

GARDENSIDE PHASE 1 AT ORMOND STATION

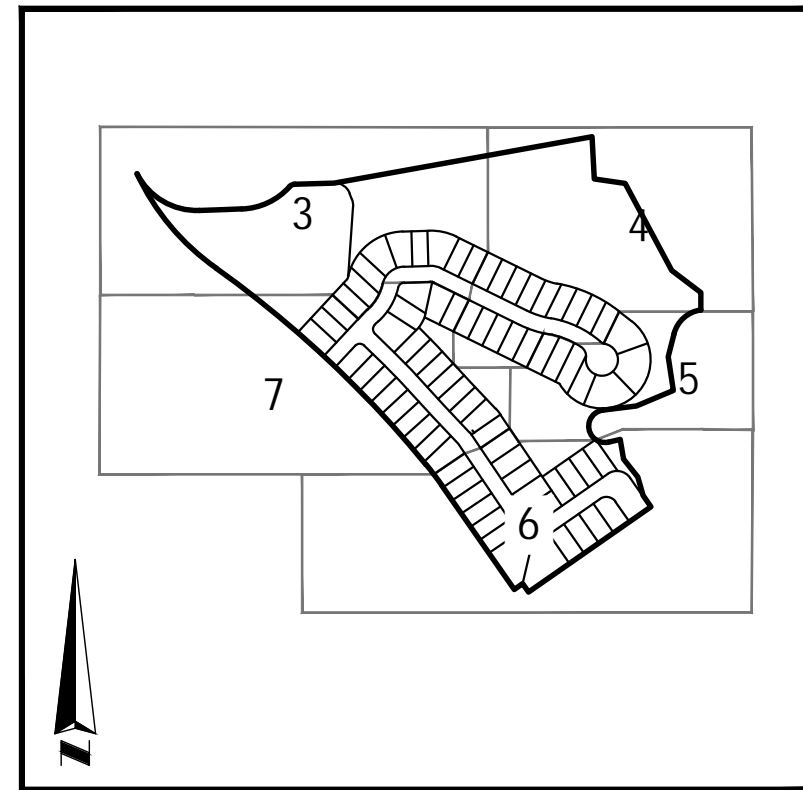
A PARCEL OF LAND LYING IN SECTIONS 21 AND 22, TOWNSHIP 14 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA.

SHEET 2 OF 7

PLAT BOOK

PAGE

KEY MAP



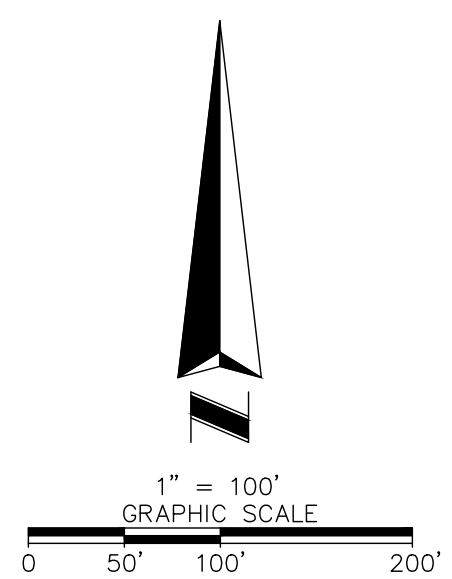
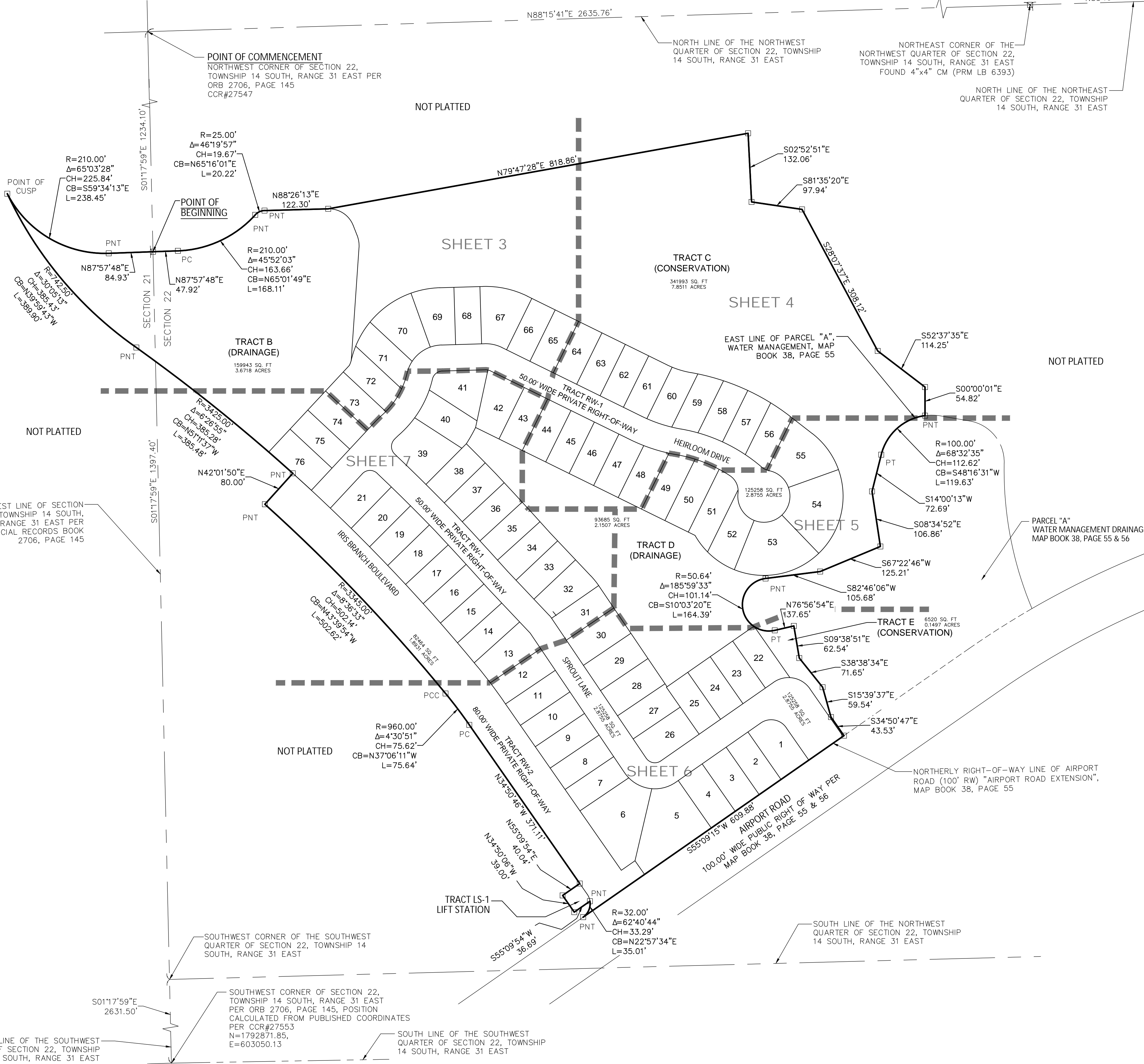
NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 14 SOUTH, RANGE 31 EAST

NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 14 SOUTH, RANGE 31 EAST FOUND 4"x4" CONCRETE MONUMENT (PCP LB 3608) CCR#27553 N=1798299.0383, E=608232.6911

NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 14 SOUTH, RANGE 31 EAST

SURVEYOR'S NOTES

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF SECTION 22, TOWNSHIP 14 SOUTH, RANGE 31 EAST, AS BEING SOUTH 01°17'59" EAST, PER THE PLAT OF GROVESIDE AT ORMOND STATION AS RECORDED IN PLAT BOOK 41, PAGES 1 THROUGH 5.
2. THE STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM 1988 (NAD88), FLORIDA ZONE EAST.
3. ALL CORNERS AND CHANGES IN DIRECTION OF LOTS AND TRACTS SHALL BE MONUMENTED BY A 1/2" IRON ROD AND CAP STAMPED "ASM LB 6393" SET IN ACCORDANCE WITH CHAPTER 177.091(9), FLORIDA STATUTES, UNLESS OTHERWISE SHOWN.
4. ALL LINES INTERSECTION CURVES ARE RADIAL UNLESS OTHERWISE SHOWN AS NON-RADIAL (NR).
5. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED 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. THE PROPERTY, AS DEPICTED IN THIS PLAT, IS SUBJECT TO EASEMENTS AND AGREEMENTS AS NOTED IN THE PROPERTY INFORMATION REPORT PREPARED BY FACILITY NATIONAL TITLE INSURANCE COMPANY, (ORDER NO.:1121774) MATTERS AFFECTING SAID PROPERTY ARE LISTED IN THESE PLAT NOTES, AND DEPICTED GRAPHICALLY ON THIS PLAT, WHERE APPLICABLE. SAID PROPERTY IS SUBJECT TO:
 - 6.1. RESOLUTION NO. 2010-61 RECORDED IN OFFICIAL RECORDS BOOK 1803, PAGE 648, AMENDING AND REPLACING IN ITS ENTIRETY THE DEVELOPMENT ORDER RECORDED IN OFFICIAL RECORDS BOOK 423, PAGE 669, TOGETHER WITH ADOPTION OF DEVELOPMENT ORDER RECORDED IN OFFICIAL RECORDS BOOK 455, PAGE 1019 AND AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 465, PAGE 1466, AS FURTHER AMENDED IN OFFICIAL RECORDS BOOK 2700, PAGE 973 AND AS FURTHER AMENDED IN OFFICIAL RECORDS BOOK 2764, PAGE 762, ALL OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA (AFFECTS, BLANKET IN NATURE)
 - 6.2. PLAT OF AIRPORT/HUNTER'S RIDGE BOULEVARD EXTENSION, RECORDED IN MAP BOOK 37, PAGE 38, TOGETHER WITH PLAT ADDENDUM RECORDED IN OFFICIAL RECORDS BOOK 1730, PAGE 1052, AND AS AFFECTED BY RESOLUTION RECORDED IN OFFICIAL RECORDS BOOK 1803, PAGE 648 (WHICH PROVIDES THAT THE DEVELOPER, ITS SUCCESSORS AND/OR ASSIGNS SHALL MAINTAIN ALL ROADS AS PRIVATE ROADS, BUT WITH PERPETUAL, NON-EXCLUSIVE PUBLIC ACCESS, WITHIN THE DEVELOPMENT AREA AS SHOWN THEREIN) AND AS AFFECTED BY QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 2733, PAGE 610 AND CORRECTIVE QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 2733, PAGE 1016, ALL OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA. (AFFECTS, AS SHOWN)
 - 6.3. EASEMENT FOR DRAINAGE, STORMWATER AND UTILITY PURPOSES, IN FAVOR OF HUNTER'S RIDGE OAKS COMMUNITY DEVELOPMENT DISTRICT NO. 1, AS SET FORTH IN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 2180, PAGE 1317, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA. (AFFECTS, AS SHOWN)
 - 6.4. PLAT OF AIRPORT ROAD EXTENSION RECORDED IN MAP BOOK 38, PAGE 55, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, INCLUDING BUT NOT LIMITED TO THE DEDICATION OF PUBLIC RIGHT OF WAY, EASEMENTS FOR DRAINAGE AND UTILITY PURPOSES. (AFFECTS, AS SHOWN)
 - 6.5. RESOLUTION NO. 2021-66 OF THE BOARD OF COUNTY COMMISSIONERS OF FLAGLER COUNTY FLORIDA RECORDED NOVEMBER 24, 2021 IN OFFICIAL RECORDS BOOK 2631, PAGE 556, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA. (AFFECTS, BLANKET IN NATURE)
 - 6.6. DEED OF CONSERVATION EASEMENT RECORDED FEBRUARY 21, 2023 IN OFFICIAL RECORDS BOOK 2757, PAGE 1161, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA. (AFFECTS, AS SHOWN)
 - 6.7. DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR ORMOND STATION RECORDED MAY 5, 2023, IN OFFICIAL RECORDS BOOK 2778, PAGE 1031, TOGETHER WITH SUPPLEMENT TO DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR ORMOND STATION RECORDED MAY 15, 2023 IN OFFICIAL RECORDS BOOK 2780, PAGE 934, ALL OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA. (AFFECTS, BLANKET IN NATURE)
 - 6.8. EASEMENT AGREEMENT BY AND BETWEEN US CAPITAL ALLIANCE, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND ADJ IRIS LLC, A FLORIDA LIMITED LIABILITY COMPANY RECORDED MAY 15, 2023, IN OFFICIAL RECORDS BOOK 2780, PAGE 892, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA. (AFFECTS, AS SHOWN)
 - 6.9. EASEMENT AGREEMENT BY AND BETWEEN ADJ IRIS, LLC, A FLORIDA LIMITED LIABILITY COMPANY US CAPITAL ALLIANCE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, RECORDED MAY 15, 2023 IN OFFICIAL RECORDS BOOK 2780, PAGE 917, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA. (AFFECTS, AS SHOWN)
 - 6.10. ASSIGNMENT OF DEVELOPMENT RIGHTS AND PERMITS RECORDED MAY 16, 2023 IN OFFICIAL RECORDS BOOK, 2780, PAGE 1477, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA. (AFFECTS, BLANKET IN NATURE)
7. FINAL CONVEYANCE OF ANY ROADWAY AND/OR UTILITIES IMPROVEMENTS IS SUBJECT TO FINAL ACCEPTANCE BY THE COUNTY AND/OR PUBLIC UTILITY PROVIDERS AND/OR STAFF, AND AS PART OF THE ACCEPTANCE PROCESS, SUCH IMPROVEMENTS MAY BE CONVEYED FROM EITHER THE OWNER, US CAPITAL, AND/OR THE CDD OR HOA.
8. PURSUANT TO SECTION 193.0235, F.S., ALL TRACTS OWNED BY A HOMEOWNER'S ASSOCIATION ARE INTENDED TO BE USED AS COMMON ELEMENTS FOR THE EXCLUSIVE BENEFIT OF LOT OWNERS.



SHEET KEY
SEE SHEET 1 OF 7 FOR: LEGAL DESCRIPTION, PLAT NOTES, DEDICATION, VICINITY MAP, SIGNATORY BLOCKS, AND LEGEND
SEE SHEET 2 OF 7 FOR: NOTES & OVERALL VIEW OF PLAT
SEE SHEETS 3-7 OF 7 FOR: DETAILED VIEW OF LOTS AND TRACTS

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GARDENSIDE PHASE 1 AT ORMOND STATION

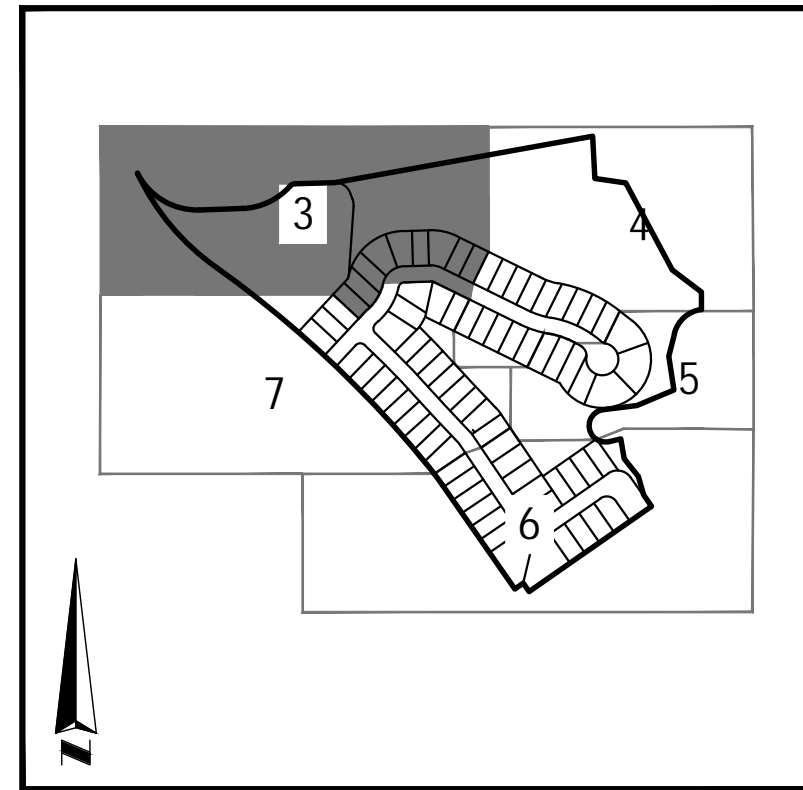
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SHEET 3 OF 7

PLAT BOOK

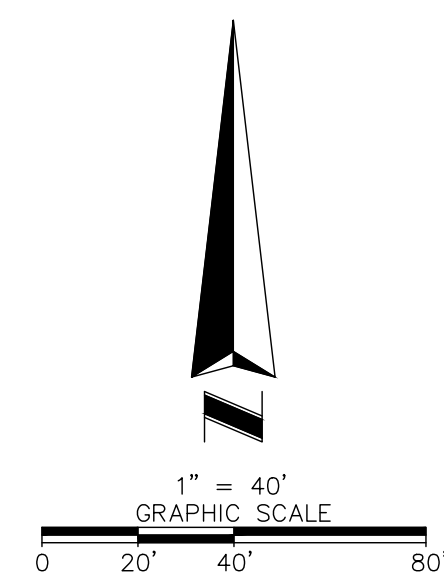
PAGE

KEY MAP



Curve #	Radius	Delta	Chord	Chord Bearing	Length
C1	50.21'	70°04'28"	57.65'	N56°17'27"W	61.41'
C2	53.65'	25°28'15"	23.65'	N08°46'41"W	23.85'
C3	180.00'	75°13'06"	219.70'	S50°41'56"W	236.31'
C4	43.72'	13°48'29"	10.51'	N19°59'38"E	10.54'
C5	180.00'	9°03'46"	28.44'	S17°37'16"W	28.47'
C6	180.00'	17°09'46"	53.72'	S30°44'03"W	53.92'
C7	180.00'	30°59'39"	96.19'	S54°48'45"W	97.37'
C8	180.00'	17°59'55"	56.31'	S79°18'32"W	56.54'
C9	180.00'	27°53'18"	86.75'	N77°44'52"W	87.61'
C10	225.00'	5°26'24"	21.35'	S45°40'28"W	21.36'
C11	153.72'	35°18'17"	93.23'	N30°44'32"E	94.72'
C12	153.72'	3°34'06"	9.57'	N46°36'37"E	9.57'
C13	153.72'	19°51'44"	53.02'	N34°53'42"E	53.29'
C14	153.72'	11°52'27"	31.80'	N19°01'37"E	31.86'
C15	178.72'	35°18'17"	108.39'	N30°44'32"E	110.13'
C16	200.00'	5°26'24"	18.98'	S45°40'28"W	18.99'
C17	20.00'	90°27'44"	28.40'	S01°17'34"E	31.58'

Curve #	Radius	Delta	Chord	Chord Bearing	Length
C18	175.00'	4°27'22"	13.61'	S46°09'59"W	13.61'
C19	203.72'	35°18'17"	123.55'	N30°44'32"E	125.53'
C20	203.72'	12°10'55"	43.23'	N42°18'13"E	43.31'
C21	203.72'	17°00'19"	60.24'	N27°42'35"E	60.47'
C22	203.72'	6°07'02"	21.74'	N16°08'55"E	21.75'
C23	20.00'	75°13'06"	24.41'	S50°41'56"W	26.26'
C24	45.00'	75°13'07"	54.92'	S50°41'57"W	59.08'
C25	70.00'	75°13'07"	85.44'	S50°41'57"W	91.90'
C26	70.00'	20°28'17"	24.88'	S23°19'32"W	25.01'
C27	70.00'	36°44'55"	44.13'	S51°56'07"W	44.90'
C28	70.00'	17°59'55"	21.90'	S79°18'32"W	21.99'
C29	70.00'	27°53'18"	33.74'	N77°44'52"W	34.07'
C30	45.00'	27°53'18"	21.69'	N77°44'52"W	21.90'
C31	20.00'	27°53'18"	9.64'	N77°44'52"W	9.73'
C32	20.00'	13°48'09"	4.81'	N84°47'26"W	4.82'
C33	20.00'	14°05'09"	4.90'	N70°50'47"W	4.92'
C106	3425.00'	1°32'22"	92.02'	N48°13'58"W	92.02'
C110	3533.08'	3°18'28"	203.94'	N45°35'37"W	203.97'
C140	3668.08'	1°15'17"	80.33'	N44°33'10"W	80.33'
C142	3668.08'	0°48'19"	51.55'	N44°46'39"W	51.55'
C146	3558.08'	1°20'38"	83.45'	N45°51'07"W	83.45'
C147	313.72'	6°34'34"	35.99'	N29°34'36"E	36.01'

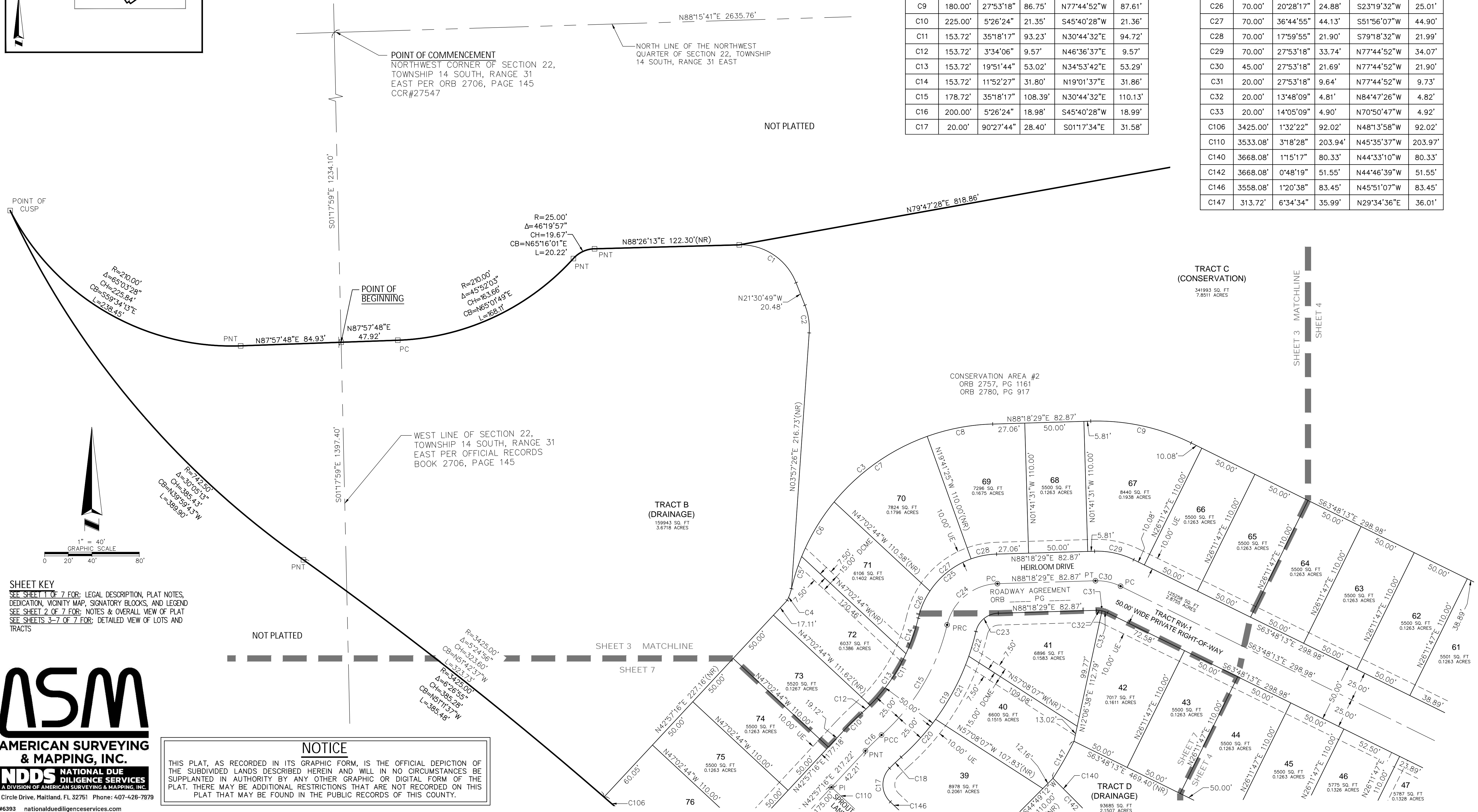


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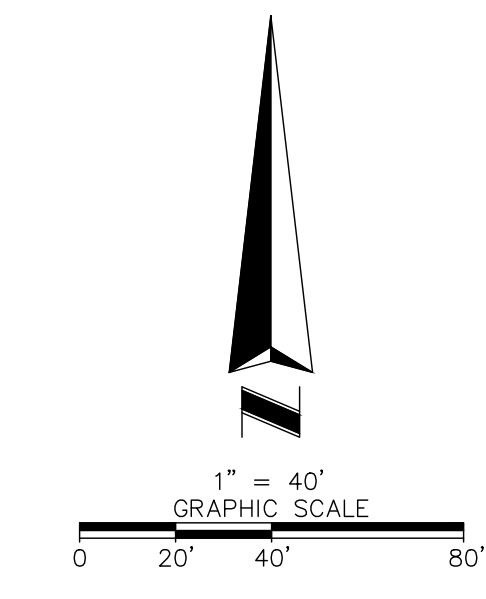
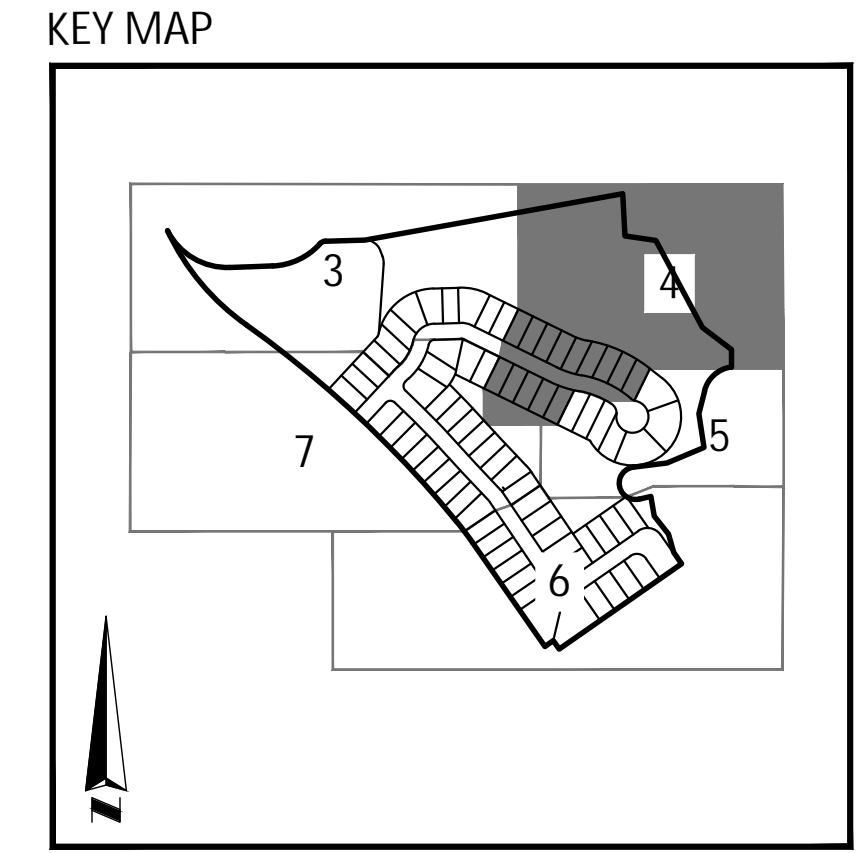
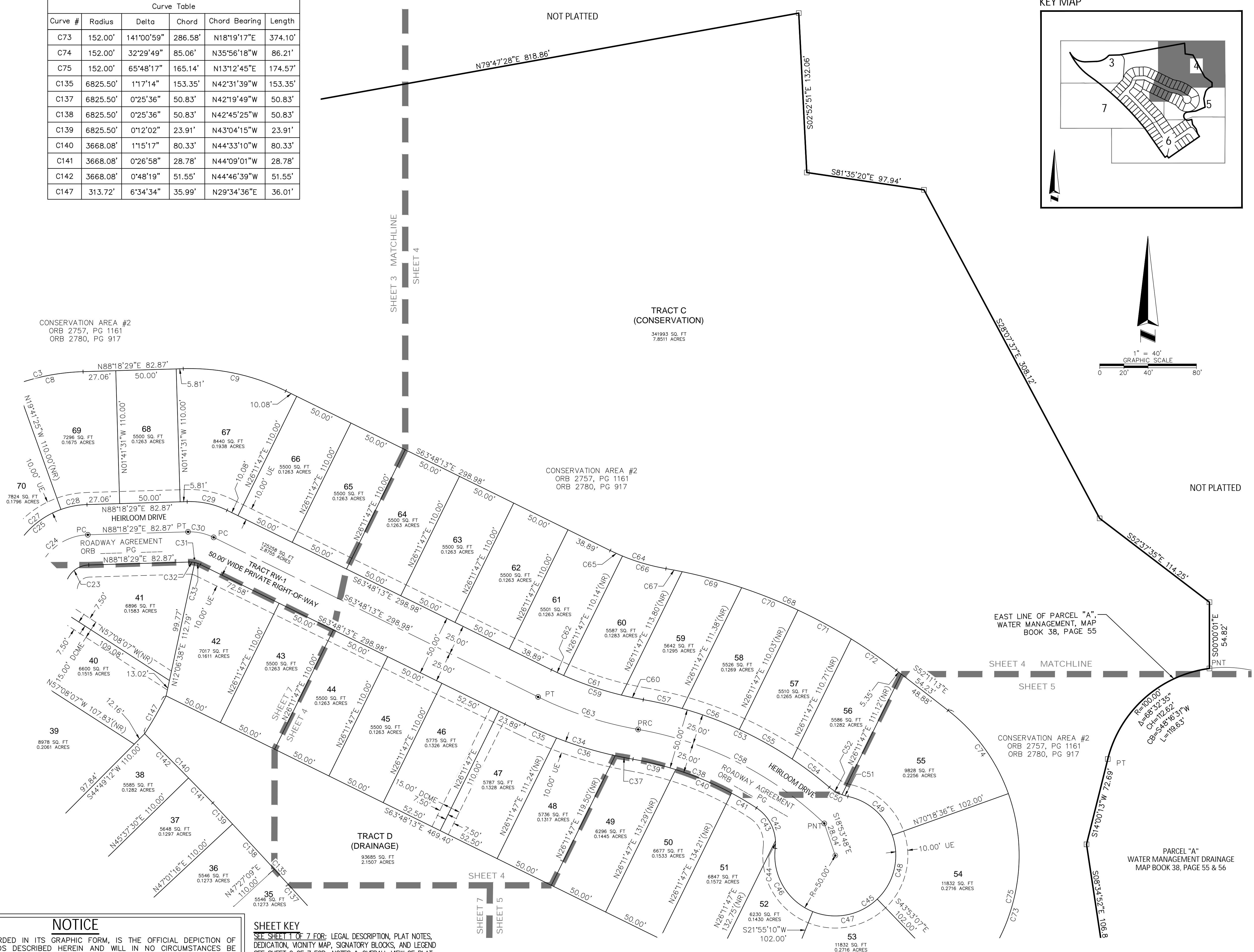


GARDENSIDE PHASE 1 AT ORMOND STATION

A PARCEL OF LAND LYING IN SECTIONS 21 AND 22, TOWNSHIP 14 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA.

Curve #	Radius	Delta	Chord	Chord Bearing	Length
C3	180.00'	75°13'06"	219.70'	S50°41'56"W	236.31'
C8	180.00'	17°59'55"	56.31'	S79°18'32"W	56.54'
C9	180.00'	27°53'18"	86.75'	N77°44'52"W	87.61'
C23	20.00'	75°13'06"	24.41'	S50°41'56"W	26.26'
C24	45.00'	75°13'07"	54.92'	S50°41'57"W	59.08'
C25	70.00'	75°13'07"	85.44'	S50°41'57"W	91.90'
C27	70.00'	36°44'55"	44.13'	S51°56'07"W	44.90'
C28	70.00'	17°59'55"	21.90'	S79°18'32"W	21.99'
C29	70.00'	27°53'18"	33.74'	N77°44'52"W	34.07'
C30	45.00'	27°53'18"	21.69'	N77°44'52"W	21.90'
C31	20.00'	27°53'18"	9.64'	N77°44'52"W	9.73'
C32	20.00'	13°48'09"	4.81'	N84°47'26"W	4.82'
C33	20.00'	14°05'09"	4.90'	N70°50'47"W	4.92'
C34	330.00'	16°23'16"	94.07'	S71°59'51"E	94.39'
C35	330.00'	4°58'24"	28.63'	S66°17'24"E	28.64'
C36	330.00'	8°48'27"	50.68'	S73°10'49"E	50.73'
C37	330.00'	2°36'26"	15.01'	S78°53'16"E	15.02'
C38	270.00'	23°27'07"	109.74'	N68°27'55"W	110.51'
C39	270.00'	7°43'24"	36.37'	N76°19'46"W	36.40'
C40	270.00'	10°38'37"	50.09'	N67°08'46"W	50.16'
C41	270.00'	5°05'05"	23.95'	N59°16'54"W	23.96'
C42	35.00'	63°34'53"	36.88'	N24°56'55"W	38.84'
C43	35.00'	53°18'46"	31.40'	N30°04'59"W	32.57'
C44	35.00'	10°16'07"	6.26'	N01°42'28"E	6.27'
C45	50.00'	26°44'59"	73.87'	N54°27'57"E	231.04'
C46	50.00'	7°45'22"	60.82'	S30°37'09"E	65.38'
C47	50.00'	65°48'17"	54.32'	N79°01'01"E	57.43'
C48	50.00'	65°48'17"	54.32'	N13°12'45"E	57.43'
C49	50.00'	58°13'13"	48.65'	N48°48'00"W	50.81'
C50	35.00'	28°31'21"	17.24'	S63°38'56"E	17.42'
C51	35.00'	8°27'37"	5.16'	S73°40'48"E	5.17'
C52	35.00'	20°03'44"	12.19'	S59°25'08"E	12.26'
C53	320.00'	30°48'13"	169.98'	N64°47'22"W	172.04'
C54	320.00'	6°54'21"	38.55'	N52°50'26"W	38.57'
C55	320.00'	8°58'27"	50.07'	N60°46'50"W	50.12'
C56	320.00'	9°00'38"	50.27'	N69°46'23"W	50.32'
C57	320.00'	5°54'47"	33.01'	N77°14'05"W	33.02'
C58	295.00'	33°59'46"	172.48'	N63°11'36"W	175.04'
C59	280.00'	16°23'16"	79.81'	S71°59'51"E	80.09'
C60	280.00'	3°46'57"	18.48'	S78°18'00"E	18.48'
C61	280.00'	10°19'56"	50.42'	S71°14'34"E	50.49'
C62	280.00'	2°16'23"	11.11'	S64°56'24"E	11.11'
C63	305.00'	16°23'16"	86.94'	S71°59'51"E	87.24'
C64	170.00'	16°23'16"	48.46'	S71°59'51"E	48.62'
C65	170.00'	3°44'44"	11.11'	S65°40'34"E	11.11'
C66	170.00'	12°38'32"	37.43'	S73°52'12"E	37.51'
C67	430.00'	1°49'02"	13.64'	N79°16'58"W	13.64'
C68	430.00'	28°00'16"	208.09'	N66°11'20"W	210.17'
C69	430.00'	6°47'42"	50.97'	N74°58'36"W	51.00'
C70	430.00'	6°41'10"	50.15'	N68°14'10"W	50.18'
C71	430.00'	6°40'16"	50.04'	N61°33'27"W	50.07'
C72	430.00'	6°02'06"	45.27'	N55°12'16"W	45.29'

Curve #	Radius	Delta	Chord	Chord Bearing	Length
C73	152.00'	141°00'59"	286.58'	N18°19'17"E	374.10'
C74	152.00'	32°29'49"	85.06'	N35°56'18"W	86.21'
C75	152.00'	65°48'17"	165.14'	N13°12'45"E	174.57'
C135	6825.50'	1°17'14"	153.35'	N42°31'39"W	153.35'
C137	6825.50'	0°25'36"	50.83'	N42°19'49"W	50.83'
C138	6825.50'	0°25'36"	50.83'	N42°45'25"W	50.83'
C139	6825.50'	0°12'02"	23.91'	N43°04'15"W	23.91'
C140	3668.08'	1°15'17"	80.33'	N44°33'10"W	80.33'
C141	3668.08'	0°26'58"	28.78'	N44°09'01"W	28.78'
C142	3668.08'	0°48'19"	51.55'	N44°46'39"W	51.55'
C147	313.72'	6°34'34"	35.99'	N29°34'36"E	36.01'



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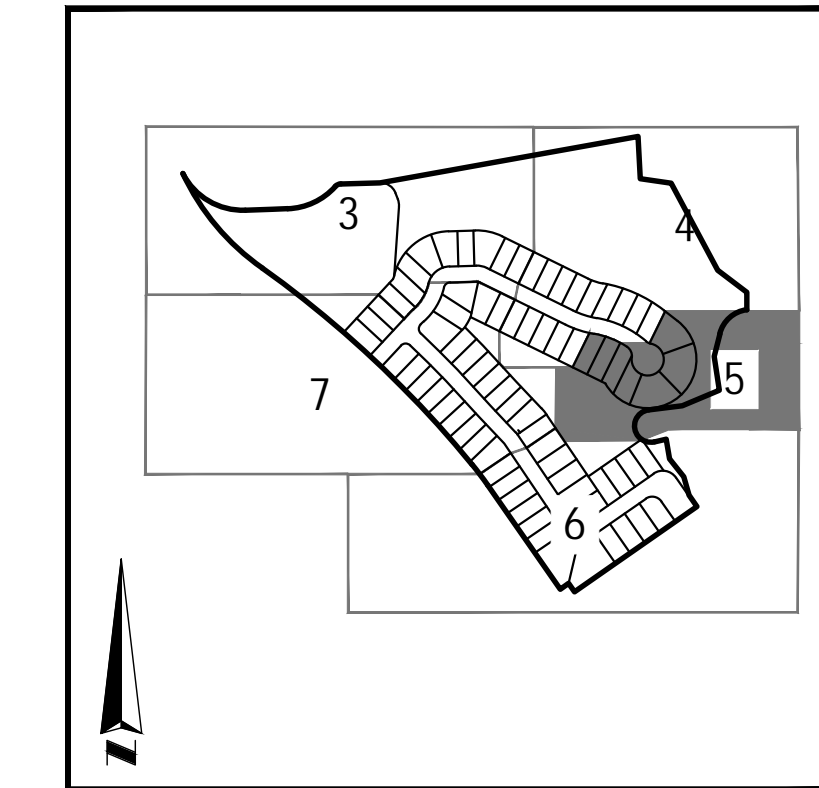
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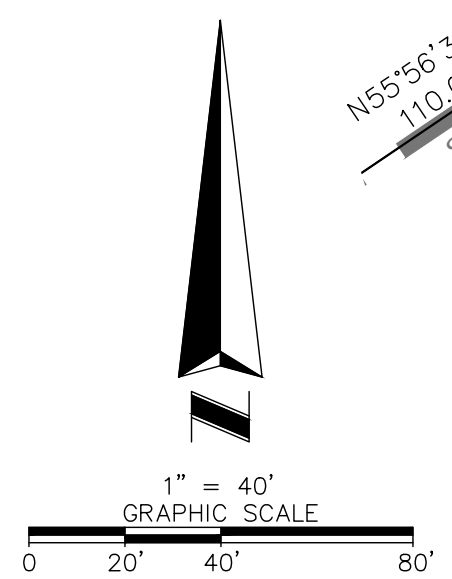
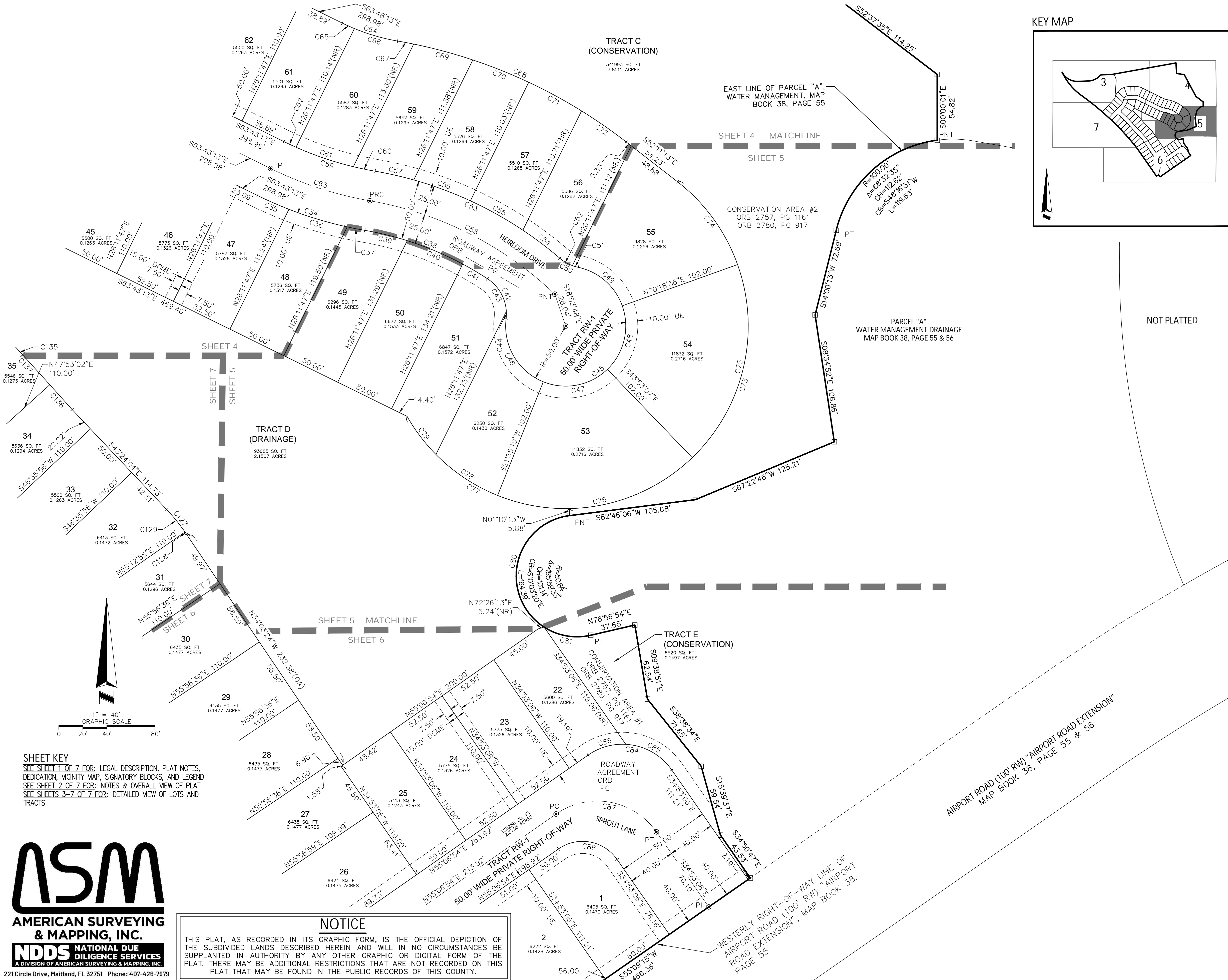
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A PARCEL OF LAND LYING IN SECTIONS 21 AND 22, TOWNSHIP 14 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA.

KEY MAP



Curve Table					
Curve #	Radius	Delta	Chord	Chord Bearing	Length
C34	330.00'	16°23'16"	94.07'	S71°59'51"E	94.39'
C35	330.00'	4°58'24"	28.63'	S66°17'24"E	28.64'
C36	330.00'	8°48'27"	50.68'	S73°10'49"E	50.73'
C37	330.00'	2°36'26"	15.01'	S78°53'16"E	15.02'
C38	270.00'	23°27'07"	109.74'	N68°27'55"W	110.51'
C39	270.00'	7°43'24"	36.37'	N76°19'46"W	36.40'
C40	270.00'	10°38'37"	50.09'	N67°08'46"W	50.16'
C41	270.00'	5°05'05"	23.95'	N59°16'54"W	23.96'
C42	35.00'	63°34'53"	36.88'	N24°56'55"W	38.84'
C43	35.00'	53°18'46"	31.40'	N30°04'59"W	32.57'
C44	35.00'	10°16'07"	6.26'	N01°42'28"E	6.27'
C45	50.00'	264°45'09"	73.87'	N54°27'57"E	231.04'
C46	50.00'	74°55'22"	60.82'	S30°37'09"E	65.38'
C47	50.00'	65°48'17"	54.32'	N79°01'01"E	57.43'
C48	50.00'	65°48'17"	54.32'	N13°12'45"E	57.43'
C49	50.00'	58°13'13"	48.65'	N48°48'00"W	50.81'
C50	35.00'	28°31'21"	17.24'	S63°38'56"E	17.42'
C51	35.00'	8°27'37"	5.16'	S73°40'48"E	5.17'
C52	35.00'	20°03'44"	12.19'	S59°25'08"E	12.26'
C53	320.00'	30°48'13"	169.98'	N64°47'22"W	172.04'
C54	320.00'	6°54'21"	38.55'	N52°50'26"W	38.57'
C55	320.00'	8°58'27"	50.07'	N60°46'50"W	50.12'
C56	320.00'	9°00'38"	50.27'	N69°46'23"W	50.32'
C57	320.00'	5°54'47"	33.01'	N77°14'05"W	33.02'
C58	295.00'	33°59'46"	172.48'	N63°11'36"W	175.04'
C59	280.00'	16°23'16"	79.81'	S71°59'51"E	80.09'
C60	280.00'	3°46'57"	18.48'	S78°18'00"E	18.48'
C61	280.00'	10°19'56"	50.42'	S71°14'34"E	50.49'
C62	280.00'	2°16'23"	11.11'	S64°56'24"E	11.11'
C63	305.00'	16°23'16"	86.94'	S71°59'51"E	87.24'
C64	170.00'	16°23'16"	48.46'	S71°59'51"E	48.62'
C65	170.00'	3°44'44"	11.11'	S65°40'34"E	11.11'
C66	170.00'	12°38'32"	37.43'	S73°52'12"E	37.51'
C67	430.00'	1°49'02"	13.64'	N79°16'58"W	13.64'
C68	430.00'	28°00'16"	208.09'	N66°11'20"W	210.17'
C69	430.00'	6°47'42"	50.97'	N74°58'36"W	51.00'
C70	430.00'	6°41'10"	50.15'	N68°14'10"W	50.18'
C71	430.00'	6°40'16"	50.04'	N61°33'27"W	50.07'
C72	430.00'	6°02'06"	45.27'	N55°12'16"W	45.29'
C73	152.00'	141°00'59"	286.58'	N18°19'17"E	374.10'
C74	152.00'	32°29'49"	85.06'	N35°56'18"W	86.21'
C75	152.00'	65°48'17"	165.14'	N13°12'45"E	174.57'
C76	152.00'	65°48'17"	165.14'	N79°01'01"E	174.57'
C77	152.00'	61°32'11"	155.52'	S60°24'08"E	163.25'
C78	152.00'	23°23'26"	61.62'	S56°23'07"E	62.05'
C79	152.00'	15°03'22"	39.83'	S37°09'43"E	39.94'
C80	50.64'	140°04'19"	95.20'	S12°54'17"W	123.80'
C81	50.64'	45°55'14"	39.51'	S80°05'29"E	40.59'
C84	50.00'	90°00'00"	70.71'	N79°53'06"W	78.54'
C85	50.00'	51°57'58"	43.81'	N60°52'05"W	45.35'
C86	50.00'	38°02'02"	32.58'	S74°07'55"W	33.19'
C87	60.00'	90°00'00"	84.85'	N79°53'06"W	94.25'
C88	35.00'	90°00'00"	49.50'	N79°53'06"W	54.98'
C127	160.00'	9°20'40"	26.07'	N38°43'44"W	26.09'
C128	160.00'	9°20'40"	26.07'	N38°43'44"W	26.09'
C129	160.00'	9°20'40"	26.07'	N38°43'44"W	26.09'
C135	6825.50'	117°14"	153.35'	N42°31'39"W	153.35'
C136	6825.50'	0°14'00"	27.78'	N42°00'01"W	27.78'
C137	6825.50'	0°25'36"	50.83'	N42°19'49"W	50.83'



SHEET KEY
 SEE SHEET 1 OF 7 FOR: LEGAL DESCRIPTION, PLAT NOTES, DEDICATION, VICINITY MAP, SIGNATORY BLOCKS, AND LEGEND
 SEE SHEET 2 OF 7 FOR: NOTES & OVERALL VIEW OF PLAT
 SEE SHEETS 3-7 OF 7 FOR: DETAILED VIEW OF LOTS AND TRACTS

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NOT PLATTED

AIRPORT ROAD (100' RW) "AIRPORT ROAD EXTENSION"
 MAP BOOK 38, PAGE 55 & 56

WESTERLY RIGHT-OF-WAY LINE OF AIRPORT ROAD (100' RW) "AIRPORT ROAD EXTENSION", MAP BOOK 38, PAGE 55

GARDENSIDE PHASE 1 AT ORMOND STATION

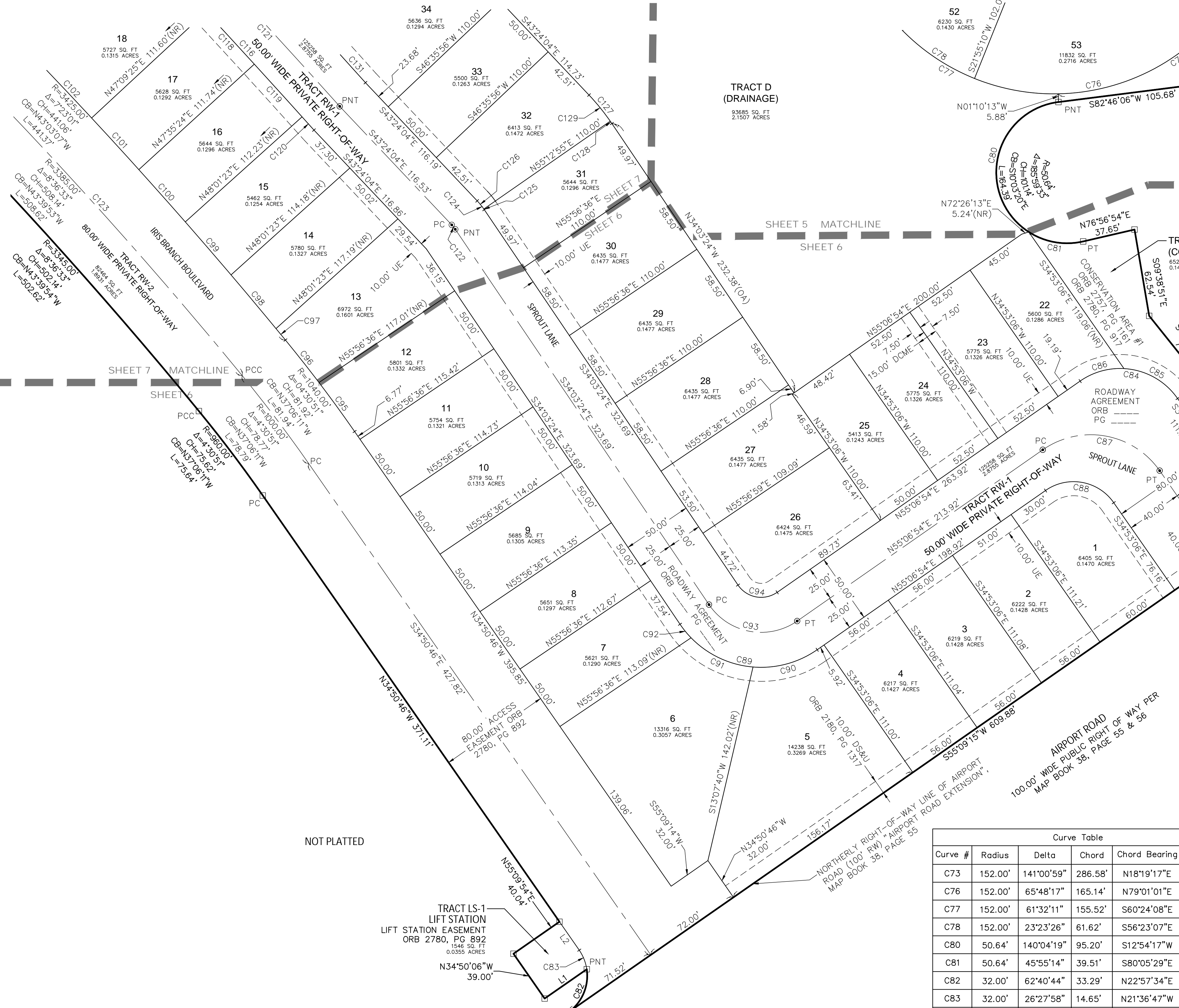
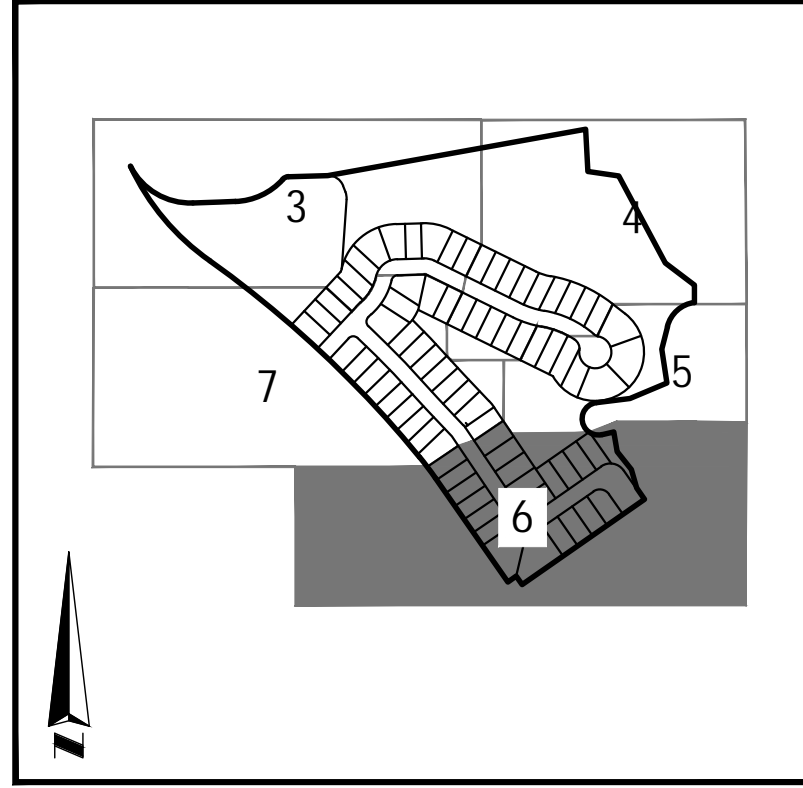
A PARCEL OF LAND LYING IN SECTIONS 21 AND 22, TOWNSHIP 14 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA.

SHEET 6 OF 7

PLAT BOOK

PAGE

KEY MAP



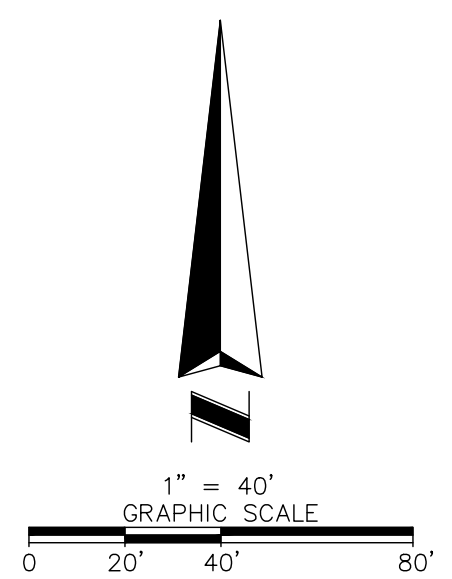
CONSERVATION AREA #2
ORB 2757, PG 1161
ORB 2780, PG 917

EAST LINE OF PARCEL "A",
WATER MANAGEMENT, MAP
BOOK 38, PAGE 55

PARCEL "A"
WATER MANAGEMENT DRAINAGE
MAP BOOK 38, PAGE 55 & 56

NOT PLATTED

NOT PLATTED



SHEET KEY
SEE SHEET 1 OF 7 FOR: LEGAL DESCRIPTION, PLAT NOTES,
DEDICATION, VICINITY MAP, SIGNATORY BLOCKS, AND LEGEND
SEE SHEET 2 OF 7 FOR: NOTES & OVERALL VIEW OF PLAT
SEE SHEETS 3-7 OF 7 FOR: DETAILED VIEW OF LOTS AND
TRACTS

Curve Table					
Curve #	Radius	Delta	Chord	Chord Bearing	Length
C91	70.00'	51°10'31"	60.46'	S59°38'40"E	62.52'
C92	70.00'	51°10'31"	60.46'	S59°38'40"E	62.52'
C93	45.00'	90°49'42"	64.10'	S79°28'15"E	71.34'
C94	20.00'	90°49'42"	28.49'	S79°28'15"E	31.71'
C95	1040.00'	2°22'59"	43.25'	N36°02'16"W	43.26'
C96	1040.00'	2°07'52"	38.68'	N38°17'41"W	38.68'
C97	3425.00'	0°10'30"	10.46'	N39°26'52"W	10.46'
C98	3425.00'	0°50'18"	50.11'	N39°57'16"W	50.11'
C99	3425.00'	0°50'17"	50.10'	N40°47'33"W	50.10'
C100	3425.00'	0°50'10"	49.99'	N41°37'47"W	49.99'
C101	3425.00'	0°50'10"	49.99'	N42°27'57"W	49.99'
C102	3425.00'	0°50'09"	49.97'	N43°18'07"W	49.97'
C116	6665.50'	1°17'47"	150.80'	N42°30'50"W	150.80'
C118	6665.50'	0°26'13"	50.83'	N42°37'49"W	50.83'
C119	6665.50'	0°26'13"	50.83'	N42°11'36"W	50.83'
C120	6665.50'	0°06'33"	12.71'	N41°55'13"W	12.71'
C121	6690.50'	1°17'41"	151.20'	N42°30'58"W	151.20'
C122	25.00'	9°20'40"	4.07'	N38°43'44"W	4.08'
C123	3385.00'	7°22'48"	435.70'	N43°03'01"W	436.00'
C124	50.00'	9°20'40"	8.15'	N38°43'44"W	8.15'
C125	50.00'	0°43'41"	0.64'	N34°25'15"W	0.64'
C126	50.00'	8°36'59"	7.51'	N39°05'34"W	7.52'
C127	160.00'	9°20'40"	26.07'	N38°43'44"W	26.09'
C128	160.00'	9°20'40"	26.07'	N38°43'44"W	26.09'
C129	160.00'	9°20'40"	26.07'	N38°43'44"W	26.09'
C131	6715.50'	1°05'56"	128.79'	N42°25'15"W	128.79'

Line Table		
Line #	Direction	Length
L1	S55°09'54"W	36.69'
L2	S34°50'46"E	24.74'

NOTICE

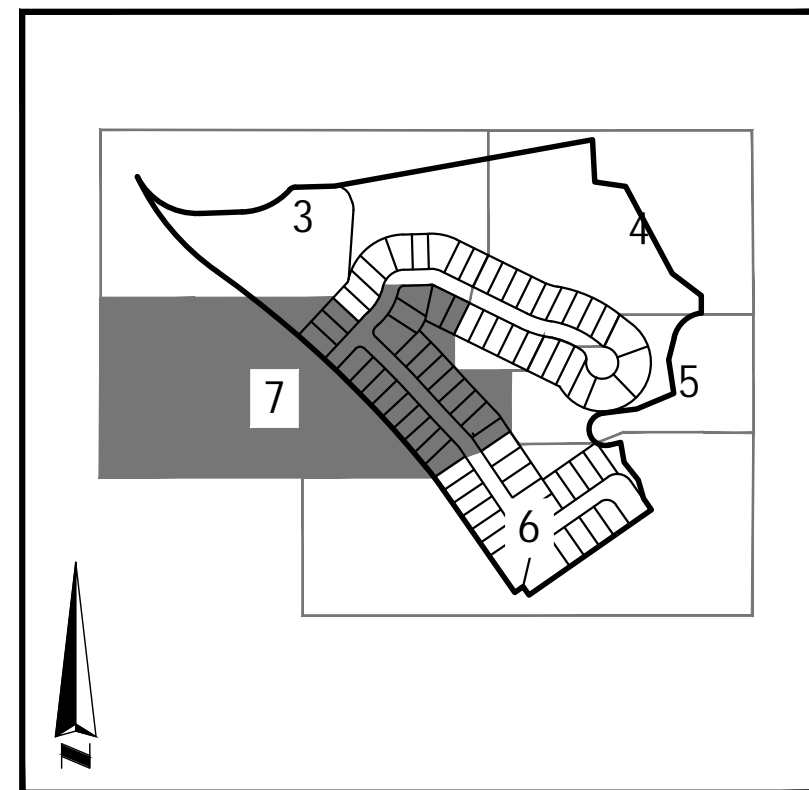
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GARDENSIDE PHASE 1 AT ORMOND STATION

A PARCEL OF LAND LYING IN SECTIONS 21 AND 22, TOWNSHIP 14 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA.

KEY MAP



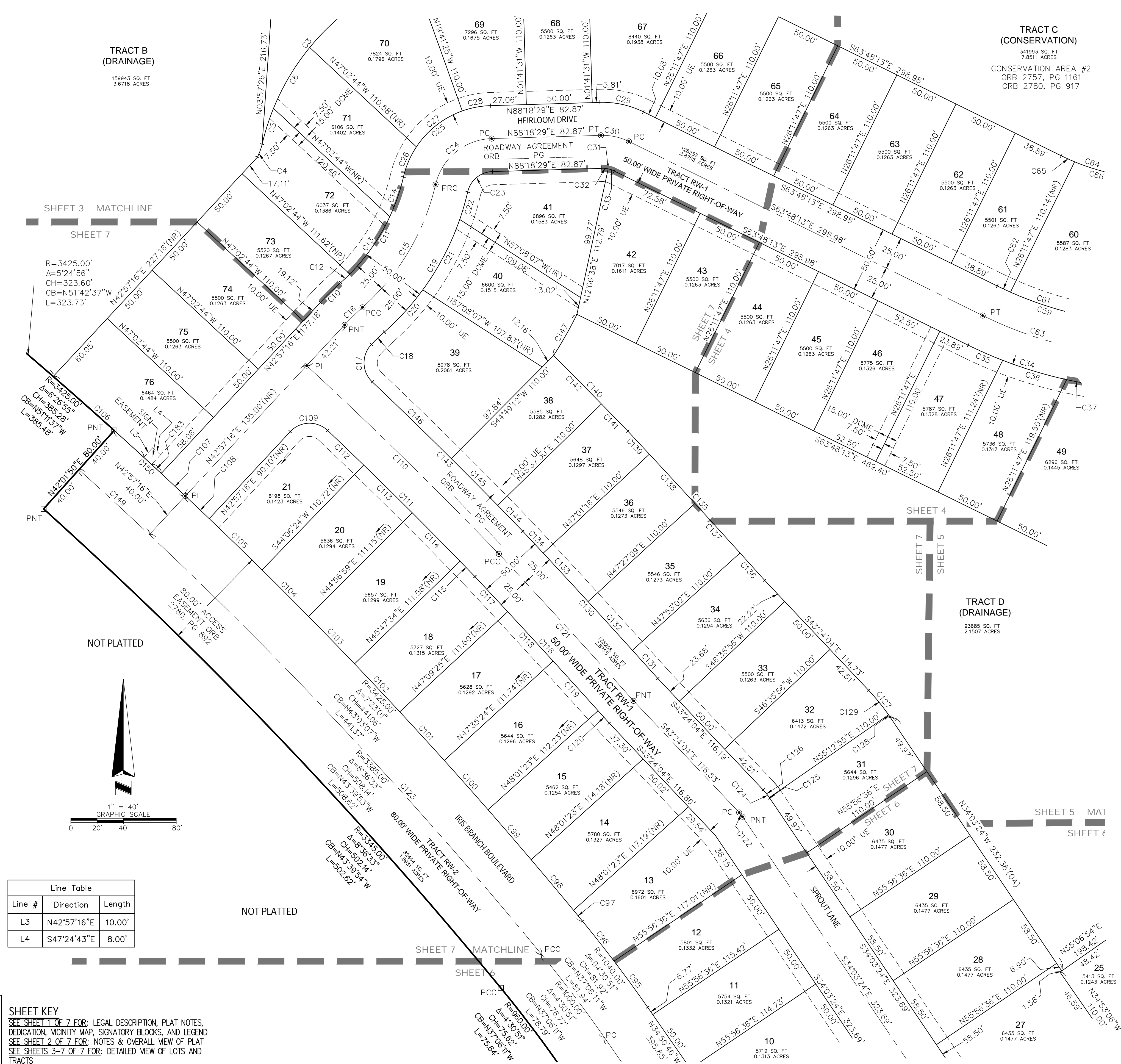
Curve Table					
Curve #	Radius	Delta	Chord	Chord Bearing	Length
C66	170.00'	12°38'32"	37.43'	S73°52'12"E	37.51'
C95	1040.00'	2°22'59"	43.25'	N36°02'16"W	43.26'
C96	1040.00'	2°07'52"	38.68'	N38°17'41"W	38.68'
C97	3425.00'	0°10'30"	10.46'	N39°26'52"W	10.46'
C98	3425.00'	0°50'18"	50.11'	N39°57'16"W	50.11'
C99	3425.00'	0°50'17"	50.10'	N40°47'33"W	50.10'
C100	3425.00'	0°50'10"	49.99'	N41°37'47"W	49.99'
C101	3425.00'	0°50'10"	49.99'	N42°27'57"W	49.99'
C102	3425.00'	0°50'09"	49.97'	N43°18'07"W	49.97'
C103	3425.00'	0°50'10"	49.98'	N44°08'17"W	49.98'
C104	3418.60'	0°50'16"	49.99'	N44°58'29"W	49.99'
C105	3425.00'	0°56'00"	55.79'	N45°51'32"W	55.79'
C106	3425.00'	1°32'22"	92.02'	N48°13'58"W	92.02'
C107	3425.00'	0°25'06"	25.00'	N46°57'10"W	25.00'
C108	3425.00'	0°25'06"	25.00'	N46°32'05"W	25.00'
C109	20.00'	90°32'04"	28.42'	S88°13'19"W	31.60'
C110	3533.08'	3°18'28"	203.94'	N45°35'37"W	203.97'
C111	3508.08'	2°34'06"	157.24'	N45°13'36"W	157.25'
C112	3508.08'	0°37'04"	37.82'	N46°12'07"W	37.82'
C113	3508.08'	0°50'35"	51.62'	N45°28'18"W	51.62'
C114	3508.08'	0°50'35"	51.62'	N44°37'43"W	51.62'
C115	3508.08'	0°15'52"	16.20'	N44°04'29"W	16.20'
C116	6665.50'	1°17'47"	150.80'	N42°30'50"W	150.80'
C117	6665.50'	0°18'47"	36.43'	N43°00'19"W	36.43'
C118	6665.50'	0°26'13"	50.83'	N42°37'49"W	50.83'
C119	6665.50'	0°26'13"	50.83'	N42°11'36"W	50.83'
C120	6665.50'	0°06'33"	12.71'	N41°55'13"W	12.71'
C121	6690.50'	1°17'41"	151.20'	N42°30'58"W	151.20'
C122	25.00'	9°20'40"	4.07'	N38°43'44"W	4.08'
C123	3385.00'	7°22'48"	435.70'	N43°03'01"W	436.00'
C124	50.00'	9°20'40"	8.15'	N38°43'44"W	8.15'
C125	50.00'	0°43'41"	0.64'	N34°25'15"W	0.64'
C126	50.00'	8°36'59"	7.51'	N39°05'34"W	7.52'
C127	160.00'	9°20'40"	26.07'	N38°43'44"W	26.09'
C128	160.00'	9°20'40"	26.07'	N38°43'44"W	26.09'
C129	160.00'	9°20'40"	26.07'	N38°43'44"W	26.09'
C130	6715.50'	1°17'36"	151.60'	N42°31'05"W	151.60'
C131	6715.50'	1°05'56"	128.79'	N42°25'15"W	128.79'
C132	6715.50'	1°05'56"	128.79'	N42°25'15"W	128.79'
C133	6715.50'	1°05'56"	128.79'	N42°25'15"W	128.79'
C134	6715.50'	0°11'41"	22.81'	N43°04'03"W	22.81'
C135	6825.50'	1°17'14"	153.35'	N42°31'39"W	153.35'
C136	6825.50'	0°14'00"	27.78'	N42°00'01"W	27.78'
C137	6825.50'	0°25'36"	50.83'	N42°19'49"W	50.83'
C138	6825.50'	0°25'36"	50.83'	N42°45'25"W	50.83'
C139	6825.50'	0°12'02"	23.91'	N43°04'15"W	23.91'
C140	3668.08'	1°15'17"	80.33'	N44°33'10"W	80.33'
C141	3668.08'	0°26'58"	28.78'	N44°09'01"W	28.78'
C142	3668.08'	0°48'19"	51.55'	N44°46'39"W	51.55'
C143	3558.08'	2°35'13"	160.64'	N45°13'50"W	160.65'
C144	3558.08'	0°26'16"	27.19'	N44°09'22"W	27.19'
C145	3558.08'	0°48'19"	50.00'	N44°46'39"W	50.00'
C146	3558.08'	1°20'38"	83.45'	N45°51'07"W	83.45'
C147	313.72'	6°34'34"	35.99'	N29°34'36"E	36.01'
C149	3385.00'	1°13'45"	72.62'	N47°21'17"W	72.62'
C150	3425.00'	1°13'32"	73.26'	N47°21'24"W	73.27'
C183	3425.00'	0°10'02"	10.00'	N47°14'44"W	10.00'

Curve Table					
Curve #	Radius	Delta	Chord	Chord Bearing	Length
C3	180.00'	75°13'06"	219.70'	S50°41'56"W	236.31'
C4	43.72'	13°48'29"	10.51'	N19°59'38"E	10.54'
C5	180.00'	9°03'46"	28.44'	S17°37'16"W	28.47'
C6	180.00'	17°09'46"	53.72'	S30°44'03"W	53.92'
C10	225.00'	5°26'24"	21.35'	S45°40'28"W	21.36'
C11	153.72'	35°18'17"	93.23'	N30°44'32"E	94.72'
C12	153.72'	3°34'06"	9.57'	N46°36'37"E	9.57'
C13	153.72'	19°51'44"	53.02'	N34°53'42"E	53.29'
C14	153.72'	11°52'27"	31.80'	N19°01'37"E	31.86'
C15	178.72'	35°18'17"	108.39'	N30°44'32"E	110.13'
C16	200.00'	5°26'24"	18.98'	S45°40'28"W	18.99'
C17	20.00'	90°27'44"	28.40'	S01°17'34"E	31.58'
C18	175.00'	4°27'22"	13.61'	S46°09'59"W	13.61'
C19	203.72'	35°18'17"	123.55'	N30°44'32"E	125.53'
C20	203.72'	12°10'55"	43.23'	N42°18'13"E	43.31'
C21	203.72'	17°00'19"	60.24'	N27°42'35"E	60.47'
C22	203.72'	6°07'02"	21.74'	N16°08'55"E	21.75'
C23	20.00'	75°13'06"	24.41'	S50°41'56"W	26.26'
C24	45.00'	75°13'07"	54.92'	S50°41'57"W	59.08'
C25	70.00'	75°13'07"	85.44'	S50°41'57"W	91.90'
C26	70.00'	20°28'17"	24.88'	S23°19'32"W	25.01'
C27	70.00'	36°44'55"	44.13'	S51°56'07"W	44.90'
C28	70.00'	17°59'55"	21.90'	S79°18'32"W	21.99'
C29	70.00'	27°53'18"	33.74'	N77°44'52"W	34.07'
C30	45.00'	27°53'18"	21.69'	N77°44'52"W	21.90'
C31	20.00'	27°53'18"	9.64'	N77°44'52"W	9.73'
C32	20.00'	13°48'09"	4.81'	N84°47'26"W	4.82'
C33	20.00'	14°05'09"	4.90'	N70°50'47"W	4.92'
C34	330.00'	16°23'16"	94.07'	S71°59'51"E	94.39'
C35	330.00'	4°58'24"	28.63'	S66°17'24"E	28.64'
C36	330.00'	8°48'27"	50.68'	S73°10'49"E	50.73'
C37	330.00'	2°36'26"	15.01'	S78°53'16"E	15.02'
C59	280.00'	16°23'16"	79.81'	S71°59'51"E	80.09'
C61	280.00'	10°19'56"	50.42'	S71°14'34"E	50.49'
C62	280.00'	2°16'23"	11.11'	S64°56'24"E	11.11'
C64	170.00'	16°23'16"	86.94'	S71°59'51"E	87.24'
C65	170.00'	3°44'44"	11.11'	S65°40'34"E	11.11'

Line Table		
Line #	Direction	Length
L3	N42°57'16"E	10.00'
L4	S47°24'43"E	8.00'

SHEET KEY

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