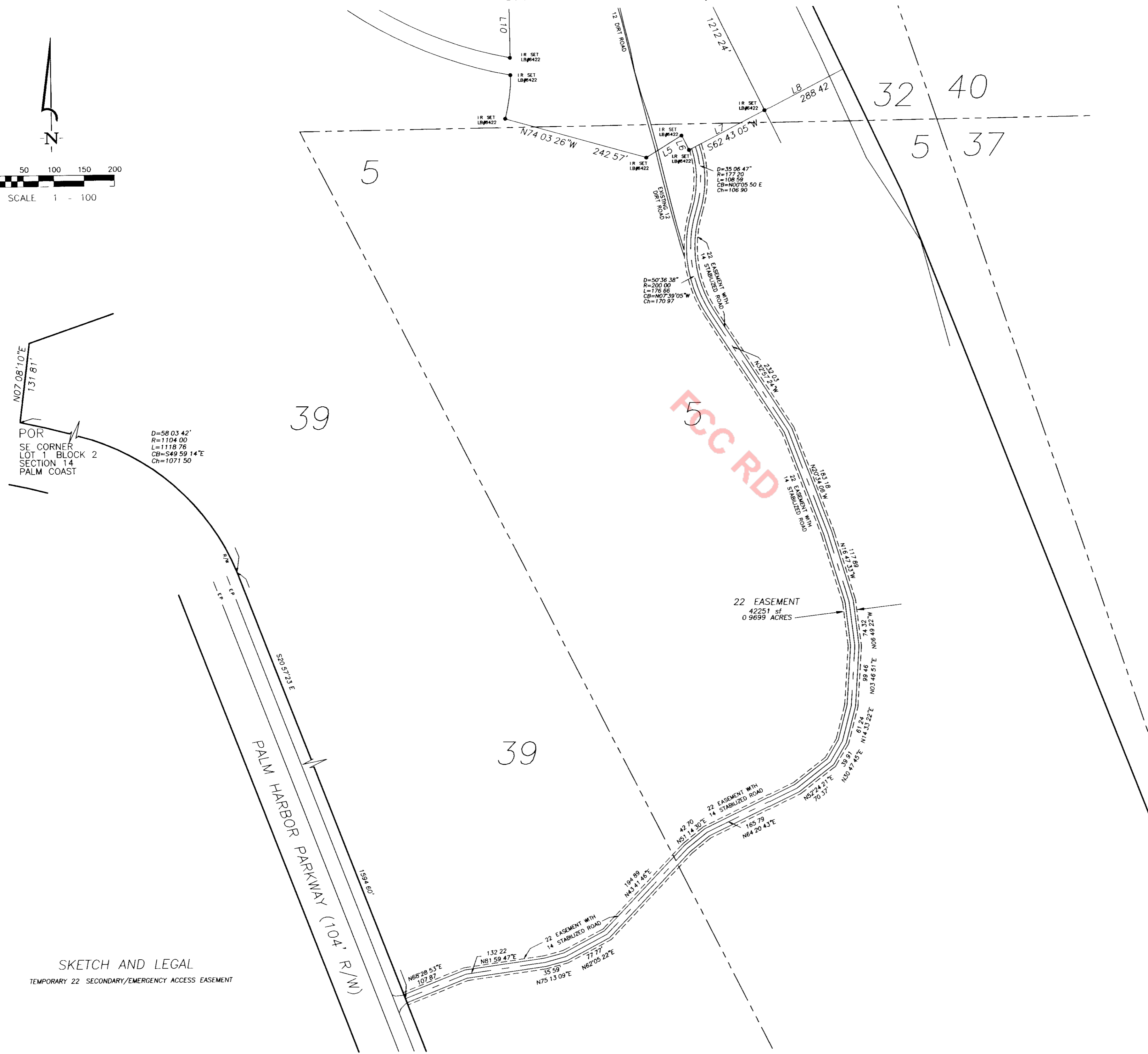
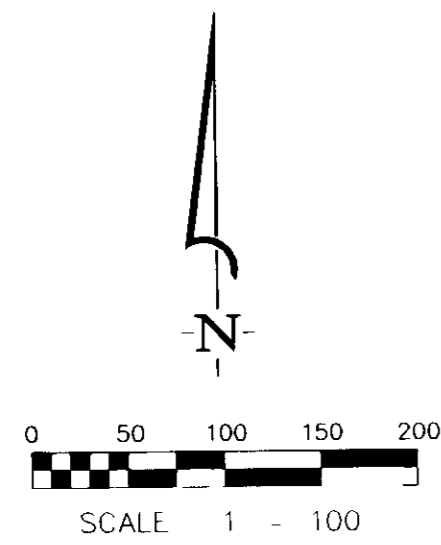


# VILLAGE AT PALM COAST, PHASE I

A SUBDIVISION LYING IN GOVERNMENT SECTIONS 32 & 42, TOWNSHIP 10 SOUTH, RANGE 31 EAST, AND SECTIONS 5 & 39, TOWNSHIP 11 SOUTH, RANGE 31 EAST, CITY OF PALM COAST, FLAGLER COUNTY, FLORIDA



**LEGAL DESCRIPTION (22 ACCESS EASEMENT)**

A 22 STRIP OF LAND LYING 11 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE WITH THE EXTREME EDGES BEING LENGTHENED AND SHORTENED AS NECESSARY TO AVOID CAUSING ANY GAPS OR OVERLAPS LYING WITHIN GOVERNMENT SECTIONS 5 AND 39 TOWNSHIP 11 SOUTH RANGE 31 EAST FLAGLER COUNTY FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

AS A POINT OF REFERENCE BEGIN AT THE SOUTHEAST CORNER OF LOT 1 BLOCK 2 ACCORDING TO THE SUBDIVISION PLAT COUNTRY CLUB COVE SECTION-14 PALM COAST RECORDED IN MAP BOOK 6 PAGES 54 THROUGH 58 OF THE PUBLIC RECORDS OF FLAGLER COUNTY FLORIDA THENCE ALONG A CURVE TO THE RIGHT IN THE EASTERLY RIGHT-OF-WAY OF PALM HARBOR PARKWAY (104' R/W) CONCAVE SOUTHWESTERLY HAVING A CENTRAL ANGLE OF 58.0342° A RADIUS OF 1104.00 FEET A LENGTH OF 1118.76 FEET A CHORD BEARING OF S49.5914°E AND A CHORD DISTANCE OF 1071.50 FEET TO A POINT OF TANGENCY IN SAID RIGHT-OF-WAY THENCE CONTINUE ALONG THE SAID EASTERLY RIGHT-OF-WAY OF PALM HARBOR PARKWAY S20.5723°E A DISTANCE OF 1594.60 FEET TO THE CENTER LINE OF THIS 22' EASEMENT AND THE POINT OF BEGINNING OF THIS DESCRIPTION

THENCE LEAVING THE RIGHT-OF-WAY OF PALM HARBOR PARKWAY BEAR N68.2853° A DISTANCE OF 107.87 FEET THENCE N81.5947°E A DISTANCE OF 132.22 FEET THENCE N75.1309°E A DISTANCE OF 35.59 THENCE N62.0522°E A DISTANCE OF 77.77 THENCE N43.4146°E A DISTANCE OF 194.89 THENCE N51.1430°E A DISTANCE OF 42.70 THENCE N64.2043°E A DISTANCE OF 165.79 THENCE N52.2421°E A DISTANCE OF 70.37 THENCE N30.4745°E A DISTANCE OF 39.91 THENCE N14.3322°E A DISTANCE OF 61.24 THENCE N03.4651°E A DISTANCE OF 99.46 THENCE N06.4922°W A DISTANCE OF 74.32 THENCE N16.4733°W A DISTANCE OF 117.89 THENCE N20.3406°W A DISTANCE OF 183.18 THENCE N32.5724°W A DISTANCE OF 232.03 TO A POINT OF CURVATURE CONCAVE EASTERLY THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 50.3638° A RADIUS OF 200.00 A LENGTH OF 176.66 A CHORD BEARING OF N07.3905°W AND A CHORD DISTANCE OF 170.97 TO A POINT OF REVERSE CURVATURE CONCAVE WESTERLY THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 35.0647° A RADIUS OF 177.20 A LENGTH OF 108.59 A CHORD DISTANCE OF N00.0550°E AND A CHORD DISTANCE OF 106.90 TO THE SOUTHERLY BOUNDARY OF A 55.4034 ACRE +/- PIECE OF LAND BEING DEVELOPED BY LONGVIEW DEVELOPMENT COMPANY AND TO THE POINT OF TERMINUS OF THIS DESCRIPTION

PARCEL CONTAINING 0.9699 ACRES MORE OR LESS

BEARINGS REFER TO THE TRANSVERSE MERCATOR GRID SYSTEM OF THE EAST ZONE OF FLORIDA AND LOCALLY REFERENCED IN THE VICINITY OF THE ABOVE DESCRIPTION TO THE EAST LINE OF THE SUBDIVISION PLAT COUNTRY CLUB COVE SECTION-14 PALM COAST RECORDED IN MAP BOOK 6 PAGES 54 THROUGH 58 OF THE PUBLIC RECORDS OF FLAGLER COUNTY FLORIDA BEING NORTH 17.0125° EAST

SKETCH AND LEGAL  
TEMPORARY 22 SECONDARY/EMERGENCY ACCESS EASEMENT

**STEPHENSON SURVEYING, INC.**  
204 N Railroad St P O Box 1836 Bunnell, FL 32110  
Bunnell (386)437-2363 (LB#6422)

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