Inst. #20210026899 Bk: 23 Pg: 51 Recorded: 5/27/2021 4:00 PM Alex Alford Clerk of Courts, Walton County, Florida
Deputy Clerk HAMON

PLAT BOOK 23, PAGE 51.

WATERSOUND CAMP CREEK - PHASE 1A

A PLANNED UNIT DEVELOPMENT
SITUATED IN SECTION 22 - TOWNSHIP 3 SOUTH - RANGE 18 WEST
WALTON COUNTY, FLORIDA

SHEET INDEX:

1 - DEDICATIONS, CERTIFICATIONS, DESCRIPTION
2 - BOUNDARY LOCATION INFORMATION

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE CAMP CREEK RESIDENTIAL DEVELOPMENT, LLC, UNDER THE LAWS OF THE STATE OF FLORIDA AS OWNERS OF THE LANDS HEREON PLATTED AS "WATERSOUND CAMP CREEK - PHASE 1A" DOES DECLARE THAT IT HAS CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT AND ALL RIGHTS OF WAY AND COMMON AREA WITHIN SAID PLAT OF "WATERSOUND CAMP CREEK - PHASE 1A" SUBDIVISION ARE PRIVATE AND ARE HEREBY DEDICATED IN FEE SIMPLE TO WATERSOUND CAMP CREEK COMMUNITY ASSOCIATION, INC. ALL DRAINAGE AND UTILITY EASEMENTS ARE PRIVATE AND HEREBY DEDICATED TO WATERSOUND CAMP CREEK COMMUNITY ASSOCIATION, INC., THE CAMP CREEK RESIDENTIAL DEVELOPMENT, LLC, DOES HEREBY GRANT NON-EXCLUSIVE EASEMENTS WITHIN ALL ACCESS, DRAINAGE & UTILITY EASEMENTS AND RIGHTS OF WAY TO VARIOUS UTILITY COMPANIES, WHETHER PUBLIC OR PRIVATE, FOR THE PURPOSES OF INGRESS AND EGRESS FOR THE INSTALLATION, REPAIR AND MAINTENANCE OF UTILITIES, INCLUDING BUT NOT LIMITED TO: GULF POWER, OKALOOSA GAS, CENTURY LINK, WOW, INC. AND FLORIDA COMMUNITY SERVICES OF SOUTH WALTON COUNTY, d/b/a: REGIONAL UTILITIES SYSTEM OF WALTON COUNTY, INC. THE CAMP CREEK RESIDENTIAL DEVELOPMENT, LLC, DOES HEREBY REQUEST THAT SAID PLAT OF "WATERSOUND CAMP CREEK - PHASE 1A", BE RECORDED IN THE PUBLIC RECORDS OF WALTON COUNTY, FLORIDA. THE OWNER HEREBY RESERVES FOR ITSELF AND ITS SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE EASEMENT OVER AND ACROSS ALL RIGHTS OF WAY, COMMON AREAS, AND STORMWATER MANAGEMENT AREAS AND EASEMENTS FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING ANY RIGHTS OF WAY, UTILITIES, DRAINAGE FACILITIES, STORMWATER MANAGEMENT AREAS OR OTHERWISE DESIGNATED ON THIS PLAT. THE OWNER RESERVES FOR ITSELF AND ITS SUCCESSORS AND ASSIGNS, ALL RIGHTS, TITLE AND INTEREST IN UNDERGROUND CONDUIT INSTALLED BY OWNER.

CAMP CREEK RESIDENTIAL DEVELOPMENT, LLC
BY: Bridget Precise
BRIDGET PRECISE, PRESIDENT

Jason Scarbrough JASON SCARBROUGH
WITNESS

Daphne Corr DAPHNE CORR
WITNESS

ACKNOWLEDGMENT TO DEDICATION:

STATE OF FLORIDA, COUNTY OF BAY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [X] PHYSICAL OR [ ] ONLINE NOTARIZATION THIS 6th DAY OF May, 2021, BY Bridget Precise, AS PRESIDENT OF CAMP CREEK RESIDENTIAL DEVELOPMENT, LLC, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME.

MY COMMISSION EXPIRES:

MARY A ZOMBORI
Notary Public - State of Florida
Commission # GG 914317
My Comm. Expires Oct 22, 2023
Bonded through National Notary Assn.

Mary A Zombori
NOTARY PUBLIC SIGNATURE

WITNESS:

Jason Scarbrough
(SIGNATURE)

JASON SCARBROUGH
(PRINT NAME)

Daphne Corr
(SIGNATURE)

DAPHNE CORR
(PRINT NAME)

CAMP CREEK RESIDENTIAL DEVELOPMENT, LLC.
BY: Bridget Precise

TITLE CERTIFICATE:

FIDELITY NATIONAL TITLE INSURANCE COMPANY HEREBY CERTIFIES THAT UPON EXAMINATION OF THE PUBLIC RECORDS, THE TITLE TO THE LANDS DESCRIBED HEREON IS IN THE NAME OF CAMP CREEK RESIDENTIAL DEVELOPMENT, LLC, AND THERE ARE NO UNSATISFIED MORTGAGES ON SAID LAND OTHER THAN AS SHOWN HEREON. RENDERED ON THE 6th DAY OF May, 2021.

Cindy A. S
NAME/TITLE/STATE OF FLORIDA

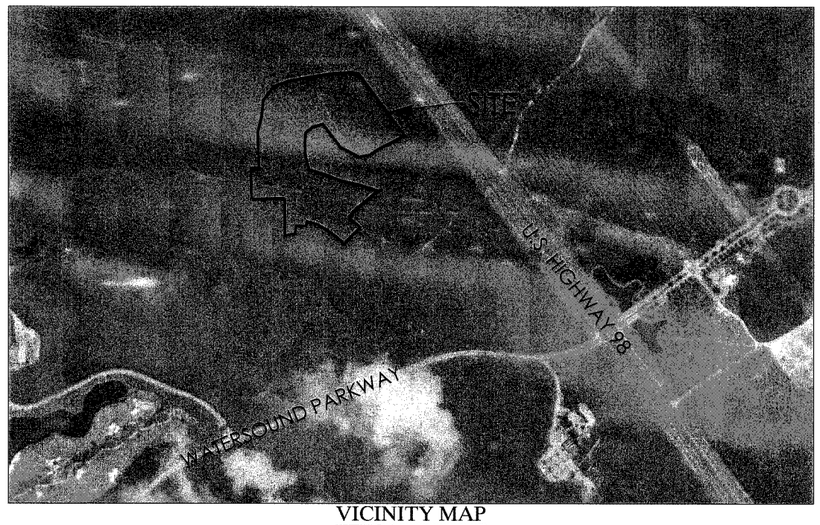
PLANNING AND DEVELOPMENT SERVICES DIVISION:

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE PLANNING AND DEVELOPMENT SERVICES DIVISION OF WALTON COUNTY, FLORIDA AND APPROVED ON THE 24 DAY OF MAY, 2021.

MAC CARPENTER, AICP, DIRECTOR
WALTON COUNTY PLANNING AND DEVELOPMENT SERVICES DIVISION

WALTON COUNTY STATEMENT:

PURSUANT TO FLORIDA STATUTES 177.081 (3) ALL PUBLIC AREAS SHOWN ON THIS PLAT, UNLESS OTHERWISE STATED, SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR THE USES AND PURPOSES HEREON STATED. HOWEVER, NOTHING HEREIN SHALL BE CONSTRUED AS CREATING AN OBLIGATION UPON WALTON COUNTY TO PERFORM ANY ACT OF CONSTRUCTION OR MAINTENANCE WITHIN SUCH DEDICATED AREAS, EXCEPT WHEN THE OBLIGATION IS VOLUNTARILY ACCEPTED BY THE GOVERNING BODY OF WALTON COUNTY, FLORIDA. THE MERE RECORDING OF THIS PLAT DOES NOT CONSTITUTE ACCEPTANCE FOR ANY ACT OF CONSTRUCTION OR MAINTENANCE.



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION (AS WRITTEN):

BEGINNING AT THE NORTHWEST CORNER OF LOT 6, WATERSOUND CAMP CREEK - PHASE 1 AS RECORDED IN PLAT BOOK 23, PAGES 13-14 OF THE PUBLIC RECORDS OF WALTON COUNTY, FLORIDA; THENCE NORTH 20 DEGREES 01 MINUTES 16 SECONDS WEST A DISTANCE OF 20.72 FEET TO A POINT; THENCE NORTH 48 DEGREES 29 MINUTES 41 SECONDS WEST A DISTANCE OF 55.27 FEET TO A POINT; THENCE NORTH 52 DEGREES 27 MINUTES 04 SECONDS WEST A DISTANCE OF 70.41 FEET TO A POINT; THENCE NORTH 53 DEGREES 22 MINUTES 04 SECONDS WEST A DISTANCE OF 20.14 FEET TO A POINT; THENCE NORTH 61 DEGREES 27 MINUTES 13 SECONDS WEST A DISTANCE OF 87.28 FEET TO A POINT; THENCE NORTH 72 DEGREES 43 MINUTES 59 SECONDS WEST A DISTANCE OF 77.02 FEET TO A POINT; THENCE SOUTH 13 DEGREES 31 MINUTES 38 SECONDS WEST A DISTANCE OF 38.45 FEET TO A POINT; THENCE NORTH 86 DEGREES 44 MINUTES 53 SECONDS WEST A DISTANCE OF 73.63 FEET TO A POINT; THENCE SOUTH 06 DEGREES 21 MINUTES 01 SECONDS WEST A DISTANCE OF 58.67 FEET TO A POINT; THENCE SOUTH 76 DEGREES 33 MINUTES 45 SECONDS WEST A DISTANCE OF 78.74 FEET TO A POINT; THENCE NORTH 00 DEGREES 06 MINUTES 29 SECONDS WEST A DISTANCE OF 284.59 FEET TO A POINT, SAID POINT BEING THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST; THENCE ALONG SAID CURVE HAVING A RADIUS OF 780.00 FEET, AN ARC LENGTH OF 7.97 FEET, A CENTRAL ANGLE OF 00 DEGREES 35 MINUTES 07 SECONDS, A CHORD BEARING OF SOUTH 88 DEGREES 14 MINUTES 18 SECONDS WEST, AND A CHORD LENGTH OF 7.97 FEET TO A POINT; THENCE SOUTH 87 DEGREES 56 MINUTES 45 SECONDS WEST A DISTANCE OF 161.08 FEET TO A POINT, SAID POINT BEING THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST; THENCE ALONG SAID CURVE HAVING A RADIUS 1065.00 FEET, AN ARC LENGTH OF 79.28 FEET, A CENTRAL ANGLE OF 04 DEGREES 15 MINUTES 55 SECONDS, A CHORD BEARING OF NORTH 89 DEGREES 55 MINUTES 18 SECONDS WEST, AND A CHORD LENGTH OF 79.26 FEET TO A POINT; THENCE NORTH 01 DEGREES 36 MINUTES 00 SECONDS WEST A DISTANCE OF 232.56 FEET TO A POINT; THENCE NORTH 87 DEGREES 56 MINUTES 45 SECONDS EAST A DISTANCE OF 59.99 FEET TO A POINT; THENCE NORTH 02 DEGREES 03 MINUTES 15 SECONDS WEST A DISTANCE OF 179.96 FEET TO A POINT; THENCE NORTH 00 DEGREES 55 MINUTES 40 SECONDS WEST A DISTANCE OF 94.94 FEET TO A POINT; THENCE NORTH 14 DEGREES 03 MINUTES 19 SECONDS EAST A DISTANCE OF 111.00 FEET TO A POINT; THENCE NORTH 06 DEGREES 13 MINUTES 06 SECONDS EAST A DISTANCE OF 128.00 FEET TO A POINT; THENCE NORTH 35 DEGREES 38 MINUTES 53 SECONDS EAST A DISTANCE OF 127.68 FEET TO A POINT; THENCE NORTH 70 DEGREES 30 MINUTES 58 SECONDS EAST A DISTANCE OF 125.70 FEET TO A POINT; THENCE NORTH 78 DEGREES 34 MINUTES 27 SECONDS EAST A DISTANCE OF 117.10 FEET TO A POINT; THENCE NORTH 80 DEGREES 52 MINUTES 01 SECONDS EAST A DISTANCE OF 202.81 FEET TO A POINT; THENCE NORTH 86 DEGREES 01 MINUTES 08 SECONDS EAST A DISTANCE OF 149.61 FEET TO A POINT; THENCE SOUTH 82 DEGREES 00 MINUTES 02 SECONDS EAST A DISTANCE OF 54.43 FEET TO A POINT; THENCE SOUTH 36 DEGREES 41 MINUTES 21 SECONDS EAST A DISTANCE OF 584.70 FEET TO A POINT; THENCE SOUTH 62 DEGREES 36 MINUTES 35 SECONDS WEST A DISTANCE OF 229.38 FEET TO A POINT; THENCE SOUTH 55 DEGREES 21 MINUTES 15 SECONDS WEST A DISTANCE OF 75.97 FEET TO A POINT; THENCE SOUTH 80 DEGREES 00 MINUTES 14 SECONDS WEST A DISTANCE OF 77.83 FEET TO A POINT; THENCE NORTH 62 DEGREES 09 MINUTES 16 SECONDS WEST A DISTANCE OF 159.00 FEET TO A POINT; THENCE NORTH 36 DEGREES 54 MINUTES 04 SECONDS WEST A DISTANCE OF 218.75 FEET TO A POINT; THENCE SOUTH 72 DEGREES 51 MINUTES 27 SECONDS WEST A DISTANCE OF 81.85 FEET TO A POINT; THENCE SOUTH 50 DEGREES 22 MINUTES 08 SECONDS WEST A DISTANCE OF 67.13 FEET TO A POINT; THENCE SOUTH 03 DEGREES 59 MINUTES 57 SECONDS WEST A DISTANCE OF 74.44 FEET TO A POINT; THENCE SOUTH 02 DEGREES 03 MINUTES 15 SECONDS EAST A DISTANCE OF 89.89 FEET TO A POINT; THENCE SOUTH 14 DEGREES 09 MINUTES 21 SECONDS EAST A DISTANCE OF 116.53 FEET TO A POINT; THENCE SOUTH 71 DEGREES 55 MINUTES 47 SECONDS EAST A DISTANCE OF 151.11 FEET TO A POINT; THENCE SOUTH 67 DEGREES 13 MINUTES 55 SECONDS EAST A DISTANCE OF 93.62 FEET TO A POINT; THENCE SOUTH 77 DEGREES 03 MINUTES 23 SECONDS EAST A DISTANCE OF 108.48 FEET TO A POINT; THENCE SOUTH 78 DEGREES 42 MINUTES 29 SECONDS EAST A DISTANCE OF 21.10 FEET TO A POINT; THENCE SOUTH 72 DEGREES 57 MINUTES 55 SECONDS EAST A DISTANCE OF 166.73 FEET TO A POINT ON THE WESTERN BOUNDARY OF SAID PLAT; THENCE ALONG SAID WESTERN BOUNDARY FOR THE FOLLOWING FOUR CALLS: SOUTH 49 DEGREES 51 MINUTES 04 SECONDS WEST A DISTANCE OF 240.55 FEET TO A POINT; THENCE SOUTH 35 DEGREES 52 MINUTES 48 SECONDS WEST A DISTANCE OF 60.00 FEET TO A POINT, SAID POINT BEING THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE ALONG SAID CURVE HAVE A RADIUS OF 780.00 FEET; AN ARC LENGTH OF 112.89 FEET, A CENTRAL ANGLE OF 08 DEGREES 17 MINUTES 34 SECONDS, A CHORD BEARING OF SOUTH 49 DEGREES 58 MINUTES 25 SECONDS EAST, AND A CHORD LENGTH OF 112.79 FEET TO A POINT; THENCE SOUTH 44 DEGREES 14 MINUTES 59 SECONDS WEST A DISTANCE OF 181.59 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING.

BOARD OF COUNTY COMMISSIONERS APPROVAL AND ACCEPTANCE:

THIS IS TO CERTIFY THAT THIS PLAT WAS PRESENTED TO THE BOARD OF COUNTY COMMISSIONERS OF WALTON COUNTY, FLORIDA AND WAS APPROVED BY THE BOARD ON THE 27th DAY OF May, IN THE YEAR 2021; THIS APPROVAL BY THE BOARD IS SUBJECT TO ALL THE CONDITIONS, ALLOWANCES AND LIMITATIONS AS DEFINED BY WALTON COUNTY DEVELOPMENT ORDER NO. MAJ18-000042 FOR THIS PLAT AND AS DEDICATED, NOTICED AND GRAPHICALLY SHOWN ON THIS PLAT AS EVIDENCED BY THE SIGNATURE OF THE CHAIR BELOW.

CHAIR - TREY NICK

ATTEST - ALEX ALFORD

SURVEYOR'S CERTIFICATE:

THE UNDERSIGNED HEREBY ACKNOWLEDGES THAT THIS PLAT WAS PREPARED UNDER HIS DIRECTION AND SUPERVISION, PERMANENT REFERENCE MONUMENTS HAVE BEEN SET, AND THAT THIS PLAT WAS PREPARED IN COMPLIANCE WITH THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, OF THE FLORIDA STATUTES.

G.A. "JOSH" SMITH, PSM — DATE 5/5/21
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NUMBER 7186
INNERLIGHT ENGINEERING CORPORATION
CERTIFICATE OF AUTHORIZATION, LICENSED BUSINESS # 7927
11490 EMERALD COAST PARKWAY
MIRAMAR BEACH, FLORIDA 32550
850.424.5855 ~ TELEPHONE

NOTICE:

PURSUANT TO CHAPTER 177.091(27):
NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

PURSUANT TO CHAPTER 177.091(28):
ALL PLATTED UTILITY EASEMENTS 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, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION DOES NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR 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.

COUNTY CLERK'S APPROVAL:

I ALEX ALFORD, CLERK OF THE CIRCUIT COURT OF WALTON COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR THE RECORD ON THE 27 DAY OF May, 2021, IN PLAT BOOK 23, PAGE 51-52

Alex Alford by Jason Jon as Deputy Clerk
ALEX ALFORD, CLERK OF THE CIRCUIT COURT OF WALTON COUNTY, FLORIDA

COUNTY ENGINEER'S CERTIFICATE:

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO AND APPROVED BY THE COUNTY ENGINEER OF WALTON COUNTY, FLORIDA. THIS 10th DAY OF May, 2021.

Greg Graham
GREG GRAHAM, PE
COUNTY ENGINEER
REGISTRATION #51381

COUNTY SURVEYOR'S APPROVAL:

THIS IS TO CERTIFY THAT THIS PLAT, WATERSOUND CAMP CREEK - PHASE 1A, WAS REVIEWED AND MEETS THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AND WAS APPROVED ON 10 MAY 2021

SCOTT W. ROSENHEIM, PSM
WALTON COUNTY SURVEYOR
FLORIDA CERTIFICATE NUMBER ~ LS 5634

UTILITY COMPANY APPROVAL AND CERTIFICATION:

(POTABLE WATER AND/OR SANITARY SEWER)
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN PRESENTED TO THE Florida Community Services Corp. OF WALTON COUNTY FLORIDA AND SAID UTILITY COMPANY DOES HEREBY APPROVE AND CERTIFY THAT SAID UTILITY COMPANY HAS THE CAPACITY TO PROVIDE THE SERVICES INDICATED ABOVE AND WILL PROVIDE SAID SERVICES INDICATED ABOVE AND INSURE THE CORRECT AND COMPLETE INSTALLATION AND MAINTENANCE OF THE ABOVE UTILITY SYSTEMS INSTALLED IN CONJUNCTION WITH THIS PLAT, CERTIFIED ON THIS DATE, 5th DAY OF May, 2021.

Melissa W Pritchett
POTABLE WATER ~ AUTHORIZED AGENT SIGNATURE

Melissa W Pritchett
SANITARY SEWER ~ AUTHORIZED AGENT SIGNATURE

INNERLIGHT ENGINEERING CORPORATION
THINK • SOLVE • SERVE
THE APPLIED SCIENCE OF SUCCESS
11490 EMERALD COAST PARKWAY, SUITE 2W
MIRAMAR BEACH | FLORIDA | 32550
LB#7927 | TELEPHONE: 850.333.4372

WATERSOUND CAMP CREEK - PHASE 1A

WATERSOUND CAMP CREEK - PHASE 1A

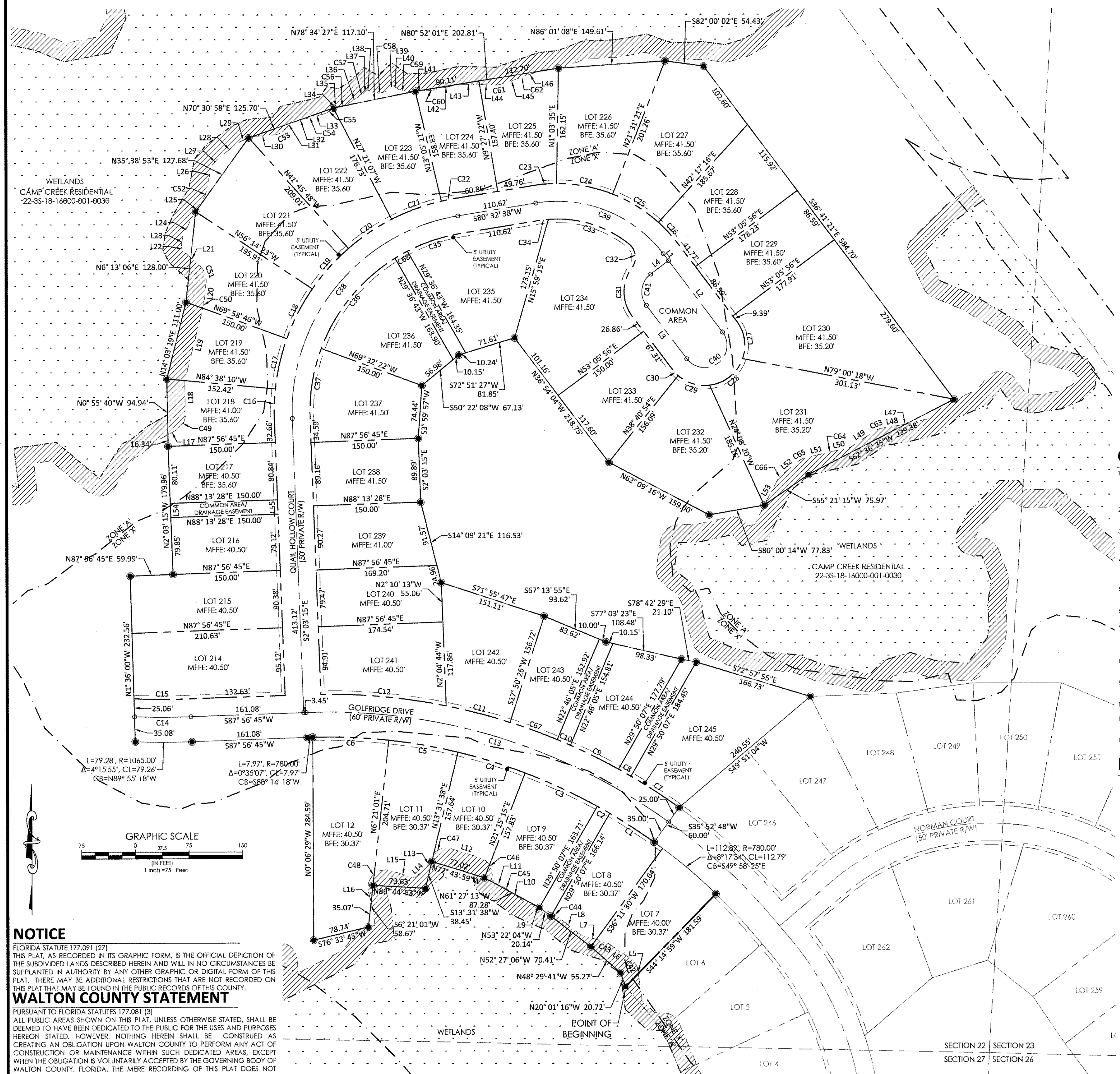
A PLANNED UNIT DEVELOPMENT

SITUATED IN SECTION 22 - TOWNSHIP 3 SOUTH - RANGE 18 WEST

WALTON COUNTY, FLORIDA

SHEET INDEX:

1 - DEDICATIONS, CERTIFICATIONS, DESCRIPTION
2 - BOUNDARY LOCATION INFORMATION



NOTICE

FLORIDA STATUTE 177.091 (27)
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THIS PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

WALTON COUNTY STATEMENT

PURSUANT TO FLORIDA STATUTES 177.081 (3)
ALL PUBLIC AREAS SHOWN ON THIS PLAT, UNLESS OTHERWISE STATED, SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR THE USES AND PURPOSES HEREON STATED. HOWEVER, NOTHING HEREIN SHALL BE CONSTRUED AS CREATING AN OBLIGATION UPON WALTON COUNTY TO PERFORM ANY ACT OF CONSTRUCTION OR MAINTENANCE WITHIN SUCH DEDICATED AREAS, EXCEPT WHEN THE OBLIGATION IS VOLUNTARILY ACCEPTED BY THE GOVERNING BODY OF WALTON COUNTY, FLORIDA. THE MERE RECORDING OF THIS PLAT DOES NOT CONSTITUTE ACCEPTANCE FOR ANY ACT OF CONSTRUCTION OR MAINTENANCE.

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	74.08'	780.00'	5°26'30"	S56° 50' 27"E	74.05'
C2	20.00'	780.00'	1°28'09"	S60° 17' 47"E	20.00'
C3	111.32'	780.00'	8°10'37"	S65° 07' 09"E	111.22'
C4	98.34'	780.00'	7°13'26"	S72° 49' 11"E	98.28'
C5	98.28'	780.00'	7°13'10"	S80° 02' 29"E	98.22'
C6	106.43'	780.00'	7°49'05"	S87° 33' 36"E	106.35'
C7	80.41'	840.00'	5°29'05"	S56° 51' 44"E	80.38'
C8	20.00'	840.00'	1°21'51"	S60° 17' 13"E	20.00'
C9	75.20'	840.00'	5°07'45"	N63° 32' 01"W	75.17'
C10	20.00'	840.00'	1°21'51"	N66° 46' 49"W	20.00'
C11	92.31'	840.00'	6°17'47"	S75° 24' 08"E	92.26'
C12	176.42'	840.00'	12°02'00"	S84° 34' 02"E	176.09'
C13	539.59'	815.00'	37°56'04"	N73° 05' 13"W	529.79'
C14	79.01'	1030.00'	4°23'42"	N89° 51' 25"W	78.99'
C15	78.81'	1005.00'	4°29'35"	S89° 48' 28"E	78.79'
C16	42.72'	303.00'	8°04'44"	N1° 59' 07"E	42.69'
C17	72.56'	303.00'	13°43'18"	N12° 53' 07"E	72.39'
C18	78.60'	303.00'	14°51'46"	N27° 10' 39"E	78.38'
C19	76.31'	303.00'	14°25'49"	N41° 49' 27"E	76.11'
C20	73.17'	303.00'	13°50'09"	N55° 57' 25"E	72.99'
C21	74.24'	303.00'	14°02'19"	N69° 53' 39"E	74.06'
C22	19.20'	303.00'	3°37'49"	N78° 43' 43"E	19.20'
C23	33.49'	210.00'	9°08'14"	N85° 06' 45"E	33.45'
C24	80.27'	210.00'	21°54'02"	S79° 22' 07"E	79.78'
C25	75.96'	210.00'	20°43'32"	S58° 03' 19"E	75.55'
C26	39.55'	210.00'	10°47'29"	S42° 17' 48"E	39.49'
C27	55.25'	56.25'	56°16'38"	S8° 45' 45"E	53.06'
C28	62.54'	56.25'	63°42'11"	S51° 13' 40"W	59.37'
C29	47.42'	56.25'	48°17'53"	N72° 46' 18"W	46.03'
C30	11.51'	56.25'	11°43'18"	N42° 45' 43"W	11.49'
C31	72.59'	56.25'	73°56'25"	N0° 04' 09"E	67.66'
C32	37.39'	24.25'	88°20'54"	N7° 08' 06"W	33.80'
C33	120.79'	160.00'	43°15'21"	N72° 56' 13"W	117.94'
C34	13.66'	160.00'	4°53'28"	S82° 59' 22"W	13.65'

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C35	79.00'	253.00'	17°53'26"	S71° 35' 55"W	78.68'
C36	166.30'	253.00'	37°39'44"	S39° 17' 30"W	163.33'
C37	99.42'	253.00'	22°30'53"	S9° 12' 11"W	98.78'
C38	400.77'	278.00'	82°35'53"	S39° 14' 41"W	366.95'
C39	201.98'	185.00'	62°33'18"	N68° 10' 43"W	192.10'
C40	98.17'	31.25'	180°00'00"	N53° 05' 56"E	62.50'
C41	49.09'	31.25'	90°00'00"	S8° 05' 56"W	44.19'
C42	21.00'	25.00'	48°07'02"	N31° 44' 51"W	20.38'
C43	7.45'	25.00'	17°03'50"	N64° 20' 17"W	7.42'
C44	6.15'	25.00'	14°05'47"	N58° 49' 17"W	6.14'
C45	2.18'	25.00'	5°00'19"	N56° 46' 06"W	2.18'
C46	38.89'	25.00'	89°07'26"	N28° 10' 16"W	35.08'
C47	39.48'	25.00'	90°29'19"	S62° 01' 21"W	35.51'
C48	53.45'	25.00'	122°29'51"	S46° 29' 01"W	43.84'
C49	26.80'	25.00'	61°24'42"	N29° 46' 41"E	25.53'
C50	3.42'	25.00'	7°50'13"	N10° 08' 13"E	3.42'
C51	23.46'	25.00'	53°45'31"	N20° 39' 40"W	22.61'
C52	8.42'	25.00'	19°18'11"	N20° 55' 09"E	8.38'
C53	21.78'	25.00'	49°54'24"	N60° 39' 55"E	21.09'
C54	0.61'	25.00'	1°23'27"	N76° 17' 43"E	0.61'
C55	16.97'	25.00'	38°54'04"	N56° 08' 57"E	16.65'
C56	18.82'	25.00'	43°07'38"	N78° 28' 48"E	18.38'
C57	4.83'	25.00'	11°04'31"	N51° 22' 44"E	4.82'
C58	31.35'	25.00'	71°50'18"	N84° 25' 49"E	29.33'
C59	16.51'	25.00'	37°50'17"	S74° 01' 34"E	16.21'
C60	4.04'	25.00'	9°15'26"	N82° 25' 34"E	4.03'
C61	8.83'	25.00'	20°13'34"	N81° 25' 41"E	8.78'
C62	0.37'	25.00'	0°50'43"	N70° 53' 32"E	0.37'
C63	10.67'	25.00'	24°27'20"	S68° 17' 28"W	10.59'
C64	0.48'	25.00'	1°05'55"	S77° 13' 41"W	0.48'
C65	11.39'	25.00'	26°06'43"	S63° 37' 22"W	11.30'
C66	9.77'	25.00'	22°23'19"	S39° 22' 21"W	9.71'
C67	70.25'	840.00'	4°47'31"	N69° 51' 30"W	70.23'
C68	20.01'	253.00'	4°31'50"	S60° 23' 17"W	20.00'

GENERAL NOTES

1. THIS PLAT IS BASED UPON A BOUNDARY SURVEY BY THIS FIRM AND WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS AS DEFINED IN CHAPTER 5J-17.051 OF THE FLORIDA ADMINISTRATIVE CODE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.
2. SOURCES OF INFORMATION RELIED UPON FOR THE PREPARATION OF THIS PLAT INCLUDES THE FOLLOWING: FIELD RECOVERED MONUMENTATION AND DEEDS, PLATS AND OTHER DOCUMENTATION AS NOTED HEREON.
3. THIS PLAT DOES NOT REFLECT RESEARCH BY INNERLIGHT ENGINEERING CORPORATION REGARDING TITLE OR EASEMENT. THERE MAY EXIST: DEEDS OF RECORD, UNRECORDED DEEDS, PLATS, UNRECORDED PLATS, EASEMENTS, RIGHTS-OF-WAYS, OR OTHER INSTRUMENTS THAT MAY AFFECT THIS PARCEL.
4. NORTH AND THE BEARINGS DEPICTED HERON ARE BASED UPON THE STATE PLANE COORDINATE SYSTEM ~ FLORIDA NORTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83) UTILIZING THE TRIMBLE ACCESS GPS NETWORK.
5. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, UTILITIES, FOUNDATIONS, FOOTERS, HUMAN BURIAL SITES, AND CEMETERIES, WERE LOCATED, EXCEPT AS SHOWN.
6. ALL LOT LINES DEPICTED HEREON ARE NON-RADIAL (N.R.) UNLESS OTHERWISE NOTED.
7. FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.), FLOOD INSURANCE RATE MAP (F.I.R.M.) 12131C0716H AND 12131C0171H, BEING PANEL 716 AND 717 OF 738, EFFECTIVE DATE OF DECEMBER 30, 2020, INDICATES THAT THE SUBJECT PARCEL IS LOCATED IN ZONES "X" AND "A". NO CERTIFICATIONS ARE MADE REGARDING THE ACCURACY OF SAID F.I.R.M.
8. BUILDING SETBACKS ARE AS FOLLOWS: FRONT: 10', SIDE: 5', SIDE (WITH DRAINAGE EASEMENT): 10', REAR (ABUTTING OTHER LOTS): 10', AND REAR (ABUTTING OPEN SAPCE): 5' PER THE APPROVED DEVELOPMENT ORDER.
9. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), UTILIZING THE TRIMBLE ACCESS GPS NETWORK.
10. WETLAND BUFFERS SHOWN HEREON ARE TO REMAIN INTACT, UNCLEARED AND UNDISTURBED.
11. MINIMUM FINISHED FLOOR ELEVATIONS SHOWN HEREON ARE BASED ON A GRADING AND DRAINAGE PLAN PROVIDED BY KIMLEY HORN DATED JULY OF 2019.
12. BASE FLOOD ELEVATIONS SHOWN HEREON ARE BASED ON A FLOOD STUDY PREPARED BY KIMLEY HORN DATED JANUARY OF 2019.

LEGEND

- PERMANENT REFERENCE MONUMENT (PRM) SET 1/2" IRON PIN (PRM 7927)
- PERMANENT CONTROL POINT (PCP) SET NAIL & DISK (PCP 7927)
- FOUND 1" CAPPED IRON PIN (SSMC LB 2108) (STAMPED PRM)
- WETLANDS
- 25' WETLAND BUFFER

ABBREVIATIONS

R/W	RIGHT-OF-WAY
N	NORTH
S	SOUTH
E	EAST
W	WEST
LB	LICENSED BUSINESS
MFFE	MINIMUM FINISHED FLOOR ELEVATION
°	DEGREES WHEN USED IN A BEARING OR ANGLE
'	MINUTES WHEN USED IN A BEARING OR ANGLE
"	SECONDS WHEN USED IN A BEARING OR ANGLE
'	FEET OR DECIMAL THEREOF WHEN USED IN A DIMENSION
"	INCHES WHEN USED IN A DIMENSION
±	MORE OR LESS
BSL	BUILDING SETBACK LINE
UTE	UTILITY EASEMENT
CL	CHORD LENGTH
CB	CHORD BEARING
BFE	BASE FLOOD ELEVATION
L	ARC LENGTH

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	12.33'	N36° 54' 04"W
L2	125.42'	N36° 54' 04"W
L3	94.17'	S36° 54' 04"E
L4	31.25'	S53° 05' 56"W
L5	4.06'	N07° 41' 20"W
L6	34.95'	N55° 48' 22"W
L7	35.95'	N72° 52' 12"W
L8	41.93'	N51° 46' 24"W
L9	46.25'	N65° 52' 11"W
L10	27.15'	N54° 15' 56"W
L11	23.10'	N59° 16' 15"W
L12	41.15'	N72° 43' 59"W
L13	7.97'	S16° 46' 42"W
L14	24.51'	S47° 32' 16"W
L15	34.27'	N72° 16' 03"W
L16	14.21'	S14° 45' 55"E
L17	13.62'	N60° 29' 02"E
L18	46.84'	N00° 55' 40"W
L19	107.71'	N14° 03' 19"E
L20	31.73'	N06° 13' 06"E
L21	31.80'	N47° 32' 25"W
L22	7.29'	N25° 38' 36"W
L23	12.78'	N07° 49' 25"E
L24	24.48'	N24° 10' 55"E
L25	40.01'	N30° 34' 14"E
L26	36.60'	N11° 16' 03"E
L27	16.30'	N41° 02' 38"E
L28	36.61'	N53° 12' 06"E

LINE TABLE

LINE #	LENGTH	DIRECTION
L29	17.68'	N65° 35' 12"E
L30	31.39'	N85° 37' 07"E
L31	9.74'	N35° 42' 44"E
L32	26.90'	N76° 59' 26"E
L33	19.99'	N75° 35' 59"E
L34	2.50'	N36° 41' 55"E
L35	0.91'	S79° 57' 22"E
L36	19.88'	N56° 54' 59"E
L37	7.92'	N45° 50' 29"E
L38	3.17'	S59° 39' 02"E
L39	6.39'	N48° 30' 39"E
L40	7.16'	S55° 06' 25"E
L41	29.54'	N87° 03' 17"E
L42	38.56'	N77° 47' 51"E
L43	25.22'	S89° 04' 18"E
L44	24.76'	S88° 27' 32"E
L45	30.08'	N71° 18' 54"E
L46	23.46'	N70° 28' 10"E
L47	2.17'	S76° 26' 53"W
L48	32.05'	S80° 31' 08"W
L49	41.77'	S56° 03' 48"W
L50	28.65'	S77° 46' 38"W
L51	35.10'	S76° 40' 44"W
L52	29.40'	S50° 34' 00"W
L53	40.04'	S28° 10' 42"W
L54	20.00'	S02° 03' 15"E
L55	20.00'	N02° 03' 15"W

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