

SKETCH AND DESCRIPTION

RESERVED FOR RECORDING INFORMATION

LEGAL DESCRIPTION: (PARCEL "A")

A PORTION OF LOTS 11 AND 12 PER THE SUBDIVISION MAP OF PINE LAKES NORTH COMMERCE CENTER AS RECORDED IN MAP BOOK 31, PAGES 80 AND 81 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 12, ALSO BEING A POINT ON THE WESTERLY RIGHT-OF-WAY OF PINE LAKES PARKWAY NORTH (A 104' RIGHT-OF-WAY); THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY, AND THE EASTERLY LINE OF SAID LOT 12 ALONG THE ARC OF A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 196.52 FEET, A RADIUS OF 604.00 FEET, A CENTRAL ANGLE OF 18°38'31", A CHORD BEARING OF S08°27'44"W, AND A CHORD DISTANCE OF 195.65 FEET TO A POINT OF TANGENCY; THENCE S00°51'33"E FOR A DISTANCE OF 710.01 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY S89°08'27"W, FOR A DISTANCE OF 209.39 FEET; THENCE N00°51'33"W, FOR A DISTANCE OF 410.00 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 12; THENCE DEPARTING SAID SOUTHERLY LINE OF LOT 12 N17°25'09"W FOR A DISTANCE OF 99.57 FEET; THENCE N18°39'35"W FOR A DISTANCE OF 58.30 FEET; THENCE N00°51'33"W FOR A DISTANCE OF 220.66 FEET; THENCE N14°11'19"E FOR A DISTANCE OF 335.41 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 12; THENCE S45°32'20"E ALONG SAID NORTHERLY LINE OF LOT 12 FOR A DISTANCE OF 284.72 FEET TO THE AFOREMENTIONED POINT OF BEGINNING OF THIS DESCRIPTION.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINING 5.37 ACRES, MORE OR LESS.

SUBJECT TO A 10' UTILITY EASEMENT AS RECORDED IN MB 31, PG 80-81.

W:\Tomoka\D\@JOB-DOC\@T2005\T5032BULL Lot 12 Pine Lakes\LEGAL-PARCEL A.doc

SURVEYOR'S NOTES:

1. BEARINGS BASED ON THE EASTERLY LINE OF LOT 11 PER SUBDIVISION MAP OF PINE LAKES NORTH COMMERCE CENTER AS RECORDED IN MAP BOOK 31, PAGES 80 AND 81 . PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, BEING N00°51'33"W.
2. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS AND/OR OTHER MATTERS NOT SHOWN ON THIS SKETCH WHICH MAY BE FOUND IN THE COUNTY PUBLIC RECORDS.
3. THIS IS NOT A BOUNDARY SURVEY.

ABBREVIATIONS

C=CURVE	ORB=OFFICIAL RECORD BOOK
D=DELTA	(NR)=NON-RADIAL
R=RADIUS	(RAD)=RADIAL
L=LENGTH	Ac. = ACRES
CH=CHORD	U.E.=UTILITY EASEMENT
TB=TANGENT BEARING	FB=PLAT BOOK
CS=CHORD BEARING	PG=PAGE
R/W=RIGHT OF WAY	POB=POINT OF BEGINNING
C = CENTER LINE	MB=MAP BOOK
S/SECT=SECTION	
R/RNG=RANGE	
T/TWP=TOWNSHIP	



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**PARCEL "A"
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PROJECT NO.	T5032BULL
DRAWING REFERENCE NO.	5032-SL4
DATE	07/18/2006
SHEET NO.	2 OF 2

SKETCH AND DESCRIPTION

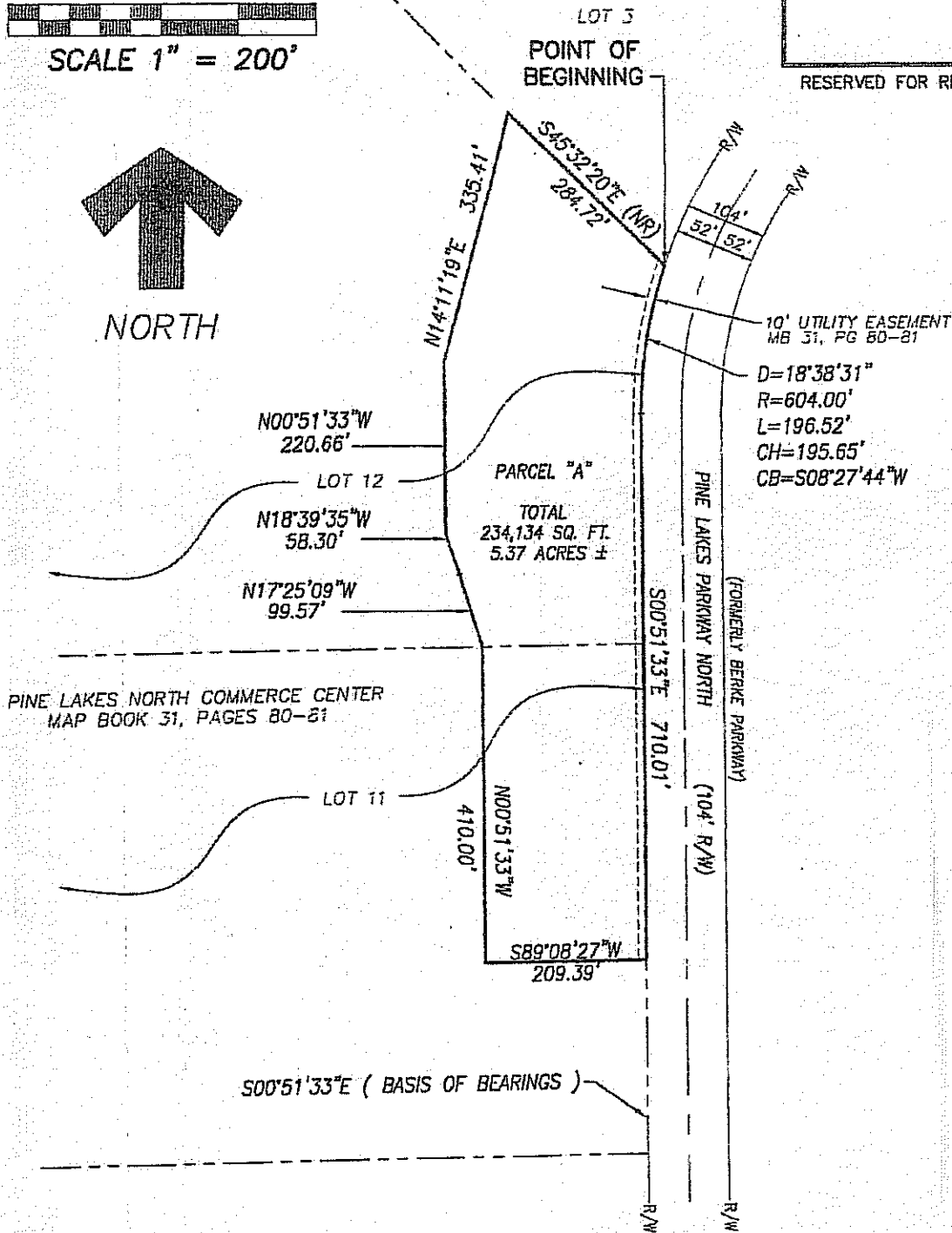


SCALE 1" = 200'



NORTH

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THIS IS NOT A BOUNDARY SURVEY
SEE SHEET 2 FOR DESCRIPTION, NOTES, ABBREVIATIONS AND SYMBOLS.



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DRAWING REFERENCE NO.	5032-SL4
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