



**POINT OF REFERENCE**  
 NORTHWEST CORNER OF LOT 1  
 AIRPORT COMMERCE CENTER, PHASE 1  
 PLAT BOOK 38 PAGE 2  
 NORTHING (NAD83): 1,869,163.56  
 EASTING (NAD83): 592,949.34

**POINT OF BEGINNING**  
 RECOVERED CORNER COORDINATES  
 NORTHING (NAD83): 1,869,163.56  
 EASTING (NAD83): 592,949.34

**TITLE OPINION LETTER REVIEW:**  
 A TITLE OPINION LETTER BY LIVINGSTON & SWORD, P.A., HAVING AN EFFECTIVE DATE OF FEBRUARY 14, 2024 HAS BEEN REVIEWED BY THE UNDERSIGNED. ITEMIZED COMMENTS ARE AS FOLLOWS:

- RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF BUNNELL, RECORDED IN PLAT BOOK 1, PAGE 1, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA. MATTERS OF THE REFERENCED PLAT SHOWN GRAPHICALLY HEREON.
- CLIDE AREA EASEMENTS AS CONTAINED IN THAT INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 30, PAGE 454 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; AS MODIFIED OR RELEASED BY THAT LETTER OF RELEASE RECORDED IN OFFICIAL RECORDS BOOK 2091, PAGE 1576 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA. EASEMENT SHOWN GRAPHICALLY HEREON.
- DEED OF EASEMENT TO SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY RECORDED IN OFFICIAL RECORDS BOOK 483, PAGE 1364 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA. THIS EASEMENT SHOWN GRAPHICALLY HEREON, IS NOT LOCATED ON OR WITHIN THE SUBJECT PROPERTY.
- RESTRICTIONS, COVENANTS, AND CONDITIONS AS SET FORTH IN THOSE INSTRUMENTS RECORDED IN OFFICIAL RECORDS BOOK 602, PAGE 118, AND AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 813, PAGE 447; AS AFFECTED BY THAT PARTIAL RELEASE RECORDED IN OFFICIAL RECORDS BOOK 1109, PAGE 158 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA. THESE DOCUMENTS APPEAR TO BE ADMINISTRATIVE IN NATURE. NOTHING TO SHOW GRAPHICALLY HEREON.
- ORDINANCE NO. 2008-36 RECORDED IN OFFICIAL RECORDS BOOK 1707, PAGE 1278 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA. THIS DOCUMENT APPEARS TO BE ADMINISTRATIVE IN NATURE. NOTHING TO SHOW GRAPHICALLY HEREON.
- FLAGLER COUNTY RESOLUTION 2008-83 RECORDED IN OFFICIAL RECORDS BOOK 1704, PAGE 1935 AND RE-RECORDED IN OFFICIAL RECORDS BOOK 1705, PAGE 687 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA. THIS DOCUMENT REFERS TO THE VACATION OF PORTIONS OF THE PLAT OF BUNNELL, RECORDED IN PLAT BOOK 1, PAGE 1, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, SHOWN GRAPHICALLY HEREON. SEE SURVEY NOTE #15

- DECLARATION OF RESTRICTIONS AND GRANT OF EASEMENTS BETWEEN SEMINOLE WOODS INVESTMENTS, LLC, B.J.'S WHOLESALE CLUB, INC., FLAGLER PINES PROPERTIES, LLC AND CORNERSTONE SEMINOLE WOODS ASSOCIATION, INC. RECORDED IN OFFICIAL RECORDS BOOK 2769, PAGE 483; AS AMENDED BY FIRST AMENDMENT OF DECLARATION OF RESTRICTIONS AND GRANT OF EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 2843, PAGE 159. ALL OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA. THE WEST PARCEL ACCESS EASEMENT, TRACT 1 AND TRACT 2 SHOWN GRAPHICALLY HEREON.
- ORDINANCE NO. 2023-06 RECORDED IN OFFICIAL RECORDS BOOK 2805, PAGE 45 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA. THIS DOCUMENT DESCRIBES ONLY A PORTION OF THE SUBJECT LANDS AND APPEARS TO BE ADMINISTRATIVE IN NATURE. NOTHING TO SHOW GRAPHICALLY HEREON.
- ORDINANCE NO. 2023-07 RECORDED IN OFFICIAL RECORDS BOOK 2805, PAGE 49 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA. THIS DOCUMENT DESCRIBES ONLY A PORTION OF THE SUBJECT LANDS AND APPEARS TO BE ADMINISTRATIVE IN NATURE. NOTHING TO SHOW GRAPHICALLY HEREON.
- TAXES FOR 2023 ARE PAID. NOT A MATTER OF SURVEY. NOTHING TO SHOW GRAPHICALLY HEREON.
- SUBJECT TO TAXES FOR 2024 AND SUBSEQUENT YEARS. NOTHING TO SHOW GRAPHICALLY HEREON.

**ABBREVIATIONS**

IRC IRON ROD WITH CAP  
 IR IRON ROD (NO CAP)  
 IPC IRON PIPE WITH CAP  
 IP IRON PIPE (NO CAP)  
 CM CONCRETE MONUMENT  
 NAD 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 (NO CAP)  
 ● IRON PIPE WITH CAP  
 ○ IRON PIPE (NO CAP)  
 ■ CONCRETE MONUMENT  
 ○ FH FIRE HYDRANT  
 ○ HW 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  
 ○ SDM STORM DRAIN MANHOLE  
 ○ BFP BACKFLOW PREVENTER  
 ① TITLE REVIEW ITEM

**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 RIGHT-OF-WAY LINE OF STATE ROAD 100 (A 200' RIGHT-OF-WAY) S89°09'53" 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 1414.89 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.  
 CONTAINING 38.811 ACRES, MORE OR LESS.  
 PROPERTY ADDRESS: STATE ROAD 100, PALM COAST, FLORIDA 32164

**SURVEYOR'S NOTES:**

- THE LEGAL DESCRIPTION AS SHOWN HEREON WAS TAKEN VERBATIM FROM A TITLE OPINION LETTER PREPARED BY LIVINGSTON & SWORD, P.A., DATED FEBRUARY 14, 2024.
- 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 87K OBSERVATIONS ON THE FLORIDA PERMANENT REFERENCE NETWORK AND FIELD VERIFIED BY REDUNDANT MEASUREMENTS TO NATIONAL GEODETIC MONUMENTS "SMITH", "95 72 B50" AND "95 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 "95 72 B20" WITH AN AVERAGE ERROR OF 0.33' AND A CALCULATED ACCURACY OF 1:106,962  
 -TIED TO NGS "95 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.
- HORIZONTAL DATUM IS NORTH AMERICAN DATUM 1983 (NAD 83), FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE. DISTANCES SHOWN HEREON ARE GROUND DISTANCES.
- VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88) AS REFERENCED TO A LOCAL BENCHMARK PUBLISHED BY NATIONAL GEODETIC SURVEY.
- THIS PROPERTY IS LOCATED IN FLOOD INSURANCE RATE MAP (F.I.R.M.) ZONE "X"; MAP NUMBER 1203CS0230E, EFFECTIVE DATE 06/06/2018.
- 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.
- UNDERGROUND FOUNDATIONS AND UTILITIES (IF ANY) NOT SHOWN HEREON.
- FIELD WORK FOR THIS SURVEY WAS COMPLETED ON 6/22/2022.
- THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR/MAPPER.
- SYMBOLS SHOWN HEREON SUCH AS VALVES AND UTILITY POLES ARE NOT TO SCALE.
- THE PURPOSE OF THIS SURVEY WAS TO LOCATE ON-SITE MAJOR IMPROVEMENTS RELATIVE TO THE OCCUPIED BOUNDARY.
- SURVEY ACCURACIES HEREON MEET CURRENT INDUSTRY STANDARDS.
- 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 1 AND W.P.I. NO. 5112049.
- NO WETLANDS, TOPOGRAPHIC OR INDIVIDUAL TREE LOCATIONS SHOWN HEREON.
- ACCORDING TO FLAGLER COUNTY RESOLUTION 2008-83, RECORDED MARCH 3, 2009 IN OFFICIAL RECORDS BOOK 1704, PAGE 1935, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, 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 HAVE BEEN PREVIOUSLY VACATED. IN ACCORDANCE WITH THIS DOCUMENT, THE APPROXIMATE LOCATIONS OF THE REMAINING MATTERS OF SAID PLAT SHOWN GRAPHICALLY HEREON.

CERTIFIED TO:  
 ATLEE DEVELOPMENT GROUP, INC.

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS PER CHAPTER 5J-17.050 THRU 17.053, FLORIDA ADMINISTRATIVE CODE.

KENNETH J. KUHAR  
 FLORIDA PROFESSIONAL SURVEYOR/MAPPER #6105

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PROJECT NO. K22099  
 DRAWING REFERENCE NO. K22099 WORKSHEET.DWG  
 REVISION NO./DATE 2/23/2024  
 ORIGINAL ISSUE DATE 10/7/2022  
 SHEET 1 OF 1

REVISIONS

NO	DATE	DESCRIPTION
3	3/7/25/24	REVISED FOR COUNTY SUBMITAL
2	2/23/24	REVISED IN ACCORDANCE WITH TITLE WORK
1	1/6/22/23	REVISED TO SHOW MAP OF BUNNELL DEVELOPMENT COMPANY'S LAND, PLAT BOOK 1, PAGE 1

BOUNDARY SURVEY  
 STATE HIGHWAY 100 EAST, PALM COAST, FLORIDA 32164  
 PREPARED FOR: ATLEE DEVELOPMENT GROUP, INC.

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