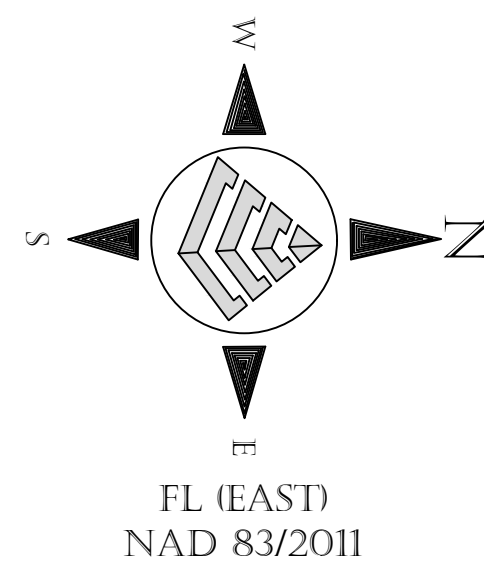


A PORTION OF SECTIONS 29 AND 30, TOWNSHIP 12 SOUTH, RANGE 32 EAST, FLAGLER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:
FROM THE SOUTHEAST CORNER OF LOT 31, OCEAN PALM SUBDIVISION, RECORDED IN MAP BOOK 5, PAGE 70, OF THE PUBLIC
RECORDS OF FLAGLER COUNTY, FLORIDA, AS THE POINT OF BEGINNING, RUN ALONG THE BOUNDARY OF SAID OCEAN PALM
SUBDIVISION, SOUTH 88 DEGREES 22 MINUTES 14 SECONDS WEST A DISTANCE OF 676.36 FEET; THENCE SOUTH 20 DEGREES
11 MINUTES 35 SECONDS EAST A DISTANCE OR 1032.06 FEET; THENCE SOUTH 23 DEGREES 41 MINUTES 30 SECONDS EAST A
DISTANCE OF 720.11 FEET; THENCE DEPARTING SAID BOUNDARY, RUN SOUTH 16 DEGREES 35 MINUTES 48 SECONDS EAST A
DISTANCE OF 163.31 FEET; THENCE SOUTH 23 DEGREES 40 MINUTES 41 SECONDS EAST A DISTANCE OF 190.01 FEET; THENCE
SOUTH 23 DEGREES 40 MINUTES 13 SECONDS WEST A DISTANCE OF 79.93 FEET; THENCE SOUTH 23 DEGREES 43 MINUTES
30 SECONDS EAST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF OCEAN PALM DRIVE, A 50 FOOT RIGHT-OF-WAY, A DISTANCE OR
254.37 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, RUN ALONG THE BOUNDARY OF OCEAN PALM VILLA II, RECORDED IN
MAP BOOK 11, PAGE 27, OR THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, NORTH 88 DEGREES 26 MINUTES 53 SECONDS
EAST A DISTANCE OF 464.85 FEET; THENCE SOUTH 21 DEGREES 50 MINUTES 13 SECONDS EAST A DISTANCE OF 29.89 FEET THENCE
ALONG THE BOUNDARY OF OCEAN PALM VILLA III, RECORDED IN MAP BOOK 16, PAGE 1, OF THE PUBLIC RECORDS OF FLAGLER
COUNTY, FLORIDA AND THE EXTENSION THEREOF, NORTH 88 DEGREES 26 MINUTES 53 SECONDS EAST A DISTANCE OF 164.59
FEET; THENCE NORTH 75 DEGREES 47 MINUTES 32 SECONDS EAST A DISTANCE OF 128.87 FEET; THENCE DEPARTING SAID
BOUNDARY, RUN ALONG THE BOUNDARY OF PALM HAVEN SUBDIVISION, RECORDED IN MAP BOOK 27, PAGE 27, OF THE PUBLIC
RECORDS OF FLAGLER COUNTY, FLORIDA, NORTH 88 DEGREES 18 MINUTES 52 SECONDS EAST A DISTANCE OF 609.93 FEET;
THENCE RUN NORTH 88 DEGREES 11 MINUTES 52 SECONDS EAST A DISTANCE OF 100.00 FEET TO THE WESTLY R/W LINE OF
SOUTH CENTRAL AVENUE, A 50' R/W; THENCE NORTH 21 DEGREES 48 MINUTES 08 SECONDS WEST ALONG SAID R/W LINE A
DISTANCE OF 300.00 FEET; THENCE DEPARTING SAID R/W LINE, RUN SOUTH 68 DEGREES 11 MINUTES 52 SECONDS WEST A
DISTANCE OF 100.00 FEET; THENCE NORTH 21 DEGREES 48 MINUTES 08 SECONDS WEST A DISTANCE OF 1032.43 FEET TO THE
POINT OF BEGINNING.

A PORTION OF SECTION 29 AND 30, TOWNSHIP 12 SOUTH, RANGE 32 EAST, FLAGLER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

A PORTION OF SECTION 29 AND 30, TOWNSHIP 12 SOUTH, RANGE 32 EAST, FLAGLER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF PALM HAVEN SUBDIVISION, AS RECORDED IN PLAT BOOK 27, PAGE 27, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH CENTRAL AVENUE; A 50 FOOT RIGHT-OF-WAY, RUN NORTH 21 DEGREES 48 MINUTES 08 SECONDS WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 130.00 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, RIGHT SOUTH 68 DEGREES 11 MINUTES 52 SECONDS WEST, A DISTANCE OF 86.00 FEET; THENCE SOUTH 59 DEGREES 08 MINUTES 59 SECONDS WEST, A DISTANCE OF 109.23 FEET; THENCE SOUTH 02 DEGREES 29 MINUTES 39 SECONDS EAST, A DISTANCE OF 400.00 FEET; THENCE SOUTH 87 DEGREES 30 MINUTES 21 SECONDS WEST, A DISTANCE OF 220.00 FEET; THENCE NORTH 02 DEGREES 29 MINUTES 39 SECONDS WEST, A DISTANCE OF 495.00 FEET; THENCE NORTH 68 DEGREES 11 MINUTES 52 SECONDS EAST, A DISTANCE OF 240.09 FEET; THENCE SOUTH 21 DEGREES 48 MINUTES 08 SECONDS EAST, A DISTANCE OF 105.22 FEET; THENCE NORTH 68 DEGREES 11 MINUTES 52 SECONDS EAST, A DISTANCE OF 130.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID SOUTH CENTRAL AVENUE; THENCE SOUTH 21 DEGREES 48 MINUTES 08 SECONDS EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.



1. THIS IS A BOUNDARY & TOPOGRAPHIC SURVEY OF FLAGLER COUNTY PARCEL NUMBER 29-12-32-0000-0100-0000 & 29-12-32-0000-0100-0010, KNOWN AS OCEAN PALMS GOLF CLUB, LOCATED AT 3600 SOUTH CENTRAL AVENUE, FLAGLER BEACH, FLORIDA. THIS SURVEY IS INTENDED TO SHOW ALL EXISTING TOPOGRAPHIC FEATURES TO AID IN ENGINEERING DESIGN. INTENDED TOPOGRAPHIC FEATURES INCLUDE, BUT ARE NOT LIMITED TO, ROADS, STORM AND SANITARY STRUCTURES, ABOVE GROUND UTILITIES, AND MAJOR GRADE BREAKS.
2. ALL DISTANCES SHOWN ARE HORIZONTAL. GROUND DISTANCES IN U.S. FEET (UNLESS OTHERWISE STATED).
3. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM (NAD) OF 1983 WITH 2011 ADJUSTMENT AS OBTAINED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION PERMANENT REFERENCE NETWORK (FPRN), AS A REFERENCE FOR THIS SURVEY. THE SOUTH BOUNDARY OF OCEAN PALM SUBDIVISION AS RECORDED IN MAP BOOK 5, PAGE 70 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA HAVING A BEARING OF SOUTH 89°31'02" WEST.
4. ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC SURVEY BENCHMARK SMITH (A00988), SAID POINT BEING A CONCRETE MONUMENT WITH BRASS DISC STAMPED "SMITH 1934" . SAID POINT HAVING AN ELEVATION OF 19.16 FEET, PURSUANT TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.
5. ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 13020C0201E, FLAGLER COUNTY, FLORIDA, EFFECTIVE DATE OF JUNE 8, 2015, THE PROPERTY DESCRIBED HEREON LIES WITHIN ZONES "A-X" (AREAS OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND "SHADED X" (0.2% ANNUAL CHANCE FLOODPLAIN).
6. UNDERGROUND IMPROVEMENTS, ENCROACHMENTS, FOUNDATIONS AND/OR UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY UNLESS OTHERWISE SHOWN.
7. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EXCEPTIONS OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
8. NORTH-SOUTH AND EAST-WEST TIES TO FOUND MONUMENTATION AND IMPROVEMENTS ARE BASED ON CARDINAL DIRECTION.
9. THE SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
10. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
11. THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH IN CHAPTER 51-17 OF THE FLORIDA ADMINISTRATIVE CODE.
12. ALL OFFICIAL RECORDS SHOWN HEREON ARE REFERENCED TO THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.
13. TOTAL AREA = 36.905 ACRES

| Line Table | | |
|------------|-------------|----------|
| Line # | BEARING | DISTANCE |
| L1 | S21°46'29"E | 30.08' |
| L1(D) | S21°50'13"E | 29.89' |

LEGEND

ED
 MAIN LINK FENCE
 CONCRETE MONUMENT
 CORRUGATED METAL PIPE
 CORRUGATED PLASTIC PIPE
 POLYVINYL CHLORIDE
 WOOD BOARD FENCE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS BOUNDARY AND TOPOGRAPHIC SURVEY IS A TRUE, ACCURATE AND COMPLETE DEPICTION OF A FIELD SURVEY PERFORMED UNDER MY DIRECTION AND COMPLETED ON MAY 14, 2024.

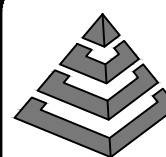
DATE _____

SEAL

DATE: MAY 14, 2024 SCALE: AS NOTED

PROJECT #: 09907-0001
PROJ. SVYR: JDL
DRAWN BY: JDL
FIELD BK.: Book
COMP. FILE: 099070001
SHEET #: 1 OF 5

DWG. #: 01



MCKIM & CREED
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Orange City, Florida 32792
Ph.: (386) 873-4517, Fax: (386) 873-4518
LB 7917

Internet Site: <http://www.mckimcreed.com>

| DATE | REVISION | BY |
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BOUNDARY & TOPOGRAPHIC SURVEY
OF
OCEAN PALMS GOLF COURSE
FOR
OCEAN PALMS GOLF CLUB LLC
DATE: MAY 14, 2024 SCALE: AS NOTED
PORTIONS OF SECTIONS 29 & 30, TOWNSHIP 12 SOUTH, RANGE 32 EAST, FLAGLER CO.

PROJECT #: 09907-0001
PROJ. SVYR: JDL
DRAWN BY: JDL
FIELD BK.: Book
COMP. FILE: 099070001
SHEET #: 5 OF 5
DWG. #: 01

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| DATE | REVISION | BY |
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