
 - PUE PRIVATE UNOBSTRUCTED DRAINAGE EASEMENT
 - TOB TOP OF BANK
 - UDE UNOBSTRUCTED DRAINAGE EASEMENT
 - SWMF STORMWATER MANAGEMENT FACILITY
 - CUE COMMON UTILITY EASEMENT
 - WETLANDS WETLANDS
 - ULAND BUFFER UPLAND BUFFER



PREPARED BY:
PERRET AND ASSOCIATES, INC.
1484 MONTICELLO ROAD
JACKSONVILLE, FLORIDA 32207; PHONE (904) 805-0030
L.B. NO. 6715

SOMERSET AT PALM COAST PARK PHASE 1

A PORTION OF SECTION 4, TOWNSHIP 11 SOUTH, RANGE 30 EAST, PALM COAST, FLAGLER COUNTY, FLORIDA.

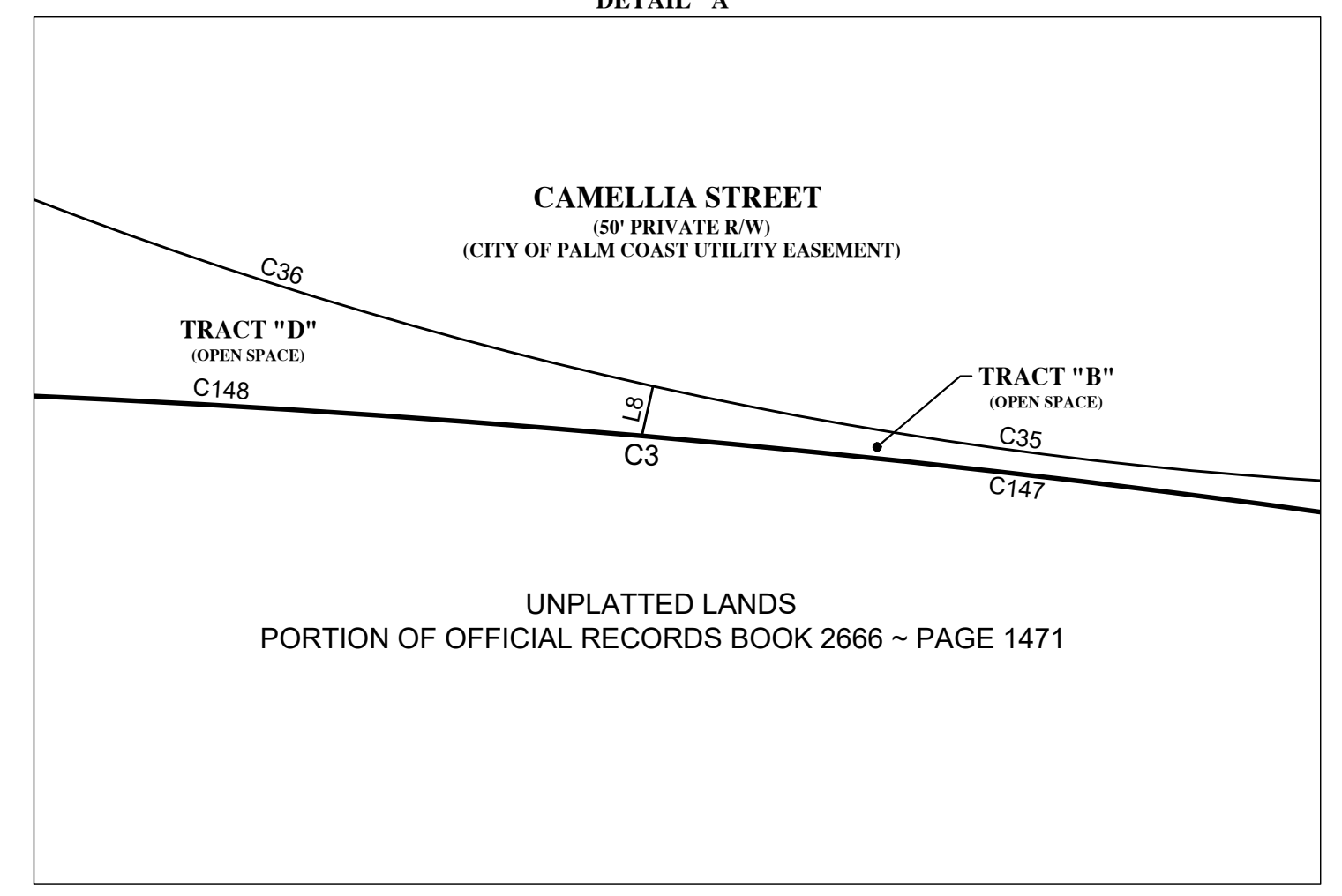
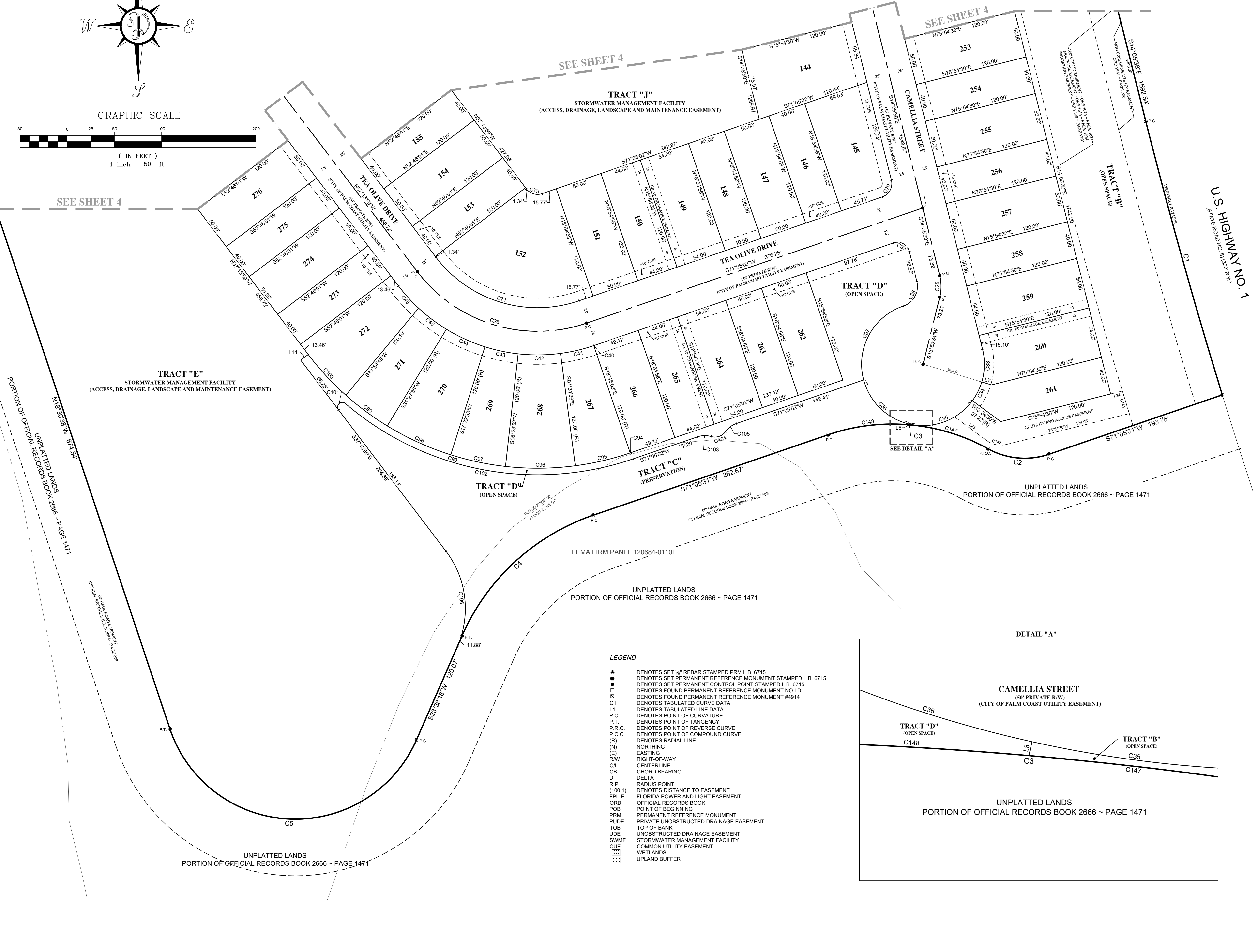


GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L7	10.75'	S73°11'39"E
L8	0.76'	S12°30'20"W
L14	10.00'	S52°46'01"W
L24	12.84'	S75°54'30"W
L25	42.22'	S53°34'30"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	300.65'	5829.65'	2°57'18"	S15°37'36"E	300.62'
C2	66.77'	80.00'	47°49'17"	N84°59'34"W	64.85'
C3	175.27'	210.00'	47°49'16"	N84°59'52"W	170.23'
C4	194.64'	235.00'	47°27'16"	S47°21'55"W	189.12'
C5	336.83'	140.00'	137°50'59"	N87°26'10"W	261.27'
C6	23.04'	47.00'	28°05'03"	S00°02'58"E	22.81'
C26	209.18'	160.00'	71°40'59"	N73°04'38"W	187.37'
C33	35.06'	65.00'	30°54'01"	N01°21'21"E	34.63'
C34	22.26'	65.00'	19°37'09"	N26°36'56"E	22.15'
C35	74.97'	65.00'	66°04'50"	N69°27'55"E	70.88'
C36	71.14'	65.00'	62°42'19"	S46°08'31"E	67.64'
C37	97.66'	65.00'	86°04'58"	S28°15'07"W	88.73'
C38	32.79'	22.00'	85°23'06"	S28°36'03"W	29.83'
C39	21.51'	13.00'	94°49'28"	S61°30'14"E	19.14'
C40	0.53'	185.00'	0°09'55"	N71°10'00"E	0.53'
C41	36.24'	185.00'	11°13'27"	N76°51'41"E	36.18'
C42	44.96'	185.00'	13°55'28"	N89°26'08"E	44.85'
C43	35.98'	185.00'	11°08'40"	S78°01'47"E	35.93'
C44	44.94'	185.00'	13°55'03"	S65°29'56"E	44.83'
C45	36.97'	185.00'	11°26'59"	S52°48'54"E	36.91'
C46	31.83'	185.00'	9°51'26"	S42°09'42"E	31.79'
C70	22.30'	15.00'	85°10'32"	N28°29'46"E	20.30'
C71	168.90'	135.00'	71°40'59"	S73°04'28"E	158.10'
C79	18.77'	15.00'	71°40'59"	S73°04'28"E	17.57'
C83	381.59'	305.00'	71°40'59"	S73°04'28"E	357.18'
C84	0.88'	305.00'	0°09'55"	N71°10'00"E	0.88'
C85	59.75'	305.00'	11°13'27"	N76°51'41"E	59.65'
C86	74.12'	305.00'	13°55'28"	N89°26'08"E	73.94'
C87	59.32'	305.00'	11°08'40"	S78°01'47"E	59.23'
C88	74.09'	305.00'	13°55'03"	S65°29'56"E	73.90'
C89	54.67'	305.00'	10°16'13"	S53°24'17"E	54.60'
C100	58.75'	305.00'	11°02'12"	S42°45'05"E	58.66'
C101	14.66'	5.00'	167°56'11"	S46°44'00"W	9.94'
C102	324.65'	312.00'	59°37'10"	S79°06'23"E	310.20'
C103	14.64'	23.45'	35°45'43"	S88°57'54"W	14.40'
C104	17.12'	13.71'	71°31'27"	N71°05'02"E	16.03'
C105	14.64'	23.45'	35°45'43"	S53°12'11"W	14.40'
C106	106.24'	100.00'	60°52'16"	N06°47'51"W	101.31'
C141	25.03'	5929.65'	0°14'31"	S16°53'12"E	25.03'
C142	22.04'	25.00'	50°31'00"	S78°50'00"E	21.33'
C147	87.64'	210.00'	23°54'38"	N73°02'34"W	87.00'
C148	87.64'	210.00'	23°54'38"	S83°02'49"W	87.00'

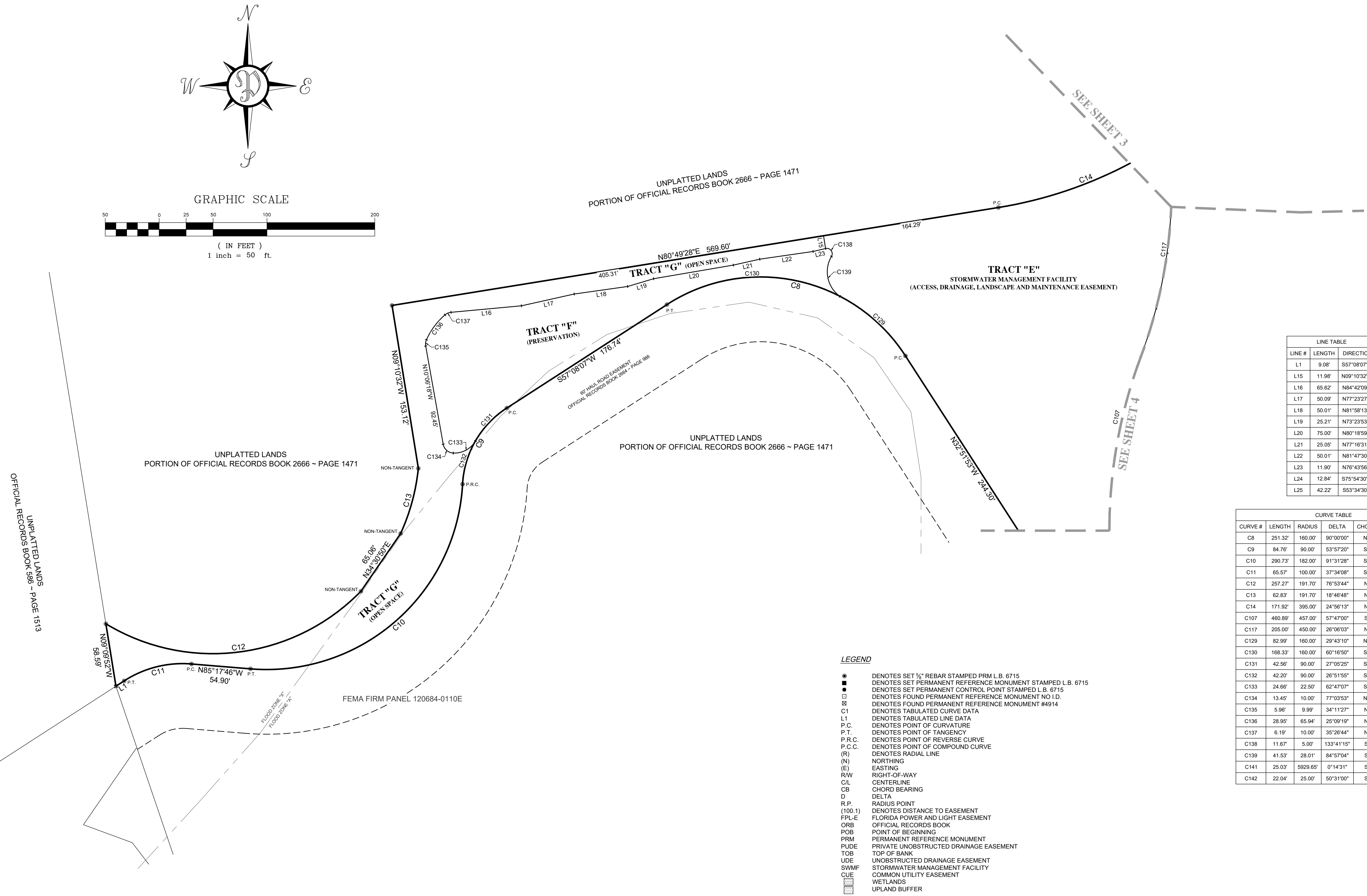
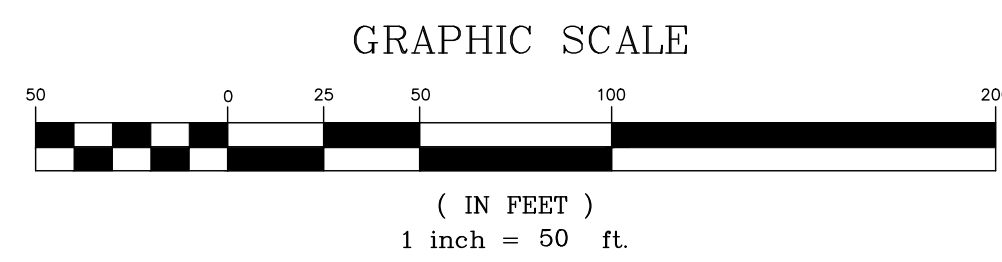
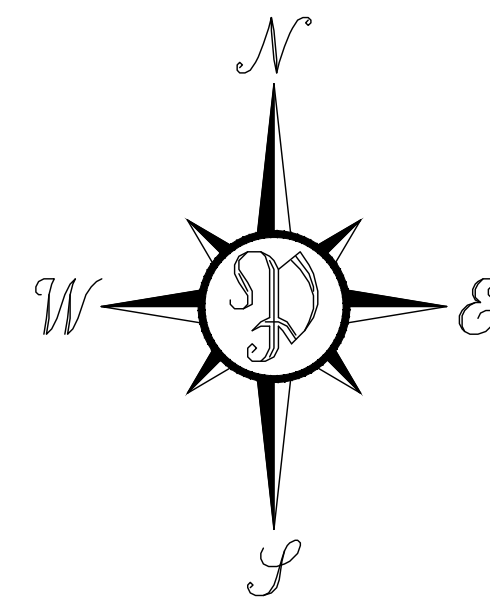


- LEGEND**
- DENOTES SET 3/8" REBAR STAMPED PRM L.B. 6715
 - DENOTES SET PERMANENT REFERENCE MONUMENT STAMPED L.B. 6715
 - DENOTES SET PERMANENT CONTROL POINT STAMPED L.B. 6715
 - ⊠ DENOTES FOUND PERMANENT REFERENCE MONUMENT NO. LD.
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 - (100-1) DENOTES DISTANCE TO EASEMENT
 - F.P.L.E. FLORIDA POWER AND LIGHT EASEMENT
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SOMERSET AT PALM COAST PARK PHASE 1

A PORTION OF SECTION 4, TOWNSHIP 11 SOUTH, RANGE 30 EAST, PALM COAST, FLAGLER COUNTY, FLORIDA.



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	9.06'	S57°08'07"W
L15	11.98'	N09°10'32"W
L16	65.62'	N84°42'09"E
L17	50.09'	N77°23'27"E
L18	50.01'	N81°58'13"E
L19	25.21'	N73°23'53"E
L20	75.00'	N80°18'59"E
L21	25.05'	N77°16'31"E
L22	50.01'	N81°47'30"E
L23	11.90'	N76°43'56"E
L24	12.84'	S75°54'30"W
L25	42.22'	S53°34'30"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C8	251.32'	160.00'	90°00'00"	N77°51'53"W	226.27'
C9	84.76'	90.00'	53°57'20"	S30°09'27"W	81.66'
C10	290.73'	182.00'	91°31'28"	S48°56'31"W	260.79'
C11	65.57'	100.00'	37°34'08"	S75°56'10"W	64.40'
C12	257.27'	191.70'	76°53'44"	N82°43'54"E	238.39'
C13	62.83'	191.70'	18°46'48"	N15°13'54"E	62.55'
C14	171.92'	395.00'	24°56'13"	N68°21'21"E	170.56'
C107	460.89'	457.00'	57°47'00"	S08°20'29"E	441.60'
C117	205.00'	450.00'	28°06'03"	N07°29'59"E	203.23'
C129	82.99'	160.00'	29°43'10"	N47°43'28"W	82.06'
C130	168.33'	160.00'	60°16'50"	S87°16'32"W	160.68'
C131	42.56'	90.00'	27°05'25"	S43°35'24"W	42.16'
C132	42.20'	90.00'	38°51'55"	S16°36'44"W	41.82'
C133	24.66'	22.50'	62°47'07"	S61°26'15"W	23.44'
C134	13.45'	10.00'	77°03'53"	N48°38'15"W	12.48'
C135	5.96'	9.99'	34°11'27"	N06°59'26"E	5.87'
C136	28.95'	65.94'	25°09'19"	N36°59'49"E	28.72'
C137	6.19'	10.00'	35°26'44"	N66°57'50"E	6.09'
C138	11.67'	5.00'	133°41'15"	S36°25'22"E	9.19'
C139	41.53'	28.01'	84°57'04"	S12°03'21"E	37.83'
C141	25.03'	5929.65'	0°14'31"	S16°53'12"E	25.03'
C142	22.04'	25.00'	50°31'00"	S78°50'00"E	21.33'

LEGEND

- DENOTES SET 3/4" REBAR STAMPED PRM L.B. 6715
- DENOTES SET PERMANENT REFERENCE MONUMENT STAMPED L.B. 6715
- DENOTES SET PERMANENT CONTROL POINT STAMPED L.B. 6715
- DENOTES FOUND PERMANENT REFERENCE MONUMENT NO I.D.
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- C1 DENOTES TABULATED CURVE DATA
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City of Palm Coast, Florida Agenda Item

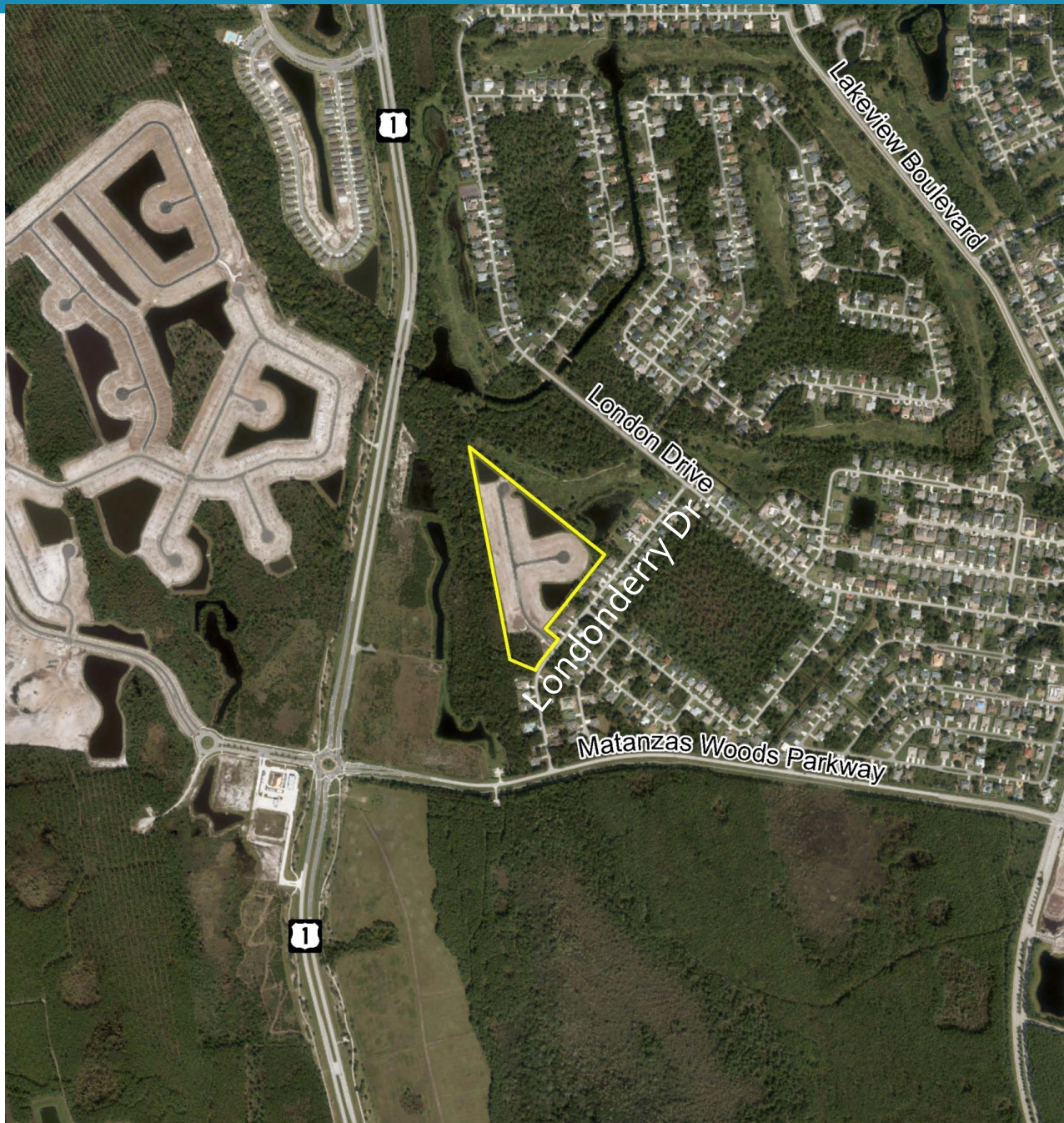
Agenda Date: April 16, 2024

Department	COMMUNITY DEVELOPMENT	Amount
Division	PLANNING	Account #
Subject: RESOLUTION 2024-XX APPROVING MATANZAS COVE FINAL PLAT - APPLICATION NO. 5586		
Presenter: Estelle Lens, A.I.C.P., Planner		
Attachments: <ol style="list-style-type: none">1. Presentation2. Resolution3. Final Plat		
Background: <p>This is a quasi-judicial item, please disclose any ex parte communication.</p> <p>The application, submitted by the applicant, Matanzas Cove LLC., proposes to plat and subdivide approximately 17.47 acres of land into 50 single family residential lots and 3 tracts.</p> <p>Matanzas Cove is located on the west side of Londonderry Drive approximately 975' north of Matanzas Woods Parkway. The Future Land Use Map is Residential; and the Official Zoning is Single Family Residential (SFR-1).</p> <p>The Preliminary Plat was approved in November 2019. The Applicant was issued a Site Development Permit in August 2021 in accordance with the approved construction plans filed with the approved preliminary plat.</p> <p>Prior to plat execution, the applicant is not required to provide a performance surety bond since all infrastructure has been completed.</p> <p>The project meets the technical requirements of the City Code and Florida Statutes, Chapter 177 FS.</p>		
Recommended Action: <p>ADOPT RESOLUTION 2024-XX APPROVING THE FINAL PLAT AND AUTHORIZING THE MAYOR TO EXECUTE THE PLAT AND STAFF TO ISSUE A FINAL PLAT DEVELOPMENT ORDER FOR APPLICATION NO. 5586</p>		

Matanzas Cove Final Plat

City Council Public Hearing
on April 16, 2024





Location Map

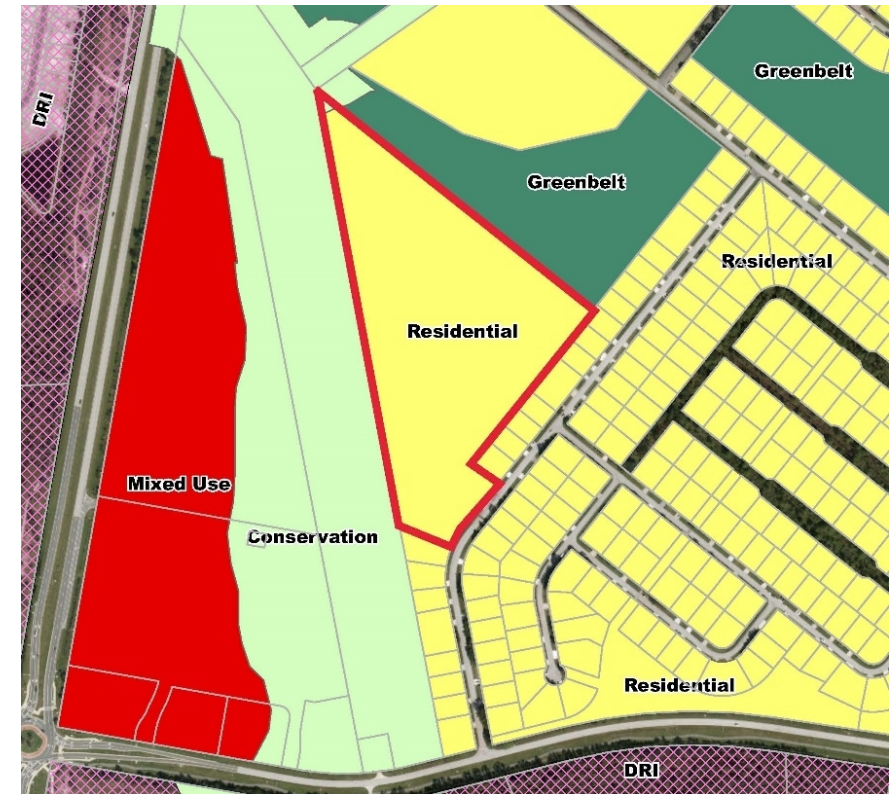
Matanzas Cove is 17.74 +/- acres and located west of Londonderry Drive and approximately 975' north of Matanzas Woods Parkway.

Zoning Map



Matanzas Cove is located in the SFR-1 Zoning District.

Future Land Use Map



The FLUM designation for Matanzas Cove is Residential.



Background

The Matanzas Cove Preliminary Plat was approved in November of 2019, and infrastructure construction started in August 2021.



Construction Photos



PLAT LAYOUT

- 50 Single Family Residential Lots
- 3 tracts

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 EASEMENTS TO A PROPERTY OWNERS ASSOCIATION OR OTHER SUCH ENTITY OR PERSON AS WILL ASSUME ALL OBLIGATION OF MAINTENANCE OR OPERATION THEREOF UNDER THE PLAT.

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, PHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL SOLELY BE RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A RETAILER OF ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL APPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

ALL 10 FOOT DRAINAGE AND UTILITY (D&U) EASEMENTS, THE DRAINAGE PORTION IS HEREBY DEDICATED TO THE ASSOCIATION, ITS SUCCESSORS, ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS, AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM COAST. THE UTILITY PORTION IS HEREBY DEDICATED IN PERPETUITY TO THE CITY OF PALM COAST AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE CITY.

DRAINAGE EASEMENTS (DE) ARE HEREBY DEDICATED TO THE ASSOCIATION, ITS SUCCESSORS, AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM COAST.

UTILITY EASEMENTS REFERENCED ABOVE AND DEPICTED AS SHOWN HERE ON, ARE GRANTED AND CONVEYED TO ANY PUBLIC OR PRIVATE UTILITY AND ARE SEVERABLE, NON-EXCLUSIVE EASEMENTS, GRANTING THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN AND REPAIR UNDERGROUND PUBLIC UTILITY SYSTEMS (INCLUDING WIRES, CABLES, CONDUIT AND ABOVE GROUND APPURTENANT EQUIPMENT) UNLESS OTHERWISE INDICATED.

HEB HEREBY RESERVES THE RIGHT OF INGRESS AND EGRESS OVER ALL PROPERTY AND EASEMENTS DEDICATED TO THE ASSOCIATION FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING THE DRAINAGE FACILITIES, STORMWATER MANAGEMENT FACILITIES AND UTILITIES AND FURTHER RESERVES THE RIGHT TO GRANT OTHERS THE NON-EXCLUSIVE RIGHT OF INGRESS AND EGRESS OVER SAID PROPERTY AND EASEMENTS.

20-FOOT WIDE "CONSERVATION TRACT ACCESS EASEMENT" THAT TRAVELERS TRACT "B" IS HEREBY DEDICATED TO THE CITY OF PALM COAST FOR RESS TO AND EGRESS FROM TRACT "B".

HORIZONTAL DATUM IS GPS DERIVED UTILIZING TRIMBLE NOW VRS SYSTEM AND IS IN CONJUNCTION WITH FLORIDA PERMANENT REFERENCE NETWORK (RN), COORDINATES SHOWN HEREIN (IF ANY) ARE REFERENCED TO NAD83/2011 FLORIDA, EAST ZONE, STATE PLANE COORDINATES.

SET IRON ROD AND CAP SHOWN HEREON ARE 1/2"x1/8" REBAR WITH POLYMER CAP BEARING THE ALLIANT NAME AND LB NUMBER.

SET CONCRETE MONUMENT SHOWN HEREON ARE 4"x4"x24" CONCRETE MONUMENT WITH A NAIL & DISK BEARING THE ALLIANT NAME AND LB NUMBER.

THIS PLAT WAS PREPARED WITH THE BENEFIT OF AN OPINION OF TITLE PERFORMED BY LIVINGSTON & SWORD, P.A., DATED: OCTOBER 18, 2023.

BOUNDARY LINES AND QUARTER SECTION LINES ARE GRAPHIC REPRESENTATIONS ONLY AND DO NOT REFLECT FIELD MEASUREMENTS UNLESS OTHERWISE NOTED.

UTILITIES SHALL BE LOCATED UNDERGROUND.

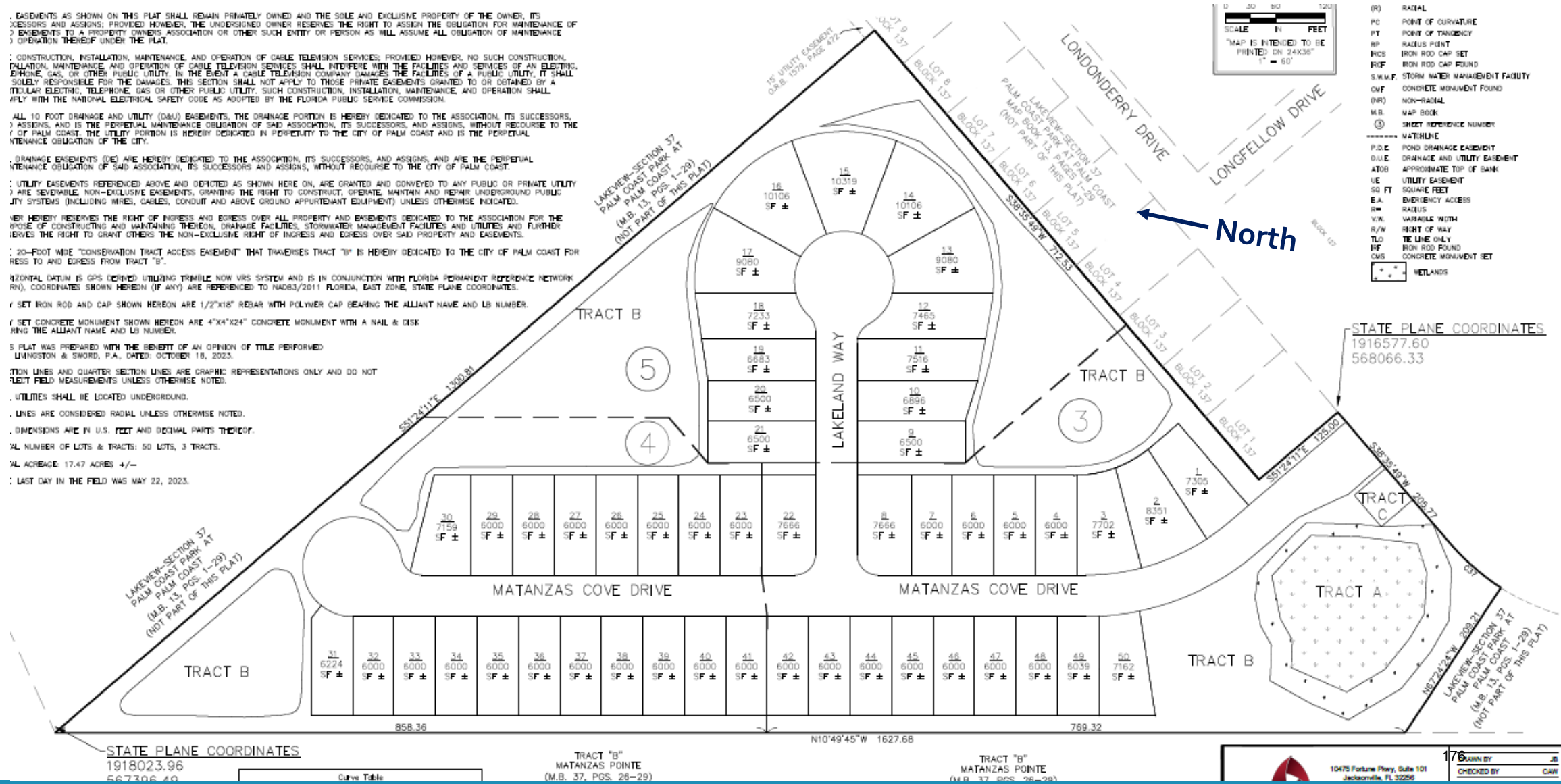
BOUNDARY LINES ARE CONSIDERED RADIAL UNLESS OTHERWISE NOTED.

DIMENSIONS ARE IN U.S. FEET AND DECIMAL PARTS THEREOF.

TOTAL NUMBER OF LOTS & TRACTS: 50 LOTS, 3 TRACTS.

TOTAL ACREAGE: 17.47 ACRES +/-

LAST DAY IN THE FIELD WAS MAY 22, 2023.



STATE PLANE COORDINATES
1918023.96
567306.40

TRACT "B"
MATANZAS POINTE
(M.B. 37, PGS. 26-29)

TRACT "B"
MATANZAS POINTE
(M.B. 37, PGS. 26-29)

Bond

A performance bond estimate for the infrastructure is not required since all infrastructure improvements have been completed.

Recommendation

Adopt Resolution 2024-XX approving Final Plat for Matanzas Cove and authorizing the Mayor to execute the plat and staff to issue a Final Plat Development Order for Application No. 5586.

RESOLUTION 2024-____
MATANZAS COVE FINAL PLAT - APPLICATION NO. 5586

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM COAST, FLORIDA, APPROVING APPLICATION NO. 5586 FOR THE FINAL PLAT OF A TRACT OF LAND BEING A REPLAT OF A PORTION OF RESERVE PARCEL R-1, ACCORDING TO THE PLAT OF LAKEVIEW- SECTION 37 PALM COAST PARK AT PALM COAST, AS RECORDED IN MAP BOOK 13, PAGES 1 THROUGH 29 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA AND LYING WITHIN SECTION 28, TOWNSHIP 10 SOUTH, RANGE 30 EAST, 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 November 3, 2023, Application No. 5586, (hereinafter “the application”) was submitted by Matanzas Cove LLC, to the City of Palm Coast Community Development Department for approval of approximately 17.47 acres of land into 50 single family residential lots and 3 tracts; 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 50 single-family lots and 3 tracts 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 16th day of April 2024.

ATTEST:

CITY OF PALM COAST

KALEY COOK, CITY CLERK

DAVID ALFIN, MAYOR

APPROVED AS TO FORM AND LEGALITY

MARCUS DUFFY, CITY ATTORNEY

MATANZAS COVE

A TRACT OF LAND BEING A REPLAT OF A PORTION OF RESERVED PARCEL R-1, ACCORDING TO THE PLAT OF LAKEVIEW - SECTION 37 PALM COAST PARK AT PALM COAST, AS RECORDED IN MAP BOOK 13, PAGES 1 THROUGH 29 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA AND LYING WITHIN SECTION 28, TOWNSHIP 10 SOUTH, RANGE 30 EAST, CITY OF PALM COAST, FLAGLER COUNTY, FLORIDA.

DEDICATION

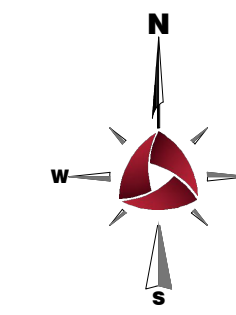
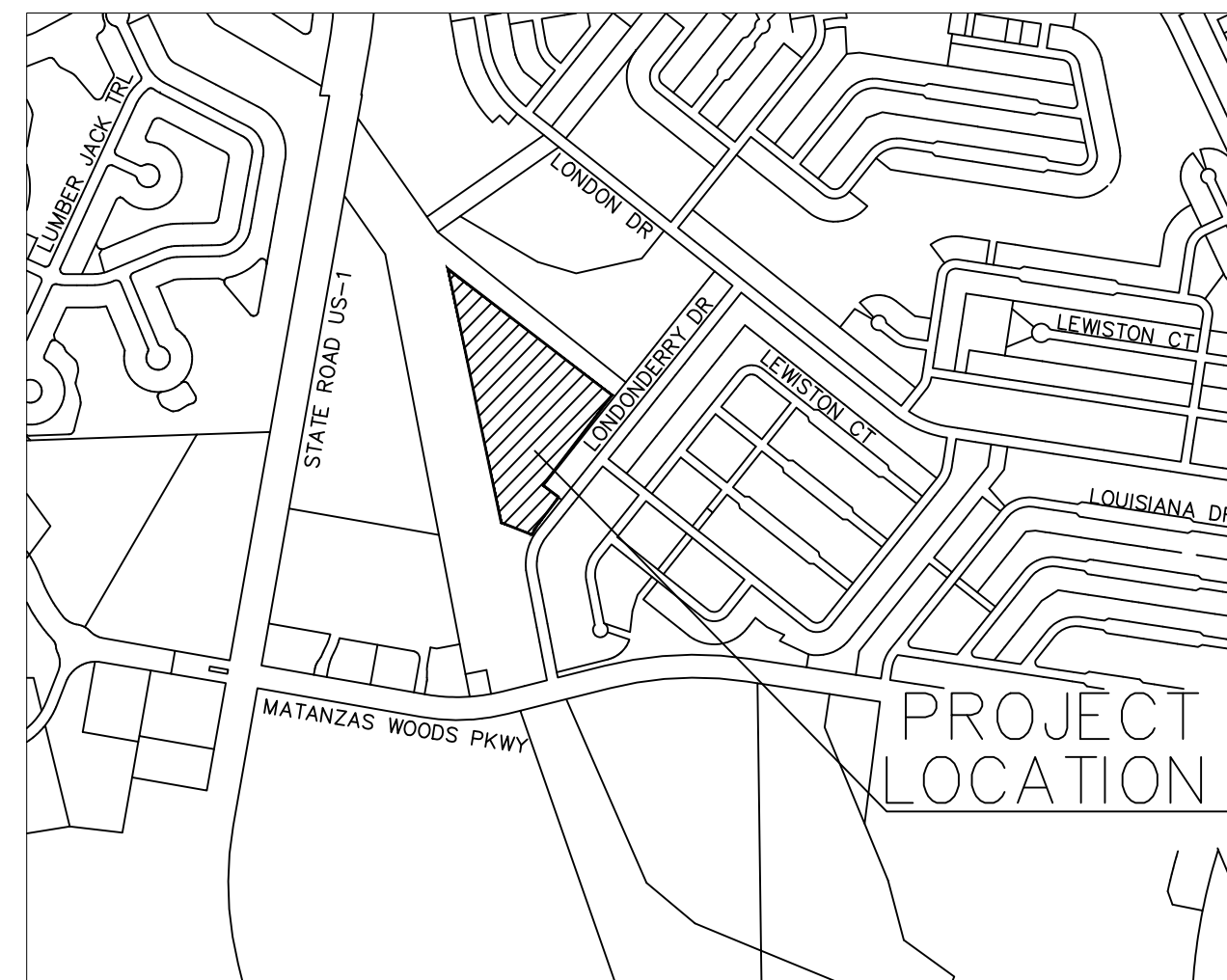
KNOW ALL MEN BY THESE PRESENTS, THAT MATANZAS COVE, LLC, BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION OF THIS PLAT ENTITLED MATANZAS COVE, LOCATED IN THE CITY OF PALM COAST, FLAGLER COUNTY, FLORIDA, DOES HEREBY DEDICATE SAID LANDS AND PLAT FOR THE USES AND PURPOSES HEREIN EXPRESSED. THE OWNER HEREBY DEDICATES AN EASEMENT FOR INGRESS AND EGRESS OVER ALL PRIVATE RIGHTS-OF-WAY TO THE CITY OF PALM COAST. THE CITY OF PALM COAST, FLORIDA, FLAGLER COUNTY, FLORIDA, THE STATE OF FLORIDA, AND THE FEDERAL GOVERNMENT OF THE UNITED STATES OF AMERICA SHALL BE ALLOWED ACCESS ON THE PRIVATE DRIVES, ROADS, PEDESTRIAN WAYS, EASEMENTS, AND COMMON OPEN SPACES TO ENSURE AND PROVIDE FOR THE POLICE AND FIRE PROTECTION OF THE AREA, THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES, AND FOR INGRESS AND EGRESS FOR LAW ENFORCEMENT AND EMERGENCY VEHICLES, MAIL AND PACKAGE DELIVERY, SOLID WASTE/SANITATION, AND OTHER SIMILAR GOVERNMENTAL AND QUASI-GOVERNMENTAL SERVICES, AND TO ENSURE THE HEALTH AND SAFETY OF THE RESIDENTS AND GUESTS OF RESIDENTS.

TRACT "A" (CONSERVATION) IS HEREBY DEDICATED TO THE ASSOCIATION, ITS SUCCESSORS, AND ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM COAST.

TRACT "B" (COMMON AREA, RECREATION & DRAINAGE) IS HEREBY DEDICATED TO THE ASSOCIATION, ITS SUCCESSORS, AND ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS, AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM COAST.

TRACT "C" (LIFT STATION) IS HEREBY DEDICATED IN PERPETUITY TO THE CITY OF PALM COAST, FOR USE IN CONJUNCTION WITH ITS SEWAGE COLLECTION SYSTEM AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CITY.

IN WITNESS WHEREOF, THE OWNER HAS CAUSED THIS PLAT AND DEDICATION TO BE EXECUTED BY ITS DULY ELECTED OFFICERS, ACTING BY AND WITH THE AUTHORITY OF THE BOARD OF DIRECTORS.



VICINITY MAP
SCALE: 1"=1000'

LEGAL DESCRIPTION:

A TRACT OF LAND BEING A PORTION OF RESERVED PARCEL R-1, ACCORDING TO THE PLAT OF LAKEVIEW-SECTION 37 PALM COAST PARK AT PALM COAST, AS RECORDED IN MAP BOOK 13, PAGES 1 THROUGH 29 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, LYING WITHIN SECTION 28, TOWNSHIP 11 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST SOUTHERLY CORNER OF LOT 1, BLOCK 137, ACCORDING TO SAID PLAT, SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF LONDONDERRY DRIVE (A 60 FOOT PUBLIC RIGHT-OF-WAY, AS IT IS NOW ESTABLISHED) ACCORDING TO SAID PLAT; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, THE FOLLOWING TWO (2) COURSES; (1) THENCE S38°35'49"W, FOR 205.77 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEAST; (2) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 300.00 FEET A CENTRAL ANGLE OF 16°00'13", AN ARC LENGTH OF 83.79 FEET AND A CHORD BEARING S30°35'42"W, FOR 83.52 FEET TO THE SOUTHEAST CORNER OF SAID RESERVED PARCEL R-1; THENCE N67°24'24"W, ALONG THE SOUTH LINE OF SAID RESERVED PARCEL R-1, FOR 209.21 FEET TO THE SOUTHWEST CORNER THEREOF, SAID POINT ALSO BEING THE POINT OF INTERSECTION WITH THE EAST LINE OF TRACT "B", ACCORDING TO THE PLAT OF MATANZAS COVE, AS RECORDED IN MAP BOOK 37, PAGES 26 THROUGH 29 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; THENCE N10°49'45"W ALONG SAID EAST LINE OF TRACT "B", FOR 1627.68 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF LONDON WATERWAY, AS RECORDED IN AFORESAID PLAT OF LAKEVIEW-SECTION 37 PALM COAST PARK AT PALM COAST; THENCE S51°24'11"E, LEAVING SAID SOUTH LINE, FOR 1300.81 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY LINE OF SAID BLOCK 137; THENCE S38°35'49"W, ALONG SAID WESTERLY LINE, FOR 712.53 FEET TO THE MOST WESTERLY CORNER OF SAID LOT 1, BLOCK 137; THENCE S51°24'11"E, ALONG THE SOUTHERLY LINE OF SAID LOT 1, BLOCK 137, FOR 125.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

CONTAINING 17.47 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT ON THE DATE OF _____, HE COMPLETED THE SURVEY OF THE LANDS SHOWN IN THE FOREGOING PLAT; THAT THE FOREGOING PLAT WAS PREPARED UNDER THE DIRECTION AND SUPERVISION OF THE UNDERSIGNED AND COMPLIES WITH ALL SURVEY REQUIREMENTS OF CHAPTER 77 PART 1, FLORIDA STATUTES; THAT SAID PLAT IS A CORRECT REPRESENTATION OF THE LANDS, FLOOD ZONES, AND WETLAND BOUNDARIES THEREIN DESCRIBED AND PLATTED; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS SHOWN THEREON AS REQUIRED BY CHAPTER 177.091(7) ACCORDANCE CONTROL POINTS WILL BE SET IN ACCORDANCE WITH SECTION 177.091(8) FLORIDA STATUTES; AND THAT SAID LANDS ARE LOCATED IN THE CITY OF PALM COAST, FLAGLER COUNTY, FLORIDA.

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

CLAYTON A. WALLEY
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA REGISTERED SURVEYOR NO. LS 7209

REVIEWING SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE UNDERSIGNED IS 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 _____

CERTIFICATE OF APPROVAL BY CITY ENGINEER

THIS IS TO CERTIFY THAT ON THE _____ DAY OF _____, 2024, THIS PLAT WAS APPROVED.

BY: _____ DATE: _____
CITY ENGINEER

PRINTED NAME: _____

CERTIFICATE OF APPROVAL BY DEPUTY CHIEF DEVELOPMENT OFFICER

THIS IS TO CERTIFY THAT ON THE _____ DAY OF _____, 2024 THE FOREGOING PLAT WAS APPROVED.

BY: _____
DEPUTY CHIEF DEVELOPMENT OFFICER

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: _____
MAYOR, CITY OF PALM COAST

BY: _____
CITY CLERK

CERTIFICATE OF CLERK

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

FILE NO. _____

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

STATE OF FLORIDA, COUNTY OF FLAGLER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF _____ (PHYSICAL PRESENCE) OR _____ (ONLINE NOTARIZATION) THIS, _____ DAY OF _____, 2024, BY _____ ON BEHALF OF THE PALM COAST PARK COMMUNITY DEVELOPMENT DISTRICT, SUCH PERSON IS PERSONALLY KNOWN TO ME OR PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC, STATE OF FLORIDA

PRINT NAME _____

COMMISSION NO.: _____

COMMISSION EXPIRES: _____

OWNER: MATANZAS COVE DRIVE, LLC
A FLORIDA LIMITED LIABILITY COMPANY
BY: COASTAL ATLANTIC HOLDINGS, LLC
ITS MANAGER
BY: SEAGATE MANAGEMENT, LLC
ITS MANAGER

WITNESS _____
PRINTED NAME _____

WITNESS _____
BY: _____
PRINTED NAME _____

STATE OF FLORIDA, COUNTY OF FLAGLER
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF _____ (PHYSICAL PRESENCE) OR _____ (ONLINE NOTARIZATION) THIS, _____ DAY OF _____, 2024, BY _____ ON BEHALF OF MATANZAS COVE DRIVE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, BEING KNOWN TO ME AND DID NOT TAKE AN OATH.

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

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

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

DRAWN BY	JB
CHECKED BY	CAW
DATE ISSUED	2/27/2024
SCALE	
JOB NO.	323-0010
PAGE	1 of 5

MATANZAS COVE

A TRACT OF LAND BEING A REPLAT OF A PORTION OF RESERVED PARCEL R-1, ACCORDING TO THE PLAT OF LAKEVIEW - SECTION 37 PALM COAST PARK AT PALM COAST, AS RECORDED IN MAP BOOK 13, PAGES 1 THROUGH 29 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA AND LYING WITHIN SECTION 28, TOWNSHIP 10 SOUTH, RANGE 30 EAST, CITY OF PALM COAST, FLAGLER COUNTY, FLORIDA.

NOTES:

- BEARINGS SHOWN HEREON ARE BASED UPON THE WESTERLY LINE OF BLOCK 137, ACCORDING TO THE PLAT OF LAKEVIEW-SECTION 37 PALM COAST PARK AT PALM COAST, AS RECORDED IN MAP BOOK 13, PAGES 1-29 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, BEING S 38°35'49" W, AND IS IN CONJUNCTION WITH STATE PLANE COORDINATES EAST ZONE (NAD83).
- LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "X" & "A" AS DEPICTED ON THE FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY NUMBER PANEL 12035C0110E, EFFECTIVE DATE 06/06/2018.
- NOTICE: LANDS SHOWN HEREON AFFECTED BY F.E.M.A. LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (CASE NO.: 23-04-1758A) DATED FEBRUARY 21, 2023 FOR A PORTION OF RESERVED PARCEL R-1, LAKEVIEW, SECTION 37 AS RECORDED IN MAP BOOK 13, PAGES 1-29 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.
- 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.
- NO FENCES, BUILDINGS OR IMPROVEMENTS SHALL BE ERECTED ON LOTS OR COMMON AREAS WITHOUT PERMITS AS REQUIRED BY THE CITY OF PALM COAST OR ANY APPROPRIATE GOVERNMENTAL AGENCY.
- 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.
- THE CITY OF PALM COAST, FLORIDA HAS NO MAINTENANCE OBLIGATION WITHIN THE EASEMENTS FOR DRAINAGE BUT HAS ACCESS RIGHTS TO RESTORE FUNCTIONALITY WITHIN THE DRAINAGE EASEMENTS IN THE EVENT THE OWNER'S DRAINAGE SYSTEM BECOMES COMPROMISED IN THE CITY'S SOLE JUDGMENT.
- THE UTILITY EASEMENTS REFERENCED ABOVE AND DEPICTED AS SHOWN HEREON ARE SEVERABLE, NON-EXCLUSIVE EASEMENTS, GRANTING THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN AND REPAIR UNDERGROUND PUBLIC UTILITY SYSTEMS (INCLUDING WIRES, CABLES, CONDUITS AND ABOVE GROUND APPURTENANT EQUIPMENT) UNLESS OTHERWISE INDICATED.
- 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 A PROPERTY OWNERS ASSOCIATION OR OTHER SUCH ENTITY OR PERSON AS WILL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THE PLAT.
- 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 ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- ON ALL 10 FOOT DRAINAGE AND UTILITY (D&U) EASEMENTS, THE DRAINAGE PORTION IS HEREBY DEDICATED TO THE ASSOCIATION, ITS SUCCESSORS, AND ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS, AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM COAST. THE UTILITY PORTION IS HEREBY DEDICATED IN PERPETUITY TO THE CITY OF PALM COAST AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE CITY.
- ALL DRAINAGE EASEMENTS (DE) ARE HEREBY DEDICATED TO THE ASSOCIATION, ITS SUCCESSORS, AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM COAST.
- THE UTILITY EASEMENTS REFERENCED ABOVE AND DEPICTED AS SHOWN HERE ON, ARE GRANTED AND CONVEYED TO ANY PUBLIC OR PRIVATE UTILITY AND ARE SEVERABLE, NON-EXCLUSIVE EASEMENTS, GRANTING THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN AND REPAIR UNDERGROUND PUBLIC UTILITY SYSTEMS (INCLUDING WIRES, CABLES, CONDUIT AND ABOVE GROUND APPURTENANT EQUIPMENT) UNLESS OTHERWISE INDICATED.
- OWNER HEREBY RESERVES THE RIGHT OF INGRESS AND EGRESS OVER ALL PROPERTY AND EASEMENTS DEDICATED TO THE ASSOCIATION FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING THEREON, DRAINAGE FACILITIES, STORMWATER MANAGEMENT FACILITIES AND UTILITIES AND FURTHER RESERVES THE RIGHT TO GRANT OTHERS THE NON-EXCLUSIVE RIGHT OF INGRESS AND EGRESS OVER SAID PROPERTY AND EASEMENTS.
- THE 20-FOOT WIDE "CONSERVATION TRACT ACCESS EASEMENT" THAT TRAVERSES TRACT "B" IS HEREBY DEDICATED TO THE CITY OF PALM COAST FOR INGRESS TO AND EGRESS FROM TRACT "B".
- HORIZONTAL DATUM IS GPS DERIVED UTILIZING TRIMBLE NOW VRS SYSTEM AND IS IN CONJUNCTION WITH FLORIDA PERMANENT REFERENCE NETWORK (FPRN), COORDINATES SHOWN HEREON (IF ANY) ARE REFERENCED TO NAD83/2011 FLORIDA, EAST ZONE, STATE PLANE COORDINATES.
- ANY SET IRON ROD AND CAP SHOWN HEREON ARE 1/2"x18" REBAR WITH POLYMER CAP BEARING THE ALLIANT NAME AND LB NUMBER.
- ANY SET CONCRETE MONUMENT SHOWN HEREON ARE 4"x4"x24" CONCRETE MONUMENT WITH A NAIL & DISK BEARING THE ALLIANT NAME AND LB NUMBER.
- THIS PLAT WAS PREPARED WITH THE BENEFIT OF AN OPINION OF TITLE PERFORMED BY: LIVINGSTON & SWORD, P.A., DATED: OCTOBER 18, 2023.
- SECTION LINES AND QUARTER SECTION LINES ARE GRAPHIC REPRESENTATIONS ONLY AND DO NOT REFLECT FIELD MEASUREMENTS UNLESS OTHERWISE NOTED.
- ALL UTILITIES SHALL BE LOCATED UNDERGROUND.
- ALL LINES ARE CONSIDERED RADIAL UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE IN U.S. FEET AND DECIMAL PARTS THEREOF.
- TOTAL NUMBER OF LOTS & TRACTS: 50 LOTS, 3 TRACTS.
- TOTAL ACREAGE: 17.47 ACRES +/-
- THE LAST DAY IN THE FIELD WAS MAY 22, 2023.

25. THE ASSOCIATION, ITS SUCCESSORS AND ASSIGNS DOES HEREBY GRANT TO THE PRESENT AND FUTURE OWNERS OF THE LOTS SHOWN ON THIS PLAT AND THEIR GUESTS, INVITEES, DOMESTIC HELP, DELIVERY AND PICK-UP SERVICES, FIRE PROTECTION AND RESCUE SERVICES, POLICE AND OTHER AUTHORITIES OF THE LAW, UNITED STATES MAIL CARRIERS, REPRESENTATIVES OF UTILITIES AUTHORIZED BY SAID OWNERS TO SERVE THE LAND SHOWN ON THIS PLAT, HOLDERS OF MORTGAGE LIENS ON SUCH LANDS AND SUCH PERSONS AS OWNERS MAY, FROM TIME TO TIME, DESIGNATE THE NON-EXCLUSIVE AND PERPETUAL RIGHT OF INGRESS AND EGRESS OVER AND ACROSS SAID ROADS, SUBJECT TO THE PRECEDING PROVISIONS AND REASONABLE NON-DISCRIMINATORY REGULATIONS IMPOSED BY THE ASSOCIATION, ITS SUCCESSORS AND ASSIGNS.

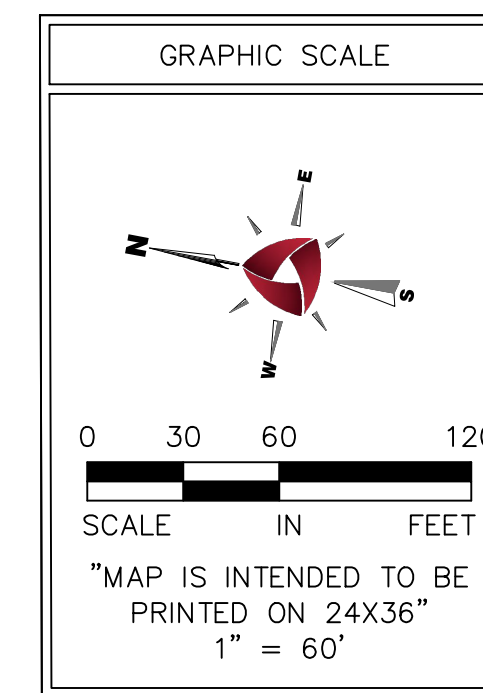
26. OWNER HEREBY RESERVES AND SHALL HAVE THE SOLE AND ABSOLUTE RIGHT, AT ANY TIME, WITH THE CONSENT OF THE GOVERNING BODY OF ANY MUNICIPALITY OR OTHER GOVERNMENT BODY THEN HAVING JURISDICTION OVER THE LANDS INVOLVED, TO DEDICATE TO THE PUBLIC ALL OR ANY PART OF THE LANDS OR EASEMENTS REMAINING PRIVATELY OWNED BY IT.

27. TRACT "C" (LIFT STATION) IS HEREBY DEDICATED IN PERPETUITY TO THE CITY OF PALM COAST, FOR USE IN CONJUNCTION WITH ITS SEWAGE COLLECTION SYSTEM, WITH ACCESS FOR UTILITIES AND INGRESS AND EGRESS FROM LONDONDERRY DRIVE.

28. THE ROADS DESIGNATED AS MATANZAS COVE DRIVE AND LAKELAND WAY ARE HEREBY DEDICATED TO THE MATANZAS COVE HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION ("ASSOCIATION"), ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS, AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM COAST. A UTILITY EASEMENT OVER SAID ROADS IS HEREBY DEDICATED IN PERPETUITY TO THE CITY OF PALM COAST FOR THE CONSTRUCTION, MAINTENANCE, AND OPERATION OF UTILITY FACILITIES.

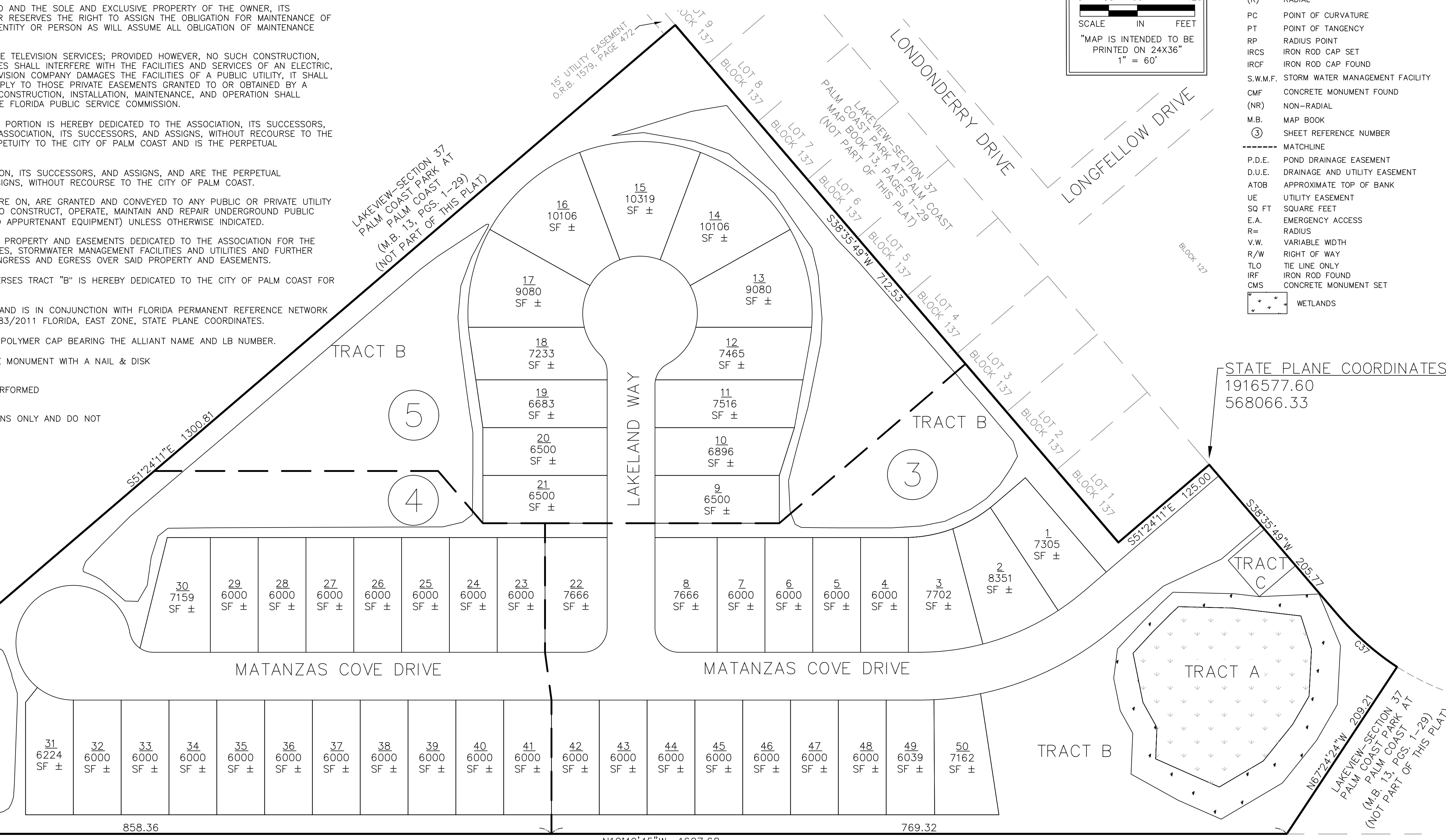
29. TRACT "A" IS FOR CONSERVATION PURPOSES. FILLING, DREDGING, CONSTRUCTION OF STRUCTURES OF ANY KIND ARE PROHIBITED EXCEPT THOSE FACILITIES THAT HAVE BEEN APPROVED AND PERMITTED BY THE APPROPRIATE AGENCIES. DISTURBANCE OF NATURAL GROWTH SHALL BE RESTRICTED TO THE MITIGATION OF WILDFIRE AND HAZARDOUS TREE CONDITIONS THAT POSE A DIRECT HAZARD TO STRUCTURES. THE CITY OF PALM COAST SHALL HAVE PERMISSION TO ACCESS, INSPECT, AND, IF NECESSARY, TAKE CORRECTIVE ACTION REGARDING THE CONSERVATION EASEMENT.

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 FLAGLER COUNTY, FLORIDA.



LEGEND

- CONCRETE MONUMENT
- SET IRON ROD P.R.M. LB8289
- FOUND P.R.M.
- ⊙ SET ALLIANT P.C.P. LB8289
- P.R.M. PERMANENT REFERENCE MONUMENT
- P.C.P. PERMANENT CONTROL POINT
- D.E. DRAINAGE EASEMENT
- O.R. OFFICIAL RECORDS
- PG. PAGE
- (R) RADIAL
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- RP RADIUS POINT
- IRCS IRON ROD CAP SET
- IRCF IRON ROD CAP FOUND
- S.W.M.F. STORM WATER MANAGEMENT FACILITY
- CMF CONCRETE MONUMENT FOUND
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- V.W. VARIABLE WIDTH
- R/W RIGHT OF WAY
- TLO TIE LINE ONLY
- IRF IRON ROD FOUND
- CMS CONCRETE MONUMENT SET
- WETLANDS



STATE PLANE COORDINATES
1918023.96
567396.49

Curve Table				
Curve #	Length	Radius	Delta	Chord Distance
C37	83.79	300.00	16°00'13"	S30°35'42"W 83.52

TRACT "B"
MATANZAS POINTE
(M.B. 37, PGS. 26-29)
(NOT PART OF THIS PLAT)

TRACT "B"
MATANZAS POINTE
(M.B. 37, PGS. 26-29)
(NOT PART OF THIS PLAT)

KEY MAP

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

DRAWN BY: JB
CHECKED BY: CAW
DATE ISSUED: 2/27/2024
SCALE: 1"=60'
JOB NO.: 323-0010
PAGE: 2 of 5

MATANZAS COVE

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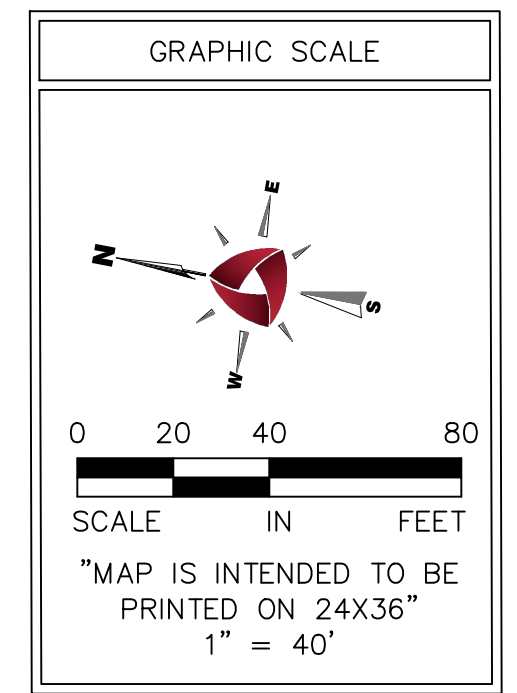
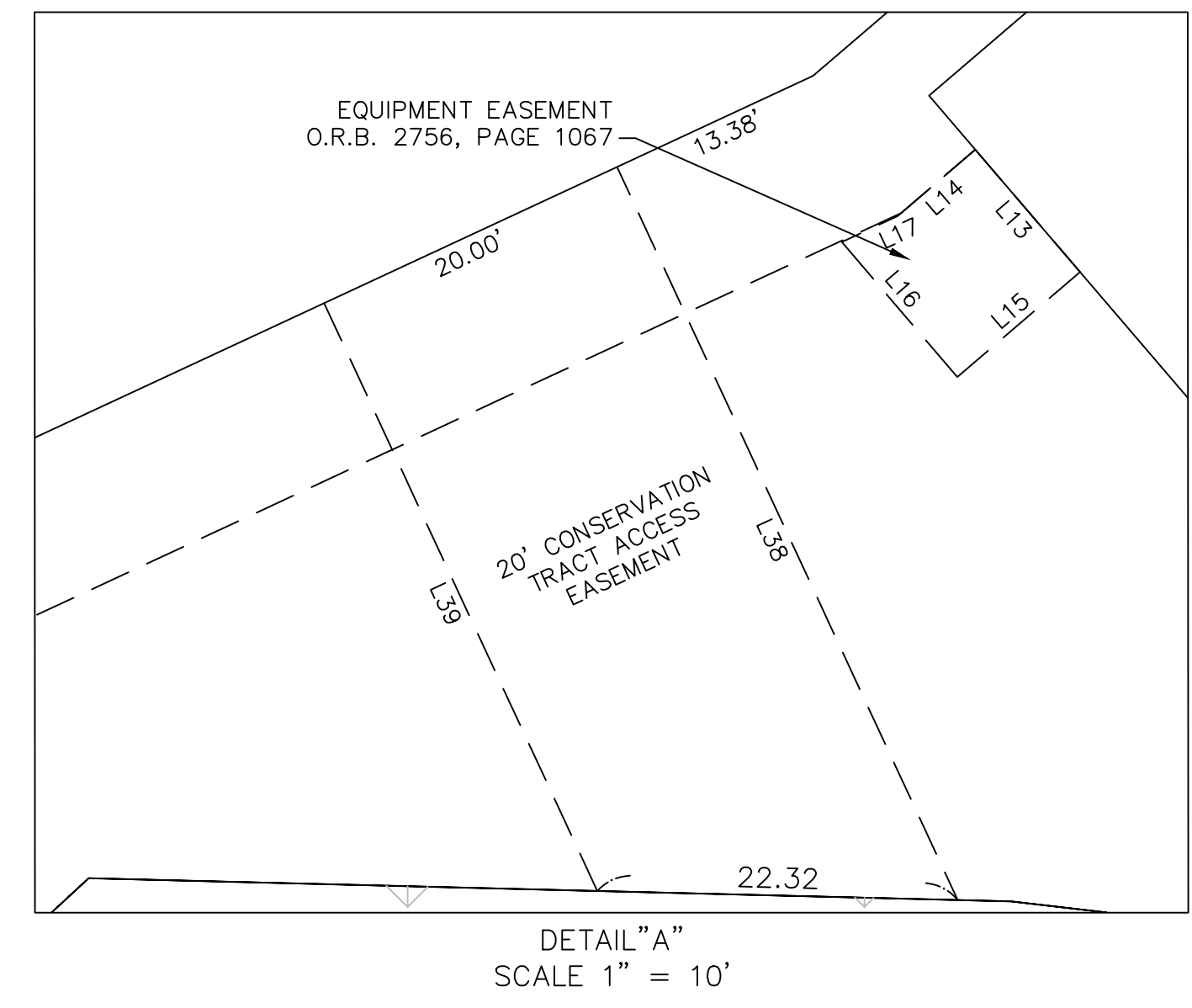
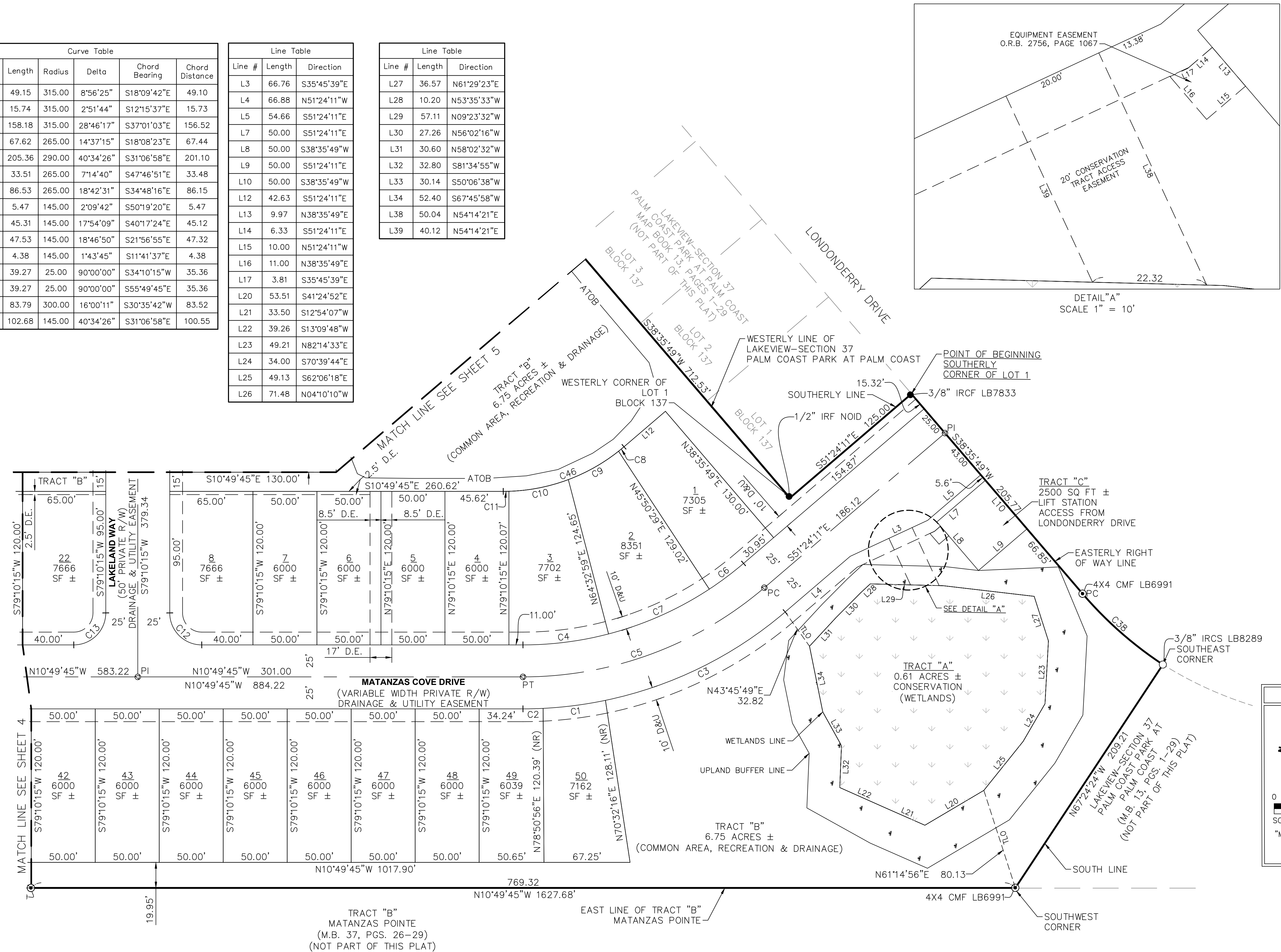
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- R/W RIGHT OF WAY
- TLO TIE LINE ONLY
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- CM5 CONCRETE MONUMENT SET
- WETLANDS

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	49.15	315.00	8°56'25"	S18°09'42"E	49.10
C2	15.74	315.00	2°51'44"	S12°15'37"E	15.73
C3	158.18	315.00	28°46'17"	S37°01'03"E	156.52
C4	67.62	265.00	14°37'15"	S18°08'23"E	67.44
C5	205.36	290.00	40°34'26"	S31°06'58"E	201.10
C6	33.51	265.00	7°14'40"	S47°46'51"E	33.48
C7	86.53	265.00	18°42'31"	S34°48'16"E	86.15
C8	5.47	145.00	2°09'42"	S50°19'20"E	5.47
C9	45.31	145.00	17°54'09"	S40°17'24"E	45.12
C10	47.53	145.00	18°46'50"	S21°56'55"E	47.32
C11	4.38	145.00	1°43'45"	S11°41'37"E	4.38
C12	39.27	25.00	90°00'00"	S34°10'15"W	35.36
C13	39.27	25.00	90°00'00"	S55°49'45"E	35.36
C38	83.79	300.00	16°00'11"	S30°35'42"W	83.52
C46	102.68	145.00	40°34'26"	S31°06'58"E	100.55

Line Table		
Line #	Length	Direction
L3	66.76	S35°45'39"E
L4	66.88	N51°24'11"W
L5	54.66	S51°24'11"E
L7	50.00	S51°24'11"E
L8	50.00	S38°35'49"W
L9	50.00	S51°24'11"E
L10	50.00	S38°35'49"W
L12	42.63	S51°24'11"E
L13	9.97	N38°35'49"E
L14	6.33	S51°24'11"E
L15	10.00	N51°24'11"W
L16	11.00	N38°35'49"E
L17	3.81	S35°45'39"E
L20	53.51	S41°24'52"E
L21	33.50	S12°54'07"W
L22	39.26	S13°09'48"W
L23	49.21	N82°14'33"E
L24	34.00	S70°39'44"E
L25	49.13	S62°06'18"E
L26	71.48	N04°10'10"W

Line Table		
Line #	Length	Direction
L27	36.57	N61°29'23"E
L28	10.20	N53°35'33"W
L29	57.11	N09°23'32"W
L30	27.26	N56°02'16"W
L31	30.60	N58°02'32"W
L32	32.80	S81°34'55"W
L33	30.14	S50°06'38"W
L34	52.40	S67°45'58"W
L38	50.04	N54°14'21"E
L39	40.12	N54°14'21"E



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PAGE	3 of 5

Drawing name: V:\Jacksonville Office\Projects\2023\3230010 - MATANZAS COVE\LAND DEVELOPMENT\PLAT\323-0010 Matanzas Cove Plat.dwg Feb 27, 2024 - 2:07pm

MATANZAS COVE

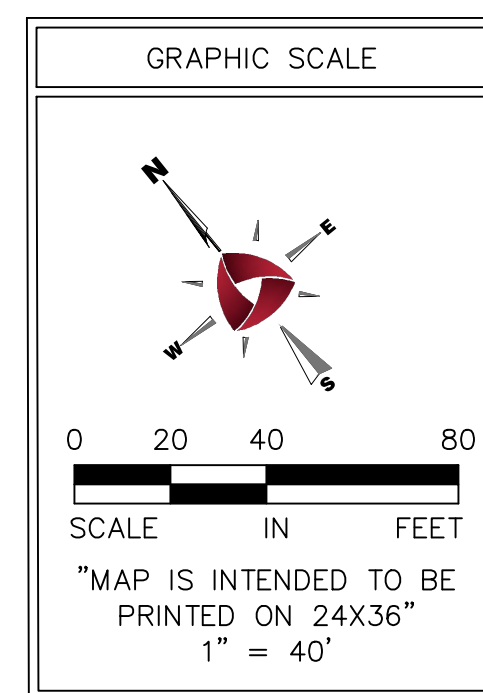
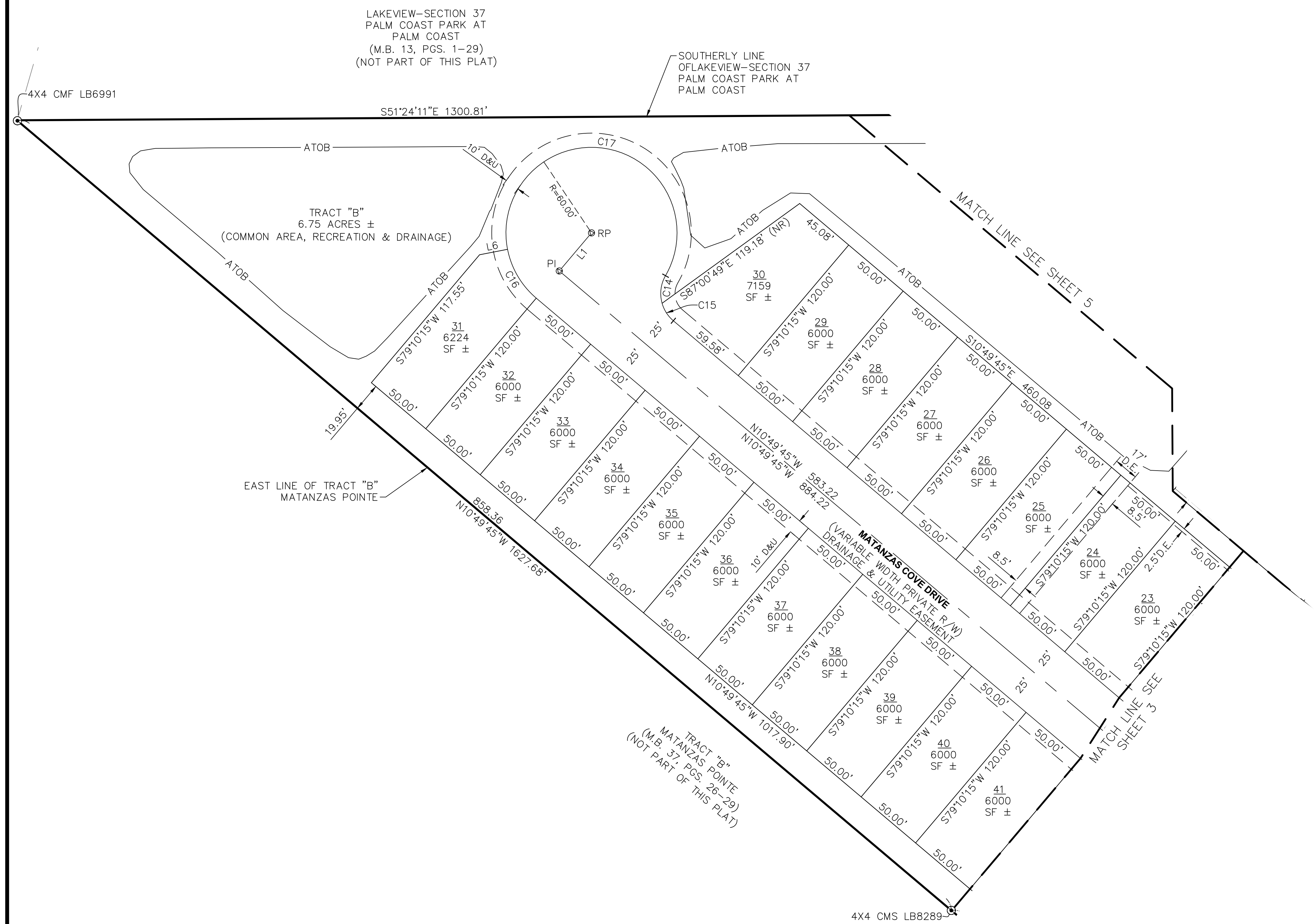
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Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C14	20.02	25.00	45°52'18"	S46°04'15"W	19.48
C15	14.82	25.00	33°57'51"	S06°09'11"W	14.60
C16	40.51	60.00	38°40'56"	S08°30'43"W	39.74
C17	231.59	60.00	221°09'13"	N41°34'13"W	112.34

Line Table		
Line #	Length	Direction
L1	35.00	S79°08'19"W
L6	20.00	S62°08'49"E

LEGEND

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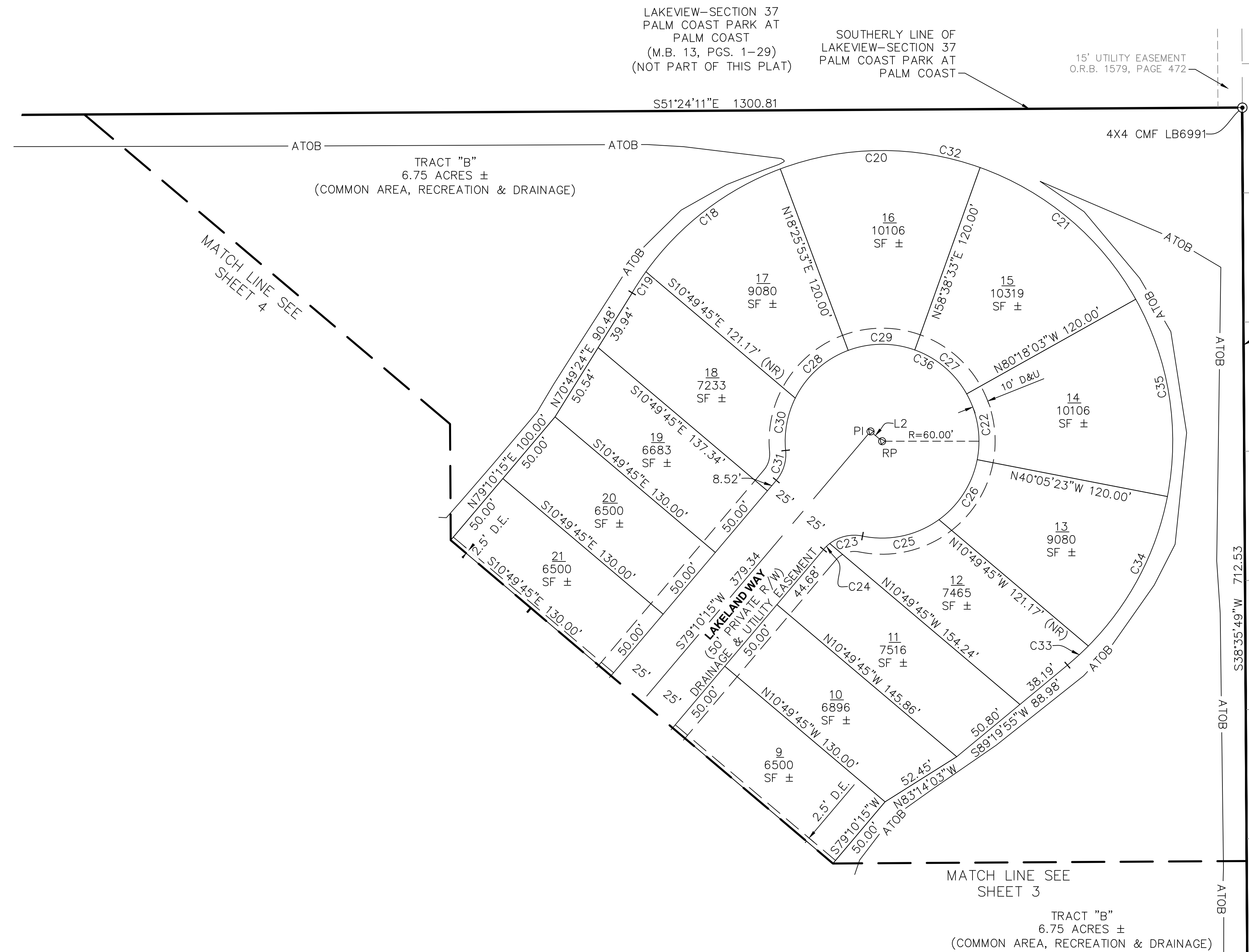
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SHEET 5 OF 5
SEE SHEET 2 FOR NOTES

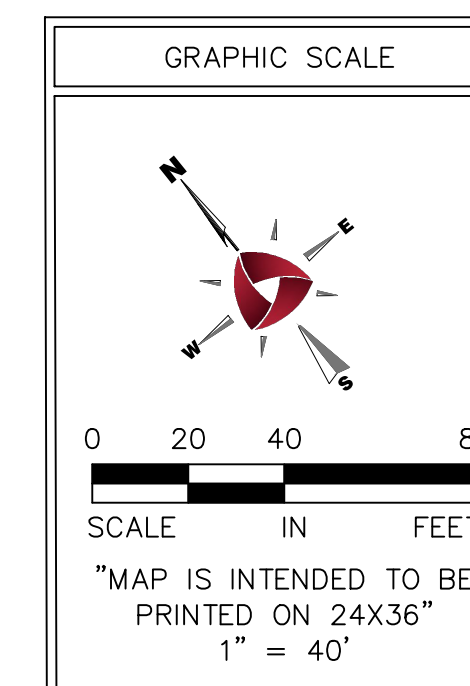
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Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C18	106.28	180.00	33°49'50"	N88°29'01"W	104.74
C19	15.60	180.00	4°57'58"	S72°07'05"W	15.60
C20	126.33	180.00	40°12'40"	N51°27'47"W	123.75
C21	128.98	180.00	41°03'24"	N10°49'45"W	126.24
C22	42.11	60.00	40°12'40"	N29°48'17"E	41.25
C23	21.45	25.00	49°09'22"	N63°57'24"W	20.80
C24	5.36	25.00	12°17'40"	S85°19'05"W	5.35
C25	49.87	60.00	47°37'19"	S63°11'22"E	48.45
C26	45.12	60.00	43°05'21"	N71°27'17"E	44.07
C27	42.99	60.00	41°03'24"	N10°49'45"W	42.08
C28	45.12	60.00	43°05'21"	S86°53'13"W	44.07
C29	42.11	60.00	40°12'40"	N51°27'47"W	41.25
C30	33.36	60.00	31°51'37"	S49°24'44"W	32.94
C31	19.94	25.00	45°41'20"	N56°19'35"E	19.41
C32	126.33	180.00	40°12'40"	N51°27'47"W	123.75
C33	17.57	180.00	5°35'28"	N86°32'10"E	17.56
C34	106.28	180.00	33°49'50"	N66°49'31"E	104.74
C35	126.33	180.00	40°12'40"	N29°48'17"E	123.75
C36	42.99	60.00	41°03'24"	N10°49'45"W	42.08

Line #	Length	Direction
L2	9.38	N10°49'45"W



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PAGE	5 of 5

City of Palm Coast, Florida Agenda Item

Agenda Date: April 16, 2024

Department COMMUNITY DEVELOPMENT Division PLANNING	Amount Account #
Subject: RESOLUTION 2024-XX APPROVING COLBERT LANDINGS PHASE 1 FINAL PLAT - APPLICATION NO. 5549	
Presenter: Estelle Lens, AICP, Planner	
Attachments: <ol style="list-style-type: none">1. Presentation2. Resolution3. Final Plat	
Background: <p>This is a quasi-judicial item, please disclose any ex parte communication.</p> <p>The application, submitted by the applicant, Meritage Homes of Florida, Inc., proposes to plat and subdivide approximately 293.31 acres of land into 248 single family residential lots and 59 tracts.</p> <p>Colbert Landings Phase 1 is located on the west side of Colbert Lane approximately 4,300' north of SR 100. The Future Land Use Map is Residential and Conservation; and the Official Zoning is Single Family Residential (SFR-1) and Preservation.</p> <p>The Subdivision Master Plan was approved by the Planning and Land Development Regulation Board (PLDRB) on August 18, 2021; and the Preliminary Plat was approved on May 6, 2022. The Applicant was issued a Site Development Permit in December 2022 in accordance with the approved construction plans filed with the approved preliminary plat.</p> <ul style="list-style-type: none">• Prior to plat execution, the applicant will be required to provide a performance surety bond of 120% of the infrastructure cost, which has not been completed, in the amount of \$5,902,241.53. <p>The project meets the technical requirements of the City Code and Florida Statutes, Chapter 177 FS.</p>	
Recommended Action: <p>ADOPT RESOLUTION 2024-XX APPROVING THE FINAL PLAT AND AUTHORIZING THE MAYOR TO EXECUTE THE PLAT AND STAFF TO ISSUE A FINAL PLAT DEVELOPMENT ORDER FOR APPLICATION NO. 5549</p>	

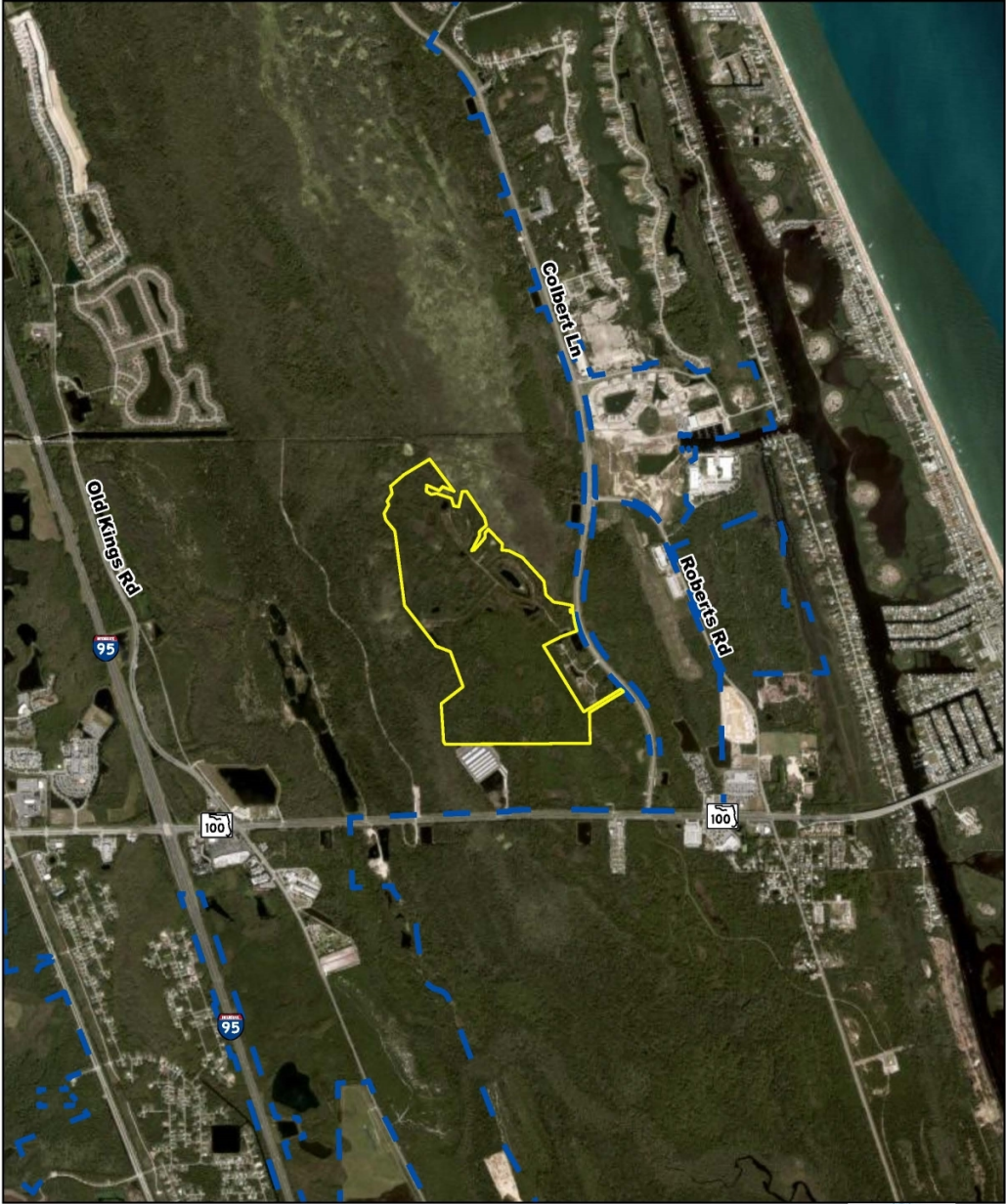
Colbert Landings Phase 1 Final Plat

City Council Public Hearing
on April 16, 2024

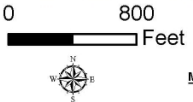


Location Map

Colbert Landings Phase 1 is 293.31 +/- acres and located on the west side of Colbert Lane approximately 4,300' north of SR 100.

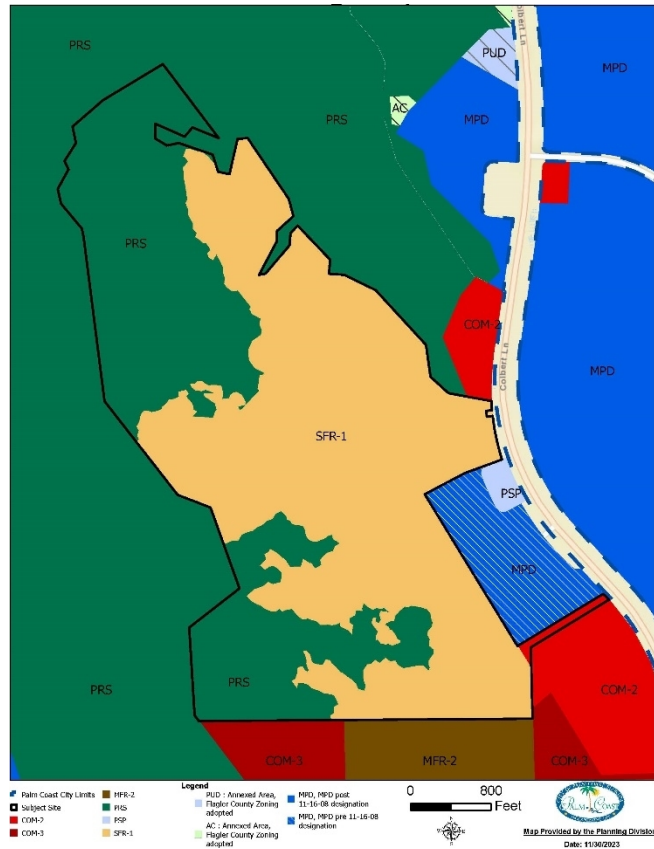


Legend
■ Palm Coast City Limits
■ Subject Site



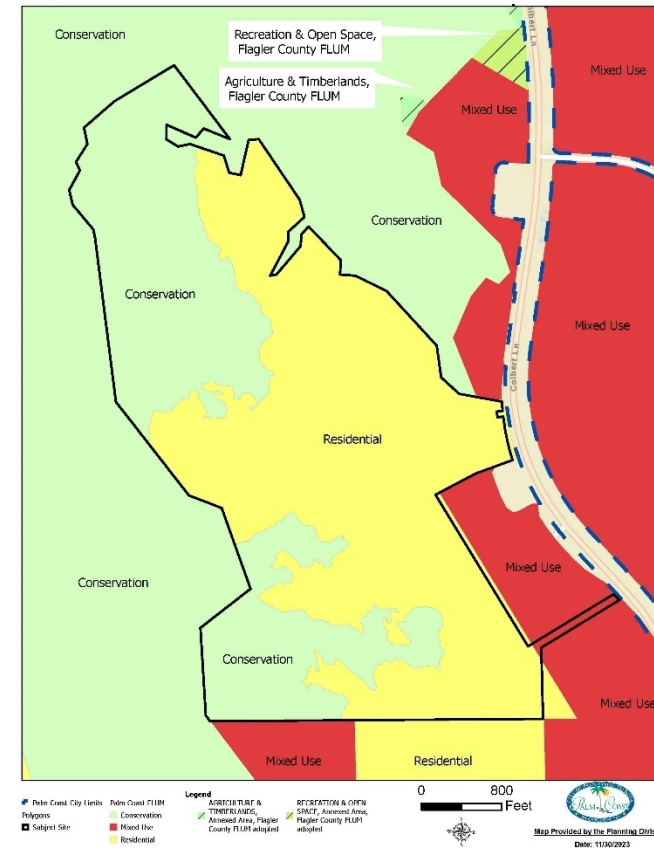
Map Provided by the Planning Division
Date: 11/30/2023

Zoning Map



The Zoning designation is Single Family Residential (SFR-1) and Preservation .

Future Land Use Map



The FLUM designation is Residential and Conservation .

Background

Subdivision Master Plan was approved by the PLDRB on August 18, 2021.

Preliminary Plat was approved, and infrastructure construction started in December 2022.



Legend
■ Palm Coast City Limits
■ Subject Site

0 800
Feet



Map Provided by the Planning Division
Date: 11/30/2023



Construction Photos

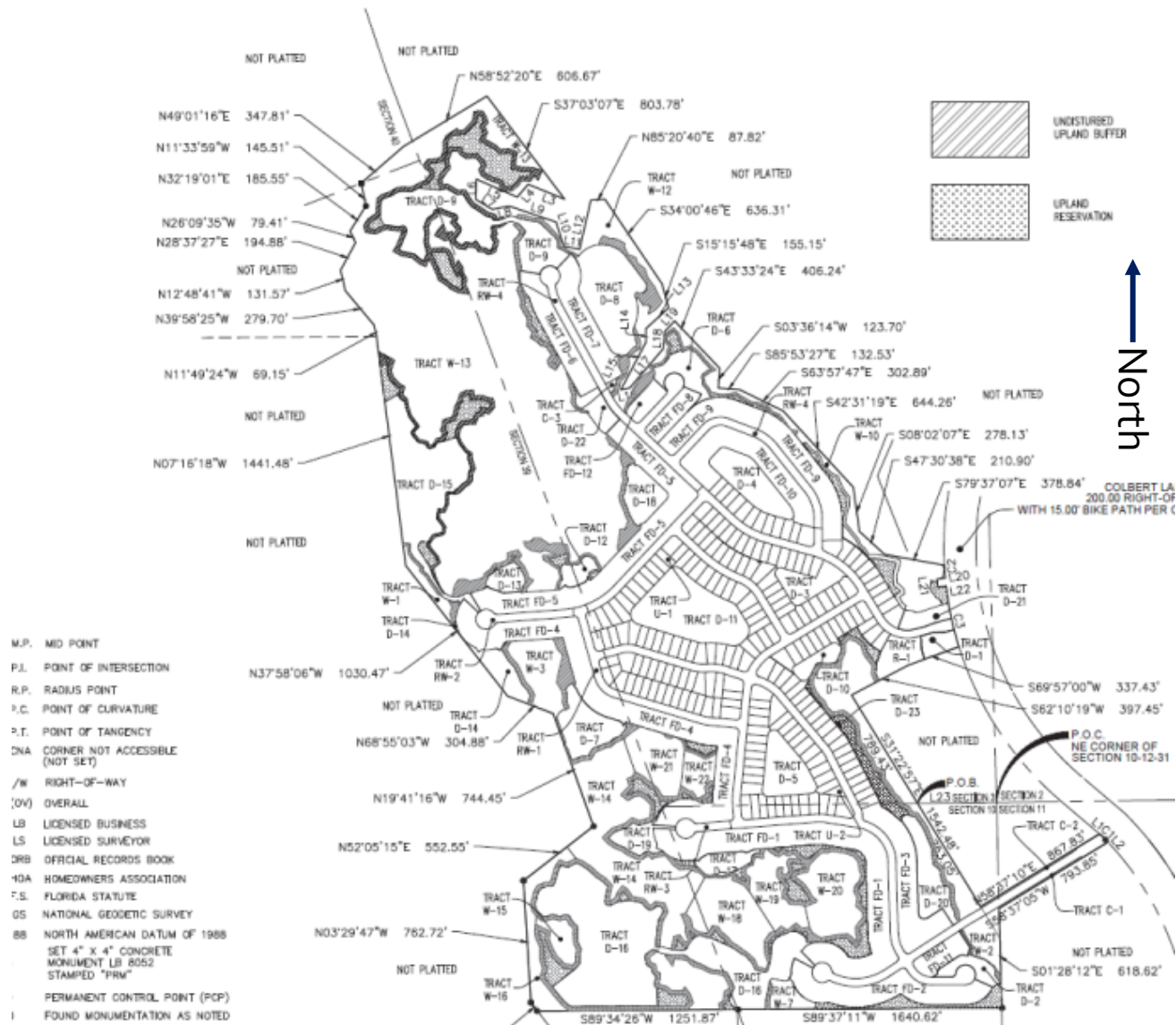


COLBERT LANDINGS PHASE 1

SHEET 3 (

A PORTION OF SECTIONS 3, 10 11, 39, AND 40, TOWNSHIP 12 SOUTH, RANGE 31 EAST
CITY OF PALM COAST, FLAGLER COUNTY, FLORIDA

PLAT LAYOUT



- 248 Single Family Residential Lots (Phase 1)
- Entire project:
 - 482 Lots
 - 59 Tracts

Bond

A performance bond estimate for the infrastructure, which has not been completed, in the amount of \$5,902,241.53 has been received and found acceptable.

Recommendation

Adopt Resolution 2024-XX approving Final Plat for Colbert Landings Phase 1 and authorizing the Mayor to execute the plat and staff to issue a Final Plat Development Order for Application No. 5549.

RESOLUTION 2024-____
COLBERT LANDINGS PHASE 1 FINAL PLAT - APPLICATION NO. 5549

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM COAST, FLORIDA, APPROVING APPLICATION NO. 5549 FOR THE FINAL PLAT OF A PORTION OF SECTION 3, 10, 11, 39, AND 40, TOWNSHIP 12 SOUTH, RANGE 31 EAST, 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 September 28, 2023, Application No. 5549, (hereinafter “the application”) was submitted by Meritage Homes of Florida, Inc., to the City of Palm Coast Community Development Department for approval of approximately 293.31 acres of land into 248 single family residential lots and 59 tracts; 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 248 single-family lots and 59 tracts 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 16th day of April 2024.

ATTEST:

CITY OF PALM COAST

KALEY COOK, CITY CLERK

DAVID ALFIN, MAYOR

APPROVED AS TO FORM AND LEGALITY

MARCUS DUFFY, CITY ATTORNEY

COLBERT LANDINGS PHASE 1

A PORTION OF SECTIONS 3, 10 11, 39, AND 40, TOWNSHIP 12 SOUTH, RANGE 31 EAST
CITY OF PALM COAST, FLAGLER COUNTY, FLORIDA

SHEET 1 OF 29

PLAT BOOK

LEGAL DESCRIPTION

A PORTION OF SECTIONS 3, 10, 11 39 AND 40, TOWNSHIP 12 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 10; THENCE ALONG THE NORTH LINE OF SAID SECTION 10 RUN SOUTH 89° 18'07" WEST 491.43 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 31° 22' 57" EAST 753.05 FEET; THENCE NORTH 58° 37' 10" EAST 867.83 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF COLBERT LANE AS RECORDED IN OFFICIAL RECORDS BOOK 591, PAGE 773 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; THENCE RUN THE FOLLOWING THREE COURSES ALONG SAID WESTERLY RIGHT-OF-WAY LINE; SOUTH 49°40'53" EAST 11.27 FEET TO A POINT ON A CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 00° 48' 23", HAVING A RADIUS OF 1725.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 49° 16' 41" EAST 24.28 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE SOUTH 42° 55' 59" EAST 36.95 FEET; THENCE SOUTH 58° 37' 05" WEST 793.85 FEET; THENCE SOUTH 01° 28' 12" EAST 618.62 FEET; THENCE SOUTH 89° 37' 11" WEST 1640.62 FEET; THENCE SOUTH 89° 34' 26" WEST 1251.87 FEET; THENCE NORTH 37° 09' 48" WEST 62.64 FEET; THENCE NORTH 03° 29' 47" WEST 762.72 FEET; THENCE NORTH 52° 05' 15" EAST 552.55 FEET; THENCE NORTH 19° 41' 16" WEST 744.45 FEET; THENCE NORTH 68°55'03" WEST 304.88 FEET; THENCE NORTH 37°58'06" WEST 1030.47 FEET; THENCE NORTH 07°16'18" WEST 1441.48 FEET; THENCE NORTH 11°49'24" WEST 69.15 FEET; THENCE NORTH 39°58'25" WEST 279.70 FEET; THENCE NORTH 12°48'41" WEST 131.57 FEET; THENCE NORTH 28°37'27" EAST 194.88 FEET; THENCE NORTH 26°09'35" WEST 79.41 FEET; THENCE NORTH 32°19'01" EAST 185.55 FEET; THENCE NORTH 11°33'59" WEST 145.51 FEET; THENCE NORTH 49°01'16" EAST 347.81 FEET; THENCE NORTH 58°52'20" EAST 606.67 FEET; THENCE SOUTH 37°03'07" EAST 803.78 FEET; THENCE NORTH 67°50'42" WEST 245.71 FEET; THENCE SOUTH 39°57'04" WEST 104.92 FEET; THENCE NORTH 66°13'11" WEST 277.69 FEET; THENCE SOUTH 00°58'16" WEST 127.06 FEET; THENCE SOUTH 58°58'10" EAST 118.93 FEET; THENCE NORTH 78°29'33" EAST 105.55 FEET; THENCE SOUTH 71°16'17" EAST 309.76 FEET; THENCE SOUTH 17°19'15" EAST 156.79 FEET; THENCE SOUTH 77°50'07" EAST 101.47 FEET; THENCE NORTH 12°52'08" EAST 314.39 FEET; THENCE NORTH 85°20'40" EAST 87.82 FEET; THENCE SOUTH 34°00'46" EAST 636.31 FEET; THENCE SOUTH 15°15'48" EAST 155.15 FEET; THENCE SOUTH 47°33'46" WEST 191.77 FEET; THENCE SOUTH 00°00'00" WEST 85.47 FEET; THENCE SOUTH 27°50'43" WEST 332.95 FEET; THENCE NORTH 80°06'11" EAST 55.25 FEET; THENCE NORTH 40°22'25" EAST 324.10 FEET; THENCE NORTH 04°15'25" EAST 104.75 FEET; THENCE NORTH 43°05'57" EAST 91.04 FEET; THENCE SOUTH 43°33'24" EAST 406.24 FEET; THENCE SOUTH 03°36'14" WEST 123.70 FEET; THENCE SOUTH 85°53'27" EAST 132.53 FEET; THENCE SOUTH 63°57'47" EAST 302.89 FEET; THENCE SOUTH 42°31'19" EAST 644.26 FEET; THENCE SOUTH 08°02'07" EAST 278.13 FEET; THENCE SOUTH 47°30'38" EAST 210.90 FEET; THENCE SOUTH 79°37'07" EAST 378.84 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF A 15-FOOT-WIDE BIKE PATH AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 591, PAGE 773, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, SAID POINT BEING ON A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 2075.00 FEET, A DELTA ANGLE OF 02°11'29" AND WHOSE CHORD BEARS SOUTH 04°08'18" EAST 79.36 FEET; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE AND THE ARC OF SAID CURVE IN A SOUTHERLY AND COUNTERCLOCKWISE DIRECTION 79.36 FEET; THENCE LEAVING SAID CURVE, SOUTH 81°58'33" WEST 52.55 FEET; THENCE SOUTH 08°01'27" EAST 50.00 FEET; THENCE NORTH 81°58'33" EAST 50.72 FEET TO A POINT ON THE ABOVE REFERENCED WESTERLY RIGHT OF WAY LINE, SAID POINT BEING ON A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 2075.00 FEET, A DELTA ANGLE OF 10°41'34" AND WHOSE CHORD BEARS SOUTH 11°57'44" EAST 386.68 FEET; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE AND THE ARC OF SAID CURVE IN A SOUTHERLY AND COUNTERCLOCKWISE DIRECTION 387.24 FEET; THENCE LEAVING SAID RIGHT OF WAY, SOUTH 69°57'00" WEST 337.43 FEET; THENCE SOUTH 62° 10' 19" WEST 397.45 FEET; THENCE SOUTH 31° 22' 57" EAST 789.43 FEET TO THE POINT OF BEGINNING.

CONTAINING 293.31 ACRES MORE OR LESS.

SHEET INDEX
SHEET 1 OF 29: LEGAL DESCRIPTION & DEDICATION
SHEET 2 OF 29: NOTES, LOCATION MAP & KEY MAP
SHEET 3 OF 29: BOUNDARY INFORMATION
SHEETS 4-29 OF 29: TRACT & LOT GEOMETRY

DALE STOCK STILL & ASSOCIATES, P.A.
PROFESSIONAL LAND SURVEYORS

801 INTERNATIONAL
PARKWAY, SUITE 500
LAKE MARY, FL 32746
407-926-0333

COLBERT LANDINGS PHASE 1

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT COMMUNITY DEVELOPMENT DISTRICT, A FLORIDA _____ BEING THE OWNERS IN FEE SIMPLE OF ALL OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION TO THIS PLAT, HEREBY DEDICATE SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED AND DEDICATES THE DRAINAGE EASEMENTS AND UTILITY EASEMENTS TO THE PERPETUAL USE OF THE PUBLIC.

TRACT RW-1 (RIGHT-OF-WAY) SHALL BE OWNED AND MAINTAINED BY THE COMMUNITY DEVELOPMENT DISTRICT, FOR THE PURPOSE OF PRIVATE ROADWAY AND IS SUBJECT TO A PERPETUAL RIGHT OF INGRESS AND EGRESS BY THE LOT OWNERS OF COLBERT LANDINGS, THEIR TENANTS, INVITEES AND LICENSEES, TOGETHER WITH THOSE PROVIDERS OF SANITATION, POSTAL, FIRE AND LAW ENFORCEMENT AND EMERGENCY AND MEDICAL SERVICES AND THEIR VEHICLES AND PERSONNEL. THE TRACT A (RIGHT-OF-WAY) ROADS AND MAINTENANCE RESPONSIBILITY IS TO THE ASSOCIATION WITHOUT RECOURSE TO THE CITY/COUNTY OR ANY OTHER PUBLIC AGENCY.

IN WITNESS WHEREOF, THE UNDERSIGNED, COMMUNITY DEVELOPMENT DISTRICT, A FLORIDA _____ ON HAS CAUSED THESE PRESENTS TO BE EXECUTED AND ACKNOWLEDGED BY ITS UNDERSIGNED _____ THEREUNTO DULY AUTHORIZED ON THIS _____ DAY OF _____ 2023.

WITNESSES: COMMUNITY DEVELOPMENT DISTRICT

PRINT NAME: _____ By: _____

PRINT NAME: _____ (CORPORATE SEAL)

STATE OF FLORIDA,
COUNTY OF FLAGLER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS _____ DAY OF _____ 2023, BY (NAME) (TITLE) OF COMMUNITY DEVELOPMENT DISTRICT, A FLORIDA _____ SUCH PERSON [] IS PERSONALLY KNOWN TO ME OR [] HAS PRODUCED _____ AS IDENTIFICATION.

SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT

NOTARY PUBLIC _____

PRINTED NAME: _____

COMMISSION EXPIRES: _____

COMMISSION NUMBER: _____

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.

CERTIFICATE OF APPROVAL BY THE CITY OF PALM COAST, FLORIDA

THIS IS TO CERTIFY THAT ON THE _____ DAY OF _____, 2023, THE FOREGOING PLAT WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF PALM COAST, FLORIDA.

CITY COUNCIL OF THE CITY OF PALM COAST, FLORIDA

BY: _____ MAYOR, CITY OF PALM COAST

PRINTED NAME: _____

ATTEST: _____

CITY CLERK CITY CLERK

PRINTED NAME: _____

COLBERT LANDINGS PHASE 1

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT TAYLOR MORRISON OF FLORIDA, BEING THE OWNERS IN FEE SIMPLE OF ALL OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION TO THIS PLAT, HEREBY DEDICATE SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED AND DEDICATES THE DRAINAGE EASEMENTS AND UTILITY EASEMENTS TO THE PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF, THE UNDERSIGNED, MERITAGE HOMES OF FLORIDA, INC. A FLORIDA CORPORATION HAS CAUSED THESE PRESENTS TO BE EXECUTED AND ACKNOWLEDGED BY ITS UNDERSIGNED BRIAN KITTLE THEREUNTO DULY AUTHORIZED ON THIS _____ DAY OF _____ 2023.

WITNESSES: TAYLOR MORRISON OF FLORIDA

PRINT NAME: _____ BY: _____

RICK CARRUTHERS
DIVISION PRESIDENT

PRINT NAME: _____ (CORPORATE SEAL)

STATE OF FLORIDA,
COUNTY OF FLAGLER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS _____ DAY OF _____ 2023, BY RICK CARRUTHERS, DIVISION PRESIDENT OF TAYLOR MORRISON OF FLORIDA, SUCH PERSON [] IS PERSONALLY KNOWN TO ME OR [] HAS PRODUCED _____ AS IDENTIFICATION.

SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT

NOTARY PUBLIC _____

PRINTED NAME: _____

COMMISSION EXPIRES: _____

COMMISSION NUMBER: _____

CERTIFICATE OF APPROVAL BY PLANNING MANAGER

I HEREBY APPROVE THE FINAL PLAT FOR COLBERT LANDINGS PHASE 1 SUBDIVISION.

PLANNING MANAGER: _____ DATE _____

PRINTED NAME: _____

CERTIFICATE OF CLERK

I HEREBY CERTIFY THAT THE FOREGOING PLAT WAS FILED FOR RECORD ON THE _____ DAY OF _____, 2023, AT MAP BOOK _____, PAGES _____ THROUGH _____.

CLERK: _____

PRINTED NAME: _____

CERTIFICATE OF REVIEW

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. 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, FLORIDA STATUTES AND THE CITY OF PALM COAST REGULATIONS.

FLORIDA PROFESSIONAL SURVEYOR AND MAPPER DATE _____

CERTIFICATE NO: _____

COLBERT LANDINGS PHASE 1

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT MERITAGE HOMES OF FLORIDA, INC. A FLORIDA CORPORATION BEING THE OWNERS IN FEE SIMPLE OF ALL OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION TO THIS PLAT, HEREBY DEDICATE SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED AND DEDICATES THE DRAINAGE EASEMENTS AND UTILITY EASEMENTS TO THE PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF, THE UNDERSIGNED, MERITAGE HOMES OF FLORIDA, INC. A FLORIDA CORPORATION HAS CAUSED THESE PRESENTS TO BE EXECUTED AND ACKNOWLEDGED BY ITS UNDERSIGNED BRIAN KITTLE THEREUNTO DULY AUTHORIZED ON THIS _____ DAY OF _____ 2023.

WITNESSES: MERITAGE HOMES OF FLORIDA, INC.
A FLORIDA CORPORATION

PRINT NAME: _____ BY: _____

JEFFREY C. WHITE DIVISION
DIRECTOR OR DEVELOPEMENT

PRINT NAME: _____ (CORPORATE SEAL)

STATE OF FLORIDA,
COUNTY OF FLAGLER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS _____ DAY OF _____ 2023, BY JEFFREY C. WHITE, DIRECTOR OF DEVELOPEMENT OF MERITAGE HOMES OF FLORIDA, INC., A FLORIDA CORPORATION, SUCH PERSON [] IS PERSONALLY KNOWN TO ME OR [] HAS PRODUCED _____ AS IDENTIFICATION.

SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT

NOTARY PUBLIC _____

PRINTED NAME: _____

COMMISSION EXPIRES: _____

COMMISSION NUMBER: _____

CERTIFICATE OF APPROVAL BY CITY ENGINEER

THIS IS TO CERTIFY THAT ON THE _____ DAY OF _____, THIS PLAT WAS APPROVED.

CITY ENGINEER DATE _____

PRINTED NAME: _____

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED PROFESSIONAL SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT ON THE _____ DAY OF _____, 20____, HE/SHE COMPLETED THE SURVEY OF THE LANDS AS SHOWN IN THE FOREGOING PLAT; THAT THE FOREGOING PLAT WAS PREPARED UNDER THE DIRECTION AND SUPERVISION OF THE UNDERSIGNED AND COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES; THAT SAID PLAT IS A CORRECT REPRESENTATION OF THE LANDS, FLOOD ZONES AND WETLAND BOUNDARIES THEREIN DESCRIBED AND PLATED; THAT PERMANENT REFERENCE MOUNUETNS HAVE BEEN PLACED AS SHOWN THEREON AS REQUIRED BY SHAPPTER 177.091 (7) AND PERMANENT CONTROL POINTS WILL BE SET IN ACCORDANCE WITH SECTION 177.091 (8), FLORIDA STATUTES; AND THAT SAID LAND IS LOCATED IN FLAGLER COUNTY, FLORIDA.

DATE: _____ BY: _____
BILLY ALAN CHAVERS, PSM LS # 7086
DALE STOCK STILL & ASSOCIATES, P.A.
LICENSED BUSINESS NUMBER 8052
801 INTERNATIONAL PARKWAY, SUITE 500
LAKE MARY, FL 32746

COLBERT LANDINGS PHASE 1

A PORTION OF SECTIONS 3, 10 11, 39, AND 40, TOWNSHIP 12 SOUTH, RANGE 31 EAST
CITY OF PALM COAST, FLAGLER COUNTY, FLORIDA

SHEET 2 OF 29

PLAT BOOK _____ PAGE _____

SURVEYOR'S NOTES:

1. BEARINGS BASED ON WEST LINE OF SECTION 10, TOWNSHIP 12 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA BEING N01°28'12"W. COORDINATES ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NAD83, FL EAST ZONE BASED ON NGS MONUMENTS "FLAGPORT AZ MK" AND "FLAGPORT".

2. ALL LOT LINES INTERSECTING CURVES ARE RADIAL, UNLESS OTHERWISE NOTED NON-RADIAL (NR).

3. ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION AND DATA 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 ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

4. TRACT RW-1 (RIGHT-OF-WAY) SHALL BE OWNED AND MAINTAINED BY THE COMMUNITY DEVELOPMENT DISTRICT ("CDD"). TRACT RW-1 CONSISTS OF ALL INTERNAL ROADWAYS SHOWN HEREON FOR THE PURPOSES OF LANDSCAPING, DRAINAGE, UTILITIES AND ROAD RIGHTS-OF-WAY. IT IS SPECIFICALLY UNDERSTOOD THAT NO OBLIGATION IS IMPOSED UPON FLAGLER COUNTY, NOR SHALL ANY REQUEST EVER BE ENTERTAINED BY THE COUNTY TO MAINTAIN OR IMPROVE TRACT RW-1.

5. TRACTS RW-2, RW-3 AND RW-4 (FUTURE RIGHT-OF-WAY) SHALL BE OWNED AND MAINTAINED BY THE CDD.

6. TRACTS D-1, D-2, D-3, D-4, D-5, D-6, D-7, D-8, D-9, D-10, D-11, D-12, D-13, D-14, D-15, D-16, D-17, D-18, D-19, D-20, D-21, D-22 AND D-23 (COMMON AREA, DRAINAGE, PASSIVE RECREATION AND MAINTENANCE) AND SHALL BE OWNED AND MAINTAINED BY _____.

7. TRACTS R-1 (COMMON AREA, AMENITY CENTER, RECREATIONAL USE AND PERPETUAL MAINTENANCE) SHALL BE OWNED AND MAINTAINED BY THE CDD.

8. TRACTS C-1, C-2 AND C-3 (COMMON AREA, PASSIVE RECREATION AND PERPETUAL MAINTENANCE) SHALL BE OWNED AND MAINTAINED BY THE _____.

9. TRACT W-1, W-2, W-3, W-7, W-12, W-13, W-14, W-15, W-16, W-18, W-19, W-20, W-21 AND W-22 (WETLAND/BUFFER) SHALL BE OWNED AND MAINTAINED BY THE _____.

10. TRACTS FD-1, FD-2, FD-3, FD-4, FD-5, FD-6, FD-7, FD-8, FD-9, FD-10, FD-11 AND FD-12 (FUTURE DEVELOPMENT) SHALL BE OWNED AND MAINTAINED BY THE OWNERS.

11. TRACT U-1 AND U-2 (LIFT STATION) SHALL BE OWNED AND MAINTAINED BY THE CDD.

12. STATE PLANE COORDINATES SHOWN HEREON AND THEIR COMPUTED VALUES SHALL BE SUBORDINATED TO THE MONUMENTS, BEARINGS AND DISTANCES AS SHOWN ON THE PLAT.

13. THE SUBJECT PROPERTY LIES IN ZONE AE AND ZONE X. THE FLOOD DELINEATION LINE SHOWN HEREON IS BASED OFF AND SCALED USING THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NUMBER 12035C0231E HAVING AN EFFECTIVE DATE OF 6/6/2018.

14. ACCESS EASEMENT AGREEMENT BY AND BETWEEN COLBERT LANE LLC AND WATERFORD INVESTMENT PROPERTIES, INC. RECORDED AUGUST 13, 2009 IN OFFICIAL RECORDS BOOK 1731, PAGE 573 AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.

THE FOLLOWING DOCUMENTS, ALL RECORDED IN THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, AFFECT THE SUBJECT PROPERTY BUT CANNOT BE DEPICTED AS THEY ARE BLANKET IN NATURE:

ASSESSMENT LIEN RECORDED IN RESOLUTION NO. 90-40 RECORDED OCTOBER 22, 1990 IN OFFICIAL RECORDS BOOK 439, PAGE 1431; RESOLUTION NO. 91-28, RECORDED AUGUST 28, 1991 IN OFFICIAL RECORDS BOOK 453, PAGE 535.

PETITION TO VOLUNTARILY ANNEX REAL PROPERTY TO THE CITY OF PALM COAST FLORIDA RECORDED IN OFFICIAL RECORDS BOOK 1121, PAGE 1891; CITY OF PALM COAST ORDINANCE NO. 2005-20 RECORDED IN OFFICIAL RECORDS BOOK 1262, PAGE 1614; CITY OF PALM COAST'S NOTICE OF FILING RELATING TO ORDINANCE NO. 2005-20 RECORDED IN OFFICIAL RECORDS BOOK 1358, PAGE 731.

CITY OF PALM COAST DEVELOPER AGREEMENT WITH COLBERT LANE LLC RECORDED IN OFFICIAL RECORDS BOOK 1185, PAGE 1122.

ORDINANCE NO. 2005-22 (RZ PUD 2005-05-08 COLBERT LANE LLC) ESTABLISHING THE COLBERT LANDINGS PHASE I RESIDENTIAL PUD RECORDED IN OFFICIAL RECORDS BOOK 1262, PAGE 1627.

UTILITY AGREEMENT FOR WATER AND WASTEWATER SERVICE RECORDED JUNE 21, 2006 IN OFFICIAL RECORDS BOOK 1449, PAGE 1386.

ASSIGNMENT OF DEVELOPMENT RIGHTS DATED DECEMBER 27, 2007, RECORDED DECEMBER 28, 2007, IN OFFICIAL RECORDS BOOK 1635, PAGE 313; CORRECTIVE ASSIGNMENT OF DEVELOPMENT RIGHTS RECORDED FEBRUARY 10, 2008, IN OFFICIAL RECORDS BOOK 1648, PAGE 771, INCLUDING, BUT NOT LIMITED TO UNRECORDED DEVELOPMENT ORDERS, PERMITS WITH ST. JOHNS RIVER WATER MANAGEMENT DISTRICT, DEPARTMENT OF ARMY CORPS OF ENGINEERS PERMIT, FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION WASTEWATER COLLECTION PERMIT AND WATER MAIN CONSTRUCTION PERMIT, AND DRAFTS OF REVISED FINAL ENGINEERING PLANS.

COST SHARING AGREEMENT BY AND BETWEEN WATERFORD INVESTMENT PROPERTIES, INC. AND COLBERT LANE, LLC RECORDED AUGUST 13, 2009 IN OFFICIAL RECORDS BOOK 1731, PAGE 463, AS AFFECTED BY THE ASSIGNMENT RECORDED IN OFFICIAL RECORDS BOOK 2498, PAGE 1601.

ASSIGNMENT OF PERMITS AND DEVELOPER'S RIGHTS RECORDED AUGUST 13, 2009 IN OFFICIAL RECORDS BOOK 1731, PAGE 527; AS AFFECTED BY THE ASSIGNMENT RECORDED IN OFFICIAL RECORDS BOOK 2498, PAGE 1614.

MEMORANDUM REGARDING CAPACITY CREDITS RECORDED IN OFFICIAL RECORDS BOOK 2498, PAGE 1593.

DEVELOPMENT ORDER RECORDED IN OFFICIAL RECORDS BOOK 2605, PAGE 686.

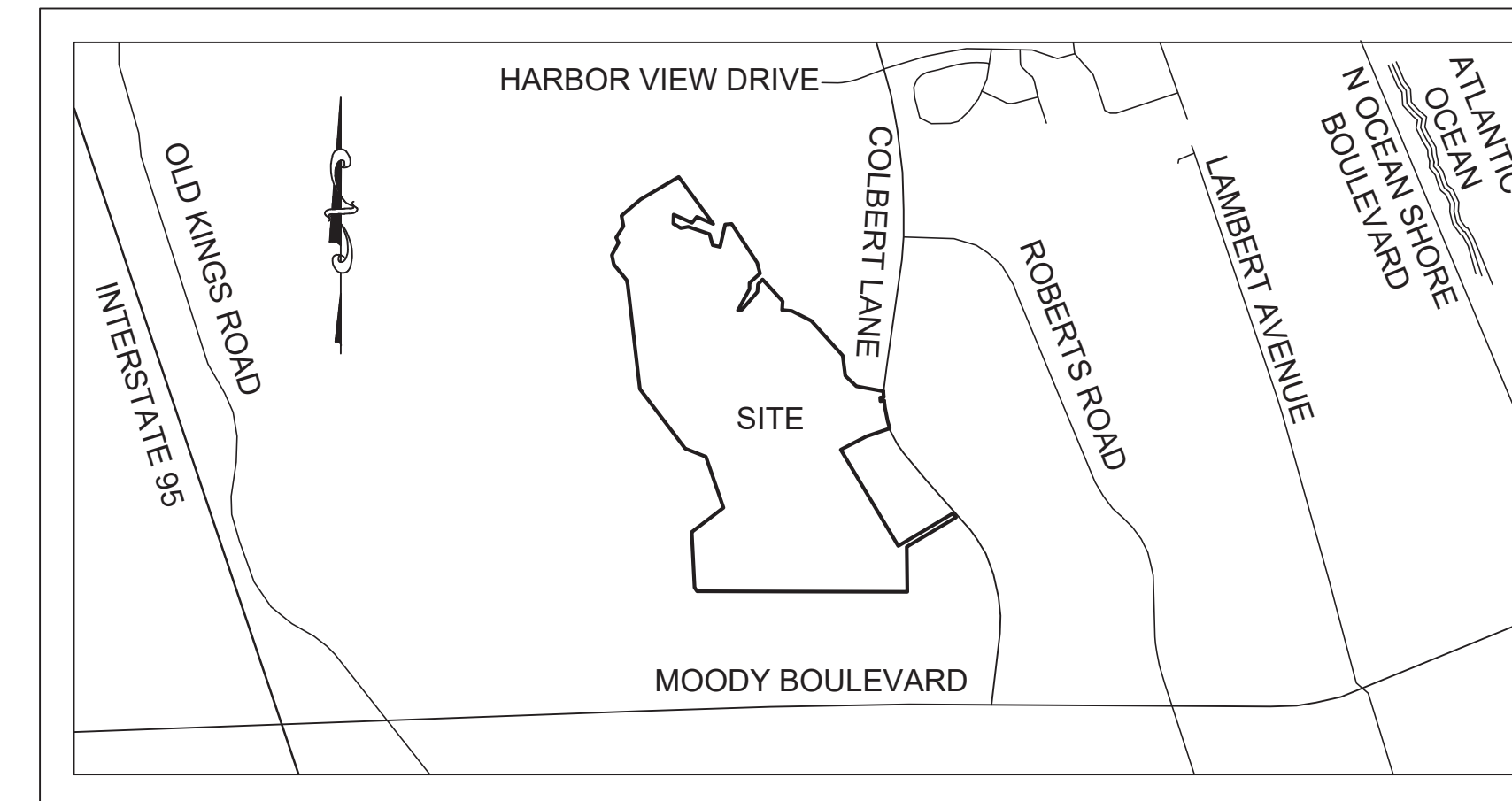
SUBDIVISION PRELIMINARY PLAT DEVELOPMENT ORDER APPROVAL RECORDED IN OFFICIAL RECORDS BOOK 2701, PAGE 1404 AND NOTICE OF FILING RECORDED IN OFFICIAL RECORDS BOOK 2709, PAGE 1888.

PUBLIC SCHOOL PROPORTIONATE SHARE MITIGATION AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 2710, PAGE 247.

RIGHTS OF THE UNITED STATES OF AMERICA OVER ARTIFICIALLY FILLED LANDS IN WHAT WERE FORMALLY NAVIGABLE WATERS.

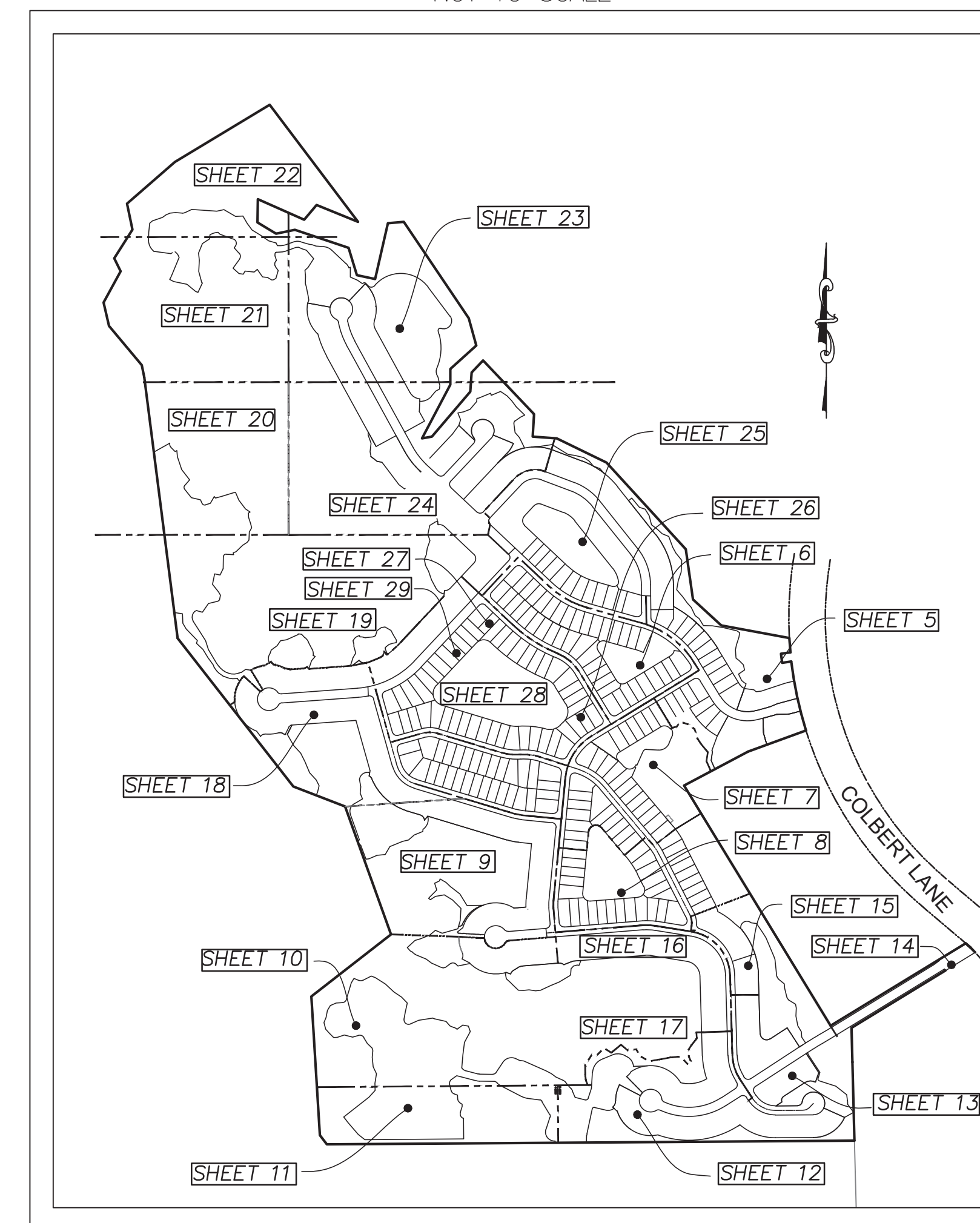
LOCATION MAP:

NOT TO SCALE



KEY MAP:

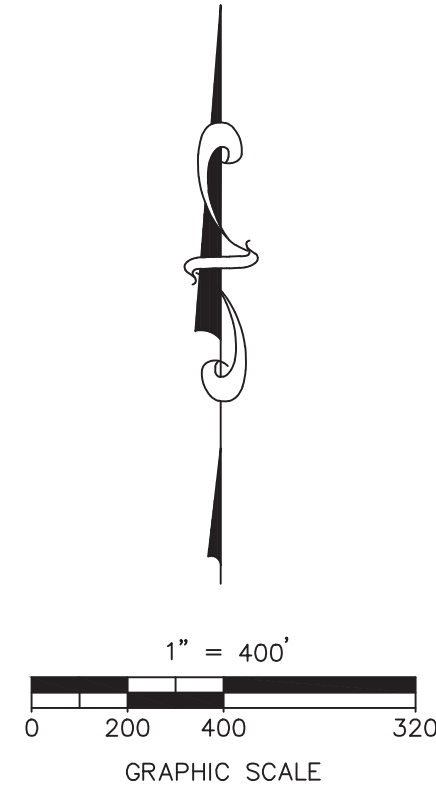
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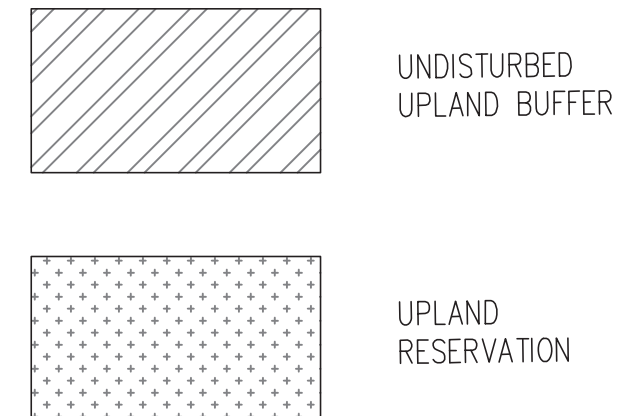
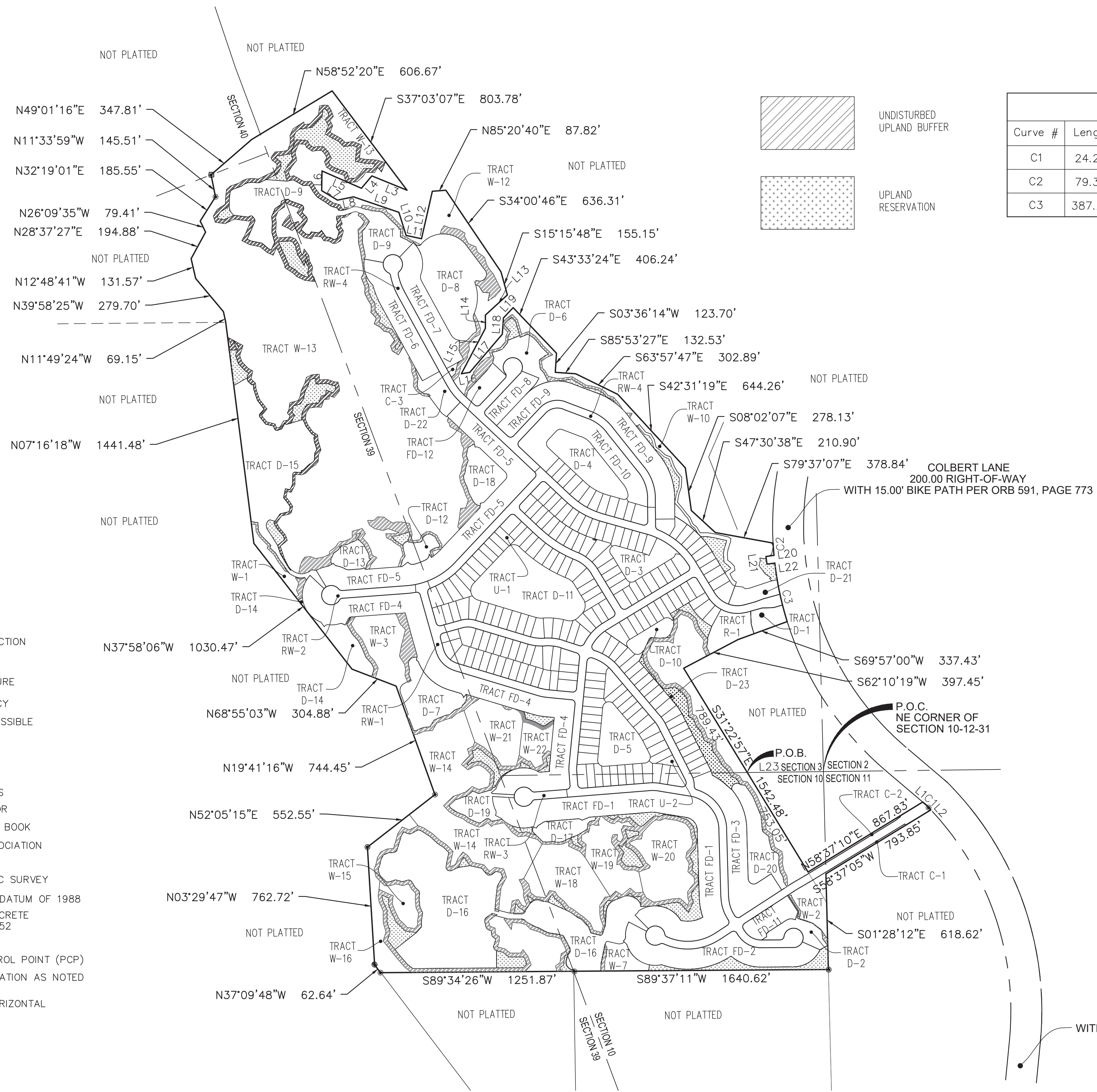
COLBERT LANDINGS PHASE 1

A PORTION OF SECTIONS 3, 10 11, 39, AND 40, TOWNSHIP 12 SOUTH, RANGE 31 EAST
CITY OF PALM COAST, FLAGLER COUNTY, FLORIDA



LEGEND

- | | | | |
|--------|----------------------------------|---------|---|
| L# | LINE LABEL | M.P. | MID POINT |
| C# | CURVE LABEL | P.I. | POINT OF INTERSECTION |
| ☉ | CENTERLINE | R.P. | RADIUS POINT |
| PRM | PERMANENT REFERENCE MONUMENT | P.C. | POINT OF CURVATURE |
| PCC | POINT OF COMPOUND CURVATURE | P.T. | POINT OF TANGENCY |
| CCR # | CERTIFIED CORNER RECORD | CNA | CORNER NOT ACCESSIBLE (NOT SET) |
| PRC | POINT OF REVERSE CURVATURE | R/W | RIGHT-OF-WAY |
| PSM | PROFESSIONAL SURVEYOR AND MAPPER | (OV) | OVERALL |
| N | NORTHING | LB | LICENSED BUSINESS |
| E | EASTING | LS | LICENSED SURVEYOR |
| NT | NON-TANGENT | ORB | OFFICIAL RECORDS BOOK |
| U.E. | UTILITY EASEMENT | HOA | HOMEOWNERS ASSOCIATION |
| D.E. | DRAINAGE EASEMENT | F.S. | FLORIDA STATUTE |
| R | RADIUS | NGS | NATIONAL GEODETIC SURVEY |
| L | ARC LENGTH | NAVD 88 | NORTH AMERICAN DATUM OF 1988 |
| Δ | CENTRAL ANGLE | ■ | SET 4" X 4" CONCRETE MONUMENT LB 8052 STAMPED "PRM" |
| CH | CHORD LENGTH | ● | PERMANENT CONTROL POINT (PCP) |
| CB | CHORD BEARING | ○ | FOUND MONUMENTATION AS NOTED |
| (N.R.) | NON-RADIAL | ⊕ | VERTICAL AND HORIZONTAL CONTROL POINTS |



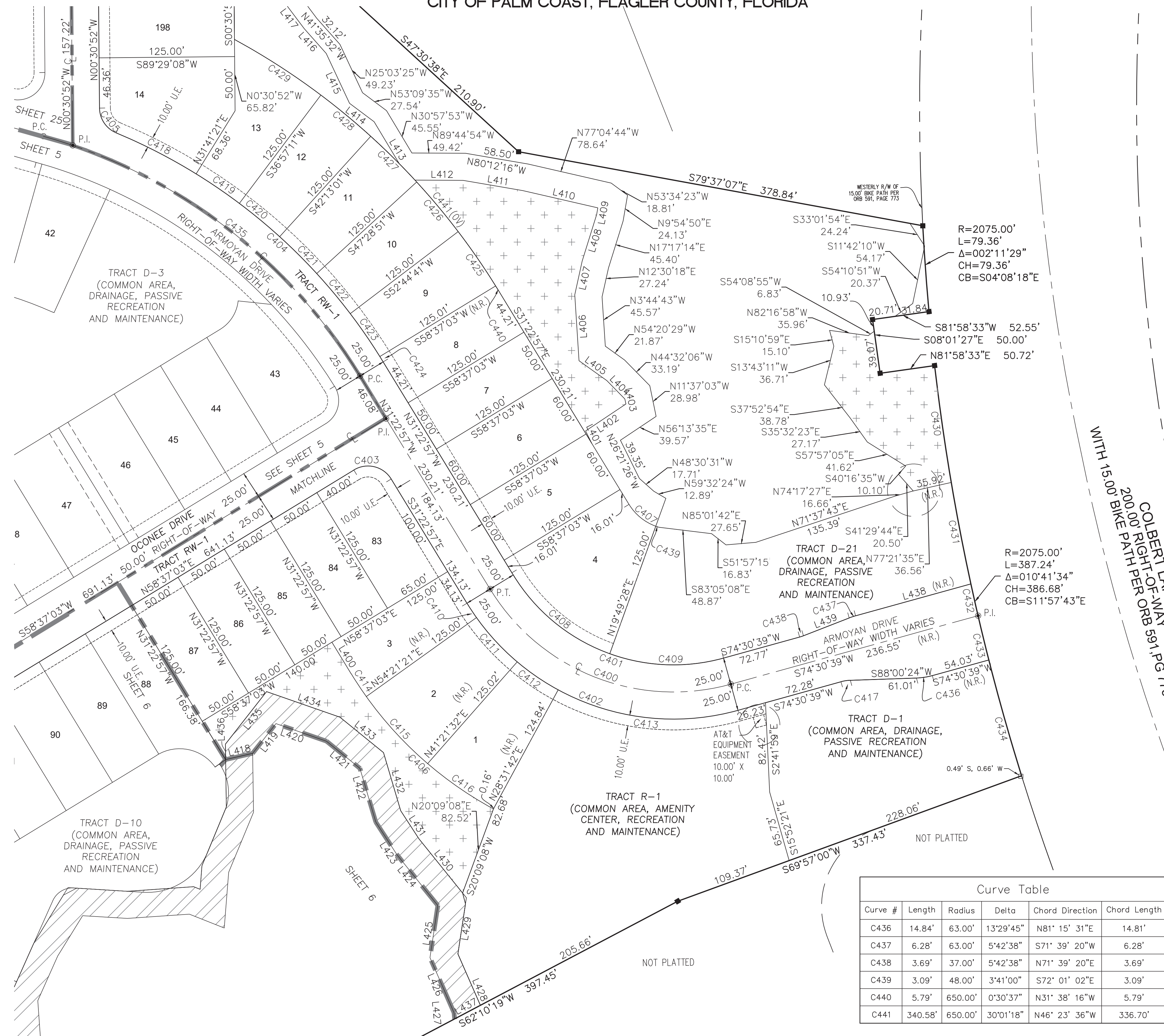
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	24.29'	1725.00'	0°48'24"	S49° 16' 41"E	24.29'
C2	79.36'	2075.00'	2°11'29"	S4° 08' 18"E	79.36'
C3	387.24'	2075.00'	10°41'34"	S11° 57' 43"E	386.68'

Line #	Length	Direction
L1	11.27'	S49° 40' 53"E
L2	36.95'	S42° 55' 59"E
L3	245.71'	N67° 50' 42"W
L4	104.92'	S39° 57' 04"W
L5	277.69'	N66° 13' 11"W
L6	127.06'	S0° 58' 16"W
L7	118.93'	S58° 58' 10"E
L8	105.55'	N78° 29' 33"E
L9	309.76'	S71° 16' 17"E
L10	156.79'	S17° 19' 15"E
L11	101.47'	S77° 50' 07"E
L12	314.39'	N12° 52' 08"E
L13	191.77'	S47° 33' 46"W
L14	85.47'	S0° 00' 00"E
L15	332.95'	S27° 50' 43"W
L16	55.25'	N80° 06' 11"E
L17	324.10'	N40° 22' 25"E
L18	104.75'	N4° 15' 25"E
L19	91.04'	N43° 05' 57"E
L20	52.55'	S81° 58' 33"W
L21	50.00'	S8° 01' 27"E
L22	50.72'	N81° 58' 33"E
L23	491.43'	S89° 18' 07"W

SHEET 1 OF 29:	LEGAL DESCRIPTION & DEDICATION
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SHEET 3 OF 29:	BOUNDARY INFORMATION
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COLBERT LANDINGS PHASE 1

A PORTION OF SECTIONS 3, 10 11, 39, AND 40, TOWNSHIP 12 SOUTH, RANGE 31 EAST
CITY OF PALM COAST, FLAGLER COUNTY, FLORIDA



Line #	Length	Direction
L400	34.13'	S31° 22' 57"E
L401	12.65'	S26° 21' 26"E
L402	44.72'	S56° 13' 35"W
L403	4.78'	S11° 37' 03"E
L404	23.66'	S44° 32' 06"E
L405	31.54'	S54° 20' 29"E
L406	60.96'	S3° 44' 43"E
L407	31.85'	S12° 30' 18"W
L408	44.83'	S17° 17' 14"W
L409	6.31'	S9° 54' 50"W
L410	71.10'	S77° 04' 44"E
L411	55.73'	S80° 12' 16"E
L412	44.35'	S89° 44' 54"E
L413	45.13'	N30° 57' 53"W
L414	28.35'	N53° 09' 35"W
L415	50.80'	N25° 03' 25"W
L416	30.56'	N41° 35' 32"W
L417	43.31'	N36° 51' 29"W
L418	25.58'	N76° 56' 41"E
L419	34.78'	N38° 05' 23"E

Line #	Length	Direction
L420	49.39'	S70° 49' 55"E
L421	39.69'	S50° 53' 00"E
L422	51.70'	S16° 27' 39"E
L423	22.89'	S32° 59' 09"E
L424	60.06'	S38° 49' 18"E
L425	48.67'	S8° 35' 43"W
L426	55.37'	S23° 39' 02"E
L427	5.80'	S5° 29' 41"E
L428	51.71'	N23° 39' 02"W
L429	52.42'	N8° 35' 43"E
L430	64.12'	S38° 49' 18"E
L431	30.95'	N32° 59' 09"W
L432	55.82'	N16° 27' 39"W
L433	51.83'	N50° 53' 00"W
L434	71.64'	N70° 49' 55"W
L435	61.48'	S38° 05' 23"W
L436	14.25'	S0° 50' 41"E
L437	26.88'	N62° 10' 19"E
L438	110.27'	S74° 30' 39"W
L439	45.26'	S68° 48' 01"W

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C400	256.09'	198.00'	74°06'24"	S68° 26' 09"E	238.61'
C401	223.76'	173.00'	74°06'24"	S68° 26' 09"E	208.49'
C402	288.43'	223.00'	74°06'24"	S68° 26' 09"E	268.74'
C403	39.27'	25.00'	90°00'00"	N76° 22' 57"W	35.36'
C404	329.71'	525.00'	35°58'58"	N49° 22' 26"W	324.32'
C405	29.17'	25.00'	66°51'03"	S33° 56' 23"E	27.54'
C406	183.04'	348.00'	30°08'13"	S46° 27' 03"E	180.94'
C407	32.50'	48.00'	38°47'35"	S50° 46' 44"E	31.88'
C408	117.13'	173.00'	38°47'35"	S50° 46' 44"E	114.91'
C409	106.63'	173.00'	35°18'49"	S87° 49' 56"E	104.95'
C410	15.89'	223.00'	4°04'54"	S33° 25' 24"E	15.88'
C411	55.67'	223.00'	14°18'08"	S42° 36' 55"E	55.52'
C412	45.82'	223.00'	11°46'25"	S55° 39' 12"E	45.74'
C413	171.05'	223.00'	43°56'57"	S83° 30' 53"E	166.89'
C414	25.18'	348.00'	4°08'47"	S33° 27' 21"E	25.18'
C415	84.02'	347.98'	13°50'02"	S42° 26' 45"E	83.82'
C416	73.84'	347.98'	12°09'29"	S55° 26' 26"E	73.70'
C417	8.72'	37.00'	13°29'45"	S81° 15' 31"W	8.70'
C418	82.97'	525.00'	9°03'16"	N62° 50' 17"W	82.88'
C419	48.23'	525.00'	5°15'50"	N55° 40' 44"W	48.22'
C420	48.23'	525.00'	5°15'50"	N50° 24' 54"W	48.22'
C421	48.23'	525.00'	5°15'50"	N45° 09' 04"W	48.22'
C422	48.23'	525.00'	5°15'50"	N39° 53' 14"W	48.22'
C423	48.02'	525.00'	5°14'27"	N34° 38' 05"W	48.00'
C424	5.79'	525.00'	0°37'55"	N31° 41' 54"W	5.79'
C425	60.83'	650.00'	5°21'44"	N34° 34' 26"W	60.81'
C426	59.72'	650.00'	5°15'50"	N39° 53' 14"W	59.70'
C427	59.72'	650.00'	5°15'50"	N45° 09' 04"W	59.70'
C428	59.72'	650.00'	5°15'50"	N50° 24' 54"W	59.70'
C429	94.81'	650.00'	8°21'26"	N57° 13' 32"W	94.73'
C430	108.91'	2075.00'	3°00'26"	S8° 07' 09"E	108.90'
C431	95.29'	2075.00'	2°37'52"	S10° 56' 19"E	95.28'
C432	30.04'	2075.00'	0°49'46"	S12° 40' 08"E	30.04'
C433	42.02'	2075.00'	1°09'37"	S13° 39' 49"E	42.02'
C434	110.98'	2075.00'	3°03'52"	S15° 46' 34"E	110.97'
C435	374.88'	500.00'	42°57'28"	N52° 51' 41"W	366.16'

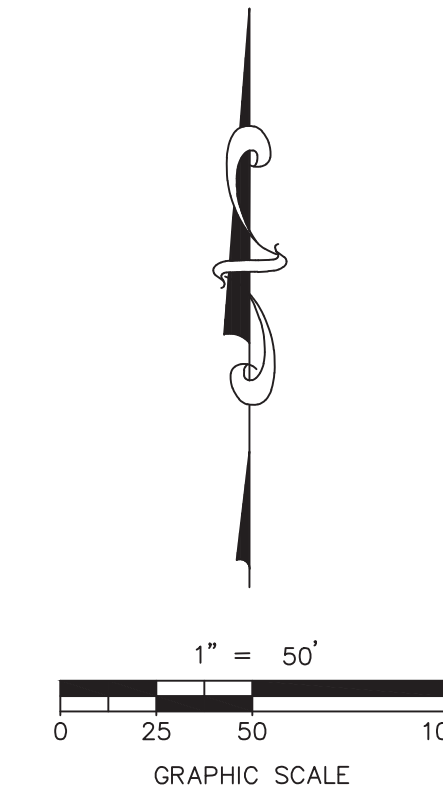
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C436	14.84'	63.00'	13°29'45"	N81° 15' 31"E	14.81'
C437	6.28'	63.00'	5°42'38"	S71° 39' 20"W	6.28'
C438	3.69'	37.00'	5°42'38"	N71° 39' 20"E	3.69'
C439	3.09'	48.00'	3°41'00"	S72° 01' 02"E	3.09'
C440	5.79'	650.00'	0°30'37"	N31° 38' 16"W	5.79'
C441	340.58'	650.00'	30°01'18"	N46° 23' 36"W	336.70'

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COLBERT LANDINGS PHASE 1

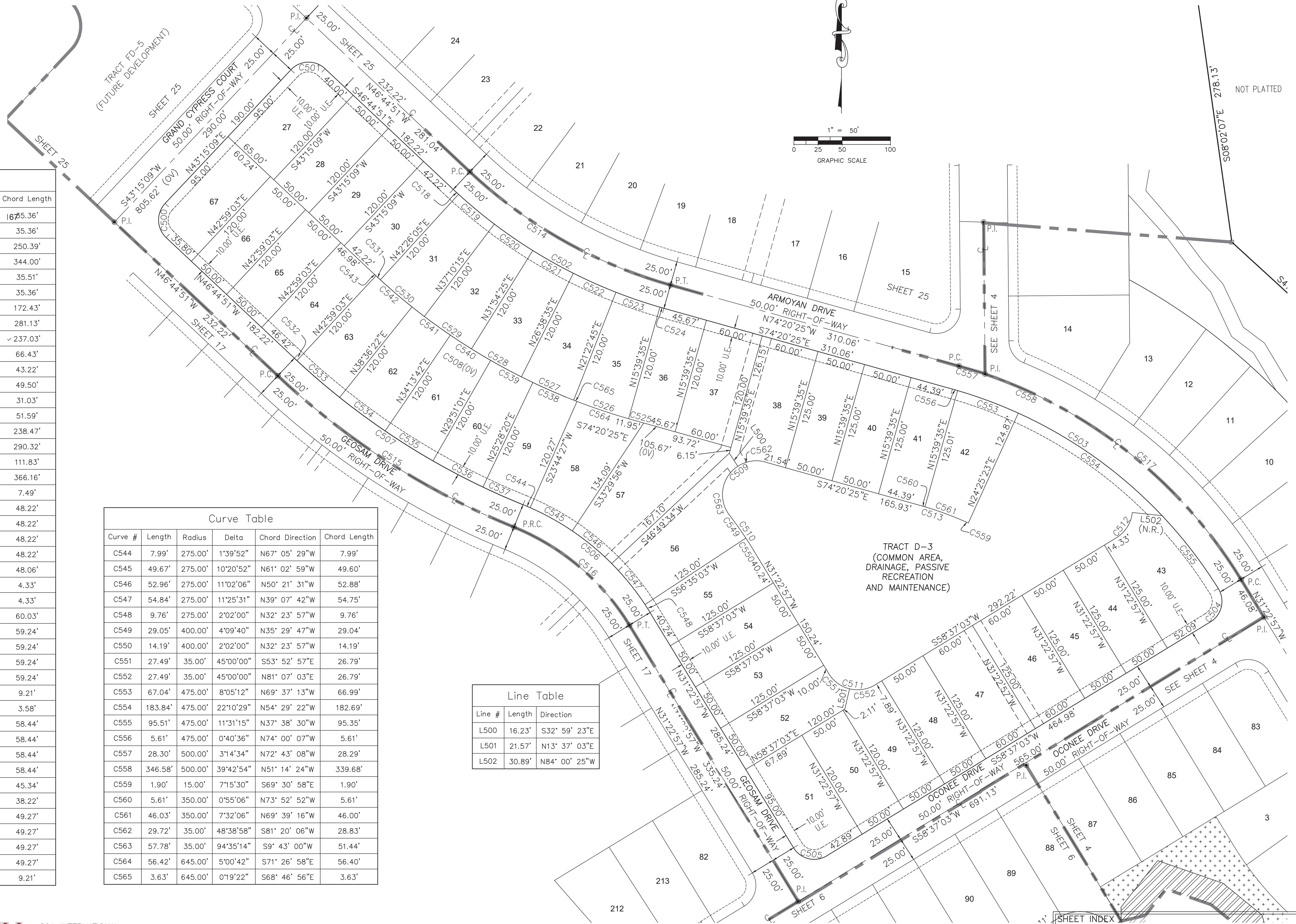
A PORTION OF SECTIONS 3, 10 11, 39, AND 40, TOWNSHIP 12 SOUTH, RANGE 31 EAST
CITY OF PALM COAST, FLAGLER COUNTY, FLORIDA



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C500	39.27'	25.00'	90°00'00"	S1° 44' 51"E	1675.36'
C501	39.27'	25.00'	90°00'00"	S88° 15' 09"W	35.36'
C502	252.83'	525.00'	27°35'34"	S60° 32' 38"E	250.39'
C503	352.00'	475.00'	42°27'32"	N53° 06' 38"W	344.00'
C504	39.49'	25.00'	90°29'55"	N13° 22' 05"E	35.51'
C505	39.27'	25.00'	90°00'00"	S76° 22' 57"E	35.36'
C506	175.39'	275.00'	36°32'28"	N49° 39' 11"W	172.43'
C507	282.74'	765.00'	21°10'35"	S57° 20' 08"E	281.13'
C508	238.39'	645.00'	21°10'35"	S57° 20' 08"E	237.03'
C509	87.50'	35.00'	143°14'12"	S34° 02' 29"W	66.43'
C510	43.25'	400.00'	6°11'40"	N34° 28' 47"W	43.22'
C511	54.98'	35.00'	90°00'00"	S76° 22' 57"E	49.50'
C512	32.15'	35.00'	52°37'28"	N32° 18' 19"E	31.03'
C513	51.64'	350.00'	8°27'11"	N70° 06' 49"W	51.59'
C514	240.79'	500.00'	27°35'34"	N60° 32' 38"W	238.47'
C515	291.98'	790.00'	21°10'35"	S57° 20' 08"E	290.32'
C516	112.79'	250.00'	25°50'55"	S44° 18' 25"E	111.83'
C517	374.88'	500.00'	42°57'28"	N52° 51' 41"W	366.16'
C518	7.49'	525.00'	0°49'04"	S47° 09' 23"E	7.49'
C519	48.23'	525.00'	5°15'50"	S50° 11' 50"E	48.22'
C520	48.23'	525.00'	5°15'50"	S55° 27' 40"E	48.22'
C521	48.23'	525.00'	5°15'50"	S60° 43' 30"E	48.22'
C522	48.23'	525.00'	5°15'50"	S65° 59' 20"E	48.22'
C523	48.07'	525.00'	5°14'48"	S71° 14' 39"E	48.06'
C524	4.33'	525.00'	0°28'22"	S74° 06' 13"E	4.33'
C525	4.33'	645.00'	0°23'06"	S74° 08' 52"E	4.33'
C526	60.05'	645.00'	5°20'04"	S71° 17' 17"E	60.03'
C527	59.26'	645.00'	5°15'50"	S65° 59' 20"E	59.24'
C528	59.26'	645.00'	5°15'50"	S60° 43' 30"E	59.24'
C529	59.26'	645.00'	5°15'50"	S55° 27' 40"E	59.24'
C530	59.26'	645.00'	5°15'50"	S50° 11' 50"E	59.24'
C531	9.21'	645.00'	0°49'04"	S47° 09' 23"E	9.21'
C532	3.58'	765.00'	0°16'06"	S46° 52' 54"E	3.58'
C533	58.45'	765.00'	4°22'41"	S49° 12' 17"E	58.44'
C534	58.45'	765.00'	4°22'41"	S53° 34' 58"E	58.44'
C535	58.45'	765.00'	4°22'41"	S57° 57' 39"E	58.44'
C536	58.45'	765.00'	4°22'41"	S62° 20' 19"E	58.44'
C537	45.34'	765.00'	3°23'46"	S66° 13' 33"E	45.34'
C538	38.23'	645.00'	3°23'46"	S66° 13' 33"E	38.22'
C539	49.28'	645.00'	4°22'41"	S62° 20' 19"E	49.27'
C540	49.28'	645.00'	4°22'41"	S57° 57' 39"E	49.27'
C541	49.28'	645.00'	4°22'41"	S53° 34' 58"E	49.27'
C542	49.28'	645.00'	4°22'41"	S49° 12' 17"E	49.27'
C543	9.21'	645.00'	0°49'04"	S47° 09' 23"E	9.21'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C544	7.99'	275.00'	1°39'52"	N67° 05' 29"W	7.99'
C545	49.67'	275.00'	10°20'52"	N61° 02' 59"W	49.60'
C546	52.96'	275.00'	11°02'06"	N50° 21' 31"W	52.88'
C547	54.84'	275.00'	11°25'31"	N39° 07' 42"W	54.75'
C548	9.76'	275.00'	2°02'00"	N32° 23' 57"W	9.76'
C549	29.05'	400.00'	4°09'40"	N35° 29' 47"W	29.04'
C550	14.19'	400.00'	2°02'00"	N32° 23' 57"W	14.19'
C551	27.49'	35.00'	45°00'00"	S53° 52' 57"E	26.79'
C552	27.49'	35.00'	45°00'00"	N81° 07' 03"E	26.79'
C553	67.04'	475.00'	8°05'12"	N69° 37' 13"W	66.99'
C554	183.84'	475.00'	22°10'29"	N54° 29' 22"W	182.69'
C555	95.51'	475.00'	11°31'15"	N37° 38' 30"W	95.35'
C556	5.61'	475.00'	0°40'36"	N74° 00' 07"W	5.61'
C557	28.30'	500.00'	3°14'34"	N72° 43' 08"W	28.29'
C558	346.58'	500.00'	39°42'54"	N51° 14' 24"W	339.68'
C559	1.90'	15.00'	7°15'30"	S69° 30' 58"E	1.90'
C560	5.61'	350.00'	0°55'06"	N73° 52' 52"W	5.61'
C561	46.03'	350.00'	7°32'06"	N69° 39' 16"W	46.00'
C562	29.72'	35.00'	48°38'58"	S81° 20' 06"W	28.83'
C563	57.78'	35.00'	94°35'14"	S9° 43' 00"W	51.44'
C564	56.42'	645.00'	5°00'42"	S71° 26' 58"E	56.40'
C565	3.63'	645.00'	0°19'22"	S68° 46' 56"E	3.63'

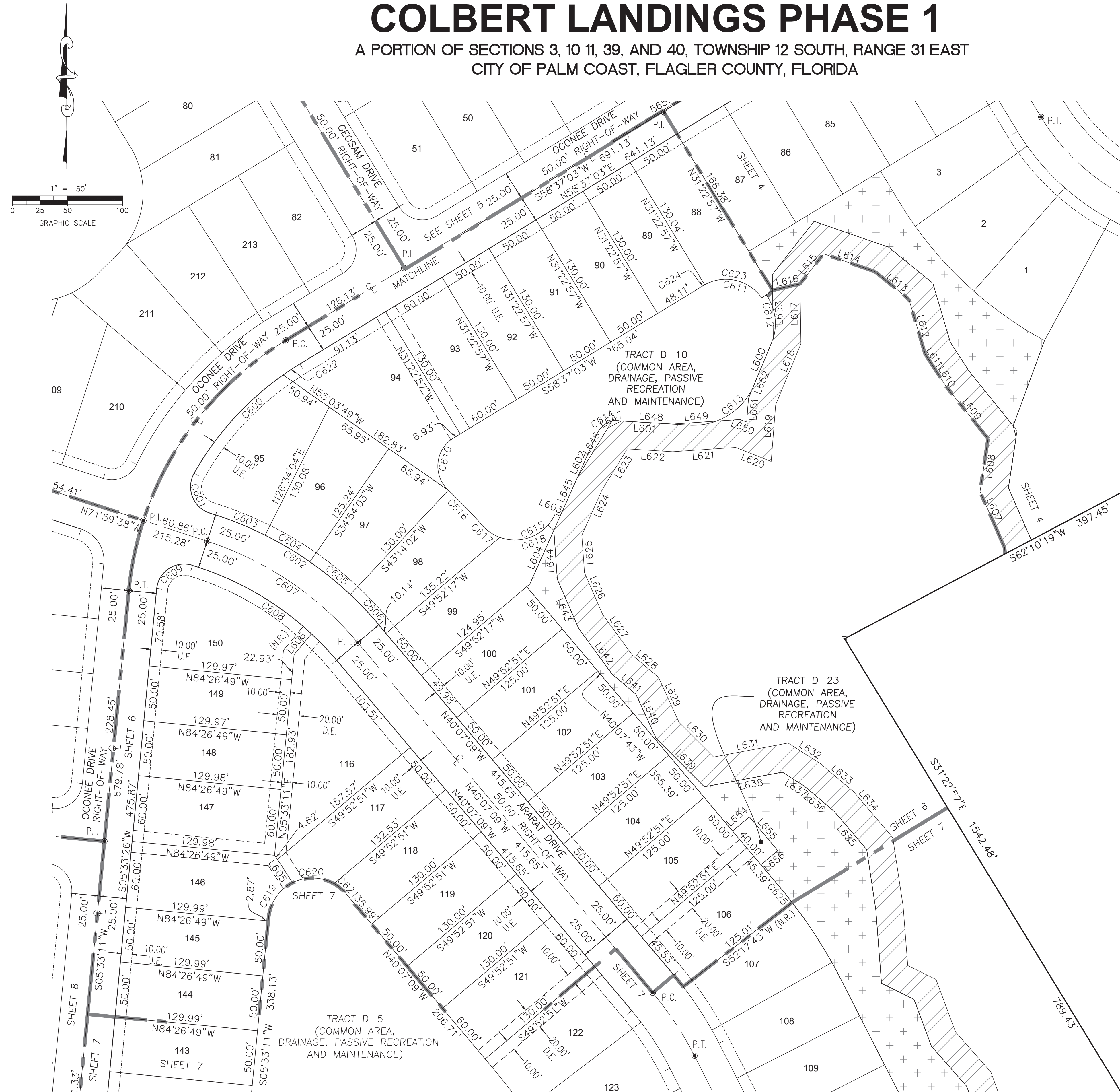
Line Table		
Line #	Length	Direction
L500	16.23'	S32° 59' 23"E
L501	21.57'	N13° 37' 03"E
L502	30.89'	N84° 00' 25"W



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COLBERT LANDINGS PHASE 1

A PORTION OF SECTIONS 3, 10 11, 39, AND 40, TOWNSHIP 12 SOUTH, RANGE 31 EAST
CITY OF PALM COAST, FLAGLER COUNTY, FLORIDA



Line #	Length	Direction
L600	45.14'	N22° 29' 43"E
L601	46.62'	N86° 27' 49"W
L602	81.83'	N24° 05' 42"E
L603	5.00'	S66° 35' 15"E
L604	53.48'	N24° 05' 42"E
L605	29.93'	S33° 13' 55"E
L606	24.59'	N39° 52' 23"E
L607	55.37'	S23° 39' 02"E
L608	48.67'	S8° 35' 43"W
L609	60.06'	S38° 49' 18"E
L610	22.89'	S32° 59' 09"E
L611	12.96'	S32° 59' 09"E
L612	51.70'	S16° 27' 39"E
L613	39.69'	S50° 53' 00"E
L614	49.39'	S70° 49' 55"E
L615	34.78'	N38° 05' 23"E
L616	25.58'	N76° 56' 41"E
L617	54.33'	N0° 50' 41"W
L618	59.88'	N22° 29' 43"E
L619	51.62'	N4° 31' 03"E
L620	34.63'	S68° 24' 59"E
L621	57.30'	N86° 04' 05"E
L622	41.33'	S86° 27' 49"E
L623	43.56'	N31° 37' 43"E
L624	45.16'	N24° 05' 42"E
L625	34.07'	N4° 02' 21"W
L626	41.56'	N23° 34' 25"W
L627	45.50'	N36° 09' 27"W
L628	31.08'	N49° 49' 21"W

Line #	Length	Direction
L629	45.15'	N24° 30' 27"W
L630	44.26'	N44° 58' 01"W
L631	68.78'	S79° 20' 44"W
L632	34.81'	N57° 26' 36"W
L633	39.60'	N49° 50' 12"W
L634	54.69'	N40° 26' 45"W
L635	45.50'	S40° 26' 45"E
L636	35.89'	S49° 50' 12"E
L637	23.24'	S57° 26' 36"E
L638	72.08'	N79° 20' 44"E
L639	61.98'	S44° 58' 01"E
L640	44.05'	S24° 30' 27"E
L641	28.46'	S49° 49' 21"E
L642	51.25'	S36° 09' 27"E
L643	48.62'	S23° 34' 25"E
L644	44.64'	S4° 02' 21"E
L645	53.07'	S24° 05' 42"W
L646	52.13'	S31° 37' 43"W
L647	13.84'	S62° 34' 57"W
L648	46.62'	N86° 27' 49"W
L649	61.33'	S86° 04' 05"W
L650	6.46'	N68° 24' 59"W
L651	18.94'	S4° 31' 03"W
L652	58.67'	S22° 29' 43"W
L653	43.76'	S0° 50' 41"E
L654	20.02'	N49° 52' 51"E
L655	40.00'	S40° 07' 43"E
L656	20.01'	S49° 52' 51"W

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C600	139.55'	275.00'	29°04'28"	S44° 04' 49"W	138.05'
C601	44.30'	25.00'	101°32'13"	S21° 13' 31"E	38.73'
C602	180.80'	325.00'	31°52'29"	N56° 03' 23"W	178.48'
C603	48.56'	325.00'	8°33'41"	N67° 42' 47"W	48.52'
C604	47.27'	325.00'	8°19'59"	N59° 15' 57"W	47.23'
C605	47.27'	325.00'	8°19'59"	N50° 55' 58"W	47.23'
C606	37.70'	325.00'	6°38'50"	N43° 26' 33"W	37.68'
C607	166.90'	300.00'	31°52'29"	N56° 03' 23"W	164.75'
C608	158.81'	275.72'	33°00'02"	N56° 38' 25"W	156.62'
C609	44.30'	25.00'	101°32'13"	S57° 14' 16"W	38.73'
C610	55.18'	30.00'	105°23'35"	S5° 55' 26"W	47.72'
C611	60.04'	40.00'	86°00'19"	N78° 22' 48"W	54.56'
C612	41.61'	45.91'	51°56'04"	N9° 06' 43"W	40.20'
C613	74.39'	60.00'	71°02'28"	N58° 00' 57"E	69.72'
C614	24.24'	20.00'	69°26'29"	S58° 48' 56"W	22.78'
C615	79.97'	40.00'	114°33'04"	N81° 22' 14"E	67.30'
C616	43.95'	465.08'	5°24'51"	N44° 01' 41"W	43.93'
C617	19.96'	40.00'	28°35'15"	S55° 38' 52"E	19.75'
C618	60.01'	40.00'	85°57'49"	N67° 04' 36"E	54.54'
C619	40.43'	40.00'	57°54'22"	S34° 30' 22"W	38.73'
C620	39.04'	40.00'	55°55'24"	N88° 34' 45"W	37.51'
C621	14.31'	40.00'	20°29'54"	N50° 22' 06"W	14.23'
C622	18.15'	275.00'	3°46'55"	S56° 43' 36"W	18.15'
C623	58.15'	40.00'	83°17'47"	N77° 01' 32"W	53.16'
C624	1.89'	40.00'	2°42'32"	S59° 58' 19"W	1.89'
C625	19.04'	450.00'	2°25'26"	N38° 55' 00"W	19.03'

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DA **DALE STOCKSTILL & ASSOCIATES, P.A.**
 PROFESSIONAL LAND SURVEYORS

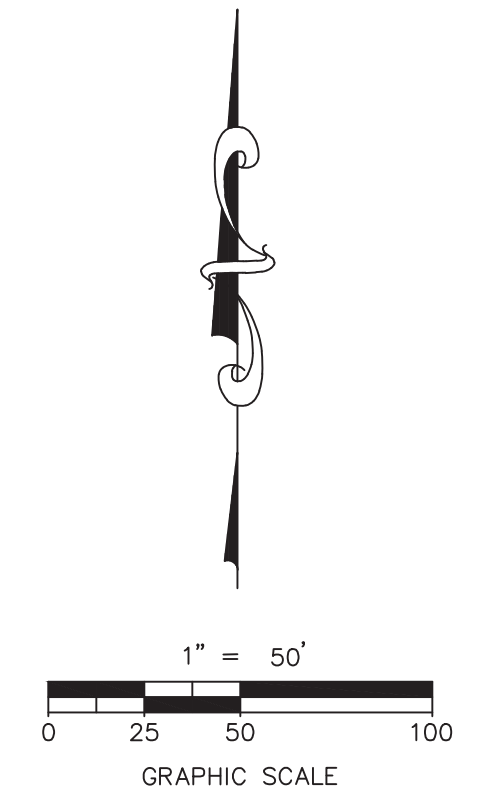
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COLBERT LANDINGS PHASE 1

A PORTION OF SECTIONS 3, 10 11, 39, AND 40, TOWNSHIP 12 SOUTH, RANGE 31 EAST
CITY OF PALM COAST, FLAGLER COUNTY, FLORIDA



Line #	Length	Direction
L700	30.28'	N9° 10' 32"E
L701	63.19'	N8° 34' 56"W
L702	55.15'	S8° 34' 56"E
L703	53.74'	N4° 25' 30"W
L704	67.09'	S4° 25' 30"E
L705	28.61'	N6° 3' 48" W
L706	32.90'	S6° 3' 48" E
L707	50.75'	N20° 22' 40"W
L708	45.42'	S20° 22' 40"E
L709	48.52'	N41° 21' 04"W
L710	48.48'	S41° 21' 04"E
L711	59.49'	N20° 10' 55"W
L712	65.43'	S20° 10' 55"E
L713	60.67'	N66° 12' 06"W
L714	55.37'	S66° 12' 06"E
L715	48.96'	N1° 15' 42"W
L716	41.03'	S1° 15' 42"E
L717	60.93'	N36° 40' 42"W
L718	67.45'	S36° 40' 42"E
L719	51.56'	N29° 58' 52"W
L720	55.23'	S29° 58' 52"E
L721	29.02'	N52° 12' 36"W



Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C700	93.78'	40.00'	134°19'41"	S72° 43' 01"W	73.73'
C701	115.71'	505.00'	13°07'41"	N33° 33' 18"W	115.46'
C702	78.49'	40.00'	112°25'37"	N29° 13' 21"E	66.49'
C703	69.89'	40.00'	100°07'01"	S44° 30' 20"E	61.34'
C704	68.74'	300.00'	13°07'41"	N33° 33' 18"W	68.59'
C705	63.12'	100.00'	36°10'00"	N8° 54' 28"W	62.08'
C706	71.94'	300.00'	13°44'23"	N87° 41' 39"W	71.77'
C707	35.32'	200.00'	10°07'01"	S0° 29' 40"W	35.27'
C708	30.90'	175.00'	10°07'01"	S0° 29' 40"W	30.86'
C709	39.27'	25.00'	90°00'00"	S49° 33' 51"E	35.36'
C710	77.94'	325.00'	13°44'23"	N87° 41' 39"W	77.75'
C711	49.41'	25.00'	113°13'50"	N42° 33' 37"E	41.75'

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C712	63.01'	275.00'	13°07'41"	N33° 33' 18"W	62.87'
C713	74.47'	325.00'	13°07'41"	N33° 33' 18"W	74.30'
C714	54.64'	250.00'	12°31'25"	N20° 43' 45"W	54.54'
C715	25.73'	250.00'	5°53'47"	N24° 02' 35"W	25.72'
C716	103.18'	450.00'	13°08'15"	N33° 33' 35"W	102.96'
C717	19.04'	450.00'	2°25'26"	N38° 55' 00"W	19.03'
C718	65.45'	450.00'	8°19'59"	N33° 32' 18"W	65.39'
C719	18.70'	450.00'	2°22'50"	N28° 10' 53"W	18.70'
C720	26.55'	325.00'	4°40'51"	S87° 46' 35"W	26.54'
C721	47.27'	325.00'	8°19'59"	N85° 43' 00"W	47.23'
C722	4.12'	325.00'	0°43'33"	N81° 11' 14"W	4.12'
C723	5.70'	450.00'	0°43'33"	N81° 11' 14"W	5.70'

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C724	65.45'	450.00'	8°19'59"	N85° 43' 00"W	65.39'
C725	47.27'	325.00'	8°19'59"	N33° 33' 01"W	47.23'
C726	13.57'	325.00'	2°23'34"	N28° 11' 15"W	13.57'
C727	13.60'	275.00'	2°50'03"	N38° 42' 07"W	13.60'
C728	49.41'	275.00'	10°17'38"	N32° 08' 17"W	49.34'
C729	48.56'	505.00'	5°30'35"	N37° 21' 51"W	48.54'
C730	46.23'	505.00'	5°14'43"	N31° 59' 12"W	46.22'
C731	20.91'	505.00'	2°22'22"	N28° 10' 39"W	20.91'
C732	33.26'	40.00'	47°38'45"	N61° 36' 47"E	32.31'
C733	22.51'	40.00'	32°14'29"	N21° 40' 10"E	22.21'
C734	22.72'	40.00'	32°32'23"	N10° 43' 16"W	22.41'
C735	26.67'	40.00'	38°12'26"	S13° 33' 02"E	26.18'

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C736	25.83'	40.00'	37°00'02"	S51° 09' 17"E	25.38'
C737	17.39'	40.00'	24°54'33"	S82° 06' 34"E	17.25'
C738	12.86'	125.00'	5°53'47"	N24° 02' 35"W	12.86'
C739	19.12'	450.00'	2°26'05"	N88° 39' 57"W	19.12'
C740	46.33'	450.00'	5°53'54"	N84° 29' 58"W	46.31'

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COLBERT LANDINGS PHASE 1

A PORTION OF SECTIONS 3, 10 11, 39, AND 40, TOWNSHIP 12 SOUTH, RANGE 31 EAST
CITY OF PALM COAST, FLAGLER COUNTY, FLORIDA

SHEET 8 OF 29

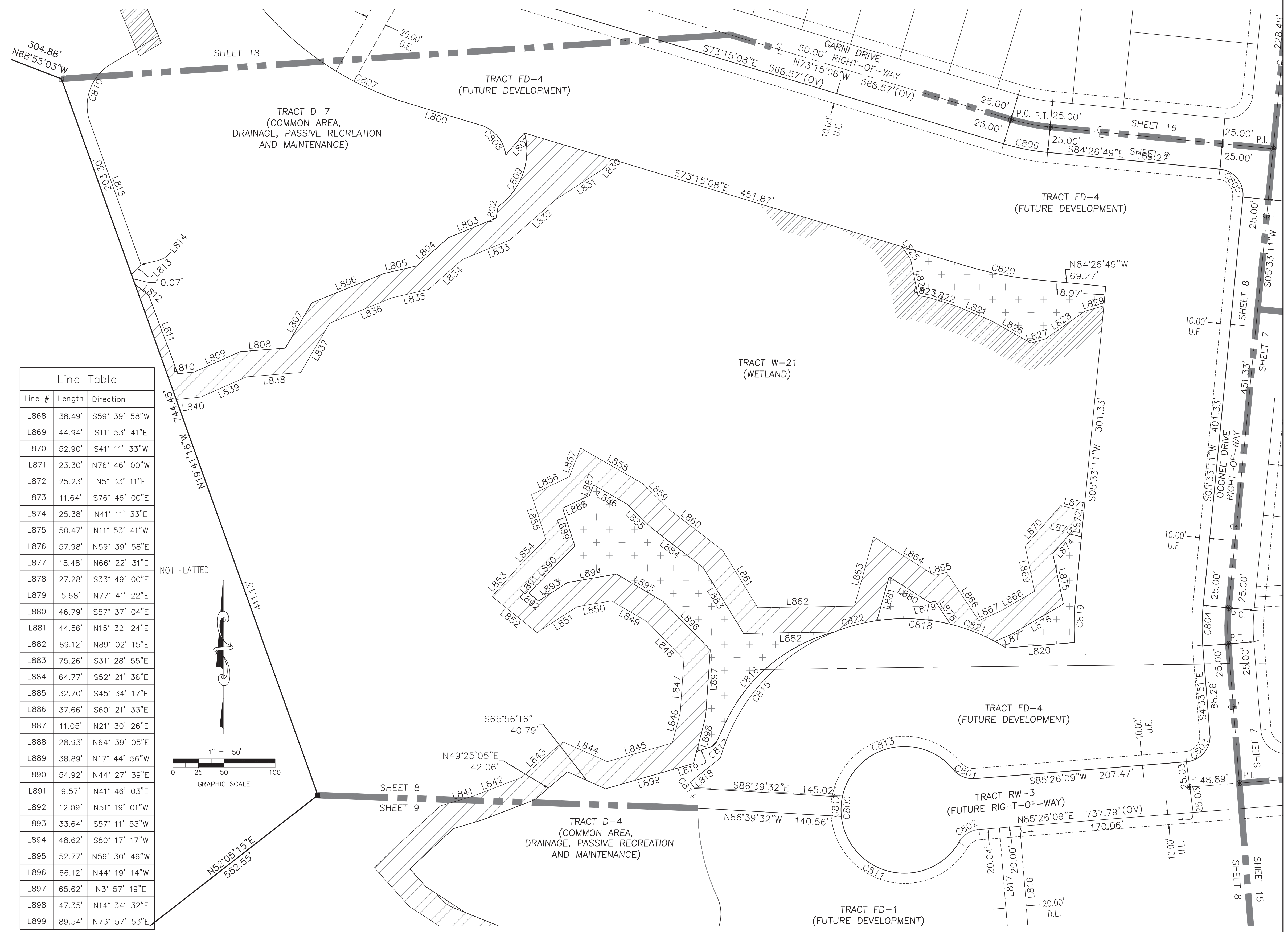
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Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C800	313.64'	62.00'	289°50'28"	S4° 33' 51"E	71.26'
C801	23.96'	25.00'	54°55'14"	S67° 06' 14"E	23.06'
C802	23.96'	25.00'	54°55'14"	S57° 58' 32"W	23.06'
C803	37.71'	25.09'	86°06'43"	N42° 17' 53"E	34.26'
C804	39.73'	225.00'	10°07'01"	S0° 29' 40"W	39.68'
C805	39.27'	25.00'	90°00'00"	N39° 26' 49"W	35.36'
C806	43.96'	225.00'	11°11'41"	S78° 50' 59"E	43.89'
C807	263.42'	305.00'	49°29'04"	S46° 52' 45"E	255.31'
C808	40.48'	35.00'	66°16'25"	N40° 03' 17"W	38.26'
C809	81.29'	66.51'	70°01'27"	N19° 45' 01"E	76.32'
C810	65.29'	47.50'	78°45'08"	S19° 41' 18"W	60.27'
C811	155.33'	62.00'	143°32'38"	S77° 42' 46"E	117.78'
C812	19.08'	62.00'	17°37'42"	S2° 52' 25"W	19.00'
C813	139.23'	62.00'	128°40'07"	S76° 01' 19"W	111.77'
C814	7.30'	30.00'	13°56'07"	N35° 17' 10"W	7.28'
C815	172.52'	187.00'	52°51'38"	S42° 09' 39"W	166.47'
C816	142.50'	162.36'	50°17'22"	S50° 23' 44"W	137.97'
C817	8.15'	10.00'	46°43'15"	N48° 36' 41"E	7.93'
C818	174.64'	187.00'	53°30'36"	N84° 39' 14"W	168.37'
C819	48.49'	350.00'	7°56'14"	S1° 35' 03"W	48.45'
C820	68.39'	350.00'	11°11'41"	S78° 50' 59"E	68.28'
C821	46.53'	187.00'	14°15'20"	N68° 53' 03"W	46.41'
C822	42.80'	187.00'	13°06'49"	S75° 08' 52"W	42.71'

Line Table		
Line #	Length	Direction
L800	82.05'	N73° 09' 58"W
L801	28.31'	S40° 18' 38"W
L802	11.59'	S9° 40' 15"W
L803	50.32'	S67° 41' 00"W
L804	41.66'	S48° 26' 42"W
L805	32.76'	S76° 55' 04"W
L806	76.09'	S67° 49' 47"W
L807	51.40'	S30° 24' 47"W
L808	44.20'	S85° 30' 14"W
L809	49.30'	S66° 05' 34"W
L810	16.08'	S84° 13' 24"W
L811	81.45'	N20° 20' 55"W
L812	17.71'	N50° 31' 15"W
L813	10.12'	S46° 28' 40"W
L814	3.20'	S38° 53' 52"W
L815	148.12'	S19° 41' 16"E
L818	38.02'	S51° 21' 25"W
L819	14.38'	N71° 58' 18"E
L820	67.25'	S85° 26' 09"W
L821	35.97'	S67° 04' 48"E
L822	29.17'	S72° 28' 03"E
L823	10.80'	S79° 50' 30"E
L824	35.84'	S11° 22' 50"E
L825	15.33'	S34° 07' 19"E
L826	44.67'	S60° 50' 27"E
L827	14.85'	N74° 02' 12"E
L828	46.88'	N54° 53' 56"E
L829	19.41'	N73° 57' 03"E
L830	13.34'	N42° 45' 56"E
L831	55.14'	N57° 06' 50"E
L832	59.40'	N48° 33' 28"E
L833	50.30'	N67° 41' 00"E
L834	43.76'	N48° 26' 42"E

Line Table		
Line #	Length	Direction
L835	37.12'	N76° 55' 04"E
L836	65.63'	N67° 49' 47"E
L837	55.97'	N30° 24' 47"E
L838	52.96'	N85° 30' 14"E
L839	49.01'	N66° 05' 34"E
L840	24.20'	N84° 13' 24"E
L841	34.11'	S73° 18' 39"W
L842	49.84'	S68° 55' 56"W
L843	53.58'	S49° 25' 05"W
L844	47.48'	N65° 56' 16"W
L845	66.16'	S73° 57' 53"W
L846	30.77'	S14° 34' 32"W
L847	52.09'	S3° 57' 19"W
L848	51.58'	S44° 19' 14"E
L849	40.29'	S59° 30' 46"E
L850	34.36'	N80° 17' 17"E
L851	46.52'	N57° 11' 53"E
L852	56.46'	S51° 19' 01"E
L853	36.54'	S41° 46' 03"W
L854	40.42'	S44° 27' 39"W
L855	45.69'	S17° 44' 56"E
L856	40.93'	S64° 39' 05"W
L857	29.99'	S21° 30' 26"W
L858	69.73'	N60° 21' 33"W
L859	34.47'	N45° 34' 17"W
L860	67.89'	N52° 21' 36"W
L861	65.58'	N31° 28' 55"W
L862	94.59'	S89° 02' 15"W
L863	70.27'	S15° 32' 24"W
L864	70.20'	N57° 37' 04"W
L865	12.42'	S77° 41' 22"W
L866	56.59'	N33° 49' 00"W
L867	23.20'	S66° 22' 31"W

Line Table		
Line #	Length	Direction
L868	38.49'	S59° 39' 58"W
L869	44.94'	S11° 53' 41"E
L870	52.90'	S41° 11' 33"W
L871	23.30'	N76° 46' 00"W
L872	25.23'	N5° 33' 11"E
L873	11.64'	S76° 46' 00"E
L874	25.38'	N41° 11' 33"E
L875	50.47'	N11° 53' 41"W
L876	57.98'	N59° 39' 58"E
L877	18.48'	N66° 22' 31"E
L878	27.28'	S33° 49' 00"E
L879	5.68'	N77° 41' 22"E
L880	46.79'	S57° 37' 04"E
L881	44.56'	N15° 32' 24"E
L882	89.12'	N89° 02' 15"E
L883	75.26'	S31° 28' 55"E
L884	64.77'	S52° 21' 36"E
L885	32.70'	S45° 34' 17"E
L886	37.66'	S60° 21' 33"E
L887	11.05'	N21° 30' 26"E
L888	28.93'	N64° 39' 05"E
L889	38.89'	N17° 44' 56"W
L890	54.92'	N44° 27' 39"E
L891	9.57'	N41° 46' 03"E
L892	12.09'	N51° 19' 01"W
L893	33.64'	S57° 11' 53"W
L894	48.62'	S80° 17' 17"W
L895	52.77'	N59° 30' 46"W
L896	66.12'	N44° 19' 14"W
L897	65.62'	N3° 57' 19"E
L898	47.35'	N14° 34' 32"E
L899	89.54'	N73° 57' 53"E



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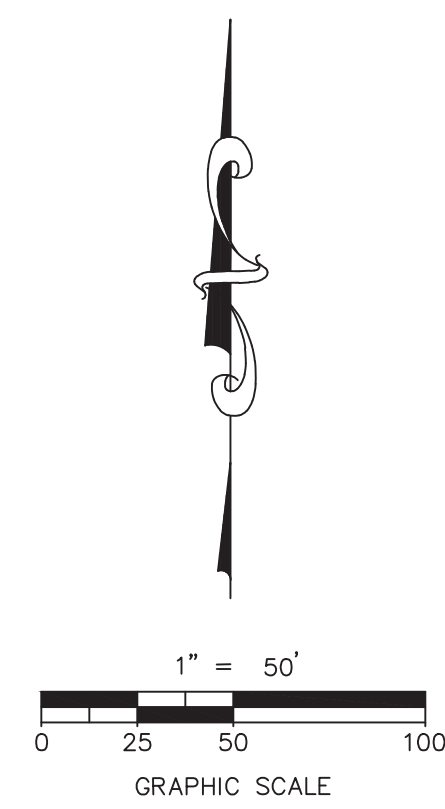
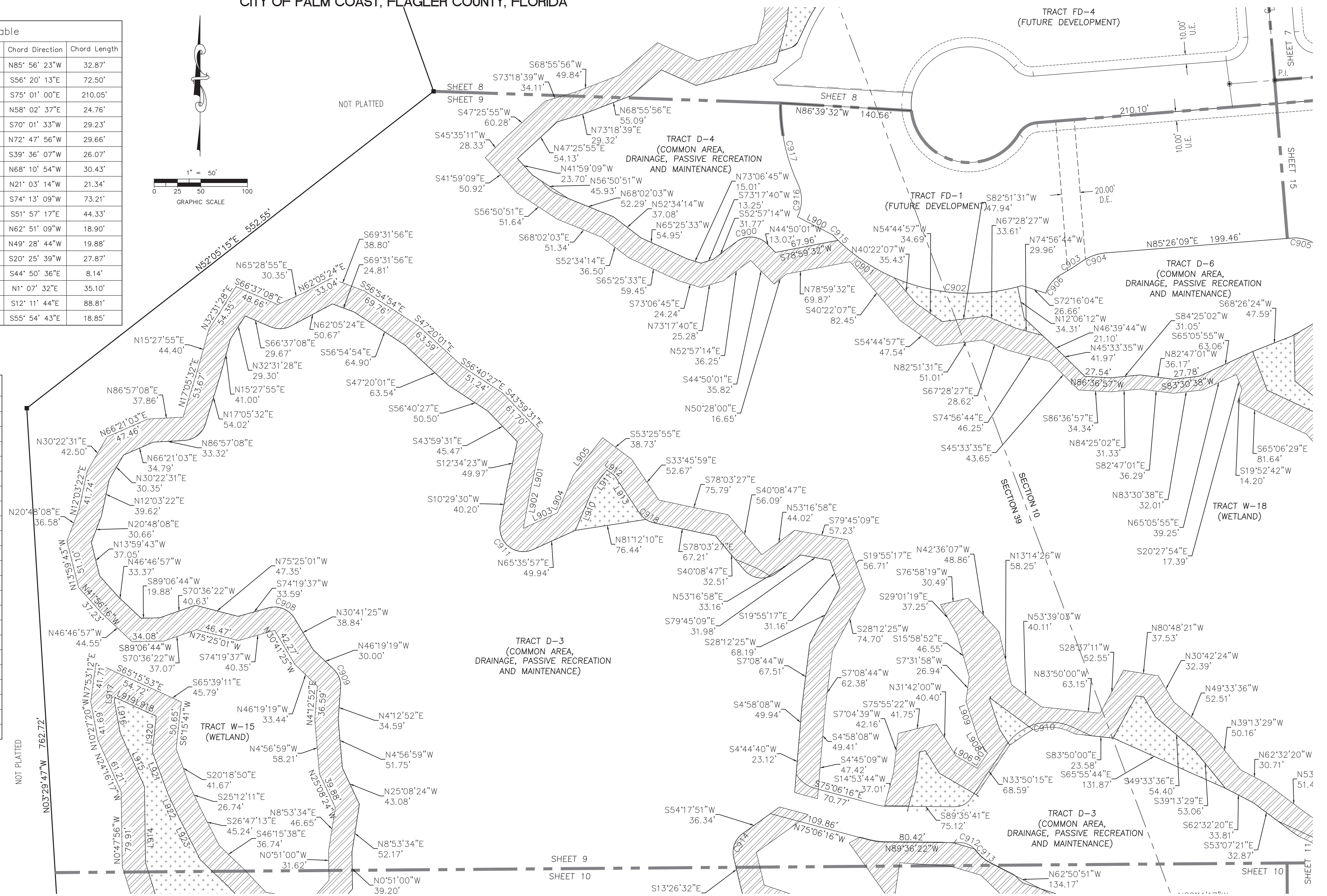
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COLBERT LANDINGS PHASE 1

A PORTION OF SECTIONS 3, 10 11, 39, AND 40, TOWNSHIP 12 SOUTH, RANGE 31 EAST
CITY OF PALM COAST, FLAGLER COUNTY, FLORIDA

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C900	35.87'	25.00'	82°12'44"	N85° 56' 23"W	32.87'
C901	72.90'	202.00'	20°40'39"	S56° 20' 13"E	72.50'
C902	220.90'	202.00'	62°39'21"	S75° 01' 00"E	210.05'
C903	24.77'	207.00'	6°51'22"	N58° 02' 37"E	24.76'
C904	29.59'	55.00'	30°49'13"	S70° 01' 33"W	29.23'
C905	30.39'	40.00'	43°31'49"	N72° 47' 56"W	29.66'
C906	26.72'	35.00'	43°44'22"	S39° 36' 07"W	26.07'
C908	32.72'	25.00'	74°58'58"	N68° 10' 54"W	30.43'
C909	22.05'	25.00'	50°32'11"	N21° 03' 14"W	21.34'
C910	79.64'	56.50'	80°45'48"	S74° 13' 09"W	73.21'
C911	54.49'	25.00'	124°53'33"	S51° 57' 17"E	44.33'
C912	19.60'	21.00'	53°29'04"	N62° 51' 09"W	18.90'
C913	20.07'	43.00'	26°44'13"	N49° 28' 44"W	19.88'
C914	29.56'	25.00'	67°44'23"	S20° 25' 39"W	27.87'
C915	8.14'	202.00'	2°18'35"	S44° 50' 36"E	8.14'
C916	36.33'	40.00'	52°02'26"	N1° 07' 32"E	35.10'
C917	89.54'	202.00'	25°23'54"	S12° 11' 44"E	88.81'
C918	19.33'	25.00'	44°17'28"	S55° 54' 43"E	18.85'

Line Table		
Line #	Length	Direction
L900	42.54'	S62° 51' 15"E
L901	62.96'	S12° 34' 23"W
L902	39.74'	S10° 29' 30"W
L903	40.18'	N65° 35' 57"E
L904	44.02'	N22° 56' 37"E
L905	50.73'	N37° 59' 05"E
L906	26.40'	N59° 46' 30"W
L907	19.30'	S33° 50' 15"W
L908	17.87'	S32° 24' 46"E
L909	42.37'	S18° 17' 53"E
L910	50.48'	S22° 56' 37"W
L911	23.04'	S37° 59' 05"W
L912	10.01'	N53° 25' 55"W
L913	48.34'	N33° 45' 59"W
L914	81.47'	S0° 47' 56"E
L915	63.38'	S24° 16' 17"E
L916	34.63'	S10° 27' 20"E
L917	3.98'	S7° 53' 12"W
L920	38.42'	N6° 15' 41"E
L921	48.64'	N20° 18' 50"W
L922	28.15'	N25° 12' 11"W
L923	49.88'	N26° 47' 13"W

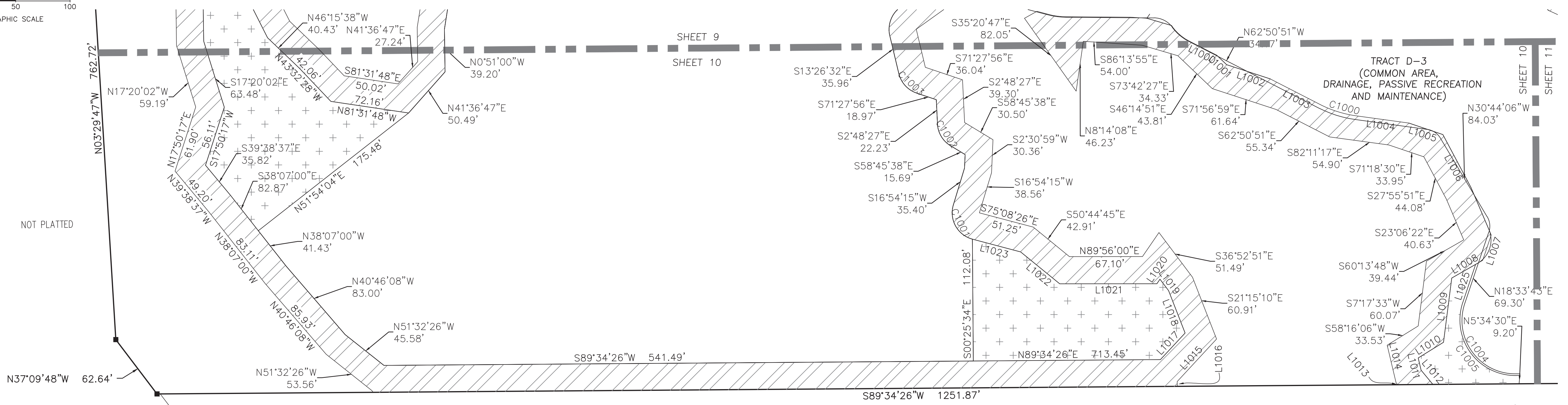
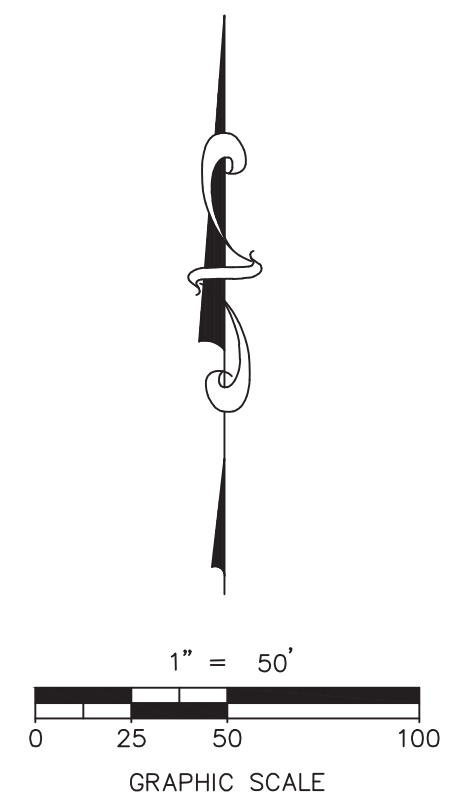


COLBERT LANDINGS PHASE 1

A PORTION OF SECTIONS 3, 10 11, 39, AND 40, TOWNSHIP 12 SOUTH, RANGE 31 EAST
CITY OF PALM COAST, FLAGLER COUNTY, FLORIDA

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Line Table		
Line #	Length	Direction
L1000	28.63'	N62° 50' 51"W
L1001	12.84'	N46° 14' 51"W
L1002	42.15'	N71° 56' 59"W
L1003	51.62'	N62° 50' 51"W
L1004	48.97'	N82° 11' 17"W
L1005	33.04'	N71° 18' 30"W
L1006	55.07'	N27° 55' 51"W
L1007	24.63'	N18° 33' 43"E
L1008	32.75'	N60° 13' 48"E
L1009	59.54'	N7° 17' 33"E
L1010	27.41'	N58° 16' 06"E
L1011	11.59'	N13° 20' 07"W
L1012	17.01'	N39° 52' 38"W

Line Table		
Line #	Length	Direction
L1013	2.34'	S39° 52' 38"E
L1014	35.52'	S13° 20' 07"E
L1015	53.23'	S42° 48' 19"W
L1016	4.40'	S0° 25' 34"E
L1017	33.28'	N42° 48' 19"E
L1018	41.84'	N21° 15' 10"W
L1019	13.17'	N36° 52' 51"W
L1020	5.07'	S34° 21' 38"W
L1021	89.21'	S89° 56' 00"W
L1022	46.43'	N50° 44' 45"W
L1023	45.84'	N75° 08' 26"W

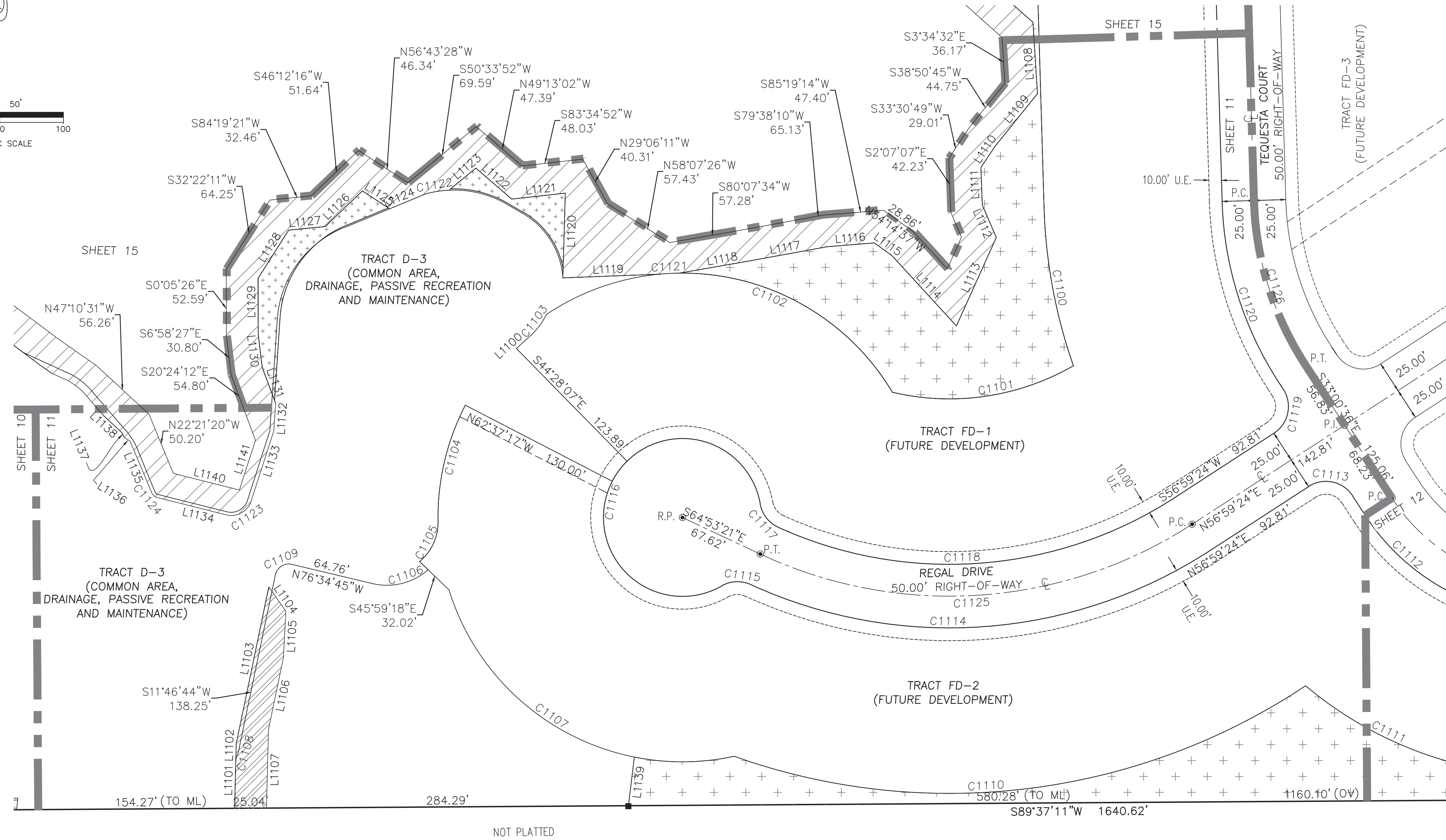
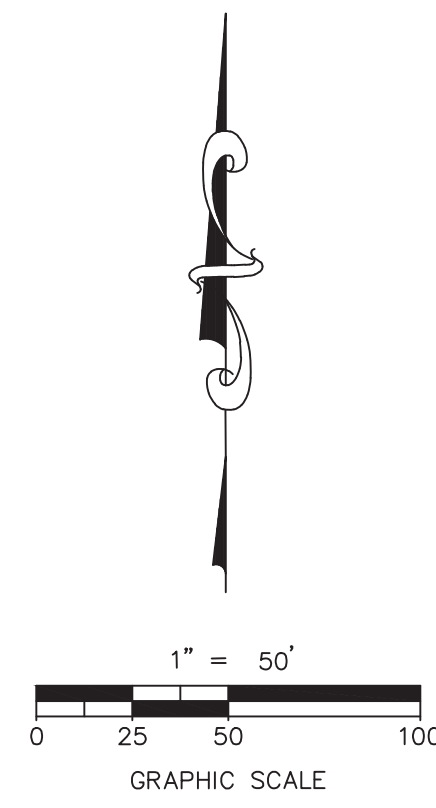
Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1000	34.60'	102.50'	19°20'27"	S72° 31' 04"E	34.44'
C1001	40.16'	25.00'	92°02'41"	S29° 07' 05"E	35.98'
C1002	24.41'	25.00'	55°57'11"	S30° 47' 02"E	23.46'
C1003	25.32'	25.00'	58°01'23"	S42° 27' 14"E	24.25'
C1004	93.19'	49.00'	108°58'00"	S35° 55' 23"E	79.77'
C1005	97.00'	51.00'	108°58'00"	N35° 55' 27"W	83.03'

COLBERT LANDINGS PHASE 1

A PORTION OF SECTIONS 3, 10 11, 39, AND 40, TOWNSHIP 12 SOUTH, RANGE 31 EAST
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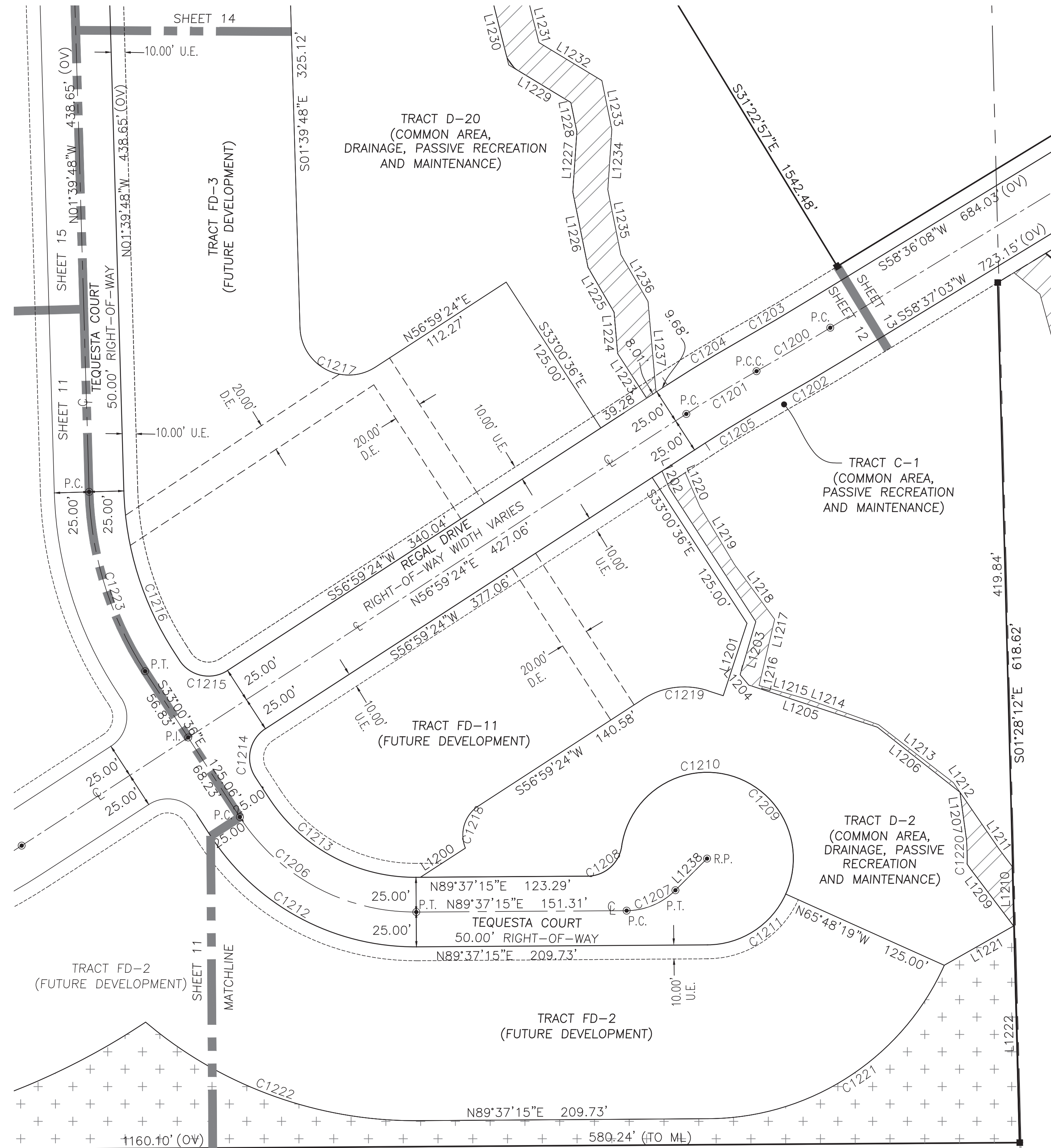
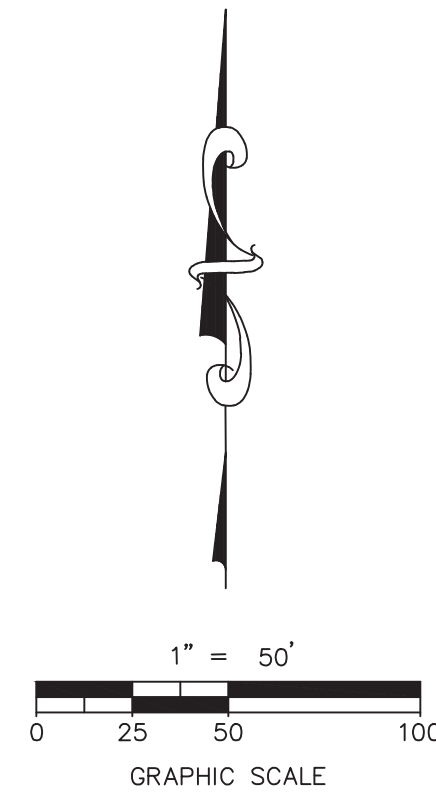
Line Table		
Line #	Length	Direction
L1100	13.29'	S47° 59' 56"W
L1101	38.10'	S1° 29' 34"W
L1102	12.82'	S1° 26' 48"W
L1103	125.68'	S11° 46' 44"W
L1104	23.23'	N34° 55' 40"W
L1105	36.44'	N2° 58' 01"E
L1106	57.72'	N11° 46' 44"E
L1107	61.85'	N1° 26' 48"E
L1108	56.15'	N3° 34' 32"W
L1109	53.29'	N38° 50' 45"E
L1110	19.81'	N33° 30' 49"E
L1111	29.53'	N2° 07' 07"W
L1112	27.73'	N23° 15' 25"W
L1113	76.23'	N24° 15' 56"E
L1114	74.97'	S42° 28' 32"E
L1115	17.08'	S54° 14' 37"E
L1116	36.95'	N85° 19' 14"E
L1117	64.00'	N79° 38' 10"E
L1118	54.50'	N80° 07' 34"E
L1119	76.77'	N87° 51' 35"E
L1120	66.62'	S1° 39' 03"W

Line Table		
Line #	Length	Direction
L1121	42.31'	N83° 34' 52"E
L1122	37.26'	S49° 13' 02"E
L1123	27.36'	N50° 33' 52"E
L1124	30.46'	N67° 29' 04"E
L1125	25.64'	S56° 43' 28"E
L1126	40.36'	N46° 12' 16"E
L1127	28.91'	N84° 19' 21"E
L1128	44.79'	N32° 22' 11"E
L1129	43.81'	N0° 05' 26"W
L1130	26.36'	N6° 58' 27"W
L1131	30.24'	N20° 24' 12"W
L1132	21.62'	N3° 47' 50"E
L1133	57.87'	N17° 51' 18"E
L1134	55.75'	S75° 51' 40"E
L1135	33.33'	S22° 48' 32"E
L1136	5.61'	S57° 35' 58"E
L1137	3.72'	S22° 21' 20"E
L1138	20.34'	S47° 10' 31"E
L1139	38.63'	S6° 57' 27"W
L1140	53.52'	N75° 51' 40"W
L1141	41.06'	S17° 51' 18"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1100	89.65'	415.00'	12°22'39"	S13° 05' 57"E	89.48'
C1101	147.34'	195.00'	43°17'29"	N81° 40' 34"E	143.86'
C1102	311.58'	192.00'	92°58'44"	N77° 20' 44"W	278.50'
C1103	19.71'	55.86'	20°12'51"	N36° 14' 52"E	19.60'
C1104	94.83'	192.00'	28°18'00"	S13° 13' 43"W	93.87'
C1105	35.79'	40.00'	51°15'44"	N24° 42' 36"E	34.61'
C1106	46.83'	49.00'	54°45'30"	N76° 02' 30"E	45.07'
C1107	284.99'	192.00'	85°02'41"	S59° 43' 13"E	259.54'
C1108	9.18'	49.00'	10°44'09"	N17° 08' 49"E	9.17'
C1109	17.59'	11.00'	91°38'31"	S57° 35' 59"W	15.78'
C1110	468.96'	505.00'	53°12'23"	N82° 57' 17"E	452.29'
C1111	212.35'	300.00'	40°33'22"	S70° 06' 04"E	207.95'
C1112	175.22'	175.00'	57°22'09"	S61° 41' 40"E	168.00'
C1113	39.27'	25.00'	90°00'00"	N78° 00' 36"W	35.36'
C1114	377.03'	375.00'	57°36'23"	N85° 47' 35"E	361.35'
C1115	23.74'	25.00'	54°25'09"	S87° 23' 12"W	22.86'
C1116	313.63'	62.00'	289°50'13"	S25° 05' 44"W	71.27'
C1117	24.25'	25.00'	55°35'03"	S37° 46' 41"E	23.31'
C1118	325.82'	325.00'	57°26'24"	N85° 42' 36"E	312.34'
C1119	39.27'	25.00'	90°00'00"	N11° 59' 24"E	35.36'
C1120	150.45'	275.00'	31°20'48"	S17° 20' 12"E	148.58'
C1121	14.49'	192.00'	4°19'25"	S87° 01' 45"W	14.48'
C1122	18.75'	83.50'	12°51'58"	S80° 57' 20"W	18.71'
C1123	24.85'	16.50'	86°17'01"	N60° 59' 49"E	22.57'
C1125	355.04'	350.00'	58°07'14"	N86° 03' 01"E	340.01'
C1126	136.78'	250.00'	31°20'48"	S17° 20' 12"E	135.08'

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A PORTION OF SECTIONS 3, 10 11, 39, AND 40, TOWNSHIP 12 SOUTH, RANGE 31 EAST
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Line Table		
Line #	Length	Direction
L1200	38.48'	S56° 59' 24\"W
L1201	54.81'	N18° 07' 27\"E
L1202	13.72'	S23° 23' 50\"E
L1203	39.78'	S16° 27' 06\"W
L1204	9.64'	S39° 30' 21\"E
L1205	97.43'	S71° 52' 33\"E
L1206	75.57'	S51° 44' 35\"E
L1207	32.60'	S7° 49' 03\"E
L1209	51.16'	S37° 05' 40\"E
L1210	42.92'	N1° 28' 12\"W
L1211	49.37'	N34° 29' 41\"W
L1212	8.39'	N34° 29' 41\"W
L1213	68.07'	N52° 12' 02\"W
L1214	54.11'	N70° 22' 13\"W
L1215	36.38'	N74° 06' 56\"W
L1216	10.03'	N13° 20' 52\"E
L1217	38.85'	N13° 20' 52\"E
L1218	49.13'	N36° 15' 10\"W
L1219	48.21'	N30° 49' 42\"W
L1220	26.65'	N23° 29' 13\"W

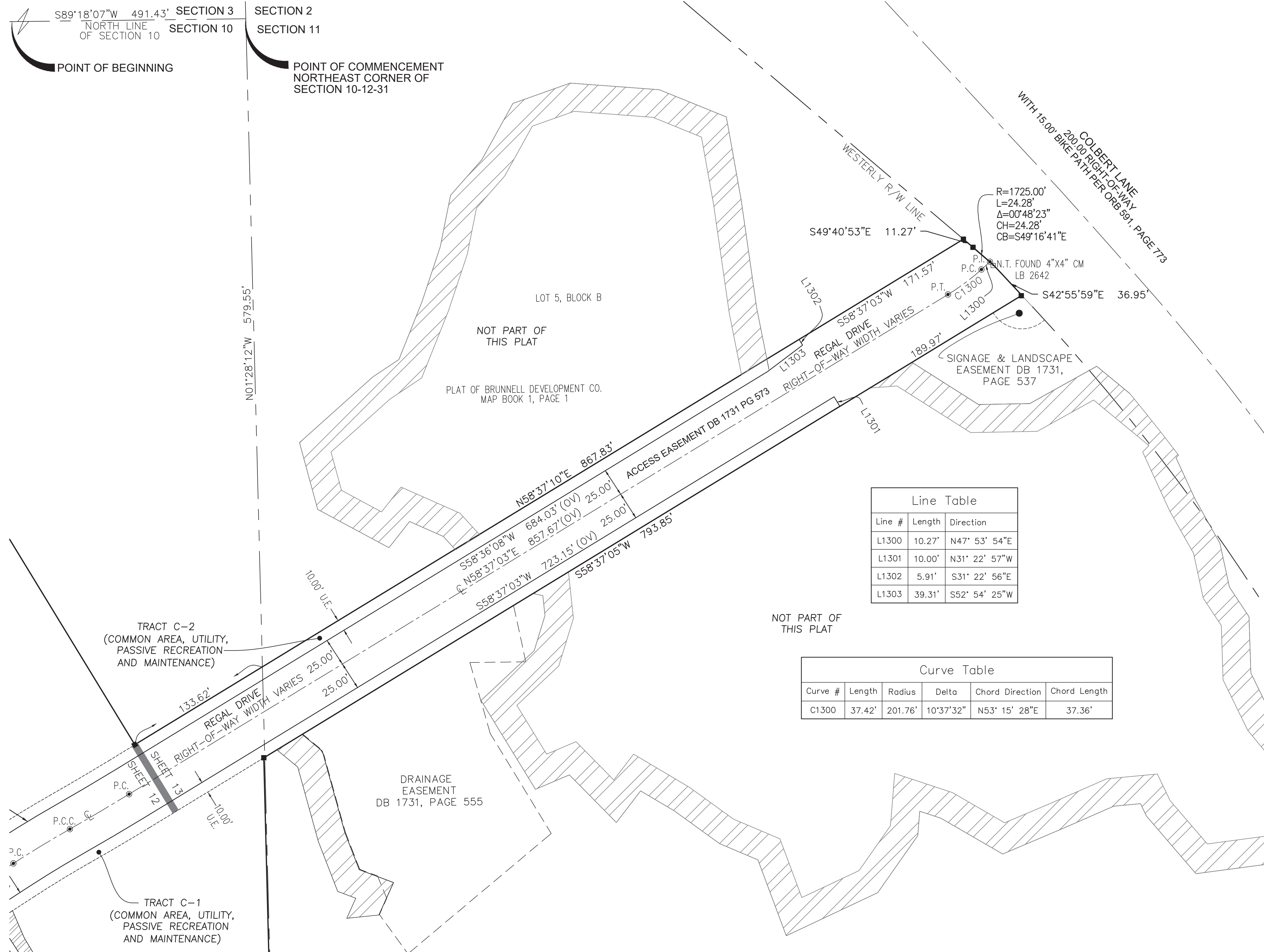
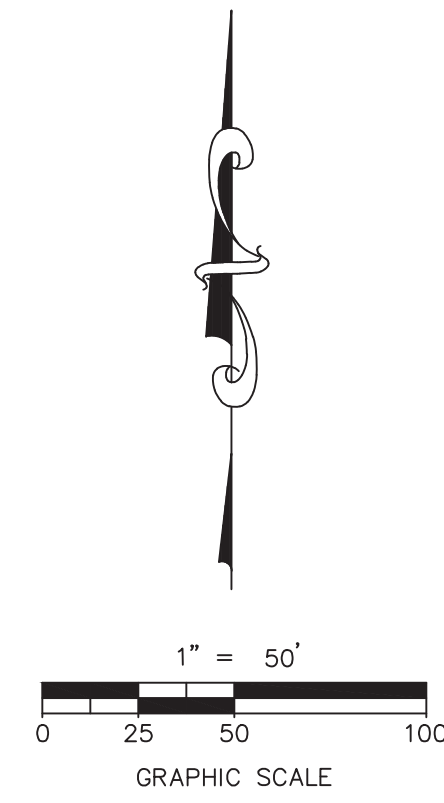
Line Table		
Line #	Length	Direction
L1221	57.33'	S60° 28' 37\"W
L1222	156.18'	N1° 28' 12\"W
L1223	38.29'	S33° 00' 36\"E
L1224	29.82'	S5° 02' 52\"E
L1225	37.34'	N30° 07' 53\"W
L1226	55.28'	S11° 22' 56\"E
L1227	43.31'	S3° 52' 56\"W
L1228	21.51'	S11° 34' 05\"E
L1229	52.21'	S58° 49' 50\"E
L1230	62.71'	S14° 05' 21\"E
L1231	50.23'	N14° 05' 21\"W
L1232	52.86'	N58° 49' 50\"W
L1233	35.83'	N11° 34' 05\"W
L1234	43.35'	N3° 52' 56\"E
L1235	47.80'	N11° 22' 56\"W
L1236	38.77'	N30° 07' 53\"W
L1237	65.46'	N5° 02' 52\"W
L1238	32.16'	N45° 00' 00\"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1200	61.46'	2000.00'	1°45'39\"	N59° 29' 52\"E	61.46'
C1201	59.14'	1000.00'	3°23'17\"	S58° 41' 03\"W	59.13'
C1202	62.23'	2025.00'	1°45'39\"	N59° 29' 52\"E	62.23'
C1203	60.69'	1975.00'	1°45'39\"	N59° 29' 52\"E	60.69'
C1204	60.61'	1025.00'	3°23'17\"	S58° 41' 03\"W	60.60'
C1205	57.66'	975.00'	3°23'17\"	S58° 41' 03\"W	57.65'
C1206	150.19'	150.00'	57°22'09\"	S61° 41' 40\"E	144.00'
C1207	38.94'	50.00'	44°37'15\"	N67° 18' 37\"E	37.96'
C1208	35.52'	25.00'	81°24'20\"	N48° 55' 05\"E	32.61'
C1209	283.28'	62.00'	261°47'06\"	N40° 53' 33\"W	93.74'
C1210	212.07'	62.00'	195°58'46\"	N73° 47' 42\"W	122.80'
C1211	71.21'	62.00'	65°48'19\"	N57° 05' 51\"E	67.36'
C1212	175.22'	175.00'	57°22'09\"	S61° 41' 40\"E	168.00'
C1213	125.16'	125.00'	57°22'09\"	S61° 41' 40\"E	120.00'
C1214	39.27'	25.00'	90°00'00\"	S11° 59' 24\"W	35.36'
C1215	39.27'	25.00'	90°00'00\"	S78° 00' 36\"E	35.36'
C1216	123.10'	225.00'	31°20'48\"	S17° 20' 12\"E	121.57'
C1217	74.13'	35.00'	121°20'48\"	S62° 20' 12\"E	61.03'
C1219	49.09'	55.00'	51°08'03\"	S82° 33' 26\"W	47.47'
C1220	19.19'	187.00'	5°52'48\"	S1° 47' 42\"E	19.18'
C1221	214.77'	187.00'	65°48'19\"	S57° 05' 51\"W	203.16'
C1222	212.35'	300.00'	40°33'22\"	S70° 06' 04\"E	207.95'
C1223	136.78'	250.00'	31°20'48\"	S17° 20' 12\"E	135.08'

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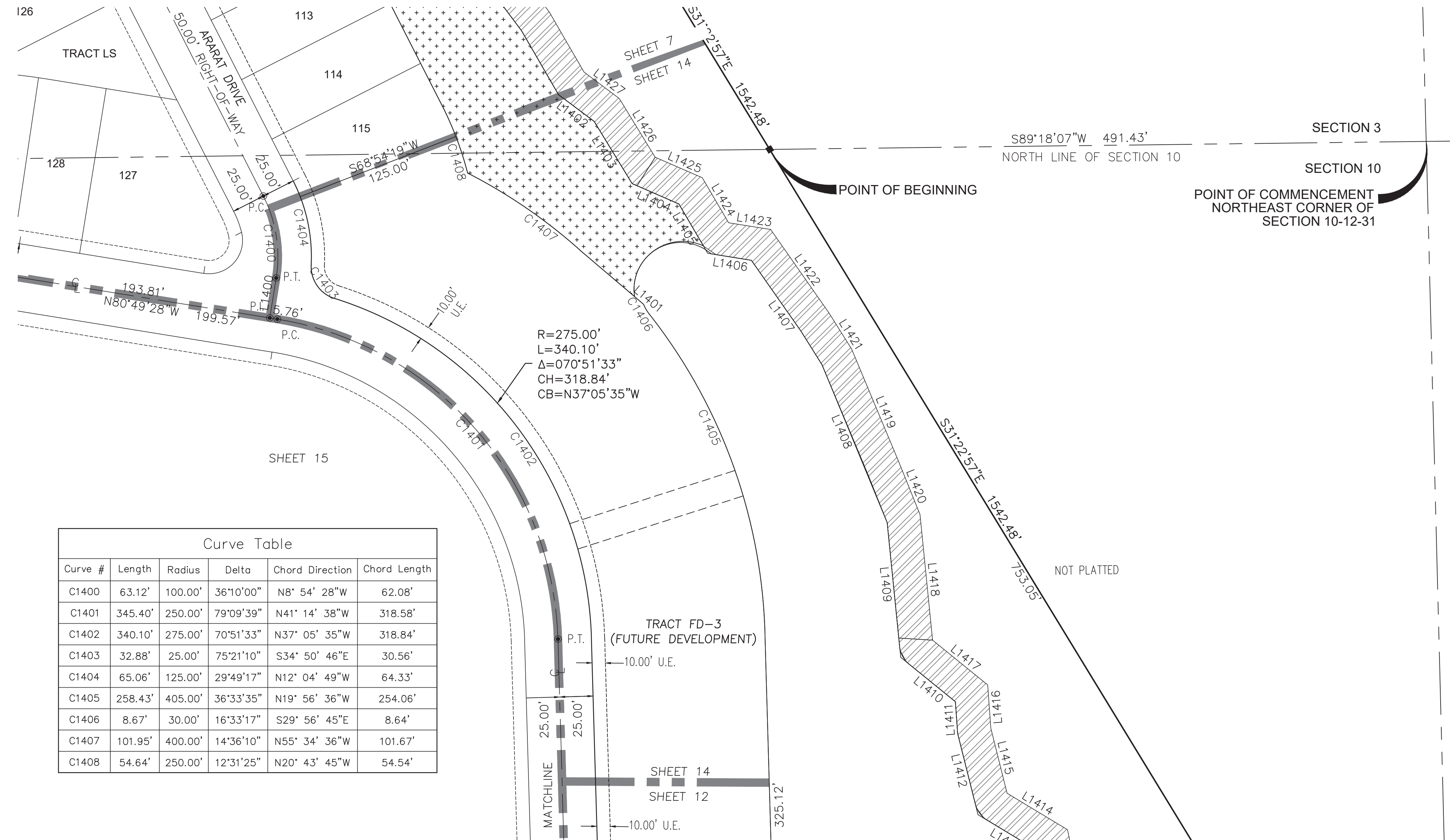
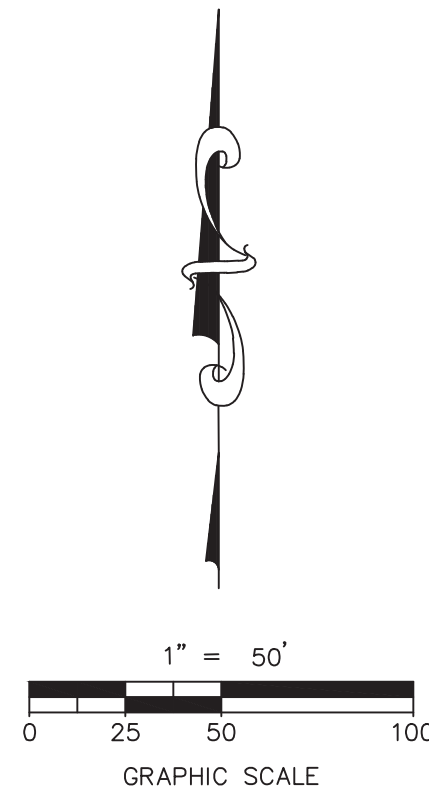


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A PORTION OF SECTIONS 3, 10 11, 39, AND 40, TOWNSHIP 12 SOUTH, RANGE 31 EAST
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Line Table		
Line #	Length	Direction
L1400	30.28'	N9° 10' 32"E
L1401	8.80'	S49° 38' 59"E
L1402	33.38'	S53° 11' 44"E
L1403	54.54'	S31° 21' 44"E
L1404	38.19'	N66° 29' 57"W
L1405	42.79'	S30° 19' 09"E
L1406	33.03'	S80° 54' 44"E
L1407	64.55'	S34° 59' 56"E
L1408	89.57'	S22° 40' 46"E
L1409	101.44'	S5° 42' 21"E
L1410	52.71'	S50° 57' 31"E
L1411	23.83'	S4° 04' 28"E
L1412	62.71'	S14° 05' 21"E
L1413	52.21'	S58° 49' 50"E
L1414	52.86'	N58° 49' 50"W
L1415	50.23'	N14° 05' 21"W
L1416	32.48'	N4° 04' 28"W
L1417	53.13'	N50° 57' 31"W
L1418	94.57'	N5° 42' 21"W
L1419	91.82'	N22° 40' 46"W
L1420	42.14'	N21° 52' 41"W
L1421	32.45'	N32° 08' 31"W
L1422	75.76'	N34° 59' 56"W
L1423	31.80'	N80° 54' 44"W
L1424	39.14'	N30° 19' 09"W
L1425	38.44'	N66° 29' 57"W
L1426	51.45'	N31° 21' 44"W
L1427	33.07'	N53° 11' 44"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1400	63.12'	100.00'	36°10'00"	N8° 54' 28"W	62.08'
C1401	345.40'	250.00'	79°09'39"	N41° 14' 38"W	318.58'
C1402	340.10'	275.00'	70°51'33"	N37° 05' 35"W	318.84'
C1403	32.88'	25.00'	75°21'10"	S34° 50' 46"E	30.56'
C1404	65.06'	125.00'	29°49'17"	N12° 04' 49"W	64.33'
C1405	258.43'	405.00'	36°33'35"	N19° 56' 36"W	254.06'
C1406	8.67'	30.00'	16°33'17"	S29° 56' 45"E	8.64'
C1407	101.95'	400.00'	14°36'10"	N55° 34' 36"W	101.67'
C1408	54.64'	250.00'	12°31'25"	N20° 43' 45"W	54.54'

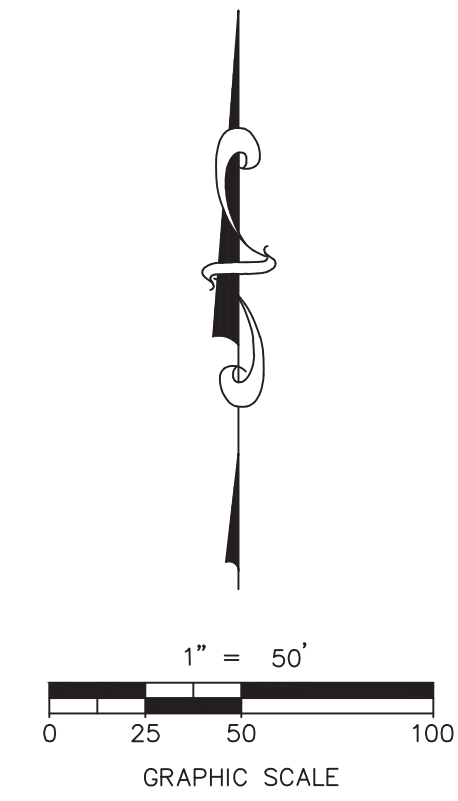
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A PORTION OF SECTIONS 3, 10 11, 39, AND 40, TOWNSHIP 12 SOUTH, RANGE 31 EAST
CITY OF PALM COAST, FLAGLER COUNTY, FLORIDA

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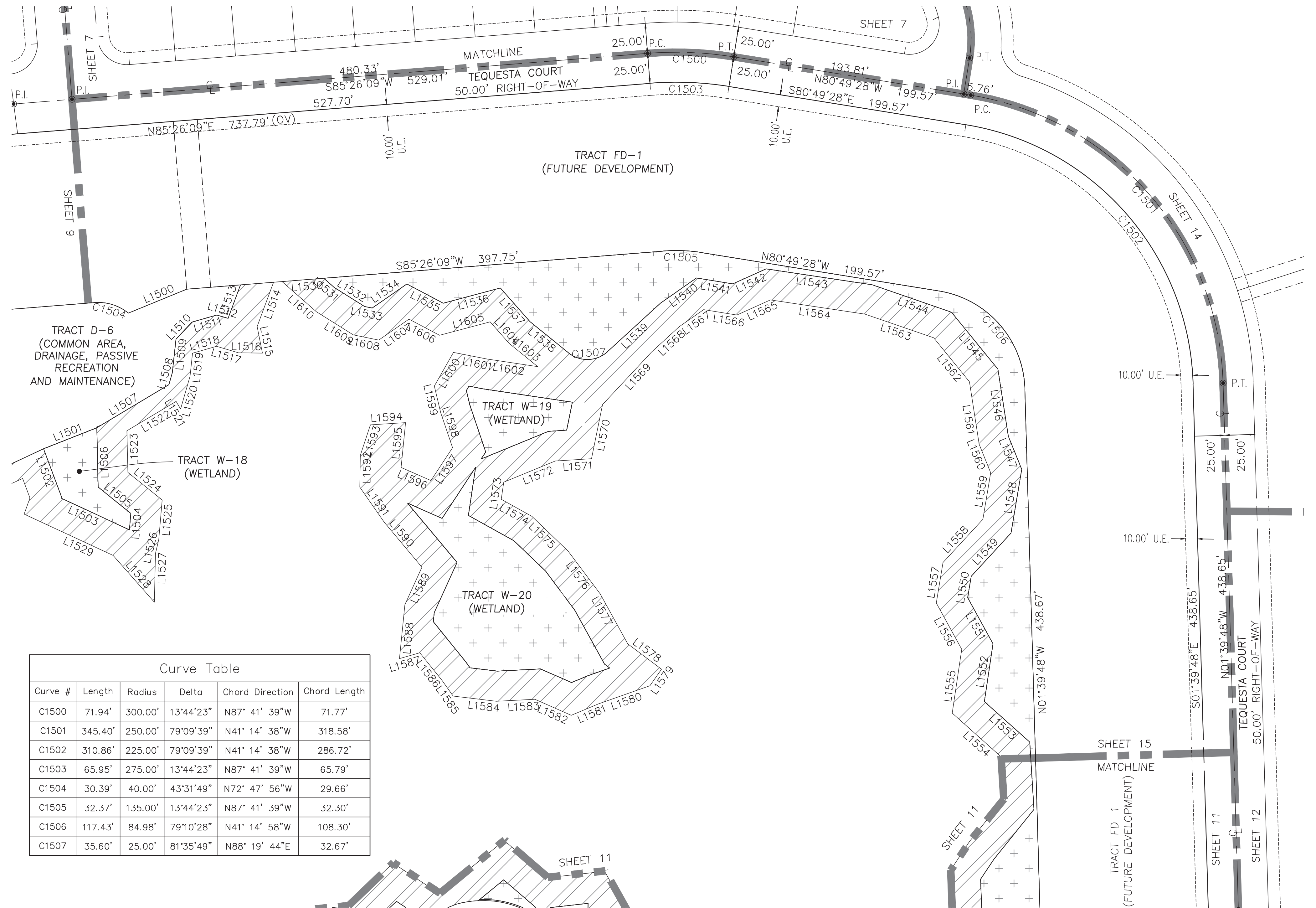
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Line Table		
Line #	Length	Direction
L1500	52.50'	N67° 41' 30"E
L1501	47.59'	S68° 26' 24"W
L1502	43.56'	N20° 27' 54"W
L1503	62.07'	N65° 06' 29"W
L1504	13.72'	S4° 55' 44"W
L1505	34.88'	S51° 10' 37"E
L1506	50.13'	S1° 17' 45"E
L1507	64.87'	S59° 07' 57"W
L1508	10.24'	S15° 59' 51"W
L1509	28.21'	S6° 20' 31"W
L1510	19.33'	S42° 56' 51"W
L1511	21.61'	S74° 06' 21"W
L1512	9.80'	N73° 24' 39"W
L1513	29.69'	S20° 21' 38"W
L1514	39.24'	N20° 21' 38"E
L1515	22.58'	N11° 19' 30"W
L1516	19.93'	S89° 18' 46"E
L1517	19.01'	S73° 24' 39"E
L1518	20.80'	N74° 06' 21"E
L1519	19.40'	N6° 20' 31"E
L1520	28.25'	N15° 59' 51"E
L1521	7.39'	S30° 41' 34"E
L1522	47.63'	N59° 07' 57"E
L1523	34.66'	N1° 17' 45"W
L1524	36.58'	N51° 10' 37"W
L1525	33.02'	N4° 55' 44"E
L1526	11.91'	N13° 20' 53"E
L1527	40.51'	N1° 16' 48"E
L1528	51.88'	S41° 22' 45"E
L1529	81.64'	S65° 06' 29"E
L1530	34.82'	S85° 26' 09"W
L1531	11.59'	N48° 40' 43"W
L1532	29.81'	N57° 56' 42"W
L1533	6.39'	N78° 22' 35"W
L1534	35.08'	S55° 14' 27"W
L1535	34.20'	N62° 11' 37"W
L1536	49.19'	S75° 07' 20"W
L1537	37.30'	N41° 25' 56"W
L1538	41.05'	N50° 52' 22"W
L1539	59.63'	S47° 31' 49"W
L1565	30.63'	N65° 45' 52"E
L1566	27.90'	S80° 43' 40"E
L1567	24.80'	N55° 00' 23"E

Line Table		
Line #	Length	Direction
L1568	31.18'	N47° 31' 49"E
L1569	59.81'	N43° 02' 57"E
L1570	45.97'	N11° 30' 26"E
L1571	30.25'	N86° 22' 34"E
L1572	46.28'	N67° 40' 52"E
L1573	14.41'	N8° 33' 45"E
L1574	29.29'	N60° 53' 05"W
L1575	41.74'	N46° 13' 41"W
L1576	44.31'	N36° 46' 45"W
L1577	47.58'	N28° 54' 20"W
L1578	35.13'	N53° 07' 03"W
L1579	16.80'	N35° 11' 14"E
L1580	45.15'	N70° 38' 19"E
L1581	24.68'	N67° 14' 26"E
L1582	33.09'	S66° 18' 08"E
L1583	32.01'	N87° 00' 23"E
L1584	36.29'	S83° 12' 02"E
L1585	16.25'	S35° 08' 15"E
L1586	29.24'	S38° 57' 09"E
L1587	17.56'	N74° 09' 03"E
L1588	45.06'	S5° 42' 40"W
L1589	34.18'	S24° 27' 12"W
L1590	48.75'	S39° 54' 46"E
L1591	35.60'	S34° 54' 25"E
L1592	26.42'	S0° 56' 12"W
L1593	26.79'	S18° 22' 56"W
L1594	29.29'	S86° 21' 26"W
L1595	37.46'	N5° 44' 07"E
L1596	27.14'	N66° 09' 34"W
L1597	32.72'	S33° 17' 43"W
L1598	30.64'	S18° 40' 02"E
L1599	22.85'	S13° 24' 50"E
L1600	32.17'	S29° 30' 51"W
L1601	28.49'	N78° 54' 59"W
L1602	42.63'	N81° 28' 06"W
L1603	30.64'	S50° 52' 22"E
L1604	23.91'	S41° 25' 56"E
L1605	43.51'	N75° 07' 20"E
L1606	28.77'	S62° 11' 37"E
L1607	30.61'	N55° 14' 27"E
L1608	21.61'	S78° 22' 35"E
L1609	36.34'	S57° 56' 42"E
L1610	37.86'	S48° 40' 43"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1500	71.94'	300.00'	13°44'23"	N87° 41' 39"W	71.77'
C1501	345.40'	250.00'	79°09'39"	N41° 14' 38"W	318.58'
C1502	310.86'	225.00'	79°09'39"	N41° 14' 38"W	286.72'
C1503	65.95'	275.00'	13°44'23"	N87° 41' 39"W	65.79'
C1504	30.39'	40.00'	43°31'49"	N72° 47' 56"W	29.66'
C1505	32.37'	135.00'	13°44'23"	N87° 41' 39"W	32.30'
C1506	117.43'	84.98'	79°10'28"	N41° 14' 58"W	108.30'
C1507	35.60'	25.00'	81°35'49"	N88° 19' 44"E	32.67'

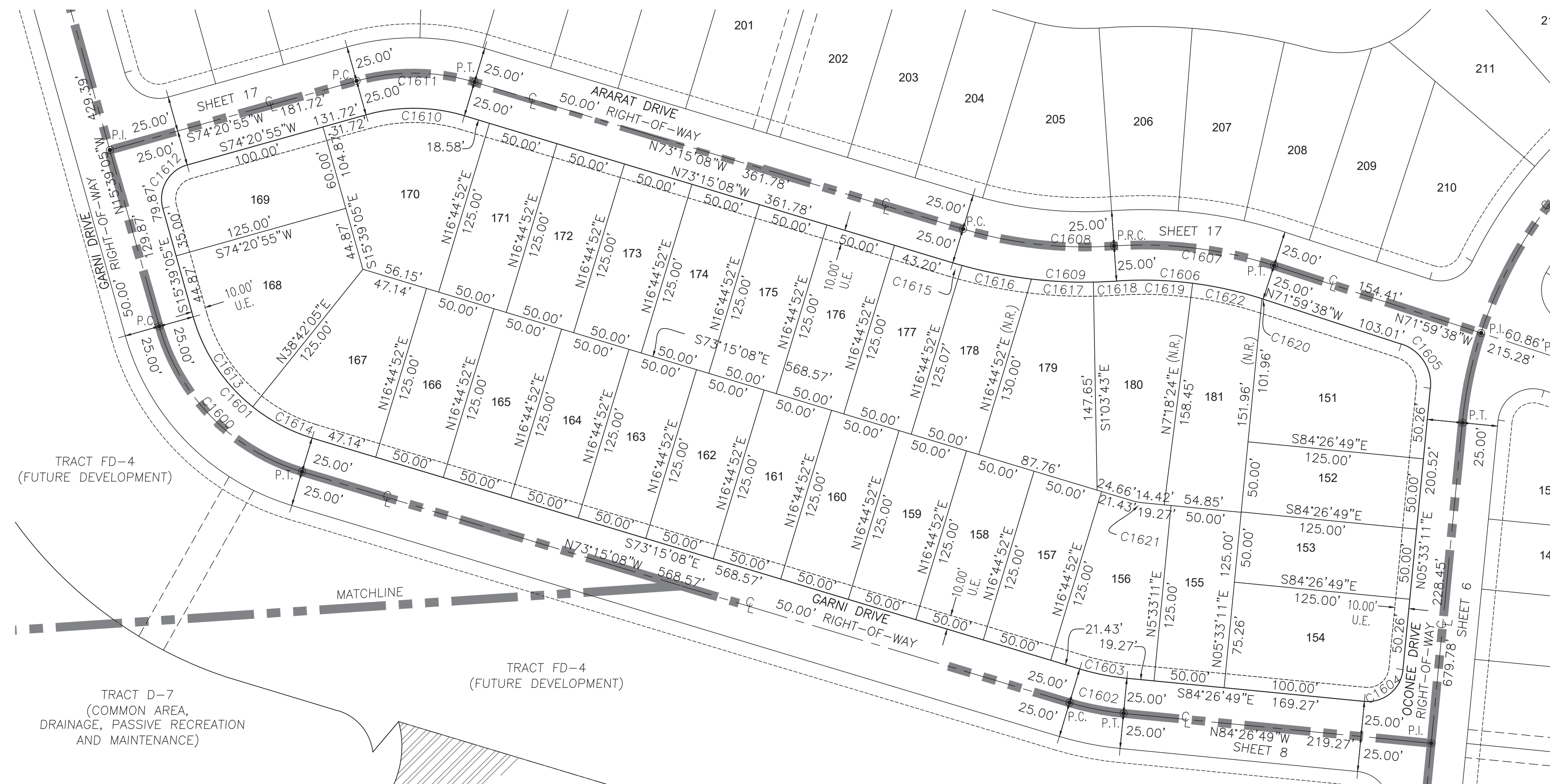
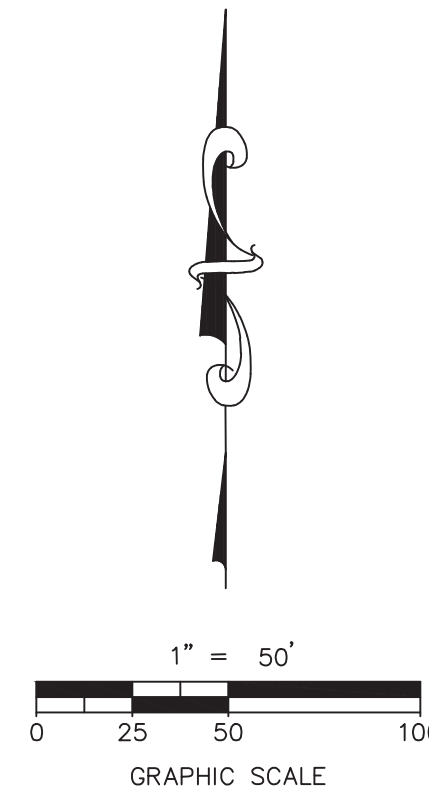


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A PORTION OF SECTIONS 3, 10 11, 39, AND 40, TOWNSHIP 12 SOUTH, RANGE 31 EAST
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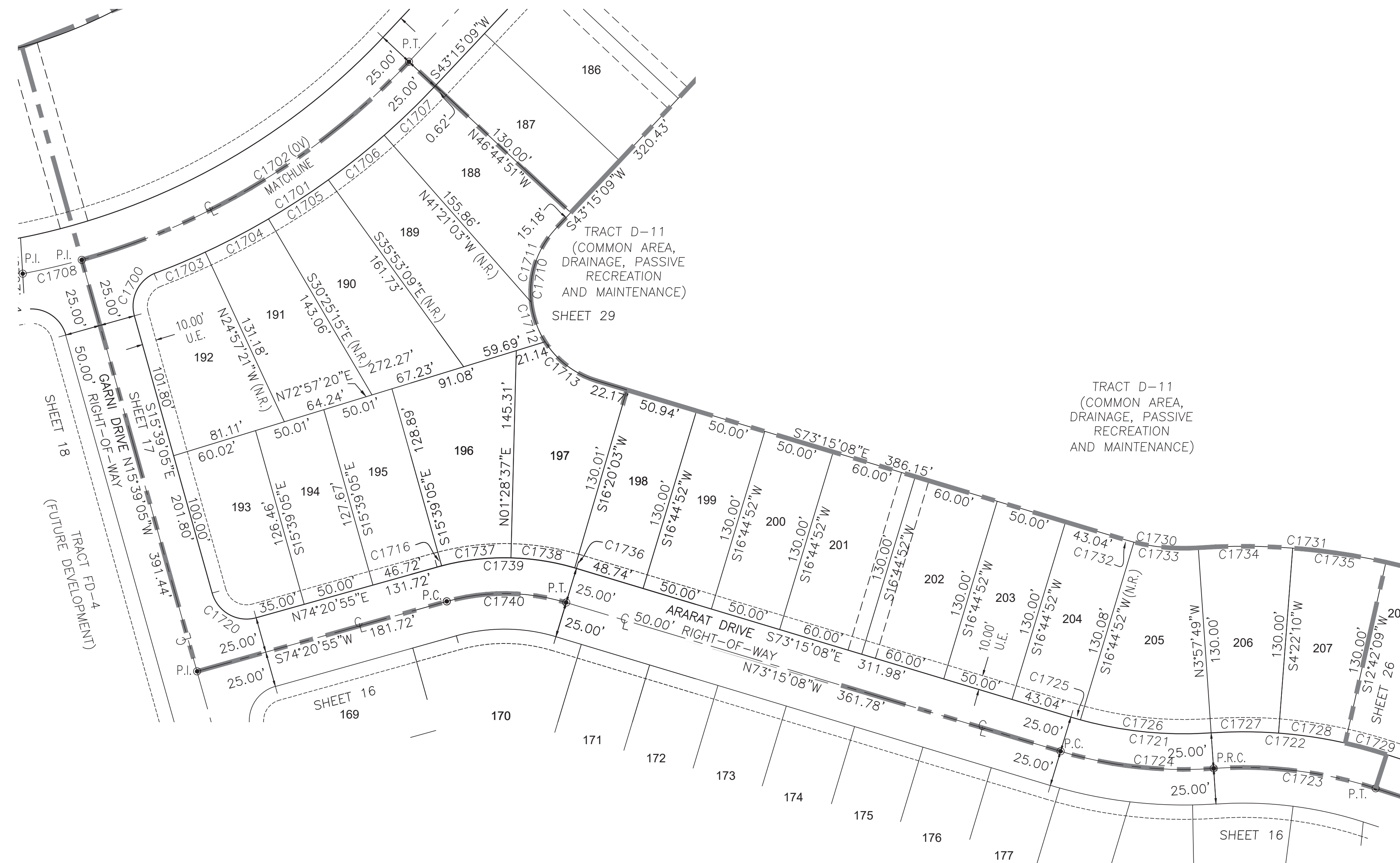
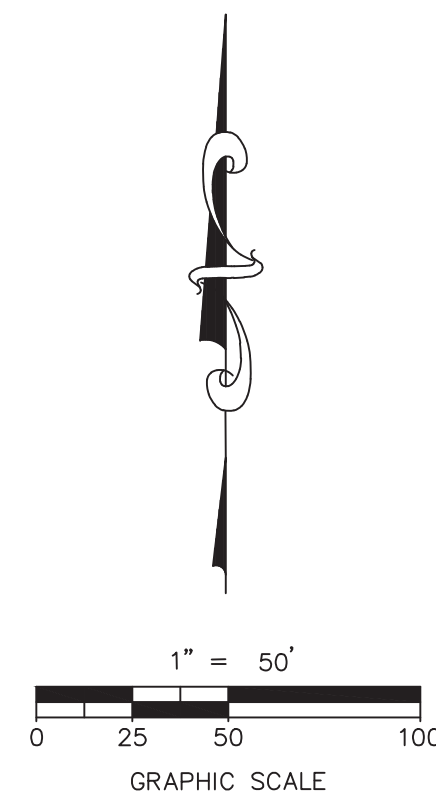
Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1600	150.80'	150.00'	57°36'03"	S44° 27' 07"E	144.53'
C1601	125.67'	125.00'	57°36'03"	S44° 27' 07"E	120.44'
C1602	39.08'	200.00'	11°11'41"	S78° 50' 59"E	39.02'
C1603	34.19'	175.00'	11°11'41"	S78° 50' 59"E	34.14'
C1604	39.27'	25.00'	90°00'00"	N50° 33' 11"E	35.36'
C1605	40.60'	30.00'	77°32'48"	N33° 13' 14"W	37.57'
C1606	105.45'	275.00'	21°58'11"	N82° 58' 43"W	104.80'
C1607	115.03'	300.00'	21°58'11"	N82° 58' 43"W	114.33'
C1608	108.44'	300.00'	20°42'41"	S83° 36' 29"E	107.85'
C1609	117.48'	325.00'	20°42'41"	S83° 36' 29"E	116.84'
C1610	70.68'	125.00'	32°23'57"	N89° 27' 07"W	69.75'
C1611	84.82'	150.00'	32°23'57"	N89° 27' 07"W	83.70'
C1612	39.27'	25.00'	90°00'00"	S29° 20' 55"W	35.36'
C1613	77.77'	125.00'	35°38'50"	S33° 28' 30"E	76.52'
C1614	47.90'	125.00'	21°57'13"	S62° 16' 32"E	47.60'
C1615	6.80'	325.00'	1°11'58"	S73° 51' 07"E	6.80'
C1616	50.29'	325.00'	8°51'59"	S78° 53' 06"E	50.24'
C1617	43.93'	325.00'	7°44'38"	S87° 11' 24"E	43.89'
C1618	16.46'	325.00'	2°54'05"	N87° 29' 14"E	16.46'
C1619	54.09'	275.00'	11°16'13"	N88° 19' 42"W	54.01'
C1620	0.91'	275.00'	0°11'20"	N72° 05' 18"W	0.91'
C1621	9.77'	50.00'	11°11'41"	S78° 50' 59"E	9.75'
C1622	50.45'	275.00'	10°30'38"	N77° 26' 17"W	50.38'

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A PORTION OF SECTIONS 3, 10 11, 39, AND 40, TOWNSHIP 12 SOUTH, RANGE 31 EAST
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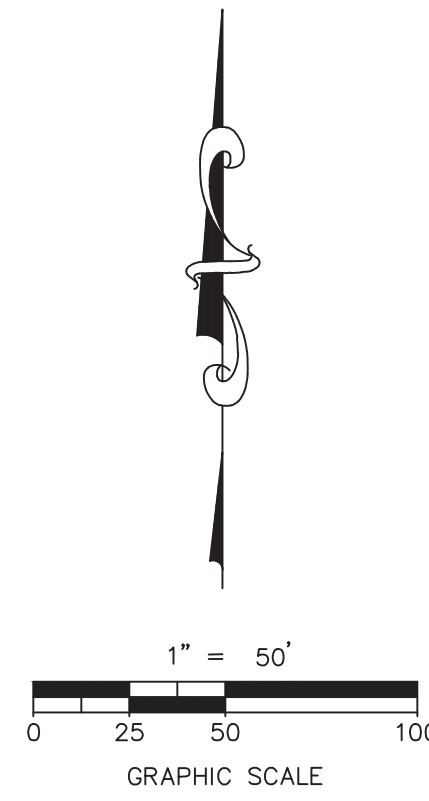
Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1700	36.73'	25.00'	84°10'36"	S26° 26' 13"W	33.51'
C1701	237.40'	525.02'	25°54'29"	N56° 12' 24"E	235.39'
C1702	313.79'	500.00'	35°57'27"	N61° 13' 53"E	308.66'
C1703	37.73'	525.02'	4°07'02"	N67° 06' 07"E	37.72'
C1704	50.08'	525.02'	5°27'53"	N62° 18' 40"E	50.06'
C1705	50.08'	525.02'	5°27'53"	N56° 50' 46"E	50.06'
C1706	50.08'	525.02'	5°27'53"	N51° 22' 53"E	50.06'
C1707	49.45'	525.02'	5°23'47"	N45° 57' 03"E	49.43'
C1708	42.42'	500.00'	4°51'42"	N76° 46' 45"E	42.41'
C1710	132.17'	65.00'	116°30'17"	S15° 00' 00"E	110.55'
C1711	56.23'	65.00'	49°34'06"	S18° 28' 06"W	54.50'
C1712	29.71'	65.00'	26°11'18"	S19° 24' 35"E	29.45'
C1713	46.23'	65.00'	40°44'54"	S52° 52' 41"E	45.26'
C1716	3.28'	175.00'	1°04'25"	S74° 53' 07"W	3.28'
C1720	39.27'	25.00'	90°00'00"	S60° 39' 05"E	35.36'
C1721	99.41'	275.00'	20°42'41"	S83° 36' 29"E	98.87'
C1722	124.62'	325.00'	21°58'11"	N82° 58' 43"W	123.86'
C1723	115.03'	300.00'	21°58'11"	N82° 58' 43"W	114.33'
C1724	108.44'	300.00'	20°42'41"	S83° 36' 29"E	107.85'
C1725	6.96'	275.00'	1°27'00"	S73° 58' 38"E	6.96'
C1726	92.45'	275.00'	19°15'41"	S84° 19' 59"E	92.01'
C1727	47.27'	325.00'	8°19'59"	N89° 47' 49"W	47.23'
C1728	47.27'	325.00'	8°19'59"	N81° 27' 50"W	47.23'
C1729	30.08'	325.00'	5°18'13"	N74° 38' 44"W	30.07'
C1730	52.41'	145.00'	20°42'41"	S83° 36' 29"E	52.13'
C1731	151.89'	455.00'	19°07'38"	N84° 24' 00"W	151.19'
C1732	6.96'	145.00'	2°45'03"	S74° 37' 40"E	6.96'
C1733	45.45'	145.00'	17°57'38"	S84° 59' 00"E	45.27'
C1734	66.18'	455.00'	8°19'59"	N89° 47' 49"W	66.12'
C1735	66.18'	455.00'	8°19'59"	N81° 27' 50"W	66.12'
C1736	1.26'	175.00'	0°24'49"	N73° 27' 33"W	1.26'
C1737	49.04'	175.00'	16°03'18"	S83° 26' 58"W	48.88'
C1738	45.38'	175.00'	14°51'26"	N81° 05' 40"W	45.25'
C1739	98.96'	175.00'	32°23'57"	N89° 27' 07"W	97.64'
C1740	84.82'	150.00'	32°23'57"	N89° 27' 07"W	83.70'

COLBERT LANDINGS PHASE 1

A PORTION OF SECTIONS 3, 10 11, 39, AND 40, TOWNSHIP 12 SOUTH, RANGE 31 EAST
CITY OF PALM COAST, FLAGLER COUNTY, FLORIDA

SHEET 18 OF 29

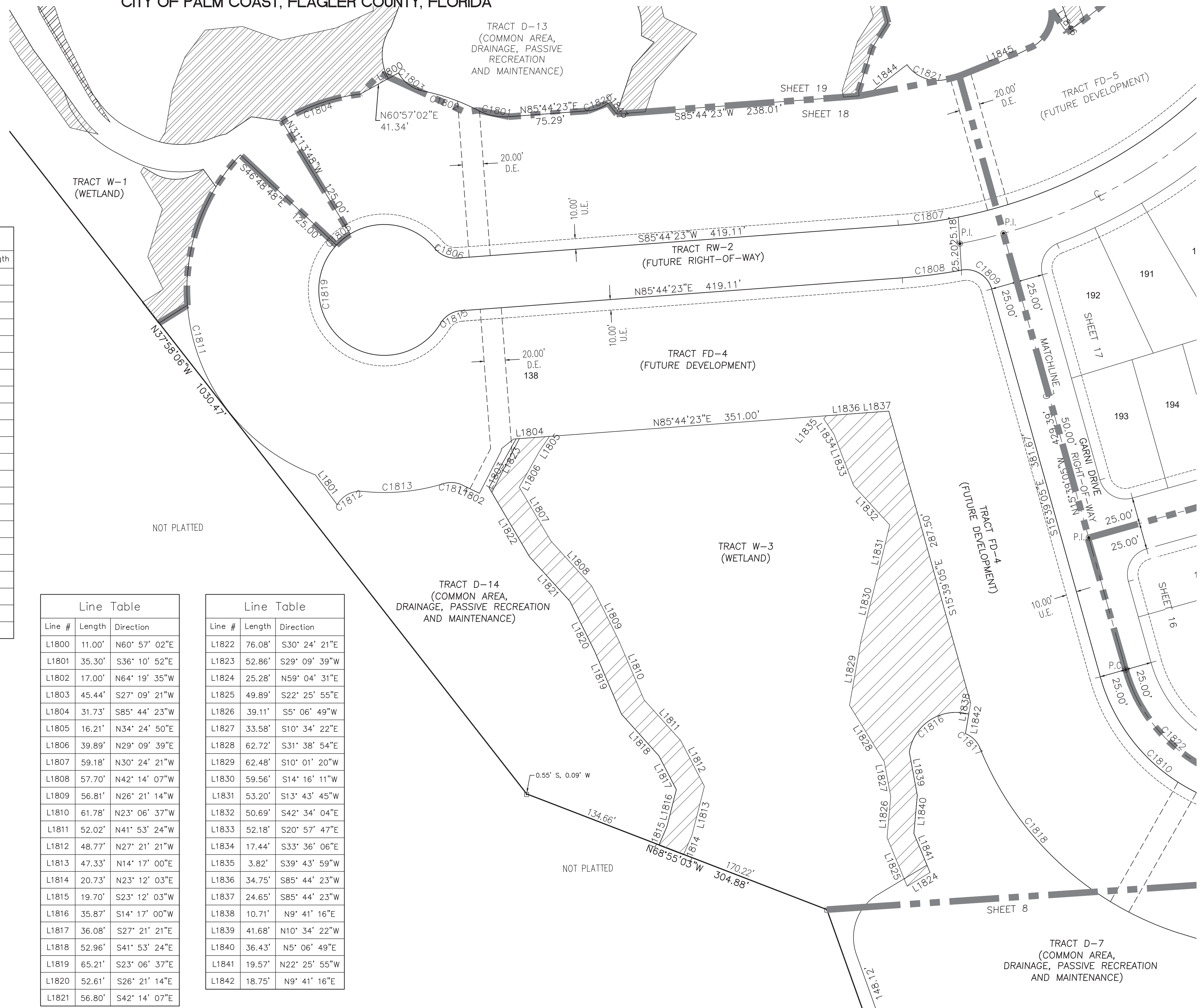
PLAT BOOK _____ PAGE _____



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1801	30.49'	55.00'	31°45'59"	S78° 22' 38"E	30.10'
C1802	54.69'	192.00'	16°19'11"	N70° 39' 14"W	54.50'
C1803	30.40'	35.00'	49°45'51"	S53° 55' 54"E	29.45'
C1804	79.17'	187.00'	24°15'25"	S70° 53' 54"W	78.58'
C1805	16.86'	62.00'	15°35'00"	S50° 58' 42"W	16.81'
C1806	23.96'	25.00'	54°55'14"	S66° 48' 00"E	23.06'
C1807	352.23'	475.00'	42°29'14"	N64° 29' 46"E	344.22'
C1808	56.58'	525.00'	6°10'31"	N82° 39' 07"E	56.56'
C1809	36.99'	25.00'	84°47'03"	N58° 02' 37"W	33.71'
C1810	175.93'	175.00'	57°36'03"	S44° 27' 07"E	168.62'
C1811	367.88'	187.00'	112°42'56"	S13° 10' 16"E	311.36'
C1812	29.23'	25.00'	66°59'12"	S62° 30' 41"W	27.59'
C1813	76.98'	192.00'	22°58'20"	N84° 31' 07"E	76.47'
C1814	18.61'	25.00'	42°38'23"	N85° 38' 52"W	18.18'
C1815	23.96'	25.00'	54°55'14"	S58° 16' 46"W	23.06'
C1816	75.45'	44.57'	97°00'24"	S57° 37' 35"W	66.76'
C1817	19.95'	25.00'	45°43'31"	N45° 03' 07"W	19.43'
C1818	263.42'	305.00'	49°29'04"	S46° 52' 45"E	255.31'
C1819	313.64'	62.00'	289°50'28"	S4° 15' 37"E	71.26'
C1820	20.56'	35.00'	33°39'54"	N68° 54' 26"E	20.27'
C1821	41.86'	35.00'	68°31'58"	S69° 12' 07"E	39.41'
C1822	150.80'	150.00'	57°36'03"	S44° 27' 07"E	144.53'

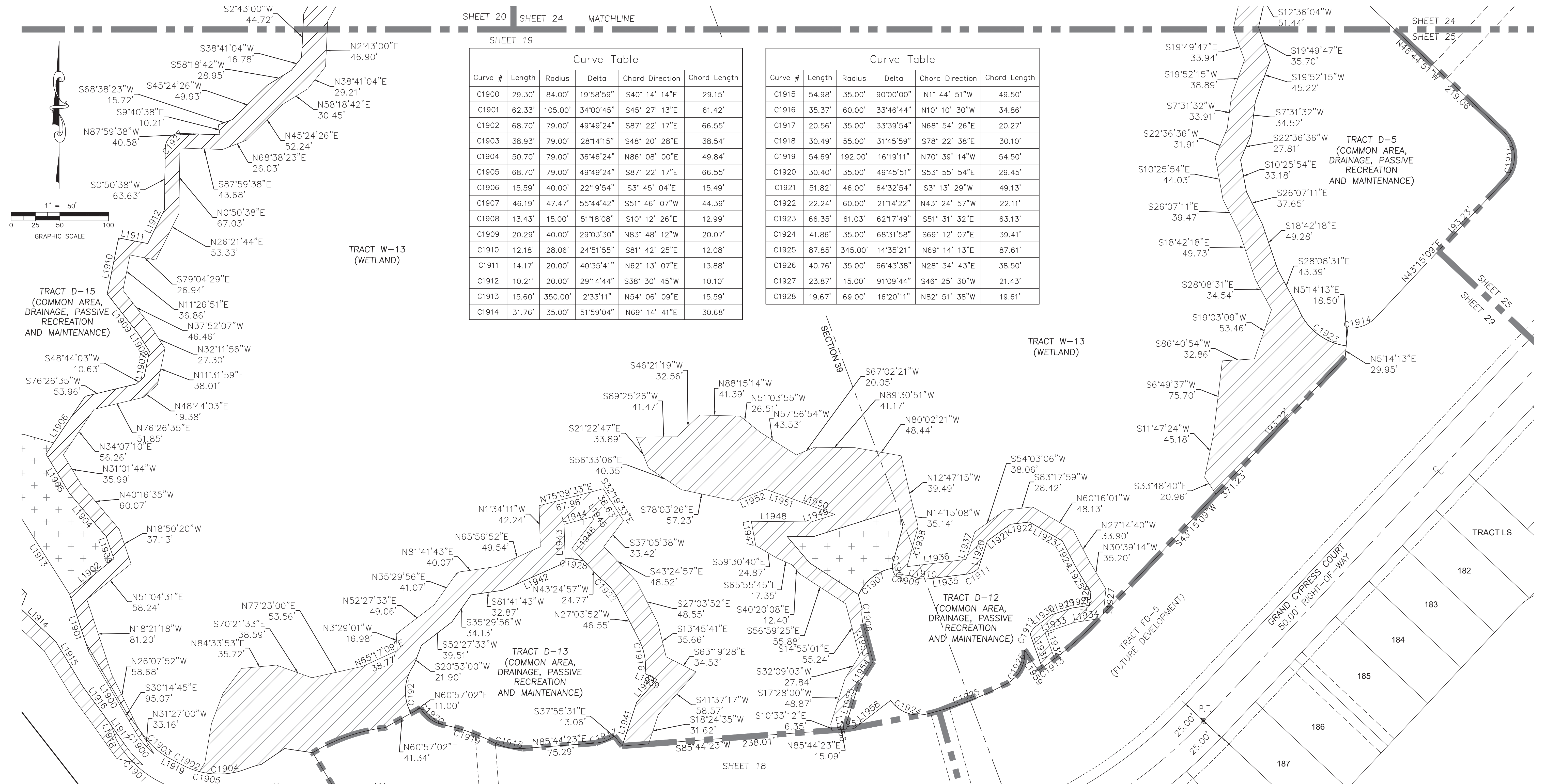
Line Table		
Line #	Length	Direction
L1800	11.00'	N60° 57' 02"E
L1801	35.30'	S36° 10' 52"E
L1802	17.00'	N64° 19' 35"W
L1803	45.44'	S27° 09' 21"W
L1804	31.73'	S85° 44' 23"W
L1805	16.21'	N34° 24' 50"E
L1806	39.89'	N29° 09' 39"E
L1807	59.18'	N30° 24' 21"W
L1808	57.70'	N42° 14' 07"W
L1809	56.81'	N26° 21' 14"W
L1810	61.78'	N23° 06' 37"W
L1811	52.02'	N41° 53' 24"W
L1812	48.77'	N27° 21' 21"W
L1813	47.33'	N14° 17' 00"E
L1814	20.73'	N23° 12' 03"E
L1815	19.70'	S23° 12' 03"W
L1816	35.87'	S14° 17' 00"W
L1817	36.08'	S27° 21' 21"E
L1818	52.96'	S41° 53' 24"E
L1819	65.21'	S23° 06' 37"E
L1820	52.61'	S26° 21' 14"E
L1821	56.80'	S42° 14' 07"E

Line Table		
Line #	Length	Direction
L1822	76.08'	S30° 24' 21"E
L1823	52.86'	S29° 09' 39"W
L1824	25.28'	N59° 04' 31"E
L1825	49.89'	S22° 25' 55"E
L1826	39.11'	S5° 06' 49"W
L1827	33.58'	S10° 34' 22"E
L1828	62.72'	S31° 38' 54"E
L1829	62.48'	S10° 01' 20"W
L1830	59.56'	S14° 16' 11"W
L1831	53.20'	S13° 43' 45"W
L1832	50.69'	S42° 34' 04"E
L1833	52.18'	S20° 57' 47"E
L1834	17.44'	S33° 36' 06"E
L1835	3.82'	S39° 43' 59"W
L1836	34.75'	S85° 44' 23"W
L1837	24.65'	S85° 44' 23"W
L1838	10.71'	N9° 41' 16"E
L1839	41.68'	N10° 34' 22"W
L1840	36.43'	N5° 06' 49"E
L1841	19.57'	N22° 25' 55"W
L1842	18.75'	N9° 41' 16"E



COLBERT LANDINGS PHASE 1

A PORTION OF SECTIONS 3, 10 11, 39, AND 40, TOWNSHIP 12 SOUTH, RANGE 31 EAST
CITY OF PALM COAST, FLAGLER COUNTY, FLORIDA



SHEET 20 SHEET 24 MATCHLINE
SHEET 19

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1900	29.30'	84.00'	19°58'59"	S40° 14' 14"E	29.15'
C1901	62.33'	105.00'	34°00'45"	S45° 27' 13"E	61.42'
C1902	68.70'	79.00'	49°49'24"	S87° 22' 17"E	66.55'
C1903	38.93'	79.00'	28°14'15"	S48° 20' 28"E	38.54'
C1904	50.70'	79.00'	36°46'24"	N86° 08' 00"E	49.84'
C1905	68.70'	79.00'	49°49'24"	S87° 22' 17"E	66.55'
C1906	15.59'	40.00'	22°19'54"	S3° 45' 04"E	15.49'
C1907	46.19'	47.47'	55°44'42"	S51° 46' 07"W	44.39'
C1908	13.43'	15.00'	51°18'08"	S10° 12' 26"E	12.99'
C1909	20.29'	40.00'	29°03'30"	N83° 48' 12"W	20.07'
C1910	12.18'	28.06'	24°51'55"	S81° 42' 25"E	12.08'
C1911	14.17'	20.00'	40°35'41"	N62° 13' 07"E	13.88'
C1912	10.21'	20.00'	29°14'44"	S38° 30' 45"W	10.10'
C1913	15.60'	350.00'	2°33'11"	N54° 06' 09"E	15.59'
C1914	31.76'	35.00'	51°59'04"	N69° 14' 41"E	30.68'

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1915	54.98'	35.00'	90°00'00"	N1° 44' 51"W	49.50'
C1916	35.37'	60.00'	33°46'44"	N10° 10' 30"W	34.86'
C1917	20.56'	35.00'	33°39'54"	N68° 54' 26"E	20.27'
C1918	30.49'	55.00'	31°45'59"	S78° 22' 38"E	30.10'
C1919	54.69'	192.00'	16°19'11"	N70° 39' 14"W	54.50'
C1920	30.40'	35.00'	49°45'51"	S53° 55' 54"E	29.45'
C1921	51.82'	46.00'	64°32'54"	S3° 13' 29"W	49.13'
C1922	22.24'	60.00'	21°14'22"	N43° 24' 57"W	22.11'
C1923	66.35'	61.03'	62°17'49"	S51° 31' 32"E	63.13'
C1924	41.86'	35.00'	68°31'58"	S69° 12' 07"E	39.41'
C1925	87.85'	345.00'	14°35'21"	N69° 14' 13"E	87.61'
C1926	40.76'	35.00'	66°43'38"	N28° 34' 43"E	38.50'
C1927	23.87'	15.00'	91°09'44"	S46° 25' 30"W	21.43'
C1928	19.67'	69.00'	16°20'11"	N82° 51' 38"W	19.61'

Line #	Length	Direction
L1900	95.07'	S30° 14' 45"E
L1901	61.95'	S18° 21' 18"E
L1902	58.15'	S51° 04' 31"W
L1903	23.81'	S18° 50' 20"E
L1904	58.45'	S40° 16' 35"E
L1905	46.79'	S31° 01' 44"E
L1906	71.65'	S34° 07' 10"W
L1908	20.53'	S32° 11' 56"E
L1909	52.60'	S37° 52' 07"E

Line #	Length	Direction
L1910	58.61'	S11° 26' 51"W
L1911	30.38'	N79° 04' 29"W
L1912	38.51'	S26° 21' 44"W
L1913	126.53'	N32° 24' 13"W
L1914	49.40'	S46° 45' 18"E
L1915	53.70'	S31° 03' 23"E
L1916	33.79'	S36° 25' 24"E
L1917	40.94'	S35° 22' 03"E
L1918	15.37'	S19° 11' 17"E

Line #	Length	Direction
L1919	14.38'	N62° 27' 35"W
L1920	28.88'	N17° 52' 53"E
L1921	29.25'	N54° 03' 06"E
L1922	19.57'	N83° 17' 59"E
L1923	38.74'	S60° 16' 01"E
L1924	29.61'	S27° 12' 37"E
L1925	30.99'	S30° 39' 14"E
L1926	13.29'	S5° 57' 37"W
L1927	25.52'	N5° 57' 37"E

Line #	Length	Direction
L1928	19.11'	S81° 15' 45"W
L1929	21.60'	S71° 15' 09"W
L1930	18.69'	S53° 08' 06"W
L1931	32.97'	S20° 01' 51"E
L1932	28.70'	N20° 01' 51"W
L1933	32.01'	N71° 15' 09"E
L1934	25.14'	N81° 15' 45"E
L1935	41.71'	N83° 01' 38"E
L1936	60.88'	S83° 01' 38"W

Line #	Length	Direction
L1937	29.62'	S17° 52' 53"W
L1938	42.67'	N15° 26' 38"E
L1939	13.52'	N63° 19' 28"W
L1940	31.15'	N41° 37' 17"E
L1941	47.20'	N18° 24' 35"E
L1942	69.71'	S65° 56' 52"W
L1943	39.16'	S1° 34' 11"E
L1944	29.83'	S75° 09' 33"W
L1945	2.98'	N32° 19' 33"W

Line #	Length	Direction
L1946	37.27'	N37° 05' 38"E
L1947	25.30'	S10° 11' 22"E
L1948	61.53'	N89° 24' 38"W
L1949	25.37'	S72° 26' 58"W
L1950	43.24'	S69° 51' 26"E
L1951	32.61'	S70° 18' 48"E
L1952	32.52'	N67° 44' 10"E
L1953	39.95'	N14° 55' 01"W
L1954	28.34'	N32° 09' 03"E

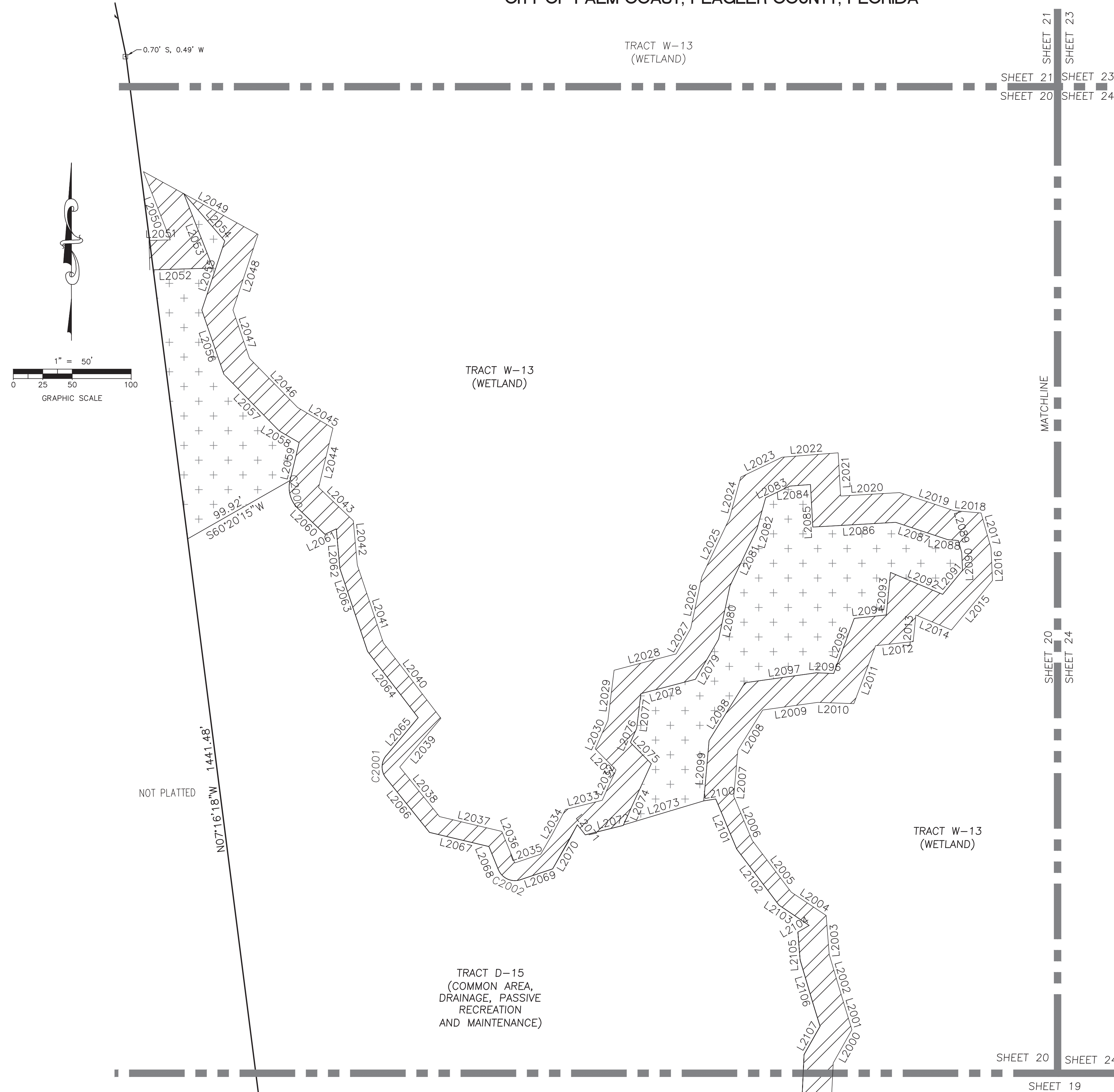
Line #	Length	Direction
L1955	43.20'	N17° 28' 00"E
L1956	4.26'	N10° 33' 12"W
L1957	7.47'	N85° 44' 23"E
L1958	47.64'	N52° 27' 59"E
L1959	25.39'	S33° 48' 26"E

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SHEET 2 OF 29:	NOTES, LOCATION MAP & KEY MAP	
SHEET 3 OF 29:	BOUNDARY INFORMATION	
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COLBERT LANDINGS PHASE 1

A PORTION OF SECTIONS 3, 10 11, 39, AND 40, TOWNSHIP 12 SOUTH, RANGE 31 EAST
CITY OF PALM COAST, FLAGLER COUNTY, FLORIDA



Line Table		
Line #	Length	Direction
L2000	32.34'	N29° 24' 33"E
L2001	31.77'	N17° 03' 55"W
L2002	34.92'	N16° 32' 59"W
L2003	33.20'	N4° 31' 30"W
L2004	35.66'	N56° 09' 05"W
L2005	54.99'	N37° 00' 46"W
L2006	40.54'	N22° 40' 44"W
L2008	40.01'	N31° 52' 26"E
L2009	47.21'	N82° 05' 52"E
L2010	30.57'	S87° 59' 53"E
L2011	52.44'	N20° 30' 23"E
L2012	32.14'	N83° 42' 39"E
L2013	22.64'	N5° 44' 14"E
L2014	32.68'	S67° 07' 54"E
L2015	54.63'	N39° 40' 02"E
L2016	27.68'	N2° 36' 46"W
L2017	30.71'	N15° 57' 31"W
L2018	23.21'	N84° 44' 40"W
L2019	48.38'	N71° 37' 26"W
L2020	50.20'	S86° 42' 19"W
L2021	36.70'	N3° 13' 53"W
L2022	47.74'	S85° 29' 10"W
L2023	38.81'	S64° 18' 09"W
L2024	36.96'	S15° 30' 11"W
L2025	53.99'	S25° 24' 33"W
L2026	45.13'	S12° 03' 16"W
L2027	24.92'	S30° 04' 00"W
L2028	54.31'	S75° 15' 48"W
L2029	42.89'	S7° 01' 05"W
L2030	26.43'	S24° 03' 23"W
L2031	25.15'	S44° 40' 58"E
L2032	28.31'	S24° 29' 37"W
L2033	32.14'	S75° 55' 31"W
L2034	19.94'	S29° 56' 42"W
L2035	23.24'	S71° 26' 59"W
L2036	28.89'	N22° 19' 57"W

Line Table		
Line #	Length	Direction
L2037	54.33'	N76° 35' 22"W
L2038	53.94'	N38° 40' 58"W
L2039	54.08'	N40° 12' 29"E
L2040	80.49'	N37° 20' 08"W
L2041	69.71'	N18° 28' 52"W
L2042	37.70'	N5° 10' 12"W
L2043	40.75'	N46° 12' 11"W
L2044	51.72'	N13° 31' 39"E
L2045	34.66'	N59° 39' 57"W
L2046	58.28'	N44° 22' 43"W
L2047	43.47'	N18° 57' 21"W
L2048	67.57'	N18° 22' 33"E
L2049	110.81'	N61° 15' 42"W
L2050	62.22'	S21° 25' 24"E
L2051	17.60'	S88° 14' 33"W
L2052	50.67'	N88° 14' 33"E
L2053	68.03'	N21° 25' 24"W
L2054	53.34'	S40° 47' 57"E
L2055	61.83'	S18° 22' 33"W
L2056	57.56'	S18° 57' 21"E
L2057	65.02'	S44° 22' 43"E
L2058	19.45'	S59° 39' 57"E
L2059	33.16'	S13° 31' 39"W
L2060	31.39'	S46° 12' 11"E
L2062	33.83'	S5° 10' 12"E
L2063	73.96'	S18° 28' 52"E
L2064	70.93'	S37° 20' 08"E
L2065	42.03'	S40° 12' 29"W
L2066	59.09'	S38° 40' 58"E
L2067	51.79'	S76° 35' 22"E
L2068	21.20'	S22° 19' 57"E
L2069	28.92'	N71° 26' 59"E
L2070	25.86'	N29° 56' 42"E
L2071	10.94'	S37° 58' 40"E
L2072	33.10'	N75° 55' 31"E
L2073	71.18'	S73° 20' 48"W

Line Table		
Line #	Length	Direction
L2074	57.59'	N24° 29' 37"E
L2075	25.29'	N44° 40' 58"W
L2076	13.08'	N24° 03' 23"E
L2077	29.69'	N7° 01' 05"E
L2078	47.78'	N75° 15' 48"E
L2079	39.29'	N30° 04' 00"E
L2080	46.17'	N12° 03' 16"E
L2081	53.22'	N25° 24' 33"E
L2082	27.79'	N15° 30' 11"E
L2083	22.79'	N64° 18' 09"E
L2084	17.50'	N85° 29' 10"E
L2085	36.17'	S3° 13' 53"E
L2086	70.44'	N86° 42' 19"E
L2087	46.47'	S71° 37' 26"E
L2088	8.97'	S84° 44' 40"E
L2089	10.67'	S15° 57' 31"E
L2090	15.09'	S2° 36' 46"E
L2091	26.39'	S39° 40' 02"W
L2092	47.98'	N67° 07' 54"W
L2093	36.27'	S5° 44' 14"W
L2094	27.29'	S83° 42' 39"W
L2095	49.83'	S20° 30' 23"W
L2096	14.74'	N87° 59' 53"W
L2097	61.09'	S82° 05' 52"W
L2098	57.69'	S31° 52' 26"W
L2099	51.46'	S5° 01' 36"W
L2100	10.30'	N81° 10' 26"E
L2101	46.13'	S22° 40' 44"E
L2102	59.40'	S37° 00' 46"E
L2103	30.93'	S56° 09' 05"E
L2104	11.11'	S59° 39' 43"W
L2105	23.74'	S4° 31' 30"E
L2106	37.67'	S16° 32' 59"E
L2107	27.54'	S29° 24' 33"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C2000	26.06'	25.00'	59°43'51"	S16° 20' 16"E	24.90'
C2001	20.65'	15.00'	78°53'26"	S0° 45' 45"W	19.06'
C2002	22.57'	15.00'	86°13'04"	S65° 26' 29"E	20.50'

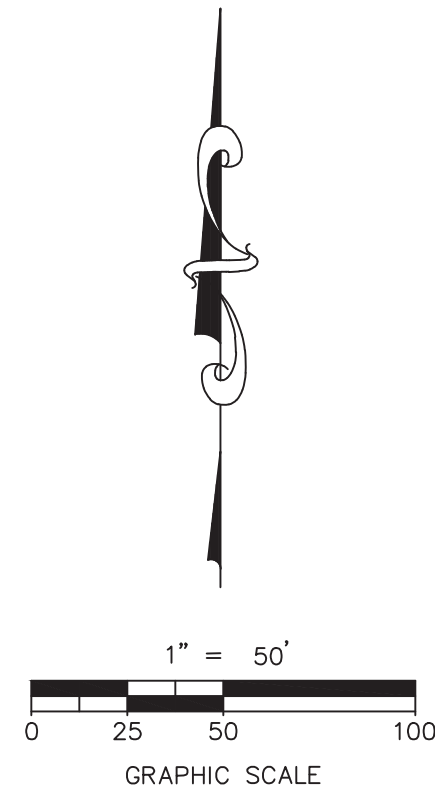
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COLBERT LANDINGS PHASE 1

A PORTION OF SECTIONS 3, 10 11, 39, AND 40, TOWNSHIP 12 SOUTH, RANGE 31 EAST
CITY OF PALM COAST, FLAGLER COUNTY, FLORIDA

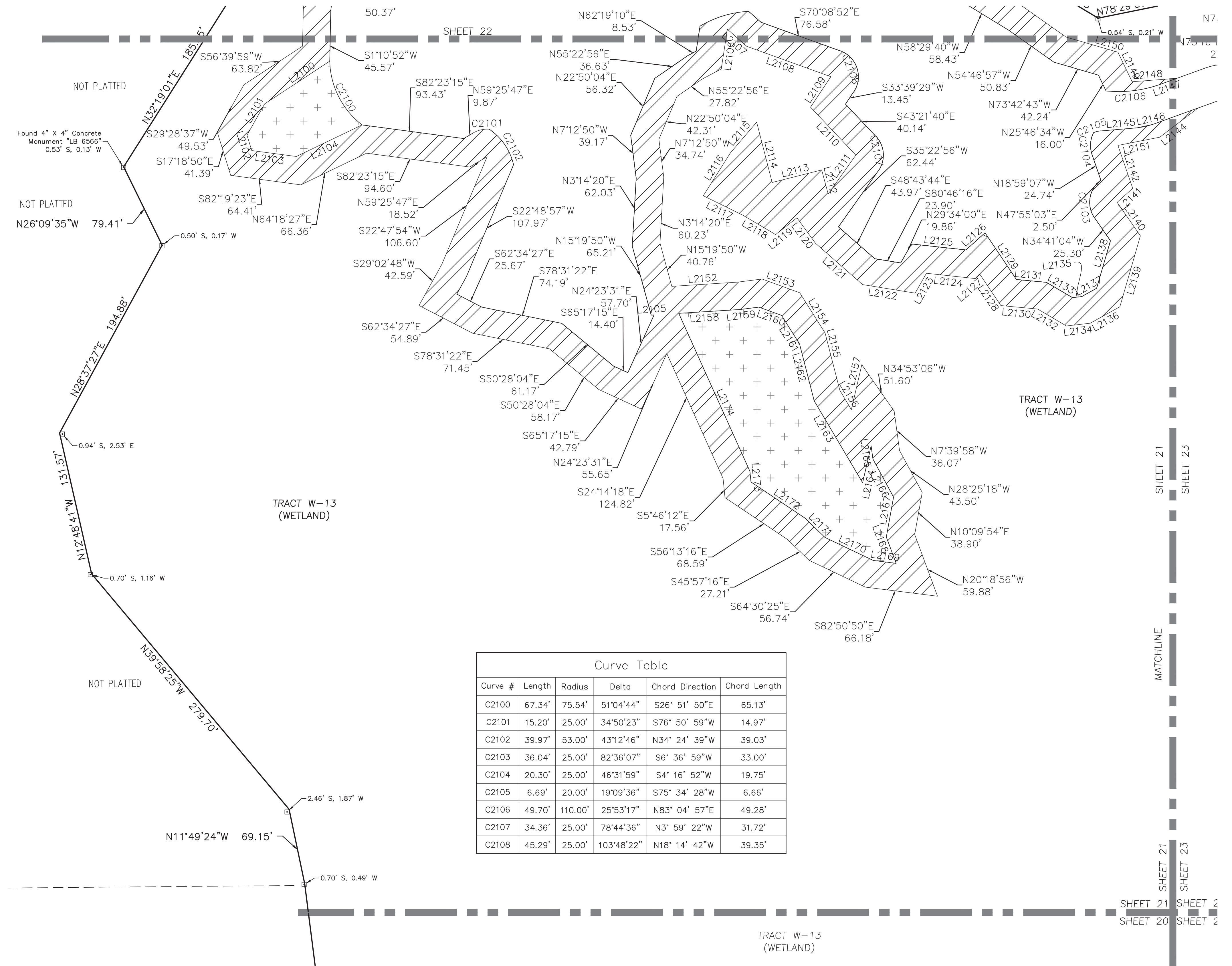
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PLAT BOOK _____ PAGE _____



Line #	Length	Direction
L2100	70.92'	N56° 39' 59"E
L2101	32.67'	N29° 28' 37"E
L2102	14.64'	N17° 18' 50"W
L2103	40.98'	N82° 19' 23"W
L2104	66.35'	S64° 18' 27"W
L2105	2.57'	N86° 21' 17"E
L2106	36.71'	N8° 47' 52"E
L2107	23.52'	S48° 30' 45"E
L2108	81.36'	S70° 08' 52"E
L2109	33.34'	S33° 39' 29"W
L2110	60.03'	S43° 21' 40"E
L2111	43.47'	S35° 22' 56"W
L2112	22.66'	N15° 03' 36"W
L2113	46.45'	S75° 50' 25"W
L2114	56.67'	N14° 23' 05"W
L2115	36.98'	S40° 35' 52"W
L2116	46.03'	S32° 11' 37"W
L2117	40.18'	S63° 50' 49"E
L2118	34.53'	S59° 26' 36"E
L2119	24.69'	N51° 58' 37"E
L2120	28.60'	S35° 58' 21"E
L2121	57.07'	S48° 43' 44"E
L2122	48.48'	S80° 46' 16"E
L2123	20.81'	N29° 34' 00"E
L2124	44.64'	S83° 47' 01"E
L2125	49.90'	N83° 47' 01"W
L2126	20.57'	S48° 02' 15"W
L2127	5.68'	N48° 02' 15"E
L2128	34.22'	S33° 57' 04"E
L2129	46.53'	N33° 57' 04"W
L2130	33.66'	S84° 32' 43"E
L2131	27.38'	N84° 32' 43"W
L2132	30.36'	S59° 36' 06"E
L2133	27.56'	N59° 36' 06"W
L2134	21.77'	N83° 33' 28"E
L2135	8.44'	S83° 33' 28"W
L2136	30.92'	N60° 55' 03"E

Line #	Length	Direction
L2137	15.62'	S60° 55' 03"W
L2138	45.01'	S16° 07' 40"W
L2139	67.18'	N16° 07' 40"E
L2140	37.17'	N34° 41' 04"W
L2141	19.02'	N47° 55' 03"E
L2142	41.26'	N18° 59' 07"W
L2144	43.80'	N52° 42' 01"E
L2145	33.05'	S85° 09' 16"W
L2146	14.63'	N77° 38' 47"E
L2147	16.42'	N70° 08' 19"E
L2148	40.78'	S85° 38' 21"W
L2149	29.84'	N25° 46' 34"W
L2150	49.19'	N73° 42' 43"W
L2151	38.83'	N78° 46' 16"E
L2152	59.97'	S86° 21' 17"W
L2153	36.48'	N69° 56' 38"W
L2154	43.26'	N32° 13' 10"W
L2155	53.84'	N14° 25' 25"W
L2156	20.66'	N30° 35' 49"W
L2157	42.09'	S13° 02' 59"W
L2158	55.98'	N86° 21' 17"E
L2159	17.18'	N82° 45' 18"E
L2160	21.87'	S69° 56' 38"E
L2161	30.80'	S32° 13' 10"E
L2162	53.48'	S14° 25' 25"E
L2163	86.64'	S30° 35' 49"E
L2164	34.46'	N13° 02' 59"E
L2165	12.16'	S7° 39' 58"E
L2166	39.32'	S28° 25' 18"E
L2167	36.96'	S10° 09' 54"W
L2168	25.52'	S20° 18' 56"E
L2169	20.98'	N82° 50' 50"W
L2170	48.63'	N64° 30' 25"W
L2171	25.37'	N45° 57' 16"W
L2172	59.06'	N56° 13' 16"W
L2173	9.84'	N5° 46' 12"W
L2174	157.67'	N24° 14' 18"W



Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C2100	67.34'	75.54'	51°04'44"	S26° 51' 50"E	65.13'
C2101	15.20'	25.00'	34°50'23"	S76° 50' 59"W	14.97'
C2102	39.97'	53.00'	43°12'46"	N34° 24' 39"W	39.03'
C2103	36.04'	25.00'	82°36'07"	S6° 36' 59"W	33.00'
C2104	20.30'	25.00'	46°31'59"	S4° 16' 52"W	19.75'
C2105	6.69'	20.00'	19°09'36"	S75° 34' 28"W	6.66'
C2106	49.70'	110.00'	25°53'17"	N83° 04' 57"E	49.28'
C2107	34.36'	25.00'	78°44'36"	N3° 59' 22"W	31.72'
C2108	45.29'	25.00'	103°48'22"	N18° 14' 42"W	39.35'

COLBERT LANDINGS PHASE 1

A PORTION OF SECTIONS 3, 10 11, 39, AND 40, TOWNSHIP 12 SOUTH, RANGE 31 EAST
CITY OF PALM COAST, FLAGLER COUNTY, FLORIDA

Line #	Length	Direction
L2200	33.53'	S1° 10' 52"W
L2201	61.34'	S6° 15' 05"W
L2202	34.33'	S49° 16' 46"W
L2203	59.57'	S71° 07' 36"W
L2204	23.31'	S52° 44' 08"W
L2205	31.33'	S63° 57' 32"W
L2206	34.97'	S84° 27' 37"W
L2207	40.42'	N85° 33' 02"W
L2208	42.61'	S64° 25' 16"W
L2209	73.61'	S63° 52' 12"W
L2210	30.77'	S30° 50' 59"W
L2211	20.66'	S0° 00' 40"E
L2212	38.08'	S53° 21' 56"E
L2213	18.09'	S25° 43' 06"E
L2214	45.42'	S34° 42' 41"W
L2215	47.26'	S85° 51' 23"W
L2216	35.78'	S78° 06' 41"W
L2217	43.48'	S21° 11' 48"W
L2218	36.29'	S1° 18' 04"W
L2219	18.09'	S6° 28' 35"E
L2220	48.52'	S24° 08' 30"W

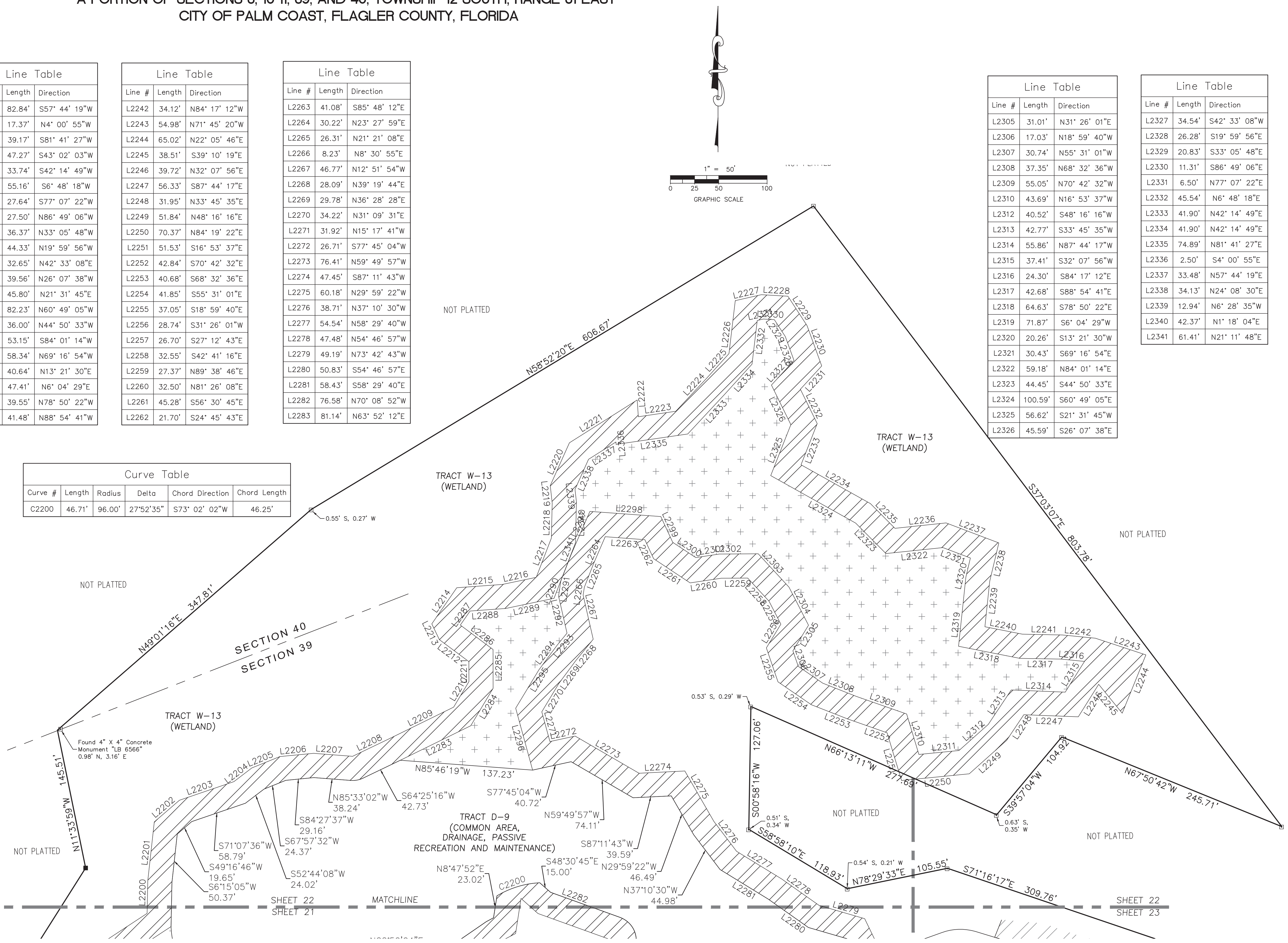
Line #	Length	Direction
L2221	82.84'	S57° 44' 19"W
L2222	17.37'	N4° 00' 55"W
L2223	39.17'	S81° 41' 27"W
L2224	47.27'	S43° 02' 03"W
L2225	33.74'	S42° 14' 49"W
L2226	55.16'	S6° 48' 18"W
L2227	27.64'	S77° 07' 22"W
L2228	27.50'	N86° 49' 06"W
L2229	36.37'	N33° 05' 48"W
L2230	44.33'	N19° 59' 56"W
L2231	32.65'	N42° 33' 08"E
L2232	39.56'	N26° 07' 38"W
L2233	45.80'	N21° 31' 45"E
L2234	82.23'	N60° 49' 05"W
L2235	36.00'	N44° 50' 33"W
L2236	53.15'	S84° 01' 14"W
L2237	58.34'	N69° 16' 54"W
L2238	40.64'	N13° 21' 30"E
L2239	47.41'	N6° 04' 29"E
L2240	39.55'	N78° 50' 22"W
L2241	41.48'	N88° 54' 41"W

Line #	Length	Direction
L2242	34.12'	N84° 17' 12"W
L2243	54.98'	N71° 45' 20"W
L2244	65.02'	N22° 05' 46"E
L2245	38.51'	S39° 10' 19"E
L2246	39.72'	N32° 07' 56"E
L2247	56.33'	S87° 44' 17"E
L2248	31.95'	N33° 45' 35"E
L2249	51.84'	N48° 16' 16"E
L2250	70.37'	N84° 19' 22"E
L2251	51.53'	S16° 53' 37"E
L2252	42.84'	S70° 42' 32"E
L2253	40.68'	S68° 32' 36"E
L2254	41.85'	S55° 31' 01"E
L2255	37.05'	S18° 59' 40"E
L2256	28.74'	S31° 26' 01"W
L2257	26.70'	S27° 12' 43"E
L2258	32.55'	S42° 41' 16"E
L2259	27.37'	N89° 38' 46"E
L2260	32.50'	N81° 26' 08"E
L2261	45.28'	S56° 30' 45"E
L2262	21.70'	S24° 45' 43"E

Line #	Length	Direction
L2263	41.08'	S85° 48' 12"E
L2264	30.22'	N23° 27' 59"E
L2265	26.31'	N21° 21' 08"E
L2266	8.23'	N8° 30' 55"E
L2267	46.77'	N12° 51' 54"W
L2268	28.09'	N39° 19' 44"E
L2269	29.78'	N36° 28' 28"E
L2270	34.22'	N31° 09' 31"E
L2271	31.92'	N15° 17' 41"W
L2272	26.71'	S77° 45' 04"W
L2273	76.41'	N59° 49' 57"W
L2274	47.45'	S87° 11' 43"W
L2275	60.18'	N29° 59' 22"W
L2276	38.71'	N37° 10' 30"W
L2277	54.54'	N58° 29' 40"W
L2278	47.48'	N54° 46' 57"W
L2279	49.19'	N73° 42' 43"W
L2280	50.83'	S54° 46' 57"E
L2281	58.43'	S58° 29' 40"E
L2282	76.58'	N70° 08' 52"W
L2283	81.14'	N63° 52' 12"E

Line #	Length	Direction
L2284	45.08'	N30° 50' 59"E
L2285	40.12'	N0° 00' 40"W
L2286	42.21'	N53° 21' 56"W
L2287	17.68'	N34° 42' 41"E
L2288	36.99'	N85° 51' 23"E
L2289	51.02'	N78° 06' 41"E
L2290	61.41'	N21° 11' 48"E
L2291	15.76'	S8° 30' 55"W
L2292	39.25'	S12° 51' 54"E
L2293	16.46'	S39° 19' 44"W
L2294	31.56'	S36° 28' 28"W
L2295	46.11'	S31° 09' 31"W
L2296	66.36'	S15° 17' 41"E
L2297	48.43'	S23° 27' 59"W
L2298	73.56'	N85° 48' 12"W
L2299	29.33'	N24° 45' 43"W
L2300	28.56'	N56° 30' 45"W
L2301	24.69'	S81° 26' 08"W
L2302	40.20'	S89° 38' 46"W
L2303	46.99'	N42° 41' 16"W
L2304	44.14'	N27° 12' 43"W

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C2200	46.71'	96.00'	27°52'35"	S73° 02' 02"W	46.25'

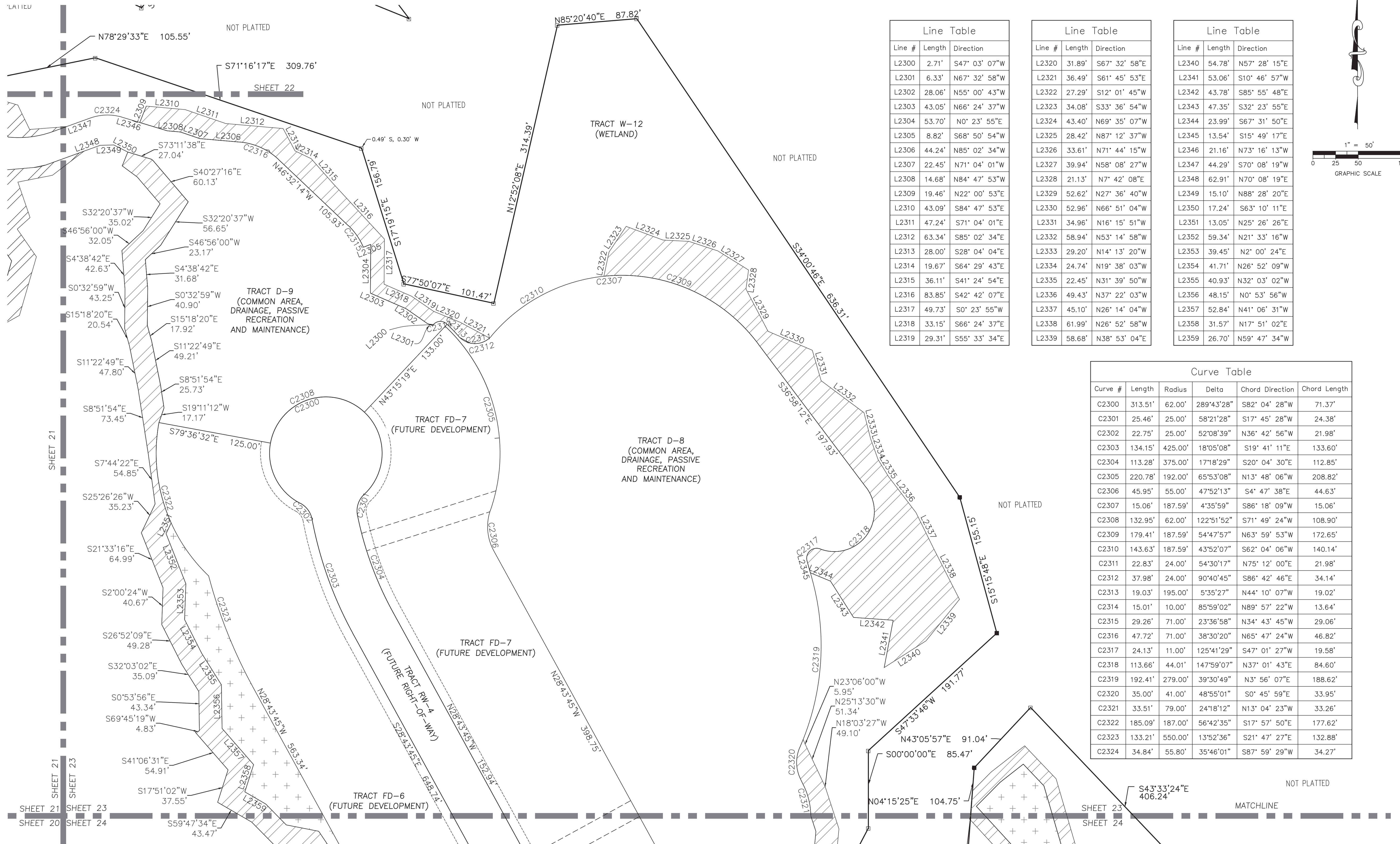


COLBERT LANDINGS PHASE 1

A PORTION OF SECTIONS 3, 10 11, 39, AND 40, TOWNSHIP 12 SOUTH, RANGE 31 EAST
CITY OF PALM COAST, FLAGLER COUNTY, FLORIDA

SHEET 23 OF 29

PLAT BOOK _____ PAGE _____

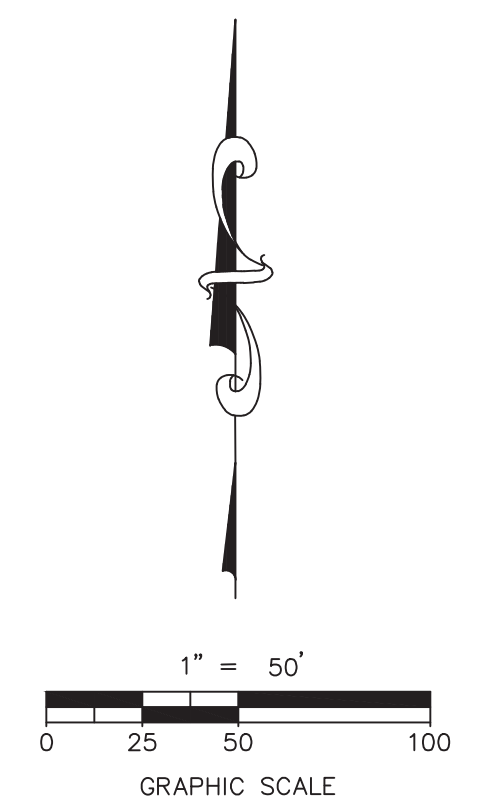


Line #	Length	Direction
L2300	2.71'	S47° 03' 07"W
L2301	6.33'	N67° 32' 58"W
L2302	28.06'	N55° 00' 43"W
L2303	43.05'	N66° 24' 37"W
L2304	53.70'	N0° 23' 55"E
L2305	8.82'	S68° 50' 54"W
L2306	44.24'	N85° 02' 34"W
L2307	22.45'	N71° 04' 01"W
L2308	14.68'	N84° 47' 53"W
L2309	19.46'	N22° 00' 53"E
L2310	43.09'	S84° 47' 53"E
L2311	47.24'	S71° 04' 01"E
L2312	63.34'	S85° 02' 34"E
L2313	28.00'	S28° 04' 04"E
L2314	19.67'	S64° 29' 43"E
L2315	36.11'	S41° 24' 54"E
L2316	83.85'	S42° 42' 07"E
L2317	49.73'	S0° 23' 55"W
L2318	33.15'	S66° 24' 37"E
L2319	29.31'	S55° 33' 34"E

Line #	Length	Direction
L2320	31.89'	S67° 32' 58"E
L2321	36.49'	S61° 45' 53"E
L2322	27.29'	S12° 01' 45"W
L2323	34.08'	S33° 36' 54"W
L2324	43.40'	N69° 35' 07"W
L2325	28.42'	N87° 12' 37"W
L2326	33.61'	N71° 44' 15"W
L2327	39.94'	N58° 08' 27"W
L2328	21.13'	N7° 42' 08"E
L2329	52.62'	N27° 36' 40"W
L2330	52.96'	N66° 51' 04"W
L2331	34.96'	N16° 15' 51"W
L2332	58.94'	N53° 14' 58"W
L2333	29.20'	N14° 13' 20"W
L2334	24.74'	N19° 38' 03"W
L2335	22.45'	N31° 39' 50"W
L2336	49.43'	N37° 22' 03"W
L2337	45.10'	N26° 14' 04"W
L2338	61.99'	N26° 52' 58"W
L2339	58.68'	N38° 53' 04"E

Line #	Length	Direction
L2340	54.78'	N57° 28' 15"E
L2341	53.06'	S10° 46' 57"W
L2342	43.78'	S85° 55' 48"E
L2343	47.35'	S32° 23' 55"E
L2344	23.99'	S67° 31' 50"E
L2345	13.54'	S15° 49' 17"E
L2346	21.16'	N73° 16' 13"W
L2347	44.29'	S70° 08' 19"W
L2348	62.91'	N70° 08' 19"E
L2349	15.10'	N88° 28' 20"E
L2350	17.24'	S63° 10' 11"E
L2351	13.05'	N25° 26' 26"E
L2352	59.34'	N21° 33' 16"W
L2353	39.45'	N2° 00' 24"E
L2354	41.71'	N26° 52' 09"W
L2355	40.93'	N32° 03' 02"W
L2356	48.15'	N0° 53' 56"W
L2357	52.84'	N41° 06' 31"W
L2358	31.57'	N17° 51' 02"E
L2359	26.70'	N59° 47' 34"W

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C2300	313.51'	62.00'	289°43'28"	S82° 04' 28"W	71.37'
C2301	25.46'	25.00'	58°21'28"	S17° 45' 28"W	24.38'
C2302	22.75'	25.00'	52°08'39"	N36° 42' 56"W	21.98'
C2303	134.15'	425.00'	18°05'08"	S19° 41' 11"E	133.60'
C2304	113.28'	375.00'	17°18'29"	S20° 04' 30"E	112.85'
C2305	220.78'	192.00'	65°53'08"	N13° 48' 06"W	208.82'
C2306	45.95'	55.00'	47°52'13"	S4° 47' 38"E	44.63'
C2307	15.06'	187.59'	4°35'59"	S86° 18' 09"W	15.06'
C2308	132.95'	62.00'	122°51'52"	S71° 49' 24"W	108.90'
C2309	179.41'	187.59'	54°47'57"	N63° 59' 53"W	172.65'
C2310	143.63'	187.59'	43°52'07"	S62° 04' 06"W	140.14'
C2311	22.83'	24.00'	54°30'17"	N75° 12' 00"E	21.98'
C2312	37.98'	24.00'	90°40'45"	S86° 42' 46"E	34.14'
C2313	19.03'	195.00'	5°35'27"	N44° 10' 07"W	19.02'
C2314	15.01'	10.00'	85°59'02"	N89° 57' 22"W	13.64'
C2315	29.26'	71.00'	23°36'58"	N34° 43' 45"W	29.06'
C2316	47.72'	71.00'	38°30'20"	N65° 47' 24"W	46.82'
C2317	24.13'	11.00'	125°41'29"	S47° 01' 27"W	19.58'
C2318	113.66'	44.01'	147°59'07"	N37° 01' 43"E	84.60'
C2319	192.41'	279.00'	39°30'49"	N3° 56' 07"E	188.62'
C2320	35.00'	41.00'	48°55'01"	S0° 45' 59"E	33.95'
C2321	33.51'	79.00'	24°18'12"	N13° 04' 23"W	33.26'
C2322	185.09'	187.00'	56°42'35"	S17° 57' 50"E	177.62'
C2323	133.21'	550.00'	13°52'36"	S21° 47' 27"E	132.88'
C2324	34.84'	55.80'	35°46'01"	S87° 59' 29"W	34.27'

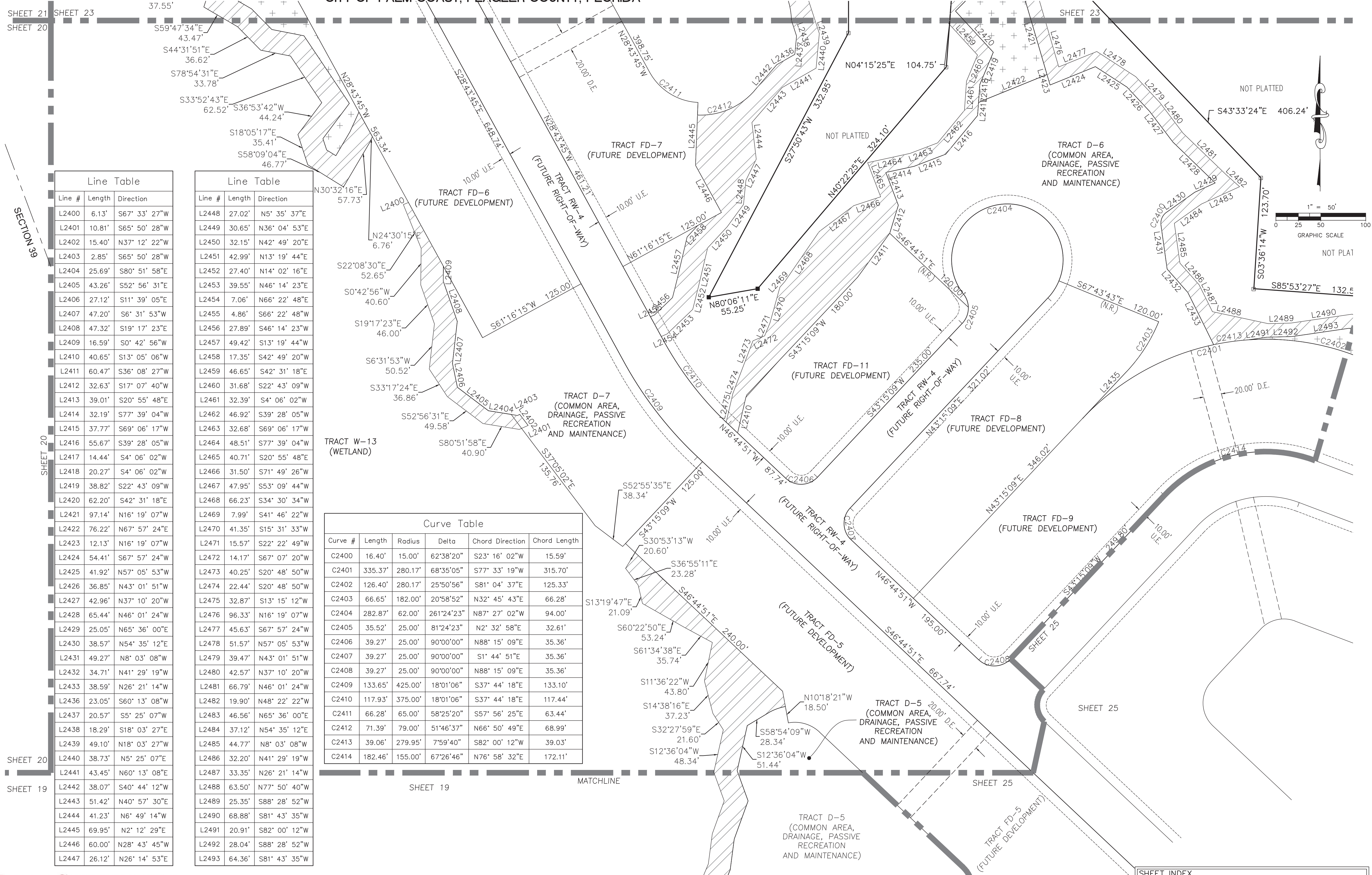


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SHEET INDEX
SHEET 1 OF 29: LEGAL DESCRIPTION & DEDICATION
SHEET 2 OF 29: NOTES, LOCATION MAP & KEY MAP
SHEET 3 OF 29: BOUNDARY INFORMATION
SHEETS 4-29 OF 29: TRACT & LOT GEOMETRY

COLBERT LANDINGS PHASE 1

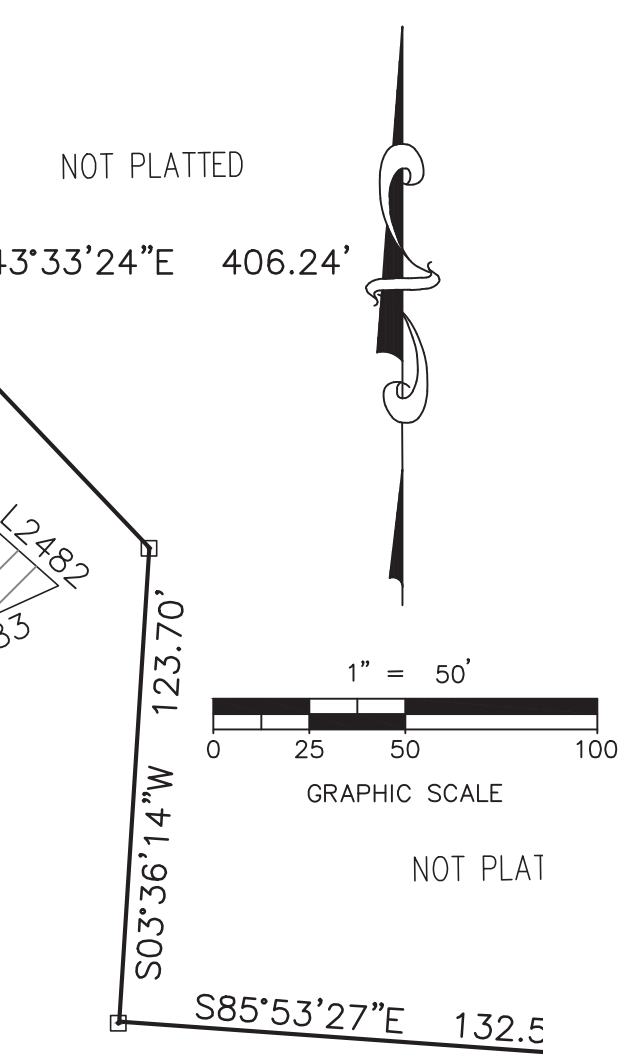
A PORTION OF SECTIONS 3, 10 11, 39, AND 40, TOWNSHIP 12 SOUTH, RANGE 31 EAST
CITY OF PALM COAST, FLAGLER COUNTY, FLORIDA



Line #	Length	Direction
L2400	6.13'	S67° 33' 27"W
L2401	10.81'	S65° 50' 28"W
L2402	15.40'	N37° 12' 22"W
L2403	2.85'	S65° 50' 28"W
L2404	25.69'	S80° 51' 58"E
L2405	43.26'	S52° 56' 31"E
L2406	27.12'	S11° 39' 05"E
L2407	47.20'	S6° 31' 53"W
L2408	47.32'	S19° 17' 23"E
L2409	16.59'	S0° 42' 56"W
L2410	40.65'	S13° 05' 06"W
L2411	60.47'	S36° 08' 27"W
L2412	32.63'	S17° 07' 40"W
L2413	39.01'	S20° 55' 48"E
L2414	32.19'	S77° 39' 04"W
L2415	37.77'	S69° 06' 17"W
L2416	55.67'	S39° 28' 05"W
L2417	14.44'	S4° 06' 02"W
L2418	20.27'	S4° 06' 02"W
L2419	38.82'	S22° 43' 09"W
L2420	62.20'	S42° 31' 18"E
L2421	97.14'	N16° 19' 07"W
L2422	76.22'	N67° 57' 24"E
L2423	12.13'	N16° 19' 07"W
L2424	54.41'	S67° 57' 24"W
L2425	41.92'	N57° 05' 53"W
L2426	36.85'	N43° 01' 51"W
L2427	42.96'	N37° 10' 20"W
L2428	65.44'	N46° 01' 24"W
L2429	25.05'	N65° 36' 00"E
L2430	38.57'	N54° 35' 12"E
L2431	49.27'	N8° 03' 08"W
L2432	34.71'	N41° 29' 19"W
L2433	38.59'	N26° 21' 14"W
L2436	23.05'	S60° 13' 08"W
L2437	20.57'	S5° 25' 07"W
L2438	18.29'	S18° 03' 27"E
L2439	49.10'	N18° 03' 27"W
L2440	38.73'	N5° 25' 07"E
L2441	43.45'	N60° 13' 08"E
L2442	38.07'	S40° 44' 12"W
L2443	51.42'	N40° 57' 30"E
L2444	41.23'	N6° 49' 14"W
L2445	69.95'	N2° 12' 29"E
L2446	60.00'	N28° 43' 45"W
L2447	26.12'	N26° 14' 53"E

Line #	Length	Direction
L2448	27.02'	N5° 35' 37"E
L2449	30.65'	N36° 04' 53"E
L2450	32.15'	N42° 49' 20"E
L2451	42.99'	N13° 19' 44"E
L2452	27.40'	N14° 02' 16"E
L2453	39.55'	N46° 14' 23"E
L2454	7.06'	N66° 22' 48"E
L2455	4.86'	S66° 22' 48"W
L2456	27.89'	S46° 14' 23"W
L2457	49.42'	S13° 19' 44"W
L2458	17.35'	S42° 49' 20"W
L2459	46.65'	S42° 31' 18"E
L2460	31.68'	S22° 43' 09"W
L2461	32.39'	S4° 06' 02"W
L2462	46.92'	S39° 28' 05"W
L2463	32.68'	S69° 06' 17"W
L2464	48.51'	S77° 39' 04"W
L2465	40.71'	S20° 55' 48"E
L2466	31.50'	S71° 49' 26"W
L2467	47.95'	S53° 09' 44"W
L2468	66.23'	S34° 30' 34"W
L2469	7.99'	S41° 46' 22"W
L2470	41.35'	S15° 31' 33"W
L2471	15.57'	S22° 22' 49"W
L2472	14.17'	S67° 07' 20"W
L2473	40.25'	S20° 48' 50"W
L2474	22.44'	S20° 48' 50"W
L2475	32.87'	S13° 15' 12"W
L2476	96.33'	N16° 19' 07"W
L2477	45.63'	S67° 57' 24"W
L2478	51.57'	N57° 05' 53"W
L2479	39.47'	N43° 01' 51"W
L2480	42.57'	N37° 10' 20"W
L2481	66.79'	N46° 01' 24"W
L2482	19.90'	N48° 22' 22"W
L2483	46.56'	N65° 36' 00"E
L2484	37.12'	N54° 35' 12"E
L2485	44.77'	N8° 03' 08"W
L2486	32.20'	N41° 29' 19"W
L2487	33.35'	N26° 21' 14"W
L2488	63.50'	N77° 50' 40"W
L2489	25.35'	S88° 28' 52"W
L2490	68.88'	S81° 43' 35"W
L2491	20.91'	S82° 00' 12"W
L2492	28.04'	S88° 28' 52"W
L2493	64.36'	S81° 43' 35"W

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C2400	16.40'	15.00'	62°38'20"	S23° 16' 02"W	15.59'
C2401	335.37'	280.17'	68°35'05"	S77° 33' 19"W	315.70'
C2402	126.40'	280.17'	25°50'56"	S81° 04' 37"E	125.33'
C2403	66.65'	182.00'	20°58'52"	N32° 45' 43"E	66.28'
C2404	282.87'	62.00'	261°24'23"	N87° 27' 02"W	94.00'
C2405	35.52'	25.00'	81°24'23"	N2° 32' 58"E	32.61'
C2406	39.27'	25.00'	90°00'00"	N88° 15' 09"E	35.36'
C2407	39.27'	25.00'	90°00'00"	S1° 44' 51"E	35.36'
C2408	39.27'	25.00'	90°00'00"	N88° 15' 09"E	35.36'
C2409	133.65'	425.00'	18°01'06"	S37° 44' 18"E	133.10'
C2410	117.93'	375.00'	18°01'06"	S37° 44' 18"E	117.44'
C2411	66.28'	65.00'	58°25'20"	S57° 56' 25"E	63.44'
C2412	71.39'	79.00'	51°46'37"	N66° 50' 49"E	68.99'
C2413	39.06'	279.95'	7°59'40"	S82° 00' 12"W	39.03'
C2414	182.46'	155.00'	67°26'46"	N76° 58' 32"E	172.11'



DA **DALE STOCKSTILL & ASSOCIATES, P.A.**
PROFESSIONAL LAND SURVEYORS

801 INTERNATIONAL PARKWAY, SUITE 500
LAKE MARY, FL 32746
407-926-0333

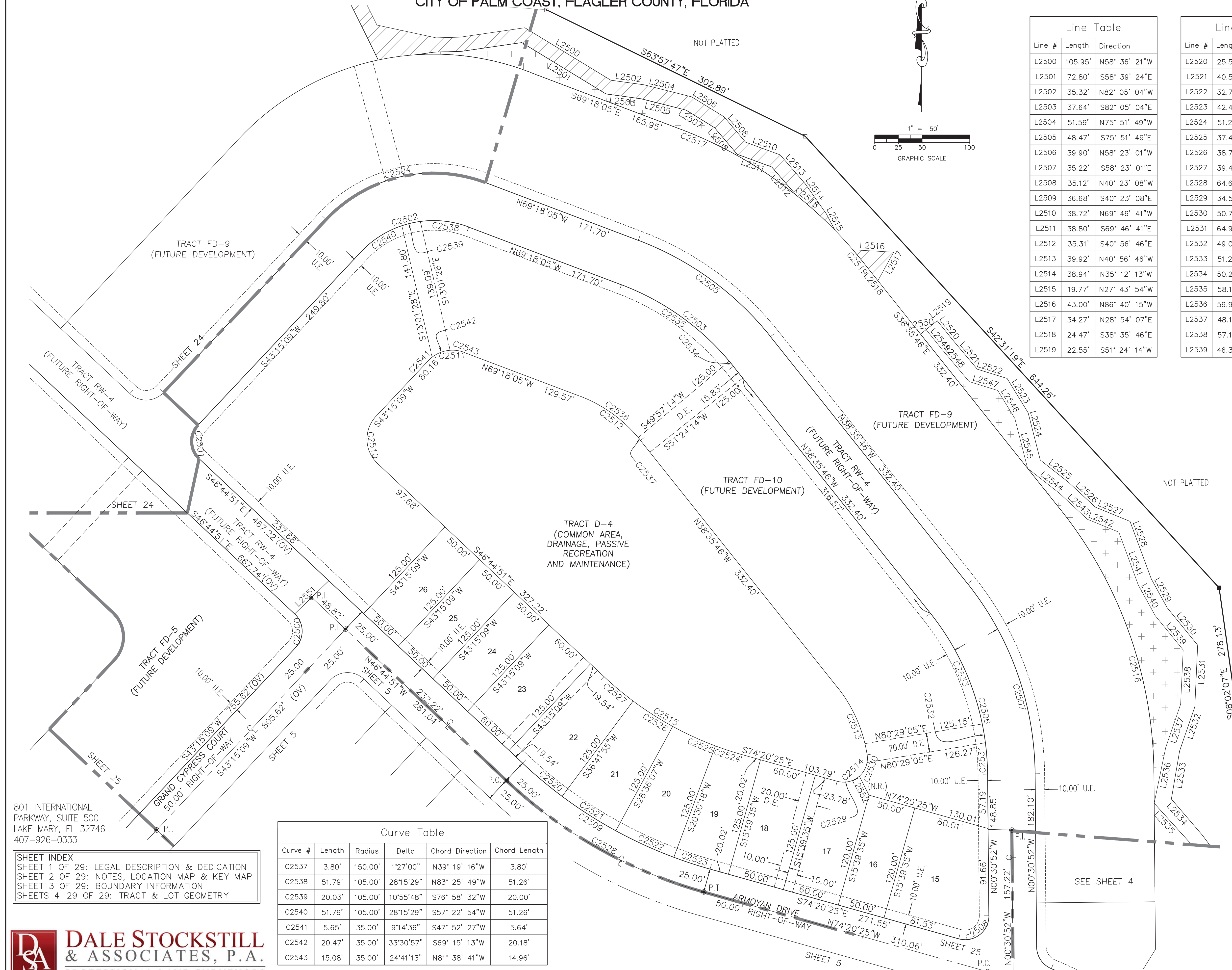
SHEET INDEX	
SHEET 1 OF 29:	LEGAL DESCRIPTION & DEDICATION
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SHEET 3 OF 29:	BOUNDARY INFORMATION
SHEETS 4-29 OF 29:	TRACT & LOT GEOMETRY

COLBERT LANDINGS PHASE 1

A PORTION OF SECTIONS 3, 10 11, 39, AND 40, TOWNSHIP 12 SOUTH, RANGE 31 EAST
CITY OF PALM COAST, FLAGLER COUNTY, FLORIDA

SHEET 25 OF 29

PLAT BOOK _____ PAGE _____



Line #	Length	Direction
L2500	105.95'	N58° 36' 21"W
L2501	72.80'	S58° 39' 24"E
L2502	35.32'	N82° 05' 04"W
L2503	37.64'	S82° 05' 04"E
L2504	51.59'	N75° 51' 49"W
L2505	48.47'	S75° 51' 49"E
L2506	39.90'	N58° 23' 01"W
L2507	35.22'	S58° 23' 01"E
L2508	35.12'	N40° 23' 08"W
L2509	36.68'	S40° 23' 08"E
L2510	38.72'	N69° 46' 41"W
L2511	38.80'	S69° 46' 41"E
L2512	35.31'	S40° 56' 46"E
L2513	39.92'	N40° 56' 46"W
L2514	38.94'	N35° 12' 13"W
L2515	19.77'	N27° 43' 54"W
L2516	43.00'	N86° 40' 15"W
L2517	34.27'	N28° 54' 07"E
L2518	22.55'	S51° 24' 14"W

Line #	Length	Direction
L2520	25.56'	N38° 47' 45"W
L2521	40.57'	N40° 05' 40"W
L2522	32.75'	N72° 45' 30"W
L2523	42.43'	N31° 32' 26"W
L2524	51.29'	N14° 24' 38"W
L2525	37.48'	N51° 52' 09"W
L2526	38.72'	N47° 08' 45"W
L2527	39.48'	N67° 41' 53"W
L2528	64.60'	N20° 16' 09"W
L2529	34.53'	N28° 52' 40"W
L2530	50.75'	N39° 11' 15"W
L2531	64.99'	N2° 38' 00"E
L2532	49.03'	N19° 01' 08"E
L2533	51.29'	N9° 41' 27"E
L2534	50.24'	N40° 35' 23"W
L2535	58.18'	N42° 11' 57"W
L2536	59.97'	S11° 41' 57"W
L2537	48.10'	S19° 01' 08"W
L2538	57.10'	S2° 38' 00"W
L2539	46.38'	S39° 11' 15"E

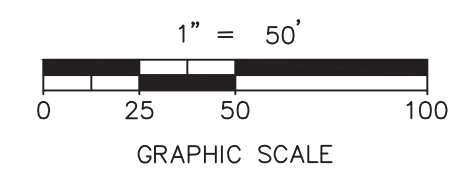
Line #	Length	Direction
L2540	37.01'	S28° 52' 40"E
L2541	59.14'	S20° 16' 09"E
L2542	35.61'	S67° 41' 53"E
L2543	40.82'	S47° 08' 45"E
L2544	41.97'	S51° 59' 45"E
L2545	54.16'	S14° 19' 08"E
L2546	34.53'	S31° 32' 26"E
L2547	31.51'	S72° 45' 30"E
L2548	45.13'	S40° 05' 40"E
L2549	27.95'	S38° 47' 45"E
L2550	8.62'	N80° 23' 29"E
L2552	22.41'	N27° 04' 00"W

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C2500	39.27'	25.00'	90°00'00"	N1° 44' 51"W	35.36'
C2501	39.27'	25.00'	90°00'00"	N1° 44' 51"W	35.36'
C2502	123.60'	105.00'	67°26'46"	S76° 58' 32"W	116.59'
C2503	147.37'	275.00'	30°42'19"	N53° 56' 55"W	145.62'
C2504	182.46'	155.00'	67°26'46"	N76° 58' 32"E	172.11'
C2505	174.17'	325.00'	30°42'19"	N53° 56' 55"W	172.09'
C2506	182.78'	275.00'	38°04'54"	N19° 33' 19"W	179.43'
C2507	216.01'	325.00'	38°04'54"	N19° 33' 19"W	212.06'
C2508	46.33'	25.00'	106°10'27"	N52° 34' 22"E	39.98'
C2509	228.75'	475.00'	27°35'34"	S60° 32' 38"E	226.55'
C2510	54.98'	35.00'	90°00'00"	S1° 44' 51"E	49.50'
C2511	41.20'	35.00'	67°26'46"	S76° 58' 32"W	38.86'
C2512	80.39'	150.00'	30°42'19"	N53° 56' 55"W	79.43'
C2513	78.11'	150.00'	29°50'12"	N23° 40' 40"W	77.23'
C2514	49.92'	25.00'	114°25'10"	N48° 27' 01"E	42.03'
C2515	168.55'	350.00'	27°35'34"	S60° 32' 38"E	166.93'
C2516	299.09'	450.00'	38°04'54"	N19° 33' 19"W	293.62'
C2517	241.16'	450.00'	30°42'19"	N53° 56' 55"W	238.28'
C2518	56.51'	450.00'	7°11'40"	N47° 55' 08"W	56.47'
C2519	17.38'	1171.82'	0°50'59"	N39° 42' 09"W	17.38'
C2520	54.33'	475.00'	6°33'14"	S50° 01' 28"E	54.30'
C2521	67.12'	475.00'	8°05'48"	S57° 20' 59"E	67.07'
C2522	67.12'	475.00'	8°05'48"	S65° 26' 48"E	67.07'
C2523	40.17'	475.00'	4°50'43"	S71° 55' 03"E	40.16'
C2524	29.60'	350.00'	4°50'43"	S71° 55' 03"E	29.59'
C2525	49.46'	350.00'	8°05'48"	S65° 26' 48"E	49.42'
C2526	49.46'	350.00'	8°05'48"	S57° 20' 59"E	49.42'
C2527	40.04'	350.00'	6°33'14"	S50° 01' 28"E	40.01'
C2528	240.79'	500.00'	27°35'34"	S60° 32' 38"E	238.47'
C2529	24.96'	25.00'	57°12'35"	N77° 03' 18"E	23.94'
C2530	24.96'	25.00'	57°12'35"	N19° 50' 43"E	23.94'
C2531	33.20'	275.00'	6°55'01"	N3° 58' 22"W	33.18'
C2532	20.00'	275.00'	4°10'04"	N9° 30' 55"W	20.00'
C2533	129.58'	275.00'	26°59'49"	N25° 05' 51"W	128.38'
C2534	6.96'	275.00'	1°27'00"	N39° 19' 16"W	6.96'
C2535	140.41'	275.00'	29°15'18"	N54° 40' 26"W	138.89'
C2536	76.59'	150.00'	29°15'18"	N54° 40' 26"W	75.76'

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C2537	3.80'	150.00'	1°27'00"	N39° 19' 16"W	3.80'
C2538	51.79'	105.00'	28°15'29"	N83° 25' 49"W	51.26'
C2539	20.03'	105.00'	10°55'48"	S76° 58' 32"W	20.00'
C2540	51.79'	105.00'	28°15'29"	S57° 22' 54"W	51.26'
C2541	5.65'	35.00'	9°14'36"	S47° 52' 27"W	5.64'
C2542	20.47'	35.00'	33°30'57"	S69° 15' 13"W	20.18'
C2543	15.08'	35.00'	24°41'13"	N81° 38' 41"W	14.96'

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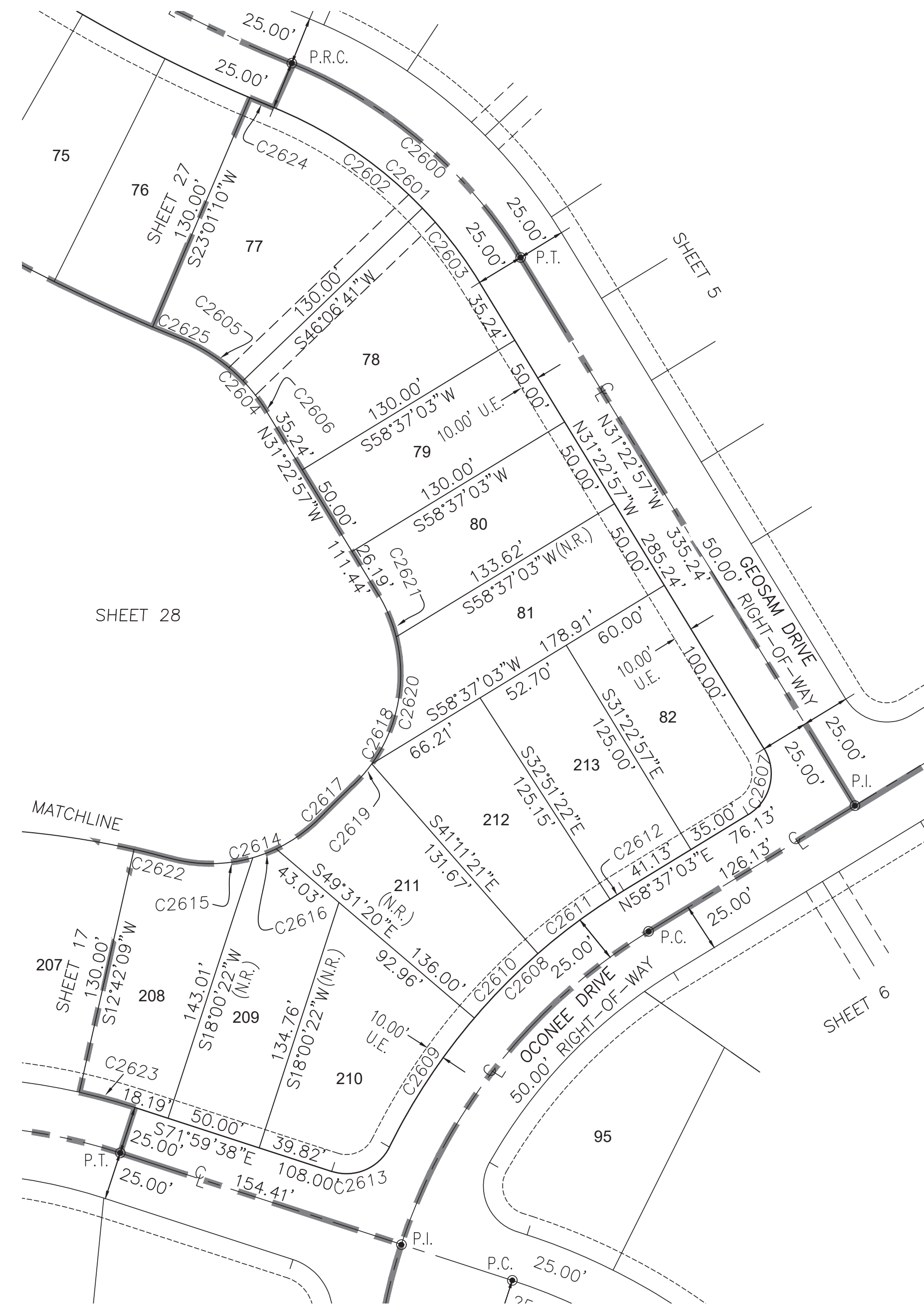
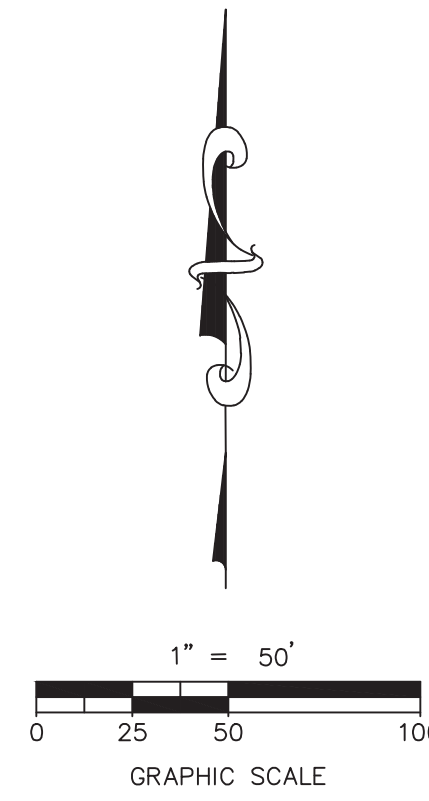
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SEE SHEET 4

COLBERT LANDINGS PHASE 1

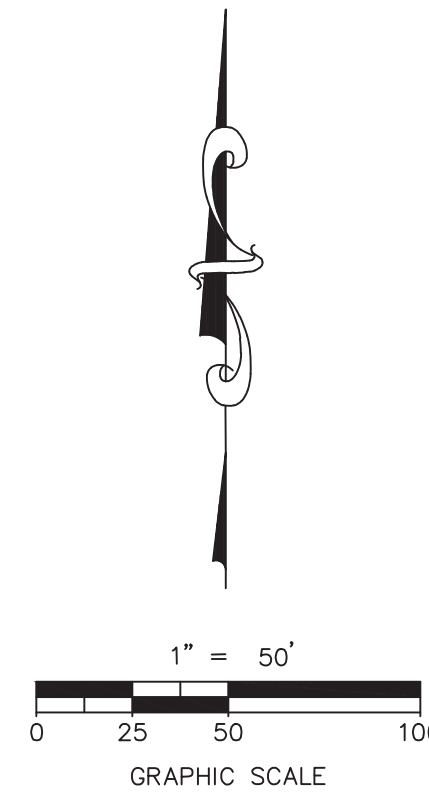
A PORTION OF SECTIONS 3, 10 11, 39, AND 40, TOWNSHIP 12 SOUTH, RANGE 31 EAST
CITY OF PALM COAST, FLAGLER COUNTY, FLORIDA



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C2600	159.44'	250.00'	36°32'28"	N49° 39' 11"W	156.75'
C2601	143.50'	225.00'	36°32'28"	N49° 39' 11"W	141.08'
C2602	94.38'	225.00'	24°02'00"	N55° 54' 25"W	93.69'
C2603	49.12'	225.00'	12°30'28"	N37° 38' 11"W	49.02'
C2604	60.59'	95.00'	36°32'28"	N49° 39' 11"W	59.57'
C2605	39.85'	95.00'	24°01'53"	N55° 54' 29"W	39.55'
C2606	20.74'	95.00'	12°30'35"	N37° 38' 15"W	20.70'
C2607	39.27'	25.00'	90°00'00"	N13° 37' 03"E	35.36'
C2608	183.77'	325.00'	32°23'53"	S42° 25' 06"W	181.33'
C2609	80.88'	325.00'	14°15'30"	S33° 20' 55"W	80.67'
C2610	47.27'	325.00'	8°19'59"	S44° 38' 39"W	47.23'
C2611	47.27'	325.00'	8°19'59"	S52° 58' 39"W	47.23'
C2612	8.36'	325.00'	1°28'25"	S57° 52' 51"W	8.36'
C2613	35.69'	25.00'	81°47'12"	N67° 06' 46"E	32.73'
C2614	85.42'	80.00'	61°10'47"	N74° 34' 26"E	81.42'
C2615	43.48'	80.00'	31°08'38"	N89° 35' 30"E	42.95'
C2616	13.13'	80.00'	9°24'05"	N69° 19' 09"E	13.11'
C2617	22.97'	455.00'	2°53'31"	S45° 25' 48"W	22.96'
C2618	93.77'	80.00'	67°09'26"	N2° 11' 46"E	88.49'
C2619	15.30'	80.00'	10°57'16"	N41° 23' 55"E	15.27'
C2620	69.80'	80.00'	49°59'33"	N10° 55' 31"E	67.61'
C2621	24.25'	80.00'	17°22'04"	N22° 41' 55"W	24.16'
C2622	19.54'	455.00'	2°27'40"	N76° 04' 01"W	19.54'
C2623	30.08'	325.00'	5°18'13"	N74° 38' 44"W	30.07'
C2624	13.41'	815.00'	0°56'35"	S67° 27' 08"E	13.41'
C2625	15.55'	945.00'	0°56'35"	S67° 27' 08"E	15.55'

COLBERT LANDINGS PHASE 1

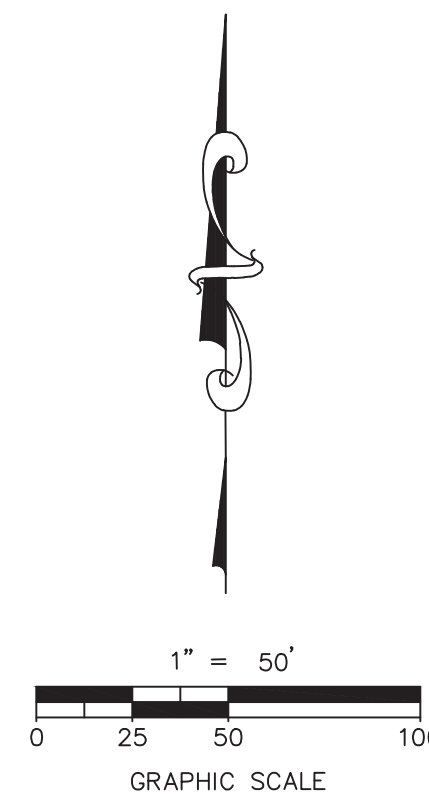
A PORTION OF SECTIONS 3, 10 11, 39, AND 40, TOWNSHIP 12 SOUTH, RANGE 31 EAST
CITY OF PALM COAST, FLAGLER COUNTY, FLORIDA



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C2700	39.27'	25.00'	90°00'00"	S88° 15' 09"W	35.36'
C2701	301.22'	815.00'	21°10'35"	S57° 20' 08"E	299.51'
C2702	370.27'	945.00'	22°26'59"	S56° 41' 56"E	367.91'
C2703	87.62'	55.00'	91°16'24"	S88° 53' 21"W	78.64'
C2704	24.12'	815.00'	1°41'46"	S47° 35' 44"E	24.12'
C2705	58.59'	815.00'	4°07'09"	S50° 30' 11"E	58.58'
C2706	58.59'	815.00'	4°07'09"	S54° 37' 20"E	58.58'
C2707	48.83'	815.00'	3°25'59"	S58° 23' 54"E	48.82'
C2708	48.83'	815.00'	3°25'59"	S61° 49' 52"E	48.82'
C2709	48.83'	815.00'	3°25'59"	S65° 15' 51"E	48.82'
C2710	56.62'	945.00'	3°25'59"	S65° 15' 51"E	56.61'
C2711	56.62'	945.00'	3°25'59"	S61° 49' 52"E	56.61'
C2712	56.62'	945.00'	3°25'59"	S58° 23' 54"E	56.61'
C2713	67.94'	945.00'	4°07'09"	S54° 37' 20"E	67.92'
C2714	67.94'	945.00'	4°07'09"	S50° 30' 11"E	67.92'
C2715	48.97'	945.00'	2°58'10"	S46° 57' 32"E	48.97'
C2716	4.30'	55.00'	4°28'46"	N47° 42' 50"W	4.30'
C2717	68.40'	55.00'	71°15'37"	N85° 35' 01"W	64.08'
C2718	14.94'	55.00'	15°33'34"	S51° 01' 56"W	14.89'
C2719	291.98'	790.00'	21°10'35"	S57° 20' 08"E	290.32'

COLBERT LANDINGS PHASE 1

A PORTION OF SECTIONS 3, 10 11, 39, AND 40, TOWNSHIP 12 SOUTH, RANGE 31 EAST
CITY OF PALM COAST, FLAGLER COUNTY, FLORIDA



Line Table		
Line #	Length	Direction
L2800	111.44'	N31° 22' 57"W
L2801	386.15'	S73° 15' 08"E
L2802	320.43'	S43° 15' 09"W

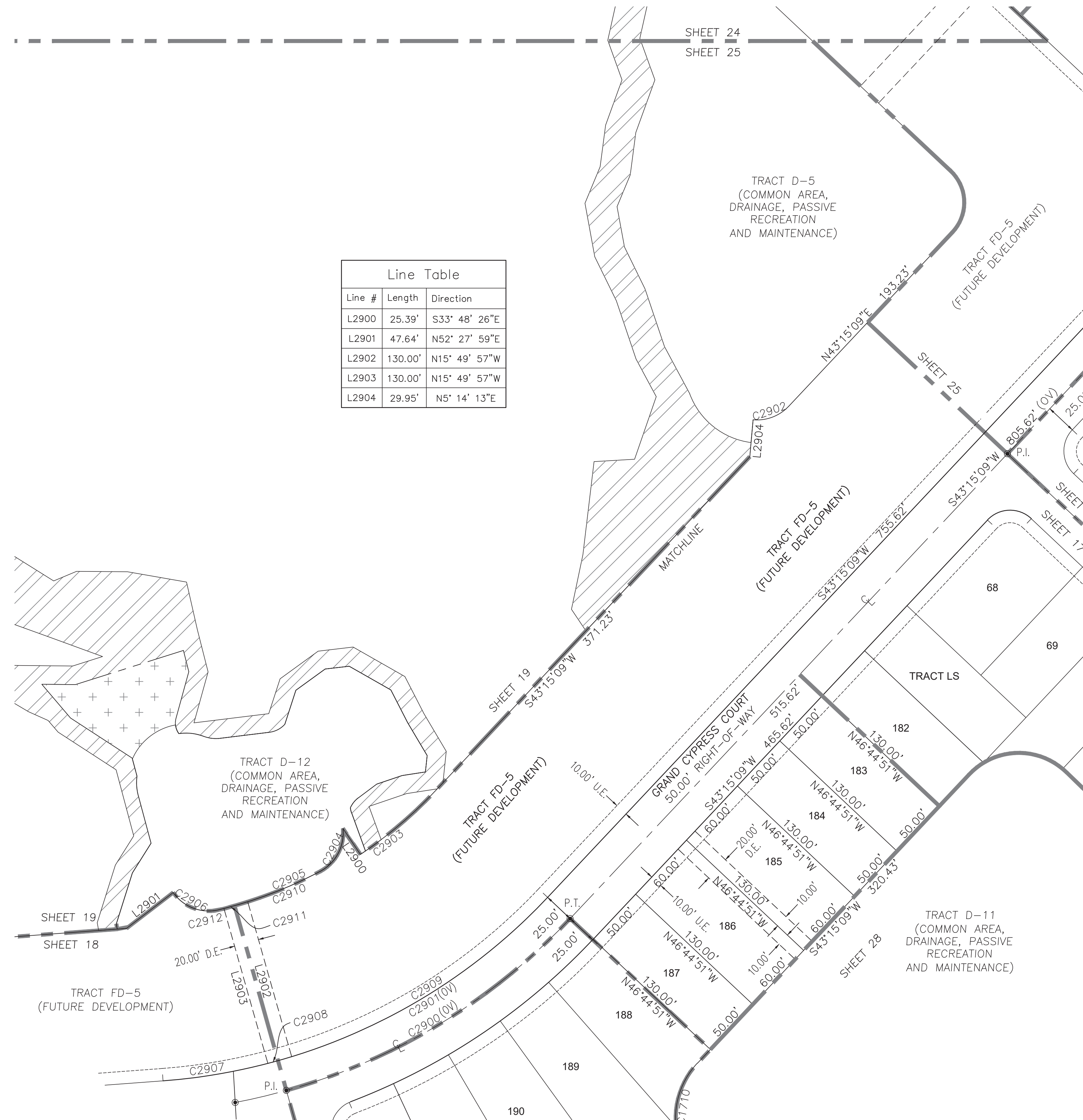
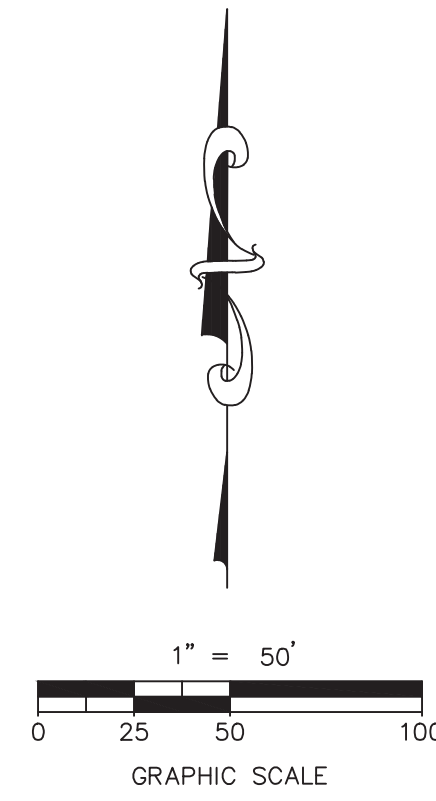
Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C2800	87.62'	55.00'	91°16'24"	S88° 53' 21"W	78.64'
C2801	370.27'	945.00'	22°26'59"	S56° 41' 56"E	367.91'
C2802	60.59'	95.00'	36°32'28"	N49° 39' 11"W	59.57'
C2803	109.27'	80.00'	78°15'30"	N7° 44' 48"E	100.97'
C2804	22.97'	455.00'	2°53'31"	S45° 25' 48"W	22.96'
C2805	85.42'	80.00'	61°10'47"	N74° 34' 26"E	81.42'
C2806	151.89'	455.00'	19°07'38"	N84° 24' 00"W	151.19'
C2807	52.41'	145.00'	20°42'41"	S83° 36' 29"E	52.13'
C2808	132.17'	65.00'	116°30'17"	S15° 00' 00"E	110.55'

COLBERT LANDINGS PHASE 1

A PORTION OF SECTIONS 3, 10 11, 39, AND 40, TOWNSHIP 12 SOUTH, RANGE 31 EAST
CITY OF PALM COAST, FLAGLER COUNTY, FLORIDA

SHEET 29 OF 29

PLAT BOOK _____ PAGE _____



Line Table		
Line #	Length	Direction
L2900	25.39'	S33° 48' 26"E
L2901	47.64'	N52° 27' 59"E
L2902	130.00'	N15° 49' 57"W
L2903	130.00'	N15° 49' 57"W
L2904	29.95'	N5° 14' 13"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C2900	271.36'	500.00'	31°05'46"	N58° 48' 02"E	268.05'
C2901	352.23'	475.00'	42°29'14"	N64° 29' 46"E	344.22'
C2902	31.76'	35.00'	51°59'04"	N69° 14' 41"E	30.68'
C2903	79.05'	350.00'	12°56'25"	N49° 43' 22"E	78.88'
C2904	40.76'	35.00'	66°43'38"	N28° 34' 43"E	38.50'
C2905	87.85'	345.00'	14°35'21"	N69° 14' 13"E	87.61'
C2906	41.86'	35.00'	68°31'58"	S69° 12' 07"E	39.41'
C2907	85.94'	475.00'	10°21'57"	N80° 33' 24"E	85.82'
C2908	20.00'	475.00'	2°24'44"	N74° 10' 03"E	20.00'
C2909	246.29'	475.00'	29°42'31"	N58° 06' 25"E	243.54'
C2910	63.56'	345.00'	10°33'19"	N67° 13' 12"E	63.47'
C2911	20.03'	345.00'	3°19'34"	N74° 10' 13"E	20.02'
C2912	4.24'	345.00'	0°42'14"	N76° 10' 47"E	4.24'

City of Palm Coast, Florida Agenda Item

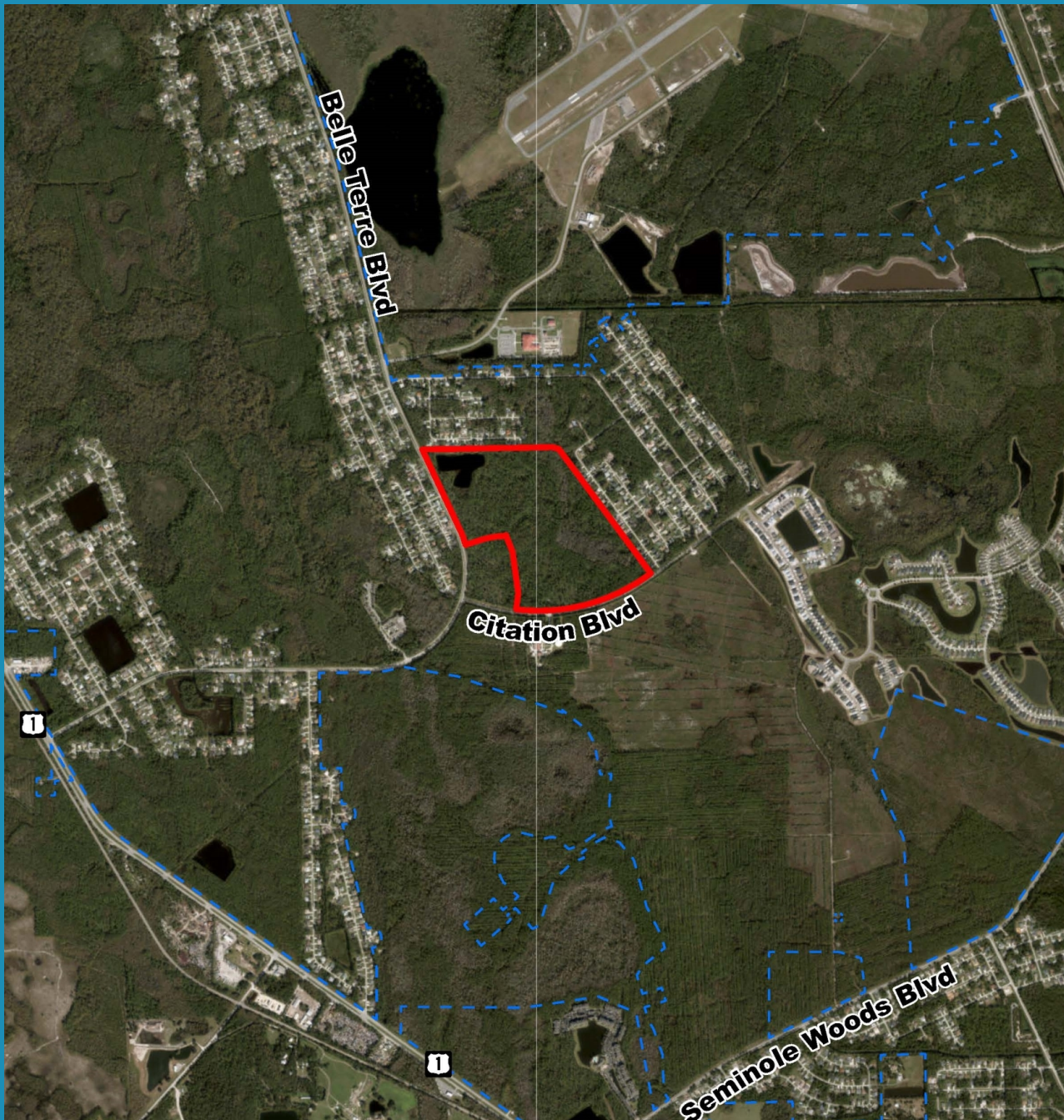
Agenda Date: April 16, 2024

Department	COMMUNITY DEVELOPMENT	Amount
Division	PLANNING	Account #
Subject: RESOLUTION 2024-XX APPROVING FLAGLER VILLAGE PHASE 1 FINAL PLAT – APPLICATION NO. 5573		
Presenter: Estelle Lens, A.I.C.P., Planner		
Attachments: <ul style="list-style-type: none">1. Presentation2. Resolution3. Final Plat		
Background: <p>This is a quasi-judicial item, please disclose any ex parte communication.</p> <p>The application, submitted by the applicant, Meritage Homes of Florida, Inc., proposes to plat and subdivide approximately 109.50 acres of land into 109 single family residential lots and 23 tracts.</p> <p>Flagler Village Phase 1 is located at the northeast corner of the intersection of Belle Terre Blvd and Citation Blvd. The Future Land Use Map is Residential; and the Official Zoning is Single Family Residential (SFR-1).</p> <p>The Subdivision Master Plan was approved by the Planning and Land Development Regulation Board (PLDRB) on December 1, 2021; and the Preliminary Plat was approved on October 13, 2022. The Applicant was issued a Site Development Permit in May 2023 in accordance with the approved construction plans filed with the approved preliminary plat.</p> <p>Prior to plat execution, the applicant will be required to provide a performance surety bond of 120% of the infrastructure cost, which has not been completed, in the amount of \$1,607,867.65.</p> <p>The project meets the technical requirements of the City Code and Florida Statutes, Chapter 177 FS.</p>		
Recommended Action: <p>ADOPT RESOLUTION 2024-XX APPROVING THE FINAL PLAT AND AUTHORIZING THE MAYOR TO EXECUTE THE PLAT AND STAFF TO ISSUE A FINAL PLAT DEVELOPMENT ORDER FOR APPLICATION NO. 5573</p>		

Flagler Village Phase 1 Final Plat

City Council Public Hearing
on April 16, 2024

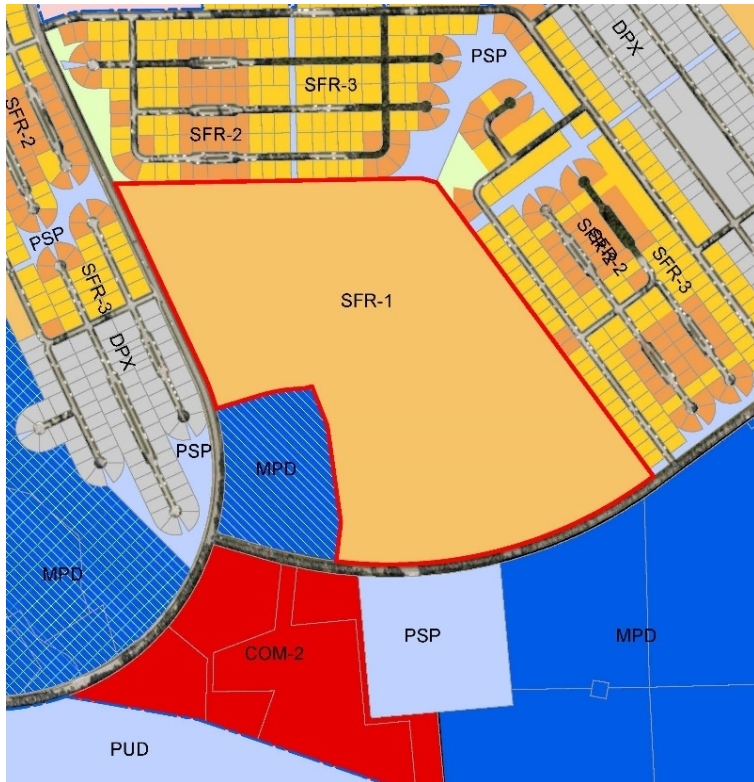




Location Map

Flagler Village Phase 1 is 109.50 +/- acres and located at the northeast corner of the intersection of Belle Terre Blvd. and Citation Blvd.

Zoning Map

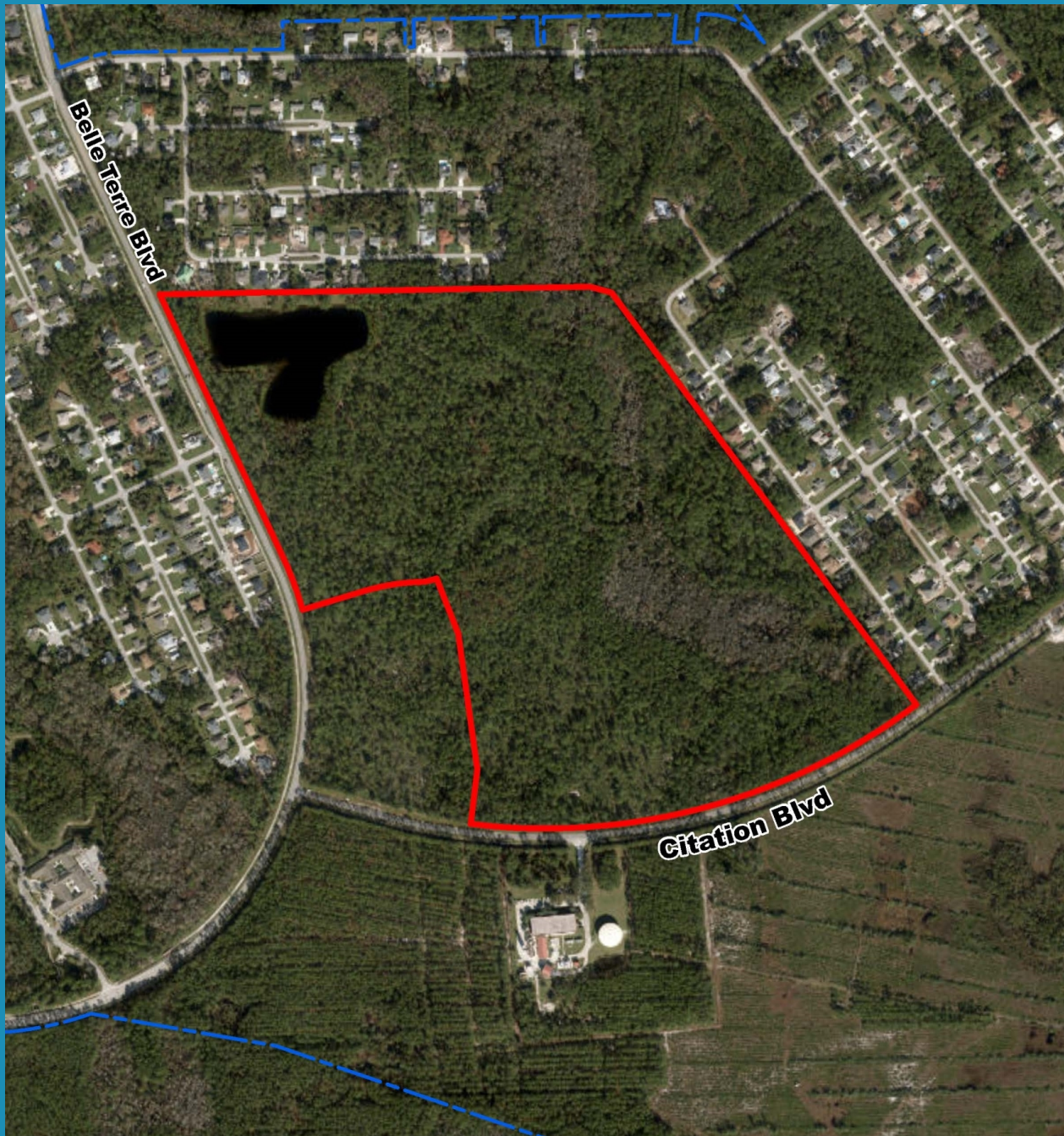


The Zoning District for Flagler Village Phase 1 is SFR-1.

Future Land Use Map



The FLUM designation for Flagler Village Phase 1 is Residential.

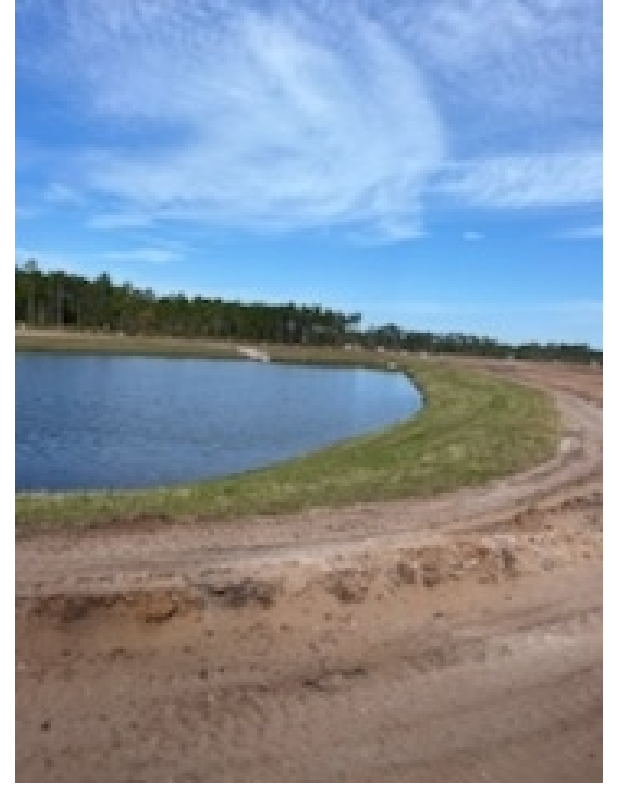


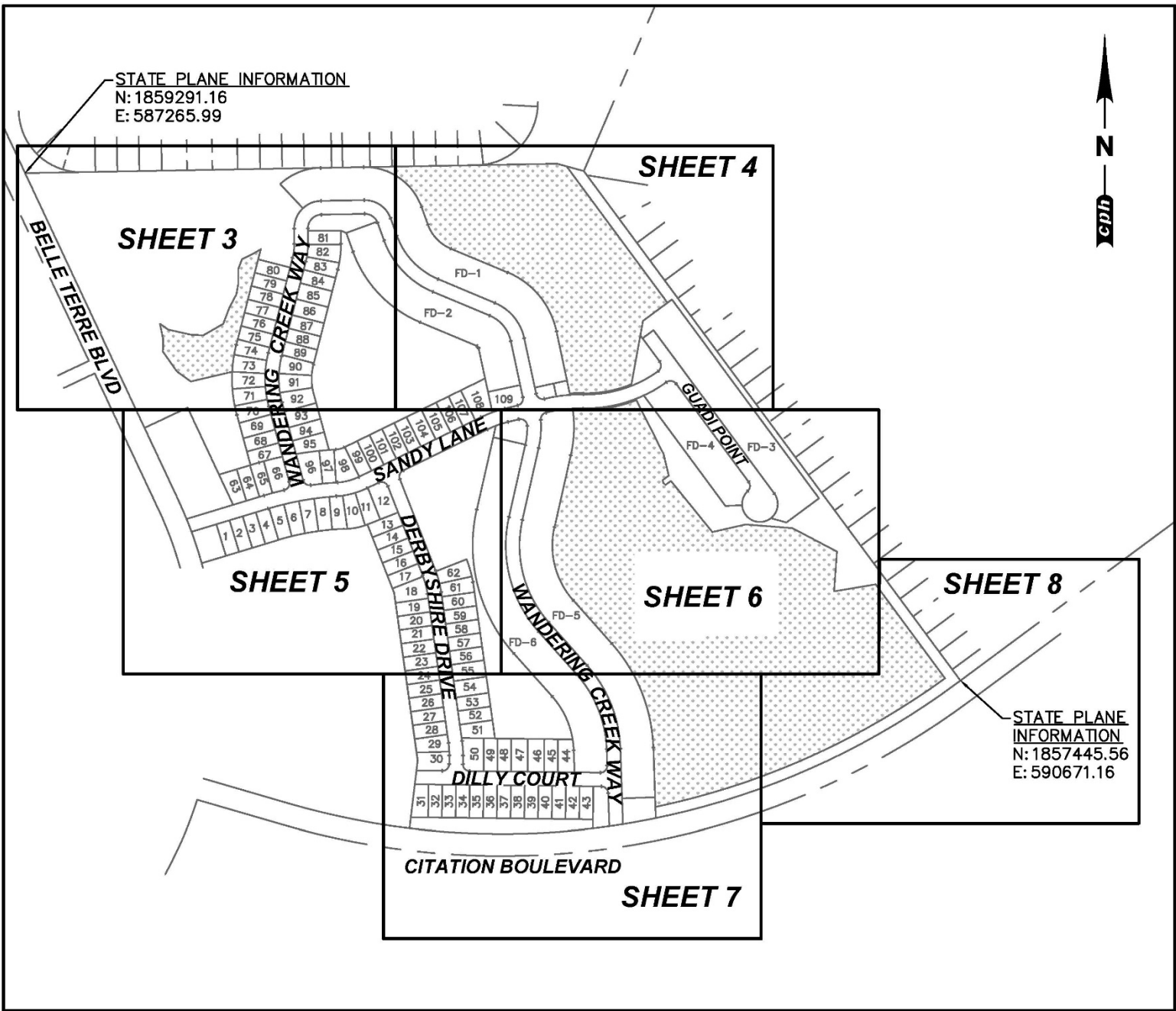
Background

Flagler Village Subdivision Master Plan was approved by the PLDRB in December 2021.

Preliminary Plat was approved, and infrastructure construction started in May 2023.

Construction Photos





PLAT LAYOUT

- 109 Single Family Residential Lots
- (Total of 227 Lots, Phases 1 and 2)

Bond

A performance bond estimate for the infrastructure not completed in the amount of \$1,607,867.65 has been received and found acceptable.

Recommendation

Adopt Resolution 2024-XX approving Final Plat for Flagler Village Phase 1 and authorizing the Mayor to execute the plat and staff to issue a Final Plat Development Order for Application No. 5573

RESOLUTION 2024-____
FLAGLER VILLAGE PHASE 1 FINAL PLAT

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM COAST, FLORIDA, APPROVING APPLICATION NO. 5573 FOR THE FINAL PLAT OF A REPLAT OF A PORTION OF RESERVE PARCEL 8-1 ACCORDING TO THE SUBDIVISION MAP OF LAGUNA FOREST -SECTION 64 SEMINOLE WOODS AT PALM COAST, RECORDED IN MAP BOOK 18, PAGES 36 THROUGH 43 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, LYING IN SECTIONS 19 AND 20, TOWNSHIP 12 SOUTH, RANGE 31 EAST, 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 October 23, 2023, Application No. 5573, (hereinafter “the application”) was submitted by Meritage Homes of Florida, Inc., to the City of Palm Coast Community Development Department for approval of approximately 109.50 acres of land into 109 single family residential lots and 23 tracts;

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 109 single-family lots and 23 tracts 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 16th day of April 2024.

ATTEST:

CITY OF PALM COAST

KALEY COOK, CITY CLERK

DAVID ALFIN, MAYOR

APPROVED AS TO FORM AND LEGALITY

MARCUS DUFFY, CITY ATTORNEY

FLAGLER VILLAGE

A REPLAT OF A PORTION OF RESERVED PARCEL 8-1 ACCORDING TO THE SUBDIVISION MAP LAGUNA FOREST-SECTION 64 SEMINOLE WOODS AT PALM COAST, RECORDED IN MAP BOOK 18, PAGES 36 THROUGH 43, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA

LYING IN SECTIONS 19 AND 20, TOWNSHIP 12 SOUTH, RANGE 31 EAST, CITY OF PALM COAST, FLAGLER COUNTY, FLORIDA

LEGAL DESCRIPTION

RESERVED PARCEL 8-1:

A PARCEL OF LAND BEING ALL OF RESERVED PARCEL 8-1 ACCORDING TO THE SUBDIVISION MAP LAGUNA FOREST SECTION-64 PALM COAST, RECORDED IN MAP BOOK 18, PAGES 36 THROUGH 43, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A POINT OF BEGINNING BEING THE NORTHWEST CORNER OF RESERVED PARCEL 8-1, ACCORDING TO THE SUBDIVISION MAP LAGUNA FOREST SECTION-64 PALM COAST, RECORDED IN MAP BOOK 18, PAGES 36 THROUGH 43, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, THENCE NORTH 88°59'26" EAST ALONG THE NORTH LINE OF RESERVED PARCEL 8-1 A DISTANCE OF 1936.72 FEET, THENCE SOUTH 74°46'27" EAST A DISTANCE OF 101.02 FEET, THENCE SOUTH 36°30'00" EAST ALONG THE NORTHEASTERLY LINE OF SAID RESERVED PARCEL 8-1 A DISTANCE OF 2305.36 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF CITATION BOULEVARD (80 FOOT RIGHT-OF-WAY), THENCE SOUTH 53°30'00" WEST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF CITATION PARKWAY A DISTANCE OF 20.00 FEET TO A POINT OF CURVATURE, THENCE 2557.55 FEET ALONG THE ARC OF A CURVE TO THE RIGHT (CONCAVE NORTHERLY) HAVING A CENTRAL ANGLE OF 52°42'40", A RADIUS OF 2780.00 FEET, A CHORD BEARING OF SOUTH 79°51'20" WEST AND A CHORD DISTANCE OF 2468.31 FEET, TO A POINT OF TANGENCY, THENCE NORTH 73°47'20" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF CITATION PARKWAY A DISTANCE OF 323.21 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF BELLE TERRE BOULEVARD (80 FOOT RIGHT-OF-WAY), SAID POINT BEING ON A CURVE, THENCE DEPARTING CITATION PARKWAY NORTHERLY 1042.59 FEET ALONG THE ARC OF A CURVE TO THE LEFT, (CONCAVE WESTERLY), HAVING A CENTRAL ANGLE OF 39°49'26", A RADIUS OF 1500.00 FEET, A CHORD BEARING OF NORTH 05°13'44" WEST AND A CHORD DISTANCE OF 1021.73 FEET TO A POINT OF TANGENCY, THENCE NORTH 25°08'27" WEST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF BELLE TERRE BOULEVARD A DISTANCE OF 1308.48 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

A PARCEL OF LAND BEING PART OF RESERVED PARCEL 8-1 ACCORDING TO THE SUBDIVISION MAP LAGUNA FOREST SECTION-64 PALM COAST, RECORDED IN MAP BOOK 18, PAGES 36 THROUGH 43, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A POINT OF BEGINNING BEING THE SOUTHWEST CORNER OF SAID RESERVED PARCEL 8-1, SAID POINT LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF BELLE TERRE BOULEVARD (AN 80 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE, AN ARC DISTANCE OF 792.43 FEET. SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 00°27'04" WEST AND A CHORD DISTANCE OF 783.25 FEET TO A POINT ON SAID CURVE; THENCE NORTH 73°09'41" EAST LEAVING SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 288.46 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 977.56 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 247.42 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 80°24'43" EAST AND A CHORD DISTANCE OF 246.76 FEET TO A POINT ON A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 235.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 86.01 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 79°06'36" EAST AND A CHORD DISTANCE OF 85.53 FEET TO A POINT ON SAID CURVE; THENCE SOUTH 21°22'33" EAST, A DISTANCE OF 266.74 FEET; THENCE SOUTH 08°00'11" EAST, A DISTANCE OF 616.54 FEET; THENCE SOUTH 06°54'51" WEST, A DISTANCE OF 247.31 FEET TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE OF CITATION PARKWAY, SAID POINT LYING ON A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2780.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 449.79 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 78°25'26" WEST AND A CHORD DISTANCE OF 449.30 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 73°47'20" WEST CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 323.21 FEET TO THE POINT OF BEGINNING.'

CONTAINING 109.50 ACRES MORE OR LESS.

FLAGLER VILLAGE RESIDENTIAL COMMUNITY ASSOCIATION, INC.

SIGNED IN THE PRESENCE OF:

WITNESS: _____ BY: _____

PRINT NAME: _____ PRINT NAME: MARTHA SCHIFFER

WITNESS: _____ ITS: PRESIDENT

PRINT NAME: _____

NOTARY PUBLIC:

STATE OF FLORIDA, COUNTY OF FLAGLER:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION THIS _____ DAY OF _____ BY MARTHA SCHIFFER, THE PRESIDENT OF FLAGLER VILLAGE RESIDENTIAL COMMUNITY ASSOCIATION, INC., ON BEHALF OF THE FLAGLER VILLAGE RESIDENTIAL COMMUNITY ASSOCIATION, INC., SUCH PERSON IS PERSONALLY KNOWN TO ME OR PRODUCED AS IDENTIFICATION.

(NOTARY SIGNATURE)
PRINTED NAME: _____
MY COMMISSION EXPIRES: _____
STATE OF FLORIDA

(NOTARY SEAL)

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS, THAT MERITAGE HOMES OF FLORIDA, INC., A FLORIDA CORPORATION, BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION TO THIS REPLAT ENTITLED "FLAGLER VILLAGE", LOCATED IN THE CITY OF PALM COAST, FLAGLER COUNTY, FLORIDA DOES HEREBY DEDICATE SAID LANDS AND REPLAT FOR THE USES AND PURPOSES HEREIN EXPRESSED.

WANDERING CREEK WAY, SANDY LANE, DERBYSHIRE DRIVE, DILLY COURT AND GAUDI POINT AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF PALM COAST, ITS SUCCESSORS AND ASSIGNS, FOR PUBLIC STREET PURPOSES, INCLUDING SIDEWALKS, SIGNAGE, LANDSCAPING, UTILITIES AND OTHER PURPOSES NOT INCONSISTENT WITH THE DEDICATION FOR ACCESS, DRAINAGE AND UTILITY EASEMENTS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM COAST.

TRACTS A, B, C, AND P AS SHOWN HEREON ARE HEREBY DEDICATED TO THE FLAGLER VILLAGE RESIDENTIAL COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS COMMON AREA FOR STORMWATER MANAGEMENT/DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM COAST.

TRACTS E, F, AND G AS SHOWN HEREON ARE HEREBY DEDICATED TO THE FLAGLER VILLAGE RESIDENTIAL COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS COMMON AREA FOR OPEN SPACE/CONSERVATION PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM COAST.

TRACT H AS SHOWN HEREON ARE HEREBY DEDICATED TO THE FLAGLER VILLAGE RESIDENTIAL COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS RECREATION AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM COAST.

TRACT I AS SHOWN HEREON IS HEREBY DEDICATED TO THE FLAGLER VILLAGE RESIDENTIAL COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS CLUB HOUSE/ SIGNAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM COAST.

TRACTS D, J, K, M, O, AND Q AS SHOWN HEREON ARE HEREBY DEDICATED TO THE FLAGLER VILLAGE RESIDENTIAL COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS COMMON AREA FOR OPEN SPACE/SIGNAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM COAST.

TRACT L AS SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF PALM COAST, ITS SUCCESSORS AND ASSIGNS, FOR LIFT STATION PURPOSES AND THE INSTALLATION AND MAINTENANCE OF UTILITIES.

TRACT N RECREATION AS SHOWN HEREON IS HEREBY DEDICATED TO THE FLAGLER VILLAGE RESIDENTIAL COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS COMMON AREA FOR PASSIVE RECREATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM COAST.

TRACTS FD-1, FD-2, FD-3, FD-4, FD-5 AND FD-6 ARE FUTURE DEVELOPMENT TRACTS AND ARE TO BE RETAINED BY OWNER.

THE 10 FOOT UTILITY EASEMENT ABUTTING WANDERING CREEK WAY, SANDY LANE, DERBYSHIRE DRIVE, DILLY COURT AND GAUDI POINT AS SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF PALM COAST, ITS SUCCESSORS AND ASSIGNS, AND PRIVATE UTILITY PROVIDERS FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF UTILITIES.

THE 15 FOOT DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE FLAGLER VILLAGE RESIDENTIAL COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT/DRAINAGE/MAINTENANCE/ACCESS PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM COAST.

THE 20 FOOT DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE FLAGLER VILLAGE RESIDENTIAL COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT/DRAINAGE/MAINTENANCE/ACCESS PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM COAST.

THE 1.00 FOOT NON-VEHICULAR ACCESS EASEMENT AS SHOWN ON SHEET 7 OF 8 RESTRICTS ACCESS FROM THE ADJACENT PARCEL TO DILLY COURT PER THIS PLAT.

DRAINAGE EASEMENT OVER STORMWATER MANAGEMENT TRACTS FOR PUBLIC RIGHT-OF-WAY DRAINAGE IS HEREBY DEDICATED TO THE CITY OF PALM COAST.

IN WITNESS WHEREOF, MERITAGE HOMES OF FLORIDA, INC., A FLORIDA CORPORATION, BY AND THROUGH ITS AUTHORIZED REPRESENTATIVE, HAS CAUSED THESE PRESENTS TO BE SIGNED IN ITS CAPACITY AND WITH ITS AUTHORITY, AS AUTHORIZED REPRESENTATIVE OF MERITAGE HOMES OF FLORIDA, INC., AS ESTABLISHED BY WRITTEN ACTION OF MERITAGE HOMES OF FLORIDA, INC., A FLORIDA CORPORATION THIS ____ DAY OF _____, 2024.

By: _____
GARRETT CONE, DIVISION PRESIDENT OF MERITAGE HOMES OF FLORIDA, INC., A FLORIDA CORPORATION

WITNESS: _____ WITNESS: _____

PRINTED NAME: _____ PRINTED NAME: _____

NOTARY PUBLIC:

STATE OF FLORIDA, COUNTY OF FLAGLER:

I HEREBY CERTIFY THAT ON THIS DAY BEFORE ME PERSONALLY APPEARED GARRETT CONE, AS DIVISION PRESIDENT OF MERITAGE HOMES OF FLORIDA, INC., A FLORIDA CORPORATION WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED PERSONAL IDENTIFICATION ESTABLISHING THEIR IDENTITY, AND WHO EXECUTED THE FORGOING INSTRUMENT AS AUTHORIZED REPRESENTATIVE OF MERITAGE HOMES OF FLORIDA, INC., A FLORIDA CORPORATION AND THEY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS AUTHORIZED BY MERITAGE HOMES OF FLORIDA, INC., A FLORIDA CORPORATION BY WAY OF THE WRITTEN ACTION RECORDED AT OFFICIAL RECORDS BOOK _____, PAGE _____ AND THE EXECUTION OF SAID INSTRUMENT IS THE FREE ACT AND DEED OF MERITAGE HOMES OF FLORIDA, INC., A FLORIDA CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, _____

(NOTARY SIGNATURE)
PRINTED NAME: _____
MY COMMISSION EXPIRES: _____
STATE OF FLORIDA

(NOTARY SEAL)

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.

CERTIFICATE OF APPROVAL BY THE CITY OF PALM COAST DEPUTY CHIEF DEVELOPMENT OFFICER

THIS IS TO CERTIFY, That on this _____ day of _____, 2024 the foregoing plat was approved by the Palm Coast City Council.

Deputy Chief Development Officer (Signature)

Deputy Chief Development Officer (Printed Name)

CERTIFICATE OF APPROVAL BY THE CITY OF PALM COAST CITY COUNCIL

THIS IS TO CERTIFY, That on this _____ day of _____, 2024 the foregoing plat was approved by the Palm Coast City Council.

City Mayor (Signature) Attest: City Clerk (Signature)

City Mayor (Printed Name) Attest: City Clerk (Printed Name)

CERTIFICATE OF APPROVAL BY THE CITY OF PALM COAST ENGINEER

THIS IS TO CERTIFY, That on this _____ day of _____, 2024 the foregoing plat was approved by the Palm Coast City Engineer.

City Engineer (Signature) Printed Name

CERTIFICATE OF CLERK

I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, Florida Statutes, and was filed for record on _____ 2024, at _____ File No.: _____.

CLERK OF THE COURT (Signature) Printed Name
in and for Flagler
County, Florida

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. 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, Florida Statutes and the City of Palm Coast platting regulations.

By: _____ Date: _____
Florida Professional Surveyor & Mapper
Certificate No.: _____
Printed Name: _____
Company: _____
Address: _____
Phone: _____

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a Professional Surveyor and Mapper, fully licensed to practice in the State of Florida, does hereby certify that this plat was prepared under his supervision, and that this plat complies with all the provisions of Chapter 177, Part I Florida Statutes.

Dated: _____
Thomas J. Galloway
Professional Surveyor and Mapper
Florida Registration No. 6549
CPH, LLC.
500 W. Fulton Street - Sanford, Florida 32771
Telephone: (407) 322-6841 - Fax: (407) 330-0639
Certificate of Authorization No. LB 7143

	Building Better Communities Together 500 West Fulton Street Sanford, FL 32771 Ph: 407.322.6841	Plans Prepared By: CPH, LLC A Full Service A & E Firm State of Florida License: Surveyor No. LB7143
	www.cphcorp.com Date: 1/31/2024 © 2024	

FLAGLER VILLAGE

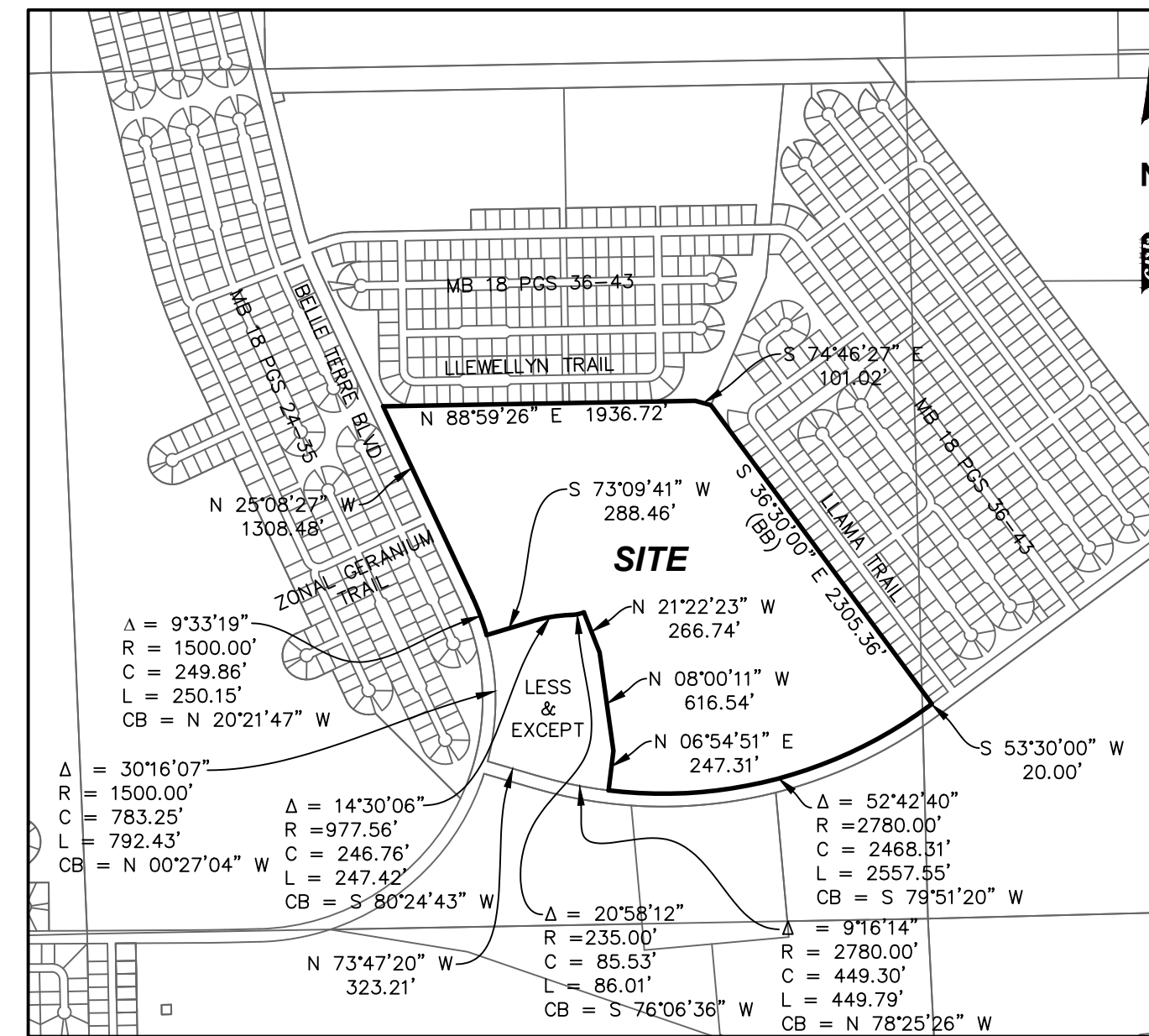
A REPLAT OF A PORTION OF RESERVED PARCEL 8-1 ACCORDING TO THE SUBDIVISION MAP LAGUNA FOREST-SECTION 64 SEMINOLE WOODS AT PALM COAST, RECORDED IN MAP BOOK 18, PAGES 36 THROUGH 43, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA

LYING IN SECTIONS 19 AND 20, TOWNSHIP 12 SOUTH, RANGE 31 EAST, CITY OF PALM COAST, FLAGLER COUNTY, FLORIDA

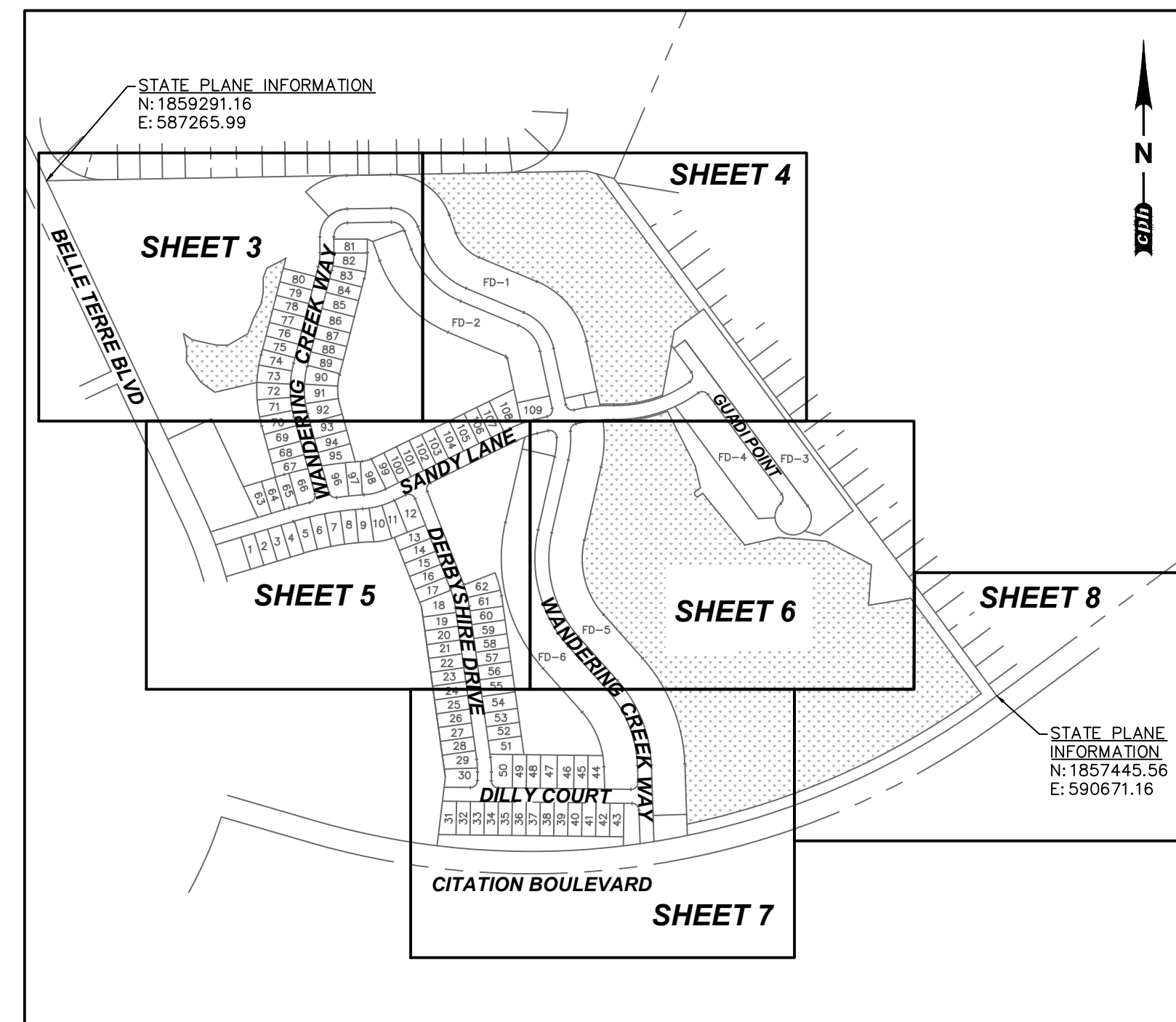
GENERAL NOTES

- THE PLAT AND LEGAL DESCRIPTION HEREON IS BASED ON INFORMATION CONTAINED IN THE SCHEDULE B-SECTION II PER FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 1062-6184331, COMMITMENT DATE MARCH 15, 2023 AT 11:40 A.M.
- BEARINGS SHOWN HEREON ARE RELATIVE TO THE EASTERLY LINE OF RESERVED PARCEL 8-1, ACCORDING TO THE SUBDIVISION PLAT LAGUNA FOREST-SECTION 64 SEMINOLE WOODS AT PALM COAST AS RECORDED IN MAP BOOK 18, PAGES 36-43 INCLUSIVE OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, AS BEING SOUTH 36°30'00" EAST.
- HAVING CONSULTED THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12035C0230E, CITY OF PALM COAST, EFFECTIVE DATE JUNE 6, 2018, THE SUBJECT PROPERTY APPEARS TO LIE IN X, WHICH ARE AREAS OF MINIMAL FLOOD HAZARD (NAVD '88). THIS DETERMINATION WAS BASED ON A GRAPHIC INTERPOLATION OF SAID MAP AND NOT ON ACTUAL FIELD MEASUREMENTS. (DO NOT USE PLAT TO DETERMINE FLOOD ZONES AS FEMA FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE. USE THE CURRENT APPROVED FIRM FOR FLOOD ZONE DETERMINATIONS)
- DIMENSIONS ARE SHOWN RELATIVE TO UNITED STATES STANDARD FEET AND DECIMALS THEREOF, PER FLORIDA STATUTES CHAPTER 177.09(19).
- ALL UTILITIES SHALL BE LOCATED UNDERGROUND.
- PURSUANT TO FLORIDA STATUTES, SECTION 177.091(9), LOT CORNERS MUST BE SET BEFORE THE TRANSFER OF ANY LOT.
- "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."
- DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR FLAGLER VILLAGE AS RECORDED IN OFFICIAL RECORDS BOOK _____, PAGE _____, INCLUSIVE OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.
- "THIS PLAT IS SUBJECT TO FLAGLER VILLAGE MPD AGREEMENT RECORDED IN OR BOOK 2254, PAGES 812."
- ALL LINES INTERSECTING CURVED ALIGNMENT ARE RADIAL, UNLESS OTHERWISE NOTED. (NR) NON-RADIAL
- STATE PLANE INFORMATION SHOWN HEREON IS BASED ON THE NORTH AMERICAN DATUM OF 1983 (1990) USING CONTROL POINTS FROM THE NGS DATA SHEETS PUBLISHED AT WWW.LABINS.ORG AND ARE AS FOLLOWS:

FLORIDA EAST ZONE
 - DESIGNATION # HENDERSON RM 2, PID #AQ0485 = N 1,897,153.04 FEET, E 567,095.75 FEET
 - DESIGNATION # OTOS, PID #AQ0994 = N 1,839,253.75 FEET, E 628,387.85 FEET
- ANY ALTERATIONS FROM THE SUBDIVISION PLANS MUST BE APPROVED BY THE CITY COUNCIL.
- NO FENCES, BUILDINGS, OR IMPROVEMENTS SHALL BE ERECTED ON LOTS OR COMMON AREAS WITHOUT PERMITS AS REQUIRED BY THE CITY OF PALM COAST OR ANY APPROPRIATE GOVERNMENTAL AGENCY.
- IN ADDITION TO COMMON AREAS (AS IS INCLUDED IN SECTION 3.1.4 OF THE CCRs), PLEASE INCLUDE THAT NO FENCES, BUILDINGS, OR IMPROVEMENTS SHALL BE ERECTED ON LOTS WITHOUT PERMITS AS REQUIRED BY THE CITY OF PALM COAST OR ANY APPROPRIATE GOVERNMENTAL AGENCY.



VICINITY MAP
SCALE: 1"=1000'



SHEET INDEX
SCALE: 1"=500'

SCHEDULE B-SECTION II PER FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 1062-6184331 COMMITMENT DATE 03/15/2023 AT 11:40 A.M.

- RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF LAGUNA FOREST SECTION 64 SEMINOLE WOODS AT PALM COAST, RECORDED IN PLAT BOOK 18, PAGES 36 THROUGH 43, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.
- CITY OF PALM COAST ORDINANCE NO. 2005-12 RECORDED MAY 12, 2005 IN BOOK 1246, PAGE 864; AND CITATION ESTATES SECOND AMENDMENT AND RESTATED MASTER PLANNED DEVELOPMENT AGREEMENT RECORDED APRIL 4, 2016 IN BOOK 2120, PAGE 356, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.
- RECIPROCAL EASEMENT AND COST SHARING AGREEMENT RECORDED IN BOOK 2724, PAGE 1330.
- CITY OF PALM COAST SUBDIVISION PRELIMINARY PLAT DEVELOPMENT ORDER APPROVAL FLAGLER VILLAGE RECORDED IN BOOK 2733, PAGE 1603.
- PUBLIC SCHOOL PROPORTIONATE SHARE MITIGATION AGREEMENT FCSD #22-006 PROJECT FLAGLER VILLAGE RECORDED IN BOOK 2758 AT PAGE 1716. ASSIGNMENT AND ASSUMPTION OF PUBLIC SCHOOL PROPORTIONATE SHARE MITIGATION AGREEMENT DATED MARCH 10TH, 2023 AND RECORDED ON MARCH 15TH, 2023 RECORDED IN BOOK 2763 AT PAGE 1210, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

NOTES REGARDING EASEMENTS

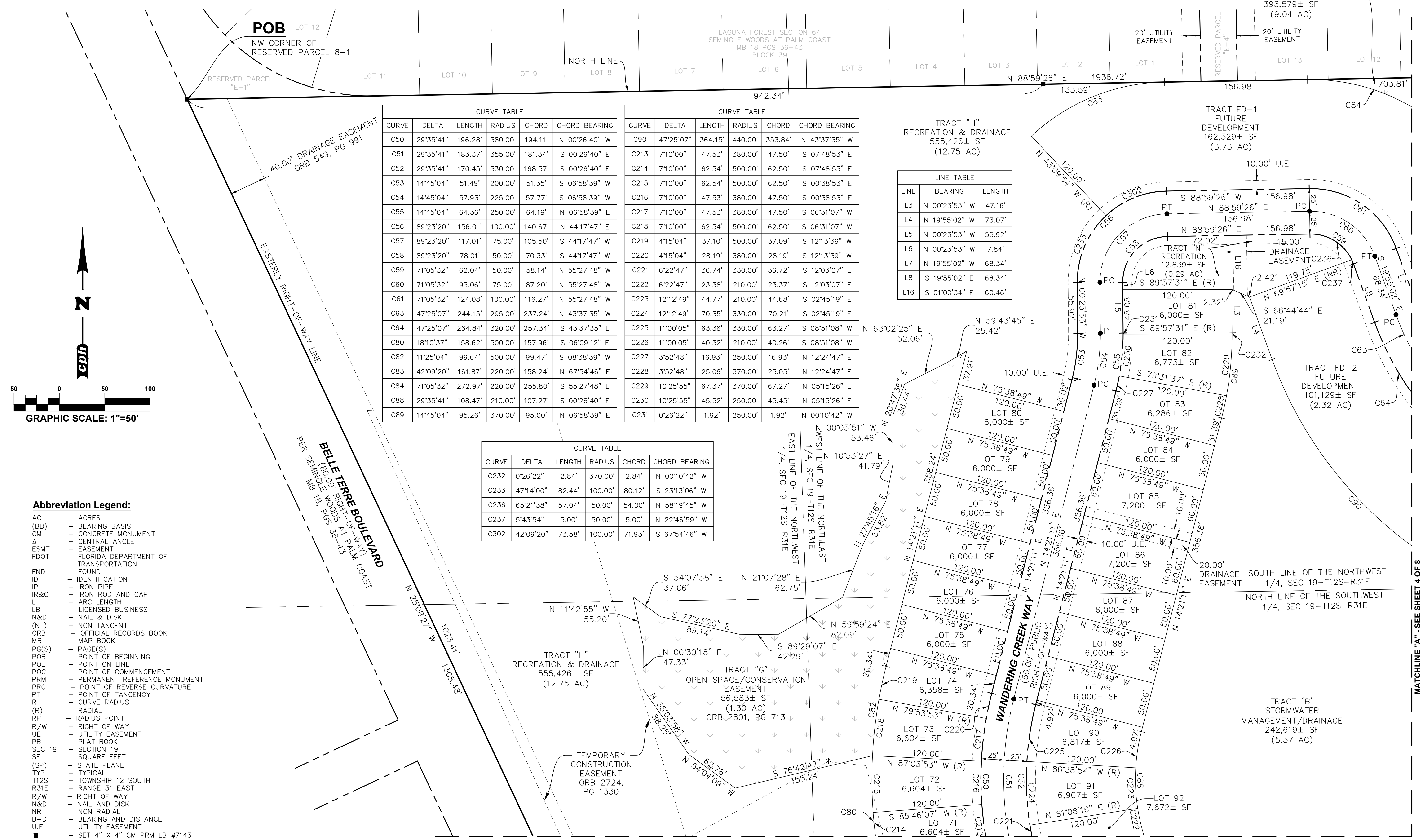
- AN EASEMENT IS GRANTED OVER ALL COMMON AREAS FOR EMERGENCY ACCESS FROM FIRST RESPONDERS AND ACCESS TO ALL GOVERNMENTAL AGENCIES FOR THE PURPOSE OF CONDUCTING BUSINESS AND CODE ENFORCEMENT.
- PURSUANT TO FLORIDA STATUTES, SECTION 177.091(28), "ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS 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 NATION ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION."
- DEED OF CONSERVATION EASEMENT (TRACTS E, F, AND G) AS RECORDED IN OFFICIAL RECORDS BOOK 2801, PAGE 713, INCLUSIVE OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA. TRACTS E, F, AND G ARE FOR CONSERVATION PURPOSES. FILLING, DREDGING, CONSTRUCTION OF STRUCTURES OF ANY KIND ARE PROHIBITED EXCEPT THOSE FACILITIES THAT HAVE BEEN APPROVED AND PERMITTED BY THE APPROPRIATE AGENCIES. DISTURBANCE OF NATURAL GROWTH SHALL BE RESTRICTED TO THE MITIGATION OF WILDFIRE AND HAZARDOUS TREE CONDITIONS THAT POSE A DIRECT HAZARD TO STRUCTURES. THE CITY OF PALM COAST SHALL HAVE PERMISSION TO ACCESS, INSPECT, AND, IF NECESSARY, TAKE CORRECTIVE ACTION REGARDING THE CONSERVATION EASEMENT.
- UTILITY AGREEMENT FOR WATER AND WASTEWATER SERVICE AS RECORDED IN OFFICIAL RECORDS BOOK 2790, PAGE 1810, INCLUSIVE OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA. (NOTE: DOCUMENT APPEARS TO HAVE INCOMPLETE DESCRIPTION)

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FLAGLER VILLAGE

A REPLAT OF A PORTION OF RESERVED PARCEL 8-1 ACCORDING TO THE SUBDIVISION MAP LAGUNA FOREST-SECTION 64 SEMINOLE WOODS AT PALM COAST, RECORDED IN MAP BOOK 18, PAGES 36 THROUGH 43, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA

LYING IN SECTIONS 19 AND 20, TOWNSHIP 12 SOUTH, RANGE 31 EAST, CITY OF PALM COAST, FLAGLER COUNTY, FLORIDA

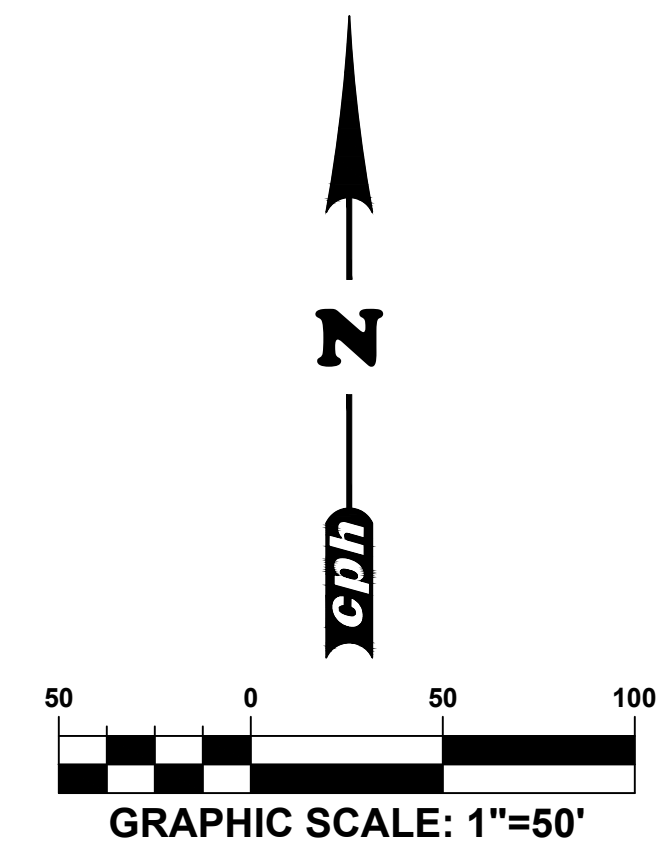


CURVE	DELTA	LENGTH	RADIUS	CHORD	CHORD BEARING
C50	29°35'41"	196.28'	380.00'	194.11'	N 00°26'40" W
C51	29°35'41"	183.37'	355.00'	181.34'	S 00°26'40" E
C52	29°35'41"	170.45'	330.00'	168.57'	S 00°26'40" E
C53	14°45'04"	51.49'	200.00'	51.35'	S 06°58'39" W
C54	14°45'04"	57.93'	225.00'	57.77'	S 06°58'39" W
C55	14°45'04"	64.36'	250.00'	64.19'	N 06°58'39" E
C56	89°23'20"	156.01'	100.00'	140.67'	N 44°17'47" E
C57	89°23'20"	117.01'	75.00'	105.50'	S 44°17'47" W
C58	89°23'20"	78.01'	50.00'	70.33'	S 44°17'47" W
C59	71°05'32"	62.04'	50.00'	58.14'	N 55°27'48" W
C60	71°05'32"	93.06'	75.00'	87.20'	N 55°27'48" W
C61	71°05'32"	124.08'	100.00'	116.27'	N 55°27'48" W
C63	47°25'07"	244.15'	295.00'	237.24'	N 43°37'35" W
C64	47°25'07"	264.84'	320.00'	257.34'	S 43°37'35" E
C80	18°10'37"	158.62'	500.00'	157.96'	S 06°09'12" E
C82	11°25'04"	99.64'	500.00'	99.47'	S 08°38'39" W
C83	42°09'20"	161.87'	220.00'	158.24'	N 67°54'46" E
C84	71°05'32"	272.97'	220.00'	255.80'	S 55°27'48" E
C88	29°35'41"	108.47'	210.00'	107.27'	S 00°26'40" E
C89	14°45'04"	95.26'	370.00'	95.00'	N 06°58'39" E

CURVE	DELTA	LENGTH	RADIUS	CHORD	CHORD BEARING
C90	47°25'07"	364.15'	440.00'	353.84'	N 43°37'35" W
C213	7°10'00"	47.53'	380.00'	47.50'	S 07°48'53" E
C214	7°10'00"	62.54'	500.00'	62.50'	S 07°48'53" E
C215	7°10'00"	62.54'	500.00'	62.50'	S 00°38'53" E
C216	7°10'00"	47.53'	380.00'	47.50'	S 00°38'53" E
C217	7°10'00"	47.53'	380.00'	47.50'	S 06°31'07" W
C218	7°10'00"	62.54'	500.00'	62.50'	S 06°31'07" W
C219	4°15'04"	37.10'	500.00'	37.09'	S 12°13'39" W
C220	4°15'04"	28.19'	380.00'	28.19'	S 12°13'39" W
C221	6°22'47"	36.74'	330.00'	36.72'	S 12°03'07" E
C222	6°22'47"	23.38'	210.00'	23.37'	S 12°03'07" E
C223	12°12'49"	44.77'	210.00'	44.68'	S 02°45'19" E
C224	12°12'49"	70.35'	330.00'	70.21'	S 02°45'19" E
C225	11°00'05"	63.36'	330.00'	63.27'	S 08°51'08" W
C226	11°00'05"	40.32'	210.00'	40.26'	S 08°51'08" W
C227	3°52'48"	16.93'	250.00'	16.93'	N 12°24'47" E
C228	3°52'48"	25.06'	370.00'	25.05'	N 12°24'47" E
C229	10°25'55"	67.37'	370.00'	67.27'	N 05°15'26" E
C230	10°25'55"	45.52'	250.00'	45.45'	N 05°15'26" E
C231	0°26'22"	1.92'	250.00'	1.92'	N 00°10'42" W

LINE	BEARING	LENGTH
L3	N 00°23'53" W	47.16'
L4	N 19°55'02" W	73.07'
L5	N 00°23'53" W	55.92'
L6	N 00°23'53" W	7.84'
L7	N 19°55'02" W	68.34'
L16	S 01°00'34" E	60.46'

CURVE	DELTA	LENGTH	RADIUS	CHORD	CHORD BEARING
C232	0°26'22"	2.84'	370.00'	2.84'	N 00°10'42" W
C233	47°14'00"	82.44'	100.00'	80.12'	S 23°13'06" W
C236	65°21'38"	57.04'	50.00'	54.00'	N 58°19'45" W
C237	5°43'54"	5.00'	50.00'	5.00'	N 22°46'59" W
C302	42°09'20"	73.58'	100.00'	71.93'	S 67°54'46" W



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- PB - PLAT BOOK
- SEC 19 - SECTION 19
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- NR - NON RADIAL
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- UE - UTILITY EASEMENT
- SET 4" X 4" CM PRM LB #7143 - SET 4" X 4" CM PRM LB #7143
- SET PK NAIL & DISK PRM LB #7143, WHEN ROAD CONSTRUCTION IS COMPLETED (UNLESS OTHERWISE NOTED)

Building Better Communities Together
 500 West Fulton Street
 Sanford, FL 32771
 Ph: 407.322.6841
 www.cphcorp.com Date: 1/31/2024 © 2024

Plans Prepared By:
 CPH, LLC
 A Full Service A & E Firm
 State of Florida License: Surveyor No. LB7143

BEARINGS SHOWN HEREON ARE RELATIVE TO THE EASTERLY LINE OF RESERVED PARCEL 8-1, ACCORDING TO THE SUBDIVISION MAP LAGUNA FOREST-SECTION 64 SEMINOLE WOODS AT PALM COAST AS RECORDED IN MAP BOOK 18, PAGES 36-43 INCLUSIVE OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, AS BEING SOUTH 36°30'00" EAST.

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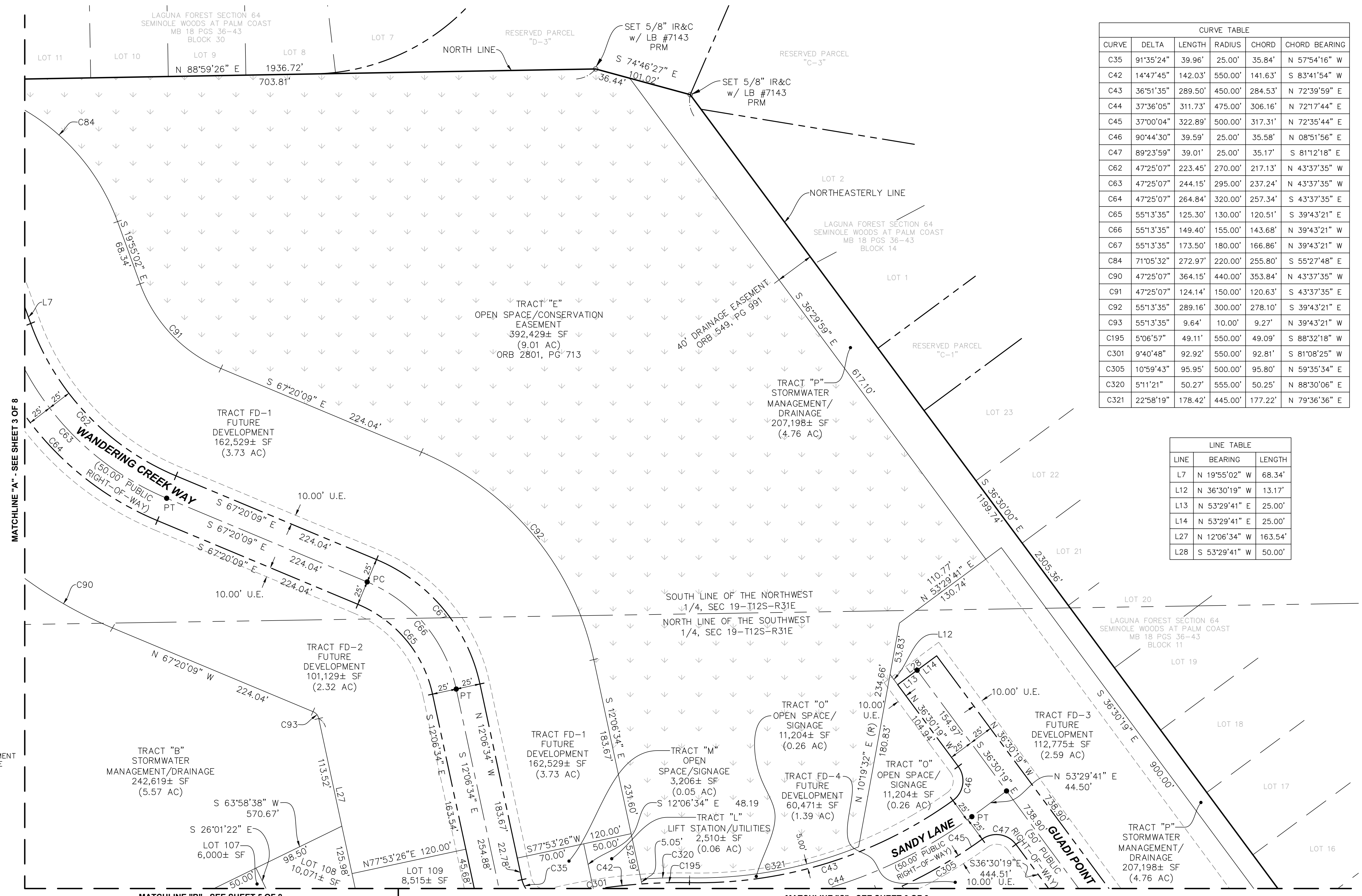
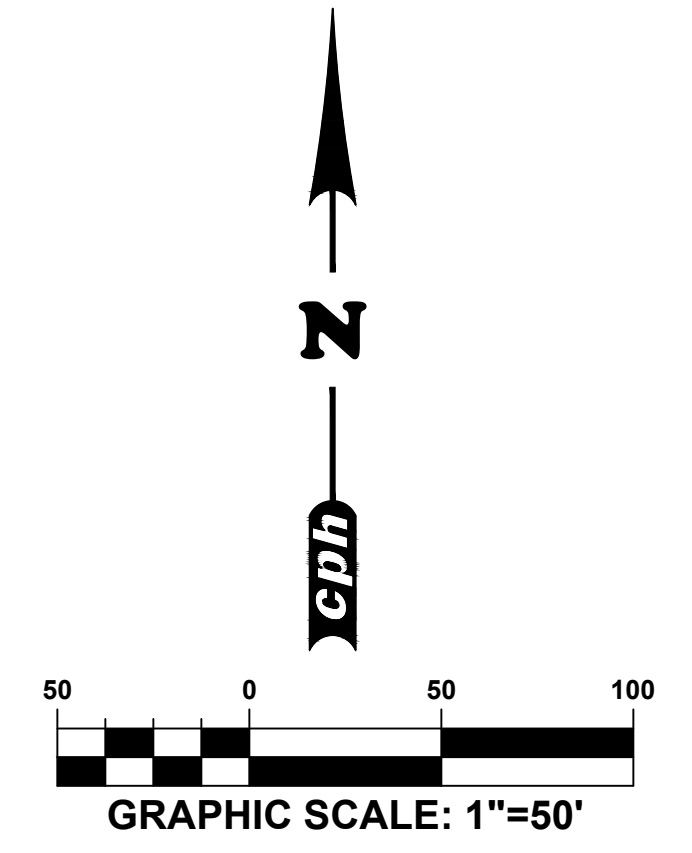
MATCHLINE "A" - SEE SHEET 4 OF 8

MATCHLINE "B" - SEE SHEET 5 OF 8

FLAGLER VILLAGE

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LYING IN SECTIONS 19 AND 20, TOWNSHIP 12 SOUTH, RANGE 31 EAST, CITY OF PALM COAST, FLAGLER COUNTY, FLORIDA



CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	CHORD	CHORD BEARING
C35	91°35'24"	39.96'	25.00'	35.84'	N 57°54'16" W
C42	14°47'45"	142.03'	550.00'	141.63'	S 83°41'54" W
C43	36°51'35"	289.50'	450.00'	284.53'	N 72°39'59" E
C44	37°36'05"	311.73'	475.00'	306.16'	N 72°17'44" E
C45	37°00'04"	322.89'	500.00'	317.31'	N 72°35'44" E
C46	90°44'30"	39.59'	25.00'	35.58'	N 08°51'56" E
C47	89°23'59"	39.01'	25.00'	35.17'	S 81°12'18" E
C62	47°25'07"	223.45'	270.00'	217.13'	N 43°37'35" W
C63	47°25'07"	244.15'	295.00'	237.24'	N 43°37'35" W
C64	47°25'07"	264.84'	320.00'	257.34'	S 43°37'35" E
C65	55°13'35"	125.30'	130.00'	120.51'	S 39°43'21" E
C66	55°13'35"	149.40'	155.00'	143.68'	N 39°43'21" W
C67	55°13'35"	173.50'	180.00'	166.86'	N 39°43'21" W
C84	71°05'32"	272.97'	220.00'	255.80'	S 55°27'48" E
C90	47°25'07"	364.15'	440.00'	353.84'	N 43°37'35" W
C91	47°25'07"	124.14'	150.00'	120.63'	S 43°37'35" E
C92	55°13'35"	289.16'	300.00'	278.10'	S 39°43'21" E
C93	55°13'35"	9.64'	10.00'	9.27'	N 39°43'21" W
C195	5°06'57"	49.11'	550.00'	49.09'	S 88°32'18" W
C301	9°40'48"	92.92'	550.00'	92.81'	S 81°08'25" W
C305	10°59'43"	95.95'	500.00'	95.80'	N 59°35'34" E
C320	5°11'21"	50.27'	555.00'	50.25'	N 88°30'06" E
C321	22°58'19"	178.42'	445.00'	177.22'	N 79°36'36" E

LINE TABLE		
LINE	BEARING	LENGTH
L7	N 19°55'02" W	68.34'
L12	N 36°30'19" W	13.17'
L13	N 53°29'41" E	25.00'
L14	N 53°29'41" E	25.00'
L27	N 12°06'34" W	163.54'
L28	S 53°29'41" W	50.00'

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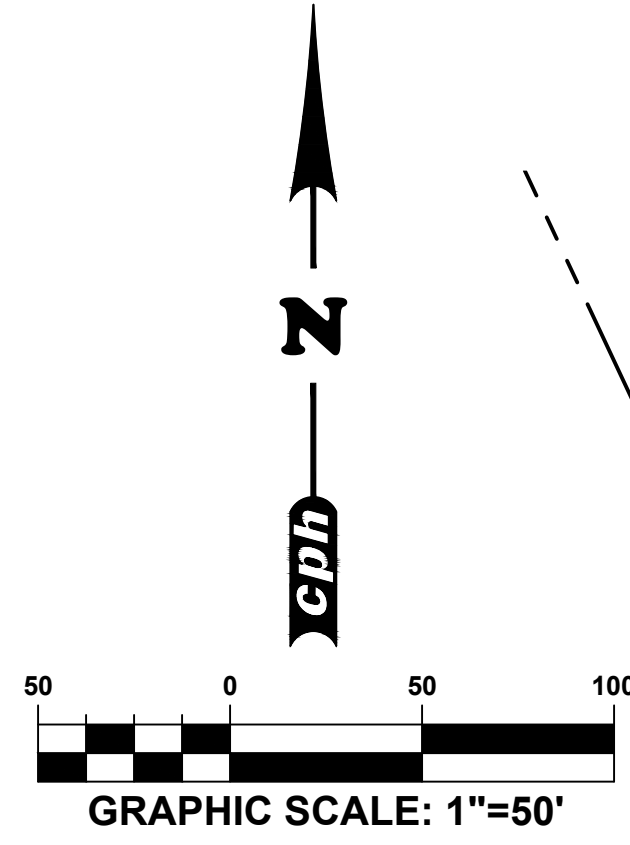
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OVERALL CURVE
 $\Delta = 9^{\circ}33'19''$
 $R = 1500.00'$
 $C = 249.86'$
 $L = 250.15'$
 $CB = N 20^{\circ}21'47'' W$

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 63°58'38" W	45.68'

CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	CHORD	CHORD BEARING
C295	0°57'30"	25.09'	1,500.00'	25.09'	N 21°36'26" W

CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	CHORD	CHORD BEARING
C1	13°25'13"	262.96'	1,122.67'	262.36'	N 79°52'18" E
C2	3°47'46"	76.04'	1,147.67'	76.02'	N 75°03'34" E
C3	92°11'57"	40.23'	25.00'	36.03'	N 30°51'28" E
C4	82°53'50"	36.17'	25.00'	33.10'	S 56°41'25" W
C5	13°12'53"	253.16'	1,097.67'	252.60'	S 79°46'07" W
C6	6°27'04"	126.40'	1,122.67'	126.34'	S 76°23'13" W
C7	6°58'09"	136.56'	1,122.67'	136.47'	S 83°05'49" W
C8	4°55'56"	98.79'	1,147.67'	98.76'	S 84°19'38" W
C9	22°36'16"	98.63'	250.00'	97.99'	N 75°16'46" E
C10	22°48'57"	79.64'	200.00'	79.12'	N 75°23'07" E
C11	22°23'56"	117.28'	300.00'	116.53'	N 75°10'36" E
C12	94°38'49"	41.30'	25.00'	36.76'	N 68°41'57" W
C13	85°21'11"	37.24'	25.00'	33.89'	S 21°18'03" W
C14	13°22'22"	70.02'	300.00'	69.86'	N 14°41'22" W
C15	13°22'22"	75.85'	325.00'	75.68'	S 14°41'22" E
C16	13°22'22"	81.69'	350.00'	81.50'	N 14°41'22" W
C37	12°19'24"	91.41'	425.00'	91.23'	S 70°08'20" W
C38	12°19'24"	86.03'	400.00'	85.87'	N 70°08'20" E
C39	12°19'24"	80.66'	375.00'	80.50'	S 70°08'20" W

CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	CHORD	CHORD BEARING
C69	14°30'06"	247.42'	977.56'	246.76'	S 80°24'43" W
C70	20°58'12"	86.01'	235.00'	85.53'	N 79°06'36" E
C75	54°29'29"	561.12'	590.00'	540.21'	N 14°28'39" W
C76	12°55'09"	105.98'	470.00'	105.75'	N 14°27'45" W
C78	1°35'49"	35.33'	1,267.67'	35.33'	S 73°57'35" W
C79	3°09'56"	70.04'	1,267.67'	70.03'	S 76°20'28" W
C80	18°10'37"	158.62'	500.00'	157.96'	S 06°09'12" E
C85	5°28'53"	121.28'	1,267.67'	121.23'	S 82°55'51" W
C86	1°07'18"	24.82'	1,267.67'	24.82'	S 86°13'57" W
C87	22°48'57"	31.86'	80.00'	31.65'	N 75°23'07" E
C94	4°45'44"	105.37'	1,267.67'	105.34'	S 75°32'33" W
C95	0°13'20"	4.26'	1,097.67'	4.26'	S 73°16'21" W
C96	2°54'56"	55.86'	1,097.67'	55.85'	S 74°50'29" W
C97	2°54'56"	55.86'	1,097.67'	55.85'	S 77°45'25" W
C98	2°54'56"	55.86'	1,097.67'	55.85'	S 80°40'21" W
C99	2°54'56"	55.86'	1,097.67'	55.85'	S 83°35'18" W
C100	1°19'48"	25.48'	1,097.67'	25.48'	S 85°42'40" W
C101	4°28'32"	23.43'	300.00'	23.43'	N 84°08'18" E
C102	8°57'42"	46.92'	300.00'	46.88'	N 77°25'11" E

CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	CHORD	CHORD BEARING
C103	8°57'42"	46.92'	300.00'	46.87'	N 68°27'29" E
C104	0°50'01"	4.36'	300.00'	4.36'	N 20°57'32" W
C105	12°32'21"	65.65'	300.00'	65.52'	N 14°16'21" W
C106	7°40'21"	46.87'	350.00'	46.83'	N 16°55'49" W
C107	5°05'28"	31.10'	350.00'	31.09'	N 10°32'55" W
C108	7°59'33"	65.56'	470.00'	65.51'	N 16°55'33" W
C109	4°55'36"	40.41'	470.00'	40.40'	N 10°27'59" W
C189	7°05'51"	46.45'	375.00'	46.42'	N 72°45'06" E
C190	5°13'32"	34.20'	375.00'	34.19'	S 66°35'24" W
C191	5°56'46"	44.11'	425.00'	44.09'	S 66°57'01" W
C192	6°22'37"	47.30'	425.00'	47.28'	S 73°06'43" W
C203	2°11'29"	43.89'	1,147.67'	43.89'	S 82°57'24" W
C204	2°26'35"	48.94'	1,147.67'	48.93'	S 85°16'26" W
C205	0°17'52"	5.96'	1,147.67'	5.96'	S 86°38'40" W
C206	22°48'57"	79.64'	200.00'	79.12'	N 75°23'07" E
C207	3°51'44"	85.45'	1,267.67'	85.43'	S 82°07'16" W
C208	2°26'35"	54.05'	1,267.67'	54.05'	S 85°16'26" W
C209	0°17'52"	6.59'	1,267.67'	6.59'	S 86°38'40" W
C211	3°50'37"	33.54'	500.00'	33.54'	S 13°19'12" E

CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	CHORD	CHORD BEARING
C212	3°50'37"	25.49'	380.00'	25.49'	S 13°19'12" E
C213	7°10'00"	47.53'	380.00'	47.50'	S 07°48'53" E
C214	7°10'00"	62.54'	500.00'	62.50'	S 07°48'53" E
C221	6°22'47"	36.74'	330.00'	36.72'	S 12°03'07" E
C280	3°03'16"	79.96'	1,500.00'	79.95'	N 23°36'48" W
C281	4°35'08"	120.05'	1,500.00'	120.02'	N 17°52'41" W
C282	1°35'49"	31.99'	1,147.67'	31.99'	S 73°57'35" W
C283	2°11'57"	44.05'	1,147.67'	44.05'	S 75°51'28" W
C284	0°24'24"	4.20'	591.28'	4.20'	S 73°13'13" W
C285	2°54'57"	49.75'	977.56'	49.75'	S 74°50'29" W
C286	2°54'57"	49.75'	977.56'	49.75'	S 77°45'27" W
C287	2°54'57"	49.75'	977.56'	49.75'	S 80°40'21" W
C288	2°54'57"	49.75'	977.56'	49.75'	S 83°35'21" W
C289	2°36'56"	44.63'	977.56'	44.62'	S 86°21'18" W
C290	2°40'53"	11.00'	235.02'	11.00'	N 88°15'16" E
C291	16°09'33"	66.29'	235.04'	66.07'	N 78°50'03" E
C292	2°07'34"	8.72'	235.04'	8.72'	N 69°41'29" E
C293	0°36'33"	3.72'	350.00'	3.72'	N 21°04'16" W
C294	0°57'25"	25.06'	1,500.00'	25.06'	N 20°38'58" W

MATCHLINE "E" - SEE SHEET 7 OF 8

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BEARINGS SHOWN HEREON ARE RELATIVE TO THE EASTERLY LINE OF RESERVED PARCEL 8-1, ACCORDING TO THE SUBDIVISION MAP LAGUNA FOREST-SECTION 64 SEMINOLE WOODS AT PALM COAST AS RECORDED IN MAP BOOK 18, PAGES 36-43 INCLUSIVE OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, AS BEING SOUTH 36°30'00" EAST.

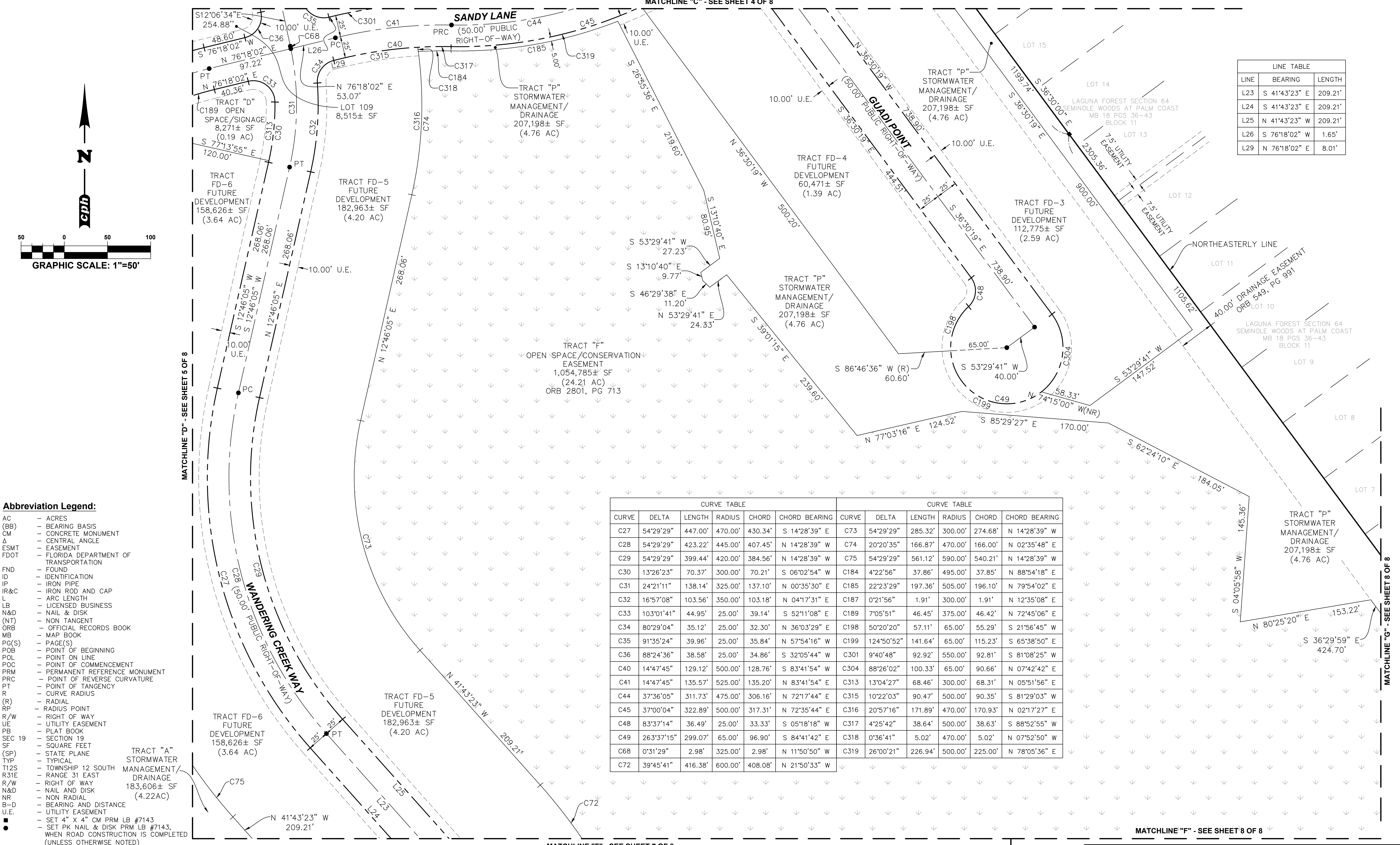
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MATCHLINE "D" - SEE SHEET 6 OF 8

FLAGLER VILLAGE

A REPLAT OF A PORTION OF RESERVED PARCEL 8-1 ACCORDING TO THE SUBDIVISION MAP LAGUNA FOREST-SECTION 64 SEMINOLE WOODS AT PALM COAST, RECORDED IN MAP BOOK 18, PAGES 36 THROUGH 43, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA

LYING IN SECTIONS 19 AND 20, TOWNSHIP 12 SOUTH, RANGE 31 EAST, CITY OF PALM COAST, FLAGLER COUNTY, FLORIDA



LINE	BEARING	LENGTH
L23	S 41°43'23" E	209.21'
L24	S 41°43'23" E	209.21'
L25	N 41°43'23" E	209.21'
L26	S 76°18'02" W	1.65'
L29	N 76°18'02" E	8.01'



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- PRC - POINT OF REVERSE CURVATURE
- PT - POINT OF TANGENCY
- R - CURVE RADIUS
- (R) - RADIAL
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- R/W - RIGHT OF WAY
- UE - UTILITY EASEMENT
- PB - PLAT BOOK
- SEC 19 - SECTION 19
- SF - SQUARE FEET
- (SP) - STATE PLANE
- TYP - TYPICAL
- T12S - TOWNSHIP 12 SOUTH
- R31E - RANGE 31 EAST
- R/W - RIGHT OF WAY
- N&D - NAIL AND DISK
- NR - NON RADIAL
- B-D - BEARING AND DISTANCE
- U.E. - UTILITY EASEMENT
- - SET 4" x 4" CM PRM LB #7143
- - SET PK NAIL & DISK PRM LB #7143, WHEN ROAD CONSTRUCTION IS COMPLETED (UNLESS OTHERWISE NOTED)

CURVE TABLE					CURVE TABLE						
CURVE	DELTA	LENGTH	RADIUS	CHORD	CHORD BEARING	CURVE	DELTA	LENGTH	RADIUS	CHORD	CHORD BEARING
C27	54°29'29"	447.00'	470.00'	430.34'	S 14°28'39" E	C73	54°29'29"	285.32'	300.00'	274.68'	N 14°28'39" W
C28	54°29'29"	423.22'	445.00'	407.45'	N 14°28'39" W	C74	20°20'35"	166.87'	470.00'	166.00'	N 02°35'48" E
C29	54°29'29"	399.44'	420.00'	384.56'	N 14°28'39" W	C75	54°29'29"	561.12'	590.00'	540.21'	N 14°28'39" W
C30	13°26'23"	70.37'	300.00'	70.21'	S 06°02'54" W	C184	4°22'56"	37.86'	495.00'	37.85'	N 88°54'18" E
C31	24°21'11"	138.14'	325.00'	137.10'	N 00°35'30" E	C185	22°23'29"	197.36'	505.00'	196.10'	N 79°54'02" E
C32	16°57'08"	103.56'	350.00'	103.18'	N 04°17'31" E	C187	0°21'56"	1.91'	300.00'	1.91'	N 12°35'08" E
C33	103°01'41"	44.95'	25.00'	39.14'	S 52°11'08" E	C189	7°05'51"	46.45'	375.00'	46.42'	N 72°45'06" E
C34	80°29'04"	35.12'	25.00'	32.30'	N 36°03'29" E	C198	50°20'20"	57.11'	65.00'	55.29'	S 21°56'45" W
C35	91°35'24"	39.96'	25.00'	35.84'	N 57°54'16" W	C199	124°50'52"	141.64'	65.00'	115.23'	S 65°38'50" E
C36	88°24'36"	38.58'	25.00'	34.86'	S 32°05'44" W	C301	9°40'48"	92.92'	550.00'	92.81'	S 81°08'25" W
C40	14°47'45"	129.12'	500.00'	128.76'	S 83°41'54" W	C304	88°26'02"	100.33'	65.00'	90.66'	N 07°42'42" E
C41	14°47'45"	135.57'	525.00'	135.20'	N 83°41'54" E	C313	13°04'27"	68.46'	300.00'	68.31'	N 05°51'56" E
C44	37°36'05"	311.73'	475.00'	306.16'	N 72°17'44" E	C315	10°22'03"	90.47'	500.00'	90.35'	S 81°29'03" W
C45	37°00'04"	322.89'	500.00'	317.31'	N 72°35'44" E	C316	20°57'16"	171.89'	470.00'	170.93'	N 02°17'27" E
C48	83°37'14"	36.49'	25.00'	33.33'	S 05°18'18" W	C317	4°25'42"	38.64'	500.00'	38.63'	S 88°52'55" W
C49	263°37'15"	299.07'	65.00'	96.90'	S 84°41'42" E	C318	0°36'41"	5.02'	470.00'	5.02'	N 07°52'50" W
C68	0°31'29"	2.98'	325.00'	2.98'	N 11°50'50" W	C319	26°00'21"	226.94'	500.00'	225.00'	N 78°05'36" E
C72	39°45'41"	416.38'	600.00'	408.08'	N 21°50'33" W						

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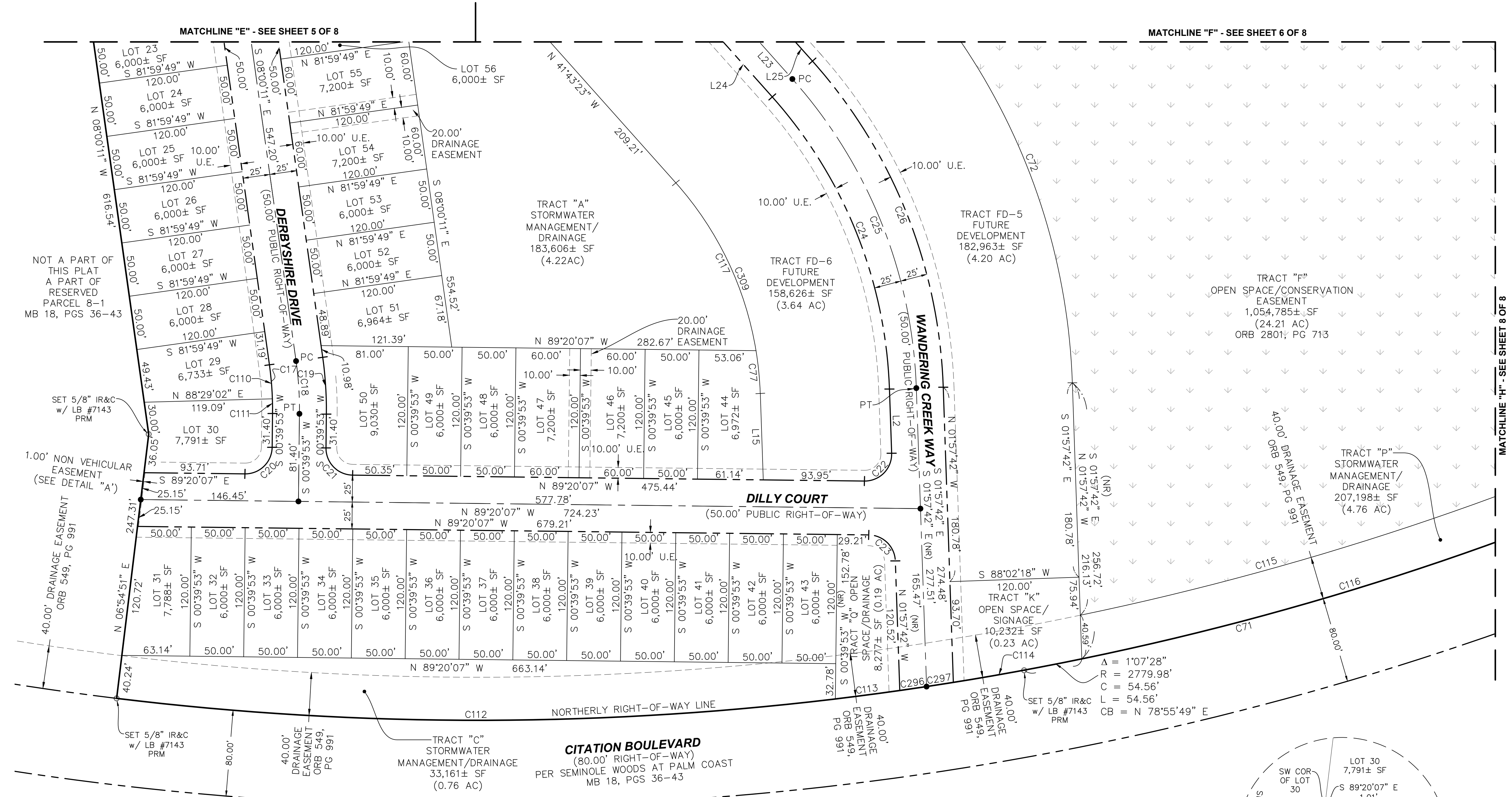
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FLAGLER VILLAGE

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LYING IN SECTIONS 19 AND 20, TOWNSHIP 12 SOUTH, RANGE 31 EAST, CITY OF PALM COAST, FLAGLER COUNTY, FLORIDA

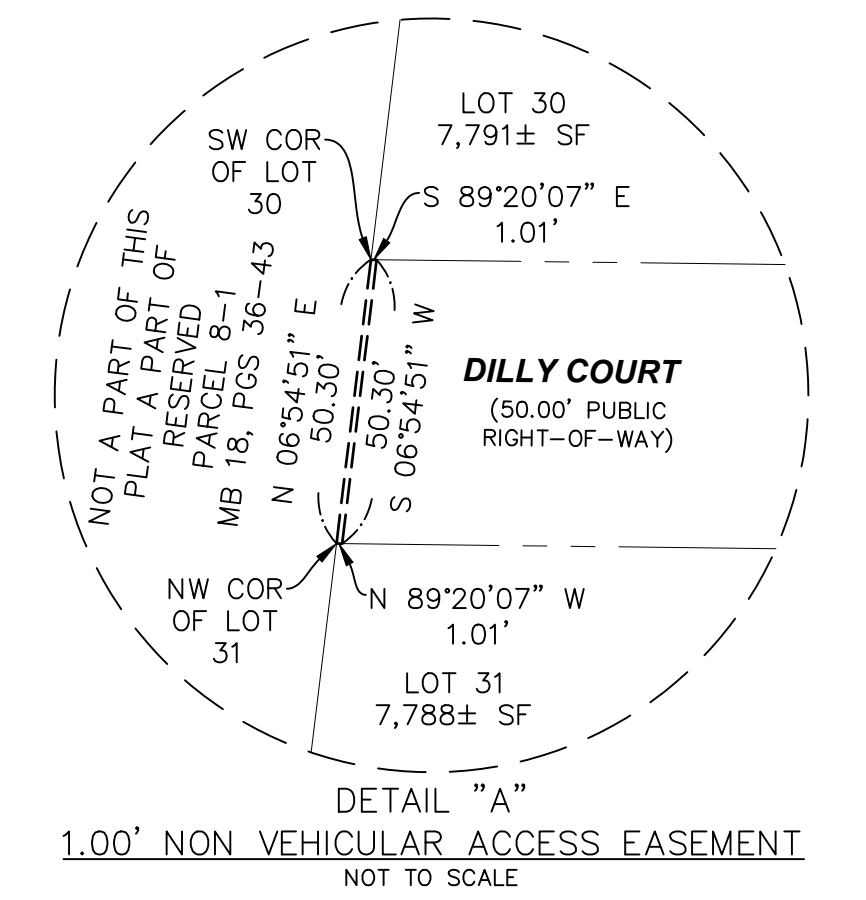


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CURVE	DELTA	LENGTH	RADIUS	CHORD	CHORD BEARING
C17	8°40'04"	45.38'	300.00'	45.34'	N 03°40'09" W
C18	8°40'04"	49.17'	325.00'	49.12'	S 03°40'09" E
C19	8°40'04"	52.95'	350.00'	52.90'	N 03°40'09" W
C20	90°00'00"	39.27'	25.00'	35.36'	N 45°39'53" E
C21	90°00'00"	39.27'	25.00'	35.36'	S 44°21'06" E
C22	92°37'35"	40.42'	25.00'	36.16'	S 44°21'06" W
C23	87°22'25"	38.12'	25.00'	34.54'	N 45°38'54" W
C24	39°45'41"	298.41'	430.00'	292.45'	S 21°50'33" E
C25	39°45'41"	315.76'	455.00'	309.46'	N 21°50'33" W
C26	39°45'41"	333.11'	480.00'	326.46'	N 21°50'33" W
C71	43°26'27"	2,107.75'	2,780.00'	2,057.63'	N 75°13'14" E
C72	39°45'41"	416.38'	600.00'	408.08'	N 21°50'33" W

CURVE	DELTA	LENGTH	RADIUS	CHORD	CHORD BEARING
C77	7°23'33"	40.00'	310.00'	39.97'	N 05°39'29" W
C110	6°03'50"	49.17'	325.00'	31.74'	N 04°58'16" W
C111	2°36'14"	13.63'	300.00'	13.63'	N 00°38'14" W
C112	13°47'30"	669.17'	2,780.00'	667.56'	S 89°57'18" E
C113	1°14'35"	60.32'	2,780.00'	60.32'	N 82°31'39" E
C114	2°30'01"	121.32'	2,780.00'	121.31'	N 79°37'06" E
C115	24°18'26"	1,162.42'	2,740.00'	1,153.73'	N 66°04'19" E
C116	24°52'05"	1,206.60'	2,780.00'	1,197.15'	N 65°56'03" E
C117	32°22'08"	175.13'	310.00'	172.81'	N 25°32'19" W
C296	0°31'07"	25.16'	2,780.00'	25.16'	N 81°38'48" W
C297	0°31'08"	25.18'	2,780.00'	25.18'	N 81°07'41" E
C309	39°45'41"	215.13'	310.00'	210.84'	N 21°50'33" W

LINE	BEARING	LENGTH
L2	S 01°57'42" E	59.69'
L15	N 01°57'42" W	80.36'
L23	S 41°43'23" E	209.21'
L24	S 41°43'23" E	209.21'
L25	N 41°43'23" W	209.21'



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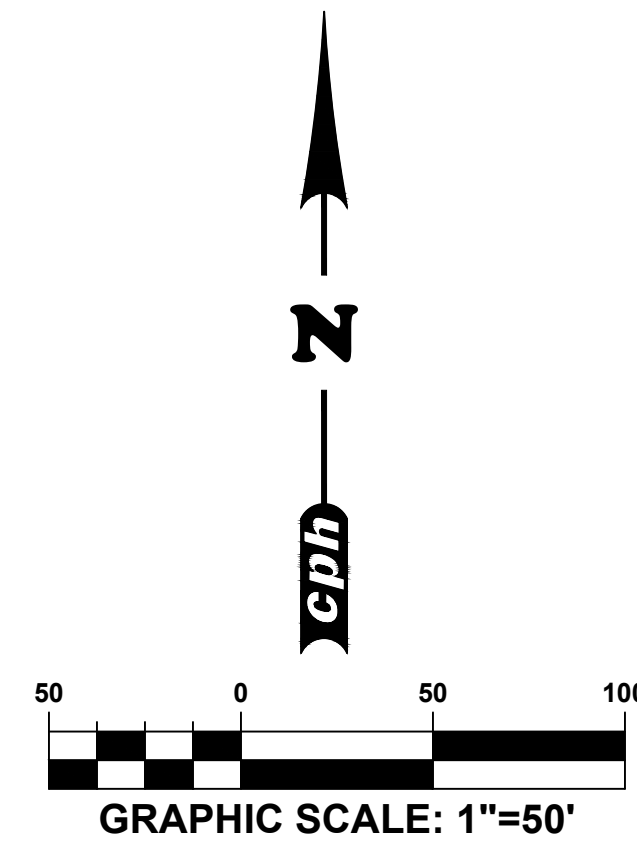
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FLAGLER VILLAGE

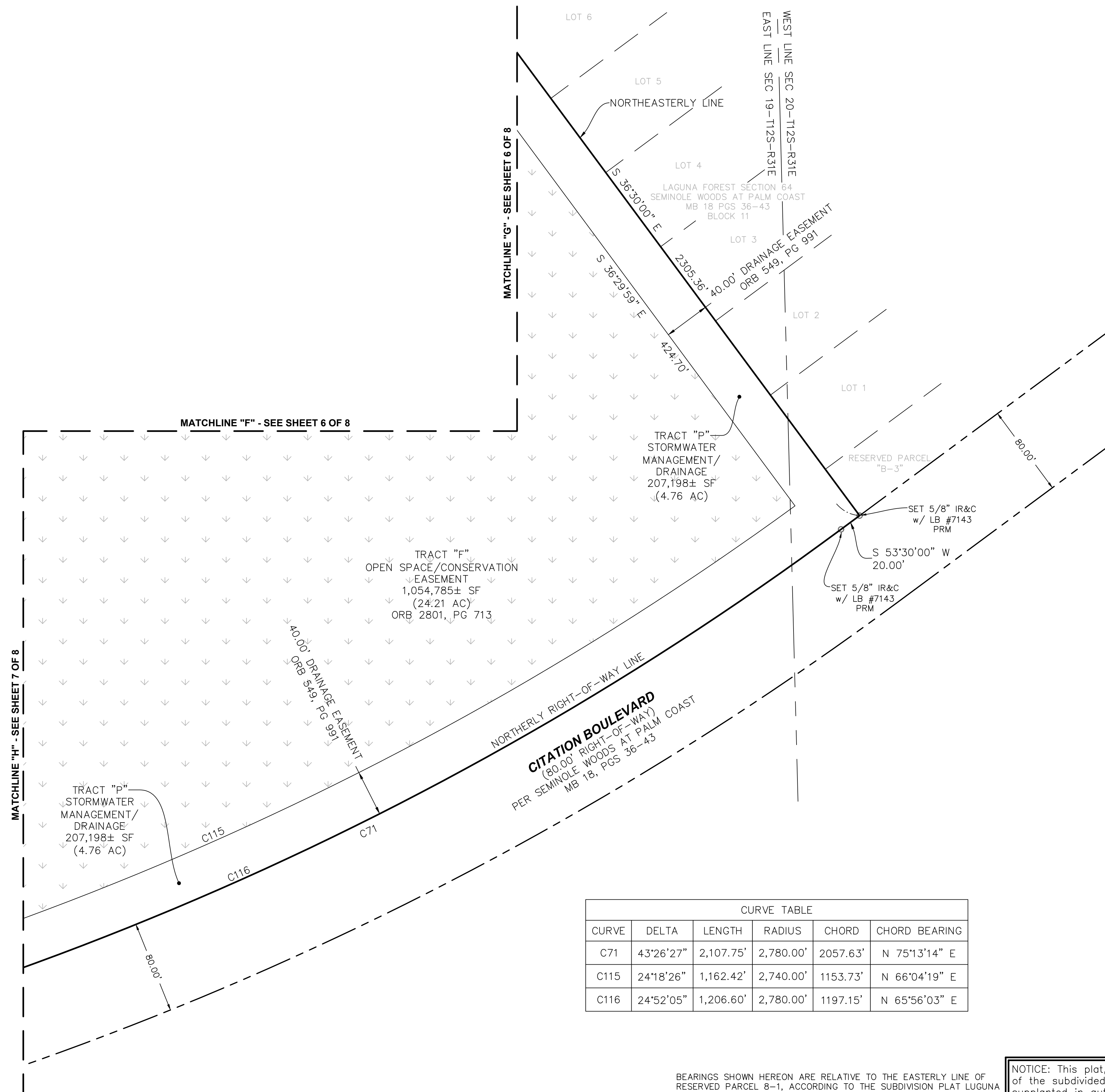
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CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	CHORD	CHORD BEARING
C71	43°26'27"	2,107.75'	2,780.00'	2057.63'	N 75°13'14" E
C115	24°18'26"	1,162.42'	2,740.00'	1153.73'	N 66°04'19" E
C116	24°52'05"	1,206.60'	2,780.00'	1197.15'	N 65°56'03" E

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	Date: 1/31/2024	© 2024