MAP BOOK 32 , PAGE 38

NORTHSHORE PLAT FIVE

SITUATED IN FLAGLER COUNTY, FLORIDA
GOVERNMENT SECTIONS 28 AND 29, TOWNSHIP 10 SOUTH, RANGE 31 EAST
A PORTION OF THE HAMMOCK DUNES DRI PROJECT

CERTIFICATE OF APPROVAL BY COUNTY COMMISSION OF FLAGLER COUNTY, FLORIDA

THIS IS TO CERTIFY THAT ON THE 5TH DAY OF MARCH, 2001, THE FOREGOING PLAT WAS APPROVED BY THE COUNTY COMMISSION OF FLAGLER COUNTY, FLORIDA, UPON THE FOLLOWING EXPRESS STIPULATIONS:

1. THE LIMITED UTILITY EASEMENTS HEREIN ARE SUBSERVIENT AND INFERIOR TO THE USE OF THE STREET AND ROAD RIGHTS-OF-WAY AS AND FOR PUBLIC THOROUGHFARE AND INCIDENTAL DRAINAGE, AND ANY INTERFERENCE WITH THE USAGE OF THE DEDICATED ROAD RIGHTS-OF-WAY SHALL BE PERMITTED ONLY WITH THE PRIOR CONSENT OF THE BOARD OF COUNTY COMMISSIONERS, OR ITS AUTHORIZED AGENT, AND THE OWNER OF THE UTILITY EASEMENT SHALL BE RESPONSIBLE FOR ANY DAMAGE OR INTERFERENCE WITH THE USE OF THE RIGHTS-OF-WAY AS A PUBLIC THOROUGHFARE ARISING BY VIRTUE OF THE EXERCISE OF ITS EASEMENTS RIGHTS.

2. NORTHSHORE OCEAN HAMMOCK INVESTMENT, L.P., A GEORGIA LIMITED PARTNERSHIP, AS DEDICATOR AND THE BOARD OF COUNTY COMMISSIONERS OF FLAGLER COUNTY, AS RECIPIENT OF THE DEDICATION FOR AND ON BEHALF OF THE PUBLIC, STIPULATE THAT NO PROVISION HEREIN SHALL BE CONSTRUED AS CREATING AN OBLIGATION UPON ANY GOVERNING BODY TO PERFORM ANY ACT OF CONSTRUCTION OR MAINTENANCE WITHIN THE HEREIN DEDICATED RIGHT-OF-WAY EXCEPT WHEN SUCH OBLIGATION IS VOLUNTARILY ASSUMED BY THE APPROPRIATE GOVERNING BODY. ALL ROADWAYS AND DRAINAGE WITHIN THE RIGHT-OF-WAY ARE PRIVATELY OWNED AND MAINTAINED. THE SURFACE WATER MANAGEMENT SYSTEM IS PRIVATELY OWNED AND MAINTAINED.

NOTWITHSTANDING THE FOREGOING, HOWEVER, NORTHSHORE OCEAN HAMMOCK INVESTMENT, L.P., **A GEORGIA LIMITED PARTNERSHIP, AS DEDICATOR, RESERVES THE RIGHT TO TRANSFER ALL ROADWAYS, BIKE PATHS, DRAINAGE FACILITIES WITHIN SUCH RIGHT-OF-WAYS AND THE SURFACE WATER MANAGEMNT SYSTEM AS WELL AS THE FOREGOING MAINTENANCE OBLIGATIONS TO THE DUNES COMMUNITY DEVELOPMENT DISTRICT.**

BOARD OF COUNTY COMMISSIONERS OF FLAGLER COUNTY, FLORIDA

BY: James A. Darby 3.19.01
CHAIRMAN

ATTEST: Gail Wadsworth
CLERK AND EX-OFFICIO CLERK TO THE BOARD

CERTIFICATE OF CLERK

I HEREBY CERTIFY THAT THE FOREGOING PLAT WAS FILED FOR RECORD ON THE 19th DAY OF March, 2001, AT 2:00 P.M.
FILE NO. ____

BY: Gail Wadsworth
CLERK AND EX-OFFICIO CLERK TO THE BOARD OF COUNTY COMMISSIONERS FLAGLER COUNTY, FLORIDA.

CERTIFICATE OF APPROVAL BY THE PLANNING BOARD

THE FLAGLER COUNTY PLANNING BOARD HEREBY APPROVES THE FINAL PLAT FOR THE SUBDIVISION PLAT OF NORTHSHORE PLAT FIVE

3/13/01
DATE

Barbara S Revels
CHAIRMAN FLAGLER COUNTY PLANNING BOARD

CERTIFICATE OF APPROVAL

THIS IS TO CERTIFY THAT ON THE 5th DAY OF March, 2001, THIS PLAT WAS APPROVED.

BY: E.K. Dougherty
COUNTY ENGINEER

CERTIFICATE OF APPROVAL

THIS IS TO CERTIFY THAT ON THE 5th DAY OF March, 2001, THIS PLAT WAS APPROVED.

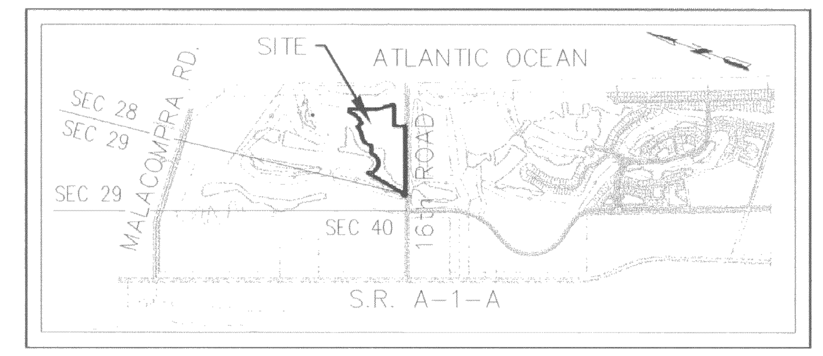
BY: [signature]
Asst. COUNTY ATTORNEY

CERTIFICATE OF REVIEW

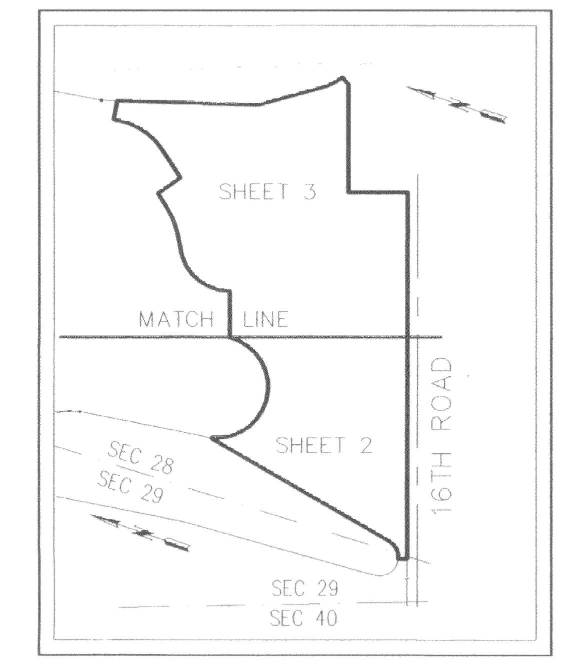
I HEREBY CERTIFY, THAT THE UNDERSIGNED, IS A LICENSED PROFESSIONAL SURVEYOR AND MAPPER AND IS EITHER EMPLOYED OR UNDER CONTRACT WITH FLAGLER COUNTY. I ALSO CERTIFY THAT I AM NOT REPRESENTING THE OWNER OR OWNERS OF RECORD AND HAVE REVIEWED THIS PLAT AND FOUND IT TO COMPLY WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND FLAGLER COUNTY PLATTING REGULATIONS.

DATE: 1/17/2001

BY: William S Hart
PRINT NAME: William S Hart
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
CERTIFICATE NO. 3905



LOCATION MAP
NOT TO SCALE



SHEET INDEX
NOT TO SCALE

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF GOVERNMENT SECTIONS 28 AND 29, TOWNSHIP 10 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF NORTHSHORE PLAT ONE AS RECORDED IN MAP BOOK 31, PAGE 87 OF THE PUBLIC RECORDS IN AND FOR FLAGLER COUNTY, FLORIDA;

THENCE NORTH 18°49'08" WEST ALONG THE EAST LINE OF SAID NORTHSHORE PLAT ONE FOR A DISTANCE OF 35.42 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE NORTHEASTERLY 86.39 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 75.00 FEET, CENTRAL ANGLE OF 65°59'49" AND A CHORD BEARING OF NORTH 44°13'32" EAST TO A POINT OF TANGENCY; THENCE NORTH 11°13'37" EAST 793.72 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY 20.17 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 06°36'11" AND A CHORD BEARING OF NORTH 07°55'32" EAST TO A POINT ON A NON-TANGENT LINE; THENCE NORTH 58°02'10" EAST 5.33 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE SOUTHEASTERLY AND NORTHEASTERLY 609.83 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 203.50 FEET, A CENTRAL ANGLE OF 171°41'59" AND A CHORD BEARING OF NORTH 81°18'48" EAST TO A POINT ON A NON-TANGENT LINE; THENCE NORTH 71°10'52" EAST 183.77 FEET; THENCE NORTH 18°49'08" WEST 0.35 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY 294.36 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 84°19'43" AND A CHORD BEARING OF NORTH 23°20'44" EAST TO A POINT OF REVERSE CURVATURE; THENCE NORTHEASTERLY 171.91 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 350.00 FEET, A CENTRAL ANGLE OF 28°08'33" AND A CHORD BEARING OF NORTH 51°26'19" EAST TO A POINT OF TANGENCY; THENCE NORTH 37°22'02" EAST 55.38 FEET; THENCE SOUTH 52° 37'58" EAST 110.00 FEET; THENCE NORTH 37°22'02" EAST 136.95 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY AND NORTHWESTERLY 216.51 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 268.70 FEET, A CENTRAL ANGLE OF 46°10'00" AND A CHORD BEARING OF NORTH 14°17'02" EAST TO A POINT OF TANGENCY; THENCE NORTH 08°47'57" WEST 14.36 FEET; THENCE NORTH 81°54'25" EAST 75.36 FEET; THENCE SOUTH 17° 16'33" EAST 564.82 FEET; THENCE SOUTH 34°42'17" EAST 277.51 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE SOUTHEASTERLY 74.39 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 24°21'25" AND A CHORD BEARING OF SOUTH 47°18'23" EAST TO A POINT ON A NON-TANGENT LINE; THENCE SOUTH 30°30'55" WEST 36.85 FEET; THENCE SOUTH 71°10'52" WEST 430.00 FEET; THENCE SOUTH 18°49'08" EAST 236.00 FEET TO THE NORTH RIGHT OF WAY LINE OF 16TH ROAD; THENCE SOUTH 71°10'52" WEST ALONG SAID NORTH RIGHT OF WAY LINE FOR A DISTANCE OF 1458.93 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 27.40 ACRES, MORE OR LESS.

FCC RD

Plat Addendum	OR Book 733, pg 486-507
Proof of taxes pd	OR Book 733, pg 508-509
Opinion of Title	OR Book 733, pg 510-512
Bonds	OR Book 733, pg 513-526
Surveyor's Certification	OR Book 733, pg 527
Affidavit	OR Book 733, pg 528

GENERAL NOTES:

1) NORTHSHORE PLAT FIVE LIES WITHIN FLOOD ZONES B AND C AS SHOWN HEREON, ACCORDING TO COMMUNITY PANEL NUMBER 120085-0045-B DATED FEBRUARY 5, 1986 AND COMMUNITY PANEL NUMBER 120085-0035-C DATED JULY 15, 1992 OF THE FLOOD INSURANCE RATE MAPS FOR FLAGLER COUNTY, FLORIDA.
2) BEARINGS SHOWN HEREON REFER TO THE NORTHERLY MONUMENTED RIGHT-OF-WAY LINE OF HOTEL TRACE BEARING SOUTH 83°11'08" EAST.
3) LOT LINES SHOWN HEREON ARE RADIAL UNLESS OTHERWISE NOTED.
4) 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 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. F.S. 177.100 (28)
5) ALL DIMENSIONS ARE IN U.S. FEET AND DECIMAL PARTS THREOF.
6) 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 THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
7) AN ADDENDUM TO THIS PLAT IS ATTACHED HERETO, FULLY INCORPORATED HEREIN AND MADE A PART HEREOF BY THIS REFERENCE. THIS ADDENDUM IS AS RECORDED IN OFFICIAL RECORD BOOK _______, PAGES _______ OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.
8) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

CERTIFICATE OF SURVEYOR:

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A **LICENSED PROFESSIONAL** SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT ON THE 16 DAY OF DEC., 2000, DID COMPLETE THE SURVEY OF THE LANDS AS SHOWN IN THE FOREGOING PLAT; THAT THE FOREGOING PLAT WAS PREPARED UNDER THE DIRECTION AND SUPERVISION OF THE UNDERSIGNED AND COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES; THAT SAID PLAT IS A CORRECT REPRESENTATION OF THE LANDS AND FLOOD ZONES THEREIN DESCRIBED AND PLATTED; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS SHOWN THEREON AS REQUIRED BY CHAPTER 177.091 (7), AND PERMANENT CONTROL POINTS WILL BE SET IN ACCORDANCE WITH SECTION 177.091 (8) FLORIDA STATUTES, AND THAT SAID LAND IS LOCATED IN FLAGLER COUNTY, FLORIDA.

DATE 01/16/01

H.J. Burroughs
H.J. BURROUGHS
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
CERTIFICATE NO. 2642

REGISTERED H.J. BURROUGHS ENGINEER 18120 STATE OF FLORIDA SURVEYOR 2642

SURVEYING SERVICES PROVIDED BY:
TOMOKA ENGINEERING
900 SOUTH RIDGEWOOD AVENUE
DAYTONA BEACH, FLORIDA 32114
(904) 257-1600
LB NO. 2232

T.E. REF. # 99229GINN

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS, THAT NORTHSHORE OCEAN HAMMOCK INVESTMENT, L.P., A GEORGIA LIMITED PARTNERSHIP, THE OWNER OF THE LAND DESCRIBED ON THIS PLAT HAS CAUSED THE LAND TO BE SURVEYED AND PLATTED AS SHOWN, AND HEREBY DEDICATES THIS PLAT TO BE KNOWN AS NORTHSHORE PLAT FIVE EXCEPT AND RESERVING UNTO ITSELF, ITS RESPECTIVE SUCCESSORS OR ASSIGNS, SEVERABLE NON-EXCLUSIVE EASEMENTS ON, UNDER AND ABOVE THE LAND DESIGNATED AS PRIVATE RIGHT-OF-WAY AND EASEMENTS AS SHOWN HEREUPON TO INSTALL, MAINTAIN, REPAIR OR REPLACE FACILITIES AND STRUCTURES FOR THE FOLLOWING DESIGNATED PUBLIC OR PRIVATE UTILITY PURPOSES:

A. SANITARY SEWER SERVICES, WHETHER GRAVITY OR FORCE MAIN DESIGN
B. WATER SERVICE
C. CABLE TELEVISION
D. ELECTRICAL SERVICE
E. TELEPHONE SERVICE
F. OTHER UTILITIES AND SERVICES
G. DRAINAGE

PARCELS "1", "1A", "1B" AND "2" THROUGH "14" ARE HEREBY RESERVED UNTO NORTHSHORE OCEAN HAMMOCK INVESTMENT, L.P., A GEORGIA LIMITED PARTNERSHIP, FOR FUTURE DEVELOPMENT OF CONDOMINIUM BUILDINGS.

PARCELS "A" (LAKE AND LANDSCAPING) AND "E" (OCEAN CREST DRIVE - PRIVATE RIGHT-OF-WAY) ARE HEREBY DEDICATED TO THE NORTHSHORE PLAT FIVE PROPERTY OWNERS ASSOCIATION, THEIR SUCCESSORS AND/OR ASSIGNS.

PARCELS "B", "C", AND "D" ARE HEREBY RESERVED UNTO NORTHSHORE OCEAN HAMMOCK INVESTMENT, L.P., A GEORGIA LIMITED PARTNERSHIP, FOR USES INDICATED ON THIS PLAT.

THE LIFT STATION EASEMENT SHOWN HEREON (SHEET 3) IS HEREBY DEDICATED TO THE HAMMOCK DUNES COMMUNITY DEVELOPMENT DISTRICT. THE ENTRY FEATURE EASEMENT AND THE INGRESS/EGRESS EASEMENTS SHOWN HEREON (SHEETS 2 AND 3) ARE HEREBY DEDICATED TO THE NORTHSHORE PLAT FIVE PROPERTY OWNERS ASSOCIATION, THEIR SUCCESSORS AND/OR ASSIGNS. ALL OTHER EASEMENTS SHOWN HEREON ARE DEDICATED TO THE PUBLIC FOR THE USES THEREIN EXPRESSED.

DATE: 1/19/2001

SIGNED AND SEALED IN THE PRESENCE OF:

Melissa Clingerman
PRINT NAME: Melissa Clingerman

Todd A Zehner
PRINT NAME: Todd A Zehner

BY: NORTHSHORE OCEAN HAMMOCK INVESTMENT, L.P.
A GEORGIA LIMITED PARTNERSHIP

BY: HAMMOCK GP, LLC,
A GEORGIA LIMITED LIABILITY COMPANY

BY: [signature]
EDWARD R. GINN, MANAGER

ATTEST: J. Rymon Wilborn
J. RYMON WILBORN, VICE PRESIDENT

STATE OF FLORIDA } SS
COUNTY OF FLAGLER }

I HEREBY CERTIFY THAT ON THIS DAY BEFORE ME THE OFFICERS DULY AUTHORIZED IN THE STATE AND COUNTY NAMED ABOVE TO TAKE ACKNOWLEDGMENTS PERSONALLY APPEARED EDWARD R. GINN AND J. RYMON WILBORN, THE MANAGER AND VICE PRESIDENT, RESPECTIVELY, OF HAMMOCK GP, LLC, A GEORGIA LIMITED LIABILITY COMPANY, WHO SEVERALLY ACKNOWLEDGED EXECUTING THIS PLAT IN THE NAME OF AND FOR THAT CORPORATION, AS GENERAL PARTNER OF NORTHSHORE OCEAN HAMMOCK INVESTMENT, L.P., A GEORGIA LIMITED PARTNERSHIP AND THAT THEY WERE DULY AUTHORIZED BY THE CORPORATION SO TO DO. WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE NAMED ABOVE.

THIS 19th DAY OF JANUARY, 2001.

Linda K. Langevin
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES:

LINDA K. LANGEVIN
MY COMMISSION # CC 811807
EXPIRES: June 21, 2003
Bonded Thru Notary Public Underwriters

JOINDER AND CONSENT TO DEDICATION

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, LIEN, OR OTHER ENCUMBRANCE UPON THE ABOVE DESCRIBED PROPERTY AND THAT THE UNDERSIGNED HEREBY JOINS IN THE CONSENTS TO THE DEDICATION OF THE LANDS DESCRIBED ABOVE BY THE OWNER THEREOF, AND AGREES THAT ITS MORTGAGE, LIEN, OR OTHER ENCUMBRANCE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 700, PAGE 1377 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE ABOVE DEDICATION.

SIGNED AND SEALED IN THE PRESENCE OF:

Coe Schlicker
PRINT NAME: Coe Schlicker

[signature]
PRINT NAME: Andrew Robinson

DATE: January 23, 2001

BY: FIRST BANK AND TRUST CO. OF ILLINOIS

BY: [signature]
PRINT NAME: Michael C. Winter

ATTEST: Charlene J Madura
PRINT NAME: Charlene J. Madura

STATE OF Illinois } SS
COUNTY OF Cook }

I HEREBY CERTIFY THAT ON THIS DAY BEFORE ME THE OFFICERS DULY AUTHORIZED IN THE STATE AND COUNTY NAMED ABOVE TO TAKE ACKNOWLEDGMENTS PERSONALLY APPEARED MICHAEL WINTER AND CHARLENE J. MADURA, THE CEO AND VICE PRESIDENT, RESPECTIVELY, OF FIRST BANK AND TRUST CO. OF ILLINOIS WHO SEVERALLY ACKNOWLEDGED EXECUTING THE FOREGOING JOINDER AND CONSENT TO DEDICATION IN THE NAME OF AND FOR THAT CORPORATION, AND THAT THEY WERE DULY AUTHORIZED BY THE CORPORATION SO TO DO. WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE NAMED ABOVE.

THIS 23RD DAY OF JANUARY, 2001.

Penny Yarwood
NOTARY PUBLIC
STATE OF ILL.
MY COMMISSION EXPIRES:

OFFICIAL SEAL
PENNY YARWOOD
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 10-30-2004

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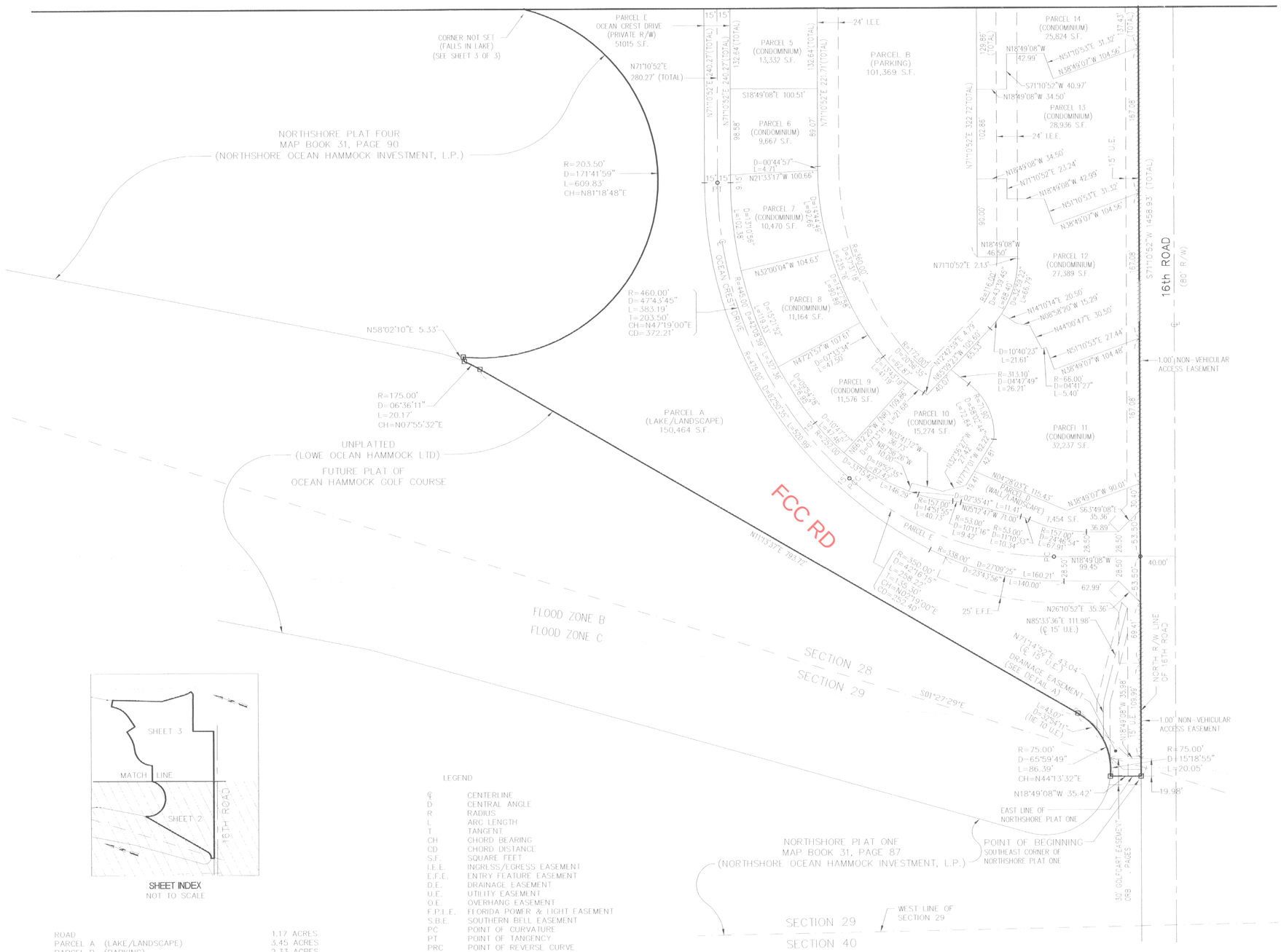
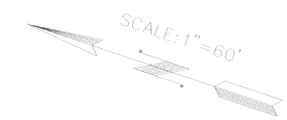
MATCHLINE





GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

GENERAL NOTES:

1) NORTHSHORE PLAT FIVE LIES WITHIN FLOOD ZONES B AND C AS SHOWN HEREON, ACCORDING TO COMMUNITY PANEL NUMBER 120085-0045-B DATED FEBRUARY 5, 1986 AND COMMUNITY PANEL NUMBER 120085-0035-C DATED JULY 15, 1992 OF THE FLOOD INSURANCE RATE MAPS FOR FLAGLER COUNTY, FLORIDA.

2) BEARINGS SHOWN HEREON REFER TO THE NORTHERLY MONUMENTED RIGHT-OF-WAY LINE OF HOTEL TRACE BEARING SOUTH 83°11'08" EAST.

3) LOT LINES SHOWN HEREON ARE RADIAL UNLESS OTHERWISE NOTED.

4) 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 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. F.S. 177.100 (28)

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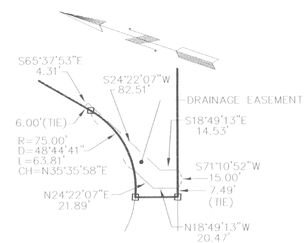
SHEET INDEX
NOT TO SCALE



DETAIL A
SCALE: 1" = 60'

LEGEND

℄	CENTERLINE
D	CENTRAL ANGLE
R	RADIUS
L	ARC LENGTH
T	TANGENT
CH	CHORD BEARING
CD	CHORD DISTANCE
S.F.	SQUARE FEET
I.E.E.	INGRESS/EGRESS EASEMENT
E.F.E.	ENTRY FEATURE EASEMENT
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
O.E.	OVERHANG EASEMENT
F.P.L.E.	FLORIDA POWER & LIGHT EASEMENT
S.B.E.	SOUTHERN BELL EASEMENT
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PRC	POINT OF REVERSE CURVE
(NR)	NOT RADIAL
R/W	RIGHT OF WAY
M.B.	MAP BOOK
PG.	PAGE
ORB	OFFICIAL RECORDS BOOK
DRI	DEVELOPMENT OF REGIONAL IMPACT
o	PERMANENT CONTROL POINT
□	SET PERMANENT REFERENCE MONUMENT STAMPED LB 2232, UNLESS OTHERWISE SHOWN (4"X4" CONCRETE MONUMENT)

ROAD	1.17 ACRES
PARCEL A (LAKE/LANDSCAPE)	3.45 ACRES
PARCEL B (PARKING)	2.33 ACRES
PARCEL C (RECREATION)	6.10 ACRES
PARCEL D (WALL/LANDSCAPE)	0.17 ACRES
PARCELS 1, 1A, 1B & 2 - 14 (CONDOMINIUM)	14.18 ACRES
TOTAL	27.40 ACRES

ZONING: PLANNED UNIT DEVELOPMENT (DRI)

SURVEYING SERVICES PROVIDED BY:
TOMOKA ENGINEERING
900 SOUTH RIDGEWOOD AVENUE
DAYTONA BEACH, FLORIDA 32114
(904) 257-1600
LB NO. 2232

T.E. REF. # 99229GINN

NORTHSHORE PLAT FIVE

SITUATED IN FLAGLER COUNTY, FLORIDA
GOVERNMENT SECTIONS 28 AND 29, TOWNSHIP 10 SOUTH, RANGE 31 EAST
A PORTION OF THE HAMMOCK DUNES DRI PROJECT

OWNED BY
NORTHSHORE OCEAN HAMMOCK INVESTMENT, L.P.
5 BLUE HERON LANE
PALM COAST, FL. 32125
(904)466-8446

ISSUE DATE: 01/16/01

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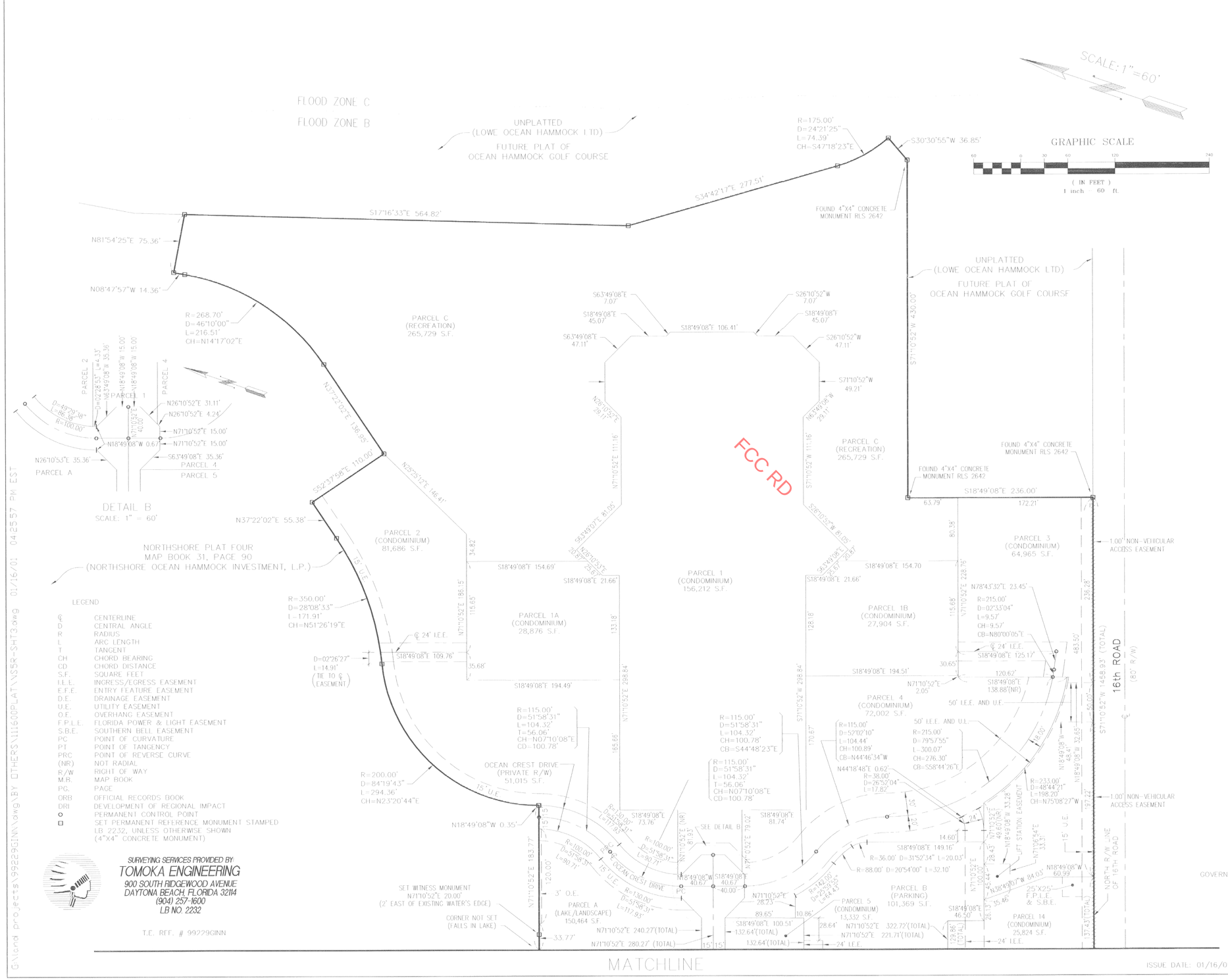

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ZONING: PLANNED UNIT DEVELOPMENT (DRI)

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5) ALL DIMENSIONS ARE IN U.S. FEET AND DECIMAL PARTS THEREOF.

6) 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 THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

7) AN ADDENDUM TO THIS PLAT IS ATTACHED HERETO, FULLY INCORPORATED HEREIN AND MADE A PART HEREOF BY THIS REFERENCE. THIS ADDENDUM IS AS RECORDED IN OFFICIAL RECORD BOOK _____, PAGES _____ OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

8) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

LEGEND

℄	CENTERLINE
D	CENTRAL ANGLE
R	RADIUS
L	ARC LENGTH
T	TANGENT
CH	CHORD BEARING
CD	CHORD DISTANCE
S.F.	SQUARE FEET
I.E.E.	INGRESS/EGRESS EASEMENT
E.F.E.	ENTRY FEATURE EASEMENT
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
O.E.	OVERHANG EASEMENT
F.P.L.E.	FLORIDA POWER & LIGHT EASEMENT
S.B.E.	SOUTHERN BELL EASEMENT
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PRC	POINT OF REVERSE CURVE
(NR)	NOT RADIAL
R/W	RIGHT OF WAY
M.B.	MAP BOOK
PG.	PAGE
ORB	OFFICIAL RECORDS BOOK
DRI	DEVELOPMENT OF REGIONAL IMPACT
○	PERMANENT CONTROL POINT
□	SET PERMANENT REFERENCE MONUMENT STAMPED LB 2232, UNLESS OTHERWISE SHOWN (4"X4" CONCRETE MONUMENT)

SURVEYING SERVICES PROVIDED BY:
TOMOKA ENGINEERING
900 SOUTH RIDGEWOOD AVENUE
DAYTONA BEACH, FLORIDA 32114
(904) 257-1600
LB NO. 2232

T.E. REF. # 99229GINN

NORTHSHORE PLAT FIVE

SITUATED IN FLAGLER COUNTY, FLORIDA
GOVERNMENT SECTIONS 28 AND 29, TOWNSHIP 10 SOUTH, RANGE 31 EAST
A PORTION OF THE HAMMOCK DUNES DRI PROJECT

OWNED BY
NORTHSHORE OCEAN HAMMOCK INVESTMENT, L.P.
5 BLUE HERON LANE
PALM COAST, FL. 32125
(904)466-8446

ISSUE DATE: 01/16/01

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