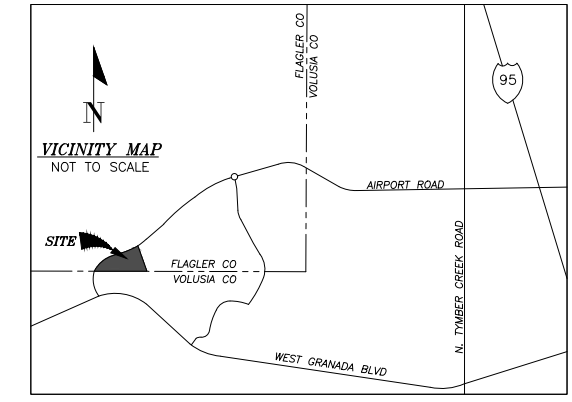


PLAT OF WOODSIDE AT ORMOND STATION

A PORTION OF SECTION 21, TOWNSHIP 14 SOUTH, RANGE 31 EAST
FLAGLER COUNTY, FLORIDA

DEVELOPED BY:
US CAPITAL ALLIANCE, LLC
880 AIRPORT ROAD, SUITE 113
ORMOND BEACH, FLORIDA 32174



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
COMMISSIONERS 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: _____
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
CERTIFICATE NO. _____

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. LS 7129

TITLE CERTIFICATION
STATE OF _____
COUNTY OF _____
I, _____, P.A., 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 U.S. CAPITAL ALLIANCE, 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: _____

IN WITNESS WHEREOF, US CAPITAL ALLIANCE, 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, _____, THIS _____ DAY OF _____, 20____.
US CAPITAL ALLIANCE, LLC
A FLORIDA LIMITED LIABILITY COMPANY
LICENSED TO DO BUSINESS IN FLORIDA
BY: _____ (WITNESS) _____ (WITNESS)
ATTEST: _____ (TITLE) _____ (PRINT NAME) _____ (PRINT NAME) _____ (PRINT NAME)

ACCEPTANCE OF RESERVATIONS:
THE HUNTERS 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____.
HUNTERS RIDGE HOMEOWNERS ASSOCIATION OF EAST FLORIDA, INC.
BY: _____ SIGNATURE TITLE PRINT NAME

WITNESS PRINT NAME

WITNESS PRINT NAME

ACKNOWLEDGMENTS
STATE OF _____
COUNTY OF _____
BEFORE ME PERSONALLY APPEARED _____ WHO IS PERSONALLY KNOWN TO ME, OR HAVE PRODUCED _____ AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF US ALLIANCE CAPITAL ALLIANCE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT _____ 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: US CAPITAL ALLIANCE, LLC
A FLORIDA LIMITED LIABILITY COMPANY
LICENSED TO DO BUSINESS IN FLORIDA
882 AIRPORT ROAD, SUITE 113
ORMOND BEACH, FLORIDA 32174

DEDICATION AND RESERVATION:
KNOW ALL MEN BY THESE PRESENTS THAT US CAPITAL ALLIANCE, LLC A FLORIDA LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 21, TOWNSHIP 14 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, SHOWN HEREON AS AMBERWOODS, AS RECORDED IN PLAT BOOK 37, PAGES 38 AND 39 OF THE PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE SAID LANDS AND PLAT FOR THE USES AND PURPOSES HEREIN EXPRESSED AND MORE SPECIFICALLY AS FOLLOWS:

DESCRIPTION:
A PARCEL OF LAND SITUATED IN SECTION 21, TOWNSHIP 14 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, LYING EASTERLY AND SOUTHERLY OF AIRPORT ROAD (HAVING A RIGHT OF WAY WIDTH OF 100 FEET), AS SHOWN ON THE PLAT OF AIRPORT ROAD / HUNTERS RIDGE BOULEVARD EXTENSION AS SHOWN ON THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 37, PAGES 38 AND 39 OF THE PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 21, THENCE SOUTH 88°06'02" WEST, ALONG THE SOUTH LINE OF SAID SECTION 21, A DISTANCE OF 1325.73 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88°06'02" WEST, ALONG THE SOUTH LINE OF SAID SECTION 21, A DISTANCE OF 1020.00 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 21; THENCE SOUTH 88°08'35" WEST, ALONG THE SOUTH LINE OF SAID SECTION 21, A DISTANCE OF 471.26 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SAID AIRPORT ROAD, SAID POINT BEING ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1050.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 47°57'11" EAST, 823.87 FEET; THENCE ALONG THE EASTERLY AND SOUTHERLY RIGHT OF WAY LINE OF SAID AIRPORT ROAD THROUGH THE FOLLOWING THREE (3) COURSES: 1) NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 46°11'53", AN ARC LENGTH OF 846.62 FEET TO THE END OF SAID CURVE; 2) THENCE NORTH 71°03'23" EAST, A DISTANCE OF 336.93 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 2650.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 64°30'03" EAST, 581.75 FEET; 3) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°06'00", AN ARC LENGTH OF 583.02 FEET; THENCE DEPARTING THE SOUTHERLY RIGHT OF WAY LINE OF SAID AIRPORT ROAD, SOUTH 21°26'07" EAST, A DISTANCE OF 915.97 FEET TO THE POINT OF BEGINNING.
SAID LANDS CONTAIN: ± 21.236 ACRES
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE SAID LANDS AND PLAT FOR THE USES AND PURPOSES HEREIN EXPRESSED AND MORE SPECIFICALLY AS FOLLOWS:
TRACT B COMMON AREA, TRACT C ACCESS EASEMENT, TRACT H CONSERVATION AREA AND TRACT I COMMON AREA / PASSIVE RECREATION AREA / MAIL AREA, AS SHOWN HEREON, ARE HEREBY DEDICATED TO US CAPITAL ALLIANCE, 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.
TRACT A DRAINAGE, TRACT D ACCESS / DRAINAGE EASEMENT, TRACT E ACCESS / DRAINAGE EASEMENT AND TRACT G DRAINAGE, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF DRAINAGE TRACT SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE HUNTERS RIDGE HOMEOWNERS ASSOCIATION OF EAST FLORIDA, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO FLAGLER COUNTY.
TRACT N RIGHT OF WAY, AS SHOWN HEREON, IS A PRIVATE ROADWAY TRACT AND IS DEDICATED TO THE HUNTERS RIDGE HOMEOWNERS ASSOCIATION OF EAST FLORIDA, INC., ITS SUCCESSORS AND ASSIGNS FOR A PRIVATE ROAD WITH PERPETUAL, NON-EXCLUSIVE PUBLIC ACCESS SUBJECT TO THE SIMULTANEOUS DEDICATION OF THE ROADWAY TRACT OF SUCH ROADS AND THOROUGHFARES FOR PUBLIC AND PRIVATE UTILITY PURPOSES, WHICH DEDICATION IS HEREBY MADE. SIDEWALKS WITHIN SAID TRACT ARE TO BE MAINTAINED BY THE HUNTERS RIDGE HOMEOWNERS ASSOCIATION OF EAST FLORIDA, INC., ITS SUCCESSORS AND OR ASSIGNS.
TRACT F LIFT STATION, AS SHOWN HEREON IS HEREBY DEDICATED TO THE HUNTERS RIDGE HOMEOWNERS ASSOCIATION OF EAST FLORIDA, INC., ITS SUCCESSORS AND ASSIGNS FOR UTILITY PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, SUBJECT TO THE SIMULTANEOUS DEDICATION OF A UTILITY EASEMENT IN PERPETUITY TO THE CITY OF ORMOND BEACH (CITY OF ORMOND, BEACH RESOLUTION NO. _____), ITS SUCCESSORS AND ASSIGNS, FOR LIFT STATION AND RELATED PURPOSES.
TRACT J SIGN TRACT, TRACT K SIGN TRACT, TRACT L SIGN TRACT AND TRACT M SIGN TRACT ARE HEREBY RESERVED FOR THE HUNTER'S RIDGE HOMEOWNERS ASSOCIATION OF EAST FLORIDA, INC., ITS SUCCESSORS AND ASSIGNS AND SHALL BE OWNED AND MAINTAINED BY THE HUNTER'S RIDGE HOMEOWNERS ASSOCIATION OF EAST FLORIDA, INC.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS _____ AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, _____ DAY OF _____, 20____.
BY: US CAPITAL ALLIANCE, LLC A FLORIDA LIMITED LIABILITY COMPANY
BY: _____ SIGNATURE TITLE PRINT NAME

WITNESS PRINT NAME

WITNESS PRINT NAME

LEGEND:
○ = SET 1/2" REBAR & CAP, LB. 8326
△ = SET NAIL & DISK, LB 8326
■ = FOUND 3"x3" CONCRETE MONUMENT MARKED "LB 7248"
● = FOUND 1/2" REBAR & CAP MARKED "LB 7248"
□ = FOUND NATION GEODETIC SURVEY CONTROL POINT "79 90 GPS 4"
▲ = FOUND NAIL & DISK (MARKED AS NOTED)
☉ = SEASONAL HIGH WATER MARK (SET BY OTHERS)
B.F.E. = BASE FLOOD ELEVATION
B.S.L. = BUILDING SETBACK LINE
M.F.F.E. = MINIMUM FINISHED FLOOR ELEVATION
CM = CONCRETE MONUMENT
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
FIP = FOUND IRON PIPE
FIR = FOUND IRON ROD
FND = FOUND
ID = IDENTIFICATION
ISA/OA = ITS SUCCESSORS AND/OR ASSIGNS
AT/MA = AS THEIR INTEREST MAY APPEAR
LB = LICENSED BUSINESS
NAVD = NORTH AMERICAN VERTICAL DATUM
O.R.B. = OFFICIAL RECORDS BOOK
PC = POINT OF CURVATURE
PT = POINT OF TANGENCY
PI = POINT OF INTERSECTION
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.O.R. = POINT OF REFERENCE
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
A2φ = WETLAND FLAG AND DESIGNATION NUMBER

GENERAL NOTES:
1. THE PLATTED LANDS LIE WITHIN FLOOD ZONE "X" ACCORDING TO COMMUNITY PANEL NUMBER 12035C0345E, DATED JUNE 6, 2018 OF THE FLOOD INSURANCE RATE MAP FOR FLAGLER COUNTY, FLORIDA.
2. BEARINGS SHOWN HEREON ARE REFERENCED TO FLORIDA EAST COORDINATE ZONE (NAD 83).
3. LOT LINES SHOWN HEREIN ARE RADIAL UNLESS OTHERWISE NOTED.
4. 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 39.371263 208083333333 EQUATION FOR CONVERSION FROM U.S. FEET TO METERS.
5. 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 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. THE FOLLOWING EXCEPTIONS WERE LISTED IN THE PROVIDED TITLE OPINION BY BOOKER & ASSOCIATES, P.A., DATED FEBRUARY 23, 2023

ITEM #9: OIL, GAS, MINERAL OR OTHER RESERVATIONS AS SET FORTH IN DEED BY TOMOKA LAND COMPANY RECORDED MARCH 2, 1951 IN DEED BOOK 437, PAGE 21; AS AFFECTED BY NOTICE OF CLAIM RECORDED AUGUST 5, 1975 IN BOOK 69, PAGE 229, AND CONVEYED BY CONSOLIDATED-TOMOKA LAND CO. TO INDIGO GROUP INC., A FLORIDA CORPORATION UNDER WARRANTY DEED RECORDED DECEMBER 3, 2004 IN BOOK 1174, PAGE 917, AND AS AFFECTED BY THE RELEASE OF SURFACE ENTRY RIGHTS WITH RESPECT TO OIL, GAS, AND MINERAL INTEREST RECORDED MAY 28, 2008 IN BOOK 1663, PAGE 404, AS AFFECTED BY DEEDS RECORDED AUGUST 17, 2021 IN BOOK 2595, PAGE 1590, AND BOOK 2595, PAGE 1618, NO DETERMINATION HAS BEEN MADE AS TO THE CURRENT RECORD OWNER FOR THE INTEREST EXCEPTED HEREIN.
ITEM #10: RESOLUTION NO. 2010-61 RECORDED IN OFFICIAL RECORDS BOOK 1863, PAGE 648, AMENDING AND REPLACING IN ITS ENTIRETY THE DEVELOPMENT ORDER RECORDED IN OFFICIAL RECORDS BOOK 423, PAGE 669, ADOPTION OF DEVELOPMENT ORDER RECORDED IN OFFICIAL RECORDS BOOK 455, PAGE 1019, AND AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 465, PAGE 1466, AS AMENDED BY RESOLUTION NO. 2021-66 RECORDED IN OFFICIAL RECORDS BOOK 2631, PAGE 556, AND RESOLUTION NO. 2022-31 RECORDED JUNE 24, 2022 IN BOOK 2700, PAGE 923.
ITEM #11: EASEMENT FOR DRAINAGE, STORMWATER AND UTILITY PURPOSES, IN FAVOR OF HUNTER'S RIDGE OAKS COMMUNITY DEVELOPMENT DISTRICT NO. 1, SET FORTH IN INSTRUMENT RECORDED IN BOOK 2180, PAGE 1317, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, (AS TO ALL FLAGLER COUNTY LANDS ABUTTING AIRPORT ROAD EXTENSION)
ITEM #12: ALL MATTERS CONTAINED ON THE PLAT OF AIRPORT ROAD EXTENSION, INCLUDING BUT NOT LIMITED TO THE DEDICATION OF PUBLIC RIGHT OF WAY, EASEMENTS FOR DRAINAGE AND UTILITY PURPOSES, AS RECORDED IN PLAT BOOK 38, PAGE 55.
ITEM #13: NOTICE OF ESTABLISHMENT OF THE HUNTER'S RIDGE OAKS COMMUNITY DEVELOPMENT DISTRICT NO. 1, RECORDED MARCH 9, 2017 IN BOOK 2191, PAGE 1731, AS AFFECTED BY ORDINANCE NO. 2022-09 RECORDED JUNE 9, 2022 IN BOOK 2694, PAGE 1528, WHICH CONTAINS PROVISIONS WHICH MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS OR BOTH TAXES AND ASSESSMENTS ON THE PROPERTY.
ITEM #14: INTERLOCAL AGREEMENT BETWEEN FLAGLER COUNTY, FLORIDA AND THE HUNTER'S RIDGE OAKS COMMUNITY DEVELOPMENT DISTRICT NO. 1, RECORDED DECEMBER 14, 2017 IN BOOK 2247, PAGE 670, WHICH CONTAINS ASSESSMENT AND LIEN RIGHTS.
ITEM #15: 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, RECORDED JANUARY 16, 2018 IN BOOK 2253, PAGE 502, WHICH PROVIDES FOR ASSESSMENTS, EASEMENTS, RESTRICTIONS AND RESERVATION.

ITEM #16: RIGHTS OF THE PUBLIC IN AND TO ANY ROADS AND TRAIL ROADS CROSSING CAPTIONED PROPERTY.
ITEM #17: ANY ADVERSE OWNERSHIP CLAIM BY THE STATE OF FLORIDA BY RIGHT OF SOVEREIGNTY TO ANY PART OF THE LAND THAT IS, AS OF THE DATE OF POLICY OR WAS AT ANY TIME PREVIOUSLY, UNDER WATER (SUBMERGED).
ITEM #18: TERMS AND CONDITIONS OF ANY EXISTING UNRECORDED LEASE(S), AND ALL RIGHTS OF LESSEE(S) AND ANY PARTIES CLAIMING THROUGH THE LESSEE(S) UNDER THE LEASE(S).
6. 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.
7. THIS PLAT, AS RECORDED IN 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.
8. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

9. COORDINATES SHOWN HEREON REFER TO THE TRANSVERSE MERCATOR GRID SYSTEM (STATE PLANE) OF THE EAST ZONE OF FLORIDA (8901), 1983 NORTH AMERICAN DATUM (NAD 83), AND DERIVED FROM NATIONAL GEODETIC SURVEY DESIGNATION "79 90 GPS 4" WITH PUBLISHED COORDINATES OF: NORTHING 1,789,282.64, EASTING 604,434.60 WITH A SCALE FACTOR OF 0.99994424 AND "VD14" WITH PUBLISHED COORDINATES OF: NORTHING 1,803,270.80, EASTING 597,556.92 WITH A SCALE FACTOR OF 0.99994511 (BOTH SHOWN HEREON). ALL DISTANCES SHOWN HEREON ARE IN U.S. FEET AS MEASURED FROM GROUND DISTANCES.
10. 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.
11. MONUMENTS SHALL BE SET AT ALL LOT CORNERS UPON COMPLETION OF ALL REQUIRED SUBDIVISION IMPROVEMENTS AT DEVELOPERS EXPENSE PER FLORIDA STATUTE 177.09 (9).
13. THIS PLAT IS SUBJECT TO ORDINANCE NO. _____ DESIGNATING THE WOODSIDE AT ORMOND STATION PLANNED UNIT DEVELOPMENT (PUD) RECORDED IN OFFICIAL RECORDS BOOK _____, PAGE _____, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.
14. UNLESS OTHERWISE SHOWN, BUILDING SETBACKS ARE AS FOLLOWS:
FRONT - 25'
SIDE - 5'
REAR - 20'
- THIS PLAT PREPARED BY -
LANDGARD, LLC
LAND SURVEYING & MAPPING
10065 N.W. 136TH DRIVE
ALACHUA, FLORIDA 32615
PHONE: 352.493.0640
Licensed Business No. 8326

PLAT OF WOODSIDE AT ORMOND STATION

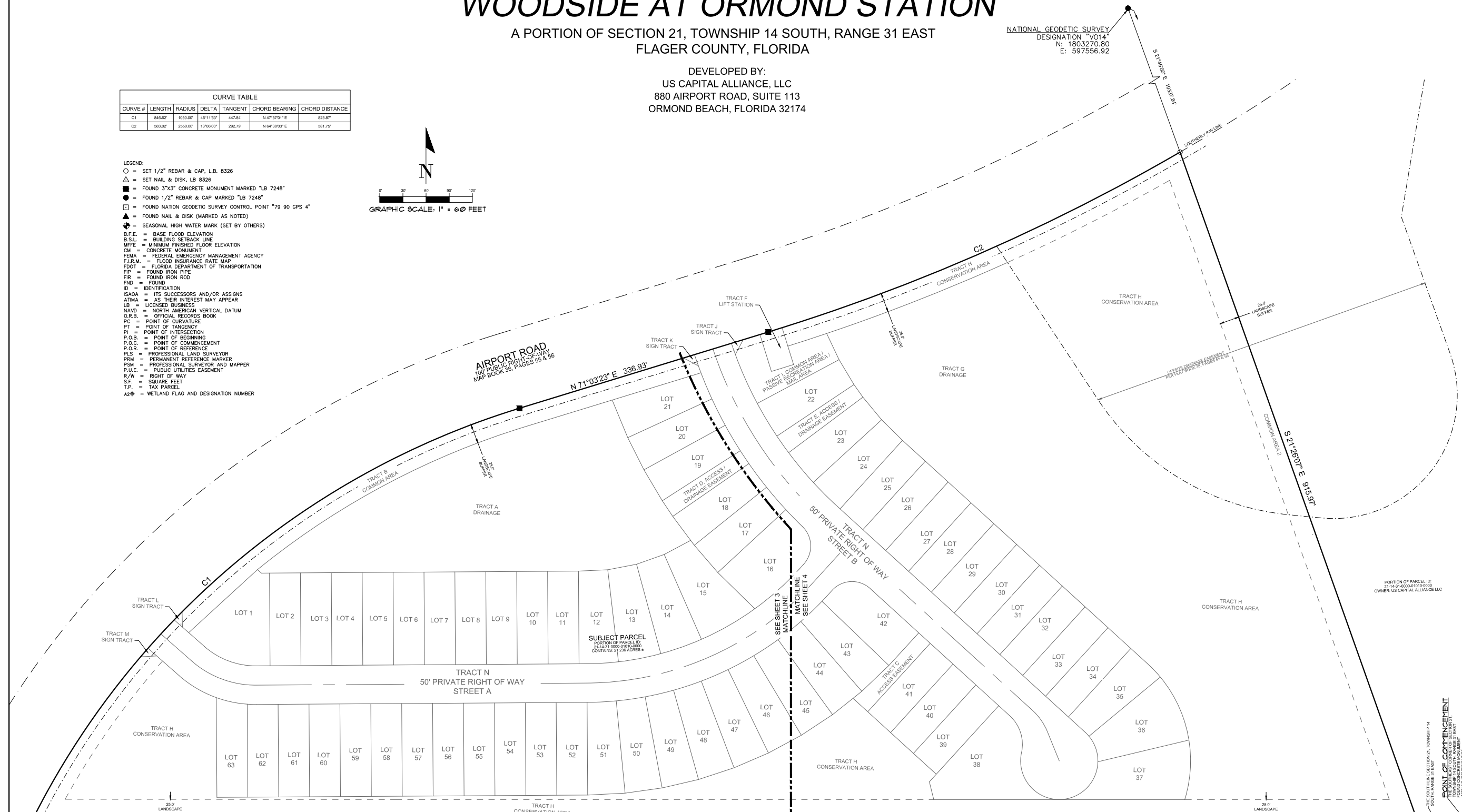
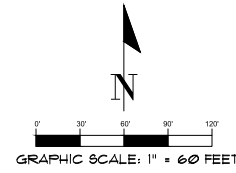
A PORTION OF SECTION 21, TOWNSHIP 14 SOUTH, RANGE 31 EAST
FLAGLER COUNTY, FLORIDA

DEVELOPED BY:
US CAPITAL ALLIANCE, LLC
880 AIRPORT ROAD, SUITE 113
ORMOND BEACH, FLORIDA 32174

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

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	866.07	1955.00	46°11'53"	447.94	N 47°37'01" E	823.87
C2	983.07	2355.00	13°38'39"	292.79	N 64°30'57" E	981.75

- LEGEND:
- = SET 1/2" REBAR & CAP, LB. 8326
 - △ = SET NAIL & DISK, LB 8326
 - = FOUND 3"x3" CONCRETE MONUMENT MARKED "LB 7248"
 - = FOUND 1/2" REBAR & CAP MARKED "LB 7248"
 - = FOUND NATIONAL GEODETIC SURVEY CONTROL POINT "79 90 GPS 4"
 - ▲ = FOUND NAIL & DISK (MARKED AS NOTED)
 - ⊕ = SEASONAL HIGH WATER MARK (SET BY OTHERS)
 - B.F.E. = BASE FLOOD ELEVATION
 - B.S.L. = BUILDING SETBACK LINE
 - M.F.F.E. = MINIMUM FINISHED FLOOR ELEVATION
 - CM = CONCRETE MONUMENT
 - FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
 - F.I.R.M. = FLOOD INSURANCE RATE MAP
 - FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
 - FR = FOUND IRON PIPE
 - FR = FOUND IRON ROD
 - FND = FOUND
 - ID = IDENTIFICATION
 - ISAGA = ITS SUCCESSORS AND/OR ASSIGNS
 - ATMA = AS THEIR INTEREST MAY APPEAR
 - LB = LICENSED BUSINESS
 - NAVD = NORTH AMERICAN VERTICAL DATUM
 - O.R.B. = OFFICIAL RECORDS BOOK
 - PC = POINT OF CURVATURE
 - PT = POINT OF TANGENCY
 - PI = POINT OF INTERSECTION
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCEMENT
 - P.O.R. = POINT OF REFERENCE
 - 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
 - A2 = WETLAND FLAG AND DESIGNATION NUMBER



POINT OF BEGINNING
SET REBAR & CAP MARKED "LB 8326"
PARCEL ID: 4100000004
(VOLusia COUNTY)
OWNER:
ALANN ENGINEERING GROUP INC

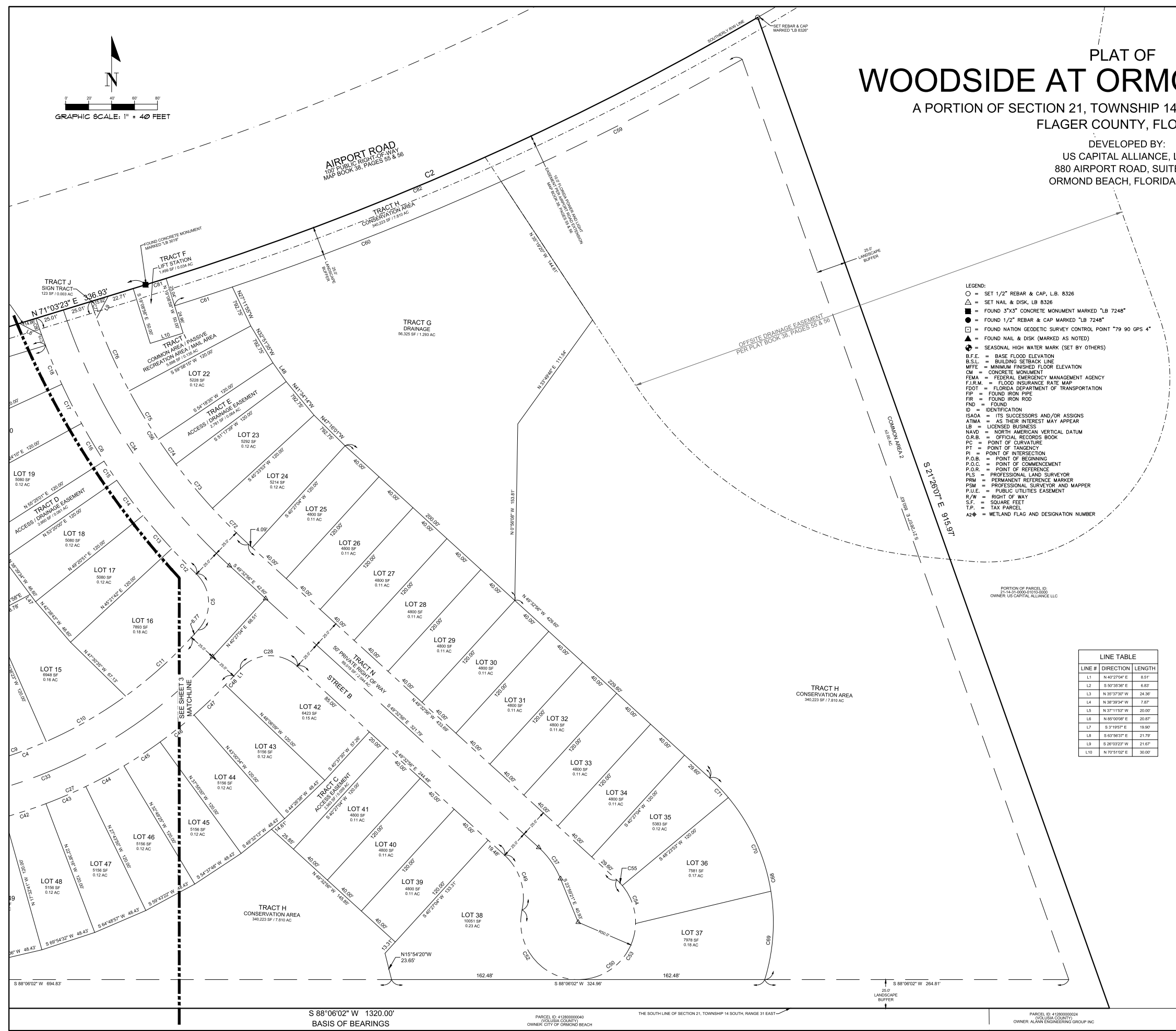
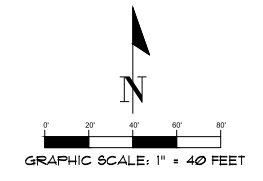
NATIONAL GEODETIC SURVEY
DESIGNATION "70 90 GPS 4"
N: 1789282.64
E: 604434.60

- THIS PLAT PREPARED BY -
LANDGARD, LLC
LAND SURVEYING & MAPPING
10065 N.W. 136TH DRIVE
ALACHUA, FLORIDA 32615
PHONE: 352.493.0640
Licensed Business No. 8326

PLAT OF WOODSIDE AT ORMOND STATION

A PORTION OF SECTION 21, TOWNSHIP 14 SOUTH, RANGE 31 EAST
FLAGER COUNTY, FLORIDA

DEVELOPED BY:
US CAPITAL ALLIANCE, LLC
880 AIRPORT ROAD, SUITE 113
ORMOND BEACH, FLORIDA 32174



- LEGEND:
- = SET 1/2" REBAR & CAP, LB. 8326
 - △ = SET NAIL & DISK, LB. 8326
 - = FOUND 3"x3" CONCRETE MONUMENT MARKED "LB 7248"
 - = FOUND 1/2" REBAR & CAP MARKED "LB 7248"
 - = FOUND NATION GEODETIC SURVEY CONTROL POINT "79 90 GPS 4"
 - ▲ = FOUND NAIL & DISK (MARKED AS NOTED)
 - ◆ = SEASONAL HIGH WATER MARK (SET BY OTHERS)
 - B.F.E. = BASE FLOOD ELEVATION
 - B.S.L. = BUILDING SETBACK LINE
 - M.F.F.E. = MINIMUM FINISHED FLOOR ELEVATION
 - CM = CONCRETE MONUMENT
 - FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
 - F.I.R.M. = FLOOD INSURANCE RATE MAP
 - FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
 - FIP = FOUND IRON PIPE
 - FR = FOUND IRON ROD
 - FND = FOUND
 - ID = IDENTIFICATION
 - ISAOA = ITS SUCCESSORS AND/OR ASSIGNS
 - A.T.M.A. = AS THEIR INTEREST MAY APPEAR
 - LB = LICENSED BUSINESS
 - NAVD = NORTH AMERICAN VERTICAL DATUM
 - O.R.B. = OFFICIAL RECORDS BOOK
 - PC = POINT OF CURVATURE
 - PT = POINT OF TANGENCY
 - PI = POINT OF INTERSECTION
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCEMENT
 - P.O.R. = POINT OF REFERENCE
 - 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
 - W.F. = WETLAND FLAG AND DESIGNATION NUMBER

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	846.62	1000.00	48°11'53"	447.84	N 47°57'01" E	823.87
C2	563.02	2500.00	13°00'00"	292.79	N 64°30'03" E	561.79
C3	72.72	100.00	41°39'54"	38.00	S 71°25'33" E	71.13
C4	309.52	375.00	47°17'28"	154.19	N 64°05'47" E	300.80
C5	53.94	35.00	86°17'46"	33.97	N 3°41'48" W	48.76
C6	265.90	500.00	27°39'31"	135.39	N 34°00'56" W	262.93
C7	41.09	375.00	8°18'18"	20.54	N 84°36'21" E	41.03
C8	55.88	375.00	8°32'18"	27.99	N 77°12'03" E	55.83
C9	55.88	375.00	8°32'18"	27.99	N 68°39'48" E	55.83
C10	79.74	375.00	12°11'01"	40.02	N 58°18'07" E	79.59
C11	76.96	375.00	11°45'32"	38.62	N 48°19'50" E	76.83
C12	30.78	500.00	3°12'24"	15.39	S 48°14'29" E	30.78
C13	38.29	500.00	3°59'09"	19.14	S 42°38'43" E	38.29
C14	38.29	500.00	3°59'09"	19.14	S 38°39'34" E	38.29
C15	20.00	500.00	2°05'01"	10.00	S 35°37'30" E	20.00
C16	38.29	500.00	3°59'09"	19.14	S 32°35'25" E	38.29
C17	38.29	500.00	3°59'09"	19.14	S 28°38'18" E	38.29
C18	38.65	500.00	3°49'05"	19.33	S 24°42'09" E	38.65
C19	8.67	500.00	1°00'04"	4.31	N 22°17'34" W	8.67
C20	395.39	1020.00	22°04'42"	200.13	S 60°00'00" W	392.84
C21	515.23	1000.00	28°08'53"	262.81	S 58°56'31" W	510.08
C22	25.02	1000.00	1°21'54"	12.51	S 41°27'12" W	25.02
C23	25.00	1000.00	1°21'52"	12.50	S 40°05'59" W	25.00
C24	252.14	1000.00	13°43'00"	126.68	S 31°43'50" W	251.53
C25	219.40	1020.00	12°15'51"	110.12	N 33°18'28" E	218.98
C26	109.68	150.00	41°39'54"	57.08	S 71°25'33" E	108.69
C27	350.78	425.00	47°17'28"	188.08	N 64°05'47" E	349.91
C28	54.88	35.00	86°00'00"	35.00	N 89°27'04" E	49.00
C29	56.17	150.00	21°27'24"	28.42	S 61°19'18" E	55.88
C30	41.08	150.00	15°41'26"	20.67	S 79°03'43" E	40.95
C31	11.83	150.00	4°31'04"	5.92	S 89°59'58" E	11.82
C32	90.90	125.00	41°39'54"	47.56	S 71°25'33" E	88.91
C33	330.15	400.00	47°17'28"	170.13	N 64°05'47" E	320.88
C34	268.91	525.00	29°18'12"	137.26	S 34°53'05" E	265.59
C37	33.46	75.00	25°33'34"	17.01	S 38°46'08" E	33.18
C38	37.83	425.00	5°08'02"	18.93	N 85°11'29" E	37.82
C40	37.78	425.00	5°08'09"	18.90	N 80°05'41" E	37.77
C41	37.78	425.00	5°08'09"	18.90	N 79°00'00" E	37.77
C42	37.78	425.00	5°08'09"	18.90	N 69°54'32" E	37.77
C43	37.78	425.00	5°08'09"	18.90	N 64°48'07" E	37.77
C44	37.78	425.00	5°08'09"	18.90	N 59°43'32" E	37.77
C45	37.78	425.00	5°08'09"	18.90	N 54°37'48" E	37.77
C46	37.78	425.00	5°08'09"	18.90	N 49°32'15" E	37.77
C47	37.78	425.00	5°08'09"	18.90	N 44°26'38" E	37.77
C48	10.73	425.00	1°28'44"	5.36	N 41°02'38" E	10.72
C49	52.36	50.00	60°00'00"	28.87	S 19°32'56" E	50.00
C50	209.44	50.00	239°59'51"	86.61	N 70°27'07" E	86.60
C52	89.32	50.00	102°20'53"	62.13	S 40°43'27" E	77.91
C53	77.43	50.00	88°43'39"	48.90	N 43°44'12" E	69.92
C54	35.70	50.00	40°58'30"	18.68	N 21°06'52" W	35.00
C56	6.89	50.00	7°56'42"	3.42	N 40°34'38" W	6.93
C58	255.19	500.00	29°14'18"	130.42	N 34°55'47" W	252.39
C58	558.69	2575.91	12°25'50"	280.43	N 64°50'08" E	555.58
C59	238.41	2575.91	5°14'17"	117.79	N 61°14'22" E	235.33
C60	251.56	2575.91	5°35'51"	125.88	N 60°39'28" E	251.48
C61	52.89	2575.91	1°10'34"	26.43	S 70°02'38" W	52.89
C68	192.12	170.00	64°45'08"	107.79	S 17°10'15" E	192.00
C69	77.88	170.00	26°14'58"	39.64	N 2°04'50" E	77.20
C70	90.67	170.00	30°33'28"	46.44	N 26°19'23" W	89.60
C71	23.57	170.00	7°58'42"	11.81	N 45°34'28" W	23.55
C72	44.62	500.00	5°08'48"	22.33	S 49°59'32" E	44.61
C73	50.00	500.00	5°00'00"	25.00	S 41°54'14" E	49.98
C74	26.32	500.00	3°05'58"	13.16	S 37°11'53" E	26.31
C75	49.40	500.00	5°08'49"	24.72	S 32°51'30" E	49.38
C76	69.48	500.00	7°57'42"	34.79	S 28°02'54" E	69.42
C77	15.33	500.00	1°45'26"	7.67	S 21°11'21" E	15.33
C78	14.60	1000.00	0°47'49"	7.30	S 38°02'59" W	14.60
C79	14.64	1000.00	0°47'55"	7.32	S 42°32'07" W	14.64
C80	15.42	500.00	1°38'21"	7.71	N 20°59'21" W	15.42
C81	18.74	2500.00	0°25'18"	9.37	S 78°50'29" W	18.74
C82	564.28	2500.00	12°40'44"	283.30	S 64°17'25" W	563.13

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	N 40°27'04" E	8.87
L2	S 90°39'59" E	8.87
L3	N 30°37'31" W	24.39
L4	N 38°39'34" W	7.87
L5	N 37°11'53" W	20.00
L6	N 85°00'08" E	20.82
L7	S 3°19'33" E	19.90
L8	S 63°06'37" E	21.79
L9	S 28°03'23" W	21.67
L10	N 70°51'02" E	30.00

S 88°06'02" W 1320.00'
BASIS OF BEARINGS

PARCEL ID: 41280000040
VOLUSIA COUNTY
OWNER: CITY OF ORMOND BEACH

THE SOUTH LINE OF SECTION 21, TOWNSHIP 14 SOUTH, RANGE 31 EAST

PARCEL ID: 41280000004
VOLUSIA COUNTY
OWNER: ALAN ENGINEERING GROUP INC

- THIS PLAT PREPARED BY -
LANDGARD, LLC
LAND SURVEYING & MAPPING
10065 N.W. 136TH DRIVE
ALACHUA, FLORIDA 32615
PHONE: 352.493.0640
Licensed Business No. 8326