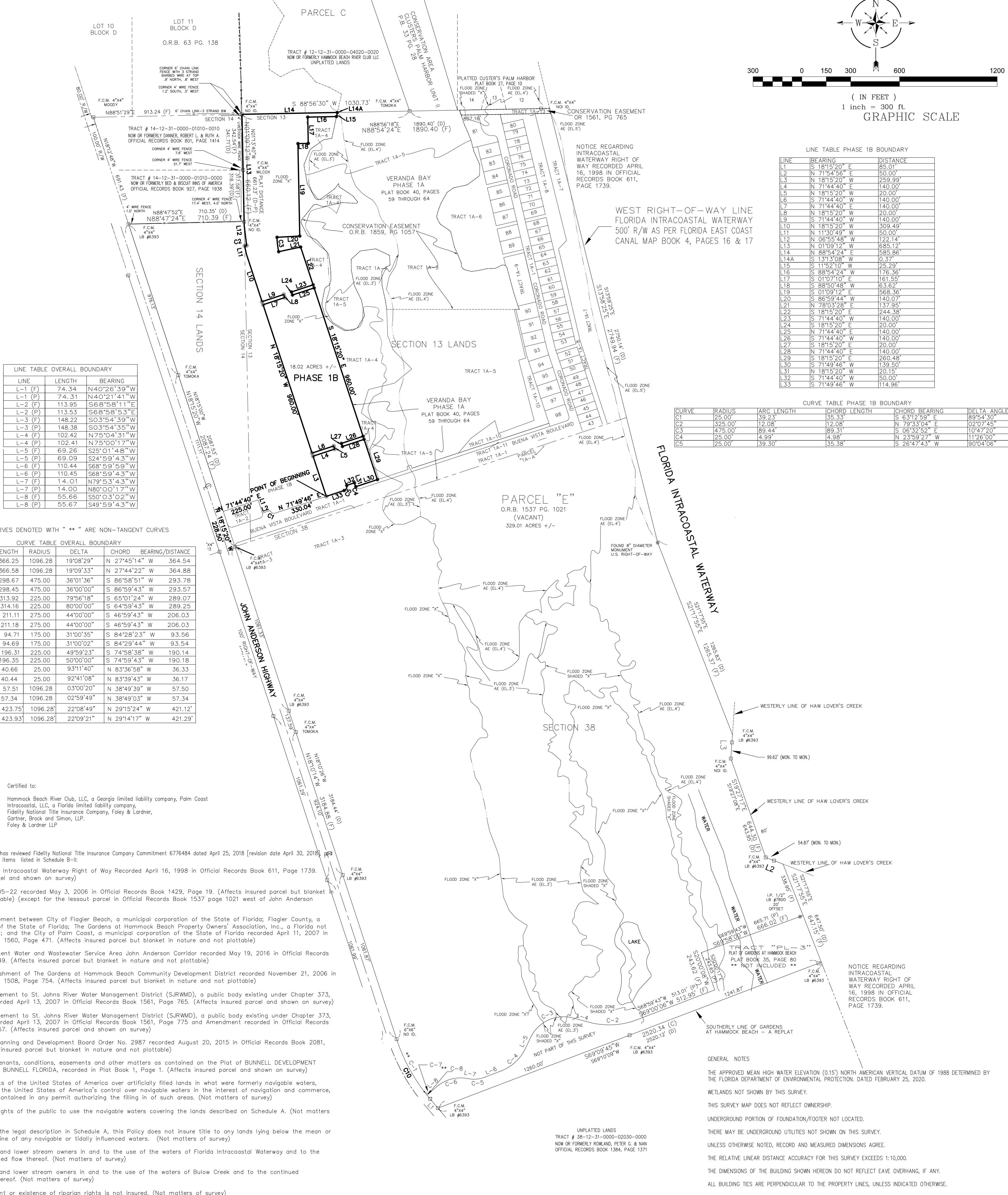
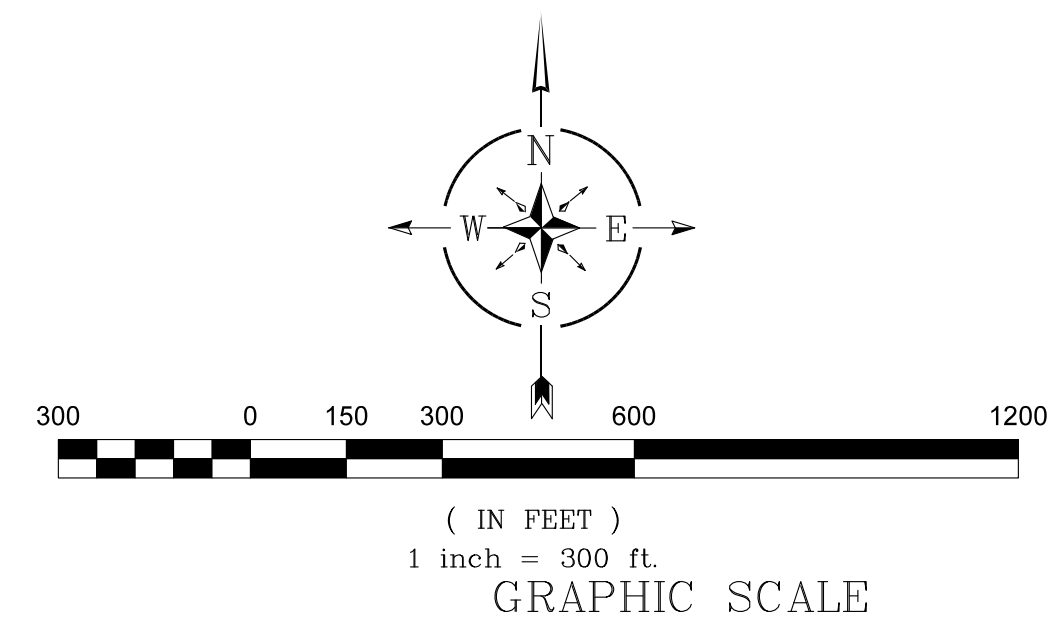


# MAP SHOWING BOUNDARY SURVEY OF

VERANDA BAY PHASE 1B

A PORTION OF SECTION 13, 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, 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; THENCE NORTH 71°44'40" EAST, DEPARTING FROM SAID RIGHT OF WAY LINE AND ALONG THE NORTHERLY LINE OF SAID TRACT 1A-2, A DISTANCE OF 225.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT 1A-2; THENCE SOUTH 18°15'20" EAST ALONG THE EASTERLY LINE OF SAID TRACT 1A-2, A DISTANCE OF 85.01 FEET; THENCE ALONG A NORTHERLY LINE OF SAID TRACT 1A-1 THE FOLLOWING THREE COURSES: NORTH 71°54'56" EAST, A DISTANCE OF 50.00 FEET TO A POINT ON A CURVE OF A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 89°54'30"; THENCE SOUTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 39.23 FEET AND SUBTENDED BY A CHORD BEARING OF SOUTH 63°12'59" EAST AND A CHORD DISTANCE OF 35.33 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 11°30'49" WEST, A DISTANCE OF 50.00 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 EASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 12.08 FEET AND SUBTENDED BY A CHORD BEARING OF SOUTH 88°54'24" WEST, A DISTANCE OF 140.07 FEET TO THE NORTHEAST CORNER OF SAID TRACT 1A-1; THENCE SOUTH 01°09'12" WEST, ALONG THE EASTERLY LINE AND ITS SOUTHERLY PROLONGATION OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 927, PAGE 1938 OF THE PUBLIC RECORDS OF SAID COUNTY AND ALSO ALONG THE EASTERLY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 801, PAGE 1414 OF SAID PUBLIC RECORDS, A DISTANCE OF 685.12 FEET TO THE NORTHEAST CORNER OF SAID LANDS AND SAID POINT ALSO BEING THE NORTHWEST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 2281, PAGE 1643, A DISTANCE OF 585.86 FEET TO THE NORTHWEST CORNER OF TRACT 1A-5 OF SAID VERANDA BAY PHASE 1A; THENCE ALONG THE WESTERLY LINE OF SAID TRACT 1A-5 THE FOLLOWING TWO COURSES: SOUTH 13°13'08" WEST, ALSO DEPARTING FROM SAID SECTION 13, A DISTANCE OF 0.37 FEET; THENCE SOUTH 11°52'10" WEST, A DISTANCE OF 25.29 FEET TO THE NORTHEAST CORNER OF TRACT 1A-4 OF SAID VERANDA BAY PHASE 1A; THENCE ALONG THE WESTERLY LINES OF SAID TRACT 1A-4 THE FOLLOWING TWELVE COURSES: THENCE SOUTH 88°54'24" WEST, A DISTANCE OF 176.36 FEET; THENCE SOUTH 01°09'12" EAST, A DISTANCE OF 161.95 FEET; THENCE SOUTH 88°50'48" WEST, A DISTANCE OF 63.62 FEET; THENCE SOUTH 01°09'12" EAST, A DISTANCE OF 568.36 FEET; THENCE SOUTH 88°59'44" WEST, A DISTANCE OF 140.07 FEET TO A POINT ON A CURVE OF A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 475.00 FEET AND HAVING A CENTRAL ANGLE OF 10°47'20"; THENCE SOUTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 89.44 FEET AND SUBTENDED BY A CHORD BEARING OF SOUTH 06°32'52" EAST AND A CHORD DISTANCE OF 89.31 FEET TO A POINT ON SAID CURVE; THENCE NORTH 78°03'28" EAST, A DISTANCE OF 137.95 FEET; THENCE SOUTH 18°15'20" EAST, A DISTANCE OF 244.38 FEET; THENCE SOUTH 71°44'40" WEST, A DISTANCE OF 140.00 FEET; THENCE SOUTH 18°15'20" EAST, A DISTANCE OF 20.00 FEET; THENCE NORTH 18°15'20" WEST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 71°44'40" WEST, A DISTANCE OF 140.00 FEET; THENCE NORTH 18°15'20" EAST, A DISTANCE OF 260.48 FEET TO SOUTHWEST CORNER OF SAID TRACT 1A-4; THENCE SOUTH 71°49'46" WEST, ALONG THE NORTHERLY LINE OF TRACT 1A-11 OF SAID VERANDA BAY PHASE 1A, A DISTANCE OF 139.50 FEET TO THE NORTHWEST CORNER OF SAID TRACT 1A-11 AND SAID POINT ALSO IS A POINT ON A CURVE OF A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 11°26'01"; THENCE NORTHERLY ALONG SAID CURVE AND ALONG THE NORTHERLY LINE OF SAID TRACT 1A-11, AN ARC DISTANCE OF 4.99 FEET AND SUBTENDED BY A CHORD BEARING OF NORTH 23°59'27" WEST AND A CHORD DISTANCE OF 4.98 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE CONTINUING ALONG SAID NORTHERLY LINES THE FOLLOWING FOUR COURSES: NORTH 18°15'20" WEST, A DISTANCE OF 20.15 FEET; THENCE SOUTH 71°44'40" WEST, A DISTANCE OF 50.00 FEET TO A POINT ON A CURVE OF A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 25.00 FEET AND HAVING A CENTRAL ANGLE OF 90°04'06"; THENCE SOUTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 39.30 FEET AND BEING SUBTENDED BY A CHORD BEARING OF SOUTH 26°47'43" WEST AND A CHORD DISTANCE OF 35.38 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 71°49'46" WEST, A DISTANCE OF 114.99 FEET TO THE POINT OF BEGINNING. CONTAINING 18.02 ACRES, MORE OR LESS.



LINE	LENGTH	BEARING
L-1 (F)	74.34	N40°26'39"W
L-1 (P)	74.31	N40°21'41"W
L-2 (F)	113.93	S88°58'11"E
L-2 (P)	113.53	S88°58'53"E
L-3 (F)	148.22	S03°54'39"W
L-3 (P)	148.38	S03°54'35"W
L-4 (F)	102.42	N75°04'31"W
L-4 (P)	102.41	N75°00'17"W
L-5 (F)	69.26	S25°01'48"W
L-5 (P)	69.09	S24°59'43"W
L-6 (F)	110.44	S68°59'59"W
L-6 (P)	110.45	S68°59'43"W
L-7 (F)	14.01	N79°53'43"W
L-7 (P)	14.00	N80°00'17"W
L-8 (F)	55.66	S50°03'02"W
L-8 (P)	55.67	S49°59'43"W

LINE	BEARING	DISTANCE
L1	S 18°15'20" E	85.01'
L2	N 71°54'56" E	50.00'
L3	N 18°15'20" W	259.99'
L4	N 71°44'40" E	140.00'
L5	N 18°15'20" W	20.00'
L6	S 71°44'40" W	140.00'
L7	N 71°44'40" E	140.00'
L8	N 18°15'20" W	20.00'
L9	S 71°44'40" W	140.00'
L10	N 18°15'20" W	309.49'
L11	N 11°30'49" W	50.00'
L12	N 06°55'48" W	122.14'
L13	N 01°09'12" W	685.12'
L14	N 88°54'24" E	585.86'
L14A	S 13°13'08" W	0.37'
L15	S 11°52'10" W	25.29'
L16	S 88°54'24" W	176.36'
L17	S 01°09'12" W	568.36'
L18	S 88°59'44" W	140.07'
L19	S 01°09'12" E	140.07'
L20	S 86°59'44" W	140.07'
L21	N 78°03'28" E	137.95'
L22	S 18°15'20" E	244.38'
L23	S 71°44'40" W	140.00'
L24	S 18°15'20" E	20.00'
L25	S 71°44'40" W	140.00'
L26	S 71°44'40" W	140.00'
L27	S 18°15'20" E	20.00'
L28	N 71°44'40" E	140.00'
L29	S 18°15'20" E	260.48'
L30	S 71°49'46" W	139.50'
L31	N 18°15'20" W	20.15'
L32	NORTH 18°15'20" W	50.00'
L33	S 71°49'46" W	114.99'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.23'	35.33'	S 63°12'59" E	89°54'30"
C2	325.00'	12.08'	12.08'	N 79°53'43" E	02°07'45"
C3	475.00'	89.44'	89.31'	S 06°32'52" E	10°47'20"
C4	25.00'	4.99'	4.98'	N 23°59'27" W	11°26'01"
C5	25.00'	39.30'	35.38'	S 26°47'43" W	90°04'06"

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING/DISTANCE
**C-1 (F)	366.25	1096.28	19°08'29"	N 27°45'14" W	364.54
**C-1 (P)	366.58	1096.28	19°09'33"	N 27°44'22" W	364.88
C-2 (F)	298.67	475.00	36°01'36"	S 86°58'51" W	293.78
C-2 (D)	298.45	475.00	36°00'00"	S 86°59'43" W	293.57
C-3 (F)	313.92	225.00	79°56'18"	S 65°01'24" W	289.07
C-3 (D)	314.16	225.00	80°00'00"	S 64°59'43" W	289.25
C-4 (F)	211.11	275.00	44°00'00"	S 46°59'43" W	206.03
C-4 (D)	211.18	275.00	44°00'00"	S 46°59'43" W	206.03
C-5 (F)	94.71	175.00	31°00'35"	S 84°28'23" W	93.56
C-5 (D)	94.69	175.00	31°00'02"	S 84°29'44" W	93.54
C-6 (F)	196.31	225.00	49°59'23"	S 74°58'38" W	190.14
C-6 (D)	196.35	225.00	50°00'00"	S 74°59'43" W	190.18
C-7 (F)	40.66	25.00	93°11'40"	N 83°36'58" W	36.33
C-7 (D)	40.44	25.00	92°41'08"	N 83°39'43" W	36.17
**C-8 (F)	57.51	1096.28	03°00'20"	N 38°49'39" W	57.50
**C-8 (D)	57.34	1096.28	02°59'49"	N 38°49'03" W	57.34
**C-10 (F)	423.75	1096.28	22°08'49"	N 29°15'24" W	421.12
**C-10 (D)	423.93	1096.28	22°09'21"	N 29°14'17" W	421.29

Certified to:  
 Hammock Beach River Club, LLC, a Georgia limited liability company, Palm Coast  
 Intracoastal, LLC, a Florida limited liability company,  
 Fidelity National Title Insurance Company, Foley & Lardner,  
 Gartner, Brock and Simon, LLP,  
 Foley & Lardner LLP

- The undersigned surveyor has reviewed Fidelity National Title Insurance Company Commitment 676484 dated April 25, 2018 (revision date April 30, 2018) and certifies as follows to the items listed in Schedule B-II:
- Notice Regarding Intracoastal Waterway Right of Way Recorded April 16, 1998 in Official Records Book 611, Page 1739. (Affects insured parcel and shown on survey)
  - Ordinance No. 2005-22 recorded May 3, 2006 in Official Records Book 1429, Page 19. (Affects insured parcel but blanketed in nature and not plottable) (except for the lessout parcel in Official Records Book 1537 page 1021 west of John Anderson Highway)
  - Settlement Agreement between City of Flagler Beach, a municipal corporation of the State of Florida; Flagler County, a political subdivision of the State of Florida; The Gardens at Hammock Beach Property Owners' Association, Inc., a Florida not for profit corporation; and the City of Palm Coast, a municipal corporation of the State of Florida recorded April 11, 2007 in Official Records Book 1560, Page 471. (Affects insured parcel but blanketed in nature and not plottable)
  - Interlocal Agreement Water and Wastewater Service Area John Anderson Corridor recorded May 19, 2016 in Official Records Book 2129, Page 1549. (Affects insured parcel but blanketed in nature and not plottable)
  - Notice of Establishment of The Gardens at Hammock Beach Community Development District recorded November 21, 2006 in Official Records Book 1508, Page 754. (Affects insured parcel but blanketed in nature and not plottable)
  - Conservation Easement to St. Johns River Water Management District (SJRWMD), a public body existing under Chapter 373, Florida Statutes recorded April 13, 2007 in Official Records Book 1561, Page 765. (Affects insured parcel and shown on survey)
  - Conservation Easement to St. Johns River Water Management District (SJRWMD), a public body existing under Chapter 373, Florida Statutes recorded April 13, 2007 in Official Records Book 1561, Page 775 and Amendment recorded in Official Records Book 1859, Page 1057. (Affects insured parcel and shown on survey)
  - Flagler County Planning and Development Board Order No. 2987 recorded August 20, 2015 in Official Records Book 2081, Page 1056. (Affects insured parcel but blanketed in nature and not plottable)
  - Restrictions, covenants, conditions, easements and other matters as contained on the Plat of BUNNELL DEVELOPMENT COMPANY'S LAND OF BUNNELL FLORIDA, recorded in Plat Book 1, Page 1. (Affects insured parcel and shown on survey)
  - Any and all rights of the United States of America over artificially filled lands in what were formerly navigable waters, arising by reason of the United States of America's control over navigable waters in the interest of navigation and commerce, and any conditions contained in any permit authorizing the filling in of such areas. (Not matters of survey)
  - The inalienable rights of the public to use the navigable waters covering the lands described on Schedule A. (Not matters of survey)
  - Notwithstanding the legal description in Schedule A, this Policy does not insure title to any lands lying below the mean or ordinary high water line of any navigable or tidally influenced waters. (Not matters of survey)
  - Rights of upper and lower stream owners in and to the use of the waters of Florida Intracoastal Waterway and to the continued uninterrupted flow thereof. (Not matters of survey)
  - Rights of upper and lower stream owners in and to the use of the waters of Bulow Creek and to the continued uninterrupted flow thereof. (Not matters of survey)
  - The nature, extent or existence of riparian rights is not insured. (Not matters of survey)

ABBREVIATION	DEFINITION	ABBREVIATION	DEFINITION
AC	AIR CONDITIONER	G	GUTTER
BC	BACK OF CURB	HP	HIGH POINT
C-1	CURVE TABLE OVERALL BOUNDARY	INV.	INVERT
C1	CURVE TABLE PHASE BOUNDARY	I.R.	IRON ROD
C.L.F.	CHAIN LINK FENCE	I.P.	IRON PIPE
CB	CHORD BEARING	L-1	LINE TABLE OVERALL BOUNDARY
CD	CHORD DISTANCE	L1	LINE TABLE PHASE BOUNDARY
C.F.M.	FOUND CONCRETE MONUMENT	LP	LOW POINT
C.M.P.	CORRUGATED METAL PIPE	MP	METAL PLATE
CONC.	CONCRETE	ORB	OFFICIAL RECORDS BOOK
CP	CONCRETE POST	OHL	OVERHEAD LINES
C.P.P.	CONCRETE POWER POLE	PLAT	PLAT BOOK
D.N.E.	DO NOT ENTER SIGN	EA	EDGE OF ASPHALT
EA	EDGE OF ASPHALT	PT	POINT OF CURVATURE
EC	EDGE OF CONCRETE	PT	POINT OF TANGENCY
E.H.H.	ELECTRIC HANDHOLE	RCP	REINFORCED CONCRETE PIPE
EM	ELECTRIC METER	SL	SLOT
FND.	FOUND	SQ	SQUARE
GA	GUY ANCHOR	TRB	TELEPHONE RISER BOX
		WV	WATER VALVE

GENERAL NOTES

THE APPROVED MEAN HIGH WATER ELEVATION (0.15') NORTH AMERICAN VERTICAL DATUM OF 1988 DETERMINED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, DATED FEBRUARY 25, 2020.

WETLANDS NOT SHOWN BY THIS SURVEY.

THIS SURVEY MAP DOES NOT REFLECT OWNERSHIP.

UNDERGROUND PORTION OF FOUNDATION/FOOTER NOT LOCATED.

THERE MAY BE UNDERGROUND UTILITIES NOT SHOWN ON THIS SURVEY.

UNLESS OTHERWISE NOTED, RECORD AND MEASURED DIMENSIONS AGREE.

THE RELATIVE LINEAR DISTANCE ACCURACY FOR THIS SURVEY EXCEEDS 1:10,000.

THE DIMENSIONS OF THE BUILDING SHOWN HEREON DO NOT REFLECT EAVE OVERHANG, IF ANY.

ALL BUILDING TIES ARE PERPENDICULAR TO THE PROPERTY LINES, UNLESS INDICATED OTHERWISE.

THIS SURVEY MAP AND/OR SURVEY REPORT AND THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE OF A LICENSED SURVEYOR AND MAPPER AND THE ORIGINAL RAISED SEAL.

NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS SHOWN ON THE FACE THEREOF, ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. SURVEYOR IS RESPONSIBLE ONLY TO THOSE CERTIFIED AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF ANY OTHER INDIVIDUAL OR FIRM TO USE THIS SURVEY, WITHOUT EXPRESS WRITTEN CONSENT OF SURVEYOR.

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 PLAN NO. 120085-0232, 120085-0234 DATED JUNE 06 2018.

**HOWATT LAND SURVEYING, LLC**  
 Professional Surveyor and Mapper Business  
 3131 E. 13TH ST. SAINT AUGUSTINE, FL 32084-1405  
 PHONE (904) 631-6484 EMAIL ghowatt@comcast.net

I HEREBY CERTIFY THAT THIS \_\_\_\_\_ BOUNDARY \_\_\_\_\_ SURVEY,  
 PERFORMED UNDER MY RESPONSIBLE DIRECTION, MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYORS IN ACCORDANCE WITH CHAPTER 2014-147, FLA. ADMINISTRATIVE  
 CODE (PURSUANT TO SECTION 472.027, FLORIDA STATUTES.)

SURVEYED \_\_\_\_\_, 2023 \_\_\_\_\_ GIL D. HOWATT, REGISTERED LAND SURVEYOR FLA. NO. 4718  
 LICENSED BUSINESS NUMBER 8488

BEARING DATUM BASED ON \_\_\_\_\_ EAST RIGHT OF WAY OF JOHN ANDERSON N18°15'00" W PER DEED \_\_\_\_\_

FIELD BOOK NO.: DATA \_\_\_\_\_, PAGE(S) COLLECTED \_\_\_\_\_ LEGAL: \_\_\_\_\_ IN FILE \_\_\_\_\_ WORK ORDER NO.: \_\_\_\_\_  
 COMPUTER FILE NAME: 040118B THE GARDENS.DWG \_\_\_\_\_ SCALE: 1" = 300' \_\_\_\_\_ FILE NO.: 040118 \_\_\_\_\_