

GENERAL NOTES:

1. BASIS OF BEARINGS: BEARINGS AND COORDINATES, SHOWN HEREON, ARE BASED ON NORTH AMERICAN DATUM 1983 (NAD 83), FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE AS ESTABLISHED BY GPS NETWORK RTK OBSERVATIONS ON THE FLORIDA PERMANENT REFERENCE NETWORK AND FIELD VERIFIED BY REDUNDANT MEASUREMENTS TO NATIONAL GEODETIC MONUMENTS "SMITH", "195 72 B50" AND "195 72 B05" HAVING A COMBINED SURVEY ACCURACY THAT MEETS OR EXCEEDS THE REQUIRED COMMERCIAL/HIGH RISK LINEAR REQUIREMENTS OF 1:10,000. DISTANCES SHOWN HEREON ARE GROUND DISTANCES. CALCULATED ACCURACIES ARE AS FOLLOWS:

- TIED TO NGS "SMITH", HAVING A WITH AN AVERAGE ERROR OF 0.07' AND A CALCULATED ACCURACY OF 1:506,445
- TIED TO NGS "195 72 B20" WITH AN AVERAGE ERROR OF 0.33' AND A CALCULATED ACCURACY OF 1:106,962
- TIED TO NGS "195 72 B05" WITH AN AVERAGE ERROR OF 0.03 AND A CALCULATED ACCURACY OF 1:984,784

THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 100 HAVING A FIELD MEASURED BEARING N89°09'05"E.

2. ALL UTILITIES SHALL BE LOCATED UNDERGROUND.

3. THE SUBJECT SITE LIES WITHIN ZONE "X" FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 0230E, MAP NUMBER 12085, DATED JUNE 6, 2018. (DO NOT USE PLAT FOR FLOOD ZONE DETERMINATIONS. FEMA FLOOD INSURANCE RATE MAP INFORMATION IS SUBJECT TO CHANGE. USE THE CURRENT APPROVED FIRM FOR COMMUNITY PANEL NUMBER, DATE AND FLOOD ZONE DETERMINATIONS)

4. LOT LINES INTERSECTING ARCS, IF ANY, SHOWN HEREON ARE RADIAL UNLESS OTHERWISE NOTED.

5. MEASUREMENTS ARE IN U.S. FOOT AND DECIMAL PARTS THEREOF. ALL MEASUREMENTS REFER TO HORIZONTAL PLANE IN ACCORDANCE WITH THE DEFINITION OF THE UNITED STATES SURVEY FOOT ADOPTED BY THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.

6. COVENANTS AND RESTRICTIONS RECORDATION INFORMATION PER OFFICIAL RECORDS **BOOK AND PAGE, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA. TO BE PROVIDED**

7. PER FLORIDA STATUTE CHAPTER 177.091(9), INTERIOR LOT CORNERS (IRONS NOT SHOWN HEREON) MUST BE SET PRIOR TO LOT TRANSFER OR THE EXPIRATION OF A BOND IF A BOND EXISTS.

8. THIS PLAT MADE IN ACCORDANCE WITH AN OPINION OF TITLE LETTER PREPARED BY LIVINGSTON & SWORD, P.A., DATED FEBRUARY 14, 2024.

9. NOTHING HEREIN SHALL BE CONSTRUED AS CREATING AN OBLIGATION UPON ANY GOVERNING BODY TO PERFORM ANY ACT OF CONSTRUCTION OR MAINTENANCE WITHIN SUCH DEDICATED AREAS EXCEPT WHEN THE OBLIGATION IS VOLUNTARILY ASSUMED BY THE GOVERNING BODY.

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 ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

NOTES REGARDING TRACTS, EASEMENTS:

1. ALL PLATTED UTILITY EASEMENTS (IF ANY) SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND THE 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 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.

2. DRAINAGE EASEMENTS SHOWN HEREON (IF ANY) ARE FOR THE PURPOSE OF THE CONSTRUCTION, OPERATION AND MAINTENANCE OF STORMWATER DRAINAGE FACILITIES. THE MAINTENANCE OF SAID DRAINAGE FACILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE FLAGLER LANDING OWNER'S ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITH NO RECOURSE TO FLAGLER COUNTY, FLORIDA.

3. FLAGLER COUNTY, FLORIDA HAS NO MAINTENANCE OBLIGATION WITHIN THE EASEMENTS FOR DRAINAGE BUT HAS ACCESS RIGHTS TO RESTORE FUNCTIONALITY WITHIN THE DRAINAGE EASEMENTS IN THE EVENT THE OWNER'S DRAINAGE SYSTEM BECOMES COMPROMISED IN THE COUNTY'S SOLE JUDGMENT.

4. THE UTILITY EASEMENTS REFERENCED ABOVE AND DEPICTED AS SHOWN HEREON ARE GRANTED AND CONVEYED TO ANY PUBLIC OR PRIVATE UTILITY, AND ARE SEVERABLE, NON-EXCLUSIVE EASEMENTS, GRANTING THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN AND REPAIR UNDERGROUND PUBLIC UTILITY SYSTEMS (INCLUDING WIRES, CABLES, CONDUITS AND ABOVE GROUND APPURTENANT EQUIPMENT) UNLESS OTHERWISE INDICATED.

5. NO SUBDIVISION IMPROVEMENTS ARE PROPOSED FOR TRACT "D" EXCEPT FOR UTILITY LINE STUB OUTS FOR FUTURE DEVELOPMENT. LAND CLEARING AND DEVELOPMENT ACTIVITY ON TRACT "D" DURING THE INSTALLATION OF SUBDIVISION IMPROVEMENTS SHALL BE LIMITED TO THE INSTALLATION OF THE UTILITY LINE STUB OUTS; CLEARING AND WETLAND IMPACTS REQUIRED FOR THE CONSTRUCTION OF THE SIDEWALKS, VEHICULAR ACCESS, UTILITIES, DRAINAGE, SIGN AND LANDSCAPING IMPROVEMENTS WITHIN TRACTS "A" AND "B"; AND EROSION CONTROL MEASURES ALL AS DESCRIBED AND DEPICTED ON THE APPROVED SUBDIVISION IMPROVEMENTS PLANS FOR FLAGLER LANDING. A SITE PLAN DEVELOPMENT ORDER MUST BE ISSUED FOR TRACT "D" PRIOR TO ANY ADDITIONAL LAND CLEARING OR SITE DEVELOPMENT.

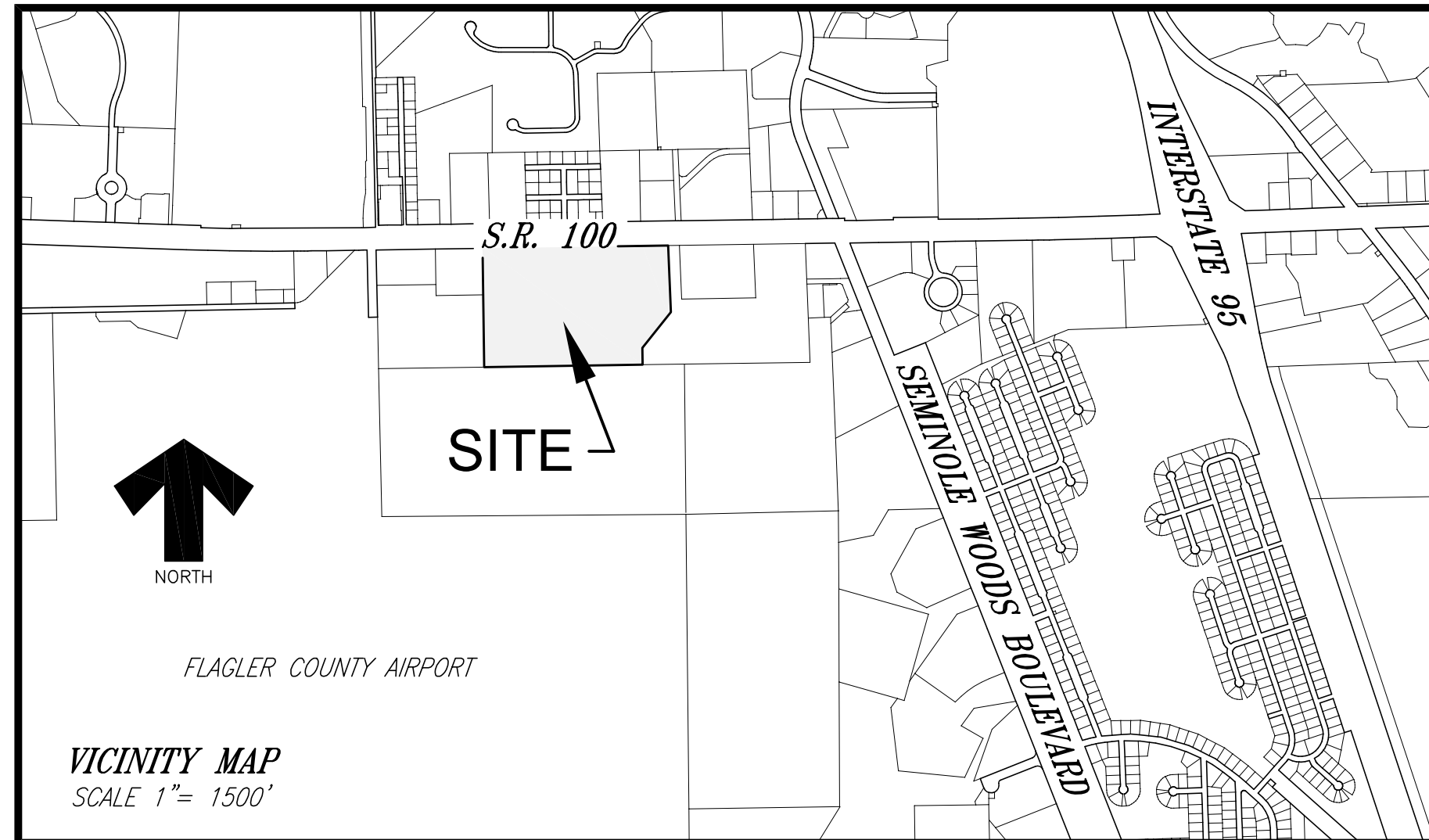
CERTIFICATE OF SURVEYOR

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.S") AND PERMANENT CONTROL POINTS ("P.C.P.S"), IF ANY, HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF FLAGLER COUNTY, FLORIDA.

K KUHAR SURVEYING & MAPPING, LLC K
 1501 RIDGEWOOD AVENUE, SUITE 205, HOLLY HILL, FLORIDA 32117
 Phone: 386-672-0002 WWW.KUHARSURVEYING.COM
PROJECT # K22099 ISSUE DATE: 4/25/2024
 LB 7991 © 2024 KUHAR SURVEYING & MAPPING, LLC LS (PSM) 6105

KENNETH J. KUHAR DATE
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LICENSE NUMBER LS6105

A SUBDIVISION PLAT OF
FLAGLER LANDING
 LOCATED IN GOVERNMENT SECTION 8, TOWNSHIP 12 SOUTH, RANGE 31 EAST,
 FLAGLER COUNTY, FLORIDA
 BEING A REPLAT OF A PORTION OF GOVERNMENT SECTION 8, TOWNSHIP 12 SOUTH, RANGE 31
 EAST, BLOCK D OF MAP OF BUNNELL DEVELOPMENT COMPANY'S LAND AT BUNNELL, FLORIDA PER
 MAP BOOK 1, PAGE 1, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.
 DEVELOPED BY : ATLEE DEVELOPMENT GROUP, INC.
 5851 TIMUQUANA ROAD, SUITE 301
 JACKSONVILLE, FL 32210



DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT FLAGLER PINES PROPERTIES, A FLORIDA LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 8, TOWNSHIP 12 SOUTH, RANGE 31 EAST, FLAGLER COUNTY FLORIDA, SHOWN HEREON AS "FLAGLER LANDING", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN GOVERNMENT SECTION 8, TOWNSHIP 12 SOUTH, RANGE 31 EAST, BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1387, PAGE 1869 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AS A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF LOT 1, AIRPORT COMMERCE CENTER PHASE 2, AS RECORDED IN PLAT BOOK 38, PAGES 2-4, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 100 (A 200' RIGHT-OF-WAY); THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 100 (A 200' RIGHT-OF-WAY) S89°09'05"W A DISTANCE OF 1223.50' FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE DEPARTING SAID RIGHT-OF-WAY LINE S02°27'01"E A DISTANCE OF 593.68 FEET; THENCE S38°32'07"W A DISTANCE OF 410.00 FEET; THENCE S00°50'03"E A DISTANCE OF 150.01 FEET; THENCE S89°09'52"W A DISTANCE OF 1414.74 FEET; THENCE N00°50'55"W A DISTANCE OF 1060.02 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 100 (A 200' RIGHT-OF-WAY); THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 100 (A 200' RIGHT-OF-WAY) N89°09'05"E A DISTANCE OF 1658.33 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINING 38.811 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

TRACT "A", AS SHOWN HEREON, IS HEREBY DEDICATED TO FLAGLER LANDING OWNERS ASSOCIATION, A FLORIDA CORPORATION LICENSED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES OF SIDEWALKS, VEHICULAR ACCESS, UTILITIES, DRAINAGE, SIGNAGE AND LANDSCAPING, AND FOR ACCESS BY MUNICIPAL SERVICES. FLAGLER LANDING OWNERS ASSOCIATION, A FLORIDA CORPORATION LICENSED TO DO BUSINESS IN FLORIDA, SHALL BE RESPONSIBLE FOR ALL MAINTENANCE OF TRACT "A" WITH NO RECOURSE TO THE COUNTY OF FLAGLER, FLORIDA.

TRACT "B", AS SHOWN HEREON, IS HEREBY GRANTED TO FLAGLER LANDING OWNERS ASSOCIATION, A FLORIDA CORPORATION LICENSED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND ASSIGNS, IN PERPETUITY FOR THE PURPOSE OF THE CONSTRUCTION, OPERATION AND MAINTENANCE OF STORMWATER DRAINAGE FACILITIES. THE MAINTENANCE OF SAID DRAINAGE FACILITIES SHALL BE THE SOLE RESPONSIBILITY OF FLAGLER LANDING OWNERS ASSOCIATION, A FLORIDA CORPORATION LICENSED TO DO BUSINESS IN FLORIDA, WITH NO RECOURSE TO THE COUNTY OF FLAGLER, FLORIDA.

TRACT "C", AS SHOWN HEREON, IS HEREBY DEDICATED TO FLAGLER LANDING OWNERS ASSOCIATION, A FLORIDA CORPORATION LICENSED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES OF SIGNAGE AND LANDSCAPING. FLAGLER LANDING OWNERS ASSOCIATION, A FLORIDA CORPORATION LICENSED TO DO BUSINESS IN FLORIDA, SHALL BE RESPONSIBLE FOR ALL MAINTENANCE OF TRACT "C" WITH NO RECOURSE TO THE COUNTY OF FLAGLER, FLORIDA.

TRACT "D", AS SHOWN HEREON, IS HEREBY RESERVED BY THE DEVELOPER AND/OR OWNER, THEIR SUCCESSORS AND ASSIGNS, FOR PURPOSES OF FUTURE DEVELOPMENT. FLAGLER LANDING OWNERS ASSOCIATION, A FLORIDA CORPORATION LICENSED TO DO BUSINESS IN FLORIDA, SHALL BE RESPONSIBLE FOR ALL MAINTENANCE OF TRACT "D" WITH NO RECOURSE TO THE COUNTY OF FLAGLER, FLORIDA.

1' NON-VEHICULAR ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE FLAGLER LANDING OWNERS ASSOCIATION, A FLORIDA CORPORATION LICENSED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND ASSIGNS FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS _____ AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS _____ DAY OF _____, 2024.

WITNESS: _____

FLAGLER PINES PROPERTIES
 A FLORIDA LIMITED LIABILITY COMPANY
 By: _____
PRESIDENT OR VICE PRESIDENT
 TO BE PROVIDED

ACCEPTANCE OF RESERVATIONS

THE FLAGLER LANDING OWNERS ASSOCIATION, A FLORIDA CORPORATION LICENSED TO DO BUSINESS IN FLORIDA HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATES THIS _____ DAY OF _____, 2024.

FLAGLER LANDING OWNERS ASSOCIATION
A FLORIDA CORPORATION
LICENSED TO DO BUSINESS IN FLORIDA

WITNESS: _____

By: _____
SIGNING OFFICER
TO BE PROVIDED

**STATE OF FLORIDA
COUNTY OF FLAGLER**

THIS IS TO CERTIFY, THAT ON _____ 2024, BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED _____ TO ME KNOWN TO BE THE PERSON WHO FOR AND ON BEHALF OF FLAGLER LANDING OWNERS ASSOCIATION, A FLORIDA CORPORATION LICENSED TO DO BUSINESS IN FLORIDA, EXECUTED THE FOREGOING DEDICATION AND RESERVATION FOR THE LLC AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF FOR AND ON BEHALF OF SAID LLC. HE (IS) _____ (IS NOT) _____ KNOWN TO ME OR HAVE PRODUCED _____ AS IDENTIFICATION AND THEY (HAVE) _____ (HAVE NOT) _____ TAKEN AN OATH.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL ON THE ABOVE DATE.

SEAL

NOTARY PUBLIC
STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES: _____

TITLE/RANK:
COMMISSION NUMBER: _____

GROWTH MANAGEMENT DIRECTOR

THIS PLAT IS HEREBY APPROVED FOR RECORDING PURSUANT TO FLAGLER COUNTY LAND DEVELOPMENT CODE AND SEC. 177.071(1), F.S., THIS _____ DAY OF _____, 2024.

GROWTH MANAGEMENT DIRECTOR

CERTIFICATE OF APPROVAL BY COUNTY COMMISSION OF FLAGLER COUNTY, FLORIDA)

I HEREBY CERTIFY THIS IS TO CERTIFY, THAT ON _____ THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF FLAGLER COUNTY, FLORIDA.

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS
ATTEST:

CLERK AND EX-OFFICIO CLERK TO THE
BOARD OF COUNTY COMMISSIONERS

CERTIFICATE OF CLERK

I HEREBY CERTIFY THAT THE FOREGOING PLAT WAS FILED FOR RECORD ON THE _____ DAY OF _____, 2024.

CLERK AND EX-OFFICIO CLERK TO THE
BOARD OF COUNTY COMMISSIONERS
FLAGLER COUNTY, FLORIDA

CERTIFICATE OF APPROVAL

THIS IS TO CERTIFY THAT ON THE _____ DAY OF _____, 2024, THIS PLAT WAS APPROVED.

By: _____
COUNTY ATTORNEY

REVIEWING SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE UNDERSIGNED IS A LICENSED PROFESSIONAL SURVEYOR AND MAPPER AND IS EITHER EMPLOYED OR UNDER CONTRACT WITH FLAGLER COUNTY, FLORIDA. 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 PART 1, FLORIDA STATUTES.

DATE: _____ BY: _____

PRINT NAME: _____
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LICENSE NUMBER LS _____