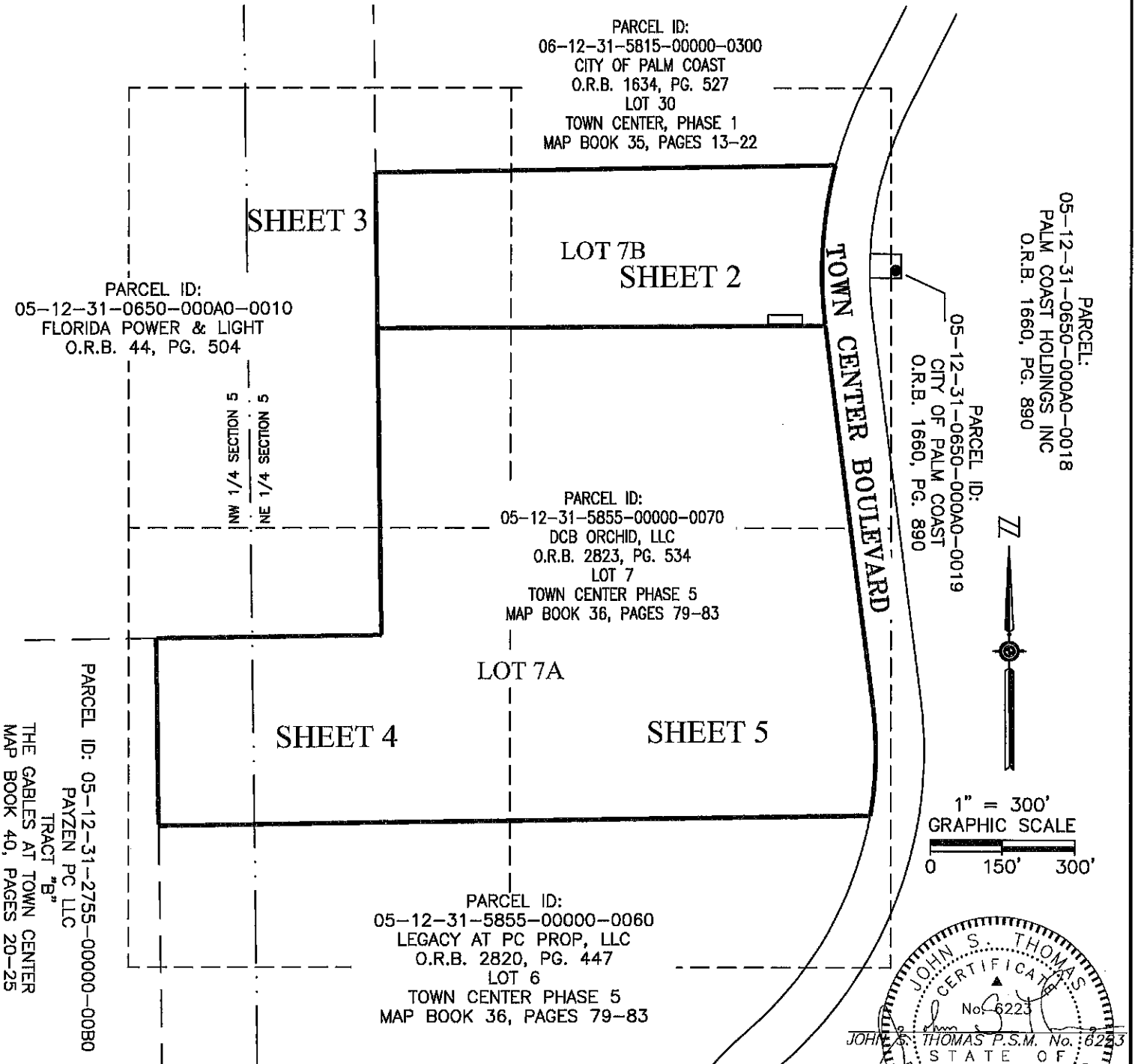


MAP SHOWING NONSTATUTORY SUBDIVISION OF PROJECT ORCHID

LOT 7, AS SHOWN ON THE PLAT OF TOWN CENTER PHASE 5, AS RECORDED IN MAP BOOK 36, PAGES 79 THROUGH 83, RECORDED IN THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, LYING IN SECTION 5, TOWNSHIP 12 SOUTH, RANGE 31 EAST, CITY OF PALM COAST, FLAGLER COUNTY, FLORIDA.



- SEE SHEET 6 FOR GENERAL NOTES, LEGEND AND VICINITY MAP
- SEE SHEET 7 FOR TITLE ENCUMBRANCES
- SEE SHEET 8 FOR LEGAL DESCRIPTIONS

**CERTIFIED TO:
CITY OF PALM COAST**

JOB No. 1023085055
FILE No. A-549
PARTY CHIEF: N/A
F.B. N/A
DRAWN BY: D. TRABA
CHECKED BY: J. THOMAS
SURVEY DATE 01/09/2024

REVISION:	DATE:	BY:
PER CITY COMMENTS	4/22/24	SPB
EASEMENT TEXT	4/22/24	SPB
ADDED FEMA FLOOD NOTE, NO	9/10/25	SPB
FIELD WORK THIS DATE		

SURVEYING AND MAPPING, LLC
CERTIFICATE OF AUTHORIZATION No. LB 7908

9440 PHILIPS HIGHWAY
JACKSONVILLE, FLORIDA 32256
(904) 886-0071

www.SAM.biz (904) 886-7174 FAX

PARCEL ID: 06-12-31-5815-00000-0300
 CITY OF PALM COAST
 O.R.B. 1634, PG. 527
 LOT 30
 TOWN CENTER, PHASE 1
 MAP BOOK 35, PAGES 13-22

25' MULTI USE EASEMENT
 (M.B. 35, PGS. 13-22)

N89°15'49"E 959.78' (R)
 N89°15'28"E 959.75' (M)

TAMOKA LB2232
 4"x4"

Point of Beginning

LOT 7B

LOT 7B
 7.05 ACRES

R=870.00' L=333.31' (R)
 CB=S04°00'08"W CD=331.28(R)
 R=870.00' L=333.09' (M)
 CB=S03°58'58"W CD=331.06(M)

MATCHLINE SEE SHEET 3

S89°50'47"W 933.27'
 903.12'

DETAIL "A"

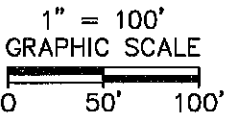
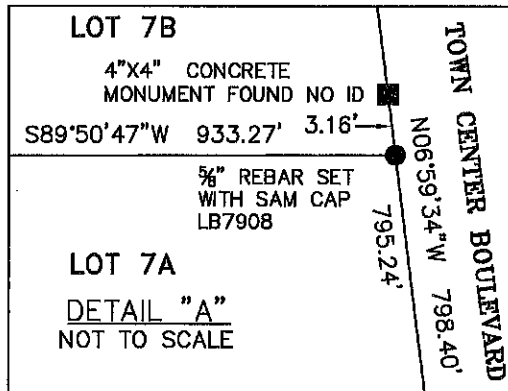
NO ID.
 4"x4" V/REBAR

5/8" REBAR SET WITH
 SAM CAP LB7908

PARCEL ID: 05-12-31-5855-00000-0070
 DCB ORCHID, LLC
 O.R.B. 2823, PG. 534
 LOT 7
 TOWN CENTER PHASE 5
 MAP BOOK 36, PAGES 79-83

TOWN CENTER BOULEVARD
 F.K.A. SEMINOLE WOODS PARKWAY
 100' PUBLIC RIGHT OF WAY
 (M.B. 35, PGS. 13-22)
 SUBJECT TO TOWN CENTER AT
 PALM COAST CDD EASEMENT
 (M.B. 35, PGS. 13-22)

S06°58'24"E 798.50' (R)
 S06°59'28"E 798.40' (M)



- SEE SHEET 6 FOR GENERAL NOTES, LEGEND AND VICINITY MAP
- SEE SHEET 7 FOR TITLE ENCUMBRANCES

MATCHLINE SEE SHEET 5

JOB No. 1023085055
 FILE No. A-549
 PARTY CHIEF: N/A
 F.B. N/A
 DRAWN BY: D. TRABA
 CHECKED BY: J. THOMAS
 SURVEY DATE 01/09/2024

REVISION:	DATE:	BY:
PER CITY COMMENTS	4/22/24	SPB
EASEMENT TEXT	4/22/24	SPB
ADDED FEMA FLOOD NOTE, NO	9/10/25	SPB
FIELD WORK THIS DATE		

SURVEYING AND MAPPING, LLC

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 JACKSONVILLE, FLORIDA 32256
 (904) 886-0071

www.SAM.biz (904) 886-7174 FAX

PARCEL ID: 06-12-31-5815-00000-0300
 CITY OF PALM COAST
 O.R.B. 1634, PG. 527
 LOT 30
 TOWN CENTER, PHASE 1
 MAP BOOK 35, PAGES 13-22

N89°15'49"E 959.78' (R)

N89°15'28"E 959.75' (M)

TOE TOE TOE TOE

30' DRAINAGE EASEMENT
 (O.R.B. 1259, PGS. 1397-1401)

PROPOSED 20' PRIVATE
 UTILITY EASEMENT

LOT 7B
 7.05 ACRES

N00°39'41"W 884.78'
 30' DRAINAGE EASEMENT

REBAR SET WITH
 SAM CAP LB7-908
 WITNESS

CORNER NOT SET
 FALLS IN THE DITCH

S89°50'47"W 933.27'

903.12'

PARCEL ID: 05-12-31-5855-00000-0070
 DCB ORCHID, LLC
 O.R.B. 2823, PG. 534
 LOT 7

TOWN CENTER PHASE 5
 MAP BOOK 36, PAGES 79-83

LOT 7
 TOWN CENTER PHASE 5
 MAP BOOK 36, PAGES 79-83

MATCHLINE SEE SHEET 2

LOT 7A
 27.35 ACRES

N00°39'41"W 962.50' (R)

N00°40'20"W 962.55' (M)

TOE TOE TOE TOE

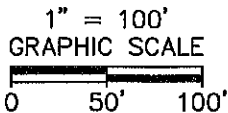
TOE 639.06' TOB

TOE TOE TOE TOE

TOE 30.00' TOB

JEA
 SUB-STATION

PARCEL ID:
 05-12-31-0650-000A0-0010
 FLORIDA POWER & LIGHT
 O.R.B. 44, PG. 504



NW 1/4 SECTION 5
 NE 1/4 SECTION 5

ASPHALT

DIRT ROAD

MATCHLINE SEE SHEET 4

- SEE SHEET 6 FOR GENERAL NOTES, LEGEND AND VICINITY MAP
- SEE SHEET 7 FOR TITLE ENCUMBRANCES

JOB No. 1023085055
 FILE No. A-549
 PARTY CHIEF: N/A
 F.B. N/A
 DRAWN BY: D. TRABA
 CHECKED BY: J. THOMAS
 SURVEY DATE 01/09/2024

REVISION:	DATE:	BY:
PER CITY COMMENTS	4/22/24	SPB
EASEMENT TEXT	4/22/24	SPB
ADDED FEMA FLOOD NOTE, NO	9/10/25	SPB
FIELD WORK THIS DATE		

SURVEYING AND MAPPING, LLC

CERTIFICATE OF AUTHORIZATION No. LB 7908

9440 PHILIPS HIGHWAY
 JACKSONVILLE, FLORIDA 32256
 (904) 886-0071

www.SAM.biz (904) 886-7174 FAX

MATCHLINE SEE SHEET 3

PARCEL ID:
05-12-31-0650-000A0-0010
OWNER: FLORIDA POWER & LIGHT
SUBSTATION
O.R.B. 44, PG. 504

N00°39'41"W
962.50' (R)
N00°40'20"W
962.55' (M)

PROPOSED 20' PRIVATE
UTILITY EASEMENT
N00°39'41"W 884.78'
30' DRAINAGE EASEMENT
30' DRAINAGE EASEMENT
(O.R.B. 1259, PGS. 1397-1401)
LOT 7A
27.35 ACRES

NO ID.
4"x4" CMON W/NAIL

CONCRETE
MONUMENT FOUND
NO ID.
4"x4" W/NAIL

N89°20'19"E 470.91' (R)

N89°22'11"E 470.50' (M)

N89°20'19"E 27.00'

POND

S00°39'41"E 30.00'

RIP RAP WEIR

NW 1/4
5-12-31

N00°39'14"W 387.66' (R)
N00°32'52"W 387.67' (M)

WETLAND LINE
(PER PLAT)

UPLAND
PRESERVE
AREA

UPLAND
PRESERVE
AREA

WETLAND LINE
(PER PLAT)

CONSERVATION EASEMENT
(O.R.B. 1212, PAGE 1812)

PARCEL ID: 05-12-31-5855-00000-0070
DCB ORCHID, LLC
O.R.B. 2823, PG. 534
LOT 7
TOWN CENTER PHASE 5
MAP BOOK 36, PAGES 79-83

125' FPL EASEMENT (PAR-1)
& 5' WIDE EASEMENT (PAR-1B)
(O.R.B. 44, PGS 508-511)

CONSERVATION EASEMENT
(O.R.B. 1212,
PAGE 1812)

CONSERVATION EASEMENT
(O.R.B. 1212, PAGE 1812)

S89°20'47"W 1482.95' (M)
S89°20'46"W 1482.84' (R)

PARCEL ID: 05-12-31-5855-00000-0060
LEGACY AT PC PROP, LLC
O.R.B. 2820, PG. 447
LOT 6
TOWN CENTER PHASE 5
MAP BOOK 36, PAGES 79-83

170' WIDE FPL EASEMENT
(O.R.B. 12, PGS 27-28)
INCLUDES ORIGINAL 100' EASEMENT
(O.R.B. 37, PGS 254-256)
WITHIN SECTIONS 5 AND 6

1" = 100'
GRAPHIC SCALE

0 50' 100'

- SEE SHEET 6 FOR GENERAL NOTES, LEGEND AND VICINITY MAP
- SEE SHEET 7 FOR TITLE ENCUMBRANCES

JOB No. 1023085055
FILE No. A-549
PARTY CHIEF: N/A
F.B. N/A
DRAWN BY: D. TRABA
CHECKED BY: J. THOMAS
SURVEY DATE 01/09/2024

REVISION:	DATE:	BY:
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FIELD WORK THIS DATE		

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9440 PHILIPS HIGHWAY
JACKSONVILLE, FLORIDA 32256
(904) 886-0071
(904) 886-7174 FAX

MATCHLINE SEE SHEET 5

MATCHLINE SEE SHEET 2

LOT 7A
27.35 ACRES

PARCEL ID: 05-12-31-5855-00000-0070
DCB ORCHID, LLC
O.R.B. 2823, PG. 534
LOT 7
TOWN CENTER PHASE 5
MAP BOOK 36, PAGES 79-83

CONCRETE MONUMENT FOUND
TAMOKA LB2232
4"x4" W/NAIL

POND

RIP RAP WEIR

DRAINAGE EASEMENT

RIP RAP WEIR

25' MULTI USE
EASEMENT
(M.B. 35,
PGS. 13-22)

R=770.00' L=228.77' (R)
CB=S01°31'16"W CD=227.93(R)
R=770.00' L=229.05' (M)
CB=S01°37'56"W CD=228.20(M)

CONSERVATION EASEMENT
(O.R.B. 1212, PAGE 1812)

CATCH BASIN

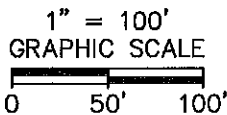
Point of Beginning

LOT 7A

REBAR FOUND
5/8" LB 799
KUHAR
BLUE CAP

25' MULTI USE EASEMENT
(M.B. 35, PGS. 13-22)

PARCEL ID: 05-12-31-5855-00000-0060
LEGACY AT PC PROP, LLC
O.R.B. 2820, PG. 447
LOT 6
TOWN CENTER PHASE 5
MAP BOOK 36, PAGES 79-83



- SEE SHEET 6 FOR GENERAL NOTES, LEGEND AND VICINITY MAP
- SEE SHEET 7 FOR TITLE ENCUMBRANCES

JOB No. 1023085055
FILE No. A-549
PARTY CHIEF: N/A
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TOWN CENTER BOULEVARD
F.K.A. SEAVILLE WOODS PARKWAY
100' PUBLIC RIGHT OF WAY (M.B. 35, PGS. 13-22)
SUBJECT TO TOWN CENTER AT PALM COAST CDD EASEMENT
(M.B. 35, PGS. 13-22)

S06°58'24"E 798.50' (R)
S06°59'28"E 798.40' (M)

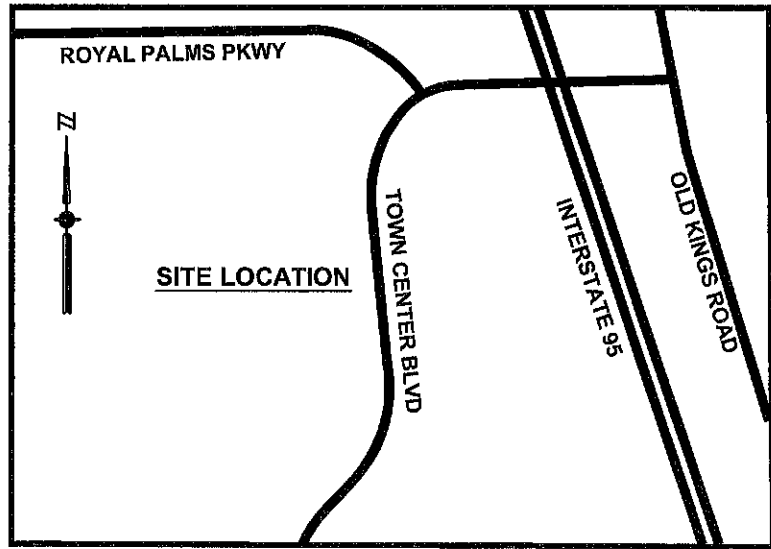
MATCHLINE SEE SHEET 4

MAP SHOWING NONSTATUTORY SUBDIVISION OF PROJECT ORCHID

LOT 7, AS SHOWN ON THE PLAT OF TOWN CENTER PHASE 5, AS RECORDED IN MAP BOOK 36, PAGES 79 THROUGH 83, RECORDED IN THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, LYING IN SECTION 5, TOWNSHIP 12 SOUTH, RANGE 31 EAST, CITY OF PALM COAST, FLAGLER COUNTY, FLORIDA.

SYMBOL LEGEND

	CATCH BASIN
	POLE O/S 10' NORTH
	CONCRETE MONUMENT FOUND
	REBAR FOUND
	REBAR SET
	GUY WIRE ANCHOR
	TRANSFORMER
	ELECTRIC VAULT
	ELECTRIC PANEL
	STORM SEWER
	TOP OF BANK
	TOE OF SLOPE
	DIRT ROAD
	WETLAND LINE
	OVERHEAD ELECTRIC
	OVERHEAD TELEPHONE
	ADJOINER PROPERTY
	EASEMENT
	SECTION LINE
	ONSITE CONSERVATION EASEMENT



ABBREVIATIONS LEGEND

I.P.	— IRON PIPE
ID.	— IDENTIFICATION
(R)	— RECORD
(M)	— MEASURED
O.R.B.	— OFFICIAL RECORDS BOOK
ID.	— IDENTIFICATION
FKA	— FORMERLY KNOWN AS
PG.	— PAGE
PGS	— PAGES
PVC	— POLYVINYL CHLORIDE
M.B.	— MAP BOOK
R/W	— RIGHT OF WAY
LB	— LICENSED BUSINESS
LLC	— LIMITED LIABILITY COMPANY
W/	— WITH
CMO	— CONCRETE MONUMENT
N	— NORTH
NE	— NORTHEAST
NW	— NORTHWEST
S	— SOUTH
SE	— SOUTHEAST
SW	— SOUTHWEST
JEA	— JACKSONVILLE ELECTRIC AUTHORITY
CDD	— COMMUNITY DEVELOPMENT DISTRICT
INC	— INCORPORATED BUSINESS
	— CONSERVATION EASEMENT (O.R.B. 1212, PAGE 1812)
	— UPLAND PRESERVE AREA

GENERAL NOTES:

- ALL BEARING AND DISTANCES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM OF 1983, FLORIDA WEST ZONE, NAD 83 (2011), GEOID 18 CONUS, BEARINGS SHOWN HEREON ARE GRID AND DISTANCES SHOWN ARE SURFACE. LINE FOR DIRECTIONAL CONTROL ESTABLISHED ALONG THE WEST RIGHT OF WAY LINE OF TOWN CENTER BOULEVARD HAVING A BEARING AND DISTANCE OF S06°59'28"E 798.40 FEET.
- THIS SURVEY IS A BOUNDARY SURVEY.
- NO EFFORT WAS MADE TO LOCATE OR DEPICT SUBSURFACE FOUNDATIONS.
- NO SUBSURFACE UTILITY INVESTIGATION WAS PERFORMED BY SAM, LLC. ALL UTILITIES SHOWN HEREON ARE BASED UPON AN ON THE GROUND SURVEY OF MARKED AND VISIBLE UTILITIES.
- THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR THE PARTIES CERTIFIED TO HEREON. THIS SURVEY REMAINS THE PROPERTY OF THE SURVEYOR, UNAUTHORIZED USE IS NOT PERMITTED WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE SURVEYOR. THE USE OF THIS SURVEY BY ANYONE OTHER THAN THE CERTIFIED PARTIES OR FOR ANY UNINTENDED USE WILL NOT MAKE THE SURVEYOR LIABLE FOR DAMAGES INCURRED.
- SEE SHEETS 2-5 FOR THE PERMANENT IMPROVEMENTS PRESENT ON THE PROPERTY AT THE TIME OF SURVEY.
- THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONES "X" AS SCALED FROM FLOOD INSURANCE RATE MAP 12035C0230E, COMMUNITY NUMBER: 120684, PANEL NUMBER, 230E, DATED JUNE 6, 2018. THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.

• SEE SHEET 7 FOR TITLE ENCUMBRANCES

JOB No. 1023085055 FILE No. A-549 PARTY CHIEF: N/A F.B. N/A DRAWN BY: D. TRABA CHECKED BY: J. THOMAS SURVEY DATE 01/09/2024	REVISION:	DATE:	BY:
	PER CITY COMMENTS	4/22/24	SPB
	EASEMENT TEXT	4/22/24	SPB
	ADDED FEMA FLOOD NOTE, NO	9/10/25	SPB
	FIELD WORK THIS DATE		

SURVEYING AND MAPPING, LLC
CERTIFICATE OF AUTHORIZATION No. LB 7908

9440 PHILIPS HIGHWAY
JACKSONVILLE, FLORIDA 32256
(904) 886-0071
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**MAP SHOWING
NONSTATUTORY SUBDIVISION
OF PROJECT ORCHID**

LOT 7, AS SHOWN ON THE PLAT OF TOWN CENTER PHASE 5, AS RECORDED IN MAP BOOK 36, PAGES 79 THROUGH 83, RECORDED IN THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, LYING IN SECTION 5, TOWNSHIP 12 SOUTH, RANGE 31 EAST, CITY OF PALM COAST, FLAGLER COUNTY, FLORIDA.

ENCUMBRANCES TO PROPERTY PER TITLE OPINION DATED 2/7/24

ITEM #:	DOCUMENT #:	PLOTTABLE? ON/OFF SITE?	NATURE OF EXCEPTION:
3	MB 36, PG 79 - 83	AFFECTS SHOWN HEREON	RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS CONTAINED ON THE PLAT OF TOWN CENTER PHASE 5
4	DB 37, PG 254 ORB 12, PG 27	AFFECTS SHOWN HEREON	EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY
5	ORB 959, PG 1509 ORB 2321, PG 549	AFFECTS BLANKETS	TOWN CENTER AT PALM COAST DEVELOPMENT OF REGIONAL IMPACT DEVELOPMENT ORDER
6	ORB 1014, PG 1951	AFFECTS BLANKETS	DECLARATION OF RESTRICTIONS
7	ORB 1091, PG 1949	AFFECTS BLANKETS	CITY OF PALM COAST DEVELOPER AGREEMENT
8	ORB 1103, PG 183	AFFECTS SHOWN HEREON	RIGHT OF WAY CONSENT AGREEMENT BY FLORIDA POWER & LIGHT COMPANY
9	DB 30, PG 346 ORB 750, PG 115	AFFECTS BLANKETS	RESERVATIONS IN FAVOR OF STATE OF FLORIDA, AS SET FORTH IN DEED FROM TRUSTEES OF THE INTERNAL IMPROVEMENT FUND
10	ORB 1025, PG 1405 ORB 1468, PG 553 ORB 1494, PG 998	AFFECTS BLANKETS	CITY OF PALM COAST ORDINANCE NO. 2003-32; CITY OF PALM COAST ORDINANCE NO. 2006- 17 AMENDING THE PUD AGREEMENT
11	ORB 1212, PG 1812 ORB 1274, PG 1389	AFFECTS SHOWN HEREON DOES NOT AFFECT	CONSERVATION EASEMENT IN FAVOR OF ST. JOHNS RIVER WATER MANAGEMENT DISTRICT TOGETHER WITH JOINDER
12	ORB 1213, PG 193	AFFECTS BLANKETS	CITY OF PALM COAST ORDINANCE NO. 2005-10
13	ORB 1223, PG 273	AFFECTS BLANKETS	DECLARATION OF CONSENT TO JURISDICTION OF TOWN CENTER
14	ORB 1259, PG 1397	AFFECTS SHOWN HEREON	DRAINAGE EASEMENT
15	ORB 1281, PG 1449 ORB 1281, PG 1452 ORB 1600, PG 1264	AFFECTS BLANKETS	NOTICE OF APPOINTMENT TO ARCHITECTURAL REVIEW COMMUNITIES AND VERIFICATION OF PRIOR ACTIONS; SECOND NOTICE OF APPOINTMENT OF ARCHITECTURAL REVIEW COMMITTEES AND RATIFICATION OF PRIOR ACTIONS
16	ORB 1592, PG 716	AFFECTS BLANKETS	UTILITY AGREEMENT FOR WATER AND WASTEWATER SERVICE
17	ORB 1623, PG 1576	DOES NOT AFFECT	EASEMENT TO FLORIDA POWER & LIGHT COMPANY
18	ORB 1668, PG 1923	AFFECTS BLANKETS	DECLARATION OF CONSENT TO IMPOSITION OF SPECIAL ASSESSMENTS BY THE CITY OF PALM COAST
19	ORB 1703, PG 384	AFFECTS BLANKETS	NOTICE OF ASSESSMENTS FOR ROADWAY IMPROVEMENTS IN THE OLD KINGS ROAD SPECIAL ASSESSMENT DISTRICT
20	ORB 2498, PG 604	DOES NOT AFFECT	EASEMENT AGREEMENT
21		DOES NOT AFFECT	RIPARIAN OR LITTORAL RIGHTS
22	ORB 2823, PG 539	BENEFITS SUBJECT PROPERTY	EASEMENT AGREEMENT
23		DOES NOT AFFECT	RIGHT OF WAY OF TOWN CENTER BOULEVARD

JOB No. 1023085055
FILE No. A-549
PARTY CHIEF: N/A
F.B. N/A
DRAWN BY: D. TRABA
CHECKED BY: J. THOMAS
SURVEY DATE 01/09/2024

REVISION:	DATE:	BY:
PER CITY COMMENTS	4/22/24	SPB
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**MAP SHOWING
NONSTATUTORY SUBDIVISION
OF PROJECT ORCHID**

LEGAL DESCRIPTION OF LOT 7A

A PORTION OF LOT 7, AS SHOWN ON THE PLAT OF TOWN CENTER PHASE 5, AS RECORDED IN MAP BOOK 36, PAGES 79 THROUGH 83, RECORDED IN THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, LYING IN SECTION 5, TOWNSHIP 12 SOUTH, RANGE 31 EAST, CITY OF PALM COAST, FLAGLER COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 7; THENCE SOUTH 89°20'47" WEST, ALONG THE SOUTH LINE OF SAID LOT 7, A DISTANCE OF 1,482.95 FEET, TO A WEST LINE OF SAID LOT 7; THENCE NORTH 00°32'52" WEST, ALONG LAST SAID LINE, 387.67 FEET, TO A NORTH LINE OF SAID LOT 7; THENCE NORTH 89°22'11" EAST, ALONG LAST SAID LINE, 470.50 FEET, TO A WEST LINE OF SAID LOT 7; THENCE NORTH 00°40'20" WEST, ALONG LAST SAID LINE, 639.06 FEET; THENCE NORTH 89°50'47" EAST, 933.27 FEET, TO THE WESTERLY RIGHT OF WAY LINE OF TOWN CENTER BOULEVARD, FORMERLY KNOWN AS SEMINOLE WOODS PARKWAY A 100' PUBLIC RIGHT OF WAY AS NOW ESTABLISHED; THENCE SOUTH 06°59'34" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, 795.24 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 770.00 FEET, AN ARC DISTANCE OF 229.05 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 01°37'56" WEST, 228.20 FEET, TO THE POINT OF BEGINNING.

CONTAINING 27.36 ACRES, MORE OR LESS.

LEGAL DESCRIPTION OF LOT 7B

A PORTION OF LOT 7, AS SHOWN ON THE PLAT OF TOWN CENTER PHASE 5, AS RECORDED IN MAP BOOK 36, PAGES 79 THROUGH 83, RECORDED IN THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, LYING IN SECTION 5, TOWNSHIP 12 SOUTH, RANGE 31 EAST, CITY OF PALM COAST, FLAGLER COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID LOT 7, SAID CORNER BEING ON THE ARC OF A CURVE LEADING SOUTHERLY AND AFORESAID THE WESTERLY RIGHT OF WAY LINE OF TOWN CENTER BOULEVARD; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE AND , ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 870.00 FEET, AN ARC DISTANCE OF 333.09 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 03°58'58" WEST, 331.06 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 06°59'34" EAST, CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE, 3.16 FEET; THENCE SOUTH 89°50'47" WEST, 933.27 FEET, TO A WEST LINE OF SAID LOT 7; THENCE NORTH 00°40'20" WEST, ALONG LAST SAID LINE, 323.49 FEET, TO A NORTH LINE OF SAID LOT 7; THENCE NORTH 89°15'28" EAST, ALONG LAST SAID LINE, 959.75 FEET, TO THE POINT OF BEGINNING.

CONTAINING 7.05 ACRES, MORE OR LESS.

• SEE SHEET 6 FOR GENERAL NOTES, LEGEND AND VICINITY MAP

JOB No. 1023085055 FILE No. A-549 PARTY CHIEF: N/A F.B. N/A DRAWN BY: D. TRABA CHECKED BY: J. THOMAS SURVEY DATE 01/09/2024	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">REVISION:</th> <th style="text-align: left;">DATE:</th> <th style="text-align: left;">BY:</th> </tr> </thead> <tbody> <tr> <td>PER CITY COMMENTS</td> <td>4/22/24</td> <td>SPB</td> </tr> <tr> <td>EASEMENT TEXT</td> <td>4/22/24</td> <td>SPB</td> </tr> <tr> <td>ADDED FEMA FLOOD NOTE, NO</td> <td>9/10/25</td> <td>SPB</td> </tr> <tr> <td>FIELD WORK THIS DATE</td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table>	REVISION:	DATE:	BY:	PER CITY COMMENTS	4/22/24	SPB	EASEMENT TEXT	4/22/24	SPB	ADDED FEMA FLOOD NOTE, NO	9/10/25	SPB	FIELD WORK THIS DATE									<p style="font-size: 1.2em; font-weight: bold; margin: 0;"><i>SURVEYING AND MAPPING, LLC</i></p> <p style="margin: 0;">CERTIFICATE OF AUTHORIZATION No. LB 7908</p> <p style="margin: 0;">9440 PHILIPS HIGHWAY JACKSONVILLE, FLORIDA 32256 (904) 886-0071 (904) 886-7174 FAX</p> <p style="margin: 0;">www.SAM.biz</p>
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