

Crossroads of Flagler County

Board Members:
Carl Lilavois, Chair
Gary Masten, Co-Chair
Nealon Joseph
Manuel Madaleno
Lyn Lafferty

PLANNING, ZONING AND APPEALS BOARD AGENDA

Tuesday, December 13, 2022

6:00 PM

1769 East Moody Boulevard (GSB),
First Floor Conference Room
Bunnell, FL 32110

- 1. Call Meeting to Order for Planning and Zoning Meeting and Roll Call**
- 2. Disclosure of Ex-Parte communications.**
- 3. Approval of Minutes**

a. November 1, 2022 Planning, Zoning and Appeals Board Minutes

New Business:

- 4.** PZA 2022-85 Requesting to change the official zoning map for 6.68± acres of land, owned by Jeremy and Jill Barton, Bearing the Parcel ID: 16-13-30-0000-01020-0010 from Flagler County AC(F) Agriculture to City of Bunnell AG&S, Agricultural & Silviculture District.
- 5.** PZA 2022-86: Ordinance 2022-XX Requesting to change the official zoning map for 1.45± acres of land, owned by Professional Services of Bunnell & Palm Coast LLC, Bearing the Parcel ID: 10-12-30-0850-02650-0010 from the "B-1, Business District" to the "B-2, Business District."
- 6.** PZA 2022-XX Grand Reserve Planned Development Agreement Modification to allow a modification to the number of lots approved for Phase(s) 3, 5 and 6
- 7.** PZA#2022-xx: Preliminary Plat Approval Request for Grand Reserve Phase 3

Old Business: None

- 8. Public Comment**

Comments regarding items not on the agenda. Citizens are encouraged to speak; however, comments should be limited to three minutes.

- 9. Board comment**

- 10. Adjournment of Planning and Zoning Meeting**

NOTICE: If any person decides to appeal any decision made by the Planning, Zoning and Appeals Board with respect to any item considered at any meeting of this board; He or She will need a record of the proceedings, and for this purpose, He or She may need to ensure that a verbatim record of the

proceedings is made, which record is to include the testimony and evidence upon which the appeal is based. (286.0105 Florida Statutes). Any person requiring a special accommodation at this meeting because of disability or physical impairment should contact the City Clerk at (386) 437-7500 at least 48 hours prior to the meeting date.



City of Bunnell, Florida

Agenda Item No. a.

ATTACHMENTS:

Description

November 1, 2022 Planning, Zoning and Appeals Board Minutes

Type

Minutes



Crossroads of Flagler County

Board Members:
Carl Lilavois, Chair
Gary Masten, Co-Chair
Nealon Joseph
Manuel Madaleno
Lyn Lafferty

PLANNING, ZONING AND APPEALS BOARD MINUTES

Tuesday, November 1, 2022

6:00 PM

1769 East Moody Boulevard (GSB),
First Floor Conference Room
Bunnell, FL 32110

-
- 1. Call Meeting to Order for Planning and Zoning Meeting and Roll Call**
Chair Lilavois called the meeting to order at 6:00 PM and led the Pledge of Allegiance.

Present: Carl Lilavois, Chair; Gary Masten, Co-Chair; Lyn Lafferty

Excused: Nealon Joseph; Manuel Madaleno

Absent: N/A

Non-Voting: City Attorney John Cary; Permit Technician Adrian Calderin; Community Development Director Bernadette Fisher

- 2. Disclosure of Ex-Parte communications.**
None

- 3. Approval of Minutes**

- a. October 11, 2022 Planning, Zoning and Appeals Board Minutes**

Motion: Approve the October 11, 2022 Planning, Zoning and Appeals Board Meeting Minutes.

Moved By: Lyn Lafferty

Seconded By: Gary Masten

Board Discussion: None

Public Discussion: None

Roll Call Vote:

Carl Lilavois – Yes

Gary Masten – Yes

Lyn Lafferty – Yes

Vote: Motion carried by unanimous vote

New Business:

- 4. PZA 2022-69M: Allen Lands Rural Subdivision**

Community Development Director Bernadette Fisher introduced and explained the item. This was approved in the previous meeting, but an error was discovered in the survey. When first approved, it was shown the parent parcel (the one to be divided) was 25± acres. The correct survey shows the property being 20± acres, with each lot in the subdivision containing 5± acres; three of the lots will have direct access to County Road 302, while the remaining parcel will have access to the County Road via a recorded easement on the west side of the subdivision.

The applicant was represented by Penny Buckles. She explained it was brought to their attention the initial survey was incorrect. As a result, a new survey was submitted for this amendment to occur.

Public comment:
None.

Motion: Approve modification to the Allen Lands Rural Subdivision

Moved By: Lyn Lafferty

Seconded By: Gary Masten

Roll Call Vote:

Carl Lilavois – Yes

Gary Masten – Yes

Lyn Lafferty – Yes

Vote: Motion carried by unanimous vote

Yes: Carl Lilavois; Gary Masten; Lyn Lafferty

Old Business: None

5. Public Comment

None

6. Board comment

None

7. Adjournment of Planning and Zoning Meeting

Motion: Adjourn

Moved By: Lyn Lafferty

Seconded By: Gary Masten

Roll Call Vote:

Carl Lilavois – Yes

Gary Masten – Yes

Lyn Lafferty – Yes

Vote: Motion carried by unanimous vote.

PZA Chair

*****The City adopts summary minutes. Audio files in official City records are retained according to the Florida Department of State GS1-SL records retention schedule*****



City of Bunnell, Florida

Agenda Item No. 4.

Document Date: 11/10/2022
Department: Community Development
Subject: PZA 2022-85 Requesting to change the official zoning map for 6.68± acres of land, owned by Jeremy and Jill Barton, Bearing the Parcel ID: 16-13-30-0000-01020-0010 from Flagler County AC(F) Agriculture to City of Bunnell AG&S, Agricultural & Silviculture District.
Property Address: 5500 County Rd 304
Zoning Designation: AC (F)
Future Land Use Designation: Agriculture & Silviculture and Conservation-1
Agenda Section: New Business

ATTACHMENTS:

Description	Type
Attachment A-Location Map	Location Map(s)
Attachment B-Current Zoning Map	Exhibit
Attachment C-Development Application	Exhibit
Attachment D-Section 34-106 AG&S Agricultural and Silviculture District	Exhibit
Attachment E-Ord 2022-xx, Rezoning 5500 County Rd 304	Ordinance

Summary/Highlights:

The proposed request entails the rezoning of a 6.68± parcel located within the City of Bunnell limits from Flagler County AC(F) Agriculture District to City of Bunnell AG&S Agricultural and Silviculture District. The applicant is wanting to construct a single-family residence on the property.

Background:

The subject property, owned by Jeremy and Jill Barton, is approximately 6.68± acres according to the Flagler County Property Appraiser. The applicant plans to construct a single-family residential home on the property.

The subject property currently has a zoning designation of Flagler County AC(F) Agriculture District and a Future Land Use designation of City of Bunnell Agriculture and Silviculture. Under the current zoning designation, the applicant is unable to pull any building permits.

In the past, the City of Bunnell annexed a plethora of land from Flagler County and assigned a Future Land Use designation of Agriculture and Silviculture, but the annexed land retained the

Flagler County Agriculture zoning designation. To correct the issue created from this, the City of Bunnell conducted a mass rezoning project and divided it into three phases. The first phase of this project was recently adopted which rezoned property to match their land use designation, but it excluded parcels that contained a conservation. Phase two, which is currently underway, will rezone parcels that have conservation and have Flagler County zoning, and which the subject property is currently designated.

The proposed zoning classification is "AG&S, Agricultural and Silviculture" district. This district allows for agricultural and silvicultural uses while also accommodating for low density residential development at one dwelling unit per five acres. The proposed AG&S zoning is consistent with the current FLUM designation.

Staff Recommendation:

Staff recommends the Planning, Zoning and Appeals Board recommend approval to the City Commission of the request to rezone the subject property from Flagler County AC(F) Agriculture to City of Bunnell AG&S Agricultural and Silviculture to obtain a building permit for a single-family residence.

City Attorney Review:

Reviewed and approved.

Location Map

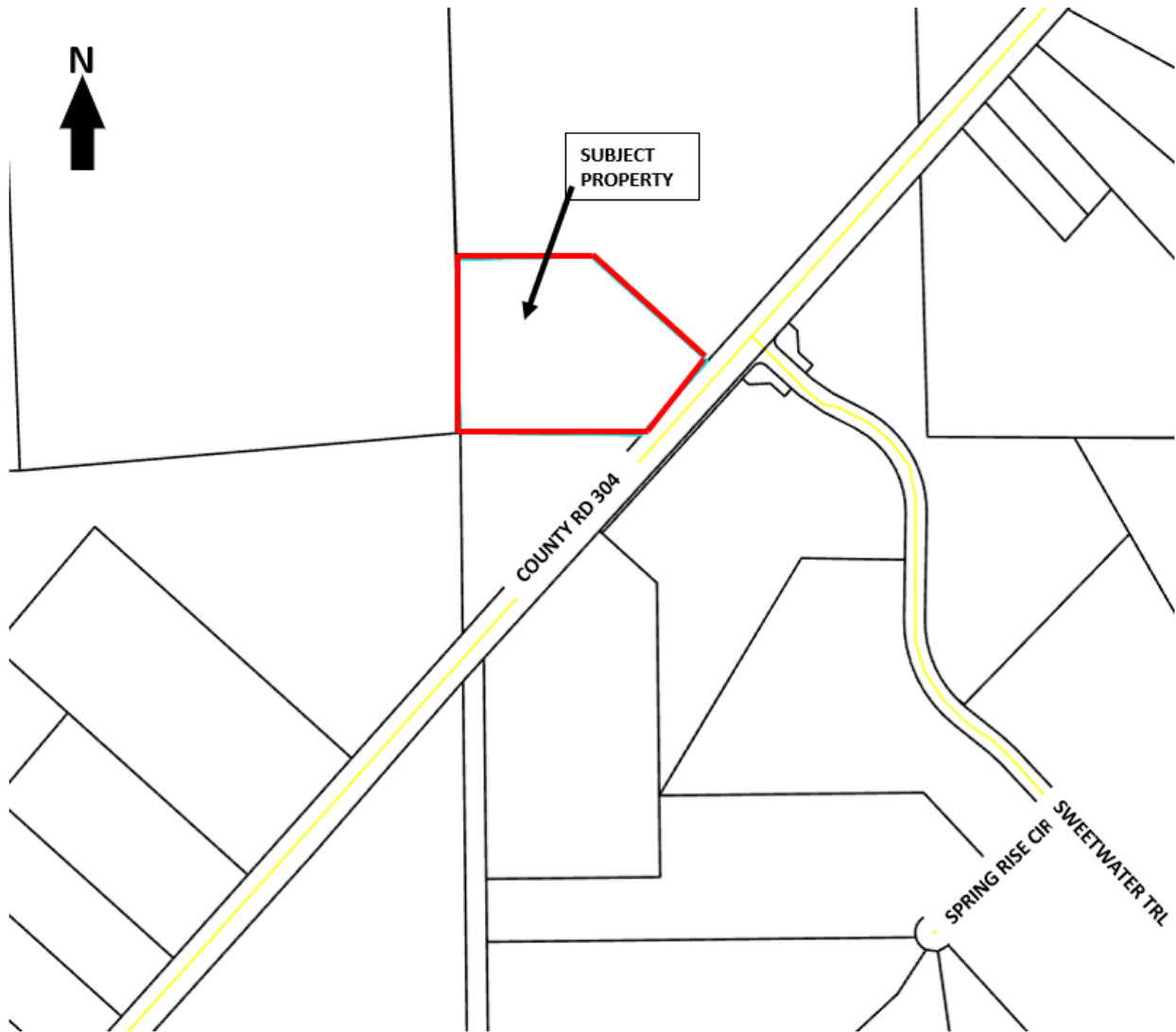
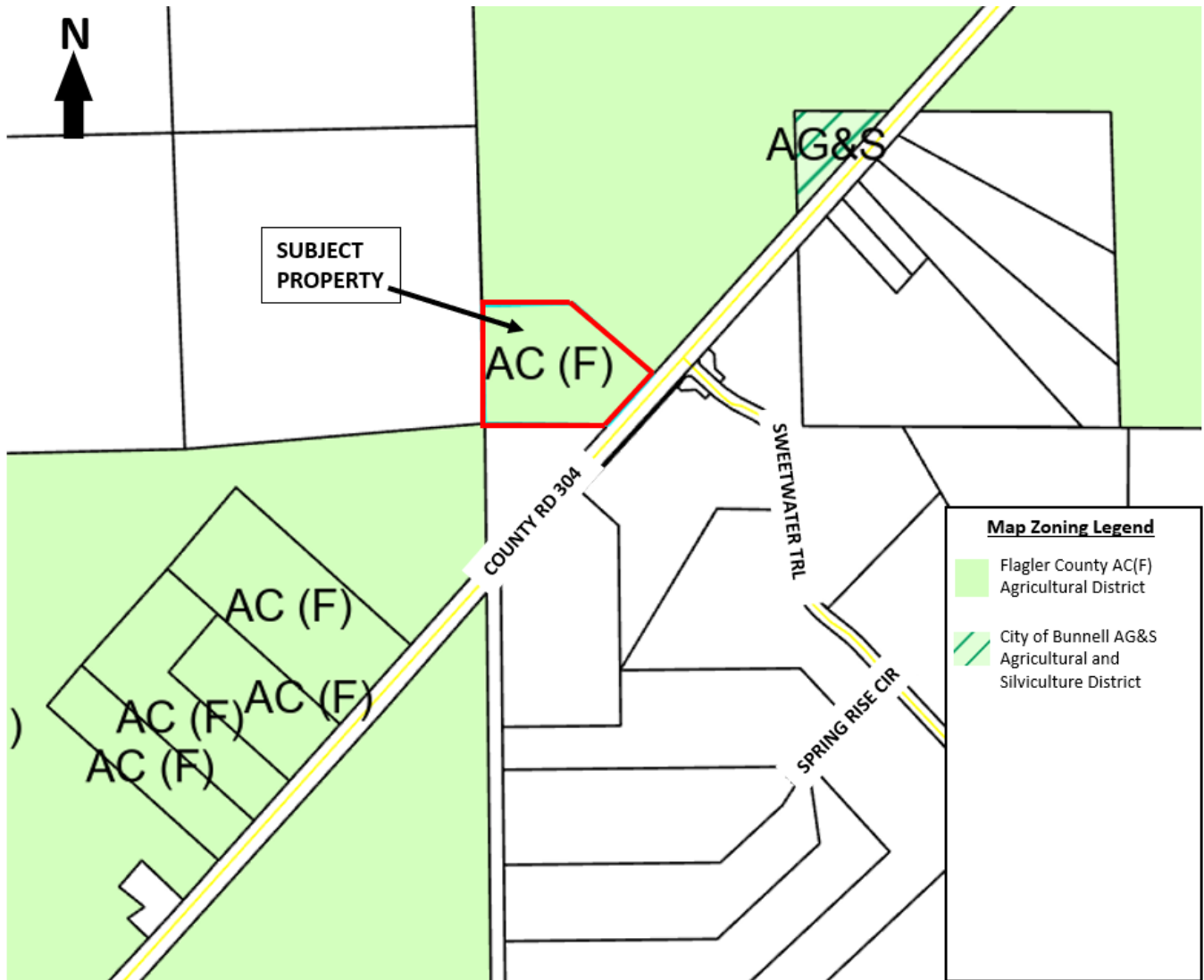


Exhibit "A"

Current Zoning Map



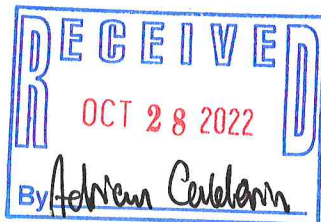


Development Application

This is the City development application for most development projects within the City.

Please complete all applicable portions of the application which would apply to your request and check the type of development review being requested.

All application fees are due when plans and applications are submitted. Types of development where additional costs may be incurred will be invoiced to the applicant as established by resolution and identified in the Project Type checklist.



Total Fees Due:	<u>\$750⁰⁰</u>
Date Received:	<u>11/3/22</u>
Fees:	
<input checked="" type="checkbox"/> Check Number	<u>1099</u>
<input type="checkbox"/> Credit Card	
<input type="checkbox"/> Cash	
Received by:	<u>Adrian Calderin</u>

APPLICATION FOR REVIEW CITY OF BUNNELL, FLORIDA COMMUNITY DEVELOPMENT DEPARTMENT		
PO Box 756, Bunnell, FL 32110 Office: (386) 437-7516 Fax: (386) 437-8253		
APPLICANT INFORMATION		
Applicant: <u>Jeremy & Jill Barton</u>		
Contact: 386-931-3114 , 386-743-8963		
Address: <u>5404 cr304</u>		
City: <u>Bunnell</u>	State: <u>FL</u>	ZIP: <u>32110</u>
Phone: <u>386-931-3114</u>	Fax:	
Email: <u>Jillapb@gmail.com</u>		
CONSULTANT INFORMATION		
Engineer / <u>Surveyor</u> : <u>SWA</u>		
Contact: <u>Noah Gorslich</u>		
Address: <u>2729 E. moody Blvd ste44</u>		
City: <u>Bunnell</u>	State: <u>FL</u>	ZIP: <u>32110</u>
Phone: <u>386-437-0030</u>	Fax:	
Email: <u>ngorslich.swa@gmail.com</u>		
PROPERTY OWNER INFORMATION		
Owner: <u>Jeremy & Jill Barton</u>		
Contact: <u>Jeremy Barton</u>		
Address: <u>5404 cr304</u>		
City: <u>Bunnell</u>	State: <u>FL</u>	ZIP: <u>32110</u>
Phone: <u>386-931-3114</u>	Fax:	
Email: <u>Jillapb@gmail.com</u>		

- All sections on this page must be completed

APPLICATION FOR REVIEW
CITY OF BUNNELL, FLORIDA COMMUNITY
DEVELOPMENT DEPARTMENT

PO Box 756, Bunnell, FL 32110 Office: (386) 437-7516 Fax: (386) 437-8253

PROJECT INFORMATION

Parcel ID (required): 1B-13-30-0000-01020-0010

Project Name (required): Barton house

Project Address is Known (required): 5500 CR304 Bunnell FL 32110

Current Zoning (required): AC(LF) Current Land Use (required): AG's Vacant

Intended Use of Property (required): Single family home

Source of Water: well city water Source of Sewer: septic city sewer

PROJECT TYPE (Check all that apply to proposed project)


<p>Site Plan Reviews* Land Development Code Chapter 22</p> <p><i>Site plan requirements can be found in Section 22-9.</i></p>	<input type="checkbox"/> Minimal Site Plans (Technical Review Plans Only)	\$ 250.00*	
	<input type="checkbox"/> Minor Site Plans (Technical Review Plans Only) <ul style="list-style-type: none"> Residential: < 4 new dwelling units on one parcel not exempted single-family development Non-residential: new < 5000 sqft impervious improvement Non-residential expansion/replacement: > 1000 sqft but < 2000 sqft impervious area 	\$ 800.00*	
	<input type="checkbox"/> Major Site Plans (PZA Approval Required) <ul style="list-style-type: none"> Residential: structure having ≥ 4 new dwelling units on one parcel Non-residential: new ≥ 5000 sqft impervious improvement Non-residential expansion/replacement: ≥ 2000 sqft impervious area Any new development requiring special exception approval 	\$1,000.00*	
	<p>Site Plan Re-submittals</p>	1 st Resubmittal	No Cost
		2 nd Resubmittal	\$ 100.00
3 rd Resubmittal		\$ 250.00	
4 th and all subsequent Resubmittals		\$ 500.00 each	

*Plus Fire Review Cost: \$ 30.00 first 1000 sq feet, plus \$.03 per square foot over 1000 (Ord 2004-18)

<p>Future Land Use Map (FLUM) Amendments</p>	<input type="checkbox"/> Small Scale Land Use Change (less than 10 acres of property)	From: _____ To: _____	\$ 750.00 + **
	<input type="checkbox"/> Large Scale Land Use Change (ten or more acres of property)	From: _____ To: _____	\$ 1,500.00 **

**the applicant is responsible for costs of required advertising, notifications and recording costs

PROJECTTYPECON'T			
Zoning Map Amendments	<input type="checkbox"/> ReZoning	From: <u>AC (P)</u>	\$ 750.00 **
	<input type="checkbox"/> Small Scale Land Use Change (less than 10 acres of property)	To: <u>AGES</u>	\$ 1,500.00 **
	<input type="checkbox"/> Large Scale Land Use Change (ten or more acres of property)		
	<input type="checkbox"/> PUD Zoning Only (not in conjunction with Agreement)	From: _____ To: <u>PUD</u>	\$ 800.00 + **
Plat/Re-Plat/Subdivision of Property ***	<input type="checkbox"/> Vacation of Plat		\$ 500.00 + **
	<input type="checkbox"/> Preliminary Plat		\$ 1,000 + \$25 each new parcel created + **
	Preliminary Plat Resubmittals	1 st Resubmittal	No Cost
		2 nd and all subsequent Resubmittals	\$ 250.00 per submittal
	<input type="checkbox"/> Final Plat with Preliminary Plat		\$ 500.00 + \$25 each new parcel created after Prelim Plat approval + **
	<input type="checkbox"/> Final Plat without Preliminary Plat		\$ 1,500.00 + \$25 each new parcel created + **
	Final Plat Resubmittals	1 st Resubmittal	No Cost
		2 nd and all subsequent Resubmittals	\$ 250.00 per submittal
<p>**the applicant is responsible for costs of required advertising, notifications and recording costs</p> <p>***the applicant is responsible for costs for the City Reviewing Surveyor. Plat/Re-plat will not get final approval by the City Commission until all fees are paid. The applicant is to record all Plats/Re-plats and provide the book and page number to the City upon recording.</p>			
<input type="checkbox"/> Development of Regional Impact (DRI)		\$ 1,500.00 plus \$ 25 per acre or fraction thereof plus \$ 5.00 per dwelling unit	
<input type="checkbox"/> DRI Amendment/ Notice of Proposed Change		\$ 500.00 plus \$ 20 per acre or fraction thereof impacted by the proposed change, \$ 5.00 per additional dwelling + **	
<input type="checkbox"/> Development Agreements		\$ 1,500.00	
<input type="checkbox"/> Development Agreement Amendment/Modification/Extension		\$ 300.00	
<input type="checkbox"/> PUD Agreements		\$ 2,500.00	
<input type="checkbox"/> PUD Agreement Amendment		\$ 1,000.00 per agreement	
<input type="checkbox"/> Text Amendment to Comprehensive Plan		\$ 1,000.00 + **	
**the applicant is responsible for costs of required advertising, notifications and recording costs			

APPLICATION FOR ZONING REVIEW CITY OF BUNNELL, FLORIDA COMMUNITY DEVELOPMENT DEPARTMENT	
PO Box 756, Bunnell, FL 32110 Office: (386) 437-7516 Fax: (386) 437-8253	
APPLICANT'S SIGNATURE	
I understand that the application for plan review must include all required submittals as specified in the City of Bunnell Code of Ordinances. Submission of incomplete plans may create delays in review and plan approval.	
Applicant's Signature: 	
Printed Name: Jill Barton	
Date: 10-28-22	
FOR OFFICE USE ONLY	
ADDITIONAL NOTES	
Empty space for additional notes	



APPLICATION FOR REVIEW
CITY OF BUNNELL, FLORIDA
COMMUNITY DEVELOPMENT DEPARTMENT

PO Box 756, Bunnell, FL 32110 Office: (386) 437-7516 Fax: (386) 437-8253

CONCURRENCY REVIEW APPLICATION

Applicant's Name: _____ Date: _____

Applicant's Address: _____

City: _____ State: _____ Zip: _____

Phone #: () _____ Fax#: () _____ Email: _____

Owner's Name: _____ Owner's Phone#: () _____

Owner's Address: _____

City: _____ State: _____ Zip: _____

Project Name: _____

Project Address: _____

Project Location: _____

Property Tax/Parcel ID#: _____

Application: (check one) Submitted in conjunction with a development plan
 Inquiry only (Non-binding Site Determination)

If submitted with a Development Application, check the box below for the type of development:

TYPES OF FINAL DEVELOPMENT ORDERS

- | | |
|---|---|
| <input type="checkbox"/> Development of Regional Impact (DRI) | <input type="checkbox"/> Preliminary Site Plan |
| <input type="checkbox"/> PUD Final Master Plan | <input type="checkbox"/> Final Site Plan |
| <input type="checkbox"/> PID Final Master Plan | <input type="checkbox"/> Commercial/Industrial Subdivision Final Plat |
| <input type="checkbox"/> Single Family Subdivision Final Plat | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Preliminary Plat | |
| <input type="checkbox"/> Multi-family Residential | |

CONCURRENCY REVIEW APPLICATION Continued

This proposal is for: (check one) New Development/Construction
 Construction of an expansion/addition
 Replace a current use of a _____
 Replace a past use of a _____

A signed, sealed Traffic Impact Study is: Attached Not Included

Utility Service Provision: City Water Service City Sewer Service

Landscape Irrigation System:

Will the project use potable water for landscape irrigation? Yes No

Over a landscaped area of _____ square feet,
at the applicable rate of _____ inches/
week, and _____ GDP.

A Water and Sewer Demand Estimate prepared by a Certified Engineer is:
 Attached Not Included

I understand that the City of Bunnell will make an estimate of water and sewer demand based upon the information in this application, but that I am solely responsible for assuring the accuracy of demand calculations for the purposes of paying connection fees. If sufficient data to perform an accurate demand calculation is not provided, the applicant's Engineer will need to meet with the City Utilities Division Director prior to utility agreement and payment of fees, to determine a final demand calculation.
Applicant's Initials: _____

Project Size and Phasing: Below, clearly identify past or existing uses or structures (if applicable) and proposed new development/construction. (Note: Sizes, types, and number of units as filled out below and as indicated on the plans will be assumed as maximum for estimating project demand and the Certificate of Concurrency will be conditioned upon and only valid for such maximums provided on the application.)

PHASE Number of Phases (if applicable)	NUMBER OF ACRES	SPECIFIC USE(S)	BUILDING GROSS SQUARE FEET or NUMBER OF UNITS/LOTS	OPEN SPACE: Total land area, coverage and ratio of coverage to land totals in percentages	DRAINAGE/ STORMWATER CALCULATIONS (both off site and on site)

CONCURRENCY REVIEW APPLICATION *Continued*

CERTIFICATION AND SIGNATURE

I hereby certify that the information contained herein is true and correct and that I am either the true and sole owner of the subject property, or I am authorized to act on behalf of the true owner(s) in all regards on this matter, pursuant to proof and authorization submitted with the corresponding development application or attached hereto. I hereby represent that I have lawful right and authority to file this application.

I understand that submittal of this form initiates the process and does not imply approval from the City. I further understand that the issuance of the Certificate of Concurrency will require the successful completion of the Development Review and payment of Impact Fees. No final Development Order shall be issued without successful completion of this Concurrency Review.

I further understand that "Inquiry Only" Review will result in no Certificate of Concurrency being issued and therefore, no binding assurance of future capacity, and that a new Concurrency application will be required in conjunction with the first and final development order applied for on this property.

Applicant's Signature:

Date:

FEE ENCLOSED: (Check one)	<input type="checkbox"/> Commercial/Industrial or Multi-family	\$ 200.00 + Legal, Planning, and Engineering Fees
	<input type="checkbox"/> PUD/IUD/RUD or modifications	\$ 1,000.00 + Legal, Planning, and Engineering Fees

Addressing:

The City of Bunnell has an Interlocal Agreement with Flagler County for all addressing issues.

Please ensure your plans include proposed street names. The City will work with Flagler County for the approval of all proposed street names at the appropriate level of plan/development review and will also work on individual addressing as needed.

All codes are online at:

www.bunnellcity.us/ldr

Owner Information

Primary Owner
[Barton Jeremy & Jill H&W](#)
 5404 County Road 304
 Bunnell, FL 32110

Parcel Summary

Parcel ID 16-13-30-0000-01020-0010
 Prop ID 2002350
 Location Address 5500 COUNTY RD 304
 BUNNELL,
 Brief Tax Description* 6.68 ACRES POB SW CRNR SEC 16 NW 495.55' NE 384.14' SE 447.70' TO NWLY ROW CR 304 THENCE 280.01' NW 517.33' TO POB OR 2652/468
 (Note: *The Description above is not to be used on legal documents.)
 Property Use Code PASTURELAND 2 (006100)
 Tax District BUNNELL AREA WITH NO MOSQUITO CONTROL (District 13)
 Millage Rate 21.5516
 Homestead N
 GIS sqft 291,300.444

[View Map](#)

Valuation

	2022 Certified Values
Building Value	\$0
Extra Features Value	\$0
Land Value	\$0
Land Agricultural Value	\$0
Agricultural (Market) Value	\$1,503
Just (Market) Value	\$102,620
Assessed Value	\$102,620
Exempt Value	\$1,503
Taxable Value	\$0
Protected Value	\$1,503
	\$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

[2022 TRIM Notice \(PDF\)](#)

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Link to Official Records
3/23/2021	\$0	QC	2652	468	Unqualified (U)	Vacant	BARTON DENISE T & CRAIG C	Link (Clerk)
3/1/1900	\$157,226		0	0	Unqualified (U)	Vacant	* CONVERSION	Link (Clerk)
2/1/1900	\$156,881		0	0	Unqualified (U)	Vacant	* CONVERSION	Link (Clerk)
1/1/1900	\$1,660,555		0	0	Unqualified (U)	Vacant	* CONVERSION	Link (Clerk)

No data available for the following modules: Historical Assessment, Property Information, Residential Buildings, Commercial Buildings, Sketches, Building Area Types, Extra Features, Photos.

The Property Appraiser makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. If you feel that any information contained herein is incorrect, please contact our office at (386)313-4150.

[User Privacy Policy](#)
[GDPR Privacy Notice](#)

Last Data Upload: 10/31/2022, 8:10:46 AM



Sec. 34-106. - AG&S Agricultural and silviculture district.

- (a) *Purpose and intent.* The purpose of this district is to permit a range of agricultural and/or silvicultural uses and to accommodate very low density residential development at a concentration of one dwelling unit per five acres. The intent of this district is to support and enhance the agricultural character and lifestyle of existing low density areas while encouraging the continuation of agricultural and silvicultural activities as a primary use in the rural area of the city, and to promote the protection of natural resources and wildlife habitat.
- (b) *Permitted principal and accessory uses and structures:*
- (1) Single-family residences, mobile and modular homes, and accessory uses;
 - (2) Agricultural and silvicultural uses;
 - (3) Nurseries, wholesale and retail;
 - (4) Greenhouses;
 - (5) Churches and their accessory uses;
 - (6) Country clubs, hunting clubs, hunting areas, shooting ranges, golf courses;
 - (7) Passive and active recreation facilities;
 - (8) Public and private schools;
 - (9) Farmers markets;
 - (10) Equestrian facilities including riding academies, riding stables/grounds, boarding, and dude ranches;
 - (11) Energy solution facilities;
 - (12) Special care housing;
 - (13) Public facilities;
 - (14) Historic sites and museums;
 - (15) Animal shelters, and kennels;
 - (16) Veterinarian offices with or without boarding;
 - (17) Participation in the rural preservation program including clustered conservation developments and rural nodes in accordance with the City of Bunnell Comprehensive Plan policies;
 - (18) Rural subdivisions as outlined in the supplemental regulations;
 - (19) Home occupations;
 - (20) Farm machinery, manufacturers, and repair;
 - (21) Machine shops, welding or soldering shops;
 - (22) Sawmills, lumberyards, hardware and building supplies retail and wholesale sales;
 - (23) Cemeteries subject to the following criteria:
 - a. The property must abut and be granted access from a public road.
 - b. The cemetery shall be buffered from adjacent properties by natural vegetation or shrubs a minimum of four feet high.
 - c. All structures shall be setback 50 feet from all property lines.
 - (24) Animal or wildlife rescues or sanctuaries;
 - (25) Accessory dwellings (e.g., guest houses, caretaker's quarters, security stations, etc.) subject to the following criteria:

- a. Accessory dwellings shall remain accessory to and under the same ownership as the principal dwelling.
 - (26) Seasonal farm worker housing;
 - (27) Family homesteads as outlined in the supplemental regulations;
 - (28) Daycares;
 - (29) Grain blending and packaging;
 - (30) Cold storage and frozen lockers, freezing, packaging, and distribution;
 - (31) Agriculture related wholesale sales and distribution, product processing, storage, including packaging food products and fruit and vegetable handlers and processors, feed and seed products for distribution, and fertilizer facilities beyond that required for normal day to day agricultural operations; and
 - (32) All permitted uses allowed in the Agriculture (Ag) zoning district.
- (c) *Permitted special exceptions:*
- (1) Mining, excavation and fill operations over four acres [under four acres normally exempt from the SJRWMD regulations as of this date adopting Ordinance 2012-03 not included as a special exception]; and
 - (2) Junkyards meeting the minimum requirements listed below:
 - a. The materials or vehicles are visually screened from roadways and neighboring properties by a solid fence of six-foot in height or thick vegetation buffer.
 - b. Materials or stacked vehicles greater than six feet in height shall be setback from all property lines a minimum of ten feet.
 - c. Materials or stacked vehicles shall not exceed 15 feet in height.
 - d. Junkyards shall not be visible from US1, State Road 100, or State Road 11; and
 - e. The special exception must be reviewed by the city commission at an advertised public hearing to evaluate its compatibility with the surrounding area.
 - (3) Any uses by special exception in the Agriculture (AG) zoning district; and
 - (4) Other uses and structures not listed above that with certain restrictions can be compatible uses with other uses in the district as approved by the planning, zoning and appeals board.
- (d) *Area regulations for single-family residences within the AG&S district shall be as follows:*
- (1) Minimum lot size. Five acres.
 - (2) Minimum lot width. 200 feet.
 - (3) Maximum lot coverage. 35 percent for all principal and accessory buildings.
 - (4) Building setbacks. These are considered minimum setbacks, but may be increased if appropriate to prevent interference with agricultural operations and appropriate buffers.
 - a. *Front yard.* There shall be a front yard of not less than 25 feet measured from the front property line to the front building line.
 - b. *Side yard.* There shall be a side yard of not less than ten feet for all residential and accessory buildings. All other permitted buildings shall have a side yard of not less than 20 feet. In the case of corner lots, no building and no addition to a building shall be erected or placed nearer than 20 feet to the side street line of any such lot.
 - c. *Rear yard.*

1. There shall be a rear yard of all main buildings of not less than 20 feet from the rear building line to the rear lot line.
 2. Accessory buildings, such as garages, shall have a rear yard of not less than ten feet, measured from the rear building line of such garage or accessory building to the rear lot line.
- (e) *Area regulations for commercial uses within the AG&S district shall be as follows:*
- (1) Minimum lot size. Half acre.
 - (2) Minimum lot width. None.
 - (3) Maximum lot coverage. 40 percent for all principal and accessory buildings.
 - (4) Building setbacks.
 - a. *Front yard.* There shall be a front yard of not less than 25 feet measured from the property line to the front building line.
 - b. *Side yard.*
 1. There shall be a side yard of not less than ten feet.
 2. When a commercially used lot in the AG&S district abuts a residential use there shall be a 30-foot buffer area on the commercial property.
 - c. *Rear yard.*
 1. There shall be a rear yard of not less than ten feet.
 2. Where a commercially used lot in the AG&S district abuts a residential use there shall be a 30-foot buffer area on the commercial property.
- (f) *Height regulations.* No main building or towers (except agricultural structures) associated with residential buildings and/or accessory structures shall exceed 35 feet in height. No buildings or towers (except agricultural structures) associated with commercial use shall exceed 50 feet in height; except wireless communication facilities per section 34-271.
- (g) *Off-street parking.* Off-street parking shall be as regulated in article V, division 2 of this chapter.
- (h) *Buffers.* Residential developments abutting bona-fide agricultural uses shall be buffered to minimize visual, odor and noise impacts customarily associated with agricultural operations. Buffers must be located on the residential parcel. Buffers may vary in width but shall not be less than 50 feet wide at their narrowest point. Buffers shall incorporate any combination of fencing and landscape material necessary to create an opaque barrier with a minimum height of six feet above the grade of the residential structure. In multi-phased developments, where agricultural use on a phase(s) is projected to continue until that/those phase(s) is/are developed, temporary buffers shall be required. Since the type/intensity of the abutting agricultural use may vary, so will the appropriate type of temporary buffer. Temporary buffers are subject to the review and approval of the PZA board and certificates of occupancy may not be issued until such temporary buffers are in place. The PZA board may establish a time limit on the use of temporary buffers after which the buffers must meet the permanent buffer requirements. The PZA board shall review buffers and barriers associated with rural preservation developments as part of the specific project application. Buffers must be designed with a minimum of a 50-foot clear visibility zone at ingress and egress points.

(Ord. No. 2012-03, § 2, 3-12-12)

ORDINANCE 2022-XX

AN ORDINANCE OF THE CITY OF BUNNELL, FLORIDA PROVIDING FOR THE REZONING OF REAL PROPERTY TOTALING 6.68± ACRES, OWNED BY JEREMY AND JILL BARTON, BEARING PARCEL ID: 16-13-30-0000-01020-0010, LOCATED SOUTHWEST OF THE INTERSECTION OF COUNTY ROAD 304 AND SWEETWATER TRAIL WITHIN THE BUNNELL CITY LIMITS FROM THE FLAGLER COUNTY “AC(F), AGRICULTURAL DISTRICT” TO THE CITY OF BUNNELL “AG&S, AGRICULTURAL AND SILVICUTLURE DISTRICT”; PROVIDING FOR THE TAKING OF IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING FOR THE ADOPTION OF MAPS BY REFERENCE; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR NON-CODIFICATION AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Jeremy and Jill Barton, the owners of certain real property, which land totals approximately 6.68 +/- acres in size located at 5500 County Road 304 and is assigned Tax Parcel Identification Number 16-13-30-0000-01020-0010 by the Property Appraiser of Flagler County; and

WHEREAS, Jeremy and Jill Barton have applied to the City of Bunnell pursuant to the controlling provisions of State law and the *Code of Ordinances of the City of Bunnell*, to have the subject property rezoned to the City of Bunnell “AG&S, Agricultural and Silviculture” district zoning classification from the existing Flagler County “AC(F), Agricultural” district zoning classification; and

WHEREAS, the City’s Community Development Department has conducted a thorough review and analysis of the demands upon public facilities and general planning and land development issues should the subject rezoning application be approved and has otherwise reviewed and evaluated the application to determine whether is comports with sound and generally accepted land use planning practices and principles as well as whether the application is consistent with the goals, objectives and policies set forth in the City’s *Comprehensive Plan*; and

WHEREAS, on December 13, 2022 the Planning, Zoning and Appeals Board of the City of Bunnell reviewed this request and recommended approval of the proposed ordinance to the City Commission; and

WHEREAS, professional City planning staff, the City’s Planning, Zoning and Appeals Board and the City Commission have determined that the proposed rezoning of the subject property as set forth in this Ordinance is consistent with the *Comprehensive Plan of the City of Bunnell*, the land development regulations of the City of Bunnell, and the controlling provisions of State law; and

WHEREAS, the City Commission of the City of Bunnell, Florida has taken, as implemented by City staff, all actions relating to the rezoning action set forth herein in accordance with the requirements and procedures mandated by State law.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF BUNNELL, FLORIDA:

Section 1. Legislative Findings and Intent.

(a) The City Commission of the City of Bunnell hereby adopts and incorporates into this ordinance the City staff report and City Commission agenda memorandum relating to the application relating to the proposed rezoning of the subject property as well as the recitals (whereas clauses) to this Ordinance.

(b) The subject property, which is 6.68± acres in size, is located 5500 County Road 304 in the City of Bunnell.

(c) The City of Bunnell has complied with all requirements and procedures of Florida Law in processing and advertising this Ordinance.

Section 2. Rezoning of Real Property/Implementing Actions.

(a) Upon enactment of this Ordinance the following described property, as depicted in the map attached to this Ordinance, and totaling 6.68± acres in size, shall be rezoned to the City of Bunnell “AG&S, Agricultural and Silviculture” zoning classification from the existing Flagler County “AC(F), Agricultural” zoning classification;

LEGAL DESCRIPTION: A PARCEL OF LAND LYING IN SECTION 21, TOWNSHIP 13 SOUTH, RANGE 30 EAST AND SECTIN 16, TOWNSHIP 13 SOUTH, RANGE 30 EAST OF THE TALLAHASSEE MERIDIAN, FLAGLER COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NORTHWEST CORNER OF SECTION 21, TOWNSHIP 13 SOUTH, RANGE 30 EAST, POINT ALSO BEING THE SOUTHWEST CORNER OF SAID SECTION 16, BEAR 500°58’50”E ALONG THE WEST LINE OF SECTION 21, A DISTANCE OF 567.91 FEET TO THE NORTHWESTERLY RIGH-OF-WAY OF

COUNTY ROAD 304 (100'R/W) FORMERLY KNOWN AS STATE ROAD 304; THENCE BEAR N41°57'51"E ALONG THE NORTHWESTERLY RIGHT-OF-WAY A DISTANCE OF 760.49 FEET TO THE NORTH LINE OF SECTION 21 AND THE SOUTH LINE OF SECTION 16; THENCE CONTINUE N41°57'51"E ALONG THE NORTHWESTERLY RIGHT-OF-WAY A DISTANCE OF 280.10 FEET; THENCE N48°02'09"W, DEPARTING SAID RIGHT-OF-WAY LINE, A DISTANCE OF 447.70 FEET; THENCE S88°31'38"W, A DISTANCE OF 384.14 FEET TO THE WEST LINE OF SECTION 16; THENCE S01°28'22"E A DISTANCE OF 495.55 FEET TO THE SOUTHWEST CORNER OF SECTION 16, THE NORTHWEST CORNER OF SECTION 21 AND THE POINT OF BEGINNING OF THIS DESCRIPTION

ADDRESS: 5500 County Road 304

TAX PARCEL IDENTIFICATION NUMBER: 16-13-30-0000-01020-0010

(b) The City Manager, or designee, is hereby authorized to execute any and all documents necessary to formalize approval of the rezoning action taken herein and to revise and amend the Official Zoning Map or Maps of the City of Bunnell as may be appropriate to accomplish the action taken in this Ordinance.

(c) Conditions of development relating to the subject property may be incorporated into the subsequent pertinent development orders and such development orders may be subject to public hearing requirements in accordance with the provisions of controlling law.

Section 3. Incorporation of Maps.

The maps attached to this Ordinance are hereby ratified and affirmed and incorporated into this Ordinance as a substantive part of this Ordinance.

Section 4. Conflicts.

All ordinances or part of ordinances in conflict with this ordinance are hereby repealed.

Section 5. Severability.

If any section, sentence, phrase, word, or portion of this Ordinance is determined to be invalid, unlawful, or unconstitutional, said determination shall not be held to invalidate or impair the validity, force or effect of any other section, sentence, phrase, word, or portion of this ordinance not otherwise determined to be invalid, unlawful, or unconstitutional.

Section 6. Non-codification.

This Ordinance shall be not be codified in the *City Code of the City of Bunnell* or the *Land Development Code of the City of Bunnell*; provided, however, that the actions taken herein shall be depicted on the zoning maps of the City of Bunnell by the City Manager, or designee.

Section 7. Effective Date.

This Ordinance shall take effect immediately after the effective date of Ordinance Number 2022-xx, which Ordinance amends the Official Zoning Map of Bunnell.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2023.

FIRST READING: _____

SECOND READING: _____

CITY COMMISSION, City of Bunnell, Florida.

By: _____

Catherine D. Robinson, Mayor

Approved for form and content by:

Vose Law Firm, City Attorney

Attest:

Kristen Bates, CMC, City Clerk

Exhibit "A"

Existing Zoning

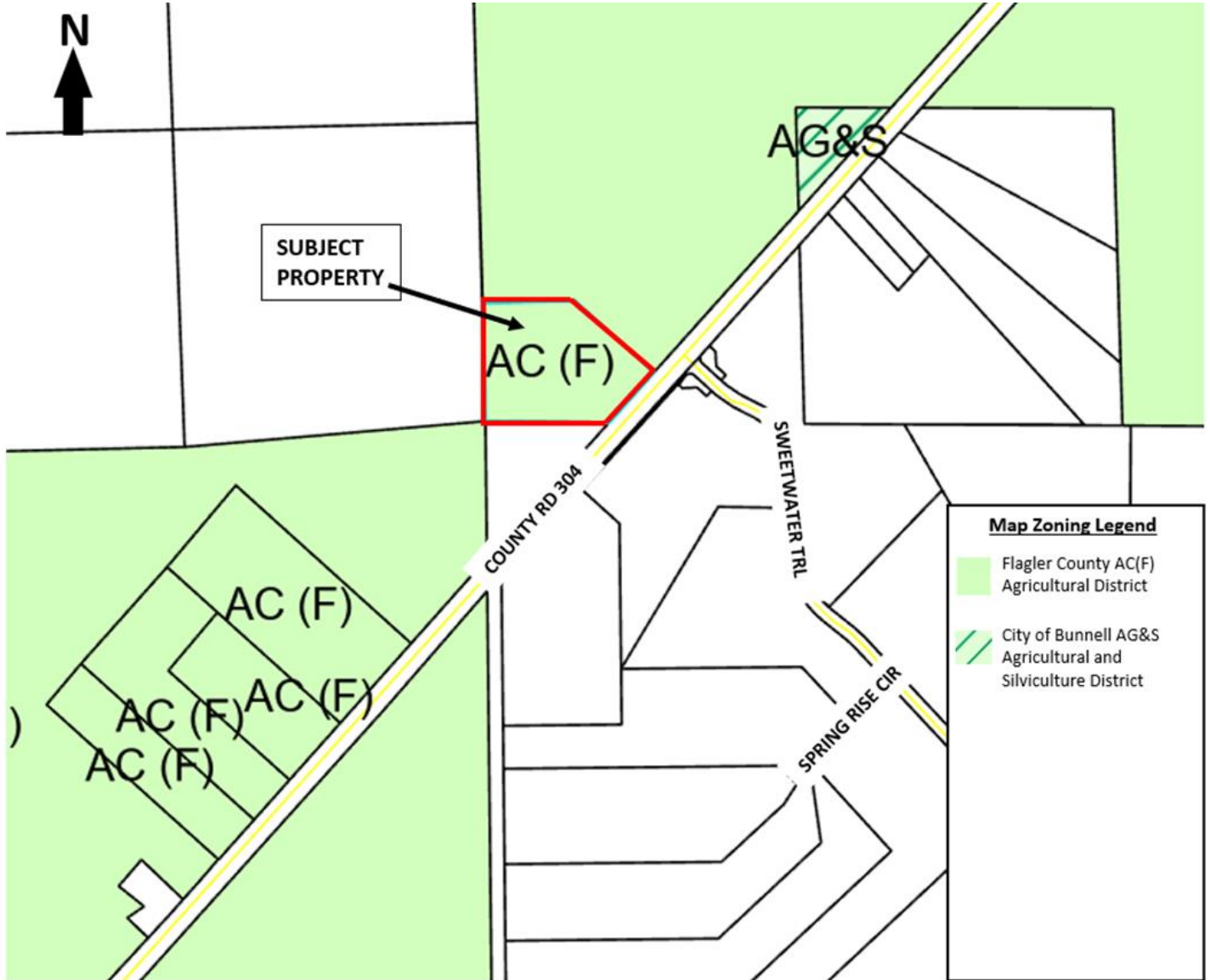


Exhibit "B"

Proposed Rezoning





City of Bunnell, Florida

Agenda Item No. 5.

Document Date: 11/18/2022
Department: Community Development
Subject: PZA 2022-86: Ordinance 2022-XX Requesting to change the official zoning map for 1.45± acres of land, owned by Professional Services of Bunnell & Palm Coast LLC, Bearing the Parcel ID: 10-12-30-0850-02650-0010 from the "B-1, Business District" to the "B-2, Business District."
Property Address: 201 W. Moody Blvd
Zoning Designation: B-1
Future Land Use Designation: Commercial-Medium/Single Family-Low Density
Agenda Section: New Business

ATTACHMENTS:

Description	Type
Attachment A-Location Map	Location Map(s)
Attachment B-Aerial Map (General Surrounding Area)	Exhibit
Attachment C-Aerial map (Close Up of Immediate Area)	Exhibit
Attachment D-Draft Ordinance 2023-XX	Exhibit
Attachment E-Development Application	Exhibit
Attachment F-Narrative of Project	Exhibit

Summary/Highlights:

The applicant, Palm Coast Community School, is requesting to rezone the subject property to the B-2 Business District from the B-1 Business District to implement the use of a school. The owners are leasing the property to the applicants.

Background:

The applicant, Palm Coast Community School, is planning to utilize the subject property as an elementary and middle school. The school is currently operating in the City of Palm Coast and there is now interest in moving to the City of Bunnell. The subject property is 1.45± acres and formerly utilized as the administration building for the City of Bunnell. The current zoning designation is B-1, Business District and the current Future Land Use is COMM-M/SF-L (Commercial-Medium/Single Family-Low Density).

The Commercial-Medium Future Land Use, for which this property is designated, allows for Institutional uses under FLU Policy 9.2. The subject property also has a Single Family-Low

Density Future Land Use Designation that allows for institutional uses as well under FLU Policy 8.3. Under the current zoning designation, the proposed use of the property would not be allowed by right. The B-2, Business District lists the use of public or private schools and daycare centers as a permissible use. The surrounding area consists of a multitude of uses, both residential and commercial. The most intense zoning in the area is L-1, Light Industrial District, which runs along N Bay St and S Bay St. The abutting zoning district is the B-1, Business District, which is a lower intense zoning to that of L-1, Light Industrial and the proposed B-2, Business zonings. To the west and south-west of the subject property are multi-Family uses with zonings R-2, Multiple-Family District and R-3B, Multiple-Family District. Directly to the south-east of the subject property is the R-1, Single-Family District. The proposed zoning change is a downgrade in intensity from the L-1, Light Industrial District and can be utilized efficiently with the surrounding uses.

The applicant, Palm Coast Community School, operates a Christian based private preschool, elementary, and middle school. They have around 200 students ranging from 6 months to 8th grade. They will be utilizing the existing 43 parking spaces for their 31 staff members in the rear of the property and in the front-right side closer to West Court St. if the parking in the rear overflows. The front-left side, closer to State Rd 11, will host visitor parking. They are proposing a car rider pick-up/drop-off which will flow from W. Court St. onto S. Forsyth St. and away from State Rd 11. The drop-off/pick-up times will be from 8:10am - 8:30am, with the school starting at 8:30am

Staff Recommendation:

Staff recommends the Planning, Zoning and Appeals Board recommend approval of PZA 2022-86: Ordinance 2022-XX Requesting to change the official zoning map for 1.45± acres of land from the "B-1, Business District" to the "B-2, Business District."

City Attorney Review:

Reviewed and approved.

Location map

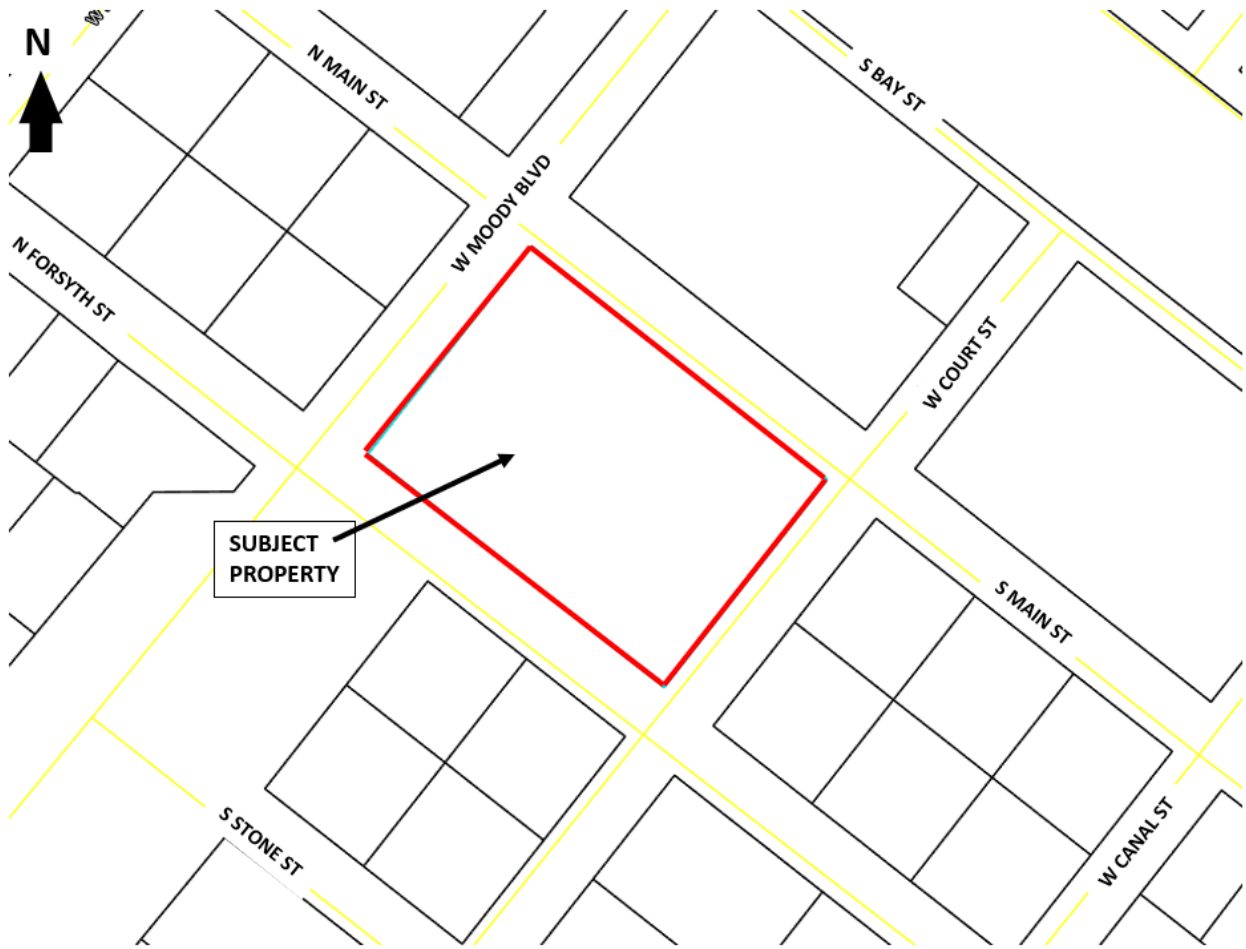


Exhibit "A"

Aerial Map (General Surrounding Area)



Exhibit "B"

Aerial Map (Close Up of Immediate Area)



ORDINANCE 2022-XX

AN ORDINANCE OF THE CITY OF BUNNELL, FLORIDA PROVIDING FOR THE REZONING OF REAL PROPERTY TOTALING 1.45± ACRES, OWNED BY PROFESSIONAL SERVICES OF BUNNELL & PALM COAST LLC, BEARING PARCEL ID: 10-12-30-0850-02650-0010 LOCATED IN THE WEST QUADRANT OF THE INTERSECTION OF SOUTH MAIN STREET AND WEST COURT STREET WITHIN THE BUNNELL CITY LIMITS FROM THE “B-1, BUSINESS DISTRICT” TO THE “B-2, BUSINESS DISTRICT”; PROVIDING FOR THE TAKING OF IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING FOR THE ADOPTION OF MAPS BY REFERENCE; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR NON-CODIFICATION AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Professional Services of Bunnell & Palm Coast LLC, the owner of certain real property, which land totals 1.45± acres in size located at 201 West Moody Boulevard and is assigned Tax Parcel Identification Number 10-12-30-0850-02650-0010 by the Property Appraiser of Flagler County; and

WHEREAS, Professional Services of Bunnell & Palm Coast LLC has applied to the City of Bunnell pursuant to the controlling provisions of State law and the *Code of Ordinances of the City of Bunnell*, to have the subject property rezoned to the “B-2, Business” district zoning classification from the existing “B-1, Business” district zoning classification; and

WHEREAS, the City’s Community Development Department has conducted a thorough review and analysis of the demands upon public facilities and general planning and land development issues should the subject rezoning application be approved and has otherwise reviewed and evaluated the application to determine whether it comports with sound and generally accepted land use planning practices and principles as well as whether the application is consistent with the goals, objectives and policies set forth in the City’s *Comprehensive Plan*; and

WHEREAS, on December 13, 2022 the Planning, Zoning and Appeals Board of the City of Bunnell reviewed this request and recommended approval of the proposed ordinance to the City Commission; and

WHEREAS, professional City planning staff, the City’s Planning, Zoning and Appeals Board and the City Commission have determined that the proposed rezoning of the subject property as set forth in this Ordinance is consistent with the *Comprehensive Plan of the City of Bunnell*, the land development regulations of the City of Bunnell, and the controlling provisions of State law; and

WHEREAS, the City Commission of the City of Bunnell, Florida has taken, as implemented by City staff, all actions relating to the rezoning action set forth herein in accordance with the requirements and procedures mandated by State law.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF BUNNELL, FLORIDA:

Section 1. Legislative Findings and Intent.

- (a) The City Commission of the City of Bunnell hereby adopts and incorporates into this ordinance the City staff report and City Commission agenda memorandum relating to the application relating to the proposed rezoning of the subject property as well as the recitals (whereas clauses) to this Ordinance.
- (b) The subject property, which is 1.45± acres in size, is located 201 West Moody Boulevard in the City of Bunnell.
- (c) The City of Bunnell has complied with all requirements and procedures of Florida Law in processing and advertising this Ordinance.

Section 2. Rezoning of Real Property/Implementing Actions.

- (a) Upon enactment of this Ordinance the following described property, as depicted in the map attached to this Ordinance, and totaling 1.45± acres in size, shall be rezoned to the “B-2, Business” district zoning classification from the existing “B-1, Business” district zoning classification;

LEGAL DESCRIPTION: ALL OF BLOCK 265, CITY OF BUNNELL, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 2, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, EXCEPT THAT PART IN MOODY BOULEVARD RIGHT OF WAY.

ADDRESS: 201 West Moody Boulevard

TAX PARCEL IDENTIFICATION NUMBER: 10-12-30-0850-02650-0010

(b) The City Manager, or designee, is hereby authorized to execute any and all documents necessary to formalize approval of the rezoning action taken herein and to revise and amend the Official Zoning Map or Maps of the City of Bunnell as may be appropriate to accomplish the action taken in this Ordinance.

(c) Conditions of development relating to the subject property may be incorporated into the subsequent pertinent development orders and such development orders may be subject to public hearing requirements in accordance with the provisions of controlling law.

Section 3. Incorporation of Maps.

The maps attached to this Ordinance are hereby ratified and affirmed and incorporated into this Ordinance as a substantive part of this Ordinance.

Section 4. Conflicts.

All ordinances or part of ordinances in conflict with this ordinance are hereby repealed.

Section 5. Severability.

If any section, sentence, phrase, word, or portion of this Ordinance is determined to be invalid, unlawful, or unconstitutional, said determination shall not be held to invalidate or impair the validity, force or effect of any other section, sentence, phrase, word, or portion of this ordinance not otherwise determined to be invalid, unlawful, or unconstitutional.

Section 6. Non-codification.

This Ordinance shall be not be codified in the *City Code of the City of Bunnell* or the *Land Development Code of the City of Bunnell*; provided, however, that the actions taken herein shall be depicted on the zoning maps of the City of Bunnell by the City Manager, or designee.

Section 7. Effective Date.

This Ordinance shall take effect immediately after the effective date of Ordinance Number 2022-XX, which Ordinance amends the Official Zoning Map of Bunnell,

PASSED AND ADOPTED THIS _____ DAY OF _____, 2023.

FIRST READING: _____

SECOND READING: _____

CITY COMMISSION, City of Bunnell, Florida.

By: _____

Catherine D. Robinson, Mayor

Approved for form and content by:

Vose Law Firm, City Attorney

Attest:

Kristen Bates, CMC, City Clerk

Exhibit "A"

Existing Zoning

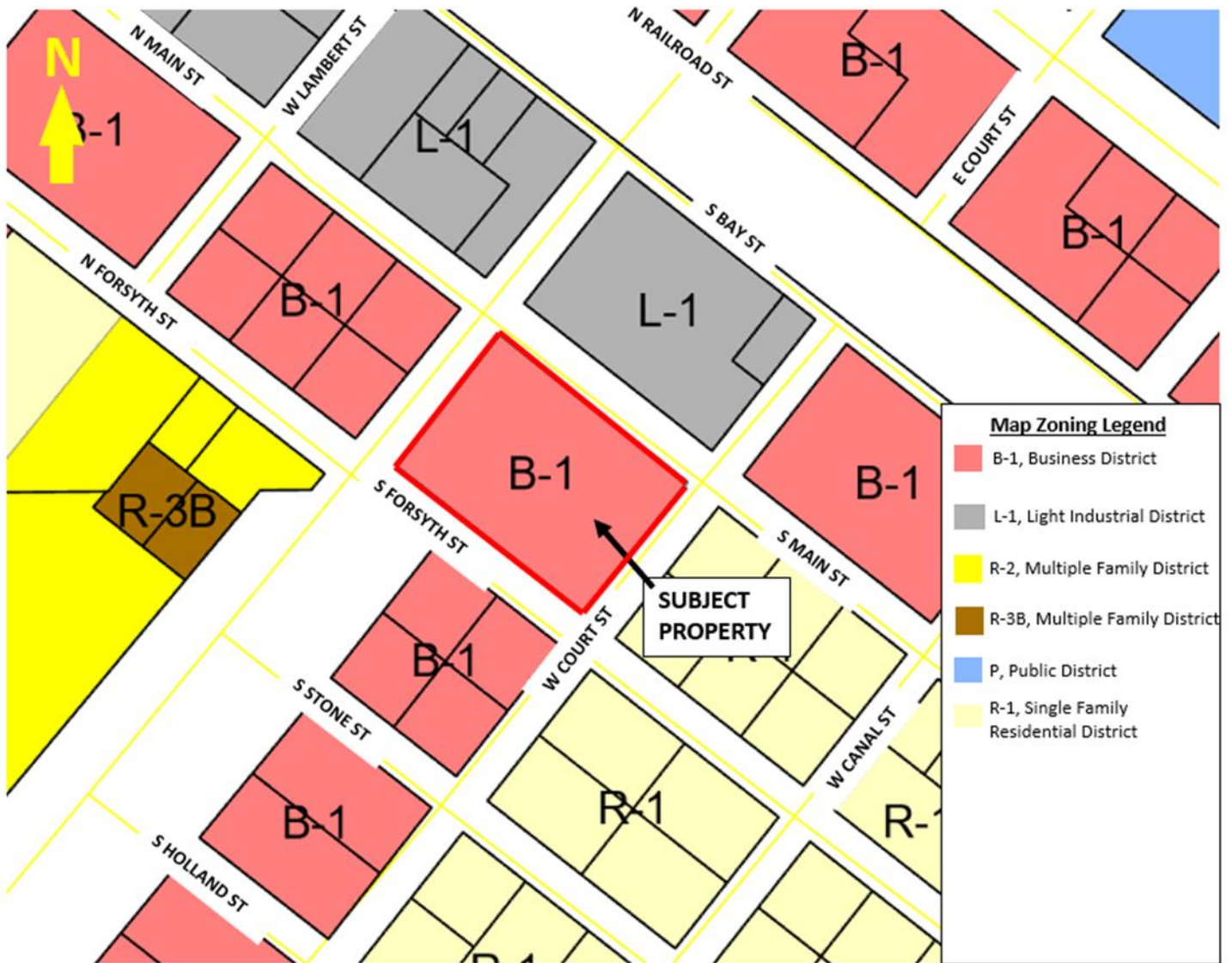
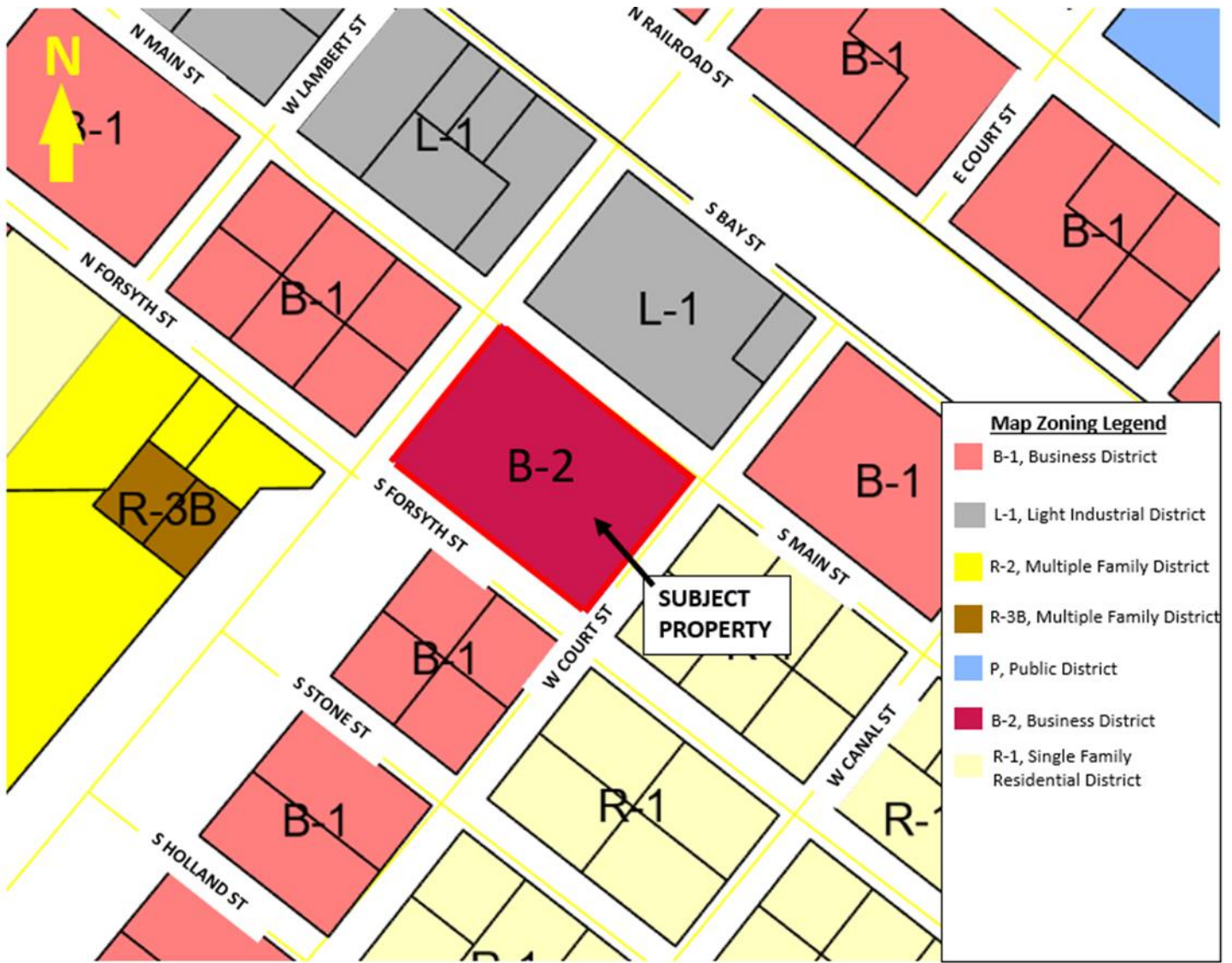
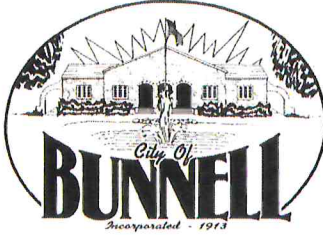


Exhibit "B"

Proposed Rezoning



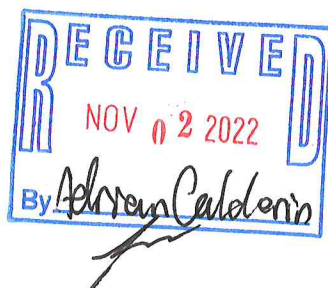


Development Application

This is the City development application for most development projects within the City.

Please complete all applicable portions of the application which would apply to your request and check the type of development review being requested.

All application fees are due when plans and applications are submitted. Types of development where additional costs may be incurred will be invoiced to the applicant as established by resolution and identified in the Project Type checklist.



Total Fees Due:	<u>\$ 750.00</u>
Date Received:	<u>11/2/2022</u>
Fees:	<input checked="" type="checkbox"/> Check Number <u>1882</u>
	<input type="checkbox"/> Credit Card
	<input type="checkbox"/> Cash
Received by:	<u>Adrian Calderin</u>

APPLICATION FOR REVIEW CITY OF BUNNELL, FLORIDA COMMUNITY DEVELOPMENT DEPARTMENT		
PO Box 756, Bunnell, FL 32110 Office: (386) 437-7516 Fax: (386) 437-8253		
<u>APPLICANT INFORMATION</u>		
Applicant: <i>Palm Coast Community School</i>		
Contact: <i>Christine Soares</i>		
Address: <i>201 W. Moody Blvd.</i>		
City: <i>Bunnell</i>	State: <i>FL</i>	ZIP: <i>32110</i>
Phone: <i>508 641-5852</i>	Fax:	
Email: <i>christine@mypc3.com</i>		
<u>CONSULTANT INFORMATION</u>		
Engineer / Surveyor:		
Contact:		
Address:		
City:	State:	ZIP:
Phone:	Fax:	
Email:		
<u>PROPERTY OWNER INFORMATION</u>		
Owner: <i>Professional Services of Bunnell and Palm Coast</i>		
Contact: <i>Erika Rodriguez</i>		
Address: <i>19 Prattwood Ln</i>		
City: <i>Palm Coast</i>	State: <i>FL</i>	ZIP: <i>32164</i>
Phone: <i>386-793-9858</i>	Fax:	
Email: <i>Erikahomeandland@aol.com</i>		

- All sections on this page must be completed

APPLICATION FOR REVIEW
CITY OF BUNNELL, FLORIDA COMMUNITY
 DEVELOPMENT DEPARTMENT

PO Box 756, Bunnell, FL 32110 Office: (386) 437-7516 Fax: (386) 437-8253

PROJECT INFORMATION

Parcel ID (required): 10-12-30-0850-02650-0010

Project Name (required): Palm Coast Community School relocation

Project Address is Known (required): 201 W. Moody Blvd Bunnell FL

Current Zoning (required):
B1

Current Land Use (required):
commercial median

Intended Use of Property (required):
school (B2)

Source of Water: well city water

Source of Sewer: septic city sewer

PROJECT TYPE (Check all that apply to proposed project)

Site Plan Reviews* Land Development Code Chapter 22 <i>Site plan requirements can be found in Section 22-9.</i>	<input type="checkbox"/> Minimal Site Plans (Technical Review Plans Only)		\$ 250.00*
	<input type="checkbox"/> Minor Site Plans (Technical Review Plans Only) <ul style="list-style-type: none"> • Residential: < 4 new dwelling units on one parcel not exempted single-family development • Non-residential: new < 5000 sqft impervious improvement • Non-residential expansion/replacement: > 1000 sqft but < 2000 sqft impervious area 		\$ 800.00*
	<input type="checkbox"/> Major Site Plans (PZA Approval Required) <ul style="list-style-type: none"> • Residential: structure having ≥ 4 new dwelling units on one parcel • Non-residential: new ≥ 5000 sqft impervious improvement • Non-residential expansion/replacement: ≥ 2000 sqft impervious area • Any new development requiring special exception approval 		\$1,000.00*
	Site Plan Re-submittals	1 st Resubmittal	No Cost
		2 nd Resubmittal	\$ 100.00
3 rd Resubmittal		\$ 250.00	
4 th and all subsequent Resubmittals		\$ 500.00 each	

*Plus Fire Review Cost: \$ 30.00 first 1000 sq feet, plus \$.03 per square foot over 1000 (Ord 2004-18)

Future Land Use Map (FLUM) Amendments	<input type="checkbox"/> Small Scale Land Use Change (less than 10 acres of property)	From: _____ To: _____	\$ 750.00 + **
	<input type="checkbox"/> Large Scale Land Use Change (ten or more acres of property)	From: _____ To: _____	\$ 1,500.00 **

**the applicant is responsible for costs of required advertising, notifications and recording costs

PROJECT TYPE CON'T			
Zoning Map Amendments	<input checked="" type="checkbox"/> ReZoning	From: <u>B1</u>	\$ 750.00 **
	<input checked="" type="checkbox"/> Small Scale Land Use Change (less than 10 acres of property) <input type="checkbox"/> Large Scale Land Use Change (ten or more acres of property)	To: <u>B2</u>	\$ 1,500.00 **
	<input type="checkbox"/> PUD Zoning Only (not in conjunction with Agreement)	From: _____ To: <u>PUD</u>	\$ 800.00 + **
Plat/Re-Plat/Subdivision of Property ***	<input type="checkbox"/> Vacation of Plat		\$ 500.00 + **
	<input type="checkbox"/> Preliminary Plat		\$ 1,000 + \$25 each new parcel created + **
	Preliminary Plat Resubmittals	1 st Resubmittal	No Cost
		2 nd and all subsequent Resubmittals	\$ 250.00 per submittal
	<input type="checkbox"/> Final Plat with Preliminary Plat		\$ 500.00 + \$25 each new parcel created after Prelim Plat approval + **
	<input type="checkbox"/> Final Plat without Preliminary Plat		\$ 1,500.00 + \$25 each new parcel created + **
	Final Plat Resubmittals	1 st Resubmittal	No Cost
		2 nd and all subsequent Resubmittals	\$ 250.00 per submittal
<p>**the applicant is responsible for costs of required advertising, notifications and recording costs</p> <p>***the applicant is responsible for costs for the City Reviewing Surveyor. Plat/Re-plat will not get final approval by the City Commission until all fees are paid. The applicant is to record all Plats/Re-plats and provide the book and page number to the City upon recording.</p>			
<input type="checkbox"/> Development of Regional Impact (DRI)		\$ 1,500.00 plus \$ 25 per acre or fraction thereof plus \$ 5.00 per dwelling unit	
<input type="checkbox"/> DRI Amendment/ Notice of Proposed Change		\$ 500.00 plus \$ 20 per acre or fraction thereof impacted by the proposed change, \$ 5.00 per additional dwelling + **	
<input type="checkbox"/> Development Agreements		\$ 1,500.00	
<input type="checkbox"/> Development Agreement Amendment/Modification/Extension		\$ 300.00	
<input type="checkbox"/> PUD Agreements		\$ 2,500.00	
<input type="checkbox"/> PUD Agreement Amendment		\$ 1,000.00 per agreement	
<input type="checkbox"/> Text Amendment to Comprehensive Plan		\$ 1,000.00 + **	
<p>**the applicant is responsible for costs of required advertising, notifications and recording costs</p>			

APPLICATION FOR ZONING REVIEW
CITY OF BUNNELL, FLORIDA COMMUNITY
DEVELOPMENT DEPARTMENT

PO Box 756, Bunnell, FL 32110 Office: (386) 437-7516 Fax: (386) 437-8253

APPLICANT'S SIGNATURE

I understand that the application for plan review must include all required submittals as specified in the City of Bunnell Code of Ordinances. Submission of incomplete plans may create delays in review and plan approval.

Applicant's Signature: *Christine Soares*

Printed Name: *Christine Soares*

Date: *10/24/2022*

FOR OFFICE USE ONLY

ADDITIONAL NOTES



**APPLICATION FOR REVIEW
CITY OF BUNNELL, FLORIDA
COMMUNITY DEVELOPMENT DEPARTMENT**

PO Box 756, Bunnell, FL 32110 Office: (386) 437-7516 Fax: (386) 437-8253

CONCURRENCY REVIEW APPLICATION

Applicant's Name: Christine Soares Date: 10/24/2020

Applicant's Address: 1 Pine Lakes Pkwy N.

City: Palm Coast State: FL Zip: 32137

Phone #: (508) 441-5852 Fax#: () Email: Christine@mypcs.com

Owner's Name: Erika Rodriguez Owner's Phone#: (386) 793-9858

Owner's Address: 17 Prattwood Ln

City: Palm Coast State: FL Zip: 32164

Project Name: Palm Coast Community School relocation

Project Address: 201 W. Moody Blvd

Project Location: ~~10-12-30-0850-02650-0010~~ 201 W Moody Blvd.

Property Tax/Parcel ID#: 10-12-30-0850-02650-0010

Application: (check one) Submitted in conjunction with a development plan
 Inquiry only (Non-binding Site Determination)

If submitted with a Development Application, check the box below for the type of development:

TYPES OF FINAL DEVELOPMENT ORDERS

<input type="checkbox"/> Development of Regional Impact (DRI)	<input type="checkbox"/> Preliminary Site Plan
<input type="checkbox"/> PUD Final Master Plan	<input type="checkbox"/> Final Site Plan
<input type="checkbox"/> PID Final Master Plan	<input type="checkbox"/> Commercial/Industrial Subdivision Final Plat
<input type="checkbox"/> Single Family Subdivision Final Plat	<input type="checkbox"/> Other:
<input type="checkbox"/> Preliminary Plat	
<input type="checkbox"/> Multi-family Residential	

CONCURRENCY REVIEW APPLICATION Continued

This proposal is for: (check one) New Development/Construction
 Construction of an expansion/addition
 Replace a current use of a _____
 Replace a past use of a municipal building

A signed, sealed Traffic Impact Study is: Attached Not Included

Utility Service Provision: City Water Service City Sewer Service

Landscape Irrigation System:

Will the project use potable water for landscape irrigation? Yes No

Over a landscaped area of _____ square feet,
at the applicable rate of _____ inches/
week, and _____ GDP.

A Water and Sewer Demand Estimate prepared by a Certified Engineer is:
 Attached Not Included

I understand that the City of Bunnell will make an estimate of water and sewer demand based upon the information in this application, but that I am solely responsible for assuring the accuracy of demand calculations for the purposes of paying connection fees. I sufficient data to perform an accurate demand calculation is not provided, the applicant's Engineer will need to meet with the City Utilities Division Director prior to utility agreement and payment of fees, to determine a final demand calculation.
Applicant's Initials: _____

Project Size and Phasing: Below, clearly identify past or existing uses or structures (if applicable) and proposed new development/construction. (Note: Sizes, types, and number of units as filled out below and as indicated on the plans will be assumed as maximum for estimating project demand and the Certificate of Concurrency will be conditioned upon and only valid for such maximums provided on the application.)

PHASE Number of Phases (if applicable)	NUMBER OF ACRES	SPECIFIC USE(S)	BUILDING GROSS SQUARE FEET or NUMBER OF UNITS/LOTS	OPEN SPACE: Total land area, coverage and ratio of coverage to land totals in percentages	DRAINAGE/ STORMWATER CALCULATIONS (both off site and on site)

CONCURRENCY REVIEW APPLICATION Continued

CERTIFICATION AND SIGNATURE

I hereby certify that the information contained herein is true and correct and that I am either the true and sole owner of the subject property, or I am authorized to act on behalf of the true owner(s) in all regards on this matter, pursuant to proof and authorization submitted with the corresponding development application or attached hereto. I hereby represent that I have lawful right and authority to file this application.

I understand that submittal of this form initiates the process and does not imply approval from the City. I further understand that the issuance of the Certificate of Concurrency will require the successful completion of the Development Review and payment of Impact Fees. No final Development Order shall be issued without successful completion of this Concurrency Review.

I further understand that "Inquiry Only" Review will result in no Certificate of Concurrency being issued and therefore, no binding assurance of future capacity, and that a new Concurrency application will be required in conjunction with the first and final development order applied for on this property.

Applicant's Signature: 	Date: <u>10/24/2022</u>
---	-------------------------

FEE ENCLOSED: <small>(Check one)</small>	<input type="checkbox"/> Commercial/Industrial or Multi-family	\$ 200.00 + Legal, Planning, and Engineering Fees
	<input type="checkbox"/> PUD/IUD/RUD or modifications	\$ 1,000.00 + Legal, Planning, and Engineering Fees

201 W. Moody Blvd. property plan overview

Palm Coast Community School would like to occupy the property at 201 West Moody Blvd as our new Home. We are a Christian based Private Elementary and Middle School with a Preschool. We currently have 200 students ranging from 6 months of age to 8th grade.

We are asking to have the property at 201 West Moody Blvd. Bunnell, FL 32110 rezoned from a B1 to B2.

We will have the playground and back area of the property fenced upon approval. My Fence company (Liberty Fence) will pull permits for fencing. Proposed fence placement is on attached plan and will adhere to the survey limits abutting the sidewalk on S. Forsythe St. Playground structure will be placed in the same area where the city previously had playground structure.

Car Rider drop off will be from 8:10am to 8:30am and 3:00pm to 3:20pm, School starts at 8:30am and ends at 3:00pm. Our car rider flow will be to drop off on S. Forsythe St. coming from W. Court Ave. dropping off in front of building #3. Before/After care program is from 7:30am to 8:00 and 3:30pm to 5:30pm and will utilize parking lot to building #3.

We will reserve the first 4 parking spaces on S. Main St. to be designated for Visitor/Parent Parking. The remainder of parking spaces on milling and grass will be used for staff overflow. Main staff parking is in the lot off S. Forsythe St. There are 43 parking spaces on the property. We currently have 31 staff members.

We do not have any plans to add any impervious ground coverage. All hard surfaces will remain as is.



City of Bunnell, Florida

Agenda Item No. 6.

Document Date: 12/3/2022
Department: Community Development
Subject: PZA 2022-XX Grand Reserve Planned Development Agreement Modification to allow a modification to the number of lots approved for Phase(s) 3, 5 and 6

Property Address:
Zoning Designation: PUD (Planned Unit Development)
Future Land Use Designation: SF-Low (Single-Family Low Density)
Agenda Section: New Business

ATTACHMENTS:

Description	Type
Exhibit A - Grand Reserve Planned Development Agreement (Approved 05.29.2018)	Exhibit
Exhibit B - First Amendment to Grand Reserve Planned Unit Development Agreement (Proposed for Approval 12.12.22)	Contract
Exhibit C - ORD 2023-XX Grand Reserve Planned Unit Development Agreement Modification (1st Reading~Introduction Hearing)	Ordinance

Summary/Highlights:

The applicant, DR Horton, is proposing to modify the Grand Reserve Planned Development Agreement by relocating 5 of the approved number of lots allocated to Phase 6 to Phase 3 and 5. There is a total of 3 lots being relocated to Phase 3 and 2 lots being relocated to Phase 5. To amend the Grand Reserve Planned Development Agreement to relocate the previous referenced number of lots, provisions in the Development Agreement, the applicant is requesting the modifications.

Background:

Grand Reserve was originally known as Oak Branch which started in 1998, but due to the economic downturn in 2006 like many of the real estate developments the 157 platted lots were not completed. Later the development was purchased by DR Horton in 2017.

Afterwards, DR Horton moved the development forward with receiving at this time a six (6) phase Master Planned Development there was approved for a total of 686 lots. Each of the phases were allocated with a set number of lots as part of what is shown on Exhibit B, and below:

Lot Totals By Phase:

- Phase 1 (125 Lots)
- Phase 2 (117 Lots)
- Phase 3 (57 Lots)
- Phase 4 (135 Lots)
- Phase 5 (106 Lots)
- Phase 6 (146 Lots)

Whereas now a total of 690 lots are proposed, which exceeds the originally approved 686 lots, by a minimum amount. At this time the interest expressed is to modifying the location of the approved lots which are as follows:

Lot Totals By Phase:

Phase 1A (55 Lots)
Phase 1B (70 Lots)
Phase 2 (117 Lots)
Phase 3 (60 Lots)
Phase 4 (135 Lots)
Phase 5 (112 Lots)
Phase 6 (141 Lots)

Due to this form of modification, this proposal involves a request of changes to the Grand Reserve Planned Development Agreement in means of having the what has been and will be developed in the approved Master Planned Development.

Staff Recommendation:

Based on analysis and findings, staff recommends that the Planning, Zoning and Appeals Board forward a recommendation to the Bunnell City Commission to approve the Grand Reserve Planned Development Agreement modifications.

City Attorney Review:

Reviewed and approved.

Document prepared by:
Parker Mynchenberg & Associates, Inc.
1729 Ridgewood Avenue
Holly Hill, FL 32117

Return recorded document to:
City of Bunnell
201 W. Moody Boulevard
Bunnell, FL. 32110

GRAND RESERVE
PLANNED UNIT DEVELOPMENT (PUD) AGREEMENT

The CITY OF BUNNELL, FLORIDA, a Florida municipal corporation located in Flagler County, Florida, and D.R. HORTON, INC. – JACKSONVILLE, a Delaware Corporation, and Deer Run CDD, the record title property owner ("Owner"), and ("Developer") hereby agree and covenant, and bind their heirs, successors, and assigns, as follows:

1. PROPERTY DESCRIPTION AND OWNERSHIP

A. The property subject to this Agreement consists of approximately 194.6659 acres of real property ("Property") and is described in Exhibit "A", attached hereto and by reference made a part hereof.

B. The Property is under the sole ownership of Owner.

2. EXHIBITS

The Exhibits listed below are by reference made a part hereof, and copies or reduced size copies are attached hereto. Full-sized copies of the Exhibits shall be retained by the City Clerk and shall be controlling in case of any ambiguity in the Exhibits. In the event of a conflict between the graphic illustrations of any Exhibit and the textual provisions of this Agreement, the textual provisions shall control.

Exhibit A: Property legal description, survey, date certified, March 22, 2017, prepared by Robert Mangus Associates Inc.,

Exhibit B: Master Development Plan (MDP) Plan, rev. date April 18, 2018, prepared by Parker Mynchenberg & Associates, Inc.,

Exhibit C: Proposed PUD & Open Space Exhibit, rev. date May 1, 2018, prepared by Parker Mynchenberg & Associates, Inc.

3. DEVELOPMENT PLAN

A. Developer has designated the Property as "GRAND RESERVE".

B. The Property will be developed as a Planned Unit Development (PUD) pursuant to the City's Land Development Code (LDC). Development shall be controlled by the LDC and the terms and provisions of this Agreement. In the event of a conflict between this

Agreement and the LDC or other ordinances, this Agreement shall control. If this Agreement fails to address a particular subject or requirement, the applicable requirements of the LDC or other City ordinance shall control.

C. Development of the Property shall be consistent with Exhibit "B" (MDP). Exhibit "B" generally depicts the planned layout of lots, right of ways, private streets, parking areas, driveways, common areas, and other planned features or improvements to the Property.

D. **ADDITIONAL LOT DEVELOPMENT CRITERIA.** The following lot development criteria shall apply to the Property:

- (1) Maximum building height of 35 feet;
- (2) Minimum individual building size, 1,200 sq. ft. living space;
- (3) Setbacks: front (garage access) 20 ft.; front unit setback 15 ft., front (no garage access) 15 ft.; rear 10 ft.; side 5 ft., accessory structures 5 ft.
- (4) 60 % Maximum building coverage;
- (5) 20 % Minimum open space;
- (6) 80 % Maximum impervious surface area;

E. Developer will subdivide the Property in accordance with the requirements of the LDC. Exhibit "B" MDP includes proposed phasing for the preliminary plat for purposes of complying with the preliminary plat requirements of the LDC. As part of the subdivision process, Developer will be responsible for ensuring that the Property will be serviced with public utilities and public or private right-of-way access, and for providing an on-site detention/retention facility. Site development approval is contingent upon approval of the preliminary plat of the property.

F. Portions of this property which will be affected by this agreement were previously entitled under the existing PUD agreement for Grand Reserve and those entitlements will no longer apply to any of those properties within this proposed PUD and as indicated on Exhibit "A" Legal and Exhibit "B" MDP.

G. As indicated on Exhibit C, open space requirements are being met under the open space protected by the initial Grand Reserve PUD Agreement, and open space protected by applicable conservation easements, including but not limited to those conservation easements recorded at Book 1718, Page 203, et. seq., and Book 2060, Page 384, et. seq., of the Official Records of Flagler County, Florida. The Parties agree that the City shall be a third party beneficiary of all such conservation easements.

4. CONFORMANCE WITH COMPREHENSIVE PLAN; CONCURRENCY; PERMITS

A. The City has determined that the Property is suitable in size, location, and character for the uses proposed, and that the uses proposed are consistent with the City's comprehensive plan.

B. Developer shall be responsible for obtaining all development permits required by the LDC and applicable federal and state laws. Developer specifically acknowledges that approval of this Agreement does not constitute a Concurrency Certificate as required by the

LDC, and that Developer will be required to separately obtain a Concurrency Certificate. Approval of this agreement and exhibits is not a permit to begin clearing, to begin site work, or to begin construction without necessary permits.

C. The City agrees to issue the required permits for development of the Property in the manner set forth in this Agreement and the LDC.

5. PERMITTED USES

The following uses are permitted within the Property, subject to compliance with the Use-Specific Standards set forth in the City's LDC:

- A. Residential: 686 Single Family Lots: Minimum 40 x 100, 4,000 sq. ft., Minimum Individual Building Size 1,200 sq. ft. Living Space
- B. Commercial: Tract T = 2.528 Acres Commercial Tract: All Uses Permitted in B-1 Business District per LDC

6. INFRASTRUCTURE

A. An on-site stormwater retention/detention facility will be constructed in conjunction with the development. The stormwater retention/detention facility will be maintained at a level consistent with the standards of the St. Johns River Water Management District and The City of Bunnell. Collection and transmission facilities shall be located pursuant to the approved site plan, or site plans approved for individual lots or structures.

B. Developer agrees to dedicate to City of Bunnell Nassau Street 60 ft. right-of-way if requested.

C. All road construction including striping, stop bars, etc., to be completed by Developer.

D. Two (2) pump station sites and a water storage tank and pumping station site will be dedicated to the City of Bunnell per City requirements.

7. PROPERTY OWNERS' ASSOCIATION AND COMMON AREA MAINTENANCE.

A. As used in this section, "common areas" and "common facilities" refer to all lands and all facilities that are intended to be set aside for common ownership, use, or benefit, whether or not identified as common areas on Exhibit B, such as conservation easements, retention ponds, subdivision entry walls, and passive and active recreational areas. Common areas in Phases 1B, 4 and 6 will be owned and maintained by the Deer Run CDD. Homeowners Association (HOA) will be created, own and maintain common areas, open space within gated portions of Phases 1A, 2, 3 and 5 not owned and maintained by Deer Run CDD.

B. Prior to final plat approval or prior to issuance of the first certificate of occupancy within the development, whichever is earlier, Developer will form and incorporate a non-profit property owners' association. The final plat shall include such language as the City may deem necessary to reflect the association's responsibilities. The association shall be responsible for operation, maintenance, and control of all common areas and common facilities, including signage, landscaping, Stormwater Management, and Private Roads. The association shall have authority to establish and assess dues and fees upon its members in order to recoup the cost of maintenance, and the power to impose and enforce liens against those members who fail to pay such assessments. All persons purchasing property within the project where applicable, shall be members of the property owners' association. Developer may from time to time add additional covenants and restrictions or make changes in association by-laws as may be required to guarantee that the project will be developed in accordance with the policies outlined in this Agreement.

C. Prior to final plat approval or prior to issuance of the first certificate of occupancy within the development or phase, whichever is earlier, Developer shall complete construction and installation of all common areas and common facilities within the development or phase; or, for those common facilities within a phase that may be susceptible to damage due to remaining construction, the City may allow postponement of this requirement subject to Developer's provision of adequate assurances that the work will be done. For example, the City may require Developer to post a bond sufficient to cover 120% of the cost of such facilities according to certified estimates. Any bond shall be in a form approved by the City Attorney.

D. Some of new phases will be annexed into existing Homeowners Association. Others private gated road phases will have separate new HOA's.

E. The Developer will provide the City with notice of intent to change any deed restrictions and covenants and will also provide copies of any approved and adopted documents once recorded in the official records of Flagler County. Prior to recording the Developer to provide City 30-days' notice of intended changes and have the approved, adopted recorded copies to the City within 14-days of the change.

8. ENVIRONMENTAL CONSIDERATIONS

A. Development of the Property shall comply with the LDC tree preservation requirements. Developer shall comply with all rules, statutes, and regulations pertaining to protected wildlife species, including but not limited to the rules and permitting requirements of the Florida Game and Freshwater Fish Commission concerning gopher tortoises.

B. City Land Development Code to be followed for the landscaping of both residential and commercial projects.

9. SIGNAGE

The PUD shall have a uniform sign program, as follows:

A. One monument sign shall be permitted at the entrance of each phase. The signs will be landscaped. The base of the monument sign shall be constructed of the same materials as the existing entrance signage. The colors of the sign face shall complement and coordinate with the appearance of the buildings/homes. The Subdivision Phase Entrance Signage and Commercial Tract "T" Signage to be maximum of 8-feet high and maximum of 12 sq. ft. copy area. The Tract "T" Commercial allows two (2) monument signs. The two (2) Commercial signs to be a maximum of 8-feet high and a maximum of 36 sq. ft. All monument signs to be landscaped.

B. A maximum of ten (10) construction and/or advertising signs shall be allowed, for the entire PUD, at one time as on-site temporary signs. Such signs must be removed within thirty (30) days after the last unit is sold. The signs may be two (2) sided with each face limited to thirty-two (32) square feet.

C. Various locational, directional, model home, wayfinding and traffic control signs shall be allowed on site to direct traffic and for identification of sales offices, recreation areas, etc. Such signs will be a maximum of nine (9) square feet in size.

D. All directional, way finding, and traffic control signs shall comply with the Manual on Uniform Control Devices.

E. Model Homes:

(1) Definition: Model Home Center defined as two or more model homes on a single block.

(2) One sign per model home, located on the same lot as a model home.

(3) Signs shall be set back from the property line at least five (5) feet and if illuminated, illumination is only permitted between the hours of sunset and 10:00 p.m.

(4) For the model home that is not part of a model home center, the following will apply.

(a) One sign per model home located at the same lot as the model home.

(b) The sign shall not be illuminated.

(c) The sign shall be set back 10-feet from the property line.

10. ADDITIONAL REQUIREMENTS

A. All infrastructure that may possibly be dedicated to the City shall be constructed to the City's minimum construction standards. All roads planned for dedication to the City will be built to City road standards.

B. Private roads in Phases 1A, 2, 3 and 5 as indicated on Exhibit "B", (MDP) are private and shall remain private. If in the future private roads are requested to be dedicated to the City the HOA will be required to bring roads to City standards prior to dedication.

11. EFFECTIVE DATE; COMPLETION SCHEDULE

A. This Agreement shall be effective upon execution by all parties. The restrictions on use and development imposed by this Agreement shall be binding upon all successors in

interest in the Property, unless and until the City alters or eliminates such restrictions in the course of its actions as zoning authority.

B. Application shall be submitted for all construction permits for the development, or for the first phase of a phased development, within 24 months of the approval of this Agreement by the City Commission. The filing of an appeal of the land development order by any person shall toll the time for permitting until final resolution of the appeal. If development is phased, application for construction permits for subsequent phases shall be submitted within 60 months from the date of initial approval.

C. Construction of phase one shall be substantially complete within 5 years of the approval of this Agreement. Construction of any other phase must be substantially complete within 15 years of the initial approval of this Agreement.

D. One 12-month extension of the scheduled application or completion dates may be permitted as a minor modification to this Agreement.

E. Failure to comply with the schedule set out above shall cause the development rights granted pursuant to this Agreement to lapse.

12. MINOR MODIFICATIONS

A. The following may be administratively authorized by City as minor modifications to this Agreement:

(1) Amendments to an Exhibit that are necessary for compliance with the provisions of this Agreement, the LDC, or extra-jurisdictional permitting requirements, and address technical considerations that could not reasonably be anticipated during the Planned Unit Development (PUD) approval process;

(2) Have no material effect on the character of the approved PUD district, the basic concept and terms of the PUD Agreement. These may include, but are not limited to, the following:

- a) Structural alterations that do not significantly affect the basic size, form, style, and appearance of principal structures;
- b) Minor changes in the location and configuration of streets and driveways that do not adversely affect vehicular access and circulation on or off the site;
- c) Minor changes in the location or configuration of buildings, parking areas, landscaping, or other site features;
- d) Minor changes in the location and configuration of public infrastructure facilities that do not have a significant impact on the City's utility and stormwater management systems;
- e) Increases of five percent or less in the total number of parking spaces.

(3) Modifications of up to 20% to any of the lot dimensional requirements and associated Exhibit revisions, where such modifications are necessary to address minor Exhibit errors or unanticipated conditions that reasonably need to be addressed to ensure the development plan can be implemented, EXCEPT:

- a) Modifications, such as to floor area ratios, that increase intensity or density of the entire project or any phase by more than 2%;
- b) Modifications that increase building height or decrease setbacks, yards, or landscaping along the perimeter of the Property by more than 10%;
- c) Modifications that, when combined with previously approved minor and substantial modifications, would result in a cumulative change of more than 20% of the original requirement for the area in question; and
- d) Modifications that would unduly impact City-owned public utilities.

B. Requests for minor modifications shall be submitted in writing on forms provided by the City. Requests shall be reviewed pursuant to the general technical review process described in the LDC.

C. Denial of a requested minor modification shall be issued in writing to the applicant. Upon denial, or if more than 60 days elapses after the submittal of a completed application without a decision by the City, the applicant may apply for an amendment to the agreement.

D. Approved modifications shall be noted on the official plan documents.

13. AMENDMENTS

A. Any revision to this Agreement other than a minor modification as described above shall require an amendment approved by the City Commission after review and recommendation by the Planning Board. Requests for an amendment must be submitted in writing and, except as otherwise provided herein, shall be processed in accordance with the LDC. Notice of public hearings shall be provided as if the application is one to rezone property.

B. In recognition of the City's general authority to rezone and legislate land uses and zoning requirements, all signatories to this Agreement and all individual lot owners, fee titleholders, mortgagees, or lien holders who now or hereafter own property subject to this Agreement, agree as follows:

(1) The property owners' association established pursuant to Section 7 above shall be authorized to represent and execute amendments to the Agreement on behalf of all lot owners other than the owners of lots directly impacted by the amendment.

(2) If the property owners' association fails to retain its corporate status, then all directly impacted owners shall be authorized to represent and execute an amendment on behalf of all owners not directly impacted who have received notice of the proposed amendment as required by this Agreement or applicable law.

(3) For purposes of this section, a lot is "directly impacted" by an amendment to this Agreement only where the amendment would revise the listed uses, dimensional requirements, architectural requirements, or sign requirements for that lot.

C. No property owner other than one who actually executes an amendment shall be deemed to have waived his or her right to challenge a proposed or executed amendment in the same manner that an affected property owner may challenge zoning or related lot specific changes for property which is not subject to a planned development agreement. Such challenges include: (i) objections to a proposed amendment before the City Planning Board or City Commission, (ii) seeking certiorari review or injunctive action in relation to the adoption of such amendment as provided by law, or (iii) consistency challenges as provided for in Section 163.3215, Fla. Stat., or any successor provision.

14. VARIANCES

Variations will be regulated in accordance with the standards for variations and the requirements for the granting of a variance as described in the Land Development Code for only those conditions which allow for variations and the Land Development code notification process will be followed.

15. POLICE POWER AND SOVEREIGN IMMUNITY NOT WAIVED

Nothing contained in this Agreement shall be construed as a waiver of or contract with respect to the regulatory and permitting authority of the City as it now or hereafter exists under applicable laws, rules, and regulations. Further, nothing contained in this Agreement shall be construed as a waiver of or attempted waiver by the City of its sovereign immunity under the constitution and laws of the State of Florida.

16. COMPLETE AGREEMENT; AGREEMENT TO BE RECORDED.

A. This Agreement represents the complete understanding by and between the parties with respect to the development and use of the Property. Any and all prior agreements between the parties with respect to any subject comprehended by this Agreement is hereby voided and superseded by this Agreement.

B. This Agreement shall be recorded in the Public Records of Flagler County, Florida, at Developer's expense. The restrictions on use and development imposed by this Agreement shall be binding upon all successors in interest in the Property.

17. VENUE AND SEVERABILITY

A. In the event of any claim, action, litigation, or proceeding under this Agreement, venue shall be in Flagler County, Florida.

B. If any provision of this Agreement is held by a court of competent jurisdiction to be invalid or otherwise unenforceable, such holding shall not affect the validity or enforceability of any other provision of this Agreement unless the holding so states.

IN WITNESS WHEREOF, the parties hereto attached their hands and seals on the dates set forth below.

[Signature pages following]

Signed, sealed and delivered in the presence of:

Deborah McClure
Witness 1

Deborah McClure
Print Name of Witness 1

Mark Deering
Witness 2

Mark Deering
Print Name of Witness 2

Signed, sealed and delivered in the presence of:

Witness 1

Print Name of Witness 1

Witness 2

Print Name of Witness 2

Signed, sealed and delivered in the presence of:

Deborah McClure
Witness 1

Deborah McClure
Print Name of Witness 1

Mark Deering
Witness 2

Mark Deering
Print Name of Witness 2

**D.R. HORTON, INC. – JACKSONVILLE
[OWNER]**

By: [Signature]

Name: PHILIP A. FREMENTO

Title: VICE PRESIDENT

Date: MAY 30, 2018

[Corporate Seal]



**[DEVELOPER, IF DIFFERENT FROM
OWNER]**

By: _____

Name: _____

Title: _____

Date: _____

[Corporate Seal]

DEER RUN CDD

By: [Signature]

Name: ROBERT S PORTER

Title: CHAIRMAN

Date: MAY 30 2018

[Corporate Seal]



Signed, sealed and delivered in the presence of:

THE CITY OF BUNNELL, FLORIDA, a Florida municipal corporation

[Handwritten Signature]

Witness 1

DONALD H. WINES

Print Name of Witness 1

By: *Catherine Robinson*

Catherine Robinson, Mayor

Sak H Randolph

Witness 2

Sak H Randolph

Print Name of Witness 2

Attest:

By: *K Bates*

Kristen Bates, City Clerk/Administrative Service Director and Acting Community Development Director

Date: 5/29/2018

Approved as to legal form:

By: *[Handwritten Signature]*
Vose Law Firm LLP., City Attorney

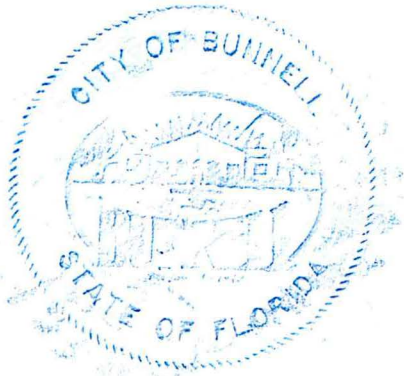


EXHIBIT A

Legal Description of the Property

EXHIBIT B

MDP Plan

EXHIBIT C

PROPOSED PUD & OPEN SPACE EXHIBIT



ROBERT M. ANGAS ASSOCIATES, INC.
SURVEYORS • PLANNERS • CIVIL ENGINEERS
Since 1924

www.rmangas.com

tel 904-642-8550 • fax 904-642-4165

14775 Old St. Augustine Road • Jacksonville, Florida 32258

Exhibit "A"

January 11, 2018
Page 1 of 19

Work Order No. 17-236.00
File No. 124D-01.00H

Grand Reserve Village PUD

A portion of Grand Reserve and Golf Club, RPUD, Unit 1, as recorded in Map Book 36, pages 100 through 104, together with a portion of Deer Run R-2, as recorded in Map Book 37, pages 80 through 93, both of the Public Records of Flagler County, Florida, being more particularly described as follows:

Tract AA-1, as depicted on the Grand Reserve and Golf Club, RPUD, Unit 1, a plat recorded in Map Book 36, pages 100 through 104, of the Public Records of Flagler County, Florida.

Together With:

Tracts C, M and F, as depicted on Deer Run R-2, a plat recorded in Map Book 37, pages 80 through 93, of the Public Records of Flagler County, Florida.

Also Together With the following described parcels:

PUD Parcel 1:

A portion of Deer Run R-2, as recorded in Map Book 37, pages 80 through 93, of the Public Records of Flagler County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Northwesterly corner of Tract C-30 as depicted on said Deer Run R-2; thence Southerly, along the boundary line of said Tract C-30, the following 7 courses: Course 1, thence South 37°54'59" East, 54.15 feet; Course 2, thence South 17°28'20" East, 63.80 feet; Course 3, thence South 55°30'23" East, 87.76 feet; Course 4, thence South 32°43'30" East, 68.71 feet; Course 5, thence South 46°21'31" East, 68.40 feet; Course 6, thence South 34°30'15" East, 58.60 feet; Course 7, thence North 88°49'21" East, 508.94 feet to a point lying on the boundary line of Tract V as depicted on said Deer Run R-2; thence along the boundary line of said Tract V the following 19 courses: Course 1, thence North 20°13'54" West, departing said boundary line of Tract H, 121.56 feet; Course 2, thence North 55°20'06" West, 109.39 feet; Course 3, thence North 21°28'58" West, 141.37 feet; Course 4, thence North 88°49'21" East, 1172.24 feet; Course 5, thence South 00°22'15" East, 1304.11 feet; Course 6, thence North 88°37'17" East, 149.32 feet; Course 7, thence South 01°22'43" East, 12.85 feet; Course 8, thence South 15°01'06" East, 54.08 feet; Course 9, thence South 17°16'00" East, 65.48 feet; Course 10,

Grand Reserve Village PUD (continued)

PUD Parcel 1 (continued):

thence North $84^{\circ}33'27''$ East, 82.67 feet; Course 11, thence South $27^{\circ}57'52''$ East, 24.22 feet; Course 12, thence South $03^{\circ}12'46''$ West, 38.50 feet; Course 13, thence South $57^{\circ}28'24''$ West, 25.37 feet; Course 14, thence South $29^{\circ}43'51''$ West, 57.05 feet; Course 15, thence South $09^{\circ}23'14''$ East, 42.36 feet; Course 16, thence South $48^{\circ}30'18''$ East, 48.34 feet; Course 17, thence South $05^{\circ}20'41''$ East, 50.25 feet; Course 18, thence South $18^{\circ}54'12''$ West, 40.44 feet; Course 19, thence South $03^{\circ}27'53''$ West, 53.41 feet to the Northwestern corner of Tract N as depicted on said Deer Run R-2; thence along the boundary line of said Tract N the following 3 courses: Course 1, thence Southeasterly, departing said boundary line of Tract V and along the arc of a curve concave Northeasterly having a radius of 280.00 feet, through a central angle of $52^{\circ}45'59''$, an arc length of 257.86 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $64^{\circ}51'09''$ East, 248.85 feet; Course 2, thence North $88^{\circ}45'52''$ East, 763.53 feet to a point on a curve concave Northwesterly having a radius of 25.00 feet; Course 3, thence Southwesterly along the arc of said curve, through a central angle of $78^{\circ}27'47''$, an arc length of 34.24 feet to a point lying on the Northerly right of way line of Grand Reserve Boulevard, a 50 foot right of way as depicted on said Deer Run R-2, said arc being subtended by a chord bearing and distance of South $49^{\circ}31'59''$ West, 31.62 feet; thence Westerly, along said Northerly right of way line, the following 12 courses: Course 1, thence South $88^{\circ}45'52''$ West, 739.04 feet to the point of curvature of a curve concave Northeasterly having a radius of 300.00 feet; Course 2, thence Northwesterly along the arc of said curve, through a central angle of $54^{\circ}30'05''$, an arc length of 285.37 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $63^{\circ}59'05''$ West, 274.73 feet; Course 3, thence North $36^{\circ}44'03''$ West, 301.06 feet to the point of curvature of a curve concave Southwesterly having a radius of 350.00 feet; Course 4, thence Northwesterly along the arc of said curve, through a central angle of $23^{\circ}21'29''$, an arc length of 142.69 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $48^{\circ}24'47''$ West, 141.70 feet; Course 5, thence North $60^{\circ}05'32''$ West, 346.46 feet to the point of curvature of a curve concave Northeasterly having a radius of 300.00 feet; Course 6, thence Northwesterly along the arc of said curve, through a central angle of $59^{\circ}43'17''$, an arc length of 312.70 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $30^{\circ}13'54''$ West, 298.74 feet; Course 7, thence North $00^{\circ}22'15''$ West, 326.33 feet to the point of curvature of a curve concave Southwesterly having a radius of 325.00 feet; Course 8, thence Northwesterly along the arc of said curve, through a central angle of $90^{\circ}48'24''$, an arc length of 515.08 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $45^{\circ}46'27''$ West, 462.84 feet; Course 9, thence South $88^{\circ}49'21''$ West, 1778.97 feet to the point of curvature of a curve concave Northerly having a radius of 495.77 feet; Course 10, thence Westerly along the arc of said curve, through a central angle of $03^{\circ}40'07''$, an arc length of 31.74 feet to a

Grand Reserve Village PUD (continued)

PUD Parcel 1 (continued):

point on said curve, said arc being subtended by a chord bearing and distance of North 89°20'36" West, 31.74 feet; Course 11, thence Westerly along the arc of a curve concave Northerly having a radius of 499.92 feet, through a central angle of 38°30'29", an arc length of 335.99 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 68°16'40" West, 329.70 feet; Course 12, thence North 49°01'26" West, 147.97 feet to a point lying on the Southerly right of way line of Grand Reserve Drive, a 50 foot right of way as depicted on said Deer Run R-2; thence Northerly and Westerly, along said Southerly right of way line and along the Northerly right of way line of said Grand Reserve Boulevard, the following 10 courses: Course 1, thence Easterly, departing said Northerly right of way line of Grand Reserve Boulevard and along the arc of a curve concave Northerly having a radius of 25.00 feet, through a central angle of 90°00'00", an arc length of 39.27 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 04°01'26" West, 35.36 feet; Course 2, thence North 40°58'34" East, 40.32 feet; Course 3, thence North 49°01'26" West, 50.00 feet; Course 4, thence South 40°58'34" West, 350.71 feet to the point of curvature of a curve concave Northerly having a radius of 275.00 feet; Course 5, thence Westerly along the arc of said curve, through a central angle of 63°08'27", an arc length of 303.05 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 72°32'48" West, 287.95 feet; Course 6, thence North 75°52'59" West, 684.34 feet to the point of curvature of a curve concave Northerly having a radius of 575.00 feet; Course 7, thence Westerly along the arc of said curve, through a central angle of 14°08'19", an arc length of 141.89 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 68°48'50" West, 141.53 feet; Course 8, thence North 61°44'40" West, 206.67 feet to the point of curvature of a curve concave Southerly having a radius of 450.00 feet; Course 9, thence Westerly along the arc of said curve, through a central angle of 14°55'51", an arc length of 117.27 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 69°12'35" West, 116.93 feet; Course 10, thence North 76°40'31" West, 76.07 feet to the Southwesterly corner of that certain Stormwater Management Easement as depicted on said Deer Run R-2; thence along the boundary line of said Stormwater Management Easement the following 4 courses: Course 1, thence North 13°19'29" East, departing said Northerly right of way line, 60.00 feet; Course 2, thence North 47°02'39" East, 150.34 feet; Course 3, thence South 74°35'22" East, 428.02 feet; Course 4, thence South 06°29'03" East, 155.92 feet to the Southwesterly corner thereof, said corner lying on the boundary line of Tract C-21 as depicted on said Deer Run R-2; thence South 06°49'30" East, along said boundary line of Tract C-21, a distance of 97.45 feet to the Southwesterly corner thereof; thence South 75°52'59" East, continuing along said boundary line, 231.38 feet to the Southeasterly corner thereof, said corner also being the Southwesterly corner of Parcel 11 as depicted on said Deer Run R-2; thence along the boundary line of said Parcel

Grand Reserve Village PUD (continued)

PUD Parcel 1 (continued):

11 the following 9 courses: Course 1, thence North 11°28'34" West, 87.45 feet; Course 2, thence North 01°17'21" West, 71.36 feet; Course 3, thence South 68°13'40" East, 264.30 feet; Course 4, thence South 70°56'54" East, 144.84 feet; Course 5, thence North 42°50'13" East, 115.34 feet; Course 6, thence South 17°46'03" East, 97.00 feet; Course 7, thence South 13°17'22" East, 102.47 feet to a point on a curve concave Northwesterly having a radius of 255.00 feet; Course 8, thence Northeasterly along the arc of said curve, through a central angle of 36°07'50", an arc length of 160.80 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 59°02'29" East, 158.15 feet; Course 9, thence North 40°58'34" East, 150.21 feet to a point lying on the boundary line of Parcel 10 as depicted on said Deer Run R-2; thence along said boundary line of Parcel 10 the following 13 courses: Course 1, thence North 49°01'26" West, departing said boundary line of Parcel 11, a distance of 16.24 feet; Course 2, thence North 18°20'44" West, 97.39 feet; Course 3, thence North 40°58'34" East, 150.81 feet to the point of curvature of a curve concave Northwesterly having a radius of 855.00 feet; Course 4, thence Northeasterly along the arc of said curve, through a central angle of 16°08'49", an arc length of 240.95 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 32°54'10" East, 240.16 feet; Course 5, thence North 24°49'45" East, 154.42 feet; Course 6, thence South 47°31'42" East, 79.58 feet; Course 7, thence North 75°22'23" East, 44.25 feet; Course 8, thence North 24°49'45" East, 65.83 feet to the point of curvature of a curve concave Westerly having a radius of 540.00 feet; Course 9, thence Northerly along the arc of said curve, through a central angle of 23°16'16", an arc length of 219.32 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 13°11'37" East, 217.82 feet; Course 10, thence North 57°16'28" West, 137.95 feet; Course 11, thence North 11°33'50" East, 25.87 feet; Course 12, thence North 00°43'49" West, 246.66 feet; Course 13, thence South 89°18'08" West, 34.25 feet to the Southeasterly corner of that certain Stormwater Management Easement as depicted on said Deer Run R-2; thence Northerly, along the boundary line of said Stormwater Management Easement, the following 8 courses: Course 1, thence South 89°18'07" West, departing said boundary line of Parcel 10, a distance of 26.67 feet; Course 2, thence North 23°21'38" West, 205.07 feet; Course 3, thence North 03°16'22" West, 377.35 feet; Course 4, thence North 35°51'54" East, 153.03 feet; Course 5, thence North 05°40'49" West, 428.94 feet; Course 6, thence North 09°30'34" East, 210.16 feet; Course 7, thence North 10°12'03" West, 90.51 feet; Course 8, thence North 42°28'56" East, 72.82 feet to a point lying on the boundary line of Golf Course Parcel 2 as depicted on said Deer Run R-2; thence South 89°18'08" West, departing said boundary line of Stormwater Management Easement and along said boundary line of Golf Course Parcel 2, a distance of 53.06 feet to the point of curvature of a curve concave Southerly having a radius of 275.00 feet; thence Westerly, continuing along said boundary line of Golf Course Parcel 2 and along the arc of said curve, through a central angle of 41°02'46",

Grand Reserve Village PUD (continued)

PUD Parcel 1 (continued):

an arc length of 197.01 feet to a point lying on the boundary line of Parcel 13 as depicted on said Deer Run R-2, said arc being subtended by a chord bearing and distance of South 68°46'45" West, 192.82 feet; thence along said boundary line of Parcel 13 the following 56 courses: Course 1, thence South 41°44'38" East, 38.54 feet; Course 2, thence South 09°17'30" West, 60.57 feet; Course 3, thence South 38°02'34" East, 45.32 feet; Course 4, thence South 51°57'25" West, 136.34 feet; Course 5, thence South 70°44'20" West, 11.08 feet; Course 6, thence South 50°01'12" West, 5.50 feet; Course 7, thence South 60°29'53" West, 37.80 feet; Course 8, thence North 75°28'18" West, 15.59 feet; Course 9, thence South 70°44'20" West, 4.70 feet; Course 10, thence North 57°52'26" West, 0.35 feet; Course 11, thence South 27°58'58" West, 106.95 feet; Course 12, thence South 26°55'08" East, 141.73 feet; Course 13, thence South 40°46'41" East, 36.64 feet; Course 14, thence South 81°08'01" West, 74.06 feet; Course 15, thence South 83°22'43" West, 100.08 feet; Course 16, thence South 09°59'58" West, 149.85 feet; Course 17, thence South 21°12'28" West, 57.54 feet; Course 18, thence South 58°08'05" West, 22.90 feet; Course 19, thence South 25°42'01" West, 44.72 feet; Course 20, thence South 14°17'56" West, 94.17 feet; Course 21, thence South 34°43'52" East, 121.18 feet; Course 22, thence South 88°43'32" East, 83.14 feet; Course 23, thence South 86°07'13" East, 59.93 feet; Course 24, thence South 01°26'59" East, 95.74 feet; Course 25, thence South 28°29'49" East, 115.49 feet; Course 26, thence North 75°29'46" West, 167.50 feet; Course 27, thence South 85°36'44" West, 115.84 feet; Course 28, thence North 40°50'13" West, 69.41 feet; Course 29, thence North 17°00'45" West, 46.53 feet; Course 30, thence North 11°05'31" West, 33.14 feet; Course 31, thence North 08°48'31" West, 30.21 feet; Course 32, thence North 12°47'50" West, 47.45 feet; Course 33, thence North 20°19'28" West, 59.84 feet; Course 34, thence North 41°17'29" West, 49.53 feet; Course 35, thence North 81°42'50" West, 24.72 feet; Course 36, thence South 71°32'41" West, 32.93 feet; Course 37, thence South 62°09'23" West, 24.10 feet; Course 38, thence South 53°45'44" West, 40.63 feet; Course 39, thence South 74°58'26" West, 143.82 feet; Course 40, thence South 21°42'33" East, 171.72 feet; Course 41, thence South 05°05'15" West, 68.80 feet; Course 42, thence South 84°01'46" West, 175.39 feet; Course 43, thence North 34°42'38" West, 53.94 feet; Course 44, thence North 12°41'03" West, 275.77 feet to the point of curvature of a curve concave Southeasterly having a radius of 260.00 feet; Course 45, thence Northeasterly along the arc of said curve, through a central angle of 76°58'21", an arc length of 349.29 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 25°48'07" East, 323.61 feet; Course 46, thence North 89°04'44" East, 28.57 feet; Course 47, thence North 56°19'05" East, 64.55 feet; Course 48, thence North 83°02'07" East, 115.39 feet; Course 49, thence South 80°05'08" East, 111.28 feet; Course 50, thence North 62°40'31" East, 86.60 feet; Course 51, thence North 27°11'52" East, 146.56 feet; Course 52, thence North 26°55'48" East, 51.81 feet; Course 53, thence North 20°21'38" East, 94.94 feet; Course 54, thence South 50°27'50" East, 97.46 feet; Course 55, thence South 53°39'49"

Grand Reserve Village PUD (continued)

PUD Parcel 1 (continued):

East, 20.28 feet; Course 56, thence North 27°58'58" East, 93.96 feet to a point lying on the boundary line of Parcel 14 as depicted on said Deer Run R-2; thence along said boundary line of Parcel 14 the following 64 courses; Course 1, thence North 57°52'26" West, departing said boundary line of Parcel 13, a distance of 5.78 feet; Course 2, thence North 22°39'05" West, 125.74 feet; Course 3, thence North 36°55'09" West, 103.10 feet; Course 4, thence North 26°48'19" West, 59.61 feet; Course 5, thence North 27°28'09" West, 97.15 feet; Course 6, thence North 53°37'09" West, 95.34 feet; Course 7, thence North 82°53'16" West, 118.67 feet; Course 8, thence North 80°25'46" West, 61.75 feet; Course 9, thence North 19°14'06" East, 66.69 feet; Course 10, thence North 36°57'14" East, 79.60 feet; Course 11, thence North 14°00'51" East, 90.42 feet; Course 12, thence North 18°47'15" West, 37.25 feet; Course 13, thence North 35°53'46" West, 47.70 feet; Course 14, thence North 73°00'25" East, 45.72 feet; Course 15, thence South 72°44'58" East, 41.39 feet; Course 16, thence South 55°16'42" East, 73.67 feet; Course 17, thence North 71°32'36" East, 74.88 feet; Course 18, thence North 04°30'17" East, 62.49 feet to a point on a curve concave Easterly having a radius of 260.00 feet; Course 19, thence Northerly along the arc of said curve, through a central angle of 12°52'43", an arc length of 58.44 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 17°19'41" West, 58.32 feet; Course 20, thence North 10°53'19" West, 65.22 feet; Course 21, thence South 88°21'51" West, 42.99 feet; Course 22, thence South 34°30'26" West, 42.30 feet; Course 23, thence South 65°35'00" West, 30.49 feet; Course 24, thence South 85°25'10" West, 49.08 feet; Course 25, thence North 72°26'08" West, 40.82 feet; Course 26, thence South 80°59'20" West, 59.40 feet; Course 27, thence North 21°06'26" West, 68.79 feet; Course 28, thence North 09°27'58" West, 56.94 feet; Course 29, thence North 29°37'59" West, 69.53 feet; Course 30, thence North 58°03'56" West, 91.03 feet; Course 31, thence North 63°49'43" West, 60.49 feet; Course 32, thence South 41°40'30" West, 233.66 feet; Course 33, thence South 02°09'20" East, 43.09 feet; Course 34, thence South 43°56'24" West, 62.53 feet; Course 35, thence South 34°33'46" West, 75.01 feet; Course 36, thence South 11°05'39" West, 52.93 feet; Course 37, thence South 04°30'32" East, 219.19 feet to a point on a curve concave Easterly having a radius of 140.00 feet; Course 38, thence Southerly along the arc of said curve, through a central angle of 16°41'28", an arc length of 40.78 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 13°10'45" East, 40.64 feet; Course 39, thence South 84°35'58" East, 97.24 feet; Course 40, thence South 37°13'38" East, 141.91 feet; Course 41, thence South 12°34'51" East, 66.36 feet; Course 42, thence South 17°01'15" West, 99.83 feet; Course 43, thence South 20°26'57" West, 32.76 feet to a point on a curve concave Westerly having a radius of 50.00 feet; Course 44, thence Southerly along the arc of said curve, through a central angle of 42°11'17", an arc length of 36.82 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 20°26'57" West, 35.99 feet; Course 45, thence South 20°26'57" West, 35.32 feet; Course 46, thence

Grand Reserve Village PUD (continued)

PUD Parcel 1 (continued):

South 02°59'04" East, 125.89 feet; Course 47, thence South 45°04'32" West, 87.87 feet; Course 48, thence South 65°32'07" West, 30.11 feet; Course 49, thence North 29°59'04" West, 29.36 feet; Course 50, thence North 07°42'15" West, 90.89 feet; Course 51, thence North 24°00'50" West, 106.81 feet; Course 52, thence North 13°25'41" West, 120.45 feet; Course 53, thence North 03°45'16" West, 79.19 feet; Course 54, thence North 36°52'32" West, 127.42 feet; Course 55, thence North 06°11'47" East, 146.82 feet; Course 56, thence North 04°16'43" West, 117.14 feet; Course 57, thence North 51°07'00" West, 93.73 feet; Course 58, thence South 80°36'39" West, 16.20 feet; Course 59, thence North 04°24'29" West, 37.74 feet; Course 60, thence North 06°11'08" East, 46.21 feet; Course 61, thence North 40°56'00" East, 101.16 feet; Course 62, thence North 50°16'42" East, 148.70 feet; Course 63, thence North 21°17'12" West, 108.98 feet; Course 64, thence North 20°58'09" West, 52.73 feet to the Southwesterly corner of that certain Stormwater Management Easement as depicted on said Deer Run R-2; thence along the boundary line of said Stormwater Management Easement the following 6 courses: Course 1, thence North 22°58'40" East, departing said boundary line of Parcel 14, a distance of 360.96 feet to the point of curvature of a curve concave Southeasterly having a radius of 130.00 feet; Course 2, thence Northeasterly along the arc of said curve, through a central angle of 40°04'34", an arc length of 90.93 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 43°00'57" East, 89.09 feet; Course 3, thence North 63°03'14" East, 273.68 feet to the point of curvature of a curve concave Southwesterly having a radius of 115.00 feet; Course 4, thence Southeasterly along the arc of said curve, through a central angle of 122°25'19", an arc length of 245.72 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 55°44'07" East, 201.57 feet; Course 5, thence Southeasterly along the arc of a curve concave Northeasterly having a radius of 75.00 feet, through a central angle of 60°29'23", an arc length of 79.18 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 24°46'09" East, 75.55 feet; Course 6, thence South 55°00'50" East, 387.17 feet to the Southeasterly corner thereof, said corner lying on said boundary line of Parcel 14; thence South 37°39'22" East, along said boundary line of Parcel 14, a distance of 223.55 feet to the Northerly most corner of that certain Stormwater Management Easement as depicted on said Deer run R-2; thence Southerly along said boundary line the following 9 courses: Course 1, thence South 27°50'01" East, departing said boundary line of Parcel 14, a distance of 208.35 feet; Course 2, thence South 00°38'01" West, 110.90 feet to the point of curvature of a curve concave Northeasterly having a radius of 60.00 feet; Course 3, thence Southeasterly along the arc of said curve, through a central angle of 61°45'45", an arc length of 64.68 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 30°14'52" East, 61.59 feet; Course 4, thence South 61°07'44" East, 108.20 feet to the point of curvature of a curve concave Westerly having a radius of 55.00 feet; Course 5, thence

Grand Reserve Village PUD (continued)

PUD Parcel 1 (continued):

Southerly along the arc of said curve, through a central angle of $87^{\circ}55'10''$, an arc length of 84.40 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $17^{\circ}10'09''$ East, 76.36 feet; Course 6, thence South $26^{\circ}47'26''$ West, 101.22 feet; Course 7, thence South $28^{\circ}37'05''$ East, 39.66 feet to the point of curvature of a curve concave Northwesterly having a radius of 30.00 feet; Course 8, thence Southwesterly along the arc of said curve, through a central angle of $109^{\circ}59'02''$, an arc length of 57.59 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $26^{\circ}22'26''$ West, 49.14 feet; Course 9, thence South $81^{\circ}21'57''$ West, 95.78 feet to a point lying on the boundary line of said Golf Course Parcel 2; thence along said boundary line the following 9 courses: Course 1, thence South $17^{\circ}58'02''$ East, departing said boundary line of Stormwater Management Easement, 92.59 feet to a point on a curve concave Southerly having a radius of 325.00 feet; Course 2, thence Easterly along the arc of said curve, through a central angle of $17^{\circ}16'10''$, an arc length of 97.96 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $80^{\circ}40'03''$ East, 97.59 feet; Course 3, thence North $89^{\circ}18'08''$ East, 83.06 feet; Course 4, thence North $00^{\circ}43'49''$ West, 617.44 feet to the point of curvature of a curve concave Southwesterly having a radius of 480.00 feet; Course 5, thence Northwesterly along the arc of said curve, through a central angle of $48^{\circ}31'16''$, an arc length of 406.49 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $24^{\circ}59'27''$ West, 394.45 feet; Course 6, thence North $49^{\circ}15'05''$ West, 786.82 feet to the point of curvature of a curve concave Southerly having a radius of 80.00 feet; Course 7, thence Westerly along the arc of said curve, through a central angle of $74^{\circ}09'34''$, an arc length of 103.55 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $86^{\circ}19'52''$ West, 96.47 feet; Course 8, thence South $56^{\circ}35'21''$ West, 596.02 feet to the point of curvature of a curve concave Northwesterly having a radius of 595.00 feet; Course 9, thence Southwesterly along the arc of said curve, through a central angle of $20^{\circ}44'21''$, an arc length of 215.37 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South $66^{\circ}57'31''$ West, 214.20 feet; thence North $00^{\circ}52'19''$ East, along said boundary line of Golf Course Parcel 2 and along the boundary line of Tract C-8 as depicted on said Deer Run R-2, a distance of 11.07 feet; thence along said boundary line of Tract C-8 the following 6 courses: Course 1, thence North $47^{\circ}53'21''$ West, 97.62 feet; Course 2, thence North $24^{\circ}01'51''$ West, 23.47 feet to a point on a curve concave Northerly having a radius of 485.00 feet; Course 3, thence Westerly along the arc of said curve, through a central angle of $05^{\circ}12'54''$, an arc length of 44.15 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $86^{\circ}50'27''$ West, 44.13 feet; Course 4, thence South $89^{\circ}26'53''$ West, 153.09 feet; Course 5, thence South $35^{\circ}26'54''$ East, 88.00 feet; Course 6, thence South $03^{\circ}43'13''$ West, 37.93 feet; thence along the boundary line of Parcel 12, as depicted on said Deer Run R-2, the

Grand Reserve Village PUD (continued)

PUD Parcel 1 (continued):

following 41 courses: Course 1, thence South 89°26'53" West, departing said boundary line of Tract C-8, a distance of 135.48 feet to a point on a curve concave Northwesterly having a radius of 295.00 feet; Course 2, thence Southwesterly along the arc of said curve, through a central angle of 21°31'26", an arc length of 110.82 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 28°59'38" West, 110.17 feet; Course 3, thence North 70°20'37" West, 25.16 feet; Course 4, thence South 38°11'09" West, 158.93 feet; Course 5, thence South 00°10'46" East, 84.82 feet; Course 6, thence South 28°44'11" West, 49.90 feet; Course 7, thence South 79°43'22" West, 57.50 feet; Course 8, thence South 52°15'00" West, 115.28 feet; Course 9, thence North 32°26'09" West, 152.66 feet; Course 10, thence South 47°39'01" West, 228.28 feet; Course 11, thence South 47°39'10" East, 41.71 feet; Course 12, thence South 12°36'17" East, 101.19 feet; Course 13, thence South 39°29'53" East, 114.03 feet; Course 14, thence South 10°02'00" East, 174.29 feet; Course 15, thence South 01°18'24" East, 83.52 feet; Course 16, thence South 02°38'52" East, 108.55 feet; Course 17, thence South 88°14'12" West, 53.61 feet; Course 18, thence North 63°04'40" West, 560.72 feet; Course 19, thence North 64°29'06" East, 134.92 feet; Course 20, thence North 36°31'21" East, 118.39 feet; Course 21, thence North 16°05'14" East, 9.06 feet to a point on a curve concave Easterly having a radius of 185.00 feet; Course 22, thence Northerly along the arc of said curve, through a central angle of 31°14'19", an arc length of 100.86 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 16°05'14" East, 99.62 feet; Course 23, thence North 16°05'14" East, 23.44 feet; Course 24, thence North 48°11'15" West, 194.57 feet; Course 25, thence North 40°03'37" East, 38.23 feet; Course 26, thence South 89°28'11" East, 81.26 feet; Course 27, thence North 70°41'12" East, 59.68 feet; Course 28, thence South 47°39'10" East, 125.67 feet; Course 29, thence North 47°39'01" East, 224.51 feet; Course 30, thence North 60°15'19" West, 66.04 feet; Course 31, thence North 31°20'18" West, 125.59 feet; Course 32, thence North 47°54'44" West, 90.20 feet; Course 33, thence North 04°13'41" East, 93.05 feet; Course 34, thence North 10°44'04" East, 85.09 feet; Course 35, thence North 01°08'14" East, 59.35 feet; Course 36, thence North 19°34'36" West, 54.01 feet; Course 37, thence North 18°57'48" East, 278.61 feet to the point of curvature of a curve concave Southeasterly having a radius of 500.00 feet; Course 38, thence Northeasterly along the arc of said curve, through a central angle of 23°28'35", an arc length of 204.87 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 30°42'07" East, 203.44 feet; Course 39, thence Northerly along the arc of a curve concave Westerly having a radius of 350.00 feet, through a central angle of 46°45'11", an arc length of 285.60 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 19°03'51" East, 277.74 feet; Course 40, thence Northeasterly along the arc of a curve concave Southeasterly having a radius of 195.00 feet, through a central angle of 64°00'14", an arc length of 217.83 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North

Grand Reserve Village PUD (continued)

PUD Parcel 1 (continued):

27°41'27" East, 206.68 feet; Course 41, thence North 89°15'49" East, 215.00 feet to the Northwesterly corner of Tract C-3 as depicted on said Deer Run R-2; thence along the boundary line of said Tract C-3 the following 28 courses: Course 1, thence South 51°45'19" East, 58.34 feet; Course 2, thence South 25°05'11" West, 112.67 feet; Course 3, thence South 32°11'04" West, 129.17 feet; Course 4, thence South 10°56'34" West, 74.66 feet to a point on a curve concave Westerly having a radius of 60.00 feet; Course 5, thence Southerly along the arc of said curve, through a central angle of 49°56'34", an arc length of 52.30 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 06°47'55" East, 50.66 feet; Course 6, thence South 07°38'42" East, 60.29 feet; Course 7, thence South 41°46'55" West, 33.20 feet; Course 8, thence North 87°40'32" West, 48.89 feet; Course 9, thence South 16°12'46" East, 169.93 feet; Course 10, thence South 30°06'56" East, 108.98 feet; Course 11, thence South 68°35'12" East, 37.72 feet; Course 12, thence South 17°08'47" West, 76.24 feet; Course 13, thence South 16°54'00" West, 62.16 feet; Course 14, thence South 56°11'17" East, 51.17 feet; Course 15, thence South 18°24'44" East, 57.55 feet to a point on a curve concave Northerly having a radius of 490.00 feet; Course 16, thence Easterly along the arc of said curve, through a central angle of 08°37'33", an arc length of 73.77 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 86°14'21" East, 73.70 feet; Course 17, thence North 89°26'53" East, 221.33 feet to the point of curvature of a curve concave Northerly having a radius of 415.00 feet; Course 18, thence Easterly along the arc of said curve, through a central angle of 02°14'02", an arc length of 16.18 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 88°19'51" East, 16.18 feet; Course 19, thence North 03°16'41" West, 110.01 feet; Course 20, thence North 12°03'48" East, 80.33 feet; Course 21, thence North 54°51'18" East, 117.03 feet; Course 22, thence North 30°51'09" East, 117.15 feet; Course 23, thence North 45°44'15" East, 114.96 feet; Course 24, thence North 12°12'57" East, 117.93 feet; Course 25, thence North 03°13'33" West, 90.16 feet; Course 26, thence North 21°39'08" East, 92.95 feet; Course 27, thence North 00°02'37" West, 83.93 feet; Course 28, thence North 20°01'44" West, 146.59 feet to the Northwesterly corner of Parcel 10 as depicted on said Deer Run R-2; thence along the boundary line of said Parcel 10 the following 27 courses: Course 1, thence North 89°15'49" East, departing said boundary line of Tract C-3, a distance of 1141.08 feet; Course 2, thence South 29°22'57" East, 92.15 feet; Course 3, thence South 20°43'03" East, 106.06 feet; Course 4, thence North 62°39'00" East, 183.07 feet; Course 5, thence North 05°35'01" West, 98.89 feet; Course 6, thence North 89°15'49" East, 304.41 feet; Course 7, thence South 00°43'49" East, 333.87 feet; Course 8, thence South 89°18'10" West, 73.23 feet; Course 9, thence South 63°12'46" West, 49.74 feet; Course 10, thence South 59°34'07" West, 59.76 feet; Course 11, thence South 08°25'24" West, 108.66 feet; Course 12, thence South 05°35'59" West, 99.56 feet to the point of curvature of a curve concave Westerly having a radius of 360.00 feet; Course 13,

Grand Reserve Village PUD (continued)

PUD Parcel 1 (continued):

thence Southerly along the arc of said curve, through a central angle of $05^{\circ}10'56''$, an arc length of 32.56 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South $08^{\circ}11'26''$ West, 32.55 feet; Course 14, thence South $59^{\circ}30'08''$ East, 63.88 feet; Course 15, thence South $17^{\circ}23'59''$ East, 94.80 feet; Course 16, thence South $01^{\circ}11'42''$ East, 71.74 feet; Course 17, thence South $11^{\circ}25'51''$ West, 85.68 feet; Course 18, thence South $55^{\circ}22'36''$ West, 82.67 feet; Course 19, thence South $36^{\circ}38'39''$ East, 67.91 feet; Course 20, thence South $02^{\circ}18'22''$ East, 97.75 feet; Course 21, thence South $00^{\circ}45'05''$ East, 234.00 feet to a point on a curve concave Southwesterly having a radius of 660.00 feet; Course 22, thence Southeasterly along the arc of said curve, through a central angle of $02^{\circ}02'59''$, an arc length of 23.61 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South $23^{\circ}12'58''$ East, 23.61 feet; Course 23, thence North $73^{\circ}53'16''$ East, 23.28 feet; Course 24, thence South $36^{\circ}27'04''$ East, 110.48 feet; Course 25, thence South $83^{\circ}17'38''$ East, 69.40 feet; Course 26, thence South $00^{\circ}43'49''$ East, 2860.31 feet; Course 27, thence North $71^{\circ}49'41''$ West, 60.89 feet to the Northerly most corner of Tract C-19 as depicted on said Deer Run R-2; thence along the boundary line of said Tract C-19 the following 8 courses: Course 1, thence South $18^{\circ}10'19''$ West, departing said boundary line of Parcel 10, a distance of 19.48 feet; Course 2, thence South $34^{\circ}39'01''$ West, 160.98 feet; Course 3, thence South $14^{\circ}00'45''$ West, 213.56 feet; Course 4, thence South $68^{\circ}39'44''$ West, 97.76 feet; Course 5, thence South $23^{\circ}09'27''$ West, 131.25 feet; Course 6, thence South $29^{\circ}35'04''$ East, 88.58 feet; Course 7, thence South $18^{\circ}25'01''$ West, 39.90 feet; Course 8, thence South $51^{\circ}55'08''$ East, 23.42 feet to the Northwesterly corner of Parcel 3 as depicted on said Deer Run R-2; thence Easterly, departing said boundary line of Tract C-19, along the Northerly line of Parcel 3 and along the arc of a curve concave Northerly having a radius of 479.92 feet, through a central angle of $34^{\circ}12'55''$, an arc length of 286.59 feet to the Northeasterly corner of said Parcel 3, said corner also being the Southeasterly corner of Tract C-29 as depicted on said Deer Run R-2, said arc being subtended by a chord bearing and distance of South $70^{\circ}25'29''$ East, 282.35 feet; thence along the boundary line of said Tract C-29 the following 6 courses: Course 1, thence Easterly along the arc of a curve concave Northerly having a radius of 475.77 feet, through a central angle of $03^{\circ}40'09''$, an arc length of 30.47 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $89^{\circ}20'35''$ East, 30.46 feet; Course 2, thence North $88^{\circ}49'21''$ East, 219.16 feet; Course 3, thence North $14^{\circ}07'26''$ West, 136.70 feet; Course 4, thence North $31^{\circ}54'03''$ West, 91.60 feet; Course 5, thence North $40^{\circ}03'13''$ West, 63.12 feet; Course 6, thence North $18^{\circ}07'00''$ East, 53.43 feet to the Northwesterly corner of Tract W, as depicted on said Deer Run R-2; thence North $88^{\circ}49'21''$ East, departing said boundary line of Tract C-29, along the Northerly line of said Tract W and along the Northerly line of Tract H, as depicted on said Deer Run R-2, a distance of 751.19 feet to the Point of Beginning.

Grand Reserve Village PUD (continued)

PUD Parcel 2:

A portion of Deer Run R-2, as recorded in Map Book 37, pages 80 through 93, together with a portion of Grand Reserve and Golf Club, RPUD, Unit 1, as recorded in Map Book 36, pages 100 through 104, both of the Public Records of Flagler County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Northerly most corner of Tract C-23 as depicted on said Deer Run R-2, said corner lying on the boundary line of Tract BB as depicted on said Grand Reserve and Golf Club, RPUD, Unit 1; thence along said boundary line the following 8 courses: Course 1, thence North $40^{\circ}54'04''$ East, 11.28 feet; Course 2, thence North $76^{\circ}40'31''$ West, 55.11 feet to the point of curvature of a curve concave Northerly having a radius of 510.00 feet; Course 3, thence Westerly along the arc of said curve, through a central angle of $09^{\circ}42'11''$, an arc length of 86.37 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $71^{\circ}49'26''$ West, 86.27 feet; Course 4, thence North $66^{\circ}58'20''$ West, 78.65 feet to the point of curvature of a curve concave Southeasterly having a radius of 15.00 feet; Course 5, thence Southwesterly along the arc of said curve, through a central angle of $100^{\circ}27'23''$, an arc length of 26.30 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of South $62^{\circ}47'58''$ West, 23.06 feet; Course 6, thence Southerly along the arc of a curve concave Easterly having a radius of 127.94 feet, through a central angle of $19^{\circ}40'33''$, an arc length of 43.94 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $02^{\circ}44'00''$ West, 43.72 feet; Course 7, thence South $07^{\circ}06'16''$ East, 48.47 feet; Course 8, thence North $88^{\circ}49'05''$ East, 10.05 feet to the Northwesterly corner of Tract C-24 as depicted on said Deer Run R-2; thence Southerly, along the Westerly line of said Tract C-24, the following 30 courses: Course 1, thence South $07^{\circ}06'16''$ East, departing said boundary line of Tract BB, a distance of 31.38 feet; Course 2, thence North $63^{\circ}51'42''$ West, 11.96 feet; Course 3, thence South $07^{\circ}06'16''$ East, 108.11 feet; Course 4, thence South $89^{\circ}25'13''$ East, 111.00 feet; Course 5, thence South $10^{\circ}09'49''$ East, 55.13 feet; Course 6, thence South $22^{\circ}40'47''$ East, 41.84 feet; Course 7, thence South $35^{\circ}37'10''$ East, 55.42 feet; Course 8, thence South $17^{\circ}27'18''$ East, 26.68 feet; Course 9, thence South $39^{\circ}28'05''$ East, 180.23 feet; Course 10, thence South $19^{\circ}15'19''$ East, 161.82 feet; Course 11, thence South $21^{\circ}35'38''$ East, 46.39 feet; Course 12, thence South $49^{\circ}26'03''$ East, 67.78 feet; Course 13, thence South $55^{\circ}53'05''$ East, 66.38 feet; Course 14, thence North $82^{\circ}19'26''$ East, 215.17 feet; Course 15, thence South $34^{\circ}04'49''$ East, 80.80 feet; Course 16, thence South $65^{\circ}13'44''$ West, 80.09 feet; Course 17, thence South $07^{\circ}26'24''$ East, 189.79 feet; Course 18, thence South $00^{\circ}59'35''$ West, 169.96 feet; Course 19, thence South $78^{\circ}46'36''$ East, 53.43 feet; Course 20, thence South $34^{\circ}39'36''$ East, 46.76 feet; Course 21, thence South $02^{\circ}32'06''$ East, 117.54 feet; Course 22, thence South $14^{\circ}10'21''$ West, 65.48 feet; Course 23, thence South $60^{\circ}25'36''$ West, 268.67 feet; Course 24, thence South $66^{\circ}24'41''$ West, 73.36 feet; Course

Grand Reserve Village PUD (continued)

PUD Parcel 2 (continued):

25, thence North 57°59'46" West, 124.45 feet; Course 26, thence South 64°26'36" West, 184.74 feet; Course 27, thence South 55°54'20" West, 60.67 feet; Course 28, thence South 27°34'56" West, 35.90 feet; Course 29, thence South 18°22'16" East, 112.67 feet; Course 30, thence South 00°52'55" East, 229.72 feet to the Southwesterly corner of said Tract C-24, said corner also being the Southeasterly corner of Parcel 6 as depicted on said Deer Run R-2; thence South 89°07'05" West, along the Southerly line of said Parcel 6, a distance of 231.97 feet to the Southwesterly corner thereof; thence Northerly, along the Westerly line of said Parcel 6, the following 18 courses: Course 1, thence North 00°48'05" West, 1095.84 feet; Course 2, thence North 20°36'49" East, 95.69 feet; Course 3, thence South 37°42'21" East, 110.68 feet; Course 4, thence South 39°09'53" East, 205.06 feet; Course 5, thence South 20°39'46" East, 36.74 feet; Course 6, thence South 69°38'00" East, 29.07 feet; Course 7, thence South 25°33'24" East, 152.17 feet; Course 8, thence North 64°26'36" East, 180.00 feet; Course 9, thence North 25°33'24" West, 29.05 feet; Course 10, thence North 66°00'01" East, 104.99 feet; Course 11, thence North 23°59'59" West, 97.06 feet to the point of curvature of a curve concave Southwesterly having a radius of 315.00 feet; Course 12, thence Northwesterly along the arc of said curve, through a central angle of 23°19'15", an arc length of 128.21 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 35°39'37" West, 127.33 feet; Course 13, thence North 47°19'14" West, 94.13 feet to the point of curvature of a curve concave Northeasterly having a radius of 385.00 feet; Course 14, thence Northwesterly along the arc of said curve, through a central angle of 28°06'13", an arc length of 188.84 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 33°16'08" West, 186.96 feet; Course 15, thence North 19°13'01" West, 45.07 feet to the point of curvature of a curve concave Southwesterly having a radius of 315.00 feet; Course 16, thence Northwesterly along the arc of said curve, through a central angle of 20°15'04", an arc length of 111.34 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 29°20'33" West, 110.76 feet; Course 17, thence North 39°28'05" West, 163.93 feet to the point of curvature of a curve concave Northeasterly having a radius of 385.00 feet; Course 18, thence Northwesterly along the arc of said curve, through a central angle of 32°21'49", an arc length of 217.47 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 23°17'10" West, 214.59 feet; thence North 07°06'16" West, continuing along said Westerly line of Parcel 6 and along the boundary line of Tract F as depicted on said Grand Reserve and Golf Club, RPUD, Unit 1, a distance of 217.71 feet to the point of curvature of a curve concave Easterly having a radius of 197.94 feet; thence along said boundary line of Tract F the following 3 courses: Course 1, thence Northerly along the arc of said curve, through a central angle of 24°36'34", an arc length of 85.02 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 05°12'01" East, 84.37 feet; Course 2, thence Northwesterly along the arc of a curve

Grand Reserve Village PUD (continued)

PUD Parcel 2 (continued):

concave Southwesterly having a radius of 15.00 feet, through a central angle of $84^{\circ}28'38''$, an arc length of 22.12 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $24^{\circ}44'01''$ West, 20.17 feet; Course 3, thence North $66^{\circ}58'20''$ West, 339.79 feet; thence North $23^{\circ}01'40''$ East, departing said boundary line of Tract F, 10.00 feet to a point lying on the Southerly right of way line of Grand Reserve Drive, a 50 foot right of way as depicted on said Grand Reserve and Golf Club, RPUD, Unit 1; thence South $66^{\circ}58'20''$ East, along said Southerly right of way line, 339.79 feet to the point of curvature of a curve concave Southwesterly having a radius of 25.00 feet; thence Southeasterly, continuing along said Southerly right of way line and along the arc of said curve, through a central angle of $84^{\circ}28'38''$, an arc length of 36.86 feet to a point lying on the Westerly right of way line of Preserve Drive, a 50 foot right of way as depicted on said Grand Reserve and Golf Club, RPUD, Unit 1, said arc being subtended by a chord bearing and distance of South $24^{\circ}44'01''$ East, 33.61 feet; thence Southerly, departing said Southerly right of way line of Grand Reserve Drive, along the Westerly right of way line of said Preserve Drive and along the arc of a curve concave Easterly having a radius of 187.94 feet, through a central angle of $24^{\circ}36'34''$, an arc length of 80.72 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $05^{\circ}12'01''$ West, 80.10 feet; thence South $07^{\circ}06'16''$ East, continuing along said Westerly right of way line, 42.24 feet to the Southwesterly corner of the Southerly terminus of said Preserve Drive; thence North $88^{\circ}49'05''$ East, along said Southerly terminus, 50.27 feet to the Southeasterly corner thereof; thence North $07^{\circ}06'16''$ West, along the Easterly right of way line of said Preserve Drive, 47.44 feet to the point of curvature of a curve concave Easterly having a radius of 137.94 feet; thence Northerly, continuing along said Easterly right of way line of Preserve Drive and along the arc of said curve, through a central angle of $19^{\circ}40'33''$, an arc length of 47.37 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of North $02^{\circ}44'00''$ East, 47.14 feet; thence Northeasterly, departing said Easterly right of way line of Preserve Drive, along said Southerly right of way line of Grand Reserve Drive and along the arc of a curve concave Southeasterly having a radius of 25.00 feet, through a central angle of $100^{\circ}27'23''$, an arc length of 43.83 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $62^{\circ}47'58''$ East, 38.43 feet; thence Easterly, continuing along said Southerly right of way line of Grand Reserve Drive, the following 10 courses: Course 1, thence South $66^{\circ}58'20''$ East, 78.65 feet to the point of curvature of a curve concave Northerly having a radius of 500.00 feet; Course 2, thence Easterly along the arc of said curve, through a central angle of $09^{\circ}42'11''$, an arc length of 84.68 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $71^{\circ}49'26''$ East, 84.57 feet; Course 3, thence South $76^{\circ}40'31''$ East, 256.41 feet to the point of curvature of a curve concave Southerly having a radius of 400.00 feet; Course 4, thence Easterly along the arc of said curve, through a

Grand Reserve Village PUD (continued)

PUD Parcel 2 (continued):

central angle of $14^{\circ}55'51''$, an arc length of 104.24 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $69^{\circ}12'35''$ East, 103.94 feet; Course 5, thence South $61^{\circ}44'40''$ East, 206.67 feet to the point of curvature of a curve concave Northerly having a radius of 625.00 feet; Course 6, thence Easterly along the arc of said curve, through a central angle of $14^{\circ}08'19''$, an arc length of 154.23 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $68^{\circ}48'50''$ East, 153.84 feet; Course 7, thence South $75^{\circ}52'59''$ East, 684.34 feet to the point of curvature of a curve concave Northerly having a radius of 325.00 feet; Course 8, thence Easterly along the arc of said curve, through a central angle of $63^{\circ}08'26''$, an arc length of 358.15 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $72^{\circ}32'48''$ East, 340.30 feet; Course 9, thence North $40^{\circ}58'34''$ East, 210.39 feet to the point of curvature of a curve concave Southerly having a radius of 25.00 feet; Course 10, thence Easterly along the arc of said curve, through a central angle of $90^{\circ}00'00''$, an arc length of 39.27 feet to a point lying on the Southerly right of way line of Grand Reserve Boulevard, a 50 foot right of way as depicted on said Deer Run R-2, said arc being subtended by a chord bearing and distance of North $85^{\circ}58'34''$ East, 35.36 feet; thence Easterly, along said Southerly right of way line of Grand Reserve Boulevard, the following 4 courses: Course 1, thence South $49^{\circ}01'26''$ East, 147.97 feet to the point of curvature of a curve concave Northerly having a radius of 549.91 feet; Course 2, thence Easterly along the arc of said curve, through a central angle of $38^{\circ}30'27''$, an arc length of 369.58 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South $68^{\circ}16'38''$ East, 362.67 feet; Course 3, thence Easterly along the arc of a curve concave Northerly having a radius of 545.77 feet, through a central angle of $03^{\circ}40'05''$, an arc length of 34.94 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $89^{\circ}20'36''$ East, 34.93 feet; Course 4, thence North $88^{\circ}49'21''$ East, 571.67 feet to the point of curvature of a curve concave Southwesterly having a radius of 20.00 feet; thence Southeasterly, departing said Southerly right of way line of Grand Reserve Boulevard, along the Easterly line of Tract F as depicted on said Deer Run R-2, and along the arc of said curve, through a central angle of $89^{\circ}57'30''$, an arc length of 31.40 feet to the Southeasterly corner of said Tract F, said arc being subtended by a chord bearing and distance of South $46^{\circ}11'54''$ East, 28.27 feet; thence South $88^{\circ}49'21''$ West, along the Southerly line of said Tract F, a distance of 631.30 feet to the Southwesterly corner thereof; thence North $01^{\circ}08'54''$ West, along the Westerly line of said Tract F, 1.37 feet to the Northeasterly corner of Tract C-28 as depicted on said Deer Run R-2; thence along said Northerly line of Tract C-28 the following 3 Courses: Course 1, thence Westerly along the arc of a curve concave Northerly having a radius of 569.91 feet, through a central angle of $38^{\circ}09'38''$, an arc length of 379.57 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $68^{\circ}06'13''$ West, 372.60 feet;

Grand Reserve Village PUD (continued)

PUD Parcel 2 (continued):

Course 2, thence North 49°01'26" West, 137.97 feet to the point of curvature of a curve concave Southerly having a radius of 15.00 feet; Course 3, thence Westerly along the arc of said curve, through a central angle of 90°00'00", an arc length of 23.56 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 85°58'34" West, 21.21 feet; thence South 40°58'34" West, continuing along said Northerly line and along the Northerly line of Tract C-27 as depicted on said Deer Run R-2, a distance of 200.39 feet to the point of curvature of a curve concave Northwesterly having a radius of 345.00 feet; thence Southwesterly, continuing along said Northerly line of Tract C-27 and along the arc of said curve, through a central angle of 38°11'23", an arc length of 229.96 feet to the Northwesterly corner of said Tract C-27, said arc being subtended by a chord bearing and distance of South 60°04'16" West, 225.72 feet; thence Southerly, along the Westerly line of said Tract C-27, the following 23 courses: Course 1, thence South 08°50'52" East, 77.99 feet; Course 2, thence South 35°26'36" East, 103.06 feet; Course 3, thence South 18°05'41" West, 207.22 feet; Course 4, thence South 75°00'44" West, 97.66 feet; Course 5, thence South 24°46'46" West, 187.81 feet; Course 6, thence South 20°53'25" West, 63.05 feet; Course 7, thence South 14°33'52" West, 104.69 feet; Course 8, thence South 03°32'56" West, 74.37 feet; Course 9, thence South 39°06'02" East, 93.90 feet; Course 10, thence South 84°21'30" East, 65.53 feet; Course 11, thence South 47°34'14" East, 24.30 feet; Course 12, thence South 06°13'33" East, 29.24 feet; Course 13, thence South 05°49'43" West, 76.93 feet; Course 14, thence South 08°39'19" East, 99.35 feet; Course 15, thence South 02°32'43" East, 41.74 feet; Course 16, thence South 01°53'38" West, 78.50 feet; Course 17, thence South 13°25'25" West, 65.57 feet; Course 18, thence South 04°38'13" East, 117.33 feet; Course 19, thence South 52°15'22" West, 39.97 feet to the point of curvature of a curve concave Easterly having a radius of 25.00 feet; Course 20, thence Southerly along the arc of said curve, through a central angle of 78°56'05", an arc length of 34.44 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 12°47'20" West, 31.78 feet; Course 21, thence South 26°40'43" East, 29.26 feet; Course 22, thence South 34°49'35" West, 50.44 feet; Course 23, thence South 18°08'47" East, 58.03 feet to the Southwesterly corner thereof, said corner lying on the boundary line of Parcel 5 as depicted on said Deer Run R-2; thence along said boundary line of Parcel 5 the following 21 courses: Course 1, thence North 89°45'42" East, 38.33 feet; Course 2, thence South 00°29'03" East, 634.28 feet; Course 3, thence South 89°19'16" West, 60.00 feet; Course 4, thence North 00°29'03" West, 634.87 feet; Course 5, thence North 89°53'54" West, 822.45 feet; Course 6, thence North 05°06'01" West, 31.19 feet; Course 7, thence North 21°07'38" West, 63.52 feet; Course 8, thence North 09°03'04" West, 56.22 feet; Course 9, thence North 10°52'05" West, 70.71 feet; Course 10, thence North 22°30'54" East, 19.20 feet; Course 11, thence South 89°53'34" East, 116.62 feet; Course 12, thence North 59°46'20" East, 31.51 feet; Course 13, thence North 20°27'32" East, 59.59 feet; Course 14, thence North 61°32'00"

Grand Reserve Village PUD (continued)

PUD Parcel 2 (continued):

East, 37.66 feet; Course 15, thence South 58°43'20" East, 48.09 feet; Course 16, thence South 45°45'34" East, 116.57 feet; Course 17, thence South 59°27'31" East, 33.08 feet; Course 18, thence South 89°53'34" East, 120.63 feet; Course 19, thence North 00°00'42" East, 467.22 feet; Course 20, thence North 89°04'32" East, 81.63 feet; Course 21, thence North 00°36'34" West, 653.66 feet to a point lying on the Southerly line of Parcel 7 as depicted on said Deer Run R-2; thence South 88°54'49" West, along said Southerly line of Parcel 7 and along the boundary line of Tract D-1 as depicted on said Deer Run R-2, a distance of 211.65 feet; thence continuing along said boundary line of said Tract D-1 the following 5 Courses: Course 1, thence North 73°36'41" West, 83.86 feet; Course 2, thence North 41°06'10" West, 43.30 feet; Course 3, thence North 27°26'25" West, 43.49 feet; Course 4, thence North 01°23'21" East, 177.82 feet; Course 5, thence North 16°28'24" West, 40.75 feet to a point lying on the boundary line of Parcel 9 as depicted on said Deer Run R-2; thence along said boundary line of Parcel 9 the following 3 courses: Course 1, thence North 75°54'28" West, departing said boundary line of Tract D-1, a distance of 11.61 feet; Course 2, thence North 16°28'24" West, 10.74 feet; Course 3, thence North 14°05'49" East, 90.75 feet to the Northeasterly corner of said Tract C-23; thence along the Northerly line of said Tract C-23 the following 5 Courses: Course 1, thence North 75°52'59" West, departing said boundary line of Parcel 9, a distance of 26.00 feet to the point of curvature of a curve concave Northerly having a radius of 645.00 feet; Course 2, thence Westerly along the arc of said curve, through a central angle of 14°08'19", an arc length of 159.16 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 68°48'50" West, 158.76 feet; Course 3, thence North 61°44'40" West, 206.67 feet to the point of curvature of a curve concave Southerly having a radius of 380.00 feet; Course 4, thence Westerly along the arc of said curve, through a central angle of 14°55'51", an arc length of 99.03 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 69°12'35" West, 98.75 feet; Course 5, thence North 76°40'31" West, 206.52 feet to the Point of Beginning.

PUD Parcel 3:

All of Tracts I, J, S and X, as depicted on Deer Run R-2, recorded in Map Book 37, pages 80 through 93, of the Public Records of Flagler County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Southeasterly corner of said Tract J; thence South 88°49'21" West, along the Southerly line of said Tract J, a distance of 835.85 feet to the Southwesterly corner thereof; thence Northeasterly, along the Westerly line of said Tract J and along the arc of a curve concave Southeasterly having a radius of 20.00 feet, through a central angle of 89°57'30", an arc length of 31.40 feet to the point of tangency

Grand Reserve Village PUD (continued)

PUD Parcel 3 (continued):

of said curve, said point lying on the Southerly right of way line of Grand Reserve Boulevard, a 50 foot right of way as depicted on said Deer Run R-2, said arc being subtended by a chord bearing and distance of North 43°50'36" East, 28.27 feet; thence North 88°49'21" East, departing said Westerly line of Tract J and along said Southerly right of way line of Grand Reserve Boulevard, 1117.30 feet to the point of curvature of a curve concave Southerly having a radius of 275.00 feet; thence Easterly, continuing along said Southerly right of way line and along the arc of said curve, through a central angle of 22°57'01", an arc length of 110.15 feet to the Northeasterly corner of said Tract I, said arc being subtended by a chord bearing and distance of South 79°42'08" East, 109.42 feet; thence South 21°46'22" West, departing said Southerly right of way line and along the Easterly line of said Tract I, 20.00 feet to the Southeasterly corner of said Tract I; thence Westerly, along the Southerly line of said Tract I and along the arc of a curve concave Southerly having a radius of 255.00 feet, through a central angle of 22°57'01", an arc length of 102.14 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 79°42'08" West, 101.46 feet; thence South 88°49'21" West, continuing along said Southerly line of Tract I, 250.43 feet to the Southwesterly corner thereof, said corner also being the Northwesterly corner of Tract C-32 as depicted on said Deer Run R-2; thence Southerly, along the Westerly line of said Tract C-32, the following 15 courses: Course 1, thence Southerly along the arc of a curve concave Easterly having a radius of 25.00 feet, through a central angle of 11°32'13", an arc length of 5.03 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 04°35'28" West, 5.03 feet; Course 2, thence South 01°10'39" East, 70.09 feet; Course 3, thence South 36°56'25" East, 23.94 feet; Course 4, thence North 74°48'55" East, 66.12 feet; Course 5, thence North 86°22'06" East, 10.96 feet; Course 6, thence South 15°06'23" West, 21.86 feet; Course 7, thence South 31°21'05" East, 67.91 feet; Course 8, thence South 00°22'38" West, 43.99 feet; Course 9, thence South 13°22'52" East, 168.61 feet; Course 10, thence South 35°09'10" East, 56.07 feet; Course 11, thence South 13°03'18" East, 33.58 feet; Course 12, thence South 05°41'13" West, 125.33 feet; Course 13, thence South 05°45'18" East, 117.10 feet; Course 14, thence South 40°00'24" West, 161.74 feet; Course 15, thence South 12°37'52" West, 94.12 feet to the Southwesterly corner of said Tract C-32, said corner also being the Southeasterly corner of said Tract X; thence South 88°57'09" West, along the Southerly line of said Tract X, 103.97 feet to the Southwesterly corner thereof, said corner also being the Southeasterly corner of Tract C-31 as depicted on said Deer Run R-2; thence Northerly, along the Easterly line of said Tract C-31, the following 11 courses: Course 1, thence North 29°01'02" West, 39.48 feet; Course 2, thence North 00°59'36" East, 122.66 feet; Course 3, thence North 34°44'54" East, 80.22 feet; Course 4, thence North 08°04'22" West, 61.73 feet; Course 5, thence North 00°57'15" West, 148.84 feet; Course 6, thence North 19°29'40" West, 102.43 feet; Course 7, thence North 15°55'18" West, 80.32 feet; Course 8, thence North 04°51'48" West, 126.61 feet;

Grand Reserve Village PUD (continued)

PUD Parcel 3 (continued):

Course 9, thence North 43°20'34" East, 47.21 feet; Course 10, thence North 01°10'39" West, 127.42 feet to the point of curvature of a curve concave Westerly having a radius of 25.00 feet; Course 11, thence Northerly along the arc of said curve, through a central angle of 11°34'15", an arc length of 5.05 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of North 06°57'47" West, 5.04 feet.

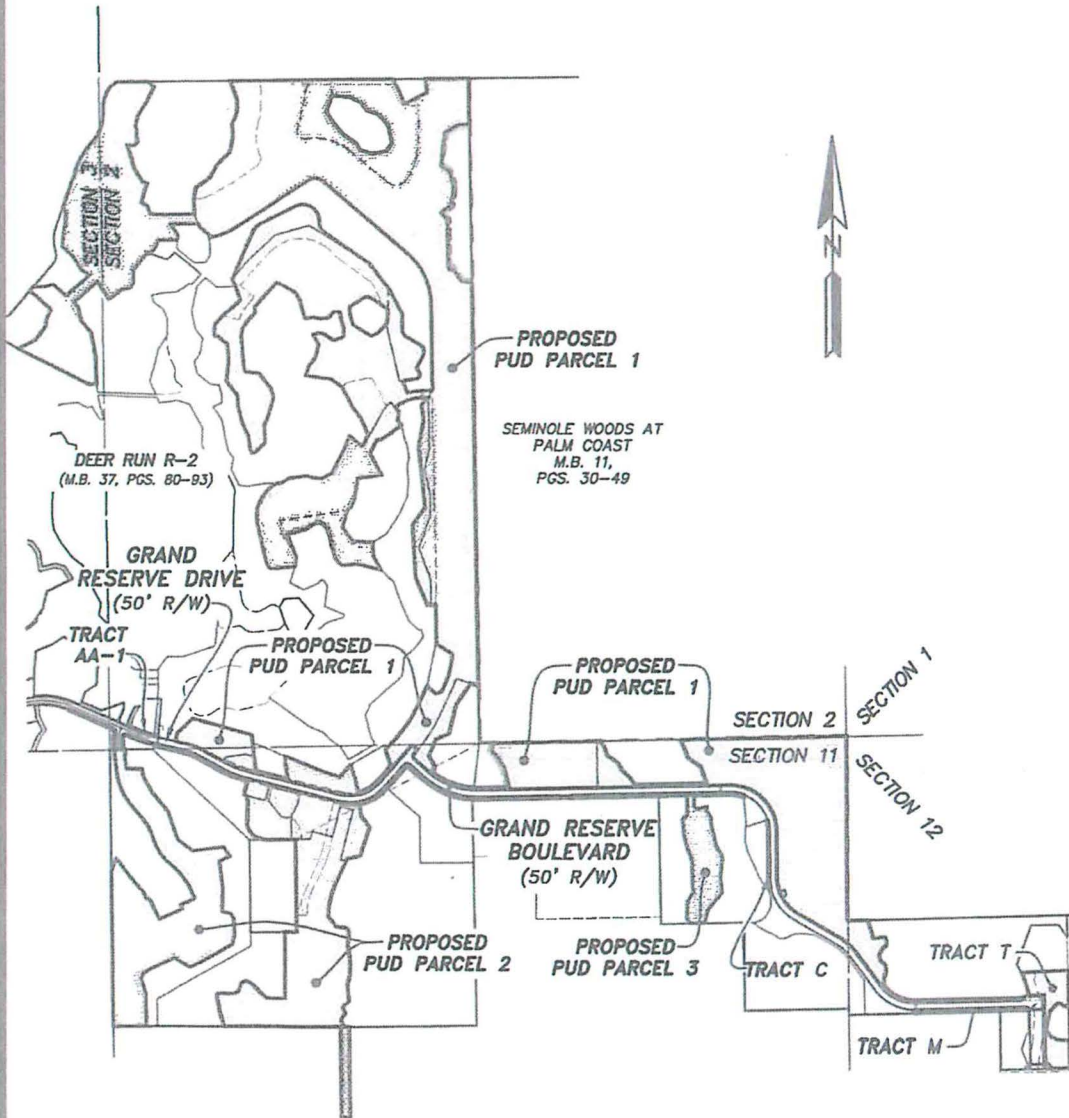
Less and Except from the above described lands the following:

Tract C-5 (Conservation Easement ZZ), Tract C-22 (Conservation Easement P) and Tract C-12 (Conservation Easement QQQ), as depicted on the plat of Deer Run R-2, recorded in Map Book 37, pages 80 through 93, of the Public Records of Flagler County, Florida.

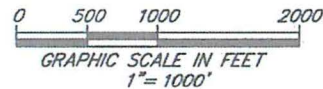
Containing 194.67 acres, more or less.

EXHIBIT TO SHOW

A PORTION OF GRAND RESERVE AND GOLF CLUB, RPUD, UNIT 1
AS RECORDED IN MAP BOOK 36, PAGES 100 THROUGH 104,
TOGETHER WITH A PORTION OF DEER RUN R-2 AS RECORDED
IN MAP BOOK 37, PAGES 80 THROUGH 93, BOTH OF THE
PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.



LEGEND:
 O.R.B. OFFICIAL RECORDS BOOK
 M.B. MAP BOOK
 PG. PAGE
 R/W RIGHT OF WAY
 PROPOSED PUD PARCELS



GENERAL NOTES:

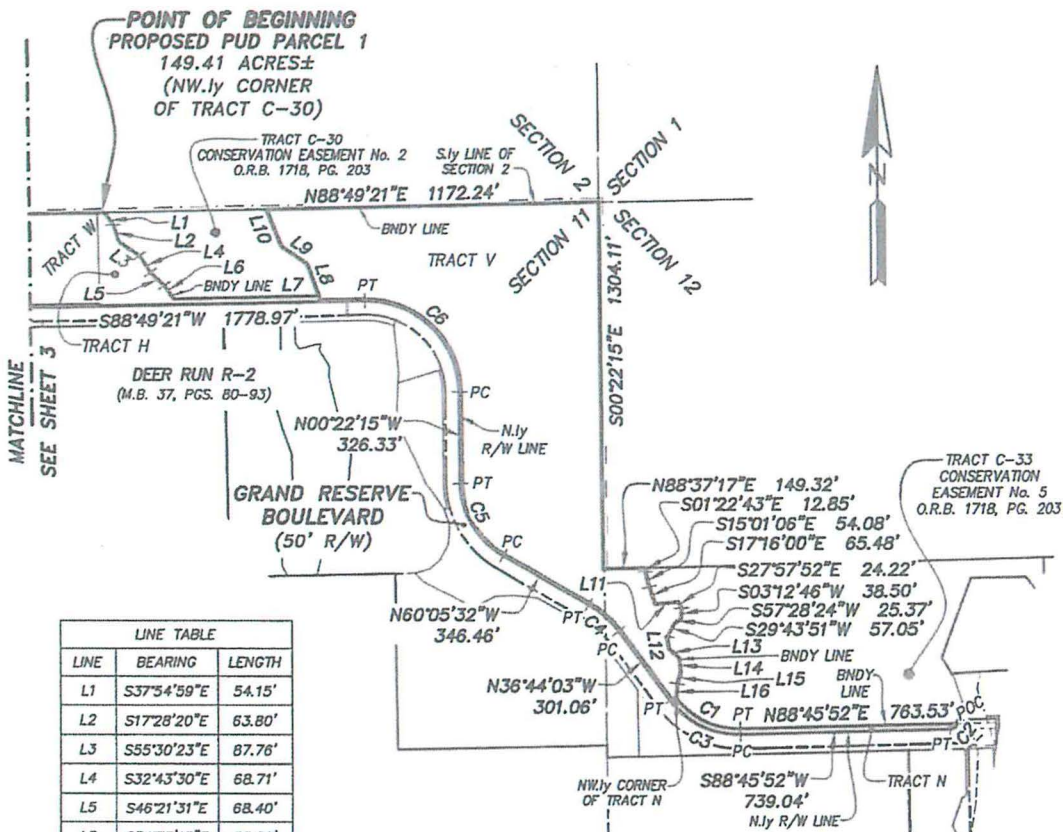
- 1) THIS IS NOT A SURVEY.
- 2) THE PURPOSE OF THIS EXHIBIT IS TO DEPICT THE PROPOSED PUD PARCELS WITHIN GRAND RESERVE AND GOLF CLUB, RPUD, UNIT 1 AND DEER RUN R-2.

SCALE: 1"=1000'

DATE: JANUARY 11, 2018

PREPARED BY:
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 14775 OLD ST. AUGUSTINE ROAD
 JACKSONVILLE, FL 32258 (904) 642-8550
 CERTIFICATE OF AUTHORIZATION NO. LB 3824

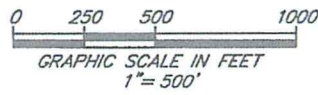
A PORTION OF DEER RUN R-2, AS RECORDED IN
MAP BOOK 37, PAGES 80 THROUGH 93, OF THE
PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.



LINE	BEARING	LENGTH
L1	S37°54'59"E	54.15'
L2	S17°28'20"E	63.80'
L3	S55°30'23"E	87.76'
L4	S32°43'30"E	68.71'
L5	S46°21'31"E	68.40'
L6	S34°30'15"E	58.60'
L7	N88°49'21"E	508.94'
L8	N20°13'54"W	121.56'
L9	N55°20'06"W	109.39'
L10	N21°28'58"W	141.37'
L11	N84°33'27"E	82.67'
L12	S09°23'14"E	42.36'
L13	S48°30'18"E	48.34'
L14	S05°20'41"E	50.25'
L15	S18°54'12"W	40.44'
L16	S03°27'53"W	53.41'

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	280.00'	52°45'59"	257.65'	S64°51'09"E	248.65'
C2	25.00'	78°27'47"	34.24'	S49°31'59"W	31.62'
C3	300.00'	54°30'05"	285.37'	N63°59'05"W	274.73'
C4	350.00'	23°21'29"	142.69'	N48°24'47"W	141.70'
C5	300.00'	59°43'17"	312.70'	N30°13'54"W	298.74'
C6	325.00'	90°48'24"	515.08'	N45°46'27"W	462.84'

- LEGEND:
- M.B. MAP BOOK
 - O.R.B. OFFICIAL RECORDS BOOK
 - PG. PAGE
 - R/W RIGHT OF WAY
 - BNDY BOUNDARY
 - PC POINT OF CURVATURE
 - PT POINT OF TANGENCY
 - POC POINT ON CURVE
 - R RADIUS
 - Δ CENTRAL ANGLE
 - L ARC LENGTH
 - CB CHORD BEARING
 - CH CHORD DISTANCE
 - C1 TABULATED CURVE DATA
 - L1 TABULATED LINE DATA



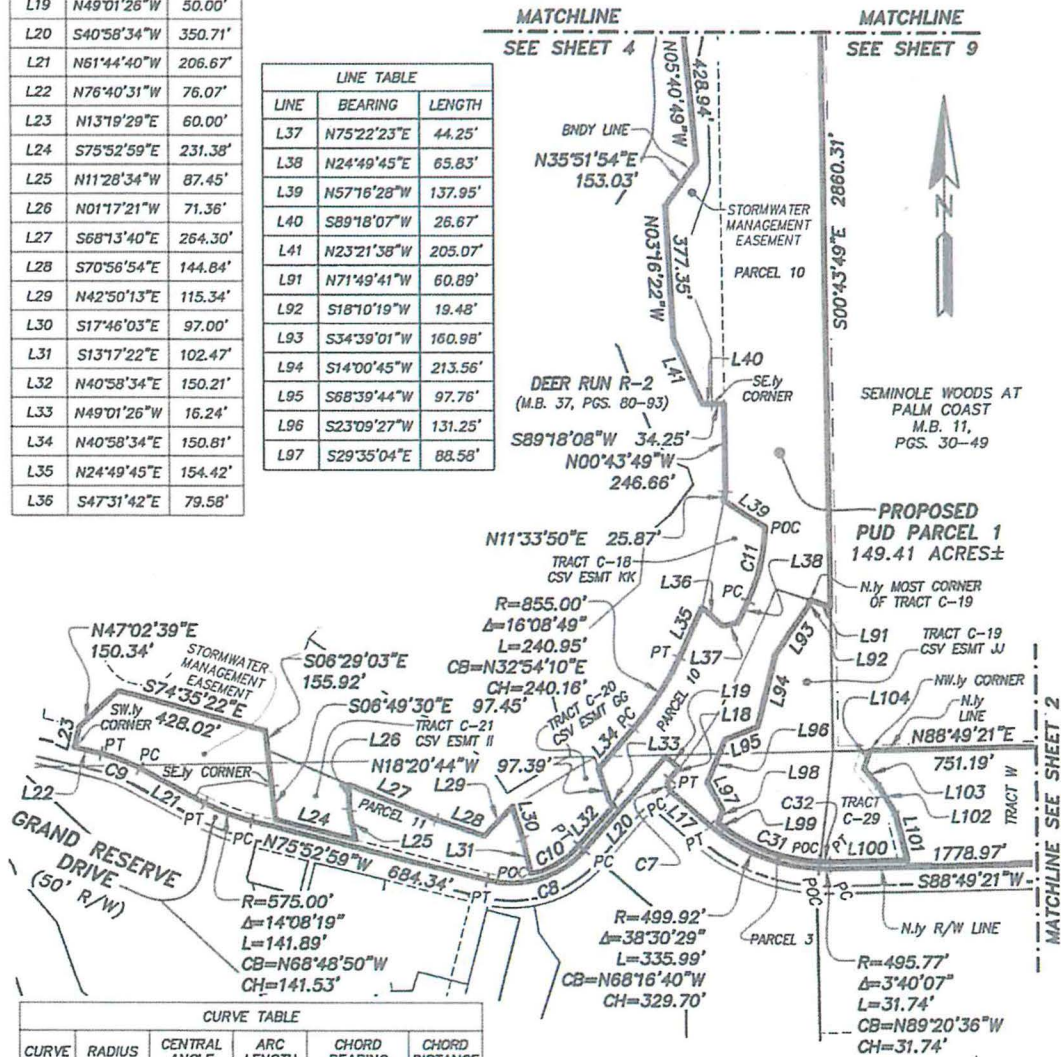
SHEET 2 OF 9
SEE SHEET 1 FOR GENERAL NOTES.

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CERTIFICATE OF AUTHORIZATION NO. LB 3624

**A PORTION OF DEER RUN R-2, AS RECORDED IN
MAP BOOK 37, PAGES 80 THROUGH 93, OF THE
PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.**

LINE TABLE		
LINE	BEARING	LENGTH
L17	N49°01'26"W	147.97'
L18	N40°58'34"E	40.32'
L19	N49°01'26"W	50.00'
L20	S40°58'34"W	350.71'
L21	N61°44'40"W	206.67'
L22	N76°40'31"W	76.07'
L23	N13°19'29"E	60.00'
L24	S75°52'59"E	231.38'
L25	N11°28'34"W	87.45'
L26	N01°17'21"W	71.36'
L27	S68°13'40"E	264.30'
L28	S70°56'54"E	144.84'
L29	N42°50'13"E	115.34'
L30	S17°46'03"E	97.00'
L31	S13°17'22"E	102.47'
L32	N40°58'34"E	150.21'
L33	N49°01'26"W	16.24'
L34	N40°58'34"E	150.81'
L35	N24°49'45"E	154.42'
L36	S47°31'42"E	79.58'

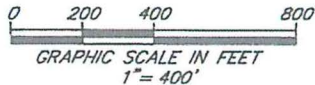
LINE TABLE		
LINE	BEARING	LENGTH
L37	N75°22'23"E	44.25'
L38	N24°49'45"E	65.83'
L39	N57°16'28"W	137.95'
L40	S89°18'07"W	26.67'
L41	N23°21'38"W	205.07'
L91	N71°49'41"W	60.89'
L92	S18°10'19"W	19.48'
L93	S34°39'01"W	160.98'
L94	S14°00'45"W	213.56'
L95	S88°39'44"W	97.76'
L96	S23°09'27"W	131.25'
L97	S29°35'04"E	88.58'



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C7	25.00'	90°00'00"	39.27'	N04°01'26"W	35.36'
C8	275.00'	63°08'27"	303.05'	S72°32'48"W	287.95'
C9	450.00'	14°55'51"	117.27'	N69°12'35"W	116.93'
C10	255.00'	38°07'50"	160.80'	N59°02'29"E	158.15'
C11	540.00'	23°16'16"	219.32'	N13°11'37"E	217.82'
C31	479.92'	34°12'55"	286.59'	S70°25'29"E	282.35'
C32	475.77'	3°40'09"	30.47'	S89°20'35"E	30.48'

LINE TABLE		
LINE	BEARING	LENGTH
L98	S18°25'01"W	39.90'
L99	S51°55'08"E	23.42'
L100	N88°49'21"E	219.16'
L101	N14°07'26"W	136.70'
L102	N31°54'03"W	91.60'
L103	N40°03'13"W	63.12'
L104	N18°07'00"E	53.43'

- LEGEND:**
- M.B. MAP BOOK
 - O.R.B. OFFICIAL RECORDS BOOK
 - P.G. PAGE
 - CSV CONSERVATION
 - ESMT EASEMENT
 - BNDY BOUNDARY
 - R/W RIGHT OF WAY
 - PC POINT OF CURVATURE
 - PT POINT OF TANGENCY
 - POC POINT ON CURVE
 - R RADIUS
 - Δ CENTRAL ANGLE
 - L ARC LENGTH
 - CB CHORD BEARING
 - CH CHORD DISTANCE
 - C1 TABULATED CURVE DATA
 - L1 TABULATED LINE DATA



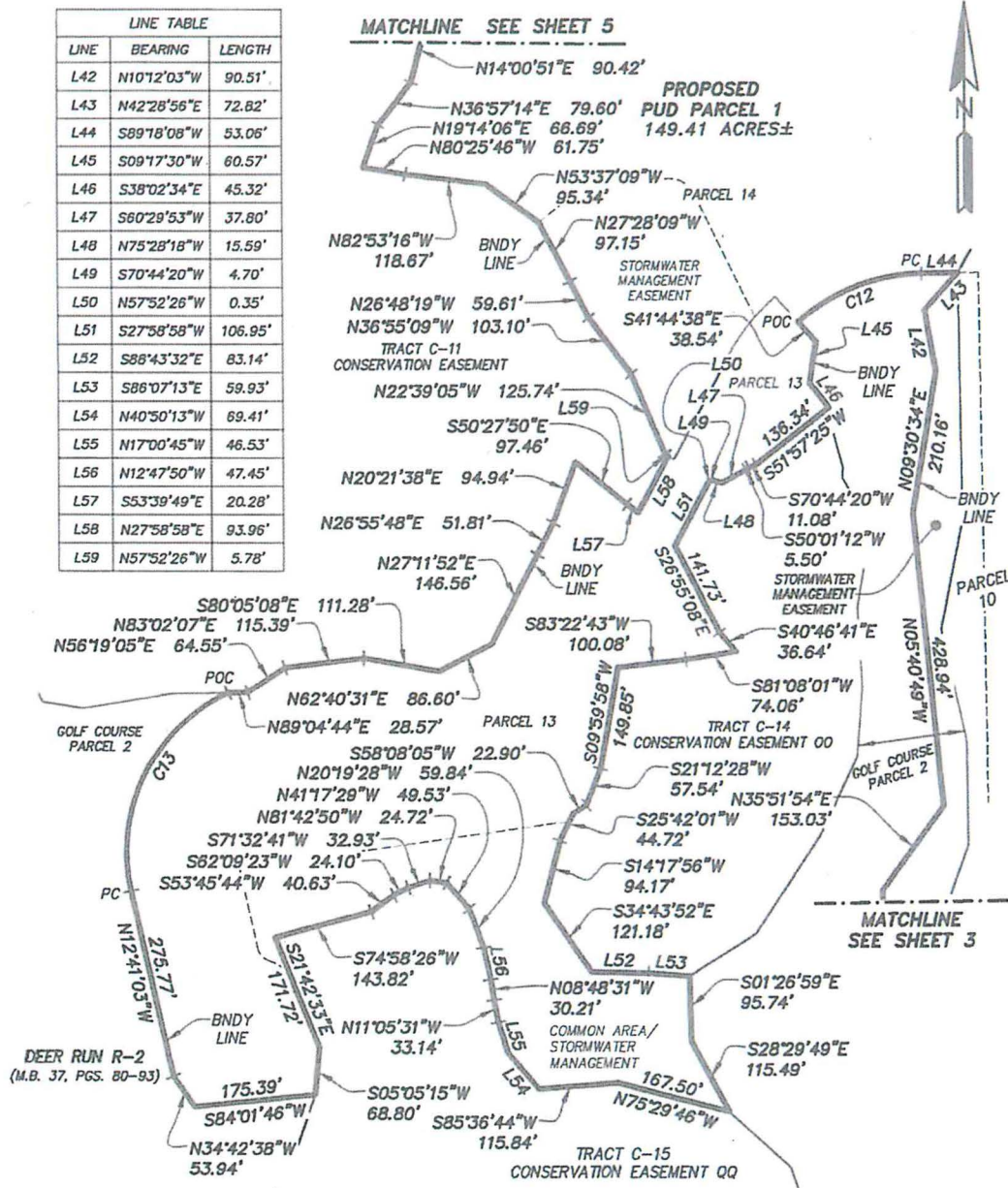
SHEET 3 OF 9

SEE SHEET 1 FOR GENERAL NOTES.

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CERTIFICATE OF AUTHORIZATION NO. LB 3624

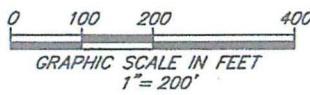
A PORTION OF DEER RUN R-2, AS RECORDED IN MAP BOOK 37, PAGES 80 THROUGH 93, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

LINE TABLE		
LINE	BEARING	LENGTH
L42	N10°12'03"W	90.51'
L43	N42°28'56"E	72.82'
L44	S89°18'08"W	53.06'
L45	S09°17'30"W	60.57'
L46	S38°02'34"E	45.32'
L47	S60°29'53"W	37.80'
L48	N75°28'18"W	15.59'
L49	S70°44'20"W	4.70'
L50	N57°32'26"W	0.35'
L51	S27°38'58"W	106.95'
L52	S88°43'32"E	83.14'
L53	S86°07'13"E	59.93'
L54	N40°50'13"W	69.41'
L55	N17°00'45"W	46.53'
L56	N12°47'50"W	47.45'
L57	S53°39'49"E	20.28'
L58	N27°58'58"E	93.96'
L59	N57°52'26"W	5.78'



- LEGEND:**
- M.B. MAP BOOK
 - O.R.B. OFFICIAL RECORDS BOOK
 - P.G. PAGE
 - CSV CONSERVATION EASEMENT
 - ESMT EASEMENT
 - BNDY BOUNDARY
 - R/W RIGHT OF WAY
 - PC POINT OF CURVATURE
 - PT POINT OF TANGENCY
 - POC POINT ON CURVE
 - R RADIUS
 - Δ CENTRAL ANGLE
 - L ARC LENGTH
 - CB CHORD BEARING
 - CH CHORD DISTANCE
 - C1 TABULATED CURVE DATA
 - L1 TABULATED LINE DATA

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C12	275.00'	41°02'46"	197.01'	S88°46'45"W	192.82'
C13	280.00'	76°58'21"	349.29'	N25°48'07"E	323.61'




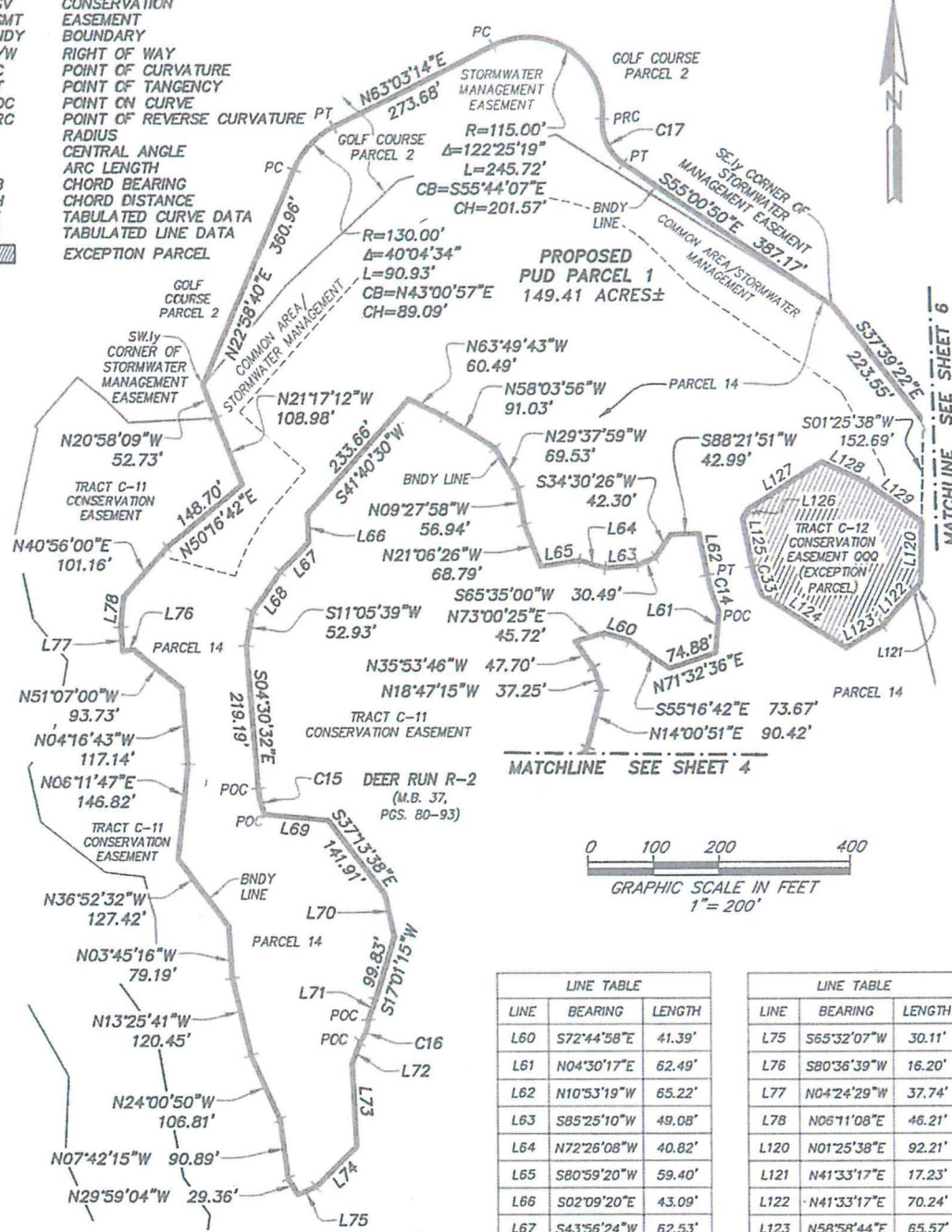
SHEET 4 OF 9
SEE SHEET 1 FOR GENERAL NOTES.

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CERTIFICATE OF AUTHORIZATION NO. LB 3624

A PORTION OF DEER RUN R-2, AS RECORDED IN MAP BOOK 37, PAGES 80 THROUGH 93, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

LEGEND:

M.B.	MAP BOOK
O.R.B.	OFFICIAL RECORDS BOOK
PG.	PAGE
CSV	CONSERVATION EASEMENT
ESMT	EASEMENT
BNDY	BOUNDARY
R/W	RIGHT OF WAY
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
POC	POINT ON CURVE
PRC	POINT OF REVERSE CURVATURE
R	RADIUS
Δ	CENTRAL ANGLE
L	ARC LENGTH
CB	CHORD BEARING
CH	CHORD DISTANCE
C1	TABULATED CURVE DATA
L1	TABULATED LINE DATA
	EXCEPTION PARCEL



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C14	260.00'	12°52'43"	58.44'	N17°19'41"W	58.32'
C15	140.00'	16°41'28"	40.78'	S13°10'45"E	40.64'
C16	50.00'	42°11'17"	36.82'	S20°26'57"W	35.99'
C17	75.00'	60°29'23"	79.18'	S24°46'09"E	75.55'
C33	190.00'	14°02'12"	46.55'	S17°54'25"E	46.43'

LINE TABLE		
LINE	BEARING	LENGTH
L60	S72°44'58"E	41.39'
L61	N04°30'17"E	62.49'
L62	N10°53'19"W	65.22'
L63	S85°25'10"W	49.08'
L64	N72°26'08"W	40.82'
L65	S80°59'20"W	59.40'
L66	S02°09'20"E	43.09'
L67	S43°56'24"W	62.53'
L68	S34°33'46"W	75.01'
L69	S84°35'58"E	97.24'
L70	S12°34'51"E	66.36'
L71	S20°26'57"W	32.76'
L72	S20°26'57"W	35.32'
L73	S02°59'04"E	125.89'
L74	S45°04'32"W	87.87'

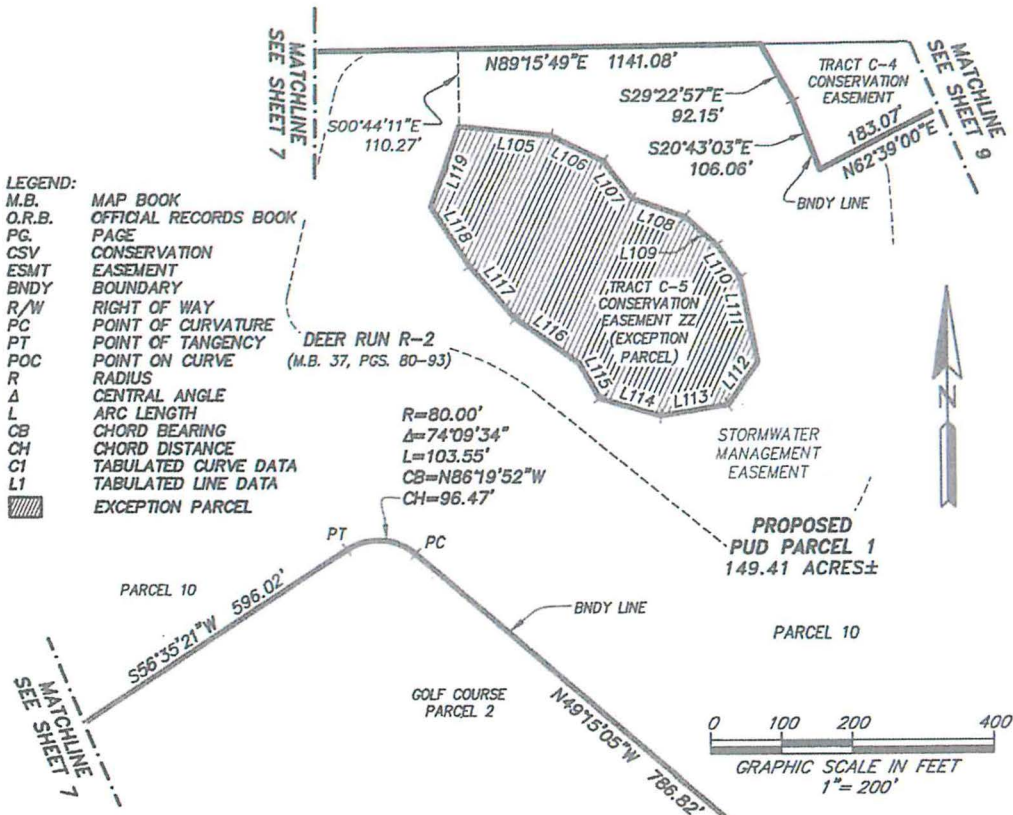
LINE TABLE		
LINE	BEARING	LENGTH
L75	S65°32'07"W	30.11'
L76	S80°36'39"W	16.20'
L77	N04°24'29"W	37.74'
L78	N06°11'08"E	46.21'
L120	N01°25'38"E	92.21'
L121	N41°33'17"E	17.23'
L122	N41°33'17"E	70.24'
L123	N58°58'44"E	65.57'
L124	S57°40'19"E	151.92'
L125	S10°53'19"E	74.80'
L126	S33°33'08"W	16.22'
L127	S57°23'28"W	133.37'
L128	N64°26'48"W	75.27'
L129	N54°19'02"W	103.50'

SHEET 5 OF 9
SEE SHEET 1 FOR GENERAL NOTES.

PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. LB 3624

A PORTION OF DEER RUN R-2, AS RECORDED IN
MAP BOOK 37, PAGES 80 THROUGH 93, OF THE
PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

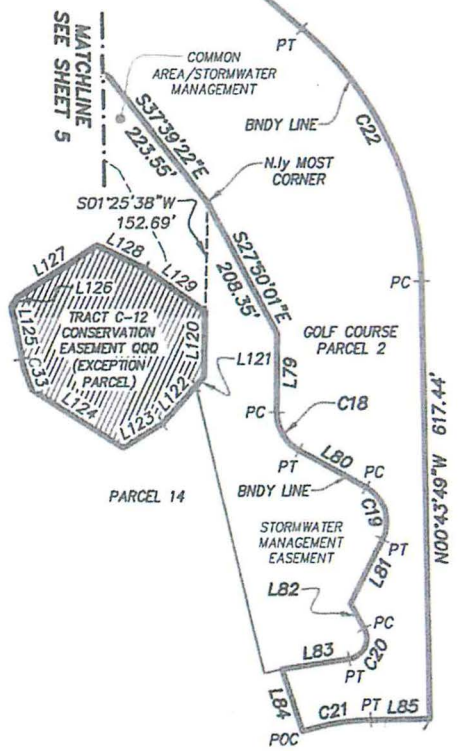
- LEGEND:
- M.B. MAP BOOK
 - O.R.B. OFFICIAL RECORDS BOOK
 - PG. PAGE
 - CSV CONSERVATION
 - ESMT EASEMENT
 - BNDY BOUNDARY
 - R/W RIGHT OF WAY
 - PC POINT OF CURVATURE
 - PT POINT OF TANGENCY
 - POC POINT ON CURVE
 - R RADIUS
 - Δ CENTRAL ANGLE
 - L ARC LENGTH
 - CB CHORD BEARING
 - CH CHORD DISTANCE
 - C1 TABULATED CURVE DATA
 - L1 TABULATED LINE DATA
 - ▨ EXCEPTION PARCEL



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C18	60.00'	61°45'45"	64.68'	S30°14'52"E	61.59'
C19	55.00'	87°55'10"	84.40'	S17°10'09"E	76.36'
C20	30.00'	109°59'02"	57.59'	S26°22'26"W	49.14'
C21	325.00'	17°16'10"	97.96'	N80°40'03"E	97.59'
C22	480.00'	48°31'16"	406.49'	N24°59'27"W	394.45'

LINE TABLE		
LINE	BEARING	LENGTH
L79	S00°38'01"W	110.90'
L80	S61°07'44"E	108.20'
L81	S26°47'26"W	101.22'
L82	S28°37'05"E	39.66'
L83	S81°21'57"W	95.78'
L84	S17°58'02"E	92.59'
L85	N89°18'08"E	83.06'
L105	N83°38'53"W	130.42'
L106	N64°05'11"W	83.12'
L107	N35°55'10"W	68.50'
L108	N70°32'33"W	78.79'
L109	N47°53'33"W	59.26'
L110	N35°19'56"W	57.17'
L111	N11°26'23"W	122.03'
L112	N34°41'58"E	73.23'
L113	N80°22'48"E	97.04'
L114	S73°27'06"E	89.90'

LINE TABLE		
LINE	BEARING	LENGTH
L115	S30°10'16"E	58.18'
L116	S54°55'20"E	110.26'
L117	S40°45'43"E	97.37'
L118	S32°28'17"E	100.54'
L119	S19°04'58"W	123.83'
L120	N01°25'38"E	92.21'
L121	N41°33'17"E	17.23'
L122	N41°33'17"E	70.24'
L123	N58°58'44"E	65.57'
L124	S57°40'19"E	151.92'
L125	S10°53'19"E	74.80'
L126	S33°33'08"W	16.22'
L127	S57°23'28"W	133.37'
L128	N64°26'48"W	75.27'
L129	N54°19'02"W	103.50'



SHEET 6 OF 9

SEE SHEET 1 FOR GENERAL NOTES.

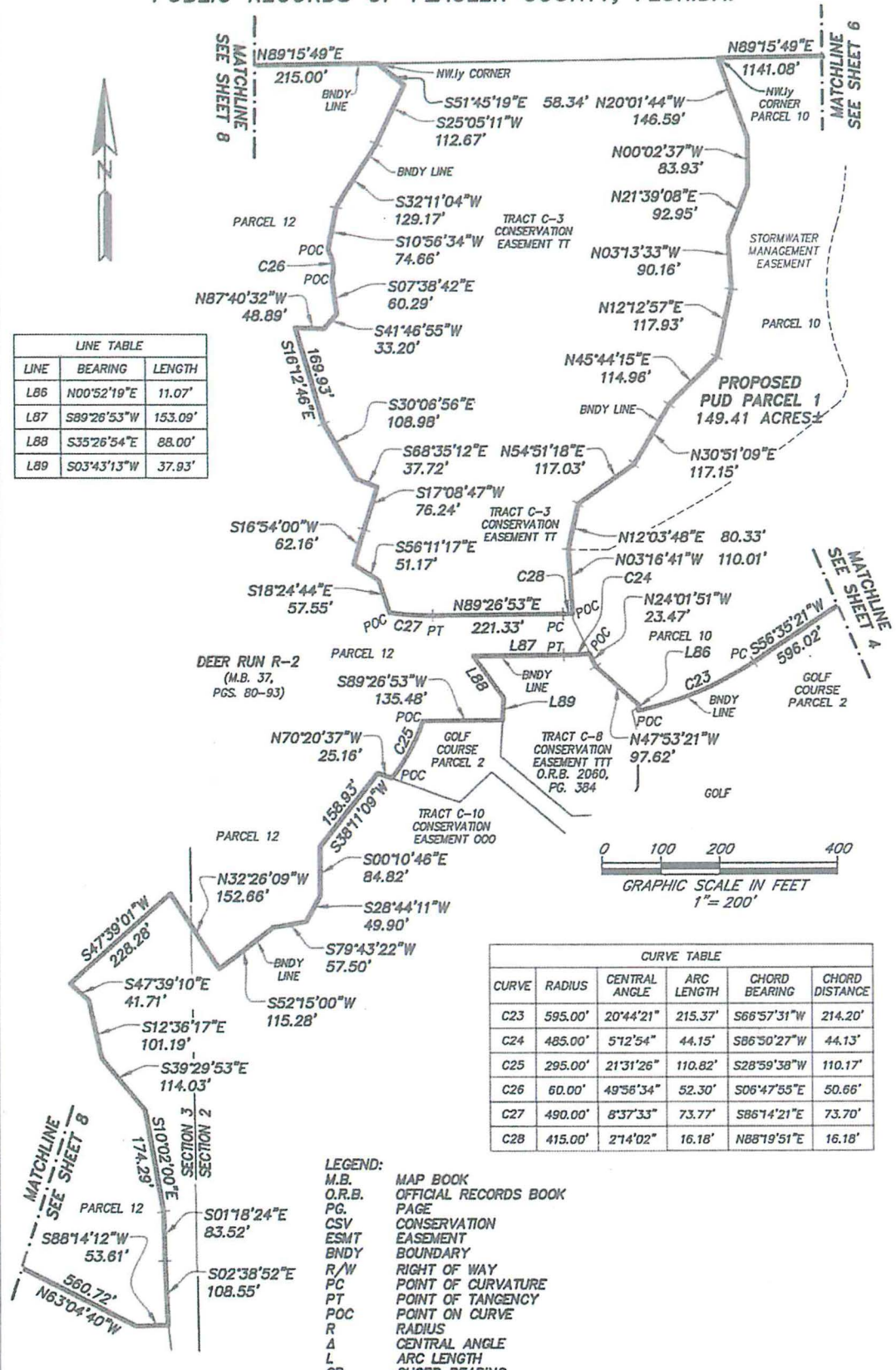
PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
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CERTIFICATE OF AUTHORIZATION NO. LB 3824

A PORTION OF DEER RUN R-2, AS RECORDED IN
MAP BOOK 37, PAGES 80 THROUGH 93, OF THE
PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

LINE TABLE		
LINE	BEARING	LENGTH
L86	N00°52'19"E	11.07'
L87	S89°26'53"W	153.09'
L88	S35°26'54"E	88.00'
L89	S03°43'13"W	37.93'

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C23	595.00'	20°44'21"	215.37'	S66°57'31"W	214.20'
C24	485.00'	5°12'54"	44.15'	S86°50'27"W	44.13'
C25	295.00'	21°31'26"	110.82'	S28°59'38"W	110.17'
C26	60.00'	49°56'34"	52.30'	S06°47'55"E	50.66'
C27	490.00'	8°37'33"	73.77'	S86°14'21"E	73.70'
C28	415.00'	2°14'02"	16.18'	N88°19'51"E	16.18'

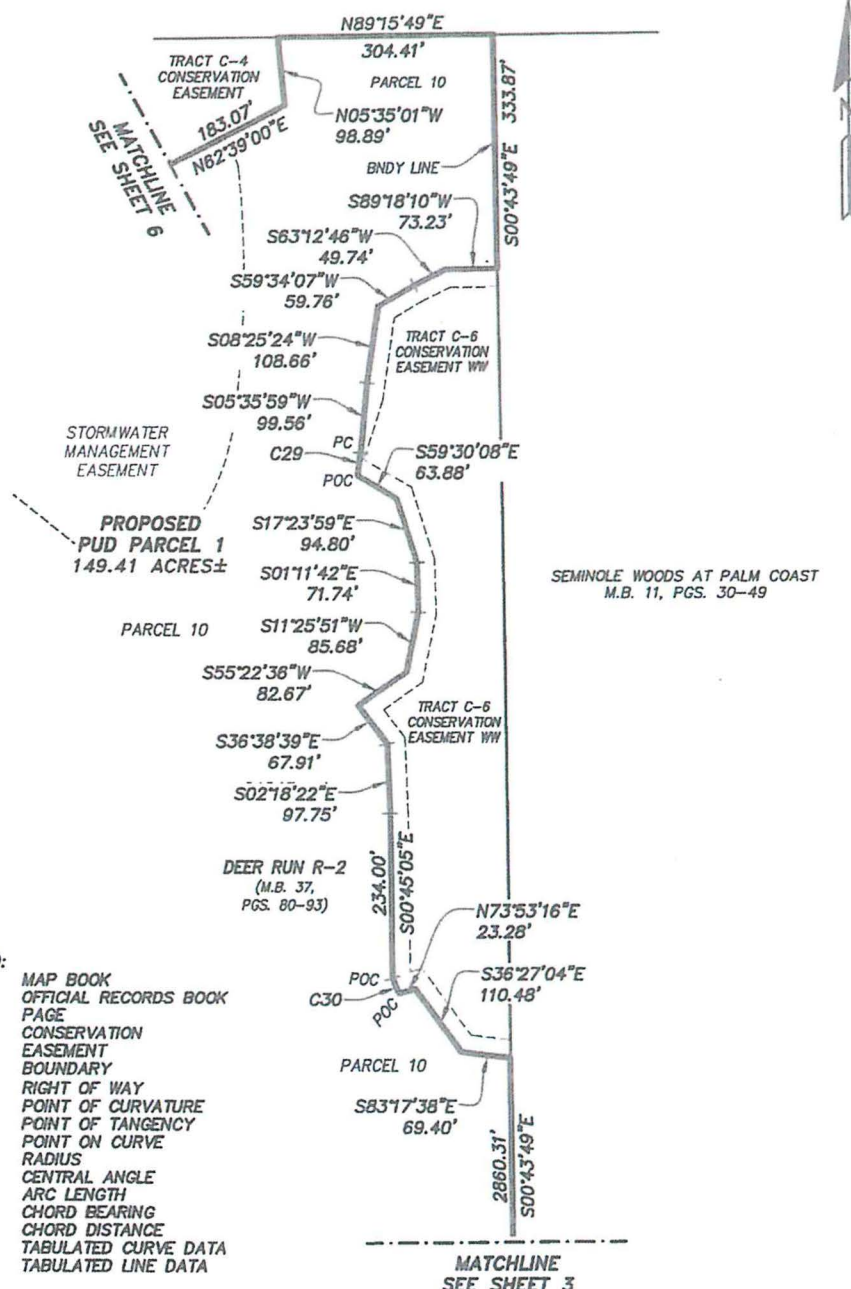
LEGEND:
M.B. MAP BOOK
O.R.B. OFFICIAL RECORDS BOOK
P.G. PAGE
CSV CONSERVATION
ESMT EASEMENT
BNDY BOUNDARY
R/W RIGHT OF WAY
PC POINT OF CURVATURE
PT POINT OF TANGENCY
POC POINT ON CURVE
R RADIUS
Δ CENTRAL ANGLE
L ARC LENGTH
CB CHORD BEARING
CH CHORD DISTANCE
C1 TABULATED CURVE DATA
L1 TABULATED LINE DATA



SHEET 7 OF 9
SEE SHEET 1 FOR GENERAL NOTES.

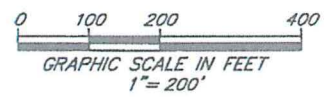
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JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. LB 3824

A PORTION OF DEER RUN R-2, AS RECORDED IN
MAP BOOK 37, PAGES 80 THROUGH 93, OF THE
PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.



- LEGEND:**
M.B. MAP BOOK
O.R.B. OFFICIAL RECORDS BOOK
PG. PAGE
CSV CONSERVATION
ESMT EASEMENT
BNDY BOUNDARY
R/W RIGHT OF WAY
PC POINT OF CURVATURE
PT POINT OF TANGENCY
POC POINT ON CURVE
R RADIUS
Δ CENTRAL ANGLE
L ARC LENGTH
CB CHORD BEARING
CH CHORD DISTANCE
C1 TABULATED CURVE DATA
L1 TABULATED LINE DATA

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C29	360.00'	5°10'56"	32.56'	S08°11'26"W	32.55'
C30	660.00'	2°02'59"	23.61'	S23°12'58"E	23.61'

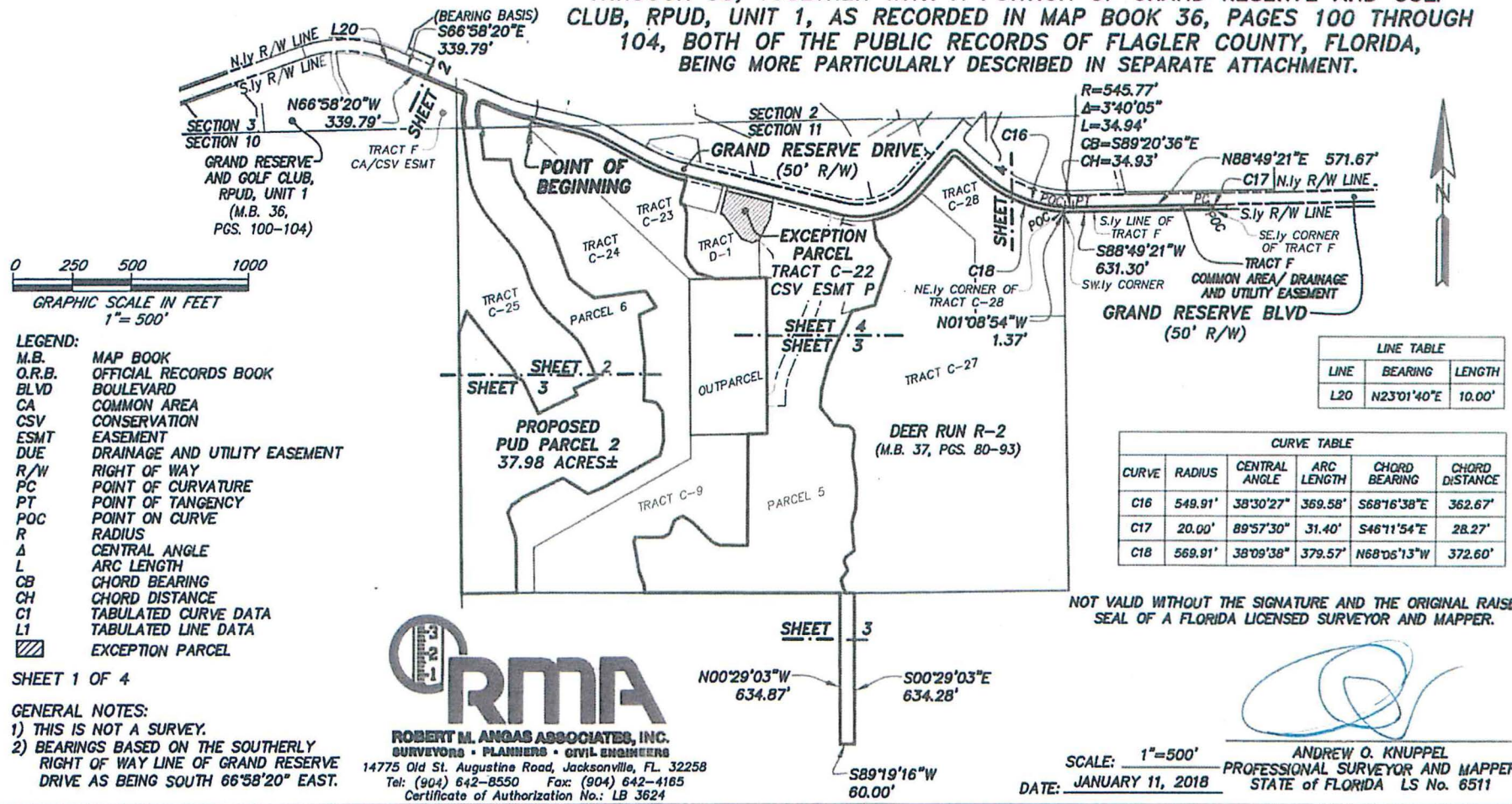


SHEET 9 OF 9
SEE SHEET 1 FOR GENERAL NOTES.

PREPARED BY:
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JACKSONVILLE, FL 32256 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. LB 3824

SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF DEER RUN R-2, AS RECORDED IN MAP BOOK 37, PAGES 80 THROUGH 93, TOGETHER WITH A PORTION OF GRAND RESERVE AND GOLF CLUB, RPUD, UNIT 1, AS RECORDED IN MAP BOOK 36, PAGES 100 THROUGH 104, BOTH OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



LINE TABLE		
LINE	BEARING	LENGTH
L20	N23°01'40\"E	10.00'

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C16	549.91'	38°30'27\"	369.58'	S68°16'38\"E	362.67'
C17	20.00'	89°57'30\"	31.40'	S46°11'54\"E	28.27'
C18	569.91'	38°09'38\"	379.57'	N68°06'13\"W	372.60'


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


 ANDREW O. KNUPPEL
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA LS No. 6511

SCALE: 1"=500'
 DATE: JANUARY 11, 2018



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 SURVEYORS • PLANNERS • CIVIL ENGINEERS
 14775 Old St. Augustine Road, Jacksonville, FL 32258
 Tel: (904) 642-8550 Fax: (904) 642-4165
 Certificate of Authorization No.: LB 3624

- LEGEND:**
- M.B. MAP BOOK
 - O.R.B. OFFICIAL RECORDS BOOK
 - BLVD BOULEVARD
 - CA COMMON AREA
 - CSV CONSERVATION
 - ESMT EASEMENT
 - DUE DRAINAGE AND UTILITY EASEMENT
 - R/W RIGHT OF WAY
 - PC POINT OF CURVATURE
 - PT POINT OF TANGENCY
 - POC POINT ON CURVE
 - R RADIUS
 - Δ CENTRAL ANGLE
 - L ARC LENGTH
 - CB CHORD BEARING
 - CH CHORD DISTANCE
 - C1 TABULATED CURVE DATA
 - L1 TABULATED LINE DATA
 -  EXCEPTION PARCEL

SHEET 1 OF 4

- GENERAL NOTES:**
- 1) THIS IS NOT A SURVEY.
 - 2) BEARINGS BASED ON THE SOUTHERLY RIGHT OF WAY LINE OF GRAND RESERVE DRIVE AS BEING SOUTH 66°58'20" EAST.

A PORTION OF DEER RUN R-2, AS RECORDED IN MAP BOOK 37, PAGES 80 THROUGH 93, TOGETHER WITH A PORTION OF GRAND RESERVE AND GOLF CLUB, RPUD, UNIT 1, AS RECORDED IN MAP BOOK 36, PAGE 100 THROUGH 104, BOTH OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

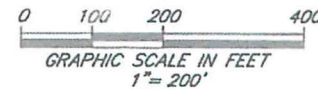
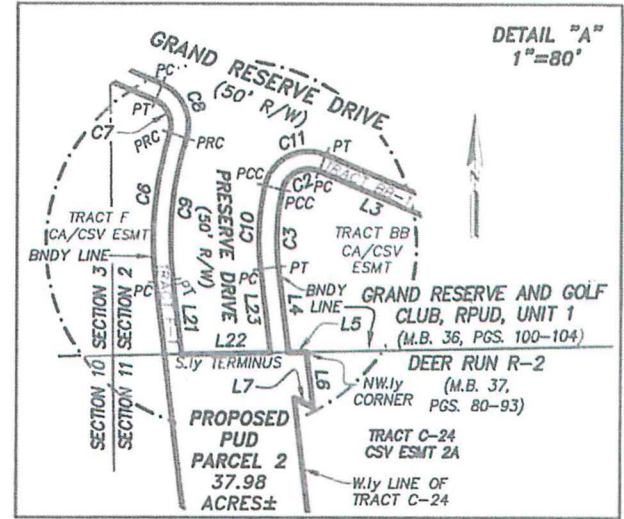
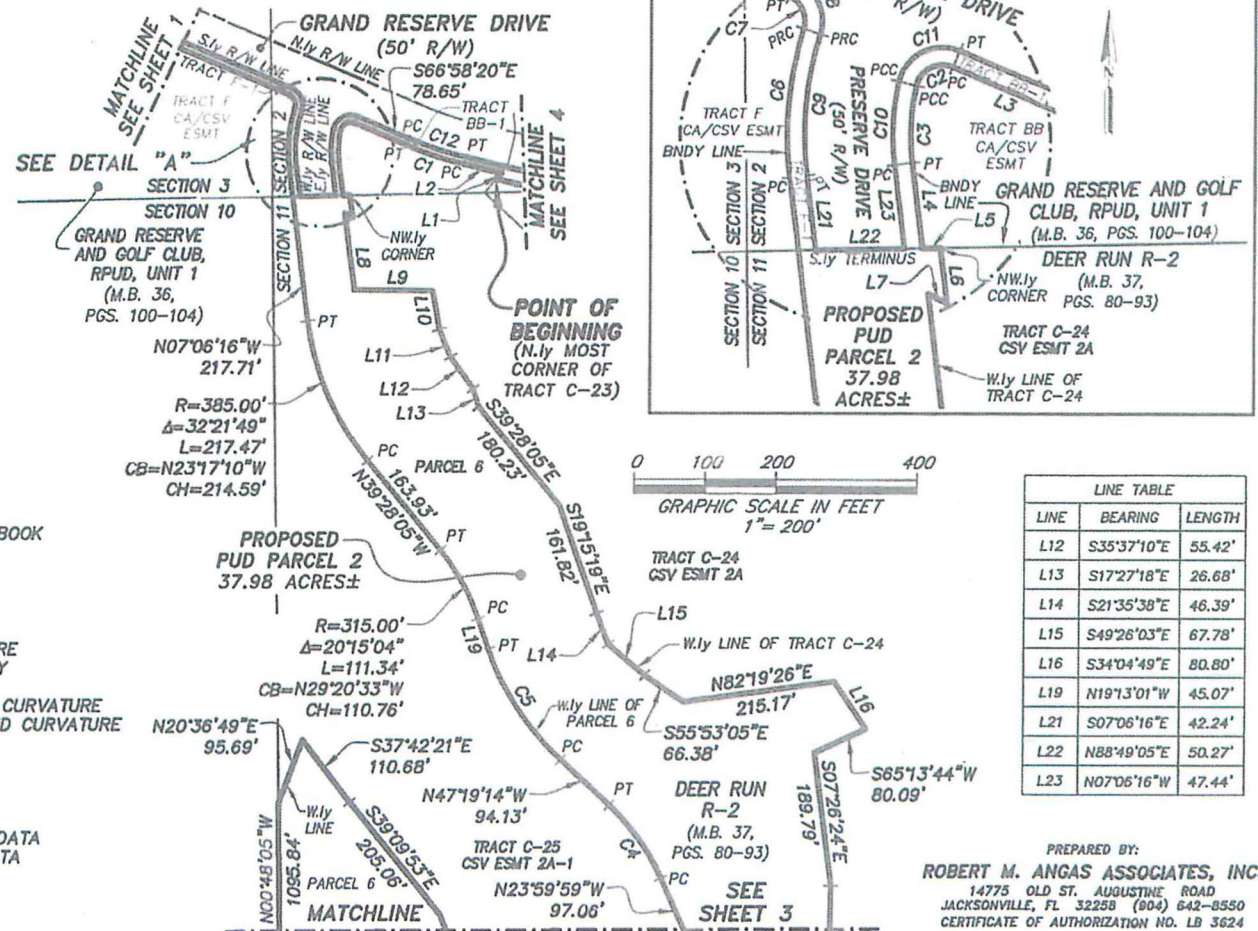
CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	510.00'	9°42'11"	86.37'	N71°49'26"W	86.27'
C2	15.00'	100°27'23"	26.30'	S82°47'58"W	23.06'
C3	127.94'	19°40'33"	43.94'	S02°44'00"W	43.72'
C4	315.00'	23°19'15"	128.21'	N35°39'37"W	127.33'
C5	385.00'	28°06'13"	188.84'	N33°16'08"W	186.96'
C6	197.94'	24°36'34"	85.02'	N05°12'01"E	84.37'
C7	15.00'	84°28'38"	22.12'	N24°44'01"W	20.17'
C8	25.00'	84°28'38"	36.86'	S24°44'01"E	33.61'
C9	187.94'	24°36'34"	80.72'	S05°12'01"W	80.10'
C10	137.94'	19°40'33"	47.37'	N02°44'00"E	47.14'
C11	25.00'	100°27'23"	43.83'	N62°47'58"E	38.43'
C12	500.00'	9°42'11"	84.68'	S71°49'26"E	84.57'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N40°54'04"E	11.28'
L2	N76°40'31"W	55.11'
L3	N66°58'20"W	78.65'
L4	S07°06'16"E	48.47'
L5	N88°49'05"E	10.05'
L6	S07°06'16"E	31.38'
L7	N63°51'42"W	11.96'
L8	S07°06'16"E	108.11'
L9	S89°25'13"E	111.00'
L10	S10°09'49"E	55.13'
L11	S22°40'47"E	41.84'

LEGEND:
M.B. MAP BOOK
O.R.B. OFFICIAL RECORDS BOOK
CA COMMON AREA
BNDY BOUNDARY
CSV CONSERVATION
ESMT EASEMENT
R/W RIGHT OF WAY
PC POINT OF CURVATURE
PT POINT OF TANGENCY
POC POINT ON CURVE
PRC POINT OF REVERSE CURVATURE
PCC POINT OF COMPOUND CURVATURE
R RADIUS
Δ CENTRAL ANGLE
L ARC LENGTH
CB CHORD BEARING
CH CHORD DISTANCE
C1 TABULATED CURVE DATA
L1 TABULATED LINE DATA

SHEET 2 OF 4

SEE SHEET 1 FOR GENERAL NOTES.



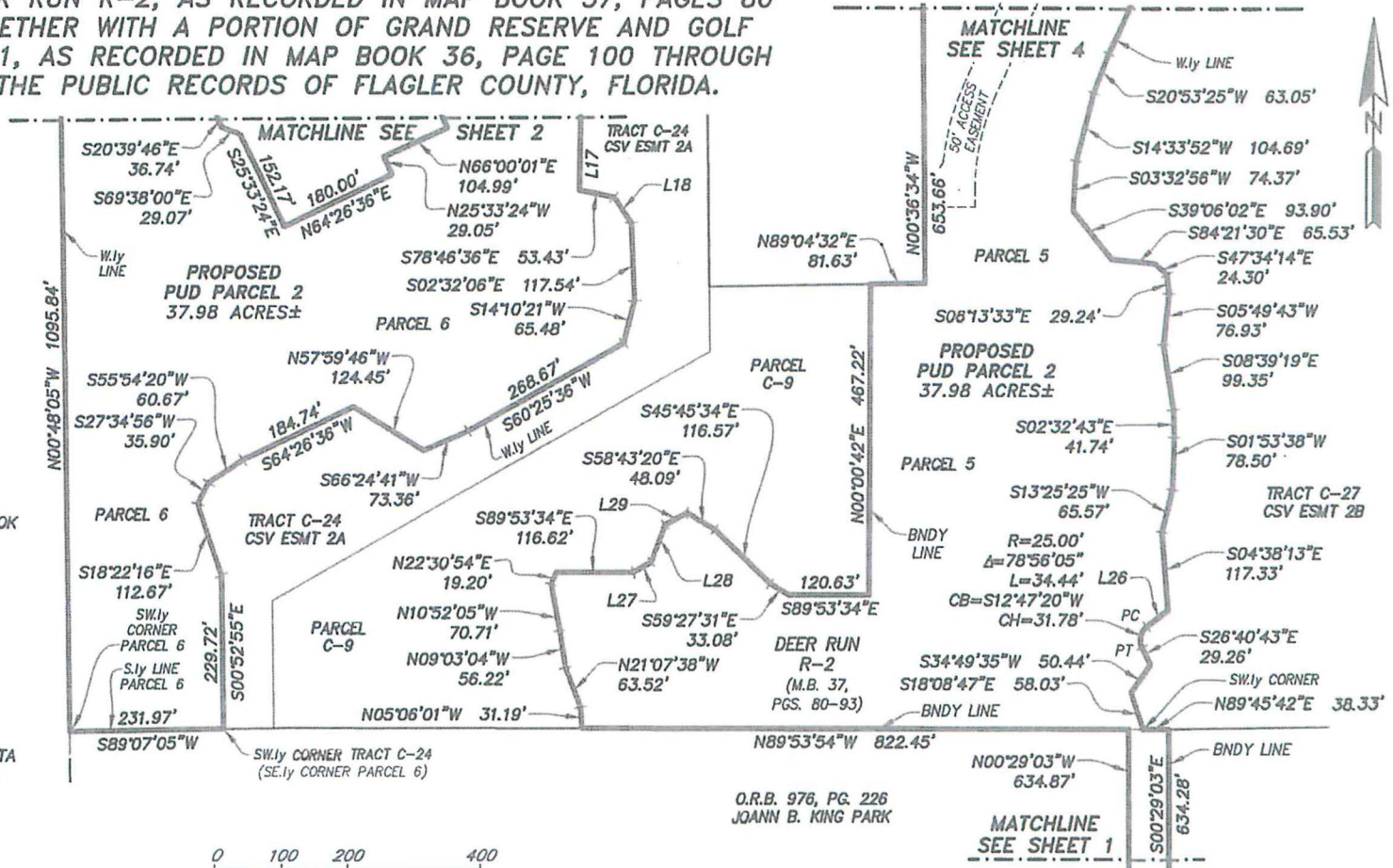
LINE TABLE		
LINE	BEARING	LENGTH
L12	S35°37'10"E	55.42'
L13	S17°27'18"E	26.68'
L14	S21°35'38"E	46.39'
L15	S49°26'03"E	67.78'
L16	S34°04'49"E	80.80'
L19	N19°13'01"W	45.07'
L21	S07°06'16"E	42.24'
L22	N88°49'05"E	50.27'
L23	N07°06'16"W	47.44'

PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
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JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. LB 3624

A PORTION OF DEER RUN R-2, AS RECORDED IN MAP BOOK 37, PAGES 80 THROUGH 93, TOGETHER WITH A PORTION OF GRAND RESERVE AND GOLF CLUB, RPUD, UNIT 1, AS RECORDED IN MAP BOOK 36, PAGE 100 THROUGH 104, BOTH OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

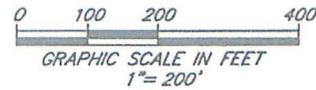
LINE TABLE		
LINE	BEARING	LENGTH
L17	S00°59'35"W	169.96'
L18	S34°39'36"E	46.76'
L26	S52°15'22"W	39.97'
L27	N59°46'20"E	31.51'
L28	N20°27'32"E	59.59'
L29	N61°32'00"E	37.66'

LEGEND:
M.B. MAP BOOK
O.R.B. OFFICIAL RECORDS BOOK
BNDY BOUNDARY
CSV CONSERVATION
ESMT EASEMENT
R/W RIGHT OF WAY
PC POINT OF CURVATURE
PT POINT OF TANGENCY
POC POINT ON CURVE
R RADIUS
Δ CENTRAL ANGLE
L ARC LENGTH
CB CHORD BEARING
CH CHORD DISTANCE
C1 TABULATED CURVE DATA
L1 TABULATED LINE DATA



SHEET 3 OF 4

SEE SHEET 1 FOR GENERAL NOTES.

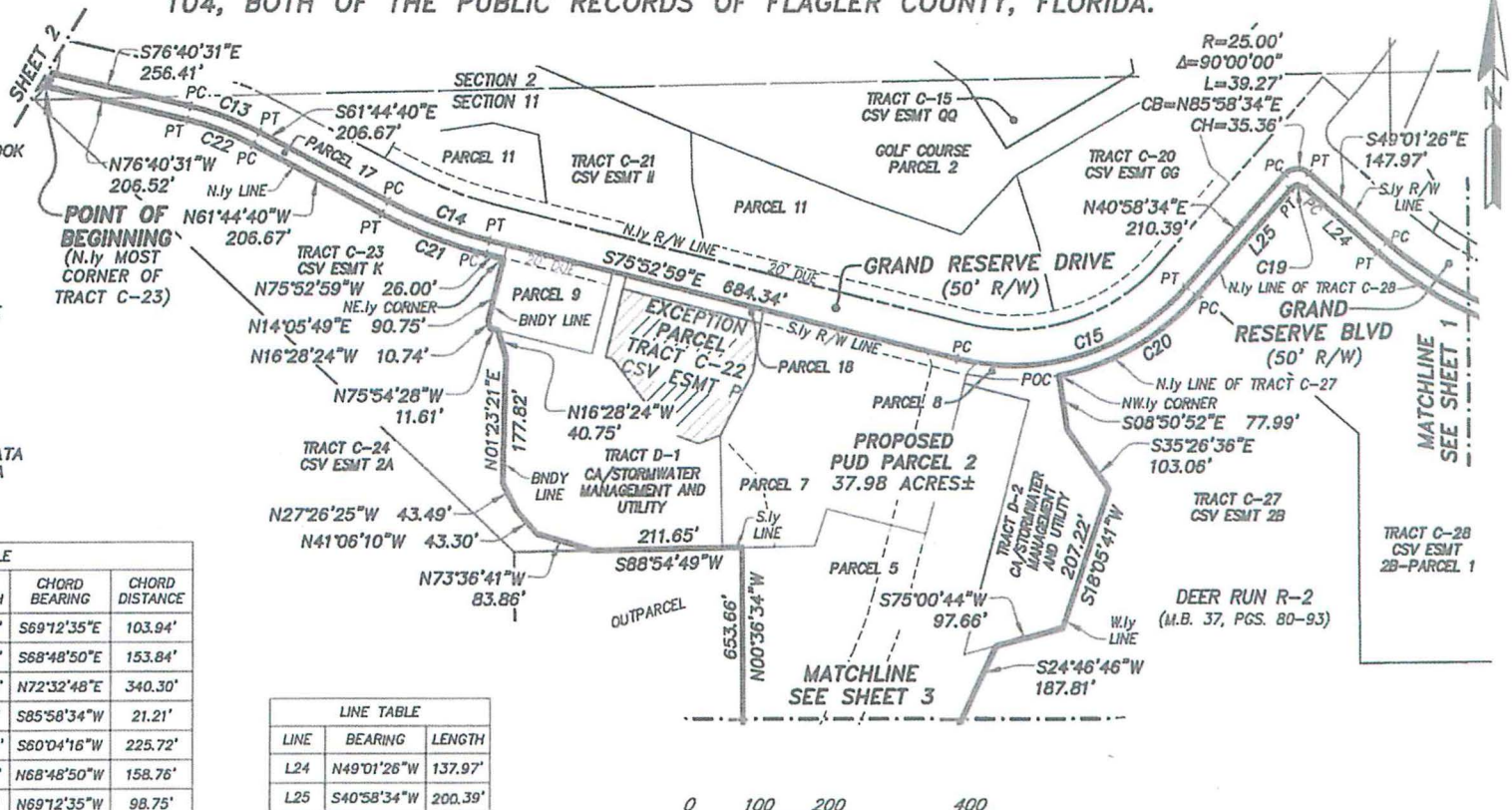


O.R.B. 976, PG. 226
JOANN B. KING PARK

PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
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CERTIFICATE OF AUTHORIZATION NO. LB 3824

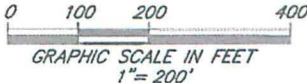
A PORTION OF DEER RUN R-2, AS RECORDED IN MAP BOOK 37, PAGES 80 THROUGH 93, TOGETHER WITH A PORTION OF GRAND RESERVE AND GOLF CLUB, RPUD, UNIT 1, AS RECORDED IN MAP BOOK 36, PAGE 100 THROUGH 104, BOTH OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

- LEGEND:**
- M.B. MAP BOOK
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 - CA COMMON AREA
 - BLVD BOULEVARD
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 - Δ CENTRAL ANGLE
 - L ARC LENGTH
 - CB CHORD BEARING
 - CH CHORD DISTANCE
 - C1 TABULATED CURVE DATA
 - L1 TABULATED LINE DATA
 - [Hatched Box] EXCEPTION PARCEL



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C13	400.00'	14°55'51"	104.24'	S69°12'35"E	103.94'
C14	625.00'	14°08'19"	154.23'	S68°48'50"E	153.84'
C15	325.00'	63°08'26"	358.15'	N72°32'48"E	340.30'
C19	15.00'	90°00'00"	23.56'	S85°58'34"W	21.21'
C20	345.00'	38°11'23"	229.96'	S60°04'16"W	225.72'
C21	645.00'	14°08'19"	159.16'	N68°48'50"W	158.76'
C22	380.00'	14°55'51"	99.03'	N69°12'35"W	98.75'

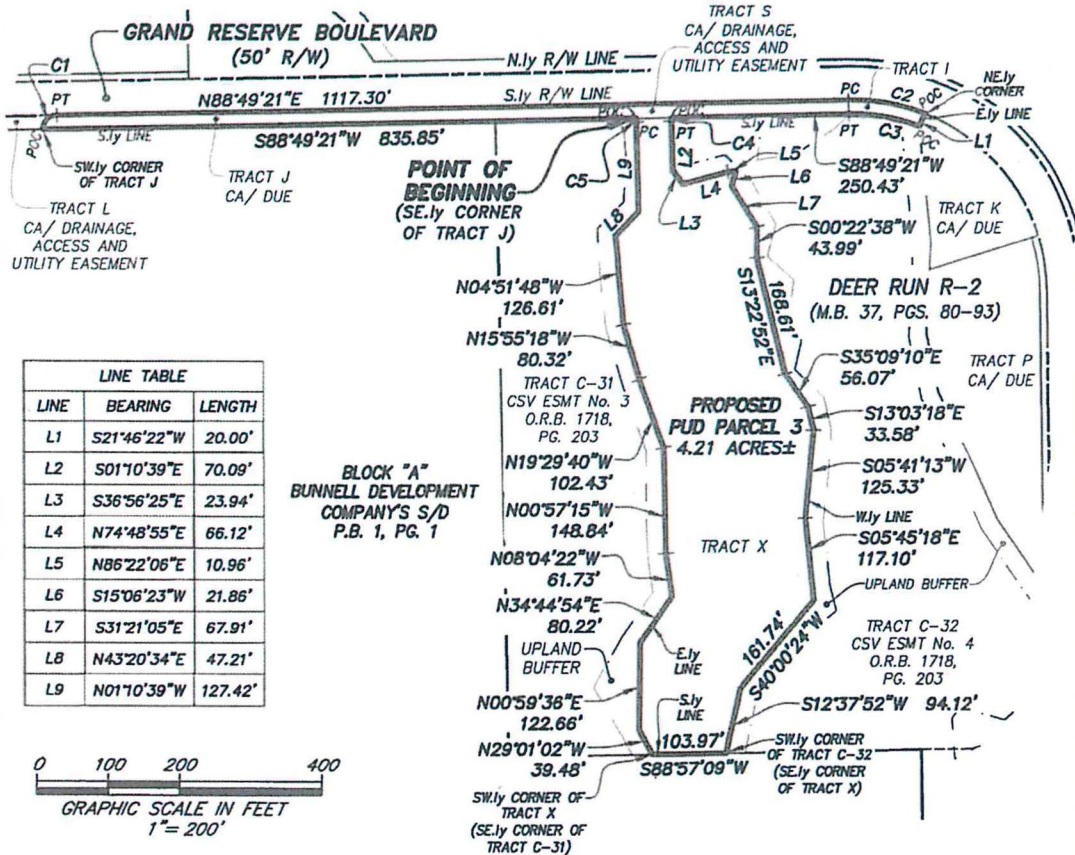
LINE TABLE		
LINE	BEARING	LENGTH
L24	N49°01'26"W	137.97'
L25	S40°58'34"W	200.39'



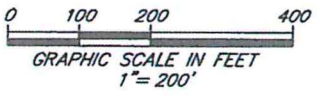
SHEET 4 OF 4
SEE SHEET 1 FOR GENERAL NOTES.

PREPARED BY:
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JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. LB 3624

**SKETCH TO ACCOMPANY DESCRIPTION OF
ALL OF TRACTS I, J, S AND X, AS DEPICTED ON DEER RUN R-2,
RECORDED IN MAP BOOK 37, PAGES 80 THROUGH 93, OF THE
PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA,
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.**



LINE TABLE		
LINE	BEARING	LENGTH
L1	S21°46'22"W	20.00'
L2	S01°10'39"E	70.09'
L3	S36°56'25"E	23.94'
L4	N74°48'55"E	66.12'
L5	N86°22'06"E	10.96'
L6	S15°06'23"W	21.86'
L7	S31°21'05"E	67.91'
L8	N43°20'34"E	47.21'
L9	N01°10'39"W	127.42'



- LEGEND:**
- M.B. MAP BOOK
 - O.R.B. OFFICIAL RECORDS BOOK
 - PG. PAGE
 - CA COMMON AREA
 - CSV CONSERVATION
 - DUE DRAINAGE AND UTILITY EASEMENT
 - ESMT EASEMENT
 - S/D SUBDIVISION
 - R/W RIGHT OF WAY
 - PC POINT OF CURVATURE
 - PT POINT OF TANGENCY
 - POC POINT ON CURVE
 - R RADIUS
 - Δ CENTRAL ANGLE
 - L ARC LENGTH
 - CB CHORD BEARING
 - CH CHORD DISTANCE
 - C1 TABULATED CURVE DATA
 - L1 TABULATED LINE DATA

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	20.00'	89°57'30"	31.40'	N43°50'36"E	28.27'
C2	275.00'	22°57'01"	110.15'	S79°42'08"E	109.42'
C3	255.00'	22°57'01"	102.14'	N79°42'08"W	101.46'
C4	25.00'	11°32'13"	5.03'	S04°35'28"W	5.03'
C5	25.00'	11°34'15"	5.05'	N06°57'47"W	5.04'

GENERAL NOTES:
 1) THIS IS NOT A SURVEY.
 2) BEARINGS BASED ON THE SOUTHERLY RIGHT OF WAY LINE OF GRAND RESERVE BOULEVARD AS BEING NORTH 88°49'21" EAST.

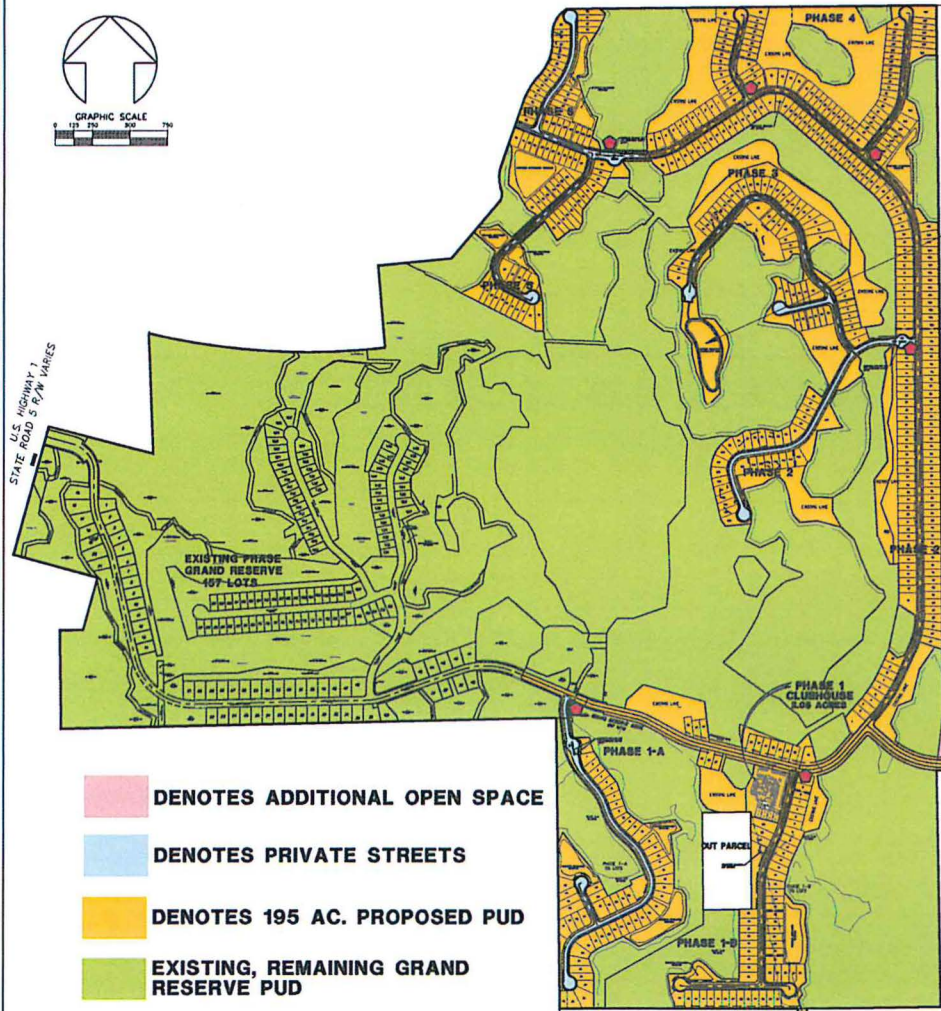
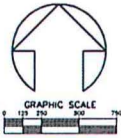


ROBERT M. ANGAS ASSOCIATES, INC.
 SURVEYORS • PLANNERS • CIVIL ENGINEERS
 14775 Old St. Augustine Road, Jacksonville, FL 32258
 Tel: (904) 642-8550 Fax: (904) 642-4165
 Certificate of Authorization No.: LB 3624

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

(Signature)
 ANDREW O. KNUPPEL
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA LS No. 6511

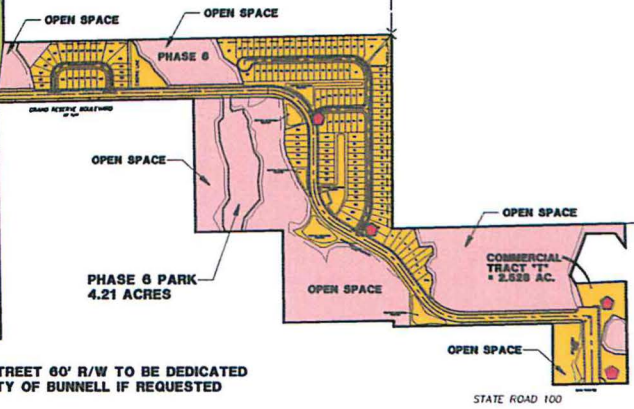
SCALE: 1"=200'
 DATE: JANUARY 11, 2018



- DENOTES ADDITIONAL OPEN SPACE
- DENOTES PRIVATE STREETS
- DENOTES 195 AC. PROPOSED PUD
- EXISTING, REMAINING GRAND RESERVE PUD
- MONUMENT SIGN

PHASE 3 PARK
2.813 ACRES

↑ PHASE 4
↓ PHASE 2



NASSAU STREET 60' R/W TO BE DEDICATED TO THE CITY OF BUNNELL IF REQUESTED

Proposed Modification

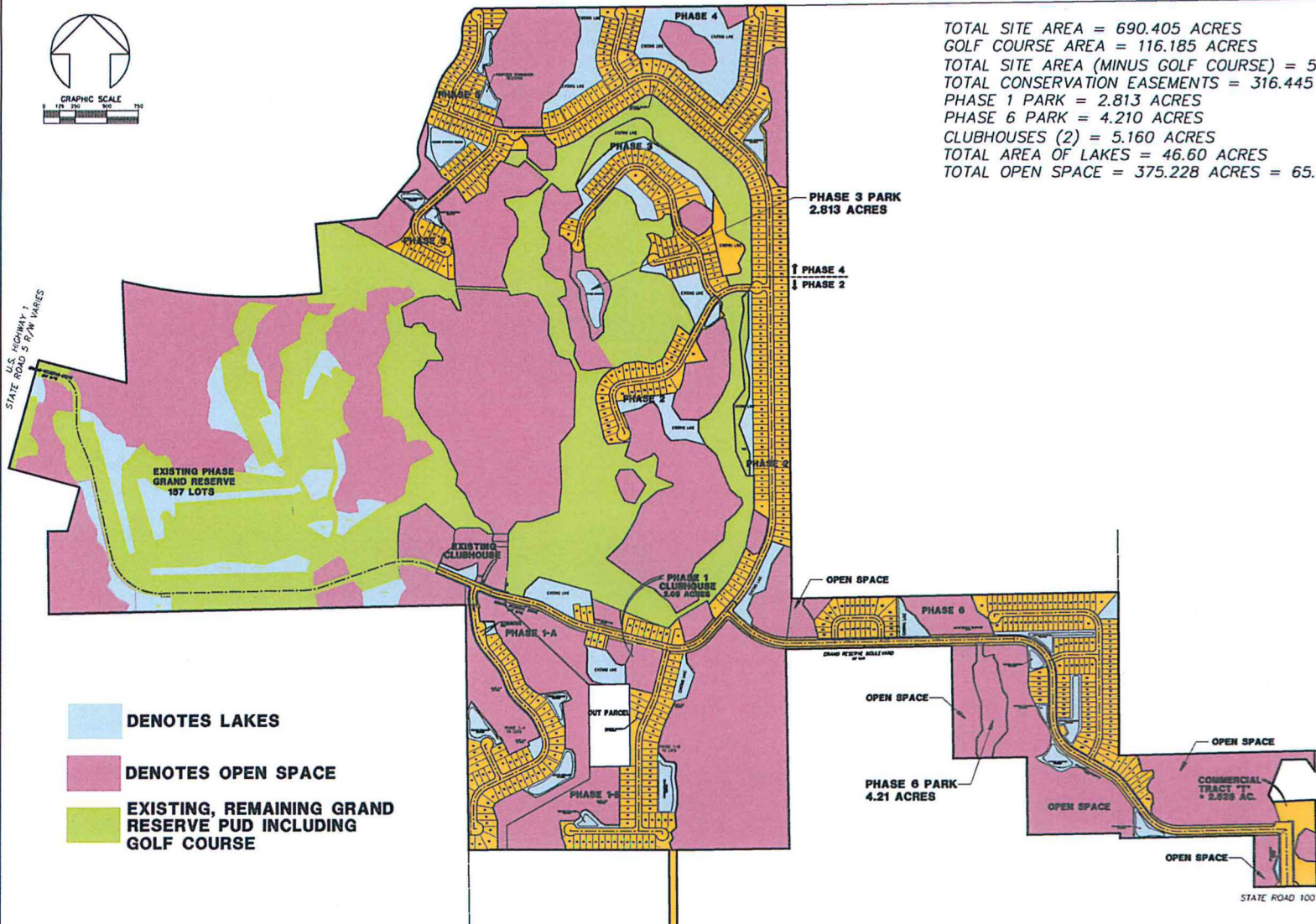
EXHIBIT "B"

TOTAL OVERALL PUD ACREAGE =
194.665 ACRES

LOT TOTALS BY PHASE	MINIMUM LOT SIZE
PHASE 1	125 LOTS
PHASE 2	117 LOTS
PHASE 3	57 LOTS
PHASE 4	135 LOTS
PHASE 5	106 LOTS
PHASE 6	146 LOTS
TOTAL =	686 LOTS

TOTAL AREA EXIST. & PROPOSED PUD = 690.405 ACRES
 AREA MINUS EXISTING GOLF COURSE = 574.22 ACRES
 TOTAL OPEN SPACE = 375.23 ACRES = 65.35%

PARKER WYNCHENBERG & ASSOCIATES, INC. PROFESSIONAL ENGINEERS • LANDSCAPE ARCHITECTS 1125 WOOD ROSS AVENUE • HOLLY HILL, FLORIDA 32118 (386)777-8881 FAX (386)777-2114 E-mail: info@parkerwy.com OFFICE OF ARCHITECTURAL RECORDS	
EXHIBIT "B" MASTER DEVELOPMENT PLAN GRAND RESERVE BUNNELL • FLORIDA CITY OF BUNNELL'S PLANNING DEPARTMENT DATE: 11/20/18 SCALE: 1"=40' SHEET 1 OF 1	



TOTAL SITE AREA = 690.405 ACRES
 GOLF COURSE AREA = 116.185 ACRES
 TOTAL SITE AREA (MINUS GOLF COURSE) = 574.220 ACRES
 TOTAL CONSERVATION EASEMENTS = 316.445 ACRES
 PHASE 1 PARK = 2.813 ACRES
 PHASE 6 PARK = 4.210 ACRES
 CLUBHOUSES (2) = 5.160 ACRES
 TOTAL AREA OF LAKES = 46.60 ACRES
 TOTAL OPEN SPACE = 375.228 ACRES = 65.35%

- DENOTES LAKES
- DENOTES OPEN SPACE
- EXISTING, REMAINING GRAND RESERVE PUD INCLUDING GOLF COURSE

EXHIBIT "C"

PROPOSED PUD & OPEN SPACE EXHIBIT

DATE: 11/11/13		REVISION: 1	
PARKER MYNCHENBERG & ASSOCIATES, INC.			
PROFESSIONAL ENGINEERS & LANDSCAPE ARCHITECTS			
1729 PROSEWOOD AVENUE • HOLLY HILL, FLORIDA 32117			
CERTIFICATE OF AUTHORIZATION NUMBER: 0000000			
PROPOSED PUD & OPEN SPACE EXHIBIT			
GRAND RESERVE			
DATE: 11/11/13	DESIGNED BY: PMA	CHECKED BY: PMA	SCALE: 1"=100'
DATE: 11/11/13	DESIGNED BY: PMA	CHECKED BY: PMA	SCALE: 1"=100'

Document prepared by:
Wade C. Vose, Esq.
Vose Law Firm LLP
324 W. Morse Blvd.
Winter Park, FL 32789

Return recorded document to:
City of Bunnell
201 W. Moody Boulevard
Bunnell, FL. 32110

FIRST AMENDMENT TO
GRAND RESERVE
PLANNED UNIT DEVELOPMENT (PUD) AGREEMENT

THIS AGREEMENT (“Amendment”) is made and entered into by and between the CITY OF BUNNELL, FLORIDA, a Florida municipal corporation located in Flagler County, Florida, and D.R. HORTON, INC. – JACKSONVILLE, a Delaware Corporation, and Deer Run CDD, the record title property owners (“Owner”) and (“Developer”), (collectively, the “Parties”), who hereby agree and covenant, and bind their heirs, successors, and assigns, as set forth herein.

WITNESSETH:

WHEREAS, the Parties are parties to that certain “Grand Reserve Planned Unit Development (PUD) Agreement” recorded at Official Records Book 2283, Page 75, Public Records of Flagler County, Florida (the “PUD Agreement”); and

WHEREAS, pursuant to Section 13 of the PUD Agreement and the procedures set forth therein, the Parties may mutually agree to amend the PUD Agreement; and

WHEREAS, the Parties find that it is appropriate to amend the PUD Agreement as set forth herein; and

WHEREAS, for the purposes of this Amendment, underlined type shall constitute additions to the original text, *** shall constitute ellipses to the original text and ~~strike through~~ shall constitute deletions to the original text.

NOW, THEREFORE, the Parties, intending to be legally bound, agree as follows:

1. Exhibits B and C to the PUD Agreement are hereby replaced by Exhibits B and C to this Amendment, which exhibits are attached hereto and incorporated herein. Section 2 of the PUD Agreement is hereby amended to read as follows:

2. EXHIBITS

The Exhibits listed below are by reference made a part hereof, and copies or reduced size copies are attached hereto. Full-sized copies of the Exhibits shall be retained by the City Clerk and shall be controlling in case of any ambiguity in the

Exhibits. In the event of a conflict between the graphic illustrations of any Exhibit and the textual provisions of this Agreement, the textual provisions shall control.

Exhibit A: Property legal description, survey, date certified, March 22, 2017, prepared by Robert Mangus Associates Inc.,

Exhibit B: Master Development Plan (MDP) Plan, rev. date November 8, 2022 ~~April 18, 2018~~, prepared by England-Thims & Miller, Inc. ~~Parker Mynchenberg & Associates,~~

Exhibit C: Proposed PUD and Open Space Exhibit, rev. date November 8, 2022 ~~May 1, 2018~~, prepared by England-Thims & Miller, Inc. ~~Parker Mynchenberg & Associates,~~

2. Section 5 of the PUD Agreement is hereby amended to read as follows:

5. PERMITTED USES

The following uses are permitted within the Property, subject to compliance with the Use-Specific Standards set forth in the City's LDC:

- A. Residential: ~~690~~ ~~686~~ Single Family Lots: Minimum 40 x 100, 4,000 sq. ft., Minimum Individual Building Size 1,200 sq. ft. Living Space
- B. Commercial: Tract T = 2.528 Acres Commercial Tract: All Uses Permitted in B-1 Business District per LDC

3. All the terms and conditions of the PUD Agreement that are not specifically amended or revised by this Amendment shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto attached their hands and seals on the dates set forth below.

[Signature pages following]

Signed, sealed and delivered in the presence of:

THE CITY OF BUNNELL, FLORIDA, a Florida municipal corporation

Witness 1

By: _____
Catherine Robinson, Mayor

Print Name of Witness 1

Witness 2

Attest:

Print Name of Witness 2

By: _____
Kristen Bates, CMC, City Clerk

Date: _____

Approved as to legal form:

By: _____
Vose Law Firm LLP, City Attorney

Signed, sealed and delivered in the **D.R. HORTON, INC. – JACKSONVILLE** presence of:

Witness 1

By: _____

Print Name of Witness 1

Name: _____

Title: _____

Date: _____

Witness 2

[Corporate Seal]

Print Name of Witness 2

Signed, sealed and delivered in the **DEER RUN CDD** presence of:

Witness 1

By: _____

Print Name of Witness 1

Name: _____

Title: _____

Date: _____

Witness 2

[Corporate Seal]

Print Name of Witness 2



LEGEND

- OPENED AGRICULTURAL OPEN SPACE
- OPENED PRIVATE GOLF COURSE
- OPENED 189 AC. PROPOSED PUB RESERVE PUD
- OPENED 189 AC. PROPOSED PUB RESERVE PUD
- OPENED 189 AC. PROPOSED PUB RESERVE PUD

LOT TOTALS BY PHASE	MINIMUM LOT SIZE
PHASE 1A	55 LOTS
PHASE 1B	70 LOTS
PHASE 2	117 LOTS
PHASE 3	60 LOTS
PHASE 4	135 LOTS
PHASE 5	112 LOTS
PHASE 6	141 LOTS
TOTAL =	690 LOTS

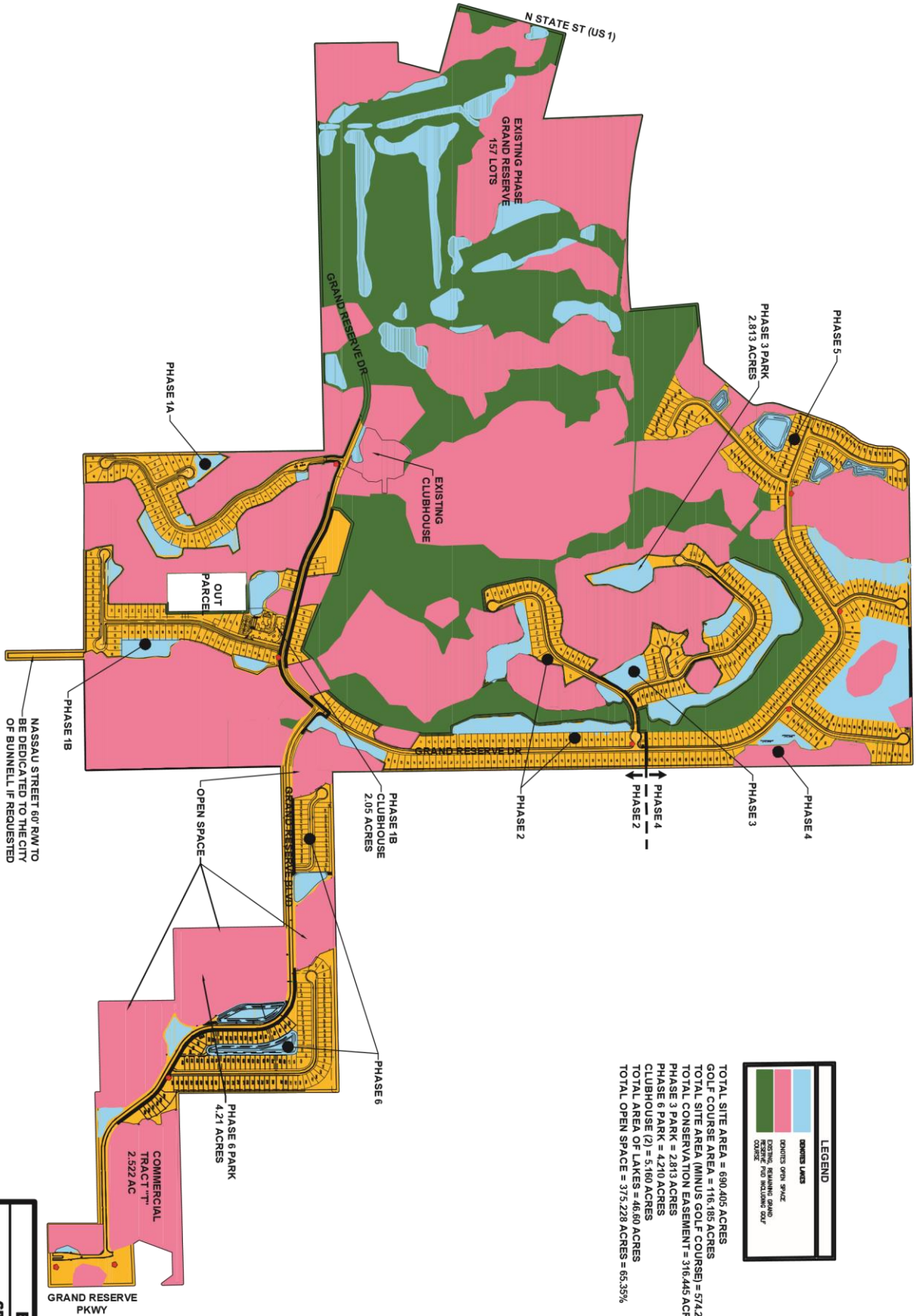
TOTAL AREA EXISTING & PROPOSED PUD = 690,405
 AREA MINUS EXISTING GOLF COURSE = 574,422
 TOTAL OPEN SPACE = 375,233 ACRES = 65.35%

TOTAL OVERALL PUD ACRES
 = 194,665 ACRES

EXHIBIT B
GRAND RESERVE
BUNNELL, FLORIDA

ETM
 Engstrom-Thompson & Miller, Inc.
 14775 Dale Rd., Suite 100
 Jacksonville, FL 32258
 Tel: (904) 644-8888
 Fax: (904) 644-8888
 MEI-1384, LC-080018

VISION • EXPERIENCE • RESULTS



LEGEND	
[Blue Swatch]	EXISTING LAKES
[Pink Swatch]	ROUTES OPEN SPACE
[Green Swatch]	RESERVE AND INCLUDES GOLF COURSE

TOTAL SITE AREA = 690,405 ACRES
 GOLF COURSE AREA = 116,165 ACRES
 TOTAL SITE AREA (MINUS GOLF COURSE) = 574,220 ACRES
 TOTAL CONSERVATION EASEMENT = 316,445 ACRES
 PHASE 3 PARK = 2,813 ACRES
 PHASE 6 PARK (2) = 4,210 ACRES
 CLUBHOUSE (2) = 4,160 ACRES
 TOTAL AREA OF LAKES = 46,680 ACRES
 TOTAL OPEN SPACE = 375,220 ACRES = 65.35%

EXHIBIT B
GRAND RESERVE
BUNNELL, FLORIDA

ETM
 VISION • EXPERIENCE • RESULTS
 Grand Reserve, Thomas A. Miller, Inc.
 14000 Old St. Augustine Road
 Jacksonville, FL 32226
 P: (904) 444-8888
 F: (904) 444-8888
 2024 LC-000015

ORDINANCE 2022-XX

AN ORDINANCE OF THE CITY OF BUNNELL, FLORIDA PROVIDING FOR THE GRAND RESERVE PLANNED DEVELOPMENT AGREEMENT AMENDMENT NO. 1; APPROVING THE AMENDED GRAND RESERVE PLANNED UNIT DEVELOPMENT AGREEMENT; AND APPROVING THE GRAND RESERVE PLANNED UNIT DEVELOPMENT AGREEMENT; PROVIDING FOR THE ADOPTION BY REFERENCE; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR NONCODIFICATION AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, DR Horton, Inc-Jacksonville, the record title property owner and Developer has requested approval of the Grand Reserve Planned Unit Development Agreement (the “PUD Planned Unit Development Agreement No. 1”) to the existing agreement adopted in May 2018 attached as Exhibit 1; and

WHEREAS, DR Horton, Inc-Jacksonville, and the City have agreed to certain terms and conditions pertaining to the development of the Grand Reserve Subdivision contained in the modified Grand Reserve Planned Unit Development Agreement , attached as Exhibit 2; and

WHEREAS, the Grand Reserve Planned Unit Development Agreement Amendment No.1 is consistent with the City’s Vision 2035 and the Comprehensive Plan; and

WHEREAS, public hearings on the Grand Reserve Planned Unit Development Agreement Amendment No. 1 have been held before the Planning, Zoning and Appeals Board (PZAB) and City Commission in accordance with the applicable provisions of the City of Bunnell Code of Ordinances.

WHEREAS, the City Commission of the City of Bunnell, Florida has taken, as implemented by City staff, all actions relating to the action set forth herein in accordance with the requirements and procedures mandated by State law.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF BUNNELL, FLORIDA:

Section 1. Legislative Findings and Intent.

(a) The City Commission of the City of Bunnell hereby adopts and incorporates into this Ordinance the City staff report and City Commission agenda memorandum relating

to the application relating to the proposed modification of the Grand Reserve Planned Unit Development Agreement as well as the recitals (whereas clauses) to this Ordinance.

- (b) The City of Bunnell has complied with all requirements and procedures of Florida law in processing and advertising this Ordinance.

Section 2. Development Agreement Approval.

- (a) The Grand Reserve Planned Unit Development Agreement in the form attached as Exhibit B is hereby approved. The Mayor and City Commissioners are hereby authorized to execute the agreement by and on behalf of the City of Bunnell, Florida.
- (b) Conditions of development relating to the subject property may be incorporated into the subsequent pertinent development orders and such development orders may be subject to public hearing requirements in accordance with the provisions of controlling law.

Section 3. Incorporation of Maps.

The maps attached to this Ordinance are hereby ratified and affirmed and incorporated into this Ordinance as a substantive part of this Ordinance.

Section 4. Conflicts.

All ordinances or part of ordinances in conflict with this Ordinance are hereby repealed

Section 5. Severability.

If any section, sentence, phrase, word, or portion of this Ordinance is determined to be invalid, unlawful or unconstitutional, said determination shall not be held to invalidate or impair the validity, force or effect of any other section, sentence, phrase, word, or portion of this Ordinance not otherwise determined to be invalid, unlawful, or unconstitutional.

Section 6. Safety Clause.

The City of Bunnell, Mayor, Vice Mayor and City Commissioners finds and declares that this ordinance is promulgated and adopted for the public health, safety and welfare and this ordinance bears a rational relation to the legislative object sought to be obtained.

Section 7. Effective Date

This Ordinance shall take effect upon the effective date of Ordinance 2023-XX.

First Reading: on this ____ day of January 2023.

Second/Final Reading: adopted on this ____ day of January 2023.

CITY COMMISSION, City of Bunnell, Florida.

By: _____
Catherine D. Robinson, Mayor

Approved for form and content by:

Vose Law Firm, City Attorney

Attest:

Kristen Bates, CMC, City Clerk

Seal:



City of Bunnell, Florida

Agenda Item No. 7.

Document Date: 10/1/2022
Department: Community Development
Subject: PZA#2022-xx: Preliminary Plat Approval Request for Grand Reserve Phase 3

Property Address:
Zoning Designation: PUD (Planned Unit Development)
Future Land Use Designation: SF-Low (Single-Family Low Density)
Agenda Section: New Business

ATTACHMENTS:

Description	Type
Exhibit A - Location Map (Grand Reserve, Ph 3)	Location Map(s)
Exhibit B - Preliminary Subdivision Plat (Grand Reserve, Ph 3)	Plans

Summary/Highlights:

This is a request for a Preliminary Plat approval for a new phase in the Grand Reserve Master Planned Subdivision. This request is for the phase identified as Phase 3 and approved in May of 2018 as a portion of the Planned Unit Development (PUD) Agreement.

Background:

DR Horton and Deer Run Community Development District (CDD), are the current owners of the subject parcels that are requesting a Preliminary Plat approval of Phase 3 of the the Grand Reserve Master Planned Subdivision.

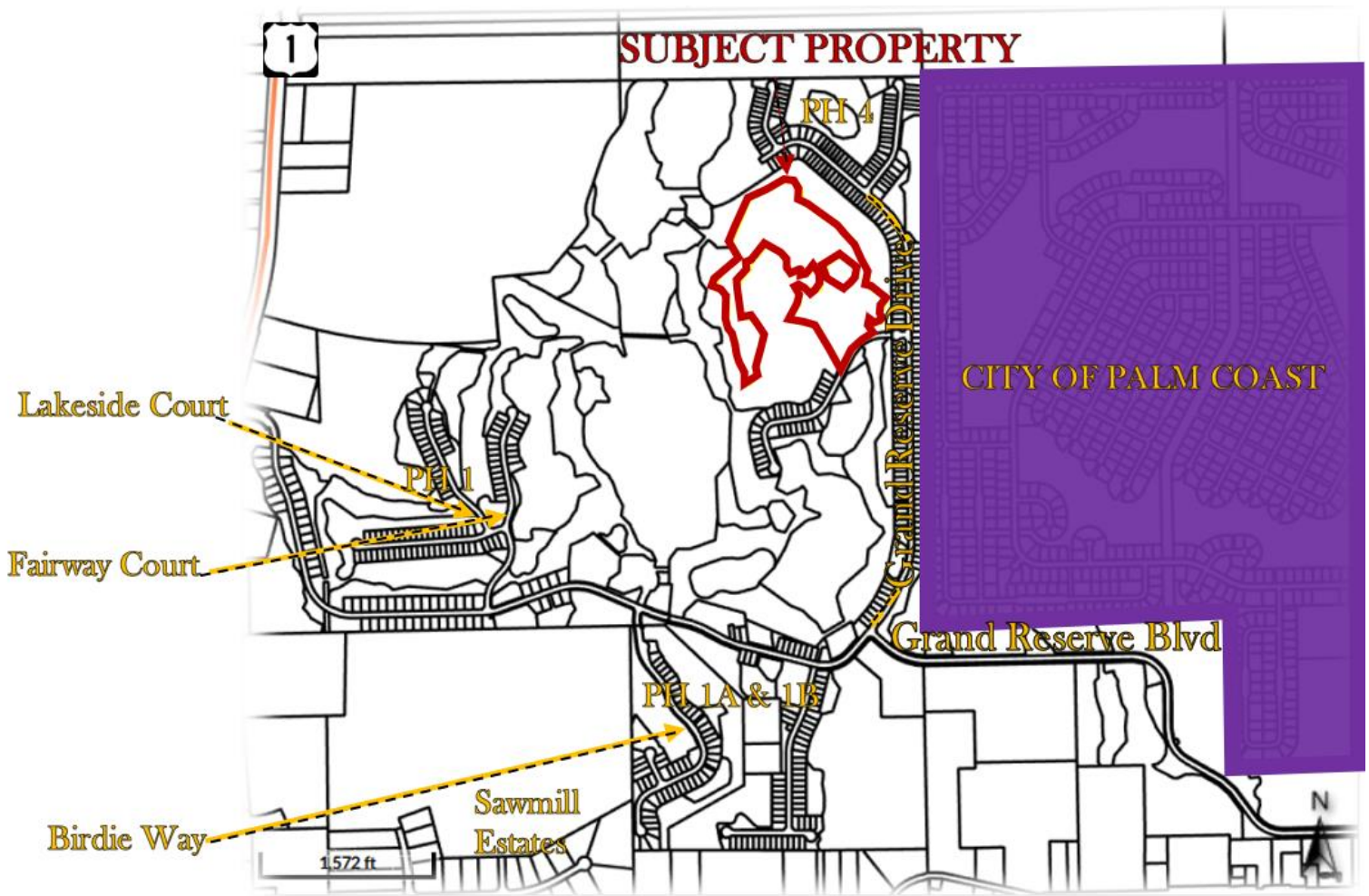
The subject 24.51 acre area will be subdivided to create a total number of 60 single-family residential lots and various tracts that are assigned for use as open space or infrastructure which includes but not limited to roads and lift station, etc.

Staff Recommendation:

Staff recommends approval of the Preliminary Subdivision Plat for Grand Reserve, Phase 3 bearing a total of 60 residential lots that are based on adherence to the City's 2035 Comprehensive Plan and Section 30-53 of the Land Development Code.

City Attorney Review:

Reviewed and approved.



LOCATION MAP

GRAND RESERVE PHASE 3

A PORTION OF SECTION 2, TOWNSHIP 12 SOUTH, RANGE 30 EAST, CITY OF BUNNELL, FLAGLER COUNTY, FLORIDA,
BEING A REPLAT OF A PORTION OF DEER RUN R-2, AS RECORDED IN MAP BOOK 37, PAGES 80 THROUGH 93,
OF THE PUBLIC RECORDS OF SAID COUNTY.

PRELIMINARY PLAT BUNNELL, FLORIDA

LEGAL DESCRIPTION

A portion of Section 2, Township 12 South, Range 30 East, City of Bunnell, Flagler County, Florida, being a replat of a portion of Parcels 2 and 14 as depicted on Deer Run R-2, a plat recorded in Map Book 37, pages 80 through 93 of the Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Northwest corner of Tract 2-1, as depicted on Grand Reserve Phase 2, a plat recorded in Map Book 39, pages 68 through 73 of said Public Records; thence South 00°43'49" East, along the Westerly line of said Tract 2-1 and its Southerly prolongation, 60.05 feet to a point lying on the Northwesterly right of way line of Lob Wedge Lane, a private 50 foot right of way as presently established; thence South 89°18'08" West, along said Northwesterly right of way line 83.06 feet to the point of curvature of a curve concave Southerly having a radius of 325.00 feet; thence Westerly along said Northwesterly right of way line, through a central angle of 17°16'05", an arc length of 97.95 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of South 80°40'06" West, 97.58 feet.

From said Point of Beginning, thence Southwesterly along the arc of a curve concave Southeasterly having a radius of 325.00 feet, through a central angle of 44°03'05", an arc length of 249.87 feet to point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 50°00'31" West, 243.76 feet; thence South 27°58'58" West, 166.26 feet; thence North 57°52'26" West, 15.81 feet; thence North 22°39'05" West, 125.74 feet; thence North 36°55'09" West, 103.10 feet; thence North 26°48'19" West, 59.61 feet; thence North 27°28'09" West, 97.15 feet; thence North 53°37'09" West, 95.34 feet; thence North 82°53'16" West, 118.67 feet; thence North 80°25'46" West, 61.75 feet; thence North 19°14'06" East, 66.69 feet; thence North 36°57'14" East, 79.60 feet; thence North 14°00'51" East, 90.42 feet; thence North 18°47'15" West, 37.25 feet; thence North 35°53'46" West, 47.70 feet; thence North 73°00'25" East, 45.72 feet; thence South 72°44'58" East, 41.39 feet; thence South 55°16'42" East, 73.67 feet; thence North 71°32'36" East, 74.88 feet; thence North 04°30'17" East, 62.49 feet to a point on a non-tangent curve concave Easterly having a radius of 260.00 feet; thence Northerly along the arc of said curve, through a central angle of 12°52'41", an arc length of 58.44 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 17°19'39" West, 58.32 feet; thence North 10°53'19" West, 65.22 feet; thence South 88°21'51" West, 42.99 feet; thence South 34°30'26" West, 42.30 feet; thence South 65°35'00" West, 30.49 feet; thence South 85°25'10" West, 49.08 feet; thence North 72°26'08" West, 40.82 feet; thence South 80°59'20" West, 59.40 feet; thence North 21°06'26" West, 68.79 feet; thence North 09°27'58" West, 56.94 feet; thence North 29°37'59" West, 69.53 feet; thence North 58°03'56" West, 91.03 feet; thence North 63°49'43" West, 60.49 feet; thence South 41°40'30" West, 233.66 feet; thence South 02°09'20" East, 43.09 feet; thence South 43°50'24" West, 62.53 feet; thence South 34°33'46" West, 75.01 feet; thence South 11°05'39" West, 52.93 feet; thence South 04°30'32" East, 219.19 feet to a point on a non-tangent curve concave Easterly having a radius of 140.00 feet; thence Southerly along the arc of said curve, through a central angle of 16°41'28", an arc length of 40.78 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 13°10'45" East, 40.64 feet; thence South 84°35'58" East, along a non-tangent line, 97.24 feet; thence South 37°13'38" East, 141.91 feet; thence South 12°34'51" East, 66.36 feet; thence South 17°01'15" West, 99.83 feet; thence South 20°26'57" West, 32.76 feet to a point on a non-tangent curve concave Westerly having a radius of 50.00 feet; thence Southerly along the arc of said curve, through a central angle of 42°11'21", an arc length of 36.82 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 20°26'57" West, 35.99 feet; thence South 20°26'57" West, along a non-tangent line, 35.32 feet; thence South 02°59'04" East, 125.89 feet; thence South 45°04'32" West, 87.87 feet; thence South 65°32'07" West, 30.11 feet; thence North 29°59'04" West, 29.36 feet; thence North 07°42'15" West, 90.89 feet; thence North 24°00'50" West, 106.81 feet; thence North 13°25'41" West, 120.45 feet; thence North 03°45'16" West, 79.19 feet; thence North 36°52'32" West, 127.42 feet; thence North 06°11'47" East, 146.82 feet; thence North 04°16'43" West, 117.14 feet; thence North 51°07'00" West, 93.73 feet; thence South 80°36'39" West, 16.20 feet; thence North 04°24'29" West, 37.74 feet; thence North 06°11'08" East, 46.21 feet; thence North 40°56'00" East, 101.16 feet; thence North 22°58'40" East, 148.70 feet; thence North 21°17'12" West, 108.98 feet; thence North 20°58'09" West, 52.73 feet; thence North 22°58'40" East, 360.96 feet to a point on a curve concave Southeasterly having a radius of 130.00 feet; thence Northeasterly along the arc of said curve, through a central angle of 40°04'33", an arc length of 90.93 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 43°00'57" East, 89.09 feet; thence North 63°03'14" East, 273.68 feet to the point of curvature of a curve concave Southwesterly having a radius of 115.00 feet; thence Southeasterly along the arc of said curve, through a central angle of 122°25'19", an arc length of 245.72 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 55°44'06" East, 201.57 feet; thence Southeasterly along the arc of a curve concave Northeasterly having a radius of 75.00 feet, through a central angle of 60°29'23", an arc length of 79.18 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 24°46'09" East, 75.55 feet; thence South 55°00'50" East, 387.17 feet; thence South 37°39'22" East, 223.55 feet; thence South 27°50'01" East, 208.35 feet; thence South 00°38'01" West, 110.90 feet to the point of curvature of a curve concave Northeasterly having a radius of 60.00 feet; thence Southeasterly along the arc of said curve, through a central angle of 61°45'45", an arc length of 64.68 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 30°14'52" East, 61.59 feet; thence South 61°07'44" East, 108.20 feet to the point of curvature of a curve concave Westerly having a radius of 55.00 feet; thence Southerly along the arc of said curve, through a central angle of 87°55'10", an arc length of 84.40 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 17°10'09" East, 76.36 feet; thence South 26°47'26" West, 101.22 feet; thence South 28°37'05" East, 39.66 feet; to the point of curvature of a curve concave Northwesterly having a radius of 30.00 feet; thence Southwesterly along the arc of said curve, through a central angle of 109°59'02", an arc length of 57.59 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 26°22'26" West, 49.14 feet; thence South 81°21'57" West, 95.77 feet; thence South 17°58'02" East, 92.59 feet to the Point of Beginning.

Less and except from the above description the following:

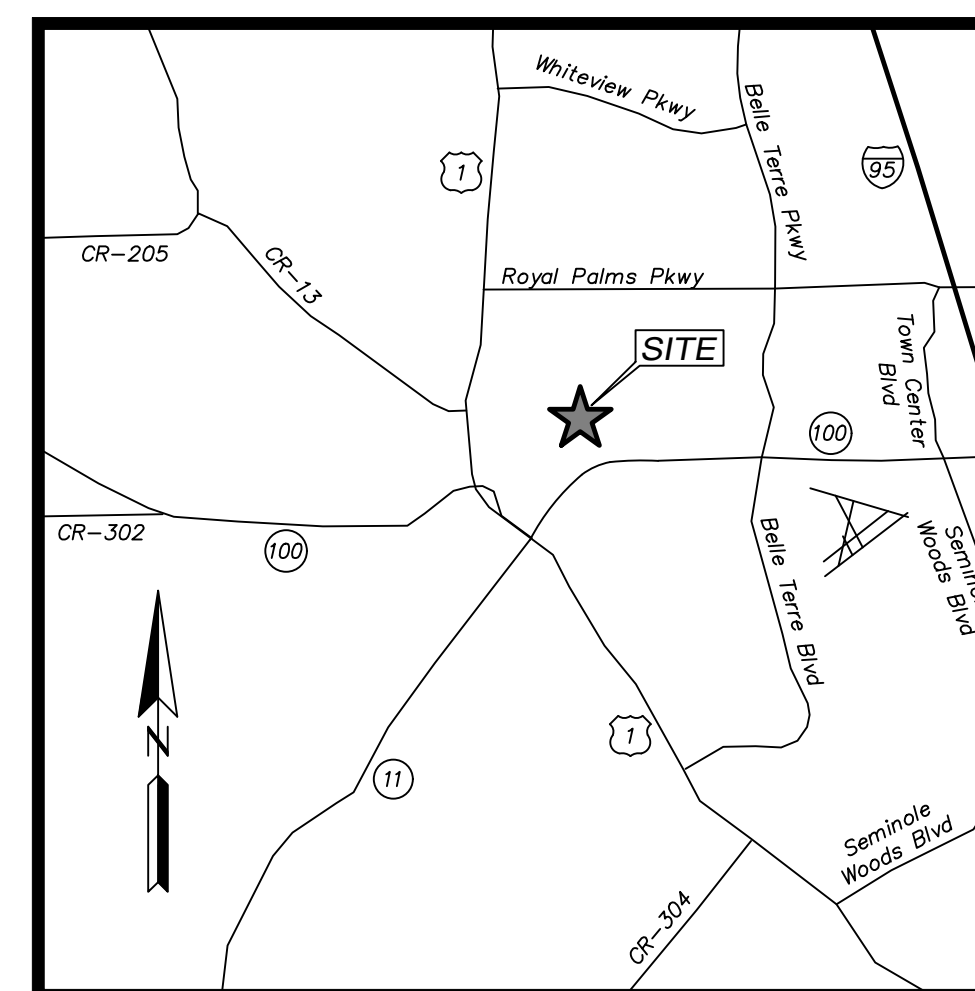
All of Tract C-12 (Conservation Easement 000) as depicted on Deer Run R-2, a plat recorded in Map Book 37, pages 80 through 93 of the Public Records of Flagler County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Northwest corner of Tract 2-1, as depicted on Grand Reserve Phase 2, a plat recorded in Map Book 39, pages 68 through 73 of said Public Records; thence South 00°43'49" East, along the Westerly line of said Tract 2-1 and its Southerly prolongation, 60.05 feet to a point lying on the Northwesterly right of way line of Lob Wedge Lane, a private 50 foot right of way as presently established; thence South 89°18'08" West, along said Northwesterly right of way line 83.06 feet to the point of curvature of a curve concave Southerly having a radius of 325.00 feet; thence Westerly along said Northwesterly right of way line, through a central angle of 17°16'10", an arc length of 97.96 feet, said arc being subtended by a chord bearing and distance of South 80°40'03" West, 97.59 feet; thence North 17°58'02" West, 92.59 feet; thence South 77°00'21" West, 25.90 feet; thence North 12°59'39" West, 415.88 feet to the Point of Beginning.

From said Point of Beginning, thence South 41°33'17" West, 70.25 feet; thence South 58°58'44" West, 65.57 feet; thence North 57°40'19" West, 151.91 feet to a point on a non-tangent curve concave Easterly having a radius of 190.00 feet; thence Northerly along the arc of said curve, through a central angle of 14°02'13", an arc length of 46.55 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 17°54'25" West, 46.43 feet; thence North 10°53'19" West, 74.80 feet; thence North 33°33'08" East, 16.22 feet; thence North 57°23'28" East, 133.37 feet; thence South 64°26'48" East, 75.27 feet; thence South 54°19'02" East, 103.49 feet; thence South 01°25'38" West, 92.22 feet; thence South 41°33'17" West, 17.22 feet to the Point of Beginning.

Containing 24.51 acres, more or less.

TOTAL ACREAGE OF
GRAND RESERVE PHASE 3: 24.51 ACRES, MORE OR LESS



VICINITY MAP
(NOT TO SCALE)

Owner: D.R. Horton, Inc. – Jacksonville
4220 Race Track Road
St. Johns, Florida 32259

INDEX OF SHEETS

-- COVER SHEET
1-5 GRAND RESERVE PHASE 3

PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

GRAND RESERVE PHASE 3

A PORTION OF SECTION 2, TOWNSHIP 12 SOUTH, RANGE 30 EAST, CITY OF BUNNELL, FLAGLER COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF DEER RUN R-2, AS RECORDED IN MAP BOOK 37, PAGES 80 THROUGH 93, OF THE PUBLIC RECORDS OF SAID COUNTY.

LEGAL DESCRIPTION

A portion of Section 2, Township 12 South, Range 30 East, City of Bunnell, Flagler County, Florida, being a replat of a portion of Parcels 2 and 14 as depicted on Deer Run R-2, a plat recorded in Map Book 37, pages 80 through 93 of the Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Northwest corner of Tract 2-1, as depicted on Grand Reserve Phase 2, a plat recorded in Map Book 39, pages 68 through 73 of said Public Records; thence South 00°43'49" East, along the Westerly line of said Tract 2-1 and its Southerly prolongation, 60.05 feet to a point lying on the Northwesterly right of way line of Lob Wedge Lane, a private 50 foot right of way as presently established; thence South 89°18'08" West, along said Northwesterly right of way line 83.06 feet to the point of curvature of a curve concave Southerly having a radius of 325.00 feet; thence Westerly along said Northwesterly right of way line, through a central angle of 17°16'05", an arc length of 97.95 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of South 80°40'06" West, 97.58 feet.

From said Point of Beginning, thence Southwesterly along the arc of a curve concave Southeasterly having a radius of 325.00 feet, through a central angle of 44°03'05", an arc length of 249.87 feet to point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 50°00'31" West, 243.76 feet; thence South 27°58'58" West, 166.26 feet; thence North 57°52'26" West, 15.81 feet; thence North 22°39'05" West, 125.74 feet; thence North 36°55'09" West, 103.10 feet; thence North 26°48'19" West, 59.61 feet; thence North 27°28'09" West, 97.15 feet; thence North 53°37'09" West, 95.34 feet; thence North 82°53'16" West, 118.67 feet; thence North 80°25'46" West, 61.75 feet; thence North 19°14'06" East, 66.69 feet; thence North 36°57'14" East, 79.60 feet; thence North 14°00'51" East, 90.42 feet; thence North 18°47'15" West, 37.25 feet; thence North 35°53'46" West, 47.70 feet; thence North 73°00'25" East, 45.72 feet; thence South 72°44'58" East, 41.39 feet; thence South 55°16'42" East, 73.67 feet; thence North 71°32'36" East, 74.88 feet; thence North 04°30'17" East, 62.49 feet to a point on a non-tangent curve concave Easterly having a radius of 260.00 feet; thence Northerly along the arc of said curve, through a central angle of 12°52'41", an arc length of 58.44 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 17°19'39" West, 58.32 feet; thence North 10°53'19" West, 65.22 feet; thence South 88°21'51" West, 42.99 feet; thence South 34°30'26" West, 42.30 feet; thence South 65°35'00" West, 30.49 feet; thence South 85°25'10" West, 49.08 feet; thence North 72°26'08" West, 40.82 feet; thence South 80°59'20" West, 59.40 feet; thence North 21°06'26" West, 68.79 feet; thence North 09°27'58" West, 56.94 feet; thence North 29°37'59" West, 69.53 feet; thence North 58°03'56" West, 91.03 feet; thence North 63°49'43" West, 60.49 feet; thence South 41°40'30" West, 233.66 feet; thence South 02°09'20" East, 43.09 feet; thence South 43°56'24" West, 62.53 feet; thence South 34°33'46" West, 75.01 feet; thence South 11°05'39" West, 52.93 feet; thence South 04°30'32" East, 219.19 feet to a point on a non-tangent curve concave Easterly having a radius of 140.00 feet; thence Southerly along the arc of said curve, through a central angle of 16°41'28", an arc length of 40.78 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 13°10'45" East, 40.64 feet; thence South 84°35'58" East, along a non-tangent line, 97.24 feet; thence South 37°13'38" East, 141.91 feet; thence South 12°34'51" East, 66.36 feet; thence South 17°01'15" West, 99.83 feet; thence South 20°26'57" West, 32.76 feet to a point on a non-tangent curve concave Westerly having a radius of 50.00 feet; thence Southerly along the arc of said curve, through a central angle of 42°11'21", an arc length of 36.82 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 20°26'57" West, 35.99 feet; thence South 20°26'57" West, along a non-tangent line, 35.32 feet; thence South 02°59'04" East, 125.89 feet; thence South 45°04'32" West, 87.87 feet; thence South 65°32'07" West, 30.11 feet; thence North 29°59'04" West, 29.36 feet; thence North 07°42'15" West, 90.89 feet; thence North 24°00'50" West, 106.81 feet; thence North 13°25'41" West, 120.45 feet; thence North 03°45'16" West, 79.19 feet; thence North 36°52'32" West, 127.42 feet; thence North 06°11'47" East, 146.82 feet; thence North 04°16'43" West, 117.14 feet; thence North 51°07'00" West, 93.73 feet; thence South 80°36'39" West, 16.20 feet; thence North 04°24'29" West, 37.74 feet; thence North 06°11'08" East, 46.21 feet; thence North 40°56'00" East, 101.16 feet; thence North 50°16'42" East, 148.70 feet; thence North 21°17'12" West, 108.98 feet; thence North 20°58'09" West, 52.73 feet; thence North 22°58'40" East, 360.96 feet to a point on a curve concave Southeasterly having a radius of 130.00 feet; thence Northeasterly along the arc of said curve, through a central angle of 40°04'33", an arc length of 90.93 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 43°00'57" East, 89.09 feet; thence North 63°03'14" East, 273.68 feet to the point of curvature of a curve concave Southwesterly having a radius of 115.00 feet; thence Southeasterly along the arc of said curve, through a central angle of 122°25'19", an arc length of 245.72 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 55°44'06" East, 201.57 feet; thence Southeasterly along the arc of a curve concave Northeasterly having a radius of 75.00 feet, through a central angle of 60°29'23", an arc length of 79.18 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 24°46'09" East, 75.55 feet; thence South 55°00'50" East, 387.17 feet; thence South 37°39'22" East, 223.55 feet; thence South 27°50'01" East, 208.35 feet; thence South 00°38'01" West, 110.90 feet to the point of curvature of a curve concave Northeasterly having a radius of 60.00 feet; thence Southeasterly along the arc of said curve, through a central angle of 61°45'45", an arc length of 64.68 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 30°14'52" East, 61.59 feet; thence South 61°07'44" East, 108.20 feet to the point of curvature of a curve concave Westerly having a radius of 55.00 feet; thence Southerly along the arc of said curve, through a central angle of 87°55'10", an arc length of 84.40 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 17°10'09" East, 76.36 feet; thence South 26°47'26" West, 101.22 feet; thence South 28°37'05" East, 39.66 feet; to the point of curvature of a curve concave Northwesterly having a radius of 30.00 feet; thence Southwesterly along the arc of said curve, through a central angle of 109°59'02", an arc length of 57.59 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 26°22'26" West, 49.14 feet; thence South 81°21'57" West, 95.77 feet; thence South 17°58'02" East, 92.59 feet to the Point of Beginning.

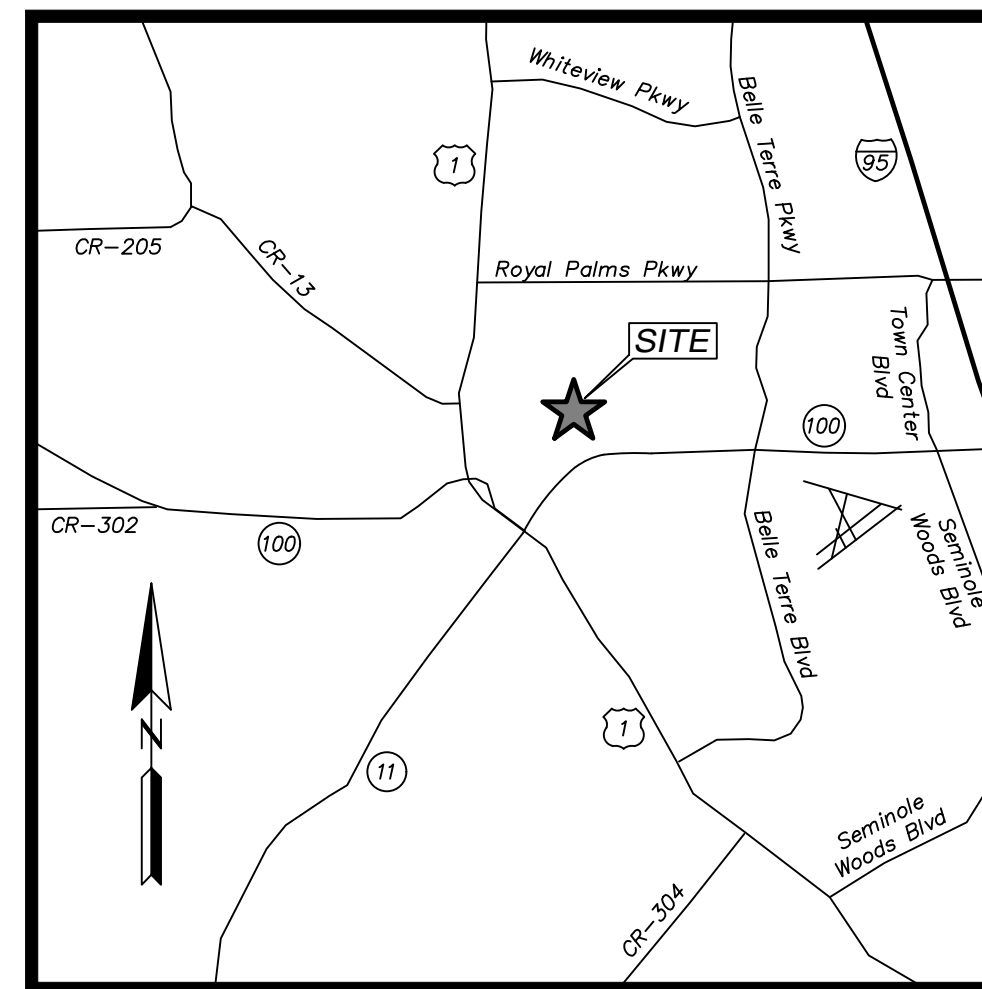
Less and except from the above description the following:

All of Tract C-12 (Conservation Easement QQQ) as depicted on Deer Run R-2, a plat recorded in Map Book 37, pages 80 through 93 of the Public Records of Flagler County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Northwest corner of Tract 2-1, as depicted on Grand Reserve Phase 2, a plat recorded in Map Book 39, pages 68 through 73 of said Public Records; thence South 00°43'49" East, along the Westerly line of said Tract 2-1 and its Southerly prolongation, 60.05 feet to a point lying on the Northwesterly right of way line of Lob Wedge Lane, a private 50 foot right of way as presently established; thence South 89°18'08" West, along said Northwesterly right of way line 83.06 feet to the point of curvature of a curve concave Southerly having a radius of 325.00 feet; thence Westerly along said Northwesterly right of way line, through a central angle of 17°16'10", an arc length of 97.96 feet, said arc being subtended by a chord bearing and distance of South 80°40'03" West, 97.59 feet; thence North 17°58'02" West, 92.59 feet; thence South 77°00'21" West, 25.90 feet; thence North 12°59'39" West, 415.88 feet to the Point of Beginning.

From said Point of Beginning, thence South 41°33'17" West, 70.25 feet; thence South 58°58'44" West, 65.57 feet; thence North 57°40'19" West, 151.91 feet to a point on a non-tangent curve concave Easterly having a radius of 190.00 feet; thence Northerly along the arc of said curve, through a central angle of 14°02'13", an arc length of 46.55 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 17°54'25" West, 46.43 feet; thence North 10°53'19" West, 74.80 feet; thence North 33°33'08" East, 16.22 feet; thence North 57°23'28" East, 133.37 feet; thence South 64°26'48" East, 75.27 feet; thence South 54°19'02" East, 103.49 feet; thence South 01°25'38" West, 92.22 feet; thence South 41°33'17" West, 17.22 feet to the Point of Beginning.

Containing 24.51 acres, more or less.



VICINITY MAP (NOT TO SCALE)

CERTIFICATE OF APPROVAL

This is to certify that on the _____ day of _____, 2022 the foregoing plat was approved by the City of Bunnell, Florida.

By: _____
Mayor, City of Bunnell
By: _____
City Clerk
By: _____
City Attorney
By: _____
Chair, Planning, Zoning and Appeals

CERTIFICATE OF CLERK

I hereby certify that the foregoing plat was filed for record on the _____ day of _____, 2022 at _____ File No. _____

By: _____
Clerk and Ex-Officio Clerk to the Board of County Commissioners Flagler County, Florida

REVIEWING ENGINEER'S CERTIFICATION

I hereby certify, that the undersigned, is a licensed Engineer, and is either employed or under contract with Flagler County. I also certify that I am not representing the owner or owners of record and have reviewed this plat.

Date : _____

By : _____
Print Name : _____
Florida Professional Engineer
License Number _____

REVIEWING SURVEYOR'S CERTIFICATION

I hereby certify, that the undersigned, is a licensed Professional Surveyor and Mapper, and is either employed or under contract with City of Bunnell / Flagler County. I also certify that I am not representing the owner or owners of record and have reviewed this plat and found it to comply with the requirements of Part 1, Chapter 177, Florida Statutes.

Date : _____

By : _____
Print Name : _____
Florida Professional Surveyor and Mapper
Certificate No. LS _____

ADOPTION AND DEDICATION

This is to certify that D.R. Horton, Inc. - Jacksonville, a Delaware corporation ("Owner"), is the fee simple owner of the lands described in the caption hereon known as GRAND RESERVE PHASE 3, has caused the same to be surveyed and subdivided, and that this plat, made in accordance with said survey, is hereby adopted as the true and correct plat of those lands.

Tracts "A-1" and "A-2" for Private Road & Common Area as shown on this plat shall remain privately owned and the sole and exclusive property of the Owner, its successors and assigns, being reserved as private roadway tract serving abutting lots for ingress, egress, utilities, drainage and other purposes not inconsistent with this reservation and is the perpetual maintenance obligation of the Owner, its successors and assigns, without recourse to the City of Bunnell; provided however, the undersigned Owner reserves the right to assign the obligation for maintenance of said tract to a property owners association or other such entity or person as will assume all obligation of maintenance and operation thereof under the plat.

A utility easement is dedicated to the City of Bunnell over all private rights of way for the construction, operation, and maintenance of utility facilities.

Drainage Tracts "B", "C" and "H" are hereby retained by the undersigned Owner, its successors and assigns. The obligation for maintenance of all drainage facilities located therein shall be that of the Owner, its successors and assigns, without recourse to the City of Bunnell; provided however, the undersigned Owner reserves the right to assign the obligation for maintenance of said easements to a property owners association or other such entity or person as will assume all obligation of maintenance and operation thereof under the plat.

Conservation Area Tracts "D" and "E" are hereby retained by the undersigned Owner, its successors and assigns.

Open Space Tracts "F", "G", "I" and "J" are hereby retained by the undersigned Owner, its successors and assigns.

Park Tract "K" is hereby retained by the undersigned Owner, its successors and assigns.

Those easements designated as "FPL Easements" are hereby irrevocably dedicated to Florida Power & Light Company, its successors and assigns, for its exclusive use in conjunction with its underground electrical system.

A ten foot (10') wide non-exclusive utility easement is hereby granted to any public or private utility provider along the frontage of all lots and tracts adjacent to where applicable.

In witness whereof, the undersigned Owner has executed this plat on the _____ day of _____, 2022.

OWNER: D.R. Horton, Inc. - Jacksonville
a Delaware corporation

Witness _____
Printed Name _____
Witness _____
Printed Name _____

BY: _____
Philip A. Fremento
Vice President

STATE OF FLORIDA, COUNTY OF _____

The foregoing instrument was acknowledged before me, by means of [____] physical presence or [____] online notarization, this _____ day of _____, 2022, by Philip A. Fremento, Vice President, of D.R. Horton, Inc. - Jacksonville, a Delaware corporation, on behalf of the corporation, who [____] is personally known to me or who [____] has produced _____ as identification.

Notary Public, State of Florida at Large
Printed Name _____

My Commission expires _____
Commission Number _____

Owner: D.R. Horton, Inc. - Jacksonville
4220 Race Track Road
St. Johns, Florida 32259

SURVEYOR'S CERTIFICATE

Know all men by these presents, that the undersigned, being currently licensed and registered by the State of Florida as a Professional Surveyor and Mapper, does hereby certify that the above plat was made under the undersigned's responsible direction and supervision, and that the plat complies with all of the survey requirements of Part 1, Chapter 177, Florida Statutes.

Signed and sealed this _____ day of _____, 2022.

Andrew O. Knuppel
Professional Surveyor and Mapper
State of Florida Registered Surveyor No. 6511

PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

GRAND RESERVE PHASE 3

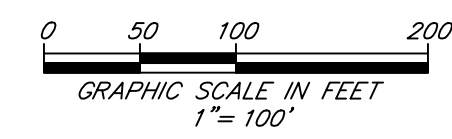
A PORTION OF SECTION 2, TOWNSHIP 12 SOUTH, RANGE 30 EAST, CITY OF BUNNELL, FLAGLER COUNTY, FLORIDA,
BEING A REPLAT OF A PORTION OF DEER RUN R-2, AS RECORDED IN MAP BOOK 37, PAGES 80 THROUGH 93,
OF THE PUBLIC RECORDS OF SAID COUNTY.



- NOTES:**
- 1) Bearings shown are referenced to the State Plane coordinates as indicated herein and are based on the boundary line of Grand Reserve Phase 2 as being South 00°43'49" East.
 - 2) Coordinates based on GPS observation of the following National Geodetic Survey Control Station "FLBN" (Palm Coast) coordinates:
Station "FLBN" (Palm Coast) coordinates:
N 1912449.285 E 564922.441
Coordinate Datum: State Plane values reference Florida East Zone,
North American Datum 1983 (2011) and are in U.S. survey feet.
 - 3) NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not depicted on this plat that may be found in the Public Records of this county.
 - 4) Pursuant to the provisions of Section 177.091(28), Florida Statutes, all platted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. This section shall not apply to those private easements granted to or obtained by a particular electric, telephone, gas, or other public utility. Such construction, installation, maintenance, and operation shall comply with the National Electric Safety Code as adopted by the Florida Public Service Commission.
 - 5) Nothing herein shall be construed as creating an obligation upon any governing body to perform any act of construction or maintenance within such dedicated areas except when the obligation is voluntarily assumed by the governing body.
 - 6) There is reserved a 10 foot easement for utilities, landscape, irrigation and sidewalks along the front of all lots and tracts.
 - 7) Seminole Woods and Deer Run R-2 lot and tract lines depicted herein are graphic representations only and do not reflect field measure unless otherwise noted.



- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
 - DENOTES P.C.P., STAMPED L.B.#3624, PERMANENT REFERENCE MONUMENT
 - P.R.M. CONCRETE MONUMENT
 - C.M. PERMANENT CONTROL POINT
 - P.C.P. PERMANENT CONTROL POINT
 - L.B. LICENSED BUSINESS
 - RB&C REBAR AND CAP IDENTIFICATION
 - ID IDENTIFICATION
 - R RADIUS
 - Δ CENTRAL ANGLE
 - L ARC LENGTH
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 - P.C.C. POINT OF COMPOUND CURVATURE
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 - R/W RIGHT OF WAY
 - M.B. MAP BOOK
 - P.G. PAGE
 - O.R.B. OFFICIAL RECORDS BOOK
 - UE UTILITY EASEMENT
 - ESMT EASEMENT
 - ③ MATCHLINE SHEET REFERENCE NUMBER

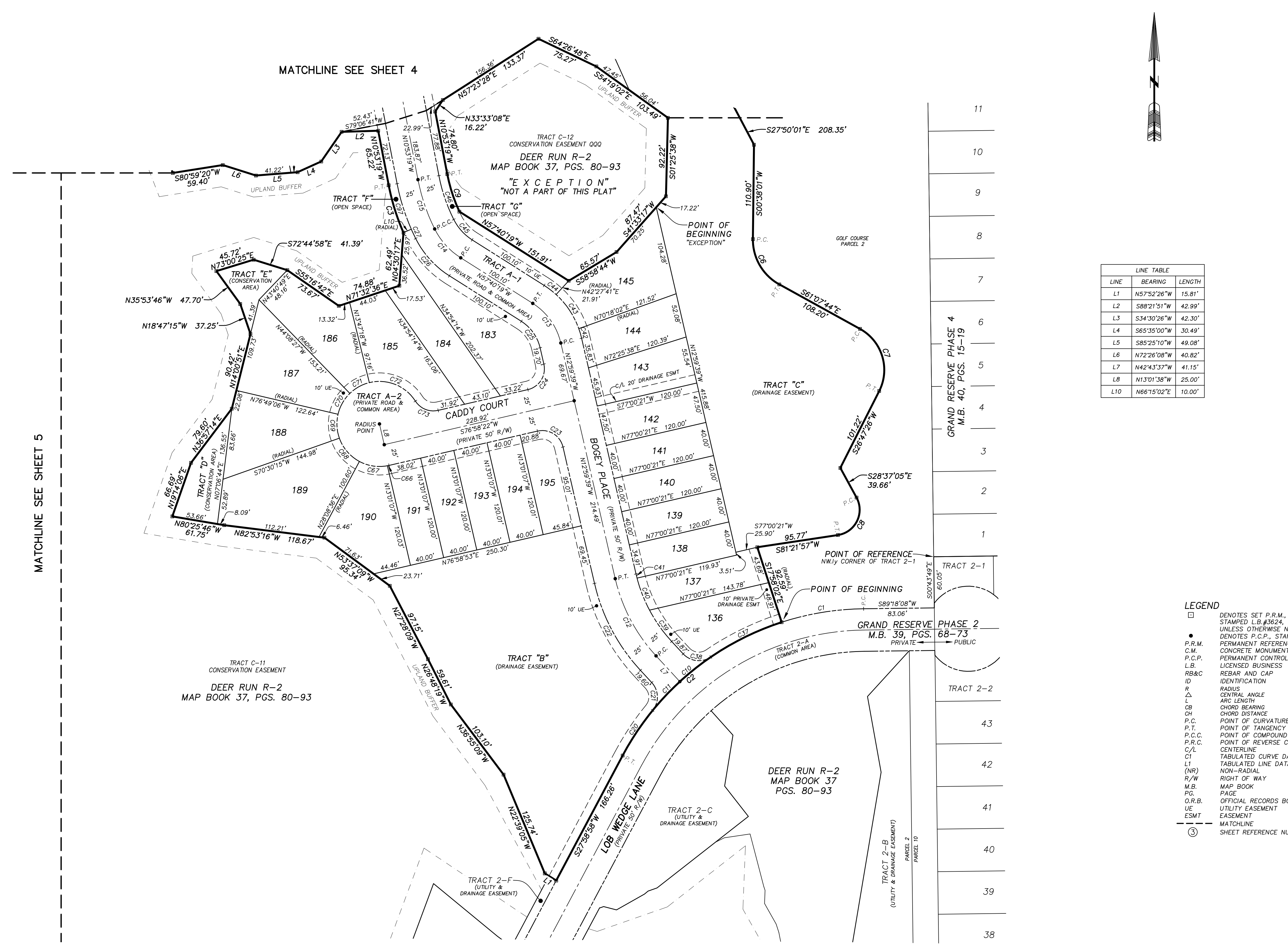


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CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

GRAND RESERVE PHASE 3

A PORTION OF SECTION 2, TOWNSHIP 12 SOUTH, RANGE 30 EAST, CITY OF BUNNELL, FLAGLER COUNTY, FLORIDA,
BEING A REPLAT OF A PORTION OF DEER RUN R-2, AS RECORDED IN MAP BOOK 37, PAGES 80 THROUGH 93,
OF THE PUBLIC RECORDS OF SAID COUNTY.

SHEET 3 OF 5 SHEETS
SEE SHEET 2 FOR NOTES



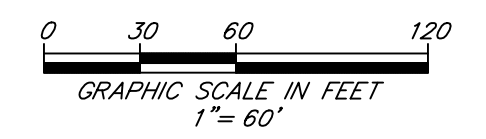
LINE TABLE

LINE	BEARING	LENGTH
L1	N57°52'26"W	15.81'
L2	S88°21'51"W	42.99'
L3	S34°30'26"W	42.30'
L4	S65°35'00"W	30.49'
L5	S85°25'10"W	49.08'
L6	N72°26'08"W	40.82'
L7	N42°43'37"W	41.15'
L8	N13°01'38"W	25.00'
L10	N66°15'02"E	10.00'

CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	325.00'	17°16'05"	97.95'	S80°40'06"W	97.58'
C2	325.00'	44°03'05"	249.87'	S50°00'31"W	243.76'
C3	260.00'	12°52'41"	58.44'	N17°19'39"W	58.32'
C6	60.00'	61°45'45"	64.68'	S30°14'52"E	61.59'
C7	55.00'	87°55'10"	84.40'	S17°10'09"E	76.36'
C8	30.00'	109°59'02"	57.59'	S26°22'26"W	49.14'
C9	190.00'	14°02'13"	46.55'	N17°54'25"W	46.43'
C10	325.00'	8°12'11"	46.53'	S51°32'29"W	46.49'
C11	325.00'	8°13'25"	46.65'	S43°19'41"W	46.61'
C12	200.00'	29°43'58"	103.79'	N27°51'38"W	102.63'
C13	75.00'	44°40'40"	58.48'	N35°19'59"W	57.01'
C14	85.00'	31°09'32"	46.22'	N42°05'33"W	45.66'
C15	225.00'	15°37'28"	61.36'	N18°42'03"W	61.17'
C20	325.00'	11°14'01"	63.72'	S33°35'58"W	63.62'
C21	25.00'	81°36'36"	35.75'	N01°45'19"W	32.78'
C22	225.00'	29°43'58"	116.76'	S27°51'38"E	115.45'
C23	25.00'	90°01'59"	39.28'	N58°00'39"W	35.37'
C24	25.00'	89°58'01"	39.26'	N31°59'21"E	35.35'
C25	50.00'	44°40'40"	38.99'	N35°19'59"W	38.01'
C26	110.00'	31°09'32"	59.82'	S42°05'33"E	59.09'
C27	250.00'	2°44'45"	11.98'	S25°08'25"E	11.98'
C37	325.00'	16°23'28"	92.98'	S63°50'18"W	92.66'
C38	25.00'	81°37'49"	35.62'	S83°32'31"E	32.68'
C39	175.00'	14°48'01"	45.20'	S35°19'37"E	45.08'
C40	175.00'	13°15'51"	40.51'	S21°17'40"E	40.42'
C41	175.00'	1°40'06"	5.10'	S13°49'42"E	5.10'
C42	100.00'	6°42'19"	11.70'	N16°20'49"W	11.70'
C43	100.00'	27°49'26"	48.56'	N33°36'41"W	48.09'
C44	100.00'	10°08'54"	17.71'	N52°35'52"W	17.69'
C46	200.00'	15°37'28"	54.54'	S18°42'03"E	54.37'
C66	50.00'	2°16'13"	1.98'	N78°06'28"E	1.98'
C67	50.00'	38°54'01"	33.95'	S81°18'25"E	33.30'
C68	50.00'	42°21'39"	36.97'	S40°40'35"E	36.13'
C69	50.00'	32°40'39"	28.52'	S03°09'26"E	28.13'
C70	50.00'	32°40'39"	28.52'	S29°31'14"W	28.13'
C71	50.00'	30°21'09"	26.49'	S61°02'07"W	26.18'
C72	50.00'	71°17'24"	62.21'	N68°08'36"W	58.28'
C73	25.00'	70°31'44"	30.77'	S67°45'47"E	28.87'
C97	250.00'	12°52'43"	56.19'	S17°19'41"E	56.08'

- LEGEND
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624
 - UNLESS OTHERWISE NOTED DENOTES P.C.P., STAMPED L.B.#3624
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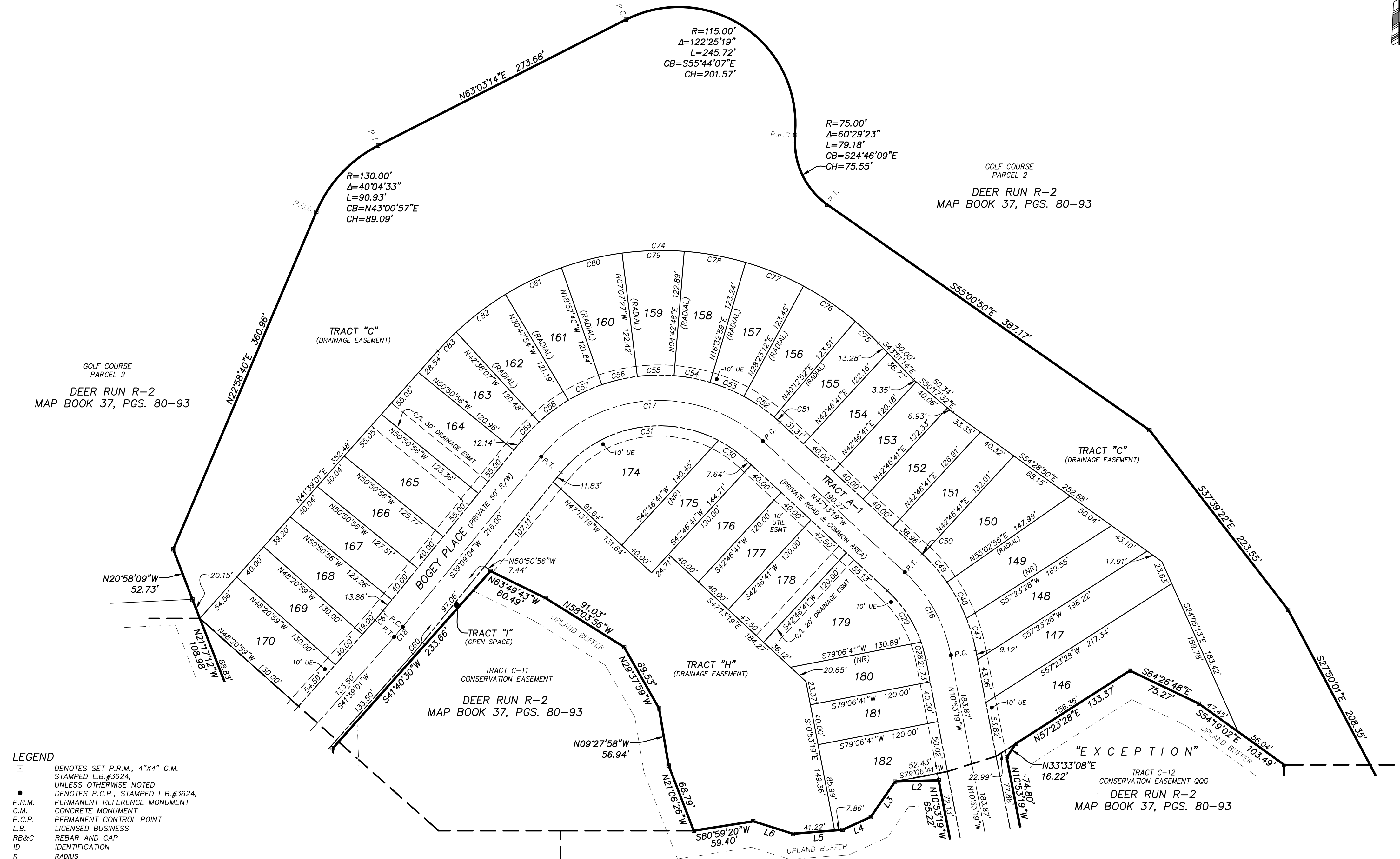


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GRAND RESERVE PHASE 3

A PORTION OF SECTION 2, TOWNSHIP 12 SOUTH, RANGE 30 EAST, CITY OF BUNNELL, FLAGLER COUNTY, FLORIDA,
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SHEET 4 OF 5 SHEETS
SEE SHEET 2 FOR NOTES



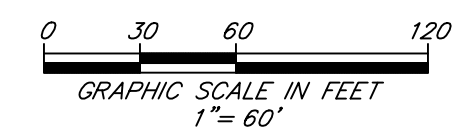
CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C16	150.00'	36°20'00"	95.12'	N29°03'19"W	93.53'
C17	150.00'	93°37'36"	245.11'	S85°57'52"W	218.74'
C18	300.00'	2°29'57"	13.09'	S40°24'03"W	13.08'
C28	125.00'	8°24'21"	18.34'	N15°05'30"W	18.32'
C29	125.00'	27°55'39"	60.93'	N33°15'30"W	60.33'
C30	125.00'	15°00'13"	32.73'	N54°43'26"W	32.64'
C31	125.00'	78°37'24"	171.53'	S78°27'46"W	158.38'
C47	175.00'	10°46'18"	32.90'	N16°16'28"W	32.85'
C48	175.00'	131°7'27"	40.59'	N28°18'21"W	40.50'
C49	175.00'	11°55'50"	36.44'	N40°55'00"W	36.37'
C50	175.00'	0°20'25"	1.04'	N47°03'07"W	1.04'
C51	175.00'	2°33'49"	7.83'	N48°30'14"W	7.83'
C52	175.00'	11°49'40"	36.13'	N55°41'58"W	36.06'
C53	175.00'	11°50'13"	36.15'	N67°31'54"W	36.09'
C54	175.00'	11°50'13"	36.15'	N79°22'07"W	36.09'
C55	175.00'	11°50'13"	36.15'	S88°47'39"W	36.09'
C56	175.00'	11°50'13"	36.15'	S76°57'26"W	36.09'
C57	175.00'	11°50'13"	36.15'	S65°07'13"W	36.09'
C58	175.00'	11°50'13"	36.15'	S53°17'00"W	36.09'
C59	175.00'	8°12'49"	25.09'	S43°15'29"W	25.07'
C60	325.00'	2°29'57"	14.18'	N40°24'03"E	14.18'
C61	275.00'	2°29'57"	12.00'	N40°24'03"E	11.99'
C74	295.00'	94°40'43"	487.47'	S88°59'23"W	433.87'
C75	295.00'	6°06'07"	31.42'	N46°43'19"W	31.40'
C76	295.00'	11°58'04"	61.62'	N55°45'24"W	61.51'
C77	295.00'	11°58'18"	61.64'	N67°43'35"W	61.53'
C78	295.00'	11°57'38"	61.58'	N79°41'33"W	61.47'
C79	295.00'	11°56'39"	61.50'	S88°21'18"W	61.39'
C80	295.00'	11°55'24"	61.39'	S76°25'17"W	61.28'
C81	295.00'	11°53'55"	61.26'	S64°30'38"W	61.15'
C82	295.00'	11°52'17"	61.12'	S52°37'32"W	61.01'
C83	295.00'	5°02'22"	25.95'	S44°10'12"W	25.94'

LINE TABLE		
LINE	BEARING	LENGTH
L2	S88°21'51"W	42.99'
L3	S34°30'26"W	42.30'
L4	S65°35'00"W	30.49'
L5	S85°25'10"W	49.08'
L6	N72°26'08"W	40.82'

- LEGEND**
- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
 - DENOTES P.C.P., STAMPED L.B.#3624
 - P.R.M. PERMANENT REFERENCE MONUMENT
 - C.M. CONCRETE MONUMENT
 - P.C.P. PERMANENT CONTROL POINT
 - L.B. LICENSED BUSINESS
 - RB&C REBAR AND CAP
 - ID IDENTIFICATION
 - R RADIUS
 - Δ CENTRAL ANGLE
 - L ARC LENGTH
 - CB CHORD BEARING
 - CH CHORD DISTANCE
 - P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
 - P.C.C. POINT OF COMPOUND CURVATURE
 - P.R.C. POINT OF REVERSE CURVATURE
 - C/L CENTERLINE
 - CT TABULATED CURVE DATA
 - L1 TABULATED LINE DATA
 - (NR) NON-RADIAL
 - R/W RIGHT OF WAY
 - M.B. MAP BOOK
 - PG. PAGE
 - O.R.B. OFFICIAL RECORDS BOOK
 - UE UTILITY EASEMENT
 - ESMT EASEMENT
 - MATCHLINE
 - ③ SHEET REFERENCE NUMBER

MATCHLINE SEE SHEET 5

MATCHLINE SEE SHEET 3



PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

GRAND RESERVE PHASE 3

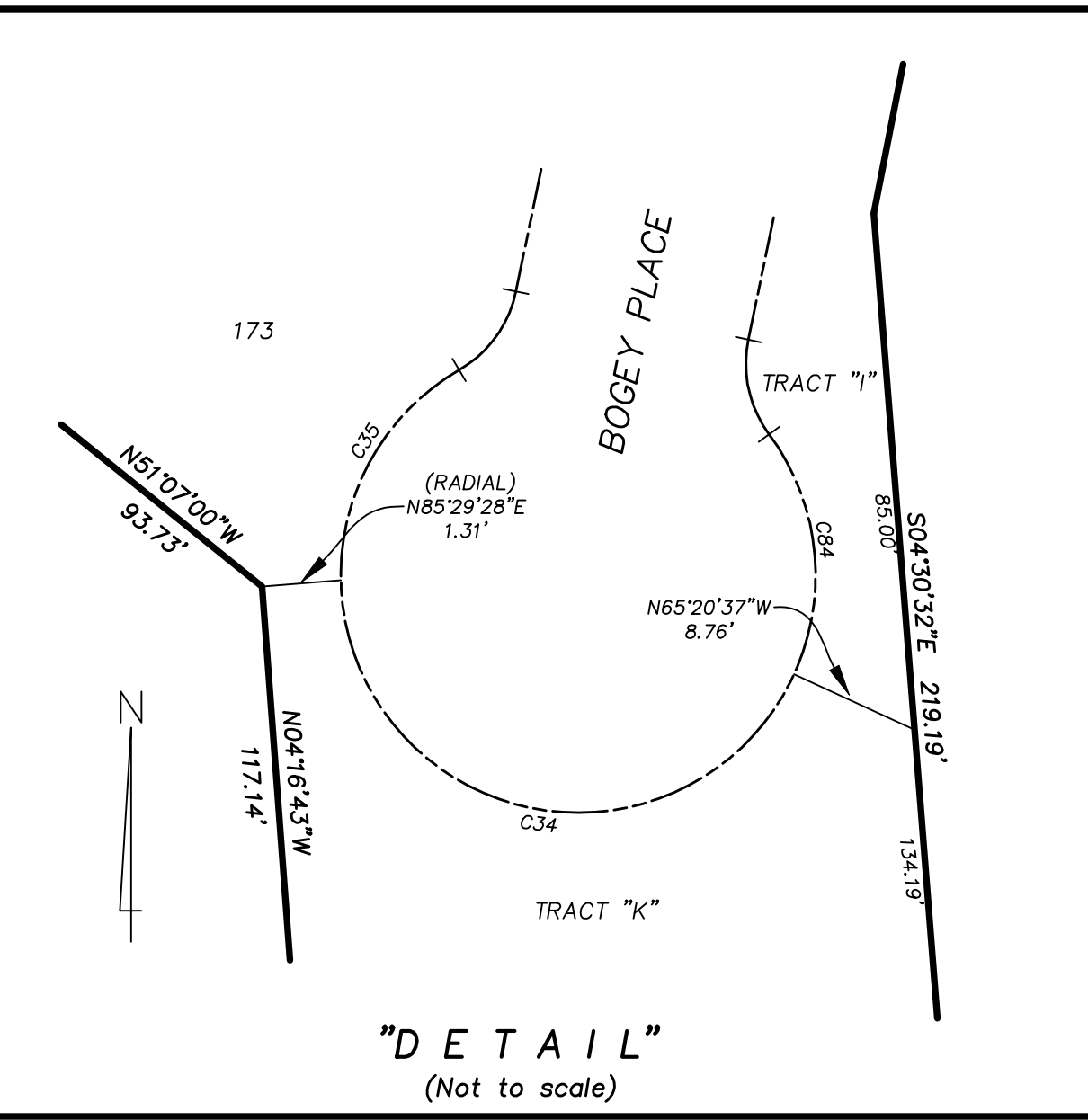
A PORTION OF SECTION 2, TOWNSHIP 12 SOUTH, RANGE 30 EAST, CITY OF BUNNELL, FLAGLER COUNTY, FLORIDA,
BEING A REPLAT OF A PORTION OF DEER RUN R-2, AS RECORDED IN MAP BOOK 37, PAGES 80 THROUGH 93,
OF THE PUBLIC RECORDS OF SAID COUNTY.

SHEET 5 OF 5 SHEETS
SEE SHEET 2 FOR NOTES

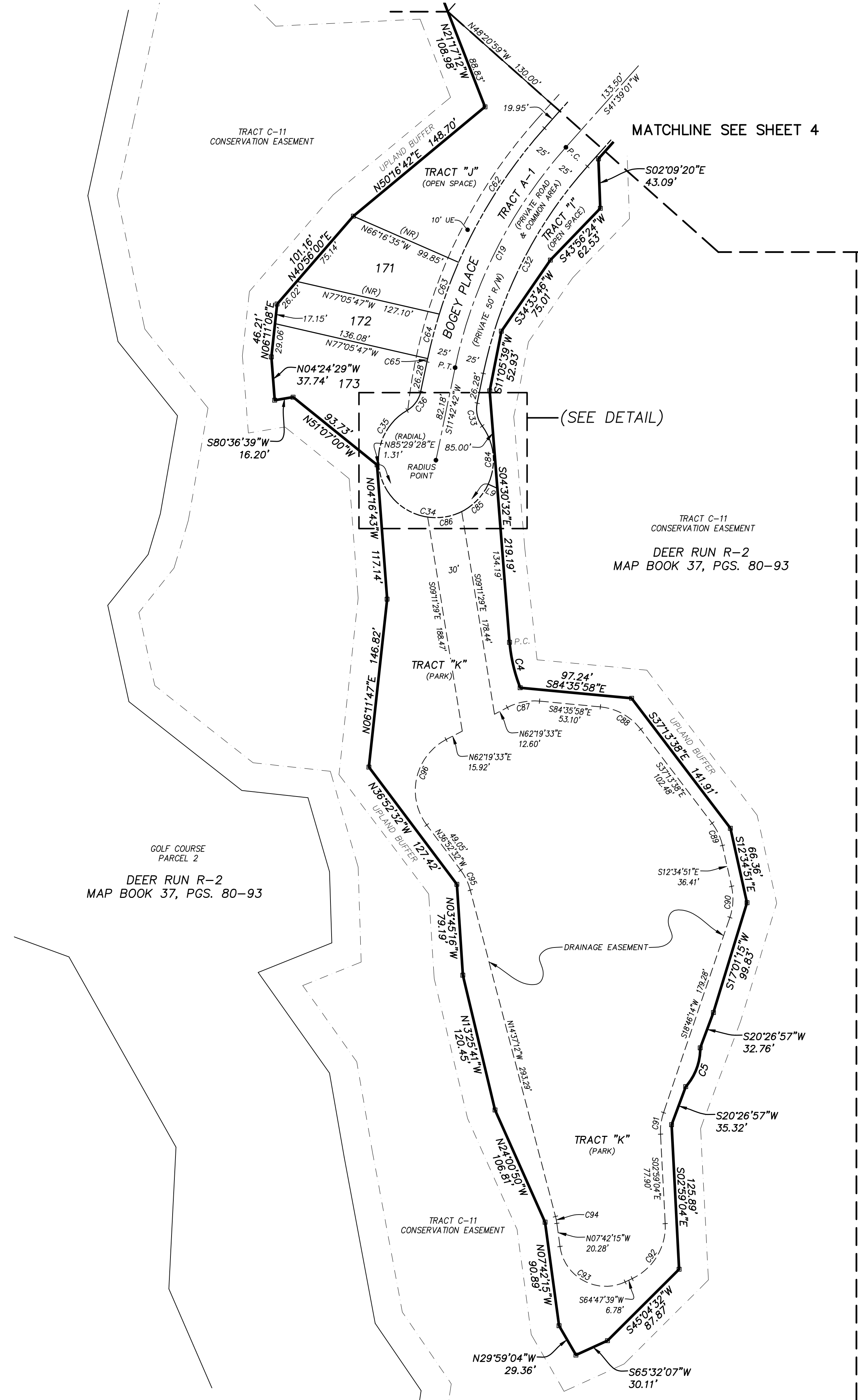
CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C4	140.00'	16°41'28"	40.78'	S13°10'45"E	40.64'
C5	50.00'	42°11'21"	36.82'	S20°26'57"W	35.99'
C19	415.00'	29°56'20"	216.85'	S26°40'52"W	214.39'
C32	390.00'	29°56'20"	203.79'	S26°40'52"W	201.48'
C33	25.00'	48°11'23"	21.03'	S12°23'00"E	20.41'
C34	50.00'	150°50'05"	131.63'	S79°55'35"E	96.78'
C35	50.00'	64°24'37"	56.21'	S27°41'46"W	53.30'
C36	25.00'	48°11'23"	21.03'	N35°48'23"E	20.41'
C62	440.00'	18°06'27"	139.05'	S32°35'48"W	138.48'
C63	440.00'	6°15'10"	48.02'	S20°25'00"W	47.99'
C64	440.00'	5°12'47"	40.03'	S14°41'01"W	40.02'
C65	440.00'	0°21'56"	2.81'	S11°53'40"W	2.81'
C84	50.00'	61°08'04"	53.35'	N05°54'39"W	50.85'
C85	50.00'	38°41'41"	33.77'	N44°00'13"E	33.13'
C86	50.00'	34°54'55"	30.47'	N80°48'31"E	30.00'
C87	50.00'	33°04'29"	28.86'	S78°51'48"W	28.46'
C88	50.00'	47°22'20"	41.34'	N60°54'48"W	40.17'
C89	50.00'	24°38'47"	21.51'	N24°54'15"W	21.34'
C90	50.00'	31°21'05"	27.36'	N03°05'42"E	27.02'
C91	50.00'	21°45'18"	18.98'	S07°53'35"W	18.87'
C92	50.00'	67°46'43"	59.15'	N30°54'17"E	55.76'
C93	40.00'	107°30'06"	75.05'	S61°27'18"E	64.52'
C94	50.00'	6°54'57"	6.04'	N11°09'44"W	6.03'
C95	50.00'	22°15'20"	19.42'	N25°44'52"W	19.30'
C96	50.00'	99°12'05"	86.57'	S12°43'31"W	76.15'

LINE TABLE		
LINE	BEARING	LENGTH
L9	N65°20'37"W	8.76'

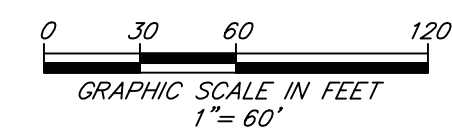
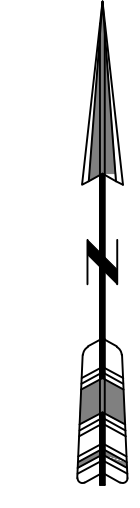
- LEGEND**
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"DETAIL"
(Not to scale)



MATCHLINE SEE SHEET 3



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