

Growth Management Department  
Planning & Development  
1769 E. Moody Blvd, Bldg. 2  
Bunnell, FL 32110



www.flaglercounty.gov  
Phone: (386)313-4003  
Fax: (386)313-4102

## FLAGLER COUNTY TECHNICAL REVIEW COMMITTEE

GOVERNMENT SERVICES BUILDING  
*First Floor Conference Room B108*

1769 EAST MOODY BOULEVARD, BUILDING 2, BUNNELL, FL 32110

### A G E N D A

DATE – NOVEMBER 15, 2023

TIME – 9:00 A.M.

WHILE THE TECHNICAL REVIEW COMMITTEE IS OPEN TO THE PUBLIC, IT IS **NOT A PUBLIC HEARING**. COMMENTS MAY BE SUBMITTED PRIOR TO THE MEETING BY EMAIL TO [PLANNINGDEPT@FLAGLERCOUNTY.GOV](mailto:PLANNINGDEPT@FLAGLERCOUNTY.GOV).

1. Project 2023100039 – **SITE DEVELOPMENT PLAN IN A PUD (PLANNED UNIT DEVELOPMENT) DISTRICT** – request for a Site Development Plan in a PUD Gardenside at Ormond Station: Phase II in the Hunter's Ridge DRI. Parcel numbers: 21-14-31-0000-01010-0030; 22-14-31-0000-01010-0070; 22-14-31-0000-01010-0080. Owner: US Capital Alliance, LLC / Applicant: Alann Engineering Group, Inc. *(TRC, PDB, BCC)*
2. Project 2023100040 – **PRELIMINARY PLAT IN A PUD (PLANNED UNIT DEVELOPMENT) DISTRICT** – request for a Preliminary Plat in a PUD for Gardenside at Ormond Station: Phase II in the Hunter's Ridge DRI. Parcel numbers: 21-14-31-0000-01010-0030; 22-14-31-0000-01010-0070; 22-14-31-0000-01010-0080. Owner: US Capital Alliance, LLC / Applicant: Alann Engineering Group, Inc. *(TRC, PDB, BCC)*

PLEASE TAKE NOTICE THAT INDIVIDUAL COMMISSIONERS OF THE BOARD OF COUNTY COMMISSIONERS MAY ATTEND THIS EVENT. THE COMMISSIONERS WHO ATTEND WILL NOT TAKE ANY ACTION OR TAKE ANY VOTE AT THIS MEETING. THIS IS NOT AN OFFICIAL MEETING OF THE BOARD OF COUNTY COMMISSIONERS OF FLAGLER COUNTY. THIS NOTICE IS BEING PROVIDED TO MEET THE SPIRIT OF THE SUNSHINE LAW TO INFORM THE PUBLIC THAT COMMISSIONERS MAY BE PRESENT AT THESE DISCUSSIONS. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, PERSONS NEEDING ASSISTANCE TO PARTICIPATE IN THIS MEETING SHOULD CONTACT THE PLANNING & ZONING DEPARTMENT AT (386) 313-4009 AT LEAST 48 HOURS PRIOR TO THE MEETING.

Andy Dance  
District 1

Greg Hansen  
District 2

David Sullivan  
District 3

Leann Pennington  
District 4

Donald O'Brien, Jr.  
District 5

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[www.flaglercounty.org](http://www.flaglercounty.org)  
Phone: (386)313-4009  
Fax: (386)313-4109



## TECHNICAL REVIEW COMMITTEE COMMENTS

**DATE: November 14, 2023**

Project #: 2023100039 / AR #4433

Attached are departmental comments regarding your submittal to Flagler County for the above referenced project. **Any questions regarding any of the comments should be addressed to the department providing the comment.**

Flagler County Building Department	386-313-4002
Flagler County Planning Department	386-313-4009
Flagler County Development Engineering	386-313-4082
Flagler County General Services (Utilities)	386-313-4184
County Attorney	386-313-4005
Flagler County Fire Services	386-313-4258
E-911 GIS Specialist	386-313-4274
Environmental Health Department	386-437-7358
Flagler County School Board	386-586-2386

Attachment: Staff Comments

## **Reviewing Department Comments**

### **ENGIN1 - DEVELOPMENT ENGINEERING (386-313-4082)**

Comments:

Rejected By: SUSAN GRAHAM - (386)931-0207 - SGRAHAM@FLAGLERCOUNTY.GOV  
SDP in PUD #4433

Gardenside Subdivision 2023100039

PUD Agreement:

1. Within the Section 2.2 Provide language that the roadways will be stabilized and potable water will be cleared for use with the Construction of the Model homes.  
Site Development Plan
2. Provide a legend on all sheets.
3. Will the Plat include the roadway extension to the east to the lift station?
4. Call out the striping and signage on the sheets.
5. Sheet C003, the ROW already has the utility use provided, if you include the ROW in this plat there would not be a reason for the Utility easement.
6. The site plan exhibit for the model home is for location and allowance of the use. The site plan for the model home will need to be fully graded to match the subdivision design and the parking will need to be graded as well to drain as the lot is designed with the subdivision.
7. Additional comments to be provided upon the Plat Submittal.

### **EH - ENVIRONMENTAL HEALTH DEPT**

Comments:

Marked INFORMATION By: GINA LEMON - - glemon@flaglercounty.gov

Released By: GINA LEMON - - glemon@flaglercounty.gov

1. No comments or objections providing that potable water and/or wastewater service are not provided by well(s) and/or septic system(s).

### **BLD - BUILDING DEPARTMENT (386-313-4003)**

Comments:

Marked INFORMATION By: GINA LEMON - - glemon@flaglercounty.gov

Released By: ROBERT SNOWDEN - (386)313-4027 - RSNOWDEN@FLAGLERCOUNTY.GOV

## 911 - E-911 STAFF

Comments:

Marked INFORMATION By: GINA LEMON - - glemon@flaglercounty.gov

Released By: TAYLOR PHILLIPS - -

1.) PLEASE READ CAREFULLY:

GIS/E-911 has adopted a new addressing procedure to speed up placing address points and road centerlines.

Addresses will be assigned to a site plan for a Single-Family Residential Subdivision once the street names have been approved and the plan has completed preliminary review. Flagler County GIS requires that an AutoCAD file be submitted of the subdivision that is to be addressed. In addition, the following information will need to be submitted along with the AutoCAD drawing:

\*Subdivision or Project Name

\*App Request Number (Usually 4 numbers e.g., 4545)

\*Out parcels or easements that will require a separate address.

\*If subdivision is a unit or phase of a larger development then existing phases should be identified.

\*Addresses will be assigned to all identified and labeled lots, structures, and any labeled facility that would require a separate address assignment including but not limited to a guard house, gate, lift stations, amenity centers, electrified signage, fountain control boxes, etc.

Obtaining Addresses for Multi-Family Residential Developments:

Please submit the following information and data:

\*AutoCAD file of the development with building or lot numbers

\*Project Name

\*App Request Number (Usually 4 numbers e.g., 4545)

\*North Arrow and Scale (in feet)

\*Identify the street in which the project receives access

\*If internal driveways are named then approved street names must be identified.

\*Buildings and Accessory structures that will require a separate FPL meter, including, but not limited to, residential buildings, garages, guard houses, gates, trash compactors, maintenance buildings, and more.

\*Building Plans that identify the unit locations on each floor of each building.

2.) Please submit a list of potential road names. You can use our streets open dataset to help decide:

[https://data-fcmeps.opendata.arcgis.com/datasets/199ee646c71a4366b1b49fc0020a8c5e\\_0/explore](https://data-fcmeps.opendata.arcgis.com/datasets/199ee646c71a4366b1b49fc0020a8c5e_0/explore)

Please do not submit duplicate road names, even if they have a different suffix (Main St. vs. Main Rd.). Note that there may be other reserved road names that are not contained in the above dataset.



# APPLICATION FOR SITE DEVELOPMENT PLAN REVIEW IN A PUD

1769 E. Moody Blvd, Suite 105  
Bunnell, FL 32110  
Telephone: (386) 313-4009 Fax: (386) 313-4109

Application/Project #: **Gardenside at Ormond Station: Phase II**

<b>PROPERTY OWNER(S)</b>	Name(s):	Glen Fishman, US Capital Alliance, LLC.		
	Mailing Address:	880 Airport Rd., Suite 113		
	City: Ormond Beach	State: FL	Zip: 32174	
	Telephone Number	732-552-5154	Fax Number	n/a

<b>APPLICANT /AGENT</b>	Name(s):	Kimberly A. Buck, Alann Engineering Group, Inc.		
	Mailing Address:	880 Airport Rd., Suite 113		
	City: Ormond Beach	State: FL	Zip: 32174	
	Telephone Number	386-673-7640	Fax Number	n/a
	Email Address:	kim.buck@ae-group.com		

<b>SUBJECT PROPERTY</b>	SITE LOCATION ( <i>street address</i> ):	Airport Rd., Ormond Beach, FL 32174		
	LEGAL DESCRIPTION: <i>(briefly describe, do not use "see attached")</i>	A parcel of land located in Sec. 21 and 22, T 14 S, R 31 E, Flagler County, FL, in Hunter's Ridge DRI.		
	Parcel # ( <i>tax ID #</i> ):	21-14-31-0000-01010-0030, 22-14-31-0000-01010-0070, 22-14-31-0000-01010-0080		
	Parcel Size:	33.01 Acres +/-		
	Current Zoning Classification:	PUD - Planned Unit Development		
	Current Future Land Use Designation:	Mixed Use: Low Intensity		
	Subject to A1A Scenic Corridor IDO?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	

**PURPOSE OF SUBMISSION / PROJECT DATA:** To request a modification to the PUD to allow for a 89 unit subdivision with associated infrastructure.

\_\_\_\_\_  
 Signature of Owner(s) or Applicant/Agent if Owner Authorization form attached

10/24/2023  
 \_\_\_\_\_  
 Date

**\*\*OFFICIAL USE ONLY\*\***

**PLANNING BOARD RECOMMENDATION/ACTION:**

APPROVED [ ]  
 \*APPROVED WITH CONDITIONS [ ]  
 DENIED [ ]

Signature of Chairman: \_\_\_\_\_

Date: \_\_\_\_\_ \*approved with conditions, see attached.

**BOARD OF COUNTY COMMISSIONERS ACTION:**

APPROVED [ ]  
 \*APPROVED WITH CONDITIONS [ ]  
 DENIED [ ]

Signature of Chairman: \_\_\_\_\_

Date: \_\_\_\_\_ \*approved with conditions, see attached.



ALANN ENGINEERING GROUP  
CONSULTING ENGINEERS SINCE 1989

October 25, 2023

Gina Lemon, Development Review Planner  
Flagler County  
1769 E. Moody Ln., Bldg. 2, Ste 105  
Bunnell, FL 32110

RE: Gardenside at Ormond Station: Phase II  
Airport Rd. Ormond Beach, FL

Dear Gina,

We would like to submit an application for a site development plan review in a PUD for the referenced project. Please note the application fee will be provided once fees are assessed. The following items have been uploaded to the City's website in support of this application:

1. Cover letter (this letter)
2. Application for site development plan review in a PUD
3. Warranty Deed
4. Letter of Authorization
5. Gardenside at Ormond Station: Phase II - PUD Development Agreement
6. Site Development plan

Please do not hesitate to contact me should you have any questions or require additional information.

Sincerely,  
The Alann Engineering Group, Inc.

Kimberly A. Buck, P.E.  
President

cc: File

# LETTER OF AUTHORIZATION

I/We, US Capital Alliance, LLC as Applicant(s) of the property described as:

Hunter's Ridge Development of Regional Impact

Authorize Kimberly A. Buck (Name of agent) to act as my agent to transfer All Permits and Agreements associated with the above-referenced property.

  
\_\_\_\_\_  
APPLICANT'S SIGNATURE

STATE OF South Carolina

COUNTY OF Charleston

The foregoing instrument was acknowledged before me this 1/18/23 (Date) by Glen Fishman, (Name of person acknowledging) who is personally known to me or who has produced DI (Type of ID) as identification and who did not take an oath.



  
\_\_\_\_\_  
NOTARY PUBLIC, STATE OF South Carolina

Type or Print Name:

Leah M Masterson  
\_\_\_\_\_

Commission No.: \_\_\_\_\_

My Commission Expires: 8/18/31

## WARRANTY DEED

This Warranty Deed, dated this 11 day of March A.D., 2016, by between HUNTER'S RIDGE RESIDENTIAL GOLF PROPERTIES, INC., a Florida corporation (hereafter referred to as "Grantor"), whose address is 1 Beagle's Rest, Ormond Beach, Volusia County, Florida 32174, to US CAPITAL ALLIANCE, LLC, a Florida limited liability company, whose address is 880 Airport Road, Suite 113, Ormond Beach, Florida 32174, (hereafter referred to as "Grantee").

**WITNESSETH**, That the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, receipt whereof by Grantors have hereby acknowledged, remised, released and quit-claimed unto the Grantee and Grantee's heirs, legal representatives, successors and assigns forever, all the right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the **COUNTY OF VOLUSIA AND COUNTY OF FLAGLER, STATE OF FLORIDA**, to wit:

SEE ATTACHED EXHIBIT "A"

**Subject to** covenants, conditions, restrictions, reservations, limitations, liens, delinquent taxes and assessment, easements and agreements of record, if any as shown on Exhibit "B"; taxes and assessments for the year 2015 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

**And to the Grantor** hereby covenants with said Grantee that except as above noted, that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

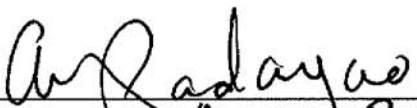


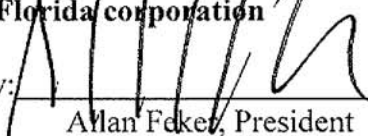
In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

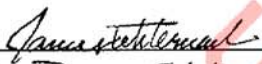
Signed, sealed and delivered in presence of:

WITNESSES:

HUNTER'S RIDGE RESIDENTIAL  
GOLF PROPERTIES, INC.,  
a Florida corporation

  
Print Name: Annie Padayao

By:   
Allan Feker, President

  
Print Name: James E. Kuterbach

Official Document

# CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Orange

On March 7th, 2016 before me, Jason Bird, Notary Public,  
personally appeared Allan Feker,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose  
name(s) is/are subscribed to the within instrument and acknowledged to me that  
he/~~she~~/they executed the same in his/~~her~~/their authorized capacity(ies), and that by  
his/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf  
of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California  
that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature *Jason Bird*



## ADDITIONAL INFORMATION (OPTIONAL)

DESCRIPTION OF THE ATTACHED DOCUMENT

Warranty Deed  
(Title or description of attached document)

(Title or description of attached document continued)

Number of pages 3 Document Date 3/7/16

none  
(Additional information)

NOTARY PUBLIC CONTACT INFORMATION

The UPS Store  
668 N Coast Hwy  
Laguna Beach, CA 92651

949-494-4420 tel  
949-494-9850 fax

store0120@theupsstore.com  
www.TheUPSSStoreLocal.com/0120

EXHIBIT "A"

[LEGAL DESCRIPTION]

TRACT 1 (FLAGLER COUNTY):

## CONSERVATION AREA LEGAL DESCRIPTION:

ALL OF SECTION 17 AND SECTION 20, TOWNSHIP 14 SOUTH, RANGE 31 EAST, AND PORTIONS OF SECTIONS 16 AND 21, TOWNSHIP 14 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 AS A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF SECTION 15, TOWNSHIP 14 SOUTH, RANGE 31 EAST, BEARING  $S01^{\circ}23'37''E$  ALONG THE EAST LINE OF SAID SECTION 15, A DISTANCE OF 4072.41'; THENCE  $S88^{\circ}09'57''W$  DEPARTING SAID SECTION LINE A DISTANCE OF 5304.19' TO AN INTERSECTION WITH THE WEST LINE OF SAID SECTION 15; THENCE DEPARTING SAID INTERSECTION  $S88^{\circ}11'54''W$  A DISTANCE OF 2619.76' TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE  $S01^{\circ}41'45''E$  A DISTANCE OF 2304.78'; THENCE  $S43^{\circ}13'25''E$  A DISTANCE OF 749.86'; THENCE  $S40^{\circ}56'30''E$  A DISTANCE OF 898.99'; THENCE  $S33^{\circ}37'40''E$  A DISTANCE OF 508.06'; THENCE  $S64^{\circ}21'36''E$  A DISTANCE OF 226.21'; THENCE  $S01^{\circ}13'55''W$  A DISTANCE OF 234.10'; THENCE  $S33^{\circ}53'03''E$  A DISTANCE OF 538.61' TO A CURVE IN THE NORTH RIGHT-OF-WAY OF AIRPORT ROAD (100' R/W); THENCE ALONG SAID CURVE IN THE NORTH RIGHT-OF-WAY OF AIRPORT ROAD, CONCAVE SOUTHEASTERLY, HAVING A DELTA OF  $D=007^{\circ}45'44''$ , A RADIUS OF  $R=2800.00'$ , AN ARC LENGTH OF  $L=379.34'$ , A CHORD BEARING OF  $CB=S48^{\circ}41'25''W$ , AND A CHORD DISTANCE OF  $CH=379.05'$  TO A POINT OF TANGENCY IN SAID RIGHT-OF-WAY; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY  $S44^{\circ}48'33''W$  A DISTANCE OF 249.66'; THENCE DEPARTING THE RIGHT-OF-WAY OF AIRPORT ROAD  $N14^{\circ}10'38''W$  A DISTANCE OF 51.47'; THENCE  $N53^{\circ}38'41''W$  A DISTANCE OF 894.33'; THENCE  $S51^{\circ}35'29''W$  A DISTANCE OF 974.13' TO A CURVE, CONCAVE NORTHWESTERLY; THENCE ALONG SAID CURVE HAVING A DELTA OF  $D=018^{\circ}32'46''$ , A RADIUS OF  $R=812.00'$ , AN ARC LENGTH OF  $L=262.84'$ , A CHORD BEARING OF  $CB=S62^{\circ}51'10''W$ , AND A CHORD DISTANCE OF  $CH=261.69'$  TO A CURVE TO THE LEFT, CONCAVE SOUTHEASTERLY; THENCE ALONG SAID CURVE HAVING A DELTA OF  $D=042^{\circ}18'27''$ , A RADIUS OF  $R=917.00'$ , AN ARC LENGTH OF  $L=677.12'$ , A CHORD BEARING OF  $CB=S50^{\circ}58'19''W$ , AND A CHORD DISTANCE OF  $CH=661.84'$  TO A POINT OF TANGENCY; THENCE  $S29^{\circ}49'06''W$  A DISTANCE OF 645.54'; THENCE  $S24^{\circ}21'45''W$  A DISTANCE OF 276.51' TO AN INTERSECTION WITH THE SOUTH LINE OF SECTION 21, TOWNSHIP 14 SOUTH, RANGE 31 EAST; THENCE  $S88^{\circ}05'26''W$  ALONG THE SOUTH LINE OF SAID SECTION 21 A DISTANCE OF 1335.50' TO THE SOUTHWEST CORNER OF SECTION 21; THENCE DEPARTING THE SOUTH LINE OF SECTION 21,  $S87^{\circ}39'57''W$  ALONG THE SOUTH LINE OF SECTION 20, TOWNSHIP 14 SOUTH, RANGE 31 EAST, A DISTANCE OF 2665.28' TO THE SOUTH QUARTER CORNER OF SAID SECTION 20; THENCE CONTINUE ALONG THE SOUTH LINE OF SECTION 20,  $S87^{\circ}39'38''W$  A DISTANCE OF 2664.85' TO THE SOUTHWEST CORNER OF SECTION 20; THENCE DEPARTING THE SOUTH LINE OF SECTION 20  $N01^{\circ}23'49''W$  ALONG THE WEST LINE OF SECTION 20 A DISTANCE OF 5321.15' TO THE NORTHWEST CORNER OF SECTION 20; THENCE DEPARTING THE WEST LINE OF SECTION 20  $N01^{\circ}04'12''W$  ALONG THE WEST LINE OF SECTION 17, TOWNSHIP 14 SOUTH, RANGE 31 EAST, A DISTANCE OF 5287.15' TO THE NORTHWEST CORNER OF SAID SECTION 17; THENCE DEPARTING THE WEST LINE OF SECTION 17  $N88^{\circ}06'34''E$  ALONG THE NORTH LINE OF SECTION 17 A DISTANCE OF 5312.21' TO THE NORTHEAST CORNER OF SECTION 17; THENCE DEPARTING THE NORTH LINE OF SECTION 17  $N88^{\circ}11'54''E$  ALONG THE NORTH LINE OF SECTION 16, TOWNSHIP 14 SOUTH, RANGE 31 EAST, A DISTANCE OF 2647.92' TO THE NORTH QUARTER CORNER OF SAID

SECTION 16; THENCE DEPARTING THE NORTH LINE OF SECTION 16 S01°41'45"E A DISTANCE OF 4072.26' TO THE POINT OF BEGINNING OF THIS DESCRIPTION. LESS AND EXCEPT THE SOUTH 695 FEET OF SECTION 20, TOWNSHIP 14 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA.

TRACT 2 (FLAGLER COUNTY)

LEGAL DESCRIPTION: VILLAGE CENTER PARCEL AS CREATED BY SURVEYOR:  
 A PORTION OF SECTION 22, TOWNSHIP 14 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;  
 AS A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 21; THENCE NORTH 01°17'59" WEST ALONG THE EASTERLY LINE OF AFORESAID SECTION 21 A DISTANCE OF 3781.04 FEET; THENCE NORTH 59° 56' 22" EAST, A DISTANCE OF 897.73 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00° 02' 41" WEST, A DISTANCE OF 995.07 FEET TO THE SOUTHERLY RIGHT OF WAY OF A 60 FOOT PROPOSED RIGHT OF WAY AND THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 2970.00 FEET AND A CENTRAL ANGLE OF 01° 38' 32"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 85.12 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS NORTH 88° 10' 26" EAST, A DISTANCE OF 85.12 FEET TO THE END OF SAID CURVE; THENCE CONTINUE ALONG THE SAID SOUTHERLY RIGHT OF WAY, NORTH 88° 59' 42" EAST, A DISTANCE OF 384.95 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 2970.00 FEET AND A CENTRAL ANGLE OF 00° 23' 56"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 20.68 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS NORTH 89° 11' 40" EAST, A DISTANCE OF 20.68 FEET TO THE END OF SAID CURVE; THENCE NORTH 89° 23' 38" EAST, A DISTANCE OF 345.12 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 91° 16' 44"; THENCE EASTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 79.66 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS SOUTH 44° 58' 00" EAST, A DISTANCE OF 71.50 FEET TO THE END OF SAID CURVE AND TO THE WESTERLY RIGHT OF WAY OF HUNTERS RIDGE BOULEVARD AN 80 FOOT PROPOSED RIGHT OF WAY; THENCE ALONG SAID WESTERLY RIGHT OF WAY THE SOUTH 00° 40' 23" WEST, A DISTANCE OF 116.48 FEET TO THE BEGINNING OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 440.00 FEET AND A CENTRAL ANGLE OF 46° 32' 03"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 357.36 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS SOUTH 22° 35' 39" EAST, A DISTANCE OF 347.61 FEET TO THE END OF SAID CURVE; THENCE SOUTH 45° 51' 40" EAST, A DISTANCE OF 102.77 FEET TO THE BEGINNING OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 860.00 FEET AND A CENTRAL ANGLE OF 19° 32' 08"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 293.22 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS SOUTH 36° 05' 36" EAST, A DISTANCE OF 291.81 FEET TO THE END OF SAID CURVE; THENCE SOUTH 76° 38' 04" WEST, A DISTANCE OF 141.62 FEET; THENCE SOUTH 11° 49' 22" EAST, A DISTANCE OF 119.51 FEET; THENCE SOUTH 55° 30' 15" EAST, A DISTANCE OF 247.69 FEET; THENCE SOUTH 13° 04' 11" EAST, A DISTANCE OF 472.22 FEET AND ALONG A PORTION OF THE WESTERLY RIGHT OF WAY OF HUNTERS RIDGE BOULEVARD A 80 FOOT RIGHT OF WAY PER RECORD TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 71° 02' 04"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 30.99 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS SOUTH 22° 26' 51" WEST, A DISTANCE OF 29.05 FEET TO THE END

OF SAID CURVE AND TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 175.00 FEET AND A CENTRAL ANGLE OF  $49^{\circ} 02' 49''$ ; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 149.81 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS SOUTH  $33^{\circ} 26' 28''$  WEST, A DISTANCE OF 145.27 FEET TO THE END OF SAID CURVE AND TO THE BEGINNING OF A REVERSE CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF  $67^{\circ} 20' 02''$ ; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 29.38 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS SOUTH  $42^{\circ} 35' 04''$  WEST, A DISTANCE OF 27.72 FEET TO THE END OF SAID CURVE AND TO THE NORTHERLY RIGHT OF WAY OF AIRPORT ROAD A 100 FOOT RIGHT OF WAY OF RECORD AND TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1700.00 FEET AND A CENTRAL ANGLE OF  $21^{\circ} 05' 51''$ ; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 625.98 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS SOUTH  $65^{\circ} 42' 21''$  WEST, A DISTANCE OF 622.45 FEET TO THE END OF SAID CURVE; THENCE CONTINUE ALONG SAID NORTHERLY RIGHT OF WAY OF AIRPORT ROAD SOUTH  $55^{\circ} 09' 25''$  WEST, A DISTANCE OF 108.81 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY NORTH  $19^{\circ} 50' 37''$  WEST, A DISTANCE OF 1017.44 FEET; THENCE NORTH  $78^{\circ} 54' 37''$  WEST, A DISTANCE OF 356.16 FEET TO THE POINT OF BEGINNING.

AND

LEGAL DESCRIPTION: SUBDIVISION "A" PHASE-1 PARCEL AS CREATED BY SURVEYOR:

A PORTION OF SECTION 21 & 22, TOWNSHIP 14 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;  
 AS A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 21; THENCE NORTH  $01^{\circ} 17' 59''$  WEST ALONG THE EASTERLY LINE OF AFORESAID SECTION 21 A DISTANCE OF 3781.04 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH  $59^{\circ} 56' 22''$  WEST, A DISTANCE OF 144.30 FEET; THENCE SOUTH  $56^{\circ} 39' 07''$  WEST, A DISTANCE OF 363.40 FEET; THENCE NORTH  $16^{\circ} 07' 37''$  WEST, A DISTANCE OF 1010.85 FEET TO THE SOUTHERLY LINE OF A 60 FOOT PROPOSED RIGHT OF WAY AND TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 400.00 FEET AND A CENTRAL ANGLE OF  $28^{\circ} 21' 10''$ ; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 197.94 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS NORTH  $64^{\circ} 34' 56''$  EAST, A DISTANCE OF 195.93 FEET TO THE END OF SAID CURVE; THENCE CONTINUE ALONG SAID SOUTHERLY RIGHT OF WAY NORTH  $50^{\circ} 24' 21''$  EAST, A DISTANCE OF 737.64 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 670.00 FEET AND A CENTRAL ANGLE OF  $30^{\circ} 49' 26''$ ; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 360.44 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS NORTH  $65^{\circ} 49' 04''$  EAST, A DISTANCE OF 356.11 FEET TO THE END OF SAID CURVE; THENCE NORTH  $81^{\circ} 13' 47''$  EAST, A DISTANCE OF 42.48 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 130.00 FEET AND A CENTRAL ANGLE OF  $149^{\circ} 52' 19''$ ; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY SOUTHERLY, EASTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 340.05 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS NORTH  $82^{\circ} 57' 05''$  EAST, A DISTANCE OF 251.07 FEET TO THE END OF SAID CURVE AND TO THE SOUTHERLY LINE OF SAID 60 FOOT PROPOSED RIGHT OF WAY AND TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 2970.00 FEET AND A CENTRAL ANGLE OF  $02^{\circ} 23' 56''$ ; THENCE EASTERLY ALONG THE ARC

OF SAID CURVE TO THE RIGHT, A DISTANCE OF 124.35 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS NORTH 86° 09' 12" EAST, A DISTANCE OF 124.34 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY SOUTH 00° 02' 41" EAST, A DISTANCE OF 995.07 FEET; THENCE SOUTH 59° 56' 22" WEST, A DISTANCE OF 897.73 FEET TO THE POINT OF BEGINNING.

AND

LEGAL DESCRIPTION: SUBDIVISION "A" PHASE-2 PARCEL AS CREATED BY SURVEYOR:

A PORTION OF SECTION 21, TOWNSHIP 14 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;  
 AS A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 21; THENCE NORTH 01° 17' 59" WEST ALONG THE EASTERLY LINE OF AFORESAID SECTION 21 A DISTANCE OF 3781.04 FEET; THENCE DEPARTING SAID SECTION LINE SOUTH 59° 56' 22" WEST, A DISTANCE OF 144.30 FEET; THENCE SOUTH 56° 39' 07" WEST, A DISTANCE OF 363.40 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE SOUTH 56° 39' 07" WEST, A DISTANCE OF 1252.49 FEET; THENCE NORTH 33° 25' 01" WEST, A DISTANCE OF 1242.94 FEET; THENCE NORTH 24° 56' 00" EAST, A DISTANCE OF 481.17 FEET; THENCE SOUTH 52° 22' 16" EAST, A DISTANCE OF 188.47 FEET TO THE NORTHERLY RIGHT OF WAY OF A 50 FOOT PROPOSED RIGHT OF WAY AND TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 400.00 FEET AND A CENTRAL ANGLE OF 10° 41' 26"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 74.63 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS NORTH 47° 07' 51" EAST, A DISTANCE OF 74.53 FEET TO THE END OF SAID CURVE; THENCE NORTH 52° 28' 34" EAST, A DISTANCE OF 15.07 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 130.00 FEET AND A CENTRAL ANGLE OF 177° 11' 44"; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY AND SOUTHERLY, EASTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 402.04 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS NORTH 64° 57' 58" EAST, A DISTANCE OF 259.92 FEET TO THE END OF SAID CURVE AND TO THE SOUTHERLY LINE OF A 60 FOOT PROPOSED RIGHT OF WAY AND ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 590.00 FEET AND A CENTRAL ANGLE OF 39° 20' 42"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 405.15 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS NORTH 71° 09' 39" EAST, A DISTANCE OF 397.24 FEET TO THE END OF SAID CURVE; THENCE CONTINUE ALONG SAID SOUTHERLY RIGHT OF WAY SOUTH 89° 10' 00" EAST, A DISTANCE OF 336.10 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 400.00 FEET AND A CENTRAL ANGLE OF 12° 04' 29"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 84.30 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS NORTH 84° 47' 45" EAST, A DISTANCE OF 84.14 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY SOUTH 16° 07' 37" EAST, A DISTANCE OF 1010.85 FEET TO THE POINT OF BEGINNING.

AND

LEGAL DESCRIPTION: SUBDIVISION "B" PARCEL AS CREATED BY SURVEYOR:

A PORTION OF SECTION 22, TOWNSHIP 14 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

AS A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 22; THENCE NORTH  $01^{\circ}17'59''$  WEST ALONG THE WESTERLY LINE OF AFORESAID SECTION 22 A DISTANCE OF 5262.99 FEET TO THE NORTHWEST CORNER OF SAID SECTION 22; THENCE NORTH  $88^{\circ}15'41''$  EAST ALONG THE NORTH LINE OF SAID SECTION 22, A DISTANCE OF 2473.29 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH  $88^{\circ}15'41''$  EAST ALONG SAID NORTH LINE OF SECTION 22, A DISTANCE OF 1048.02 FEET TO THE WESTERLY LINE OF A 236 FOOT WIDE FLORIDA POWER & LIGHT COMPANY EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 1335, PAGE 500, IN THE PUBLIC RECORDS OF VOLUSIA COUNTY AND DEED BOOK 38, PAGE 50, IN THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; THENCE SOUTH  $01^{\circ}00'05''$  EAST ALONG SAID WESTERLY LINE OF SAID EASEMENT, A DISTANCE OF 1521.83 FEET TO THE INTERSECTION WITH THE NORTHERLY RIGHT OF WAY OF AIRPORT ROAD A 100 FOOT RIGHT OF WAY PER RECORD AND TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1400.00 FEET AND A CENTRAL ANGLE OF  $02^{\circ}40'59''$ ; THENCE WESTERLY ALONG THE SAID RIGHT OF WAY AND ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 65.56 FEET, SAID ARC SUBTENDE BY A CHORD WHICH BEARS SOUTH  $74^{\circ}35'44''$  WEST, A DISTANCE OF 65.55 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY NORTH  $84^{\circ}20'38''$  WEST, A DISTANCE OF 82.69 FEET; THENCE NORTH  $12^{\circ}19'05''$  WEST, A DISTANCE OF 254.77 FEET; TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF  $84^{\circ}27'57''$ ; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 44.23 FEET, SAID ARC SUBTENDE BY A CHORD WHICH BEARS NORTH  $54^{\circ}33'04''$  WEST, A DISTANCE OF 40.33 FEET TO THE END OF SAID CURVE; THENCE SOUTH  $83^{\circ}12'57''$  WEST, A DISTANCE OF 125.15 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF  $85^{\circ}47'16''$ ; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 44.92 FEET, SAID ARC SUBTENDE BY A CHORD WHICH BEARS SOUTH  $40^{\circ}19'20''$  WEST, A DISTANCE OF 40.84 FEET TO THE END OF SAID CURVE; THENCE SOUTH  $02^{\circ}34'18''$  EAST, A DISTANCE OF 249.48 FEET; THENCE SOUTH  $53^{\circ}07'43''$  WEST, A DISTANCE OF 138.20 FEET TO THE AFORESAID NORTHERLY RIGHT OF WAY OF AIRPORT ROAD; THENCE ALONG SAID NORTHERLY AND EASTERLY RIGHT OF WAY OF AIRPORT ROAD SOUTH  $76^{\circ}55'49''$  WEST, A DISTANCE OF 554.87 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF  $67^{\circ}58'32''$ ; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 29.66 FEET, SAID ARC SUBTENDE BY A CHORD WHICH BEARS NORTH  $69^{\circ}04'55''$  WEST, A DISTANCE OF 27.95 FEET TO THE END OF SAID CURVE AND TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 175.00 FEET AND A CENTRAL ANGLE OF  $49^{\circ}00'36''$ ; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 149.69 FEET, SAID ARC SUBTENDE BY A CHORD WHICH BEARS NORTH  $59^{\circ}35'57''$  WEST, A DISTANCE OF 145.17 FEET TO THE END OF SAID CURVE AND TO THE BEGINNING OF A REVERSE CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF  $71^{\circ}02'04''$ ; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 30.99 FEET, SAID ARC SUBTENDE BY A CHORD WHICH BEARS NORTH  $48^{\circ}35'13''$  WEST, A DISTANCE OF 29.05 FEET TO THE END OF SAID CURVE; THENCE NORTH  $13^{\circ}04'11''$  WEST, A DISTANCE OF 205.77 FEET; THENCE DEPARTING AFORESAID RIGHT OF WAY OF AIRPORT ROAD NORTH  $76^{\circ}55'49''$  EAST, A DISTANCE OF 130.00 FEET; THENCE NORTH  $13^{\circ}04'11''$  WEST, A DISTANCE OF 120.00 FEET; THENCE SOUTH  $76^{\circ}55'49''$  WEST, A DISTANCE OF 130.00 FEET; THENCE NORTH  $13^{\circ}04'11''$  WEST, A DISTANCE OF 231.38 FEET; THENCE NORTH  $88^{\circ}15'41''$  EAST, A DISTANCE OF 281.00 FEET; THENCE NORTH  $01^{\circ}44'19''$  WEST, A DISTANCE OF 1076.91 FEET TO THE POINT OF BEGINNING.

## TRACT 3 (FLAGLER AND VOLUSIA COUNTIES):

## PARCEL 1 (FLAGLER COUNTY):

A PORTION OF SECTION 22, TOWNSHIP 14 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: AS A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 22; THENCE N01°17'59"W ALONG THE WESTERLY LINE OF AFORESAID SECTION 22 A DISTANCE OF 2145.06 FEET TO THE INTERSECTION OF SAID WESTERLY LINE AND THE CENTERLINE OF AIRPORT ROAD A 100 FOOT RIGHT OF WAY OF RECORD; THENCE DEPARTING SAID WESTERLY LINE OF SECTION 22 AND ALONG THE CENTERLINE OF AFORESAID AIRPORT ROAD N55°09'25"E A DISTANCE OF 1891.80 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1650.00 FEET AND A CENTRAL ANGLE OF 05°50'25"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, 168.19 FEET; THENCE DEPARTING SAID CENTERLINE S29°00'09"E, A DISTANCE OF 50.00 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SAID AIRPORT ROAD AND THE POINT OF BEGINNING AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1600.00 FEET, A CENTRAL ANGLE OF 01°29'42" AND A CHORD BEARING N61°44'30"E; THENCE EASTERLY ALONG SAID RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, 41.75 FEET; THENCE DEPART SAID RIGHT OF WAY LINE S06°31'16"W, 98.11 FEET; THENCE S52°36'35"E, 87.90 FEET; THENCE N75°35'25"E, 186.17 FEET; THENCE N07°38'09"W, 167.17 FEET; THENCE N19°01'48"E, 38.49 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SAID AIRPORT ROAD AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1600.00 FEET, A CENTRAL ANGLE OF 04°46'03" AND A CHORD BEARING N73°48'25"E; THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, 133.13 FEET TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 68°40'31"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, 29.97 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 175.00 FEET AND A CENTRAL ANGLE OF 48°58'12"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, 149.57 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 71°02'04"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, 30.99 FEET TO THE WESTERLY RIGHT OF WAY LINE OF HUNTERS RIDGE BOULEVARD AN 80 FOOT RIGHT OF WAY OF RECORD; THENCE ALONG SAID HUNTERS RIDGE BOULEVARD THE NEXT THREE COURSES AND DISTANCES: S13°04'11"E, 211.66 FEET TO THE BEGINNING OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1200.00 FEET AND A CENTRAL ANGLE OF 09°34'48"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, 200.64 FEET; THENCE S03°29'23"E, 74.00 FEET; THENCE DEPARTING THE SAID WESTERLY RIGHT OF WAY LINE OF HUNTERS RIDGE BOULEVARD S87°25'04"W, 85.25 FEET; THENCE S49°06'53"W, 96.01 FEET; THENCE S04°43'06"E, 118.87 FEET TO THE NORTHERLY BOUNDARY LINE OF HUNTINGTON WOODS AT HUNTER'S RIDGE-PHASE I, AS RECORDED IN MAP BOOK 37, PAGES 65 THROUGH 69, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA AND TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 440.00 FEET, A CENTRAL ANGLE OF 02°18'20" AND A CHORD BEARING N75°55'03"W; THENCE WESTERLY ALONG SAID NORTHERLY BOUNDARY LINE AND THE ARC OF SAID CURVE, 17.71 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 660.00 FEET AND A CENTRAL ANGLE OF 18°43'30"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY BOUNDARY LINE, 215.70 FEET; THENCE S86°30'37"W ALONG SAID



NORTHERLY BOUNDARY LINE, 236.65 FEET; THENCE DEPART SAID NORTHERLY BOUNDARY LINE N27°01'57"E, 98.07 FEET; THENCE N06°41'27"W, 166.17 FEET; THENCE N37°07'41"W, 32.51 FEET; THENCE N06°33'25"W, 145.98 FEET; THENCE S74°29'25"W, 75.63 FEET; THENCE N66°49'20"W, 126.13 FEET; THENCE S88°28'40"W, 61.53 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SAID AIRPORT ROAD; THENCE N55°09'25"E ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 109.09 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1600.00 FEET AND A CENTRAL ANGLE OF 05°50'26"; THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, 163.10 FEET TO THE POINT OF BEGINNING.

AND

PARCEL 2 (VOLUSIA COUNTY):

A PORTION OF SECTION 28 AND A PORTION OF SECTION 29, TOWNSHIP 14 SOUTH, RANGE 31 EAST, VOLUSIA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID SECTION 29; THENCE NORTH 88°05'26" EAST ALONG THE NORTH LINE OF AFORESAID SECTION 28, A DISTANCE OF 1415.16 FEET TO THE BEGINNING OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1953.28 FEET AND A CENTRAL ANGLE OF 28°54'28"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 985.50 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS SOUTH 01°02'04" EAST, A DISTANCE OF 975.08 FEET TO THE END OF SAID CURVE; THENCE SOUTH 66°56'56" WEST A DISTANCE OF 356.03 FEET; THENCE SOUTH 15°48'34" EAST A DISTANCE OF 261.38 FEET TO THE INTERSECTION WITH THE NORTHERLY RIGHT OF WAY OF STATE ROAD 40 (RIGHT OF WAY VARIES, AS SHOWN ON FLORIDA RIGHT OF WAY MAP SECTION NUMBER 79100 SHEET 7, 8 & 9, OF 18, DATED 4-12-01); THENCE SOUTH 66°56'56" WEST ALONG SAID NORTHERLY RIGHT OF WAY, A DISTANCE OF 2589.81 FEET; THENCE CONTINUE ALONG SAID RIGHT OF WAY NORTH 23°03'04" WEST, A DISTANCE OF 146.00 FEET; THENCE SOUTH 66°56'56" WEST, A DISTANCE OF 730.00 FEET; THENCE SOUTH 23°03'04" EAST, A DISTANCE OF 146.00 FEET; THENCE SOUTH 66°56'56" WEST, A DISTANCE OF 1936.84; THENCE NORTH 19°57'27" WEST, A DISTANCE OF 174.69 FEET; THENCE NORTH 70°02'17" EAST, A DISTANCE OF 146.58 FEET; THENCE NORTH 19°57'27" WEST, A DISTANCE OF 25.00 FEET; THENCE SOUTH 70°02'17" WEST, A DISTANCE OF 146.58 FEET; THENCE NORTH 19°57'27" WEST, A DISTANCE OF 30.54 FEET; THENCE SOUTH 66°56'56" WEST, A DISTANCE OF 172.84 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY, NORTH 00°50'15" WEST, A DISTANCE OF 354.96; THENCE SOUTH 89°09'45" WEST, A DISTANCE OF 51.00 FEET; THENCE NORTH 00°50'15" WEST, A DISTANCE OF 2710.20 FEET TO THE NORTH LINE OF AFORESAID SECTION 29; THENCE NORTH 87°38'52" EAST ALONG SAID NORTH LINE, A DISTANCE OF 3998.13 FEET TO THE POINT OF BEGINNING.

AND

PARCEL 3 (FLAGLER COUNTY):

THE SOUTH 695 FEET OF SECTION 20, TOWNSHIP 14 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA.

TRACT 4 (FLAGLER COUNTY)

## LEGAL DESCRIPTION: GOLF COURSE PARCEL A/K/A SUBSTANTIAL DEVIATION AREA:

A PORTION OF SECTION 15, 16, 21 & 22 AND SECTION 15, TOWNSHIP 14 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; AS A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 22; THENCE NORTH 01 DEGREES 17 MINUTES 59 SECONDS WEST ALONG THE WESTERLY LINE OF AFORESAID SECTION 22 A DISTANCE OF 2146.07 FEET TO THE INTERSECTION OF SAID WESTERLY LINE AND THE CENTERLINE OF AIRPORT ROAD A 100 FOOT RIGHT OF WAY PER RECORD; THENCE DEPARTING SAID WESTERLY LINE OF SECTION 22 AND ALONG THE CENTERLINE OF AFORESAID AIRPORT ROAD THE FOLLOWING COURSES AND DISTANCES; NORTH 55 DEGREES 09 MINUTES 25 SECONDS EAST A DISTANCE OF 1891.96 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1650.00 AND A CENTRAL ANGLE OF 21 DEGREES 46 MINUTES 35 SECONDS; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 627.11 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS NORTH 66 DEGREES 02 MINUTES 43 SECONDS EAST, A DISTANCE OF 623.35 FEET TO THE END OF SAID CURVE; THENCE NORTH 76 DEGREES 56 MINUTES 00 SECONDS EAST A DISTANCE OF 165.02 FEET TO THE INTERSECTION OF THE CENTERLINE OF HUNTERS RIDGE BOULEVARD A 80 FOOT RIGHT OF WAY PER RECORD; THENCE CONTINUING ALONG SAID AIRPORT ROAD CENTERLINE NORTH 76 DEGREES 56 MINUTES 00 SECONDS EAST A DISTANCE OF 1,146.76 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1,450.00 FEET AND A CENTRAL ANGLE OF 08 DEGREES 03 MINUTES 18 SECONDS; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 203.85 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS NORTH 72 DEGREES 54 MINUTES 18 SECONDS EAST A DISTANCE OF 203.68 FEET TO A POINT OF REVERSE CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1,050.00 FEET AND A CENTRAL ANGLE OF 06 DEGREES 39 MINUTES 56 SECONDS; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 122.15 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS NORTH 72 DEGREES 12 MINUTES 40 SECONDS EAST A DISTANCE OF 122.08 FEET; THENCE DEPARTING SAID CENTERLINE NORTH 01 DEGREES 00 MINUTES 05 SECONDS WEST A DISTANCE OF 1502.60 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF SAID SECTION 22 AND THE EASTERLY LINE OF A FLORIDA POWER AND LIGHT EASEMENT, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTHERLY LINE OF SECTION 22 NORTH 88 DEGREES 15 MINUTES 41 SECONDS WEST, A DISTANCE OF 3021.69 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 250.00 AND A CENTRAL ANGLE OF 83 DEGREES 51 MINUTES 14 SECONDS; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 365.88 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS NORTH 49 DEGREES 15 MINUTES 20 SECONDS WEST, A DISTANCE OF 334.09 FEET TO A POINT IN SECTION 15 AND THE BEGINNING OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 600.00 AND A CENTRAL ANGLE OF 44 DEGREES 02 MINUTES 56 SECONDS; THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 461.28 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS SOUTH 66 DEGREES 47 MINUTES 36 SECONDS WEST, A DISTANCE OF 450.00 FEET; THENCE SOUTH 44 DEGREES 46 MINUTES 08 SECONDS WEST A DISTANCE OF 75.00; THENCE SOUTH 35 DEGREES 34 MINUTES 12 SECONDS EAST A DISTANCE OF 180.28 FEET TO A POINT IN SAID SECTION 22; THENCE LEAVING SAID SECTION 22 SOUTH 44 DEGREES 46 MINUTES 08 SECONDS WEST A DISTANCE OF 529.62 TO A POINT IN SECTION 21 AND THE BEGINNING OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 495.40 AND A CENTRAL ANGLE OF 43 DEGREES 33 MINUTES 18 SECONDS; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 376.59 FEET, SAID ARC

SUBTENDED BY A CHORD WHICH BEARS SOUTH 66 DEGREES 24 MINUTES 17 SECONDS WEST, A DISTANCE OF 367.59 FEET; THENCE SOUTH 88 DEGREES 07 MINUTES 12 SECONDS WEST A DISTANCE OF 1201.27 FEET; THENCE NORTH 01 DEGREES 28 MINUTES 29 SECONDS WEST A DISTANCE OF 200 FEET; THENCE SOUTH 88 DEGREES 07 MINUTES 12 SECONDS WEST A DISTANCE OF 802.36 FEET; THENCE LEAVING SAID SECTION 21 NORTH 01 DEGREES 41 MINUTES 45 SECONDS WEST A DISTANCE OF 5737.34 FEET TO A POINT IN THE NORTHERLY LINE OF SECTION 16; THENCE ALONG SAID NORTHERLY LINE OF SECTION 16 NORTH 88 DEGREES 11 MINUTES 54 SECONDS EAST A DISTANCE OF 2647.92 FEET TO THE NORTHWEST CORNER OF SECTION 15; THENCE ALONG THE NORTHERLY LINE OF SECTION 15 NORTH 88 DEGREES 06 MINUTES 05 SECONDS EAST A DISTANCE OF 2696.49 FEET TO A POINT ON THE NORTHERLY LINE OF SECTION 15; THENCE CONTINUE ALONG SAID NORTHERLY LINE OF SECTION 15 NORTH 88 DEGREES 13 MINUTES 58 SECONDS EAST A DISTANCE OF 2601.01 FEET TO THE NORTHEAST CORNER OF SECTION 15; THENCE ALONG THE EASTERLY LINE OF SECTION 15 SOUTH 01 DEGREES 15 MINUTES 57 SECONDS EAST A DISTANCE OF 5302.51 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 15; THENCE ALONG THE SOUTHERLY LINE OF SAID SECTION 15 SOUTH 88 DEGREES 15 MINUTES 41 SECONDS WEST A DISTANCE OF 269.65 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 100.00 AND A CENTRAL ANGLE OF 80 DEGREES 32 MINUTES 26 SECONDS; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 140.57 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS SOUTH 48 DEGREES 02 MINUTES 54 SECONDS WEST, A DISTANCE OF 129.98 FEET TO A POINT IN SAID SECTION 22; THENCE SOUTH 07 DEGREES 54 MINUTES 01 SECONDS WEST A DISTANCE OF 297.81 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 400.00 AND A CENTRAL ANGLE OF 91 DEGREES 54 MINUTES 09 SECONDS; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 641.60 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS SOUTH 53 DEGREES 43 MINUTES 46 SECONDS WEST, A DISTANCE OF 575.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 300.00 AND A CENTRAL ANGLE OF 73 DEGREES 44 MINUTES 23 SECONDS; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 386.10 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS NORTH 43 DEGREES 26 MINUTES 58 SECONDS WEST, A DISTANCE OF 360.00 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 760.00 AND A CENTRAL ANGLE OF 33 DEGREES 56 MINUTES 55 SECONDS; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 450.31 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS NORTH 10 DEGREES 07 MINUTES 33 SECONDS EAST, A DISTANCE OF 443.75 FEET TO A POINT ON THE NORTHERLY LINE OF SAID SECTION 22; THENCE LEAVING SAID SECTION LINE SOUTH 89 DEGREES 56 MINUTES 34 SECONDS WEST A DISTANCE OF 119.34 FEET; THENCE NORTH 70 DEGREES 18 MINUTES 21 SECONDS WEST A DISTANCE OF 79.50 FEET; THENCE NORTH 64 DEGREES 31 MINUTES 08 SECONDS WEST A DISTANCE OF 85.65 FEET; THENCE NORTH 55 DEGREES 50 MINUTES 38 SECONDS WEST A DISTANCE OF 116.70 FEET; THENCE NORTH 52 DEGREES 15 MINUTES 00 SECONDS WEST A DISTANCE OF 115.16 FEET; THENCE NORTH 54 DEGREES 09 MINUTES 03 SECONDS WEST A DISTANCE OF 51.37 FEET TO A POINT ON THE EASTERLY LINE OF A FLORIDA POWER AND LIGHT EASEMENT; THENCE ALONG SAID FLORIDA POWER AND LIGHT EASEMENT SOUTH 01 DEGREES 00 MINUTES 05 SECONDS EAST A DISTANCE OF 244.74 FEET TO THE POINT OF BEGINNING.

TRACT 5:

PARCEL B "REMAINING PARCEL":

A PORTION OF SECTIONS 15, 21 AND 22, TOWNSHIP 14 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
AS A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF SECTION 15, TOWNSHIP 14 SOUTH, RANGE 31 EAST, BEARING  $S01^{\circ}23'37''E$  ALONG THE EAST LINE OF SAID SECTION 15, A DISTANCE OF 4072.41'; THENCE  $S88^{\circ}09'57''W$  DEPARTING SAID SECTION LINE A DISTANCE OF 5304.19' TO AN INTERSECTION WITH THE WEST LINE OF SAID SECTION 15; THENCE DEPARTING SAID INTERSECTION  $S88^{\circ}11'54''W$  A DISTANCE OF 2619.76'; THENCE  $S01^{\circ}41'45''E$  A DISTANCE OF 1665.07' TO A POINT IN SECTION 21, TOWNSHIP 14 SOUTH, RANGE 31 EAST AND THE POINT OF BEGINNING OF THIS DESCRIPTION;  
THENCE  $N88^{\circ}07'12''E$  A DISTANCE OF 802.36'; THENCE  $S01^{\circ}28'29''E$  A DISTANCE OF 200.00'; THENCE  $N88^{\circ}07'12''E$  A DISTANCE OF 1201.27' TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A DELTA OF  $D=043^{\circ}33'18''$ , A RADIUS OF  $R=495.40'$ , AN ARC LENGTH OF  $L=376.59'$ , A CHORD BEARING OF  $CB=N66^{\circ}24'17''E$ , AND A CHORD DISTANCE OF  $CH=367.59'$  TO A POINT OF TANGENCY; THENCE  $N44^{\circ}46'08''E$  A DISTANCE OF 529.62'; THENCE  $N35^{\circ}34'12''W$  A DISTANCE OF 180.28' TO A POINT IN SECTION 15; THENCE  $N44^{\circ}46'08''E$  A DISTANCE OF 75.00' TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A DELTA OF  $D=044^{\circ}02'56''$ , A RADIUS OF  $R=600.00'$ , AN ARC LENGTH OF  $L=461.28'$ , A CHORD BEARING OF  $CB=N66^{\circ}47'36''E$ , AND A CHORD DISTANCE OF  $CH=450.00'$  TO A POINT OF COMPOUND CURVATURE; THENCE ALONG SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A DELTA OF  $D=083^{\circ}51'14''$ , A RADIUS OF  $R=250.00'$ , AN ARC LENGTH OF  $L=365.88'$ , A CHORD BEARING OF  $CB=S49^{\circ}15'20''E$ , AND A CHORD DISTANCE OF  $CH=334.09'$  TO A POINT ON THE NORTH LINE OF SECTION 22; THENCE ALONG THE NORTH LINE OF SECTION 22,  $N88^{\circ}13'45''E$  A DISTANCE OF 3021.75' TO A POINT OF INTERSECTION WITH THE EASTERLY LINE OF A FLORIDA POWER AND LIGHT EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 38, PAGE 50, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA AND OFFICIAL RECORDS BOOK 1335, PAGE 502, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE DEPARTING THE NORTH LINE OF SECTION 22 AND ALONG THE EASTERLY LINE OF AFOREDESCRIBED FLORIDA POWER AND LIGHT EASEMENT,  $N01^{\circ}00'05''W$  A DISTANCE OF 244.74'; THENCE DEPARTING SAID EASTERLY LINE  $S54^{\circ}09'03''E$  A DISTANCE OF 51.37'; THENCE  $S52^{\circ}15'00''E$  A DISTANCE OF 115.16'; THENCE  $S55^{\circ}50'38''E$  A DISTANCE OF 116.70'; THENCE  $S64^{\circ}31'08''E$  A DISTANCE OF 85.65'; THENCE  $S70^{\circ}18'21''E$  A DISTANCE OF 79.50'; THENCE  $N89^{\circ}48'34''E$  A DISTANCE OF 119.34' TO A POINT ON THE NORTH LINE OF SECTION 22 AND POINT OF A NON-TANGENT CURVE; THENCE DEPARTING THE NORTH LINE OF SECTION 22 AND ALONG SAID CURVE, CONCAVE EASTERLY, HAVING A DELTA OF  $D=033^{\circ}56'55''$ , A RADIUS OF  $R=760.00'$ , AN ARC LENGTH OF  $L=450.31'$ , A CHORD BEARING OF  $CB=S10^{\circ}07'33''W$ , AND A CHORD DISTANCE OF  $CH=443.75'$  TO A POINT OF COMPOUND CURVATURE; THENCE ALONG SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A DELTA OF  $D=073^{\circ}44'23''$ , A RADIUS OF  $R=300.00'$ , AN ARC LENGTH OF  $L=386.10'$ , A CHORD BEARING OF  $CB=S43^{\circ}26'58''E$ , AND A CHORD DISTANCE OF  $CH=360.00'$  TO A POINT OF COMPOUND CURVATURE; THENCE ALONG SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A DELTA OF  $D=091^{\circ}54'09''$ , A RADIUS OF  $R=400.00'$ , AN ARC LENGTH OF  $L=641.60'$ , A CHORD BEARING OF  $CB=N53^{\circ}43'46''E$ , AND A CHORD DISTANCE OF  $CH=575.00'$  TO A POINT OF TANGENCY; THENCE  $N07^{\circ}54'01''E$  A DISTANCE OF 297.81' TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A DELTA OF  $D=082^{\circ}37'50''$ , A RADIUS OF  $R=100.00'$ , AN ARC LENGTH OF  $L=143.90'$ , A CHORD BEARING OF  $CB=N47^{\circ}07'03''E$ , AND A CHORD DISTANCE OF  $CH=131.81'$  TO A POINT ON THE NORTH LINE OF SECTION 22; THENCE ALONG THE NORTH LINE OF SECTION 22,  $N88^{\circ}13'45''E$  A DISTANCE OF 281.50' TO THE

NORTHEAST CORNER OF SECTION 22; THENCE DEPARTING SAID NORTH LINE, ALONG THE EAST LINE OF SECTION 22, S01°08'02"E A DISTANCE OF 1207.96' TO A POINT ON RESERVED TRACT PARCEL TWO DESCRIBED IN EXHIBIT B, AS RECORDED IN OFFICIAL RECORDS BOOK 0609 PAGE 1421, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; THENCE DEPARTING THE EAST LINE OF SECTION 22 AND ALONG THE NORTHERLY BOUNDARY LINE OF SAID RESERVED TRACT PARCEL TWO, N61°08'02"W A DISTANCE OF 260.00'; THENCE S47°21'58"W A DISTANCE OF 140.00'; THENCE S02°07'46"W A DISTANCE OF 264.74' TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF AIRPORT ROAD (100' R/W); THENCE CROSSING AIRPORT ROAD (100' R/W) ON AN EXTENSION OF THE NORTHERLY LINE OF RESERVED TRACT PARCEL TWO, S02°07'46"W A DISTANCE OF 109.53' TO A POINT ON RESERVED TRACT PARCEL ONE DESCRIBED IN EXHIBIT B, AS RECORDED IN OFFICIAL RECORDS BOOK 0609 PAGE 1421, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY OF AIRPORT ROAD AND POINT OF A NON-TANGENT CURVE; THENCE ALONG THE NORTHERLY BOUNDARY LINE OF SAID RESERVED TRACT PARCEL ONE AND ALONG SAID CURVE IN THE SOUTHERLY RIGHT-OF-WAY OF AIRPORT ROAD, CONCAVE SOUTHWESTERLY, HAVING A DELTA OF  $D=026^{\circ}08'39''$ , A RADIUS OF  $R=800.00'$ , AN ARC LENGTH OF  $L=365.04'$ , A CHORD BEARING OF  $CB=N75^{\circ}17'54''W$ , AND A CHORD DISTANCE OF  $CH=361.88'$  TO A POINT; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY S08°32'12"W A DISTANCE OF 696.59'; THENCE DEPARTING SAID RESERVED TRACT PARCEL ONE, N81°07'46"W A DISTANCE OF 60.78' TO A POINT ON THE SUBDIVISION PLAT OF ASHFORD LAKES ESTATES, AS RECORDED IN MAP BOOK 37, PAGES 42-49, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; THENCE ALONG THE NORTHERLY BOUNDARY LINE OF ASHFORD LAKES ESTATES, N81°07'46"W A DISTANCE OF 144.82'; THENCE S74°34'58"W A DISTANCE OF 33.70' TO A POINT ON A NON-TANGENT CURVE; THENCE ALONG SAID CURVE, CONCAVE SOUTHERLY, HAVING A DELTA OF  $D=079^{\circ}41'47''$ , A RADIUS OF  $R=75.00'$ , AN ARC LENGTH OF  $L=104.32'$ , A CHORD BEARING OF  $CB=N78^{\circ}51'11''W$ , AND A CHORD DISTANCE OF  $CH=96.11'$  TO A POINT; THENCE N53°49'02"W A DISTANCE OF 91.08'; THENCE S70°28'41"W A DISTANCE OF 70.21'; THENCE N86°22'52"W A DISTANCE OF 269.72' TO AN INTERSECTION WITH THE WESTERLY LINE OF ASHFORD LAKES ESTATES AND THE EASTERLY LINE OF AFOREDESCRIBED FLORIDA POWER AND LIGHT EASEMENT; THENCE S01°00'33"E ALONG THE WESTERLY BOUNDARY LINE OF ASHFORD LAKES ESTATES, ALSO BEING THE EASTERLY LINE OF SAID FLORIDA POWER AND LIGHT EASEMENT, A DISTANCE OF 685.90'; THENCE DEPARTING AFORESAID LINE S89°00'10"W A DISTANCE OF 235.47' TO AN INTERSECTION WITH THE WESTERLY LINE OF AFORESAID FLORIDA POWER AND LIGHT EASEMENT AND THE EASTERLY BOUNDARY LINE OF A PARCEL DESCRIBED IN EXHIBIT A, AS RECORDED IN OFFICIAL RECORDS BOOK 1437, PAGE 958, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; THENCE ALONG THE NORTHERLY BOUNDARY LINE OF AFOREDESCRIBED PARCEL, S52°59'29"W A DISTANCE OF 16.89'; THENCE S53°02'55"W A DISTANCE OF 47.26'; THENCE S58°40'13"W A DISTANCE OF 34.27'; THENCE S63°48'20"W A DISTANCE OF 26.83'; THENCE S73°20'42"W A DISTANCE OF 34.36'; THENCE S74°32'39"W A DISTANCE OF 39.23'; THENCE N78°20'10"W A DISTANCE OF 32.00'; THENCE N76°52'13"W A DISTANCE OF 50.00'; THENCE N84°41'14"W A DISTANCE OF 32.53'; THENCE N23°51'30"W A DISTANCE OF 147.86'; THENCE S65°56'34"W A DISTANCE OF 219.53'; THENCE S24°16'39"E A DISTANCE OF 115.58'; THENCE S65°12'19"W A DISTANCE OF 80.94' TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE, CONCAVE NORTHERLY, HAVING A DELTA OF  $D=032^{\circ}55'39''$ , A RADIUS OF  $R=113.43'$ , AN ARC LENGTH OF  $L=65.19'$ , A CHORD BEARING OF  $CB=S81^{\circ}39'59''W$ , AND A CHORD DISTANCE OF  $CH=64.30'$  TO A POINT OF TANGENCY; THENCE N80°30'36"W A DISTANCE OF 105.52'; THENCE N81°00'19"W A DISTANCE OF 27.37' TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE, CONCAVE SOUTHERLY, HAVING A DELTA OF  $D=008^{\circ}59'23''$ , A RADIUS OF  $R=1175.00'$ , AN ARC LENGTH OF  $L=109.97'$ ,

A CHORD BEARING OF  $CB=N85^{\circ}30'00''W$ , AND A CHORD DISTANCE OF  $CH=109.85'$  TO A POINT OF TANGENCY; THENCE  $S86^{\circ}44'13''W$  A DISTANCE OF  $105.93'$ ; THENCE  $N48^{\circ}40'37''W$  A DISTANCE OF  $62.22'$  TO AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY OF HUNTER'S RIDGE BOULEVARD (80' R/W) AND THE WESTERLY BOUNDARY LINE OF AFOREDESCRIBED PARCEL, AS RECORDED IN OFFICIAL RECORDS BOOK 1437, PAGE 958, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY AND THE WESTERLY BOUNDARY LINE OF SAID PARCEL,  $N46^{\circ}36'15''W$  A DISTANCE OF  $117.25'$  TO AN INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY OF HUNTER'S RIDGE BOULEVARD (80' R/W) AND THE EASTERLY BOUNDARY LINE OF THE SUBDIVISION PLAT OF HUNTINGTON WOODS AT HUNTERS RIDGE - PHASE 1, AS RECORDED IN MAP BOOK 37, PAGES 65-69, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY  $S85^{\circ}52'06''W$ , ALONG THE NORTHERLY BOUNDARY LINE OF HUNTINGTON WOODS AT HUNTERS RIDGE - PHASE 1, A DISTANCE OF  $34.60'$  TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE, CONCAVE NORTHERLY, HAVING A DELTA OF  $D=018^{\circ}43'30''$ , A RADIUS OF  $R=440.00'$ , AN ARC LENGTH OF  $L=143.80'$ , A CHORD BEARING OF  $CB=N84^{\circ}46'09''W$ , AND A CHORD DISTANCE OF  $CH=143.16'$  TO A POINT OF REVERSE CURVE; THENCE ALONG SAID CURVE, CONCAVE SOUTHERLY, HAVING A DELTA OF  $D=018^{\circ}43'30''$ , A RADIUS OF  $R=660.00'$ , AN ARC LENGTH OF  $L=215.70'$ , A CHORD BEARING OF  $CB=N84^{\circ}46'09''W$ , AND A CHORD DISTANCE OF  $CH=214.74'$  TO A POINT OF TANGENCY; THENCE  $S85^{\circ}52'06''W$  A DISTANCE OF  $255.50'$ ; THENCE  $S04^{\circ}07'54''E$  A DISTANCE OF  $135.00'$ ; THENCE  $S86^{\circ}52'06''W$  A DISTANCE OF  $243.72'$  TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE, CONCAVE SOUTHERLY, HAVING A DELTA OF  $D=011^{\circ}30'15''$ , A RADIUS OF  $R=775.00'$ , AN ARC LENGTH OF  $L=155.61'$ , A CHORD BEARING OF  $CB=S80^{\circ}06'59''W$ , AND A CHORD DISTANCE OF  $CH=155.35'$  TO A POINT; THENCE  $N30^{\circ}58'16''W$  A DISTANCE OF  $157.59'$ ; THENCE  $S59^{\circ}01'44''W$  A DISTANCE OF  $660.00'$ ; THENCE  $S30^{\circ}58'16''E$  A DISTANCE OF  $130.00'$ ; THENCE  $S59^{\circ}01'44''W$ , A DISTANCE OF  $236.45'$  TO A POINT ON THE WESTERLY BOUNDARY LINE OF HUNTINGTON WOODS AT HUNTERS RIDGE - PHASE 1, AS RECORDED IN MAP BOOK 37, PAGES 65-69; THENCE DEPARTING SAID WESTERLY BOUNDARY LINE,  $S59^{\circ}01'44''W$  ALONG THE NORTHERLY BOUNDARY LINE OF A PARCEL DESCRIBED IN EXHIBIT A, AS RECORDED IN OFFICIAL RECORDS BOOK 1424, PAGE 42, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, DISTANCE OF  $349.67'$ ; THENCE CONTINUE ALONG SAID NORTHERLY BOUNDARY LINE  $N42^{\circ}15'29''W$ , A DISTANCE OF  $307.67'$  TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF AIRPORT ROAD (100' R/W); THENCE ALONG SAID RIGHT-OF-WAY  $S54^{\circ}30'43''W$  A DISTANCE OF  $802.46'$  TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE IN THE SOUTHERLY RIGHT-OF-WAY OF AIRPORT ROAD, CONCAVE SOUTHERLY, HAVING A DELTA OF  $D=003^{\circ}45'03''$ , A RADIUS OF  $R=2700.00'$ , AN ARC LENGTH OF  $L=176.76'$ , A CHORD BEARING OF  $CB=S52^{\circ}38'11''W$ , AND A CHORD DISTANCE OF  $CH=176.73'$  TO A POINT; THENCE DEPARTING SAID RIGHT-OF-WAY  $S43^{\circ}21'02''E$ , ALONG THE WESTERLY BOUNDARY LINE OF SAID PARCEL, A DISTANCE OF  $1644.15'$  TO A POINT ON A NON-TANGENT CURVE; THENCE ALONG SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A DELTA OF  $D=032^{\circ}35'38''$ , A RADIUS OF  $R=774.39'$ , AN ARC LENGTH OF  $L=440.53'$ , A CHORD BEARING OF  $CB=S60^{\circ}09'58''E$ , AND A CHORD DISTANCE OF  $CH=434.61'$  TO A POINT OF REVERSE CURVE; THENCE ALONG SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A DELTA OF  $D=018^{\circ}02'14''$ , A RADIUS OF  $R=743.08'$ , AN ARC LENGTH OF  $L=233.93'$ , A CHORD BEARING OF  $CB=S66^{\circ}23'34''E$ , AND A CHORD DISTANCE OF  $CH=232.96'$  TO A POINT OF INTERSECTION WITH THE WESTERLY BOUNDARY LINE OF AFOREDESCRIBED PARCEL, AS RECORDED IN OFFICIAL RECORDS BOOK 1424, PAGE 42, AND THE SOUTHERLY LINE OF SECTION 22, TOWNSHIP 14 SOUTH, RANGE 31 EAST; THENCE ALONG THE SOUTH LINE OF SECTION 22,  $S88^{\circ}59'50''W$  A DISTANCE OF  $935.72'$  TO A POINT OF INTERSECTION WITH THE WEST LINE OF SECTION 22; THENCE DEPARTING SAID INTERSECTION, ALONG THE

SOUTH LINE OF SECTION 21, S88°05'26"W A DISTANCE OF 3955.28'; THENCE DEPARTING THE SOUTH LINE OF SECTION 21 N24°21'45"E A DISTANCE OF 276.51'; THENCE N29°49'06"E A DISTANCE OF 645.54' TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A DELTA OF  $D=042^{\circ}18'27''$ , A RADIUS OF  $R=917.00'$ , AN ARC LENGTH OF  $L=677.12'$ , A CHORD BEARING OF  $CB=N50^{\circ}58'19''E$ , AND A CHORD DISTANCE OF  $CH=661.84'$  TO A POINT OF REVERSE CURVE; THENCE ALONG SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A DELTA OF  $D=018^{\circ}32'46''$ , A RADIUS OF  $R=812.00'$ , AN ARC LENGTH OF  $L=262.84'$ , A CHORD BEARING OF  $CB=N62^{\circ}51'10''E$ , AND A CHORD DISTANCE OF  $CH=261.69'$  TO A POINT OF TANGENCY; THENCE N51°35'29"E A DISTANCE OF 974.13'; THENCE S53°38'41"E A DISTANCE OF 894.33'; THENCE S14°10'38"E A DISTANCE OF 51.47' TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF AIRPORT ROAD (100' R/W); THENCE ALONG SAID RIGHT-OF-WAY N44°48'33"E A DISTANCE OF 249.66' TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE IN THE RIGHT-OF-WAY OF AIRPORT ROAD, CONCAVE SOUTHEASTERLY, HAVING A DELTA OF  $D=007^{\circ}45'44''$ , A RADIUS OF  $R=2800.00'$ , AN ARC LENGTH OF  $L=379.34'$ , A CHORD BEARING OF  $CB=N48^{\circ}41'25''E$ , AND A CHORD DISTANCE OF  $CH=379.05'$  TO A POINT; THENCE DEPARTING SAID RIGHT-OF-WAY N33°53'03"W A DISTANCE OF 538.61'; THENCE N01°13'55"E A DISTANCE OF 234.10'; THENCE N64°21'36"W A DISTANCE OF 226.21'; THENCE N33°37'40"W A DISTANCE OF 508.06'; THENCE N40°56'30"W A DISTANCE OF 898.99'; THENCE N43°13'25"W A DISTANCE OF 749.86'; THENCE N01°41'45"W A DISTANCE OF 639.77' TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION LYING WITHIN AIRPORT ROAD/HUNTER'S RIDGE BOULEVARD EXTENSION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 37, PAGES 38 AND 39, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

ALSO EXCEPTING FROM THE ABOVE DESCRIBED TRACT 5, THOSE CERTAIN LANDS DESCRIBED ABOVE AS TRACT 2, PARCEL 1 OF TRACT 3, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 2 (FLAGLER COUNTY: VILLAGE CENTER PARCEL, SUBDIVISION "A" PHASE-1 PARCEL, SUBDIVISION "A" PHASE-2 PARCEL AND SUBDIVISION "B" PARCEL)

LEGAL DESCRIPTION: VILLAGE CENTER PARCEL AS CREATED BY SURVEYOR:  
 A PORTION OF SECTION 22, TOWNSHIP 14 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;  
 AS A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 21; THENCE NORTH  $01^{\circ}17'59''$  WEST ALONG THE EASTERLY LINE OF AFORESAID SECTION 21 A DISTANCE OF 3781.04 FEET; THENCE NORTH  $59^{\circ}56'22''$  EAST, A DISTANCE OF 897.73 FEET TO THE POINT OF BEGINNING; THENCE NORTH  $00^{\circ}02'41''$  WEST, A DISTANCE OF 995.07 FEET TO THE SOUTHERLY RIGHT OF WAY OF A 60 FOOT PROPOSED RIGHT OF WAY AND THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 2970.00 FEET AND A CENTRAL ANGLE OF  $01^{\circ}38'32''$ ; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 85.12 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS NORTH  $88^{\circ}10'26''$  EAST, A DISTANCE OF 85.12 FEET TO THE END OF SAID CURVE; THENCE CONTINUE ALONG THE SAID SOUTHERLY RIGHT OF WAY, NORTH  $88^{\circ}59'42''$  EAST, A DISTANCE OF 384.95 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 2970.00 FEET AND A CENTRAL ANGLE OF  $00^{\circ}23'56''$ ; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 20.68 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS NORTH  $89^{\circ}11'40''$  EAST, A DISTANCE OF 20.68 FEET TO THE END OF SAID CURVE; THENCE NORTH  $89^{\circ}23'38''$  EAST, A DISTANCE OF 345.12 FEET TO THE BEGINNING OF A

CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF  $91^{\circ} 16' 44''$ ; THENCE EASTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 79.66 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS SOUTH  $44^{\circ} 58' 00''$  EAST, A DISTANCE OF 71.50 FEET TO THE END OF SAID CURVE AND TO THE WESTERLY RIGHT OF WAY OF HUNTERS RIDGE BOULEVARD AN 80 FOOT PROPOSED RIGHT OF WAY; THENCE ALONG SAID WESTERLY RIGHT OF WAY THE SOUTH  $00^{\circ} 40' 23''$  WEST, A DISTANCE OF 116.48 FEET TO THE BEGINNING OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 440.00 FEET AND A CENTRAL ANGLE OF  $46^{\circ} 32' 03''$ ; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 357.36 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS SOUTH  $22^{\circ} 35' 39''$  EAST, A DISTANCE OF 347.61 FEET TO THE END OF SAID CURVE; THENCE SOUTH  $45^{\circ} 51' 40''$  EAST, A DISTANCE OF 102.77 FEET TO THE BEGINNING OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 860.00 FEET AND A CENTRAL ANGLE OF  $19^{\circ} 32' 08''$ ; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 293.22 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS SOUTH  $36^{\circ} 05' 36''$  EAST, A DISTANCE OF 291.81 FEET TO THE END OF SAID CURVE; THENCE SOUTH  $76^{\circ} 38' 04''$  WEST, A DISTANCE OF 141.62 FEET; THENCE SOUTH  $11^{\circ} 49' 22''$  EAST, A DISTANCE OF 119.51 FEET; THENCE SOUTH  $55^{\circ} 30' 15''$  EAST, A DISTANCE OF 247.69 FEET; THENCE SOUTH  $13^{\circ} 04' 11''$  EAST, A DISTANCE OF 472.22 FEET AND ALONG A PORTION OF THE WESTERLY RIGHT OF WAY OF HUNTERS RIDGE BOULEVARD A 80 FOOT RIGHT OF WAY PER RECORD TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF  $71^{\circ} 02' 04''$ ; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 30.99 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS SOUTH  $22^{\circ} 26' 51''$  WEST, A DISTANCE OF 29.05 FEET TO THE END OF SAID CURVE AND TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 175.00 FEET AND A CENTRAL ANGLE OF  $49^{\circ} 02' 49''$ ; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 149.81 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS SOUTH  $33^{\circ} 26' 28''$  WEST, A DISTANCE OF 145.27 FEET TO THE END OF SAID CURVE AND TO THE BEGINNING OF A REVERSE CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF  $67^{\circ} 20' 02''$ ; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 29.38 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS SOUTH  $42^{\circ} 35' 04''$  WEST, A DISTANCE OF 27.72 FEET TO THE END OF SAID CURVE AND TO THE NORTHERLY RIGHT OF WAY OF AIRPORT ROAD A 100 FOOT RIGHT OF WAY OF RECORD AND TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1700.00 FEET AND A CENTRAL ANGLE OF  $21^{\circ} 05' 51''$ ; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 625.98 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS SOUTH  $65^{\circ} 42' 21''$  WEST, A DISTANCE OF 622.45 FEET TO THE END OF SAID CURVE; THENCE CONTINUE ALONG SAID NORTHERLY RIGHT OF WAY OF AIRPORT ROAD SOUTH  $55^{\circ} 09' 25''$  WEST, A DISTANCE OF 108.81 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY NORTH  $19^{\circ} 50' 37''$  WEST, A DISTANCE OF 1017.44 FEET; THENCE NORTH  $78^{\circ} 54' 37''$  WEST, A DISTANCE OF 356.16 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION: SUBDIVISION "A" PHASE-1 PARCEL AS CREATED BY SURVEYOR: A PORTION OF SECTION 21 & 22, TOWNSHIP 14 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; AS A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 21; THENCE NORTH  $01^{\circ} 17' 59''$  WEST ALONG THE EASTERLY LINE OF AFORESAID SECTION 21 A DISTANCE OF 3781.04 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH  $59^{\circ} 56' 22''$  WEST, A DISTANCE OF 144.30 FEET; THENCE SOUTH  $56^{\circ} 39' 07''$



WEST, A DISTANCE OF 363.40 FEET; THENCE NORTH  $16^{\circ} 07' 37''$  WEST, A DISTANCE OF 1010.85 FEET TO THE SOUTHERLY LINE OF A 60 FOOT PROPOSED RIGHT OF WAY AND TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 400.00 FEET AND A CENTRAL ANGLE OF  $28^{\circ} 21' 10''$ ; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 197.94 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS NORTH  $64^{\circ} 34' 56''$  EAST, A DISTANCE OF 195.93 FEET TO THE END OF SAID CURVE; THENCE CONTINUE ALONG SAID SOUTHERLY RIGHT OF WAY NORTH  $50^{\circ} 24' 21''$  EAST, A DISTANCE OF 737.64 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 670.00 FEET AND A CENTRAL ANGLE OF  $30^{\circ} 49' 26''$ ; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 360.44 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS NORTH  $65^{\circ} 49' 04''$  EAST, A DISTANCE OF 356.11 FEET TO THE END OF SAID CURVE; THENCE NORTH  $81^{\circ} 13' 47''$  EAST, A DISTANCE OF 42.48 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 130.00 FEET AND A CENTRAL ANGLE OF  $149^{\circ} 52' 19''$ ; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY SOUTHERLY, EASTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 340.05 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS NORTH  $82^{\circ} 57' 05''$  EAST, A DISTANCE OF 251.07 FEET TO THE END OF SAID CURVE AND TO THE SOUTHERLY LINE OF SAID 60 FOOT PROPOSED RIGHT OF WAY AND TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 2970.00 FEET AND A CENTRAL ANGLE OF  $02^{\circ} 23' 56''$ ; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 124.35 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS NORTH  $86^{\circ} 09' 12''$  EAST, A DISTANCE OF 124.34 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY SOUTH  $00^{\circ} 02' 41''$  EAST, A DISTANCE OF 995.07 FEET; THENCE SOUTH  $59^{\circ} 56' 22''$  WEST, A DISTANCE OF 897.73 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION: SUBDIVISION "A" PHASE-2 PARCEL AS CREATED BY SURVEYOR: A PORTION OF SECTION 21, TOWNSHIP 14 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; AS A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 21; THENCE NORTH  $01^{\circ} 17' 59''$  WEST ALONG THE EASTERLY LINE OF AFORESAID SECTION 21 A DISTANCE OF 3781.04 FEET; THENCE DEPARTING SAID SECTION LINE SOUTH  $59^{\circ} 56' 22''$  WEST, A DISTANCE OF 144.30 FEET; THENCE SOUTH  $56^{\circ} 39' 07''$  WEST, A DISTANCE OF 363.40 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE SOUTH  $56^{\circ} 39' 07''$  WEST, A DISTANCE OF 1252.49 FEET; THENCE NORTH  $33^{\circ} 25' 01''$  WEST, A DISTANCE OF 1242.94 FEET; THENCE NORTH  $24^{\circ} 56' 00''$  EAST, A DISTANCE OF 481.17 FEET; THENCE SOUTH  $52^{\circ} 22' 16''$  EAST, A DISTANCE OF 188.47 FEET TO THE NORTHERLY RIGHT OF WAY OF A 50 FOOT PROPOSED RIGHT OF WAY AND TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 400.00 FEET AND A CENTRAL ANGLE OF  $10^{\circ} 41' 26''$ ; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 74.63 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS NORTH  $47^{\circ} 07' 51''$  EAST, A DISTANCE OF 74.53 FEET TO THE END OF SAID CURVE; THENCE NORTH  $52^{\circ} 28' 34''$  EAST, A DISTANCE OF 15.07 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 130.00 FEET AND A CENTRAL ANGLE OF  $177^{\circ} 11' 44''$ ; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY AND SOUTHERLY, EASTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 402.04 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS NORTH  $64^{\circ} 57' 58''$  EAST, A DISTANCE OF 259.92 FEET TO THE END OF SAID CURVE AND TO THE SOUTHERLY LINE OF A 60 FOOT PROPOSED RIGHT OF WAY AND ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF

590.00 FEET AND A CENTRAL ANGLE OF  $39^{\circ} 20' 42''$ ; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 405.15 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS NORTH  $71^{\circ} 09' 39''$  EAST, A DISTANCE OF 397.24 FEET TO THE END OF SAID CURVE; THENCE CONTINUE ALONG SAID SOUTHERLY RIGHT OF WAY SOUTH  $89^{\circ} 10' 00''$  EAST, A DISTANCE OF 336.10 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 400.00 FEET AND A CENTRAL ANGLE OF  $12^{\circ} 04' 29''$ ; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 84.30 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS NORTH  $84^{\circ} 47' 45''$  EAST, A DISTANCE OF 84.14 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY SOUTH  $16^{\circ} 07' 37''$  EAST, A DISTANCE OF 1010.85 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION: SUBDIVISION "B" PARCEL AS CREATED BY SURVEYOR:

A PORTION OF SECTION 22, TOWNSHIP 14 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;  
 AS A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 22; THENCE NORTH  $01^{\circ} 17' 59''$  WEST ALONG THE WESTERLY LINE OF AFORESAID SECTION 22 A DISTANCE OF 5262.99 FEET TO THE NORTHWEST CORNER OF SAID SECTION 22; THENCE NORTH  $88^{\circ} 15' 41''$  EAST ALONG THE NORTH LINE OF SAID SECTION 22, A DISTANCE OF 2473.29 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH  $88^{\circ} 15' 41''$  EAST ALONG SAID NORTH LINE OF SECTION 22, A DISTANCE OF 1048.02 FEET TO THE WESTERLY LINE OF A 236 FOOT WIDE FLORIDA POWER & LIGHT COMPANY EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 1335, PAGE 500, IN THE PUBLIC RECORDS OF VOLUSIA COUNTY AND DEED BOOK 38, PAGE 50, IN THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; THENCE SOUTH  $01^{\circ} 00' 05''$  EAST ALONG SAID WESTERLY LINE OF SAID EASEMENT, A DISTANCE OF 1521.83 FEET TO THE INTERSECTION WITH THE NORTHERLY RIGHT OF WAY OF AIRPORT ROAD A 100 FOOT RIGHT OF WAY PER RECORD AND TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1400.00 FEET AND A CENTRAL ANGLE OF  $02^{\circ} 40' 59''$ ; THENCE WESTERLY ALONG THE SAID RIGHT OF WAY AND ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 65.56 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS SOUTH  $74^{\circ} 35' 44''$  WEST, A DISTANCE OF 65.55 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY NORTH  $84^{\circ} 20' 38''$  WEST, A DISTANCE OF 82.69 FEET; THENCE NORTH  $12^{\circ} 19' 05''$  WEST, A DISTANCE OF 254.77 FEET; TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF  $84^{\circ} 27' 57''$ ; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 44.23 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS NORTH  $54^{\circ} 33' 04''$  WEST, A DISTANCE OF 40.33 FEET TO THE END OF SAID CURVE; THENCE SOUTH  $83^{\circ} 12' 57''$  WEST, A DISTANCE OF 125.15 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF  $85^{\circ} 47' 16''$ ; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 44.92 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS SOUTH  $40^{\circ} 19' 20''$  WEST, A DISTANCE OF 40.84 FEET TO THE END OF SAID CURVE; THENCE SOUTH  $02^{\circ} 34' 18''$  EAST, A DISTANCE OF 249.48 FEET; THENCE SOUTH  $53^{\circ} 07' 43''$  WEST, A DISTANCE OF 138.20 FEET TO THE AFORESAID NORTHERLY RIGHT OF WAY OF AIRPORT ROAD; THENCE ALONG SAID NORTHERLY AND EASTERLY RIGHT OF WAY OF AIRPORT ROAD SOUTH  $76^{\circ} 55' 49''$  WEST, A DISTANCE OF 554.87 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF  $67^{\circ} 58' 32''$ ; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 29.66 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS NORTH  $69^{\circ} 04' 55''$  WEST,

A DISTANCE OF 27.95 FEET TO THE END OF SAID CURVE AND TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 175.00 FEET AND A CENTRAL ANGLE OF 49°00'36"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 149.69 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS NORTH 59°35'57" WEST, A DISTANCE OF 145.17 FEET TO THE END OF SAID CURVE AND TO THE BEGINNING OF A REVERSE CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 71°02'04"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 30.99 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS NORTH 48°35'13" WEST, A DISTANCE OF 29.05 FEET TO THE END OF SAID CURVE; THENCE NORTH 13°04'11" WEST, A DISTANCE OF 205.77 FEET; THENCE DEPARTING AFORESAID RIGHT OF WAY OF AIRPORT ROAD NORTH 76°55'49" EAST, A DISTANCE OF 130.00 FEET; THENCE NORTH 13°04'11" WEST, A DISTANCE OF 120.00 FEET; THENCE SOUTH 76°55'49" WEST, A DISTANCE OF 130.00 FEET; THENCE NORTH 13°04'11" WEST, A DISTANCE OF 231.38 FEET; THENCE NORTH 88°15'41" EAST, A DISTANCE OF 281.00 FEET; THENCE NORTH 01°44'19" WEST, A DISTANCE OF 1076.91 FEET TO THE POINT OF BEGINNING.

TRACT 3 (FLAGLER AND VOLUSIA COUNTIES):

PARCEL 1 (FLAGLER COUNTY):

A PORTION OF SECTION 22, TOWNSHIP 14 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: AS A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 22; THENCE N01°17'59"W ALONG THE WESTERLY LINE OF AFORESAID SECTION 22 A DISTANCE OF 2145.06 FEET TO THE INTERSECTION OF SAID WESTERLY LINE AND THE CENTERLINE OF AIRPORT ROAD A 100 FOOT RIGHT OF WAY OF RECORD; THENCE DEPARTING SAID WESTERLY LINE OF SECTION 22 AND ALONG THE CENTERLINE OF AFORESAID AIRPORT ROAD N55°09'25"E A DISTANCE OF 1891.80 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1650.00 FEET AND A CENTRAL ANGLE OF 05°50'25"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, 168.19 FEET; THENCE DEPARTING SAID CENTERLINE S29°00'09"E, A DISTANCE OF 50.00 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SAID AIRPORT ROAD AND THE POINT OF BEGINNING AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1600.00 FEET, A CENTRAL ANGLE OF 01°29'42" AND A CHORD BEARING N61°44'30"E; THENCE EASTERLY ALONG SAID RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, 41.75 FEET; THENCE DEPART SAID RIGHT OF WAY LINE S06°31'16"W, 98.11 FEET; THENCE S52°36'35"E, 87.90 FEET; THENCE N75°35'25"E, 186.17 FEET; THENCE N07°38'09"W, 167.17 FEET; THENCE N19°01'48"E, 38.49 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SAID AIRPORT ROAD AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1600.00 FEET, A CENTRAL ANGLE OF 04°46'03" AND A CHORD BEARING N73°48'25"E; THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, 133.13 FEET TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 68°40'31"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, 29.97 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 175.00 FEET AND A CENTRAL ANGLE OF 48°58'12"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, 149.57 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 71°02'04"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, 30.99 FEET TO THE WESTERLY RIGHT OF WAY LINE OF HUNTERS RIDGE BOULEVARD AN 80 FOOT RIGHT OF WAY OF RECORD; THENCE ALONG SAID HUNTERS RIDGE BOULEVARD THE NEXT THREE COURSES AND DISTANCES:

S13°04'11"E, 211.66 FEET TO THE BEGINNING OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1200.00 FEET AND A CENTRAL ANGLE OF 09°34'48"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, 200.64 FEET; THENCE S03°29'23"E, 74.00 FEET; THENCE DEPARTING THE SAID WESTERLY RIGHT OF WAY LINE OF HUNTERS RIDGE BOULEVARD S87°25'04"W, 85.25 FEET; THENCE S49°06'53"W, 96.01 FEET; THENCE S04°43'06"E, 118.87 FEET TO THE NORTHERLY BOUNDARY LINE OF HUNTINGTON WOODS AT HUNTER'S RIDGE-PHASE I, AS RECORDED IN MAP BOOK 37, PAGES 65 THROUGH 69, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA AND TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 440.00 FEET, A CENTRAL ANGLE OF 02°18'20" AND A CHORD BEARING N75°55'03"W; THENCE WESTERLY ALONG SAID NORTHERLY BOUNDARY LINE AND THE ARC OF SAID CURVE, 17.71 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 660.00 FEET AND A CENTRAL ANGLE OF 18°43'30"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY BOUNDARY LINE, 215.70 FEET; THENCE S86°30'37"W ALONG SAID NORTHERLY BOUNDARY LINE, 236.65 FEET; THENCE DEPART SAID NORTHERLY BOUNDARY LINE N27°01'57"E, 98.07 FEET; THENCE N06°41'27"W, 166.17 FEET; THENCE N37°07'41"W, 32.51 FEET; THENCE N06°33'25"W, 145.98 FEET; THENCE S74°29'25"W, 75.63 FEET; THENCE N66°49'20"W, 126.13 FEET; THENCE S88°28'40"W, 61.53 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SAID AIRPORT ROAD; THENCE N55°09'25"E ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 109.09 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1600.00 FEET AND A CENTRAL ANGLE OF 05°50'26"; THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, 163.10 FEET TO THE POINT OF BEGINNING.

Official Document

# GARDENSIDE PHASE II AT ORMOND STATION AT HUNTER'S RIDGE PUD DEVELOPMENT AGREEMENT

## 1.0 INTRODUCTION

This Development Agreement (Agreement) governs Iris Phase II at Hunter's Ridge which shall be now known as Gardenside Phase II at Ormond Station (Subdivision) on approximately 32.96 acres of land, in addition to 7.19 acres of off-site land for roadway and utility improvements, located generally north of Airport Road and east of Iris Branch Boulevard within the Hunter's Ridge DRI, as set forth in that certain Resolution No. 2010-61 recorded in Official Records Book 1803, Page 648, Amended 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, Resolution No. 2022-31 recorded June 24, 2022 in Book 2700, Page 923, Resolution No. 2023-18 recorded March 17, 2023 in Official Records Book 2764, Page 762, all in the Public Records of Flagler County, Florida (hereinafter referred to as "Hunter's Ridge DRI") and being more particularly described in Exhibit A, attached hereto (hereinafter referred to as the "Property"). The Property is owned by US Capital Alliance, LLC, a Florida Limited Liability Company (Owner). For purposes of this Agreement, the Owner's address is 880 Airport Road, Suite 113, Ormond Beach, Florida 32174.

## 2.0 SUBDIVISION DESCRIPTION

2.1 Low Density Single Family Residential. The Subdivision is currently part of the Hunter's Ridge Development of Regional Impact (DRI) and consistent with said DRI, the subject property shall be developed as a single-family community containing private common areas with entry features and with roadway tracts. The Subdivision shall consist of a maximum of 89 single-family lots, subject to available water and wastewater capacity. The Site Development Plan for Gardenside Phase II at Ormond Station (formerly known as Iris Phase II at Hunter's Ridge) is generally outlined below and depicted on the PUD Site Development Plan, which is attached as Exhibit B hereto (Site Development Plan).

### 2.2 Temporary Sales and Construction Trailers and Model Homes.

(a) Construction trailers may be permitted on any lot within the Subdivision prior to final plat approval in conjunction with the issuance and continuation of a land development permit. Construction trailers may not remain within the Subdivision following the expiration or completion of a land development permit.

(b) Model homes may be permitted following final plat approval. A maximum of five of the lots may be used for model homes and a maximum of three model homes may be used as temporary sales centers.

2.3 Common Areas. Common areas (labeled as Tracts on the Site Development Plan) are located throughout the Subdivision and shall include open space, landscape areas, recreation (active and passive), conservation areas, required buffers and retention

ponds and may include entrance features. Common areas shall be maintained by the Ormond Station Homeowners Association, Inc. their successors and assigns. Maintenance responsibilities shall be designated and accepted at the time of platting through appropriate dedications.

2.4 Variances. Variance requests shall be subject to Flagler County's variance procedures as provided for in the Flagler County Land Development Code (FCLDC).

### **3.0 DEVELOPMENT PLAN**

#### **3.1 Plan Overview.**

(a) The Site Development Plan, Exhibit B, depicts the general layout of the entire development plan. The exact location of structures, lot lines, roadways, internal landscape buffers, drainage facilities, and other improvements shown on the Site Development Plan may be modified during the plat(s) review process.

(b) Adjustments to the Site Development Plan are anticipated to occur during the plat review processes. Revisions that meet the intent and purpose of the DRI and Flagler County's Comprehensive Plan and the FCLDC may be approved by the County Administrator or designee, as long as the substantial integrity of the Site Development Plan and the development standards contained herein are maintained. Any modification to the Site Development Plan that increases the density or types of development or reduces the total amount or type of open space, or decreases the size of the buffer, shall require the approval of the Flagler County Board of County Commissioners following the review and recommendation of the Flagler County Planning and Development Board.

(c) The Subdivision may be developed in multiple phases. All infrastructure necessary to support each phase of the Subdivision shall be constructed within that phase as a condition of this Site Development Plan approval. Adequate emergency vehicle access and turn-arounds shall be provided at all times.

### **4.0 LAND DEVELOPMENT CODE APPLICABILITY**

4.1 Except as otherwise set forth in the DRI and in this Agreement, the FCLDC shall apply to development of the Property. The requirements of the Hunter's Ridge DRI shall be adhered to. The requirements of this Agreement supersede any inconsistent provisions of the FCLDC or other ordinances of Flagler County.

4.2 Stormwater. Stormwater runoff from the development will be conveyed to on-site storm water retention systems by means of curb and gutter and an underground drainage pipe system.

4.3 Roadways. Internal access to all residential structures shall be provided by roadway tracts. Ownership and maintenance responsibility for all roadways within the Property lies with the Ormond Station Community Development District. Internal roadway tracts shall have a minimum width of fifty (50) feet unless otherwise approved by Flagler County. Roadway pavement widths shall be a minimum of twenty (20) feet. One (1)

entrance road off a northern extension road and one (1) entrance road off Airport Rd. shall be provided as indicated on Exhibit B. Each applicant for a building permit within the Subdivision is required to pay applicable transportation impact fees to Flagler County in addition to an assessment fee by Volusia County equal to Volusia County's impact fee. All roadways in the Site Development Plan to be prepared and approved shall be roadway tracts, but will be subject to a perpetual, non-exclusive public access and this public right shall be reflected on the final plat.

4.4 Landscaping. Efforts to preserve and enhance the existing landscape will be achieved through supplemental landscaping that will blend with the natural vegetation while also accentuating the residential areas, entrances and other common spaces. The Owner shall plant and maintain a minimum of two (2) trees, either live oak, magnolia or other tree referenced in the FCLDC as a shade tree for every dwelling unit constructed. . All reasonable efforts shall be made to preserve existing native oak trees and vegetation on the site. Index tree protection shall comply with the FCLDC. General landscaping around lots, roadways, entrances, residential buildings, and other common areas will be landscaped with native plant materials in accordance with the FCLDC and the Hunter's Ridge DRI as adopted or amended. All landscape areas will have supplemental irrigation. Flexibility of this Site Development Plan allows for further refinement of site development, landscaping and preservation of existing vegetation. Water wise landscaping shall be used. Once reuse water is available to the Subdivision no new irrigation wells shall be allowed.

4.5 Signage. Gardenside Phase II at Ormond Station signage shall be designed, constructed and located as reflected in the Site Development Plan and such signs may be lighted (with lighting directed away from traffic), and shall be a maximum of eight feet (8') tall, with a message area no greater than eighty (80) square feet in size for the main entrance. Secondary entrance signs shall be a maximum of six feet (6') tall, with a message area no greater than thirty-two (32) square feet in size. Signs shall be set back from adjacent roadways sufficient to protect public safety and view angles consistent with provisions in the FCLDC.

4.6 Site Development Requirements. The dimensional requirements within the Subdivision will be as set forth in the table at Section 5.3 below.

4.7 Entry Features. The entrance/exit roads to the Subdivision shall be constructed in the approximate location as shown on the Site Development Plan. Vehicular access shall be designed to accommodate emergency vehicle access at these locations, pursuant to dimensional requirements defined by application of FCLDC.

4.8 Lighting. Street lighting fixtures shall be provided throughout the Subdivision by FPL. Additional landscape lighting may include low-level lighting and occasional accent lighting. The locations of such fixtures shall follow FDOT specifications for roadways and Flagler County requirements, as well as the Hunter's Ridge DRI requirements.

4.9 Maintenance. Except as otherwise provided for herein, the common areas including drainage tracts and conservation tracts will be maintained by the Ormond Station Homeowners Association, Inc., its successors or assigns.

## 5.0 SITE DEVELOPMENT PLAN

5.1 Plan Overview. The Site Development Plan, Exhibit B, depicts the general layout of the Subdivision, including the location of roadway tracts and development areas. All roadway tracts, utilities and stormwater structures shall be constructed within two (2) years from the Owner being authorized to commence construction on said improvements.

5.2 Zoning and Future Land Use Map (FLUM) Category. Flagler County's Comprehensive Plan designates the Gardenside Phase II at Ormond Station Subdivision as Mixed Use: Low-Intensity Low/Medium Density. The PUD zoning is consistent with this FLUM category.

### 5.3 Site Development Requirements.

- (a) The following table lists the site development requirements that are applicable within the Subdivision. Variances may be granted by Flagler County in accordance with the FCLDC.

Table of Site Development Requirements

Minimum lot size	4,350 Sq. Ft.
Minimum lot width (measured at front setback)	40 feet
Minimum lot depth	110 feet
Minimum front setback	25 feet
Minimum rear setback	20 feet
Minimum side yard setback	5 feet
Minimum corner yard setback (40' Lots)	11 feet
Minimum corner yard setback (50' Lots)	12.5 feet
Minimum corner yard setback (60' Lots)	14 feet
Minimum accessory structure setback	5 feet
Maximum building height	35 feet
Maximum impervious lot coverage	65%
Minimum living area	1,250 Square Feet

- (b) Minimum finished floor elevation must comply with the FCLDC.

- (c) The only items allowed to be placed in the easements by the property owner shall be as permitted by Flagler County. All items placed in the easements, including items permitted by Flagler County, shall be removed and replaced at the sole expense of the property owner in the event access to the easement area is required for the installation, maintenance, repair or removal of easement-related improvements by Flagler County, the Hunter's Ridge Oaks Community Development District, the Ormond Station Homeowners Association, Inc., their successors or assigns, or other third party.



- 5.4 Emergency Services. Fire protection requirements for the Subdivision will be met through the use of hydrants installed on the Property by the Owner in accordance with Flagler County standards. The locations of wet hydrants will be shown on the final site construction plans.
- 5.5 Conservation Easement. The Owner shall record the conservation easements over the jurisdictional wetlands within the Subdivision meeting the requirements of Section 704.06, Florida Statutes, to protect the conserved wetlands and upland buffers on the Property. The conservation easements shall be dedicated to the St. Johns River Water Management District (District). The maintenance of the dedicated tract shall be performed by the Ormond Station Homeowners Association, Inc., unless otherwise specified by the District.
- 5.7 Wetland Buffer. The Owner shall comply with the District's minimum buffer standards and the Flagler County Comprehensive Plan and the FCLDC, whichever is more restrictive. The buffer areas shall be shown on final plat(s) and shall be maintained in their natural state free of structures.
- 5.8 Services. All services for this Subdivision including telephone, electricity, cable television, water, sewer, reuse and storm water management shall be provided by the responsible parties. Said services shall be placed in easements or roadway tracts granted at the time of final plat approval. Water and wastewater service shall be provided by the City of Ormond Beach pursuant to the terms of the Retail Water and Wastewater Service Agreement for the Hunter's Ridge Development in Flagler County dated 11-16-2009.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]  
[SIGNATURE PAGE TO FOLLOW]

**OWNER'S / APPLICANT'S CONSENT AND COVENANT:**

**COMES NOW**, the Owner on behalf of itself and its successors, assigns and transferees of any nature whatsoever, and consents to and agrees with the covenants to perform and fully abide by the provisions, terms, conditions and commitments set forth in this Agreement.

US CAPITAL ALLIANCE, LLC

a Florida limited liability company

By: Hunter's Ridge Acquisition and Development, LLC., a Delaware limited liability company, its Manager,

By: Hunter's Ridge Manager, LLC., a Delaware limited liability company, its Manager

By: \_\_\_\_\_  
Glen Fishman, Manager

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

The foregoing instrument was acknowledged before me by means of \_\_\_ physical presence or \_\_\_ online notarization on this \_\_\_\_\_ day of \_\_\_\_\_, 2023 by Glen Fishman Manager, US Capital Alliance, LLC, who is personally known to me or has produced a driver's license as identification.

\_\_\_\_\_  
Notary Public  
My commission expires:

**LENDER'S CONSENT AND COVENANT:**

**COMES NOW**, the Lender on behalf of itself and its successors, assigns a transferees of any nature whatsoever, and consents to and agrees with the covenants perform and fully abide by the provisions, terms, conditions and commitments set forth this Agreement.

METROPOLITAN PARTNERSGROUP MANAGEMENT, LLC

A New York Limited Liability Company

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

STATE OF NEW YORK  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of \_\_\_ physical presence or \_\_\_ online notarization, on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ by

\_\_\_\_\_, Metropolitan Partners Group Management, LLC, who is personally known to me or has produced a driver's license as identification.

\_\_\_\_\_  
Notary Public  
My commission expires:

EXHIBIT A  
LEGAL DESCRIPTION

DESCRIPTION:

A PARCEL OF LAND LYING IN SECTIONS 21 AND 22, TOWNSHIP 14 SOUTH, RANGE 31 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 22, TOWNSHIP 14 SOUTH RANGE 31 EAST, THENCE, SOUTH 87°41'47" WEST, ALONG THE NORTH LINE OF SECTION 22, A DISTANCE OF 4228.16 FEET; THENCE DEPARTING SAID SECTION LINE, SOUTH 02°14'49" EAST, A DISTANCE OF 203.10 FEET, TO THE POINT OF BEGINNING;

THENCE CONTINUE SOUTH 02°14'49" EAST, A DISTANCE OF 249.45 FEET; THENCE SOUTH 68°32'54" EAST, A DISTANCE OF 133.42 FEET; THENCE SOUTH 23°50'49" WEST, A DISTANCE OF 110.16 FEET; THENCE SOUTH 02°38'06" WEST, A DISTANCE OF 109.17 FEET; THENCE SOUTH 46°58'53" EAST, A DISTANCE OF 192.90 FEET; THENCE SOUTH 32°13'05" WEST, A DISTANCE OF 241.30 FEET; THENCE SOUTH 03°30'56" EAST A DISTANCE OF 132.06 FEET; THENCE SOUTH 82°13'26" EAST, A DISTANCE OF 97.94 FEET; THENCE SOUTH 28°45'43" EAST, A DISTANCE OF 308.12 FEET; THENCE SOUTH 53°15'40" EAST, A DISTANCE OF 114.25 FEET; THENCE SOUTH 00°38'07" EAST, A DISTANCE OF 55.06 FEET, TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 100.00 FEET. A CENTRAL ANGLE OF 68°32'39", AND A CHORD BEARING AND DISTANCE OF SOUTH 47°37'57" WEST, 112.62 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 119.63 FEET; THENCE SOUTH 13°21'42" WEST, A DISTANCE OF 72.69 FEET; THENCE SOUTH 09°13'23" EAST, A DISTANCE OF 106.86 FEET; THENCE SOUTH 66°44'15" WEST, A DISTANCE OF 164.39 FEET TO THE POINT OF TANGENCY; THENCE NORTH 76°18'23" EAST, A DISTANCE OF 105.68 FEET, TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 50.64 FEET, A CENTRAL ANGLE OF 185°59'33" AND A CHORD BEARING AND DISTANCE OF SOUTH 10°41'51" EAST, 101.14 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 164.39 FEET TO THE POINT OF TANGENCY; THENCE NORTH 76°18'23" EAST, A DISTANCE OF 37.65 FEET; THENCE SOUTH 10°17'22" EAST, A DISTANCE OF 62.54 FEET; THENCE SOUTH 39°17'05" EAST, A DISTANCE OF 71.65 FEET; THENCE SOUTH 16°18'08" EAST, A DISTANCE OF 59.54 FEET; THENCE SOUTH 35°29'18" EAST, A DISTANCE OF 43.54 FEET, TO THE NORTHERLY RIGHT-OF-WAY OF AIRPORT ROAD EXTENSION; THENCE SOUTH 54°30'42" WEST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 466.27 FEET, TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 32.00 FEET, A CENTRAL ANGLE OF 90°00'26" AND A CHORD BEARING DISTANCE OF NORTH 80°29'05" WEST, 45.26 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 50.27 FEET, TO A POINT OF TANGENCY; THENCE NORTH 35°28'52" WEST, A DISTANCE OF 433.46 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 3425.00 FEET, A CENTRAL ANGLE OF 15°48'19", A CHORD BEARING AND DISTANCE OF NORTH 47°09'01" WEST, 941.80 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 944.79 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 742.50 FEET, A CENTRAL ANGLE OF 53°29'57" AND A CHORD BEARING AND DISTANCE OF NORTH 28°55'28" WEST, 668.39 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF

693.30 FEET TO THE POINT OF TANGENCY; THENCE NORTH 02°10'30" WEST, A DISTANCE OF 456.07 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 160.00 FEET, A CENTRAL ANGLE OF 63°29'37" AND A CHORD BEARING AND DISTANCE OF NORTH 35°03'37" EAST, 168.37 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 177.31 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1095.00 FEET, A CENTRAL ANGLE OF 15°05'19" AND A CHORD BEARING AND DISTANCE OF NORTH 80°12'32" EAST, A DISTANCE OF 287.53 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 288.36 FEET TO THE POINT OF TANGENCY; THENCE NORTH 87°45'11" EAST, A DISTANCE OF 1034.03 FEET, THE POINT OF BEGINNING SAID PARCEL CONTAINING 60.063 ACRES, MORE OR LESS.

LESS AND ACCEPT

A PARCEL OF LAND SITUATED IN SECTIONS 21 & 22, TOWNSHIP 14 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 22, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID SECTION 21, THENCE SOUTH 1°08'50" EAST, ALONG THE WEST LINE OF SAID SECTION 22 AND ALONG THE EAST LINE OF SAID SECTION 21, A DISTANCE OF 1244.71 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING THE WEST LINE OF SAID SECTION 22 AND THE EAST LINE OF SAID SECTION 21, NORTH 87°57'48" EAST, A DISTANCE OF 36.36 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 210.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 65°01'49" EAST, 163.66 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 45°52'03", AN ARC LENGTH OF 168.11 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 65°16'01" EAST, 19.67 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 46°19'57", AN ARC LENGTH OF 20.22 FEET TO THE END OF SAID CURVE; THENCE NORTH 88°26'13" EAST, A DISTANCE OF 122.30 FEET; THENCE NORTH 79°47'28" EAST, A DISTANCE OF 818.86 FEET; THENCE SOUTH 2°52'51" EAST, A DISTANCE OF 132.06 FEET; THENCE SOUTH 81°35'20" EAST, A DISTANCE OF 97.94 FEET; THENCE SOUTH 28°07'37" EAST, A DISTANCE OF 308.12 FEET; THENCE SOUTH 52°37'35" EAST, A DISTANCE OF 114.25 FEET; THENCE SOUTH 0°00'01" EAST, A DISTANCE OF 54.82 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 100.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 48°16'31" WEST, 112.62 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 68°32'35", AN ARC LENGTH OF 119.63 FEET TO THE END OF SAID CURVE; THENCE SOUTH 14°00'13" WEST, A DISTANCE OF 72.69 FEET; THENCE SOUTH 8°34'52" EAST, A DISTANCE OF 106.86 FEET; THENCE SOUTH 67°22'46" WEST, A DISTANCE OF 125.21 FEET; THENCE SOUTH 82°46'06" WEST, A DISTANCE OF 105.68 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 50.64 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 10°03'20" EAST, 101.14 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL

ANGLE OF 189°59'33", AN ARC LENGTH OF 164.39 FEET TO THE END OF SAID CURVE; THENCE NORTH 76°56'54" EAST, A DISTANCE OF 37.65 FEET; THENCE SOUTH 9°38'51" EAST, A DISTANCE OF 62.54 FEET; THENCE SOUTH 38°38'34" EAST, A DISTANCE OF 71.65 FEET; THENCE SOUTH 15°39'37" EAST, A DISTANCE OF 59.54 FEET; THENCE SOUTH 34°50'47" EAST, A DISTANCE OF 43.67 FEET TO THE NORTH RIGHT OF WAY LINE OF AIRPORT ROAD (HAVING A RIGHT OF WAY WIDTH OF 100 FEET, AS SHOWN ON THE PLAT OF AIRPORT ROAD EXTENSION, AS SHOWN ON THE PLAT THEREOF, AS RECORDED IN MAP BOOK 38, PAGES 55 AND 56, OF THE PUBLIC RECORDS OF SAID COUNTY); THENCE SOUTH 55°10'17" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 466.36 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, NORTH 34°50'46" WEST, A DISTANCE OF 32.00 FEET; THENCE SOUTH 55°09'14" WEST, A DISTANCE OF 32.00 FEET; THENCE NORTH 34°50'46" WEST, A DISTANCE OF 395.85 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1040.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 37°06'11" WEST, 81.92 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 900.12 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 742.50 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND A DISTANCE OF NORTH 39°59'44" WEST, 385.44 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°05'15", AN ARC LENGTH OF 389.90 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 210.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 59°34'13" EAST, 225.84 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 65°03'28", AN ARC LENGTH OF 238.45 FEET TO THE END OF SAID CURVE; THENCE NORTH 87°57'48" EAST, A DISTANCE OF 96.49 FEET TO THE POINT OF BEGINNING.

ABOVE DESCRIBED LANDS CONTAIN 27.894 ACRES, MORE OR LESS

# EXHIBIT B SITE DEVELOPMENT PLAN



ALAN ENGINEERING  
CRENSHAW, FL  
33508  
TEL: (813) 835-1111  
WWW.ALANENGINEERING.COM  
DATE: 05/05/2014  
PROJECT: CARDENSIDE AT GRAND STATION PHASE II PUD OVERALL SITE LAYOUT  
DRAWN BY: J. WOOD  
CHECKED BY: A. WOOD

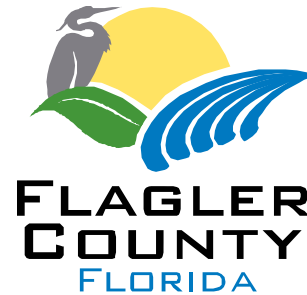
EXHIBIT B  
SITE DEVELOPMENT PLAN





Growth Management Department  
Planning & Zoning  
1769 E. Moody Blvd, Bldg. 2  
Bunnell, FL 32110

[www.flaglercounty.org](http://www.flaglercounty.org)  
Phone: (386)313-4009  
Fax: (386)313-4109



## TECHNICAL REVIEW COMMITTEE COMMENTS

**DATE: November 14, 2023**

Project #: 2023100039 / AR #4433

Attached are departmental comments regarding your submittal to Flagler County for the above referenced project. **Any questions regarding any of the comments should be addressed to the department providing the comment.**

Flagler County Building Department	386-313-4002
Flagler County Planning Department	386-313-4009
Flagler County Development Engineering	386-313-4082
Flagler County General Services (Utilities)	386-313-4184
County Attorney	386-313-4005
Flagler County Fire Services	386-313-4258
E-911 GIS Specialist	386-313-4274
Environmental Health Department	386-437-7358
Flagler County School Board	386-586-2386

Attachment: Staff Comments

## **Reviewing Department Comments**

### **ENGIN1 - DEVELOPMENT ENGINEERING (386-313-4082)**

Comments:

Rejected By: SUSAN GRAHAM - (386)931-0207 - SGRAHAM@FLAGLERCOUNTY.GOV  
SDP in PUD #4433

Gardenside Subdivision 2023100039

PUD Agreement:

1. Within the Section 2.2 Provide language that the roadways will be stabilized and potable water will be cleared for use with the Construction of the Model homes.  
Site Development Plan
2. Provide a legend on all sheets.
3. Will the Plat include the roadway extension to the east to the lift station?
4. Call out the striping and signage on the sheets.
5. Sheet C003, the ROW already has the utility use provided, if you include the ROW in this plat there would not be a reason for the Utility easement.
6. The site plan exhibit for the model home is for location and allowance of the use. The site plan for the model home will need to be fully graded to match the subdivision design and the parking will need to be graded as well to drain as the lot is designed with the subdivision.
7. Additional comments to be provided upon the Plat Submittal.

### **EH - ENVIRONMENTAL HEALTH DEPT**

Comments:

Marked INFORMATION By: GINA LEMON - - glemon@flaglercounty.gov

Released By: GINA LEMON - - glemon@flaglercounty.gov

1. No comments or objections providing that potable water and/or wastewater service are not provided by well(s) and/or septic system(s).

### **BLD - BUILDING DEPARTMENT (386-313-4003)**

Comments:

Marked INFORMATION By: GINA LEMON - - glemon@flaglercounty.gov

Released By: ROBERT SNOWDEN - (386)313-4027 - RSNOWDEN@FLAGLERCOUNTY.GOV

## 911 - E-911 STAFF

Comments:

Marked INFORMATION By: GINA LEMON - - glemon@flaglercounty.gov

Released By: TAYLOR PHILLIPS - -

1.) PLEASE READ CAREFULLY:

GIS/E-911 has adopted a new addressing procedure to speed up placing address points and road centerlines.

Addresses will be assigned to a site plan for a Single-Family Residential Subdivision once the street names have been approved and the plan has completed preliminary review. Flagler County GIS requires that an AutoCAD file be submitted of the subdivision that is to be addressed. In addition, the following information will need to be submitted along with the AutoCAD drawing:

\*Subdivision or Project Name

\*App Request Number (Usually 4 numbers e.g., 4545)

\*Out parcels or easements that will require a separate address.

\*If subdivision is a unit or phase of a larger development then existing phases should be identified.

\*Addresses will be assigned to all identified and labeled lots, structures, and any labeled facility that would require a separate address assignment including but not limited to a guard house, gate, lift stations, amenity centers, electrified signage, fountain control boxes, etc.

Obtaining Addresses for Multi-Family Residential Developments:

Please submit the following information and data:

\*AutoCAD file of the development with building or lot numbers

\*Project Name

\*App Request Number (Usually 4 numbers e.g., 4545)

\*North Arrow and Scale (in feet)

\*Identify the street in which the project receives access

\*If internal driveways are named then approved street names must be identified.

\*Buildings and Accessory structures that will require a separate FPL meter, including, but not limited to, residential buildings, garages, guard houses, gates, trash compactors, maintenance buildings, and more.

\*Building Plans that identify the unit locations on each floor of each building.

2.) Please submit a list of potential road names. You can use our streets open dataset to help decide:

[https://data-fcmaps.opendata.arcgis.com/datasets/199ee646c71a4366b1b49fc0020a8c5e\\_0/explore](https://data-fcmaps.opendata.arcgis.com/datasets/199ee646c71a4366b1b49fc0020a8c5e_0/explore)

Please do not submit duplicate road names, even if they have a different suffix (Main St. vs. Main Rd.). Note that there may be other reserved road names that are not contained in the above dataset.



# APPLICATION FOR SITE DEVELOPMENT PLAN REVIEW IN A PUD

1769 E. Moody Blvd, Suite 105  
Bunnell, FL 32110  
Telephone: (386) 313-4009 Fax: (386) 313-4109

Application/Project #: **Gardenside at Ormond Station: Phase II**

<b>PROPERTY OWNER(S)</b>	Name(s):	Glen Fishman, US Capital Alliance, LLC.		
	Mailing Address:	880 Airport Rd., Suite 113		
	City: Ormond Beach	State: FL	Zip: 32174	
	Telephone Number	732-552-5154	Fax Number	n/a

<b>APPLICANT /AGENT</b>	Name(s):	Kimberly A. Buck, Alann Engineering Group, Inc.		
	Mailing Address:	880 Airport Rd., Suite 113		
	City: Ormond Beach	State: FL	Zip: 32174	
	Telephone Number	386-673-7640	Fax Number	n/a
	Email Address:	kim.buck@ae-group.com		

<b>SUBJECT PROPERTY</b>	SITE LOCATION ( <i>street address</i> ):	Airport Rd., Ormond Beach, FL 32174		
	LEGAL DESCRIPTION: <i>(briefly describe, do not use "see attached")</i>	A parcel of land located in Sec. 21 and 22, T 14 S, R 31 E, Flagler County, FL, in Hunter's Ridge DRI.		
	Parcel # ( <i>tax ID #</i> ):	21-14-31-0000-01010-0030, 22-14-31-0000-01010-0070, 22-14-31-0000-01010-0080		
	Parcel Size:	33.01 Acres +/-		
	Current Zoning Classification:	PUD - Planned Unit Development		
	Current Future Land Use Designation:	Mixed Use: Low Intensity		
	Subject to A1A Scenic Corridor IDO?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	

**PURPOSE OF SUBMISSION / PROJECT DATA:** To request a modification to the PUD to allow for a 89 unit subdivision with associated infrastructure.

\_\_\_\_\_  
 Signature of Owner(s) or Applicant/Agent if Owner Authorization form attached

10/24/2023  
 \_\_\_\_\_  
 Date

**\*\*OFFICIAL USE ONLY\*\***

**PLANNING BOARD RECOMMENDATION/ACTION:**

APPROVED [ ]  
 \*APPROVED WITH CONDITIONS [ ]  
 DENIED [ ]

Signature of Chairman: \_\_\_\_\_

Date: \_\_\_\_\_ \*approved with conditions, see attached.

**BOARD OF COUNTY COMMISSIONERS ACTION:**

APPROVED [ ]  
 \*APPROVED WITH CONDITIONS [ ]  
 DENIED [ ]

Signature of Chairman: \_\_\_\_\_

Date: \_\_\_\_\_ \*approved with conditions, see attached.

NOTE: The applicant or a representative, must be present at the Public Hearing since the Board, at its discretion, may defer action, table, or take decisive action on any application.

Rev. 05/08  
Page 1 of 3



ALANN ENGINEERING GROUP  
CONSULTING ENGINEERS SINCE 1989

October 25, 2023

Gina Lemon, Development Review Planner  
Flagler County  
1769 E. Moody Ln., Bldg. 2, Ste 105  
Bunnell, FL 32110

RE: Gardenside at Ormond Station: Phase II  
Airport Rd. Ormond Beach, FL

Dear Gina,

We would like to submit an application for a site development plan review in a PUD for the referenced project. Please note the application fee will be provided once fees are assessed. The following items have been uploaded to the City's website in support of this application:

1. Cover letter (this letter)
2. Application for site development plan review in a PUD
3. Warranty Deed
4. Letter of Authorization
5. Gardenside at Ormond Station: Phase II - PUD Development Agreement
6. Site Development plan

Please do not hesitate to contact me should you have any questions or require additional information.

Sincerely,  
The Alann Engineering Group, Inc.

Kimberly A. Buck, P.E.  
President

cc: File

# LETTER OF AUTHORIZATION

I/We, US Capital Alliance, LLC as Applicant(s) of the property described as:

Hunter's Ridge Development of Regional Impact

Authorize Kimberly A. Buck (Name of agent) to act as my agent to transfer All Permits and Agreements associated with the above-referenced property.

  
\_\_\_\_\_  
APPLICANT'S SIGNATURE

STATE OF South Carolina

COUNTY OF Charleston

The foregoing instrument was acknowledged before me this 1/18/23 (Date) by Glen Fishman, (Name of person acknowledging) who is personally known to me or who has produced DI (Type of ID) as identification and who did not take an oath.



  
\_\_\_\_\_  
NOTARY PUBLIC, STATE OF South Carolina

Type or Print Name:

Leah M Masterson  
\_\_\_\_\_

Commission No.: \_\_\_\_\_

My Commission Expires: 8/18/31

### WARRANTY DEED

This Warranty Deed, dated this 11 day of March A.D., 2016, by between HUNTER'S RIDGE RESIDENTIAL GOLF PROPERTIES, INC., a Florida corporation (hereafter referred to as "Grantor"), whose address is 1 Beagle's Rest, Ormond Beach, Volusia County, Florida 32174, to US CAPITAL ALLIANCE, LLC, a Florida limited liability company, whose address is 880 Airport Road, Suite 113, Ormond Beach, Florida 32174, (hereafter referred to as "Grantee").

**WITNESSETH**, That the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, receipt whereof by Grantors have hereby acknowledged, remised, released and quit-claimed unto the Grantee and Grantee's heirs, legal representatives, successors and assigns forever, all the right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the **COUNTY OF VOLUSIA AND COUNTY OF FLAGLER, STATE OF FLORIDA**, to wit:

SEE ATTACHED EXHIBIT "A"

**Subject to** covenants, conditions, restrictions, reservations, limitations, liens, delinquent taxes and assessment, easements and agreements of record, if any as shown on Exhibit "B"; taxes and assessments for the year 2015 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

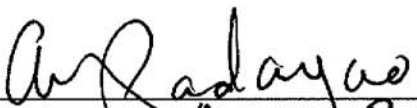
**And to the Grantor** hereby covenants with said Grantee that except as above noted, that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

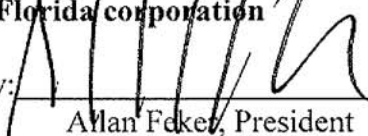
In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

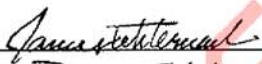
Signed, sealed and delivered in presence of:

WITNESSES:

HUNTER'S RIDGE RESIDENTIAL  
GOLF PROPERTIES, INC.,  
a Florida corporation

  
Print Name: Annie Padayao

By:   
Allan Feker, President

  
Print Name: James E. Kuterach

Official Document



# CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Orange

On March 7th, 2016 before me, Jason Bird, Notary Public,  
personally appeared Allan Feker,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose  
name(s) is/are subscribed to the within instrument and acknowledged to me that  
he/~~she~~/they executed the same in his/~~her~~/their authorized capacity(ies), and that by  
his/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf  
of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California  
that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature *Jason Bird*



## ADDITIONAL INFORMATION (OPTIONAL)

DESCRIPTION OF THE ATTACHED DOCUMENT

Warranty Deed  
(Title or description of attached document)

(Title or description of attached document continued)

Number of pages 3 Document Date 3/7/16

none  
(Additional information)

NOTARY PUBLIC CONTACT INFORMATION

The UPS Store  
668 N Coast Hwy  
Laguna Beach, CA 92651

949-494-4420 tel  
949-494-9850 fax

store0120@theupsstore.com  
www.TheUPSSStoreLocal.com/0120

EXHIBIT "A"

[LEGAL DESCRIPTION]

TRACT 1 (FLAGLER COUNTY):

## CONSERVATION AREA LEGAL DESCRIPTION:

ALL OF SECTION 17 AND SECTION 20, TOWNSHIP 14 SOUTH, RANGE 31 EAST, AND PORTIONS OF SECTIONS 16 AND 21, TOWNSHIP 14 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 AS A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF SECTION 15, TOWNSHIP 14 SOUTH, RANGE 31 EAST, BEARING  $S01^{\circ}23'37''E$  ALONG THE EAST LINE OF SAID SECTION 15, A DISTANCE OF 4072.41'; THENCE  $S88^{\circ}09'57''W$  DEPARTING SAID SECTION LINE A DISTANCE OF 5304.19' TO AN INTERSECTION WITH THE WEST LINE OF SAID SECTION 15; THENCE DEPARTING SAID INTERSECTION  $S88^{\circ}11'54''W$  A DISTANCE OF 2619.76' TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE  $S01^{\circ}41'45''E$  A DISTANCE OF 2304.78'; THENCE  $S43^{\circ}13'25''E$  A DISTANCE OF 749.86'; THENCE  $S40^{\circ}56'30''E$  A DISTANCE OF 898.99'; THENCE  $S33^{\circ}37'40''E$  A DISTANCE OF 508.06'; THENCE  $S64^{\circ}21'36''E$  A DISTANCE OF 226.21'; THENCE  $S01^{\circ}13'55''W$  A DISTANCE OF 234.10'; THENCE  $S33^{\circ}53'03''E$  A DISTANCE OF 538.61' TO A CURVE IN THE NORTH RIGHT-OF-WAY OF AIRPORT ROAD (100' R/W); THENCE ALONG SAID CURVE IN THE NORTH RIGHT-OF-WAY OF AIRPORT ROAD, CONCAVE SOUTHEASTERLY, HAVING A DELTA OF  $D=007^{\circ}45'44''$ , A RADIUS OF  $R=2800.00'$ , AN ARC LENGTH OF  $L=379.34'$ , A CHORD BEARING OF  $CB=S48^{\circ}41'25''W$ , AND A CHORD DISTANCE OF  $CH=379.05'$  TO A POINT OF TANGENCY IN SAID RIGHT-OF-WAY; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY  $S44^{\circ}48'33''W$  A DISTANCE OF 249.66'; THENCE DEPARTING THE RIGHT-OF-WAY OF AIRPORT ROAD  $N14^{\circ}10'38''W$  A DISTANCE OF 51.47'; THENCE  $N53^{\circ}38'41''W$  A DISTANCE OF 894.33'; THENCE  $S51^{\circ}35'29''W$  A DISTANCE OF 974.13' TO A CURVE, CONCAVE NORTHWESTERLY; THENCE ALONG SAID CURVE HAVING A DELTA OF  $D=018^{\circ}32'46''$ , A RADIUS OF  $R=812.00'$ , AN ARC LENGTH OF  $L=262.84'$ , A CHORD BEARING OF  $CB=S62^{\circ}51'10''W$ , AND A CHORD DISTANCE OF  $CH=261.69'$  TO A CURVE TO THE LEFT, CONCAVE SOUTHEASTERLY; THENCE ALONG SAID CURVE HAVING A DELTA OF  $D=042^{\circ}18'27''$ , A RADIUS OF  $R=917.00'$ , AN ARC LENGTH OF  $L=677.12'$ , A CHORD BEARING OF  $CB=S50^{\circ}58'19''W$ , AND A CHORD DISTANCE OF  $CH=661.84'$  TO A POINT OF TANGENCY; THENCE  $S29^{\circ}49'06''W$  A DISTANCE OF 645.54'; THENCE  $S24^{\circ}21'45''W$  A DISTANCE OF 276.51' TO AN INTERSECTION WITH THE SOUTH LINE OF SECTION 21, TOWNSHIP 14 SOUTH, RANGE 31 EAST; THENCE  $S88^{\circ}05'26''W$  ALONG THE SOUTH LINE OF SAID SECTION 21 A DISTANCE OF 1335.50' TO THE SOUTHWEST CORNER OF SECTION 21; THENCE DEPARTING THE SOUTH LINE OF SECTION 21,  $S87^{\circ}39'57''W$  ALONG THE SOUTH LINE OF SECTION 20, TOWNSHIP 14 SOUTH, RANGE 31 EAST, A DISTANCE OF 2665.28' TO THE SOUTH QUARTER CORNER OF SAID SECTION 20; THENCE CONTINUE ALONG THE SOUTH LINE OF SECTION 20,  $S87^{\circ}39'38''W$  A DISTANCE OF 2664.85' TO THE SOUTHWEST CORNER OF SECTION 20; THENCE DEPARTING THE SOUTH LINE OF SECTION 20  $N01^{\circ}23'49''W$  ALONG THE WEST LINE OF SECTION 20 A DISTANCE OF 5321.15' TO THE NORTHWEST CORNER OF SECTION 20; THENCE DEPARTING THE WEST LINE OF SECTION 20  $N01^{\circ}04'12''W$  ALONG THE WEST LINE OF SECTION 17, TOWNSHIP 14 SOUTH, RANGE 31 EAST, A DISTANCE OF 5287.15' TO THE NORTHWEST CORNER OF SAID SECTION 17; THENCE DEPARTING THE WEST LINE OF SECTION 17  $N88^{\circ}06'34''E$  ALONG THE NORTH LINE OF SECTION 17 A DISTANCE OF 5312.21' TO THE NORTHEAST CORNER OF SECTION 17; THENCE DEPARTING THE NORTH LINE OF SECTION 17  $N88^{\circ}11'54''E$  ALONG THE NORTH LINE OF SECTION 16, TOWNSHIP 14 SOUTH, RANGE 31 EAST, A DISTANCE OF 2647.92' TO THE NORTH QUARTER CORNER OF SAID

SECTION 16; THENCE DEPARTING THE NORTH LINE OF SECTION 16  $S01^{\circ}41'45''E$  A DISTANCE OF 4072.26' TO THE POINT OF BEGINNING OF THIS DESCRIPTION. LESS AND EXCEPT THE SOUTH 695 FEET OF SECTION 20, TOWNSHIP 14 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA.

TRACT 2 (FLAGLER COUNTY)

LEGAL DESCRIPTION: VILLAGE CENTER PARCEL AS CREATED BY SURVEYOR:  
 A PORTION OF SECTION 22, TOWNSHIP 14 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;  
 AS A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 21; THENCE NORTH  $01^{\circ}17'59''$  WEST ALONG THE EASTERLY LINE OF AFORESAID SECTION 21 A DISTANCE OF 3781.04 FEET; THENCE NORTH  $59^{\circ}56'22''$  EAST, A DISTANCE OF 897.73 FEET TO THE POINT OF BEGINNING; THENCE NORTH  $00^{\circ}02'41''$  WEST, A DISTANCE OF 995.07 FEET TO THE SOUTHERLY RIGHT OF WAY OF A 60 FOOT PROPOSED RIGHT OF WAY AND THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 2970.00 FEET AND A CENTRAL ANGLE OF  $01^{\circ}38'32''$ ; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 85.12 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS NORTH  $88^{\circ}10'26''$  EAST, A DISTANCE OF 85.12 FEET TO THE END OF SAID CURVE; THENCE CONTINUE ALONG THE SAID SOUTHERLY RIGHT OF WAY, NORTH  $88^{\circ}59'42''$  EAST, A DISTANCE OF 384.95 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 2970.00 FEET AND A CENTRAL ANGLE OF  $00^{\circ}23'56''$ ; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 20.68 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS NORTH  $89^{\circ}11'40''$  EAST, A DISTANCE OF 20.68 FEET TO THE END OF SAID CURVE; THENCE NORTH  $89^{\circ}23'38''$  EAST, A DISTANCE OF 345.12 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF  $91^{\circ}16'44''$ ; THENCE EASTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 79.66 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS SOUTH  $44^{\circ}58'00''$  EAST, A DISTANCE OF 71.50 FEET TO THE END OF SAID CURVE AND TO THE WESTERLY RIGHT OF WAY OF HUNTERS RIDGE BOULEVARD AN 80 FOOT PROPOSED RIGHT OF WAY; THENCE ALONG SAID WESTERLY RIGHT OF WAY THE SOUTH  $00^{\circ}40'23''$  WEST, A DISTANCE OF 116.48 FEET TO THE BEGINNING OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 440.00 FEET AND A CENTRAL ANGLE OF  $46^{\circ}32'03''$ ; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 357.36 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS SOUTH  $22^{\circ}35'39''$  EAST, A DISTANCE OF 347.61 FEET TO THE END OF SAID CURVE; THENCE SOUTH  $45^{\circ}51'40''$  EAST, A DISTANCE OF 102.77 FEET TO THE BEGINNING OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 860.00 FEET AND A CENTRAL ANGLE OF  $19^{\circ}32'08''$ ; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 293.22 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS SOUTH  $36^{\circ}05'36''$  EAST, A DISTANCE OF 291.81 FEET TO THE END OF SAID CURVE; THENCE SOUTH  $76^{\circ}38'04''$  WEST, A DISTANCE OF 141.62 FEET; THENCE SOUTH  $11^{\circ}49'22''$  EAST, A DISTANCE OF 119.51 FEET; THENCE SOUTH  $55^{\circ}30'15''$  EAST, A DISTANCE OF 247.69 FEET; THENCE SOUTH  $13^{\circ}04'11''$  EAST, A DISTANCE OF 472.22 FEET AND ALONG A PORTION OF THE WESTERLY RIGHT OF WAY OF HUNTERS RIDGE BOULEVARD A 80 FOOT RIGHT OF WAY PER RECORD TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF  $71^{\circ}02'04''$ ; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 30.99 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS SOUTH  $22^{\circ}26'51''$  WEST, A DISTANCE OF 29.05 FEET TO THE END

OF SAID CURVE AND TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 175.00 FEET AND A CENTRAL ANGLE OF  $49^{\circ} 02' 49''$ ; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 149.81 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS SOUTH  $33^{\circ} 26' 28''$  WEST, A DISTANCE OF 145.27 FEET TO THE END OF SAID CURVE AND TO THE BEGINNING OF A REVERSE CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF  $67^{\circ} 20' 02''$ ; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 29.38 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS SOUTH  $42^{\circ} 35' 04''$  WEST, A DISTANCE OF 27.72 FEET TO THE END OF SAID CURVE AND TO THE NORTHERLY RIGHT OF WAY OF AIRPORT ROAD A 100 FOOT RIGHT OF WAY OF RECORD AND TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1700.00 FEET AND A CENTRAL ANGLE OF  $21^{\circ} 05' 51''$ ; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 625.98 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS SOUTH  $65^{\circ} 42' 21''$  WEST, A DISTANCE OF 622.45 FEET TO THE END OF SAID CURVE; THENCE CONTINUE ALONG SAID NORTHERLY RIGHT OF WAY OF AIRPORT ROAD SOUTH  $55^{\circ} 09' 25''$  WEST, A DISTANCE OF 108.81 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY NORTH  $19^{\circ} 50' 37''$  WEST, A DISTANCE OF 1017.44 FEET; THENCE NORTH  $78^{\circ} 54' 37''$  WEST, A DISTANCE OF 356.16 FEET TO THE POINT OF BEGINNING.

AND

LEGAL DESCRIPTION: SUBDIVISION "A" PHASE-1 PARCEL AS CREATED BY SURVEYOR:

A PORTION OF SECTION 21 & 22, TOWNSHIP 14 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;  
 AS A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 21; THENCE NORTH  $01^{\circ} 17' 59''$  WEST ALONG THE EASTERLY LINE OF AFORESAID SECTION 21 A DISTANCE OF 3781.04 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH  $59^{\circ} 56' 22''$  WEST, A DISTANCE OF 144.30 FEET; THENCE SOUTH  $56^{\circ} 39' 07''$  WEST, A DISTANCE OF 363.40 FEET; THENCE NORTH  $16^{\circ} 07' 37''$  WEST, A DISTANCE OF 1010.85 FEET TO THE SOUTHERLY LINE OF A 60 FOOT PROPOSED RIGHT OF WAY AND TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 400.00 FEET AND A CENTRAL ANGLE OF  $28^{\circ} 21' 10''$ ; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 197.94 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS NORTH  $64^{\circ} 34' 56''$  EAST, A DISTANCE OF 195.93 FEET TO THE END OF SAID CURVE; THENCE CONTINUE ALONG SAID SOUTHERLY RIGHT OF WAY NORTH  $50^{\circ} 24' 21''$  EAST, A DISTANCE OF 737.64 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 670.00 FEET AND A CENTRAL ANGLE OF  $30^{\circ} 49' 26''$ ; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 360.44 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS NORTH  $65^{\circ} 49' 04''$  EAST, A DISTANCE OF 356.11 FEET TO THE END OF SAID CURVE; THENCE NORTH  $81^{\circ} 13' 47''$  EAST, A DISTANCE OF 42.48 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 130.00 FEET AND A CENTRAL ANGLE OF  $149^{\circ} 52' 19''$ ; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY SOUTHERLY, EASTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 340.05 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS NORTH  $82^{\circ} 57' 05''$  EAST, A DISTANCE OF 251.07 FEET TO THE END OF SAID CURVE AND TO THE SOUTHERLY LINE OF SAID 60 FOOT PROPOSED RIGHT OF WAY AND TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 2970.00 FEET AND A CENTRAL ANGLE OF  $02^{\circ} 23' 56''$ ; THENCE EASTERLY ALONG THE ARC

OF SAID CURVE TO THE RIGHT, A DISTANCE OF 124.35 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS NORTH 86° 09' 12" EAST, A DISTANCE OF 124.34 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY SOUTH 00° 02' 41" EAST, A DISTANCE OF 995.07 FEET; THENCE SOUTH 59° 56' 22" WEST, A DISTANCE OF 897.73 FEET TO THE POINT OF BEGINNING.

AND

LEGAL DESCRIPTION: SUBDIVISION "A" PHASE-2 PARCEL AS CREATED BY SURVEYOR:

A PORTION OF SECTION 21, TOWNSHIP 14 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;  
 AS A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 21; THENCE NORTH 01° 17' 59" WEST ALONG THE EASTERLY LINE OF AFORESAID SECTION 21 A DISTANCE OF 3781.04 FEET; THENCE DEPARTING SAID SECTION LINE SOUTH 59° 56' 22" WEST, A DISTANCE OF 144.30 FEET; THENCE SOUTH 56° 39' 07" WEST, A DISTANCE OF 363.40 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE SOUTH 56° 39' 07" WEST, A DISTANCE OF 1252.49 FEET; THENCE NORTH 33° 25' 01" WEST, A DISTANCE OF 1242.94 FEET; THENCE NORTH 24° 56' 00" EAST, A DISTANCE OF 481.17 FEET; THENCE SOUTH 52° 22' 16" EAST, A DISTANCE OF 188.47 FEET TO THE NORTHERLY RIGHT OF WAY OF A 50 FOOT PROPOSED RIGHT OF WAY AND TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 400.00 FEET AND A CENTRAL ANGLE OF 10° 41' 26"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 74.63 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS NORTH 47° 07' 51" EAST, A DISTANCE OF 74.53 FEET TO THE END OF SAID CURVE; THENCE NORTH 52° 28' 34" EAST, A DISTANCE OF 15.07 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 130.00 FEET AND A CENTRAL ANGLE OF 177° 11' 44"; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY AND SOUTHERLY, EASTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 402.04 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS NORTH 64° 57' 58" EAST, A DISTANCE OF 259.92 FEET TO THE END OF SAID CURVE AND TO THE SOUTHERLY LINE OF A 60 FOOT PROPOSED RIGHT OF WAY AND ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 590.00 FEET AND A CENTRAL ANGLE OF 39° 20' 42"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 405.15 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS NORTH 71° 09' 39" EAST, A DISTANCE OF 397.24 FEET TO THE END OF SAID CURVE; THENCE CONTINUE ALONG SAID SOUTHERLY RIGHT OF WAY SOUTH 89° 10' 00" EAST, A DISTANCE OF 336.10 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 400.00 FEET AND A CENTRAL ANGLE OF 12° 04' 29"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 84.30 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS NORTH 84° 47' 45" EAST, A DISTANCE OF 84.14 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY SOUTH 16° 07' 37" EAST, A DISTANCE OF 1010.85 FEET TO THE POINT OF BEGINNING.

AND

LEGAL DESCRIPTION: SUBDIVISION "B" PARCEL AS CREATED BY SURVEYOR:

A PORTION OF SECTION 22, TOWNSHIP 14 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

AS A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 22; THENCE NORTH  $01^{\circ}17'59''$  WEST ALONG THE WESTERLY LINE OF AFORESAID SECTION 22 A DISTANCE OF 5262.99 FEET TO THE NORTHWEST CORNER OF SAID SECTION 22; THENCE NORTH  $88^{\circ}15'41''$  EAST ALONG THE NORTH LINE OF SAID SECTION 22, A DISTANCE OF 2473.29 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH  $88^{\circ}15'41''$  EAST ALONG SAID NORTH LINE OF SECTION 22, A DISTANCE OF 1048.02 FEET TO THE WESTERLY LINE OF A 236 FOOT WIDE FLORIDA POWER & LIGHT COMPANY EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 1335, PAGE 500, IN THE PUBLIC RECORDS OF VOLUSIA COUNTY AND DEED BOOK 38, PAGE 50, IN THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; THENCE SOUTH  $01^{\circ}00'05''$  EAST ALONG SAID WESTERLY LINE OF SAID EASEMENT, A DISTANCE OF 1521.83 FEET TO THE INTERSECTION WITH THE NORTHERLY RIGHT OF WAY OF AIRPORT ROAD A 100 FOOT RIGHT OF WAY PER RECORD AND TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1400.00 FEET AND A CENTRAL ANGLE OF  $02^{\circ}40'59''$ ; THENCE WESTERLY ALONG THE SAID RIGHT OF WAY AND ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 65.56 FEET, SAID ARC SUBTENDE BY A CHORD WHICH BEARS SOUTH  $74^{\circ}35'44''$  WEST, A DISTANCE OF 65.55 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY NORTH  $84^{\circ}20'38''$  WEST, A DISTANCE OF 82.69 FEET; THENCE NORTH  $12^{\circ}19'05''$  WEST, A DISTANCE OF 254.77 FEET; TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF  $84^{\circ}27'57''$ ; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 44.23 FEET, SAID ARC SUBTENDE BY A CHORD WHICH BEARS NORTH  $54^{\circ}33'04''$  WEST, A DISTANCE OF 40.33 FEET TO THE END OF SAID CURVE; THENCE SOUTH  $83^{\circ}12'57''$  WEST, A DISTANCE OF 125.15 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF  $85^{\circ}47'16''$ ; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 44.92 FEET, SAID ARC SUBTENDE BY A CHORD WHICH BEARS SOUTH  $40^{\circ}19'20''$  WEST, A DISTANCE OF 40.84 FEET TO THE END OF SAID CURVE; THENCE SOUTH  $02^{\circ}34'18''$  EAST, A DISTANCE OF 249.48 FEET; THENCE SOUTH  $53^{\circ}07'43''$  WEST, A DISTANCE OF 138.20 FEET TO THE AFORESAID NORTHERLY RIGHT OF WAY OF AIRPORT ROAD; THENCE ALONG SAID NORTHERLY AND EASTERLY RIGHT OF WAY OF AIRPORT ROAD SOUTH  $76^{\circ}55'49''$  WEST, A DISTANCE OF 554.87 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF  $67^{\circ}58'32''$ ; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 29.66 FEET, SAID ARC SUBTENDE BY A CHORD WHICH BEARS NORTH  $69^{\circ}04'55''$  WEST, A DISTANCE OF 27.95 FEET TO THE END OF SAID CURVE AND TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 175.00 FEET AND A CENTRAL ANGLE OF  $49^{\circ}00'36''$ ; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 149.69 FEET, SAID ARC SUBTENDE BY A CHORD WHICH BEARS NORTH  $59^{\circ}35'57''$  WEST, A DISTANCE OF 145.17 FEET TO THE END OF SAID CURVE AND TO THE BEGINNING OF A REVERSE CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF  $71^{\circ}02'04''$ ; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 30.99 FEET, SAID ARC SUBTENDE BY A CHORD WHICH BEARS NORTH  $48^{\circ}35'13''$  WEST, A DISTANCE OF 29.05 FEET TO THE END OF SAID CURVE; THENCE NORTH  $13^{\circ}04'11''$  WEST, A DISTANCE OF 205.77 FEET; THENCE DEPARTING AFORESAID RIGHT OF WAY OF AIRPORT ROAD NORTH  $76^{\circ}55'49''$  EAST, A DISTANCE OF 130.00 FEET; THENCE NORTH  $13^{\circ}04'11''$  WEST, A DISTANCE OF 120.00 FEET; THENCE SOUTH  $76^{\circ}55'49''$  WEST, A DISTANCE OF 130.00 FEET; THENCE NORTH  $13^{\circ}04'11''$  WEST, A DISTANCE OF 231.38 FEET; THENCE NORTH  $88^{\circ}15'41''$  EAST, A DISTANCE OF 281.00 FEET; THENCE NORTH  $01^{\circ}44'19''$  WEST, A DISTANCE OF 1076.91 FEET TO THE POINT OF BEGINNING.

## TRACT 3 (FLAGLER AND VOLUSIA COUNTIES):

## PARCEL 1 (FLAGLER COUNTY):

A PORTION OF SECTION 22, TOWNSHIP 14 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: AS A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 22; THENCE N01°17'59"W ALONG THE WESTERLY LINE OF AFORESAID SECTION 22 A DISTANCE OF 2145.06 FEET TO THE INTERSECTION OF SAID WESTERLY LINE AND THE CENTERLINE OF AIRPORT ROAD A 100 FOOT RIGHT OF WAY OF RECORD; THENCE DEPARTING SAID WESTERLY LINE OF SECTION 22 AND ALONG THE CENTERLINE OF AFORESAID AIRPORT ROAD N55°09'25"E A DISTANCE OF 1891.80 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1650.00 FEET AND A CENTRAL ANGLE OF 05°50'25"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, 168.19 FEET; THENCE DEPARTING SAID CENTERLINE S29°00'09"E, A DISTANCE OF 50.00 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SAID AIRPORT ROAD AND THE POINT OF BEGINNING AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1600.00 FEET, A CENTRAL ANGLE OF 01°29'42" AND A CHORD BEARING N61°44'30"E; THENCE EASTERLY ALONG SAID RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, 41.75 FEET; THENCE DEPART SAID RIGHT OF WAY LINE S06°31'16"W, 98.11 FEET; THENCE S52°36'35"E, 87.90 FEET; THENCE N75°35'25"E, 186.17 FEET; THENCE N07°38'09"W, 167.17 FEET; THENCE N19°01'48"E, 38.49 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SAID AIRPORT ROAD AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1600.00 FEET, A CENTRAL ANGLE OF 04°46'03" AND A CHORD BEARING N73°48'25"E; THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, 133.13 FEET TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 68°40'31"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, 29.97 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 175.00 FEET AND A CENTRAL ANGLE OF 48°58'12"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, 149.57 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 71°02'04"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, 30.99 FEET TO THE WESTERLY RIGHT OF WAY LINE OF HUNTERS RIDGE BOULEVARD AN 80 FOOT RIGHT OF WAY OF RECORD; THENCE ALONG SAID HUNTERS RIDGE BOULEVARD THE NEXT THREE COURSES AND DISTANCES: S13°04'11"E, 211.66 FEET TO THE BEGINNING OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1200.00 FEET AND A CENTRAL ANGLE OF 09°34'48"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, 200.64 FEET; THENCE S03°29'23"E, 74.00 FEET; THENCE DEPARTING THE SAID WESTERLY RIGHT OF WAY LINE OF HUNTERS RIDGE BOULEVARD S87°25'04"W, 85.25 FEET; THENCE S49°06'53"W, 96.01 FEET; THENCE S04°43'06"E, 118.87 FEET TO THE NORTHERLY BOUNDARY LINE OF HUNTINGTON WOODS AT HUNTER'S RIDGE-PHASE I, AS RECORDED IN MAP BOOK 37, PAGES 65 THROUGH 69, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA AND TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 440.00 FEET, A CENTRAL ANGLE OF 02°18'20" AND A CHORD BEARING N75°55'03"W; THENCE WESTERLY ALONG SAID NORTHERLY BOUNDARY LINE AND THE ARC OF SAID CURVE, 17.71 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 660.00 FEET AND A CENTRAL ANGLE OF 18°43'30"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY BOUNDARY LINE, 215.70 FEET; THENCE S86°30'37"W ALONG SAID

NORTHERLY BOUNDARY LINE, 236.65 FEET; THENCE DEPART SAID NORTHERLY BOUNDARY LINE N27°01'57"E, 98.07 FEET; THENCE N06°41'27"W, 166.17 FEET; THENCE N37°07'41"W, 32.51 FEET; THENCE N06°33'25"W, 145.98 FEET; THENCE S74°29'25"W, 75.63 FEET; THENCE N66°49'20"W, 126.13 FEET; THENCE S88°28'40"W, 61.53 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SAID AIRPORT ROAD; THENCE N55°09'25"E ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 109.09 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1600.00 FEET AND A CENTRAL ANGLE OF 05°50'26"; THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, 163.10 FEET TO THE POINT OF BEGINNING.

AND

PARCEL 2 (VOLUSIA COUNTY):

A PORTION OF SECTION 28 AND A PORTION OF SECTION 29, TOWNSHIP 14 SOUTH, RANGE 31 EAST, VOLUSIA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID SECTION 29; THENCE NORTH 88°05'26" EAST ALONG THE NORTH LINE OF AFORESAID SECTION 28, A DISTANCE OF 1415.16 FEET TO THE BEGINNING OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1953.28 FEET AND A CENTRAL ANGLE OF 28°54'28"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 985.50 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS SOUTH 01°02'04" EAST, A DISTANCE OF 975.08 FEET TO THE END OF SAID CURVE; THENCE SOUTH 66°56'56" WEST A DISTANCE OF 356.03 FEET; THENCE SOUTH 15°48'34" EAST A DISTANCE OF 261.38 FEET TO THE INTERSECTION WITH THE NORTHERLY RIGHT OF WAY OF STATE ROAD 40 (RIGHT OF WAY VARIES, AS SHOWN ON FLORIDA RIGHT OF WAY MAP SECTION NUMBER 79100 SHEET 7, 8 & 9, OF 18, DATED 4-12-01); THENCE SOUTH 66°56'56" WEST ALONG SAID NORTHERLY RIGHT OF WAY, A DISTANCE OF 2589.81 FEET; THENCE CONTINUE ALONG SAID RIGHT OF WAY NORTH 23°03'04" WEST, A DISTANCE OF 146.00 FEET; THENCE SOUTH 66°56'56" WEST, A DISTANCE OF 730.00 FEET; THENCE SOUTH 23°03'04" EAST, A DISTANCE OF 146.00 FEET; THENCE SOUTH 66°56'56" WEST, A DISTANCE OF 1936.84; THENCE NORTH 19°57'27" WEST, A DISTANCE OF 174.69 FEET; THENCE NORTH 70°02'17" EAST, A DISTANCE OF 146.58 FEET; THENCE NORTH 19°57'27" WEST, A DISTANCE OF 25.00 FEET; THENCE SOUTH 70°02'17" WEST, A DISTANCE OF 146.58 FEET; THENCE NORTH 19°57'27" WEST, A DISTANCE OF 30.54 FEET; THENCE SOUTH 66°56'56" WEST, A DISTANCE OF 172.84 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY, NORTH 00°50'15" WEST, A DISTANCE OF 354.96; THENCE SOUTH 89°09'45" WEST, A DISTANCE OF 51.00 FEET; THENCE NORTH 00°50'15" WEST, A DISTANCE OF 2710.20 FEET TO THE NORTH LINE OF AFORESAID SECTION 29; THENCE NORTH 87°38'52" EAST ALONG SAID NORTH LINE, A DISTANCE OF 3998.13 FEET TO THE POINT OF BEGINNING.

AND

PARCEL 3 (FLAGLER COUNTY):

THE SOUTH 695 FEET OF SECTION 20, TOWNSHIP 14 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA.

TRACT 4 (FLAGLER COUNTY)



## LEGAL DESCRIPTION: GOLF COURSE PARCEL A/K/A SUBSTANTIAL DEVIATION AREA:

A PORTION OF SECTION 15, 16, 21 & 22 AND SECTION 15, TOWNSHIP 14 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; AS A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 22; THENCE NORTH 01 DEGREES 17 MINUTES 59 SECONDS WEST ALONG THE WESTERLY LINE OF AFORESAID SECTION 22 A DISTANCE OF 2146.07 FEET TO THE INTERSECTION OF SAID WESTERLY LINE AND THE CENTERLINE OF AIRPORT ROAD A 100 FOOT RIGHT OF WAY PER RECORD; THENCE DEPARTING SAID WESTERLY LINE OF SECTION 22 AND ALONG THE CENTERLINE OF AFORESAID AIRPORT ROAD THE FOLLOWING COURSES AND DISTANCES; NORTH 55 DEGREES 09 MINUTES 25 SECONDS EAST A DISTANCE OF 1891.96 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1650.00 AND A CENTRAL ANGLE OF 21 DEGREES 46 MINUTES 35 SECONDS; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 627.11 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS NORTH 66 DEGREES 02 MINUTES 43 SECONDS EAST, A DISTANCE OF 623.35 FEET TO THE END OF SAID CURVE; THENCE NORTH 76 DEGREES 56 MINUTES 00 SECONDS EAST A DISTANCE OF 165.02 FEET TO THE INTERSECTION OF THE CENTERLINE OF HUNTERS RIDGE BOULEVARD A 80 FOOT RIGHT OF WAY PER RECORD; THENCE CONTINUING ALONG SAID AIRPORT ROAD CENTERLINE NORTH 76 DEGREES 56 MINUTES 00 SECONDS EAST A DISTANCE OF 1,146.76 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1,450.00 FEET AND A CENTRAL ANGLE OF 08 DEGREES 03 MINUTES 18 SECONDS; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 203.85 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS NORTH 72 DEGREES 54 MINUTES 18 SECONDS EAST A DISTANCE OF 203.68 FEET TO A POINT OF REVERSE CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1,050.00 FEET AND A CENTRAL ANGLE OF 06 DEGREES 39 MINUTES 56 SECONDS; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 122.15 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS NORTH 72 DEGREES 12 MINUTES 40 SECONDS EAST A DISTANCE OF 122.08 FEET; THENCE DEPARTING SAID CENTERLINE NORTH 01 DEGREES 00 MINUTES 05 SECONDS WEST A DISTANCE OF 1502.60 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF SAID SECTION 22 AND THE EASTERLY LINE OF A FLORIDA POWER AND LIGHT EASEMENT, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTHERLY LINE OF SECTION 22 NORTH 88 DEGREES 15 MINUTES 41 SECONDS WEST, A DISTANCE OF 3021.69 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 250.00 AND A CENTRAL ANGLE OF 83 DEGREES 51 MINUTES 14 SECONDS; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 365.88 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS NORTH 49 DEGREES 15 MINUTES 20 SECONDS WEST, A DISTANCE OF 334.09 FEET TO A POINT IN SECTION 15 AND THE BEGINNING OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 600.00 AND A CENTRAL ANGLE OF 44 DEGREES 02 MINUTES 56 SECONDS; THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 461.28 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS SOUTH 66 DEGREES 47 MINUTES 36 SECONDS WEST, A DISTANCE OF 450.00 FEET; THENCE SOUTH 44 DEGREES 46 MINUTES 08 SECONDS WEST A DISTANCE OF 75.00; THENCE SOUTH 35 DEGREES 34 MINUTES 12 SECONDS EAST A DISTANCE OF 180.28 FEET TO A POINT IN SAID SECTION 22; THENCE LEAVING SAID SECTION 22 SOUTH 44 DEGREES 46 MINUTES 08 SECONDS WEST A DISTANCE OF 529.62 TO A POINT IN SECTION 21 AND THE BEGINNING OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 495.40 AND A CENTRAL ANGLE OF 43 DEGREES 33 MINUTES 18 SECONDS; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 376.59 FEET, SAID ARC

SUBTENDED BY A CHORD WHICH BEARS SOUTH 66 DEGREES 24 MINUTES 17 SECONDS WEST, A DISTANCE OF 367.59 FEET; THENCE SOUTH 88 DEGREES 07 MINUTES 12 SECONDS WEST A DISTANCE OF 1201.27 FEET; THENCE NORTH 01 DEGREES 28 MINUTES 29 SECONDS WEST A DISTANCE OF 200 FEET; THENCE SOUTH 88 DEGREES 07 MINUTES 12 SECONDS WEST A DISTANCE OF 802.36 FEET; THENCE LEAVING SAID SECTION 21 NORTH 01 DEGREES 41 MINUTES 45 SECONDS WEST A DISTANCE OF 5737.34 FEET TO A POINT IN THE NORTHERLY LINE OF SECTION 16; THENCE ALONG SAID NORTHERLY LINE OF SECTION 16 NORTH 88 DEGREES 11 MINUTES 54 SECONDS EAST A DISTANCE OF 2647.92 FEET TO THE NORTHWEST CORNER OF SECTION 15; THENCE ALONG THE NORTHERLY LINE OF SECTION 15 NORTH 88 DEGREES 06 MINUTES 05 SECONDS EAST A DISTANCE OF 2696.49 FEET TO A POINT ON THE NORTHERLY LINE OF SECTION 15; THENCE CONTINUE ALONG SAID NORTHERLY LINE OF SECTION 15 NORTH 88 DEGREES 13 MINUTES 58 SECONDS EAST A DISTANCE OF 2601.01 FEET TO THE NORTHEAST CORNER OF SECTION 15; THENCE ALONG THE EASTERLY LINE OF SECTION 15 SOUTH 01 DEGREES 15 MINUTES 57 SECONDS EAST A DISTANCE OF 5302.51 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 15; THENCE ALONG THE SOUTHERLY LINE OF SAID SECTION 15 SOUTH 88 DEGREES 15 MINUTES 41 SECONDS WEST A DISTANCE OF 269.65 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 100.00 AND A CENTRAL ANGLE OF 80 DEGREES 32 MINUTES 26 SECONDS; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 140.57 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS SOUTH 48 DEGREES 02 MINUTES 54 SECONDS WEST, A DISTANCE OF 129.98 FEET TO A POINT IN SAID SECTION 22; THENCE SOUTH 07 DEGREES 54 MINUTES 01 SECONDS WEST A DISTANCE OF 297.81 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 400.00 AND A CENTRAL ANGLE OF 91 DEGREES 54 MINUTES 09 SECONDS; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 641.60 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS SOUTH 53 DEGREES 43 MINUTES 46 SECONDS WEST, A DISTANCE OF 575.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 300.00 AND A CENTRAL ANGLE OF 73 DEGREES 44 MINUTES 23 SECONDS; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 386.10 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS NORTH 43 DEGREES 26 MINUTES 58 SECONDS WEST, A DISTANCE OF 360.00 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 760.00 AND A CENTRAL ANGLE OF 33 DEGREES 56 MINUTES 55 SECONDS; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 450.31 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS NORTH 10 DEGREES 07 MINUTES 33 SECONDS EAST, A DISTANCE OF 443.75 FEET TO A POINT ON THE NORTHERLY LINE OF SAID SECTION 22; THENCE LEAVING SAID SECTION LINE SOUTH 89 DEGREES 56 MINUTES 34 SECONDS WEST A DISTANCE OF 119.34 FEET; THENCE NORTH 70 DEGREES 18 MINUTES 21 SECONDS WEST A DISTANCE OF 79.50 FEET; THENCE NORTH 64 DEGREES 31 MINUTES 08 SECONDS WEST A DISTANCE OF 85.65 FEET; THENCE NORTH 55 DEGREES 50 MINUTES 38 SECONDS WEST A DISTANCE OF 116.70 FEET; THENCE NORTH 52 DEGREES 15 MINUTES 00 SECONDS WEST A DISTANCE OF 115.16 FEET; THENCE NORTH 54 DEGREES 09 MINUTES 03 SECONDS WEST A DISTANCE OF 51.37 FEET TO A POINT ON THE EASTERLY LINE OF A FLORIDA POWER AND LIGHT EASEMENT; THENCE ALONG SAID FLORIDA POWER AND LIGHT EASEMENT SOUTH 01 DEGREES 00 MINUTES 05 SECONDS EAST A DISTANCE OF 244.74 FEET TO THE POINT OF BEGINNING.

TRACT 5:

PARCEL B "REMAINING PARCEL":

A PORTION OF SECTIONS 15, 21 AND 22, TOWNSHIP 14 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
AS A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF SECTION 15, TOWNSHIP 14 SOUTH, RANGE 31 EAST, BEARING  $S01^{\circ}23'37''E$  ALONG THE EAST LINE OF SAID SECTION 15, A DISTANCE OF 4072.41'; THENCE  $S88^{\circ}09'57''W$  DEPARTING SAID SECTION LINE A DISTANCE OF 5304.19' TO AN INTERSECTION WITH THE WEST LINE OF SAID SECTION 15; THENCE DEPARTING SAID INTERSECTION  $S88^{\circ}11'54''W$  A DISTANCE OF 2619.76'; THENCE  $S01^{\circ}41'45''E$  A DISTANCE OF 1665.07' TO A POINT IN SECTION 21, TOWNSHIP 14 SOUTH, RANGE 31 EAST AND THE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE  $N88^{\circ}07'12''E$  A DISTANCE OF 802.36'; THENCE  $S01^{\circ}28'29''E$  A DISTANCE OF 200.00'; THENCE  $N88^{\circ}07'12''E$  A DISTANCE OF 1201.27' TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A DELTA OF  $D=043^{\circ}33'18''$ , A RADIUS OF  $R=495.40'$ , AN ARC LENGTH OF  $L=376.59'$ , A CHORD BEARING OF  $CB=N66^{\circ}24'17''E$ , AND A CHORD DISTANCE OF  $CH=367.59'$  TO A POINT OF TANGENCY; THENCE  $N44^{\circ}46'08''E$  A DISTANCE OF 529.62'; THENCE  $N35^{\circ}34'12''W$  A DISTANCE OF 180.28' TO A POINT IN SECTION 15; THENCE  $N44^{\circ}46'08''E$  A DISTANCE OF 75.00' TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A DELTA OF  $D=044^{\circ}02'56''$ , A RADIUS OF  $R=600.00'$ , AN ARC LENGTH OF  $L=461.28'$ , A CHORD BEARING OF  $CB=N66^{\circ}47'36''E$ , AND A CHORD DISTANCE OF  $CH=450.00'$  TO A POINT OF COMPOUND CURVATURE; THENCE ALONG SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A DELTA OF  $D=083^{\circ}51'14''$ , A RADIUS OF  $R=250.00'$ , AN ARC LENGTH OF  $L=365.88'$ , A CHORD BEARING OF  $CB=S49^{\circ}15'20''E$ , AND A CHORD DISTANCE OF  $CH=334.09'$  TO A POINT ON THE NORTH LINE OF SECTION 22; THENCE ALONG THE NORTH LINE OF SECTION 22,  $N88^{\circ}13'45''E$  A DISTANCE OF 3021.75' TO A POINT OF INTERSECTION WITH THE EASTERLY LINE OF A FLORIDA POWER AND LIGHT EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 38, PAGE 50, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA AND OFFICIAL RECORDS BOOK 1335, PAGE 502, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE DEPARTING THE NORTH LINE OF SECTION 22 AND ALONG THE EASTERLY LINE OF AFOREDESCRIBED FLORIDA POWER AND LIGHT EASEMENT,  $N01^{\circ}00'05''W$  A DISTANCE OF 244.74'; THENCE DEPARTING SAID EASTERLY LINE  $S54^{\circ}09'03''E$  A DISTANCE OF 51.37'; THENCE  $S52^{\circ}15'00''E$  A DISTANCE OF 115.16'; THENCE  $S55^{\circ}50'38''E$  A DISTANCE OF 116.70'; THENCE  $S64^{\circ}31'08''E$  A DISTANCE OF 85.65'; THENCE  $S70^{\circ}18'21''E$  A DISTANCE OF 79.50'; THENCE  $N89^{\circ}48'34''E$  A DISTANCE OF 119.34' TO A POINT ON THE NORTH LINE OF SECTION 22 AND POINT OF A NON-TANGENT CURVE; THENCE DEPARTING THE NORTH LINE OF SECTION 22 AND ALONG SAID CURVE, CONCAVE EASTERLY, HAVING A DELTA OF  $D=033^{\circ}56'55''$ , A RADIUS OF  $R=760.00'$ , AN ARC LENGTH OF  $L=450.31'$ , A CHORD BEARING OF  $CB=S10^{\circ}07'33''W$ , AND A CHORD DISTANCE OF  $CH=443.75'$  TO A POINT OF COMPOUND CURVATURE; THENCE ALONG SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A DELTA OF  $D=073^{\circ}44'23''$ , A RADIUS OF  $R=300.00'$ , AN ARC LENGTH OF  $L=386.10'$ , A CHORD BEARING OF  $CB=S43^{\circ}26'58''E$ , AND A CHORD DISTANCE OF  $CH=360.00'$  TO A POINT OF COMPOUND CURVATURE; THENCE ALONG SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A DELTA OF  $D=091^{\circ}54'09''$ , A RADIUS OF  $R=400.00'$ , AN ARC LENGTH OF  $L=641.60'$ , A CHORD BEARING OF  $CB=N53^{\circ}43'46''E$ , AND A CHORD DISTANCE OF  $CH=575.00'$  TO A POINT OF TANGENCY; THENCE  $N07^{\circ}54'01''E$  A DISTANCE OF 297.81' TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A DELTA OF  $D=082^{\circ}37'50''$ , A RADIUS OF  $R=100.00'$ , AN ARC LENGTH OF  $L=143.90'$ , A CHORD BEARING OF  $CB=N47^{\circ}07'03''E$ , AND A CHORD DISTANCE OF  $CH=131.81'$  TO A POINT ON THE NORTH LINE OF SECTION 22; THENCE ALONG THE NORTH LINE OF SECTION 22,  $N88^{\circ}13'45''E$  A DISTANCE OF 281.50' TO THE

NORTHEAST CORNER OF SECTION 22; THENCE DEPARTING SAID NORTH LINE, ALONG THE EAST LINE OF SECTION 22, S01°08'02"E A DISTANCE OF 1207.96' TO A POINT ON RESERVED TRACT PARCEL TWO DESCRIBED IN EXHIBIT B, AS RECORDED IN OFFICIAL RECORDS BOOK 0609 PAGE 1421, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; THENCE DEPARTING THE EAST LINE OF SECTION 22 AND ALONG THE NORTHERLY BOUNDARY LINE OF SAID RESERVED TRACT PARCEL TWO, N61°08'02"W A DISTANCE OF 260.00'; THENCE S47°21'58"W A DISTANCE OF 140.00'; THENCE S02°07'46"W A DISTANCE OF 264.74' TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF AIRPORT ROAD (100' R/W); THENCE CROSSING AIRPORT ROAD (100' R/W) ON AN EXTENSION OF THE NORTHERLY LINE OF RESERVED TRACT PARCEL TWO, S02°07'46"W A DISTANCE OF 109.53' TO A POINT ON RESERVED TRACT PARCEL ONE DESCRIBED IN EXHIBIT B, AS RECORDED IN OFFICIAL RECORDS BOOK 0609 PAGE 1421, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY OF AIRPORT ROAD AND POINT OF A NON-TANGENT CURVE; THENCE ALONG THE NORTHERLY BOUNDARY LINE OF SAID RESERVED TRACT PARCEL ONE AND ALONG SAID CURVE IN THE SOUTHERLY RIGHT-OF-WAY OF AIRPORT ROAD, CONCAVE SOUTHWESTERLY, HAVING A DELTA OF  $D=026^{\circ}08'39''$ , A RADIUS OF  $R=800.00'$ , AN ARC LENGTH OF  $L=365.04'$ , A CHORD BEARING OF  $CB=N75^{\circ}17'54''W$ , AND A CHORD DISTANCE OF  $CH=361.88'$  TO A POINT; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY S08°32'12"W A DISTANCE OF 696.59'; THENCE DEPARTING SAID RESERVED TRACT PARCEL ONE, N81°07'46"W A DISTANCE OF 60.78' TO A POINT ON THE SUBDIVISION PLAT OF ASHFORD LAKES ESTATES, AS RECORDED IN MAP BOOK 37, PAGES 42-49, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; THENCE ALONG THE NORTHERLY BOUNDARY LINE OF ASHFORD LAKES ESTATES, N81°07'46"W A DISTANCE OF 144.82'; THENCE S74°34'58"W A DISTANCE OF 33.70' TO A POINT ON A NON-TANGENT CURVE; THENCE ALONG SAID CURVE, CONCAVE SOUTHERLY, HAVING A DELTA OF  $D=079^{\circ}41'47''$ , A RADIUS OF  $R=75.00'$ , AN ARC LENGTH OF  $L=104.32'$ , A CHORD BEARING OF  $CB=N78^{\circ}51'11''W$ , AND A CHORD DISTANCE OF  $CH=96.11'$  TO A POINT; THENCE N53°49'02"W A DISTANCE OF 91.08'; THENCE S70°28'41"W A DISTANCE OF 70.21'; THENCE N86°22'52"W A DISTANCE OF 269.72' TO AN INTERSECTION WITH THE WESTERLY LINE OF ASHFORD LAKES ESTATES AND THE EASTERLY LINE OF AFOREDESCRIBED FLORIDA POWER AND LIGHT EASEMENT; THENCE S01°00'33"E ALONG THE WESTERLY BOUNDARY LINE OF ASHFORD LAKES ESTATES, ALSO BEING THE EASTERLY LINE OF SAID FLORIDA POWER AND LIGHT EASEMENT, A DISTANCE OF 685.90'; THENCE DEPARTING AFORESAID LINE S89°00'10"W A DISTANCE OF 235.47' TO AN INTERSECTION WITH THE WESTERLY LINE OF AFORESAID FLORIDA POWER AND LIGHT EASEMENT AND THE EASTERLY BOUNDARY LINE OF A PARCEL DESCRIBED IN EXHIBIT A, AS RECORDED IN OFFICIAL RECORDS BOOK 1437, PAGE 958, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; THENCE ALONG THE NORTHERLY BOUNDARY LINE OF AFOREDESCRIBED PARCEL, S52°59'29"W A DISTANCE OF 16.89'; THENCE S53°02'55"W A DISTANCE OF 47.26'; THENCE S58°40'13"W A DISTANCE OF 34.27'; THENCE S63°48'20"W A DISTANCE OF 26.83'; THENCE S73°20'42"W A DISTANCE OF 34.36'; THENCE S74°32'39"W A DISTANCE OF 39.23'; THENCE N78°20'10"W A DISTANCE OF 32.00'; THENCE N76°52'13"W A DISTANCE OF 50.00'; THENCE N84°41'14"W A DISTANCE OF 32.53'; THENCE N23°51'30"W A DISTANCE OF 147.86'; THENCE S65°56'34"W A DISTANCE OF 219.53'; THENCE S24°16'39"E A DISTANCE OF 115.58'; THENCE S65°12'19"W A DISTANCE OF 80.94' TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE, CONCAVE NORTHERLY, HAVING A DELTA OF  $D=032^{\circ}55'39''$ , A RADIUS OF  $R=113.43'$ , AN ARC LENGTH OF  $L=65.19'$ , A CHORD BEARING OF  $CB=S81^{\circ}39'59''W$ , AND A CHORD DISTANCE OF  $CH=64.30'$  TO A POINT OF TANGENCY; THENCE N80°30'36"W A DISTANCE OF 105.52'; THENCE N81°00'19"W A DISTANCE OF 27.37' TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE, CONCAVE SOUTHERLY, HAVING A DELTA OF  $D=008^{\circ}59'23''$ , A RADIUS OF  $R=1175.00'$ , AN ARC LENGTH OF  $L=109.97'$ ,

A CHORD BEARING OF  $CB=N85^{\circ}30'00''W$ , AND A CHORD DISTANCE OF  $CH=109.85'$  TO A POINT OF TANGENCY; THENCE  $S86^{\circ}44'13''W$  A DISTANCE OF  $105.93'$ ; THENCE  $N48^{\circ}40'37''W$  A DISTANCE OF  $62.22'$  TO AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY OF HUNTER'S RIDGE BOULEVARD (80' R/W) AND THE WESTERLY BOUNDARY LINE OF AFOREDESCRIBED PARCEL, AS RECORDED IN OFFICIAL RECORDS BOOK 1437, PAGE 958, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY AND THE WESTERLY BOUNDARY LINE OF SAID PARCEL,  $N46^{\circ}36'15''W$  A DISTANCE OF  $117.25'$  TO AN INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY OF HUNTER'S RIDGE BOULEVARD (80' R/W) AND THE EASTERLY BOUNDARY LINE OF THE SUBDIVISION PLAT OF HUNTINGTON WOODS AT HUNTERS RIDGE - PHASE 1, AS RECORDED IN MAP BOOK 37, PAGES 65-69, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY  $S85^{\circ}52'06''W$ , ALONG THE NORTHERLY BOUNDARY LINE OF HUNTINGTON WOODS AT HUNTERS RIDGE - PHASE 1, A DISTANCE OF  $34.60'$  TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE, CONCAVE NORTHERLY, HAVING A DELTA OF  $D=018^{\circ}43'30''$ , A RADIUS OF  $R=440.00'$ , AN ARC LENGTH OF  $L=143.80'$ , A CHORD BEARING OF  $CB=N84^{\circ}46'09''W$ , AND A CHORD DISTANCE OF  $CH=143.16'$  TO A POINT OF REVERSE CURVE; THENCE ALONG SAID CURVE, CONCAVE SOUTHERLY, HAVING A DELTA OF  $D=018^{\circ}43'30''$ , A RADIUS OF  $R=660.00'$ , AN ARC LENGTH OF  $L=215.70'$ , A CHORD BEARING OF  $CB=N84^{\circ}46'09''W$ , AND A CHORD DISTANCE OF  $CH=214.74'$  TO A POINT OF TANGENCY; THENCE  $S85^{\circ}52'06''W$  A DISTANCE OF  $255.50'$ ; THENCE  $S04^{\circ}07'54''E$  A DISTANCE OF  $135.00'$ ; THENCE  $S86^{\circ}52'06''W$  A DISTANCE OF  $243.72'$  TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE, CONCAVE SOUTHERLY, HAVING A DELTA OF  $D=011^{\circ}30'15''$ , A RADIUS OF  $R=775.00'$ , AN ARC LENGTH OF  $L=155.61'$ , A CHORD BEARING OF  $CB=S80^{\circ}06'59''W$ , AND A CHORD DISTANCE OF  $CH=155.35'$  TO A POINT; THENCE  $N30^{\circ}58'16''W$  A DISTANCE OF  $157.59'$ ; THENCE  $S59^{\circ}01'44''W$  A DISTANCE OF  $660.00'$ ; THENCE  $S30^{\circ}58'16''E$  A DISTANCE OF  $130.00'$ ; THENCE  $S59^{\circ}01'44''W$ , A DISTANCE OF  $236.45'$  TO A POINT ON THE WESTERLY BOUNDARY LINE OF HUNTINGTON WOODS AT HUNTERS RIDGE - PHASE 1, AS RECORDED IN MAP BOOK 37, PAGES 65-69; THENCE DEPARTING SAID WESTERLY BOUNDARY LINE,  $S59^{\circ}01'44''W$  ALONG THE NORTHERLY BOUNDARY LINE OF A PARCEL DESCRIBED IN EXHIBIT A, AS RECORDED IN OFFICIAL RECORDS BOOK 1424, PAGE 42, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, DISTANCE OF  $349.67'$ ; THENCE CONTINUE ALONG SAID NORTHERLY BOUNDARY LINE  $N42^{\circ}15'29''W$ , A DISTANCE OF  $307.67'$  TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF AIRPORT ROAD (100' R/W); THENCE ALONG SAID RIGHT-OF-WAY  $S54^{\circ}30'43''W$  A DISTANCE OF  $802.46'$  TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE IN THE SOUTHERLY RIGHT-OF-WAY OF AIRPORT ROAD, CONCAVE SOUTHERLY, HAVING A DELTA OF  $D=003^{\circ}45'03''$ , A RADIUS OF  $R=2700.00'$ , AN ARC LENGTH OF  $L=176.76'$ , A CHORD BEARING OF  $CB=S52^{\circ}38'11''W$ , AND A CHORD DISTANCE OF  $CH=176.73'$  TO A POINT; THENCE DEPARTING SAID RIGHT-OF-WAY  $S43^{\circ}21'02''E$ , ALONG THE WESTERLY BOUNDARY LINE OF SAID PARCEL, A DISTANCE OF  $1644.15'$  TO A POINT ON A NON-TANGENT CURVE; THENCE ALONG SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A DELTA OF  $D=032^{\circ}35'38''$ , A RADIUS OF  $R=774.39'$ , AN ARC LENGTH OF  $L=440.53'$ , A CHORD BEARING OF  $CB=S60^{\circ}09'58''E$ , AND A CHORD DISTANCE OF  $CH=434.61'$  TO A POINT OF REVERSE CURVE; THENCE ALONG SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A DELTA OF  $D=018^{\circ}02'14''$ , A RADIUS OF  $R=743.08'$ , AN ARC LENGTH OF  $L=233.93'$ , A CHORD BEARING OF  $CB=S66^{\circ}23'34''E$ , AND A CHORD DISTANCE OF  $CH=232.96'$  TO A POINT OF INTERSECTION WITH THE WESTERLY BOUNDARY LINE OF AFOREDESCRIBED PARCEL, AS RECORDED IN OFFICIAL RECORDS BOOK 1424, PAGE 42, AND THE SOUTHERLY LINE OF SECTION 22, TOWNSHIP 14 SOUTH, RANGE 31 EAST; THENCE ALONG THE SOUTH LINE OF SECTION 22,  $S88^{\circ}59'50''W$  A DISTANCE OF  $935.72'$  TO A POINT OF INTERSECTION WITH THE WEST LINE OF SECTION 22; THENCE DEPARTING SAID INTERSECTION, ALONG THE

SOUTH LINE OF SECTION 21, S88°05'26"W A DISTANCE OF 3955.28'; THENCE DEPARTING THE SOUTH LINE OF SECTION 21 N24°21'45"E A DISTANCE OF 276.51'; THENCE N29°49'06"E A DISTANCE OF 645.54' TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A DELTA OF  $D=042^{\circ}18'27''$ , A RADIUS OF  $R=917.00'$ , AN ARC LENGTH OF  $L=677.12'$ , A CHORD BEARING OF  $CB=N50^{\circ}58'19''E$ , AND A CHORD DISTANCE OF  $CH=661.84'$  TO A POINT OF REVERSE CURVE; THENCE ALONG SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A DELTA OF  $D=018^{\circ}32'46''$ , A RADIUS OF  $R=812.00'$ , AN ARC LENGTH OF  $L=262.84'$ , A CHORD BEARING OF  $CB=N62^{\circ}51'10''E$ , AND A CHORD DISTANCE OF  $CH=261.69'$  TO A POINT OF TANGENCY; THENCE N51°35'29"E A DISTANCE OF 974.13'; THENCE S53°38'41"E A DISTANCE OF 894.33'; THENCE S14°10'38"E A DISTANCE OF 51.47' TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF AIRPORT ROAD (100' R/W); THENCE ALONG SAID RIGHT-OF-WAY N44°48'33"E A DISTANCE OF 249.66' TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE IN THE RIGHT-OF-WAY OF AIRPORT ROAD, CONCAVE SOUTHEASTERLY, HAVING A DELTA OF  $D=007^{\circ}45'44''$ , A RADIUS OF  $R=2800.00'$ , AN ARC LENGTH OF  $L=379.34'$ , A CHORD BEARING OF  $CB=N48^{\circ}41'25''E$ , AND A CHORD DISTANCE OF  $CH=379.05'$  TO A POINT; THENCE DEPARTING SAID RIGHT-OF-WAY N33°53'03"W A DISTANCE OF 538.61'; THENCE N01°13'55"E A DISTANCE OF 234.10'; THENCE N64°21'36"W A DISTANCE OF 226.21'; THENCE N33°37'40"W A DISTANCE OF 508.06'; THENCE N40°56'30"W A DISTANCE OF 898.99'; THENCE N43°13'25"W A DISTANCE OF 749.86'; THENCE N01°41'45"W A DISTANCE OF 639.77' TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION LYING WITHIN AIRPORT ROAD/HUNTER'S RIDGE BOULEVARD EXTENSION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 37, PAGES 38 AND 39, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

ALSO EXCEPTING FROM THE ABOVE DESCRIBED TRACT 5, THOSE CERTAIN LANDS DESCRIBED ABOVE AS TRACT 2, PARCEL 1 OF TRACT 3, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 2 (FLAGLER COUNTY: VILLAGE CENTER PARCEL, SUBDIVISION "A" PHASE-1 PARCEL, SUBDIVISION "A" PHASE-2 PARCEL AND SUBDIVISION "B" PARCEL)

LEGAL DESCRIPTION: VILLAGE CENTER PARCEL AS CREATED BY SURVEYOR: A PORTION OF SECTION 22, TOWNSHIP 14 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: AS A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 21; THENCE NORTH  $01^{\circ}17'59''$  WEST ALONG THE EASTERLY LINE OF AFORESAID SECTION 21 A DISTANCE OF 3781.04 FEET; THENCE NORTH  $59^{\circ}56'22''$  EAST, A DISTANCE OF 897.73 FEET TO THE POINT OF BEGINNING; THENCE NORTH  $00^{\circ}02'41''$  WEST, A DISTANCE OF 995.07 FEET TO THE SOUTHERLY RIGHT OF WAY OF A 60 FOOT PROPOSED RIGHT OF WAY AND THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 2970.00 FEET AND A CENTRAL ANGLE OF  $01^{\circ}38'32''$ ; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 85.12 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS NORTH  $88^{\circ}10'26''$  EAST, A DISTANCE OF 85.12 FEET TO THE END OF SAID CURVE; THENCE CONTINUE ALONG THE SAID SOUTHERLY RIGHT OF WAY, NORTH  $88^{\circ}59'42''$  EAST, A DISTANCE OF 384.95 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 2970.00 FEET AND A CENTRAL ANGLE OF  $00^{\circ}23'56''$ ; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 20.68 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS NORTH  $89^{\circ}11'40''$  EAST, A DISTANCE OF 20.68 FEET TO THE END OF SAID CURVE; THENCE NORTH  $89^{\circ}23'38''$  EAST, A DISTANCE OF 345.12 FEET TO THE BEGINNING OF A

CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF  $91^{\circ} 16' 44''$ ; THENCE EASTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 79.66 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS SOUTH  $44^{\circ} 58' 00''$  EAST, A DISTANCE OF 71.50 FEET TO THE END OF SAID CURVE AND TO THE WESTERLY RIGHT OF WAY OF HUNTERS RIDGE BOULEVARD AN 80 FOOT PROPOSED RIGHT OF WAY; THENCE ALONG SAID WESTERLY RIGHT OF WAY THE SOUTH  $00^{\circ} 40' 23''$  WEST, A DISTANCE OF 116.48 FEET TO THE BEGINNING OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 440.00 FEET AND A CENTRAL ANGLE OF  $46^{\circ} 32' 03''$ ; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 357.36 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS SOUTH  $22^{\circ} 35' 39''$  EAST, A DISTANCE OF 347.61 FEET TO THE END OF SAID CURVE; THENCE SOUTH  $45^{\circ} 51' 40''$  EAST, A DISTANCE OF 102.77 FEET TO THE BEGINNING OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 860.00 FEET AND A CENTRAL ANGLE OF  $19^{\circ} 32' 08''$ ; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 293.22 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS SOUTH  $36^{\circ} 05' 36''$  EAST, A DISTANCE OF 291.81 FEET TO THE END OF SAID CURVE; THENCE SOUTH  $76^{\circ} 38' 04''$  WEST, A DISTANCE OF 141.62 FEET; THENCE SOUTH  $11^{\circ} 49' 22''$  EAST, A DISTANCE OF 119.51 FEET; THENCE SOUTH  $55^{\circ} 30' 15''$  EAST, A DISTANCE OF 247.69 FEET; THENCE SOUTH  $13^{\circ} 04' 11''$  EAST, A DISTANCE OF 472.22 FEET AND ALONG A PORTION OF THE WESTERLY RIGHT OF WAY OF HUNTERS RIDGE BOULEVARD A 80 FOOT RIGHT OF WAY PER RECORD TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF  $71^{\circ} 02' 04''$ ; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 30.99 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS SOUTH  $22^{\circ} 26' 51''$  WEST, A DISTANCE OF 29.05 FEET TO THE END OF SAID CURVE AND TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 175.00 FEET AND A CENTRAL ANGLE OF  $49^{\circ} 02' 49''$ ; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 149.81 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS SOUTH  $33^{\circ} 26' 28''$  WEST, A DISTANCE OF 145.27 FEET TO THE END OF SAID CURVE AND TO THE BEGINNING OF A REVERSE CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF  $67^{\circ} 20' 02''$ ; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 29.38 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS SOUTH  $42^{\circ} 35' 04''$  WEST, A DISTANCE OF 27.72 FEET TO THE END OF SAID CURVE AND TO THE NORTHERLY RIGHT OF WAY OF AIRPORT ROAD A 100 FOOT RIGHT OF WAY OF RECORD AND TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1700.00 FEET AND A CENTRAL ANGLE OF  $21^{\circ} 05' 51''$ ; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 625.98 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS SOUTH  $65^{\circ} 42' 21''$  WEST, A DISTANCE OF 622.45 FEET TO THE END OF SAID CURVE; THENCE CONTINUE ALONG SAID NORTHERLY RIGHT OF WAY OF AIRPORT ROAD SOUTH  $55^{\circ} 09' 25''$  WEST, A DISTANCE OF 108.81 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY NORTH  $19^{\circ} 50' 37''$  WEST, A DISTANCE OF 1017.44 FEET; THENCE NORTH  $78^{\circ} 54' 37''$  WEST, A DISTANCE OF 356.16 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION: SUBDIVISION "A" PHASE-1 PARCEL AS CREATED BY SURVEYOR: A PORTION OF SECTION 21 & 22, TOWNSHIP 14 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; AS A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 21; THENCE NORTH  $01^{\circ} 17' 59''$  WEST ALONG THE EASTERLY LINE OF AFORESAID SECTION 21 A DISTANCE OF 3781.04 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH  $59^{\circ} 56' 22''$  WEST, A DISTANCE OF 144.30 FEET; THENCE SOUTH  $56^{\circ} 39' 07''$

WEST, A DISTANCE OF 363.40 FEET; THENCE NORTH  $16^{\circ} 07' 37''$  WEST, A DISTANCE OF 1010.85 FEET TO THE SOUTHERLY LINE OF A 60 FOOT PROPOSED RIGHT OF WAY AND TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 400.00 FEET AND A CENTRAL ANGLE OF  $28^{\circ} 21' 10''$ ; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 197.94 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS NORTH  $64^{\circ} 34' 56''$  EAST, A DISTANCE OF 195.93 FEET TO THE END OF SAID CURVE; THENCE CONTINUE ALONG SAID SOUTHERLY RIGHT OF WAY NORTH  $50^{\circ} 24' 21''$  EAST, A DISTANCE OF 737.64 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 670.00 FEET AND A CENTRAL ANGLE OF  $30^{\circ} 49' 26''$ ; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 360.44 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS NORTH  $65^{\circ} 49' 04''$  EAST, A DISTANCE OF 356.11 FEET TO THE END OF SAID CURVE; THENCE NORTH  $81^{\circ} 13' 47''$  EAST, A DISTANCE OF 42.48 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 130.00 FEET AND A CENTRAL ANGLE OF  $149^{\circ} 52' 19''$ ; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY SOUTHERLY, EASTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 340.05 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS NORTH  $82^{\circ} 57' 05''$  EAST, A DISTANCE OF 251.07 FEET TO THE END OF SAID CURVE AND TO THE SOUTHERLY LINE OF SAID 60 FOOT PROPOSED RIGHT OF WAY AND TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 2970.00 FEET AND A CENTRAL ANGLE OF  $02^{\circ} 23' 56''$ ; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 124.35 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS NORTH  $86^{\circ} 09' 12''$  EAST, A DISTANCE OF 124.34 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY SOUTH  $00^{\circ} 02' 41''$  EAST, A DISTANCE OF 995.07 FEET; THENCE SOUTH  $59^{\circ} 56' 22''$  WEST, A DISTANCE OF 897.73 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION: SUBDIVISION "A" PHASE-2 PARCEL AS CREATED BY SURVEYOR: A PORTION OF SECTION 21, TOWNSHIP 14 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; AS A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 21; THENCE NORTH  $01^{\circ} 17' 59''$  WEST ALONG THE EASTERLY LINE OF AFORESAID SECTION 21 A DISTANCE OF 3781.04 FEET; THENCE DEPARTING SAID SECTION LINE SOUTH  $59^{\circ} 56' 22''$  WEST, A DISTANCE OF 144.30 FEET; THENCE SOUTH  $56^{\circ} 39' 07''$  WEST, A DISTANCE OF 363.40 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE SOUTH  $56^{\circ} 39' 07''$  WEST, A DISTANCE OF 1252.49 FEET; THENCE NORTH  $33^{\circ} 25' 01''$  WEST, A DISTANCE OF 1242.94 FEET; THENCE NORTH  $24^{\circ} 56' 00''$  EAST, A DISTANCE OF 481.17 FEET; THENCE SOUTH  $52^{\circ} 22' 16''$  EAST, A DISTANCE OF 188.47 FEET TO THE NORTHERLY RIGHT OF WAY OF A 50 FOOT PROPOSED RIGHT OF WAY AND TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 400.00 FEET AND A CENTRAL ANGLE OF  $10^{\circ} 41' 26''$ ; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 74.63 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS NORTH  $47^{\circ} 07' 51''$  EAST, A DISTANCE OF 74.53 FEET TO THE END OF SAID CURVE; THENCE NORTH  $52^{\circ} 28' 34''$  EAST, A DISTANCE OF 15.07 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 130.00 FEET AND A CENTRAL ANGLE OF  $177^{\circ} 11' 44''$ ; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY AND SOUTHERLY, EASTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 402.04 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS NORTH  $64^{\circ} 57' 58''$  EAST, A DISTANCE OF 259.92 FEET TO THE END OF SAID CURVE AND TO THE SOUTHERLY LINE OF A 60 FOOT PROPOSED RIGHT OF WAY AND ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF



590.00 FEET AND A CENTRAL ANGLE OF  $39^{\circ} 20' 42''$ ; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 405.15 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS NORTH  $71^{\circ} 09' 39''$  EAST, A DISTANCE OF 397.24 FEET TO THE END OF SAID CURVE; THENCE CONTINUE ALONG SAID SOUTHERLY RIGHT OF WAY SOUTH  $89^{\circ} 10' 00''$  EAST, A DISTANCE OF 336.10 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 400.00 FEET AND A CENTRAL ANGLE OF  $12^{\circ} 04' 29''$ ; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 84.30 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS NORTH  $84^{\circ} 47' 45''$  EAST, A DISTANCE OF 84.14 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY SOUTH  $16^{\circ} 07' 37''$  EAST, A DISTANCE OF 1010.85 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION: SUBDIVISION "B" PARCEL AS CREATED BY SURVEYOR:

A PORTION OF SECTION 22, TOWNSHIP 14 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;  
 AS A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 22; THENCE NORTH  $01^{\circ} 17' 59''$  WEST ALONG THE WESTERLY LINE OF AFORESAID SECTION 22 A DISTANCE OF 5262.99 FEET TO THE NORTHWEST CORNER OF SAID SECTION 22; THENCE NORTH  $88^{\circ} 15' 41''$  EAST ALONG THE NORTH LINE OF SAID SECTION 22, A DISTANCE OF 2473.29 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH  $88^{\circ} 15' 41''$  EAST ALONG SAID NORTH LINE OF SECTION 22, A DISTANCE OF 1048.02 FEET TO THE WESTERLY LINE OF A 236 FOOT WIDE FLORIDA POWER & LIGHT COMPANY EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 1335, PAGE 500, IN THE PUBLIC RECORDS OF VOLUSIA COUNTY AND DEED BOOK 38, PAGE 50, IN THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; THENCE SOUTH  $01^{\circ} 00' 05''$  EAST ALONG SAID WESTERLY LINE OF SAID EASEMENT, A DISTANCE OF 1521.83 FEET TO THE INTERSECTION WITH THE NORTHERLY RIGHT OF WAY OF AIRPORT ROAD A 100 FOOT RIGHT OF WAY PER RECORD AND TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1400.00 FEET AND A CENTRAL ANGLE OF  $02^{\circ} 40' 59''$ ; THENCE WESTERLY ALONG THE SAID RIGHT OF WAY AND ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 65.56 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS SOUTH  $74^{\circ} 35' 44''$  WEST, A DISTANCE OF 65.55 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY NORTH  $84^{\circ} 20' 38''$  WEST, A DISTANCE OF 82.69 FEET; THENCE NORTH  $12^{\circ} 19' 05''$  WEST, A DISTANCE OF 254.77 FEET; TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF  $84^{\circ} 27' 57''$ ; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 44.23 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS NORTH  $54^{\circ} 33' 04''$  WEST, A DISTANCE OF 40.33 FEET TO THE END OF SAID CURVE; THENCE SOUTH  $83^{\circ} 12' 57''$  WEST, A DISTANCE OF 125.15 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF  $85^{\circ} 47' 16''$ ; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 44.92 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS SOUTH  $40^{\circ} 19' 20''$  WEST, A DISTANCE OF 40.84 FEET TO THE END OF SAID CURVE; THENCE SOUTH  $02^{\circ} 34' 18''$  EAST, A DISTANCE OF 249.48 FEET; THENCE SOUTH  $53^{\circ} 07' 43''$  WEST, A DISTANCE OF 138.20 FEET TO THE AFORESAID NORTHERLY RIGHT OF WAY OF AIRPORT ROAD; THENCE ALONG SAID NORTHERLY AND EASTERLY RIGHT OF WAY OF AIRPORT ROAD SOUTH  $76^{\circ} 55' 49''$  WEST, A DISTANCE OF 554.87 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF  $67^{\circ} 58' 32''$ ; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 29.66 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS NORTH  $69^{\circ} 04' 55''$  WEST,

A DISTANCE OF 27.95 FEET TO THE END OF SAID CURVE AND TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 175.00 FEET AND A CENTRAL ANGLE OF  $49^{\circ}00'36''$ ; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 149.69 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS NORTH  $59^{\circ}35'57''$  WEST, A DISTANCE OF 145.17 FEET TO THE END OF SAID CURVE AND TO THE BEGINNING OF A REVERSE CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF  $71^{\circ}02'04''$ ; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 30.99 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS NORTH  $48^{\circ}35'13''$  WEST, A DISTANCE OF 29.05 FEET TO THE END OF SAID CURVE; THENCE NORTH  $13^{\circ}04'11''$  WEST, A DISTANCE OF 205.77 FEET; THENCE DEPARTING AFORESAID RIGHT OF WAY OF AIRPORT ROAD NORTH  $76^{\circ}55'49''$  EAST, A DISTANCE OF 130.00 FEET; THENCE NORTH  $13^{\circ}04'11''$  WEST, A DISTANCE OF 120.00 FEET; THENCE SOUTH  $76^{\circ}55'49''$  WEST, A DISTANCE OF 130.00 FEET; THENCE NORTH  $13^{\circ}04'11''$  WEST, A DISTANCE OF 231.38 FEET; THENCE NORTH  $88^{\circ}15'41''$  EAST, A DISTANCE OF 281.00 FEET; THENCE NORTH  $01^{\circ}44'19''$  WEST, A DISTANCE OF 1076.91 FEET TO THE POINT OF BEGINNING.

TRACT 3 (FLAGLER AND VOLUSIA COUNTIES):

PARCEL 1 (FLAGLER COUNTY):

A PORTION OF SECTION 22, TOWNSHIP 14 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: AS A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 22; THENCE  $N01^{\circ}17'59''W$  ALONG THE WESTERLY LINE OF AFORESAID SECTION 22 A DISTANCE OF 2145.06 FEET TO THE INTERSECTION OF SAID WESTERLY LINE AND THE CENTERLINE OF AIRPORT ROAD A 100 FOOT RIGHT OF WAY OF RECORD; THENCE DEPARTING SAID WESTERLY LINE OF SECTION 22 AND ALONG THE CENTERLINE OF AFORESAID AIRPORT ROAD  $N55^{\circ}09'25''E$  A DISTANCE OF 1891.80 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1650.00 FEET AND A CENTRAL ANGLE OF  $05^{\circ}50'25''$ ; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, 168.19 FEET; THENCE DEPARTING SAID CENTERLINE  $S29^{\circ}00'09''E$ , A DISTANCE OF 50.00 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SAID AIRPORT ROAD AND THE POINT OF BEGINNING AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1600.00 FEET, A CENTRAL ANGLE OF  $01^{\circ}29'42''$  AND A CHORD BEARING  $N61^{\circ}44'30''E$ ; THENCE EASTERLY ALONG SAID RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, 41.75 FEET; THENCE DEPART SAID RIGHT OF WAY LINE  $S06^{\circ}31'16''W$ , 98.11 FEET; THENCE  $S52^{\circ}36'35''E$ , 87.90 FEET; THENCE  $N75^{\circ}35'25''E$ , 186.17 FEET; THENCE  $N07^{\circ}38'09''W$ , 167.17 FEET; THENCE  $N19^{\circ}01'48''E$ , 38.49 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SAID AIRPORT ROAD AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1600.00 FEET, A CENTRAL ANGLE OF  $04^{\circ}46'03''$  AND A CHORD BEARING  $N73^{\circ}48'25''E$ ; THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, 133.13 FEET TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF  $68^{\circ}40'31''$ ; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, 29.97 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 175.00 FEET AND A CENTRAL ANGLE OF  $48^{\circ}58'12''$ ; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, 149.57 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF  $71^{\circ}02'04''$ ; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, 30.99 FEET TO THE WESTERLY RIGHT OF WAY LINE OF HUNTERS RIDGE BOULEVARD AN 80 FOOT RIGHT OF WAY OF RECORD; THENCE ALONG SAID HUNTERS RIDGE BOULEVARD THE NEXT THREE COURSES AND DISTANCES:

S13°04'11"E, 211.66 FEET TO THE BEGINNING OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1200.00 FEET AND A CENTRAL ANGLE OF 09°34'48"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, 200.64 FEET; THENCE S03°29'23"E, 74.00 FEET; THENCE DEPARTING THE SAID WESTERLY RIGHT OF WAY LINE OF HUNTERS RIDGE BOULEVARD S87°25'04"W, 85.25 FEET; THENCE S49°06'53"W, 96.01 FEET; THENCE S04°43'06"E, 118.87 FEET TO THE NORTHERLY BOUNDARY LINE OF HUNTINGTON WOODS AT HUNTER'S RIDGE-PHASE I, AS RECORDED IN MAP BOOK 37, PAGES 65 THROUGH 69, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA AND TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 440.00 FEET, A CENTRAL ANGLE OF 02°18'20" AND A CHORD BEARING N75°55'03"W; THENCE WESTERLY ALONG SAID NORTHERLY BOUNDARY LINE AND THE ARC OF SAID CURVE, 17.71 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 660.00 FEET AND A CENTRAL ANGLE OF 18°43'30"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY BOUNDARY LINE, 215.70 FEET; THENCE S86°30'37"W ALONG SAID NORTHERLY BOUNDARY LINE, 236.65 FEET; THENCE DEPART SAID NORTHERLY BOUNDARY LINE N27°01'57"E, 98.07 FEET; THENCE N06°41'27"W, 166.17 FEET; THENCE N37°07'41"W, 32.51 FEET; THENCE N06°33'25"W, 145.98 FEET; THENCE S74°29'25"W, 75.63 FEET; THENCE N66°49'20"W, 126.13 FEET; THENCE S88°28'40"W, 61.53 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SAID AIRPORT ROAD; THENCE N55°09'25"E ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 109.09 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1600.00 FEET AND A CENTRAL ANGLE OF 05°50'26"; THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, 163.10 FEET TO THE POINT OF BEGINNING.

Official Document

# **GARDENSIDE PHASE II AT ORMOND STATION AT HUNTER'S RIDGE PUD DEVELOPMENT AGREEMENT**

## **1.0 INTRODUCTION**

This Development Agreement (Agreement) governs Iris Phase II at Hunter's Ridge which shall be now known as Gardenside Phase II at Ormond Station (Subdivision) on approximately 32.96 acres of land, in addition to 7.19 acres of off-site land for roadway and utility improvements, located generally north of Airport Road and east of Iris Branch Boulevard within the Hunter's Ridge DRI, as set forth in that certain Resolution No. 2010-61 recorded in Official Records Book 1803, Page 648, Amended 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, Resolution No. 2022-31 recorded June 24, 2022 in Book 2700, Page 923, Resolution No. 2023-18 recorded March 17, 2023 in Official Records Book 2764, Page 762, all in the Public Records of Flagler County, Florida (hereinafter referred to as "Hunter's Ridge DRI") and being more particularly described in Exhibit A, attached hereto (hereinafter referred to as the "Property"). The Property is owned by US Capital Alliance, LLC, a Florida Limited Liability Company (Owner). For purposes of this Agreement, the Owner's address is 880 Airport Road, Suite 113, Ormond Beach, Florida 32174.

## **2.0 SUBDIVISION DESCRIPTION**

2.1 Low Density Single Family Residential. The Subdivision is currently part of the Hunter's Ridge Development of Regional Impact (DRI) and consistent with said DRI, the subject property shall be developed as a single-family community containing private common areas with entry features and with roadway tracts. The Subdivision shall consist of a maximum of 89 single-family lots, subject to available water and wastewater capacity. The Site Development Plan for Gardenside Phase II at Ormond Station (formerly known as Iris Phase II at Hunter's Ridge) is generally outlined below and depicted on the PUD Site Development Plan, which is attached as Exhibit B hereto (Site Development Plan).

### 2.2 Temporary Sales and Construction Trailers and Model Homes.

- (a) Construction trailers may be permitted on any lot within the Subdivision prior to final plat approval in conjunction with the issuance and continuation of a land development permit. Construction trailers may not remain within the Subdivision following the expiration or completion of a land development permit.
  
- (b) Model homes may be permitted following final plat approval. A maximum of five of the lots may be used for model homes and a maximum of three model homes may be used as temporary sales centers.

2.3 Common Areas. Common areas (labeled as Tracts on the Site Development Plan) are located throughout the Subdivision and shall include open space, landscape areas, recreation (active and passive), conservation areas, required buffers and retention

ponds and may include entrance features. Common areas shall be maintained by the Ormond Station Homeowners Association, Inc. their successors and assigns. Maintenance responsibilities shall be designated and accepted at the time of platting through appropriate dedications.

2.4 Variances. Variance requests shall be subject to Flagler County's variance procedures as provided for in the Flagler County Land Development Code (FCLDC).

### **3.0 DEVELOPMENT PLAN**

#### **3.1 Plan Overview.**

(a) The Site Development Plan, Exhibit B, depicts the general layout of the entire development plan. The exact location of structures, lot lines, roadways, internal landscape buffers, drainage facilities, and other improvements shown on the Site Development Plan may be modified during the plat(s) review process.

(b) Adjustments to the Site Development Plan are anticipated to occur during the plat review processes. Revisions that meet the intent and purpose of the DRI and Flagler County's Comprehensive Plan and the FCLDC may be approved by the County Administrator or designee, as long as the substantial integrity of the Site Development Plan and the development standards contained herein are maintained. Any modification to the Site Development Plan that increases the density or types of development or reduces the total amount or type of open space, or decreases the size of the buffer, shall require the approval of the Flagler County Board of County Commissioners following the review and recommendation of the Flagler County Planning and Development Board.

(c) The Subdivision may be developed in multiple phases. All infrastructure necessary to support each phase of the Subdivision shall be constructed within that phase as a condition of this Site Development Plan approval. Adequate emergency vehicle access and turn-arounds shall be provided at all times.

### **4.0 LAND DEVELOPMENT CODE APPLICABILITY**

4.1 Except as otherwise set forth in the DRI and in this Agreement, the FCLDC shall apply to development of the Property. The requirements of the Hunter's Ridge DRI shall be adhered to. The requirements of this Agreement supersede any inconsistent provisions of the FCLDC or other ordinances of Flagler County.

4.2 Stormwater. Stormwater runoff from the development will be conveyed to on-site storm water retention systems by means of curb and gutter and an underground drainage pipe system.

4.3 Roadways. Internal access to all residential structures shall be provided by roadway tracts. Ownership and maintenance responsibility for all roadways within the Property lies with the Ormond Station Community Development District. Internal roadway tracts shall have a minimum width of fifty (50) feet unless otherwise approved by Flagler County. Roadway pavement widths shall be a minimum of twenty (20) feet. One (1)

entrance road off a northern extension road and one (1) entrance road off Airport Rd. shall be provided as indicated on Exhibit B. Each applicant for a building permit within the Subdivision is required to pay applicable transportation impact fees to Flagler County in addition to an assessment fee by Volusia County equal to Volusia County's impact fee. All roadways in the Site Development Plan to be prepared and approved shall be roadway tracts, but will be subject to a perpetual, non-exclusive public access and this public right shall be reflected on the final plat.

4.4 Landscaping. Efforts to preserve and enhance the existing landscape will be achieved through supplemental landscaping that will blend with the natural vegetation while also accentuating the residential areas, entrances and other common spaces. The Owner shall plant and maintain a minimum of two (2) trees, either live oak, magnolia or other tree referenced in the FCLDC as a shade tree for every dwelling unit constructed. . All reasonable efforts shall be made to preserve existing native oak trees and vegetation on the site. Index tree protection shall comply with the FCLDC. General landscaping around lots, roadways, entrances, residential buildings, and other common areas will be landscaped with native plant materials in accordance with the FCLDC and the Hunter's Ridge DRI as adopted or amended. All landscape areas will have supplemental irrigation. Flexibility of this Site Development Plan allows for further refinement of site development, landscaping and preservation of existing vegetation. Water wise landscaping shall be used. Once reuse water is available to the Subdivision no new irrigation wells shall be allowed.

4.5 Signage. Gardenside Phase II at Ormond Station signage shall be designed, constructed and located as reflected in the Site Development Plan and such signs may be lighted (with lighting directed away from traffic), and shall be a maximum of eight feet (8') tall, with a message area no greater than eighty (80) square feet in size for the main entrance. Secondary entrance signs shall be a maximum of six feet (6') tall, with a message area no greater than thirty-two (32) square feet in size. Signs shall be set back from adjacent roadways sufficient to protect public safety and view angles consistent with provisions in the FCLDC.

4.6 Site Development Requirements. The dimensional requirements within the Subdivision will be as set forth in the table at Section 5.3 below.

4.7 Entry Features. The entrance/exit roads to the Subdivision shall be constructed in the approximate location as shown on the Site Development Plan. Vehicular access shall be designed to accommodate emergency vehicle access at these locations, pursuant to dimensional requirements defined by application of FCLDC.

4.8 Lighting. Street lighting fixtures shall be provided throughout the Subdivision by FPL. Additional landscape lighting may include low-level lighting and occasional accent lighting. The locations of such fixtures shall follow FDOT specifications for roadways and Flagler County requirements, as well as the Hunter's Ridge DRI requirements.

4.9 Maintenance. Except as otherwise provided for herein, the common areas including drainage tracts and conservation tracts will be maintained by the Ormond Station Homeowners Association, Inc., its successors or assigns.

## 5.0 SITE DEVELOPMENT PLAN

5.1 Plan Overview. The Site Development Plan, Exhibit B, depicts the general layout of the Subdivision, including the location of roadway tracts and development areas. All roadway tracts, utilities and stormwater structures shall be constructed within two (2) years from the Owner being authorized to commence construction on said improvements.

5.2 Zoning and Future Land Use Map (FLUM) Category. Flagler County's Comprehensive Plan designates the Gardenside Phase II at Ormond Station Subdivision as Mixed Use: Low-Intensity Low/Medium Density. The PUD zoning is consistent with this FLUM category.

### 5.3 Site Development Requirements.

- (a) The following table lists the site development requirements that are applicable within the Subdivision. Variances may be granted by Flagler County in accordance with the FCLDC.

Table of Site Development Requirements

Minimum lot size	4,350 Sq. Ft.
Minimum lot width (measured at front setback)	40 feet
Minimum lot depth	110 feet
Minimum front setback	25 feet
Minimum rear setback	20 feet
Minimum side yard setback	5 feet
Minimum corner yard setback (40' Lots)	11 feet
Minimum corner yard setback (50' Lots)	12.5 feet
Minimum corner yard setback (60' Lots)	14 feet
Minimum accessory structure setback	5 feet
Maximum building height	35 feet
Maximum impervious lot coverage	65%
Minimum living area	1,250 Square Feet

- (b) Minimum finished floor elevation must comply with the FCLDC.

- (c) The only items allowed to be placed in the easements by the property owner shall be as permitted by Flagler County. All items placed in the easements, including items permitted by Flagler County, shall be removed and replaced at the sole expense of the property owner in the event access to the easement area is required for the installation, maintenance, repair or removal of easement-related improvements by Flagler County, the Hunter's Ridge Oaks Community Development District, the Ormond Station Homeowners Association, Inc., their successors or assigns, or other third party.

- 5.4 Emergency Services. Fire protection requirements for the Subdivision will be met through the use of hydrants installed on the Property by the Owner in accordance with Flagler County standards. The locations of wet hydrants will be shown on the final site construction plans.
- 5.5 Conservation Easement. The Owner shall record the conservation easements over the jurisdictional wetlands within the Subdivision meeting the requirements of Section 704.06, Florida Statutes, to protect the conserved wetlands and upland buffers on the Property. The conservation easements shall be dedicated to the St. Johns River Water Management District (District). The maintenance of the dedicated tract shall be performed by the Ormond Station Homeowners Association, Inc., unless otherwise specified by the District.
- 5.7 Wetland Buffer. The Owner shall comply with the District's minimum buffer standards and the Flagler County Comprehensive Plan and the FCLDC, whichever is more restrictive. The buffer areas shall be shown on final plat(s) and shall be maintained in their natural state free of structures.
- 5.8 Services. All services for this Subdivision including telephone, electricity, cable television, water, sewer, reuse and storm water management shall be provided by the responsible parties. Said services shall be placed in easements or roadway tracts granted at the time of final plat approval. Water and wastewater service shall be provided by the City of Ormond Beach pursuant to the terms of the Retail Water and Wastewater Service Agreement for the Hunter's Ridge Development in Flagler County dated 11-16-2009.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]  
[SIGNATURE PAGE TO FOLLOW]



**OWNER'S / APPLICANT'S CONSENT AND COVENANT:**

**COMES NOW**, the Owner on behalf of itself and its successors, assigns and transferees of any nature whatsoever, and consents to and agrees with the covenants to perform and fully abide by the provisions, terms, conditions and commitments set forth in this Agreement.

US CAPITAL ALLIANCE, LLC

a Florida limited liability company

By: Hunter's Ridge Acquisition and Development, LLC., a Delaware limited liability company, its Manager,

By: Hunter's Ridge Manager, LLC., a Delaware limited liability company, its Manager

By: \_\_\_\_\_  
Glen Fishman, Manager

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

The foregoing instrument was acknowledged before me by means of \_\_\_ physical presence or \_\_\_ online notarization on this \_\_\_\_\_ day of \_\_\_\_\_, 2023 by Glen Fishman Manager, US Capital Alliance, LLC, who is personally known to me or has produced a driver's license as identification.

\_\_\_\_\_  
Notary Public  
My commission expires:

**LENDER'S CONSENT AND COVENANT:**

**COMES NOW**, the Lender on behalf of itself and its successors, assigns a transferees of any nature whatsoever, and consents to and agrees with the covenants perform and fully abide by the provisions, terms, conditions and commitments set forth this Agreement.

METROPOLITAN PARTNERSGROUP MANAGEMENT, LLC

A New York Limited Liability Company

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

STATE OF NEW YORK  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of \_\_\_ physical presence or \_\_\_ online notarization, on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ by

\_\_\_\_\_, Metropolitan Partners Group Management, LLC, who is personally known to me or has produced a driver's license as identification.

\_\_\_\_\_  
Notary Public  
My commission expires:

EXHIBIT A  
LEGAL DESCRIPTION

DESCRIPTION:

A PARCEL OF LAND LYING IN SECTIONS 21 AND 22, TOWNSHIP 14 SOUTH, RANGE 31 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 22, TOWNSHIP 14 SOUTH RANGE 31 EAST, THENCE, SOUTH 87°41'47" WEST, ALONG THE NORTH LINE OF SECTION 22, A DISTANCE OF 4228.16 FEET; THENCE DEPARTING SAID SECTION LINE, SOUTH 02°14'49" EAST, A DISTANCE OF 203.10 FEET, TO THE POINT OF BEGINNING;

THENCE CONTINUE SOUTH 02°14'49" EAST, A DISTANCE OF 249.45 FEET; THENCE SOUTH 68°32'54" EAST, A DISTANCE OF 133.42 FEET; THENCE SOUTH 23°50'49" WEST, A DISTANCE OF 110.16 FEET; THENCE SOUTH 02°38'06" WEST, A DISTANCE OF 109.17 FEET; THENCE SOUTH 46°58'53" EAST, A DISTANCE OF 192.90 FEET; THENCE SOUTH 32°13'05" WEST, A DISTANCE OF 241.30 FEET; THENCE SOUTH 03°30'56" EAST A DISTANCE OF 132.06 FEET; THENCE SOUTH 82°13'26" EAST, A DISTANCE OF 97.94 FEET; THENCE SOUTH 28°45'43" EAST, A DISTANCE OF 308.12 FEET; THENCE SOUTH 53°15'40" EAST, A DISTANCE OF 114.25 FEET; THENCE SOUTH 00°38'07" EAST, A DISTANCE OF 55.06 FEET, TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 100.00 FEET. A CENTRAL ANGLE OF 68°32'39", AND A CHORD BEARING AND DISTANCE OF SOUTH 47°37'57" WEST, 112.62 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 119.63 FEET; THENCE SOUTH 13°21'42" WEST, A DISTANCE OF 72.69 FEET; THENCE SOUTH 09°13'23" EAST, A DISTANCE OF 106.86 FEET; THENCE SOUTH 66°44'15" WEST, A DISTANCE OF 164.39 FEET TO THE POINT OF TANGENCY; THENCE NORTH 76°18'23" EAST, A DISTANCE OF 105.68 FEET, TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 50.64 FEET, A CENTRAL ANGLE OF 185°59'33" AND A CHORD BEARING AND DISTANCE OF SOUTH 10°41'51" EAST, 101.14 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 164.39 FEET TO THE POINT OF TANGENCY; THENCE NORTH 76°18'23" EAST, A DISTANCE OF 37.65 FEET; THENCE SOUTH 10°17'22" EAST, A DISTANCE OF 62.54 FEET; THENCE SOUTH 39°17'05" EAST, A DISTANCE OF 71.65 FEET; THENCE SOUTH 16°18'08" EAST, A DISTANCE OF 59.54 FEET; THENCE SOUTH 35°29'18" EAST, A DISTANCE OF 43.54 FEET, TO THE NORTHERLY RIGHT-OF-WAY OF AIRPORT ROAD EXTENSION; THENCE SOUTH 54°30'42" WEST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 466.27 FEET, TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 32.00 FEET, A CENTRAL ANGLE OF 90°00'26" AND A CHORD BEARING DISTANCE OF NORTH 80°29'05" WEST, 45.26 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 50.27 FEET, TO A POINT OF TANGENCY; THENCE NORTH 35°28'52" WEST, A DISTANCE OF 433.46 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 3425.00 FEET, A CENTRAL ANGLE OF 15°48'19", A CHORD BEARING AND DISTANCE OF NORTH 47°09'01" WEST, 941.80 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 944.79 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 742.50 FEET, A CENTRAL ANGLE OF 53°29'57" AND A CHORD BEARING AND DISTANCE OF NORTH 28°55'28" WEST, 668.39 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF

693.30 FEET TO THE POINT OF TANGENCY; THENCE NORTH 02°10'30" WEST, A DISTANCE OF 456.07 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 160.00 FEET, A CENTRAL ANGLE OF 63°29'37" AND A CHORD BEARING AND DISTANCE OF NORTH 35°03'37" EAST, 168.37 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 177.31 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1095.00 FEET, A CENTRAL ANGLE OF 15°05'19" AND A CHORD BEARING AND DISTANCE OF NORTH 80°12'32" EAST, A DISTANCE OF 287.53 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 288.36 FEET TO THE POINT OF TANGENCY; THENCE NORTH 87°45'11" EAST, A DISTANCE OF 1034.03 FEET, THE POINT OF BEGINNING SAID PARCEL CONTAINING 60.063 ACRES, MORE OR LESS.

#### LESS AND ACCEPT

A PARCEL OF LAND SITUATED IN SECTIONS 21 & 22, TOWNSHIP 14 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 22, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID SECTION 21, THENCE SOUTH 1°08'50" EAST, ALONG THE WEST LINE OF SAID SECTION 22 AND ALONG THE EAST LINE OF SAID SECTION 21, A DISTANCE OF 1244.71 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING THE WEST LINE OF SAID SECTION 22 AND THE EAST LINE OF SAID SECTION 21, NORTH 87°57'48" EAST, A DISTANCE OF 36.36 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 210.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 65°01'49" EAST, 163.66 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 45°52'03", AN ARC LENGTH OF 168.11 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 65°16'01" EAST, 19.67 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 46°19'57", AN ARC LENGTH OF 20.22 FEET TO THE END OF SAID CURVE; THENCE NORTH 88°26'13" EAST, A DISTANCE OF 122.30 FEET; THENCE NORTH 79°47'28" EAST, A DISTANCE OF 818.86 FEET; THENCE SOUTH 2°52'51" EAST, A DISTANCE OF 132.06 FEET; THENCE SOUTH 81°35'20" EAST, A DISTANCE OF 97.94 FEET; THENCE SOUTH 28°07'37" EAST, A DISTANCE OF 308.12 FEET; THENCE SOUTH 52°37'35" EAST, A DISTANCE OF 114.25 FEET; THENCE SOUTH 0°00'01" EAST, A DISTANCE OF 54.82 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 100.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 48°16'31" WEST, 112.62 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 68°32'35", AN ARC LENGTH OF 119.63 FEET TO THE END OF SAID CURVE; THENCE SOUTH 14°00'13" WEST, A DISTANCE OF 72.69 FEET; THENCE SOUTH 8°34'52" EAST, A DISTANCE OF 106.86 FEET; THENCE SOUTH 67°22'46" WEST, A DISTANCE OF 125.21 FEET; THENCE SOUTH 82°46'06" WEST, A DISTANCE OF 105.68 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 50.64 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 10°03'20" EAST, 101.14 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL

ANGLE OF 189°59'33", AN ARC LENGTH OF 164.39 FEET TO THE END OF SAID CURVE; THENCE NORTH 76°56'54" EAST, A DISTANCE OF 37.65 FET; THENCE SOUTH 9°38'51" EAST, A DISTANCE OF 62.54 FEET; THENCE SOUTH 38°38'34" EAST, A DISTANCE OF 71.65 FEET; THENCE SOUTH 15°39'37" EAST, A DISTANCE OF 59.54 FEET; THENCE SOUTH 34°50'47" EAST, A DISTANCE OF 43.67 FEET TO THE NORTH RIGHT OF WAY LINE OF AIRPORT ROAD (HAVING A RIGHT OF WAY WIDTH OF 100 FEET, AS SHOWN ON THE PLAT OF AIRPORT ROAD EXTENSION, AS SHOWN ON THE PLAT THEREOF, AS RECORDED IN MAP BOOK 38, PAGES 55 AND 56, OF THE PUBLIC RECORDS OF SAID COUNTY); THENCE SOUTH 55°10'17" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 466.36 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, NORTH 34°50'46" WEST, A DISTANCE OF 32.00 FEET; THENCE SOUTH 55°09'14" WEST, A DISTANCE OF 32.00 FEET; THENCE NORTH 34°50'46" WEST, A DISTANCE OF 395.85 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1040.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 37°06'11" WEST, 81.92 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 900.12 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 742.50 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND A DISTANCE OF NORTH 39°59'44" WEST, 385.44 FEET; THENCE NORHTWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°05'15", AN ARC LENGTH OF 389.90 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 210.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUITH 59°34'13" EAST, 225.84 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 65°03'28", AN ARC LENGTH OF 238.45 FEET TO THE END OF SAID CURVE; THENCE NORTH 87°57'48" EAST, A DISTANCE OF 96.49 FEET TO THE POINT OF BEGINNING.

ABOVE DESCRIBED LANDS CONTAIN 27.894 ACRES, MORE OR LESS

# EXHIBIT B SITE DEVELOPMENT PLAN



EXHIBIT B  
SITE DEVELOPMENT PLAN

