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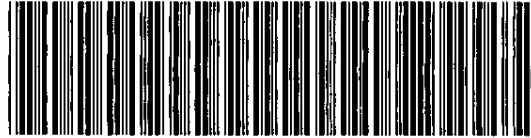
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16 JAN 29 PM 2:33  
SECRETARY OF STATE  
TALLAHASSEE FLORIDA

N. Culligan FEB - 9, 2016

# FORLIZZO LAW GROUP, P.A.

—ATTORNEYS AT LAW—

ROBERT A. FORLIZZO  
Admitted in Florida, New York  
AND CALIFORNIA

Email: bob@forlizzolawgroup.com

January 27, 2016

Division of Corporations  
Attn: Corporate Filings  
Clifton Building  
2661 Executive Center Circle  
Tallahassee, FL 32301

**VIA FEDERAL EXPRESS**

RE: The Shoppes of Palm Coast Association, Inc.

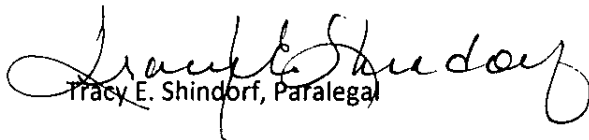
To Whom it May Concern:

Enclosed please find an original and one (1) copy of Articles of Incorporation of The Shoppes of Palm Coast Association, Inc., a Florida Corporation Not for Profit. Also enclosed is our check in the sum of \$70.00

Thank you for your assistance and if you have any questions, please do not hesitate to contact me.

Very truly yours,

**FORLIZZO LAW GROUP, P.A.**

  
Tracy E. Shindorf, Paralegal

:tes

Enclosures

**ARTICLES OF INCORPORATION**  
**OF**  
**THE SHOPPES OF PALM COAST ASSOCIATION, INC.**

**A Florida Corporation Not For Profit**

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SECRETARY OF STATE  
TALLAHASSEE FLORIDA

The undersigned incorporator, a resident of the State of Florida, and of full age, hereby makes, subscribes, acknowledges and files with the Department of the State of Florida these Articles of Incorporation.

**ARTICLE I**  
**NAME AND PRINCIPAL OFFICE ADDRESS**

The name of this corporation is **THE SHOPPES OF PALM COAST ASSOCIATION, INC.**, a Florida corporation not for profit (hereinafter called the "Association") in these Articles. The principal office and mailing address of this corporation is 2901 Rigsby Lane, Safety Harbor, Florida 34695.

**ARTICLE II**  
**OFFICE AND REGISTERED AGENT**

This Association's registered office is 2903 Rigsby Lane, Safety Harbor, Pinellas County, Florida 34695, and its registered agent is ROBERT A. FORLIZZO, who maintains an office at 2903 Rigsby Lane, Safety Harbor, Florida 34695. Both this Association's registered office and registered agent may be changed from time to time by the Board of Directors as provided by law.

**ARTICLE III**  
**PURPOSE**

This Association does not contemplate pecuniary gain or profit to its Members and the specific purposes for which it is formed are to provide for the maintenance, preservation and repair of all Common Areas including any Surface Water Management Facilities, as that term is defined in the Declaration of Easements, Covenants, Conditions and Restrictions of Shoppes of Palm Coast, a Commercial Subdivision, which encompasses the Property described in Exhibit "A" attached hereto and which will be recorded in the Public Records of Flagler County, Florida.

**ARTICLE IV**  
**POWERS**

Without limitation, this Association is empowered to:

(a) Declaration. Exercise all rights, powers, privileges and perform all duties of this Association set forth in that certain Declaration of Easements, Covenants, Conditions and

Restrictions of Shoppes of Palm Coast, a Commercial Subdivision (the "Declaration") applicable to the Property described in Exhibit "A" attached hereto and made a part hereof, and recorded or to be recorded in the Public Records of Flagler County, Florida, and as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth in full.

(b) Own and convey property.

(c) Perpetually operate and maintain common property, private roads and any Surface Water Management Facilities as permitted by the St. Johns Water Management District Permit Number 112593-3 ("Permit") and applicable District rules, including all inlets, ditches, swales, culverts, water control structures, retention and detention areas, ponds, lakes, floodplain compensation areas, wetlands and any associated buffer areas, and wetland mitigation areas which are contained within the Subdivision and which are not owned and dedicated to a governmental entity. This includes any monitoring of the mitigation areas required pursuant to the Permit. The Permit will be recorded with the Declaration.

(d) Establish rules and regulations.

(e) Assess Members and enforce said assessments which shall be adequate to maintain, repair and replace all of the Common Area as defined in Article I, Section 3 of the Declaration including but not limited to the Surface Water Management Facilities.

(f) Sue and be sued.

(g) Contract for services to provide for operation and maintenance if the Association contemplates employing a maintenance company.

(h) Require all the Lot Owners to be Members.

(i) Exist in perpetuity. However, if the Association is dissolved; (1) the Property consisting of the Surface Water Management Facilities (the "Facilities"), including those portions of any Common Area containing Facilities shall be conveyed to an appropriate agency of local government acceptable to St. Johns Water Management District, and if not accepted, then the Facilities shall be dedicated to a similar non-profit corporation; and (2) without first offering to dedicate the Common Areas to Flagler County or other appropriate governmental agency, any Common Area may not be transferred by sale or otherwise, except to a non-profit organization conceived and organized to maintain such common areas.

(j) Take any other action necessary for the purposes for which the Association is organized, including the right to contract with a licensed property management company to carry out the duties of the Association.

(k) Rules. From time to time adopt, alter, amend, rescind and enforce reasonable rules and regulations governing the use of the Common Areas consistent with the rights and duties established by the Declaration of these Articles.

(l) General. Have and exercise all common law rights, powers and privileges and those that a corporation not for profit may now or hereafter have or exercise under Section 617.0302 of the Florida Statutes, together with all other rights, powers and privileges reasonable to be implied from the existence of any right, power or privilege so granted. The Association may enter into litigation, mediation or arbitration to enforce their rights as stated herein or to defend themselves against any claims made against the Association.

(m) Enforcement. To enforce by legal means the obligations of the Members of the Corporation, the provisions of the Declaration, and the provision of the dedication or conveyance of the corporate property to the Corporation with respect to the use and maintenance thereof.

**ARTICLE V**  
**VOTING RIGHTS**

The Association shall have one (1) class of voting membership which shall be comprised of the Owners of Lots in the Subdivision. Each Owner shall have one (1) vote for each 1,000 square feet of land area comprising said Owner's Lot (there shall be no fractional vote); provided, however, the Developer as defined in the Declaration shall be entitled to appoint a majority of the Board of Directors as long as the Developer owns any Lot in the Subdivision. Within sixty (60) days of the sale of the last Lot owned by Developer, it will transfer control of the Board of Directors to the Members of the Association.

**ARTICLE VI**  
**MEMBERSHIP**

Every person who from time to time holds the record fee simple title to, or any undivided fee simple interest in, any Lot that is subject to the provisions of the Declaration is a member of this Association, including contract sellers, but excluding all other persons who hold any interest in any Lot merely as security for the performance of an obligation. An Owner of more than one Lot is entitled to one (1) membership for each Lot owned. Membership is appurtenant to, and may not be separated from, ownership of at least one (1) Lot that is subject to the provisions of the Declaration, and membership may not be transferred other than by transfer of title to such Lot. Each membership is transferred automatically by conveyance of title of a Lot.

**ARTICLE VII**  
**BOARD OF DIRECTORS**

Section 1. This Association's affairs are managed by a Board of Directors initially composed of three (3) Directors. The number of Directors from time to time may be changed by amendment to this Association's By-Laws. The initial Directors named below or successors

appointed by the Developer shall serve until the Developer turns control of the Association over to the Members as provided in Article V hereof. The term of office for all Directors is three (3) years. Before any such annual meeting, all vacancies occurring on the Board of Directors, if any, will be filled by majority vote of the remaining Directors, even if less than a quorum. Any Director may succeed himself or herself in office. All Directors will be elected by secret written ballot. Each Member may cast as many votes for each vacancy as such Member has; and the person receiving the largest number of votes cast for each vacancy is elected. Cumulative voting is not permitted. Directors need not be Association Members.

Section 2. The names and addresses of the persons who will serve as Directors until their successors have been duly elected and qualify, unless they sooner die, resign, or are removed, are:

Name: MICHAEL P. CONNOR  
2901 Rigsby Lane  
Safety Harbor, Florida 34695

CHRISTOPHER LOGAN  
2901 Rigsby Lane  
Safety Harbor, Florida 34695

CHARLES A. ERNST, JR.  
2901 Rigsby Lane  
Safety Harbor, Florida 34695

#### **ARTICLE VIII** **INCORPORATOR**

The name and residence of the incorporator is:

Name: ROBERT A. FORLIZZO  
Address: 2903 Rigsby Lane  
Safety Harbor, Florida 34695

#### **ARTICLE IX** **DISSOLUTION**

Subject to Article IV, Section (i), this Association may be dissolved in the manner from time to time provided by the laws of the State of Florida and with the assent given in writing and signed by not less than sixty percent (60%) of the voting interest held by the Members. Upon dissolution of this Association, in any manner other than incident to a merger or consolidation, all of this Association's assets must be conveyed pursuant to the provisions of Article IV hereof.

**ARTICLE X**  
**DURATION**

This Association exists perpetually.

**ARTICLE XI**  
**BY-LAWS**

This Association's By-Laws initially will be adopted by the Board of Directors. Until the Developer (as defined in the Declaration) or his successors and assigns, transfer control of the Association to the Members as provided in Article V of the Declaration, only the Developer may amend the By-Laws. Thereafter, the By-Laws may be altered, amended, or rescinded with the approval of sixty percent (60%) of the voting interest held by Members. Any amendment proposed to these Articles which would affect the surface water management system, conservation areas or water management portions of common areas shall be submitted to the St. Johns Water Management District for review prior to finalization of the amendment. The St. Johns Water Management District shall determine if the proposed amendment will require a modification of the environmental resource or surface water management permit. If a permit modification is necessary, the modification must be approved by the St. Johns Water Management District prior to the amendment of this document.

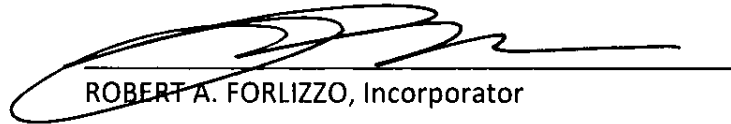
**ARTICLE XII**  
**AMENDMENTS**

Amendments to these Articles may be proposed and adopted in the manner from time to time provided by the laws of the State of Florida, provided that the Developer as long as it owns any Lot may amend these Articles on its signature alone. Once the Developer transfers control of the Association, each such amendment must have the approval in writing of sixty percent (60%) of the voting interest of the entire membership.

**ARTICLE XIII**  
**INTERPRETATION**

Express reference is made to the Declaration where necessary to interpret, construe, and clarify the provisions of the Articles. Without limitation, all terms defined in the Declaration have the same meaning where used in these Articles. By subscribing and filing these Articles, the incorporators intend its provisions to be consistent with the provisions of the Declaration and to be interpreted, construed, and applied with those of the Declaration to avoid inconsistencies or conflicting results.

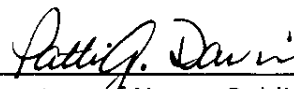
IN WITNESS WHEREOF, for the purpose of forming this Corporation under the laws of the State of Florida, I, the undersigned, constituting the incorporator of this Association, have executed these Articles of Incorporation this 27<sup>th</sup> day of January, 2016.

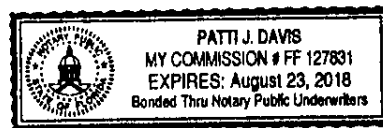
  
ROBERT A. FORLIZZO, Incorporator

STATE OF FLORIDA            )  
COUNTY OF PINELLAS        )

BEFORE ME, the undersigned authority, this day personally appeared ROBERT A. FORLIZZO, to me well known to be the person described in, and who signed the foregoing Articles of Incorporation of THE SHOPPES OF PALM COAST ASSOCIATION, INC., a Florida Corporation Not For Profit, as Incorporator, and who acknowledged to me that he executed and subscribed such Articles for the purposes set forth herein.

WITNESS my hand and official seal this 27<sup>th</sup> day of January, 2016.

  
Signature of Notary Public, State of Florida  
Printed Name: PATTI J. DAVIS  
My Commission Expires: \_\_\_\_\_





**CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR  
THE SERVICE OF PROCESS WITHIN THE STATE OF FLORIDA AND NAMING  
THE REGISTERED AGENT UPON WHOM PROCESS MAY BE SERVED**

THE SHOPPES OF PALM COASTS ASSOCIATION, INC., desiring to organize under the laws of the State of Florida, as a corporation not for profit, with its principal office, as indicated in its Articles of Incorporation, at 2901 Rigsby Lane, Safety Harbor, Pinellas County, Florida 34695, has named ROBERT A. FORLIZZO, whose business office is 2903 Rigsby Lane, Safety Harbor, Pinellas County, Florida 34695, as its registered agent to accept service of process within Florida.

**ACCEPTANCE**

Having been named to accept service of process for the foregoing corporation at the place designated in this certificate, I hereby agree to act in this capacity, and I further agree to comply with the provisions of all statutes, including the duties and obligations imposed by Section 607.0505, relative to the proper and complete performance of my duties.

  
ROBERT A. FORLIZZO

Date: 1/27/16

**FILED**  
16 JAN 29 PM 2:34  
SECRETARY OF STATE  
TALLAHASSEE FLORIDA

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

**GENERAL NOTES**

1. BEING BASED ON THE EASTERLY RIGHT-OF-WAY LINE OF BELLE TERRE BOULEVARD BEING 111'22.22 FT.
2. THIS PLAT IS MADE IN ACCORDANCE WITH A COMMITMENT FOR TITLE INSURANCE (2016) 12-2081-3316(1) PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY DATED FEBRUARY 12, 2016 (REFUSION #1).
3. ALL UTILITIES SHALL BE LOCATED UNDERGROUND.
4. THE SUBJECT MATTER WITHIN ZONE "A" FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 20R 0143 245 MAP NUMBER 1303002760 DATED 7/17/2006 (DO NOT USE PLAT FOR FLOOD ZONE DETERMINATIONS) FLOOD INSURANCE RATE MAP INFORMATION IS SUBJECT TO CHANGE USE THE CURRENT APPROVED PLAN FOR COMMUNITY PANEL NUMBER DATE AND FLOOD ZONE DETERMINATIONS).
5. COLOR PAINT DATA AS SHOWN ON THIS SURVEY OBTAINED FROM FLAGLER COUNTY AIRPORT MASTER PLAN THERE MAY BE CLEAR ZONE MAXIMUM HEIGHT RESTRICTIONS FOR ANY NEW CONSTRUCTION REFER TO AIRPORT MASTER PLAN FOR ADDITIONAL INFORMATION.
6. LOT LINES INTERSECTING ARE, IF ANY, SHOWN HEREON ARE RADIAL UNLESS OTHERWISE NOTED.
7. UNLESS OTHERWISE NOTED MEASUREMENTS ARE IN U.S. FOOT AND DECIMAL PARTS THEREOF ALL MEASUREMENTS REFER TO HORIZONTAL PLANE IN ACCORDANCE WITH THE DEFINITION OF THE UNITED STATES SURVEY FOOT OF WATER ADOPTED BY THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY. ALL MEASUREMENTS SHALL USE THE 3937 125-288833333 EQUATION FOR CONVERSION FROM A U.S. FOOT TO METERS.
8. PER THE FEDERAL AERONAUTICS AGENCY OWNERS AND/OR DEVELOPERS MAY BE REQUIRED TO OBTAIN A LETTER OF AUTHORIZATION/AGREEMENT FOR ANY AERIAL DEVELOPMENT PROPOSED INSIDE THE GUIDED PATH ESTABLISHMENT AREA.
9. COORDINATES SHOWN HEREON ARE BASED ON STATE PLANE NORTH AMERICAN DATUM 83 (NAD83) 0301 - FLORIDA EAST U.S. FEET.
10. NOTHING HEREON SHALL BE CONSTRUED AS CREATING AN OBLIGATION UPON ANY GOVERNING BODY TO PERFORM ANY ACTIVE CONSTRUCTION OR MAINTENANCE WITHIN SUCH DEDICATED AREAS EXCEPT WHEN THE DEDICATOR IS VOLUNTARILY ASSUMED BY THE GOVERNING BODY. CONDITIONS AND RESTRICTIONS REGARDING INFORMATION FROM OFFICIAL RECORDS BODY.
11. THIS SURVEY IS MADE IN ACCORDANCE WITH A COMMITMENT FOR TITLE INSURANCE (2016) 12-2081-3316(1) PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY DATED FEBRUARY 12, 2016 (REFUSION #1). THIS SURVEY ALSO MADE IN ACCORDANCE WITH AN OPINION OF TITLE PREPARED BY FORWELL LAW GROUP, P.A. DATED OCTOBER 20, 2015. THE BUNNELL DEVELOPMENT COMPANY SUBDIVISION PLAT PER MAP BOOK 1 PAGE 1 PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA IS AN UNREGISTERED ANNOTATED PLAT WITH NO LEGALITY WITHIN THE AREA IT SHOULD BE NOTED THAT THE SURVEYED AREA APPEARS TO BE WITHIN SECTION 7, TOWNSHIP 12 SOUTH, R. 31 EAST, OF THE BUNNELL DEVELOPMENT COMPANY SUBDIVISION PLAT NOTHING MORE SPECIFIC CAN BE DETERMINED DUE TO A LACK OF COPIES ON HAND.

**NOTICE:**

THIS PLAT AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DESCRIPTION OF THE SUBDIVISION LANDS DESCRIBED HEREON AND WILL, IN NO CIRCUMSTANCES BE SUPERSEDED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RECORDINGS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

**NOTES REGARDING TRACTS, EASEMENTS & BUFFER**

1. LANDSCAPE BUFFER AS SHOWN IS FOR THE PURPOSES OF INSTALLATION AND MAINTENANCE OF LANDSCAPING FEATURES AND SCREENING AND SHALL BE MAINTAINED BY THE PARCEL OWNER WHICH THE BUFFER IS ON.
2. AVOID FROM THE OTHER USES AS EXPRESSED IN THE DESCRIPTION HEREON. TRACT "A" IS FOR THE BENEFIT OF THE LOT OWNERS (SHARED WITH REGARD TO STORAGE FACILITIES) NEAR SUCCESSORS AND ASSURS THE ASSOCIATION SHALL BE RESPONSIBLE FOR ALL MAINTENANCE OF TRACT "A".
3. ALL PLATED UTILITY EASEMENTS (IF ANY) SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES PROVIDED HOWEVER NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC RETAILER. HAS OR OTHER PUBLIC UTILITIES IN THE AREA IS ONLY TELEVISION COMPANY. DAMAGES THE FACILITIES OF A PUBLIC UTILITY IT SHALL BE SOLELY RESPONSIBLE FOR DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARALLEL ELECTRIC TELEPHONE. GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
4. OWNER IN SERVICE THE AREA DESCRIBED ON THE PLAT AS "LIMITS OF PAYMENT" TO ACCURATE PHYSICAL EXTENSION OF THE DRIVE ABLES WITH THE ADJACENT PROPERTY. UPON FUTURE DEVELOPMENT OF ADJACENT PARCEL AND RECORDING OF A MUTUALLY ACCEPTABLE EASEMENT AGREEMENT IN THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

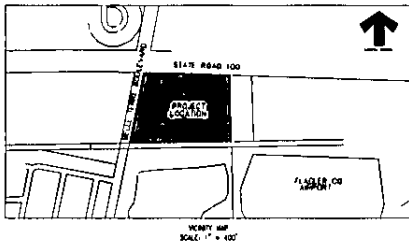
THIS IS TO CERTIFY THAT ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016, THE FOREGOING PLAT WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF PALM COAST, FLORIDA.

CITY COUNCIL OF THE CITY OF PALM COAST, FLORIDA

MAYOR, CITY OF PALM COAST

CITY CLERK

**A SUBDIVISION PLAT OF**  
**SHOPPES OF PALM COAST**  
 LOCATED IN GOVERNMENT SECTION 7, TOWNSHIP 12 SOUTH, RANGE 31 EAST  
 CITY OF PALM COAST, FLORIDA  
 BEING A REPLAT OF PORTIONS OF GOVERNMENT SECTION 7, BLOCK C, LOTS 4, 5 AND 6 OF  
 BUNNELL DEVELOPMENT COMPANY SUBDIVISION PLAT PER MAP BOOK 1 PAGE 1 OF THE PUBLIC  
 RECORDS OF FLAGLER COUNTY, FLORIDA



**LEGAL DESCRIPTION**

A PART OF LAND LING SOUTH OF STATE ROAD 100 WITHIN GOVERNMENT SECTION 7, TOWNSHIP 12 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A POINT OF REFERENCE CORNER AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 12 SOUTH, RANGE 31 EAST, THENCE S 89°01'00" E FOR A DISTANCE OF 0.41 FEET TO A POINT ON A NON-TANGENT CURVE BEING A POINT ON THE SOUTHWEST RIGHT-OF-WAY LINE OF STATE ROAD 100 (A 200 FOOT WIDE), THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 433.07 FEET, A RADIUS OF 22.812 FEET, A CENTRAL ANGLE OF 01°41'00", A CHORD BEARING OF S 89°01'00" E AND A CHORD DISTANCE OF 497.08 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

THENCE CONTINUE ALONG SAID SOUTHWEST RIGHT-OF-WAY LINE AND A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 246.58 FEET, A CENTRAL ANGLE OF 00°03'20", A RADIUS OF 12.818 FEET, A CHORD BEARING OF S 89°23'00" E AND A CHORD DISTANCE OF 246.58 FEET TO A POINT OF BEGINNING, THENCE S 89°01'00" E, A DISTANCE OF 536.00 FEET, THENCE DEPARTING STATE ROAD 100 AND RUN ALONG THE WETTERLY LINE OF FLAGLER COUNTY, AS RECORDED IN OFFICIAL RECORDS BOOK 33 PAGE 149 THROUGH 151 FLAGLER COUNTY, FLORIDA S 01°14'00" E FOR A DISTANCE OF 815.00 FEET TO THE CENTERLINE OF OLD WOODY BOULEVARD (LOCATED PER OFFICIAL RECORDS BOOK 1987 PAGE 1137 PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA) THENCE DEPARTING SAID WETTERLY LINE S 89°01'00" E FOR A DISTANCE OF 433.07 FEET TO A POINT ON THE EASTERN RIGHT-OF-WAY LINE OF BELLE TERRE BOULEVARD (A 60 FOOT ROAD) THENCE N 89°01'00" E ALONG THE EASTERN RIGHT-OF-WAY LINE OF SAID BELLE TERRE BOULEVARD FOR A DISTANCE OF 88.15 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

**KUHAR**  
**SURVEYING AND MAPPING, LLC**  
 112 OLIVE GROVE DRIVE, DANNO BEACH, FL 32119  
 PHONE: 386-285-8081 - FAX: 386-285-8082  
 PROJECT # 16022  
 DRAWN DATE: OCTOBER 2015 15 (P) 1810

CERTIFICATE OF CLERK (FLAGLER COUNTY)  
 I HEREBY CERTIFY THAT THE FOREGOING PLAT WAS FILED FOR RECORD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016 AT \_\_\_\_\_

FILE NO

BY \_\_\_\_\_

CLEM

MAP BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

**DEDICATION AND RESERVATION**

FROM ALL MEN BY THESE PRESENTS, THAT PHOENIX COAST LLC (THE OWNER AS SET FORTH OF THE LAND DESCRIBED IN THE FOREGOING CAPTION TO THIS PLAT ENTITLED "SHOPPES OF PALM COAST" LOCATED IN THE CITY OF PALM COAST, COUNTY OF FLAGLER, STATE OF FLORIDA, DOES HEREBY DEDICATE SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED.

TRACT "A" IS HEREBY GRANTED TO THE SHOPPES OF PALM COAST HOMEOWNERS ASSOCIATION, INC. FOR THE PURPOSES OF PROVIDING COMMON AREA SERVICE AND THE INSTALLATION AND MAINTENANCE OF STORMWATER MANAGEMENT SYSTEMS. THE ASSOCIATION SHALL BE RESPONSIBLE FOR ALL MAINTENANCE OF TRACT "A" IN ACCORDANCE TO THE CITY OF PALM COAST, FLORIDA.

TRACT "B" IS HEREBY GRANTED TO THE CITY OF PALM COAST TO BE USED FOR BUILT-UP WAY PURPOSES.

SAID PRIVATE ROADS ANY FOR THE USE OF THE OWNERS OF THE LOTS, THEIR SUCCESSORS AND ASSURS. NEW DUES, AND FOR ACCESS BY MUNICIPAL PUBLIC SERVICES.

IN WITNESS WHEREOF, PHOENIX COAST, LLC HAS CAUSED THESE PRESENTS TO BE EXECUTED IN ITS NAME ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

SIGNED AND SEALED IN THE PRESENCE OF PHOENIX COAST, LLC

PRINT NAME _____	BY _____
PRINT NAME _____	BY _____
PRINT NAME _____	BY _____
PRINT NAME _____	BY _____
PRINT NAME _____	BY _____

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

THIS IS TO CERTIFY THAT ON \_\_\_\_\_, 2016, BEFORE ME AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGMENTS IN THE SAID COUNTY AND SAID PERSONALLY APPEARED TO ME \_\_\_\_\_, TO THE LADIES, FOR THE PURPOSES AND FOR AND ON BEHALF OF PHOENIX COAST, LLC, TO CERTIFY THE FOREGOING DEDICATION AND RESERVATION FOR THE USE AND BENEFIT OF SAID LANDS. ALL OF THE FOREGOING DEEDS AND RESERVATIONS FOR THE USE AND BENEFIT OF SAID LANDS ARE TRUE AND CORRECT AND HAVE BEEN PROBABLY AS IDENTIFICATION AND THAT SAID \_\_\_\_\_ (NAME NOT) \_\_\_\_\_ TAKE AN OATH.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL ON THE ABOVE DATE

NOTARY PUBLIC \_\_\_\_\_ REAL  
 STATE OF FLORIDA AT LARGE \_\_\_\_\_ FILE/PRINT  
 MY COMMISSION EXPIRES \_\_\_\_\_ COMMISSION NUMBER \_\_\_\_\_

CERTIFICATE OF APPROVAL  
 THIS IS TO CERTIFY THAT ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016, THIS PLAT WAS APPROVED

BY \_\_\_\_\_  
 CITY OF PALM COAST PLANNING MANAGER

CERTIFICATE OF REVIEW  
 I HEREBY CERTIFY THAT THE UNDERSIGNED IS A LICENSED PROFESSIONAL SURVEYOR AND MAPPER AND I HAVE PERSONALLY OR UNDER CONTRACT WITH THE CITY OF PALM COAST, FLORIDA, REVIEWED AND NOTED ALL REVISIONS THE OWNER OR OWNERS OF RECORDS HAVE REVIEWED THIS PLAT AND FOUND IT TO COMPLY WITH THE REQUIREMENTS OF CHAPTER 177 PART 1, FLORIDA STATUTES.

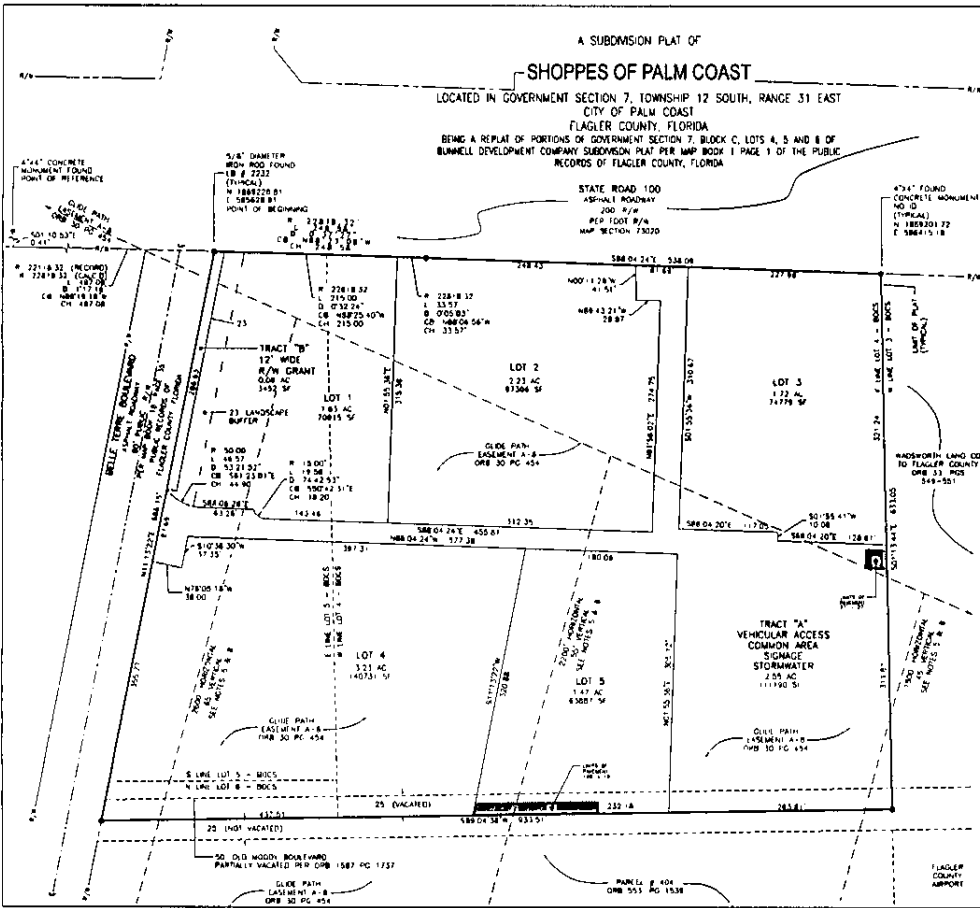
DATE \_\_\_\_\_ BY \_\_\_\_\_  
 PRINT NAME: DANIEL E. STUBBS  
 FLORIDA PROFESSIONAL SURVEYOR AND MAPPER  
 CERTIFICATE NO. 26822

CERTIFICATE OF SURVEYOR  
 FROM ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED IS A LICENSED PROFESSIONAL SURVEYOR AND MAPPER, DANIEL E. STUBBS, HAS COMPLETED THE SURVEY OF THE LOTS IN THE FOREGOING PLAT THAT THE FOREGOING PLAT WAS PREPARED UNDER THE DIRECTION AND SUPERVISION OF THE UNDERSIGNED AND COMPLES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177 PART 1, FLORIDA STATUTES THAT SAID PLAT IS A CORRECT REPRESENTATION OF THE LANDS, FLOOD ZONES AND NEIGHBORHOODS THEREIN DESCRIBED AND PLATED. THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS SHOWN THEREON AS REQUIRED BY CHAPTER 177 (01) AND PERMANENT CONTROL POINTS WILL BE SET IN ACCORDANCE WITH SECTION 177.09 (1), FLORIDA STATUTES, AND THAT SAID LAND IS LOCATED IN FLAGLER COUNTY, FLORIDA.

DATE \_\_\_\_\_  
 DANIEL E. STUBBS  
 FLORIDA PROFESSIONAL SURVEYOR AND MAPPER  
 CERTIFICATE NUMBER 26822

A SUBMISSION PLAT OF  
**SHOPPES OF PALM COAST**

LOCATED IN GOVERNMENT SECTION 7, TOWNSHIP 12 SOUTH, RANGE 31 EAST  
 CITY OF PALM COAST  
 FLAGLER COUNTY, FLORIDA  
 BEING A REPEAT OF PORTIONS OF GOVERNMENT SECTION 7, BLOCK C, LOTS 4, 5 AND 8 OF  
 BUNWELL DEVELOPMENT COMPANY SUBDIVISION PLAT PER MAP BOOK 1 PAGE 1 OF THE PUBLIC  
 RECORDS OF FLAGLER COUNTY, FLORIDA



MAP BOOK \_\_\_\_\_ PAGE \_\_\_\_\_



**LEGEND / ABBREVIATIONS**

- R/W RIGHT OF WAY
- C CENTERLINE
- D DEGREE OF CURVE
- CH CHORD LENGTH
- CR CHORD BEARING
- R RADIUS
- L ARC LENGTH
- OMB OFF-ROAD RECORDS BOOK
- PG PAGE
- PCS PAGES
- AC ACRES

BOCKS BUNWELL DEVELOPMENT COMPANY  
 SUBDIVISION PER MAP 1, PG. 1  
 UNDER THE PLAT INFORMATION

**KUHAR**  
**SURVEYING AND MAPPING, LLC**

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 PROJECT # 14022  
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