

HAMMOCK PARK

BEING A REPLAT OF HAMMOCK COMMERCIAL PARK (MAP BOOK 37, PAGES 10-11)
SECTION 40, TOWNSHIP 10 SOUTH, RANGE 31 EAST

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS Dbd SOLUTIONS, LLC (DBA: L15000132241), A FLORIDA CORPORATION LICENSED TO DO BUSINESS IN FLORIDA, OWNER OF LANDS HEREON, BEING IN SECTION 40, TOWNSHIP 10 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, SHOWN HEREON AS HAMMOCK PRESERVE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT "A" (PRIVATE ROAD) IS HEREBY DEDICATED TO THE HAMMOCK PARK OWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES, SIGNAGE, SIDEWALKS, DRAINAGE AND UTILITY EASEMENT, AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO FLAGLER COUNTY.

TRACT "B" & "C" ARE HEREBY RESERVED FOR THE HAMMOCK PARK OWNERS ASSOCIATION, AS THE A-1-A SCENIC CORRIDOR BUFFER AS PER ARTICLE 5 FLAGLER LAND DEVELOPMENT CODE.

TRACT "D" IS HEREBY RESERVED FOR THE HAMMOCK PARK OWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, AS AN ACCESS SERVING ADJUTING LOTS FOR INGRESS, EGRESS, UTILITIES, DRAINAGE, AND OTHER PURPOSES NOT INCONSISTENT WITH THE RESERVATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION AND ITS SUCCESSORS.

TRACT "E", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE HAMMOCK PARK OWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, FOR STORM WATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE-OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO FLAGLER COUNTY.

THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES, THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREON SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE HAMMOCK PARK OWNERS ASSOCIATION, 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.

THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS, THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

IN WITNESS WHEREOF, THE ABOVE-NAMED OWNERS HAVE CAUSED THESE PRESENTS TO BE SIGNED, THIS _____ DAY OF _____, 2023.

DEVELOPER

Dbd SOLUTIONS, LLC, BY AND THROUGH ITS AUTHORIZED REPRESENTATIVE HAS CAUSED THESE PRESENTS TO BE SIGNED IN ITS CAPACITY AND WITH ITS AUTHORITY, AS AUTHORIZED REPRESENTATIVE OF THE COMPANY, AS ESTABLISHED IN WRITTEN ACTION OF THE COMPANY, DATED THIS _____ DAY OF _____, 2023.

WITNESSES:
 WITNESS 1 _____ Dbd SOLUTIONS, LLC
 DBA: L15000132241
 200 OCEAN CREST DRIVE
 SUITE 509
 PALM COAST, FL 32164
 (PRINTED NAME) _____

WITNESS 2 _____
 (PRINTED NAME) _____

STATE OF FLORIDA
 COUNTY OF FLAGLER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME AND BY MEANS PHYSICAL PRESENCE OR ONLINE NOTARIZATION THIS _____ DAY OF _____, 2023, BY AND THROUGH THE AUTHORIZED REPRESENTATIVE OF Dbd SOLUTIONS, LLC.

NOTARY PUBLIC, STATE OF FLORIDA

By: _____ Date: _____
 (signature) _____
 (printed name) _____

COMMISSION NO.: _____
 MY COMMISSION EXPIRES: _____
 PERSONALLY KNOWN _____ OR PRODUCED IDENTIFICATION _____ TYPE OF IDENTIFICATION _____

CAPTION

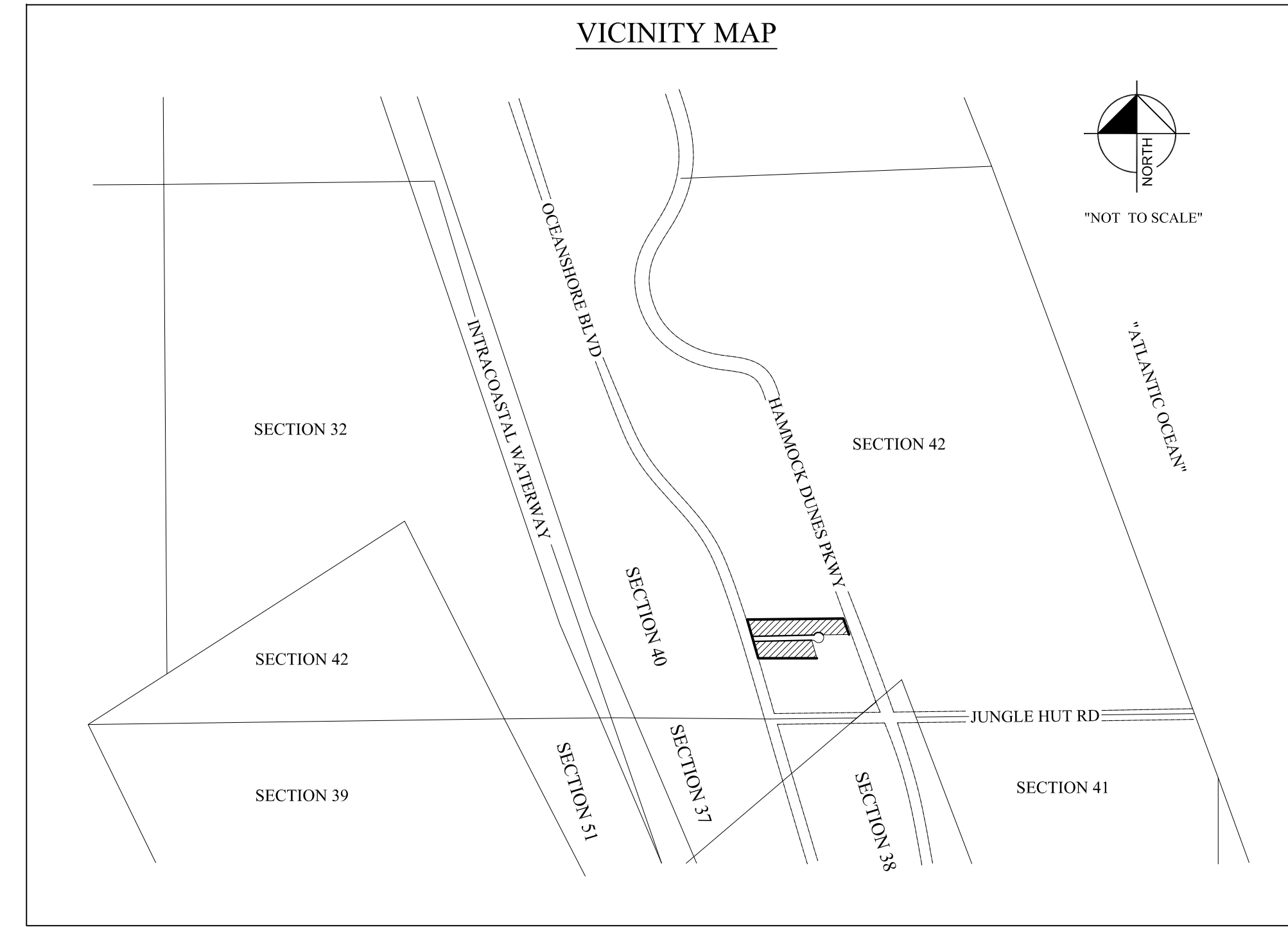
A PART OF SECTION 40, TOWNSHIP 10 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM A POINT OF REFERENCE BEING THE SOUTHEAST CORNER OF SAID SECTION 40, BEAR N19°51'29"W ALONG THE EAST LINE OF SAID SECTION 40, A DISTANCE OF 581.77 FEET TO THE SOUTHEAST CORNER OF THE SUBDIVISION PLAT OF HAMMOCK COMMERCIAL PARK, MAP BOOK 37, PAGES 10-11, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; THENCE S89°17'23"W ALONG THE SOUTH LINE OF SAID PLAT OF HAMMOCK COMMERCIAL PARK A DISTANCE OF 333.31 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S89°17'23"W ALONG THE SOUTH LINE OF SAID HAMMOCK COMMERCIAL PARK A DISTANCE OF 635.91 FEET TO THE EASTERLY RIGHT-OF-WAY OF STATE ROAD A-1-A, A 100-FOOT RIGHT-OF-WAY; THENCE N16°45'12"W ALONG SAID EASTERLY RIGHT-OF-WAY A DISTANCE OF 401.12 FEET TO THE NORTHWEST CORNER OF SAID HAMMOCK COMMERCIAL PARK; THENCE N89°17'23"E ALONG THE NORTH LINE OF SAID PLAT OF HAMMOCK COMMERCIAL PARK A DISTANCE OF 946.22 FEET TO THE NORTHEAST CORNER OF SAID PLAT OF HAMMOCK COMMERCIAL PARK; THENCE S19°51'29"E ALONG THE EASTERLY LINE OF SAID PLAT OF HAMMOCK COMMERCIAL PARK A DISTANCE OF 177.57 FEET; THENCE S89°17'23"W A DISTANCE OF 191.83 TO A POINT ON A CURVE, NON-TANGENT, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 51.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 168°13'04", AN ARC DISTANCE OF 149.73 FEET, A CHORD BEARING OF S54°02'29"W, AND A CHORD DISTANCE OF 101.46 TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET.

THE BEGINNING OF A CURVE, TANGENT, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE ALONG SAID CURVE AND SOUTHERLY RIGHT-OF-WAY THROUGH A CENTRAL ANGLE OF 106°02'35" AN ARC DISTANCE OF 46.27 FEET TO A POINT OF TANGENCY; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY N89°17'23"E A DISTANCE OF 602.71 FEET; THENCE S16°45'12"E A DISTANCE OF 174.55 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION;

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:
 A PART OF SECTION 40, TOWNSHIP 10 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM A POINT OF REFERENCE BEING THE SOUTHEAST CORNER OF SAID SECTION 40, BEAR N19°51'29"W ALONG THE EAST LINE OF SAID SECTION 40 A DISTANCE OF 581.77 FEET TO THE SOUTHEAST CORNER OF THE SUBDIVISION PLAT OF HAMMOCK COMMERCIAL PARK, MAP BOOK 37, PAGES 10-11, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; THENCE S89°17'23"W ALONG THE SOUTH LINE OF SAID PLAT OF HAMMOCK COMMERCIAL PARK A DISTANCE OF 969.22 FEET TO THE EASTERLY RIGHT-OF-WAY OF STATE ROAD A-1-A, A 100-FOOT RIGHT-OF-WAY; THENCE N16°45'12"W ALONG SAID EASTERLY RIGHT-OF-WAY A DISTANCE OF 245.40 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING N16°45'12"W ALONG SAID EASTERLY RIGHT-OF-WAY A DISTANCE OF 155.72 FEET TO THE NORTHWEST CORNER OF SAID PLAT OF HAMMOCK COMMERCIAL PARK; THENCE N89°17'23"E ALONG THE NORTH LINE OF SAID PLAT OF HAMMOCK COMMERCIAL PARK A DISTANCE OF 635.91 FEET; THENCE S16°45'12"E A DISTANCE OF 174.55 FEET TO THE NORTHERLY RIGHT-OF-WAY OF HAMMOCK PARK LANE, A 50 FOOT PRIVATE RIGHT-OF-WAY; THENCE S89°17'23"W ALONG SAID NORTHERLY RIGHT-OF-WAY A DISTANCE OF 617.09 FEET TO THE BEGINNING OF A CURVE, TANGENT, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 73°57'25" AN ARC DISTANCE OF 32.27 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.



TITLE CERTIFICATION

STATE OF FLORIDA,
 COUNTY OF FLAGLER

[] [W E] _____ [A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA] [A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA] DO HEREBY CERTIFY THAT [] [WE] HAVE EXAMINED THE TITLE TO THE HERE ON DESCRIBED PROPERTY; THAT [] [WE] FIND THE TITLE TO THE PROPERTY IS VESTED TO (NAME[S] OF OWNER[S]); THAT THE CURRENT TAXES HAVE BEEN PAID; THAT [ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON] [THERE ARE NO MORTGAGES OF RECORD]; AND THAT [THERE ARE NO OTHER ENCUMBRANCES OF RECORD] [THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT].

BY: _____ DATE: _____
 (SIGNATURE) _____
 (PRINTED NAME) _____

MORTGAGEE'S CONSENT

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF [A] MORTGAGE[S] 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[S] WHICH [IS] [ARE] RECORDED IN OFFICIAL RECORD BOOK _____ AT PAGE[S] _____ OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

DBD SOLUTIONS, LLC,
 A FLORIDA CORPORATION
 IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS [PRESIDENT] [VICE PRESIDENT] AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS _____ DAY OF _____, 2023.

DBD SOLUTIONS, LLC,
 A FLORIDA CORPORATION

WITNESS 1: _____ BY: _____ (PRES. OR V. PRES.)
 _____ (PRINTED NAME) _____ (PRINTED NAME)
 WITNESS 2: _____ _____ (PRINTED TITLE)
 _____ (PRINTED NAME) _____ (DATED)

STATE OF: _____
 COUNTY OF: _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION THIS _____ DAY OF _____, 2023, BY _____ AS _____ OF Dbd SOLUTIONS, LLC.

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

GENERAL NOTES

- TOTAL NUMBER OF LOTS = 19 TOTAL NUMBER OF TRACTS = 5
- TOTAL LINEAR FEET OF STREETS = 713 FEET
- ERROR OF CLOSURE DOES NOT EXCEED 1/10,000 FEET.
- UTILITIES SHALL INCLUDE, BUT NOT BE LIMITED TO SANITARY SEWER, POTABLE WATER, RECLAIMED WATER, STORM DRAINAGE, ELECTRIC, TELEPHONE, CABLE TELEVISION, AND NATURAL GAS.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LAND 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 MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
- ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER NO 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. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AN OPERATION SHALL COMPLY WITH NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- THE HAMMOCK PARK HOME OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE DRAINAGE SYSTEM SERVING THIS AREA WITHIN THE BOUNDARIES OF THIS PLAT, AS DEPICTED THE STORM WATER MANAGEMENT PLAN APPROVED FOR THIS DEVELOPMENT BY FLAGLER COUNTY, FLORIDA.
- MONUMENTS SHALL BE SET AT ALL LOT CORNERS UPON COMPLETION OF ALL REQUIRED SUBDIVISION IMPROVEMENTS AT THE DEVELOPERS EXPENSE PER FLORIDA STATUTE 177.091 (9).
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING OTHERWISE DETERMINED BY THE USE RIGHTS GRANTED.
- BEARING STRUCTURE IS BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE.

CIVIL ENGINEER / SURVEYORS

STEPHENSON WILCOX AND ASSOCIATES
 2729 E. MOODY BLVD #400
 BUNNELL, FL 32110
 PHONE: (386)437-2363
 CONTACT: DAN WILCOX P.E. 57633 PSM: 5749
 EMAIL: INFO.SWA@GMAIL.COM

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: _____
 CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

ATTEST:
 CLERK AND EX-OFFICIO CLERK TO THE BOARD OF COUNTY COMMISSIONERS

CERTIFICATE OF CLERK

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

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

CERTIFICATE OF APPROVAL

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

BY: _____
 COUNTY ATTORNEY

BY: _____
 GROWTH MANAGEMENT

REVIEWING SURVEYOR'S CERTIFICATION

"I HEREBY CERTIFY, THAT THE UNDERSIGNED, IS A LICENSED PROFESSIONAL SURVEYOR AND MAPPER AND IS EITHER EMPLOYED OR UNDER CONTRACT THE 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: _____
 (signature) _____
 (printed name) _____

FLORIDA PROFESSIONAL SURVEYOR AND MAPPER CERTIFICATION NO. _____

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.

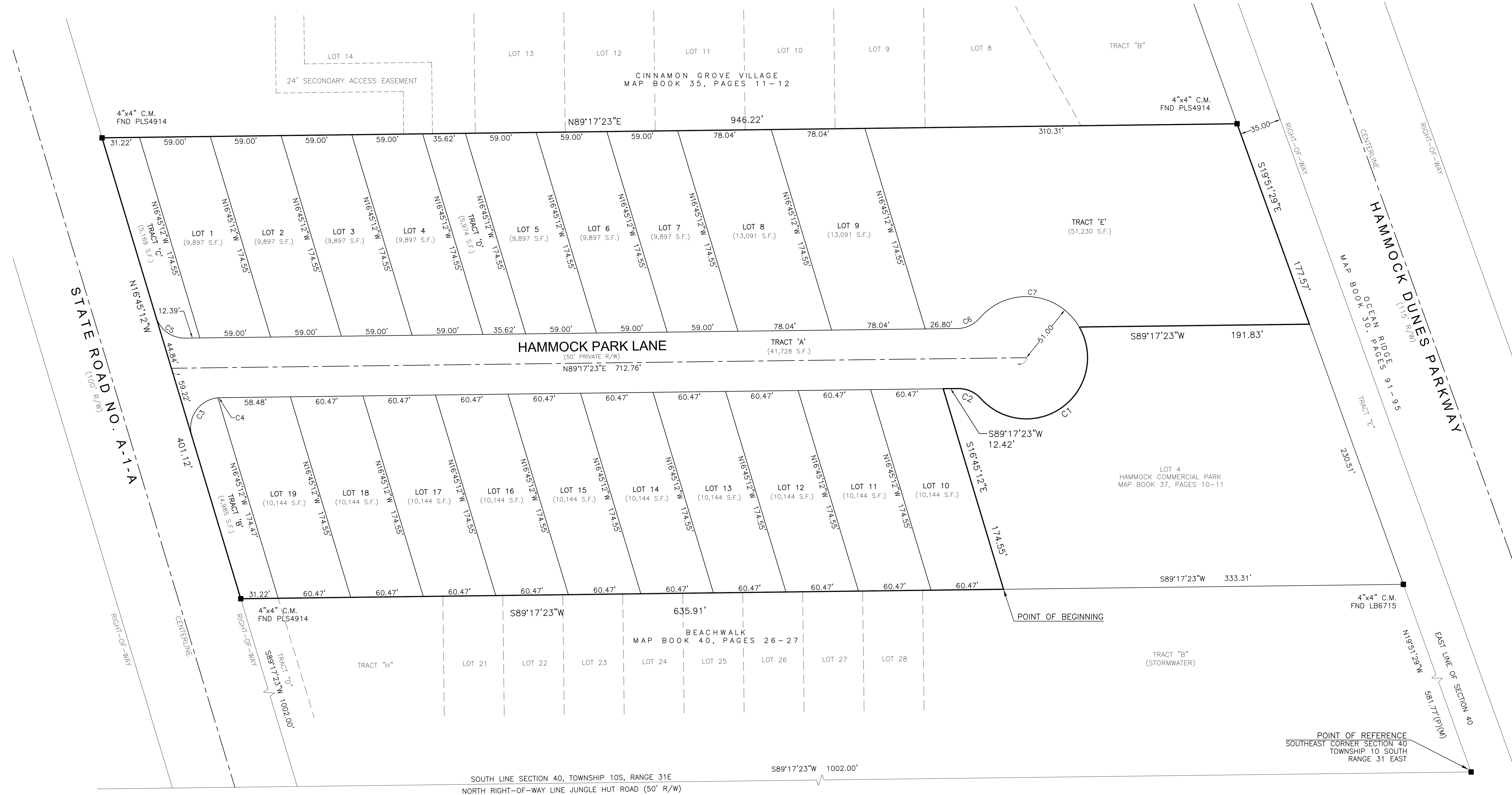
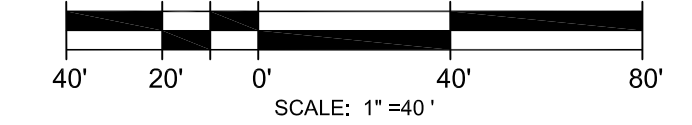
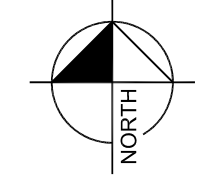
BY: _____
 (SIGNATURE) _____
 (PRINTED NAME), P.L.S.

(SEAL)

FLORIDA PROFESSIONAL SURVEYOR AND MAPPER CERTIFICATE NO. _____

HAMMOCK PARK

BEING A REPLAT OF HAMMOCK COMMERCIAL PARK (MAP BOOK 37, PAGES 10-11)
SECTION 40, TOWNSHIP 10 SOUTH, RANGE 31 EAST



- LEGEND:**
- IR 1/2" IRON ROD
 - N/D NAIL AND DISK
 - C.M. CONCRETE MONUMENT
 - S.F. SQUARE FOOT
 - R/W RIGHT-OF-WAY
 - FND FOUND
 - PLS PROFESSIONAL LAND SURVEYOR
 - LB LICENSED BUSINESS
 - LS LICENSED SURVEYOR

LABEL	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	168°13'04"	51.00'	149.73'	S54°02'29"W	101.46'
C2	48°51'38"	25.00'	21.32'	N66°16'48"W	20.68'
C3	101°32'13"	25.00'	44.30'	N34°00'55"E	38.73'
C4	4°30'22"	25.00'	1.97'	S87°02'12"E	1.97'
C5	73°57'25"	25.00'	32.27'	S53°43'55"E	30.08'
C6	48°51'38"	25.00'	21.32'	N64°51'34"E	20.68'
C7	109°30'11"	51.00'	97.47'	S84°49'09"E	83.30'

swa STEPHENSON, WILCOX & ASSOCIATES, INC. (CA#27726 / LB#7672)

CIVIL ENGINEERS • LAND SURVEYORS • CONSULTANTS • PLANNERS

2729 E. MOODY BLVD., STE. 400, P.O. BOX 186 BUNNELL, FL 32110
PHONE: (386) 437-2363 FAX: (386) 437-0030 EMAIL: INFO.SWA@GMAIL.COM