

MAP SHOWING A BOUNDARY OF

A PORTION OF GOVERNMENT SECTIONS 26, 27, 34, AND 35, TOWNSHIP 12 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA.

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTIONS 26, 27, 34 AND 35 TOWNSHIP 12 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

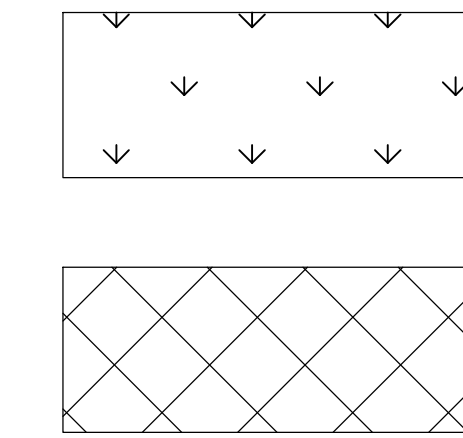
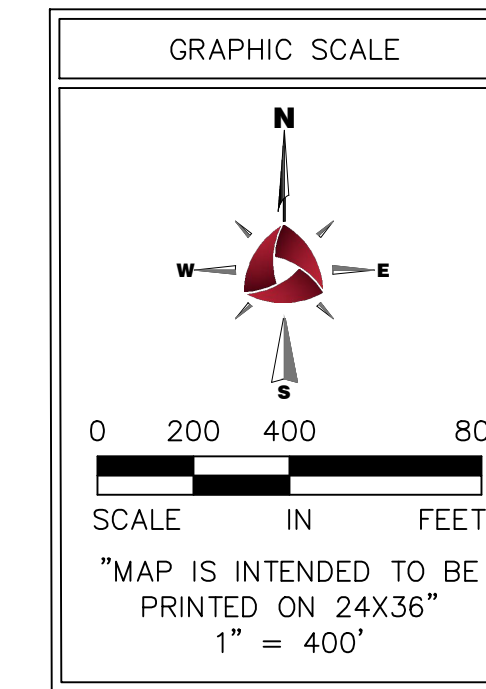
FOR A POINT OF BEGINNING BEING A PERMANENT REFERENCE MONUMENT AT THE NORTHEASTERLY CORNER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 31 EAST; THENCE, S 01°50'43" W 200.27 FEET; THENCE, N 88°59'35" E 547.76 FEET; THENCE, S 15°12'02" W 1089.80 FEET; THENCE, S 00°55'04" E 1281.08 FEET; THENCE, S 09°25'13" W 627.21 FEET; THENCE, S 67°07'09" W 835.39 FEET; THENCE, N 73°59'58" W 1007.87 FEET; THENCE, N 20°45'40" W 1579.44 FEET; THENCE, N 34°47'51" W 206.16 FEET; THENCE, N 06°06'10" W 276.62 FEET; THENCE, N 20°45'41" W 40.00 FEET; THENCE, S 69°14'19" W 70.00 FEET; THENCE, N 20°45'40" W 39.97 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 34227.47 FEET, A CENTRAL ANGLE OF 02°26'00" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 19°32'40" W, 1453.52 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 1453.63 FEET; THENCE, N 18°19'40" W 2189.23 FEET; THENCE, N 71°40'20" E 167.58 FEET; THENCE, N 20°40'49" E 119.98 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 100°36'13" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 60°22'29" E, 92.33 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 105.36 FEET TO A POINT OF CURVATURE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 16.00 FEET, A CENTRAL ANGLE OF 54°00'10" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 39°30'03" E, 14.53 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 15.08 FEET TO A POINT OF CURVATURE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1146.89 FEET, A CENTRAL ANGLE OF 03°12'42" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 71°01'09" E, 64.28 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 64.29 FEET; THENCE, N 71°57'04" E 76.34 FEET TO A POINT OF CURVATURE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 08°10'38" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 67°51'46" E, 39.21 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 39.25 FEET; THENCE, S 26°13'33" E 120.00 FEET TO A POINT OF CURVATURE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 395.00 FEET, A CENTRAL ANGLE OF 07°46'30" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 59°53'12" E, 53.56 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 53.60 FEET; THENCE, N 34°00'03" W 120.00 FEET TO A POINT OF CURVATURE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 10°56'35" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 38°18'23" E, 167.15 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 175.58 FEET TO A POINT OF CURVATURE CONCAVE WESTERLY, HAVING A RADIUS OF 395.00 FEET, A CENTRAL ANGLE OF 25°28'08" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 07°50'50" E, 174.14 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 175.58 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 N 00°35'04" E, 221.79 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 222.13 FEET; THENCE, N 63°05'23" E 1303.67 FEET; THENCE, N 61°47'39" E 230.32 FEET; THENCE, S 26°37'56" E 705.14 FEET; THENCE, N 61°47'39" E 750.00 FEET; THENCE, S 26°38'09" E 466.61 FEET TO A POINT OF CURVATURE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 5779.65 FEET, A CENTRAL ANGLE OF 02°34'15" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 27°55'17" E, 259.31 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 259.33 FEET; THENCE, S 29°12'24" E 1631.99 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 S 28°22'22" E, 81.96 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 81.96 FEET; THENCE, S 89°00'32" W 374.05 FEET; THENCE, S 22°30'26" E 614.01 FEET; THENCE, N 89°00'32" E 374.32 FEET; THENCE, S 20°36'54" W 53.09 FEET; THENCE, S 89°00'32" W 968.74 FEET; THENCE, S 01°01'16" E 660.16 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 436.99 ACRES, MORE OR LESS.



NOTES

- BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95 HAVING A GRID BEARING OF N 18°19'40" W, THE GRID BEARINGS AS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN HORIZONTAL DATUM OF 1983 (NAD 83-2011 ADJUSTMENT) FOR THE EAST ZONE OF FLORIDA AND IS IN CONJUNCTION WITH (FPRN) FLORIDA PERMANENT REFERENCE NETWORK (NAVD88). ALSO BEING IN CONJUNCTION WITH ALTA SURVEY PERFORMED BY GEOPPOINT SURVEYING, INC.
- THIS SURVEY SHOWN HEREON IS BASED UPON INFORMATION FOUND IN THE PROPERTY INFORMATION REPORT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, ORT #: 24071262, SEARCHED THROUGH DATE: JUNE 21, 2024 AT 5:00 PM.
- THIS PROPERTY LIES WITHIN FLOOD ZONE X (UNSHADED - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE COMMUNITY PANELS NO. 12035C0233E AND NO. 12035C0245E BOTH EFFECTIVE DATES: 06/06/2018.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT DEPICTED ON THIS MAP THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- NO UNDERGROUND STRUCTURE, OR UTILITIES WERE LOCATED ON THIS SURVEY.
- ALL DIMENSIONS ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
- THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY CLAYTON A. WALLEY USING A DIGITAL SIGNATURE AND DATE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
- THE BOUNDARY SURVEY DEPICTED HEREON WAS PERFORMED BY ALLIANT FLORIDA, INC. LB 8289, 10475 FORTUNE PKWY, SUITE 101, JACKSONVILLE, FL 32256. A FLORIDA LICENSED BUSINESS.
- SECTION LINES AND QUARTER SECTION LINES ARE GRAPHIC REPRESENTATIONS ONLY AND DO NOT REFLECT FIELD MEASUREMENTS UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE IN U.S. FEET AND DECIMAL PARTS THEREOF.
- MEASUREMENT METHODS USED FOR THIS SURVEY MEET OR EXCEED STANDARDS OF PRACTICE FOR LAND SURVEYING AS SET FORTH IN FLORIDA ADMINISTRATIVE CODE CHAPTER 5J-17.050-.052.
- NAMES OF ADJOINING OWNERS ARE DEPICTED BASED ON FLAGLER COUNTY GIS TAX INFORMATION.
- NOTICE: ESTABLISHMENT OF RADIANCE COMMUNITY DEVELOPMENT DISTRICT RECORDED IN OFFICIAL RECORDS BOOK 2709, PAGE 493, AS AFFECTED BY NOTICE OF BOUNDARY ADJUSTMENT RECORDED IN OFFICIAL RECORDS BOOK 2864, PAGE 1710, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.



Symbol	Description
○	TO BE SET 4X4" CMON "ALLIANT" P.R.M. LB8289
●	FOUND P.R.M.
⊗	TO BE SET NAIL & DISK "ALLIANT" P.C.P. LB8289
○	P.R.M. PERMANENT REFERENCE MONUMENT
○	P.C.P. PERMANENT CONTROL POINT
○	CMON CONCRETE MONUMENT
○	O.R.B. OFFICIAL RECORDS BOOK
PG	PAGE
IRCF	IRON ROD CAP FOUND
M.B.	MAP BOOK
CMF	CONCRETE MONUMENT FOUND

CERTIFIED TO:
VENTURE 8, LLC., A FLORIDA LIMITED LIABILITY COMPANY

JOB NO. 323-0009
DRAFTER JTK
DATE 7/26/2024
SCALE 1" = 400'

THIS MAP OR SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.
THIS DRAWING, SKETCH, PLAT OR MAP IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE).
THIS MAP OR SURVEY IS FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATION SHOWN HEREON DOES NOT EXTEND TO ANY UNNAMED PARTY.

