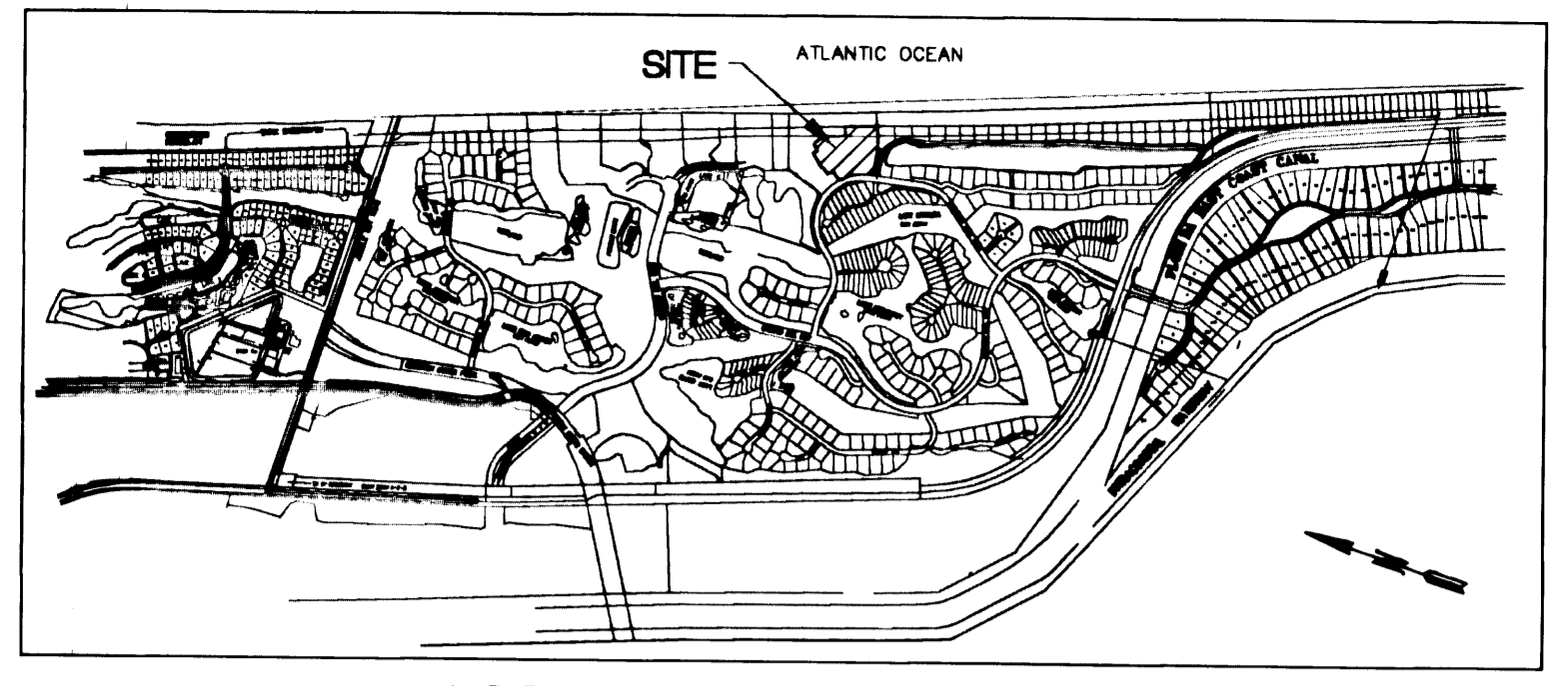


SOUTH TOWERS AT HAMMOCK DUNES

A REPLAT OF PARCEL D AND A PORTION OF PARCEL B, TUSCANY AT HAMMOCK DUNES
 MAP BOOK 35, PAGE 01, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA
 A PORTION OF GOVERNMENT SECTION 3, TOWNSHIP 11 SOUTH, RANGE 31 EAST,
 IN FLAGLER COUNTY, FLORIDA



LOCATION MAP
 SCALE: 1" = 2,000'

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS, THAT: WCI COMMUNITIES, INC. A DELAWARE CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 3, TOWNSHIP 11 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, SHOWN HEREON AS SOUTH TOWERS AT HAMMOCK DUNES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Description:
 A PARCEL OF LAND LOCATED IN SECTION 3, TOWNSHIP 11 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA BEING ALL OF PARCEL D, AND A PORTION OF PARCEL B, OF TUSCANY AT HAMMOCK DUNES, MAP BOOK 35, PAGE 01, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE SOUTHWEST CORNER OF SECTION 3, TOWNSHIP 11 SOUTH, RANGE 31 EAST IN FLAGLER COUNTY, FLORIDA; THENCE RUN N00°37'32"W ALONG THE WEST LINE OF SAID SECTION 3 A DISTANCE OF 399.12 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF CAMINO DEL SOL (A 64.00' WIDE PRIVATE RIGHT OF WAY AS PER THE PLAT OF HAMMOCK DUNES PHASE 1, AS RECORDED IN MAP BOOK 30, PAGE 76 THROUGH 86, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA) SAID POINT BEING ON A NON TANGENT CURVE, THENCE DEPARTING SAID WEST LINE OF SAID SECTION 3, ALONG SAID NORTHERLY RIGHT OF WAY LINE AND SAID NON TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 510.00 FEET, A CENTRAL ANGLE OF 80°21'47", AND AN ARC LENGTH OF 715.32 FEET AND A CHORD BEARING N87°33'58"E 658.11 FEET TO A NON TANGENT LINE AND THE POINT OF BEGINNING; THENCE DEPARTING SAID CURVE RUN N37°18'26"E A DISTANCE OF 118.50 FEET; THENCE N52°44'01"W A DISTANCE OF 66.05 FEET; THENCE N37°24'17"E A DISTANCE OF 82.56 FEET; THENCE N07°33'11"W A DISTANCE OF 17.86; THENCE N40°58'41"E A DISTANCE OF 171.54 FEET; THENCE S49°01'46"E A DISTANCE OF 51.79 FEET; THENCE N40°58'41"E A DISTANCE OF 70.62 FEET; THENCE S49°01'46"E A DISTANCE OF 30.88 FEET; THENCE S49°01'22"E A DISTANCE OF 110.32 FEET; THENCE N85°58'38"E A DISTANCE OF 30.88 FEET; THENCE S49°01'22"E A DISTANCE OF 110.32 FEET; TO THE COASTAL CONSTRUCTION CONTROL LINE AS SHOWN ON SAID TUSCANY AT HAMMOCK DUNES; THENCE ALONG SAID COASTAL CONSTRUCTION CONTROL LINE THE FOLLOWING TWO COURSES, S19°55'04"E A DISTANCE OF 121.19 FEET AND S19°58'41"E A DISTANCE OF 105.43 FEET; THENCE DEPARTING SAID COASTAL CONSTRUCTION LINE S83°13'26"E A DISTANCE OF 47.21 FEET; TO A TANGENT POINT OF A CURVE TO THE LEFT HAVING A RADIUS OF 510.00 FEET AND A CENTRAL ANGLE OF 35°49'00", AN ARC LENGTH OF 318.81 FEET AND CHORD BEARING OF N29°08'16"W 313.64 FEET TO THE POINT OF BEGINNING.
 THE ABOVE DESCRIBED PARCEL OF LAND CONTAINING 6.273 ACRES, MORE OR LESS.

have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

Lot 1, as shown hereon, is hereby reserved for the Tuscany at Hammock Dunes, a Condominium, The Arrezzo at Hammock Dunes, a Condominium, and the Murano at Hammock Dunes, a Condominium, its successors and assigns, as a driveway tract serving abutting lots for ingress, egress, utilities, drainage, law enforcement, fire services, emergency services, mail carriers, and other purposes not inconsistent with this reservation, and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Flagler County. The Beach Access Easement, as shown hereon, is hereby reserved for the Tuscany at Hammock Dunes, a Condominium, Arrezzo at Hammock Dunes, a Condominium, and the Murano at Hammock Dunes, a Condominium, its successors and assigns, as a driveway tract serving abutting lots for ingress, egress, utilities, drainage, law enforcement, fire services, emergency services, mail carriers, and other purposes not inconsistent with this reservation, and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Flagler County. The drainage easements as shown hereon are hereby dedicated and are hereby dedicated in perpetuity for drainage purposes. The maintenance of all drainage facilities located therein shall be the perpetual maintenance obligation of the Tuscany at Hammock Dunes, a condominium, the Arrezzo at Hammock Dunes, a Condominium, and the Murano at Hammock Dunes, a Condominium its successors and assigns, without recourse to Flagler County.

Flagler County shall have the right, but not the obligation, to maintain any portion of the drainage system encompassed by this Plat which is associated with the drainage public streets, including the right to utilize for proper purposes any and all drainage, lake maintenance and lake maintenance access easements associated with the drainage easement. The utility easements as shown hereon are hereby dedicated in perpetuity for the construction and maintenance of utility facilities, including cable television systems shall not interfere with the construction and maintenance of utilities. The lift pump station easement as shown hereon is hereby dedicated in perpetuity to the Dunes Community Development District its successors and assigns, for lift pump station and related purposes. In those cases where easements of different types cross or otherwise coincide, drainage easements shall have first priority, utility easements shall have second priority, access easements shall have third priority, and all other easements shall be subordinate to this with their priorities being determined by the use rights granted.

IN WITNESS WHEREOF, the above-named corporation has caused these presents to be signed by its Corporate Officer, and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this _____ day of _____, 2006.

WITNESS: Michael R. Anderson BY: James Schumaker P.M.
 PRINT NAME: MICHAEL R. ANDERSON PRINT NAME - TITLE
 (CORPORATE SEAL)

ACKNOWLEDGEMENTS
 STATE OF FLORIDA }
 COUNTY OF Flagler }
 BEFORE ME PERSONALLY APPEARED James Schumaker WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF WCI COMMUNITIES, INC., A DELAWARE CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT (HE)(SHE) EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 21st DAY OF April, 2006
 MY COMMISSION EXPIRES: NOTARY PUBLIC (SEAL)

SOUTH TOWERS AT HAMMOCK DUNES
 SITUATED IN
 GOVERNMENT SECTION 3
 TOWNSHIP 11 SOUTH, RANGE 31 EAST
 FLAGLER COUNTY, FLORIDA
 OWNED BY
 WCI COMMUNITIES, INC.
 24301 WALDEN CENTER DRIVE,
 BONITA SPRINGS, FLORIDA 34134
 (941) 498-8228
 ISSUE DATE: 3/28/2006 SHEET 1 OF 2

GENERAL NOTES:

- 1) SOUTH TOWERS AT HAMMOCK DUNES LIES WITHIN FLOOD ZONES B AND C AS SHOWN HEREON, ACCORDING TO COMMUNITY PANEL NUMBER 120085-0045-B OF THE FLOOD INSURANCE RATE MAPS FOR FLAGLER COUNTY, FLORIDA, DATED FEBRUARY 5, 1986. FLOOD PLANE INFORMATION SHOWN FOR APPROXIMATE GRAPHIC REFERENCE ONLY.
- 2) BEARINGS SHOWN HEREON REFER TO THE TRANSVERSE MERCATOR GRID SYSTEM OF THE EAST ZONE OF FLORIDA, WITH THE WEST LINE OF SECTION 3, TOWNSHIP 11 SOUTH, RANGE 31 EAST, BEING N00°37'32"W. COORDINATES SHOWN ARE NAD/FHP/03N 83/90 ADJUSTED (HARN).
- 3) LOT LINES SHOWN HEREON ARE NOT RADIAL UNLESS OTHERWISE NOTED.
- 4) 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. F.S. 177.100 (28)
- 5) 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.
- 6) SUBJECT TO ANY INTEREST OF THE STATE OF FLORIDA IN SOVEREIGN LANDS, IF ANY.
- 7) ALL PROJECT LIGHTING SHALL STRICTLY COMPLY WITH FEDERAL AND STATE LAWS AND REGULATIONS AS WELL AS FLAGLER COUNTY ORDINANCES REGARDING PROTECTION OF ENDANGERED SEA TURTLES.
- 8) ANY LIMITED UTILITY EASEMENTS HEREIN ARE SUBSERVIENT AND INFERIOR TO THE USE OF THE STREET AND ROAD RIGHTS-OF-WAY AS AND FOR THROUGHFARE AND INCIDENTAL DRAINAGE, AND ANY INTERFERENCE WITH THE USAGE OF THE DEDICATED ROAD RIGHTS-OF-WAY SHALL BE PERMITTED ONLY WITH THE PRIOR CONSENT OF THE BOARD OF COUNTY COMMISSIONERS, OR ITS AUTHORIZED AGENT, AND THE OWNER OF THE UTILITY EASEMENT SHALL BE RESPONSIBLE FOR ANY DAMAGE OR INTERFERENCE WITH THE USE OF THE RIGHTS-OF-WAY AS A THROUGHFARE ARISING BY VIRTUE OF THE EXERCISE OF ITS EASEMENTS RIGHTS.
- 9) WCI COMMUNITIES, INC., A DELAWARE CORPORATION AS DEDICATOR AND THE BOARD OF COUNTY COMMISSIONERS OF FLAGLER COUNTY, AS RECIPIENT OF THE DEDICATION FOR AND ON BEHALF OF THE PUBLIC, STIPULATE THAT NO PROVISION HEREIN SHALL BE CONSTRUED AS CREATING AN OBLIGATION UPON ANY GOVERNING BODY TO PERFORM ANY ACT OF CONSTRUCTION OR MAINTENANCE WITHIN THE HEREIN DEDICATED RIGHT-OF-WAY EXCEPT WHEN SUCH OBLIGATION IS VOLUNTARILY ASSUMED BY THE APPROPRIATE GOVERNING BODY. ALL ROADWAYS AND DRAINAGE WITHIN THE RIGHT-OF-WAY ARE PRIVATELY OWNED AND MAINTAINED. THE SEWER WATER MANAGEMENT SYSTEM IS PRIVATELY OWNED AND MAINTAINED.
- 10) COORDINATES SHOWN ARE STATE PLANE NAD 83/90.

SITE DEVELOPMENT CRITERIA

SOUTH TOWERS AT HAMMOCK DUNES IS CONTAINED WITHIN THE HAMMOCK DUNES (DRI) DEVELOPMENT AND IS SUBJECT TO ALL CONDITIONS OF THE HAMMOCK DUNES DEVELOPMENT ORDER ISSUED BY THE COUNTY IN RESOLUTION 84-7 DATED MARCH 30, 1984, AS AMENDED IN RESOLUTION 95-50 DATED JULY 17, 1995, AND AS AMENDED IN RESOLUTION 98-10 DATED MARCH 6, 1998 (COLLECTIVELY, THE "DEVELOPMENT ORDER").

WATER/SEWER AND REUSE

ALL PROPOSED RESIDENTIAL UNITS AND FACILITIES WITHIN THIS SUBDIVISION WILL BE SERVED BY CENTRAL WATER AND SEWER SERVICES. POTABLE WELLS AND/OR SEPTIC SYSTEMS ARE PROHIBITED. INSTALLATION OF REUSE LINES IS REQUIRED TO SERVE THE ENTIRE DEVELOPMENT FOR IRRIGATION INCLUDING ALL OPEN SPACE AND COMMON AREAS.

BUILDING SETBACKS/HEIGHT

"SETBACK LINE" IS DEFINED IN SECTIONS 3.08.02 OF THE LAND DEVELOPMENT CODE (LDC) OF FLAGLER COUNTY. THE MINIMUM SETBACKS FOR THE SOUTH TOWERS AT HAMMOCK DUNES SUBDIVISION SHALL BE AS FOLLOWS:
 FRONT, ALL PARCELS (WEST): 30 FEET FROM ROAD RIGHTS OF WAY, OTHERWISE 10 FEET FROM PROPERTY LINE.
 REAR, ALL PARCELS (EAST): COASTAL CONSTRUCTION CONTROL LINE (CCCL) FOR BUILDINGS. ENCROACHMENTS OVER CCCL FOR POOLS, SPA, DECKS & WALKWAYS AS APPROVED BY FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION.
 LOT 2 NORTH SIDE: ZERO (0) FEET.
 THERE SHALL BE A MINIMUM 25 FEET BUILDING SEPARATION BETWEEN CONDOMINIUMS.
 ALL SETBACKS WILL BE MEASURED FROM THE ADJACENT DEFINED LIMITS TO THE WALL OF THE CONDOMINIUM BUILDING AND OVERHANGING EAVES NOT EXCEEDING 2.5 FEET SHALL BE PERMITTED WITHIN THE FRONT, SIDE AND REAR SETBACKS BUT NOT WITHIN ANY EASEMENT.
 LOT 2 SHALL BE LIMITED TO A MAXIMUM BUILDING HEIGHT OF TWELVE (12) STORES, INCLUDING THE GARAGE LEVEL.
 LOT 3 SHALL BE LIMITED TO A MAXIMUM BUILDING HEIGHT OF EIGHT (8) STORES, INCLUDING THE GARAGE LEVEL.

SUBDIVISION IMPROVEMENTS, BUILDING PERMITS AND CERTIFICATES OF OCCUPANCY

PRIOR TO COMPLETION OF SUBDIVISION IMPROVEMENTS AND PROVIDED THE DEVELOPER HAS RECEIVED FINAL PLAT APPROVAL, THE COUNTY MAY ISSUE BUILDING PERMITS TO BUILDERS APPROVED BY THE DEVELOPER. THE DEVELOPER HEREBY ACKNOWLEDGES AND AGREES THAT THE COUNTY SHALL NOT ISSUE A CERTIFICATE OF OCCUPANCY (THE "CO") FOR ANY BUILDING, RESIDENCE OR FACILITY COMPLETED ON THE PROPERTY SUBJECT TO THE PLAT UNTIL SUCH TIME A SUFFICIENT SUBDIVISION IMPROVEMENTS TO SERVE THAT BUILDING HAVE BEEN COMPLETED AND APPROVED BY THE COUNTY. FURTHERMORE, THE DEVELOPER HEREBY COVENANTS AND AGREES THAT IT SHALL NOT PERMIT ANY THIRD PARTY TO OCCUPY ANY COMPLETED BUILDING, RESIDENCE OR FACILITY LOCATED ON THE PROPERTY BEING THE SUBJECT OF THE PLAT, NOR SHALL THE DEVELOPER ALLOW ANY THIRD PARTY TO PLACE ANY FURNITURE OR OTHER PERSONAL BELONGINGS WITHIN SUCH COMPLETED BUILDING, RESIDENCE OR FACILITY UNTIL AND UNLESS THE SUBDIVISION IMPROVEMENTS HAVE BEEN FULLY AND FINALLY COMPLETED AND A CO HAS BEEN ISSUED WITH RESPECT TO SAID BUILDING, RESIDENCE OR FACILITY. ONCE THE SUBDIVISION IMPROVEMENTS HAVE BEEN FULLY AND FINALLY COMPLETED AND APPROVED BY THE COUNTY, ALL APPROPRIATE PARTIES SHALL BE ENTITLED TO OBTAIN BUILDING PERMITS FOR PURPOSES OF CONSTRUCTION ON ANY LOT LOCATED WITHIN THE PROPERTY SUBJECT TO THE PLAT.

FLAGLER COUNTY LAND DEVELOPMENT CODE REQUIREMENTS

DEVELOPMENT IS SUBJECT TO THE FLAGLER COUNTY LAND DEVELOPMENT CODE EXCEPT TO THE EXTENT PREEMPTED BY THE DEVELOPMENT ORDER.

MINIMUM FINISH FLOOR ELEVATIONS

MINIMUM FINISH FLOOR ELEVATIONS SHALL BE ONE FOOT (1') ABOVE THE 100 YEAR FLOOD ELEVATION FOR THIS SUBDIVISION OR ONE FOOT (1') ABOVE THE ROAD CENTERLINE ELEVATION ADJACENT TO THE FRONT LOT LINE, WHICHEVER IS GREATEST. HOWEVER, THE MINIMUM RESIDENTIAL LIVING SPACE FLOOR ELEVATION SHALL NOT BE LOWER THAN ELEVATION 17.50. STRUCTURED PARKING MINIMUM FINISH FLOORS SHALL NOT BE LOWER THAN ELEVATION 11.00. A FINAL CERTIFIED AS-BUILT SURVEY WILL BE PROVIDED TO THE COUNTY PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY TO CONFIRM COMPLIANCE WITH THIS CRITERIA.

OAK SCRUB PROTECTION

THE DEVELOPER SHALL MAKE REASONABLE EFFORTS TO PRESERVE OR PROTECT THE SCRUB OAK AND OTHER OAK COMMUNITIES IN THE COMMON AREAS AND OTHER AREAS OF THE PROPERTY NOT INTENDED TO BE USED AS PAVEMENTS BUT SHALL IN ALL EVENTS COMPLY WITH ALL REQUIREMENTS OF THE DEVELOPMENT ORDER AND ALL AMENDMENTS THERETO.

LANDSCAPE REQUIREMENTS

THE DEVELOPER SHALL INCLUDE AND FEATURE, TO THE GREATEST EXTENT POSSIBLE, OAK, SCRUB OAK AND HICKORY IN A GENERAL LANDSCAPING PLAN WHICH SHALL BE SUBMITTED TO AND APPROVED BY THE FLAGLER COUNTY PLANNING DIRECTOR PRIOR TO THE COMMENCING OF ANY CONSTRUCTION ACTIVITY.

IRRIGATION

THE DEVELOPER SHALL INSTALL REUSE WATER LINES THAT WILL PROVIDE REUSE WATER FOR IRRIGATION TO OPEN SPACE AND COMMON AREAS.

LIGHTING

THE DEVELOPER ACKNOWLEDGES AND AGREES THAT THE PROJECT LIGHTING WILL COMPLY WITH FEDERAL AND STATE LAWS AND REGULATIONS AS WELL AS FLAGLER COUNTY LAND DEVELOPMENT CODE, SECTION 6.05.00 REGARDING PROTECTION OF ENDANGERED SEA TURTLES. EXAMPLE OF METHODS TO BE UTILIZED WHEN REQUIRED TO REDUCE LIGHTING LEVELS ARE: LOW LEVEL AND LOW WATTAGE EXTERIOR LIGHTING; CAN AN SOFFIT LIGHTING FOR PORCHES AND BALCONIES; LOW "T" GLASS ON THE EAST FACE OF BUILDINGS TO REDUCE EXTERIOR ILLUMINATION. PARKING LOT LIGHTS MAY BE A MAXIMUM OF 12' HIGH, TO BE LOW PRESSURE SODIUM VAPOR AND TO BE LOCATED WITHIN THE SHADOW OF THE BUILDINGS. LIGHTS OUTSIDE THE SHADOW OF THE BUILDINGS TO BE BOLLARD TYPE WITH 9 WATT FLUORESCENT BULBS AND GOLD TINT SHADING.

SUBJECT TO ANY INTEREST OF THE STATE OF FLORIDA IN SOVEREIGN SUBMERGED LANDS.

CERTIFICATE OF APPROVAL BY COUNTY COMMISSION OF FLAGLER COUNTY, FLORIDA

THIS IS TO CERTIFY THAT ON THE 17th DAY OF April, 2006 THE FOREGOING PLAT WAS APPROVED BY THE COUNTY COMMISSION OF FLAGLER COUNTY, FLORIDA.

BOARD OF COUNTY COMMISSIONERS OF FLAGLER COUNTY, FLORIDA
 BY: James Schumaker
 CHAIRMAN

ATTEST: Chris Deane
 CLERK AND EX-OFFICIO CLERK TO THE BOARD

CERTIFICATE OF CLERK

I HEREBY CERTIFY THAT THE FOREGOING PLAT WAS FILED FOR RECORD ON THE 4th DAY OF MAY, 2006 AT 1:43 P.M.
 FILE NO: 2006-023175

Chris Deane
 CLERK AND EX-OFFICIO CLERK TO THE BOARD OF COUNTY COMMISSIONERS OF FLAGLER COUNTY, FLORIDA.

CERTIFICATE OF APPROVAL BY THE PLANNING BOARD

THE FLAGLER COUNTY PLANNING BOARD HEREBY APPROVES THE FINAL PLAT OF SOUTH TOWERS AT HAMMOCK DUNES.
4-25-06
 DATE
Chris Deane
 CHAIRMAN FLAGLER COUNTY PLANNING BOARD

CERTIFICATE OF REVIEW

I HEREBY CERTIFY THAT THE UNDERSIGNED, IS A LICENSED PROFESSIONAL SURVEYOR AND MAPPER AND IS EITHER EMPLOYED OR UNDER CONTRACT WITH FLAGLER COUNTY. I ALSO CERTIFY THAT I AM NOT REPRESENTING THE OWNER OR OWNERS OF RECORD AND HAVE REVIEWED THIS PLAT AND FOUND IT TO COMPLY WITH THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES AND FLAGLER COUNTY REGULATIONS.
 DATE: April 21, 2006 BY: William S Hart
 PRINT NAME: William S Hart
 FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
 CERTIFICATE NO. 3905

DEVELOPMENT SERVICES DIRECTOR:

THIS PLAT IS HEREBY APPROVED FOR RECORDING PURSUANT TO FLAGLER COUNTY LAND DEVELOPMENT CODE AND SEC. 177.071(2), F.S., THIS 25 DAY OF April, 2006
 BY: James Schumaker
 DEVELOPMENT SERVICES DIRECTOR

CERTIFICATE OF APPROVAL

THIS IS TO CERTIFY THAT ON THE 17 DAY OF April, 2006, THIS PLAT WAS APPROVED.
 BY: William S Hart
 COUNTY ATTORNEY

CERTIFICATE OF SURVEYOR:

This is to certify that the Plat shown hereon is a true and correct representation of a survey made under my direction and supervision; that said survey is accurate to best of my knowledge and belief; that permanent reference monuments ("PRM's") have been placed as required by law and that permanent control points ("PCP's") will be set under the guarantees posted with the Flagler County Board of County Commissioners for the Required Improvements; and, further that the survey data complies with all the requirements of chapter 177, Florida Statutes, as amended, and the ordinances of Flagler County, Florida.

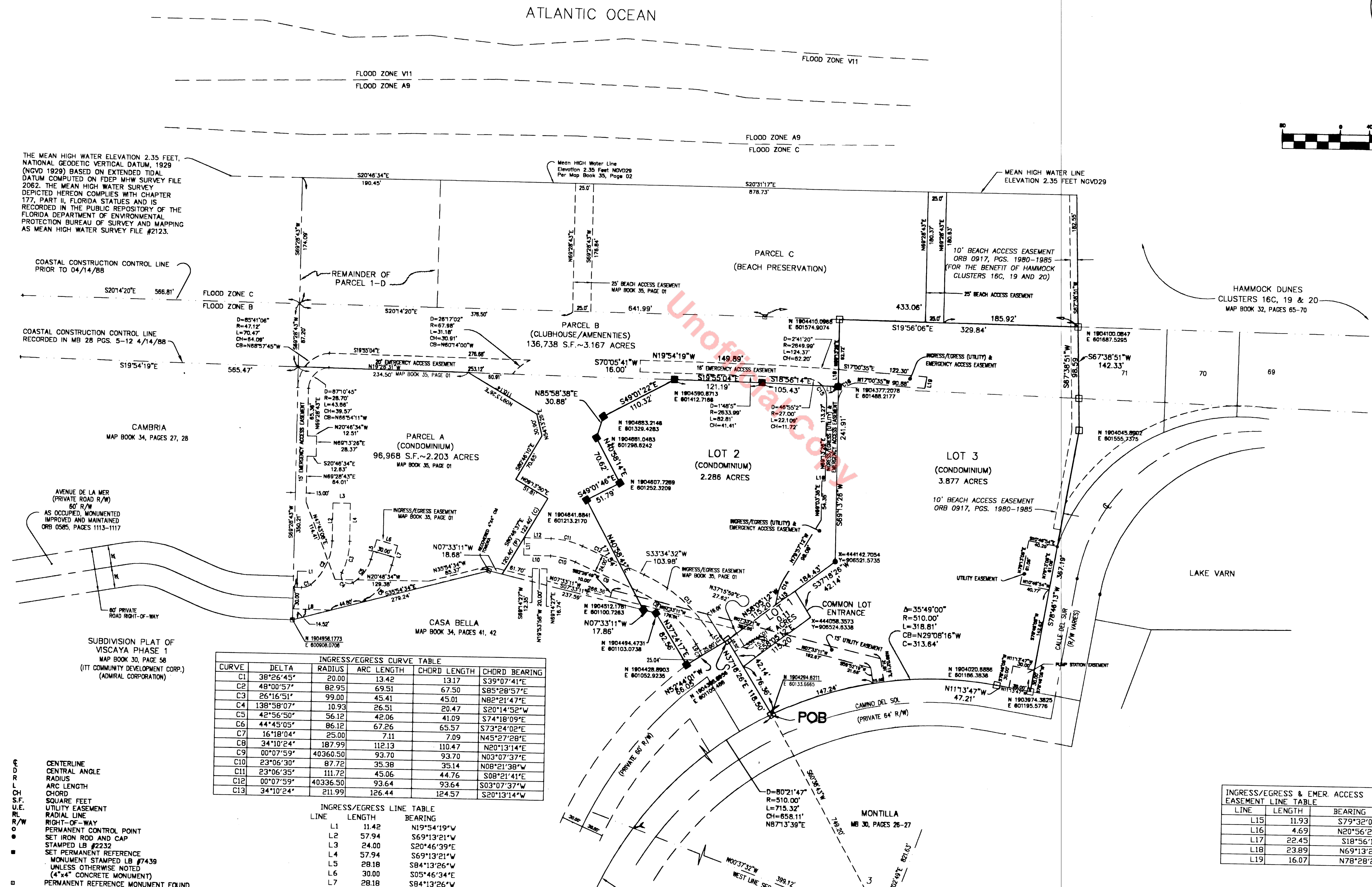
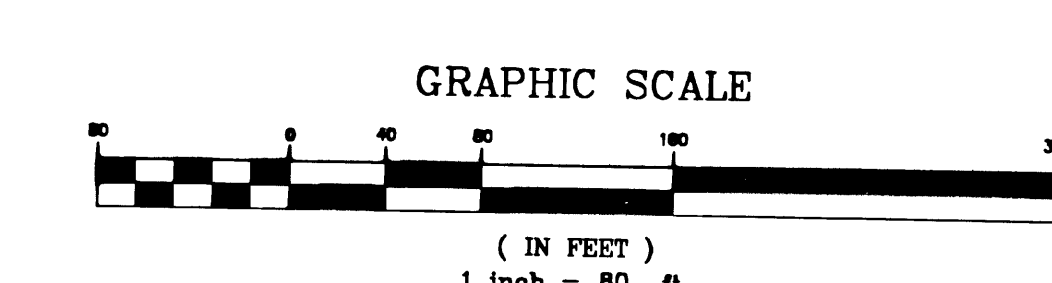
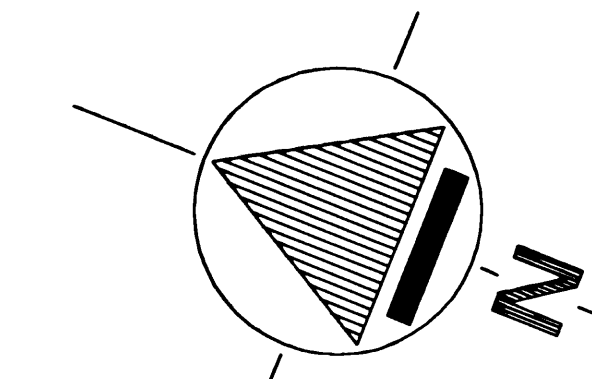
Miguel Cortes
 MIGUEL CORTES
 FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
 CERTIFICATE NO. 5820
4/29/06
 DATE

OPINION OF TITLE 1429/1218
 ATTORNEY MEMO 1429/1221
 PERFORMANCE BOND 1429/1222
 ENGINEER CERTIFICATE 1429/1227
 ATTORNEY CERTIFICATE 1429/1228

SMS
 SURVEYING AND MAPPING SERVICES, INC.
 2909 LAKEVIEW DRIVE, CASSELBERRY, FLORIDA 32720
 LB 7439

SOUTH TOWERS AT HAMMOCK DUNES

A REPLAT OF PARCEL D AND A PORTION OF PARCEL B, TUSCANY HAMMOCK DUNES, MAP BOOK 35, PAGE 01
PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA



THE MEAN HIGH WATER ELEVATION 2.35 FEET, NATIONAL GEODETIC VERTICAL DATUM, 1929 (NOV 1929) BASED ON EXTENDED TIDAL DATUM COMPUTED ON FDEP MHW SURVEY FILE 2062. THE MEAN HIGH WATER SURVEY DEPICTED HEREON COMPLIES WITH CHAPTER 177, PART II, FLORIDA STATUTES AND IS RECORDED IN THE PUBLIC REPOSITORY OF THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION BUREAU OF SURVEY AND MAPPING AS MEAN HIGH WATER SURVEY FILE #2123.

COASTAL CONSTRUCTION CONTROL LINE PRIOR TO 04/14/88

COASTAL CONSTRUCTION CONTROL LINE RECORDED IN MB 28 PGS. 5-12 4/14/88

CAMBRIA MAP BOOK 34, PAGES 27, 28

AVENUE DE LA MER (PRIVATE ROAD R/W) 80' R/W AS OCCUPIED, MONUMENTED IMPROVED AND MAINTAINED ORB 0365, PAGES 1113-1117

SUBDIVISION PLAT OF VISCAYA PHASE 1 MAP BOOK 30, PAGE 58 (ITT COMMUNITY DEVELOPMENT CORP.) (ADMIRAL CORPORATION)

- CENTERLINE
- CENTRAL ANGLE
- RADIUS
- ARC LENGTH
- CHORD
- S.F. SQUARE FEET
- U.E. UTILITY EASEMENT
- R.L. RADIAL LINE
- R/W RIGHT-OF-WAY
- PERMANENT CONTROL POINT
- SET IRON ROD AND CAP
- STAMPED LB #2232
- SET PERMANENT REFERENCE MONUMENT STAMPED LB #7439
- UNLESS OTHERWISE NOTED (4"x4" CONCRETE MONUMENT)
- PERMANENT REFERENCE MONUMENT FOUND IDENTIFICATION NUMBER LB2232
- UNLESS OTHERWISE NOTED SET NAIL AND DISK
- PERMANENT REFERENCE LB 2232
- O.R.B. OFFICIAL RECORD BOOK
- M.B. MAP BOOK
- P.G. PAGE

INGRESS/EGRESS CURVE TABLE				
CURVE	DELTA	RADIUS	ARC LENGTH	CHORD BEARING
C1	38°26'45"	20.00	13.42	S39°07'41"E
C2	48°00'57"	82.95	69.51	S85°28'57"E
C3	26°16'51"	99.00	45.41	N82°21'47"E
C4	138°38'07"	10.93	26.51	S20°14'52"W
C5	42°56'50"	56.12	42.06	S74°18'09"E
C6	44°45'03"	86.12	67.26	S73°24'02"E
C7	16°18'04"	25.00	7.11	N45°27'28"E
C8	34°10'24"	187.99	112.13	N20°13'14"E
C9	00°07'59"	40360.50	93.70	N03°07'37"E
C10	23°06'30"	87.72	35.38	N08°21'38"W
C11	23°06'35"	111.72	45.06	S08°21'41"E
C12	00°07'59"	40336.50	93.64	S03°07'37"W
C13	34°10'24"	211.99	126.44	S20°13'14"W

INGRESS/EGRESS LINE TABLE		
LINE	LENGTH	BEARING
L1	11.42	N19°54'19"W
L2	57.94	S69°13'21"W
L3	24.00	S20°46'39"E
L4	57.94	S69°13'21"W
L5	28.18	S84°13'26"W
L6	30.00	S05°45'34"E
L7	28.18	S84°13'26"W
L8	52.46	S19°54'19"E
L9	10.42	S37°18'26"W
L10	36.85	N19°55'39"W
L11	24.00	N70°04'21"E
L12	36.85	S19°55'39"E
L13	17.42	N37°18'26"E
L14	55.58	N69°13'26"E

INGRESS/EGRESS & EMER. ACCESS EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
L15	11.93	S79°32'02"W
L16	4.69	N20°56'25"W
L17	22.45	S18°56'14"E
L18	23.89	N69°13'26"E
L19	16.07	N78°28'21"E

INGRESS/EGRESS & EMER. ACCESS EASEMENT CURVE TABLE		
CURVE	LENGTH	RADIUS
C14	24.93	63.00
C15	19.04	27.00
C16	44.19	27.00

SOUTH TOWERS AT HAMMOCK DUNES
SITUATED IN
GOVERNMENT SECTION 3
TOWNSHIP 11 SOUTH, RANGE 31 EAST
FLAGLER COUNTY, FLORIDA

OWNED BY
WCI COMMUNITIES, INC.
24301 WALDEN CENTER DRIVE,
BONITA SPRINGS, FLORIDA 34134
(941) 498-8228

SUBJECT TO ANY INTEREST OF THE STATE OF FLORIDA IN SOVEREIGN SUBMERGED LANDS

BEARINGS BASED ON THE WEST LINE OF SECTION 3-11-31 PER RECORDED PLAT. MAP BOOK 35, PAGE 02, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

SMS SURVEYING AND MAPPING SERVICES
2908 LAKYVIEW DRIVE, CASSLERBERRY, FLORIDA 32730
LB 7439

ISSUE DATE: 3/28/2008 SHEET 2 OF 2