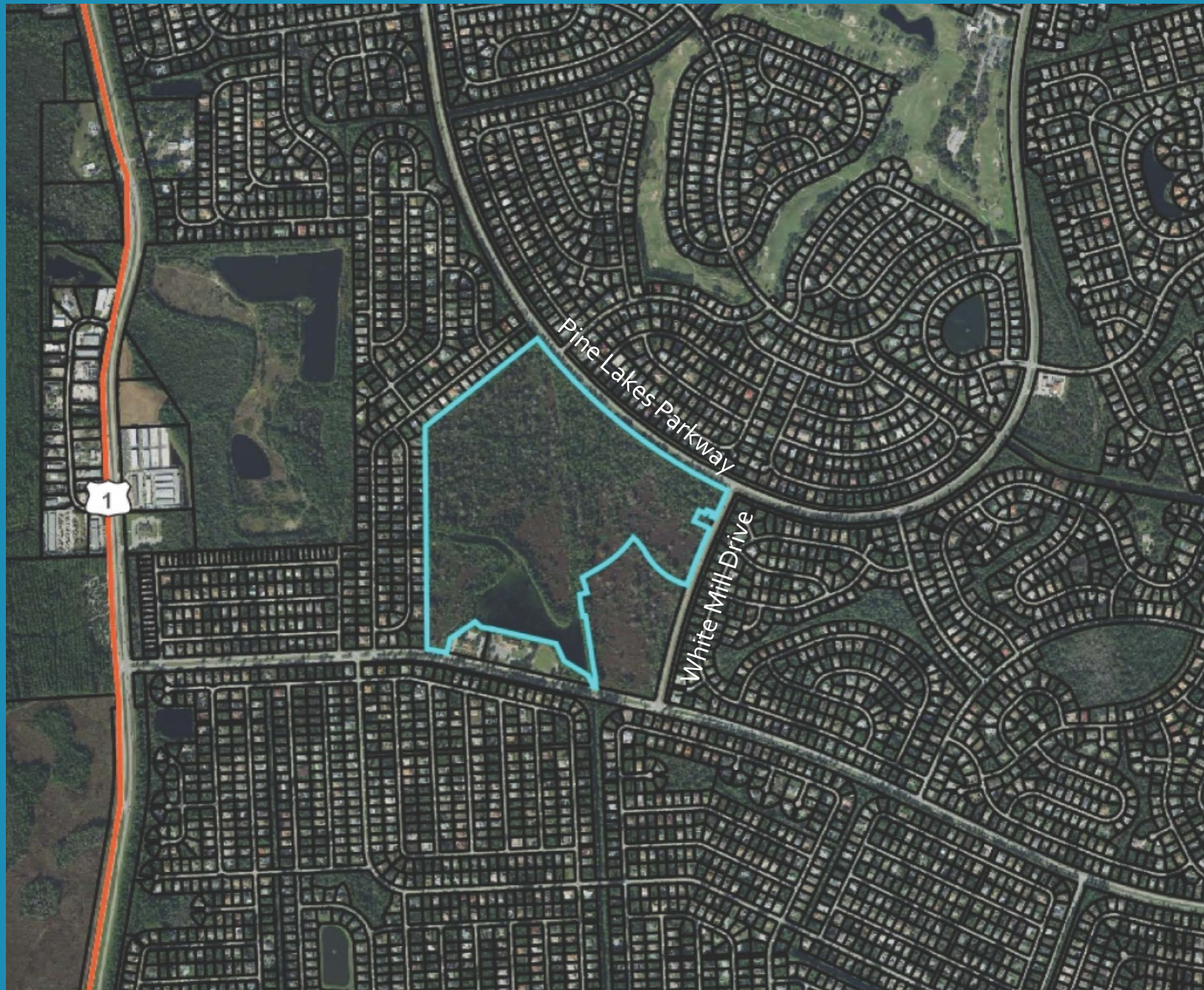


# Whiteview Village Phase 1 Final Plat

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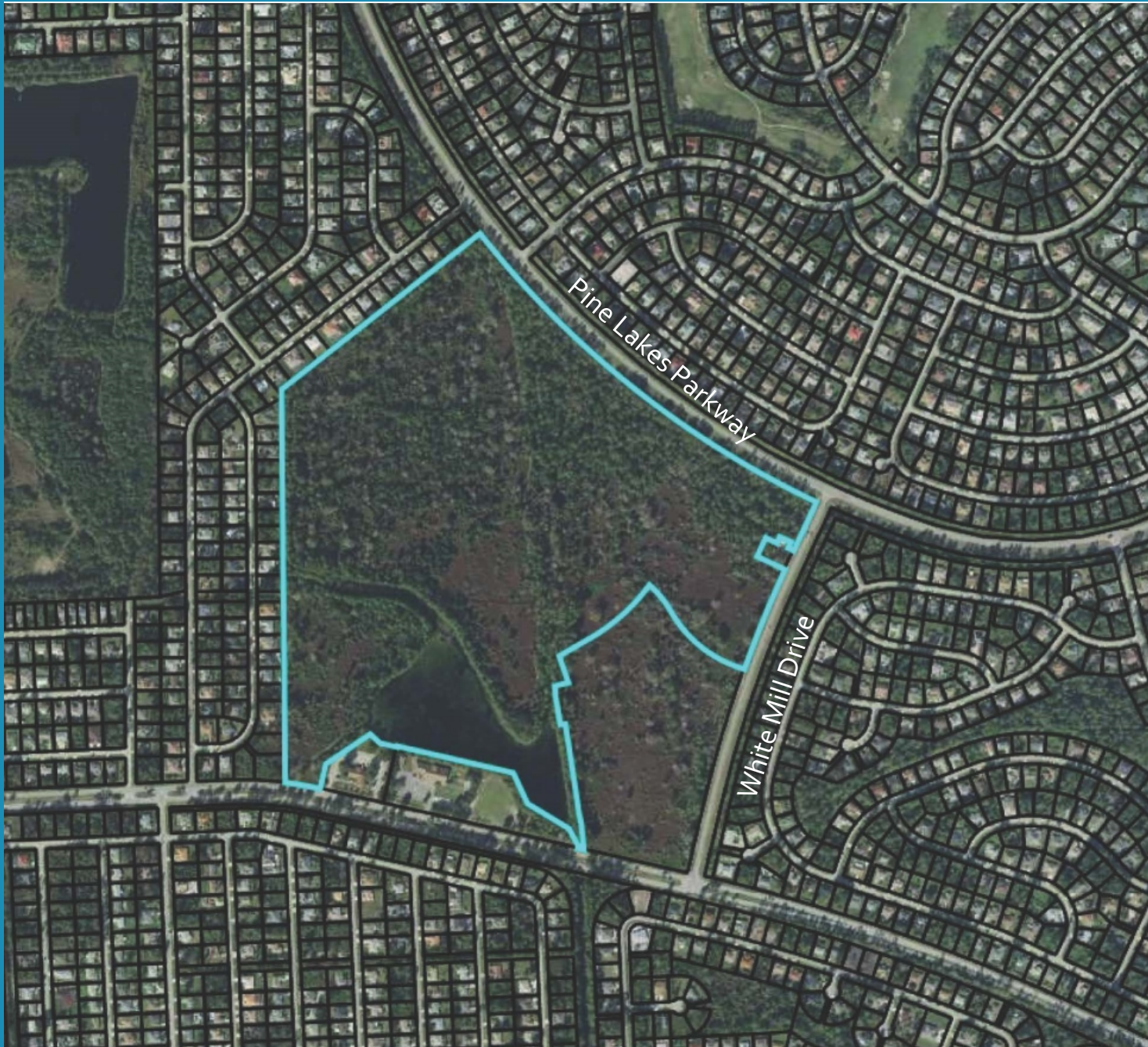
City Council Public Hearing  
on February 1, 2022





## Location Map

Whiteview Village Phase 1 is 97.32 +/- acres and located at the southwest corner of the intersection of Pine Lakes Parkway and White Mill Drive.



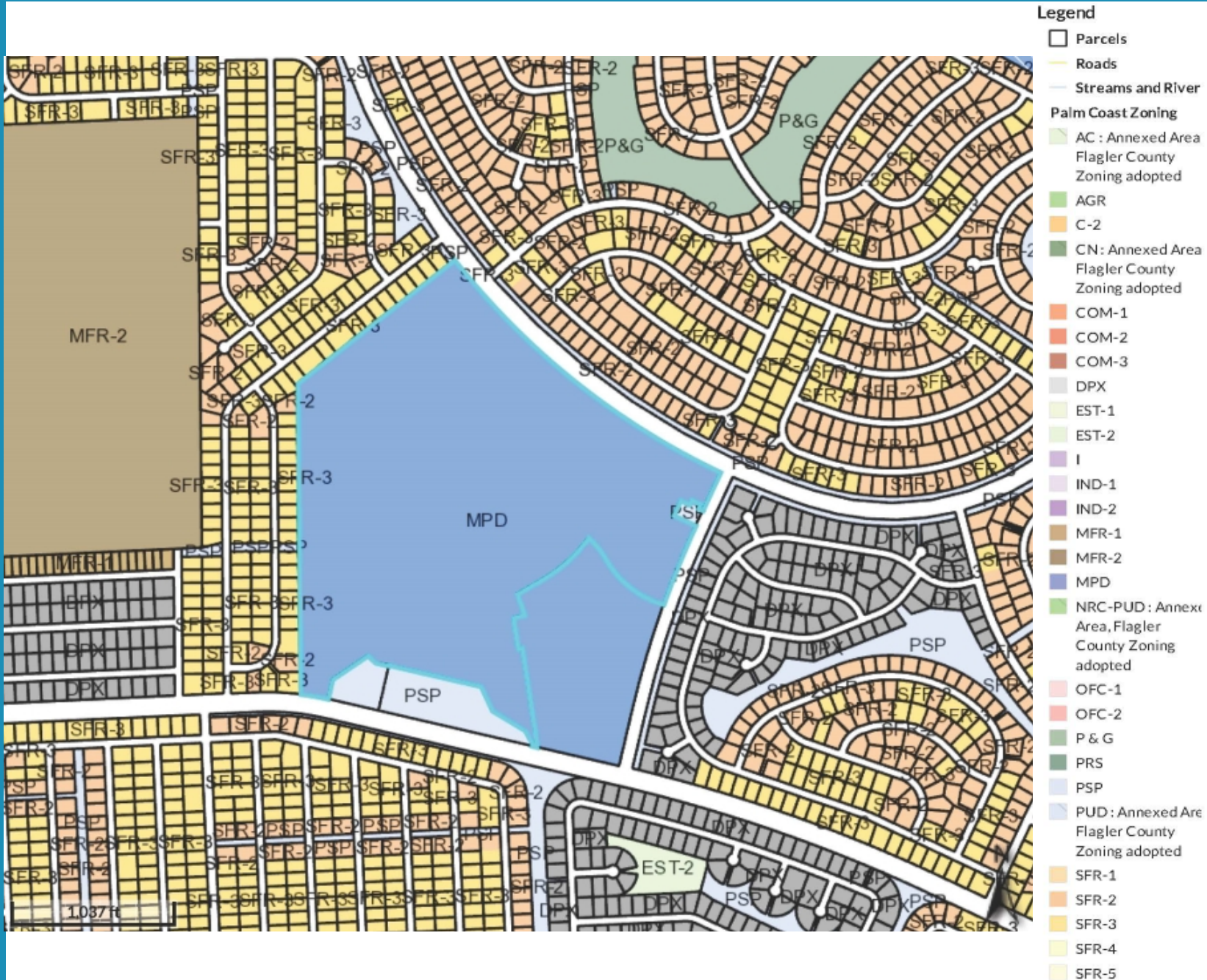
# Background

Whiteview Village MPD was approved by The City of Palm Coast in 2018.

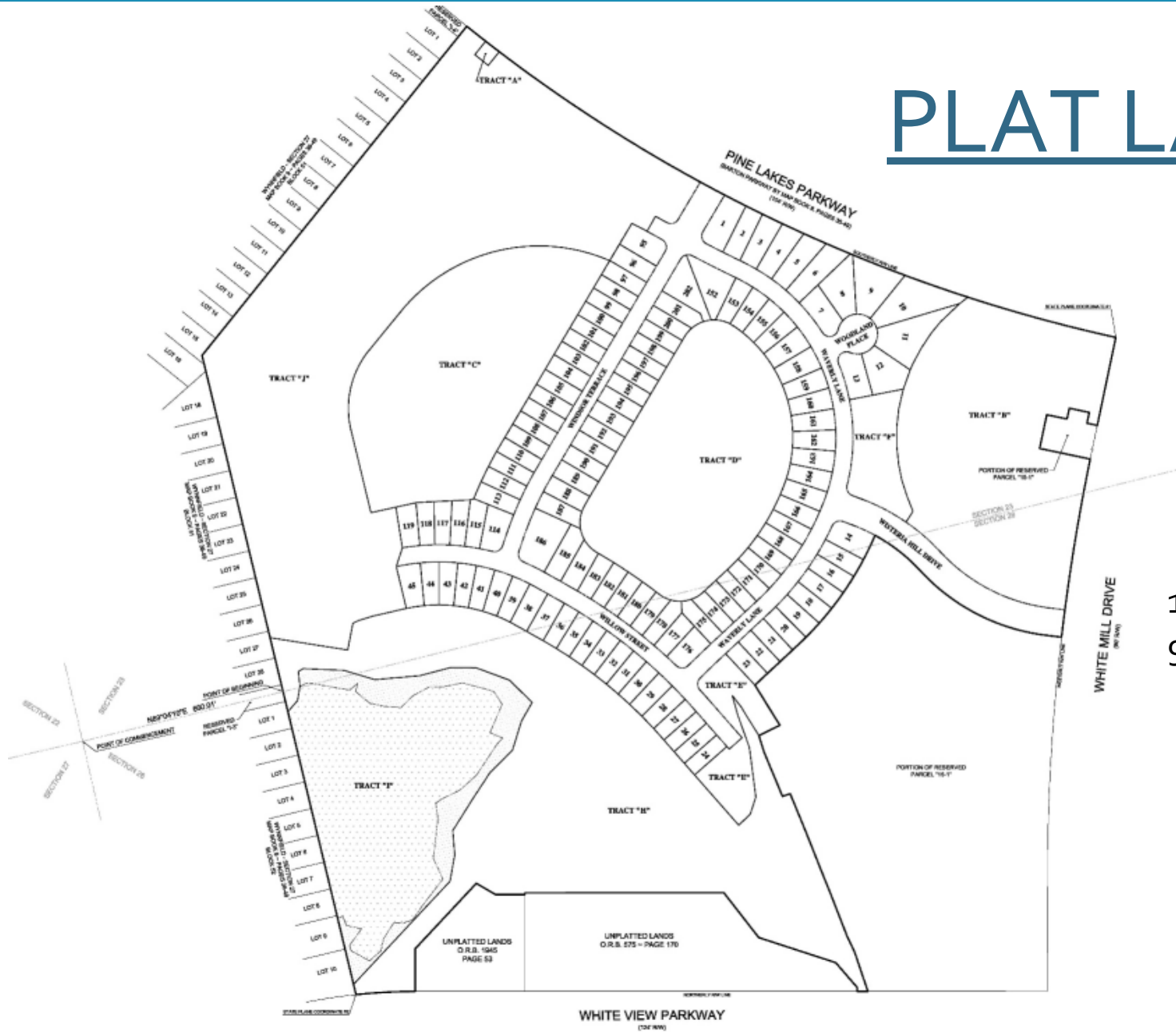
Preliminary Plat was approved and infrastructure construction started in January 2021.

# Zoning Map

Whiteview Village  
Phase 1 is located in  
the Whiteview MPD.



# PLAT LAYOUT



121 Single Family Residential Lots  
9 Tracts

# Bonds

A performance bond for the infrastructure in the amount of \$1,944,146.85 has been received and found acceptable.

# Recommendation

Adopt Resolution 2022-xx approving Final Plat for Whiteview Village Phase 1 and authorizing the Mayor to execute the plat and staff to issue a Final Plat Development Order for AR #4836.

Questions?



**RESOLUTION 2022-\_\_\_\_**  
**WHITEVIEW VILLAGE PHASE 1 FINAL PLAT**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM COAST, FLORIDA, APPROVING APPLICATION # 4836 FOR THE FINAL PLAT OF A PARCEL OF LAND BEING A REPLAT OF A PORTION OF RESERVED PARCEL "15-1", SUBDIVISION MAP WYNNFIELD - SECTION-27 AS RECORDED ON THE PLAT THEREOF, IN PLAT BOOK 9, PAGE 36 THROUGH 50 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, ALL BEING A PORTION OF SECTION 23 AND 26, TOWNSHIP 11 SOUTH, RANGE 30 EAST, PALM COAST, FLAGLER COUNTY;; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR IMPLEMENTING ACTIONS AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, on August 3, 2021, Application #4836, (hereinafter “the application”) was submitted by Alliant Engineering, Inc. to the City of Palm Coast Community Development Department for approval of approximately 97.32 acres of land into 121 single family residential lots and 9 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 of Palm Coast, Flagler County, Florida:

**SECTION 1. APPROVAL APPLICATION/FINDINGS.**

(a). The City Council hereby approves the application for approval of 121 single-family lots and 9 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 2. 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 3. CONFLICTS.** All resolutions or parts of resolutions in conflict with this Resolution are hereby repealed.

**SECTION 4. IMPLEMENTING ACTIONS.** The City Manager, or designee, is hereby authorized to take any actions necessary to implement the action taken in this Resolution.

**SECTION 5. 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 1<sup>st</sup> day of February, 2022.

ATTEST:

**CITY OF PALM COAST**

\_\_\_\_\_  
VIRGINIA A. SMITH, CITY CLERK

\_\_\_\_\_  
DAVID ALFIN, MAYOR

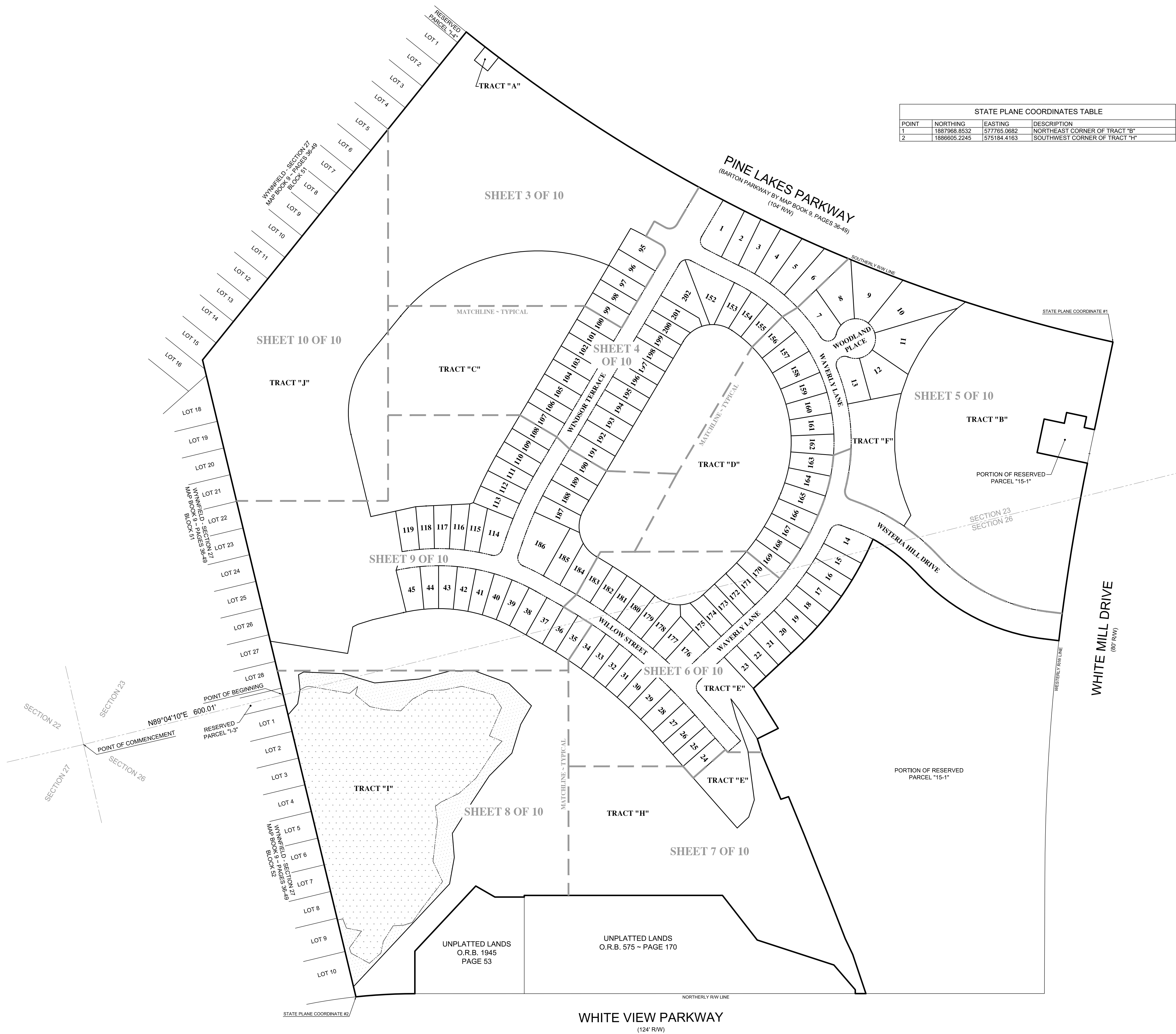
APPROVED AS TO FORM AND LEGALITY:

\_\_\_\_\_  
NEYSA BORKERT, CITY ATTORNEY



# WHITEVIEW VILLAGE PHASE 1

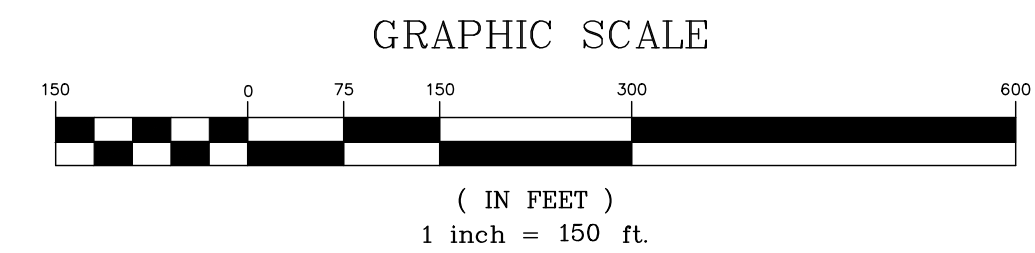
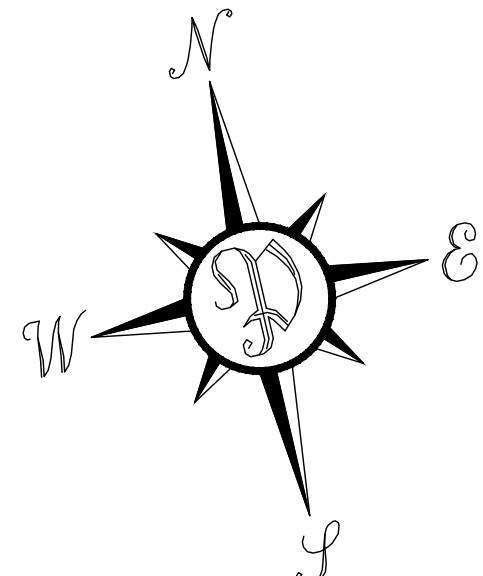
A REPLAT OF A PORTION OF RESERVED PARCEL "15-1", SUBDIVISION MAP WYNNFIELD - SECTION-27 AS RECORDED ON THE PLAT THEREOF, IN PLAT BOOK 9, PAGE 36 THROUGH 50 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, ALL BEING A PORTION OF SECTION 23 AND 26, TOWNSHIP 11 SOUTH, RANGE 30 EAST, PALM COAST, FLAGLER COUNTY, FLORIDA.



POINT	NORTHING	EASTING	DESCRIPTION
1	1887968.8532	577765.0682	NORTHEAST CORNER OF TRACT "B"
2	1886605.2245	575184.4163	SOUTHWEST CORNER OF TRACT "H"

- LEGEND**
- DENOTES SET 3/4" REBAR STAMPED PRM L.B. 6715
  - DENOTES SET PERMANENT REFERENCE MONUMENT STAMPED L.B. 6715
  - DENOTES SET PERMANENT CONTROL POINT STAMPED L.B. 6715
  - DENOTES FOUND PERMANENT REFERENCE MONUMENT NO. I.D.
  - ⊗ DENOTES FOUND PERMANENT REFERENCE MONUMENT #2238
  - C1 DENOTES TABULATED CURVE DATA
  - L1 DENOTES TABULATED LINE DATA
  - P.C. DENOTES POINT OF CURVATURE
  - P.T. DENOTES POINT OF TANGENCY
  - P.R.C. DENOTES POINT OF REVERSE CURVE
  - P.C.C. DENOTES POINT OF COMPOUND CURVE
  - (R) DENOTES RADIAL LINE
  - (N) NORTHING
  - (E) EASTING
  - R/W RIGHT-OF-WAY
  - C/L CENTERLINE
  - CB CHORD BEARING
  - D DELTA
  - R.P. RADIUS POINT
  - (100 1) DENOTES DISTANCE TO EASEMENT
  - JE-A JEAS EASEMENT
  - JE-E JEAS EQUIPMENT EASEMENT
  - JE-U JEAS UTILITY EASEMENT
  - ORB OFFICIAL RECORDS BOOK
  - POB POINT OF BEGINNING
  - PRM PERMANENT REFERENCE MONUMENT
  - P.U.D. PRIVATE UNOBSTRUCTED DRAINAGE EASEMENT
  - TOB TOP OF BANK
  - U.D.E. UNOBSTRUCTED DRAINAGE EASEMENT
  - WMF STORMWATER MANAGEMENT FACILITY
  - WETLANDS WETLANDS
  - UPLAND BUFFER UPLAND BUFFER

- NOTES:**
- ALL BEARINGS SHOWN HERE ON ARE BASED ON THE WEST R/W LINE OF WHITE MILL DRIVE AS S24°54'30"W.
  - THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSES. STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM OF 1983 (NSRS 2011), FLORIDA EAST ZONE 0901
  - 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 THE PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.
  - ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES BY SECTION 177.091 (28), FLORIDA STATUTES.
  - SECTION LINES DEPICTED HEREON 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.
  - LANDSCAPE BUFFERS AND SIGNAGE SHOWN HEREON ARE HEREBY DEDICATED TO WHITEVIEW VILLAGE HOMEOWNERS ASSOCIATION, INC., A NOT FOR PROFIT FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, IN PERPETUITY FOR THE PURPOSE OF CONSTRUCTION, OPERATION AND MAINTENANCE OF LANDSCAPING AND SIGNAGE. THE MAINTENANCE OF SAID FACILITIES SHALL BE THE SOLE RESPONSIBILITY OF WHITEVIEW VILLAGE HOMEOWNERS ASSOCIATION, INC., A NOT FOR PROFIT FLORIDA CORPORATION, WITH NO RECOURSE TO THE CITY OF PALM COAST, FLORIDA.
  - ALL SIDEWALKS LOCATED ADJACENT TO CERTAIN LOTS WILL BE PRIVATELY OWNED AND MAINTAINED BY THE WHITEVIEW HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS.
  - THIS PLAT IS SUBJECT TO THE WHITEVIEW LAND MASTER PLANNED DEVELOPMENT (ORDINANCE 2018-20), RECORDED IN OFFICIAL RECORDS BOOK 2318, PAGES 1864 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.
  - THE LANDS SHOWN HEREON ARE SUBJECT TO THE DECLARATION OF EASEMENTS AND COST SHARING AS RECORDED IN OFFICIAL RECORDS BOOK 2534, PAGE 414 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.
  - THE LANDS SHOWN HEREON ARE SUBJECT TO AN UTILITY AGREEMENT FOR WATER AND WASTEWATER SERVICE AS RECORDED IN OFFICIAL RECORDS BOOK 2543, PAGE 1131 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.



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

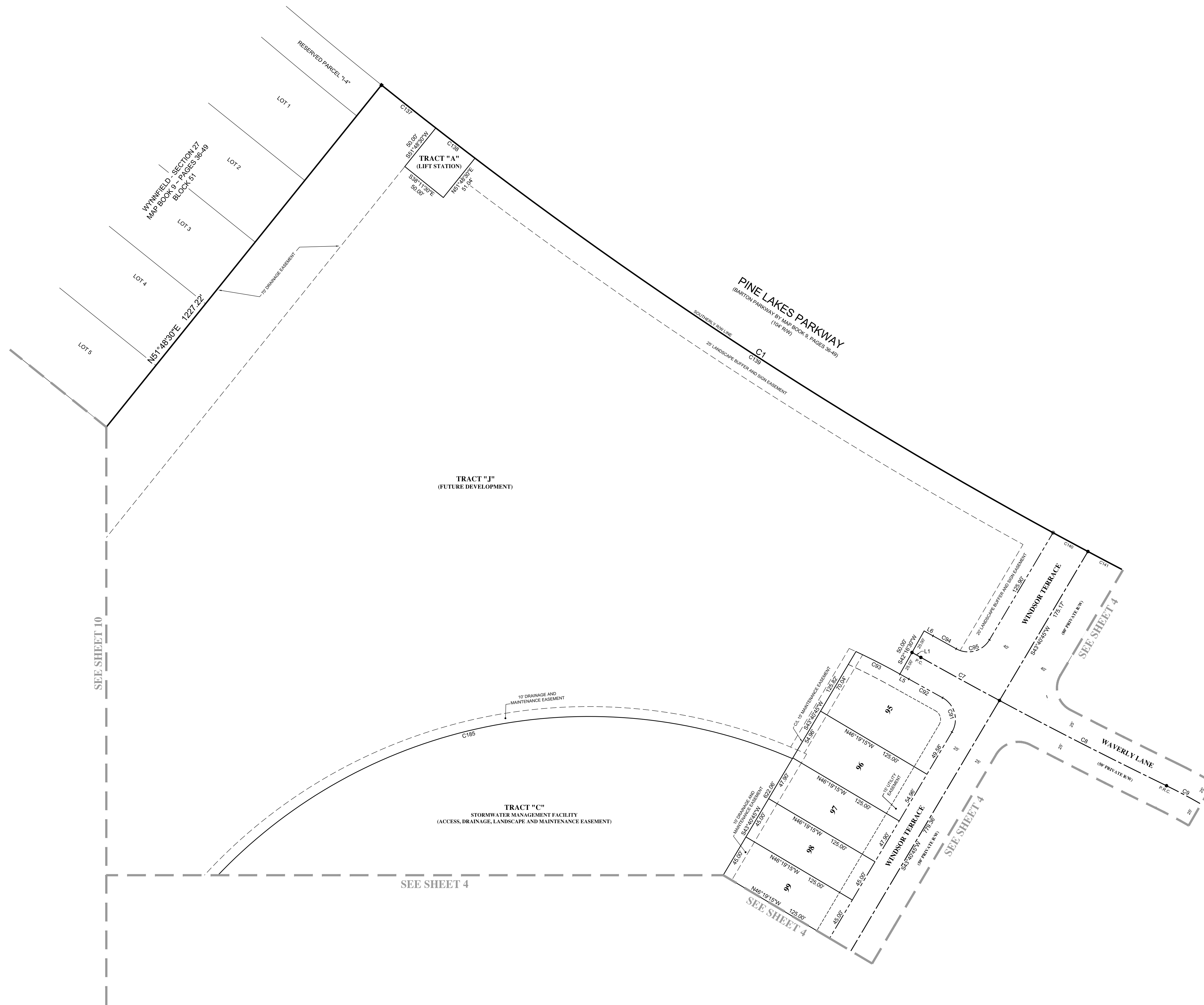
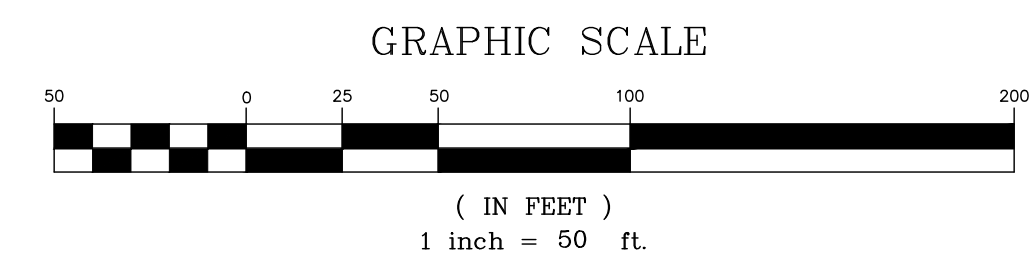
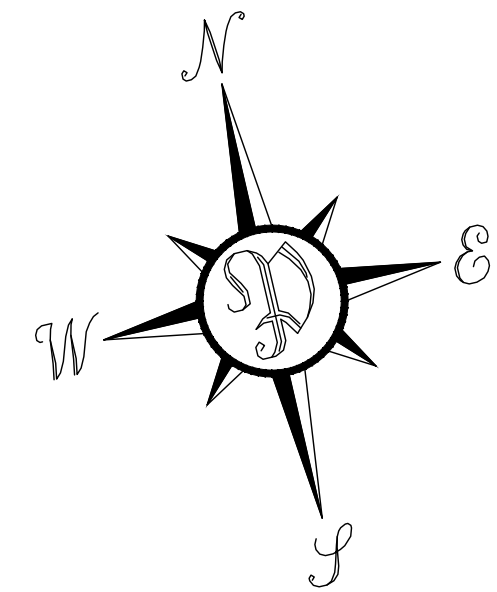
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SHEET 3 OF 10 SHEETS  
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	10.25'	S47°43'32"E
L5	10.25'	S47°43'32"E
L6	10.25'	N47°43'32"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	2110.09'	4579.61'	26°23'58"	S61°23'29"E	2091.47'
C7	90.58'	4754.61'	1°05'30"	S48°16'16"E	90.58'
C8	189.57'	4754.61'	2°17'04"	S49°57'33"E	189.56'
C9	345.53'	540.00'	36°39'44"	S32°46'13"E	339.67'
C91	40.09'	25.00'	91°52'25"	S02°15'27"E	35.93'
C92	39.11'	4779.61'	0°28'08"	S47°57'36"E	39.11'
C93	49.95'	843.00'	4°27'03"	N49°57'02"W	49.94'
C94	26.91'	4729.61'	0°19'33"	N47°53'18"W	26.91'
C95	38.51'	25.00'	88°16'10"	S87°49'50"W	34.82'
C137	69.99'	4579.61'	0°52'32"	S38°37'46"E	69.99'
C138	50.01'	4579.61'	0°37'32"	S39°22'49"E	50.01'
C139	696.87'	4579.61'	8°43'07"	S44°03'08"E	696.20'
C140	40.03'	4579.61'	0°30'03"	S48°39'43"E	40.03'
C141	40.05'	4579.61'	0°30'04"	S49°09'47"E	40.05'
C185	670.23'	518.00'	74°08'03"	N89°20'14"E	624.45'

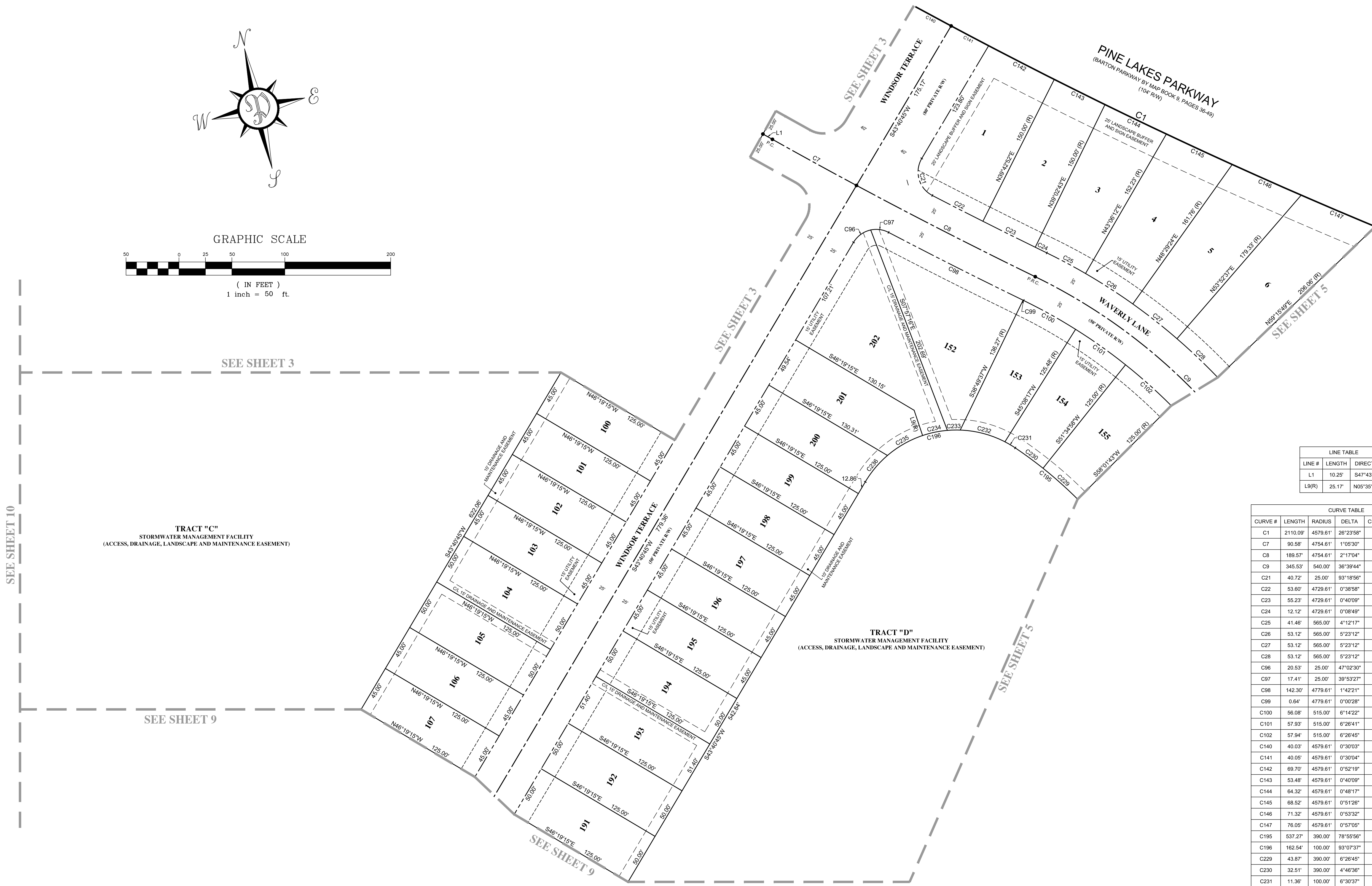
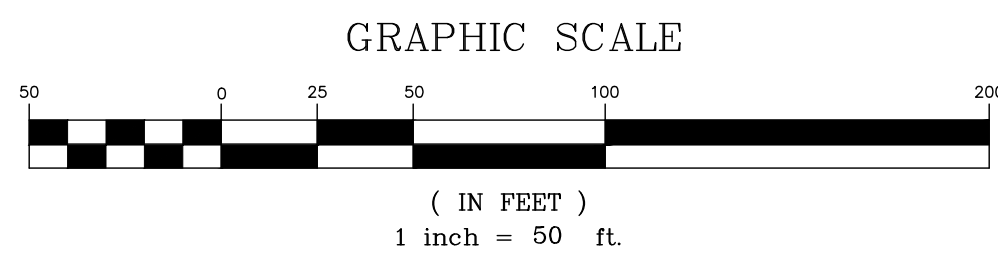
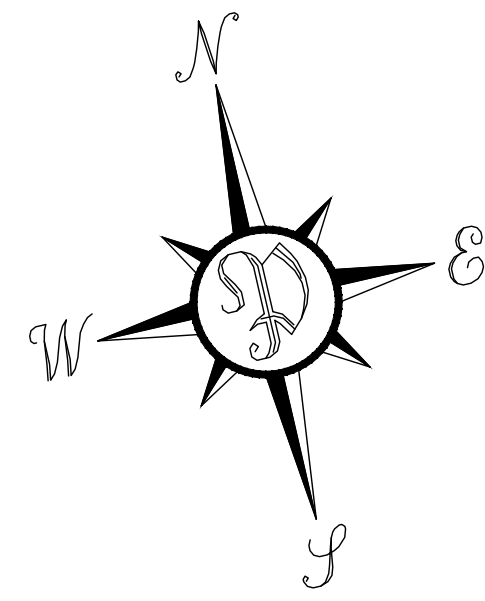


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SHEET 4 OF 10 SHEETS  
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)



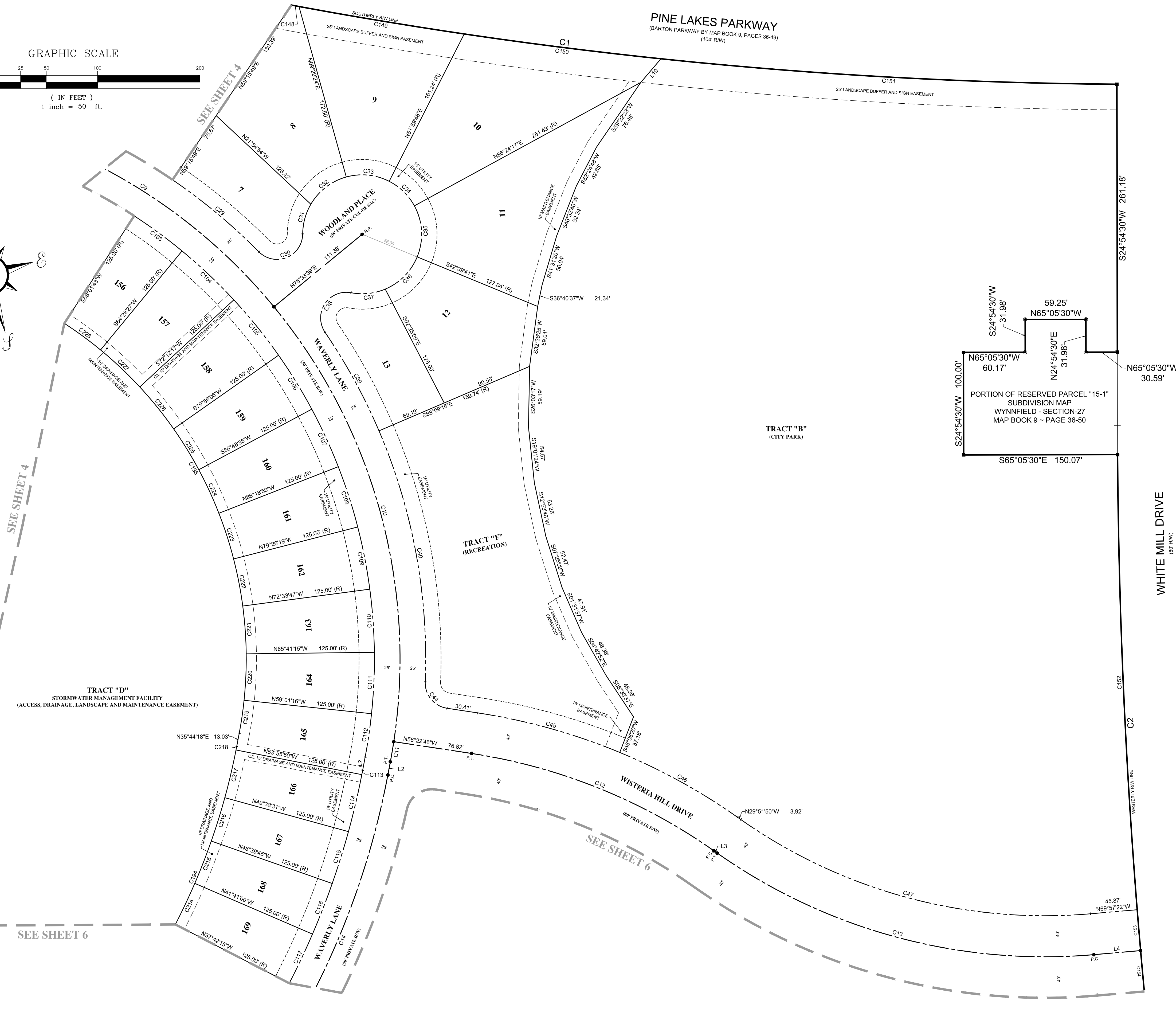
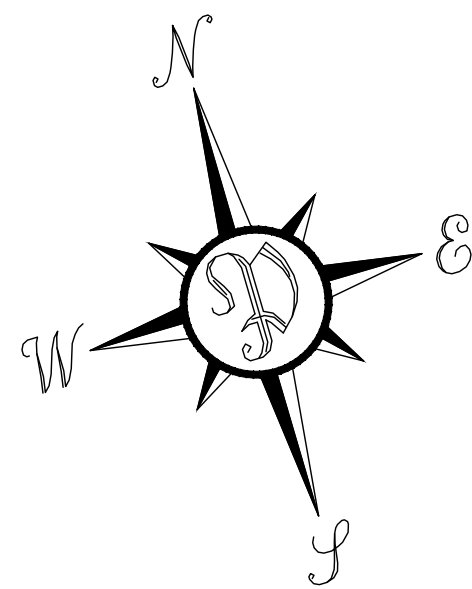
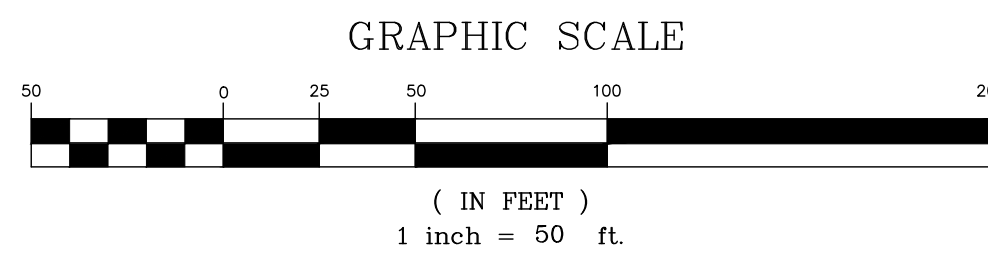
LINE #	LENGTH	DIRECTION
L1	10.25'	S47°43'32"E
L9(R)	25.17'	N05°35'04"W

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	2110.09'	4579.61'	28°23'58"	S51°23'28"E	2091.47'
C7	90.58'	4754.61'	1°05'30"	S48°18'16"E	90.58'
C8	189.57'	4754.61'	2°17'04"	S49°57'33"E	189.56'
C9	345.53'	540.00'	36°39'44"	S32°46'13"E	339.67'
C21	40.72'	25.00'	93°18'56"	N02°58'43"W	36.36'
C22	53.60'	4729.61'	0°38'58"	N49°57'39"W	53.60'
C23	55.23'	4729.61'	0°40'09"	N50°37'12"W	55.23'
C24	12.12'	4729.61'	0°08'49"	N51°01'41"W	12.12'
C25	41.46'	565.00'	4°12'17"	N48°59'57"W	41.45'
C26	53.12'	565.00'	5°23'12"	N44°12'12"W	53.10'
C27	53.12'	565.00'	5°23'12"	N38°49'00"W	53.10'
C28	53.12'	565.00'	5°23'12"	N33°25'47"W	53.10'
C96	20.53'	25.00'	47°02'30"	S67°12'01"W	19.95'
C97	17.41'	25.00'	39°53'27"	N69°20'00"W	17.06'
C98	142.30'	4779.61'	1°42'21"	N50°14'27"W	142.29'
C99	0.64'	4779.61'	0°02'28"	N51°05'51"W	0.64'
C100	56.08'	515.00'	6°14'22"	N47°58'54"W	56.06'
C101	57.93'	515.00'	6°26'41"	N41°38'22"W	57.90'
C102	57.94'	515.00'	6°26'45"	N35°11'40"W	57.91'
C140	40.03'	4579.61'	0°30'03"	S48°39'43"E	40.03'
C141	40.05'	4579.61'	0°30'04"	S49°09'47"E	40.05'
C142	69.70'	4579.61'	0°52'19"	S49°50'58"E	69.70'
C143	53.48'	4579.61'	0°40'09"	S50°37'12"E	53.48'
C144	64.32'	4579.61'	0°48'17"	S51°21'25"E	64.32'
C145	68.52'	4579.61'	0°51'28"	S52°11'17"E	68.52'
C146	71.32'	4579.61'	0°53'32"	S53°03'46"E	71.32'
C147	78.05'	4579.61'	0°57'05"	S53°59'05"E	78.05'
C195	537.27'	390.00'	78°55'56"	N03°43'40"W	495.79'
C196	162.54'	100.00'	93°07'37"	N89°45'28"W	145.23'
C229	43.87'	390.00'	6°26'45"	N35°11'40"W	43.85'
C230	32.51'	390.00'	4°46'36"	N40°48'20"W	32.50'
C231	11.36'	100.00'	6°30'37"	N46°26'56"W	11.36'
C232	43.99'	100.00'	25°12'23"	N62°18'26"W	43.64'
C233	12.11'	100.00'	6°56'24"	N78°22'50"W	12.10'
C234	23.97'	100.00'	13°44'03"	N88°43'03"W	23.91'
C235	38.38'	100.00'	21°59'16"	S73°25'18"W	38.14'
C236	32.72'	100.00'	18°44'54"	S53°03'12"W	32.58'

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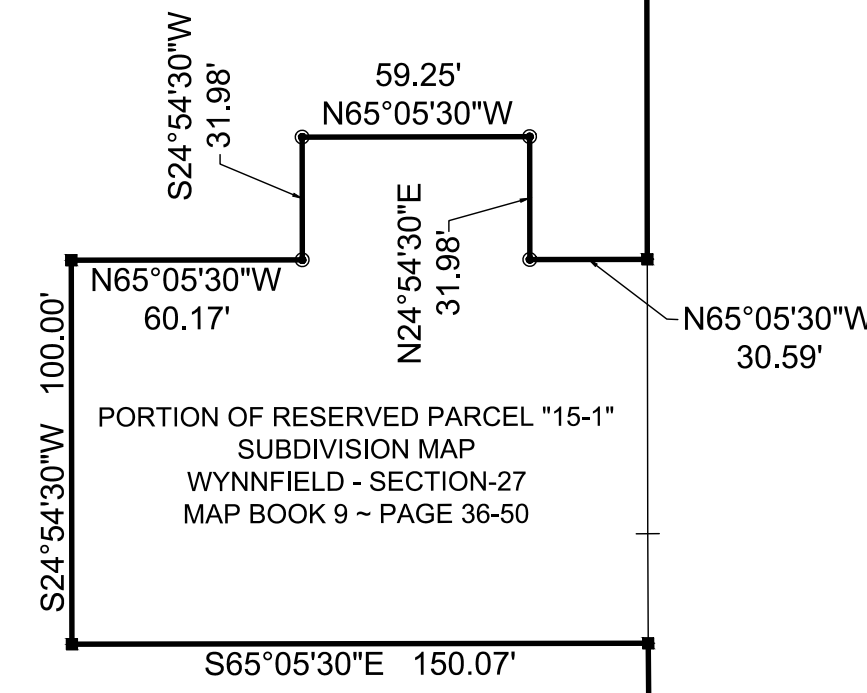
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LINE #	LENGTH	DIRECTION
L2	13.03'	S35°44'18"W
L3	3.92'	N29°51'50"W
L4	45.74'	N69°57'22"W
L7	13.03'	N35°44'18"E
L10	30.30'	S65°29'44"W

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	2110.09'	4579.61'	26°23'58"	S51°23'29"E	2091.47'
C2	524.24'	6040.00'	4°58'23"	S22°09'04"W	524.08'
C9	345.53'	540.00'	38°39'44"	S32°46'13"E	339.67'
C10	452.95'	540.00'	48°03'34"	S09°35'26"W	439.79'
C11	19.96'	540.00'	2°07'05"	S34°40'46"W	19.96'
C12	258.85'	555.00'	28°30'56"	N43°07'18"W	254.56'
C13	388.36'	555.00'	40°05'32"	N49°54'36"W	380.48'
C14	333.73'	788.00'	24°15'57"	S47°52'16"W	331.24'
C29	109.77'	565.00'	11°07'54"	N25°10'14"W	109.60'
C30	58.82'	25.00'	135°02'32"	N87°07'33"W	46.20'
C31	30.41'	58.00'	30°02'10"	S40°22'16"W	30.06'
C32	44.64'	58.00'	44°06'03"	S77°26'22"W	43.55'
C33	43.03'	58.00'	42°30'24"	N69°15'24"W	42.05'
C34	34.83'	58.00'	34°24'29"	N20°47'57"W	34.31'
C35	51.56'	58.00'	50°56'01"	N21°52'18"E	49.88'
C36	45.40'	58.00'	44°51'07"	N69°45'52"E	44.25'
C37	33.89'	58.00'	33°34'41"	S71°01'14"E	33.51'
C38	58.82'	25.00'	135°02'32"	N68°14'51"E	46.20'
C39	109.65'	565.00'	11°07'09"	N03°42'51"W	109.47'
C40	250.96'	565.00'	25°26'59"	N14°34'13"E	248.91'
C44	36.51'	25.00'	83°40'29"	N14°32'31"W	33.35'
C45	144.05'	595.00'	13°52'16"	N49°26'38"W	143.70'
C46	131.31'	595.00'	12°38'40"	N36°11'01"W	131.04'
C47	360.37'	515.00'	40°05'32"	N49°54'36"W	353.06'
C103	57.94'	515.00'	6°26'45"	N28°44'55"W	57.91'
C104	69.48'	515.00'	7°43'49"	N21°39'38"W	69.43'
C105	69.48'	515.00'	7°43'49"	N13°55'48"W	69.43'
C106	61.80'	515.00'	6°52'32"	N06°37'38"W	61.76'
C107	61.80'	515.00'	6°52'32"	N00°14'54"E	61.76'
C108	61.80'	515.00'	6°52'32"	N07°07'28"E	61.76'
C109	61.80'	515.00'	6°52'32"	N13°59'57"E	61.76'
C110	61.80'	515.00'	6°52'32"	N20°52'20"E	61.76'
C111	59.92'	515.00'	6°39'59"	N27°38'44"E	59.89'
C112	42.78'	515.00'	4°45'35"	N33°21'31"E	42.77'
C113	4.41'	763.00'	0°19'52"	N35°54'14"E	4.41'
C114	57.11'	763.00'	4°17'19"	N38°12'50"E	57.10'
C115	52.99'	763.00'	3°58'45"	N42°20'52"E	52.98'
C116	52.99'	763.00'	3°58'45"	N46°19'37"E	52.98'
C117	52.99'	763.00'	3°58'45"	N50°18'23"E	52.98'
C148	7.44'	4579.61'	0°05'35"	S54°30'25"E	7.44'
C149	163.37'	4579.61'	2°02'38"	S55°34'32"E	163.36'
C150	193.38'	4579.61'	2°25'10"	S57°48'26"E	193.36'
C151	445.54'	4579.61'	5°34'27"	S61°48'14"E	445.37'
C152	444.24'	6040.00'	4°12'51"	S22°31'50"W	444.14'
C194	270.20'	638.00'	24°15'57"	N47°52'16"W	268.19'
C195	537.27'	390.00'	78°55'56"	N03°43'40"W	495.79'
C214	44.31'	638.00'	3°58'45"	N50°18'23"E	44.30'
C215	44.31'	638.00'	3°58'45"	N46°19'37"E	44.30'
C216	44.31'	638.00'	3°58'45"	N42°20'52"E	44.30'
C217	47.76'	638.00'	4°17'19"	N38°12'50"E	47.74'
C218	3.69'	638.00'	0°19'52"	N35°54'14"E	3.69'
C219	32.40'	390.00'	4°45'35"	N33°21'31"E	32.39'
C220	45.38'	390.00'	6°39'59"	N27°38'44"E	45.35'
C221	46.80'	390.00'	6°52'32"	N20°52'20"E	46.77'
C222	46.80'	390.00'	6°52'32"	N13°59'57"E	46.77'
C223	46.80'	390.00'	6°52'32"	N07°07'28"E	46.77'
C224	46.80'	390.00'	6°52'32"	N00°14'54"E	46.77'
C225	46.80'	390.00'	6°52'32"	N06°37'38"W	46.77'
C226	52.62'	390.00'	7°43'49"	N13°55'48"W	52.58'
C227	52.62'	390.00'	7°43'49"	N21°39'38"W	52.58'
C228	43.87'	390.00'	6°26'45"	N28°44'55"W	43.85'



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

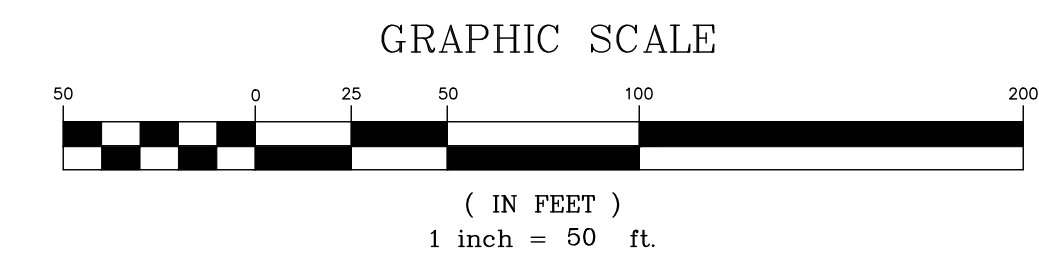
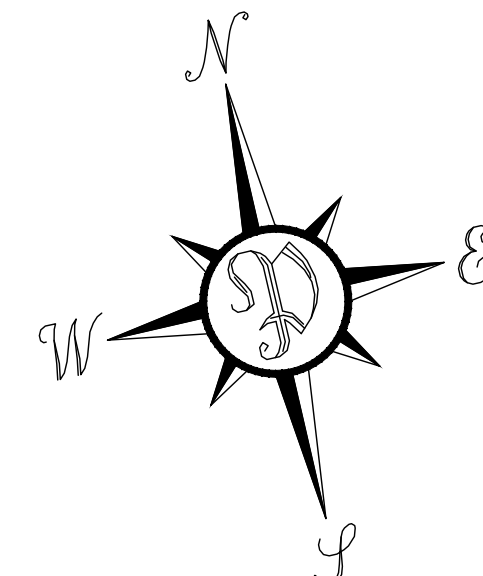
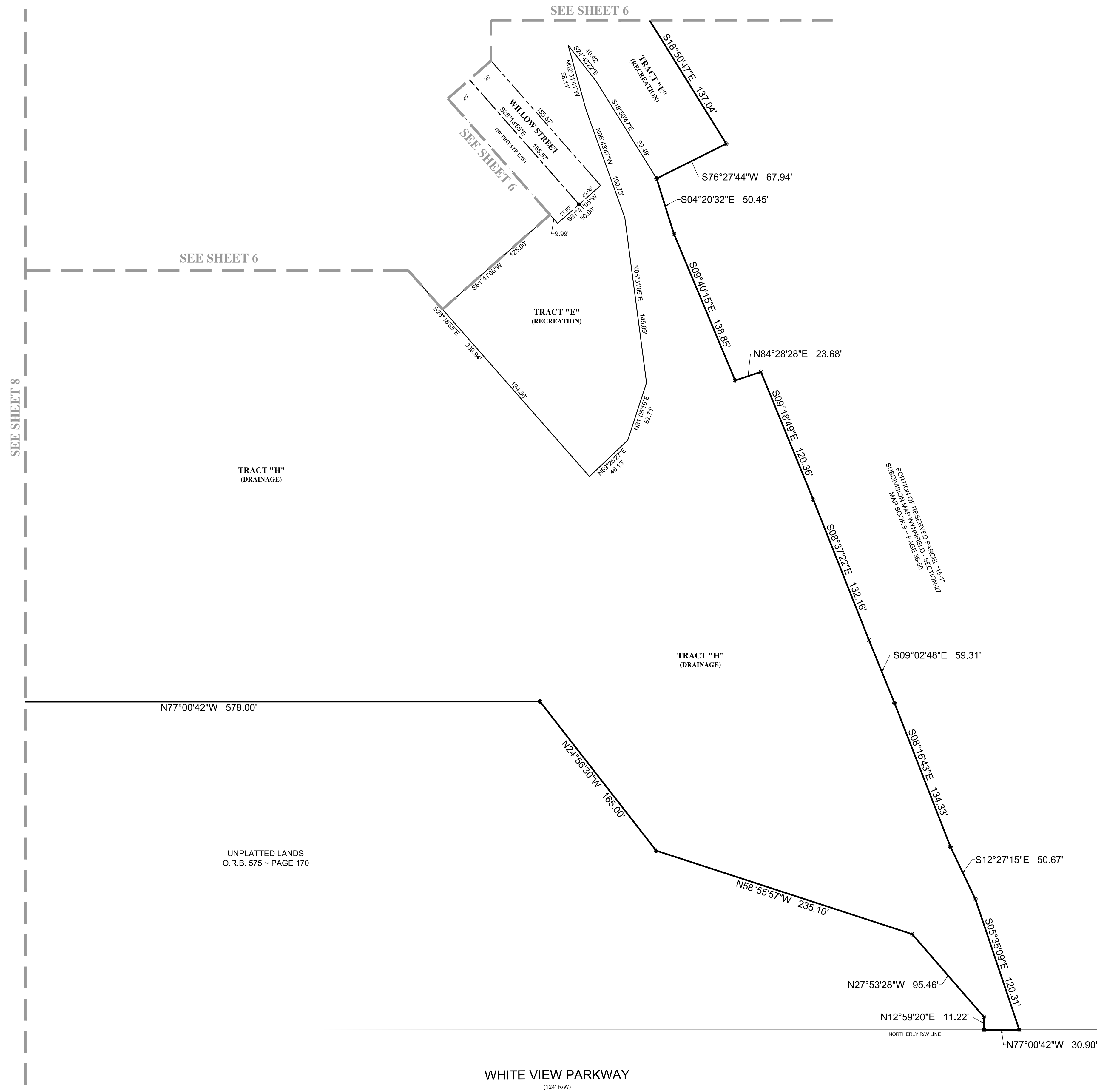




# WHITEVIEW VILLAGE PHASE 1

A REPLAT OF A PORTION OF RESERVED PARCEL "15-1", SUBDIVISION MAP WYNNFIELD - SECTION-27 AS RECORDED ON THE PLAT THEREOF, IN PLAT BOOK 9, PAGE 36 THROUGH 50 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, ALL BEING A PORTION OF SECTION 23 AND 26, TOWNSHIP 11 SOUTH, RANGE 30 EAST, PALM COAST, FLAGLER COUNTY, FLORIDA.

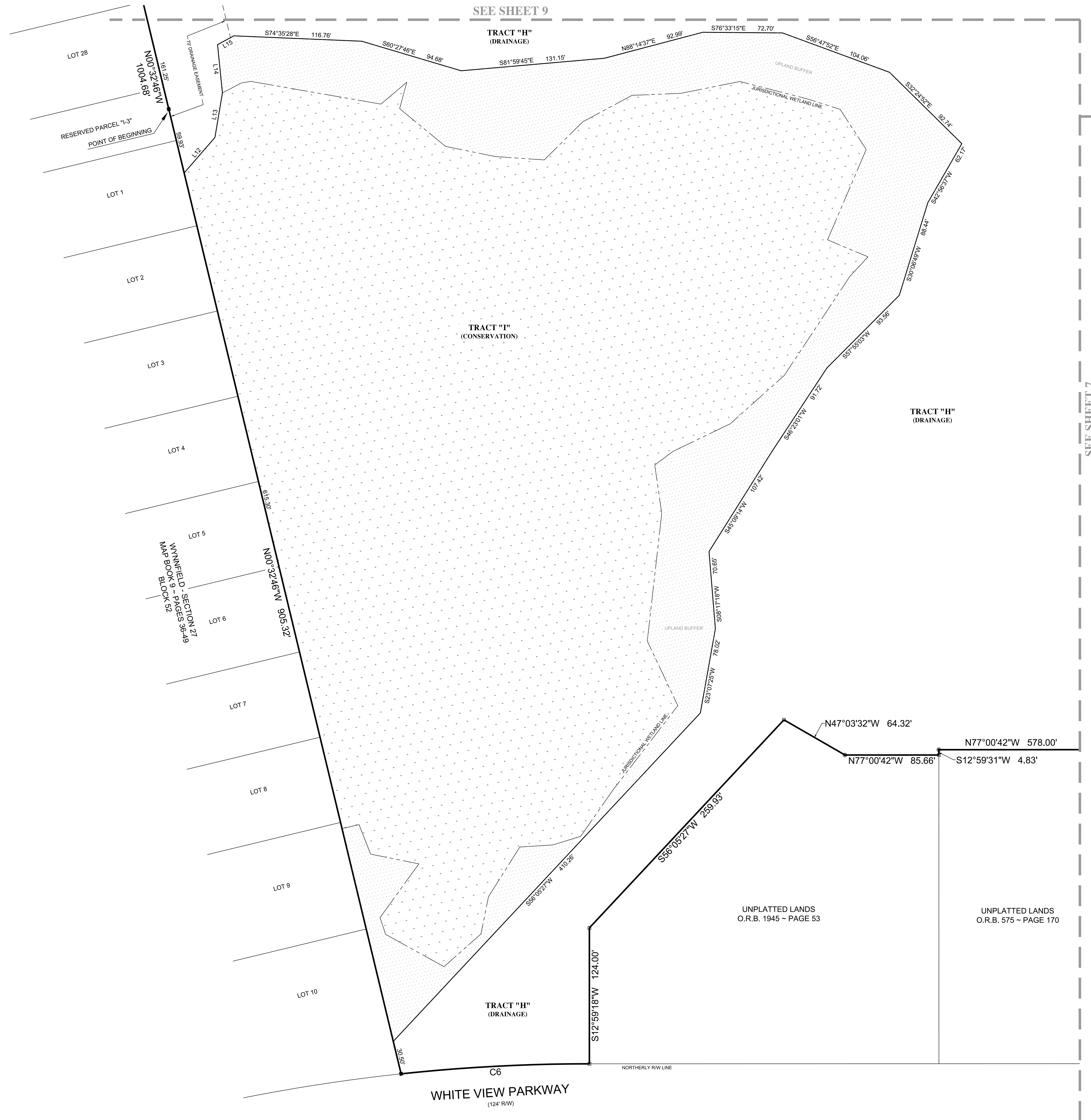
SHEET 7 OF 10 SHEETS  
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)



PREPARED BY:  
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 1484 MONTICELLO ROAD  
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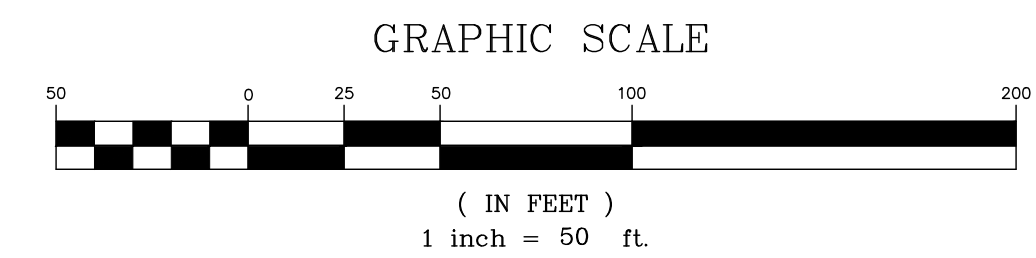
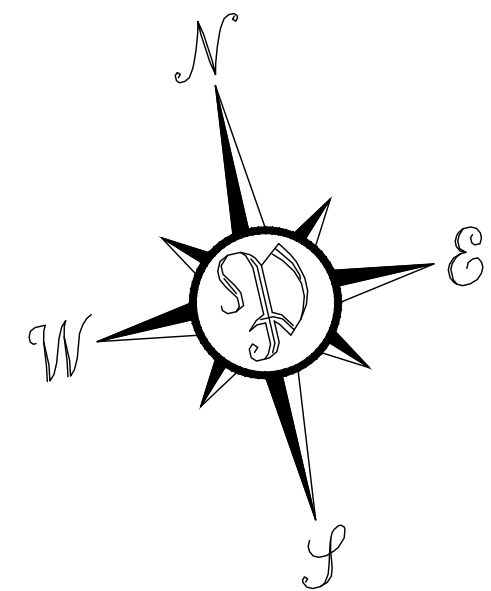


SEE SHEET 6

SEE SHEET 7

LINE TABLE		
LINE #	LENGTH	DIRECTION
L12	42.89'	N53°52'53"E
L13	41.23'	N22°34'20"E
L14	44.25'	N07°13'38"E
L15	16.94'	N74°40'35"E

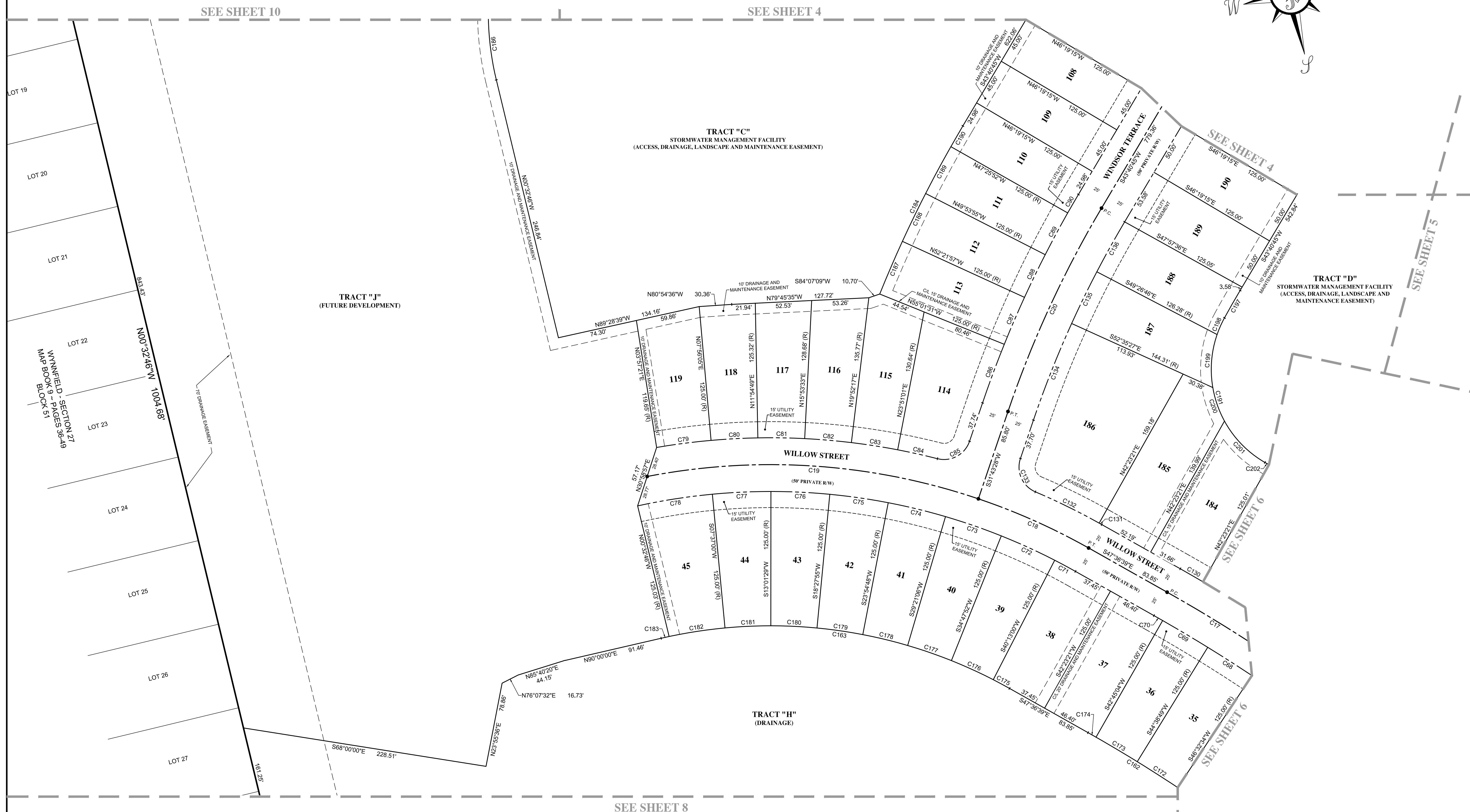
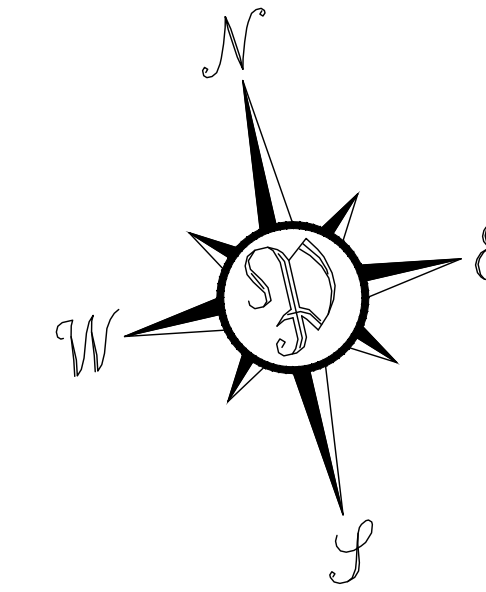
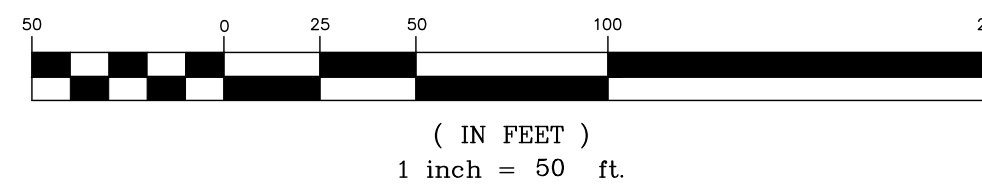
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C6	172.20'	1624.00'	0°04'31"	N80°02'58"W	172.12'



# WHITEVIEW VILLAGE PHASE 1

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GRAPHIC SCALE

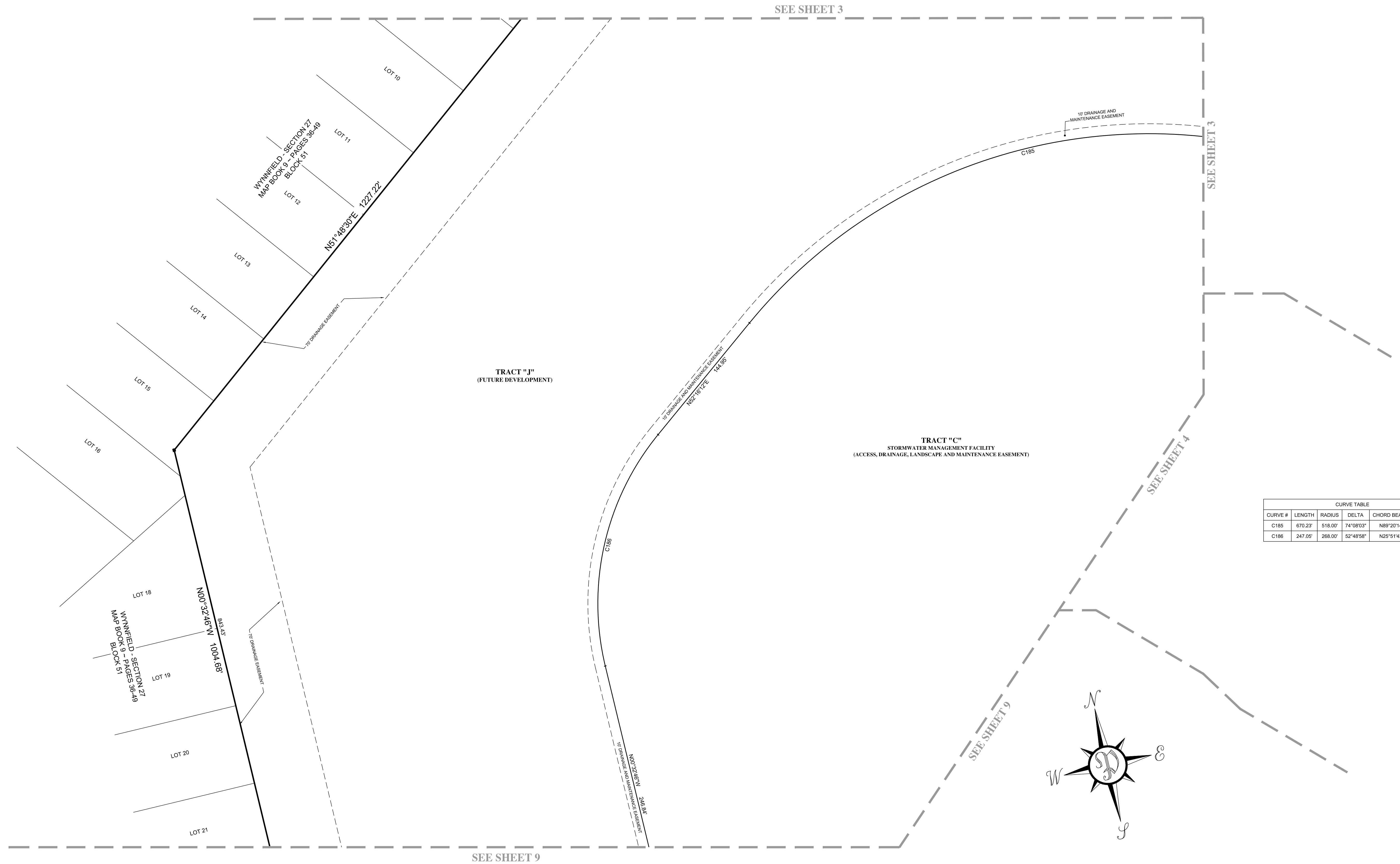


CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C17	427.36	1500.00	16°19'28"	S39°26'57"E	425.91'
C18	112.49	603.00	10°41'19"	S52°57'19"E	112.33'
C19	312.40	603.00	39°41'02"	S73°06'29"E	308.92'
C20	208.65	1000.00	11°57'18"	S37°42'07"W	208.27'
C66	48.81	1475.00	1°53'45"	N44°24'19"W	48.80'
C69	48.81	1475.00	1°53'45"	N46°18'04"W	48.80'
C70	9.32	1475.00	0°21'43"	N47°25'48"W	9.32'
C71	21.92	578.00	2°10'21"	N48°41'50"W	21.91'
C72	54.67	578.00	5°25'08"	N52°29'34"W	54.65'
C73	54.94	578.00	5°26'46"	N57°55'31"W	54.92'
C74	54.86	578.00	5°26'18"	N63°22'03"W	54.84'
C75	54.96	578.00	5°26'53"	N68°48'39"W	54.94'
C76	54.86	578.00	5°26'25"	N74°15'18"W	54.86'
C77	54.56	578.00	5°24'30"	N79°40'46"W	54.54'
C78	70.43	578.00	6°58'52"	N85°52'26"W	70.38'
C79	51.11	628.00	4°39'47"	N84°23'49"W	51.10'
C80	43.61	628.00	3°58'44"	N80°04'33"W	43.60'
C81	43.61	628.00	3°58'44"	N78°05'49"W	43.60'
C82	43.61	628.00	3°58'44"	N72°07'05"W	43.60'
C83	43.61	628.00	3°58'44"	N68°08'21"W	43.60'
C84	37.93	628.00	3°27'38"	N64°25'10"W	37.92'
C85	37.34	25.00	85°35'11"	S74°31'03"W	33.97'
C86	58.15	1025.00	1°31'02"	S33°20'59"W	58.14'
C87	47.57	1025.00	2°39'33"	S36°18'16"W	47.57'
C88	44.14	1025.00	2°28'03"	S38°52'04"W	44.14'
C89	44.14	1025.00	2°28'03"	S41°20'07"W	44.14'
C90	19.86	1025.00	1°06'37"	S43°07'27"W	19.86'
C130	24.33	1525.00	0°54'51"	S47°09'14"E	24.33'
C131	2.81	628.00	0°19'24"	S47°44'21"E	2.81'
C132	66.19	628.00	6°02'20"	S50°53'13"E	66.16'
C133	37.36	25.00	85°37'51"	S11°05'28"E	33.98'
C134	96.74	975.00	5°41'05"	S34°34'00"W	96.70'
C135	53.51	975.00	3°08'41"	S38°58'53"W	53.51'
C136	53.19	975.00	3°07'32"	S42°07'00"W	53.18'
C162	454.64	1350.00	19°17'44"	N37°57'47"W	452.50'
C163	335.14	453.00	42°23'21"	N68°48'20"W	327.55'
C172	44.67	1350.00	1°53'45"	N44°24'19"W	44.67'
C173	44.67	1350.00	1°53'45"	N46°18'04"W	44.67'
C174	8.53	1350.00	0°21'43"	N47°25'48"W	8.53'
C175	17.18	453.00	2°10'21"	N48°41'50"W	17.17'
C176	42.84	453.00	5°25'08"	N52°29'34"W	42.83'
C177	43.06	453.00	5°26'46"	N57°55'31"W	43.04'
C178	43.00	453.00	5°26'18"	N63°22'03"W	42.98'
C179	43.07	453.00	5°26'53"	N68°48'39"W	43.06'
C180	43.01	453.00	5°26'25"	N74°15'18"W	43.00'
C181	42.76	453.00	5°24'30"	N79°40'46"W	42.74'
C182	52.62	453.00	6°39'18"	N85°42'39"W	52.59'
C183	7.60	453.00	0°57'43"	N89°31'10"W	7.60'
C184	174.71	1150.00	8°42'16"	S39°19'37"W	174.54'
C186	247.05	268.00	52°48'58"	N25°51'43"E	238.39'
C187	53.38	1150.00	2°39'33"	S36°18'16"W	53.37'
C188	49.52	1150.00	2°28'03"	S38°52'04"W	49.52'
C189	49.52	1150.00	2°28'03"	S41°20'07"W	49.52'
C190	22.29	1150.00	1°06'37"	S43°07'27"W	22.29'
C191	154.66	100.00	88°36'52"	S02°36'34"E	139.70'
C197	29.40	850.00	1°55'53"	S42°11'19"W	29.39'
C198	17.03	100.00	8°45'21"	S36°49'12"W	17.01'
C199	50.00	100.00	28°36'52"	S17°37'05"W	49.48'
C200	33.13	100.00	18°58'59"	S08°11'51"E	32.98'
C201	54.50	100.00	31°13'39"	S31°18'10"E	53.83'
C202	4.34	1650.00	0°09'02"	N46°50'29"W	4.34'

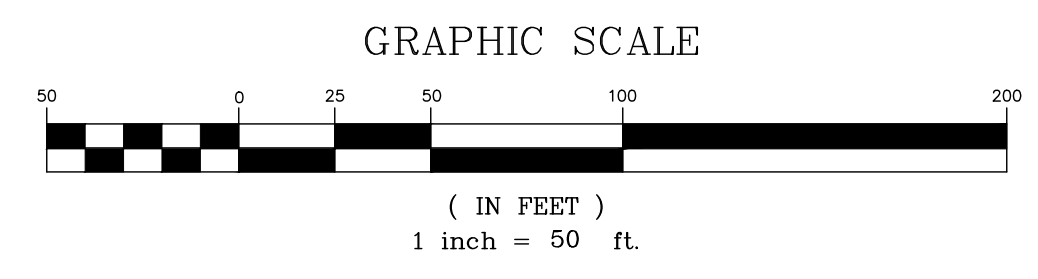
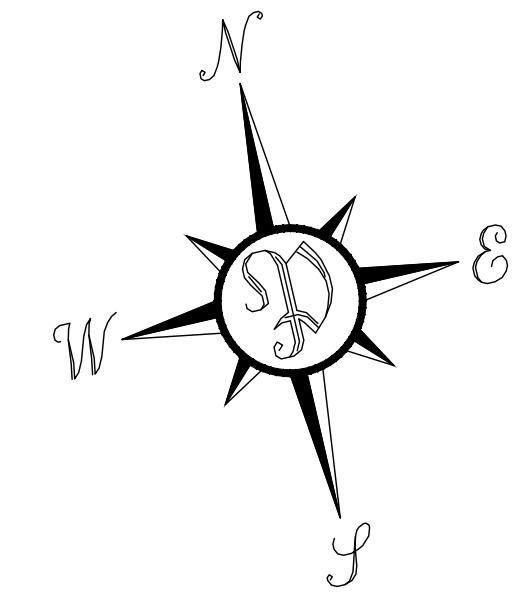
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SHEET 10 OF 10 SHEETS  
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C185	670.23'	518.00'	74°08'03"	N89°20'14"E	624.45'
C186	247.05'	268.00'	52°48'58"	N29°51'43"E	238.39'



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

# City of Palm Coast, Florida Agenda Item

Agenda Date: February 1, 2022

<b>Department</b>	PLANNING	<b>Amount</b>	
<b>Item Key</b>	13081	<b>Account #</b>	
<b>Subject</b>	RESOLUTION 2022-XX APPROVING THE FINAL PLAT FOR THE TRAILS (AR #4911)		
<b>Presenter: Bill Hoover, Senior Planner, AICP</b>			
<b>Background:</b>			
<p><b>This is a quasi-judicial item. Please remember to disclose any ex-parte communications.</b></p> <p>The application, submitted by the owner/applicant, Alliant Engineering, Inc., proposes to plat and subdivide approximately 187.7 acres of land into 274 townhouse lots and 13 tracts.</p> <p>The Trails is located on the west side of Belle Terre Parkway north of the Belle Terre Elementary School and directly across from Fire Station #23. The Future Land Use Map is DRI-Mixed Use and the Official Zoning is Palm Coast Park Master Planned Development (MPD).</p> <p>The Applicant was issued a Subdivision Master Plan Development Order from the Planning Development and Regulations Board on August 19, 2020. A site development permit was issued on May 13, 2021 in accordance with the approved construction plans filed with the approved preliminary plat.</p> <p>Prior to plat execution, the applicant will be required to provide a performance surety bond of 120% of the infrastructure cost in the amount of \$ 4,129,226.68.</p> <p>The project meets the technical requirements of the City Code and Florida Statutes, Chapter 177 Florida Statutes.</p>			
<b>Recommended Action:</b>			
<p><b>ADOPT RESOLUTION 2022-XX APPROVING THE FINAL PLAT AND AUTHORIZING THE MAYOR TO EXECUTE THE PLAT AND STAFF TO ISSUE A FINAL PLAT DEVELOPMENT ORDER FOR APPLICATION #4911-THE TRAILS</b></p>			

# The Trails Final Plat

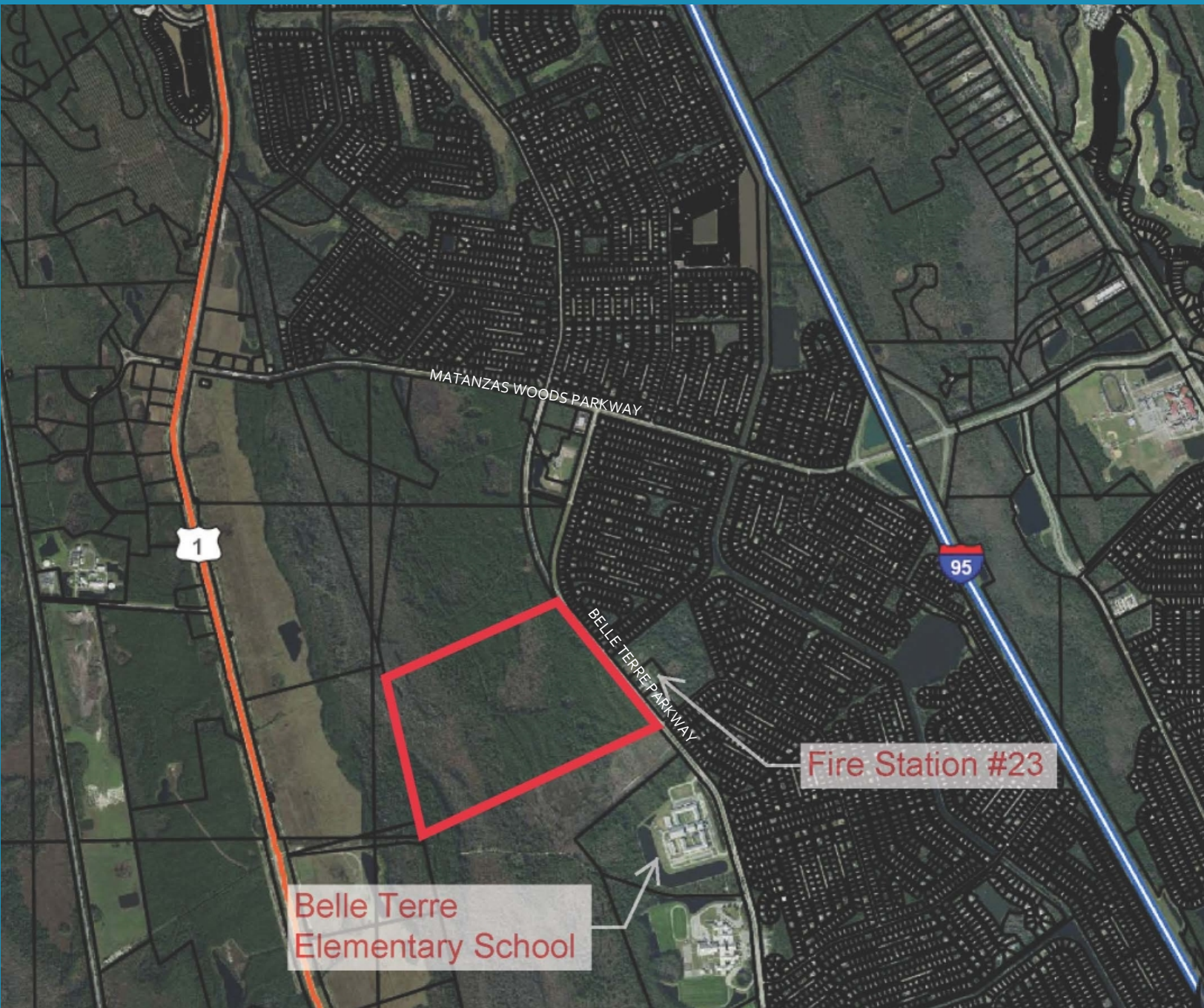
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City Council Public Hearing  
on February 1, 2022



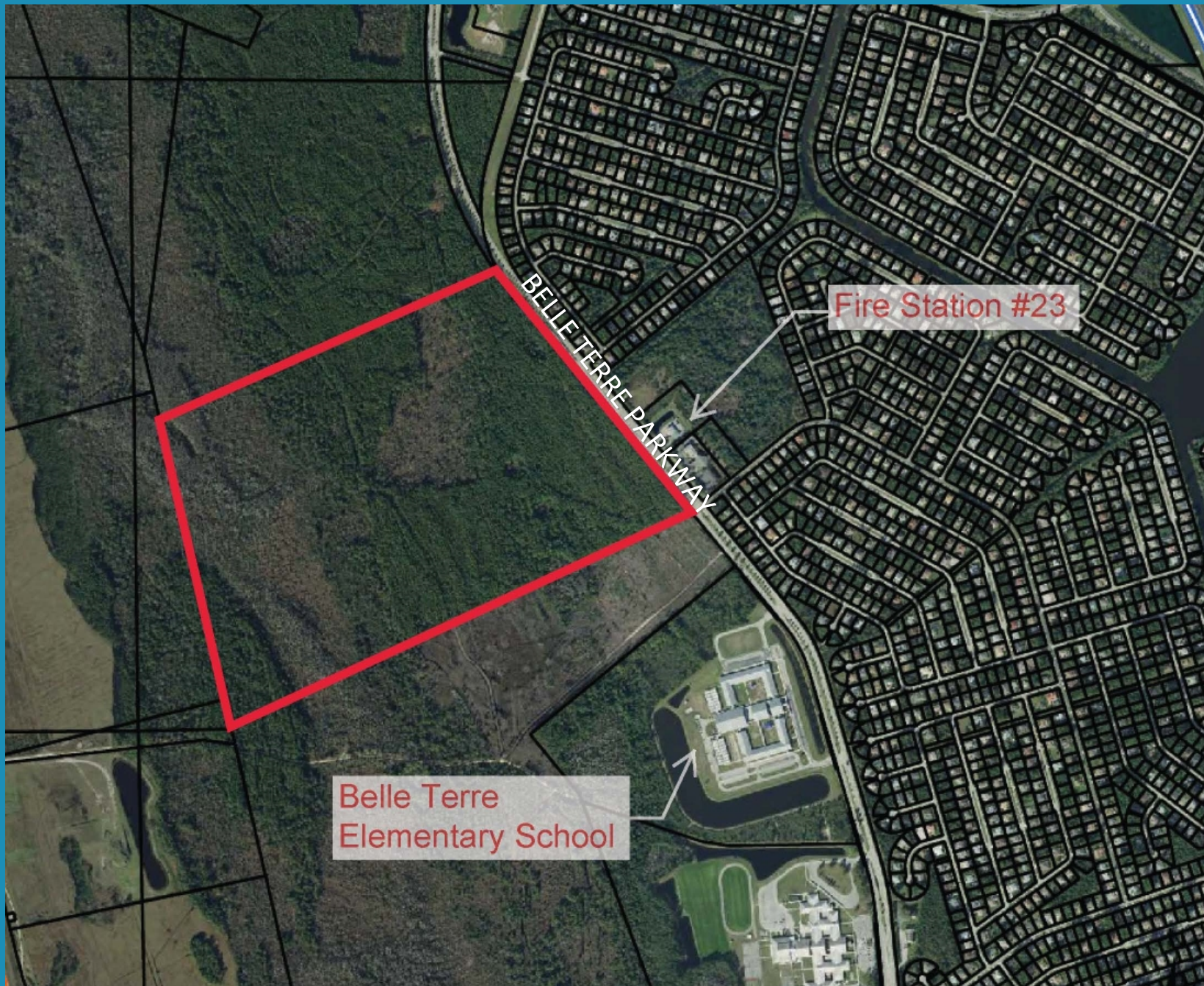
# Location Map

The Trails is 187.7 +/- acres and located on the west side of Belle Terre Parkway north of the Belle Terre Elementary School and directly across from Fire Station #23.



# Background

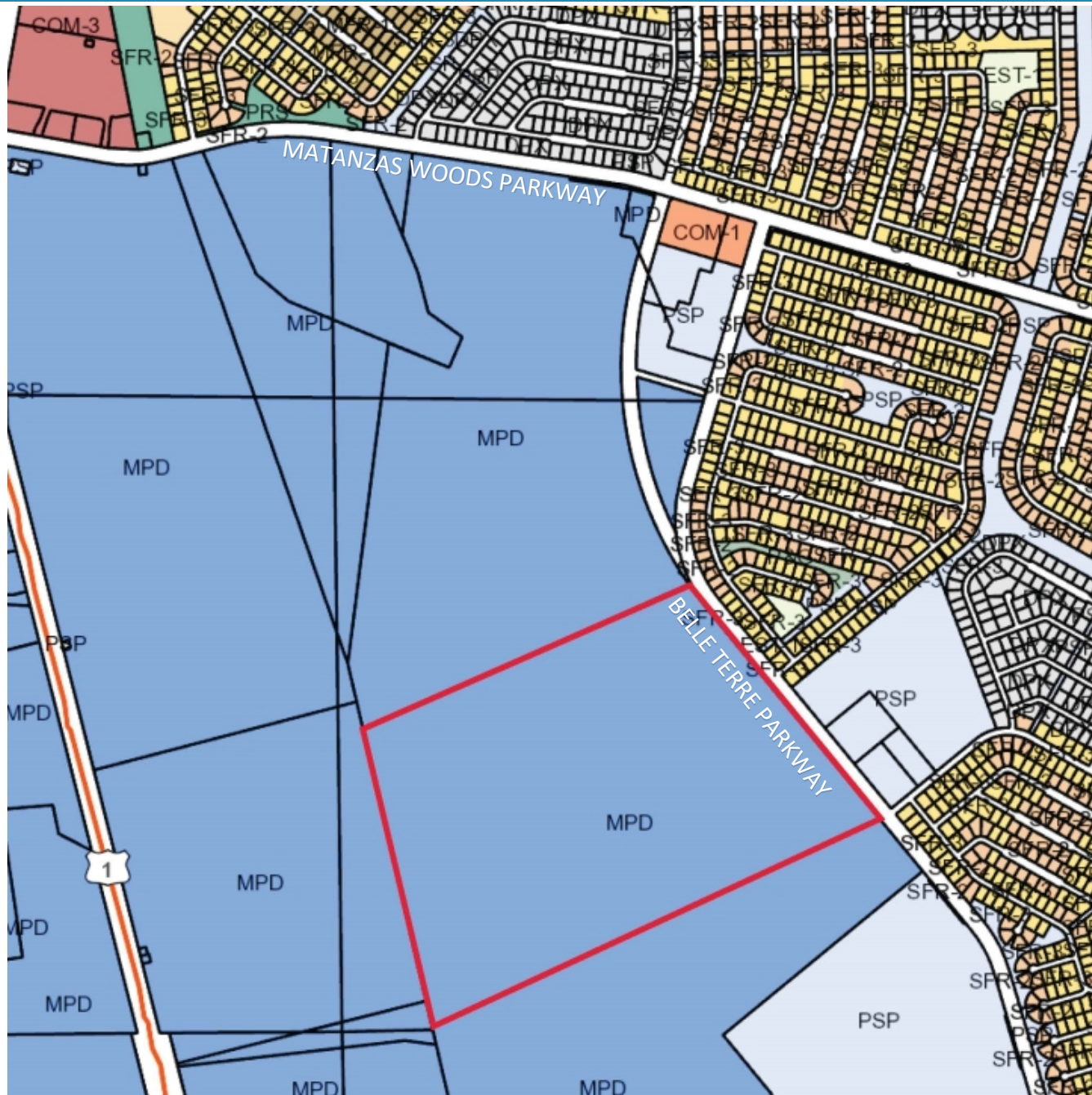
The Trails Subdivision Master Plan was approved by The City of Palm Coast Planning Development and Regulations Board on August 19, 2020. Preliminary Plat was approved and construction started in May 2021.





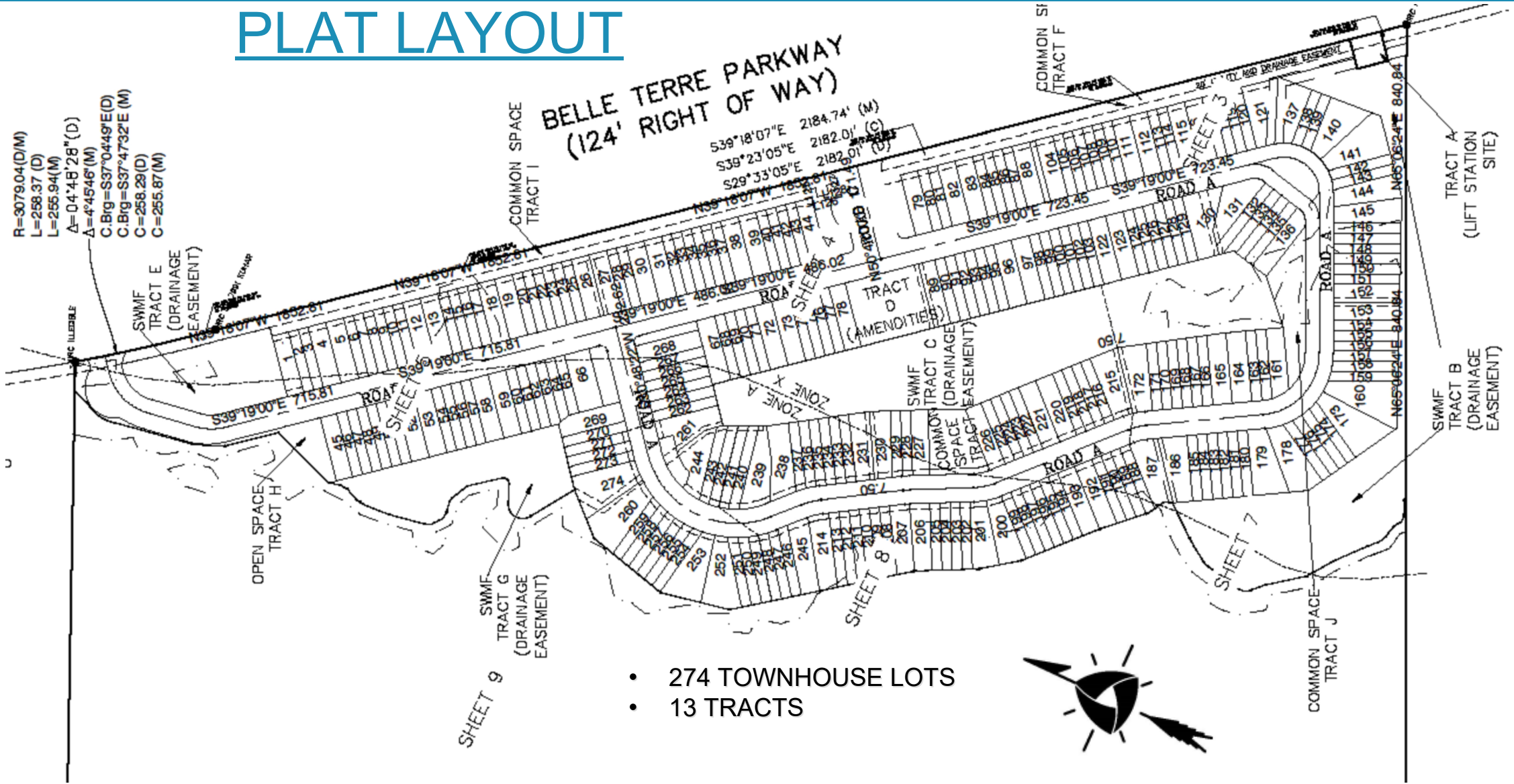
# Zoning Map

The Trails is located in the Palm Coast Park MPD.



- Legend
- Parcels
  - Roads
  - Streams and River
  - Palm Coast Zoning
    - AC : Annexed Area Flagler County Zoning adopted
    - AGR
    - C-2
    - CN: Annexed Area Flagler County Zoning adopted
    - COM-1
    - COM-2
    - COM-3
    - DPX
    - EST-1
    - EST-2
    - I
    - IND-1
    - IND-2
    - MFR-1
    - MFR-2
    - MPD
    - NRC-PUD: Annexed Area, Flagler County Zoning adopted
    - OFC-1
    - OFC-2
    - P & G
    - PRS
    - PSP
    - PUD: Annexed Area Flagler County Zoning adopted
    - SFR-1
    - SFR-2
    - SFR-3
    - SFR-4
    - SFR-5

# PLAT LAYOUT



$R=3079.04(D/M)$   
 $L=258.37(D)$   
 $L=255.94(M)$   
 $\Delta=04'48''28''(D)$   
 $\Delta=4'45'46''(M)$   
 $C.Brg=S37^{\circ}04'49''E(D)$   
 $C.Brg=S37^{\circ}47'32''E(M)$   
 $C=258.29(D)$   
 $C=255.87(M)$

- 274 TOWNHOUSE LOTS
- 13 TRACTS



# Bonds

A performance bond for the infrastructure in the amount of \$4,129,226.68 has been received and found acceptable.

# Recommendation

Adopt Resolution 2022-xx approving Final Plat for The Trails and authorizing the Mayor to execute the plat and staff to issue a Final Plat Development Order for AR #4911.

Questions?

**RESOLUTION 2022-\_\_\_\_**  
**THE TRAILS FINAL PLAT**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM COAST, FLORIDA, APPROVING APPLICATION # 4911 FOR THE FINAL PLAT OF A PARCEL OF LAND BEING TRACT 22 A PARCEL OF LAND LYING IN GOVERNMENT SECTIONS 34, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR IMPLEMENTING ACTIONS AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, on October 5, 2021, Application #4911, (hereinafter “the application”) was submitted by Alliant Engineering, Inc. to the City of Palm Coast Community Development Department for approval of approximately 187.7 acres of land into 274 townhouse lots and 13 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 of Palm Coast, Flagler County, Florida:

**SECTION 1. APPROVAL APPLICATION/FINDINGS.**

(a). The City Council hereby approves the application for approval of 274 townhouse lots and 13 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 2. 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 3. CONFLICTS.** All resolutions or parts of resolutions in conflict with this Resolution are hereby repealed.

**SECTION 4. IMPLEMENTING ACTIONS.** The City Manager, or designee, is hereby authorized to take any actions necessary to implement the action taken in this Resolution.

**SECTION 5. 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 1st day of February, 2022.

*ATTEST:*

**CITY OF PALM COAST**

\_\_\_\_\_  
VIRGINIA A. SMITH, CITY CLERK

\_\_\_\_\_  
DAVID ALFIN, MAYOR

APPROVED AS TO FORM AND LEGALITY:

\_\_\_\_\_  
NEYSA BORKERT, CITY ATTORNEY

# THE TRAILS

A PORTION OF SECTIONS 34, TOWNSHIP 10 SOUTH, RANGE 30 EAST  
CITY OF PALM COAST, FLAGLER COUNTY, FLORIDA

### LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN GOVERNMENT SECTION 34, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 34 FOR A POINT OF REFERENCE; THENCE ALONG THE SOUTH LINE OF SAID SECTION 34, N88°47'11"E FOR A DISTANCE OF 729.50 FEET; THENCE DEPARTING SAID SOUTH LINE N13°03'04"W FOR A DISTANCE OF 16.76 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE N13°03'04"W FOR A DISTANCE OF 2467.30 FEET; THENCE N66°01'36"E FOR A DISTANCE OF 2876.07 FEET TO A NON-TANGENT CURVE; THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 3079.04 FEET, AN ARC LENGTH OF 258.37 FEET, A CENTRAL ANGLE OF 04°48'28", A CHORD BEARING OF S37°04'49"E AND A CHORD DISTANCE OF 258.29 FEET TO A POINT OF NON TANGENCY; THENCE S39°23'05"E FOR A DISTANCE OF 2182.01 FEET; THENCE S65°03'21"W FOR A DISTANCE OF 3982.58 FEET TO THE AFOREMENTIONED POINT OF BEGINNING OF THIS DESCRIPTION.

### DEDICATION

This is to certify that ADJ Trails of Palm Coast, LLC, a Florida Limited Liability Company ("Owner") is the fee simple owner of the lands described in this caption hereon known as THE TRAILS, has caused the same to be surveyed and subdivided, and that this plat, made in accordance with said survey is hereby adopted as the true and correct plat of these lands.

Those rights of way depicted hereon as Redbud Road, and Sienna Trail Boulevard as shown on this plat shall remain privately owned and are for the use of the owners of the lots, their successors and assigns, their guests, and for access by municipal services and are the perpetual maintenance obligation of a homeowners association, its successor or assigns. A utility easement is dedicated to the City of Palm Coast over all private right of ways for the construction, operation and maintenance of utility facilities.

All utility easements shown hereon are dedicated to the City of Palm Coast including, but not limited to a 10' non-exclusive utility easement across the frontage of all lots and tracts.

Tracts B, C, E, G are for stormwater management facility tracts are reserved to the owner, its successors and assigns, and shall be perpetually operated and maintained by a property owners association or other such entity. An easement for access is granted to the City of Palm Coast, Florida over Tracts B, C, E and G for the limited purpose of restoring functionality of the drainage facilities, in the event of an emergency, at the sole discretion of the City.

Tracts D, F, H-M as shown on this plat shall remain privately owned and the sole and exclusive property of the owner, its successors and assigns, being reserved as Common Space serving abutting lots for ingress, egress, utilities, drainage and other purposes not inconsistent with this reservation and is the perpetual maintenance obligation of the owner, its successors and assigns; provided however, the undersigned Owner reserves the right to assign the obligation for maintenance of said tract to a property owners association or other such entity or person as will assume all obligation of maintenance and operation thereof under the plat.

Tract A for lift station site as shown on this plat is hereby irrevocably and without reservation dedicated to the City of Palm Coast, its successors and assigns, for lift station purposes, and is the perpetual maintenance obligation of said Municipality, its successors and assigns.

Tract N as shown on this plat shall remain privately owned and the sole and exclusive property of the owner, its successors and assigns, being reserved as a conservation easement; provided however, the undersigned Owner reserves the right to assign the obligation for maintenance to a property owner association or other such entity or person. Tract N as shown hereon is subject to a conservation easement in favor of The St Johns River Water Management District pursuant to Section 704.06, Florida Statutes.

In witness whereof, the undersigned Owner has executed this plat on the \_\_\_\_ day of \_\_\_\_\_, 2021.

Owner: ADJ Trails of Palm Coast, LLC

Witness \_\_\_\_\_

Printed Name \_\_\_\_\_

By: \_\_\_\_\_

Witness \_\_\_\_\_

\_\_\_\_\_ / ADJ Trails of Palm Coast, LLC.

Printed Name \_\_\_\_\_

The foregoing instrument was acknowledged by means of \_\_ physical presence or \_\_ online notarization before me this \_\_\_\_ day of \_\_\_\_\_, 2021, by \_\_\_\_\_ on behalf of ADJ Trails of Palm Coast, LLC, a Florida Limited Liability Company he being known to me and did not take an oath.

Notary Public, State of Florida at Large

My Commission expires \_\_\_\_\_

Printed Name \_\_\_\_\_

Commission Number \_\_\_\_\_

### SURVEYOR'S CERTIFICATE

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 made under the undersigned's responsible direction and supervision, and the plat complies with all of the requirements of Part 1, Chapter 177, of the Florida Statutes.

Signed and sealed this \_\_\_\_ day of our Lord \_\_\_\_\_, Anno Domini 2021.

Clayton A. Walley  
Professional Surveyor and Mapper  
State of Florida Registered Surveyor No. LS7209

### REVIEWING SURVEYOR'S CERTIFICATION

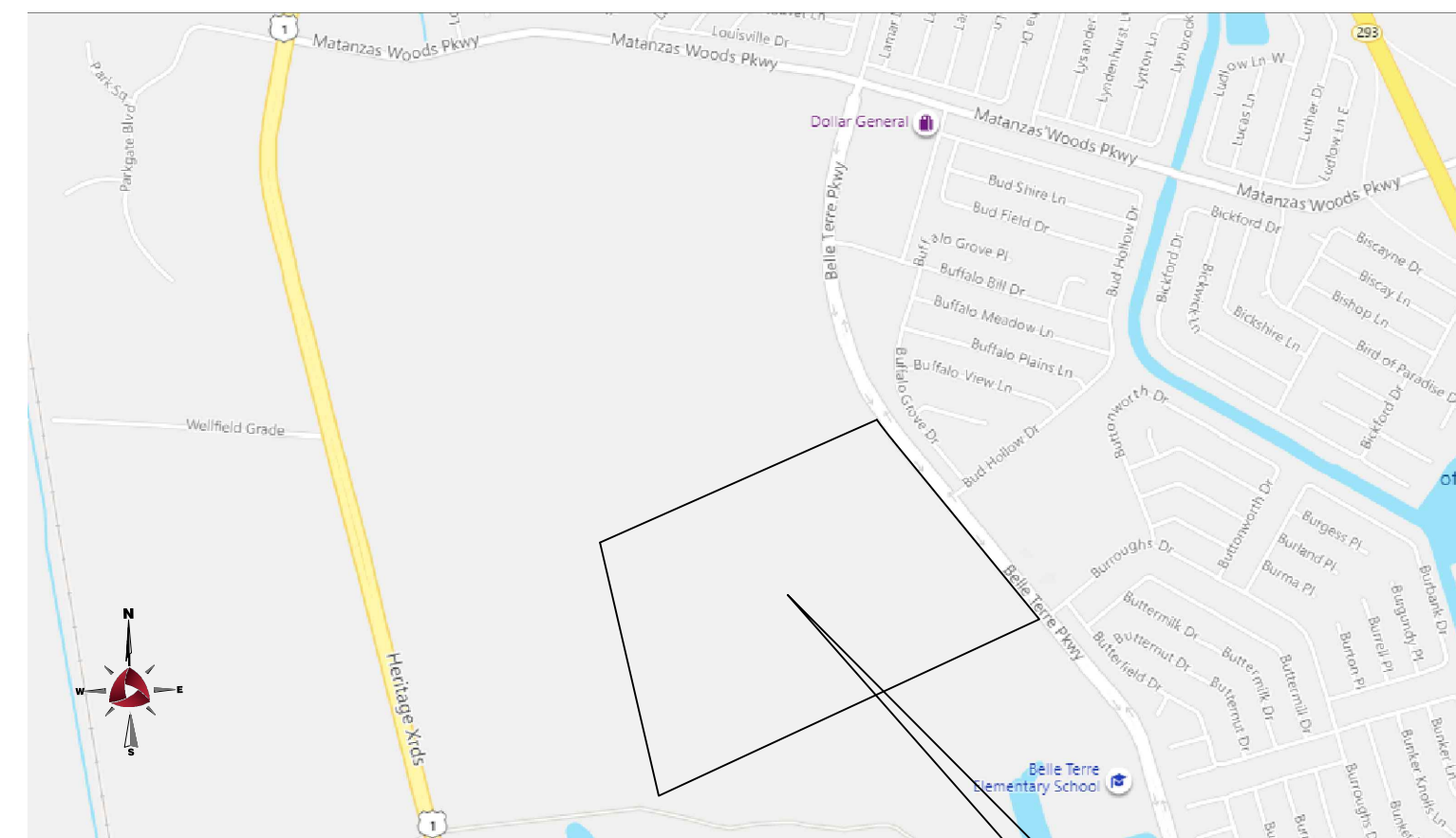
I hereby certify, that the undersigned, is a licensed professional surveyor and mapper, and is either employed or under contract with the City of Palm Coast / Flagler County. I also certify that I am not representing the owner or owners of record and have received this plat and found it to comply with the requirements of Part 1, Chapter 177, Florida Statutes.

Date: \_\_\_\_\_

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Florida Professional Surveyor and Mapper  
Certificate No. LS \_\_\_\_\_



VICINITY MAP  
N.T.S.

PROJECT  
LOCATION

### GENERAL NOTES

- Bearings shown are referenced to the Southwesterly right-of-way line of Belle Terre Parkway (a 124' right-of-way) as being S39°23'05"E as monumented and recorded in Official Record Book 1693, Page 1498 of the Official Records of Flagler County, Florida.
- Coordinates based on NAD 83/ 2011 and are GPS derived.  
Coordinate datum: State Plane values reference Florida East Zone, North American Datum 1983 (2011) and are in U.S. survey feet and decimals thereof.
- Section lines and quarter section lines, if shown, are graphic representations only and do not reflect field measurements unless otherwise noted.
- 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 depicted on this plat that may be found in the public records of this county.
- Current law provides that no Construction, Filling, removal of earth, cutting of trees or other plants shall take place waterward of the jurisdictional wetland line as shown on this plat without the approval of the city and/or any other federal state or local government regulatory agencies with jurisdiction over such wetlands. It is the responsibility of the lot owner, his agents and the entity performing any activity within this area to acquire the necessary written approval prior to the beginning of any work. The jurisdictional wetland line shown hereon may be superseded and recertified at any time, by the appropriate authorities.
- Upland buffers adjacent to wetlands are to remain natural, vegetative and undisturbed.
- Nothing herein shall be construed as creating an obligation upon any governing body to perform any act of construction or maintenance within such dedicated areas except when the obligation is voluntarily assumed by the governing body.
- All utilities shall be located underground.
- The plat was prepared with the benefit of an Opinion of Title prepared by Smith Bigman Brock Dated December 16, 2021.
- The property lies within Zone X (unshaded - areas determined to be outside the 0.2% annual chance floodplain) and Zone A (Special Flood Hazard Area Without Base Flood Elevation) of Federal Emergency Management Agency (FEMA) Flood Insurance Community Panel No. 12035C0110E, effective June 6, 2018. (Do not use this plat for flood zone determination. The Flood Insurance Rate Map (FIRM) is subject to change, use the current approved FIRM for community panel number, date and flood zone determinations).
- This plat is subject to Palm Coast Park Master Plan Development Agreement recorded in Official Records Book 1840, Pages 1416 on all its amendments.

### NOTES REGARDING TRACTS, EASEMENTS:

- All platted utility easements (if any) shall provide that such easements shall also be easements for the construction, installation, maintenance, and the 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 damages. This section shall not apply to those private easements granted to or obtained by a particular electric, telephone, gas, or other public utility. Such construction, installation, maintenance, and operation shall comply with the national electrical safety code as adopted by the Florida Public Service Commission.
- 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 utility easements shown on this plat shall also be easements for the construction, installation, maintenance, and operation of cable television services in the manner and subject to the provisions of chapter 177, part 1, section 177.091 (28) of the Florida Statutes. However, only cable television service providers specifically authorized by the undersigned owners, their successors and assigns, to serve the lands shown on this plat, shall have the benefit of said cable television service easements.

### CERTIFICATE OF APPROVAL BY DEPUTY CHIEF DEVELOPMENT OFFICER

This is to certify that on the \_\_\_\_ day of \_\_\_\_\_, 2021 the forgoing plat was approved

By: \_\_\_\_\_  
Deputy Chief Development Officer

### CERTIFICATE OF APPROVAL BY THE CITY OF PALM COAST

This is to certify that on the \_\_\_\_ day of \_\_\_\_\_, 2021, the foregoing plat was approved by the City Council of the City of Palm Coast, Florida.

By: \_\_\_\_\_  
Mayor, City of Palm Coast

Attest: \_\_\_\_\_  
City Clerk

### CERTIFICATE OF CLERK

I hereby certify that the foregoing plat was filed for record on the \_\_\_\_ day of \_\_\_\_\_, 2021 at \_\_\_\_\_ File No. \_\_\_\_\_

By: \_\_\_\_\_  
Clerk and Ex-Officio Clerk to the Board of  
County Commissioners Flagler County, Florida.

### JOINER AND CONSENT MORTGAGEE

This is to certify that Flagstar Bank, FSB, a Federally Chartered Savings bank, 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 2511, page 888, 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, Flagstar Bank, FSB, a Federally Chartered Savings bank, has caused these presents to be signed by \_\_\_\_\_, its (Title) \_\_\_\_\_, by and with authority of Flagstar Bank, FSB, a Federally Chartered Savings bank, this \_\_\_\_ day of \_\_\_\_\_, A.D. 2021

Witness \_\_\_\_\_

Print name: \_\_\_\_\_

Name: \_\_\_\_\_, as

(Title)

Witness \_\_\_\_\_

of Flagstar Bank, FSB, A  
Federally Chartered Savings bank

Print name: \_\_\_\_\_

Notary for Flagstar Bank, FSB,  
A Federally Chartered Savings bank

State of Florida  
County of Flagler

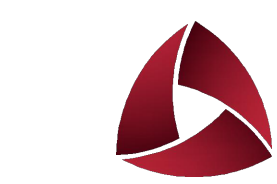
The foregoing instrument was acknowledged before me by means of \_\_ physical presence or online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2021 by \_\_\_\_\_, as \_\_\_\_\_ of Flagstar Bank, FSB, A Federally Chartered Savings bank, and who is personally known to me, or has produced \_\_\_\_\_ as identification.

Notary Public, State of Florida

Print Name: \_\_\_\_\_

My Commission expires: \_\_\_\_\_

My Commission No.: \_\_\_\_\_



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CHECKED BY	CAW
DATE ISSUED	12/17/2021
SCALE	
JOB NO.	219-0193
PAGE	1

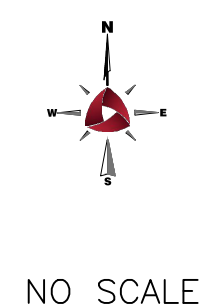
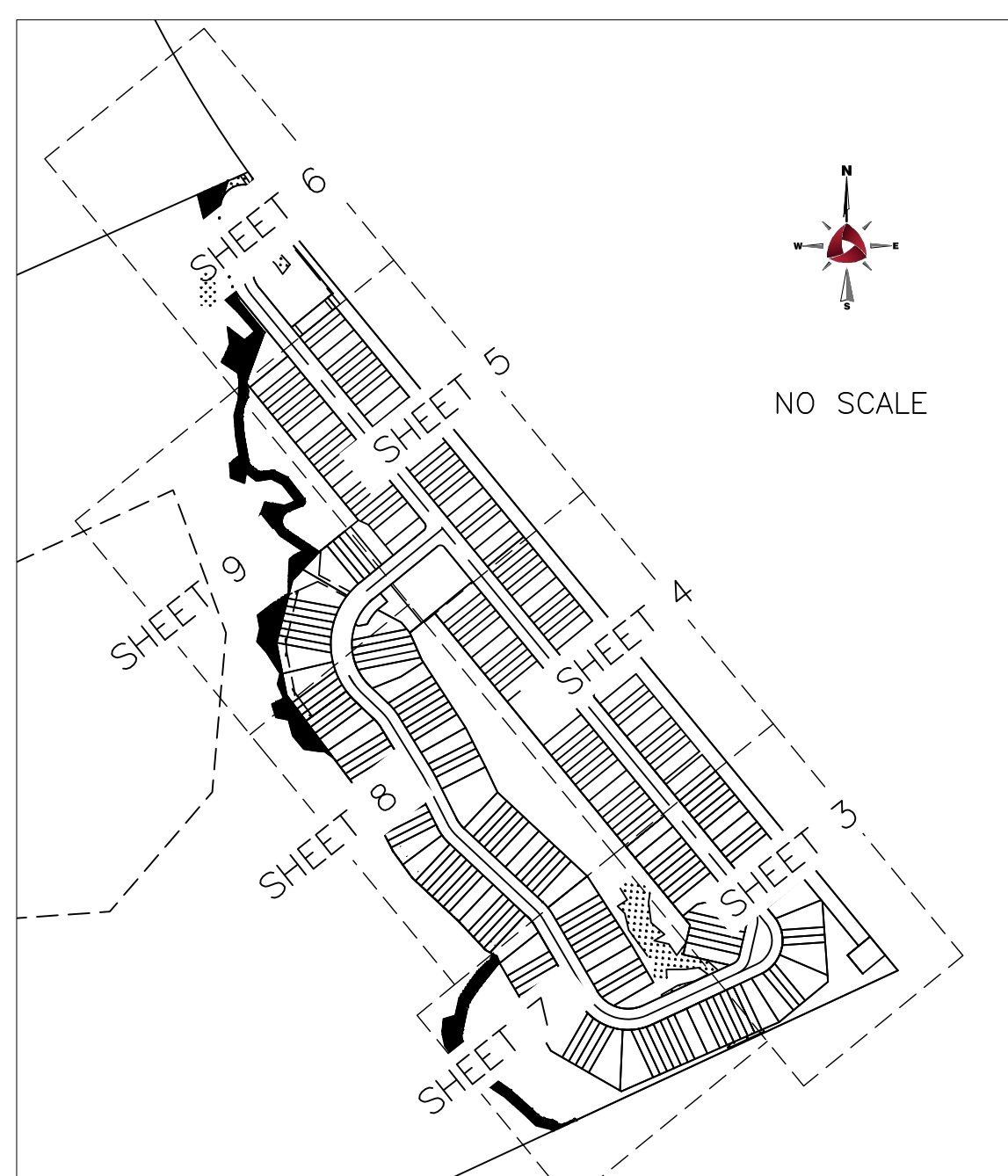
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# THE TRAILS

A PORTION OF SECTIONS 34, TOWNSHIP 10 SOUTH, RANGE 30 EAST PALM COAST, FLAGLER COUNTY, FLORIDA

## KEY MAP



### LEGEND

- SET PRM L.B. 8289
- SET PCP L.B. 8289
- FOUND IRON MONUMENT
- D.E. DRAINAGE EASEMENT
- U.E. UTILITY EASEMENT
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- NT NON TANGENT
- CL CENTERLINE
- LB LICENSED BUSINESS
- ORB OFFICIAL RECORD BOOK
- SWMF STORM WATER MANAGEMENT FACILITY
- UPLAND BUFFER
- WETLANDS
- (R) RADIAL LINE
- (NR) NON RADIAL LINE
- (R/W) RIGHT OF WAY

TOWNSHIP 10 SOUTH  
RANGE 30 EAST

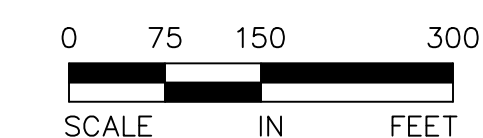
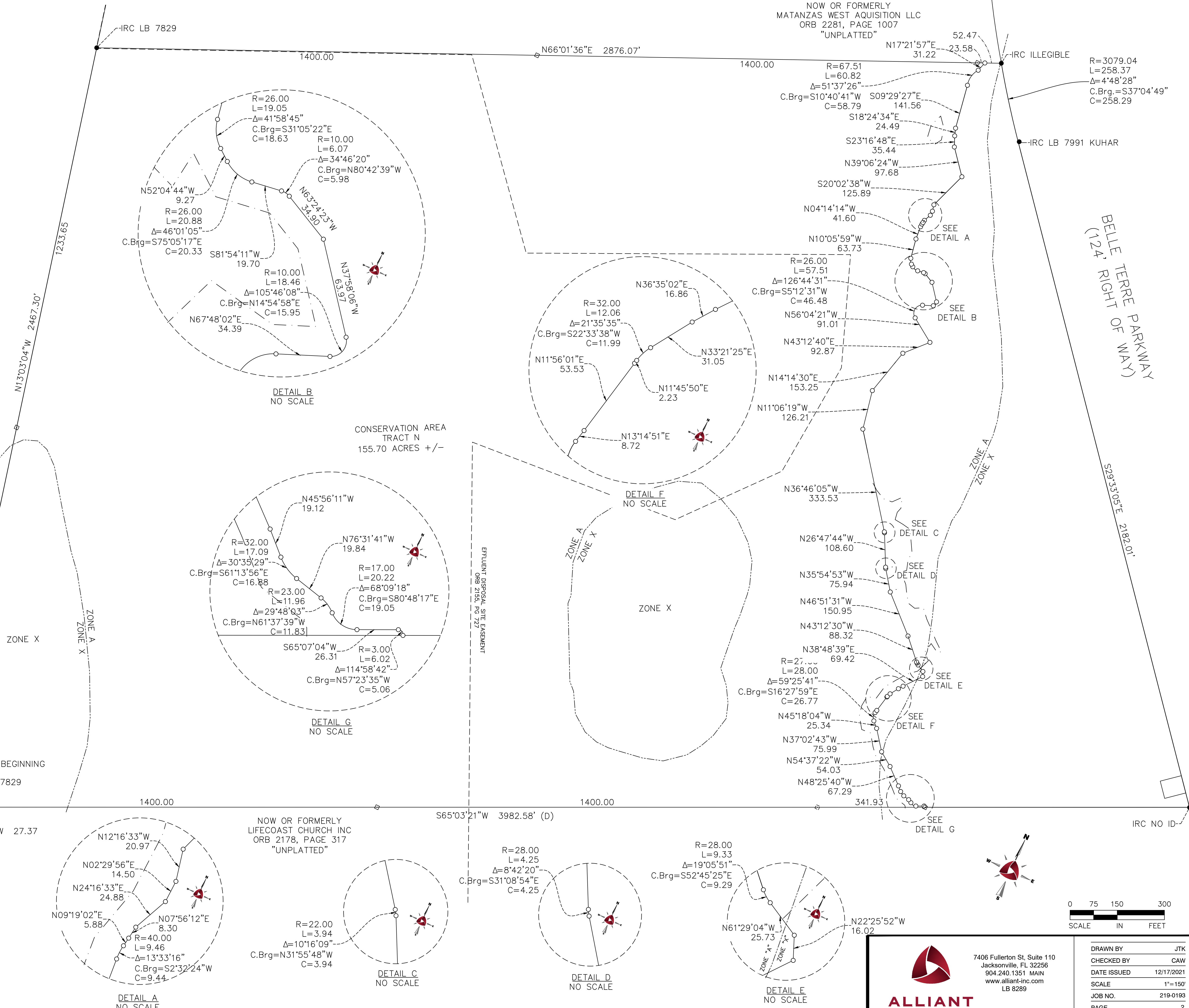
NOW OR FORMERLY  
OPTIMUM PROPERTY  
ORB 2260, PAGE 151  
"UNPLATTED"

POINT OF COMMENCEMENT  
SW CORNER SECTION 34

TOWNSHIP 11 SOUTH  
RANGE 30 EAST

N88°47'11"E 729.50  
SOUTH LINE OF SECTION 34

EFFLUENT DISPOSAL SITE EASEMENT-  
ORB 2155, PAGE 727  
NOW OR FORMERLY  
OPTIMUM PROPERTY DEVELOPMENTS  
ORB 2332, PAGE 1671  
"UNPLATTED"



**ALLIANT**

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JOB NO.	219-0193
PAGE	2

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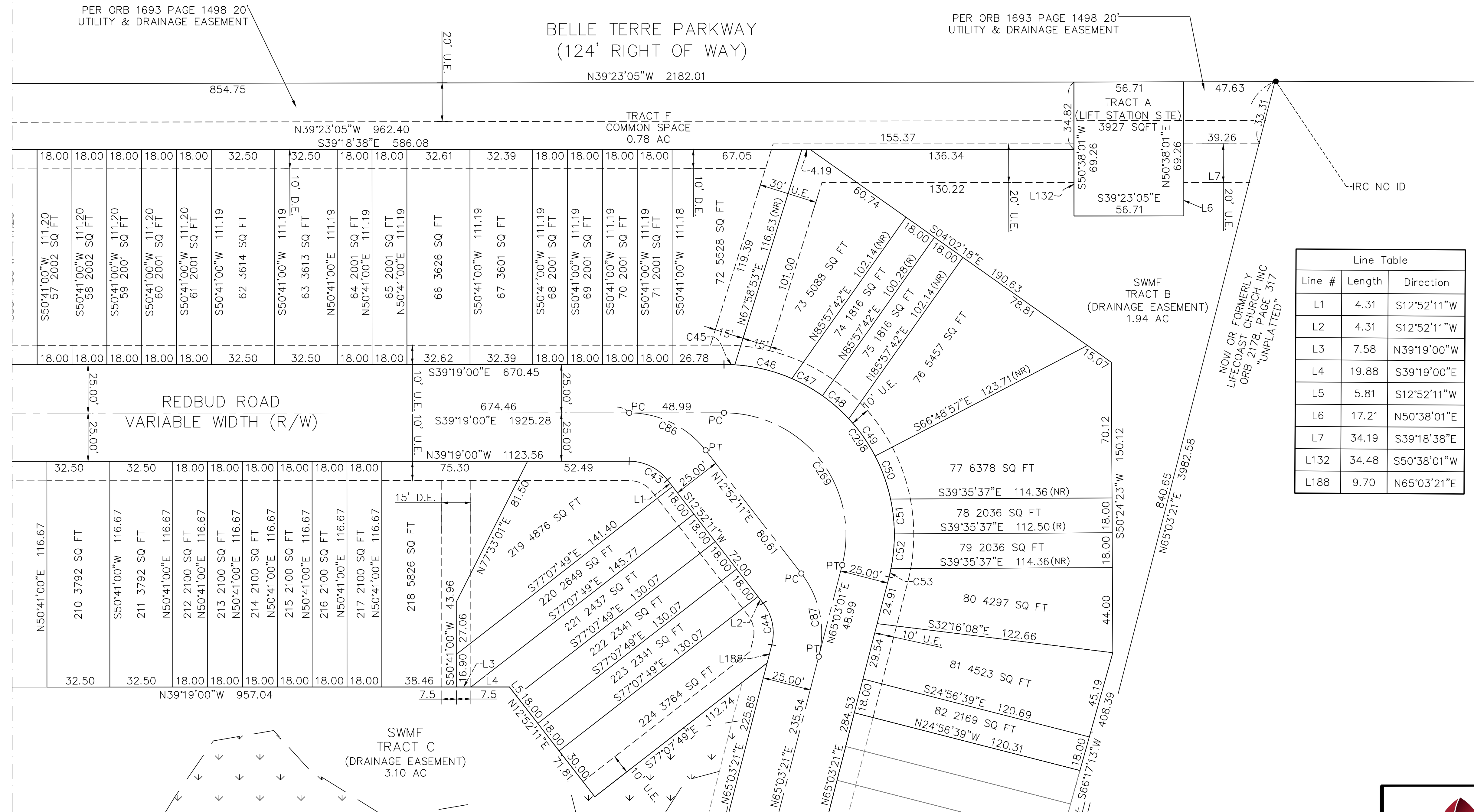
# THE TRAILS

A PORTION OF SECTIONS 34, TOWNSHIP 10 SOUTH, RANGE 30 EAST PALM COAST, FLAGLER COUNTY, FLORIDA

Curve Table					
Curve #	Length	Radius	Delta	Chord Distance	Chord Bearing
C43	22.77	25.00	52°11'10"	21.99	N13°13'25"W
C44	22.77	25.00	52°11'10"	21.99	N38°57'46"E
C45	5.59	88.00	3°38'12"	5.58	N37°29'54"W
C46	30.47	88.00	19°50'21"	30.32	N25°45'38"W
C47	18.13	88.00	11°48'10"	18.10	N9°56'23"W
C48	18.13	88.00	11°48'10"	18.10	N1°51'48"E
C49	23.64	88.00	15°23'33"	23.57	N15°27'39"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Distance	Chord Bearing
C50	23.72	88.00	15°26'47"	23.65	N30°52'49"E
C51	18.13	88.00	11°48'10"	18.10	N44°30'18"E
C52	18.13	88.00	11°48'10"	18.10	N56°18'28"E
C53	4.37	88.00	2°50'47"	4.37	N63°37'57"E
C86	45.54	50.00	52°11'10"	43.98	N13°13'25"W
C87	45.54	50.00	52°11'10"	43.98	N38°57'46"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Distance	Chord Bearing
C269	114.76	63.00	104°22'21"	99.54	N12°52'11"E
C298	160.30	88.00	104°22'21"	139.04	N12°52'11"E

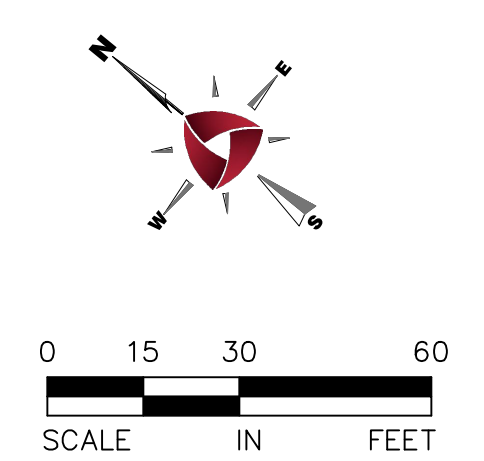


MATCHLINE  
(SEE SHEET 4 OF 9 SHEETS)

MATCHLINE  
(SEE SHEET 7 OF 9 SHEETS)

Line Table		
Line #	Length	Direction
L1	4.31	S12°52'11"W
L2	4.31	S12°52'11"W
L3	7.58	N39°19'00"W
L4	19.88	S39°19'00"E
L5	5.81	S12°52'11"W
L6	17.21	N50°38'01"E
L7	34.19	S39°18'38"E
L132	34.48	S50°38'01"W
L188	9.70	N65°03'21"E

- LEGEND**
- SET PRM L.B. 8289
  - SET PCP L.B. 8289
  - FOUND IRON MONUMENT
  - D.E. DRAINAGE EASEMENT
  - U.E. UTILITY EASEMENT
  - PC POINT OF CURVATURE
  - PT POINT OF TANGENCY
  - NT NON TANGENT
  - CL CENTERLINE
  - LB LICENSED BUSINESS
  - ORB OFFICIAL RECORD BOOK
  - SWMF STORM WATER MANAGEMENT FACILITY
  - ▨ UPLAND BUFFER
  - ▬ WETLANDS
  - (R) RADIAL LINE
  - (NR) NON RADIAL LINE
  - (R/W) RIGHT OF WAY



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SCALE	1"=30'
JOB NO.	219-0193
PAGE	3

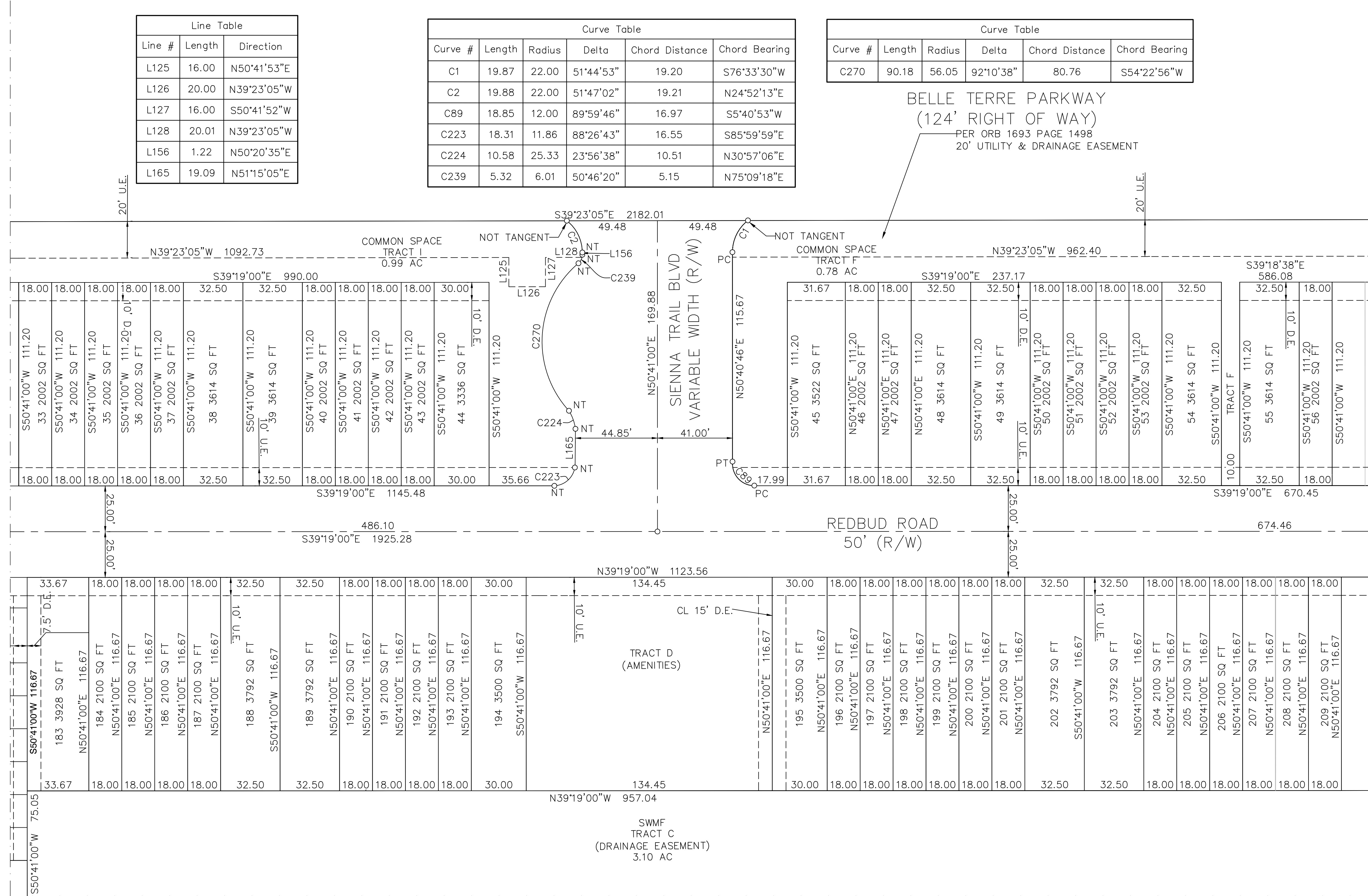
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# THE TRAILS

A PORTION OF SECTIONS 34, TOWNSHIP 10 SOUTH, RANGE 30 EAST PALM COAST, FLAGLER COUNTY, FLORIDA

MATCHLINE  
(SEE SHEET 5 OF 9 SHEETS)

MATCHLINE  
(SEE SHEET 3 OF 9 SHEETS)



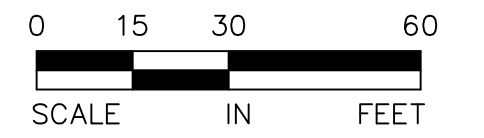
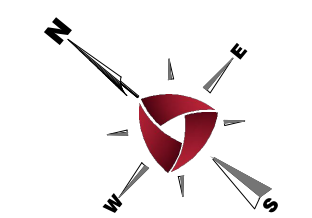
Line Table		
Line #	Length	Direction
L125	16.00	N50°41'53"E
L126	20.00	N39°23'05"W
L127	16.00	S50°41'52"W
L128	20.01	N39°23'05"W
L156	1.22	N50°20'35"E
L165	19.09	N51°15'05"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Distance	Chord Bearing
C1	19.87	22.00	51°44'53"	19.20	S76°33'30"W
C2	19.88	22.00	51°47'02"	19.21	N24°52'13"E
C89	18.85	12.00	89°59'46"	16.97	S5°40'53"W
C223	18.31	11.86	88°26'43"	16.55	S85°59'59"E
C224	10.58	25.33	23°56'38"	10.51	N30°57'06"E
C239	5.32	6.01	50°46'20"	5.15	N75°09'18"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Distance	Chord Bearing
C270	90.18	56.05	92°10'38"	80.76	S54°22'56"W

BELLE TERRE PARKWAY  
(124' RIGHT OF WAY)  
PER ORB 1693 PAGE 1498  
20' UTILITY & DRAINAGE EASEMENT

- LEGEND**
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MATCHLINE  
(SEE SHEET 8 OF 9 SHEETS)

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# THE TRAILS

A PORTION OF SECTIONS 34, TOWNSHIP 10 SOUTH, RANGE 30 EAST PALM COAST, FLAGLER COUNTY, FLORIDA

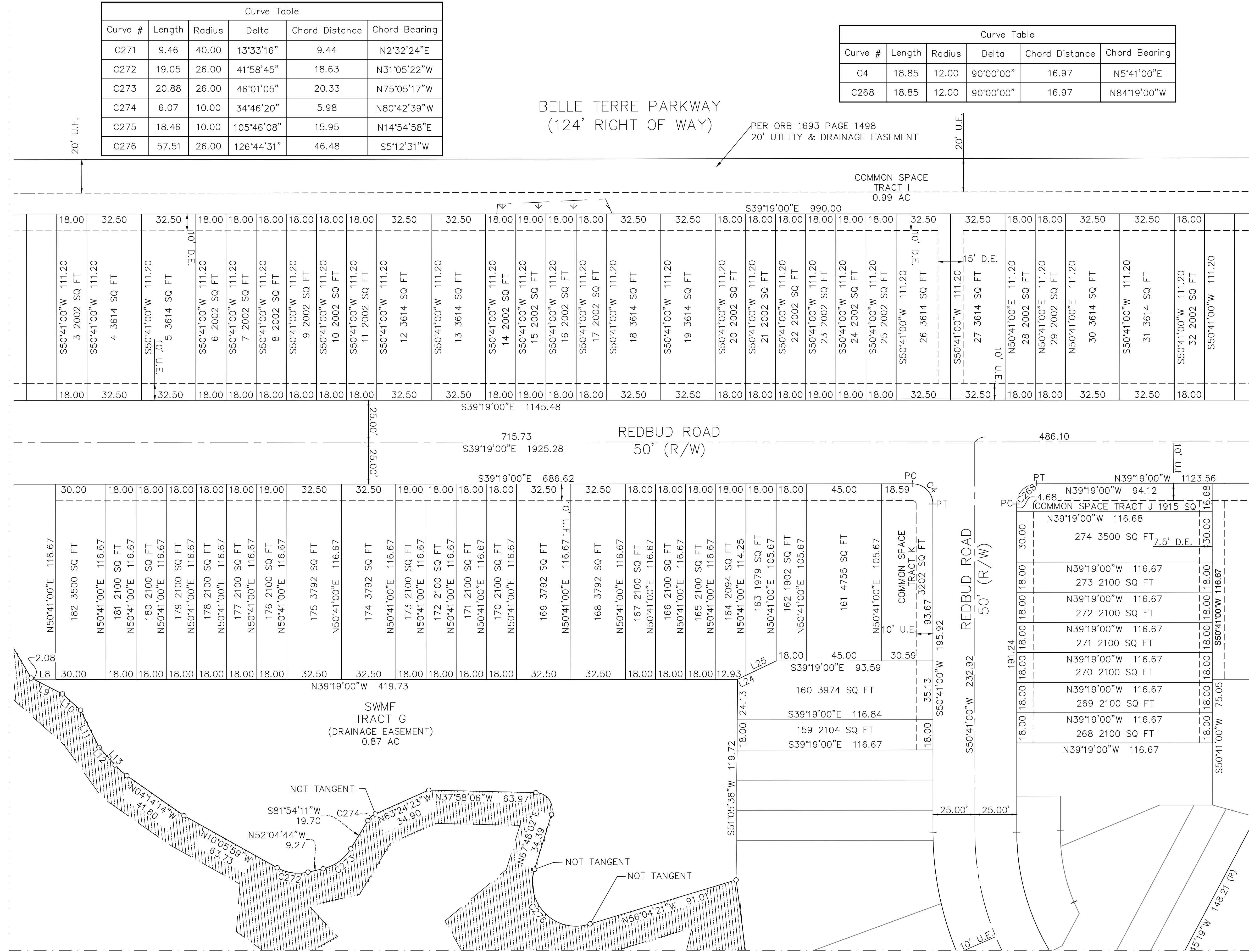
Curve Table					
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C271	9.46	40.00	13°33'16"	9.44	N2°32'24"E
C272	19.05	26.00	41°58'45"	18.63	N31°05'22"W
C273	20.88	26.00	46°01'05"	20.33	N75°05'17"W
C274	6.07	10.00	34°46'20"	5.98	N80°42'39"W
C275	18.46	10.00	105°46'08"	15.95	N14°54'58"E
C276	57.51	26.00	126°44'31"	46.48	S5°12'31"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Distance	Chord Bearing
C4	18.85	12.00	90°00'00"	16.97	N5°41'00"E
C268	18.85	12.00	90°00'00"	16.97	N84°19'00"W

Line Table		
Line #	Length	Direction
L8	12.80	N39°19'00"W
L9	20.97	N12°16'33"W
L10	14.50	N2°29'56"E
L11	24.88	S24°16'33"W
L12	8.30	N7°56'12"E
L13	5.88	N9°19'02"E
L24	5.62	S64°48'22"E
L25	19.94	S64°48'22"E

MATCHLINE (SEE SHEET 6 OF 9 SHEETS)

MATCHLINE (SEE SHEET 4 OF 9 SHEETS)



MATCHLINE  
(SEE SHEET 9 OF 9 SHEETS)

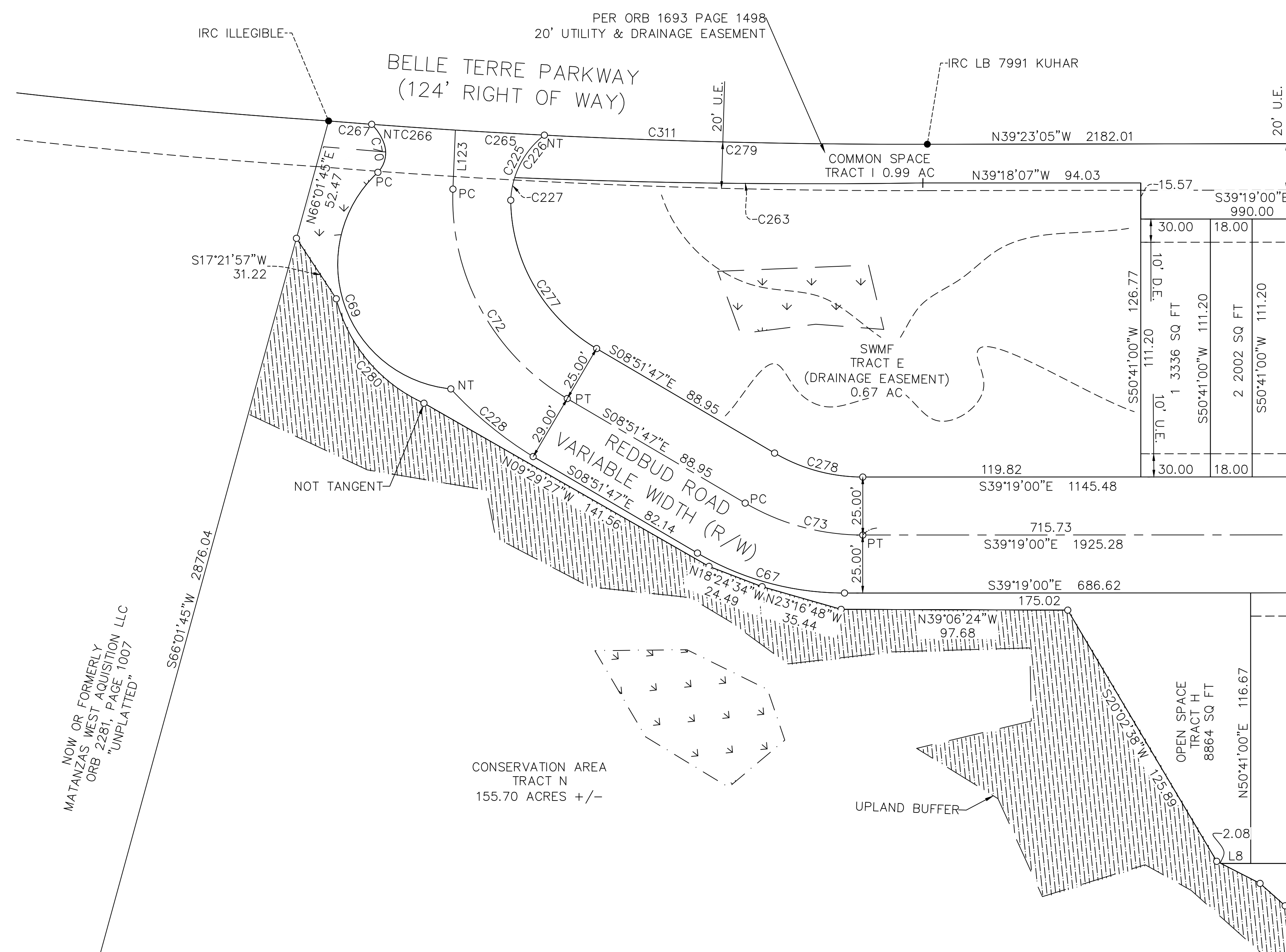
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**CHECKED BY** CAW  
**DATE ISSUED** 12/17/2021  
**SCALE** 1"=30'  
**JOB NO.** 219-0193  
**PAGE** 5

# THE TRAILS

A PORTION OF SECTIONS 34, TOWNSHIP 10 SOUTH, RANGE 30 EAST PALM COAST, FLAGLER COUNTY, FLORIDA

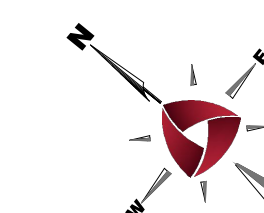


Curve Table					
Curve #	Length	Radius	Delta	Chord Distance	Chord Bearing
C67	66.44	125.00	30°27'13"	65.66	S24°05'24"E
C69	123.53	54.00	131°05'10"	98.30	S31°48'23"W
C70	13.93	12.00	66°30'52"	13.16	N64°05'33"E
C72	108.04	100.00	61°54'11"	102.86	S22°05'18"W
C73	53.15	100.00	30°27'13"	52.53	S24°05'24"E
C225	32.58	37.47	49°49'49"	31.57	S78°00'33"W
C226	22.66	37.47	34°39'06"	22.32	S85°35'55"W
C227	9.93	37.47	15°10'43"	9.90	S60°41'00"W
C228	46.07	165.31	15°57'59"	45.92	S0°08'06"W
C263	175.78	3099.04	3°14'59"	175.75	S38°32'45"E
C265	38.43	3079.04	0°42'54"	38.43	S36°02'41"E
C266	36.13	3079.04	0°40'20"	36.13	S35°21'04"E
C267	18.61	3079.04	0°20'47"	18.61	S34°50'30"E
C277	77.28	75.00	59°02'04"	73.90	S20°39'15"W
C278	39.86	75.00	30°27'13"	39.40	S24°05'24"E
C279	165.11	3079.04	3°04'21"	165.09	S37°56'19"E
C280	60.82	67.51	51°37'26"	58.79	S10°40'41"W
C311	258.29	3079.04	4°48'23"	258.21	S37°04'18"E

Line Table		
Line #	Length	Direction
L8	12.80	N39°19'00"W
L123	25.48	S53°01'44"W

### LEGEND

- SET PRM L.B. 8289
- SET PCP L.B. 8289
- FOUND IRON MONUMENT
- D.E. DRAINAGE EASEMENT
- U.E. UTILITY EASEMENT
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- NT NON TANGENT
- CL CENTERLINE
- LB LICENSED BUSINESS
- ORB OFFICIAL RECORD BOOK
- SWMF STORM WATER MANAGEMENT FACILITY
- ▨ UPLAND BUFFER
- ▨ WETLANDS
- (R) RADIAL LINE
- (NR) NON RADIAL LINE
- (R/W) RIGHT OF WAY



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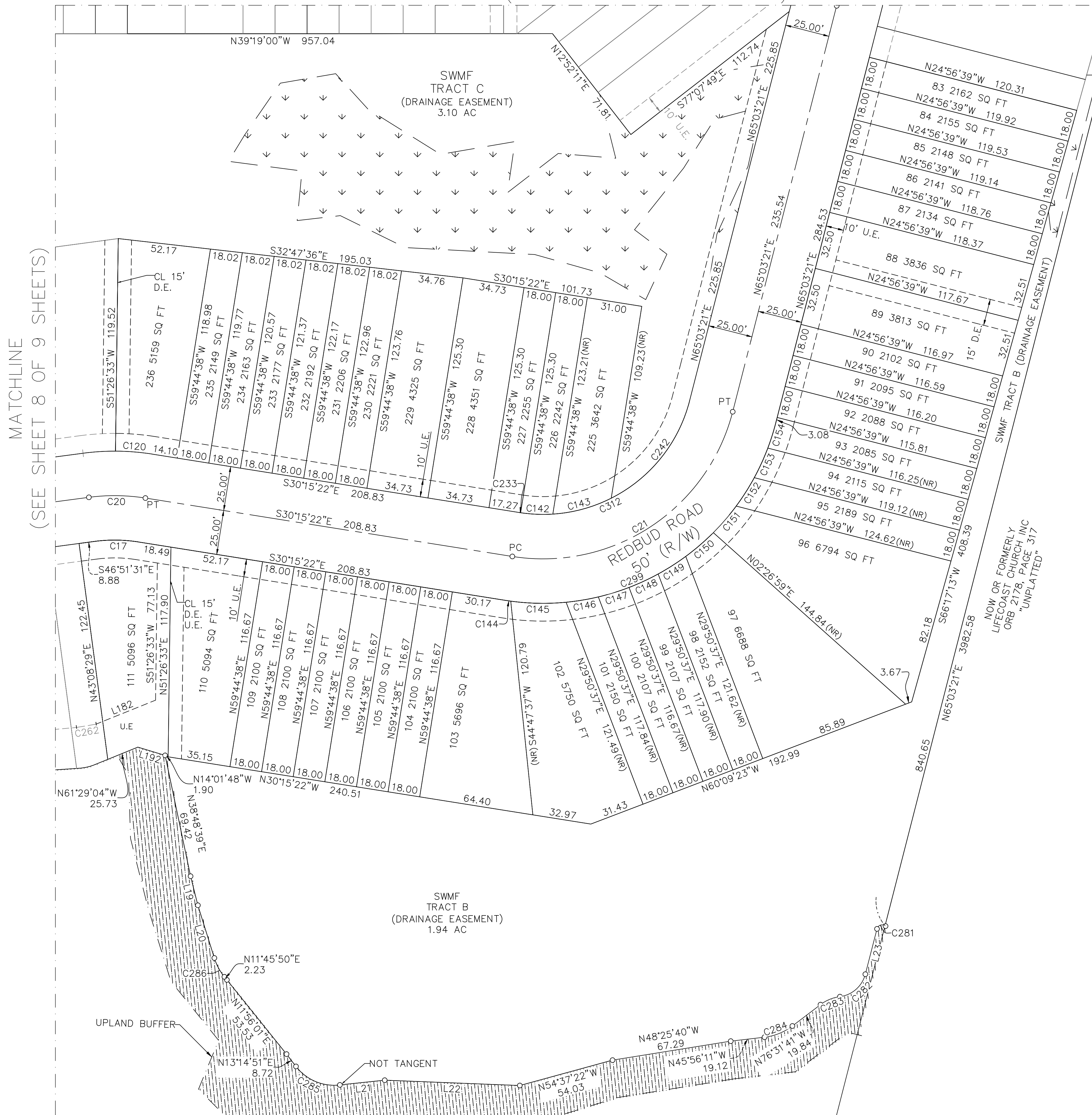
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SCALE	1"=30'
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PAGE	6

# THE TRAILS

A PORTION OF SECTIONS 34, TOWNSHIP 10 SOUTH, RANGE 30 EAST PALM COAST, FLAGLER COUNTY, FLORIDA  
MATCHLINE

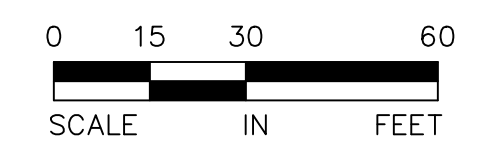
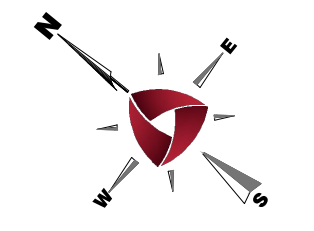
(SEE SHEET 3 OF 9 SHEETS)



Line #	Length	Direction
L19	16.86	N36°35'02"E
L20	31.05	N33°21'25"E
L21	25.34	N45°18'04"W
L22	75.99	N37°02'43"W
L23	26.31	S65°07'04"W
L182	35.99	N61°15'48"W
L192	16.02	N22°25'52"W

Curve #	Length	Radius	Delta	Chord Distance	Chord Bearing
C17	24.63	85.00	16°36'09"	24.54	N38°33'27"W
C20	31.87	110.00	16°36'09"	31.76	N38°33'27"W
C21	162.59	110.00	84°41'17"	148.19	S72°36'01"E
C120	20.83	135.00	8°50'32"	20.81	S34°40'38"E
C142	18.16	85.00	12°14'16"	18.12	S36°52'05"E
C143	34.24	85.00	23°04'39"	34.01	S54°31'33"E
C144	3.07	135.00	1°18'08"	3.07	S30°54'26"E
C145	31.18	135.00	13°13'56"	31.11	S38°10'28"E
C146	18.38	135.00	7°48'04"	18.37	S48°41'28"E
C147	18.05	135.00	7°39'41"	18.04	S56°25'21"E
C148	18.06	135.00	7°39'47"	18.04	S64°05'05"E
C149	18.39	135.00	7°48'24"	18.38	S71°49'10"E
C150	20.50	135.00	8°42'00"	20.48	S80°04'22"E
C151	19.70	135.00	8°21'45"	19.69	S88°36'14"E
C152	18.96	135.00	8°02'44"	18.94	N83°11'32"E
C153	18.30	135.00	7°46'08"	18.29	N75°17'06"E
C154	14.95	135.00	6°20'41"	14.94	N68°13'42"E
C233	0.73	85.00	0°29'35"	0.73	S30°30'10"E
C242	72.51	85.00	48°52'46"	70.34	N89°29'44"E
C281	5.66	3.00	108°07'27"	4.86	N60°49'12"W
C282	20.22	17.00	68°09'18"	19.05	S80°48'17"E
C283	11.96	23.00	29°48'03"	11.83	N61°37'39"W
C284	17.09	32.00	30°35'29"	16.88	S61°13'56"E
C285	28.00	27.00	59°25'41"	26.77	S16°27'59"E
C286	12.06	32.00	21°35'35"	11.99	S22°33'38"W
C299	199.54	135.00	84°41'17"	181.87	S72°36'01"E
C312	125.64	85.00	84°41'17"	114.51	S72°36'01"E

- LEGEND**
- SET PRM L.B. 8289
  - SET PCP L.B. 8289
  - FOUND IRON MONUMENT
  - D.E. DRAINAGE EASEMENT
  - U.E. UTILITY EASEMENT
  - PC POINT OF CURVATURE
  - PT POINT OF TANGENCY
  - NT NON TANGENT
  - CL CENTERLINE
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  - ▨ UPLAND BUFFER
  - ▤ WETLANDS
  - (R) RADIAL LINE
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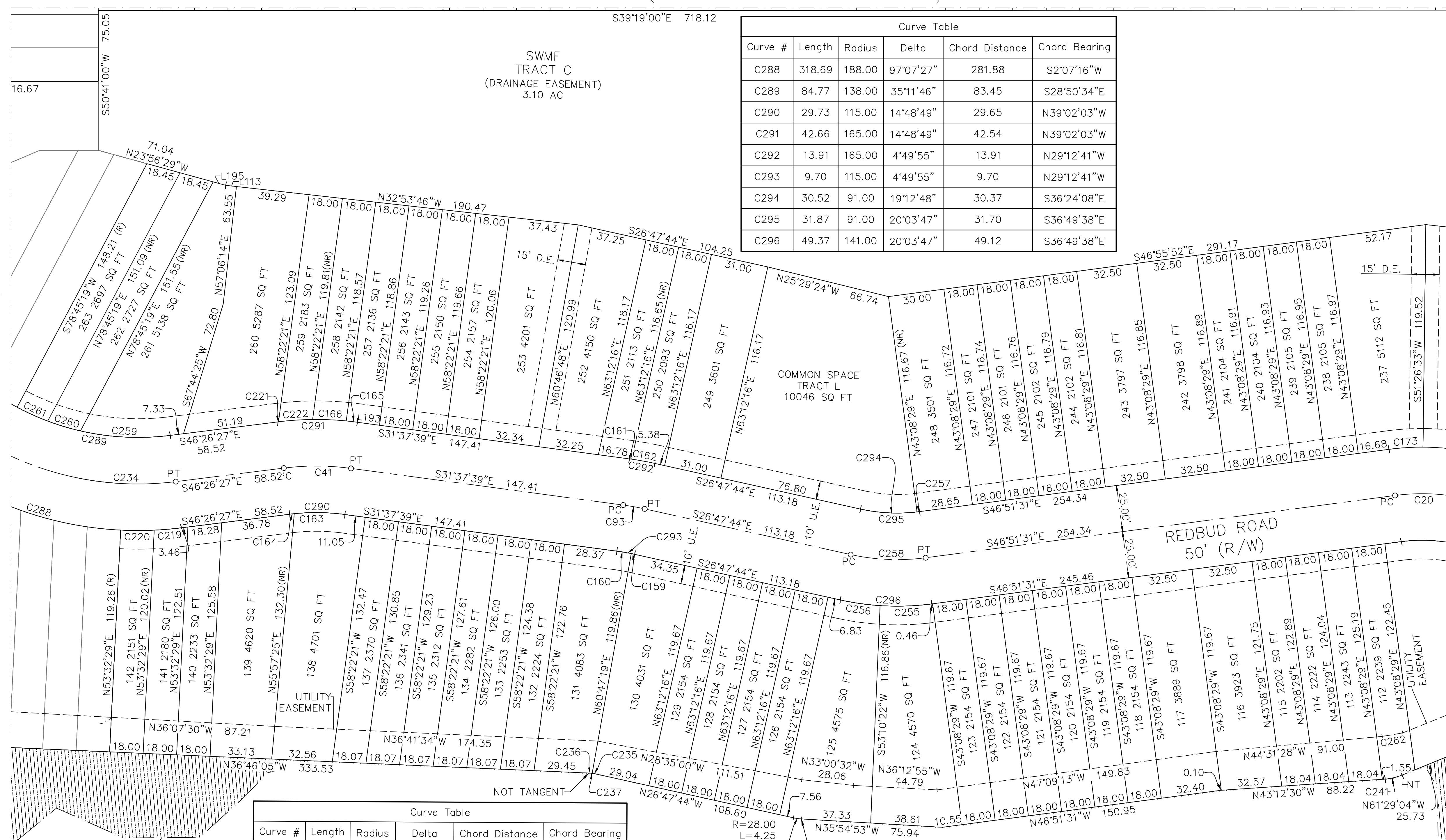
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SCALE	1"=30'
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PAGE	7

# THE TRAILS

INSET F

A PORTION OF SECTIONS 34, TOWNSHIP 10 SOUTH, RANGE 30 EAST PALM COAST, FLAGLER COUNTY, FLORIDA (SEE SHEET 2 OF 9 SHEETS)

MATCHLINE  
(SEE SHEET 4 OF 9 SHEETS)



Curve #	Length	Radius	Delta	Chord Distance	Chord Bearing
C288	318.69	188.00	97°07'27"	281.88	S2°07'16"W
C289	84.77	138.00	35°11'46"	83.45	S28°50'34"E
C290	29.73	115.00	14°48'49"	29.65	N39°02'03"W
C291	42.66	165.00	14°48'49"	42.54	N39°02'03"W
C292	13.91	165.00	4°49'55"	13.91	N29°12'41"W
C293	9.70	115.00	4°49'55"	9.70	N29°12'41"W
C294	30.52	91.00	19°12'48"	30.37	S36°24'08"E
C295	31.87	91.00	20°03'47"	31.70	S36°49'38"E
C296	49.37	141.00	20°03'47"	49.12	S36°49'38"E

Curve #	Length	Radius	Delta	Chord Distance	Chord Bearing
C20	31.87	110.00	16°36'09"	31.76	N38°33'27"W
C41	36.20	140.00	14°48'49"	36.10	N39°02'03"W
C93	11.81	140.00	4°49'55"	11.80	N29°12'41"W
C159	1.86	115.00	0°55'32"	1.86	N27°15'30"W
C160	7.84	115.00	3°54'23"	7.84	N29°40'27"W
C161	1.29	165.00	0°26'48"	1.29	N31°24'14"W
C162	12.63	165.00	4°23'06"	12.63	N28°59'17"W
C163	27.21	115.00	13°33'31"	27.15	N38°24'24"W
C164	2.52	115.00	1°15'18"	2.52	N45°48'48"W
C165	5.95	165.00	2°04'04"	5.95	N32°39'40"W
C166	18.08	165.00	6°16'46"	18.07	N36°50'05"W
C173	18.28	135.00	7°45'37"	18.27	N42°58'43"W
C219	14.73	188.00	4°29'17"	14.72	S44°11'49"E
C221	0.24	165.00	0°05'01"	0.24	N46°23'57"W
C222	18.38	165.00	6°22'58"	18.37	N43°09'57"W

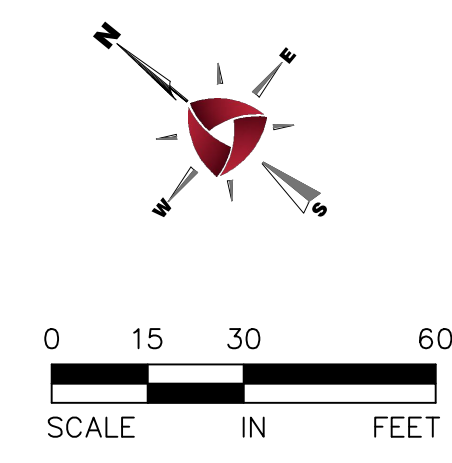
Line #	Length	Direction
L113	5.72	S32°53'46"E
L193	12.05	N31°37'39"W
L195	7.03	S23°56'29"E

Curve #	Length	Radius	Delta	Chord Distance	Chord Bearing
C234	53.58	163.00	18°50'01"	53.34	S37°01'27"E
C235	2.12	22.00	5°31'05"	2.12	N29°33'16"W
C236	1.82	22.00	4°45'04"	1.82	N34°41'21"W
C237	3.94	22.00	10°16'09"	3.94	N31°55'48"W
C241	9.33	28.00	19°05'51"	9.29	S52°45'25"E
C255	27.82	141.00	11°18'21"	27.78	S41°12'21"E
C256	21.55	141.00	8°45'26"	21.53	S31°10'27"E
C257	1.35	91.00	0°50'59"	1.35	S46°26'02"E
C258	40.62	116.00	20°03'47"	40.41	S36°49'38"E
C259	48.35	138.00	20°04'28"	48.10	S36°24'13"E
C260	18.37	138.00	7°37'37"	18.36	S22°33'11"E
C261	18.05	138.00	7°29'41"	18.04	S14°59'32"E
C262	11.22	319.79	2°00'34"	11.21	S48°54'12"E

MATCHLINE  
(SEE SHEET 7 OF 9 SHEETS)

**LEGEND**

- SET PRM L.B. 8289
- SET PCP L.B. 8289
- FOUND IRON MONUMENT
- DRAINAGE EASEMENT
- UTILITY EASEMENT
- POINT OF CURVATURE
- POINT OF TANGENCY
- NON TANGENT
- CENTERLINE
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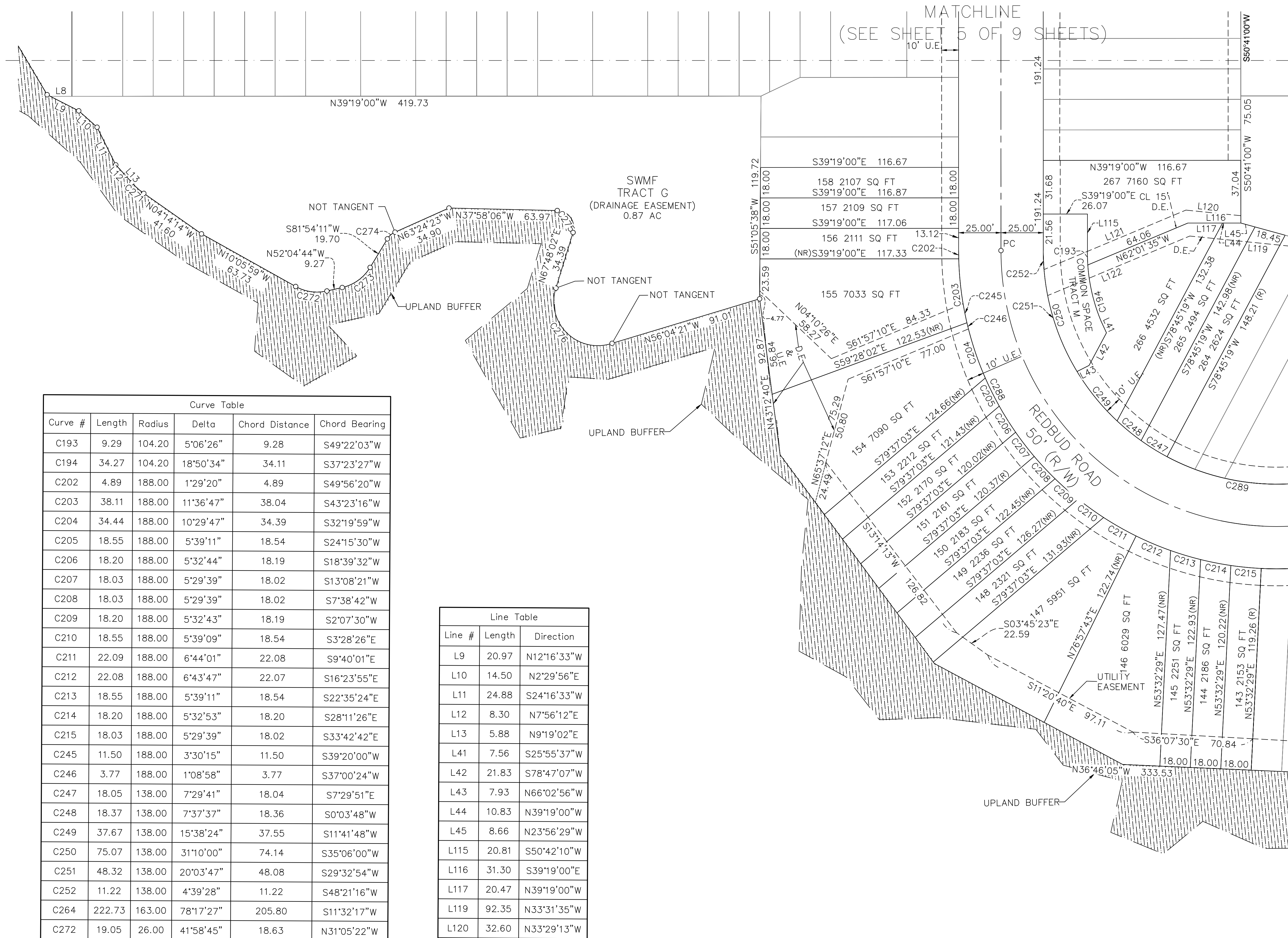
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# THE TRAILS

A PORTION OF SECTIONS 34, TOWNSHIP 10 SOUTH, RANGE 30 EAST PALM COAST, FLAGLER COUNTY, FLORIDA

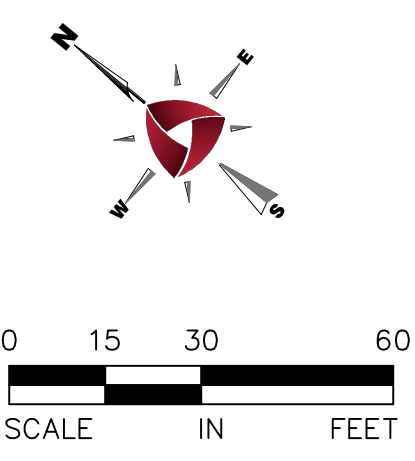


Curve Table					
Curve #	Length	Radius	Delta	Chord Distance	Chord Bearing
C193	9.29	104.20	5°06'26"	9.28	S49°22'03"W
C194	34.27	104.20	18°50'34"	34.11	S37°23'27"W
C202	4.89	188.00	1°29'20"	4.89	S49°56'20"W
C203	38.11	188.00	11°36'47"	38.04	S43°23'16"W
C204	34.44	188.00	10°29'47"	34.39	S32°19'59"W
C205	18.55	188.00	5°39'11"	18.54	S24°15'30"W
C206	18.20	188.00	5°32'44"	18.19	S18°39'32"W
C207	18.03	188.00	5°29'39"	18.02	S13°08'21"W
C208	18.03	188.00	5°29'39"	18.02	S7°38'42"W
C209	18.20	188.00	5°32'43"	18.19	S2°07'30"W
C210	18.55	188.00	5°39'09"	18.54	S3°28'26"E
C211	22.09	188.00	6°44'01"	22.08	S9°40'01"E
C212	22.08	188.00	6°43'47"	22.07	S16°23'55"E
C213	18.55	188.00	5°39'11"	18.54	S22°35'24"E
C214	18.20	188.00	5°32'53"	18.20	S28°11'26"E
C215	18.03	188.00	5°29'39"	18.02	S33°42'42"E
C245	11.50	188.00	3°30'15"	11.50	S39°20'00"W
C246	3.77	188.00	1°08'58"	3.77	S37°00'24"W
C247	18.05	138.00	7°29'41"	18.04	S7°29'51"E
C248	18.37	138.00	7°37'37"	18.36	S0°03'48"W
C249	37.67	138.00	15°38'24"	37.55	S11°41'48"W
C250	75.07	138.00	31°10'00"	74.14	S35°06'00"W
C251	48.32	138.00	20°03'47"	48.08	S29°32'54"W
C252	11.22	138.00	4°39'28"	11.22	S48°21'16"W
C264	222.73	163.00	78°17'27"	205.80	S11°32'17"W
C272	19.05	26.00	41°58'45"	18.63	N31°05'22"W
C273	20.88	26.00	46°01'05"	20.33	N75°05'17"W
C274	6.07	10.00	34°46'20"	5.98	N80°42'39"W
C275	18.46	10.00	105°46'08"	15.95	N14°54'58"E
C276	57.51	26.00	126°44'31"	46.48	S5°12'31"W
C288	318.69	188.00	97°07'27"	281.88	S2°07'16"W
C289	84.77	138.00	35°11'46"	83.45	S28°50'34"E

Line Table		
Line #	Length	Direction
L9	20.97	N12°16'33"W
L10	14.50	N2°29'56"E
L11	24.88	S24°16'33"W
L12	8.30	N7°56'12"E
L13	5.88	N9°19'02"E
L41	7.56	S25°55'37"W
L42	21.83	S78°47'07"W
L43	7.93	N66°02'56"W
L44	10.83	N39°19'00"W
L45	8.66	N23°56'29"W
L115	20.81	S50°42'10"W
L116	31.30	S39°19'00"E
L117	20.47	N39°19'00"W
L119	92.35	N33°31'35"W
L120	32.60	N33°29'13"W
L121	90.82	N62°01'36"W
L122	90.98	N62°01'36"W

(SEE SHEET 8 OF 9 SHEETS)

- LEGEND**
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