

1 (h) Awnings, covered walkways, open colonnades, or similar weather
2 protection, spanning a minimum of eighty percent of the frontage of all buildings and
3 overhanging a minimum of five feet, will be provided for structures within the Urban Core. The
4 same elements will be encouraged in the other areas of Town Center. These elements may
5 encroach in the setback a maximum of seven feet, but in all cases must comply with the minimum
6 sight line requirements.
7

8
9 (i) In the Urban Core, commercial uses will provide a minimum of fifty
10 percent of the street side facade on the ground floor as clear or lightly tinted windows, doors, or
11 other treatments sufficiently transparent to provide views into the interior of the buildings.
12

13 (j) Residential structures will incorporate porches, decks or balconies.
14

15 (k) Buildings located at intersections with Major Roads will incorporate
16 architectural features such as corner towers, cupolas, clock towers, spines, balconies, colonnades
17 or other similar architectural features.
18

19 (l) All mechanical equipment will be placed on the roof, in the rear or side of
20 buildings screened from the street, or in equipment rooms constructed of similar materials as the
21 building on which they are located.
22

23 (m) The main entrance of all structures will face the street where practical and
24 be clearly articulated through the use of architectural detailing.
25

26 (n) A small ancillary building will be permitted within the rear yard of a
27 residential structure or commercial lot, provided it is architecturally compatible and built using
28 similar materials as the main building.

1 (o) Stem walls are encouraged to raise residential units eighteen inches above
2 sidewalk elevation for privacy.

3
4 (p) On-street parking will be allowed on all streets except divided collector
5 streets and alleys.

6
7 (q) Parking lots will provide not less than one bicycle parking space for every
8 twenty vehicle parking spaces.

9
10 (r) In the Urban Core, all adjacent parking lots will have internal vehicular
11 connections via a drive.

12
13 (s) In the Urban Core, a maximum of twenty continuous parking spaces are
14 permitted without a landscape island break. Landscape islands will be a minimum of one hundred
15 fifty square feet and include shade trees. Trees shall be planted according to urban tree planting
16 details as shown in Architectural Graphic Standards Tenth Edition or other planting details as
17 approved by the City.

18
19 (t) As an alternative to providing garages for 1/3 of multifamily units as
20 required in Section 4.01.03 A3 of the LDC, Multi-family dwelling properties in the Urban Core
21 area of Town Center may include Parking Canopies in lieu of garages provided they meet the
22 following criteria:

23
24
25 1. Proposed parking canopies are uniquely designed for the individual multi-
26 family project;

27 2. Propose parking canopies incorporate roof, materials, and design elements of
28 the multifamily project being proposed;

1 3. Propose parking canopies include a complementary roof pitch, and will not
2 be flat;

3 4. Propose parking canopies must be approved by the Town Center
4 Architectural Review Board and the City of Palm Coast;

5 5. Note: Solar collecting parking canopies may be allowed as a design if
6 exception #4 is met;

7 6. Note, Urban Core “Area” may include multi-family dwelling properties
8 within Tract 22, 23, & 18.

9 (u) Fences or walls needed to provide extra security or safety may be
10 permitted with a maximum height of 8 feet and may be located within the perimeter of the
11 property as part of an approved or required landscape buffer plan meeting the requirements of
12 the City’s Land Development Code and upon approval by the City and the Town Center
13 Architectural Review Board.

14 8.0 Parking –

15 (a) The following minimum parking requirements will apply:

16 • Retail and Non-Retail Commercial, except motels, hotels, night
17 clubs, restaurants and bars: one space for each three hundred fifty square feet of gross floor area.

18 • Office: one space for each three hundred square feet of gross floor
19 area.

20 • Restaurant/Bar/Night Clubs: one for each one hundred square
21 feet of gross seating area, plus one space for each employee for shift.

1 • Hotels: one space for each one and one-half unit, plus one space
2 for each employee per shift.

3 • Single-family, duplex, tri-plex and four-ples, townhouses,
4 rowhouses or similar attached dwellings: two spaces per dwelling unit.

5 • Multi-family Dwelling and Lodging House: one and one-half
6 spaces per dwelling unit (one bedroom unit); one and three-quarter spaces per dwelling unit (two
7 bedroom unit); two spaces per dwelling unit (three bedroom unit and more).

8 • Place of public assembly such as auditorium, church, theater and
9 recreational facility: one space for each four seats, and in the case of a church, one space for
10 every three hundred fifty square feet of gross floor area of all ancillary uses to the church.

11 • Lodge, dance, art and music studio and other similar semi-public
12 uses: one space for each two hundred square feet of gross floor area.

13 • Movie theater: Thirty-five spaces per screen.

14 (b) All on-street parking within the Urban Core shall be shared parking and
15 available to the public generally, as provided that the Town Center CDD may charge for parking
16 in any area that is owned or otherwise controlled by the Town Center CDD and provided further
17 that that on sites that are owned by the City or other public entity, parking may be reserved for
18 designated purposes, consistent with any applicable restrictive covenants. Shared parking,
19 including diagonal parking along public roads and streets, will be taken into consideration for
20 purposes of meeting the parking requirements. When Owner conveys title to a portion of the
21 Urban Core for a building site, Owner will record a restrictive covenant describing and
22 quantifying the shared parking that is allocated to that site for purposes of meeting the parking
23 requirements. The same shared parking spaces will not be credited for purposes of meeting the
24
25
26
27
28

1 parking requirements of more than one site, except the same shared parking may meet the
2 parking requirements of both institutional uses with off-peak event oriented parking
3 requirements and retail commercial, non-retail commercial and office uses that have no, or
4 limited, off peak parking requirements, subject to approval, on a case by case basis, by the City's
5 Development Services Director. Shared parking that is credited for purposes of meeting the
6 parking requirements of another site will also be credited for purposes of meeting the parking
7 requirements of a youth or teen center in the Urban Core.
8
9

10 (c) On plats of Town Center, or as provided for in Section 5.3(d) above,
11 parking areas may be dedicated to the Town Center CDD, including but not limited to easements
12 over diagonal parking spaces along platted streets and roads (collectively "CDD Parking
13 Areas"). The Town Center CDD may impose a fee (parking meters or otherwise) and/or
14 maximum parking time limits for parking in CDD Parking Areas provided the revenue is used
15 by the Town Center CDD exclusively for one or more of the following: related administrative
16 costs; maintenance of parking meters and parking areas; construction and maintenance of
17 parking areas, including structured parking; and construction and maintenance of public
18 gathering places within Town Center.
19
20
21

22 (d) Nothing contained herein shall be interpreted to permit over-night parking in
23 any shared parking areas unless specifically permitted and approved by the beneficial owner of
24 the assigned shared parking. Such vehicles that are permitted to park over-night in such
25 designated parking areas shall display a placard from the rear-view mirror identifying the
26 beneficial owner of the shared parking. The CDD and/or the City and/or the adjacent property
27 owner shall have the right, but not the obligation, to tow, at vehicle owner's expense, any vehicle
28

1 parked in a shared parking area that does not display such over-night parking pass as herein
2 contemplated.

3
4 9.0 Maintenance –

5 The Town Common Areas and other land that are owned or controlled by the
6 Town Center CDD will be maintained by the Town Center CDD. The Town Center CDD will
7 also be responsible for providing any services that are desired by owners of Town Center
8 Property that are in addition to services that are provided generally throughout the City.
9

10
11 10 Service –

12 All services for Town Center, including utilities, fire protection, solid waste,
13 telephone, electricity, cable television, fiber optics, and stormwater management were addressed
14 in connection with the DRI review and are provided for, to the extent appropriate, in the DRI
15 Development Order.
16

17
18 11.0 Public Land Parcels –

19 Property that is owned or controlled by the City or other public entity (“Public
20 Land Parcels”) will be maintained by that public entity (“Public Land Parcel Owner”). The
21 Development Order grants the City an option to acquire the sites that are shown as Site A, Site
22 B and Site C on **Exhibit “F”** hereto in which case they will constitute Public Land Parcels.
23 Construction on Public Land Parcels will be subject to the requirements and standards set forth
24 in the PUD Agreement, except for temporary structures that serve as fundraising and
25 construction management offices for projects on public land parcels developed through public-
26 private partnerships. These temporary structures shall be limited to five (5) years, unless
27 extended through a minor modification amendment to this agreement. In addition, to the greatest
28

1 extent possible, the temporary structures shall include adequate landscaping and buffering as
2 well as complying with the following standards:

3
4 (a) The development plan shall indicate the location of the temporary
5 fundraising and construction management office

6
7 (b) Temporary fundraising and construction management office shall be
8 located on ABS pads or stem wall and shall be skirted and landscaped

9
10 (c) Landscaping shall include foundation planting bests a minimum of 4 feet
11 wide, surrounding 100 percent of the building façade or elevations within view of the public
12 right-of-way, with a minimum height of 30 inches at the time of installation

13
14 (d) Pedestrian access shall be provided from the public sidewalk to the office

15
16 (e) Water and wastewater facilities shall be provided

17
18 (f) Minimum eight of the structure shall be 12.5 feet

19 (g) The standards and requirements of Chapter 13 of the Land Development
20 Code shall not apply, except that the structure shall be an approved Florida Department of
21 Community Affairs structure.

22
23 (h) The temporary fundraising and construction management office shall be
24 remove upon issuance of a Certificate of Occupancy for a permanent principal structure.

25
26 Parking on Public Land Parcels may be reserved as deemed appropriate by the
27 Public Land Parcel Owner but shared parking, as provided for in Section 8.0(b) above is
28 encouraged, especially during non-business hours of the Public Land Owner. On-street parking
and off-site parking for Special Events hosted on Public Land Parcels may be approved by the

1 subject property owners and the Town Center CDD in writing to meet the parking requirements
2 found within Section 8.0 of this Agreement.

3
4 By mutual agreement between the City and LandMark, on December 11, 2007,
5 the City acquired title to Site A and Site C and Lot 19 of Town Center Phase 2 (in substitution
6 for Site B). as a result, the Public Land Parcels will hereafter mean and include Site A (now Lot
7 10 of Town Center Phase 2); Site C (now Lots 20 and 21 of Town Center Phase 2); and Lot 19
8 of Town Center Phase 1. Site B, now Lot 12 of Town Center Phase 2, is not one of the Public
9 Land Parcels, but will remain as a lost within the Urban Core as part of Tract 4A.
10

11
12 12.0 Amending this Agreement –

13
14 (a) Amendments to this PUD Agreement, other than those which are
15 considered to be a “minor modification” by the City Manager, or designee, will require the
16 approval of the City Council following the recommendation of the Planning and Land
17 Development Regulation Board. Public notification procedures required for rezoning will not be
18 required for modification of this PUD Agreement. Minor modifications may be approved by the
19 City Manager, or designee.
20

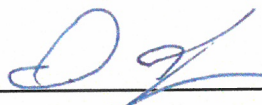
21
22 (b) This PUD Agreement shall not be modified or amended, unless otherwise
23 provided for in this PUD Agreement except by written agreement executed by all parties hereto,
24 or their successors and assigns, and upon approval of the City Council.
25

26 13.0 Conclusion –

27
28 Town Center is expected to develop into a regional urban center. ARB design
criteria will be followed to the extent feasible to encourage and facilitate pedestrian travel

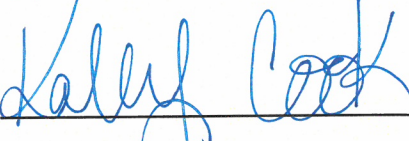
throughout Town Center and gatherings of residents and non-residents at scheduled and informal events.

CITY COUNCIL: City of Palm Coast

By: 
David Alfin, Mayor

Signed this 6th day of February, 2024.

ATTEST:

By: 
Kaley Cook, City Clerk

Signed this 6th day of February, 2024.

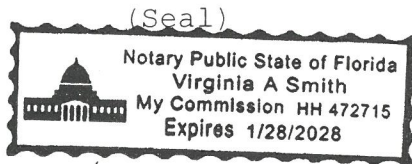


1 STATE OF FLORIDA)
2 COUNTY OF FLAGLER)

3 The foregoing instrument was acknowledged by means of
4 ☒ physical presence or ☐ online notarization before me this 6
5 day of February, 2024, by David Alfin and Kaley Cook, the
6 Mayor and City Clerk respectively, for and on behalf of the
7 City of Palm Coast, Florida, who are personally known to me and
8 who did not take an oath.

9 WITNESS my hand and official seal this 6 day of February
10 2024.

11 Virginia A Smith
12 Signature



Printed Name

1 OWNER'S/APPLICANT'S CONSENT AND COVENANT:

2
3 COMES NOW, the Owner on behalf of itself and its successors, assigns and transferees
4 of any nature whatsoever, and consents to and agrees with the covenants to perform and fully
5 abide by the provisions, terms, conditions and commitments set forth in this PUD Agreement.
6

7 Florida Landmark Communities, LLC

Palm Coast Holdings, Inc.

8
9 By: 

By: 

10
11 Patrick Cutshall, CFO



Patrick Cutshall, CFO



12
13 Signed this 20th day of March,
14 2024.

Signed this 20th day of March,
2024.

15
16 ATTEST:

ATTEST:

17
18 By: 
19 

By: 


20
21
22 Signed this 20th day of March,
23 2024.

Signed this 20th day of March,
2024.

1 **EXHIBIT “A”**

2 **GLOSSARY OF DEFINED TERMS**

3
4 Following, for convenient reference, is a list of all capitalized terms that are used in the
5 PUD Agreement, along with the definition of each term:

6
7 “*ARB*” means the Town Center Architectural Review Board, as provided for in Section
8 3.0.

9
10 “*CDD Parking Areas*” means those easements for parking that may be dedicated to the
11 Town Center CDD over any designated parking areas, including but not limited to diagonal
12 parking spaces along platted streets and roads, as provided for in Section 8.0(c).

13 “*City*” means the City of Palm Coast, as provided for in Section 2.0.

14
15 “*DRI*” means Development of Regional Impact, as provided for in Section 2.0.

16
17 “*DRI Development Order*” means Town Center at Palm Coast Development of Regional
18 Impact Development Order, as provided for in Section 2.0.

19
20 “*FLUM*” means the Zoning and Future Land Use Map, as provided for in Section 6.2.

21
22 “*Land Development Code*” means The Land Development Code of the City, as provided
23 for in Section 5.1.

24
25 “*Landmark*” means Florida Landmark Communities, Inc., one of the primary owners of
26 the Town Center Property, as provided for in Section 2.0.

27
28 “*Major Roads*” means those major roads depicted on the Master Plan of Town Center,
as provided for in Section 6. 1(a) and identified in **Exhibit “CI”** hereto.

1 “*Mardem*” means Mardem, LLC, owner of approximately ten acres of the Town Center
2 Property, as provided for in Section 2.0.

3
4 “*Master Plan*” means the PUD Master Plan, as provided for in Section 4.1 and attached
5 as **Exhibit “CI”** hereto.

6
7 “*Owner*” means Landmark, Mardem and the School Board, collectively, as provided for
8 in Section 2.0.

9
10 “*Perimeter Commercial Areas*” means those areas that are located along or near existing
11 perimeter roads and will include sites for retail commercial, food service, office, lodging,
12 financial institutions and automobile care facilities, and which consist of eight Tracts as shown
13 on the Tract Map, as provided for in Section 4.2(e), Section 6.1(c) and Section 6.3.

14 “*Public Land Parcels*” means property that is owned or controlled by the City or other
15 public land entity, as provided for in Section 11.0.

16 “*Public Land Parcel Owner*” means that City or other public entity which owns or
17 controls Public Land Parcels, as provided for in Section 11.0.

18
19 “*PUD*” means planned unit development, as provided for in Section 2.0.

20
21 “*PUD Agreement*” means this Planned Unit Development Agreement, as provided for
22 in Section 2.0.

23
24 “*School Board*” means the Flagler County School Board, owner of approximately
25 eighteen and one-half acres of the Town Center Property, as provided for in Section 2.0.

26
27 “*SJRWMD*” means the St. Johns River Water Management District, as provided for in
28 Section 5.3(a).

1 “*Split Lot*” means any previously platted lot, tract or parcel that may be further divided
2 without replatting, as provided for in Section 5.3(d). Each Split Lot will conform to the Site
3 Development Requirements set forth in the table at Section 6.4.

4 “*Student Housing*” means a residence for occupancy by groups of people not defined as
5 a family, where such building is specifically designed for students of a college, university, trade
6 school or nonprofit organization for the purpose of providing rooms for sleeping and living
7 purposes. Common gathering spaces, kitchen, cafeteria and sanitary facilities may also be
8 provided. Typical uses include, but are not limited to, fraternity or sorority houses, dormitories,
9 residence halls and boarding/lodging houses

10 “*Town Business Areas*” means those areas of land that will include sites for a
11 combination of mixed uses including the following: retail; office; business parks; showroom and
12 flex space; food service; lodging and other tourist related facilities; public facilities; institutional
13 facilities; and residential apartments and condominium units, and will consist of five Tracts as
14 shown on the Tract Map, and as more specifically provided for in Section 4.2(c), Section 6.1(c)
15 and Section 6.3.

16 “*Town Center*” means Town Center at Palm Coast, as provided for in Section 2.0.

17 “*Town Center CDD*” means the Town Center at Palm Coast Community Development
18 District, as provided for in Section 6.6(a).

19 “*Town Center Property*” means the approximately one thousand five hundred fifty-
20 seven acres of land generally located between Belle Terre Parkway to the west, I-95 to the east,
21 SR-100 to the south and the Royal Palms Waterway to the north, as provided for in Section 2.0
22 and specifically described on **Exhibit “B”** hereto.

23 “*Town Common Areas*” means those areas of land that will consist of 500 acres of
24 existing high quality wetlands, plus greenways, lakes, bikeways, walkways, parks and other
25 passive recreational areas which will contain over 200 additional acres, which will make up
26 approximately one-half of the Town Center Property and create an edge for the development
27 areas and provide a buffer between land uses, all as provided for in Section 4.2(f), Section 6.1(c)
28 and Section 6.3.

1 “*Town Core Areas*” will include both the Urban Core and the Urban Center. The Town
2 Core Areas consist of eighteen Tracts as provided for in Section 4.2(a), Section 6.1(c) and
3 Section 6.3, as and as shown on the Tract Map. The Town Core Areas will include sites for a
4 combination of mixed uses, including the following: retain; office; governmental; civil; cultural;
5 lodging; food service; institutional facilities; entertainment; outdoor public gatherings, exhibits
6 and festivals; residential apartments and condominium units, all as more specifically provided
7 for in Section 6.3.

8 “*Town Residential Areas*” means those areas of land that will include sites for various
9 housing types including the following: apartment units; condominium units; townhomes; row
10 homes; patio homes and elderly housing, such as independent living, assisted living, congregate
11 care and retirement village and will consist of fourteen Tracts as shown on the Tract Map, all as
12 provided for in Section 4.2(d), Section 6.1(c) and Section 6.3.

13 “*Town Service Area*” means those areas of land that will include sites for warehousing,
14 storage, daycare, fraternal organizations, churches and public facilities, and may also include
15 sites for event (overflow) parking and will consist of one Tract as shown on the Tract Map, all
16 as more specifically provided for in Section 4.2(b) and Section 6.1(c) and Section 6.3.

17 “*Tract*” or “*Tracts*” means Town Center Tract or Town Center Tracts, as provided for
18 in Section 4.1.

19 “*Tract Map*” shall mean the depiction of the Town Center Tracts and the conceptual
20 roadway system, including public and private roads and driveways through parking areas, as
21 provided for in Section 4.1 and attached as **Exhibit “C2”** hereto.

22 “*Urban Center*” means those Town Core Areas comprised of Tract 5, Tract 6A, and
23 Tracts 8 through Tract 12, as provided for in Section 6.1(c).

24 “*Urban Core*” means those Town Core Areas comprised of Tract 1 through Tract 4B,
25 Tract 6B, Tract 6C and Tract 7 as provided for in Section 6.1(c).

26 “*USACE*” means United States Army Corps of Engineers, as provided for in Section
27 5.3(a).

EXHIBIT B

SCALE:
1" = 2000 FEET

ROYAL PALMS PARKWAY
ROYAL PALMS WATERWAY
LEHIGH GREENWAY RAIL TRAIL
FLORIDA POWER &
LIGHT Co. EASEMENT

SUBDIVISION PLAT EASTHAMPTON
SECTION 34 PALM COAST,
MAP BOOK 11, PAGES 30-49.

$$\begin{aligned} D &= 42^\circ 27' 17'' \\ R &= 1400.00' \\ L &= 1037.37' \end{aligned}$$
$$\begin{aligned} D &= 29^{\circ}32'31'' \\ R &= 1600.00' \\ L &= 824.97' \end{aligned}$$

NOT INCLUDED
LIL' CHAMP
FOOD STORES
ORB 594, P.648 & 649

RESERVED FOR RECORDING INFORMATION

OLD KINGS ROAD

PARCEL "A"
202.3081 Ac
SE 1/4
SEC 32

POB
PAR "A"

FLAGLER
COUNTY
NOT
INCLUDED

POINT OF
BEGINNING
(POB)
PARCEL "B"

PARCEL "B"
1354.9211 Ac

1571.20'
SCHOOL BOARD OF
FLAGLER COUNTY
ORB 43,
PAGES 694-697
ORB 281,
PAGES 491-495
ORB 611,
PAGES 1810-11

INCLUDED

1.00
1337

NOT INCLUDED
CHURCH

WHISPERING
PINES
PARK
MBS.P.23

MEMORIAL
HOSPITAL
FLAGLER INC.
ORB 657, P.1835

NOT
INCLUDED

STATE ROAD 100



LA 42232

CIVIL ENGINEERING & LAND SURVEYING SINCE 1976
DAYTONA BEACH **FLAGLER/PALM COAST**
 Main Office: 900 So. Ridgewood Ave., Daytona Beach, FL 32114
 Phone: 386-257-1600 Fax: 386-257-1601
 email: tamaka@tamoka-ena.com website: www.tamoka@tamoka-ena.com

PROJECT NO.	T1037FLC1
DRAWING REFERENCE No.	1037SL-ALL
DATE	FEB 25, 2002
SHEET NO.	1 OF 4

RESERVED FOR RECORDING INFORMATION

DESCRIPTION: PARCEL "A"

A PARCEL OF LAND LYING WITHIN GOVERNMENT SECTIONS 29 AND 32, TOWNSHIP 11 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

A POINT OF REFERENCE BEING THE SOUTHWEST CORNER OF SECTION 32, TOWNSHIP 11 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, THENCE NORTH 88°24'49" EAST A DISTANCE OF 2642.88 FEET TO THE SOUTH QUARTER CORNER OF SECTION 32 BEING THE POINT OF BEGINNING OF THIS DESCRIPTION, THENCE NORTH 00°40'50" WEST ALONG THE WEST LINE OF THE NORTHEAST QUARTER (1/4) A DISTANCE OF 221.03 FEET, THENCE DEPARTING SAID WEST LINE SOUTH 89°15'49" WEST A DISTANCE OF 510.00 FEET TO A POINT ON THE EASTERLY BOUNDARY OF THE PLAT PINE GROVE SECTION-28, MAP BOOK 9, PAGES 51 THROUGH 66, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, THENCE NORTH 00°40'55" WEST ALONG THE EASTERLY BOUNDARY OF AND DEPARTING SAID PLAT SECTION-28 A DISTANCE OF 4569.91 FEET, THENCE NORTH 21°00'44" EAST A DISTANCE OF 1028.92 FEET TO A POINT ON THE WESTERLY LINE OF THE LIMITED ACCESS RIGHT-OF-WAY OF INTERSTATE 95, THENCE SOUTH 18°20'58" EAST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 1809.43 FEET, THENCE NORTH 89°52'23" EAST A DISTANCE OF 290.97 FEET, THENCE SOUTH 33°20'58" EAST A DISTANCE OF 502.28 FEET, THENCE SOUTH 18°20'58" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95 A DISTANCE OF 3752.21 FEET TO A POINT ON THE SOUTH LINE OF SECTION 32, THENCE DEPARTING INTERSTATE-95 SOUTH 88°46'16" WEST ALONG THE SOUTH LINE OF SECTION 32 A DISTANCE OF 2120.40 FEET TO THE POINT OF BEGINNING;
PARCEL "A" CONTAINING 202.3081 ACRES OF LAND MORE OR LESS.

SURVEYOR'S NOTES:

1. BEARINGS LOCALLY REFERENCED TO THE WEST LINE OF THE NORTHWEST QUARTER (1/4) OF GOVERNMENT SECTION 5, TOWNSHIP 12 SOUTH, RANGE 31 EAST, BEING SOUTH 01°31'08" EAST.
2. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS AND/OR OTHER MATTERS NOT SHOWN ON THIS DRAWING WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.
3. THIS IS NOT A BOUNDARY SURVEY.

ABBREVIATIONS

D=DELTA
R=RADIUS
L=LENGTH
CH=CHORD
CB=CHORD BEARING

MB=MAP BOOK
PG=PAGE
R/W=RIGHT OF WAY
CL=CENTER LINE

PC=POINT OF CURVE
PT=POINT OF TANGENCY
POB=POINT OF BEGINNING

PCP=PERMANENT CONTROL POINT
PRM=PERMANENT REFERENCE MONUMENT
ORB=OFFICIAL RECORD BOOK



LB #2232

TOMOKA ENGINEERING

CIVIL ENGINEERING & LAND SURVEYING SINCE 1976

DAYTONA BEACH

FLAGLER/PALM COAST

Main Office: 900 So. Ridgewood Ave., Daytona Beach, FL 32114

Phone: 386-257-1600

Fax: 386-257-1601

email: tomoka@tomoka-eng.com

website: www.tomoka@tomoka-eng.com

**SKETCH
AND
DESCRIPTION**

PROJECT NO. T1037FLCI

DRAWING
REFERENCE No. 1037SL-ALL

DATE FEB 25, 2002

SHEET NO. 2 OF 4

SKETCH AND DESCRIPTION**BOOK: 1025 PAGE: 1451**

RESERVED FOR RECORDING INFORMATION

DESCRIPTION: PARCEL "B"

A PARCEL OF LAND LYING WITHIN GOVERNMENT SECTIONS 4, 5, 6, 7, 8 AND 9, TOWNSHIP 12 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

A POINT OF REFERENCE BEING THE NORTHWEST CORNER OF SAID GOVERNMENT SECTION 5, TOWNSHIP 12 SOUTH, RANGE 31 EAST, BEING COMMON AS THE SOUTHWEST CORNER OF SECTION 32, TOWNSHIP 11 SOUTH, RANGE 31 EAST, THENCE SOUTH 01°31'08" EAST ALONG THE WEST LINE OF SECTION 5 A DISTANCE OF 163.78 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, THENCE DEPARTING SAID WEST LINE NORTH 89°15'49" EAST A DISTANCE OF 1595.15 FEET, THENCE SOUTH 00°39'41" EAST A DISTANCE OF 1318.27 FEET, THENCE NORTH 89° 20'19" EAST A DISTANCE OF 1320.00 FEET, THENCE NORTH 00°39'41" WEST A DISTANCE OF 1320.00 FEET, THENCE NORTH 89°15'49" EAST A DISTANCE OF 1915.75 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF INTERSTATE-95, THENCE SOUTH 18°20'58" EAST ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 4927.55 FEET TO THE NORTHEAST CORNER OF MEMORIAL HOSPITAL FLAGLER INC. LANDS, RECORDED IN OFFICIAL RECORDS BOOK 657, PAGE 1835, THENCE DEPARTING INTERSTATE-95 SOUTH 71°39'02" WEST ALONG THE NORTHERLY BOUNDARY LINE OF SAID HOSPITAL LANDS A DISTANCE OF 281.01 FEET, THENCE SOUTH 36°24'53" WEST A DISTANCE OF 947.44 FEET, THENCE DEPARTING SAID BOUNDARY OF HOSPITAL NORTH 53°36'18" WEST A DISTANCE OF 61.27 FEET, THENCE NORTH 08°33'46" EAST A DISTANCE OF 99.48 FEET, THENCE NORTH 63°16'51" WEST A DISTANCE OF 51.99 FEET, THENCE NORTH 35°29'45" WEST A DISTANCE OF 69.86 FEET, THENCE NORTH 46°37'11" EAST A DISTANCE OF 34.40 FEET, THENCE NORTH 66°03'22" EAST A DISTANCE OF 38.81 FEET, THENCE NORTH 07°07'30" WEST A DISTANCE OF 71.05 FEET, THENCE NORTH 15°25'07" WEST A DISTANCE OF 57.60 FEET, THENCE SOUTH 68°48'21" WEST A DISTANCE OF 43.08 FEET TO A POINT ON THE WEST LINE OF SECTION 9, THENCE DEPARTING SAID WEST LINE CONTINUE SOUTH 68°48'21" WEST A DISTANCE OF 688.90 FEET, THENCE SOUTH 39°53'49" EAST A DISTANCE OF 291.02 FEET, THENCE SOUTH 76°28'18" EAST A DISTANCE OF 64.12 FEET, THENCE NORTH 67°07'05" EAST A DISTANCE OF 72.01 FEET, THENCE SOUTH 39°14'51" EAST A DISTANCE OF 153.66 FEET, THENCE SOUTH 62°37'27" EAST A DISTANCE OF 59.26 FEET, THENCE NORTH 46°11'10" EAST A DISTANCE OF 36.29 FEET, THENCE NORTH 51°11'25" WEST A DISTANCE OF 74.59 FEET, THENCE NORTH 31°41'14" EAST A DISTANCE OF 38.19 FEET, THENCE NORTH 69°00'23" EAST A DISTANCE OF 148.98 FEET, THENCE SOUTH 78°58'19" EAST A DISTANCE OF 101.53 FEET TO A POINT ON THE NORTHWEST BOUNDARY LINE OF SAID HOSPITAL LANDS RECORDED IN OFFICIAL RECORDS BOOK 657, PAGE 1835, THENCE SOUTH 36°24'53" WEST A DISTANCE OF 336.01 FEET, THENCE SOUTH A DISTANCE OF 320.20 FEET, THENCE SOUTH 74°31'57" WEST A DISTANCE OF 196.13 FEET, THENCE DEPARTING SAID NORTHWEST BOUNDARY LINE OF HOSPITAL SOUTH 02°47'32" EAST A DISTANCE OF 109.00 FEET, THENCE SOUTH 49°04'23" EAST A DISTANCE OF 109.00 FEET, THENCE SOUTH 00°50'55" EAST A DISTANCE OF 190.00 FEET, THENCE SOUTH 89°09'05" WEST A DISTANCE OF 924.56 FEET, THENCE SOUTH 21°34'23" EAST A DISTANCE OF 370.29 FEET, THENCE SOUTH 89° 07'49" WEST A DISTANCE OF 181.73 FEET, THENCE SOUTH 21°34'21" EAST A DISTANCE OF 695.14 FEET TO A



LB #2232

TOMOKA ENGINEERING

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**SKETCH
AND
DESCRIPTION**

PROJECT NO.	T1037FLCI
DRAWING REFERENCE No.	1037SL-ALL
DATE	FEB 25, 2002
SHEET NO.	3 OF 4