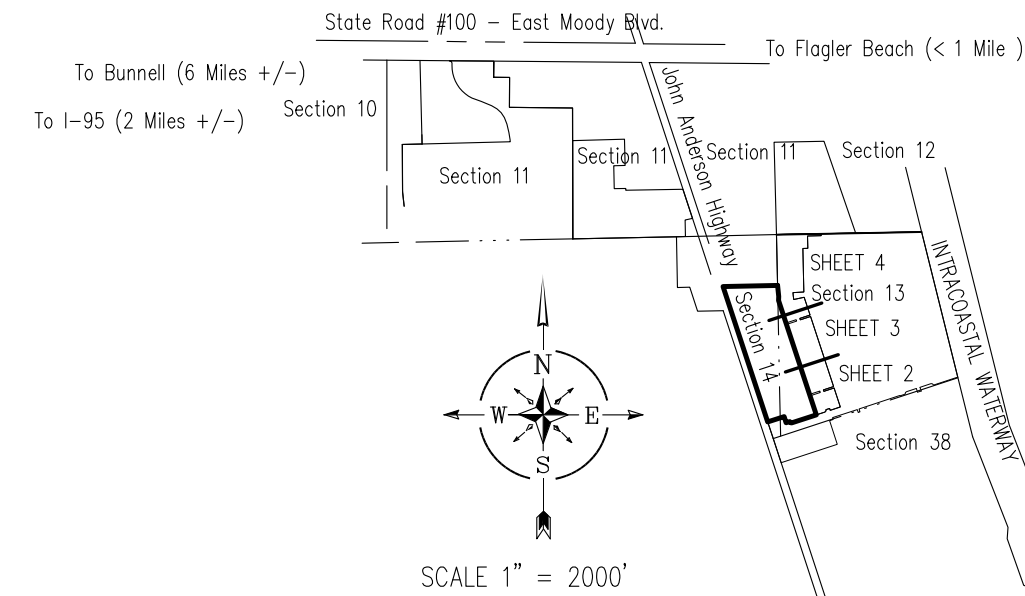


VERANDA BAY PHASE 1C

A PART OF SECTIONS 13, AND 14, TOWNSHIP 12 SOUTH,
RANGE 31 EAST, FLAGLER COUNTY, FLORIDA.



GROWTH MANAGEMENT DIRECTOR:

THIS PLAT IS HEREBY APPROVED FOR RECORDING PURSUANT TO FLAGLER COUNTY LAND DEVELOPMENT CODE AND SEC. 177.07(1), F.S., THIS _____ DAY OF _____, 2023.

PRINTED NAME
GROWTH MANAGEMENT DIRECTOR

CERTIFICATE OF CLERK

I HEREBY CERTIFY THAT THE FOREGOING PLAT WAS FILED FOR RECORD ON THE _____ DAY OF _____, 2023.

BY: _____
CLERK OF THE CIRCUIT COURT
AND COMPTROLLER
FLAGLER COUNTY, FLORIDA

CERTIFICATE OF APPROVAL BY COUNTY COMMISSION OF FLAGLER COUNTY, FLORIDA

THIS IS TO CERTIFY THAT ON THE _____ DAY OF _____, 2023 THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF FLAGLER COUNTY, FLORIDA.

BY: _____
CHAIR, BOARD OF COUNTY COMMISSIONERS

ATTEST: _____
CLERK OF THE CIRCUIT COURT AND
COMPTROLLER FLAGLER COUNTY, FLORIDA

CERTIFICATE OF APPROVAL

THIS IS TO CERTIFY THAT ON THE _____ DAY OF _____, 2023, THIS PLAT WAS APPROVED.

BY: _____
COUNTY ATTORNEY

REVIEWING SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY, THAT THE UNDERSIGNED, IS A LICENSED PROFESSIONAL SURVEYOR AND MAPPER AND IS EITHER EMPLOYED OR UNDER CONTRACT TO 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: Albert D. Bradshaw

DATE _____
COMPANY Bradshaw—Niles & Associates Inc.
FLORIDA PROFESSIONAL SURVEYOR AND
MAPPER NO. PSM 5257

SURVEYOR'S CERTIFICATE

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.

DATE _____
QIL D. HOWATT
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
NO. 4718

DEVELOPER CONTACT INFO:

PALM COAST INTRACOASTAL, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND VERANDA BAY INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY 3129 SPRINGBANK LANE CHARLOTTE, NC 28226 (386) 986-2411

HOWATT LAND SURVEYING, LLC
Professional Surveyor and Mapper Business
316 13TH ST SAINT AUGUSTINE, FL 32084-1405 PHONE (904) 631-5484
EMAIL: ghowatt@comcast.net

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT PALM COAST INTRACOASTAL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND VERANDA BAY INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNERS OF THE LANDS SHOWN HEREON, BEING A PORTION OF SECTIONS 13 AND 14, TOWNSHIP 12 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, SHOWN HEREON AS VERANDA BAY PHASE 1C, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CAPTION
VERANDA BAY PHASE 1C

A PORTION OF SECTIONS 13 AND 14, TOWNSHIP 12 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF JOHN ANDERSON HIGHWAY (COUNTY ROAD 201 AND 100 FOOT RIGHT OF WAY) AND THE SOUTH LINE OF SECTION 14 OF SAID TOWNSHIP 12 SOUTH, RANGE 31 EAST AND SAID POINT ALSO LIES ON THE WESTERLY LINE TRACT 1A-1 OF VERANDA BAY PHASE 1A AS RECORDED IN PLAT BOOK 40, PAGES 59 THROUGH 64 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 18°15'20" WEST ALONG SAID WESTERLY LINE OF VERANDA BAY PHASE 1A-1, ALSO ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 228.50 FEET TO THE NORTHWEST CORNER OF TRACT 1A-2 OF SAID VERANDA BAY PHASE 1A AND ALSO TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 18°15'20" WEST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 1858.74 FEET TO THE SOUTHWEST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 927, PAGE 1938 OF THE PUBLIC RECORDS OF SAID COUNTY AND SAID POINT ALSO BEING A NORTHWEST CORNER OF THOSE LANDS IN OFFICIAL RECORDS BOOK 2281, PAGE 1643 OF SAID PUBLIC RECORDS; THENCE NORTH 88°47'24" EAST, ALONG THE SOUTHERLY LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 927, PAGE 1938 AND ALSO ALONG A NORTHERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2281, PAGE 1643, A DISTANCE OF 710.39 FEET TO THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 927, PAGE 1938; THENCE SOUTH 01°09'12" EAST, A DISTANCE OF 25.00 FEET; THENCE SOUTH 88°55'48" EAST, A DISTANCE OF 122.14 FEET TO A POINT ON A CURVE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 325.00 FEET AND A CENTRAL ANGLE OF 02°07'45"; THENCE WESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 12.08 FEET AND SUBTENDED BY A CHORD BEARING OF SOUTH 79°33'04" WEST AND A CHORD DISTANCE OF 12.08 FEET TO A POINT ON SAID CURVE; THENCE SOUTH 11°30'49" EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 18°15'20" EAST, A DISTANCE OF 309.49 FEET; THENCE NORTH 71°44'40" EAST, A DISTANCE OF 140.00 FEET; THENCE SOUTH 18°15'20" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 71°44'40" WEST, A DISTANCE OF 140.00 FEET; THENCE SOUTH 18°15'20" EAST, A DISTANCE OF 960.00 FEET; THENCE NORTH 71°44'40" EAST, A DISTANCE OF 140.00 FEET; THENCE SOUTH 18°15'20" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 71°44'40" WEST, A DISTANCE OF 140.00 FEET; THENCE SOUTH 18°15'20" EAST, A DISTANCE OF 259.99 FEET TO A NORTHERLY LINE OF SAID TRACT 1A-1; THENCE WESTERLY ALONG SAID NORTHERLY LINE THE FOLLOWING THREE COURSES: SOUTH 71°49'44" WEST, A DISTANCE OF 330.04 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 89°59'04"; THENCE WESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 38.23 FEET AND BEING SUBTENDED BY A CHORD BEARING OF NORTH 63°12'41" WEST AND A CHORD DISTANCE OF 35.33 FEET TO A POINT ON SAID CURVE; THENCE SOUTH 71°54'56" WEST, A DISTANCE OF 90.00 FEET TO THE EASTERLY LINE OF AFOREMENTIONED TRACT 1A-2; THENCE NORTH 18°15'20" WEST ALONG SAID EASTERLY LINE, A DISTANCE OF 85.01 FEET TO THE NORTHEAST CORNER OF SAID TRACT 1A-2; THENCE SOUTH 71°44'40" WEST ALONG THE NORTHERLY LINE OF SAID TRACT 1A-2, A DISTANCE OF 225.00 FEET TO THE POINT OF BEGINNING, CONTAINING 26.73 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

TRACT "1C-1", AS SHOWN HEREON, IS HEREBY RESERVED FOR PALM COAST INTRACOASTAL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR COMMON AREA/ACCESS, UTILITY & DRAINAGE EASEMENT, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO FLAGLER COUNTY.

TRACT 1C-2 AND 1C-5, AS SHOWN HEREON, ARE TO BE RETAINED BY VERANDA BAY INVESTMENTS, LLC A FLORIDA LIMITED LIABILITY COMPANY FOR FUTURE DEVELOPMENT.

TRACTS 1C-3, AND 1C-6 AS SHOWN HEREON, ARE HEREBY RESERVED FOR PALM COAST INTRACOASTAL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR COMMON AREA / DRAINAGE EASEMENT, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO FLAGLER COUNTY. FLAGLER COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

TRACTS 1C-4, AS SHOWN HEREON, IS HEREBY RESERVED FOR PALM COAST INTRACOASTAL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR COMMON AREA/LANDSCAPE BUFFER, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO FLAGLER COUNTY.

GENERAL NOTES

1. IN ADDITION TO THE EASEMENTS DEPICTED ON THE PLAT, A 10 FOOT DRAINAGE AND UTILITY EASEMENT ALONG THE FRONT OF ALL LOTS IS HEREBY RESERVED TO PALM COAST INTRACOASTAL, LLC, ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO FLAGLER COUNTY.
2. BASIS OF BEARINGS S 13°58'25" E HEREON REFER TO WESTERLY RIGHT OF WAY LINE OF THE INTRACOASTAL WATERWAY PER O.R.B. 2281 PG. 1643.
3. THERE MAY BE ADDITIONAL RESTRICTIONS, EASEMENTS, RESERVATIONS OR OTHER PROVISIONS RELATING TO THE LAND HEREBY PLATTED THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF FLAGLER COUNTY.
4. THIS PROPERTY LIES IN FLOOD ZONES "X", SHADED "X", AE (3'), AE (4') AND AE (5') AS BEST ASCERTAINED FROM THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 120085-0232, 120085-0234 DATED JUNE 08, 2018, DO NOT USE THIS PLAT FOR FLOOD ZONE DETERMINATIONS. FLOOD INSURANCE RATE MAP INFORMATION IS SUBJECT TO CHANGE, USE THE CURRENT APPROVED FIRM FOR COMMUNITY PANEL NUMBER AND FLOOD ZONE DETERMINATIONS.
5. IT IS EXPRESSLY PROVIDED THAT FLAGLER COUNTY, FLORIDA, SHALL HAVE NO RESPONSIBILITY FOR THE MAINTENANCE OR IMPROVEMENTS OF THE PUBLIC ROADWAYS OR INFRASTRUCTURE IMPROVEMENTS WITHIN THE PUD OR DUE TO THE APPROVAL OF VERANDA BAY PHASE 1C PLAT.
6. WITH RESPECT TO THE ENFORCEMENT OF AGREEMENTS, COVENANTS, EASEMENTS OR RESTRICTIONS ENTERED INTO BETWEEN THE APPLICANT AND THE OWNERS OR OCCUPIERS OF PROPERTY WITHIN THE HAMMOCK BEACH RIVER CLUB PUD, THE COUNTY OF FLAGLER MAY ONLY ENFORCE THE PROVISIONS OF THE PUD DEVELOPMENT AGREEMENT, THE FLAGLER COUNTY LAND DEVELOPMENT CODE, AND BUILDING CODES AND ANY APPLICABLE COUNTY CODES AS AMENDED FROM TIME TO TIME, WHICHEVER IS APPLICABLE. FLAGLER COUNTY IS SPECIFICALLY EXEMPT FROM ANY REQUIREMENT TO ENFORCE PRIVATE AGREEMENTS, COVENANTS, RESTRICTIONS AND EASEMENTS CURRENTLY EXISTING OR SUBSEQUENTLY ENTERED INTO BETWEEN OWNERS OF LOTS. THE COUNTY MAY ENFORCE ANY RIGHTS, SUCH AS CONSERVATION EASEMENTS, DEDICATED DIRECTLY TO THE COUNTY.
7. ALL DIMENSIONS ARE IN US FEET AND DECIMAL PARTS THEREOF, AS PER FLORIDA STATUTES, CHAPTER 177.09(19).
8. 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.
9. AN EASEMENT IS GRANTED OVER ALL COMMON AREAS SHOWN ON THE PLAT AS PUBLIC STREETS, FOR EMERGENCY ACCESS FOR FIRE AND POLICE PROTECTION AND ACCESS TO ALL GOVERNMENTAL AGENCIES FOR THE PURPOSE OF CONDUCTING OFFICIAL BUSINESS.

TITLE CERTIFICATION

I, MICHAEL D. CHIUMENTO, III, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY AND THAT I FIND THE TITLE TO THE PROPERTY TO BE VESTED TO PALM COAST INTRACOASTAL, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND VERANDA BAY INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

SIGNATURE: _____ DATED: _____
PRINTED NAME _____

MORTGAGEE'S CONSENT

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 2722, PAGES 1960 THROUGH 1977 AND ITS MORTGAGE SPREADER AGREEMENT WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 2722, PAGE 1989, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATIONS SHOW HEREON.

WITNESSES: _____ SVB PALM COAST, LLC, A FLORIDA LIMITED LIABILITY COMPANY.
By _____
WITNESS 1 _____
PRINTED NAME _____
WITNESS 2 _____
PRINTED NAME _____
STATE OF _____
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF oPHYSICAL PRESENCE OR oONLINE NOTARIZATION THIS _____ DAY OF _____, 2023, BY _____ AS _____ OF _____

NOTARY PUBLIC,
STATE OF _____
COUNTY OF _____
BY: _____
PRINT NAME: _____
COMMISSION NO. _____
MY COMMISSION EXPIRES: _____
PERSONALLY KNOWN o OR PRODUCED IDENTIFICATION o TYPE OF IDENTIFICATION PRODUCED _____

DEVELOPER:
PALM COAST INTRACOASTAL, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND VERANDA BAY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, BY AND THROUGH ITS AUTHORIZED REPRESENTATIVE, HAS CAUSED THESE PRESENTS TO BE SIGNED IN HIS CAPACITY AND WITH HIS AUTHORITY, AS AUTHORIZED REPRESENTATIVE OF THE COMPANIES, AS ESTABLISHED IN THE WRITTEN ACTION OF THE COMPANIES, HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID COMPANIES AS STATED AND SHOWN HEREON AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS _____ DAY OF _____, 2023.

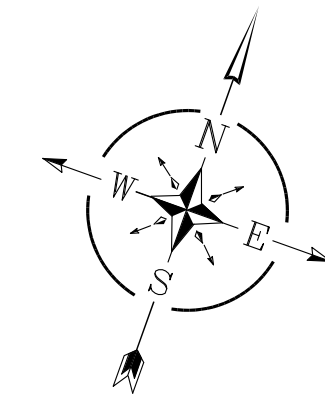
WITNESSES: _____ PALM COAST INTRACOASTAL, LLC, A FLORIDA LIMITED LIABILITY COMPANY
WITNESS 1 _____
By _____
KENNETH W. BELSHE
ITS AUTHORIZED REPRESENTATIVE
DEVELOPER CONTACT INFO:
3129 SPRINGBANK LANE
CHARLOTTE, NC 28226
(386) 986-2411
VERANDA BAY LLC,
A FLORIDA LIMITED LIABILITY COMPANY
By _____
KENNETH W. BELSHE
ITS AUTHORIZED REPRESENTATIVE
DEVELOPER CONTACT INFO:
3129 SPRINGBANK LANE
CHARLOTTE, NC 28226
(386) 986-2411

STATE OF FLORIDA
COUNTY OF _____
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF oPHYSICAL PRESENCE OR oONLINE NOTARIZATION THIS _____ DAY OF _____, 2023, BY KENNETH W. BELSHE, AS AUTHORIZED REPRESENTATIVE, OF PALM COAST INTRACOASTAL, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND VERANDA BAY INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY.
NOTARY PUBLIC, STATE OF FLORIDA
By: _____
PRINT NAME: _____
COMMISSION NO. _____
MY COMMISSION EXPIRES: _____
PERSONALLY KNOWN o OR PRODUCED IDENTIFICATION o TYPE OF IDENTIFICATION PRODUCED _____

VERANDA BAY PHASE 1C

A PART OF SECTIONS 13 AND 14, TOWNSHIP 12 SOUTH,
RANGE 31 EAST, FLAGLER COUNTY, FLORIDA.

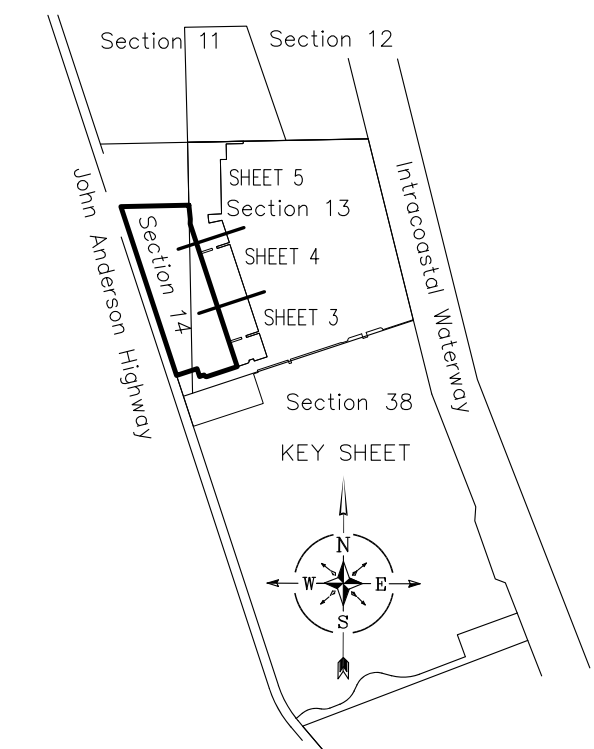
KEY SHEET



GRAPHIC SCALE

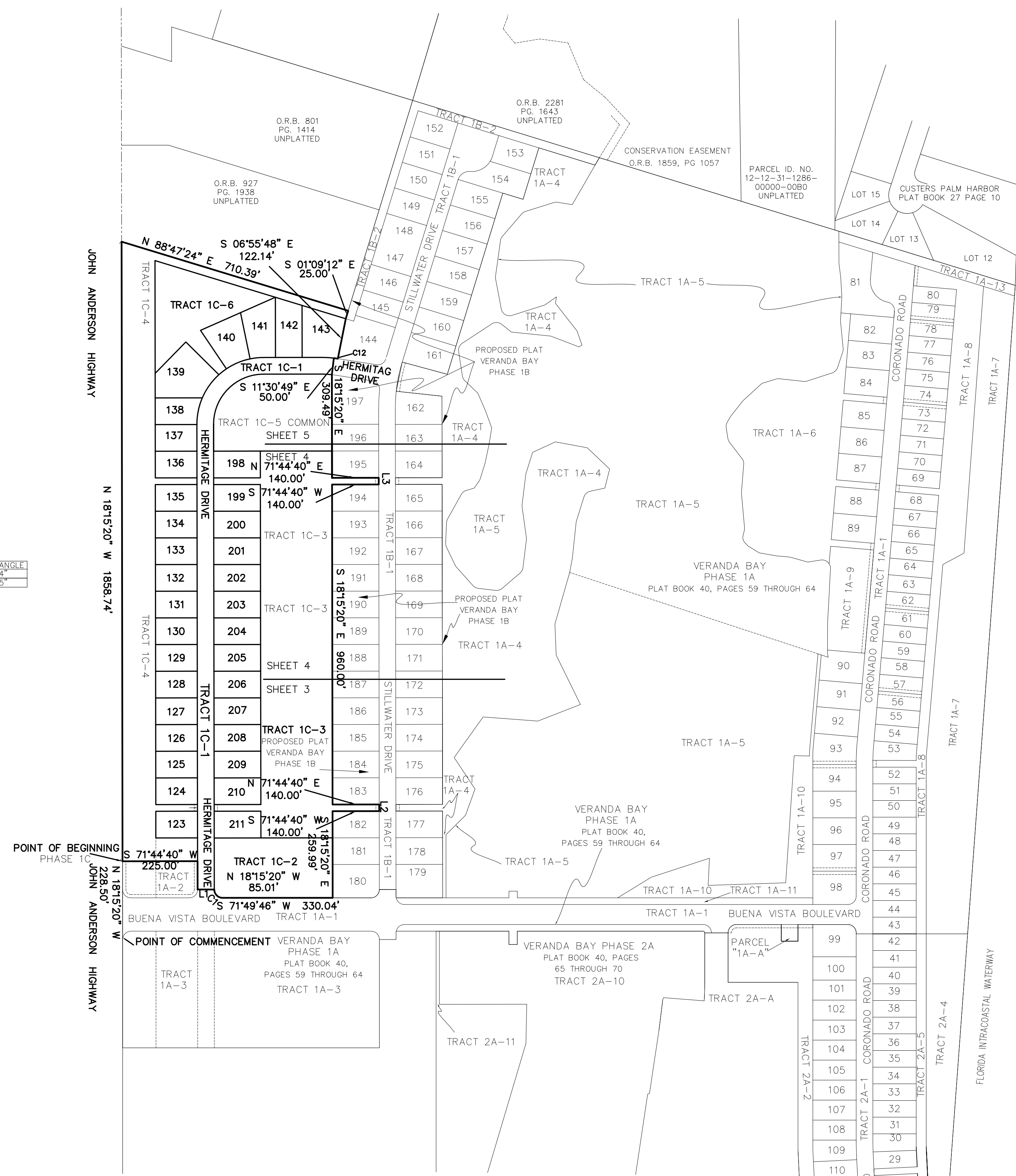


(IN FEET)
1 inch = 200 ft.



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	19.23'	15.33'	N 63°12'41" W	89°55'04"
C12	325.00'	12.08'	12.08'	S 79°33'04" W	02°07'45"

LINE BEARING	DISTANCE
L1 S 71°54'56" W	150.00'
L2 S 18°15'20" E	20.00'
L3 S 18°15'20" E	20.00'



LEGEND

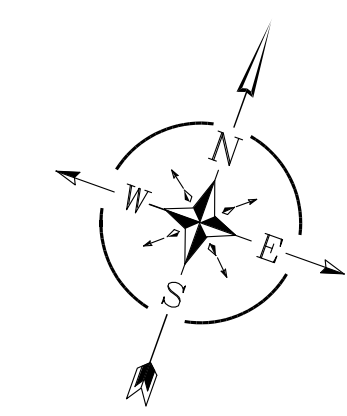
- AC ACRES
- O.R.B. OFFICIAL RECORDS BOOK
- SF SQUARE FEET
- F.C.M. FOUND CONCRETE MONUMENT
- P.G. PAGE
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.U.D. PLANNED URBAN DEVELOPMENT
- P.R.C. POINT OF REVERSE CURVE
- R.P. RADIUS POINT
- P.I. POINT OF INTERSECTION
- P.C.C. POINT OF COMPOUND CURVE
- R. RADIUS
- L. ARC LENGTH
- CH. CHORD DISTANCE
- S4 TABULATED CURVE DATA
- NR NON RADIAL
- NT NON TANGENTIAL
- (R) RADIAL
- ⊙ DENOTES SET PERMANENT CONTROL POINT (NAIL & DISK STAMPED LB #8488)
- ⊙ SET 5/8" IRON ROD LB #8488
- ⊙ PERMANENT REFERENCE MONUMENT
- ⊙ = FOUND 1/2" IRON PIPE LB #7800 PRM
- DENOTES SET PERMANENT REFERENCE MONUMENT
- NOTE ALL LOT LINES THAT INTERSECT CURVES ARE RADIAL UNLESS OTHERWISE NOTED
- R/W RIGHT OF WAY

DEVELOPER CONTACT INFO:
PALM COAST INTRACOASTAL, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND VERANDA BAY INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY
3129 SPRINGBANK LANE
CHARLOTTE, NC 28226
(366) 986-2411

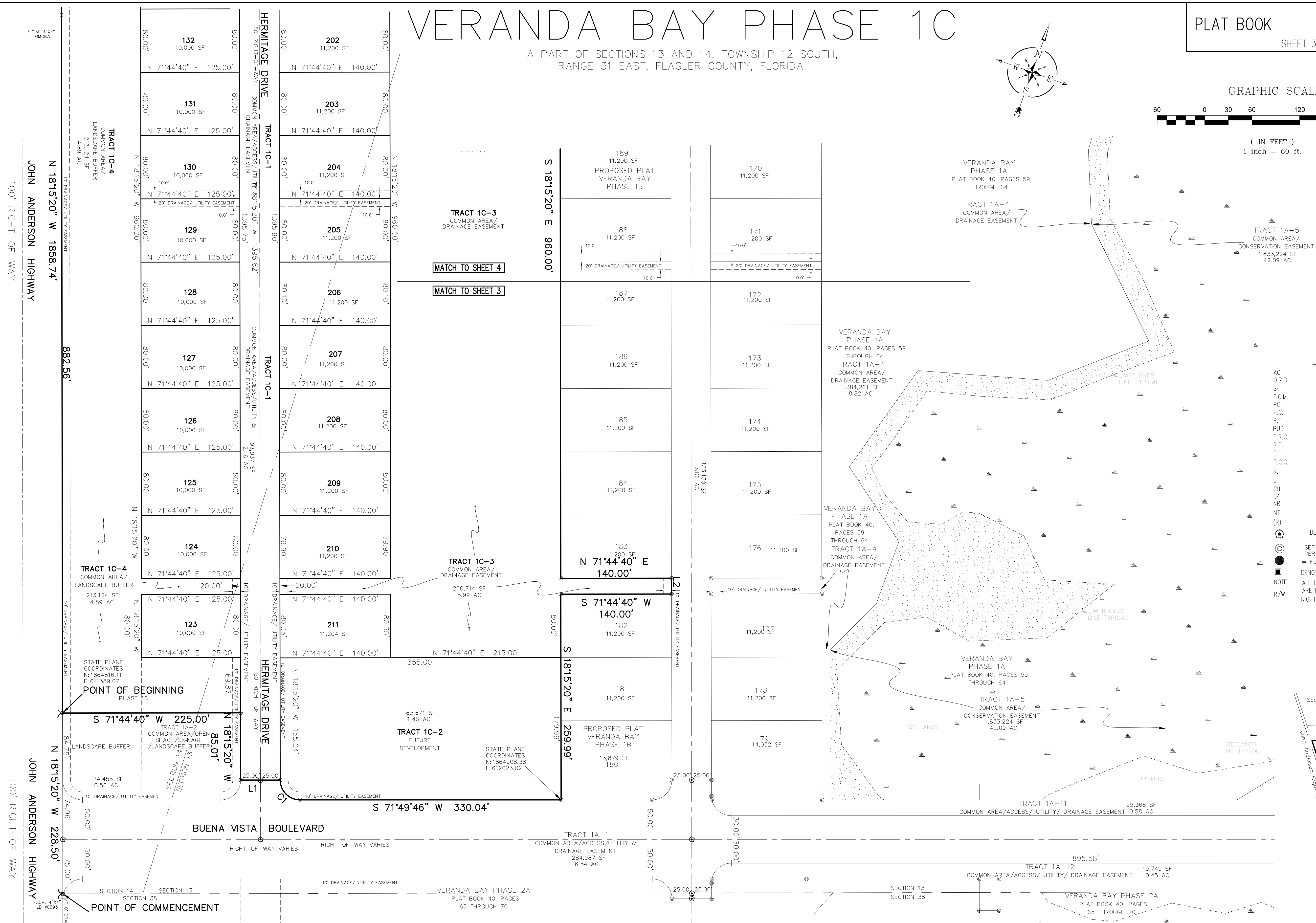
HOWATT LAND SURVEYING, LLC
Professional Surveyor and Mapper Business
316 13TH ST SAINT AUGUSTINE, FL
32084-1405 PHONE (904) 631-5484
EMAIL ghowatt@comcast.net

VERANDA BAY PHASE 1C

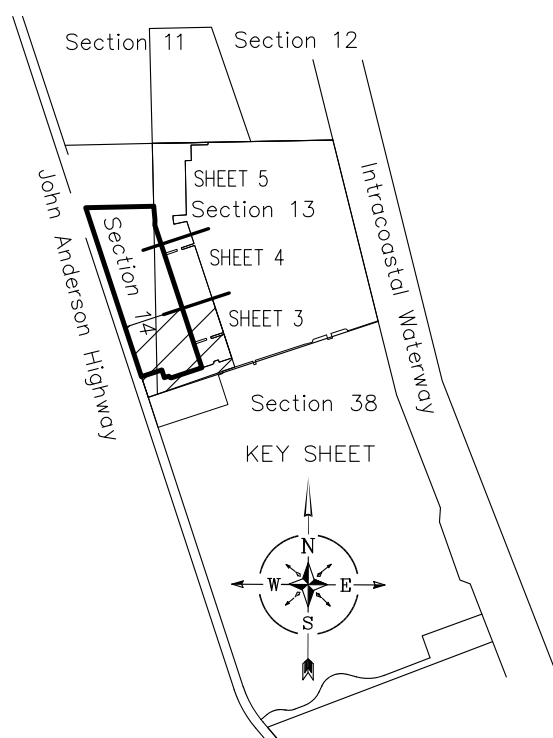
A PART OF SECTIONS 13 AND 14, TOWNSHIP 12 SOUTH,
RANGE 31 EAST, FLAGLER COUNTY, FLORIDA.



(IN FEET)
1 inch = 60 ft.



- LEGEND**
- AC ACRES
 - O.R.B. OFFICIAL RECORDS BOOK
 - SF SQUARE FEET
 - F.C.M. FOUND CONCRETE MONUMENT
 - PG. PAGE
 - P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
 - P.U.D. PLANNED URBAN DEVELOPMENT
 - P.R.C. POINT OF REVERSE CURVE
 - R.P. RADIUS POINT
 - P.I. POINT OF INTERSECTION
 - P.C.C. POINT OF COMPOUND CURVE
 - R. RADIUS
 - L. ARC LENGTH
 - CH. CHORD DISTANCE
 - C4. TABULATED CURVE DATA
 - NR. NON RADIAL
 - NT. NON TANGENTIAL
 - (R). RADIAL
 - ⊙ DENOTES SET PERMANENT CONTROL POINT (NAIL & DISK STAMPED LB #8488)
 - ⊙ SET 5/8" IRON ROD LB #8488
 - ⊙ PERMANENT REFERENCE MONUMENT
 - ⊙ = FOUND 1/2" IRON PIPE LB #7800 FRM
 - ⊙ DENOTES SET PERMANENT REFERENCE MONUMENT
 - NOTE ALL LOT LINES THAT INTERSECT CURVES ARE RADIAL UNLESS OTHERWISE NOTED
 - R/W RIGHT OF WAY



DEVELOPER CONTACT INFO:
PALM COAST INTRACASTAL, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND VERANDA BAY INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY
3129 SPRINGBANK LANE
CHARLOTTE, NC 28226
(366) 986-2411

HOWATT LAND SURVEYING, LLC
Professional Surveyor and Mapper Business
316 13TH ST SAINT AUGUSTINE, FL
32084-1405 PHONE (904) 631-5484
EMAIL ghowatt@comcast.net

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	125.00'	159.23'	35.33'	N 63°12'41" W	189°55'04"

LINE	BEARING	DISTANCE
L1	S 71°54'56" W	150.00'
L2	S 18°15'20" E	120.00'

100' RIGHT-OF-WAY
JOHN ANDERSON HIGHWAY
100' RIGHT-OF-WAY
BUENA VISTA BOULEVARD
RIGHT-OF-WAY VARIES

TRACT 1C-1
COMMON AREA/ DRAINAGE EASEMENT
1,395,990 SF
1395.99 AC

TRACT 1C-2
COMMON AREA/ DRAINAGE EASEMENT
63,671 SF
1.46 AC

TRACT 1C-3
COMMON AREA/ DRAINAGE EASEMENT
260,714 SF
5.99 AC

TRACT 1C-4
COMMON AREA/ DRAINAGE EASEMENT
213,124 SF
4.89 AC

TRACT 1C-5
COMMON AREA/ DRAINAGE EASEMENT
213,124 SF
4.89 AC

TRACT 1A-1
COMMON AREA/ACCESS/ UTILITY & DRAINAGE EASEMENT
284,987 SF
6.54 AC

TRACT 1A-2
COMMON AREA/ ACCESS/ UTILITY & DRAINAGE EASEMENT
213,124 SF
4.89 AC

TRACT 1A-3
COMMON AREA/ ACCESS/ UTILITY & DRAINAGE EASEMENT
213,124 SF
4.89 AC

TRACT 1A-4
COMMON AREA/ ACCESS/ UTILITY & DRAINAGE EASEMENT
384,261 SF
8.82 AC

TRACT 1A-5
COMMON AREA/ CONSERVATION EASEMENT
1,833,224 SF
42.09 AC

TRACT 1A-11
COMMON AREA/ACCESS/ UTILITY/ DRAINAGE EASEMENT
25,366 SF
0.58 AC

TRACT 1A-12
COMMON AREA/ACCESS/ UTILITY/ DRAINAGE EASEMENT
19,749 SF
0.45 AC

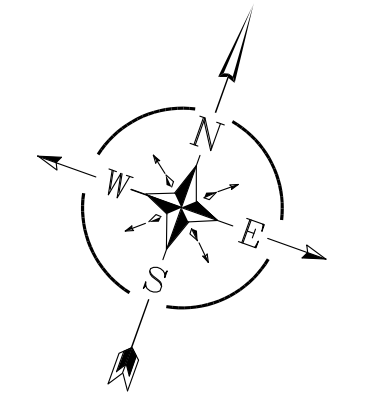
STATE PLANE COORDINATES
N: 1864908.38
E: 612023.02

STATE PLANE COORDINATES
N: 1864916.11
E: 611389.07

POINT OF BEGINNING PHASE 1C
POINT OF COMMENCEMENT

VERANDA BAY PHASE 1C

A PART OF SECTIONS 13 AND 14, TOWNSHIP 12 SOUTH,
RANGE 31 EAST, FLAGLER COUNTY, FLORIDA.



GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

LEGEND

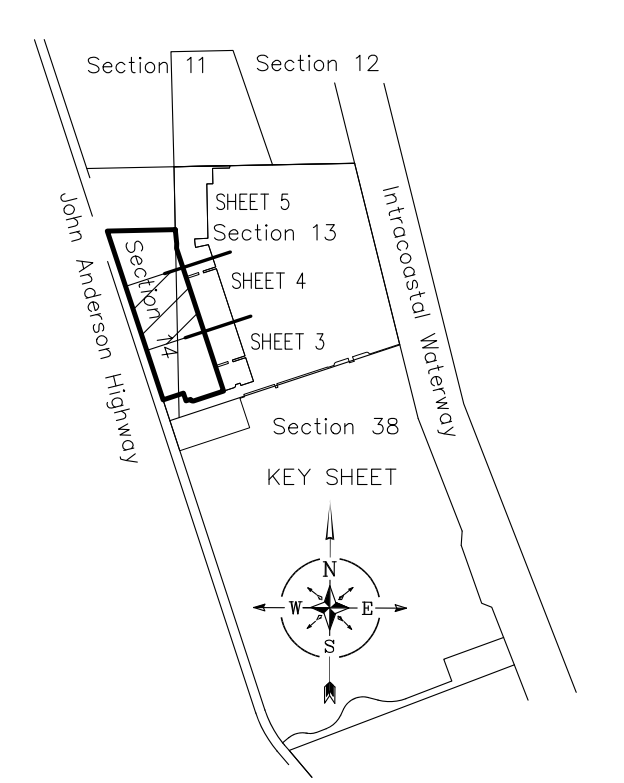
- AC ACRES
- O.R.B. OFFICIAL RECORDS BOOK
- SF SQUARE FEET
- F.C.M. FOUND CONCRETE MONUMENT
- PG. PAGE
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.U.D. PLANNED URBAN DEVELOPMENT
- P.R.C. POINT OF REVERSE CURVE
- R.P. RADIUS POINT
- P.I. POINT OF INTERSECTION
- P.C.C. POINT OF COMPOUND CURVE
- R. RADIUS
- L. ARC LENGTH
- CH. CHORD DISTANCE
- C4 TABULATED CURVE DATA
- NR NON RADIAL
- NT NON TANGENTIAL
- (R) RADIAL
- ⊙ DENOTES SET PERMANENT CONTROL POINT (NAIL & DISK STAMPED LB #8488)
- ⊙ SET 5/8" IRON ROD LB #8488
- ⊙ PERMANENT REFERENCE MONUMENT
- ⊙ = FOUND 1/2" IRON PIPE LB #7800 PRM
- ⊙ DENOTES SET PERMANENT REFERENCE MONUMENT
- NOTE ALL LOT LINES THAT INTERSECT CURVES ARE RADIAL UNLESS OTHERWISE NOTED
- R/W RIGHT OF WAY

HATCH LEGEND

- DENOTES VEGETATED NATURAL BUFFER
- DENOTES WETLANDS

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C2	175.00	274.89	247.49	S 26°44'40" W	90°00'00"
C3	150.00	235.62	212.13	N 26°44'39" E	89°59'59"
C4	200.00	313.37	280.81	N 08°38'02" W	23°18'37"
C5	200.00	86.21	85.54	N 17°24'11" E	24°41'49"
C6	200.00	28.52	28.50	N 33°50'14" E	08°10'18"
C7	200.00	177.49	177.00	N 49°01'21" E	22°11'55"
C8	200.00	40.57	40.50	N 65°55'59" E	11°37'20"
C9	275.00	32.36	32.34	N 75°08'56" E	06°44'32"
C10	300.00	35.30	35.28	N 75°08'55" E	06°44'31"
C11	325.00	50.32	50.27	S 76°10'48" W	18°52'17"
C12	325.00	12.08	12.08	S 79°33'04" W	02°07'45"

LINE	BEARING	DISTANCE
L3	S 18°15'20" E	20.00'



DEVELOPER CONTACT INFO:
PALM COAST INTRACASTAL, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND VERANDA BAY INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY
3129 SPRINGBANK LANE
CHARLOTTE, NC 28226
(366) 986-2411

HOWATT LAND SURVEYING, LLC

Professional Surveyor and Mapper Business
316 13TH ST SAINT AUGUSTINE, FL
32084-1405 PHONE (904) 631-5484
EMAIL ghovatt@comcast.net

JOHN ANDERSON HIGHWAY
100' RIGHT-OF-WAY
N 18°15'20" W 1858.74'
100' RIGHT-OF-WAY
JOHN ANDERSON HIGHWAY



TRACT 1C-6
COMMON AREA/
DRAINAGE EASEMENT
58,707 SF
1.35 AC

TRACT 1C-5
FUTURE
DEVELOPMENT
77,106 SF
1.77 AC

TRACT 1C-4
COMMON AREA/
LANDSCAPE BUFFER
213,124 SF
4.89 AC

TRACT 1C-3
COMMON AREA/
DRAINAGE EASEMENT
260,714 SF
5.99 AC

TRACT 1C-1
COMMON AREA/
ACCESS/UTILITY &
DRAINAGE EASEMENT
1395.75'

TRACT 1A-4
COMMON AREA/
DRAINAGE EASEMENT
384,261 SF
8.82 AC

TRACT 1A-5
COMMON AREA/
CONSERVATION EASEMENT
1,833,224 SF
42.09 AC

MATCH TO SHEET 5

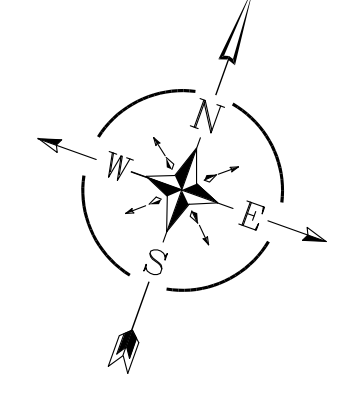
MATCH TO SHEET 4

MATCH TO SHEET 4

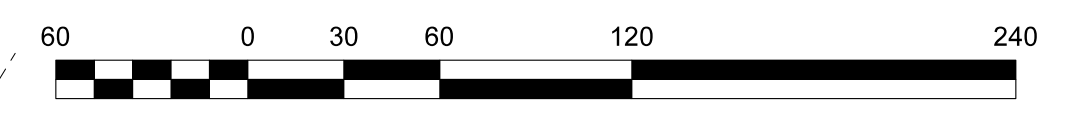
MATCH TO SHEET 3

VERANDA BAY PHASE 1C

A PART OF SECTIONS 13 AND 14, TOWNSHIP 12 SOUTH,
RANGE 31 EAST, FLAGLER COUNTY, FLORIDA.



GRAPHIC SCALE



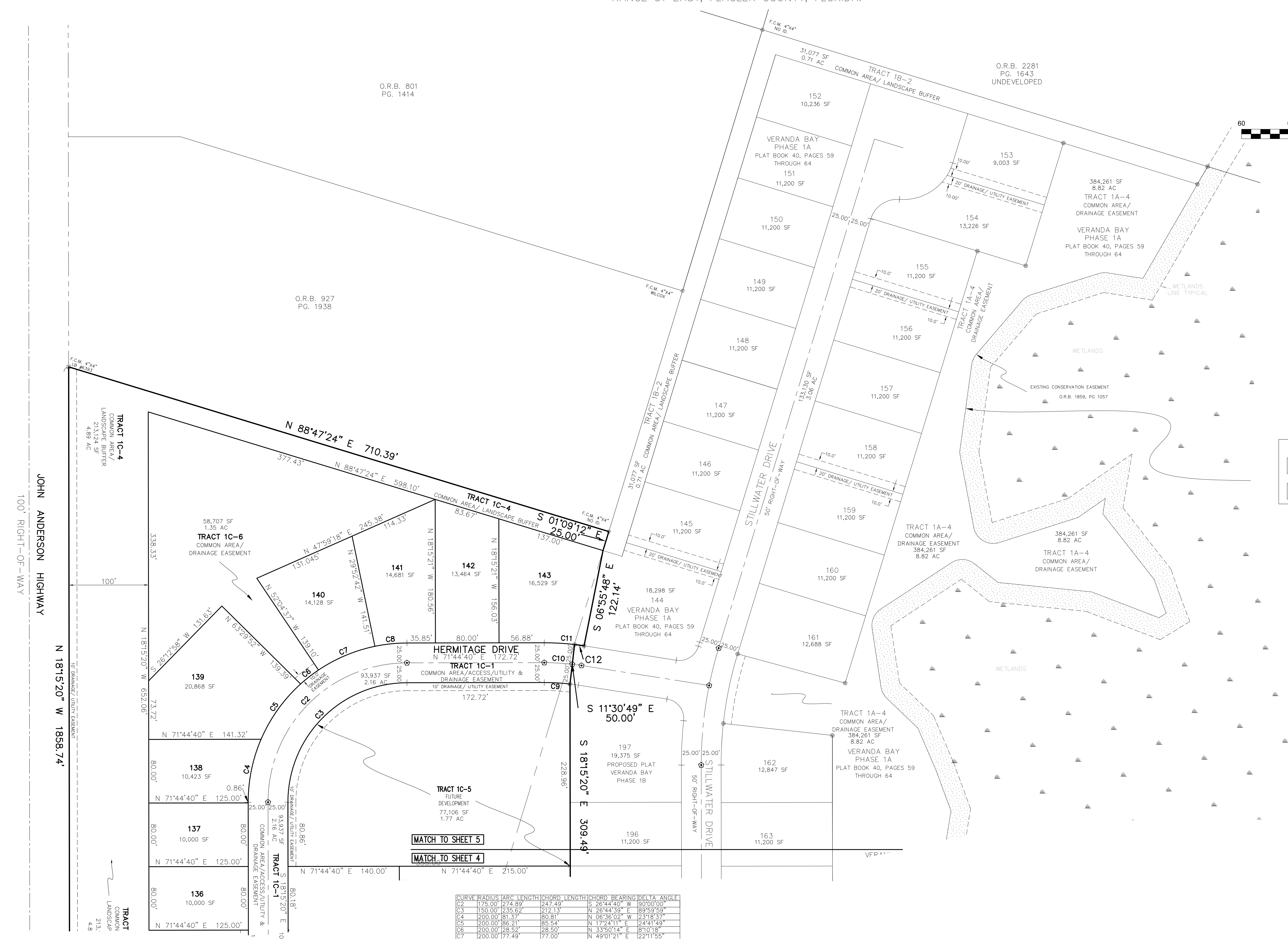
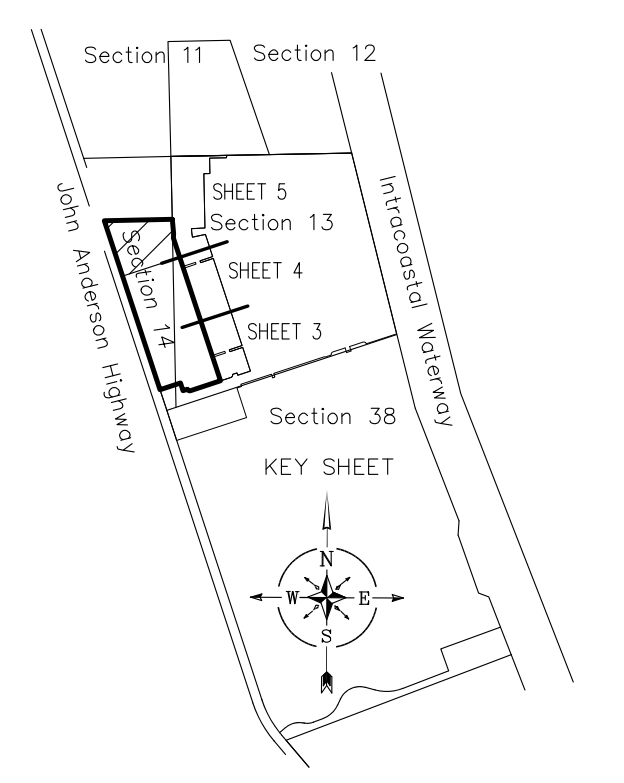
(IN FEET)
1 inch = 60 ft.

LEGEND

- AC ACRES
- O.R.B. OFFICIAL RECORDS BOOK
- SF SQUARE FEET
- F.C.M. FOUND CONCRETE MONUMENT
- P.C. PAGE
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- PUD PLANNED URBAN DEVELOPMENT
- P.R.C. POINT OF REVERSE CURVE
- R.P. RADIUS POINT
- P.I. POINT OF INTERSECTION
- P.C.C. POINT OF COMPOUND CURVE
- R. RADIUS
- L. ARC LENGTH
- CH. CHORD DISTANCE
- C4 TABULATED CURVE DATA
- NR. NON RADIAL
- NT. NON TANGENTIAL
- (R) RADIAL
- (R) DENOTES SET PERMANENT CONTROL POINT (NAIL & DISK STAMPED LB #8488)
- (C) SET 3/8" IRON ROD LB #8488
- (M) PERMANENT REFERENCE MONUMENT = FOUND 1/2" IRON PIPE LB #7800 PRM
- (P) DENOTES SET PERMANENT REFERENCE MONUMENT
- NOTE ALL LOT LINES THAT INTERSECT CURVES ARE RADIAL UNLESS OTHERWISE NOTED
- R/W RIGHT OF WAY

HATCH LEGEND

- (Stippled pattern) DENOTES VEGETATED NATURAL BUFFER
- (Wavy line pattern) DENOTES WETLANDS



CURVE	BEARING	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C2	N 175°00' 274.89'	274.89'	247.49'	S 26°44'40" W	90°00'00"
C3	N 150°00' 235.62'	235.62'	212.13'	N 26°44'39" E	89°59'59"
C4	N 200°00' 81.37'	81.37'	80.81'	N 06°36'02" W	23°18'37"
C5	N 200°00' 85.21'	85.21'	85.54'	N 172°41'11" E	24°41'48"
C6	N 200°00' 28.52'	28.52'	28.50'	N 33°50'14" E	8°10'18"
C7	N 200°00' 77.49'	77.49'	77.00'	N 49°01'21" E	22°11'55"
C8	N 200°00' 40.57'	40.57'	40.50'	N 69°55'59" E	11°37'20"
C9	N 275°00' 32.36'	32.36'	32.34'	N 75°08'56" E	06°44'52"
C10	N 300°00' 35.30'	35.30'	35.28'	N 75°06'55" E	06°44'31"
C11	N 325°00' 50.32'	50.32'	50.27'	S 76°10'48" W	8°52'17"
C12	N 325°00' 112.08'	112.08'	112.08'	S 79°33'04" W	02°07'45"

DEVELOPER CONTACT INFO:
PALM COAST INTRACASTAL,
LLC, A FLORIDA LIMITED
LIABILITY COMPANY AND
VERANDA BAY INVESTMENTS,
LLC, A FLORIDA LIMITED
LIABILITY COMPANY
3129 SPRINGBANK LANE
CHARLOTTE, NC 28226
(366) 986-2411

HOWATT LAND SURVEYING, LLC

Professional Surveyor
and Mapper Business
316 13TH ST SAINT AUGUSTINE, FL
32084-1405 PHONE (904) 631-5484
EMAIL ghowatt@comcast.net