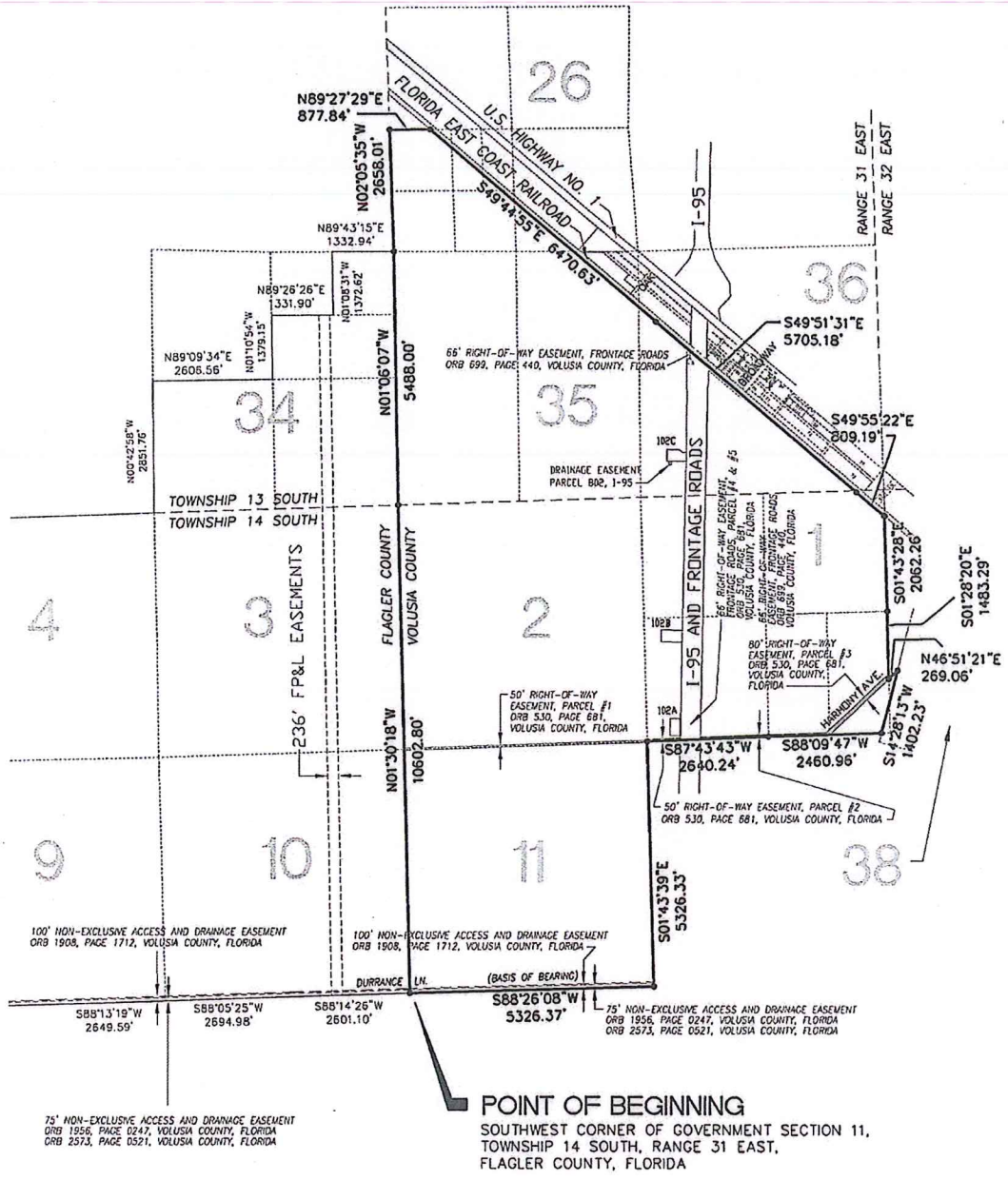
NORTH ARROW

RESERVED FOR RECORDING INFORMATION

0' 3,000' 6,000' 9,000'

SCALE 1" = 3,000'



POINT OF BEGINNING

SOUTHWEST CORNER OF GOVERNMENT SECTION 11,
TOWNSHIP 14 SOUTH, RANGE 31 EAST,
FLAGLER COUNTY, FLORIDA

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SEE SHEET 2 FOR DESCRIPTION, NOTES, ABBREVIATIONS AND SYMBOLS.

TOMOKA ENGINEERING
CIVIL ENGINEERING & LAND SURVEYING SINCE 1976
DAYTONA BEACH FLAGLER/PALM COAST
Main Office: 900 So. Ridgewood Ave., Daytona Beach, FL 32114
Phone: 386-257-1600 Fax: 386-257-1601
email: tomoko@tomoka-eng.com website: www.tomoka-eng.com
LB #2232

SKETCH AND DESCRIPTION

PROJECT NO.	T2132FLCI
DRAWING REFERENCE NO.	2132-SL6B
DATE:	05/05/2005
SHEET NO.	1 OF 2

SKETCH AND DESCRIPTION

RESERVED FOR RECORDING INFORMATION

LEGAL DESCRIPTION:

A PARCEL OF LAND located IN GOVERNMENT SECTIONS 26, 35 AND 36, TOWNSHIP 13 SOUTH, RANGE 31 EAST, GOVERNMENT SECTIONS 1, 2 AND 11, TOWNSHIP 14 SOUTH, RANGE 31 EAST, AND GOVERNMENT SECTION 38, TOWNSHIP 14 SOUTH, RANGE 32 EAST, VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID GOVERNMENT SECTION 11, TOWNSHIP 14 SOUTH, RANGE 31 EAST, BEING THE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE N01°30'18"W, A DISTANCE OF 10,602.80 FEET; THENCE N01°06'07"E, A DISTANCE OF 5,488.00 FEET; THENCE N02°05'35"W, A DISTANCE OF 2,658.01 FEET;
THENCE N89°27'29"E, A DISTANCE OF 877.84 FEET; THENCE S49°44'55"E, A DISTANCE OF 6,470.63 FEET; THENCE S49°51'31"E, A DISTANCE OF 5,705.18 FEET; THENCE S49°55'22"E, A DISTANCE OF 809.19 FEET; THENCE S01°43'28"E, A DISTANCE OF 2,062.26 FEET; THENCE S01°28'20"E, A DISTANCE OF 1,483.29 FEET; THENCE N46°51'21"E, A DISTANCE OF 269.06 FEET; THENCE S14°28'13"W, A DISTANCE OF 1,402.23 FEET; THENCE S88°09'47"W, A DISTANCE OF 2,460.96 FEET; THENCE S87°43'43"W, A DISTANCE OF 2,640.24 FEET; THENCE S01°43'39"E, A DISTANCE OF 5,326.33 FEET; THENCE S88°26'08"W, A DISTANCE OF 5,326.37 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

CONTAINING 2,937.53 ACRES, MORE OR LESS.

LESS AND EXCEPT THAT PORTION OF of harmony road (50' and 80') lying east of interstate highway i-95, further described in or book 530, pages 681 through 683 inclusive, of the public records of volisia county, florida, containing 283,918 sq. ft. or 6.52 acres more or less;

less and except florida department of transportation drainage areas 102a, 102b, 102c, further described in or book 4989, pages 2218 through 2220 inclusive, of the public records of volusia county, florida, containing 301,957 sq. ft. or 6.93 acres more or less;

THE AGGREGATE containS 2,924.08 acres more or less.

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12/12/06

SURVEYOR'S NOTES:

1. BEARINGS BASED ON THE SOUTHERLY LINE OF GOVERNMENT SECTION 11, TOWNSHIP 14 SOUTH, RANGE 31 EAST, VOLUSIA COUNTY, FLORIDA BEING S88°26'08"W.
2. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS AND/OR OTHER MATTERS NOT SHOWN ON THIS SKETCH WHICH MAY BE FOUND IN THE COUNTY PUBLIC RECORDS.
3. THIS IS NOT A BOUNDARY SURVEY.
4. THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR / MAPPER.

SIGNED: Kenneth J. Kuhar

KENNETH J. KUHAR
FLA. PROFESSIONAL SURVEYOR/MAPPER # 6105

ABBREVIATIONS

C=CURVE
D=DELTA
R=RADIUS
L=LENGTH
CH=CHORD
TB=TANGENT BEARING
CB=CHORD BEARING
R/W=RIGHT OF WAY
℄ =CENTER LINE

S/SECT=SECTION
R/RNG=RANGE
T/TWP=TOWNSHIP
I.D=IDENTIFICATION
CONC=CONCRETE
(R)=RECORD
(F)=FIELD MEASURED
U.E.=UTILITY EASEMENT

PCP=PERMANENT CONTROL POINT
PC=POINT OF CURVE
PT=POINT OF TANGENCY
PI=POINT OF INTERSECTION
PB=PLAT BOOK
PG=PAGE
POB=POINT OF BEGINNING
POC=POINT OF COMMENCEMENT
MB=MAP BOOK

PRM=PERMANENT REFERENCE MONUMENT
PLS=PROFESSIONAL LAND SURVEYOR
PE=PROFESSIONAL ENGINEER
ORB=OFFICIAL RECORD BOOK
FFE=FINISH FLOOR ELEVATION
(NR)=NON-RADIAL
(RAD)=RADIAL
A/C=AIR CONDITIONER UNIT

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LB #2232

SKETCH AND DESCRIPTION

PROJECT NO.	T2132FLCI
DRAWING REFERENCE NO.	2132-SL6
DATE:	05/05/2005
SHEET NO.	2 OF 2

DEVELOPER COMMITMENTS

Development Agreement Section	Commitment	Start / Complete
Part II, Section 3	Submit Application to rezone Ormond Crossings to Planned Mixed-Use Development.	August 16, 2010. (Submitted on August 16, 2010).
Part II, Section 6	Provide the City with a written accurate status report, which shall include all information necessary for the City to conduct its 12 month review.	August 16, 2011 and annually thereafter.
Part III, Section 1	Necessary extensions, upgrades and improvements to the City's utilities, to wit:	
	• Build 1,000,000 gallon water storage tank and pump station.	Concurrently with the first phase of construction.
	• Construct 16" potable water main extension along Tymber Creek Road from Southern Pines PUD to Durrance Lane.	As required when west side is developed. Currently estimated in 2017.
	• Construct 16" potable water main along Tymber Creek Road from Durrance Lane to Ormond Crossings.	As required when west side is developed. Currently estimated in 2017.
	• Construct 12" sewage force main along US-1 from Airport Road to Ormond Crossings.	Concurrent with the first phase of construction.
	• Construct appropriately sized reclaimed water transmission line along US-1 to Ormond Crossings.	To be constructed when appreciable amount of effluent is available. Estimated in 2019.
	• Install the internal water, sewer and reclaimed water utility systems.	As needed to serve utility customers.
Part III, Section 2	Mitigate offsite transportation impacts for Ormond Crossings equal to 4,551 external peak hour trips, to wit:	
	• Pay the FDOT $500,000 as funding for a PD&E study for general consideration of SR-40 improvements from Tymber Creek Road to I-95.	July 31, 2013

EXHIBIT "B"

Development Agreement Section	Commitment	Start / Complete
	• Upgrade the approximately 4.15 miles segement of Tymber Creek Road from Airport Road to the I-95 underpass. *	Unless sooner constructed by Volusia County, start within 1 year of the 1st subdivision or site plan approval for the portion of Ormond Crossings that is located west of I-95 and complete in 1 year.
	• Design, permit and construct the segment of Crossings Boulevard from US-1, including a railroad fly-over to a round-about as shown on the Phase A plat of Ormond Crossings (Segment 1) and loan the CRA authority sufficient funds to construct Segment 1.	Start within 5 years after the plat of Ormond Crossings Phase A is recorded and complete prior to Ormond Crossings exceeding 2,017 net external peak hour trips.
	• Design, permit and construct the segment of Crossings Boulevard from Segement 1, including an I-95 fly-over, to connect to an internal roadway within Ormond Crossings, west of I-95 (Segment 2).	Start at such time as the CRA Authority provides written notice that it can reasonably foresee having the ability, within 2 years, to repay the loan for construction of Segment 1 and complete prior to Ormond Crossings exceeding 4,000 net external peak hour trips.
	• Construct an internal roadway system that provides a connection from the point of terminus of Segment 2 to US-1, northwest of its interchange with I-95.	Prior to buildout of 1,000 residential units at Ormond Crossings, regardless of whether or not Segment 2 has been constructed by that time.
	• Construct a road segment from the point of terminus of Segment 1 northward to connect to Tymber Creek Road via an I-95 underpass.	Start within 6 months following commencement of construction of Segment 1 by the CRA Authority and complete within 1 year following commencement or when Segment 1 is completed, whichever is later.
	• Install a traffic signal at US-1 and Broadway Avenue and turn lane improvements.	Construct turn lanes prior to the east bound (Broadway Avenue) approach traffic exceeding 53 vehicles during the 8 highest hours of an average weekday and install the traffic signal 1 year after the east bound (Broadway Avenue) approach meets traffic signal warrants based on FDOT's study procedures.
	• Install a traffic signal and additional turn lanes at US-1 and Hull Road.	Complete by December 31, 2012, provided that if the traffic signal is not warranted or if there has been no certificates of occupancy issued within Ormond Crossings, then within 1 year following the date the traffic signal is warranted or the 1st certificate of occupancy has been issued, whichever is later.

* Eligible for County transportation impact fee credits if constructed by the Developer.

Development Agreement Section	Commitment	Start / Complete
	• Install traffic signals at the entrances to Ormond Crossings from US-1 north and south of the I-95 interchange and install communication cable or wireless devices connecting those traffic signals and the traffic signal on US-1 at Broadway Avenue.	When traffic meets traffic signal warrants based on FDOT's study procedures.
	• Provide the City and Volusia County with a timing study for the traffic signals on US-1 from the northern entrance of Ormond Crossings on US-1 to the southern entrance on US-1 at Crossings Boulevard/Pine Tree Road.	Complete within 6 months following a request from the City or County but not later than December 31, 2020.
	• To the I-95 south bound ramps, add a second south bound I-95 to south bound US-1 left turn lane, convert the existing inside left turn lane to a shared through/left turn lane and extend the south bound I-95 to north bound US-1 right turn lane to 550 feet.	Complete prior to Ormond Crossings exceeding 2,275 net external peak hour trips.
	• To the I-95 north bound ramps, add a second I-95 north bound to US-1 south bound left turn lane and extend the north bound I-95 to north bound US-1 right turn lane to 550 feet.	Prior to Ormond Crossings exceeding 2,275 net external peak hour trips.
	• Make adjustments to existing traffic signals if necessary in connection with the improvements to the I-95 south bound and north bound interchange ramps.	Following completion of the interchange improvements.
	• Construct new roadways and improvements to portions of Pineland Trail and Harmony Avenue that are within or bordering Ormond Crossings. **	In conjunction with the construction of subdivision improvements required for the adjacent land in Ormond Crossings.
	• Adhere to transient oriented development design, principles and concepts within an area appropriate for future transit.	Ongoing.
	• Enter into an agreement with the City and Votran which addresses roadway and transit capital, operations and maintenance funding.	Prior to the issuance of the 1st certificate of occupancy at Ormond Crossings and then meet annually with the City and Votran to decide on appropriate multi-modal transportation strategies and operations for the following year.

** May qualify for City transportation impact fee credits.

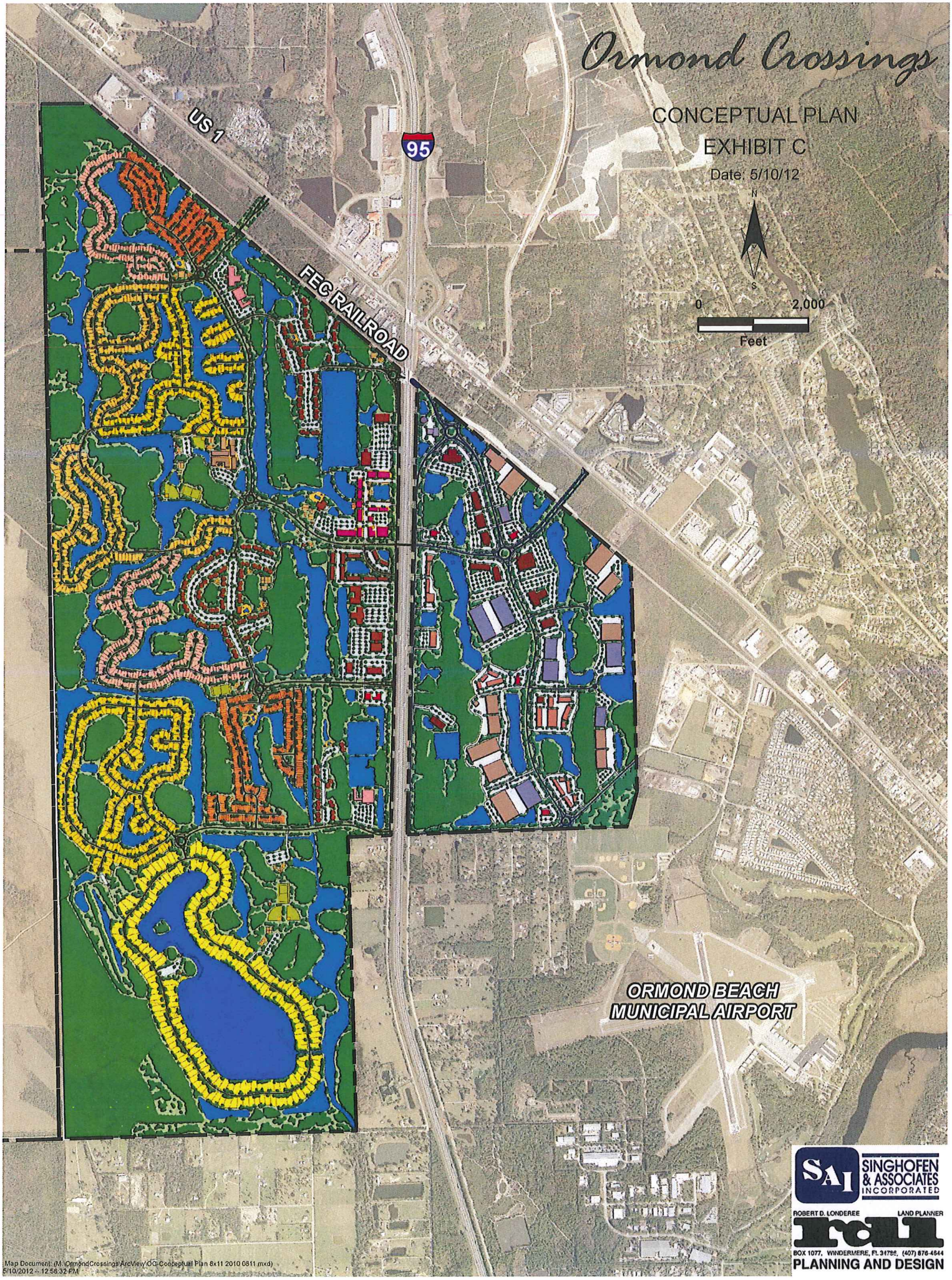
Development Agreement Section	Commitment	Start / Complete
	• Install left and right turn deceleration lanes at all entrances to Ormond Crossings on collector and arterial roadways as determined by the appropriate maintaining agency.	In conjunction with the construction or improvements to entrance roads.
	• Provide the following bicycle and pedestrian systems: connect onsite bicycle systems to any adjacent external bicycle systems existing at the time of construction; design covered walkways into non-residential structures to the extent practicable; install appropriate signage identifying bike routes; provide connections for bicyclists and pedestrians between residential neighborhoods, employment centers and commercial areas to the maximum extent practical; provide bicycle support facilities (e.g., parking and lockers) at commercial areas and all work areas.	Ongoing.
	• Take the following transit related actions: construct bicycle lockers or bicycle racks, transit passenger shelters and transit parking bays where necessary to augment and facilitate the operations of transit services to Ormond Crossings as determined by the City in consultation with Votran; construct transit pull out bays and transit shelters as required by the City in consultation with Votran; provide a site for multiple future transit stops to accommodate buses at a location determined by the City in consultation with Votran; at the City's request, enter into an agreement with the City in consultation with Votran in order to determine the appropriate number and location of pull out bays, transit shelters, covered walkways and their location on the site, the size of a future transit super stop if determined by the City to be appropriate for the estimated ridership, and the viability of a community development district operated internal tram system to provide transportation to destinations and transit stops within Ormond Crossings; and when studies are conducted to implement bus service,	Ongoing.

Development Agreement Section	Commitment	Start / Complete
	cooperate fully with the City and donate necessary right-of-way that may be necessary for the route, transit stations, park-and-ride facilities and other accoutrements deemed warranted by Votran, in consultation with the City.	
	• Promote and encourage variable work hours and flexible participation by onsite employers, including making known to tenants and residents that Ormond Crossings has access to an existing ride sharing program operated by Votran and permanently displaying transit and current ride sharing information in all public gathering areas, employment centers and other areas as suggested by Votran and the City.	Ongoing.
	• Coordinate with the City, Votran, the community development district and any property owners' association to assure the provision of park-and-ride space is onsite and construct an area for use as a rider-share lot to lessen the overall impacts on regional roadways.	At the time of site development.
Part III, Section 3	Deed to the City title to the 17 acre park site.	Within 90 days following the effective date of the comp plan amendment. (deeded on July 29, 2010).
	Deed to the City up to 5 sites containing a total of 45 acres of uplands to serve as park sites.	Prior to buildout of 2,000 residential units.
	Provide the following recreational facilities: 1 community center, consisting of 6,000 sq. ft. of space which shall be owned and operated by the City; a trail system, including a minimum of .75 miles of hard surface walkways; a picnic shelter with restrooms; 1 soccer/football field; 1 baseball/softball field; 2 outside basketball courts with lights; 2 shuffleboard courts; 1 bocce ball court; 1 tennis court; and 1 racquetball court. ***	Prior to buildout of 1,000 residential units at Ormond Crossings.

*** Eligible for City recreation impact fee credits.

Development Agreement Section	Commitment	Start / Complete
	Provide the following additional recreational facilities: 1 or more community centers consisting of an aggregate of 4,000 sq. ft. of space which shall be owned and operated by the City, the community development district or one or more property owners' associations; a trail system, including a minimum of .525 miles of hard surface walkways; passive park area of 36.5 acres; an off-lease dog park; a covered playground area; 1 baseball/softball field; 2 outside basketball courts with lights; 2 shuffleboard courts; 1 bocce ball court; 2 tennis court; and 1 racquetball court. ***	Prior to buildout of 2,000 residential units at Ormond Crossings.
	Deed to the Volusia County School Board title to an elementary school site at a location acceptable to the City and the School Board containing a minimum of 20 contiguous reasonably compact useable acres.	Prior to the issuance of residential building permits at Ormond Crossings.
Part III, Section 5	Provide a fire station site containing a minimum of 3 upland acres.	Within 90 days following a request from the City at anytime after platting Phase A.
	Design and construct a fire station at Ormond Crossings and purchase a Class "A" pumper vehicle and a ladder truck. ****	Bob Mandarino predicts a need for the fire station by 2021 when the projected population of the City of Ormond Beach will be 4,536.

*** Eligible for City recreation impact fee credits.
**** Eligible for City fire and rescue impact fee credits if the City enacts impact fees to pay for public safety facilities.


Ormond Crossings
CONCEPTUAL PLAN
EXHIBIT C
Date: 5/10/12
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FEC RAILROAD
ORMOND BEACH
MUNICIPAL AIRPORT
SAI
SINGHOFEN
& ASSOCIATES
INCORPORATED
ROBERT D. LONDEREE
LAND PLANNER
BOX 1077, WINDERMERE, FL 34786, (407) 876-4544
PLANNING AND DESIGN
Map Document: (M:\OrmondCrossings\ArcView\OC-Conceptual Plan 8x11 2010 0811.mxd)
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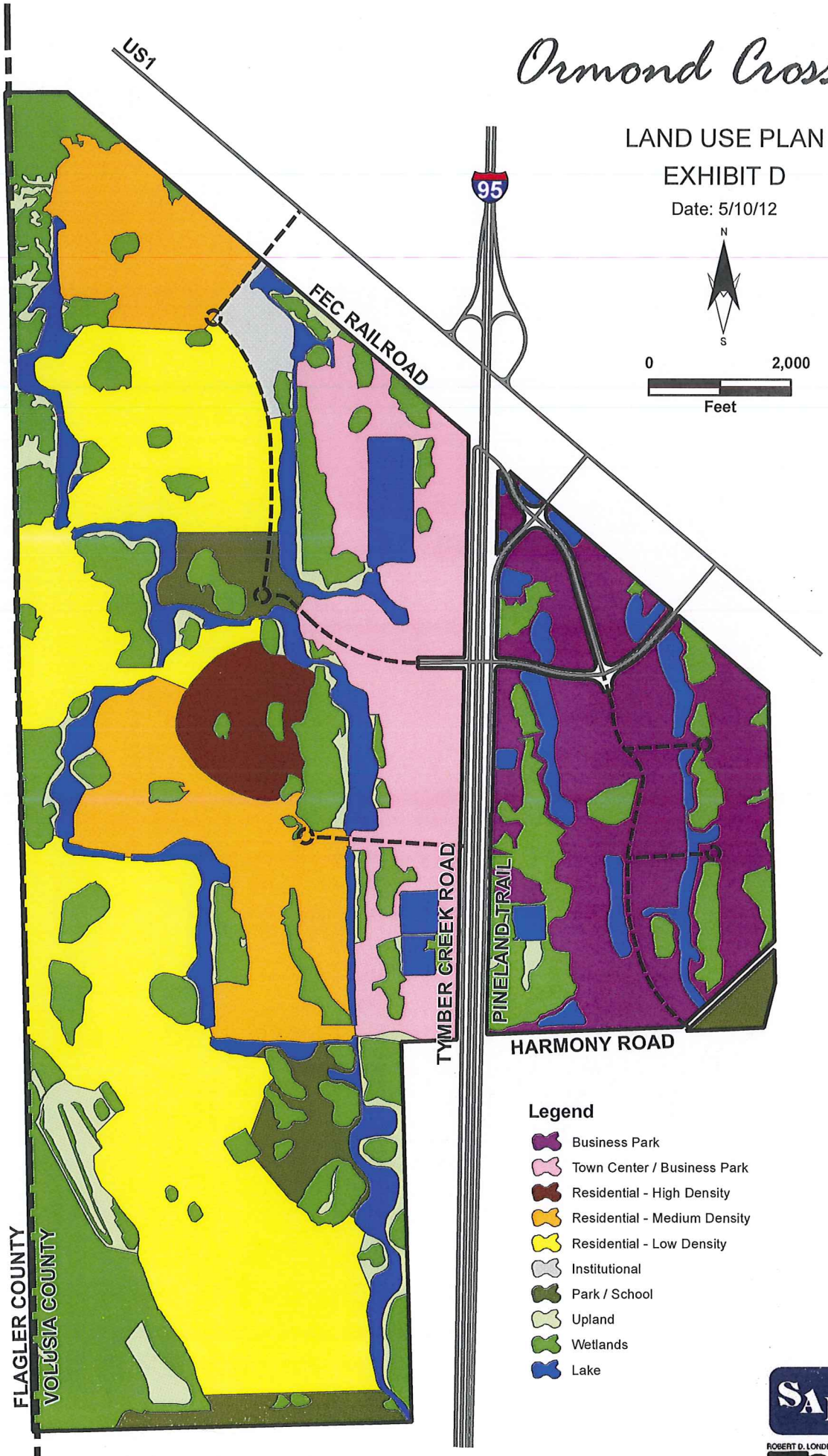
Ormond Crossings

LAND USE PLAN
EXHIBIT D

Date: 5/10/12



SAI SINGHOFEN & ASSOCIATES INCORPORATED

ROBERT D. LONDEREE LAND PLANNER

BOX 1077, WINDERMERE, FL 34786, (407) 876-4644

PLANNING AND DESIGN

Map Document: (M:\OrmondCrossings\ArcView\OC-LandusePlan 2010 0621.mxd)
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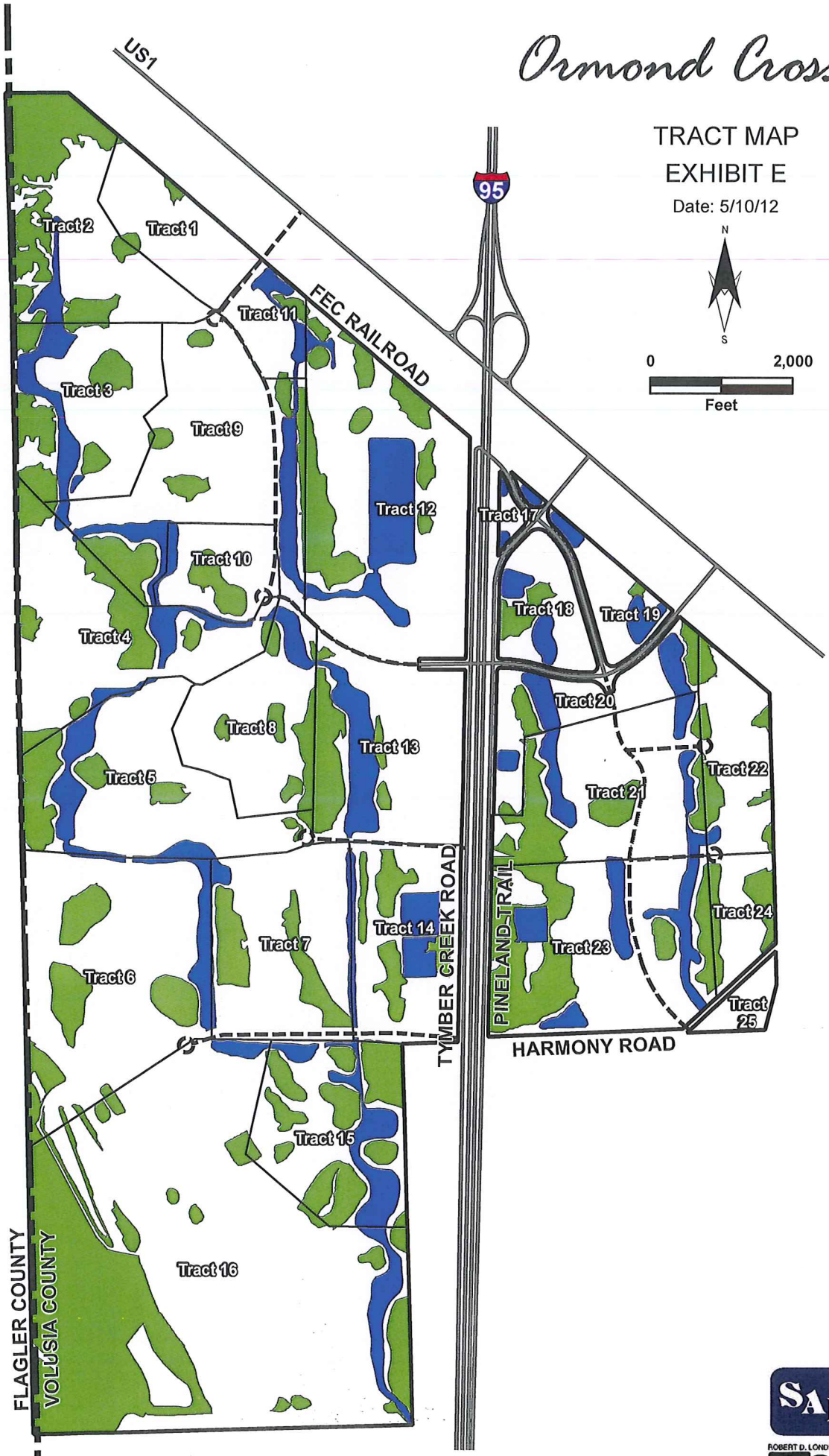
Ormond Crossings

TRACT MAP
EXHIBIT E
Date: 5/10/12



SAI SINGHOFEN & ASSOCIATES INCORPORATED
ROBERT D. LONDEREE LAND PLANNER
BOX 1077, WINDERMERE, FL 34786, (407) 876-4644
PLANNING AND DESIGN

Map Document: (M:\OrmondCrossings\ArcView\OC-Tract Map 2010 0810.mxd)
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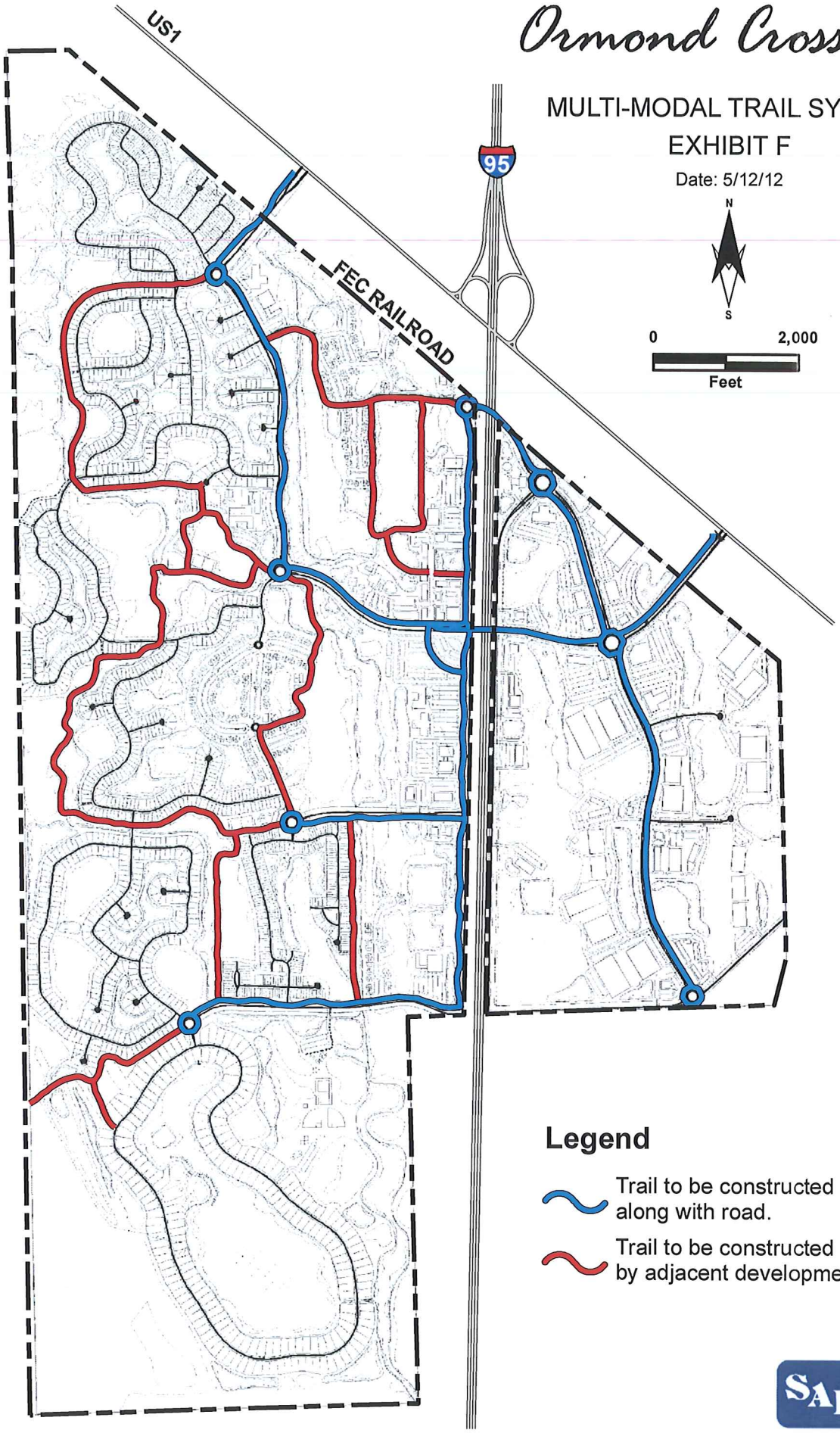
Ormond Crossings

MULTI-MODAL TRAIL SYSTEM
EXHIBIT F

Date: 5/12/12



Legend

Trail to be constructed along with road.

Trail to be constructed by adjacent development.

SINGHOFEN & ASSOCIATES INCORPORATED

ROBERT D. LONDEREE LAND PLANNER

BOX 1077, WINDERMERE, FL 34786, (407) 876-1644

PLANNING AND DESIGN

Map Document: (M:\OrmondCrossings\ArcView\OC-Bikepath Plan.mxd)
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