

PLAT OF HUNTER'S RIDGE STORAGE

A PORTION OF SECTION 22, TOWNSHIP 14 SOUTH, RANGE 31 EAST,
FLAGLER COUNTY, FLORIDA

CERTIFICATE OF APPROVAL BY COUNTY COMMISSION OF FLAGLER COUNTY, FLORIDA:
THIS IS TO CERTIFY, THAT ON THE _____ DAY OF _____, 20____,
THE FOREGOING PLAT WAS APPROVED BY THE COUNTY COMMISSION OF FLAGLER COUNTY, FLORIDA.

BOARD OF COUNTY COMMISSIONERS OF
FLAGLER COUNTY, FLORIDA

BY: _____
CHAIRMAN

ATTEST: _____
CLERK AND EX-OFFICIO CLERK OF THE BOARD

CERTIFICATE OF CLERK:
I HEREBY CERTIFY, THAT THE FOREGOING PLAT WAS FILED FOR RECORDS ON THE _____ DAY OF _____, 20____.

BY: _____
CLERK AND EX-OFFICIO CLERK OF THE BOARD OF COUNTY
COMMISSIONAIRE OF FLAGLER COUNTY, FLORIDA

CERTIFICATE OF APPROVAL :
THIS IS TO CERTIFY THAT ON _____ DAY OF _____, 20____, THE FOREGOING PLAT WAS APPROVED.

BY: _____
COUNTY ATTORNEY/DEPUTY

GROWTH MANAGEMENT DIRECTOR:
THIS IS TO CERTIFY THAT ON _____ DAY OF _____, 20____, THE FOREGOING PLAT WAS APPROVED.

BY: _____
GROWTH MANAGEMENT DIRECTOR

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

DATE: _____ BY: _____
THOMAS F. FERGUSON
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
CERTIFICATE NO. 5970

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

BY: _____ DATED: _____
FRED M. FRANKLIN PROFESSIONAL SURVEYOR AND MAPPER LICENSE NO. PSM 7129

TITLE CERTIFICATION
STATE OF _____
COUNTY OF _____

I, _____, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE HEREON DESCRIBED PROPERTY, THAT I FIND THE TITLE OF THE PROPERTY IS VESTED TO HUNTERS RIDGE AIRPORT ROAD, LLC, THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: _____

ACCEPTANCE OF RESERVATIONS:
THE HUNTER'S RIDGE HOMEOWNERS ASSOCIATION OF EAST FLORIDA, INC.

STATE OF _____
COUNTY OF _____

THE HUNTER'S RIDGE HOMEOWNERS ASSOCIATION OF EAST FLORIDA, INC., HEREBY ACCEPTS THE DEDICATION OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS _____ DAY OF _____, 20____.

STATE OF _____
COUNTY OF _____

BEFORE ME PERSONALLY APPEARED _____ WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS (TITLE) _____ OF (HOMEOWNERS ASSOCIATION), AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT (HE) (SHE) EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS DAY _____ OF _____, 20____.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC _____ (SEAL)

IN WITNESS WHEREOF, HUNTERS RIDGE AIRPORT ROAD, LLC, A FLORIDA LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, DINO TOMASSETTI, JR.
THIS _____ DAY OF _____, 20____.

HUNTERS RIDGE AIRPORT ROAD, LLC
A FLORIDA LIMITED LIABILITY COMPANY
LICENSED TO DO BUSINESS IN FLORIDA

BY: _____ (WITNESS) _____ (WITNESS)

ATTEST: _____ DATE: _____
(TITLE) (PRINT NAME) (PRINT NAME)

ACKNOWLEDGMENTS
STATE OF _____
COUNTY OF _____

BEFORE ME PERSONALLY APPEARED DINO TOMASSETTI, JR. WHO IS PERSONALLY KNOWN TO ME, OR HAVE PRODUCED _____ AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF HUNTERS RIDGE AIRPORT ROAD, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT DINO TOMASSETTI, JR. EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID LIMITED LIABILITY COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY AND THAT INSTRUMENT IS THE FREE ACT OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 20____.

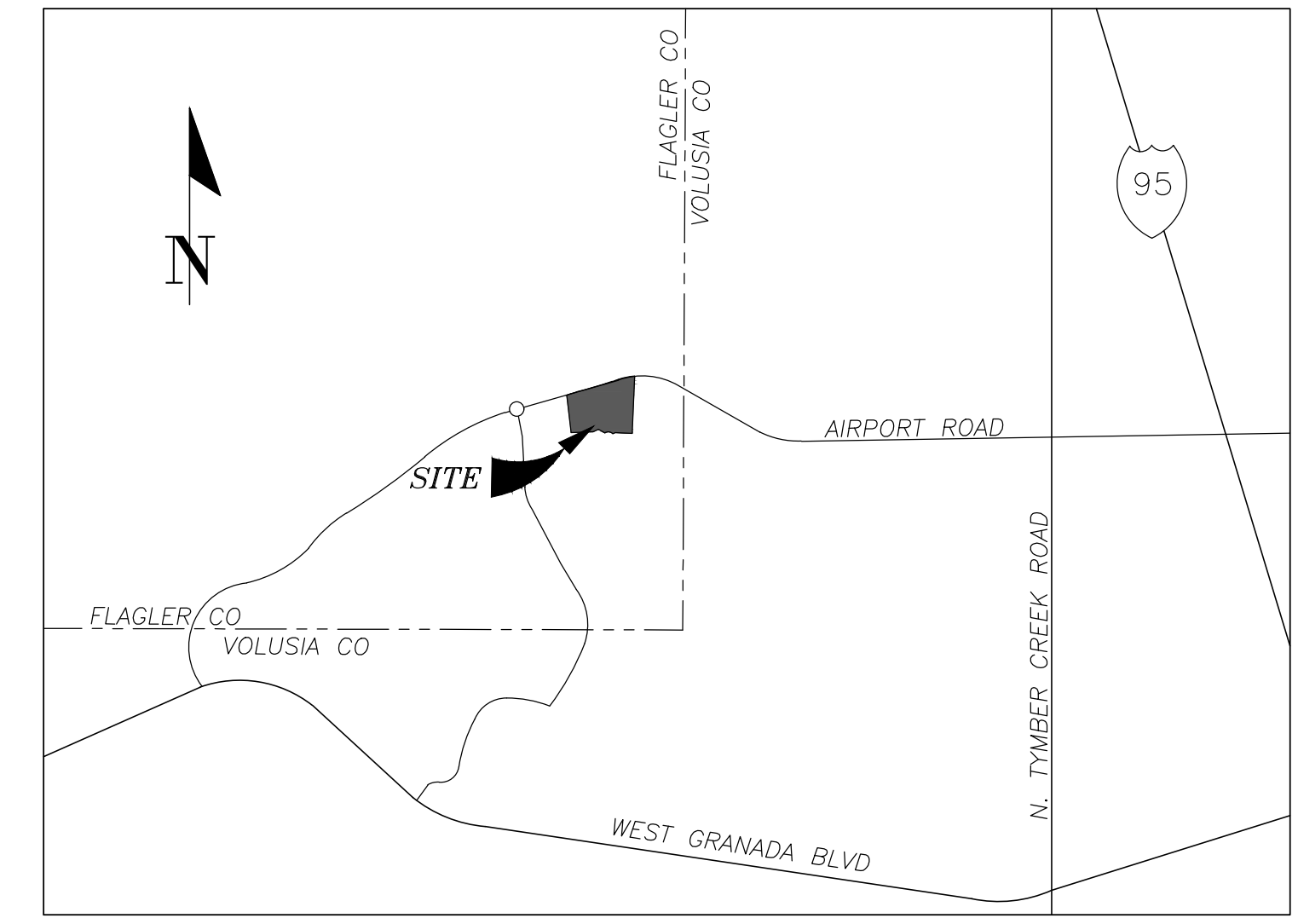
NOTARY PUBLIC _____ (SEAL)

OWNER: HUNTERS RIDGE AIRPORT ROAD, LLC
1590 TROY AVENUE
BROOKLYN, NEW YORK 11234

DEDICATION:
KNOW ALL MEN BY THESE PRESENTS THAT HUNTERS RIDGE AIRPORT ROAD, LLC A FLORIDA LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS; TRACT A, AS SHOWN HEREON, IS HEREBY DEDICATED TO HUNTERS RIDGE AIRPORT ROAD, LLC, ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE INGRESS, EGRESS, STORMWATER MANAGEMENT, DRAINAGE, CONSERVATION AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LLC, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO FLAGLER COUNTY; DRAINAGE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF DRAINAGE EASEMENT SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE HUNTER'S RIDGE HOMEOWNERS ASSOCIATION OF EAST FLORIDA, INC. ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO FLAGLER COUNTY.

DESCRIPTION:
PARCEL A
A PORTION OF LAND SITUATED IN SECTION 22, TOWNSHIP 14 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, LYING SOUTHERLY OF AND ADJACENT TO AIRPORT ROAD, SUBJECT TO A 236' WIDE POWER LINE EASEMENT, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
FROM THE POINT OF COMMENCEMENT BEING THE SOUTHEAST CORNER OF SAID SECTION 22, TOWNSHIP 14 SOUTH, RANGE 31 EAST, BEAR S88°19'07"W ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22 A DISTANCE OF 226.47'; THENCE DEPARTING SAID SECTION LINE N01°14'34"W A DISTANCE OF 158.45'; THENCE S88°16'13"W A DISTANCE OF 177.90'; THENCE N33°36'00"W A DISTANCE OF 741.80'; THENCE S88°13'01"W A DISTANCE OF 225.53'; THENCE N55°08'47"W A DISTANCE OF 659.70' TO THE EASTERLY LINE OF A 236' WIDE POWER LINE EASEMENT; THENCE N00°59'59"W ALONG SAID EAST LINE OF A 236' POWER LINE EASEMENT A DISTANCE OF 2103.68' TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EAST LINE N00°59'59"W A DISTANCE OF 459.56 FEET TO POINT OF CURVATURE IN THE SOUTHERLY RIGHT-OF-WAY LINE OF AIRPORT ROAD (100 R/W) RECORDED AT MAP BOOK 37, PAGE 39, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, CONCAVE SOUTHERLY, THENCE ALONG THE CURVE TO THE RIGHT HAVING A DELTA OF 07°17'57", A RADIUS OF 1000.00', AN ARC LENGTH OF 127.39'; A CHORD BEARING OF N78°28'18"E, AND A CHORD DISTANCE OF 127.31'. TO A POINT OF REVERSE CURVATURE, CONCAVE NORTHERLY, THENCE ALONG THE CURVE TO THE LEFT HAVING A DELTA OF 05°11'49", A RADIUS OF 5000.00', AN ARC LENGTH OF 453.53', A CHORD BEARING OF N79°31'21"E, AND A CHORD DISTANCE OF 453.37'; THENCE N76°55'26"E A DISTANCE OF 78.99' TO A POINT OF CURVATURE, CONCAVE SOUTHERLY, THENCE ALONG THE CURVE TO THE RIGHT HAVING A DELTA OF 14°40'11", A RADIUS OF 800.00', AN ARC LENGTH OF 204.83'; A CHORD BEARING OF N84°15'32"E, AND A CHORD DISTANCE OF 204.27'; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE S08°30'02"W A DISTANCE OF 702.27'; THENCE N81°07'02"W A DISTANCE OF 60.90' TO THE NORTHEAST CORNER OF TRACT "P," ASHFORD LAKES ESTATES, AS RECORDED IN MAP BOOK 37, PAGE 42, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; THENCE CONTINUE ALONG THE NORTH LINE OF TRACT "P" N81°07'02"W A DISTANCE OF 144.76'; THENCE S74°46'33"W A DISTANCE OF 33.74' TO A POINT OF NON-TANGENCY, CONCAVE SOUTHERLY, THENCE ALONG THE CURVE TO THE LEFT HAVING A DELTA OF 79°34'35", A RADIUS OF 75.00', AN ARC LENGTH OF 104.17'; A CHORD BEARING OF N78°53'56"W, AND A CHORD DISTANCE OF 95.99'; THENCE N53°49'09"W A DISTANCE OF 91.12'; THENCE S70°33'12"W A DISTANCE OF 70.23'; THENCE N86°22'07"W A DISTANCE OF 269.73' TO THE EAST LINE OF SAID 236' EASEMENT TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

SAID LAND HAVING AN AREA OF 454,893 SQUARE FEET OR 10.443 ACRES, MORE OR LESS.

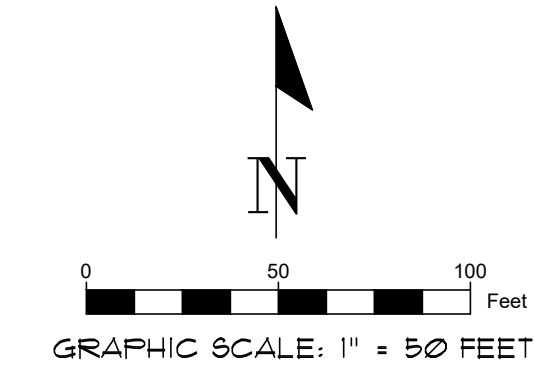


- LEGEND:
- = SET 1/2" REBAR & CAP, LB 8326
 - = FOUND 3"x3" CONCRETE MONUMENT MARKED AS NOTED "LB 7248"
 - = FOUND 1/2" REBAR & CAP (MARKED AS NOTED)
 - = FOUND 3/4" IRON PIPE
 - ⋈ = BROKEN LINE (LINE NOT TO SCALE)
 - CM = CONCRETE MONUMENT
 - FIP = FOUND IRON PIPE
 - FR = FOUND IRON ROD
 - FND = FOUND
 - HWY = HIGHWAY
 - ID = IDENTIFICATION
 - ISAOA = ITS SUCCESSORS AND/OR ASSIGNS
 - ATMA = AS THEIR INTEREST MAY APPEAR
 - LB = LICENSED BUSINESS
 - MNL = MINIMUM
 - NAVD = NORTH AMERICAN VERTICAL DATUM
 - O.R.B. = OFFICIAL RECORDS BOOK
 - LLC = LIMITED LIABILITY COMPANY
 - ± = MORE OR LESS
 - INC = INCORPORATED
 - PNT = POINT OF -NON-TANGENCY
 - P.A. = PROFESSIONAL ASSOCIATION
 - PC = POINT OF CURVATURE
 - PT = POINT OF TANGENCY
 - PRC = POINT OF REVERSE CURVE
 - PI = POINT OF INTERSECTION
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCEMENT
 - PG. = PAGE
 - P.L.S. = PROFESSIONAL LAND SURVEYOR
 - PRM = PERMANENT REFERENCE MARKER
 - PSM = PROFESSIONAL SURVEYOR AND MAPPER
 - P.U.E. = PUBLIC UTILITIES EASEMENT
 - R/W = RIGHT OF WAY
 - S.F. = SQUARE FEET
 - T.P. = TAX PARCEL
 - TYP. = TYPICAL
 - W/ = WITH
 - W/O = WITHOUT

- GENERAL NOTES:
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
 - BEARINGS SHOWN HEREON ARE REFERENCED TO FLORIDA EAST COORDINATE ZONE (NAD 83).
 - LOT LINES SHOWN HEREIN ARE RADIAL UNLESS OTHERWISE NOTED.
 - UNLESS OTHERWISE NOTED MEASUREMENTS ARE IN U.S. FOOT AND DECIMAL PARTS THEREOF. ALL MEASUREMENTS REFER TO HORIZONTAL PLANE IN ACCORDANCE WITH THE DEFINITION OF THE UNITED STATES SURVEY FOOT OR METER ADOPTED BY THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY. ALL MEASUREMENTS SHALL USE THE 39.37172-3.20888333333 EQUATION FOR CONVERSION FROM U.S. FEET TO METERS.
 - ALL PLATTED EASEMENTS, EXCLUSIVE OF PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY, SHALL ALSO BE EASEMENTS FOR CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; HOWEVER, SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. THE FOLLOWING EXCEPTIONS WERE LISTED IN THE PROVIDED TITLE OPINION BY BOOKER & ASSOCIATES, P.A., DATED OCTOBER 31, 2024:
 - MORTGAGE IN FAVOR OF FAIRWINDS CREDIT UNION, RECORDED IN OFFICIAL RECORDS BOOK 2768, PAGE 514, IN THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.
 - ASSIGNMENT OF RENTS, ETC., RECORDED IN OFFICIAL RECORDS BOOK 2768, PAGE 533, IN THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.
 - FINANCING STATEMENT, RECORDED IN OFFICIAL RECORDS BOOK 2768, PAGE 540, IN THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.
 - AMENDED NOTICE OF COMMENCEMENT, RECORDED IN OFFICIAL RECORDS BOOK 2884, PAGE 1506, IN THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.
 - EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 2847, PAGE 473, IN THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.
 - RIGHT-OF-WAY AGREEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY RECORDED SEPTEMBER 30, 1971 IN BOOK 38, PAGE(S) 50 AS AFFECTED BY MEMORANDUM OF RIGHT-OF-WAY CONSENT AGREEMENT BY AND BETWEEN HUNTER'S RIDGE RESIDENTIAL GOLF PROPERTIES, INC. AND FLORIDA POWER & LIGHT COMPANY RECORDED SEPTEMBER 16, 2005 IN BOOK 1319, PAGE 1953, ALL OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.
 - EASEMENT DEED GRANTED TO THE CITY OF ORMOND BEACH, FLORIDA RECORDED JANUARY 19, 1987 IN BOOK 302, PAGE 257 AS AFFECTED BY CORRECTIVE EASEMENT DEED DECEMBER 14, 1987 IN BOOK 333, PAGE 65, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.
 - INTERLOCAL BULK WATER AND WASTEWATER TREATMENT SERVICE INTERIM AGREEMENT FOR THE HUNTER'S RIDGE DEVELOPMENT IN FLAGLER COUNTY RECORDED FEBRUARY 24, 2006 IN BOOK 1398, PAGE 70, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA AS AFFECTED BY RETAIL WATER AND WASTEWATER SERVICE AGREEMENT FOR THE HUNTER'S RIDGE DEVELOPMENT IN FLAGLER COUNTY RECORDED NOVEMBER 30, 2009 IN BOOK 6421, PAGE 2821, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
 - DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE HUNTER'S RIDGE SUBDIVISION VOLUSIA COUNTY/FLAGLER COUNTY, FLORIDA AND NOTICE OF PROVISIONS OF HUNTER'S RIDGE HOMEOWNERS ASSOCIATION OF EAST FLORIDA, INC. AND NOTICE OF PROVISIONS OF HUNTER'S RIDGE WATER, ENVIRONMENT AND WILDLIFE MANAGEMENT ASSOCIATION, INC. AND NOTICE OF PROVISIONS OF HUNTERS RIDGE UTILITY CORP., WHICH CONTAINS PROVISIONS FOR A PRIVATE CHARGE OR ASSESSMENTS, DATED APRIL 24, 1990, RECORDED DECEMBER 4, 2006 IN BOOK 1512, PAGE(S) 1642 THROUGH 1742, INCLUSIVE (INCLUDES AND MADE A PART THEREOF FIRST, SECOND, THIRD, FOURTH, FIFTH, SIXTH, SEVENTH, EIGHTH, NINTH, TENTH, AND ELEVENTH AMENDMENT(S) TO DECLARATION OF COVENANTS AND RESTRICTIONS) (FIRST AMENDMENT ALSO RECORDED JULY 17, 1991 IN BOOK 451, PAGE 909) AND FURTHER AMENDED BY TWELFTH AMENDMENT RECORDED JANUARY 6, 2010 IN BOOK 1751, PAGE 1511; THIRTEENTH AMENDMENT RECORDED JANUARY 6, 2010 IN BOOK 1751, PAGE 1519; FOURTEENTH AMENDMENT RECORDED JANUARY 6, 2010 IN BOOK 1751, PAGE 1524; FIFTEENTH AMENDMENT RECORDED JANUARY 6, 2010 IN BOOK 1751, PAGE 1530; SIXTEENTH AMENDMENT RECORDED APRIL 11, 2016 IN BOOK 2121, PAGE 1071; SEVENTEENTH AMENDMENT RECORDED MAY 6, 2010 IN BOOK 1787, PAGE 303; AMENDED SEVENTEENTH AMENDMENT RECORDED JANUARY 27, 2014 IN BOOK 1987, PAGE 274; EIGHTEENTH AMENDMENT RECORDED MARCH 28, 2012 IN BOOK 1861, PAGE 743; NINETEENTH AMENDMENT RECORDED JANUARY 3, 2014 IN BOOK 1982, PAGE 877; TWENTIETH AMENDMENT RECORDED OCTOBER 22, 2014 IN BOOK 2030, PAGE 1184; TWENTY FIRST AMENDMENT RECORDED APRIL 23, 2015 IN BOOK 2059, PAGE 1855; TWENTY SECOND AMENDMENT RECORDED JULY 18, 2016 IN BOOK 2144, PAGE 585; TWENTY THIRD AMENDMENT RECORDED SEPTEMBER 5, 2018 IN BOOK 2304, PAGE 721; TWENTY FOURTH AMENDMENT RECORDED JANUARY 9, 2019 IN BOOK 2329, PAGE 706; TWENTY FIFTH AMENDMENT RECORDED MAY 7, 2020 IN BOOK 2460, PAGE 212; TWENTY SIXTH AMENDMENT RECORDED DECEMBER 1, 2020 IN BOOK 2500, PAGE 482, INCLUDING PROVISIONS FOR NOTICE OF RECORDING THE ARTICLES OF MERGER OF HUNTER'S RIDGE WATER, ENVIRONMENT AND WILDLIFE MANAGEMENT ASSOCIATION, INC. AND HUNTER'S RIDGE HOMEOWNERS ASSOCIATION OF EAST FLORIDA, INC. RECORDED JULY 19, 2011 IN BOOK 1825, PAGE 484 RE-RECORDED AUGUST 30, 2011 IN BOOK 1831, PAGE 162 AND NOTICE OF HUNTER'S RIDGE HOMEOWNERS ASSOCIATION OF EAST FLORIDA, INC. UNDER S. 720.3032, FLORIDA STATUTES, AND NOTICE TO PRESERVE AND PROTECT COVENANTS AND RESTRICTIONS FROM EXTINGUISHMENT UNDER THE MARKETABLE RECORD TITLE ACT, CHAPTER 712, FLORIDA STATUTES RECORDED MARCH 16, 2020 IN BOOK 2428, PAGE 442; AND, TWENTY SEVENTH AMENDMENT TO THE DECLARATION FOR HUNTER'S RIDGE SUBDIVISION AND NOTICE OF PROVISIONS OF HUNTER'S RIDGE HOMEOWNERS ASSOCIATION OF EAST FLORIDA, INC. RECORDED MAY 24, 2022 IN BOOK 2890, PAGE 171, ALL OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C).
 - NON EXCLUSIVE DRAINAGE, STORMWATER AND UTILITY EASEMENT BY AND BETWEEN US CAPITAL ALLIANCE, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND HUNTER'S RIDGE OAKS COMMUNITY DEVELOPMENT DISTRICT NO. 1 RECORDED JANUARY 11, 2017 IN BOOK 2180, PAGE 1317, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.
 - TERMS AND CONDITIONS FOR NOTICE OF ESTABLISHMENT OF THE HUNTER'S RIDGE OAKS COMMUNITY DEVELOPMENT DISTRICT NO. 1 RECORDED MARCH 9, 2017 IN BOOK 2191, PAGE 1731, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.
 - RETAIL UTILITY SERVICE AGREEMENT FOR HUNTER'S RIDGE DRI SERVICE AREA (FLAGLER COUNTY) BY AND BETWEEN THE CITY OF ORMOND BEACH, FLORIDA; HUNTER'S RIDGE OAKS COMMUNITY DEVELOPMENT DISTRICT NO. 1, AND, U.S. CAPITAL ALLIANCE, LLC, A FLORIDA LIMITED LIABILITY COMPANY RECORDED JANUARY 16, 2018 IN BOOK 2253, PAGE 502, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.
 - TERMS AND CONDITIONS FOR RESOLUTION NO. 2021-66 AMENDING AND REPLACING IN ITS ENTIRETY THE DEVELOPMENT ORDER FOR HUNTER'S RIDGE RECORDED NOVEMBER 24, 2021 IN BOOK 2831, PAGE 556.
 - DECLARATION AND GRANT OF EASEMENT AGREEMENT FOR STORMWATER AND UTILITIES, BY AND BETWEEN US CAPITAL ALLIANCE, LLC, A FLORIDA LIMITED PARTNERSHIP, THEIR SUCCESSORS OR ASSIGNS AND HUNTER'S RIDGE HOMEOWNERS ASSOCIATION OF EAST FLORIDA, A FLORIDA NOT FOR PROFIT CORPORATION AND PRESTON COURT II, LLC, A NEW YORK LIMITED LIABILITY COMPANY RECORDED MAY 24, 2022 IN BOOK 2890, PAGE 163, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.
 - IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, CONSERVATION EASEMENTS SHALL HAVE FIRST PRIORITY, DRAINAGE EASEMENTS SHALL HAVE SECOND PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE RIGHTS GRANTED.
 - THIS PLAT, AS RECORDED IN GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBES HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.
 - THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
 - COORDINATES SHOWN HEREON REFER TO THE TRANSVERSE MERCATOR GRID SYSTEM (STATE PLANE) OF THE EAST ZONE OF FLORIDA (0901), 1983 NORTH AMERICAN DATUM (NAD 83), AND DERIVED FROM NATIONAL GEODETIC SURVEY DESIGNATION 70 90 GPS 4" WITH PUBLISHED COORDINATES OF: NORTHING 1,789,282.64, EASTING 604,434.60 WITH A SCALE FACTOR OF 0.99994424 AND "V014" WITH PUBLISHED COORDINATES OF: NORTHING 1,803,270.80, EASTING 597,558.92 WITH A SCALE FACTOR OF 0.99994511 (BOTH SHOWN HEREON). ALL DISTANCES SHOWN HEREON ARE IN U.S. FEET AS MEASURED FROM GROUND DISTANCES.
 - ALL OTHER EASEMENTS SUBORDINATE TO ANY CONSERVATION EASEMENTS GRANTED HEREON AND IN ACCORDANCE WITH FLORIDA STATUTE 704.06. THERE SHALL BE NO REMOVAL OR DISTURBANCE OF ANY VEGETATION WITHIN SUCH CONSERVATION EASEMENTS, ANY PROPOSED CONSTRUCTION OR OTHER USE WITHIN A CONSERVATION EASEMENT MUST BE REVIEWED AND APPROVED BY THE COUNTY OF FLAGLER AND ANY OTHER AUTHORITY HAVING JURISDICTION OVER THE CONSERVATION EASEMENT.
 - MONUMENTS SHALL BE SET AT ALL LOT CORNERS UPON COMPLETION OF ALL REQUIRED SUBDIVISION IMPROVEMENTS AT DEVELOPERS EXPENSE PER FLORIDA STATUTE 177.09 (9).
 - THIS PLAT IS SUBJECT TO ORDINANCE NO _____ DESIGNATING THE HUNTER'S RIDGE STORAGE PLANNED UNIT DEVELOPMENT (PUD) RECORDED IN OFFICIAL RECORDS BOOK _____, PAGE _____, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

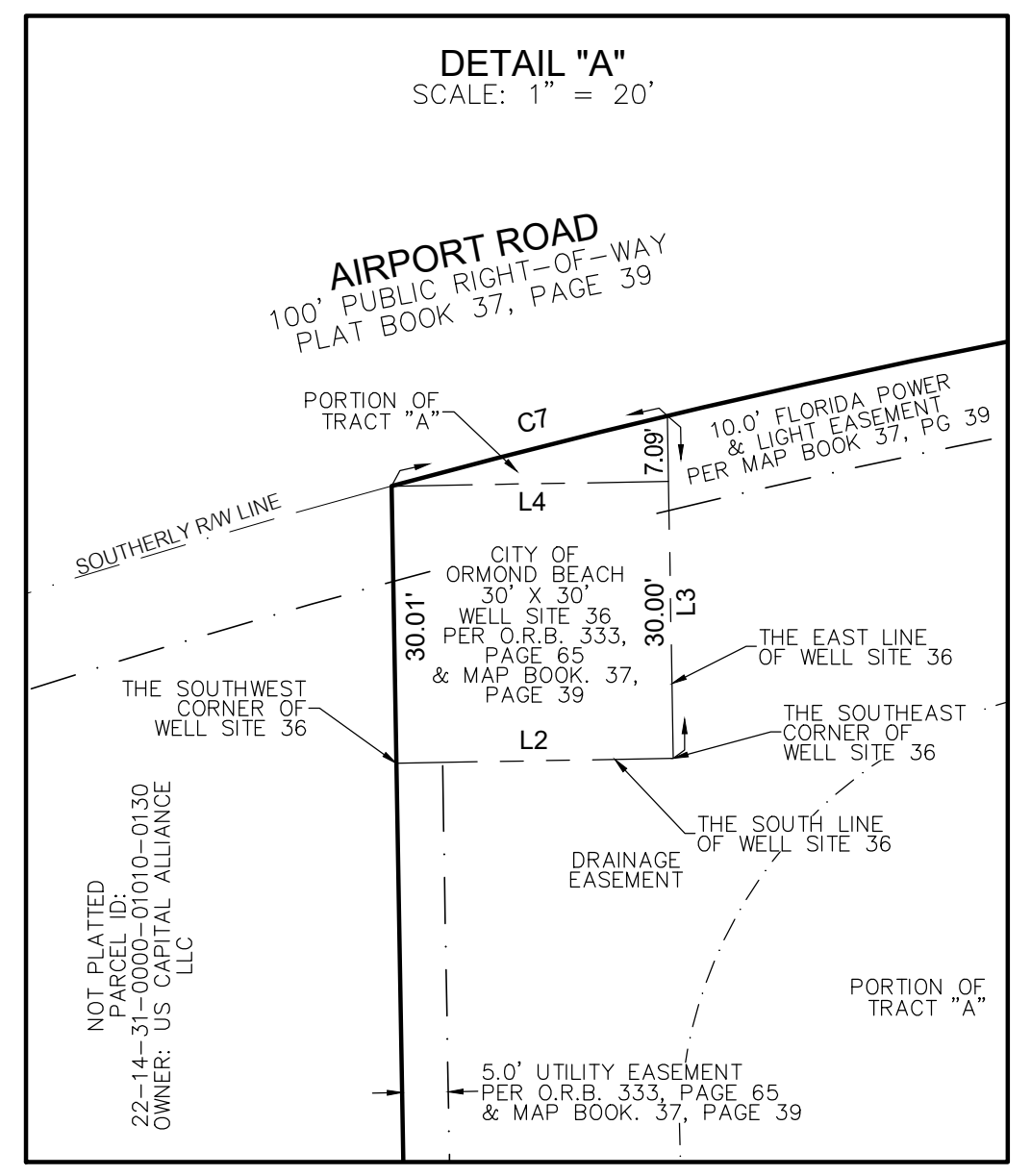
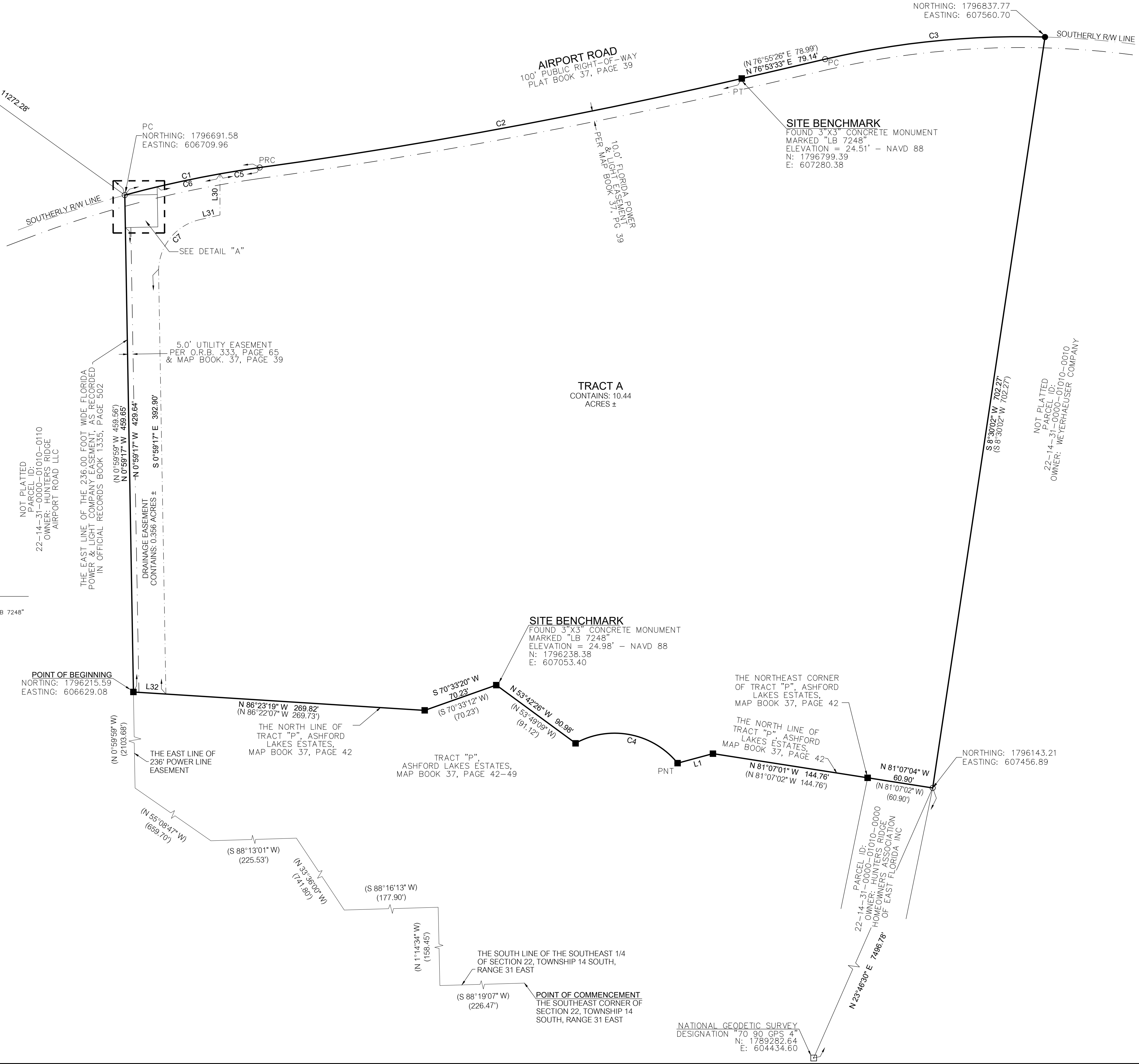
- THIS PLAT PREPARED BY -
LANDGARD, LLC
LAND SURVEYING & MAPPING
10065 N.W. 136TH DRIVE
ALACHUA, FLORIDA 32615
PHONE: 352.433.0640
Licensed Business No. 8326

PLAT OF
HUNTER'S RIDGE STORAGE
 A PORTION OF SECTION 22, TOWNSHIP 14 SOUTH, RANGE 31 EAST,
 FLAGLER COUNTY, FLORIDA



NATIONAL GEODETIC SURVEY
 DESIGNATION "V014"
 N: 1803270.80
 E: 597556.92

NORTHING: 1796837.77
 EASTING: 607560.70



LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S 74°53'54" W	33.85
(L1)	S 74°46'33" W	33.74
L2	N 88°59'57" E	30.00
L3	N 1°00'00" W	37.69
L4	S 88°59'57" W	30.00

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	127.30	1000.00	7°17'57"	63.78	N 78°28'18" E	127.31
(C1)	127.30	1000.00	7°17'57"	63.78	N 78°28'18" E	127.31
C2	453.38	5000.00	5°11'43"	226.80	N 79°31'44" E	453.23
(C2)	453.53	5000.00	5°11'49"	226.92	N 79°31'21" E	453.37
C3	204.83	800.00	14°40'11"	102.98	N 84°19'32" E	204.27
(C3)	204.83	800.00	14°40'11"	102.98	N 84°19'32" E	204.27
C4	104.20	75.00	79°38'53"	62.54	N 78°58'11" W	96.06
(C4)	104.17	75.00	79°34'35"	62.46	N 78°52'56" W	95.99
C5	37.27	1000.00	2°08'08"	18.64	N 81°03'13" E	37.27
C6	59.30	1000.00	3°23'52"	29.66	N 78°17'13" W	59.29
C7	30.82	1000.00	1°45'57"	15.41	N 75°42'18" E	30.82

- LEGEND:
- = SET 1/2" REBAR & CAP, LB 8326
 - = FOUND 3"x3" CONCRETE MONUMENT MARKED AS NOTED "LB 7248"
 - = FOUND 1/2" REBAR & CAP (MARKED AS NOTED)
 - ⊙ = FOUND 3/4" IRON PIPE
 - - - = BROKEN LINE (LINE NOT TO SCALE)
 - CM = CONCRETE MONUMENT
 - FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
 - FIP = FOUND IRON PIPE
 - FIR = FOUND IRON ROD
 - FND = FOUND
 - HWY = HIGHWAY
 - ID = IDENTIFICATION
 - ISAQA = ITS SUCCESSORS AND/OR ASSIGNS
 - ATIMA = AS THEIR INTEREST MAY APPEAR
 - LB = LICENSED BUSINESS
 - MIN. = MINIMUM
 - NAVD = NORTH AMERICAN VERTICAL DATUM
 - O.R.B. = OFFICIAL RECORDS BOOK
 - LLC = LIMITED LIABILITY COMPANY
 - ± = MORE OR LESS
 - INC = INCORPORATED
 - PNT = POINT OF NON-TANGENCY
 - P.A. = PROFESSIONAL ASSOCIATION
 - PC = POINT OF CURVATURE
 - PT = POINT OF TANGENCY
 - PRC = POINT OF REVERSE CURVE
 - PI = POINT OF INTERSECTION
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCEMENT
 - PG. = PAGE
 - PLS = PROFESSIONAL LAND SURVEYOR
 - PRM = PERMANENT REFERENCE MARKER
 - PSM = PROFESSIONAL SURVEYOR AND MAPPER
 - P.U.E. = PUBLIC UTILITIES EASEMENT
 - R/W = RIGHT OF WAY
 - S.F. = SQUARE FEET
 - T.P. = TAX PARCEL
 - TYP. = TYPICAL
 - W/ = WITH
 - W/O = WITHOUT

NOT PLATTED
 PARCEL ID: 02-14-31-000-010-010
 OWNER: HUNTERS RIDGE
 AIRPORT ROAD LLC

THE EAST LINE OF THE 236.00 FOOT WIDE FLORIDA
 POWER LINE COMPANY EASEMENT, AS SHOWN
 IN OFFICIAL RECORDS BOOK 1335,
 PAGE 502
 (N 0°59'59" W 439.56')
 (N 0°59'17" W 439.65')

DRAINAGE EASEMENT
 CONTAINS 0.536 ACRES ±
 (N 0°59'17" W 429.64')
 (S 0°59'17" E 392.90')

5.0' UTILITY EASEMENT
 PER O.R.B. 333, PAGE 65
 & MAP BOOK 37, PAGE 39

TRACT A
 CONTAINS 10.44
 ACRES ±

AIRPORT ROAD
 100' PUBLIC RIGHT-OF-WAY
 PLAT BOOK 37, PAGE 39

SITE BENCHMARK
 FOUND 3"x3" CONCRETE MONUMENT
 MARKED "LB 7248"
 ELEVATION = 24.51' - NAVD 88
 N: 1796799.59
 E: 607280.38

SITE BENCHMARK
 FOUND 3"x3" CONCRETE MONUMENT
 MARKED "LB 7248"
 ELEVATION = 24.98' - NAVD 88
 N: 1796238.38
 E: 607053.40

THE NORTHEAST CORNER
 OF TRACT "P", ASHFORD
 LAKES ESTATES,
 MAP BOOK 37, PAGE 42

THE NORTH LINE OF
 TRACT "P", ASHFORD
 LAKES ESTATES,
 MAP BOOK 37, PAGE 42

PARCEL ID: 02-14-31-000-010-000
 OWNER: HUNTERS RIDGE
 HOMEOWNERS ASSOCIATION
 OF EAST FLORIDA INC

THE SOUTH LINE OF THE SOUTHEAST 1/4
 OF SECTION 22, TOWNSHIP 14 SOUTH,
 RANGE 31 EAST

POINT OF COMMENCEMENT
 THE SOUTHEAST CORNER OF
 SECTION 22, TOWNSHIP 14
 SOUTH, RANGE 31 EAST

NATIONAL GEODETIC SURVEY
 DESIGNATION "70 90 GPS 4"
 N: 1789282.64
 E: 604434.60

- THIS PLAT PREPARED BY -

LANDGARD, LLC
 LAND SURVEYING & MAPPING
 10065 N.W. 136TH DRIVE
 ALACHUA, FLORIDA 32615
 PHONE: 352.433.0640
 Licensed Business No. 8326