

*Palm Coast Park  
Community Development District*

*Agenda*

*September 19, 2025*

# AGENDA

# ***Palm Coast Park***

## ***Community Development District***

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219 East Livingston Street, Orlando, Florida 32801  
Phone: 407-841-5524 – Fax: 407-839-1526

September 12, 2025

**Board of Supervisors  
Palm Coast Park  
Community Development District**

Dear Board Members:

The regular meeting of the Board of Supervisors of **Palm Coast Park Community Development District** will be held **Friday, September 19, 2025 at 10:30 AM at the Hilton Garden Inn Palm Coast/Town Center, 55 Town Center Blvd., Palm Coast, Florida**. Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the August 15, 2025 Meeting
4. Consideration of Data Sharing and Usage Agreement with Flagler County Property Appraiser
5. Consideration of FDOT Subordination Agreement for Freedom at Sawmill
6. Consideration of Somerset Phase 1 & 2 Warranty Deeds from KB Home
7. Consideration of Reverie Phase 2 Plat
8. Ratification of Warranty Deed for Freedom at Sawmill Phase 7A and Authorization for Chairman to Execute
9. Staff Reports
  - A. Attorney
  - B. Engineer and Maintenance Report
  - C. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance sheet and Income Statement
10. Other Business
11. Supervisor's Requests
12. Adjournment

The balance of the agenda will be discussed at the meeting. In the meantime, if you should have any questions, please contact me.

Sincerely,

*Jeremy LeBrun*

Jeremy LeBrun  
District Manager

Enclosures

# MINUTES

MINUTES OF MEETING  
PALM COAST PARK  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Palm Coast Park Community Development District was held Friday, August 15, 2025, at 10:54 a.m. at the Hilton Garden Inn Palm Coast/Town Center, 55 Town Center Blvd., Palm Coast, Florida.

Present and constituting a quorum were:

Jeff Douglas	Chairman
Robert Porter	Vice Chairman
Jeff Hobson <i>by phone</i>	Assistant Secretary
Ken Belshe	Assistant Secretary
Heather Allen	Assistant Secretary

Also present were:

Jeremy LeBrun	District Manager
Michael Chiumento	District Counsel
Clint Smith	District Engineer/Field Manager

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. LeBrun called the meeting to order and called roll. Four Supervisors were present constituting a quorum and Mr. Hobson joined via phone.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Mr. LeBrun opened the public comment period. Mr. LeBrun stated for residents that this time is allocated for people to make comments or statements to the Board of Supervisors and asked speakers to state their name and address and to keep comments to three minutes. There were no public comments and the next item followed.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the July 18, 2025 Meeting**

Mr. LeBrun presented the minutes of the July 18, 2025 Board of Supervisors meeting and asked for any comments, corrections, or changes. The Board had no changes to the minutes.

On MOTION by Mr. Porter, seconded by Mr. Belshe, with all in favor, the Minutes of the July 18, 2025 Meeting, were approved.

**FOURTH ORDER OF BUSINESS****Consideration of Agreement with Grau & Associates to Provide Auditing Services for the Fiscal Year 2025**

Mr. LeBrun noted that the District is required to undergo an independent audit each year per Florida statute, and this is that engagement letter for Grau & Associates to perform that audit at the end of the fiscal year. There were no Board questions and there was a motion of approval.

On MOTION by Mr. Porter, seconded by Ms. Allen, with all in favor, the Agreement with Grau & Associates to Provide Auditing Services for Fiscal Year 2025, was approved.

**FIFTH ORDER OF BUSINESS****Staff Reports****A. Attorney**

Mr. Chiumento provided a sidewalk maintenance plan under separate cover and went over it with the Board. Mr. Porter offered recommended changes that counsel will implement into the language of the document. Board discussion followed. There was a motion to approve the sidewalk maintenance report with recommended changes and authorizing the Chair to execute the document when the final version is prepared.

On MOTION by Mr. Porter, seconded by Mr. Belshe, with all in favor, the Sidewalk Maintenance Plan, was approved in substantial form.

Mr. Chiumento updated the Board on use of bicycles and electric bikes on sidewalks and the possibility of entering into an interlocal agreement with the police department or the City of Palm Coast to enforce and police the proper use of the sidewalks. Board discussion followed and counsel will monitor city updates on sidewalk usage ordinances for the CDD to mirror those changes when they are implemented.

**B. Engineer and Maintenance Report****i. Presentation of Annual Engineer's Report**

Mr. LeBrun presented the annual Engineer's report and asked for a motion of approval.

On MOTION by Mr. Porter, seconded by Ms. Allen, with all in favor, Accepting the Annual Engineer's Report, was approved.

**C. District Manager's Report**

**i. Approval of Check Register**

Mr. LeBrun presented the check register from the general fund and there was a motion of approval.

On MOTION by Mr. Porter, seconded by Mr. Douglas, with all in favor, the Check Register, was approved.

**ii. Balance Sheet and Income Statement**

Mr. LeBrun presented the unaudited financials for Board review. No action was required.

**SEVENTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**SEVENTH ORDER OF BUSINESS**

**Supervisor's Requests**

There being no comments, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Porter, seconded by Mr. Belshe, with all in favor, the meeting was adjourned.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

## SECTION IV





**James E. Gardner Jr., CFA**  
Flagler County Property Appraiser  
Data – Sharing and Usage Agreement

**PALM COAST PARK CDD**

This Data Sharing and Usage Agreement, hereafter referred to as “Agreement,” establishes the terms and conditions under which the **PALM COAST PARK CDD**, hereafter referred to as **agency**, can acquire and use Flagler County Property Appraiser (FCPA) data that is exempt from Public Records disclosure as defined in [FS 119.071](#).

As of July 1, 2021, the Florida Public Records Exemptions Statute was amended as it relates to the publicly available records maintained by the county property appraiser and tax collector. As a result, exempt (aka confidential) parcels and accounts have been added back to our website and data files. No owner names, mailing addresses, or official records (OR) book and pages of recorded documents related to these parcels/accounts, appear on the Property Appraiser’s website or in data files. In addition, the Flagler County Property Appraiser’s mapping site has been modified to accommodate the statutory change. See Senate Bill 781 for additional information.

The confidentiality of personal identifying information including names, mailing address and OR Book and Pages owned by individuals that have received exempt/confidential status, hereinafter referred to as “confidential data”, will be protected as follows:

1. The **agency** will not release “confidential data” that may reveal identifying information of individuals exempted from Public Records disclosure.
2. The **agency** will not present the “confidential data” in the results of data analysis (including maps) in any manner that would reveal personal identifying information of individuals exempted from Public Records disclosure.
3. The **agency** shall comply with all state laws and regulations governing the confidentiality and exempt status of personal identifying information that is the subject of this Agreement.
4. The **agency** shall ensure any employee granted access to “confidential data” is subject to the terms and conditions of this Agreement.
5. The **agency** shall ensure any third party granted access to “confidential data” is subject to the terms and conditions of this Agreement. Acceptance of these terms must be provided in writing to the **agency** by the third party before personal identifying information is released.

The term of this Agreement shall commence on July 1, 2025, and shall run until June 30, 2026, the date of signature by the parties notwithstanding. This Agreement shall not automatically renew. A new agreement will be provided annually for the following year.

IN WITNESS THEREOF, both the Flagler County Property Appraiser, through its duly authorized representative, and the **agency**, through its duly authorized representative, have hereunto executed this Data Sharing and Usage Agreement as of the last below written date.

**FLAGLER COUNTY PROPERTY APPRAISER**

**PALM COAST PARK CDD**

Signature: \_\_\_\_\_

Print: James E. Gardner Jr., CFA

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Print: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

## SECTION V

36-SUB.LLC-02/12

July 21, 2025

This instrument prepared by

Robin D. Derr

Under the direction of

J. RYAN MAHLER, ATTORNEY

Department of Transportation

719 South Woodland Boulevard

DeLand, Florida 32720-6834

PARCEL NO. 800.02, 801.02

SECTION NO 7301-(105)275

P.M. NO. 73-24-01

STATE ROAD 5

COUNTY FLAGLER

### **SUBORDINATION AGREEMENT**

THIS AGREEMENT Made this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by and between PALM COAST PARK COMMUNITY DEVELOPMENT DISTRICT, a special-purpose unit of local government created pursuant to and governed by Chapter 190, Florida Statutes, hereinafter called the "District", and the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, hereinafter called the "Department".

### **WITNESSETH:**

WHEREAS, the District is the holder of the Declaration of Consent to Jurisdiction of Community Development District and to Imposition of Special Assessments recorded 5/26/06 in ORB 1439, Page 10, and Palm Coast Park Community Development District Notice of Series 2024 Special Assessments recorded 9/3/24 in ORB 2897, page 1293, together with Collateral Assignment and Assumption of Development Rights Relating to the Property recorded 9/3/24 in ORB 2897, page 1301, and True Up Agreement recorded in ORB 2897, Page 1309, all of the Public Records of Flagler County, Florida, hereinafter called the "Interest", and,

WHEREAS, a portion of the land encumbered by said Interest is required by the Department for public transportation;

NOW THEREFORE, for and in consideration of the premises and the sum of One Dollar (\$1.00) and other good and valuable considerations, paid, the receipt and sufficiency of which is hereby acknowledged, the District hereby agrees, covenants, and consents with the Department that the aforesaid Interest is and shall continue to be subject and subordinate to the property rights of the Department insofar as said Interest affects the following described property, viz:

**See Exhibit "A" attached hereto and made a part hereof**

This subordination agreement shall be binding upon and inure to the benefit of the respective heirs, legal representatives, successors and assigns of the parties hereto.

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

ATTEST: \_\_\_\_\_

By: \_\_\_\_\_

Its \_\_\_\_\_ Secretary

Signed, sealed and delivered in  
the presence of two witnesses  
or Corporate Seal required by  
Florida Law

\_\_\_\_\_  
SIGNATURE LINE  
PRINT/TYPE NAME: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
SIGNATURE LINE  
PRINT/TYPE NAME: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me, by means of ☐ physical presence or ☐ online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by \_\_\_\_\_ as Chairman of the Board of Supervisors of the PALM COAST PARK COMMUNITY DEVELOPMENT DISTRICT, on behalf of the District, who is personally known to me or who has produced \_\_\_\_\_ as identification.

PALM COAST PARK COMMUNITY DEVELOPMENT  
DISTRICT, a unit of special purpose government  
created pursuant to Chapter 190, Florida Statutes

By: \_\_\_\_\_

Print/Type Name: \_\_\_\_\_  
Its Chairman of the Board of Supervisors

ADDRESS: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(Corporate Seal)

\_\_\_\_\_  
PRINT/TYPE NAME: \_\_\_\_\_  
Notary Public in and for the  
County and State last aforesaid.  
My Commission Expires: \_\_\_\_\_  
Serial No., if any: \_\_\_\_\_

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**Exhibit A**

**Parcel No 800**

**Section 7301-(105)275**

LEGAL DESCRIPTION: FLORIDA DEPARTMENT OF TRANSPORTATION DRAINAGE EASEMENT

PORTIONS OF TRACT K AND TRACT L, LOTS 5-13 AND LOTS 19-23, 26, WHITE PINE ROAD AND GREENWOOD DRIVE OF THE PLAT OF FREEDOM AT SAWMILL PHASE 7A, ACCORDING TO THE PLAT RECORDED IN MAP BOOK 42, PAGE 67, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE SOUTH LINE OF SECTION 9 TOWNSHIP 10 SOUTH RANGE 30 EAST FLAGLER COUNTY, FLORIDA AND THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 ( A VARIABLE WIDTH RIGHT OF WAY); THENCE DEPARTING SAID SOUTH LINE OF SECTION 9, SOUTH 08°29'47" EAST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY No. 1 FOR A DISTANCE OF 443.83 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 08°29'47" EAST CONTINUING ALONG THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY No. 1 FOR A DISTANCE OF 20.00 FEET; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 (STATE ROAD 5), SOUTH 81°32'51" WEST, A DISTANCE OF 65.48 FEET; THENCE SOUTH 33°20'47" WEST, A DISTANCE OF 105.60 FEET; THENCE SOUTH 81°30'13" WEST, ALONG THE SOUTH LINE OF SAID LOT 5, A DISTANCE OF 128.88 FEET; THENCE SOUTH 21°11'31" WEST, A DISTANCE OF 3.17 FEET; THENCE SOUTH 52°32'27" WEST, A DISTANCE OF 66.84 FEET; THENCE NORTH 83°10'32" WEST, A DISTANCE OF 2.36 FEET; THENCE SOUTH 57°14'52" WEST, A DISTANCE OF 247.81 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 221.16 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A DELTA ANGLE OF 23°26'15", AN ARC LENGTH OF 90.47 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 70°13'37" WEST, 89.84 FEET; THENCE SOUTH 83°12'22" WEST, A DISTANCE OF 418.11 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 175.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A DELTA ANGLE OF 05°52'46", AN ARC LENGTH OF 17.96 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 80°15'59" WEST, 17.95 FEET THE POINT OF TANGENCY; THENCE SOUTH 77°19'36" WEST, A DISTANCE OF 43.19 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 175.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A DELTA ANGLE OF 06°38'50", AN ARC LENGTH OF 20.30 FEET, SAID CURVE BEING SUBTENDED

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BY A CHORD BEARING AND DISTANCE OF SOUTH 74°00'11" WEST, 20.29 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 70°40'46" WEST, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF WHITE PINE ROAD (80' RIGHT OF WAY) A DISTANCE OF 122.26 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 195.00 FEET, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A DELTA ANGLE OF 05°57'19", AN ARC LENGTH OF 20.27 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 73°39'26" WEST, 20.26 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 22.51 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A DELTA ANGLE OF 47°12'07", AN ARC LENGTH OF 18.54 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 53°02'02" WEST, 18.02 FEET; THENCE SOUTH 71°12'56" WEST, A DISTANCE OF 192.38 FEET; THENCE NORTH 07°07'23" WEST ALONG THE WESTERLY LINE OF TRACT L, A DISTANCE OF 73.90 FEET; THENCE NORTH 72°36'05" EAST DEPARTING SAID WESTERLY LINE OF TRACT L, A DISTANCE OF 123.88 FEET; THENCE NORTH 06°47'38" WEST ALONG THE SAID WESTERLY RIGHT OF WAY OF GREENWOOD DRIVE, A DISTANCE OF 5.18 FEET; THENCE NORTH 72°14'08" EAST, A DISTANCE OF 69.14 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 310.64 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A DELTA ANGLE OF 02°35'06", AN ARC LENGTH OF 14.01 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 76°42'03" EAST, 14.01 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 130.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A DELTA ANGLE OF 10°29'13", AN ARC LENGTH OF 23.79 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 75°55'21" EAST, 23.76 FEET; THENCE NORTH 70°40'46" EAST, A DISTANCE OF 147.69 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 245.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A DELTA ANGLE OF 12°31'36", AN ARC LENGTH OF 53.56 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 76°56'34" EAST, 53.46 FEET TO THE POINT OF TANGENCY; THENCE NORTH 83°12'22" EAST, A DISTANCE OF 418.11 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 130.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A DELTA ANGLE OF 25°57'30", AN ARC LENGTH OF 58.90 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 70°13'37" EAST, 58.39 FEET TO THE POINT OF TANGENCY; THENCE NORTH 57°14'52" EAST, A DISTANCE OF 259.20 FEET; THENCE NORTH 15°45'01" EAST, A DISTANCE OF 49.20 FEET; THENCE NORTH 81°32'50" EAST, A DISTANCE OF 179.33 FEET; THENCE NORTH 33°20'47" EAST, A DISTANCE OF 26.83 FEET; THENCE NORTH 81°32'50" EAST, A DISTANCE OF 128.07 FEET TO THE POINT OF BEGINNING.

CONTAINING 104,798.95 SQUARE FEET OR 2.406 ACRES MORE OR LESS.

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**AND**

**Parcel No 801**

**Section 7301-(105)275**

LEGAL DESCRIPTION: FLORIDA DEPARTMENT OF TRANSPORTATION ACCESS EASEMENT

PORTIONS OF OLD PLANK ROAD AND GREENWOOD DRIVE OF THE PLAT OF FREEDOM AT SAWMILL PHASE 7A, ACCORDING TO THE PLAT RECORDED IN MAP BOOK 42, PAGE 67, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE SOUTH LINE OF SECTION 9 TOWNSHIP 10 SOUTH RANGE 30 EAST FLAGLER COUNTY, FLORIDA AND THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 ( A VARIABLE WIDTH RIGHT OF WAY);THENCE DEPARTING SAID SOUTH LINE OF SECTION 9, SOUTH 08°29'47" EAST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY No. 1 FOR A DISTANCE OF 118.30 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 08°29'47" EAST CONTINUING ALONG THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY No. 1 FOR A DISTANCE OF 100.00 FEET; THENCE FOLLOWING THE NEXT 6 CALL ALONG THE SOUTHERLY RIGHT OF WAY LINE OF OLD PLANK ROAD;

1. THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 (STATE ROAD 5), SOUTH 81°30'13" WEST, A DISTANCE OF 85.53 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 40.00 FEET;
2. THENCE SOUTHWESTERLY ALONG THE ARC OF CURVE THROUGH A DELTA ANGLE OF 29°13'22", AN ARC LENGTH OF 20.40 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 66°53'31" WEST, A DISTANCE OF 20.18 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 70.00 FEET;
3. THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A DELTA ANGLE OF 70°37'57", AN ARC LENGTH OF 86.29 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 87°35'49" WEST, 80.93 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 40.00 FEET;
4. THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A DELTA ANGLE OF 41°24'35", AN ARC LENGTH OF 28.91 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 77°47'30" WEST, 28.28 FEET TO THE POINT OF TANGENCY;
5. THENCE SOUTH 81°30'13" WEST, A DISTANCE OF 47.25 FEET TO THE POINT OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET;
6. THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A DELTA

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ANGLE OF  $71^{\circ}54'52''$ , AN ARC LENGTH OF 31.38 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH  $45^{\circ}32'47''$  WEST, 29.36 FEET TO THE POINT OF TANGENCY;

THENCE FOLLOWING THE NEXT 2 CALLS ALONG THE EASTERLY RIGHT OF WAY LINE OF GREENWOOD DRIVE;

1. THENCE SOUTH  $09^{\circ}35'21''$  WEST, ALONG THE EASTERLY RIGHT OF WAY OF GREENWOOD DRIVE (60.00' RIGHT OF WAY) A DISTANCE OF 85.57 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 220.00 FEET;

2. THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A DELTA ANGLE OF  $42^{\circ}47'07''$ , AN ARC LENGTH OF 164.28 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH  $11^{\circ}48'13''$  EAST, 160.49 FEET;

THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE OF GREENWOOD DRIVE SOUTH  $81^{\circ}32'50''$  WEST, A DISTANCE OF 24.99 FEET; THENCE SOUTH  $15^{\circ}45'01''$  WEST, A DISTANCE OF 49.20 FEET; THENCE NORTH  $32^{\circ}45'08''$  WEST, A DISTANCE OF 38.69 FEET TO A POINT ON A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 280.00 FEET SAID POINT ALSO BEING ON THE WESTERLY RIGHT OF WAY LINE OF GREENWOOD DRIVE (60.00' RIGHT OF WAY) ;

THENCE FOLLOWING THE NEXT 2 CALLS ALONG THE WESTERLY RIGHT OF WAY LINE OF GREENWOOD DRIVE;

1. THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A DELTA ANGLE OF  $39^{\circ}20'17''$ , AN ARC LENGTH OF 192.24 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH  $10^{\circ}04'48''$  WEST, 188.49 FEET TO THE POINT OF TANGENCY;

2. THENCE NORTH  $09^{\circ}35'21''$  EAST, A DISTANCE OF 203.05 FEET; THENCE DEPARTING THE WESTERLY RIGHT OF WAY LINE OF GREENWOOD DRIVE SOUTH  $80^{\circ}24'39''$  EAST, A DISTANCE OF 90.06 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 41.60 FEET SAID POINT ALSO BEING ON THE NORTHERLY RIGHT OF WAY OF OLD PLANK ROAD (VARIABLE WIDTH RIGHT OF WAY);

THENCE FOLLOWING THE NEXT 4 CALLS ALONG THE NORTHERLY RIGHT OF WAY LINE OF OLD PLANK ROAD;

1. THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A DELTA ANGLE OF  $48^{\circ}05'20''$  AN ARC LENGTH OF 34.92 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH  $64^{\circ}32'29''$  EAST, 33.90 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 70.00 FEET;

2. THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A DELTA ANGLE OF  $81^{\circ}35'00''$ , AN ARC LENGTH OF 99.67 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH  $80^{\circ}53'08''$  EAST, 91.46 FEET TO THE POINT OF REVERSE CURVATURE OF CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 40.00 FEET;



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3. THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A DELTA ANGLE OF  $40^{\circ}10'26''$ , AN ARC LENGTH OF 28.05 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH  $78^{\circ}24'35''$  EAST, 27.48 FEET TO THE POINT OF TANGENCY;
4. THENCE NORTH  $81^{\circ}32'43''$  EAST, A DISTANCE OF 68.27 FEET TO THE POINT OF BEGINNING.

CONTAINING 51800.32 SQUARE FEET OR 1.189 ACRES MORE OR LESS.



# MAP SHOWING SURVEY OF:

## A PORTION OF GOVERNMENT SECTIONS 9, 16 AND 47, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA.

LEGAL DESCRIPTION: FLORIDA DEPARTMENT OF TRANSPORTATION DRAINAGE EASEMENT

A PARCEL OF LAND LYING WEST OF U.S. HIGHWAY NO. 1 (STATE ROAD 5) IN GOVERNMENT SECTIONS 9, 16 AND 47, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 2282, PAGES 1695 THROUGH 1703, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF GOVERNMENT SECTION 17, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA; THENCE SOUTH 89°28'57" WEST ALONG THE SOUTH LINE OF SAID SECTION 17 FOR A DISTANCE OF 1,667.92 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE OF THE FLORIDA EAST COAST RAILWAY COMPANY'S RAILROAD RIGHT OF WAY (A 150 FOOT RIGHT-OF-WAY); THENCE DEPARTING SAID SOUTH LINE OF SECTION 17, NORTH 09°09'13" WEST ALONG SAID EASTERLY RAILROAD RIGHT-OF-WAY LINE FOR A DISTANCE OF 3898.15 FEET TO A POINT ON THE NORTHERLY LINE OF SAID SECTION 17; THENCE NORTH 43°07'13" EAST FOR A DISTANCE OF 725.79 FEET; THENCE SOUTH 89°50'08" EAST ALONG SAID NORTHERLY LINE OF SECTION 17 FOR A DISTANCE OF 139.61 FEET; THENCE NORTH 09°09'13" WEST FOR A DISTANCE OF 326.06 FEET; THENCE DEPARTING SAID RAILROAD RIGHT OF WAY, NORTH 62°02'35" EAST FOR A DISTANCE OF 465.68 FEET; THENCE NORTH 90°00'00" EAST FOR A DISTANCE OF 391.61 FEET; THENCE NORTH 43°07'13" EAST FOR A DISTANCE OF 725.79 FEET; THENCE SOUTH 89°50'08" EAST FOR A DISTANCE OF 783.66 FEET; THENCE NORTH 06°27'37" WEST FOR A DISTANCE OF 663.74 FEET; THENCE NORTH 89°59'00" EAST FOR A DISTANCE OF 221.02 FEET; THENCE NORTH 27°37'20" EAST FOR A DISTANCE OF 46.78 FEET; THENCE NORTH 10°56'45" WEST FOR A DISTANCE OF 229.07 FEET; THENCE NORTH 16°43'09" EAST FOR A DISTANCE OF 521.68 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF THOSE LANDS THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT (SRWMD) AS DESCRIBED IN OFFICIAL RECORDS BOOK 546, PAGES 1197 THROUGH 1221, OF THE PUBLIC RECORDS

LEGAL DESCRIPTION: FLORIDA DEPARTMENT OF TRANSPORTATION ACCESS EASEMENT

A PARCEL OF LAND LYING WEST OF U.S. HIGHWAY NO. 1 (STATE ROAD 5) IN GOVERNMENT SECTIONS 9, 16 AND 47, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 2282, PAGES 1695 THROUGH 1703, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF GOVERNMENT SECTION 17, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA; THENCE SOUTH 89°28'57" WEST ALONG THE SOUTH LINE OF SAID SECTION 17 FOR A DISTANCE OF 1,667.92 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE OF THE FLORIDA EAST COAST RAILWAY COMPANY'S RAILROAD RIGHT OF WAY (A 150 FOOT RIGHT-OF-WAY); THENCE DEPARTING SAID SOUTH LINE OF SECTION 17, NORTH 09°09'13" WEST ALONG SAID EASTERLY RAILROAD RIGHT-OF-WAY LINE FOR A DISTANCE OF 3898.15 FEET TO A POINT ON THE NORTHERLY LINE OF SAID SECTION 17; THENCE NORTH 43°07'13" EAST FOR A DISTANCE OF 725.79 FEET; THENCE SOUTH 89°50'08" EAST ALONG SAID NORTHERLY LINE OF SECTION 17 FOR A DISTANCE OF 139.61 FEET; THENCE NORTH 09°09'13" WEST FOR A DISTANCE OF 326.06 FEET; THENCE DEPARTING SAID RAILROAD RIGHT OF WAY, NORTH 62°02'35" EAST FOR A DISTANCE OF 465.68 FEET; THENCE NORTH 90°00'00" EAST FOR A DISTANCE OF 391.61 FEET; THENCE NORTH 43°07'13" EAST FOR A DISTANCE OF 725.79 FEET; THENCE SOUTH 89°50'08" EAST FOR A DISTANCE OF 783.66 FEET; THENCE NORTH 06°27'37" WEST FOR A DISTANCE OF 663.74 FEET; THENCE NORTH 89°59'00" EAST FOR A DISTANCE OF 221.02 FEET; THENCE NORTH 27°37'20" EAST FOR A DISTANCE OF 46.78 FEET; THENCE NORTH 10°56'45" WEST FOR A DISTANCE OF 229.07 FEET; THENCE NORTH 16°43'09" EAST FOR A DISTANCE OF 521.68 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF THOSE LANDS THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT (SRWMD) AS DESCRIBED IN OFFICIAL RECORDS BOOK 546, PAGES 1197 THROUGH 1221, OF THE PUBLIC RECORDS

OF FLAGLER COUNTY, FLORIDA; THENCE SOUTH 74°10'00" EAST ALONG SAID SOUTHERLY BOUNDARY LINE OF SRWMD LANDS FOR A DISTANCE OF 11.00 FEET TO THE SOUTHERLY BOUNDARY LINE OF THOSE LANDS THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT (SRWMD) AS DESCRIBED IN OFFICIAL RECORDS BOOK 546, PAGES 1197 THROUGH 1221, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

DISANCE OF 1,368.66 FEET TO A POINT ON THE WESTELY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 (STATE ROAD 5); THENCE DEPARTING SAID SOUTHERLY BOUNDARY LINE SOUTH 08°29'47" EAST ALONG SAID WESTELY RIGHT-OF-WAY FOR A DISTANCE OF 448.18 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY SOUTH 20°56'30" WEST FOR A DISTANCE OF 150.00 FEET; THENCE SOUTH 08°29'47" EAST ALONG SAID WESTELY RIGHT-OF-WAY FOR A DISTANCE OF 188.69 FEET TO A POINT ON THE SOUTH LINE OF GOVERNMENT SECTION 9, TOWNSHIP 10 SOUTH, RANGE 10 EAST, THENCE NORTH 89°54'17" EAST ALONG SAID SOUTH LINE FOR A DISTANCE OF 74.52 FEET TO A POINT ON THE WESTELY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 (STATE ROAD 5); THENCE DEPARTING SAID SOUTH LINE OF SECTION 9, SOUTH 08°29'47" EAST ALONG THE WESTELY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 FOR A DISTANCE OF 118.30 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 08°29'47" EAST CONTINUING ALONG THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 FOR A DISTANCE OF 100.00 FEET; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 (STATE ROAD 5), SOUTH 81°30'13" WEST, A DISTANCE OF 85.53 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 40.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF CURVE THROUGH A DELTA ANGLE OF 29°13'22", AN ARC LENGTH OF 20.40 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 66°53'31" WEST, A DISTANCE OF 20.18 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 70.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A DELTA ANGLE OF 70°37'57", AN ARC LENGTH OF 86.25 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 77°47'30" WEST, 28.28 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 81°30'13" WEST, A DISTANCE OF 47.25 FEET TO THE POINT OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A DELTA ANGLE OF 71°54'52", AN ARC LENGTH OF 31.38 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 45°32'47" WEST, 29.36 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 09°35'21" WEST, A DISTANCE OF 85.57 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 220.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A DELTA ANGLE OF 42°47'07", AN ARC LENGTH OF 164.28 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 11°48'13" EAST, 160.67 FEET; THENCE SOUTH 81°32'50" WEST, A DISTANCE OF 24.99 FEET; THENCE SOUTH 11°48'01" WEST, A DISTANCE OF 49.20 FEET; THENCE NORTH 08°45'08" WEST, A DISTANCE OF 38.69 FEET TO A POINT ON A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 280.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A DELTA ANGLE OF 39°20'17", AN ARC LENGTH OF 192.24 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 10°04'48" WEST, 188.49 FEET TO THE POINT OF TANGENCY; THENCE NORTH 09°35'21" EAST, A DISTANCE OF 203.05 FEET; THENCE SOUTH 80°24'39" EAST, A DISTANCE OF 90.06 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 41.60 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A DELTA ANGLE OF 48°05'20" AN ARC LENGTH OF 34.92 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 64°32'29" EAST, 33.90 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 70.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A DELTA ANGLE OF 40°10'26", AN ARC LENGTH OF 28.05 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 78°24'35" EAST, 27.48 FEET TO THE POINT OF TANGENCY; THENCE NORTH 81°32'43" EAST, A DISTANCE OF 68.27 FEET TO THE POINT OF BEGINNING.

CONTAINING 104,798.95 SQUARE FEET OR 2.406 ACRES MORE OR LESS.

LEGAL DESCRIPTION: LATERAL DITCH LEFT-STATION 670/41.15

THE NW $\frac{1}{4}$  OF THE NW $\frac{1}{4}$  OF SECTION 16, TWP. 10 S., R. 30 E., LYING WITHIN 10 FEET OF EACH SIDE OF THE FOLLOWING DESCRIBED DITCH CENTERLINE:

COMMENCE AT A POINT ON THE NORTH LINE OF SAID SECTION 16, A DISTANCE OF 1805.70 FEET EAST OF THE NORTHWEST CORNER OF SAID SECTION 16; THENCE SOUTH 9°29'20" EAST 438.65 FEET TO THE POINT OF BEGINNING OF SAID CENTERLINE, THENCE SOUTH 81°32'50" WEST 555.00 FEET MORE OR LESS, TO THE EAST LINE OF SAID NW¼ OF THE NW¼ OF SECTION 16; THENCE CONTINUE SOUTH 81°32'50" WEST 93.5 FEET TO THE END OF SAID DITCH CENTERLINE. THE LAND HEREIN DESCRIBED CONTAINING 0.04 ACRES, MORE OR LESS.

DRAWN BY: A.D. BRADSHAW

CHECKED BY: A. D. BRADSHAW

FIELD BOOK/PAGE(S): 370/32-33, 371/72-75, 369/9,13-14,28

CERTIFIED TO:

BRADSHAW-NILES &amp; ASSOCIATES, INC.



SURVEYING AND MAPPING CONSULTANTS  
LICENSED BUSINESS NO. 6824  
280 BUSINESS PARK CIRCLE, SUITE 410  
ST. AUGUSTINE, FLORIDA 32095  
(904) 829-2591 FAX: (904) 829-5070

THIS SURVEY IS CERTIFIED FOR THE EXCLUSIVE USE OF THE CLIENT NAMED  
HEREON AND IS NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF  
THE PROFESSIONAL SURVEYOR AND MAPPER OF FLORIDA SHOWN HEREON.



## SECTION VI

**PREPARED BY AND RETURN TO:**

Michael D. Chiumento III, Esq.  
Chiumento Law, PLLC  
145 City Place, Suite 301  
Palm Coast, FL 32164  
Attn: Kelly DeVore

**Property Appraiser Parcel ID No.**

04-11-30-5570-00000-00A1  
04-11-30-5570-00000-00B0  
04-11-30-5570-00000-00C0  
04-11-30-5570-00000-00D0  
04-11-30-5570-00000-00E0  
04-11-30-5570-00000-00F0  
04-11-30-5570-00000-00G0  
04-11-30-5570-00000-00H0  
04-11-30-5570-00000-00J0  
04-11-30-5570-00000-00K0

**SPECIAL WARRANTY DEED**

**THIS INDENTURE**, Made this 10<sup>th</sup> day of September, 2025, by **KB HOME JACKSONVILLE LLC**, a Delaware limited liability company, whose mailing address is 10475 Fortune Parkway, Suite 100, Jacksonville, FL 32256, hereinafter called the Grantor, to **PALM COAST PARK COMMUNITY DEVELOPMENT DISTRICT**, a community development district authorized and created pursuant to Chapter 190, Florida Statutes, whose mailing address is 210 North University Drive, Suite 702, Coral Springs, FL 33071, hereinafter called the Grantee:

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

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

**SEE EXHIBIT “A”**

**TOGETHER** with all rights, privileges, easements, tenements, hereditament and appurtenances thereto belonging or in anywise appertaining.

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

**SUBJECT TO** taxes for the year of recording, covenants, restrictions, easements, reservations and limitations of record, if any.

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

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

Signed, sealed and delivered in  
the presence of:

[Signature]  
Witness Name: Scott S. Blunck  
Witness Address: 10475 Fortune Parkway, Ste 100  
Jacksonville, Fl. 32256

[Signature]  
Witness Name: Lisa Bianchi  
Witness Address: 10475 Fortune Parkway, Ste 100  
Jacksonville, Fl. 32256

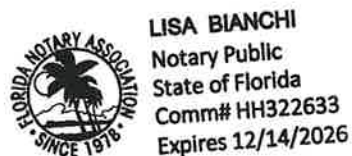
**KB HOME JACKSONVILLE LLC,**  
a Delaware limited liability company

[Signature]  
By: \_\_\_\_\_  
Print: Todd Holder  
As Its: Division President

STATE OF FLORIDA  
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of ☒ physical presence or  
\_\_\_\_\_ online notarization this 10th day of September, 2025 by Todd Holder, as  
president of KB Home Jacksonville LLC, who is personally  
known to me or has produced \_\_\_\_\_ as identification.

[Signature]  
NOTARY PUBLIC  
STATE OF FLORIDA



## EXHIBIT "A"

All Road Rights-of-Way (Somerset Avenue, Camellia Street and Tea Olive Drive) and Tracts A, B, C, D, E, F, G, H, J and K as shown on the plat of Somerset at Palm Coast Park Phase 1 as recorded in Plat Book 42, Pages 30 through 35 of the Public Records of Flagler County, Florida.



PREPARED BY AND RETURN TO:  
Michael D. Chiumento III, Esq.  
Chiumento Law, PLLC  
145 City Place, Suite 301  
Palm Coast, FL 32164  
Attn: Kelly DeVore

Property Appraiser Parcel ID No.  
04-11-30-5571-00000-00A1  
04-11-30-5571-00000-00M0  
04-11-30-5571-00000-00N0  
04-11-30-5571-00000-00O0  
04-11-30-5571-00000-00P0  
04-11-30-5571-00000-00Q0  
04-11-30-5571-00000-00R0

**SPECIAL WARRANTY DEED**

**THIS INDENTURE**, Made this 10th day of September, 2025, by **KB HOME JACKSONVILLE LLC**, a Delaware limited liability company, whose mailing address is 10475 Fortune Parkway, Suite 100, Jacksonville, FL 32256, hereinafter called the Grantor, to **PALM COAST PARK COMMUNITY DEVELOPMENT DISTRICT**, a community development district authorized and created pursuant to Chapter 190, Florida Statutes, whose mailing address is 210 North University Drive, Suite 702, Coral Springs, FL 33071, hereinafter called the Grantee:

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

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

**SEE EXHIBIT "A"**

TOGETHER with all rights, privileges, easements, tenements, hereditament and appurtenances thereto belonging or in anywise appertaining.

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


SUBJECT TO taxes for the year of recording, covenants, restrictions, easements, reservations and limitations of record, if any.

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



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

Signed, sealed and delivered in  
the presence of:

  
Witness Name: Scott S. Blumck  
Witness Address: 10475 Fortune Parkway, Ste 100  
Jacksonville, Fl. 32256

  
Witness Name: Lisa Bianchi  
Witness Address: 10475 Fortune Parkway, Ste 100  
Jacksonville, Fl. 32256


  
KB HOME JACKSONVILLE LLC,  
a Delaware limited liability company

By: \_\_\_\_\_  
Print: Todd Holder  
As Its: Division President

STATE OF FLORIDA  
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of ☒ physical presence or  
online notarization this 10th day of September, 2025 by Todd Holder, as  
President of KB Home Jacksonville LLC, who is personally  
known to me or has produced \_\_\_\_\_ as identification.

  
NOTARY PUBLIC  
STATE OF FLORIDA

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

## EXHIBIT "A"

All Road Rights-of-Way (Somerset Avenue, Golden Bell Avenue, Elegance Lane, Camellia Street and Tea Olive Drive) and Tracts M, N, O, P, Q and R as shown on the plat of Somerset at Palm Coast Park Phase 2 as recorded in Plat Book 43, Pages 47 through 52 of the Public Records of Flagler County, Florida.

## SECTION VII

# REVERIE AT PALM COAST PHASE 2

A PORTION OF GOVERNMENT SECTIONS 3, 4, 9 AND 10, TOWNSHIP 11 SOUTH, RANGE 30 EAST,  
CITY OF PALM COAST, FLAGLER COUNTY, FLORIDA.

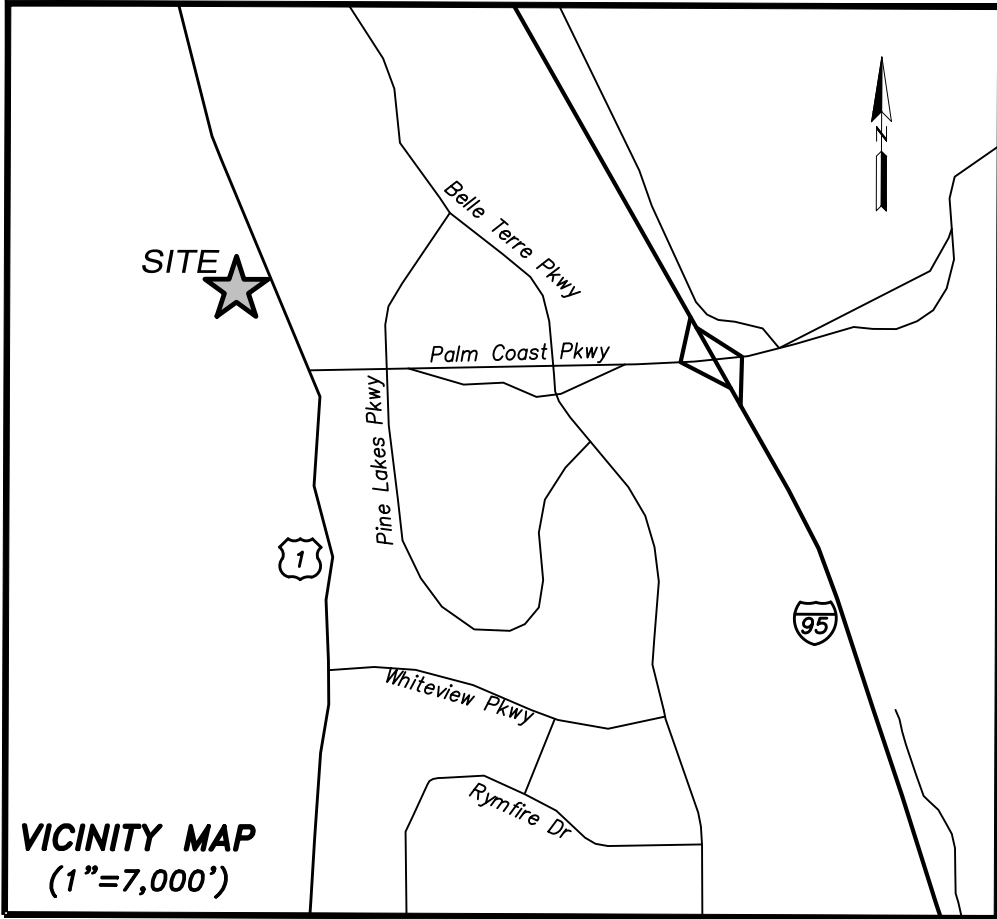
SHEET 1 OF 8 SHEETS  
SEE SHEET 2 FOR NOTES

### CAPTION

A Parcel of land located in portions of Government Sections 3, 4, 9 and 10, Township 11 South, Range 30 East, Flagler County, Florida, and being more particularly described as follows:

Commence at the Northeast corner of Tract 3 as recorded in Official Records book 2225, page 1016 of the Public Records of said County and said point is also the Southeast corner of Parcel 2 as recorded in Official Records book 2408, page 777 of said Public Records and said point also lies on the Westerly right-of-way line of U.S. Highway No. 1 (State Road 5) a variable width right-of-way; thence South 22°47'24" East, along said right-of-way line, a distance of 2160.96 feet to the Point of Beginning; thence continue along said right of way line the following three courses: South 22°47'24" East, a distance of 411.76 feet (also to the Easterly line of said Section 4); thence North 0°19'16" West and also along said Easterly line, a distance of 136.90 feet; thence South 22°47'21" East, a distance of 1880.97 feet to the Southeast corner of Tract 2 as recorded in said Official Records book 2225, page 1016; thence departing from said right-of-way and also along the Southerly line of said Tract 2 the following three courses: South 67°12'39" West, a distance of 600.00 feet; thence South 22°47'20" East, a distance of 123.71 feet; thence South 67°12'39" West, a distance of 1199.40 feet; thence North 10°54'59" West departing from said Southerly line, a distance of 328.29 feet; thence South 81°15'46" West, a distance of 108.58 feet; thence North 36°08'19" West, a distance of 20.65 feet; thence North 25°50'37" West, a distance of 7.51 feet; thence North 15°32'56" West, a distance of 47.37 feet; thence North 17°28'37" East, a distance of 60.18 feet; thence North 13°57'11" West, a distance of 60.30 feet; thence North 03°35'07" East, a distance of 57.87 feet; thence North 11°41'51" East, a distance of 121.70 feet; thence North 03°55'45" West, a distance of 24.59 feet; thence North 20°17'34" East, a distance of 52.53 feet; thence North 12°35'38" East, a distance of 48.77 feet; thence North 00°15'46" East, a distance 51.25 feet; thence South 89°44'14" East, a distance of 49.02 feet to a point on a curve of a curve concave Easterly and having a radius of 655.00 feet and a central angle of 03°37'28"; thence Northerly along said curve an arc distance of 41.43 feet and subtended by a chord bearing of North 07°21'38" West and a chord distance of 41.43 feet to the point of tangency of said curve; thence North 05°32'54" West, a distance of 274.79 feet to the point of curve of a curve concave Westerly and having a radius of 545.90 feet and a central angle of 11°09'05"; thence Northerly along said curve an arc distance of 106.25 feet and subtended by a chord bearing a North 14°23'31" West and a chord distance of 106.08 feet to the point of compound curve of a curve concave Southwesterly and having a radius of 345.00 feet and a central angle of 03°41'44"; thence Northerly along said curve an arc distance of 22.25 feet and subtended by a chord bearing of North 25°05'00" West and a chord distance of 22.25 feet to a point on tangency of said curve; thence North 26°55'52" West, a distance of 71.41 feet; thence North 63°04'08" East, a distance of 120.00 feet; thence North 26°55'52" West, a distance of 46.00 feet to a point on a curve of a curve concave Northeasterly and having a radius of 535.00 feet and a central angle of 13°31'11"; thence Northwesterly along said curve an arc distance of 126.24 feet and subtended by a chord bearing of North 20°10'16" West and a chord distance of 125.95 feet to the point on tangency of said curve; thence North 13°24'40" West, a distance of 179.44 feet to the point of curve of a curve concave Easterly and having a radius of 335.00 feet and a central angle of 18°22'48"; thence Northerly along said curve an arc distance of 107.46 feet and subtended by a chord bearing of North 04°13'16" West and a chord distance of 107.00 feet to the point of tangency of said curve; thence North 04°58'07" East, a distance of 36.36 feet to the point of curve of a curve concave Southeasterly and having a radius of 335.00 feet and a central angle of 36°37'07"; thence Northeasterly along said curve an arc distance of 214.10 feet and subtended by a chord bearing of North 23°16'41" East and a chord distance of 210.48 feet to a point on said curve; thence North 48°24'46" West, a distance of 121.31 feet to a point on a curve of a curve concave Southeasterly and having a radius of 507.67 feet and a central angle of 16°46'26"; thence Northeasterly along said curve an arc distance of 148.63 feet and subtended by a chord bearing of North 51°26'19" East and a chord distance of 148.10 feet to the reverse curve of a curve concave Northwesterly and having a radius of 301.01 feet and a central angle of 15°07'13"; thence Northeasterly along said curve an arc distance of 79.44 feet and subtended by a chord bearing of North 53°56'05" East and a chord distance of 79.21 feet to the reverse curve of a curve concave Southeasterly and having a radius of 57.00 feet and a central angle of 06°17'52"; thence Northeasterly along said curve an arc distance of 6.27 feet and subtended by a chord bearing of North 58°11'53" East and a chord distance of 6.26 feet to the point on tangency of said curve; thence North 61°20'49" East, a distance of 33.41 feet to the point of curve of a curve concave Northwesterly and having a radius of 48.00 feet and a central angle of 30°01'53"; thence Northeasterly along said curve an arc distance of 25.16 feet and subtended by a chord bearing of North 46°19'52" East and a chord distance of 24.87 feet to a point on said curve; thence South 54°10'26" East, a distance of 109.71 feet to a point on a curve of a curve concave Northwesterly and having a radius of 375.00 feet and a central of 48°38'24"; thence Northeasterly along said curve an arc distance of 318.35 feet and subtended by a chord bearing of North 07°46'01" East and a chord distance of 308.87 feet to a point on said curve; thence North 73°26'49" East, a distance of 50.00 feet; thence South 57°23'43" East, a distance of 36.92 feet; thence North 67°35'45" East, a distance of 435.79 feet; thence North 22°47'24" West, a distance of 30.03 feet; thence North 85°05'02" East, a distance of 6.76 feet; thence North 67°35'42" East, a distance of 93.57 feet to the Point of Beginning.

containing 73.07 acres more or less.



### SURVEYOR'S CERTIFICATE

This is to certify that the above plat is a true and correct representation of the lands surveyed, platted and described in the caption; that the survey was prepared under my direction and supervision; that this plat complies with all survey requirements of Florida Statutes Chapter 177, Part 1, Plating; and that permanent reference monuments have been placed and permanent control points and lot corners shall be monumented in accordance with Chapter 177, Florida Statutes, Chapter 5J—17, F.A.C and Section 654.127, Ordinance Code of the City of Jacksonville, Florida.

Signed and sealed this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Bob L. Pittman  
Professional Surveyor and Mapper  
State of Florida Registered Surveyor No. 4827

### OWNERS DEDICATION AND RESERVATION

Known all men by these presents, that Spring Lake Asset, LLC, a Texas limited liability company, being the owner in fee simple of the lands described in the forgoing caption, have caused said lands to be surveyed, laid out and platted, and to be known as, and do hereby dedicated said lands and plat for the uses and purposes therein expressed. No part of said lands are dedicated to the public except as noted.

All rights of way as shown hereon are hereby dedicated to the Palm Coast Park Community Development District for the benefit of the owners of the lots, their successors and assigns, their guests and for access by municipal services and code enforcement, for the purpose of private right of way, vehicular access, common area, Sidewalks, signage and the instillation and maintenance of storm water management system. All rights of way shown hereon are to be owned and maintained by the Palm Coast Park Community Development District. All sidewalks lying within public rights of way, are dedicated to the Palm Coast Park Community Development District, its successors and assigns and is the perpetual maintenance obligation of said district, its successors and assigns, without recourse to the City of Palm Coast.

All private roads are for the use of the owners of the lots, their successors and assigns, their guest, and for access by municipal services and all city coded enforcement activities and are the perpetual maintenance obligation of the Palm Coast Park Community Development District

A utility and access easement is hereby dedicated to the City of Palm Coast, its successors and assigns, over all private rights of way for the construction, installation, operation, maintenance, repair, and replacement of CITY OF PALM COAST utility facilities, and for access purposes.

Tract "A" is dedicated to the City of Palm Coast, for Lift (Pump) Station and the installation and maintenance of utilities. Tract A is to be owned and maintained by the City of Palm Coast. A separate instrument shall convey this tract to the City of Palm Coast.

Tracts "B", "C", and "D" (Stormwater Management Facility), and all drainage easements as shown hereon, are hereby dedicated to the Palm Coast Park Community Development District, its successors and assigns, as stormwater management/drainage purposes, and are the perpetual maintenance obligation of said Homeowners Association, its successors and assign, without recourse to the City of Palm Coast. The City of Palm Coast has no maintenance obligation within the drainage easements but retains the right to access, inspect, and restore functionality if the drainage system fails to meet city standards. If the City of Palm Coast performs any repairs within the drainage easements, the cost of such repairs shall be the obligation of said Homeowners Association.

Tracts "E", "F", and "G" (Recreation), as shown hereon, is dedicated to the Palm Coast Park Community Development District, its successors and assigns, as recreation, and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to the City of Palm Coast.

Tracts "H", "I", and "J" (Open Space), as shown hereon, is dedicated to the Palm Coast Park Community Development District, its successors and assigns, as open space, and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to the City of Palm Coast.

Tract "K" (Access), as shown hereon, is dedicated to the Palm Coast Park Community Development District, its successors and assigns, as mail kiosk, and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to the City of Palm Coast.

Tracts "L", and "M" (Preservation), as shown hereon, is dedicated to the Palm Coast Park Community Development District, its successors and assigns, as preservation, and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to the City of Palm Coast.

In addition to the easements depicted on the plat, the 10' drainage and utility easement adjacent to the private rights of way is dedicated to the Palm Coast Park Community Development District, its successors and assigns, and are the perpetual maintenance of said Homeowners Association and to the City of Palm Coast and other utility providers for the installation and maintenance of utility systems, without recourse to the City of Palm Coast.

A 10 foot wide nonexclusive utility easement across the frontage of all lots is hereby granted to the City of Palm Coast, its successors and assigns, and to any public or private utility provider, for construction, installation, operation, maintenance, repair, and replacement of public utilities facilities.

Nothing herein shall be construed as creating an obligation upon the City of Palm Coast or any other governing body to perform any act of construction or maintenance within such dedicated areas except when the obligation is voluntarily and expressly assumed by city or other governing body.

In witness thereof, Spring Lake Asset, LLC, a Texas limited liability company, by and through its authorized representatives has caused these presents to be signed in its capacity and with its authority, as authorized representative of Spring Lake Asset, LLC, a Texas limited liability company, as established by written action of Spring Lake Asset, LLC, a Texas limited liability company, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Printed Name

OWNER: Spring Lake Asset, LLC

a Texas limited liability company  
By: Thermopatrix Holdings, LLC,  
a Texas limited liability company  
Its Manager

By: \_\_\_\_\_

Michael Stewart  
CEO

### STATE OF TEXAS, COUNTY OF TRAVIS

The foregoing instrument was acknowledged before me, by means of [\_\_\_\_\_] physical presence or [\_\_\_\_\_] online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by Michael Stewart, the CEO of Thermopatrix Holdings, LLC, A Texas limited liability company, manager of Spring Lake Asset, LLC, a Texas limited liability company, who [\_\_\_\_\_] is personally known to me or who [\_\_\_\_\_] has produced as identification.

\_\_\_\_\_  
Notary Public, State of Florida at Large

My Commission expires \_\_\_\_\_

\_\_\_\_\_  
Printed Name

Commission Number \_\_\_\_\_

### APPROVAL BY THE PALM COAST PARK COMMUNITY DEVELOPMENT DISTRICT

\_\_\_\_\_  
Witness

PALM COAST PARK COMMUNITY  
DEVELOPMENT DISTRICT

\_\_\_\_\_  
Printed Name

By: \_\_\_\_\_

David R. Root  
Its Chairman

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Printed Name

### STATE OF FLORIDA, COUNTY OF FLAGLER

The foregoing instrument was acknowledged before me, by means of [\_\_\_\_\_] physical presence or [\_\_\_\_\_] online notarization, this day of \_\_\_\_\_, 2025, by David R. Root, the Chairman of the Palm Coast Park Community District, who [\_\_\_\_\_] is personally known to me or who [\_\_\_\_\_] has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public, State of Florida at Large

My Commission expires \_\_\_\_\_

\_\_\_\_\_  
Printed Name

Commission Number \_\_\_\_\_

### CERTIFICATE OF APPROVAL BY THE CITY OF PALM COAST

This is to certified that on the \_\_\_\_\_ day of \_\_\_\_\_, 2025, the forgoing plat was approved by the City Council of Palm Coast, Florida.

\_\_\_\_\_  
Mayor, City of Palm Coast

Attest: City Clerk

\_\_\_\_\_  
Sign Name:

\_\_\_\_\_  
Sign Name:

\_\_\_\_\_  
Print Name:

\_\_\_\_\_  
Print Name:

### CERTIFICATE OF APPROVAL BY THE CITY OF PALM COAST DEPUTY CHIEF DEVELOPMENT OFFICER

This is to certify that on the \_\_\_\_\_ day of \_\_\_\_\_, 2025 the forgoing plat was approved by the City Council of Palm Coast Deputy Chief Development Officer.

\_\_\_\_\_  
Sign Name:

\_\_\_\_\_  
Print Name:

Deputy Chief Development Officer

### CERTIFICATE OF APPROVAL BY CITY ENGINEER

This is to certify that on the \_\_\_\_\_ day of \_\_\_\_\_, 2025 this plat was approved.

By: \_\_\_\_\_  
City Engineer

\_\_\_\_\_  
Print Name:

### CERTIFICATE OF CLERK

I hereby certify that the foregoing plat was filed for record on the \_\_\_\_\_ day of \_\_\_\_\_, 2025 at \_\_\_\_\_

\_\_\_\_\_  
Sign Name:

\_\_\_\_\_  
Print Name:

Clerk and Ex-officio Clerk of the  
Board of County Commissioners  
Flagler County, Florida

### REVIEWING SURVEYOR'S CERTIFICATION

This is to certified that this plat has been reviewed and found to comply with the requirements of Chapter 177, Part 1, Florida statutes.

Certified this \_\_\_\_\_ Day of \_\_\_\_\_, 2025.

By: \_\_\_\_\_

\_\_\_\_\_  
Print Name:

Professional Surveyor and Mapper

State of Florida license No. \_\_\_\_\_

PREPARED BY:  
**ETM SURVEYING & MAPPING, INC.**  
14775 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258 (904) 642-8550  
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624



# REVERIE AT PALM COAST PHASE 2

A PORTION OF GOVERNMENT SECTIONS 3, 4, 9 AND 10, TOWNSHIP 11 SOUTH, RANGE 30 EAST, CITY OF PALM COAST, FLAGLER COUNTY, FLORIDA.

MAP BOOK

PAGE

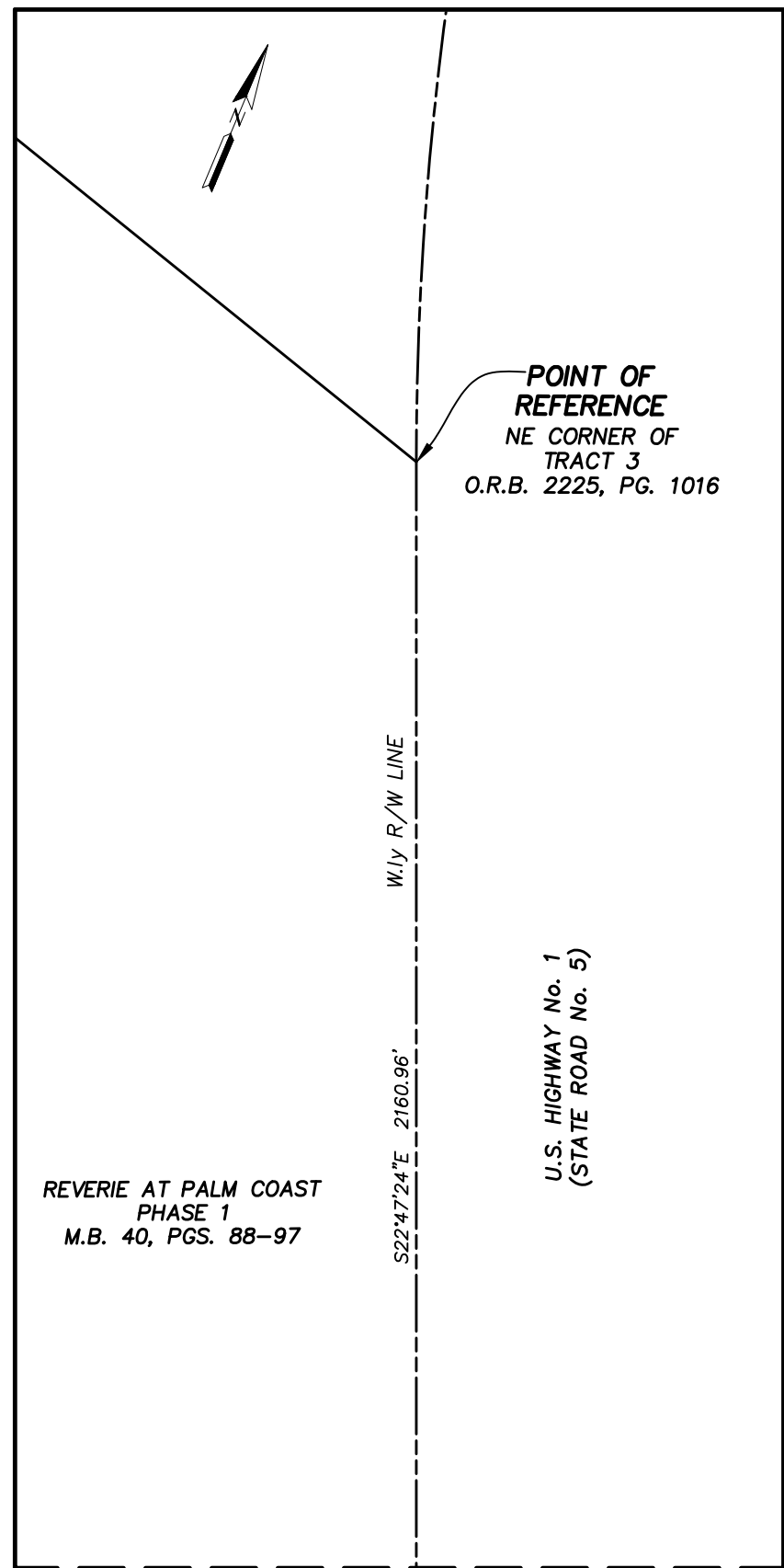
SHEET 2 OF 8 SHEETS

NOTES:  
NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

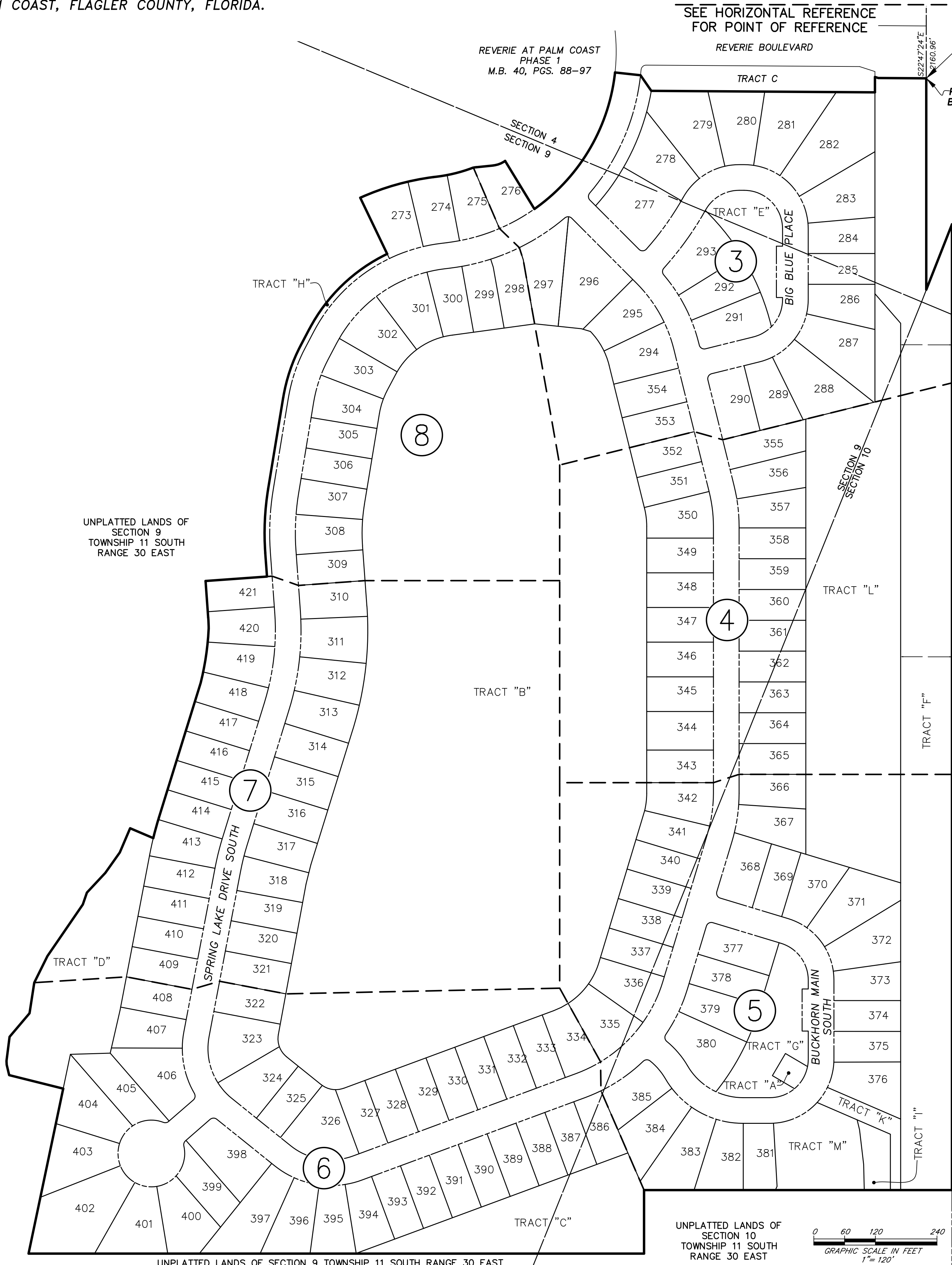
- Coordinates based on GPS observation of the following National Geodetic Survey Control:  
Station "FLBN" (Palm Coast) coordinates:  
N 1912449.2626 E 564922.4241  
Coordinate Datum: State Plane values reference Florida East Zone, North American Datum 1983 (2011) and are in U.S. survey feet.
- Bearings shown are referenced to the State Plane coordinates as indicated herein and are based on the Westerly right of way line of U.S. Highway No.1 (State Road No.5) as being South 22°47'24" East.
- This property lies in flood zone "X and A" as best ascertained from the flood insurance rate map, community panel 12035C0110E and 12035C0120E dated June 6, 2018.
- Do not use this plat for flood zone determinations. flood insurance rate map information is subject to change. Use the current approved firm for community panel number and flood zone determination.
- The tract total acreage is 73.07 acres — there are a total of 149 lots.
- It is expressly provided that the City of Palm Coast shall have no responsibility for the maintenance or improvements of the private roadways or infrastructure improvements within the plat.
- All dimensions are in US feet and decimal parts thereof, as per Florida Statutes, Chapter 177.09(19).
- Neither the City of Palm Coast nor the state of Florida makes any representation regarding sovereign submerged lands incident to or associated with this plat.
- This plat is subject to a master planned development agreement recorded in Official Records Book 2503, Page 173 of the Public Records of Flagler County, Florida.
- All platted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility, in the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. This section shall not apply to those private easements granted to or obtained by a particular electric, telephone, gas, or other public utility. Such construction, installation, maintenance, and operation shall comply with the National Electrical Safety code as adopted by the Florida Public Service Commission.
- All utilities shall be located underground.
- This plat was prepared with the benefit of a property information report provided by First American Title Insurance company, dated May 7, 2025.
- Sidewalks, per construction plan, will be installed with each single-family residential building permit. Sidewalks are to be installed in front of lots 1 to 224.**
- The City of Palm Coast reserves the right to require the property owner or HOA to modify, relocate, or remove any structure, improvement, or object within the City of Palm Coast easements that interferes with the city's use of the easements.
- No building, structure, or obstruction shall be placed or maintained within any City of Palm Coast easement area unless specifically authorized in writing by the City of Palm Coast and all utility providers having rights to use the easement.
- Wetlands depicted hereon determined by Alliant wetland survey dated August 1, 2022. Not field verified.**
- Permanent reference monuments have been placed and permanent control points and lot corners shall be monumented in accordance with Chapter 177, Florida Statutes, Chapter 5J-17.

## PLAT TITLE CERTIFICATE NOTES:

- Right of Way Easement recorded in Deed Book 22, page 535.
- Easement in favor of American Telephone and Telegraph Company recorded in Deed Book 23, page 52.
- Covenants, conditions and restrictions recorded in Official Records Book 506, page 1487. **(Does not affect property)**
- Easement recorded in Official Records Book 586, page 1501, and First Amendment recorded in Official Records Book 592, page 382. **(Does not affect property)**
- Easement to Palm Coast Utility Corporation recorded in Official Records Book 615, page 1349. **(Does not affect property)**
- Easement in favor of Palm Coast Utility Corporation recorded in Official Records Book 615, page 1356. **(Does not affect property)**
- Easement to Palm Coast Utility Corporation recorded in Official Records Book 615, page 1360. **(Does not affect property)**
- Utility Easement Right of Way recorded in Official Records Book 625, page 159. **(Does not affect property)**
- Easement to Florida Water Services Corporation recorded in Official Records Book 641, page 1051 (see pages 1064, 1098, 1111, 1157 and 1202); and Assignment of Easements recorded in Official Records Book 1004, page 392; and Plenary Assignment of Easements and Pendant Interests recorded in Official Records Book 1265, page 1811. **(Does not affect property)**
- Palm Coast Park Development of Regional Impact Development Order as recorded in Official Records Book 1177, page 1796, and in Official Records Book 1201, page 96, and Resolution No. 2004-48, recorded in Official Records Book 1201, page 205, and Resolution No. 2005-03, recorded in Official Records Book 1215, page 1424, and City of Palm Coast's Notice of Filing relating to Palm Coast Park DRI Development Order Duplicate Filings, as recorded in Official Records Book 1213, page 886, and Amended and Restated Development of regional Impact Development Order recorded in Official Records Book 1600, page 49, and Resolution No. 2008-90 Three-Year Extension recorded in Official Records Book 1664, page 1884; City of Palm Coast's Notice of Filing recorded in Official Records Book 1744, page 855; Second Amended DRI Development Order recorded in Official Records Book 1838, page 834; Third Amended and Restated Development of Regional Impact Development Order recorded in Official Records Book 2253, page 339; as affected by Official Records Book 2321, page 526; Fifth Amendment recorded in Official Records Book 2321, page 528; Sixth Amendment recorded in Official Records Book 2356, page 317; Amended and Restated Development of Regional Impact Development Order recorded in Official Records Book 2397, page 935 and Eighth Amended and Restated Development of Regional Impact Development Order recorded in Official Records Book 2416, page 1196. **(Affects Property-Blanket)**
- Easement Agreement between Florida Landmark Communities, Inc., Palm Coast Land, LLC, Palm Coast Forest, LLC and City of Palm Coast recorded in Official Records Book 1311, page 219. **(Does not affect property)**
- Easement between Florida Landmark Communities, Inc., Palm Coast Land, LLC and Palm Coast Forest, LLC; and Florida Power and Light Company, recorded in Official Records Book 1311, page 270. **(Does not affect property)**
- Notice of Establishment of the Palm Coast Park Community Development District recorded in Official Records Book 1389, page 1214 and Amended Notice of Establishment recorded in Official Records Book 1681, page 379. Notice of Address Change recorded in Official Records Book 1846, page 245. **(Affects Property-Blanket)**
- Declaration of Consent to Jurisdiction of Community Development District and to Imposition of Special Assessments recorded in Official Records Book 1439, page 1; Official Records Book 1439, page 10, and Amended Declaration recorded in Official Records Book 1681, page 381. **(Does not affect property)**
- Declaration of Consent to Jurisdiction of Community Development District and to Imposition of Special Assessments recorded in Official Records Book 1439, page 20. **(Affects property-Blanket)**
- True Up Agreement between Florida Landmark Communities, Inc., Palm Coast Forest, LLC and Palm Coast Land, LLC, recorded in Official Records Book 1439, page 28 and Amended True Up Agreement recorded in Official Records Book 1681, page 384. **(Affects property-Blanket)**
- Notice of Collection Agreement for Special Assessments recorded in Official Records Book 1439, page 1860. **(Affects property-Blanket)**
- Perpetual Multi-Use Easement Agreement (Linear Park related) recorded in Official Records Book 1475, page 1568, Corrective Perpetual Multi-Use Easement Agreement recorded in Official Records Book 1570, page 942, Second Corrective Perpetual Multi-Use Easement Agreement recorded in Official Records Book 1814, page 1924, and Irrigation Easement Agreement recorded in Official records Book 2186, page 1391. **(Affects property-Depicted)**
- Utility Agreement for Water and Wastewater Service (Linear Park related) recorded in Official Records Book 1494, page 1362. **(Affects property-No Legal Description)**
- Development Order for US 1 Linear Park, recorded in Official Records Book 1561, page 27, and Official Records Book 1706, page 500. **(Affects property-No Legal Description)**
- City of Palm Coast, Utility Easement, recorded in Official Records Book 1674, page 1821. **(Affects property-Depicted)**
- Collateral Assignment of Development Rights and Interests recorded in Official Records Book 1818, page 1669. **(Affects property-Blanket)**
- Development Order Affidavit recorded in Official Records Book 1822, page 1467. **(Not legally described)**
- Master Plan Development Agreement recorded in Official Records Book 1840, page 1416. **(Affects property-Blanket)**
- Assignment of Development Rights and Declaration of Covenants, Conditions, Restrictions and Reservations for Land Located in Palm Coast Park, Florida recorded in Official Records Book 2225, page 1004. **(Affects property-Blanket)**
- Master Plan Development Order Approval recorded in Official Records Book 2503, page 173. **(Affects property-Blanket)**
- City of Palm Coast Plat Development Order Approvals recorded in Official Records Book 2527, page 336 and Official Records Book 2527, page 341. **(Does not affect property)**
- Assignment of Entitlements recorded in Official Records Book 2590, page 894. **(Affects property-Blanket)**
- Utility Agreement for Water and Waste Water Service recorded in Official Records Book 2605, page 692. **(Affects property-Blanket)**
- Assignment and Assumption of Permits, Licenses and Approvals recorded in Official Records Book 2615, page 1745. **(Affects property-Blanket)**
- Construction Mortgage and Fixture Filing dated October 8, 2021 in favor of Western Alliance Bank and recorded October 11, 2021 in Official Records Book 2615, page 1712. **(Affects property-Blanket)**
- Option Agreement by and between Spring Lake Asset, LLC, a Texas limited liability company and Dream Finders Homes LLC, a Florida limited liability company evidenced by the Memorandum recorded in Official Records Book 2615, page 1755; as affected by the Assignment recorded in Official Records Book 2615, page 1761. **(Affects property-Blanket)**
- Declaration of Consent to Jurisdiction of Community Development District and to Imposition of Special Assessments recorded in Official Records Book 2643, page 1685. **(Affects property-Blanket)**
- Mortgage Special Assessment Acknowledgement recorded in Official Records Book 2643, 1690. **(Affects property-Blanket)**
- Collateral Assignment and Assumption of Development Rights recorded in Official Records Book 2643, page 1695. **(Affects property-Blanket)**
- Temporary Easement Agreement (Borrow Pit) recorded in Official Records Book 2858, page 956; as affected by the Assignment recorded in Official Records Book 2664, page 1001. **(Does not affect property)**
- Easement Agreement (Borrow Pit) recorded in Official Records Book 2658, page 966. **(Does not affect property)**
- Tri-Party Agreement recorded in Official Records Book 2643, page 1705. **(Affects property-Blanket)**
- True-Up Agreement recorded in Official Records Book 2685, page 1544. **(Affects property-Blanket)**
- Deed of Conservation Easement recorded in Official Records Book 2694, page 444. **(Does not affect property)**
- City of Palm Coast Development Order Approval recorded in Official Records Book 2745, page 354. **(Does not affect property)**
- Bellsouth Telecommunications Easement recorded in Official Records Book 2771, page 1903. **(Does not affect property)**
- Declaration of Covenants and Restrictions recorded in Official Records Book 2781, page 1500. **(Affects property-Blanket)**



HORIZONTAL REFERENCE DETAIL  
1"=200'



- LEGEND
- DENOTES REBAR AND CAP PRM STAMPED L.B.#8488, UNLESS OTHERWISE NOTED
  - DENOTES P.C.P., STAMPED L.B.#3624, PERMANENT REFERENCE MONUMENT
  - C.M. CONCRETE MONUMENT
  - D.M.E. DRAINAGE & MAINTENANCE EASEMENT
  - D.U.E. DRAINAGE & UTILITY EASEMENT
  - P.C.P. PERMANENT CONTROL POINT
  - L.B. LICENSED BUSINESS
  - RB&C REBAR AND CAP
  - ID IDENTIFICATION
  - P.C. POINT OF CURVATURE
  - P.T. POINT OF TANGENCY
  - P.C.C. POINT OF COMPOUND CURVATURE
  - P.O.C. POINT OF CURVE
  - P.R.C. POINT OF REVERSE CURVATURE
  - (R) RADIAL
  - (NR) NON-RADIAL
  - CT TABULATED CURVE DATA
  - L1 TABULATED LINE DATA
  - R/W RIGHT OF WAY
  - M.B. MAP BOOK
  - PG. PAGE
  - O.R.B. OFFICIAL RECORDS BOOK
  - FPL FLORIDA POWER & LIGHT
  - ESMT. EASEMENT
  - UTILITY UTILITY
  - --- MATCHLINE
  - ③ SHEET REFERENCE NUMBER

STATE PLANE GRID  
N: 1901550.8696  
E: 570063.9638

PREPARED BY:  
**ETM SURVEYING & MAPPING, INC.**  
14775 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258 (904) 642-8550  
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

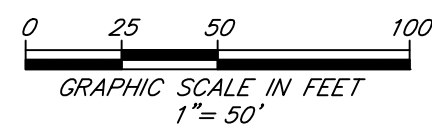
REVERIE AT PALM COAST PHASE 2  
A PORTION OF GOVERNMENT SECTIONS 3, 4, 9 AND 10, TOWNSHIP 11 SOUTH, RANGE 30  
EAST, CITY OF PALM COAST, FLAGLER COUNTY, FLORIDA.

MAP BOOK PAGE

SHEET 3 OF 8 SHEETS  
SEE SHEET 2 FOR NOTES

CURVE TABLE				
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING
C1	400.00'	76°50'41"	536.48'	N21°52'09"E 497.16'
C2	400.00'	38°50'35"	271.18'	N02°52'21"E 266.01'
C3	400.00'	37°59'51"	265.27'	N41°17'34"E 260.44'
C22	300.00'	30°59'57"	162.31'	N52°12'23"W 160.34'
C23	100.00'	76°04'59"	132.79'	N15°15'06"E 123.25'
C24	100.00'	90°00'00"	157.08'	N67°47'24"W 141.42'
C25	100.00'	60°40'24"	105.89'	S36°52'24"W 101.02'
C26	605.00'	15°45'27"	166.39'	N14°24'55"E 165.86'
C36	48.00'	30°01'53"	25.16'	N46°19'52"E 24.87'
C37	375.00'	48°38'24"	318.35'	N07°46'01"E 308.87'
C38	425.00'	34°13'56"	253.92'	N00°33'47"E 250.16'
C39	10.00'	85°23'06"	14.90'	S25°00'48"E 13.56'
C40	10.00'	93°31'13"	16.32'	N65°32'02"E 14.57'
C41	580.00'	11°30'21"	116.47'	N13°01'15"E 116.28'
C42	580.00'	0°43'52"	7.40'	N06°54'08"E 7.40'
C43	125.00'	22°22'38"	48.82'	S17°43'31"W 48.51'
C44	125.00'	25°27'53"	55.56'	S41°38'47"W 55.10'
C45	125.00'	12°49'53"	27.99'	S60°47'40"W 27.94'
C46	125.00'	8°34'08"	18.69'	S71°29'40"W 18.68'
C47	125.00'	25°27'53"	55.56'	S88°30'41"W 55.10'
C48	125.00'	25°27'53"	55.56'	N66°01'26"W 55.10'
C49	125.00'	25°27'53"	55.56'	N40°33'33"W 55.10'
C50	125.00'	5°02'12"	10.99'	N25°18'30"W 10.98'
C51	125.00'	12°52'51"	28.10'	N16°20'59"W 28.04'
C52	125.00'	25°27'53"	55.56'	N02°49'23"E 55.10'
C53	125.00'	25°27'53"	55.56'	N28°17'17"E 55.10'
C54	125.00'	12°16'22"	26.77'	N47°09'24"E 26.72'
C55	10.00'	90°00'00"	15.71'	S08°17'35"W 14.14'
C108	375.00'	11°56'09"	78.12'	N38°03'27"E 77.98'
C109	10.00'	39°39'25"	6.92'	N87°32'04"W 6.78'
C110	275.00'	19°17'19"	92.58'	N58°03'42"W 92.14'
C111	275.00'	11°42'38"	56.21'	N42°33'44"W 56.11'
C138	425.00'	14°18'07"	106.09'	N34°03'36"E 105.81'
C139	10.00'	45°43'41"	7.98'	S49°46'23"W 7.77'
C140	10.00'	82°30'42"	14.40'	S22°00'23"E 13.19'
C141	630.00'	12°36'21"	138.61'	N12°56'47"E 138.33'
C142	75.00'	60°40'24"	79.42'	S36°52'24"W 75.76'
C143	75.00'	90°00'00"	117.81'	N67°47'24"W 106.07'
C144	75.00'	44°49'34"	58.68'	S00°22'37"W 57.19'
C145	75.00'	32°47'18"	42.92'	S38°25'49"E 42.34'
C146	10.00'	90°00'00"	15.71'	S81°42'25"E 14.14'
C147	325.00'	8°14'15"	46.73'	N40°49'32"W 46.69'
C148	325.00'	9°41'02"	54.93'	N49°47'11"W 54.86'
C149	325.00'	8°38'03"	48.98'	N58°56'43"W 48.93'
C150	470.00'	32°10'10"	263.89'	N52°24'48"W 260.43'
C151	470.00'	8°36'56"	70.67'	N40°38'12"W 70.61'
C152	470.00'	9°41'02"	79.44'	N49°47'11"W 79.34'
C153	470.00'	13°52'12"	113.78'	N61°33'47"W 113.50'
C154	450.00'	32°06'15"	252.15'	N03°03'26"E 248.86'
C155	450.00'	11°50'20"	92.98'	N13°11'23"E 92.82'
C156	450.00'	14°58'17"	117.59'	N00°12'55"W 117.25'
C157	450.00'	5°17'31"	41.56'	N10°20'49"W 41.55'
C164	145.00'	30°08'25"	76.28'	N51°46'37"W 75.40'
C165	145.00'	18°25'47"	46.64'	N57°37'56"W 46.44'
C166	145.00'	11°42'38"	29.64'	N42°33'44"W 29.58'
C211	630.00'	0°06'24"	1.17'	N06°35'24"E 1.17'
C212	57.00'	5°22'24"	5.35'	S58°39'36"W 5.34'

LINE TABLE		
LINE	BEARING	LENGTH
L5	S67°12'36"W	9.58'
L10	N61°20'49"E	33.41'
L11	S57°23'43"E	36.92'
L12	N85°05'02"E	6.76'
L14	S40°40'23"E	24.72'
L15	N67°12'36"E	12.00'
L16	S67°12'36"W	12.00'
L17	N36°42'25"W	3.96'



PREPARED BY:  
ETM SURVEYING & MAPPING, INC.  
14775 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258 (904) 642-8550  
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

- LEGEND
- DENOTES REBAR AND CAP PRM STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
  - DENOTES P.C.P., STAMPED L.B.#3624, PERMANENT REFERENCE MONUMENT
  - C.M. CONCRETE MONUMENT
  - D.M.E. DRAINAGE & MAINTENANCE EASEMENT
  - D.U.E. DRAINAGE & UTILITY EASEMENT
  - P.C.P. PERMANENT CONTROL POINT
  - L.B. LICENSED BUSINESS
  - RB&C REBAR AND CAP IDENTIFICATION
  - ID IDENTIFICATION
  - P.C. POINT OF CURVATURE
  - P.T. POINT OF TANGENCY
  - P.C.C. POINT OF COMPOUND CURVATURE
  - P.O.C. POINT OF CURVE
  - P.R.C. POINT OF REVERSE CURVATURE
  - (R) RADIAL
  - (NR) NON-RADIAL
  - C1 TABULATED CURVE DATA
  - L1 TABULATED LINE DATA
  - R/W RIGHT OF WAY
  - M.B. MAP BOOK
  - PG. PAGE
  - O.R.B. OFFICIAL RECORDS BOOK
  - FPL FLORIDA POWER & LIGHT EASEMENT
  - UTIL. UTILITY
  - MATCHLINE
  - SHEET REFERENCE NUMBER

MATCHLINE SEE SHEET 8

MATCHLINE SEE SHEET 4



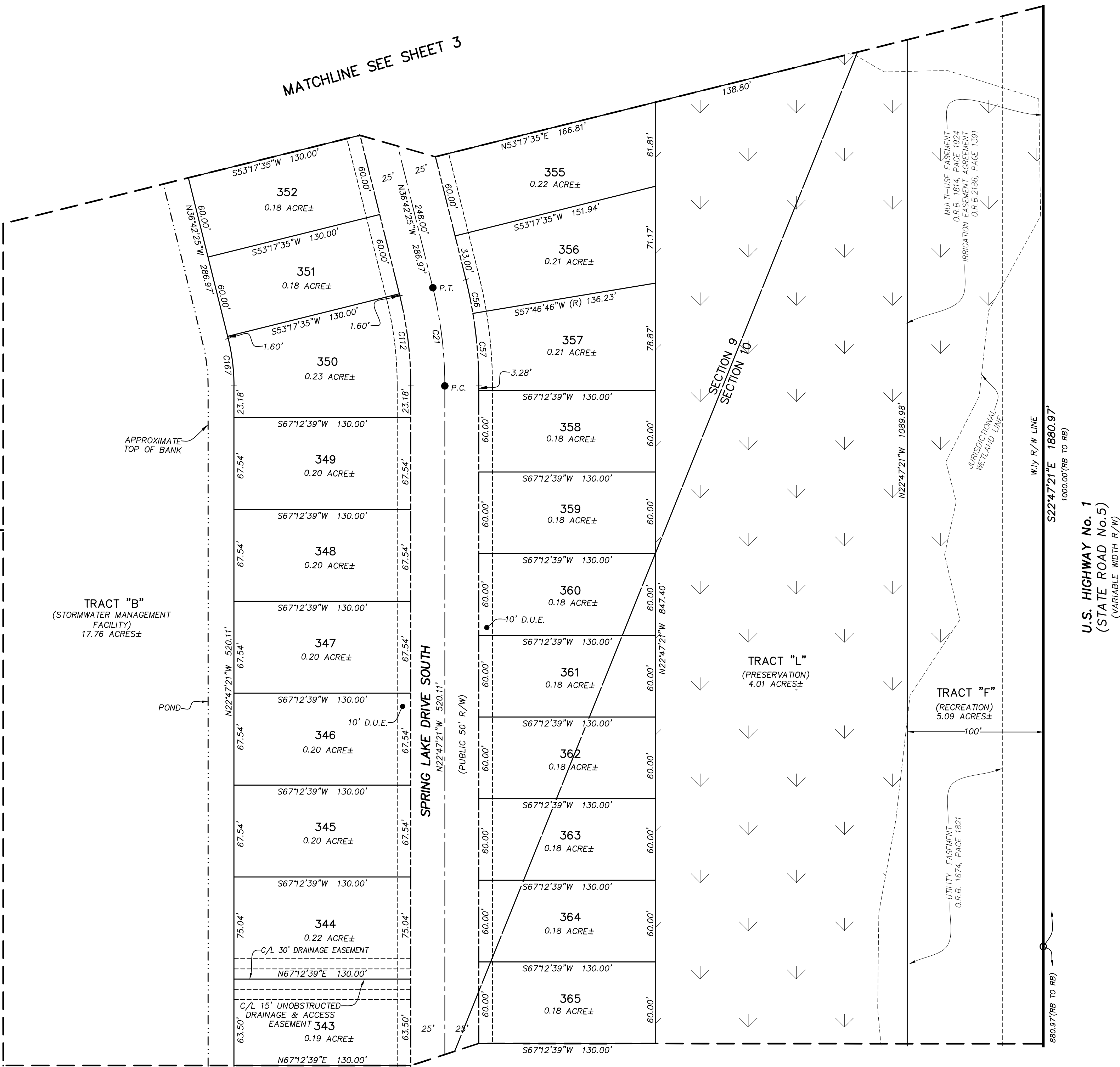
REVERIE AT PALM COAST PHASE 2  
A PORTION OF GOVERNMENT SECTIONS 3, 4, 9 AND 10, TOWNSHIP 11 SOUTH, RANGE 30  
EAST, CITY OF PALM COAST, FLAGLER COUNTY, FLORIDA.

SHEET 4 OF 8 SHEETS  
SEE SHEET 2 FOR NOTES

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C21	300.00'	13°55'04"	72.87'	N29°44'53"W	72.69'
C56	325.00'	4°29'11"	25.45'	N34°27'49"W	25.44'
C57	325.00'	9°25'53"	53.50'	N27°30'18"W	53.44'
C112	275.00'	13°55'04"	66.80'	N29°44'53"W	66.64'
C167	145.00'	13°55'04"	35.22'	N29°44'53"W	35.14'

MATCHLINE SEE SHEET 8

MATCHLINE SEE SHEET 7



MATCHLINE SEE SHEET 5

- LEGEND**
- DENOTES REBAR AND CAP PRM STAMPED L.B.#8488, UNLESS OTHERWISE NOTED
  - DENOTES P.C.P., STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
  - P.R.M. PERMANENT REFERENCE MONUMENT
  - C.M. CONCRETE MONUMENT
  - D.M.E. DRAINAGE & MAINTENANCE EASEMENT
  - D.U.E. DRAINAGE & UTILITY EASEMENT
  - P.C.P. PERMANENT CONTROL POINT
  - L.B. LICENSED BUSINESS
  - RB&C REBAR AND CAP IDENTIFICATION
  - ID POINT OF CURVATURE
  - P.C. POINT OF TANGENCY
  - P.T. POINT OF COMPOUND CURVATURE
  - P.C.C. POINT OF CURVE
  - P.O.C. POINT OF REVERSE CURVATURE
  - P.R.C. RADIAL
  - (R) NON-RADIAL
  - (NR) TABULATED CURVE DATA
  - C1 TABULATED LINE DATA
  - L1 RIGHT OF WAY
  - R/W MAP BOOK
  - M.B. PAGE
  - PG. OFFICIAL RECORDS BOOK
  - O.R.B. FLORIDA POWER & LIGHT EASEMENT
  - FPL ESMT. UTILITY
  - UTIL. MATCHLINE
  - ③ SHEET REFERENCE NUMBER

0 25 50 100  
GRAPHIC SCALE IN FEET  
1" = 50'

PREPARED BY:  
**ETM SURVEYING & MAPPING, INC.**  
14775 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258 (904) 642-8550  
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

REVERIE AT PALM COAST PHASE 2  
A PORTION OF GOVERNMENT SECTIONS 3, 4, 9 AND 10, TOWNSHIP 11 SOUTH, RANGE 30  
EAST, CITY OF PALM COAST, FLAGLER COUNTY, FLORIDA.

MAP BOOK

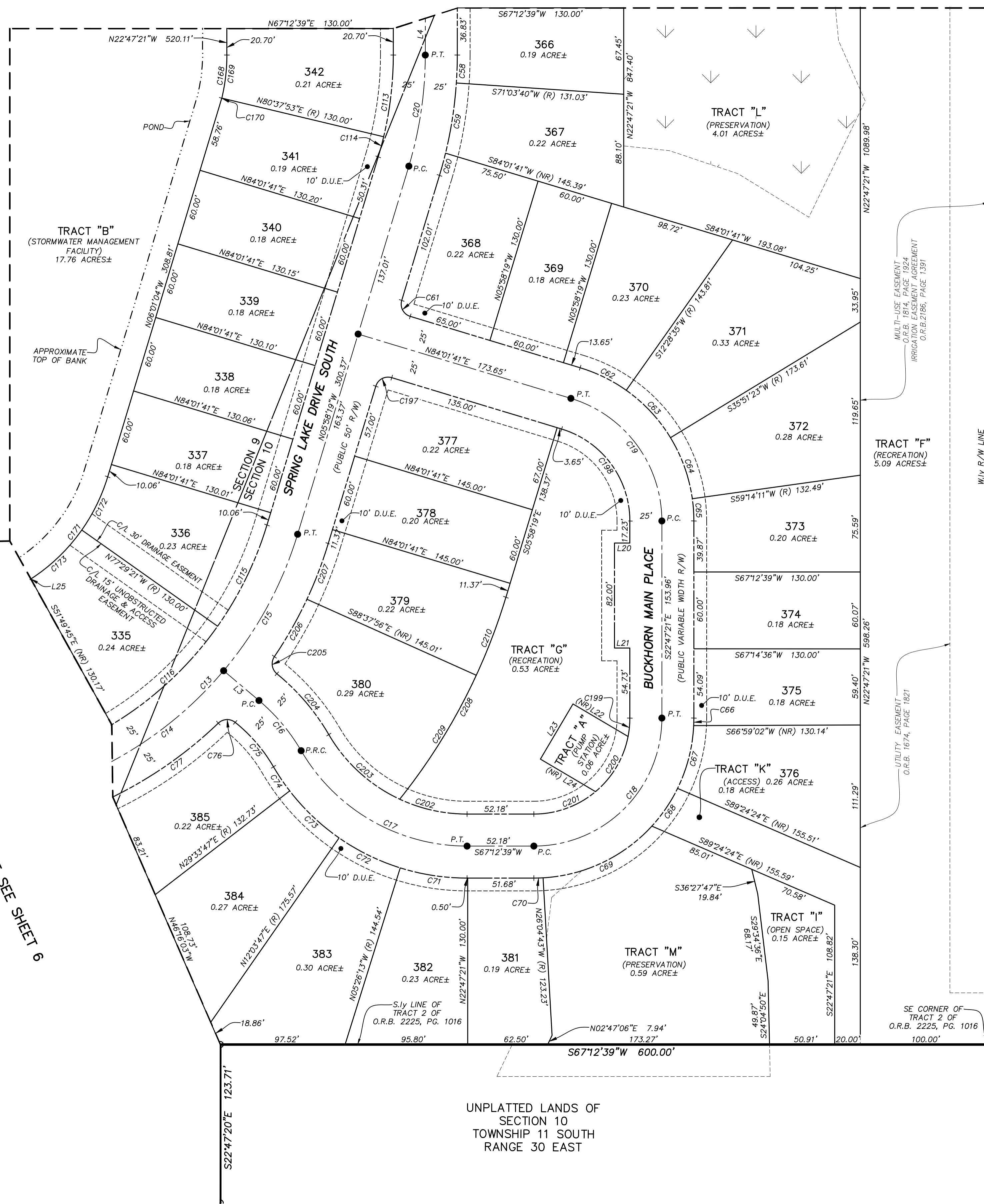
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SHEET 5 OF 8 SHEETS  
SEE SHEET 2 FOR NOTES

MATCHLINE SEE SHEET 7

MATCHLINE SEE SHEET 6

MATCHLINE SEE SHEET 4

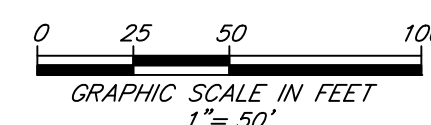


CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C13	300.00'	52°54'35"	277.03'	N20°28'58"E	267.30'
C14	300.00'	29°35'50"	154.97'	N32°08'20"E	153.25'
C15	300.00'	23°18'45"	122.06'	N05°41'03"E	121.22'
C16	150.00'	19°39'18"	51.46'	N62°49'56"W	51.20'
C17	150.00'	59°47'04"	156.52'	S82°53'49"E	149.51'
C18	100.00'	90°00'00"	157.08'	N22°12'39"E	141.42'
C19	100.00'	73°10'59"	127.73'	N59°22'50"W	119.22'
C20	300.00'	16°49'01"	88.05'	N14°22'50"W	87.74'
C58	325.00'	3°51'01"	21.84'	N20°51'51"W	21.84'
C59	325.00'	9°47'34"	55.55'	N14°02'33"W	55.48'
C60	325.00'	3°10'26"	18.00'	N07°33'33"W	18.00'
C61	10.00'	90°00'00"	15.71'	S50°58'19"E	14.14'
C62	125.00'	18°26'54"	40.25'	N86°44'52"W	40.07'
C63	125.00'	23°22'48"	51.01'	N65°50'01"W	50.65'
C64	125.00'	23°22'48"	51.01'	N42°27'13"W	50.65'
C65	125.00'	7°58'28"	17.40'	N26°46'35"W	17.38'
C66	125.00'	2°42'28"	5.91'	N21°26'07"W	5.91'
C67	125.00'	23°22'48"	51.01'	N08°23'29"W	50.65'
C68	125.00'	16°23'37"	35.77'	N11°29'43"E	35.64'
C69	125.00'	44°13'46"	96.49'	N41°48'24"E	94.12'
C70	125.00'	3°17'22"	7.18'	N65°33'58"E	7.18'
C71	175.00'	17°21'07"	53.00'	N75°53'13"E	52.80'
C72	175.00'	17°30'00"	53.45'	S86°41'13"E	53.24'
C73	175.00'	17°30'00"	53.45'	S69°11'13"E	53.24'
C74	175.00'	7°25'57"	22.70'	S56°43'15"E	22.69'
C75	125.00'	21°07'08"	46.07'	N63°33'51"W	45.81'
C76	10.00'	82°31'57"	14.40'	S64°36'37"W	13.19'
C77	325.00'	17°48'52"	101.05'	N32°15'04"E	100.64'
C113	275.00'	13°25'14"	64.41'	N16°04'44"W	64.27'
C114	275.00'	3°23'48"	16.30'	N07°40'13"W	16.30'
C115	275.00'	18°24'29"	88.35'	N03°13'55"E	87.97'
C116	275.00'	23°41'24"	113.70'	N24°16'51"E	112.90'
C168	145.00'	13°28'44"	34.11'	N16°02'59"W	34.03'
C169	145.00'	13°25'14"	33.96'	N16°04'44"W	33.89'
C170	145.00'	0°03'30"	0.15'	N09°20'22"W	0.15'
C171	145.00'	40°10'45"	101.68'	N14°07'03"E	99.61'
C172	145.00'	18°20'27"	46.42'	N03°11'54"E	46.22'
C173	145.00'	21°50'18"	55.27'	N23°17'17"E	54.93'
C197	10.00'	90°00'00"	15.71'	S39°01'41"W	14.14'
C198	75.00'	73°07'25"	95.81'	N59°22'07"W	89.44'
C199	75.00'	11°05'05"	14.51'	N17°14'49"W	14.49'
C200	75.00'	38°56'33"	50.98'	N07°46'00"E	50.00'
C201	75.00'	39°58'23"	52.32'	N47°13'28"E	51.27'
C202	125.00'	24°53'50"	54.32'	N79°39'34"E	53.89'
C203	125.00'	34°53'15"	76.11'	S70°26'54"E	74.94'
C204	175.00'	20°33'47"	62.81'	N63°17'10"W	62.47'
C205	10.00'	84°54'54"	14.82'	S31°06'36"E	13.50'
C206	325.00'	9°05'53"	51.61'	N06°47'54"E	51.55'
C207	325.00'	8°13'17"	46.63'	N01°51'41"W	46.59'
C208	470.00'	21°51'37"	179.32'	N04°57'29"E	178.23'
C209	470.00'	13°54'38"	114.11'	N08°55'58"E	113.83'
C210	470.00'	7°56'58"	65.21'	N01°59'50"W	65.16'

LEGEND  
● P.R.M.  
○ C.M.  
○ D.M.E.  
○ D.U.E.  
○ P.C.P.  
○ L.B.  
○ RB&C  
○ ID  
○ P.C.  
○ P.T.  
○ P.C.C.  
○ P.O.C.  
○ P.R.C.  
○ (R)  
○ (NR)  
○ C1  
○ L1  
○ R/W  
○ M.B.  
○ P.G.  
○ O.R.B.  
○ FPL  
○ ESMT.  
○ UTIL.  
○ MATCHLINE  
○ SHEET REFERENCE NUMBER

DENOTES REBAR AND CAP PRM  
STAMPED L.B.#8488,  
UNLESS OTHERWISE NOTED  
DENOTES P.C.P., STAMPED L.B.#3624,  
PERMANENT REFERENCE MONUMENT  
CONCRETE MONUMENT  
DRAINAGE & MAINTENANCE EASEMENT  
DRAINAGE & UTILITY EASEMENT  
PERMANENT CONTROL POINT  
LICENSED BUSINESS  
REBAR AND CAP  
IDENTIFICATION  
POINT OF CURVATURE  
POINT OF TANGENCY  
POINT OF COMPOUND CURVATURE  
POINT OF CURVE  
POINT OF REVERSE CURVATURE  
RADIAL  
NON-RADIAL  
TABULATED CURVE DATA  
TABULATED LINE DATA  
RIGHT OF WAY  
MAP BOOK  
PAGE  
OFFICIAL RECORDS BOOK  
FLORIDA POWER & LIGHT  
EASEMENT  
UTILITY  
MATCHLINE  
SHEET REFERENCE NUMBER

LINE TABLE		
LINE	BEARING	LENGTH
L3	N72°39'35"W	36.10'
L4	N22°47'21"W	520.11'
L20	N67°12'39"E	12.00'
L21	S67°12'39"W	12.00'
L22	S82°14'00"E	50.00'
L23	N07°46'00"E	50.00'
L24	N82°14'00"W	50.00'
L25	N37°20'53"E	0.21'



PREPARED BY:  
**ETM SURVEYING & MAPPING, INC.**  
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CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

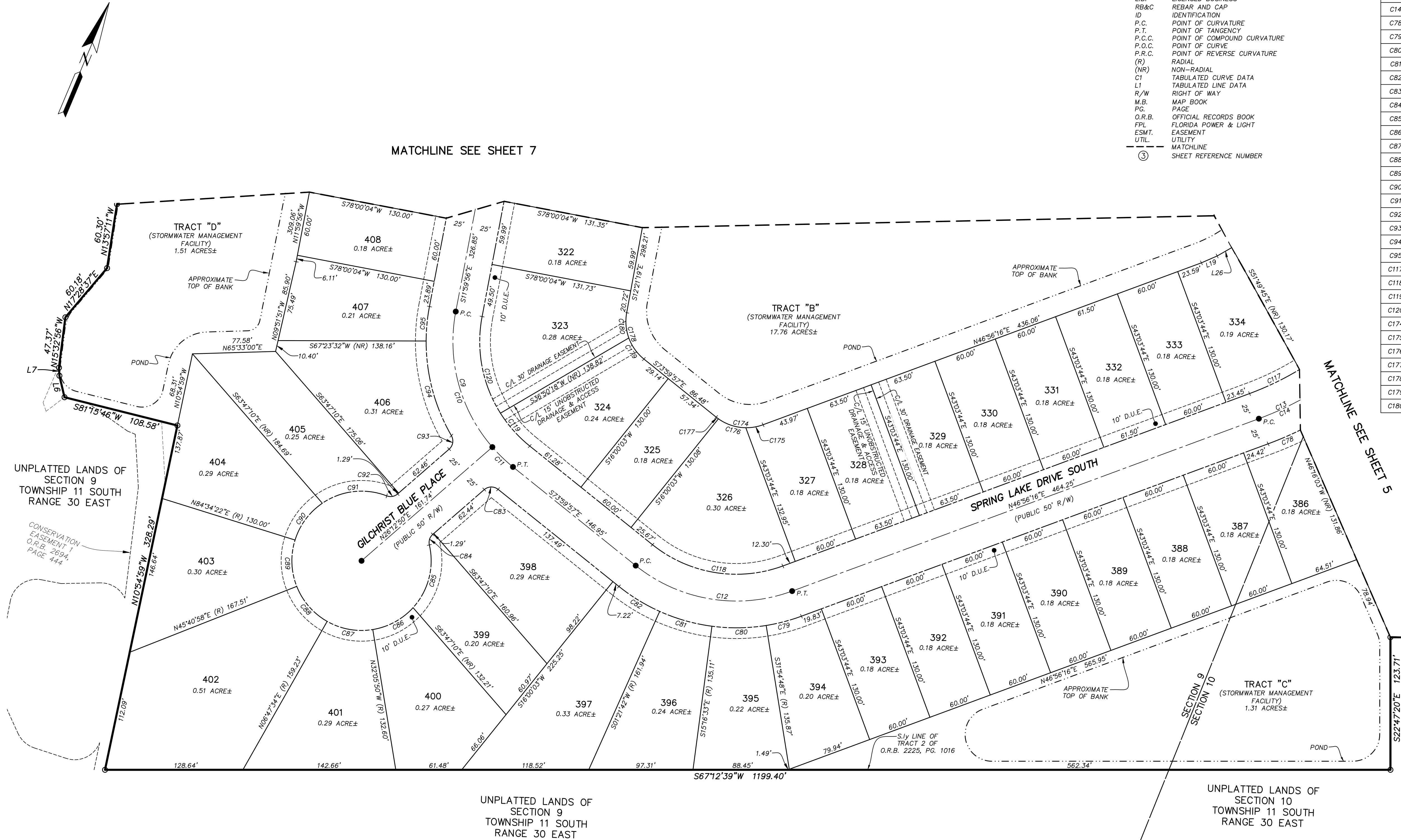


REVERIE AT PALM COAST PHASE 2  
A PORTION OF GOVERNMENT SECTIONS 3, 4, 9 AND 10, TOWNSHIP 11 SOUTH, RANGE 30  
EAST, CITY OF PALM COAST, FLAGLER COUNTY, FLORIDA.

- LEGEND
- DENOTES REBAR AND CAP PRM STAMPED L.B.#8488, UNLESS OTHERWISE NOTED
  - DENOTES P.C.P., STAMPED L.B.#3624, PERMANENT REFERENCE MONUMENT
  - P.R.M. CONCRETE MONUMENT
  - C.M. DRAINAGE & MAINTENANCE EASEMENT
  - D.U.E. DRAINAGE & UTILITY EASEMENT
  - P.C.P. PERMANENT CONTROL POINT
  - L.B. LICENSED BUSINESS
  - RB&C REBAR AND CAP
  - ID IDENTIFICATION
  - P.C. POINT OF CURVATURE
  - P.T. POINT OF TANGENCY
  - P.C.C. POINT OF COMPOUND CURVATURE
  - P.O.C. POINT OF CURVE
  - P.R.C. POINT OF REVERSE CURVATURE
  - (R) RADIAL
  - (NR) NON-RADIAL
  - C1 TABULATED CURVE DATA
  - L1 TABULATED LINE DATA
  - R/W RIGHT OF WAY
  - M.B. MAP BOOK
  - P.G. PAGE
  - O.R.B. OFFICIAL RECORDS BOOK
  - FPL FLORIDA POWER & LIGHT
  - ESMT EASEMENT
  - UTIL. UTILITY
  - ③ MATCHLINE SHEET REFERENCE NUMBER

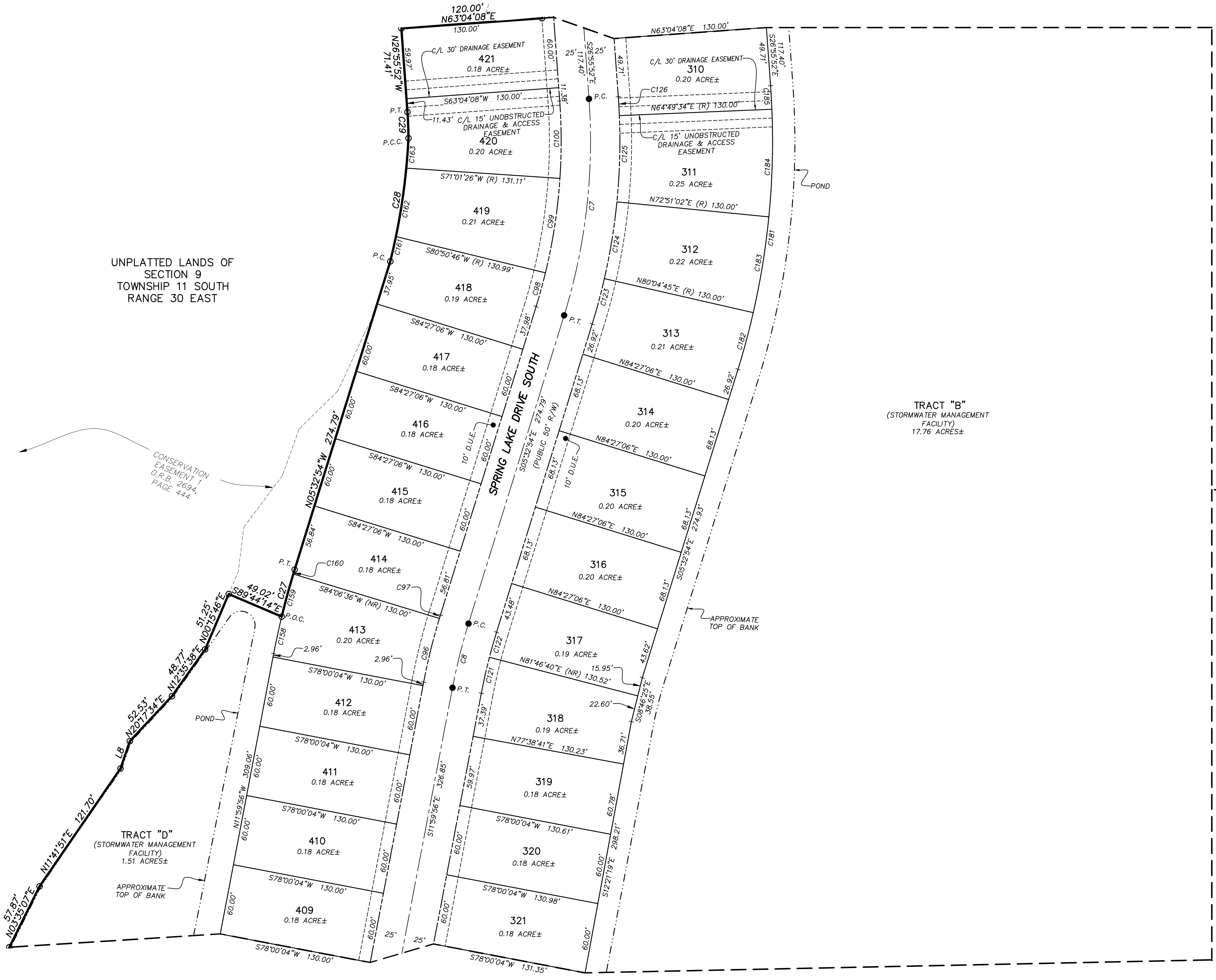
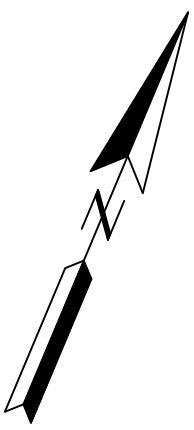
CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C9	150.00'	62°00'01"	162.32'	S42°59'57"E	154.51'
C10	150.00'	51°47'14"	135.58'	S37°53'33"E	131.01'
C11	150.00'	101°2'47"	26.74'	S68°53'34"E	26.70'
C12	150.00'	59°03'47"	154.63'	N76°28'09"E	147.87'
C13	300.00'	52°54'35"	277.03'	N20°28'58"E	267.30'
C14	300.00'	29°35'50"	154.97'	N32°08'20"E	153.25'
C78	325.00'	5°46'46"	32.78'	N44°02'53"E	32.77'
C79	175.00'	11°08'56"	34.05'	N52°30'44"E	34.00'
C80	175.00'	16°38'15"	50.82'	N66°24'19"E	50.64'
C81	175.00'	16°38'15"	50.82'	N83°02'35"E	50.64'
C82	175.00'	14°38'20"	44.71'	S81°19'07"E	44.59'
C83	10.00'	79°47'13"	13.93'	S66°06'26"W	12.83'
C84	10.00'	62°10'55"	10.85'	S04°52'37"E	10.33'
C85	65.00'	55°26'47"	62.90'	N08°14'41"W	60.48'
C86	65.00'	38°25'28"	43.59'	N38°41'26"E	42.78'
C87	65.00'	38°53'24"	44.12'	N77°20'52"E	43.28'
C88	65.00'	38°53'24"	44.12'	S63°45'44"E	43.28'
C89	65.00'	38°53'24"	44.12'	S24°52'20"E	43.28'
C90	65.00'	38°22'36"	43.54'	S13°45'40"W	42.73'
C91	65.00'	55°26'47"	62.90'	S60°40'21"W	60.48'
C92	10.00'	62°10'55"	10.85'	N57°18'17"E	10.33'
C93	10.00'	79°05'40"	13.80'	N13°20'00"W	12.73'
C94	175.00'	30°16'23"	92.46'	S37°44'39"E	91.39'
C95	175.00'	10°36'31"	32.40'	S17°18'12"E	32.36'
C117	275.00'	10°48'42"	51.89'	N41°31'54"E	51.82'
C118	125.00'	59°03'47"	128.86'	N76°28'09"E	123.23'
C119	125.00'	18°55'19"	41.28'	S64°32'18"E	41.09'
C120	125.00'	43°04'42"	93.98'	S33°32'17"E	91.78'
C174	45.00'	59°03'47"	46.39'	N76°28'09"E	44.36'
C175	45.00'	20°51'59"	16.39'	N57°22'15"E	16.30'
C176	45.00'	34°48'34"	27.34'	N85°12'31"E	26.92'
C177	45.00'	3°23'15"	2.66'	S75°41'34"E	2.66'
C178	45.00'	61°38'38"	48.42'	S43°10'38"E	46.11'
C179	45.00'	31°10'34"	24.49'	S58°24'40"E	24.18'
C180	45.00'	30°28'05"	23.93'	S27°35'21"E	23.65'

LINE TABLE		
LINE	BEARING	LENGTH
L6	N36°08'19"W	20.65'
L7	N25°50'37"W	7.51'
L19	N43°44'28"E	16.03'
L26	N37°20'53"E	15.82'



REVERIE AT PALM COAST PHASE 2  
A PORTION OF GOVERNMENT SECTIONS 3, 4, 9 AND 10, TOWNSHIP 11 SOUTH, RANGE 30  
EAST, CITY OF PALM COAST, FLAGLER COUNTY, FLORIDA.

MATCHLINE SEE SHEET 8



UNPLATTED LANDS OF  
SECTION 9  
TOWNSHIP 11 SOUTH  
RANGE 30 EAST

TRACT "B"  
(STORMWATER MANAGEMENT  
FACILITY)  
17.76 ACRES±

TRACT "D"  
(STORMWATER MANAGEMENT  
FACILITY)  
1.51 ACRES±

MATCHLINE SEE SHEET 6

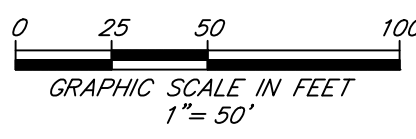
MATCHLINE SEE SHEET 4

MATCHLINE SEE SHEET 5

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C7	500.00'	21°22'58"	186.60'	N16°14'23"W	185.52'
C8	500.00'	6°27'02"	56.29'	S08°46'25"E	56.26'
C27	655.00'	3°37'28"	41.43'	S07°21'38"E	41.43'
C28	545.90'	11°09'05"	106.25'	N14°23'31"W	106.08'
C29	345.00'	3°41'44"	22.25'	N25°05'00"W	22.25'
C96	525.00'	6°06'32"	55.98'	S08°56'40"E	55.95'
C97	525.00'	0°20'29"	3.13'	S05°43'09"E	3.13'
C98	475.00'	3°36'20"	29.89'	N07°21'04"W	29.89'
C99	475.00'	9°49'20"	81.43'	N14°03'54"W	81.33'
C100	475.00'	7°57'18"	65.95'	N22°57'13"W	65.90'
C121	475.00'	3°46'36"	31.31'	S10°06'38"E	31.31'
C122	475.00'	2°40'25"	22.17'	S06°53'07"E	22.16'
C123	525.00'	4°22'21"	40.06'	N07°44'05"W	40.05'
C124	525.00'	7°13'43"	66.24'	N13°32'07"W	66.19'
C125	525.00'	8°01'28"	73.53'	N21°09'42"W	73.47'
C126	525.00'	1°45'26"	16.10'	N26°03'09"W	16.10'
C158	655.00'	2°49'25"	32.28'	S10°35'13"E	32.28'
C159	655.00'	3°17'07"	37.56'	S07°31'49"E	37.55'
C160	655.00'	0°20'21"	3.88'	S05°43'05"E	3.88'
C161	545.90'	2°16'49"	21.73'	N09°57'24"W	21.73'
C162	545.90'	6°11'03"	58.92'	N14°11'20"W	58.89'
C163	545.90'	2°41'13"	25.60'	N18°37'27"W	25.60'
C181	655.00'	21°22'58"	244.44'	N16°14'23"W	243.03'
C182	655.00'	4°22'21"	49.99'	N07°44'05"W	49.97'
C183	655.00'	7°13'43"	82.64'	N13°32'07"W	82.58'
C184	655.00'	8°01'28"	91.73'	N21°09'42"W	91.66'
C185	655.00'	1°45'26"	20.09'	N26°03'09"W	20.09'

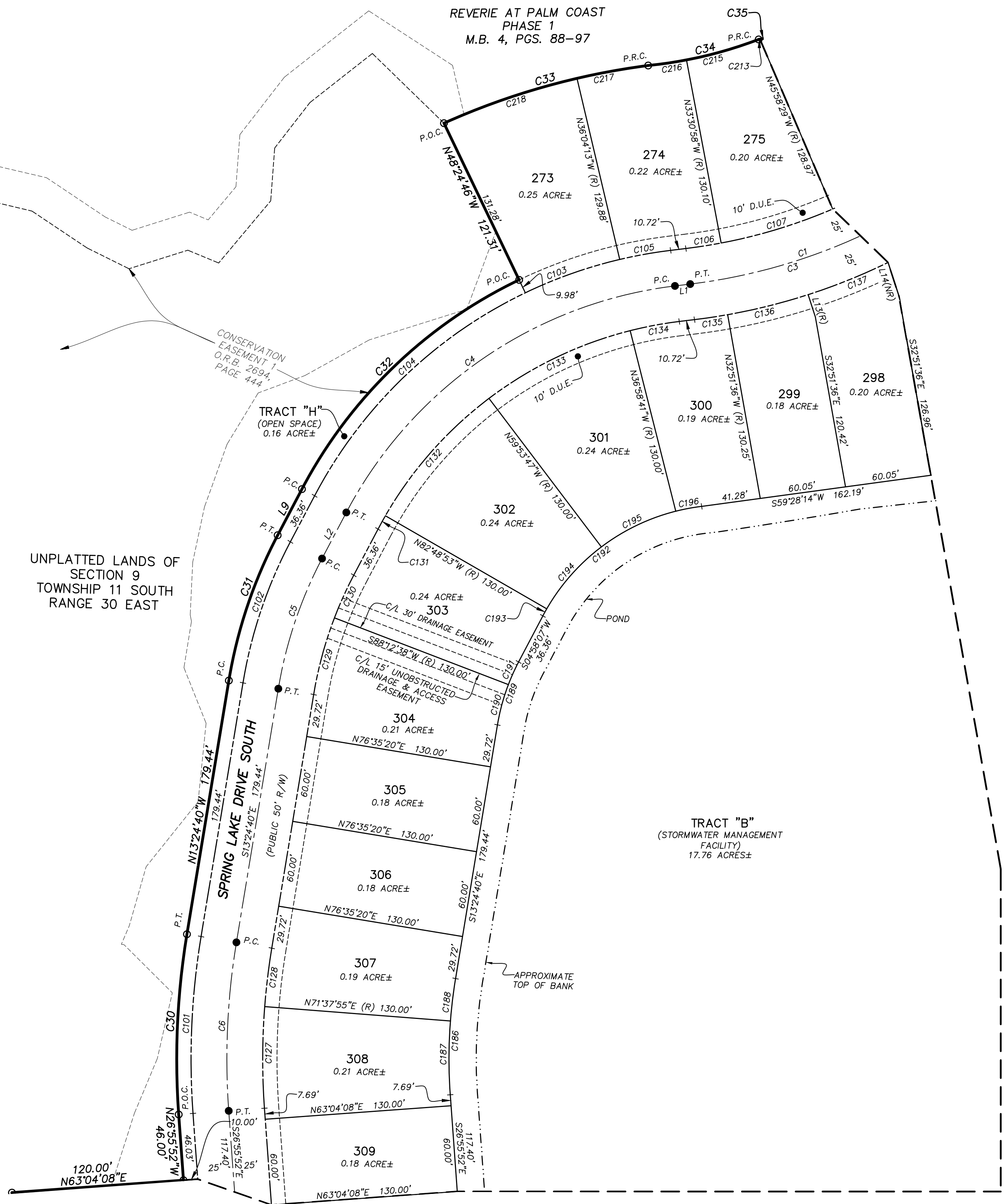
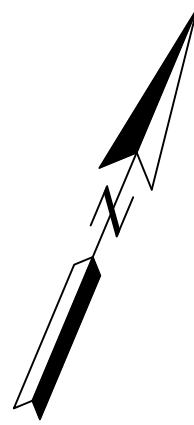
LINE TABLE		
LINE	BEARING	LENGTH
L8	N03°55'45"W	24.59'

- LEGEND
- ⊙ DENOTES REBAR AND CAP PRM STAMPED L.B.#8485, UNLESS OTHERWISE NOTED
  - DENOTES P.C.P., STAMPED L.B.#3624, PERMANENT REFERENCE MONUMENT
  - P.R.M. CONCRETE MONUMENT
  - C.M. DRAINAGE & MAINTENANCE EASEMENT
  - D.M.E. DRAINAGE & UTILITY EASEMENT
  - P.C.P. PERMANENT CONTROL POINT
  - L.B. LICENSED BUSINESS
  - RB&C REBAR AND CAP IDENTIFICATION
  - ID POINT OF CURVATURE
  - P.C. POINT OF TANGENCY
  - P.T. POINT OF COMPOUND CURVATURE
  - P.O.C. POINT OF CURVE
  - P.R.C. POINT OF REVERSE CURVATURE
  - (R) RADIAL
  - (NR) NON-RADIAL
  - CI TABULATED CURVE DATA
  - L1 TABULATED LINE DATA
  - R/W RIGHT OF WAY
  - M.B. MAP BOOK
  - PG. PAGE
  - O.R.B. OFFICIAL RECORDS BOOK
  - FPL FLORIDA POWER & LIGHT
  - ESMT. EASEMENT
  - UTIL. UTILITY
  - MATCHLINE
  - ③ SHEET REFERENCE NUMBER



REVERIE AT PALM COAST PHASE 2  
A PORTION OF GOVERNMENT SECTIONS 3, 4, 9 AND 10, TOWNSHIP 11 SOUTH, RANGE 30  
EAST, CITY OF PALM COAST, FLAGLER COUNTY, FLORIDA.

SHEET 8 OF 8 SHEETS  
SEE SHEET 2 FOR NOTES



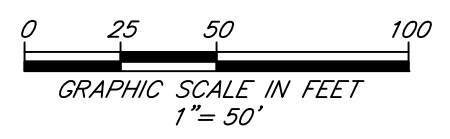
MATCHLINE SEE SHEET 3

MATCHLINE SEE SHEET 4

LINE TABLE		
LINE	BEARING	LENGTH
L1	S60°17'30"W	10.72'
L2	S04°58'07"W	36.36'
L9	N04°58'07"E	36.36'
L13	S40°40'23"E	16.37'
L14	S40°40'23"E	24.72'

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	400.00'	76°50'41"	536.48'	N21°52'09"E	497.16'
C3	400.00'	37°59'51"	265.27'	N41°17'34"E	260.44'
C4	300.00'	55°19'22"	289.67'	S32°37'49"W	278.55'
C5	300.00'	18°22'48"	96.24'	S04°13'16"E	95.82'
C6	500.00'	13°31'12"	117.98'	S20°10'16"E	117.71'
C30	535.00'	13°31'11"	126.24'	S20°10'16"E	125.95'
C31	335.00'	18°22'48"	107.46'	S04°13'16"E	107.00'
C32	335.00'	36°37'07"	214.10'	S23°16'41"W	210.48'
C33	507.67'	16°46'26"	148.63'	S51°26'19"W	148.10'
C34	301.01'	06°17'52"	79.44'	N53°56'05"E	79.21'
C35	57.00'	6°17'51"	6.27'	S58°11'53"W	6.26'
C101	525.00'	13°31'12"	123.88'	S20°10'16"E	123.60'
C102	325.00'	18°22'48"	104.26'	S04°13'16"E	103.81'
C103	325.00'	12°20'42"	70.02'	S47°45'26"W	69.89'
C104	325.00'	36°36'58"	207.70'	S23°16'36"W	204.18'
C105	325.00'	6°21'43"	36.09'	S57°06'38"W	36.07'
C106	375.00'	3°48'28"	24.92'	N58°23'16"E	24.92'
C107	375.00'	12°27'30"	81.54'	N50°15'17"E	81.38'
C127	475.00'	8°33'47"	70.99'	S22°38'58"E	70.93'
C128	475.00'	4°57'24"	41.09'	S15°53'22"E	41.08'
C129	275.00'	11°34'05"	55.52'	S07°37'38"E	55.43'
C130	275.00'	6°48'43"	32.69'	S01°33'46"W	32.68'
C131	275.00'	2°13'00"	10.64'	S06°04'37"W	10.64'
C132	275.00'	22°55'06"	110.00'	S18°38'40"W	109.27'
C133	275.00'	22°55'06"	110.00'	S41°33'46"W	109.27'
C134	275.00'	7°16'11"	34.89'	S56°39'24"W	34.87'
C135	425.00'	3°09'05"	23.38'	N58°42'57"E	23.37'
C136	425.00'	7°48'47"	57.95'	N53°14'01"E	57.91'
C137	425.00'	8°06'57"	60.20'	N45°16'09"E	60.15'
C186	345.00'	13°31'12"	81.41'	S20°10'16"E	81.22'
C187	345.00'	8°33'47"	51.56'	S22°38'58"E	51.51'
C188	345.00'	4°57'24"	29.85'	S15°53'22"E	29.84'
C189	145.00'	18°22'48"	46.51'	S04°13'16"E	46.32'
C190	145.00'	11°31'12"	29.15'	S07°39'04"E	29.10'
C191	145.00'	6°51'36"	17.36'	S01°32'20"W	17.35'
C192	145.00'	55°18'31"	139.97'	S32°37'23"W	134.60'
C193	145.00'	2°13'00"	5.61'	S06°04'37"W	5.61'
C194	145.00'	22°55'06"	58.00'	S18°38'40"W	57.61'
C195	145.00'	22°55'06"	58.00'	S41°33'46"W	57.61'
C196	145.00'	7°15'19"	18.36'	S56°38'59"W	18.35'
C213	57.00'	0°55'26"	0.92'	S55°30'41"W	0.92'
C215	301.01'	9°58'49"	52.43'	N51°21'53"E	52.37'
C216	301.01'	5°08'24"	27.00'	N58°55'29"E	26.99'
C217	507.67'	5°41'59"	50.50'	S56°58'33"W	50.48'
C218	507.67'	11°04'27"	98.12'	S48°35'20"W	97.97'

- LEGEND
- DENOTES REBAR AND CAP PRIM STAMPED L.B.#9488, UNLESS OTHERWISE NOTED
  - P.R.M. DENOTES P.C.P., STAMPED L.B.#3624.
  - C.M. PERMANENT REFERENCE MONUMENT
  - D.M.E. CONCRETE MONUMENT
 D.U.E. DRAINAGE & MAINTENANCE EASEMENT | P.C.P. DRAINAGE & UTILITY EASEMENT | L.B. PERMANENT CONTROL POINT | R.B. LICENSED BUSINESS | ID. REBAR AND CAP IDENTIFICATION | P.C. POINT OF CURVATURE | P.T. POINT OF TANGENCY | P.C.C. POINT OF COMPOUND CURVATURE | P.O.C. POINT OF CURVE | P.R.C. POINT OF REVERSE CURVATURE | (R) RADIAL | (NR) NON-RADIAL | C1 TABULATED CURVE DATA | L1 TABULATED LINE DATA | R/W RIGHT OF WAY | M.B. MAP BOOK | PG. PAGE | O.R.B. OFFICIAL RECORDS BOOK | FPL FLORIDA POWER & LIGHT | ESMT. EASEMENT | UTIL. UTILITY | ③ MATCHLINE SHEET REFERENCE NUMBER |



PREPARED BY:  
**ETM SURVEYING & MAPPING, INC.**  
14775 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258 (904) 642-8550  
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

## SECTION VIII

Prepared by and upon recording  
should be returned to:

Vincent L. Sullivan, Esq.  
Chiumento Law, PLLC  
145 City Place, Suite 301  
Palm Coast, FL 32164

### **SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED** is made and entered into as of this \_\_\_\_ day of \_\_\_\_\_, 2025 by **D.R. Horton, Inc. - Jacksonville** (hereinafter called the “Grantor”), whose mailing address is 1341 Horton Circle, Arlington, TX 76011 to **THE PALM COAST PARK COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government organized and existing under the laws of the State of Florida,** (hereinafter called the “Grantee”), whose mailing address is 219 East Livingston Street, Orlando, FL 32801.

Wherever used herein, the terms “Grantor” and “Grantee” shall be deemed to include the parties to this Special Warranty Deed and the successors and assigns of each corporation or entity. The singular shall be deemed to include the plural and vice versa, where the context so permits.

**WITNESSETH**, that Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all of that certain land situated in Flagler County, Florida, to-wit:

**See Exhibit “A” attached hereto (the “Property”).**

TOGETHER with all rights, privileges, easements, tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining to the Property.

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

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

SUBJECT TO taxes for the year of recording, covenants, restrictions, easements, reservations and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed in its name, the day and year first above written.

Signed, Sealed and Delivered  
in the presence of:

**D.R. Horton, Inc. - Jacksonville, a  
Delaware corporation**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Witness Address: \_\_\_\_\_  
\_\_\_\_\_

By: \_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Witness Address: \_\_\_\_\_  
\_\_\_\_\_

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by ( ) physical presence or ( ) online notarization this \_\_\_\_ day of \_\_\_\_\_, 2025 by \_\_\_\_\_, as \_\_\_\_\_ of D.R. Horton, Inc. - Jacksonville. S/He ( ) is personally known to me or ( ) has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public, State of \_\_\_\_\_  
Name: \_\_\_\_\_

## EXHIBIT "A"

### Phase 7A

Tracts A, B, C, D, and E, all as shown on the plat of Freedom at Sawmill Phase 7A as recorded in Plat Book 42 Page 67 through 73 of the Public Records of Flagler County, Florida.

TOGETHER WITH:

LEGAL DESCRIPTION: CDD DESCRIPTION-A

A PARCEL OF LAND LYING WEST OF U.S. HIGHWAY NO. 1 (STATE ROAD 5) IN GOVERNMENT SECTIONS 16, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 2282, PAGES 1695 THROUGH 1703, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF GOVERNMENT SECTION 17, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA; THENCE SOUTH 89°28'57" WEST ALONG THE SOUTH LINE OF SAID SECTION 17 FOR A DISTANCE OF 1,667.92 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE OF THE FLORIDA EAST COAST RAILWAY COMPANY'S RAILROAD RIGHT OF WAY (A 150 FOOT RIGHT-OF-WAY); THENCE DEPARTING SAID SOUTH LINE OF SECTION 17, NORTH 09°09'13" WEST ALONG SAID EASTERLY RAILROAD RIGHT-OF-WAY LINE FOR A DISTANCE OF 3898.15 FEET TO A POINT ON THE NORTHERLY LINE OF SAID SECTION 17; THENCE ALONG SAID EASTERLY RAILROAD RIGHT-OF-WAY LINE, NORTH 54°24'01" EAST ALONG SAID NORTHERLY LINE OF SECTION 17 FOR A DISTANCE OF 139.61 FEET; THENCE NORTH 09°09'13" WEST FOR A DISTANCE OF 326.06 FEET; THENCE DEPARTING SAID RAILROAD RIGHT OF WAY, NORTH 62°02'35" EAST FOR A DISTANCE OF 465.68 FEET; THENCE NORTH 90°00'00" EAST FOR A DISTANCE OF 391.61 FEET; THENCE NORTH 43°07'13" EAST FOR A DISTANCE OF 725.79 FEET; THENCE SOUTH 89°50'08" EAST FOR A DISTANCE OF 783.66 FEET; THENCE SOUTH 06°27'37" EAST, A DISTANCE OF 370.05 FEET; EAST, A DISTANCE OF 370.05 FEET; THENCE NORTH 83°08'42" EAST, A DISTANCE OF 1607.51 FEET TO THE POINT OF BEGINNING; EAST, A DISTANCE OF 1607.51 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 81°30'13" EAST, A DISTANCE OF 135.92 FEET TO THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 1 (A 200 FOOT RIGHT OF WAY); THENCE EAST, A DISTANCE OF 135.92 FEET TO THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 1 (A 200 FOOT RIGHT OF WAY); THENCE SOUTH 08°29'47" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 1 (A 200 FOOT RIGHT OF WAY), A DISTANCE OF 122.01 FEET; THENCE NORTH EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 1 (A 200 FOOT RIGHT OF WAY), A DISTANCE OF 122.01 FEET; THENCE NORTH 37°02'03" WEST DEPARTING SAID WESTERLY



RIGHT OF WAY LINE, A DISTANCE OF 50.63 FEET; THENCE SOUTH 82°25'31" WEST, A DISTANCE OF 77.20 FEET; THENCE WEST DEPARTING SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 50.63 FEET; THENCE SOUTH 82°25'31" WEST, A DISTANCE OF 77.20 FEET; THENCE WEST, A DISTANCE OF 77.20 FEET; THENCE NORTH 59°32'22" WEST, A DISTANCE OF 20.60 FEET TO A POINT ON A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 650.00 FEET; THENCE WEST, A DISTANCE OF 20.60 FEET TO A POINT ON A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 650.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 66.03 FEET, THROUGH A DELTA ANGLE OF 05°49'13", SAID CURVE BEING SUBTENDED BY AN , SAID CURVE BEING SUBTENDED BY AN CHORD BEARING AND DISTANCE OF NORTH 24°48'21" WEST, A DISTANCE OF 66.00 FEET TO THE POINT OF BEGINNING. WEST, A DISTANCE OF 66.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINING 10,018.38 SQUARE FEET OR 0.23 ACRES MORE OR LESS.

LEGAL DESCRIPTION: CDD DESCRIPTION-B

A PARCEL OF LAND LYING WEST OF U.S. HIGHWAY NO. 1 (STATE ROAD 5) IN GOVERNMENT SECTIONS 16, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 2282, PAGES 1695 THROUGH 1703, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF GOVERNMENT SECTION 17, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA; THENCE SOUTH 89°28'57" WEST ALONG THE SOUTH LINE OF SAID SECTION 17 FOR A DISTANCE OF 1,667.92 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE OF THE FLORIDA EAST COAST RAILWAY COMPANY'S RAILROAD RIGHT OF WAY (A VARIABLE WIDTH RIGHT-OF-WAY); THENCE DEPARTING SAID SOUTH LINE OF SECTION 17, NORTH 09°09'13" WEST ALONG SAID EASTERLY RAILROAD RIGHT-OF-WAY LINE FOR A DISTANCE OF 3898.15 FEET TO A POINT ON THE NORTHERLY LINE OF SAID SECTION 17; THENCE ALONG SAID EASTERLY RAILROAD RIGHT-OF-WAY LINE, NORTH 54°24'01" EAST ALONG SAID NORTHERLY LINE OF SECTION 17 FOR A DISTANCE OF 139.61 FEET; THENCE NORTH 09°09'13" WEST FOR A DISTANCE OF 326.06 FEET; THENCE DEPARTING SAID RAILROAD RIGHT OF WAY, NORTH 62°02'35" EAST FOR A DISTANCE OF 465.68 FEET; THENCE NORTH 90°00'00" EAST FOR A DISTANCE OF 391.61 FEET; THENCE NORTH 43°07'13" EAST FOR A DISTANCE OF 725.79 FEET; THENCE SOUTH 89°50'08" EAST FOR A DISTANCE OF 783.66 FEET; THENCE SOUTH 06°27'37" EAST, A DISTANCE OF 791.22 FEET; THENCE SOUTH 13°27'02" EAST, A DISTANCE OF 42.11 FEET; THENCE SOUTH 13°27'02" EAST, A DISTANCE OF 1731.35 FEET; THENCE EAST, A DISTANCE OF 791.22 FEET; THENCE SOUTH 13°27'02" EAST, A DISTANCE OF 42.11 FEET; THENCE SOUTH 13°27'02" EAST, A DISTANCE OF 1731.35 FEET; THENCE EAST, A DISTANCE OF 42.11



FEET; THENCE SOUTH  $13^{\circ}27'02''$  EAST, A DISTANCE OF 1731.35 FEET; THENCE EAST, A DISTANCE OF 1731.35 FEET; THENCE NORTH  $81^{\circ}30'13''$  EAST, A DISTANCE OF 314.91 FEET TO THE POINT OF BEGINNING; EAST, A DISTANCE OF 314.91 FEET TO THE POINT OF BEGINNING;

THENCE NORTH  $08^{\circ}16'46''$  WEST, A DISTANCE OF 79.99 FEET; THENCE NORTH  $78^{\circ}51'12''$  EAST, A DISTANCE OF 127.09 FEET TO A POINT OF CURVATURE CONCAVE NORTHWESTERLY WEST, A DISTANCE OF 79.99 FEET; THENCE NORTH  $78^{\circ}51'12''$  EAST, A DISTANCE OF 127.09 FEET TO A POINT OF CURVATURE CONCAVE NORTHWESTERLY EAST, A DISTANCE OF 127.09 FEET TO A POINT OF CURVATURE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 58.78 FEET, THROUGH A DELTA ANGLE OF  $112^{\circ}15'13''$ , SAID , SAID CURVE BEING SUBTENDE BY AN CHORD BEARING AND DISTANCE OF NORTH  $22^{\circ}43'36''$  EAST, 49.82 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EAST, 49.82 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 70.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 11.78 FEET, THROUGH A DELTA ANGLE OF  $09^{\circ}38'33''$ , SAID CURVE BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF NORTH  $28^{\circ}34'44''$  WEST, 11.77 FEET; THENCE NORTH  $81^{\circ}30'13''$  EAST, A DISTANCE OF 765.64 , SAID CURVE BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF NORTH  $28^{\circ}34'44''$  WEST, 11.77 FEET; THENCE NORTH  $81^{\circ}30'13''$  EAST, A DISTANCE OF 765.64 WEST, 11.77 FEET; THENCE NORTH  $81^{\circ}30'13''$  EAST, A DISTANCE OF 765.64 EAST, A DISTANCE OF 765.64 FEET TO A POINT OF CURVATURE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 275.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 431.97 FEET, THROUGH A DELTA ANGLE OF  $90^{\circ}00'00''$ , SAID CURVE BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF NORTH  $36^{\circ}30'13''$  EAST, 388.91 FEET; THENCE NORTH  $08^{\circ}29'47''$  WEST, A DISTANCE OF 1513.71 FEET TO A POINT OF CURVATURE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 650.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 113.38 FEET, THROUGH A DELGA ANGLE OF  $09^{\circ}59'39''$ , SAID CURVE BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF NORTH  $36^{\circ}30'13''$  EAST, 388.91 FEET; THENCE EAST, 388.91 FEET; THENCE NORTH  $08^{\circ}29'47''$  WEST, A DISTANCE OF 1513.71 FEET TO A POINT OF CURVATURE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 650.00 FEET; THENCE NORTHWESTERLY WEST, A DISTANCE OF 1513.71 FEET TO A POINT OF CURVATURE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 650.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 113.38 FEET, THROUGH A DELTA ANGLE OF  $09^{\circ}59'39''$ , SAID CURVE BEING SUBTENDE BY AN CHORD BEARING AND DISTANCE , SAID CURVE BEING SUBTENDE BY AN CHORD BEARING AND DISTANCE OF NORTH  $13^{\circ}29'37''$  WEST, 113.24 FEET; THENCE NORTH  $82^{\circ}25'31''$  EAST, A DISTANCE OF 70.39 FEET; THENCE SOUTH  $37^{\circ}02'03''$  EAST, A DISTANCE OF 36.69 FEET; THENCE NORTH WEST, 113.24 FEET; THENCE NORTH  $82^{\circ}25'31''$  EAST, A DISTANCE OF 70.39 FEET; THENCE SOUTH  $37^{\circ}02'03''$  EAST, A DISTANCE OF 36.69 FEET; THENCE NORTH EAST, A DISTANCE OF 70.39 FEET; THENCE SOUTH  $37^{\circ}02'03''$  EAST, A DISTANCE OF 36.69

FEET; THENCE NORTH EAST, A DISTANCE OF 36.69 FEET; THENCE NORTH  $52^{\circ}55'20''$  EAST, A DISTANCE OF 24.66 FEET TO THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 1 (A VARIABLE WIDTH RIGHT OF WAY); THENCE SOUTH  $08^{\circ}29'47''$  EAST, A DISTANCE OF 24.66 FEET TO THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 1 (A VARIABLE WIDTH RIGHT OF WAY); THENCE SOUTH  $08^{\circ}29'47''$  EAST CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 1 (A VARIABLE WIDTH RIGHT OF WAY), A DISTANCE OF 2029.46 FEET; THENCE SOUTH  $81^{\circ}30'13''$  WEST, WEST, DEPARTING SAID RIGHT OF WAY LINE, A DISTANCE OF 1012.66 FEET TO A POINT OF CURVATURE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND ARC LENGTH OF 39.27 FEET, THROUGH A DELTA ANGLE OF  $90^{\circ}00'00''$ , SAID CURVE BEING SUBTENDED BY A CHORD, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH  $36^{\circ}30'13''$  WEST, 35.36 FEET; THENCE SOUTH  $81^{\circ}30'13''$  WEST, A DISTANCE OF 60.00 FEET; THENCE NORTH  $08^{\circ}29'47''$  WEST, A DISTANCE OF 1.63 WEST, 35.36 FEET; THENCE SOUTH  $81^{\circ}30'13''$  WEST, A DISTANCE OF 60.00 FEET; THENCE NORTH  $08^{\circ}29'47''$  WEST, A DISTANCE OF 1.63 WEST, A DISTANCE OF 60.00 FEET; THENCE NORTH  $08^{\circ}29'47''$  WEST, A DISTANCE OF 1.63 WEST, A DISTANCE OF 1.63 FEET TO A POINT OF CURVATURE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 38.02 FEET, THROUGH A DELTA ANGLE OF  $87^{\circ}08'15''$ , SAID CURVE BEING SUBTENDED BY AN CHORD BEARING AND DISTANCE OF NORTH  $52^{\circ}03'55''$  WEST, 34.46 FEET; THENCE, SAID CURVE BEING SUBTENDED BY AN CHORD BEARING AND DISTANCE OF NORTH  $52^{\circ}03'55''$  WEST, 34.46 FEET; THENCE WEST, 34.46 FEET; THENCE SOUTH  $84^{\circ}21'57''$  WEST, A DISTANCE OF 168.17 FEET TO THE POINT OF BEGINNING WEST, A DISTANCE OF 168.17 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINING 390,280.82 SQUARE FEET OR 8.96 ACRES MORE OR LESS.

A PORTION OF GOVERNMENT SECTIONS 9, 16 AND 47, TOWNSHIP 10 SOUTH, RANGE 30 EAST,  
FLAGLER COUNTY, FLORIDA.

A PARCEL OF LAND LYING WEST OF U.S. HIGHWAY NO. 1 (STATE ROAD 3) IN GOVERNMENT SECTIONS 16, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 2262, PAGES 1695 THROUGH 1701, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SAID PARCEL OF LAND CONTAINING FIFTY-THREE SQUARE FEET OR 0.23 ACRES MORE OR LESS

A PORCELAIN OF LAND LING WEST OF U.S. HIGHWAY NO. 1 (STATE ROAD 30) IN GOVERNMENT SECTIONS 14, TOWNSHIP 13 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 2382, PAGES 7875 THROUGH 7882, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Said parcel of land containing 20,000 square feet or more acres more or less

- - SET 1/2" FROM PIPE, LB 8524
- - FOUND FROM PIPE ON PDD AS NOTED
- - FOUND 4"X CONCRETE MONUMENT, LB 6888, ALONG GROUNDLINE NOTED

R/W - POINT OF WAY

" - ENCROACHMENT

- ① - SEWER MANHOLE
- ② - ELECTRIC MANHOLE
- ③ - GREASE TRAP
- ④ - CONCRETE POWER POLE
- ⑤ - UTILITY POLE
- ⑥ - GUY ANCHOR

ONE - OVERHEAD ELECTRIC  
 EQ - SEWER CLEAN OUT  
 -3- - FENCE AS NOTED  
 \* - LIGHT POLE  
 @ - BILLIARD  
 - HANDICAP PARKING  
 @ - WATER METER  
 @ - WATER VALVE  
 - SIGN  
 --- - UNDERGROUND IRRIGATION LINE  
 WWT - UNDERGROUND PC-USE WATER LINE

CERTIFIED TO  
D.R. HORTON

DRAWN BY: A.D.B. & T.C.H.
CHECKED BY: A.D.B.
FIELD BOOK /PAGE(S): XXX /X

[illegible]

**BRADSHAW NILES & ASSOCIATES, INC.**  
SURVEYING AND MAPPING CONSULTANTS  
LICENSED BUSINESS NO. 6829  
280 BUSINESS PARK CIRCLE, SUITE #10  
ST. AUGUSTINE, FLORIDA 32085  
(904) 226-2501 FAX (904) 226-5572

THIS SURVEY IS CERTIFIED FOR THE EXCLUSIVE USE OF THE CLIENT NAMED HEREON AND IS NOT VALID WITHOUT THE SIGNATURE AND RINGED SEAL OF THE PROFESSIONAL SURVEYOR AND MAPPER OF FLORIDA SHOWN HEREON.







# FREEDOM AT SAWMILL PHASE 7A

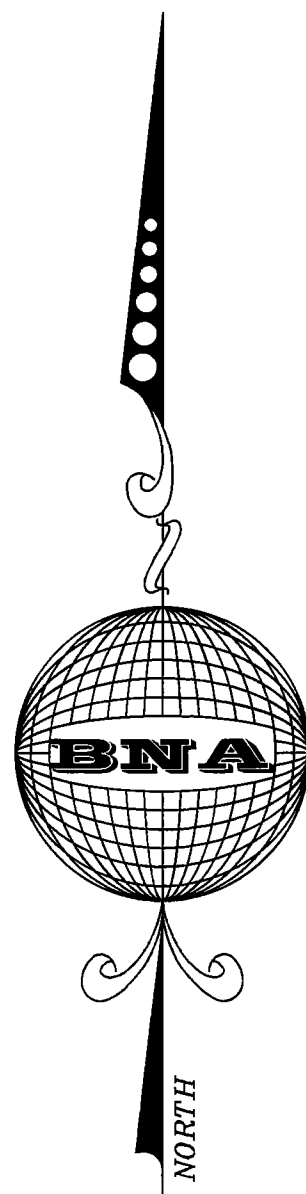
A PORTION OF GOVERNMENT SECTION 9, 16, 47 TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2282, PAGES 1695 THROUGH 1703 AS RECORDED IN THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

MAP BOOK 42, PAGE 68

SHEET 2 OF 7 SHEETS

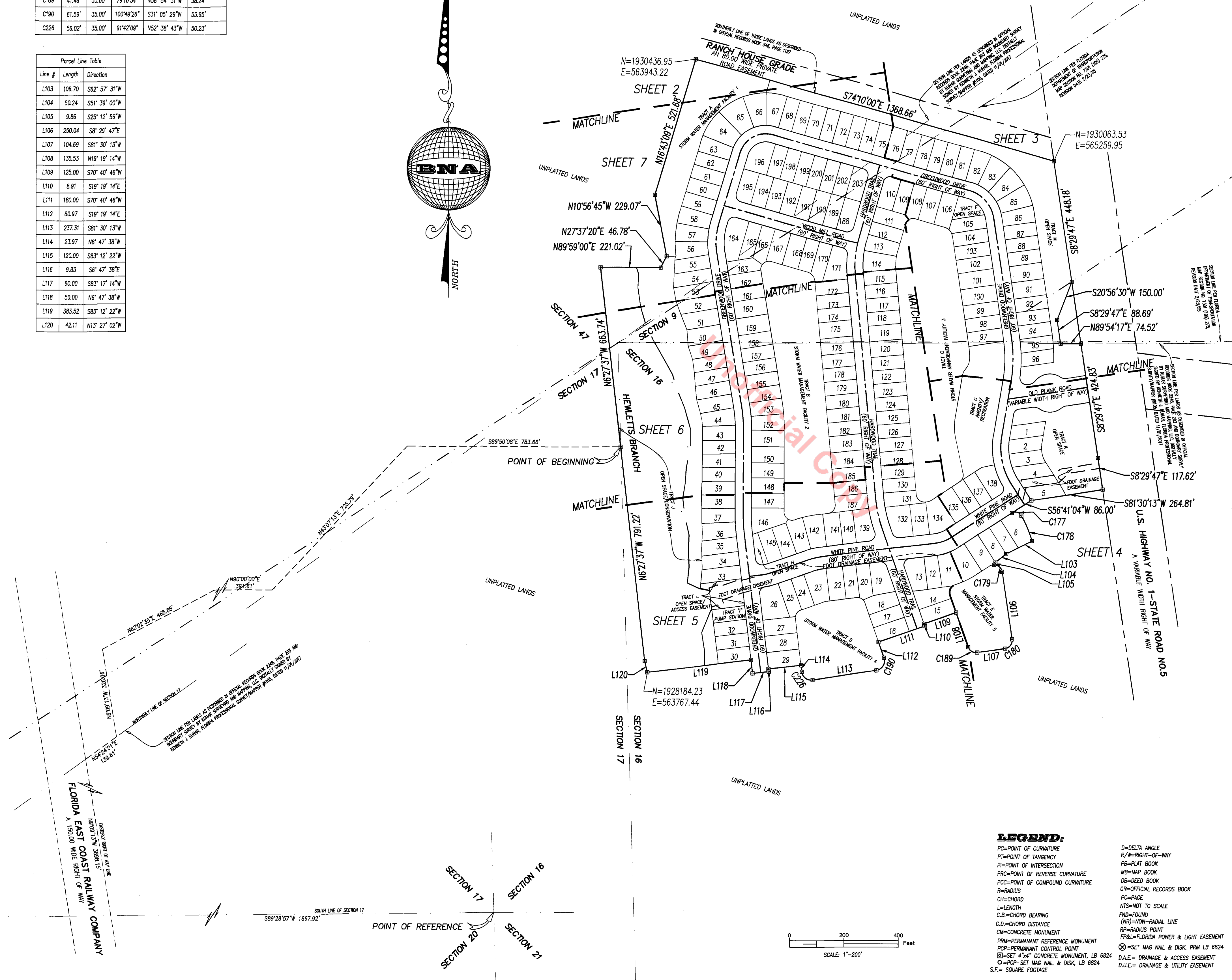
Curve Table				
Curve #	Length	Radius	Delta	Chord Direction
C177	40.95'	25.00'	83°51'37"	S75°49'19"E
C178	100.65'	470.00'	12°16'12"	S22°45'24"E
C179	42.02'	30.00'	80°15'32"	S48°37'34"E
C180	47.12'	30.00'	80°00'00"	S36°30'13"W
C189	41.46'	30.00'	79°10'34"	N58°54'31"W
C190	61.59'	35.00'	100°49'26"	S31°05'29"W
C226	56.02'	35.00'	91°42'09"	N52°38'43"W

Parcel Line Table		
Line #	Length	Direction
L103	106.70	S62°57'31"W
L104	50.24	S51°39'00"W
L105	8.86	S25°12'56"W
L106	250.04	S8°29'47"E
L107	104.69	S91°30'13"W
L108	135.53	N19°19'14"W
L109	125.00	S70°40'46"W
L110	8.91	S19°19'14"E
L111	180.00	S70°40'46"W
L112	80.87	S19°19'14"E
L113	237.31	S81°30'13"W
L114	23.97	N6°47'38"W
L115	120.00	S83°12'22"W
L116	9.83	S6°47'38"E
L117	60.00	S83°17'14"W
L118	50.00	N6°47'38"W
L119	383.52	S83°12'22"W
L120	42.11	N13°27'02"W



KEY MAP

SECTION 47



### GENERAL NOTES:

- THE COORDINATES SHOWN HEREON ARE BASED ON THE FOLLOWING NATIONAL GEODETIC CONTROL MONUMENTS:  
FLBN-PPRN  
LATITUDE: 29°35'38.91185" N  
LONGITUDE: 81°17'13.54662" W  
STATE PLANE COORDINATES (FLORIDA):  
NORTHING: 1912449.2851 (U.S. SURVEY FEET)  
EASTING: 564922.4299 (U.S. SURVEY FEET)  
SCALE FACTOR: 0.99996576  
DATUM: NAD83 (2011)  
PEDR-PPRN  
LATITUDE: 29°45'21.62156" N  
LONGITUDE: 81°20'00.89628" W  
STATE PLANE COORDINATES (FLORIDA):  
NORTHING: 1971350.9424 (U.S. SURVEY FEET)  
EASTING: 550317.9446 (U.S. SURVEY FEET)  
SCALE FACTOR: 0.99995416  
DATUM: NAD83 (2011)  
THE BEARINGS ARE BASED ON THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 AS BEING S08°29'47"E.
- DO NOT USE THIS PLAT FOR FLOOD ZONE DETERMINATIONS. THE FLOOD INSURANCE RATE MAP INFORMATION IS SUBJECT TO CHANGE. USE THE CURRENT APPROVED FIRM FOR COMMUNITY PANEL NUMBER AND FLOOD ZONE DETERMINATIONS.  
THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONES "A", "X" AND "Y" SHOWN AS BEST ASSIGNED FROM THE FLOOD HAZARD INSURANCE RATE MAP. COMMUNITY PANEL NO. 120085 0018 E, FLAGLER COUNTY AND 120684 0018 E, CITY OF PALM COAST, REVISION DATED, JUNE 6, 2018. THE SUBJECT PROPERTY HAS A LOMA FILE CASE NUMBER 22-04-2420A DATED MARCH 14, 2022.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL, IN NO CIRCUMSTANCES BE SUPERPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF FLAGLER COUNTY.
- CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF TREES OR OTHER PLANTS SHALL TAKE PLACE WATERWARD OF ANY JURISDICTIONAL WETLAND LINE WITHOUT THE WRITTEN APPROVAL OF FLAGLER COUNTY AND OTHER REGULATORY AGENCIES WITH JURISDICTION OVER SUCH WETLANDS. IT IS THE RESPONSIBILITY OF THE LOT OWNER, HIS/HER AGENT AND THE ENTITY PERFORMING ANY ACTIVITY WITHIN THE WETLAND AREA TO ACQUIRE THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF ANY WORK. THIS WETLAND JURISDICTIONAL LINE MAY BE SUPERSEDED AND REDEFINED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENT AGENCIES.
- IT IS EXPRESSLY PROVIDED THAT THE CITY OF PALM COAST SHALL HAVE NO RESPONSIBILITY FOR THE MAINTENANCE OR IMPROVEMENTS OF THE INFRASTRUCTURE IMPROVEMENTS WITHIN THE PLAT.
- NEITHER CITY OF PALM COAST NOR THE STATE OF FLORIDA MAKES ANY REPRESENTATION REGARDING SOVEREIGN SUBMERGED LANDS INCIDENT TO OR ASSOCIATED WITH THIS PLAT.
- LOT LINES ARE RADIAL UNLESS OTHERWISE NOTED.
- THIS PLAT IS SUBJECT TO THE PALM COAST PARK MASTER DEVELOPMENT AGREEMENT RECORDED IN OR BOOK 1840, PAGES 1416-1475.
- NOTHING HEREIN SHALL BE CONSTRUED AS CREATING AN OBLIGATION UPON ANY GOVERNING BODY TO PERFORM ANY ACT OF CONSTRUCTION OR MAINTENANCE WITHIN SUCH DEDICATED AREAS EXCEPT WHEN THE OBLIGATION IS VOLUNTARILY ASSUMED BY THE GOVERNING BODY.
- ALL UTILITIES SHALL BE LOCATED UNDERGROUND.
- THIS PLAT WAS PREPARED WITH THE BENEFIT OF AN OPINION OF TITLE BY ALLIANT NATIONAL TITLE INSURANCE COMPANY, ANTIC FILE #20070233, DATED JUNE 20, 2024. LOMA FILED: CASE NO.: 22-04-2420A, DATED MARCH 14, 2022.
- ALL PLATTED EASEMENTS, EXCLUSIVE OF PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY, SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES; HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITY AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY, P.S. 177.09(12).
- SIDEWALKS, PER THE CONSTRUCTION PLANS, WILL BE INSTALLED WITH EACH SINGLE FAMILY RESIDENTIAL BUILDING PERMIT, IN FRONT OF THE FOLLOWING LOTS 13-14, 26-29, 97-164, 188-203.

### LEGEND:

- PC=POINT OF CURVATURE
- PT=POINT OF TANGENCY
- PI=POINT OF INTERSECTION
- PRC=POINT OF REVERSE CURVATURE
- POC=POINT OF COMPOUND CURVATURE
- R=RADIOS
- CH=CHORD
- L=LENGTH
- C.B.=CHORD BEARING
- C.D.=CHORD DISTANCE
- CM=CONCRETE MONUMENT
- PRM=PERMANENT REFERENCE MONUMENT
- PCP=PERMANENT CONTROL POINT
- ED=SET 4"x4" CONCRETE MONUMENT, LB 6824
- D=POB-SET MAG NAIL & DISK, LB 6824
- S.F.= SQUARE FOOTAGE
- DA=DELTA ANGLE
- R/W=RIGHT-OF-WAY
- PB=PLAT BOOK
- MB=MAP BOOK
- DB=DEED BOOK
- OR=OFFICIAL RECORDS BOOK
- PG=PAGE
- NTS=NOT TO SCALE
- FND=FOUND
- NRW=NON-RADIAL LINE
- RP=RADIAL POINT
- FPAL=FLORIDA POWER & LIGHT EASEMENT
- D=SET MAG NAIL & DISK, PRM LB 6824
- D.A.E.= DRAINAGE & ACCESS EASEMENT
- D.U.E.= DRAINAGE & UTILITY EASEMENT

**BRADSHAW-NILES and ASSOCIATES, INC.**  
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www.bradshaw-niles.com



# FREEDOM AT SAWMILL PHASE 7A

A PORTION OF GOVERNMENT SECTION 9, 16, 47 TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2282, PAGES 1695 THROUGH 1703 AS RECORDED IN THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

MAP BOOK 42, PAGE 69

SHEET 3 OF 7 SHEET

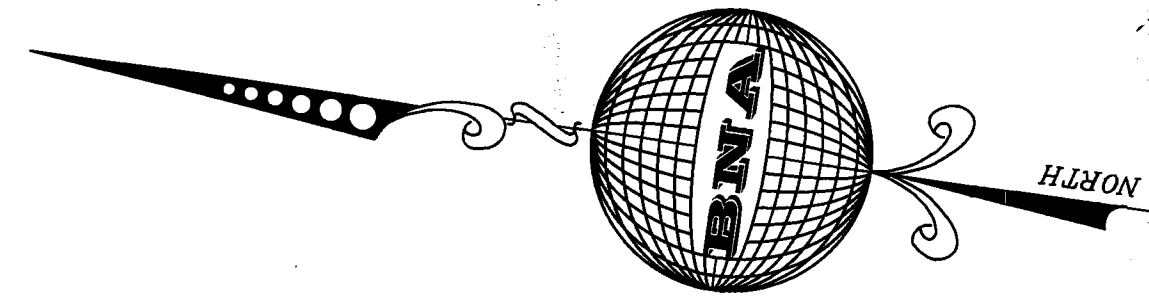
Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C2	143.27'	125.00'	65°40'13"	N41°19'54"W	135.56'
C7	157.83'	500.00'	18°05'08"	N07°32'47"E	157.17'
C31	108.89'	95.00'	65°40'13"	N41°19'54"W	103.02'
C32	177.65'	155.00'	65°40'13"	N41°19'54"W	168.09'
C41	148.36'	470.00'	18°05'08"	N07°32'47"E	147.74'
C65	146.01'	530.00'	15°47'04"	N03°36'15"W	145.55'
C66	46.16'	25.00'	105°47'04"	S45°36'15"E	39.88'
C67	99.67'	70.00'	81°35'00"	S80°53'08"W	91.46'
C113	24.38'	155.00'	9°00'40"	N69°39'40"W	24.35'
C114	45.79'	155.00'	16°55'33"	N56°41'33"W	45.62'
C115	46.24'	155.00'	17°05'38"	N39°40'58"W	46.07'
C116	45.90'	155.00'	16°58'00"	N22°39'09"W	45.73'
C117	15.35'	155.00'	5°40'21"	N11°19'58"W	15.34'
C118	91.02'	95.00'	54°53'53"	N46°43'03"W	87.58'
C119	17.86'	95.00'	10°46'19"	N13°52'57"W	17.83'
C120	8.62'	530.00'	0°55'56"	N8°01'50"W	8.62'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C121	50.12'	530.00'	5°25'06"	N4°51'19"W	50.10'
C122	50.65'	530.00'	5°28'34"	N0°35'31"E	50.64'
C123	17.63'	530.00'	1°54'20"	N4°16'58"E	17.63'
C124	6.66'	470.00'	0°48'44"	N8°05'26"W	6.66'
C125	141.89'	470.00'	17°16'24"	N07°57'08"E	141.16'
C128	22.80'	50.00'	2°54'02"	S22°32'22"W	22.41'
C135	22.51'	29.99'	43°00'54"	S37°19'48"W	21.99'
C136	24.61'	30.00'	47°00'25"	S82°19'48"W	23.93'
C137	19.00'	40.00'	27°13'14"	N60°33'23"W	18.83'
C138	17.18'	40.00'	24°36'26"	N34°38'33"W	17.05'
C139	9.66'	40.00'	13°50'32"	N15°25'04"W	9.64'
C142	53.94'	340.00'	9°05'26"	N3°57'04"W	53.89'
C143	6.66'	340.00'	1°07'22"	N7°56'08"W	6.66'
C171	315.19'	275.00'	65°40'13"	N41°19'54"W	288.22'
C172	109.13'	650.00'	9°37'12"	N3°41'12"W	109.01'
C215	43.25'	275.00'	9°00'40"	N69°39'40"W	43.21'

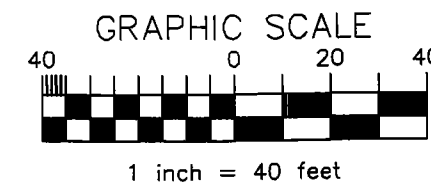
Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C216	81.24'	275.00'	16°55'33"	N56°41'33"W	80.94'
C217	82.05'	275.00'	17°05'38"	N39°40'58"W	81.74'
C218	81.43'	275.00'	16°58'00"	N22°39'09"W	81.14'
C219	27.23'	275.00'	5°40'21"	N11°19'58"W	27.22'
C220	8.62'	650.00'	0°45'36"	N8°06'59"W	8.62'
C221	50.08'	650.00'	4°24'32"	N5°31'45"W	50.07'
C222	50.43'	650.00'	4°26'44"	N1°05'58"W	50.42'
C237	7.07'	70.00'	5°47'05"	N61°12'54"W	7.06'
C242	47.12'	30.00'	90°00'00"	S60°50'00"W	42.43'
C244	30.45'	50.00'	34°53'44"	N18°06'31"E	29.98'
C245	146.01'	530.00'	15°47'04"	N0°36'15"W	145.55'
C259	34.92'	41.60'	48°05'20"	N64°32'29"E	33.90'
C311	28.05'	40.00'	40°10'26"	S78°24'35"E	27.48'

Parcel Line Table		
Line #	Length	Direction
L2	22.57	S37°17'48"E

RIGHT OF WAY LINE



U.S. HIGHWAY NO. 1-STATE ROAD NO.5  
A VARIABLE WIDTH RIGHT OF WAY



RIGHT OF WAY LINE PER FLORIDA  
DEPARTMENT OF TRANSPORTATION  
MAP SECTION NO. 7301 (105)  
275, REVISION DATE 2/23/55

## LEGEND:

- PC=POINT OF CURVATURE
- PT=POINT OF TANGENCY
- PI=POINT OF INTERSECTION
- PRC=POINT OF REVERSE CURVATURE
- POC=POINT OF COMPOUND CURVATURE
- R=RADIUS
 CH=CHORD |- L=LENGTH
- C.B.=CHORD BEARING
- C.D.=CHORD DISTANCE
- CM=CONCRETE MONUMENT
- PRM=PERMANENT REFERENCE MONUMENT
- POP=PERMANENT CONTROL POINT
- CB=SET 4"x4" CONCRETE MONUMENT, LB 6824
- Q=POP-SET MAG NAIL & DISK, LB 6824
- D=DELTA ANGLE
- R/W=RIGHT-OF-WAY
- PB=PLAT BOOK
- MB=MAP BOOK
- DB=DEED BOOK
- OR=OFFICIAL RECORDS BOOK
- PC=PAGE
- NTS=NOT TO SCALE
- FND=FOUND
- (NR)=NON-RADIAL LINE
- RP=RADIUS POINT
- FP&L=FLORIDA POWER & LIGHT EASEMENT
- ⊗=SET MAG NAIL & DISK, PRM LB 6824
- D.A.E.=DRAINAGE & ACCESS EASEMENT
- S.F.= SQUARE FOOTAGE

SECTION LINE PER FLORIDA  
DEPARTMENT OF TRANSPORTATION  
MAP SECTION NO. 7301 (105)  
275, REVISION DATE 2/23/55

SECTION LINE PER LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK  
2248, PAGE 203 AND BOUNDARY SURVEY BY KENNETH J. KUHAR, FLORIDA  
PROFESSIONAL SURVEY/MAPPER #1605, DATED 11/01/2017

SHEET 3  
SHEET 4

SECTION 47

SECTION 9

SECTION LINE PER LANDS AS DESCRIBED IN  
OFFICIAL RECORDS BOOK 2248, PAGES 203 AND  
BOUNDARY SURVEY BY KENNETH J. KUHAR, FLORIDA  
PROFESSIONAL SURVEY/MAPPER #1605, DATED 11/01/2017

AN 80.00' RANCH HOUSE GRADE ROAD EASEMENT  
57°10'00"E 168.66'

SECTION LINE PER FLORIDA  
DEPARTMENT OF TRANSPORTATION  
MAP SECTION NO. 7301 (105)  
275, REVISION DATE 2/23/55

N=1930063.53  
E=565259.95

SOUTHERLY LINE OF THOSE LANDS AS DESCRIBED  
IN OFFICIAL RECORDS BOOK 546, PAGE 197

15.00' WIDE FLORIDA POWER AND  
LIGHT COMPANY UNDERGROUND  
EASEMENT OFFICIAL RECORDS  
BOOK 2194, PAGES 1719-1723

RIGHT OF WAY LINE

S8°29'47"E 448.18'

15.00'

15.00'

15.00'

15.00'

15.00'

15.00'

15.00'

15.00'

15.00'

15.00'

15.00'

15.00'

15.00'

15.00'

15.00'

15.00'

TRACT M  
OPEN SPACE  
2.58 ACRES+/-

UNPLATTED LANDS

S8°29'47"E 88.69'

RIGHT OF WAY LINE

S8°29'47"E 445.58'

60.00'

50.00'

50.00'

50.00'

50.00'

50.00'

50.00'

50.00'

50.00'

50.00'

50.00'

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50.00'

50.00'

50.00'

50.00'

50.00'

50.00'

50.00'

50.00'

50.00'

GREENWOOD DRIVE  
(60' RIGHT OF WAY)

S8°29'47"E 445.58'

60.00'

50.00'

50.00'

50.00'

50.00'

50.00'

50.00'

50.00'

50.00'

50.00'

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50.00'

50.00'

50.00'

50.00'

50.00'

50.00'

TRACT C  
STORM WATER MANAGEMENT FACILITY 3  
4.64 ACRES+/-

TRACT G  
AMENITY/RECREATION  
1.50 ACRES+/-

FOR GENERAL NOTES, SEE SHEET 2

**BRADSHAW-NILES and ASSOCIATES, INC.**  
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# FREEDOM AT SAWMILL PHASE 7A

A PORTION OF GOVERNMENT SECTION 9,16,47 TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2282, PAGES 1695 THROUGH 1703 AS RECORDED IN THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

MAP BOOK 42, PAGE 70

SHEET 4 OF 7 SHEETS

U.S. HIGHWAY NO. 1-STATE ROAD NO.5  
A VARIABLE WIDTH RIGHT OF WAY

RIGHT OF WAY LINE

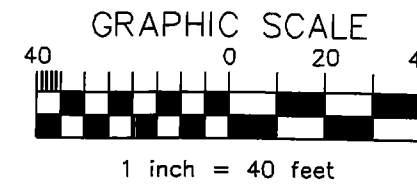
RIGHT OF WAY LINE

UNPLATTED LANDS

## LEGEND:

PC=POINT OF CURVATURE  
PT=POINT OF TANGENCY  
PI=POINT OF INTERSECTION  
PRC=POINT OF REVERSE CURVATURE  
POC=POINT OF COMPOUND CURVATURE  
R=RADIUS  
CH=CHORD  
L=LENGTH  
C.B.=CHORD BEARING  
C.D.=CHORD DISTANCE  
CM=CONCRETE MONUMENT  
PRM=PERMANENT REFERENCE MONUMENT  
PCP=PERMANENT CONTROL POINT  
B=SET 4"x4" CONCRETE MONUMENT, LB 6824  
O=PCP-SET MAG NAIL & DISK, LB 6824  
S.F.= SQUARE FOOTAGE

D=DELTA ANGLE  
R/W=RIGHT-OF-WAY  
PB=PLAY BOOK  
MB=MAP BOOK  
DB=DEED BOOK  
OR=OFFICIAL RECORDS BOOK  
PC=PAGE  
NTS=NOT TO SCALE  
FND=FOUND  
FNB=NON-RADIAL LINE  
RP=RADIUS POINT  
FPM=FLORIDA POWER & LIGHT EASEMENT  
D.E.=DRAINAGE & ACCESS EASEMENT  
D.U.E.= UTILITY EASEMENT



Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C14	184.75'	250.00'	42°20'28"	S11°34'54"E	180.57'
C61	37.96'	25.00'	86°59'49"	N13°44'58"E	34.42'
C62	162.58'	220.00'	42°20'28"	S11°34'54"E	158.90'
C63	192.24'	280.00'	39°20'17"	S10°04'48"E	188.49'
C68	31.38'	25.00'	71°54'52"	S45°32'47"W	29.36'
C69	28.91'	40.00'	41°24'35"	N77°47'30"W	28.28'
C70	86.29'	70.00'	70°37'57"	N87°35'49"E	80.93'
C129	75.15'	200.00'	21°31'44"	S1°10'32"E	74.71'
C130	37.10'	30.00'	70°51'41"	N21°49'02"E	34.78'
C149	9.48'	220.00'	2°28'08"	S8°21'16"W	9.48'
C150	50.74'	220.00'	1°12'49"	S0°30'48"W	50.62'
C151	50.24'	220.00'	1°10'03"	S12°38'09"E	50.13'
C152	52.12'	220.00'	1°34'21"	S25°57'54"E	52.00'
C153	4.11'	530.00'	0°26'41"	N32°31'47"W	4.11'
C161	34.51'	185.00'	10°08'23"	N62°19'04"E	34.46'
C176	32.80'	100.00'	18°47'44"	S5°38'08"E	32.66'
C201	29.29'	315.00'	5°16'36"	N70°03'04"E	29.27'
C203	21.85'	30.00'	41°56'11"	N7°20'47"E	21.46'
C204	15.15'	30.00'	28°56'30"	N42°46'38"E	14.99'
C206	55.75'	315.00'	10°08'23"	N62°19'04"E	55.67'
C223	22.33'	100.00'	12°47'36"	S3°11'33"W	22.28'
C224	51.24'	100.00'	29°21'24"	S17°52'57"E	50.68'
C225	0.33'	100.00'	0°11'28"	S32°39'23"E	0.33'
C228	30.59'	100.00'	17°31'40"	S23°47'49"E	30.48'
C229	5.92'	40.00'	8°28'52"	S06°31'16"W	5.92'

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C231	53.79'	650.00'	4°44'29"	N30°05'11"W	53.77'
C238	10.17'	100.00'	5°49'36"	S8°40'32"W	10.17'
C239	20.10'	280.00'	4°06'45"	S8°25'03"E	20.09'
C240	85.03'	315.00'	15°28'00"	N64°58'52"E	84.77'
C241	22.04'	280.00'	4°30'37"	S10°43'44"E	22.04'
C246	14.48'	40.00'	20°44'31"	S71°07'57"W	14.40'
C248	11.68'	400.00'	1°40'25"	S12°46'36"E	11.68'
C250	17.80'	30.00'	33°59'48"	S74°14'46"W	17.54'
C310	20.40'	40.00'	29°13'22"	S66°53'31"W	20.18'
C325	68.17'	280.00'	1°37'01"	S2°36'50"W	68.01'
C326	81.93'	280.00'	16°45'54"	S21°22'00"E	81.64'
C354	48.18'	30.00'	92°02'06"	S26°41'49"W	43.17'

Line #	Length	Direction
L3	48.13	S77°00'57"W
L4	81.04	S57°14'52"W
L15	4.19	N59°23'15"W
L83	71.83	N60°51'43"E
L84	51.01	N76°58'11"E
L85	6.25	N78°58'11"E
L86	28.43	N80°35'47"E
L87	4.10	N81°13'24"E
L88	7.00	S8°46'36"E
L89	33.26	N81°13'24"E
L90	19.00	S8°29'47"E
L91	6.45	S71°14'02"E
L92	55.43	N51°41'16"E
L93	15.91	N78°12'31"E
L94	43.87	N78°12'31"E
L95	80.59	N62°41'34"E
L96	33.47	S9°08'08"E
L97	40.70	S9°08'08"E

FOR GENERAL NOTES, SEE SHEET 2

**BRADSHAW-NILES and ASSOCIATES, INC.**  
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280 BUSINESS PARK CIRCLE, SUITE 410  
ST. AUGUSTINE, FLORIDA 32095  
(904) 829-2591 FAX: (904) 829-5070  
www.bradshaw-niles.com

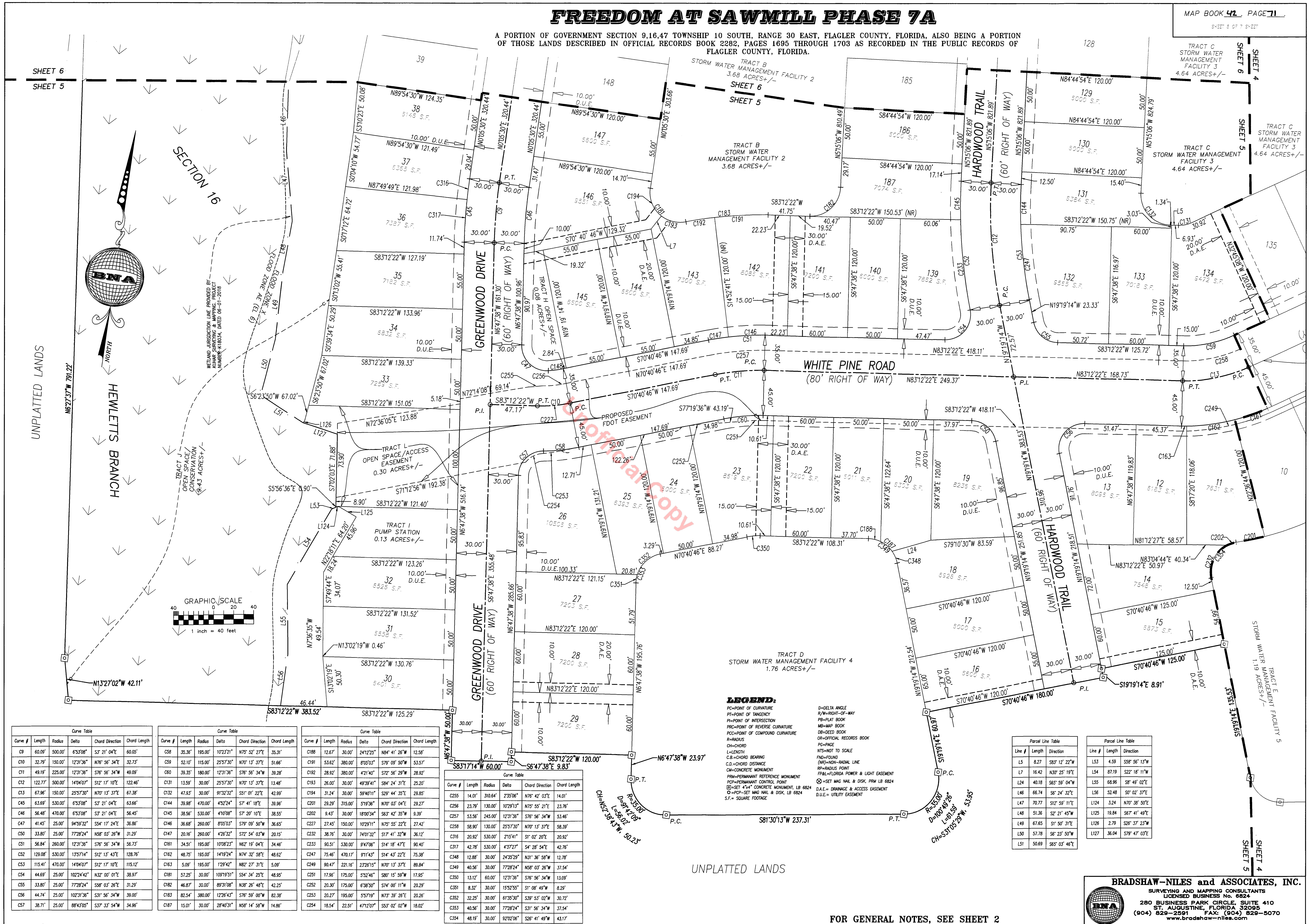


# FREEDOM AT SAWMILL PHASE 7A

A PORTION OF GOVERNMENT SECTION 9,16,47 TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2282, PAGES 1695 THROUGH 1703 AS RECORDED IN THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

MAP BOOK 42, PAGE 71

SHEET 2 OF 7 SHEETS



Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C9	60.09'	500.00'	6°53'08"	S3° 21' 04"E	60.05'
C10	32.79'	150.00'	12°31'36"	N76° 56' 34"E	32.73'
C11	49.19'	225.00'	12°31'36"	S76° 56' 34"W	49.09'
C12	122.77'	500.00'	14°04'00"	S12° 17' 10"E	122.46'
C13	67.96'	150.00'	25°57'30"	N70° 13' 37"E	67.38'
C14	63.69'	530.00'	6°53'08"	S3° 21' 04"E	63.66'
C16	56.48'	470.00'	6°53'08"	S3° 21' 04"E	56.45'
C17	41.45'	25.00'	94°59'32"	S54° 17' 24"E	36.86'
C50	33.80'	25.00'	77°28'24"	N58° 03' 26"W	31.29'
C51	56.84'	260.00'	12°31'36"	S76° 56' 34"W	56.73'
C52	128.08'	530.00'	13°57'14"	S12° 17' 10"E	128.76'
C53	115.41'	470.00'	14°04'00"	S12° 17' 10"E	115.12'
C54	44.69'	25.00'	102°24'42"	N32° 00' 01"E	38.97'
C55	33.80'	25.00'	77°28'24"	S58° 03' 26"E	31.29'
C56	44.74'	25.00'	102°31'36"	S31° 58' 34"W	39.00'
C57	38.71'	25.00'	88°43'05"	S37° 33' 54"W	34.96'

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C58	35.36'	195.00'	10°23'21"	N75° 52' 37"E	35.31'
C59	52.10'	115.00'	25°57'30"	N70° 13' 37"E	51.66'
C60	39.35'	180.00'	12°31'36"	S76° 56' 34"W	39.28'
C131	13.59'	30.00'	25°57'30"	N70° 13' 37"E	13.48'
C132	47.93'	30.00'	91°32'32"	S51° 01' 22"E	42.99'
C144	39.88'	470.00'	4°52'24"	S7° 41' 18"E	39.96'
C145	38.56'	530.00'	4°10'08"	S7° 20' 10"E	38.55'
C146	36.88'	260.00'	8°05'03"	S79° 09' 50"W	36.65'
C147	20.16'	260.00'	4°26'32"	S72° 54' 03"W	20.15'
C161	34.51'	195.00'	10°28'23"	N62° 19' 04"E	34.46'
C162	48.75'	195.00'	14°19'24"	N74° 32' 58"E	48.62'
C163	5.09'	185.00'	1°29'42"	N82° 27' 31"E	5.09'
C181	57.25'	30.00'	109°19'51"	S54° 34' 25"E	48.95'
C182	46.87'	30.00'	89°31'08"	N36° 26' 48"E	42.25'
C183	82.54'	380.00'	12°26'43"	S76° 59' 00"W	82.38'
C187	15.01'	30.00'	28°40'31"	N56° 14' 58"W	14.86'

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C188	12.67'	30.00'	24°22'25"	N84° 41' 26"W	12.56'
C191	53.62'	380.00'	8°05'03"	S79° 09' 50"W	53.57'
C192	28.92'	380.00'	4°21'40"	S72° 56' 29"W	28.92'
C193	26.00'	30.00'	49°39'41"	S84° 24' 31"E	25.20'
C194	31.24'	30.00'	59°40'11"	S29° 44' 35"E	29.85'
C201	29.29'	315.00'	5°19'36"	N70° 13' 37"E	29.27'
C202	9.43'	30.00'	18°00'34"	S83° 42' 35"W	9.39'
C227	27.45'	150.00'	10°29'11"	N75° 55' 22"E	27.42'
C232	38.76'	30.00'	74°01'32"	S17° 41' 32"W	36.12'
C233	90.51'	530.00'	9°47'08"	S14° 18' 47"E	90.40'
C234	75.46'	470.17'	9°11'43"	S14° 43' 22"E	75.38'
C249	90.47'	221.16'	2°28'15"	N70° 13' 37"E	89.84'
C251	17.96'	175.00'	5°32'46"	S80° 15' 59"W	17.95'
C252	20.30'	175.00'	6°36'50"	S74° 00' 11"W	20.29'
C253	20.27'	195.00'	5°57'19"	N73° 39' 26"E	20.26'
C254	18.54'	22.51'	47°02'07"	S53° 02' 02"W	18.02'

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C255	14.01'	310.64'	2°35'06"	N76° 42' 03"E	14.01'
C256	23.79'	130.00'	10°29'13"	N75° 55' 21"E	23.76'
C257	53.56'	245.00'	12°31'36"	S76° 56' 34"W	53.46'
C258	58.90'	130.00'	25°57'30"	N70° 13' 37"E	58.39'
C316	20.92'	530.00'	2°15'41"	S1° 02' 20"E	20.92'
C317	42.78'	530.00'	4°37'27"	S4° 28' 54"E	42.76'
C348	12.88'	30.00'	24°35'29"	N31° 36' 58"W	12.78'
C349	40.56'	30.00'	77°28'24"	N58° 03' 26"W	37.54'
C350	13.12'	60.00'	12°31'36"	S76° 56' 34"W	13.09'
C351	8.32'	30.00'	15°52'55"	S1° 08' 49"W	8.29'
C352	32.25'	30.00'	61°35'30"	S39° 53' 02"W	30.72'
C353	40.56'	30.00'	77°28'24"	S31° 56' 34"W	37.54'
C354	48.19'	30.00'	92°02'06"	S26° 41' 49"W	43.17'

## LEGEND:

PC=POINT OF CURVATURE  
PT=POINT OF TANGENCY  
PI=POINT OF INTERSECTION  
PRC=POINT OF REVERSE CURVATURE  
POC=POINT OF COMPOUND CURVATURE  
R=RADIUS  
CH=CHORD  
L=LENGTH  
C.B.=CHORD BEARING  
C.D.=CHORD DISTANCE  
CM=CONCRETE MONUMENT  
PRM=PERMANENT REFERENCE MONUMENT  
PCP=PERMANENT CONTROL POINT  
②=SET 4"x4" CONCRETE MONUMENT, LB 6824  
③=POB-SET MAG NAIL & DISK, LB 6824  
S.F.= SQUARE FOOTAGE  
D=DELTA ANGLE  
R/W=RIGHT-OF-WAY  
PB=PLAT BOOK  
MB=MAP BOOK  
DB=DEED BOOK  
OR=OFFICIAL RECORDS BOOK  
PC=PAGE  
NTS=NOT TO SCALE  
FND=FOUND  
(NR)=NON-RADIAL LINE  
RP=RADIAL POINT  
TRM=FLORIDA POWER & LIGHT EASEMENT  
②=SET MAG NAIL & DISK, PRIM LB 6824  
D.A.E.= DRAINAGE & ACCESS EASEMENT  
D.U.E.= UTILITY EASEMENT

Line #	Length	Direction
L5	8.27'	S83° 12' 22"W
L7	16.42'	N30° 25' 19"E
L24	40.18'	S65° 59' 04"W
L46	66.74'	S6° 24' 32"E
L47	70.77'	S12° 59' 11"E
L48	51.36'	S2° 21' 45"W
L49	67.65'	S1° 50' 31"E
L50	57.78'	S6° 23' 50"W
L51	50.69'	S85° 03' 46"E

Line #	Length	Direction
L53	4.59'	S58° 56' 13"W
L54	87.19'	S22° 18' 11"W
L55	68.96'	S8° 49' 02"E
L56	52.48'	S0° 02' 37"E
L124	3.24'	N70° 38' 50"E
L125	19.84'	S67° 41' 49"E
L126	2.79'	S26° 37' 23"W
L127	36.04'	S79° 47' 03"E

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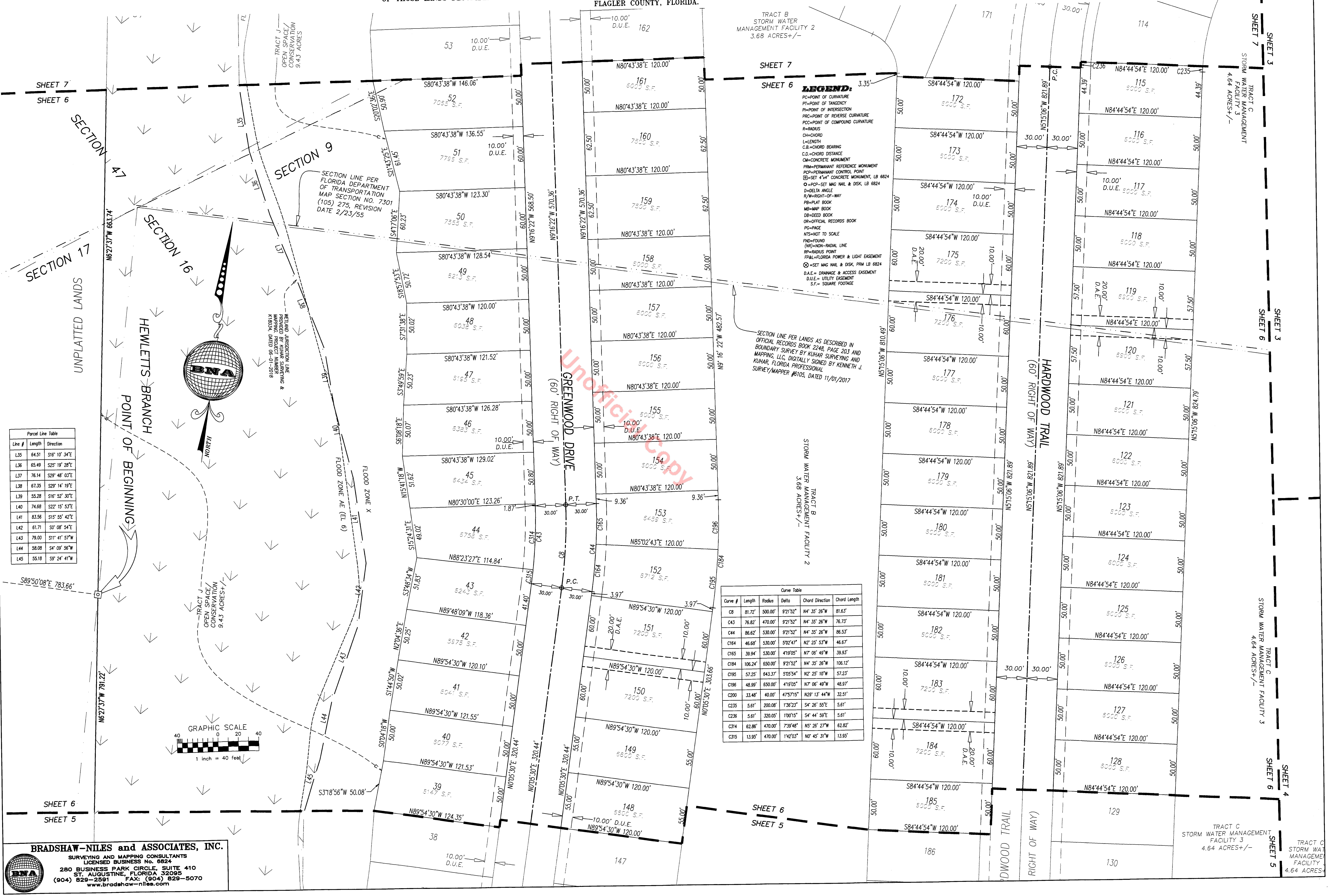
FOR GENERAL NOTES, SEE SHEET 2



# FREEDOM AT SAWMILL PHASE 7A

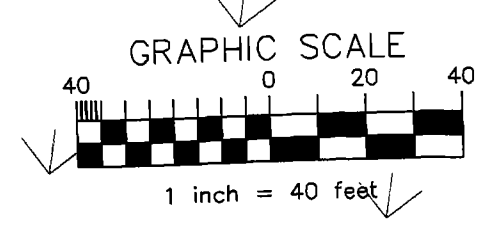
A PORTION OF GOVERNMENT SECTION 9, 16, 47 TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2282, PAGES 1695 THROUGH 1703 AS RECORDED IN THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

FOR GENERAL NOTES, SEE SHEET 2



Parcel Line Table

Line #	Length	Direction
L35	64.51	S16° 10' 34"E
L36	65.49	S25° 19' 28"E
L37	76.14	S29° 48' 03"E
L38	67.35	S29° 14' 19"E
L39	55.28	S16° 52' 30"E
L40	74.88	S22° 15' 53"E
L41	83.56	S15° 55' 42"E
L42	61.71	S0° 08' 54"E
L43	79.00	S11° 41' 57"W
L44	58.08	S4° 09' 56"W
L45	55.18	S9° 24' 41"W



- LEGEND:**
- PC=POINT OF CURVATURE
  - PT=POINT OF TANGENCY
  - PI=POINT OF INTERSECTION
  - PRC=POINT OF REVERSE CURVATURE
  - POC=POINT OF COMPOUND CURVATURE
  - R=RADIUS
  - CH=CHORD
  - L=LENGTH
  - C.B.=CHORD BEARING
  - C.D.=CHORD DISTANCE
  - CM=CONCRETE MONUMENT
  - PRM=PERMANENT REFERENCE MONUMENT
  - PCP=PERMANENT CONTROL POINT
  - (B)=SET 4"x4" CONCRETE MONUMENT, LB 6824
  - O=POB-SET MAG NAIL & DISK, LB 6824
  - D=DELTA ANGLE
  - R/W=RIGHT-OF-WAY
  - PR=PLAT BOOK
  - MB=MAP BOOK
  - DB=DEED BOOK
  - OR=OFFICIAL RECORDS BOOK
  - PG=PAGE
  - NTS=NOT TO SCALE
  - FO=FOUND
  - (NR)=NON-RADIAL LINE
  - RP=RADIUS POINT
  - FP=FLORIDA POWER & LIGHT EASEMENT
  - FL=FLORIDA POWER & LIGHT EASEMENT
  - (S)=SET MAG NAIL & DISK, PRM LB 6824
  - D.A.E.=DRAINAGE & ACCESS EASEMENT
  - D.U.E.=UTILITY EASEMENT
  - S.F.=SQUARE FOOTAGE

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C8	81.72	500.00	92°15'32"	N4°35'26"W	81.63
C43	76.82	470.00	92°15'32"	N4°35'26"W	76.73
C44	86.62	530.00	92°15'32"	N4°35'26"W	86.53
C164	46.68	530.00	502°47'	N2°25'53"W	46.67
C165	39.94	530.00	419°05'	N7°06'49"W	39.93
C184	106.24	650.00	92°15'32"	N4°35'26"W	106.12
C195	57.25	643.37	505°54'	N2°25'10"W	57.23
C196	48.95	650.00	419°05'	N7°06'49"W	48.97
C200	33.48	40.00	475°15'	N29°13'44"W	32.51
C235	5.61	200.08	136°23'	S4°26'55"E	5.61
C236	5.61	320.05	100°15'	S4°44'58"E	5.61
C314	62.86	470.00	739°48'	N5°26'27"W	62.82
C315	13.95	470.00	142°03'	N0°45'31"W	13.95

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# FREEDOM AT SAWMILL PHASE 7A

A PORTION OF GOVERNMENT SECTION 9, 16.47 TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2282, PAGES 1695 THROUGH 1703 AS RECORDED IN THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

MAP BOOK 42, PAGE 73

SHEET 7 OF 7 SHEET

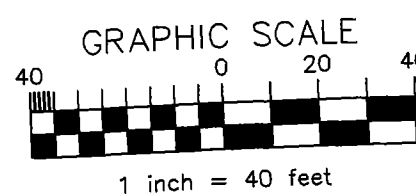
FOR GENERAL NOTES, SEE SHEET 2

Curve Table						Curve Table						Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	155.53'	100.00'	89°06'51"	S51°16' 34"W	140.32'	C136	24.61'	30.00'	47°00'25"	S82°19' 48"W	23.93'	C242	47.12'	30.00'	90°00'00"	S60°50' 00"W	42.43'
C3	113.41'	250.00'	25°59'30"	S3°43' 24"W	112.44'	C140	79.31'	320.00'	14°12'02"	S2°51' 10"W	78.11'	C243	73.60'	200.00'	21°05'06"	S5°12' 27"W	73.19'
C4	128.80'	350.00'	21°05'06"	S5°17' 27"W	128.08'	C141	32.84'	320.00'	5°52'49"	S12°53' 35"W	32.83'	C287	21.74'	30.00'	41°31'03"	S14°54' 41"W	21.27'
C5	13.31'	350.00'	21°04'42"	S14°44' 39"W	13.31'	C166	2.31'	280.00'	0°28'19"	S9°02' 12"E	2.31'	C290	1.80'	30.00'	3°25'53"	S7°33' 25"E	1.80'
C6	115.49'	350.00'	18°54'24"	S4°12' 06"W	114.97'	C167	47.00'	280.00'	9°37'01"	S3°59' 32"E	46.94'						
C27	202.19'	130.00'	89°06'51"	S81°16' 34"W	182.42'	C168	47.82'	280.00'	9°47'04"	S5°42' 30"W	47.76'						
C28	108.87'	70.00'	89°06'51"	S81°16' 34"W	98.23'	C169	29.90'	280.00'	6°07'07"	S13°39' 36"W	29.89'						
C29	39.27'	25.00'	90°00'00"	N29°10' 00"W	35.36'	C170	388.83'	250.00'	89°06'51"	S81°16' 34"W	350.81'						
C30	39.27'	25.00'	90°00'00"	S60°50' 00"W	35.36'	C185	60.27'	30.00'	11°50'22"	S48°16' 49"W	50.63'						
C33	38.88'	25.00'	89°06'51"	S81°16' 34"W	35.08'	C186	48.11'	40.00'	68°54'54"	N39°42' 33"W	45.26'						
C34	39.66'	25.00'	90°53'09"	S28°43' 26"E	35.63'	C197	39.73'	30.00'	7°52'38"	S28°39' 57"W	36.89'						
C35	39.27'	25.00'	90°00'00"	N60°50' 00"E	35.36'	C198	20.54'	30.00'	39°13'44"	S86°13' 08"W	20.14'						
C36	124.71'	280.00'	25°30'08"	S3°57' 48"W	123.69'	C199	14.63'	40.00'	20°57'38"	N63°41' 11"W	14.55'						
C37	99.80'	220.00'	25°59'30"	S3°43' 24"W	98.95'	C200	33.48'	40.00'	47°57'15"	N29°13' 44"W	32.51'						
C38	34.93'	25.00'	80°03'39"	S34°08' 11"E	32.16'	C205	165.55'	407.56'	2°16'25"	S4°58' 21"W	164.41'						
C39	73.92'	380.00'	11°08'45"	S0°19' 16"W	73.91'	C207	54.53'	407.57'	7°39'57"	S2°49' 53"E	54.49'						
C40	117.78'	320.00'	21°05'06"	S5°17' 27"W	117.10'	C208	68.31'	413.28'	9°28'12"	S3°46' 12"W	68.23'						
C108	12.39'	130.00'	5°27'35"	S19°26' 56"W	12.38'	C209	42.72'	400.00'	6°07'07"	S13°39' 36"W	42.69'						
C109	54.68'	130.00'	24°05'58"	S34°13' 43"W	54.28'	C210	23.82'	250.00'	5°27'35"	S19°26' 56"W	23.81'						
C110	53.95'	130.00'	23°46'38"	S38°10' 01"W	53.56'	C211	105.15'	250.00'	24°05'58"	S34°13' 43"W	104.38'						
C111	45.64'	130.00'	20°07'00"	S80°06' 50"W	45.41'	C212	103.75'	250.00'	23°46'38"	S38°10' 01"W	103.00'						
C112	35.53'	130.00'	15°39'40"	N81°59' 50"W	35.42'	C213	87.78'	250.00'	20°07'00"	S80°06' 50"W	87.33'						
C133	73.60'	200.00'	21°05'06"	S5°17' 27"W	73.19'	C214	68.33'	249.99'	15°39'43"	N81°59' 50"W	68.12'						
C134	20.53'	200.00'	5°52'49"	S12°53' 35"W	20.52'	C235	5.61'	200.08'	1°36'23"	S4°26' 55"E	5.61'						
C135	22.51'	29.99'	43°00'54"	S37°19' 48"W	21.99'	C236	5.61'	320.05'	1°00'15"	S4°44' 59"E	5.61'						

Parcel Line Table		
Line #	Length	Direction
L1	34.16	S88°17'47"W
L2	22.57	S37°17'48"E
L32	24.09	S17°55'01"E
L33	53.50	S1°30'33"W
L34	70.88	S8°06'21"E
L128	27.63	N84°44'54"E
L129	14.75	N5°15'08"W

## LEGEND:

PC=POINT OF CURVATURE  
PT=POINT OF TANGENCY  
PI=POINT OF INTERSECTION  
PRC=POINT OF REVERSE CURVATURE  
PCC=POINT OF COMPOUND CURVATURE  
R=RADIUS  
CH=CHORD  
L=LENGTH  
C.B.=CHORD BEARING  
C.D.=CHORD DISTANCE  
CM=CONCRETE MONUMENT  
PRM=PERMANENT REFERENCE MONUMENT  
PCP=PERMANENT CONTROL POINT  
CB=SET 4"x4" CONCRETE MONUMENT, LB 6824  
O=POP-SET MAG NAIL & DISK, LB 6824  
D=DELTA ANGLE  
R/W=RIGHT-OF-WAY  
PB=PLAT BOOK  
MB=MAP BOOK  
DB=DEED BOOK  
OR=OFFICIAL RECORDS BOOK  
PB=PAGE  
NTS=NOT TO SCALE  
FND=FOUND  
(NR)=NON-RADIAL LINE  
RP=RADIUS POINT  
FPL=FLORIDA POWER & LIGHT EASEMENT  
S=SET MAG NAIL & DISK, PRM LB 6824  
D.A.E.= DRAINAGE & ACCESS EASEMENT  
D.U.E.= UTILITY EASEMENT  
S.F.= SQUARE FOOTAGE





## SECTION IX

# SECTION C

# SECTION 1

**Palm Coast Park**  
**Community Development District**  
Check Register Summary & ACH Debit Summary  
August 1, 2025 through August 31, 2025

<b>Fund</b>	<b>Date</b>	<b>Check #'s/Vendor</b>	<b>Amount</b>
<b><u>Check Register</u></b>			
<i>General Fund- Wells Fargo (Operating)</i>			
	8/13/25	1-3	\$ 13,567.20
	8/25/25	4-6	\$ 6,651.63
		<b>Subtotal</b>	<b>\$ 20,218.83</b>
<i>General Fund- Wells Fargo (Payroll)</i>			
	8/22/25	50174 - Belshe	\$ 184.70
	8/22/25	50175 - Douglas	\$ 184.70
	8/22/25	50176 - Allen	\$ 184.70
	8/22/25	50177 - Hobson	\$ 184.70
	8/22/25	50178 - Porter	\$ 184.70
		<b>Subtotal</b>	<b>\$ 923.50</b>
<i>General Fund- Wells Fargo (SMC)</i>			
	8/13/25	224-226	\$ 25,738.37
	8/25/25	227	\$ 1,800.00
		<b>Subtotal</b>	<b>\$ 27,538.37</b>
<i>General Fund- Wells Fargo (SLR)</i>			
	8/13/25	126-128	\$ 6,165.30
	8/25/25	129-130	\$ 7,583.00
		<b>Subtotal</b>	<b>\$ 13,748.30</b>
<i>General Fund- Wells Fargo (SOM)</i>			
	8/13/25	70-73	\$ 5,600.82
	8/25/25	74	\$ 600.00
		<b>Subtotal</b>	<b>\$ 6,200.82</b>
<b>Total</b>			<b>\$ 68,629.82</b>

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
8/13/25	00003	8/07/25 7784	202507 310-51300-31500	JULY GENERAL COUNSEL	*	1,122.00	
				CHIUMENTO LAW PLLC			1,122.00 000001
8/13/25	00020	8/01/25 216	202508 310-51300-34000	AUG MANAGEMENT FEES	*	3,895.50	
		8/01/25 216	202508 310-51300-35300	AUG WEBSITE ADMIN	*	129.42	
		8/01/25 216	202508 310-51300-35200	AUG INFO TECH	*	111.33	
		8/01/25 216	202508 310-51300-31300	AUG DISSEM AGENT SERVICES	*	218.75	
		8/01/25 216	202508 310-51300-51000	OFFICE SUPPLIES	*	20.42	
		8/01/25 216	202508 310-51300-42000	POSTAGE	*	89.18	
		8/01/25 216	202508 310-51300-42500	COPIES	*	266.10	
				GOVERNMENTAL MANAGEMENT SERVICES-CF			4,730.70 000002
8/13/25	00009	8/01/25 958258	202508 320-53800-46100	AUG LANDSCAPE MAINT	*	7,714.50	
				YELLOWSTONE LANDSCAPE			7,714.50 000003
8/25/25	00001	8/20/25 08202025	202508 320-53800-34100	8/25 SERVICES AGREEMENT	*	1,500.00	
				CLINTON F SMITH III			1,500.00 000004
8/25/25	00048	7/31/25 00072509	202507 310-51300-48000	NTC OF MEETING 7/18/25	*	464.50	
				GANNETT MEDIA CORP DBA			464.50 000005
8/25/25	00022	7/18/25 7823022	202508 310-51300-32300	SR 2006 TRUSTEE FEES FY25	*	1,562.38	
		7/18/25 7823022	202508 300-15500-10000	SR 2006 TRUSTEE FEES FY26	*	3,124.75	
				U.S. BANK			4,687.13 000006
TOTAL FOR BANK D						20,218.83	
TOTAL FOR REGISTER						20,218.83	

PCPC PALM COAST PRK AMOSSING

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50174	3	KEN BELSHE	184.70	8/22/2025
50175	2	JEFFREY DOUGLAS	184.70	8/22/2025
50176	7	HEATHER ALLEN	184.70	8/22/2025
50177	8	JEFFREY M HOBSON	184.70	8/22/2025
50178	6	ROBERT S PORTER	184.70	8/22/2025
TOTAL FOR REGISTER			923.50	

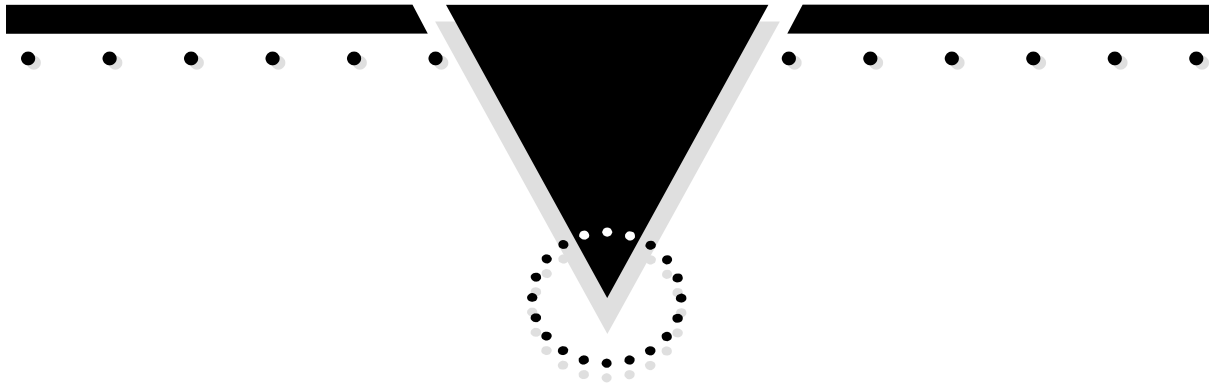


CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
8/13/25	00007	8/01/25 213	202508 310-51300-31300		*	218.75	
		AUG DISSEM AGENT PHASE 7					
		8/01/25 214	202508 310-51300-31300		*	437.50	
		AUG DISSEM AGENT SMC					
GOVERNMENTAL MANAGEMENT SERVICES-CF							656.25 000224
8/13/25	00003	8/01/25 PSI18844	202508 320-53800-46300		*	1,759.68	
		AUG LAKE MAINT SMB					
		8/01/25 PSI18919	202508 320-53800-46300		*	688.28	
		AUG LAKE MAINT SMC					
		8/01/25 PSI18958	202508 320-53800-46300		*	870.00	
		AUG LAKE MAINT FREEDOM					
SOLITUDE LAKE MANAGEMENT							3,317.96 000225
8/13/25	00004	8/01/25 958275	202508 320-53800-46100		*	3,813.16	
		AUG LANDSCAPE MAINT SMC					
		8/01/25 958321	202508 320-53800-46100		*	12,671.00	
		AUG LANDSCAPE MAINT SMB					
		8/01/25 958336	202508 320-53800-46100		*	5,280.00	
		AUG LANDSCAPE MAINT FREED					
YELLOWSTONE LANDSCAPE							21,764.16 000226
8/25/25	00002	8/20/25 08202025	202508 320-53800-34100		*	600.00	
		8/25 SVC AGMT SMB					
		8/20/25 08202025	202508 320-53800-34100		*	600.00	
		8/25 SVC AGMT SMB					
		8/20/25 08202025	202508 320-53800-34100		*	600.00	
		8/25 SVC AGMT SMC					
CLINTON F SMITH III							1,800.00 000227
TOTAL FOR BANK A						27,538.37	
TOTAL FOR REGISTER						27,538.37	

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
8/13/25	00001	8/01/25 212	202508 310-51300-31300		*	218.75	
			AUG DISSEM AGENT SERVICES				
				GOVERNMENTAL MANAGEMENT SERVICES-CF			218.75 000126
8/13/25	00004	8/01/25 PSI18846	202508 320-53800-46300		*	551.20	
			AUG LAKE MAINT PHASE 2				
		8/01/25 PSI18866	202508 320-53800-46300		*	711.36	
			AUG LAKE MAINT PHASE 1				
				SOLITUDE LAKE MANAGEMENT			1,262.56 000127
8/13/25	00005	8/01/25 163391	202508 320-53800-46100		*	4,683.99	
			AUG POND MOWING				
				FLORIDA ULS OPERATING LLC			4,683.99 000128
8/25/25	00003	8/20/25 08202025	202508 320-53800-34100		*	600.00	
			8/25 SERVICES AGREEMENT				
				CLINTON F SMITH III			600.00 000129
8/25/25	00005	8/22/25 166611	202508 320-53800-46100		*	1,161.00	
			AUG ROW LANDSCAPE MAINT				
		8/22/25 166614	202508 320-53800-46100		*	5,822.00	
			AUG BUFFER LANDSCAPE MAIN				
				FLORIDA ULS OPERATING LLC			6,983.00 000130
TOTAL FOR BANK A						13,748.30	
TOTAL FOR REGISTER						13,748.30	

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
8/13/25	00001	8/01/25 215	202508 310-51300-31300	AUG DISSEM AGENT SERVICES	*	218.75	
				GOVERNMENTAL MANAGEMENT SERVICES-CF			218.75 000070
8/13/25	00009	8/01/25 44482	202508 320-53800-46000	SOM ENTRY LIGHTING	*	180.82	
				PALMETTO ELECTRIC, INC.			180.82 000071
8/13/25	00003	8/01/25 PSI18831	202508 320-53800-46300	AUG LAKE MAINTENANCE	*	420.00	
				SOLITUDE LAKE MANAGEMENT			420.00 000072
8/13/25	00007	8/01/25 958337	202508 320-53800-46100	AUG LANDSCAPE MAINT	*	4,781.25	
				YELLOWSTONE LANDSCAPE			4,781.25 000073
8/25/25	00002	8/20/25 08202025	202508 320-53800-34100	8/25 SERVICES AGREEMENT	*	600.00	
				CLINTON F SMITH III			600.00 000074
TOTAL FOR BANK A						6,200.82	
TOTAL FOR REGISTER						6,200.82	

## SECTION 2



# Palm Coast Park

## Community Development District

Unaudited Financial Reporting  
August 31, 2025



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**Palm Coast Park**  
**Community Development District**  
 Combined Balance Sheet  
 August 31, 2025

Governmental Fund Types

	<u>General</u>	<u>GF Sawmill Sub</u>	<u>GF Spring Lake Reverie</u>	<u>GF Somerset</u>	<u>Debt Service</u>	<u>CR Sawmill Sub</u>	<u>CR Spring Lake Reverie</u>	<u>CR Somerset</u>	<u>Capital Projects</u>	<u>Totals (memorandum only)</u>
<b>Assets</b>										
Cash- Checking Account	\$321,388	\$319,275	\$274,491	\$37,251	----	----	----	----	----	\$952,405
Due from General Fund	----	\$356	\$332	\$82	----	----	----	----	----	\$771
Series 2006	----	----	----	----	\$1,661	----	----	----	----	\$1,661
Series 2019	----	----	----	----	\$190	----	----	----	----	\$190
Series 2021	----	----	----	----	\$383	----	----	----	----	\$383
Series 2022	----	----	----	----	\$775	----	----	----	----	\$775
Series 2023	----	----	----	----	\$405	----	----	----	----	\$405
Series 2024	----	----	----	----	----	----	----	----	----	\$0
Assessment Receivable	----	----	----	----	----	----	----	----	----	\$0
Due from Sawmill Creek	\$8,528	----	----	----	----	----	----	----	----	\$8,528
Due from Debt 2006	----	----	----	----	----	----	----	----	----	\$0
Due from Debt 2019	----	----	----	----	----	----	----	----	----	\$0
Due from Debt 2021	----	----	----	----	----	----	----	----	----	\$0
Due from Debt 2022	----	----	----	----	----	----	----	----	----	\$0
Due from Debt 2023	----	----	----	----	----	----	----	----	----	\$0
Due from Spring Lake Reverie	\$8,528	----	----	----	----	----	----	----	----	\$8,528
Due from Somerset	\$8,528	----	----	----	----	----	----	----	----	\$8,528
Due from Capital Projects	----	----	----	----	----	----	----	----	----	\$0
Due from Spring Lake- Tracts 2 & 3	----	----	----	----	----	----	----	----	----	\$0
Due from Sawmill Branch- Phase 2A/2B (Tract 10)	----	----	----	----	----	----	----	----	----	\$0
Due from Other	----	----	----	----	----	----	----	----	----	\$0
<b>Investments:</b>										
SBA	\$208,985	----	----	----	----	----	----	----	----	\$208,985
<b>Series 2006</b>										
Reserve	----	----	----	----	\$1,117,651	----	----	----	----	\$1,117,651
Revenue	----	----	----	----	\$744,947	----	----	----	----	\$744,947
Interest	----	----	----	----	----	----	----	----	----	\$0
Prepayment	----	----	----	----	\$38	----	----	----	----	\$38
Cap. Interest	----	----	----	----	----	----	----	----	----	\$0
Acquisition and Construction	----	----	----	----	----	----	----	----	\$2,559,460	\$2,559,460
Cost of Issuance	----	----	----	----	----	----	----	----	----	\$0
<b>Series 2019</b>										
Reserve	----	----	----	----	\$145,530	----	----	----	----	\$145,530
Revenue	----	----	----	----	\$94,803	----	----	----	----	\$94,803
Interest	----	----	----	----	----	----	----	----	----	\$0
Prepayment	----	----	----	----	----	----	----	----	----	\$0
Cap. Interest	----	----	----	----	----	----	----	----	----	\$0
Acquisition and Construction	----	----	----	----	----	----	----	----	\$24,416	\$24,416
Cost of Issuance	----	----	----	----	----	----	----	----	----	\$0
<b>Series 2021</b>										
Reserve	----	----	----	----	\$271,395	----	----	----	----	\$271,395
Revenue	----	----	----	----	\$168,898	----	----	----	----	\$168,898
Interest	----	----	----	----	----	----	----	----	----	\$0
Prepayment	----	----	----	----	----	----	----	----	----	\$0
Cap. Interest	----	----	----	----	----	----	----	----	----	\$0
Acquisition and Construction	----	----	----	----	----	----	----	----	\$37,456	\$37,456
Cost of Issuance	----	----	----	----	----	----	----	----	----	\$0
<b>Series 2022</b>										
Reserve	----	----	----	----	\$200,846	----	----	----	----	\$200,846
Revenue	----	----	----	----	\$321,712	----	----	----	----	\$321,712
Interest	----	----	----	----	----	----	----	----	----	\$0
Prepayment	----	----	----	----	----	----	----	----	----	\$0
Cap. Interest	----	----	----	----	----	----	----	----	----	\$0
Acquisition and Construction	----	----	----	----	----	----	----	----	\$9,030	\$9,030
Cost of Issuance	----	----	----	----	----	----	----	----	----	\$0
<b>Series 2023</b>										
Reserve	----	----	----	----	\$209,730	----	----	----	----	\$209,730
Revenue	----	----	----	----	\$171,279	----	----	----	----	\$171,279
Interest	----	----	----	----	----	----	----	----	----	\$0
Prepayment	----	----	----	----	----	----	----	----	----	\$0
Cap. Interest	----	----	----	----	----	----	----	----	----	\$0
Acquisition and Construction	----	----	----	----	----	----	----	----	\$30,923	\$30,923
Cost of Issuance	----	----	----	----	----	----	----	----	----	\$0
<b>Series 2024</b>										
Reserve	----	----	----	----	\$308,305	----	----	----	----	\$308,305
Revenue	----	----	----	----	\$18,708	----	----	----	----	\$18,708
Interest	----	----	----	----	\$238,368	----	----	----	----	\$238,368
Prepayment	----	----	----	----	----	----	----	----	----	\$0
Cap. Interest	----	----	----	----	----	----	----	----	----	\$0
Acquisition and Construction	----	----	----	----	----	----	----	----	\$61,213	\$61,213
Cost of Issuance	----	----	----	----	----	----	----	----	----	\$0
Deposits	----	----	----	----	----	----	----	----	----	\$0
Prepaid Expenses	\$3,125	\$3,698	\$1,010	----	----	----	----	----	----	\$7,833
<b>Total Assets</b>	<b>\$559,081</b>	<b>\$323,329</b>	<b>\$275,834</b>	<b>\$37,333</b>	<b>\$4,015,623</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,722,498</b>	<b>\$7,933,698</b>



	<i>General</i>	<i>GF Sawmill Sub</i>	<i>GF Spring Lake Reverie</i>	<i>GF Somerset</i>	<i>Debt Service</i>	<i>CR Sawmill Sub</i>	<i>CR Spring Lake Reverie</i>	<i>CR Somerset</i>	<i>Capital Projects</i>	<i>Totals (memorandum only)</i>
<i>Liabilities</i>										
Accounts Payable	----	----	----	----	----	----	----	----	----	\$0
Accrued Expenses	\$0	\$2,743	----	----	----	----	----	----	----	\$2,743
FICA Payable	\$337	----	----	----	----	----	----	----	----	\$337
Due to General Fund	----	----	----	----	----	----	----	----	----	\$0
Due to 2006 DSF	\$1,661	----	----	----	----	----	----	----	----	\$1,661
Due to 2019 DSF	\$190	----	----	----	----	----	----	----	----	\$190
Due to 2021 DSF	\$383	----	----	----	----	----	----	----	----	\$383
Due to 2022 DSF	\$775	----	----	----	----	----	----	----	----	\$775
Due to 2023 DSF	\$405	----	----	----	----	----	----	----	----	\$405
Due to Spring Lake Reverie	\$332	----	----	----	----	----	----	----	----	\$332
Due to Sawmill Subdivision	\$356	----	----	----	----	----	----	----	----	\$356
Deposit- Spring Lake- Tracts 2 & 3	----	----	----	----	----	----	----	----	----	\$0
Due to Somerset	\$82	----	----	----	----	----	----	----	----	\$82
Deposit- Sawmill Branch- DR Horton	\$15,000	----	----	----	----	----	----	----	----	\$15,000
Deposit- Somerset	----	----	----	----	----	----	----	----	----	\$0
<i>Fund Equity</i>										
Net Assets	----	----	----	----	----	----	----	----	----	\$0
<i>Fund Balances</i>										
Unassigned	\$539,560	\$320,586	\$275,834	\$37,333	----	\$0	\$0	\$0	----	\$1,173,313
Nonspendable- Prepaid	----	----	----	----	----	----	----	----	----	\$0
Restricted for Capital Projects	----	----	----	----	----	----	----	----	----	\$0
Series 2006	----	----	----	----	----	----	----	----	\$2,559,460	\$2,559,460
Series 2019	----	----	----	----	----	----	----	----	\$24,416	\$24,416
Series 2021	----	----	----	----	----	----	----	----	\$37,456	\$37,456
Series 2022	----	----	----	----	----	----	----	----	\$9,030	\$9,030
Series 2023	----	----	----	----	----	----	----	----	\$30,923	\$30,923
Series 2024	----	----	----	----	----	----	----	----	\$61,213	\$61,213
Restricted for Debt Service	----	----	----	----	----	----	----	----	----	\$0
Series 2006	----	----	----	----	\$1,864,297	----	----	----	----	\$1,864,297
Series 2019	----	----	----	----	\$240,523	----	----	----	----	\$240,523
Series 2021	----	----	----	----	\$440,676	----	----	----	----	\$440,676
Series 2022	----	----	----	----	\$523,333	----	----	----	----	\$523,333
Series 2023	----	----	----	----	\$381,414	----	----	----	----	\$381,414
Series 2024	----	----	----	----	\$565,381	----	----	----	----	\$565,381
<b>Total Liabilities, Fund Equity, Other</b>	<b>\$559,081</b>	<b>\$323,329</b>	<b>\$275,834</b>	<b>\$37,333</b>	<b>\$4,015,623</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,722,498</b>	<b>\$7,933,698</b>

**Palm Coast Park**  
**Community Development District**  
General Fund  
Statement of Revenues & Expenditures  
For Period Ending August 31, 2025

	<b>Adopted Budget</b>	<b>Prorated Budget 8/31/25</b>	<b>Actual 8/31/25</b>	<b>Variance</b>
<u><b>Revenues</b></u>				
Operations and Maintenance Assessments- Tax Roll	\$310,967	\$310,967	\$337,563	\$26,596
Interest Earnings	\$515	\$472	\$0	(\$472)
Interest Earnings - SBA	\$5,400	\$5,291	\$5,291	\$0
Miscellaneous Income	\$0	\$0	\$0	\$0
<b>Total Revenues</b>	<b>\$316,882</b>	<b>\$316,730</b>	<b>\$342,854</b>	<b>\$26,124</b>
<u><b>Administrative Expenditures</b></u>				
Supervisors Fees	\$12,000	\$11,000	\$6,200	\$4,800
FICA Taxes	\$924	\$847	\$474	\$373
Arbitrage	\$600	\$550	\$0	\$550
Dissemination Agent	\$2,625	\$2,406	\$3,006	(\$600)
Assessment Administration	\$5,565	\$5,565	\$5,565	\$0
Engineering	\$7,980	\$7,315	\$11,476	(\$4,161)
Attorney Fees	\$12,000	\$11,000	\$11,629	(\$629)
Management Fees	\$46,746	\$42,851	\$42,851	\$0
Website Maintenance & Hosting	\$1,336	\$1,336	\$2,976	(\$1,640)
Website	\$1,553	\$1,424	\$1,225	\$199
Trustee Fees	\$4,500	\$5,029	\$5,029	\$0
Annual Audit	\$9,000	\$9,000	\$11,100	(\$2,100)
Postage and Freight	\$3,000	\$2,750	\$2,932	(\$182)
Insurance- General Liability	\$9,050	\$9,050	\$8,679	\$371
Printing and Binding	\$1,000	\$917	\$1,369	(\$452)
Legal Advertising	\$1,200	\$1,100	\$789	\$311
Tax Collector Fees	\$6,478	\$7,096	\$7,096	\$0
Contingency	\$1,000	\$917	\$0	\$917
Office Supplies	\$450	\$413	\$138	\$274
Meeting Room Rental	\$1,200	\$1,100	\$589	\$511
Dues & Licenses	\$175	\$175	\$175	\$0
<b>Total Administrative</b>	<b>\$128,382</b>	<b>\$121,839</b>	<b>\$123,297</b>	<b>(\$1,458)</b>
<u><b>Field Expenditures</b></u>				
Professional Services	\$18,000	\$16,500	\$16,500	\$0
Landscape Maintenance	\$115,000	\$105,417	\$89,205	\$16,212
Preserve Management	\$7,500	\$6,875	\$0	\$6,875
Repairs & Maintenance	\$23,000	\$21,083	\$30,939	(\$9,856)
Insurance- Property & Casualty	\$22,000	\$22,000	\$21,287	\$713
Contingency	\$3,000	\$2,750	\$0	\$2,750
<b>Total Field</b>	<b>\$188,500</b>	<b>\$174,625</b>	<b>\$157,930</b>	<b>\$16,695</b>
<b>Total Expenditures</b>	<b>\$316,882</b>	<b>\$296,464</b>	<b>\$281,228</b>	<b>\$15,236</b>
<b>Excess Revenue/(Expenditures)</b>	<b>\$0</b>		<b>\$61,627</b>	
<b>Beginning Fund Balance</b>	<b>\$0</b>		<b>\$477,933</b>	
<b>Ending Fund Balance</b>	<b>\$0</b>		<b>\$539,560</b>	

**Palm Coast Park**  
**Community Development District**  
General Fund- Sawmill Subdivision  
Statement of Revenues & Expenditures  
For Period Ending August 31, 2025

	<b>Adopted Budget</b>	<b>Prorated Budget 8/31/25</b>	<b>Actual 8/31/25</b>	<b>Variance</b>
<u>Revenues</u>				
Operations and Maintenance Assessments- Tax Roll	\$377,553	\$377,553	\$378,804	\$1,251
Developer Contributions (Phase 7)	\$77,200	\$0	\$0	\$0
Miscellaneous Income	\$0	\$0	\$0	\$0
<b>Total Revenues</b>	<b>\$454,753</b>	<b>\$377,553</b>	<b>\$378,804</b>	<b>\$1,251</b>
<u>Administrative Expenditures</u>				
Tax Collector Fees	\$7,853	\$7,504	\$7,504	\$0
Arbitrage	\$1,200	\$900	\$450	\$450
Trustee Fees	\$9,000	\$8,072	\$8,072	\$0
Dissemination Agent	\$5,250	\$3,938	\$8,219	(\$4,281)
Postage and Freight	\$1,000	\$750	\$0	\$750
Attorney Fees	\$2,000	\$1,500	\$0	\$1,500
Other Current Charges	\$500	\$375	\$0	\$375
<b>Total Administrative</b>	<b>\$26,803</b>	<b>\$23,039</b>	<b>\$24,245</b>	<b>(\$1,206)</b>
<u>Field Expenditures</u>				
Professional Fees	\$19,200	\$14,400	\$19,800	(\$5,400)
Landscape Maintenance	\$251,000	\$188,250	\$236,931	(\$48,681)
Electricity- Streetlights	\$20,000	\$15,000	\$29,979	(\$14,979)
Electricity- Irrigation/Signs	\$4,100	\$3,075	\$686	\$2,389
Utility- Irrigation	\$50,000	\$37,500	\$22,952	\$14,548
R&M- Signage	\$2,000	\$1,500	\$0	\$1,500
R&M Storm Water- Pond	\$41,800	\$31,350	\$38,280	(\$6,930)
Insurance-Property & Casualty	\$5,000	\$3,750	\$0	\$3,750
Repairs and Maintenance	\$12,500	\$9,375	\$1,700	\$7,675
Contingency	\$6,450	\$4,838	\$0	\$4,838
Interfund Transfer Out	\$0	\$0	\$0	\$0
<b>Total Field</b>	<b>\$412,050</b>	<b>\$309,038</b>	<b>\$350,327</b>	<b>(\$41,289)</b>
<u>Reserves</u>				
Roadway Reserves	\$47,900	\$0	\$0	\$0
<b>Total Reserves</b>	<b>\$47,900</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Total Expenditures</b>	<b>\$486,753</b>	<b>\$332,076</b>	<b>\$374,572</b>	<b>(\$42,496)</b>
<b>Excess Revenue/(Expenditures)</b>	<b>(\$32,000)</b>		<b>\$4,232</b>	
<b>Beginning Fund Balance</b>	<b>\$32,000</b>		<b>\$316,354</b>	
<b>Ending Fund Balance</b>	<b>\$0</b>		<b>\$320,586</b>	

**Palm Coast Park**  
**Community Development District**  
General Fund- Spring Lake Reverie  
Statement of Revenues & Expenditures  
For Period Ending August 31, 2025

	<b>Adopted Budget</b>	<b>Prorated Budget 8/31/25</b>	<b>Actual 8/31/25</b>	<b>Variance</b>
<u><i>Revenues</i></u>				
Operations and Maintenance Assessments- Tax Roll	\$351,841	\$351,841	\$353,571	\$1,730
Miscellaneous Income	\$0	\$0	\$0	\$0
<b>Total Revenues</b>	<b>\$351,841</b>	<b>\$351,841</b>	<b>\$353,571</b>	<b>\$1,730</b>
<u><i>Administrative Expenditures</i></u>				
Tax Collector Fees	\$7,382	\$7,004	\$7,004	\$0
Arbitrage	\$600	\$450	\$450	\$0
Trustee Fees	\$4,500	\$4,041	\$4,041	\$0
Dissemination Agent	\$2,625	\$1,969	\$2,406	(\$438)
Postage and Freight	\$750	\$563	\$0	\$563
Attorney Fees	\$1,000	\$750	\$0	\$750
Other Current Charges	\$250	\$188	\$0	\$188
<b>Total Administrative</b>	<b>\$17,107</b>	<b>\$14,964</b>	<b>\$13,901</b>	<b>\$1,063</b>
<u><i>Field Expenditures</i></u>				
Professional Fees	\$7,200	\$5,400	\$6,600	(\$1,200)
Landscape Maintenance	\$212,000	\$159,000	\$134,291	\$24,709
Electricity- Streetlights	\$62,000	\$46,500	\$64,194	(\$17,694)
Electricity- Irrigation/Signs	\$1,000	\$750	\$0	\$750
Utility- Irrigation	\$30,000	\$22,500	\$40,658	(\$18,158)
R&M- Signage	\$1,000	\$750	\$0	\$750
R&M Storm Water- Pond	\$15,000	\$11,250	\$13,888	(\$2,638)
Insurance-Property & Casualty	\$12,500	\$9,375	\$0	\$9,375
Repairs and Maintenance	\$7,500	\$5,625	\$7,085	(\$1,460)
Contingency	\$5,000	\$3,750	\$0	\$3,750
<b>Total Field</b>	<b>\$353,200</b>	<b>\$264,900</b>	<b>\$266,717</b>	<b>(\$1,817)</b>
<u><i>Reserves</i></u>				
Roadway Reserves	\$34,000	\$0	\$0	\$0
<b>Total Reserves</b>	<b>\$34,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Total Expenditures</b>	<b>\$404,307</b>	<b>\$279,864</b>	<b>\$280,618</b>	<b>(\$754)</b>
<b>Excess Revenue/ (Expenditures)</b>	<b>(\$52,466)</b>		<b>\$72,953</b>	
<b>Beginning Fund Balance</b>	<b>\$52,466</b>		<b>\$202,881</b>	
<b>Ending Fund Balance</b>	<b>\$0</b>		<b>\$275,834</b>	

**Palm Coast Park**  
**Community Development District**  
General Fund- Somerset  
Statement of Revenues & Expenditures  
For Period Ending August 31, 2025

	<b>Adopted Budget</b>	<b>Prorated Budget 8/31/25</b>	<b>Actual 8/31/25</b>	<b>Variance</b>
<u>Revenues</u>				
Operations and Maintenance Assessments- Tax Roll	\$87,203	\$87,203	\$87,632	\$429
Developer Contributions	\$44,219	\$0	\$0	\$0
<b>Total Revenues</b>	<b>\$131,422</b>	<b>\$87,203</b>	<b>\$87,632</b>	<b>\$429</b>
<u>Administrative Expenditures</u>				
Tax Collector Fees	\$1,817	\$1,736	\$1,736	\$0
Arbitrage	\$600	\$450	\$0	\$450
Trustee Fees	\$4,500	\$3,547	\$3,547	\$0
Dissemination Agent	\$2,625	\$1,969	\$2,406	(\$438)
Postage and Freight	\$750	\$563	\$0	\$563
Attorney Fees	\$1,000	\$750	\$0	\$750
Other Current Charges	\$250	\$188	\$54	\$134
<b>Total Administrative</b>	<b>\$11,542</b>	<b>\$9,202</b>	<b>\$7,743</b>	<b>\$1,459</b>
<u>Field Expenditures</u>				
Professional Fees	\$7,200	\$5,400	\$6,600	(\$1,200)
Landscape Maintenance	\$87,000	\$65,250	\$52,594	\$12,656
Electricity- Streetlights	\$3,320	\$2,490	\$8,474	(\$5,984)
Electricity- Irrigation/Signs	\$200	\$150	\$491	(\$341)
Electricity - Fountain	\$0	\$0	\$3,261	(\$3,261)
Utility- Irrigation	\$22,500	\$16,875	\$10,609	\$6,266
R&M- Signage	\$2,000	\$1,500	\$0	\$1,500
R&M Storm Water- Pond	\$7,400	\$5,550	\$4,852	\$698
Insurance-Property & Casualty	\$5,000	\$3,750	\$0	\$3,750
Repairs and Maintenance	\$7,500	\$5,625	\$628	\$4,997
Contingency	\$2,500	\$1,875	\$0	\$1,875
<b>Total Field</b>	<b>\$144,620</b>	<b>\$108,465</b>	<b>\$87,508</b>	<b>\$20,957</b>
<u>Reserves</u>				
Roadway Reserves	\$15,260	\$0	\$0	\$0
<b>Total Reserves</b>	<b>\$15,260</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Total Expenditures</b>	<b>\$171,422</b>	<b>\$117,667</b>	<b>\$95,251</b>	<b>\$22,416</b>
<b>Excess Revenue/(Expenditures)</b>	<b>(\$40,000)</b>		<b>(\$7,619)</b>	
<b>Beginning Fund Balance</b>	<b>\$40,000</b>		<b>\$44,953</b>	
<b>Ending Fund Balance</b>	<b>\$0</b>		<b>\$37,333</b>	

# Palm Coast Park

## Community Development District

Debt Service Fund Series 2006  
Statement of Revenues & Expenditures  
For Period Ending August 31, 2025

	Adopted Budget	Prorated Budget 8/31/25	Actual 8/31/25	Variance
<b><u>Revenues</u></b>				
Special Assessments- Tax Roll	\$1,886,730	\$1,886,730	\$1,766,694	(\$120,036)
Special Assessments- Off Roll	\$0	\$0	\$0	\$0
Special Assessments- Prepayment	\$0	\$0	\$0	\$0
Interest Income	\$12,500	\$11,458	\$90,900	\$79,442
<b>Total Revenues</b>	<b>\$1,899,230</b>	<b>\$1,898,188</b>	<b>\$1,857,594</b>	<b>(\$40,594)</b>
<b><u>Expenditures</u></b>				
Tax Collector	\$39,307	\$34,998	\$34,998	\$0
Interfund Transfer Out	\$7,000	\$6,417	\$46,273	(\$39,857)
<b><u>Series 2006</u></b>				
Interest-11/1	\$493,193	\$493,193	\$493,193	\$0
Special Call-11/1	\$0	\$0	\$1,255,000	(\$1,255,000)
Principal-5/1	\$925,000	\$925,000	\$860,000	\$65,000
Interest-5/1	\$493,193	\$493,193	\$457,425	\$35,768
Special Call-5/1	\$0	\$0	\$10,000	(\$10,000)
<b>Total Expenditures</b>	<b>\$1,957,693</b>	<b>\$1,952,800</b>	<b>\$3,156,889</b>	<b>(\$1,204,089)</b>
<b>Excess Revenues/(Expenditures)</b>	<b>(\$58,463)</b>		<b>(\$1,299,295)</b>	
<b>Beginning Fund Balance</b>	<b>\$866,669</b>		<b>\$3,163,592</b>	
<b>Ending Fund Balance</b>	<b>\$808,206</b>		<b>\$1,864,297</b>	
	Due From General		\$1,661	
	Reserve		\$1,117,651	
	Revenue		\$744,947	
	Prepayment		\$38	
	Interest		----	
	<b>Balance</b>		<b>\$1,864,297</b>	

**Palm Coast Park**  
**Community Development District**  
Debt Service Fund Series 2019  
Statement of Revenues & Expenditures  
For Period Ending August 31, 2025

	<b>Adopted Budget</b>	<b>Prorated Budget 8/31/25</b>	<b>Actual 8/31/25</b>	<b>Variance</b>
<u>Revenues</u>				
Special Assessments- Tax Roll	\$200,861	\$200,861	\$201,849	\$988
Interest Income	\$7,296	\$6,688	\$10,024	\$3,336
<b>Total Revenues</b>	<b>\$208,157</b>	<b>\$207,549</b>	<b>\$211,873</b>	<b>\$4,324</b>
<u>Expenditures</u>				
Tax Collector	\$4,185	\$3,999	\$3,999	\$0
Interfund Transfer Out	\$4,472	\$4,099	\$5,861	(\$1,762)
<u>Series 2019</u>				
Interest-11/1	\$76,015	\$76,015	\$76,015	\$0
Principal-5/1	\$45,000	\$45,000	\$45,000	\$0
Interest-5/1	\$76,015	\$76,015	\$76,015	\$0
<b>Total Expenditures</b>	<b>\$205,687</b>	<b>\$205,128</b>	<b>\$206,890</b>	<b>(\$1,762)</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$2,470</b>		<b>\$4,983</b>	
<b>Beginning Fund Balance</b>	<b>\$86,371</b>		<b>\$235,540</b>	
<b>Ending Fund Balance</b>	<b>\$88,841</b>		<b>\$240,523</b>	

Due From General	\$190
Reserve	\$145,530
Revenue	\$94,803
<b>Balance</b>	<b>\$240,523</b>

# Palm Coast Park

## Community Development District

Debt Service Fund Series 2021  
Statement of Revenues & Expenditures  
For Period Ending August 31, 2025

	Adopted Budget	Prorated Budget 8/31/25	Actual 8/31/25	Variance
<b><u>Revenues</u></b>				
Special Assessments-Tax Roll	\$405,218	\$405,218	\$407,210	\$1,992
Interest Income	\$13,712	\$12,569	\$18,580	\$6,010
Interfund Transfer In	\$0	\$0	\$0	\$0
<b>Total Revenues</b>	<b>\$418,930</b>	<b>\$417,787</b>	<b>\$425,789</b>	<b>\$8,002</b>
<b><u>Expenditures</u></b>				
Tax Collector	\$8,442	\$8,067	\$8,067	\$0
Interfund Transfer Out	\$8,060	\$7,388	\$10,930	(\$3,542)
<b><u>Series 2021</u></b>				
Interest-11/1	\$141,869	\$141,869	\$141,869	\$0
Principal-5/1	\$110,000	\$110,000	\$110,000	\$0
Interest-5/1	\$141,869	\$141,869	\$141,869	\$0
<b>Total Expenditures</b>	<b>\$410,240</b>	<b>\$409,193</b>	<b>\$412,735</b>	<b>(\$3,542)</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$8,690</b>		<b>\$13,054</b>	
<b>Beginning Fund Balance</b>	<b>\$153,838</b>		<b>\$427,622</b>	
<b>Ending Fund Balance</b>	<b>\$162,528</b>		<b>\$440,676</b>	

Due From General	\$383
Reserve	\$271,395
Revenue	\$168,898
Cap Interest	\$0
<b>Balance</b>	<b>\$440,676</b>



# Palm Coast Park

## Community Development District

Debt Service Fund Series 2022  
Statement of Revenues & Expenditures  
For Period Ending August 31, 2025

	<b>Adopted Budget</b>	<b>Prorated Budget 8/31/25</b>	<b>Actual 8/31/25</b>	<b>Variance</b>
<b><u>Revenues</u></b>				
Special Assessments-Tax Roll	\$820,478	\$820,478	\$824,511	\$4,033
Interest Income	\$23,018	\$21,100	\$23,679	\$2,579
<b>Total Revenues</b>	<b>\$843,496</b>	<b>\$841,578</b>	<b>\$848,189</b>	<b>\$6,611</b>
<b><u>Expenditures</u></b>				
Tax Collector	\$17,093	\$16,334	\$16,334	\$0
Interfund Transfer Out	\$11,931	\$10,937	\$8,837	\$2,100
<b><u>Series 2022</u></b>				
Interest Expense 11/1	\$293,483	\$293,483	\$293,483	\$0
Principal Expense 5/1	\$220,000	\$220,000	\$220,000	\$0
Interest Expense 5/1	\$293,483	\$293,483	\$293,483	\$0
<b>Total Expenditures</b>	<b>\$835,990</b>	<b>\$817,903</b>	<b>\$832,137</b>	<b>\$2,100</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$7,506</b>		<b>\$16,052</b>	
<b>Beginning Fund Balance</b>	<b>\$306,845</b>		<b>\$507,280</b>	
<b>Ending Fund Balance</b>	<b>\$314,351</b>		<b>\$523,333</b>	

Due From General	\$775
Reserve	\$200,846
Revenue	\$321,712
Cap Interest	\$0
<b>Balance</b>	<b>\$523,333</b>

# Palm Coast Park

## Community Development District

Debt Service Fund Series 2023  
Statement of Revenues & Expenditures  
For Period Ending August 31, 2025

	Adopted Budget	Prorated Budget 8/31/25	Actual 8/31/25	Variance
<b><u>Revenues</u></b>				
Special Assessments-Tax Roll	\$428,386	\$428,386	\$430,493	\$2,107
Interest Income	\$11,408	\$10,457	\$16,116	\$5,659
Interfund Transfer In	\$0	\$0	\$0	\$0
<b>Total Revenues</b>	<b>\$439,794</b>	<b>\$438,843</b>	<b>\$446,609</b>	<b>\$7,765</b>
<b><u>Expenditures</u></b>				
Tax Collector	\$8,925	\$8,528	\$8,528	\$0
Interfund Transfer Out	\$6,230	\$5,711	\$8,447	(\$2,736)
<b><u>Series 2023</u></b>				
Interest Expense 11/1	\$163,115	\$163,115	\$163,115	\$0
Principal Expense 5/1	\$95,000	\$95,000	\$95,000	\$0
Interest Expense 5/1	\$163,115	\$163,115	\$163,115	\$0
<b>Total Expenditures</b>	<b>\$436,385</b>	<b>\$426,941</b>	<b>\$438,205</b>	<b>(\$2,736)</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$3,409</b>		<b>\$8,404</b>	
<b>Beginning Fund Balance</b>	<b>\$175,432</b>		<b>\$373,010</b>	
<b>Ending Fund Balance</b>	<b>\$178,841</b>		<b>\$381,414</b>	

Due From General	\$405
Reserve	\$209,730
Revenue	\$171,279
Cap Interest	----
<b>Balance</b>	<b>\$381,414</b>

# Palm Coast Park

## Community Development District

Debt Service Fund Series 2024  
Statement of Revenues & Expenditures  
For Period Ending August 31, 2025

	Adopted Budget	Prorated Budget 8/31/25	Actual 8/31/25	Variance
<b><u>Revenues</u></b>				
Special Assessments-Tax Roll	\$0	\$0	\$0	\$0
Interest Income	\$0	\$0	\$30,230	\$30,230
Interfund Transfer In	\$0	\$0	\$0	\$0
<b>Total Revenues</b>	<b>\$0</b>	<b>\$0</b>	<b>\$30,230</b>	<b>\$30,230</b>
<b><u>Expenditures</u></b>				
Tax Collector	\$0	\$0	\$0	\$0
Interfund Transfer Out	\$0	\$0	\$12,905	(\$12,905)
<b><u>Series 2024</u></b>				
Interest Expense 11/1	\$0	\$0	\$92,698	(\$92,698)
Principal Expense 5/1	\$0	\$0	\$0	\$0
Interest Expense 5/1	\$0	\$0	\$238,368	(\$238,368)
<b>Total Expenditures</b>	<b>\$0</b>	<b>\$0</b>	<b>\$343,971</b>	<b>(\$343,971)</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$0</b>		<b>(\$313,742)</b>	
<b><u>Other Financing Sources/(Uses)</u></b>				
Bond Proceeds	\$0	\$0	\$0	\$0
<b>Total Other Financing Sources/(Uses)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Net Change in Fund Balance</b>	<b>\$0</b>		<b>(\$313,742)</b>	
<b>Beginning Fund Balance</b>	<b>\$0</b>		<b>\$879,122</b>	
<b>Ending Fund Balance</b>	<b>\$0</b>		<b>\$565,381</b>	
		Due From General	\$0	
		Reserve	\$308,305	
		Revenue	\$18,708	
		Interest	\$238,368	
		<b>Balance</b>	<b>\$565,381</b>	

# Palm Coast Park

## Community Development District

Capital Reserve - Sawmill  
Statement of Revenues & Expenditures  
For Period Ending August 31, 2025

	<b>Adopted Budget</b>	<b>Prorated Budget 8/31/25</b>	<b>Actual 8/31/25</b>	<b>Variance</b>
<b><u>Revenues</u></b>				
Operating Transfer In	\$47,900	\$0	\$0	\$0
Interest Income	\$1,000	\$0	\$0	\$0
<b>Total Revenues</b>	<b>\$48,900</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b><u>Expenditures</u></b>				
Capital Outlay - Sawmill	\$0	\$0	\$0	\$0
Other Current Charges	\$250	\$0	\$0	\$0
<b>Total Expenditures</b>	<b>\$250</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$48,650</b>		<b>\$0</b>	
<b>Beginning Fund Balance</b>	<b>\$88,123</b>		<b>\$0</b>	
<b>Ending Fund Balance</b>	<b>\$136,773</b>		<b>\$0</b>	

# Palm Coast Park

## Community Development District

Capital Reserve - Spring Lake Reverie  
Statement of Revenues & Expenditures  
For Period Ending August 31, 2025

	<b>Adopted Budget</b>	<b>Prorated Budget 8/31/25</b>	<b>Actual 8/31/25</b>	<b>Variance</b>
<b><u>Revenues</u></b>				
Operating Transfer In	\$34,000	\$0	\$0	\$0
Interest Income	\$1,000	\$0	\$0	\$0
<b>Total Revenues</b>	<b>\$35,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b><u>Expenditures</u></b>				
Capital Outlay - SLR	\$0	\$0	\$0	\$0
Other Current Charges	\$250	\$0	\$0	\$0
<b>Total Expenditures</b>	<b>\$250</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$34,750</b>		<b>\$0</b>	
<b>Beginning Fund Balance</b>	<b>\$22,000</b>		<b>\$0</b>	
<b>Ending Fund Balance</b>	<b>\$56,750</b>		<b>\$0</b>	

# Palm Coast Park

## Community Development District

Capital Reserve - Somerset  
Statement of Revenues & Expenditures  
For Period Ending August 31, 2025

	<b>Adopted Budget</b>	<b>Prorated Budget 8/31/25</b>	<b>Actual 8/31/25</b>	<b>Variance</b>
<b><u>Revenues</u></b>				
Operating Transfer In	\$15,260	\$0	\$0	\$0
Interest Income	\$1,000	\$0	\$0	\$0
<b>Total Revenues</b>	<b>\$16,260</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b><u>Expenditures</u></b>				
Capital Outlay - Somerset	\$0	\$0	\$0	\$0
Other Current Charges	\$250	\$0	\$0	\$0
<b>Total Expenditures</b>	<b>\$250</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$16,010</b>		<b>\$0</b>	
<b>Beginning Fund Balance</b>	<b>\$22,000</b>		<b>\$0</b>	
<b>Ending Fund Balance</b>	<b>\$38,010</b>		<b>\$0</b>	

**Community Development District**  
Capital Projects Fund  
Statement of Revenues & Expenditures  
For Period Ending August 31, 2025

	Series 2006	Series 2019	Series 2021	Series 2022	Series 2023	Series 2024
<u>Revenues</u>						
Interest Income	\$99,836	\$834	\$1,236	\$941	\$1,033	\$28,172
Interfund Transfer In	\$46,273	\$5,861	\$10,930	\$8,089	\$8,447	\$12,905
Impact Fees	\$0	\$0	\$0	\$0	\$0	\$0
Bond Proceeds	\$0	\$0	\$0	\$0	\$0	\$0
Bond Premium	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Revenues</b>	<b>\$146,109</b>	<b>\$6,695</b>	<b>\$12,167</b>	<b>\$9,030</b>	<b>\$9,480</b>	<b>\$41,078</b>
<u>Expenditures</u>						
Capital Outlay	\$0	\$0	\$0	\$0	\$0	\$0
Interfund Transfer Out	\$0	\$0	\$0	\$0	\$0	\$0
Cost of Issuance	\$0	\$0	\$0	\$0	\$0	\$0
Underwriters Discount	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Expenditures</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$146,109</b>	<b>\$6,695</b>	<b>\$12,167</b>	<b>\$9,030</b>	<b>\$9,480</b>	<b>\$41,078</b>
<b>Beginning Fund Balance</b>	<b>\$2,413,351</b>	<b>\$17,721</b>	<b>\$25,289</b>	<b>\$0</b>	<b>\$21,443</b>	<b>\$20,135</b>
<b>Ending Fund Balance</b>	<b>\$2,559,460</b>	<b>\$24,416</b>	<b>\$37,456</b>	<b>\$9,030</b>	<b>\$30,923</b>	<b>\$61,213</b>

Palm Coast Park CDD  
General Fund  
Month to Month

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<u>Revenues</u>													
Operations and Maintenance Assessments- Tax Roll	\$4,292	\$29,159	\$99,302	\$145,267	\$7,031	\$39,958	\$1,091	\$10,914	\$256	\$294	\$0	\$0	\$ 337,563
Assessments - Direct	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-
Interest Earnings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-
Interest Earnings - SBA	\$444	\$417	\$417	\$407	\$367	\$405	\$391	\$406	\$466	\$786	\$786	\$0	\$ 5,291
Miscellaneous Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-
<b>Total Revenues</b>	<b>\$4,736</b>	<b>\$29,575</b>	<b>\$99,720</b>	<b>\$145,674</b>	<b>\$7,397</b>	<b>\$40,363</b>	<b>\$1,482</b>	<b>\$11,320</b>	<b>\$722</b>	<b>\$1,079</b>	<b>\$786</b>	<b>\$0</b>	<b>\$ 342,854</b>
<u>Administrative Expenditures</u>													
Supervisors Fees	\$0	\$0	\$0	\$1,600	\$800	\$0	\$1,000	\$800	\$0	\$1,000	\$1,000	\$0	\$ 6,200
FICA Taxes	\$0	\$0	\$0	\$122	\$61	\$0	\$77	\$61	\$0	\$77	\$77	\$0	\$ 474
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-
Dissemination Agent	\$719	\$219	\$219	\$219	\$219	\$219	\$319	\$219	\$219	\$219	\$219	\$0	\$ 3,006
Assessmnet Administration	\$5,565	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 5,565
Engineering	\$0	\$0	\$0	\$0	\$997	\$4,842	\$4,376	\$1,262	\$0	\$0	\$0	\$0	\$ 11,476
Attorney Fees	\$0	\$1,509	\$437	\$1,838	\$138	\$765	\$1,534	\$1,309	\$2,977	\$1,122	\$0	\$0	\$ 11,629
Management Fees	\$3,896	\$3,896	\$3,896	\$3,896	\$3,896	\$3,896	\$3,896	\$3,896	\$3,896	\$3,896	\$3,896	\$0	\$ 42,851
Website Maintenance & Hosting	\$1,682	\$129	\$129	\$129	\$129	\$129	\$129	\$129	\$129	\$129	\$129	\$0	\$ 2,976
Website	\$111	\$111	\$111	\$111	\$111	\$111	\$111	\$111	\$111	\$111	\$111	\$0	\$ 1,225
Trustee Fees	\$3,467	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,562	\$0	\$ 5,029
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,100	\$0	\$0	\$0	\$0	\$ 11,100
Postage and Freight	\$103	\$332	\$109	\$29	\$434	\$648	\$67	\$89	\$805	\$227	\$89	\$0	\$ 2,932
Insurance- General Liability	\$8,679	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 8,679
Printing and Binding	\$365	\$0	\$173	\$163	\$81	\$70	\$66	\$73	\$111	\$0	\$266	\$0	\$ 1,369
Legal Advertising	\$75	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$250	\$465	\$0	\$0	\$ 789
Tax Collector Fees	\$0	\$168	\$4,865	\$405	\$141	\$799	\$551	\$0	\$168	\$0	\$0	\$0	\$ 7,096
Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-
Office Supplies	\$0	\$0	\$20	\$20	\$20	\$20	\$15	\$20	\$0	\$1	\$20	\$0	\$ 138
Meeting Room Rental	\$0	\$145	\$0	\$254	\$95	\$95	\$0	\$0	\$0	\$0	\$0	\$0	\$ 589
Dues & Licenses	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 175
<b>Total Administrative</b>	<b>\$24,836</b>	<b>\$6,509</b>	<b>\$9,959</b>	<b>\$8,786</b>	<b>\$7,122</b>	<b>\$11,595</b>	<b>\$12,141</b>	<b>\$19,068</b>	<b>\$8,666</b>	<b>\$7,246</b>	<b>\$7,370</b>	<b>\$0</b>	<b>\$ 123,297</b>
<u>Field Expenditures</u>													
Professional Services	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$0	\$ 16,500
Landscape Maintenance	\$10,440	\$8,915	\$7,715	\$7,715	\$7,715	\$6,515	\$7,715	\$7,715	\$9,335	\$7,715	\$7,715	\$0	\$ 89,205
Preserve Management	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-
Repairs & Maintenance	\$0	\$0	\$2,150	\$1,223	\$0	\$935	\$1,671	\$22,739	\$1,870	\$352	\$0	\$0	\$ 30,939
Insurance- Property & Casualty	\$21,287	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 21,287
Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-
<b>Total Field</b>	<b>\$33,227</b>	<b>\$10,415</b>	<b>\$11,365</b>	<b>\$10,438</b>	<b>\$9,215</b>	<b>\$8,950</b>	<b>\$10,885</b>	<b>\$31,953</b>	<b>\$12,704</b>	<b>\$9,567</b>	<b>\$9,215</b>	<b>\$0</b>	<b>\$ 157,930</b>
<b>Total Expenditures</b>	<b>\$58,062</b>	<b>\$16,923</b>	<b>\$21,324</b>	<b>\$19,224</b>	<b>\$16,337</b>	<b>\$20,544</b>	<b>\$23,026</b>	<b>\$51,022</b>	<b>\$21,370</b>	<b>\$16,812</b>	<b>\$16,584</b>	<b>\$0</b>	<b>\$ 281,228</b>
<b>Excess Revenue/(Expenditures)</b>	<b>(\$53,326)</b>	<b>\$12,652</b>	<b>\$78,396</b>	<b>\$126,450</b>	<b>(\$8,939)</b>	<b>\$19,819</b>	<b>(\$21,543)</b>	<b>(\$39,702)</b>	<b>(\$20,648)</b>	<b>(\$15,733)</b>	<b>(\$15,798)</b>	<b>\$0</b>	<b>\$ 61,627</b>



Palm Coast Park CDD  
General Fund- Sawmill Creek  
Month to Month

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<u>Revenues</u>													
Operations and Maintenance Assessments- Tax Roll	\$0	\$10,177	\$120,368	\$176,083	\$8,522	\$48,435	\$1,322	\$13,229	\$310	\$356	\$0	\$0	\$ 378,804
Miscellaneous Income and Discounts	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-
<b>Total Revenues</b>	<b>\$0</b>	<b>\$10,177</b>	<b>\$120,368</b>	<b>\$176,083</b>	<b>\$8,522</b>	<b>\$48,435</b>	<b>\$1,322</b>	<b>\$13,229</b>	<b>\$310</b>	<b>\$356</b>	<b>\$0</b>	<b>\$0</b>	<b>\$ 378,804</b>
<u>Administrative Expenditures</u>													
Tax Collector Fees	\$0	\$0	\$0	\$6,100	\$170	\$0	\$969	\$0	\$265	\$0	\$0	\$0	\$ 7,504
Arbitrage	\$0	\$0	\$0	\$0	\$450	\$0	\$0	\$0	\$0	\$0	\$0	\$0	450
Trustee Fees	\$3,698	\$0	\$0	\$3,030	\$0	\$0	\$0	\$0	\$0	\$1,344	\$0	\$0	\$ 8,072
Dissemination Agent	\$1,656	\$656	\$656	\$656	\$656	\$656	\$656	\$656	\$656	\$656	\$656	\$0	\$ 8,219
Postage and Freight	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-
Attorney Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-
Other Current Charges	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-
<b>Total Administrative</b>	<b>\$5,354</b>	<b>\$656</b>	<b>\$656</b>	<b>\$9,787</b>	<b>\$1,277</b>	<b>\$656</b>	<b>\$1,625</b>	<b>\$656</b>	<b>\$921</b>	<b>\$2,000</b>	<b>\$656</b>	<b>\$0</b>	<b>\$ 24,245</b>
<u>Field Expenditures</u>													
Professional Fees	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$0	\$ 19,800
Landscape Maintenance	\$17,489	\$19,789	\$22,539	\$21,164	\$21,164	\$21,164	\$21,764	\$21,764	\$22,814	\$25,514	\$21,764	\$0	\$ 236,931
Electricity- Streetlights	\$4,097	\$1,370	\$1,370	\$5,333	\$1,302	\$2,756	\$4,211	\$2,756	\$1,271	\$4,211	\$1,302	\$0	\$ 29,979
Electricity- Irrigation/Signs	\$61	\$62	\$62	\$64	\$64	\$63	\$62	\$63	\$62	\$62	\$62	\$0	\$ 686
Utility- Irrigation	\$1,444	\$1,175	\$1,430	\$975	\$1,151	\$1,030	\$1,388	\$2,160	\$3,884	\$4,684	\$3,630	\$0	\$ 22,952
R&M- Signage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-
R&M Storm Water- Pond	\$3,318	\$3,318	\$3,318	\$3,318	\$3,318	\$3,318	\$5,100	\$3,318	\$3,318	\$3,318	\$3,318	\$0	\$ 38,280
Insurance-Property & Casualty	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-
Repairs and Maintenance	\$0	\$0	\$0	\$0	\$950	\$0	\$0	\$0	\$750	\$0	\$0	\$0	\$ 1,700
Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-
Interfund Transfer Out	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-
<b>Total Field</b>	<b>\$28,208</b>	<b>\$27,515</b>	<b>\$30,520</b>	<b>\$32,654</b>	<b>\$29,749</b>	<b>\$30,131</b>	<b>\$34,326</b>	<b>\$31,861</b>	<b>\$33,899</b>	<b>\$39,589</b>	<b>\$31,875</b>	<b>\$0</b>	<b>\$ 350,327</b>
<u>Reserves</u>													
Roadway Reserves	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-
<b>Total Reserves</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>-</b>
<b>Total Expenditures</b>	<b>\$33,562</b>	<b>\$28,171</b>	<b>\$31,176</b>	<b>\$42,441</b>	<b>\$31,026</b>	<b>\$30,788</b>	<b>\$35,951</b>	<b>\$32,517</b>	<b>\$34,819</b>	<b>\$41,589</b>	<b>\$32,531</b>	<b>\$0</b>	<b>\$ 374,572</b>
<b>Excess Revenue/(Expenditures)</b>	<b>(\$33,562)</b>	<b>(\$17,994)</b>	<b>\$89,192</b>	<b>\$133,642</b>	<b>(\$22,504)</b>	<b>\$17,647</b>	<b>(\$34,628)</b>	<b>(\$19,288)</b>	<b>(\$34,509)</b>	<b>(\$41,233)</b>	<b>(\$32,531)</b>	<b>\$0</b>	<b>\$ 4,232</b>

Palm Coast Park CDD  
General Fund- Spring Lake Reverie  
Month to Month

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<u>Revenues</u>													
Operations and Maintenance Assessments- Tax Roll	\$0	\$9,499	\$112,350	\$164,354	\$7,955	\$45,209	\$1,234	\$12,348	\$290	\$332	\$0	\$0	\$ 353,571
Developer Contributions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ -
Miscellaneous Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ -
<b>Total Revenues</b>	<b>\$0</b>	<b>\$9,499</b>	<b>\$112,350</b>	<b>\$164,354</b>	<b>\$7,955</b>	<b>\$45,209</b>	<b>\$1,234</b>	<b>\$12,348</b>	<b>\$290</b>	<b>\$332</b>	<b>\$0</b>	<b>\$0</b>	<b>\$ 353,571</b>
<u>Administrative Expenditures</u>													
Tax Collector Fees	\$0	\$0	\$0	\$5,694	\$159	\$0	\$904	\$0	\$247	\$0	\$0	\$0	\$ 7,004
Arbitrage	\$0	\$0	\$0	\$0	\$450	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 450
Trustee Fees	\$1,010	\$0	\$0	\$3,030	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 4,041
Dissemination Agent	\$219	\$219	\$219	\$219	\$219	\$219	\$219	\$219	\$219	\$219	\$219	\$0	\$ 2,406
Postage and Freight	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ -
Attorney Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ -
Other Current Charges	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ -
<b>Total Administrative</b>	<b>\$1,229</b>	<b>\$219</b>	<b>\$219</b>	<b>\$8,943</b>	<b>\$828</b>	<b>\$219</b>	<b>\$1,123</b>	<b>\$219</b>	<b>\$466</b>	<b>\$219</b>	<b>\$219</b>	<b>\$0</b>	<b>\$ 13,901</b>
<u>Field Expenditures</u>													
Professional Fees	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$0	\$ 6,600
Landscape Maintenance	\$11,667	\$11,667	\$11,667	\$11,667	\$12,407	\$12,994	\$15,154	\$11,667	\$11,667	\$12,067	\$11,667	\$0	\$ 134,291
Electricity- Streetlights	\$12,892	\$0	\$12,892	\$1,781	\$0	\$6,138	\$12,275	\$0	\$6,138	\$12,079	\$0	\$0	\$ 64,194
Electricity- Irrigation/Signs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ -
Utility- Irrigation	\$827	\$771	\$1,843	\$1,872	\$1,779	\$9,797	\$3,365	\$3,586	\$4,815	\$5,473	\$6,529	\$0	\$ 40,658
R&M- Signage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ -
R&M Storm Water- Pond	\$1,263	\$1,263	\$1,263	\$1,263	\$1,263	\$1,263	\$1,263	\$1,263	\$1,263	\$1,263	\$1,263	\$0	\$ 13,888
Insurance-Property & Casualty	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ -
Repairs and Maintenance	\$0	\$0	\$5,798	\$387	\$0	\$0	\$0	\$0	\$900	\$0	\$0	\$0	\$ 7,085
Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ -
<b>Total Field</b>	<b>\$27,248</b>	<b>\$14,301</b>	<b>\$34,062</b>	<b>\$17,570</b>	<b>\$16,048</b>	<b>\$30,792</b>	<b>\$32,658</b>	<b>\$17,115</b>	<b>\$25,382</b>	<b>\$31,482</b>	<b>\$20,058</b>	<b>\$0</b>	<b>\$ 266,717</b>
<u>Reserves</u>													
Roadway Reserves	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ -
<b>Total Reserves</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$ -</b>
<b>Total Expenditures</b>	<b>\$28,477</b>	<b>\$14,519</b>	<b>\$34,281</b>	<b>\$26,513</b>	<b>\$16,876</b>	<b>\$31,010</b>	<b>\$33,781</b>	<b>\$17,334</b>	<b>\$25,848</b>	<b>\$31,701</b>	<b>\$20,277</b>	<b>\$0</b>	<b>\$ 280,618</b>
<b>Excess Revenue/(Expenditures)</b>	<b>(\$28,477)</b>	<b>(\$5,020)</b>	<b>\$78,069</b>	<b>\$137,841</b>	<b>(\$8,922)</b>	<b>\$14,198</b>	<b>(\$32,547)</b>	<b>(\$4,986)</b>	<b>(\$25,558)</b>	<b>(\$31,368)</b>	<b>(\$20,277)</b>	<b>\$0</b>	<b>\$ 72,953</b>

Palm Coast Park CDD  
General Fund- Somerset  
Month to Month

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<u>Revenues</u>													
Operations and Maintenance Assessments- Tax Roll	\$0	\$2,354	\$27,846	\$40,735	\$1,972	\$11,205	\$306	\$3,060	\$72	\$82	\$0	\$0	\$ 87,632
Developer Contributions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ -
Miscellaneous Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ -
<b>Total Revenues</b>	<b>\$0</b>	<b>\$2,354</b>	<b>\$27,846</b>	<b>\$40,735</b>	<b>\$1,972</b>	<b>\$11,205</b>	<b>\$306</b>	<b>\$3,060</b>	<b>\$72</b>	<b>\$82</b>	<b>\$0</b>	<b>\$0</b>	<b>\$ 87,632</b>
<u>Administrative Expenditures</u>													
Tax Collector Fees	\$0	\$0	\$0	\$1,411	\$39	\$0	\$224	\$0	\$61	\$0	\$0	\$0	\$ 1,736
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ -
Trustee Fees	\$3,547	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 3,547
Dissemination Agent	\$219	\$219	\$219	\$219	\$219	\$219	\$219	\$219	\$219	\$219	\$219	\$0	\$ 2,406
Postage and Freight	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ -
Attorney Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ -
Other Current Charges	\$0	\$0	\$3	\$11	\$0	\$0	\$0	\$3	\$0	\$19	\$18	\$0	\$ 54
<b>Total Administrative</b>	<b>\$3,766</b>	<b>\$219</b>	<b>\$221</b>	<b>\$1,641</b>	<b>\$258</b>	<b>\$219</b>	<b>\$443</b>	<b>\$222</b>	<b>\$280</b>	<b>\$238</b>	<b>\$236</b>	<b>\$0</b>	<b>\$ 7,743</b>
<u>Field Expenditures</u>													
Professional Fees	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$0	\$ 6,600
Landscape Maintenance	\$4,781	\$4,781	\$4,781	\$4,781	\$4,781	\$4,781	\$4,781	\$4,781	\$4,781	\$4,781	\$4,781	\$0	\$ 52,594
Electricity- Streetlights	\$908	\$908	\$908	\$261	\$788	\$788	\$788	\$788	\$763	\$787	\$787	\$0	\$ 8,474
Electricity- Irrigation/Signs	\$64	\$84	\$28	\$28	\$28	\$28	\$28	\$28	\$27	\$28	\$122	\$0	\$ 491
Electricity - Fountain	\$0	\$0	\$0	\$890	\$453	\$447	\$437	\$269	\$57	\$421	\$287	\$0	\$ 3,261
Utility- Irrigation	\$3,149	\$221	\$1,143	\$695	\$410	\$1,162	\$334	\$924	\$890	\$903	\$778	\$0	\$ 10,609
R&M- Signage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ -
R&M Storm Water- Pond	\$420	\$420	\$420	\$420	\$510	\$420	\$420	\$420	\$420	\$562	\$420	\$0	\$ 4,852
Insurance-Property & Casualty	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ -
Repairs and Maintenance	\$0	\$0	\$0	\$0	\$300	\$147	\$0	\$0	\$0	\$0	\$181	\$0	\$ 628
Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ -
<b>Total Field</b>	<b>\$9,922</b>	<b>\$7,014</b>	<b>\$7,879</b>	<b>\$7,674</b>	<b>\$7,871</b>	<b>\$8,374</b>	<b>\$7,388</b>	<b>\$7,810</b>	<b>\$7,539</b>	<b>\$8,083</b>	<b>\$7,955</b>	<b>\$0</b>	<b>\$ 87,508</b>
<u>Reserves</u>													
Roadway Reserves	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ -
<b>Total Reserves</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$ -</b>
<b>Total Expenditures</b>	<b>\$13,688</b>	<b>\$7,233</b>	<b>\$8,101</b>	<b>\$9,315</b>	<b>\$8,129</b>	<b>\$8,592</b>	<b>\$7,831</b>	<b>\$8,032</b>	<b>\$7,819</b>	<b>\$8,320</b>	<b>\$8,191</b>	<b>\$0</b>	<b>\$ 95,251</b>
<b>Excess Revenue/(Expenditures)</b>	<b>(\$13,688)</b>	<b>(\$4,878)</b>	<b>\$19,745</b>	<b>\$31,420</b>	<b>(\$6,157)</b>	<b>\$2,612</b>	<b>(\$7,525)</b>	<b>(\$4,972)</b>	<b>(\$7,747)</b>	<b>(\$8,238)</b>	<b>(\$8,191)</b>	<b>\$0</b>	<b>\$ (7,619)</b>

**Palm Coast Park**  
**Community Development District**  
**Long Term Debt Report**

Series 2006 Special Assessment Bonds	
Interest Rate:	5.70%
Maturity Date:	5/1/37
Reserve Fund Definition:	6.966 % Outstanding
Reserve Fund Requirement:	\$ 1,057,439
Reserve Fund Balance:	\$ 1,117,651
Bonds Outstanding- 6/30/2015	\$ 31,780,000
Less: May 1, 2008 (Mandatory)	\$ (410,000)
Less: May 1, 2009 (Mandatory)	\$ (435,000)
Less: May 1, 2010 (Mandatory)	\$ (460,000)
Less: May 1, 2011 (Mandatory)	\$ (490,000)
Less: May 1, 2012 (Mandatory)	\$ (515,000)
Less: May 1, 2013 (Mandatory)	\$ (545,000)
Less: May 1, 2014 (Mandatory)	\$ (580,000)
Less: May 1, 2015 (Mandatory)	\$ (615,000)
Less: May 1, 2016 (Mandatory)	\$ (650,000)
Less: May 1, 2017 (Mandatory)	\$ (685,000)
Less: May 1, 2018 (Mandatory)	\$ (730,000)
Less: May 1, 2019 (Mandatory)	\$ (770,000)
Less: May 1, 2020 (Mandatory)	\$ (815,000)
Less: May 1, 2021 (Mandatory)	\$ (865,000)
Less: May 1, 2022 (Mandatory)	\$ (915,000)
Less: November 1, 2022 (Special Call)	\$ (1,790,000)
Less: May 1, 2023 (Mandatory)	\$ (890,000)
Less: November 1, 2022 (Special Call)	\$ (5,000)
Less: November 1, 2023 (Special Call)	\$ (1,355,000)
Less: May 1, 2024 (Mandatory)	\$ (940,000)
Less: May 1, 2024 (Special Call)	\$ (15,000)
Less: November 1, 2024 (Special Call)	\$ (1,255,000)
Less: May 1, 2025 (Mandatory)	\$ (860,000)
Less: May 1, 2025 (Special Call)	\$ (10,000)
Current Bonds Outstanding	\$ 15,180,000

Series 2019 Special Assessment Bonds	
Interest Rate:	3.4% - 4.3%
Maturity Date:	5/1/50
Reserve Fund Definition:	50% MADS
Reserve Fund Requirement:	\$ 145,564
Reserve Fund Balance:	\$ 145,530
Bonds Outstanding- 12/04/19	\$ 3,770,000
Less: May 1, 2021 (Mandatory)	\$ (40,000)
Less: May 1, 2022 (Mandatory)	\$ (40,000)
Less: May 1, 2023 (Mandatory)	\$ (40,000)
Less: May 1, 2024 (Mandatory)	\$ (40,000)
Less: May 1, 2025 (Mandatory)	\$ (45,000)
Current Bonds Outstanding	\$ 3,565,000

**Palm Coast Park**  
**Community Development District**  
**Long Term Debt Report**

<b>Series 2021 Special Assessment Bonds- Spring Lake Tracts 2 &amp; 3</b>	
Interest Rate:	2.4-4.0%
Maturity Date:	5/1/52
Reserve Fund Definition:	50% MADS
Reserve Fund Requirement:	\$ 271,395
Reserve Fund Balance:	\$ 271,395
Bonds Outstanding- 12/23/2021	\$ 8,065,000
Less: May 1, 2023 (Mandatory)	\$ (105,000)
Less: May 1, 2024 (Mandatory)	\$ (110,000)
Less: May 1, 2025 (Mandatory)	\$ (110,000)
Current Bonds Outstanding	\$ 7,740,000

<b>Series 2022 Special Assessment Bonds- Sawmill Branch Phase 2</b>	
Interest Rate:	4.15-5.125%
Maturity Date:	5/1/51
Reserve Fund Definition:	50% MADS
Reserve Fund Requirement:	\$ 200,846
Reserve Fund Balance:	\$ 200,846
Bonds Outstanding- 6/10/2022	\$ 12,225,000
Less: May 1, 2023 (Mandatory)	\$ (200,000)
Less: May 1, 2024 (Mandatory)	\$ (210,000)
Less: May 1, 2025 (Mandatory)	\$ (220,000)
Current Bonds Outstanding	\$ 11,595,000

<b>Series 2023 Special Assessment Bonds- Somerset</b>	
Interest Rate:	4.7-5.6%
Maturity Date:	5/1/53
Reserve Fund Definition:	50% MADS
Reserve Fund Requirement:	\$ 209,730
Reserve Fund Balance:	\$ 209,730
Bonds Outstanding- 7/13/23	\$ 6,145,000
Less: May 1, 2024 (Mandatory)	\$ (90,000)
Less: May 1, 2025 (Mandatory)	\$ (95,000)
Current Bonds Outstanding	\$ 5,960,000

<b>Series 2024 Special Assessment Bonds- Sawmill Branch - Phase 7</b>	
Interest Rate:	4.375-5.33%
Maturity Date:	5/1/55
Reserve Fund Definition:	50% MADS
Reserve Fund Requirement:	\$ 308,305
Reserve Fund Balance:	\$ 308,305
Bonds Outstanding- 8/08/24	\$ 9,345,000
Current Bonds Outstanding	\$ 9,345,000

**PALM COAST PARK**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**SPECIAL ASSESSMENTS FY2025 RECEIPTS**

Certified to Tax Collector

GROSS ASSESSMENTS	\$	4,937,472	\$	1,831,305	\$	209,231	\$	422,102	\$	854,665	\$	446,236	\$	366,502	\$	392,657	\$	90,836	\$	323,938
NET ASSESSMENTS	\$	4,739,974	\$	1,758,053	\$	200,862	\$	405,218	\$	820,478	\$	428,387	\$	351,842	\$	376,951	\$	87,203	\$	310,980

DISTRIBUTION DATE	NET ASSESSMENTS RECEIVED	DEBT SERVICE SERIES 2006	DEBT SERVICE SERIES 2019	DEBT SERVICE SERIES 2021	DEBT SERVICE SERIES 2022	DEBT SERVICE SERIES 2023	O&M SPRING LAKE REVERIE	O&M SAWMILL SUBDIVISION	O&M SOMERSET	O&M ASSESSMENTS
10/07/24	\$4,292.48	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$4,292.48
11/01/24	\$ 20,762.52	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,762.52
11/18/24	\$ 127,972.37	\$ 47,464.86	\$ 5,422.98	\$ 10,940.29	\$ 22,151.71	\$ 11,565.82	\$ 9,499.22	\$ 10,177.13	\$ 2,354.35	\$ 8,396.01
12/04/24	\$ 1,513,568.96	\$ 561,381.66	\$ 64,139.27	\$ 129,394.25	\$ 261,995.11	\$ 136,792.58	\$ 112,350.22	\$ 120,368.03	\$ 27,845.67	\$ 99,302.17
12/16/24	\$ 2,193,933.00	\$ 813,728.20	\$ 92,970.50	\$ 187,558.23	\$ 379,764.48	\$ 198,282.18	\$ 162,852.74	\$ 174,474.64	\$ 40,362.57	\$ 143,939.46
12/30/24	\$ 20,228.37	\$ 7,502.69	\$ 857.20	\$ 1,729.31	\$ 3,501.48	\$ 1,828.19	\$ 1,501.53	\$ 1,608.68	\$ 372.15	\$ 1,327.14
01/30/25	\$ 107,163.18	\$ 39,746.75	\$ 4,541.17	\$ 9,161.33	\$ 18,549.69	\$ 9,685.14	\$ 7,954.58	\$ 8,522.26	\$ 1,971.52	\$ 7,030.74
03/05/25	\$ 609,046.42	\$ 225,894.89	\$ 25,809.06	\$ 52,067.07	\$ 105,424.46	\$ 55,044.09	\$ 45,208.71	\$ 48,435.00	\$ 11,204.85	\$ 39,958.29
03/28/25	\$ 16,625.21	\$ 6,166.28	\$ 704.51	\$ 1,421.28	\$ 2,877.78	\$ 1,502.54	\$ 1,234.07	\$ 1,322.14	\$ 305.86	\$ 1,090.75
04/29/25	\$ 166,352.21	\$ 61,699.92	\$ 7,049.37	\$ 14,221.37	\$ 28,795.16	\$ 15,034.50	\$ 12,348.10	\$ 13,229.32	\$ 3,060.44	\$ 10,914.03
06/03/25	\$ 3,902.56	\$ 1,447.46	\$ 165.38	\$ 333.63	\$ 675.52	\$ 352.70	\$ 289.68	\$ 310.35	\$ 71.80	\$ 256.04
06/18/25	\$ 4,478.54	\$ 1,661.09	\$ 189.78	\$ 382.87	\$ 775.22	\$ 404.76	\$ 332.44	\$ 356.16	\$ 82.39	\$ 293.83
<b>TOTAL COLLECTED</b>	<b>\$4,788,325.82</b>	<b>\$1,766,693.80</b>	<b>\$201,849.22</b>	<b>\$407,209.63</b>	<b>\$824,510.61</b>	<b>\$430,492.50</b>	<b>\$353,571.29</b>	<b>\$378,803.71</b>	<b>\$87,631.60</b>	<b>\$337,563.46</b>
<b>PERCENTAGE COLLECTED</b>	<b>101%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>109%</b>