

VILLAGE AT PALM COAST PHASE II (TIDELANDS)

IN PART A REPLAT OF LOTS 84 AND 85, VILLAGE AT PALM COAST, PHASE I,

MAP BOOK 33, PAGES 1 THROUGH 4 (INCLUSIVE),

GOVERNMENT SECTIONS 32 AND 42, TOWNSHIP 10 SOUTH, RANGE 31 EAST,

GOVERNMENT SECTIONS 5, 37, 38, 39 AND 43, TOWNSHIP 11 SOUTH, RANGE 31 EAST,

CITY OF PALM COAST, FLAGLER COUNTY, FLORIDA

VILLAGE AT PALM COAST PHASE II (TIDELANDS)
DEDICATION

KNOW ALL BY THESE PRESENTS that Daniel E. Calton, a Nevada general partnership 4/b/s Center Destination Properties ("Center Homes"), being the owner in fee simple of the lands shown and described herein this plat entitled Village at Palm Coast Phase II (Tidelands) located in the City of Palm Coast, Flagler County, Florida, hereby dedicates the said lands and plot for the uses and purposes hereon expressed:

Notes Regarding Easements:

All roads and access easements shown on this plat are private and hereby dedicated to the Tideland Condominium Association, Inc. (the "Association"), subject to the terms and conditions of the Declaration of Easements and Restrictions and Covenant to Share Costs for Joint Use Areas recorded in the Official Record Book 1223, Page 900, of the public records of Flagler County, Florida (the "Cost Sharing Declaration").

2. Perpetual and exclusive 8.00', 11.00', 13.00', 20.00', 28.00' and 30.00' utility easements created by this plat, and perpetual nonexclusive 20.00' and 28.00' access easements on and across all roads as shown on this plat, are hereby dedicated to the City of Palm Coast; provided, however, that the City shall accept right-of-way utilization permit applications received from other utility providers and, when not inconsistent with the City's use of the easement areas, allow the other utility providers the use of utility easement areas subject to any permitted uses by other utility providers not conflicting with the City's uses.

3. Perpetual, non-exclusive access easements over all roadways shown on this plat are dedicated to each property owner of property located on this plat and the plot for the Village at Palm Coast, Phase I, recorded in Map Book 33, Page 1 of the public records of Flagler County, Florida, subject to the terms and conditions of the Declaration of Easements and Restrictions and Covenant to Share Costs for Joint Use Areas recorded in the Official Record Book 1223, Page 900, of the public records of Flagler County, Florida.

Notes Regarding Tracts:

4. Tract A is dedicated to the Association for the purpose of developing a landscape buffer area and a wetland preserve area. The use of this tract, as stated, is a commitment under the terms and conditions of the Village at Palm Coast Phase I Planned Unit Development (PUD) Agreement (1st Modification) as recorded in Official Record Book 1148, Page 1787 of the Public Records of Flagler County, Florida.

5. Tract B is dedicated to the Association for the purpose of a preserve, vegetative/landscape buffer area. The use of this tract, as stated, is a commitment under the terms and conditions of The Village at Palm Coast Phase I Planned Unit Development (PUD) Agreement (1st Modification) as recorded in Official Record Book 1148, Page 1787 of the Public Records of Flagler County, Florida.

6. Tract C is dedicated to the Association for the purpose of a retention and drainage area.

7. Tract D is dedicated to the Association for the purpose of developing trails and a landscape buffer area.

8. Tract E is dedicated to Center Homes for the purpose of developing a village center, including a fitness center and a clubhouse and other recreational areas. The use of this tract, as stated, is a commitment under the terms and conditions of The Village at Palm Coast Phase I Planned Unit Development (PUD) Agreement (1st Modification) as recorded in Official Record Book 1148, Page 1787 of the Public Records of Flagler County, Florida.

9. Tract F is dedicated to Center Homes for the purpose of developing a pool complex, including trails and other recreational areas. The use of this tract, as stated, is a commitment under the terms and conditions of The Village at Palm Coast Phase I Planned Unit Development (PUD) Agreement (1st Modification) as recorded in Official Record Book 1148, Page 1787 of the Public Records of Flagler County, Florida.

10. Tract G is dedicated to Center Homes for the purpose of developing a pool complex, including trails and other recreational areas. The use of this tract, as stated, is a commitment under the terms and conditions of The Village at Palm Coast Phase I Planned Unit Development (PUD) Agreement (1st Modification) as recorded in Official Record Book 1148, Page 1787 of the Public Records of Flagler County, Florida.

11. Tract H is dedicated to Center Homes for the purpose of developing a pool complex, including trails and other recreational areas. The use of this tract, as stated, is a commitment under the terms and conditions of The Village at Palm Coast Phase I Planned Unit Development (PUD) Agreement (1st Modification) as recorded in Official Record Book 1148, Page 1787 of the Public Records of Flagler County, Florida.

12. Tract I is dedicated to Center Homes for the purpose of developing open space, trails and a recreational area.

The lands shown on this plat that are designated for use as Condominium Property are subject to the Declaration of Condominium for Tideland Condominium Association recorded in Official Record Book 1148, Page 1787 of the Public Records of Flagler County, Florida. The lands shown on this plat and designated by a lot number are subject to the Declaration of Restrictive Covenants and Easements for Palm Coast Phase I recorded in Official Record Book 881, Page 1905, of the Public Records of Flagler County, Florida, as amended.

IN WITNESS WHEREOF, I have caused these presents to be signed and attested to by the officers named below and affixed hereto on August 31, 2005.

By: Daniel E. Calton, CEO Date: 8/31/05
Name, Officer

By: Daniel E. Calton Date: 8/31/05
Printed Name: Daniel E. Calton

Signed and sealed in the presence of: 8/31/05
By: Robert B. Paymayesh Date: 8/31/05
Printed Name: Robert B. Paymayesh

By: Shawna M. Kossme Date: 8/31/05
Printed Name: Shawna M. Kossme

STATE OF Florida COUNTY OF Seminole

THIS IS TO CERTIFY, That on August 31, 2005
before me, a duly authorized and qualified Notary Public in the State and County aforesaid, personally appeared

Daniel E. Calton and
respectively CEO and Shawna M. Kossme

of a duly organized and existing corporation incorporated under the laws of the State of Florida and who executed the foregoing dedication and severally acknowledged the execution thereof to be their free act and deed as such officers thereto duly authorized; that the official seal of said Corporation affixed hereto; and that the said dedication is the act and deed of said Corporation.

IN WITNESS WHEREOF, I have hereto set my hand and seal of my office as Notary Public in the State of Florida, at the City of Palm Coast, Florida, on the 31st day of August, 2005.

By: Shawna M. Kossme
NOTARY PUBLIC
My commission expires April 20, 2008

QUALIFICATION STATEMENT OF
SURVEYOR AND MAPPER

KNOW ALL BY THESE PRESENTS, That the undersigned, being a professional surveyor and mapper, has prepared the foregoing plat that was made under my direction and supervision and that the plat complies with all of the survey requirements of Chapter 177, Florida Statutes; and that said land is located in the City of Palm Coast, Flagler County, Florida.

Dated: 8/31/05 Signed: Daniel Ray Holt, P.S.M.
L.S. No. 5775 Florida Professional Surveyor and Mapper

L.B. No. 2648 (DRMP) Dyer, Riddle, Mills, & Precourt, Inc.
1505 E. Colonial Drive
Orlando, FL 32803

CERTIFICATE OF APPROVAL BY THE PLANNING MANAGER

I HEREBY APPROVE THE FINAL PLAT FOR THE VILLAGES AT PALM COAST PHASE II, SUBDIVISION.

PLANNING MANAGER: Raymond F. Tyner DATE: 9-16-05

PRINTED NAME: Raymond F. Tyner

CERTIFICATE OF APPROVAL BY CITY ENGINEER

THIS IS TO CERTIFY THAT ON THE 16th DAY OF September, 2005, THIS PLAT WAS APPROVED.

CITY ENGINEER: Kenneth H. Kruger DATE: 9/16/05
PRINTED NAME: Kenneth H. Kruger PE NO 18214

LEGAL DESCRIPTION: (PROVIDED BY CLIENT)
A PARCEL OF LAND LYING WITHIN GOVERNMENT SECTIONS 32 AND 42, TOWNSHIP 10 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 2, ACCORDING TO THE SUBDIVISION PLAT OF COUNTRY CLUB COVE SECTION-14 PALM COAST, AS RECORDED IN MAP BOOK 6, PAGES 54 THROUGH 58 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY OF SAID PLAT SECTION-14 THE FOLLOWING TWO (2) COURSES: (1) N07°08'10"E A DISTANCE OF 131.81 FEET; (2) N07°53'57"E A DISTANCE OF 653.98 FEET TO THE WESTERLY LINE OF VILLAGE AT PALM COAST PHASE ONE, AS RECORDED IN MAP BOOK 33, PAGES 1 THROUGH 4 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; THENCE DEPARTING SAID PLAT BOUNDARY OF COUNTRY CLUB COVE SECTION-14 PALM COAST, ALONG SAID WESTERLY LINE OF VILLAGE AT PALM COAST PHASE ONE THE FOLLOWING THIRTEEN (13) COURSES: (1) S39°10'07"E 93.19 FEET; (2) ALONG A CURVE TO THE LEFT, RADIUS 349.00 FEET, ARC LENGTH 273.37 FEET, CENTRAL ANGLE 44°52'49", CHORD 266.44 FEET, CHORD BEARING S61°36'31"E; (3) ALONG A NON-TANGENT CURVE TO THE LEFT, RADIUS 749.00 FEET, ARC LENGTH 205.42 FEET, CENTRAL ANGLE 22°35'55", CHORD 293.51 FEET, CHORD BEARING N84°39'07"E; (4) S75°10'06"E 64.53 FEET; (5) S26°08'59"E 600.55 FEET; (6) ALONG A CURVE TO THE RIGHT, RADIUS 302.19 FEET, ARC LENGTH 134.20 FEET, CENTRAL ANGLE 25°26'42", CHORD 133.10 FEET, CHORD BEARING S13°25'38"E; (7) S00°42'18"E 109.35 FEET; (8) ALONG A NON-TANGENT CURVE TO THE RIGHT (NORTHERLY RIGHT-OF-WAY LINE OF RIVERVIEW BEND, A 28-FOOT PRIVATE ROADWAY PER SAID PLAT OF VILLAGE AT PALM COAST PHASE ONE) RADIUS 676.00 FEET, ARC LENGTH 508.71 FEET, CENTRAL ANGLE 43°08'59", CHORD 498.79 FEET, CHORD BEARING N57°42'50"W; (9) S53°50'40"W 28.00 FEET; (10) ALONG A NON-TANGENT CURVE TO THE LEFT, RADIUS 704.00 FEET, ARC LENGTH 57.90 FEET, CENTRAL ANGLE 04°42'44", CHORD 57.88 FEET, CHORD BEARING S38°30'42"E; (11) ALONG A CURVE TO THE RIGHT, RADIUS 33.00 FEET, ARC LENGTH 48.46 FEET, CENTRAL ANGLE 84°08'22", CHORD 44.22 FEET, CHORD BEARING S01°12'07"W; (12) ALONG A CURVE TO THE RIGHT (NORTHERLY RIGHT-OF-WAY LINE OF LONGVIEW PARKWAY, AN 80-FOOT PRIVATE RIGHT-OF-WAY PER SAID PLAT OF VILLAGE AT PALM COAST PHASE ONE) RADIUS 725.28 FEET, ARC LENGTH 326.24 FEET, CENTRAL ANGLE 25°46'19", CHORD 323.49 FEET, CHORD BEARING S56°09'27"W; (13) S69°02'37"W 94.21 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF PALM HARBOR PARKWAY (A 104-FOOT RIGHT-OF-WAY, THENCE DEPARTING SAID VILLAGE AT PALM HARBOR PHASE ONE PLAT BOUNDARY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1104.00 FEET, AN ARC LENGTH OF 1103.76 FEET, A CENTRAL ANGLE OF 57°17'00", A CHORD OF 1058.36 FEET AND A CHORD BEARING OF N50°22'36"W TO THE AFOREMENTIONED POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 18.94 ACRES, MORE OR LESS.

LESS-OUT (PER O.R. 804, PAGE 43):
A PARCEL OF LAND LYING IN GOVERNMENT SECTION 32, TOWNSHIP 10 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AS A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 2, COUNTRY CLUB COVE SECTION 14, PALM COAST, AS RECORDED IN MAP BOOK 6, PAGES 54 THROUGH 58 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, SAID POINT OF REFERENCE BEING ON THE NORTHERLY RIGHT-OF-WAY OF PALM HARBOR PARKWAY (A 104 FOOT RIGHT-OF-WAY), AS RECORDED IN MAP BOOK 6, PAGES 9 THROUGH 13 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY OF PALM HARBOR PARKWAY, BEING A CURVE TO THE RIGHT, HAVING AN ARC DISTANCE OF 600.58 FEET, A RADIUS OF 1104.00 FEET, A CENTRAL ANGLE OF 31°10'09", A CHORD BEARING OF S 63°26'01"E AND A CHORD DISTANCE OF 593.21 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY OF PALM HARBOR PARKWAY AND RUN NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF A FLORIDA POWER AND LIGHT EASEMENT, RECORDED IN OFFICIAL RECORDS BOOK 752, PAGE 75, FOR THE FOLLOWING 4 COURSES: (1) THENCE N 43°46'45"E 490.41 FEET; (2) THENCE N 82°58'58"E 330.58 FEET; (3) THENCE N 07°01'02"E 12.00 FEET; (4) THENCE N 82°58'58"E 24.79 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE N 82°58'58"E ALONG THE SOUTHEASTERLY LINE OF SAID FLORIDA POWER AND LIGHT EASEMENT FOR A DISTANCE OF 42.00 FEET; THENCE DEPARTING SAID SOUTHEASTERLY EASEMENT LINE AND RUN S 07°01'02"E 42.00 FEET; THENCE S 82°58'58"E 42.00 FEET; THENCE S 07°01'02"E 42.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 1764 SQUARE FEET OR 0.04 ACRES MORE OR LESS.

TOGETHER WITH (PROVIDED BY CLIENT)
A PARCEL OF LAND LYING WITHIN GOVERNMENT SECTIONS 32 AND 42, TOWNSHIP 10 SOUTH, RANGE 31 EAST, AND WITHIN GOVERNMENT SECTIONS 5, 38 AND 39, TOWNSHIP 11 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, TOGETHER WITH LOTS 84 AND 85, VILLAGE AT PALM COAST PHASE ONE, AS RECORDED IN MAP BOOK 33, PAGES 1 THROUGH 4 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF PALM HARBOR PARKWAY (A 104-FOOT WIDE RIGHT-OF-WAY) WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF LONGVIEW PARKWAY (AN 80-FOOT WIDE PRIVATE ROADWAY PER THE PLAT OF VILLAGE AT PALM COAST PHASE ONE, AS RECORDED IN MAP BOOK 33, PAGES 1 THROUGH 4 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA); THENCE N69°02'37"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF LONGVIEW PARKWAY, FOR A DISTANCE OF 94.10 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 805.28 FEET, AN ARC LENGTH OF 361.79 FEET, A CENTRAL ANGLE OF 25°44'29", A CHORD OF 358.75 FEET AND A CHORD BEARING OF N56°10'23"E TO A POINT OF REVERSE CURVATURE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 33.00 FEET, AN ARC LENGTH OF 48.65 FEET, A CENTRAL ANGLE OF 84°27'39", A CHORD OF 44.36 FEET AND A CHORD BEARING OF N85°31'58"E TO A POINT OF REVERSE CURVATURE AND THE SOUTHERLY RIGHT-OF-WAY LINE OF RIVERVIEW BEND (A 28-FOOT WIDE PRIVATE ROADWAY PER SAID PLAT OF VILLAGE AT PALM COAST PHASE ONE); THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 704.00 FEET, AN ARC LENGTH OF 424.94 FEET, A CENTRAL ANGLE OF 34°35'04", A CHORD OF 418.52 FEET AND A CHORD BEARING OF S69°11'45"E TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 33.00 FEET, AN ARC LENGTH OF 53.85 FEET, A CENTRAL ANGLE OF 93°29'25", A CHORD OF 48.07 FEET AND A CHORD BEARING OF S40°04'34"E TO A POINT OF COMPOUND CURVATURE AND THE WESTERLY RIGHT-OF-WAY LINE OF LONGVIEW PARKWAY (A 28-FOOT WIDE PRIVATE ROADWAY PER SAID PLAT OF VILLAGE AT PALM COAST PHASE ONE); THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 386.00 FEET, AN ARC LENGTH OF 59.37 FEET, A CENTRAL ANGLE OF 08°44'48", A CHORD OF 59.32 FEET AND A CHORD BEARING OF S11°04'33"W TO A NON-TANGENT CURVE; THENCE DEPARTING SAID CURVE AND SAID RIGHT-OF-WAY LINE OF LONGVIEW PARKWAY, FOR A DISTANCE OF 154.28 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 414.00 FEET, AN ARC LENGTH OF 66.55 FEET, A CENTRAL ANGLE OF 09°12'38", A CHORD OF 66.48 FEET AND A CHORD BEARING OF N10°54'30"E TO A POINT OF COMPOUND CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 33.00 FEET, AN ARC LENGTH OF 59.08 FEET, A CENTRAL ANGLE OF 102°35'05", A CHORD OF 51.50 FEET AND A CHORD BEARING OF N57°35'45"E TO A POINT OF COMPOUND CURVATURE; AND THE SOUTHERLY RIGHT-OF-WAY LINE OF RIVERVIEW BEND (A 28-FOOT WIDE PRIVATE ROADWAY PER SAID PLAT OF VILLAGE AT PALM COAST PHASE ONE); THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 163.20 FEET, AN ARC LENGTH OF 288.42 FEET TO A POINT WITHIN THE INTRACOASTAL WATERWAY (A 500-FOOT WIDE RIGHT-OF-WAY); A CHORD BEARING OF S48°37'51"E TO A POINT OF TANGENCY; THENCE DEPARTING SAID CURVE S26°08'59"E FOR A DISTANCE OF 27.01 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE N62°43'05"E FOR A DISTANCE OF 154.28 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE INTRACOASTAL WATERWAY, THENCE CONTINUE S69°10'12"W ALONG THE NORTHERLY BOUNDARY OF THE LANDS OF MARINA COVE A DISTANCE OF 677.05 FEET MORE OR LESS, THENCE N20°49'48"W A DISTANCE OF 123.00 FEET, THENCE S69°10'12"W A DISTANCE OF 123.00 FEET, THENCE S20°49'48"E A DISTANCE OF 19.71 FEET, THENCE S69°10'12"W A DISTANCE OF 179.58 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF PALM HARBOR PARKWAY (104' R/W). THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING COURSES N49°27'27"W A DISTANCE OF 74.05 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 748.00 FEET, AN ARC LENGTH OF 372.07 FEET, A CENTRAL ANGLE OF 28°30'00", A CHORD OF 368.25 FEET AND A CHORD BEARING OF N35°12'23"W TO A POINT OF TANGENCY; THENCE N20°57'23"W A DISTANCE OF 1683.00 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINING 58.52 ACRES, MORE OR LESS.

SUBJECT TO A PERPETUAL EASEMENT TO THE UNITED STATES OF AMERICA FOR THE RIGHT-OF-WAY OF THE INTRACOASTAL WATERWAY, RECORDED IN MAP BOOK 4, PAGES 1 THROUGH 19 (INCLUSIVE), OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

SYMBOLS AND ABBREVIATIONS LEGEND:

COR. = CORNER
C.C.R. = CERTIFIED CORNER RECORD
CB = CHORD BEARING
C.M. = CONCRETE MONUMENT
C = CENTERLINE
D.B. = DEED BOOK
Δ = DELTA (CENTRAL ANGLE)
F.P.L. = FLORIDA POWER & LIGHT
FND. = FOUND
ELEV. = ELEVATION
ESMT = EASEMENT
GIS = GEOGRAPHIC INFORMATION SYSTEM
I = INTERSTATE
I.R. & C. = IRON ROD & CAP
L. = LENGTH OF ARC
L.B. = LICENSED BUSINESS
L.S. = LICENSED SURVEYOR
M.B. = MISCELLANEOUS, MAP OR MINUTE BOOK
NO. OR # = NUMBER

(N.R.) = NON-RADIAL (CURVILINEAR LINE)
O.R. = OFFICIAL RECORDS (BOOK)
P.B. = PLAT BOOK
PC = POINT OF CURVATURE
PCC = POINT OF COMPOUND CURVE
PG(S). = PAGE(S)
POC = POINT ON A CURVE
PT = POINT OF TANGENCY
PRC = POINT OF REVERSE CURVE
P.R.M. = PERMANENT REFERENCE MONUMENT
P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
R = RADIUS
REC. = RECOVERED
R/W = RIGHT OF WAY
SEC. = SECTION
W/ = WITH

PLAT NOTES:

1. □ DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT L.B. #2648), 4"x4" CONCRETE MONUMENT SET IN ACCORDANCE WITH FLORIDA STATUTES, CHAPTER 177.091(7), UNLESS OTHERWISE NOTED ON SHEET 2.
2. ● DENOTES P.C.P. (PERMANENT CONTROL POINT L.B. #2648), NAIL AND DISK TO BE SET IN ACCORDANCE WITH FLORIDA STATUTES, CHAPTER 177.091(8,9), UNLESS OTHERWISE NOTED ON SHEET 2.
3. ○ DENOTES P.R.M., (5/8" IRON ROD W/ CAP, L.B. #2648) SET IN ACCORDANCE WITH FLORIDA STATUTES, CHAPTER 177.091(7), UNLESS OTHERWISE NOTED ON SHEET 2.
4. BEARINGS SHOWN HEREON ARE BASED ON THE EAST RIGHT OF WAY LINE OF PALM HARBOR PARKWAY (FIELD), AS BEING N20°57'23"W (ASSUMED).
5. ALL PLATTED EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE/TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
6. ● DENOTES CHANGE OF DIRECTION ONLY.
7. LOTS 1 THROUGH 20 ARE BEING DEVELOPED AS SINGLE-FAMILY HOME SITES.
8. AS USED HEREIN, THE FOLLOWING TERMS SHALL HAVE THE FOLLOWING MEANINGS: (I) THE TERM "DECLARATION" SHALL MEAN THAT CERTAIN DECLARATION OF CONDOMINIUM FOR TIDELANDS, A CONDOMINIUM RECORDED AT OFFICIAL RECORDS BOOK 1313, PAGE 311/149, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, (II) THE TERM "COST SHARING DECLARATION" SHALL MEAN THAT CERTAIN DECLARATION OF EASEMENTS AND RESTRICTIONS AND COVENANTS TO SHARE COSTS FOR JOINT-USE AREAS AS RECORDED AT OFFICIAL RECORDS BOOK 1223, PAGE 900, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, AND (III) THE TERMS "CONDOMINIUM PROPERTY" AND "ASSOCIATION PROPERTY" SHALL HAVE THE SAME MEANINGS AS SET FORTH IN THE DECLARATION.
9. THE LANDS SHOWN ON THIS PLAT ARE SUBJECT TO THE TERMS AND CONDITIONS OF THE VILLAGE AT PALM COAST PHASE II PLANNED UNIT DEVELOPMENT (PUD) AGREEMENT (1ST MODIFICATION) RECORDED IN THE OFFICIAL RECORD BOOK 1148, PAGE 1767, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA (THE "PUD AGREEMENT").
10. PROPERTY IN TRACTS 'A', 'B', 'C', 'E', 'F', 'G', 'I', 'J' AND 'K' SHALL BE SUBJECT TO THE COST SHARING DECLARATION. THOSE PORTIONS OF TRACTS 'D' AND 'H' THAT ARE NOT HEREAFTER DESIGNATED BY THE OWNER OF THE PROPERTY (OR ITS SUCCESSOR IN TITLE) AS CONDOMINIUM PROPERTY SHALL BE ASSOCIATION PROPERTY SUBJECT TO THE COST SHARING DECLARATION. THOSE PORTIONS OF TRACTS 'D' AND 'H' THAT BECOME CONDOMINIUM PROPERTY SHALL BE SUBJECT TO THE DECLARATION.

NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded in this plat that may be found in the public records of this County.

CERTIFICATE OF APPROVAL BY CITY COUNCIL

THIS IS TO CERTIFY THAT ON THE 14th DAY OF Sept, 2005, THIS PLAT WAS APPROVED BY THE CITY COUNCIL OF PALM COAST, FLORIDA.

BY: James V. Caldwell
MAYOR

ATTEST: Chase M. Thorne
CLERK

CERTIFICATE OF CLERK

I HEREBY CERTIFY THAT THE FOREGOING PLAT WAS FILED FOR RECORD ON THE 2nd DAY OF September, 2005.

MAP BOOK 35 PAGES 37 THROUGH 40

CLERK: Gail Woodsworth

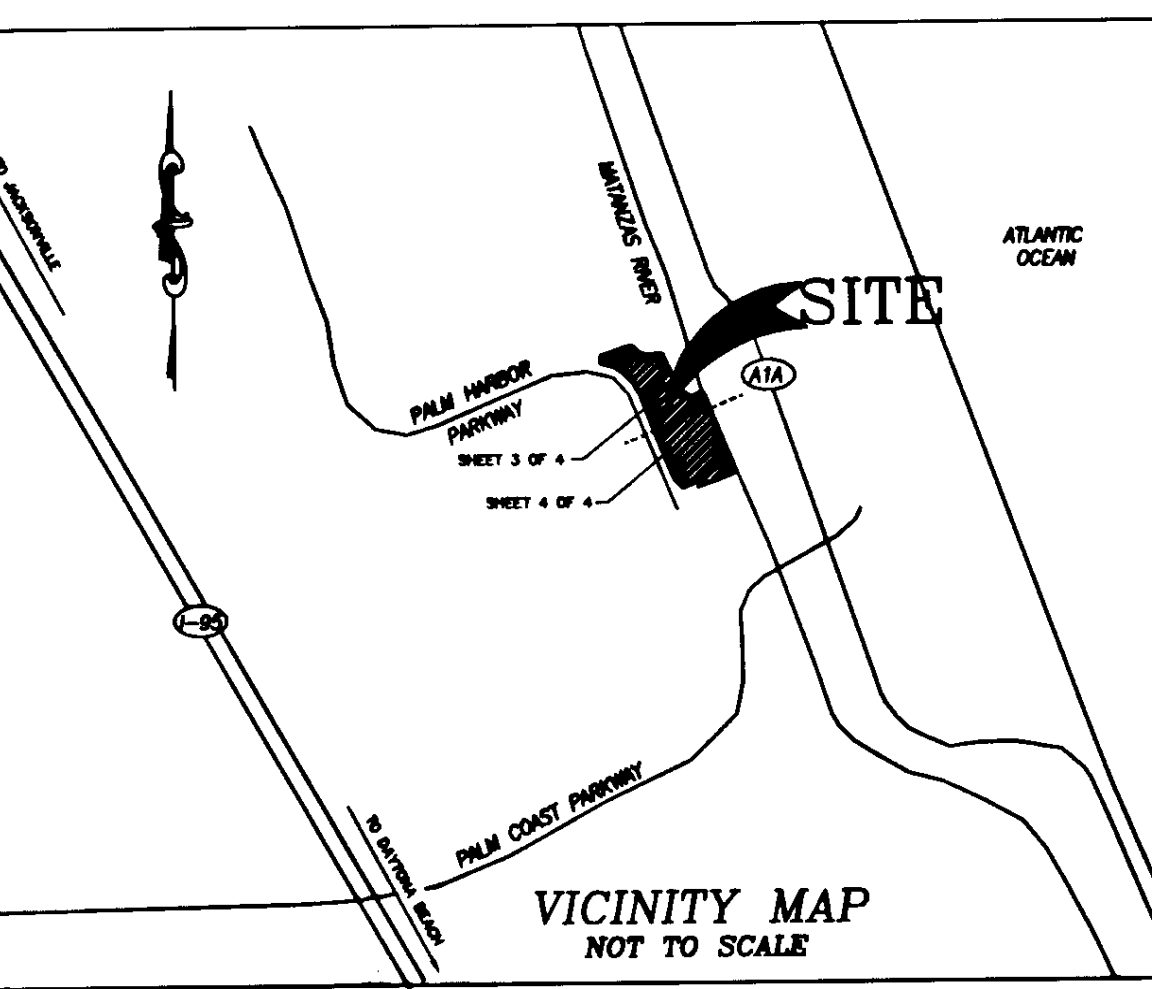
PRINTED NAME: Gail Woodsworth

CERTIFICATE OF REVIEW

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

BY: Daniel E. Calton DATE: 9/23/05
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

CERTIFICATE NO. 6384



DRMP
ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS

1505 East Colonial Drive Orlando, Florida 32803 Phone: (407) 896-0594

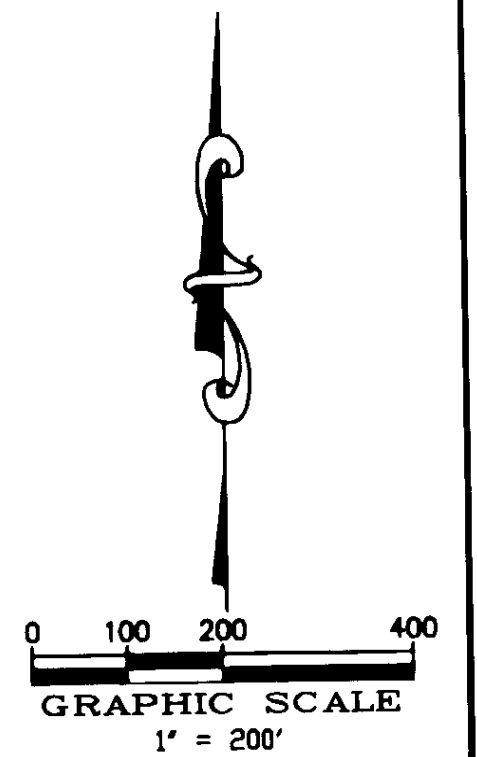
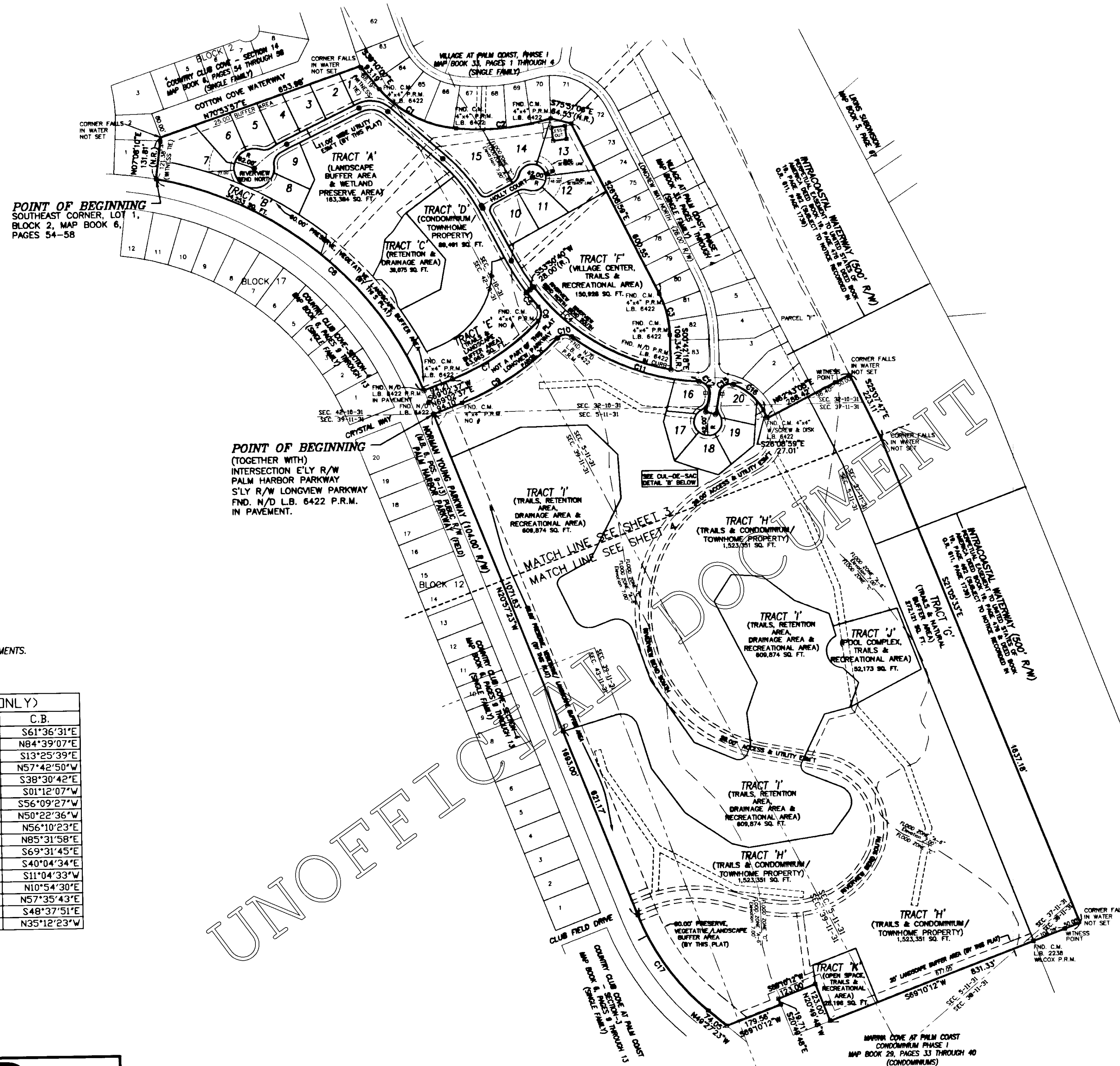
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VILLAGE AT PALM COAST PHASE II (TIDELANDS)

SHEET 2 OF 4

PLAT BOOK 35 PAGE 38
VILLAGE AT PALM COAST PHASE II (TIDELANDS)

IN PART A REPLAT OF LOTS 84 AND 85, VILLAGE AT PALM COAST, PHASE I,
MAP BOOK 33, PAGES 1 THROUGH 4 (INCLUSIVE),
GOVERNMENT SECTIONS 32 AND 42, TOWNSHIP 10 SOUTH, RANGE 31 EAST,
GOVERNMENT SECTIONS 5, 37, 38, 39 AND 43, TOWNSHIP 11 SOUTH, RANGE 31 EAST,
CITY OF PALM COAST, FLAGLER COUNTY, FLORIDA



NOTES:

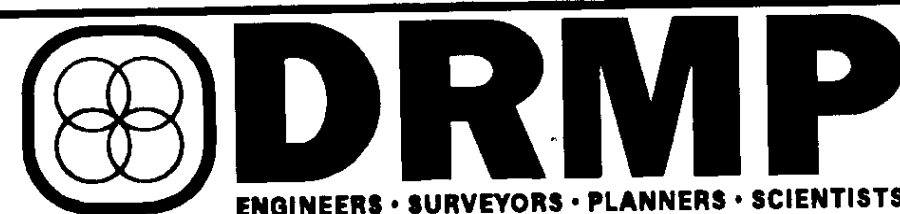
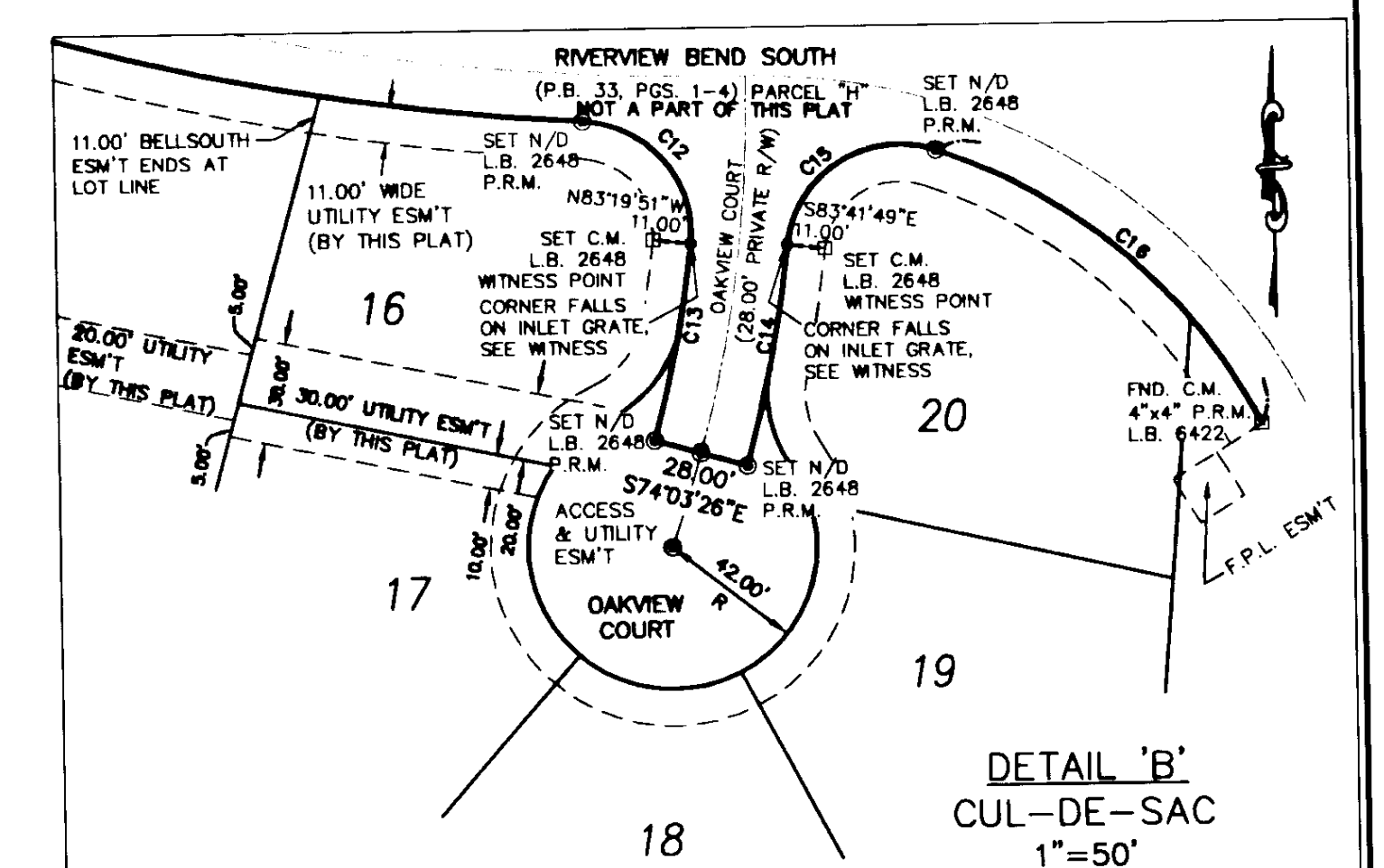
- SEE SHEETS 3 AND 4 FOR DETAILS OF TRACTS, LOTS AND EASEMENTS.
- SEE DETAIL 'A' ON SHEET 3 OF 4 FOR LESS-OUT DETAIL.

CURVE	LENGTH	RADIUS	DELTA	CHORD	C.B.
C1	273.38	349.00	44°52'49"	266.44	S61°36'31"E
C2	295.42	749.00	22°35'55"	293.51	N84°39'07"E
C3	134.20	302.19	25°26'41"	133.10	S13°25'39"E
C4	508.71	676.00	43°06'59"	496.79	N57°42'50"W
C5	57.90	704.00	4°42'44"	57.88	S38°30'42"E
C6	48.46	33.00	84°08'22"	44.22	S01°12'07"W
C7	326.24	725.28	25°46'19"	323.49	S56°09'27"W
C8	1103.76	1104.00	57°17'00"	1058.36	N50°22'36"W
C9	361.79	805.28	25°44'29"	358.75	N56°10'23"E
C10	48.65	33.00	84°27'39"	44.36	N85°31'58"E
C11	424.94	704.00	34°35'04"	418.52	S69°31'45"E
C12	53.85	33.00	93°29'25"	48.07	S40°04'34"E
C13	59.37	386.00	8°48'48"	59.32	S11°04'33"W
C14	66.55	414.00	9°12'38"	66.48	N10°54'30"E
C15	59.08	33.00	102°35'05"	51.50	N57°35'43"E
C16	128.07	163.20	44°57'46"	124.81	S48°37'51"E
C17	372.07	748.00	28°30'00"	368.25	N35°12'23"W

LENGTH, RADIUS AND CHORD DISTANCES ARE IN FEET.

CORNER SYMBOLS:

- DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT L.B. #2648), 4"x4" CONCRETE MONUMENT SET IN ACCORDANCE WITH FLORIDA STATUTES, CHAPTER 177.091(7), UNLESS OTHERWISE NOTED.
- DENOTES P.C.P. (PERMANENT CONTROL POINT L.B. #2648), NAIL AND DISK TO BE SET IN ACCORDANCE WITH FLORIDA STATUTES, CHAPTER 177.091(8,9), UNLESS OTHERWISE NOTED.
- DENOTES P.R.M., (5/8" IRON ROD W/ CAP, L.B. #2648) SET IN ACCORDANCE WITH FLORIDA STATUTES, CHAPTER 177.091(7), UNLESS OTHERWISE NOTED.



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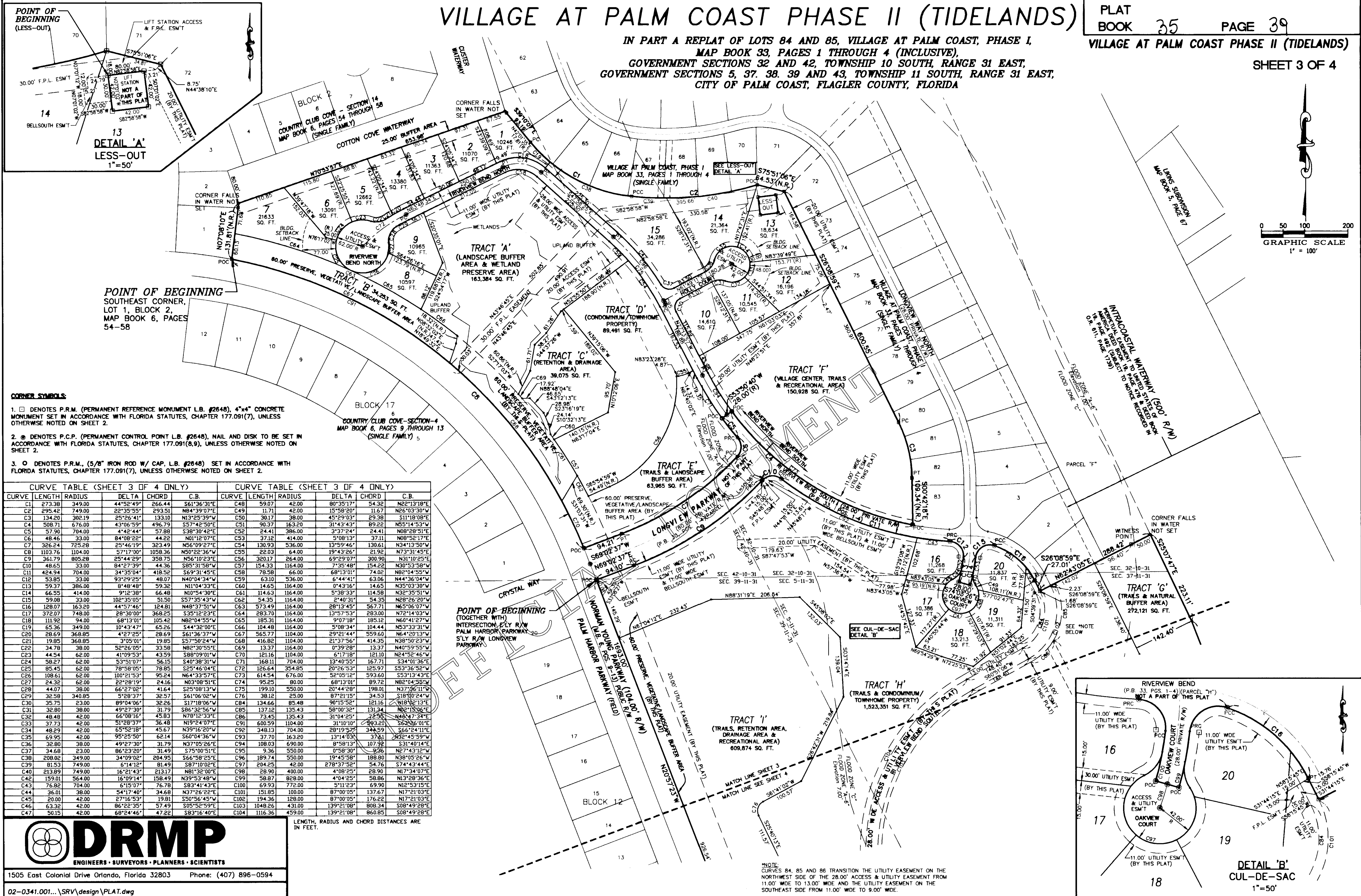
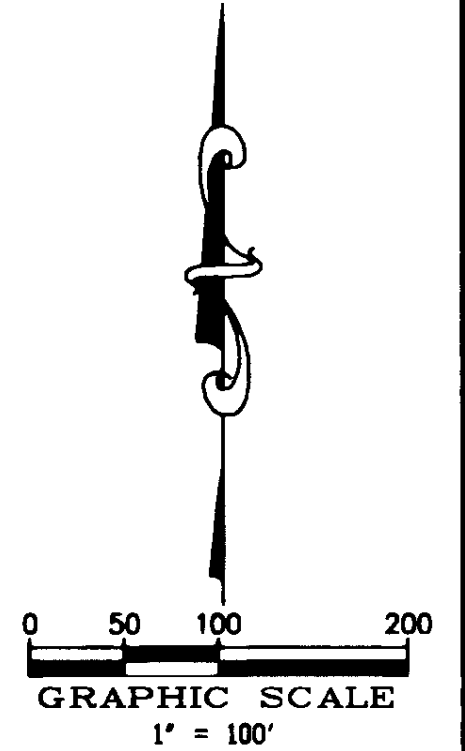
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VILLAGE AT PALM COAST PHASE II (TIDELANDS)

IN PART A REPLAT OF LOTS 84 AND 85, VILLAGE AT PALM COAST, PHASE I,
MAP BOOK 33, PAGES 1 THROUGH 4 (INCLUSIVE),
GOVERNMENT SECTIONS 32 AND 42, TOWNSHIP 10 SOUTH, RANGE 31 EAST,
GOVERNMENT SECTIONS 5, 37, 38, 39 AND 43, TOWNSHIP 11 SOUTH, RANGE 31 EAST,
CITY OF PALM COAST, FLAGLER COUNTY, FLORIDA

PLAT BOOK 35 PAGE 39
VILLAGE AT PALM COAST PHASE II (TIDELANDS)
SHEET 3 OF 4



- CORNER SYMBOLS:**
1. DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT L.B. #2648), 4"x4" CONCRETE MONUMENT SET IN ACCORDANCE WITH FLORIDA STATUTES, CHAPTER 177.091(7), UNLESS OTHERWISE NOTED ON SHEET 2.
 2. DENOTES P.C.P. (PERMANENT CONTROL POINT L.B. #2648), NAIL AND DISK TO BE SET IN ACCORDANCE WITH FLORIDA STATUTES, CHAPTER 177.091(8,9), UNLESS OTHERWISE NOTED ON SHEET 2.
 - 3.

CURVE TABLE (SHEET 3 OF 4 ONLY)						CURVE TABLE (SHEET 3 OF 4 ONLY)					
CURVE	LENGTH	RADIUS	DELTA	CHORD	C.B.	CURVE	LENGTH	RADIUS	DELTA	CHORD	C.B.
C1	273.38	349.00	44°52'49"	266.44	S61°36'31"E	C48	59.07	42.00	80°35'17"	54.32	N22°13'18"E
C2	295.42	749.00	22°35'55"	293.51	N84°39'07"E	C49	11.71	42.00	15°58'20"	11.67	N26°03'30"W
C3	134.20	302.19	25°26'41"	133.10	N13°25'39"W	C50	30.17	38.00	45°29'03"	29.38	S11°18'08"E
C4	508.71	676.00	43°06'59"	496.79	S57°42'50"E	C51	90.37	163.20	31°43'43"	89.22	N55°14'53"W
C5	57.90	704.00	44°04'44"	57.88	S38°30'42"E	C52	24.41	386.00	3°37'24"	24.41	N08°28'51"E
C6	48.46	33.00	84°08'22"	44.22	N01°12'07"E	C53	37.12	41.00	5°08'13"	37.11	N08°52'17"E
C7	326.24	725.28	25°46'19"	323.49	N56°09'27"E	C54	130.93	536.00	13°59'46"	130.61	N34°13'50"W
C8	1103.76	1104.00	57°17'00"	1058.36	N50°22'36"W	C55	22.03	6.00	19°43'26"	21.92	N73°31'45"E
C9	361.79	805.28	25°44'29"	358.75	N56°10'23"E	C56	320.17	264.00	69°29'07"	300.90	N31°10'25"E
C10	48.65	33.00	84°27'39"	44.36	S85°31'58"W	C57	154.33	116.40	7°35'48"	154.22	N30°53'58"W
C11	424.94	704.00	34°33'04"	418.92	S69°31'45"E	C58	78.58	66.00	68°13'01"	74.02	N82°04'55"W
C12	53.95	33.00	93°29'25"	48.07	N40°04'34"W	C59	63.10	536.00	6°44'41"	63.06	N44°36'04"W
C13	59.37	386.00	8°48'48"	59.32	N11°04'33"E	C60	14.65	116.40	0°43'16"	14.65	N35°03'30"W
C14	66.55	41.00	9°12'38"	66.48	N10°54'30"E	C61	114.63	116.40	5°38'33"	114.58	N38°53'51"W
C15	59.08	33.00	102°35'05"	51.50	S57°35'43"W	C62	54.35	116.40	2°40'31"	54.35	N28°26'20"W
C16	128.07	163.20	44°57'46"	124.81	N48°37'51"W	C63	573.49	116.40	28°13'45"	567.71	N65°06'07"W
C17	372.07	748.00	28°30'00"	368.25	S35°12'23"E	C64	283.70	116.40	13°57'53"	283.00	N72°14'03"W
C18	111.92	94.00	68°13'01"	105.42	N82°04'55"W	C65	185.31	116.40	9°07'18"	185.12	N60°41'27"W
C19	65.36	349.00	10°43'47"	65.26	S44°32'00"E	C66	104.48	116.40	5°08'34"	104.44	N53°33'31"W
C20	28.69	368.85	4°27'25"	28.69	S61°36'37"E	C67	565.77	1104.00	29°21'44"	559.60	N64°20'13"W
C21	19.85	368.85	3°05'01"	19.85	S57°50'24"W	C68	416.82	1104.00	21°37'56"	414.35	N38°50'23"W
C22	34.78	38.00	52°26'05"	33.58	N82°30'55"E	C69	13.37	116.40	0°39'28"	13.37	N40°59'55"W
C23	44.54	62.00	41°09'53"	43.59	S88°09'01"W	C70	121.16	1104.00	6°17'18"	121.10	N24°52'46"W
C24	58.27	62.00	53°51'07"	56.15	S40°38'31"E	C71	168.11	704.00	13°40'55"	167.71	S34°01'36"E
C25	85.45	62.00	78°58'05"	78.85	S25°46'04"E	C72	126.64	354.85	20°26'53"	125.97	S53°36'32"W
C26	108.61	62.00	100°21'53"	95.24	N64°33'57"E	C73	614.54	676.00	52°05'12"	593.60	S53°13'43"E
C27	24.32	62.00	22°28'19"	24.16	N83°08'51"E	C74	95.25	80.00	68°13'01"	93.72	N82°04'55"W
C28	44.07	38.00	66°27'02"	41.64	S25°08'13"W	C75	199.10	550.00	20°44'28"	198.01	N37°26'11"W
C29	32.58	340.85	5°28'37"	32.57	S61°06'02"W	C76	38.12	25.00	87°21'15"	34.53	S18°00'21"W
C30	35.75	23.00	89°04'06"	32.26	S17°18'06"W	C84	134.66	85.48	90°15'52"	121.16	N18°02'13"E
C31	32.80	38.00	49°27'30"	31.79	S86°32'56"W	C85	137.12	135.43	58°00'32"	131.24	N02°15'06"E
C32	48.48	42.00	66°08'16"	45.83	N78°12'33"E	C86	73.45	135.43	31°04'25"	72.95	N48°47'34"E
C33	37.73	42.00	51°28'37"	36.48	N19°24'07"E	C91	600.59	1104.00	31°10'10"	593.21	S62°36'01"E
C34	48.29	42.00	65°52'18"	45.67	N39°16'20"W	C92	348.13	704.00	28°12'52"	344.59	S66°24'11"E
C35	69.95	42.00	95°25'50"	62.14	S60°04'36"W	C93	37.70	163.20	13°14'03"	37.61	N32°45'59"W
C36	32.80	38.00	49°27'30"	31.79	N37°05'26"E	C94	108.03	690.00	8°58'13"	107.92	S31°40'14"E
C37	34.68	23.00	86°23'20"	31.49	S75°00'51"E	C95	9.36	550.00	0°58'30"	9.26	N27°43'12"W
C38	208.02	349.00	34°09'02"	204.95	S66°58'25"E	C96	189.74	550.00	19°45'58"	188.80	N38°05'26"W
C39	81.53	749.00	6°14'12"	81.49	S87°10'02"E	C97	204.25	42.00	278°37'52"	54.76	S74°43'44"E
C40	213.89	749.00	16°21'43"	213.17	N81°32'00"E	C98	28.90	400.00	4°08'25"	28.90	N17°34'07"E
C42	159.01	564.00	16°09'14"	158.49	S60°53'48"W	C99	58.87	828.00	4°04'25"	58.86	N13°28'34"W
C43	76.82	704.00	6°15'07"	76.80	S83°41'43"E	C100	69.93	772.00	5°11'23"	69.90	N12°53'15"E
C44	36.01	38.00	54°17'40"	34.68	N37°26'22"E	C101	151.85	100.00	87°00'05"	137.67	N17°21'03"E
C45	20.00	42.00	27°16'53"	19.81	S50°56'45"W	C102	194.36	128.00	87°00'05"	176.22	N17°21'03"E
C46	63.32	42.00	86°22'35"	57.49	S05°52'59"E	C103	1048.26	431.00	139°21'08"	808.34	S08°49'28"E
C47	50.15	42.00	68°24'46"	47.22	S83°16'40"E	C104	1116.36	459.00	139°21'08"	860.85	S08°49'28"E

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VILLAGE AT PALM COAST PHASE II (TIDELANDS)

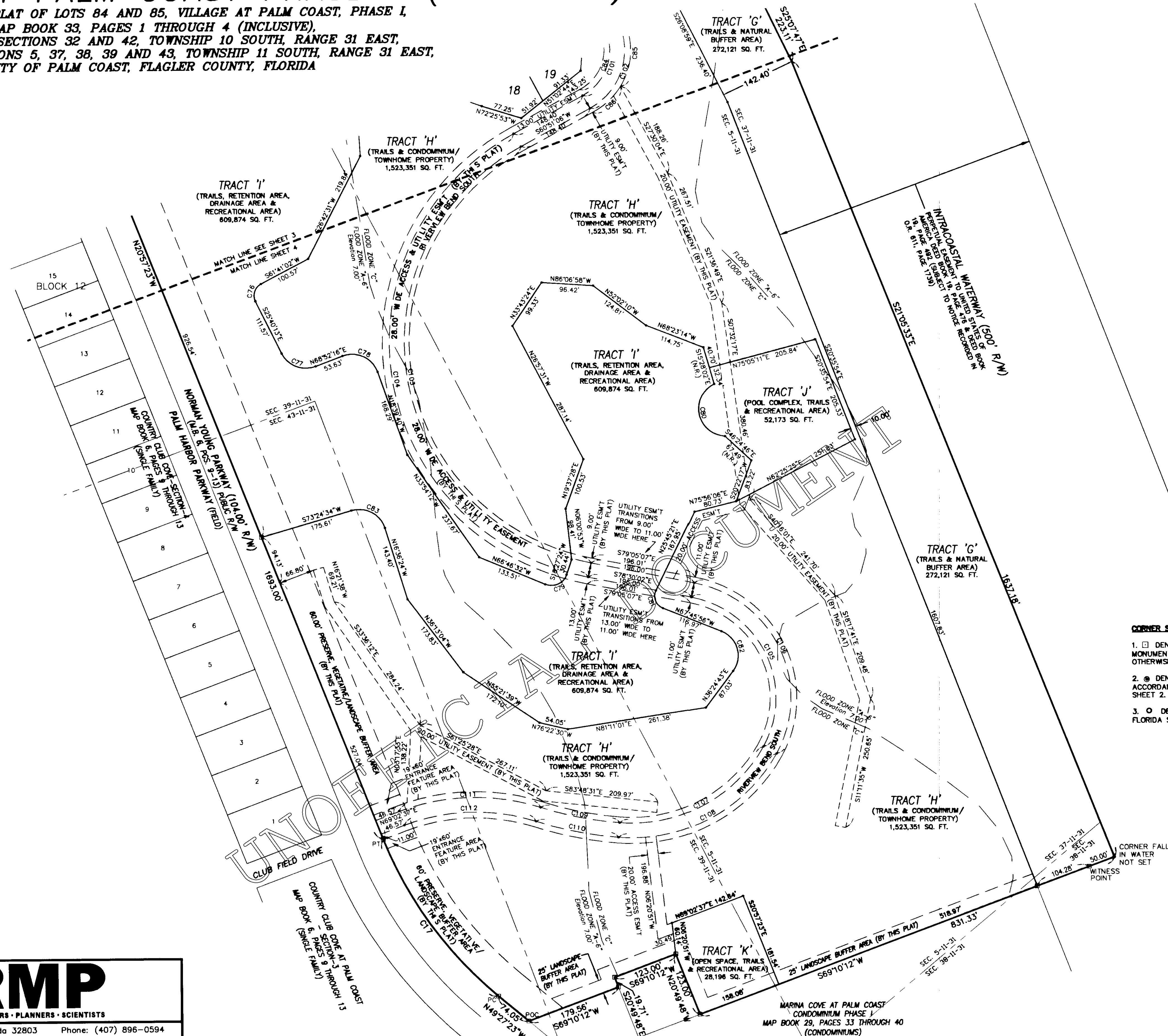
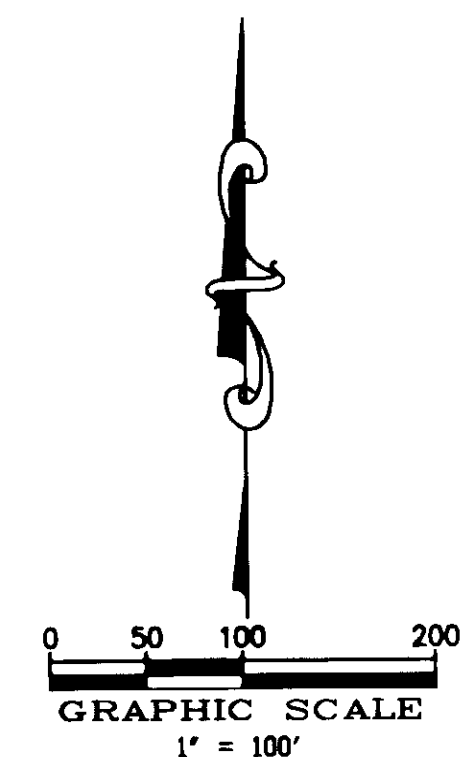
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 CITY OF PALM COAST, FLAGLER COUNTY, FLORIDA

SHEET 4 OF 4

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VILLAGE AT PALM COAST PHASE II (TIDELANDS)

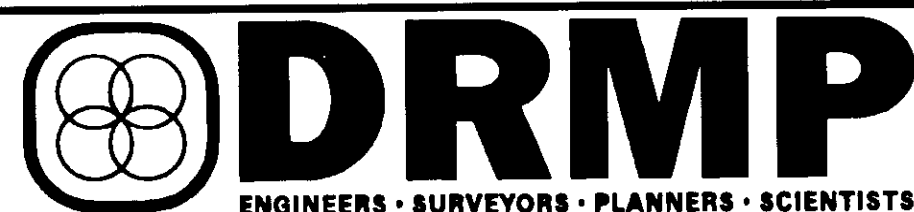


CORNER SYMBOLS

1. ☐ DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT L.B. #2648), 4"x4" CONCRETE MONUMENT SET IN ACCORDANCE WITH FLORIDA STATUTES, CHAPTER 177.091(7), UNLESS OTHERWISE NOTED ON SHEET 2.
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CURVE	LENGTH	RADIUS	DELTA	CHORD	C.B.
C17	372.07	748.00	28°30'00"	368.25	S35°12'23"E
C76	38.12	25.00	87°21'15"	34.53	S18°00'24"W
C77	74.58	50.00	85°27'31"	67.85	S68°23'59"E
C78	80.69	50.00	92°28'04"	72.22	N64°53'42"W
C79	49.62	30.00	94°46'05"	44.15	N65°50'26"E
C80	138.14	52.78	149°57'33"	101.95	S10°57'26"E
C81	40.81	25.00	93°31'18"	36.42	S21°00'17"E
C82	90.91	50.00	104°10'39"	78.90	N15°40'37"W
C83	78.53	50.00	89°59'03"	70.70	N61°35'55"W
C84	134.66	85.48	90°15'52"	121.16	N18°02'13"E
C85	137.12	135.43	58°00'32"	131.34	N02°15'06"E
C86	73.45	135.43	31°04'25"	72.55	N46°47'34"E
C92	348.13	704.00	28°19'57"	344.59	S66°24'11"E
C93	37.70	163.20	13°14'03"	37.61	N38°45'59"W
C94	108.03	690.00	8°58'13"	107.92	S31°40'14"E
C95	9.36	550.00	0°58'30"	9.36	N27°43'12"W
C96	189.74	550.00	19°45'58"	188.80	N38°05'26"W
C101	151.85	100.00	87°00'05"	137.67	N17°21'03"E
C102	194.36	128.00	87°00'05"	176.22	N17°21'03"E
C103	1048.26	431.00	139°21'08"	808.34	S08°49'28"E
C104	1116.36	459.00	139°21'08"	860.85	S08°49'28"E
C105	367.45	196.00	107°24'50"	315.95	N24°47'37"W
C106	419.94	224.00	107°24'50"	361.09	N24°47'37"W
C107	323.75	281.00	66°00'46"	306.14	N61°55'11"E
C108	356.01	389.00	66°00'46"	336.64	N61°55'11"E
C109	151.19	646.00	13°24'33"	150.84	S78°26'11"E
C110	157.74	674.00	13°24'33"	157.38	S78°26'11"E
C111	269.73	394.00	39°13'28"	264.49	S88°39'21"W
C112	250.56	366.00	39°13'28"	245.70	S88°39'21"W

LENGTH, RADIUS AND CHORD DISTANCES ARE IN FEET.



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