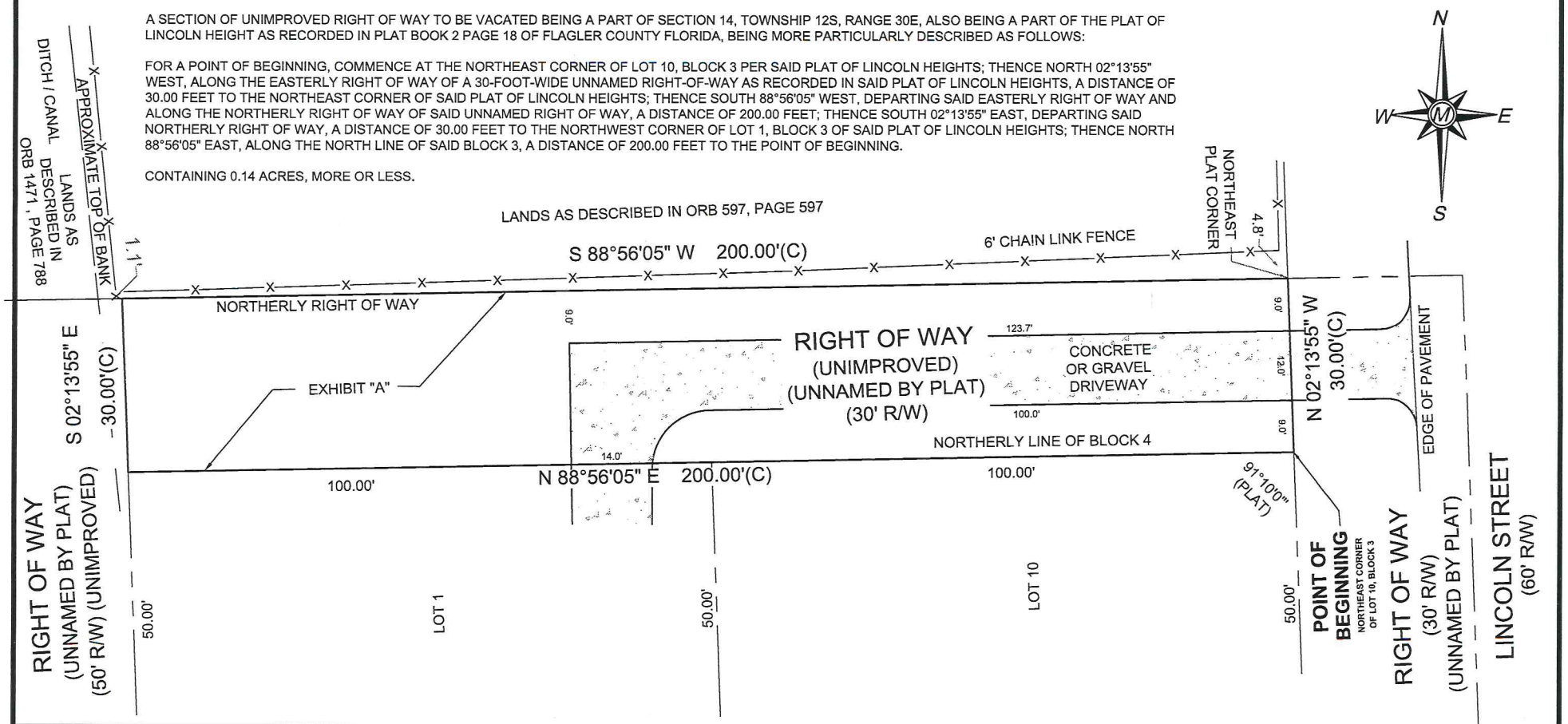
MAP SHOWING SITE PLAN OF

EXHIBIT "A"

A SECTION OF UNIMPROVED RIGHT OF WAY TO BE VACATED BEING A PART OF SECTION 14, TOWNSHIP 12S, RANGE 30E, ALSO BEING A PART OF THE PLAT OF LINCOLN HEIGHT AS RECORDED IN PLAT BOOK 2 PAGE 18 OF FLAGLER COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHEAST CORNER OF LOT 10, BLOCK 3 PER SAID PLAT OF LINCOLN HEIGHTS; THENCE NORTH 02°13'55" WEST, ALONG THE EASTERLY RIGHT OF WAY OF A 30-FOOT-WIDE UNNAMED RIGHT-OF-WAY AS RECORDED IN SAID PLAT OF LINCOLN HEIGHTS, A DISTANCE OF 30.00 FEET TO THE NORTHEAST CORNER OF SAID PLAT OF LINCOLN HEIGHTS; THENCE SOUTH 88°56'05" WEST, DEPARTING SAID EASTERLY RIGHT OF WAY AND ALONG THE NORTHERLY RIGHT OF WAY OF SAID UNNAMED RIGHT OF WAY, A DISTANCE OF 200.00 FEET; THENCE SOUTH 02°13'55" EAST, DEPARTING SAID NORTHERLY RIGHT OF WAY, A DISTANCE OF 30.00 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 3 OF SAID PLAT OF LINCOLN HEIGHTS; THENCE NORTH 88°56'05" EAST, ALONG THE NORTH LINE OF SAID BLOCK 3, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.14 ACRES, MORE OR LESS.



NOTES:
1. THIS IS A SITE PLAN ONLY.
2. BEARING BASED ON WESTERLY RIGHT OF WAY LINE OF AN UNNAMED RIGHT OF WAY BEING SOUTH 02°13'55" EAST AS CALCULATED BASED ON NAD83 (2011) FLORIDA STATE PLANE, EAST ZONE COORDINATES.
3. TOTAL AREA = 5,998 SQUARE FEET OF WHICH THE ADDED DRIVE WILL BE 1,661 SQUARE FEET OF THE TOTAL AREA. (OR 27.69% OF TOTAL AREA)

DATE:	01/27/2024
SCALE:	1"=50'
JOB NO.:	24265
DRAWN BY:	JAH
FILE NO.:	24265

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SEC 14, T12S, R30E

SHEET 1 OF 1