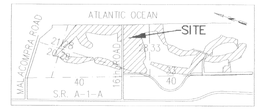
OCEAN HAMMOCK GOLF COURSE

MAP BOOK 33 , PAGE 11

SITUATED IN FLAGLER COUNTY, FLORIDA
GOVERNMENT SECTIONS 20, 21, 28, 29 AND 33, TOWNSHIP 10 SOUTH, RANGE 31 EAST
A PORTION OF THE HAMMOCK DUNES DRI PROJECT



LOCATION MAP
NOT TO SCALE

CERTIFICATE OF APPROVAL BY COUNTY COMMISSION OF FLAGLER COUNTY, FLORIDA

THIS IS TO CERTIFY THAT ON THE 19 DAY OF NOVEMBER 2001 THE FOREGOING PLAT WAS APPROVED BY THE COUNTY COMMISSION OF FLAGLER COUNTY, FLORIDA, UPON THE FOLLOWING EXPRESS STIPULATIONS.

1. LOWE OCEAN HAMMOCK, LTD., A FLORIDA 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, LOWE OCEAN HAMMOCK, LTD., A FLORIDA LIMITED PARTNERSHIP, AS DEDICATOR, RESERVES THE RIGHT TO TRANSFER BIKE PATHS, DRAINAGE FACILITIES AND THE SURFACE WATER MANAGEMENT SYSTEM AS WELL AS THE FOREGOING MAINTENANCE OBLIGATIONS TO THE DUNES COMMUNITY DEVELOPMENT DISTRICT.

BOARD OF COUNTY COMMISSIONERS OF
FLAGLER COUNTY, FLORIDA

BY: James O. Darby
CHAIRMAN

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

FLC RD

CERTIFICATE OF CLERK

I HEREBY CERTIFY THAT THE FOREGOING PLAT WAS FILED FOR RECORD ON THE 10th DAY OF December 2001 AT Burnell
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 OCEAN HAMMOCK GOLF COURSE SUBDIVISION.

Nov. 19, 2001
DATE

Barbara Revels
CHAIRMAN FLAGLER COUNTY PLANNING BOARD

CERTIFICATE OF APPROVAL

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 REGULATIONS.

DATE: NOV. 16, 2000

BY: S.T. Kruger
PRINT NAME: STEVEN. T. KRUGER
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
CERTIFICATE NO. 4722

CERTIFICATE OF APPROVAL

THIS IS TO CERTIFY THAT ON THE 19th DAY OF NOVEMBER , 2001 , THIS PLAT WAS APPROVED.

BY: Richard B. Dale
Asst COUNTY ENGINEER

CERTIFICATE OF APPROVAL

THIS IS TO CERTIFY THAT ON THE 19th DAY OF NOVEMBER, 2001 , THIS PLAT WAS APPROVED.

BY: Carl Kern
COUNTY ATTORNEY

LEGAL DESCRIPTION

Six parcels of land being portions of Government Sections 20, 21, 28, 29 and 33, Township 10 South, Range 31 East, Flagler County, Florida being more particularly described as follows:

Commencing at the intersection of the North Right-of-Way line of Hotel Trace and the East Right-of-Way Line of Ocean Way as shown on the SUBDIVISION PLAT OF OCEAN RIDGE as recorded in Map Book 30, Page 91 of the Public Records in and for Flagler County, Florida;

thence South 03°30'58" East along the said East Right-of-Way line of Ocean Way, for 102.24 feet; thence South 86°29'02" West, for 60.00 feet to a point of intersection with the West Right-of-Way line of said Ocean Way, same point also being the POINT OF BEGINNING of Parcel 1;

thence Southerly and Easterly along the West and South Right-of-Way lines of said Ocean Way the following seven courses;

thence South 03°30'58" East, for 161.59 feet;

thence Southeasterly along the arc of a tangent curve concave to the Northeast having a radius of 530.00 feet and a delta angle of 18°38'11", for 172.39 feet;

thence South 22°09'09" East along a tangent line, for 381.43 feet;

thence Southeasterly along the arc of a tangent curve concave to the Northeast having a radius of 514.49 feet and a delta angle of 19°56'31", for 179.07 feet;

thence Southeasterly along the arc of a reverse curve concave to the Southwest having a radius of 1349.94 feet and a delta angle of 13°30'02", for 318.08 feet;

thence South 28°35'38" East along a tangent line, for 89.98 feet;

thence Southeasterly along the arc of a tangent curve concave to the Northeast having a radius of 530.00 feet and a delta angle of 74°20'26", for 687.67 feet;

thence departing said South Right-of-Way line of Ocean Way, southeasterly along the arc of a non-tangent curve concave to the Northeast having a radius of 410.29 feet, a chord bearing of South 28° 14'10" East and a delta angle of 24°55'57", for 178.54 feet;

thence Southeasterly and Southwesterly along the arc of a reverse curve concave to the Northwest having a radius of 150.00 feet and a delta angle of 141°18'05", for 369.93 feet;

thence North 79°24'04" West along a tangent line, for 287.77 feet;

thence North 84°34'33" West, for 247.49 feet;

thence South 47°20'58" West, for 50.00 feet;

thence North 42°39'02" West, for 679.43 feet;

(SEE SHEET 2 OF 8 FOR CONTINUATION OF LEGAL DESCRIPTION)

GENERAL NOTES:

1) OCEAN HAMMOCK GOLF COURSE LIES WITHIN FLOOD ZONE B, C AND A-9 AS SHOWN HEREON, ACCORDING TO COMMUNITY PANEL NUMBER 120085-0045-B OF THE FLOOD INSURANCE RATE MAPS FOR FLAGLER COUNTY, FLORIDA, DATED FEBRUARY 5, 1986 AND COMMUNITY PANEL NUMBER 120085-0035-C OF THE FLOOD INSURANCE RATE MAPS FOR FLAGLER COUNTY, FLORIDA, DATED JULY 15, 1992.

2) BEARINGS SHOWN HEREON REFER TO THE TRANSVERSE MERCATOR GRID SYSTEM OF THE EAST ZONE OF FLORIDA, WITH THE NORTHERLY MONUMENTED RIGHT-OF-WAY LINE OF HOTEL TRACE BEARING SOUTH 83°11'08" EAST.

3) 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 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)

4) 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.

5) 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 786 PAGES 824-835 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

6) ALL LOT CORNERS HAVE BEEN SET IN ACCORDANCE WITH FLA STATUTES CHAPTER 177.091 (9).

7) CORNERS STAKED ALONG THE WESTERLY LINE(S) OF THE BEACH PRESERVATION PARCEL SERVE AS WITNESS CORNERS TO THE MEAN HIGH WATER LINE IN THAT VICINITY.

8) CORNERS STAKED ALONG THE BOUNDARY OF LAKE PARCEL 4 SERVE AS WITNESS CORNERS TO BOUNDARY LINES FALLING IN THE LAKE.

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS, THAT LOWE OCEAN HAMMOCK, LTD., A FLORIDA 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 OCEAN HAMMOCK GOLF COURSE, EXCEPT AND RESERVING UNTO ITSELF, ITS RESPECTIVE SUCCESSORS OR ASSIGNS, SEVERABLE NON-EXCLUSIVE EASEMENTS 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
H. BEACH ACCESS
I. EMERGENCY ACCESS EASEMENTS

IN WITNESS WHEREOF LOWE OCEAN HAMMOCK, LTD., A FLORIDA LIMITED PARTNERSHIP, HAS CAUSED THIS PLAT DEDICATION AND RESERVATION TO BE EXECUTED BY ITS DULY AUTHORIZED CORPORATE OFFICERS UPON THIS DATE:

SIGNED AND SEALED IN THE
PRESENCE OF:

PRINT NAME: Fatima Sena
PRINT NAME: JOSE LEVY

DATE: 11/29/00

LOWE OCEAN HAMMOCK, LTD.
A FLORIDA LIMITED PARTNERSHIP
BY: LOWE/OCEAN HAMMOCK, INC.
A FLORIDA CORPORATION, GENERAL PARTNER
BY: Robert D. DeVore
ROBERT D. DEVORE, VICE PRESIDENT
ATTEST: William T. Wethe
WILLIAM T. WETHE, ASSISTANT SECRETARY

STATE OF FLORIDA }
COUNTY OF FLAGLER } SS

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 ROBERT D. DEVORE AND WILLIAM T. WETHE, VICE PRESIDENT AND ASSISTANT SECRETARY, RESPECTIVELY, OF LOWE/OCEAN HAMMOCK, INC., A FLORIDA CORPORATION, WHO SEVERALLY ACKNOWLEDGED EXECUTING THE FOREGOING DEDICATION AND RESERVATION IN THE NAME OF AND FOR THAT CORPORATION, AS THE GENERAL PARTNER OF LOWE OCEAN HAMMOCK, LTD., A FLORIDA 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 29 DAY OF November, 2000

Sharon M. Henry
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES: _____

OFFICIAL NOTARIAL SEAL
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC963352
MY COMMISSION EXP. AUG. 24,2004

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 26 DAY OF OCTOBER 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, FLOOD ZONES AND WETLAND BOUNDARIES 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 11/16/00

H.J. Burroughs
H.J. BURROUGHS
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
CERTIFICATE NO. 2642
TOMOKA ENGINEERING
900 SOUTH RIDGEWOOD AVENUE
DAYTONA BEACH, FLORIDA 32114
CERTIFICATE OF AUTHORIZATION NO. LB2232

Proof of taxes pd OR BK 786 pgs 836-838
Proof of ownership OR BK 786, pgs 839-851
Attorney Letter on ownership OR BK 786 pgs 852-864
Attorney Letter on encumbrances OR BK 786, pgs 865-867
Maintenance Bond OR BK 786, pg 868-869
Surveyor's certification OR BK 786, pg 870
Engineer's certificates OR BK 786, pg 871-72

SURVEYING SERVICES PROVIDED BY:
TOMOKA ENGINEERING
900 SOUTH RIDGEWOOD AVENUE
DAYTONA BEACH, FLORIDA 32114
(904) 257-1600

RECEIVED
DEC 19 2000
ENGINEERING
FLAGLER COUNTY, FLA.

F:\LAND PROJECTS T2000\T0086\LOWE\BY OTHERS\10200-REV-GOLF-PLANS\53-COV.DWG - 11/16/00 08:37:41 AM EST

OCEAN HAMMOCK GOLF COURSE

MAP BOOK 33 , PAGE 12

SITUATED IN FLAGLER COUNTY, FLORIDA
GOVERNMENT SECTIONS 20, 21, 28, 29 AND 33, TOWNSHIP 10 SOUTH, RANGE 31 EAST
A PORTION OF THE HAMMOCK DUNES DRI PROJECT

LEGAL DESCRIPTION (CONTINUED FROM SHEET 1 OF 8)

thence South 62°59'42" West, for 535.82 feet;

thence South 70°10'00" West, for 2.00 feet;

thence North 19°50'00" West along the East Right-of-Way line of Hammock Dunes Parkway as shown on the said SUBDIVISION PLAT OF OCEAN RIDGE, for 218.10 feet;

thence departing said East Right-of-Way line of Hammock Dunes Parkway, North 70°10'00" East, for 98.64 feet;

thence North 20°39'26" West, for 114.94 feet;

thence North 60°26'18" East, for 175.79 feet;

thence South 27°39'10" East, for 294.63 feet;

thence North 82°20'50" East, for 20.50 feet;

thence North 62°59'42" East, for 372.96 feet;

thence North 18°49'12" West, for 61.80 feet;

thence North 32°12'21" West, for 250.00 feet;

thence North 45°55'09" West, for 127.91 feet;

thence North 26°10'42" West, for 286.83 feet;

thence North 28°13'53" West, for 116.50 feet;

thence Northwesterly along the arc of a non-tangent curve concave to the Northeast having a radius of 530.00 feet, a chord bearing of North 09°51'32" West and a delta angle of 21°47'38, for 201.60 feet;

thence Northeasterly and Northwesterly along the arc of a reverse curve concave to the Southwest having a radius of 645.00 feet and a delta angle of 16°56'13", for 190.67 feet;

thence North 15°53'56" West along a tangent line, for 152.26 feet;

thence Easterly along the Southerly Right-of-Way line of said Hotel Trace the following three courses;

thence Northeasterly and Southeasterly along the arc of a non-tangent curve concave to the Southwest having a radius of 669.99 feet, a chord bearing of South 88°17'33" East and a delta angle of 10°12'54", for 119.45 feet;

thence South 83°11'08" East along a non-tangent line, for 228.68 feet;

thence Southeasterly along the arc of a non-tangent curve concave to the Southwest having a radius of 30.00 feet, a chord bearing of South 43°21'05" East, and a delta angle of 79°40'15", for 41.72 feet to the POINT OF BEGINNING of Parcel 1.

Parcel 1 containing 22.53 Acres, more or less.

TOGETHER WITH PARCEL 2:

Commencing at the said intersection of the North Right-of-Way line of Hotel Trace and the East Right-of-Way line of Ocean Way;

thence South 03°30'58" West along the said East Right-of-Way line of Ocean Way, for 41.90 feet to the POINT OF BEGINNING of Parcel 2;

thence North 06°29'01" East along the East line of the plat of OCEAN WAY NORTH as recorded in Map Book 32, Page 8 of the said Public Records, for 203.79 feet;

thence departing said East line of OCEAN WAY NORTH, along the Southerly lines of the plat of OCEAN HAMMOCK PARCEL B-1 as recorded in Map Book 31, Page 65 of the said Public Records, the following four courses;

thence South 84°16'49" East, for 318.40 feet;

thence South 62°34'35" East, for 348.14 feet;

thence South 47°40'04" East, for 614.98 feet;

thence North 81°32'22" East, for 87.65 feet;

thence Southerly, departing said Southerly line of OCEAN HAMMOCK PARCEL B-1, along the West lines of "Tract A" as shown on the said SUBDIVISION PLAT OF OCEAN RIDGE the following eleven courses;

thence South 47°01'37" East, for 45.42 feet;

thence South 11°19'24" East, for 30.25 feet;

thence South 21°26'52" West, for 88.02 feet;

thence South 03°18'10" East, for 109.65 feet;

thence South 12°13'45" West, for 46.35 feet;

thence South 07°25'43" West, for 81.78 feet;

thence South 08°38'24" East, for 109.60 feet;

thence South 18°30'12" East, for 182.97 feet;

thence South 02°41'32" West, for 214.83 feet;

thence South 08°39'34" East, for 67.57 feet;

thence South 16°20'04" East, for 14.13 feet;

thence departing said West line of "Tract A", South 69°00'32" West along the North Right-of-Way line of said Ocean Way, for 205.68 feet;

thence Southwesterly along the said North Right-of-Way line of Ocean Way, same line also being along the arc of a tangent curve concave to the Northwest having a radius of 470.00 feet and a delta angle of 08°50'58", for 72.59 feet;

SURVEYING SERVICES PROVIDED BY:
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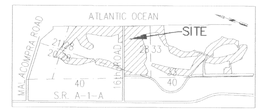


LOCATION MAP
NOT TO SCALE

thence departing said North Right-of-Way line, along the Easterly and Northerly lines of the plat of CYPRESS HAMMOCK as recorded in Map Book 31, Page 95 of the said Public Records, the following seven courses;

thence North 12°08'30" West along a radial line, for 113.02 feet;

thence North 36°49'27" East, for 38.75 feet;

thence Northeasterly and Northwesterly along the arc of a tangent curve concave to the Northwest having a radius of 170.00 feet and a delta angle of 78°28'58", for 232.86 feet;

thence Northwesterly along the arc of a non-tangent curve concave to the Southwest having a radius of 1141.46 feet, a chord bearing of North 37°24'17" West and a delta angle of 49°49'07", for 992.50 feet;

thence Northwesterly and Southwesterly along the arc of a non-tangent curve concave to the Southwest having a radius of 170.00 feet, a chord bearing of North 80°41'17" West and a delta angle of 95°04'31", for 282.09 feet;

thence Southwesterly along the arc of a non-tangent curve concave to the Northwest having a radius of 70.00 feet, a chord bearing of South 66°48'31" West and a delta angle of 30°42'11", for 37.51 feet;

thence South 82°09'37" West along a tangent line, for 119.39 feet;

thence Northeasterly, departing said Northerly line of CYPRESS HAMMOCK, along the said East Right-of-Way line of Ocean Way, same line also being along the arc of a non-tangent curve concave to the Northeast having a radius of 470.00 feet, a chord bearing of North 09°00'55" West and a delta angle of 10°59'54", for 90.22 feet;

thence North 03°30'58" West along the said East Right-of-Way line of Ocean Way and a tangent line, for 221.92 feet to the POINT OF BEGINNING of Parcel 2.

Parcel 2 Containing 16.38 Acres, more or less.

TOGETHER WITH PARCEL 3:

FCC RULES

Commencing at the said intersection of the North Right-of-Way line of Hotel Trace and the East Right-of-Way line of Ocean Way;

thence Southwesterly and Northwesterly along the said North Right-of-Way line of Hotel Trace and along a curve concave to the Northwest having a radius of 350.00 feet, a chord bearing of South 89°54'58" West and a delta angle of 08°41'46", for 53.12 feet to the POINT OF BEGINNING of Parcel 3;

thence Westerly along the said North Right-of-Way line of Hotel Trace and along a curve concave to the Northeast having a radius of 350.00 feet, a chord bearing of North 84°27'37" West and a delta angle of 02°33'04", for 15.58 feet;

thence North 83°11'08" West along the said North Right-of-Way line of Hotel Trace, for 230.62 feet;

thence departing said North Right-of-Way line, along the Northerly lines of the plat of OCEAN HAMMOCK PARCEL B-4 as recorded in Map Book 31, Page 63 of the said Public Records, the following three courses;

thence North 61°56'27" West, for 361.25 feet;

thence Northwesterly along the arc of a non-tangent curve concave to the Southwest having a radius of 126.19 feet, a chord bearing of North 65°52'52" West and a delta angle of 10°52'50", for 23.96 feet;

thence North 69°48'30" West along a non-tangent line, for 761.97 feet;

thence departing said Northerly line of OCEAN HAMMOCK PARCEL B-4, along the Easterly line of the plat of HAMMOCK DUNES PARKWAY EXTENSION as recorded in Map Book 32, Page 5, same line also being along the arc of a non-tangent curve concave to the Southwest having a radius of 660.00 feet, a chord bearing of North 48°52'55" West and a delta angle of 05°57'15", for 68.59 feet;

thence departing said Easterly line of HAMMOCK DUNES PARKWAY, along the Easterly lines of the plat of OCEAN HAMMOCK PARCEL B-3 as recorded in Map Book 31, Page 97 of the said Public Records the following six courses;

thence North 14°22'18" West along a non-tangent line, for 162.97 feet;

thence North 12°49'17" West, for 449.78 feet;

thence Northwesterly along the arc of a non-tangent curve concave to the Southwest having a radius of 664.19 feet, a chord bearing of North 11°54'50" West and a delta angle of 00°28'41", for 5.54 feet;

thence North 11°00'23" West along a non-tangent line, for 579.55 feet;

thence Northwesterly and Northeasterly along the arc of a tangent curve concave to the Northeast having a radius of 175.00 feet and a delta angle of 18°40'13", for 57.03 feet;

thence North 07°39'51" East along a tangent line, for 838.49 feet;

thence departing said Easterly line of OCEAN HAMMOCK PARCEL B-3, along the Westerly lines of the plat of OCEAN HAMMOCK PARCEL B-5 as recorded in Map Book 32, Page 13 of the said Public Records, the following three courses;

thence continuing North 07°39'51" East, for 64.72 feet;

thence Northeasterly and Southeasterly along the arc of a non-tangent curve concave to the Southeast having a radius of 310.00 feet, a chord bearing of North 86°09'56" East and a delta angle of 25°10'29", for 136.21 feet;

thence South 05°52'32" East along a non-tangent line, for 257.71 feet;

thence departing said Southerly line of OCEAN HAMMOCK PARCEL B-5, along the Westerly and Southerly lines of the plat of OCEAN HAMMOCK PARCEL B-2 as recorded in Map Book 31, Page 77 of the said Public Records, the following twelve courses;

thence continuing South 05°52'32" East, for 640.14 feet;

thence Southeasterly along the arc of a non-tangent curve concave to the Northeast having a radius of 210.79 feet, a chord bearing of South 07°09'16" East and a delta angle of 08°32'49", for 31.44 feet;

thence South 11°00'23" East along a non-tangent line, for 546.01 feet;

thence South 12°49'17" East, for 553.07 feet;

thence Southeasterly along the arc of a tangent curve concave to the Northeast having a radius of 80.00 feet and a delta angle of 71°20'54", for 99.62 feet;

thence South 84°10'12" East along a tangent line, for 475.71 feet;

thence Southeasterly along the arc of a tangent curve concave to the Southwest having a radius of 175.00 feet and a delta angle of 22°12'31", for 67.83 feet;

thence South 61°57'40" East along a tangent line, for 218.72 feet;

thence North 28°02'20" East, for 22.27 feet;

thence South 56°17'30" East, for 206.21 feet;

thence Southeasterly along the arc of a tangent curve concave to the Northeast having a radius of 145.00 feet and a delta angle of 27°13'28", for 68.90 feet;

thence South 83°30'59" East along a tangent line, for 14.55 feet to a point to be hereinafter referred to as "POINT A";

thence departing the said Southerly line of OCEAN HAMMOCK PARCEL B-2, along the West line of the said plat of OCEAN WAY NORTH, South 06°29'01" West, for 298.21 feet to the POINT OF BEGINNING of Parcel 3.

Parcel 3 containing 23.66 Acres, more or less.

TOGETHER WITH PARCEL 4:

Commencing at the before mentioned "POINT A"; thence Northerly along the West lines of said plat of OCEAN WAY NORTH the following two courses; thence North 06°29'01" East, for 22.60 feet; thence Northeasterly and Northwesterly along the arc of a tangent curve concave to the Southwest having a radius of 370.00 feet and a delta angle of 10°15'39", for 66.26 feet to the POINT OF BEGINNING of Parcel 4;

thence along the Easterly lines of said plat of OCEAN HAMMOCK PARCEL B-2 the following six courses;

thence North 61°57'40" West along a non-tangent line, for 235.92 feet;

thence Northwesterly along the arc of a non-tangent curve concave to the Northeast having a radius of 75.00 feet, a chord bearing of North 48°37'39" West and a delta angle of 49°44'28", for 65.11 feet;

thence North 23°45'24" West along a tangent line, for 793.35 feet;

thence Northwesterly and Northeasterly along the arc of a non-tangent curve concave to the Northeast having a radius of 175.00 feet, a chord bearing of North 09°05'41" West and a delta angle of 29°34'10", for 90.31 feet;

thence North 05°41'24" East along a tangent line, for 534.00 feet;

thence Northeasterly along the arc of a tangent curve concave to the Southeast having a radius of 175.00 feet and a delta angle of 09°09'50", for 27.99 feet;

thence departing said Easterly lines of OCEAN HAMMOCK PARCEL B-2, along the Southerly, Easterly and Northerly lines of the said plat of OCEAN HAMMOCK PARCEL B-5 the following fifteen courses;

thence continuing Northeasterly along the arc of the last described curve through a delta angle of 64°09'44", for 195.97 feet;

thence Northeasterly and Northwesterly along the arc of a reverse curve concave to the Northwest having a radius of 180.00 feet and a delta angle of 96°47'51", for 304.10 feet;

thence Northwesterly and Northeasterly along the arc of a non-tangent curve concave to the Southeast having a radius of 75.00 feet, a chord bearing of North 10°25'25" East and a delta angle of 55°47'18", for 73.03 feet;

thence North 38°19'22" East along a tangent line, for 597.70 feet;

thence Northeasterly and Southeasterly along the arc of a non-tangent curve concave to the Southeast having a radius of 175.00 feet, a chord bearing of North 67°12'03" East and a delta angle of 57°45'26", for 176.41 feet;

thence Northeasterly and Northwesterly along the arc of a non-tangent curve concave to the Northwest having a radius of 75.00 feet, a chord bearing of North 06°44'38" East and a delta angle of 68°12'58", for 89.29 feet;

thence North 27°21'50" West along a tangent line, for 793.28 feet;

thence Northwesterly and Southwesterly along the arc of a tangent curve concave to the Southwest having a radius of 80.00 feet and a delta angle of 99°58'07", for 139.58 feet;

thence South 52°40'02" West along a tangent line, for 719.99 feet;

thence Southwesterly along the arc of a non-tangent curve concave to the Northwest having a radius of 175.10 feet, a chord bearing of South 59°12'05" West and a delta angle of 13°03'39", for 39.91 feet;

thence South 65°44'11" West along a non-tangent line, for 455.71 feet;

thence Southwesterly and Northwesterly along the arc of a non-tangent curve concave to the Northwest having a radius of 175.87 feet, a chord bearing of South 84°03'20" West and a delta angle of 36°38'23", for 112.47 feet;

thence North 77°31'49" West along a non-tangent line, for 215.00 feet;

thence South 44°39'55" West, for 452.25 feet;

thence South 44°39'18" West, for 27.61 feet;

thence departing said Northerly lines of OCEAN HAMMOCK PARCEL B-5, along the North line of said OCEAN HAMMOCK PARCEL B-3, South 88°22'11" West, for 230.67 feet;

thence departing said North line of OCEAN HAMMOCK PARCEL B-3, along the said Easterly lines of the plat of HAMMOCK DUNES PARKWAY EXTENSION, the following two courses;

(SEE SHEET 3 OF 8 FOR CONTINUATION OF LEGAL DESCRIPTION)

OCEAN HAMMOCK GOLF COURSE

MAP BOOK 33 , PAGE 13

SITUATED IN FLAGLER COUNTY, FLORIDA
GOVERNMENT SECTIONS 20, 21, 28, 29 AND 33, TOWNSHIP 10 SOUTH, RANGE 31 EAST
A PORTION OF THE HAMMOCK DUNES DRI PROJECT

LEGAL DESCRIPTION (CONTINUED FROM SHEET 2 OF 8)

thence Northwesterly along the arc of a non-tangent curve concave to the Southwest having a radius of 1220.00 feet, a chord bearing of North 11°06'36" West and a delta angle of 17°26'49", for 371.50 feet;

thence North 19°50'00" West along a tangent line, for 861.70 feet to a point of intersection with the South Right-of-Way line of 16th Road, said point to be hereinafter referred to as "POINT B";

thence North 71°10'52" East, departing said Easterly lines of the plat of HAMMOCK DUNES PARKWAY EXTENSION, along the said South Right-of-Way line of 16th Road, for 2623.76 feet;

thence Southeasterly, departing said South Right-of-Way line of 16th Road, along the Mean High Water Line of the Atlantic Ocean the following sixteen courses:

thence South 19°33'14" East, for 599.64 feet;

thence South 24°52'17" East, for 175.98 feet;

thence South 21°51'22" East, for 87.56 feet;

thence South 21°50'02" East, for 96.70 feet;

thence South 18°19'53" East, for 97.39 feet;

thence South 18°06'03" East, for 97.09 feet;

thence South 20°47'05" East, for 95.68 feet;

thence South 20°34'03" East, for 99.49 feet;

thence South 23°20'03" East, for 103.19 feet;

thence South 18°31'36" East, for 102.24 feet;

thence South 21°13'17" East, for 96.56 feet;

thence South 18°38'35" East, for 109.38 feet;

thence South 20°16'49" East, for 101.26 feet;

thence South 19°59'01" East, for 97.53 feet;

thence South 24°03'42" East, for 96.38 feet;

thence South 19°53'24" East, for 11.49 feet;

thence departing said Mean High Water Line, South 70°06'36" West, for 197.84 feet;

thence South 55°10'09" West, for 584.36 feet;

thence North 51°40'38" West, for 148.63 feet;

thence South 89°25'56" West, for 48.57 feet;

thence South 38°19'22" West, for 110.08 feet;

thence South 24°48'57" West, for 57.52 feet;

thence South 46°34'14" West, for 77.20 feet;

thence South 00°11'37" East, for 224.92 feet;

thence South 58°44'04" West, for 122.86 feet;

thence South 55°21'32" East, for 65.73 feet;

thence Southeasterly and Southwesterly along the arc of a tangent curve concave to the Southwest having a radius of 150.00 feet and a delta angle of 64°32'21", for 168.96 feet;

thence South 09°10'50" West along a tangent line, for 262.22 feet;

thence Southwesterly and Southeasterly along the arc of a tangent curve concave to the Southeast having a radius of 1000.00 feet and a delta angle of 14°31'40", for 253.56 feet;

thence Southeasterly along the arc of a compound curve concave to the Northeast having a radius of 1540.00 feet and a delta angle of 13°43'44", for 369.01 feet;

thence South 19°04'35" East along a tangent line, for 177.07 feet;

thence South 48°40'19" West, for 64.84 feet;

thence Southwesterly and Southeasterly along the arc of a tangent curve concave to the Southeast having a radius of 89.00 feet and a delta angle of 96°04'03", for 149.23 feet;

thence South 47°23'44" East along a tangent line, for 15.23 feet;

thence Southeasterly and Northeasterly along the arc of a tangent curve concave to the Northwest having a radius of 66.50 feet and a delta angle of 89°39'07", for 104.05 feet;

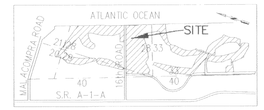
thence Northeasterly along the arc of a compound curve concave to the Northwest having a radius of 36.00 feet and a delta angle of 25°24'53", for 15.97 feet;

thence North 17°32'17" East along a tangent line, for 18.98 feet;

thence Northeasterly along the arc of a tangent curve concave to the Northwest having a radius of 60.00 feet and a delta angle of 10°15'34", for 10.74 feet;

thence Northeasterly along the arc of a reverse curve concave to the Southeast having a radius of 220.00 feet and a delta angle of 31°18'57", for 120.24 feet;

thence Southeasterly along the arc of a non-tangent curve concave to the Northeast having a radius of 558.00 feet, a chord bearing of South 49°41'54" East and a delta angle of 04°39'00", for 45.29 feet;



LOCATION MAP
NOT TO SCALE

thence Southerly along the said West lines of the plat of OCEAN WAY NORTH the following two courses;

thence Southwesterly and Southeasterly along the arc of a non-tangent curve concave to the Southeast having a radius of 430.00 feet, a chord bearing of South 04°08'37" West and a delta angle of 39°20'22", for 295.24 feet;

thence Southeasterly along the arc of a reverse curve concave to the Southwest having a radius of 370.00 feet and a delta angle of 11°44'57", for 75.87 feet to the POINT OF BEGINNING of Parcel 4.

Parcel 4 containing 90.20 Acres, more or less.

TOGETHER WITH PARCEL 5:

Commencing at the before mentioned "POINT B", thence North 18°49'12" West, for 210.27 feet; thence North 71°10'48" East, for 210.60 feet to the POINT OF BEGINNING of Parcel 5;

thence along the Easterly lines of the plat of NORTHSHORE PLAT ONE as recorded in Map Book 31, Page 87 of the said Public Records and the Westerly lines of the plat of NORTHSHORE PLAT FOUR as recorded in Map Book 31, Page 90 of the said Public Records the following six courses;

thence North 03°08'04" West, for 786.71 feet;

thence North 07°43'27" West, for 492.99 feet;

thence Northwesterly and Northeasterly along the arc of a tangent curve concave to the Southeast having a radius of 175.00 feet and a delta angle of 97°27'08", for 297.65 feet to a point to be hereinafter referred to as "POINT C";

thence continuing Northeasterly and Southeasterly along the arc of the last described curve through a delta angle of 82°32'52", for 252.13 feet;

thence South 07°43'27" East along a tangent line, for 500.00 feet;

thence Southeasterly and Southwesterly along the arc of a tangent curve concave to the Northwest having a radius of 175.00 feet and a delta angle of 12°20'53", for 37.72 feet to the Southwest corner of said NORTHSHORE PLAT FOUR;

thence continuing Southwesterly, departing said West line of NORTHSHORE PLAT FOUR, along the arc of the last described curve through a delta angle of 06°36'11", for 20.17 feet;

thence South 11°13'37" West along a tangent line, for 793.72 feet;

thence Southwesterly and Northwesterly along the arc of a tangent curve concave to the Northeast having a radius of 75.00 feet and a delta angle of 165°38'18", for 216.82 feet to the POINT OF BEGINNING of Parcel 5.

Parcel 5 containing 9.95 Acres, more or less.

TOGETHER WITH PARCEL 6:

Commencing at the before mentioned "POINT C"; thence North 00°16'19" West, for 50.00 feet to the POINT OF BEGINNING of Parcel 6;

thence along the Northerly lines of the said plat of NORTHSHORE PLAT ONE the following two courses;

thence Northwesterly along the arc of a non-tangent curve concave to the Northeast having a radius of 75.00 feet, a chord bearing of North 61°40'34" West and a delta angle of 57°11'30", for 74.86 feet;

thence North 34°00'03" West along a non-tangent line, for 12.62 feet to a point on the Northerly line of said NORTHSHORE PLAT ONE;

thence departing said Northerly lines of NORTHSHORE PLAT ONE, North 34°00'03" West, for 779.89 feet;

thence Northwesterly along the arc of a non-tangent curve concave to the Northeast having a radius of 175.00 feet, a chord bearing of North 22°32'11" West and a delta angle of 22°55'40", for 70.03 feet;

thence North 11°04'19" West along a non-tangent line, for 653.09 feet;

thence North 22°40'09" East, for 393.07 feet;

thence Northeasterly along the arc of a tangent curve concave to the Southeast having a radius of 175.00 feet and a delta angle of 08°29'40", for 25.94 feet;

thence North 05°23'23" West along a non-tangent line, for 65.53 feet;

thence North 02°29'07" West, for 61.48 feet;

thence North 07°15'53" West, for 81.92 feet;

thence North 08°23'02" West, for 69.12 feet;

thence North 02°36'13" West, for 53.35 feet;

thence South 73°12'59" East, for 2061.09 feet to a point of intersection with the Mean High Water Line of the Atlantic Ocean;

thence Southeasterly along the said Mean High Water line the following twenty-two courses;

thence South 19°43'04" East, for 2.16 feet;

thence South 22°22'17" East, for 103.66 feet;

thence South 18°17'00" East, for 99.58 feet;

thence South 15°18'59" East, for 101.06 feet;

thence South 22°23'04" East, for 97.43 feet;

thence South 21°38'42" East, for 98.66 feet;

thence South 19°14'57" East, for 104.53 feet;

thence South 17°41'40" East, for 103.22 feet;

thence South 18°55'14" East, for 105.63 feet;

thence South 19°51'03" East, for 99.89 feet;

thence South 21°22'22" East, for 98.42 feet;

thence South 20°20'54" East, for 98.61 feet;

thence South 16°29'41" East, for 97.78 feet;

thence South 19°43'06" East, for 99.16 feet;

thence South 18°15'12" East, for 99.82 feet;

thence South 15°23'43" East, for 102.05 feet;

thence South 16°25'50" East, for 94.32 feet;

thence South 15°43'56" East, for 94.61 feet;

thence South 17°44'09" East, for 100.33 feet;

thence South 18°22'32" East, for 96.52 feet;

thence South 16°55'40" East, for 40.52 feet;

thence South 19°33'14" East, for 583.49 feet;

thence South 71°10'52" West, departing said Mean High Water line, along the North Right-of-Way line of said 16th Road, for 888.89 feet;

thence departing said North Right-of-Way line of 16th Road, North 18°49'08" West, for 236.00 feet;

thence North 71°10'52" East, for 430.00 feet;

thence North 30°30'55" East, for 36.85 feet;

thence Northwesterly along the arc of a non-tangent curve concave to the Northeast having a radius of 175.00 feet, a chord bearing of North 47°18'23" West and a delta angle of 24°21'25", for 74.39 feet;

thence North 34°42'17" West along a non-tangent line, for 277.51 feet;

thence North 17°16'33" West, for 564.82 feet to the Southeast corner of said NORTHSHORE PLAT FOUR;

thence Northerly and Westerly along the Easterly and Northerly lines of said NORTHSHORE PLAT FOUR the following eight courses;

thence continuing North 17°16'33" West, for 64.26 feet;

thence North 08°05'35" West, for 653.77 feet;

thence Northwesterly along the arc of a tangent curve concave to the Southwest having a radius of 100.00 feet and a delta angle of 45°09'29", for 78.82 feet;

thence South 67°13'50" West along a non-tangent line, for 248.66 feet;

thence South 48°35'24" West, for 166.48 feet;

thence Southwesterly along the arc of a tangent curve concave to the Southeast having a radius of 150.00 feet and a delta angle of 41°53'06", for 109.65 feet;

thence South 06°42'19" West along a tangent line, for 94.58 feet;

thence Southwesterly, Northwesterly and Northeasterly along the arc of a tangent curve concave to the Northeast having a radius of 175.00 feet and a delta angle of 180°00'00", for 549.78 feet to the Northwesterly corner of said NORTHSHORE PLAT FOUR;

thence, departing said Northerly line of NORTHSHORE PLAT FOUR, North 06°42'19" East along a tangent line, for 400.00 feet;

thence Northeasterly along the arc of a tangent curve concave to the Southeast having a radius of 175.00 feet and a delta angle of 38°06'36", for 116.40 feet;

thence North 44°46'20" East along a non-tangent line, for 348.79 feet;

thence Northeasterly and Northwesterly along the arc of a tangent curve concave to the Southwest having a radius of 75.00 feet and a delta angle of 117°59'19", for 154.45 feet;

thence North 73°12'59" West along a tangent line, for 277.45 feet;

thence Northwesterly along the arc of a tangent curve concave to the Northeast having a radius of 175.00 feet and a delta angle of 14°21'41", for 43.86 feet;

thence North 58°51'18" West along a tangent line, for 603.47 feet;

thence Northwesterly and Southwesterly along the arc of a tangent curve concave to the Southeast having a radius of 75.00 feet and a delta angle of 98°28'33", for 128.90 feet;

thence South 22°40'09" West along a tangent line, for 395.51 feet;

thence South 11°04'19" East, for 533.84 feet;

thence South 19°38'18" East, for 780.25 feet;

thence Southeasterly and Southwesterly along the arc of a non-tangent curve concave to the Northwest having a radius of 75.00 feet, a chord bearing of South 34°54'46" West and a delta angle of 109°37'50", for 143.51 feet to the POINT OF BEGINNING OF PARCEL 6.

Parcel 6 containing 65.38 Acres, more or less.

All of the above, Parcel 1 thru Parcel 6, containing 228.10 Acres, more or less.

RECORD

SURVEYING SERVICES PROVIDED BY:
TOMOKA ENGINEERING
900 SOUTH RIDGEWOOD AVENUE
DAYTONA BEACH, FLORIDA 32114
(904) 257-1600

LAND USE

GOLF COURSE PARCELS (A THRU H)	160.08 ACRES
LAKE PARCELS (1 THRU 14)	36.86 ACRES
BUFFER PARCELS (BP1 AND BP2)	1.10 ACRES
BUFFER/LANDSCAPE PARCELS (BLP1 THRU BLP6)	12.11 ACRES
BEACH PRESERVATION PARCELS (BPP1 AND BPP2)	15.52 ACRES
GOLF COURSE MAINTENANCE PARCEL	2.42 ACRES
ACCESS TRACT	0.01 ACRES
TOTAL =	228.10 ACRES

ZONING: PLANNED UNIT DEVELOPMENT (DRI)

NOTE: SEE SHEET 1 FOR GENERAL NOTES.

LEGEND

℄	CENTERLINE
D	DELTA ANGLE
R	RADIUS
L	ARC LENGTH
CH	CHORD BEARING
CL	CHORD LENGTH
T	TANGENT
S.F.	SQUARE FEET
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PRC	POINT OF REVERSE CURVE
O.R.B.	OFFICIAL RECORD BOOK
M.B.	MAP BOOK
PG.	PAGE
R/W	RIGHT-OF-WAY
○	NAIL & DISK (SET) LB #2232
⊙	NAIL & DISK (SET) PRM LB #2232
◉	NAIL & DISK (FOUND-NUMBER INDICATED)
●	IRON ROD & CAP (SET) LB #2232
□	PERMANENT REFERENCE MONUMENT (PRM) LB #2232 (SET-4"x4" CONCRETE MONUMENT)
■	PERMANENT REFERENCE MONUMENT (FOUND-NUMBER INDICATED)
○	PERMANENT CONTROL POINT
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
F.P.L.E.	FLORIDA POWER & LIGHT EASEMENT
S.B.E.	SOUTHERN BELL EASEMENT
W.M.E.	WATERMAIN EASEMENT
E.A.E.	EMERGENCY ACCESS EASEMENT
P.A.E.	PEDESTRIAN ACCESS EASEMENT
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING

EASEMENT C/L LINE AND CURVE DATA

LINE TABLE

LINE	LENGTH	BEARING
L1	209.28	S47°19'57"W
L2	334.30	N78°56'44"W
L3	104.31	S57°31'44"W
L4	166.38	S13°01'32"W
L5	65.04	S27°10'21"W
L6	266.14	N55°09'39"W
L7	116.94	S34°50'20"W
L8	248.86	S59°48'38"W
L9	13.76	N23°49'03"E
L10	130.25	N69°26'28"E

CURVE TABLE

CURVE	LENGTH	RADIUS
C3	258.45	1400.00

LAKE PARCEL 2 CURVE TABLE

1	R=10.00'	D=32°44'04"	L=5.71'
2	R=157.32'	D=26°24'49"	L=72.52'
3	R=30.00'	D=58°21'44"	L=30.56'
4	R=45.00'	D=65°29'58"	L=51.44'

LAKE PARCEL 2 CURVE TABLE

1	R=10.00'	D=32°44'04"	L=5.71'
2	R=157.32'	D=26°24'49"	L=72.52'
3	R=30.00'	D=58°21'44"	L=30.56'
4	R=45.00'	D=65°29'58"	L=51.44'

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

T.E. REF. # XXXXX

OCEAN HAMMOCK GOLF COURSE

SITUATED IN
SECTIONS 20, 21, 28, 29 AND 33
TOWNSHIP 10 SOUTH, RANGE 31 EAST
FLAGLER COUNTY, FLORIDA

OWNED BY
LOWE OCEAN HAMMOCK, LTD.
P.O. BOX 354480, PALM COAST, FLORIDA 32125
(904) 446-6418

MAP BOOK 33 , PAGE 15

LEGEND

℄	CENTERLINE
D	DELTA ANGLE
R	RADIUS
L	ARC LENGTH
CH	CHORD BEARING
CL	CHORD LENGTH
T	TANGENT
S.F.	SQUARE FEET
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PRC	POINT OF REVERSE CURVE
O.R.B.	OFFICIAL RECORD BOOK
M.B.	MAP BOOK
PG.	PAGE
R/W	RIGHT-OF-WAY
○	NAIL & DISK (SET) LB #2232
⊙	NAIL & DISK (SET) PRM LB #2232
●	NAIL & DISK (FOUND-NUMBER INDICATED)
●	IRON ROD & CAP (SET) LB #2232
⊠	PERMANENT REFERENCE MONUMENT (PRM) LB #2232 (SET-4"x4" CONCRETE MONUMENT)
■	PERMANENT REFERENCE MONUMENT (FOUND-NUMBER INDICATED)
○	PERMANENT CONTROL POINT
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
F.P.L.E.	FLORIDA POWER & LIGHT EASEMENT
S.B.E.	SOUTHERN BELL EASEMENT
W.M.E.	WATERMAIN EASEMENT
E.A.E.	EMERGENCY ACCESS EASEMENT
P.A.E.	PEDESTRIAN ACCESS EASEMENT
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING

SCALE: 1" = 100'

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

LAND USE

GOLF COURSE PARCELS (A THRU H)	160.08 ACRES
LAKE PARCELS (1 THRU 14)	36.86 ACRES
BUFFER PARCELS (BP1 AND BP2)	1.10 ACRES
BUFFER/LANDSCAPE PARCELS (BLP1 THRU BLP6)	12.11 ACRES
BEACH PRESERVATION PARCELS (BPP1 AND BPP2)	15.52 ACRES
GOLF COURSE MAINTENANCE PARCEL	2.42 ACRES
ACCESS TRACT	0.01 ACRES
TOTAL =	228.10 ACRES

ZONING: PLANNED UNIT DEVELOPMENT (DRI)

NOTE: SEE SHEET 1 FOR GENERAL NOTES.

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

OCEAN HAMMOCK GOLF COURSE

SITUATED IN
SECTIONS 20, 21, 28, 29 AND 33
TOWNSHIP 10 SOUTH, RANGE 31 EAST
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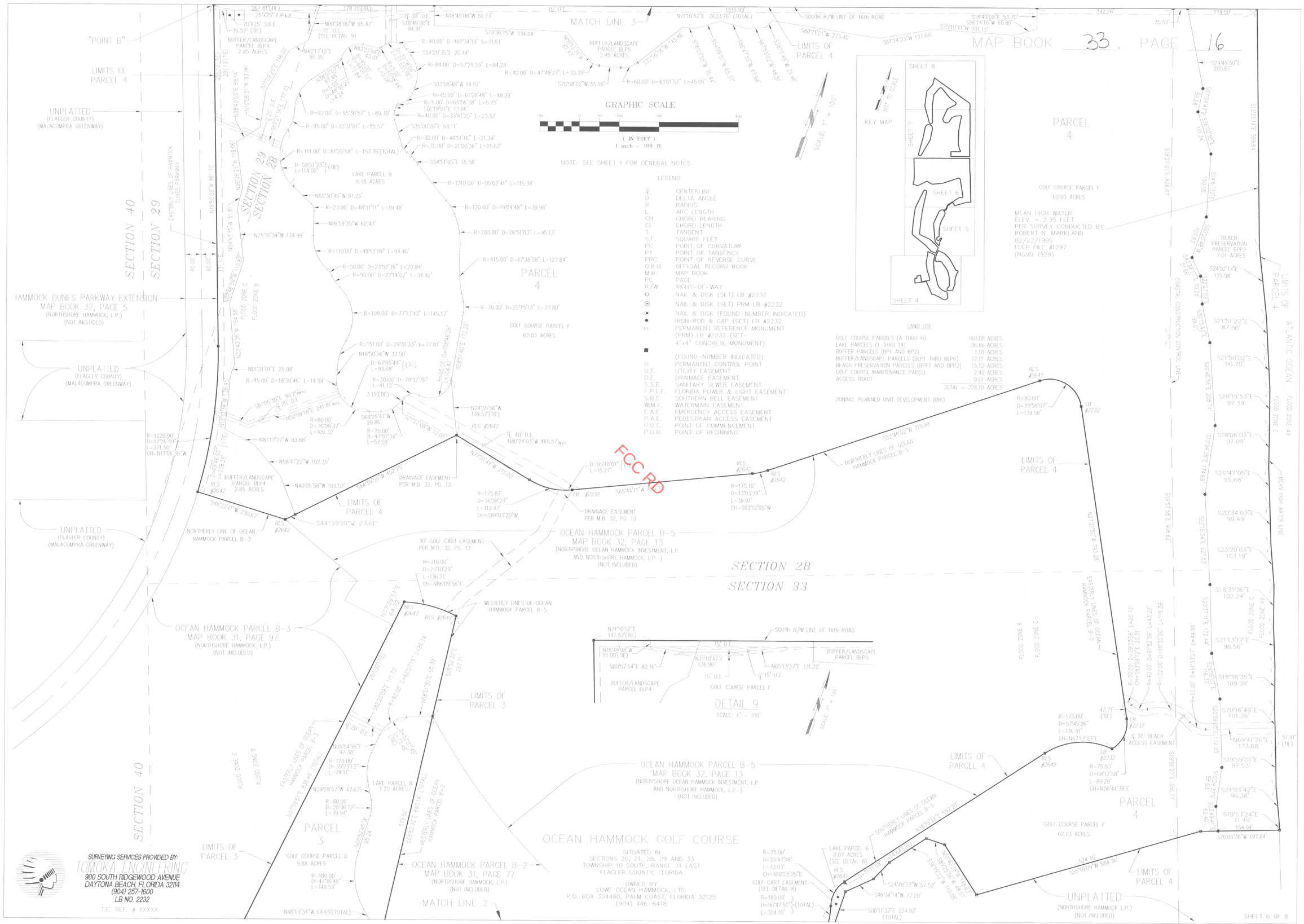
MAP BOOK 33, PAGE 16
MATCH LINE 3
MATCH LINE 2
GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.
NOTE: SEE SHEET 1 FOR GENERAL NOTES.
LEGEND
℄ CENTERLINE
D DELTA ANGLE
R RADIUS
L ARC LENGTH
CH CHORD BEARING
CL CHORD LENGTH
T TANGENT
S.F. SQUARE FEET
PC POINT OF CURVATURE
PT POINT OF TANGENCY
PRC POINT OF REVERSE CURVE
O.R.B. OFFICIAL RECORD BOOK
M.B. MAP BOOK
PG. PAGE
R/W RIGHT-OF-WAY
NAIL & DISK (SET) LB #2232
NAIL & DISK (SET) PRM LB #2232
NAIL & DISK (FOUND-NUMBER INDICATED)
IRON ROD & CAP (SET) LB #2232
PERMANENT REFERENCE MONUMENT (PRM) LB #2232 (SET-4"x4" CONCRETE MONUMENT)
(FOUND-NUMBER INDICATED)
PERMANENT CONTROL POINT
U.E. UTILITY EASEMENT
D.E. DRAINAGE EASEMENT
S.S.E. SANITARY SEWER EASEMENT
F.P.L.E. FLORIDA POWER & LIGHT EASEMENT
S.B.E. SOUTHERN BELL EASEMENT
W.M.E. WATERMAIN EASEMENT
E.A.E. EMERGENCY ACCESS EASEMENT
P.A.E. PEDESTRIAN ACCESS EASEMENT
P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING
KEY MAP
NOT TO SCALE
SHEET 8
SHEET 7
SHEET 6
SHEET 5
SHEET 4
LAND USE
GOLF COURSE PARCELS (A THRU H) 160.08 ACRES
LAKE PARCELS (1 THRU 14) 36.86 ACRES
BUFFER PARCELS (BP1 AND BP2) 1.10 ACRES
BUFFER/LANDSCAPE PARCELS (BLP1 THRU BLP6) 12.11 ACRES
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GOLF COURSE MAINTENANCE PARCEL 2.42 ACRES
ACCESS TRACT 0.01 ACRES
TOTAL = 228.10 ACRES
ZONING: PLANNED UNIT DEVELOPMENT (DRI)
SECTION 40
SECTION 29
SECTION 28
SECTION 33
PARCEL 4
PARCEL 3
GOLF COURSE PARCEL F 62.03 ACRES
GOLF COURSE PARCEL D 9.88 ACRES
LAKE PARCEL 9 6.18 ACRES
LAKE PARCEL 8 1.25 ACRES
LAKE PARCEL 6 0.07 ACRES (SEE DETAIL 8)
BUFFER/LANDSCAPE PARCEL BLP4 2.85 ACRES
BUFFER/LANDSCAPE PARCEL BLP5 2.45 ACRES
BEACH PRESERVATION PARCEL BPP2 7.01 ACRES
MEAN HIGH WATER ELEV. = 2.35 FEET PER SURVEY CONDUCTED BY ROBERT N. MARKLAND 02/22/1995 FDEP FILE #1297 (NGVD 1929)
"POINT B"
LIMITS OF PARCEL 4
LIMITS OF PARCEL 3
UNPLATTED (FLAGLER COUNTY) (MALACOMPRA GREENWAY)
HAMMOCK DUNES PARKWAY EXTENSION MAP BOOK 32, PAGE 5 (NORTHSHORE HAMMOCK, L.P.) (NOT INCLUDED)
EASTERLY LINES OF HAMMOCK DUNES PARKWAY
SOUTH R/W LINE OF 16th ROAD
COASTAL CONSTRUCTION CONTROL LINE
ATLANTIC OCEAN
MEAN HIGH WATER LINE
FLOOD ZONE C
FLOOD ZONE B
FLOOD ZONE A9
FCC RD
OCEAN HAMMOCK PARCEL B-5 MAP BOOK 32, PAGE 13 (NORTHSHORE OCEAN HAMMOCK INVESTMENT, L.P. AND NORTHSHORE HAMMOCK, L.P.) (NOT INCLUDED)
OCEAN HAMMOCK PARCEL B-3 MAP BOOK 31, PAGE 97 (NORTHSHORE HAMMOCK, L.P.) (NOT INCLUDED)
OCEAN HAMMOCK PARCEL B-2 MAP BOOK 31, PAGE 77 (NORTHSHORE HAMMOCK, L.P.) (NOT INCLUDED)
OCEAN HAMMOCK GOLF COURSE
SITUATED IN SECTIONS 20, 21, 28, 29 AND 33 TOWNSHIP 10 SOUTH, RANGE 31 EAST FLAGLER COUNTY, FLORIDA
OWNED BY LOWE OCEAN HAMMOCK, LTD. P.O. BOX 354480, PALM COAST, FLORIDA 32125 (904) 446-6418
DETAIL 9
SCALE: 1" = 100'
SCALE: 1" = 100'
SURVEYING SERVICES PROVIDED BY:
TOMOKA ENGINEERING
900 SOUTH RIDGEWOOD AVENUE
DAYTONA BEACH, FLORIDA 32114
(904) 257-1600
LB NO. 2232
T.E. REF. # XXXXX
SHEET 6 OF 8

MAP BOOK 33

PAGE 17

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft

SCALE: 1" = 100'

KEY MAP

NOT TO SCALE

SHEET 8
SHEET 7
SHEET 6
SHEET 5
SHEET 4

LAND USE

GOLF COURSE PARCELS (A THRU H)	160.08 ACRES
LAKE PARCELS (1 THRU 14)	36.86 ACRES
BUFFER PARCELS (BP1 AND BP2)	1.10 ACRES
BUFFER/LANDSCAPE PARCELS (BLP1 THRU BLP6)	12.11 ACRES
BEACH PRESERVATION PARCELS (BPP1 AND BPP2)	15.52 ACRES
GOLF COURSE MAINTENANCE PARCEL	2.42 ACRES
ACCESS TRACT	0.01 ACRES
TOTAL =	228.10 ACRES

ZONING: PLANNED UNIT DEVELOPMENT (DRI)

LEGEND

℄	CENTERLINE
Δ	DELTA ANGLE
R	RADIUS
L	ARC LENGTH
CH	CHORD BEARING
CL	CHORD LENGTH
T	TANGENT
S.F.	SQUARE FEET
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PRC	POINT OF REVERSE CURVE
O.R.B.	OFFICIAL RECORD BOOK
M.B.	MAP BOOK
PG.	PAGE
R/W	RIGHT-OF-WAY
○	NAIL & DISK (SET) LB #2232
⊙	NAIL & DISK (SET) PRM LB #2232
◉	NAIL & DISK (FOUND-NUMBER INDICATED)
●	IRON ROD & CAP (SET) LB #2232
⊠	PERMANENT REFERENCE MONUMENT (PRM) LB #2232 (SET 4"x4" CONCRETE MONUMENT)
■	4"x4" CONCRETE MONUMENT) (FOUND-NUMBER INDICATED)
○	PERMANENT CONTROL POINT
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
F.P.L.E.	FLORIDA POWER & LIGHT EASEMENT
S.B.E.	SOUTHERN BELL EASEMENT
W.M.E.	WATERMAIN EASEMENT
E.A.E.	EMERGENCY ACCESS EASEMENT
P.A.E.	PEDESTRIAN ACCESS EASEMENT
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING

NOTE: SEE SHEET 1 FOR GENERAL NOTES.

DETAIL 12
SCALE: 1" = 100'

DETAIL 10
SCALE: 1" = 100'

DETAIL 11
SCALE: 1" = 100'

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OCEAN HAMMOCK GOLF COURSE

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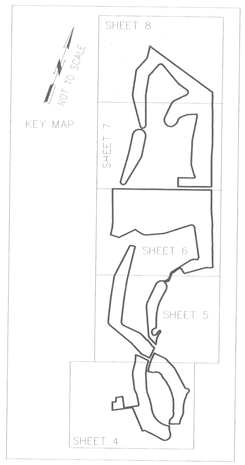
SCALE: 1" = 100'

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft



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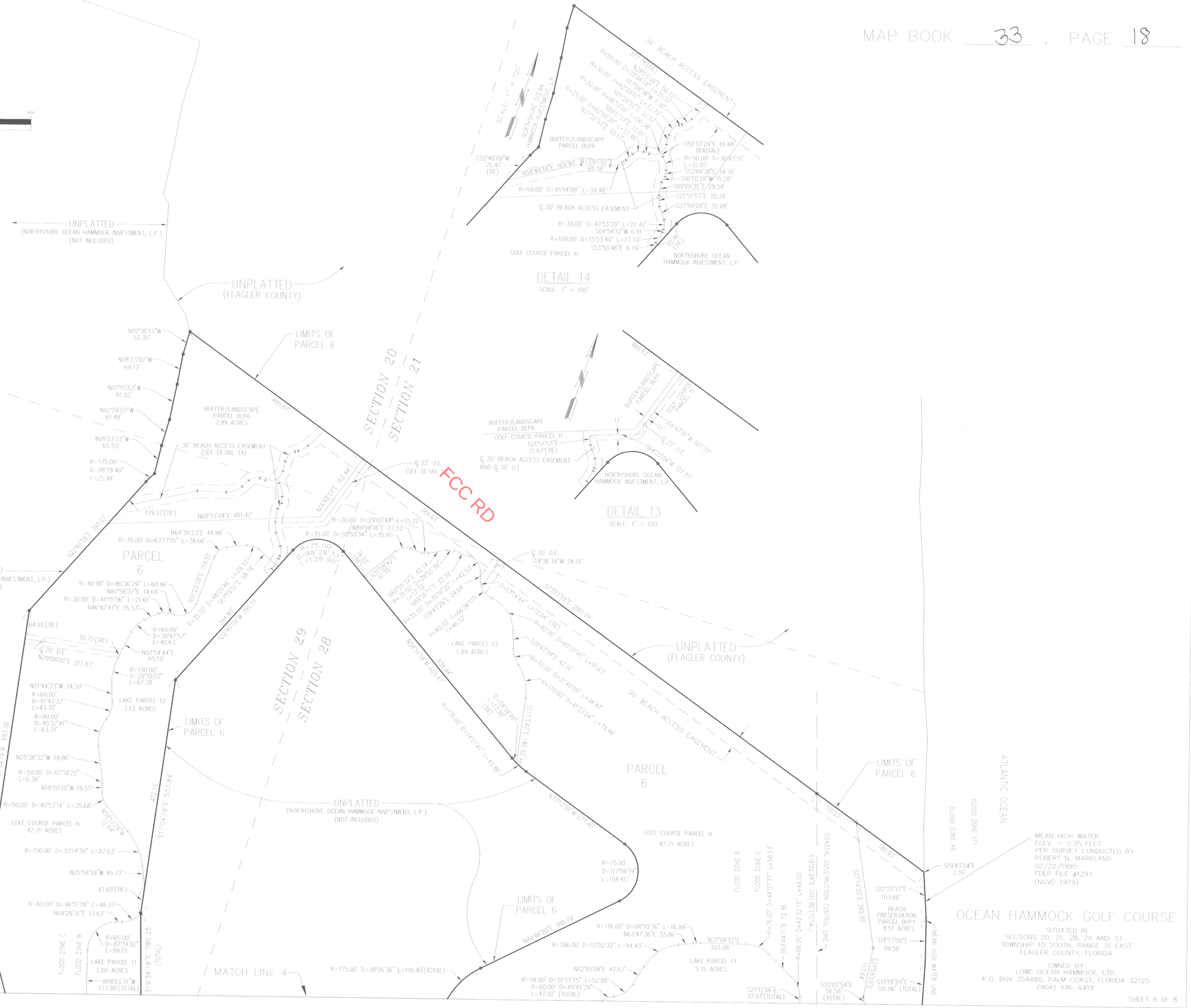

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