

10.494 ± ACRES
AS SURVEYED

LEGAL DESCRIPTION:
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 LINE OF SAID RIGHT-OF-WAY 589'09"55" 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 275.11 FEET, THENCE S89°09'05" W A DISTANCE OF 1666.02 FEET, THENCE N00°50'55" W A DISTANCE OF 275.00 FEET TO A POINT ON THE SOUTHERLY LINE OF THE AFORESAID RIGHT-OF-WAY LINE OF STATE ROAD 100; THENCE ALONG THE SOUTHERLY LINE OF SAID RIGHT-OF-WAY 589'09'05" E A DISTANCE OF 1658.33 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

CONTAINING 10.494 ACRES, MORE OR LESS.
PROPERTY ADDRESS: STATE ROAD 100, PALM COAST, FLORIDA 32164

SURVEYOR'S NOTES:

1. THE LEGAL DESCRIPTION AS SHOWN HEREON WAS TAKEN VERBATIM FROM A TITLE COMMITMENT BY COAST TITLE INSURANCE AGENCY, INC., COMMITMENT NUMBER 23-0008 AND HAVING AN EFFECTIVE DATE OF JANUARY 17, 2023.
2. BEARINGS BASED ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 100 EAST HAVING A BEARING OF N 89°09'05" E.
3. HORIZONTAL DATUM IS NORTH AMERICAN DATUM 1983 (NAD 83), FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE. DISTANCES SHOWN HEREON ARE GROUND DISTANCES.
4. VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88) AS REFERENCED TO A LOCAL BENCHMARK PUBLISHED BY NATIONAL GEODETIC SURVEY.
5. THIS PROPERTY IS LOCATED IN FLOOD INSURANCE RATE MAP (F.I.R.M.) ZONE "X", MAP NUMBER 12035C0230E, EFFECTIVE DATE 06/06/2018.
6. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS AND/OR OTHER MATTERS NOT SHOWN ON THIS SURVEY WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA. THIS SURVEY WAS MADE IN ACCORDANCE WITH A TITLE COMMITMENT BY COAST TITLE INSURANCE AGENCY, INC., COMMITMENT NUMBER 23-0008 AND HAVING AN EFFECTIVE DATE OF JANUARY 17, 2023.
7. UNDERGROUND FOUNDATIONS AND UTILITIES (IF ANY) NOT SHOWN HEREON.
8. FIELD WORK FOR THIS SURVEY WAS COMPLETED ON 4/05/2023.
9. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR/MAPPER.
10. SYMBOLS SHOWN HEREON SUCH AS VALVES AND UTILITY POLES ARE NOT TO SCALE.
11. THE PURPOSE OF THIS SURVEY WAS TO LOCATE ON-SITE MAJOR IMPROVEMENTS RELATIVE TO THE OCCUPIED BOUNDARY.
12. SURVEY ACCURACIES HEREON MEET CURRENT INDUSTRY STANDARDS.
13. RIGHT-OF-WAY FOR STATE HIGHWAY 100 EAST WAS TAKEN FROM FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, AS PROVIDED. REFERENCE TO RIGHT-OF-WAY MAP: F.P. NO. 237925 I AND W.P.I. NO. 5112049.
14. CONTOUR LINES SHOWN HEREON WERE TAKEN FROM LIDAR PROVIDED BY THE CITY OF PALM COAST AND HAS BEEN FIELD VERIFIED IN SELECT LOCATION, AS SHOWN HEREON. SPOT ELEVATIONS SHOWN ON SHEETS 2 AND 3 ARE FIELD LOCATED ELEVATIONS.
15. PER A TITLE OPINION LETTER PREVIOUSLY PROVIDED BY LIVINGSTON & SNORD, P.A., DATED SEPTEMBER 27, 2022, FLAGLER COUNTY RESOLUTION 2008-83, AS RECORDED IN OFFICIAL RECORDS BOOK 1704, PAGE 1935 AND OFFICIAL RECORDS BOOK 1705, PAGE 687, BOTH AS RECORDED IN THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, REFER TO THE VACATION OF PORTIONS OF THE MAP OF BUNNELL DEVELOPMENT COMPANY'S LAND RECORDED IN PLAT BOOK 1, PAGE 1 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA. NO REFERENCE OTHERWISE SHOWN HEREON.

TITLE COMMITMENT REVIEW:

A TITLE COMMITMENT BY COAST TITLE INSURANCE AGENCY, INC., COMMITMENT NUMBER 23-0008 AND HAVING AN EFFECTIVE DATE OF JANUARY 17, 2023 HAS BEEN REVIEWED BY THE UNDERSIGNED. ITEMIZED COMMENTS ARE AS FOLLOWS:

1. DEFECTS, LIENS ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. **NONE PROVIDED, NONE DISCOVERED DURING THE PERFORMANCE IN THIS SURVEY. NOTHING TO SHOW GRAPHICALLY HEREON.**
2. TAKES AND ASSESSMENTS FOR THE YEAR 2023 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE. **NONE PROVIDED, NONE DISCOVERED DURING THE PERFORMANCE IN THIS SURVEY. NOTHING TO SHOW GRAPHICALLY HEREON.**
3. STANDARD EXCEPTIONS
A. ADVERSE CLAIMS OF EASEMENTS BOUNDARY LINE DISPUTES, OVERLAPS, ENCROACHMENTS OR OTHER MATTERS NOT SHOWN BY THE PUBLIC RECORDS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY OF THE LAND. **ALL MATTERS OF THE SURVEY SHOWN GRAPHICALLY HEREON.**
B. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. **NONE PROVIDED, NONE DISCOVERED DURING THE PERFORMANCE IN THIS SURVEY. NOTHING TO SHOW GRAPHICALLY HEREON.**
C. ANY LIEN OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIALS HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. **NONE PROVIDED, NONE DISCOVERED DURING THE PERFORMANCE IN THIS SURVEY. NOTHING TO SHOW GRAPHICALLY HEREON.**
D. TAKES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS IN THE PUBLIC RECORDS. **NONE PROVIDED, NONE DISCOVERED DURING THE PERFORMANCE IN THIS SURVEY. NOTHING TO SHOW GRAPHICALLY HEREON.**
4. ANY CLAIM THAT ANY PORTION OF THE INSURED LAND IS SUBJECT TO THE STATE OF FLORIDA, INCLUDING SUBMERGED, FILLED OR ARTIFICIALLY EXPOSED LANDS ACCRETED TO SUCH. **NONE PROVIDED, NONE DISCOVERED DURING THE PERFORMANCE IN THIS SURVEY. NOTHING TO SHOW GRAPHICALLY HEREON.**
5. ANY LIEN PROVIDED BY CHAPTER 159, FLORIDA STATUTES, IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY FOR UNPAID SERVICE CHARGES FOR SERVICE BY ANY WATER, SEWER OR GAS SYSTEM SUPPLYING THE INSURED LAND. **NONE PROVIDED, NONE DISCOVERED DURING THE PERFORMANCE IN THIS SURVEY. NOTHING TO SHOW GRAPHICALLY HEREON.**
6. INTENTIONALLY DELETED 2/7/2023 **NOTHING TO REVIEW OR SHOW GRAPHICALLY HEREON.**
7. GLIDE PATH EASEMENTS AS SET FORTH IN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 30, PAGE 454. **GLIDE PATH EASEMENT C-8 SHOWN GRAPHICALLY HEREON.**
8. UTILITY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 548, PAGE 1477. **EASEMENT SHOWN GRAPHICALLY HEREON IS NOT LOCATED ON OR WITHIN THE SUBJECT PROPERTY.**
9. DEED OF EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 483, PAGE 1384. **EASEMENT SHOWN GRAPHICALLY HEREON IS NOT LOCATED ON OR WITHIN THE SUBJECT PROPERTY.**
10. ORDINANCE NO. 2009-36 RECORDED IN OFFICIAL RECORDS BOOK 1707, PAGE 1278. **THE SUBJECT PROPERTY IS A PORTION OF PARCEL 412, AS DESCRIBED IN THIS DOCUMENT. THIS DOCUMENT APPEARS TO BE ADMINISTRATIVE IN NATURE AND REFERS TO FUTURE DEVELOPMENT REQUIREMENTS AND RESTRICTIONS. NOTHING TO SHOW GRAPHICALLY HEREON.**
11. INTENTIONALLY DELETED 2/7/2023 **NOTHING TO REVIEW OR SHOW GRAPHICALLY HEREON.**
12. INTENTIONALLY DELETED 2/7/2023 **NOTHING TO REVIEW OR SHOW GRAPHICALLY HEREON.**
13. INTENTIONALLY DELETED 2/7/2023 **NOTHING TO REVIEW OR SHOW GRAPHICALLY HEREON.**
14. DECLARATION OF RESTRICTIVE COVENANTS AND EASEMENTS MULTI-USE BULKHEAD BY PALM COAST HOLDINGS, INC. RECORDED IN OFFICIAL RECORDS BOOK 602, PAGE 118 AND AMENDMENT TO DECLARATION OF RESTRICTIVE AND EASEMENTS MULTI-USE BULKHEAD BY FLORIDA LANDMARK COMMUNITIES, INC. AS RECORDED IN OFFICIAL RECORDS BOOK 613, PAGE 447. **ALL OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, THE SUBJECT PROPERTY IS A PORTION OF PARCEL 412, AS DESCRIBED IN OFFICIAL RECORDS BOOK 602, PAGE 118. THESE DOCUMENTS APPEAR TO BE ADMINISTRATIVE IN NATURE AND REFER TO FUTURE DEVELOPMENT REQUIREMENTS AND RESTRICTIONS. NOTHING TO SHOW GRAPHICALLY HEREON.**

SEE SHEET 3B FOR WETLANDS LINE DATA

ABBREVIATIONS

- IRC IRON ROD & CAP
- IR IRON ROD (NO CAP)
- IPC IRON PIPE & CAP
- IP IRON PIPE (NO CAP)
- CM CONCRETE MONUMENT
- N&D NAIL & DISK
- FND FOUND
- REC RECOVERED
- ID IDENTIFICATION
- (TYP) TYPICAL
- SEC SECTION
- TWP TOWNSHIP
- RGE RANGE
- ILLEG. ILLEGIBLE
- MB MAP BOOK
- PG PAGE
- ORB OFFICIAL RECORDS BOOK
- (P) PLATTED DIMENSION
- (D) DEED DIMENSION
- (M) MEASURED DIMENSION
- (C) CALCULATED DIMENSION
- ☉ CENTERLINE
- R/W RIGHT OF WAY

LEGEND

- IRON ROD WITH CAP
- IRON ROD
- ◐ IRON PIPE WITH CAP
- ◑ IRON PIPE
- CONCRETE MONUMENT
- ⊙ FH FIRE HYDRANT
- ⊙ W WATER VALVE
- ⊙ ICV IRRIGATION CONTROL VALVE
- ⊙ HH HAND HOLE
- ⊙ TB TELEPHONE BOX
- ⊙ TV CABLE TELEVISION BOX
- ⊙ EB ELECTRIC SERVICE BOX
- ⊙ FOCM FIBER OPTIC CABLE MARKER
- ⊙ UGM UNDERGROUND GAS MARKER
- ⊙ SN SIGN
- ⊙ UP UTILITY POLE
- ⊙ SDMH STORM DRAIN MANHOLE
- ⊙ BFP BACKFLOW PREVENTER
- ▲ WETLANDS LOCATION
- ⊙ FIELD TIE TO LIDAR

ALTA/NSPS LAND TITLE SURVEY

CERTIFIED TO: ATLEE DEVELOPMENT GROUP, INC.; COAST TITLE INSURANCE AGENCY, INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS. NO TABLE "A" ITEMS HAVE BEEN PROVIDED TO THE UNDERSIGNED. THE FIELDWORK WAS COMPLETED ON 6/22/2022.

KENNETH J. KUHAR
FLORIDA PROFESSIONAL SURVEYOR/MAPPER #6105

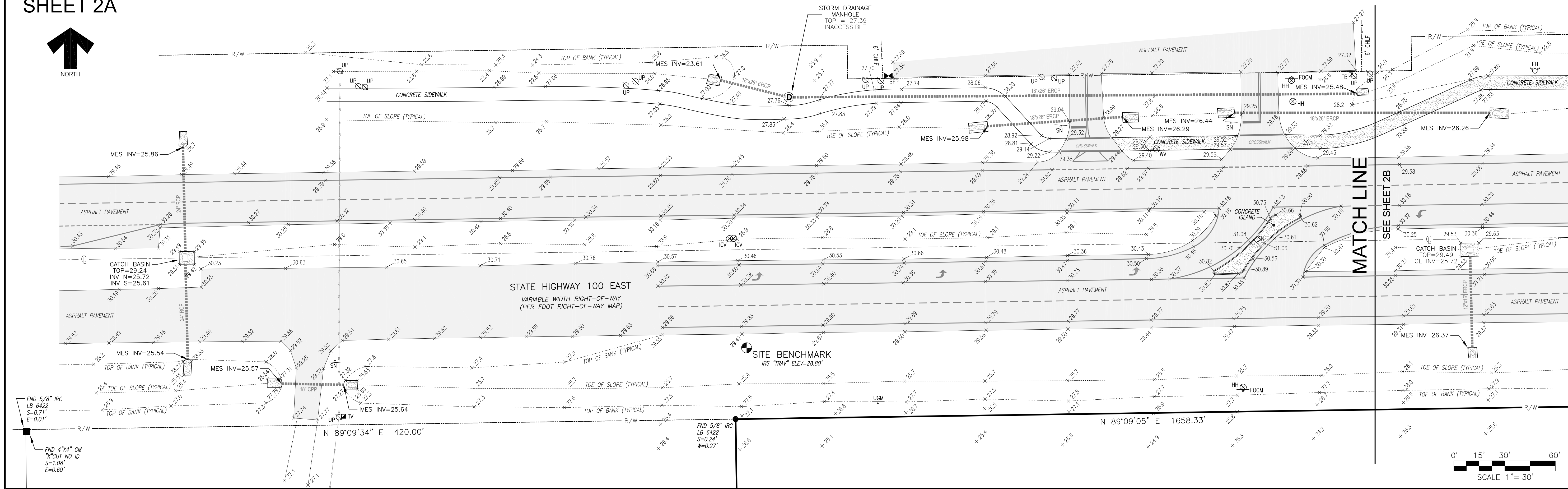
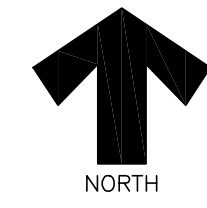
KUHAR SURVEYING & MAPPING, LLC
1501 RIDGEWOOD AVENUE, SUITE 205, HOLLY HILL, FLORIDA 32117
Phone: 386-672-0002 WWW.KUHARSURVEYING.COM
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LB 7991

REVISIONS	DESCRIPTION
1	14/07/23 REVISED TO AD WETLANDS AND TOPOGRAPHY
NO	DATE

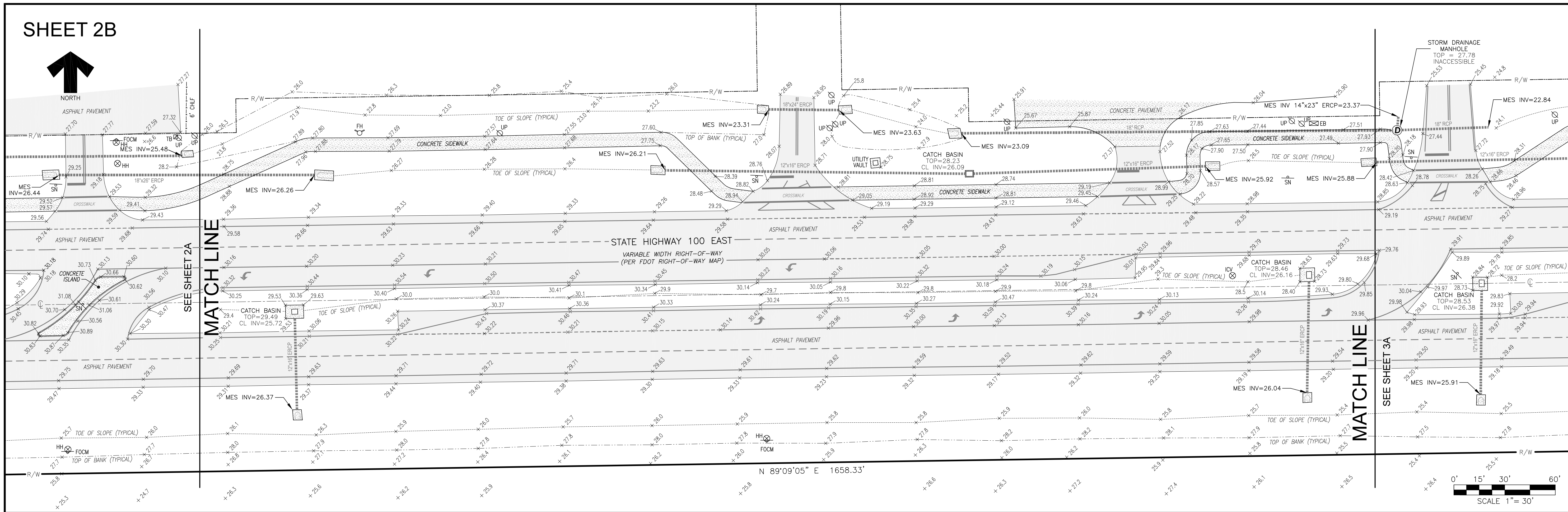
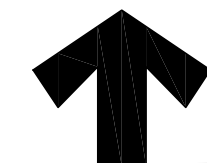
ALTA LAND TITLE, WETLANDS AND TOPOGRAPHIC SURVEY
STATE HIGHWAY 100 EAST, PALM COAST, FLORIDA 32164
PREPARED FOR: ATLEE DEVELOPMENT GROUP, INC.

PROJECT NO. K22099
DRAWING REFERENCE NO. K22099 WORKSHEET.DWG
REVISION NO./DATE
ORIGINAL ISSUE DATE 2/15/2023
SHEET 1 OF 3

SHEET 2A



SHEET 2B



K K

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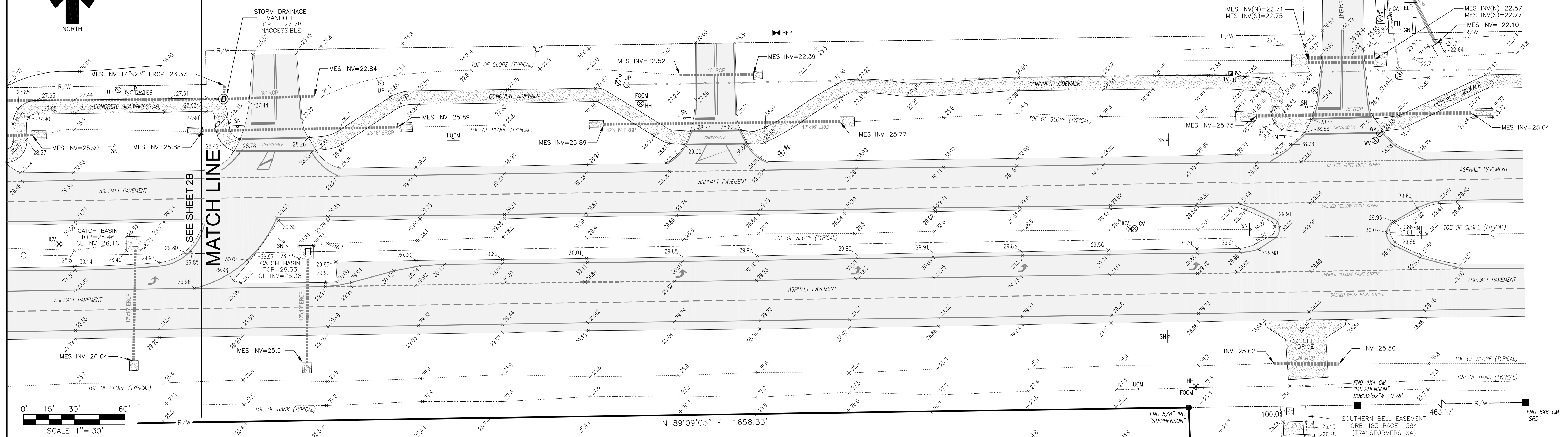
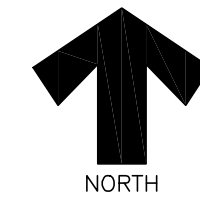
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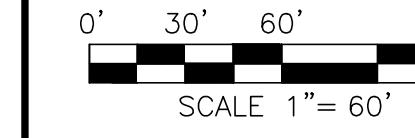
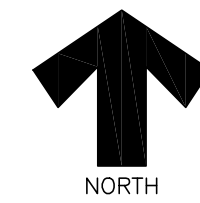
ORIGINAL ISSUE DATE
2/15/2023

SHEET 2 OF 3

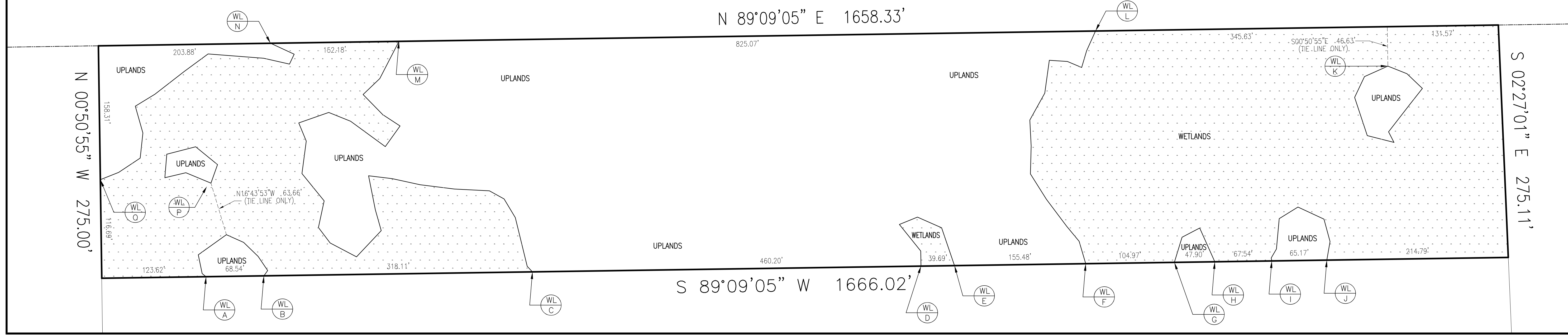
SHEET 3A



SHEET 3B



WETLANDS LINE DATA			
WL M → WL C	WL N → WL O	WL A → WL B	WL L → WL F
S27°16'13"W 49.56'	S62°23'04"E 35.25'	S65°12'52"E 30.88'	S24°13'40"W 25.60'
S46°19'38"W 27.37'	N43°27'00"E 42.59'	N11°38'40"W 22.60'	S16°43'35"W 20.61'
S44°28'35"E 33.25'	N15°50'56"W 25.87'	N77°16'40"W 31.19'	N67°14'34"W 18.28'
S56°39'53"E 24.51'	N11°10'53"W 40.98'	N85°37'13"W 56.17'	N86°20'45"W 21.46'
S35°35'45"W 30.00'	S83°05'54"E 28.18'	S53°40'37"W 34.90'	S07°55'14"W 39.31'
N53°48'42"W 50.88'	S77°48'04"E 33.79'	S52°10'23"W 43.92'	S29°05'46"W 36.29'
N68°06'03"W 27.96'	S82°50'03"E 41.03'	S58°41'14"W 27.32'	S02°58'04"E 30.79'
S70°46'54"W 37.64'	S87°00'52"E 41.41'	S15°52'23"E 32.91'	S01°31'28"W 33.04'
S22°31'00"E 23.29'	S61°15'29"E 19.81'	S06°08'14"W 29.91'	S32°16'25"E 35.58'
S07°34'34"W 38.72'	S31°03'45"E 25.88'	S56°32'48"W 30.61'	S36°55'25"E 39.94'
S39°08'15"E 41.75'	S13°42'27"E 59.23'	S13°42'27"E 59.23'	S39°45'29"E 22.91'
S12°12'44"W 32.16'	S43°24'08"E 9.09'	S68°28'15"W 23.30'	S16°29'44"E 27.66'
S37°03'25"E 22.99'			



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