

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTIONS 22 AND 27, TOWNSHIP 12 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM A POINT OF REFERENCE BEING A PERMANENT REFERENCE MONUMENT AT THE NORTHEASTERLY CORNER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 31 EAST; THENCE, N 01°01'16" W, ALONG THE EASTERLY LINE OF SECTION 27 AND THE WESTERLY LINE OF SECTION 26, 660.16 FEET; THENCE, N 89°00'32" E, 968.74 FEET TO A POINT OF THE WESTERLY RIGHT-OF-WAY LINE OF OLD KINGS ROAD (A 100 FOOT WIDE RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE, N 20°36'54" W, ALONG SAID RIGHT-OF-WAY, 53.09 FEET; THENCE S 89°00'32" W, DEPARTING SAID RIGHT-OF-WAY 374.32 FEET; THENCE, N 22°30'26" W, 614.01 FEET; THENCE, N 89°00'32" E, 374.05 FEET TO A POINT OF CURVATURE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2814.93 FEET, A CENTRAL ANGLE OF 01°40'06" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 28°22'22" W, 81.96 FEET; THENCE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 81.96 FEET; THENCE, N 29°12'24" W, 1631.99 FEET TO A POINT OF CURVATURE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 5779.65 FEET, A CENTRAL ANGLE OF 02°16'02" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 28°04'23" W, 228.69 FEET; THENCE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 228.71 FEET; THENCE, N 26°38'09" W, 466.61 FEET; THENCE, S 61°47'39" W, DEPARTING SAID RIGHT-OF-WAY, 750.00 FEET; THENCE, N 26°37'56" W, 705.14 FEET; THENCE S 61°47'39" W, 230.32 FEET TO THE POINT OF BEGINNING:

FROM THE POINT OF BEGINNING; THENCE, S 63°05'23" W, 1303.67 FEET TO A POINT OF CURVATURE CONCAVE EASTERLY, HAVING A RADIUS OF 1163.00 FEET, A CENTRAL ANGLE OF 10°56'35" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 00°35'04" W, 221.79 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 222.13 FEET TO A POINT OF CURVATURE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 395.00 FEET, A CENTRAL ANGLE OF 25°28'08" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 07°50'50" W, 174.14 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 175.58 FEET; THENCE, N 89°29'27" W, 120.00 FEET TO A POINT OF CURVATURE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 35°23'09" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 38°18'23" W, 167.15 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 169.84 FEET; THENCE, S 34°00'03" E, 120.00 FEET TO A POINT OF CURVATURE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 395.00 FEET, A CENTRAL ANGLE OF 7°46'30" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 59°53'12" W, 53.56 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 53.60 FEET; THENCE, N 26°13'33" W, 120.00 FEET TO A POINT OF CURVATURE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 8°10'38" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 67°51'46" W, 39.21 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 39.25 FEET; THENCE, S 71°57'04" W, 76.34 FEET TO A POINT OF CURVATURE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1146.89 FEET, A CENTRAL ANGLE OF 03°07'46" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 71°03'37" W, 62.63 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 62.64 FEET TO A POINT OF CURVATURE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 14.00 FEET, A CENTRAL ANGLE OF 59°12'29" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 38°26'03" W, 13.83 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 14.47 FEET TO A POINT OF CURVATURE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 61.99 FEET, A CENTRAL ANGLE OF 101°50'28" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 59°46'02" W, 96.24 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 110.19 FEET; THENCE, S 20°40'49" W, 125.79 FEET; THENCE, S 46°32'26" W, 10.66 FEET; THENCE, S 63°19'13" W, 154.65 FEET; THENCE, N 18°19'40" W, 3014.25 FEET TO A POINT OF CURVATURE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 499.93 FEET; A CENTRAL ANGLE OF 24°45'26" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 77°18'42" E, 214.34 FEET; THENCE, NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 216.02 FEET; THENCE, N 64°55'59" E, 2688.10 FEET; THENCE, S 26°39'09" E, 1575.64 FEET TO A POINT OF CURVATURE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 5679.65 FEET, A CENTRAL ANGLE OF 2°44'15" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 25°17'02" E, 271.34 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 271.36 FEET; THENCE S 23°54'54" E A DISTANCE OF 178.81 FEET; THENCE, S 61°47'39" W, 1000.04 FEET; THENCE, S 26°37'56" E, 394.86 FEET TO THE POINT OF BEGINNING

THE ABOVE DESCRIBED LANDS CONTAIN 174.10 ACRES, MORE OR LESS.

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT VENTURE 8, LLC., A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTIONS 22 AND 27, TOWNSHIP 12 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, SHOWN HEREON AS "RADIANCE," HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE SAID LANDS AND PLAT FOR THE USES AND PURPOSES HEREIN EXPRESSED AND MORE SPECIFICALLY AS FOLLOWS:

- 1. TO RADIANCE COMMUNITY DEVELOPMENT DISTRICT, TOGETHER WITH ITS SUCCESSORS AND ASSIGNS ("CDD"):
a. TRACT "G" (RIGHT-OF-WAY) FOR ROAD, STREET LIGHTING, AND SIDEWALK PURPOSES. THE CDD SHALL BE RESPONSIBLE FOR MAINTENANCE IN PERPETUITY. AN INGRESS-EGRESS EASEMENT IS HEREBY GRANTED FOR OFFICIAL INGRESS-EGRESS OF EMERGENCY VEHICLES, GOVERNMENT SERVICES, AND UTILITY PROVIDES, OVER AND UPON SAID TRACT "G". A UTILITY EASEMENT IS GRANTED TO FLORIDA GOVERNMENTAL UTILITY AUTHORITY ("FGUA") OVER TRACT "G" FOR OPERATION / MAINTENANCE OF WATER AND SANITARY SEWER AND RECLAIM LINES.
b. TRACTS A (OPEN SPACE/PRESERVATION/STORMWATER/25' LANDSCAPE BUFFER/100' LANDSCAPE BUFFER), B (OPEN SPACE/STORMWATER), C (RECREATION), D (OPEN SPACE/STORMWATER), E (OPEN SPACE/STORMWATER), F (OPEN SPACE/PRESERVATION/STORMWATER), H (OPEN SPACE), I (SIGNAGE), J (OPEN SPACE/PRESERVATION/STORMWATER), AND M (OPEN SPACE) FOR THE PURPOSE(S) IDENTIFIED. THE CDD SHALL HAVE THE RIGHT AND OBLIGATION TO MAINTAIN SUCH TRACTS.
c. TRACTS L (IRRIGATION PUMP) TO BE USED AS IRRIGATION PUMP. THE CDD SHALL HAVE THE RIGHT AND OBLIGATION TO MAINTAIN SUCH IMPROVEMENTS.
d. NON-EXCLUSIVE EASEMENTS OVER ALL DRAINAGE EASEMENTS IDENTIFIED HEREON ("U.D.A.E.", "D.A.E.") AND INCLUDING THE RIGHTS AND OBLIGATIONS TO CONSTRUCT, ACQUIRE, OWN, OPERATE, MAINTAIN, REPAIR AND REPLACE ANY STORMWATER IMPROVEMENTS WITHIN SUCH EASEMENTS. THE CDD SHALL HAVE THE RIGHT AND OBLIGATION TO MAINTAIN SUCH IMPROVEMENTS.
e. NON-EXCLUSIVE EASEMENTS OVER ALL UTILITY EASEMENTS DESIGNATED U.D.A.E. FOR THE INSTALLATION, ACQUISITION, CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF CONDUIT AND STREET LIGHTS. THE CDD SHALL HAVE THE RIGHT AND OBLIGATION TO MAINTAIN SUCH IMPROVEMENTS.
f. NON-EXCLUSIVE EASEMENT OVER TRACT K (LIFT STATION), INCLUDING THE RIGHT AND OBLIGATION TO CONSTRUCT, ACQUIRE, OWN, AND TRANSFER LIFT STATIONS WITHIN SUCH EASEMENTS. THE CDD MAY INSTALL AND/OR ACQUIRE WATER, SEWER AND RECLAIM UTILITIES WITHIN ALL RIGHTS-OF-WAY AND TRACT K AND TRANSFER THEM TO FGUA UPON COMPLETION, SUBJECT TO FGUA'S APPROVAL PROCESS.
2. TO FLAGLER COUNTY, FLORIDA ("COUNTY"), ITS SUCCESSORS AND ASSIGNS:
a. NON-EXCLUSIVE EASEMENTS FOR GOVERNMENTAL PURPOSES OVER ALL RIGHTS-OF-WAY, U.D.A.E. EASEMENTS, AND D.A.E. EASEMENTS. EXCEPT AS OTHERWISE STATED HEREIN, THE COUNTY SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN AND REPAIR ANY IMPROVEMENTS THEREON.
b. TRACT O FOR OPEN SPACE PURPOSES. THE COUNTY SHALL HAVE THE RIGHT AND OBLIGATION TO MAINTAIN TRACT O.
3. TO FLORIDA POWER AND LIGHT COMPANY, ITS SUCCESSORS AND ASSIGNS ("FPL"):
a. A NON-EXCLUSIVE EASEMENT OVER ALL EASEMENTS IDENTIFIED AS "U.D.A.E." IN CONJUNCTION WITH FPL'S UNDERGROUND ELECTRICAL SYSTEM. ADDITIONAL UTILITY EASEMENTS MAY BE GRANTED BY OWNER OR ITS SUCCESSORS AND ASSIGNS TO FPL OVER ADDITIONAL PORTIONS OF THE PLAT AS NEEDED FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF ELECTRICAL SERVICE.
4. TO FLORIDA GOVERNMENTAL UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS ("FGUA"):
a. TRACT K (LIFT STATION) TO BE USED AS LIFT STATION. FGUA SHALL HAVE THE RIGHT AND OBLIGATION TO MAINTAIN SUCH IMPROVEMENTS.
5. ALL UTILITY EASEMENTS SHOWN ON THIS PLAT SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISIONS SERVICES IN THE MANNER AND SUBJECT TO THE PROVISIONS OF CHAPTER 177, PART 1, SECTION 177.091(28) OF THE FLORIDA STATUTES; HOWEVER, ONLY CABLE TELEVISION SERVICE PROVIDERS SPECIFICALLY AUTHORIZED BY THE UNDERSIGNED OWNERS, THEIR SUCCESSORS AND ASSIGNS, TO SERVE THE LANDS SHOWN ON THIS PLAT, SHALL HAVE THE BENEFIT OF SAID CABLE TELEVISION SERVICE EASEMENTS.
6. ALL LANDS SUBJECT TO THIS PLAT THAT ARE NOT OTHERWISE DEDICATED ABOVE ARE HEREBY RESERVED BY THE OWNER FOR FUTURE USES.

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

VENTURE 8, LLC., A FLORIDA LIMITED LIABILITY COMPANY

WITNESS ITS PRESIDENT

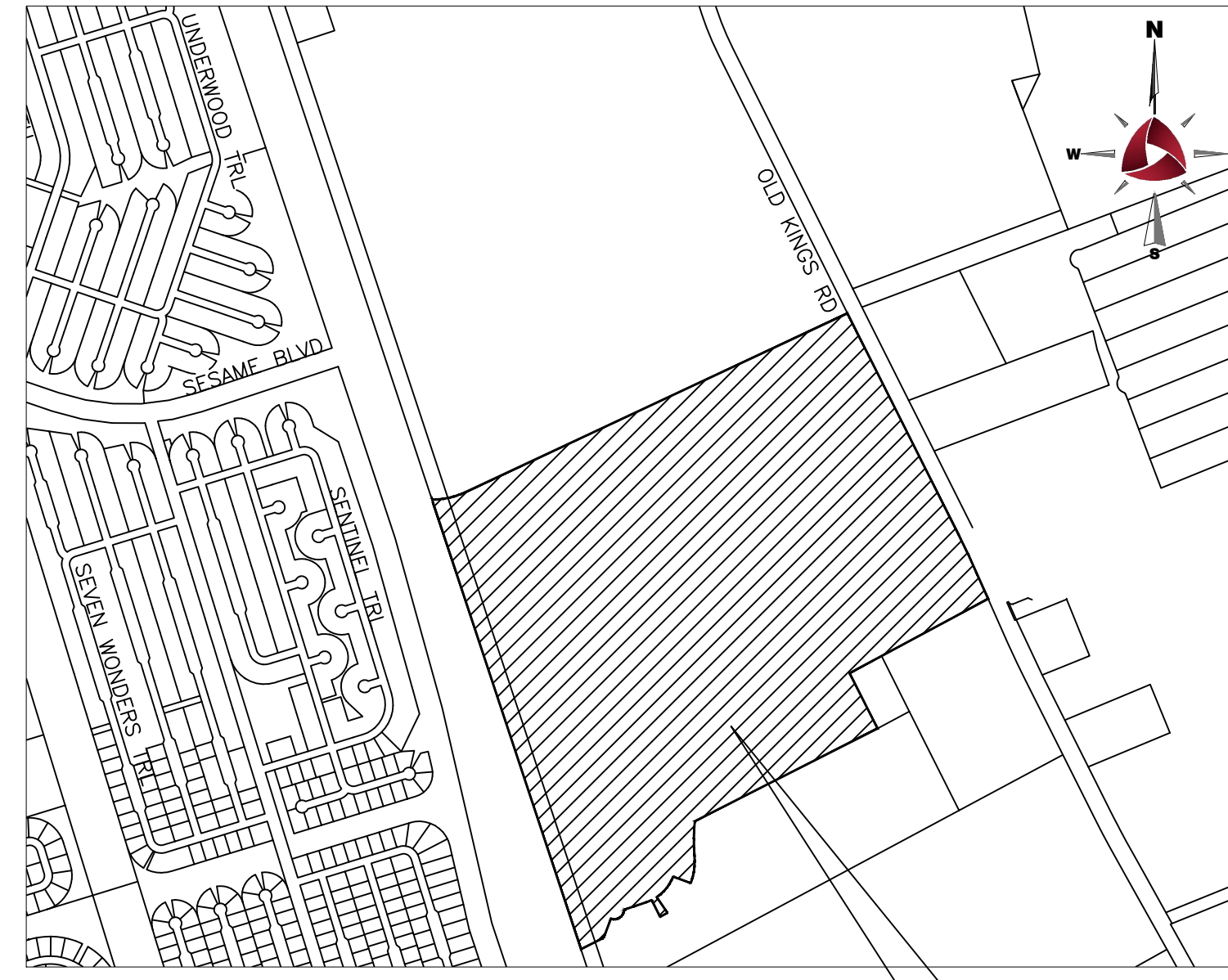
PRINT NAME PRINT NAME - TITLE

ATTEST

PRINT NAME - TITLE

RADIANCE

A PORTION OF SECTIONS 22 AND 27, TOWNSHIP 12 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA.



VICINITY MAP SCALE: 1"=1000' PROJECT LOCATION

PROPERTY INFORMATION REPORT REFERENCE

- 1. SPECIAL WARRANTY DEED FROM EAGLE FL VI SPE, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY, TO VENTURE 8, LLC, A FLORIDA LIMITED LIABILITY COMPANY, RECORDED IN O.R. BOOK 1908, PAGE 123, AS CORRECTED BY CORRECTIVE SPECIAL WARRANTY DEED RECORDED IN O.R. BOOK 1919, PAGE 309, AND SECOND CORRECTIVE SPECIAL WARRANTY DEED RECORDED IN O.R. BOOK 1921, PAGE 1388, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.
-DOES NOT AFFECT PROPOSED PLAT.
2. EASEMENT IN FAVOR OF FLAGLER COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AS RECORDED IN OFFICIAL RECORDS BOOK 3, PAGE 406, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.
-DOES NOT AFFECT PROPOSED PLAT.
3. DECLARATION OF RESTRICTIVE COVENANTS RECORDED IN OFFICIAL RECORDS BOOK 514, PAGE 515, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.
-NOT A MATTER OF SURVEY.
4. CANAL AND DRAINAGE RIGHT-OF-WAY EASEMENT IN FAVOR OF FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS, AS RECORDED IN OFFICIAL RECORDS BOOK 619, PAGE 159, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.
-DOES NOT AFFECT PROPOSED PLAT.
5. POST CLOSING AGREEMENT AND EASEMENT AS SET FORTH IN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 1148, PAGE 717, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.
-100' ACCESS EASEMENT SHOWN ON PLAT HEREON.
6. EASEMENT IN FAVOR OF TLC PROPERTIES, INC. RECORDED IN OFFICIAL RECORDS BOOK 1665, PAGE 1729, AS AFFECTED BY THE CORPORATE AFFIDAVIT RECORDED IN OFFICIAL RECORDS BOOK 1665, PAGE 1717, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.
-DOES NOT AFFECT PROPOSED PLAT.
7. NON-EXCLUSIVE INGRESS AND EGRESS EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1993, PAGE 1027, AS AMENDED AND RESTATED BY AMENDED AND RESTATED INGRESS AND EGRESS EASEMENT AGREEMENT RECORDED IN O.R. BOOK 2847, PAGE 1536, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.
-DOES NOT AFFECT PROPOSED PLAT.
8. AGREEMENT FOR A POTABLE WATER INTERCONNECTION FOR EMERGENCY FIRE PROTECTION RECORDED IN OFFICIAL RECORDS BOOK 2027, PAGE 317, AND AGREEMENT FOR TRANSFER OF WATER AND WASTEWATER ASSESSMENTS RECORDED IN OFFICIAL RECORDS BOOK 2027, PAGE 378, TOGETHER WITH AND AS AFFECTED BY THE ASSIGNMENT RECORDED IN OFFICIAL RECORDS BOOK 2052, PAGE 666, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.
-NOT A MATTER OF SURVEY.
9. INTERLOCAL AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 2129, PAGE 1549, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.
-DOES NOT AFFECT PROPOSED PLAT.
10. MEMORANDUM OF AGREEMENT BY AND BETWEEN VENTURE 8, LLC AND KOLTER GROUP ACQUISITIONS LLC RECORDED IN O.R. BOOK 2563, PAGE 1486, AS AMENDED BY AMENDED MEMORANDUM OF AGREEMENT RECORDED IN O.R. BOOK 2779, PAGE 1490, SECOND AMENDED MEMORANDUM OF AGREEMENT RECORDED IN O.R. BOOK 2818, PAGE 795, AND THIRD AMENDED MEMORANDUM OF AGREEMENT RECORDED IN O.R. BOOK 2854, PAGE 133, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.
-NOT A MATTER OF SURVEY.
11. NOTICE OF ESTABLISHMENT OF RADIANCE COMMUNITY DEVELOPMENT DISTRICT RECORDED IN OFFICIAL RECORDS BOOK 2709, PAGE 493, AS AFFECTED BY NOTICE OF BOUNDARY AMENDMENT OF THE RADIANCE COMMUNITY DEVELOPMENT DISTRICT RECORDED IN O.R. BOOK 2864, PAGE 1710, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.
-NOT A MATTER OF SURVEY.
12. ORDINANCE NO. 2022-10 RECORDED IN OFFICIAL RECORDS BOOK 2710, PAGE 1416, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.
-NOT A MATTER OF SURVEY.
13. ORDINANCE NO. 2022-15 RECORDED IN OFFICIAL RECORDS BOOK 2732, PAGE 135, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.
-NOT A MATTER OF SURVEY.
14. ORDINANCE NO. 2022-16 RECORDED IN OFFICIAL RECORDS BOOK 2732, PAGE 140, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.
-NOT A MATTER OF SURVEY.
15. PUBLIC SCHOOL PROPORTIONATE SHARE MITIGATION AGREEMENT RECORDED IN O.R. BOOK 2822, PAGE 588, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.
-NOT A MATTER OF SURVEY.
16. TRANSPORTATION IMPACT FEE CREDIT AGREEMENT RECORDED IN O.R. BOOK 2844, PAGE 1346, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.
-NOT A MATTER OF SURVEY.

GROWTH MANAGEMENT DIRECTOR CERTIFICATE:

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.

PRINT NAME: _____ GROWTH MANAGEMENT DIRECTOR

REVIEWING SURVEYORS CERTIFICATION

I HEREBY CERTIFY, THAT THE UNDERSIGNED IS A LICENSED PROFESSIONAL SURVEYOR AND MAPPER AND IS EITHER EMPLOYED OR UNDER CONTRACT AT FLAGLER COUNTY. I ALSO CERTIFY THAT I AM NOT REPRESENTING THE OWNER OR THE OWNERS OF RECORD AND HAVE REVIEWED THIS PLAT AND FOUND IT TO COMPLY WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND FLAGLER COUNTY PLATTING REGULATIONS.

BY: _____ DATE: _____

PRINTED NAME _____ FLORIDA PROFESSIONAL SURVEYOR AND MAPPER CERTIFICATION NO. _____

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") HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS ("P.C.P.S") WILL BE SET UNDER THE GUARANTEES POSTED WITH THE FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; 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.

CLAYTON A. WALLEY, PSM _____ FLORIDA PROFESSIONAL SURVEYOR AND MAPPER CERTIFICATE NO. 7209

CERTIFICATE OF APPROVAL BY COUNTY COMMISSION OF FLAGLER COUNTY, FLORIDA

THIS IS TO CERTIFY, THAT ON THE ____ DAY OF _____, 2024, 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 THE FOREGOING PLAT WAS FILED FOR RECORD ON THE ____ DAY OF _____, 2024.

CLERK AND EX-OFFICIO CLERK TO 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

SURVEYOR: ALLIANT FLORIDA, INC. 10475 FORTUNE PARKWAY, STE 101, JACKSONVILLE, FL 32256

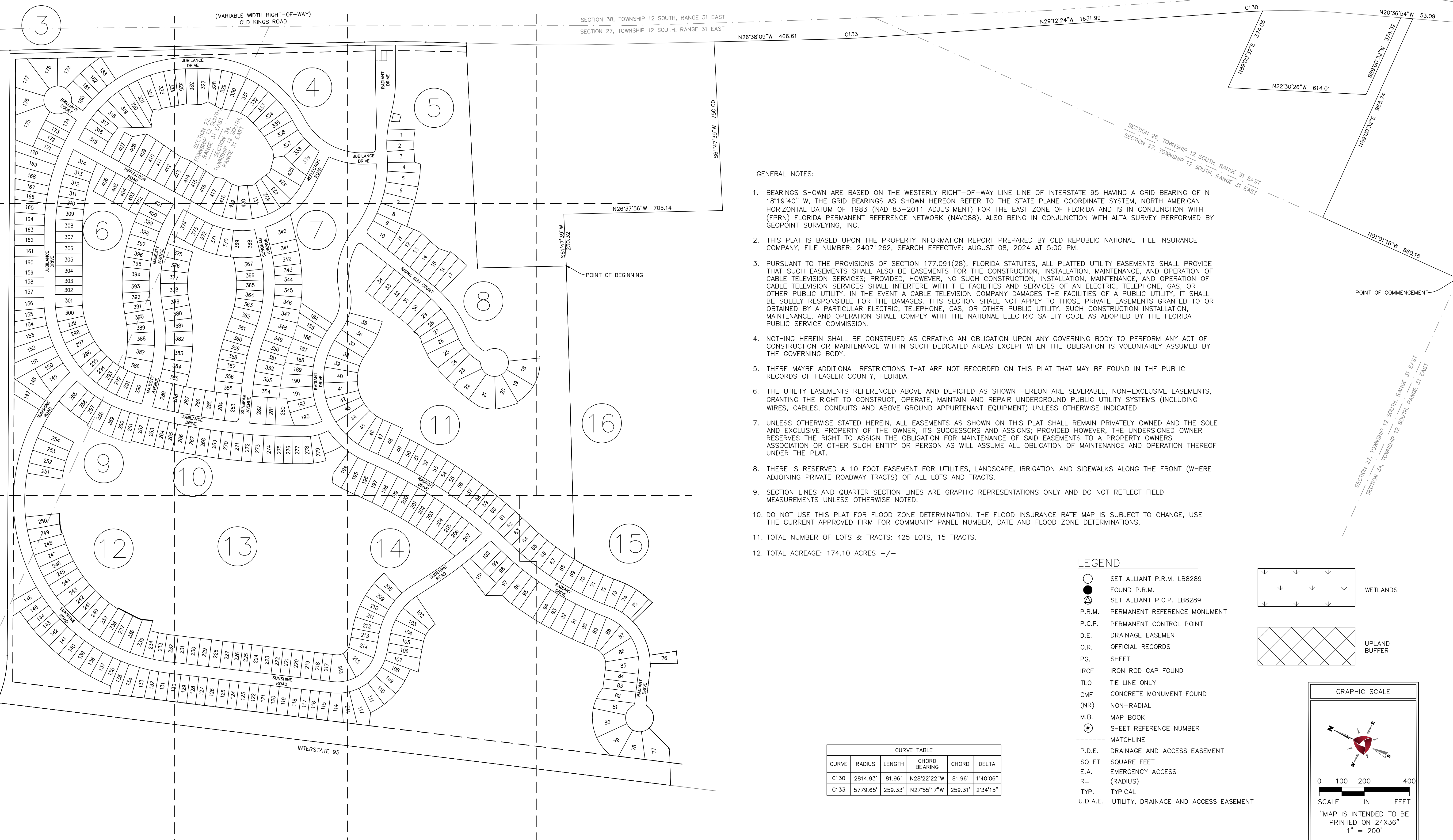
DEVELOPER: VENTURE 8, LLC., A FLORIDA LIMITED LIABILITY COMPANY 1808 CONCEPT COURT, STE 100, DAYTONA BEACH, FL 32155

ALLIANT logo and contact information: 10475 Fortune Pkwy, Suite 101 Jacksonville, FL 32256 904.240.1351 MAIN www.alliant-inc.com LB 8289. Includes a table with fields: DRAWN BY (JB), CHECKED BY (CAW), DATE ISSUED (8/29/2024), SCALE, JOB NO. (323-0009), SHEET (1).

RADIANCE

A PORTION OF SECTIONS 22 AND 27, TOWNSHIP 12 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA.

KEY MAP



ALLIANT

10475 Fortune Pkwy, Suite 101
Jacksonville, FL 32256
904.240.1351 MAIN
www.alliant-inc.com
LB 8289

DRAWN BY: JB
CHECKED BY: CAW
DATE ISSUED: 8/29/2024
SCALE: 1"=200'
JOB NO.: 323-0009
SHEET: 2

Drawing name: V:\Jacksonville Office\Survey\Projects\2023\32300009 - RADIANCE\LAND DEVELOPMENT\PLAT\Radiance Overall\323-0009 - Radiance Plat - JK.dwg Aug 29, 2024 - 10:31am

SURVEYOR: ALLIANT FLORIDA, INC.
10475 FORTUNE PARKWAY, STE 101, JACKSONVILLE, FL 32256

DEVELOPER: VENTURE 8, LLC., A FLORIDA LIMITED LIABILITY COMPANY
1808 CONCEPT COURT, STE 100, DAYTONA BEACH, FL 32155

RADIANCE

A PORTION OF SECTIONS 22 AND 27, TOWNSHIP 12 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA.

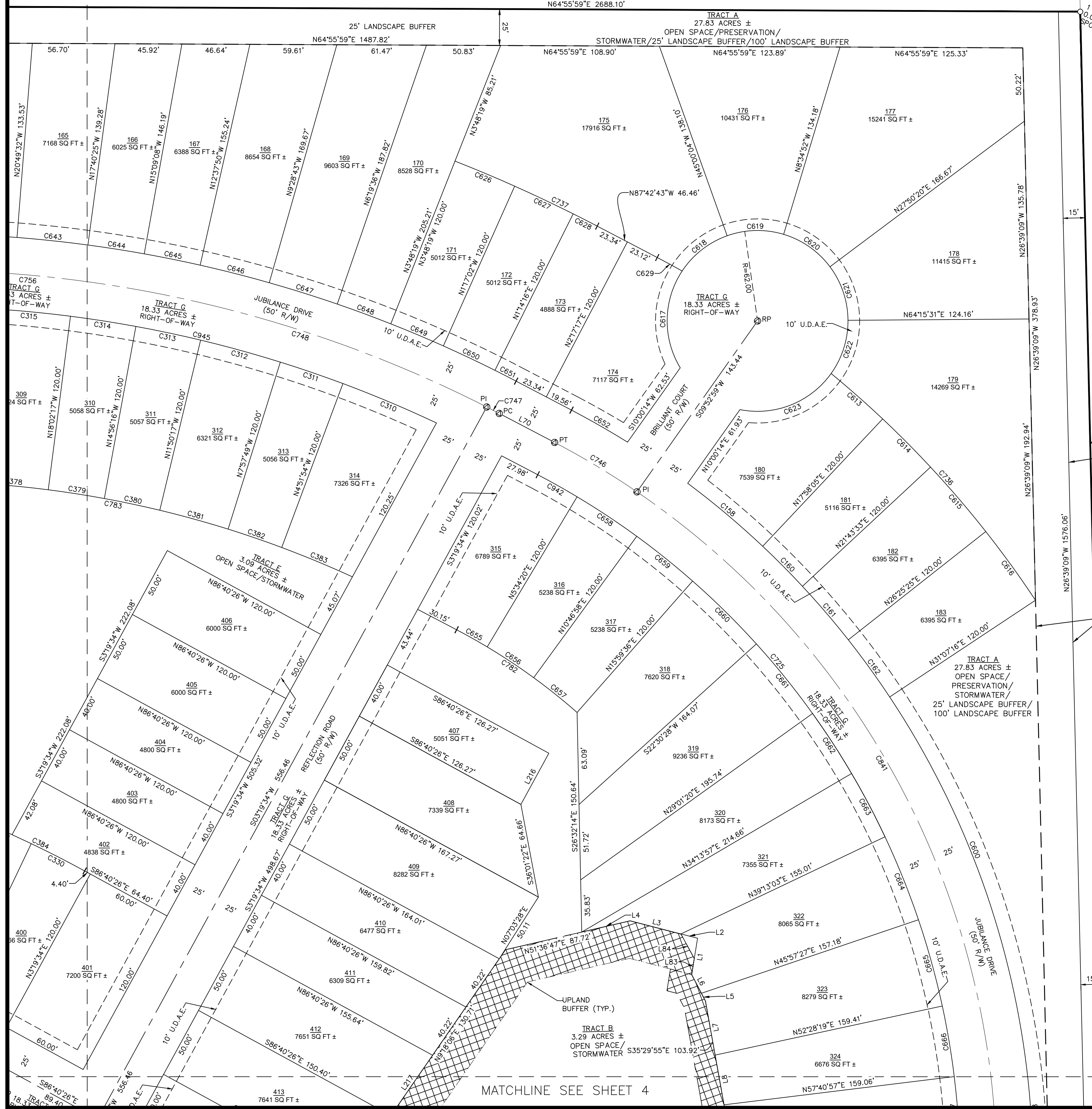
MAP BOOK SHEET

SHEET 3 OF 16
SEE SHEET 2 FOR NOTES

MATCHLINE
SEE SHEET 6

BULOW CREEK LLC
O.R.B. 525, PAGE 995
UNPLATTED LANDS

RIGHT OF WAY LINE (TYP.)



CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C158	590.00'	67.19'	S75°17'40"E	67.15'	6°31'30"
C160	590.00'	38.70'	S70°09'11"E	38.69'	3°45'28"
C161	590.00'	48.37'	S65°55'31"E	48.36'	4°41'52"
C162	590.00'	48.37'	S61°13'40"E	48.36'	4°41'52"
C310	839.00'	69.63'	N87°30'45"E	69.61'	4°45'18"
C311	839.00'	45.38'	N83°35'08"E	45.37'	3°05'55"
C312	839.00'	56.73'	N80°05'57"E	56.72'	3°52'28"
C313	839.00'	45.39'	N76°36'43"E	45.39'	3°05'59"
C314	839.00'	45.40'	N73°30'43"E	45.39'	3°06'01"
C315	839.00'	56.76'	N70°01'25"E	56.75'	3°52'35"
C330	745.00'	41.13'	S88°15'19"E	41.12'	3°09'46"
C331	745.00'	46.21'	N88°23'11"E	46.20'	3°33'14"
C378	719.00'	48.64'	S70°01'25"E	48.63'	3°52'35"
C379	719.00'	38.91'	S73°30'43"W	38.90'	3°06'01"
C380	719.00'	38.90'	S76°36'43"W	38.89'	3°05'59"
C381	719.00'	48.62'	S80°05'57"W	48.61'	3°52'35"
C382	719.00'	38.89'	S83°35'08"W	38.88'	3°05'55"
C383	719.00'	52.46'	S87°13'32"W	52.45'	4°10'51"
C600	590.00'	336.10'	S42°33'34"E	331.57'	32°38'20"
C613	710.00'	47.13'	S75°56'01"W	47.12'	3°48'12"

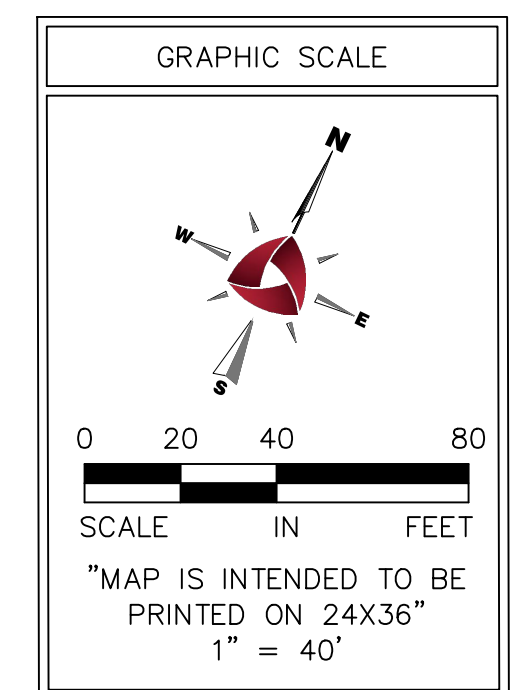
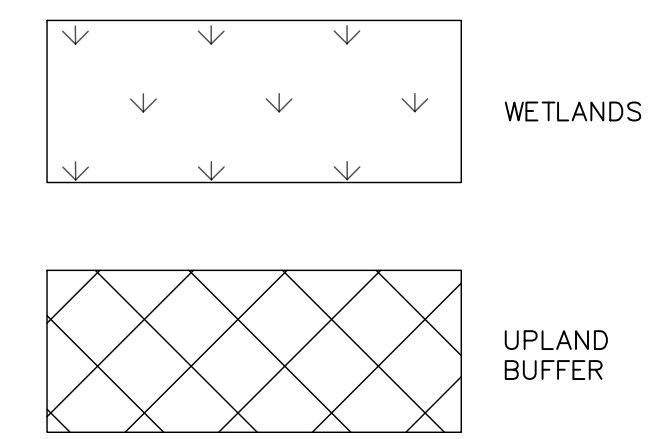
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C614	710.00'	46.57'	N70°09'11"W	46.56'	3°45'28"
C615	710.00'	58.21'	N65°55'31"W	58.20'	4°41'52"
C616	710.00'	58.21'	N61°13'40"W	58.20'	4°41'52"
C617	62.00'	70.04'	S24°09'30"E	66.37'	64°43'33"
C618	62.00'	39.82'	S26°36'06"W	39.13'	36°47'40"
C619	62.00'	39.41'	S63°12'32"W	38.75'	36°25'12"
C620	62.00'	39.41'	N80°22'16"W	38.75'	36°25'12"
C621	62.00'	39.41'	N43°57'05"W	38.75'	36°25'12"
C622	62.00'	38.90'	N7°46'03"W	38.26'	35°56'51"
C623	62.00'	71.11'	N43°03'43"E	67.27'	65°42'43"
C626	1009.00'	44.40'	S87°27'20"W	44.40'	2°31'17"
C627	1009.00'	44.40'	S89°58'37"W	44.40'	2°31'17"
C628	1009.00'	18.50'	N88°14'14"W	18.50'	1°03'01"
C629	710.00'	19.49'	N86°55'33"W	19.49'	1°34'21"
C643	889.00'	48.91'	S70°45'01"W	48.90'	3°09'07"
C644	889.00'	39.12'	S73°35'14"W	39.12'	2°31'17"
C645	889.00'	39.12'	S76°06'31"W	39.12'	2°31'17"
C646	889.00'	48.91'	S78°56'43"W	48.90'	3°09'07"
C647	889.00'	48.91'	S82°05'50"W	48.90'	3°09'07"
C648	889.00'	39.12'	S84°56'02"W	39.12'	2°31'17"

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C649	889.00'	39.12'	S87°27'20"W	39.12'	2°31'17"
C650	889.00'	39.12'	S89°58'37"W	39.12'	2°31'17"
C651	889.00'	16.30'	N88°14'14"W	16.30'	1°03'01"
C652	590.00'	44.25'	N85°33'48"W	44.24'	4°17'50"
C655	420.00'	24.08'	N86°04'11"W	24.07'	3°17'04"
C656	420.00'	38.19'	N81°49'21"W	38.18'	5°12'38"
C657	420.00'	38.19'	N76°36'43"W	38.18'	5°12'38"
C658	540.00'	49.11'	N81°49'21"W	49.09'	5°12'38"
C659	540.00'	49.11'	N76°36'43"W	49.09'	5°12'38"
C660	540.00'	61.40'	N70°44'58"W	61.36'	6°30'52"
C661	540.00'	61.40'	N64°14'06"W	61.36'	6°30'52"
C662	540.00'	49.11'	N58°22'22"W	49.09'	5°12'38"
C663	540.00'	49.11'	N53°09'44"W	49.09'	5°12'38"
C664	540.00'	61.40'	N47°17'59"W	61.36'	6°30'52"
C665	540.00'	61.40'	N40°47'07"W	61.36'	6°30'52"
C666	540.00'	49.11'	N34°55'22"W	49.09'	5°12'38"
C667	540.00'	49.11'	N29°42'44"W	49.09'	5°12'38"
C725	540.00'	579.36'	N56°58'34"W	551.97'	61°28'19"
C736	710.00'	210.12'	N67°21'25"W	209.36'	16°57'23"
C737	1009.00'	107.30'	S89°14'29"W	107.25'	6°05'36"

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C746	565.00'	65.90'	N84°22'13"W	65.87'	6°41'00"
C747	864.00'	9.63'	N88°01'53"W	9.63'	0°38'20"
C748	864.00'	402.06'	S78°19'05"W	398.44'	26°39'44"
C782	420.00'	100.47'	N80°51'34"W	100.23'	13°42'19"
C783	719.00'	305.30'	S77°09'05"W	303.01'	24°19'43"
C841	565.00'	540.28'	N53°38'04"W	519.93'	54°47'19"
C945	839.00'	364.66'	N77°26'19"E	361.80'	24°54'11"

Line #	Length	Direction
L1	25.28	S16°10'14"E
L2	11.78	N79°07'24"E
L3	35.96	N79°07'24"E
L4	34.08	N51°37'48"E
L5	5.96	S52°50'25"E
L6	14.45	S52°50'25"E
L7	37.71	S35°29'55"E
L8	34.62	S35°29'55"E
L70	42.90	N87°42'43"W
L83	11.17	S16°10'14"E
L84	19.02	S53°49'44"E
L216	40.00	S03°19'34"W

- LEGEND**
- SET ALLIANT P.R.M. LB8289
 - FOUND P.R.M.
 - ⊙ SET ALLIANT P.C.P. LB8289
 - P.R.M. PERMANENT REFERENCE MONUMENT
 - P.C.P. PERMANENT CONTROL POINT
 - D.E. DRAINAGE EASEMENT
 - O.R. OFFICIAL RECORDS
 - PG. SHEET
 - IRCF IRON ROD CAP FOUND
 - TLO TIE LINE ONLY
 - CMF CONCRETE MONUMENT FOUND
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 - M.B. MAP BOOK
 - ⊕ SHEET REFERENCE NUMBER
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 - SQ FT SQUARE FEET
 - E.A. EMERGENCY ACCESS
 - R= (RADIUS)
 - TYP. TYPICAL
 - U.D.A.E. UTILITY, DRAINAGE AND ACCESS EASEMENT



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LB 8289

DRAWN BY: JB
CHECKED BY: CAW
DATE ISSUED: 8/29/2024
SCALE: 1" = 40'
JOB NO.: 323-0009
SHEET: 3

Drawing name: V:\Jacksonville Office\Survey\Projects\2023\3230009 - RADIANCE LAND DEVELOPMENT\PLAT\RADIANCE Overall\323-0009 - Radiance Plat - JK.dwg Aug 29, 2024 - 10:31am

SURVEYOR: ALLIANT FLORIDA, INC.
10475 FORTUNE PARKWAY, STE 101, JACKSONVILLE, FL 32256

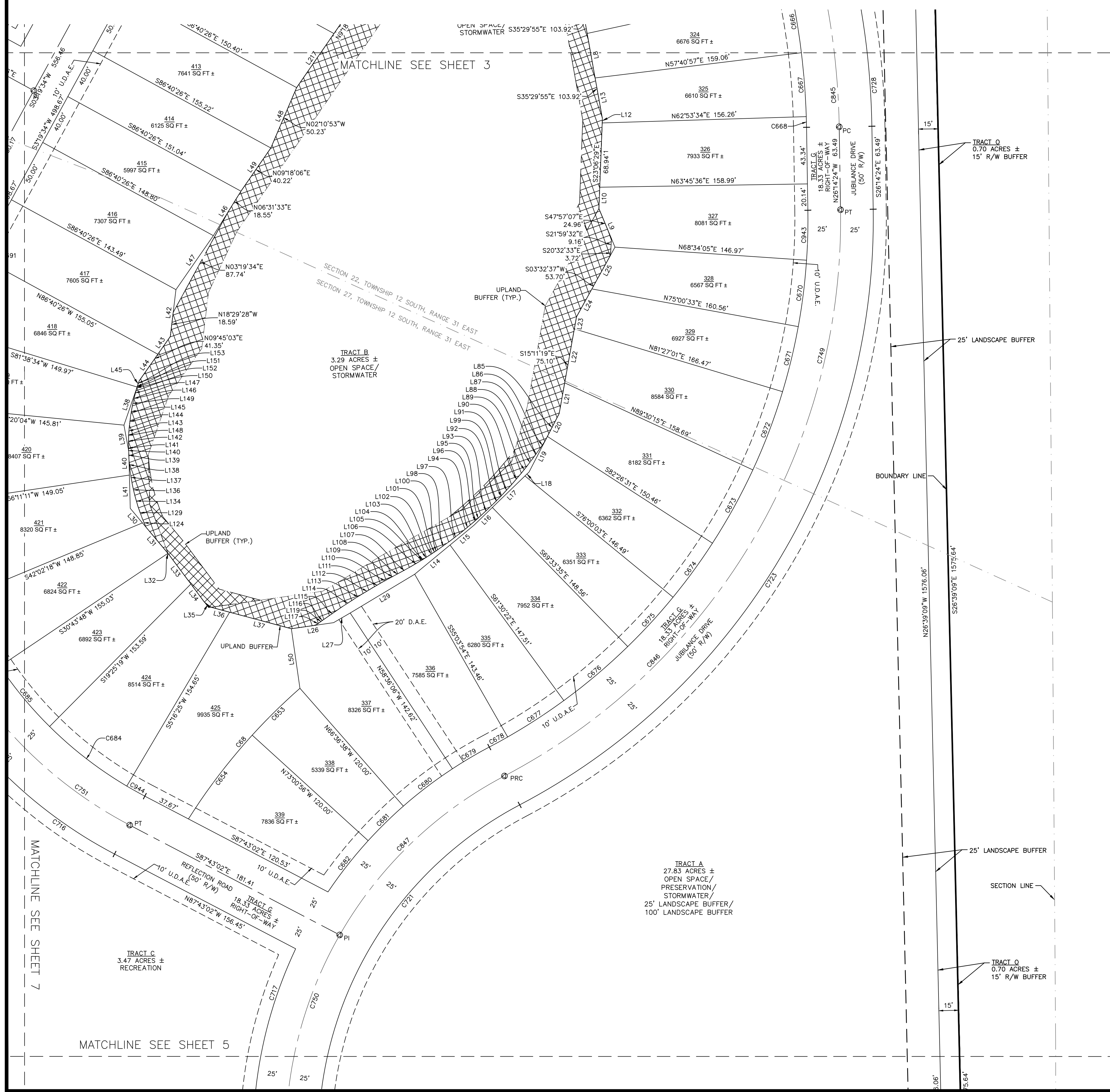
DEVELOPER: VENTURE 8, LLC., A FLORIDA LIMITED LIABILITY COMPANY
1808 CONCEPT COURT, STE 100, DAYTONA BEACH, FL 32155

RADIANCE

A PORTION OF SECTIONS 22 AND 27, TOWNSHIP 12 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA.

MAP BOOK SHEET

SHEET 4 OF 16
SEE SHEET 2 FOR NOTES



Line #	Length	Direction
L8	34.62	S35°29'55"E
L9	31.97	S47°57'07"E
L10	16.37	S23°06'29"E
L11	49.22	S23°06'29"E
L12	3.35	S23°06'29"E
L13	31.59	S35°29'55"E
L14	35.12	S25°06'24"W
L15	23.65	S25°06'24"W
L16	19.64	S20°38'18"W
L17	34.72	S20°38'18"W
L18	4.36	S20°38'18"W
L19	30.63	S01°55'33"W
L20	19.76	S01°55'33"W
L21	23.85	S15°11'19"E
L22	41.94	S15°11'19"E
L23	9.32	S15°11'19"E
L24	24.43	S03°33'38"W
L25	36.57	S03°33'38"W
L26	32.64	S56°29'33"W
L27	14.74	S34°28'58"W
L29	57.57	S33°40'14"W
L30	14.52	N65°17'08"W
L31	30.39	N65°17'08"W
L32	0.16	N65°17'08"W
L33	29.17	N62°05'56"W
L34	17.37	N62°05'56"W

Line #	Length	Direction
L35	6.43	N78°14'23"W
L36	14.63	S79°39'49"W
L37	48.90	S79°39'49"W
L38	30.84	N06°17'45"W
L39	20.32	N35°47'02"W
L40	18.26	N26°49'12"W
L41	25.49	N26°49'12"W
L42	36.10	N18°29'28"W
L43	16.59	N09°45'03"E
L44	24.76	N09°45'03"E
L45	5.13	N06°17'45"W
L46	40.06	N06°31'33"E
L47	50.28	N09°23'07"E
L48	50.23	N02°10'53"W
L49	40.22	N09°18'06"E
L50	46.07	N33°30'27"W
L51	23.93	S01°55'33"W
L52	7.11	S08°47'57"W
L53	9.25	S10°31'54"W
L54	6.90	S12°02'39"W
L55	7.36	S13°22'46"W
L56	11.32	S15°07'44"W
L57	11.32	S17°14'57"W
L58	8.85	S19°23'03"W
L59	13.26	S21°27'15"W
L60	9.39	S24°59'15"W

Line #	Length	Direction
L61	2.91	S22°58'03"W
L62	3.44	S23°33'43"W
L63	11.78	S27°11'38"W
L64	11.78	S29°24'01"W
L65	1.31	S18°25'56"W
L66	1.00	S30°37'54"W
L67	1.49	S30°53'58"W
L68	4.31	S31°26'32"W
L69	5.24	S32°20'11"W
L70	0.47	S32°52'19"W
L71	10.40	S35°58'33"W
L72	1.48	S36°51'46"W
L73	10.99	S36°21'22"W
L74	5.69	S35°36'09"W
L75	8.11	S34°47'33"W
L76	9.89	S33°44'10"W
L77	6.53	S32°46'19"W
L78	11.60	S31°42'26"W
L79	17.47	S30°00'02"W
L80	0.84	S28°55'33"W
L81	4.18	S28°27'09"W
L82	1.52	S28°47'14"W
L83	7.23	N48°30'53"W
L84	9.39	N44°59'55"W

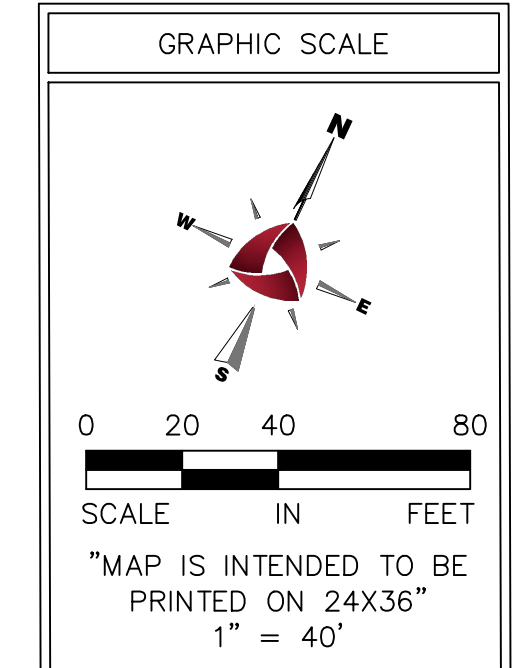
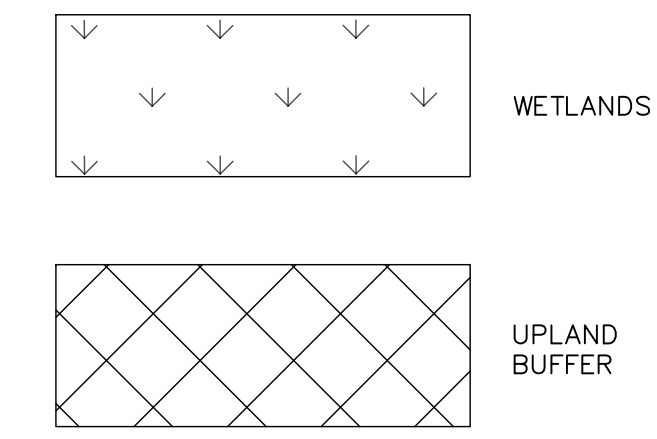
Line #	Length	Direction
L85	9.39	N41°28'57"W
L86	8.27	N38°10'33"W
L87	10.98	N34°34'18"W
L88	8.80	N30°27'37"W
L89	5.91	N26°49'12"W
L90	0.97	N35°47'02"W
L91	2.97	N26°58'12"W
L92	7.66	N24°06'00"W
L93	5.38	N21°10'54"W
L94	9.15	N18°27'40"W
L95	6.27	N15°34'31"W
L96	1.67	N11°44'33"W
L97	7.16	N10°05'18"W
L98	1.27	N22°25'39"W
L99	6.27	N13°13'45"W
L100	0.85	N08°35'20"W
L101	0.47	N08°05'08"W
L102	0.69	N08°18'05"W
L103	4.17	N06°17'45"W
L104	50.27	N09°18'06"E

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C68	458.00'	131.91'	N15°08'18"E	131.46'	16°30'08"
C654	458.00'	51.20'	N20°11'13"E	51.17'	6°24'18"
C654	458.00'	80.71'	N11°56'09"E	80.61'	10°05'50"
C667	540.00'	49.11'	N29°42'44"W	49.09'	5°12'38"
C668	540.00'	8.17'	N26°40'25"W	8.17'	0°52'01"
C670	456.00'	51.26'	N18°12'41"W	51.24'	6°26'28"
C671	456.00'	51.26'	N11°46'13"W	51.24'	6°26'28"
C672	456.00'	64.10'	N4°31'22"W	64.04'	8°03'14"
C673	456.00'	64.10'	N3°31'52"E	64.04'	8°03'14"
C674	456.00'	51.26'	N10°46'43"E	51.24'	6°26'28"
C675	456.00'	51.26'	N17°13'11"E	51.24'	6°26'28"
C676	456.00'	64.10'	N24°28'02"E	64.04'	8°03'14"
C677	456.00'	51.26'	N31°42'52"E	51.24'	6°26'28"
C678	456.00'	16.03'	N35°56'33"E	16.03'	2°00'53"
C679	338.00'	32.75'	N34°10'27"E	32.74'	5°33'06"
C680	338.00'	47.25'	N27°23'38"E	47.21'	8°00'31"
C681	338.00'	37.79'	N20°11'13"E	37.77'	6°24'18"
C682	338.00'	49.89'	N12°45'22"E	49.84'	8°27'24"
C684	303.00'	74.82'	S77°39'08"E	74.63'	14°08'53"
C685	303.00'	59.80'	S64°55'27"E	59.70'	11°18'29"

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C686	303.00'	59.80'	S53°36'57"E	59.70'	11°18'29"
C716	353.00'	154.44'	N75°11'01"W	153.21'	25°04'03"
C717	338.00'	158.24'	N13°22'23"W	156.80'	26°49'28"
C721	288.00'	320.37'	S5°04'56"W	304.10'	63°44'07"
C723	506.00'	558.05'	S5°21'18"W	530.20'	63°11'24"
C728	590.00'	336.10'	S42°33'34"E	331.57'	32°38'20"
C749	481.00'	530.48'	N5°21'18"E	504.00'	63°11'24"
C750	313.00'	170.57'	S11°10'26"E	168.46'	31°13'22"
C751	328.00'	282.34'	S63°03'26"E	273.71'	49°19'14"
C845	565.00'	540.28'	N53°38'04"W	519.93'	54°47'19"
C846	481.00'	530.48'	N5°21'18"E	504.00'	63°11'24"
C847	313.00'	177.61'	S20°41'37"W	175.24'	32°30'45"
C943	456.00'	38.27'	N23°50'09"W	38.26'	4°48'30"
C944	303.00'	15.82'	S86°13'19"E	15.82'	2°59'28"

LEGEND

- SET ALLIANT P.R.M. LB8289
- FOUND P.R.M.
- △ SET ALLIANT P.C.P. LB8289
- P.R.M. PERMANENT REFERENCE MONUMENT
- P.C.P. PERMANENT CONTROL POINT
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- E.A. EMERGENCY ACCESS (RADIUS)
- R= RADIUS
- TYP. TYPICAL
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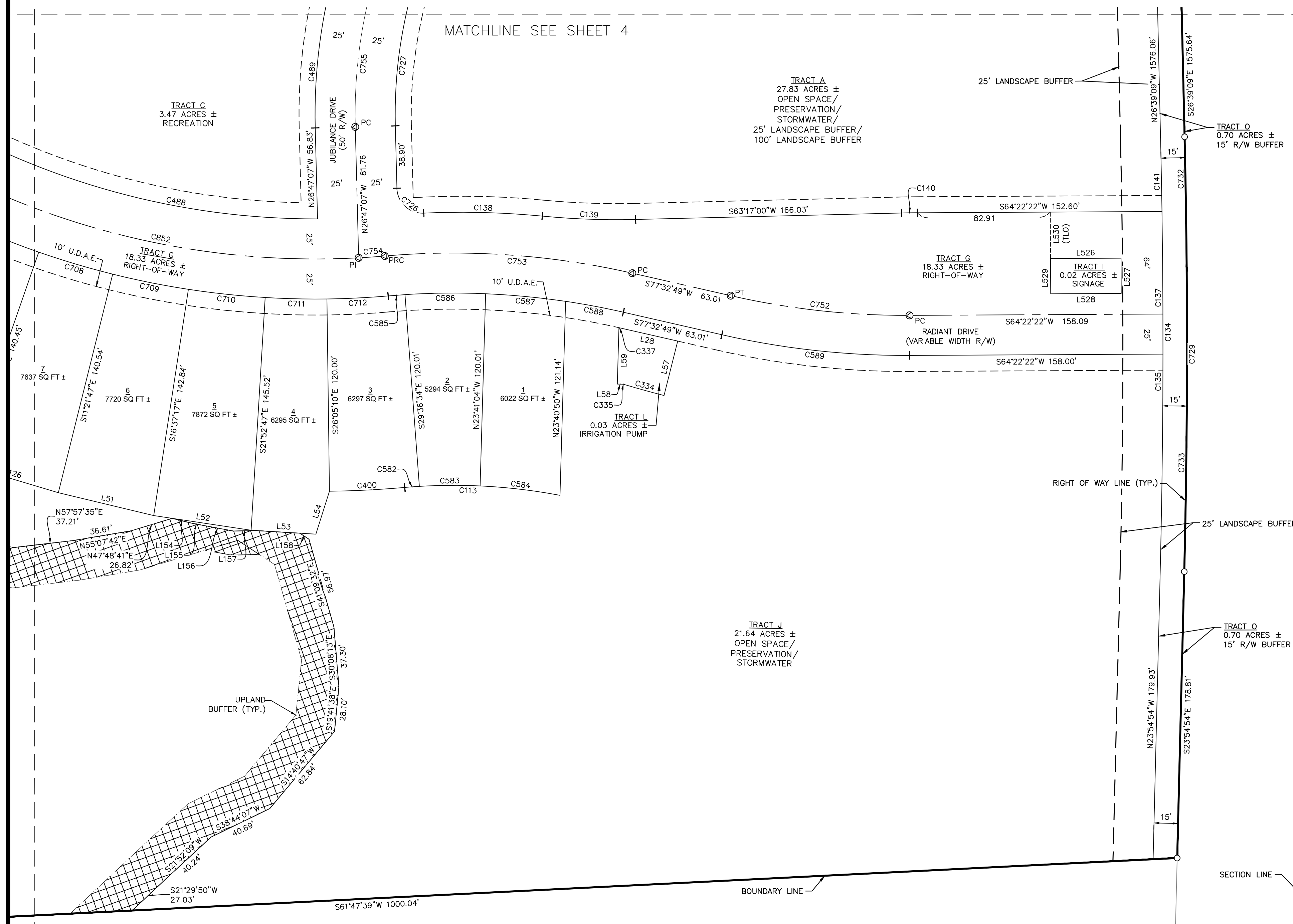
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CHECKED BY	CAW
DATE ISSUED	8/29/2024
SCALE	1" = 40'
JOB NO.	323-0009
SHEET	4

Drawing name: V:\Jacksonville Office\Survey\Projects\2023\32300009 - RADIANCE LAND DEVELOPMENT\PLAT\Radiance Overall\323-0009 - Radiance Plat - JK.dwg Aug 29, 2024 - 10:32am

RADIANCE

A PORTION OF SECTIONS 22 AND 27, TOWNSHIP 12 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA.

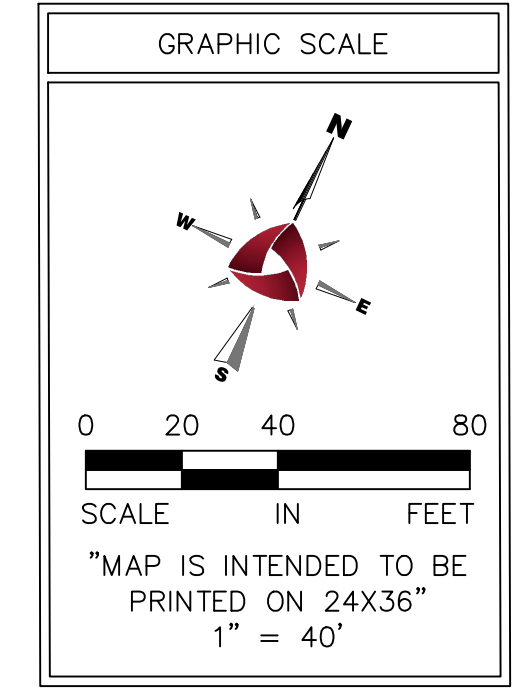
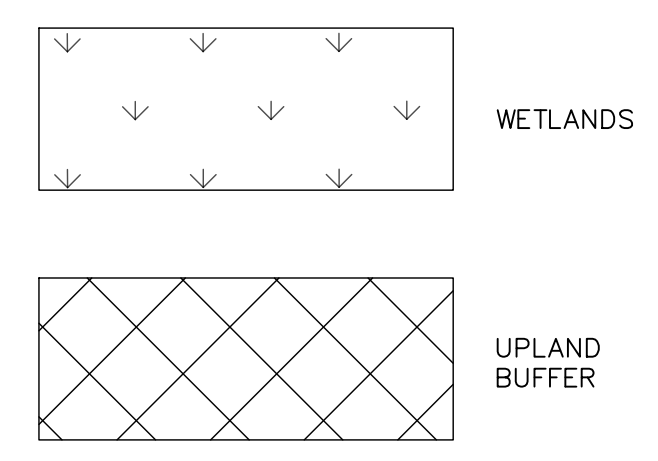


CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C113	355.00'	97.29'	S67°35'15"W	96.98'	15°42'07"
C134	5664.65'	270.65'	N25°17'02"W	270.62'	2°44'15"
C135	5664.65'	135.37'	N24°35'59"W	135.37'	1°22'09"
C137	5664.65'	89.00'	N25°44'04"W	89.00'	0°54'01"
C138	525.00'	74.04'	S66°07'06"W	73.98'	8°04'49"
C139	486.00'	58.32'	S66°43'15"W	58.28'	6°52'30"
C140	514.00'	9.77'	S63°49'41"W	9.77'	1°05'22"
C141	5664.65'	46.27'	N26°25'07"W	46.27'	0°28'05"
C334	664.00'	26.18'	S80°08'12"W	26.18'	2°15'33"
C335	1.00'	0.26'	S73°47'35"W	0.26'	14°56'49"
C337	465.00'	0.55'	N77°30'47"E	0.55'	0°04'04"
C400	645.00'	47.03'	S61°49'31"W	47.02'	4°10'39"
C488	475.00'	319.39'	N83°48'11"E	313.40'	38°31'30"
C489	338.00'	158.24'	N13°22'23"W	156.80'	26°49'28"
C582	355.00'	9.13'	S60°28'25"W	9.13'	1°28'28"
C583	355.00'	37.92'	S64°16'14"W	37.90'	6°07'10"
C584	355.00'	50.24'	S71°23'04"W	50.20'	8°06'30"
C585	475.00'	10.51'	S60°22'12"W	10.50'	1°16'02"
C586	475.00'	50.32'	S64°02'19"W	50.30'	6°04'13"
C587	475.00'	50.14'	S70°05'52"W	50.12'	6°02'53"

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C588	475.00'	36.69'	S75°20'04"W	36.68'	4°25'30"
C589	514.00'	118.18'	S70°57'36"W	117.92'	13°10'27"
C708	525.00'	48.18'	N81°15'58"E	48.17'	5°15'30"
C709	525.00'	48.18'	N76°00'28"E	48.17'	5°15'30"
C710	525.00'	48.18'	N70°44'58"E	48.17'	5°15'30"
C711	525.00'	38.54'	N66°10'02"E	38.53'	4°12'22"
C712	525.00'	38.28'	N61°49'31"E	38.27'	4°10'39"
C726	16.00'	25.45'	S72°21'13"E	22.85'	91°08'12"
C727	288.00'	320.37'	S5°04'56"W	304.10'	63°44'07"
C729	5679.65'	271.36'	S25°17'02"E	271.34'	2°44'15"
C732	5679.65'	271.36'	N25°17'02"W	271.34'	2°44'15"
C733	5679.65'	271.36'	N25°17'02"W	271.34'	2°44'15"
C752	489.00'	112.44'	N70°57'36"E	112.19'	13°10'27"
C753	500.00'	155.43'	S68°38'30"W	154.80'	17°48'38"
C754	500.00'	16.34'	N60°40'22"E	16.34'	1°52'22"
C755	313.00'	170.57'	S11°10'26"E	168.46'	31°13'22"
C852	500.00'	361.78'	N82°20'15"E	353.94'	41°27'23"

Line Table		
Line #	Length	Direction
L28	37.07'	N77°32'49"E
L51	61.21'	S78°09'33"W
L52	61.45'	S73°14'47"W
L53	40.47'	S68°07'13"W
L54	28.11'	S07°47'54"E
L57	35.00'	S11°10'50"E
L58	3.64'	S66°19'10"W
L59	35.21'	N23°40'50"W
L154	11.99'	N78°37'22"E
L155	6.97'	N75°41'11"E
L156	20.17'	N75°14'04"E
L157	13.58'	N63°15'43"E
L158	6.83'	S81°58'29"E
L526	44.00'	S64°22'22"W
L527	22.00'	N25°37'38"W
L528	44.00'	N64°22'22"E
L529	22.00'	S25°37'38"E
L530	29.00'	N25°37'38"W

- LEGEND**
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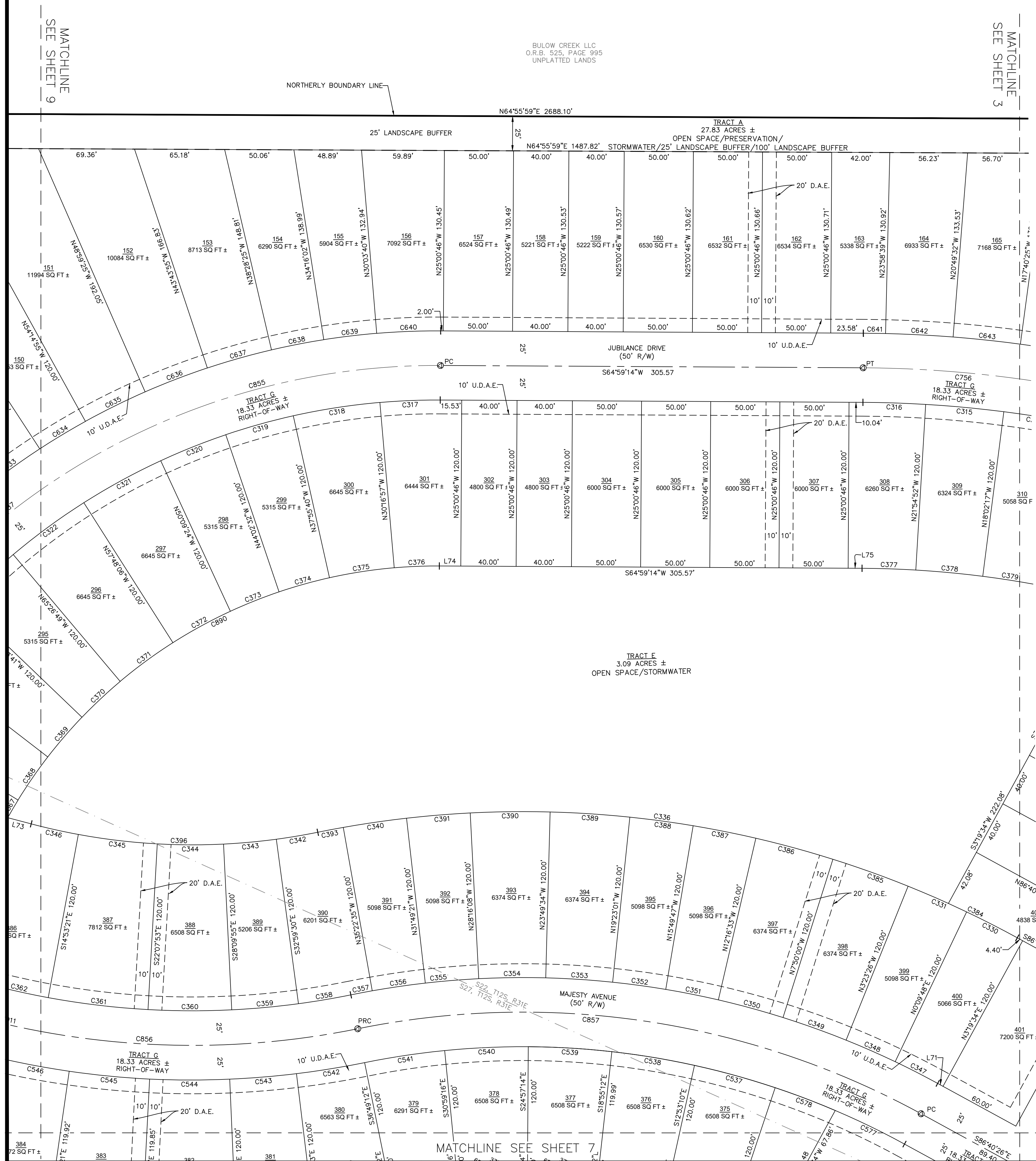
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JOB NO.: 323-0009
SHEET: 5

Drawing name: V:\Jacksonville Office\Survey\Projects\2023\32300009 - RADIANCE LAND DEVELOPMENT\PLAT\Radiance Overall\323-0009 - Radiance Plat - JK.dwg Aug 29, 2024 - 10:32am

RADIANCE

A PORTION OF SECTIONS 22 AND 27, TOWNSHIP 12 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA.



CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C314	839.00'	45.40'	N73°30'43"E	45.39'	3'06"01"
C315	839.00'	56.76'	N70°01'25"E	56.75'	3'52"35"
C316	839.00'	45.37'	N66°32'11"E	45.37'	3'05"55"
C317	475.00'	43.69'	N62°21'08"E	43.67'	5'16"11"
C318	475.00'	63.38'	N55°53'41"E	63.33'	7'38"42"
C319	475.00'	50.69'	N49°00'54"E	50.67'	6'06"52"
C320	475.00'	50.69'	N42°54'02"E	50.67'	6'06"52"
C321	475.00'	63.38'	N36°01'15"E	63.33'	7'38"42"
C322	475.00'	63.38'	N28°22'33"E	63.33'	7'38"42"
C330	745.00'	41.13'	S88°15'19"E	41.12'	3'09"46"
C331	745.00'	46.21'	N88°23'11"E	46.20'	3'33"14"
C336	745.00'	466.36'	N71°06'47"E	458.78'	35°51'58"
C340	745.00'	46.21'	N56°24'02"E	46.20'	3'33"14"
C342	455.00'	30.40'	N55°05'39"E	30.40'	3'49"43"
C343	455.00'	38.33'	N59°25'18"E	38.32'	4'49"35"
C344	455.00'	47.92'	N64°51'06"E	47.89'	6'02"02"
C345	455.00'	57.51'	N71°29'23"E	57.47'	7'14"32"
C346	455.00'	34.91'	N77°18'32"E	34.90'	4'23"46"
C347	625.00'	34.50'	S88°15'19"E	34.50'	3'09"46"
C348	625.00'	38.77'	N88°23'11"E	38.76'	3'33"14"

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C349	625.00'	48.46'	N84°23'17"E	48.45'	4'26"34"
C350	625.00'	48.46'	N79°56'44"E	48.45'	4'26"34"
C351	625.00'	38.77'	N75°56'50"E	38.76'	3'33"14"
C352	625.00'	38.77'	N72°23'36"E	38.76'	3'33"14"
C353	625.00'	48.46'	N68°23'43"E	48.45'	4'26"34"
C354	625.00'	48.46'	N63°57'09"E	48.45'	4'26"34"
C355	625.00'	38.77'	N59°57'16"E	38.76'	3'33"14"
C356	625.00'	38.77'	N56°24'02"E	38.76'	3'33"14"
C357	625.00'	15.75'	N53°54'06"E	15.75'	1'26"38"
C358	575.00'	38.42'	N55°05'39"E	38.42'	3'49"43"
C359	575.00'	48.44'	N59°25'18"E	48.42'	4'49"35"
C360	575.00'	60.55'	N64°51'06"E	60.53'	6'02"02"
C361	575.00'	72.68'	N71°29'23"E	72.63'	7'14"32"
C362	575.00'	44.12'	N77°18'32"E	44.11'	4'23"46"
C368	355.00'	37.88'	S91°16'01"W	37.87'	6'06"52"
C369	355.00'	37.88'	S15°22'53"W	37.87'	6'06"52"
C370	355.00'	37.88'	S21°29'45"W	37.87'	6'06"52"
C371	355.00'	47.37'	S28°22'33"W	47.33'	7'38"42"
C372	355.00'	47.37'	S36°01'15"W	47.33'	7'38"42"
C373	355.00'	37.88'	S42°54'02"W	37.87'	6'06"52"

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C374	355.00'	37.88'	S49°00'54"W	37.87'	6'06"52"
C375	355.00'	47.37'	S55°53'41"W	47.33'	7'38"42"
C376	355.00'	32.65'	S62°21'08"W	32.64'	5'16"11"
C377	719.00'	38.88'	S66°32'11"W	38.88'	3'05"54"
C378	719.00'	48.64'	S70°01'25"W	48.63'	3'52"35"
C379	719.00'	38.91'	S73°30'43"W	38.90'	3'06"01"
C384	745.00'	55.65'	S88°48'50"W	55.64'	4'16"48"
C385	745.00'	57.77'	N84°23'17"E	57.75'	4'26"34"
C386	745.00'	57.77'	N79°56'44"E	57.75'	4'26"34"
C387	745.00'	46.21'	N75°56'50"E	46.20'	3'33"14"
C388	745.00'	46.21'	N72°23'36"E	46.20'	3'33"14"
C389	745.00'	57.77'	N68°23'43"E	57.75'	4'26"34"
C390	745.00'	57.77'	N63°57'09"E	57.75'	4'26"34"
C391	745.00'	46.21'	N59°57'16"E	46.20'	3'33"14"
C393	745.00'	18.77'	N53°54'06"E	18.77'	1'26"38"
C396	455.00'	209.07'	N66°20'36"E	207.24'	26'19"38"
C397	575.00'	60.55'	N80°07'51"E	60.53'	6'02"02"
C398	575.00'	60.55'	N84°05'49"E	60.53'	6'02"02"
C399	575.00'	60.55'	N68°03'47"E	60.53'	6'02"02"
C400	575.00'	60.55'	N62°01'45"E	60.53'	6'02"02"

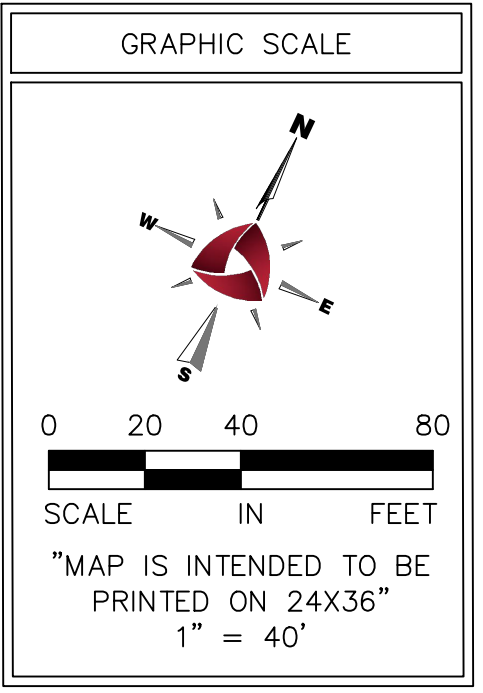
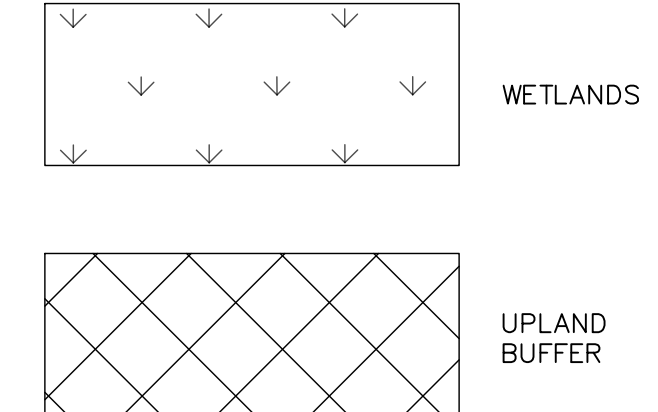
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C541	575.00'	58.53'	N56°05'46"E	58.50'	5'49"56"
C542	625.00'	49.90'	N55°28'02"E	49.89'	4'34"29"
C543	625.00'	48.46'	N59°58'34"E	48.45'	4'26"34"
C544	625.08'	57.91'	N64°42'10"E	57.89'	5'18"30"
C545	625.08'	58.43'	N70°14'56"E	58.41'	5'21"20"
C546	625.06'	48.47'	N75°10'50"E	48.45'	4'26"33"
C577	575.00'	55.69'	S89°26'54"E	55.66'	5'32"56"
C578	575.00'	46.46'	N85°27'45"E	46.45'	4'37"46"
C633	525.00'	50.64'	S28°46'56"W	50.62'	5'31"35"
C634	525.00'	38.54'	S33°38'54"W	38.53'	4'12"22"
C635	525.00'	48.18'	S38°22'50"W	48.17'	5'15"30"
C636	525.00'	48.18'	S43°38'20"W	48.17'	5'15"30"
C637	525.00'	48.18'	S48°53'50"W	48.17'	5'15"30"
C638	525.00'	38.54'	S53°37'47"W	38.53'	4'12"22"
C639	525.00'	38.54'	S57°50'09"W	38.53'	4'12"22"
C640	525.00'	46.26'	S62°27'47"W	46.24'	5'02"54"
C641	889.00'	16.06'	S65°30'17"W	16.06'	1'02"07"
C642	889.00'	48.91'	S67°35'54"W	48.90'	3'09"07"
C643	889.00'	48.91'	S70°45'01"W	48.90'	3'09"07"
C756	864.00'	402.06'	S78°19'05"W	398.44'	26°39'44"

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C783	719.00'	305.30'	S77°09'05"W	303.01'	24°19'43"
C855	500.00'	361.98'	S44°14'50"W	354.13'	41°28'48"
C856	600.00'	275.70'	N66°20'36"E	273.28'	26°19'38"
C857	600.00'	420.41'	S73°15'11"W	411.86'	40°08'46"
C887	500.00'	361.98'	S44°14'50"W	354.13'	41°28'48"
C890	355.00'	378.93'	S34°24'28"W	361.20'	61°09'32"

Line #	Length	Direction
L71	4.40	S86°40'26"E
L73	17.54	N79°30'25"E
L74	15.53	S64°59'14"W
L75	10.04	S64°59'14"W

LEGEND

- SET ALLIANT P.R.M. LB8289
- FOUND P.R.M.
- △ SET ALLIANT P.C.P. LB8289
- ⊙ PERMANENT REFERENCE MONUMENT
- P.C.P. PERMANENT CONTROL POINT
- D.E. DRAINAGE EASEMENT
- O.R. OFFICIAL RECORDS
- PG. SHEET
- IRCF IRON ROD CAP FOUND
- TLO TIE LINE ONLY
- CMF CONCRETE MONUMENT FOUND
- (NR) NON-RADIAL
- M.B. MAP BOOK
- Ⓢ SHEET REFERENCE NUMBER
- MATCHLINE
- P.D.E. DRAINAGE AND ACCESS EASEMENT
- SQ FT SQUARE FEET
- E.A. EMERGENCY ACCESS
- R= (RADIUS)
- TYP. TYPICAL
- U.D.A.E. UTILITY, DRAINAGE AND ACCESS EASEMENT



10475 Fortune Pkwy, Suite 101
Jacksonville, FL 32256
904.240.1351 MAIN
www.alliant-inc.com
LB 8289

DRAWN BY JB

CHECKED BY CAW

DATE ISSUED 8/29/2024

SCALE 1" = 40'

JOB NO. 323-0009

SHEET 6

SURVEYOR: ALLIANT FLORIDA, INC.
10475 FORTUNE PARKWAY, STE 101, JACKSONVILLE, FL 32256

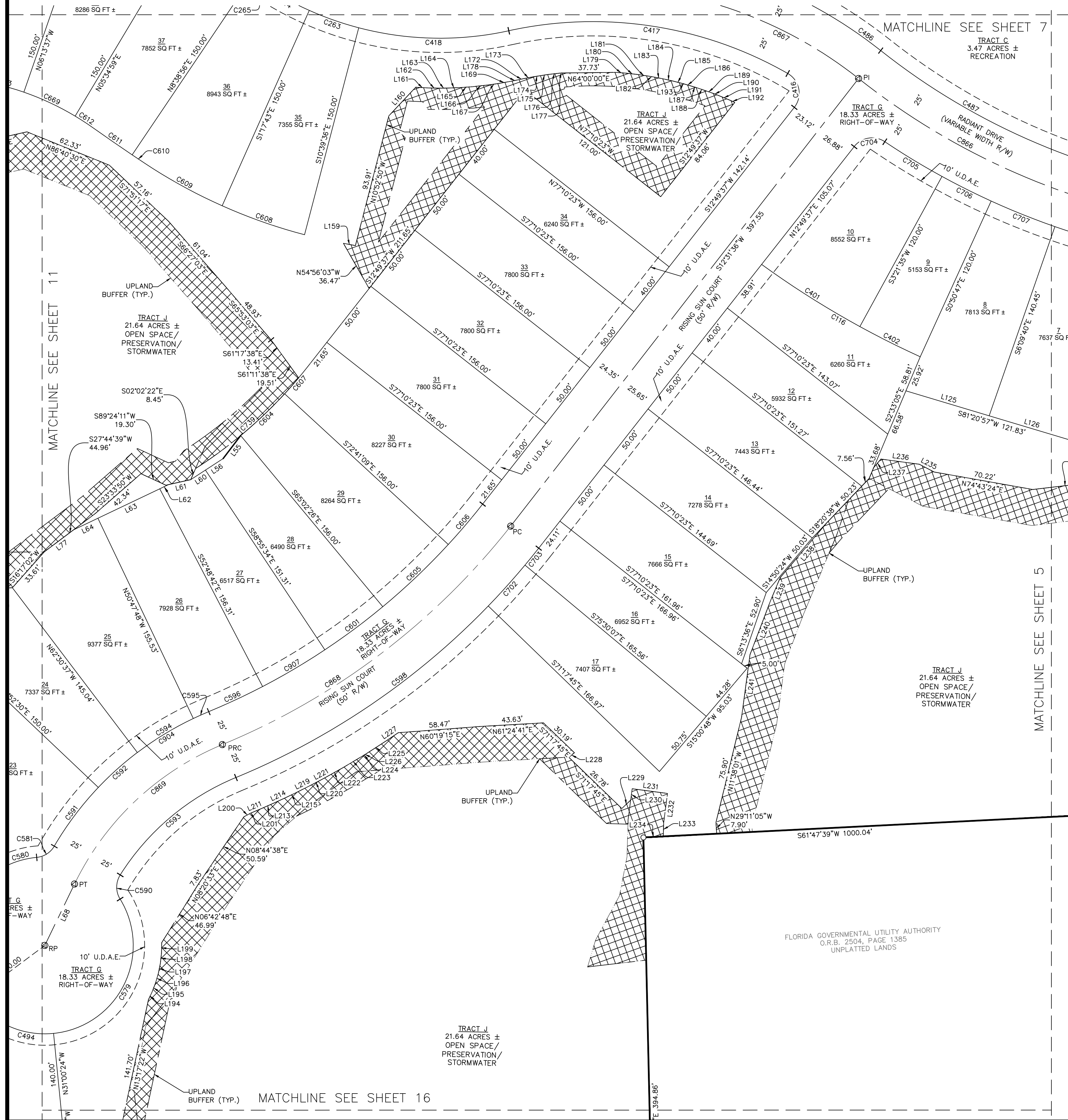
DEVELOPER: VENTURE 8, LLC., A FLORIDA LIMITED LIABILITY COMPANY
1808 CONCEPT COURT, STE 100, DAYTONA BEACH, FL 32155

RADIANCE

A PORTION OF SECTIONS 22 AND 27, TOWNSHIP 12 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA.

MAP BOOK SHEET

SHEET 8 OF 16
SEE SHEET 2 FOR NOTES



CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C116	645.00'	128.92'	N85°07'14"W	128.71'	11°27'08"
C263	225.00'	36.78'	N84°01'21"E	36.73'	9°21'53"
C264	225.00'	37.32'	S86°32'34"E	37.28'	9°30'17"
C265	1210.00'	9.28'	S81°34'15"E	9.28'	0°26'22"
C266	1210.00'	29.61'	S80°39'00"E	29.61'	1°24'08"
C267	343.00'	26.75'	S82°10'58"E	26.74'	4°28'05"
C401	645.00'	81.57'	N83°01'02"W	81.52'	7°14'46"
C402	645.00'	47.35'	N88°44'36"W	47.34'	4°12'22"
C416	16.00'	27.47'	S36°21'15"E	24.22'	98°21'45"
C417	275.00'	202.44'	N73°22'33"E	197.90'	42°10'39"
C418	225.00'	106.24'	N65°48'49"E	105.25'	27°03'10"
C486	325.00'	288.03'	N77°40'35"E	278.70'	50°46'42"
C487	475.00'	319.39'	N83°48'11"E	313.40'	38°31'30"
C579	62.00'	125.45'	S101°43'W	105.12'	115°55'46"
C581	16.00'	15.20'	N32°12'05"E	14.63'	54°24'59"
C590	16.00'	17.84'	S25°00'00"E	16.93'	63°52'19"
C591	225.00'	51.57'	S11°33'33"W	51.46'	13°07'54"
C592	225.00'	146.18'	S23°36'19"W	143.62'	37°13'27"
C593	175.00'	107.76'	N24°34'36"E	106.07'	35°16'54"
C594	225.00'	46.00'	S33°20'47"W	45.92'	11°42'48"

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C595	225.00'	11.84'	S40°42'37"W	11.84'	3°00'51"
C596	475.00'	41.69'	S39°42'10"W	41.68'	5°01'45"
C598	525.00'	269.30'	N27°31'20"E	266.36'	29°23'26"
C601	475.00'	50.69'	S28°01'00"W	50.67'	6°06'52"
C604	319.00'	42.56'	N21°09'12"E	42.53'	7°38'42"
C605	475.00'	63.38'	S21°08'12"W	63.33'	7°38'42"
C606	475.00'	37.20'	S15°04'14"W	37.19'	4°29'14"
C607	319.00'	24.98'	N15°04'14"E	24.98'	4°29'14"
C608	374.99'	61.29'	S84°01'22"W	61.22'	9°21'54"
C609	374.99'	62.21'	N86°32'33"E	62.14'	9°30'18"
C610	1360.00'	10.43'	N81°34'15"W	10.43'	0°26'22"
C611	1360.00'	33.28'	N80°39'00"W	33.28'	4°12'22"
C612	193.00'	15.05'	N82°10'58"W	15.05'	4°28'05"
C669	193.00'	39.78'	S89°40'41"W	39.71'	11°48'37"
C702	525.00'	38.54'	N16°36'04"E	38.53'	4°12'22"
C703	525.00'	15.31'	N13°39'45"E	15.31'	1°40'15"
C704	16.00'	23.92'	N55°39'14"E	21.75'	85°39'13"
C705	525.00'	46.92'	S84°04'48"E	46.91'	5°07'15"
C706	525.00'	38.54'	S88°44'36"E	38.53'	4°12'22"
C707	525.00'	48.18'	N86°31'28"E	48.17'	5°15'30"

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C739	319.00'	96.67'	S23°19'35"W	96.30'	17°21'47"
C863	1185.00'	38.09'	S80°52'11"E	38.09'	1°50'30"
C864	200.00'	160.30'	N75°14'54"E	156.04'	45°55'20"
C865	300.00'	265.88'	S77°40'35"W	257.26'	50°46'42"
C866	500.00'	361.78'	N82°20'15"E	353.94'	41°27'23"
C867	300.00'	265.88'	S77°40'35"W	257.26'	50°46'42"
C868	500.00'	256.48'	N27°31'20"E	253.68'	29°23'26"
C869	200.00'	145.70'	S21°20'50"W	142.50'	41°44'26"
C904	225.00'	146.18'	S23°36'19"W	143.62'	37°13'27"
C907	475.00'	50.69'	S34°07'52"W	50.67'	6°06'52"

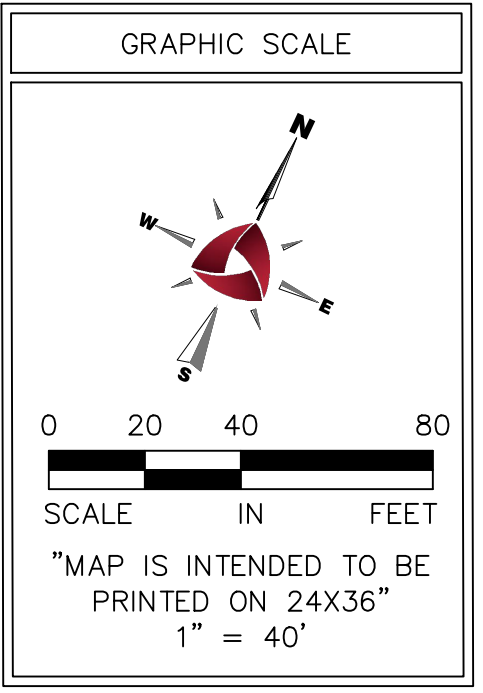
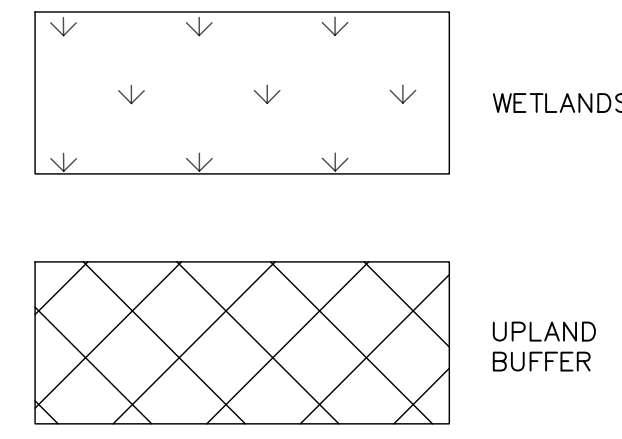
Line #	Length	Direction
L55	20.30	N11°59'17"E
L56	14.80	N31°35'49"E
L60	12.28	N31°35'49"E
L61	16.02	N52°04'11"E
L62	6.78	N39°11'35"E
L63	48.01	N39°11'35"E
L64	19.00	N39°11'35"E
L77	25.68	N27°44'21"E
L125	60.92	S81°20'57"W
L126	60.92	S81°20'57"W
L159	8.56	N75°24'14"E
L160	27.56	N17°50'52"E
L161	9.26	N67°58'39"E
L162	7.30	N65°34'17"E
L163	5.99	N64°06'44"E
L164	8.43	N62°31'28"E
L165	8.46	N60°39'49"E
L166	12.45	N58°21'22"E
L167	6.03	N56°19'12"E
L169	8.60	N54°42'40"E

Line #	Length	Direction
L172	2.84	N52°37'24"E
L173	6.91	N53°47'04"E
L174	5.36	N55°53'04"E
L175	5.35	N55°53'04"E
L176	8.63	N58°11'26"E
L177	1.01	N60°15'12"E
L178	6.65	N53°01'28"E
L179	7.55	N69°07'38"E
L180	8.10	N71°15'04"E
L181	8.14	N73°11'15"E
L182	3.28	N74°33'10"E
L183	6.94	N75°46'33"E
L184	6.92	N77°25'41"E
L185	6.70	N79°03'03"E
L186	5.18	N81°22'50"E
L187	5.13	N81°22'50"E
L188	5.13	N83°49'54"E
L189	5.16	N83°49'54"E
L190	4.09	N85°33'07"E
L191	9.67	N87°11'54"E

Line #	Length	Direction
L192	3.42	N89°30'04"E
L193	1.21	N80°00'05"E
L194	5.49	N00°22'33"E
L195	7.07	N04°00'47"W
L196	7.07	N08°57'19"W
L197	7.28	N13°58'09"W
L198	7.28	N19°03'17"W
L199	7.28	N24°08'25"W
L200	5.41	N36°09'41"E
L201	0.61	N42°11'10"E
L211	7.23	N41°46'45"E
L213	10.48	N40°51'35"E
L214	8.93	N39°51'08"E
L215	8.83	N38°55'49"E
L219	11.18	N37°53'29"E
L220	6.64	N36°57'58"E
L221	4.96	N36°21'50"E
L222	12.95	N35°26'03"E
L223	17.40	N33°51'32"E
L224	0.62	N32°55'26"E

Line #	Length	Direction
L225	17.18	N31°53'59"E
L226	0.96	N32°50'29"E
L227	10.06	N30°29'08"E
L228	5.03	S24°58'04"W
L229	8.55	N21°16'01"E
L230	8.04	N17°47'36"W
L231	25.00	N27°12'24"E
L232	20.46	S17°47'36"E
L233	9.85	S23°37'35"E
L234	13.94	S61°47'39"W
L235	11.82	S87°53'31"E
L236	27.14	N72°21'41"E
L237	7.85	N15°01'42"E
L238	50.64	N15°01'42"E
L239	17.71	N02°36'23"W
L240	40.41	N04°29'28"W
L241	44.26	N17°42'10"W

- LEGEND**
- SET ALLIANT P.R.M. LB8289
 - FOUND P.R.M.
 - ⊙ SET ALLIANT P.C.P. LB8289
 - P.R.M. PERMANENT REFERENCE MONUMENT
 - P.C.P. PERMANENT CONTROL POINT
 - D.E. DRAINAGE EASEMENT
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 - M.B. MAP BOOK
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 - SQ FT SQUARE FEET
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 - R= (RADIUS)
 - TYP. TYPICAL
 - U.D.A.E. UTILITY, DRAINAGE AND ACCESS EASEMENT



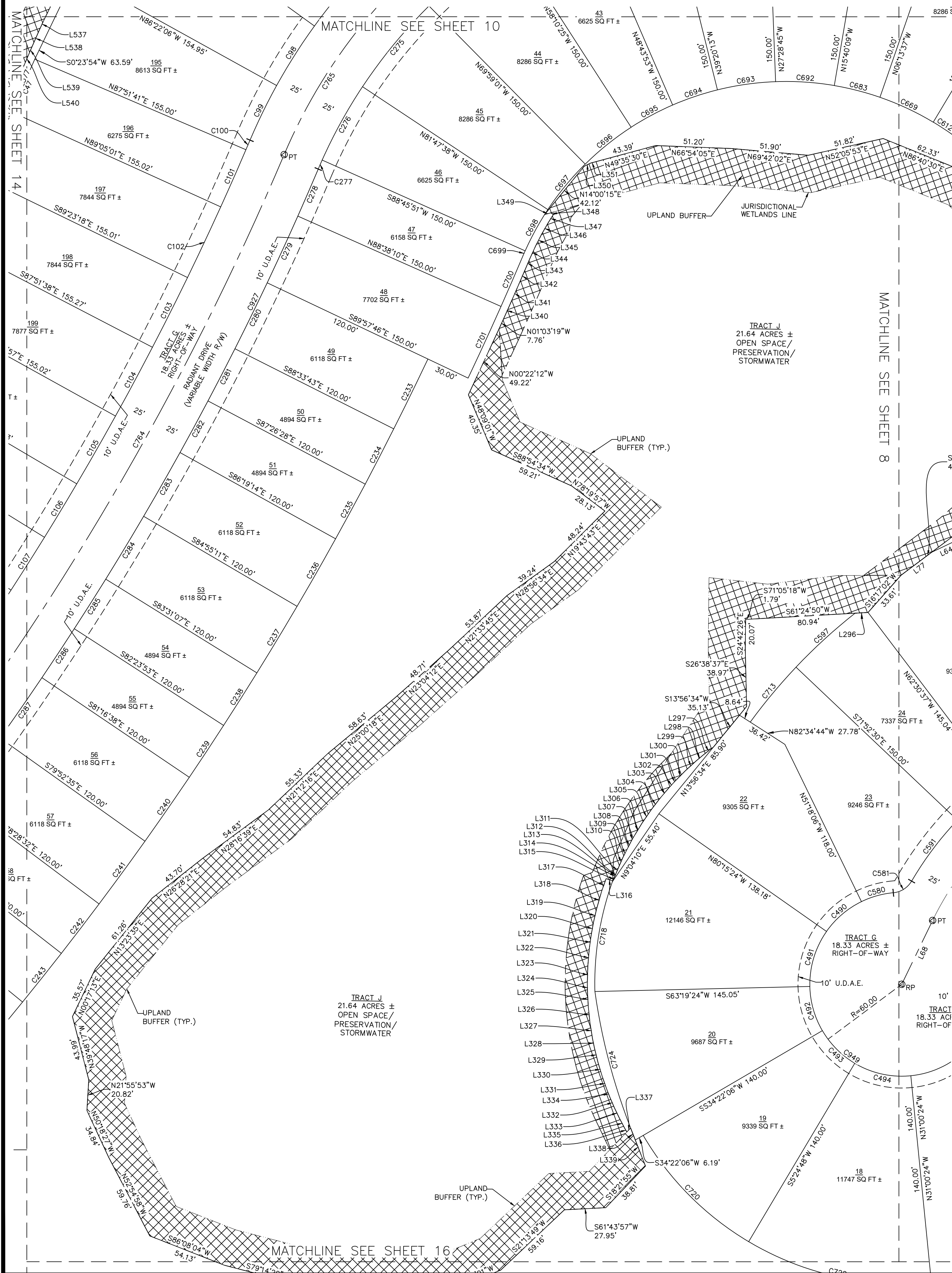
10475 Fortune Pkwy, Suite 101
Jacksonville, FL 32256
904.240.1351 MAIN
www.alliant-inc.com
LB 8289

DRAWN BY	JB
CHECKED BY	CAW
DATE ISSUED	8/29/2024
SCALE	1" = 40'
JOB NO.	323-0009
SHEET	8

Drawing name: V:\Jacksonville Office\Projects\2023\32300009 - RADIANCE LAND DEVELOPMENT\PLAT\Radiance Overall\323-0009 - Radiance Plat - JK.dwg Aug 29, 2024 - 10:33am

RADIANCE

A PORTION OF SECTIONS 22 AND 27, TOWNSHIP 12 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA.



CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C47	1865.32'	38.83'	S1°30'32"E	38.83'	1°11'33"
C98	393.00'	47.61'	N7°06'07"E	47.58'	6°56'27"
C99	393.00'	40.98'	N0°38'40"E	40.96'	5°58'28"
C100	1975.00'	7.03'	N2°14'26"W	7.03'	0°12'15"
C101	1975.00'	42.13'	N1°31'39"W	42.13'	1°13'20"
C102	1975.00'	52.67'	N0°09'08"W	52.67'	1°31'41"
C103	1975.00'	52.67'	N1°22'32"E	52.67'	1°31'41"
C104	1975.00'	52.67'	N2°54'13"E	52.67'	1°31'41"
C105	1975.00'	52.67'	N4°25'53"E	52.67'	1°31'41"
C106	1975.00'	42.13'	N5°48'24"E	42.13'	1°13'20"
C107	1975.00'	42.13'	N7°01'44"E	42.13'	1°13'20"
C108	1975.00'	52.67'	N8°24'15"E	52.67'	1°31'41"
C109	1975.00'	52.67'	N9°55'56"E	52.67'	1°31'41"
C110	1975.00'	42.13'	N11°18'26"E	42.13'	1°13'20"
C111	1975.00'	42.13'	N12°31'46"E	42.13'	1°13'20"
C114	1511.00'	66.65'	S64°40'24"E	66.65'	2°31'39"
C233	2145.00'	52.45'	N0°44'15"E	52.44'	1°24'03"
C234	2145.00'	41.96'	N1°59'54"E	41.96'	1°07'15"
C235	2145.00'	41.96'	N3°07'09"E	41.96'	1°07'15"
C236	2145.00'	52.45'	N4°22'48"E	52.44'	1°24'03"

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C237	2145.00'	52.45'	N5°46'51"E	52.44'	1°24'03"
C238	2145.00'	41.96'	N7°02'30"E	41.96'	1°07'15"
C239	2145.00'	41.96'	N8°09'45"E	41.96'	1°07'15"
C240	2145.00'	52.45'	N9°25'24"E	52.44'	1°24'03"
C241	2145.00'	52.45'	N10°49'27"E	52.44'	1°24'03"
C242	2145.00'	41.96'	N12°05'06"E	41.96'	1°07'15"
C243	2145.00'	41.96'	N13°12'20"E	41.96'	1°07'15"
C275	343.00'	70.70'	N14°06'40"E	70.58'	11°48'37"
C276	343.00'	56.52'	N3°29'06"E	56.46'	9°26'32"
C277	343.00'	6.63'	N1°47'22"W	6.63'	1°06'24"
C278	2025.00'	34.60'	N1°51'12"W	34.60'	0°58'44"
C279	2025.00'	49.51'	N0°39'48"W	49.51'	1°24'03"
C280	2025.00'	49.51'	N0°44'15"E	49.51'	1°24'03"
C281	2025.00'	39.61'	N1°59'54"E	39.61'	1°07'15"
C282	2025.00'	39.61'	N3°07'09"E	39.61'	1°07'15"
C283	2025.00'	49.51'	N4°22'48"E	49.51'	1°24'03"
C284	2025.00'	49.51'	N5°46'51"E	49.51'	1°24'03"
C285	2025.00'	39.61'	N7°02'30"E	39.61'	1°07'15"
C286	2025.00'	39.61'	N8°09'45"E	39.61'	1°07'15"
C287	2025.00'	49.51'	N9°25'24"E	49.51'	1°24'03"

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C490	62.00'	31.33'	N24°13'15"E	31.00'	28°57'18"
C491	62.00'	39.41'	N8°28'00"W	38.75'	36°25'12"
C492	62.00'	31.33'	N41°09'15"W	31.00'	28°57'18"
C493	62.00'	31.33'	N70°06'33"W	31.00'	28°57'18"
C494	62.00'	39.41'	S71°12'12"W	38.75'	36°25'12"
C580	62.00'	22.41'	N49°03'14"E	22.29'	20°42'40"
C581	16.00'	15.20'	N32°12'05"E	14.63'	54°24'59"
C597	375.00'	102.28'	N18°33'56"E	101.96'	15°37'37"
C683	193.00'	31.81'	S79°03'07"W	31.77'	9°26'32"
C692	193.00'	39.78'	S68°25'33"W	39.71'	11°48'37"
C693	193.00'	39.66'	S56°38'03"W	39.59'	11°46'23"
C694	193.00'	31.93'	S46°00'29"W	31.89'	9°28'45"
C695	193.00'	31.81'	S36°32'51"W	31.77'	9°26'32"
C696	193.00'	39.78'	S25°55'17"W	39.71'	11°48'37"
C697	193.00'	39.78'	S14°06'40"W	39.71'	11°48'37"
C698	193.00'	31.81'	S3°29'06"W	31.77'	9°26'32"
C699	193.00'	3.73'	S14°06'40"W	3.73'	1°06'24"
C700	2175.00'	53.18'	S0°39'48"E	53.18'	1°24'03"
C713	375.00'	102.28'	N18°33'56"E	101.96'	15°37'37"

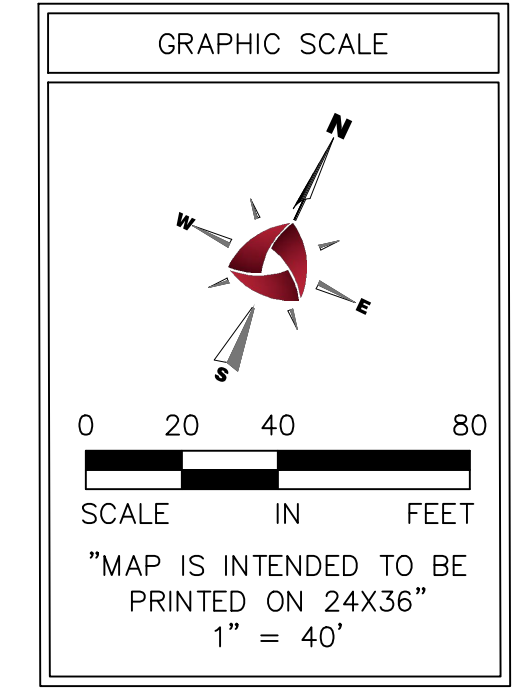
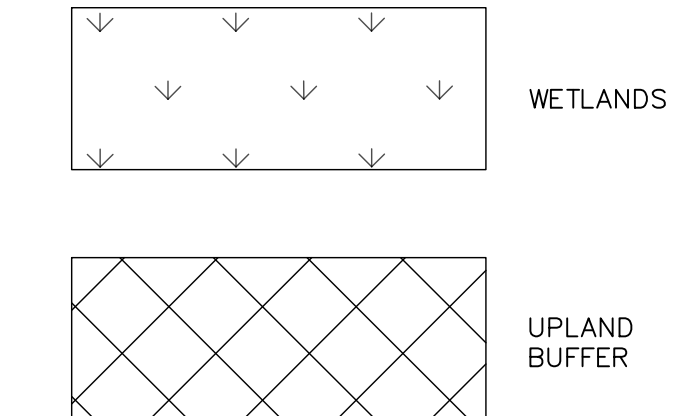
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C718	205.26'	75.55'	N16°14'37"W	75.12'	21°05'16"
C720	202.00'	102.08'	N7°06'33"W	101.00'	28°57'18"
C724	409.32'	95.39'	N39°59'19"W	95.17'	13°21'08"
C764	2000.00'	644.99'	N6°53'46"E	642.20'	18°28'39"
C765	368.00'	229.29'	S15°30'24"W	225.60'	35°41'56"
C873	2000.00'	91.41'	N17°26'39"E	91.40'	2°37'07"
C927	2025.00'	745.60'	N8°12'20"E	741.40'	21°05'47"
C949	62.00'	320.68'	N88°45'48"W	65.39'	296°20'44"
C979	1511.00'	137.75'	S60°47'53"E	137.70'	51°3'24"
C980	1975.00'	74.46'	N14°13'15"E	74.46'	2°09'37"

Line #	Length	Direction
L296	8.76	N61°24'50"E
L297	8.99	S26°30'43"W
L298	6.26	S24°38'41"W
L299	9.82	S22°19'11"W
L300	9.82	S19°28'48"W
L301	0.97	S17°55'12"W
L302	5.22	S17°01'32"W
L303	9.54	S14°53'34"W
L304	9.54	S12°08'09"W
L305	11.04	S09°09'38"W
L306	11.04	S05°58'03"W
L307	2.93	S03°56'51"W
L308	6.21	S01°43'39"W
L309	6.21	S01°43'39"W
L310	6.21	S01°51'57"E
L311	6.21	S01°51'57"E
L312	0.29	S03°42'15"E
L313	0.21	S03°46'33"E
L314	1.22	S03°58'57"E
L315	3.04	S01°58'11"E

Line #	Length	Direction
L316	4.79	S84°05'20"W
L317	9.24	S05°54'40"E
L318	12.40	S09°24'53"E
L319	8.72	S12°23'30"E
L320	27.58	S14°55'50"E
L321	9.33	S17°33'29"E
L322	11.62	S20°30'46"E
L323	11.60	S23°47'43"E
L324	5.77	S26°14'30"E
L325	10.00	S28°27'35"E
L326	10.83	S31°24'03"E
L327	10.81	S34°27'27"E
L328	6.28	S36°51'49"E
L329	10.03	S39°09'33"E
L330	10.06	S41°59'43"E
L331	10.03	S44°49'52"E
L332	7.66	S48°46'02"E
L333	7.68	S50°55'58"E
L334	5.14	S46°58'00"E
L335	7.86	S53°07'24"E

LEGEND

- SET ALLIANT P.R.M. LB8289
- FOUND P.R.M.
- ⊙ SET ALLIANT P.C.P. LB8289
- P.R.M. PERMANENT REFERENCE MONUMENT
- P.C.P. PERMANENT CONTROL POINT
- D.E. DRAINAGE EASEMENT
- O.R. OFFICIAL RECORDS
- PG. SHEET
- IRCF IRON ROD CAP FOUND
- TLO TIE LINE ONLY
- CMF CONCRETE MONUMENT FOUND
- (NR) NON-RADIAL
- M.B. MAP BOOK
- SHEET REFERENCE NUMBER
- MATCHLINE
- P.D.E. DRAINAGE AND ACCESS EASEMENT
- SQ FT SQUARE FEET
- E.A. EMERGENCY ACCESS
- R= (RADIUS)
- TYP. TYPICAL
- U.D.A.E. UTILITY, DRAINAGE AND ACCESS EASEMENT

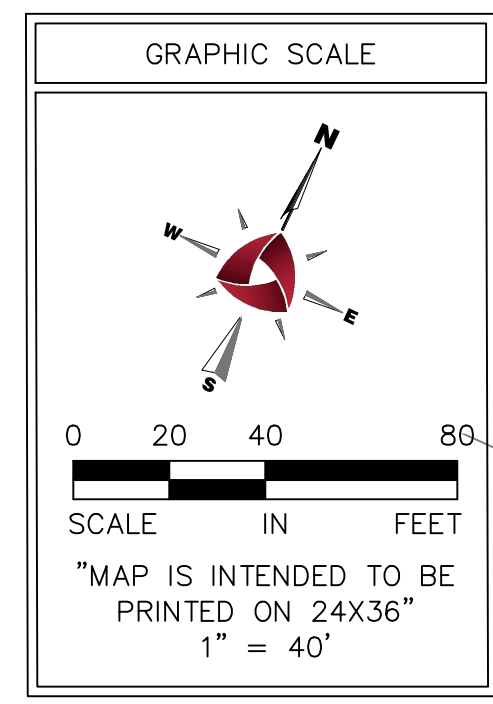


10475 Fortune Pkwy, Suite 101
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LB 8289

DRAWN BY: JB
CHECKED BY: CAW
DATE ISSUED: 8/29/2024
SCALE: 1" = 40'
JOB NO.: 323-0009
SHEET: 11

SURVEYOR: ALLIANT FLORIDA, INC.
10475 FORTUNE PARKWAY, STE 101, JACKSONVILLE, FL 32256

DEVELOPER: VENTURE 8, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY
1808 CONCEPT COURT, STE 100, DAYTONA BEACH, FL 32155



RADIANCE

A PORTION OF SECTIONS 22 AND 27, TOWNSHIP 12 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA.

MAP BOOK SHEET

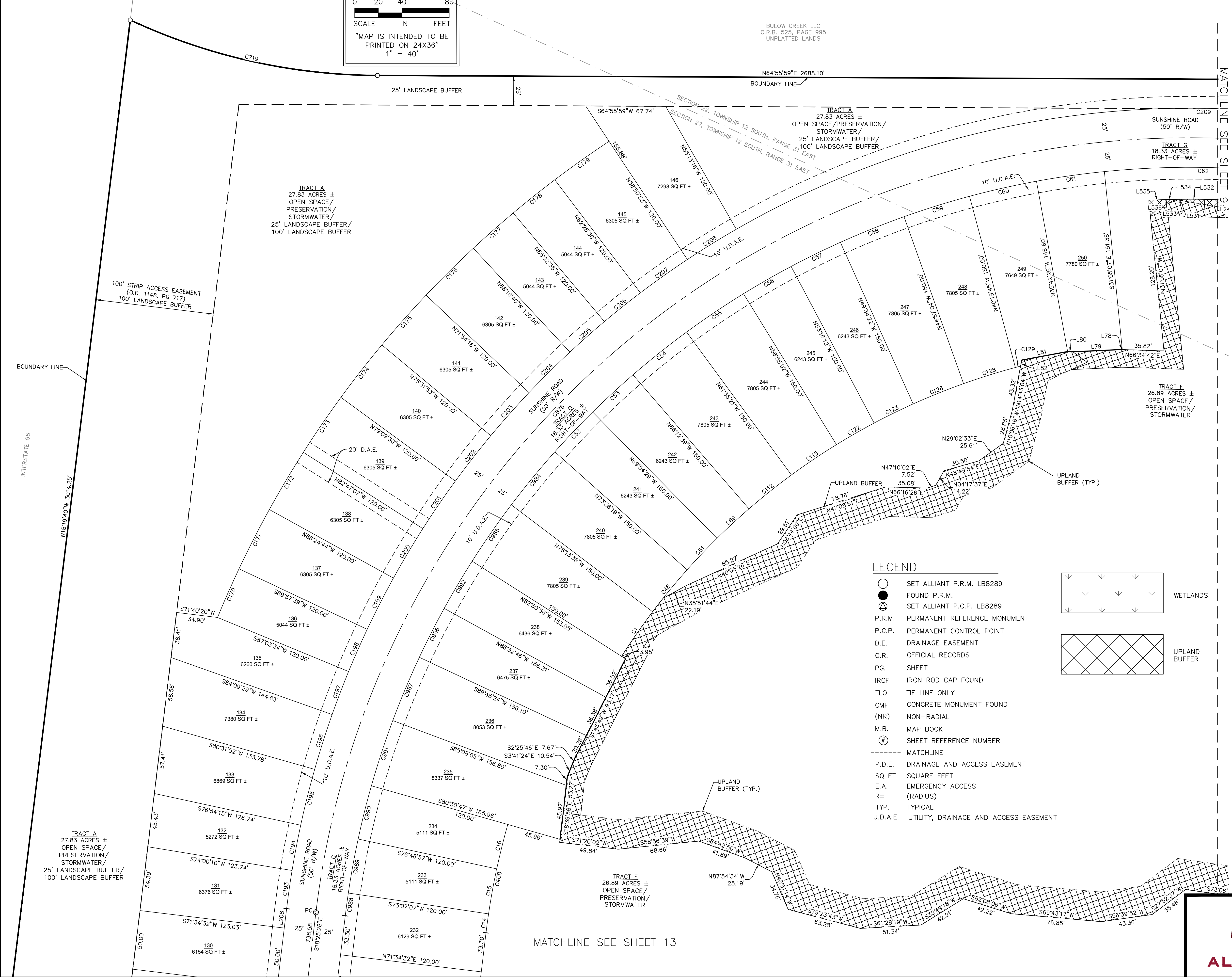
SHEET 12 OF 16
SEE SHEET 2 FOR NOTES

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C1	570.00'	45.98'	S92°7'43"W	45.97'	4°37'19"
C14	600.00'	16.16'	S17°39'10"E	16.16'	1°32'35"
C15	600.00'	38.72'	S15°01'58"E	38.71'	3°41'50"
C16	600.00'	38.72'	S11°20'08"E	38.71'	3°41'50"
C48	570.00'	45.98'	S14°05'02"W	45.97'	4°37'19"
C51	570.00'	36.78'	S18°14'36"W	36.77'	3°41'50"
C52	720.00'	46.46'	S18°14'36"W	46.45'	3°41'50"
L82	5.17'	N14°43'04"W			
C53	720.00'	46.46'	S21°56'26"W	46.45'	3°41'50"
C54	720.00'	58.08'	S26°06'00"W	58.06'	4°37'19"
C55	720.00'	58.08'	S30°43'19"W	58.06'	4°37'19"
C56	720.00'	46.46'	S34°52'53"W	46.45'	3°41'50"
C57	720.00'	46.46'	S38°34'43"W	46.45'	3°41'50"
C58	720.00'	58.08'	S42°44'17"W	58.06'	4°37'19"
C59	720.00'	58.08'	S47°21'36"W	58.06'	4°37'19"
C60	720.00'	58.08'	S51°58'54"W	58.06'	4°37'19"
C61	720.00'	58.08'	S56°36'13"W	58.06'	4°37'19"
C62	720.00'	195.73'	S66°42'08"W	195.13'	15°34'32"
C63	720.00'	46.46'	S76°20'19"W	46.45'	3°41'50"
C64	720.00'	58.08'	S80°29'53"W	58.06'	4°37'19"
C65	720.00'	58.08'	S85°07'12"W	58.06'	4°37'19"
C66	720.00'	58.08'	S89°44'31"W	58.06'	4°37'19"
C67	720.00'	133.30'	N82°38'35"W	133.11'	10°36'28"
C69	570.00'	36.78'	S21°56'26"W	36.77'	3°41'50"
C70	525.00'	63.27'	N17°05'23"E	63.23'	6°54'18"
C112	570.00'	45.98'	S26°06'00"W	45.97'	4°37'19"
C115	570.00'	45.98'	S30°43'19"W	45.97'	4°37'19"
C122	570.00'	36.78'	S34°52'53"W	36.77'	3°41'50"
C123	570.00'	36.78'	S38°34'43"W	36.77'	3°41'50"
C126	570.00'	45.98'	S42°44'17"W	45.97'	4°37'19"
C128	570.00'	45.98'	S47°21'36"W	45.97'	4°37'19"
C129	570.00'	4.52'	S49°53'53"W	4.52'	0°27'16"
C170	890.00'	45.07'	S1°29'23"E	45.06'	2°54'05"
C171	890.00'	56.34'	S1°46'27"W	56.33'	3°37'37"
C172	890.00'	56.34'	S5°24'04"W	56.33'	3°37'37"
C173	890.00'	56.34'	S9°01'41"W	56.33'	3°37'37"
C174	890.00'	56.34'	S12°39'18"W	56.33'	3°37'37"
C175	890.00'	56.34'	S16°16'55"W	56.33'	3°37'37"
C176	890.00'	56.34'	S19°54'32"W	56.33'	3°37'37"
C177	890.00'	45.07'	S23°10'23"W	45.06'	2°54'05"
C178	890.00'	45.07'	S26°04'28"W	45.06'	2°54'05"
C179	890.00'	56.34'	S29°20'19"W	56.33'	3°37'37"
C193	770.00'	32.62'	S17°12'39"E	32.62'	2°25'38"
C194	770.00'	38.99'	S14°32'47"E	38.99'	2°54'05"
C195	770.00'	154.21'	S38°57'13"W	1297.06'	114°45'22"
C196	770.00'	48.74'	S7°39'19"E	48.73'	3°37'37"
C197	770.00'	38.99'	S4°23'28"E	38.99'	2°54'05"
C198	770.00'	38.99'	S1°29'23"E	38.99'	2°54'05"
C199	770.00'	48.74'	S1°46'27"W	48.73'	3°37'37"
C200	770.00'	48.74'	S5°24'04"W	48.73'	3°37'37"
C201	770.00'	48.74'	S9°01'41"W	48.73'	3°37'37"
C202	770.00'	48.74'	S12°39'18"W	48.73'	3°37'37"
C203	770.00'	48.74'	S16°16'55"W	48.73'	3°37'37"
C204	770.00'	48.74'	S19°54'32"W	48.73'	3°37'37"
C205	770.00'	38.99'	S23°10'23"W	38.99'	2°54'05"
C206	770.00'	38.99'	S26°04'28"W	38.99'	2°54'05"
C207	770.00'	48.74'	S29°20'19"W	48.73'	3°37'37"
C208	770.00'	48.74'	S32°57'56"W	48.73'	3°37'37"
C209	770.00'	154.21'	S38°57'13"W	1297.06'	114°45'22"
C408	600.00'	93.59'	S13°57'21"E	93.50'	8°56'14"
C719	499.93'	216.02'	N77°18'42"E	214.34'	24°45'26"
C876	745.00'	1652.31'	S45°06'46"W	1333.88'	127°04'28"
C981	720.00'	75.27'	N74°20'40"W	75.23'	5°59'22"
C984	720.00'	58.08'	S14°05'02"W	58.06'	4°37'19"
C985	720.00'	58.08'	S9°27'43"W	58.06'	4°37'19"
C986	720.00'	46.46'	S1°36'19"W	46.45'	3°41'50"
C987	720.00'	58.08'	S2°33'15"E	58.06'	4°37'19"
C988	720.00'	19.39'	S17°39'10"E	19.39'	1°32'35"
C989	720.00'	46.46'	S15°01'58"E	46.45'	3°41'50"
C990	720.00'	46.46'	S11°20'08"E	46.45'	3°41'50"
C991	720.00'	58.08'	S7°10'34"E	58.06'	4°37'19"
C992	720.00'	46.46'	S5°18'09"W	46.45'	3°41'50"

Line Table		
Line #	Length	Direction
L78	0.50	N66°34'42"E
L79	41.38	N61°59'48"E
L80	4.43	N66°59'24"E
L81	39.57	N54°10'33"E
L82	5.17	N14°43'04"W
L208	16.54	S18°25'28"E
L531	11.23	N65°43'45"E
L532	7.63	N64°56'58"E
L533	15.76	N63°58'57"E
L534	2.92	N63°12'36"E
L535	14.00	N62°23'18"E
L536	1.48	N63°01'42"E

LEGEND

- SET ALLIANT P.R.M. LB8289
- FOUND P.R.M.
- △ SET ALLIANT P.C.P. LB8289
- P.R.M. PERMANENT REFERENCE MONUMENT
- P.C.P. PERMANENT CONTROL POINT
- D.E. DRAINAGE EASEMENT
- O.R. OFFICIAL RECORDS
- PG. SHEET
- IRCF IRON ROD CAP FOUND
- TLO TIE LINE ONLY
- CMF CONCRETE MONUMENT FOUND
- (NR) NON-RADIAL
- M.B. MAP BOOK
- ① SHEET REFERENCE NUMBER
- MATCHLINE
- P.D.E. DRAINAGE AND ACCESS EASEMENT
- SQ FT SQUARE FEET
- E.A. EMERGENCY ACCESS
- R= (RADIUS)
- TYP. TYPICAL
- U.D.A.E. UTILITY, DRAINAGE AND ACCESS EASEMENT
- WETLANDS
- UPLAND BUFFER



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DRAWN BY: JB
CHECKED BY: CAW
DATE ISSUED: 8/29/2024
SCALE: 1" = 40'
JOB NO.: 323-0009
SHEET: 12

Drawing name: V:\Jacksonville Office\Survey\Projects\2023\3230009 - RADIANCE LAND DEVELOPMENT\PLAT\Radiance Overall\323-0009 - Radiance Plat - JK.dwg Aug 29, 2024 10:34am

SURVEYOR: ALLIANT FLORIDA, INC.
10475 FORTUNE PARKWAY, STE 101, JACKSONVILLE, FL 32256

DEVELOPER: VENTURE 8, LLC., A FLORIDA LIMITED LIABILITY COMPANY
1808 CONCEPT COURT, STE 100, DAYTONA BEACH, FL 32155

RADIANCE

A PORTION OF SECTIONS 22 AND 27, TOWNSHIP 12 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA.

MAP BOOK SHEET

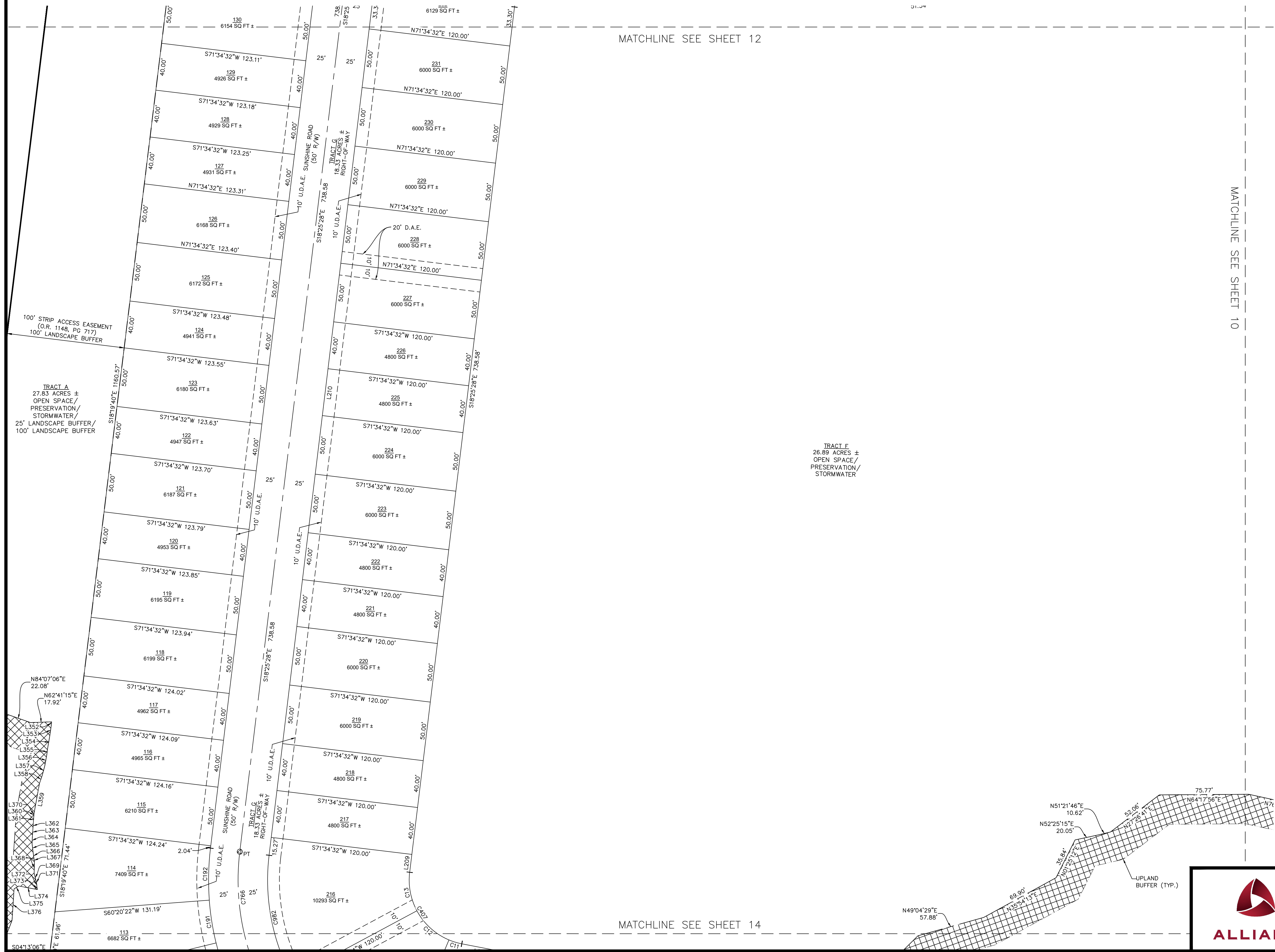
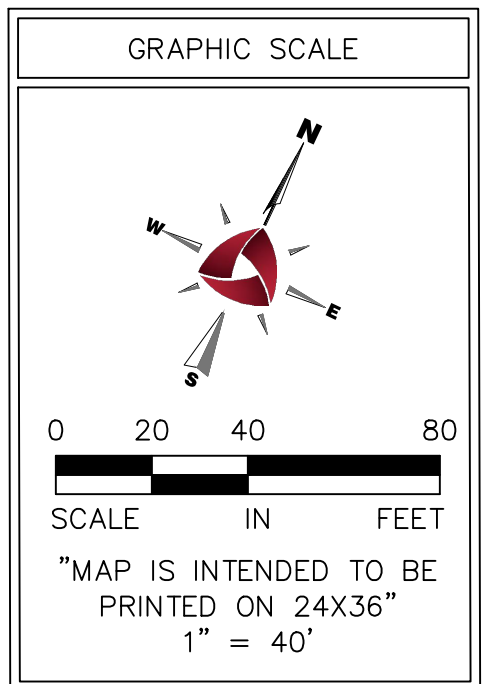
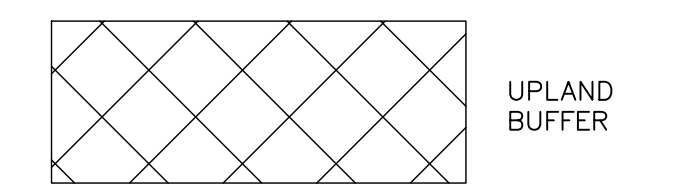
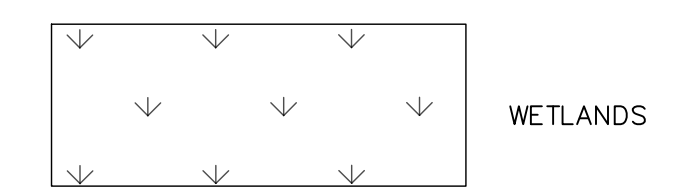
SHEET 13 OF 16
SEE SHEET 2 FOR NOTES

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C11	55.00'	11.40'	N81°34'19"E	11.38'	11°52'23"
C12	55.00'	37.38'	S73°01'13"E	36.67'	38°56'33"
C13	55.00'	33.72'	S35°59'12"E	33.19'	35°07'28"
C191	225.00'	36.78'	S34°20'34"E	36.73'	9°21'53"
C192	225.00'	44.12'	S24°02'33"E	44.05'	11°14'10"
C407	55.00'	82.50'	S61°23'40"E	74.98'	85°56'25"
C766	200.00'	299.99'	S61°23'40"E	272.65'	85°56'25"
C982	175.00'	107.28'	S35°59'12"E	105.61'	35°07'28"

Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction
L209	15.27	S18°25'28"E	L364	5.01	S22°22'52"E
L210	40.00	S18°25'28"E	L365	8.08	S32°03'15"E
L352	2.54	S19°17'38"E	L366	5.18	S33°23'39"E
L353	9.08	S17°24'52"E	L367	2.60	S33°25'28"E
L354	11.62	S15°31'06"E	L368	9.67	S23°49'09"E
L355	5.24	S17°55'52"E	L369	7.78	S39°37'13"E
L356	9.04	S15°06'09"E	L370	0.79	S18°00'40"E
L357	8.28	S10°32'28"E	L371	0.55	S40°39'27"E
L358	7.71	S06°42'02"E	L372	3.51	S30°35'57"E
L359	25.87	S15°02'03"E	L373	2.23	S34°37'38"E
L360	0.29	S24°13'18"E	L374	16.03	S75°17'03"W
L361	8.15	S21°32'18"E	L375	4.65	S33°48'13"W
L362	2.04	S20°48'24"E	L376	26.78	S21°39'07"E
L363	8.87	S21°33'14"E			

LEGEND

- SET ALLIANT P.R.M. LB8289
- FOUND P.R.M.
- ⊙ SET ALLIANT P.C.P. LB8289
- P.R.M. PERMANENT REFERENCE MONUMENT
- P.C.P. PERMANENT CONTROL POINT
- D.E. DRAINAGE EASEMENT
- O.R. OFFICIAL RECORDS
- PG. SHEET
- IRCF IRON ROD CAP FOUND
- TLO TIE LINE ONLY
- CMF CONCRETE MONUMENT FOUND
- (NR) NON-RADIAL
- M.B. MAP BOOK
- Ⓢ SHEET REFERENCE NUMBER
- MATCHLINE
- P.D.E. DRAINAGE AND ACCESS EASEMENT
- SQ FT SQUARE FEET
- E.A. EMERGENCY ACCESS
- R= (RADIUS)
- TYP. TYPICAL
- U.D.A.E. UTILITY, DRAINAGE AND ACCESS EASEMENT



MATCHLINE SEE SHEET 10

MATCHLINE SEE SHEET 12

MATCHLINE SEE SHEET 14

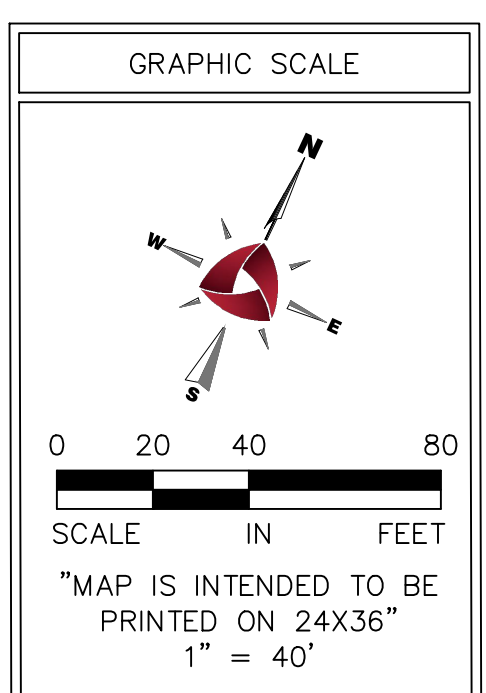
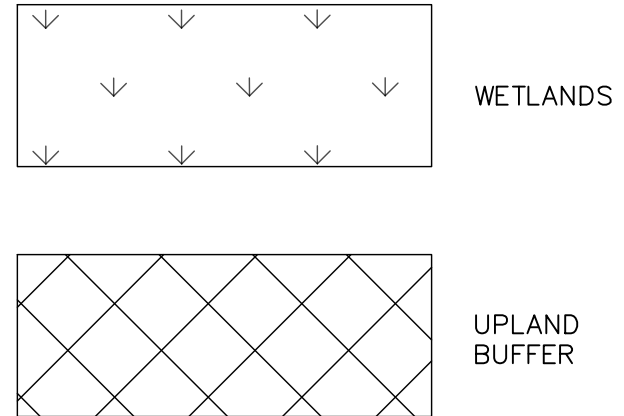
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Jacksonville, FL 32256
904.240.1351 MAIN
www.alliant-inc.com
LB 8289

DRAWN BY JB
CHECKED BY CAW
DATE ISSUED 8/29/2024
SCALE 1" = 40'
JOB NO. 323-0009
SHEET 13

RADIANCE

A PORTION OF SECTIONS 22 AND 27, TOWNSHIP 12 SOUTH,
RANGE 31 EAST, FLAGLER COUNTY, FLORIDA.

- SET ALLIANT P.R.M. LB8289
- FOUND P.R.M.
- ⊙ SET ALLIANT P.C.P. LB8289
- P.R.M. PERMANENT REFERENCE MONUMENT
- P.C.P. PERMANENT CONTROL POINT
- D.E. DRAINAGE EASEMENT
- O.R. OFFICIAL RECORDS
- PG. SHEET
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- (NR) NON-RADIAL
- M.B. MAP BOOK
- Ⓢ SHEET REFERENCE NUMBER
- MATCHLINE
- P.D.E. DRAINAGE AND ACCESS EASEMENT
- SQ FT SQUARE FEET
- E.A. EMERGENCY ACCESS
- R= (RADIUS)
- TYP. TYPICAL
- U.D.A.E. UTILITY, DRAINAGE AND ACCESS EASEMENT



Line #	Length	Direction
L506	7.93	S84°55'19"E
L507	8.28	S88°45'30"E
L508	7.43	N87°31'24"E
L509	7.42	N84°00'06"E
L510	9.39	N80°01'58"E
L511	4.62	N76°43'48"E

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C767	2000.00'	644.99'	N6°53'46"E	642.20'	18°28'39"
C768	1308.00'	539.69'	S6°56'00"W	535.87'	23°38'26"

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C5	446.00'	64.33'	S71°25'46"E	64.28'	81°55'33"
C6	446.00'	65.45'	S79°45'59"E	65.40'	82°43'31"
C7	446.00'	52.35'	S87°19'59"E	52.32'	64°32'29"
C8	446.00'	52.35'	N85°56'32"E	52.32'	64°32'29"
C9	446.00'	52.35'	N79°13'03"E	52.32'	64°32'29"
C10	446.00'	1.71'	N75°44'43"E	1.71'	01°31'11"

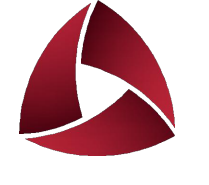
Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
L205	10.95	S10°38'30"E	L407	14.40	S09°03'54"W	L440	9.01	N22°42'10"E	L473	1.93	S12°04'43"W
L206	13.92	S11°48'11"W	L408	10.86	S09°27'49"W	L441	9.20	N22°42'10"E	L474	13.30	S12°23'31"W
L207	1.52	S11°48'11"W	L409	7.72	S09°45'26"W	L442	7.99	N22°42'10"E	L475	8.81	S12°47'48"W
L377	16.39	S01°41'14"E	L410	17.60	S10°09'25"W	L443	12.76	N22°42'10"E	L476	17.28	S13°20'30"W
L378	9.24	S01°16'58"E	L411	3.86	S10°29'44"W	L444	11.63	N6°44'00"W	L477	22.36	S26°05'01"E
L379	15.70	S00°53'21"E	L412	20.23	S10°52'33"W	L445	5.55	N65°25'00"W	L478	8.87	S29°52'17"W
L380	9.56	S00°29'26"E	L413	0.20	S11°13'56"W	L446	6.28	N66°30'29"W	L479	7.69	S30°32'55"W
L381	15.37	S00°05'49"E	L414	20.94	S11°33'57"W	L447	6.29	N66°30'29"W	L480	8.28	S30°11'09"W
L382	9.54	S00°17'46"W	L415	4.52	S11°58'03"W	L448	6.66	N67°40'01"W	L481	13.99	S34°40'02"W
L383	15.39	S00°41'23"W	L416	16.44	S12°17'55"W	L449	2.74	N68°13'52"W	L482	8.03	S51°31'21"E
L384	9.18	S01°04'39"W	L417	9.10	S12°42'05"W	L450	6.21	N68°46'06"W	L483	20.06	S61°54'51"E
L385	15.76	S01°28'16"W	L418	11.71	S13°01'48"W	L451	2.04	N69°45'51"W	L484	25.32	S61°05'30"E
L386	8.50	S01°51'15"W	L419	1.07	S11°12'42"W	L452	8.29	N69°45'51"W	L485	3.25	S60°34'26"E
L387	16.45	S02°14'53"W	L420	8.87	S13°26'03"W	L453	10.33	N71°00'32"W	L486	2.51	S60°28'11"E
L388	7.51	S02°37'34"W	L421	2.50	N62°57'53"W	L454	7.89	N72°00'28"W	L487	5.00	N29°31'49"E
L389	17.45	S03°01'13"W	L422	6.40	N62°43'23"W	L455	12.81	S03°22'10"W	L488	26.44	S59°56'47"E
L390	6.23	S03°23'38"W	L423	21.74	N62°10'43"W	L456	2.56	S22°55'51"E	L489	8.65	S59°18'46"E
L391	18.76	S03°47'18"W	L424	18.96	N61°23'30"W	L457	20.58	S06°36'31"W	L490	14.36	S58°53'49"E
L392	4.65	S04°09'28"W	L425	9.47	N60°50'31"W	L458	3.65	S07°02'38"W	L491	3.89	S58°34'02"E
L393	20.36	S04°33'09"W	L426	12.28	N60°25'16"W	L459	15.92	S07°25'43"W	L492	2.38	S58°27'15"E
L394	2.78	S04°55'04"W	L427	16.48	N59°51'54"W	L460	6.08	S07°51'03"W	L493	6.21	S58°17'55"E
L395	7.41	S05°18'47"W	L428	4.35	N59°27'44"W	L461	3.38	S08°01'58"W	L494	11.38	S47°17'48"E
L396	14.84	S05°18'47"W	L429	7.34	N59°14'09"W	L462	18.70	S08°27'30"W	L495	6.16	S49°59'23"E
L397	0.66	S05°40'28"W	L430	10.82	N58°53'04"W	L463	6.66	S08°56'48"W	L496	6.16	S52°54'03"E
L398	6.68	S05°47'27"W	L431	6.55	N58°32'55"W	L464	15.23	S09°22'04"W	L497	4.80	S55°30'13"E
L399	16.00	S06°08'55"W	L432	6.09	N58°18'15"W	L465	10.21	S09°51'28"W	L498	7.66	S58°27'29"E
L400	1.70	S06°25'41"W	L433	1.48	N58°18'11"W	L466	11.41	S10°16'25"W	L499	7.53	S62°02'55"E
L401	20.75	S06°46'57"W	L434	4.99	N59°24'18"W	L467	14.10	S10°45'54"W	L500	7.54	S65°36'53"E
L402	4.37	S07°10'44"W	L435	18.47	N17°13'50"W	L468	7.33	S11°10'38"W	L501	6.81	S69°00'41"E
L403	17.86	S07°31'47"W	L436	13.24	N15°03'29"W	L469	18.26	S11°40'13"W	L502	6.82	S72°14'17"E
L404	7.30	S07°55'36"W	L437	3.74	N22°42'10"E	L470	2.95	S12°04'43"W	L503	5.73	S75°12'36"E
L405	9.73	S08°11'45"W	L438	5.54	N22°42'10"E	L471	4.89	S12°23'31"W	L504	5.71	S77°55'37"E
L406	15.47	S08°35'37"W	L439	9.01	N22°42'10"E	L472	8.45	N23°58'30"W	L505	7.96	S81°09'51"E

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C398	1333.00'	34.19'	S18°01'08"W	34.19'	1°28'10"
C399	1975.00'	5.32'	S18°40'35"W	5.32'	0°09'16"
C403	1975.00'	63.20'	S17°40'57"W	63.19'	1°50'00"
C404	1561.00'	23.60'	S65°30'14"E	23.60'	0°51'59"
C405	1561.00'	46.48'	S64°13'04"E	46.48'	1°42'21"
C406	446.00'	288.54'	S85°49'51"E	283.53'	37°04'02"
C873	2000.00'	91.41'	N17°26'39"E	91.40'	2°37'07"
C874	301.00'	242.59'	N81°16'32"W	236.08'	46°10'42"
C875	200.00'	299.99'	S61°23'40"E	272.65'	85°56'25"
C932	1536.00'	207.78'	S62°03'42"E	207.63'	7°45'03"
C939	1333.00'	211.53'	S14°12'27"W	211.31'	9°05'32"
C977	326.00'	38.26'	N79°13'03"E	38.24'	6°43'29"
C979	1511.00'	137.75'	S60°47'53"E	137.70'	51°32'24"
C980	1975.00'	74.46'	N14°13'15"E	74.46'	2°09'37"
C982	175.00'	107.28'	S35°59'12"E	105.61'	35°07'28"
C993	326.00'	1.25'	N75°44'43"E	1.25'	01°31'11"

MATCHLINE SEE SHEET 15

MATCHLINE SEE SHEET 13

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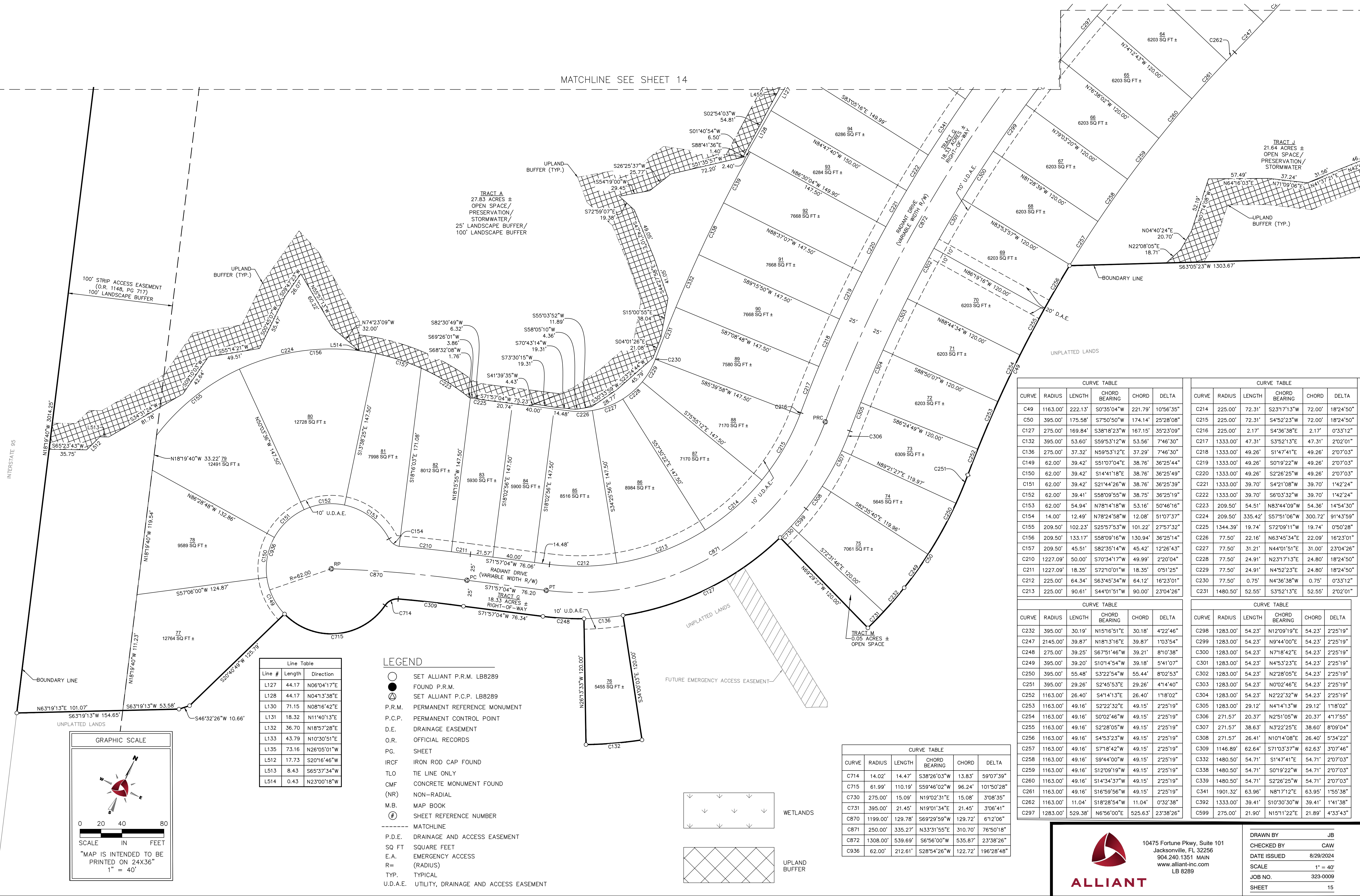
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DRAWN BY: JB
CHECKED BY: CAW
DATE ISSUED: 8/29/2024
SCALE: 1" = 40'
JOB NO.: 323-0009
SHEET: 14

RADIANCE

A PORTION OF SECTIONS 22 AND 27, TOWNSHIP 12 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA.



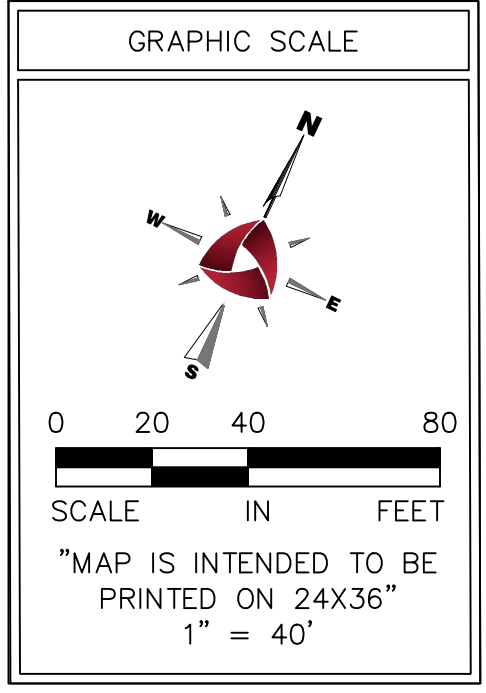
MATCHLINE SEE SHEET 14

CURVE TABLE						CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C49	1163.00'	222.13'	S0°35'04"W	221.79'	10°56'35"	C214	225.00'	72.31'	S23°17'13"W	72.00'	18°24'50"
C50	395.00'	175.58'	S7°50'50"W	174.14'	25°28'08"	C215	225.00'	72.31'	S4°52'23"W	72.00'	18°24'50"
C127	275.00'	169.84'	S38°16'23"W	167.15'	35°23'09"	C216	225.00'	2.17'	S4°36'38"E	2.17'	0°33'12"
C132	395.00'	53.60'	S59°53'12"W	53.56'	7°46'30"	C217	1333.00'	47.31'	S3°52'13"E	47.31'	2°02'01"
C136	275.00'	37.32'	N59°53'12"E	37.29'	7°46'30"	C218	1333.00'	49.26'	S1°47'41"E	49.26'	2°07'03"
C149	62.00'	39.42'	S51°07'04"E	38.76'	36°25'44"	C219	1333.00'	49.26'	S0°19'22"W	49.26'	2°07'03"
C150	62.00'	39.42'	S14°41'18"E	38.76'	36°25'49"	C220	1333.00'	49.26'	S2°26'25"W	49.26'	2°07'03"
C151	62.00'	39.42'	S21°44'26"W	38.76'	36°25'39"	C221	1333.00'	39.70'	S4°21'08"W	39.70'	1°42'24"
C152	62.00'	39.41'	S58°09'55"W	38.75'	36°25'19"	C222	1333.00'	39.70'	S6°03'32"W	39.70'	1°42'24"
C153	62.00'	54.94'	N78°14'18"W	53.16'	50°46'16"	C223	209.50'	54.51'	N8°34'09"W	54.36'	14°54'30"
C154	14.00'	12.49'	N78°24'58"W	12.08'	51°07'37"	C224	209.50'	335.42'	S5°51'06"W	300.72'	91°43'59"
C155	209.50'	102.23'	S25°57'53"W	101.22'	27°57'32"	C225	1344.39'	19.74'	S72°09'11"W	19.74'	0°50'28"
C156	209.50'	133.17'	S58°09'16"W	130.94'	36°25'14"	C226	77.50'	22.16'	N6°34'53"E	22.09'	16°23'01"
C157	209.50'	45.51'	S82°35'14"W	45.42'	12°28'43"	C227	77.50'	31.21'	N44°01'51"E	31.00'	23°04'26"
C210	1227.00'	50.00'	S70°34'17"W	49.99'	2°20'04"	C228	77.50'	24.91'	N23°17'13"E	24.80'	18°24'50"
C211	1227.00'	18.35'	S72°10'01"W	18.35'	0°51'25"	C229	77.50'	24.91'	N4°52'23"E	24.80'	18°24'50"
C212	225.00'	64.34'	S63°45'34"W	64.12'	16°23'01"	C230	77.50'	0.75'	N4°36'38"W	0.75'	0°33'12"
C213	225.00'	90.61'	S44°01'51"W	90.00'	23°04'26"	C231	1480.50'	52.55'	S3°52'13"E	52.55'	2°02'01"

CURVE TABLE						CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C232	395.00'	30.19'	N15°16'51"E	30.18'	4°22'46"	C298	1283.00'	54.23'	N12°09'19"E	54.23'	2°25'19"
C247	2145.00'	39.87'	N18°13'16"E	39.87'	1°03'54"	C299	1283.00'	54.23'	N9°44'00"E	54.23'	2°25'19"
C248	275.00'	39.25'	S67°51'46"W	39.21'	8°10'38"	C300	1283.00'	54.23'	N7°18'42"E	54.23'	2°25'19"
C249	395.00'	39.20'	S10°14'54"W	39.18'	5°41'07"	C301	1283.00'	54.23'	N4°53'23"E	54.23'	2°25'19"
C250	395.00'	55.48'	S3°22'54"W	55.44'	8°02'53"	C302	1283.00'	54.23'	N2°28'05"E	54.23'	2°25'19"
C251	395.00'	29.26'	S2°45'53"E	29.26'	4°14'40"	C303	1283.00'	54.23'	N0°02'46"E	54.23'	2°25'19"
C252	1163.00'	26.40'	S4°14'13"E	26.40'	1°18'02"	C304	1283.00'	54.23'	N2°22'32"W	54.23'	2°25'19"
C253	1163.00'	49.16'	S2°22'32"E	49.15'	2°25'19"	C305	1283.00'	29.12'	N4°14'13"W	29.12'	1°18'02"
C254	1163.00'	49.16'	S0°02'46"W	49.15'	2°25'19"	C306	271.57'	20.37'	N2°51'05"W	20.37'	4°17'55"
C255	1163.00'	49.16'	S2°28'05"W	49.15'	2°25'19"	C307	271.57'	38.63'	N3°22'25"E	38.60'	8°09'04"
C256	1163.00'	49.16'	S4°53'23"W	49.15'	2°25'19"	C308	271.57'	28.41'	N10°14'08"E	28.40'	5°34'22"
C257	1163.00'	49.16'	S7°18'42"W	49.15'	2°25'19"	C309	1146.89'	62.64'	S71°03'37"W	62.63'	3°07'46"
C258	1163.00'	49.16'	S9°44'00"W	49.15'	2°25'19"	C310	1480.50'	54.71'	S1°47'41"E	54.71'	2°07'03"
C259	1163.00'	49.16'	S12°09'19"W	49.15'	2°25'19"	C311	1480.50'	54.71'	S0°19'22"W	54.71'	2°07'03"
C260	1163.00'	49.16'	S14°34'37"W	49.15'	2°25'19"	C312	1480.50'	54.71'	S2°26'25"W	54.71'	2°07'03"
C261	1163.00'	49.16'	S16°59'56"W	49.15'	2°25'19"	C313	1901.32'	63.96'	N8°17'12"E	63.95'	1°55'38"
C262	1163.00'	11.04'	S18°28'54"W	11.04'	0°32'38"	C342	1333.00'	39.41'	S10°30'30"W	39.41'	1°41'38"
C297	1283.00'	529.38'	N6°56'00"E	525.63'	23°38'26"	C599	275.00'	21.90'	N15°11'22"E	21.89'	4°33'43"

Line #	Length	Direction
L127	44.17	N06°04'17"E
L128	44.17	N04°13'38"E
L130	71.15	N08°16'42"E
L131	18.32	N11°40'13"E
L132	36.70	N18°57'28"E
L133	43.79	N10°30'51"E
L135	73.16	N26°05'01"W
L512	17.73	S20°16'46"W
L513	8.43	S65°37'34"W
L514	0.43	N23°00'18"W

- LEGEND**
- SET ALLIANT P.R.M. LB8289
 - FOUND P.R.M.
 - SET ALLIANT P.C.P. LB8289
 - P.R.M. PERMANENT REFERENCE MONUMENT
 - P.C.P. PERMANENT CONTROL POINT
 - D.E. DRAINAGE EASEMENT
 - O.R. OFFICIAL RECORDS
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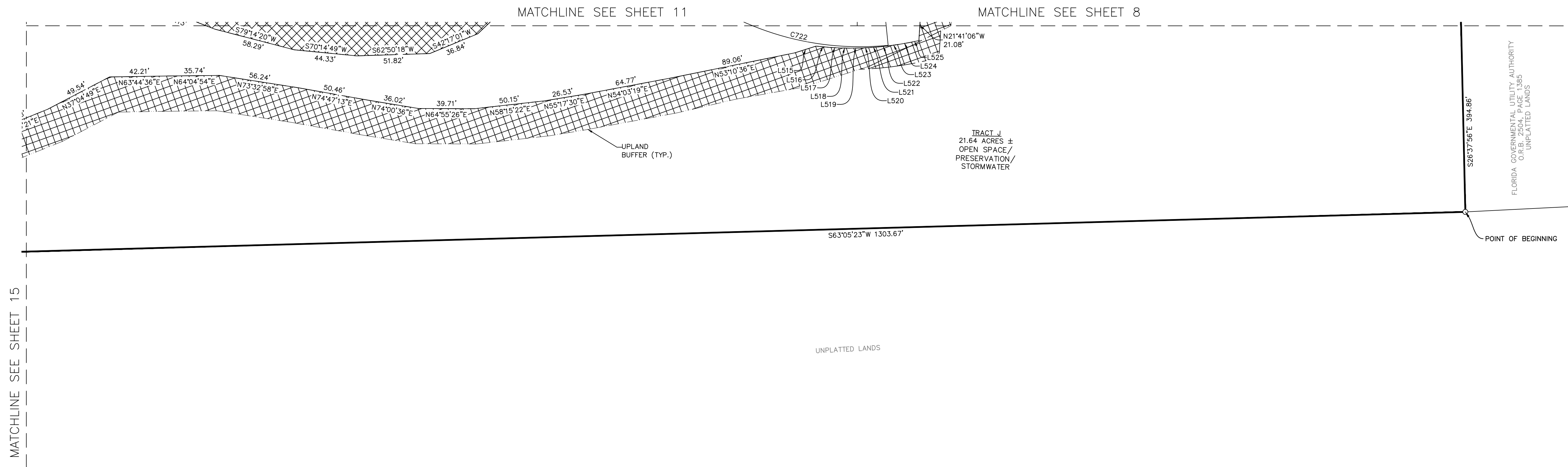
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LB 8289

DRAWN BY: JB
CHECKED BY: CAW
DATE ISSUED: 8/29/2024
SCALE: 1" = 40'
JOB NO.: 323-0009
SHEET: 15

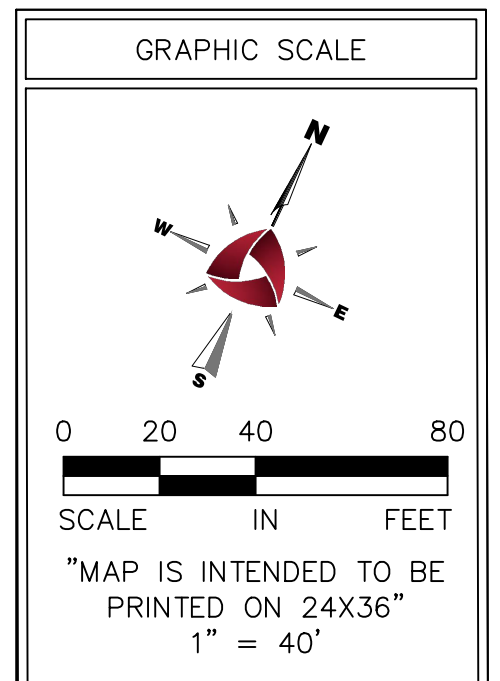
RADIANCE

A PORTION OF SECTIONS 22 AND 27, TOWNSHIP 12 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA.



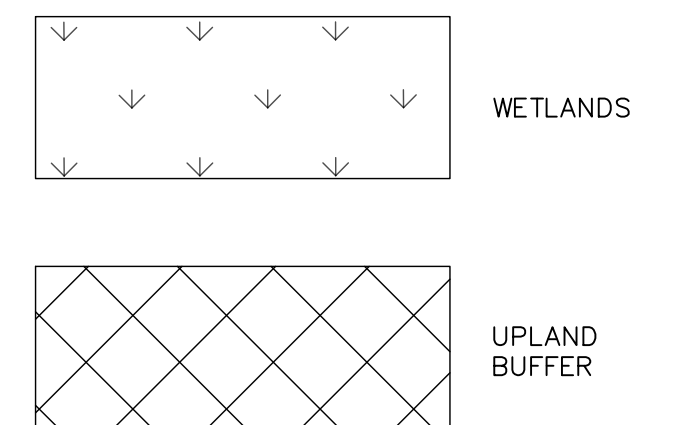
Line #	Length	Direction
L515	15.64	N47°03'32"E
L516	9.82	N70°02'26"E
L517	6.98	N67°46'08"E
L518	6.98	N65°54'55"E
L519	9.07	N63°47'03"E
L520	4.46	N61°59'11"E
L521	6.93	N60°28'22"E
L522	6.93	N58°37'51"E
L523	7.91	N56°39'31"E
L524	7.91	N54°33'23"E
L525	6.29	N52°40'11"E

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C722	202.00'	128.40'	S77°12'12"W	126.25'	36°25'12"



LEGEND

- SET ALLIANT P.R.M. LB8289
- FOUND P.R.M.
- ⊙ SET ALLIANT P.C.P. LB8289
- P.R.M. PERMANENT REFERENCE MONUMENT
- P.C.P. PERMANENT CONTROL POINT
- D.E. DRAINAGE EASEMENT
- O.R. OFFICIAL RECORDS
- PG. SHEET
- IRCF IRON ROD CAP FOUND
- TLO TIE LINE ONLY
- CMF CONCRETE MONUMENT FOUND
- (NR) NON-RADIAL
- M.B. MAP BOOK
- ① SHEET REFERENCE NUMBER
- MATCHLINE
- P.D.E. DRAINAGE AND ACCESS EASEMENT
- SQ FT SQUARE FEET
- E.A. EMERGENCY ACCESS
- R= (RADIUS)
- TYP. TYPICAL
- U.D.A.E. UTILITY, DRAINAGE AND ACCESS EASEMENT





ALLIANT

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