

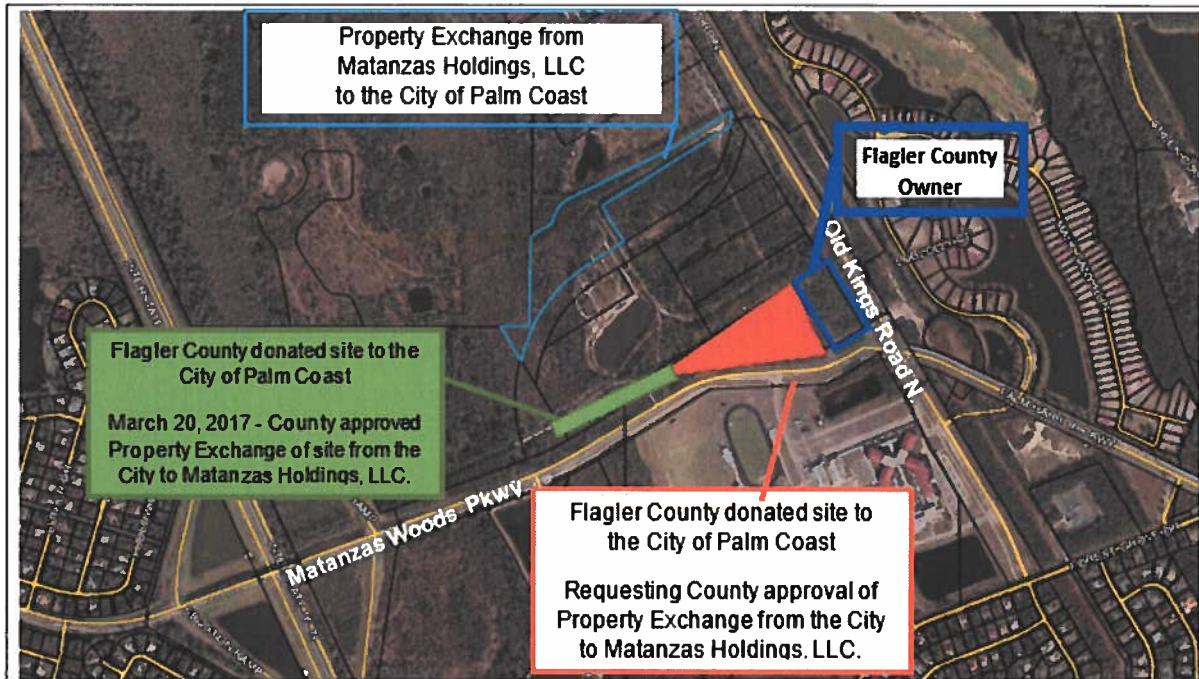
**FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS
CONSENT / AGENDA ITEM # 7f**

SUBJECT: Consideration of Property Exchange Between the City of Palm Coast and Matanzas Holdings, LLC for Previously Owned County Land Deeded to the City.

DATE OF MEETING: October 1, 2018

OVERVIEW/SUMMARY: Staff is bringing forward for approval a request dated September 6, 2018 from the City of Palm Coast seeking authorization to transfer (exchange) previously owned County land that was deeded to the City by Board action on March 20, 2017. The property consists of a 7.73 acre parcel located north of Matanzas Woods Parkway and west of Old Kings Road N. The current request is to authorize the City of Palm Coast to move forward with the transfer (exchange) with Matanzas Holdings, LLC of the remaining 3.73+/- of the originally deeded 7.73 acre parcel. On March 20, 2017, the Board approved the City's request to allow for a transfer (exchange) of 4+/- acres of the 7.73 acre parcel. This action will result in the entire 7.73 acres (Parcel 25-10-30-0000-01020-0050) to be used to facilitate the development of a neighborhood shopping center.

As part of this and other related transactions with Matanzas Holdings will be the transfer of the site as depicted below from Matanzas Holdings to the City of Palm Coast. These exchanges are expected to result in the development of a neighborhood shopping center, and enhance areas preserved for conservation purposes and stormwater storage capacity. In addition, the exchange will allow for recreational amenity for the community by providing for greater pedestrian and bicyclist access to future scenic trail.



There will be no net proceeds from the sale or transfer (exchange) of the property. This property exchange would benefit both Palm Coast and Flagler County through increased taxable property values related to the developable land and a community recreational amenity.

Per the Interlocal Agreement between the County and the City of Palm Coast for County Transportation Impact Fees, dated August 9, 2013, and recorded in Official Records Book 1959, Page 25, of the Public Records of Flagler County, Section 4d of the Agreement, the County must provide written approval to the City to allow for the transfer of property associated with the Matanzas Woods Parkway and Old Kings Roadway Extension transaction from the City to another party. Further, the agreement provides that any net proceeds generated from the property will be paid to the County.

FUNDING INFORMATION: N/A

DEPT., CONTACT, PHONE: Administration, Craig Coffey (386) 313-4001

RECOMMENDATION: Request the Board approve the property exchange between the City of Palm Coast and Matanzas Holdings, LLC and authorize the County Administrator to execute the letter of approval.

ATTACHMENTS:

1. Draft Letter Approving the Property Exchange
2. Letter from the City of Palm Coast dated September 6, 2018



Craig M. Coffey, County Administrator

24 Sept 2018

Date

Administration
1769 E. Moody Blvd Bldg 2
Bunnell, FL 32110



www.flaglercounty.org
Phone: (386)313-4001
Fax: (386)313-4101

SENT ELECTRONICALLY

October 1, 2018

Beau Falgout
Interim City Manager
City of Palm Coast
160 Lake Avenue
Palm Coast, Florida 32164

Re: Approval of the Property Exchange with Matanzas Holdings, LLC

Dear Mr. Falgout:

In follow up to your request dated September 6, 2018, please be advised that on October 1, 2018, the Flagler County Board of County Commissioners approved the property exchange as depicted in the attached document to Matanzas Holdings, LLC, a third party, to support the development of a neighborhood shopping center in the immediate area. The County donated the parcel to the City of Palm Coast and the City will be transferring the parcel to Matanzas Holdings, LLC. As part this and other related transactions, Matanzas Holdings, LLC will be transferring to the City of Palm Coast a parcel of land. The exchange is expected to result in the development of a neighborhood shopping center, an enhance area preserved for conservation purposes, stormwater storage capacity, and allow for greater pedestrian and bicyclist access to future scenic trail serving as a recreational amenity for the community.

This action was taken in accordance with the Interlocal Agreement for County Transportation Impact Fees, dated August 9, 2013, and recorded in Official Records Book 1959, Page 25, of the Public Records of Flagler County, Florida. In accordance with Section 4d of the Agreement, the County must provide written approval to the City to allow for the transfer of property associated with the Matanzas Woods Parkway and Old Kings Roadway Extension transaction from the City to another party. Further, the agreement provides that any net proceeds generated from the property will be paid to the County.

Please feel free to contact me should you have any questions.

Sincerely,

Craig Coffey
County Administrator

Attachment –Letter Dated September 6, 2018

Charles Ericksen, Jr.
District 1

Greg Hansen
District 2

David Sullivan
District 3

Nate McLaughlin
District 4

Donald O'Brien, Jr.
District 5



city of PALM COAST

Administrative Services & Economic Development
Central Services Division

160 Lake Avenue
Palm Coast, FL 32164
386-986-3730

September 6, 2018

SENT ELECTRONICALLY

Craig Coffey, County Administrator
Flagler County
1769 E. Moody Blvd Bldg 2
Bunnell, FL 32110

Dear Mr. Coffey:

As part of the maintenance transfer of Matanzas Woods Parkway and Old Kings Road, the County requires written consent of Flagler County for transfer of any property to a third party. On March 20, 2017, the Board of County Commissioners approved the transfer of Parcel 8 and a portion of Parcel 9 to Matanzas Holdings, LLC. Subsequently, the developer obtained additional property and has requested the City transfer the remainder of Parcel 9 to facilitate development of a neighborhood shopping center. The remainder of Parcel 9 is a stormwater pond that serves Matanzas Woods Parkway and through the transfer will be allowed to be relocated, so long as the stormwater capacity and flows are addressed by the developer.

I am writing this letter to request written consent of Flagler County to allow transfer of the remaining portion of Parcel 9 to Matanzas Holdings, LLC. There will be no net proceeds from the sale or transfer of the property. This transfer would benefit both Palm Coast and Flagler residents through increased taxable property values. In addition, the residents of this area would benefit from neighborhood shopping opportunities currently not available in this area.

I have attached multiple exhibits for your use in reviewing this request: 1) Conceptual Development Plan, 2) Map and Description of Complete Parcel 9 City Transfer, and 3) March 20, 2017 Flagler County BOCC Agenda Item. Please let me know at your earliest convenience when this matter will come before the Flagler County Board of County



Commissioners, or whether the County's written consent can be provided administratively.

Thank you in advance for your attention to this matter. Feel free to contact me with any questions.

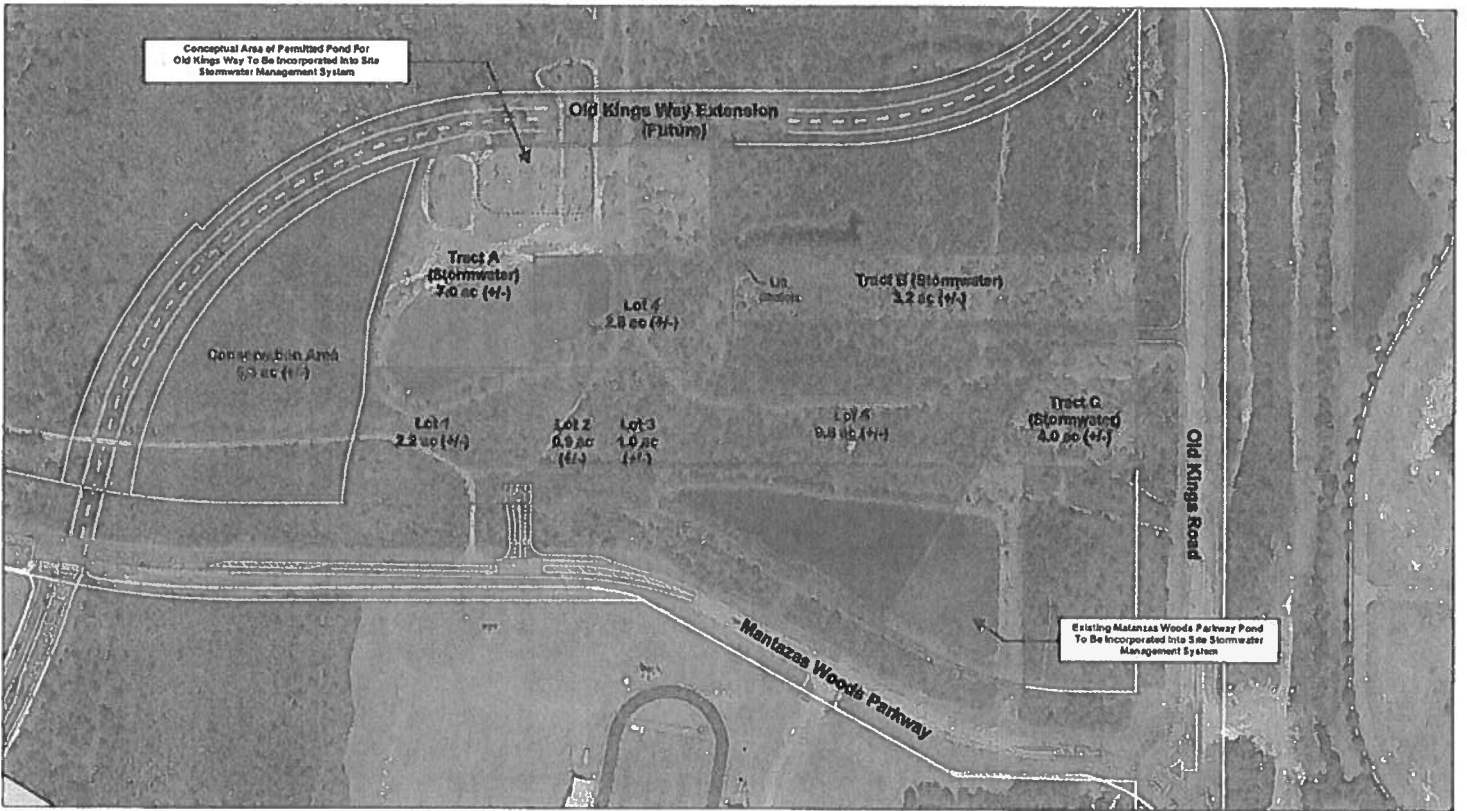
Sincerely,

A handwritten signature in black ink that reads "Beau Falgout". The signature is written in a cursive style with a large, stylized 'B' and 'F'.

Beau Falgout
Assistant City Manager

Enclosures

cc: Jim Landon, City Manager
William Reischmann, City Attorney



MATANZAS WOODS RETAIL CENTER
 MATANZAS WOODS PARKWAY, PALM COAST, FLORIDA



SCHEDULE "A"

DESCRIPTION:

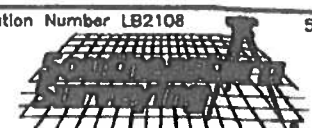
A portion of those lands described in Official Record Book 1223, Page 1893, of the Public Records of Flagler County, Florida, being more particularly described as follows:

Commence at the intersection of the Easterly right of way line of Interstate 95 and the Southerly right of way line of Matanzas Woods Parkway per Florida Department of Transportation Right of Way Map Section 73001, Financial Project Number 411959-2; thence North 19°57'04" West, a distance of 216.00 feet along said Easterly right of way line of Interstate 95 to the Northerly right of way line of said Matanzas Woods Parkway; thence along said Northerly right of way line the following two (2) courses and distances, North 70°02'56" East, a distance of 986.76 feet to a point of curvature of a curve concave Northwesterly, having a radius of 1899.89 feet and a central angle of 08°57'03"; thence Northeasterly along the arc of said curve a distance of 296.81 feet to the POINT OF BEGINNING; thence departing said Northerly right of way line, North 31°37'51" West, a distance of 81.88 feet to the Northerly line of those lands described in Official Record Book 1223, Page 1893, of the Public Records of Flagler County, Florida; thence North 58°22'09" East, a distance of 1850.50 feet along said Northerly line to a line 249.50 feet West of and parallel with the Westerly right of way line of Old Kings Road, per Official Record Book 640, Page 899; thence South 31°37'53" East, a distance of 488.29 feet along said parallel line to a point on the aforementioned Northerly right of way line of Matanzas Woods Parkway, said point lying on a non-tangent curve concave Northerly, having a radius of 700.00 feet, a central angle of 19°04'35" and a chord bearing of South 77°51'06" West; thence along said Northerly right of way line, the following five (5) courses and distances, from a tangent bearing South 68°18'48" West, Westerly 233.06 feet along the arc of said curve to a point of tangency; thence South 87°23'23" West, a distance of 466.80 feet to a point of curvature of a curve concave Southerly, having a radius of 800.00 feet and a central angle of 29°01'15"; thence Westerly along the arc of said curve a distance of 405.21 feet to a point of tangency; thence South 58°22'08" West, a distance of 745.05 feet to a point of curvature of a curve concave Northwesterly, having a radius of 1899.89 feet and a central angle of 02°43'45"; thence Southwesterly along the arc of said curve a distance of 90.49 feet to the POINT OF BEGINNING.

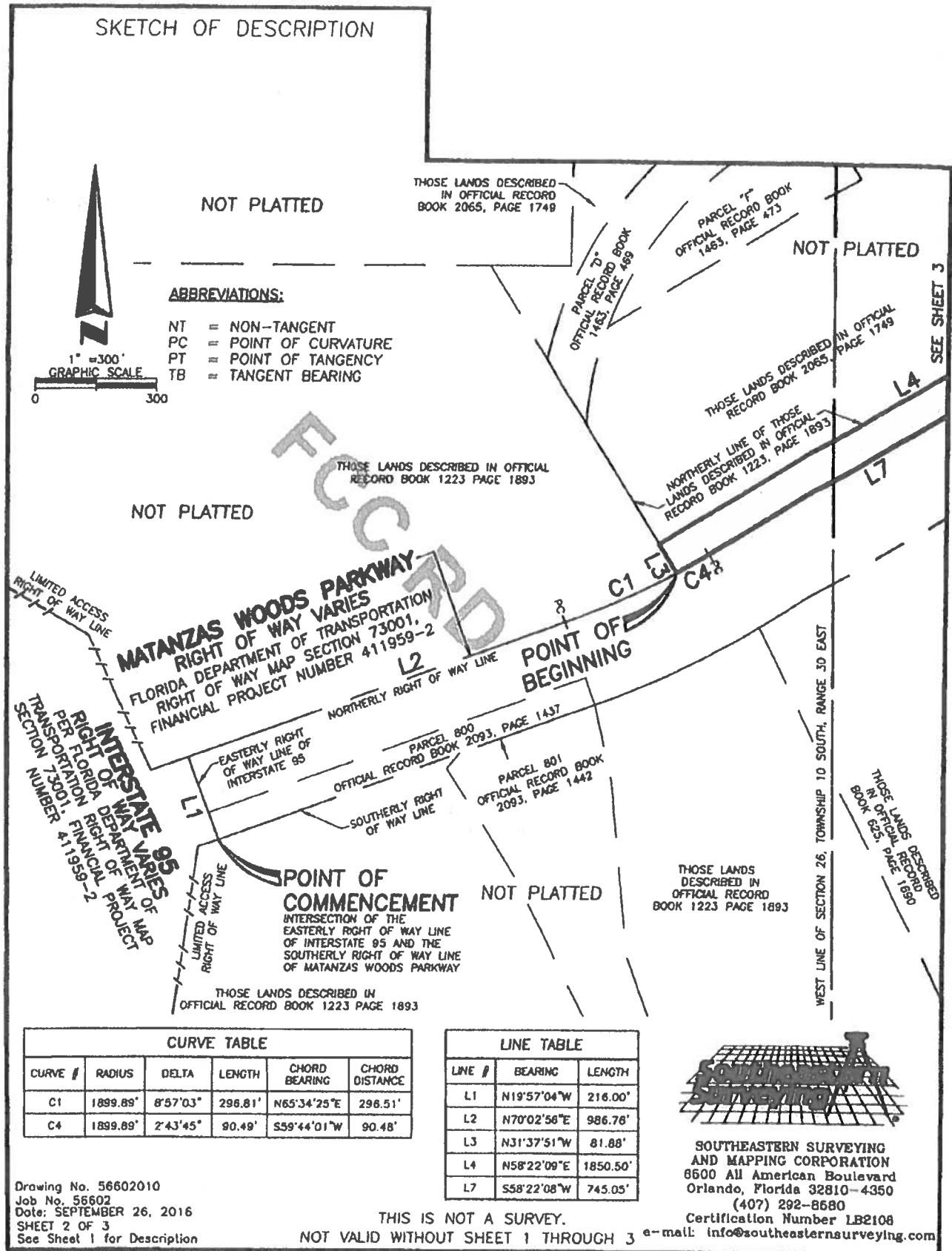
Containing 7.73 acres, more or less.

SURVEYOR'S REPORT:

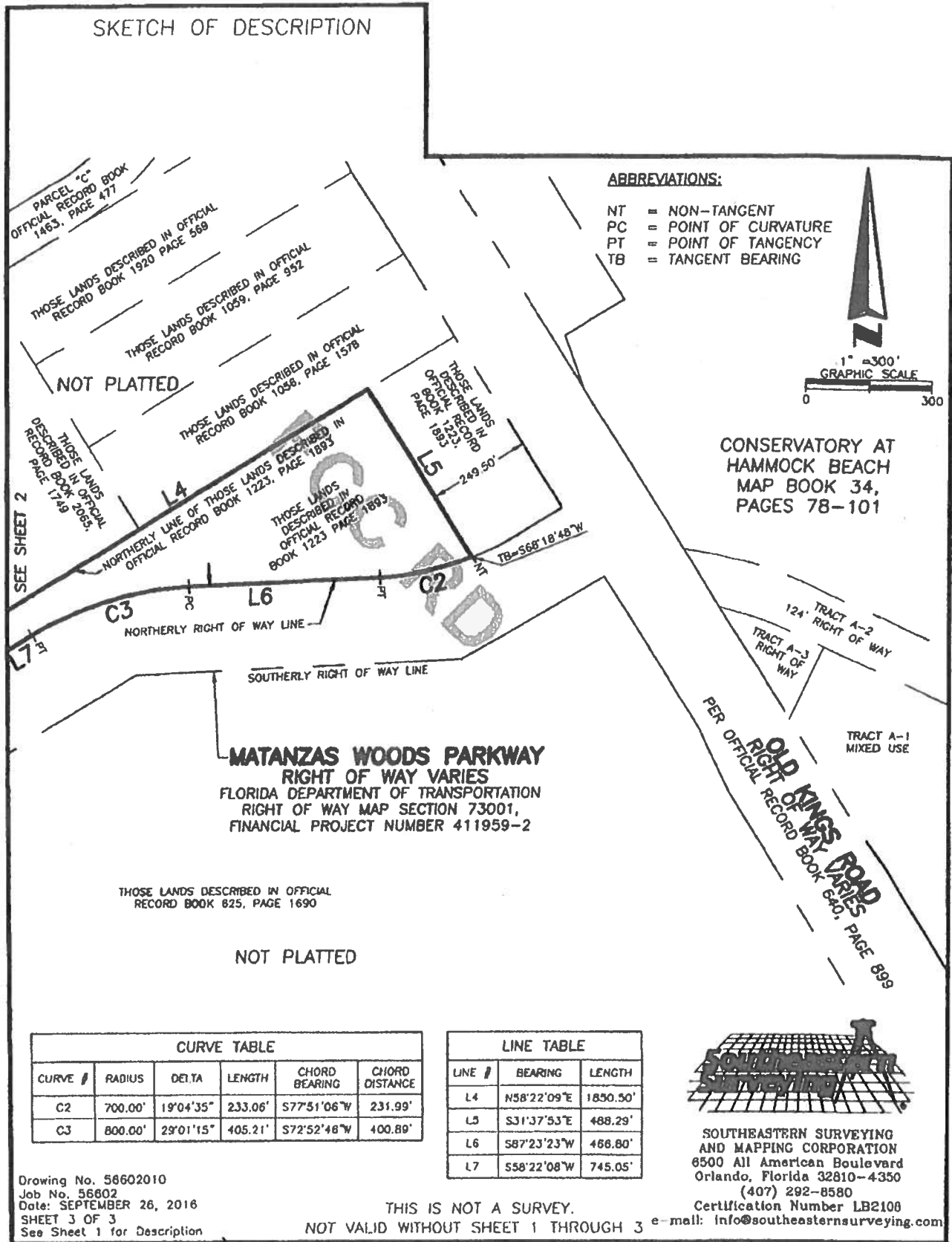
1. Bearings shown hereon are based on the North line of Parcel 800, as described in Official Record Book 2093, Page 1437, being South 70°02'56" West.
2. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying Chapter 5J-17 requirements.

Description FOR Flagler County, Florida City of Palm Coast, Florida	Date: September 26, 2016 EC		Certification Number LB2108 56602010
	Job Number: 56602	Scale: 1" = 300'	 SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4360 (407) 282-8580 e-mail: info@southeasternsurveying.com
	Chapter 5J-17, Florida Administrative Code requires that a legal description drawing bear the notation that THIS IS NOT A SURVEY.		
	SHEET 1 OF 3 SEE SHEETS 2-3 FOR SKETCH		JAMES L. PETERSEN REGISTERED LAND SURVEYOR Number 4791

[Handwritten signature]

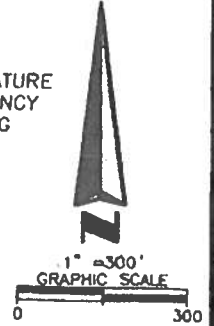


SKETCH OF DESCRIPTION



ABBREVIATIONS:

- NT = NON-TANGENT
- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- TB = TANGENT BEARING



CONSERVATORY AT
HAMMOCK BEACH
MAP BOOK 34,
PAGES 78-101

MATANZAS WOODS PARKWAY
RIGHT OF WAY VARIES
FLORIDA DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY MAP SECTION 73001,
FINANCIAL PROJECT NUMBER 411959-2

THOSE LANDS DESCRIBED IN OFFICIAL
RECORD BOOK 825, PAGE 1690

NOT PLATTED

CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD DISTANCE
C2	700.00'	19°04'35"	233.06'	S77°51'06"W	231.99'
C3	800.00'	29°01'15"	405.21'	S72°52'48"W	400.89'

LINE TABLE

LINE #	BEARING	LENGTH
L4	N58°22'09"E	1850.50'
L5	S31°37'53"E	488.29'
L6	S87°23'23"W	466.80'
L7	S58°22'08"W	745.05'



SOUTHEASTERN SURVEYING
AND MAPPING CORPORATION
6500 All American Boulevard
Orlando, Florida 32810-4350
(407) 292-8580
Certification Number LB2108

Drawing No. 56602010
Job No. 56802
Date: SEPTEMBER 26, 2016
SHEET 3 OF 3
See Sheet 1 for Description

THIS IS NOT A SURVEY.
NOT VALID WITHOUT SHEET 1 THROUGH 3 e-mail: info@southeasternsurveying.com

**FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS
CONSENT / AGENDA ITEM # 7e**

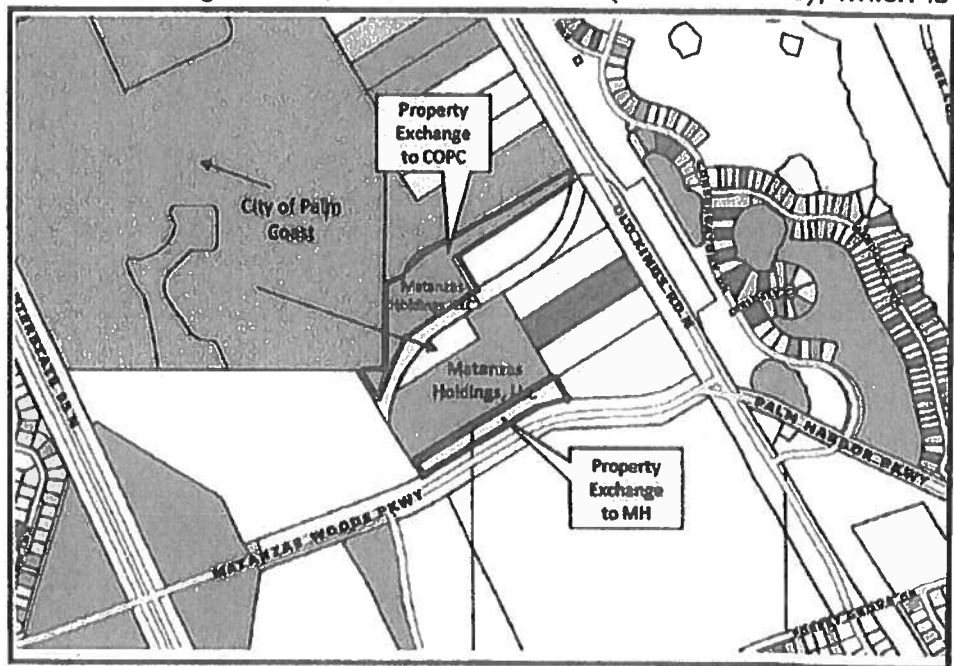
SUBJECT: Consideration of Property Exchange Between the City of Palm Coast and Matanzas Holdings, LLC for Previously Owned County Land Deeded to the City.

DATE OF MEETING: March 20, 2017

OVERVIEW/SUMMARY: The City of Palm Coast in a letter dated February 20, 2017 is seeking approval to transfer (exchange) previously owned County land that was deeded to the City as part of a prior agenda item tonight. The exchange would be between the City of Palm Coast and Matanzas Holdings, LLC to facilitate the development of a neighborhood shopping center in the immediate area.

According to the City's request, the City would receive property (+/- 9.13-acres) from the developer for right-of-way and stormwater retention for the future Old Kings Road extension north of Matanzas Woods Parkway. In exchange, the City would transfer Parcel 8 (+/- 2.92-acres) and a portion of Parcel 9 (estimated less than +/- 4-acres), which would be transferred to the City as part of the draft Interlocal Agreement, as well as Parcel 5 (+/- 2.41-acres), which is

already City-owned and is not subject to the draft Interlocal Agreement. There will be no net proceeds from the sale or transfer (exchange) of the property. This property exchange would benefit both Palm Coast and Flagler County through increased taxable property values related to the developable land.



In accordance the Interlocal Agreement between the County and the City of Palm Coast for County Transportation Impact Fees, dated August 9, 2013, and recorded in Official Records Book 1959, Page 25, of the Public Records of Flagler County, Section 4d of the Agreement, the County must provide written approval to the City to allow for the transfer of property associated with the Matanzas Woods Parkway and Old Kings Roadway Extension transaction from the City to another party. Further, the agreement provides that any net proceeds generated from the property will be paid to the County.

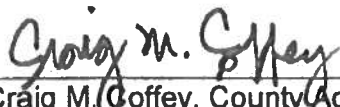
FUNDING INFORMATION: N/A

DEPT., CONTACT, PHONE: Administration, Craig Coffey (386) 313-4001


RECOMMENDATION: Request the Board approve the property exchange between the City of Palm Coast and Matanzas Holdings, LLC and authorize the County Administrator to execute the letter of approval.

ATTACHMENTS:

1. Draft Letter Approving the Property Exchange
2. Letter from the City of Palm Coast dated February 20, 2017



Craig M. Coffey, County Administrator



Date



Administration
1769 E. Moody Blvd Bldg 2
Bunnell, FL 32110
Phone: 386-313-4001



March 20, 2017

Attachment 1

Jim Landon
City Manager
City of Palm Coast
160 Lake Avenue
Palm Coast, Florida 32164

Re: Approval of the Property Exchange with Matanzas Holdings, LLC

Dear Mr. Landon:

In follow up to your request dated February 20, 2017, please be advised that on March 20, 2017, the Flagler County Board of County Commissioners approved the property exchange as depicted in the attached document to Matanzas Holdings, LLC, a third party, for the development of a neighborhood shopping center in the immediate area.

This action was taken in accordance with the Interlocal Agreement for County Transportation Impact Fees, dated August 9, 2013, and recorded in Official Records Book 1959, Page 25, of the Public Records of Flagler County, Florida. In accordance with Section 4d of the Agreement, the County must provide written approval to the City to allow for the transfer of property associated with the Matanzas Woods Parkway and Old Kings Roadway Extension transaction from the City to another party. Further, the agreement provides that any net proceeds generated from the property will be paid to the County.

Please feel free to contact me should you have any questions.

Sincerely,

Craig Coffey
County Administrator

Attachment –Letter Dated February 20, 2017

Charles Ericksen, Jr.
District 1

Greg Hansen
District 2

David Sullivan
District 3

Nate McLaughlin
District 4

Donald O'Brien Jr.
District 5



City of PALM COAST

Administrative Services & Economic Development
Central Services Division

Attachment 2

160 Lake Avenue
Palm Coast, FL 32164
386-986-3730

February 20, 2017

SENT ELECTRONICALLY

Sally A. Sherman, Deputy County Administrator
Flagler County
1769 E. Moody Blvd Bldg 2
Bunnell, FL 32110

Re: ROW Transfer and Property Exchange Request

Dear Ms. Sherman:

Per our previous discussions, I am writing this letter to request written consent of Flagler County to allow transfer of property to Matanzas Holdings, LLC, a third party, to enable development of a neighborhood shopping center. As part of this exchange, the City would receive property (+/- 9.13-acres) from the developer for right-of-way and stormwater retention for the future Old Kings Road extension north of Matanzas Woods Parkway. In exchange, the City would transfer Parcel 8 (+/- 2.92-acres) and a portion of Parcel 9 (estimated less than +/- 4-acres), which would transferred to the City as part of the draft Interlocal Agreement, as well as Parcel 5 (+/- 2.41-acres), which is already City-owned and NOT subject to the draft Interlocal Agreement. There will be no net proceeds from the sale or transfer of the property. This transfer would benefit both Palm Coast and Flagler County through increased taxable property values. In addition, the residents of this area would benefit from neighborhood shopping opportunities currently not available in the immediate area.

I have attached multiple exhibits for your use in reviewing this request: 1) Conceptual Development Plan, 2) Map and Description of Estimated Parcel 8 City Transfer, 3) Map and Description of Estimated Parcel 9 City Transfer, and 4) Map and Description of Proposed Parcel 1 and 2 Parcel Developer Property Transfer. From our previous discussions, I understand Flagler County would consider this request simultaneous with consideration of the final transfer documents at an upcoming Flagler County Board of County Commissioners meeting. Please let me know at your earliest convenience when this matter will come before the Flagler County Board of County Commissioners.



please recycle

palmcoastgov.com

Thank you in advance for your attention to this matter. Feel free to contact me with any questions.

Sincerely,

A handwritten signature in black ink that reads "Beau Falgout". The signature is written in a cursive style with a large initial "B" and a long, sweeping tail on the "t".

Beau Falgout
Administrative Services and Economic Development Director

Enclosures

cc: Jim Landon, City Manager
William Reischmann, City Attorney
Craig Coffey, County Administrator

SCHEDULE "A"

DESCRIPTION:

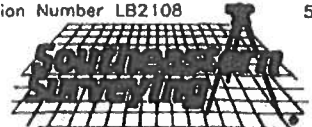
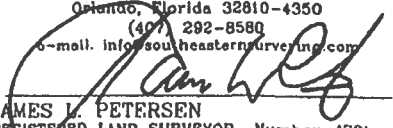
A portion of those lands described in Official Record Book 1223, Page 1893, of the Public Records of Flagler County, Florida, being more particularly described as follows:

Commence at the intersection of the Easterly right of way line of Interstate 95 and the Southerly right of way line of Matanzas Woods Parkway per Florida Department of Transportation Right of Way Map Section 73001, Financial Project Number 411959-2; thence North 19°57'04" West, a distance of 216.00 feet along said Easterly right of way line of Interstate 95 to the Northerly right of way line of said Matanzas Woods Parkway; thence along said Northerly right of way line the following two (2) courses and distances, North 70°02'56" East, a distance of 986.76 feet to a point of curvature of a curve concave Northwesterly, having a radius of 1899.89 feet and a central angle of 08°57'03"; thence Northeasterly along the arc of said curve a distance of 296.81 feet to the POINT OF BEGINNING; thence departing said Northerly right of way line, North 31°37'51" West, a distance of 81.88 feet to the Northerly line of those lands described in Official Record Book 1223, Page 1893, of the Public Records of Flagler County, Florida; thence North 58°22'09" East, a distance of 1850.50 feet along said Northerly line to a line 249.50 feet West of and parallel with the Westerly right of way line of Old Kings Road, per Official Record Book 640, Page 899; thence South 31°37'53" East, a distance of 488.29 feet along said parallel line to a point on the aforementioned Northerly right of way line of Matanzas Woods Parkway, said point lying on a non-tangent curve concave Northerly, having a radius of 700.00 feet, a central angle of 19°04'35" and a chord bearing of South 77°51'06" West; thence along said Northerly right of way line, the following five (5) courses and distances, from a tangent bearing South 68°18'48" West, Westerly 233.06 feet along the arc of said curve to a point of tangency; thence South 87°23'23" West, a distance of 466.80 feet to a point of curvature of a curve concave Southerly, having a radius of 800.00 feet and a central angle of 29°01'15"; thence Westerly along the arc of said curve a distance of 405.21 feet to a point of tangency; thence South 58°22'08" West, a distance of 745.05 feet to a point of curvature of a curve concave Northwesterly, having a radius of 1899.89 feet and a central angle of 02°43'45"; thence Southwesterly along the arc of said curve a distance of 90.49 feet to the POINT OF BEGINNING.

Containing 7.73 acres, more or less.

SURVEYOR'S REPORT:

1. Bearings shown hereon are based on the North line of Parcel 800, as described in Official Record Book 2093, Page 1437, being South 70°02'56" West.
2. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying Chapter 5J-17 requirements.

Description FOR Flagler County, Florida City of Palm Coast, Florida	Date: September 26, 2016 EC		Certification Number LB2108 56602010  SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407) 292-8580 e-mail: info@southeasternsurveying.com  JAMES L. PETERSEN REGISTERED LAND SURVEYOR Number 4791
	Job Number: 56602	Scale: 1" = 300'	
	Chapter 5J-17, Florida Administrative Code requires that a legal description drawing bear the notation that THIS IS NOT A SURVEY.		
	SHEET 1 OF 3 SEE SHEETS 2-3 FOR SKETCH		

SKETCH OF DESCRIPTION



ABBREVIATIONS:

- NT = NON-TANGENT
- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- TB = TANGENT BEARING

NOT PLATTED

THOSE LANDS DESCRIBED
IN OFFICIAL RECORD
BOOK 2085, PAGE 1749

PARCEL "D"
OFFICIAL RECORD BOOK
1463, PAGE 469

PARCEL "F"
OFFICIAL RECORD BOOK
1463, PAGE 473

NOT PLATTED

THOSE LANDS DESCRIBED IN OFFICIAL
RECORD BOOK 2065, PAGE 1749

NORTHERLY LINE OF THOSE
LANDS DESCRIBED IN OFFICIAL
RECORD BOOK 1223, PAGE 1893

SEE SHEET 3

THOSE LANDS DESCRIBED IN OFFICIAL
RECORD BOOK 1223 PAGE 1893

NOT PLATTED

Portion To Be Transferred
to Developer

LIMITED ACCESS
RIGHT OF WAY LINE

MATANZAS WOODS PARKWAY
RIGHT OF WAY VARIES
FLORIDA DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY MAP SECTION 73001,
FINANCIAL PROJECT NUMBER 411959-2

LIMITED ACCESS
RIGHT OF WAY LINE

INTERSTATE 95
RIGHT OF WAY VARIES
PER FLORIDA DEPARTMENT OF
TRANSPORTATION RIGHT OF WAY MAP
SECTION 73001, FINANCIAL PROJECT
NUMBER 411959-2

POINT OF
BEGINNING

NORTHERLY RIGHT OF WAY LINE

EASTERLY RIGHT
OF WAY LINE OF
INTERSTATE 95

SOUTHERLY RIGHT
OF WAY LINE

PARCEL 800
OFFICIAL RECORD BOOK 2093, PAGE 1437

PARCEL 801
OFFICIAL RECORD BOOK
2093, PAGE 1442

POINT OF
COMMENCEMENT

INTERSECTION OF THE
EASTERLY RIGHT OF WAY LINE
OF INTERSTATE 95 AND THE
SOUTHERLY RIGHT OF WAY LINE
OF MATANZAS WOODS PARKWAY

NOT PLATTED

THOSE LANDS
DESCRIBED IN
OFFICIAL RECORD
BOOK 1223 PAGE 1893

THOSE LANDS DESCRIBED IN
OFFICIAL RECORD BOOK 1223 PAGE 1893

WEST LINE OF SECTION 26, TOWNSHIP 10 SOUTH, RANGE 30 EAST

THOSE LANDS DESCRIBED
IN OFFICIAL RECORD
BOOK 623, PAGE 1890

CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	1899.89'	8°57'03"	298.81'	N65°34'25"E	296.51'
C4	1899.89'	2°43'45"	90.49'	S59°44'01"W	90.48'

LINE TABLE

LINE #	BEARING	LENGTH
L1	N19°57'04"W	216.00'
L2	N70°02'56"E	986.76'
L3	N31°37'51"W	81.88'
L4	N58°22'09"E	1850.50'
L7	S58°22'08"W	745.05'



**SOUTHEASTERN SURVEYING
AND MAPPING CORPORATION**
6500 All American Boulevard
Orlando, Florida 32810-4350
(407) 292-8580

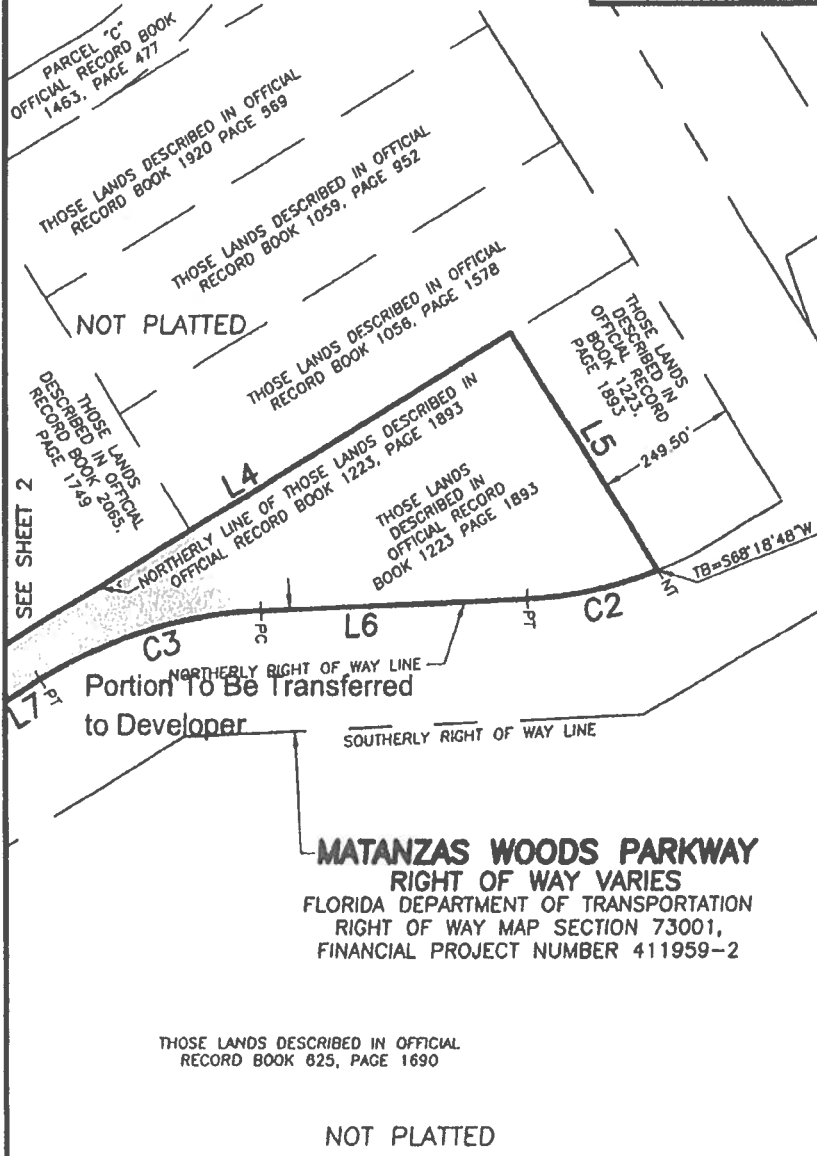
Certification Number LB2108

e-mail: info@southeasternsurveying.com

Drawing No. 56602010
Job No. 56802
Date: SEPTEMBER 26, 2016
SHEET 2 OF 3
See Sheet 1 for Description

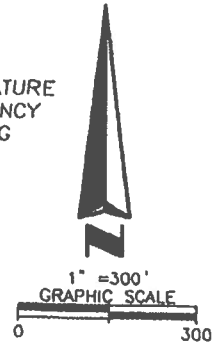
THIS IS NOT A SURVEY.
NOT VALID WITHOUT SHEET 1 THROUGH 3

SKETCH OF DESCRIPTION



ABBREVIATIONS:

- NT = NON-TANGENT
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- PT = POINT OF TANGENCY
- TB = TANGENT BEARING



CONSERVATORY AT
HAMMOCK BEACH
MAP BOOK 34,
PAGES 78-101

Portion To Be Transferred
to Developer

MATANZAS WOODS PARKWAY
RIGHT OF WAY VARIES
FLORIDA DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY MAP SECTION 73001,
FINANCIAL PROJECT NUMBER 411959-2

THOSE LANDS DESCRIBED IN OFFICIAL
RECORD BOOK 825, PAGE 1690

NOT PLATTED

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD DISTANCE
C2	700.00'	19°04'35"	233.06'	S77°51'06"W	231.99'
C3	800.00'	29°01'15"	405.21'	S72°52'46"W	400.89'

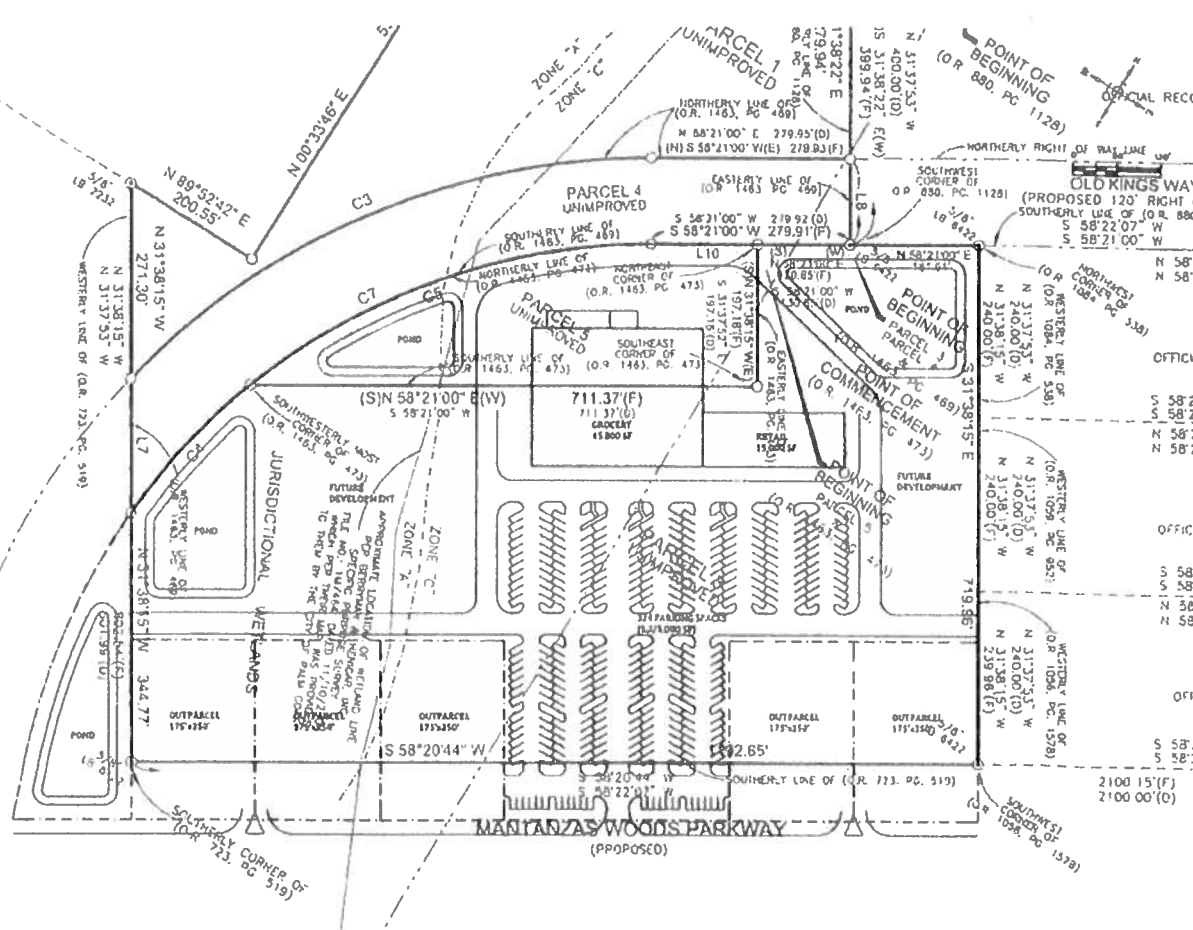
LINE TABLE		
LINE #	BEARING	LENGTH
L4	N58°22'09"E	1850.50'
L5	S31°37'53"E	488.29'
L6	S87°23'23"W	466.80'
L7	S58°22'08"W	745.05'



**SOUTHEASTERN SURVEYING
AND MAPPING CORPORATION**
8500 All American Boulevard
Orlando, Florida 32810-4350
(407) 292-8580
Certification Number LB2108

Drawing No. 56602010
Job No. 56602
Date: SEPTEMBER 26, 2016
SHEET 3 OF 3
See Sheet 1 for Description

THIS IS NOT A SURVEY.
NOT VALID WITHOUT SHEET 1 THROUGH 3 e-mail: info@southeasternsurveying.com



Matanzas Woods Retail Center
Palm Coast, Florida

Overall Site Plan
C-1.0