

LEGAL DESCRIPTION

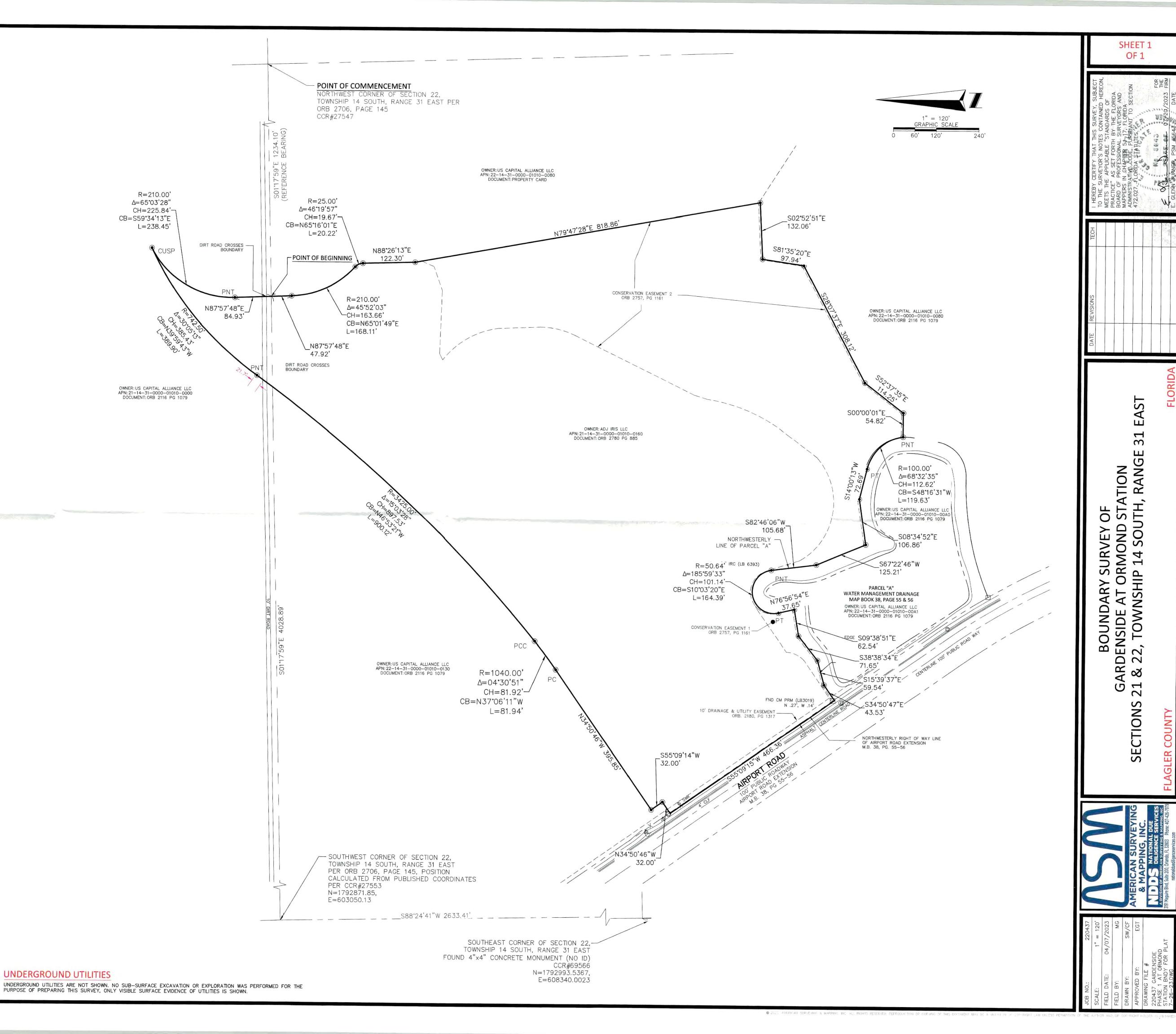
A PARCEL OF LAND LYING WITHIN SECTIONS 21 AND 22, TOWNSHIP 14 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 22, TOWNSHIP 14 SOUTH, RANGE 31 EAST PER ORB 2706, PAGE 145; THENCE ALONG THE WEST LINE OF SECTION 22, TOWNSHIP 14 SOUTH, RANGE 31 EAST, RUN SOUTH 01"17'59" EAST A DISTANCE OF 1234.10 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 87'57'48" EAST A DISTANCE OF 47.92 FEET TO A POINT OF CURVATURE WITH A CURVE TO THE LEFT, CONCAVE NORTHWEST, HAVING A RADIUS OF 210.00 FEET, A CENTRAL ANGLE OF 45°52'03", AND A CHORD DISTANCE OF 163.66 FEET WHICH BEARS NORTH 65'01'49" EAST; THENCE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 168.11 FEET TO A POINT OF NON-TANGENCY WITH A CURVE TO THE RIGHT, CONCAVE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 4619'57", AND A CHORD DISTANCE OF 19.67 FEET WHICH BEARS NORTH 65"16"O1" EAST; THENCE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 20.22 FEET TO A POINT OF NON-TANGENCY WITH A LINE; THENCE ALONG SAID NON-TANGENT LINE RUN NORTH 88*26'13" EAST A DISTANCE OF 122.30 FEET; THENCE RUN NORTH 79°47'28" EAST A DISTANCE OF 818.86 FEET; THENCE RUN SOUTH 02'52'51" EAST A DISTANCE OF 132.06 FEET; THENCE RUN SOUTH 81'35'20" EAST A DISTANCE OF 97.94 FEET; THENCE RUN SOUTH 28'07'37" EAST A DISTANCE OF 308.12 FEET; THENCE RUN SOUTH 52°37'35" EAST A DISTANCE OF 114.25 FEET; THENCE RUN SOUTH 00°00'01" EAST A DISTANCE OF 54.82 FEET TO A POINT ON THE EAST LINE OF PARCEL "A", WATER MANAGEMENT DRAINAGE PER THE PLAT OF AIRPORT ROAD EXTENSION, RECORDED IN MAP BOOK 38, PAGE 55 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, ALSO BEING A POINT OF NON-TANGENCY WITH A CURVE TO THE LEFT, CONCAVE SOUTHEAST, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 68'32'35", AND A CHORD DISTANCE OF 112.62 FEET WHICH BEARS SOUTH 48'16'31" WEST; THENCE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 119.63 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE CONTINUING ON SAID EAST LINE OF PARCEL "A" RUN THE FOLLOWING TEN (10) COURSES AND DISTANCES: (1) THENCE ALONG SAID TANGENT LINE RUN SOUTH 14'00'13" WEST A DISTANCE OF 72.69 FEET; (2) THENCE RUN SOUTH 08'34'52" EAST A DISTANCE OF 106.86 FEET; (3) THENCE RUN SOUTH 67°22'46" WEST A DISTANCE OF 125.21 FEET; (4) THENCE RUN SOUTH 82'46'06" WEST A DISTANCE OF 105.68 FEET TO A POINT OF NON-TANGENCY WITH A CURVE TO THE LEFT, CONCAVE EAST, HAVING A RADIUS OF 50.64 FEET, A CENTRAL ANGLE OF 185'59'33", AND A CHORD DISTANCE OF 101.14 FEET WHICH BEARS SOUTH 10'03'20" EAST; (5) THENCE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 164.39 FEET TO A POINT OF TANGENCY WITH A LINE; (6) THENCE ALONG SAID TANGENT LINE RUN NORTH 76'56'54" EAST A DISTANCE OF 37.65 FEET; (7) THENCE RUN SOUTH 09'38'51" EAST A DISTANCE OF 62.54 FEET; (8) THENCE RUN SOUTH 38'38'34" EAST A DISTANCE OF 71.65 FEET; (9) THENCE RUN SOUTH 15°39'37" EAST A DISTANCE OF 59.54 FEET; (10) THENCE RUN SOUTH 34'50'47" EAST A DISTANCE OF 43.53 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF AIRPORT ROAD (A 100.00 FOOT WIDE PUBLIC RIGHT-OF-WAY) PER AFORESAID PLAT OF AIRPORT ROAD EXTENSION; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE RUN SOUTH 55'09'15" WEST A DISTANCE OF 466.36 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE RUN NORTH 34*50'46" WEST A DISTANCE OF 32.00 FEET; THENCE RUN SOUTH 55°09'14" WEST A DISTANCE OF 32.00 FEET; THENCE RUN NORTH 34'50'46" WEST A DISTANCE OF 395.85 FEET TO A POINT OF CURVATURE WITH A CURVE TO THE LEFT, CONCAVE SOUTHWEST, HAVING A RADIUS OF 1,040.00 FEET, A CENTRAL ANGLE OF 04'30'51", AND A CHORD DISTANCE OF 81.92 FEET WHICH BEARS NORTH 37"06'11" WEST; THENCE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 81.94 FEET TO A POINT OF CONTINUED CURVATURE WITH A CURVE TO THE LEFT, CONCAVE SOUTHWEST, HAVING A RADIUS OF 3,425.00 FEET, A CENTRAL ANGLE OF 15'03'28", AND A CHORD DISTANCE OF 897.53 FFFT WHICH BEARS NORTH 46'53'21" WEST; THENCE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 900.12 FEET TO A POINT OF NON-TANGENCY WITH A CURVE TO THE RIGHT, CONCAVE NORTHEAST, HAVING A RADIUS OF 742.50 FEET, A CENTRAL ANGLE OF 30°05'13", AND A CHORD DISTANCE OF 385.43 FEET WHICH BEARS NORTH 39'59'43" WEST; THENCE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 389.90 FEET TO A POINT OF CUSP WITH A CURVE TO THE LEFT, CONCAVE NORTHEAST, HAVING A RADIUS OF 210.00 FEET, A CENTRAL ANGLE OF 65'03'28", AND A CHORD DISTANCE OF 225.84 FEET WHICH BEARS SOUTH 59'34'13" EAST: THENCE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 238.45 FEET TO A POINT OF NON-TANGENCY WITH A LINE; THENCE ALONG SAID NON-TANGENT LINE RUN NORTH 87'57'48" EAST A DISTANCE OF 84.93 FEET RETURNING TO THE POINT OF BEGINNING.

CONTAINING 1,215,065 SQUARE FEET OR 27.894 ACRES, MORE OR LESS. SURVEYOR'S NOTES

COUNTY, FLORIDA.

- THE BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF SECTION 22, TOWNSHIP 14 SOUTH, RANGE 31 EAST, AS RECORDED IN OFFICIAL RECORDS BOOK 2116, PAGE 1079, BEING NORTH 01'17'59" WEST, AS RECORDED.
- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON INSPECTION AND LOCATION OF ABOVE-GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON. BUILDING TIES SHOULD NOT BE USED TO RE-ESTABLISH BOUNDARY LINES.
- NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR & MAPPER.
- NO REVISIONS MAY BE MADE TO THIS BOUNDARY WITHOUT THE WRITTEN, EXPRESSED CONSENT OF THE SIGNING SURVEYOR. ALL RECORDING INFORMATION SHOWN HEREON REFERS TO THE PUBLIC RECORDS OF ORANGE
- THE PROPERTY, AS DEPICTED IN THIS PLAT, IS SUBJECT TO EASEMENTS AND AGREEMENTS AS NOTED IN THE PROPERTY INFORMATION REPORT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, (ORDER NO.: 11211774) MATTERS AFFECTING SAID PROPERTY ARE LISTED IN THESE PLAT NOTES, AND DEPICTED GRAPHICALLY ON THIS PLAT, WHERE APPLICABLE. SAID PROPERTY IS SUBJECT TO:
- 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)
- 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) 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) 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
- 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) 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) 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) 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) 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.



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