

RESOLUTION 2026 - ____

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF FLAGLER COUNTY, FLORIDA, TO VACATE A PORTION OF THE FOURTEEN FOOT DRAINAGE EASEMENT AT THE REAR OF LOT 14, PLANTATION BAY SECTIONS 2A-F UNIT 12B PLAT, AS RECORDED IN MAP BOOK 40, PAGES 37 AND 38, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, AS DESCRIBED HEREIN; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, James Capen (the "Petitioner") has petitioned the Board of County Commissioners of Flagler County, Florida, on behalf of the owners, Jamie and Julie Inman, Husband and Wife (the "Owners"), to vacate a portion of the Plantation Bay Section 2A-F Unit 12B, as recorded in Map Book 40, Pages 37 and 38, of the Public Records of Flagler County, Florida, and as specifically described herein; and

WHEREAS, the Owners are the fee simple owners of the property described herein, and the vacation of such portion of the plat will not affect the ownership or right of convenient access of persons owning other property within the plat of Plantation Bay Section 2A-F Unit 12B; and

WHEREAS, it appears from the Petition to Vacate and supporting materials made a part of the record that all County taxes due and owing on said property have been paid and that due and proper notice of the Petitioners' intention to vacate said portion of the plat has been given as required by law, and proof of publication of said notice has been filed with the Petition; and

WHEREAS, public notice has been provided in accordance with Section 177.101, Florida Statutes, of the Board of County Commissioners' intent at its regular meeting on July 13, 2026 at 5:00 p.m. or as soon thereafter as the matter may be heard, to review the Petition to Vacate the portion of the plat as described herein and, to hold a public hearing to consider comments from the public and other interested parties regarding the Petition to Vacate; and

WHEREAS, no one appeared at the public hearing to object, or otherwise objected, to the vacation, abandoning, discontinuing, and closing of the portion of the plat as described at Exhibit "A" attached hereto and made a part hereof by reference; and

WHEREAS, the Board of County Commissioners finds that the partial plat vacation of the platted lot described in Exhibit "A" is appropriate and proper, and in the best interest of the county.

**NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COMMISSION OF
FLAGLER COUNTY, FLORIDA, THAT:**

1. The above Recitals are incorporated herein as Findings of Fact.
2. The lands described in Exhibit "A" are hereby vacated.
3. This Resolution shall take effect upon recording in the Official Records of Flagler County.

APPROVED in open session by the Flagler County Board of County Commissioners in Bunnell, Florida, on this 13th day of July 2026.

**FLAGLER COUNTY BOARD
OF COUNTY COMMISSIONERS**

ATTEST:

Tom Bexley, Clerk of the Circuit
Court and Comptroller

Leann Pennington, Chair

APPROVED AS TO FORM:



Sarah Spector, Assistant County Attorney

EXHIBIT "A"

VACATION A

THAT PORTION OF A FOURTEEN FOOT DRAINAGE EASEMENT WITHIN LOT 14 OF PLANTATION BAY SECTION 2A-F UNIT 12B, AS RECORDED IN MAP BOOK 40, PAGES 37 AND 38, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERLY CORNER OF SAID LOT 14, THENCE RUN S 18°50'53" E ALONG THE WEST LINE OF LOT 14 FOR A DISTANCE OF 130.00 FEET TO THE SOUTHWESTERLY CORNER OF LOT 14, THENCE N 44°50'19" E FOR A DISTANCE OF 39.55 FEET TO THE POINT OF BEGINNING, THENCE N 39°47'20" W FOR A DISTANCE OF 0.29 FEET, THENCE N 58°30'30" E FOR A DISTANCE OF 2.03 FEET, THENCE S 50°10'29" W FOR A DISTANCE OF 2.00 FEET TO THE POINT OF BEGINNING.

VACATION B

THAT PORTION OF A FOURTEEN FOOT DRAINAGE EASEMENT WITHIN LOT 14 OF PLANTATION BAY SECTION 2A-F UNIT 12B, AS RECORDED IN MAP BOOK 40, PAGES 37 AND 38, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEASTERLY CORNER OF SAID LOT 14, THENCE RUN S 60°41'51" E ALONG THE EAST LINE OF LOT 14 FOR A DISTANCE OF 130.00 FEET TO THE SOUTHEASTERLY CORNER OF LOT 14, THENCE S 55°42'58" W FOR A DISTANCE OF 39.33 FEET TO THE POINT OF BEGINNING, THENCE S 50°10'29" W FOR A DISTANCE OF 1.93 FEET, THENCE N 41°51'15" E FOR A DISTANCE OF 1.95 FEET, THENCE S 40°23'36" E FOR A DISTANCE OF 0.28 FEET TO THE POINT OF BEGINNING.

PETITION TO VACATE PLAT

COMES NOW, James Capen “Petitioner(s)” and pursuant to Section 177.101, Florida Statutes, petitions the Flagler County Board of County Commissioners for the Resolution to vacate and relocate a portion of the plat of record in Flagler County, Florida. Petitioner states as follows:

1. Owners own fee simple title to certain real property located in Flagler County, Florida more particularly described as follow (the “ Property”):

INSERT LEGAL DESCRIPTION
2. The property is embraced by the subdivision Plat of Lot 14, Planation Baay Section 2 A-F Unit 12B, According to the plat or Map Thereof, as recorded in Map Book 40, Page 37 through 38, inclusive, of the public Records of Flagler County, Florida.

And

(Proposed Drainage Easement Vacation A) (Written)

That vacated portion of A 14.00 foot drainage easement per Plantation Bay Section 2 A-F Unit 12B being more particularly described as follows

Commencing at the northwesterly corner of said lot 14; thence run S 18°50’53” E along the west line of lot 14, A distance of 130.00 feet to the southwesterly corner of lot 14; thence N 44°50’19” E, A distance of 39.55 Feet to the point of beginning, thence N 39°47’20” W. A distance of 0.29 feet; thence N 58°30’30” E, A distance of 2.03 feet; Thence S 50°10’29” W. A distance of 2.00 Feet to the point of beginning.

(Proposed Drainage Easement Vacation B)(Written)

That vacated portion od a 14.00 foot drainage easement per Plantation Bay section 2 A-F unit 12B being more particularly describe as follows:

Commencing at the Northeasterly corner of said lot 14; thence run S 60°41’51”E along the east line of lot 14, A distance of 130.00 feet to the southeasterly corner of lot 14; thence S 55°42’58” W, A distance of 39.33 feet to the point of beginning, thence S

50’10’29” W, A distance of 1.93 feet; thence N 41’51’15” E, A distance of 1.95 feet, thence S 40’23’36” E, A distance of 0.28 feet to the point of beginning.

A copy of the Plat is attached as Exhibit “A”

- 3. It is the Petitioner(s) desire to utilize the total property described above as a single development parcel, therefore vacation of the easement(s) as described above is requested.
- 4. Vacation of the plat, to the extent it embraced the Property, will not affect the ownership or right of convenient access of any person owning lands embraced by the Plat.
- 5. All applicable taxes on the Property have been “paid in full” and are current through the date of this Petition. Copies of the tax records are attached as Exhibit “B”

NOW, THEREFORE, Petition respectfully request the Flagler County Board of County Commissioners to accept this Petion to Vacate and Relocate that portion of the Plat that embraces the property

PETITION TO VACATE PLAT

Petitioner - James Capen Petitioner - _____



Owner's Authorization for Applicant/Agent

FLAGLER COUNTY, FLORIDA

1769 E. Moody Boulevard, Suite 105

Bunnell, FL 32110

Telephone: (386) 313-4009 Fax: (386) 313-4109

Application/Project # _____

James Capen, is hereby authorized TO ACT ON BEHALF
OF Jamie and Julie Inman, the owner(s) of those lands described
within the attached application, and as described in the attached deed or other such
proof of ownership as may be required, in applying to Flagler County, Florida for an
application for Jamie Inman and Julie Inman.

(ALL PERSONS, WHO'S NAMES APPEAR ON THE DEED MUST SIGN)

By:

[Signature]
Signature of Owner

Jamie Inman
Printed Name of Owner / Title (if owner is corporation or partnership)

[Signature]
Signature of Owner

Julie R Inman
Printed Name of Owner

Address of Owner:

31 Kingswood Ct.

Mailing Address

Ormond Beach, FL 32174

City

State

Zip

Telephone Number (incl. area code)

352-441-0192 / 229-237-7083

STATE OF Florida

COUNTY OF Volusia

The foregoing was acknowledged before me this 12 day of May,
2026 by Jamie + Julie Inman and _____
who is/are personally known to me or who has produced _____
as identification, and who (did) / (did not) take an oath.

Lysa S. Capen
Signature of Notary Public



<http://www.flaglercounty.org/doc/dpt/centprmt/landdev/owner%20auth.pdf>

Revised 5/08

Prepared by, Record and Return to:
Southern Title Holding Company, LLC
Andrea Hicks
2335 Beville Road
Daytona Beach, FL 32119

File Number: DB2511541

(Space Above This Line for Recording Data)

WARRANTY DEED

This Warranty Deed made this 18 day of February, 2025, between Rafael Torres, an unmarried person, whose post office address is L4 Calle Rey, Arturo Guaynabo, PR 00969, and Tamika Moye, an unmarried person, whose post office address is 111 S Melville Avenue, #2, Tampa, FL 33606, Grantors, to Jamie Inman and Julie Inman, husband and wife, whose post office address is 31 Kingswood Court, Ormond Beach, FL 32174, Grantees:

(Whenever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in the Flagler County, Florida, to-wit:

LOT 14, PLANTATION BAY SECTION 2 A-F UNIT 12B, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 40, PAGES 37 AND 38, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

The subject property is the homestead of the Grantors.
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.
To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes for 2025 and thereafter.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed, and delivered in our presence:

Drumans Santiago Gonzalez

First Witness Signature
Drumans Santiago Gonzalez

First Witness Printed Name
COND SIERRA Apt 2401

First Witness Street Address
SEA JUAN PR 00926

First Witness City, State, Zip
Judith Llanos Rosario

Second Witness Signature
Judith Llanos Rosario

Second Witness Printed Name
urb Santa Clara Calle Sabila W13

Second Witness Address
Guaynabo PR 00969-6840

Second Witness City, State, Zip

Rafael Torres
Rafael Torres

L4 Calle Rey Arturo
Guaynabo, PR 00969

Affidavit 1934

Guaynabo

SOUTHERN TITLE

SOUTHERN TITLE®

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed, and delivered in our presence:

First Witness Signature

Naishonna Norman

First Witness Printed Name

20227 West Blake St

First Witness Street Address

Hyphn Hills, FL 33451

First Witness City, State, Zip

Second Witness Signature

Jodi Sieradzian

Second Witness Printed Name

5205 White Trillium Loop

Second Witness Address

Land O Lakes FL 34639

Second Witness City, State, Zip

Tamika Moye

111 S Melville Avenue #2

Tampa, FL 33606

State of FLORIDA, County of

Hillsborough

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 17th day of February, 2025, by Tamika Moye, who ☐ is personally known to me or ☒ has produced a Driver's License as identification.

Notary Public Signature

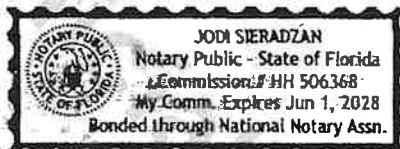
Printed Name:

My Commission Expires:

SEAL:

Jodi Sieradzian

06/1/28



SHELLY EDMONSON Flagler County Tax Collector

Notice of Ad Valorem Tax and Non-Ad Valorem Assessments
2025 Paid Real Estate

TAX YEAR	ACCOUNT NUMBER	ALT KEY	MILLAGE CODE	ESCROW CODE
2025	09133151202A12B0140	2002688	007	CL-0011680

INMAN JULIE &
JAMIE H&W
31 KINGSWOOD COURT
ORMOND BEACH, FL 32174

31 KINGSWOOD CT
ORMOND BEACH 32174

PLANTATION BAY SEC 2A-F, UNIT 12B MB 40
PG 37 LOT 14

Flagler County Shelly Edmonson, CF
Paid By SHELLPOINT MORTGAGE
11/24/2025 \$1,885.75
Receipt # EEX-25-00036883

AD VALOREM TAXES						
TAXING AUTHORITY	TELEPHONE	ASSESSED VALUE	MILLAGE RATE	EXEMPTION AMOUNT	TAXABLE VALUE	TAXES LEVIED
FLAGLER COUNTY						
GENERAL FUND	386-313-4008	606,999	7.8695	606,999	0	0.00
ESL	386-313-4008	606,999	0.1250	606,999	0	0.00
2015 G O BONDS	386-313-4008	606,999	0.1000	606,999	0	0.00
2009/2016 ESL BONDS	386-313-4008	606,999	0.0855	606,999	0	0.00
FLAGLER COUNTY SCHOOL BOARD						
GENERAL FUND	386-437-7526	606,999	3.1010	606,999	0	0.00
DISCRETIONARY	386-437-7526	606,999	0.7480	606,999	0	0.00
CAP. OUTLAY	386-437-7526	606,999	1.5000	606,999	0	0.00
EAST FLAGLER MOSQUITO CTRL	386-437-0002	606,999	0.3500	606,999	0	0.00
ST. JOHNS RIVER WATER MGMT	386-329-4500	606,999	0.1793	606,999	0	0.00
FL INLAND NAVIGATION DISTRICT	561-627-3386	606,999	0.0270	606,999	0	0.00
TOTAL MILLAGE		14.0853	TOTAL AD VALOREM TAXES		\$0.00	

NON-AD VALOREM ASSESSMENTS			
LEVYING AUTHORITY	TELEPHONE	RATE	AMOUNT
XFG 2026 SOLID WASTE	386-313-4186	@ 445.20	445.20
XII TOMOKA CDD	407-723-5900	Varies	1,519.12
TOTAL NON-AD VALOREM TAXES			\$1,964.32

TOTAL COMBINED TAXES AND ASSESSMENTS		\$1,964.32		
If Paid By	Nov 30, 2025			
Please Pay	\$1,885.75			

RETAIN FOR YOUR RECORDS

Notice of Ad Valorem Tax and Non-Ad Valorem Assessments
2025 Paid Real Estate

Make checks payable to:

Shelly Edmonson
Flagler County Tax Collector
PO Box 846 Bunnell, FL 32110
386-313-4160

Payments in U.S. funds from a U.S. bank

ACCOUNT NUMBER	ALT KEY
09133151202A12B0140	2002688
PROPERTY ADDRESS	
31 KINGSWOOD CT ORMOND BEACH 32174	

INMAN JULIE &
JAMIE H&W
31 KINGSWOOD COURT
ORMOND BEACH, FL 32174

Pay online at Flaglertax.gov

PAY ONLY ONE AMOUNT	
If Paid By Nov 30, 2025	☐ \$1,885.75
If Paid By	☐
If Paid By	☐
If Paid By	☐
If Paid By	☐

RETURN WITH PAYMENT

DO NOT FOLD, STAPLE, OR MUTILATE

Paid SHELLPOINT MORTGAGE SERVICES 11/24/2025 Receipt # EEX-25-00036883 From advance of \$1,885.75



LEGAL DESCRIPTION: (OR 2940, PAGE 1993)

LOT 14, PLANTATION BAY SECTION 2 A-F UNIT 12B, ACCORDING TO THE PLAT OR MAP THEREOF, AS RECORDED IN MAP BOOK 40, PAGES 37 THROUGH 38, INCLUSIVE, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

AND

(PROPOSED DRAINAGE EASEMENT VACATION A)(WRITTEN)

THAT VACATED PORTION OF A 14.00 FOOT DRAINAGE EASEMENT PER PLANTATION BAY SECTION 2 A-F UNIT 12B BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

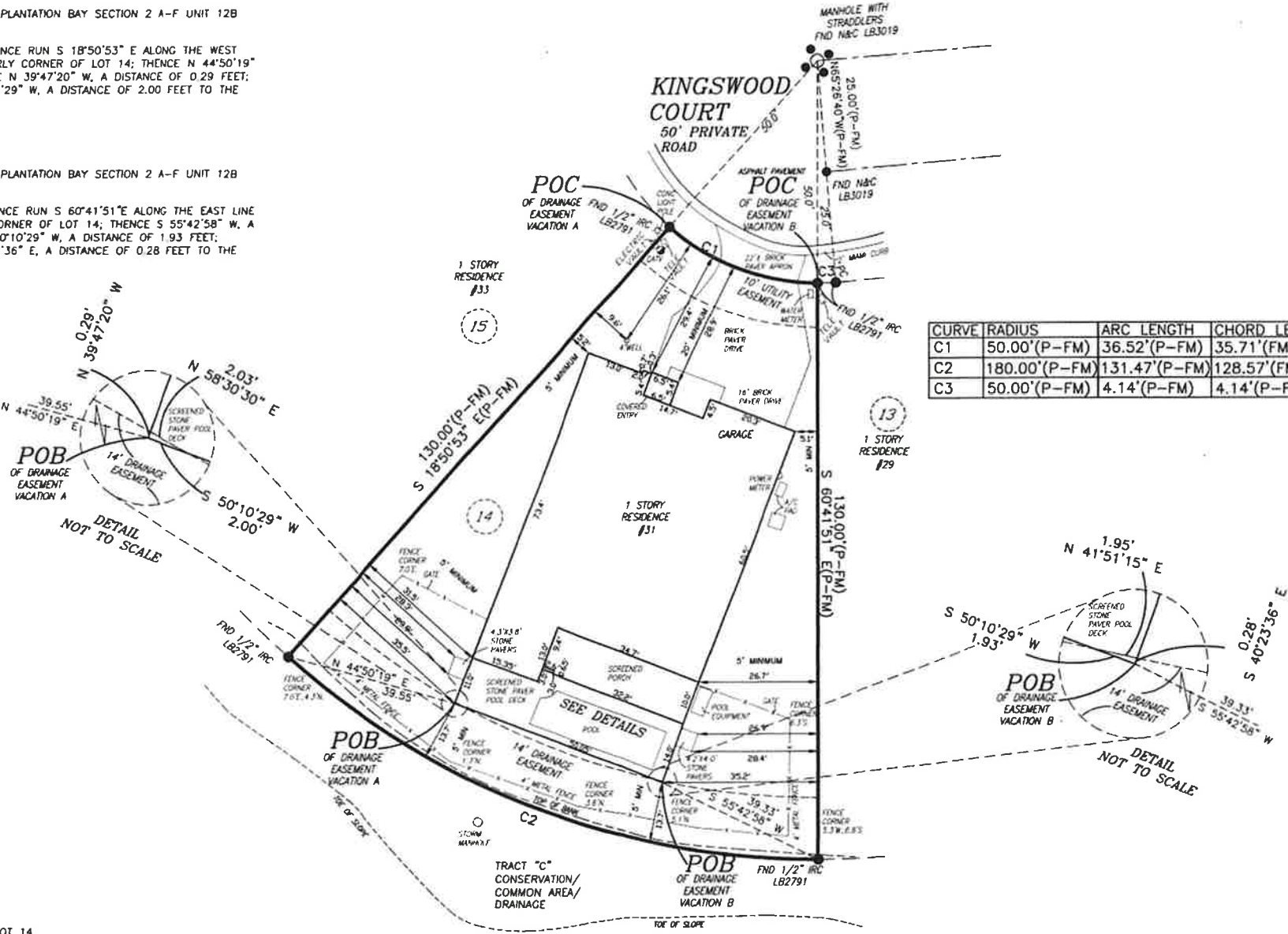
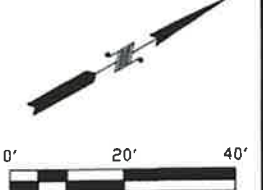
COMMENCING AT THE NORTHWESTERLY CORNER OF SAID LOT 14; THENCE RUN S 18°50'53" E ALONG THE WEST LINE OF LOT 14, A DISTANCE OF 130.00 FEET TO THE SOUTHWESTERLY CORNER OF LOT 14; THENCE N 44°50'19" E, A DISTANCE OF 39.55 FEET TO THE POINT OF BEGINNING; THENCE N 39°47'20" W, A DISTANCE OF 0.29 FEET; THENCE N 58°30'30" E, A DISTANCE OF 2.03 FEET; THENCE S 50°10'29" W, A DISTANCE OF 2.00 FEET TO THE POINT OF BEGINNING.

(PROPOSED DRAINAGE EASEMENT VACATION B)(WRITTEN)

THAT VACATED PORTION OF A 14.00 FOOT DRAINAGE EASEMENT PER PLANTATION BAY SECTION 2 A-F UNIT 12B BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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SKETCH OF DESCRIPTION
THIS IS NOT A SURVEY



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'(P-FM)	36.52'(P-FM)	35.71'(FM)	N 50°11'21" E(FM)	41°50'59"(P)
C2	180.00'(P-FM)	131.47'(P-FM)	128.57'(FM)	N 50°11'23" E(FM)	41°50'59"(P-FM)
C3	50.00'(P-FM)	4.14'(P-FM)	4.14'(P-FM)	N 26°53'04" E(FM)	04°44'49"(P)

NOTES:

BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY LINE OF LOT 14, SECTION 2A-F, UNIT 13, MB 40, PG 1 THROUGH 4 AS BEING A BEARING OF N 50°11'21" E (PLAT).

THE FLOODPLAIN BOUNDARY, IF SHOWN HEREON, WAS SCALED FROM A LARGE SCALE FEMA FLOOD INSURANCE MAP AND AS SUCH HAS AN INHERENT ERROR OF 10% OF THE FEMA MAP SCALE.

UNDERGROUND UTILITIES AND FOUNDATION MAY EXIST AND HAVE NOT BEEN LOCATED, EXCEPT AS SHOWN.

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE UNDER MY RESPONSIBLE CHARGE AND THAT IT HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE (MINIMUM TECHNICAL STANDARDS) AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, OF THE FLORIDA ADMINISTRATIVE CODE, SECTION 472.027, FLORIDA STATUTES.

Robert Evers
Digitally signed by Robert Evers
Date: 2026.06.16 16:43:45 -0400

FLOOD CERTIFICATION:
(Per map dated JUNE, 06 2018)
This is to certify that I have consulted the Federal Insurance Flood Hazard Boundary Map and found the ABOVE named Property IS NOT located in a special flood hazard area, according to Community Panel Map No. 12035C-0245-E Map Panel 245 of 930, Zone "X".

ABBREVIATIONS			
AC=Acres	CONC=Concrete	F/W=Field Wire Fence	N/C=Not to Scale
A/C=Air Conditioning Unit	COP=Corner	GO=Guy Anchor	NO ID=No Identification
ASP=Asphalt	CUP=Concrete Utility Pole	GL=Government Lot	OR=Official Record Book
BFP=Back Flow Preventer	(D)=Dead end	Q=Overhead	P=Point of Tangency
BLG=Building	DR=Drainage Retention Area	QLO=Government Land Office	PVC=Poly Vinyl Chloride
BLK=Block	ELEC or E=Electric	HDM=Headman	PMT=Permanent
BMB=Benchmark	ELEV or EL=Elevation	IC=Identification	R=Radius or Radial Line
CALC=Computed Date	FND=Found	IR=Invert Elevation	RCP=Reinforced Conc. Pipe
CATV=Cable TV Service	FDC=Field Optic Cable	IP=Iron Pipe	REC=Recovered
CB=Concrete Block	FTE=Field Test Dir.	IR=Iron Rod	RE=Range
CJ=Chain Line Fence	FL=Field Line	RC=Reinforced Concrete	R/S=Right of Way
CM=Concrete Monument	FLH=Field Hydrant	LB=Licensed Business	S=Sector
CMP=Corrupted Metal Pipe	FLM=Field Measured	LS=Registered Land Survey	SAN=Sanitary Sewer
	FLN=Field Note	MB=Map Book	SD=Storm Sewer
	FLP=Field Plot	MC=Monument	T=Tangent
	FLR=Field Record		
	FLS=Field Sketch		
	FLT=Field Tape		
	FLV=Field View		
	FLW=Field Wire		
	FLX=Field X		
	FLY=Field Y		
	FLZ=Field Z		

NOTE:
This Plot of Survey is certified to and prepared for the sole and exclusive benefit of the parties and/or individuals shown hereon, and shall not be relied upon by any other entity or individual whatsoever.
There may be additional restrictions and/or other matters of record not shown on this Survey / Sketch that may be found in the Public Records of the county or contained within the Title Commitment.
This Survey / Sketch has been prepared without benefit of abstract or title search unless otherwise noted hereon.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

BLACKWELL & ASSOCIATES
LAND SURVEYORS, INC.
995 W. VOLUSIA AVE. • DELAND, FL • PH. (386)-734-8050

SKETCH OF DESCRIPTION FOR:

JAMIE INMAN
JULIE INMAN

ROBERT EVERS
Professional Surveyor and Mapper
License Number 5675
STATE OF FLORIDA

SYMBOLS:	
●	REBAR FOUND (SIZE SHOWN HEREON)
○	1/2" REBAR & CAP SET
□	4"x4" CONCRETE MONUMENT & CAP SET
■	CONCRETE MONUMENT FOUND (SIZE SHOWN HEREON)
○	R.L.S. DISC/NAI SET (SIZE SHOWN HEREON)
○	R.L.S. DISC/NAI SET
○	IRON PIPE FOUND (SIZE SHOWN HEREON)
○	RAILROAD SPIKE FOUND
○	SOIL FOUND (SIZE SHOWN HEREON)
○	P/N NAIL FOUND
DATE: 06/16/2026	
W.D. No. 02-144-22	
DRAWN BY: JMS/JIS	
FIELD BOOK: 749/05	
CADD FILE / FILE No.: 02-144-22	

Tomoka Community Development District

c/o PFM Management Services LLC
3501 Quadrangle Blvd., Suite 270 | Orlando, FL 32817-8329

June 24, 2026

Chuck Merenda
Flagler County

Re: 31 Kingswood Court

Dear Chuck,

Please accept this letter as notification that the Tomoka Community Development District has no objection to the vacation of the minimal encroachment located at 31 Kingswood Court, based on documentation presented from the pool contractor.

Please provide me with documentation from Flagler County when approved.

If you have questions, please do not hesitate to contact Dick Smith at DSmith@icihomes.com or 386-547-4729.

Sincerely,



Kelly White
Chair

Cc: Richard D Smith
Margie Hall

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'(P-FM)	36.52'(P-FM)	35.71'(FM)	N 50°11'21" E(FM)	41°50'59"(P)
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ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 1929 PER SITE BENCHMARKS. (PER SLIGER SURVEYING)

FLOOD CERTIFICATION:

(Per map dated June 6, 2018)
This is to certify that I have consulted the Federal Insurance Flood Hazard Boundary Map and found the ABOVE named Property IS NOT located in a special flood hazard area, according to Community Panel Map No. 12035C-0245-E Map Panel 245, Zone "X".

CIVIL ENGINEER PLANS ON RECORD AT FLAGLER COUNTY FOR THIS COMMUNITY ARE BASED UPON NGVD 1929. CURRENT FEMA FLOOD MAPS ARE NAVD 1988. CONVERSION FACTOR IS (-) 1.03' FROM NGVD 1929 TO NAVD 1988 {I.E. ELEV. 100.00 - 1.03 = 98.97 NAVD 1988}, AS PROVIDED BY VERTCON SOFTWARE.

BOUNDARY SURVEY RECERTIFIED TO:

JAMIE INMAN
JULIE INMAN
DATED: 03/09/26

DRAWING REVISED TO UPDATE ELEVATIONS, DATED: 10/24/23

ASBLUT SURVEY CERTIFIED TO:
WL RESIDENTIAL LAND, LLC.
VOLUSIA RESIDENTIAL CONSTRUCTION, LLC.
SOUTHERN TITLE HOLDING COMPANY, LLC.
OLD REPUBLIC NATIONAL TITLE INSURANCE CO., INC.
USAA FEDERAL SAVINGS BANK
TAMIKIA MOYE
RAFAEL TORRES
DATED: 10/12/2023

FOUNDATION LOCATION CERTIFIED TO:

ICI HOMES
DATED: 06/12/2023

FORMBOARD LOCATION CERTIFIED TO:

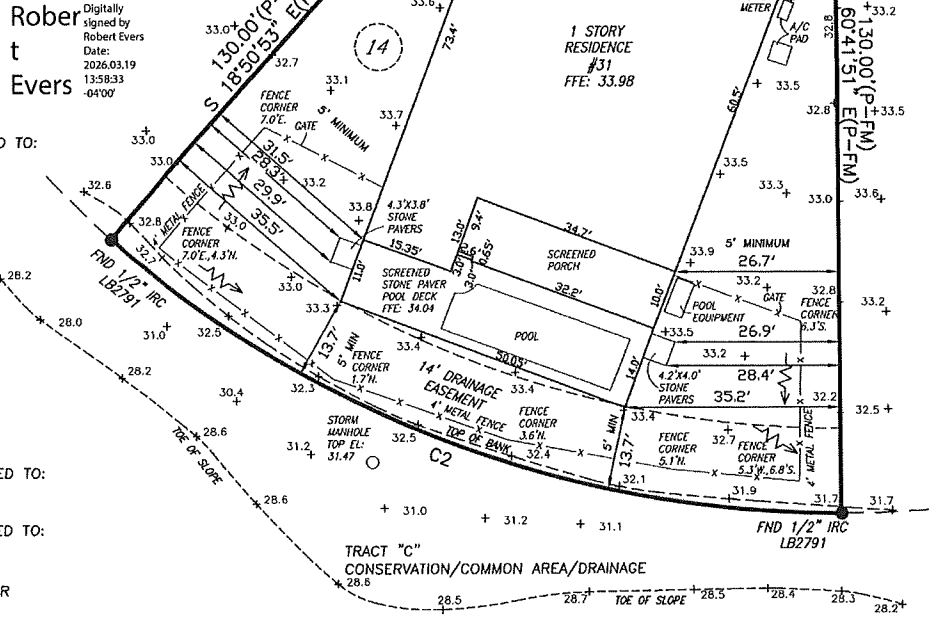
ICI HOMES
DATED: 05/12/2023

DRAWING REVISED TO ADD REAR

YARD NOTE, DATED: 7/25/22

DRAWING REVISED TO REFLECT RECORDED PLAT, DATED 4/21/22

Robert Evers
Digitally signed by Robert Evers
Date: 2026.03.19 13:58:33 -0400



LEGEND AND ABBREVIATIONS

A	Arc Length	L	Length of Arc
BL	Boundary Line	LB	Land Surveying Business
BM	Benchmark	MB	Map Book
CL	Center Line	MON	Monument
CON	Concrete	N&C	Nail & Cap
CUB	Cable TV Service	NO ID	No. Identity
CHORD	Chord Bearing	O.R.	Official Record Book
CHORD DISTANCE	Chord Distance	P	Pit
CH	Chain Link	PC	Point of Curve
CM	Concrete Monument	PCP	Point of Compound Curve
CONC	Concrete	PPC	Permanent Control Point
CUP	Concrete Utility Pole	PRC	Point of Reverse Curve
DD	Dug Well	PRM	Permanent Reference Monument
DOOR	Door	PS	Point of Sight Intersection
E	Elevation	PSM	Professional Surveyor & Mapper
F	Fence	PVC	Point of Vertical Curve
F&C	Fence & Chain	R	Radius of Curve or Road Line
FND	Found	RIP	Radius Point
FR	Fire Hydrant	R/S	Registered Land Surveyor
FRD	Fire Road	T	Tangent
FRD	Field Measurement	TBM	Temporary Benchmark
FRD	Field Measurement	WPF	Wood Privacy Fence
FRD	Field Measurement	WUP	Wood Utility Pole

BLACKWELL & ASSOCIATES LAND SURVEYORS, INC.

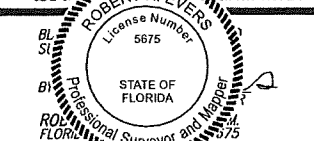
995 W. VOLUSIA AVE. • DELAND, FL • PH: (386)-734-8050
WWW.BLACKWELLSURVEYING.COM

NOTE:

This Plat of Survey is certified to and prepared for the sole and exclusive benefit of the parties and individuals shown hereon, and shall not be relied upon by any other entity or individual whatsoever.

This Survey / Sketch has been prepared without benefit of plat or title search unless otherwise noted hereon.
There may be additional restrictions and/or other matters of record not shown on this Survey / Sketch that may be found in the Public Records of the county or contained within the Title Commitment.

NOT VALID WITHOUT SEAL OF ROBERT R. EVERS AND THE ORIGINAL RAISED SEAL OF ROBERT R. EVERS



BOUNDARY SURVEY CERTIFIED TO:

ICI HOMES

LOT 14, 31 KINGSWOOD COURT

DATE: 2/28/22
W.O. No. 2-144-22
DRAWN BY: JT
FIELD BOOK: 749-65
CADD FILE: 2-144-22

Information	
Date Submitted:	6/29/2026
Case Number:	n/a
Defendant:	PUBLIC NOTICE
ID:	351327
County:	Flagler
Run Dates:	7/2/2026, 7/9/2026
Newspaper:	Palm Coast Observer
-- Frequency:	Weekly [Thursday]
Sale Date:	
Cost:	\$226.68
Customer Name:	Flagler County Board of County Commissioners

Notice Text:

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN THAT in accordance with Section 177.101 of the Florida Statutes, James Capen, on behalf of owners Jamie and Julie Inman, intends to petition the

Board of County Commissioners of Flagler County, Florida, on July 12, 2026 at 5:00 p.m. or as soon thereafter as possible during its regular scheduled meeting to vacate a portion of the 14 foot wide Drainage Easement on the rear lot of Lot 14 of Plantation Bay Section 2 A-F Unit 12B, as recorded in Map Book 40, Pages 37 through 38, Public Records of Flagler County, Florida, with the portion of the Drainage Easement to be vacated through this request being within and part of Lot 14 and more particularly described as:

VACATION A

THAT PORTION OF A FOURTEEN FOOT DRAINAGE EASEMENT WITHIN LOT 14 OF PLANTATION BAY SECTION 2A-F UNIT 12B, AS RECORDED IN MAP BOOK 40, PAGES 37 AND 38, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERLY CORNER OF SAID LOT 14, THENCE RUN S 18°50'53" E ALONG THE WEST LINE OF LOT 14 FOR A DISTANCE OF 130.00 FEET TO THE SOUTHWESTERLY CORNER OF LOT 14, THENCE N 44°50'19" E FOR A DISTANCE OF 39.55 FEET TO THE POINT OF BEGINNING, THENCE N 39°47'20" W FOR A DISTANCE OF 0.29 FEET, THENCE N 58°30'30" E FOR A DISTANCE OF 2.03 FEET, THENCE S 50°10'29" W FOR A DISTANCE OF 2.00 FEET TO THE POINT OF BEGINNING.

VACATION B

THAT PORTION OF A FOURTEEN FOOT DRAINAGE EASEMENT WITHIN LOT 14 OF PLANTATION BAY SECTION 2A-F UNIT 12B, AS RECORDED IN MAP BOOK 40, PAGES 37 AND 38, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEASTERLY CORNER OF SAID LOT 14, THENCE RUN S 60°41'51" E ALONG THE EAST LINE OF LOT 14 FOR A DISTANCE OF 130.00 FEET TO THE SOUTHEASTERLY CORNER OF LOT 14, THENCE S 55°42'58" W FOR A DISTANCE OF 39.33 FEET TO THE POINT OF BEGINNING, THENCE S 50°10'29" W FOR A DISTANCE OF 1.93 FEET, THENCE N 41°51'15" E FOR A DISTANCE OF 1.95 FEET, THENCE S 40°23'36" E FOR A DISTANCE OF 0.28 FEET TO THE POINT OF BEGINNING.

PURSUANT TO FLORIDA STATUTE 286.0105, EACH BOARD, COMMISSION, OR AGENCY OF THIS STATE OR OF ANY POLITICAL SUBDIVISION THEREOF SHALL INCLUDE IN THE NOTICE OF ANY MEETING OR HEARING, IF NOTICE OF THE MEETING OR HEARING IS REQUIRED, OF SUCH BOARD, COMMISSION OR AGENCY, CONSPICUOUSLY ON SUCH NOTICE, THE ADVICE THAT, IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE BOARD, AGENCY, OR COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, HE OR SHE WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT, FOR SUCH PURPOSE, HE OR SHE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

7763-351327