

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: 28-10-30-4290-00000-00C0

**PARTIAL TERMINATION OF
PLATTED DRAINAGE EASEMENT**

THIS PARTIAL TERMINATION OF PLATTED DRAINAGE EASEMENT ("Termination") is made this 29 day of April, 2021, by **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").

WHEREAS, BYRNDOG PCP is the owner of Tract C, 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, the Tracts 18 and 20 Plat creates a Drainage Easement ("Platted Drainage Easement") located over all of Tract C of the Tracts 18 and 20 Plat ("Tract C") which Platted Drainage Easement is reserved by Landmark for the installation and maintenance of drainage systems; and

WHEREAS, Landmark as the original Declarant has sold all properties in the Tracts 18 and 20 Plat and has subsequently assigned all Development Rights for the Tracts 18 and 20 Plat to BYRNDOG PCP, which assignment was recorded in O.R. Book 2408, Page 773, Public Records of Flagler County, Florida.

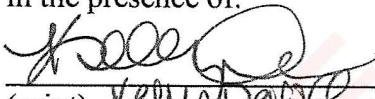
WHEREAS, BYRNDOG PCP is the sole owner of Tract C and has determined that the Platted Drainage Easement is not needed for drainage or development purposes as to all of Tract C and therefore wishes to limit the area for the Platted Drainage Easement and to release the property from the Platted Drainage Easement described on Exhibit "A"; and

WHEREAS, BYRNDOG PCP desires to terminate and release the Platted Drainage Easement as to the property described on Exhibit "A"; and

NOW THEREFORE, BYRND OG PCP hereby permanently terminates and cancels the Platted Drainage Easement as to the property described on Exhibit "A" and hereby agrees that the Platted Drainage Easement is of no further force or effect as to the property described on Exhibit "A", effective on and from the recording of this Termination, in the public records, and the property described on Exhibit "A" encumbered thereby is hereby released, freed and discharged from the encumbrance thereof. Further, Landmark hereby joins in and consents to this Termination.

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 Davis


(print) CAROLINE MCNEIL

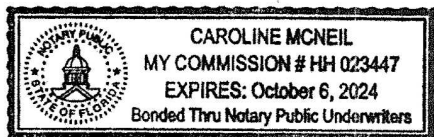
BYRND OG PCP, LLC, a Florida limited liability company

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:

Kelly DeFore
Print Name: Kelly DeFore

Caroline McNeil
Print Name: Caroline McNeil

PALM COAST LAND, LLC, a Florida limited liability company

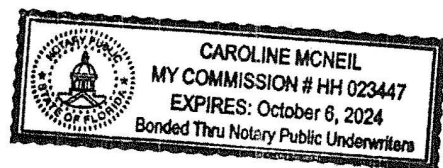
By: Patrick L. Cutshall
Patrick L. Cutshall, Chief Financial Officer/Manager

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: Patrick L. Cutshall
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.



Caroline McNeil
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"

Tract 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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