

PREPARED BY AND RETURN TO:  
Michael D. Chiumento III, Esquire  
**Chiumento Selis Dwyer, P.L.**  
145 City Place, Suite 301  
Palm Coast, FL 32164  
Attn: Kelly DeVore

Property Appraisers Parcel  
Identification Numbers  
**041131-4900-00000-00F0;**  
**041131-2984-00000-00B4;**

Documentary Stamp Taxes are being  
Paid in the assessed value of the property  
Which is \$136,700.00

## **SPECIAL WARRANTY DEED**

**THIS INDENTURE**, Made this 22<sup>nd</sup> day of DECEMBER, 2014, **OCEAN HAMMOCK PROPERTY OWNERS ASSOCIATION, INC.**, a Florida not for profit corporation, whose mailing address is 5455 A1A South, St. Augustine, FL 32080, hereinafter called the Grantor, to **DUNES COMMUNITY DEVELOPMENT DISTRICT**, a community development district authorized and created pursuant to Chapter 190, Florida Statutes, whose mailing address is 5000 Palm Coast Parkway SE, Palm Coast, FL 32137, hereinafter called the Grantee:

(Whenever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**WITNESSETH**, That said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in Flagler County, Florida, to-wit:

See attached Exhibit "A"

TOGETHER with all the tenements, hereditament and appurtenances thereto belonging or in anywise appertaining.

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

SUBJECT TO Assessments or Owner Association, Covenants, Restrictions, Easements, Reservations and Limitations of Record, if any.

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

IN WITNESS WHEREOF, the Grantor has signed sealed these presents the day and year first above written.

Signed, sealed and delivered in  
the presence of:

OCEAN HAMMOCK PROPERTY OWNERS  
ASSOCIATION, INC., a Florida not for profit  
corporation

By: Paul C. Pershes  
Name: PAUL C. PERSHES  
Title: PRESIDENT

Witness Name: Elizabeth McGee

Witness Name: John B. Bingham

State of Florida  
County of Flagler

The foregoing instrument was acknowledged before me this 12 day of December, 2014 by Paul C. Pershes as President of Ocean Hammock Property Owners Association, Inc., a Florida not for profit corporation, on behalf of said corporation. He/she ☐ is personally known or ☐ has produced a driver's license as identification.

[Notary Seal]

Nell L. Bigbie  
Notary Public

Printed Name: Nell L. Bigbie

My Commission  
Expires: 7-15-16



EXHIBIT A

PARCEL "A":

That parcel of land being known as Hammock Dunes Parkway, lying Southerly of the Southerly line of Jungle Hut Road, as shown on Plat of Ocean Ridge, as recorded in Map book 30, Page 91, of the Public Records of Flagler County, Florida.

PARCEL "B":

That parcel of land being known as Hammock Dunes Parkway, lying Northerly of the Northerly line of Jungle Hut Road, as shown on Plat of Ocean Ridge, as recorded in Map book 30, Page 91, of the Public Records of Flagler County, Florida.

PARCEL "C":

That parcel of land being known as Hammock Dunes Parkway Extension, as shown on Plat of Hammock Dunes Parkway Extension, as recorded in Map Book 32, Page 5, Public Records of Flagler County, Florida

Unofficial Copy

SOUTHEAST CORNER  
TWP. 10 SOUTH,  
SECTION 40,  
RANGE 31 EAST

SECTION 33,  
TOWNSHIP 10 SOUTH,  
RANGE 31 EAST

JUNGLE HUT ROAD  
80' RIGHT-OF-WAY

SECTION 38,  
TOWNSHIP 11 SOUTH,  
RANGE 31 EAST

THIS SPACE RESERVED FOR RECORDING INFORMATION

N 89°19'02" E  
121.74'

S 19°50'00" E  
352.89'

N 19°50'00" W  
392.83'

## SKETCH AND DESCRIPTION

NOT A BOUNDARY SURVEY

LOCATED IN GOVERNMENT SECTION 38,  
TOWNSHIP 11 SOUTH, RANGE 31 EAST,  
FLAGLER COUNTY, FLORIDA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2398.18'	366.26'	365.90'	N 15°27'29" W	8°45'02"
C2	535.00'	225.74'	224.07'	S 23°10'15" E	24°10'32"
C3	465.00'	438.68'	422.59'	S 08°13'57" E	54°03'10"
C4	1492.39'	80.96'	80.95'	S 20°20'53" W	3°06'30"
C5	1377.39'	74.72'	74.71'	N 20°20'53" E	3°06'30"
C6	350.00'	330.19'	318.08'	N 08°13'57" W	54°03'10"
C7	650.00'	274.26'	272.23'	S 23°10'15" E	24°10'32"
C8	2283.18'	348.70'	348.36'	N 15°27'29" W	8°45'02"

FLAGLER COUNTY

HAMMOCK DUNES PARKWAY - PER OCEAN RIDGE PLAT, M.B. 30, PG. 91  
115' RIGHT-OF-WAY

S 11°04'59" E  
954.90'

N 11°04'59" W  
954.90'

HAMMOCK DUNES  
OWNERS ASSOCIATION, INC.



NORTH ARROW



SCALE 1" = 300

FLAGLER COUNTY

GRANADA  
DRIVE

S 35°15'32" E  
143.71'

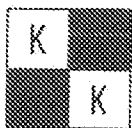
143.71'  
N 35°15'32" W

HAMMOCK DUNES  
OWNERS ASSOCIATION, INC.

N 68°05'53" W  
115.00'

CAMINO DEL MAR

NOTE: ADJACENT  
R/W'S FOR GRANADA DRIVE  
AND CAMINO DEL MAR  
ARE SHOWN AS APPROXIMATE ONLY



LB #7991

# KUHAR SURVEYING & MAPPING, LLC

112 OCEAN GROVE DRIVE, ORMOND BEACH, FLORIDA 32176

Phone: 386-295-8051

WWW.KUHARSURVEYING.COM

K 14000 SL1-B

SKETCH & DESCRIPTION

3/31/2014

SHEET 1 OF 2

1"=300'

## LEGAL DESCRIPTION:

THIS SPACE RESERVED FOR RECORDING INFORMATION

THAT PARCEL OF LAND BEING KNOWN AS HAMMOCK DUNES PARKWAY, AS SHOWN ON PLAT OF OCEAN RIDGE, AS RECORDED IN MAP BOOK 30, PAGE 91, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA

SAID PARCEL CONTAINS 6.7 ACRES, MORE OR LESS.

## SURVEYOR'S NOTES:

1. BEARING BASE: EASTERLY R/W LINE OF HAMMOCK DUNES PARKWAY BEING S11°04'59"E.
2. THIS SKETCH MADE WITHOUT THE BENEFIT OF A TITLE SEARCH ON THE SUBJECT PROPERTY OR ADJACENT LANDS.
3. TOPOGRAPHY, TREES, WETLANDS (IF ANY), UTILITY INFORMATION NOT SHOWN HEREON. THIS IS NOT A BOUNDARY SURVEY.
4. SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR/MAPPER.
5. THERE MAY BE RESTRICTIONS, EASEMENTS, OTHER MATTERS NOT SHOWN HEREON THAT CAN BE FOUND IN THE COUNTY PUBLIC RECORDS.

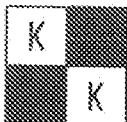
## LEGEND/ABBREVIATIONS

LB = LICENSED BUSINESS  
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 CH = CHORD LENGTH  
 M.B. = MAP BOOK  
 ORB = OFFICIAL RECORDS BOOK  
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I HEREBY CERTIFY THAT THIS SKETCH MEETS MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS PER CHAPTER 5J-17.050 THRU 17.052, FLORIDA ADMINISTRATIVE CODE.



KENNETH J. KUHAR  
 FLORIDA PROFESSIONAL SURVEYOR/MAPPER #6105



LB #7991

## KUHAR SURVEYING &amp; MAPPING, LLC

112 OCEAN GROVE DRIVE, ORMOND BEACH, FLORIDA 32176  
 Phone: 386-295-8051 info@kuharsurveying.com

K 14000 SL1-C

## SKETCH &amp; DESCRIPTION

DATE: 3/31/2014

SHEET 2 OF 2

1" = 300'

THIS SPACE RESERVED FOR RECORDING INFORMATION

### SKETCH AND DESCRIPTION

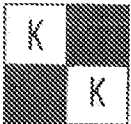
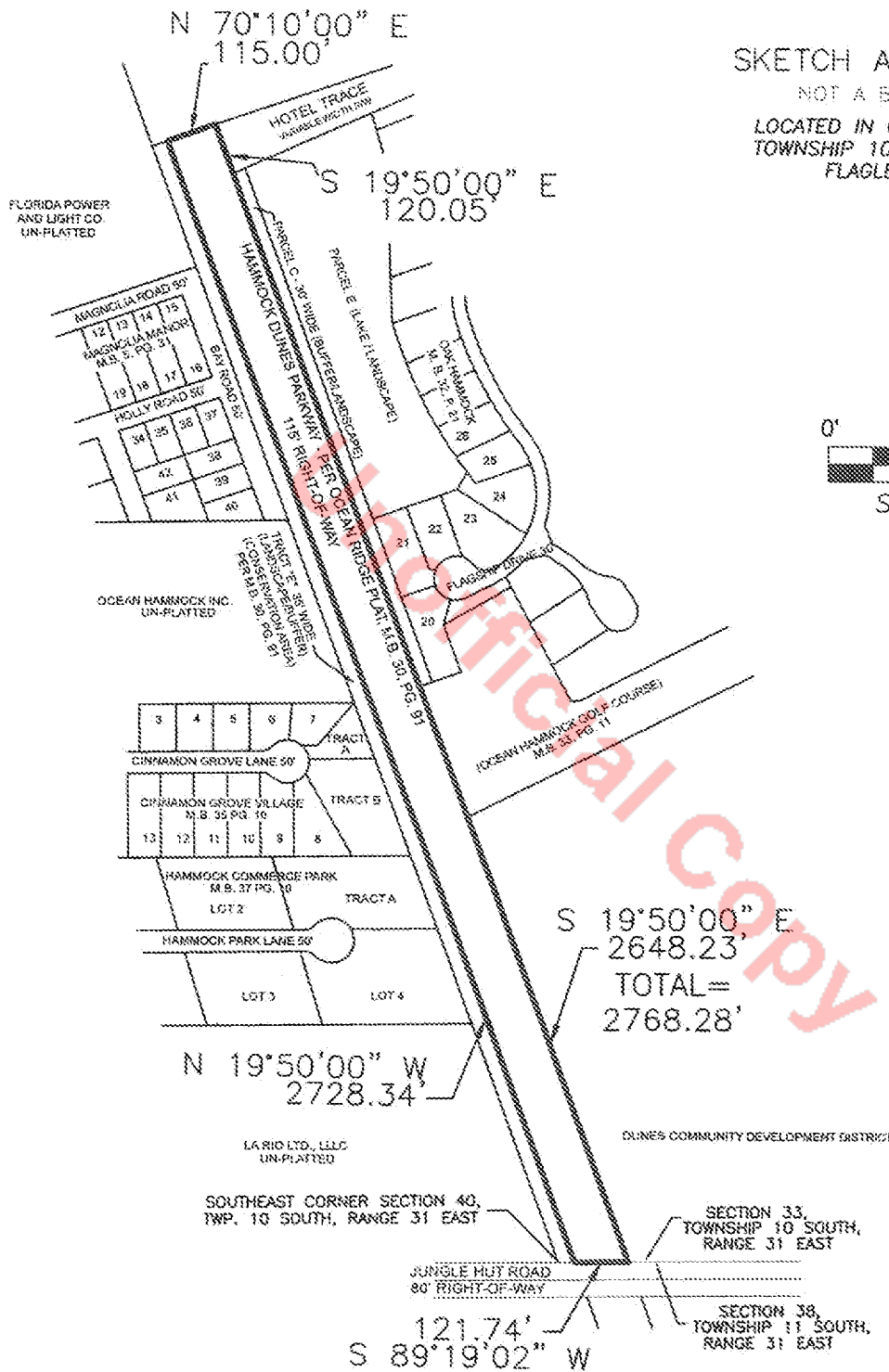
NOT A BOUNDARY SURVEY

LOCATED IN GOVERNMENT SECTION 33,  
TOWNSHIP 10 SOUTH, RANGE 31 EAST,  
FLAGLER COUNTY, FLORIDA



0' 200 400 800

SCALE 1" = 400



LB #7991

KUHAR SURVEYING & MAPPING, LLC

112 OCEAN GROVE DRIVE, ORMOND BEACH, FLORIDA 32176

K 14000 SL1

### SKETCH & DESCRIPTION

3/31/2014

SHEET 1 OF 2

1"=400'



## LEGAL DESCRIPTION:

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SAID PARCEL CONTAINS 7.3 ACRES, MORE OR LESS.

## SURVEYOR'S NOTES:

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2. THIS SKETCH MADE WITHOUT THE BENEFIT OF A TITLE SEARCH ON THE SUBJECT PROPERTY OR ADJACENT LANDS.
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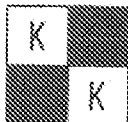
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KENNETH J. KUHAR  
 FLORIDA PROFESSIONAL SURVEYOR/MAPPER #6105



LB #7991

## KUHAR SURVEYING &amp; MAPPING, LLC

112 OCEAN GROVE DRIVE, ORMOND BEACH, FLORIDA 32176  
 Phone: 386-295-8051 WWW.KUHARSURVEYING.COM

K 14000 SL1-A

SKETCH &amp; DESCRIPTION

DATE: 3/31/2014

SHEET 2 OF 2

1" = 400'

16TH ROAD 80' R/W  
S71°10'52"W

THIS SPACE RESERVED FOR RECORDING INFORMATION

SKETCH AND DESCRIPTION  
NOT A BOUNDARY SURVEY  
LOCATED IN GOVERNMENT SECTION 33,  
TOWNSHIP 10 SOUTH, RANGE 31 EAST,  
FLAGLER COUNTY, FLORIDA

HAMMOCK DUNES PARKWAY  
EXTENSION (80' R/W)

UNPLATTED  
(LOWE OCEAN HAMMOCK LTD.)  
FUTURE PLAT OF OCEAN  
HAMMOCK GOLF COURSE

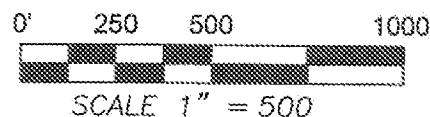
HAMMOCK BEACH PARKWAY

80' R/W

PARCEL D  
(OPEN SPACE)



NORTH ARROW



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S70°10'00"W	115.00'
L2	N19°50'00"W	595.60'
L3	N76°44'07"W	319.07'
L4	N32°52'20"E	208.58'
L5	N19°50'00"W	863.12'
L6	N71°10'52"E	80.01'
L7	S19°50'00"E	861.70'
L8	S32°52'20"W	208.58'
L9	S76°44'07"E	319.07'
L10	S19°50'00"E	397.17'

UNPLATTED  
(FLAGLER COUNTY)

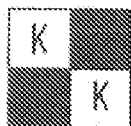
PARCEL A  
(LAKE)

PARCEL B  
(BUFFER/LANDSCAPE)

OCEAN HAMMOCK  
PARCEL B-4  
MB 31, PG 63

HOTEL TRACE ROAD  
(VARIABLE R/W)

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C9	580.00'	373.49'	367.07'	N58°17'15"W	38°53'44"
C10	824.75'	1577.76'	1347.94'	N21°55'53"W	109°36'27"
C11	1140.00'	1048.67'	1012.08'	N06°31'10"E	52°42'20"
C12	1220.00'	1122.26'	1083.11'	S06°31'10"W	52°42'20"
C13	744.75'	1424.72'	1217.19'	S21°55'53"E	109°36'27"
C14	660.00'	655.46'	628.86'	S48°17'04"E	56°54'07"



LB #7991

KUHAR SURVEYING & MAPPING, LLC

112 OCEAN GROVE DRIVE, ORMOND BEACH, FLORIDA 32176

SKETCH & DESCRIPTION

03/26/2014

SHEET 1 OF 2

1"=500'



## LEGAL DESCRIPTION:

THIS SPACE RESERVED FOR RECORDING INFORMATION

THAT PARCEL OF LAND BEING KNOWN AS HAMMOCK DUNES PARKWAY, AS SHOWN ON PLAT OF HAMMOCK DUNES PARKWAY EXTENSION, AS RECORDED IN MAP BOOK 32, PAGE 05, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

SAID PARCEL CONTAINS 9.59 ACRES, MORE OR LESS.

## SURVEYOR'S NOTES:

1. BEARING BASE: SOUTHERLY R/W LINE OF 16TH ROAD BEING N71°10'52"E.
2. THIS SKETCH MADE WITHOUT THE BENEFIT OF A TITLE SEARCH ON THE SUBJECT PROPERTY OR ADJACENT LANDS.
3. TOPOGRAPHY, TREES, WETLANDS (IF ANY), UTILITY INFORMATION NOT SHOWN HEREON. THIS IS NOT A BOUNDARY SURVEY.
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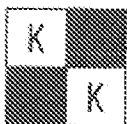
## LEGEND/ABBREVIATIONS:

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I HEREBY CERTIFY THAT THIS SKETCH MEETS MINIMUM  
 TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA  
 BOARD OF PROFESSIONAL LAND SURVEYORS PER CHAPTER  
 5J-17.050 THRU 17.052, FLORIDA ADMINISTRATIVE CODE.



KENNETH J. KUHAR  
 FLORIDA PROFESSIONAL SURVEYOR/MAPPER #6105



LB #7991

KU HAR SURVEYING &amp; MAPPING, LLC

112 OCEAN GROVE DRIVE, ORMOND BEACH, FLORIDA 32176  
 Phone: 386-295-8051 WWW.KUHARSURVEYING.COM

SKETCH &amp; DESCRIPTION

DATE: 03/26/2014

SHEET 2 OF 2

1" = 500'

## CERTIFICATE OF CORPORATE RESOLUTION

We, **PAUL PERSHES**, as President, **JOHN BEYSTEHNER** as Secretary, respectively of **OCEAN HAMMOCK PROPERTY OWNERS ASSOCIATION, INC.**, a Florida non-profit corporation duly organized, validly existing and in good standing under the laws of the State of Florida (the "**Corporation**"), do hereby certify that the officers and directors of the Corporation, duly moved, seconded, and unanimously adopted the following resolutions as of December ~~14~~<sup>11</sup>, 2014 and said resolution have not been modified or rescinded as of the date hereof:

**RESOLVED**, that the **President, PAUL PERSHES**, of the Corporation is hereby authorized and empowered, on behalf of the Corporation to execute and deliver all documents, including deeds, closing statements, licenses, transfer of HDP Reserves, affidavits, and any other documents necessary or desirable to transfer and sell the real property described on the attached Exhibit "A" **DUNES COMMUNITY DEVELOPMENT DISTRICT**, (the "**Buyer**") in accordance with the terms of that certain Agreement of Purchase and Sale dated as of even date between the parties.

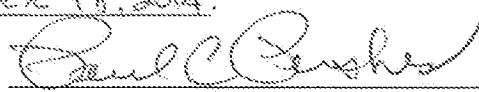
**BE IT FURTHER RESOLVED**, that this Resolution shall continue in force, and the signature of the designated person of said corporation shall be conclusive evidence of his authority to act on behalf of and in the name of said Corporation, as provided herein, or any similar subsequent Certificate, until notice to the contrary is duly served upon the Buyer.

I further certify that the foregoing Resolutions remain in full force and effect, have not been rescinded or modified and conform with the Articles of Incorporation and Bylaws of the Corporation, and may be relied upon by the Lender.

I further certify that the current, duly elected officers of the corporation are as follows:

President	PAUL PERSHES
Vice President	RICH DEMATTEIS
Secretary	JOHN BEYSTEHNER
Treasurer	DAN WACHENDORFER
Director	BETH KELLY
Director	JIM OWENS
Director	JOHN TODD

IN WITNESS WHEREOF, I have hereunto set my hand on behalf of the corporation  
and affixed the corporate seal on DECEMBER 18, 2014.



PAUL PERSHES

President



JOHN BEYSTEHNER, Secretary

Unofficial Copy

**EXHIBIT A**

**PARCEL "A":**

That parcel of land being known as Hammock Dunes Parkway, lying Southerly of the Southerly line of Jungle Hut Road, as shown on Plat of Ocean Ridge, as recorded in Map book 30, Page 91, of the Public Records of Flagler County, Florida.

**PARCEL "B":**

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**PARCEL "C":**

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Unofficial Copy

SOUTHEAST CORNER  
TWP. 10 SOUTH,  
SECTION 40,  
RANGE 31 EAST

SECTION 33,  
TOWNSHIP 10 SOUTH,  
RANGE 31 EAST

JUNGLE HUT ROAD  
80' RIGHT-OF-WAY

SECTION 38,  
TOWNSHIP 11 SOUTH,  
RANGE 31 EAST

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352.89'

N 19°50'00" W  
392.83'

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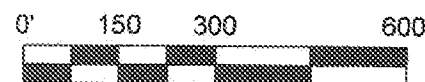
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FLAGLER COUNTY, FLORIDA

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FLAGLER COUNTY



NORTH ARROW



SCALE 1" = 300

N 11°04'59" W  
954.90'

HAMMOCK DUNES  
OWNERS ASSOCIATION, INC.

FLAGLER COUNTY

GRANADA  
DRIVE

S 35°15'32" E  
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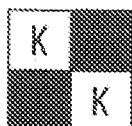
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HAMMOCK DUNES  
OWNERS ASSOCIATION, INC.

N 68°05'53" W  
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CAMINO DEL MAR

NOTE: ADJACENT  
R/W'S FOR GRANADA DRIVE  
AND CAMINO DEL MAR  
ARE SHOWN AS APPROXIMATE ONLY



LB #7991

# KUHAR SURVEYING & MAPPING, LLC

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Phone: 386-295-8051

WWW.KUHARSURVEYING.COM

K 14000 SL1-B

SKETCH & DESCRIPTION

3/31/2014

SHEET 1 OF 2

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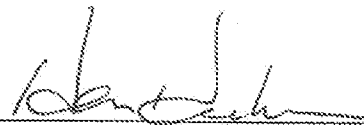
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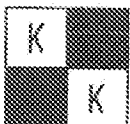
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 M.B. = MAP BOOK  
 ORB = OFFICIAL RECORDS BOOK  
 PG = PAGE  
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I HEREBY CERTIFY THAT THIS SKETCH MEETS MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS PER CHAPTER 5J-17.050 THRU 17.052, FLORIDA ADMINISTRATIVE CODE.



KENNETH J. KUHAR  
 FLORIDA PROFESSIONAL SURVEYOR/MAPPER #6105



LB #7991

## KUHAR SURVEYING &amp; MAPPING, LLC

112 OCEAN GROVE DRIVE, ORMOND BEACH, FLORIDA 32176

Phone: 386-295-8051

info@kuharsurveying.com

K 14000 SL1-C

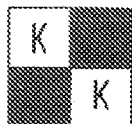
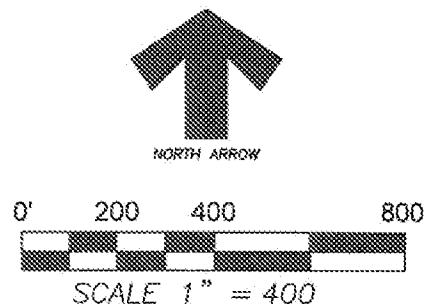
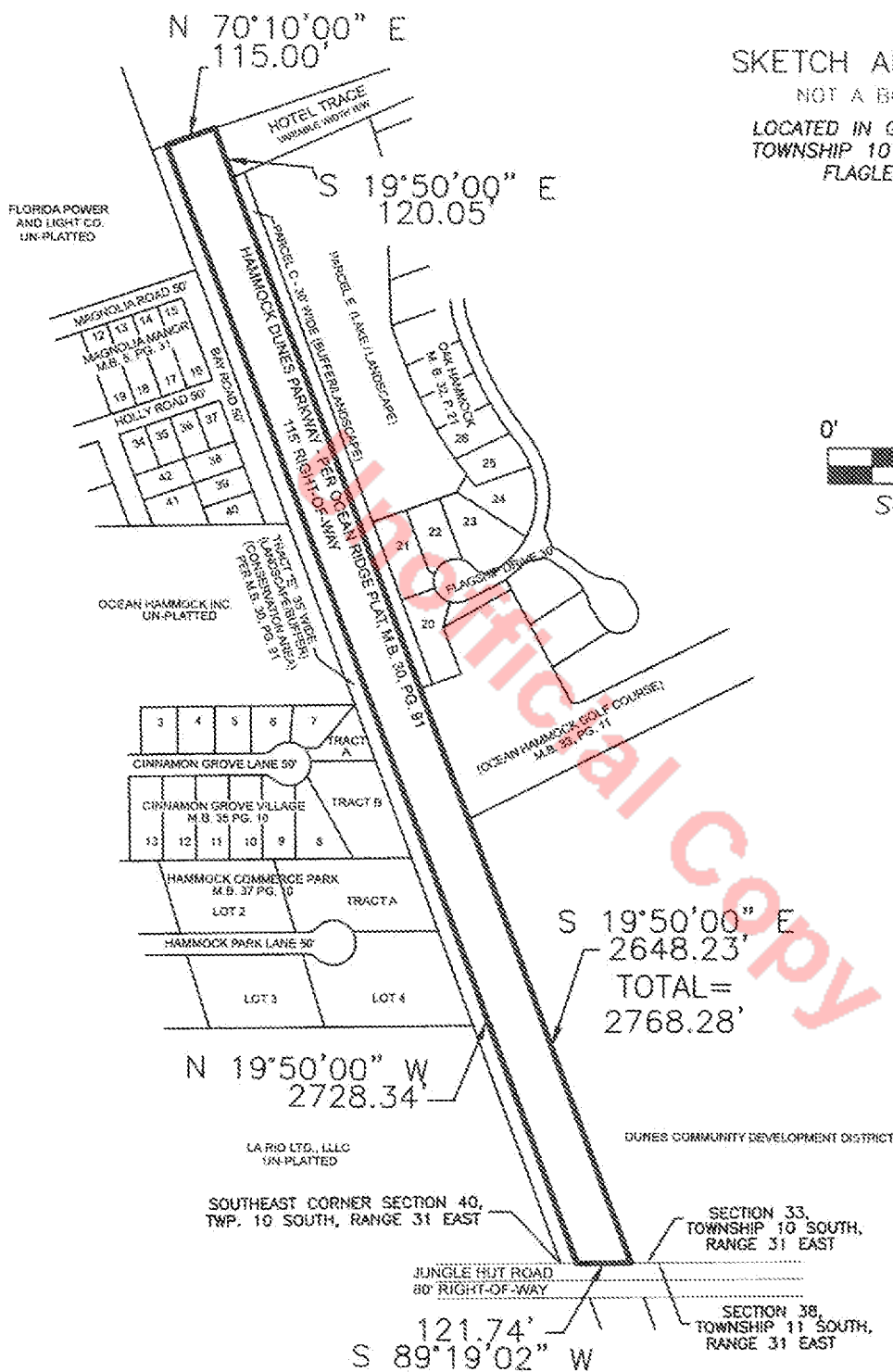
## SKETCH &amp; DESCRIPTION

DATE: 3/31/2014

SHEET 2 OF 2

1" = 300'

THIS SPACE RESERVED FOR RECORDING INFORMATION



LB #7991

KUCHAR SURVEYING &amp; MAPPING, LLC

112 OCEAN GROVE DRIVE, ORMOND BEACH, FLORIDA 32176

K 14000 SL1

SKETCH &amp; DESCRIPTION

3/31/2014

SHEET 1 OF 2

1"=400'

## LEGAL DESCRIPTION:

THIS SPACE RESERVED FOR RECORDING INFORMATION

THAT PARCEL OF LAND BEING KNOWN AS HAMMOCK DUNES PARKWAY, AS SHOWN ON PLAT OF OCEAN RIDGE, AS RECORDED IN MAP BOOK 30, PAGE 91, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

SAID PARCEL CONTAINS 7.3 ACRES, MORE OR LESS.

## SURVEYOR'S NOTES:

1. BEARING BASE: EASTERLY R/W LINE OF HAMMOCK DUNES PARKWAY BEING S11°04'59"E.
2. THIS SKETCH MADE WITHOUT THE BENEFIT OF A TITLE SEARCH ON THE SUBJECT PROPERTY OR ADJACENT LANDS.
3. TOPOGRAPHY, TREES, WETLANDS (IF ANY), UTILITY INFORMATION NOT SHOWN HEREON. THIS IS NOT A BOUNDARY SURVEY.
4. SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR/MAPPER.
5. THERE MAY BE RESTRICTIONS, EASEMENTS, OTHER MATTERS NOT SHOWN HEREON THAT CAN BE FOUND IN THE COUNTY PUBLIC RECORDS.

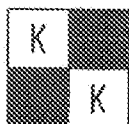
## LEGEND/ABBREVIATIONS

LB = LICENSED BUSINESS  
 REC = RECORD DATA  
 CL = CENTERLINE  
 R/W = RIGHT OF WAY  
 C = CURVE TAG LABEL  
 RAD = RADIUS  
 ARC = ARC LENGTH  
 D = DELTA (CENTRAL) ANGLE  
 CHB = CHORD BEARING  
 CH = CHORD LENGTH  
 M.B. = MAP BOOK  
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KENNETH J. KUHAR  
 FLORIDA PROFESSIONAL SURVEYOR/MAPPER #6105



LB #7991

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112 OCEAN GROVE DRIVE, ORMOND BEACH, FLORIDA 32176  
 Phone: 386-295-8051 WWW.KUHARSURVEYING.COM

K 14000 SL1-A

SKETCH &amp; DESCRIPTION

DATE: 3/31/2014

SHEET 2 OF 2

1" = 400'

16TH ROAD 80' R/W  
S71°10'52"W

THIS SPACE RESERVED FOR RECORDING INFORMATION

SKETCH AND DESCRIPTION  
NOT A BOUNDARY SURVEY  
LOCATED IN GOVERNMENT SECTION 33,  
TOWNSHIP 10 SOUTH, RANGE 31 EAST,  
FLAGLER COUNTY, FLORIDA

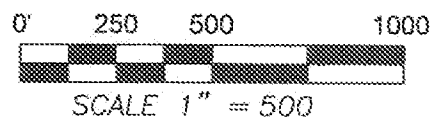
HAMMOCK DUNES PARKWAY  
EXTENSION (80' R/W)

UNPLATTED  
(LOWE OCEAN HAMMOCK LTD.)  
FUTURE PLAT OF OCEAN  
HAMMOCK GOLF COURSE

HAMMOCK BEACH PARKWAY

80' R/W

PARCEL D  
(OPEN SPACE)



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S70°10'00"W	115.00'
L2	N19°50'00"W	595.60'
L3	N76°44'07"W	319.07'
L4	N32°52'20"E	208.58'
L5	N19°50'00"W	863.12'
L6	N71°10'52"E	80.01'
L7	S19°50'00"E	861.70'
L8	S32°52'20"W	208.58'
L9	S76°44'07"E	319.07'
L10	S19°50'00"E	397.17'

UNPLATTED  
(FLAGLER COUNTY)

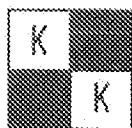
PARCEL A  
(LAKE)

PARCEL B  
(BUFFER/LANDSCAPE)

OCEAN HAMMOCK  
PARCEL B-4  
MB 31, PG 63

HOTEL TRACE ROAD  
(VARIABLE R/W)

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C9	580.00'	373.49'	367.07'	N58°17'15"W	36°53'44"
C10	824.75'	1577.76'	1347.94'	N21°55'53"W	109°36'27"
C11	1140.00'	1048.67'	1012.08'	N06°31'10"E	52°42'20"
C12	1220.00'	1122.26'	1083.11'	S06°31'10"W	52°42'20"
C13	744.75'	1424.72'	1217.19'	S21°55'53"E	109°36'27"
C14	660.00'	655.46'	628.86'	S48°17'04"E	56°54'07"



LB #7991

KUHAR SURVEYING & MAPPING, LLC

112 OCEAN GROVE DRIVE, ORMOND BEACH, FLORIDA 32176

SKETCH & DESCRIPTION

03/26/2014

SHEET 1 OF 2

1"=500'

## LEGAL DESCRIPTION:

THIS SPACE RESERVED FOR RECORDING INFORMATION

THAT PARCEL OF LAND BEING KNOWN AS HAMMOCK DUNES PARKWAY, AS SHOWN ON PLAT OF HAMMOCK DUNES PARKWAY EXTENSION, AS RECORDED IN MAP BOOK 32, PAGE 05, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

SAID PARCEL CONTAINS 9.59 ACRES, MORE OR LESS.

## SURVEYOR'S NOTES:

1. BEARING BASE: SOUTHERLY R/W LINE OF 16TH ROAD BEING N71°10'52"E.
2. THIS SKETCH MADE WITHOUT THE BENEFIT OF A TITLE SEARCH ON THE SUBJECT PROPERTY OR ADJACENT LANDS.
3. TOPOGRAPHY, TREES, WETLANDS (IF ANY), UTILITY INFORMATION NOT SHOWN HEREON. THIS IS NOT A BOUNDARY SURVEY.
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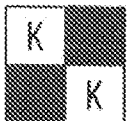
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 FLORIDA PROFESSIONAL SURVEYOR/MAPPER #6105



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 Phone: 386-295-8051 WWW.KUHARSURVEYING.COM

SKETCH &amp; DESCRIPTION

DATE: 03/26/2014

SHEET 2 OF 2

1" = 500'