

City of Palm Coast, Florida Agenda Item

Agenda Date: March 19, 2024

Department	COMMUNITY DEVELOPMENT	Amount
Division	PLANNING	Account #
Subject: RESOLUTION 2024-XX APPROVING THE FINAL PLAT FOR SAWMILL BRANCH AT PALM COAST PARK PHASE 2B - APPLICATION NO. 5380		
Presenter: Estelle Lens, AICP, Senior Planner; Dennis R. Leap, P.E., Site Development Manager		
Attachments: <ol style="list-style-type: none">1. Presentations2. 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, Forestar (USA) Real Estate Group Inc., proposes to plat and subdivide approximately 124.73 acres of land into 252 single-family residential lots and 17 tracts.</p> <p>Sawmill Branch at Palm Coast Park Phase 2B is located west of the US 1 and Matanzas Woods Parkway roundabout and north of Sawmill Branch at Palm Coast Park Phase 2A. The Future Land Use is DRI Mixed-Use, and the Official Zoning is MPD (Palm Coast Park MPD).</p> <p>The Palm Coast Park MPD 4th amendment was approved in 2020 by the Palm Coast City Council. A site development permit was issued on November 1, 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 within Phase 2B has been completed.</p> <p>The project meets the technical requirements of the City Code and Florida Statutes, Chapter 177 Florida Statutes.</p>		
Recommended Action: <p>ADOPT RESOLUTION 2024-XX APPROVING THE FINAL PLAT FOR SAWMILL BRANCH AT PALM COAST PARK PHASE 2B - APPLICATION NO. 5380</p>		

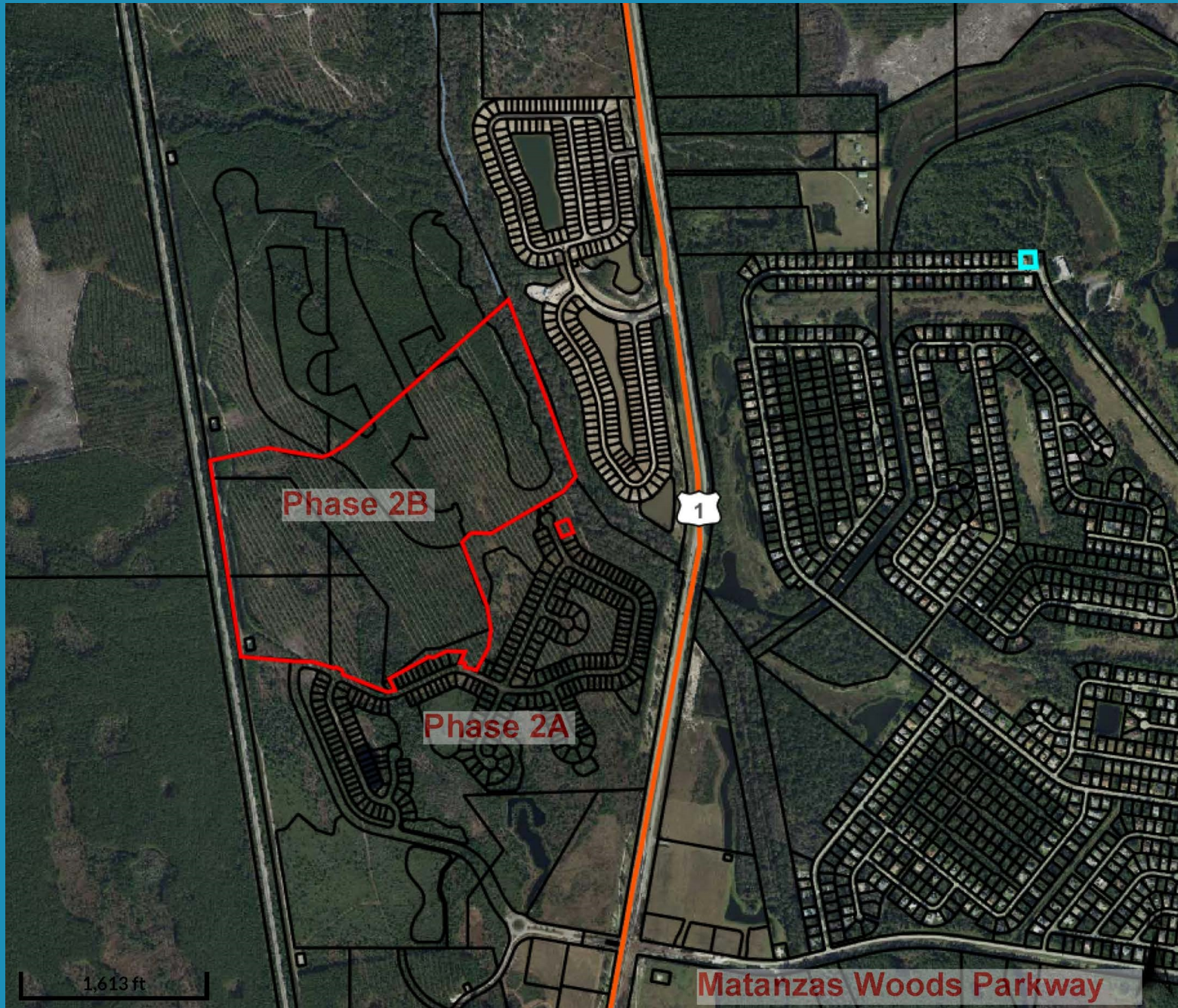
Sawmill Branch at Palm Coast Park Phase 2B Final Plat

City Council Public Hearing
on March 19, 2024

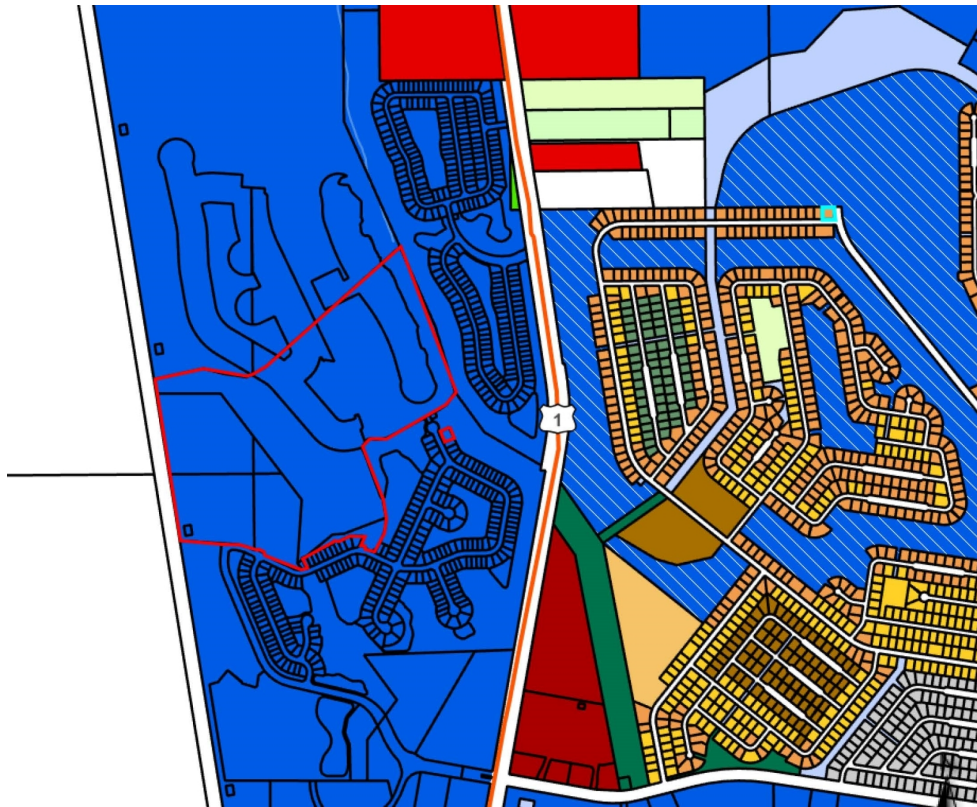


Location Map

Sawmill Branch at Palm Coast Park Phase 2B is 124.73 +/- acres and located west of the US 1 and Matanzas Woods Parkway roundabout and north of Sawmill Branch Phase 2A.

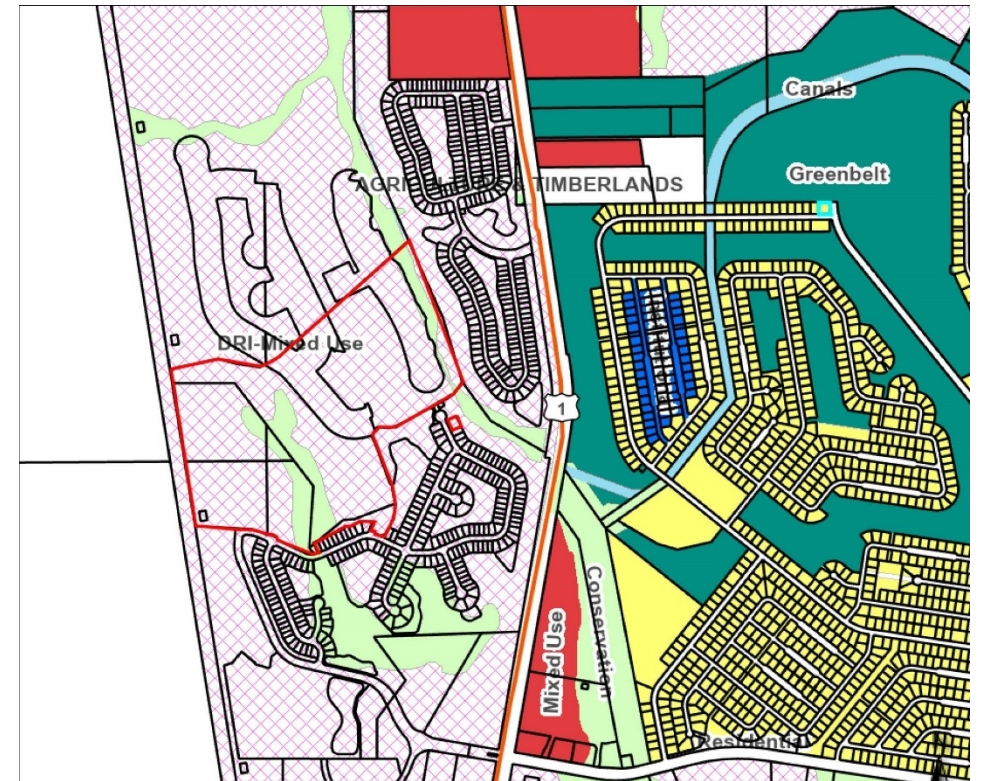


Zoning Map

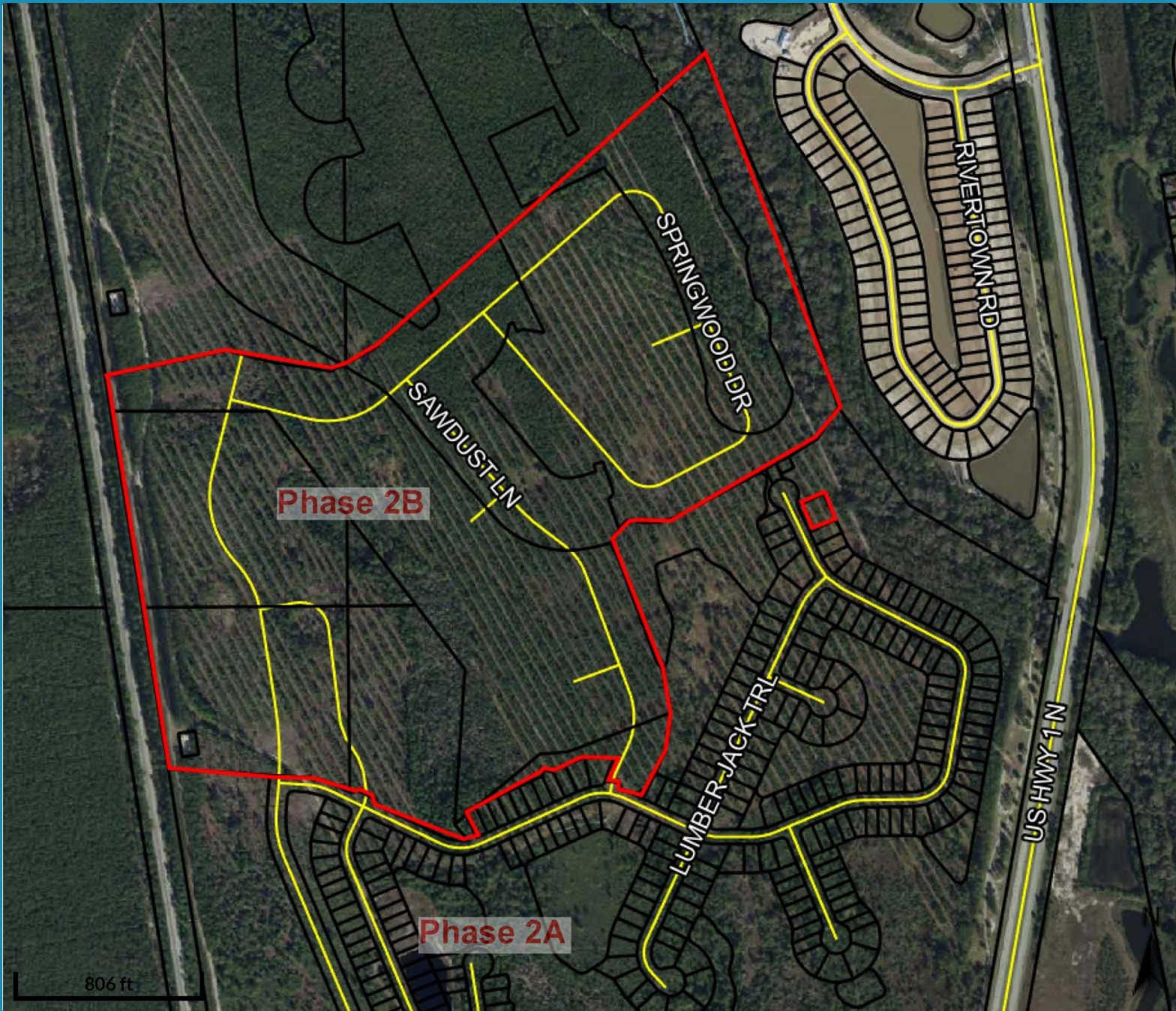


The Zoning designation is MPD (Palm Coast Park MPD) .

Future Land Use Map



The FLUM designation is DRI-Mixed-Use .



Background

Palm Coast Park MPD was approved in 2011. The 5th Amendment to the MPD was approved by City Council in November 2023.

Preliminary Plat was approved, and infrastructure construction started in November 2021.

Construction Photos



PLAT LAYOUT

252 Single Family Residential Lots
(Total of 493 Lots, Phase 2A and 2B)
And 17 Tracts



Bonds

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 Sawmill Branch at Palm Coast Park 2B and authorizing the Mayor to execute the plat and staff to issue a Final Plat Development Order for Application No. 5380

RESOLUTION 2024-____
SAWMILL BRANCH AT PALM COAST PARK PHASE 2B

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM COAST, FLORIDA, APPROVING APPLICATION NO. 5380 FOR A PORTION OF SECTIONS 20, 21, 28, AND 29, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 788, PAGES 2 THROUGH 21 AS RECORDED IN THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR IMPLEMENTING ACTIONS AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, on April 4, 2023, Application No. 5380, (hereinafter “the application”) was submitted by Forestar (USA) Real Estate Group Inc., to the City of Palm Coast Community Development Department for approval of approximately 124.73 acres of land into 252 single family residential lots and 17 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, 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 252 single-family lots and 17 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 19th day of March 2024.

ATTEST:

CITY OF PALM COAST

KALEY COOK, CITY CLERK

DAVID ALFIN, MAYOR

APPROVED AS TO FORM AND LEGALITY

ANTHONY A. GARGANESE, CITY ATTORNEY

Attachment: Exhibit “A” – Sawmill Branch at Palm Coast Park Phase 2B Final Plat

SAWMILL BRANCH AT PALM COAST PARK PHASE 2B

A PORTION OF SECTIONS 20, 21, 28, AND 29, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 788, PAGES 2 THROUGH 21 AS RECORDED IN THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA

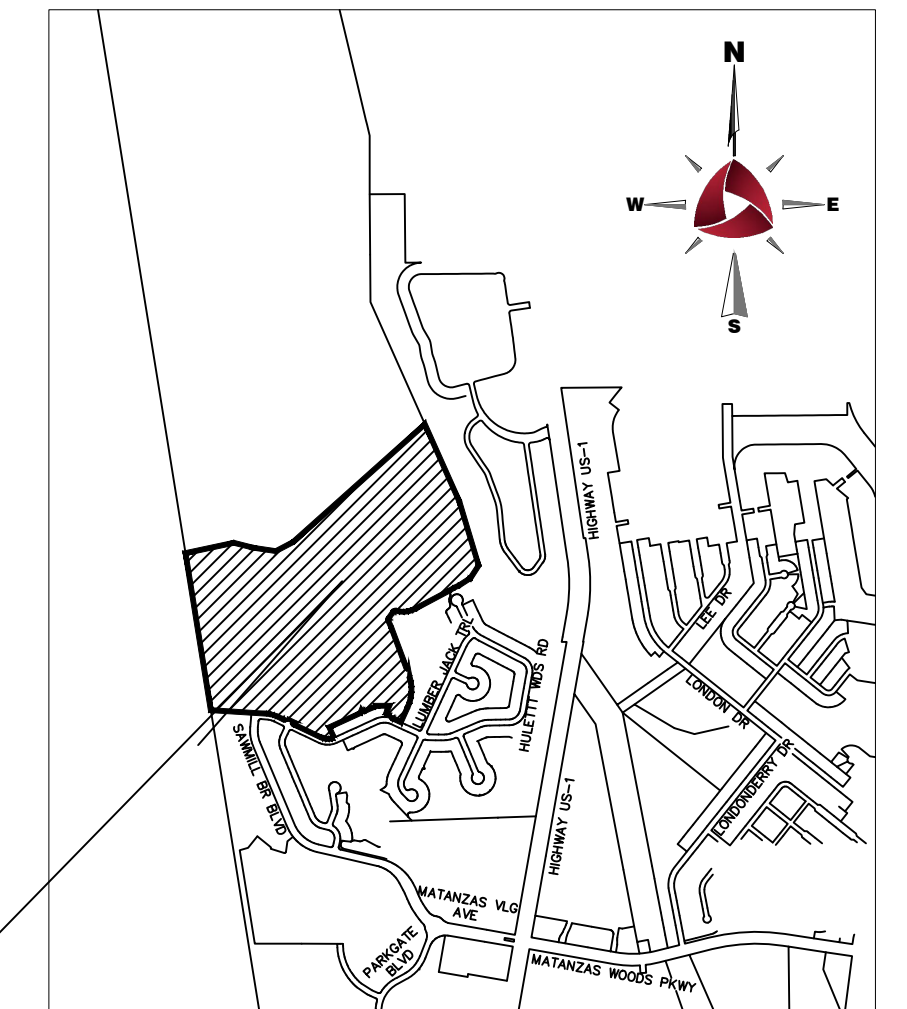
Curve Table				
Curve #	Length	Radius	Delta	Chord Distance
C1	209.74	275.00	43°41'54"	N83°52'09"E 204.69
C2	30.95	25.00	70°56'14"	S70°14'58"W 29.01
C3	28.27	25.00	64°47'55"	S02°22'53"W 26.79
C4	67.40	400.00	9°39'17"	N25°11'25"W 67.32
C5	23.05	20.00	66°01'54"	S53°22'44"E 21.79
C6	331.38	445.00	42°39'59"	N03°30'55"E 323.77
C7	11.93	230.00	2°58'18"	N66°38'15"W 11.93
C8	36.62	25.00	83°55'11"	S26°09'48"E 33.43
C9	47.48	230.00	11°49'37"	S18°56'06"W 47.39
C10	24.96	50.00	28°35'54"	N58°05'24"E 24.70
C11	41.88	350.00	6°51'20"	S68°57'41"W 41.85
C12	30.53	25.00	69°57'46"	S79°29'06"E 28.67
C13	142.74	170.00	48°06'36"	S88°28'58"E 138.59
C14	31.95	25.00	73°12'57"	S27°49'12"E 29.82
C15	2.32	155.00	0°51'32"	N08°21'30"E 2.32
C16	34.24	25.00	78°27'47"	N76°20'26"E 31.62
C17	107.18	280.00	21°55'58"	N75°23'39"W 106.53

Line Table		
Line #	Length	Direction
L1	15.50	S63°09'16"W
L2	60.80	S64°41'52"W
L3	50.34	S58°01'27"W
L4	60.76	N84°45'49"W
L5	58.21	N24°50'54"E
L6	66.93	S65°32'01"W
L7	7.60	N44°30'13"W
L8	34.18	S21°56'15"W
L9	74.02	N64°25'40"W
L10	76.96	N64°25'40"W

KEY MAP

- LEGEND**
- TO BE SET 4"x4" CONCRETE MONUMENT ALLIANT P.R.M. LB8289
 - TO BE SET ALLIANT P.C.P. LB8289
 - P.R.M. PERMANENT REFERENCE MONUMENT
 - P.C.P. PERMANENT CONTROL POINT
 - D.E. DRAINAGE EASEMENT
 - D.A.E. DRAINAGE AND ACCESS EASEMENT
 - A.E. ACCESS EASEMENT
 - O.R. OFFICIAL RECORDS
 - PG. PAGE
 - IRCF IRON ROD CAP FOUND
 - S.W.M.F. STORM WATER MANAGEMENT FACILITY
 - CMF CONCRETE MONUMENT FOUND
 - (NR) NON-RADIAL
 - M.B. MAP BOOK
 - ③ SHEET REFERENCE NUMBER
 - MATCHLINE
 - P.D.E. POND DRAINAGE EASEMENT
 - P.D.A.E. POND DRAINAGE AND ACCESS EASEMENT
 - D.U.E. DRAINAGE AND UTILITY EASEMENT
 - SQ FT SQUARE FEET
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 - R RADIUS
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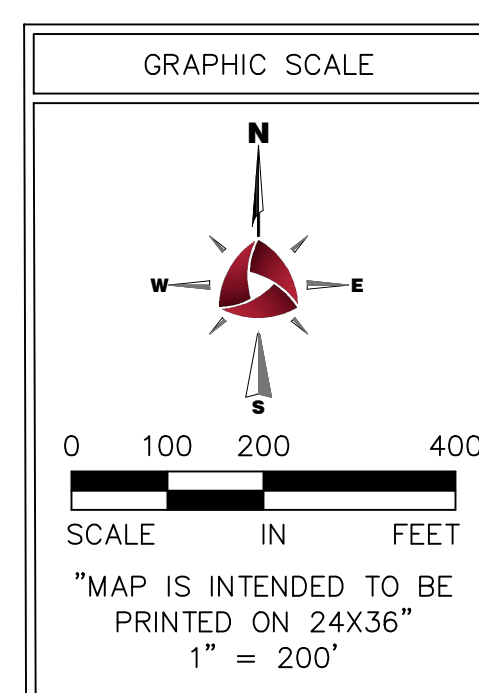
PROJECT LOCATION



VICINITY MAP
SCALE: 1"=2000'

NOTES:

- BEARINGS SHOWN HEREON REFERENCED TO THE EASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY COMPANY AS BEING N 09°08'02" W AS SHOWN HEREON AND IS CONJUNCTION WITH STATE PLANE COORDINATES EAST ZONE (NAD83).
- LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "X" AND "A" AS DEPICTED ON THE FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY NUMBER PANEL 12035C0110E, EFFECTIVE DATE 06/06/2018.
- 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.
- 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.
- 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.
- ALL LINES ARE CONSIDERED RADIAL UNLESS OTHERWISE NOTED.
- SECTION LINES AND QUARTER SECTION LINES ARE GRAPHIC REPRESENTATIONS ONLY AND DO NOT REFLECT FIELD MEASUREMENTS UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE IN U.S. FEET AND DECIMAL PARTS THEREOF.
- PURSUANT TO THE PROVISIONS OF SECTION 177.091(28), FLORIDA STATUTES, ALL PLATTED EASEMENTS, EXCLUSIVE OF PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY, SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES; HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITY AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY.
- SIGNS WILL BE PLACED IN THE REAR OF LOTS BORDERING CONSERVATION AREAS NOTING THAT IT IS A CONSERVATION AREA AND SHALL NOT BE DISTURBED.
- LOTS 159 & 160 SHOWN HEREON ARE SUBJECT TO LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT, DATED JULY 28, 2022, CASE NO.: 22-04-4577A.
- LOTS 403-404 SHOWN HEREON MAY BECOME SUBJECT TO LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT, DATED AUGUST 18, 2024, CASE NO.: 23-04-5297A.
- LOTS 405-422 SHOWN HEREON ARE SUBJECT TO LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT, DATED JULY 28, 2024, CASE NO.: 23-04-3826A.
- UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE AND UNDISTURBED EXCEPT FOR THE REMOVAL OF INVASIVE VEGETATION, INSTALLATION OF ESSENTIAL UTILITIES AND PERMITTED TRAIL CROSSINGS. THERE WILL BE INSTALLATION OF SIGNS ALONG THE BORDER OF LOTS & CONSERVATION AREA NOTING THAT IT IS A CONSERVATION AREA AND SHALL NOT BE DISTURBED.
- TOTAL NUMBER OF LOTS & TRACTS: 252 LOTS, 17 TRACTS.
- TOTAL ACREAGE: 124.79 ACRES +/-



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Jacksonville, FL 32256
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www.alliant-inc.com
LB 8289

DRAWN BY	JTK
CHECKED BY	CAW
DATE ISSUED	12/28/2023
SCALE	1"=200'
JOB NO.	322-0085
PAGE	2 of 9

SAWMILL BRANCH AT PALM COAST PARK PHASE 2B

A PORTION OF SECTIONS 20, 21, 28, AND 29, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA,
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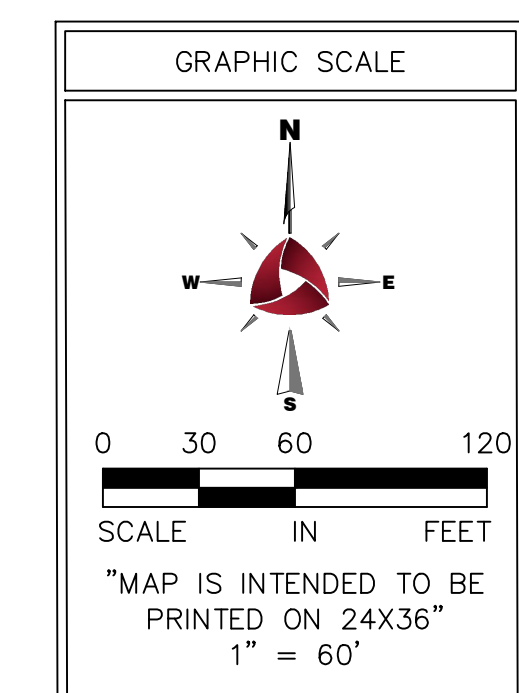
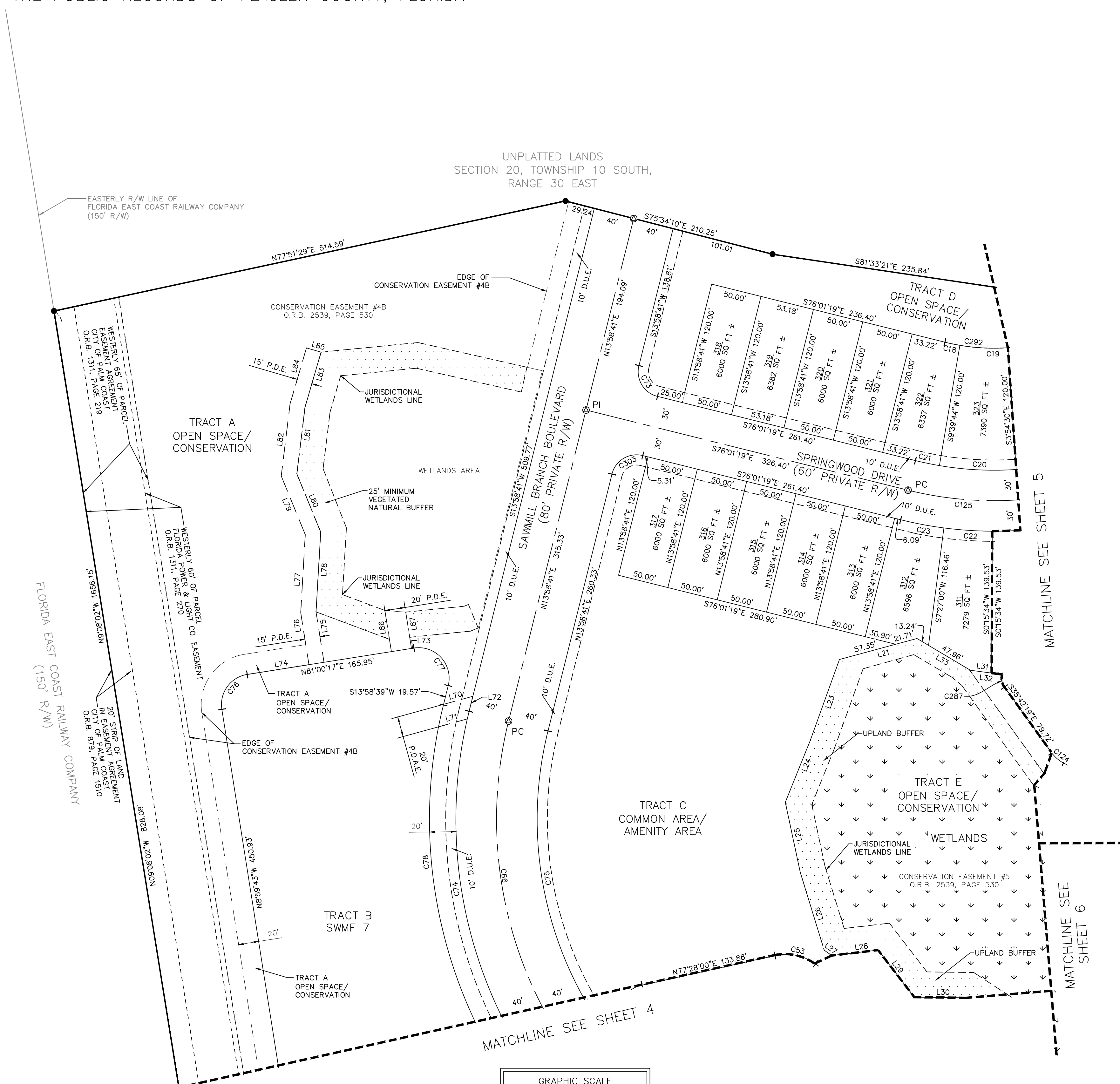
Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C18	15.07	200.00	4°18'57"	S78°10'48"E	15.06
C19	47.37	200.00	13°34'14"	S87°07'23"E	47.26
C20	75.79	320.00	13°34'14"	S87°07'23"E	75.62
C21	24.10	320.00	4°18'57"	S78°10'48"E	24.10
C22	47.69	380.00	7°11'26"	S86°08'43"E	47.66
C23	43.30	380.00	6°31'41"	S79°17'10"E	43.27
C53	42.03	50.00	48°09'40"	N78°27'10"W	40.80
C66	386.78	400.00	55°24'07"	S13°43'22"E	371.89
C73	39.27	25.00	90°00'00"	S31°01'19"E	35.36
C74	425.46	440.00	55°24'07"	S13°43'22"E	409.07
C75	348.10	360.00	55°24'07"	S13°43'22"E	334.70
C76	47.12	30.00	90°00'00"	S36°00'17"W	42.43
C77	59.15	30.00	112°58'22"	N42°30'32"W	50.03
C78	420.60	465.00	51°49'32"	S11°56'07"E	406.41
C124	15.41	32.50	27°09'45"	S49°17'12"E	15.26
C125	336.48	350.00	55°04'57"	N76°26'13"E	323.67
C287	13.02	15.00	49°42'55"	S10°50'52"E	12.61
C292	192.27	200.00	55°04'57"	N76°26'13"E	184.95
C303	39.27	25.00	90°00'00"	S58°58'41"W	35.36

Line Table		
Line #	Length	Direction
L21	79.06	S74°50'16"W
L23	84.63	S19°48'33"W
L24	65.56	S21°58'37"W
L25	70.62	S12°03'35"E
L26	79.93	S17°05'18"E
L27	9.06	S54°22'22"E
L28	45.97	N83°18'57"E
L29	58.40	S37°34'25"E
L30	50.90	S89°12'46"E
L31	20.97	S82°26'27"E
L32	31.31	S82°26'27"E
L33	61.20	N59°16'55"W
L70	28.69	N74°35'52"E
L71	28.20	N74°35'52"E
L72	15.22	N13°58'41"E
L73	2.40	S81°00'17"W
L74	61.45	N81°00'17"E
L75	50.22	S08°59'43"E
L76	51.84	S08°59'43"E
L77	76.80	S03°21'03"W

Line Table		
Line #	Length	Direction
L78	78.58	S03°21'03"W
L79	62.35	S22°16'08"E
L80	61.85	S22°16'08"E
L81	66.30	S06°58'09"W
L82	71.43	S06°58'09"W
L83	56.22	S16°17'20"W
L84	57.44	S16°17'20"W
L85	15.00	S73°42'40"E
L86	41.00	N08°59'43"W
L87	36.16	N08°59'43"W

LEGEND

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- FOUND P.R.M.
- ⊙ TO BE SET ALLIANT P.C.P. LB8289
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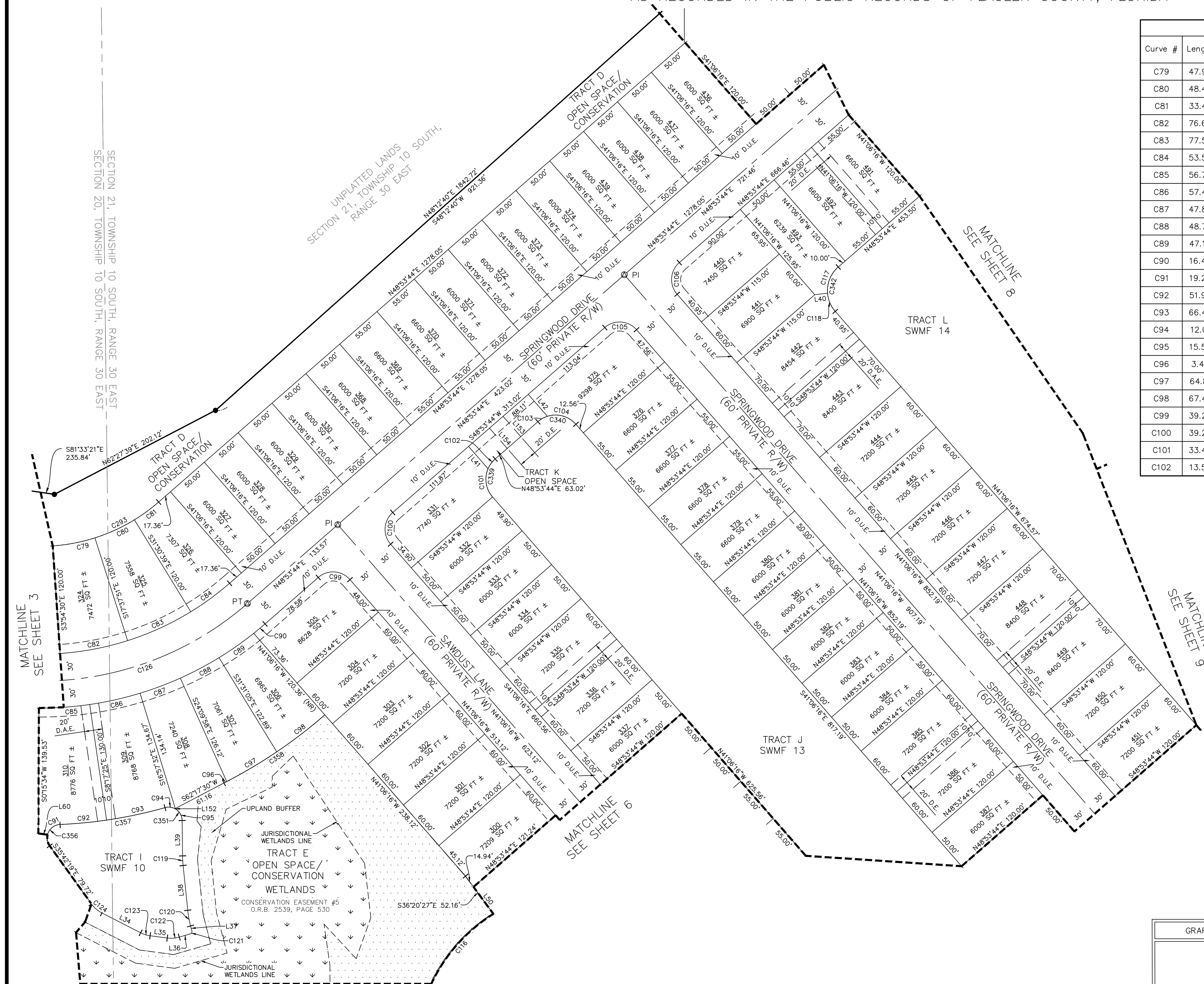
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JOB NO.	322-0085
PAGE	3 of 9

Drawing name: V:\Jacksonville Office\Survey\Projects\2022\3220085 SAWMILL BRANCH PHASE 2B PLATTING\LAND DEVELOPMENT\PLAT\322-0085 Sawmill Branch Phase 2B Plat rev CAW 12 5 23.cwg Dec 28, 2023 - 10:57am

SAWMILL BRANCH AT PALM COAST PARK PHASE 2B

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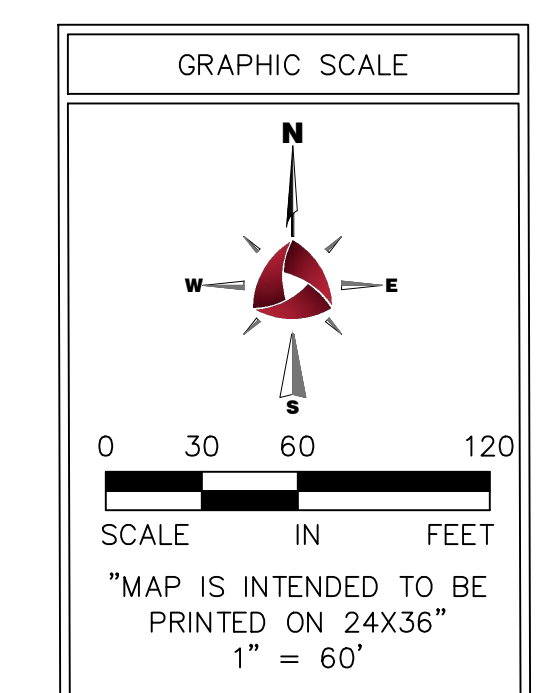


Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C79	47.90	200.00	13°43'21"	N79°13'49"E	47.79
C80	48.45	200.00	13°52'48"	N65°25'45"E	48.33
C81	33.49	200.00	9°35'37"	N53°41'33"E	33.45
C82	76.64	320.00	13°43'21"	N79°13'49"E	76.46
C83	77.52	320.00	13°52'48"	N65°25'45"E	77.33
C84	53.58	320.00	9°35'37"	N53°41'33"E	53.52
C85	56.70	380.00	8°32'59"	N85°59'05"E	56.65
C86	57.49	380.00	8°40'07"	N77°22'31"E	57.44
C87	47.80	380.00	7°12'26"	N69°26'15"E	47.77
C88	48.76	380.00	7°21'07"	N62°09'29"E	48.73
C89	47.15	380.00	7°06'33"	N54°55'38"E	47.12
C90	16.43	380.00	2°28'38"	N50°08'03"E	16.43
C91	19.25	15.00	73°32'20"	S50°46'45"W	17.96
C92	51.97	510.00	5°50'20"	N84°37'45"E	51.95
C93	66.49	510.00	7°28'13"	N77°58'29"E	66.45
C94	12.01	15.00	45°51'47"	N82°49'44"W	11.69
C95	15.50	15.00	59°11'28"	N30°18'07"W	14.82
C96	3.47	550.00	0°21'41"	N62°51'31"E	3.47
C97	64.81	550.00	6°45'05"	N59°18'09"E	64.77
C98	67.49	550.00	7°01'52"	N52°24'40"E	67.45
C99	39.27	25.00	90°00'00"	N86°06'16"W	35.36
C100	39.27	25.00	90°00'00"	S03°53'44"W	35.36
C101	33.44	30.00	63°51'38"	S08°59'17"E	31.73
C102	13.59	30.00	25°57'12"	S35°55'08"W	13.47

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C103	12.30	30.00	23°29'36"	S60°38'32"W	12.22
C104	34.82	30.00	66°30'24"	N74°21'28"W	32.90
C105	39.27	25.00	90°00'00"	N86°06'16"W	35.36
C106	39.27	25.00	90°00'00"	S03°53'44"W	35.36
C116	105.56	184.00	32°52'15"	S41°33'57"W	104.12
C117	32.62	35.00	53°23'37"	S22°11'56"W	31.45
C118	22.36	35.00	36°36'23"	S22°48'04"E	21.98
C119	10.67	117.50	5°12'17"	S03°18'31"E	10.67
C120	17.70	117.50	8°37'46"	S10°13'33"E	17.68
C121	3.85	2.50	88°17'34"	N29°36'21"E	3.48
C122	13.53	32.50	23°50'39"	N85°40'28"E	13.43
C123	11.08	32.50	19°32'08"	S72°38'09"E	11.03
C124	15.41	32.50	27°09'45"	S49°17'12"E	15.26
C126	336.48	350.00	55°04'57"	N76°26'13"E	323.67
C287	13.02	15.00	49°42'55"	S10°50'52"E	12.61
C293	192.27	200.00	55°04'57"	N76°26'13"E	184.95
C339	47.12	30.00	90°00'00"	S03°53'44"W	42.43
C340	47.12	30.00	90°00'00"	N86°06'16"W	42.43
C342	54.98	35.00	90°00'00"	S03°53'44"W	49.50
C351	27.50	15.00	105°03'15"	N53°14'00"W	23.81
C356	32.27	15.00	123°15'15"	N25°55'18"E	26.40
C357	118.47	510.00	13°18'33"	N80°53'39"E	118.20
C358	135.78	551.35	14°06'35"	N55°57'45"E	135.43

Line Table		
Line #	Length	Direction
L32	31.31	S82°26'27"E
L34	48.40	S62°52'04"E
L35	19.22	S82°24'13"E
L36	12.89	N73°45'08"E
L37	6.00	N14°32'25"W
L38	50.14	N05°54'40"W
L39	39.42	N00°42'23"W
L40	14.44	S83°23'28"W
L41	33.03	N41°06'16"W
L42	32.49	N41°06'16"W
L50	45.27	S36°20'27"E
L60	10.34	S82°26'27"E
L152	0.53	S16°57'32"E
L153	30.00	S41°06'16"E
L154	30.00	S41°06'16"E

- LEGEND**
- TO BE SET 4"x4" CONCRETE MONUMENT ALLIANT P.R.M. LB8289 FOUND P.R.M.
 - TO BE SET ALLIANT P.C.P. LB8289
 - P.R.M. PERMANENT REFERENCE MONUMENT
 - P.C.P. PERMANENT CONTROL POINT
 - D.E. DRAINAGE EASEMENT
 - D.A.E. DRAINAGE AND ACCESS EASEMENT
 - A.E. ACCESS EASEMENT
 - O.R. OFFICIAL RECORDS
 - PG. PAGE
 - IRCF. IRON ROD CAP FOUND
 - S.W.M.F. STORM WATER MANAGEMENT FACILITY
 - OMF. CONCRETE MONUMENT FOUND
 - (NR) NON-RADIAL
 - M.B. MAP BOOK
 - ③ SHEET REFERENCE NUMBER
 - MATCHLINE
 - P.D.E. POND DRAINAGE EASEMENT
 - P.D.A.E. POND DRAINAGE AND ACCESS EASEMENT
 - D.U.E. DRAINAGE AND UTILITY EASEMENT
 - SQ FT SQUARE FEET
 - E.A. EMERGENCY ACCESS
 - R. RADIUS
 - TLO. TIE LINE ONLY
 - RP. RADIUS POINT
 - PC. POINT OF CURVATURE
 - PT. POINT OF TANGENT
 - PRC. POINT OF REVERSE CURVATURE
 - PCC. POINT OF COMPOUND CURVATURE
 - PI. POINT OF INTERSECTION

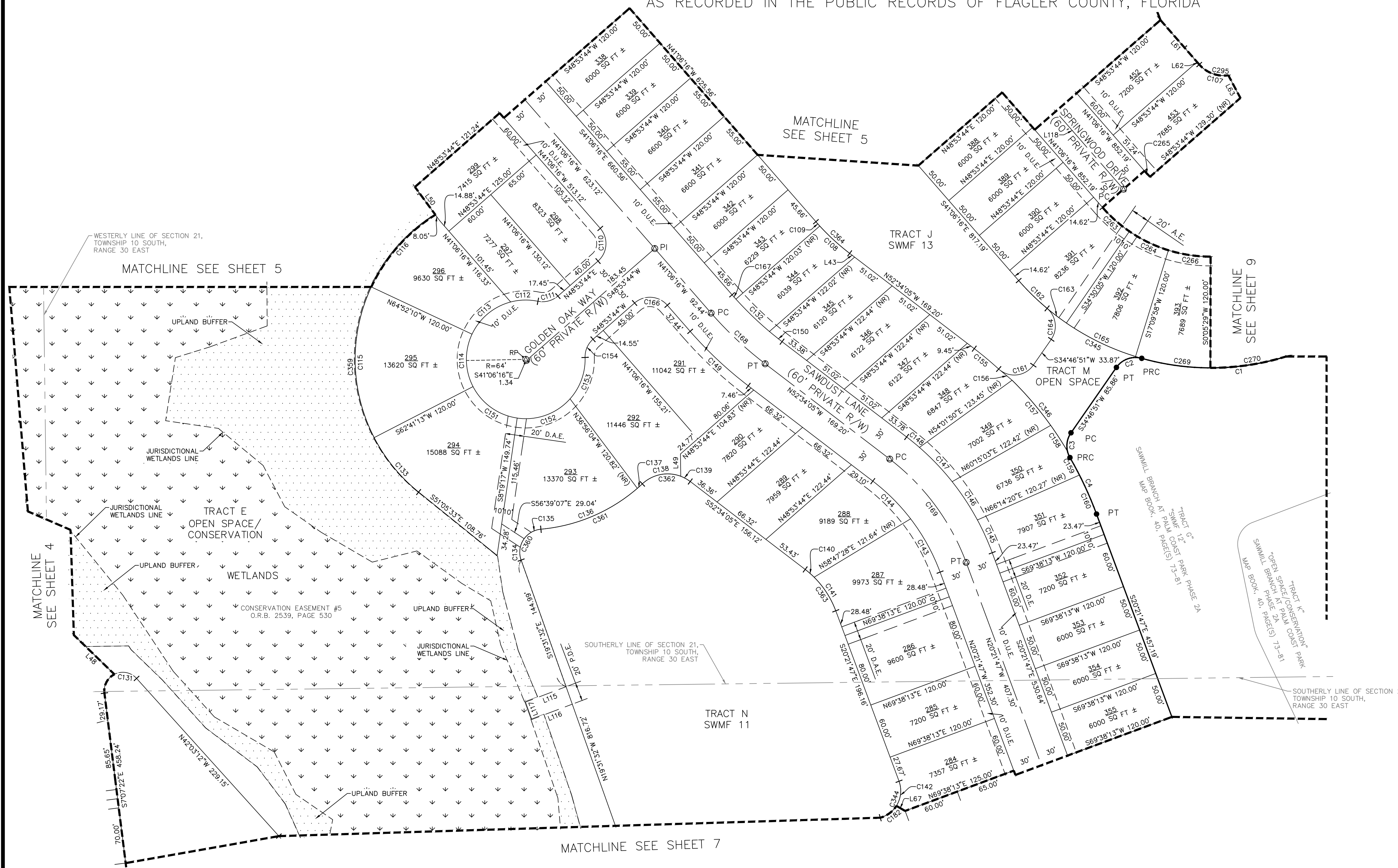


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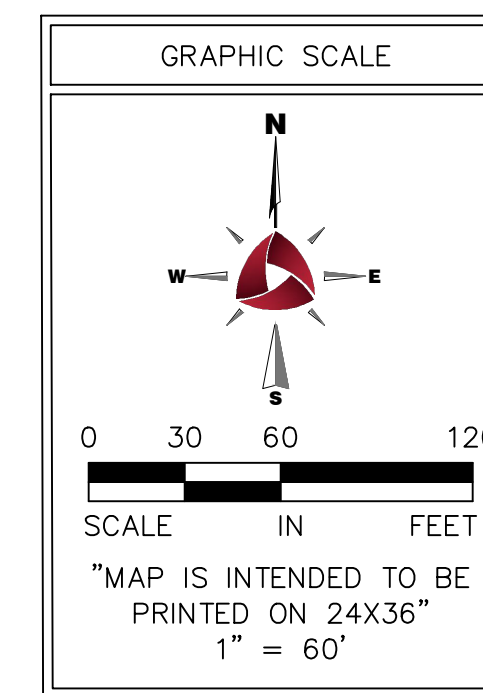
DRAWN BY	JTK
CHECKED BY	CAW
DATE ISSUED	12/28/2023
SCALE	1" = 60'
JOB NO.	322-0085
PAGE	5 of 9

SAWMILL BRANCH AT PALM COAST PARK PHASE 2B

A PORTION OF SECTIONS 20, 21, 28, AND 29, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA,
ALSO BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 788, PAGES 2 THROUGH 21
AS RECORDED IN THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA



- ### LEGEND
- TO BE SET 4"x4" CONCRETE MONUMENT ALLIANT P.R.M. LB289
 - FOUND P.R.M.
 - TO BE SET ALLIANT P.C.P. LB289
 - P.R.M. PERMANENT REFERENCE MONUMENT
 - P.C.P. PERMANENT CONTROL POINT
 - D.E. DRAINAGE EASEMENT
 - D.A.E. DRAINAGE AND ACCESS EASEMENT
 - O.R. OFFICIAL RECORDS
 - P.G. PAGE
 - I.R.C.F. IRON ROD CAP FOUND
 - S.W.M.F. STORM WATER MANAGEMENT FACILITY
 - C.M.F. CONCRETE MONUMENT FOUND
 - N.R. NON-RADIAL
 - M.B. MAP BOOK
 - S. SHEET REFERENCE NUMBER
 - MATCHLINE
 - - - P.D.E. POND DRAINAGE EASEMENT
 - - - P.D.A.E. POND DRAINAGE AND ACCESS EASEMENT
 - - - D.U.E. DRAINAGE AND UTILITY EASEMENT
 - sq ft SQUARE FEET
 - E.A. EMERGENCY ACCESS
 - R RADIUS
 - TLO TIE LINE ONLY
 - RP RADIUS POINT
 - PC POINT OF CURVATURE
 - PT POINT OF TANGENT
 - PRC POINT OF REVERSE CURVATURE
 - PCC POINT OF COMPOUND CURVATURE
 - PI POINT OF INTERSECTION



Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	209.74	275.00	43°41'54"	S83°52'09"W	204.69
C2	30.95	25.00	70°56'14"	S70°14'58"W	29.01
C3	28.27	25.00	64°47'55"	S02°22'53"W	26.79
C4	67.40	400.00	9°39'17"	S25°11'25"E	67.32
C107	34.89	35.00	57°07'11"	S69°39'51"E	33.47
C108	43.77	249.99	10°01'51"	S47°33'10"E	43.71
C109	6.25	249.99	1°25'59"	S41°49'15"E	6.25
C110	39.27	25.00	90°00'00"	N03°53'44"E	35.36
C111	23.09	25.00	52°55'16"	N75°21'22"E	22.28
C112	29.63	64.00	26°31'37"	S88°33'12"W	29.37
C113	56.03	64.00	50°09'34"	S50°12'36"W	54.26
C114	58.58	64.00	52°26'37"	S01°05'29"E	56.56
C115	168.42	184.00	52°26'37"	S01°05'29"E	162.60
C116	105.56	184.00	32°52'15"	S41°33'57"W	104.12
C131	26.16	20.00	74°56'11"	N79°31'18"W	24.33

Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C132	50.22	370.00	7°46'36"	S45°57'39"E	50.18
C133	76.36	184.00	23°46'45"	S39°12'10"E	75.82
C134	24.16	25.00	55°22'08"	S08°09'32"W	23.23
C135	21.41	25.00	49°03'53"	S60°22'32"W	20.76
C136	114.85	184.00	35°45'46"	N67°01'36"E	112.99
C137	7.23	184.00	21°5'02"	N48°01'12"E	7.23
C138	44.47	40.00	63°41'47"	S78°44'35"W	42.21
C139	11.76	40.00	16°50'27"	N60°59'18"W	11.71
C140	12.81	100.00	7°20'14"	N48°53'58"W	12.80
C141	43.40	100.00	24°52'04"	N32°47'49"W	43.06
C142	27.72	30.00	52°55'56"	N06°06'11"E	26.74
C143	65.92	220.00	17°10'08"	N28°56'51"W	65.68
C144	57.73	220.00	15°02'10"	N45°03'00"W	57.57
C145	38.87	280.00	7°57'12"	N24°20'23"W	38.84
C146	49.52	280.00	10°08'00"	N33°22'59"W	49.46

Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C147	51.18	280.00	10°28'23"	N43°41'11"W	51.11
C148	17.81	280.00	3°38'42"	N50°44'44"W	17.81
C149	86.03	430.00	11°27'49"	S46°50'10"E	85.89
C150	17.56	370.00	2°43'08"	S51°12'31"E	17.56
C151	60.73	64.00	54°21'56"	S54°29'45"E	58.47
C152	63.21	64.00	56°35'30"	N70°01'32"E	60.68
C153	48.66	64.00	43°33'33"	N19°57'00"E	47.49
C154	22.13	25.00	50°43'30"	S23°31'59"W	21.42
C155	34.32	400.00	4°54'56"	N50°06'37"W	34.31
C156	15.59	1243.25	0°43'07"	S49°55'31"E	15.59
C157	64.20	366.54	10°02'07"	N40°32'38"W	64.12
C158	33.26	366.54	5°11'58"	N32°55'35"W	33.25
C159	21.43	400.00	3°04'11"	N28°28'59"W	21.43
C160	45.97	400.00	6°35'07"	N23°39'20"W	45.95
C161	39.36	25.00	90°11'44"	N79°52'43"E	35.42

Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C162	42.94	275.00	8°56'50"	S45°34'41"E	42.90
C163	26.14	275.00	5°26'49"	S52°46'30"E	26.13
C164	37.02	25.00	84°49'59"	N07°38'07"W	33.73
C165	83.20	275.00	17°20'07"	S64°09'58"E	82.89
C166	39.27	25.00	90°00'00"	N86°06'16"W	35.36
C167	6.25	370.00	0°58'06"	S41°35'19"E	6.25
C168	80.03	400.00	11°27'49"	S46°50'10"E	79.90
C169	140.52	250.00	32°12'18"	N36°27'56"W	138.68
C182	22.10	30.00	42°12'50"	N53°40'34"E	21.61
C263	38.94	155.00	14°23'39"	S48°18'05"E	38.84
C264	46.90	155.00	17°20'07"	S64°09'58"E	46.72
C265	8.78	95.00	5°17'33"	S43°45'03"E	8.77
C266	46.19	155.00	17°04'30"	S81°22'16"E	46.02
C269	75.00	275.00	15°37'37"	S82°05'43"E	74.77
C270	82.80	275.00	17°15'02"	N81°27'57"E	82.48

Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C295	46.96	35.00	76°52'32"	S79°32'32"E	43.52
C344	49.82	30.00	95°08'46"	N27°12'36"E	44.29
C345	234.24	275.00	48°48'15"	S65°30'24"E	227.23
C346	97.46	366.54	15°14'05"	N37°56'39"W	97.17
C359	350.34	184.00	109°05'38"	S03°27'16"W	299.77
C360	45.57	25.00	104°26'01"	N32°41'29"E	39.52
C361	122.08	184.00	38°00'48"	S65°54'05"W	119.85
C362	56.23	40.00	80°32'14"	N87°09'48"E	51.71
C363	56.21	100.00	32°12'18"	S36°27'56"E	55.47
C364	50.02	249.99	11°27'50"	S46°50'10"E	49.94

Line #	Length	Direction
L43	6.70	N52°34'05"W
L48	60.87	S45°55'34"E
L49	24.11	N00°39'30"W
L50	45.27	S36°20'27"E
L61	60.00	N41°06'16"W
L62	3.62	N41°06'16"W
L63	27.71	S27°58'47"E
L67	10.87	S59°52'18"E
L115	46.84	N00°39'30"E
L116	46.93	N69°15'03"E
L117	20.01	S19°52'26"E
L118	907.19	N41°06'16"W

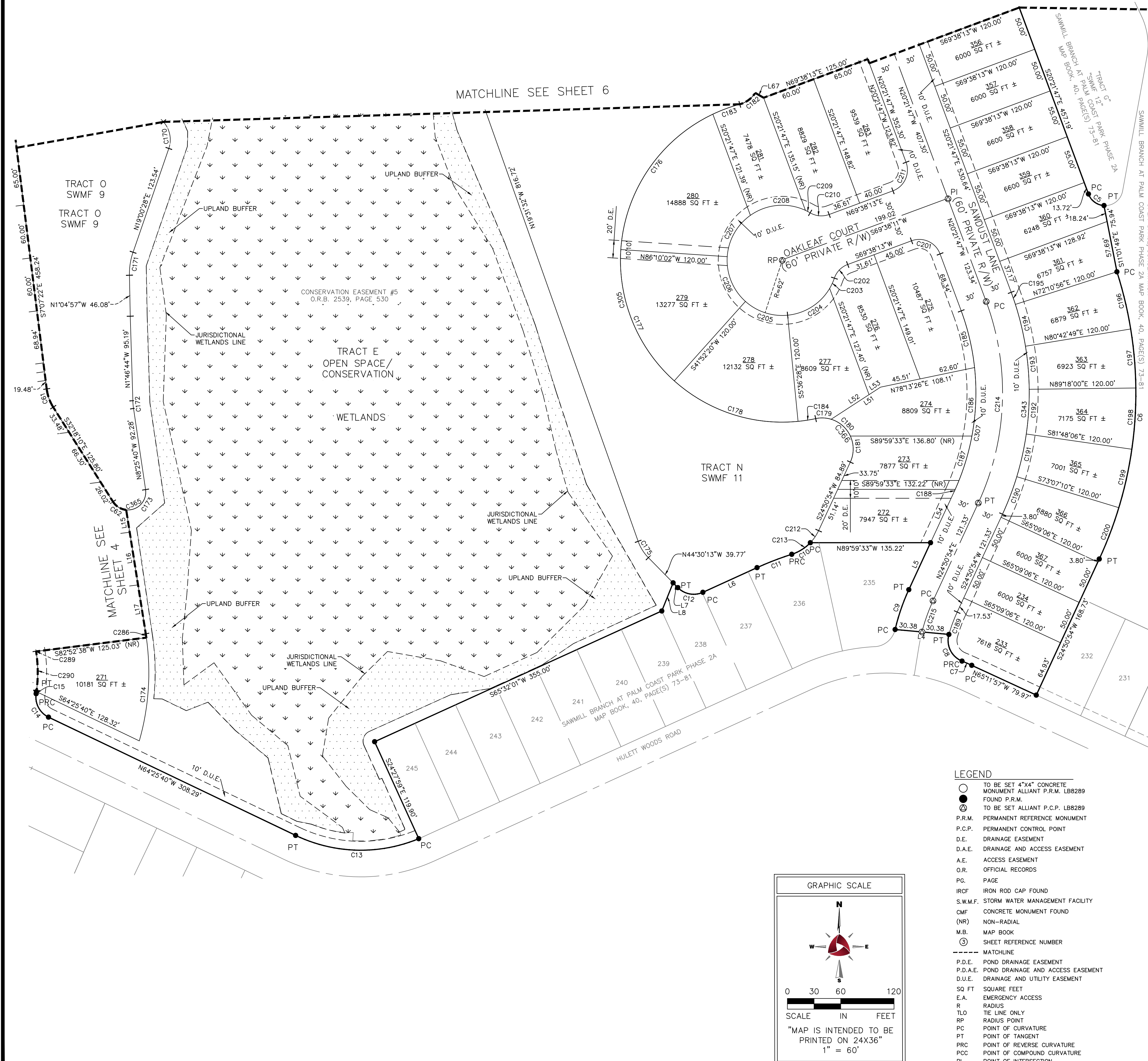
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DATE ISSUED 12/28/2023
SCALE 1"=60'
JOB NO. 322-0085
PAGE 6 of 9

Drawing name: V:\Jacksonville Office\Projects\2023\3220085 SAWMILL BRANCH PHASE 2B PLATTING\LAND DEVELOPMENT\PLAT\322-0085 Sawmill Branch Phase 2B Plat rev CAW 12 15 23.cwg Dec 28, 2023 - 10:58am

SAWMILL BRANCH AT PALM COAST PARK PHASE 2B

A PORTION OF SECTIONS 20, 21, 28, AND 29, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA,
ALSO BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 788, PAGES 2 THROUGH 21
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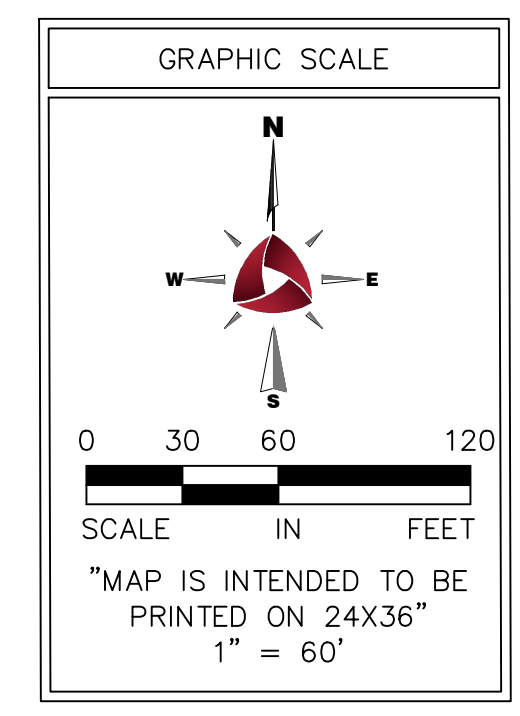


Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C5	23.05	20.00	66°01'54"	S53°22'44"E	21.79
C6	331.38	445.00	42°39'59"	S03°30'55"W	323.77
C7	11.93	230.00	2°58'18"	N66°38'15"W	11.93
C8	36.62	25.00	83°55'11"	N26°09'48"W	33.43
C9	47.48	230.00	11°49'37"	N18°56'06"E	47.39
C10	24.96	50.00	28°35'54"	S58°05'24"W	24.70
C11	41.88	350.00	6°51'20"	S68°57'41"W	41.85
C12	30.53	25.00	69°57'46"	N79°29'06"W	28.67
C13	142.74	170.00	48°06'35"	N88°28'58"W	138.59
C14	31.95	25.00	7°31'25"	N27°48'12"W	29.82
C15	2.32	155.00	0°51'32"	N08°21'30"E	2.32
C61	21.97	50.00	25°10'49"	S19°42'46"E	21.80
C62	18.10	20.00	51°51'22"	S58°13'51"E	17.49
C170	31.97	30.00	61°03'40"	N11°31'22"W	30.48
C171	26.30	75.00	20°05'25"	S08°57'45"W	26.16
C172	8.70	75.00	6°38'56"	S05°06'12"E	8.70
C173	36.40	20.00	104°16'08"	N43°42'24"E	31.58
C174	117.30	280.00	24°00'09"	N03°54'43"E	116.44
C175	21.80	50.00	24°58'41"	S32°00'52"E	21.63
C176	193.02	182.00	60°45'56"	S34°12'56"W	184.10
C177	165.05	182.00	51°57'38"	S22°08'51"E	159.45
C178	150.82	182.00	47°28'48"	S71°52'04"E	146.54
C179	17.56	35.00	28°44'35"	N87°33'19"W	17.37
C180	29.57	35.00	48°24'41"	N48°58'41"W	28.70
C181	30.31	35.00	49°37'15"	N00°02'17"E	29.37
C182	22.10	30.00	42°12'50"	N53°40'34"E	21.61
C183	32.35	182.00	10°11'05"	S69°41'26"W	32.31
C184	20.07	182.00	6°19'08"	N81°13'58"E	20.06
C185	65.69	265.00	14°12'09"	N13°15'42"W	65.52
C186	77.41	265.00	16°44'13"	N02°12'28"E	77.14
C187	63.02	265.00	13°37'32"	N17°23'21"E	62.87
C188	2.99	265.00	0°38'48"	N24°31'30"E	2.99
C189	26.86	170.00	9°03'07"	S20°19'21"W	26.83
C190	45.20	325.00	7°58'05"	N20°51'52"E	45.16

Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C191	49.25	325.00	8°40'56"	N12°32'22"E	49.20
C192	50.47	325.00	8°53'54"	N03°44'57"E	50.42
C193	48.70	325.00	8°35'10"	N04°59'35"W	48.66
C194	48.39	325.00	8°31'54"	N13°33'08"W	48.35
C195	14.44	325.00	2°32'42"	N19°05'26"W	14.44
C196	66.26	445.00	8°31'54"	N13°33'08"W	66.20
C197	66.69	445.00	8°35'10"	N04°59'35"W	66.62
C198	69.11	445.00	8°53'54"	N03°44'57"E	69.04
C199	67.43	445.00	8°40'56"	N12°32'22"E	67.37
C200	61.89	445.00	7°58'05"	N20°51'52"E	61.84
C201	39.27	25.00	90°00'00"	N65°21'47"W	35.36
C202	22.16	25.00	50°47'19"	S44°14'34"W	21.44
C203	12.76	62.00	11°47'13"	N24°44'40"E	12.74
C204	58.17	62.00	53°45'07"	N57°30'59"E	56.06
C205	51.38	62.00	47°28'48"	S71°52'04"E	49.92
C206	56.23	62.00	51°57'38"	S22°08'51"E	54.32
C207	55.04	62.00	50°51'48"	S29°15'52"W	53.25
C208	65.11	62.00	60°10'09"	S84°46'51"W	62.16
C209	6.02	62.00	5°33'36"	N62°21'16"W	6.01
C210	22.16	25.00	50°47'19"	S84°58'07"E	21.44
C211	39.27	25.00	90°00'00"	N24°38'13"E	35.36
C212	16.53	50.00	18°56'32"	N34°19'11"E	16.46
C213	24.96	50.00	28°35'54"	N58°05'25"E	24.70
C214	232.78	295.00	45°12'41"	N02°14'34"E	226.79
C215	37.18	200.00	10°39'01"	S19°31'24"W	37.12
C286	4.43	280.00	0°54'20"	N08°32'31"W	4.43
C289	0.34	155.00	0°07'33"	N08°55'55"W	0.34
C290	45.44	155.00	16°47'52"	N00°28'12"W	45.28
C305	561.32	182.00	176°42'35"	S13°34'19"E	363.85
C307	209.11	265.00	45°12'41"	N02°14'34"E	203.73
C343	256.45	325.00	45°12'41"	N02°14'34"E	249.85
C365	54.50	20.00	156°07'30"	N69°38'05"E	39.13
C366	77.44	35.00	126°46'31"	S38°32'21"E	62.58

Line #	Length	Direction
L4	60.76	N84°45'49"W
L5	58.21	N24°50'54"E
L6	66.93	S65°32'01"W
L7	7.60	N44°30'13"W
L8	34.18	S21°56'15"W
L15	25.48	S08°59'41"E
L16	60.03	S08°59'41"E
L17	55.61	S08°59'41"E
L51	66.32	S56°57'35"W
L52	50.94	S56°57'35"W
L53	15.37	S56°57'35"W
L54	63.12	N24°50'55"E
L67	10.87	S59°52'18"E

- LEGEND**
- TO BE SET 4"x4" CONCRETE MONUMENT ALLIANT P.R.M. LB8289
 - FOUND P.R.M.
 - ⊙ TO BE SET ALLIANT P.C.P. LB8289
 - ⊙ PERMANENT REFERENCE MONUMENT
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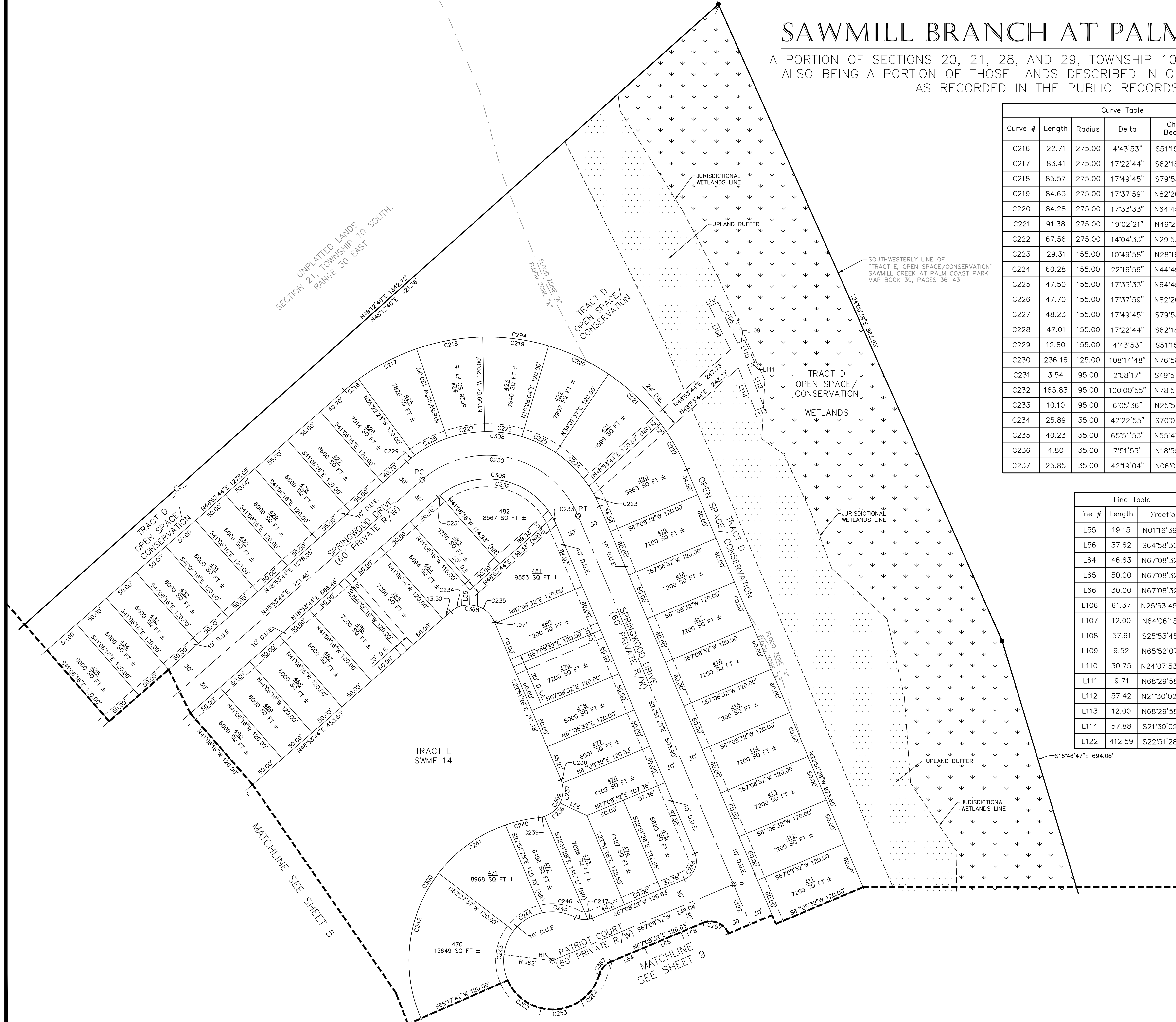


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PAGE 7 of 9

SAWMILL BRANCH AT PALM COAST PARK PHASE 2B

A PORTION OF SECTIONS 20, 21, 28, AND 29, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 788, PAGES 2 THROUGH 21 AS RECORDED IN THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA



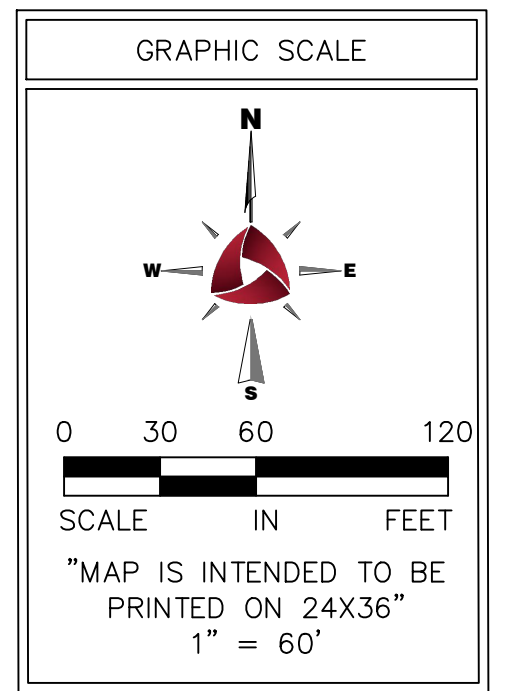
Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C216	22.71	275.00	4°43'53"	S51°15'40"W	22.70
C217	83.41	275.00	17°22'44"	S62°18'59"W	83.09
C218	85.57	275.00	17°49'45"	S79°55'13"W	85.23
C219	84.63	275.00	17°37'59"	N82°20'55"W	84.30
C220	84.28	275.00	17°33'33"	N64°45'09"W	83.95
C221	91.38	275.00	19°02'21"	N46°27'12"W	90.96
C222	67.56	275.00	14°04'33"	N29°53'45"W	67.39
C223	29.31	155.00	10°49'58"	N28°16'27"W	29.26
C224	60.28	155.00	22°16'56"	N44°49'55"W	59.90
C225	47.50	155.00	17°33'33"	N64°45'09"W	47.32
C226	47.70	155.00	17°37'59"	N82°20'55"W	47.51
C227	48.23	155.00	17°49'45"	S79°55'13"W	48.04
C228	47.01	155.00	17°22'44"	S62°18'59"W	46.83
C229	12.80	155.00	4°43'53"	S51°15'40"W	12.80
C230	236.16	125.00	108°14'48"	N76°58'52"W	202.57
C231	3.54	95.00	2°08'17"	S49°57'53"W	3.54
C232	165.83	95.00	100°00'55"	N78°57'32"W	145.56
C233	10.10	95.00	6°05'36"	N25°54'16"W	10.10
C234	25.89	35.00	42°22'55"	S70°05'12"W	25.30
C235	40.23	35.00	65°51'53"	N55°47'25"W	38.06
C236	4.80	35.00	7°51'53"	N18°55'31"W	4.80
C237	25.85	35.00	42°19'04"	N06°09'57"E	25.27

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C238	26.68	35.00	43°40'48"	N49°09'53"E	26.04
C239	8.12	35.00	13°18'02"	N77°39'18"E	8.11
C240	42.83	182.00	13°29'04"	S77°33'47"W	42.73
C241	105.72	182.00	33°16'52"	S54°10'49"W	104.24
C242	194.54	182.00	61°14'41"	S06°55'03"W	185.41
C243	66.27	62.00	61°14'41"	S06°55'03"W	63.16
C244	43.78	62.00	40°27'31"	S57°46'08"W	42.88
C245	43.21	62.00	39°55'57"	N82°02'08"W	42.34
C246	16.38	25.00	37°32'03"	S80°50'11"E	16.09
C247	5.78	25.00	13°15'16"	N73°46'10"E	5.77
C248	39.27	25.00	90°00'00"	N22°08'32"E	35.36
C252	57.20	62.00	52°51'33"	S50°08'04"E	55.19
C253	53.43	62.00	49°22'38"	N78°44'50"E	51.79
C254	40.80	62.00	37°42'18"	N35°12'22"E	40.07
C257	39.27	25.00	90°00'00"	N67°51'28"W	35.36
C294	519.55	275.00	108°14'48"	S76°58'52"E	445.65
C300	680.81	182.00	214°19'34"	S22°51'28"E	347.79
C308	292.84	155.00	108°14'48"	N76°58'52"W	251.19
C309	179.48	95.00	108°14'48"	N76°58'52"W	153.95
C367	22.16	25.00	50°47'19"	N41°44'52"E	21.44
C368	66.12	35.00	108°14'48"	S76°58'52"E	56.72
C369	65.46	35.00	107°09'47"	S30°43'25"W	56.33

Line Table		
Line #	Length	Direction
L55	19.15	N01°16'39"E
L56	37.62	S64°58'30"E
L64	46.63	N67°08'32"E
L65	50.00	N67°08'32"E
L66	30.00	N67°08'32"E
L106	61.37	N25°53'45"W
L107	12.00	N64°06'15"E
L108	57.61	S25°53'45"E
L109	9.52	N65°52'07"E
L110	30.75	N24°07'53"W
L111	9.71	N68°29'58"E
L112	57.42	N21°30'02"W
L113	12.00	N68°29'58"E
L114	57.88	S21°30'02"E
L122	412.59	S22°51'28"E

LEGEND

- TO BE SET 4"x4" CONCRETE MONUMENT ALLIANT P.R.M. LB8289 FOUND P.R.M.
- TO BE SET ALLIANT P.C.P. LB8289
- PERMANENT REFERENCE MONUMENT
- PERMANENT CONTROL POINT
- DRAINAGE EASEMENT
- DRAINAGE AND ACCESS EASEMENT
- ACCESS EASEMENT
- OFFICIAL RECORDS
- PAGE
- IRON ROD CAP FOUND
- STORM WATER MANAGEMENT FACILITY
- CONCRETE MONUMENT FOUND
- NON-RADIAL
- MAP BOOK
- SHEET REFERENCE NUMBER
- MATCHLINE
- POND DRAINAGE EASEMENT
- POND DRAINAGE AND ACCESS EASEMENT
- DRAINAGE AND UTILITY EASEMENT
- SQUARE FEET
- EMERGENCY ACCESS
- RADIUS
- TIE LINE ONLY
- RADIUS POINT
- POINT OF CURVATURE
- POINT OF TANGENT
- POINT OF REVERSE CURVATURE
- POINT OF COMPOUND CURVATURE
- POINT OF INTERSECTION



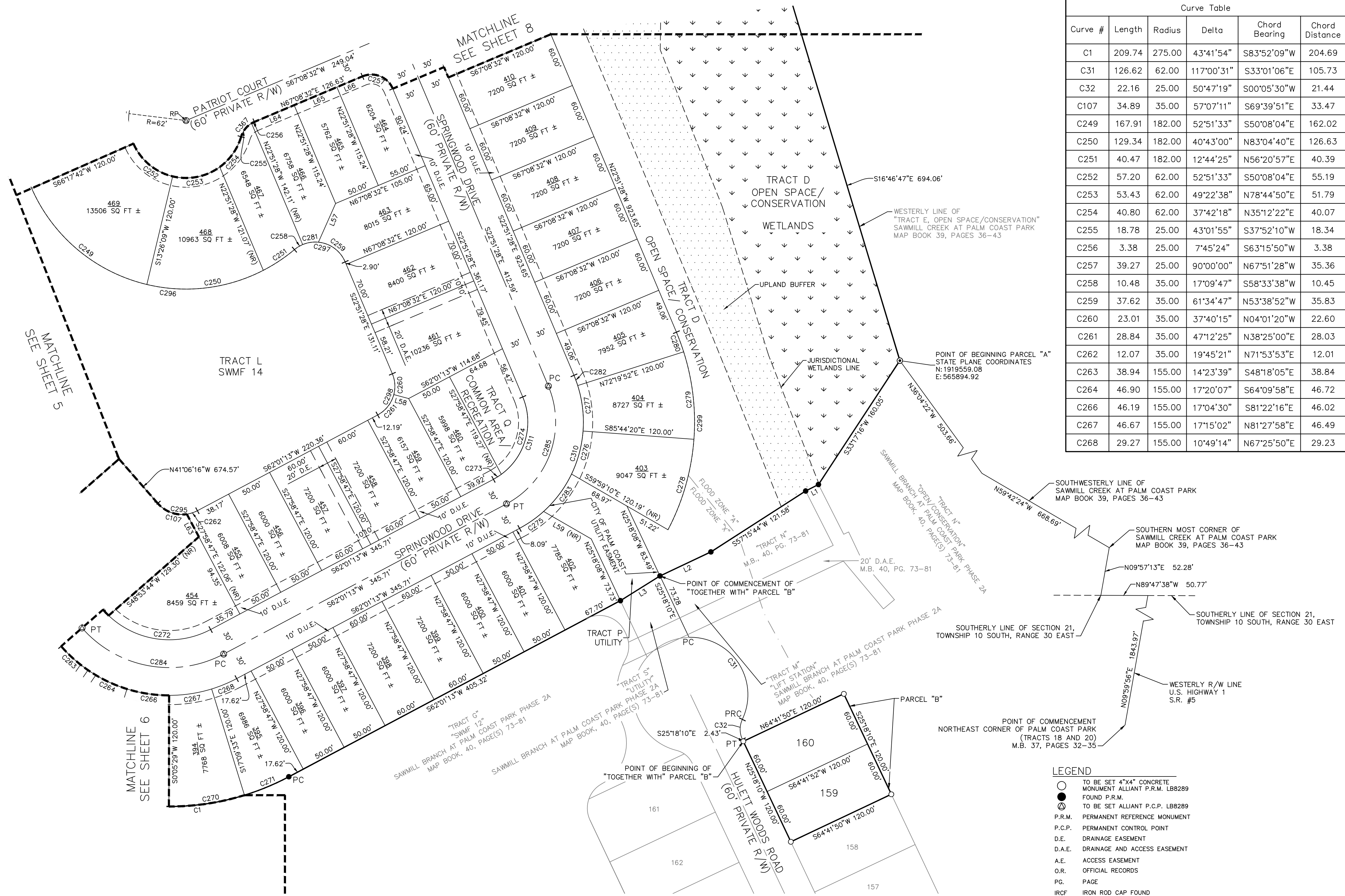
10475 Fortune Pkwy, Suite 101
Jacksonville, FL 32256
904.240.1351 MAIN
www.alliant-inc.com
LB 8289

DRAWN BY	JTK
CHECKED BY	CAW
DATE ISSUED	12/28/2023
SCALE	1"=60'
JOB NO.	322-0085
PAGE	8 of 9

Drawing name: V:\Jacksonville Office\Survey\Projects\2022\3220085 SAWMILL BRANCH PHASE 2B PLATTING\LAND DEVELOPMENT\PLAT\322-0085 Sawmill Branch Phase 2B Plat rev CAW 12 15 23.cwg Dec 28, 2023 - 10:59am

SAWMILL BRANCH AT PALM COAST PARK PHASE 2B

A PORTION OF SECTIONS 20, 21, 28, AND 29, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA,
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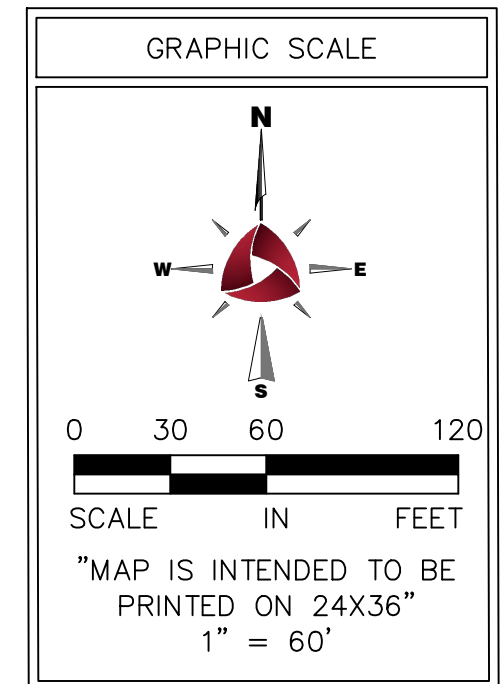


Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	209.74	275.00	43°41'54"	S83°52'09"W	204.69
C31	126.62	62.00	117°00'31"	S33°01'06"E	105.73
C32	22.16	25.00	50°47'19"	S00°05'30"W	21.44
C107	34.89	35.00	57°07'11"	S69°39'51"E	33.47
C249	167.91	182.00	52°51'33"	S50°08'04"E	162.02
C250	129.34	182.00	40°43'00"	N83°04'40"E	126.63
C251	40.47	182.00	12°44'25"	N56°20'57"E	40.39
C252	57.20	62.00	52°51'33"	S50°08'04"E	55.19
C253	53.43	62.00	49°22'38"	N78°44'50"E	51.79
C254	40.80	62.00	37°42'18"	N35°12'22"E	40.07
C255	18.78	25.00	43°01'55"	S37°52'10"W	18.34
C256	3.38	25.00	7°45'24"	S63°51'50"W	3.38
C257	39.27	25.00	90°00'00"	N67°51'28"W	35.36
C258	10.48	35.00	17°09'47"	S58°33'38"W	10.45
C259	37.62	35.00	61°34'47"	N53°38'52"W	35.83
C260	23.01	35.00	37°40'15"	N04°01'20"W	22.60
C261	28.84	35.00	47°12'25"	N38°25'00"E	28.03
C262	12.07	35.00	19°45'21"	N71°53'53"E	12.01
C263	38.94	155.00	14°23'39"	S48°18'05"E	38.84
C264	46.90	155.00	17°20'07"	S64°09'58"E	46.72
C266	46.19	155.00	17°04'30"	S81°22'16"E	46.02
C267	46.67	155.00	17°15'02"	N81°27'58"E	46.49
C268	29.27	155.00	10°49'14"	N67°25'50"E	29.23

Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C270	82.80	275.00	17°15'02"	N81°27'57"E	82.48
C271	51.93	275.00	10°49'14"	N67°25'49"E	51.86
C272	118.69	95.00	71°34'58"	S00°05'30"W	111.12
C273	10.12	70.00	8°16'58"	N57°52'44"E	10.11
C274	93.58	70.00	76°35'43"	N15°26'23"E	86.76
C275	31.96	130.00	14°05'10"	N54°58'38"E	31.88
C276	48.42	130.00	21°20'28"	N14°55'54"E	48.14
C277	49.76	130.00	21°55'49"	N06°42'14"W	49.45
C278	102.36	250.00	23°27'37"	N15°59'29"E	101.65
C279	95.69	250.00	21°55'49"	N06°42'14"W	95.11
C280	22.64	250.00	5°11'20"	N20°15'48"W	22.63
C281	17.36	35.00	28°25'13"	S81°21'08"W	17.18
C282	11.77	130.00	5°11'20"	N20°15'48"W	11.77
C283	50.67	130.00	22°19'55"	N36°46'05"E	50.35
C284	167.72	125.00	76°52'32"	S79°32'32"E	155.42
C285	148.14	100.00	84°52'41"	N19°34'52"E	134.96
C295	46.96	35.00	76°52'32"	S79°32'32"E	43.52
C296	680.81	182.00	214°19'34"	S22°51'28"E	347.79
C297	65.46	35.00	107°09'47"	S76°26'22"E	56.33
C298	51.85	35.00	84°52'41"	S19°34'52"W	47.24
C299	220.69	250.00	50°34'46"	S02°25'55"W	213.60
C310	192.58	130.00	84°52'41"	N19°34'52"E	175.45
C311	103.70	70.00	84°52'41"	N19°34'52"E	94.47

Line #	Length	Direction
L1	15.50	S63°09'16"W
L2	60.80	S64°41'52"W
L3	50.34	S58°01'27"W
L57	45.74	S23°56'18"W
L58	16.52	N75°11'13"W
L59	59.27	S59°59'10"E
L61	60.00	N41°06'16"W
L63	27.71	S27°58'47"E
L64	46.63	N67°08'32"E
L65	50.00	N67°08'32"E
L66	30.00	N67°08'32"E

- LEGEND**
- TO BE SET 4"x4" CONCRETE MONUMENT ALLIANT P.R.M. LB289 FOUND P.R.M.
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 - ⊙ PERMANENT REFERENCE MONUMENT
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 - D.E. DRAINAGE EASEMENT
 - D.A.E. DRAINAGE AND ACCESS EASEMENT
 - A.E. ACCESS EASEMENT
 - O.R. OFFICIAL RECORDS
 - PG. PAGE
 - IRCF IRON ROD CAP FOUND
 - S.W.M.F. STORM WATER MANAGEMENT FACILITY
 - CMF CONCRETE MONUMENT FOUND
 - (NR) NON-RADIAL
 - M.B. MAP BOOK
 - ① SHEET REFERENCE NUMBER
 - MATCHLINE
 - P.D.E. POND DRAINAGE EASEMENT
 - P.D.A.E. POND DRAINAGE AND ACCESS EASEMENT
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DRAWN BY JTK
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DATE ISSUED 12/28/2023
SCALE 1"=60'
JOB NO. 322-0085
PAGE 9 of 9

City of Palm Coast, Florida Agenda Item

Agenda Date: March 19, 2024

Department	COMMUNITY DEVELOPMENT	Amount
Division	PLANNING	Account #

Subject: RESOLUTION 2024-XX APPROVING THE FINAL PLAT FOR SEMINOLE PALMS PHASE 1 - APPLICATION NO. 5462

Presenter: Estelle Lens, AICP, Senior Planner; Dennis R. Leap, P.E., Site Development Manager

Attachments:

1. Presentation
2. Resolution
3. Final Plat

Background:

This is a quasi-judicial item, please disclose any ex parte communication.

The application submitted by the applicant, Kimley Horn and Associates, Inc., proposes to plat and subdivide approximately 67.80 acres of land into 159 single family residential lots and 24 tracts.

Seminole Palms Phase 1 is located on the west side of Seminole Woods Blvd. approximately 1,650' north of Grand Landings Parkway. The Future Land Use Map is Residential; and the Official Zoning is Master Planned Development (MPD).

The Subdivision Master Plan was approved by the PLDRB on September 15, 2021; and the Preliminary Plat was approved on April 4, 2023. The Applicant was issued a Site Development Permit in April 2023 in accordance with the approved construction plans filed with the approved preliminary plat.

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 \$4,341,097.14.

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

Recommended Action:

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. 5462

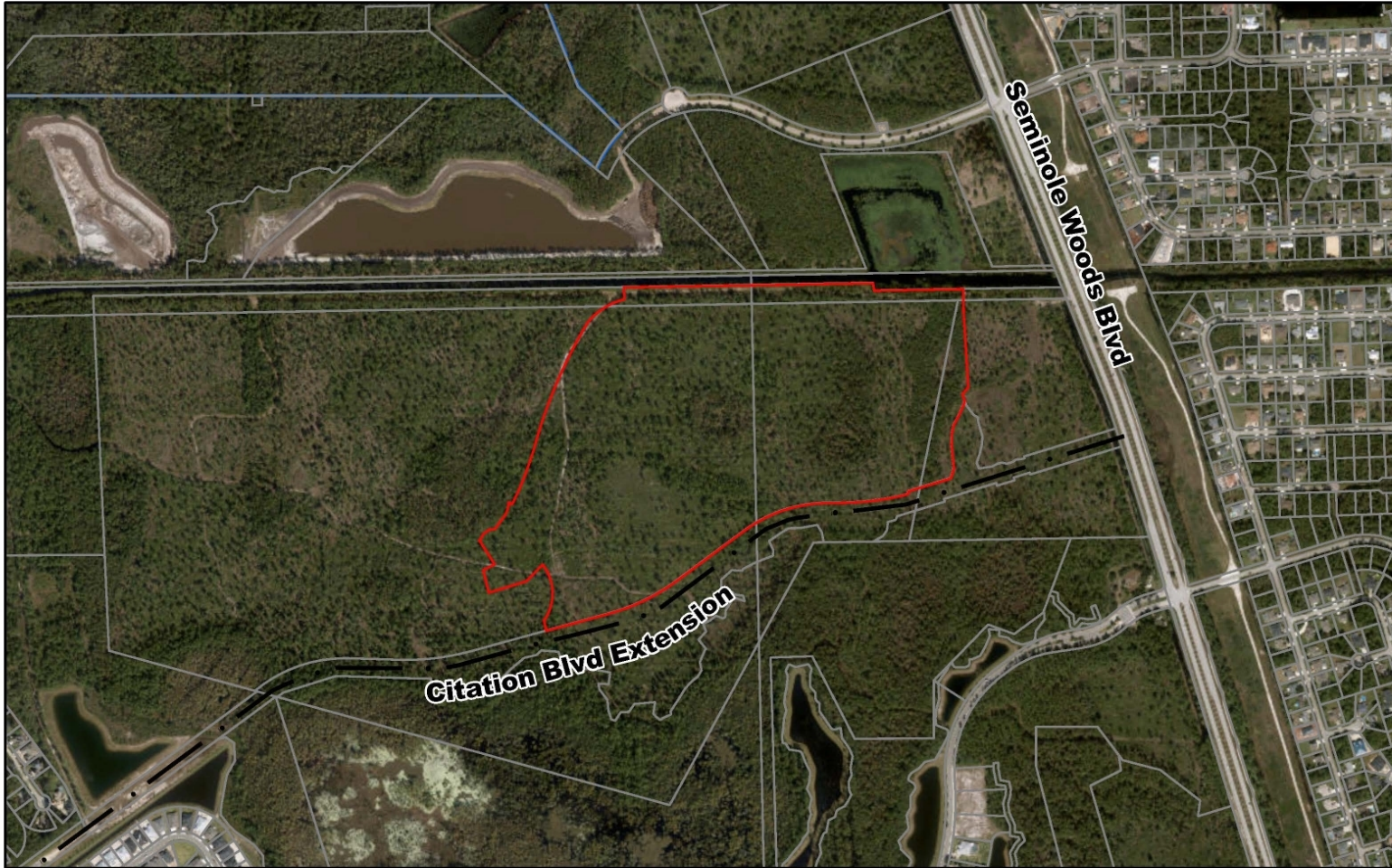
Seminole Palms Phase 1 Final Plat

City Council Public Hearing
on March 19, 2024





Location Map

Seminole Palm Phase 1 is 67.80 +/- acres and located on the west side of Seminole Woods Blvd and approximately 1,650' north of Grand Landings Parkway.



Close Up Map

-  Seminole Palms Phase 1
-  Palm Coast City Limits

2022 MAXAR Imagery

0 700
Feet

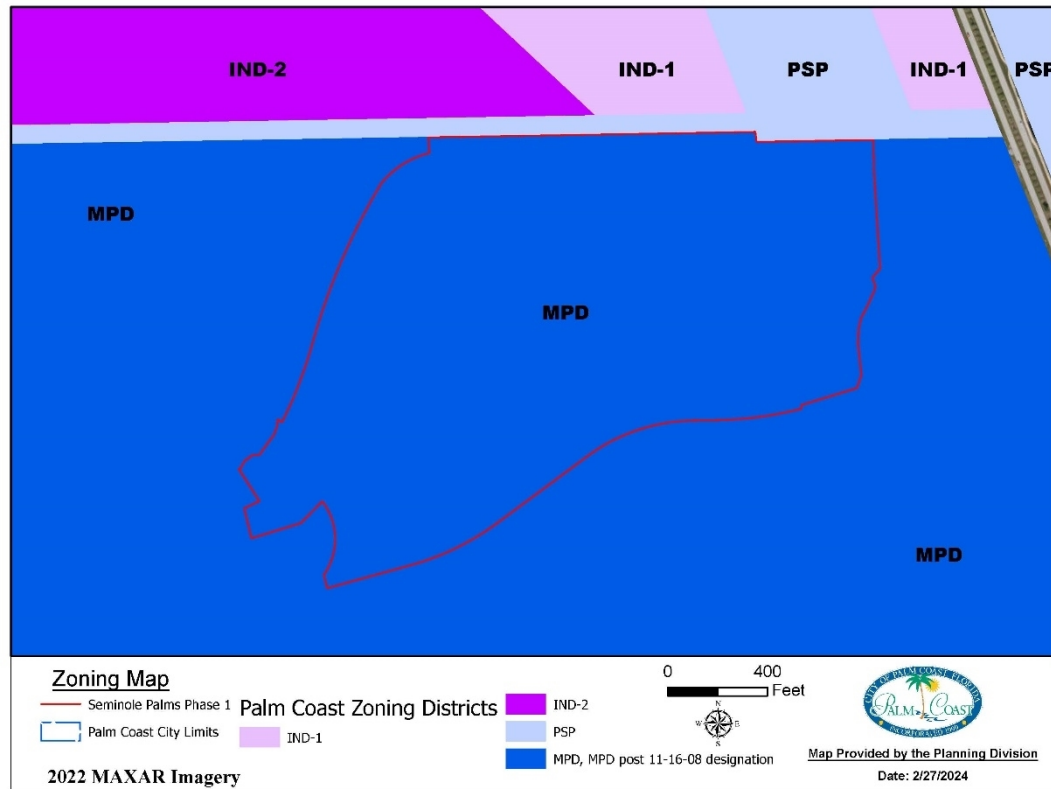


Map Provided by the Planning Division

Date: 2/27/2024

The City of Palm Coast prepares and uses this map/map data for its own purposes. This map/map data displays general boundaries and may not be appropriate for site specific uses. The City uses data believed to be accurate, however, a degree of error is inherent in all maps. This map/map data is distributed AS-IS without warranties of any kind, either expressed or implied including, but not limited to, warranties of suitability to a particular purpose or use. This map/map data is intended for use only at the published scale. Detailed on-the-ground surveys and historical analyses of sites may differ substantially from this map/map data.

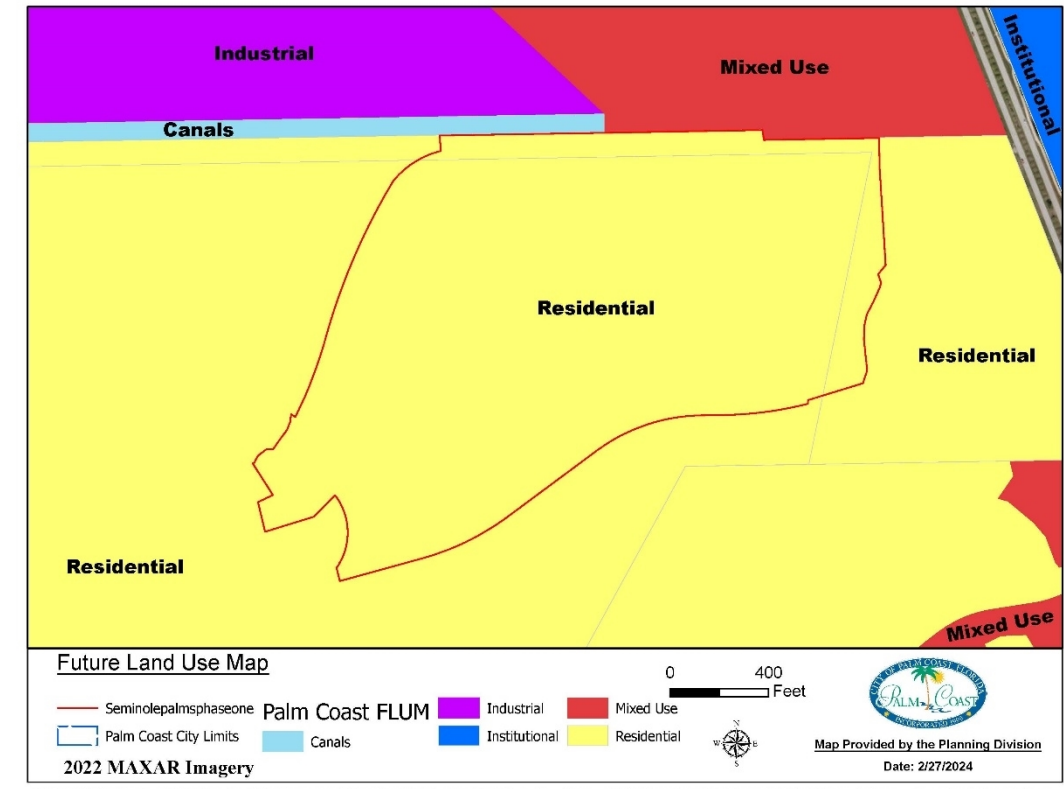
Zoning Map



The City of Palm Coast prepares and uses this map/mapping data for its own purposes. This map/mapping data displays general boundaries and may not be appropriate for site specific uses. The City uses data believed to be accurate, however, a degree of error is inherent in all maps. This map/mapping data is distributed AS-IS without warranties of any kind, either expressed or implied including, but not limited to, warranties of suitability to a particular purpose or use. This map/mapping data is intended for use only at the published scale. Detailed on-the-ground surveys and historical analyses of sites may differ substantially from this map/mapping data.

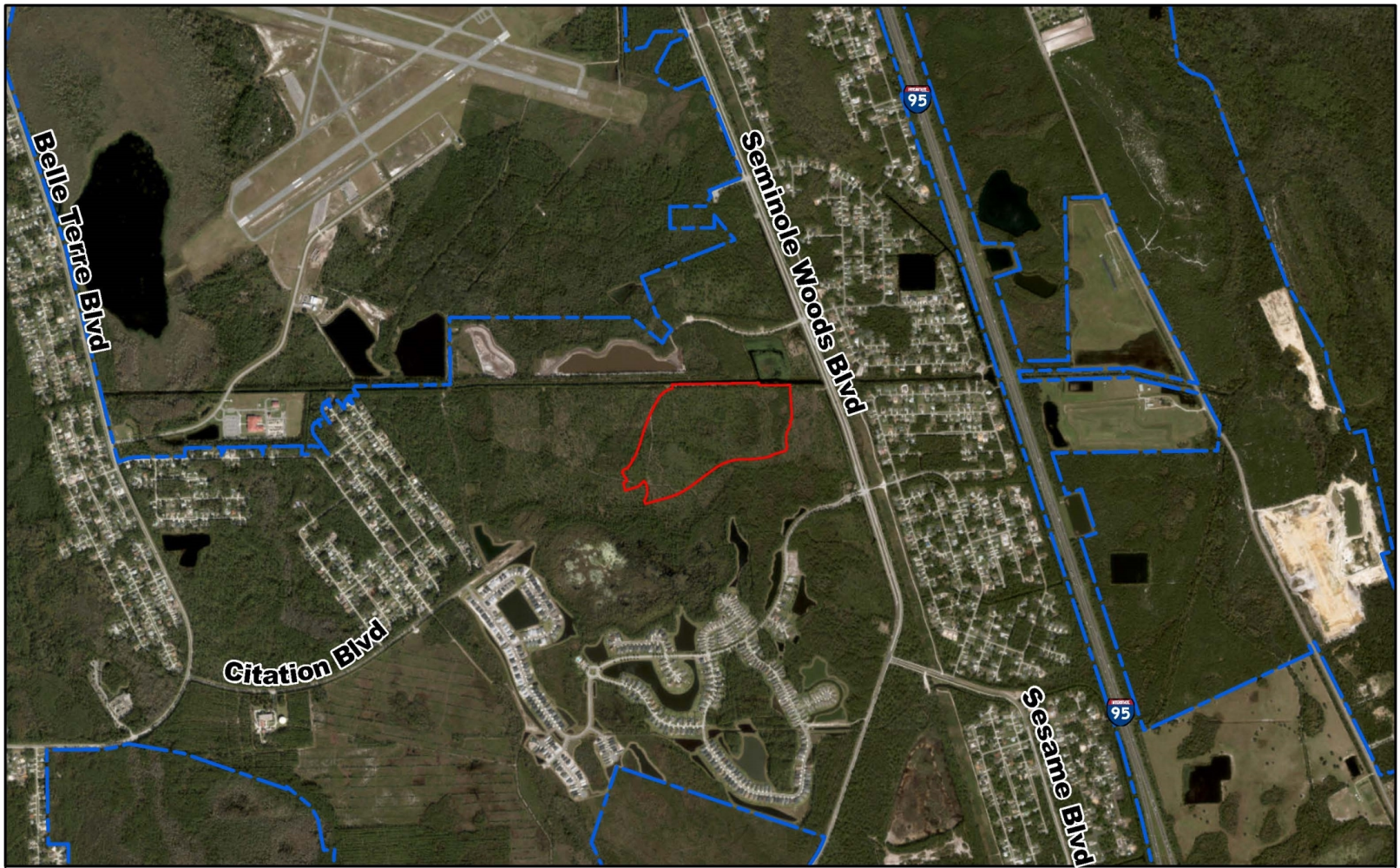
The Zoning designation is MPD (Seminole Palms MPD) .

Future Land Use Map



The City of Palm Coast prepares and uses this map/mapping data for its own purposes. This map/mapping data displays general boundaries and may not be appropriate for site specific uses. The City uses data believed to be accurate, however, a degree of error is inherent in all maps. This map/mapping data is distributed AS-IS without warranties of any kind, either expressed or implied including, but not limited to, warranties of suitability to a particular purpose or use. This map/mapping data is intended for use only at the published scale. Detailed on-the-ground surveys and historical analyses of sites may differ substantially from this map/mapping data.

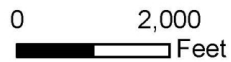
The FLUM designation is Residential



Distant Map

- Seminole Palms Phase 1
- Palm Coast City Limits

2022 MAXAR Imagery



Map Provided by the Planning Division

Date: 2/27/2024

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Background

Seminole Palms MPD was approved by The City of Palm Coast in 2021.

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

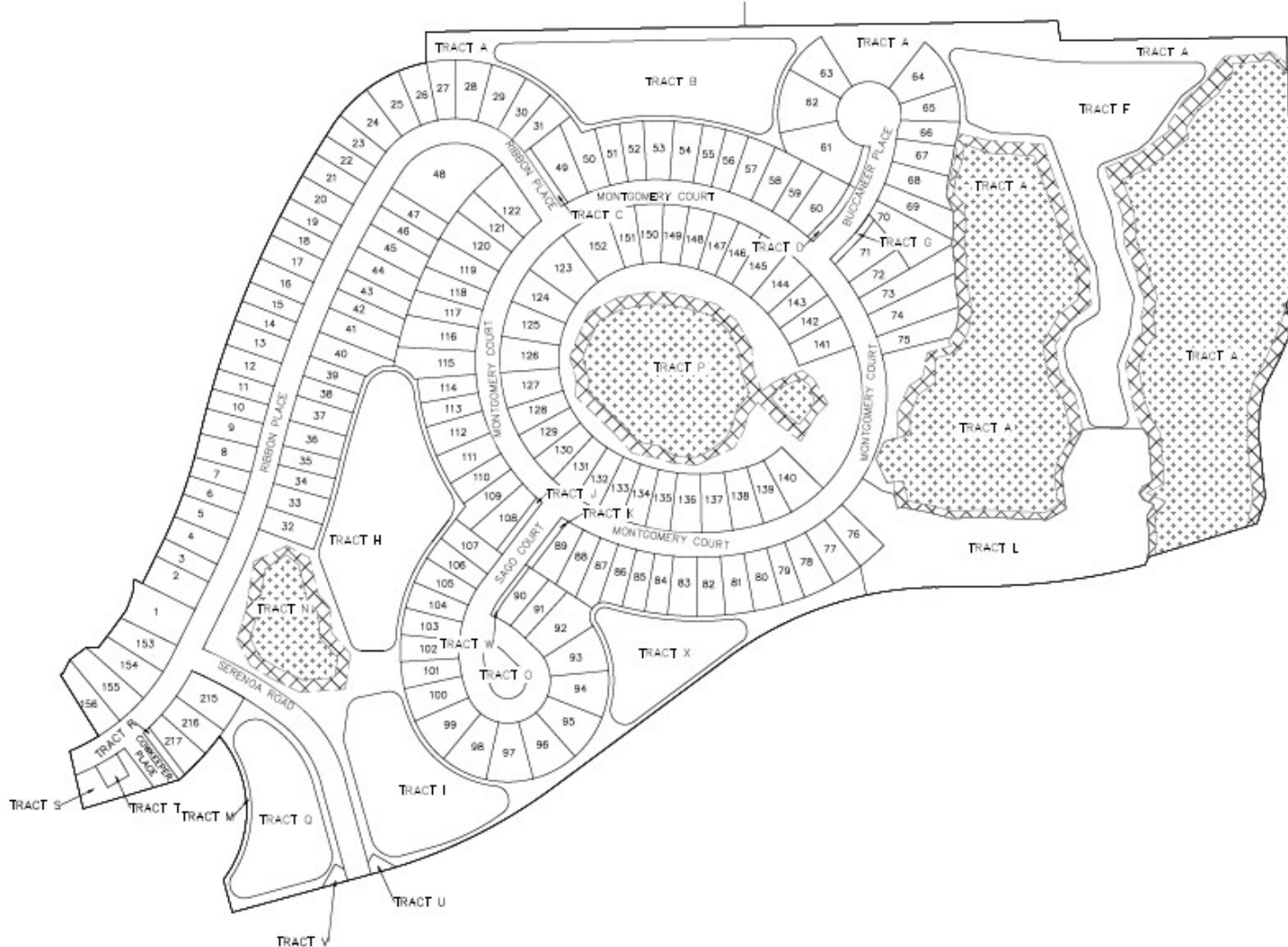


Construction Photos



PLAT LAYOUT

159 Single Family Residential Lots
(Total of 451 Single Family Residential Lots)



Bonds

A performance bond estimate for the infrastructure, which has not been completed, in the amount of \$4,341,097.14 has been received and found acceptable.

Recommendation

Adopt Resolution 2024-XX approving Final Plat for Seminole Palms Phase 1 and authorizing the Mayor to execute the plat and staff to issue a Final Plat Development Order for Application No. 5462

RESOLUTION 2024-____
SEMINOLE PALMS PHASE 1 FINAL PLAT

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM COAST, FLORIDA, APPROVING APPLICATION NO. 5462 FOR THE FINAL PLAT OF A PORTION OF SECTIONS 20, AND 21, 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 June 8, 2023, Application No. 5462, (hereinafter “the application”) was submitted by Kimley Horn Associates, Inc. to the City of Palm Coast Community Development Department for approval of approximately 67.80 acres of land into 159 single family residential lots and 24 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, 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 159 single-family lots and 24 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 19th day of March 2024.

ATTEST:

CITY OF PALM COAST

KALEY COOK, CITY CLERK

DAVID ALFIN, MAYOR

APPROVED AS TO FORM AND LEGALITY

ANTHONY A. GARGANESE, CITY ATTORNEY

SEMINOLE PALMS PHASE 1

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN GOVERNMENT SECTIONS 20 AND 21, TOWNSHIP 12 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID GOVERNMENT SECTION 20 AND 21, TOWNSHIP 12 SOUTH, RANGE 31 EAST, THENCE S 00°50'01" E, 50.00 FEET; THENCE N 89°02'12" E, 1.11 FEET TO THE POINT OF BEGINNING; THENCE, N 89°00'43" E, 637.81 FEET; THENCE, S 07°46'22" E, 40.28 FEET; THENCE, N 89°00'43" E, 464.18 FEET; THENCE, S 00°59'17" E, 121.16 FEET; THENCE, S 03°21'51" E, 389.51 FEET; THENCE, S 37°21'50" W, 45.55 FEET; THENCE, S 19°06'24" E, 43.91 FEET; THENCE, S 16°48'29" W, 18.65 FEET; THENCE, S 23°34'44" W, 59.11 FEET; THENCE, S 27°28'48" W, 63.05 FEET; THENCE, S 12°25'53" W, 44.12 FEET; THENCE, S 02°04'10" W, 57.76 FEET; THENCE, S 05°51'41" E, 53.57 FEET; THENCE, S 06°15'12" E, 72.27 FEET; THENCE, S 17°58'27" W, 55.20 FEET; THENCE, S 72°56'25" W, 233.44 FEET; THENCE, S 03°27'46" W, 4.02 FEET; THENCE, S 25°33'35" W, 13.31 FEET TO A POINT OF CURVATURE CONCAVE NORTHERLY, HAVING A RADIUS OF 1395.00 FEET, A CENTRAL ANGLE OF 13°31'51" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 82°18'32" W, 328.67 FEET; THENCE, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 329.44 FEET; THENCE, S 89°04'27" W, 102.58 FEET TO A POINT OF CURVATURE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 734.00 FEET, A CENTRAL ANGLE OF 35°37'26" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 71°15'44" W, 449.05 FEET; THENCE, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 456.37 FEET; THENCE, S 53°27'01" W, 445.25 FEET TO A POINT OF CURVATURE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1060.00 FEET, A CENTRAL ANGLE OF 21°11'45" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 64°02'53" W, 389.90 FEET; THENCE, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 392.14 FEET; THENCE, S 74°38'46" W, 315.96 FEET; THENCE, N 15°21'14" W, 69.31 FEET TO A POINT OF CURVATURE CONCAVE EASTERLY, HAVING A RADIUS OF 234.00 FEET, A CENTRAL ANGLE OF 74°18'50" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 00°01'08" E, 282.67 FEET; THENCE, NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 303.50 FEET; THENCE, N 37°08'17" W, 12.76 FEET TO A POINT OF CURVATURE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 585.00 FEET, A CENTRAL ANGLE OF 11°58'40" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 43°02'44" W, 122.07 FEET; THENCE, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 122.29 FEET; THENCE, S 73°17'53" W, 204.50 FEET; THENCE, N 13°01'27" W, 120.87 FEET TO A POINT OF CURVATURE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 415.00 FEET, A CENTRAL ANGLE OF 9°09'35" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 62°40'51" E, 66.27 FEET; THENCE, NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 66.34 FEET; THENCE, N 31°53'56" W, 147.60 FEET; THENCE, N 70°43'44" E, 4.64 FEET; THENCE, N 27°06'40" E, 32.82 FEET; THENCE, N 53°16'54" E, 41.66 FEET; THENCE, S 89°31'50" E, 24.96 FEET; THENCE, N 37°23'51" E, 46.43 FEET; THENCE, N 35°54'41" E, 49.85 FEET; THENCE, N 20°39'17" E, 35.41 FEET; THENCE, N 06°30'51" E, 29.13 FEET; THENCE, S 63°43'16" E, 18.70 FEET; THENCE, N 26°16'44" E, 86.44 FEET TO A POINT OF CURVATURE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1000.00 FEET, A CENTRAL ANGLE OF 13°12'12" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 19°40'39" E, 229.93 FEET; THENCE, NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 230.44 FEET TO A POINT OF REVERSE CURVATURE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2000.00 FEET, A CENTRAL ANGLE OF 19°58'47" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 23°03'56" E, 693.90 FEET; THENCE, NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 697.43 FEET TO A POINT OF CURVATURE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 300.00, A CENTRAL ANGLE OF 45°42'37" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 55°54'38" E, 233.04 FEET; THENCE, NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 239.34 FEET; THENCE, N 00°57'48" W, 63.11 FEET; THENCE, N 89°02'12" E, 654.53 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 67.80 ACRES, MORE OR LESS.

JOINER AND CONSENT MORTGAGEE

THIS IS TO CERTIFY THAT NVR, INC., BEING THE MORTGAGEE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION OF THIS PLAT, RECORDED IN THAT MORTGAGE AND SECURITY AGREEMENT, RECORDED IN OFFICIAL RECORDS BOOK 2772, PAGE 1817 AND OFFICIAL RECORDS BOOK 2772, PAGE 1818, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, DOES HEREBY JOIN IN AND CONSENT AND MAKE ITSELF A PARTY FOR THE DEDICATION OF SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN DESCRIBED, AND AGREES THAT THE MORTGAGE SHALL BE SUBORDINATED TO SAID DEDICATIONS.

IN WITNESS WHEREOF, NVR, INC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY _____, IT'S _____, BY AND WITH AUTHORITY OF NVR, INC., THIS ____ DAY OF _____, A.D. 2024.

WITNESS _____
PRINT NAME: _____
NAME: _____ AS
(TITLE) _____
OF NVR, INC., WITNESS _____
PRINT NAME: _____

NOTARY FOR NVR, INC.,

STATE OF FLORIDA, COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF _____ PHYSICAL PRESENCE OR _____ ONLINE NOTARIZATION, THIS ____ DAY OF _____, 2024 BY _____ AS _____ OF NVR, INC., ON BEHALF OF NVR, INC., AND WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC, STATE OF FLORIDA

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

CERTIFICATE OF APPROVAL BY THE CITY OF PALM COAST

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

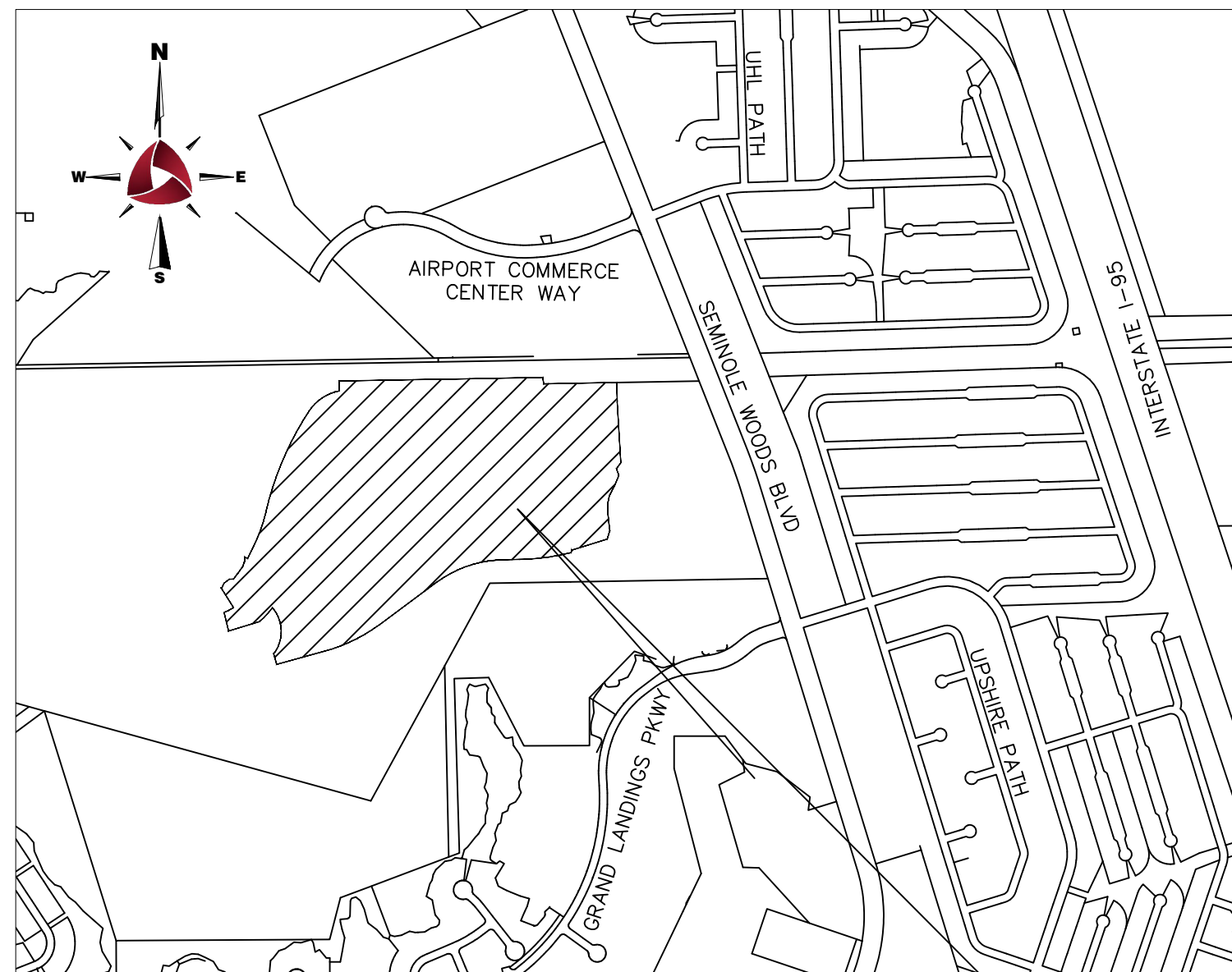
BY: _____ PRINT NAME: _____
MAYOR, CITY OF PALM COAST
BY: _____ PRINT NAME: _____
CITY CLERK

CERTIFICATE OF 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

A PORTION OF SECTIONS 20 AND 21, TOWNSHIP 12 SOUTH, RANGE 31 EAST, CITY OF PALM COAST, FLAGLER COUNTY, FLORIDA



VICINITY MAP
SCALE: 1" = 1000'

PROJECT LOCATION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT CRE-KL SEMINOLE WOODS OWNER, LLC., A DELAWARE LIMITED LIABILITY COMPANY, BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED AS SEMINOLE PALMS PHASE 1, HEREBY DEDICATES SAID LANDS AND PLAT FOR THE USES AND PURPOSES EXPRESSED BELOW AND AS OTHERWISE EXPRESSED HEREIN:

1. A PERPETUAL NON-EXCLUSIVE EASEMENT OVER ALL PRIVATE RIGHTS-OF-WAY IS HEREBY DEDICATED TO THE CITY OF PALM COAST AND ALL GOVERNMENT AGENCIES FOR INGRESS AND EGRESS, AND FOR LAW ENFORCEMENT AND EMERGENCY VEHICLES, EMERGENCY ACCESS, AND EMERGENCY MAINTENANCE.
2. TRACT "T" IS HEREBY DEDICATED TO THE CITY OF PALM COAST FOR LIFT STATION PURPOSES. THE TRACT IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE CITY OF PALM COAST.
3. ALL PRIVATE STREETS (SERENOA ROAD, RIBBON PLACE, MONTGOMERY COURT, BUCCANEER PLACE AND SAGO COURT) ARE HEREBY DEDICATED TO THE SEMINOLE PALMS COMMUNITY DEVELOPMENT DISTRICT, TOGETHER WITH ITS SUCCESSORS AND/OR ASSIGNS (TOGETHER, "CDD") FOR THE PURPOSE OF VEHICULAR ACCESS, COMMON AREA, SIGNAGE, SIDEWALKS AND THE INSTALLATION, CONSTRUCTION, ACQUISITION, MAINTENANCE, REPAIR AND REPLACEMENT OF ROADWAY, HARDSCAPING, LANDSCAPING, IRRIGATION, LIGHTING, WATER, SEWER, RECLAIM AND STORM WATER MANAGEMENT SYSTEMS. ALL SUCH TRACTS ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE CDD, WITHOUT RECOURSE TO THE CITY OF PALM COAST.
4. TRACT(S) "B", "F", "H", "I", "O" AND "X" ARE HEREBY DEDICATED TO THE CDD FOR STORMWATER DRAINAGE PURPOSES. ALL SUCH TRACTS ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE CDD, WITHOUT RECOURSE TO THE CITY OF PALM COAST.
5. TRACT(S) "C", "D", "E", "G", "J", "K", "M", "N", "R", "S", "P", AND "W" ARE HEREBY DEDICATED TO THE CDD FOR OPEN SPACE AND PARK/OPEN SPACE PURPOSES. ALL SUCH TRACTS ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE CDD, WITHOUT RECOURSE TO THE CITY OF PALM COAST.
6. TRACT(S) "U" AND "V" ARE HEREBY DEDICATED TO THE CDD FOR SIGNAGE PURPOSES. ALL SUCH TRACTS ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE CDD, WITHOUT RECOURSE TO THE CITY OF PALM COAST.
7. TRACT(S) "A" AND "N" ARE HEREBY DEDICATED TO THE CDD FOR CONSERVATION PURPOSES. ALL SUCH TRACTS ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE CDD, WITHOUT RECOURSE TO THE CITY OF PALM COAST.
8. TRACT "L" IS RESERVED BY THE OWNER FOR FUTURE DEVELOPMENT PURPOSES.

WITNESS _____ OWNER: CRE-KL SEMINOLE WOODS OWNER, LLC., A DELAWARE LIMITED LIABILITY COMPANY
PRINTED NAME _____
WITNESS _____ BY: _____
PRINTED NAME _____

STATE OF FLORIDA, COUNTY OF _____

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

NOTARY PUBLIC, STATE OF FLORIDA PERSONALLY KNOWN _____ OR PRODUCED IDENTIFICATION _____
TYPE OF IDENTIFICATION PRODUCED _____
COMMISSION NO.: _____ COMMISSION EXPIRES: _____
PRINT NAME _____

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
COUNTY OF FLAGLER

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

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

BY: _____
PRINTED NAME AND TITLE _____
WITNESS: _____
PRINTED NAME AND TITLE _____

CERTIFICATE OF SURVEYOR

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

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

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

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

CERTIFICATE OF APPROVAL BY CITY ENGINEER

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

BY: _____ PRINT NAME: _____
CITY ENGINEER

CERTIFICATE OF APPROVAL BY DEPUTY CHIEF DEVELOPMENT OFFICER

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

BY: _____ PRINT NAME: _____
DEPUTY CHIEF DEVELOPMENT OFFICER

REVIEWING SURVEYOR'S CERTIFICATION

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

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



SEMINOLE PALMS PHASE 1

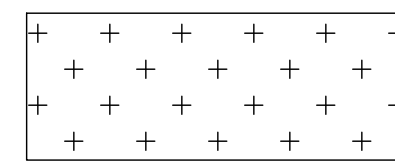
A PORTION OF SECTIONS 20 AND 21, TOWNSHIP 12 SOUTH, RANGE 31 EAST,
CITY OF PALM COAST, FLAGLER COUNTY, FLORIDA

GENERAL NOTES:

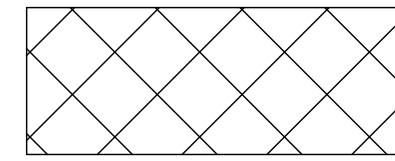
- BEARINGS SHOWN ARE BASED ON THE SOUTH WESTERLY RIGHT OF WAY LINE OF SEMINOLE WOODS BOULEVARD (A 124' R/W) AS BEING S 21° 33' 06" E AND IS REFERENCED TO NAD83 / 2011 FLORIDA 901 EAST STATE PLANE COORDINATES.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED 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.
- THIS PROPERTY LIES WITHIN ZONE X (UNSHADED - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND ZONE AE (EL 23.7) OF FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE COMMUNITY PANEL NO. 12035C0233E, EFFECTIVE DATE: 6/6/2018 NOTICE: LETTER OF MAP REVISION RECORDED 11/25/2022, "LOMR 21-04-6036P" & LETTER OF MAP REVISION EFFECTIVE 8/8/2018 "LOMR 18-04-4831P".
- 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.
- SIDEWALKS, PER THE CONSTRUCTION PLAN, WILL BE INSTALLED WITH EACH SINGLE-FAMILY RESIDENTIAL BUILDING PERMIT. SIDEWALKS ARE TO BE INSTALLED ON LOTS 1 TO 152.
- ALL LINES ARE CONSIDERED RADIAL UNLESS OTHERWISE NOTED.
- SECTION LINES AND QUARTER SECTION LINES ARE GRAPHIC REPRESENTATIONS ONLY AND DO NOT REFLECT FIELD MEASUREMENTS UNLESS OTHERWISE NOTED.
- 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.
- PER THE SEMINOLE PALMS OF FLAGLER HOMEOWNER ASSOCIATION COVENANTS AND RESTRICTIONS THE AMENITY CENTER FOR THIS PLAT NAMED SEMINOLE PALMS PHASE 1, ALONG WITH THE SEMINOLE PALMS TOWNHOME PLAT AND SEMINOLE ENCLAVE, WILL BE A SHARED AMENITY CENTER AMONG ALL THREE SUBDIVISIONS. AMENITY CENTER AND OTHER RECREATIONAL OPEN SPACES WILL BE LOCATED IN THE SEMINOLE PALMS PLAT TRACTS LISTED AS RECREATIONAL, AMENITY, AND/OR OPEN SPACE.
- THIS PLAT IS SUBJECT TO "SEMINOLE PALMS" MASTER DEVELOPMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 2638, PAGES 498-522, OF THE OFFICIAL RECORDS OF FLAGLER COUNTY, FLORIDA.
- THE HOMEOWNER'S ASSOCIATION REFLECTED HEREON REFERS TO THE SEMINOLE PALMS OF FLAGLER HOMEOWNERS ASSOCIATION, INC.

LEGEND

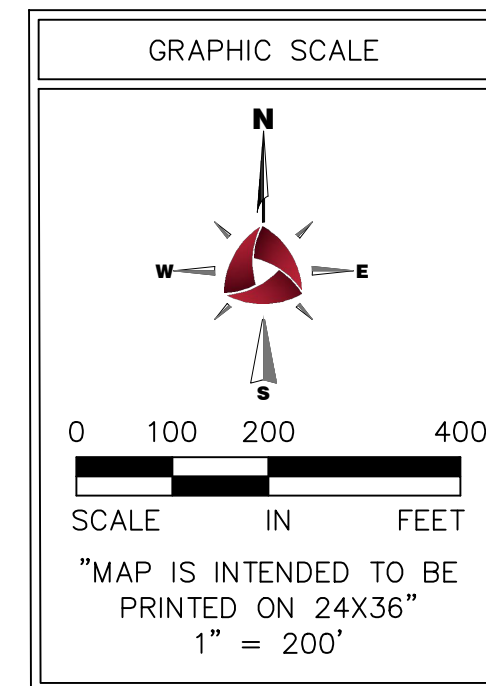
- SET ALLIANT P.R.M. LB8289
- FOUND P.R.M.
- ⊙ SET ALLIANT P.C.P. LB8289
- P.R.M. PERMANENT REFERENCE MONUMENT
- P.C.P. PERMANENT CONTROL POINT
- D.E. DRAINAGE EASEMENT
- O.R. OFFICIAL RECORDS
- PG. PAGE
- IRCF IRON ROD CAP FOUND
- S.W.M.F. STORM WATER MANAGEMENT FACILITY
- CMF CONCRETE MONUMENT FOUND
- F.D.T. FUTURE DEVELOPMENT TRACT
- PT POINT OF TANGENCY
- PC POINT OF CURVATURE
- PRC POINT OF REVERSE CURVATURE
- (N-R) NON-RADIAL
- M.B. MAP BOOK
- ③ SHEET REFERENCE NUMBER
- MATCHLINE
- FPL-E FLORIDA POWER & LIGHT EASEMENT
- V.W. VARIABLE WIDTH
- A.E. ACCESS EASEMENT
- D.A.E. DRAINAGE AND ACCESS EASEMENT
- U.D.A.E. UTILITY, ACCESS AND DRAINAGE EASEMENT
- D.E. DRAINAGE EASEMENT
- TLO TIE LINE ONLY
- R/W RIGHT OF WAY



WETLANDS



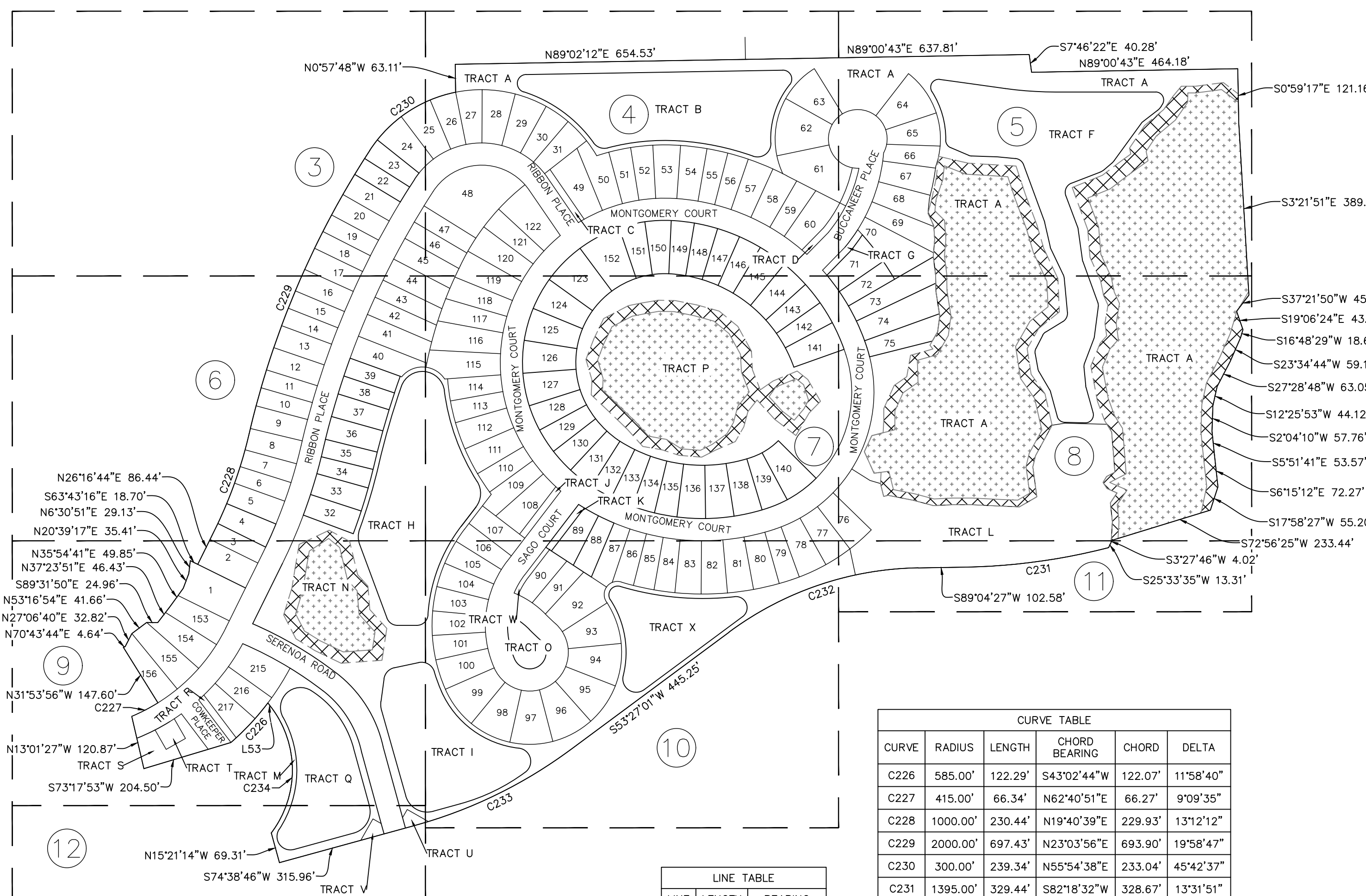
UPLAND BUFFER



KEY MAP

NOTES:

- PURSUANT TO THE PROVISIONS OF SECTION 177.091(28), FLORIDA STATUTES, ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- 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 PERPETUAL EASEMENTS, ARE HEREBY DEDICATED TO THE CDD AND ALL PUBLIC UTILITY PROVIDERS IN ORDER TO CONSTRUCT, OPERATE, MAINTAIN AND REPAIR UNDERGROUND PUBLIC UTILITY SYSTEMS (INCLUDING WIRES, CABLES, CONDUITS AND ABOVE GROUND APPURTENANT EQUIPMENT) UNLESS OTHERWISE INDICATED.
- THE FEE TITLE TO PROPERTY UNDERLYING ALL EASEMENTS AS SHOWN ON THIS PLAT SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS; PROVIDED HOWEVER, THE UNDERSIGNED OWNER RESERVES THE RIGHT TO ASSIGN THE OBLIGATION FOR MAINTENANCE OF SAID EASEMENTS TO THE CDD, THE TRAILS OF PALM COAST HOMEOWNERS ASSOCIATION, INC. OR OTHER SUCH ENTITY OR PERSON AS WILL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THE PLAT.
- THERE IS RESERVED A 10 FOOT EASEMENT FOR ACCESS, UTILITIES, LANDSCAPE, IRRIGATION AND SIDEWALKS ALONG THE FRONT OF ALL LOTS AND TRACTS.
- NON-EXCLUSIVE PERPETUAL EASEMENTS ARE HEREBY DEDICATED TO THE CDD UNDER, OVER AND ACROSS, ALL EASEMENT AREAS LABELED "10' U.D.A.E." FOR INGRESS AND EGRESS AS WELL AS FOR THE CONSTRUCTION, ACQUISITION, FINANCING, OWNERSHIP, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF CDD AND UTILITY IMPROVEMENTS. THE CDD AND ALL UTILITY PROVIDERS SHALL HAVE RESPONSIBILITY FOR OWNERSHIP AND MAINTENANCE OF THEIR RESPECTIVE IMPROVEMENTS.
- NON-EXCLUSIVE PERPETUAL EASEMENTS ARE HEREBY DEDICATED TO THE CDD UNDER, OVER AND ACROSS, ALL EASEMENT AREAS LABELED "10' A.E." FOR INGRESS AND EGRESS AS WELL AS FOR THE CONSTRUCTION, ACQUISITION, FINANCING, OWNERSHIP, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF CDD IMPROVEMENTS, WITH RESPONSIBILITY FOR OWNERSHIP AND MAINTENANCE OF CDD IMPROVEMENTS.
- NON-EXCLUSIVE PERPETUAL EASEMENTS ARE HEREBY DEDICATED TO THE CDD UNDER, OVER AND ACROSS, ALL EASEMENT AREAS LABELED "80' D.E." FOR INGRESS AND EGRESS AS WELL AS FOR THE CONSTRUCTION, ACQUISITION, FINANCING, OWNERSHIP, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF CDD IMPROVEMENTS, WITH RESPONSIBILITY FOR OWNERSHIP AND MAINTENANCE OF CDD IMPROVEMENTS.
- NON-EXCLUSIVE PERPETUAL EASEMENTS ARE HEREBY DEDICATED TO THE CDD UNDER, OVER AND ACROSS, ALL EASEMENT AREAS LABELED "20' D.A.E." FOR INGRESS AND EGRESS AS WELL AS FOR THE CONSTRUCTION, ACQUISITION, FINANCING, OWNERSHIP, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF CDD IMPROVEMENTS, WITH RESPONSIBILITY FOR OWNERSHIP AND MAINTENANCE OF CDD IMPROVEMENTS.
- NON-EXCLUSIVE PERPETUAL EASEMENTS ARE HEREBY DEDICATED TO THE CDD UNDER, OVER AND ACROSS, ALL EASEMENT AREAS LABELED "45' D.A.E." FOR INGRESS AND EGRESS AS WELL AS FOR THE CONSTRUCTION, ACQUISITION, FINANCING, OWNERSHIP, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF CDD IMPROVEMENTS, WITH RESPONSIBILITY FOR OWNERSHIP AND MAINTENANCE OF CDD IMPROVEMENTS.
- NO AMENDMENT TO THE DECLARATION SHALL BE APPROVED WHICH CONFLICTS WITH ANY LAND USE APPROVAL OR PERMIT GRANTED BY THE CITY OF PALM COAST OR WHICH CONFLICTS WITH THE CODE OF ORDINANCES OR LAND DEVELOPMENT REGULATIONS OF THE CITY OF PALM COAST.
- NO FENCES, BUILDINGS, OR IMPROVEMENTS SHALL BE ERECTED ON LOTS OR COMMON AREAS WITH PERMITS AS REQUIRED BY THE CITY OF PALM COAST OR THE APPROPRIATE GOVERNMENTAL AGENCY.
- THIS PLAT IS SUBJECT TO THAT CERTAIN JOINT MAINTENANCE EASEMENT AGREEMENT RECORDED IN O.R.B. 2788, PAGE 777 FOR A TEMPORARY CONSTRUCTION EASEMENT AGREEMENT FOR MAINTENANCE RESPONSIBILITY TO THE CDD.
- FINAL CONVEYANCE OF ANY UTILITIES IMPROVEMENTS IS SUBJECT TO FINAL ACCEPTANCE BY THE CITY OF PALM COAST, AND, AS PART OF THE ACCEPTANCE PROCESS, SUCH IMPROVEMENTS MAY BE CONVEYED FROM EITHER THE DEVELOPER AND/OR THE CDD.
- PURSUANT TO SECTION 193.0235, F.S., ALL TRACTS DEDICATED TO, OR OWNED BY, A HOMEOWNER'S ASSOCIATION HEREUNDER ARE INTENDED TO BE USED AS COMMON ELEMENTS FOR THE EXCLUSIVE BENEFIT OF LOT OWNERS.



CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C226	585.00'	122.29'	S43°02'44"W	122.07'	11°58'40"
C227	415.00'	66.34'	N62°40'51"E	66.27'	9°09'35"
C228	1000.00'	230.44'	N19°40'39"E	229.93'	13°12'12"
C229	2000.00'	697.43'	N23°03'56"E	693.90'	19°58'47"
C230	300.00'	239.34'	N55°54'38"E	233.04'	45°42'37"
C231	1395.00'	329.44'	S82°18'32"W	328.67'	13°31'51"
C232	734.00'	456.37'	S71°15'44"W	449.05'	35°37'26"
C233	1060.00'	392.14'	S64°02'53"W	389.90'	21°11'45"
C234	234.00'	303.50'	N0°01'08"E	282.67'	74°18'50"

LINE TABLE		
LINE	LENGTH	BEARING
L53	12.76	N37°08'17"W

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Drawing name: V:\Jacksonville Office\Survey\Projects\2022\32200009 SEMINOLE PALMS PLATTING\LAND DEVELOPMENT\PLAT\Phase 1 Plat\322-0009 Seminole Palms Plat Ph 1.dwg Jan 08, 2024 11:50am

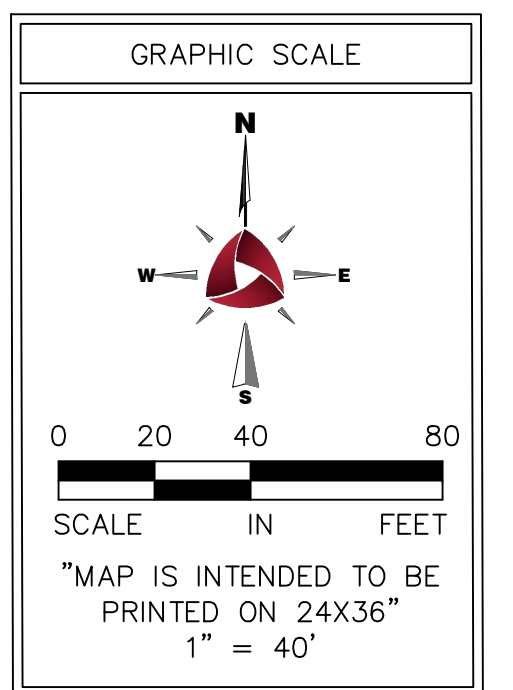
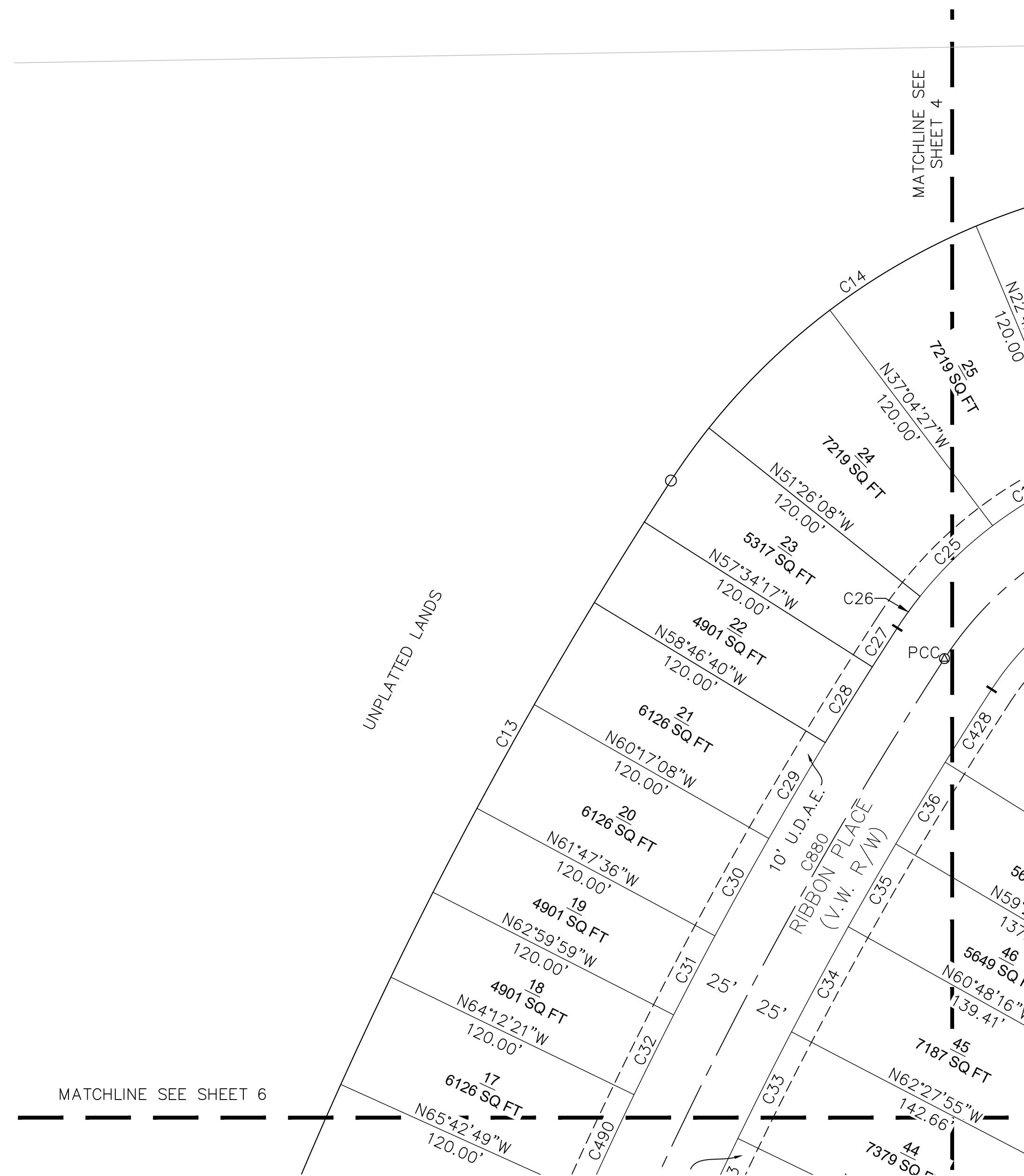
SEMINOLE PALMS PHASE 1

A PORTION OF SECTIONS 20 AND 21, TOWNSHIP 12 SOUTH, RANGE 31 EAST,
CITY OF PALM COAST, FLAGLER COUNTY, FLORIDA

MAP BOOK PAGE

SHEET 3 OF 12
SEE SHEET 2 FOR NOTES & LEGEND

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C13	2000.00'	697.43'	S23°03'56"W	693.90'	19°58'47"
C13	2000.00'	697.43'	N23°03'56"E	693.90'	19°58'47"
C25	180.00'	45.12'	S45°44'42"W	45.00'	14°21'41"
C26	180.00'	17.31'	S35°48'36"W	17.30'	5°30'32"
C27	1880.00'	20.57'	S32°44'31"W	20.57'	0°37'37"
C28	1880.00'	39.58'	S31°49'31"W	39.58'	1°12'22"
C29	1880.00'	49.48'	S30°28'06"W	49.47'	1°30'28"
C30	1880.00'	49.48'	S28°57'38"W	49.47'	1°30'28"
C31	1880.00'	39.58'	S27°36'12"W	39.58'	1°12'22"
C32	1880.00'	39.58'	S26°23'50"W	39.58'	1°12'22"
C33	1830.00'	53.05'	N26°42'15"E	53.04'	1°39'39"
C34	1830.00'	53.05'	N28°21'54"E	53.04'	1°39'39"
C35	1830.00'	42.44'	N29°51'35"E	42.43'	1°19'43"
C36	1830.00'	42.44'	N31°11'18"E	42.43'	1°19'43"
C880	1855.00'	646.86'	S23°03'56"W	643.59'	19°58'47"




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CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C6	180.00'	36.06'	N43°48'56"W	36.00'	11°28'42"
C7	180.00'	11.22'	N36°17'24"W	11.22'	3°34'21"
C14	300.00'	239.34'	S55°54'38"W	233.04'	45°42'37"
C15	461.50'	215.69'	N31°16'37"W	213.73'	26°46'40"
C17	461.50'	334.80'	N65°26'55"W	327.50'	41°33'56"
C18	345.00'	498.39'	S13°00'07"W	456.17'	82°46'10"
C37	20.00'	56.30'	N8°23'32"E	39.47'	161°17'21"
C38	310.00'	198.12'	N53°56'37"W	194.77'	36°37'03"
C39	30.00'	36.24'	N70°14'34"W	34.08'	69°12'57"
C40	500.00'	162.48'	S84°27'33"W	161.77'	18°37'10"
C41	616.50'	170.11'	N78°19'36"W	169.57'	15°48'33"
C42	30.00'	36.77'	S53°27'16"W	49.81'	112°14'48"
C43	196.00'	141.24'	S17°58'29"W	138.20'	41°17'13"
C44	20.00'	45.23'	S26°10'21"E	36.19'	129°34'53"
C137	300.00'	60.10'	S84°30'18"W	60.00'	11°28'42"
C138	300.00'	75.20'	N82°34'31"W	75.00'	14°21'41"
C139	180.00'	36.06'	N55°17'38"W	36.00'	11°28'42"
C140	180.00'	45.12'	N68°12'49"W	45.00'	14°21'41"
C141	180.00'	45.12'	N82°34'31"W	45.00'	14°21'41"
C142	180.00'	36.06'	S84°30'18"W	36.00'	11°28'42"

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C145	180.00'	36.06'	S73°01'35"W	36.00'	11°28'42"
C146	130.00'	15.58'	N37°56'11"W	15.57'	6°51'55"
C147	180.00'	45.12'	S60°06'24"W	45.00'	14°21'41"
C150	509.00'	52.23'	S39°48'11"W	52.21'	5°52'45"
C151	509.00'	52.23'	S39°48'11"W	52.21'	5°52'45"
C152	509.00'	34.47'	S31°27'12"W	34.47'	3°52'50"
C153	509.00'	34.47'	S31°27'12"W	34.47'	3°52'50"
C154	509.00'	31.26'	S27°12'54"W	31.26'	3°31'09"
C155	872.94'	21.28'	S25°28'17"W	21.28'	1°23'49"
C156	872.94'	8.01'	S26°25'59"W	8.01'	0°31'33"
C157	370.00'	47.47'	S33°11'18"W	47.44'	7°21'02"
C161	436.50'	65.90'	N46°19'19"W	65.84'	8°39'00"
C162	436.50'	65.90'	N54°58'19"W	65.84'	8°39'00"
C163	436.50'	52.70'	N62°45'21"W	52.67'	6°55'04"
C164	436.50'	52.70'	N69°40'25"W	52.67'	6°55'04"
C165	436.50'	53.53'	N76°38'45"W	53.50'	7°01'36"
C166	320.00'	59.62'	S76°37'12"W	59.53'	10°40'30"
C167	320.00'	99.61'	S62°21'55"W	99.21'	17°50'05"
C168	370.00'	37.97'	S39°48'11"W	37.95'	5°52'45"
C169	370.00'	50.64'	S46°39'48"W	50.60'	7°50'30"

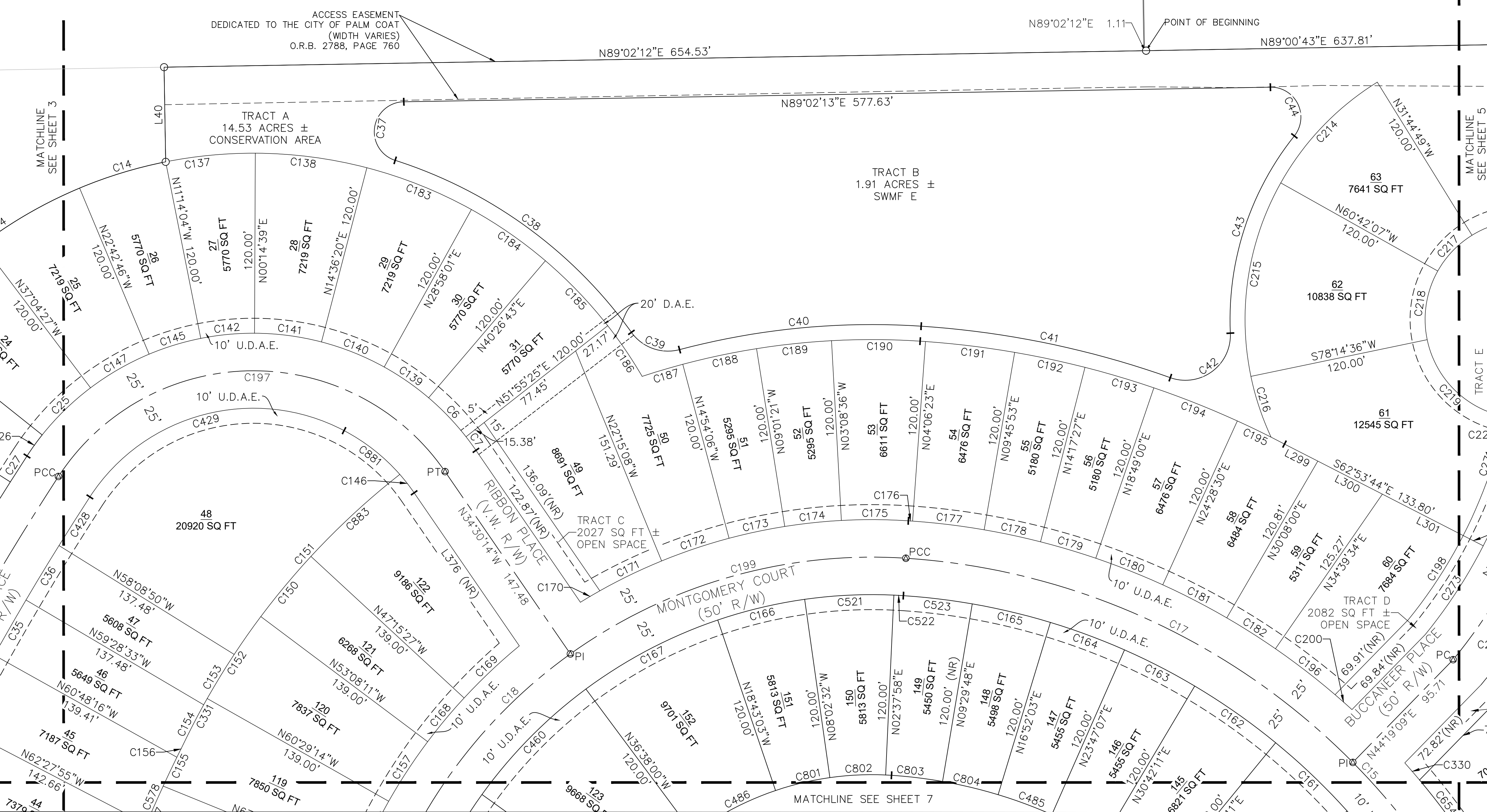
CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C170	370.00'	15.04'	S59°29'54"W	15.04'	2°19'43"
C171	370.00'	45.75'	S64°12'19"W	45.72'	7°05'06"
C172	370.00'	47.47'	S71°25'23"W	47.44'	7°21'02"
C173	370.00'	37.97'	S78°02'17"W	37.95'	5°52'45"
C174	370.00'	37.97'	S83°55'01"W	37.95'	5°52'45"
C175	370.00'	44.64'	N89°41'15"W	44.61'	6°54'44"
C176	486.50'	2.87'	N86°03'45"W	2.87'	0°20'15"
C177	486.50'	48.05'	N83°03'52"W	48.03'	5°39'30"
C178	486.50'	38.43'	N77°58'20"W	38.42'	4°31'34"
C179	486.50'	38.43'	N73°26'47"W	38.42'	4°31'34"
C180	486.50'	48.05'	N68°21'15"W	48.03'	5°39'30"
C181	486.50'	48.05'	N62°41'45"W	48.03'	5°39'30"
C182	486.50'	38.43'	N57°36'13"W	38.42'	4°31'34"
C183	300.00'	75.20'	N68°12'49"W	75.00'	14°21'41"
C184	300.00'	60.10'	N55°17'38"W	60.00'	11°28'42"
C185	300.00'	60.10'	N43°48'56"W	60.00'	11°28'42"
C186	300.00'	40.83'	N34°10'39"W	40.80'	7°47'52"
C187	490.00'	28.27'	S73°26'45"W	28.26'	3°18'18"
C188	490.00'	50.28'	S78°02'17"W	50.26'	5°52'45"
C189	490.00'	50.28'	S83°55'01"W	50.26'	5°52'45"

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C190	490.00'	59.11'	N89°41'15"W	59.08'	6°54'44"
C191	606.50'	59.90'	N83°03'52"W	59.87'	5°39'30"
C192	606.50'	47.91'	N77°58'20"W	47.90'	4°31'34"
C193	606.50'	47.91'	N73°26'47"W	47.90'	4°31'34"
C194	606.50'	59.90'	N68°21'15"W	59.87'	5°39'30"
C195	606.50'	24.92'	N64°20'52"W	24.92'	2°21'16"
C196	486.50'	50.17'	N52°23'10"W	50.15'	5°54'33"
C197	155.00'	304.18'	S89°16'33"W	257.67'	112°26'26"
C198	319.50'	67.04'	S33°06'55"W	66.91'	12°01'18"
C199	345.00'	237.14'	S74°04'40"W	232.49'	39°22'56"
C200	486.50'	15.02'	N48°32'49"W	15.02'	1°46'08"
C214	186.00'	94.00'	S43°46'32"W	93.00'	28°57'18"
C215	186.00'	133.31'	S8°45'58"W	130.47'	41°03'49"
C216	186.00'	42.77'	S18°21'13"E	42.68'	13°10'33"
C217	66.00'	33.35'	S43°46'32"W	33.00'	28°57'18"
C218	66.00'	47.32'	S8°45'29"W	46.31'	41°04'47"
C219	66.00'	77.54'	S45°26'27"E	73.16'	67°19'05"
C273	334.50'	70.87'	N33°10'27"E	70.74'	12°08'22"
C330	486.50'	15.05'	N40°53'03"W	15.05'	1°46'22"
C331	509.00'	31.26'	S27°12'54"W	31.26'	3°31'09"

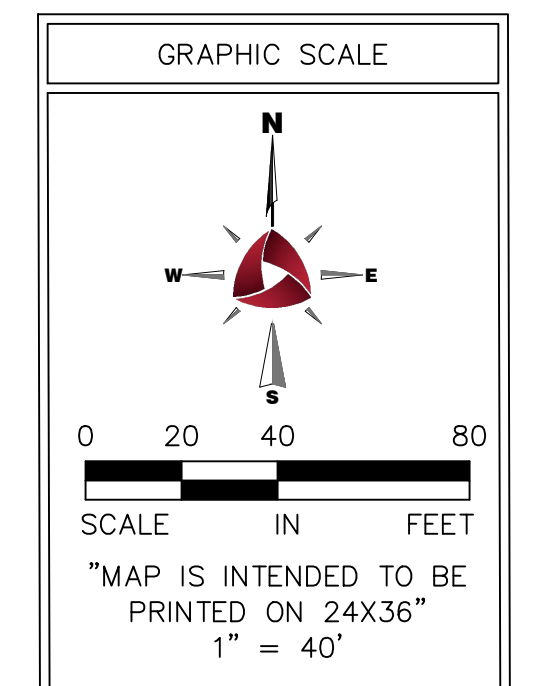
CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C428	1830.00'	38.42'	N32°27'15"E	38.41'	1°12'10"
C429	130.00'	192.05'	N75°22'41"E	175.06'	84°38'42"
C460	320.00'	99.06'	S44°34'47"W	98.66'	17°44'11"
C521	320.00'	59.62'	S87°17'43"W	59.53'	10°40'30"
C522	320.00'	6.34'	N86°47'57"W	6.34'	1°08'09"
C523	436.50'	46.26'	N83°11'43"W	46.24'	6°04'20"
C801	200.00'	37.26'	S76°37'12"W	37.21'	10°40'30"
C802	200.00'	37.26'	S87°17'43"W	37.21'	10°40'30"
C803	316.50'	34.26'	N83°07'48"W	34.25'	6°12'09"
C804	316.50'	38.09'	N76°34'50"W	38.07'	6°53'46"
C881	130.00'	47.49'	N51°50'04"W	47.23'	20°55'50"
C883	509.00'	80.66'	S47°16'57"W	80.58'	9°04'48"

SEMINOLE PALMS PHASE 1

A PORTION OF SECTIONS 20 AND 21, TOWNSHIP 12 SOUTH, RANGE 31 EAST, CITY OF PALM COAST, FLAGLER COUNTY, FLORIDA



LINE TABLE		
LINE	LENGTH	BEARING
L40	63.11	N0°57'48"W
L299	24.91	S62°53'44"E
L300	48.34	S62°53'44"E
L301	60.54	S62°53'44"E
L376	123.77	S34°30'14"E



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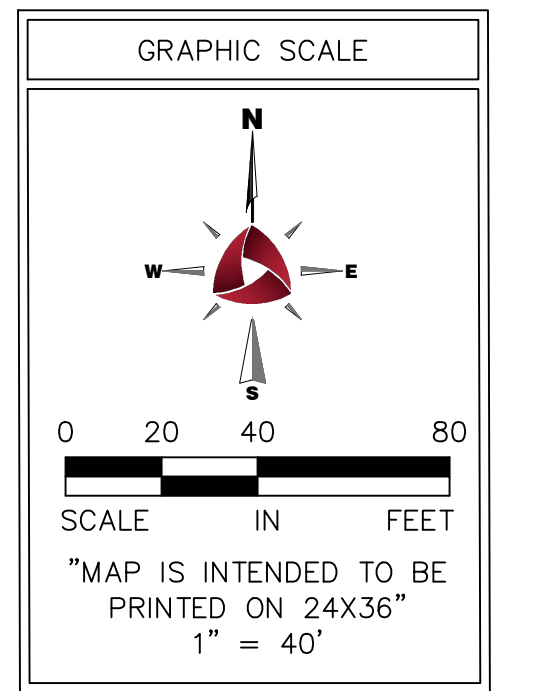
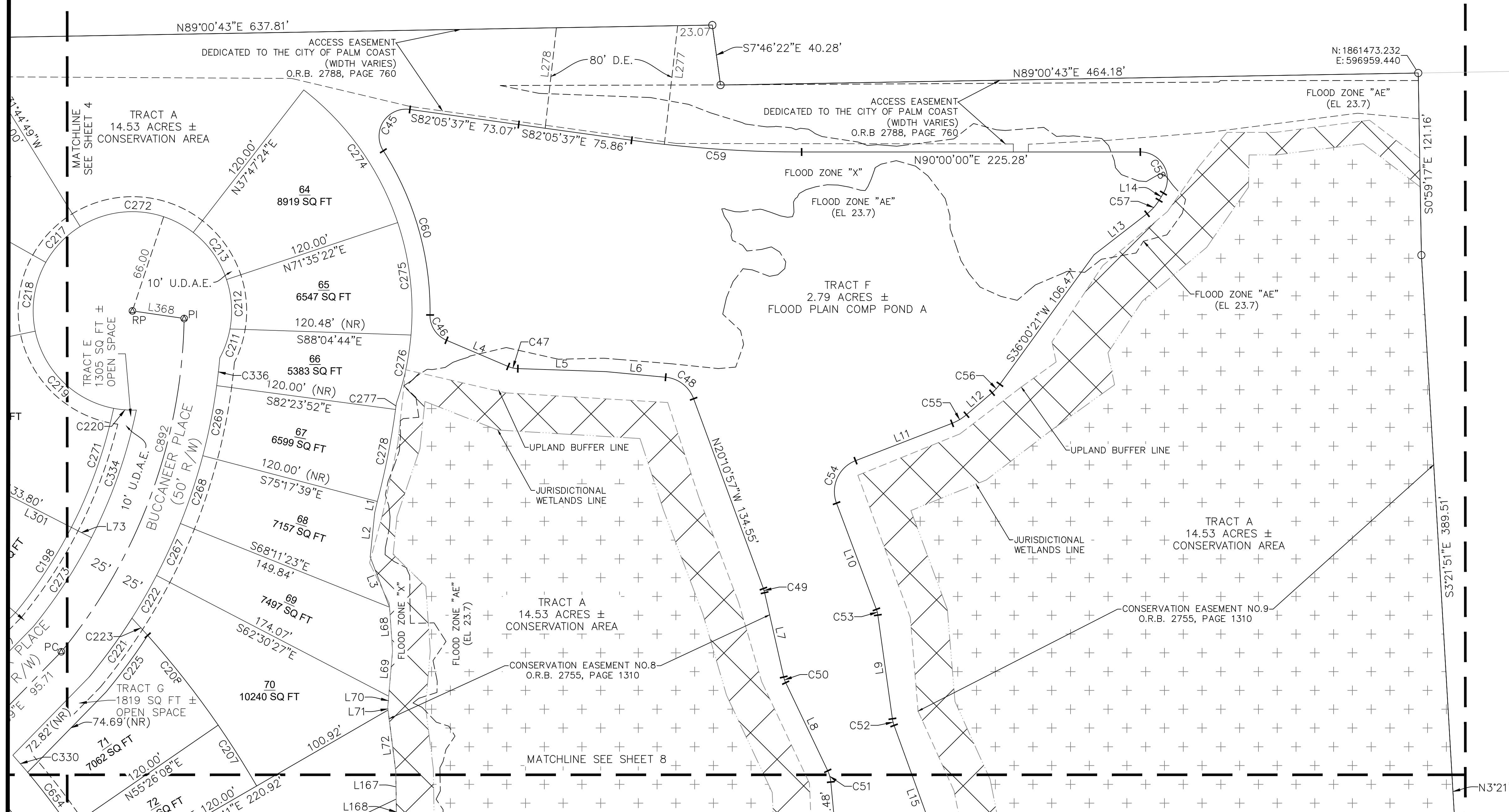
SHEET 5 OF 12
SEE SHEET 2 FOR NOTES & LEGEND

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C45	18.00'	40.98'	N32°41'02"E	32.69'	130°26'42"
C46	18.00'	21.28'	N33°05'02"W	20.06'	67°44'03"
C47	18.00'	6.63'	N77°29'44"W	6.59'	21°05'21"
C48	22.00'	24.76'	N52°25'14"W	23.47'	64°28'34"
C49	22.00'	2.85'	N16°28'22"W	2.85'	7°25'10"
C50	18.00'	4.00'	N19°07'50"W	3.99'	12°44'07"
C51	22.00'	7.73'	N15°25'38"W	7.69'	20°08'32"
C52	22.00'	4.58'	S13°58'03"E	4.57'	11°55'16"
C53	18.00'	3.94'	S14°16'56"E	3.93'	12°33'01"
C54	22.00'	34.32'	S24°08'08"W	30.95'	89°23'10"
C55	33.00'	11.21'	S59°05'48"W	11.16'	19°27'50"
C56	33.00'	7.69'	S42°41'07"W	7.68'	13°21'32"
C57	33.00'	12.12'	S41°45'21"W	12.05'	21°02'30"
C58	18.00'	38.09'	S29°22'57"E	31.37'	121°14'06"
C59	822.00'	113.43'	S86°02'48"E	113.34'	7°54'23"
C60	198.00'	115.15'	N15°52'40"W	113.54'	33°19'18"
C207	606.50'	47.91'	N32°18'05"W	47.90'	4°31'34"
C208	606.50'	75.96'	N38°09'09"W	75.91'	7°10'34"
C211	66.00'	20.56'	N19°24'37"E	20.47'	17°50'46"
C212	66.00'	33.29'	N3°57'42"W	32.94'	28°53'52"

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C213	66.00'	38.93'	N35°18'37"W	38.37'	33°47'58"
C220	66.00'	15.18'	S85°41'16"E	15.14'	13°10'32"
C221	384.50'	48.29'	N35°59'15"E	48.26'	7°11'46"
C222	384.50'	32.81'	N29°56'40"E	32.80'	4°53'24"
C223	606.50'	15.52'	N42°28'25"W	15.52'	1°27'58"
C224	384.50'	48.29'	N35°59'15"E	48.26'	7°11'46"
C225	399.50'	46.75'	N36°19'23"E	46.72'	6°42'17"
C267	384.50'	38.03'	N24°39'57"E	38.02'	5°40'03"
C268	384.50'	47.55'	N18°17'21"E	47.52'	7°05'09"
C269	384.50'	47.55'	N11°12'12"E	47.52'	7°05'09"
C271	318.69'	84.30'	S19°32'11"W	84.05'	15°09'20"
C272	66.00'	80.10'	N86°58'43"W	75.27'	69°32'13"
C274	186.00'	109.72'	N35°18'37"W	108.14'	33°47'58"
C275	186.00'	75.84'	N6°43'47"W	75.31'	23°21'41"
C276	186.00'	46.57'	N12°07'26"E	46.45'	14°20'47"
C277	504.50'	4.15'	N7°24'39"E	4.15'	0°28'17"
C278	504.50'	62.43'	N11°11'30"E	62.39'	7°05'25"
C334	334.50'	90.28'	N19°22'22"E	90.00'	15°27'49"
C336	384.50'	18.50'	N6°16'56"E	18.49'	2°45'22"
C892	359.50'	240.76'	N20°14'17"E	236.29'	38°22'17"

LINE TABLE		
LINE	LENGTH	BEARING
L1	7.74	S12°56'22"W
L2	29.52	S5°50'36"W
L3	35.81	S21°03'35"E
L4	44.56	N66°57'04"W
L5	58.35	N88°02'25"W
L6	40.19	N84°39'31"W
L7	57.51	N12°45'46"W
L8	64.98	N25°29'54"W
L9	69.65	S8°00'25"E
L10	75.47	S20°33'27"E
L11	68.86	S68°49'44"W
L12	22.43	S49°21'53"W
L13	44.61	S52°16'36"W
L14	5.57	S31°14'06"W
L68	29.09	N3°58'21"W

LINE TABLE		
LINE	LENGTH	BEARING
L69	30.33	N4°52'40"E
L70	7.64	N4°52'40"E
L71	1.58	N7°12'16"W
L72	41.30	N7°12'16"W
L73	15.00	S62°53'44"E
L277	79.46	S6°22'38"W
L278	67.27	S6°22'38"W
L368	34.81	S81°38'59"E



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Drawing name: V:\Jacksonville Office\Survey\Projects\2022\3220009 SEMINOLE PALMS PLATTING\LAND DEVELOPMENT\PLAT\Phase 1 Plat\322-0009 Seminole Palms Plat Ph 1.dwg Jan 08, 2024 - 11:50am

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C8	1880.00'	11.62'	S13°15'10"W	11.62'	0°21'15"
C9	1880.00'	49.48'	S14°11'02"W	49.47'	1°30'28"
C10	1880.00'	39.58'	S15°32'27"W	39.58'	1°12'22"
C21	1145.00'	263.85'	N19°40'39"E	263.27'	13°12'12"
C24	1880.00'	39.58'	S16°44'50"W	39.58'	1°12'22"
C33	1830.00'	53.05'	N26°42'15"E	53.04'	1°39'39"
C61	50.00'	133.88'	S84°05'21"E	97.32'	153°24'34"
C62	1700.00'	181.89'	N16°08'27"E	181.81'	6°07'50"
C63	1300.00'	153.44'	N16°27'26"E	153.35'	6°45'46"
C64	50.00'	35.06'	N0°14'57"W	34.35'	40°10'31"
C100	1290.00'	14.87'	S13°24'22"W	14.87'	0°39'38"
C108	1880.00'	49.48'	S18°06'15"W	49.47'	1°30'28"
C123	1880.00'	49.48'	S19°36'43"W	49.47'	1°30'28"
C131	1170.00'	13.49'	N13°24'22"E	13.49'	0°39'38"
C132	1170.00'	39.33'	N14°41'57"E	39.33'	1°55'34"
C133	1170.00'	49.16'	N16°51'58"E	49.16'	2°24'27"
C134	1170.00'	49.16'	N19°16'25"E	49.16'	2°24'27"
C143	1830.00'	26.84'	N13°29'45"E	26.84'	0°50'26"

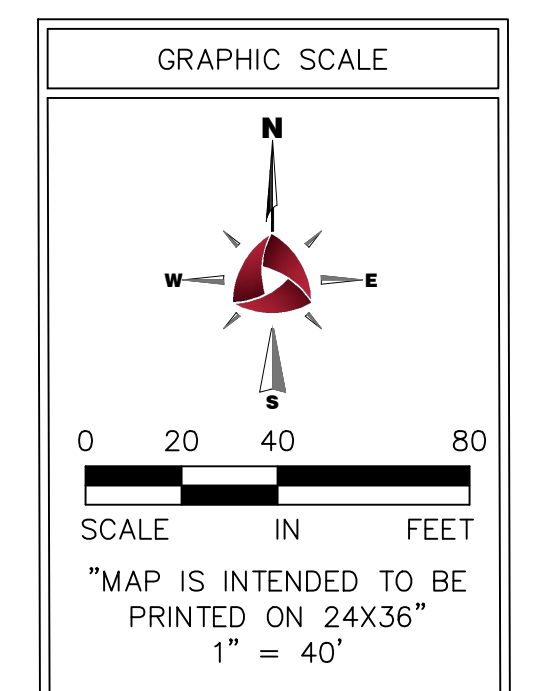
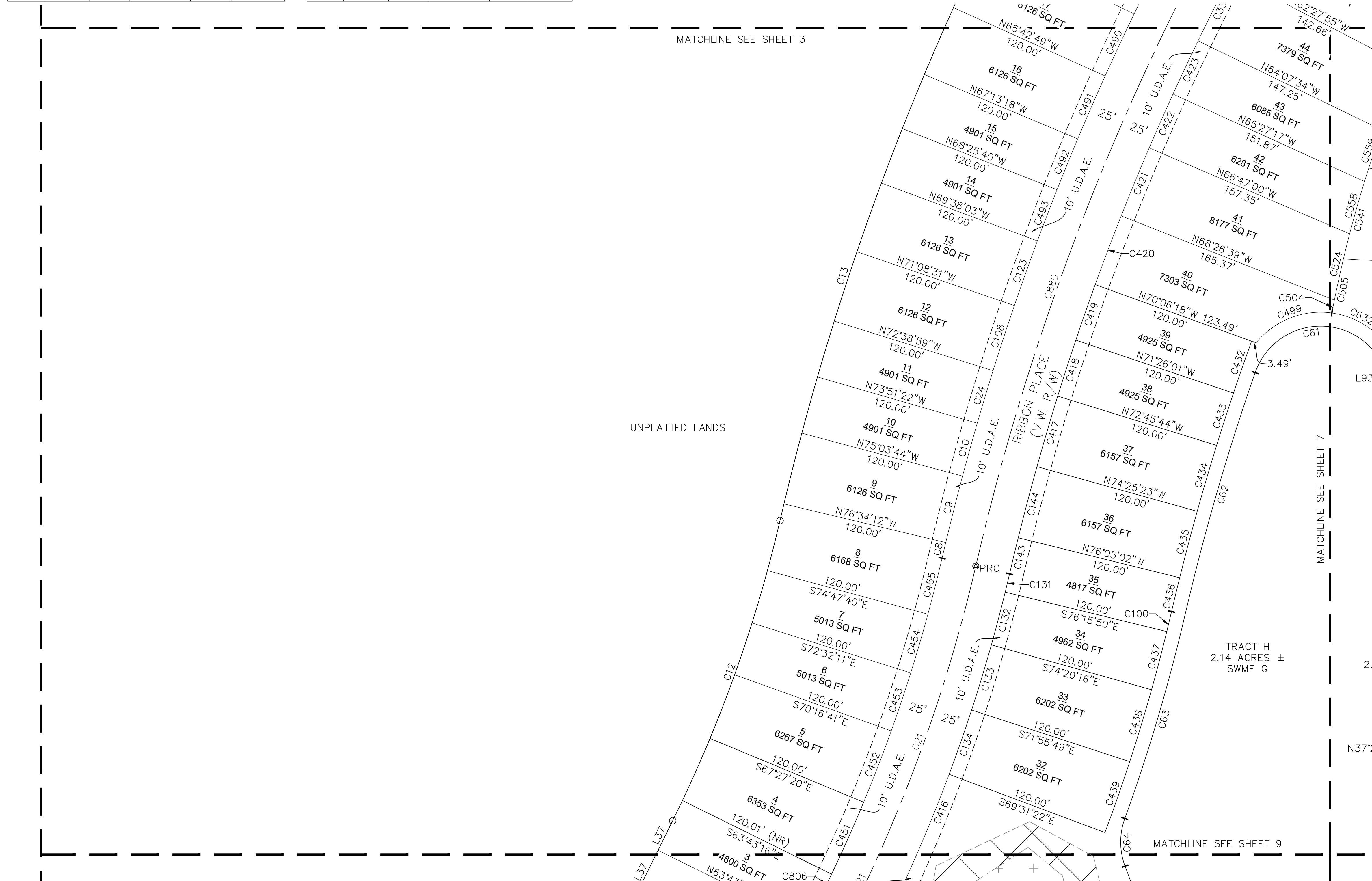
CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C144	1830.00'	53.05'	N14°44'48"E	53.04'	1°39'39"
C416	1170.00'	118.47'	N23°22'41"E	118.42'	5°48'06"
C417	1830.00'	53.05'	N16°24'26"E	53.04'	1°39'39"
C418	1830.00'	42.44'	N17°54'07"E	42.43'	1°19'43"
C419	1830.00'	42.44'	N19°13'51"E	42.43'	1°19'43"
C420	1830.00'	53.05'	N20°43'31"E	53.04'	1°39'39"
C421	1830.00'	53.05'	N22°23'10"E	53.04'	1°39'39"
C422	1830.00'	42.44'	N23°52'51"E	42.43'	1°19'43"
C423	1830.00'	42.44'	N25°12'34"E	42.43'	1°19'43"
C432	1710.00'	39.65'	S19°13'51"W	39.65'	1°19'43"
C433	1710.00'	39.65'	S17°54'07"W	39.65'	1°19'43"
C434	1710.00'	49.57'	S16°24'26"W	49.57'	1°39'39"
C435	1710.00'	49.57'	S14°44'48"W	49.57'	1°39'39"
C436	1710.00'	25.08'	S13°29'45"W	25.08'	0°50'26"
C437	1290.00'	43.36'	S14°41'57"W	43.36'	1°55'34"
C438	1290.00'	54.21'	S16°51'58"W	54.20'	2°24'27"
C439	1290.00'	54.21'	S19°16'25"W	54.20'	2°24'27"
C451	1120.00'	56.85'	N23°59'55"E	56.84'	2°54'30"

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C452	1120.00'	55.18'	N21°08'00"E	55.17'	2°49'22"
C453	1120.00'	44.14'	N18°35'34"E	44.14'	2°15'29"
C454	1120.00'	44.14'	N16°20'05"E	44.14'	2°15'29"
C455	1120.00'	41.63'	N14°08'26"E	41.63'	2°07'48"
C490	1880.00'	49.48'	S25°02'25"W	49.47'	1°30'28"
C491	1880.00'	49.48'	S23°31'56"W	49.47'	1°30'28"
C492	1880.00'	39.58'	S22°10'31"W	39.58'	1°12'22"
C493	1880.00'	39.58'	S20°58'09"W	39.58'	1°12'22"
C499	60.00'	61.35'	N68°29'40"E	58.71'	58°35'08"
C504	872.94'	9.53'	S11°02'48"W	9.53'	0°37'32"
C880	1855.00'	646.86'	S23°03'56"W	643.59'	19°58'47"

LINE TABLE		
LINE	LENGTH	BEARING
L37	86.44	S26°16'44"W

SEMINOLE PALMS PHASE 1

A PORTION OF SECTIONS 20 AND 21, TOWNSHIP 12 SOUTH, RANGE 31 EAST, CITY OF PALM COAST, FLAGLER COUNTY, FLORIDA



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Drawing name: V:\Jacksonville Office\Survey\Projects\2022\3220009 SEMINOLE PALMS PLATTING\LAND DEVELOPMENT\PLAT\Phase 1 Plat\322-0009 Seminole Palms Plat Ph 1.dwg Jan 08, 2024 - 11:50am

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C15	461.50'	215.69'	N31°16'37"W	213.73'	26°46'40"
C18	345.00'	498.39'	S13°00'07"W	456.17'	82°46'10"
C19	300.00'	469.05'	N26°54'10"E	422.71'	89°34'53"
C20	375.00'	13.96'	S54°06'36"E	13.96'	2°08'01"
C65	502.69'	218.85'	S19°51'22"E	217.12'	24°56'37"
C66	50.00'	60.88'	S2°33'08"W	57.19'	69°45'36"
C99	347.50'	10.34'	N72°32'44"E	10.34'	1°42'17"
C461	320.00'	74.59'	S29°02'03"W	74.42'	13°21'17"
C462	320.00'	74.59'	S15°40'46"W	74.42'	13°21'17"
C463	320.00'	74.59'	S21°19'28"W	74.42'	13°21'17"
C464	320.00'	74.59'	S11°01'49"E	74.42'	13°21'17"
C465	320.00'	59.62'	S23°02'43"E	59.53'	10°40'30"
C466	350.00'	57.21'	S33°03'55"E	57.14'	9°21'53"
C467	350.00'	57.21'	S42°25'48"E	57.14'	9°21'53"
C468	350.00'	49.02'	S51°07'29"E	48.98'	8°01'29"
C469	467.50'	10.21'	S56°56'50"E	10.21'	1°15'03"
C470	467.50'	51.61'	S60°44'07"E	51.59'	6°19'32"
C471	467.50'	51.61'	S67°03'39"E	51.59'	6°19'32"

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C472	467.50'	51.61'	S73°23'11"E	51.59'	6°19'32"
C473	467.50'	51.61'	S79°42'43"E	51.59'	6°19'32"
C474	467.50'	64.53'	S86°49'45"E	64.48'	7°54'33"
C475	467.50'	64.53'	N85°15'42"E	64.48'	7°54'33"
C476	467.50'	64.53'	N77°21'09"E	64.48'	7°54'33"
C477	467.50'	13.91'	N72°32'44"E	13.91'	1°42'17"
C478	436.50'	12.37'	N18°41'58"W	12.37'	1°37'24"
C479	316.50'	47.78'	N23°50'11"W	47.74'	8°39'00"
C480	316.50'	38.21'	N31°37'13"W	38.19'	6°55'04"
C481	316.50'	38.21'	N38°32'16"W	38.19'	6°55'04"
C482	316.50'	47.78'	N46°19'19"W	47.74'	8°39'00"
C483	316.50'	47.78'	N54°58'19"W	47.74'	8°39'00"
C484	316.50'	38.21'	N62°45'21"W	38.19'	6°55'04"
C485	316.50'	38.21'	N69°40'25"W	38.19'	6°55'04"
C486	200.00'	62.08'	S62°23'23"W	61.84'	17°47'09"
C487	200.00'	15.46'	S51°16'54"W	15.46'	4°25'49"
C504	872.94'	9.53'	S11°02'48"W	9.53'	0°37'32"
C505	872.94'	30.39'	S12°21'24"W	30.39'	1°59'40"

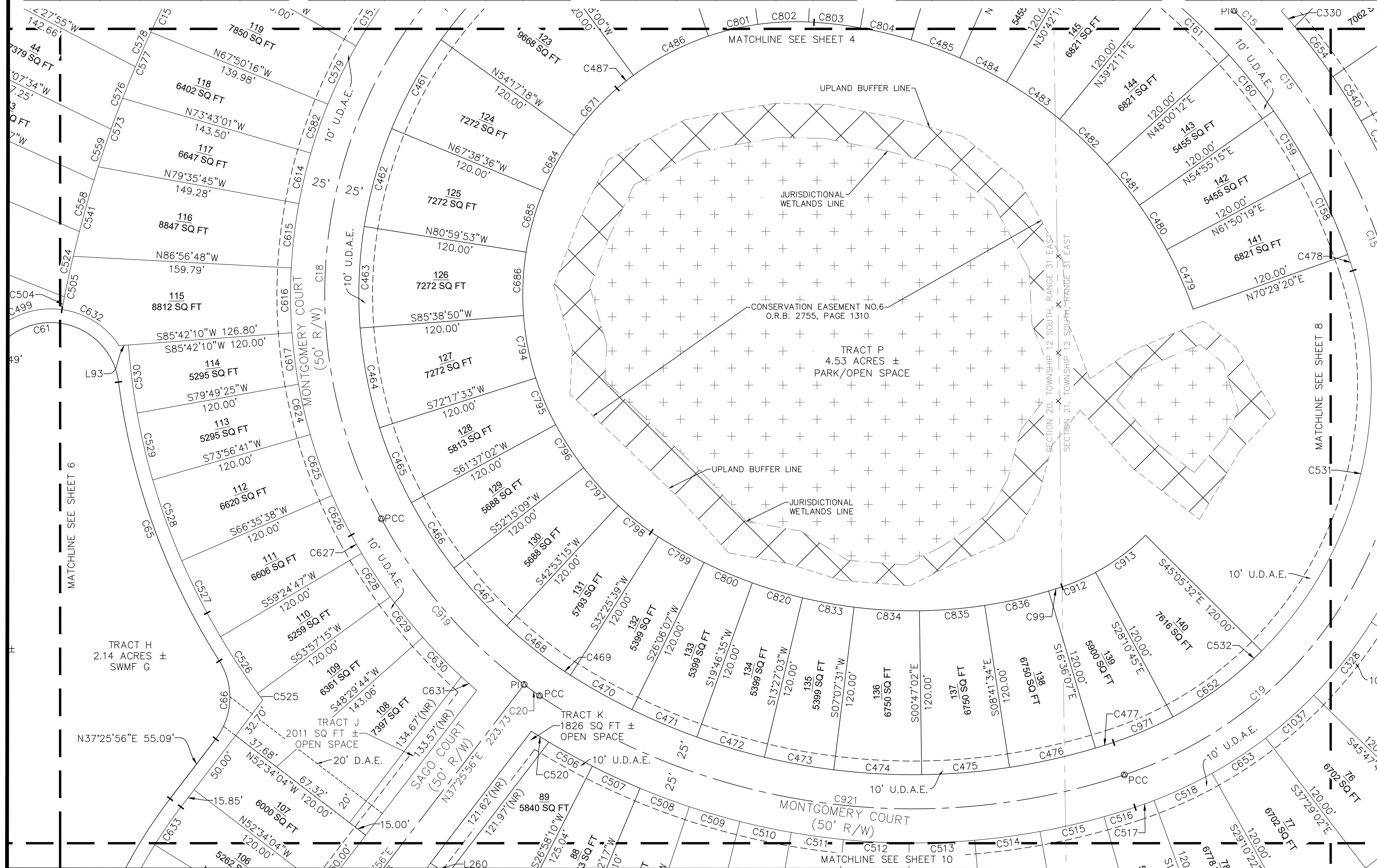
CURVE TABLE					
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C506	517.50'	36.35'	S61°01'06"E	36.34'	4°01'28"
C507	517.50'	38.52'	S65°09'47"E	38.51'	4°15'53"
C508	517.50'	38.52'	S69°25'40"E	38.51'	4°15'53"
C509	517.50'	38.52'	S73°41'34"E	38.51'	4°15'53"
C510	517.50'	38.52'	S77°57'27"E	38.51'	4°15'53"
C511	517.50'	38.52'	S82°13'21"E	38.51'	4°15'53"
C512	517.50'	48.16'	S87°01'14"E	48.14'	5°19'54"
C513	517.50'	48.16'	N87°38'51"E	48.14'	5°19'54"
C514	517.50'	48.16'	N82°18'57"E	48.14'	5°19'54"
C515	517.50'	48.16'	N76°59'02"E	48.14'	5°19'54"
C516	517.50'	23.71'	N73°00'21"E	23.71'	2°37'29"
C517	325.00'	14.81'	N70°23'16"E	14.81'	2°36'41"
C518	325.00'	46.82'	N64°57'17"E	46.78'	8°15'17"
C520	517.50'	15.07'	S58°10'19"E	15.07'	1°40'08"
C524	872.94'	30.39'	S12°21'24"W	30.39'	1°59'40"
C525	520.00'	6.24'	S36°23'22"E	6.24'	0°41'15"
C526	520.00'	49.54'	S33°18'59"E	49.52'	5°27'32"
C527	490.00'	42.56'	S25°53'40"E	42.55'	4°58'36"

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C528	490.00'	62.86'	S19°43'50"E	62.82'	7°21'02"
C529	490.00'	50.28'	S13°06'57"E	50.26'	5°52'45"
C530	490.00'	50.28'	S7°14'12"E	50.26'	5°52'45"
C531	275.00'	301.40'	N13°30'36"E	286.54'	62°47'45"
C532	275.00'	15.45'	N46°31'03"E	15.45'	3°13'09"
C541	872.94'	39.24'	S15°51'56"W	39.23'	2°34'31"
C558	872.94'	39.24'	S15°51'56"W	39.23'	2°34'31"
C559	872.94'	29.05'	S18°46'31"W	29.05'	1°54'24"
C573	872.94'	24.24'	S20°31'27"W	24.24'	1°35'27"
C576	872.94'	24.83'	S22°08'04"W	24.82'	1°37'46"
C577	872.94'	27.79'	S23°51'40"W	27.78'	1°49'25"
C578	872.94'	27.79'	S23°51'40"W	27.78'	1°49'25"
C579	370.00'	47.47'	S25°50'15"W	47.44'	7°21'02"
C582	370.00'	37.97'	S19°13'22"W	37.95'	5°52'45"
C614	370.00'	37.97'	S13°20'37"W	37.95'	5°52'45"
C615	370.00'	47.47'	S6°43'44"W	47.44'	7°21'02"
C616	370.00'	47.47'	S0°37'19"E	47.44'	7°21'02"
C617	370.00'	37.97'	S7°14'12"E	37.95'	5°52'45"

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C624	370.00'	37.97'	S13°06'57"E	37.95'	5°52'45"
C625	370.00'	47.47'	S19°43'50"E	47.44'	7°21'02"
C626	370.00'	32.14'	S25°53'40"E	32.13'	4°58'36"
C627	400.00'	15.39'	S29°29'05"E	15.39'	2°12'15"
C628	400.00'	38.11'	S33°18'59"E	38.10'	5°27'32"
C629	400.00'	38.11'	S38°46'30"E	38.10'	5°27'32"
C630	400.00'	40.30'	S44°23'26"E	40.28'	5°46'19"
C631	400.00'	15.04'	S48°21'13"E	15.04'	2°09'16"
C632	60.00'	51.11'	S57°48'40"E	49.58'	48°48'13"
C633	358.00'	33.74'	S34°38'59"W	33.73'	5°24'00"
C652	275.00'	65.73'	N54°58'26"E	65.57'	13°41'38"
C653	325.00'	47.14'	N56°40'18"E	47.10'	8°18'40"
C671	200.00'	46.62'	S42°23'20"W	46.51'	13°21'17"
C684	200.00'	46.62'	S29°02'03"W	46.51'	13°21'17"
C685	200.00'	46.62'	S15°40'46"W	46.51'	13°21'17"
C686	200.00'	46.62'	S21°19'28"W	46.51'	13°21'17"
C794	200.00'	46.62'	S11°01'49"E	46.51'	13°21'17"
C795	200.00'	37.26'	S23°02'43"E	37.21'	10°40'30"

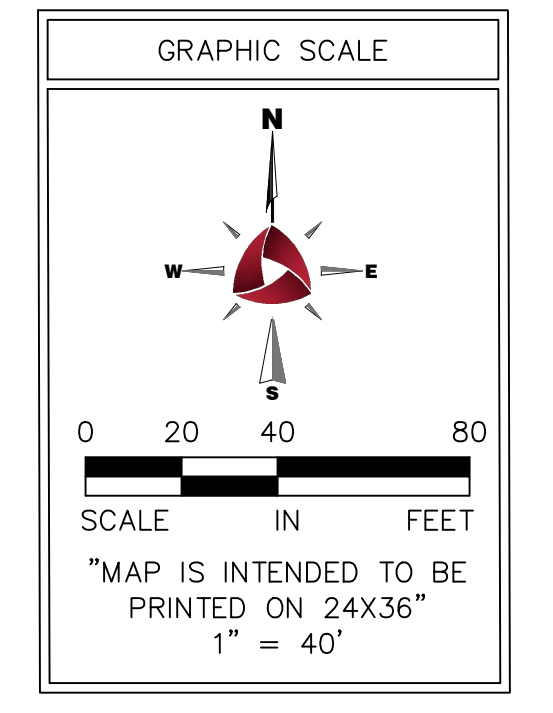
CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C796	230.00'	37.59'	S33°03'55"E	37.55'	9°21'53"
C797	230.00'	37.59'	S42°25'48"E	37.55'	9°21'53"
C798	230.00'	31.01'	S50°58'30"E	30.99'	7°43'30"
C799	347.50'	38.36'	S60°44'07"E	38.34'	6°19'32"
C800	347.50'	38.36'	S67°03'39"E	38.34'	6°19'32"
C820	347.50'	38.36'	S73°23'11"E	38.34'	6°19'32"
C833	347.50'	38.36'	S79°42'43"E	38.34'	6°19'32"
C834	347.50'	47.97'	S86°49'45"E	47.93'	7°54'33"
C835	347.50'	47.97'	N85°15'42"E	47.93'	7°54'33"
C836	347.50'	47.97'	N77°21'09"E	47.93'	7°54'33"
C912	155.00'	26.71'	N66°45'26"E	26.67'	9°52'21"
C913	155.00'	45.75'	N53°21'52"E	45.59'	16°54'47"
C919	375.00'	161.40'	S40°42'47"E	160.16'	24°39'38"
C921	492.50'	447.11'	S82°17'57"E	431.91'	52°00'54"
C971	275.00'	47.38'	N66°45'26"E	47.33'	9°52'21"
C1037	325.00'	47.14'	N48°21'39"E	47.10'	8°18'40"

LINE TABLE		
LINE	LENGTH	BEARING
L93	6.80	S85°42'10"W



SEMINOLE PALMS PHASE 1

A PORTION OF SECTIONS 20 AND 21,
TOWNSHIP 12 SOUTH, RANGE 31 EAST,
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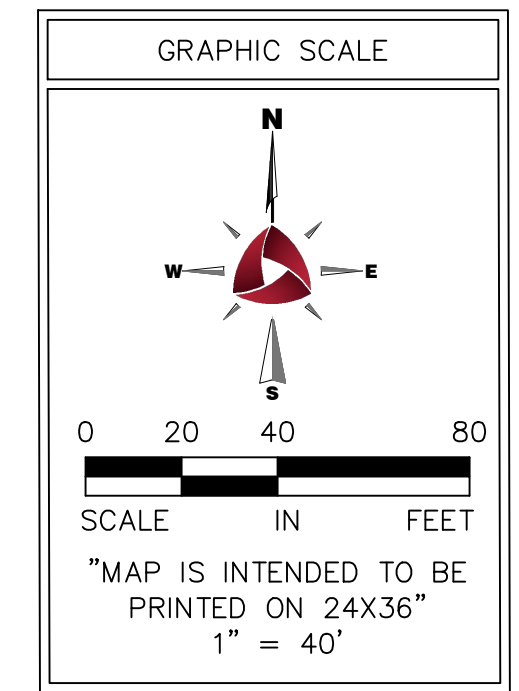
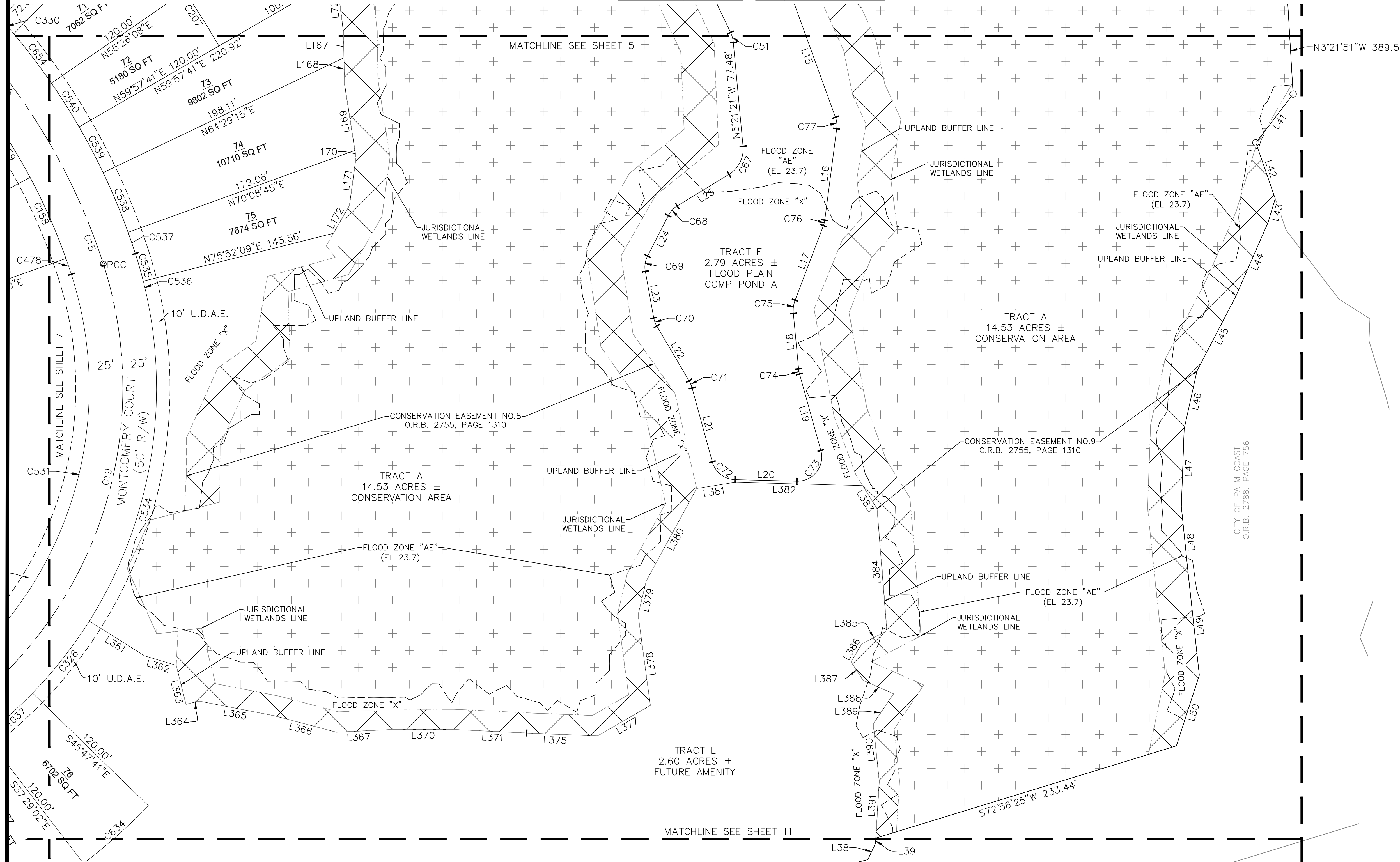
CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C15	461.50'	215.69'	N31°16'37"W	213.73'	26°46'40"
C19	300.00'	469.05'	N26°54'10"E	422.71'	89°34'53"
C67	22.00'	24.55'	N26°36'22"E	23.29'	63°55'27"
C68	18.00'	9.90'	N42°49'00"E	9.77'	31°30'10"
C69	18.00'	11.72'	N8°24'38"E	11.52'	37°18'34"
C70	18.00'	6.37'	N20°23'17"W	6.34'	20°17'16"
C71	22.00'	5.85'	N22°54'47"W	5.83'	15°14'16"
C72	18.00'	23.01'	N51°54'37"W	21.47'	73°13'57"
C73	18.00'	33.63'	S37°57'08"W	28.95'	107°02'32"
C74	22.00'	3.90'	S10°29'44"E	3.89'	10°08'48"
C75	22.00'	10.05'	S7°39'57"W	9.96'	26°10'34"
C76	18.00'	4.19'	S14°05'35"W	4.18'	13°19'18"
C77	18.00'	8.60'	S6°14'53"E	8.51'	27°21'37"
C328	325.00'	68.20'	N38°11'37"E	68.07'	12°01'23"
C478	436.50'	12.37'	N18°41'58"W	12.37'	1°37'24"
C531	275.00'	301.40'	N13°30'36"E	286.54'	62°47'45"
C532	275.00'	15.45'	N46°31'03"E	15.45'	3°13'09"

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C534	325.00'	252.67'	N9°54'36"E	246.35'	44°32'39"
C535	325.00'	21.31'	N16°00'34"W	21.31'	3°45'25"
C536	325.00'	10.03'	N13°14'47"W	10.03'	1°46'08"
C537	486.50'	16.70'	N18°52'16"W	16.69'	1°57'58"
C538	486.50'	48.05'	N22°41'00"W	48.03'	5°39'30"
C539	486.50'	38.43'	N27°46'32"W	38.42'	4°31'34"
C540	486.50'	38.43'	N32°18'05"W	38.42'	4°31'34"
C634	445.00'	64.55'	N48°21'39"E	64.49'	8°18'40"

LINE TABLE		
LINE	LENGTH	BEARING
L15	99.17	S19°55'41"E
L16	68.48	S7°25'56"W
L17	59.27	S20°45'14"W
L18	41.32	S5°25'20"E
L19	58.92	S15°34'08"E
L20	45.93	N88°31'36"W
L21	56.83	N15°17'39"W
L22	47.22	N30°31'55"W
L23	35.15	N10°14'39"W
L24	33.73	N27°03'55"E
L25	45.05	N58°34'05"E
L41	45.55	S37°21'50"W
L42	43.91	S19°06'24"E
L43	18.65	S16°48'29"W
L44	59.11	S23°34'44"W
L45	63.05	S27°28'48"W
L46	44.12	S12°25'53"W
L47	57.76	S2°04'10"W

LINE TABLE		
LINE	LENGTH	BEARING
L48	53.57	S5°51'41"E
L49	72.27	S6°15'12"E
L50	55.20	S17°58'27"W
L167	18.29	N0°50'48"W
L168	18.55	N0°50'48"W
L169	50.89	N8°53'31"W
L170	5.29	N8°53'31"W
L171	35.89	N7°47'25"E
L172	23.95	N29°52'44"E
L361	48.44	N57°49'04"W
L362	24.58	N73°19'09"W
L363	29.88	N14°05'37"W
L364	10.00	S75°54'23"W
L365	57.22	N78°56'34"W
L366	47.45	N75°07'47"W
L367	43.57	S87°12'01"W
L370	43.31	N89°53'17"W
L371	54.48	N87°13'56"W

LINE TABLE		
LINE	LENGTH	BEARING
L375	52.60	N87°38'37"W
L377	45.36	S60°01'15"W
L378	67.87	S7°41'48"E
L379	25.94	S13°29'24"W
L380	78.17	S28°34'45"W
L381	28.83	S80°53'18"W
L382	94.86	N88°31'36"W
L383	20.22	N31°50'24"W
L384	91.00	N4°34'33"W
L385	20.93	N62°27'03"E
L386	15.55	N31°13'32"E
L387	16.37	N33°04'07"W
L388	24.78	N66°08'14"W
L389	26.95	N33°55'07"E
L390	42.87	N5°57'38"W
L391	42.25	N3°27'46"E



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SEMINOLE PALMS PHASE 1

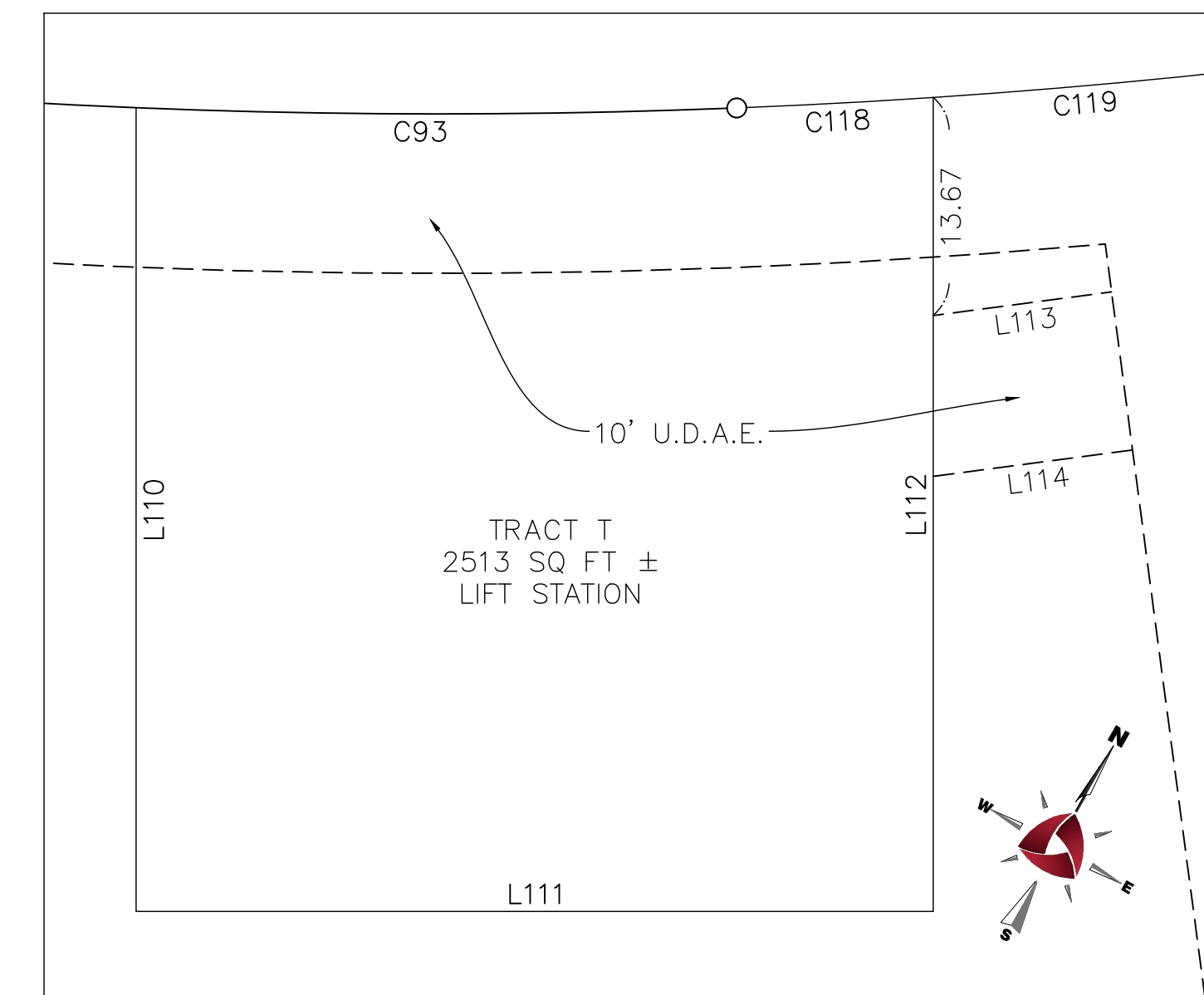
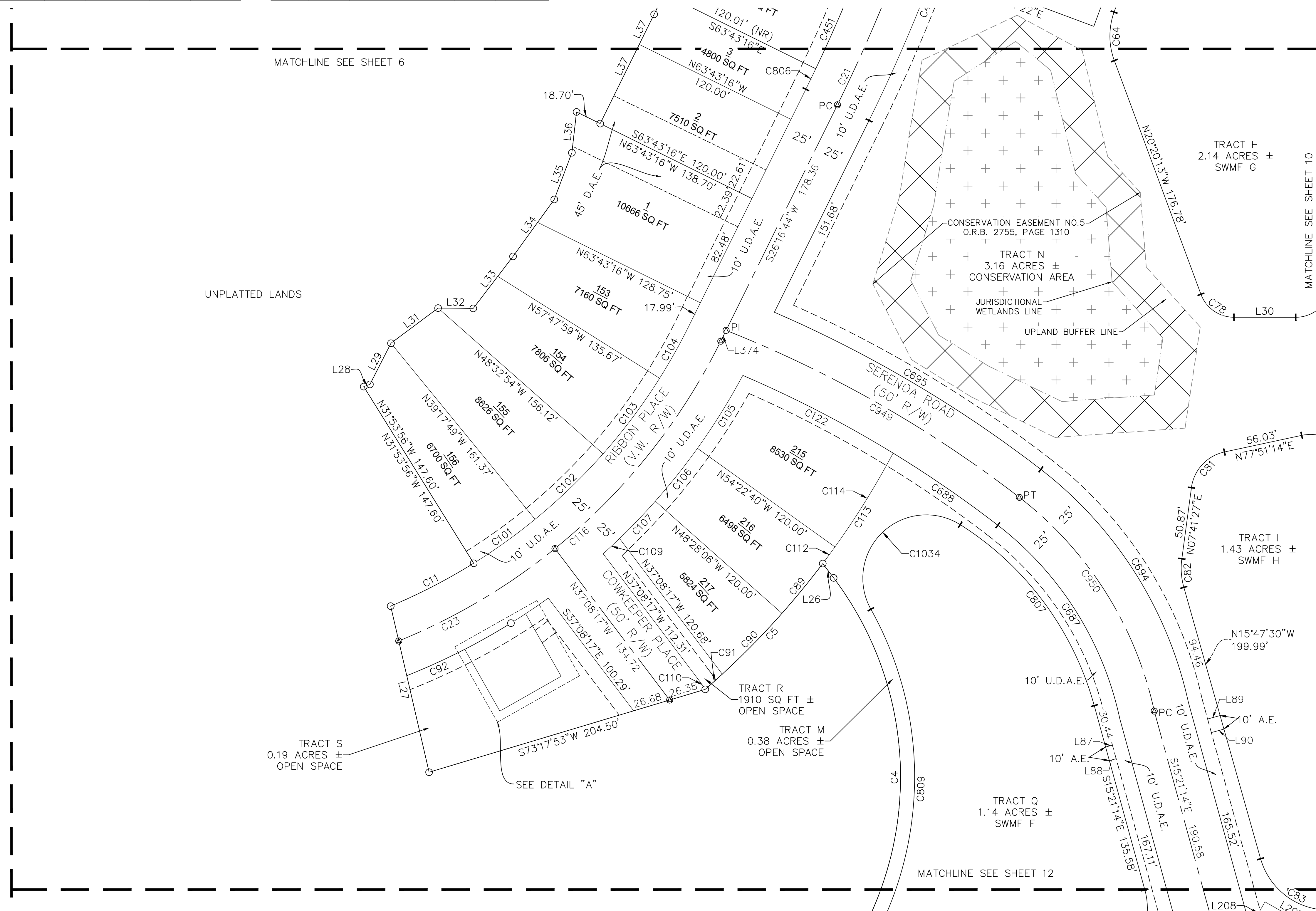
A PORTION OF SECTIONS 20 AND 21, TOWNSHIP 12 SOUTH, RANGE 31 EAST,
CITY OF PALM COAST, FLAGLER COUNTY, FLORIDA

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C4	234.00'	303.50'	N0°01'08"E	282.67'	74°18'50"
C11	415.00'	66.34'	N62°40'51"E	66.27'	9°09'35"
C21	1145.00'	263.85'	N19°40'39"E	263.27'	13°12'12"
C23	440.00'	318.99'	N47°02'54"E	312.05'	41°32'19"
C78	25.00'	30.38'	N55°09'07"W	28.55'	69°37'48"
C79	25.00'	37.68'	S46°51'24"W	34.21'	86°21'10"
C80	30.00'	44.86'	S59°18'27"E	40.80'	85°40'38"
C81	30.00'	36.74'	N42°46'20"E	34.48'	70°09'47"
C82	50.00'	20.49'	N4°03'02"W	20.35'	23°28'57"
C83	50.00'	78.16'	N60°34'22"W	70.44'	89°33'44"
C89	585.00'	45.69'	N39°17'39"E	45.68'	4°28'30"
C90	585.00'	60.42'	N44°29'26"E	60.39'	5°55'04"
C91	585.00'	16.18'	N48°14'31"E	16.18'	1°35'06"
C92	465.00'	45.20'	N65°31'44"E	45.19'	5°34'12"
C93	465.00'	37.68'	N60°25'21"E	37.67'	4°38'34"
C101	415.00'	53.59'	S54°24'07"W	53.55'	7°23'53"
C102	415.00'	67.01'	S46°04'38"W	66.94'	9°15'05"

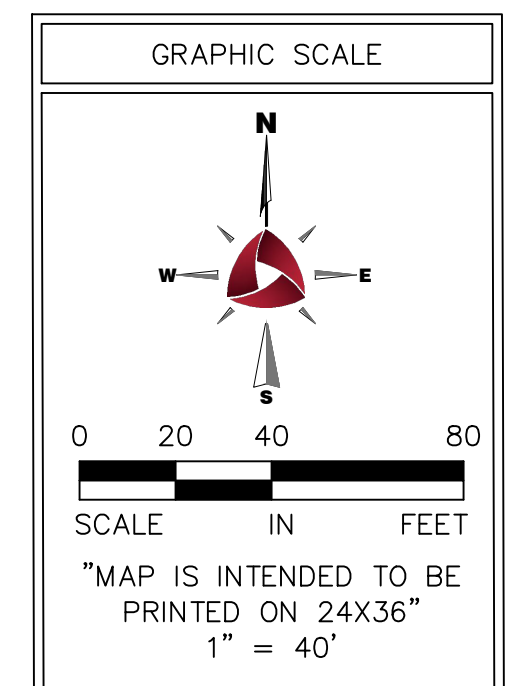
CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C103	415.00'	67.01'	S36°49'34"W	66.94'	9°15'05"
C104	415.00'	42.89'	S29°14'23"W	42.87'	5°55'17"
C105	465.00'	60.97'	N31°51'56"E	60.93'	7°30'47"
C106	465.00'	47.96'	N38°34'37"E	47.94'	5°54'34"
C107	465.00'	36.64'	N43°47'21"E	36.63'	4°30'54"
C109	465.00'	15.93'	N47°01'41"E	15.93'	1°57'46"
C110	114.00'	8.06'	N35°06'43"W	8.06'	4°03'08"
C116	440.00'	318.99'	N47°02'54"E	312.05'	41°32'19"
C687	236.00'	166.12'	N32°10'42"W	162.71'	40°19'52"
C688	835.00'	90.20'	N55°26'19"W	90.16'	6°11'22"
C694	286.00'	199.79'	N32°19'53"W	195.75'	40°01'30"
C695	885.00'	220.00'	N59°27'55"W	219.44'	14°14'35"
C807	221.00'	163.39'	S36°32'03"E	159.70'	42°21'38"
C809	244.00'	265.24'	N1°56'50"E	252.37'	62°17'00"
C949	860.00'	240.09'	N60°20'30"W	239.32'	15°59'45"
C950	261.00'	182.97'	N32°15'37"W	179.25'	40°10'02"
C1034	45.00'	118.97'	N46°32'44"E	87.23'	151°28'48"

LINE TABLE		
LINE	LENGTH	BEARING
L26	12.76	N37°08'17"W
L27	120.87	N13°01'27"W
L28	4.64	N70°43'44"E
L29	32.82	N27°06'40"E
L30	43.82	N89°58'01"W
L31	41.66	N53°16'54"E
L32	24.96	S89°31'50"E
L33	46.43	N37°23'51"E
L34	49.85	N35°54'41"E
L35	35.41	N20°39'17"E
L36	29.13	N6°30'51"E
L37	86.44	N26°16'44"E
L87	5.00	N74°38'46"E
L88	5.00	N74°38'46"E
L89	9.20	N74°38'46"E
L90	9.27	N74°38'46"E

LINE TABLE		
LINE	LENGTH	BEARING
L110	50.39	S29°35'52"E
L111	50.00	N60°24'07"E
L112	51.03	N29°35'52"W
L113	11.28	N52°51'43"E
L114	12.60	N52°51'43"E
L374	8.54	S26°16'44"W



DETAIL "A"
SCALE: 1" = 10'



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CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C2	734.00'	456.37'	S71°15'44"W	449.05'	35°37'26"
C3	1060.00'	392.14'	S64°02'53"W	389.90'	21°11'45"
C79	25.00'	37.68'	S46°51'24"W	34.21'	86°21'10"
C80	30.00'	44.86'	S59°18'27"E	40.80'	85°40'38"
C83	50.00'	78.16'	N60°34'22"W	70.44'	89°33'44"
C84	368.00'	216.26'	S20°30'56"W	213.16'	33°40'14"
C85	368.00'	46.62'	S20°05'54"E	46.59'	7°15'31"
C86	217.00'	226.56'	S53°38'16"E	216.41'	59°49'15"
C87	30.00'	71.70'	S15°04'58"E	55.81'	136°55'51"
C88	440.00'	163.29'	S64°00'52"W	162.36'	21°15'49"
C94	213.00'	146.16'	S4°04'08"E	143.31'	39°19'02"
C511	517.50'	38.52'	S82°13'21"E	38.51'	4°15'53"
C512	517.50'	48.16'	S87°01'14"E	48.14'	5°19'54"
C513	517.50'	48.16'	N87°38'51"E	48.14'	5°19'54"

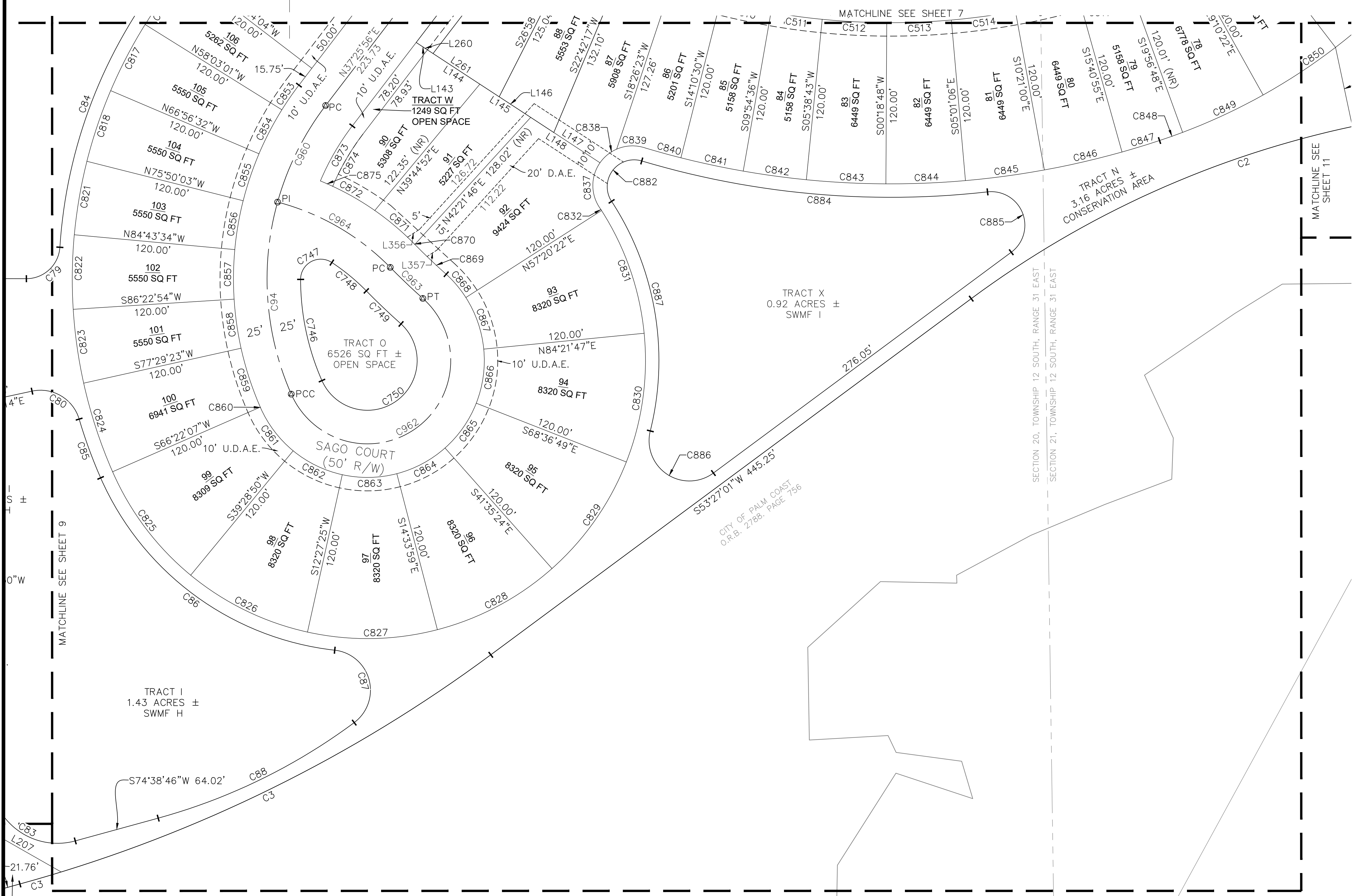
CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C514	517.50'	48.16'	N82°18'57"E	48.14'	5°19'54"
C746	188.00'	77.54'	S11°54'40"E	77.00'	23°37'58"
C747	15.00'	32.33'	S61°38'43"W	26.42'	123°28'47"
C748	157.01'	33.27'	N50°32'40"W	33.21'	12°08'26"
C749	528.34'	35.71'	N46°25'01"W	35.70'	3°52'21"
C750	37.00'	131.60'	N54°22'49"E	72.41'	203°47'03"
C817	358.00'	55.56'	S27°30'13"W	55.50'	8°53'31"
C818	358.00'	55.56'	S18°36'42"W	55.50'	8°53'31"
C821	358.00'	55.56'	S9°43'11"W	55.50'	8°53'31"
C822	358.00'	55.56'	S0°49'40"W	55.50'	8°53'31"
C823	358.00'	55.56'	S8°03'51"E	55.50'	8°53'31"
C824	358.00'	69.49'	S18°04'15"E	69.38'	11°07'17"
C825	207.00'	96.80'	S37°07'25"E	95.92'	26°47'31"
C826	207.00'	97.63'	S64°01'52"E	96.73'	27°01'25"

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C827	207.00'	97.63'	N88°56'43"E	96.73'	27°01'25"
C828	207.00'	97.63'	N61°55'18"E	96.73'	27°01'25"
C829	207.00'	97.63'	N34°53'54"E	96.73'	27°01'25"
C830	207.00'	97.63'	N7°52'29"E	96.73'	27°01'25"
C831	207.00'	97.63'	N19°08'56"W	96.73'	27°01'25"
C832	207.00'	1.62'	N32°53'07"W	1.62'	0°26'58"
C837	29.52'	36.50'	S0°24'19"E	34.22'	70°50'52"
C838	29.52'	16.19'	S50°43'52"W	15.99'	31°25'30"
C839	29.52'	22.10'	S87°53'34"W	21.59'	42°53'53"
C840	637.50'	27.23'	S74°36'05"E	27.23'	2°26'51"
C841	637.50'	47.45'	S77°57'27"E	47.44'	4°15'53"
C842	637.50'	47.45'	S82°13'21"E	47.44'	4°15'53"
C843	637.50'	59.32'	S87°01'14"E	59.30'	5°19'54"
C844	637.50'	59.32'	N87°38'51"E	59.30'	5°19'54"

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C845	637.50'	59.32'	N82°18'57"E	59.30'	5°19'54"
C846	637.50'	59.32'	N76°59'02"E	59.30'	5°19'54"
C847	637.50'	29.20'	N73°00'21"E	29.20'	2°37'29"
C848	445.00'	18.25'	N70°31'07"E	18.25'	2°20'58"
C849	445.00'	66.15'	N65°05'08"E	66.09'	8°31'00"
C850	445.00'	64.55'	N56°40'18"E	64.49'	8°18'40"
C853	238.00'	22.35'	S34°38'25"W	22.35'	5°22'53"
C854	238.00'	36.94'	S27°30'13"W	36.90'	8°53'31"
C855	238.00'	36.94'	S18°36'42"W	36.90'	8°53'31"
C856	238.00'	36.94'	S9°43'11"W	36.90'	8°53'31"
C857	238.00'	36.94'	S0°49'40"W	36.90'	8°53'31"
C858	238.00'	36.94'	S8°03'51"E	36.90'	8°53'31"
C859	238.00'	46.20'	S18°04'15"E	46.12'	11°07'17"
C860	238.00'	0.40'	S23°40'46"E	0.40'	0°05'46"

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C861	87.00'	40.68'	S37°07'25"E	40.31'	26°47'31"
C862	87.00'	41.03'	S64°01'52"E	40.65'	27°01'25"
C863	87.00'	41.03'	N88°56'43"E	40.65'	27°01'25"
C864	87.00'	41.03'	N61°55'18"E	40.65'	27°01'25"
C865	87.00'	41.03'	N34°53'54"E	40.65'	27°01'25"
C866	87.00'	41.03'	N7°52'29"E	40.65'	27°01'25"
C867	87.00'	41.03'	N19°08'56"W	40.65'	27°01'25"
C868	87.00'	22.74'	N40°08'56"W	22.68'	14°58'36"
C869	481.23'	32.23'	S46°28'57"E	32.22'	3°50'14"
C870	481.23'	0.64'	S44°31'32"E	0.64'	0°04'34"
C871	207.00'	38.52'	N49°48'21"W	38.47'	10°39'46"
C872	207.00'	36.12'	N60°08'11"W	36.08'	9°59'55"
C873	188.00'	47.54'	S30°04'27"W	47.41'	14°29'19"
C874	178.00'	45.12'	N30°03'15"E	45.00'	14°31'20"

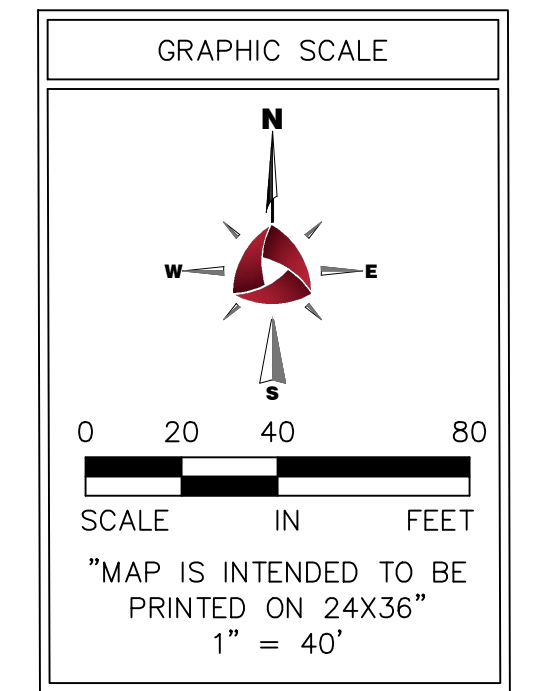
CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C875	207.00'	10.00'	N66°31'12"W	10.00'	2°46'06"
C882	20.00'	48.78'	S36°45'23"W	37.56'	139°43'57"
C884	647.50'	260.19'	N84°53'21"W	258.44'	23°01'24"
C885	25.00'	65.38'	N21°28'31"W	48.28'	149°51'04"
C886	30.00'	73.57'	S56°17'27"E	56.47'	140°31'04"
C887	217.00'	178.30'	S9°34'16"E	173.33'	47°04'41"
C960	213.00'	80.80'	S26°27'27"W	80.32'	21°44'08"
C962	62.00'	221.39'	N53°58'43"E	121.16'	204°35'16"
C963	500.00'	33.52'	S46°23'41"E	33.51'	3°50'26"
C964	182.00'	98.14'	N59°55'17"W	96.95'	30°53'39"



SEMINOLE PALMS PHASE 1

A PORTION OF SECTIONS 20 AND 21,
TOWNSHIP 12 SOUTH, RANGE 31 EAST,
CITY OF PALM COAST, FLAGLER COUNTY,
FLORIDA

LINE TABLE		
LINE	LENGTH	BEARING
L143	10.03	N56°48'45"W
L144	46.61	N56°48'45"W
L145	45.24	N56°48'45"W
L146	48.59	N56°48'45"W
L147	41.12	N56°48'45"W
L148	61.69	N56°48'45"W
L260	10.03	N56°48'45"W
L261	58.81	N56°48'45"W



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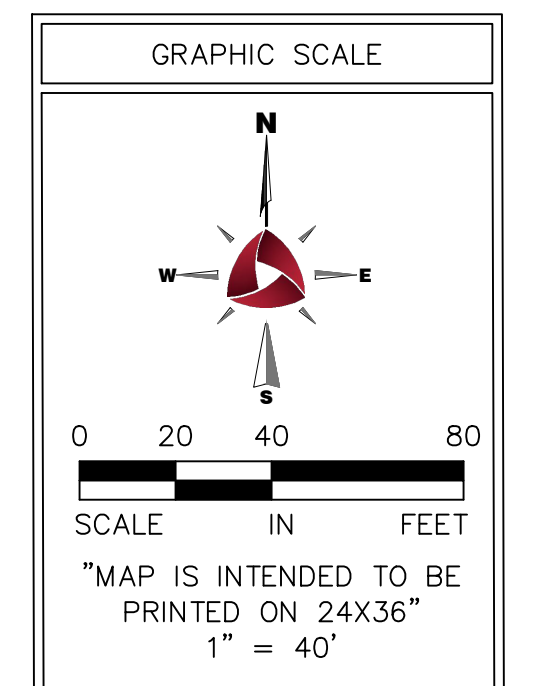
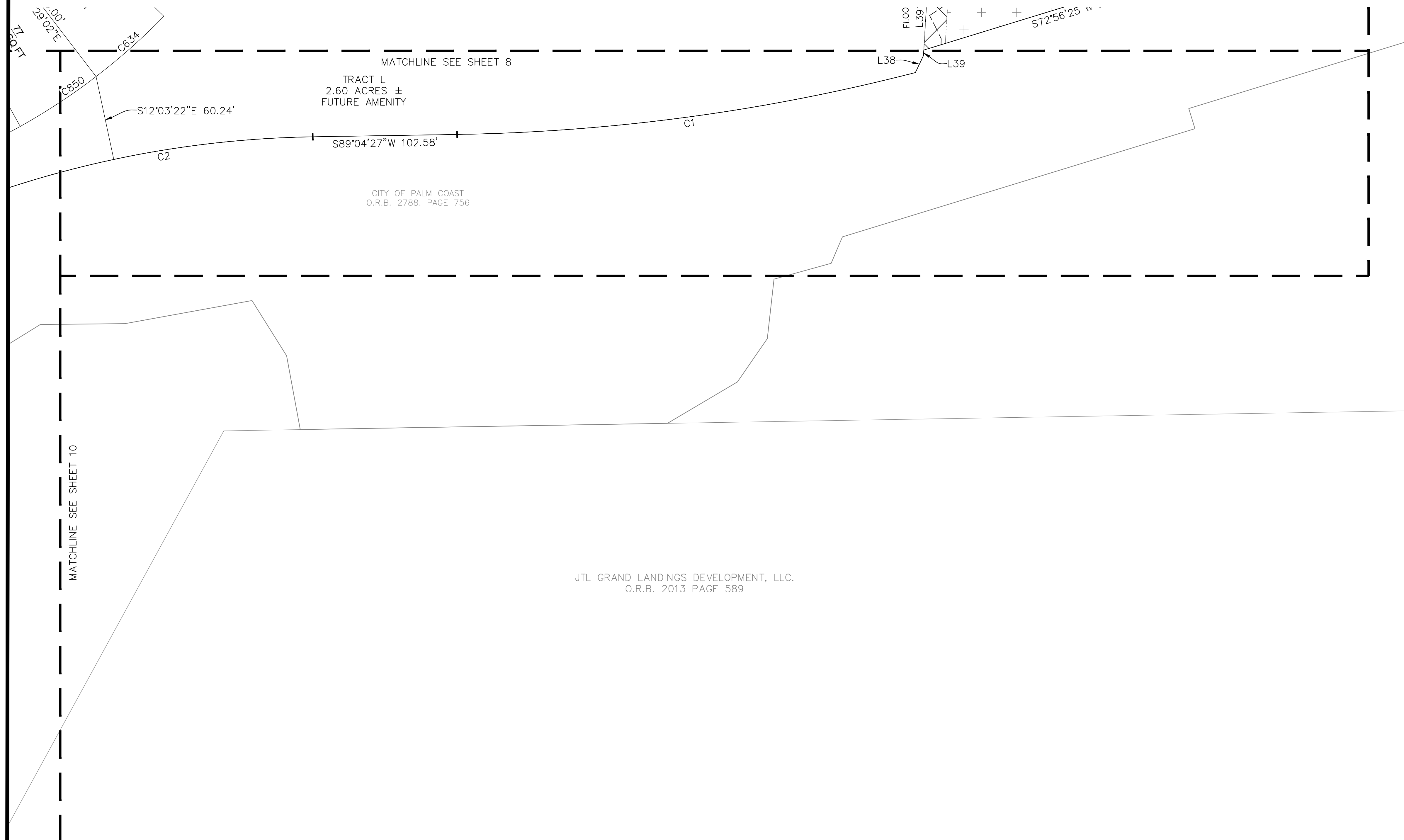
A PORTION OF SECTIONS 20 AND 21, TOWNSHIP 12 SOUTH, RANGE 31 EAST,
CITY OF PALM COAST, FLAGLER COUNTY, FLORIDA

MAP BOOK PAGE

SHEET 11 OF 12
SEE SHEET 2 FOR NOTES & LEGEND

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C1	1395.00'	329.44'	S82°18'32"W	328.67'	13°31'51"
C2	734.00'	456.37'	N71°15'44"E	449.05'	35°37'26"
C634	445.00'	64.55'	N48°21'39"E	64.49'	8°18'40"
C850	445.00'	64.55'	N56°40'18"E	64.49'	8°18'40"

LINE TABLE		
LINE	LENGTH	BEARING
L38	13.31	S25°33'35"W
L39	4.02	S3°27'46"W



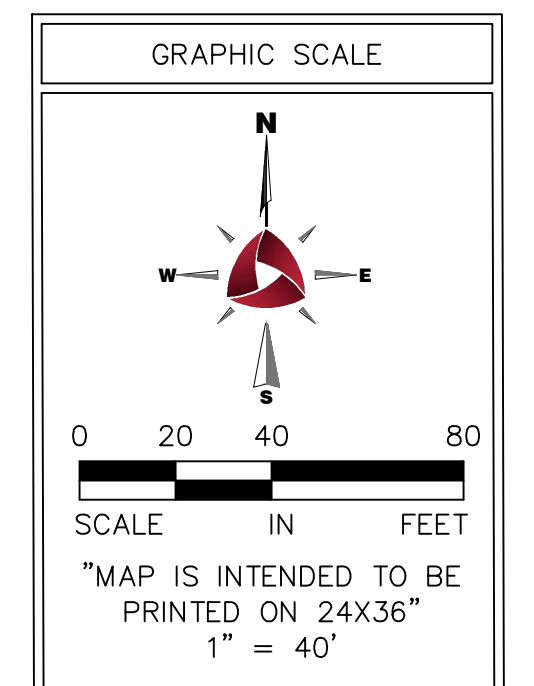
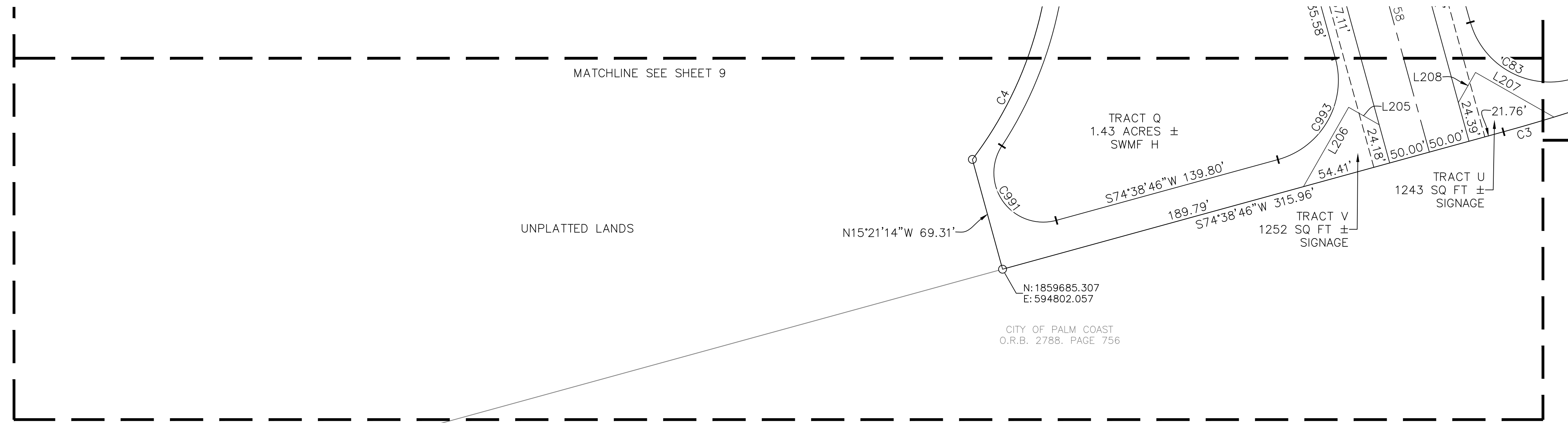
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CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C3	1060.00'	32.01'	N73°46'52"E	32.01'	1°43'49"
C4	234.00'	303.50'	S0°01'08"W	282.67'	74°18'50"
C991	30.00'	72.49'	N36°07'57"W	56.10'	138°26'34"
C993	50.00'	78.54'	S29°38'46"W	70.71'	90°00'00"

LINE TABLE		
LINE	LENGTH	BEARING
L205	21.37	N60°21'14"W
L206	55.57	S29°38'46"W
L207	54.92	S60°21'14"E
L208	21.11	N29°38'46"E




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