

PREPARED BY AND RETURN TO:

MICHAEL D. CHIUMENTO, III
CHIUMENTO LAW, PLLC
145 CITY PLACE, SUITE 301
PALM COAST, FL 32164
Attn: Kelly DeVore

Parcel ID: 28-10-30-4290-00000-00B0
28-10-30-4290-00000-00C0

**PARTIAL TERMINATION OF PLATTED DRAINAGE EASEMENT AND
MAINTENANCE OBLIGATIONS**

THIS PARTIAL TERMINATION OF PLATTED DRAINAGE EASEMENT AND MAINTENANCE OBLIGATIONS ("Termination") is made this 29 day of April, 2021, by and between **BYRNDOG PCP, LLC, a Florida limited liability company** ("BYRNDOG PCP"), joined by PALM COAST LAND, LLC, a Florida limited liability company, PALM COAST LAND, LLC, a Florida limited liability company, (as successor by merger to Palm Coast Forest, LLC, a Florida limited liability company, and as successor in title to Florida Landmark Communities, LLC, a Florida limited liability company, formerly Florida Landmark Communities, Inc., a Florida corporation, which was converted to a Florida limited liability company effective December 1, 2010) ("Landmark").

RECITALS

WHEREAS, Landmark was the previous owner and the original Declarant of the Subdivision Plat of Palm Coast Park, Tracts 18 and 20, according to the map or plat thereof, recorded in Map book 37, Page 32, of the Public Records of Flagler County, Florida ("Tracts 18 and 20 Plat"); and

WHEREAS, BYRNDOG PCP acquired Lots 1, 2, 3 and 14, and Tracts B, C and E of the Tracts 18 and 20 Plat, and Landmark assigned all Development Rights associated with the Tracts 18 and 20 Plat, which assignment is recorded in O.R. Book 2408, Page 773, Public Records of Flagler County, Florida; and

WHEREAS, the City of Palm Coast, a Florida municipal corporation ("City") owns Lots 5, 6, 7, 8, 9, 10, 11, 12, 13 and Tract "A" of the Tracts 18 and 20 Plat ("City Property"); and

WHEREAS, simultaneously with the execution of this Termination, BYRNDOG PCP is conveying Tracts B and C of the Tracts 18 and 20 Plat to the City ("Conveyed Property")

WHEREAS, City Property and Conveyed Property are referred to as "Released Property, as more fully described on **Exhibit "A"** attached hereto; and

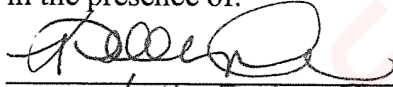
WHEREAS, the City will install any and all utilities, including drainage and will be responsible for maintenance and therefore the City has requested a release of all and any rights and responsibilities, including drainage easements and maintenance responsibilities, imposed by the Tracts 18 and 20 Plat, specifically as to Released Property.

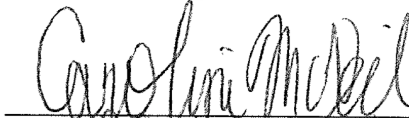
WHEREAS, BYRND OG PCP and Landmark now desire to relinquish and release any and all rights and responsibilities, including drainage easements and maintenance responsibilities imposed by the Tracts 18 and 20 Plat, specifically as to Released Property.

NOW THEREFORE, BYRND OG PCP and Landmark hereby relinquish and release any rights and responsibilities, including drainage easements and maintenance responsibilities imposed by the Tracts 18 and 20 Plat, specifically as to the Released Property, as more fully described in **Exhibit "A"** attached hereto.

IN WITNESS WHEREOF, the parties have caused this Termination to be duly executed by fully authorized signatures as of the date first written above.

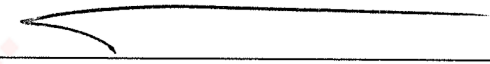
Signed, sealed and delivered
in the presence of:


(print) Kelly Devore


(print) CAROLINE MCNEIL

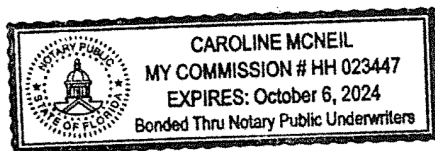
**BYRND OG PCP, LLC, a Florida limited
liability company**

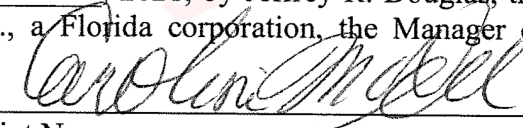
By: **DOUGLAS PROPERTY &
DEVELOPMENT, INC.,** a Florida corporation, its
Manager

By: 
Name: Jeffrey R. Douglas
Its: President

STATE OF FLORIDA)
) ss:
COUNTY OF FLAGLER)

The foregoing instrument was acknowledged before me, by means of XX physical presence or ___ online notarization, this 29 day of April, 2021, by Jeffrey R. Douglas, the President of Douglas Property & Development, Inc., a Florida corporation, the Manager of Byrndog PCP, LLC.




Print Name: _____
NOTARY PUBLIC, State of FL
Commission # _____
My Commission Expires: _____
___ Personally Known
Or ___ Produced I.D.
[check one of the above]
Type of Identification Produced _____

Signed, sealed and delivered in the presence of: "LANDMARK"

WITNESSES:

[Signature]
 Print Name: LENG DEVORE
[Signature]
 Print Name: CAROLINE MCNEIL

PALM COAST LAND, LLC, a Florida limited liability company

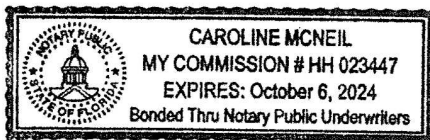
By: [Signature]
 Patrick L. Cutshall, Chief Financial Officer/Manager

PALM COAST LAND, LLC, a Florida limited liability company, successor by merger to Palm Coast Forest, LLC, a Florida limited liability company, and as successor in title to Florida Landmark Communities, LLC, a Florida limited liability company, formerly Florida Landmark Communities, Inc., a Florida corporation, which was converted to a Florida limited liability company

By: [Signature]
 Patrick L. Cutshall, Chief Financial Officer/Manager

FL
 STATE OF MINNESOTA)
 COUNTY OF Flagler) ss:

The foregoing instrument was acknowledged before me, by means of XX physical presence or online notarization, this 29 day of April, 2021, by Patrick L. Cutshall the Chief Financial Officer and Manager of PALM COAST LAND, LLC, a Florida limited liability company, on behalf of the Company.



[Signature]
 Print Name: _____
 NOTARY PUBLIC, State of FL
 Commission # _____
 My Commission Expires: _____
 ___ Personally Known
 Or ___ Produced I.D.
 [check one of the above]
 Type of Identification Produced _____

EXHIBIT "A"
[RELEASED PROPERTY]

Lots 5, 6, 7, 8, 9, 10, 11, 12 and 13, and Tracts A, B and C, Palm Coast Park, Tracts 18 and 20, according to the map or plat thereof as recorded in Map Book 37, Page 32, Public Records of Flagler County, Florida.

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