

DUNES COMMUNITY DEVELOPMENT
DISTRICTCHAPTER 42E-1
DUNES COMMUNITY DEVELOPMENT
DISTRICT

42E-1.001	Creation.
42E-1.002	Boundary.
42E-1.003	Supervisors.

42E-1.001 Creation. The Dunes Community Development District is hereby created.
Specific Authority 120.53(1), 190.005 FS. Law Implemented 190.005 FS. History—New 10-22-85, Formerly 42E-1.01.

42E-1.002 Boundary. The boundaries of the district are as follows:

A PARCEL OF LAND LYING WITHIN GOVERNMENT SECTION 20, 21, 28, 29, 33, AND 40, TOWNSHIP 10 SOUTH, RANGE 31 EAST AND GOVERNMENT SECTIONS 3, 4, 9, 10, 15, 22, 23, 37, 38, 44 AND 46, TOWNSHIP 11 SOUTH, RANGE 31 EAST, LYING EAST AND WEST OF THE INTRACOASTAL WATERWAY (500' R/W), FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

From a POINT OF BEGINNING being the intersection of the Westerly boundary line of Government Section 10, Township 11 South, Range 31 East, with the Northerly right-of-way of A-1-A (100' R/W); Thence South 89° 35' 06" West 354.27 feet along said right-of-way to a POINT OF CURVATURE; Thence Northwesterly 2266.81 feet along a curve to the right having a radius of 1860.08 feet and a central angle of 69° 49' 27" to a POINT OF TANGENCY; Thence North 20° 35' 27" West 3319.79 feet; Thence departing said right-of-way South 69° 24' 33" West 100.00 feet to a POINT on the Westerly right-of-way of A-1-A; Thence departing said Westerly right-of-way South 59° 09' 36" West 945.19 feet to a POINT on the Easterly right-of-way of the Intracoastal Waterway (500' R/W); Thence departing said Easterly right-of-way of the Intracoastal Waterway South 59° 09' 36" West 490.08 feet to a POINT OF CURVATURE; Thence Southwesterly 1158.94 feet along a curve to the left having a radius of 1045.92 feet, a central angle of 63° 29' 15", a chord of 1100.56 feet and a chord bearing South 27° 24' 59" West to a POINT OF TANGENCY; Thence departing said curve on a radial line South 85° 40' 21" West 25.00 feet; Thence South 04° 19' 39" East 550.00 feet; Thence South 85° 40' 21" West 150.00 feet; Thence North 07° 04' 46" West 490.75 feet to a POINT OF CURVATURE; Thence Northeasterly 1440.40 feet along a concentric curve to the right having a radius of 1245.92 feet, a central angle of 66° 14' 22", a chord of 1361.51 feet and a chord bearing North 26° 0' 2' 25" East to a POINT OF TANGENCY; Thence North 59° 09' 36" East 525.35 feet to a POINT on said Easterly

right-of-way of the Intracoastal Waterway; Thence North 20° 50' 24" West 2276.77 feet along said Easterly right-of-way; Thence North 20° 35' 42" West 1641.38 feet to a POINT on the Southerly boundary line of Township 10 South; Thence North 26° 09' 18" West 288.04 feet; Thence departing said right-of-way of the Intracoastal Waterway North 85° 47' 21" East 1202.32 feet to a POINT on the Westerly right-of-way of A-1-A; Thence South 16° 45' 12" East 638.65 feet; Thence departing said Westerly right-of-way North 73° 14' 48" East 100.00 feet to a POINT on the Easterly right-of-way of A-1-A; Thence departing said Easterly right-of-way North 89° 19' 02" East 148.56 feet; Thence North 16° 34' 25" West 210.00 feet to a POINT on the Southerly right-of-way of Jungle Hut Road (50' R/W); Thence North 89° 19' 02" East along said right-of-way 855.66 feet; Thence departing said Southerly right-of-way North 19° 50' 00" West along the Westerly boundary line of Section 40, Township 10 South, Range 31 East 3356.28 feet; Thence South 71° 11' 00" West 1290.19 feet to a POINT on the Easterly right-of-way of said A-1-A, being a POINT ON A CURVE; Thence Northwesterly along said right-of-way 244.67 feet along a curve to the right having a radius of 1860.08 feet, a central angle of 72° 32' 11", a chord of 244.49 feet and a chord bearing North 22° 35' 06" West to a POINT OF TANGENCY; Thence North 18° 49' 00" West 1645.60 feet; Thence departing said right-of-way of A-1-A North 71° 11' 00" East 180.00 feet; Thence North 18° 49' 00" West 25.00 feet; Thence North 71° 11' 00" East 25.00 feet; Thence North 18° 49' 00" West 200.00 feet; Thence South 71° 11' 00" West 205.00 feet to a POINT on said Easterly right-of-way of A-1-A; Thence North 18° 49' 00" West along said right-of-way 350.65 feet; Thence departing said right-of-way North 71° 11' 00" East 1262.52 feet to a POINT on the Easterly boundary line of said Section 40; Thence North 19° 50' 00" West along said Easterly boundary line 200.03 feet; Thence departing said Easterly boundary line South 71° 11' 00" West 1258.97 feet to a POINT on said Easterly right-of-way of A-1-A; Thence North 18° 49' 00" West along said right-of-way 200.00 feet; Thence departing said right-of-way North 71° 11' 00" East 1255.42 feet to a POINT on the said Easterly boundary line of Section 40; Thence North 19° 50' 00" West along said Easterly boundary line 900.14 feet to a POINT on the Northerly right-of-way of 16th Road; Thence departing said boundary line of Section 40, South 71° 10' 52" West along said Northerly right-of-way 1239.45 feet to a POINT on the Easterly right-of-way of said A-1-A; Thence departing said right-of-way of 16th Road North 18° 49' 00" West along said right-of-way of A-1-A, 1832.56 feet; Thence departing said Easterly right-of-way of A-1-A North 71° 11' 00" East 808.33 feet; Thence North 18° 49' 00" West 808.33 feet; Thence South 71° 11' 00" West 808.33 feet to a POINT on said Easterly right-of-way of A-1-A; Thence North 18° 49' 00" West 2537.61

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feet to a POINT on the Southerly right-of-way of Malacompra Road; Thence North 71° 10' 09" East along said Southerly right-of-way 1138.42 feet; Thence North 88° 23' 31" East 9.62 feet to a POINT on the said Easterly boundary line of Section 40; Thence departing said Easterly boundary line of Section 40, along the Southerly right-of-way of Malacompra Road North 88° 23' 31" East 2073.88 feet; Thence South 00° 36' 49" East 24.00 feet; Thence North 88° 23' 31" East 161.76 feet; Thence departing said Southerly right-of-way of Malacompra Road South 59° 50' 14" East 903.24 feet; Thence North 70° 16' 28" East 149.70 feet to a POINT on the Mean High Water Line of the Atlantic Ocean; Thence along the said Mean High Water Line South 19° 43' 32" East 488.98 feet; Thence South 1928° 39" East 506.20 feet; Thence South 19° 58' 00" East 510.90 feet; Thence South 19° 51' 56" East 498.83 feet; Thence South 19° 59' 52" East 505.34 feet; Thence South 18° 07' 53" East 498.03 feet; Thence South 18° 03' 02" East 191.19 feet; Thence departing said Mean High Water Line of the Atlantic Ocean South 71° 10' 52" West 710.00 feet; Thence South 47° 55' 12" West 591.12 feet; Thence South 18° 49' 08" East 730.00 feet; Thence South 76° 24' 51" East 430.15 feet; Thence North 81° 10' 52" East 400.00 feet; Thence North 71° 10' 52" East 500.00 feet to a POINT on the said Mean High Water Line of the Atlantic Ocean; Thence along said Mean High Water Line South 19° 29' 22" East 64.84 feet; Thence South 20° 54' 05" East 497.62 feet; Thence South 19° 45' 00" East 507.57 feet; Thence South 20° 49' 52" East 497.95 feet; Thence South 20° 18' 41" East 507.65 feet; Thence South 19° 30' 43" East 510.25 feet; Thence South 18° 30' 55" East 494.37 feet; Thence South 19° 52' 39" East 502.28 feet; Thence South 22° 20' 56" East 497.23 feet; Thence South 20° 41' 30" East 508.67 feet; Thence South 20° 26' 31" East 500.09 feet; Thence South 19° 53' 06" East 499.88 feet; Thence South 21° 45' 36" East 503.26 feet; Thence South 24° 02' 33" East 516.08 feet; Thence South 18° 20' 30" East 356.06 feet; Departing said Mean High Water Line of the Atlantic Ocean South 71° 39' 30" West 250.00 feet; Thence South 61° 47' 41" West 218.61 feet; Thence South 07° 25' 03" East 50.00 feet; Thence South 76° 10' 20" East 270.32 feet; Thence North 69° 00' 33" East 250.00 feet to a POINT on said Mean High Water Line of the Atlantic Ocean; Thence along said Mean High Water Line of the Atlantic Ocean South 20° 59' 25" East 194.96 feet to a POINT on the Northerly right-of-way of Jungle Hut Road; Thence departing said Northerly right-of-way South 20° 59' 25" East 53.31 feet to a POINT on the Southerly right-of-way of Jungle Hut road; Thence departing said Southerly right-of-way along said Mean High Water Line, South 20° 59' 25" East 181.06 feet; Thence South 20° 20' 30" East 505.02 feet; Thence South 20° 08' 17" East 500.64 feet; Thence South 19° 52' 12" East 501.56 feet; Thence South 19° 13' 54" East 497.29 feet; Thence South 21° 19' 23" East 502.64 feet; Thence South 19° 57' 05" East 507.06 feet; Thence South 17° 56' 45"

East 507.34 feet; Thence South 18° 49' 25" East 504.65 feet; Thence South 21° 02' 20" East 497.73 feet; Thence South 21° 04' 43" East 482.98 feet; Thence South 21° 04' 34" East 11.02 feet; Thence South 19° 11' 42" East 496.68 feet; Thence South 22° 23' 45" East 506.75 feet; Thence South 20° 55' 06" East 500.63 feet; Thence South 20° 42' 16" East 499.00 feet; Thence South 22° 07' 09" East 499.32 feet; Thence South 21° 45' 31" East 500.88 feet; Thence South 21° 59' 38" East 227.33 feet; Thence South 21° 59' 39" East 264.23 feet; Thence South 22° 30' 14" East 498.51 feet; Thence South 22° 43' 23" East 499.93 feet; Thence South 21° 20' 52" East 499.51 feet; Thence South 22° 12' 03" East 499.95 feet; Thence South 21° 18' 01" East 498.09 feet; Thence South 23° 31' 50" East 493.34 feet; Thence South 23° 12' 12" East 498.28 feet; Thence South 22° 31' 35" East 377.81 feet; Thence departing said Mean High Water Line of the Atlantic Ocean South 63° 01' 05" West 666.44 feet to a POINT on the Westerly right-of-way of the Old Florida East Coast Canal (200' R/W); Thence South 26° 58' 55" East 805.88 feet along said Westerly right-of-way of the Old Florida East Coast Canal; Thence South 19° 11' 11" East along said Westerly right-of-way 2844.27 feet; Thence South 17° 01' 23" East 3542.51 feet to a POINT of intersection with the Easterly right-of-way of the Intracoastal Waterway (500' R/W); Thence departing said Westerly right-of-way of the Old Florida East Coast Canal North 46° 36' 23" West along said Easterly right-of-way of the Intracoastal Waterway 1326.21 feet; Thence North 22° 42' 28" West 8360.55 feet; Thence North 22° 41' 50" West 563.33 feet; Thence North 44° 45' 20" West 1003.14 feet; Thence North 66° 49' 09" West 1914.50 feet to a POINT of intersection with the Southerly right-of-way of said Old Florida East Coast Canal; Thence departing said Easterly right-of-way of the Intracoastal Waterway South 89° 41' 27" East along said Southerly right-of-way of the Old Florida East Coast Canal 1203.59 feet; Thence departing said Southerly right-of-way North 00° 18' 33" West 200.00 feet to a POINT on the Northerly right-of-way of the Old Florida East Coast Canal; Thence departing said Northerly right-of-way North 00° 37' 47" West 247.39 feet to a POINT of the Southerly right-of-way of said A-1-A; Thence departing said Southerly right-of-way North 00° 24' 54" West 100.00 feet to a POINT on the Northerly right-of-way of A-1-A; Thence South 89° 35' 06" West along said Northerly right-of-way 309.45 feet to the POINT OF BEGINNING of this description.

Less and except the right-of-way of A-1-A,

All platted streets lying within the Johnson Beach Subdivision, Lots 1—9, 15—22, Block 1; 1—3, 18 & 19, Block 2; Lot 19, Block 3; Lots 1—4, 18—22, Block 4; Lots 1—11, 18—29, Block 5; Lots 13 & 14, 16—24, Block 7; Lots 2 & 5—11, Block 8 of said Johnson Beach Subdivision, Old Florida East Coast Canal, the Intracoastal Waterway and Jungle Hut Road.

Net Acres containing 2114.54 acres, more or less.