

Prepared by:
City of Palm Coast
2 Utility Drive
Palm Coast, FL 32137

Return to:
City Clerk
City of Palm Coast
160 Lake Avenue
Palm Coast, FL 32164

Parcel ID: 04-11-30-5570-00000-00L0

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is executed this 22nd day of July 2024, by and between **KB Home, Jacksonville LLC**, a Florida limited liability company ("Grantor") whose mailing address is 10475 Fortune Parkway, Ste 100 Jacksonville, Fl 32256, and **CITY OF PALM COAST**, a Florida municipal corporation, ("Grantee") whose address is 160 Lake Avenue, Palm Coast, FL 32164. (Wherever used herein the term "Grantor" and "Grantee" include all the parties to this instrument and the successors and assigns of corporations.)

WITNESSETH: That Grantor, for and consideration of the sum of Ten and No/100 Dollars (\$10.00), to it in hand paid by Grantee, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, and Grantee's heirs, successors and assigns forever, the parcel of land situate, lying and being in the County of Flagler, State of Florida, and more particularly described as follows (the "Property"):

LEGAL DESCRIPTION

Refer to Document Attached

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

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

SUBJECT TO reservations, covenants, restrictions, easements of record, which reference hereto shall not operate to reimpose same, and taxes for the current year.

AND Grantor, for itself and its successors, hereby covenants with Grantee and Grantee's heirs, successors and assigns that it is lawfully seized of the Property in fee simple; that it has good right and lawful authority to sell and convey the Property; that it hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming, by through or under Grantor only.

IN WITNESS WHEREOF, GRANTOR has hereunder set its hand and seal the day and year first above written.

WITNESSES:

[Signature]
(signature)

SCOTT S. BLUMER
(print name)

Address: 10475 Fortune Parkway, Ste
100
Jacksonville, FL 32256

[Signature]
(signature)

JAMES C SUMMERSE
(print name)

Address: 10475 Fortune Parkway, Ste
100

Jacksonville, FL 32256

Grantor

[Signature]
Signature

Print Name: Todd Holder, Division President

Address: 10475 Fortune Parkway, Ste 100
Jacksonville, FL 32256

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22nd day of July, 2024, by Todd Holder, the President KB Home Jacksonville LLC, a Florida limited liability company, who is personally known to me.

Delaware



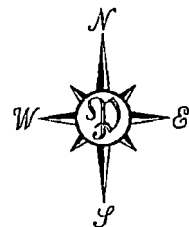
LISA BIANCHI
Notary Public
State of Florida
Comm# HH322633
Expires 12/14/2026

[Signature]
Notary Public
Print Name: Lisa Bianchi
My Commission expires: 12/14/26

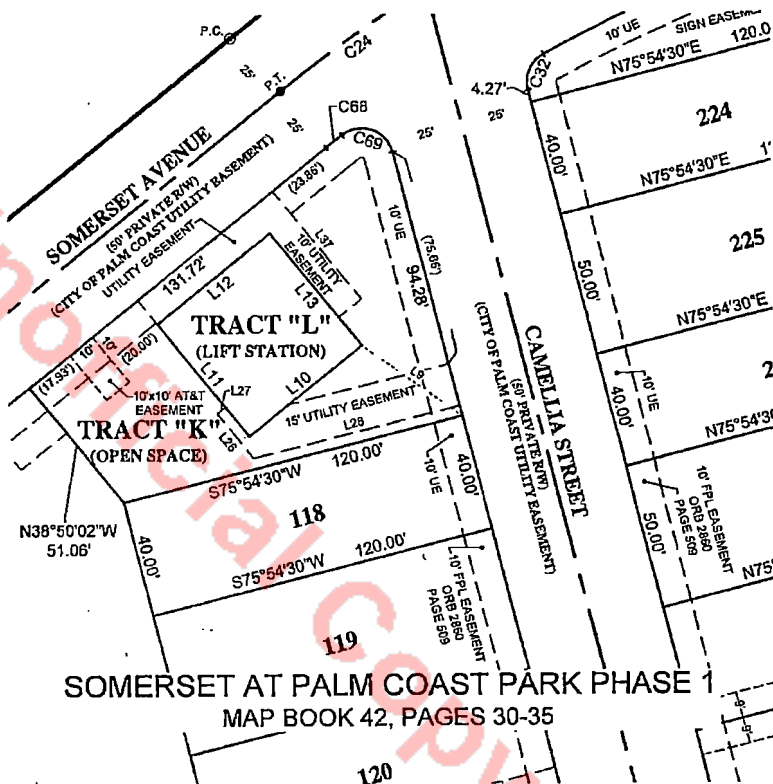
MAP SHOWING SKETCH & LEGAL DESCRIPTION OF

TRACT "L", SOMERSET AT PALM COAST PARK PHASE 1 AS RECORDED ON THE PLAT THEREOF IN PLAT BOOK 42, PAGES 30 THROUGH 35 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

CERTIFIED TO: KB HOME JACKSONVILLE LLC



LINE TABLE		
LINE #	LENGTH	DIRECTION
L9	42.07'	N54°04'13"W
L10	50.00'	S51°05'13"W
L11	50.00'	N38°50'02"W
L12	49.95'	N51°05'13"E
L13	50.00'	S38°53'47"E
L26	19.82'	N38°50'02"W
L27	3.81'	N51°05'13"E
L28	72.88'	S75°54'30"W
L37	48.18'	S38°53'47"E



SOMERSET AT PALM COAST PARK PHASE 1
MAP BOOK 42, PAGES 30-35

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C24	61.42'	500.00'	7°02'18"	S54°41'07"W	61.38'
C32	14.45'	11.00'	75°14'52"	N23°31'56"E	13.43'
C68	6.90'	475.00'	0°49'54"	S51°34'55"W	6.90'
C69	21.87'	11.00'	113°54'38"	N71°02'49"W	18.44'

PERRET AND ASSOCIATES, INC.

1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207 ~ (904) 805-0030 ~ FAX (904) 805-9888

GENERAL NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE MWLY LINE OF TRACT "L" AS N51°05'13"E, PER PLAT.
- THIS PROPERTY HAS NOT BEEN ABSTRACTED FOR EASEMENTS, COVENANTS, RESTRICTIONS.
- THIS SKETCH DOES NOT PURPORT TO BE A BOUNDARY SURVEY.
- IT IS THE LENDER'S RESPONSIBILITY TO DETERMINE FEMA F.I.R.M. MAP STATUS FOR THE LIFE OF THE LOAN ON THE PROPERTY SHOWN ABOVE. SURVEYOR HEREON WILL CONFIRM FOR ADDITIONAL FEE.

P.C. POINT OF CURVATURE
P.T. POINT OF TANGENCY
P.R.C. POINT OF REVERSE CURVE
P.C.C. POINT OF COMPOUND CURVE
P.O.C. POINT ON CURVE
P.R.M. PERMANENT REFERENCE MONUMENT
P.C.P. PERMANENT CONTROL POINT
B.R.L. BUILDING RESTRICTION LINE
C.L.F. CHAIN LINK FENCE
R.W. RIGHT-OF-WAY
O.R.B. OFFICIAL RECORDS BOOK
O.L. ON LINE
B.L. BREAK LINE

SCALE 1"=50'

07-18-2024

DATE OF FIELD SURVEY

LEGEND:

R. RADIUS
Δ Δ Δ DELTA (CENTRAL ANGLE)
A A A ARC LENGTH
C C C CHORD
C B C CHORD BEARING
(R) LINE RADIUS TO CURVE
A/C AIR CONDITIONER
CONC. CONCRETE
F.D. FOUNDATION
F.S. FENCE
I.P. IRON PIPE
M.M. MEASURED
A.D. ADEED
F.F. FENCE



LB ~ 6715

NATHAN P. PERRET, FLA. CERT. NO. 6900

TRACT "L", SOMERSET AT PALM COAST PARK PHASE 1 AS RECORDED ON THE PLAT THEREOF IN PLAT BOOK 42, PAGES 30 THROUGH 35 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

Unofficial Copy

BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS, that KB Home, Jacksonville, LLC, a Florida limited liability company, (hereinafter "Developer"), for and in consideration of the sum of ten dollars (\$10.00) and other valuable considerations, to it paid by the CITY OF PALM COAST, FLORIDA, a Florida municipal corporation, (hereinafter "City") the receipt whereof is hereby acknowledged, has conveyed, sold, bargained, granted, assigned, remised, released and quit-claimed to City, its successors and assigns, the following infrastructure:

1. Water lines and all appurtenances (which includes all pipelines, pipes, tees, bends, manholes, hydrants, valves and all other equipment and appurtenances used or useful for and/or in connection with the water mains); reclaim lines and all appurtenances; sanitary sewerage gravity mains and all appurtenances, including sewer service laterals; and force mains and all appurtenances; up to the boundary of the Right of Way; lines installed within City of Palm Coast Right of Way or Utility Easements; and connections up to and including the individual water meters constructed and installed by Developer or constructed and installed pursuant to contracts with or for the benefit of Developer;
2. Lift station and all appurtenances; and
3. All rights of way.

in the following described property in Flagler County, Florida to-wit:

Project Name: Somerset Phase 1 Lift Station (Permit # _____)

Address: 58 CAMELLIA ST, Palm Coast, Florida 32137

Legal Description: Refer to attached Document

TOGETHER with all of the rights of the Developer arising out of any and all guarantees, performance bonds, contracts, warranties and agreements of the Developer in connection with said property.

TOGETHER with every right, privilege, permit and easement of every kind and nature of the City, in and to and in connection with the above-described property.

TO HAVE AND TO HOLD the same unto City, its successors and assigns, forever.

AND the Developer does for itself and its successors warrant and covenant, to and with the City, its successors and assigns, that it is the lawful owner of the above described property; that the property is free from all encumbrances; that it has good right to sell the same, and that it will warrant and defend the sale of the said property, hereby made to the City, against lawful claims and demands.

THE Developer represents that any and all facilities or systems located in, or upon, or within the conveyed property are free from all patent design, construction or other defects. The Developer hereby represents to the City that it has no knowledge of latent or patent design, construction or other defects. The Developer hereby assigns, transfers, and conveys to the City any and all rights against any and all firms or entities which may have caused such latent or patent defects, including, but not limited to, any and all warranties, claims, and other forms of indemnification.

BY EXECUTION of this Bill of Sale, the Developer affirmatively represents that it has the contractual right, consent, and lawful authority to take this action in this document. The Developer recognizes that the City is relying upon Developer's representations.

FURTHER, the Developer accepts responsibility over, and agrees to indemnify and hold the City harmless from and against, any and all damages, liabilities, costs, and matters relating to patent defects in any way relating to or arising from this conveyance.

IN WITNESS WHEREOF, the Developer has caused these presents to be signed this 22nd day of July 2024.

WITNESSES:

[Signature]
(signature)

SCOTT S. BLUNCH
(print name)

Address: 10475 Fortune Parkway, Ste
100
Jacksonville, FL 32256

[Signature]
(signature)
JAMES C SUMMERSET
(print name)

Address: 10475 Fortune Parkway, Ste
100

Jacksonville, FL 32256

Grantor

[Signature]
Signature

Print Name: Todd Holder, Division President

Address: 10475 Fortune Parkway, Ste 100
Jacksonville, FL 32256

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization, this 22nd day of July, 2024, by Todd Holder, the
President of KB Home Jacksonville, LLC, a Florida limited liability company, who is personally
known to me.



LISA BIANCHI
Notary Public
State of Florida
Comm# HH322633
Expires 12/14/2026

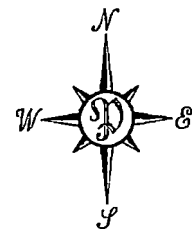
[Signature]
Notary Public
Print Name: Lisa Bianchi
My Commission expires:

12/14/2026

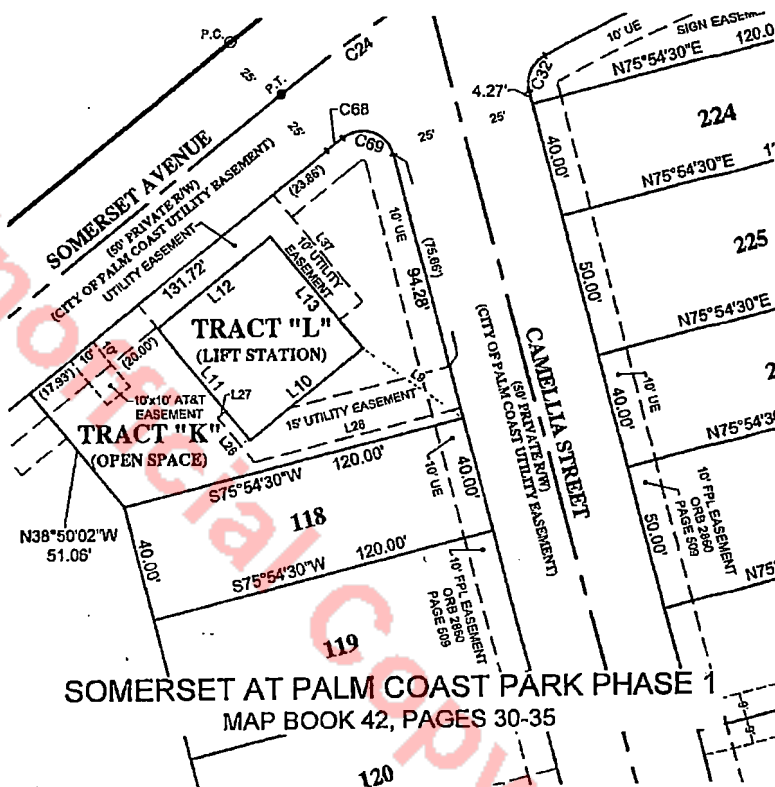
MAP SHOWING SKETCH & LEGAL DESCRIPTION OF

TRACT "L", SOMERSET AT PALM COAST PARK PHASE I AS RECORDED ON THE PLAT THEREOF IN PLAT BOOK 42, PAGES 30 THROUGH 35 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

CERTIFIED TO: KB HOME JACKSONVILLE LLC



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SOMERSET AT PALM COAST PARK PHASE I
MAP BOOK 42, PAGES 30-35

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PERRET AND ASSOCIATES, INC.

1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207 - (904) 805-0030 - FAX (904) 805-9888

GENERAL NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE NWLY LINE OF TRACT "L" AS N51°06'13"E, PER PLAT.
- THIS PROPERTY HAS NOT BEEN ABSTRACTED FOR EASEMENTS, COVENANTS, RESTRICTIONS.
- THIS SKETCH DOES NOT PURPORT TO BE A BOUNDARY SURVEY.
- IT IS THE LENDER'S RESPONSIBILITY TO DETERMINE FEMA F.I.R.M. MAP STATUS FOR THE LIFE OF THE LOAN ON THE PROPERTY SHOWN ABOVE. SURVEYOR HEREON WILL CONFIRM FOR ADDITIONAL FEE.

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P.T. POINT OF TANGENCY
P.R.C. POINT OF REVERSE CURVE
P.C.C. POINT OF COMPOUND CURVE
P.O.C. POINT ON CURVE
P.A.M. PERMANENT REFERENCE MONUMENT
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B.R.L. BUILDING RESTRICTION LINE
CLF CHAIN LOCK FENCE
R.W. RIGHT-OF-WAY
O.R.B. OFFICIAL RECORDS BOOK
O.L. ON LINE
B.L. BREAK LINE

SCALE 1"=50'

07-18-2024

DATE OF FIELD SURVEY

LEGEND

RADIUS
DELTA (CENTRAL ANGLE)
ARC LENGTH
CHORD
CHORD BEARING
LINE RADIAL TO CURVE
AIR CONDITIONER
CONCRETE
FENCE
IRON PIPE
MEASURED
4000
FENCE

NATHAN P. PERRET, FLA. CERT. NO. 6900



LB - 6715

TRACT "L", SOMERSET AT PALM COAST PARK PHASE 1 AS RECORDED ON THE PLAT THEREOF IN PLAT BOOK 42, PAGES 30 THROUGH 35 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

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