

RT. Cheryl Dukes

RESOLUTION NO. 98-10

OFF REC 0608 PAGE 0443

WHEREAS, on March 30, 1984, the Board of County Commissioners of Flagler County, Florida ("Flagler County"), pursuant to Section 380.06, Florida Statutes, adopted Resolution 84-7 approving a Development Order for the Development of Regional Impact known as Hammock Dunes ("Development Order"); and

WHEREAS, on July 17, 1995, Flagler County adopted Resolution No. 95-50 constituting an amendment to the Development Order (the Development Order as amended is hereinafter referred to as the "Development Order"); and

Inst No: 98004899 Date: 03/13/1998
SYD CROSBY FLAGLER County
By: V. [Signature] D.C. Time: 10:36:11

WHEREAS, the Applicant, Lowe Ocean Hammock Ltd., and Admiral Corporation, on November 26, 1997 and January 30, 1998, submitted a Notification of a Proposed Change to a Previously Approved DRI and Revised Submittal (the "Notification"); and

WHEREAS, Flagler County has reviewed the proposed changes, held a public hearing, and with the concurrence of the Northeast Florida Regional Planning Council and the Florida Department of Community Affairs, has determined the following:

NOW, THEREFORE, BE IT RESOLVED BY FLAGLER COUNTY AS FOLLOWS:

- Section 1.** Proper notice of a public hearing has been published with respect to this matter.
- Section 2.** Flagler County has conducted a public hearing regarding the proposed changes set forth in the Notification and has determined that the proposed changes do not constitute a major amendment or a substantial deviation to the previously approved Development Order.
- Section 3.** Section 2 of Resolution 95-50 is hereby amended to read as follows:
 - a. The realignment of the internal spine road within the conservation area shall be field located by the Applicant and the location and design approved by the County Engineer so as to minimize damage to plant and animal habitat located within the conservation area. The realignment shall generally follow the map submitted by the Applicant, attached hereto as Exhibit 1, that depicts the location of the road. The conservation area shown on Exhibit 1, in green, shall not be developed and shall remain as a

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preserved open space serving as a refuge for plant and animal species indigenous to the Hammock area. The Applicant may construct a maximum of eight unlighted clay tennis courts in the disturbed right-of-way in a way that will have the least negative environmental impact. The location is reflected on Exhibit 1. These and certain other conservation areas identified on the "Conservation/Preservation Area" Map attached hereto as Revised Map 12.13 will be dedicated to Flagler County pursuant to Condition 14.1 below.

- ~~b. The internal spine road shall cross Jungle Hut Road and 16th Road by fly over bridges that do not permit vehicle access to Jungle Hut Road or 16th Road. In order to comply with the requirements of 11.6 of the Development Order, the Applicant shall provide necessary design and construction to retain fill outside the 150-foot buffer and vegetation screen.~~

Section 4.

Attachment A to Resolution 84-7, as amended by Resolution 95-50, is hereby amended to read as follows:

Condition 4.2c, Road Improvements.

Upon determination by the Florida Department of Transportation that intersection improvements are warranted, the Applicant shall construct such intersection improvements. ~~be required to pay its proportionate share of the road improvement costs. The Florida Department of Transportation will review the annual traffic reports prior to making its determination. The Applicant shall escrow its road improvement costs with the appropriate agency within one (1) year of receipt of any such determination in writing. The Applicant's proportionate share (as determined by Florida Department of Transportation) shall be based on the percentage of Hammock Dunes' generated traffic using SR A1A. Flagler County will not pay any portion of these improvement costs.~~

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Condition 9.1, Vegetation:

The Applicant shall prepare and submit to the Game and Freshwater Fish Commission for review and recommendations a plan to relocate any rare or endangered plant species or plant species of special concern found in areas to be developed, to be implemented prior to development of any affected area. Development of the internal spine road as relocated south of Jungle Hut Road, as depicted on Exhibit 1 and as depicted on Exhibit 1 shall be the only development encroachment allowed in that ~~Open Space/Conservation~~ Preservation area ~~colored green delineated~~ on Exhibit 1. The Applicant may construct a maximum of eight unlighted clay tennis courts in the disturbed right-of-way in a way that will have the least negative environmental impact. The location is reflected on Revised Exhibit 1. The ~~Open Space/Conservation~~ Preservation area located east of the re-aligned roadway right-of-way and west of the eastern right-of-way of the abandoned spine road shall be used as a natural buffer for existing homes in Granada Estates and as a permanent plant and animal habitat. All disturbed areas within the ~~Open Space/Conservation and Preservation~~ area delineated on Exhibit 1 shall be replanted and maintained with native oak trees and natural vegetation, except for those areas upon which the relocated road and tennis courts are located. The Applicant shall submit a revegetation plan to the County Engineer for approval prior to initiating any activities on the re-aligned spine road. During the clearing for the re-aligned roadway, the Applicant shall relocate oak species and natural vegetation, when possible, to the abandoned road right-of-way on to appropriate locations within the project.

Condition 9.2.a., Vegetation:

~~9.2.a. The development in the Hammock area (hardwood forest area adjacent to SR A1A) located between 16th Road and Malacompra Road shall be in compliance with and consistent with the provisions of Public Hearing Exhibit 7, which is a report entitled "Development Suitability Analysis of the Hammock Forest, 16th Road to Malacompra Road", revised January 14, 1984, and as amended March 30, 1984.~~

~~If development is ever permitted within the parcel designated as number 36 on Exhibits 3A and 4 a continuous naturally vegetated undisturbed buffer area must be preserved in its natural state. This preserved buffer area shall be a minimum of one hundred (100) feet~~

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wise and be located between the Florida Department of Transportation right-of-way and any development.

During the construction within the area described in the Analysis, the Applicant shall pay the County for daily on-site inspections as required by the staff of the County Engineer's office to guarantee its compliance with this provision and to maximize the tree protection required by Section 9.3.

The developer shall take reasonable measures to protect or preserve the Atlantic Ocean scrub oak habitat consistent with the development approved by this order. Whenever possible, the Atlantic coastal scrub oak shall be included and featured in all of the landscaping plans of the development.

Condition 9.4. Wildlife:

Prior to initial development of any affected area, the Applicant shall relocate any existing wildlife species protected by State or federal law ~~Gopher Tortoises and Eastern Indigo Snakes~~ from areas to be developed to suitable habitats, as defined by the Game and Freshwater Fish Commission or undertake such other mitigation as may be approved by the Game and Freshwater Fish Commission and Flagler County. Prior to excavation or development of the internal spine road as relocated south of Jungle Hut Road and depicted on Revised Exhibit 1, the Applicant shall conduct listed wildlife species surveys consistent with Game and Freshwater Fish Commission guidelines and shall comply with the requirements of Rule 39-27.002, Florida Administrative Code, or its successor, for any impacts to listed wildlife or plant species found within areas to be developed for the road. A copy of the survey shall be filed with the County Engineer before excavation or clearing for the road. The Applicant shall take such measures as required by Federal, state or local laws or regulations concerning threatened or endangered sea turtles.

Condition 13.2. Energy:

The Applicant shall construct or cause to be constructed the bike paths as shown on the Revised Bikeway and Pedestrian System Plan, Revised Map 31.33 (bike map; ADA, p. 31.11), residents' path, and residents' trail as depicted on such map. The

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bikeway and pedestrian system as set forth on Revised Map 31.33 may be modified through the design and planning process outlined in Condition 14.1 below. The bike and residents' pedestrian paths shall link residential areas to the commercial and recreational areas, the parks and schools if located on the Hammock Dunes property. The paths shall be constructed prior to or concurrently with the road and other infrastructure development.

At the time the internal collector road from Jungle Hut Road to 16th Road depicted on the Master Development Plan (attached hereto as Revised Exhibit 3A) is under construction, then construction of infrastructure and dwelling units located in the DRI north of 16th Road may begin, subject to compliance with the County's PUD regulations and approval.

Condition 14.0 Recreation and Open Space

- ~~14.1 The Applicant shall convey and the County shall accept and maintain the 67 acres of four oceanfront sites and 10 acres of Intracoastal park to the County on the following schedule:~~
- ~~a. The Applicant shall convey two acres of land at the end of Jungle Hut road for beach access and parking purposes upon completion of the ICWW bridge:~~
 - ~~b. The Applicant shall convey eight acres of park land at the site (Beach Community) for park purposes upon approval of the first site development plan for Hammock Dunes:~~
 - ~~c. The Applicant shall convey 19 acres of park land out of the total 24 acre Malacompra site shown in green on the Hammock Dunes ADA Master Development Map south of the Applicant's north Johnson Beach property line upon approval of the first site development plan for Hammock Dunes:~~
 - ~~d. The Applicant shall convey the balance of the Malacompra Road site~~

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~~shown in green on the Hammock Dunes ADA Master Development Plan map north of the Applicant's northern Johnson Beach property line upon request from the County any time after approval of the first site development plan for Hammock Dunes:~~

~~e. The Applicant shall convey the 33 acres of park land at the end of 16th Road on the following schedule:~~

~~• 1/3 of land and oceanfrontage upon completion of the ICWW bridge;~~

~~• 1/3 of land and oceanfrontage upon completion of Phase I;~~

~~• 1/3 of land and oceanfrontage upon completion of Phase II.~~

~~park as shown on the Master Development Plan at the conclusion of the Intracoastal Waterway bridge construction. concurrent with the conveyance of the park site, the Applicant shall construct and convey to the county a two-bay boat ramp to be located in the vicinity of the Intracoastal Waterway bridge. This boat ramp shall comply with DNR and DER requirements. The Applicant may give the County \$50,000 in lieu of this obligation.~~

~~g. In addition to the 77 acre park conveyances, the Applicant shall also convey to the County and the county shall accept and maintain for park purposes 13.9 acres designated on the original Master Development Plan Map as the Johnson Beach school site. This conveyance shall be made upon approval of the first Site Development Plan for Hammock Dunes:~~

~~14.2 The Applicant shall grade the park sites, except dune areas, in a reasonable~~

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manner suitable for recreational development under a schedule agreed upon with the County. The Applicant will assist the County in the design of the parks. All park conveyances referred to herein shall restrict the property's use to park or other governmental purposes, except for the conveyance described in 14.1.d.

14.1 Exchange.

- a. Exchange of Parks. The Applicant shall convey or cause to be conveyed to the County within thirty (30) days of the effective date of these amendments to the Hammock Dunes DRI as provided in Section 6 of this Resolution, those two properties known as the Malacompra Beach Front Park, a 47.01 acre parcel of property legally described on Exhibit "B" hereto (the "Beachfront Park") and a 306.98 acre parcel of property located along SR A1A known as the Malacompra Greenway, legally described on Exhibit "C" hereto (the "Malacompra Greenway") (the Beachfront Park and the Malacompra Greenway Park hereinafter collectively referred to as the "Parks"). Simultaneous with the Applicant's conveyance of the Parks to the County, the County shall convey to the Applicant 32 acres of property, the majority of which was previously donated by the Applicant to the County, which property is legally described on Exhibit "D" hereto (the "16th Road Park"). Simultaneously with the County's conveyance of the 16th Road Park to the Applicant, the Applicant shall grant an easement to the County for the benefit of the general public over the property described on Exhibit E hereto (the "Access and Parking Easement"), which shall grant the right of ingress and egress, parking and beach access for

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pedestrians and motor vehicles and public restroom facilities. The terms and conditions of the Access and Parking Easement shall contain, among other matters, the following: (i) The easement shall run in perpetuity and shall not be canceled or terminated without the express written approval of the Flagler County Board of Commissioners; (ii) The Applicant shall at all times maintain and provide public access to the beach and comparable restroom and parking facilities, either over the easement area or such temporary areas which may be required during the construction of the necessary improvements within the easement area; (iii) The Applicant shall have the sole right and obligation to construct the necessary roadway, parking lot improvements, and public restroom facilities which shall be constructed in a manner consistent with the development of Applicant's surrounding property and concurrently with the development of the clubhouse intended to be located adjacent to the easement area; (iv) The Applicant shall be responsible for the installation of the landscaping within and adjacent to the easement area; (v) The Applicant shall be responsible for the on-going maintenance of the improvements, including the landscaping, at the Applicant's sole cost and expense; and (vi) At such time as the Applicant has completed construction of the roadway improvements, parking area and public restroom facilities, the Applicant shall convey said improvements and the land on which they are located to the County subject, however, to a reservation by the Applicant of the right and obligation to continue maintaining the improvements and the right to use the land and improvements in any manner which is consistent with the

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public's use of the improvements for beach access and parking.
The deed shall contain additional terms and conditions to provide
that the County may not change the public use of the
improvements without the express written consent of the Applicant
or its successors and assigns. The County shall, concurrently with
its acceptance of the conveyance, execute a Release and
Termination of the Access and Parking Easement. The legal
description of the improvements and land to be conveyed shall be
based on an as built survey to be obtained by Applicant once the
improvements have been completed. Attached hereto as Exhibit F
is a legal description of the 16th Road right-of-way as it traverses
the Applicant's property and the 16th Road Park. Applicant has
advised the County that a portion of said 16th Road right-of-way
will need to be vacated in order to enable Applicant to develop its
property in a manner consistent with the Development Order.
Accordingly, the County agrees to cooperate with Applicant in
completing the vacation of this 16th Road right-of-way provided
that Applicant has, prior to the commencement of the vacation
process, granted the Access and Parking Easement. The
conveyances to the County contemplated herein shall be by a deed
of conveyance in accordance with Chapter 125, F.S. The County
shall be responsible for procuring all evidence of title and title
information necessary to examine title to the properties described
herein being conveyed to the County. The County shall further be
responsible for procuring the owner's commitment for title
insurance and the final owner's title insurance policy for the
properties being conveyed to the County. The County shall choose

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its title agent in its sole discretion. Title to the property must be marketable as defined by Standard A of the Florida Association of Realtors/Florida Bar Real Estate Contract. The Applicant shall be responsible for paying for the cost of the title evidence and cost of the commitment and policy obtained by the County. The charge for said commitment and policy shall be at the promulgated rate. At least 15 days prior to any conveyance as contemplated herein the Applicant shall provide the County with a Phase I Environmental Assessment covering all the property being conveyed to the County.

b. Improvement of Parks. The County shall design and construct certain improvements to the Parks for the use and enjoyment of the public (the "Park Improvements"); Simultaneously with conveyance of the Parks contemplated above, the Applicant shall contribute one million seventy five thousand dollars (\$1,075,000) to the County to cover the cost of the Park Improvements. The Applicant hereby agrees to indemnify and hold the County harmless in the event the applicable governmental agency requests repayment of the following sums: (i) \$150,000 received by Flagler County pursuant to that certain agreement by and between the State of Florida Department of Natural Resources and the Board of County Commissioners, Flagler County, Florida dated June 10, 1988 recorded at Official Records Book 0351 Page 0849; and (ii) \$35,000 received from the Florida Department of Community Affairs pursuant to grant number 98-CZ-26-04-28-01-001 and to reimburse the County for its expenditures made to match the grant for the project plans which are no longer applicable

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due to transfer of the present 16th Road Park to the Applicant.
This indemnification and hold harmless shall become null and void
upon the presentation by Applicant to the County of written
confirmation from the Department of Natural Resources (or its
successor agency) with respect to the \$150,000 funding that no
repayment is necessary and from the Department of Community
Affairs with respect to the \$35,000 grant that there are no ineligible
grant expenditures incurred by Flagler County. The Park
Improvements within the Malacompra Greenway and the
Malacompra Beachfront Park may consist of restrooms, pavilions,
benches, walkways (at grade and/or elevated), pedestrian and bike
paths and picnic areas. The design of such public improvements
shall be consistent with ecosystem planning principles and
recognize the integrity of the beach dune system, the coastal scrub
system and the hardwood hammock system existing in the
Malacompra Greenway. The Park Improvements shall also include
reconnection of the wetlands bifurcated by Malacompra Road. All
site development work (including, without limitation, grading and
filling), landscaping, the extension of water and sewer service
within the Parks, and all costs and fees associated with the
planning, design, permitting and construction of the Park
Improvements shall be considered Park Improvements. The
Applicant shall provide water and sewer utility service to the
perimeters of: (i) the four (4) Beachfront Parks, (ii) the ICWW
Park; (iii) the emergency service building; (iv) the Malacompra
Greenway where it reaches the intersection of the Northwest
corner of Spine Road and 16th Road; and, (v) two (2) other

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locations along the Greenway in order to allow convenient use of the greenway by the public. This utility service shall be installed by the Applicant in conjunction with its construction of subdivision improvements serving that portion of the project immediately adjacent to such public facilities. Within 180 days of the date of conveyance of the Parks to the County, the County shall submit a conceptual plan and proposed project budget for the Park Improvements to the Applicant for the Applicant's review and comment. The Applicant shall have thirty (30) days from the date of submission to review and comment regarding the Conceptual Plan. Following the Applicant's review and comment period, the Applicant and County shall jointly review all comments and agree on the finalization of the Conceptual Plan and the proposed project budget. Following finalization of the Conceptual Plan and project Budget, the County shall cause the completion of the construction plans and shall submit construction documents to the Applicant for review and comment. The Applicant shall have thirty (30) days in which to review the plans and documents and return any comments to the County. Following that period, the County through its standard purchasing procedures, shall advertise and receive bids for the construction. A machine copy of the bids received shall be furnished the Applicant for review and a fifteen (15) day period allowed for the Applicant to review and comment on the bids, following which the County will either award the contract to the lowest responsive bidder or re-bid the contract, whichever, in its sole discretion, appears to best serve the interests of the public.

The County shall complete construction of the Park Improvements

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within three years of the date of conveyance of the Parks to the County.

- c. Maintenance of Parks. Simultaneous with conveyance of the Parks, the Applicant shall remit six hundred thousand dollars (\$600,000) to the County to be deposited in an interest-bearing account as a trust fund for the maintenance of the Parks (the "Park Maintenance Trust Fund"). Upon completion of the Park Improvements, the maintenance of the Parks shall be the responsibility of the County. The funds for maintaining the Parks in any given year shall be provided to the County from the interest generated on the Park Maintenance Trust Fund. If the interest in any given Maintenance Year is insufficient to cover the maintenance cost in said year, then up to ten (10) percent of the Maintenance Trust Fund principal, as it may exist from time to time, may be used to fund the maintenance cost. In the event of a catastrophic event that damages the Parks (e.g. hurricane), the County shall use best efforts to restore the Parks to their previously existing condition and may use principal from the Maintenance Trust Fund for said purposes. The County shall maintain adequate insurance on the Park Improvements to assure reconstruction of the Park Improvements in the event of a catastrophic event.

Applicants Ongoing Rights The County hereby agrees that the Applicant shall have the following rights to use of portions of the property comprising the Park:

- (1) The County hereby grants Applicant a revocable license to maintain the Parks, in its sole discretion and at its sole cost

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and expense, at a higher standard than the Parks may from time to time otherwise be maintained by the County. This license grants a right to Applicant but not any obligation to maintain the Parks. This license may be annually renewed on the anniversary of the effective date of this development order, and may be subject to conditions as to hours of maintenance work and notice of Applicant's maintenance activities and schedule.

(2) County hereby grants Applicant a license to provide supplemental security within the Parks; this License grants a right to Applicant but not any obligation to provide security within the Parks. Any such supplemental security shall be provided by the Applicant by contracting with the Flagler County Sheriff's Department for the utilization of off-duty deputies. In addition, the County agrees that the operations of the Parks shall allow for the Applicant's scheduling of private use of the Parks for special events pursuant to established County policies for such private use, and that the County may explore a program for privatization of the operations of the Parks.

(3) Applicant may utilize a portion of the Malacompra Greenway Park to expand 16th Road from its existing right-of-way width so that in designing and constructing the proposed two-lane divided road the Applicant may, to the extent possible, incorporate and accommodate the existing vegetation that would be within and adjacent to the

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expanded right-of-way.

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~~e. 16th Road Park Land Use Amendment. The County hereby agrees to process, as expeditiously as possible, an amendment to the Flagler County Future Land Use Map changing the designation of the 16th Road Park from Recreation and Open Space to Mixed Use Low Intensity.~~

~~14.4 The Applicant shall contribute \$20,000 to the County for purposes of Malacompra park improvements such as the construction of picnic tables and other park facilities. These funds shall be contributed when the 19 acres of Malacompra park site are conveyed to the County.~~

Condition 16.1

Because of the County's concern that during the later phases of this development there be adequate public beach park and/or governmental facilities in the beachfront area the remaining portions of the Johnson Beach ~~acres~~ shall not be sold or conveyed by the Applicant until the Applicant and County have conducted a joint study of the need for additional park or governmental facilities in the beachfront area. This study shall be completed by the end of Phase II of the development. If the study shows that all or a part of the remaining Johnson Beach ~~acreage~~ is or will be needed for park or governmental purposes, the Applicant shall convey the needed property it now owns in the Johnson Beach area as shown on the Johnson Beach Site Study Map to the County for such purposes within sixty (60) days of such post-study determination of public need. The County hereby acknowledges that the incorporation of the 8.57 acre parcel 42 into the Malacompra Greenway satisfies the requirements of this provision.

Condition 17 ~~sa, b, and c.~~ Dwelling Unit Density, Residential Clusters, and Allowable Building Height:

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a. Density

The Hammock Dunes Master Development Plan Map attached hereto as Revised Exhibits 3A and 3B and incorporated by reference identified ~~888~~ 916 acres for residential development out of 2,244.91 acres. Regardless of future density changes in the Flagler County Comprehensive Land Use Plan and other County regulations, this order limits the Applicant to a total of 4,400 dwelling unit, which is the equivalent of ~~4.95~~ 4.8 dwelling units per acre on the designated ~~888~~ 916 residential acres and is consistent with the Flagler County Comprehensive Plan and Future Land Use Map Plan.

b. Residential Clusters

The maximum number of dwelling units allowed for this project are those set forth in Revised Exhibit 3B. Residential Clusters are identified in the Master Development Plan attached hereto as Revised Exhibits 3A and 3B and incorporated by reference. Site development plans, cluster diagrams, and any plats submitted for approval by the County shall comply with Revised Exhibits 3A and 3B. The number of units within individual clusters may vary ~~15%~~ be assigned to other clusters from the cluster data identified in Revised Exhibit 3B so long as: (i) the number of units within a given cluster increase by no more than 30% from the cluster data identified in Revised Exhibit 3B and (ii) the density category for any individual cluster is not changed. In the event of a variance, other clusters may be adjusted so that the overall number of dwelling units is not greater than 4,400 units. At the time of each

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site development plan and cluster diagram, review, the Applicant shall also submit, if appropriate, ~~a revised~~ an updated Revised Exhibit 3B which reflects the data redistribution and clearly indicates those residential clusters affected.

c. **Allowable Building Height**

Within each cluster density category, there is a maximum allowable building height.

Dwelling unit density and Building heights which are granted to the Applicant are regulated by the information below and Revised Exhibits 3A and 3B (Residential Cluster).

Allowable Building Height

Cluster Data Density Category	Maximum Building Height in Stories
Low (L)	3
Low-Medium (L-M)	7
Medium-High (M-H)	12*

*Building height includes residential and garage floors.

Condition 17.8.

~~Although re-use water will be the primary and permanent source for project irrigation, a reverse osmosis plant may be constructed within the utility site identified on Revised Exhibit 3A which may be a temporary alternative source solely for project irrigation in the event re-use water is not available. In addition, other temporary non-potable alternative sources of irrigation water may~~

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be utilized as may be permitted by the applicable governmental agencies provided, however, the project surface water management system shall not be utilized for irrigation. Concurrent with the installation of the water and sewer system, the developer shall install reuse lines that will serve the entire development and will have the capability of providing reuse water for irrigation to all units, common areas and golf courses. It is recognized that there may not be sufficient reuse water presently available to satisfy the irrigation needs of the individual units but the system will be installed so that the units will have reuse water available when sufficient capacity exists.

Condition 17.9

The following terms shall have the following meaning as used in this Development Order:

a. "Conservation/Preservation": Lands identified as "Conservation/Preservation" herein consist of those land areas which have unique environmental characteristics or natural resources for enjoyment by the public and/or residents of Hammock Dunes and where development is generally prohibited. Enhancement of the environmental resource is allowed provided the activity is in keeping with the characteristics of the site. For example, limited dune cross-over areas consist of "development" which may be permitted in the Conservation/Preservation areas along the project beach since without such development, the dune resource could be degraded by the public attempting to access the beach without the benefit of cross-overs. The total number of common access dune cross-overs shall be minimized to protect the dune resources. Another example is the bike paths/pedestrian trails which are proposed within the Malacombra Greenway; this trail system provides controlled public access to the environmental resource, further promoting public awareness and enjoyment of the environment, and are consistent with the Conservation/Preservation designation.

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b. "Special Development Area": Within Lands identified as "Specific Development" steps will be taken during development to avoid modifying the topography which has resulted from the deposits of dredging in order to protect adjacent vegetation. A building setback line has been established as a line for the limit of construction. This line delineates the area of special protection between the building setback line and the water's edge. The trees and slopes have been classified as Special Development and will only be disturbed where there is need to further stabilize the edge for recreational uses.

Condition 17.10

The PUD for Hammock Dunes is hereby amended to provide that where Parcel 34 as delineated on revised Exhibit 3B abuts the Beachfront Park there shall be a zero foot (0') rear yard setback and the Applicant shall install 6" x 6" treated lumber along this common boundary in conjunction with its construction of the subdivision improvements for Parcel 34. Wherever the proposed golf course abuts the Parks, no buffer shall be required between the Applicant's development and the Parks.

Section 5.

Exhibits 3A and 3B as approved pursuant to Resolution 95-50 are hereby repealed and Revised Exhibits 3A and 3B attached hereto are hereby approved. Maps 12.5, 12.6, 12.13, 22.5, 27.3 and 31.33 of the Hammock Dunes ADA are hereby replaced by the attached Revised Exhibit 3A and Revised Maps 12.6, 12.13, 22.5, 27.3 and 31.33.

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Section 6.

The effective date for the foregoing amendments to the previously approved Hammock Dunes DRI shall be the date that the amendment to the Flagler County Future Land Use Map described in Condition 14.1e above becomes effective as provided by law. Except as amended by this Resolution and the approved Notification of Proposed Change, all other terms and conditions of the Development Order and original Application for Development Approval ("ADA") remain in full force and effect.

Section 7.

The Clerk of the Board of County Commissioners is authorized to, within ten (10) days of the date of adoption of this Resolution, send certified copies of this Resolution and all related exhibits by certified mail, return receipt requested, to:

FLORIDA DEPARTMENT OF COMMUNITY AFFAIRS
 DIVISION OF RESOURCE PLANNING
 AND MANAGEMENT
 Bureau of State Planning
 Shumard Oak Blvd.
 Tallahassee, Florida 32399-2100
 Northeast Florida Regional Planning Council
 Phillips Highway, Suite 350
 Jacksonville, Florida 32256
 Debbie M. Orshefsky, Esq.
 Greenberg Traurig Hoffman Lipoff Quentel & Rosen P.A.
 515 East Las Olas Blvd., Suite 1500
 Ft. Lauderdale, Florida 33301

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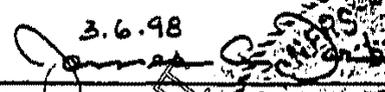
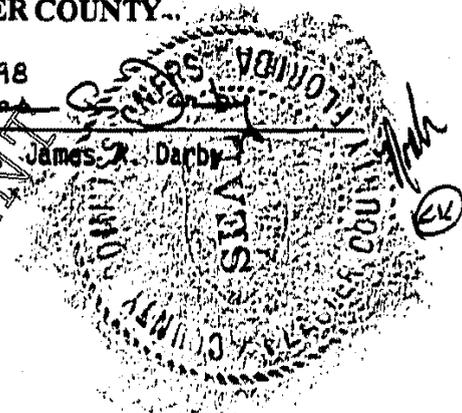
Section 8.

The applicant shall record a notice of adoption of this Resolution in accordance with Section 380.06(15)(f), Florida Statutes and file a Certification of Compliance with the Clerk of the Board of County Commissioners.

Dated this 6 day of March, 1998.

BOARD OF COUNTY COMMISSIONERS
OF FLAGLER COUNTY..

ATTEST 
Syd Crosby, CLERK AND EX
OFFICIO CLERK TO THE BOARD

3.6.98

CHAIRMAN, James R. Darby


APPROVED BY THE
FLAGLER COUNTY BOARD
OF COUNTY COMMISSIONERS
ON February 16, 1998

UNOFFICIAL DOCUMENT

CODING: Words in ~~strike through~~ type are deletions from existing law; words in underscored type are additions.

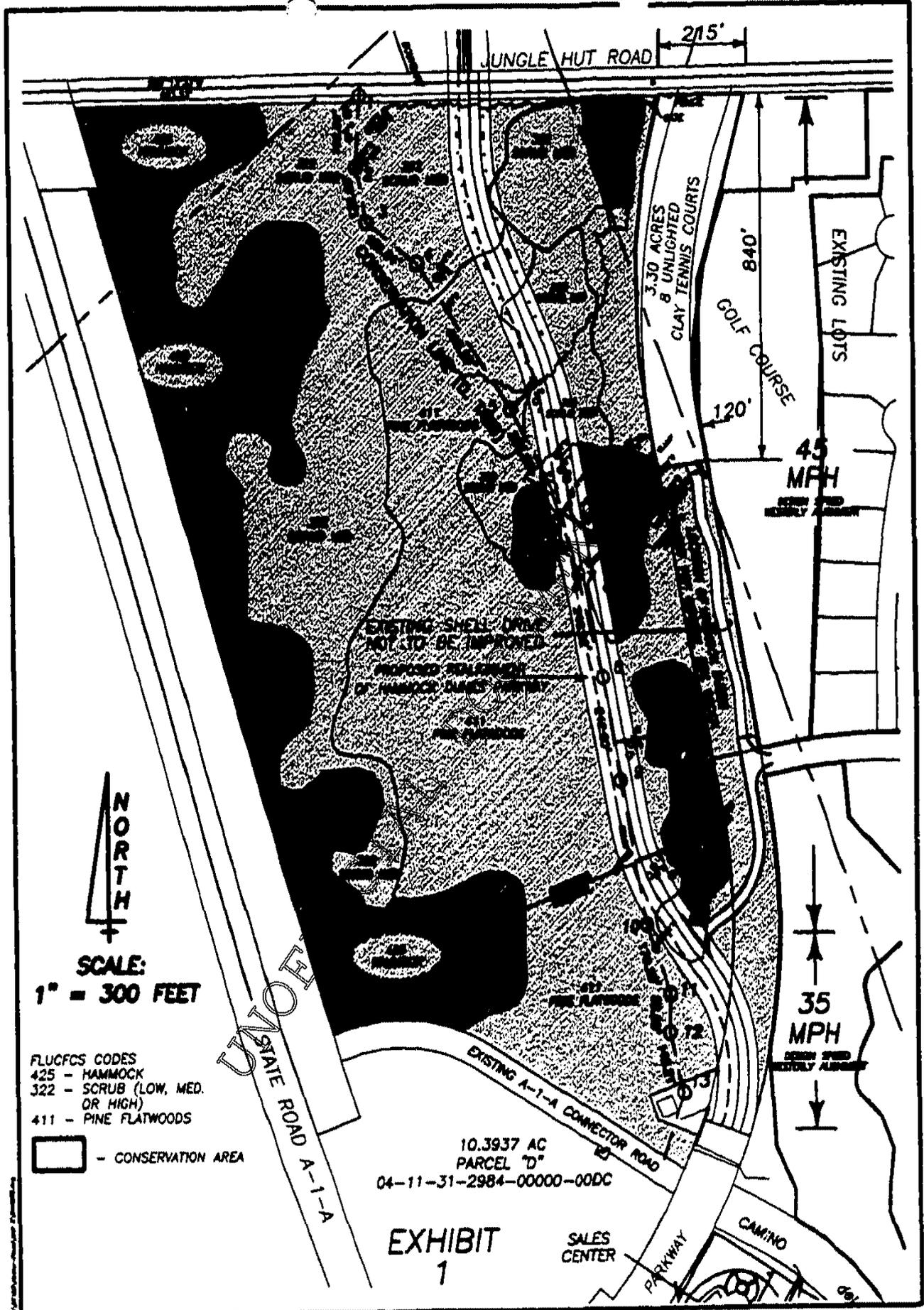
RJ 

**LIST OF EXHIBITS AND ATTACHMENTS
TO PROPOSED AMENDMENT TO
HAMMOCK DUNES DRI DEVELOPMENT ORDER**

- Revised Exhibit 3A
- Revised Exhibit 3 B
- Exhibit B Legal of Beachfront Park
- Exhibit C - Legal of Malacompra Greenway
- Exhibit D - Legal of 16th Road Park
- Exhibit E - Legal of 16th Road Beach Access Easement
- Exhibit F - Legal of 16th Road Right of Way Abandonment
- Revised Map 12.5
- Revised Map 12.6
- Revised Map 12.13
- Revised Map ~~29.5~~
- Revised Map 27.3
- Revised Map 31.33

CODING: Words in strike through type are deletions from existing law; words in underscored type are additions.

RSJ
7/10/04



SCALE:

1" = 300 FEET

- FLUCFCS CODES
 425 - HAMMOCK
 322 - SCRUB (LOW, MED. OR HIGH)
 411 - PINE FLATWOODS

 - CONSERVATION AREA

10.3937 AC
 PARCEL "D"
 04-11-31-2984-00000-00DC

EXHIBIT
 1

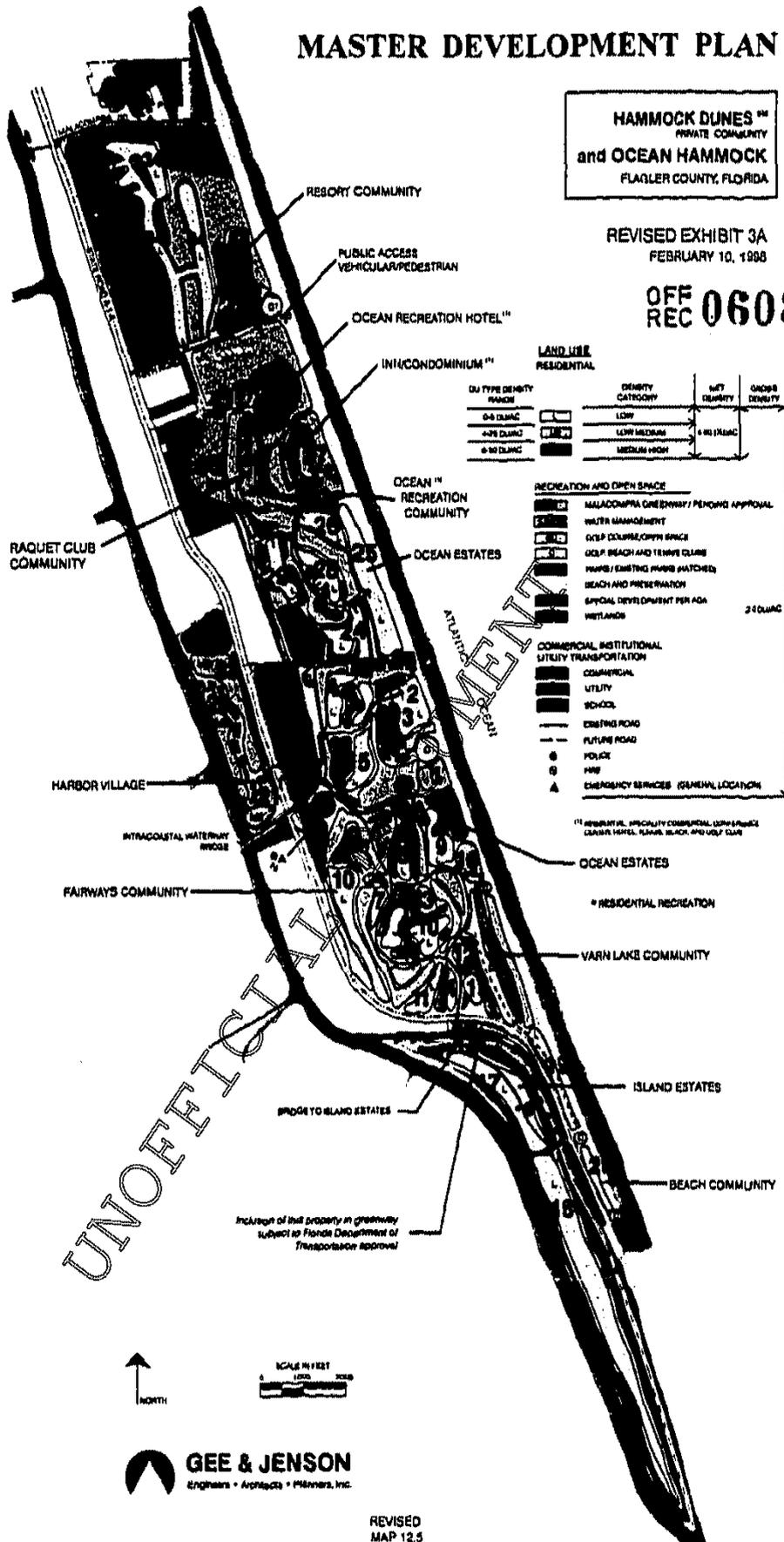
SALES CENTER

MASTER DEVELOPMENT PLAN

HAMMOCK DUNES™
PRIVATE COMMUNITY
and **OCEAN HAMMOCK**
FLAGLER COUNTY, FLORIDA

REVISED EXHIBIT 3A
FEBRUARY 10, 1998

OFF REC 0608 PAGE 0466



LAND USE RESIDENTIAL

DU TYPE DENSITY RANGE	DENSITY CATEGORY	NET DENSITY	GRADE DENSITY
0-4 DU/AC	LOW		
4-7 DU/AC	LOW MEDIUM	4 DU/AC	
8-10 DU/AC	MEDIUM HIGH		

RECREATION AND OPEN SPACE

[Symbol]	MALACONRA GREENWAY / PERMITS APPROVAL
[Symbol]	WATER MANAGEMENT
[Symbol]	OPEN SPACE
[Symbol]	OCEAN BEACH AND TENNIS CLUBS
[Symbol]	PAVING / EXISTING PAVING PATCHES
[Symbol]	BEACH AND PRESERVATION
[Symbol]	SPECIAL DEVELOPMENT PER ADA
[Symbol]	WETLANDS

COMMERCIAL INSTITUTIONAL UTILITY TRANSPORTATION

[Symbol]	COMMERCIAL
[Symbol]	UTILITY
[Symbol]	SCHOOL
[Symbol]	EXISTING ROAD
[Symbol]	FUTURE ROAD
[Symbol]	POLICE
[Symbol]	FIREFIGHTER
[Symbol]	EMERGENCY SERVICES (GENERAL LOCATION)

(1) RESIDENTIAL, SPECIALTY COMMERCIAL, LOW DENSITY CLASSIC HOMES, PLANS, BLACK AND GOLD CLUB



GEE & JENSON
Engineers • Architects • Planners, Inc.

REVISED
MAP 12.5

CALCULATED NET RESIDENTIAL DENSITY: 4.80 UNITS PER ACRE

OFF REC 0608 PAGE 0467

Cluster #	Cluster Community	Density Category		Acreage		Dwelling Units	
		Approved	Proposed	Approved	Proposed	Approved	Proposed
1	Ocean Estates	M-H		18		256	
1a	Ocean Estates	L-M		5		100	
2	Fairway	L		8		12	
3	Fairway	L		12		18	
4	Fairway	L		19		40	
5	Fairway	L		14		23	
6	Fairway	L		4		17	
7	Fairway	L		7		7	
8	Fairway	L		7		12	
9	Fairway	L		14		100	
10	Fairway	L		65		136	
11	Fairway	L		13		14	
12	Fairway	L		3		6	
13	Fairway	L		8		26	
14	Fairway	L		7		9	
15	Varn Lake	L		39		89	
16	Varn Lake	L-M		49		227	
17	Island Estates	L		88		65	
18	Island Estates	L		156		135	
19	Beach	L		14		62	
20	Beach	L		6		31	
21	Harbor	L-M		11		70	
22	Harbor	L-M		16		150	
23	Harbor	L-M		17		119	
24	Ocean Recreation	L		33	21	150	53
25	Ocean Recreation	M-H	L	7	30	140	83
26	Ocean Recreation	L-M	L	5	11	70	47
27	Ocean Recreation	M-H	L-M	44	51	220	390
28	Ocean Recreation	L		16	15	68	35
29	Ocean Recreation	L		17	16	75	39
30	Ocean Recreation	L	L-M	16	35	68	316
31	Ocean Recreation	L-M		65	35	572	222
32	Ocean Recreation Hotel	M-H		9	22	99	450
33	Resort Community	L-M	M-H	43	43	250	757
34	Ocean Estates	L		23	46	258	284
35	Resort Community	L-M		18		133	0
36	Ocean Estates	L		13		51	0
37	Resort Community	M-H		40		200	0
38	Resort Community	L-M		20		232	0
39	Ocean Estates	L		9		39	0
40	Ocean Estates	L		5		21	0
41	Ocean Estates	L		5		24	0
42	Johnson Beach	L		2		6	0
TOTAL				888	916	4400	4400

Revised 5/24/97

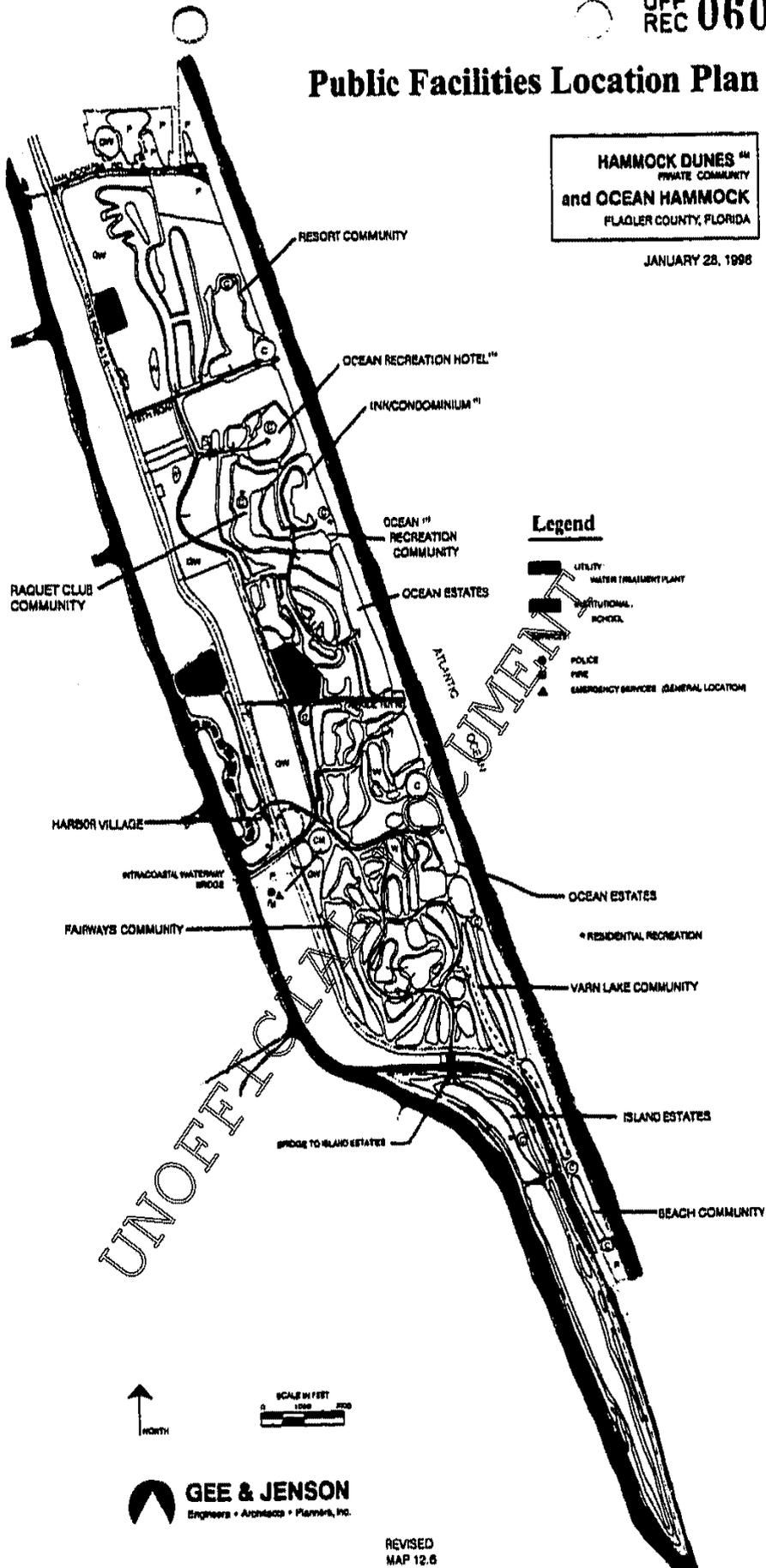
Revised 1/28/98

H:\07153.28\EXHIBIT 3B TWO.DOC

Public Facilities Location Plan

HAMMOCK DUNESSM
PRIVATE COMMUNITY
and OCEAN HAMMOCK
FLAGLER COUNTY, FLORIDA

JANUARY 28, 1988



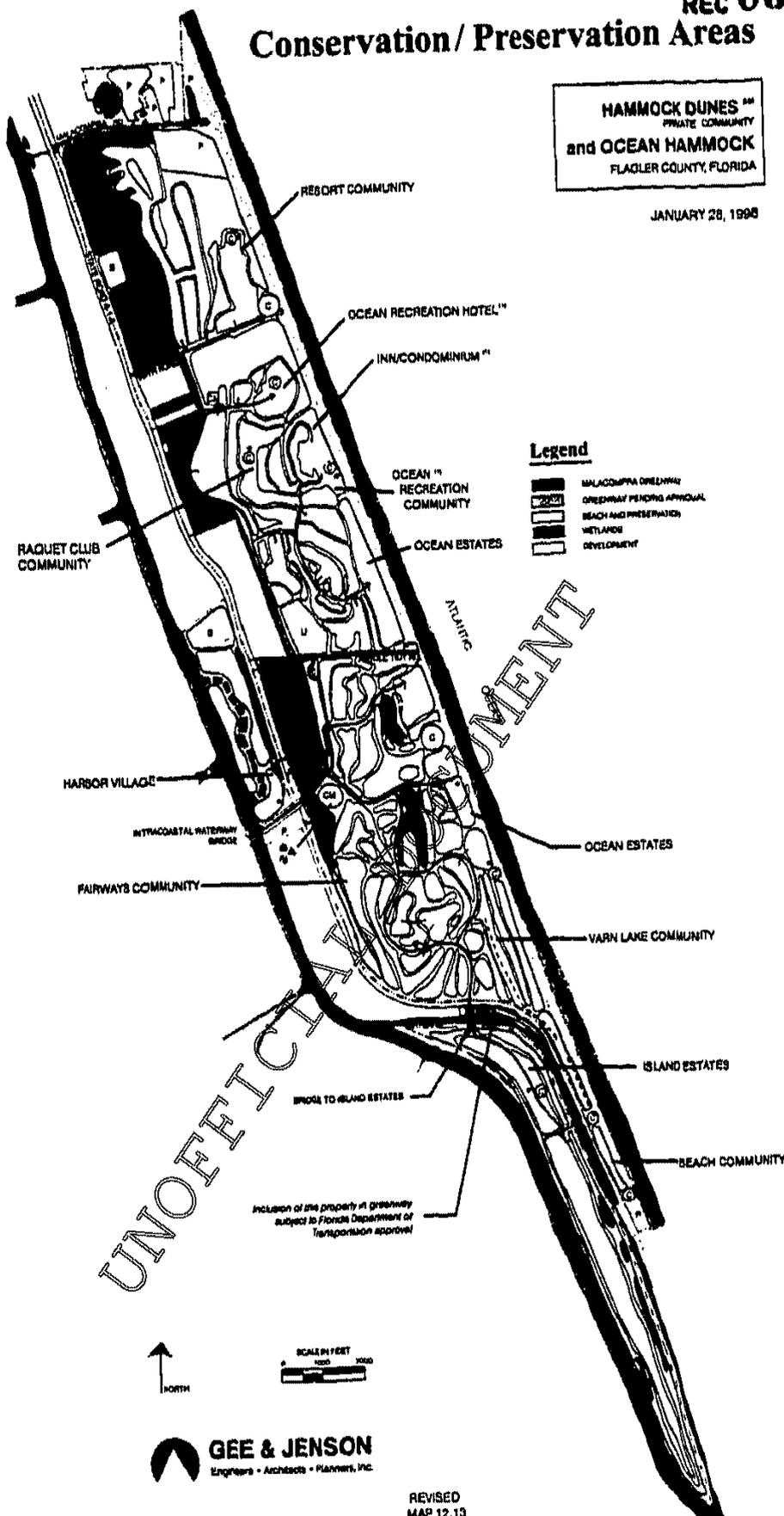
GEE & JENSON
Engineers • Architects • Planners, Inc.

REVISED
MAP 12.6

Conservation/ Preservation Areas

HAMMOCK DUNES™
PRIVATE COMMUNITY
and **OCEAN HAMMOCK**
FLAGLER COUNTY, FLORIDA

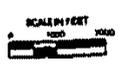
JANUARY 28, 1998



Legend

[Solid Black]	MALCOMPHA GREENWAY
[Dotted]	GREENWAY PENDING APPROVAL
[White]	BEACH AND PRESERVATION
[Light Gray]	WETLANDS
[Dark Gray]	DEVELOPMENT

UNOFFICIAL COMMENT



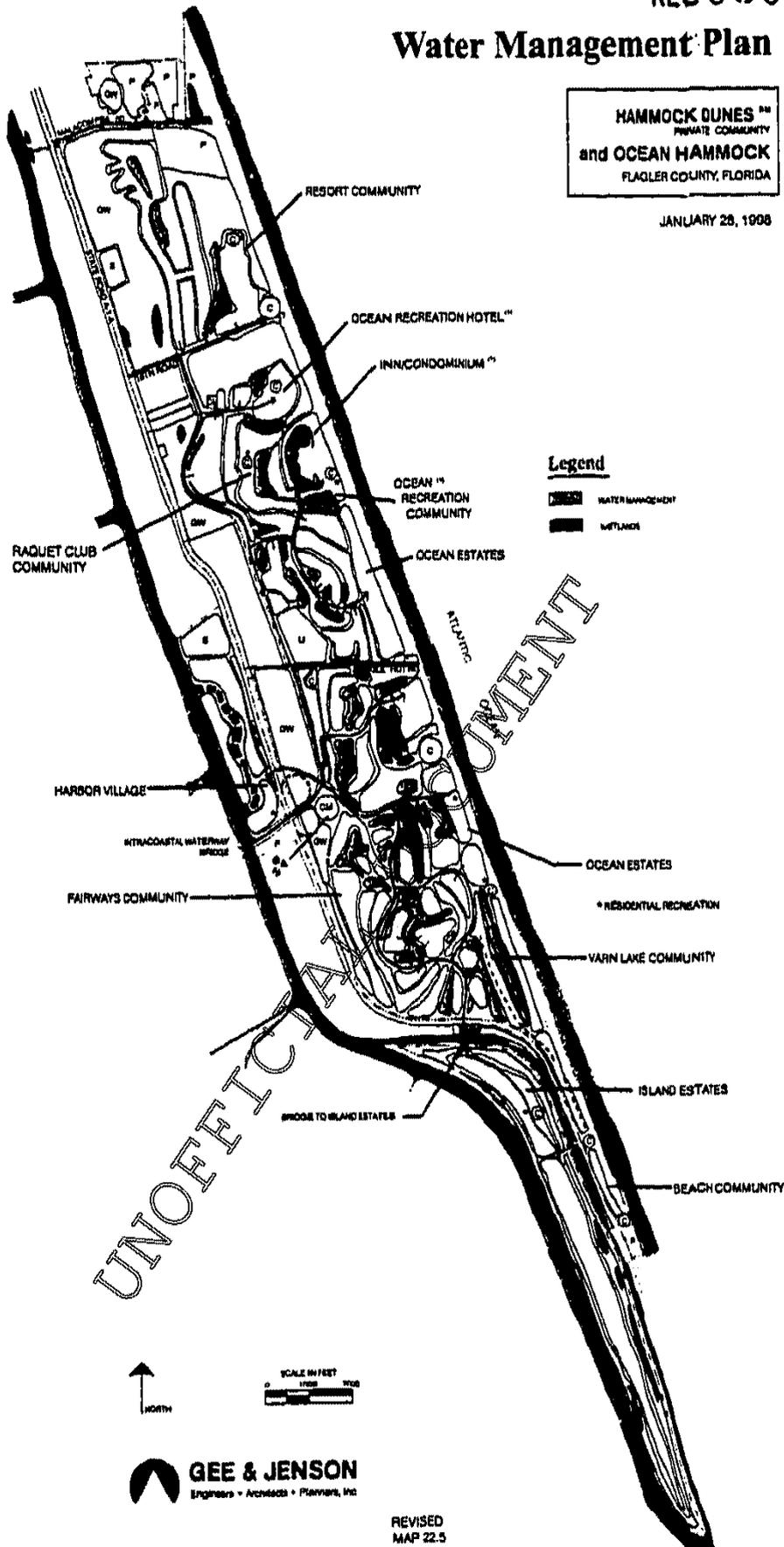
GEE & JENSON
Engineers - Architects - Planners, INC.

REVISED
MAP 12.13

Water Management Plan

HAMMOCK DUNES™
PRIVATE COMMUNITY
and OCEAN HAMMOCK
FLAGLER COUNTY, FLORIDA

JANUARY 28, 1998



SCALE IN FEET
0 100 200

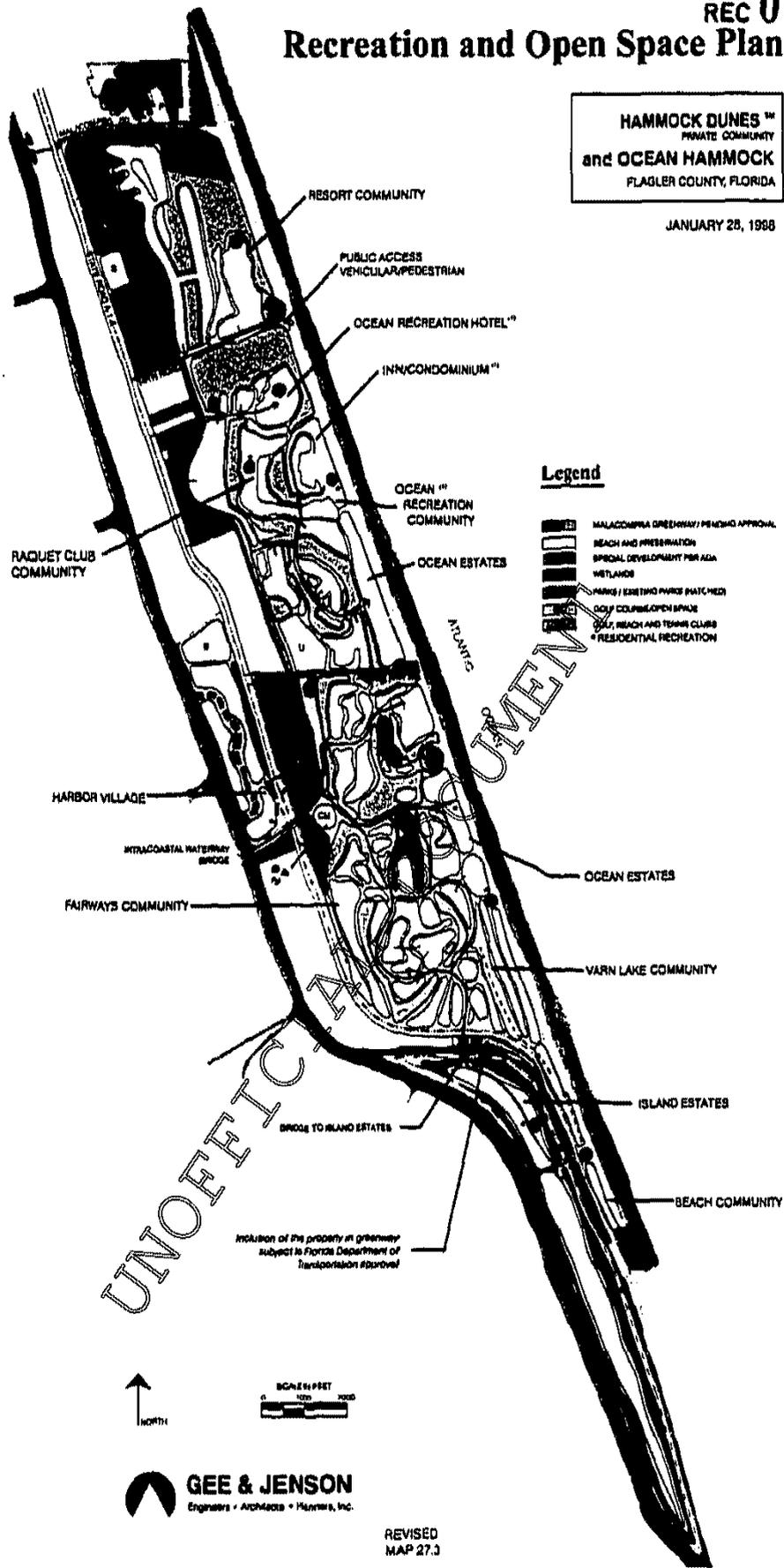
GEE & JENSON
Engineers • Architects • Planners, Inc.

REVISED
MAP 22.5

Recreation and Open Space Plan

HAMMOCK DUNES™
PRIVATE COMMUNITY
and **OCEAN HAMMOCK**
FLAGLER COUNTY, FLORIDA

JANUARY 28, 1988



GEE & JENSON
Engineers • Architects • Planners, Inc.

REVISED
MAP 27.3

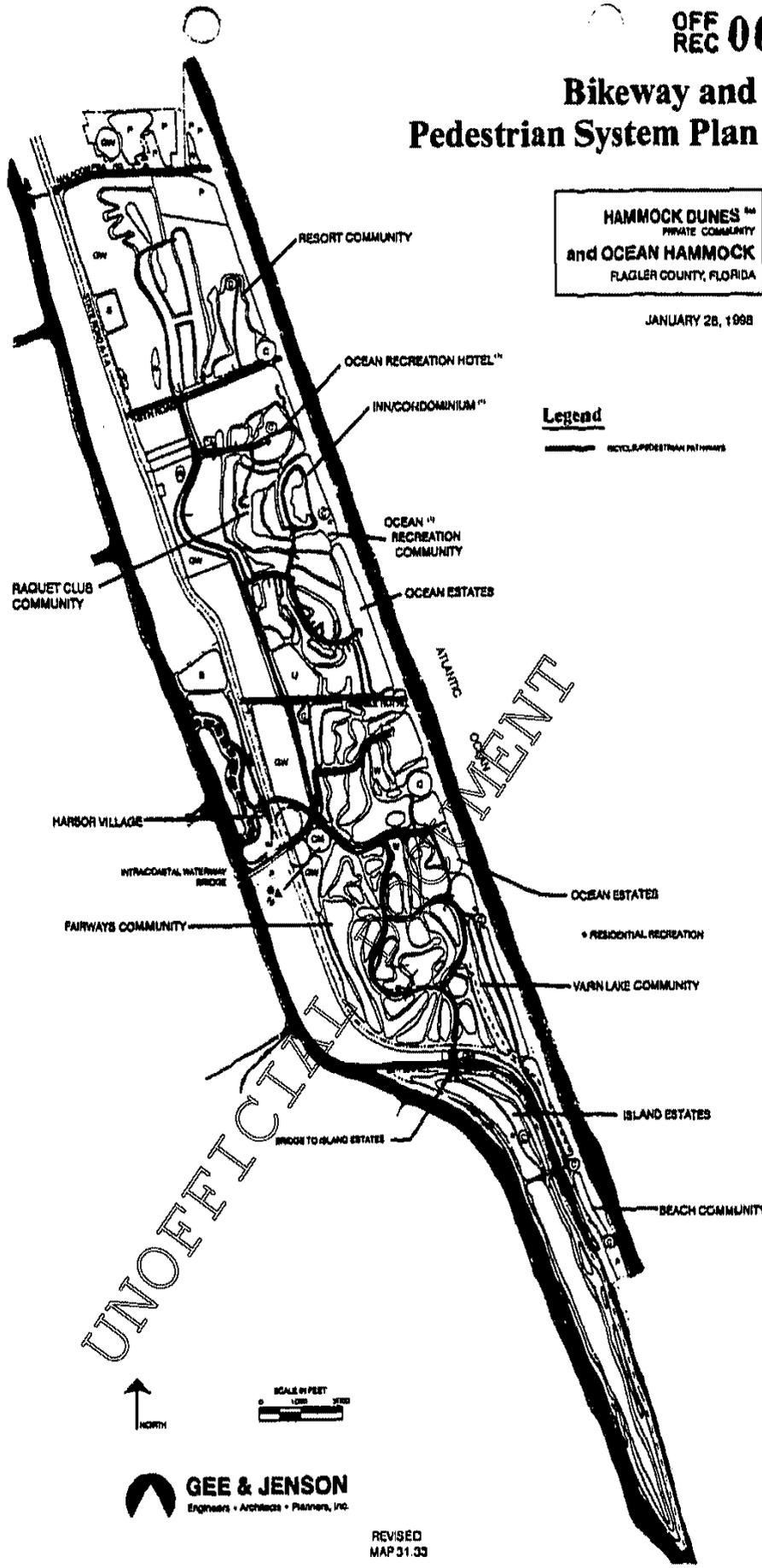
Bikeway and Pedestrian System Plan

HAMMOCK DUNES™
PRIVATE COMMUNITY
and OCEAN HAMMOCK
FLAGLER COUNTY, FLORIDA

JANUARY 28, 1998

Legend

— BICYCLE/PEDESTRIAN PATHWAYS



UNOFFICIAL



SCALE IN FEET
0 1000 2000

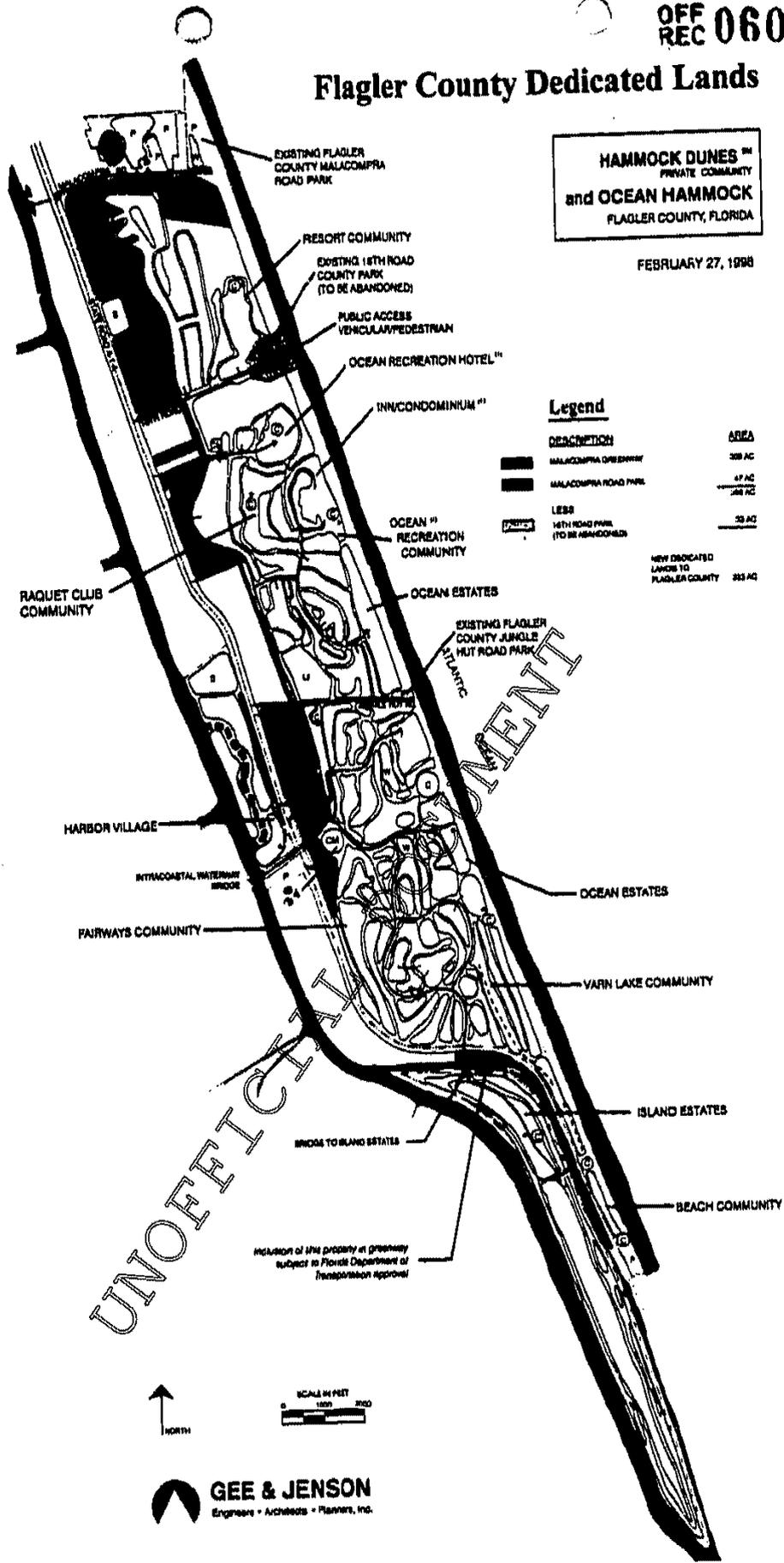
GEE & JENSON
Engineers • Architects • Planners, Inc.

REVISED
MAP 31.03

Flagler County Dedicated Lands

HAMMOCK DUNES™
PRIVATE COMMUNITY
and **OCEAN HAMMOCK**
FLAGLER COUNTY, FLORIDA

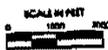
FEBRUARY 27, 1988



Legend

DESCRIPTION	AREA
MALACOMPRIA DRIVEWAY	308 AC
MALACOMPRIA ROAD PARK	47 AC 288 AC
LESS 18TH ROAD PARK (TO BE ABANDONED)	53 AC
NEW DEDICATED LANDS TO FLAGLER COUNTY	283 AC

Inclusion of this property in greenway
subject to Florida Department of
Transportation approval



GEE & JENSON
Engineers • Architects • Planners, Inc.

DESCRIPTION
BEACHFRONT PARK

OFF REC 0608 PAGE 0474



A parcel of land being a portion of Sections 20, 21, 28 and 29 Township 10 South, Range 31 East, Flagler County, Florida being more particularly described as follows:

Commencing at the intersection of the South Right-of-Way Line of Malacombra Road and the East Right-of-Way line of State Road A-1-A; thence Northeasterly, along the said South Right-of-Way Line of Malacombra Road the following two courses; thence North 71°10'09" East, for 1134.79 feet; thence North 88°23'31" East, for 1383.19 feet to the POINT OF BEGINNING of this description;

thence North 88°23'31" East, for 858.02 feet;
thence South 59°50'14" East, for 903.23 feet;
thence North 70°16'28" East, for 158.10 feet to the Mean High Water Line of the Atlantic Ocean;
thence Southeasterly along said Mean High Water Line the following twelve courses;
thence South 18°29'30" East, for 102.30 feet;
thence South 18°59'22" East, for 103.88 feet;
thence South 20°15'36" East, for 103.72 feet;
thence South 16°20'18" East, for 107.75 feet;
thence South 22°29'37" East, for 103.55 feet;
thence South 22°26'36" East, for 110.09 feet;
thence South 18°53'09" East, for 107.80 feet;
thence South 20°12'13" East, for 105.57 feet;
thence South 23°23'36" East, for 109.29 feet;
thence South 17°42'56" East, for 104.69 feet;
thence South 16°46'57" East, for 101.99 feet;
thence South 19°43'04" East, for 103.48 feet;
thence North 73°12'59" West, departing said Mean High Water Line, for 2061.09 feet;
thence North 34°36'29" West, for 23.71 feet;
thence North 50°22'42" West, for 98.96 feet;
thence North 15°35'15" West, for 168.81 feet;
thence North 52°35'51" West, for 21.71 feet;
thence North 06°53'10" West, for 100.44 feet;
thence North 08°53'19" West, for 107.15 feet;
thence North 02°29'38" West, for 96.87 feet;
thence North 06°40'40" West, for 401.03 feet to the POINT OF BEGINNING.

Containing 47.01 acres, more or less.

UNOFFICIAL COMMENT

Exhibit "B"

THIS SKETCH IS NOT A SURVEY

FILE: 97153/SURVEY/SKETCH & DESC/153-PRK1.DWG



GEE & JENSON
ENGINEERS-ARCHITECTS-PLANNERS, INC.
ONE HAMMOCK CIRCLE WEST PALM BEACH, FL 33409
361/964-3300
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 12345

SKETCH AND DESCRIPTION
BEACHFRONT PARK
OCEAN HAMMOCK
FLAGLER COUNTY, FLORIDA

DATE: 12-30-97
BY: JAD
NO. 1

REVISIONS	NO.	DESCRIPTION	BY	DATE
2	REVIS	BOUNDARY	JAD	1-29-98
1	REVIS	BOUNDARY	JAD	12-30-97

97-153-27
1 of 3

NOTES

- 1) This is NOT a survey but only a graphic depiction to accompany the description shown hereon. There has been no field work, on-site inspection of the subject property or monuments set in connection with the information shown hereon.
- 2) Dimensions shown hereon are in feet and decimal parts thereof and are based on the definition of a foot as adopted by the United States Bureau of Standards and refer to the horizontal plane.
- 3) Bearings shown hereon refer to Grid North of the Transverse Mercator Grid System of the East Zone of Florida.
- 4) The sketch and description shown hereon was prepared without the benefit of a title examination or search and is based on information provided by the Client and/or agents of the Client, subsequently the undersigned and Gee & Jenson Engineers-Architects-Planners, Inc. make no representations or guarantees as to the information reflected hereon pertaining to Easements, Rights-Of-Way, Setback lines, Reservations, Restrictions, Agreements and other similar matters which should be obtained and confirmed by others through appropriate title verification.
- 5) There may be documents recorded in the Public Records that benefit or encumber the lands shown hereon that are not shown on this sketch and description.
- 6) There may be existing Agreements, Easements, Rights-Of-Way, Restrictions, Reservations and other similar matters that are not recorded in the Public Records which may affect the lands shown on this sketch and description.

CERTIFICATION

I hereby certify that this sketch and description was made under my responsible charge and was prepared in accordance with the Minimum Technical Standards for surveying as set forth by the Florida Board of Professional Land Surveyors in Chapter 61G17-6 Florida Administrative Code, Pursuant to Section 472.027 Florida Statutes.

For the firm of Gee & Jenson Engineers-Architects-Planners, Inc.
Florida Certificate of Authorization number LB2934

JAMES A. DAVIS
Professional Surveyor and Mapper
Florida License number LS4609

This sketch and description is not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

THIS SKETCH IS NOT A SURVEY

FILE: 97153/SURVEY/SKETCH & DESC/153-PRK1.DWG



SKETCH AND DESCRIPTION
BEACHFRONT PARK
OCEAN HAMMOCK
FLAGLER COUNTY, FLORIDA



REVISIONS	NO.	DESCRIPTION	BY	DATE
	2	REVISED BOUNDARY	JAD	1-25-98
	1	REVISED BOUNDARY	JAD	12-30-97

97-153.27
3 of 3

Lowe/Ocean Hammock, Ltd.
 Job No. 97-153.27
 By: JAD Chk: TW
 October 28, 1997
 Revised November 5, 1997
 Revised December 29, 1997
 Revised January 29, 1998

Description
 MALACOMPRA GREENWAY

Five parcels of land being portions of Sections 20, 29, 33 and 40, Township 10 South, Range 31 East, and Section 38, Township 11, Range 31 East, Flagler County, Florida being more particularly described as follows:

Commencing at the Southwest corner of Ocean Ridge Part B 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 North 66°57'41" West, for 5.00 feet; thence Southwesterly along the arc of a non-tangent curve concave to the Northwest having a radius of 1372.39 feet, a chord bearing of South 25°32'51" West and a central angle of 07°18'03", same line also being the West Right-of-Way line of Hammock Dunes Parkway, for 174.87 feet to the POINT OF BEGINNING of Malacompra Greenway Parcel 1;

thence Southwesterly along the said West Right-of-Way line of Hammock Dunes Parkway the following four courses;

thence Southwesterly along the arc of a curve concave to the Northwest having a radius of 1372.39 feet, a chord bearing of South 34°10'37" West and a central angle of 09°57'29", for 238.52 feet;

thence North 50°50'38" West along a line radial to the last described curve, for 40.00 feet; thence Southwesterly along the arc of a non-tangent curve concave to the Northwest having a radius of 1332.39 feet, a chord bearing of South 47°09'29" West and a central angle of 20°00'13", for 465.18 feet;

thence South 59°09'36" West along a line tangent to the last described curve, for 95.79 feet; thence North 20°35'27" West, departing said West Right-of-Way line of Hammock Dunes Parkway, along the East Right-of-Way line of State Road A-1-A, for 727.84 feet; thence Northwesterly along the arc of a tangent curve concave to the Northeast having a radius of 5679.65 feet and a central angle of 00°20'20", same line also being the said East Right-of-Way line of State Road A-1-A, for 33.60 feet;

thence North 69°44'54" East, departing said East Right-of-Way line of State Road A-1-A, along the South line of the 116 foot wide Additional Right-of-Way Parcel for State Road A-1-A as recorded in Official Record Book 277, Page 105, of the said Public Records, for 116.00 feet; thence Northwesterly along the arc of a non-tangent curve concave to the Northeast having a radius of 5563.65 feet, a chord bearing of North 19°48'24" West and a central angle of 00°53'26", same line also being the East line of said 116 foot wide Additional Right-of-Way Parcel as recorded in Official Record Book 277, Page 105, for 86.47 feet;

thence Northeasterly and Southeasterly, departing said 116 foot wide Additional Right-of-Way Parcel, along a line being 50.00 feet Southeasterly and Southwesterly of (as measured at right angles) and parallel with the South Right-of-Way line of Camino Del Mar the following three courses;

thence North 71°29'00" East, for 33.36 feet;

thence Northeasterly and Southeasterly along the arc of a non-tangent curve concave to the Southwest having a radius of 318.00 feet, a chord bearing of South 83°49'16" East and a central angle of 49°23'30", for 274.13 feet;

thence South 59°07'31" East along a non-tangent line, for 570.42 feet to the POINT OF BEGINNING of Malacompra Greenway Parcel 1.

Malacompra Greenway Parcel 1 containing 9.36 Acres, more or less.

Lowe/Ocean Hammock, Ltd.
 Job No. 97-153.27
 By: JAD Chk: TW
 October 28, 1997
 Revised November 5, 1997
 Revised December 29, 1997
 Revised January 29, 1998

Description
 MALACOMPRA GREENWAY

TOGETHER WITH:

Commencing at the Northwest corner of said Ocean Ridge Part B for the POINT OF BEGINNING of Malacompra Greenway Parcel 2;

thence Southeasterly along the West lines of said Ocean Ridge Part B, same lines also being the West Right-of-Way line of Hammock Dunes Parkway as shown on said Subdivision Plat of Ocean Ridge the following six courses;
 thence South 19°50'00" East, for 392.82 feet;
 thence Southeasterly along the arc of a tangent curve concave to the Southwest having a radius of 2283.18 feet and a central angle of 08°45'01", for 348.69 feet;
 thence South 11°04'59" East along a line tangent to the last described curve, for 954.90 feet;
 thence Southeasterly along the arc of a tangent curve concave to the Northeast having a radius of 650.00 feet and a central angle of 24°10'33", for 274.27 feet;
 thence South 35°15'32" East along a line tangent to the last described curve, for 143.71 feet;
 thence Southeasterly along the arc of a tangent curve concave to the Southwest having a radius of 350.00 feet and a central angle of 37°19'38", for 228.02 feet;
 thence Southwesterly and Southeasterly along the limits of Southern Bell Telephone and Telegraph easements as recorded in Official Record Book 389, Page 188 and Official Record Book 411, Page 417 of the said Public Records the following three courses;
 thence South 70°11'14" West along a non-tangent line, for 166.17 feet;
 thence South 20°22'24" East, for 58.44 feet;
 thence South 69°18'48" East, for 101.84 feet;
 thence Southwesterly along the arc of a non-tangent curve concave to the Northwest having a radius of 1372.39 feet, a chord bearing of South 21°25'23" West and a central angle of 00°56'52", same line also being the West Right-of-Way line of Hammock Dunes Parkway, for 22.70 feet;
 thence Northwesterly and Southwesterly, departing said West Right-of-Way line of Hammock Dunes Parkway, along a line being 60.00 feet Northeasterly and Northwesterly of (as measured at right angles) and parallel with the North Right-of-Way line of said Camino Del Mar the following three courses;
 thence North 59°07'31" West along a non-tangent line, for 554.19 feet;
 thence Northwesterly and Southwesterly along the arc of a non-tangent curve concave to the Southwest having a radius of 492.00 feet, a chord bearing of North 83°49'16" West and a central angle of 49°23'30", for 424.12 feet;
 thence South 71°29'00" West along a line tangent to the last described curve, for 33.20 feet;
 thence Northwesterly, departing said line being 60.00 feet Northwesterly of the North Right-of-Way line of Camino Del Mar, along the arc of a non-tangent curve concave to the Northeast having a radius of 5563.65 feet, a chord bearing of North 17°09'41" West and a central angle of 00°48'58", same line also being the said East line of 116 foot wide Additional Right-of-Way Parcel as recorded in Official Record Book 277, Page 105, for 79.24 feet;
 thence North 16°45'12" West along a line tangent to the last described curve, same line also being the said East line of 116 foot wide Additional Right-of-Way parcel as recorded in Official Record Book 277, Page 105, for 1897.51 feet;
 thence Northeasterly along the South and East lines of that certain tract of land as described in Official Record Book 493, Page 1210 the following two courses;
 thence North 89°19'02" East, departing said 116 foot wide Additional Right-of-Way parcel as recorded in Official Record Book 277, Page 105, for 27.84 feet;
 thence North 16°34'25" West, for 178.52 feet;

Low/Ocean Hammock, Ltd.
 Job No. 97-153.27
 By: JAD Chk: TW
 October 28, 1997
 Revised November 5, 1997
 Revised December 29, 1997
 Revised January 29, 1998

Description
 MALACOMPRA GREENWAY

thence North 89°19'02" East, departing said tract of land as described in Official Record Book 493, Page 1210, along the South Right-of-Way line of Jungle Hut Road, for 894.62 feet to the POINT OF BEGINNING of Malacompra Greenway Parcel 2.

Malacompra Greenway Parcel 2 containing 44.56 Acres, more or less.

TOGETHER WITH:

Commencing at the Northwest corner of Tract "E" 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 for the POINT OF BEGINNING of Malacompra Greenway Parcel 3;
 thence North 70°10'00" East along the North line of said Tract "E", for 35.00 feet;
 thence South 19°50'00" East along the East line of said Tract "E" for 2728.34 feet;
 thence South 89°19'02" West along the South line of said Tract "E", same line also being the North Right-of-Way line of Jungle Hut Road, same line also being the South line of said Section 33, for 37.05 feet;
 thence North 19°50'00" West along the West line of said Tract "E" for 2716.19 feet to the POINT OF BEGINNING of Malacompra Greenway Parcel 3;

Malacompra Greenway Parcel 3 containing 2.19 Acres, more or less.

TOGETHER WITH:

Commencing at the said Northwest corner of Tract "E" as shown on the Subdivision Plat of Ocean Ridge for the POINT OF BEGINNING of Malacompra Greenway Parcel 4;

thence North 19°50'00" West along the East line of Magnolia Manor Unit 2 as recorded in Map Book 5, Page 71 of the said Public Records, same line also being the East line of said Section 40, for 587.16 feet;
 thence South 71°11'00" West along the North line of said Magnolia Manor Unit 2, for 1173.18 feet;
 thence Northwesterly along the arc of a non-tangent curve, departing said North line of Magnolia Manor Unit 2, concave to the Northeast having a radius of 1744.08 feet, a chord bearing of North 22°49'53" West and a central angle of 08°01'45", same line also being the East line of a 116 feet wide Additional Right-of-Way Parcel lying on the East side of State Road A-1-A, for 244.41 feet;
 thence North 18°49'00" West along a line tangent to the last described curve, same line also being the said East line of the Additional Right-of-Way Parcel, for 1645.60 feet;
 thence North 71°11'00" East departing said East line of the Additional Right-of-Way Parcel, for 64.00 feet;
 thence North 18°49'00" West, for 225.00 feet;
 thence South 71°11'00" West, for 64.00 feet;
 thence North 18°49'00" West along the said East line of the Additional Right-of-Way Parcel, for 350.65 feet;
 thence North 71°11'00" East departing said East line of the Additional Right-of-Way Parcel, for 1146.53 feet;
 thence North 19°50'00" West along the said East line of Section 40, for 199.90 feet;
 thence South 71°11'00" West, for 1142.98 feet;

Low Ocean Hammock, Ltd.

Job No. 97-153.27

By: JAS Chik TW

October 28, 1997

Revised November 5, 1997

Revised December 29, 1997

Revised January 29, 1998

OFF REC 0608 PAGE 0480

Description
MALACOMPRA GREENWAY

thence North 18°49'00" West along the said East line of the Additional Right-of-Way Parcel, for 200.13 feet;
thence North 71°11'00" East departing said East line of the Additional Right-of-Way Parcel, for 1139.43 feet;
thence North 19°50'00" West along the said East line of Section 40, for 850.13 feet to a point to be hereinafter referred to as POINT "A";
thence North 71°10'52" East along the South Right-of-Way line of 16th Road, for 105.29 feet;
thence South 19°50'00" East departing said South Right-of-Way line of 16th Road, for 863.12 feet;
thence Southeasterly and Southwesterly along the arc of a tangent curve concave to the Northwest having a radius of 1140.00 feet and a central angle of 52°42'20", for 1048.67 feet;
thence South 32°52'20" West along a line tangent to the last described curve, for 243.67 feet;
thence Southwesterly and Southeasterly along the arc of a tangent curve concave to the Northeast having a radius of 800.00 feet and a central angle of 109°36'27" for 1530.41 feet;
thence South 76°44'07" East along a line tangent to the last described curve, for 354.16 feet;
thence Southeasterly along the arc of a tangent curve concave to the Southwest having a radius of 580.00 feet and a central angle of 56°54'06", for 576.01 feet;
thence South 19°50'00" East along a line tangent to the last described curve, for 397.17 feet;
thence South 70°10'00" West along the North Right-of-Way line of Hotel Trace as shown on the said Subdivision Plat of Ocean Ridge and the said North line of Tract "E", for 70.00 feet to the POINT OF BEGINNING of Malacompra Greenway Parcel 4.

Malacompra Greenway Parcel 4 containing 47.44 Acres, more or less.

TOGETHER WITH:

Commencing at the before mentioned POINT "A"; thence North 19°50'00" West along the said East line of Section 40, for 80.01 feet to the POINT OF BEGINNING of Malacompra Greenway Parcel 5;

thence South 71°10'52" West along the North Right-of-Way line of said 16th Road, for 1122.93 feet;
thence North 18°49'00" West, departing said North Right-of-Way line of 16th Road, along the said East line of the Additional Right-of-Way Parcel for 1802.94 feet;
thence North 71°11'00" East departing said East line of the Additional Right-of-Way Parcel, for 692.33 feet;
thence North 18°49'00" West, for 808.33 feet;
thence South 71°11'00" West, for 692.33 feet;
thence North 18°49'00" West along the said East line of Additional Right-of-Way Parcel, for 2513.89 feet;
thence North 71°10'09" East, departing said East line of the Additional Right-of-Way Parcel, along the South Right-of-Way line of Malacompra Road, for 1018.79 feet;
thence North 88°23'31" East along the said South Right-of-Way line of Malacompra Road, for 1383.19 feet;
thence South 06°40'40" East, departing said South Right-of-Way line of Malacompra Road, for 346.00 feet;
thence North 86°58'40" West, for 25.39 feet;
thence South 89°20'43" West, for 429.08 feet;
thence North 88°35'19" West, for 447.89 feet;

Lowe/Ocean Hammock, Ltd.
 Job No. 97-153.27
 By: JAD Chk: TW
 October 28, 1997
 Revised November 5, 1997
 Revised December 29, 1997
 Revised January 29, 1998

Description
 MALACOMPRA GREENWAY

thence North 77°29'34" West, for 172.44 feet;
 thence South 65°09'24" West, for 109.14 feet;
 thence South 37°45'16" West, for 134.01 feet;
 thence South 22°18'22" East, for 198.89 feet;
 thence South 67°38'26" East, for 185.17 feet;
 thence North 03°55'05" East, for 72.44 feet;
 thence South 64°48'00" East, for 187.66 feet;
 thence South 12°02'29" West, for 87.21 feet;
 thence South 76°15'40" West, for 211.80 feet;
 thence South 11°27'27" West, for 47.51 feet;
 thence South 73°37'08" West, for 91.79 feet;
 thence South 19°15'37" East, for 87.11 feet;
 thence North 70°06'51" East, for 123.21 feet;
 thence North 79°47'45" East for 260.43 feet;
 thence South 05°03'34" West, for 40.80 feet;
 thence South 44°34'56" West, for 278.74 feet;
 thence South 25°21'31" West, for 51.98 feet;
 thence South 72°09'58" West, for 73.27 feet;
 thence South 21°56'40" East, for 190.10 feet;
 thence North 69°39'06" East, for 177.44 feet;
 thence South 89°40'32" East, for 103.81 feet;
 thence North 54°44'52" East, for 98.62 feet;
 thence South 74°25'41" East, for 142.71 feet;
 thence South 00°45'31" West, for 59.23 feet;
 thence South 65°59'46" West, for 153.54 feet;
 thence South 26°44'08" West, for 76.05 feet;
 thence South 33°35'46" East, for 96.46 feet;
 thence North 70°55'53" East, for 83.76 feet;
 thence South 69°29'29" East, for 55.90 feet;
 thence South 33°40'33" East for 54.84 feet;
 thence South 22°58'43" East, for 100.23 feet;
 thence South 12°53'10" East, for 143.83 feet;
 thence South 12°49'52" East, for 115.20 feet;
 thence South 00°32'26" West, for 129.44 feet;
 thence South 09°57'13" West, for 99.69 feet;
 thence South 68°58'46" West, for 72.14 feet;
 thence North 68°46'59" West, for 108.95 feet;
 thence South 13°02'02" West, for 62.03 feet;
 thence South 77°16'02" East, for 146.92 feet;
 thence South 13°27'28" East, for 107.80 feet;
 thence South 48°59'39" East, for 109.90 feet;
 thence South 23°58'57" East, for 160.70 feet;
 thence South 55°59'44" East, for 189.15 feet;
 thence South 28°30'24" East, for 166.46 feet;
 thence South 24°28'06" East, for 104.57 feet;
 thence South 31°12'25" East, for 140.61 feet;
 thence South 36°46'01" East, for 100.09 feet;
 thence South 21°19'39" East, for 154.78 feet;

DOCUMENT

Lowe/Ocean Hammock, Ltd.
Job No. 97-153.27
By: JAD Chk: TW
October 28, 1997
Revised November 5, 1997
Revised December 29, 1997
Revised January 29, 1998

Description
MALACOMPRA GREENWAY

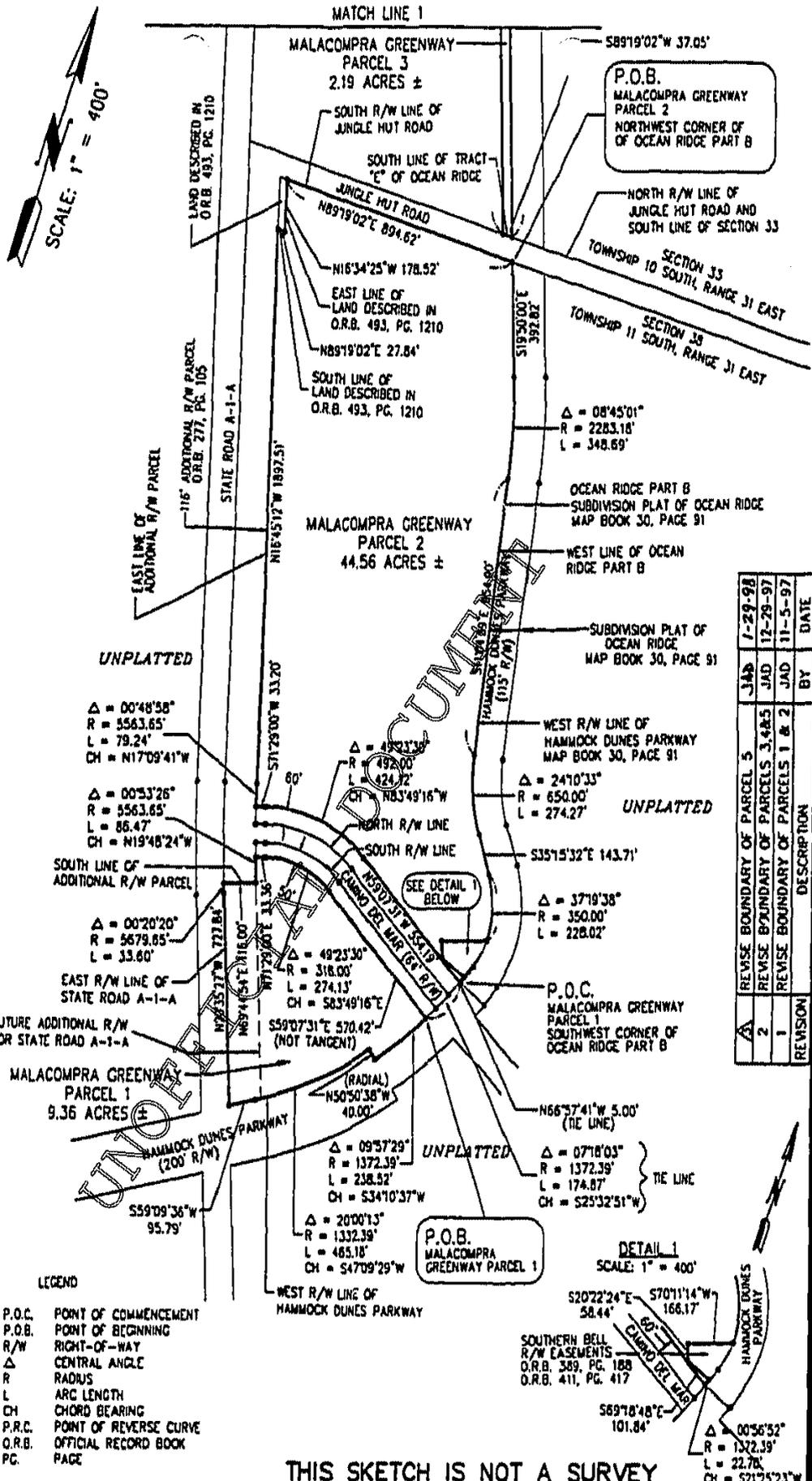
thence South 05°34'25" East, for 92.88 feet;
thence South 00°17'49" West, for 127.19 feet
thence South 15°04'13" East, for 166.16 feet;
thence South 06°54'06" East, for 211.51 feet;
thence South 08°15'57" West, for 103.66 feet;
thence South 09°12'42" East, for 120.77 feet;
thence South 07°36'55" West, for 55.29 feet;
thence South 13°14'09" West, for 52.18 feet;
thence South 07°50'10" East, for 175.05 feet;
thence South 03°41'59" East, for 195.76 feet;
thence South 17°50'12" East, for 113.97 feet;
thence South 20°47'52" East, for 142.41 feet;
thence South 71°10'52" West along the said North Right-of-Way line of 16th Road, for 98.10 feet to the POINT OF BEGINNING of Malacompra Greenway Parcel 5.

Malacompra Greenway Parcel 5 containing 150.48 Acres, more or less.

Malacompra Greenway Parcels 1 thru 5 containing a total of 254.03 Acres, more or less.

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UNOFFICIAL DOCUMENT



FILE: 97153/SURVEY/SKETCH & DESC/153-GWAY.DWG

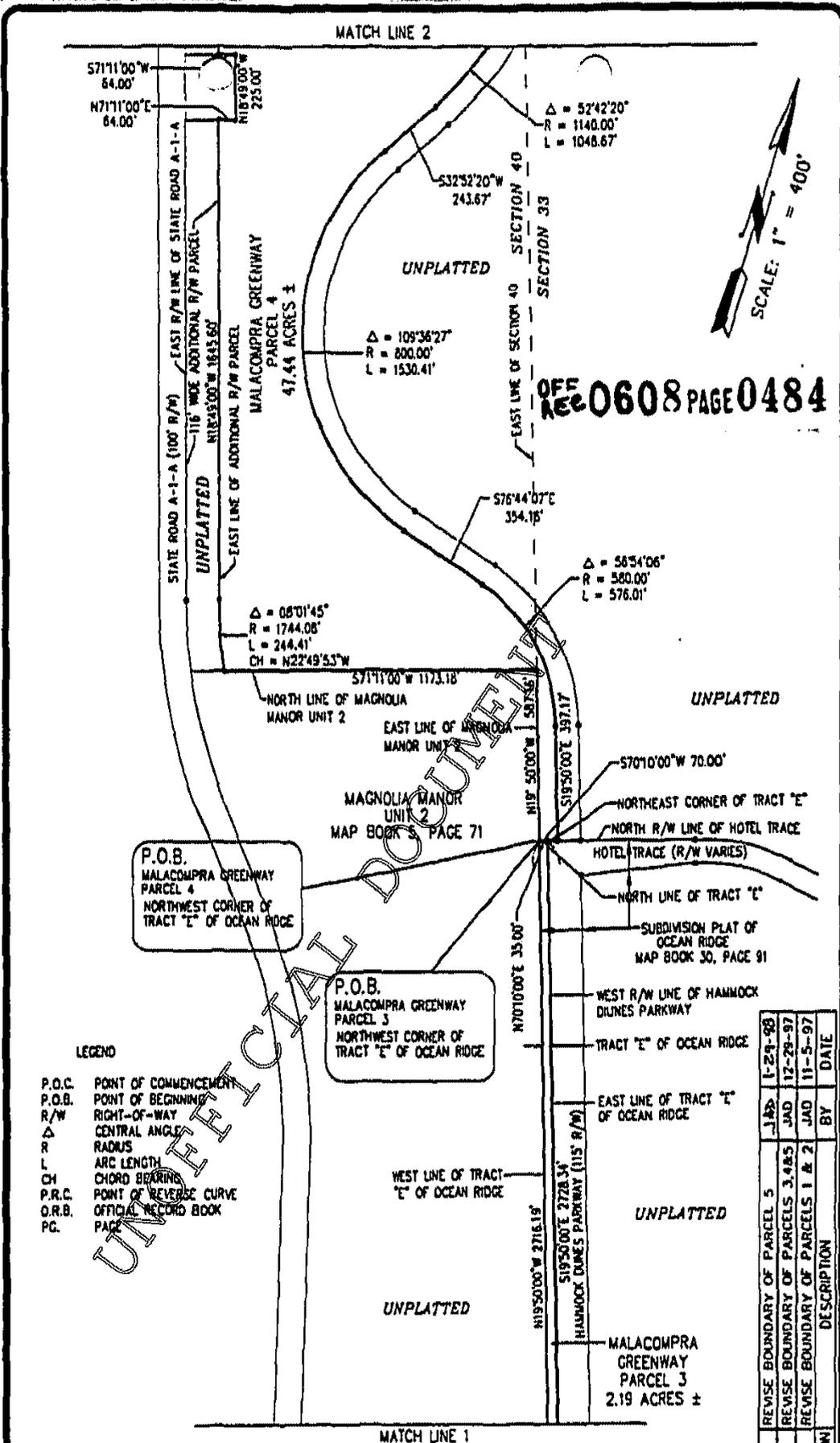
NO.	REVISION	DESCRIPTION	BY	DATE
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GEE & JENSON
ENGINEERS-ARCHITECTS-PLANNERS, INC.
ONE HUNDRED ONE WEST PALM BEACH, FL. 33409
361/963-1300
FEDERAL REGISTER OF ARCHITECTS AND ENGINEERS

SKETCH AND DESCRIPTION
MALACOMPRA GREENWAY PARCELS
OCEAN HAMMOCK
FLAGLER COUNTY, FLORIDA

DATE	07-19-27
SHEET	7 of 11

FILE: 97153/SURVEY/SKETCH & DESC/153-GWAY.DWG



P.O.B. MALACOMPRIA GREENWAY PARCEL 4 NORTHWEST CORNER OF TRACT "E" OF OCEAN RIDGE

P.O.B. MALACOMPRIA GREENWAY PARCEL 3 NORTHWEST CORNER OF TRACT "E" OF OCEAN RIDGE

- LEGEND
- P.O.C. POINT OF COMMENCEMENT
 - P.O.B. POINT OF BEGINNING
 - R/W RIGHT-OF-WAY
 - △ CENTRAL ANGLE
 - R RADIUS
 - L ARC LENGTH
 - CH CHORD BEARING
 - P.R.C. POINT OF REVERSE CURVE
 - O.R.B. OFFICIAL RECORD BOOK
 - P.C. PAGE

REVISION	DESCRIPTION	BY	DATE
1	REVERSE BOUNDARY OF PARCEL 5	JAD	1-29-98
2	REVERSE BOUNDARY OF PARCELS 3,4&5	JAD	12-29-97
1	REVERSE BOUNDARY OF PARCELS 1 & 2	JAD	11-5-97

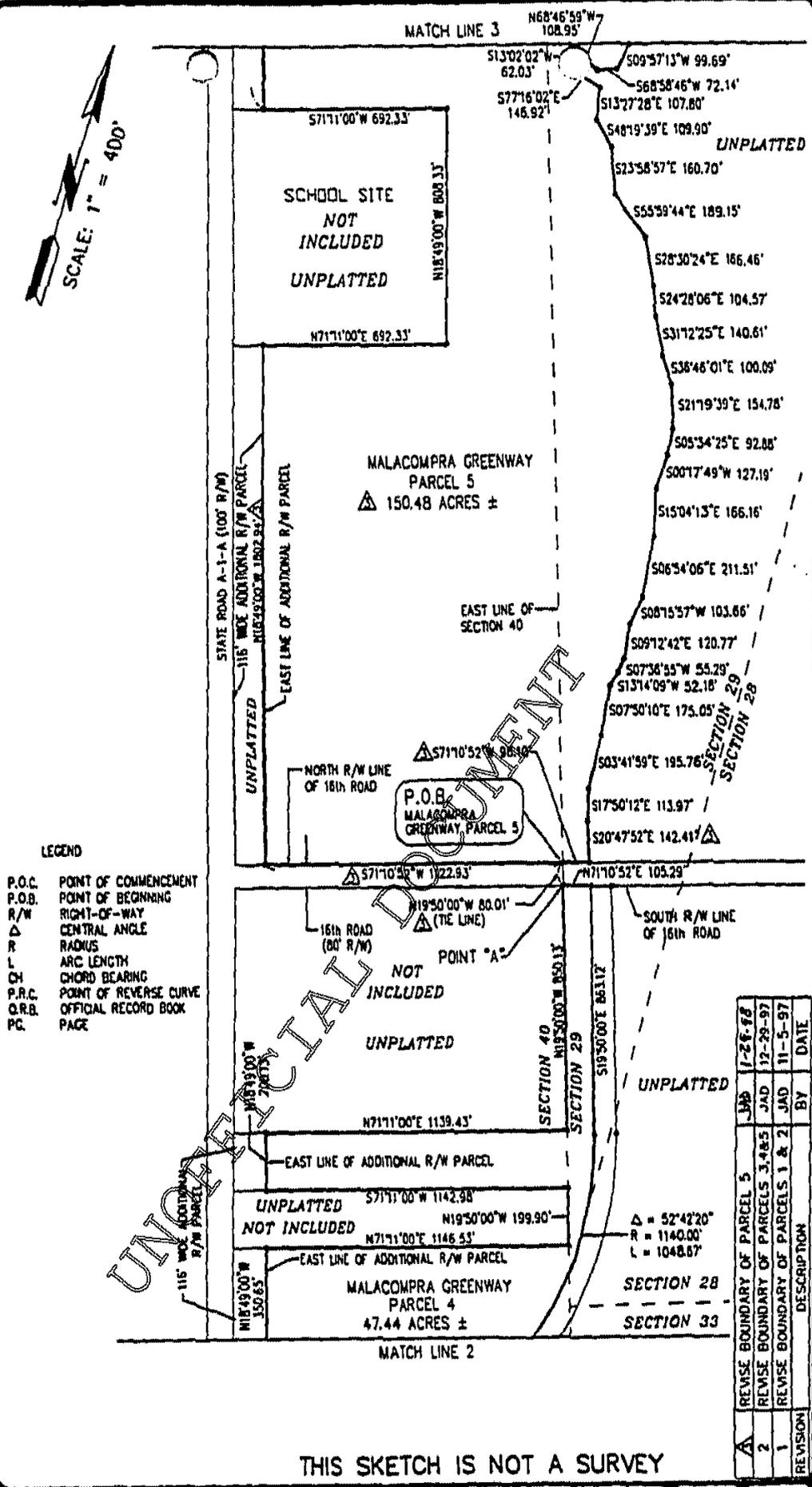
THIS SKETCH IS NOT A SURVEY

GEE & JENSON
 ENGINEERS-ARCHITECTS-PLANNERS, INC.
 ONE HAVENWOOD CIR. WEST PALM BEACH, FL. 33409
 561-763-1300
 FLORIDA LICENSE NO. 12000

SKETCH AND DESCRIPTION
 MALACOMPRIA GREENWAY PARCELS
 OCEAN HAMMOCK
 FLAGLER COUNTY, FLORIDA

97-153.27
 8 of 11

REF 0608 PAR 0485



- LEGEND**
- P.O.C. POINT OF COMMENCEMENT
 - P.O.B. POINT OF BEGINNING
 - R/W RIGHT-OF-WAY
 - Δ CENTRAL ANGLE
 - R RADIUS
 - L ARC LENGTH
 - CH CHORD BEARING
 - P.R.C. POINT OF REVERSE CURVE
 - O.R.B. OFFICIAL RECORD BOOK
 - P.C. PAGE

FILE: 97153/SURVEY/SKETCH & DESC/153-GWAY.DWG

UNOFFICIAL DOCUMENT

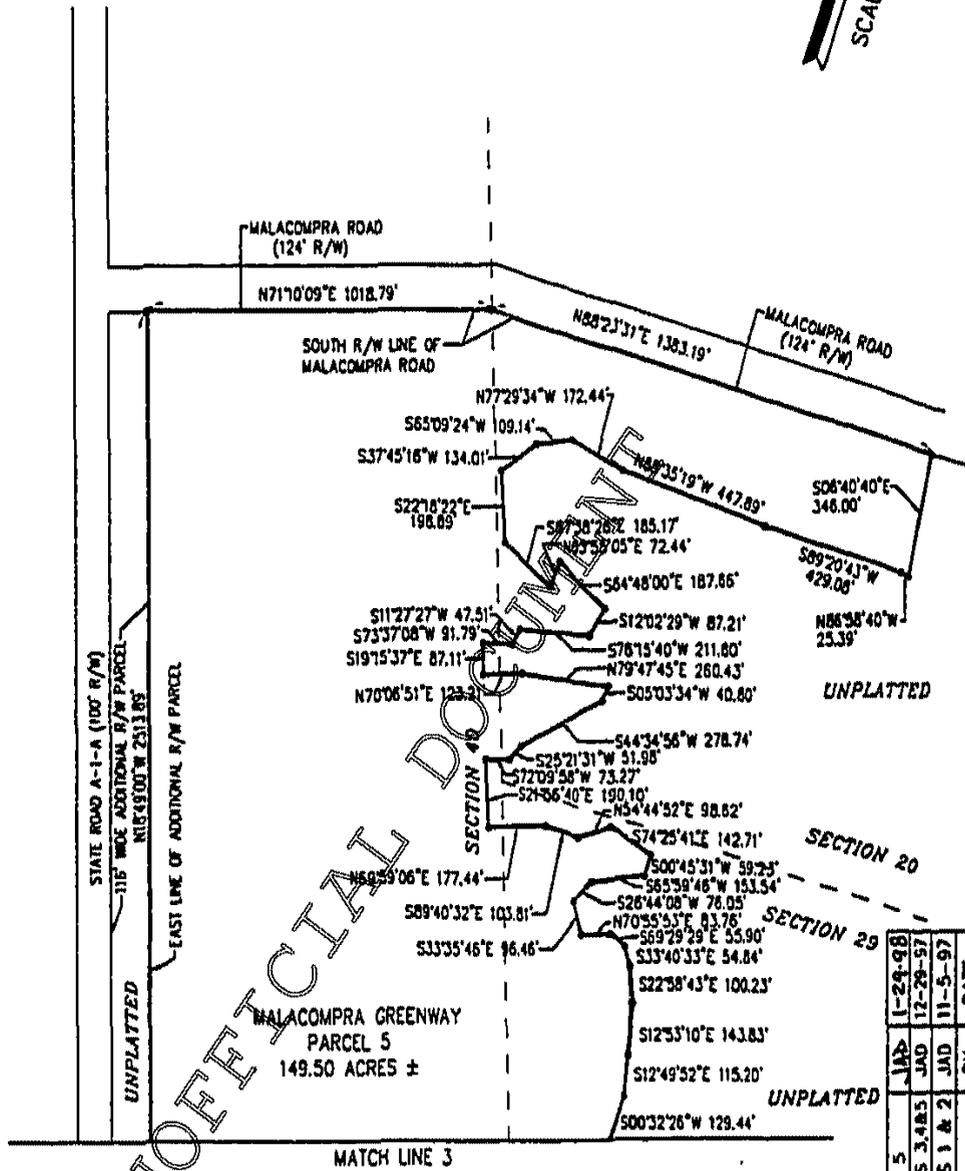
REVISION	DESCRIPTION	BY	DATE
1	REVISE BOUNDARY OF PARCELS 1 & 2	JAD	11-5-97
2	REVISE BOUNDARY OF PARCELS 3, 4 & 5	JAD	12-29-97
3	REVISE BOUNDARY OF PARCEL 5	JAD	1-26-98

THIS SKETCH IS NOT A SURVEY

GEE & JENSON
 ENGINEERS-ARCHITECTS-PLANNERS, INC.
 ONE HAVENWOOD SQUARE WEST PALM BEACH, FL 33409
 561-843-3300
 A MEMBER OF THE GANNETT-OWENS GROUP

SKETCH AND DESCRIPTION
 MALACOMPRIA GREENWAY PARCELS
 OCEAN HAMMOCK
 FLAGLER COUNTY, FLORIDA

DATE: 07-15-97
 SHEET: 9 of 11



FILE: 97153/SURVEY/SKETCH & DESC/153-GWAY.DWG

LEGEND

- P.O.C POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- R/W RIGHT-OF-WAY
- Δ CENTRAL ANGLE
- R RADIUS
- L ARC LENGTH
- CH CHORD BEARING
- P.R.C. POINT OF REVERSE CURVE
- O.R.B. OFFICIAL RECORD BOOK
- P.C. PAGE

THIS SKETCH IS NOT A SURVEY



GEE & JENSON
 ENGINEERS-ARCHITECTS-PLANNERS, INC.
 ONE HAWKEYE CIRCLE WEST PALM BEACH, FL 33409
 561-942-2300
 FLSHC CERTIFICATE OF ACHIEVEMENT NUMBER 10594

SKETCH AND DESCRIPTION
 MALACOMPTRA GREENWAY PARCELS
 OCEAN HAMMOCK
 FLAGLER COUNTY, FLORIDA

REVISION	DESCRIPTION	BY	DATE
1	REVISE BOUNDARY OF PARCEL 5	JAD	1-24-98
2	REVISE BOUNDARY OF PARCELS 3, 4 & 5	JAD	12-29-97
1	REVISE BOUNDARY OF PARCELS 1 & 2	JAD	11-5-97

97-193.27
 SHEET
 10 OF 11

NOTES

- 1) This is NOT a survey but only a graphic depiction to accompany the description shown hereon. There has been no field work, on-site inspection of the subject property or monuments set in connection with the information shown hereon.
- 2) Dimensions shown hereon are in feet and decimal parts thereof and are based on the definition of a foot as adopted by the United States Bureau of Standards and refer to the horizontal plane.
- 3) Bearings shown hereon refer to Grid North of the Transverse Mercator Grid System of the East Zone of Florida.
- 4) The sketch and description shown hereon was prepared without the benefit of a title examination or search and is based on information provided by the Client and/or agents of the Client, subsequently the undersigned and Gee & Jenson Engineers-Architects-Planners, Inc. make no representations or guarantees as to the information reflected hereon pertaining to Easements, Rights-Of-Way, Setback lines, Reservations, Restrictions, Agreements and other similar matters which should be obtained and confirmed by others through appropriate title verification.
- 5) There may be documents recorded in the Public Records that benefit or encumber the lands shown hereon that are not shown on this sketch and description.
- 6) There may be existing Agreements, Easements, Rights-Of-Way, Restrictions, Reservations and other similar matters that are not recorded in the Public Records which may affect the lands shown on this sketch and description.

CERTIFICATION

I hereby certify that this sketch and description was made under my responsible charge and was prepared in accordance with the Minimum Technical Standards for surveying as set forth by the Florida Board of Professional Land Surveyors in Chapter 61G17-6 Florida Administrative Code, Pursuant to Section 472.027 Florida Statutes.

For the firm of Gee & Jenson Engineers-Architects-Planners, Inc.
Florida Certificate of Authorization number LB2934

JAMES A. DAVIS
Professional Surveyor and Mapper
Florida License number LS4609

This sketch and description is not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

REVISION	DESCRIPTION	BY	DATE
1	REVISE BOUNDARY OF PARCELS 1 & 2	JAD	11-5-97
2	REVISE BOUNDARY OF PARCELS 3, 4 & 5	JAD	12-29-97
3	REVISE BOUNDARY OF PARCEL 5	JAD	1-23-98

THIS SKETCH IS NOT A SURVEY

FILE: 97153/SURVEY/SKETCH & DESC/153-GWAY.DWG



GEE & JENSON
ENGINEERS-ARCHITECTS-PLANNERS, INC.
ONE HAMMOCK CIRCLE, SUITE 100, OCEAN HAMMOCK, FL 33464
TEL: 561-291-1111
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB2934

SKETCH AND DESCRIPTION
MALACOMPRA GREENWAY PARCELS
OCEAN HAMMOCK
FLAGLER COUNTY, FLORIDA



DATE: 01-23-98
JOB NO: 97-153.27
SHEET: 11 OF 11

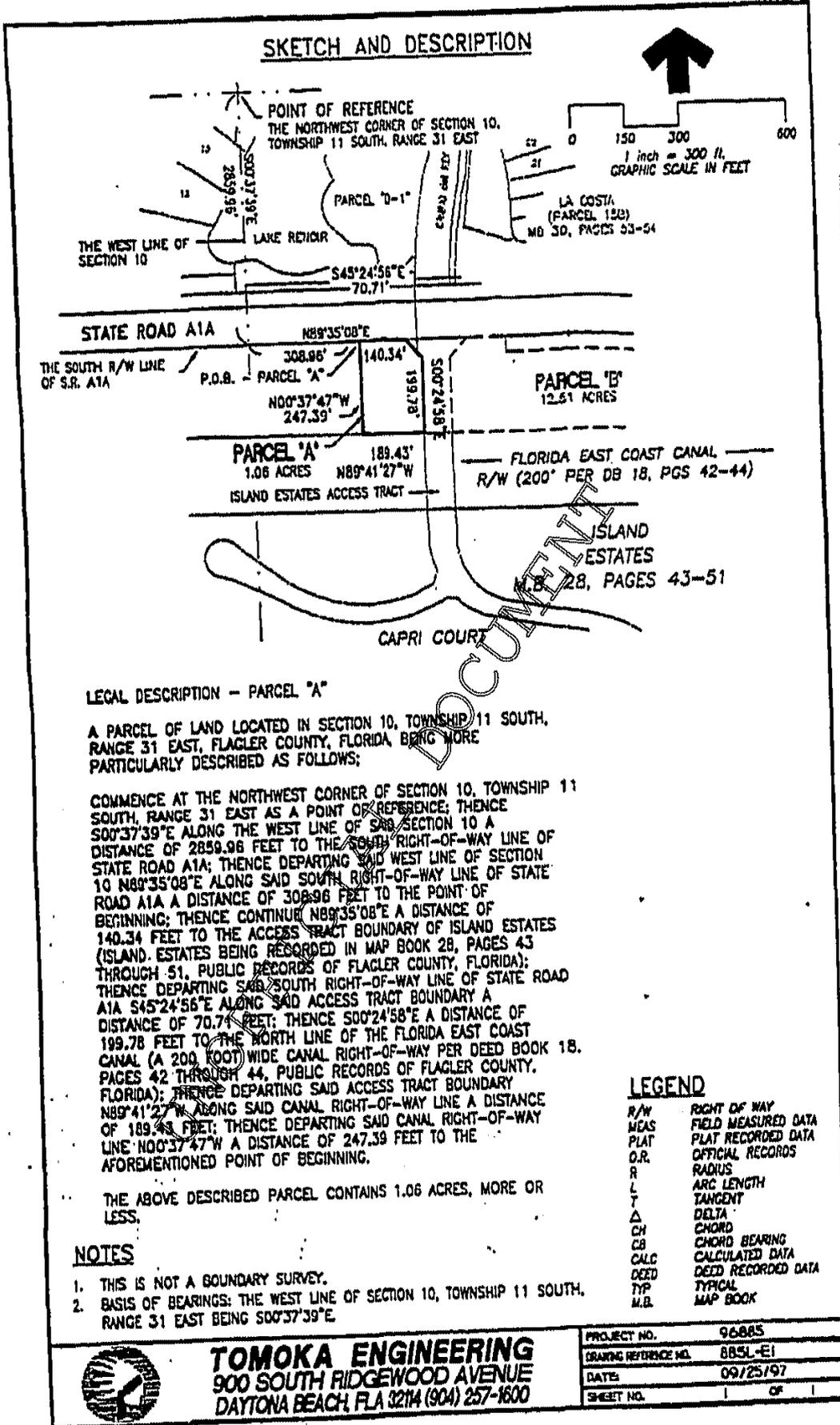
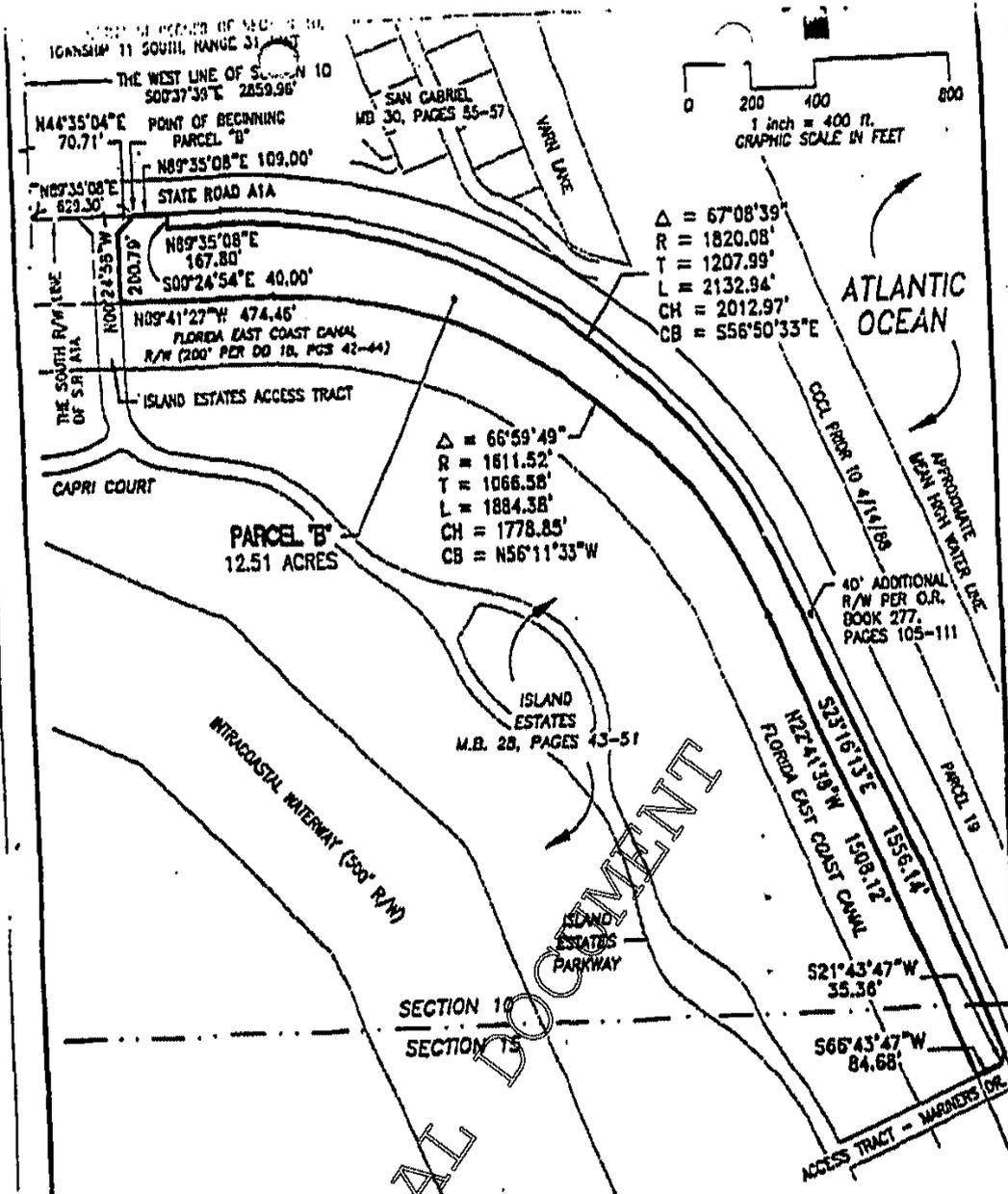


Exhibit "C"

REC 0608 PAGE 0489



LEGEND

- R/W RIGHT OF WAY
- MEAS FIELD MEASURED DATA
- PLAT PLAT RECORDED DATA
- O.R. OFFICIAL RECORDS
- R RADIUS
- L ARC LENGTH
- T TANGENT
- Δ DELTA
- CH CHORD
- CB CHORD BEARING
- CALC CALCULATED DATA
- DEED DEED RECORDED DATA
- TP TYPICAL
- M.B. MAP BOOK
- CCCL COASTAL CONSTRUCTION CONTROL LINE

SEE SHEET 2 OF 2 FOR DESCRIPTION.



TOMOKA ENGINEERING
 900 SOUTH RIDGEWOOD AVENUE
 DAYTONA BEACH, FLA 32114 (904) 257-1600

PROJECT NO.	96885
DRAWING REFERENCE NO.	885L-E2
DATE	09/25/97
SHEET NO.	1 OF 2

Exhibit "C"

SKETCH AND DESCRIPTION OFF REC 0608 PAGE 0490

LEGAL DESCRIPTION - PARCEL "C"

A PARCEL OF LAND LOCATED IN SECTION 15, TOWNSHIP 11 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 10, TOWNSHIP 11 SOUTH, RANGE 31 EAST, AS A POINT OF REFERENCE; THENCE S00°37'39"E ALONG THE WEST LINE OF SAID SECTION 10 A DISTANCE OF 2859.96 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD A1A; THENCE DEPARTING SAID WEST LINE OF SECTION 10 N89°35'08"E ALONG SAID SOUTH RIGHT-OF-WAY LINE OF STATE ROAD A1A A DISTANCE OF 738.30 FEET TO THE NORTHWEST CORNER OF A PARCEL OF LAND TAKEN FOR ADDITIONAL RIGHT-OF-WAY FOR SAID STATE ROAD A1A, PER OFFICIAL RECORDS BOOK 277, PAGES 105 THROUGH 111, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; THENCE ALONG SAID ADDITIONAL RIGHT-OF-WAY PARCEL BOUNDARY S00°24'54"E A DISTANCE OF 40.00 FEET; THENCE N89°35'08"E A DISTANCE OF 167.80 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 1820.08 FEET, A CENTRAL ANGLE OF 67°08'39", AN ARC LENGTH OF 2132.94 FEET AND A CHORD BEARING S56°50'33"E, 2012.97 FEET TO A POINT OF TANGENCY; THENCE S23°16'13"E ALONG SAID TANGENT LINE A DISTANCE OF 1686.14 FEET TO THE SOUTHERLY BOUNDARY LINE OF AN ACCESS TRACT KNOWN AS MARINERS DRIVE AS SHOWN ON THE PLAT OF ISLAND ESTATES (ISLAND ESTATES BEING RECORDED IN MAP BOOK 28, PAGES 43 THROUGH 51, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA), AND THE POINT OF BEGINNING; THENCE CONTINUE S23°16'13"E A DISTANCE OF 2550.91 FEET; THENCE DEPARTING SAID ADDITIONAL RIGHT-OF-WAY PARCEL BOUNDARY FOR STATE ROAD A1A, S89°27'11"W A DISTANCE OF 22.22 FEET TO THE EASTERLY LINE OF THE FLORIDA EAST COAST CANAL RIGHT-OF-WAY (A 200' FOOT WIDE CANAL RIGHT-OF-WAY PER DEED BOOK 18, PAGES 42 THROUGH 44, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA); THENCE N19°11'11"W ALONG SAID EASTERLY LINE OF THE FLORIDA EAST COAST CANAL RIGHT-OF-WAY A DISTANCE OF 138.98 FEET; THENCE N26°58'55"W A DISTANCE OF 1662.72 FEET; THENCE N22°41'38"W A DISTANCE OF 769.51 FEET TO SAID SOUTHERLY BOUNDARY LINE OF MARINERS DRIVE; THENCE DEPARTING SAID EASTERLY CANAL RIGHT-OF-WAY LINE N66°43'47"E ALONG SAID SOUTHERLY BOUNDARY LINE OF MARINERS DRIVE A DISTANCE OF 85.45 FEET; THENCE S68°16'13"E A DISTANCE OF 35.35 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 4.52 ACRES, MORE OR LESS.

NOTES

1. THIS IS NOT A BOUNDARY SURVEY.
2. BASIS OF BEARINGS: THE WEST LINE OF SECTION 10, TOWNSHIP 11 SOUTH, RANGE 31 EAST BEING S00°37'39"E.

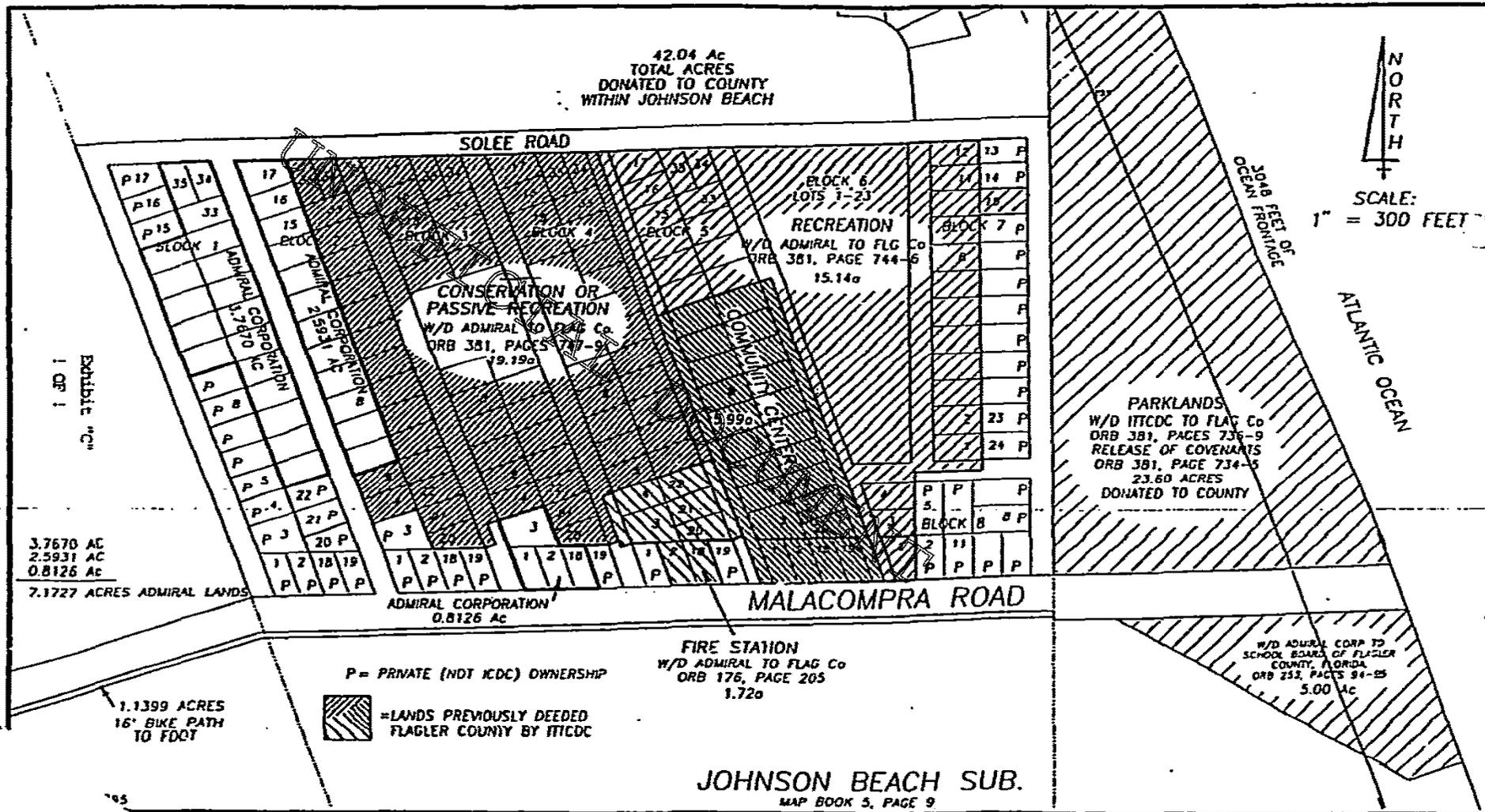
SEE SHEET 1 OF 2 FOR SKETCH.



TOMOKA ENGINEERING
900 SOUTH RIDGEWOOD AVENUE
DAYTONA BEACH, FLA 32114 (904) 257-1600

PROJECT NO.	96885
JOBING REFERENCE NO.	885L-E3
DATE	09/25/97
SHEET NO.	2 OF 2

42.04 AC
TOTAL ACRES
DONATED TO COUNTY
WITHIN JOHNSON BEACH



NORTH
SCALE:
1" = 300 FEET

1 OR 1
Exhibit "C"

3.7670 AC
2.5931 AC
0.8126 AC

7.1727 ACRES ADMIRAL LANDS

ADMIRAL CORPORATION
0.8126 AC

FIRE STATION
W/D ADMIRAL TO FLAG Co
ORB 176, PAGE 205
1.720

P = PRIVATE (NOT ICDC) OWNERSHIP
[Hatched Box] = LANDS PREVIOUSLY DEEDED
FLAGLER COUNTY BY ITCDC

1.1399 ACRES
16' BIKE PATH
TO FOOT

JOHNSON BEACH SUB.
MAP BOOK 5, PAGE 9

OFF 0608 PAGE 0491

The following Legal Description prepared by Clyde W. Roesch, Palm Coast
Engineering and Design Services, Inc. 1 Corporate Drive, Palm Coast,
Florida.

Date; December 23, 1997.

REC 0608 PAGE 0492

Portions of Second and Third Avenues at Johnson Beach Subdivision.

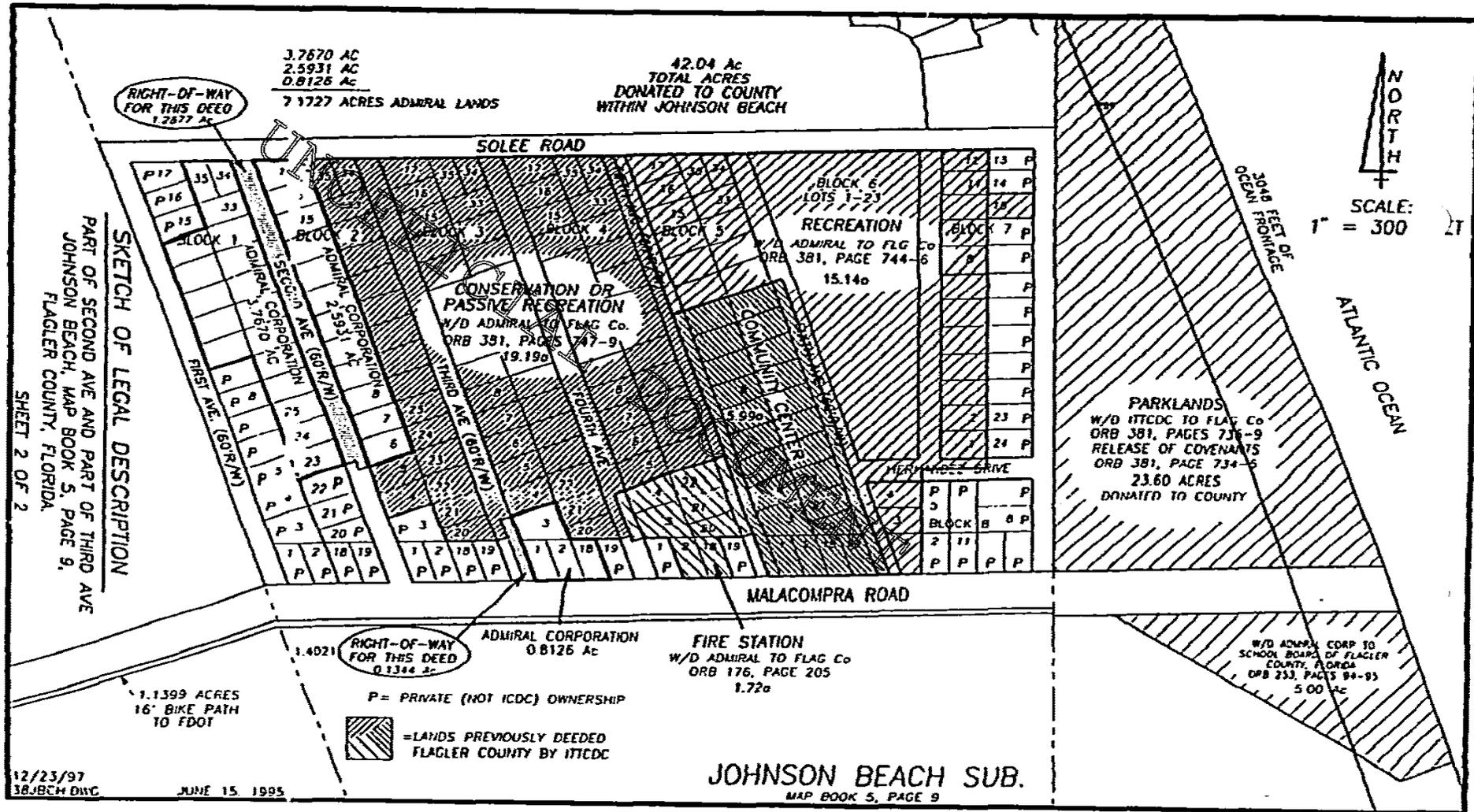
DESCRIPTION:

A parcel of land being that portion of Second Avenue (60'R/W) lying adjacent and conterminous with Lots 23 through 34, Block 1, Lots 6 through 17, Block 2, containing 1.2677 acres more or less, together with that portion of Third Avenue (60'R/W) lying easterly of the center of third avenue adjacent and conterminous with Lots 1 and 3, Block 3, containing 0.1344 acres more or less, according to the Subdivision Plat of Johnson Beach, recorded in Map Book 5, Page 9, all being a part of the Public Records of and situate within Flagler County, Florida.

The above description being accompanied by an attached drawing titled "SKETCH OF LEGAL DESCRIPTION".

Parcel containing 1.4021 acres more or less (combined).

UNOFFICIAL DOCUMENT



OFF REC 0608 PAGE 0493

12/23/97
38JBCH DMC
JUNE 15, 1995

The following Legal Description prepared by Clyde W. Roesch, Palm Coast Engineering and Design Services, Inc. 1 Corporate Drive, Palm Coast, Florida.

Date; December 22, 1997.

OFF REC 0608 PAGE 0494

Conservation parcel to be deeded Flagler County.

DESCRIPTION:

A parcel of land lying East of State Road A-1-A (216'R/W) within Government Section 38, Township 11 South, Range 31 East, Flagler County, Florida, being more particularly described as follows;

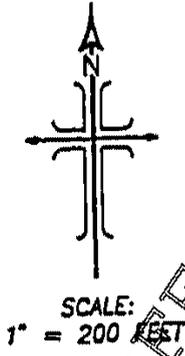
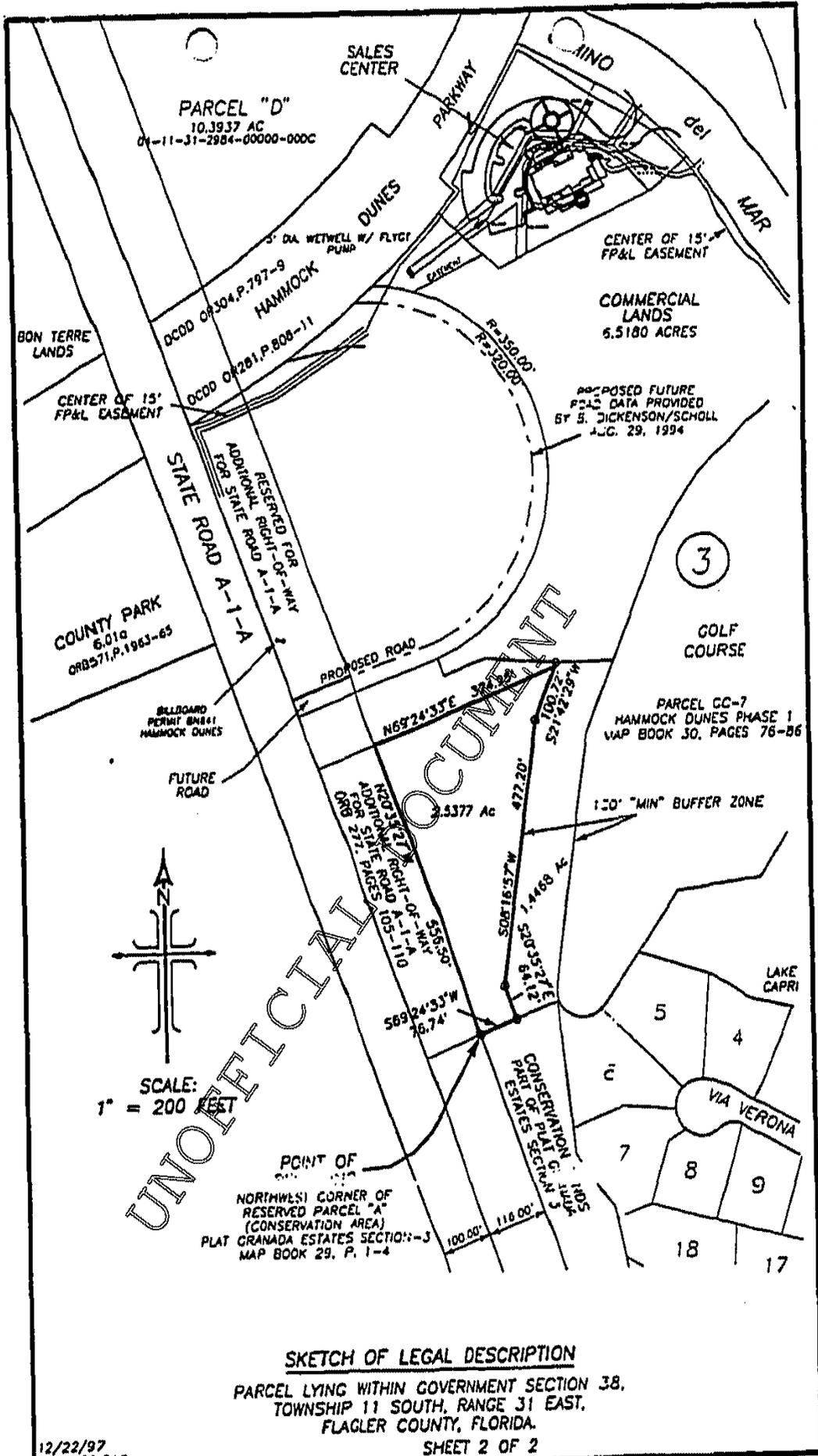
A POINT OF BEGINNING being the northwest corner of lands platted as Granada Estates Section 3, recorded in Map Book 29, Pages 1 through 4, of the Public Records of Flagler County, Florida, said point being on the East right-of-way line of State Road A-1-A (216'R/W), thence departing said Plat Granada Estates Section-3 North 20°35'27" East along the East right-of-way line of State Road A-1-A a distance of 556.50 feet, thence departing said State Road A-1-A North 69°24'33" East a distance of 374.95 feet, thence South 21°42'29" West a distance of 100.72 feet, thence South 08°16'57" West a distance of 477.20 feet, thence South 20°35'27" East a distance of 64.12 feet to a point on the North boundary of said Plat Granada Estates Section-3, thence South 69°24'33" West along said boundary a distance of 76.74 feet to the POINT OF BEGINNING.

The above description being accompanied by an attached drawing titled "SKETCH OF LEGAL DESCRIPTION".

Parcel containing 2.5377 acres more or less.

Bearings refer to the Mercator Grid System of the East zone of Florida and locally referenced to the East right-of-way line of State Road A-1-A in the vicinity of the above described parcel, being North 20°35'27" West.

UNOFFICIAL DOCUMENT



SCALE:
1" = 200 FEET

POINT OF
NORTHWEST CORNER OF
RESERVED PARCEL "A"
(CONSERVATION AREA)
PLAT GRANADA ESTATES SECTION 3
MAP BOOK 29, P. 1-4

SKETCH OF LEGAL DESCRIPTION

PARCEL LYING WITHIN GOVERNMENT SECTION 38,
TOWNSHIP 11 SOUTH, RANGE 31 EAST,
FLAGLER COUNTY, FLORIDA.

The following Legal Description prepared by Clyde W. Roesch, Pala Coast Engineering and Design Services, Inc. 1 Corporate Drive, Pala Coast, Florida.

Date; December 22, 1997.

OFF REC 0608 PAGE 0496

Conservation parcel to be deeded Flagler County.

DESCRIPTION:

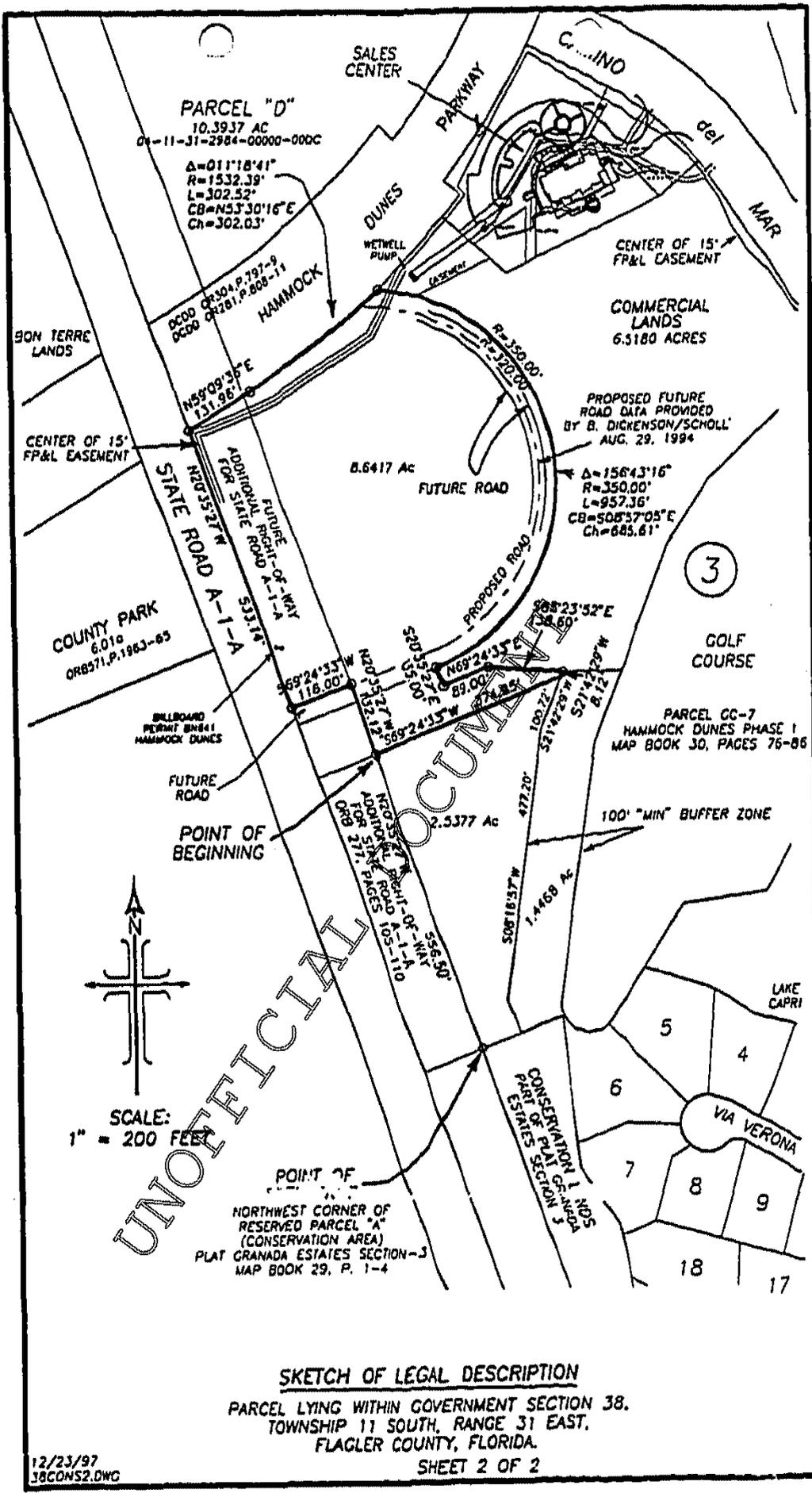
A parcel of land lying East of State Road A-1-A (216'R/W) within Government Section 38, Township 11 South, Range 31 East, Flagler County, Florida, being more particularly described as follows;

A POINT OF REFERENCE being the northwest corner of lands platted as Granada Estates Section 3, recorded in Map Book 29, Pages 1 through 4, of the Public Records of Flagler County, Florida, said point being on the East right-of-way line of State Road A-1-A (216'R/W), thence departing said Plat Granada Estates Section-3 North 20°35'27" East along the East right-of-way line of State Road A-1-A a distance of 556.50 feet to the POINT OF BEGINNING of this description, thence continue North 20°35'27" West along said right-of-way line a distance of 132.12 feet, thence South 69°24'33" West a distance of 116.00 feet to a point on the Easterly right-of-way line of State Road A-1-A (100'R/W) as said right-of-way existed prior to the year 1986, thence North 20°35'27" West along said State Road A-1-A (100'R/W) a distance of 533.14 feet, thence departing said State Road A-1-A North 59°09'36" East along the southerly right-of-way line of Hammock Dunes Parkway (200'R/W) a distance of 131.96 feet to a point of curvature, thence 302.52 feet along the arc of a curve to the left (concave northwesterly) having a central angle of 11°18'41", a radius of 1532.39 feet, a chord bearing of North 53°30'16" East and a chord distance of 302.03 feet to a point on a curve, thence departing Hammock Dunes Parkway southeasterly 957.36 feet along the arc of a curve to the right (concave westerly) having a central angle of 156°43'16", a radius of 350.00 feet, a chord bearing of South 08°57'05" East and a chord distance of 685.61 feet, thence departing said curve South 20°35'27" East a distance of 35.00 feet, thence North 69°24'33" East a distance of 89.00 feet, thence South 85°23'52" East a distance of 138.60 feet, thence South 21°42'29" West a distance of 8.12 feet, thence South 69°24'33" West a distance of 374.95 feet to the POINT OF BEGINNING.

The above description being accompanied by an attached drawing titled "SKETCH OF LEGAL DESCRIPTION"

Parcel containing 8.6417 acres more or less.

Bearings refer to the Mercator Grid System of the East zone of Florida and locally referenced to the East right-of-way line of State Road A-1-A in the vicinity of the above described parcel, being North 20°35'27" West.



PARCEL LYING WITHIN GOVERNMENT SECTION 38,
TOWNSHIP 11 SOUTH, RANGE 31 EAST,
FLAGLER COUNTY, FLORIDA.

12/23/97
38CONS2.DWG

SHEET 2 OF 2

The following Legal Description prepared by Clyde W. Roesch, Palm Coast Engineering and Design Services, Inc. 1 Corporate Drive, Palm Coast, Florida.

Date; November 20, 1997.

Hammock phase conservation lands, Harbor Village Marina at Hammock Dunes.

DESCRIPTION: PARCEL "A"

A parcel of land lying West of State Road A-1-A and East of the Intracoastal Waterway within Section 40, Township 10 South, Range 11 East, Flagler County, Florida, being more particularly described as follows;

A POINT OF REFERENCE being the intersection point of the North Line of Government Section 38, Township 11 South, Range 31 East, with the West right-of-way line of State Road A-1-A (216' R/W) thence North 16°45'12" West along the westerly right-of-way line of State Road A-1-A a distance of 690.63 feet to the POINT OF BEGINNING of this description, thence departing State Road A-1-A South 89°19'02" West a distance of 148.23 feet, thence North 06°25'34" West a distance of 93.97 feet, thence North 11°35'57" West a distance of 192.71 feet, thence North 76°54'06" West a distance of 32.38 feet to a point on the South Line of Flagler County School Board Lands, thence departing the West line of said Hammock Lands North 85°47'21" East a distance of 139.70 feet to a point on the West right-of-way line of State Road A-1-A, thence South 16°45'12" East a distance of 311.19 feet to the POINT OF BEGINNING, Parcel containing 0.8645 acres of land more or less.

Together with the following PARCEL "B"

A parcel of land lying West of State Road A-1-A and East of the Intracoastal Waterway within Government Sections 37 and 38, Township 11 South, Range 31 East, Flagler County, Florida, being more particularly described as follows;

A POINT OF BEGINNING being the intersection point of the North Line of Government Section 38, Township 11 South, Range 31 East, with the West right-of-way line of State Road A-1-A (216' R/W) thence South 16°45'12" East along the West right-of-way line of State Road A-1-A a distance of 1567.75 feet to a point of curvature, concave Easterly, thence Southerly a distance of 77.87 feet along the arc of said curve to the left having a central angle of 00°46'19", a radius of 5779.65 feet, a chord bearing of South 17°08'21" East and a chord distance of 77.87 feet to the point of intersection with a non-tangent line, thence departing State Road A-1-A South 71°29'00" West a distance of 210.30 feet to a point on the Westerly line of the "Hammock Lands", thence northerly along said Hammock Lands the following courses North 59°08'19" West a distance of 39.59 feet, thence North 13°04'16" West a distance of 423.53 feet, thence North 19°31'56" West a distance of 331.10 feet, thence North 18°26'31" West a distance of 357.32 feet, thence North 17°19'54" West a distance of 287.97 feet, thence North 18°28'34" West a distance of 222.31 feet, thence North 04°34'36" West a distance of 95.36 feet, thence North 60°57'08" East a distance of 181.05 feet, thence North 11°55'03" West a distance of 176.88 feet, thence North 43°33'05" West a distance of 77.62 feet, thence North 73°57'37" West a distance of 176.83 feet, thence North 00°26'30" West a distance of 121.21 feet, thence departing the West line of said Hammock Lands North 89°19'02" East a distance of 190.46 feet to a point on the West right-of-way line of State Road A-1-A, thence South 16°45'12" East a distance of 534.53 feet to the POINT OF BEGINNING, Parcel containing 10.2450 acres of land more or less.

Together with the following PARCEL "C"

A parcel of land lying West of State Road A-1-A and East of the Intracoastal Waterway within Section 38, Township 11 South, Range 31 East, Flagler County, Florida, being more particularly described as follows;

A POINT OF REFERENCE being the intersection point of the North Line of Government Section 38, Township 11 South, Range 31 East, with the West right-of-way line of State Road A-1-A (216' R/W) thence South $16^{\circ}45'12''$ East along the westerly right-of-way line of State Road A-1-A a distance of 1567.75 feet to a point of curvature, concave Easterly, thence Southerly a distance of 277.88 feet along the arc of said curve to the left having a central angle of $02^{\circ}45'17''$, a radius of 5779.65 feet, a chord bearing of South $18^{\circ}07'50''$ East and a chord distance of 277.85 feet to the POINT OF BEGINNING of this description, said point being the beginning of a compound curve, concave Easterly, thence Southerly a distance of 109.21 feet along the arc of said curve to the left having a central angle of $01^{\circ}04'58''$, a radius of 5779.65 feet, a chord bearing of South $20^{\circ}02'58''$ East and a chord distance of 109.21 feet to a point of tangency, thence South $20^{\circ}35'27''$ East along said westerly right-of-way of State Road A-1-A a distance of 745.92 feet, thence departing State Road A-1-A South $59^{\circ}09'36''$ West a distance of 250.95 feet to a point on the Westerly line of the "Hammock Lands", thence northerly along said Hammock Lands the following courses North $12^{\circ}07'18''$ West a distance of 104.90 feet, thence North $12^{\circ}40'22''$ West a distance of 147.37 feet, thence North $10^{\circ}45'14''$ West a distance of 129.58 feet, thence North $24^{\circ}23'43''$ West a distance of 104.39 feet, thence North $17^{\circ}46'35''$ West a distance of 177.68 feet, thence North $14^{\circ}11'03''$ West a distance of 196.23 feet, thence North $30^{\circ}45'27''$ West a distance of 52.92 feet, thence departing said westerly line of Hammock Lands North $71^{\circ}29'00''$ East a distance of 175.93 feet to the POINT OF BEGINNING, Parcel containing 3.9948 acres of land more or less.

The above description being accompanied by an attached drawing titled "SKETCH OF LEGAL DESCRIPTION".

Parcels A, B and C, containing 15.1043 acres more or less.

Bearings refer to the Mercator Grid System of the East zone of Florida and locally referenced to the West right-of-way line of State Road A-1-A in the vicinity of described Parcel "A" being South $16^{\circ}45'12''$ East.

Lowe/Ocean Hammock, Ltd.

Job No. 97-153.27

By: JAB Chk: MKH

November 4, 1997

Revised December 30, 1997

Description

OFF REC 0608 PAGE 0501

16TH ROAD COUNTY PARK

Two parcels of land being portions of Section 28, Township 10 South, Range 31 East, Flagler County, Florida being more particularly described as follows:

Commencing at the intersection of the East Right-of-Way line of State Road A-1-A (a 100 foot Right-of-Way) and the North Right-of-Way line of 16th Road (an 80 foot Right-of-Way); thence North 71°10'52" East along the said North Right-of-Way line of 16th Road, for 2660.09 feet to a point to be hereinafter referred to as POINT "A", said point also being the POINT OF BEGINNING of the North portion of this description;

thence North 18°49'08" West, departing said North Right-of-Way line of 16th Road, for 289.89 feet;

thence North 47°55'12" East, for 743.30 feet;

thence North 71°10'52" East, for 698 feet, more or less, to a point of intersection with the approximate Mean High Water Line of the Atlantic Ocean;

thence South 19°33'14" East along the said approximate Mean High Water Line, for 614 feet, more or less;

thence South 71°10'52" West, departing said approximate Mean High Water Line, along the said North Right-of-Way line of 16th Road, for 1389 feet, more or less;

thence North 18°49'08" West, for 30.00 feet to the POINT OF BEGINNING of the North portion.

16th Road Park (North Portion) containing 17.20 Acres, more or less.

TOGETHER WITH:

Commencing at before mentioned POINT "A";

thence South 18°56'42" East, for 80.00 feet to the POINT OF BEGINNING of the South portion of this description;

thence North 71°10'52" East along the South Right-of-Way line of said 16th Road, for 1389 feet, more or less, to a point of intersection with the said approximate Mean High Water Line;

thence South 19°33'14" East along the said approximate Mean High Water Line, for 600 feet, more or less;

thence South 71°10'52" West, departing said approximate Mean High Water Line, for 500 feet, more or less;

thence South 81°10'52" West, for 400.00 feet;

thence North 76°24'51" West, for 595.75 feet;

thence North 18°49'08" West, for 210.88 feet to the POINT OF BEGINNING of the South portion.

16th Road Park (South Portion) containing 16.21 Acres, more or less.

f:\lowe\ham\16rdpkdes.doc

NOTES

OFF REC 0608 PAGE 0503

- 1) This is NOT a survey but only a graphic depiction to accompany the description shown hereon. There has been no field work, on-site inspection of the subject property or monuments set in connection with the information shown hereon.
- 2) Dimensions shown hereon are in feet and decimal parts thereof and are based on the definition of a foot as adopted by the United States Bureau of Standards and refer to the horizontal plane.
- 3) Bearings shown hereon refer to Grid North of the Transverse Mercator Grid System of the East Zone of Florida.
- 4) The sketch and description shown hereon was prepared without the benefit of a title examination or search and is based on information provided by the Client and/or agents of the Client, subsequently the undersigned and Gee & Jenson Engineers-Architects-Planners, Inc. make no representations or guarantees as to the information reflected hereon pertaining to Easements, Rights-Of-Way, Setback lines, Reservations, Restrictions, Agreements and other similar matters which should be obtained and confirmed by others through appropriate title verification.
- 5) There may be documents recorded in the Public Records that benefit or encumber the lands shown hereon that are not shown on this sketch and description.
- 6) There may be existing Agreements, Easements, Rights-Of-Way, Restrictions, Reservations and other similar matters that are not recorded in the Public Records which may affect the lands shown on this sketch and description.

CERTIFICATION

I hereby certify that this sketch and description was made under my responsible charge and was prepared in accordance with the Minimum Technical Standards for surveying as set forth by the Florida Board of Professional Land Surveyors in Chapter 61G17-5 Florida Administrative Code, Pursuant to Section 472.027 Florida Statutes.

For the firm of Gee & Jenson Engineers-Architects-Planners, Inc. Florida Certificate of Authorization number LB2934

JAMES A. DAVIS
Professional Surveyor and Mapper
Florida License number LS4609

This sketch and description is not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

THIS SKETCH IS NOT A SURVEY

FILE: 97153/SURVEY/SKETCH & DESC/153-PRK1.DWG



SKETCH AND DESCRIPTION
16th ROAD COUNTY PARK
OCEAN HAMMOCK
FLAGLER COUNTY, FLORIDA

DATE	BY	DESCRIPTION
07-15-97	JMD	REVISION 1
07-15-97		DESCRIPTION
07-15-97		NO.
07-15-97		3

UNOFFICIAL DOCUMENT



GEE & JENSON
ENGINEERS-ARCHITECTS-PLANNERS-LANDSCAPE ARCHITECTS
ONE PALMWOOD SQUARE WEST PALM BEACH, FL. 33411
305/762-2331
FLORIDA CERTIFICATE OF PROFESSIONAL ENGINEER 12345

OCEAN HAMMOCK, LTD.
Map No. 97-153.30
By: JAD Chk: MKH
January 30, 1998
Revised: February 6, 1998

OFF REC 0608 PAGE 0504

DESCRIPTION
BEACH ACCESS & PARKING EASEMENT

A parcel of land being a portion of Sections 28 and 29, Township 10 South, Range 31 East, Flagler County, Florida being more particularly described as follows:

Commencing at the intersection of the East Right-Of-Way line of State Road A-1-A (a 100 foot wide Right-Of-Way) and the North Right-Of-Way line of 16th Road (an 80 foot wide Right-Of-Way); thence North 71°10'52" East along the said North Right-Of-Way line of 16th Road, for 1238.93 feet to the West line of said Section 29; thence South 19°50'00" East along the said West line Section 29, for 43.01 feet to the POINT OF BEGINNING of this description;

thence North 71°10'52" East, for 2429.73 feet;

thence North 18°49'08" West, for 20.00 feet;

thence North 71°10'52" East, for 110.00 feet;

thence South 18°49'08" East, for 20.00 feet;

thence North 71°10'52" East, for 270 feet, more or less, to the approximate mean high water line of the Atlantic Ocean;

thence South 19°33'14" East along the said approximate mean high water line of the Atlantic Ocean, for 24 feet, more or less;

thence South 71°10'52" West, for 430 feet, more or less;

thence South 18°49'08" East, for 20.00 feet;

thence South 71°10'52" West, for 110.00 feet;

thence North 18°49'08" West, for 20.00 feet;

thence South 71°10'52" West, for 2269.31 feet to the said West line of Section 29;

thence North 19°50'00" West along the said West line of Section 29, for 24.00 feet to the POINT OF BEGINNING.

Containing 1.65 acres, more or less.

Exhibit "E"

Page 1 of 3

NOTES

OFF REC 0608 PAGE 0506

- 1) This is NOT a survey but only a graphic depiction to accompany the description shown hereon. There has been no field work, on-site inspection of the subject property or monuments set in connection with the information shown hereon.
- 2) Dimensions shown hereon are in feet and decimal parts thereof and are based on the definition of a foot as adopted by the United States Bureau of Standards and refer to the horizontal plane.
- 3) Bearings shown hereon refer to Grid North of the Transverse Mercator Grid System of the East Zone of Florida.
- 4) The sketch and description shown hereon was prepared without the benefit of a title examination or search and is based on information provided by the Client and/or agents of the Client, subsequently the undersigned and Gee & Jenson Engineers-Architects-Planners, Inc. make no representations or guarantees as to the information reflected hereon pertaining to Easements, Rights-Of-Way, Setback lines, Reservations, Restrictions, Agreements and other similar matters which should be obtained and confirmed by others through appropriate title verification.
- 5) There may be documents recorded in the Public Records that benefit or encumber the lands shown hereon that are not shown on this sketch and description.
- 6) There may be existing Agreements, Easements, Rights-Of-Way, Restrictions, Reservations and other similar matters that are not recorded in the Public Records which may affect the lands shown on this sketch and description.

CERTIFICATION

I hereby certify that this sketch and description was made under my responsible charge and was prepared in accordance with the Minimum Technical Standards for surveying as set forth by the Florida Board of Professional Land Surveyors in Chapter 61G17-6 Florida Administrative Code, Pursuant to Section 472.027 Florida Statutes.

For the firm of Gee & Jenson Engineers-Architects-Planners, Inc. Florida Certificate of Authorization number LB2934

JAMES A. DAVIS
Professional Surveyor and Mapper
Florida License number LS4609

This sketch and description is not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

THIS SKETCH IS NOT A SURVEY

FILE: 97153/SURVEY/SKETCH & DESC/153-16RD.DWG

UNOFFICIAL DOCUMENT



GEE & JENSON
ENGINEERS-ARCHITECTS-PLANNERS, INC.
ONE WASHINGTON DRIVE, WEST PALM BEACH, FL 33409
TEL: 561-833-3300
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB2934

SKETCH AND DESCRIPTION
BEACH ACCESS & PARKING EASEMENT
OCEAN HAMMOCK
FLAGLER COUNTY, FLORIDA

DATE: 07-28-85
BY: JAD
JOB NO: 153.27

REVISIONS	NO.	DESCRIPTION	BY	DATE
1	1	REVISE BOUNDARY	JAD	2-6-98

LOWE/OCEAN AMMOCK, LTD.
Job No. 97-153.30
By: JAD, Chk: MHH
January 30, 1998

OFF REC 0608 PAGE 0507

DESCRIPTION
ABANDONMENT OF 16th ROAD

A parcel of land being a portion of Sections 28 and 29, Township 10 South, Range 31 East, Flagler County, Florida being more particularly described as follows:

Commencing at the intersection of the East Right-Of-Way line of State Road A-1-A (a 100 foot wide Right-Of-Way) and the North Right-Of-Way line of 16th Road (an 80 foot wide Right-Of-Way); thence North $71^{\circ}10'52''$ East along the said North Right-Of-Way line of said 16th Road, for 1238.93 feet to the West line of said Section 29 and the POINT OF BEGINNING of this description;

thence continuing North $71^{\circ}10'52''$ East along the said North Right-Of-Way line of 16th Road, for 1421.16 feet to the West line of the County Park;

thence South $18^{\circ}49'08''$ East along the said West line of the County Park, for 30.00 feet;

thence North $71^{\circ}10'52''$ East along the North Right-Of-Way line of 16th Road (a 50 foot wide Right-Of-Way) lying within the said County Park, for 1389 feet, more or less, to the approximate mean high water line of the Atlantic Ocean;

thence South $19^{\circ}33'14''$ East along the said approximate mean high water line of the Atlantic Ocean, for 50 feet, more or less;

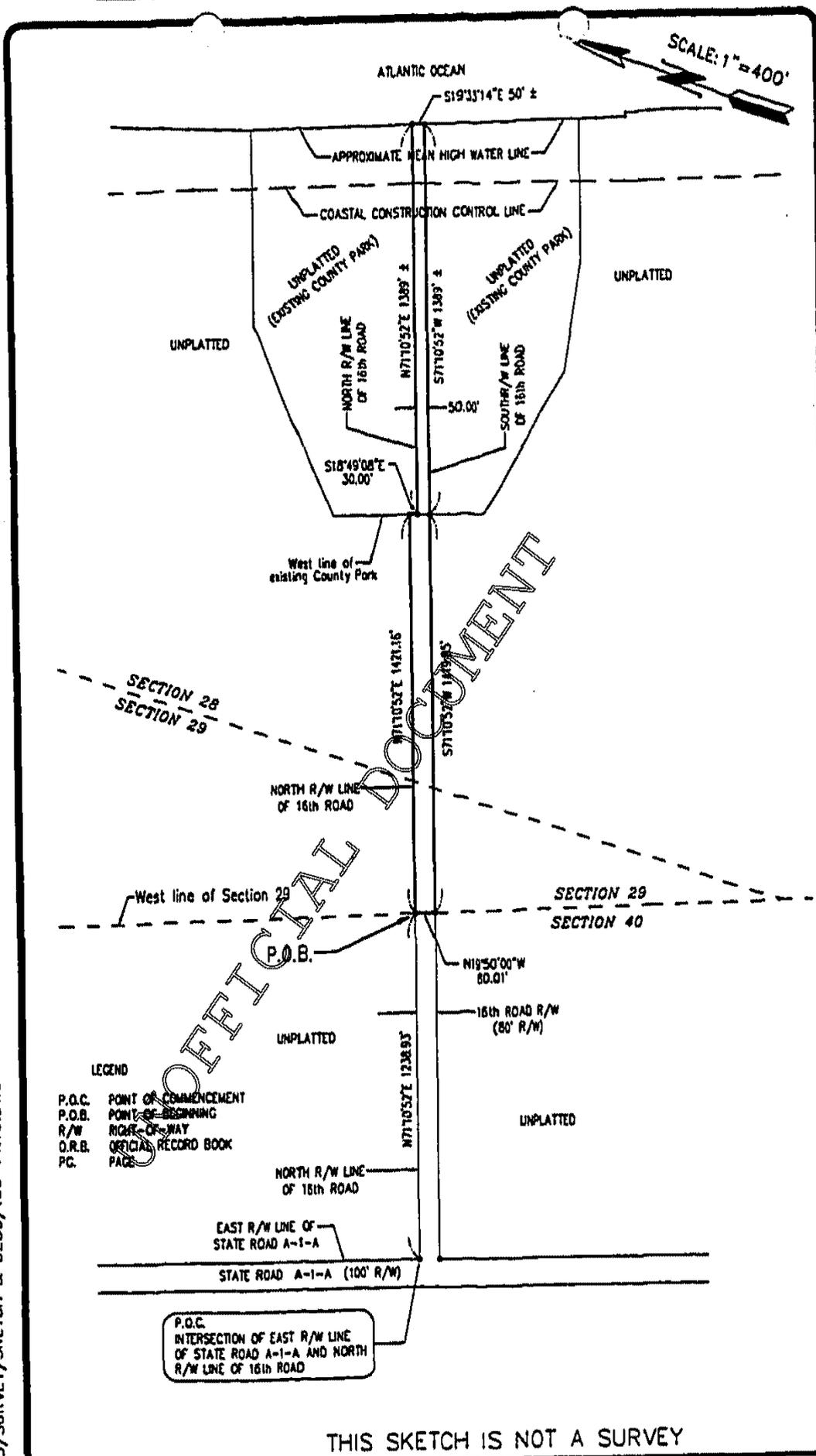
thence South $71^{\circ}10'52''$ West along the South Right-Of-Way line of said 16th Road lying within the said County Park, for 1389 feet, more or less, to the said West line the County Park;

thence continuing South $71^{\circ}10'52''$ West along the South Right-Of-Way line of said 16th Road, for 1419.85 feet to the said West line of Section 29;

thence North $19^{\circ}50'00''$ West along the said West line of Section 29, for 80.01 feet to the POINT OF BEGINNING.

Containing 4.20 acres, more or less.

UNOFFICIAL DOCUMENT



- LEGEND**
- P.O.C. POINT OF COMMENCEMENT
 - P.O.B. POINT OF BEGINNING
 - R/W RIGHT-OF-WAY
 - O.R.B. OFFICIAL RECORD BOOK
 - PC. PAGE

P.O.C.
INTERSECTION OF EAST R/W LINE
OF STATE ROAD A-1-A AND NORTH
R/W LINE OF 16th ROAD

THIS SKETCH IS NOT A SURVEY

FILE: 97153/SURVEY/SKETCH & DESC/153-PK16.DWG

GEE & JENSON
ENGINEERS-ARCHITECTS-PLANNERS, INC.
ONE GARDNER CIRCLE WEST PALM BEACH, FL 33409
TEL: 561-833-3300
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 12993

SKETCH AND DESCRIPTION
ABANDONMENT OF 16th ROAD
OCEAN HAMMOCK
FLAGLER COUNTY, FLORIDA

JOB NO.	87-153.27
SHEET	2 of 3

NOTES

OFF REC 0608 PAGE 0509

- 1) This is NOT a survey but only a graphic depiction to accompany the description shown hereon. There has been no field work, on-site inspection of the subject property or monuments set in connection with the information shown hereon.
- 2) Dimensions shown hereon are in feet and decimal parts thereof and are based on the definition of a foot as adopted by the United States Bureau of Standards and refer to the horizontal plane.
- 3) Bearings shown hereon refer to Grid North of the Transverse Mercator Grid System of the East Zone of Florida.
- 4) The sketch and description shown hereon was prepared without the benefit of a title examination or search and is based on information provided by the Client and/or agents of the Client, subsequently the undersigned and Gee & Jenson Engineers-Architects-Planners, Inc. make no representations or guarantees as to the information reflected hereon pertaining to Easements, Rights-Of-Way, Setback lines, Reservations, Restrictions, Agreements and other similar matters which should be obtained and confirmed by others through appropriate title verification.
- 5) There may be documents recorded in the Public Records that benefit or encumber the lands shown hereon that are not shown on this sketch and description.
- 6) There may be existing Agreements, Easements, Rights-Of-Way, Restrictions, Reservations and other similar matters that are not recorded in the Public Records which may affect the lands shown on this sketch and description.

CERTIFICATION

I hereby certify that this sketch and description was made under my responsible charge and was prepared in accordance with the Minimum Technical Standards for surveying as set forth by the Florida Board of Professional Land Surveyors in Chapter 61G17-6 Florida Administrative Code, Pursuant to Section 472.027 Florida Statutes.

For the firm of Gee & Jenson Engineers-Architects-Planners, Inc.
Florida Certificate of Authorization number LB2934

JAMES A. DAVIS
Professional Surveyor and Mapper
Florida License number LS4609

This sketch and description is not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

THIS SKETCH IS NOT A SURVEY

FILE: 97153/SURVEY/SKETCH & DESC/153-PK16.DWG



GEE & JENSON

ENGINEERS-ARCHITECTS-PLANNERS, INC.
ONE HAWTHORNE CIRCLE WEST PALM BEACH, FL 33409
TEL: 561-833-1200
FAX: 561-833-1201

SKETCH AND DESCRIPTION
ABANDONMENT OF 16th ROAD
OCEAN HAMMOCK
FLAGLER COUNTY, FLORIDA

DATE: 07-15-27
SCALE: AS SHOWN
SHEET: 3 OF 3

07-153.27
3 OF 3