WATERSOUND CAMP CREEK - PHASE 1

A PLANNED UNIT DEVELOPMENT

SITUATED IN SECTION 22, 23, 26, AND 27 - 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 1" 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 1" 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 1", 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

WITNESS Jason Scarbrough JASON SCARBROUGH
WITNESS Midnon Ringquist Midnon Ringquist

ACKNOWLEDGMENT TO DEDICATION:

STATE OF FLORIDA, COUNTY OF BAY

THIS IS TO CERTIFY THAT ON THIS DATE, BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS PERSONALLY APPEARED, BRIDGET PRECISE, PRESIDENT OF CAMP CREEK RESIDENTIAL DEVELOPMENT, LLC, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, WHO IS EITHER PERSONALLY KNOWN TO ME OR PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, WHO ACKNOWLEDGED BEFORE ME EXECUTED THE SAME, AND WHO DID NOT TAKE AN OATH. WITNESS MY HAND AND OFFICIAL SEAL ON THIS THE 28th DAY OF October, 2020.

Mary A Zombori
NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES: 10/22/2023

MARY A ZOMBORI
Notary Public - State of Florida
Commission # GG 914311
My Comm. Expires Oct 22, 2023
Bonded through National Notary Assn.

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 28th DAY OF October, 2020.

NAME/TITLE, STATE OF FLORIDA

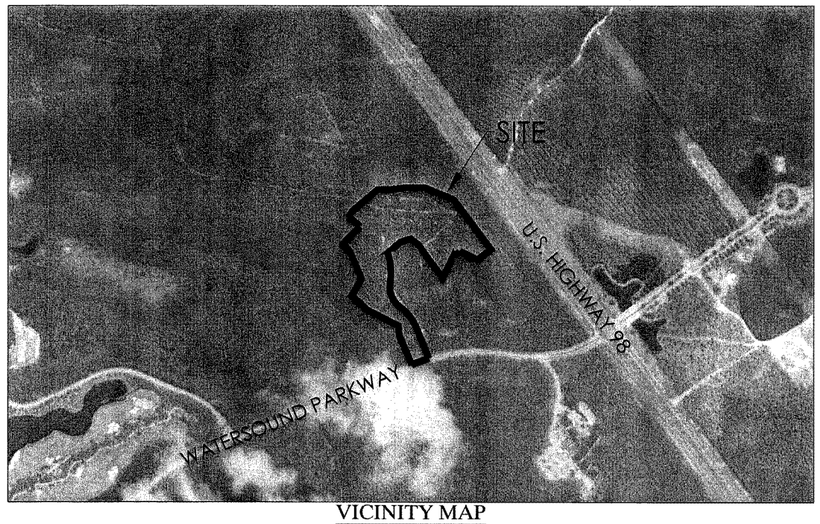
PLANNING AND DEVELOPMENT SERVICES DIVISION:

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE PLANNING AND DEVELOPMENT SERVICES DIVISION OF WALTON COUNTY, FLORIDA AND APPROVED ON THE 4th DAY OF NOVEMBER 2020.

AICP
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):

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 18 WEST, WALTON COUNTY, FLORIDA; THENCE SOUTH 55 DEGREES 22 MINUTES 06 SECONDS EAST A DISTANCE OF 289.25 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 36 DEGREES 40 MINUTES 31 SECONDS WEST A DISTANCE OF 220.72 FEET TO A POINT; THENCE NORTH 34 DEGREES 23 MINUTES 38 SECONDS WEST A DISTANCE OF 79.46 FEET TO A POINT; THENCE NORTH 51 DEGREES 01 MINUTES 30 SECONDS WEST A DISTANCE OF 81.05 FEET TO A POINT; THENCE SOUTH 72 DEGREES 34 MINUTES 11 SECONDS WEST A DISTANCE OF 81.21 FEET TO A POINT; THENCE SOUTH 49 DEGREES 33 MINUTES 01 SECONDS WEST A DISTANCE OF 124.93 FEET TO A POINT, SAID POINT BEING THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE ALONG SAID CURVE HAVING A RADIUS OF 475.00 FEET, AN ARC LENGTH OF 226.97 FEET, A CENTRAL ANGLE OF 27 DEGREES 22 MINUTES 38 SECONDS, A CHORD BEARING OF SOUTH 04 DEGREES 41 MINUTES 57 SECONDS EAST, AND A CHORD LENGTH OF 224.81 FEET TO A POINT, SAID POINT BEING THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST; THENCE ALONG SAID CURVE HAVING A RADIUS OF 195.00 FEET, AN ARC LENGTH OF 211.86 FEET, A CENTRAL ANGLE OF 62 DEGREES 15 MINUTES 03 SECONDS, A CHORD BEARING OF SOUTH 22 DEGREES 08 MINUTES 09 SECONDS EAST, AND A CHORD LENGTH OF 201.60 FEET TO A POINT, SAID POINT BEING THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE ALONG SAID CURVE HAVING A RADIUS OF 375.00 FEET, AN ARC LENGTH OF 202.36 FEET, A CENTRAL ANGLE OF 30 DEGREES 55 MINUTES 04 SECONDS, A CHORD BEARING OF SOUTH 37 DEGREES 48 MINUTES 09 SECONDS EAST, AND A CHORD LENGTH OF 199.91 FEET TO A POINT; THENCE SOUTH 22 DEGREES 20 MINUTES 37 SECONDS EAST A DISTANCE OF 242.78 FEET TO A POINT ON THE NORTHERN RIGHT OF WAY LINE OF WATERSOUND PARKWAY SOUTH AS DESCRIBED IN WALTON COUNTY OFFICIAL RECORDS BOOK 3162, PAGE 451, SAID POINT BEING THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST; THENCE ALONG SAID RIGHT OF WAY AND CURVE HAVING A RADIUS OF 1222.76 FEET, AN ARC LENGTH OF 58.44 FEET, A CENTRAL ANGLE OF 02 DEGREES 44 MINUTES 17 SECONDS, A CHORD BEARING OF SOUTH 70 DEGREES 45 MINUTES 25 SECONDS WEST, AND A CHORD LENGTH OF 58.43 FEET TO A POINT, SAID POINT BEING THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST; THENCE CONTINUE ALONG SAID RIGHT OF WAY AND CURVE HAVING A RADIUS OF 1599.43 FEET, AN ARC LENGTH OF 80.01 FEET, A CENTRAL ANGLE OF 02 DEGREES 51 MINUTES 58 SECONDS, A CHORD BEARING OF SOUTH 67 DEGREES 49 MINUTES 00 SECONDS WEST, AND A CHORD LENGTH OF 80.00 FEET TO A POINT; THENCE DEPARTING SAID RIGHT OF WAY NORTH 22 DEGREES 35 MINUTES 09 SECONDS WEST A DISTANCE OF 238.21 FEET TO A POINT; THENCE NORTH 22 DEGREES 35 MINUTES 09 SECONDS WEST A DISTANCE OF 38.85 FEET TO A POINT; THENCE NORTH 22 DEGREES 46 MINUTES 18 SECONDS WEST A DISTANCE OF 22.30 FEET TO A POINT; THENCE NORTH 49 DEGREES 32 MINUTES 46 SECONDS WEST A DISTANCE OF 41.98 FEET TO A POINT; THENCE SOUTH 75 DEGREES 00 MINUTES 55 SECONDS WEST A DISTANCE OF 30.68 FEET TO A POINT; THENCE NORTH 35 DEGREES 58 MINUTES 09 SECONDS EAST A DISTANCE OF 30.11 FEET TO A POINT; THENCE NORTH 37 DEGREES 19 MINUTES 35 SECONDS WEST A DISTANCE OF 9.02 FEET TO A POINT; THENCE SOUTH 85 DEGREES 11 MINUTES 01 SECONDS WEST A DISTANCE OF 21.79 FEET TO A POINT; THENCE NORTH 59 DEGREES 56 MINUTES 26 SECONDS WEST A DISTANCE OF 169.40 FEET TO A POINT; THENCE NORTH 46 DEGREES 47 MINUTES 02 SECONDS WEST A DISTANCE OF 159.92 FEET TO A POINT; THENCE NORTH 29 DEGREES 54 MINUTES 53 SECONDS EAST A DISTANCE OF 146.27 FEET TO A POINT; THENCE NORTH 22 DEGREES 46 MINUTES 13 SECONDS WEST A DISTANCE OF 223.52 FEET TO A POINT; THENCE NORTH 40 DEGREES 50 MINUTES 18 SECONDS WEST A DISTANCE OF 78.45 FEET TO A POINT; THENCE NORTH 44 DEGREES 14 MINUTES 59 SECONDS EAST A DISTANCE OF 181.59 FEET TO A POINT , SAID POINT BEING THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE ALONG SAID CURVE HAVING 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 NORTH 49 DEGREES 58 MINUTES 25 SECONDS WEST, AND A CHORD LENGTH OF 112.79 FEET TO A POINT; THENCE NORTH 35 DEGREES 52 MINUTES 48 SECONDS EAST A DISTANCE OF 60.00 FEET TO A POINT; THENCE NORTH 49 DEGREES 51 MINUTES 04 SECONDS EAST A DISTANCE OF 240.55 FEET TO A POINT; THENCE NORTH 87 DEGREES 47 MINUTES 40 SECONDS EAST A DISTANCE OF 120.28 FEET TO A POINT; THENCE NORTH 82 DEGREES 29 MINUTES 05 SECONDS EAST A DISTANCE OF 108.46 FEET TO A POINT; THENCE NORTH 89 DEGREES 57 MINUTES 54 SECONDS EAST A DISTANCE OF 123.70 FEET TO A POINT; THENCE SOUTH 66 DEGREES 54 MINUTES 08 SECONDS EAST A DISTANCE OF 235.63 FEET TO A POINT; THENCE SOUTH 36 DEGREES 41 MINUTES 21 SECONDS EAST A DISTANCE OF 468.91 FEET TO A POINT; THENCE SOUTH 53 DEGREES 18 MINUTES 39 SECONDS WEST A DISTANCE OF 126.95 FEET TO A POINT; THENCE NORTH 64 DEGREES 33 MINUTES 57 SECONDS WEST A DISTANCE OF 145.65 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 OF 56.25 FEET, AN ARC LENGTH OF 49.08 FEET, A CENTRAL ANGLE OF 49 DEGREES 59 MINUTES 22 SECONDS, A CHORD BEARING OF SOUTH 61 DEGREES 26 MINUTES 38 SECONDS WEST, AND A CHORD LENGTH OF 47.54 FEET TO A POINT; THENCE SOUTH 25 DEGREES 48 MINUTES 27 SECONDS WEST A DISTANCE OF 197.91 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 8th DAY OF November, IN THE YEAR 2020; THIS APPROVAL BY THE BOARD IS SUBJECT TO ALL THE CONDITIONS, ALLOWANCES AND LIMITATIONS AS DEFINED BY WALTON COUNTY DEVELOPMENT ORDER NO. MAJ19-000005 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.

11-3-2020

G.A. "JOSH" SMITH, PSM
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NUMBER 7186
INNERLIGHT ENGINEERING CORPORATION
CERTIFICATE OF AUTHORIZATION, LICENSED BUSINESS # 7927
11490 EMERALD COAST PARKWAY
MIRIMAR 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 30 DAY OF November, 2020 AND RECORDED IN PLAT BOOK 23, PAGE 13 & 14

Alex Alford, by TRD 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 5th DAY OF November, 2020.

GREG GRAHAM, PE
COUNTY ENGINEER
REGISTRATION #51381

COUNTY SURVEYOR'S APPROVAL:

THIS IS TO CERTIFY THAT THIS PLAT, WATERSOUND CAMP CREEK - PHASE 1, WAS REVIEWED AND MEETS THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AND WAS APPROVED ON 5TH NOVEMBER

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, 9th DAY OF November, 2020.

POTABLE WATER ~ AUTHORIZED AGENT SIGNATURE

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 1

PLAT BOOK 23, PAGE 14.

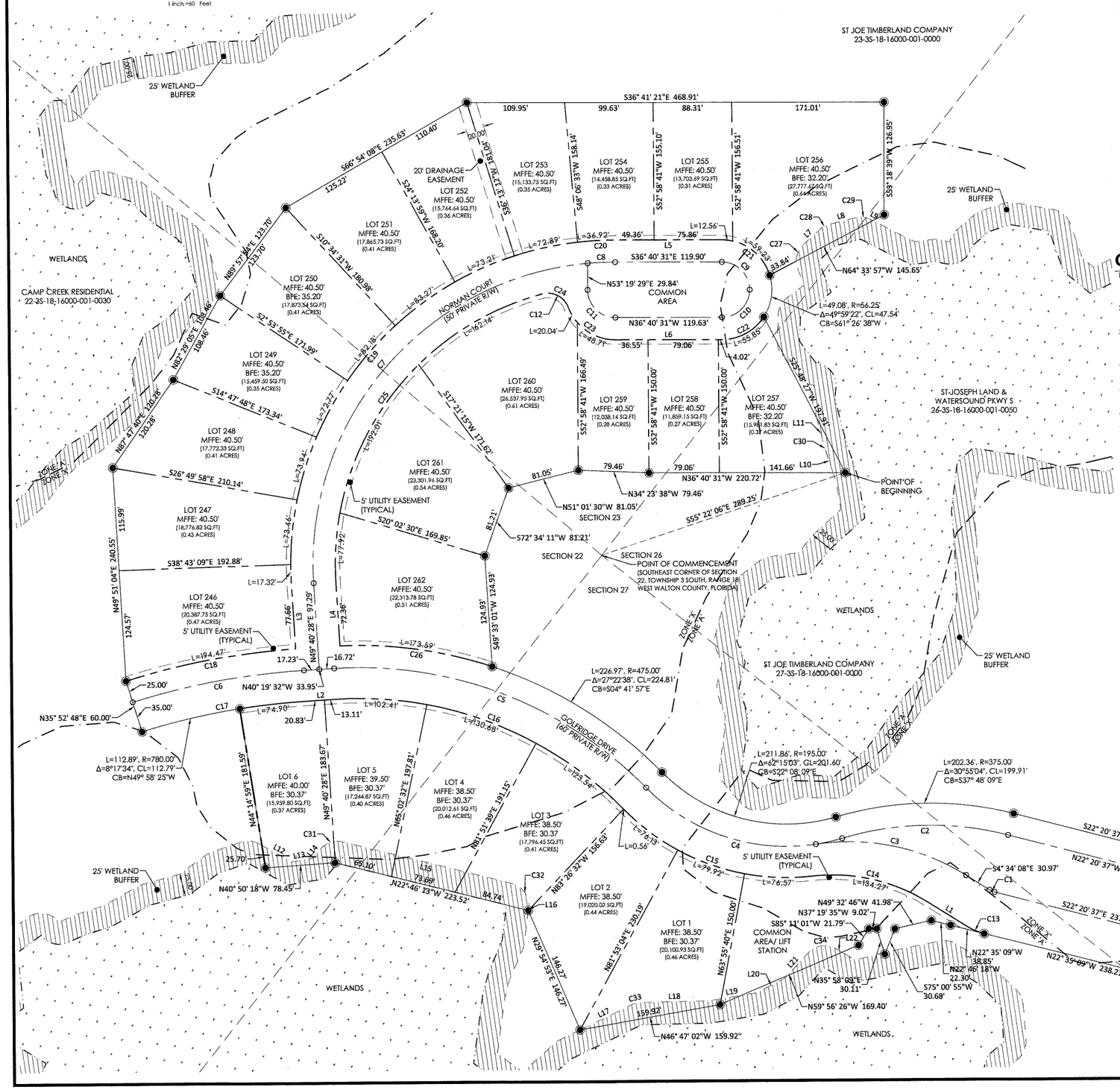
WATERSOUND CAMP CREEK - PHASE 1

A PLANNED UNIT DEVELOPMENT

SITUATED IN SECTION 22, 23, 26, AND 27 - TOWNSHIP 3 SOUTH - RANGE 18 WEST

WALTON COUNTY, FLORIDA

GRAPHIC SCALE
60 0 30 60 120
(IN FEET)
1 inch =60 Feet



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	6.36'	20.50'	17°46'29"	S13° 27' 22"E	6.33'
C2	188.87'	350.00'	30°55'04"	N37° 48' 09"W	186.58'
C3	176.07'	247.25'	40°48'04"	S24° 58' 09"E	172.37'
C4	239.03'	220.00'	62°15'03"	N22° 08' 09"W	227.44'
C5	387.32'	450.00'	49°18'54"	N15° 40' 05"W	375.47'
C6	196.22'	815.00'	13°47'40"	N47° 13' 22"W	195.74'
C7	524.71'	340.00'	88°25'19"	S86° 06' 53"E	474.17'
C8	31.03'	340.00'	5°13'43"	S39° 17' 22"E	31.02'
C9	49.09'	31.25'	90°00'00"	S8° 19' 29"W	44.19'
C10	49.09'	31.25'	90°00'00"	N81° 40' 31"W	44.19'
C11	49.09'	31.25'	90°00'00"	N8° 19' 29"E	44.19'
C12	35.75'	24.25'	84°28'12"	S9° 30' 10"E	32.60'
C13	21.10'	68.00'	17°46'29"	N13° 41' 55"W	21.01'
C14	134.27'	200.00'	38°27'58"	N24° 02' 39"W	131.76'
C15	232.62'	255.00'	52°16'01"	N17° 08' 38"W	224.64'
C16	357.19'	415.00'	49°18'54"	N15° 40' 05"W	346.22'
C17	187.79'	780.00'	13°47'40"	N47° 13' 22"W	187.34'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C18	194.47'	840.00'	13°15'52"	N47° 29' 16"W	194.03'
C19	563.29'	365.00'	88°25'19"	N86° 06' 53"W	509.03'
C20	33.31'	365.00'	5°13'43"	N39° 17' 22"W	33.30'
C21	71.79'	56.25'	73°07'28"	N0° 06' 47"W	67.02'
C22	55.85'	56.25'	56°53'10"	S65° 07' 06"E	53.58'
C23	68.75'	56.75'	69°24'27"	S1° 58' 17"E	64.62'
C24	35.75'	24.25'	84°28'12"	S9° 30' 10"E	32.60'
C25	432.06'	315.00'	78°35'16"	N88° 58' 06"E	398.98'
C26	173.59'	475.00'	20°56'19"	N28° 51' 25"W	172.62'
C27	20.67'	25.00'	47°22'47"	N76° 45' 57"E	20.09'
C28	12.53'	25.00'	28°43'14"	S65° 11' 03"E	12.40'
C29	18.16'	25.00'	41°37'15"	S30° 00' 48"E	17.76'
C30	1.53'	25.00'	3°30'56"	S36° 42' 55"W	1.53'
C31	27.87'	25.00'	63°53'03"	N54° 42' 44"W	26.45'
C32	36.32'	25.00'	83°13'43"	N18° 50' 38"E	33.21'
C33	10.70'	25.00'	24°31'58"	N50° 11' 51"W	10.62'
C34	33.94'	25.00'	77°47'23"	N45° 25' 53"W	31.39'

SHEET INDEX:

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

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.) 12131C0717G, BEING PANEL 717 OF 738, EFFECTIVE DATE OF SEPTEMBER 29, 2010, 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.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	52.93'	N04° 48' 40"W
L2	33.95'	N40° 19' 32"W
L3	72.33'	S49° 40' 28"W
L4	72.36'	N49° 40' 28"E
L5	119.90'	N36° 40' 31"W
L6	119.63'	S36° 40' 31"E
L7	25.20'	S79° 32' 40"E
L8	30.09'	S50° 49' 26"E
L9	2.40'	S09° 12' 10"E
L10	28.31'	S34° 57' 27"W
L11	34.13'	S38° 28' 23"W
L12	38.42'	N07° 41' 20"W
L13	23.78'	N46° 28' 49"W
L14	13.48'	N86° 39' 15"W
L15	195.71'	N22° 46' 13"W
L16	2.97'	N60° 27' 30"E
L17	64.64'	N62° 27' 50"W
L18	75.72'	N37° 55' 52"W
L19	55.51'	N46° 04' 58"W
L20	35.60'	N64° 25' 44"W
L21	38.42'	N84° 19' 34"W
L22	8.17'	N06° 32' 12"W

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

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

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.

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