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Palm Coast, FL 32164

Inst No: 2009020923 07/13/2009  
02:59PM Book: 1725 Page: 1181 Total Pgs: 12

GAIL WADSWORTH, FLAGLER Co.

Property Appraisers Parcel I.D. Number:

A portion of 071131-7008-000A0-0000,  
071131-7008-000A0-0010,  
071131-7008-RP-C-0000,  
071131-7008-RP-D-0000,  
071131-7008-RP-E-0000,  
071131-7008-RP-F-0000, and  
071131-7008-RP-G-0000

**THIS IS A CONVEYANCE OF UNENCUMBERED REALTY AS A GIFT, WITH THE PURPOSE OF CORRECTING A DEFICIENCY IN SPECIAL WARRANTY DEED RECORDED IN O.R. BOOK 1641, PAGE 887, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA. ACCORDINGLY, ONLY THE MINIMUM DOCUMENTARY STAMP TAX IS PAYABLE WITH RESPECT THERETO. F.A.C. 12B-4.014(2) AND (3).**

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED made the 19 day of June, 2009, by **CENTEX HOMES, a Nevada general partnership d/b/a Centex Destination Properties**, hereinafter called the Grantor, whose address is 2301 Lucien Way, Suite 400, Maitland, Florida 32751, to **CITY OF PALM COAST, FLORIDA, a Florida municipal corporation**, whose post office address is 160 Cypress Point Parkway, Suite B-106, Palm Coast, FL 32164, hereinafter called the Grantee.

Wherever used herein, the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.

**W I T N E S S E T H:**

THE GRANTOR, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all of that certain land situated in Palm Coast, Flagler County, Florida (the "Property"), as more particularly described as:

**Exhibit "A", LESS AND EXCEPT the property more particularly described on Exhibit "B" each attached hereto and incorporated herein by this reference.**

TOGETHER with all rights, privileges, easements, tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining to the Property.

SUBJECT TO all restrictions, reservations, covenants, declarations, limitations, conditions and easements of record.

SUBJECT TO taxes and assessments accruing subsequent to December 31, 2008.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said Property in fee simple; that the Grantor has good right and lawful authority to sell and convey said Property, and hereby warrants the marketable title to said Property, and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor, but against none other.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Megan Daney  
Witness Name: Megan Daney

Tiffany D. Cicala  
Witness Name: Tiffany D. Cicala

CENTEX HOMES, a Nevada general partnership  
d/b/a CENTEX DESTINATION PROPERTIES  
BY: CENTEX REAL ESTATE CORPORATION  
a Nevada corporation  
Its: Managing General Partner  
BY [Signature]

Lawfully Authorized Signatory

ATTEST:

BY \_\_\_\_\_

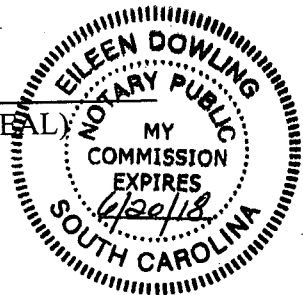
Its: \_\_\_\_\_

STATE OF South Carolina  
COUNTY OF Henry

I HEREBY CERTIFY that on this day, before, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Ten Balogh, as EVP of CENTEX REAL ESTATE CORPORATION, Managing General Partner of CENTEX HOMES, a Nevada general partnership d/b/a CENTEX DESTINATION PROPERTIS, to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 19 day of June, 2009.

Eileen Dowling  
NOTARY PUBLIC  
My Comm. Expires: 6/20/18



## Exhibit A

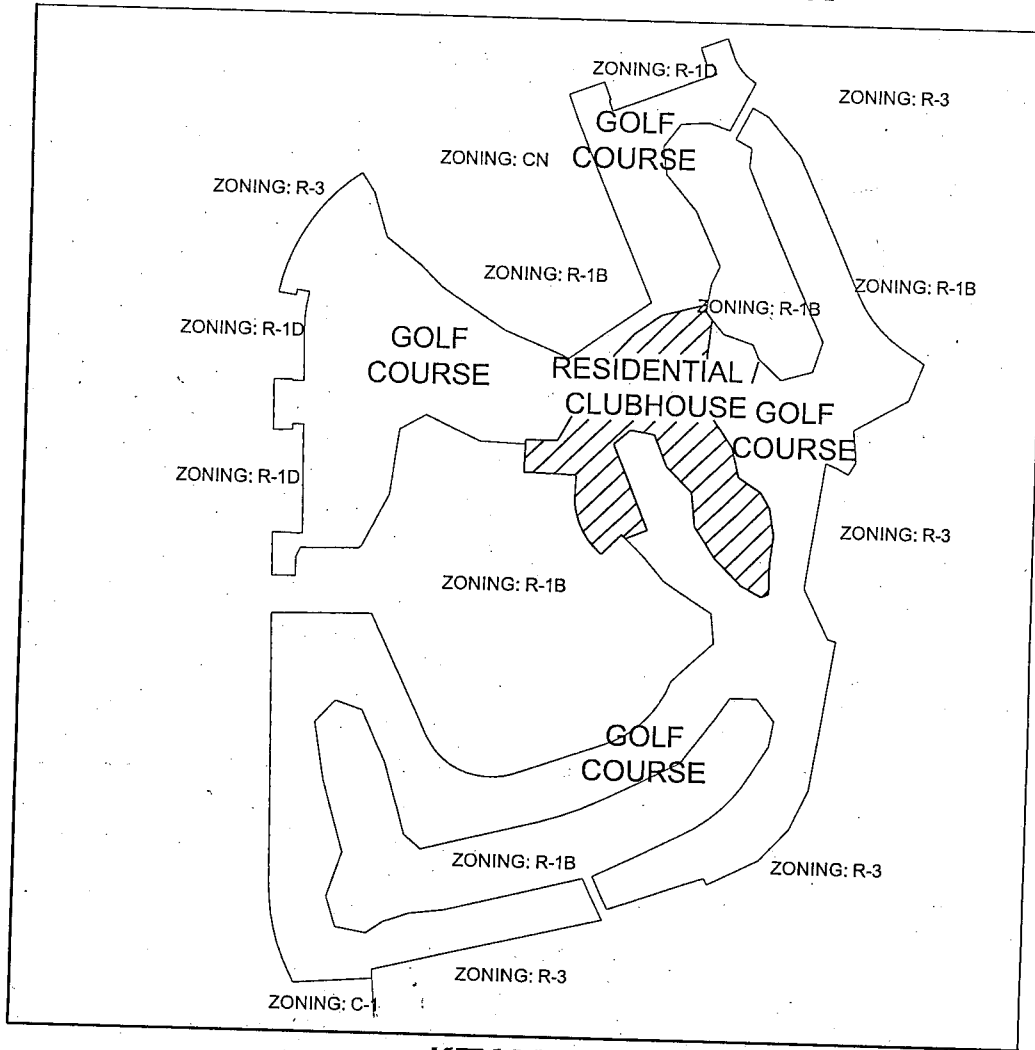
### PARCEL 3: (PALM HARBOR GOLF COURSE)

PART OF GOVERNMENT SECTIONS 39, 40, 41, 43, 44 AND 45, TOWNSHIP 11 SOUTH, RANGE 31 EAST, AND BEING PART OF COUNTRY CLUB COVE - SECTION 8 AT PALM COAST AS RECORDED IN MAP BOOK 6, PAGES 28-33 AND VILLAS AT PALM HARBOR SUBDIVISION AS RECORDED IN MAP BOOK 26, PAGES 76-77 AND OAKS NORTH SUBDIVISION AT PALM COAST AS RECORDED IN MAP BOOK 30, PAGES 2-3, ALL BEING IN FLAGLER COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM A POINT OF BEGINNING, BEING THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF CLUB HOUSE DRIVE (A 60 FOOT WIDE RIGHT OF WAY) WITH THE WESTERLY RIGHT OF WAY LINE OF CROMPTON PLACE (A 50 FOOT WIDE RIGHT OF WAY) AS SHOWN ON SAID PLAT OF COUNTRY CLUB COVE - SECTION 8 AT PALM COAST; THENCE S20°57'23"E ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID CROMPTON PLACE FOR A DISTANCE OF 110.00 FEET TO A POINT OF CURVATURE; THENCE ALONG THE WESTERLY RIGHT OF WAY LINE OF CROMPTON PLACE BEING ALONG A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 180.62 FEET, A RADIUS OF 248.96 FEET A CENTRAL ANGLE OF 41°34'03" AND A CHORD BEARING S41°44'25"E 176.68 FEET; THENCE S27°28'34"W ALONG THE NORTHERLY RIGHT OF WAY LINE OF COLE PLACE FOR A DISTANCE OF 290.00 FEET; THENCE DEPART SAID RIGHT OF WAY LINE AND RUN ALONG THE BOUNDARY OF SAID RESERVED PARCEL "A", SECTION 8, PALM COAST FOR THE FOLLOWING 25 COURSES: N70°17'58"W 113.69 FEET; THENCE S85°33'08"W 152.34 FEET; THENCE S38°16'59"W 152.34 FEET; THENCE S08°59'09"E 152.34 FEET; THENCE S40°53'10"E 254.98 FEET; THENCE S24°31'14"E 320.00 FEET; THENCE S23°28'01"W 105.39 FEET; THENCE S08°54'27"W 152.34 FEET; THENCE S38°21'41"E 152.34 FEET; THENCE S72°14'05"E 170.03 FEET; THENCE S24°31'14"E 80.00 FEET; THENCE S47°10'01"E 167.46 FEET; THENCE N73°49'59"E 173.79 FEET; THENCE N17°13'29"E 170.58 FEET; THENCE N24°31'14"W 908.75 FEET; THENCE N24°18'10"W 111.61 FEET; THENCE N05°41'02"E 101.88 FEET; THENCE N62°31'26"W 100.00 FEET; THENCE N27°28'34"E 190.00 FEET; THENCE S62°31'26"E 100.00 FEET; THENCE S40°43'14"E 271.77 FEET; THENCE S24°31'14"E 816.40 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 359.95 FEET, A RADIUS OF 650.22 FEET, A CENTRAL ANGLE OF 31°43'03" AND A CHORD BEARING S40°22'45"E 355.37 TO A POINT OF TANGENCY; THENCE S56°14'17"E 151.00 FEET; THENCE N33°48'05"E 0.24 FEET TO A POINT ON THE NORTHWESTERLY BOUNDARY OF THE OAKS NORTH SUBDIVISION AT PALM COAST AS RECORDED IN MAP BOOK 30, PAGES 2-3; THENCE S21°23'49"W ALONG THE BOUNDARY OF SAID OAKS NORTH SUBDIVISION FOR A DISTANCE OF 211.32 FEET; THENCE S59°50'44"W ALONG THE BOUNDARY OF SAID OAKS NORTH SUBDIVISION FOR A DISTANCE OF 335.50 FEET TO THE MOST NORTHERLY CORNER OF PARCEL "B" OF SAID OAKS NORTH SUBDIVISION; THENCE S05°54'53"E ALONG THE EAST LINE OF SAID PARCEL "B" FOR A DISTANCE OF 171.93 FEET; THENCE S30°43'52"W ALONG THE EAST LINE OF SAID PARCEL "B" FOR A DISTANCE OF 77.19 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF PALM HARBOR DRIVE AS SHOWN ON SAID SUBDIVISION PLAT OF OAKS NORTH; THENCE WESTERLY ALONG SAID RIGHT OF WAY LINE BEING ALONG A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 135.65 FEET, A RADIUS OF 641.92 FEET, A CENTRAL ANGLE OF 12°06'29" AND A CHORD BEARING N65°19'23"W 135.40 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "B"; THENCE S08°01'38"W ALONG THE WEST LINE OF SAID OAKS NORTH SUBDIVISION AND THE WEST LINE OF OAKS SUBDIVISION (AS RECORDED IN MAP BOOK 27, PAGES 33-34) FOR A DISTANCE OF 681.30 FEET; THENCE S26°44'09"E ALONG THE BOUNDARY OF SAID OAKS SUBDIVISION FOR A DISTANCE OF 300.08 FEET; THENCE S72°23'48"E ALONG THE BOUNDARY OF SAID OAKS SUBDIVISION FOR A DISTANCE OF 44.66 FEET TO THE MOST NORTHERLY CORNER OF FAIRWAYS CONDOMINIUM AS DESCRIBED IN OFFICIAL RECORDS BOOK 136, PAGES 213-214; THENCE SOUTHWESTERLY ALONG THE BOUNDARY OF SAID FAIRWAYS CONDOMINIUM FOR THE FOLLOWING FOUR COURSES: S08°43'13"W 815.28 FEET; THENCE S25°10'42"W 232.77 FEET; THENCE S42°20'52"W 230.00 FEET; THENCE S63°36'56"W 309.15 FEET; THENCE DEPART THE BOUNDARY OF SAID FAIRWAYS CONDOMINIUM AND RUN N26°39'01"W 38.31 FEET TO THE BOUNDARY OF ABOVESAIID RESERVED PARCEL "A".

SECTION 8, PALM COAST; THENCE ALONG THE BOUNDARY OF SAID RESERVED PARCEL "A" FOR THE FOLLOWING 30 COURSES: S70°40'30"W 543.69 FEET; THENCE N26°39'01"W 95.00 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 98.07 FEET, A RADIUS OF 1617.79, A CENTRAL ANGLE OF 03°28'23" AND A CHORD BEARING N24°54'50"W 98.05 FEET TO A POINT; THENCE N63°21'45"E 526.70 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 485.56 FEET, A RADIUS OF 889.39 FEET, A CENTRAL ANGLE OF 31°16'49" AND A CHORD BEARING N47°43'20"E 479.55 FEET TO A POINT OF TANGENCY; THENCE N32°04'56"E 192.50 FEET; THENCE N09°32'31"E 139.43 FEET; THENCE N38°59'25"W 148.29 FEET; THENCE N89°07'27"W 148.29 FEET; THENCE S33°55'31"W 138.46 FEET; THENCE S16°23'37"W 302.27 FEET; THENCE S63°21'45"W 462.43 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 360.92 FEET A RADIUS OF 1682.19, A CENTRAL ANGLE OF 12°17'35" AND A CHORD BEARING S69°30'32"W 360.23 FEET TO A POINT OF TANGENCY; THENCE S75°39'20"W 646.73 FEET; THENCE N50°30'14"W 119.88 FEET; THENCE N16°38'09"W 400.00 FEET THENCE N25°19'50"W 308.47 FEET; THENCE N72°39'20"W 154.47 FEET; THENCE S43°01'34"W 157.70 FEET; THENCE S09°34'54"E 318.99 FEET; THENCE S16°38'09"E 400.00 FEET; THENCE S18°09'56"W 251.69 FEET; THENCE S17°56'41"E 171.08 FEET; THENCE S80°23'49"E 171.08 FEET; THENCE N55°43'09"E 111.54 FEET; THENCE N71°06'57"E 152.31 FEET; THENCE N83°22'27"E 189.77 FEET; THENCE N75°39'20"E 757.88 FEET TO A POINT ON A CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 109.04 FEET, A RADIUS OF 1667.79, A CENTRAL ANGLE OF 03°44'45" AND A CHORD BEARING S24°46'39"E 109.02 FEET TO A POINT OF TANGENCY; THENCE S26°39'01"E 135.32 FEET TO THE NORTHEAST CORNER OF A PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 365, PAGES 930-931; THENCE S76°24'35"W ALONG THE BOUNDARY OF SAID PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 365, PAGES 930-931 FOR A DISTANCE OF 1259.67 FEET; THENCE S04°13'35"E ALONG THE BOUNDARY OF SAID PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 365, PAGES 930-931 FOR A DISTANCE OF 50.00 FEET TO A POINT ON THE BOUNDARY OF ABOVE SAID RESERVED PARCEL "A", SECTION 8, PALM COAST; THENCE S85°46'25"W ALONG SAID BOUNDARY FOR A DISTANCE OF 430.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF CLUB HOUSE DRIVE; THENCE N26°39'01"W ALONG SAID RIGHT OF WAY LINE FOR A DISTANCE OF 60.00 FEET TO A POINT OF CURVATURE; THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE BEING ALONG A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 499.60 FEET, A RADIUS OF 1121.79, A CENTRAL ANGLE OF 25°31'01" AND A CHORD BEARING N13°53'31"W 495.48 FEET TO A POINT OF TANGENCY; THENCE N01°08'00"W ALONG SAID RIGHT OF WAY LINE FOR A DISTANCE OF 1450.00 FEET; THENCE DEPART SAID RIGHT OF WAY LINE AND RUN ALONG THE BOUNDARY OF ABOVE SAID RESERVED PARCEL "A", SECTION 8, PALM COAST FOR THE FOLLOWING 23 COURSES: N88°52'00"E 540.73 FEET; THENCE S25°53'38"E 719.61 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 565.48 FEET, A RADIUS OF 387.27 FEET, A CENTRAL ANGLE OF 83°39'42" AND A CHORD BEARING S67°43'29"E 516.57 FEET TO A POINT OF TANGENCY; THENCE N70°26'40"E 497.03 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 516.26 FEET, A RADIUS OF 597.72 FEET, A CENTRAL ANGLE OF 49°29'14" AND A CHORD BEARING N45°42'03"E 500.36 FEET TO A POINT; THENCE N45°59'12"E 304.76 FEET; THENCE N05°36'05"W 163.57 FEET; THENCE N57°42'59"W 307.06 FEET; THENCE N41°12'33"W 180.93 FEET; THENCE N46°34'10"W 160.00 FEET; THENCE S43°25'51"W 150.00 FEET; THENCE N46°34'10"W 41.88 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 326.60 FEET, A RADIUS OF 386.53 FEET, A CENTRAL ANGLE OF 48°24'43" AND A CHORD BEARING N22°21'49"W 316.97 FEET TO A POINT OF TANGENCY; THENCE N01°50'33"E 100.00 FEET; THENCE N88°09'27"W 280.37 FEET; THENCE N01°50'33"E 150.00 FEET; THENCE N88°09'27"W 240.00 FEET; THENCE N65°25'38"W 323.93 FEET; THENCE S60°23'43"W 164.43 FEET; THENCE S07°48'25"W 350.68 FEET; THENCE S26°46'54"W 320.00 FEET; THENCE S57°49'27"W 16.57 FEET; THENCE S88°52'00"W 315.00 FEET TO A POINT ON THE BOUNDARY OF VILLAS AT PALM HARBOR PLAT AS RECORDED IN MAP BOOK 26, PAGES 76-77; THENCE RUN ALONG THE FOLLOWING 21 COURSES AS SHOWN ON SAID VILLAS AT PALM HARBOR PLAT; S25°25'54"W 55.90 FEET; THENCE S01°08'00"E 100.00 FEET; THENCE S88°52'00"W 125.00 FEET; THENCE N01°08'00"W 232.00 FEET; THENCE N88°52'00"E 100.00 FEET; THENCE S01°08'00"E 5.00 FEET;

THENCE N88°52'00"E 60.00 FEET; THENCE N01°08'00"W 585.00 FEET; THENCE S88°52'00"W 60.00 FEET; THENCE S01°08'00"E 30.00 FEET; THENCE S88°52'00"W 100.00 FEET; THENCE N01°08'00"W 273.00 FEET; THENCE N88°52'00"E 100.00 FEET; THENCE S01°08'00"E 10.00 FEET; THENCE N88°52'00"E 60.00 FEET; THENCE N01°08'00"W 274.49 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 199.08 FEET, A RADIUS OF 840.00 FEET, A CENTRAL ANGLE OF 13°34'45" AND A CHORD BEARING N05°39'23"E 198.62 FEET TO A POINT OF TANGENCY; THENCE N08°28'38"E 10.29 FEET; THENCE N81°31'22"W 66.27 FEET; THENCE S08°28'38"W 30.00 FEET; THENCE N81°31'22"W 95.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF CLUB HOUSE DRIVE; THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE BEING ALONG A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 801.37 FEET, A RADIUS OF 1000.00, A CENTRAL ANGLE OF 45°54'54" AND A CHORD BEARING N33°38'13"E 780.10 FEET TO A POINT; THENCE DEPART SAID RIGHT OF WAY LINE AND RUN S33°24'20"E 125.00 FEET; THENCE S17°38'40"E 248.15 FEET; THENCE S52°55'55"E 238.82 FEET; THENCE S46°07'43"E 167.96 FEET; THENCE S56°39'26"E 407.98 FEET; THENCE S67°44'42"E 373.13 FEET; THENCE N53°56'59"E 530.00 FEET; THENCE N23°20'48"W 1047.59 FEET TO A POINT ON THE BOUNDARY OF VILLAS AT PALM HARBOR PLAT AS RECORDED IN MAP BOOK 26, PAGES 76-77; THENCE RUN ALONG THE FOLLOWING 9 COURSES AS SHOWN ON SAID VILLAS AT PALM HARBOR PLAT: N20°57'23"W 150.00 FEET; THENCE N69°02'37"E 200.00 FEET; THENCE S20°57'23"E 100.00 FEET; THENCE S69°02'37"W 10.00 FEET; THENCE S20°57'23"E 60.00 FEET; THENCE N69°02'37"E 590.00 FEET; THENCE N20°57'23"W 60.00 FEET; THENCE S69°02'37"W 30.00 FEET; THENCE N20°57'23"W 100.00 FEET; THENCE N69°02'37"E 150.00 FEET TO THE POINT OF BEGINNING.

**SPECIFIC PURPOSE SURVEY**



**KEY MAP**

**FOR LAND DESCRIPTION SEE SHEET 2 OF 7**

**SURVEYOR'S NOTES:**

1. "NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER".
2. BEARINGS SHOWN HEREON ARE ASSUMED AND RELATIVE TO THE SOUTHERLY LINE OF CLUBHOUSE DRIVE, SECTION 43, TOWNSHIP 11 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA. SAID BEARING BEING SOUTH 69°02'37" WEST.
3. NO UNDERGROUND UTILITIES, FOUNDATIONS OR IMPROVEMENTS, IF ANY, ARE LOCATED, UNLESS SHOWN HEREON.
4. THIS IS NOT A BOUNDARY SURVEY.
5. THE TITLE OPINION PROVIDED BY CHIUMENTO & GUNTARP P.A. DATED NOVEMBER 7, 2008 HAS BEEN REVIEWED AND ALL EASEMENTS THAT APPLY ARE PLOTTED.
6. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS AND/OR OTHER MATTERS NOT SHOWN ON THIS DRAWING WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA

NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

*J. Hofius* 05/20/09  
 JEFFREY D. HOFIUS  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA REGISTRATION NO. 6610

NOTE: NOT VALID WITHOUT THE SKETCH ON PAGES 3-7 OF 7



50 Leanni Way  
 Unit C4  
 Palm Coast, FL 32137  
 Tel: 386-447-4993 Fax: 386-246-3787  
 www.arcadis-us.com

PROJECT MANAGER J. HOFIUS	DEPARTMENT MANAGER L. WEBB	LEAD DESIGN/PROF. J. HOFIUS	CHECKED BY J. HOFIUS
SHEET TITLE SPECIFIC PURPOSE SURVEY		TASK/PHASE NUMBER 0000	DRAWN BY J. FITZGERALD
SEC. 43,44 & 45, TWP. 11 SOUTH, RGE. 31 EAST PALM COAST, FLAGLER COUNTY, FLORIDA		PROJECT NUMBER JK008031	DRAWING NUMBER 1 OF 7

# SPECIFIC PURPOSE SURVEY

## DESCRIPTION:

PART OF GOVERNMENT SECTIONS 43, 44, AND 45, TOWNSHIP 11 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOW: COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF CLUB HOUSE DRIVE, A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED, AND THE WESTERLY RIGHT OF WAY LINE OF CROMPTON PLACE, A 50 FOOT RIGHT OF WAY AS NOW ESTABLISHED, AS SHOWN ON THE PLAT OF COUNTRY CLUB-SECTION 8 AT PALM COAST, AS RECORDED IN MAP BOOK 6, PAGES 28-33 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; THENCE S 69°02'37" W ALONG THE SOUTHERLY RIGHT OF WAY LINE OF CLUB HOUSE DRIVE A DISTANCE OF 900.00 FEET, THENCE S 20°57'23" E, DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE OF CLUB HOUSE DRIVE A DISTANCE OF 150.00 FEET, THENCE S 23°20'48" E A DISTANCE OF 1047.59 FEET, THENCE S 53°56'59" W A DISTANCE OF 289.01 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE S 42°08'17" E A DISTANCE OF 88.13 FEET; THENCE N 51°25'18" E A DISTANCE OF 270.16 FEET; THENCE N 13°11'56" E A DISTANCE OF 93.57 FEET; THENCE N 82°25'05" E A DISTANCE OF 52.14 FEET; THENCE S 32°42'55" E A DISTANCE OF 282.35 FEET; THENCE S 15°58'56" W A DISTANCE OF 117.30 FEET; THENCE N 80°49'53" W A DISTANCE OF 28.45 FEET; THENCE S 89°40'12" W A DISTANCE OF 65.94 FEET TO A POINT OF CURVATURE; THENCE WITH SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 44°53'01", A RADIUS OF 200.00 FEET, AN ARC LENGTH OF 156.67 FEET, AND A CHORD WHICH BEARS S 67°13'42" W, WITH A CHORD LENGTH OF 152.70 FEET TO A POINT OF TANGENCY; THENCE S 44°47'12" W A DISTANCE OF 119.42 FEET; THENCE S 48°06'16" E A DISTANCE OF 183.49 FEET; THENCE N 47°30'31" E A DISTANCE OF 166.87 FEET; THENCE S 42°35'17" E A DISTANCE OF 352.00 FEET; THENCE S 34°52'56" E A DISTANCE OF 472.40 FEET; THENCE S 10°44'41" E A DISTANCE OF 136.44 FEET; THENCE S 11°49'34" W A DISTANCE OF 183.05 FEET; THENCE S 66°50'40" W A DISTANCE OF 162.28 FEET; THENCE N 49°04'38" W A DISTANCE OF 222.33 FEET; THENCE N 30°13'20" W A DISTANCE OF 313.75 FEET; THENCE N 37°11'30" W A DISTANCE OF 266.49 FEET; THENCE N 31°05'36" W A DISTANCE OF 116.76 FEET; THENCE N 52°31'19" W A DISTANCE OF 134.57 FEET; THENCE N 29°50'25" W A DISTANCE OF 119.32 FEET; THENCE S 29°16'02" W A DISTANCE OF 257.73 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE WITH SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 5°11'56", A RADIUS OF 892.11 FEET, AN ARC LENGTH OF 80.95 FEET, AND A CHORD WHICH BEARS S 35°04'49" W, WITH A CHORD LENGTH OF 80.92 FEET TO A POINT OF COMPOUND CURVATURE; THENCE WITH SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 6°53'18", A RADIUS OF 549.36 FEET, AN ARC LENGTH OF 66.05 FEET, AND A CHORD WHICH BEARS S 16°18'51" W, WITH A CHORD LENGTH OF 66.01 FEET; THENCE S 88°09'27" E A DISTANCE OF 19.07 FEET; THENCE S 01°50'33" W A DISTANCE OF 105.00 FEET TO A POINT OF CURVATURE; THENCE WITH SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 9°50'35", A RADIUS OF 381.53 FEET, AN ARC LENGTH OF 65.54 FEET, AND A CHORD WHICH BEARS S 03°04'45" E, WITH A CHORD LENGTH OF 65.46 FEET; THENCE N 81°59'58" E A DISTANCE OF 145.00 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE WITH SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 38°34'15", A RADIUS OF 236.52 FEET, AN ARC LENGTH OF 159.22 FEET, AND A CHORD WHICH BEARS S 27°17'06" E, WITH A CHORD LENGTH OF 156.23 FEET TO A POINT OF TANGENCY; THENCE S 46°34'14" E A DISTANCE OF 41.88 FEET; THENCE S 43°25'51" W A DISTANCE OF 150.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF COOPER LANE, A 50 FOOT RIGHT OF WAY AS NOW ESTABLISHED; THENCE N 46°34'10" W ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 42.03 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE WITH SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 48°23'23", A RADIUS OF 386.53 FEET, AN ARC LENGTH OF 326.45 FEET, AND A CHORD WHICH BEARS N 22°21'09" W, WITH A CHORD LENGTH OF 316.83 FEET TO A POINT OF TANGENCY; THENCE CONTINUE N 01°50'33" E ALONG SAID EASTERLY RIGHT LINE A DISTANCE OF 100.00 FEET TO A POINT THAT IS COMMON WITH SAID EASTERLY RIGHT OF WAY LINE OF COOPER LANE AND THE NORTHERLY RIGHT OF WAY LINE OF CASPER DRIVE, A 50 FOOT RIGHT OF WAY LINE AS NOW ESTABLISHED; THENCE N 88°09'27" W ALONG SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 280.37 FEET; THENCE N 01°50'33" E DEPARTING SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 150.00 FEET; THENCE S 88°09'27" E A DISTANCE OF 100.00 FEET; THENCE N 32°57'32" E A DISTANCE OF 53.81 FEET; THENCE N 29°16'02" E A DISTANCE OF 398.75 FEET; THENCE N 44°47'12" E A DISTANCE OF 145.88 FEET; THENCE N 39°47'47" W A DISTANCE OF 100.99 FEET; THENCE N 53°56'59" E A DISTANCE OF 64.68 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 16.328 ACRES OR 711,259.39 SQUARE FEET, MORE OR LESS.

NOTE: NOT VALID WITHOUT THE SKETCH ON PAGES 3-7 OF 7

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50 Leanni Way  
 Unit C4  
 Palm Coast, FL 32137  
 Tel: 386-447-4993 Fax: 386-246-3787  
 www.arcadis-us.com

PROJECT MANAGER J. HOFIUS	DEPARTMENT MANAGER L. WEBB	LEAD DESIGN PROF. J. HOFIUS	CHECKED BY J. HOFIUS
SHEET TITLE SPECIFIC PURPOSE SURVEY		TASK/PHASE NUMBER 0000	DRAWN BY J. FITZGERALD
SEC. 43,44 & 45, TWP. 11 SOUTH, RGE. 31 EAST PALM COAST, FLAGLER COUNTY, FLORIDA		PROJECT NUMBER JK008031	DRAWING NUMBER 2 OF 7

# SPECIFIC PURPOSE SURVEY

**POINT OF COMMENCEMENT  
OVERALL PARCEL**

SOUTHERLY RIGHT OF WAY LINE  
CLUB HOUSE DRIVE

CLUB HOUSE DRIVE (60' R/W)  
S 69°02'37" W

900.00'

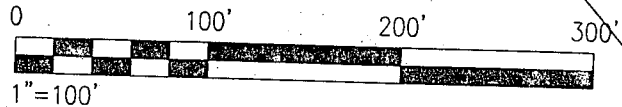
S 203°57'23" E  
150.00'

RESERVED PARCEL "D"  
VILLAS AT PALM HARBOR  
PER MB 26, PAGE 76 & 77

BLOCK 11  
VILLAS AT PALM HARBOR  
MAP BOOK 26, PAGES 76 AND 77

WATERWAY  
SESAME ISLAND  
(APPROXIMATE)

S 22°5'20.48" E  
1047.59'



NOTE: NOT VALID WITHOUT THE  
DESCRIPTION ON PAGE 2 OF 7

**MATCHLINE SHEET 4 OF 7**



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Unit C4  
Palm Coast, FL 32137  
Tel: 386-447-4993 Fax: 386-246-3787  
www.arcadis-us.com

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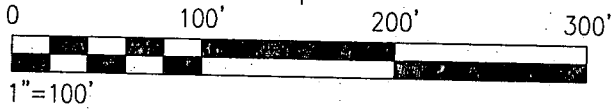


# SPECIFIC PURPOSE SURVEY

SEE SHEET 3 OF 7

WATERWAY  
 SESAME ISLAND  
 (APPROXIMATE)

POINT OF BEGINNING  
 OVERALL PARCEL



30' WIDE CART PATH  
 AND DRAINAGE EASEMENT  
 (0.076 ± ACRES)

STORMWATER  
 POINT "B"

25' WIDE  
 DRAINAGE EASEMENT G  
 O.R. 0550, PG. 1737

OVERALL PARCEL  
 (16.328 ± ACRES)

MATCHLINE SHEET 5 OF 7

MATCHLINE SHEET 6 OF 7

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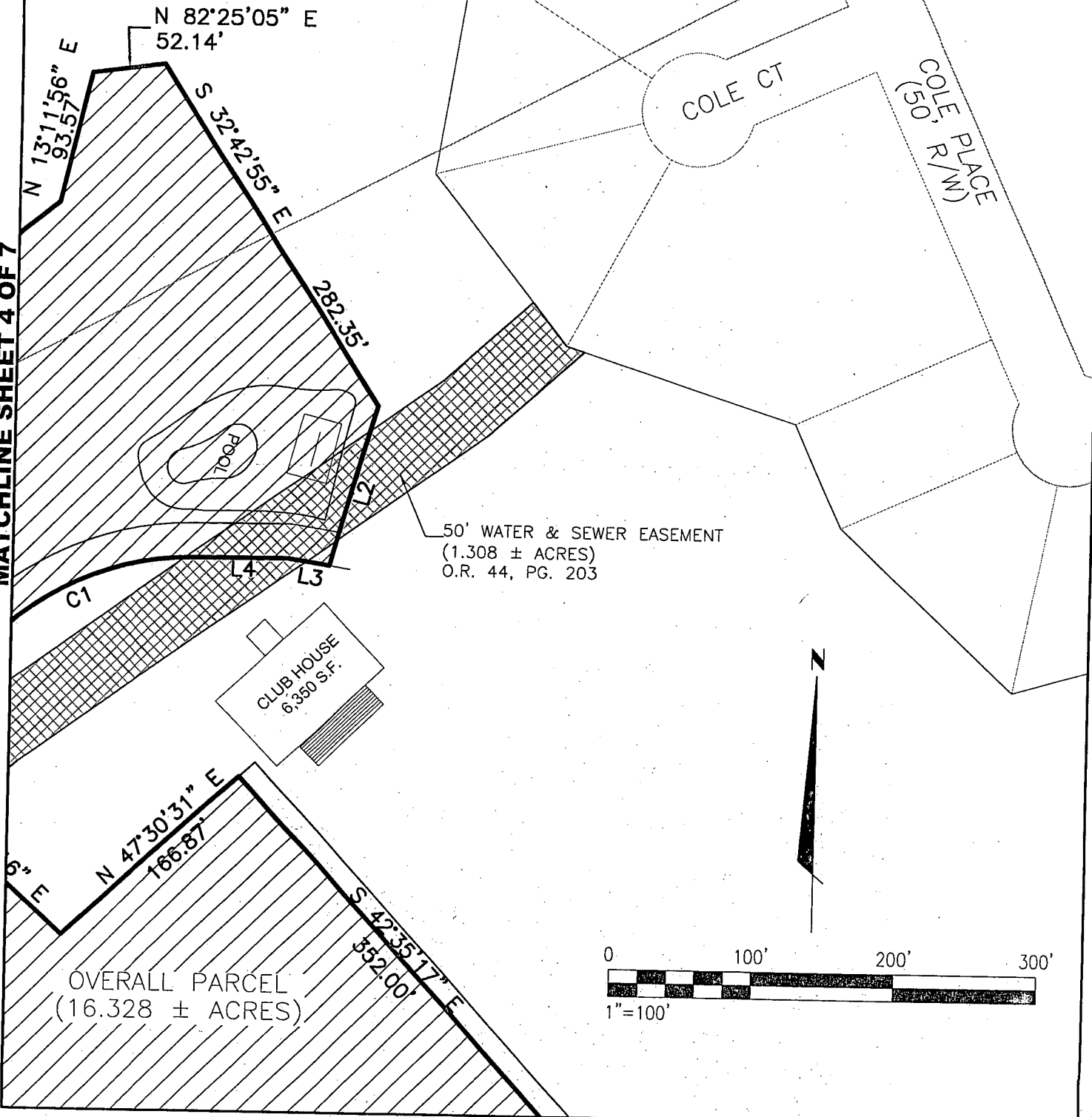


50 Leanni Way  
 Unit C4  
 Palm Coast, FL 32137  
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 www.arcadis-us.com

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# SPECIFIC PURPOSE SURVEY

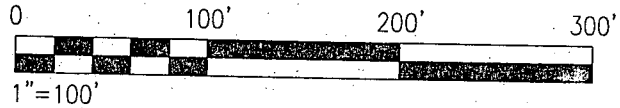
MATCHLINE SHEET 4 OF 7



50' WATER & SEWER EASEMENT  
 (1.308 ± ACRES)  
 O.R. 44, PG. 203

CLUB HOUSE  
 6,350 S.F.

OVERALL PARCEL  
 (16.328 ± ACRES)



NOTE: NOT VALID WITHOUT THE DESCRIPTION ON PAGE 2 OF 7

MATCHLINE SHEET 7 OF 7

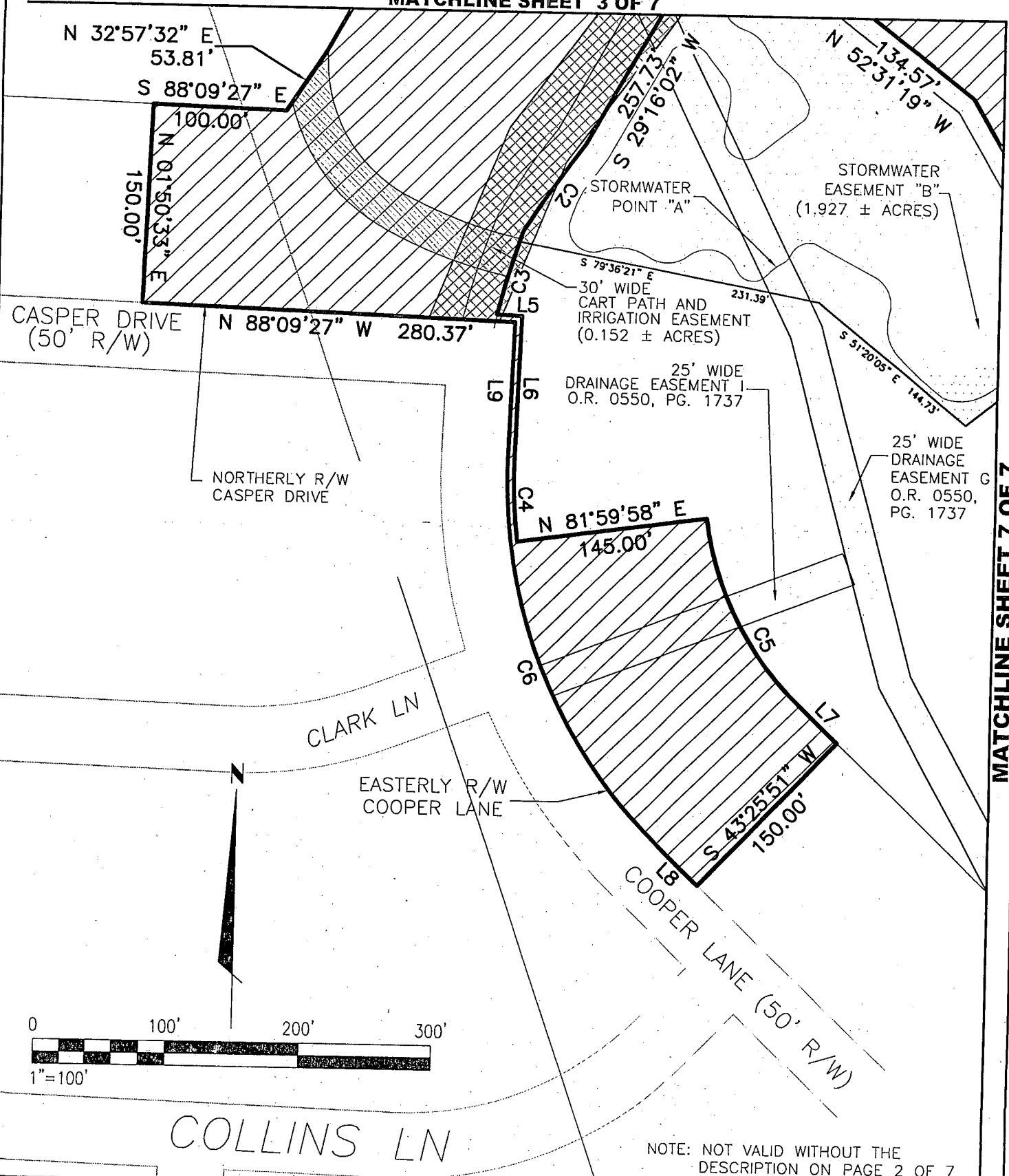
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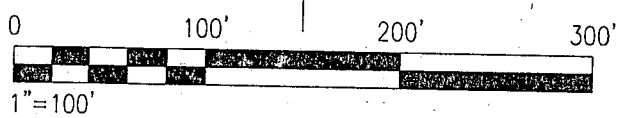
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# SPECIFIC PURPOSE SURVEY

## MATCHLINE SHEET 3 OF 7



MATCHLINE SHEET 7 OF 7



COLLINS LN

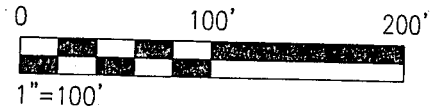
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	SEC. 43,44 & 45, TWP. 11 SOUTH, RGE. 31 EAST PALM COAST, FLAGLER COUNTY, FLORIDA			PROJECT NUMBER JK008031	DRAWING NUMBER <b>6 OF 7</b>

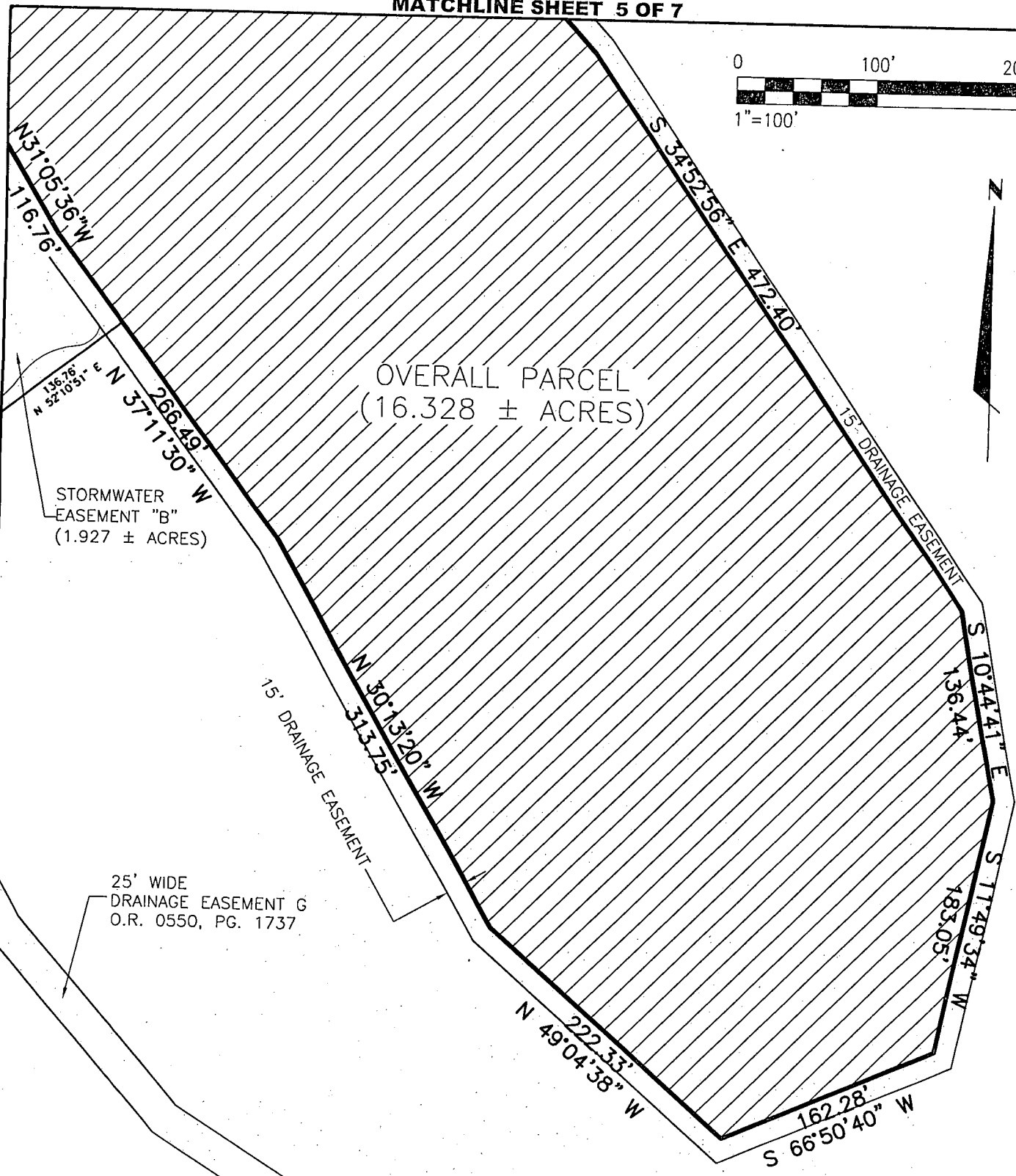
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# SPECIFIC PURPOSE SURVEY

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