

PROPERTY DESCRIPTIONS:

PARCEL 1:

A PARCEL OF LAND LYING IN GOVERNMENT SECTIONS 16 AND 17, TOWNSHIP 12 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AS A POINT OF REFERENCE BEING THE NORTHERLY INTERSECTION OF THE CENTER OF RIGHT-OF-WAYS OF ULATURN TRAIL, (60' R/W) WITH SEMINOLE WOODS PARKWAY (124' R/W) AS RECORDED IN THE SUBDIVISION PLAT ULYSSES TREES - SECTION 57 SEMINOLE WOODS AT PALM COAST MAP BOOK 17, PAGES 12 THROUGH 28 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, THENCE SOUTH 68°26'55" WEST 62.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF SAID SEMINOLE WOODS PARKWAY, THENCE SOUTH 21°33'05" EAST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 750.64 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, THENCE CONTINUE SOUTH 21°33'05" EAST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 500.00 FEET, THENCE DEPARTING SAID RIGHT-OF-WAY SOUTH 68°26'55" WEST A DISTANCE OF 1238.12 FEET, THENCE NORTH 21°33'05" WEST A DISTANCE OF 500.00 FEET, THENCE NORTH 68°26'55" EAST A DISTANCE OF 1238.12 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

A PARCEL OF LAND LYING IN GOVERNMENT SECTIONS 16 AND 17, TOWNSHIP 12 SOUTH, RANGE 31 EAST, ALSO LYING WEST OF SEMINOLE WOODS PARKWAY ACCORDING TO SUBDIVISION PLAT ULYSSES TREES - SECTION 57 SEMINOLE WOODS AT PALM COAST MAP BOOK 17, PAGES 12 THROUGH 28 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AS A POINT OF REFERENCE BEING THE SOUTHEAST CORNER OF SAID SECTION 17, THENCE NORTH 00°50'01" WEST ALONG THE EAST LINE OF SECTION 17 A DISTANCE OF 977.17 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 68°26'55" WEST A DISTANCE OF 108.75 FEET; THENCE NORTH 21°33'05" WEST A DISTANCE OF 457.37 FEET; THENCE NORTH 68°26'55" EAST A DISTANCE OF 1238.12 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID SEMINOLE WOODS PARKWAY (124' R/W); THENCE SOUTH 21°33'05" EAST ALONG THE WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 457.37 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE SOUTH 68°26'55" WEST A DISTANCE OF 1128.37 FEET TO THE POINT OF BEGINNING.

ALTA COMMITMENT

COMMITMENT NUMBER: 24076423 RP - COMMITMENT EFFECTIVE DATE: SEPTEMBER 5, 2024 AT 5:00PM
SCHEDULE B-II EXCEPTIONS FROM COVERAGE

ITEMS 1-6 ARE NOT SURVEY RELATED ITEMS

7. RESTRICTIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS CONTAINED ON THE PLAT OF BUNNELL, AS RECORDED IN PLAT BOOK 1, PAGE 1, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, APPLIES TO THE SUBJECT PROPERTIES AS SHOWN.

8. INTENTIONALLY DELETED. RESTRICTIONS, EASEMENTS AND OTHER MATTERS RESERVED IN SPECIAL WARRANTY DEED RECORDED IN O.R. BOOK 304, PAGE 157, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, (AS TO PARCEL 1).

9. INTENTIONALLY DELETED. UTILITY AGREEMENT RECORDED IN O.R. BOOK 547, PAGE 1019 AS AMENDED BY THE UTILITY AGREEMENT FOR WATER AND WASTEWATER SERVICES, RECORDED IN O.R. BOOK 2089, PAGE 1663, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

10. DRAINAGE EASEMENT RECORDED IN O.R. BOOK 549, PAGE 991, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, APPLIES TO THE SUBJECT PROPERTIES AS SHOWN.

11. INTENTIONALLY DELETED. RESTRICTIONS, EASEMENTS AND OTHER MATTERS RESERVED IN GENERAL WARRANTY DEED RECORDED IN O.R. BOOK 640, PAGE 889, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, (AS TO PARCEL 2).

12. ALL RIGHT, TITLE AND INTEREST OF BOARD OF COUNTY COMMISSIONERS OF FLAGLER COUNTY, FLORIDA, IN THE DEED TO CITY OF PALM COAST, FLORIDA, RECORDED IN O.R. BOOK 718, PAGE 290, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, IN AN UNDIVIDED THREE-FOURTHS INTEREST IN, AND TITLE IN AND TO AN UNDIVIDED THREE-FOURTHS INTEREST IN, ALL THE PHOSPHATE, MINERALS, AND METALS THAT ARE OR MAY BE IN, ON, OR UNDER THE SAID LAND AND AN UNDIVIDED ONE-HALF INTEREST IN ALL THE PETROLEUM THAT IS OR MAY BE IN, ON, OR UNDER SAID LAND WITH THE PRIVILEGE TO MINE AND DEVELOP THE SAME, WHICH INTEREST MAY HAVE BEEN RESERVED UNDER SECTION 270.11, FLORIDA STATUTE, (AS TO PARCEL 1) APPLIES TO THE SUBJECT PROPERTY PARCEL 1, THERE ARE NO PLOTTABLE ITEMS.

13. ALL RIGHT, TITLE AND INTEREST OF BOARD OF COUNTY COMMISSIONERS OF FLAGLER COUNTY, FLORIDA, IN THE DEED TO CITY OF PALM COAST, FLORIDA, RECORDED IN O.R. BOOK 820, PAGE 28, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, IN AN UNDIVIDED THREE-FOURTHS INTEREST IN, AND TITLE IN AND TO AN UNDIVIDED THREE-FOURTHS INTEREST IN, ALL THE PHOSPHATE, MINERALS, AND METALS THAT ARE OR MAY BE IN, ON, OR UNDER THE SAID LAND AND AN UNDIVIDED ONE-HALF INTEREST IN ALL THE PETROLEUM THAT IS OR MAY BE IN, ON, OR UNDER SAID LAND WITH THE PRIVILEGE TO MINE AND DEVELOP THE SAME, WHICH INTEREST MAY HAVE BEEN RESERVED UNDER SECTION 270.11, FLORIDA STATUTE, (AS TO PARCEL 2) APPLIES TO THE SUBJECT PROPERTY PARCEL 2, THERE ARE NO PLOTTABLE ITEMS.

14. ALL RIGHT, TITLE AND INTEREST OF CITY OF PALM COAST, FLORIDA, IN THE DEED TO CITY OF PALM COAST, FLORIDA, RECORDED IN O.R. BOOK 876, PAGE 141, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, IN AN UNDIVIDED THREE-FOURTHS INTEREST IN, AND TITLE IN AND TO AN UNDIVIDED THREE-FOURTHS INTEREST IN, ALL THE PHOSPHATE, MINERALS, AND METALS THAT ARE OR MAY BE IN, ON, OR UNDER THE SAID LAND AND AN UNDIVIDED ONE-HALF INTEREST IN ALL THE PETROLEUM THAT IS OR MAY BE IN, ON, OR UNDER SAID LAND WITH THE PRIVILEGE TO MINE AND DEVELOP THE SAME, WHICH INTEREST MAY HAVE BEEN RESERVED UNDER SECTION 270.11, FLORIDA STATUTE, (AS TO PARCEL 1) APPLIES TO THE SUBJECT PROPERTY PARCEL 1, THERE ARE NO PLOTTABLE ITEMS.

15. NOT A SURVEY RELATED ITEM.

16. NOT A SURVEY RELATED ITEM.

SYMBOL LEGEND

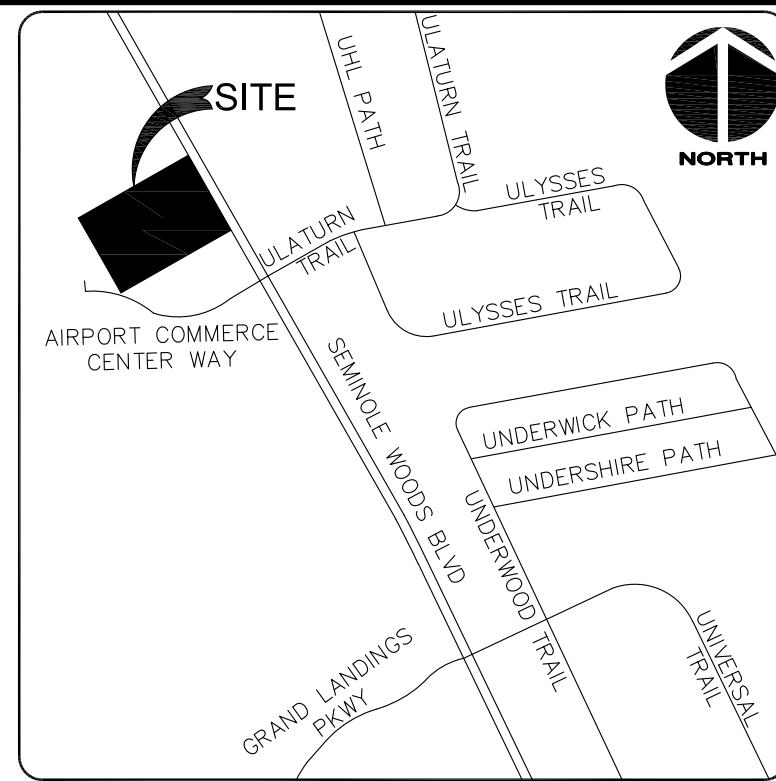
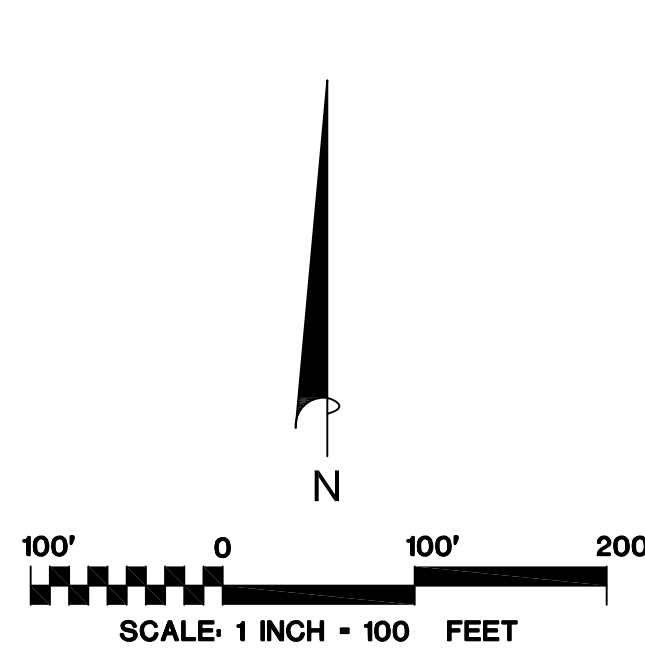
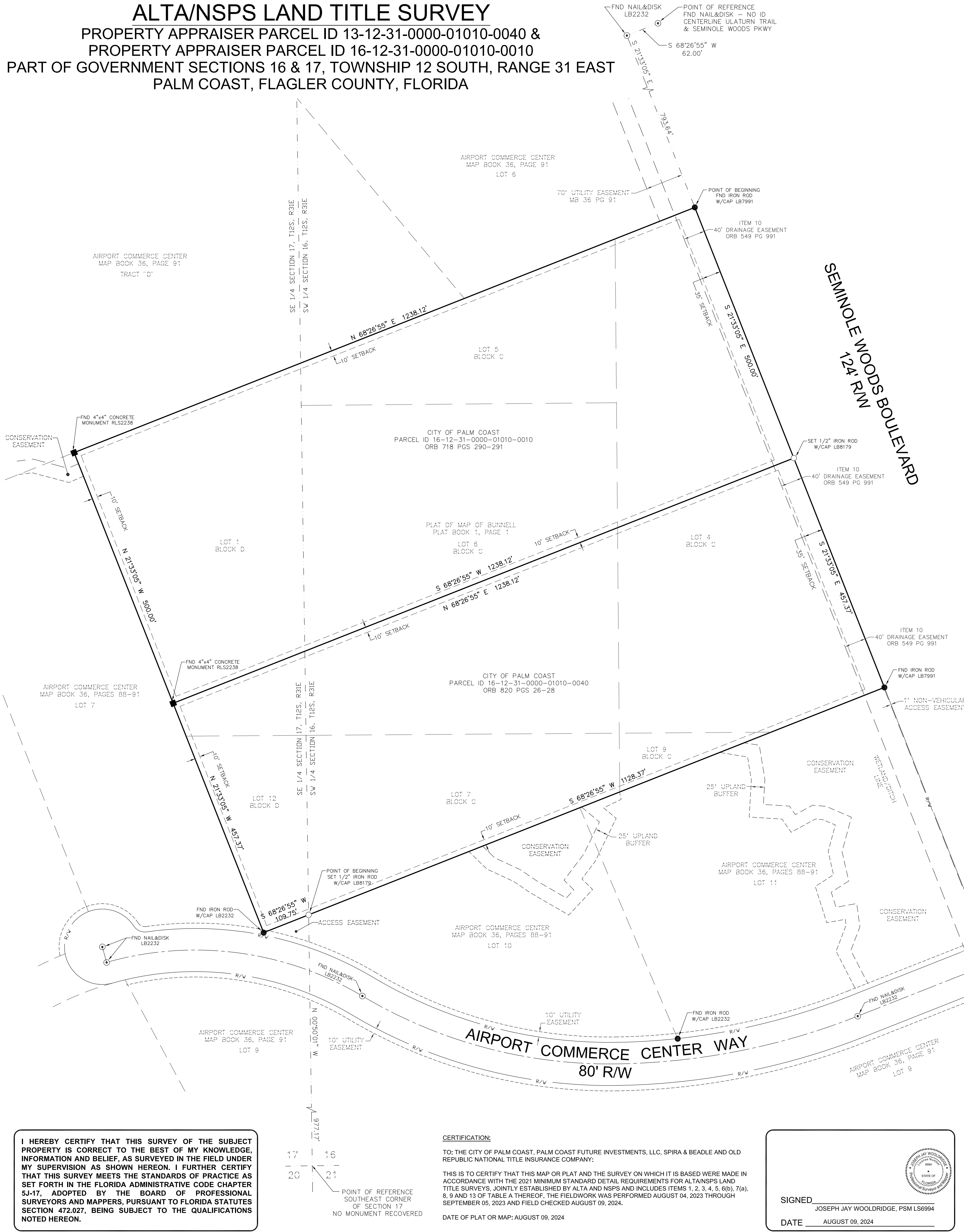
- BAY TREE - SIZE AS NOTED
- CAMPHOR TREE - SIZE AS NOTED
- CEDAR TREE - SIZE AS NOTED
- CONCRETE MONUMENT FOUND - AS NOTED
- CREPE MYRTLE
- CYPRESS TREE - SIZE AS NOTED
- ELM TREE - SIZE AS NOTED
- FIRE HYDRANT
- HOLLY TREE - SIZE AS NOTED
- IRON ROD FOUND - AS NOTED
- IRON ROD SET - AS NOTED
- MAGNOLIA TREE - SIZE AS NOTED
- MAPLE TREE - SIZE AS NOTED
- NAIL& DISK FOUND - AS NOTED
- OAK TREE - SIZE AS NOTED
- PALM TREE - SIZE AS NOTED
- PINE TREE - SIZE AS NOTED
- SWEET GUM TREE - SIZE AS NOTED

SYMBOL LEGEND

- FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
- FND = FOUND
- FPRN = FLORIDA PERMANENT REFERENCE NETWORK
- GNSS = GLOBAL NAVIGATION SATELLITE SYSTEM
- LB = LICENSED BUSINESS
- NGS = NATIONAL GEODETIC SURVEY
- ORB = OFFICIAL RECORD BOOK
- PG/PGS = PAGE/PAGES
- PID = POINT IDENTIFIER
- PSM = PROFESSIONAL SURVEYOR AND MAPPER
- RTK = REAL TIME KINEMATICS

ALTA/NSPS LAND TITLE SURVEY

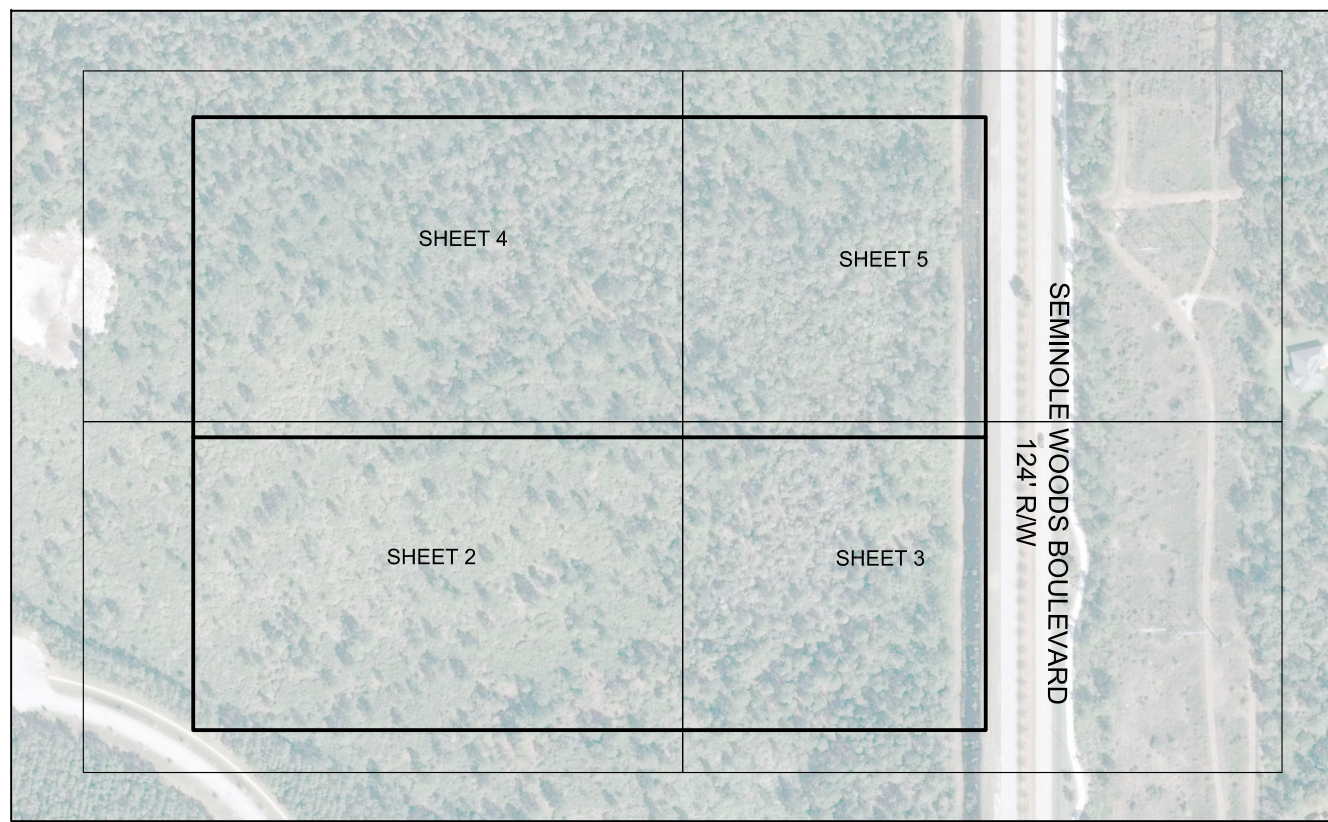
PROPERTY APPRAISER PARCEL ID 13-12-31-0000-01010-0040 &
PROPERTY APPRAISER PARCEL ID 16-12-31-0000-01010-0010
PART OF GOVERNMENT SECTIONS 16 & 17, TOWNSHIP 12 SOUTH, RANGE 31 EAST
PALM COAST, FLAGLER COUNTY, FLORIDA



VICINITY MAP
(NOT TO SCALE)

SURVEYOR'S NOTES:

- THIS IS AN ALTA/NSPS LAND TITLE SURVEY. THE PURPOSE OF THIS SURVEY IS TO SHOW EXISTING SITE IMPROVEMENTS, ELEVATIONS, TREES, THE PROPERTY GEOMETRY AS DEFINED BY THE PROPERTY DESCRIPTION ON THE FACE OF THIS SURVEY AND THE TITLE EXCEPTIONS LISTED IN THE ALTA COMMITMENT, COMMITMENT NUMBER: 24076423 RP - COMMITMENT EFFECTIVE DATE: SEPTEMBER 5, 2024 AT 5:00PM.
- EVERY EFFORT HAS BEEN MADE TO ACCURATELY IDENTIFY THE SPECIES OF TREES SHOWN HEREON. THE TREES SHOWN HEREON WERE IDENTIFIED BY INDIVIDUALS THAT DO NOT PRACTICE IN THE FIELD OF DENDROLOGY OR BOTANY. IT IS POSSIBLE THAT SOME TREES SHOWN ON THIS SURVEY WERE MISTAKENLY IDENTIFIED.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, TITLE REPORT OR TITLE OPINION.
- THE PROPERTY DESCRIPTIONS SHOWN HEREON WERE TAKEN FROM THE ALTA COMMITMENT, COMMITMENT NUMBER: 24076423 RP - COMMITMENT EFFECTIVE DATE: SEPTEMBER 5, 2024 AT 5:00PM.
- EASEMENTS SHOWN HEREON ARE PER THE RECORDED PLAT OR INFORMATION OBTAINED BY A CURSORY SEARCH OF THE PUBLIC RECORDS OF THIS COUNTY.
- NO INSTRUMENTS OF RECORD WERE PROVIDED TO THIS SURVEYOR.
- THERE MAY BE ADDITIONAL COVENANTS, EASEMENTS, RESERVATIONS AND/OR, RESTRICTIONS NOT SHOWN ON THIS SURVEY RECORDED IN THE PUBLIC RECORDS OF THIS COUNTY.
- THE HORIZONTAL LOCATION OF THE POINTS HEREON WERE ESTABLISHED BY GNSS RTK OBSERVATIONS USING A CARLSON SURVEYOR2 DATA COLLECTOR AND A CARLSON BRX7 RECEIVER WITH FDOT-FPRN BASELINE CORRECTIONS. THE RELATIVE POSITIONAL PRECISION DOES NOT EXCEED 2 CENTIMETERS PLUS 50 PARTS PER MILLION.
- THE BASIS OF BEARINGS FOR THIS SURVEY AS SHOWN ALONG THE PERIMETER PROPERTY LINES WERE ESTABLISHED BY GNSS RTK OBSERVATIONS USING A CARLSON SURVEYOR2 DATA COLLECTOR AND A CARLSON BRX7 RECEIVER WITH FDOT-FPRN BASELINE CORRECTIONS AND ARE REFERENCED TO THE FLORIDA STATE PLANE EAST ZONE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983(2011).
- THIS SURVEY MAKES NO CLAIMS REGARDING OWNERSHIP OR RIGHTS OF POSSESSION.
- ALL DIMENSIONS SHOWN HEREON ARE STATED IN U.S. SURVEY FEET AND DECIMALS THEREOF. FOOT TO METER CONVERSION FORMULA IS 1 US FT = 0.304800609601 M.
- ALL LINES SHOWN HEREON ARE TANGENT OR RADIAL TO INTERSECTING CURVED LINES UNLESS NOTED OTHERWISE.
- THE ELEVATION OF THE OF THE POINTS HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) USING NGS BENCHMARK R 491, PID DB8121 AND WERE ESTABLISHED WITH DIFFERENTIAL LEVELING USING A NIKON AUTO LEVEL AND GNSS RTK OBSERVATIONS USING A CARLSON SURVEYOR2 DATA COLLECTOR AND A CARLSON BRX7 RECEIVER WITH FDOT-FPRN BASELINE CORRECTIONS. THE RELATIVE ACCURACY DOES NOT EXCEED 5 CENTIMETERS PLUS 50 PARTS PER MILLION.
- THE VERTICAL ERROR OF CLOSURE FOR THIS SURVEY IS LESS THAN OR EQUAL TO 0.05 TIMES THE SQUARE ROOT OF THE BENCH LOOP IN MILES.
- UNDERGROUND FOUNDATIONS, IF ANY, WERE NOT LOCATED.
- ANY REFERENCE TO UTILITIES THAT ARE SHOWN ON THIS MAP, HAVE BEEN LOCATED FROM VISIBLE EVIDENCE THAT EXISTED AT OR ABOVE THE SURFACE OF THE EARTH AT THE TIME OF THIS SURVEY. NO UNDERGROUND UTILITY INFORMATION WAS COLLECTED OR VERIFIED AS PART OF THIS SURVEY.
- THIS PROPERTY LIES WITHIN ZONE X, AREAS OF MINIMAL FLOOD HAZARD AND ZONE A, NO BASE FLOOD ELEVATION, PER THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS, (NFIP FIRM) MAP NUMBER 12035C0230E AND 12035C0233E WITH A REVISED DATE OF JUNE 6, 2018.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY ANYONE OTHER THAN THE SIGNING SURVEYOR IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING SURVEYOR.
- THIS SURVEY WAS PREPARED PER THE 2021 ALTA/NSPS MINIMUM STANDARD DETAIL REQUIREMENTS AND FLORIDA STATUTE SECTION 472.027 AND IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS ESTABLISHED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, WHICHEVER IS MORE STRINGENT, UNDER THE RESPONSIBLE CHARGE OF THE SIGNING SURVEYOR NAMED BELOW.
- THIS SURVEY IS NOT VALID UNLESS SIGNED BY THE PROFESSIONAL SURVEYOR AND MAPPER NOTED, AND EMBOSSED WITH THE SURVEYOR'S SEAL.
- THIS SURVEY MAP WAS PREPARED AT A SCALE OF 1 INCH EQUALS 100 FEET FOR SHEET 1 AND 1 INCH EQUALS 20 FEET FOR SHEETS 2 THROUGH 5 ON 24 INCH BY 36 INCH MEDIA. THIS SURVEY MAY HAVE BEEN REDUCED OR ENLARGED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED INFORMATION.
- FIELD WORK FOR THIS SURVEY WAS PERFORMED ON AUGUST 04, 2023 THROUGH SEPTEMBER 05, 2023 AND AUGUST 09, 2024.



KEY MAP
1" = 300'

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I HEREBY CERTIFY THAT THIS SURVEY OF THE SUBJECT PROPERTY IS CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, AS SURVEYED IN THE FIELD UNDER MY SUPERVISION AS SHOWN HEREON. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH IN THE FLORIDA ADMINISTRATIVE CODE CHAPTER 5J-17, ADOPTED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES SECTION 472.027, BEING SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

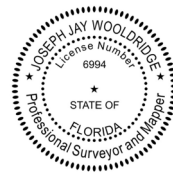
CERTIFICATION:

TO: THE CITY OF PALM COAST, PALM COAST FUTURE INVESTMENTS, LLC, SPIRA & BEADLE AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.

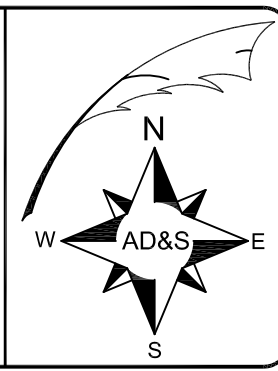
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(B), 7(a), 8, 9 AND 13 OF TABLE A THEREOF. THE FIELDWORK WAS PERFORMED AUGUST 04, 2023 THROUGH SEPTEMBER 05, 2023 AND FIELD CHECKED AUGUST 09, 2024.

DATE OF PLAT OR MAP: AUGUST 09, 2024

SIGNED _____
JOSEPH JAY WOOLDRIDGE, PSM LS6994
DATE _____
AUGUST 09, 2024



ATLANTIC DRAFTING & SURVEYING, INC.
1362 N. US HWY 1, SUITE 304
ORMOND BEACH, FLORIDA 32174
PHONE: 386-264-8490 - LB#8179



AD&S NO. 2023-SCZ-003
DRAWN JWW
CHECKED JEX
SHEET NO 1 OF 5
FILE LOCATION: S:\AD&S Survey
Projects\2023\2023-SCZ-003 - Seminole
Woods Play\Seminole Woods Play
Bndry-Topo-Tree_PRJ\dwg\2023-SCZ-003
Bndry-Topo-Tree.dwg