

1 A bill to be entitled
2 An act relating to the City of Palm Coast;
3 amending chapter 99-448, Laws of Florida;
4 revising the date of the primary city election;
5 providing for a primary city election only when
6 more than two candidates qualify for an office;
7 providing that if a primary election is held,
8 and a candidate receives a majority vote of the
9 votes cast in the primary, that candidate shall
10 be deemed elected to office and the office will
11 not be subject to a regular city election;
12 providing a legal description of the city
13 limits; amending provisions for revising
14 district boundaries; deleting obsolete
15 provisions; providing an effective date.

16
17 Be It Enacted by the Legislature of the State of Florida:

18
19 Section 1. Section 8 of chapter 99-448, Laws of
20 Florida, is amended to read:

21 Section 8. Elections.--

22 (1) ELECTORS.--Any person who is a resident of the
23 city, who has qualified as an elector of this state, and who
24 registers in the manner prescribed by law shall be an elector
25 of the city.

26 (2) NONPARTISAN ELECTIONS.--All elections for city
27 elective office shall be conducted on a nonpartisan basis
28 without any designation of political party affiliation.

29 (3) QUALIFYING FOR OFFICE.--Any person who wishes to
30 become a candidate for a city elective office shall qualify
31 with the city clerk no sooner than 45 calendar days nor later

1 than 35 calendar days prior to the second Tuesday in September
2 of each odd-numbered year. In addition, candidates shall
3 qualify as provided in paragraph (1)(b) of section 5.

4 (4) SCHEDULE FOR REGULAR ELECTIONS AND PRIMARIES.--The
5 regular city election shall be the first Tuesday after the
6 first Monday in November of each odd-numbered year. Such city
7 elections shall be general city elections. If there are more
8 than two candidates who qualify for any office, a primary city
9 election shall be held on the first Tuesday after the second
10 ~~first~~ Monday in September.

11 (a) An election to fill a vacant council seat, as
12 outlined in paragraph (7)(e) of section 5, when there is more
13 than half of the term remaining shall be held during the next
14 regularly scheduled election. Such election shall be for the
15 remaining 2 years of the original term.

16 (b) An election to fill a vacant council seat, as
17 outlined in paragraph (7)(e) of section 5, when there is less
18 than half of the term remaining shall be filled at the next
19 regularly scheduled election. Such election shall be for a
20 4-year term.

21 (5) SCHEDULE FOR SPECIAL ELECTIONS.--

22 (a) A special election for a vacant position of mayor,
23 as outlined in paragraph (7)(e) of section 5, shall be called
24 within 30 days, and the city council shall, by resolution, fix
25 the time for holding of such election. Such special election
26 for mayor shall be for the remainder of the vacant term.

27 (b) All other special municipal elections shall be
28 held in the same manner as regular elections, and the city
29 council shall, by resolution, fix the time for holding of such
30 elections.

31 (6) DETERMINATION OF ELECTION TO OFFICE.--

- 1 (a) If only one candidate qualifies for an office,
2 that candidate shall be deemed to be elected and shall not be
3 placed on either the general or the primary ballot.
- 4 (b) ~~If two or more candidates qualify for an office,~~
5 ~~the names of those candidates shall be placed on the ballot at~~
6 ~~the primary election.~~If a primary city election is held and
7 any candidate for an ~~such~~ office receives a majority of the
8 votes cast in the primary election for the office, he or she
9 shall be deemed to be elected to the office and the office
10 shall not be subject to an election at the regular city
11 election.
- 12 (c) If no single candidate for an office receives a
13 majority of the votes cast in the city primary election for
14 that office, the two candidates for the office receiving the
15 highest vote in the primary city election shall run again in
16 the regular city election. Further:
- 17 1. In any primary election in which there is a tie for
18 first place, the name of each such candidate shall be placed
19 on the city's general election ballot.
- 20 2. In any primary election in which there is a tie for
21 second place and the candidate placing first did not receive a
22 majority of the votes cast for such office, the name of the
23 candidate placing first and the name of each candidate tying
24 for second shall be placed on the city's general election
25 ballot.
- 26 (d) The candidate receiving the highest number of
27 votes cast for the office in the city's general election shall
28 be elected to such office. If the vote at the general city
29 election results in a tie, the outcome shall be determined by
30 lot as follows:
31

1 1. At the first regularly scheduled council meeting
2 after the election, the Supervisor of Elections of Flagler
3 County shall toss a coin. In alphabetic order, the two
4 candidates shall call the coin.

5 2. The candidate whose call matches the coin toss
6 shall be declared the winner.

7 (7) CITY CANVASSING BOARD.--For purposes of certifying
8 absentee ballots and election results, the city clerk and a
9 representative from the city designated by the council shall
10 be known as the canvassing board. At the close of the polls
11 of any city election, the canvassing board shall ensure that
12 the absentee ballots are delivered to the Flagler County
13 Supervisor of Elections, and shall meet at the county election
14 headquarters and proceed to certify the ballots and open them
15 in the presence of a representative of the supervisor of
16 elections' office. In addition, after final election results
17 are certified by the Flagler County Supervisor of Elections,
18 the canvassing board shall immediately report the results back
19 to a meeting of the city council held for the purpose of final
20 certification and filing with the city clerk as required by
21 law.

22 Section 2. Section 9 of chapter 99-448, Laws of
23 Florida, is amended to read:

24 Section 9. Land description.--

25 (1) CITY BOUNDARIES.--The initial corporate boundaries
26 shall be as set forth in chapter 99-448, Laws of Florida
27 ~~hereinafter described. At any time after incorporation,~~
28 Boundaries may be changed in accordance with general laws
29 regarding annexation without amendments to the charter. Upon
30 the effective date of this act, the corporate boundaries shall
31 be as follows:

1
2 A PARCEL OF LAND LYING WITHIN TOWNSHIP 10, 11
3 AND 12 SOUTH, RANGE 30 EAST, TOWNSHIP 10, 11
4 AND 12 SOUTH, RANGE 31 EAST, FLAGLER COUNTY,
5 FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS
6 FOLLOWS;
7
8 FROM A POINT OF BEGINNING BEING THE NORTHEAST
9 CORNER OF THE PLAT LAKEVIEW SECTION-37, MAP
10 BOOK 13, PAGES 1 THROUGH 29, OF THE PUBLIC
11 RECORDS OF FLAGLER COUNTY, FLORIDA, THENCE
12 DEPARTING SAID PLAT SECTION-37 NORTH 64°44'58"
13 EAST A DISTANCE OF 150.00 FEET TO A POINT ON
14 THE CENTERLINE OF INTERSTATE-95, THENCE SOUTH
15 25°15'02" EAST ALONG SAID CENTERLINE OF
16 INTERSTATE-95 A DISTANCE OF 5870.84 FEET,
17 THENCE DEPARTING SAID CENTERLINE NORTH
18 64°44'58" EAST A DISTANCE OF 150.00 FEET TO A
19 POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF
20 INTERSTATE-95 BEING ALSO THE NORTHWEST CORNER
21 OF RESERVED PARCEL E-1 AS SHOWN ON THE VACATED
22 PLAT OF PALM COAST SECTION 42 AS ORIGINALLY
23 RECORDED IN MAP BOOK 14, PAGES 13-28, THENCE
24 DEPARTING INTERSTATE-95 AND RUN ALONG THE
25 FOLLOWING COURSES SHOWN WITH IN SAID VACATED
26 PLAT: NORTH 64°44'58" EAST A DISTANCE OF 165.78
27 FEET TO A POINT ON A CURVE, THENCE NORTHERLY
28 53.40 FEET ALONG THE ARC OF A CURVE TO THE
29 RIGHT, (CONCAVE EASTERLY), HAVING A CENTRAL
30 ANGLE OF 30°35'43", A RADIUS OF 100.00 FEET, A
31 CHORD BEARING OF NORTH 02°47'13" WEST AND A

1 CHORD DISTANCE OF 52.77 FEET TO A POINT ON A
2 CURVE, THENCE NORTHWESTERLY 65.91 FEET ALONG
3 THE ARC OF A CURVE TO THE RIGHT, (CONCAVE
4 NORTHEASTERLY), HAVING A CENTRAL ANGLE OF
5 37°45'40", A RADIUS OF 100.00 FEET, A CHORD
6 BEARING OF NORTH 44°07'53" WEST AND A CHORD
7 DISTANCE OF 64.72 FEET TO A POINT, THENCE NORTH
8 64°44'58" EAST A DISTANCE OF 50.00 FEET TO A
9 POINT ON A CURVE, THENCE SOUTHEASTERLY 78.54
10 FEET ALONG THE ARC OF A CURVE TO THE
11 LEFT, (CONCAVE NORTHERLY), HAVING A CENTRAL
12 ANGLE OF 90°00'00", A RADIUS OF 50.00 FEET, A
13 CHORD BEARING OF SOUTH 70°15'02" EAST AND A
14 CHORD DISTANCE OF 70.71 FEET TO A POINT OF
15 TANGENCY, THENCE NORTH 64°44'58" EAST A
16 DISTANCE OF 960.00 FEET, THENCE SOUTH 25°15'02"
17 EAST A DISTANCE OF 770.00 FEET, THENCE NORTH
18 64°44'58" EAST A DISTANCE OF 800.00 FEET TO A
19 POINT OF CURVATURE, THENCE 157.08 FEET ALONG
20 THE ARC OF A CURVE TO THE LEFT, (CONCAVE
21 WESTERLY), HAVING A CENTRAL ANGLE OF 90°00'00",
22 A RADIUS OF 100.00 FEET, A CHORD BEARING OF
23 NORTH 19°44'58" EAST AND A CHORD DISTANCE OF
24 141.42 FEET TO A POINT OF TANGENCY, THENCE
25 NORTH 25°15'02" WEST A DISTANCE OF 370.00 FEET,
26 THENCE NORTH 64°44'58" EAST A DISTANCE OF
27 125.00 FEET, THENCE SOUTH 79°22'56" EAST A
28 DISTANCE OF 93.60 FEET TO A POINT ON A CURVE,
29 THENCE 165.00 FEET ALONG THE ARC OF A CURVE TO
30 THE LEFT, (CONCAVE NORTHERLY), HAVING A CENTRAL
31 ANGLE OF 57°17'45", A RADIUS OF 165.00 FEET, A

1 CHORD BEARING OF NORTH 68°48'20" EAST AND A
2 CHORD DISTANCE OF 158.21 FEET TO A POINT,
3 THENCE NORTH 49°50'32" WEST A DISTANCE OF
4 125.00 FEET TO A POINT OF CURVATURE, THENCE
5 NORTHEASTERLY 12.00 FEET ALONG THE ARC OF A
6 CURVE TO THE LEFT, (CONCAVE NORTHWESTERLY),
7 HAVING A CENTRAL ANGLE OF 17°11'19", A RADIUS
8 OF 40.00 FEET, A CHORD BEARING OF NORTH
9 31°33'48" EAST AND A CHORD DISTANCE OF 11.95
10 FEET TO A POINT, THENCE SOUTH 67°01'51" EAST A
11 DISTANCE OF 124.87 FEET TO A POINT ON A CURVE,
12 THENCE 164.87 FEET ALONG THE ARC OF A CURVE TO
13 THE LEFT, (CONCAVE NORTHWESTERLY), HAVING A
14 CENTRAL ANGLE OF 57°17'45", A RADIUS OF 164.87
15 FEET, A CHORD BEARING OF NORTH 05°40'44" WEST
16 AND A CHORD DISTANCE OF 158.08 FEET TO A POINT
17 OF TANGENCY, THENCE NORTH 58°22'07" EAST A
18 DISTANCE OF 100.00 FEET, THENCE SOUTH 31 37'53"
19 EAST A DISTANCE OF 1627.40 FEET, THENCE SOUTH
20 00 34'22" WEST A DISTANCE OF 1187.69 FEET,
21 THENCE SOUTH 89°25'38" EAST A DISTANCE OF
22 164.76 FEET, TO A POINT ON A CURVE, THENCE
23 NORTHEASTERLY 353.43 FEET ALONG THE ARC OF A
24 CURVE TO THE RIGHT, (CONCAVE SOUTHEASTERLY),
25 HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS
26 OF 225.00 FEET, A CHORD BEARING OF NORTH
27 19°44'58" EAST AND A CHORD DISTANCE OF 318.20
28 FEET TO A POINT OF TANGENCY, THENCE NORTH
29 64°44'58" EAST A DISTANCE OF 1207.98 FEET TO A
30 POINT OF CURVATURE, THENCE 401.34 FEET ALONG
31 THE ARC OF A CURVE TO THE RIGHT, (CONCAVE

1 SOUTHERLY), HAVING A CENTRAL ANGLE OF
2 83°37'09", A RADIUS OF 275.00 FEET, A CHORD
3 BEARING OF SOUTH 73°26'28" EAST AND A CHORD
4 DISTANCE OF 366.66 FEET TO A POINT OF TANGENCY,
5 THENCE NORTH 58°22'07" EAST A DISTANCE OF
6 200.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY
7 LINE OF A 200 FOOT WIDE FLORIDA POWER AND LIGHT
8 CO. EASEMENT AS SHOWN ON SAID VACATED PLAT,
9 THENCE SOUTH 31°37'53" EAST ALONG SAID EASEMENT
10 A DISTANCE OF 1009.91 FEET TO A POINT ON A
11 NON-TANGENT CURVE, SAID POINT BEING THE
12 NORTHWEST CORNER OF THE VACATED PLAT OF PALM
13 COAST SECTION 89, AS ORIGINALLY RECORDED IN MAP
14 BOOK 25, PAGES 52 THROUGH 56, THENCE EASTERLY
15 ALONG SAID VACATED PLAT BOUNDARY 699.84 FEET
16 BEING ALONG THE ARC OF A CURVE TO THE RIGHT,
17 (CONCAVE SOUTHEASTERLY), HAVING A CENTRAL ANGLE
18 OF 04°00'35", A RADIUS OF 10000.00 FEET, A
19 CHORD BEARING OF NORTH 67°30'29" EAST AND A
20 CHORD DISTANCE OF 699.70 FEET TO A POINT OF
21 TANGENCY, THENCE NORTH 69°30'47" EAST A
22 DISTANCE OF 1072.23 FEET TO A POINT OF
23 CURVATURE, THENCE 940.91 FEET ALONG THE ARC OF
24 A CURVE TO THE RIGHT, (CONCAVE SOUTHWESTERLY),
25 HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS
26 OF 599.00 FEET, A CHORD BEARING OF SOUTH
27 65°29'13" EAST AND A CHORD DISTANCE OF 847.11
28 FEET TO A POINT OF TANGENCY, THENCE SOUTH
29 20°29'13" EAST A DISTANCE OF 1810.00 FEET TO
30 THE NORTHEAST CORNER OF THE PLAT OF PALM COAST
31 SECTION 10 AS RECORDED IN MAP BOOK 6, PAGES

1 43-53; THENCE CONTINUE SOUTH 20°29'13" EAST A
2 DISTANCE OF 1810.00 FEET ALONG THE EAST LINE OF
3 SAID PALM COAST SECTION 10 FOR A DISTANCE OF
4 547.21 FEET TO THE NORTHWEST CORNER OF THE PLAT
5 OF PALM COAST SECTION 16, MAP BOOK 6, PAGES 81
6 THROUGH 86 (MAP REFERENCE POINT "A"); THENCE
7 EASTERLY ALONG THE NORTHERLY BOUNDARY OF
8 SECTION-16, 1899.00 FEET, MORE OR LESS, TO A
9 POINT BEING A PERMANENT REFERENCE MONUMENT AS
10 SHOWN ON SAID PLAT OF PALM COAST SECTION 16 AT
11 LOT 50, BLOCK 11, THENCE DEPARTING SAID PLAT OF
12 PALM COAST SECTION 16 AND RUN NORTH 72°34'30"
13 EAST A DISTANCE OF 1996.35 FEET, MORE OR LESS,
14 TO A POINT ON THE NORTHWEST CORNER OF THE PLAT
15 OF PALM COAST SECTION 15, MAP BOOK 6, PAGES 68
16 THROUGH 72, THENCE NORTH 25°53'57" EAST A
17 DISTANCE OF 940.00 FEET, THENCE SOUTH 64°06'03"
18 EAST A DISTANCE OF 1505.47 FEET, THENCE SOUTH
19 70°54'21" WEST A DISTANCE OF 926.73 FEET TO A
20 POINT BEING THE NORTHEAST CORNER OF SAID PLAT
21 OF PALM COAST SECTION 15, THENCE RUN EASTERLY
22 ALONG THE NORTH BOUNDARY OF COCHISE WATERWAY AS
23 DESCRIBED IN OFFICIAL RECORDS BOOK 664, PAGES
24 1222-1232 RUNNING ALONG THE FOLLOWING COURSES:
25 THENCE NORTH 70°53'57" EAST A DISTANCE OF 97.43
26 FEET, THENCE NORTH 64°00'00" EAST A DISTANCE OF
27 208.12 FEET, THENCE NORTH 70°53'57" EAST A
28 DISTANCE OF 502.35 FEET, THENCE NORTH 17°52'27"
29 WEST A DISTANCE OF 10.00 FEET, THENCE NORTH
30 35°53'57" EAST A DISTANCE OF 216.53 FEET TO THE
31 NORTHEAST CORNER OF THE DESCRIBED COCHISE

1 WATERWAY PARCEL, THENCE NORTH 72°07'33" EAST A
2 DISTANCE OF 160 FEET, MORE OR LESS, TO THE
3 CENTER OF CHANNEL OF THE INTRACOASTAL WATERWAY,
4 THENCE SOUTHERLY ALONG THE CENTERLINE OF SAID
5 CHANNEL 30782.00 FEET, MORE OR LESS, TO THE
6 INTERSECTION POINT OF SAID CENTERLINE OF
7 CHANNEL WITH THE WESTERLY BOUNDARY LINE OF A
8 FLAGLER COUNTY PARK RECORDED IN OFFICIAL
9 RECORDS BOOK 455, PAGES 769 AND 770, PUBLIC
10 RECORDS OF FLAGLER COUNTY, FLORIDA, (LOCAL
11 NAME-SOUTH PARK) EXTENDED NORTHERLY TO THE
12 CENTERLINE OF SAID CHANNEL SAID INTERSECTION
13 POINT LYING WITHIN GOVERNMENT SECTION 22,
14 TOWNSHIP 11 SOUTH, RANGE 31 EAST, THENCE
15 DEPARTING SAID CENTERLINE OF CHANNEL OF THE
16 INTRACOASTAL WATERWAY SOUTHERLY 1238.00 FEET,
17 MORE OR LESS, ALONG THE WEST LINE OF SAID PARK
18 BOUNDARY TO A POINT ON THE NORTHERLY
19 RIGHT-OF-WAY LINE OF THE ENTRANCE ROAD TO SAID
20 PARK (SOUTH PARK ROAD), RECORDED IN OFFICIAL
21 RECORDS BOOK 581, PAGES 1512 THROUGH 1514,
22 THENCE WESTERLY ALONG THE NORTHERLY
23 RIGHT-OF-WAY LINE OF SOUTH PARK ROAD TO THE
24 EASTERLY RIGHT-OF-WAY LINE OF COLBERT LANE,
25 THENCE CONTINUE WESTERLY CROSSING COLBERT LANE
26 ALONG THE EXTENSION OF THE NORTHERLY
27 RIGHT-OF-WAY LINE OF SOUTH PARK ROAD TO A POINT
28 ON THE EASTERLY BOUNDARY OF LANDS OF THE ST.
29 JOHNS RIVER WATER MANAGEMENT DISTRICT ("GRAHAM
30 SWAMP PROPERTY"), RECORDED IN OFFICIAL RECORDS
31 BOOK 546, PAGES 1197 THROUGH 1221 AND BOOK 582,

1 PAGES 1562 THROUGH 1581, BEING ALSO A POINT ON
2 THE WESTERLY RIGHT OF WAY OF COLBERT LANE (MAP
3 REFERENCE POINT "B"); THENCE NORTHERLY ALONG
4 THE EASTERLY BOUNDARY OF SAID GRAHAM SWAMP
5 PROPERTY FOR A DISTANCE OF 6000 FEET, MORE OR
6 LESS, TO THE BOUNDARY LINE OF THE 44-ACRE
7 FLAGLER COUNTY PARK PROPERTY AS RECORDED IN
8 OFFICIAL RECORDS BOOK 473, PAGES 1961-1962;
9 THENCE EASTERLY, SOUTHERLY AND NORTHERLY ALONG
10 SAID PARK PROPERTY BOUNDARY (SO AS TO EXCLUDE
11 SAID PARK PROPERTY FROM THIS DESCRIPTION) FOR A
12 DISTANCE OF 6500 FEET, MORE OR LESS, TO THE
13 EASTERLY BOUNDARY OF SAID GRAHAM SWAMP
14 PROPERTY; THENCE NORTHERLY ALONG THE EASTERLY
15 BOUNDARY OF SAID GRAHAM SWAMP PROPERTY FOR A
16 DISTANCE OF 2500 FEET, MORE OR LESS, TO THE
17 NORTHEAST CORNER OF SAID GRAHAM SWAMP PROPERTY;
18 THENCE RUN NORTHERLY ALONG THE EASTERLY
19 BOUNDARY OF THE PALM COAST COMMUNITY SERVICE
20 CORPORATION'S PARCEL DESCRIBED IN OFFICIAL
21 RECORDS BOOK 664, PAGES 1222-1232 RUNNING ALONG
22 THE FOLLOWING COURSES: NORTH 23°57'23" WEST A
23 DISTANCE OF 3.10 FEET; THENCE S89°53'38"E A
24 DISTANCE OF 77.37 FEET; THENCE NORTH 10°19'05"
25 WEST A DISTANCE OF 32.52 FEET; NORTH 05°07'41"E
26 92.37 FEET; THENCE NORTH 05°07'35"E A DISTANCE
27 OF 253.49 FEET; THENCE NORTH 03°38'35"E A
28 DISTANCE OF 406.08 FEET; THENCE NORTH 10°52'52"
29 WEST 1119.30 FEET; THENCE NORTH 19°36'48" WEST
30 A DISTANCE OF 573.43 FEET, MORE OR LESS, TO ITS
31 INTERSECTION WITH WEST BOUNDARY OF A 3.50 FOOT

1 WIDE STRIP OF LAND FOR ADDITIONAL RIGHT-OF-WAY
2 OF COLBERT LANE, SAID STRIP OF LAND RECORDED IN
3 OFFICIAL RECORDS BOOK 591, PAGES 762 THROUGH
4 765, THENCE NORTHERLY ALONG SAID COLBERT LANE
5 RIGHT-OF-WAY, RUNNING ALONG THE WEST LINE OF
6 SAID RIGHT-OF-WAY AND RETENTION AREAS AND
7 PARCELS DEEDED TO FLAGLER COUNTY WHICH ARE
8 APPURTENANT TO COLBERT LANE FOR A DISTANCE OF
9 1750 FEET, MORE OR LESS, TO THE EASTERLY
10 BOUNDARY THE PARCEL DESCRIBED IN OFFICIAL
11 RECORDS BOOK 553, PAGE 1802 (ALSO KNOWN AS PALM
12 COAST HOLDINGS' PARCEL NUMBER 533); THENCE RUN
13 SOUTHERLY AND WESTERLY AND NORTHERLY ALONG THE
14 BOUNDARY OF SAID PARCEL 533 TO ITS INTERSECTION
15 WITH THE SOUTHERLY BOUNDARY OF RETENTION POND
16 "L" SERVING COLBERT LANE RIGHT-OF-WAY ; THENCE
17 WESTERLY AND NORTHERLY ALONG RETENTION POND "L"
18 TO THE SOUTHERLY BOUNDARY OF A 3.50 FOOT WIDE
19 STRIP OF LAND FOR ADDITIONAL RIGHT-OF-WAY OF
20 COLBERT LANE SAID STRIP OF LAND RECORDED IN
21 OFFICIAL RECORDS BOOK 591, PAGES 762 THROUGH
22 765, THENCE WESTERLY ALONG SAID RIGHT-OF-WAY A
23 DISTANCE OF 635 FEET, MORE OR LESS, TO THE
24 INTERSECTION OF PALM COAST HOLDINGS PARCEL
25 NUMBER 505 AS DESCRIBED IN OFFICIAL RECORDS
26 BOOK 553, PAGE 1781; THENCE DEPARTING COLBERT
27 LANE RUN SOUTHERLY AND WESTERLY ALONG THE
28 BOUNDARY OF SAID PARCEL NO. 505 TO THE
29 SOUTHWEST CORNER THEREOF, BEING ALSO A POINT ON
30 THE EAST LINE OF GOVERNMENT SECTION 50,
31 TOWNSHIP 11 SOUTH, RANGE 31 EAST BEING ALSO A

1 POINT ON THE BOUNDARY OF SAID GRAHAM SWAMP
2 PROPERTY AS RECORDED IN OR 546 PAGES 1197-1221;
3 THENCE NORTHERLY AND WESTERLY ALONG THE
4 BOUNDARY OF SAID GRAHAM SWAMP PROPERTY AS
5 RECORDED IN OR 546 PAGE 1197-1221 FOR A
6 DISTANCE OF 9,000 FEET, MORE OR LESS, TO THE
7 EAST RIGHT OF WAY LINE OF OLD KINGS ROAD
8 RECORDED IN OFFICIAL RECORDS BOOK 596, PAGES
9 712 THROUGH 715; THENCE SOUTHERLY ALONG SAID
10 RIGHT-OF-WAY OF OLD KINGS ROAD BEING ALSO THE
11 BOUNDARY OF THE GRAHAM SWAMP PROPERTY FOR A
12 DISTANCE OF 2890.00 FEET, MORE OR LESS, THENCE
13 DEPARTING OLD KINGS ROAD, EASTERLY AND
14 SOUTHERLY ALONG THE BOUNDARY OF SAID GRAHAM
15 SWAMP PROPERTY FOR A DISTANCE OF 20183.00 FEET,
16 MORE OR LESS, TO A POINT ON THE NORTHERLY
17 BOUNDARY LINE OF A 60' WIDE STRIP OF LAND FOR
18 THE LEHIGH RAILROAD SPUR, THENCE NORTH
19 89°15'49" EAST ALONG SAID NORTHERLY LINE OF THE
20 LEHIGH RAILROAD SPUR A DISTANCE OF 479.85 FEET,
21 THENCE DEPARTING SAID NORTHERLY LINE SOUTH
22 00°44'11" EAST A DISTANCE OF 60.00 FEET TO A
23 POINT ON THE SOUTHERLY LINE OF SAID RAILROAD
24 SPUR LAND, THENCE DEPARTING THE LEHIGH RAILROAD
25 SPUR SOUTH 20°54'58" EAST ALONG THE EASTERLY
26 BOUNDARY LINE OF LAND RECORDED IN OFFICIAL
27 RECORDS BOOK 551, PAGES 598 THROUGH 602 AND
28 OFFICIAL RECORDS BOOK 554, PAGES 1292 THROUGH
29 1297 A DISTANCE OF 2024.75 FEET, THENCE SOUTH
30 18°25'23" EAST ALONG SAID BOUNDARY LINE A
31 DISTANCE OF 5919.71 FEET TO A POINT ON THE

1 NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 100
2 (200'R/W)(MAP REFERENCE POINT "C"), THENCE
3 SOUTH 87°48'45" WEST ALONG SAID RIGHT-OF-WAY
4 LINE A DISTANCE OF 669.29 FEET, THENCE
5 DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE
6 SOUTH 02°11'15" EAST CROSSING STATE ROAD 100
7 AND ALONG THE WEST BOUNDARY LINE OF THE FLAGLER
8 COUNTY SHELL PIT PARCEL A DISTANCE OF 1424.00
9 FEET TO THE SOUTHWEST CORNER OF SAID SHELL PIT
10 PARCEL, THENCE SOUTH 87°48'45" WEST A DISTANCE
11 OF 535.57 FEET TO A POINT ON THE EASTERLY
12 BOUNDARY OF THE FLAGLER COUNTY SCHOOL BOARD
13 PARCEL RECORDED IN OFFICIAL RECORDS BOOK 406,
14 PAGES 64 AND 65, THENCE SOUTH 26°20'32" WEST
15 ALONG SAID SCHOOL PARCEL A DISTANCE OF 421.93
16 FEET, THENCE SOUTH 60°16'55" EAST A DISTANCE OF
17 421.00 FEET, THENCE SOUTH 04°15'04" WEST A
18 DISTANCE OF 199.37 FEET, THENCE NORTH 60°16'55"
19 WEST A DISTANCE OF 795.00 FEET, THENCE
20 DEPARTING SAID SCHOOL PARCEL AND RUN SOUTH
21 60°01'33" WEST A DISTANCE OF 39.26 FEET TO A
22 POINT ON THE EASTERLY RIGHT-OF-WAY OF OLD KINGS
23 ROAD, THENCE NORTH 29°58'27" WEST ALONG SAID
24 RIGHT-OF-WAY A DISTANCE OF 449.25 FEET, THENCE
25 SOUTH 87°48'45" WEST CROSSING OVER AND
26 DEPARTING OLD KINGS ROAD A DISTANCE OF 1963.39
27 FEET TO A POINT ON THE CENTERLINE OF
28 INTERSTATE-95, THENCE SOUTHERLY ALONG THE
29 CENTERLINE OF INTERSTATE-95 A DISTANCE OF
30 22109.00 FEET, MORE OR LESS, TO A POINT ON THE
31 NORTH LINE OF THE SOUTH HALF (1/2) OF THE SOUTH

1 HALF (1/2) OF GOVERNMENT SECTION 34, TOWNSHIP
2 12 SOUTH, RANGE 31 EAST, THENCE SOUTH 89°07'59"
3 WEST ALONG SAID NORTH LINE A DISTANCE OF 212.72
4 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF
5 THE PLAT SEMINOLE PARK SECTION-58, MAP BOOK 19,
6 PAGES 26 THROUGH 40, THENCE WESTERLY ALONG THE
7 SOUTHERLY BOUNDARY LINE OF SEMINOLE PARK
8 SECTION-58, MAP BOOK 19, PAGES 26 THROUGH 40,
9 SEMINOLE PARK SECTION-59, MAP BOOK 19, PAGES 41
10 THROUGH 50 AND MAP BOOK 20, PAGES 1 THROUGH 8,
11 AND SEMINOLE PARK SECTION-60, MAP BOOK 17,
12 PAGES 48 THROUGH 55, A DISTANCE OF 26232.00
13 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF
14 SAID PLAT SECTION-60, SAID CORNER BEING ON THE
15 EASTERLY RIGHT-OF-WAY OF U.S. HIGHWAY NO.1,
16 THENCE WESTERLY ALONG THE EXTENSION OF THE
17 SOUTH BOUNDARY OF SECTION-60 A DISTANCE OF
18 57.00 FEET, MORE OR LESS, TO A POINT ON THE
19 CENTER OF RIGHT-OF-WAY OF U.S. HIGHWAY NO. 1,
20 THENCE NORTHERLY ALONG THE CENTER OF U.S.
21 HIGHWAY NO. 1 FOR A DISTANCE OF 1955.00 FEET,
22 MORE OR LESS, TO A POINT BEING THE NORTHERLY
23 RIGHT-OF-WAY LINE OF SEMINOLE WOODS BOULEVARD
24 EXTENDED WESTERLY TO THE CENTER OF U.S. HIGHWAY
25 NO. 1, THENCE DEPARTING U.S. HIGHWAY NO. 1
26 EASTERLY AND NORTHERLY ALONG THE NORTHWESTERLY
27 RIGHT-OF-WAY LINE OF SEMINOLE WOODS BOULEVARD
28 AND PARKWAY A DISTANCE OF 25874.00 FEET, MORE
29 OR LESS, TO A POINT ON THE SOUTHERLY
30 RIGHT-OF-WAY LINE OF STATE ROAD 100, THENCE
31 DEPARTING SEMINOLE WOODS PARKWAY WESTERLY ALONG

1 SAID SOUTHERLY RIGHT-OF-WAY A DISTANCE OF
2 8025.00 FEET TO A POINT ON THE WESTERLY
3 BOUNDARY LINE OF LANDS OWNED BY FLAGLER COUNTY
4 RECORDED IN OFFICIAL RECORDS BOOK 33, PAGES 549
5 THROUGH 551 THENCE DEPARTING STATE ROAD 100
6 SOUTH 01°13'44" EAST ALONG THE WESTERLY
7 BOUNDARY LINE OF THE FLAGLER COUNTY AIRPORT A
8 DISTANCE OF 1629.75 FEET, THENCE SOUTH
9 88°46'16" WEST A DISTANCE OF 555.09 FEET TO THE
10 NORTHEAST CORNER OF THE COUNCIL FOR THE AGED
11 PARCEL, THENCE NORTH 78°46'38" WEST ALONG THE
12 NORTH LINE OF SAID PARCEL A DISTANCE OF 585.48
13 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY
14 LINE OF BELLE TERRE BOULEVARD, THENCE SOUTHERLY
15 ALONG SAID RIGHT-OF-WAY A DISTANCE OF 7644.00
16 FEET, MORE OR LESS, TO A POINT BEING THE
17 SOUTHWEST CORNER OF RESERVED PARCEL"E-2" OF THE
18 PLAT LAGUNA FOREST SECTION-64, MAP BOOK 18,
19 PAGES 36 THROUGH 43, THENCE EASTERLY ALONG THE
20 SOUTH LINE OF RESERVED PARCELS C-5, D-1 AND E-2
21 A DISTANCE OF 6518.00 FEET, MORE OR LESS, TO
22 THE NORTHEAST CORNER OF RESERVED PARCEL C-5,
23 THENCE NORTH 88°59'26" EAST ALONG THE SOUTH
24 LINE OF RESERVED PARCEL C-4 A DISTANCE OF
25 154.26 FEET TO A POINT ON THE EASTERLY BOUNDARY
26 OF SAID PLAT LAGUNA FOREST SECTION-64, THENCE
27 SOUTHERLY ALONG THE EASTERLY BOUNDARY LINE OF
28 SAID LAGUNA FOREST A DISTANCE OF 3322.00 FEET,
29 MORE OR LESS, TO A POINT ON THE SOUTHERLY
30 RIGHT-OF-WAY LINE OF CITATION PARKWAY, THENCE
31 WESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY OF

1 CITATION PARKWAY A DISTANCE OF 5028.00 FEET,
2 MORE OR LESS, TO A POINT ON THE EASTERLY
3 RIGHT-OF-WAY LINE OF BELLE TERRE BOULEVARD,
4 THENCE SOUTHERLY AND WESTERLY ALONG SAID
5 EASTERLY AND SOUTHERLY RIGHT-OF-WAY OF BELLE
6 TERRE BOULEVARD RIGHT-OF-WAY A DISTANCE OF
7 2629.00 FEET, MORE OR LESS, TO A POINT ON THE
8 EASTERLY BOUNDARY LINE OF THE PLAT KANKAKEE RUN
9 SECTION-65, MAP BOOK 17, PAGES 56 THROUGH 67,
10 THENCE SOUTHERLY ALONG SAID BOUNDARY A DISTANCE
11 OF 6097.00 FEET, MORE OR LESS, TO A POINT ON
12 THE CENTER OF U.S. HIGHWAY NO. 1, THENCE
13 NORTHERLY ALONG SAID CENTER OF U.S. HIGHWAY NO.
14 1 A DISTANCE OF 7639.00 FEET, MORE OR LESS, TO
15 A POINT ON THE SOUTH LINE OF GOVERNMENT SECTION
16 24, TOWNSHIP 12 SOUTH, RANGE 30 EAST, THENCE
17 NORTH 88°39'31" EAST ALONG THE BOUNDARY OF SAID
18 PLAT KANKAKEE RUN A DISTANCE OF 672.08 FEET,
19 THENCE NORTH 01°21'13" WEST A DISTANCE OF
20 660.27 FEET, THENCE SOUTH 88°39'12" WEST A
21 DISTANCE OF 1040.53 FEET TO A POINT ON THE
22 CENTER OF U.S. HIGHWAY NO. 1, THENCE NORTHERLY
23 ALONG THE CENTER OF U.S. HIGHWAY NO. 1 A
24 DISTANCE OF 1130.62 FEET, MORE OR LESS, TO A
25 POINT OF INTERSECTION OF THE CENTER OF U.S.
26 HIGHWAY NO. 1 WITH THE WEST LINE OF GOVERNMENT
27 SECTION 24, TOWNSHIP 11 SOUTH, RANGE 30 EAST,
28 THENCE DEPARTING U.S. HIGHWAY NO. 1 NORTHERLY
29 ALONG THE WEST LINE OF GOVERNMENT SECTIONS 24
30 AND 13, NORTHERLY ALONG THE WEST LINE OF
31 GOVERNMENT SECTION 12 A DISTANCE OF 10265.00

1 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH
2 HALF (1/2) OF THE SOUTH HALF (1/2) OF SECTION
3 12, TOWNSHIP 11 SOUTH, RANGE 30 EAST, THENCE
4 NORTH 89°01'42" EAST ALONG SAID NORTH LINE A
5 DISTANCE OF 2497.94 FEET TO A POINT ON THE
6 BOUNDARY LINE OF THE PLAT ZEBULAH'S TRAIL
7 SECTION-63, MAP BOOK 18, PAGES 24 THROUGH 35,
8 THENCE CONTINUE NORTH 89°01'42" EAST ALONG THE
9 BOUNDARY OF SAID PLAT A DISTANCE OF 1300.34
10 FEET, THENCE NORTH 01°14'25" WEST A DISTANCE OF
11 635.00 FEET, THENCE NORTH 89°16'07" EAST A
12 DISTANCE OF 1260.84 FEET, THENCE NORTH
13 00°06'26" EAST A DISTANCE OF 50.01 FEET, THENCE
14 NORTH 01°16'45" WEST ALONG THE WESTERLY
15 BOUNDARY OF SAID PLAT ZEBULAH'S TRAIL
16 SECTION-63 AS EXTENDED FOR A DISTANCE OF 860
17 FEET, MORE OR LESS, TO A POINT ON THE NORTH
18 RIGHT-OF-WAY LINE OF STATE ROAD 100 BEING THE
19 SOUTHWEST CORNER OF RESERVED PARCEL E-1 OF THE
20 PLAT EASTHAMPTON SECTION-34, MAP BOOK 11, PAGES
21 30 THROUGH 49, THENCE NORTHERLY AND WESTERLY
22 ALONG THE BOUNDARY LINE OF SAID PLAT
23 EASTHAMPTON SECTION-34 A DISTANCE OF 14752.00
24 FEET, MORE OR LESS, TO A POINT BEING THE
25 NORTHWEST CORNER OF SAID PLAT EASTHAMPTON
26 SECTION-34, THENCE CONTINUE ALONG THE WEST LINE
27 OF EASTHAMPTON SECTION-34 EXTENDED NORTHERLY TO
28 THE SOUTH RIGHT-OF-WAY LINE OF THE LEHIGH
29 GREENWAY RECORDED IN OFFICIAL RECORDS BOOK 731,
30 PAGE 1653 (MAP REFERENCE POINT "D"), THENCE
31 WESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A

1 DISTANCE OF 5600 FEET, MORE OR LESS, TO A POINT
2 IN THE CENTER OF U.S. HIGHWAY NO. 1, THENCE
3 NORTHERLY ALONG THE CENTER OF U.S. HIGHWAY NO.
4 1, A DISTANCE OF 10739.00 FEET, MORE OR LESS,
5 TO A POINT ON THE SOUTH LINE OF GOVERNMENT
6 SECTION 22, TOWNSHIP 11 SOUTH, RANGE 30 EAST,
7 THENCE DEPARTING SAID CENTER OF U.S. HIGHWAY
8 NO. 1 NORTH 87°24'10" EAST ALONG THE SOUTH LINE
9 OF SECTION 22 AND ALONG THE BOUNDARY OF THE
10 PLAT WYNNFIELD SECTION-27, MAP BOOK 9, PAGES 36
11 THROUGH 49, THENCE NORTH 00°32'46" WEST ALONG
12 SAID PLAT BOUNDARY A DISTANCE OF 2651.91 FEET,
13 THENCE SOUTH 87°33'08" WEST A DISTANCE OF
14 1686.62 FEET TO A POINT IN THE CENTER OF U.S.
15 HIGHWAY NO. 1, THENCE NORTHERLY ALONG THE
16 CENTER OF U.S. HIGHWAY NO. 1, A DISTANCE OF
17 552.00 FEET, MORE OR LESS, TO A POINT BEING THE
18 SOUTH LINE OF THE DIVISION OF FORESTRY PARCEL
19 EXTENDED WESTERLY TO THE CENTER OF U.S. HIGHWAY
20 NO. 1, THENCE NORTH 88°13'59" EAST ALONG THE
21 BOUNDARY OF SAID PLAT WYNNFIELD SECTION-27, A
22 DISTANCE OF 547.64 FEET, THENCE NORTH 00°27'56"
23 WEST ALONG SAID BOUNDARY A DISTANCE OF 693.01
24 FEET, THENCE SOUTH 88°26'14" WEST ALONG SAID
25 BOUNDARY A DISTANCE OF 707.86 FEET TO A POINT
26 IN THE CENTER OF U.S. HIGHWAY NO. 1, THENCE
27 NORTHERLY ALONG THE CENTER OF U.S. HIGHWAY NO.
28 1, A DISTANCE OF 1495.00 FEET, MORE OR LESS, TO
29 A POINT ON THE SOUTH LINE OF GOVERNMENT SECTION
30 15, TOWNSHIP 11 SOUTH, RANGE 30 EAST, THENCE
31 DEPARTING SAID CENTER OF U.S. HIGHWAY NO. 1

1 SOUTH 89°00'51" WEST A DISTANCE OF 672.58 FEET,
2 THENCE NORTH 22°39'36" WEST A DISTANCE OF 43.43
3 FEET TO A POINT ON THE SOUTH BOUNDARY LINE OF
4 WELL SITE SW-58 RECORDED IN OFFICIAL RECORDS
5 BOOK 552, PAGES 1767 THROUGH 1781, THENCE SOUTH
6 74°50'11" WEST ALONG SAID WELL SITE BOUNDARY A
7 DISTANCE OF 28.71 FEET, THENCE NORTH 15°09'49"
8 WEST A DISTANCE OF 60.00 FEET, THENCE NORTH
9 74°50'11" EAST A DISTANCE OF 20.81 FEET, THENCE
10 DEPARTING SAID WELL SITE SW-58 AND RUN NORTH
11 22°39'36" WEST A DISTANCE OF 677.42 FEET,
12 THENCE NORTH 15°23'55" WEST A DISTANCE OF
13 2257.66 FEET, THENCE SOUTH 84°38'19" WEST A
14 DISTANCE OF 3811.48 FEET TO A POINT ON THE
15 EASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST
16 COAST RAILWAY, THENCE NORTH 09°09'56" WEST
17 ALONG THE EASTERLY RIGHT-OF-WAY LINE OF THE
18 FLORIDA EAST COAST RAILWAY A DISTANCE OF
19 2454.62 FEET, THENCE DEPARTING SAID
20 RIGHT-OF-WAY NORTH 67°38'17" EAST ALONG THE
21 NORTH LINE OF PARCEL 101, RECORDED IN OFFICIAL
22 RECORDS BOOK 553, PAGES 1539 THROUGH 1840, A
23 DISTANCE OF 3286.23 FEET, THENCE NORTH
24 19°01'15" WEST A DISTANCE OF 1352.46 FEET,
25 THENCE NORTH 67°12'21" EAST A DISTANCE OF
26 1050.00 FEET, TO A POINT ON THE WESTERLY
27 BOUNDARY OF A PARCEL OF LAND RECORDED IN
28 OFFICIAL RECORDS BOOK 352, PAGES 134 THROUGH
29 136, THENCE NORTH 22°47'15" WEST ALONG SAID
30 PARCEL A DISTANCE OF 298.90 FEET, THENCE NORTH
31 67°12'45" EAST ALONG THE NORTH BOUNDARY LINE OF

1 SAID PARCEL OF LAND A DISTANCE OF 450.00 FEET,
2 THENCE SOUTH 22 47'15" EAST ALONG THE WESTERLY
3 RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 A
4 DISTANCE OF 298.85 FEET, THENCE CROSSING OVER
5 AND DEPARTING U.S. HIGHWAY NO. 1 NORTH
6 67°12'21" EAST A DISTANCE OF 6840.82 FEET
7 RUNNING ALONG THE NORTH LINE OF PINE LAKES
8 COMMERCE CENTER SUBDIVISION, MAP BOOK 31, PAGES
9 80 AND 81, TO A POINT ON THE WESTERLY
10 RIGHT-OF-WAY LINE OF BELLE TERRE PARKWAY (MAP
11 REFERENCE POINT "E"), THENCE NORTHERLY ALONG
12 SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF
13 13001.00 FEET, MORE OR LESS, TO A POINT ON THE
14 SOUTH RIGHT OF WAY LINE OF MATANZAS WOODS
15 PARKWAY, THENCE WESTERLY ALONG THE SOUTHERLY
16 RIGHT-OF WAY LINE OF MATANZAS WOODS PARKWAY A
17 DISTANCE OF 6239.00 FEET, MORE OR LESS, TO A
18 POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S.
19 HIGHWAY NO. 1, THENCE CONTINUE ALONG THE
20 EXTENSION OF SAID SOUTHERLY RIGHT-OF WAY LINE
21 OF MATANZAS WOODS TO THE CENTER OF U.S. HIGHWAY
22 No. 1, THENCE SOUTHERLY ALONG SAID CENTER OF
23 U.S. HIGHWAY No. 1 A DISTANCE OF 2060.00 FEET,
24 MORE OR LESS, TO A POINT ON THE SOUTH LINE OF
25 GOVERNMENT SECTION 28, TOWNSHIP 10 SOUTH, RANGE
26 30 EAST, THENCE WESTERLY ALONG THE SOUTH LINE
27 OF SAID SECTION 28 TO A POINT ON THE WESTERLY
28 RIGHT-OF-WAY LINE, THENCE DEPARTING U.S.
29 HIGHWAY NO. 1 WESTERLY ALONG THE SOUTHERLY,
30 WESTERLY AND NORTHERLY BOUNDARY OF PARCEL 217,
31 RECORDED IN OFFICIAL RECORDS BOOK 553, PAGES

1 1539 THROUGH 1840, TO A POINT BEING THE
2 NORTHEAST CORNER OF PARCEL 217, SAID POINT
3 BEING ON THE WESTERLY RIGHT-OF WAY LINE OF U.S.
4 HIGHWAY NO. 1, THENCE SOUTH 80°00'29" EAST TO A
5 POINT ON THE CENTER OF U.S. HIGHWAY No. 1;
6 THENCE NORTHERLY ALONG SAID CENTER OF U.S.
7 HIGHWAY No. 1 A DISTANCE OF 4488.00 FEET, MORE
8 OR LESS, TO A POINT BEING THE NORTH LINE OF THE
9 PLAT LAKEVIEW SECTION-37, MAP BOOK 13, PAGES 1
10 THROUGH 29, EXTENDED WESTERLY TO THE CENTER OF
11 SAID HIGHWAY; THENCE NORTH 89°26'28" EAST TO A
12 POINT ON THE EASTERLY RIGHT-OF-WAY LINE AND THE
13 NORTHWEST CORNER OF THE PLAT LAKEVIEW
14 SECTION-37, MAP BOOK 13, PAGES 1 THROUGH 29,
15 THENCE DEPARTING U.S. HIGHWAY NO. 1 NORTH
16 89°26'28" EAST ALONG THE NORTHERLY BOUNDARY
17 LINE OF LAKEVIEW SECTION-37 A DISTANCE OF
18 1678.73 FEET, THENCE DEPARTING SAID PLAT
19 BOUNDARY NORTH 00°29'04" WEST ALONG THE
20 NORTHERLY LINE OF LAND OWNED BY THE PALM COAST
21 COMMUNITY SERVICE CORPORATION (PCCSC) OFFICIAL
22 RECORDS BOOK 549, PAGES 966 THROUGH 990, A
23 DISTANCE OF 1170.00 FEET, THENCE NORTH
24 61°12'56" EAST ALONG SAID PCCSC LINE A DISTANCE
25 OF 775.00 FEET, THENCE NORTH 81°42'56" EAST A
26 DISTANCE OF 343.00 FEET, THENCE NORTH 43°24'56"
27 EAST ALONG SAID PCCSC LINE A DISTANCE OF 565.00
28 FEET, THENCE NORTH 85°54'56" EAST A DISTANCE OF
29 570.00 FEET; THENCE SOUTH 59°53'04" EAST ALONG
30 SAID PCCSC LINE A DISTANCE OF 811.20 FEET,
31 THENCE DEPARTING SAID PCCSC BOUNDARY NORTH

1 29°30'56" EAST A DISTANCE OF 299.32 FEET;
2 THENCE SOUTH 60°29'04" EAST A DISTANCE OF
3 932.59 FEET; THENCE NORTH 64°44'58" EAST ALONG
4 THE NORTH LINE OF PARCEL 211 RECORDED IN
5 OFFICIAL RECORDS BOOK 553, PAGES 1539 THROUGH
6 1840, A DISTANCE OF 1010.18 FEET TO THE
7 NORTHEAST CORNER OF SAID PLAT LAKEVIEW
8 SECTION-37 AND THE POINT OF BEGINNING.
9
10 ~~FROM A POINT OF BEGINNING BEING THE~~
11 ~~NORTHEASTERLY MOST CORNER OF PALM COAST SECTION~~
12 ~~37 AS RECORDED IN MAP BOOK 13, PAGE 27 AND~~
13 ~~BEING A POINT ON THE WEST RIGHT OF WAY LINE OF~~
14 ~~INTERSTATE 95; THENCE S25°15'02"E ALONG SAID~~
15 ~~WESTERLY RIGHT OF WAY LINE OF INTERSTATE 95 FOR~~
16 ~~A DISTANCE OF 5870.95 FEET TO A POINT IN~~
17 ~~SECTION 26-10-30; THENCE DEPART SAID WEST RIGHT~~
18 ~~OF WAY LINE OF INTERSTATE 95 AND RUN~~
19 ~~N64°44'58"E, 465.78 FEET TO THE SOUTHEAST~~
20 ~~CORNER OF LOT 1, BLOCK 39 OF VACATED PALM COAST~~
21 ~~SECTION 42 BEING A POINT OF THE WEST RIGHT OF~~
22 ~~WAY LINE OF NEW RANCH PLACE AS SHOWN ON SAID~~
23 ~~VACATED PLAT OF PALM COAST SECTION 42; THENCE~~
24 ~~ALONG THE FOLLOWING COURSES AND DISTANCES IN~~
25 ~~SAID VACATED PALM COAST SECTION 42: ALONG A~~
26 ~~CURVE TO THE RIGHT HAVING A RADIUS OF 100.00~~
27 ~~FEET, A CENTRAL ANGLE OF 30°35'38", AN ARC~~
28 ~~LENGTH OF 53.40 FEET AND A CHORD BEARING~~
29 ~~N02°47'11"W TO A POINT ON A CURVE; THENCE~~
30 ~~NORTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING~~
31 ~~A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF~~

1 ~~37°45'41"~~, AN ARC LENGTH OF 65.91 FEET AND A
2 ~~CHORD BEARING N44°07'52"W TO A POINT; THENCE~~
3 ~~N64°44'58"E, 50.00 FEET TO A POINT ON A CURVE;~~
4 ~~THENCE SOUTHEASTERLY ALONG A CURVE TO THE LEFT~~
5 ~~HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE~~
6 ~~OF 90°00'00", AN ARC LENGTH OF 78.54 FEET AND A~~
7 ~~CHORD BEARING S70°15'02"E TO A POINT OF~~
8 ~~TANGENCY; THENCE N64°44'58"E, 930.00 FEET;~~
9 ~~THENCE S25°15'02"E, 827.47 FEET; THENCE~~
10 ~~N64°44'58"E, 800.00 FEET TO A POINT OF~~
11 ~~CURVATURE; THENCE NORTHEASTERLY ALONG A CURVE~~
12 ~~TO THE LEFT HAVING A RADIUS OF 100.00 FEET, A~~
13 ~~CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF~~
14 ~~157.08 FEET TO THE POINT OF TANGENCY; THENCE~~
15 ~~N25°15'02"W, 370.00 FEET THENCE N64°44'58"E,~~
16 ~~125.00 FEET; THENCE S79°22'56"E, 93.60 FEET TO~~
17 ~~A POINT OF CURVATURE; THENCE NORTHEASTERLY~~
18 ~~ALONG A CURVE TO THE LEFT HAVING A RADIUS OF~~
19 ~~165.00 FEET, A CENTRAL ANGLE OF 134°56'40" AND~~
20 ~~AN ARC LENGTH OF 388.61 FEET TO A POINT OF~~
21 ~~TANGENCY; THENCE N58°22'07"E, 100.00 FEET;~~
22 ~~THENCE S31°37'53"E, 1627.40 FEET; THENCE~~
23 ~~S00°34'22"W, 1187.69 FEET; THENCE S89°25'38"E,~~
24 ~~164.76 FEET TO A POINT OF CURVATURE; THENCE~~
25 ~~NORTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING~~
26 ~~A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF~~
27 ~~90°00'00" AND AN ARC LENGTH OF 353.43 FEET TO A~~
28 ~~POINT OF TANGENCY; THENCE N64°44'58"E, 1207.98~~
29 ~~FEET TO A POINT OF CURVATURE; THENCE~~
30 ~~SOUTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING~~
31 ~~A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF~~

1 ~~83°37'09" AND AN ARC LENGTH OF 401.34 FEET TO A~~
2 ~~POINT OF TANGENCY; THENCE N58°22'07"E 200.00~~
3 ~~FEET TO A POINT ON THE EASTERLY RIGHT OF WAY~~
4 ~~LINE OF THE 200.00 FOOT FLORIDA POWER & LIGHT~~
5 ~~EASEMENT LYING IN GOVERNMENT SECTION 25-10-30;~~
6 ~~THENCE S31°37'53"E ALONG THE EASTERLY RIGHT OF~~
7 ~~WAY LINE OF SAID FLORIDA POWER & LIGHT EASEMENT~~
8 ~~FOR A DISTANCE OF 1009.92 FEET TO A POINT ON~~
9 ~~THE NORTH RIGHT OF WAY LINE OF NORMAN YOUNG~~
10 ~~PARKWAY AS SHOWN ON THE PLAT OF VACATED PALM~~
11 ~~COAST SECTION 89 (MAP BOOK 25, PAGE 52); THENCE~~
12 ~~NORTHEASTERLY ALONG SAID NORTH RIGHT OF WAY~~
13 ~~LINE OF NORMAN YOUNG PARKWAY BEING ALONG A~~
14 ~~CURVE TO THE RIGHT HAVING A RADIUS OF 10,000.00~~
15 ~~FEET, A CENTRAL ANGLE OF 04°00'35", AN ARC~~
16 ~~LENGTH OF 699.84 FEET AND A CHORD BEARING~~
17 ~~N67°30'29"E TO A POINT OF TANGENCY; THENCE~~
18 ~~N69°30'47"E CONTINUING ALONG SAID RIGHT OF WAY~~
19 ~~LINE OF NORMAN YOUNG PARKWAY FOR A DISTANCE OF~~
20 ~~1072.23 FEET TO A POINT OF CURVATURE; THENCE~~
21 ~~SOUTHEASTERLY CONTINUING ALONG SAID RIGHT OF~~
22 ~~WAY LINE OF NORMAN YOUNG PARKWAY BEING ALONG A~~
23 ~~CURVE TO THE RIGHT HAVING A RADIUS OF 599.00~~
24 ~~FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC~~
25 ~~OF 940.91 FEET TO A POINT OF TANGENCY; THENCE~~
26 ~~S20°29'13"E CONTINUING ALONG SAID RIGHT OF WAY~~
27 ~~LINE OF NORMAN YOUNG PARKWAY FOR A DISTANCE OF~~
28 ~~1810.00 FEET TO THE NORTHEAST CORNER OF PALM~~
29 ~~COAST SECTION 10 AS RECORDED IN MAP BOOK 6,~~
30 ~~PAGE 43; THENCE S20°19'13"E CONTINUING ALONG~~
31 ~~SAID RIGHT OF WAY LINE OF NORMAN YOUNG PARKWAY~~

1 ~~FOR A DISTANCE OF 547.21 FEET TO ITS~~
2 ~~INTERSECTION WITH THE NORTHERLY RIGHT OF WAY~~
3 ~~LINE OF CRIS LANE (A 50.00 FOOT RIGHT OF WAY AS~~
4 ~~SHOWN ON THE MAP OF COUNTRY CLUB COVE AT PALM~~
5 ~~COAST, SECTION 16, MAP BOOK 6, PAGE 86); THENCE~~
6 ~~N69°30'47"E ALONG SAID NORTHERLY RIGHT OF WAY~~
7 ~~LINE OF CRIS LANE FOR A DISTANCE OF 960.00~~
8 ~~FEET; THENCE S20°29'13"E, 55.00 FEET TO THE~~
9 ~~NORTHWEST CORNER OF LOT 1, BLOCK 12 OF SAID~~
10 ~~SECTION 16, PALM COAST; THENCE N69°30'47"E~~
11 ~~ALONG THE NORTHERLY LINE OF SAID LOT 1 FOR A~~
12 ~~DISTANCE OF 125.00 FEET TO A POINT ON THE~~
13 ~~WESTERLY RIGHT OF WAY OF CURRY WATERWAY (A~~
14 ~~125.00 FOOT RIGHT OF WAY IN SAID PALM COAST~~
15 ~~SECTION 16) THENCE N20°29'13"W ALONG SAID CURRY~~
16 ~~WATERWAY RIGHT OF WAY LINE A DISTANCE OF 80.00~~
17 ~~FEET; THENCE N69°30'47"E, 250.00 FEET TO A~~
18 ~~POINT ON THE WESTERLY RIGHT OF WAY LINE OF~~
19 ~~COVINGTON LANE (A 50.00 FOOT RIGHT OF WAY IN~~
20 ~~SAID PALM COAST SECTION 16, SAID POINT BEING~~
21 ~~THE NORTHEAST CORNER OF LOT 113, BLOCK 10 OF~~
22 ~~SAID PALM COAST SECTION 16; THENCE N20°29'13"W~~
23 ~~ALONG THE WESTERLY RIGHT OF WAY OF COVINGTON~~
24 ~~LANE FOR A DISTANCE OF 20.00 FEET; THENCE~~
25 ~~N69°30'47"E, 409.49 FEET TO THE NORTHERLY MOST~~
26 ~~CORNER OF LOT 50, BLOCK 11 OF SAID PALM COAST~~
27 ~~SECTION 16; THENCE N72°34'30"E, 1996.35 FEET TO~~
28 ~~THE NORTHWEST CORNER OF COUNTRY CLUB COVE,~~
29 ~~SECTION 15 AT PALM COAST, (AS RECORDED IN MAP~~
30 ~~BOOK 6, PAGE 71 OF THE PUBLIC RECORDS OF~~
31 ~~FLAGLER COUNTY, FLORIDA); THENCE N25°53'57"E,~~

1 ~~940.00 FEET TO THE MOST NORTHERLY CORNER OF~~
2 ~~SAID PALM COAST, SECTION 15; THENCE S64°06'03"E~~
3 ~~ALONG THE NORTHERLY BOUNDARY OF SAID PALM COAST~~
4 ~~SECTION 15 FOR A DISTANCE OF 1505.47 FEET;~~
5 ~~THENCE N70°53'57"E ALONG THE NORTH BOUNDARY OF~~
6 ~~SAID PALM COAST SECTION 15 AND A CONTINUATION~~
7 ~~THEREOF FOR A DISTANCE OF 1732.56 FEET TO A~~
8 ~~POINT ON THE WESTERLY RIGHT OF WAY LINE OF THE~~
9 ~~INTRACOASTAL WATERWAY; THENCE SOUTHERLY ALONG~~
10 ~~THE WEST RIGHT OF WAY LINE OF THE INTRACOASTAL~~
11 ~~WATERWAY FOR A DISTANCE OF 18,000 +/- FEET TO~~
12 ~~THE NORTH LINE OF RESERVED PARCEL A, WATERWAY~~
13 ~~TRACE SUBDIVISION AS RECORDED IN MAP BOOK 30,~~
14 ~~PAGES 33-35; THENCE EASTERLY ALONG THE NORTH~~
15 ~~LINE OF SAID RESERVED PARCEL A TO THE EAST LINE~~
16 ~~OF SAID WATERWAY TRACE SUBDIVISION BEING THE~~
17 ~~WEST MEAN HIGH WATER LINE OF THE INTRACOASTAL~~
18 ~~WATERWAY CANAL; THENCE SOUTHERLY ALONG SAID~~
19 ~~EAST LINE OF SAID WATERWAY TRACE SUBDIVISION~~
20 ~~BEING ALONG THE WEST MEAN HIGH WATER LINE OF~~
21 ~~THE INTRACOASTAL WATERWAY TO THE SOUTHEAST~~
22 ~~CORNER OF SAID WATERWAY TRACE SUBDIVISION;~~
23 ~~THENCE WEST ALONG THE SOUTH LINE OF SAID~~
24 ~~WATERWAY TRACE SUBDIVISION TO THE WEST RIGHT OF~~
25 ~~WAY LINE OF THE INTRACOASTAL WATERWAY; THENCE~~
26 ~~SOUTHERLY ALONG THE WEST RIGHT OF WAY LINE OF~~
27 ~~THE INTRACOASTAL WATERWAY FOR A DISTANCE OF~~
28 ~~3,600 +/- FEET TO THE NORTHWESTERLY CORNER OF~~
29 ~~FLAGLER COUNTY'S "NORTH ICWW PARK" AS DESCRIBED~~
30 ~~IN OFFICIAL RECORDS BOOK 455, PAGE 778 AND~~
31 ~~OFFICIAL RECORDS BOOK 571, PAGE 1946; THENCE~~

1 ~~SOUTHERLY AROUND THE WESTERLY, SOUTHERLY, AND~~
2 ~~EASTERLY BOUNDARIES OF SAID "NORTH ICWW PARK"~~
3 ~~TO THE WEST RIGHT OF WAY LINE OF THE~~
4 ~~INTRACOASTAL WATERWAY; THENCE SOUTH ALONG THE~~
5 ~~WEST RIGHT OF WAY LINE OF THE INTRACOASTAL~~
6 ~~WATERWAY FOR A DISTANCE OF 3,500 +/- FEET TO~~
7 ~~THE NORTH LINE OF FRONT STREET AT GRAND HAVEN~~
8 ~~PHASE 1 SUBDIVISION AS RECORDED IN MAP BOOK 30,~~
9 ~~PAGES 87-88; THENCE EAST ALONG THE NORTH LINE~~
10 ~~OF SAID FRONT STREET PHASE 1 SUBDIVISION TO THE~~
11 ~~WEST MEAN HIGH WATER LINE OF THE INTRACOASTAL~~
12 ~~WATERWAY CANAL; THENCE SOUTH ALONG THE EAST~~
13 ~~LINE OF SAID FRONT STREET PHASE 1 SUBDIVISION~~
14 ~~AND ALONG THE EAST LINE OF FRONT STREET PHASE 2~~
15 ~~SUBDIVISION AS RECORDED IN MAP BOOK 30, PAGES~~
16 ~~96-97 AND ALONG THE EAST LINE OF FRONT STREET~~
17 ~~PHASE 3 SUBDIVISION AS RECORDED IN MAP BOOK 31,~~
18 ~~PAGES 4-5 BEING ALSO ALONG THE WEST MEAN HIGH~~
19 ~~WATER LINE OF THE INTRACOASTAL WATERWAY CANAL~~
20 ~~FOR A DISTANCE OF 3,000 +/- FEET TO THE SOUTH~~
21 ~~LINE OF SAID FRONT STREET PHASE 3 SUBDIVISION;~~
22 ~~THENCE WEST ALONG THE SOUTH LINE OF SAID FRONT~~
23 ~~STREET PHASE 3 SUBDIVISION TO THE WEST RIGHT OF~~
24 ~~WAY LINE OF THE INTRACOASTAL WATERWAY; THENCE~~
25 ~~SOUTH ALONG THE WEST RIGHT OF WAY LINE OF THE~~
26 ~~INTRACOASTAL WATERWAY FOR A DISTANCE OF 7,500~~
27 ~~+/- FEET TO THE NORTH LINE OF FLAGLER COUNTY'S~~
28 ~~"SOUTH ICWW PARK" AS DESCRIBED IN OFFICIAL~~
29 ~~RECORDS BOOK 455, PAGE 769; THENCE SOUTHERLY~~
30 ~~AROUND THE NORTHERLY AND WESTERLY BOUNDARIES OF~~
31 ~~SAID "SOUTH ICWW PARK" TO THE NORTH RIGHT OF~~

1 ~~WAY LINE OF SOUTH PARK ROAD AS DESCRIBED IN~~
2 ~~OFFICIAL RECORDS BOOK 581, PAGE 1512; THENCE~~
3 ~~SOUTHERLY AND WESTERLY ALONG THE NORTH RIGHT OF~~
4 ~~WAY LINE OF SOUTH PARK ROAD AND THE EXTENSION~~
5 ~~THEREOF, CROSSING COLBERT LANE TO THE EAST~~
6 ~~BOUNDARY OF THE GRAND HAVEN CONSERVATION AREA~~
7 ~~(GRAHAM SWAMP) CONVEYED TO THE ST. JOHNS RIVER~~
8 ~~WATER MANAGEMENT DISTRICT; THENCE NORTH ALONG~~
9 ~~SAID EAST BOUNDARY OF GRAHAM SWAMP FOR A~~
10 ~~DISTANCE OF 15,000 +/- FEET TO THE NORTHEAST~~
11 ~~CORNER THEREOF BEING A POINT ON THE SOUTH SIDE~~
12 ~~OF A DRAINAGE DITCH LOCALLY KNOWN AS DITCH 10;~~
13 ~~THENCE EAST ALONG THE SOUTH SIDE OF DITCH 10 TO~~
14 ~~THE WEST RIGHT OF WAY LINE OF COLBERT LANE;~~
15 ~~THENCE NORTH ALONG THE WEST RIGHT OF WAY LINE~~
16 ~~OF COLBERT LANE FOR A DISTANCE OF 3,000 +/-~~
17 ~~FEET TO ITS INTERSECTION WITH THE EAST LINE OF~~
18 ~~PALM COAST HOLDINGS' PARCEL NO. 533 AS~~
19 ~~DESCRIBED IN OFFICIAL RECORDS BOOK 553, PAGE~~
20 ~~1802; THENCE DEPARTING THE WEST RIGHT OF WAY~~
21 ~~LINE OF COLBERT LANE AND RUN SOUTHERLY AND~~
22 ~~WESTERLY ALONG THE BOUNDARY OF SAID PARCEL NO.~~
23 ~~533 TO ITS INTERSECTION AGAIN WITH THE WEST~~
24 ~~RIGHT OF WAY LINE OF COLBERT LANE; THENCE~~
25 ~~NORTHWESTERLY ALONG THE WEST RIGHT OF WAY OF~~
26 ~~COLBERT LANE FOR A DISTANCE OF 600 +/- FEET TO~~
27 ~~ITS INTERSECTION WITH THE EAST LINE OF PALM~~
28 ~~COAST HOLDINGS' PARCEL NO. 505 AS DESCRIBED IN~~
29 ~~OFFICIAL RECORDS BOOK 553, PAGE 1781; THENCE~~
30 ~~DEPARTING THE WEST RIGHT OF WAY LINE OF COLBERT~~
31 ~~LANE AND RUN SOUTHERLY AND WESTERLY ALONG THE~~

1 ~~BOUNDARY OF SAID PARCEL NO. 505 TO THE~~
2 ~~SOUTHWEST CORNER THEREOF BEING A POINT ON THE~~
3 ~~EAST LINE OF GOVERNMENT SECTION 42, TOWNSHIP 11~~
4 ~~SOUTH, RANGE 31 EAST BEING ALSO A POINT ON THE~~
5 ~~BOUNDARY OF SAID GRAHAM SWAMP; THENCE NORTHERLY~~
6 ~~AND WESTERLY ALONG THE BOUNDARY OF SAID GRAHAM~~
7 ~~SWAMP FOR A DISTANCE OF 9,000 +/- FEET TO THE~~
8 ~~EAST RIGHT OF WAY LINE OF OLD KINGS ROAD;~~
9 ~~THENCE SOUTH ALONG THE EAST RIGHT OF WAY OF OLD~~
10 ~~KINGS ROAD BEING ALSO ALONG THE BOUNDARY OF~~
11 ~~SAID GRAHAM SWAMP FOR A DISTANCE OF 3,000 +/-~~
12 ~~FEET; THENCE DEPARTING THE EAST RIGHT OF WAY OF~~
13 ~~OLD KINGS ROAD AND RUN ALONG THE BOUNDARY OF~~
14 ~~SAID GRAHAM SWAMP AND THE EXTENSION THEREOF~~
15 ~~EASTERLY AND SOUTHERLY FOR A DISTANCE OF 22,500~~
16 ~~+/- FEET TO THE SOUTH RIGHT OF WAY LINE OF THE~~
17 ~~LEHIGH RAILROAD SPUR LYING IN GOVERNMENT~~
18 ~~SECTION 40, TOWNSHIP 12 SOUTH, RANGE 31 EAST;~~
19 ~~THENCE EAST ALONG SAID SOUTH RIGHT OF WAY LINE~~
20 ~~OF THE LEHIGH RAILROAD SPUR FOR A DISTANCE OF~~
21 ~~500 +/- FEET TO THE NORTHEAST CORNER OF THE~~
22 ~~LANDS NOW OR FORMERLY OWNED BY CON-COR~~
23 ~~MICHIGAN, INC. AS DESCRIBED IN OFFICIAL RECORDS~~
24 ~~BOOK 551, PAGE 598; THENCE SOUTHEASTERLY ALONG~~
25 ~~THE EAST LINE OF SAID CON-COR MICHIGAN LANDS~~
26 ~~FOR A DISTANCE OF 10,000 +/- FEET TO THE NORTH~~
27 ~~RIGHT OF WAY LINE OF STATE ROAD 100; THENCE~~
28 ~~WEST ALONG THE NORTH RIGHT OF WAY LINE OF SAID~~
29 ~~STATE ROAD 100 FOR A DISTANCE OF 600 +/- FEET~~
30 ~~TO A POINT OPPOSITE THE NORTHWEST CORNER OF THE~~
31 ~~FLAGLER COUNTY COQUINA QUARRY; THENCE SOUTH~~

1 ~~CROSSING STATE ROAD 100 AND RUNNING ALONG THE~~
2 ~~WEST BOUNDARY OF THE FLAGLER COUNTY COQUINA~~
3 ~~QUARRY FOR A DISTANCE OF 1,000 +/- FEET TO THE~~
4 ~~SOUTHWEST CORNER OF SAID COQUINA QUARRY; THENCE~~
5 ~~WEST 3,500 +/- FEET TO THE WESTERLY RIGHT OF~~
6 ~~WAY LINE OF INTERSTATE 95 (STATE ROAD 9) BEING~~
7 ~~IN GOVERNMENT SECTION 9-12-31; THENCE SOUTH~~
8 ~~ALONG SAID WESTERLY RIGHT OF WAY LINE FOR A~~
9 ~~DISTANCE OF 22,000 +/- FEET TO THE NORTH LINE~~
10 ~~OF THE S.E. 1/4 OF THE S.E. 1/4 OF SECTION~~
11 ~~33-12-31; THENCE WEST 6,300 +/- FEET TO THE~~
12 ~~N.W. CORNER OF THE S.W. 1/4 OF THE S.W. 1/4~~
13 ~~OF SECTION 34-12-31; THENCE S89°15'49"W,~~
14 ~~2682.66 FEET; THENCE N00°22'50"W ALONG THE EAST~~
15 ~~LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4~~
16 ~~OF THE SOUTHWEST 1/4 OF SECTION 33-12-31 FOR~~
17 ~~A DISTANCE OF 662.16 FEET; THENCE S89°08'53"W~~
18 ~~ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF THE~~
19 ~~NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF~~
20 ~~SECTION 33-12-31 FOR A DISTANCE OF 1324.92~~
21 ~~FEET; THENCE S00°43'39"E ALONG THE WEST LINE OF~~
22 ~~SAID SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE~~
23 ~~SOUTHWEST 1/4 OF SECTION 33-12-31 FOR A~~
24 ~~DISTANCE OF 661.38 FEET; THENCE S89°10'53"W~~
25 ~~ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF~~
26 ~~THE SOUTHWEST 1/4 OF SECTION 33-12-31 FOR A~~
27 ~~DISTANCE OF 1320.91 FEET TO THE WEST LINE OF~~
28 ~~SAID SECTION 33-12-31; THENCE N01°04'30"W ALONG~~
29 ~~SAID WEST LINE OF SAID SECTION 33-12-31 FOR A~~
30 ~~DISTANCE OF 660.61 FEET TO THE SOUTHWEST CORNER~~
31 ~~OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4~~

1 ~~OF THE SOUTHWEST 1/4 OF SAID SECTION~~
2 ~~33-12-31; THENCE N89°08'53"E 662.46 FEET;~~
3 ~~THENCE N00°54'04"W ALONG THE EAST LINE OF THE~~
4 ~~NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE~~
5 ~~SOUTHWEST 1/4 OF SECTION 33-12-31 FOR A~~
6 ~~DISTANCE OF 660.99 FEET; THENCE S89°06'54"W,~~
7 ~~664.48 FEET TO THE EAST 1/4 OF SECTION~~
8 ~~32-12-31; THENCE N01°37'03"W ALONG THE EAST~~
9 ~~LINE OF SAID SECTION 32-12-31 FOR A DISTANCE OF~~
10 ~~663.26 FEET; THENCE S88°35'13"W, 1309.85 FEET;~~
11 ~~THENCE N00°33'44"W, 1319.61 FEET; THENCE~~
12 ~~S88°34'20"W, 664.57 FEET; THENCE S00°46'20"E,~~
13 ~~988.44 FEET; THENCE S88°45'05"W 660.05 FEET;~~
14 ~~THENCE S00°43'25"E ALONG THE EAST LINE OF THE~~
15 ~~NORTHWEST 1/4 OF SECTION 32-12-31 FOR A~~
16 ~~DISTANCE OF 990.02 FEET TO THE CENTER OF SAID~~
17 ~~SECTION 32-12-31; THENCE N89°48'19"W, 664.55~~
18 ~~FEET; THENCE N00°44'21"W, 1298.43 FEET; THENCE~~
19 ~~S88°40'01"W, 1235.79 FEET; THENCE S00°30'23"W,~~
20 ~~1281.20 FEET TO A POINT ON THE SOUTH LINE OF~~
21 ~~THE NORTHWEST 1/4 OF SECTION 32-12-31; THENCE~~
22 ~~S89°08'36"W, ALONG SAID SOUTH LINE, A DISTANCE~~
23 ~~OF 325.21 FEET; THENCE S01°18'41"W, 1330.76~~
24 ~~FEET; THENCE S88°51'46"W, 335.19 FEET TO A~~
25 ~~POINT ON THE WEST LINE OF SECTION 32-12-31;~~
26 ~~THENCE WEST 250 +/- FEET TO A POINT ON THE~~
27 ~~EASTERLY RIGHT OF WAY LINE OF U.S. 1; THENCE~~
28 ~~NORTHWESTERLY ALONG THE EASTERLY RIGHT OF WAY~~
29 ~~LINE OF U.S. HIGHWAY NO. 1 FOR A DISTANCE OF~~
30 ~~2,000 +/- FEET TO THE NORTH RIGHT OF WAY LINE~~
31 ~~OF SEMINOLE WOODS BOULEVARD; THENCE EASTERLY~~

1 ~~AND NORTHERLY ALONG SAID NORTH RIGHT OF WAY~~
2 ~~LINE FOR A DISTANCE OF 31,500 +/- FEET TO THE~~
3 ~~SOUTH RIGHT OF WAY LINE OF STATE ROAD 100;~~
4 ~~THENCE WEST ALONG THE SOUTH RIGHT OF WAY LINE~~
5 ~~OF STATE ROAD 100 FOR A DISTANCE OF 9,600 +/-~~
6 ~~FEET TO THE NORTHWEST CORNER OF THE FLAGLER~~
7 ~~COUNTY AIRPORT PROPERTY; THENCE DEPARTING THE~~
8 ~~SOUTH RIGHT OF WAY LINE OF STATE ROAD 100 AND~~
9 ~~RUN SOUTH ALONG THE WEST BOUNDARY LINE OF THE~~
10 ~~FLAGLER COUNTY AIRPORT 1,800 +/- FEET TO A~~
11 ~~POINT LYING N88°46'16"E 555.09 FEET FROM THE~~
12 ~~NORTHEASTERLY CORNER OF THE FLAGLER COUNTY~~
13 ~~COUNCIL ON AGING PROPERTY; THENCE S88°46'16"W~~
14 ~~555.09 FEET TO THE NORTHEASTERLY CORNER OF THE~~
15 ~~FLAGLER COUNTY COUNCIL ON AGING PROPERTY;~~
16 ~~THENCE WESTERLY ALONG THE NORTH LINE OF SAID~~
17 ~~COUNCIL ON AGING PROPERTY FOR A DISTANCE OF 585~~
18 ~~+/- FEET TO THE EAST RIGHT OF WAY LINE OF BELLE~~
19 ~~TERRE PARKWAY; THENCE SOUTHERLY ALONG THE EAST~~
20 ~~RIGHT OF WAY LINE OF BELLE TERRE PARKWAY FOR A~~
21 ~~DISTANCE OF 9,000 +/- FEET TO THE SOUTHWEST~~
22 ~~CORNER OF RESERVED PARCEL E-2, LAGUNA FOREST~~
23 ~~SUBDIVISION AS RECORDED IN MAP BOOK 18, PAGES~~
24 ~~36-43 BEING ALSO A POINT ON THE NORTH RIGHT OF~~
25 ~~WAY LINE OF LAGUNA FOREST TRAIL; THENCE~~
26 ~~EASTERLY ALONG THE SOUTH LINE OF SAID RESERVED~~
27 ~~PARCEL E-2 AND CONTINUE ALONG THE SOUTH LINE OF~~
28 ~~RESERVED PARCELS D-1, C-5, AND C-4 FOR A~~
29 ~~DISTANCE OF 6,000 +/- FEET TO THE EASTERLY LINE~~
30 ~~OF SAID LAGUNA FOREST SUBDIVISION; THENCE~~
31 ~~SOUTHEASTERLY 3,600 +/- FEET ALONG THE EASTERLY~~

1 ~~LINE OF SAID LAGUNA FOREST SUBDIVISION AND THE~~
2 ~~EXTENSION THEREOF TO THE SOUTH RIGHT OF WAY~~
3 ~~LINE OF CITATION PARKWAY; THENCE WESTERLY ALONG~~
4 ~~THE SOUTH RIGHT OF WAY LINE OF CITATION PARKWAY~~
5 ~~FOR A DISTANCE OF 6,000 +/- FEET TO THE SOUTH~~
6 ~~RIGHT OF WAY LINE OF BELLE TERRE PARKWAY;~~
7 ~~THENCE WESTERLY ALONG THE SOUTH RIGHT OF WAY~~
8 ~~LINE OF BELLE TERRE PARKWAY FOR A DISTANCE OF~~
9 ~~3,300 +/- FEET TO THE EAST LINE OF KANKAKEE RUN~~
10 ~~SUBDIVISION SECTION 65 AS RECORDED IN MAP BOOK~~
11 ~~17, PAGES 56-67; THENCE SOUTHERLY ALONG THE~~
12 ~~EAST LINE OF SAID KANKAKEE RUN SUBDIVISION FOR~~
13 ~~A DISTANCE OF 7,500 +/- FEET TO THE NORTH RIGHT~~
14 ~~OF WAY LINE OF U.S. HIGHWAY NO. 1; THENCE~~
15 ~~NORTHWESTERLY ALONG THE NORTH RIGHT OF WAY OF~~
16 ~~U.S. HIGHWAY NO. 1 FOR A DISTANCE OF 9,000 +/-~~
17 ~~FEET TO A POINT ON THE SOUTH LINE OF SECTION~~
18 ~~24-12-30; THENCE DEPART SAID RIGHT OF WAY LINE~~
19 ~~OF U.S. NO. 1 AND RUN S88°39'23"W ALONG SAID~~
20 ~~SOUTH LINE OF SECTION 24-12-30 FOR A DISTANCE~~
21 ~~OF 589.03 FEET; THENCE N01°21'13"W, 660.27~~
22 ~~FEET; THENCE N88°39'12"E, 957.50 FEET TO A~~
23 ~~POINT ON THE EASTERLY RIGHT OF WAY LINE OF U.S.~~
24 ~~1; THENCE N30°31'02"W ALONG SAID EASTERLY RIGHT~~
25 ~~OF WAY LINE FOR A DISTANCE OF 1289.12 FEET TO A~~
26 ~~POINT ON THE WEST LINE OF SECTION 24-12-31;~~
27 ~~THENCE DEPART THE SAID EASTERLY RIGHT OF WAY~~
28 ~~LINE OF U.S. 1 AND RUN N00°45'33"E ALONG THE~~
29 ~~WEST LINE OF SECTION 24-12-30 FOR A DISTANCE OF~~
30 ~~3502.18 FEET TO THE SOUTHWEST CORNER OF SECTION~~
31 ~~13-12-30; THENCE N01°13'03"W ALONG THE WEST~~

1 ~~LINE OF SAID SECTION 13-12-30 FOR A DISTANCE OF~~
2 ~~5279.10 FEET TO THE SOUTHWEST CORNER OF SECTION~~
3 ~~12-12-30; THENCE N00°10'59"W ALONG THE WEST~~
4 ~~LINE OF SAID SECTION 12-12-30 FOR A DISTANCE OF~~
5 ~~1345.69 FEET; THENCE N89°01'42"E, 3798.28 FEET;~~
6 ~~THENCE N01°14'25"W, 654.99 FEET TO THE SOUTH~~
7 ~~RIGHT OF WAY LINE OF OLD MOODY BOULEVARD (A~~
8 ~~50.00 FOOT RIGHT OF WAY); THENCE N89°16'07"E~~
9 ~~ALONG SAID SOUTH RIGHT OF WAY LINE FOR A~~
10 ~~DISTANCE OF 1260.84 FEET TO THE EAST LINE OF~~
11 ~~SAID SECTION 12-12-30; THENCE NORTH ALONG THE~~
12 ~~EAST LINE OF SAID SECTION 12 FOR A DISTANCE OF~~
13 ~~910 +/- FEET TO THE NORTH RIGHT OF WAY LINE OF~~
14 ~~S.R. 100 (A 200 FOOT RIGHT OF WAY); THENCE~~
15 ~~N01°08'37"W CONTINUING ALONG THE EAST LINE OF~~
16 ~~SAID SECTION 12, BEING ALSO ALONG THE WEST LINE~~
17 ~~OF BLOCK 41, PALM COAST SECTION 34 AS PER MAP~~
18 ~~BOOK 11, PAGE 30 FOR A DISTANCE OF 1122.56 FEET~~
19 ~~TO THE NORTHWEST CORNER OF LOT 26, BLOCK 41 OF~~
20 ~~SAID PALM COAST SECTION 34; THENCE S88°37'21"W~~
21 ~~ALONG THE SOUTH LINE OF SAID PALM COAST SECTION~~
22 ~~34 FOR A DISTANCE OF 5009.29 FEET TO A POINT ON~~
23 ~~THE WEST LINE OF GOVERNMENT SECTION 12-12-30;~~
24 ~~THENCE N00°22'11"W ALONG THE WEST LINE OF SAID~~
25 ~~GOVERNMENT SECTION 12-12-30 FOR A DISTANCE OF~~
26 ~~1304.11 FEET TO THE SOUTHEAST CORNER OF~~
27 ~~GOVERNMENT SECTION 2-12-30; THENCE S88°49'25"W~~
28 ~~ALONG THE SOUTH LINE OF SAID GOVERNMENT SECTION~~
29 ~~2-12-30 FOR A DISTANCE OF 2597.58 FEET; THENCE~~
30 ~~N00°43'21"W, 5128.21 FEET TO THE SOUTH RIGHT OF~~
31 ~~WAY LINE OF THE F.E.C. RAILROAD LEHIGH SPUR;~~

1 ~~THENCE S89°15'49"W ALONG SAID SOUTH RIGHT OF~~
2 ~~WAY LINE OF THE LEHIGH RAILROAD SPUR FOR A~~
3 ~~DISTANCE OF 5,400 +/- FEET TO THE EAST RIGHT OF~~
4 ~~WAY LINE OF U.S. HIGHWAY NO. 1; THENCE~~
5 ~~NORTHERLY ALONG SAID EAST RIGHT OF WAY OF U.S.~~
6 ~~HIGHWAY NO. 1 FOR A DISTANCE OF 10,500 +/- FEET~~
7 ~~TO THE SOUTH LINE OF SECTION 22-11-30; THENCE~~
8 ~~DEPART SAID, EASTERLY RIGHT OF WAY LINE OF U.S.~~
9 ~~HIGHWAY NO. 1 AND RUN EAST 2,000 +/- FEET TO~~
10 ~~THE EAST LINE OF SAID SECTION 22-11-30; THENCE~~
11 ~~NORTH ALONG THE EAST LINE OF SAID SECTION~~
12 ~~22-11-30 FOR A DISTANCE OF 2640 +/- FEET TO THE~~
13 ~~EAST 1/4 CORNER OF SAID SECTION 22-11-30;~~
14 ~~THENCE WEST ALONG THE NORTH LINE OF THE S.W.~~
15 ~~1/4 OF SAID SECTION 22-11-30 FOR A DISTANCE OF~~
16 ~~1,800 +/- FEET TO THE EAST RIGHT OF WAY LINE OF~~
17 ~~U.S. HIGHWAY NO. 1; THENCE NORTH ALONG THE EAST~~
18 ~~RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 FOR A~~
19 ~~DISTANCE OF 500 +/- FEET TO THE SOUTH LINE OF~~
20 ~~THE U.S. FORESTRY SERVICE FIRE TOWER SITE;~~
21 ~~THENCE EAST, NORTH, AND WEST AROUND THE~~
22 ~~BOUNDARY OF SAID TOWER SITE FOR A DISTANCE OF~~
23 ~~1,500 FEET RETURNING TO THE EAST RIGHT OF WAY~~
24 ~~LINE OF U.S. HIGHWAY NO. 1; THENCE NORTHERLY~~
25 ~~ALONG SAID EAST RIGHT OF WAY LINE FOR A~~
26 ~~DISTANCE OF 1,500 +/- FEET TO A POINT ON THE~~
27 ~~SOUTH LINE OF SECTION 15-11-30; THENCE~~
28 ~~S88°59'44"W ALONG THE SOUTH LINE OF SECTION~~
29 ~~15-11-30 FOR A DISTANCE OF 826.26 FEET; THENCE~~
30 ~~N22°39'29"W 781.49 FEET; THENCE N15°23'55"W~~
31 ~~2257.66 FEET; THENCE S84°38'19"W, 3811.48 FEET~~

1 ~~TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF~~
2 ~~THE F.E.C. RAILROAD IN SECTION 16-11-30 (A~~
3 ~~150.00 FOOT RIGHT OF WAY AT THIS POINT); THENCE~~
4 ~~N09°09'56"W ALONG SAID EASTERLY RIGHT OF WAY~~
5 ~~LINE FOR A DISTANCE OF 2454.51 FEET; THENCE~~
6 ~~N67°38'10"E, 3286.25 FEET; THENCE N19°01'15"W,~~
7 ~~1352.46 FEET; THENCE N67°12'21"E, 6840.80 FEET~~
8 ~~TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF~~
9 ~~BELLE TERRE PARKWAY IN SECTION 2-11-30 AS SHOWN~~
10 ~~ON MAP OF PALM COAST SECTION 12 AS RECORDED IN~~
11 ~~MAP BOOK 6, PAGE 73; THENCE NORTHERLY ALONG~~
12 ~~SAID WESTERLY RIGHT OF WAY LINE OF BELLE TERRE~~
13 ~~PARKWAY FOR A DISTANCE OF 13,500 +/- FEET TO~~
14 ~~THE SOUTHERLY RIGHT OF WAY OF MATANZAS WOODS~~
15 ~~PARKWAY (FORMERLY NORMAN YOUNG PARKWAY) AS~~
16 ~~SHOWN ON MAP OF PALM COAST SECTION 37 AS~~
17 ~~RECORDED IN MAP BOOK 13, PAGE 1; THENCE DEPART~~
18 ~~THE WESTERLY RIGHT OF WAY OF BELLE TERRE~~
19 ~~PARKWAY AND RUN WESTERLY ALONG SAID SOUTHERLY~~
20 ~~RIGHT OF WAY LINE OF SAID MATANZAS WOODS~~
21 ~~PARKWAY FOR A DISTANCE OF 6,000 +/- FEET TO THE~~
22 ~~EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO.~~
23 ~~1; THENCE SOUTHERLY ALONG SAID EASTERLY RIGHT~~
24 ~~OF WAY LINE FOR A DISTANCE OF 2,000 +/- FEET TO~~
25 ~~A POINT ON THE SOUTH LINE OF SECTION 28-10-30;~~
26 ~~THENCE DEPART SAID WESTERLY RIGHT OF WAY LINE~~
27 ~~OF U.S. HIGHWAY NO. 1 AND RUN S89°01'24"W ALONG~~
28 ~~THE SOUTH LINE OF SAID SECTION 28 FOR A~~
29 ~~DISTANCE OF 150 +/- FEET TO A POINT ON THE WEST~~
30 ~~RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1; THENCE~~
31 ~~S89°01'24"W CONTINUING ALONG THE SOUTH LINE OF~~

1 ~~SAID SECTION 28 FOR A DISTANCE OF 51.34 FEET;~~
2 ~~THENCE S89°01'29"W, 499.49 FEET; THENCE~~
3 ~~N86°54'42"W, 166.65 FEET TO A POINT OF~~
4 ~~CURVATURE; THENCE NORTHWESTERLY ALONG A CURVE~~
5 ~~TO THE LEFT HAVING A RADIUS OF 595.00 FEET, A~~
6 ~~CENTRAL ANGLE OF 12°15'15", AND AN ARC LENGTH~~
7 ~~OF 116.56 FEET TO A POINT OF TANGENCY; THENCE~~
8 ~~S80°50'04"W, 200.00 FEET TO A POINT OF~~
9 ~~CURVATURE; THENCE NORTHWESTERLY ALONG A CURVE~~
10 ~~TO THE LEFT HAVING A RADIUS OF 1000.00 FEET, A~~
11 ~~CENTRAL ANGLE OF 11°55'21", AND AN ARC LENGTH~~
12 ~~OF 208.09 FEET TO A POINT OF TANGENCY; THENCE~~
13 ~~N09°09'56"W, 2191.00 FEET; THENCE S80°50'04"W,~~
14 ~~1505.00 FEET; THENCE N09°09'56"W, 1821.28 FEET;~~
15 ~~THENCE N80°50'47"E, 130.00 FEET; THENCE~~
16 ~~N09°09'13"W, 55.00 FEET; THENCE N80°50'47"E,~~
17 ~~1070.48 FEET; THENCE N55°50'47"E, 898.31 FEET;~~
18 ~~THENCE S24°09'13"E, 267.00 FEET; THENCE~~
19 ~~N65°50'07"E, 530.00 FEET TO A POINT OF~~
20 ~~CURVATURE; THENCE SOUTHEASTERLY ALONG A CURVE~~
21 ~~TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, A~~
22 ~~CENTRAL ANGLE OF 90°00'00", AND AN ARC LENGTH~~
23 ~~OF 78.54 FEET TO A POINT OF TANGENCY; THENCE~~
24 ~~S24°09'13"E, 667.23 FEET TO A POINT OF~~
25 ~~CURVATURE; THENCE SOUTHERLY ALONG A CURVE TO~~
26 ~~THE RIGHT HAVING A RADIUS OF 150.00 FEET, A~~
27 ~~CENTRAL ANGLE OF 34°08'48", AND AN ARC LENGTH~~
28 ~~OF 89.39 FEET TO A POINT OF TANGENCY; THENCE~~
29 ~~S09°59'31"W, 217.89 FEET; THENCE S80°00'29"E,~~
30 ~~475.00 FEET TO A POINT ON THE EASTERLY RIGHT OF~~
31 ~~WAY OF U.S. HIGHWAY NO. 1; THENCE NORTHERLY~~

1 ~~ALONG THE EASTERLY RIGHT OF WAY LINE OF U.S.~~
2 ~~HIGHWAY NO. 1 FOR A DISTANCE OF 4,500 +/- FEET~~
3 ~~TO NORTHERLY LINE OF PARCEL "C," PALM COAST,~~
4 ~~SECTION 37 (AS RECORDED IN MAP BOOK 13, PAGE~~
5 ~~27); THENCE DEPART SAID EASTERLY RIGHT OF WAY~~
6 ~~OF U.S. HIGHWAY NO. 1 AND RUN N89°26'28"E ALONG~~
7 ~~THE NORTH LINE OF SAID PALM COAST SECTION 37~~
8 ~~FOR A DISTANCE OF 1678.73 FEET; THENCE DEPART~~
9 ~~SAID NORTH LINE OF PALM COAST SECTION 37 AND~~
10 ~~RUN N00°29'04"W, 1170.00 FEET; THENCE~~
11 ~~N61°12'56"E, 775.00 FEET; THENCE N81°42'56"E,~~
12 ~~343.00 FEET; THENCE N43°24'56"E, 565.00 FEET;~~
13 ~~THENCE N85°54'56"E, 570.00 FEET; THENCE~~
14 ~~S59°53'04"E 811.20 FEET; THENCE N29°30'56"E,~~
15 ~~299.32 FEET; THENCE S60°29'04"E, 932.59 FEET;~~
16 ~~THENCE N64°44'58"E, 1010.19 FEET TO A POINT ON~~
17 ~~THE WESTERLY RIGHT OF WAY OF I-95 ALSO BEING~~
18 ~~THE NORTHEASTERLY MOST CORNER OF SAID PALM~~
19 ~~COAST SECTION 37 AND BEING THE POINT OF~~
20 ~~BEGINNING OF THIS DESCRIPTION, CONTAINING~~
21 ~~32,051 ACRES, MORE OR LESS.~~

22
23 (2) DISTRICT BOUNDARIES.--There shall be four
24 districts. The districts shall be based upon the principle of
25 equal and effective representation as required by the United
26 States Constitution. Each district shall be formed of
27 compact, contiguous territory, with boundary lines following
28 the centerlines of natural and man-made separations, such as
29 canals, streets, etc., where possible. The initial district
30 boundaries are as hereinafter described. Thereafter, the
31 district boundaries shall be revised ~~every 10 years based upon~~

1 ~~population figures following the release of census tract data~~
2 in accordance with section 1011(4) and, when revised ~~accepted~~
3 in accordance with section 1011(4), shall be considered to be
4 an amendment to this charter.

5
6 DISTRICT 1, CITY OF PALM COAST

7
8 FROM A POINT OF BEGINNING BEING THE
9 NORTHEASTERLY MOST CORNER OF PALM COAST SECTION
10 37 AS RECORDED IN MAP BOOK 13, PAGE 27 AND
11 BEING A POINT ON THE WEST RIGHT OF WAY LINE OF
12 INTERSTATE 95; THENCE SOUTH ALONG THE WEST
13 RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 95 FOR
14 A DISTANCE OF 21,000 +/- FEET TO ITS
15 INTERSECTION WITH THE NORTH LINE OF BELLE TERRE
16 SECTION 17 SUBDIVISION AS RECORDED IN MAP BOOK
17 7, PAGES 12-16; THENCE WESTERLY AND SOUTHERLY
18 ALONG THE NORTH AND WEST BOUNDARY OF SAID BELLE
19 TERRE SECTION 17 SUBDIVISION FOR A DISTANCE OF
20 6,400 +/- FEET TO THE NORTHWEST CORNER OF
21 RESERVED PARCEL A IN SAID BELLE TERRE SECTION
22 17 SUBDIVISION; THENCE EASTERLY ALONG THE NORTH
23 LINE OF SAID RESERVED PARCEL A FOR A DISTANCE
24 OF 400 +/- FEET TO THE CENTERLINE OF BOULDER
25 ROCK DRIVE; THENCE SOUTH ALONG THE CENTERLINE
26 OF BOULDER ROCK DRIVE FOR A DISTANCE OF 1,200
27 +/- FEET TO THE CENTERLINE OF PALM COAST
28 PARKWAY WESTBOUND; THENCE WEST ALONG THE
29 CENTERLINE OF PALM COAST PARKWAY WESTBOUND FOR
30 A DISTANCE OF 3,500 +/- FEET TO THE CENTERLINE
31 OF BELLE TERRE PARKWAY; THENCE SOUTH ALONG THE

1 CENTERLINE OF BELLE TERRE PARKWAY FOR A
2 DISTANCE OF 1,500 +/- FEET TO A POINT OPPOSITE
3 THE NORTHWEST CORNER OF RESERVED PARCEL "A,"
4 ARLINGTON SUBDIVISION AS RECORDED IN MAP BOOK
5 30, PAGES 9-11; THENCE SOUTHWESTERLY ALONG THE
6 WESTERLY BOUNDARY OF SAID RESERVED PARCEL "A"
7 AND THE EXTENSION THEREOF FOR A DISTANCE OF
8 1,600 +/- FEET TO THE CENTERLINE OF WELLINGTON
9 DRIVE; THENCE EASTERLY ALONG THE CENTERLINE OF
10 WELLINGTON DRIVE FOR A DISTANCE OF 1,200 +/-
11 FEET TO THE CENTERLINE OF PINE LAKES PARKWAY;
12 THENCE SOUTHERLY ALONG THE CENTERLINE OF PINE
13 LAKES PARKWAY FOR A DISTANCE OF 4,200 +/- FEET
14 TO ITS INTERSECTION WITH THE CENTERLINE OF WEST
15 HAMPTON DRIVE, THENCE SOUTHWESTERLY ALONG THE
16 CENTERLINE OF WEST HAMPTON DRIVE FOR A DISTANCE
17 OF 1,600 +/- FEET TO A POINT OPPOSITE THE
18 WESTERLY CORNER OF ARLINGTON SUBDIVISION AS
19 RECORDED IN MAP BOOK 30, PAGES 9-11; THENCE
20 SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF
21 ARLINGTON SUBDIVISION FOR A DISTANCE OF 1,400
22 +/- FEET TO THE CENTERLINE OF PINE LAKES
23 PARKWAY; THENCE WESTERLY AND NORTHERLY ALONG
24 THE CENTERLINE OF PINE LAKES PARKWAY FOR A
25 DISTANCE OF 18,900 +/- FEET TO ITS NORTHERLY
26 INTERSECTION WITH SAID BELLE TERRE PARKWAY;
27 THENCE NORTH ALONG THE CENTERLINE OF BELLE
28 TERRE PARKWAY FOR A DISTANCE OF 13,500 +/- FEET
29 TO ITS INTERSECTION WITH THE CENTERLINE OF
30 MATANZAS WOODS PARKWAY (FORMERLY NORMAN YOUNG
31 PARKWAY); THENCE WEST ALONG THE CENTERLINE OF

1 SAID MATANZAS WOOD PARKWAY FOR A DISTANCE OF
2 6,000 +/- FEET TO THE EAST RIGHT OF WAY LINE OF
3 U.S. HIGHWAY NO. 1; THENCE SOUTHERLY ALONG SAID
4 EASTERLY RIGHT OF WAY LINE FOR A DISTANCE OF
5 2,000 +/- FEET TO A POINT ON THE SOUTH LINE OF
6 SECTION 28-10-30; THENCE DEPART SAID WESTERLY
7 RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 AND RUN
8 S89°01'24"W ALONG THE SOUTH LINE OF SAID
9 SECTION 28 FOR A DISTANCE OF 150 +/- FEET TO A
10 POINT ON THE WEST RIGHT OF WAY LINE OF U.S.
11 HIGHWAY NO. 1; THENCE S89°01'24"W CONTINUING
12 ALONG THE SOUTH LINE OF SAID SECTION 28 FOR A
13 DISTANCE OF 51.34 FEET; THENCE S89°01'29"W,
14 499.49 FEET; THENCE N86°54'42"W, 166.65 FEET TO
15 A POINT OF CURVATURE; THENCE NORTHWESTERLY
16 ALONG A CURVE TO THE LEFT HAVING A RADIUS OF
17 595.00 FEET, A CENTRAL ANGLE OF 12°15'15" AND
18 AN ARC LENGTH OF 116.56 FEET TO A POINT OF
19 TANGENCY; THENCE S80°50'04"W, 200.00 FEET TO A
20 POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG
21 A CURVE TO THE LEFT HAVING A RADIUS OF 1000.00
22 FEET, A CENTRAL ANGLE OF 11°55'21", AND AN ARC
23 LENGTH OF 208.09 FEET TO A POINT OF TANGENCY;
24 THENCE N09°09'56"W, 2191.00 FEET; THENCE
25 S80°50'04"W, 1505.00 FEET; THENCE N09°09'56"W,
26 1821.28 FEET; THENCE N80°50'47"E, 130.00 FEET;
27 THENCE N09°09'13"W, 55.00 FEET; THENCE
28 N80°50'47"E, 1070.48 FEET; THENCE N55°50'47"E,
29 898.31 FEET; THENCE S24°09'13"E, 267.00 FEET;
30 THENCE N65°50'07"E, 530.00 FEET TO A POINT OF
31 CURVATURE; THENCE SOUTHEASTERLY ALONG A CURVE

1 TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, A
2 CENTRAL ANGLE OF 90°00'00", AND AN ARC LENGTH
3 OF 78.54 FEET TO A POINT OF TANGENCY; THENCE
4 S24°09'13"E, 667.23 FEET TO A POINT OF
5 CURVATURE; THENCE SOUTHERLY ALONG A CURVE TO
6 THE RIGHT HAVING A RADIUS OF 150.00 FEET, A
7 CENTRAL ANGLE OF 34°08'48", AND AN ARC LENGTH
8 OF 89.39 FEET TO A POINT OF TANGENCY; THENCE
9 S09°59'31"W, 217.89 FEET; THENCE S80°00'29"E,
10 475.00 FEET TO A POINT ON THE EASTERLY RIGHT OF
11 WAY OF U.S. HIGHWAY NO. 1; THENCE NORTHERLY
12 ALONG THE EASTERLY RIGHT OF WAY LINE OF U.S.
13 HIGHWAY NO. 1 FOR A DISTANCE OF 4,500 +/- FEET
14 TO NORTHERLY LINE OF PARCEL "C," PALM COAST,
15 SECTION 37 (AS RECORDED IN MAP BOOK 13, PAGE
16 27); THENCE DEPART SAID EASTERLY RIGHT OF WAY
17 OF U.S. HIGHWAY NO. 1 AND RUN N89°26'28"E ALONG
18 THE NORTH LINE OF SAID PALM COAST SECTION 37
19 FOR A DISTANCE OF 1678.73 FEET; THENCE DEPART
20 SAID NORTH LINE OF PALM COAST SECTION 37 AND
21 RUN N00°29'04"W, 1170.00 FEET; THENCE
22 N61°12'56"E, 775.00 FEET; THENCE N81°42'56"E,
23 343.00 FEET; THENCE N43°24'56"E, 565.00 FEET;
24 THENCE N85°54'56"E, 570.00 FEET; THENCE
25 S59°53'04"E 811.20 FEET; THENCE N29°30'56"E,
26 299.32 FEET; THENCE S60°29'04"E, 932.59 FEET;
27 THENCE N64°44'58"E, 1010.19 FEET TO A POINT ON
28 THE WESTERLY RIGHT OF WAY OF I-95 ALSO BEING
29 THE NORTHEASTERLY MOST CORNER OF SAID PALM
30 COAST SECTION 37 AND BEING THE POINT OF
31 BEGINNING OF THIS DESCRIPTION.

1
2 DISTRICT 2, CITY OF PALM COAST
3
4 FROM A POINT OF REFERENCE BEING THE
5 NORTHEASTERLY MOST CORNER OF PALM COAST SECTION
6 37 AS RECORDED IN MAP BOOK 13, PAGE 27 AND
7 BEING A POINT ON THE WEST RIGHT OF WAY LINE OF
8 INTERSTATE 95; THENCE S25°15'02"E ALONG SAID
9 WESTERLY RIGHT OF WAY LINE OF INTERSTATE 95 FOR
10 A DISTANCE OF 5870.95 FEET TO A POINT IN
11 SECTION 26-10-30, SAID POINT BEING THE POINT OF
12 BEGINNING OF THIS DESCRIPTION: THENCE DEPART
13 SAID WEST RIGHT OF WAY LINE OF INTERSTATE 95
14 AND RUN N64°44'58"E, 465.78 FEET TO THE
15 SOUTHEAST CORNER OF LOT 1, BLOCK 39 OF VACATED
16 PALM COAST SECTION 42 BEING A POINT ON THE WEST
17 RIGHT OF WAY LINE OF NEW RANCH PLACE AS SHOWN
18 ON SAID VACATED PLAT OF PALM COAST SECTION 42;
19 THENCE ALONG THE FOLLOWING COURSES AND
20 DISTANCES IN SAID VACATED PALM COAST SECTION
21 42: ALONG A CURVE TO THE RIGHT HAVING A RADIUS
22 OF 100.00 FEET, A CENTRAL ANGLE OF 30°35'38",
23 AN ARC LENGTH OF 53.40 FEET, AND A CHORD
24 BEARING N02°47'11"W TO A POINT ON A CURVE;
25 THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT
26 HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE
27 OF 37°45'41", AN ARC LENGTH OF 65.91 FEET, AND
28 A CHORD BEARING N44°07'52"W TO A POINT; THENCE
29 N64°44'58"E, 50.00 FEET TO A POINT ON A CURVE;
30 THENCE SOUTHEASTERLY ALONG A CURVE TO THE LEFT
31 HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE

1 OF 90°00'00", AN ARC LENGTH OF 78.54 FEET, AND
2 A CHORD BEARING S70°15'02"E TO A POINT OF
3 TANGENCY; THENCE N64°44'58"E, 930.00 FEET;
4 THENCE S25°15'02"E, 827.47 FEET; THENCE
5 N64°44'58"E, 800.00 FEET TO A POINT OF
6 CURVATURE; THENCE NORTHEASTERLY ALONG A CURVE
7 TO THE LEFT HAVING A RADIUS OF 100.00 FEET, A
8 CENTRAL ANGLE OF 90°00'00", AND AN ARC LENGTH
9 OF 157.08 FEET TO THE POINT OF TANGENCY; THENCE
10 N25°15'02"W, 370.00 FEET; THENCE N64°44'58"E,
11 125.00 FEET; THENCE S79°22'56"E, 93.60 FEET TO
12 A POINT OF CURVATURE; THENCE NORTHEASTERLY
13 ALONG A CURVE TO THE LEFT HAVING A RADIUS OF
14 165.00 FEET, A CENTRAL ANGLE OF 134°56'40", AND
15 AN ARC LENGTH OF 388.61 FEET TO A POINT OF
16 TANGENCY; THENCE N58°22'07"E, 100.00 FEET;
17 THENCE S31°37'53"E, 1627.40 FEET; THENCE
18 S00°34'22"W, 1187.69 FEET; THENCE S89°25'38"E,
19 164.76 FEET TO A POINT OF CURVATURE; THENCE
20 NORTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING
21 A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF
22 90°00'00", AND AN ARC LENGTH OF 353.43 FEET TO
23 A POINT OF TANGENCY; THENCE N64°44'58"E,
24 1207.98 FEET TO A POINT OF CURVATURE; THENCE
25 SOUTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING
26 A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF
27 83°37'09", AND AN ARC LENGTH OF 401.34 FEET TO
28 A POINT OF TANGENCY; THENCE N58°22'07"E 200.00
29 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY
30 LINE OF THE 200.00 FOOT FLORIDA POWER & LIGHT
31 EASEMENT LYING IN GOVERNMENT SECTION 25-10-30;

1 THENCE S31°37'53"E ALONG THE EASTERLY RIGHT OF
2 WAY LINE OF SAID FLORIDA POWER & LIGHT EASEMENT
3 FOR A DISTANCE OF 1009.92 FEET TO A POINT ON
4 THE NORTH RIGHT OF WAY LINE OF NORMAN YOUNG
5 PARKWAY AS SHOWN ON THE PLAT OF VACATED PALM
6 COAST SECTION 89 (MAP BOOK 25, PAGE 52); THENCE
7 NORTHEASTERLY ALONG SAID NORTH RIGHT OF WAY
8 LINE OF NORMAN YOUNG PARKWAY BEING ALONG A
9 CURVE TO THE RIGHT HAVING A RADIUS OF 10,000.00
10 FEET, A CENTRAL ANGLE OF 04°00'35", AN ARC
11 LENGTH OF 699.84 FEET, AND A CHORD BEARING
12 N67°30'29"E TO A POINT OF TANGENCY; THENCE
13 N69°30'47"E CONTINUING ALONG SAID RIGHT OF WAY
14 LINE OF NORMAN YOUNG PARKWAY FOR A DISTANCE OF
15 1072.23 FEET TO A POINT OF CURVATURE; THENCE
16 SOUTHEASTERLY CONTINUING ALONG SAID RIGHT OF
17 WAY LINE OF NORMAN YOUNG PARKWAY BEING ALONG A
18 CURVE TO THE RIGHT HAVING A RADIUS OF 599.00
19 FEET, A CENTRAL ANGLE OF 90°00'00", AND AN ARC
20 OF 940.91 FEET TO A POINT OF TANGENCY; THENCE
21 S20°29'13"E CONTINUING ALONG SAID RIGHT OF WAY
22 LINE OF NORMAN YOUNG PARKWAY FOR A DISTANCE OF
23 1810.00 FEET TO THE NORTHEAST CORNER OF PALM
24 COAST SECTION 10 AS RECORDED IN MAP BOOK 6,
25 PAGE 43; THENCE S20°19'13"E CONTINUING ALONG
26 SAID RIGHT OF WAY LINE OF NORMAN YOUNG PARKWAY
27 FOR A DISTANCE OF 547.21 FEET TO ITS
28 INTERSECTION WITH THE NORTHERLY RIGHT OF WAY
29 LINE OF CRIS LANE (A 50.00 FOOT RIGHT OF WAY AS
30 SHOWN ON THE MAP OF COUNTRY CLUB COVE AT PALM
31 COAST, SECTION 16, MAP BOOK 6, PAGE 86); THENCE

1 N69°30'47"E ALONG SAID NORTHERLY RIGHT OF WAY
2 LINE OF CRIS LANE FOR A DISTANCE OF 960.00
3 FEET; THENCE S20°29'13"E, 55.00 FEET TO THE
4 NORTHWEST CORNER OF LOT 1, BLOCK 12 OF SAID
5 SECTION 16, PALM COAST; THENCE N69°30'47"E
6 ALONG THE NORTHERLY LINE OF SAID LOT 1 FOR A
7 DISTANCE OF 125.00 FEET TO A POINT ON THE
8 WESTERLY RIGHT OF WAY OF CURRY WATERWAY (A
9 125.00 FOOT RIGHT OF WAY IN SAID PALM COAST
10 SECTION 16); THENCE N20°29'13"W ALONG SAID
11 CURRY WATERWAY RIGHT OF WAY LINE A DISTANCE OF
12 80.00 FEET; THENCE N69°30'47"E, 250.00 FEET TO
13 A POINT ON THE WESTERLY RIGHT OF WAY LINE OF
14 COVINGTON LANE (A 50.00 FOOT RIGHT OF WAY IN
15 SAID PALM COAST SECTION 16), SAID POINT BEING
16 THE NORTHEAST CORNER OF LOT 113, BLOCK 10 OF
17 SAID PALM COAST SECTION 16; THENCE N20°29'13"W
18 ALONG THE WESTERLY RIGHT OF WAY OF COVINGTON
19 LANE FOR A DISTANCE OF 20.00 FEET; THENCE
20 N69°30'47"E, 409.49 FEET TO THE NORTHERLY MOST
21 CORNER OF LOT 50, BLOCK 11 OF SAID PALM COAST
22 SECTION 16; THENCE N72°34'30"E, 1996.35 FEET TO
23 THE NORTHWEST CORNER OF COUNTRY CLUB COVE,
24 SECTION 15 AT PALM COAST, (AS RECORDED IN MAP
25 BOOK 6, PAGE 71 OF THE PUBLIC RECORDS OF
26 FLAGLER COUNTY, FLORIDA); THENCE N25°53'57"E,
27 940.00 FEET TO THE MOST NORTHERLY CORNER OF
28 SAID PALM COAST, SECTION 15; THENCE S64°06'03"E
29 ALONG THE NORTHERLY BOUNDARY OF SAID PALM COAST
30 SECTION 15 FOR A DISTANCE OF 1505.47 FEET;
31 THENCE N70°53'57"E ALONG THE NORTH BOUNDARY OF

1 SAID PALM COAST SECTION 15 AND A CONTINUATION
2 THEREOF FOR A DISTANCE OF 1732.56 FEET TO A
3 POINT ON THE WESTERLY RIGHT OF WAY LINE OF THE
4 INTRACOASTAL WATERWAY; THENCE SOUTH ALONG THE
5 WEST RIGHT OF WAY LINE OF THE INTRACOASTAL
6 WATERWAY FOR A DISTANCE OF 8,000 +/- FEET TO
7 ITS INTERSECTION WITH THE SOUTH LINE OF
8 TOWNSHIP 10 SOUTH, RANGE 31 EAST; THENCE WEST
9 ALONG SAID TOWNSHIP LINE FOR A DISTANCE OF
10 1,300 +/- FEET TO THE CENTERLINE OF PALM HARBOR
11 PARKWAY; THENCE NORTHERLY AND WESTERLY ALONG
12 THE CENTERLINE OF SAID PALM HARBOR PARKWAY FOR
13 A DISTANCE OF 6,000 +/- FEET TO ITS
14 INTERSECTION WITH THE CENTERLINE OF COUNTRY
15 CLUB WATERWAY AS SHOWN ON THE SUBDIVISION MAP
16 OF COUNTRY CLUB COVE SECTION 4 SUBDIVISION AS
17 RECORDED IN MAP BOOK 6, PAGES 9-13; THENCE
18 SOUTH ALONG THE CENTERLINE OF SAID COUNTRY CLUB
19 WATERWAY FOR A DISTANCE OF 4,800 +/- FEET TO
20 THE CENTERLINE OF FERGUSON COVE AS SHOWN ON THE
21 SUBDIVISION MAP OF FLORIDA PARK SECTION 2
22 SUBDIVISION AS RECORDED IN MAP BOOK 6, PAGES
23 1-3; THENCE WEST ALONG THE CENTERLINE OF SAID
24 FERGUSON COVE FOR A DISTANCE OF 650 +/- FEET TO
25 THE WEST END OF FERGUSON COVE BEING A POINT ON
26 THE WEST BOUNDARY OF SAID FLORIDA PARK SECTION
27 2 SUBDIVISION; THENCE SOUTH AND WEST ALONG THE
28 BOUNDARY OF SAID FLORIDA PARK SECTION 2
29 SUBDIVISION FOR A DISTANCE OF 450 +/- FEET TO
30 THE CENTERLINE OF FLORIDA PARK DRIVE; THENCE
31 SOUTH ALONG THE CENTERLINE OF FLORIDA PARK

1 DRIVE FOR A DISTANCE OF 3,000 +/- FEET TO THE
2 CENTERLINE OF PALM COAST PARKWAY WESTBOUND;
3 THENCE WEST ALONG THE CENTERLINE OF PALM COAST
4 PARKWAY WESTBOUND FOR A DISTANCE OF 6,000 +/-
5 FEET TO THE CENTERLINE OF BOULDER ROCK DRIVE;
6 THENCE NORTH ALONG THE CENTERLINE OF BOULDER
7 ROCK DRIVE FOR A DISTANCE OF 600 +/- FEET TO
8 THE EASTERLY EXTENSION OF THE NORTH LINE OF
9 RESERVED PARCEL A IN BELLE TERRE SECTION 17
10 SUBDIVISION AS RECORDED IN MAP BOOK 7, PAGES
11 12-16; THENCE WESTERLY ALONG THE NORTH LINE OF
12 SAID RESERVED PARCEL A TO THE WEST LINE OF SAID
13 BELLE TERRE SECTION 17 SUBDIVISION; THENCE
14 NORTH AND EAST ALONG THE WEST BOUNDARY OF SAID
15 BELLE TERRE SECTION 17 SUBDIVISION FOR A
16 DISTANCE OF 6,400 +/- FEET TO THE WEST RIGHT OF
17 WAY LINE OF INTERSTATE 95; THENCE NORTH ALONG
18 THE WEST RIGHT OF WAY LINE OF INTERSTATE 95 FOR
19 A DISTANCE OF 15,000 +/- FEET TO THE POINT OF
20 BEGINNING OF THIS DESCRIPTION.

21
22 DISTRICT 3, CITY OF PALM COAST

23
24 FROM A POINT OF BEGINNING BEING THE
25 INTERSECTION OF THE WEST RIGHT OF WAY LINE OF
26 THE INTRACOASTAL WATERWAY WITH THE SOUTH LINE
27 OF TOWNSHIP 10 SOUTH, RANGE 31 EAST; THENCE
28 SOUTH ALONG THE WEST RIGHT OF WAY LINE OF THE
29 INTRACOASTAL WATERWAY FOR A DISTANCE OF 18,000
30 +/- FEET TO THE NORTH LINE OF RESERVED PARCEL
31 A, WATERWAY TRACE SUBDIVISION AS RECORDED IN

1 MAP BOOK 30, PAGES 33-35; THENCE EASTERLY ALONG
2 THE NORTH LINE OF SAID RESERVED PARCEL A TO THE
3 EAST LINE OF SAID WATERWAY TRACE SUBDIVISION
4 BEING THE WEST MEAN HIGH WATER LINE OF THE
5 INTRACOASTAL WATERWAY CANAL; THENCE SOUTHERLY
6 ALONG SAID EAST LINE OF SAID WATERWAY TRACE
7 SUBDIVISION BEING ALONG THE WEST MEAN HIGH
8 WATER LINE OF THE INTRACOASTAL WATERWAY TO THE
9 SOUTHEAST CORNER OF SAID WATERWAY TRACE
10 SUBDIVISION; THENCE WEST ALONG THE SOUTH LINE
11 OF SAID WATERWAY TRACE SUBDIVISION TO THE WEST
12 RIGHT OF WAY LINE OF THE INTRACOASTAL WATERWAY;
13 THENCE SOUTHERLY ALONG THE WEST RIGHT OF WAY
14 LINE OF THE INTRACOASTAL WATERWAY FOR A
15 DISTANCE OF 3,600 +/- FEET TO THE NORTHWESTERLY
16 CORNER OF FLAGLER COUNTY'S "NORTH ICWW PARK" AS
17 DESCRIBED IN OFFICIAL RECORDS BOOK 455, PAGE
18 778 AND OFFICIAL RECORDS BOOK 571, PAGE 1946;
19 THENCE SOUTHERLY AROUND THE WESTERLY,
20 SOUTHERLY, AND EASTERLY BOUNDARIES OF SAID
21 "NORTH ICWW PARK" TO THE WEST RIGHT OF WAY LINE
22 OF THE INTRACOASTAL WATERWAY; THENCE SOUTH
23 ALONG THE WEST RIGHT OF WAY LINE OF THE
24 INTRACOASTAL WATERWAY FOR A DISTANCE OF 3,500
25 +/- FEET TO THE NORTH LINE OF FRONT STREET AT
26 GRAND HAVEN PHASE 1 SUBDIVISION AS RECORDED IN
27 MAP BOOK 30, PAGES 87-88; THENCE EAST ALONG THE
28 NORTH LINE OF SAID FRONT STREET PHASE 1
29 SUBDIVISION TO THE WEST MEAN HIGH WATER LINE OF
30 THE INTRACOASTAL WATERWAY CANAL; THENCE SOUTH
31 ALONG THE EAST LINE OF SAID FRONT STREET PHASE

1 SUBDIVISION AND ALONG THE EAST LINE OF FRONT
2 STREET PHASE 2 SUBDIVISION AS RECORDED IN MAP
3 BOOK 30, PAGES 96-97, AND ALONG THE EAST LINE
4 OF FRONT STREET PHASE 3 SUBDIVISION AS RECORDED
5 IN MAP BOOK 31, PAGES 4-5 BEING ALSO ALONG THE
6 WEST MEAN HIGH WATER LINE OF THE INTRACOASTAL
7 WATERWAY CANAL FOR A DISTANCE OF 3,000 +/- FEET
8 TO THE SOUTH LINE OF SAID FRONT STREET PHASE 3
9 SUBDIVISION; THENCE WEST ALONG THE SOUTH LINE
10 OF SAID FRONT STREET PHASE 3 SUBDIVISION TO THE
11 WEST RIGHT OF WAY LINE OF THE INTRACOASTAL
12 WATERWAY; THENCE SOUTH ALONG THE WEST RIGHT OF
13 WAY LINE OF THE INTRACOASTAL WATERWAY FOR A
14 DISTANCE OF 7,500 +/- FEET TO THE NORTH LINE OF
15 FLAGLER COUNTY'S "SOUTH ICWW PARK" AS DESCRIBED
16 IN OFFICIAL RECORDS BOOK 455, PAGE 769; THENCE
17 SOUTHERLY AROUND THE NORTHERLY AND WESTERLY
18 BOUNDARIES OF SAID "SOUTH ICWW PARK" TO THE
19 NORTH RIGHT OF WAY LINE OF SOUTH PARK ROAD AS
20 DESCRIBED IN OFFICIAL RECORDS BOOK 581, PAGE
21 1512; THENCE SOUTHERLY AND WESTERLY ALONG THE
22 NORTH RIGHT OF WAY LINE OF SOUTH PARK ROAD AND
23 THE EXTENSION THEREOF, CROSSING COLBERT LANE TO
24 THE EAST BOUNDARY OF THE GRAND HAVEN
25 CONSERVATION AREA (GRAHAM SWAMP) CONVEYED TO
26 THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT;
27 THENCE NORTH ALONG SAID EAST BOUNDARY OF GRAHAM
28 SWAMP FOR A DISTANCE OF 15,000 +/- FEET TO THE
29 NORTHEAST CORNER THEREOF BEING A POINT ON THE
30 SOUTH SIDE OF A DRAINAGE DITCH LOCALLY KNOWN AS
31 DITCH 10; THENCE EAST ALONG THE SOUTH SIDE OF

1 DITCH 10 TO THE WEST RIGHT OF WAY LINE OF
2 COLBERT LANE; THENCE NORTH ALONG THE WEST RIGHT
3 OF WAY LINE OF COLBERT LANE FOR A DISTANCE OF
4 3,000 +/- FEET TO ITS INTERSECTION WITH THE
5 EAST LINE OF PALM COAST HOLDINGS' PARCEL NO.
6 533 AS DESCRIBED IN OFFICIAL RECORDS BOOK 553,
7 PAGE 1802; THENCE DEPARTING THE WEST RIGHT OF
8 WAY LINE OF COLBERT LANE AND RUN SOUTHERLY AND
9 WESTERLY ALONG THE BOUNDARY OF SAID PARCEL NO.
10 533 TO ITS INTERSECTION AGAIN WITH THE WEST
11 RIGHT OF WAY LINE OF COLBERT LANE; THENCE
12 NORTHWESTERLY ALONG THE WEST RIGHT OF WAY OF
13 COLBERT LANE FOR A DISTANCE OF 600 +/- FEET TO
14 ITS INTERSECTION WITH THE EAST LINE OF PALM
15 COAST HOLDINGS' PARCEL NO. 505 AS DESCRIBED IN
16 OFFICIAL RECORDS BOOK 553, PAGE 1781; THENCE
17 DEPARTING THE WEST RIGHT OF WAY LINE OF COLBERT
18 LANE AND RUN SOUTHERLY AND WESTERLY ALONG THE
19 BOUNDARY OF SAID PARCEL NO. 505 TO THE
20 SOUTHWEST CORNER THEREOF BEING A POINT ON THE
21 EAST LINE OF GOVERNMENT SECTION 42, TOWNSHIP 11
22 SOUTH, RANGE 31 EAST BEING ALSO A POINT ON THE
23 BOUNDARY OF SAID GRAHAM SWAMP; THENCE NORTHERLY
24 AND WESTERLY ALONG THE BOUNDARY OF SAID GRAHAM
25 SWAMP FOR A DISTANCE OF 9,000 +/- FEET TO THE
26 EAST RIGHT OF WAY LINE OF OLD KINGS ROAD;
27 THENCE SOUTHWESTERLY CROSSING INTERSTATE 95 IN
28 A PERPENDICULAR DIRECTION TO THE WEST RIGHT OF
29 WAY LINE OF SAID INTERSTATE 95; THENCE SOUTH
30 ALONG SAID WEST RIGHT OF WAY LINE FOR A
31 DISTANCE OF 1,500 +/- FEET TO THE CENTERLINE OF

1 WALKER WATERWAY AS SHOWN ON THE SUBDIVISION MAP
2 OF PINE GROVE SECTION 24 SUBDIVISION AS
3 RECORDED IN MAP BOOK 8, PAGES 39-53; THENCE
4 WESTERLY ALONG THE CENTERLINE OF SAID WALKER
5 WATERWAY FOR A DISTANCE OF 6,000 +/- FEET TO
6 THE CENTERLINE OF BELLE TERRE PARKWAY; THENCE
7 NORTHERLY ALONG THE CENTERLINE OF BELLE TERRE
8 PARKWAY FOR A DISTANCE OF 10,500 +/- FEET TO
9 THE CENTERLINE OF PALM COAST PARKWAY WESTBOUND;
10 THENCE EAST ALONG THE CENTERLINE OF PALM COAST
11 PARKWAY WESTBOUND FOR A DISTANCE OF 10,500 +/-
12 FEET TO THE CENTERLINE OF FLORIDA PARK DRIVE;
13 THENCE NORTH ALONG THE CENTERLINE OF FLORIDA
14 PARK DRIVE FOR A DISTANCE OF 3,000 +/- FEET TO
15 A POINT OPPOSITE THE NORTHWEST CORNER OF LOT
16 18, BLOCK 7, FLORIDA PARK SECTION 2 SUBDIVISION
17 AS RECORDED IN MAP BOOK 6, PAGES 1-3; THENCE
18 EAST AND NORTH ALONG THE BOUNDARY OF SAID
19 FLORIDA PARK SECTION 2 FOR A DISTANCE OF 450
20 +/- FEET TO THE WEST END OF THE CENTERLINE OF
21 FERGUSON COVE AS SHOWN ON SAID FLORIDA PARK
22 SECTION 2 SUBDIVISION; THENCE EASTERLY ALONG
23 THE CENTERLINE OF SAID FERGUSON COVE FOR A
24 DISTANCE OF 650 +/- FEET TO THE CENTERLINE OF
25 COUNTRY CLUB WATERWAY; THENCE NORTH ALONG THE
26 CENTERLINE OF COUNTRY CLUB WATERWAY FOR A
27 DISTANCE OF 4,800 +/- FEET TO THE CENTERLINE OF
28 PALM HARBOR PARKWAY; THENCE EASTERLY ALONG THE
29 CENTERLINE OF PALM HARBOR PARKWAY FOR A
30 DISTANCE OF 6,000 +/- FEET TO ITS EASTERLY
31 INTERSECTION WITH THE SOUTH LINE OF TOWNSHIP 10

1 SOUTH, RANGE 31 EAST; THENCE EAST ALONG SAID
2 TOWNSHIP LINE FOR A DISTANCE OF 1,300 +/- FEET
3 TO THE WEST RIGHT OF WAY LINE OF THE
4 INTRACOASTAL WATERWAY AND THE POINT OF
5 BEGINNING OF THIS DESCRIPTION.
6
7 DISTRICT 4, CITY OF PALM COAST
8
9 FROM A POINT OF BEGINNING BEING THE
10 INTERSECTION OF THE CENTERLINE OF BELLE TERRE
11 PARKWAY AND PINE LAKES PARKWAY (FORMERLY BARTON
12 PARKWAY) AS SHOWN ON THE SUBDIVISION MAP OF
13 BELLE TERRE SECTION 13 AS RECORDED IN MAP BOOK
14 7, PAGES 1-10; THENCE SOUTHERLY AND EASTERLY
15 ALONG THE CENTERLINE OF SAID PINE LAKES PARKWAY
16 FOR A DISTANCE OF 18,900 +/- FEET TO A POINT
17 OPPOSITE THE SOUTHERLY CORNER OF ARLINGTON
18 SUBDIVISION AS RECORDED IN MAP BOOK 30, PAGES
19 9-11; THENCE NORTHWESTERLY ALONG THE SOUTHERLY
20 LINE OF ARLINGTON SUBDIVISION FOR A DISTANCE OF
21 1,400 +/- FEET TO THE CENTERLINE OF WEST
22 HAMPTON DRIVE; THENCE NORTHEASTERLY ALONG THE
23 CENTERLINE OF WEST HAMPTON DRIVE FOR A DISTANCE
24 OF 1,600 +/- FEET TO THE CENTERLINE OF PINE
25 LAKES PARKWAY; THENCE NORTHERLY ALONG THE
26 CENTERLINE OF PINE LAKES PARKWAY FOR A DISTANCE
27 OF 4,200 +/- FEET TO ITS NORTHERLY INTERSECTION
28 WITH WELLINGTON DRIVE; THENCE WESTERLY ALONG
29 THE CENTERLINE OF WELLINGTON DRIVE FOR A
30 DISTANCE OF 1,200 +/- FEET TO A POINT OPPOSITE
31 THE SOUTHWEST CORNER OF RESERVED PARCEL "A" OF

1 SAVANNAH SQUARE SUBDIVISION AS RECORDED IN MAP
2 BOOK 30, PAGES 28-31; THENCE NORTHEASTERLY
3 ALONG THE WESTERLY BOUNDARY OF SAID RESERVED
4 PARCEL "A" AND THE EXTENSION THEREOF FOR A
5 DISTANCE OF 1,600 +/- FEET TO THE CENTERLINE OF
6 BELLE TERRE PARKWAY; THENCE SOUTH ALONG THE
7 CENTERLINE OF SAID BELLE TERRE PARKWAY FOR A
8 DISTANCE OF 8,900 +/- FEET TO THE CENTERLINE OF
9 WALKER WATERWAY AS SHOWN ON THE SUBDIVISION MAP
10 OF PINE GROVE SECTION 24 SUBDIVISION AS
11 RECORDED IN MAP BOOK 8, PAGES 39-53; THENCE
12 EASTERLY ALONG THE CENTERLINE OF SAID WALKER
13 WATERWAY FOR A DISTANCE OF 6,000 +/- FEET TO
14 THE WEST RIGHT OF WAY LINE OF INTERSTATE 95;
15 THENCE NORTH ALONG THE WEST RIGHT OF WAY LINE
16 OF INTERSTATE 95 FOR A DISTANCE OF 1,500 FEET
17 TO A POINT OPPOSITE THE NORTHWEST CORNER OF
18 GRAND HAVEN CONSERVATION AREA (GRAHAM SWAMP)
19 CONVEYED TO THE ST. JOHNS RIVER WATER
20 MANAGEMENT DISTRICT; THENCE NORTHEASTERLY,
21 CROSSING INTERSTATE 95 IN A PERPENDICULAR
22 DIRECTION, FOR A DISTANCE OF 600 +/- FEET TO
23 THE NORTHWEST CORNER OF SAID GRAHAM SWAMP,
24 BEING A POINT ON THE EAST RIGHT OF WAY LINE OF
25 OLD KINGS ROAD; THENCE SOUTH ALONG THE EAST
26 RIGHT OF WAY OF OLD KINGS ROAD BEING ALSO ALONG
27 THE BOUNDARY OF SAID GRAHAM SWAMP FOR A
28 DISTANCE OF 3,000 +/- FEET; THENCE DEPARTING
29 THE EAST RIGHT OF WAY OF OLD KINGS ROAD AND RUN
30 ALONG THE BOUNDARY OF SAID GRAHAM SWAMP AND THE
31 EXTENSION THEREOF EASTERLY AND SOUTHERLY FOR A

1 DISTANCE OF 22,500 +/- FEET TO THE SOUTH RIGHT
2 OF WAY LINE OF THE LEHIGH RAILROAD SPUR LYING
3 IN GOVERNMENT SECTION 40, TOWNSHIP 12 SOUTH,
4 RANGE 31 EAST; THENCE EAST ALONG SAID SOUTH
5 RIGHT OF WAY LINE OF THE LEHIGH RAILROAD SPUR
6 FOR A DISTANCE OF 500 +/- FEET TO THE NORTHEAST
7 CORNER OF THE LANDS NOW OR FORMERLY OWNED BY
8 CON-COR MICHIGAN, INC. AS DESCRIBED IN OFFICIAL
9 RECORDS BOOK 551, PAGE 598; THENCE
10 SOUTHEASTERLY ALONG THE EAST LINE OF SAID
11 CON-COR MICHIGAN LANDS FOR A DISTANCE OF 10,000
12 +/- FEET TO THE NORTH RIGHT OF WAY LINE OF
13 STATE ROAD 100; THENCE WEST ALONG THE NORTH
14 RIGHT OF WAY LINE OF SAID STATE ROAD 100 FOR A
15 DISTANCE OF 600 +/- FEET TO A POINT OPPOSITE
16 THE NORTHWEST CORNER OF THE FLAGLER COUNTY
17 COQUINA QUARRY; THENCE SOUTH CROSSING STATE
18 ROAD 100 AND RUNNING ALONG THE WEST BOUNDARY OF
19 THE FLAGLER COUNTY COQUINA QUARRY FOR A
20 DISTANCE OF 1,000 +/- FEET TO THE SOUTHWEST
21 CORNER OF SAID COQUINA QUARRY; THENCE WEST
22 3,500 +/- FEET TO THE WESTERLY RIGHT OF WAY
23 LINE OF INTERSTATE 95 (STATE ROAD 9) BEING IN
24 GOVERNMENT SECTION 9-12-31; THENCE SOUTH ALONG
25 SAID WESTERLY RIGHT OF WAY LINE FOR A DISTANCE
26 OF 22,000 +/- FEET TO THE NORTH LINE OF THE
27 S.E. 1/4 OF THE S.E. 1/4 OF SECTION
28 33-12-31; THENCE WEST 6,300 +/- FEET TO THE
29 N.W. CORNER OF THE S.W. 1/4 OF THE S.W. 1/4
30 OF SECTION 34-12-31; THENCE S89°15'49"W,
31 2682.66 FEET; THENCE N00°22'50"W ALONG THE EAST

1 LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4
2 OF THE SOUTHWEST 1/4 OF SECTION 33-12-31 FOR
3 A DISTANCE OF 662.16 FEET; THENCE S89°08'53"W
4 ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF THE
5 NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF
6 SECTION 33-12-31 FOR A DISTANCE OF 1324.92
7 FEET; THENCE S00°43'39"E ALONG THE WEST LINE OF
8 SAID SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE
9 SOUTHWEST 1/4 OF SECTION 33-12-31 FOR A
10 DISTANCE OF 661.38 FEET; THENCE S89°10'53"W
11 ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF
12 THE SOUTHWEST 1/4 OF SECTION 33-12-31 FOR A
13 DISTANCE OF 1320.91 FEET TO THE WEST LINE OF
14 SAID SECTION 33-12-31; THENCE N01°04'30"W ALONG
15 SAID WEST LINE OF SAID SECTION 33-12-31 FOR A
16 DISTANCE OF 660.61 FEET TO THE SOUTHWEST CORNER
17 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4
18 OF THE SOUTHWEST 1/4 OF SAID SECTION
19 33-12-31; THENCE N89°08'53"E 662.46 FEET;
20 THENCE N00°54'04"W ALONG THE EAST LINE OF THE
21 NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE_
22 SOUTHWEST 1/4 OF SECTION 33-12-31 FOR A
23 DISTANCE OF 660.99 FEET; THENCE S89°06'54"W,
24 664.48 FEET TO THE EAST LINE OF SECTION
25 32-12-31; THENCE N01°37'03"W ALONG THE EAST
26 LINE OF SAID SECTION 32-12-31 FOR A DISTANCE OF
27 663.26 FEET; THENCE S88°35'13"W, 1309.85 FEET;
28 THENCE N00°33'44"W, 1319.61 FEET; THENCE
29 S88°34'20"W, 664.57 FEET; THENCE S00°46'20"E,
30 988.44 FEET; THENCE S88°45'05"W, 660.05 FEET;
31 THENCE S00°43'25"E ALONG THE EAST LINE OF THE

1 NORTHWEST 1/4 OF SECTION 32-12-31 FOR A
2 DISTANCE OF 990.02 FEET TO THE CENTER OF SAID
3 SECTION 32-12-31; THENCE N89°48'19"W, 664.55
4 FEET; THENCE N00°44'21"W, 1298.43 FEET; THENCE
5 S88°40'01"W, 1235.79 FEET; THENCE S00°30'23"W,
6 1281.20 FEET TO A POINT ON THE SOUTH LINE OF
7 THE NORTHWEST 1/4 OF SECTION 32-12-31; THENCE
8 S89°08'36"W, ALONG SAID SOUTH LINE, A DISTANCE
9 OF 325.21 FEET; THENCE S01°18'41"W, 1330.76
10 FEET; THENCE S88°51'46"W, 335.19 FEET TO A
11 POINT ON THE WEST LINE OF SECTION 32-12-31;
12 THENCE WEST 250 +/- FEET TO A POINT ON THE
13 EASTERLY RIGHT OF WAY LINE OF U.S. 1; THENCE
14 NORTHWESTERLY ALONG THE EASTERLY RIGHT OF WAY
15 LINE OF U.S. HIGHWAY NO. 1 FOR A DISTANCE OF
16 2,000 +/- FEET TO THE NORTH RIGHT OF WAY LINE
17 OF SEMINOLE WOODS BOULEVARD; THENCE EASTERLY
18 AND NORTHERLY ALONG SAID NORTH RIGHT OF WAY
19 LINE FOR A DISTANCE OF 31,500 +/- FEET TO THE
20 SOUTH RIGHT OF WAY LINE OF STATE ROAD 100;
21 THENCE WEST ALONG THE SOUTH RIGHT OF WAY LINE
22 OF STATE ROAD 100 FOR A DISTANCE OF 9,600 +/-
23 FEET TO THE NORTHWEST CORNER OF THE FLAGLER
24 COUNTY AIRPORT PROPERTY; THENCE DEPARTING THE
25 SOUTH RIGHT OF WAY LINE OF STATE ROAD 100 AND
26 RUN SOUTH ALONG THE WEST BOUNDARY LINE OF THE
27 FLAGLER COUNTY AIRPORT 1,800 +/- FEET TO A
28 POINT LYING N88°46'16"E, 555.09 FEET FROM THE
29 NORTHEASTERLY CORNER OF THE FLAGLER COUNTY
30 COUNCIL ON AGING PROPERTY; THENCE S88°46'16"W,
31 555.09 FEET TO THE NORTHEASTERLY CORNER OF THE

1 FLAGLER COUNTY COUNCIL ON AGING PROPERTY;
2 THENCE WESTERLY ALONG THE NORTH LINE OF SAID
3 COUNCIL ON AGING PROPERTY FOR A DISTANCE OF 585
4 +/- FEET TO THE EAST RIGHT OF WAY LINE OF BELLE
5 TERRE PARKWAY; THENCE SOUTHERLY ALONG THE EAST
6 RIGHT OF WAY LINE OF BELLE TERRE PARKWAY FOR A
7 DISTANCE OF 9,000 +/- FEET TO THE SOUTHWEST
8 CORNER OF RESERVED PARCEL E-2, LAGUNA FOREST
9 SUBDIVISION AS RECORDED IN MAP BOOK 18, PAGES
10 36-43 BEING ALSO A POINT ON THE NORTH RIGHT OF
11 WAY LINE OF LAGUANA FOREST TRAIL; THENCE
12 EASTERLY ALONG THE SOUTH LINE OF SAID RESERVED
13 PARCEL E-2 AND CONTINUE ALONG THE SOUTH LINE OF
14 RESERVED PARCELS D-1, C-5, AND C-4 FOR A
15 DISTANCE OF 6,000 +/- FEET TO THE EASTERLY LINE
16 OF SAID LAGUNA FOREST SUBDIVISION; THENCE
17 SOUTHEASTERLY 3,600 +/- FEET ALONG THE EASTERLY
18 LINE OF SAID LAGUNA FOREST SUBDIVISION AND THE
19 EXTENSION THEREOF TO THE SOUTH RIGHT OF WAY
20 LINE OF CITATION PARKWAY; THENCE WESTERLY ALONG
21 THE SOUTH RIGHT OF WAY LINE OF CITATION PARKWAY
22 FOR A DISTANCE OF 6,000 +/- FEET TO THE SOUTH
23 RIGHT OF WAY LINE OF BELLE TERRE PARKWAY;
24 THENCE WESTERLY ALONG THE SOUTH RIGHT OF WAY
25 LINE OF BELLE TERRE PARKWAY FOR A DISTANCE OF
26 3,300 +/- FEET TO THE EAST LINE OF KANKAKEE RUN
27 SUBDIVISION SECTION 65 AS RECORDED IN MAP BOOK
28 17, PAGES 56-67; THENCE SOUTHERLY ALONG THE
29 EAST LINE OF SAID KANKAKEE RUN SUBDIVISION FOR
30 A DISTANCE OF 7,500 +/- FEET TO THE NORTH RIGHT
31 OF WAY LINE OF U.S. HIGHWAY NO. 1; THENCE

1 NORTHWESTERLY ALONG THE NORTH RIGHT OF WAY OF
2 U.S. HIGHWAY NO. 1 FOR A DISTANCE OF 9,000 +/-
3 FEET TO A POINT ON THE SOUTH LINE OF SECTION
4 24-12-30; THENCE DEPART SAID RIGHT OF WAY LINE
5 OF U.S. NO. 1 AND RUN S88°39'23"W ALONG SAID
6 SOUTH LINE OF SECTION 24-12-30 FOR A DISTANCE
7 OF 589.03 FEET; THENCE N01°21'13"W, 660.27
8 FEET; THENCE N88°39'12"E, 957.50 FEET TO A
9 POINT ON THE EASTERLY RIGHT OF WAY LINE OF U.S.
10 1; THENCE N30°31'02"W ALONG SAID EASTERLY RIGHT
11 OF WAY LINE FOR A DISTANCE OF 1289.12 FEET TO A
12 POINT ON THE WEST LINE OF SECTION 24-12-31;
13 THENCE DEPART THE SAID EASTERLY RIGHT OF WAY
14 LINE OF U.S. 1 AND RUN N00°45'33"E ALONG THE
15 WEST LINE OF SECTION 24-12-30 FOR A DISTANCE OF
16 3502.18 FEET TO THE SOUTHWEST CORNER OF SECTION
17 13-12-30; THENCE N01°13'03"W ALONG THE WEST
18 LINE OF SAID SECTION 13-12-30 FOR A DISTANCE OF
19 5279.10 FEET TO THE SOUTHWEST CORNER OF SECTION
20 12-12-30; THENCE N00°10'59"W ALONG THE WEST
21 LINE OF SAID SECTION 12-12-30 FOR A DISTANCE OF
22 1345.69 FEET; THENCE N89°01'42"E, 3798.28 FEET;
23 THENCE N01°14'25"W, 654.99 FEET TO THE SOUTH
24 RIGHT OF WAY LINE OF OLD MOODY BOULEVARD (A
25 50.00 FOOT RIGHT OF WAY); THENCE N89°16'07"E
26 ALONG SAID SOUTH RIGHT OF WAY LINE FOR A
27 DISTANCE OF 1260.84 FEET TO THE EAST LINE OF
28 SAID SECTION 12-12-30; THENCE NORTH ALONG THE
29 EAST LINE OF SAID SECTION 12 FOR A DISTANCE OF
30 910 +/- FEET TO THE NORTH RIGHT OF WAY LINE OF
31 S.R. 100 (A 200 FOOT RIGHT OF WAY); THENCE

1 N01°08'37"W CONTINUING ALONG THE EAST LINE OF
2 SAID SECTION 12, BEING ALSO ALONG THE WEST LINE
3 OF BLOCK 41, PALM COAST SECTION 34 AS PER MAP
4 BOOK 11, PAGE 30 FOR A DISTANCE OF 1122.56 FEET
5 TO THE NORTHWEST CORNER OF LOT 26, BLOCK 41 OF
6 SAID PALM COAST SECTION 34; THENCE S88°37'21"W
7 ALONG THE SOUTH LINE OF SAID PALM COAST SECTION
8 34 FOR A DISTANCE OF 5009.29 FEET TO A POINT ON
9 THE WEST LINE OF GOVERNMENT SECTION 12-12-30;
10 THENCE N00°22'11"W ALONG THE WEST LINE OF SAID
11 GOVERNMENT SECTION 12-12-30 FOR A DISTANCE OF
12 1304.11 FEET TO THE SOUTHEAST CORNER OF
13 GOVERNMENT SECTION 2-12-30; THENCE S88°49'25"W
14 ALONG THE SOUTH LINE OF SAID GOVERNMENT SECTION
15 2-12-30 FOR A DISTANCE OF 2597.58 FEET; THENCE
16 N00°43'21"W, 5128.21 FEET TO THE SOUTH RIGHT OF
17 WAY LINE OF THE F.E.C. RAILROAD LEHIGH SPUR;
18 THENCE S89°15'49"W ALONG SAID SOUTH RIGHT OF
19 WAY LINE OF THE LEHIGH RAILROAD SPUR FOR A
20 DISTANCE OF 5,400 +/- FEET TO THE EAST RIGHT OF
21 WAY LINE OF U.S. HIGHWAY NO. 1; THENCE
22 NORTHERLY ALONG SAID EAST RIGHT OF WAY OF U.S.
23 HIGHWAY NO. 1 FOR A DISTANCE OF 10,500 +/- FEET
24 TO THE SOUTH LINE OF SECTION 22-11-30; THENCE
25 DEPART SAID, EASTERLY RIGHT OF WAY LINE OF U.S.
26 HIGHWAY NO. 1 AND RUN EAST 2,000 +/- FEET TO
27 THE SOUTHEAST CORNER OF SAID SECTION 22-11-30;
28 THENCE NORTH ALONG THE EAST LINE OF SAID
29 SECTION 22-11-30 FOR A DISTANCE OF 2640 +/-
30 FEET TO THE EAST 1/4 CORNER OF SAID SECTION
31 22-11-30; THENCE WEST ALONG THE NORTH LINE OF

1 THE S.W. 1/4 OF SAID SECTION 22-11-30 FOR A
2 DISTANCE OF 1,800 +/- FEET TO THE EAST RIGHT OF
3 WAY LINE OF U.S. HIGHWAY NO. 1; THENCE NORTH
4 ALONG THE EAST RIGHT OF WAY LINE OF U.S.
5 HIGHWAY NO. 1 FOR A DISTANCE OF 500 +/- FEET TO
6 THE SOUTH LINE OF THE U.S. FORESTRY SERVICE
7 FIRE TOWER SITE; THENCE EAST, NORTH, AND WEST
8 AROUND THE BOUNDARY OF SAID TOWER SITE FOR A
9 DISTANCE OF 1,500 FEET RETURNING TO THE EAST
10 RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1; THENCE
11 NORTHERLY ALONG SAID EAST RIGHT OF WAY LINE FOR
12 A DISTANCE OF 1,500 +/- FEET TO A POINT ON THE
13 SOUTH LINE OF SECTION 15-11-30; THENCE
14 S88°59'44"W ALONG THE SOUTH LINE OF SECTION
15 15-11-30 FOR A DISTANCE OF 826.26 FEET; THENCE
16 N22°39'29"W 781.49 FEET; THENCE N15°23'55"W
17 2257.66 FEET; THENCE S84°38'19"W, 3811.48 FEET
18 TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF
19 THE F.E.C. RAILROAD IN SECTION 16-11-30 (A
20 150.00 FOOT RIGHT OF WAY AT THIS POINT); THENCE
21 N09°09'56"W ALONG SAID EASTERLY RIGHT OF WAY
22 LINE FOR A DISTANCE OF 2454.51 FEET; THENCE
23 N67°38'10"E, 3286.25 FEET; THENCE N19°01'15"W,
24 1352.46 FEET; THENCE N67°12'21"E, 6,900 +/-
25 FEET TO THE CENTERLINE OF AFOREDESCRIBED BELLE
26 TERRE PARKWAY; THENCE SOUTHERLY ALONG THE
27 CENTERLINE OF SAID BELLE TERRE PARKWAY FOR A
28 DISTANCE OF 500 +/- FEET TO THE POINT OF
29 BEGINNING.
30 Section 3. Section 10 of chapter 99-448, Laws of
31 Florida, is amended to read:

1 ~~Section 10. Dissolution of Palm Coast Area Municipal~~
2 ~~Service District.--Notwithstanding the incorporation of the~~
3 ~~City of Palm Coast, the Palm Coast Area Municipal Service~~
4 ~~District, a special taxing district created by the Flagler~~
5 ~~County Commission, is authorized to continue in existence and~~
6 ~~to provide services through December 31, 1999. Thereafter,~~
7 ~~upon passage of the referendum as described in subsection (1)~~
8 ~~of section 13, the Palm Coast Area Municipal Service District~~
9 ~~shall be considered dissolved.~~

10 Section 4. Section 11 of chapter 99-448, Laws of
11 Florida, is renumbered as section 10 and subsection (4) of
12 said section is amended to read:

13 Section 10.11. General provisions.--

14 (1) CHARTER AMENDMENT.--This charter may be amended in
15 accordance with the provisions of the Municipal Home Rule
16 Powers Act, chapter 166, Florida Statutes, as the same may be
17 amended from time to time, or as may otherwise be provided by
18 general law. The form, content, and certification of any
19 petition to amend shall be established by ordinance.

20 (2) CHARTER REVIEW; SCHEDULE, CHARTER REVIEW
21 COMMITTEE.--

22 (a) Schedule.--The charter shall be reviewed no sooner
23 than 10 years after the creation of the City of Palm Coast on
24 December 31, 1999, and thereafter it may be reviewed every 10
25 years.

26 (b) Charter review committee.--A five-member charter
27 review committee shall be appointed. Each district council
28 member shall appoint one member from his or her district, and
29 the mayor shall appoint one member at large. The Palm Coast
30 City Council shall fund this committee. The charter review
31 committee shall be appointed at least 1 year before the next

1 scheduled general election and complete its work and present
2 any recommendations for change no later than 60 days before
3 the general election. The Palm Coast City Council shall hold a
4 minimum of two public hearings on the proposed changes to the
5 charter prior to placing the proposed changes on the scheduled
6 general election ballot.

7 (3) INITIATIVE AND REFERENDUM.--At least 25 percent of
8 the qualified electorate of the city shall have the power to
9 petition the council to propose an ordinance or to require
10 reconsideration of an adopted ordinance, or to propose an
11 amendment to this charter. If the council fails to adopt such
12 ordinance or amendment so proposed, or to repeal such adopted
13 ordinance, without any change in substance, then the council
14 shall place the proposed ordinance or amendment, or the repeal
15 of the adopted ordinance, on the ballot at the next general
16 election.

17 (4) ADJUSTMENTS OF DISTRICTS; NUMBER, COMMISSION,
18 REPORT, SUPPORT, PROCEDURE, FAILURE TO ENACT, EFFECT OF
19 ENACTMENT.--

20 (a) Number of districts.--There shall be four city
21 council districts as described in subsection (2) of section 9.
22 These boundaries shall remain in effect until the city council
23 determines that redistricting would be appropriate to ensure
24 that the requirements of subsection (2) of section 9 and
25 paragraph (c) are accomplished and adequately maintained or
26 until decennial census of 2010. Thereafter, there shall be a
27 districting commission is appointed as outlined in paragraph
28 (b).

29 (b) Districting commission.--By the first day of the
30 month following official certification notification of the
31 decennial census to the state, the city council shall appoint

1 five city electors, determined from the registration for the
2 last statewide general election, who shall comprise the
3 districting commission. Electors chosen shall not be employed
4 by the city in any other capacity.

5 (c) Commission report.--Within 120 days after
6 appointment, or such earlier time as prescribed by the
7 council, the districting commission shall file with the
8 official designated by the council a report containing a
9 recommended plan for adjustment of the council district
10 boundaries to comply with the following specifications:

11 1. Each district shall be formed of compact,
12 contiguous territory, and its boundary lines shall follow the
13 center lines of natural and manmade separations, such as
14 canals, streets, etc., where possible.

15 2. The districts shall be based upon the principle of
16 equal and effective representation as required by the United
17 States Constitution and as represented in the mathematical
18 preciseness reached in the legislative apportionment of the
19 state.

20
21 The report shall include a map and description of the
22 districts recommended and shall be drafted as a proposed
23 ordinance. Once filed with the designated official, the report
24 shall be treated as an ordinance introduced by a council
25 member.

26 (d) Support.--It shall be the responsibility of the
27 city manager to provide staff assistance and technical data to
28 the districting commission.

29 (e) Procedure.--The procedure for the council's
30 consideration of the report shall be the same as for other
31 ordinances, provided that any summary of the ordinance

1 published pursuant to this charter and general law must
2 include both the map and a description of the recommended
3 districts.

4 (f) Failure to enact ordinance.--After receipt of the
5 commission report, the council shall adopt a redistricting
6 ordinance at least 90 days before the next regular city
7 election. If the council fails to do so by such date, the
8 report of the districting commission shall go into effect and
9 have the effect of an ordinance.

10 (g) Effect of enactment.--

11 1. The new council districts and boundaries, as of the
12 date of enactment, shall supersede previous council districts
13 and boundaries for all the purposes of the next regular city
14 election, including qualifications.

15 2. The new council districts and boundaries shall
16 supersede previous council districts and boundaries for all
17 other purposes as of the date all council members take office
18 who were elected subsequent to the effective date of the new
19 districts.

20 3. All district seats not up for election, but which
21 as a result of the redistricting no longer have council
22 members who live within the district, shall be declared vacant
23 for purposes of the next regularly scheduled election. Such
24 election shall, in order to preserve the staggering of the
25 terms, be for either 4 years or for the remaining 2 years of
26 the term, depending on the district vacant.

27 (5) STANDARDS OF CONDUCT.--All elected officials and
28 employees of the city shall be subject to the standards of
29 conduct for public officers and employees set by general law.
30 In addition, the city council may, by ordinance, establish a
31 code of ethics for officials and employees of the city, which

1 may be supplemental to general law, but in no case may such an
2 ordinance diminish the provisions of general law.

3 Section 5. Section 12 of chapter 99-448, Laws of
4 Florida, is amended to read:

5 Section 11.12. Severability.--If any provision of
6 this act, or the application thereof to any person or
7 circumstance, is held invalid, the invalidity shall not affect
8 other provisions or applications of this act which can be
9 given effect without the invalid provision or application, and
10 to this end the provisions of this act are declared severable.

11 Section 6. Section 13 of chapter 99-448, Laws of
12 Florida, is amended to read:

13 Section 12.13. Transition schedule.--

14 (1) ~~REFERENDUM.~~ ~~The referendum election called for by~~
15 ~~this act shall be held on the second Tuesday in September~~
16 ~~1999, at which time the following question shall be placed~~
17 ~~upon the ballot:~~

18
19 ~~SHALL CHAPTER 99-....., LAWS OF FLORIDA,~~
20 ~~CREATING THE CITY OF PALM COAST AND PROVIDING~~
21 ~~ITS CHARTER BE APPROVED?~~

22
23 ~~In the event this question is answered affirmatively by a~~
24 ~~majority of voters voting in the referendum, the provisions of~~
25 ~~this charter shall take effect as provided herein.~~

26 (2) ~~CREATION AND ESTABLISHMENT OF CITY.~~--For the
27 purpose of compliance with Florida Statutes relating to
28 assessment and collection of ad valorem taxes, and for the
29 purpose of subsection (2) of section 10 11, the city is hereby
30 created and established effective December 31, 1999.

31

1 ~~(3) INITIAL ELECTION OF COUNCIL MEMBERS; DATES,~~
2 ~~QUALIFYING PERIOD, CERTIFICATION OF ELECTION RESULTS,~~
3 ~~INDUCTION INTO OFFICE.~~

4 ~~(a) Dates.~~ Following the adoption of this charter in
5 accordance with subsection (1), the Flagler County Commission
6 shall call a special election for the election of the four
7 city council members and the mayor to be held on Tuesday,
8 December 14, 1999. Any necessary primary election shall be
9 held on Tuesday, November 9, 1999.

10 ~~(b) Qualifying period.~~ Between 8:30 a.m. on Tuesday,
11 September 21, 1999, and 2 p.m. on Friday, October 1, 1999, any
12 individual who wishes to run for one of the four initial seats
13 on the council or for the office of mayor shall qualify as a
14 candidate with the Flagler County Supervisor of Elections in
15 accordance with the provisions of general law and paragraph
16 ~~(1)(b) of section 5 of this charter, except that for this~~
17 ~~initial election, the following provisions supersede paragraph~~
18 ~~(1)(b) of section 5:~~

19 1. For any of the four district seats, the number of
20 qualifying signatures required on a qualifying petition shall
21 be 80; or, if the candidate wishes to qualify by fee, that fee
22 shall be \$120.

23 2. For the seat of mayor, the number of qualifying
24 signatures required on a qualifying petition shall be 300; or,
25 if the candidate wishes to qualify by fee, that fee shall be
26 \$180.

27 ~~(c) Certification of election results.~~ For the
28 initial election, the Flagler County Commission shall appoint
29 a canvassing board which shall certify the results of the
30 election.

31

1 ~~(d) Induction into office.--Those candidates who are~~
2 ~~elected on December 14, 1999, or at the primary on November 9,~~
3 ~~1999, following the same manner as outlined in subsection (6)~~
4 ~~of section 8, shall take office at the initial city council~~
5 ~~meeting, which shall be held at 7 p.m., on December 16, 1999,~~
6 ~~at the Palm Coast Community Center, 305 Palm Coast Parkway,~~
7 ~~Palm Coast, Florida.~~

8 ~~(4) TRANSITION SERVICES AND COMPENSATION.--~~

9 ~~(a) It is the intent of this section that the county~~
10 ~~shall provide and be compensated for the provision of services~~
11 ~~to the City of Palm Coast as budgeted for in the fiscal year~~
12 ~~1999-2000 Flagler County Budget for the remainder of the~~
13 ~~budget year. The level of services to be provided will be~~
14 ~~consistent with the level upon which the fiscal year 1999-2000~~
15 ~~expense budget was predicated and in accordance with adopted~~
16 ~~revenues.~~

17 ~~(b) It is also the intent of this section that, if the~~
18 ~~referendum of September 1999 passes, the county shall make no~~
19 ~~changes to the fiscal year 1999-2000 draft budget which would~~
20 ~~affect the future City of Palm Coast, either positively or~~
21 ~~negatively, unless a special budget hearing is held for the~~
22 ~~citizens of the future City of Palm Coast to discuss such~~
23 ~~changes.~~

24 ~~(c) In addition, services which the county shall~~
25 ~~provide under the terms of this agreement shall include all~~
26 ~~services provided to the Palm Coast Municipal Service District~~
27 ~~as adopted by the Flagler County Commission prior to the City~~
28 ~~of Palm Coast becoming operational on December 31, 1999.~~
29 ~~Compensation to the County of Flagler for services provided~~
30 ~~shall include all revenues which, although accruing to the~~
31

1 ~~city, would have accrued to the county as budgeted for~~
2 ~~provision of services prior to the incorporation of the city.~~

3 ~~(d) It is the responsibility of the city to adopt~~
4 ~~appropriate ordinances, resolutions, or agreements as required~~
5 ~~to ensure the continued collection of budgeted revenues with~~
6 ~~which to fund services beginning January 1, 2000.~~

7 ~~(e) Any revenues adopted or received by the City of~~
8 ~~Palm Coast upon which delivery of services was not predicated~~
9 ~~within the Flagler County Commission's fiscal year 1999-2000~~
10 ~~adopted budget shall accrue to the City of Palm Coast.~~

11 ~~(5) FIRST-YEAR EXPENSES.--The city council, in order~~
12 ~~to provide additional moneys needed for the expenses and~~
13 ~~support of the city, shall have the power to borrow money~~
14 ~~necessary for the operation of city government until such time~~
15 ~~as a budget is adopted and revenues are raised in accordance~~
16 ~~with the provisions of this charter.~~

17 (2)~~(6)~~ TRANSITIONAL ORDINANCES AND RESOLUTIONS.--The
18 city council shall adopt ordinances and resolutions required
19 to effect the transition. Ordinances adopted within 60 days
20 after the first council meeting shall be passed as emergency
21 ordinances. These transitional ordinances shall be effective
22 for no longer than 90 days after adoption, and thereafter may
23 be readopted, renewed, or otherwise continued only in the
24 manner normally prescribed for ordinances.

25 (3)~~(7)~~ TRANSITIONAL COMPREHENSIVE PLAN AND LAND
26 DEVELOPMENT REGULATION.--

27 (a) Until such time as the city shall adopt a
28 comprehensive plan, the applicable provisions of the
29 Comprehensive Plan of Flagler County, Florida, as the same
30 exists on the day the city commences corporate existence,
31 shall remain in effect as the city's transitional

1 comprehensive plan. However, all planning functions, duties,
2 and authority shall thereafter be vested in the City Council
3 of Palm Coast, which shall be deemed the local planning agency
4 until the council establishes a separate local planning
5 agency.

6 (b) All powers and duties of the Flagler County
7 Planning and Land Development Regulations Council, any boards
8 of adjustment and appeals created pursuant to statutory trade
9 codes, and the County Commission of Flagler County, Florida,
10 as set forth in these transitional zoning and land use
11 regulations, shall be vested in the City Council of Palm Coast
12 until such time as the city council delegates all or a portion
13 thereof to another entity.

14
15 General law prohibits the adoption of zoning ordinances as
16 emergency ordinances.

17 (c) Subsequent to the commencement of the city's
18 corporate existence, no amendment of the comprehensive plan or
19 land development regulations enacted by the Flagler County
20 Commission shall be deemed an amendment of the city's
21 transitional comprehensive plan or land development
22 regulations or shall otherwise take effect within the city's
23 corporate limits unless approved by the city council.

24 ~~(8) SHARED REVENUES.--The City of Palm Coast shall be~~
25 ~~entitled to participate in all shared revenue programs of the~~
26 ~~state effective on the date of incorporation. The provisions~~
27 ~~of s. 218.23(1), Florida Statutes, shall be waived for the~~
28 ~~purpose of eligibility to receive revenue sharing funds from~~
29 ~~the date of incorporation through the state fiscal year~~
30 ~~2001-2002. The provisions of s. 218.26(3), Florida Statutes,~~
31 ~~shall be waived for fiscal year 1999-2000 and apportionment~~

1 ~~factors for the municipalities and counties shall be~~
2 ~~recalculated pursuant to s. 218.245, Florida Statutes, upon~~
3 ~~the date of incorporation. Initial population estimates for~~
4 ~~calculating eligibility for shared revenues shall be~~
5 ~~determined by the University of Florida Bureau of Economic and~~
6 ~~Business Research. Should the bureau be unable to provide an~~
7 ~~appropriate population estimate, the Flagler County Planning~~
8 ~~Department shall provide an appropriate estimate.~~

9 ~~(9) The City of Palm Coast shall be entitled to~~
10 ~~receive local option gas tax revenues beginning October 1,~~
11 ~~2000, in accord with an interlocal agreement if executed prior~~
12 ~~to June 1, 2000. If said interlocal agreement is not executed~~
13 ~~prior to June 1, 2000, the distributions shall be in accord~~
14 ~~with the lane-mile formula contained in s. 336.025(4)(b)1.,~~
15 ~~Florida Statutes.~~

16 Section 7. Section 14 of chapter 99-448, Laws of
17 Florida, is amended to read:

18 ~~Section 14. This act shall take effect as provided~~
19 ~~herein only upon its approval by a majority vote of those~~
20 ~~qualified electors residing within the proposed corporate~~
21 ~~limits of the proposed City of Palm Coast, as described in~~
22 ~~subsection (1) of section 9, voting in a referendum election~~
23 ~~to be called by the Flagler County Commission and to be held~~
24 ~~in accordance with subsection (1) of section 13, and the~~
25 ~~provisions of general law relating to elections currently in~~
26 ~~force, except this section shall take effect upon becoming a~~
27 ~~law.~~

28 Section 8. This act shall take effect upon becoming a
29 law.

30
31