FLAGLER COUNTY TECHNICAL REVIEW COMMITTEE

GOVERNMENT SERVICES BUILDING
First Floor Conference Room B108
1769 EAST MOODY BOULEVARD BUILDING 2, BUNNELL FL 32110

DATE – JULY 19, 2017       TIME – 9:00 A.M.

1. **Application #3082** – APPLICATION FOR REVIEW – request for Amendment to Site Development Plan in PUD for Los Lagos. Parcel Numbers: 37-10-31-1550-00000-0151 and 37-10-31-1550-00000-0155; 23.3 acres. Owner: LR50-JV, LP / Applicant: Duval Realty Trust, LLC.
   Project #2017060024 (TRC, PDB, BCC)

2. **Application #3078** – APPLICATION FOR PRELIMINARY PLAT IN THE PUD (PLANNED UNIT DEVELOPMENT) DISTRICT – request for preliminary plat for Los Lagos I subdivision. Parcel Number: 37-10-31-1550-00000-0151; 15.0 acres. Owner: LR5A-JV, LP / Applicant: Duval Realty Trust, LLC.
   Project #2017060020 (TRC, PDB, BCC)

3. **Application #3079** – APPLICATION FOR PRELIMINARY PLAT IN THE PUD (PLANNED UNIT DEVELOPMENT) DISTRICT – request for preliminary plat for Los Lagos II subdivision. Parcel Number: 37-10-31-1550-00000-0155; 8.3 acres. Owner: LR5A-JV, LP / Applicant: Duval Realty Trust, LLC.
   Project #2017060021 (TRC, PDB, BCC)

4. **Application #3081** – APPLICATION FOR REVIEW – request for Amendment to Site Development Plan in PUD for Las Casitas. Parcel Numbers: 37-10-31-3725-00000-00G0, 37-10-31-1550-00000-0154, and 37-10-31-3725-00000-603A; 24.6 acres. Owner: LR5A-JV, LP / Applicant: Duval Realty Trust, LLC.
   Project #2017060023 (TRC, PDB, BCC)

5. **Application #3080** – APPLICATION FOR PRELIMINARY PLAT IN THE PUD (PLANNED UNIT DEVELOPMENT) DISTRICT – request for preliminary plat for Las Casitas subdivision. Parcel Numbers: 37-10-31-3725-00000-00G0, 37-10-31-1550-00000-0154, and 37-10-31-3725-00000-603A; 24.6 acres. Owner: LR5A-JV, LP / Applicant: Duval Realty Trust, LLC.
   Project #2017060022 (TRC, PDB, BCC)

7. **Application #3086** – APPLICATION FOR REZONING FROM COMMERCIAL TO RESIDENTIAL – request for rezoning from C-2 (General Commercial and Shopping Center) District to Residential. 2942 North Oceanshore Boulevard and 4 Westmayer Place. Parcel Numbers 26-11-31-5450-00000-0080 and 26-11-31-5450-00000-0090; 0.47+/- acres. Owner: Thomas W, and Sandra E. Kluba / Applicant: Dennis K. Bayer, Esq. Project #2017070009 (TRC, PDB, BCC)

PLEASE TAKE NOTICE THAT INDIVIDUAL COMMISSIONERS OF THE BOARD OF COUNTY COMMISSIONERS MAY ATTEND THIS EVENT. THE COMMISSIONERS WHO ATTEND WILL NOT TAKE ANY ACTION OR TAKE ANY VOTE AT THIS MEETING. THIS IS NOT AN OFFICIAL MEETING OF THE BOARD OF COUNTY COMMISSIONERS OF FLAGLER COUNTY. THIS NOTICE IS BEING PROVIDED TO MEET THE SPIRIT OF THE SUNSHINE LAW TO INFORM THE PUBLIC THAT COMMISSIONERS MAY BE PRESENT AT THESE DISCUSSIONS. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, PERSONS NEEDING ASSISTANCE TO PARTICIPATE IN THIS MEETING SHOULD CONTACT THE PLANNING & ZONING DEPARTMENT AT (386) 313-4009 AT LEAST 48 HOURS PRIOR TO THE MEETING.
Distribution date: Monday, July 17, 2017

Project #: 2017060024

Application # 3082

Attached are departmental comments regarding your submittal to Flagler County for the above referenced project. Any questions regarding any of the comments should be addressed to the department providing the comment.

Flagler County Building Department 386-313-4002
Flagler County Planning Department 386-313-4009
Flagler County Development Engineering 386-313-4082
Flagler County General Services (Utilities) 386-313-4184
County Attorney 386-313-4005
Flagler County Fire Services 386-313-4258
E-911 GIS Specialist 386-313-4274
Environmental Health Department 386-437-7358
Flagler County School Board 386-586-2386
REVIEWING DEPARTMENT: PLANNING DEPARTMENT

Comments by Adam Mengel

1. Context for Application for Review is the Board's December 6, 2004 approval of the Los Lagos PUD Site Development Plan, subject to conditions. The approval was for 320 condo units in three separate buildings: 160 in the North building; 140 in the South building; and 20 units in the Clubhouse. Current submittal is for 87 single-family detached lots: 65 on the North parcel (Los Lagos I) and 22 on the South parcel (Los Lagos II). Applicant is asserting that amended plan does not require subsequent Planning and Development Board and Board of County Commissioners approval as minor adjustments provided at LDC Section 3.04.02.G: "Deviations from ordinance creating a PUD. In order to facilitate minor adjustments to the plans approved as part of the Ordinance creating a PUD, the Development Administrator may approve changes in such plans which comply with the following criteria:

   1. There are the same or fewer number of dwelling units and/or floor area; or,
   2. The open space is in the same general amount, or a greater amount; or,
   3. The roads follow approximately the same course, have the same or greater width, have the same public or private rights therein."

2. Plan should include single sheet labeled as PUD Site Development Plan which identifies open space areas (including portions of stormwater ponds within the project limits and not previously platted), areas intended for development (distinguished by intended use or type of development), and areas for other uses. These should be tabulated with the acreage of each provided, together with a percentage of each for the overall parcel area. This table should be added and labeled as the Site Data Table or something similar, while the provided table including the setbacks should be labeled as the Dimensional Requirements or similar text.

3. Typical maximum height in residential zoning districts in unincorporated Flagler County is 35 feet. While the former Matanzas Shores Development of Regional Impact (DRI) Development Order (D.O.) identified a maximum building height of five stories for Los Lagos (designated through the D.O. as Cluster 5), a maximum height of 50 feet seems out of scale with existing detached single-family homes in Matanzas Shores, especially when paired with a 37 foot minimum lot width.

4. The minimum setbacks appear to be generally consistent with those elsewhere within the unincorporated area of the County, except for the minimum side setback of five feet: typical minimum setback is no less than 7.5 feet. With a 50 foot maximum height, a five foot minimum side setback would likely create the need to acquire easements from adjacent parcels during construction and for subsequent building maintenance.

5. Setbacks should be provided for street side (for corner lots), likely 20 feet based on the minimum front setback at 20 feet.
6. Will pools or accessory buildings be allowed? If so, setbacks should be added for these.

7. A minimum lot area should be provided.

8. While a maximum impervious percentage at 60% is provided, is there a maximum lot coverage (i.e., area covered with principal and accessory structures)? If so, this should be added.

9. A landscaping, signage, and lighting plan sheet - or notes providing same - is typically also included.

**REVIEWING DEPARTMENT: DEVELOPMENT ENGINEERING**

DEVELOPMENT ENGINEER REVIEW OF SDP IN PUD
7/13/17, Amendment to SDP in a PUD
Los Laos I and II

Provide a statement or a revised PUD document that indicates the changes proposed from the original PUD to this submittal.

Construction Documents:

Flagler County Land Development Code requires NGVD 1929 Vertical Datum. Please revise the plans.

It is understood that the sidewalks will be constructed by the home builder, however the sidewalks will need to be bonded as a portion of the infrastructure.

On the typical roadway section detail, provide the setback of the sidewalk from the BOC.

Remove the "Typical roadway section within US1 ROW" detail.

The west intersection of Matanzas Way north and San Juan Dr should be realigned so the centerlines intersect perpendicularly.

Put a dimension on the easements along the front property line.

As the easements along the front property lines approach the intersections they should be flared out to the tangent point of the radius curve.

Provide typical dimensions on the drainage easements, overall and dimension in each lot.

Add lot line dimensions on the geometric plans.

It appears that there is an existing storm pipe in or near lots 71 and 72, add easements as necessary.

Add the OR Bk and Pg on the call out for the existing FPL easement in Lot 25.
Is it intended for Lot 59 (Los Lagos) to be smaller than the other lots.

Is it intended for Lot 77 (Las Casitas) to be smaller than the other lots.

Provide existing grades on the plans.

Provide the Lot numbers on all of the plans.

Provide street names on all sheets.

Call out all of the tracts by name and use on each sheet they are shown.

Provide grading information on the grading plans for the roads, sidewalks and the lots.

Los Lagos, the clearing and grading plan indicates that along Lots 82 through 85 there will be grading outside of the indicated clearing and grading limits. Please review and revise as necessary.

Las Casitas, the clearing and grading plan indicates that along Lots 32 through 40 there will be grading outside of the indicated clearing and grading limits. Lots 4 through 29 should also be reviewed and limits of clearing changes if necessary.

Call out and detail all of the connections to existing roadways to include the length of the work, specify any removal and replacement of material etc. Provide a cross section for each connection.

It appears that there are existing storm pipes to be removed, specify how they are to be removed or if they are to remain in place how they will be abandoned. If there is any disturbance to the pavement provide specific details of the patch and milling and repave.

Detail how the proposed watermain will be connected to the existing watermains at each connection.
It appears that there will be some sort of existing watermain or service in Lot 1 of Los Lagos, how will that be removed or relocated or will there be an easement for it.

Check for possible separation issues with the water and sewer services.

For the connections to the existing sanitary sewers, it appears that pavement will be open cut. I would recommend that if the pavement will be open cut two places in San Juan so close together that the existing pavement be milled and repaved from the tangent point on the east side through the intersection to the tangent point on the west side of North Matanzas Blvd.

Provide a detail of the connection to the sanitary sewer in San Carlos Drive.

Provide a removal/demolition plan that addresses all of the revisions/removal of existing storm, water and sewer materials. Also, once this is complete the existing features that are removed can be removed from the plans to avoid confusion.

Sheet 21 indicates a PondD21, please clarify.
Sheet 22, provide the call out information for the SMH 48

The intersection details should specifically state the amount of removal and replacement of all materials.

Specifically state how the connections to the existing structures will be achieved.

The Department of Forestry must be contacted for burn permits at (386) 446-6785.
The entire stormwater system is not shown on the information that was submitted. Please provide all of the maps and basin data for review.
In the input data there are some discrepancies between the acreages in tables and the input data, please clarify.
The plans submitted are in NAVD datum are the calculations in NGVD? The datum used needs to be consistent. It appears that the road floods in certain areas which may be due to the difference in the datum.

Pipe lengths in the calculations do not match what is shown on the plans, please clarify.

Additional comments may be generated upon further submittals.

**REVIEWING DEPARTMENT: FIRE INSPECTOR**

No comments at this time.

**REVIEWING DEPARTMENT: E-911 STAFF**

North Matanzas Blvd - rename
Matanzas Way North - rename
Matanzas Court - rename
South Matanzas Shores Blvd - rename
South Matanzas - rename
North Matanzas Way Blvd - rename
South Matanzas Blvd - rename

I'm unable to clearly tell if San Juan is simply a continuation of the present road. If it is that name is fine but if it has a 90 degree turn or greater it will require a different road name.

**REVIEWING DEPARTMENT: COUNTY ATTORNEY**

What is the source of the 50' height limit for Los Lagos? Perhaps DRI or PUD Site Development Plan?

Regarding the replat, is there consent of all owners?
Right side door pickup for safety, A1A is 55 mph

= Sidewalk with Bus stop and shelter for students all north of entranceways

= Parent Parking area for Students pickup/drop off north of entranceways

Recommend sidewalks within all Matanzas Shores communities for pedestrian traffic and student safety.
**APPLICATION FOR REVIEW**

FLAGLER COUNTY, FLORIDA  
1769 E. Moody Boulevard, Suite 105  
Bunnell, FL 32110  
Telephone: (386) 313-4009  
Fax: (386) 313-4109  
Application/Project #: 3082/20170024

<table>
<thead>
<tr>
<th>PROPERTY OWNERS:</th>
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<tbody>
<tr>
<td>Name(s): Duval Realty Trust, LLC</td>
<td></td>
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<tr>
<td>Mailing Address: 5851 Timuquana Road, Suite 301</td>
<td></td>
</tr>
</tbody>
</table>
| City: Jacksonville  
State: FL  
Zip: 32210 |  |
| Telephone Number  
904-838-9342  
Fax Number |  |
| E-Mail Address: ken@atleegroup.net |  |

| SITE LOCATION (street address): San Juan Drive |  |
| LEGAL DESCRIPTION: MB26 PG4-5 |  |
| Parcel # (tax ID #): 37-10-31-00000-0151 and 37-10-31-1550-00000-0155 |  |
| Parcel Size: 23.3 ac |  |
| Current Zoning Classification: PUD |  |
| Current Future Land Use Designation: Mixed use low density |  |

<table>
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<tr>
<th>SUBJECT PROPERTY:</th>
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<tr>
<td>Subject to A1A Scenic Corridor?</td>
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<tr>
<th>PURPOSE OF SUBMISSION / PROJECT DATA:</th>
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<tr>
<td>Modification of the expired PUD</td>
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</table>

Signature of Owner(s) or Applicant/Agent  
if Owner Authorization form attached  

6/8/17

**OFFICIAL USE ONLY**

PLANNING BOARD RECOMMENDATION/ACTION:  
*APPROVED WITH CONDITIONS [ ]  
DENIED [ ]

Signature of Chairman:  
Date: *approved with conditions, see attached.

**OFFICIAL USE ONLY**

BOARD OF COUNTY COMMISSIONERS ACTION:  
*APPROVED [ ]  
DENIED [ ]

Signature of Chairman:  
Date: *approved with conditions, see attached.
IN THE CIRCUIT COURT OF THE 7TH
JUDICIAL CIRCUIT IN AND FOR FLAGLER
COUNTY, FLORIDA

CIVIL DIVISION
CASE NO. 07-CA-001246

LR5A-JV, LP, a Massachusetts Limited Partnership,

v.

LITTLE HOUSE, LLC, a Florida Limited Liability
Company, et. al., etc.,

Defendants.

CERTIFICATE OF TITLE

The undersigned clerk of the court certifies that he or she executed and filed a certificate
of sale in this action on April 28, 2011, for the property described herein and that no objections
to the sale have been filed within the time allowed for filing objections.

The following property in Flagler County, Florida

Please see Exhibit “A” attached.

was sold to LR5A-JV, LP, c/o Realty Financial Partners, 40 William Street, Suite 120,
Wellesley, MA 02481.

WITNESS my hand and seal of this Court on June 15, 2011.

GAIL WADSWORTH
Clerk of Circuit Court

By:

Deputy Clerk
Parcel 4-B Mantanzas Shores

A parcel of land lying in Government Section 38, Township 10 South, Range 31 East, being a portion of the SUBDIVISION PLAT SECTION 88, PALM COAST, recorded in Map Book 26, Pages 4 and 5 of the Public Records of Flagler County, Florida, being more particularly described as follows:

A point of reference being the intersection of the Southerly line of said Government Section 38 with the Easterly right-of-way line of the Intracoastal Waterway (500 foot RW), thence North 17 degrees 14 minutes 48 seconds West along said right-of-way line a distance of 280.75 feet, thence North 16 degrees 28 minutes 50 seconds West along said right-of-way line a distance of 1,306.16 feet, thence departing said Intracoastal Waterway North 69 degrees 39 minutes 14 seconds East along the Northerly boundary of said Plat Section 88 a distance of 2813.46 feet, thence departing said boundary, thence South 28 degrees 20 minutes 48 seconds East a distance of 896.36 feet, to the Point of Beginning of this description, thence South 35 degrees 07 minutes 31 seconds East a distance of 45.25 feet to a point on the Westerly right-of-way line of State Road A-1-A as recorded in Official Records Book 388, Pages 110 through 142, Public Records of Flagler County, Florida, thence South 09 degrees 52 minutes 29 seconds West along said right-of-way line a distance of 278.65 feet to a point of curvature, thence 128.73 feet along a curve to the left (Concave Easterly) having a central angle of 05 degrees 24 minutes 37 seconds, a radius of 1363.24 feet, a chord bearing of South 07 degrees 10 minutes 11 seconds West and a chord distance of 128.68 feet, thence departing said right-of-way and curve North 85 degrees 32 minutes 08 seconds West along a radial line 445.59 feet, thence South 59 degrees 45 minutes 37 seconds West a distance of 191.75 feet, thence South 78 degrees 50 minutes 18 seconds West a distance of 110.00 feet, thence North 11 degrees 08 minutes 42 seconds West a distance of 223.51 feet to a point of curvature, thence 222.06 feet along a curve to the right (Concave Southwesterly) having a central angle of 49 degrees 56 minutes 02 seconds, a radius of 254.80 feet, a chord bearing of North 13 degrees 48 minutes 19 seconds East and a chord distance of 215.10 feet to a point of compound curvature, thence 451.25 feet along a curve to the right (Concave Southerly) having a central angle of 61 degrees 06 minutes 09 seconds, a radius of 423.14 feet, a chord bearing of North 99 degrees 19 minutes 25 seconds East and a chord distance of 430.17 feet to a point of tangency, thence South 90 degrees 07 minutes 31 seconds East a distance of 349.98 feet to the Point of Beginning.

Parcel 5-A Mantanzas Shores

A parcel of land lying in Government Section 38, Township 10 South, Range 31 East, being a portion of the SUBDIVISION PLAT SECTION 88, PALM COAST, recorded in Map Book 26, Pages 4 and 5 of the Public Records of Flagler County, Florida, being more particularly described as follows:

A point of reference being the intersection of the Southerly line of said Government Section 38 with the Easterly right-of-way line of the Intracoastal Waterway (500 foot RW), thence North 17 degrees 14 minutes 48 seconds West along said right-of-way line a distance of 280.75 feet, thence North 16 degrees 28 minutes 50 seconds West along said right-of-way line a distance of 1,306.16 feet, thence departing said Intracoastal Waterway North 69 degrees 39 minutes 14 seconds East along the Northerly boundary of said Plat Section 88 a distance of 2813.46 feet, thence departing said boundary, thence South 28 degrees 20 minutes 48 seconds East a distance of 896.36 feet, to the Point of Beginning of this description, thence South 35 degrees 07 minutes 31 seconds East a distance of 45.25 feet to a point on the Westerly right-of-way line of State Road A-1-A as recorded in Official Records Book 388, Pages 110 through 142, Public Records of Flagler County, Florida, said point being on a curve, thence Southerly along said right-of-way 824.37 feet along a curve to the right (Concave Westerly) having a central angle of 30 degrees 14 minutes 02 seconds, a radius of 1183.24 feet, a chord bearing of South 05 degrees 14 minutes 32 seconds East and a chord distance of 617.15 feet to a point of tangency, thence South 09 degrees 52 minutes 29 seconds West along said right-of-way a distance of 274.44 feet, thence departing said Westerly right-of-way South 84 degrees 52 minutes 29 seconds West a distance of 45.25 feet, thence North 50 degrees 07 minutes 31 seconds West a distance of 290.63 feet, thence North 09 degrees 52 minutes 29 seconds East a distance of 171.12 feet, thence North 24 degrees 12 minutes 15 seconds West a distance of 551.62 feet, to the Point of Beginning.

Parcel 5-B Mantanzas Shores

A parcel of land lying in Government Section 38, Township 10 South, Range 31 East, being a portion of the SUBDIVISION PLAT SECTION 88, PALM COAST, recorded in Map Book 26, Pages 4 and 5 of the Public Records of Flagler County, Florida, being more particularly described as follows:

A point of reference being the intersection of the Southerly line of said Government Section 38 with the Easterly right-of-way line of the Intracoastal Waterway (500 foot RW), thence North 17 degrees 14 minutes 48 seconds West along said right-of-way line a distance of 280.75 feet, thence North 16 degrees 28 minutes 50 seconds West along said right-of-way line a distance of 1,306.16 feet, thence departing said Intracoastal Waterway North 69 degrees 39 minutes 14 seconds East along the Northerly boundary of said Plat Section 88 a distance of 2813.46 feet, thence departing said boundary, thence South 28 degrees 20 minutes 48 seconds East a distance of 896.36 feet, to the Point of Beginning of this description, thence South 35 degrees 07 minutes 31 seconds East a distance of 45.25 feet to a point on the Westerly right-of-way line of State Road A-1-A as recorded in Official Records Book 388, Pages 110 through 142, Public Records of Flagler County, Florida, said point being on a curve, thence Southerly along said right-of-way 824.37 feet along a curve to the right (Concave Westerly) having a central angle of 30 degrees 14 minutes 02 seconds, a radius of 1183.24 feet, a chord bearing of South 05 degrees 14 minutes 32 seconds East and a chord distance of 617.15 feet to a point of tangency, thence South 09 degrees 52 minutes 29 seconds West along said right-of-way a distance of 274.44 feet, thence departing said Westerly right-of-way South 84 degrees 52 minutes 29 seconds West a distance of 45.25 feet, thence North 50 degrees 07 minutes 31 seconds West a distance of 290.63 feet, thence North 09 degrees 52 minutes 29 seconds East a distance of 171.12 feet, thence North 24 degrees 12 minutes 15 seconds West a distance of 551.62 feet, to the Point of Beginning.
Records of Flagler County, Florida, being more particularly described as follows:

A point of reference being the intersection of the Southerly line of said Government Section 38 with the Easterly line of the Intracoastal Waterway (500 foot R/W), thence North 17 degrees 14 minutes 46 seconds West along said right-of-way line a distance of 280.75 feet, thence North 16 degrees 28 minutes 50 seconds West along said right-of-way line a distance of 1506.16 feet, thence departing said Intracoastal Waterway North 69 degrees 39 minutes 14 seconds East along the Northerly boundary of said Plat Section 88 a distance of 1998.62 feet to the Point of Beginning of this description, thence continue North 69 degrees 39 minutes 14 seconds East along said boundary a distance of 442.93 feet, thence departing said boundary South 24 degrees 12 minutes 15 seconds East a distance of 651.02 feet, thence South 05 degrees 52 minutes 23 seconds West a distance of 171.12 feet, thence North 60 degrees 07 minutes 31 seconds West a distance of 59.35 feet to a point of curvature, thence 403.56 feet along a curve to the left (concave Southerly) having a central angle of 47 degrees 51 minutes 40 seconds, a radius of 483.14 feet, a chord bearing of South 75 degrees 86 minutes 39 seconds West and a chord distance of 391.55 feet, thence departing said curve North 16 degrees 03 minutes 07 seconds West along a non-radial line a distance of 627.17 feet, to the Point of Beginning.

PARCEL B:

A parcel of land situated in Section 38, Township 10 South, Range 31 East, Flagler County, Florida, and being more particularly described as follows:

As a point of reference, commence at the Northeast corner of Section 39, Township 10 South, Range 31 East, run thence North 67°45'01" East along the South line of Section 38, a distance of 95.49 feet; thence North 6° 22'10" East a distance of 108.26 feet; thence along the westerly line of State Road A-1-A and along a curve to the left having a central angle of 2°17'36", a radius of 1173.24 feet, an arc length of 251.72 feet, a chord length of 251.24 feet, and a chord bearing of North 0°46'38" West, thence South 67°45'57" West, a distance of 469.92 feet to the Point of Beginning of this description; thence, South 57°46'01" West, a distance of 1288.90 feet to a point; thence North 20°20'54" West, a distance of 180.20 feet to a point; thence, North 90°39'06" East, a distance of 174.23 feet to a point; thence, North 21°13'05" West, a distance of 272.50 feet to a point; thence North 23°14'12" East, a distance of 193.43 feet to a point; thence North 07°11'13" West, a distance of 273.62 feet to a point of a non-tangent curve running Northeasterly and to the left having a radius of 450.00 feet, an arc length of 213.65 feet, through a central angle of 27°12'12", a chord bearing North 76°35'26" East, and a chord distance of 211.65 feet to a point non-tangency of a connecting curve running Northerly and to the left having a radius of 400.00 feet, an arc length of 147.30 feet, through a central angle of 21°05'57", a chord bearing North 13°38'30" East, and a chord distance of 140.47 feet to a point of a non-tangent curve running Northeasterly and to the left, having a radius of 150.00 feet, an arc length of 86.14 feet, through a central angle of 35°15'16", a chord bearing North 75°43'06" East, and a chord distance of 84.79 feet to a point; thence South 14°25'48" West, a distance of 11.46 feet to a point of a non-tangent curve running Southerly and Easterly to the left having a radius of 180.00 feet, an arc length of 433.23 feet, through a central angle of 137°54'09", a chord bearing South 54°31'18" East, and a chord distance of 335.98 feet to a point of a connecting curve to the left, having a radius of 285.39 feet, an arc length of 39.31 feet, through a central angle of 7°37'28", a chord bearing North 52°42'53" East, and a chord distance of 38.28 feet to a point; thence South 41° 03'51" East, a distance of 33.80 feet to a point of curvature of a curve running Southeastery and to the left, having a radius of 50.00 feet, an arc length of 28.68 feet through a central angle of 30°34'12", a chord bearing South 56° 22'57" East, a chord distance of 26.36 feet to a point; thence South 71°40'03" East, a distance of 272.36 feet to a point of a non-tangent curve running Southeastery and to the left having a radius of 300.00 feet, an arc length of 128.49 feet, through a central angle of 24°32'28", a chord bearing South 08°04'41" East, and a chord distance of 127.51 feet to a point; thence South 20°20'54" East, a distance of 138.61 feet to a point; thence, North 69°39'00" East a distance of 70.42 feet to a point; thence South 20°21'03" East, a distance of 137.80 feet to the Point of Beginning.
Agent Authorization and Owners Affidavit

Date: May 22, 2017

City of Palm Coast
Community Development Department
160 Lake Avenue
Palm Coast, FL 32164

Flagler County, Florida
Planning Department
1769 E. Moody Blvd., Suite 105
Bunnell, FL 32210

St Johns River Water Management District
P.O. Box 1429
Palatka, FL 32178-1429

FL Dept Environmental Protection
8800 Baymeadows Way West
Jacksonville, FL 32256

Matanzas Shores Owners Association
110 E. Collector Road
Palm Coasst, FL 32137

Re: Agent Authorization for the following site location:
Parcel# 37-10-31-3725-00000-003A (Parcel 3A- 8.31 acres); Parcel#37-10-31-1550-00000-0154 (Parcel 154- 9.799 acres); Parcel# 37-10-31-1550-00000-0155 (Parcel 155 – 8.309 acres) and Parcel# 37-10-31-1550-00000-0151 (Parcel# 151-15 acres)

Gentlemen:
You are hereby advised that the undersigned is the owner of the following properties described in Exhibit I attached hereto. Said owner hereby authorizes and empowers Robert H. Hendricks and Kenyon S. Atlee of Duval Realty Trust, LLC, whose address is 5851 Timuquana Rd, Suite 301, Jacksonville, FL 32210 to act as agent to file any and all application(s), submit all plan(s), permit(s) and plat for approvals with the City of Palm Coast, Flagler County Florida, Florida Department Environmental Protection, Saint Johns River Water Management District and Matanzas Shores Owners Association for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested changes.

LR5A-JV Limited Partnership, a Massachusetts limited partnership
By: LR5A-JV Corp., its General Partner
Print Name: David S. Allen, President

STATE OF Massachusetts
COUNTY OF Norfolk

The foregoing affidavit was sworn and subscribed before me this 22nd day of May, 2017 by David S. Allen, President of LR5A-JV Corp., the General Partner for LR5A-JV Limited Partnership, a Massachusetts limited partnership who is personally known to me or has produced ___________________ as identification.

(Notary Signature)

[Notary Seal]
SARA GOODMAN
NOTARY PUBLIC
Commonwealth of Massachusetts
My Commission Expires
November 18, 2022

Page 1 of 4
IN THE CIRCUIT COURT OF THE 7TH
JUDICIAL CIRCUIT IN AND FOR FLAGLER
COUNTY, FLORIDA

CIVIL DIVISION
CASE NO. 07-CA-001246

LR5A-JV, LP, a Massachusetts Limited Partnership,

Plaintiff,

v.

LITTLE HOUSE, LLC, a Florida Limited Liability
Company, et. al., etc.,

Defendants.

CERTIFICATE OF TITLE

The undersigned clerk of the court certifies that he or she executed and filed a certificate of sale in this action on April 28, 2011, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in Flagler County, Florida

Please see Exhibit “A” attached.

was sold to LR5A-JV, LP, c/o Realty Financial Partners, 40 William Street, Suite 120, Wellesley, MA 02481.

WITNESS my hand and seal of this Court on June 15, 2011.

GAIL WADSWORTH
Clerk of Circuit Court

By: Deputy Clerk

FILED IN THE OFFICE OF THE
CLERK OF CIRCUIT COURT
Flagler County, Florida

JUN 15 2011

Deputy Clerk
Paper No.
Parcel 4-B Mantanzas Shores

A parcel of land lying in Government Section 38, Township 10 South, Range 31 East, being a portion of the SUBDIVISION PLAT SECTION 88, PALM COAST, recorded in Map Book 26, Pages 4 and 50 of the Public Records of Flagler County, Florida, being more particularly described as follows:

A point of reference being the intersection of the Southerly line of said Government Section 38 with the Easterly right-of-way line of the Intracoastal Waterway (500 foot RW), thence North 17 degrees 14 minutes 46 seconds West along said right-of-way line a distance of 2801.75 feet, thence North 16 degrees 28 minutes 50 seconds West along said right-of-way line a distance of 1506.16 feet, thence departing said Intracoastal Waterway North 69 degrees 39 minutes 14 seconds East along the Northerly boundary of said Plat Section 88 a distance of 2813.46 feet, thence departing said boundary, thence South 20 degrees 20 minutes 46 seconds East a distance of 896.36 feet, to the Point of Beginning of this description, thence South 35 degrees 07 minutes 31 seconds East a distance of 45.25 feet to a point on the Westerly right-of-way line of State Road A-1A as recorded in Official Records Book 388, Pages 110 through 142, Public Records of Flagler County, Florida, thence South 08 degrees 52 minutes 28 seconds West along said right-of-way line a distance of 276.56 feet to a point of curvature, thence 128.73 feet along a curve to the left (Concave Easterly) having a central angle of 05 degrees 24 minutes 37 seconds, a radius of 1363.24 feet, a chord bearing of South 07 degrees 10 minutes 11 seconds West and a chord distance of 128.68 feet, thence departing said right-of-way and curve North 85 degrees 32 minutes 08 seconds West along a radial line 445.59 feet, thence South 59 degrees 45 minutes 37 seconds West a distance of 181.75 feet, thence South 76 degrees 50 minutes 18 seconds West a distance of 110.00 feet, thence North 11 degrees 09 minutes 42 seconds West a distance of 223.81 feet to a point of curvature, thence 222.06 feet along a curve to the right (Concave Southeastly) having a central angle of 49 degrees 58 minutes 02 seconds, a radius of 254.80 feet, a chord bearing of North 13 degrees 48 minutes 19 seconds East and a chord distance of 215.10 feet to a point of compound curvature, thence 451.25 feet along a curve to the right (Concave Southeastly) having a central angle of 61 degrees 06 minutes 09 seconds, a radius of 423.14 feet, a chord bearing of North 69 degrees 19 minutes 25 seconds East and a chord distance of 340.17 feet to a point of tangency, thence South 80 degrees 07 minutes 31 seconds East a distance of 349.98 feet to the Point of Beginning.

Parcel 5-A Mantanzas Shores

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Policy G41-0008038 [ALTA Loan 1992]
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PARCEL B:

A parcel of land situated in Section 38, Township 10 South, Range 31 East, Flagler County, Florida, and being more particularly described as follows:

As a point of reference, commence at the Northeast corner of Section 39, Township 10 South, Range 31 East, run thence North 67°46'01" East along the South line of Section 38, a distance of 95.49 feet, thence North 5° 22'10" East a distance of 108.28 feet, thence along the westerly line of State Road A-1-A and along a curve to the left having a central angle of 12°17'35", a radius of 1173.24 feet, an arc length of 251.72 feet, a chord length of 251.24 feet, and a chord bearing of North 0°46'38" West, thence South 67°45'57" West, a distance of 469.92 feet to the Point of Beginning of this description; thence South 67°46'01" West, a distance of 1288.90 feet to a point; thence North 20°20'54" West, a distance of 180.26 feet to a point; thence, North 69°39'06" East, a distance of 174.23 feet to a point; thence, North 21°13'05" West, a distance of 272.50 feet to a point; thence North 23°14'42" East, a distance of 168.43 feet to a point; thence North 5°11'35" West, a distance of 273.62 feet to a point of a non-tangent curve running Northeastward and to the left having a radius of 450.00 feet, an arc length of 213.65 feet, through a central angle of 27°12'12", a chord bearing North 76°35'26" East, and a chord distance of 211.65 feet to a point non-tangency of a connecting curve running Northerly and to the left having a radius of 400.00 feet, an arc length of 147.30 feet, through a central angle of 21°05'57", a chord bearing North 13°38'30" East, and a chord distance of 146.47 feet to a point of a non-tangent curve running Northeastward and to the left, having a radius of 150.00 feet, an arc length of 60.06 feet, a central angle of 30°34'55", a chord bearing North 73°22'58" East, and a chord distance of 79.12 feet to a point; thence North 58°05'28" East, a distance of 128.88 feet to a point of curvature of a curve running Easterly and to the right, having a radius of 140.00 feet, an arc length of 86.14 feet, through a central angle of 35°19'15", a chord bearing North 75°43'06" East, and a chord distance of 64.79 feet to a point; thence South 14°29'46" West, a distance of 11.48 feet to a point of a non-tangent curve running Southerly and Easterly to the left having a radius of 180.00, an arc length of 433.23 feet, through a central angle of 137°54'09", a chord bearing South 54°31'18" East, and a chord distance of 335.98 feet to a point of a connecting curve to the left, having a radius of 295.39 feet, an arc length of 39.31 feet, through a central angle of 7°37'28", a chord bearing North 52°42'53" East, and a chord distance of 38.28 feet to a point; thence South 41° 05'51" East, a distance of 33.80 feet to a point of curvature of a curve running Southeastward and to the left having a radius of 60.00 feet, an arc length of 26.68 feet through a central angle of 30°34'12", a chord bearing South 56° 22'57" East, a chord distance of 26.36 feet to a point; thence South 71°40'03" East, a distance of 272.36 feet to a point of a non-tangent curve running Southeastward and to the left having a radius of 300.00 feet, an arc length of 128.49 feet, through a central angle of 24°32'25", a chord bearing South 08°04'41" East, and a chord distance of 127.51 feet to a point; thence South 20°20'54" East, a distance of 138.61 feet to a point, thence, North 69°39'06" East a distance of 70.42 feet to a point; thence South 20°21'03" East, a distance of 137.60 feet to the Point of Beginning.

Policy G41-0008038 [ALTA Loan 1992]
See Application #3078

For Construction Plans
Attached are departmental comments regarding your submittal to Flagler County for the above referenced project. Any questions regarding any of the comments should be addressed to the department providing the comment.
REVIEWING DEPARTMENT: E-911 STAFF

North Matanzas Blvd – rename
Matanzas Way North – rename
Matanzas Court – rename
South Matanzas Shores Blvd – rename
South Matanzas – rename
North Matanzas Way Blvd – rename
South Matanzas Blvd – rename

I’m unable to clearly tell if San Juan is simply a continuation of the present road. If it is that name is fine but if it has a 90 degree turn or greater it will require a different road name.

REVIEWING DEPARTMENT: COUNTY ATTORNEY

What is the source of the 50' height limit for Los Lagos?

Is there consent of all owners?

REVIEWING DEPARTMENT: DEVELOPMENT ENGINEERING

Comments prepared by Susan Graham:

General Comments:

The Applicant is to provide technically complete and approved Site Development Plans that comply with the Land Development Code. Existing elevations and proposed grading must be included within the plan. A Plat and associated Plat documents (Engineers Estimate of Cost to Construct, Surety Bonds, Maintenance Bond) have to or may have to be submitted.

Rebsubmission fees will be charged pursuant to the Flagler County Fee Schedule. The cost associated with the Reviewing Survey are to be paid by the applicant.

Proof of the payment of all fee’s and Real Estate Taxes must be provided.

An Attorney’s Opinion of Title must be furnished prior to Preliminary and Final Plat Approval.
Prior to submittal of Final Plat documents, they must be reviewed and approved by a reviewing surveyor under contract with the County. This project will be assigned to Morgan & Eklund Inc. as reviewing surveyor. Prior to the submittal of Final plat documents the applicant should contact the reviewing surveyor regarding the documents required for their review.

Contact information is as follows:

8745 US Highway 1, Sebastian, FL 32976, 772-388-5364

Prior to project completion approval an "AS-BUILT" survey and an Engineer's Certification of Completion must be provided.

All provisions of the Flagler County Code must be adhered to. The notes used on the Plat must comply with the Public Works Manual. The Plat must be in the State Plane Coordinate system with ties to two control monuments.

REVIEWING DEPARTMENT: FIRE INSPECTOR

No comments at this time

REVIEWING DEPARTMENT: PLANNING DEPARTMENT

Comments by Adam Mengel

Plat -- Sheet 1 of 2

1. Forward-looking comment: performance bond will be needed for setting PRMs and PCPs based on Surveyor's Certificate.

2. In the Notes Regarding Easements and Buffers, the 15-foot wide drainage easements (as depicted in several locations on the plat) are not mentioned: will these be dedicated to the Los Lagos I Property Owners Association, Inc. or the Matanzas Shores Owners Association?

3. Mortgagee's Joinder and Consent should be corrected to provide for any specific mortgages recorded in Flagler County. Mortgages should be provided on title search.

4. Tract B is described as maintained by the Los Lagos I Property Owners Association, Inc. Is an Acknowledgement from the master association, the Matanzas Shores Owners Association, needed for stormwater and sanitary sewer? Will Tract B be maintained separately from the rest of the stormwater system?

5. In the Acknowledgement by Flagler County for utility dedications and/or restrictions to the utility (right side of sheet, midway down), the County is not providing any utilities; this also applies to the inclusion of the County in Note 4 under Notes Regarding Easements and Buffers and in the dedication (under Dedications and Reservations) of the 10-foot wide utility easement. Please add the Matanzas Shores Owners Association to this utility easement as the sanitary sewer provider.
6. A square footage is not provided for each lot and tract.

7. A one-foot wide (minimum) non-vehicular access easement should be depicted along the rear (North) lot lines of lots 11 through 24 adjoining Beach Haven's Tract E, along the rear (East) lot lines of lots 26 through 39 adjoining SR A1A, and along the North (adjoining Beach Haven's Tract E) and East (adjoining SR A1A lot lines of lot 25, but excluding the portion of lot 25 also being the East line of the Southern Bell Easement described in Official Records Book 357, Page 961, Public Records of Flagler County, Florida.

REVIEWING DEPARTMENT: SCHOOL DISTRICT

See Attachment "A"
Recommend sidewalks within all Matanzas Shores communities for pedestrian traffic and student safety.
# APPLICATION FOR PRELIMINARY PLAT

**FLAGLER COUNTY, FLORIDA**
1769 E. Moody Blvd, Suite 105
Bunnell, FL 32110
Telephone: (386) 313-4009 Fax: (386) 313-4109

**Application/Project #: 3078**

### PROPERTY OWNER(S)

<table>
<thead>
<tr>
<th>Name(s):</th>
<th>LR50-JV Corp.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mailing Address</td>
<td>40 William Street, Suite G90</td>
</tr>
<tr>
<td>City:</td>
<td>Wellesley Hills</td>
</tr>
<tr>
<td>State:</td>
<td>MA</td>
</tr>
<tr>
<td>Zip:</td>
<td>02481 Hills</td>
</tr>
<tr>
<td>Email:</td>
<td><a href="mailto:ken@atleegroup.net">ken@atleegroup.net</a></td>
</tr>
<tr>
<td>Telephone #:</td>
<td>904-838-9342</td>
</tr>
<tr>
<td>Fax #:</td>
<td></td>
</tr>
</tbody>
</table>

### APPLICANT/AGENT

<table>
<thead>
<tr>
<th>Name(s):</th>
<th>Duval Realty Trust, LLC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mailing Address</td>
<td>5851 Timuquana Road, Suite 301</td>
</tr>
<tr>
<td>City:</td>
<td>Jacksonville</td>
</tr>
<tr>
<td>State:</td>
<td>FL</td>
</tr>
<tr>
<td>Zip:</td>
<td>32210</td>
</tr>
<tr>
<td>Email:</td>
<td><a href="mailto:ken@atleegroup.net">ken@atleegroup.net</a></td>
</tr>
<tr>
<td>Telephone #:</td>
<td>904-838-9342</td>
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<td>Fax #:</td>
<td></td>
</tr>
</tbody>
</table>

### SUBJECT PROPERTY

<table>
<thead>
<tr>
<th>Site Location (street address):</th>
<th>San Juan Drive</th>
</tr>
</thead>
<tbody>
<tr>
<td>Legal Description: (briefly describe, do not use &quot;see attached&quot;)</td>
<td>MB26 PG4-5</td>
</tr>
<tr>
<td>Parcel # (tax ID #):</td>
<td>37-10-31-1650-00000-0151</td>
</tr>
<tr>
<td>Parcel Size:</td>
<td>15.0 ac</td>
</tr>
<tr>
<td>Number of Miles of New Road(s):</td>
<td>0.3</td>
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<tr>
<td>Current Zoning Classification:</td>
<td>PUD</td>
</tr>
<tr>
<td>Current Future Land Use Designation:</td>
<td>Mixed Use Low Intensity</td>
</tr>
<tr>
<td>Subject to A1A Scenic Corridor IDO?</td>
<td>YES □ NO □</td>
</tr>
</tbody>
</table>

### PURPOSE OF SUBMISSION / PROJECT DATA:

Subdivision of property into single family residential lots

5/22/2017

Signature of Owner(s) or Applicant/Agent if Owner Authorization form attached

**OFFICIAL USE ONLY**

**PLANNING BOARD RECOMMENDATION/ACTION:**

- APPROVED [ ]
- APPROVED WITH CONDITIONS [ ]
- DENIED [ ]

Signature of Chairman: ____________________________
Date: 5/22/2017 *approved with conditions, see attached.

**BOARD OF COUNTY COMMISSIONERS ACTION:**

- APPROVED [ ]
- APPROVED WITH CONDITIONS [ ]
- DENIED [ ]

Signature of Chairman: ____________________________
Date: 5/22/2017 *approved with conditions, see attached.
Agent Authorization and Owners Affidavit

Date: May 22, 2017

City of Palm Coast
Community Development Department
160 Lake Avenue
Palm Coast, FL 32164

Flagler County, Florida
Planning Department
1769 E. Moody Blvd., Suite 105
Bunnell, FL 32210

St Johns River Water Management District
P.O. Box 1429
Palatka, FL 32178-1429

FL Dept Environmental Protection
8800 Baymeadows Way West
Jacksonville, FL 32256

Matanzas Shores Owners Association
110 E. Collector Road
Palm Coast, FL 32137

Re: Agent Authorization for the following site location:
Parcel# 37-10-31-3725-00000-003A (Parcel 3A- 8.31 acres); Parcel#37-10-31-1550-00000-0154 (Parcel 154- 9.799 acres); Parcel# 37-10-31-1550-00000-0155 (Parcel 155 – 8.309 acres) and Parcel# 37-10-31-1550-00000-0151 (Parcel# 151-15 acres)

Gentleman:
You are hereby advised that the undersigned is the owner of the following properties described in Exhibit I attached hereto. Said owner hereby authorizes and empowers Robert H. Hendricks and Kenyon S. Atlee of Duval Realty Trust, LLC, whose address is 5851 Timuquana Rd, Suite 301, Jacksonville, FL 32210 to act as agent to file any and all application(s), submit all plan(s), permit(s) and plat for approvals with the City of Palm Coast, Flagler County Florida, Florida Department Environmental Protection, Saint Johns River Water Management District and Matanzas Shores Owners Association for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested changes.

LR5A-JV Limited Partnership, a Massachusetts limited partnership
By: LR5A-JV Corp., its General Partner
Print Name: David S. Allen, President

STATE OF Massachusetts
COUNTY OF Norfolk

The foregoing affidavit was sworn and subscribed before me this 22 day of May, 2017 by David S. Allen, President of LR5A-JV Corp., the General Partner for LR5A-JV Limited Partnership, a Massachusetts limited partnership who is personally known to me or has produced as identification.

(Notary Signature)

SARA GOODMAN
NOTARY PUBLIC
Commonwealth of Massachusetts
My Commission Expires November 18, 2022

Page 1 of 4
IN THE CIRCUIT COURT OF THE 7TH
JUDICIAL CIRCUIT IN AND FOR FLAGLER
COUNTY, FLORIDA

CIVIL DIVISION
CASE NO. 07-CA-001246

LR5A-JV, LP, a Massachusetts Limited Partnership,

Plaintiff,

v.

LITTLE HOUSE, LLC, a Florida Limited Liability
Company, et. al., etc.,

Defendants.

________________________________________

CERTIFICATE OF TITLE

The undersigned clerk of the court certifies that he or she executed and filed a certificate
of sale in this action on April 28, 2011, for the property described herein and that no objections
to the sale have been filed within the time allowed for filing objections.

The following property in Flagler County, Florida

Please see Exhibit “A” attached.

was sold to LR5A-JV, LP, c/o Realty Financial Partners, 40 William Street, Suite 120,
Wellesley, MA 02481.

WITNESS my hand and seal of this Court on June 15, 2011.

GAIL WADSWORTH
Clerk of Circuit Court

By: ____________________________
Deputy Clerk
Parcel 4-B Mantanzas Shores

A parcel of land lying in Government Section 38, Township 10 South, Range 31 East, being a portion of the SUBDIVISION PLAT SECTION 86, PALM COAST, recorded in Map Book 26, Pages 4 and 50 of the Public Records of Flagler County, Florida, being more particularly described as follows:

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PARCEL B:

A parcel of land situated in Section 38, Township 10 South, Range 31 East, Flagler County, Florida, and being more particularly described as follows:

As a point of reference, commence at the Northeast corner of Section 39, Township 10 South, Range 31 East, run thence North 67°46'01" East along the South line of Section 38, a distance of 95.49 feet, thence North 5° 22'10" East a distance of 108.28 feet, thence along the westerly line of State Road A-1-A and along a curve to the left having a central angle of 12°17'35", a radius of 1173.24 feet, an arc length of 251.72 feet, a chord length of 251.24 feet, and a chord bearing of North 0°46'38" West, thence South 67°45'57" West, a distance of 489.92 feet to the Point of Beginning of this description; thence South 67°46'01" West, a distance of 1288.90 feet to a point; thence North 20°20'54" West, a distance of 180.28 feet to a point; thence North 69°39'06" East, a distance of 174.23 feet to a point; thence, North 21°13'05" West, a distance of 272.50 feet to a point; thence North 23°14'42" East, a distance of 168.43 feet to a point; thence North 7°11'35" West, a distance of 273.62 feet to a point of a non-tangent curve running Northeastery and to the left having a radius of 450.00 feet, an arc length of 213.85 feet, through a central angle of 27°12'12", a chord bearing North 76°35'26" East, and a chord distance of 211.65 feet to a point non-tangency of a connecting curve running Northerly and to the left having a radius of 400.00 feet, an arc length of 147.30 feet, through a central angle of 21°05'57", a chord bearing North 13°38'30" East, and a chord distance of 146.47 feet to a point of a non-tangent curve running Northeastery and to the left having a radius of 150.00 feet, an arc length of 50.06 feet, a central angle of 30°34'55", a chord bearing North 73°22'56" East, and a chord distance of 79.12 feet to a point; thence North 58°05'28" East, a distance of 128.88 feet to a point of curvature of a curve running Easterly and to the right, having a radius of 140.00 feet, an arc length of 86.14 feet, through a central angle of 35°15'15", a chord bearing North 75°43'06" East, and a chord distance of 64.79 feet to a point; thence South 14°29'46" West, a distance of 11.48 feet to a point of a non-tangent curve running Southerly and Easterly to the left having a radius of 180.00, an arc length of 433.23 feet, through a central angle of 137°54'09", a chord bearing South 54°31'18" East, and a chord distance of 335.98 feet to a point of a connecting curve to the left, having a radius of 295.39 feet, an arc length of 39.31 feet, through a central angle of 7°37'28", a chord bearing North 52°42'53" East, and a chord distance of 38.28 feet to a point; thence South 41°05'51" East, a distance of 33.80 feet to a point of curvature of a curve running Southeastern and to the left having a radius of 50.00 feet, an arc length of 26.68 feet through a central angle of 30°34'12", a chord bearing South 56°22'57" East, a chord distance of 26.36 feet to a point; thence South 71°40'03" East, a distance of 272.36 feet to a point of a non-tangent curve running Southeastern and to the left having a radius of 300.00 feet, an arc length of 128.49 feet, through a central angle of 24°32'25", a chord bearing South 08°04'41" East, and a chord distance of 127.51 feet to a point; thence South 20°20'54" East, a distance of 130.61 feet to a point, thence, North 69°39'06" East a distance of 70.42 feet to a point; thence South 20°21'03" East, a distance of 137.80 feet to the Point of Beginning.

Policy G41-0008038 [ALTA Loan 1992]
IN THE CIRCUIT COURT OF THE 7TH
JUDICIAL CIRCUIT IN AND FOR FLAGLER
COUNTY, FLORIDA

CIVIL DIVISION
CASE NO. 07-CA-001246

LR5A-JV, LP, a Massachusetts Limited Partnership,

v.

LITTLE HOUSE, LLC, a Florida Limited Liability
Company, et. al., etc.,

Defendants.

CERTIFICATE OF TITLE

The undersigned clerk of the court certifies that he or she executed and filed a certificate of sale in this action on April 28, 2011, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in Flagler County, Florida

Please see Exhibit “A” attached.

was sold to LR5A-JV, LP, c/o Realty Financial Partners, 40 William Street, Suite 120, Wellesley, MA 02481.

WITNESS my hand and seal of this Court on June 15, 2011.

GAIL WADSWORTH
Clerk of Circuit Court

By: Deputy Clerk
Parcel 4-B Mantanzas Shores

A parcel of land lying in Government Section 38, Township 10 South, Range 31 East, being a portion of the SUBDIVISION PLAT SECTION 88, PALM COAST, recorded in Map Book 26, Pages 4 and 5 of the Public Records of Flagler County, Florida, being more particularly described as follows:

A point of reference being the intersection of the Southerly line of said Government Section 38 with the Easern right-of-way line of the Intracoastal Waterway (500 foot RW), thence North 17 degrees 14 minutes 48 seconds West along said right-of-way line a distance of 2801.75 feet, thence North 16 degrees 28 minutes 50 seconds West along said right-of-way line a distance of 1506.16 feet, thence departing said Intracoastal Waterway North 69 degrees 39 minutes 14 seconds East along the Northerly boundary of said Plat Section 88 a distance of 2813.46 feet, thence departing said boundary, thence South 29 degrees 20 minutes 48 seconds East a distance of 896.36 feet, to the Point of Beginning of this description, thence South 35 degrees 07 minutes 31 seconds East a distance of 45.25 feet to a point on the Westerly right-of-way line of State Road A-1-A as recorded in Official Records Book 388, Pages 110 through 112, Public Records of Flagler County, Florida, thence South 09 degrees 52 minutes 29 seconds West along said right-of-way line a distance of 278.56 feet to a point of curvature, thence 128.73 feet along a curve to the left (Concave Easernly) having a central angle of 05 degrees 24 minutes 37 seconds, a radius of 1363.24 feet, a chord bearing of South 07 degrees 10 minutes 11 seconds West and a chord distance of 128.68 feet, thence departing said right-of-way and curve North 85 degrees 32 minutes 08 seconds West along a radial line 445.59 feet, thence South 59 degrees 45 minutes 37 seconds West a distance of 191.75 feet, thence South 78 degrees 50 minutes 18 seconds West a distance of 110.00 feet, thence North 11 degrees 09 minutes 42 seconds West a distance of 223.51 feet to a point of curvature, thence 222.06 feet along a curve to the right (Concave Southerly) having a central angle of 48 degrees 56 minutes 02 seconds, a radius of 254.80 feet, a chord bearing of North 13 degrees 48 minutes 16 seconds East and a chord distance of 215.10 feet to a point of compound curvature, thence 451.25 feet along a curve to the right (Concave Southerly) having a central angle of 61 degrees 08 minutes 09 seconds, a radius of 428.14 feet, a chord bearing of North 09 degrees 19 minutes 25 seconds East and a chord distance of 430.17 feet to a point of tangency, thence South 00 degrees 07 minutes 31 seconds East a distance of 349.98 feet to the Point of Beginning.

Parcel 5-A Mantanzas Shores

A parcel of land lying in Government Section 38, Township 10 South, Range 31 East, being a portion of the SUBDIVISION PLAT SECTION 88, PALM COAST, recorded in Map Book 26, Pages 4 and 5 of the Public Records of Flagler County, Florida, being more particularly described as follows:

A point of reference being the intersection of the Southerly line of said Government Section 38 with the Easern right-of-way line of the Intracoastal Waterway (600 foot RW), thence North 17 degrees 14 minutes 46 seconds West along said right-of-way line a distance of 2801.76 feet, thence departing said Intracoastal Waterway North 69 degrees 39 minutes 14 seconds East along the Northerly boundary of said Plat Section 88 a distance of 2813.46 feet, thence departing said boundary, thence South 29 degrees 20 minutes 48 seconds East a distance of 896.36 feet, to the Point of Beginning of this description, thence South 35 degrees 07 minutes 31 seconds East a distance of 45.25 feet to a point on the Westerly right-of-way line of State Road A-1-A as recorded in Official Records Book 388, Pages 110 through 112, Public Records of Flagler County, Florida, said point being on a curve, thence Southerly along said right-of-way 624.37 feet along a curve to the right (Concave Westerly) having a central angle of 30 degrees 14 minutes 02 seconds, a radius of 1183.24 feet, a chord bearing of South 05 degrees 14 minutes 32 seconds East and a chord distance of 617.15 feet to a point of tangency, thence South 09 degrees 52 minutes 29 seconds West along said right-of-way a distance of 274.44 feet, thence departing said Westerly right-of-way South 84 degrees 52 minutes 29 seconds West a distance of 45.25 feet, thence North 80 degrees 07 minutes 31 seconds West a distance of 290.63 feet, thence North 09 degrees 52 minutes 29 seconds East a distance of 171.12 feet, thence North 24 degrees 12 minutes 15 seconds West a distance of 551.62 feet, to the Point of Beginning.

Parcel 5-B Mantanzas Shores

A parcel of land lying in Government Section 38, Township 10 South, Range 31 East, being a portion of the SUBDIVISION PLAT SECTION 88, PALM COAST, recorded in Map Book 26, Pages 4 and 5 of the Public Records of Flagler County, Florida, being more particularly described as follows:

A point of reference being the intersection of the Southerly line of said Government Section 38 with the Easern right-of-way line of the Intracoastal Waterway (600 foot RW), thence North 17 degrees 14 minutes 46 seconds West along said right-of-way line a distance of 2801.76 feet, thence departing said Intracoastal Waterway North 69 degrees 39 minutes 14 seconds East along the Northerly boundary of said Plat Section 88 a distance of 2813.46 feet, thence departing said boundary, thence South 29 degrees 20 minutes 48 seconds East a distance of 896.36 feet, to the Point of Beginning of this description, thence South 35 degrees 07 minutes 31 seconds East a distance of 45.25 feet to a point on the Westerly right-of-way line of State Road A-1-A as recorded in Official Records Book 388, Pages 110 through 112, Public Records of Flagler County, Florida, said point being on a curve, thence Southerly along said right-of-way 624.37 feet along a curve to the right (Concave Westerly) having a central angle of 30 degrees 14 minutes 02 seconds, a radius of 1183.24 feet, a chord bearing of South 05 degrees 14 minutes 32 seconds East and a chord distance of 617.15 feet to a point of tangency, thence South 09 degrees 52 minutes 29 seconds West along said right-of-way a distance of 274.44 feet, thence departing said Westerly right-of-way South 84 degrees 52 minutes 29 seconds West a distance of 45.25 feet, thence North 80 degrees 07 minutes 31 seconds West a distance of 290.63 feet, thence North 09 degrees 52 minutes 29 seconds East a distance of 171.12 feet, thence North 24 degrees 12 minutes 15 seconds West a distance of 551.62 feet, to the Point of Beginning.
Records of Flagler County, Florida, being more particularly described as follows:

A point of reference being the intersection of the Southerly line of said Government Section 38 with the Easterly right-of-way line of the Intracoastal Waterway (500 foot R/W), thence North 17 degrees 14 minutes 46 seconds West along said right-of-way line a distance of 2801.75 feet, thence North 16 degrees 28 minutes 50 seconds West along said right-of-way line a distance of 1506.16 feet, thence departing said Intracoastal Waterway North 69 degrees 39 minutes 14 seconds East along the Northerly boundary of said Plat Section 88 a distance of 1998.62 feet to the Point of Beginning of this description, thence continue North 69 degrees 39 minutes 14 seconds East along said boundary a distance of 442.93 feet, thence departing said boundary South 24 degrees 12 minutes 15 seconds East a distance of 651.92 feet, thence South 08 degrees 52 minutes 23 seconds West a distance of 171.12 feet, thence North 60 degrees 07 minutes 31 seconds West a distance of 59.35 feet to a point of curvature, thence 403.58 feet along a curve to the left (concave Southerly) having a central angle of 47 degrees 51 minutes 40 seconds, a radius of 483.14 feet, a chord bearing of South 75 degrees 56 minutes 49 seconds West and a chord distance of 391.55 feet, thence departing said curve North 16 degrees 03 minutes 07 seconds West along a non-radial line a distance of 627.17 feet, to the Point of Beginning.

PARCEL B:

A parcel of land situated in Section 38, Township 10 South, Range 31 East, Flagler County, Florida, and being more particularly described as follows:

As a point of reference, commence at the Northeast corner of Section 39, Township 10 South, Range 31 East, run thence North 67°46'01" East along the South line of Section 38, a distance of 95.49 feet, thence North 5° 22'10" East a distance of 108.28 feet, thence along the westerly line of State Road A-1-A and along a curve to the left having a central angle of 2°17'36", a radius of 1173.24 feet, an arc length of 251.72 feet, a chord length of 251.24 feet, and a chord bearing of North 0°46'38" West, thence South 67°45'57" West, a distance of 489.92 feet to the Point of Beginning of this description; thence, South 57°46'01" West, a distance of 1288.90 feet to a point; thence North 20°20'54" West, a distance of 180.20 feet to a point; thence, North 89°39'06" East, a distance of 174.23 feet to a point; thence, North 21°13'05" West, a distance of 272.59 feet to a point; thence North 23°14'42" East, a distance of 193.43 feet to a point; thence North 87°11'25" West, a distance of 273.82 feet to a point of a non-tangent curve running Northeasterly and to the left having a radius of 450.00 feet, an arc length of 213.65 feet, through a central angle of 27°12'12", a chord bearing North 76°35'26" East, and a chord distance of 211.65 feet to a point non-tangency of a connecting curve running Northerly and to the left having a radius of 400.00 feet, an arc length of 147.30 feet, through a central angle of 21°05'57", a chord bearing North 13°38'30" East, and a chord distance of 140.47 feet to a point of a non-tangent curve running Northeasterly and to the left having a radius of 150.00 feet, an arc length of 86.14 feet, through a central angle of 35°15'16", a chord bearing North 75°43'06" East, and a chord distance of 84.79 feet to a point; thence South 14°25'45" West, a distance of 11.48 feet to a point of a non-tangent curve running Southerly and Easterly to the left having a radius of 180.00, an arc length of 433.23 feet, through a central angle of 137°54'09", a chord bearing South 54°31'18" East, and a chord distance of 335.98 feet to a point of a connecting curve to the left, having a radius of 295.39 feet, an arc length of 39.31 feet, through a central angle of 7°37'28", a chord bearing North 52°42'53" East, and a chord distance of 38.28 feet to a point; thence South 41° 05'51" East, a distance of 33.80 feet to a point of curvature of a curve running Southeasterly and to the left having a radius of 50.00 feet, an arc length of 28.68 feet through a central angle of 30°34'12", a chord bearing South 56° 22'57" East, a chord distance of 26.36 feet to a point; thence South 71°40'09" East, a distance of 272.36 feet to a point of a non-tangent curve running Southeasterly and to the left having a radius of 300.00 feet, an arc length of 128.49 feet, through a central angle of 24°32'29", a chord bearing South 08°04'41" East, and a chord distance of 127.51 feet to a point; thence South 20°20'54" East, a distance of 138.61 feet to a point; thence, North 69°39'06" East a distance of 70.42 feet to a point; thence South 20°21'03" East, a distance of 137.80 feet to the Point of Beginning.

Policy G41-008038 [ALTA Loan 1992]
May 11, 2017

Duval Realty Trust, LLC
5851 Timuquana Road, Suite 301
Jacksonville, FL 32210
Contact: Ken Atlee

Re: Service Availability for Los Lagos and Las Casitas at Matanzas Shores
City of Palm Coast, Flagler County

This letter confirms that City of Palm Coast is the water service provider to the referenced property in Flagler County, Florida. Enclosed are copies of the system maps of the City’s utility system showing existing water mains in the area, as the City believes that they exist, for your use in project design. No representation is made as to the precise location of facilities. It is your responsibility to ensure that utility lines and other facilities are located at locations and in a sufficient condition to meet the requirements of your proposed development and the requirements of the City.

If a main extension is required, the design, permitting, and construction of the extension are your responsibility. Plan review by the City is required for all commercial projects and those projects involving a main extension. Construction must meet City Standards and Specifications. The Standards and Specifications Manual, with Standard Details, is available to you via City web-site or regular mail. All such matters must be memorialized by written city approvals.

When you are ready to proceed, provide all required City application forms, the annexation petition required by section 49-53 (e) of the City Code along with one copy of the FDEP Permit Applications (fax, or include with plan submittal.) The City will redline the Operating Utility information, and return it to you, for you to incorporate onto the Applications. Upon completion, provide the number of completed, signed/sealed original Applications required by FDEP, plus one original for the City’s files.

Please note that all applicable fees must be paid to the City, and plans must be stamped “Authorized For Construction,” before the FDEP permit applications will be returned for your submittal to FDEP. Upon plan approval, the City will conduct construction inspection. Also, legal documents as necessary to convey the new facilities to the City must be completed and approved by the City, and FDEP/HRS clearance must be received prior to service being provided. Sample legal documents will be provided to you by the City to assist you during this phase of the project. The City will implement the annexation petition in accordance with its terms.

If you have any questions please feel free to contact me at (386) 986-2355

Sincerely,

Irma Velez
City of Palm Coast – Construction Management and Engineering (ivelez@palmcoastgov.com)
DUVAL REALTY TRUST, LLC

LOS LAGOS AND LAS CASITAS
AT MATANZAS SHORES

STORMWATER POND D
SITE PLAN

SOUTH MATANZAS BLVD

EXISTING POND TO BE RESHAPED

100 YEAR / 24 HOUR = 6.7
25 YEAR / 24 HOUR = 5.2
10 YEAR / 24 HOUR = 4.7
MEAN ANNUAL = 3.8
NWL = 2.5

10' MAINTENANCE BERM

100 YEAR / 24 HOUR = 6.9
25 YEAR / 24 HOUR = 5.4
10 YEAR / 24 HOUR = 4.8
MEAN ANNUAL = 3.8
NWL = 2.5
FLAGLER COUNTY

TECHNICAL REVIEW COMMITTEE COMMENTS

MEETING DATE: 7/19/2017

#3079 LOS LAGOS II PRELIM PLAT

APPLICANT: DUVAL REALTY TRUST, LLC
OWNER: LR50-JV CORP

Distribution date: Monday, July 17, 2017

Project #: 2017060021

Application #: 3079

Attached are departmental comments regarding your submittal to Flagler County for the above referenced project. **Any questions regarding any of the comments should be addressed to the department providing the comment.**

Flagler County Building Department 386-313-4002
Flagler County Planning Department 386-313-4009
Flagler County Development Engineering 386-313-4082
Flagler County General Services (Utilities) 386-313-4184
County Attorney 386-313-4005
Flagler County Fire Services 386-313-4258
E-911 GIS Specialist 386-313-4274
Environmental Health Department 386-437-7358
Flagler County School Board 386-586-2386
REVIEWING DEPARTMENT: E-911 STAFF

North Matanzas Blvd - rename
Matanzas Way North - rename
Matanzas Court - rename
South Matanzas Shores Blvd - rename
South Matanzas - rename
North Matanzas Way Blvd - rename
South Matanzas Blvd - rename

I’m unable to clearly tell if San Juan is simply a continuation of the present road. If it is that name is fine but if it has a 90 degree turn or greater it will require a different road name.

REVIEWING DEPARTMENT: COUNTY ATTORNEY

What is the source of the 50' height limit for Los Lagos?
Is there consent of all owners?

REVIEWING DEPARTMENT: DEVELOPMENT ENGINEERING

Comments prepared by Susan Graham:

General Comments:

The Applicant is to provide technically complete and approved Site Development Plans that comply with the Land Development Code. Existing elevations and proposed grading must be included within the plan. A Plat and associated Plat documents (Engineers Estimate of Cost to Construct, Surety Bonds, Maintenance Bond) have to or may have to be submitted.

Rebsubmission fees will be charged pursuant to the Flagler County Fee Schedule. The cost associated with the Reviewing Survey are to be paid by the applicant.

Proof of the payment of all fee's and Real Estate Taxes must be provided.

An Attorney's Opinion of Title must be furnished prior to Preliminary and Final Plat Approval.

Prior to submittal of Final Plat documents, they must be reviewed and approved by a reviewing
surveyor under contract with the County. This project will be assigned to Morgan & Eklund Inc. as reviewing surveyor. Prior to the submission of Final plat documents the applicant should contact the reviewing surveyor regarding the documents required for their review.

Contact information is as follows:

8745 US Highway 1, Sebastian, FL 32976, 772-388-5364

Prior to project completion approval an "AS-BUILT" survey and an Engineer's Certification of Completion must be provided.

All provisions of the Flagler County Code must be adhered to. The notes used on the Plat must comply with the Public Works Manual. The Plat must be in the State Plane Coordinate system with ties to two control monuments.

REVIEWING DEPARTMENT: FIRE INSPECTOR

No Comments at this time

REVIEWING DEPARTMENT: PLANNING DEPARTMENT

Comments by Adam Mengel

Plat -- Sheet 1 of 2

1. Forward-looking comment: performance bond will be needed for setting PRMs and PCPs based on Surveyor's Certificate.

2. In the Notes Regarding Easements and Buffers, the 15-foot wide drainage easement between lots 81 and 82 is not mentioned: will this easement be dedicated to the Los Lagos II Property Owners Association, Inc. or the Matanzas Shores Owners Association?

3. Mortgagee's Joinder and Consent references Plantation Bay Section 2A-F, Unit 6: mortgages should be provided on title search.

4. Tract B is described as maintained by the Los Lagos II Property Owners Association, Inc. Is an Acknowledgement from the master association, the Matanzas Shores Owners Association, needed for stormwater and sanitary sewer? Will Tract B be maintained separately from the rest of the stormwater system?

5. In the Acknowledgement by Flagler County for utility dedications and/or restrictions to the utility (right side of sheet, midway down), the County is not providing any utilities; this also applies to the inclusion of the County in Note 4 under Notes Regarding Easements and Buffers and in the dedication (under Dedications and Reservations) of the 10-foot wide utility easement.
Please add the Matanzas Shores Owners Association to this utility easement as the sanitary sewer provider.

Plat – Sheet 2 of 2

6. A square footage is not provided for each lot and tract.

REVIEWING DEPARTMENT: SCHOOL DISTRICT
See attachment "A"
Right side door pickup for safety. A1A is 55mph

* Sidewalk with bus stop and shelter for students all north of Entranceways

= Parent parking area for students pickup/dropoff north of entranceways

Recommend sidewalks within all Matanzas Shores communities for pedestrian traffic and student safety.
# APPLICATION FOR PRELIMINARY PLAT

**FLAGLER COUNTY, FLORIDA**  
1789 E. Moody Blvd, Suite 105  
Bunnell, FL 32110  
Telephone: (386) 313-4009  Fax: (386) 313-4109

**Application/Project #: 3079/201706021**

<table>
<thead>
<tr>
<th>PROPERTY OWNER(S)</th>
<th></th>
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<tbody>
<tr>
<td>Name(s):</td>
<td>LR50-JV Corp.</td>
<td></td>
</tr>
<tr>
<td>Mailing Address:</td>
<td>40 William Street, Suite G90</td>
<td></td>
</tr>
<tr>
<td>City:</td>
<td>Wellesley Hills</td>
<td>State: MA</td>
</tr>
<tr>
<td>Zip:</td>
<td>02481</td>
<td></td>
</tr>
<tr>
<td>Email:</td>
<td><a href="mailto:ken@atleegroup.net">ken@atleegroup.net</a></td>
<td>Telephone #: 904-838-9342 Fax #:</td>
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</tbody>
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<thead>
<tr>
<th>APPLICANT/AGENT</th>
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<tbody>
<tr>
<td>Name(s):</td>
<td>Duval Realty Trust, LLC</td>
<td></td>
</tr>
<tr>
<td>Mailing Address:</td>
<td>5851 Timuquana Road, Suite 301</td>
<td></td>
</tr>
<tr>
<td>City:</td>
<td>Jacksonville</td>
<td>State: FL</td>
</tr>
<tr>
<td>Zip:</td>
<td>32210</td>
<td></td>
</tr>
<tr>
<td>Email:</td>
<td><a href="mailto:ken@atleegroup.net">ken@atleegroup.net</a></td>
<td>Telephone #: 904-838-9342 Fax #:</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>SITE LOCATION (street address):</th>
<th>San Juan Drive</th>
</tr>
</thead>
<tbody>
<tr>
<td>LEGAL DESCRIPTION: (briefly describe, do not use “see attached”)</td>
<td>MB26 PG4-5</td>
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<tr>
<td>Parcel # (tax ID #):</td>
<td>37-10-31-1550-00000-0155</td>
</tr>
<tr>
<td>Parcel Size:</td>
<td>8.3 ac</td>
</tr>
<tr>
<td>Number of Miles of New Road(s):</td>
<td>0.1</td>
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<tr>
<td>Current Zoning Classification:</td>
<td>PUD</td>
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<tr>
<td>Current Future Land Use Designation:</td>
<td>Mixed Use Low Intensity</td>
</tr>
<tr>
<td>Subject to A1A Scenic Corridor IDO?</td>
<td>YES [ ] NO [ ]</td>
</tr>
</tbody>
</table>

**PURPOSE OF SUBMISSION / PROJECT DATA:**  
Subdivision of property into single family residential lots (los Lagos II)

---

**Signature of Owner(s) or Applicant/Agent if Owner Authorization form attached**  
5/22/2017  
Date

**OFFICIAL USE ONLY**

**PLANNING BOARD RECOMMENDATION/ACTION:**  
APPROVED [ ]  
APPROVED WITH CONDITIONS [ ]  
DENIED [ ]

Signature of Chairman:  
Date: ____________________________ *approved with conditions, see attached.

**BOARD OF COUNTY COMMISSIONERS ACTION:**  
APPROVED [ ]  
APPROVED WITH CONDITIONS [ ]  
DENIED [ ]

Signature of Chairman:  
Date: ____________________________ *approved with conditions, see attached.
Agent Authorization and Owners Affidavit

Date: May 22, 2017

City of Palm Coast
Community Development Department
160 Lake Avenue
Palm Coast, FL 32164

Flagler County, Florida
Planning Department
1769 E. Moody Blvd., Suite 105
Bunnell, FL 32210

St Johns River Water Management District
P.O. Box 1429
Palatka, FL 32178-1429

FL Dept Environmental Protection
8800 Baymeadows Way West
Jacksonville, FL 32256

Matanzas Shores Owners Association
110 E. Collector Road
Palm Coasst, FL 32137

Re: Agent Authorization for the following site location:
Parcel# 37-10-31-3725-00000-003A (Parcel 3A - 8.31 acres); Parcel#37-10-31-1550-00000-0154 (Parcel 154- 9.799 acres); Parcel# 37-10-31-1550-00000-0155 (Parcel 155 - 8.309 acres) and Parcel# 37-10-31-1550-00000-0151 (Parcel# 151-15 acres)

Gentleman:
You are hereby advised that the undersigned is the owner of the following properties described in Exhibit 1 attached hereto. Said owner hereby authorizes and empowers Robert H. Hendricks and Kenyon S. Atlee of Duval Realty Trust, LLC, whose address is 5851 Timuquana Rd, Suite 301, Jacksonville, FL 32210 to act as agent to file any and all application(s), submit all plan(s), permit(s) and plat for approvals with the City of Palm Coast, Flagler County Florida, Florida Department Environmental Protection, Saint Johns River Water Management District and Matanzas Shores Owners Association for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested changes.

LR5A-JV Limited Partnership, a Massachusetts limited partnership
By: LR5A-JV Corp., its General Partner
Print Name: David S. Allen, President

STATE OF Massachusetts
COUNTY OF Norfolk

The foregoing affidavit was sworn and subscribed before me this 22nd day of May, 2017 by David S. Allen, President of LR5A-JV Corp., the General Partner for LR5A-JV Limited Partnership, a Massachusetts limited partnership who is personally known to me or has produced as identification.

(Notary Signature)

SARA GOODMAN
NOTARY PUBLIC
Commonwealth of Massachusetts
My Commission Expires November 18, 2022

Page 1 of 4
IN THE CIRCUIT COURT OF THE 7TH
JUDICIAL CIRCUIT IN AND FOR FLAGLER
COUNTY, FLORIDA

CIVIL DIVISION
CASE NO. 07-CA-001246

LR5A-JV, LP, a Massachusetts Limited Partnership,

Plaintiff,

v.

LITTLE HOUSE, LLC, a Florida Limited Liability
Company, et. al., etc.,

Defendants.

CERTIFICATE OF TITLE

The undersigned clerk of the court certifies that he or she executed and filed a certificate of sale in this action on April 28, 2011, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in Flagler County, Florida

Please see Exhibit “A” attached.

was sold to LR5A-JV, LP, c/o Realty Financial Partners, 40 William Street, Suite 120, Wellesley, MA 02481.

WITNESS my hand and seal of this Court on June 15, 2011.

GAIL WADSWORTH
Clerk of Circuit Court

[Stamp]
Parcel 4-8 Mantanzas Shores

A parcel of land lying in Government Section 38, Township 10 South, Range 31 East, being a portion of the SUBDIVISION PLAT SECTION 88, PALM COAST, recorded in Map Book 26, Pages 4 and 5 of the Public Records of Flagler County, Florida, being more particularly described as follows:

A point of reference being the intersection of the Southerly line of said Government Section 38 with the Easterly right-of-way line of the Intracoastal Waterway (500 foot RW), thence North 17 degrees 14 minutes 48 seconds West along said right-of-way line a distance of 2801.75 feet, thence North 16 degrees 28 minutes 50 seconds West along said right-of-way line a distance of 1506.16 feet, thence departing said Intracoastal Waterway North 69 degrees 39 minutes 14 seconds East along the Northernly boundary of said Plat Section 88 a distance of 2813.46 feet, thence departing said boundary, thence South 20 degrees 20 minutes 46 seconds East a distance of 896.36 feet, to the Point of Beginning of this description, thence South 35 degrees 07 minutes 31 seconds East a distance of 45.25 feet to a point on the Westerly right-of-way line of State Road A-1-A as recorded in Official Records Book 388, Pages 110 through 442, Public Records of Flagler County, Florida, thence South 09 degrees 52 minutes 28 seconds West along said right-of-way line a distance of 276.56 feet to a point of curvature, thence 128.73 feet along a curve to the left (Concave Easewesterly) having a central angle of 05 degrees 24 minutes 37 seconds, a radius of 1363.24 feet, a chord bearing of South 07 degrees 10 minutes 11 seconds West and a chord distance of 128.68 feet, thence departing said right-of-way and curve North 85 degrees 32 minutes 08 seconds West along a radial line 445.59 feet, thence South 59 degrees 45 minutes 37 seconds West a distance of 181.75 feet, thence South 78 degrees 50 minutes 18 seconds West a distance of 110.00 feet, thence North 11 degrees 09 minutes 42 seconds West a distance of 223.81 feet to a point of curvature, thence 222.06 feet along a curve to the right (Concave Southeasternly) having a central angle of 49 degrees 58 minutes 02 seconds, a radius of 254.80 feet, a chord bearing of North 13 degrees 45 minutes 18 seconds East and a chord distance of 215.10 feet to a point of compound curvature, thence 451.25 feet along a curve to the right (Concave Southerly) having a central angle of 61 degrees 06 minutes 09 seconds, a radius of 423.14 feet, a chord bearing of North 69 degrees 19 minutes 25 seconds East and a chord distance of 340.17 feet to a point of tangency, thence South 80 degrees 07 minutes 31 seconds East a distance of 349.98 feet to the Point of Beginning.

Parcel 5-A Mantanzas Shores

A parcel of land lying in Government Section 38, Township 10 South, Range 31 East, being a portion of the SUBDIVISION PLAT SECTION 88, PALM COAST, recorded in Map Book 26, Pages 4 and 5 of the Public Records of Flagler County, Florida, being more particularly described as follows:

A point of reference being the intersection of the Southerly line of said Government Section 38 with the Easterly right-of-way line of the Intracoastal Waterway (500 foot RW), thence North 17 degrees 14 minutes 46 seconds West along said right-of-way line a distance of 2801.75 feet, thence North 16 degrees 28 minutes 50 seconds West along said right-of-way line a distance of 1506.16 feet, thence departing said Intracoastal Waterway North 69 degrees 39 minutes 14 seconds East along the Northernly boundary of said Plat Section 88 a distance of 2441.55 feet to the Point of Beginning of this description, thence continue North 69 degrees 39 minutes 14 seconds East along said boundary a distance of 544.02 feet to a point on the Westerly right-of-way line of State Road A-1-A recorded in Official Records Book 388, Pages 110 through 112, Public Records of Flagler County, Florida, said point being on a curve, thence Southerly along said right-of-way 624.37 feet along a curve to the right (Concave Westerly) having a central angle of 30 degrees 14 minutes 02 seconds, a radius of 1183.24 feet, a chord bearing of South 05 degrees 14 minutes 32 seconds East and a chord distance of 617.15 feet to a point of tangency, thence South 08 degrees 52 minutes 28 seconds West along said right-of-way a distance of 274.44 feet, thence departing said Westerly right-of-way South 64 degrees 52 minutes 29 seconds West a distance of 45.25 feet, thence North 80 degrees 07 minutes 31 seconds West a distance of 290.63 feet, thence North 08 degrees 52 minutes 29 seconds West a distance of 171.12 feet, thence North 24 degrees 12 minutes 15 seconds West a distance of 551.62 feet, to the Point of Beginning.

Parcel 5-B Mantanzas Shores

A parcel of land lying in Government Section 38, Township 10 South, Range 31 East, being a portion of the SUBDIVISION PLAT SECTION 88, PALM COAST, recorded in Map Book 26, Pages 4 and 5 of the Public Records of Flagler County, Florida, being more particularly described as follows:

Policy G41-0008038 [ALTA Loan 1992]

EXHIBIT "A"
Records of Flagler County, Florida, being more particularly described as follows:

A point of reference being the intersection of the Southerly line of said Government Section 38 with the Easterly right-of-way line of the Intracoastal Waterway (500 foot ROW), thence North 17 degrees 14 minutes 46 seconds West along said right-of-way line a distance of 2801.75 feet, thence North 16 degrees 28 minutes 60 seconds West along said right-of-way line a distance of 1506.18 feet, thence departing said Intracoastal Waterway North 69 degrees 39 minutes 14 seconds East along the Northerly boundary of said Plat Section 86 a distance of 1998.62 feet to the Point of Beginning of this description, thence continue North 69 degrees 39 minutes 14 seconds East along said boundary a distance of 442.93 feet, thence departing said boundary South 24 degrees 12 minutes 15 seconds East a distance of 551.62 feet, thence South 09 degrees 52 minutes 29 seconds West a distance of 171.12 feet, thence North 80 degrees 07 minutes 31 seconds West a distance of 59.35 feet to a point of curvature, thence 403.56 feet along a curve to the left (convex Southerly) having a central angle of 47 degrees 51 minutes 40 seconds, a radius of 483.14 feet, a chord bearing of South 75 degrees 56 minutes 39 seconds West and a chord distance of 391.88 feet, thence departing said curve North 16 degrees 03 minutes 07 seconds West along a non-radial line a distance of 827.17 feet, to the Point of Beginning.

PARCEL B:

A parcel of land situated in Section 38, Township 10 South, Range 31 East, Flagler County, Florida, and being more particularly described as follows:

As a point of reference, commence at the Northeast corner of Section 39, Township 10 South, Range 31 East, run thence North 07°46'01" East along the South line of Section 38, a distance of 95.49 feet, thence North 5° 22'10" East a distance of 108.28 feet, thence along the westerly line of State Road A-1-A and along a curve to the left having a central angle of 12°17'35", a radius of 1173.24 feet, an arc length of 251.72 feet, a chord length of 251.24 feet, and a chord bearing of North 0°46'38" West, thence South 67°45'57" West, a distance of 489.92 feet to the Point of Beginning of this description; thence South 67°46'01" West, a distance of 1288.90 feet to a point; thence North 20°20'54" West, a distance of 180.28 feet to a point; thence, North 69°39'00" East, a distance of 174.23 feet to a point; thence, North 21°13'05" West, a distance of 272.50 feet to a point; thence North 23°14'42" East, a distance of 103.43 feet to a point; thence North 23°11'35" West, a distance of 273.62 feet to a point of a non-tangent curve running Northeastly and to the left having a radius of 450.00 feet, an arc length of 213.65 feet, through a central angle of 27°12'12", a chord bearing North 76°35'26" East, and a chord distance of 211.65 feet to a point non-tangency of a connecting curve running Northerly and to the left having a radius of 400.00 feet, an arc length of 147.30 feet, through a central angle of 21°05'57", a chord bearing North 13°38'30" East, and a chord distance of 146.47 feet to a point of a non-tangent curve running Northeastern and to the left, having a radius of 150.00 feet, an arc length of 60.06 feet, a central angle of 30°34'55", a chord bearing North 73°22'56" East, and a chord distance of 79.12 feet to a point, thence North 58°05'28" East, a distance of 128.88 feet to a point of curvature of a curve running Easternly and to the right, having a radius of 140.00 feet, an arc length of 88.14 feet, through a central angle of 35°19'15", a chord bearing North 75°43'06" East, and a chord distance of 64.79 feet to a point; thence South 14°29'46" West, a distance of 11.48 feet to a point of a non-tangent curve running Southerly and Easterly to the left having a radius of 180.00, an arc length of 433.23 feet, through a central angle of 137°54'09", a chord bearing South 54°31'18" East, and a chord distance of 335.98 feet to a point of a connecting curve to the left, having a radius of 295.39 feet, an arc length of 39.31 feet, through a central angle of 7°37'26", a chord bearing North 52°42'53" East, and a chord distance of 30.28 feet to a point; thence South 41° 05'51" East, a distance of 33.80 feet to a point of curvature of a curve running Southeastern and to the left having a radius of 60.00 feet, an arc length of 26.68 feet through a central angle of 30°34'12", a chord bearing South 58° 22'57" East, a chord distance of 26.36 feet to a point; thence South 71°40'03" East, a distance of 272.36 feet to a point of a non-tangent curve running Southeastern and to the left having a radius of 300.00 feet, an arc length of 128.49 feet, through a central angle of 24°32'25", a chord bearing South 08°04'41" East, and a chord distance of 127.51 feet to a point; thence South 20°20'54" East, a distance of 130.51 feet to a point, thence, North 69°39'06" East a distance of 70.42 feet to a point; thence South 20°21'03" East, a distance of 137.60 feet to the Point of Beginning.

Policy G41-0008038 [ALTA Loan 1992]
IN THE CIRCUIT COURT OF THE 7TH
JUDICIAL CIRCUIT IN AND FOR FLAGLER
COUNTY, FLORIDA

CIVIL DIVISION
CASE NO. 07-CA-001246

LR5A-JV, LP, a Massachusetts Limited Partnership,

v.

LITTLE HOUSE, LLC, a Florida Limited Liability
Company, et. al., etc.,

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The undersigned clerk of the court certifies that he or she executed and filed a certificate of sale in this action on April 28, 2011, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in Flagler County, Florida

Please see Exhibit “A” attached.

was sold to LR5A-JV, LP, c/o Realty Financial Partners, 40 William Street, Suite 120,
Wellesley, MA 02481.

WITNESS my hand and seal of this Court on June 15, 2011.

GAIL WADSWORTH
Clerk of Circuit Court

By:
Deputy Clerk
Parcel 4-B Mantanzas Shores

A parcel of land lying in Government Section 38, Township 10 South, Range 31 East, being a portion of the SUBDIVISION PLAT SECTION 88, PALM COAST, recorded in Map Book 26, Pages 4 and 5 of the Public Records of Flagler County, Florida, being more particularly described as follows:

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Parcel 5-A Mantanzas Shores

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PARCEL B:

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May 11, 2017

Duval Realty Trust, LLC
5851 Timuquana Road, Suite 301
Jacksonville, FL 32210
Contact: Ken Atlee

Re: Service Availability for Los Lagos and Las Casitas at Matanzas Shores
City of Palm Coast, Flagler County

This letter confirms that City of Palm Coast is the water service provider to the referenced property in Flagler County, Florida. Enclosed are copies of the system maps of the City’s utility system showing existing water mains in the area, as the City believes that they exist, for your use in project design. No representation is made as to the precise location of facilities. It is your responsibility to ensure that utility lines and other facilities are located at locations and in a sufficient condition to meet the requirements of your proposed development and the requirements of the City.

If a main extension is required, the design, permitting, and construction of the extension are your responsibility. Plan review by the City is required for all commercial projects and those projects involving a main extension. Construction must meet City Standards and Specifications. The Standards and Specifications Manual, with Standard Details, is available to you via City web-site or regular mail. All such matters must be memorialized by written city approvals.

When you are ready to proceed, provide all required City application forms, the annexation petition required by section 49-53 (e) of the City Code along with one copy of the FDEP Permit Applications (fax, or include with plan submittal.) The City will redline the Operating Utility information, and return it to you, for you to incorporate onto the Applications. Upon completion, provide the number of completed, signed/sealed original Applications required by FDEP, plus one original for the City’s files.

Please note that all applicable fees must be paid to the City, and plans must be stamped “Authorized For Construction,” before the FDEP permit applications will be returned for your submittal to FDEP. Upon plan approval, the City will conduct construction inspection. Also, legal documents as necessary to convey the new facilities to the City must be completed and approved by the City, and FDEP/HRS clearance must be received prior to service being provided. Sample legal documents will be provided to you by the City to assist you during this phase of the project. The City will implement the annexation petition in accordance with its terms.

If you have any questions please feel free to contact me at (386) 986-2355

Sincerely,

Irma Velez
City of Palm Coast – Construction Management and Engineering (ivelez@palmcoastgov.com)
Plat construction drawings published with back up for Application #3078
Distribution date: Monday, July 17, 2017

Project #: 2017060023

Application #: 3081

Attached are departmental comments regarding your submittal to Flagler County for the above referenced project. **Any questions regarding any of the comments should be addressed to the department providing the comment.**

Flagler County Building Department 386-313-4002
Flagler County Planning Department 386-313-4009
Flagler County Development Engineering 386-313-4082
Flagler County General Services (Utilities) 386-313-4184
County Attorney 386-313-4005
Flagler County Fire Services 386-313-4258
E-911 GIS Specialist 386-313-4274
Environmental Health Department 386-437-7358
Flagler County School Board 386-586-2386
REVIEWS DEPARTMENT: PLANNING DEPARTMENT

Comments by Adam Mengel

1. Context for Application for Review is the Board's June 21, 2004 approval of the Las Casitas PUD Site Development Plan, subject to conditions including minimum setbacks. The approval was for 113 townhome units; current submittal is for 97 single-family detached lots. Applicant is asserting that amended plan does not require subsequent Planning and Development Board and Board of County Commissioners approval as minor adjustments provided at LDC Section 3.04.02.G:

"Deviations from ordinance creating a PUD. In order to facilitate minor adjustments to the plans approved as part of the Ordinance creating a PUD, the Development Administrator may approve changes in such plans which comply with the following criteria:

1. There are the same or fewer number of dwelling units and/or floor area; or,

2. The open space is in the same general amount, or a greater amount; or,

3. The roads follow approximately the same course, have the same or greater width, have the same public or private rights therein."

2. Plan should include single sheet labeled as PUD Site Development Plan which identifies open space areas (including portions of stormwater ponds within the project limits and not previously platted), areas intended for development (distinguished by intended use or type of development), and areas for other uses. These should be tabulated with the acreage of each provided, together with a percentage of each for the overall parcel area. This table should be added and labeled as the Site Data Table or something similar, while the provided table including the setbacks should be labeled as the Dimensional Requirements or similar text.

3. Typical maximum height in residential zoning districts in unincorporated Flagler County is 35 feet. While the former Matanzas Shores Development of Regional Impact (DRI) Development Order (D.O.) identified a maximum building height of five stories for Las Casitas (designated through the D.O. as Cluster 4), a maximum height of 50 feet seems out of scale with existing detached single-family homes in Matanzas Shores, especially when paired with a 37 foot minimum lot width.

4. The minimum setbacks appear to be generally consistent with those elsewhere within the unincorporated area of the County, except for the minimum side setback of five feet: typical minimum setback is no less than 7.5 feet. With a 50 foot maximum height, a five foot minimum side setback would likely create the need to acquire easements from adjacent parcels during construction and for subsequent building maintenance.

5. Setbacks should be provided for street side (for corner lots), likely 20 feet based on the minimum front setback at 20 feet.
6. Will pools or accessory buildings be allowed? If so, setbacks should be added for these.
7. A minimum lot area should be provided.
8. While a maximum impervious percentage at 60% is provided, is there a maximum lot coverage (i.e., area covered with principal and accessory structures)? If so, this should be added.
9. A landscaping, signage, and lighting plan sheet - or notes providing same - is typically also included.

**REVIEWING DEPARTMENT: DEVELOPMENT ENGINEERING**

7/13/17, Amendment to SDP in a PUD

Las Casitas

Provide a statement or a revised PUD document that indicates the changes proposed from the original PUD to this submittal.

Construction Documents:

Flagler County Land Development Code requires NGVD 1929 Vertical Datum. Please revise the plans.

It is understood that the sidewalks will be constructed by the home builder, however the sidewalks will need to be bonded as a portion of the infrastructure.

On the typical roadway section detail, provide the setback of the sidewalk from the BOC.

Remove the "Typical roadway section within US1 ROW" detail.

The west intersection of Matanzas Way north and San Juan Dr should be realigned so the centerlines intersect perpendicularly.

Put a dimension on the easements along the front property line.

As the easements along the front property lines approach the intersections they should be flared out to the tangent point of the radius curve.

Provide typical dimensions on the drainage easements, overall and dimension in each lot. Add lot line dimensions on the geometric plans.

It appears that there is an existing storm pipe in or near lots 71 and 72, add easements as necessary.

Add the OR Bk and Pg on the call out for the existing FPL easement in Lot 25.

Is it intended for Lot 59 (Los Lagos) to be smaller than the other lots.
Is it intended for Lot 77 (Las Casitas) to be smaller than the other lots.

Provide existing grades on the plans.

Provide the Lot numbers on all of the plans.
Provide street names on all sheets.

Call out all of the tracts by name and use on each sheet they are shown.

Provide grading information on the grading plans for the roads, sidewalks and the lots.

Los Lagos, the clearing and grading plan indicates that along Lots 82 through 85 there will be grading outside of the indicated clearing and grading limits. Please review and revise as necessary.

Las Casitas, the clearing and grading plan indicates that along Lots 32 through 40 there will be grading outside of the indicated clearing and grading limits. Lots 4 through 29 should also be reviewed and limits of clearing changes if necessary.

Call out and detail all of the connections to existing roadways to include the length of the work, specify any removal and replacement of material etc. Provide a cross section for each connection.

It appears that there are existing storm pipes to be removed, specify how they are to be removed or if they are to remain in place how they will be abandoned. If there is any disturbance to the pavement provide specific details of the patch and milling and repave.

Detail how the proposed watermain will be connected to the existing watermains at each connection.

It appears that there will be some sort of existing watermain or service in Lot 1 of Los Lagos, how will that be removed or relocated or will there be an easement for it.

Check for possible separation issues with the water and sewer services.

For the connections to the existing sanitary sewers, it appears that pavement will be open cut. I would recommend that if the pavement will be open cut two places in San Juan so close together that the existing pavement be milled and repaved from the tangent point on the east side through the intersection to the tangent point on the west side of North Matanzas Blvd.

Provide a detail of the connection to the sanitary sewer in San Carlos Drive.

Provide a removal/demolition plan that addresses all of the revisions/removal of existing storm, water and sewer materials. Also, once this is complete the existing features that are removed can be removed from the plans to avoid confusion.

Sheet 21 indicates a PondD21, please clarify.
Sheet 22, provide the call out information for the SMH 48

The intersection details should specifically state the amount of removal and replacement of all
Specifically state how the connections to the existing structures will be achieved.

The Department of Forestry must be contacted for burn permits at (386) 446-6785.

The entire stormwater system is not shown on the information that was submitted. Please provide all of the maps and basin data for review.

In the input data there are some discrepancies between the acreages in tables and the input data, please clarify.

The plans submitted are in NAVD datum are the calculations in NGVD? The datum used needs to be consistent. It appears that the road floods in certain areas which may be due to the difference in the datum.
Pipe lengths in the calculations do not match what is shown on the plans, please clarify.

Additional comments may be generated upon further submittals.

**REVIEWING DEPARTMENT: FIRE INSPECTOR**

No comments at this time.

**REVIEWING DEPARTMENT: E-911 STAFF**

North Matanzas Blvd - rename
Matanzas Way North - rename
Matanzas Court - rename
South Matanzas Shores Blvd - rename
South Matanzas - rename
North Matanzas Way Blvd - rename
South Matanzas Blvd - rename

I'm unable to clearly tell if San Juan is simply a continuation of the present road. If it is that name is fine but if it has a 90 degree turn or greater it will require a different road name.

**REVIEWING DEPARTMENT: COUNTY ATTORNEY**

What is the source of the 50' height limit for Los Lagos? Perhaps DRI or PUD Site Development Plan?

Regarding the replat, is there consent of all owners?
*Right side door pickup for safety, A1A is 55mph

= Sidewalk with
bus stop and shelter
to students all north of
Entranceways

= Parent Parking area
for Students pickup/dropoff north of entranceways

Recommend sidewalks within
all Matanzas Shores communities
for pedestrian traffic and
student safety.
**OFFICIAL USE ONLY**

PLANNING BOARD RECOMMENDATION/ACTION:  

Signature of Chairman: ____________________________  
Date: ________________  *approved with conditions, see attached.

**OFFICIAL USE ONLY**

BOARD OF COUNTY COMMISSIONERS ACTION:  

Signature of Chairman: ____________________________  
Date: ________________  *approved with conditions, see attached.
IN THE CIRCUIT COURT OF THE 7TH
JUDICIAL CIRCUIT IN AND FOR FLAGLER
COUNTY, FLORIDA

CIVIL DIVISION
CASE NO. 07-CA-001246

LR5A-JV, LP, a Massachusetts Limited Partnership,

v.

LITTLE HOUSE, LLC, a Florida Limited Liability
Company, et. al., etc.,

Defendants.

CERTIFICATE OF TITLE

The undersigned clerk of the court certifies that he or she executed and filed a certificate of sale in this action on April 28, 2011, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in Flagler County, Florida

Please see Exhibit “A” attached.

was sold to LR5A-JV, LP, c/o Realty Financial Partners, 40 William Street, Suite 120, Wellesley, MA 02481.

WITNESS my hand and seal of this Court on June 15, 2011.

GAIL WADSWORTH
Clerk of Circuit Court

By: Deputy Clerk
Parcel 4-B Mantanzas Shores

A parcel of land lying in Government Section 38, Township 10 South, Range 31 East, being a portion of the SUBDIVISION PLAT SECTION 88, PALM COAST, recorded in Map Book 26, Pages 4 and 5 of the Public Records of Flagler County, Florida, being more particularly described as follows:

A point of reference being the intersection of the Southerly line of said Government Section 38 with the Easterly right-of-way line of the Intracoastal Waterway (500 foot RW), thence North 17 degrees 14 minutes 48 seconds West along said right-of-way line a distance of 2801.75 feet, thence North 16 degrees 28 minutes 50 seconds West along said right-of-way line a distance of 1506.16 feet, thence departing said Intracoastal Waterway North 69 degrees 39 minutes 14 seconds East along the Northerly boundary of said Plat Section 88 a distance of 2813.46 feet, thence departing said boundary, thence South 23 degrees 20 minutes 48 seconds East a distance of 886.38 feet, to the Point of Beginning of this description, thence South 35 degrees 07 minutes 31 seconds East a distance of 45.25 feet to a point on the Westerly right-of-way line of State Road A-1-A as recorded in Official Records Book 368, Pages 110 through 112, Public Records of Flagler County, Florida, thence South 09 degrees 52 minutes 29 seconds West along said right-of-way line a distance of 278.65 feet to a point of curvature, thence 128.73 feet along a curve to the left (Concave Easterly) having a central angle of 05 degrees 24 minutes 37 seconds, a radius of 1363.24 feet, a chord bearing of South 07 degrees 10 minutes 11 seconds West and a chord distance of 128.68 feet, thence departing said right-of-way and curve North 85 degrees 32 minutes 08 seconds West along a radial line 445.59 feet, thence South 59 degrees 45 minutes 37 seconds West a distance of 191.75 feet, thence South 78 degrees 50 minutes 18 seconds West a distance of 110.00 feet, thence North 11 degrees 09 minutes 42 seconds West a distance of 223.51 feet to a point of curvature, thence 222.85 feet along a curve to the right (Concave South Easterly) having a central angle of 49 degrees 56 minutes 02 seconds, a radius of 254.80 feet, a chord bearing of North 13 degrees 45 minutes 16 seconds East and a chord distance of 215.10 feet to a point of compound curvature, thence 451.25 feet along a curve to the right (Concave Southerly) having a central angle of 61 degrees 06 minutes 09 seconds, a radius of 423.14 feet, a chord bearing of North 09 degrees 19 minutes 25 seconds East and a chord distance of 430.17 feet to a point of tangency, thence South 80 degrees 07 minutes 31 seconds East a distance of 349.88 feet to the Point of Beginning.

Parcel 5-A Mantanzas Shores

A parcel of land lying in Government Section 38, Township 10 South, Range 31 East, being a portion of the SUBDIVISION PLAT SECTION 88, PALM COAST, recorded in Map Book 26, Pages 4 and 5 of the Public Records of Flagler County, Florida, being more particularly described as follows:

A point of reference being the intersection of the Southerly line of said Government Section 38 with the Easterly right-of-way line of the Intracoastal Waterway (600 foot RW), thence North 17 degrees 14 minutes 46 seconds West along said right-of-way line a distance of 2801.75 feet, thence North 16 degrees 28 minutes 50 seconds West along said right-of-way line a distance of 1506.16 feet, thence departing said Intracoastal Waterway North 69 degrees 39 minutes 14 seconds East along the Northerly boundary of said Plat Section 88 a distance of 2813.46 feet, thence departing said boundary, thence South 23 degrees 20 minutes 48 seconds East a distance of 886.38 feet, to the Point of Beginning of this description, thence North 09 degrees 52 minutes 29 seconds West along said right-of-way line a distance of 278.65 feet to a point of curvature, thence 128.73 feet along a curve to the left (Concave Easterly) having a central angle of 05 degrees 24 minutes 37 seconds, a radius of 1363.24 feet, a chord bearing of South 07 degrees 10 minutes 11 seconds West and a chord distance of 128.68 feet, thence departing said right-of-way and curve North 85 degrees 32 minutes 08 seconds West along a radial line 445.59 feet, thence South 59 degrees 45 minutes 37 seconds West a distance of 191.75 feet, thence South 78 degrees 50 minutes 18 seconds West a distance of 110.00 feet, thence North 11 degrees 09 minutes 42 seconds West a distance of 223.51 feet to a point of curvature, thence 222.85 feet along a curve to the right (Concave South Easterly) having a central angle of 49 degrees 56 minutes 02 seconds, a radius of 254.80 feet, a chord bearing of North 13 degrees 45 minutes 16 seconds East and a chord distance of 215.10 feet to a point of compound curvature, thence 451.25 feet along a curve to the right (Concave Southerly) having a central angle of 61 degrees 06 minutes 09 seconds, a radius of 423.14 feet, a chord bearing of North 09 degrees 19 minutes 25 seconds East and a chord distance of 430.17 feet to a point of tangency, thence South 80 degrees 07 minutes 31 seconds East a distance of 349.88 feet to the Point of Beginning.

Parcel 5-B Mantanzas Shores

A parcel of land lying in Government Section 38, Township 10 South, Range 31 East, being a portion of the SUBDIVISION PLAT SECTION 88, PALM COAST, recorded in Map Book 26, Pages 4 and 5 of the Public Records of Flagler County, Florida, being more particularly described as follows:

A point of reference being the intersection of the Southerly line of said Government Section 38 with the Easterly right-of-way line of the Intracoastal Waterway (500 foot RW), thence North 17 degrees 14 minutes 46 seconds West along said right-of-way line a distance of 2801.75 feet, thence North 16 degrees 28 minutes 50 seconds West along said right-of-way line a distance of 1506.16 feet, thence departing said Intracoastal Waterway North 69 degrees 39 minutes 14 seconds East along the Northerly boundary of said Plat Section 88 a distance of 2813.46 feet, thence departing said boundary, thence South 23 degrees 20 minutes 48 seconds East a distance of 886.38 feet, to the Point of Beginning of this description, thence South 35 degrees 07 minutes 31 seconds East a distance of 45.25 feet to a point on the Westerly right-of-way line of State Road A-1-A as recorded in Official Records Book 368, Pages 110 through 112, Public Records of Flagler County, Florida, thence South 09 degrees 52 minutes 29 seconds West along said right-of-way line a distance of 278.65 feet to a point of curvature, thence 128.73 feet along a curve to the left (Concave Easterly) having a central angle of 05 degrees 24 minutes 37 seconds, a radius of 1363.24 feet, a chord bearing of South 07 degrees 10 minutes 11 seconds West and a chord distance of 128.68 feet, thence departing said right-of-way and curve North 85 degrees 32 minutes 08 seconds West along a radial line 445.59 feet, thence South 59 degrees 45 minutes 37 seconds West a distance of 191.75 feet, thence South 78 degrees 50 minutes 18 seconds West a distance of 110.00 feet, thence North 11 degrees 09 minutes 42 seconds West a distance of 223.51 feet to a point of curvature, thence 222.85 feet along a curve to the right (Concave South Easterly) having a central angle of 49 degrees 56 minutes 02 seconds, a radius of 254.80 feet, a chord bearing of North 13 degrees 45 minutes 16 seconds East and a chord distance of 215.10 feet to a point of compound curvature, thence 451.25 feet along a curve to the right (Concave Southerly) having a central angle of 61 degrees 06 minutes 09 seconds, a radius of 423.14 feet, a chord bearing of North 09 degrees 19 minutes 25 seconds East and a chord distance of 430.17 feet to a point of tangency, thence South 80 degrees 07 minutes 31 seconds East a distance of 349.88 feet to the Point of Beginning.

Policy G41-0008038 [ALTA Loan 1992]

EXHIBIT "A"
Records of Flagler County, Florida, being more particularly described as follows:

A point of reference being the intersection of the Southerly line of said Government Section 38 with the Easterly line of the Intracoastal Waterway (500 foot R/W), thence North 17 degrees 14 minutes 46 seconds West along said right-of-way line a distance of 2801.75 feet, thence North 16 degrees 28 minutes 50 seconds West along said right-of-way line a distance of 1506.16 feet, thence departing said Intracoastal Waterway North 69 degrees 39 minutes 14 seconds East along the Northerly boundary of said Plat Section 88 a distance of 1998.62 feet to the Point of Beginning of this description, thence continue North 69 degrees 39 minutes 14 seconds East along said boundary a distance of 442.93 feet, thence departing said boundary South 24 degrees 12 minutes 15 seconds East a distance of 651.02 feet, thence South 09 degrees 52 minutes 23 seconds West a distance of 171.12 feet, thence North 60 degrees 07 minutes 31 seconds West a distance of 59.35 feet to a point of curvature, thence 403.58 feet along a curve to the left (concave Southerly) having a central angle of 47 degrees 51 minutes 40 seconds, a radius of 483.14 feet, a chord bearing of South 75 degrees 86 minutes 39 seconds West and a chord distance of 391.55 feet, thence departing said curve North 16 degrees 03 minutes 07 seconds West along a non-radial line a distance of 627.17 feet, to the Point of Beginning.

PARCEL B:

A parcel of land situated in Section 38, Township 10 South, Range 31 East, Flagler County, Florida, and being more particularly described as follows:

As a point of reference, commence at the Northeast corner of Section 39, Township 10 South, Range 31 East, run thence North 67°46'01" East along the South line of Section 38, a distance of 95.49 feet; thence North 5°22'10" East a distance of 108.26 feet; thence along the westerly line of State Road A-1-A and along a curve to the left having a central angle of 22°17'36"; a radius of 1173.24 feet, an arc length of 257.72 feet, a chord length of 251.24 feet, and a chord bearing of North 0°46'38" West, thence South 67°45'57" West, a distance of 469.92 feet to the Point of Beginning of this description; thence, South 67°46'01" West, a distance of 1288.90 feet to a point; thence North 20°20'54" West, a distance of 180.20 feet to a point; thence, North 89°39'06" East, a distance of 174.23 feet to a point; thence, North 21°13'05" West, a distance of 272.50 feet to a point; thence North 23°14'42" East, a distance of 193.43 feet to a point; thence North 87°11'35" West, a distance of 273.62 feet to a point of a non-tangent curve running Northeast to and to the left having a radius of 450.00 feet, an arc length of 213.65 feet, through a central angle of 27°12'12", a chord bearing North 76°35'26" East, and a chord distance of 211.65 feet to a point non-tangency of a connecting curve running Northering to and to the left having a radius of 400.00 feet, an arc length of 147.30 feet, through a central angle of 21°05'57", a chord bearing North 13°38'30" East, and a chord distance of 140.47 feet to a point of a non-tangent curve running Northeastering and to the left, having a radius of 150.00 feet, an arc length of 86.14 feet, through a central angle of 35°15'16", a chord bearing North 75°43'06" East, and a chord distance of 84.79 feet to a point; thence South 14°25'48" West, a distance of 11.48 feet to a point of a non-tangent curve running Southering and Easterly to the left having a radius of 180.00, an arc length of 433.23 feet, through a central angle of 137°54'09", a chord bearing South 54°31'18" East, and a chord distance of 335.98 feet to a point of a connecting curve to the left, having a radius of 295.39 feet, an arc length of 39.31 feet, through a central angle of 7°37'28", a chord bearing North 52°42'53" East, and a chord distance of 38.28 feet to a point; thence South 41°05'51" East, a distance of 33.80 feet to a point of curvature of a curve running Southering and to the left having a radius of 50.00 feet, an arc length of 29.69 feet through a central angle of 30°34'12", a chord bearing South 56°22'57" East, a chord distance of 26.36 feet to a point; thence South 71°40'03" East, a distance of 272.36 feet to a point of a non-tangent curve running Southering and to the left having a radius of 300.00 feet, an arc length of 128.49 feet, through a central angle of 24°32'28", a chord bearing South 08°04'41" East, and a chord distance of 127.51 feet to a point; thence South 20°20'54" East, a distance of 138.51 feet to a point; thence, North 69°39'06" East a distance of 70.42 feet to a point; thence South 20°21'03" East, a distance of 137.80 feet to the Point of Beginning.
Agent Authorization and Owners Affidavit

Date: May 22, 2017

City of Palm Coast
Community Development Department
160 Lake Avenue
Palm Coast, FL 32164

Flagler County, Florida
Planning Department
1769 E. Moody Blvd., Suite 105
Bunnell, FL 32210

St Johns River Water Management District
P.O. Box 1429
Palatka, FL 32178-1429

FL Dept Environmental Protection
8800 Baymeadows Way West
Jacksonville, FL 32256

Matanzas Shores Owners Association
110 E. Collector Road
Palm Coast, FL 32137

Re: Agent Authorization for the following site location:
Parcel# 37-10-31-3725-00000-003A (Parcel 3A - 8.31 acres); Parcel#37-10-31-1550-00000-0154 (Parcel 154 - 9.799 acres); Parcel# 37-10-31-1550-00000-0155 (Parcel 155 - 8.309 acres) and Parcel# 37-10-31-1550-00000-0151 (Parcel# 151-15 acres)

Gentleman:
You are hereby advised that the undersigned is the owner of the following properties described in Exhibit I attached hereto. Said owner hereby authorizes and empowers Robert H. Hendricks and Kenyon S. Atlee of Duval Realty Trust, LLC, whose address is 5851 Timuquana Rd, Suite 301, Jacksonville, FL 32210 to act as agent to file any and all application(s), submit all plan(s), permit(s) and plat for approvals with the City of Palm Coast, Flagler County Florida, Florida Department Environmental Protection, Saint Johns River Water Management District and Matanzas Shores Owners Association for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested changes.

LR5A-JV Limited Partnership, a Massachusetts limited partnership
By: LR5A-JV Corp., its General Partner
Print Name: David S. Allen, President

STATE OF Massachusetts
COUNTY OF Noto-Phic

The foregoing affidavit was sworn and subscribed before me this 22 day of May, 2017 by David S. Allen, President of LR5A-JV Corp., the General Partner for LR5A-JV Limited Partnership, a Massachusetts limited partnership who is personally known to me or has produced as identification.

SARA GOODMAN
NOTARY PUBLIC
Commonwealth of Massachusetts
My Commission Expires November 18, 2022

Page 1 of 4
IN THE CIRCUIT COURT OF THE 7TH
JUDICIAL CIRCUIT IN AND FOR FLAGLER
COUNTY, FLORIDA

CIVIL DIVISION
CASE NO. 07-CA-001246

LR5A-JV, LP, a Massachusetts Limited Partnership,

Plaintiff,

v.

LITTLE HOUSE, LLC, a Florida Limited Liability
Company, et. al., etc.,

Defendants.

CERTIFICATE OF TITLE

The undersigned clerk of the court certifies that he or she executed and filed a certificate of sale in this action on April 28, 2011, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in Flagler County, Florida

Please see Exhibit “A” attached.

was sold to LR5A-JV, LP, c/o Realty Financial Partners, 40 William Street, Suite 120, Wellesley, MA 02481.

WITNESS my hand and seal of this Court on June 15, 2011.

GAIL WADSWORTH
Clerk of Circuit Court

By: Deputy Clerk

FILED IN THE OFFICE OF THE
CLERK OF CIRCUIT COURT
Flagler County, Florida
JUN 15 2011

Paper No.
Parcel 4-B Mantanzas Shores

A parcel of land lying in Government Section 38, Township 10 South, Range 31 East, being a portion of the SUBDIVISION PLAT SECTION 88, PALM COAST, recorded in Map Book 26, Pages 4 and 50 in the Public Records of Flagler County, Florida, being more particularly described as follows:

A point of reference being the intersection of the Southerly line of said Government Section 38 with the Easterly right-of-way line of the Intracoastal Waterway (500 foot RW), thence North 17 degrees 14 minutes 48 seconds West along said right-of-way line a distance of 2801.75 feet, thence North 16 degrees 28 minutes 50 seconds West along said right-of-way line a distance of 1506.16 feet, thence departing said Intracoastal Waterway North 69 degrees 39 minutes 14 seconds East along the Northerly boundary of said Plat Section 88 a distance of 2813.46 feet, thence departing said boundary, thence South 20 degrees 20 minutes 46 seconds East a distance of 896.36 feet, to the Point of Beginning of this description, thence South 35 degrees 07 minutes 31 seconds East a distance of 45.25 feet to a point on the Westerly right-of-way line of State Road A-1-A as recorded in Official Records Book 388, Pages 110 through 112, Public Records of Flagler County, Florida, thence South 09 degrees 52 minutes 28 seconds West along said right-of-way line a distance of 276.56 feet to a point of curvature, thence 128.73 feet along a curve to the left (concave Easterly) having a central angle of 05 degrees 24 minutes 37 seconds, a radius of 1363.24 feet, a chord bearing of South 07 degrees 10 minutes 11 seconds West and a chord distance of 128.68 feet, thence departing said right-of-way and curve North 05 degrees 32 minutes 08 seconds West along a radial line 446.59 feet, thence South 59 degrees 45 minutes 37 seconds West a distance of 181.75 feet, thence South 78 degrees 50 minutes 19 seconds West a distance of 110.00 feet, thence North 11 degrees 09 minutes 42 seconds West a distance of 223.81 feet to a point of curvature, thence 222.06 feet along a curve to the right (Concave Southwesterly) having a central angle of 40 degrees 56 minutes 02 seconds, a radius of 254.80 feet, a chord bearing of North 13 degrees 49 minutes 18 seconds East and a chord distance of 215.10 feet to a point of compound curvature, thence 451.25 feet along a curve to the right (concrete Southerly) having central angle of 61 degrees 06 minutes 09 seconds, a radius of 423.14 feet, a chord bearing of North 69 degrees 19 minutes 25 seconds East and a chord distance of 340.17 feet to a point of tangency, thence South 80 degrees 07 minutes 31 seconds East a distance of 349.98 feet to the Point of Beginning.

Parcel 5-A Mantanzas Shores

A parcel of land lying in Government Section 38, Township 10 South, Range 31 East, being a portion of the SUBDIVISION PLAT SECTION 88, PALM COAST, recorded in Map Book 26, Pages 4 and 50 in the Public Records of Flagler County, Florida, being more particularly described as follows:

A point of reference being the intersection of the Southerly line of said Government Section 38 with the Easterly right-of-way line of the Intracoastal Waterway (500 foot RW), thence North 17 degrees 14 minutes 46 seconds West along said right-of-way line a distance of 2801.75 feet, thence North 16 degrees 28 minutes 50 seconds West along said right-of-way line a distance of 1506.16 feet, thence departing said Intracoastal Waterway North 69 degrees 39 minutes 14 seconds East along the Northerly boundary of said Plat Section 88 a distance of 2441.55 feet to the Point of Beginning of this description, thence continue North 69 degrees 39 minutes 14 seconds East along said boundary a distance of 544.82 feet to a point on the Westerly right-of-way line of State Road A-1-A recorded in Official Records Book 388, Pages 110 through 112, Public Records of Flagler County, Florida, said point being on a curve, thence Southerly along said right-of-way 624.37 feet along a curve to the right (concave Westerly) having a central angle of 30 degrees 14 minutes 02 seconds, a radius of 1183.24 feet, a chord bearing of South 05 degrees 14 minutes 32 seconds East and a chord distance of 617.15 feet to a point of tangency, thence South 08 degrees 52 minutes 28 seconds West along said right-of-way a distance of 274.44 feet, thence departing said Westerly right-of-way South 64 degrees 52 minutes 29 seconds West a distance of 45.25 feet, thence North 80 degrees 07 minutes 31 seconds West a distance of 250.63 feet, thence North 08 degrees 52 minutes 29 seconds East a distance of 171.12 feet, thence North 24 degrees 12 minutes 15 seconds West a distance of 551.62 feet, to the Point of Beginning.

Parcel 5-B Mantanzas Shores

A parcel of land lying in Government Section 38, Township 10 South, Range 31 East, being a portion of the SUBDIVISION PLAT SECTION 88, PALM COAST, recorded in Map Book 26, Pages 4 and 50 in the Public Records of Flagler County, Florida, being more particularly described as follows:

Policy G41-0008038 [ALTA Loan 1992]
Records of Flagler County, Florida, being more particularly described as follows:

A point of reference being the intersection of the Southerly line of said Government Section 38 with the Easterly right-of-way line of the Intracoastal Waterway (500 foot R/W), thence North 17 degrees 14 minutes 46 seconds West along said right-of-way line a distance of 2801.75 feet, thence North 16 degrees 28 minutes 50 seconds West along said right-of-way line a distance of 1506.18 feet, thence departing said Intracoastal Waterway North 69 degrees 39 minutes 14 seconds East along the Northerly boundary of said Plat Section 88 a distance of 1998.82 feet to the Point of Beginning of this description, thence North 69 degrees 39 minutes 14 seconds East along said boundary a distance of 442.53 feet, thence departing said boundary South 24 degrees 12 minutes 15 seconds East a distance of 551.62 feet, thence South 09 degrees 52 minutes 29 seconds West a distance of 171.12 feet, thence North 80 degrees 07 minutes 31 seconds West a distance of 59.35 feet to a point of curvature, thence 403.56 feet along a curve to the left (concave Southerly) having a central angle of 47 degrees 51 minutes 40 seconds, a radius of 483.44 feet, a chord bearing of South 75 degrees 56 minutes 39 seconds West and a chord distance of 391.55 feet, thence departing said curve North 16 degrees 03 minutes 07 seconds West along a non-radial line a distance of 827.17 feet, to the Point of Beginning.

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Policy G41-0008038 [ALTA Loan 1992]
Attached are departmental comments regarding your submittal to Flagler County for the above referenced project. **Any questions regarding any of the comments should be addressed to the department providing the comment.**

Flagler County Building Department 386-313-4002  
Flagler County Planning Department 386-313-4009  
Flagler County Development Engineering 386-313-4082  
Flagler County General Services (Utilities) 386-313-4184  
County Attorney 386-313-4005  
Flagler County Fire Services 386-313-4258  
E-911 GIS Specialist 386-313-4274  
Environmental Health Department 386-437-7358  
Flagler County School Board 386-586-2386
REVIEWING DEPARTMENT: E-911 STAFF

PREPLAT TO BCC COMMENTS
North Matanzas Blvd – rename
Matanzas Way North – rename
Matanzas Court – rename
South Matanzas Shores Blvd – rename
South Matanzas – rename
North Matanzas Way Blvd – rename
South Matanzas Blvd – rename

I’m unable to clearly tell if San Juan is simply a continuation of the present road. If it is that name is fine but if it has a 90 degree turn or greater it will require a different road name.

REVIEWING DEPARTMENT: COUNTY ATTORNEY

What is the source of the 50’ height limit for Los Lagos? Perhaps DRI or PUD Site Development Plan?

Is there consent of all owners?

REVIEWING DEPARTMENT: DEVELOPMENT ENGINEERING

Comments prepared by Susan Graham:

General Comments:

The Applicant is to provide technically complete and approved Site Development Plans that comply with the Land Development Code. Existing elevations and proposed grading must be included within the plan. A Plat and associated Plat documents (Engineers Estimate of Cost to Construct, Surety Bonds, Maintenance Bond) have to or may have to be submitted.

Once all of the comments have been resolved, submit three (3) sets of complete signed and sealed Site Development Plans, if more then one copy of the approved plan is desired furnish additional copies.

Resubmission fees will be charged pursuant to the Flagler County Fee Schedule. The cost associated with the Reviewing Survey are to be paid by the applicant.

Proof of the payment of all fee's and Real Estate Taxes must be provided.

An Attorney's Opinion of Title must be furnished prior to Preliminary and Final Plat Approval.

Prior to submittal of Final Plat documents, they must be reviewed and approved by a reviewing
surveyor under contract with the County. This project will be assigned to Morgan & Eklund Inc. will be the reviewing surveyor. Prior to the submittal of Final plat documents the applicant should contact the reviewing surveyor regarding the documents required for their review.

Contact information is as follows:

8745 Us Highway 1, Sebastian, FL 32976,  772-388-5364

Prior to project completion approval an "AS-BUILT" survey and an Engineer's Certification of Completion must be provided.

All provisions of the Flagler County Code must be adhered to. The notes used on the Plat must comply with the Public Works Manual. The Plat must be in the State Plane Coordinate system with ties to two control monuments.

REVIEWING DEPARTMENT: FIRE INSPECTOR

No comments at this time.

REVIEWING DEPARTMENT: PLANNING DEPARTMENT

Comments by Adam Mengel

Plat -- Sheet 1 of 3

1. Forward-looking comment: performance bond will be needed for setting PRMs and PCPs based on Surveyor's Certificate.

2. In the Notes Regarding Easements and Buffers, the 15-foot wide drainage easements (as depicted in several locations on the plat) are not mentioned: will these be dedicated to the Las Casitas Property Owners Association, Inc. or the Matanzas Shores Owners Association?

3. Mortgagee's Joinder and Consent should be corrected to provide for any specific mortgages recorded in Flagler County. Mortgages should be provided on title search.

4. Please correct "Las Casita" in General Note 2 and in the first sentence of the Dedication and Reservation.

5. Tract B is described as maintained by the Las Casitas Property Owners Association, Inc. Is an Acknowledgement from the master association, the Matanzas Shores Owners Association, needed for stormwater and sanitary sewer? Will Tract B be maintained separately from the rest of the stormwater system?
6. Tracts D and F appear to be landscape buffer tracts, but their purposes are not described.

7. Tract F, stormwater, is omitted from the Dedications: will this tract be maintained by the Las Casitas Property Owners Association or by the Matanzas Shores Owners Association?

8. In the Acknowledgement by Flagler County for utility dedications and/or restrictions to the utility (right side of sheet, midway down), the County is not providing any utilities; this also applies to the inclusion of the County in Note 4 under Notes Regarding Easements and Buffers and in the dedication (under Dedications and Reservations) of the 10-foot wide utility easement. Please add the Matanzas Shores Owners Association to this utility easement as the sanitary sewer provider.

Plat -- Sheet 2 of 3

9. A square footage is not provided for each lot and tract.

10. The 10-foot wide utility easement at the front of each lot adjoining Tract A should be identified and labeled at least once on this Sheet.

11. The easement – maybe 10 feet wide – at the back (South) of lots 49 through 59 and a portion of lot 60 is not identified on this sheet or elsewhere: is this a 10-foot wide utility easement too?

Plat – Sheet 3 of 3

12. In the Title for this Sheet, please correct “Las Casita.”

13. There appears to be a second Tract B depicted.

14. The intended use of Tracts D and F are not identified.

REVIEWING DEPARTMENT: SCHOOL DISTRICT

See Attachment "A"
Right side door pickup for safety. A1A is 55mph.

Sidewalk with bus stop and shelter for students all north of entrance ways.

Parent parking area for student pickup/drop-off north of entrance ways.

Recommend sidewalks within all Matanzas Shores communities for pedestrian traffic and student safety.
APPLICATION FOR PRELIMINARY PLAT

FLAGLER COUNTY, FLORIDA
1769 E. Moody Blvd, Suite 105
Bunnell, FL 32110
Telephone: (386) 313-4009  Fax: (386) 313-4109

Application/Project #: 3080/07060422

PROPERTY OWNER(S):

Name(s): LR50-JV Corp.
Mailing Address: 40 William Street, Suite G90
City: Wellesley Hills State: MA Zip: 02481
Email: Telephone # Fax #

APPLICANT/AGENT:

Name(s): Duval Realty Trust, LLC
Mailing Address: 5851 Timuquana Road, Suite 301
City: Jacksonville State: FL Zip: 32210
Email: ken@atleeigroup.net Telephone #: 904-838-9342 Fax #

SUBJECT PROPERTY:

SITE LOCATION (street address): San Carlos Drive
LEGAL DESCRIPTION: (briefly describe, do not use “see attached”)
MB26 PG-4-5
Parcel #: (tax ID #):
37-10-31-1550-0000-0060
37-10-31-3725-0000-0060
Parcel Size:
24.6 ac
Number of Miles of New Road(s):
0.5
Current Zoning Classification:
PUD
Current Future Land Use Designation:
Mixed Use Low Intensity
Subject to A1A Scenic Corridor IDO?
YES [ ] NO [ ]

PURPOSE OF SUBMISSION / PROJECT DATA:
Subdivision of property into single family residential lots

[Las Casitas]

Signature of Owner(s) or Applicant/Agent
if Owner Authorization form attached

Date

**OFFICIAL USE ONLY**

PLANNING BOARD RECOMMENDATION/ACTION:
APPROVED [ ]
*APPROVED WITH CONDITIONS [ ]
DENIED [ ]

Signature of Chairman:
Date: ___________________________ *approved with conditions, see attached.

BOARD OF COUNTY COMMISSIONERS ACTION:
APPROVED [ ]
*APPROVED WITH CONDITIONS [ ]
DENIED [ ]

Signature of Chairman:
Date: ___________________________ *approved with conditions, see attached.

Address ref #: 76472 70629
IN THE CIRCUIT COURT OF THE 7TH
JUDICIAL CIRCUIT IN AND FOR FLAGLER
COUNTY, FLORIDA

CIVIL DIVISION
CASE NO. 07-CA-001246

LR5A-JV, LP, a Massachusetts Limited Partnership,

Plaintiff,

v.

LITTLE HOUSE, LLC, a Florida Limited Liability
Company, et. al., etc.,

Defendants.

CERTIFICATE OF TITLE

The undersigned clerk of the court certifies that he or she executed and filed a certificate
of sale in this action on April 28, 2011, for the property described herein and that no objections
to the sale have been filed within the time allowed for filing objections.

The following property in Flagler County, Florida

Please see Exhibit “A” attached.

was sold to LR5A-JV, LP, c/o Realty Financial Partners, 40 William Street, Suite 120,
Wellesley, MA 02481.

WITNESS my hand and seal of this Court on June 15, 2011.

GAIL WADSWORTH
Clerk of Circuit Court

By: Deputy Clerk
Parcel 4-B Mantanzas Shores

A parcel of land lying in Government Section 38, Township 10 South, Range 31 East, being a portion of the SUBDIVISION PLAT SECTION 88, PALM COAST, recorded in Map Book 26, Pages 4 and 5 of the Public Records of Flagler County, Florida, being more particularly described as follows:

A point of reference being the intersection of the Southerly line of said Government Section 38 with the Easterly right-of-way line of the Intracoastal Waterway (500 foot R/W), thence North 17 degrees 14 minutes 48 seconds West along said right-of-way line a distance of 2801.75 feet, thence North 16 degrees 28 minutes 50 seconds West along said right-of-way line a distance of 1506.16 feet, thence departing said Intracoastal Waterway North 69 degrees 39 minutes 14 seconds East along the Northerly boundary of said Plat Section 88 a distance of 2813.46 feet, thence departing said boundary, thence South 29 degrees 20 minutes 48 seconds East a distance of 866.38 feet, to the Point of Beginning of this description, thence South 35 degrees 07 minutes 31 seconds East a distance of 45.25 feet to a point on the Westerly right-of-way line of State Road A-1-A as recorded in Official Records Book 388, Pages 10 through 142, Public Records of Flagler County, Florida, thence South 09 degrees 52 minutes 29 seconds West along said right-of-way line a distance of 278.56 feet to a point of curvature, thence 128.73 feet along a curve to the left (Concave Easterly) having a central angle of 05 degrees 24 minutes 37 seconds, a radius of 1363.24 feet, a chord bearing of South 07 degrees 10 minutes 11 seconds West and a chord distance of 128.68 feet, thence departing said right-of-way and curve North 85 degrees 32 minutes 08 seconds West along a radial line 445.59 feet, thence South 59 degrees 45 minutes 37 seconds West a distance of 191.75 feet, thence South 78 degrees 50 minutes 18 seconds West a distance of 110.00 feet, thence North 11 degrees 09 minutes 42 seconds West a distance of 223.81 feet to a point of curvature, thence 222.05 feet along a curve to the right (Concave South Easterly) having a central angle of 48 degrees 56 minutes 02 seconds, a radius of 254.80 feet, a chord bearing of North 13 degrees 48 minutes 18 seconds East and a chord distance of 215.10 feet to a point of compound curvature, thence 451.25 feet along a curve to the right (Concave Southerly) having a central angle of 61 degrees 06 minutes 09 seconds, a radius of 423.14 feet, a chord bearing of North 09 degrees 19 minutes 25 seconds East and a chord distance of 430.17 feet to a point of tangency, thence South 80 degrees 07 minutes 31 seconds East a distance of 349.88 feet to the Point of Beginning.

Parcel 5-A Mantanzas Shores

A parcel of land lying in Government Section 38, Township 10 South, Range 31 East, being a portion of the SUBDIVISION PLAT SECTION 88, PALM COAST, recorded in Map Book 26, Pages 4 and 5 of the Public Records of Flagler County, Florida, being more particularly described as follows:

A point of reference being the intersection of the Southerly line of said Government Section 38 with the Easterly right-of-way line of the Intracoastal Waterway (600 foot R/W), thence North 17 degrees 14 minutes 46 seconds West along said right-of-way line a distance of 2801.75 feet, thence North 16 degrees 28 minutes 50 seconds West along said right-of-way line a distance of 1506.16 feet, thence departing said Intracoastal Waterway North 69 degrees 39 minutes 14 seconds East along the Northerly boundary of said Plat Section 88 a distance of 2813.46 feet, thence departing said boundary, thence South 29 degrees 20 minutes 48 seconds East a distance of 866.38 feet, to the Point of Beginning of this description, thence South 35 degrees 07 minutes 31 seconds East a distance of 45.25 feet to a point on the Westerly right-of-way line of State Road A-1-A as recorded in Official Records Book 388, Pages 110 through 112, Public Records of Flagler County, Florida, said point being on a curve, thence Southerly along said right-of-way 624.37 feet along a curve to the right (Concave Westerly) having a central angle of 30 degrees 14 minutes 02 seconds, a radius of 1183.24 feet, a chord bearing of South 05 degrees 14 minutes 32 seconds East and a chord distance of 617.15 feet to a point of tangency, thence South 09 degrees 52 minutes 29 seconds West along said right-of-way a distance of 274.44 feet, thence departing said Westerly right-of-way South 84 degrees 52 minutes 29 seconds West a distance of 45.25 feet, thence North 80 degrees 07 minutes 31 seconds West a distance of 290.63 feet, thence North 09 degrees 52 minutes 29 seconds East a distance of 171.12 feet, thence North 24 degrees 12 minutes 15 seconds West a distance of 581.62 feet, to the Point of Beginning.

Parcel 5-B Mantanzas Shores

A parcel of land lying in Government Section 38, Township 10 South, Range 31 East, being a portion of the SUBDIVISION PLAT SECTION 88, PALM COAST, recorded in Map Book 26, Pages 4 and 5 of the Public Records of Flagler County, Florida, being more particularly described as follows:

A point of reference being the intersection of the Southerly line of said Government Section 38 with the Easterly right-of-way line of the Intracoastal Waterway (600 foot R/W), thence North 17 degrees 14 minutes 46 seconds West along said right-of-way line a distance of 2801.75 feet, thence North 16 degrees 28 minutes 50 seconds West along said right-of-way line a distance of 1506.16 feet, thence departing said Intracoastal Waterway North 69 degrees 39 minutes 14 seconds East along the Northerly boundary of said Plat Section 88 a distance of 2813.46 feet, thence departing said boundary, thence South 29 degrees 20 minutes 48 seconds East a distance of 866.38 feet, to the Point of Beginning of this description, thence South 35 degrees 07 minutes 31 seconds East a distance of 45.25 feet to a point on the Westerly right-of-way line of State Road A-1-A as recorded in Official Records Book 388, Pages 110 through 112, Public Records of Flagler County, Florida, said point being on a curve, thence Southerly along said right-of-way 624.37 feet along a curve to the right (Concave Westerly) having a central angle of 30 degrees 14 minutes 02 seconds, a radius of 1183.24 feet, a chord bearing of South 05 degrees 14 minutes 32 seconds East and a chord distance of 617.15 feet to a point of tangency, thence South 09 degrees 52 minutes 29 seconds West along said right-of-way a distance of 274.44 feet, thence departing said Westerly right-of-way South 84 degrees 52 minutes 29 seconds West a distance of 45.25 feet, thence North 80 degrees 07 minutes 31 seconds West a distance of 290.63 feet, thence North 09 degrees 52 minutes 29 seconds East a distance of 171.12 feet, thence North 24 degrees 12 minutes 15 seconds West a distance of 581.62 feet, to the Point of Beginning.
Records of Flagler County, Florida, being more particularly described as follows:

A point of reference being the intersection of the Southerly line of said Government Section 38 with the Easterly right-of-way line of the Intracoastal Waterway (500 foot R/W), thence North 17 degrees 14 minutes 46 seconds West along said right-of-way line a distance of 2801.75 feet, thence North 16 degrees 28 minutes 50 seconds West along said right-of-way line a distance of 1506.16 feet, thence departing said Intracoastal Waterway North 69 degrees 39 minutes 14 seconds East along the Northerly boundary of said Plat Section 88 a distance of 1998.62 feet to the Point of Beginning of this description, thence continue North 69 degrees 39 minutes 14 seconds East along said boundary a distance of 442.93 feet, thence departing said boundary South 24 degrees 12 minutes 15 seconds East a distance of 651.92 feet, thence South 09 degrees 52 minutes 23 seconds West a distance of 171.12 feet, thence North 60 degrees 07 minutes 31 seconds West a distance of 59.35 feet to a point of curvature, thence 403.58 feet along a curve to the left (concave Southerly) having a central angle of 47 degrees 51 minutes 40 seconds, a radius of 483.14 feet, a chord bearing of South 75 degrees 86 minutes 39 seconds West and a chord distance of 391.95 feet, thence departing said curve North 16 degrees 03 minutes 07 seconds West along a non-radial line a distance of 627.17 feet, to the Point of Beginning.

PARCEL B:

A parcel of land situated in Section 38, Township 10 South, Range 31 East, Flagler County, Florida, and being more particularly described as follows:

As a point of reference, commence at the Northeast corner of Section 39, Township 10 South, Range 31 East, run thence North 67°46’01” East along the South line of Section 38, a distance of 95.49 feet; thence North 6° 22’10” East a distance of 108.28 feet; thence along the westerly line of State Road A-1-A and along a curve to the left having a central angle of 2°17’36”, a radius of 1173.24 feet, an arc length of 251.72 feet, a chord length of 251.24 feet, and a chord bearing of North 0°46’38” West, thence South 67°45’57” West, a distance of 469.92 feet to the Point of Beginning of this description; thence, South 67°46’01” West, a distance of 1288.90 feet to a point; thence North 20°20’54” West, a distance of 180.26 feet to a point; thence, North 89°39’06” East, a distance of 174.23 feet to a point; thence, North 21°13’05” West, a distance of 272.59 feet to a point; thence North 23°14’42” East, a distance of 193.43 feet to a point; thence North 87°11’55” West, a distance of 273.62 feet to a point of a non-tangent curve running Northeasterly and to the left having a radius of 450.00 feet, an arc length of 213.65 feet, through a central angle of 27°12’12”, a chord bearing North 76°35’26” East, and a chord distance of 211.65 feet to a point non-tangency of a connecting curve running Northerly and to the left having a radius of 400.00 feet, an arc length of 147.30 feet, through a central angle of 21°05’57”, a chord bearing North 13°38’30” East, and a chord distance of 140.47 feet to a point of a non-tangent curve running Northeasterly and to the left, having a radius of 150.00 feet, an arc length of 85.14 feet, through a central angle of 35°15’16”, a chord bearing North 75°43’06” East, and a chord distance of 84.79 feet to a point; thence South 14°25’48” West, a distance of 11.48 feet to a point of a non-tangent curve running Southerly and Easterly to the left having a radius of 180.00, an arc length of 483.23 feet, through a central angle of 137°54’09”, a chord bearing South 54°31’18” East, and a chord distance of 335.98 feet to a point of a connecting curve to the left, having a radius of 295.39 feet, an arc length of 39.31 feet, through a central angle of 7°37’28”, a chord bearing North 52°42’53” East, and a chord distance of 38.28 feet to a point; thence South 41° 09’51” East, a distance of 33.80 feet to a point of curvature of a curve running Southerly and to the left having a radius of 60.00 feet, an arc length of 25.68 feet through a central angle of 30°34’12”, a chord bearing South 56° 22’57” East, a chord distance of 26.36 feet to a point; thence South 71°40’03” East, a distance of 272.36 feet to a point of a non-tangent curve running Southerly and to the left having a radius of 300.00 feet, an arc length of 128.49 feet, through a central angle of 24°32’25”, a chord bearing South 08°04’41” East, and a chord distance of 127.51 feet to a point; thence South 20°20’54” East, a distance of 138.61 feet to a point; thence, North 69°39’06” East a distance of 70.42 feet to a point; thence South 20°21’03” East, a distance of 137.80 feet to the Point of Beginning.
May 11, 2017

Duval Realty Trust, LLC
5851 Timuquana Road, Suite 301
Jacksonville, FL 32210
Contact: Ken Atlee

Re: Service Availability for Los Lagos and Las Casitas at Matanzas Shores
City of Palm Coast, Flagler County

This letter confirms that City of Palm Coast is the water service provider to the referenced property in Flagler County, Florida. Enclosed are copies of the system maps of the City’s utility system showing existing water mains in the area, as the City believes that they exist, for your use in project design. No representation is made as to the precise location of facilities. It is your responsibility to ensure that utility lines and other facilities are located at locations and in a sufficient condition to meet the requirements of your proposed development and the requirements of the City.

If a main extension is required, the design, permitting, and construction of the extension are your responsibility. Plan review by the City is required for all commercial projects and those projects involving a main extension. Construction must meet City Standards and Specifications. The Standards and Specifications Manual, with Standard Details, is available to you via City web-site or regular mail. All such matters must be memorialized by written city approvals.

When you are ready to proceed, provide all required City application forms, the annexation petition required by section 49-53 (e) of the City Code along with one copy of the FDEP Permit Applications (fax, or include with plan submittal.) The City will redline the Operating Utility information, and return it to you, for you to incorporate onto the Applications. Upon completion, provide the number of completed, signed/sealed original Applications required by FDEP, plus one original for the City’s files.

Please note that all applicable fees must be paid to the City, and plans must be stamped “Authorized For Construction,” before the FDEP permit applications will be returned for your submittal to FDEP. Upon plan approval, the City will conduct construction inspection. Also, legal documents as necessary to convey the new facilities to the City must be completed and approved by the City, and FDEP/HRS clearance must be received prior to service being provided. Sample legal documents will be provided to you by the City to assist you during this phase of the project. The City will implement the annexation petition in accordance with its terms.

If you have any questions please feel free to contact me at (386) 986-2355

Sincerely,

Irma Velez
City of Palm Coast – Construction Management and Engineering (ivelez@palmcoastgov.com)
Agent Authorization and Owners Affidavit

Date: May 22, 2017

City of Palm Coast
Community Development Department
160 Lake Avenue
Palm Coast, FL 32164

Flagler County, Florida
Planning Department
1769 E. Moody Blvd., Suite 105
Bunnell, FL 32210

St Johns River Water Management District
P.O. Box 1429
Palatka, FL 32178-1429

FL Dept Environmental Protection
8800 Baymeadows Way West
Jacksonville, FL 32256

Matanzas Shores Owners Association
110 E. Collector Road
Palm Coast, FL 32137

Re: Agent Authorization for the following site location:
Parcel# 37-10-31-3725-00000-003A (Parcel 3A 8.31 acres); Parcel#37-10-31-1550-00000-0154 (Parcel 154 9.799 acres); Parcel# 37-10-31-1550-00000-0155 (Parcel 155 8.309 acres) and Parcel# 37-10-31-1550-00000-0151 (Parcel# 151-15 acres)

Gentleman:
You are hereby advised that the undersigned is the owner of the following properties described in Exhibit 1 attached hereto. Said owner hereby authorizes and empowers Robert H. Hendricks and Kenyon S. Atlee of Duval Realty Trust, LLC, whose address is 5851 Timuquana Rd, Suite 301, Jacksonville, FL 32210 to act as agent to file any and all application(s), submit all plan(s), permit(s) and plat for approvals with the City of Palm Coast, Flagler County Florida, Florida Department Environmental Protection, Saint Johns River Water Management District and Matanzas Shores Owners Association for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested changes.

LR5A-JV Limited Partnership, a Massachusetts limited partnership
By: LR5A-JV Corp., its General Partner
Print Name: David S. Allen, President

STATE OF Massachusetts
COUNTY OF Norfolk

The foregoing affidavit was sworn and subscribed before me this 22nd day of May, 2017 by David S. Allen, President of LR5A-JV Corp., the General Partner for LR5A-JV Limited Partnership, a Massachusetts limited partnership who is personally known to me or has produced __________________________ as identification.

(Notary Signature)

SARA GOODMAN
NOTARY PUBLIC
Commonwealth of Massachusetts
My Commission Expires November 18, 2022

Page 1 of 4
IN THE CIRCUIT COURT OF THE 7TH
JUDICIAL CIRCUIT IN AND FOR FLAGLER
COUNTY, FLORIDA

CIVIL DIVISION
CASE NO. 07-CA-001246

LR5A-JV, LP, a Massachusetts Limited Partnership,

Plaintiff,

v.

LITTLE HOUSE, LLC, a Florida Limited Liability
Company, et. al., etc.,

Defendants.

CERTIFICATE OF TITLE

The undersigned clerk of the court certifies that he or she executed and filed a certificate
of sale in this action on April 28, 2011, for the property described herein and that no objections
to the sale have been filed within the time allowed for filing objections.

The following property in Flagler County, Florida

Please see Exhibit "A" attached.

was sold to LR5A-JV, LP, c/o Realty Financial Partners, 40 William Street, Suite 120,
Wellesley, MA 02481.

WITNESS my hand and seal of this Court on June 15, 2011.

GAIL WADSWORTH
Clerk of Circuit Court

Deputy Clerk
Parcel 4-B Mantanzas Shores

A parcel of land lying in Government Section 38, Township 10 South, Range 31 East, being a portion of the SUBDIVISION PLAT SECTION 88, PALM COAST, recorded in Map Book 26, Pages 4 and 5 of the Public Records of Flagler County, Florida, being more particularly described as follows:

A point of reference being the intersection of the Southerly line of said Government Section 38 with the Easterly right-of-way line of the Intracoastal Waterway (500 feet RW), thence North 17 degrees 14 minutes 48 seconds West along said right-of-way line a distance of 2801.75 feet, thence North 16 degrees 28 minutes 50 seconds West along said right-of-way line a distance of 1506.16 feet, thence departing said Intracoastal Waterway North 69 degrees 39 minutes 14 seconds East along the Northerly boundary of said Plat Section 88 a distance of 2813.46 feet, thence departing said boundary, thence South 20 degrees 20 minutes 48 seconds East a distance of 896.36 feet, to the Point of Beginning of this description, thence South 35 degrees 07 minutes 31 seconds East a distance of 45.25 feet to a point on the Westerly right-of-way line of State Road A-1-A as recorded in Official Records Book 388, Pages 110 through 142, Public Records of Flagler County, Florida, thence South 08 degrees 52 minutes 28 seconds West along said right-of-way line a distance of 276.56 feet to a point of curvature, thence 128.73 feet along a curve to the left (Concave Easterly) having a central angle of 05 degrees 24 minutes 37 seconds, a radius of 1363.24 feet, a chord bearing of South 07 degrees 10 minutes 11 seconds West and a chord distance of 128.68 feet, thence departing said right-of-way and curve North 85 degrees 32 minutes 08 seconds West along a radial line 445.59 feet, thence South 59 degrees 46 minutes 37 seconds West a distance of 181.75 feet, thence South 78 degrees 50 minutes 18 seconds West a distance of 110.00 feet, thence North 11 degrees 09 minutes 42 seconds West a distance of 223.81 feet to a point of curvature, thence 222.06 feet along a curve to the right (Concave South easterly) having a central angle of 49 degrees 58 minutes 02 seconds, a radius of 254.80 feet, a chord bearing of North 13 degrees 48 minutes 18 seconds East and a chord distance of 215.10 feet to a point of compound curvature, thence 451.25 feet along a curve to the right (Concave South easterly) having a central angle of 61 degrees 06 minutes 09 seconds, a radius of 423.14 feet, a chord bearing of North 69 degrees 19 minutes 25 seconds East and a chord distance of 340.17 feet to a point of tangency, thence South 80 degrees 07 minutes 31 seconds East a distance of 349.98 feet to the Point of Beginning.

Parcel 5-A Mantanzas Shores

A parcel of land lying in Government Section 38, Township 10 South, Range 31 East, being a portion of the SUBDIVISION PLAT SECTION 88, PALM COAST, recorded in Map Book 26, Pages 4 and 5 of the Public Records of Flagler County, Florida, being more particularly described as follows:

A point of reference being the intersection of the Southerly line of said Government Section 38 with the Easterly right-of-way line of the Intracoastal Waterway (500 feet RW), thence North 17 degrees 14 minutes 46 seconds West along said right-of-way line a distance of 2801.75 feet, thence North 16 degrees 28 minutes 50 seconds West along said right-of-way line a distance of 1506.16 feet, thence departing said Intracoastal Waterway North 69 degrees 39 minutes 14 seconds East along the Northerly boundary of said Plat Section 88 a distance of 2441.55 feet to the Point of Beginning of this description, thence North 69 degrees 39 minutes 14 seconds East along said boundary a distance of 544.82 feet to a point on the Westerly right-of-way line of State Road A-1-A recorded in Official Records Book 388, Pages 110 through 112, Public Records of Flagler County, Florida, said point being on a curve, thence Southerly along said right-of-way 624.37 feet along a curve to the right (Concave Westerly) having a central angle of 30 degrees 14 minutes 02 seconds, a radius of 1183.24 feet, a chord bearing of South 05 degrees 14 minutes 32 seconds East and a chord distance of 617.15 feet to a point of tangency, thence South 08 degrees 52 minutes 28 seconds West along said right-of-way a distance of 274.44 feet, thence departing said Westerly right-of-way South 64 degrees 52 minutes 29 seconds West a distance of 45.25 feet, thence North 80 degrees 07 minutes 31 seconds West a distance of 290.63 feet, thence North 08 degrees 52 minutes 29 seconds East a distance of 171.12 feet, thence North 24 degrees 12 minutes 15 seconds West a distance of 551.62 feet, to the Point of Beginning.

Parcel 5-B Mantanzas Shores

A parcel of land lying in Government Section 38, Township 10 South, Range 31 East, being a portion of the SUBDIVISION PLAT SECTION 88, PALM COAST, recorded in Map Book 26, Pages 4 and 5 of the Public Records of Flagler County, Florida, being more particularly described as follows:

Policy G41-0008038 (ALTA Loan 1992)
Records of Flagler County, Florida, being more particularly described as follows:

A point of reference being the intersection of the Southerly line of said Government Section 38 with the Eastery right-of-way line of the Intracoastal Waterway (500 foot ROW), thence North 17 degrees 14 minutes 46 seconds West along said right-of-way line a distance of 2801.75 feet, thence North 16 degrees 28 minutes 50 seconds West along said right-of-way line a distance of 1500.18 feet, thence departing said Intracoastal Waterway North 69 degrees 39 minutes 14 seconds East along the Northerly boundary of said Plat Section 88 a distance of 1986.82 feet to the Point of Beginning of this description, thence continue North 69 degrees 39 minutes 14 seconds East along said boundary a distance of 442.93 feet, thence departing said boundary South 24 degrees 12 minutes 15 seconds East a distance of 551.62 feet, thence South 09 degrees 52 minutes 29 seconds West a distance of 171.12 feet, thence North 80 degrees 07 minutes 31 seconds West a distance of 59.35 feet to a point of curvature, thence 403.56 feet along a curve to the left (concave Southerly) having a central angle of 47 degrees 51 minutes 40 seconds, a radius of 483.14 feet, a chord bearing of South 75 degrees 56 minutes 39 seconds West and a chord distance of 391.85 feet, thence departing said curve North 16 degrees 03 minutes 07 seconds West along a non-radial line a distance of 827.17 feet, to the Point of Beginning.

PARCEL B:

A parcel of land situated in Section 38, Township 10 South, Range 31 East, Flagler County, Florida, and being more particularly described as follows:

As a point of reference, commence at the Northeast corner of Section 39, Township 10 South, Range 31 East, run thence North 67°46'01" East along the South line of Section 38, a distance of 95.49 feet, thence North 5°22'10" East a distance of 108.28 feet, thence along the westerly line of State Road A-1-A and along a curve to the left having a central angle of 12°17'35", a radius of 1173.24 feet, an arc length of 251.72 feet, a chord length of 251.24 feet, and a chord bearing of North 0°46'35" West, thence South 67°45'57" West, a distance of 469.92 feet to the Point of Beginning of this description; thence South 57°46'01" West, a distance of 1288.90 feet to a point; thence North 20°29'54" West, a distance of 180.26 feet to a point; thence, North 69°39'06" East, a distance of 174.23 feet to a point; thence, North 21°13'05" West a distance of 272.50 feet to a point; thence North 23°14'42" East, a distance of 163.43 feet to a point; thence North 71°11'35" West, a distance of 273.62 feet to a point of a non-tangent curve running Northeastery and to the left having a radius of 450.00 feet, an arc length of 213.85 feet, through a central angle of 27°12'12", a chord bearing North 76°35'26" East, and a chord distance of 211.65 feet to a point non-tangency of a connecting curve running Northerly and to the left having a radius of 400.00 feet, an arc length of 147.30 feet, through a central angle of 21°05'57", a chord bearing North 13°38'30" East, and a chord distance of 146.47 feet to a point of a non-tangent curve running Northeasternly and to the left, having a radius of 150.00 feet, an arc length of 60.96 feet, a central angle of 30°34'55", a chord bearing North 73°22'58" East, and a chord distance of 79.12 feet to a point; thence North 58°05'28" East, a distance of 128.88 feet to a point of curvature of a curve running Easterly and to the right, having a radius of 140.00 feet, an arc length of 86.14 feet, through a central angle of 35°15'15", a chord bearing North 75°43'06" East, and a chord distance of 64.79 feet to a point; thence South 14°29'46" West, a distance of 11.48 feet to a point of a non-tangent curve running Southerly and Easterly to the left having a radius of 180.00, an arc length of 433.23 feet, through a central angle of 137°34'09", a chord bearing South 54°31'18" East, and a chord distance of 335.98 feet to a point of a connecting curve to the left, having a radius of 295.39 feet, an arc length of 39.31 feet, through a central angle of 7°37'28", a chord bearing North 52°42'38" East, and a chord distance of 39.28 feet to a point; thence South 41°05'51" East, a distance of 33.80 feet to a point of curvature of a curve running Southeastern and to the left having a radius of 60.00 feet, an arc length of 26.68 feet through a central angle of 30°34'12", a chord bearing South 58°22'57" East, a chord distance of 26.36 feet to a point; thence South 71°40'03" East, a distance of 272.36 feet to a point of a non-tangent curve running Southeasternly and to the left having a radius of 500.00 feet, an arc length of 128.49 feet, through a central angle of 24°32'25", a chord bearing South 08°04'41" East, and a chord distance of 127.51 feet to a point; thence South 20°29'54" East, a distance of 138.61 feet to a point; thence, North 69°39'06" East a distance of 70.42 feet to a point; thence South 20°21'03" East, a distance of 137.60 feet to the Point of Beginning.
See Application # 3078
For Construction Drawings
Attached are departmental comments regarding your submittal to Flagler County for the above referenced project. **Any questions regarding any of the comments should be addressed to the department providing the comment.**

Flagler County Building Department  386-313-4002
Flagler County Planning Department  386-313-4009
Flagler County Development Engineering  386-313-4082
Flagler County General Services (Utilities)  386-313-4184
County Attorney  386-313-4005
Flagler County Fire Services  386-313-4258
E-911 GIS Specialist  386-313-4274
Environmental Health Department  386-437-7358
Flagler County School Board  386-586-2386
REVIEWING DEPARTMENT: PLANNING DEPARTMENT

Comments by Adam Mengel
Comments are based on submittal received July 5, 2017; revisions may generate additional comments.

Regarding process and related applications, this parcel is now designated as Medium Density Residential through Ordinance No. 2017-04, with a parcel-specific limit of not more than five dwelling units. The PUD zoning was established through the original Matanzas Shores Development of Regional Impact (DRI) Development Order (D.O.) adoption through Resolution No. 85-2 as subsequently amended through Resolution No. 98-32. This parcel was originally designated as Commercial, which due to the expiration of the DRI, required the Future Land Use Map amendment to change the underlying entitlements; together with the shifting of five units of density from Clusters 4 and 5 to the West which the applicant now controls, the necessary precedent steps have been put in place for residential development on this 1.01 acre parcel. However, while the PUD zoning is in effect, the standards for development are lacking: while a rezoning to PUD is not needed, a PUD Site Development Plan, providing for dimensional requirements and the general layout of the project, should be submitted. This PUD Site Development Plan may undergo simultaneous review with the Preliminary Plat and/or Final Plat, with the PUD Site Development Plan ultimately to be adopted by ordinance of the Board of County Commissioners.

Plat -- Sheet 1 of 2

1. Forward-looking comment: performance bond will be needed for setting PRMs and PCPs based on Surveyor's Certificate.

2. Mortgagee's Joinder and Consent should be correct to provide for any specific mortgages recorded in Flagler County. Mortgages should be provided on title search. Last sentence in Joinder references Los Lagos I; please correct.

3. Dedication and Reservation identifies owner as Duval Realty Trust, LLC, a Florida Limited Liability Company, while the Title Certification identifies title as vested to Atlee Development Group, Inc., a Florida Corporation. These should both reference Duval Realty Trust as record owner. Staff acknowledges Atlee Development Group as managing member of Duval Realty Trust: see Owner's Certificate block. However, as of July 14, 2017, ownership of the parcel appears to remain with the Falconettis. When will the conveyance to Duval Realty Trust, LLC, occur?

4. Please correct "pagees" in the Legal Description, here and on Sheet 2 of the Plat, on the Boundary Survey, and on the Cover Sheet for the Design Plans.

5. The variable width non-vehicular access easement does not appear to vary in width in the Design Plans where it is depicted as five feet wide; please correct.
6. In the Acknowledgement by Flagler County for utility dedications and/or restrictions to the utility (right side of sheet, midway down), the County is not providing any utilities; this Acknowledgement should be revised to reference the County’s five-foot non-vehicular access easement.

7. Is an Acknowledgement from the master association, the Matanzas Shores Owners’ Association, needed for stormwater and sanitary sewer?

8. Plat sketch should match legal description by including Point of Reference and adding the label to the sketch for the Point of Beginning.

9. In plat sketch, add bold for font in label for last call, N 21 degrees 17 minutes 09 seconds East 125.87 feet.

10. In plat sketch, provide the width of the non-vehicular access easement (based on the Design Plans, the width is five feet).

11. In plat sketch, the Access & Utility Easement is labeled as having a 20 foot width, but at its North terminus at Lot 1 this width appears to be 10 feet. Should this easement be labeled as varying in width or similar?

12. According to the line table, line L4 is 11.60 feet in length, but within the Design Plans, this width appears to be 10 feet. Is this sufficient width for access? The County’s typical minimum driveway width is 14 feet. Please correct any discrepancies.

13. Should the Access & Utility Easement also include drainage?

14. In sketch, correct spelling of "enterance."

15. In sketch, existing electrical lines and telephone lines are shown outside of proposed platted easements, on the West side of proposed Lot 5 and adjacent to SR A1A along the West side of Lots 1 through 5; will easements be provided?

16. In sketch, the existing entrance sign and landscaping are within the limits of proposed Lot 5; will a sign and landscape easement by provided to the responsible entity for ownership and maintenance of the sign and landscaping?

**REVIEWING DEPARTMENT: DEVELOPMENT ENGINEERING**

The Applicant is to provide technically complete and approved Site Development Plans that comply with the Land Development Code. Existing elevations and proposed grading must be included within the plan. A Plat and associated Plat documents (Engineers Estimate of Cost to Construct, Surety Bonds, Maintenance Bond) have to or may have to be submitted.

Once all of the comments have been resolved, submit three (3) sets of complete signed and
sealed Site Development Plans, if more then one copy of the approved plan is desired furnish additional copies.

Re submission fees and Right of Way Utilization fees will be charged pursuant to the Flagler County Fee Schedule. The cost associated with the Reviewing Survey are to be paid by the applicant.

Proof of the payment of all fee's and Real Estate Taxes must be provided.

An Attorney's Opinion of Title must be furnished prior to Preliminary and Final Plat Approval.

Prior to submittal of Final Plat documents, they must be reviewed and approved by a reviewing surveyor under contract with the County. This project will be assigned to Robert M. Angas Associates as reviewing surveyor. Prior to the the submittal of Final plat documents the applicant should contact the reviewing surveyor regarding the documents required for their review.

Contact information is as follows:

14785 Old St Augustine Rd, Jacksonville, FL 32258

Prior to project completion approval and issuance of a Certificate of Occupancy an "AS-BUILT" survey and an Engineer's Certification of Completion must be provided.

All provisions of the Flagler County Code must be adhered to. The notes used on the Plat must comply with the Public Works Manual. The Plat must be in the State Plane Coordinate system with ties to two control monuments. The location of driveways must be in accordance with the County's Right of Access Management Ordinance. A separate Site Plan will be required as part of building permit application. Turn lanes and/or deceleration tapers may be required for site entrances.

Construction Plans:

Cover Sheet 1.1:

1. The Owner labeled as Atlee Development Group, LLC; please correct to Duval Realty Group, LLC. [Note: Ownership presently is listed as Falconettis in the Property Appraiser records.]

2. Cable is: Spectrum
2323 N. State St., Bunnell, Florida 32110

Telephone is: ATT
900 N. Nova Road, STE 100A, Daytona Beach, Florida 32117

General Notes Sheet 2.1:

3. Overall Site Geometry Notes:
4. Paving, Grading and Drainage Plan Notes:

Note 12 references St. Johns County. Please correct "Count" in the first sentence of Note 12 to "County."

There is also reference to Flagler County LDC 6.04.02C, Section 6.04.02 of the Flagler County LDC refers to the Definition portion of Floodplain Management. Please clarify.

In the last paragraph, add " and FDOT to what will not be accepted by Flagler County and the FDOT.

In the last sentence of the paragraph, remove "County Engineer and Chief Engineer for Development Services" and replace with Flagler County Development Engineer and FDOT.

5. Note 13 replace reference to "St Johns County Standards" to "City of Palm Coast and Matanzas Shores HOA", or "Utility Providers".

6. Note 17 - I believe that you are referencing HDPE in Lieu of HOPE.

7. Overall Utility Notes:

Note 2 verify that the Matanzas Shores HOA utilizes the Palm Coast Waste Water standards, revise the note if needed.

Note 3 Remove the reference to "St Johns County Development Review Committee" and reference "Flagler County Central Permitting".

Existing Conditions/Demolition / Erosion Sheet 3.2:

8. Flagler County Land Development Code requires vertical Datum to be in NGVD.

9. SMH 3 appears to be new but on the grading plan it appears that it is existing, clarify.

Site Utility Plan Sheet 4.1:

10. The non vehicular access easement is shown on this sheet as five (5) FT. Plat sheet 2 calls out the easement but does not show a dimension, but scales to ten(10) ft. Clarify.

11. Please provide the paver driveway detail as indicated in the Keynotes as 4-1.

12. The existing FH indicated as 6-2, appears too light on the sheet. Please clearly show the existing FH and it's proximity to the proposed subdivision.

13. The minimum sewer size is 8" as indicated in the details, the plan view calls out 6", please clarify.

14. Indicate on the plan how the connection will be made to the existing watermain.
15. What will be placed at the terminus end of the watermain.

16. The proposed SMH #3 will be placed where there is existing pavement. Please provide details of the pavement repair/resurfacing and a maintenance of traffic plan.

17. How will irrigation be handled?

Paving and grading sheet 5.1

18. Graphic scale at 1"=20' does not appear correct. Scale of sketch appears to match 1"=30' on Sheet 4.1. Please verify and correct as needed.

19. Add elevations in NGVD 1929.

20. Clarify how the grading on the driveway is intended and where the runoff is to be directed. It would be helpful if the driveway detail would be put on this sheet as well as sheet 4.1.

21. Provide complete grading of the lots on this sheet. If side yard swales are proposed, will there be drainage easements along the lot lines? Runoff from the residential units must be directed to the front of the homes and into the existing drainage system. Please provide additional information that specifically depicts this on the plan.

22. Is the reason the FF El. on Lot 5 is higher that the other is due to the existing grades on the Lot?

Detail Sheet 6.1

23. The water Meter label includes "Water meter per SJC standards", this should be revised to "City of Palm Coast standards" and confirm that the meter is consistent with the City standards.

24. Standard Sanitary MH for Pipes 8" - 21" detail is provided. Plan view calls out for 6" PVC. Please indicate the standard that allows the 6" line for a public gravity sewer.

25. Provide City of Palm Coast utility notes and any details that would need revised.

26. Provide a detail for the connection to the existing SMH.

27. Further comments may be provided upon subsequent submittals.

**REVIEWING DEPARTMENT: FIRE INSPECTOR**

1. Fire hydrant on the corner of surfview and the entrance to there property.

2. House's need to be sprinkled. Due to reduced access to the property.

No other comments at this time.
**APPLICATION FOR PRELIMINARY PLAT**

<table>
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<tr>
<th>PROPERTY OWNER(S)</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Name(s):</td>
<td>Ken Atlee</td>
</tr>
<tr>
<td>Mailing Address:</td>
<td>5851 Timuquana Rd</td>
</tr>
<tr>
<td>City:</td>
<td>Jacksonville</td>
</tr>
<tr>
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</tr>
<tr>
<td>Zip:</td>
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</tr>
<tr>
<td>Email:</td>
<td><a href="mailto:ken@atlee_group.net">ken@atlee_group.net</a></td>
</tr>
<tr>
<td>Telephone #:</td>
<td>904-838-9342</td>
</tr>
<tr>
<td>Fax #:</td>
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<tr>
<td>Name(s):</td>
<td>Gulfstream Design Group, LLC / Matthew H. Lahti, P.E.</td>
</tr>
<tr>
<td>Mailing Address:</td>
<td>906 Anastasia Blvd Suite A</td>
</tr>
<tr>
<td>City:</td>
<td>St. Augustine</td>
</tr>
<tr>
<td>State:</td>
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</tr>
<tr>
<td>Zip:</td>
<td>32080</td>
</tr>
<tr>
<td>Email:</td>
<td><a href="mailto:matt@gulfstreamdesign.com">matt@gulfstreamdesign.com</a></td>
</tr>
<tr>
<td>Telephone #:</td>
<td>904-794-4231</td>
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<tr>
<td>Fax #:</td>
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<tr>
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<td>Current Future Land Use Designation:</td>
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<td>YES [ ] NO [X]</td>
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**PURPOSE OF SUBMISSION / PROJECT DATA:**

Construction of a 5 lot single family subdivision.

Signature of Owner(s) or Applicant/Agent if Owner Authorization form attached: [F304C71777734CA] **OFFICIAL USE ONLY**

Signature of Chairman: [signed]

Date: 7/5/2017

PLANNING BOARD RECOMMENDATION/ACTION:

*APPROVED WITH CONDITIONS [ ]

Signature of Chairman: [signed]

Date: [ ]

BOARD OF COUNTY COMMISSIONERS ACTION:

*APPROVED WITH CONDITIONS [ ]

Signature of Chairman: [signed]

Date: [ ]

*approved with conditions, see attached.
AGENT AUTHORIZATION

GDG # 17-038
Project: Surfview / Falconetti Ocean Front Parcel

To Whom It May Concern:

Please be advised that Gulfstream Design Group, LLC / Matthew H. Lahti, P.E. is hereby authorized to act on behalf of Ken Atlee, for and with all regulatory agencies (SJWRMD, FDEP, FDOT, ETC.), as well as City of Palm Coast / Flagler County departments and their respective personnel, in an effort to receive all governmental approvals and permits necessary for the construction and development of property located at SR A1A and Survie Drive, Palm Coast, Florida.

By: Kenyon S. Atlee

Date: 6/29/17

STATE OF FLORIDA
COUNTY OF ST. JOHNSTOWN
Duval

The foregoing instrument was acknowledged before me this 29th day of June, 2017, by Kenyon S. Atlee. He is personally known to me OR has produced ____________________ as identification and did/did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 29th day of June, 2017.

My commission expires: ____________________

Notary Public

Civil Site Design  Permitting  Land Development  Consulting
July 5, 2017

Flagler County
1769 E. Moody Blvd. Suite 105
Bunnell, FL 32110

Re: Surfview
GDG: #17-038
Preliminary Plat Application

To Whom It May Concern:

Please find the following documents in support of our Application for Preliminary Plat for the Surfview project located on N. Ocean Shore Blvd in Flagler County, Florida:

- One (1) Application for Preliminary Plat
- One (1) Owners Authorization
- Fifteen (15) Sets of Plans (Signed and Sealed)
- One (1) Fee in amount of $2,890.00 (Check #1368)

If you have any questions or need additional information at this time, please do not hesitate to contact me via email: kyler@gulfstreamdesign.com.

Sincerely,

Kyler Mazur
Project Administrator
Gulfstream Design Group

MHL/kcm
Cc: John Kiddy
    Matthew H. Lahti, P.E.
    file

RECEIVED
JUL 5 2017
FLAGLER COUNTY
PLANNING & ZONING DEPT

Civil Site Design    Permitting    1    Land Development    Consulting
Attached are departmental comments regarding your submittal to Flagler County for the above referenced project. Any questions regarding any of the comments should be addressed to the department providing the comment.
REVIEWING DEPARTMENT: PLANNING DEPARTMENT

Comments by Adam Mengel

1. Rezoning application cannot proceed without Future Land Use Map (Small Scale) amendment. Present FLUM designation is Mixed Use: High Intensity with the C-2 (General commercial and shopping center) zoning district. An application to amend the Future Land Use to Residential: Medium Density should be submitted to proceed simultaneously with the request to rezone from C-2 to R-1c (Urban single-family residential) zoning district.

REVIEWING DEPARTMENT: DEVELOPMENT ENGINEERING

This office has not comments at this time.

REVIEWING DEPARTMENT: FIRE INSPECTOR

No Comments at this time.
**APPLICATION FOR REZONING**

**FLAGLER COUNTY, FLORIDA**
**1769 E. Moody Boulevard, Suite 105**
**Bunnell, FL 32110**
**Telephone: (386) 313-4009 Fax: (386) 313-4108**

**Application/Project #: 2017070009**

<table>
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<tr>
<th>PROPERTY OWNER(S)</th>
<th>Name(s):</th>
<th>Thomas W. Kluba and Sandra E. Kluba</th>
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<tbody>
<tr>
<td>Mailing Address:</td>
<td>849 Trailwood Ave</td>
<td></td>
</tr>
<tr>
<td>City: Titusville</td>
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<td>(321) 385-3886</td>
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<th>APPLICANT/AGENT</th>
<th>Name(s):</th>
<th>Dennis K. Bayer</th>
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<tr>
<td>Mailing Address:</td>
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<tr>
<td>Telephone Number</td>
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<tr>
<td>Email Address</td>
<td><a href="mailto:dannisb@bayermaguirelegal.com">dannisb@bayermaguirelegal.com</a></td>
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<tr>
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<td>(briefly describe, do not use “see attached”)</td>
<td>Lots 8 and 9 of Seaside Manor, Plat Book 5 page 10.</td>
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Signature of Owner(s) or Applicant/Agent if Owner Authorization form attached

**OFFICIAL USE ONLY**

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<td>Date:</td>
<td></td>
<td>*approved with conditions, see attached.</td>
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</table>

NOTE: The applicant or a representative, must be present at the Public Hearing since the Board, at its discretion, may defer action, table, or take decisive action on any application.  
Rev. 05/08

Page 1 of 4
Appendix A

1. Present land use classification: Commercial.
4. Names of abutting property owners: A1Net, LLC and Home Plate Properties, LLC.
5. Legal Description of Property: Lots 8 and 9, Seaside Manor, a subdivision according to the plat thereof described in Plat Book 5 page 10, of the public records of Flagler County, Florida.
6. Survey attached. Note: Property Appraiser’s site shows no buildings on abutting properties.
7. Owner: Thomas W. Kluba and Sandra E. Kluba.
This warranty deed made the 31st day of August, 2014,

by

Alan M. Hall

whose street address is PO Box 431742, Big Pine Key, Florida 33043

hereinafter called the grantor,

and

Thomas W. Kluba and Sandra E. Kluba, husband and wife

whose street address is 849 Trailwood Avenue, Titusville, Florida 32786

hereinafter called the grantee:

WITNESSETH, that the grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other valuable considerations to said grantors in hand paid by said grantees, the receipt whereof is hereby acknowledged, has granted, bargained, sold, assigned, conveyed and released the following described land situate in County of Flagler, State of Florida, to wit:

Lot 8 and 9, Seaside Manor, a subdivision according to the plat or map thereof described in Plat Book 5, Page 10, of the Public Records of Flagler County, Florida.

GRANTOR WARRANTS THAT THIS IS NOT HOMESTEAD PROPERTY.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with the grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31st, 2013. FURTHER SUBJECT TO Restrictions, Reservations, Covenants, Dedications, Resolutions, Conditions and Easements of record, if any, however this reference shall not operate to repository same.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness 1 Signature

Witness 2 Signature

STATE OF FLORIDA
COUNTY OF Flagler

The foregoing instrument was acknowledged before me this 31st day of August, 2014, by Alan M. Hall who is personally known to me or who produced Florida Driver's License as identification and who did/did not take an oath.

Notary Public
Owner's Authorization for Applicant/Agent

FLAGLER COUNTY, FLORIDA
1769 E. Moody Boulevard, Suite 105
Bunnell, FL 32110
Telephone: (386) 313-4009 Fax: (386) 313-4109

Application/Project # ________________

Dennis K. Bayer ______________________ is hereby authorized TO ACT ON BEHALF OF Thomas W. Kluba and Sandra E. Kluba, the owner(s) of those lands described within the attached application, and as described in the attached deed or other such proof of ownership as may be required, in applying to Flagler County, Florida for an application for ___________________________.

(ALL PERSONS, WHO'S NAMES APPEAR ON THE DEED MUST SIGN)

By: ___________________________________________________________________
Signature of Owner

Thomas W. Kluba
Printed Name of Owner / Title (if owner is corporation or partnership)

Sandra E. Kluba
Signature of Owner

Sandra E. Kluba
Printed Name of Owner

Address of Owner: 849 Trailwood Ave

Mailing Address

Titusville FL 32796
City State Zip

STATE OF
COUNTY OF

The foregoing was acknowledged before me this 31 day of May, 2017 by Thomas W. Kluba and Sandra E. Kluba who is/are personally known to me or who has produced _____________________ as identification, and who (did) / (did not) take an oath.

Signature of Notary Public

Revised 5/08
June 22, 2017

Adam Mengel  
Planning Director, Flagler County  
1769 E. Moody Blvd, Bldg #2  
Bunnell, FL 32110  
amengel@flaglercounty.org  
Via U.S. mail and email  

RE: Kluba Rezoning  

Dear Adam,  

Please find enclosed the Application for Rezoning for 4 Westmayer Place and 2942 N. Ocean Shore Blvd, Palm Coast, FL 32164 along with the Owner’s Authorization, Survey, copy of the owner’s recorded deed and the Application Fee.  

Also enclosed is Appendix A to the Application for Rezoning with the requested information.  

Basically, my client is seeking to down zone the property from commercial to residential which is more consistent with the residential characteristics of the area. The neighboring property owners have indicated that they approve the proposed rezoning.  

Please contact my office with any questions.  

Sincerely,  

[Signature]

Dennis K. Bayer  

DKB:km  
Enc.  

RECEIVED  

JUL - 6 2017  

FLAGLER COUNTY  
PLANNING & ZONING DEPT