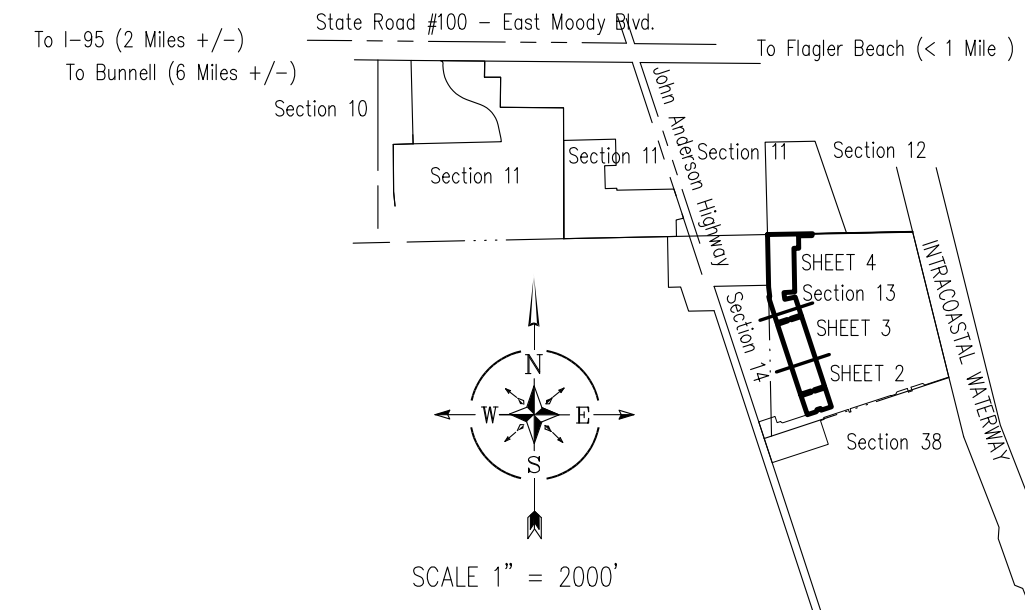


# VERANDA BAY PHASE 1B

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



## DEDICATION AND RESERVATION

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

### CAPTION

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 59.23 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 71°49'46" EAST, A DISTANCE OF 330.04 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING FROM SAID NORTHERLY LINE OF TRACT 1A-1, NORTH 18°15'20" WEST, A DISTANCE OF 259.99 FEET; THENCE NORTH 71°44'40" EAST, A DISTANCE OF 140.00 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" WEST, A DISTANCE OF 309.49 FEET; 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 NORTH 79°33'04" EAST AND A CHORD DISTANCE OF 12.08 FEET TO A POINT ON SAID CURVE; THENCE NORTH 06°55'48" WEST, A DISTANCE OF 122.14 FEET; THENCE NORTH 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 OF SAID PUBLIC RECORDS AND SAID POINT ALSO BEING ON THE NORTH LINE OF SAID SECTION 13; THENCE NORTH 88°54'24" EAST, ALONG SAID NORTHERLY LINE OF SAID SECTION 13 AND ALSO ALONG THE NORTHERLY LINE OF SAID 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°13'03" 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°07'10" EAST, A DISTANCE OF 161.55 FEET; THENCE SOUTH 88°50'48" WEST, A DISTANCE OF 63.62 FEET; THENCE SOUTH 01°09'12" EAST, A DISTANCE OF 868.36 FEET; THENCE SOUTH 86°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 08°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 SOUTH 71°44'40" WEST, A DISTANCE OF 140.00 FEET; THENCE SOUTH 18°15'20" EAST, A DISTANCE OF 960.00 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 71°44'40" WEST, A DISTANCE OF 140.00 FEET; THENCE SOUTH 18°15'20" EAST, A DISTANCE OF 20.00 FEET; THENCE NORTH 71°44'40" WEST, A DISTANCE OF 140.00 FEET; THENCE SOUTH 18°15'20" EAST, A DISTANCE OF 260.48 FEET TO THE NORTHWEST 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°26'00"; 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 114.96 FEET TO THE POINT OF BEGINNING. CONTAINING 18.02 ACRES, MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

TRACT 1B-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.

TRACTS 1B-2, 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.

### DEVELOPER:

PALM COAST INTRACOASTAL, 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 COMPANY, AS ESTABLISHED IN THE WRITTEN ACTION OF THE COMPANY, HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID COMPANY 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

### WITNESS 2

### PRINTED NAME

STATE OF FLORIDA  
COUNTY OF FLAGLER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF OPHYSICAL PRESENCE OR ONLINE NOTARIZATION THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023, BY KENNETH W. BELSHE, AS AUTHORIZED REPRESENTATIVE, OF PALM COAST INTRACOASTAL, 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 \_\_\_\_\_

## GENERAL NOTES

- 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.
- 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.
- 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.
- 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 06 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.
- 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 1B PLAT.
- 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.
- ALL DIMENSIONS ARE IN US FEET AND DECIMAL PARTS THEREOF, AS PER FLORIDA STATUTES, CHAPTER 177.09(19).
- 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.
- 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. CHILUMENTO, 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; 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 PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATIONS SHOWN HEREON.

WITNESSES: \_\_\_\_\_

SVB PALM COAST, LLC,  
A FLORIDA LIMITED LIABILITY COMPANY

By: \_\_\_\_\_

WITNESS 1 \_\_\_\_\_

PRINTED NAME \_\_\_\_\_

WITNESS 2 \_\_\_\_\_

PRINTED TITLE \_\_\_\_\_

DATED: \_\_\_\_\_

PRINTED NAME \_\_\_\_\_

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF OPHYSICAL PRESENCE OR ONLINE NOTARIZATION THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023, BY \_\_\_\_\_ AS \_\_\_\_\_ OF \_\_\_\_\_

SVB PALM COAST, LLC, A FLORIDA LIMITED LIABILITY COMPANY.

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 \_\_\_\_\_

## 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  
3129 SPRINGBANK LANE CHARLOTTE,  
NC 28226  
(386) 986-2411

## HOWATT LAND SURVEYING, LLC

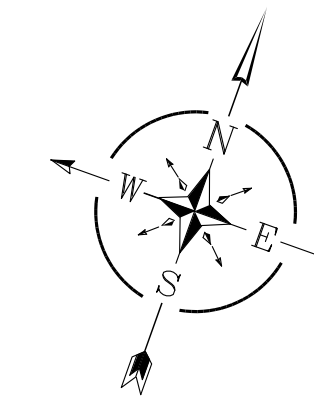
Professional Surveyor  
and Mapper Business  
316 13TH ST SAINT AUGUSTINE, FL  
32084-1405 PHONE (904) 631-5484  
EMAIL: ghowatt@comcast.net



# VERANDA BAY PHASE 1B

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

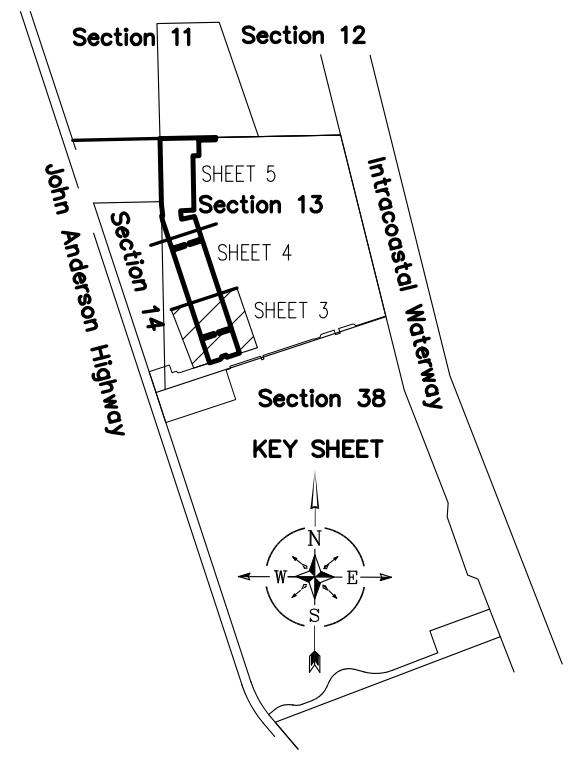
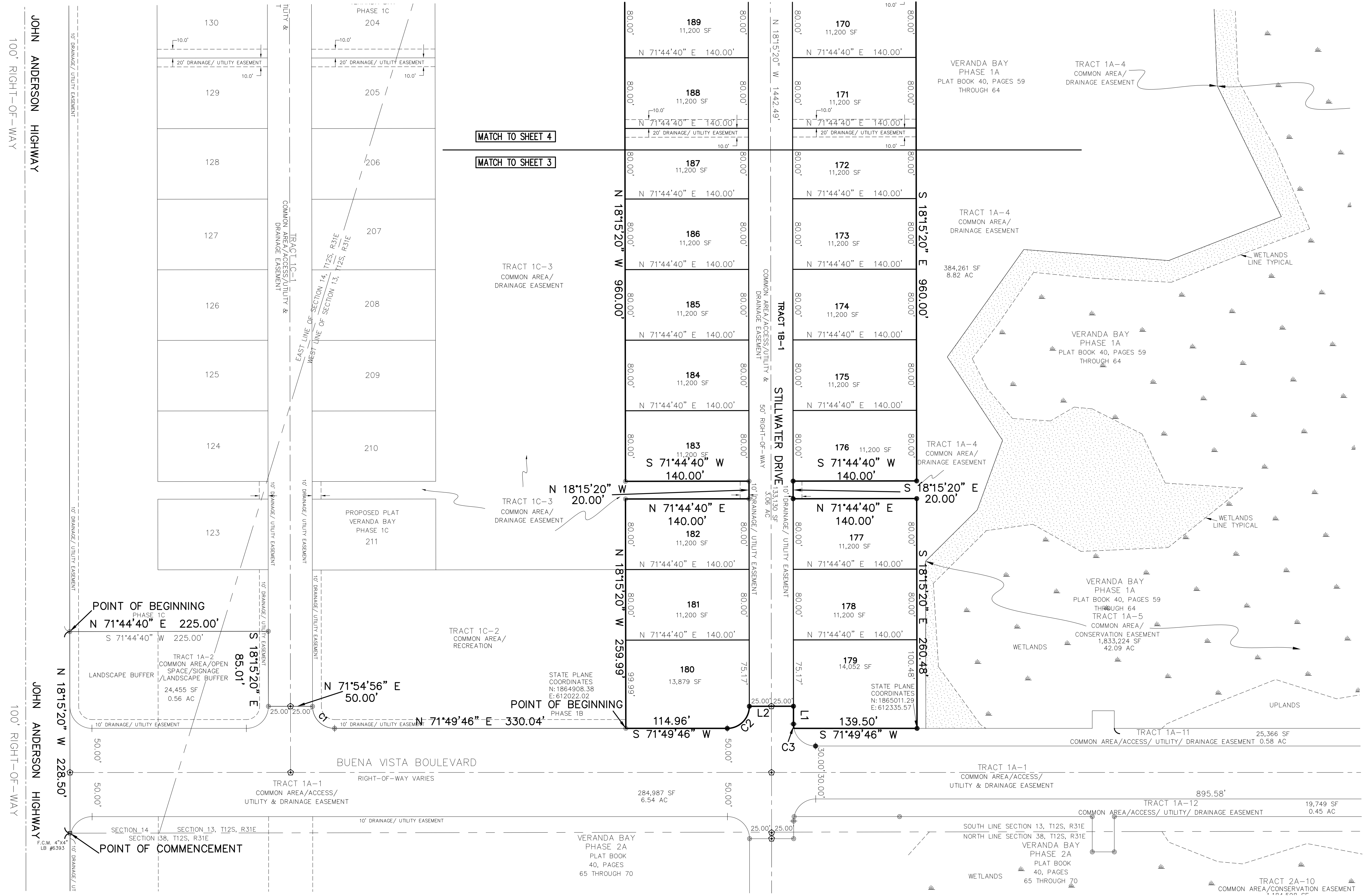
PLAT BOOK PAGE  
SHEET 3 OF 5



GRAPHIC SCALE

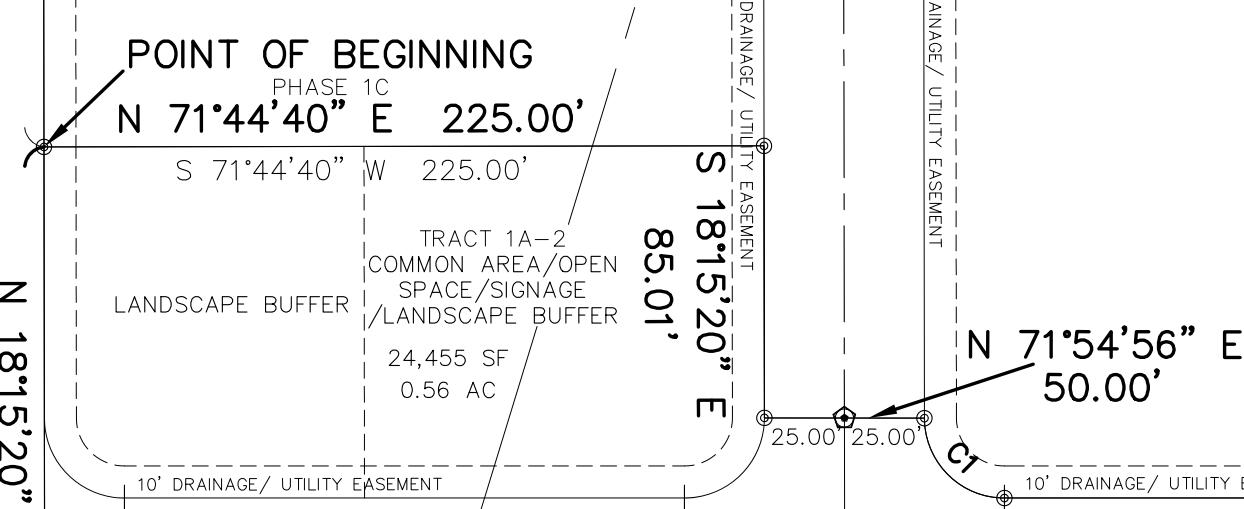


( IN FEET )  
1 inch = 60 ft.

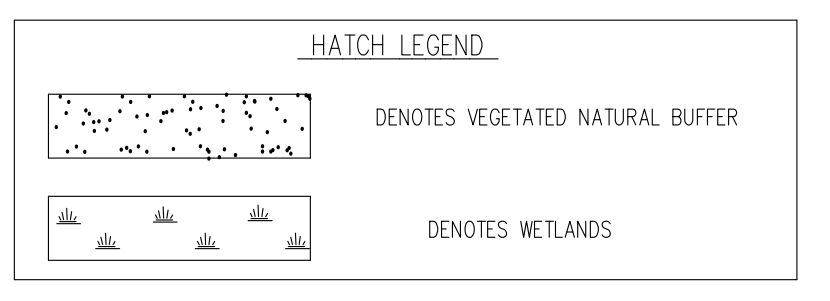


**LEGEND**

- 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
- 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



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	25.00	39.30	35.38	S 76°47'43" W	89°04'08"
C3	25.00	4.99	4.98	N 23°59'27" W	11°26'00"



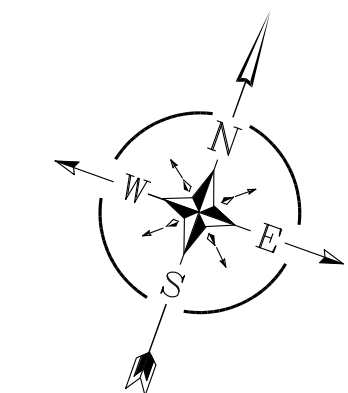
**DEVELOPER CONTACT INFO:**  
PALM COAST INTRACOASTAL, LLC, A FLORIDA LIMITED LIABILITY COMPANY  
3129 SPRINGBANK LANE  
CHARLOTTE, NC 28226  
(386) 986-2411

**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



# VERANDA BAY PHASE 1B

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



GRAPHIC SCALE

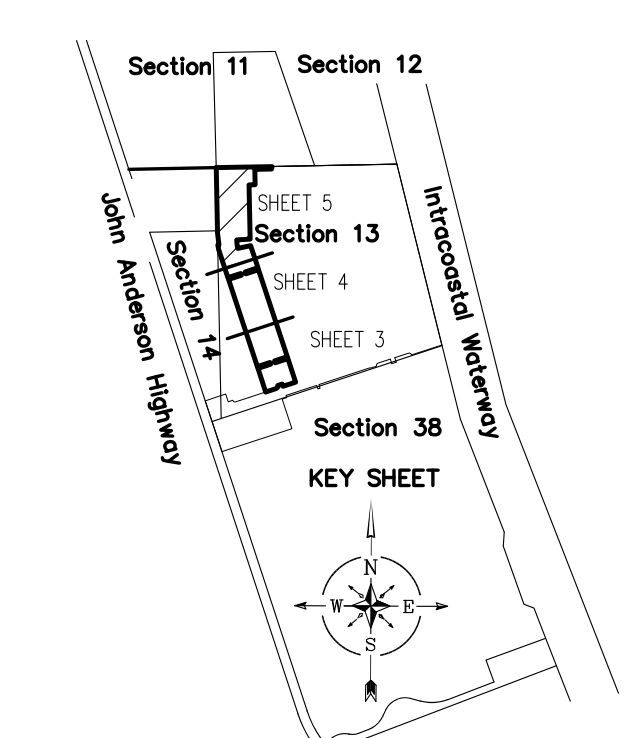


( IN FEET )  
1 inch = 60 ft.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C4	475.00	189.44	89.51	S 06°32'52" E	10°47'20"
C5	500.00	148.25	148.69	N 09°42'16" W	17°06'09"
C6	500.00	100.74	100.57	N 12°29'02" W	11°32'38"
C7	500.00	48.51	48.49	N 03°55'57" W	5°33'31"
C8	525.00	155.88	55.86	N 15°12'22" W	8°05'36"
C9	25.00	158.02	34.46	N 85°43'21" W	8°40'56"
C10	275.00	10.68	10.68	S 79°35'55" W	2°13'28"
C11	300.00	11.65	11.65	S 79°35'55" W	2°13'28"
C12	325.00	12.08	12.08	N 79°33'04" E	2°07'45"
C13	325.00	0.54	0.54	N 80°39'48" E	0°05'43"
C14	25.00	35.72	32.76	N 39°46'44" E	8°15'51"
C15	525.00	15.24	5.24	N 01°26'21" W	0°34'18"
C16	35.00	46.48	43.14	N 38°05'23" E	16°05'45"
C17	65.00	70.67	67.24	N 44°59'23" E	6°21'38"
C18	65.00	17.01	16.97	N 06°20'43" E	14°59'49"
C19	35.00	0.73	0.73	N 00°33'20" W	1°11'43"
C20	35.00	47.21	43.71	S 37°29'59" W	7°17'27"
C21	475.00	52.34	52.31	N 15°05'56" W	6°18'49"

HATCH LEGEND

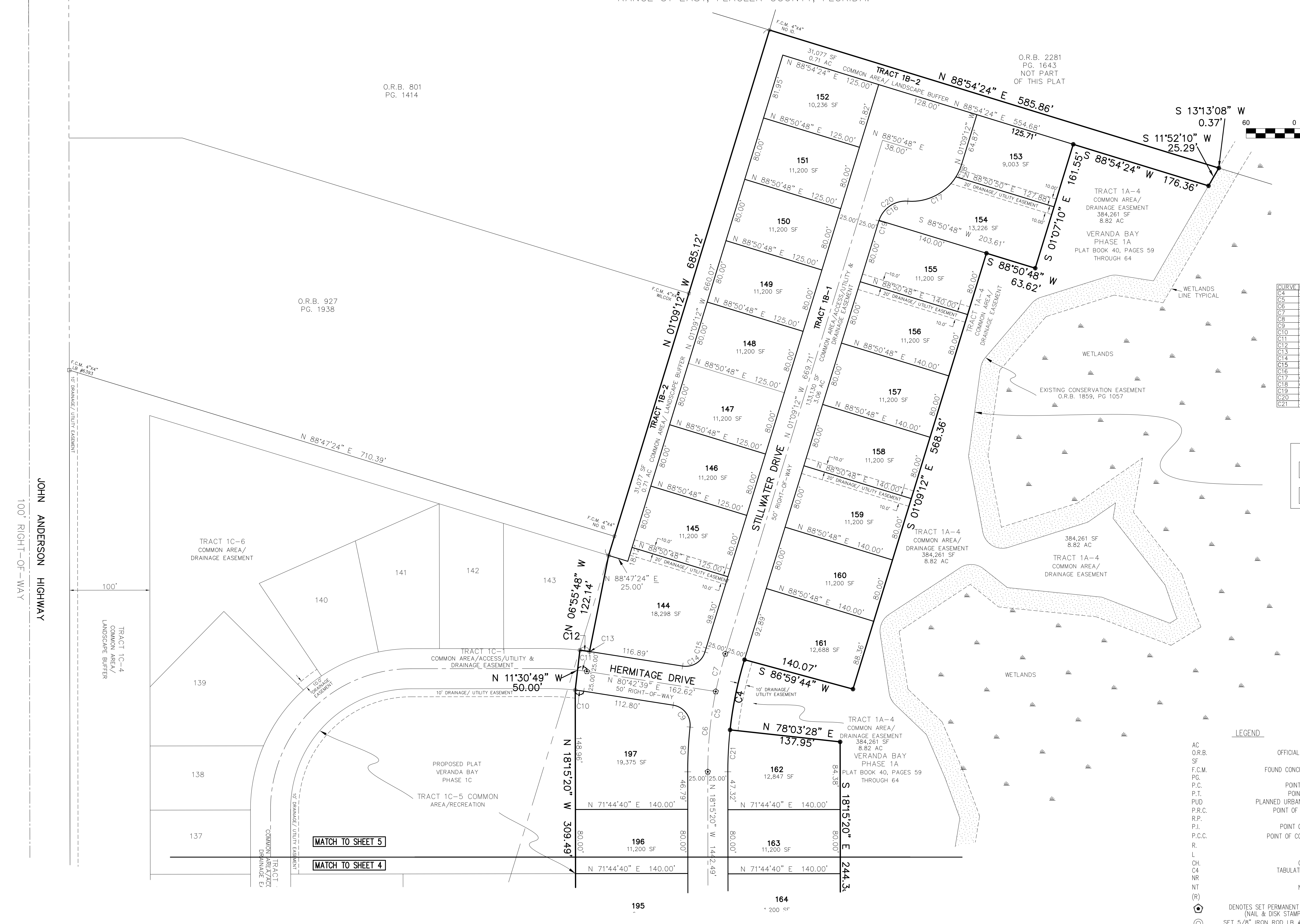
	DENOTES VEGETATED NATURAL BUFFER
	DENOTES WETLANDS



- 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
  - ⊙ 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:  
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JOHN ANDERSON HIGHWAY  
100' RIGHT-OF-WAY

MATCH TO SHEET 5  
MATCH TO SHEET 4