Inst. #202000042987 Bk: 22 Pg: 94 Recorded: 10/26/2020 1:39 PM Alex Alford Clerk of Courts, Walton County, Florida
Deputy Clerk STRICKLAND

PARK DISTRICT AT WATERCOLOR

A PORTION OF SECTIONS 14 AND 15, TOWNSHIP 3 SOUTH,
RANGE 19 WEST, WALTON COUNTY, FLORIDA
OCTOBER 2020

DESCRIPTION:

DESCRIPTION:
BEGIN AT THE NORTHWEST CORNER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 19 WEST, WALTON COUNTY, FLORIDA; THENCE SOUTH 87°01'18" EAST, ALONG THE NORTH LINE OF SAID SECTION 14 FOR A DISTANCE OF 393.16 FEET TO THE WEST RIGHT OF WAY LINE OF COUNTY ROAD NO. 395 (HAVING A 70 FT. RIGHT OF WAY); THENCE SOUTH 23°02'13" EAST, ALONG SAID RIGHT OF WAY LINE FOR A DISTANCE OF 789.36 FEET TO THE NORTH RIGHT OF WAY LINE OF EAST LAKE FOREST DRIVE (RIGHT OF WAY WIDTH VARIES); THENCE WESTERLY, ALONG SAID NORTHERLY RIGHT OF WAY LINE, FOR THE FOLLOWING EIGHT COURSES: THENCE SOUTH 66°59'05" WEST, FOR A DISTANCE OF 259.55 FEET; THENCE SOUTH 23°00'55" EAST, FOR A DISTANCE OF 20.00 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 602.62 FEET; THENCE SOUTHWESTERLY, ALONG SAID CURVE FOR AN ARC DISTANCE OF 283.56 FEET, SAID ARC HAVING A CHORD OF 280.95 FEET BEARING SOUTH 53°30'17" WEST TO THE END OF SAID CURVE; THENCE SOUTH 40°01'30" WEST, FOR A DISTANCE OF 177.64 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 268.38 FEET, FOR AN ARC DISTANCE OF 103.28 FEET, SAID ARC HAVING A CHORD OF 102.65 FEET BEARING SOUTH 51°02'59" WEST TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 120.00 FEET, FOR AN ARC DISTANCE OF 198.21 FEET, SAID ARC HAVING A CHORD OF 176.43 FEET BEARING NORTH 70°36'27" WEST TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 559.00 FEET, FOR AN ARC DISTANCE OF 41.16 FEET, SAID ARC HAVING A CHORD OF 41.15 FEET BEARING NORTH 25°23'54" WEST TO THE MOST SOUTHERLY CORNER OF LOT 1, MERE RIDGE AT WATERCOLOR, AS PER PLAT RECORDED IN PLAT BOOK 15, PAGES 23-23B, OF THE PUBLIC RECORDS OF WALTON COUNTY, FLORIDA; THENCE, ALONG THE BOUNDARY OF SAID MERE RIDGE AT WATERCOLOR, AS FOLLOWS: NORTH 62°29'33" EAST, FOR A DISTANCE OF 110.00 FEET; THENCE NORTH 30°48'13" WEST, FOR A DISTANCE OF 75.87 FEET; THENCE NORTH 17°22'29" WEST, FOR A DISTANCE OF 150.90 FEET; THENCE NORTH 36°05'40" WEST, FOR A DISTANCE OF 60.82 FEET; THENCE NORTH 51°28'39" WEST, FOR A DISTANCE OF 52.16 FEET; THENCE NORTH 53°40'17" WEST, FOR A DISTANCE OF 15.00 FEET; THENCE NORTH 56°38'32" WEST, FOR A DISTANCE OF 51.08 FEET; THENCE NORTH 60°32'12" WEST, FOR A DISTANCE OF 50.16 FEET; THENCE NORTH 64°26'20" WEST, FOR A DISTANCE OF 50.16 FEET; THENCE NORTH 68°20'27" WEST, FOR A DISTANCE OF 50.16 FEET; THENCE NORTH 72°09'25" WEST, FOR A DISTANCE OF 64.22 FEET; THENCE SOUTH 74°05'27" WEST, FOR A DISTANCE OF 89.10 FEET; THENCE SOUTH 00°14'36" WEST, FOR A DISTANCE OF 138.98 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 559.00 FEET, FOR AN ARC DISTANCE OF 19.13 FEET SAID ARC HAVING A CHORD OF 19.13 FEET BEARING NORTH 80°33'57" WEST; THENCE NORTH 10°58'51" WEST, FOR A DISTANCE OF 98.77 FEET; THENCE NORTH 39°48'32" WEST, FOR A DISTANCE OF 72.02 FEET; THENCE NORTH 47°34'29" WEST, FOR A DISTANCE OF 63.05 FEET; THENCE NORTH 54°13'00" WEST, FOR A DISTANCE OF 59.71 FEET; THENCE NORTH 32°33'16" EAST, FOR A DISTANCE OF 3.10 FEET; THENCE NORTH 70°17'04" WEST, FOR A DISTANCE OF 71.79 FEET; THENCE NORTH 19°42'53" EAST, FOR A DISTANCE OF 9.00 FEET; THENCE SOUTH 70 DEGREES 17 MINUTES 04 SECONDS EAST, FOR A DISTANCE OF 44.00 FEET; THENCE NORTH 19 DEGREES 42 MINUTES 53 SECONDS EAST, FOR A DISTANCE OF 110.00 FEET TO THE NORTHEASTERLY CORNER OF LOT 16, SAID MERE RIDGE AT WATERCOLOR; THENCE, ALONG THE BOUNDARY OF SANDY CREEK AT WATERCOLOR, AS PER PLAT RECORDED IN PLAT BOOK 15, PAGES 57-57B OF SAID PUBLIC RECORDS, AS FOLLOWS: NORTH 88°42'03" EAST FOR A DISTANCE OF 229.46 FEET; THENCE NORTH 01°17'57" WEST, FOR A DISTANCE OF 474.32 FEET, TO THE NORTH LINE OF SAID SECTION 15; THENCE NORTH 88°42'03" EAST, ALONG SAID NORTH LINE, FOR A DISTANCE OF 472.94 FEET TO THE POINT OF BEGINNING. SAID LANDS LYING IN AND BEING A PORTION OF SECTIONS 14 AND 15, TOWNSHIP 3 SOUTH, RANGE 19 WEST, WALTON COUNTY, FLORIDA, AND CONTAINING 23.130 ACRES, MORE OR LESS.

DEDICATION:

KNOW ALL PERSONS BY THESE PRESENTS THAT THE WATERCOLOR DEVELOPMENT, LLC, THE OWNERS IN FEE SIMPLE OF THE LANDS SHOWN HEREON, AND PLATTED AS "PARK DISTRICT AT WATERCOLOR"' DO HEREBY DEDICATE IN PERPETUITY THE COMMON AREAS, DRAINAGE EASEMENT, UTILITY EASEMENTS, STORMWATER RETENTION AREA, ROAD, AND RIGHTS OF WAYS TO THE WATERCOLOR COMMUNITY ASSOCIATION, INC. AND FURTHER DEDICATES TO "REGIONAL UTILITIES" TRACT A, ALL UTILITY ACCESS AND MAINTENANCE EASEMENTS, AND TO WALTON COUNTY MOSQUITO CONTROL ALL ACCESS AND MAINTENANCE EASEMENTS, SUBJECT TO AND ENCUMBERED BY ALL THE RESERVATIONS, CONDITIONS AND REQUIREMENTS AS SET FORTH IN DEVELOPMENT ORDER MAJ18-000041 AS ISSUED BY WALTON COUNTY, FLORIDA, ON THIS_____ DAY OF_____, 2020: EASEMENTS OR RIGHTS-OF-WAY SHOWN DO NOT CREATE OR DEDICATE ANY RIGHTS IN "PARK DISTRICT AT WATERCOLOR", TO THE PUBLIC.

WITNESS
JASON EARBROUGHT
PRINTED NAME
WITNESS
Mary Zomboni
PRINTED NAME

WATERCOLOR DEVELOPMENT, LLC
BY: Bridget Precise
BRIDGET PRECISE
TITLE: PRESIDENT
9-22-2020
DATE SIGNED

STATE OF FLORIDA/COUNTY OF WALTON
ACKNOWLEDGMENT

BEFORE ME THE UNDERSIGNED AUTHORITY, BY PHYSICAL PRESENCE BRIDGET PRECISE, PRESIDENT OF WATERCOLOR DEVELOPMENT, LLC THE OWNER IN FEE SIMPLE, PERSONALLY KNOWN TO ME OR WHO PRESENTED A VALID DRIVERS LICENSE AS IDENTIFICATION, AND WHO ACKNOWLEDGED EXECUTION OF THE DEDICATION OF THIS PLAT OF PARK DISTRICT AT WATERCOLOR, FOR THE PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 22 DAY OF September 2020.
Mary C Zomboni
NOTARY PUBLIC STATE OF Florida
MY COMMISSION EXPIRES: 10/22/2023

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

TITLE CERTIFICATE:

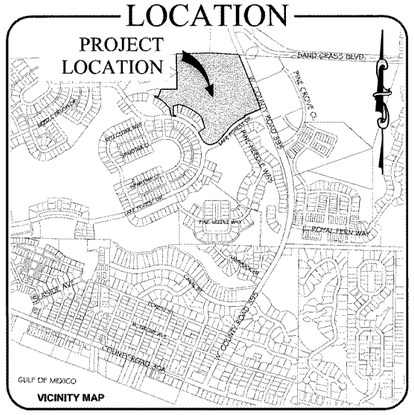
FIDELITY NATIONAL TITLE INSURANCE COMPANY HEREBY CERTIFIES THAT UPON EXAMINATION OF THE PUBLIC RECORDS, THE TITLE TO THE LANDS DESCRIBED HEREON IS IN THE NAME OF WATERCOLOR DEVELOPMENT, LLC, AND THERE ARE NO UNSATISFIED MORTGAGES ON SAID LAND OTHER THAN AS SHOWN HEREON, RENDERED ON THE 25 DAY OF September 2020.

FIDELITY NATIONAL TITLE INSURANCE COMPANY
Tina Kummer
TITLE EXAMINER, STATE OF FLORIDA
NAME: Tina Kummer

NOTICE:

PURSUANT TO 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.

LOCATION



VICINITY MAP

SHEET INDEX

TITLE	NO.
VICINITY MAP, SIGNATURE PAGE , SURVEYOR'S NOTES AND DESCRIPTION	1
LOT DETAIL (1"=60')	2
BUILDING SETBACKS (1"=60') AND LOT AREAS	3

WALTON COUNTY 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 19TH DAY OF OCTOBER 2020.

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

PURSUANT TO FLORIDA STATUTE 177.091 (28) PLATTED UTILITY EASEMENTS

ALL PLATTED UTILITY EASEMENTS SHOWN HEREON 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. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

WALTON COUNTY STATEMENT:

PURSUANT TO FLORIDA STATUTE 177.081 (3) ALL PUBLIC AREAS THAT ARE SHOWN ON THIS PLAT UNLESS OTHERWISE STATED SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR THE USES AND PURPOSES THEREON 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.

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED UPON THE MONUMENTED NORTH LINE OF THE SECTION 14, TOWNSHIP 3 SOUTH, RANGE 19 WEST, WALTON COUNTY, FLORIDA, AS HAVING A BEARING OF S87°01'18"E REFERENCED TO FLORIDA STATE PLANE COORDINATES, NORTH ZONE, NAD 1983/90, U.S. SURVEY FEET.

2. FLOOD NOTE: BY GRAPHIC PLOTTING ONLY; THE PROPERTY SHOWN HEREON LIES IN ZONE "X" AND "A" AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE FOR WALTON COUNTY, FLORIDA; SEE COMMUNITY PANEL NO. 120317 0684 G; WHICH BEARS AN MAP REVISED DATE OF SEPTEMBER 29, 2010. THE FLOOD ZONE IS SUBJECT TO CHANGE (SEE SHEET 2).

3. PROPERTY CONTAINING 23.130 ACRES, MORE OR LESS.

4. F.F.E. REPRESENTS MINIMUM FINISHED FLOOR ELEVATION AND THE MINIMUM FINISH.

5. THE PROPOSED FLOOD ZONE LINES AND ASSOCIATED BASE FLOOD ELEVATIONS SHOWN ON SHEET 3 WERE OBTAINED FROM GEMINI ENGINEERING & SCIENCES, INC. THIS UNDERSIGNED MAKES NO PRESUMPTION AS TO THE ACCURACY OF SAID INFORMATION. THE INFORMATION IS BEING SHOWN FOR REFERENCE ONLY. THE CURRENT FEMA FLOOD ZONE DESIGNATION FOR THIS PARCEL IS ALSO SHOWN AS OUTLINED IN PARAGRAPH 2.

COUNTY ENGINEER'S APPROVAL:

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO AND APPROVED BY THE COUNTY ENGINEER OF WALTON COUNTY, FLORIDA, THIS 1ST DAY OF Oct., 2020.

Greg Graham
GREGORY GRAHAM, P.E.
REGISTRATION # 51381

BOARD OF COUNTY COMMISSIONERS APPROVAL:

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 22ND DAY OF October, IN THE YEAR 2020; THIS APPROVAL BY THE BOARD IS SUBJECT TO ALL THE CONDITIONS, ALLOWANCES AND LIMITATIONS AS DEFINED BY THE WALTON COUNTY DEVELOPMENT ORDER, #MAJ18-000041 FOR THIS PLAT AND AS DEDICATED, NOTICED AND GRAPHICALLY SHOWN ON THIS PLAT.

WILLIAM "BILL" CHAPMAN
CHAIRMAN
ATTEST

COUNTY COMMISSIONERS SEAL WALTON COUNTY, FLORIDA

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 26th DAY OF October, 2020, IN PLAT BOOK 22, PAGE 94-96

ALEX ALFORD
CLERK OF THE CIRCUIT COURT
OF WALTON COUNTY, FLORIDA

UTILITY COMPANY APPROVAL AND CERTIFICATION:

(POTABLE WATER AND SANITARY SEWER)
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN PRESENTED TO REGIONAL UTILITIES 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, 26TH DAY OF September, 2020.

REGIONAL UTILITIES
Melissa W Belcher
AUTHORIZED AGENT

COUNTY SURVEYOR'S APPROVAL:

THIS PLAT OF "PARK DISTRICT AT WATERCOLOR" HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177 OF THE FLORIDA STATUTES AND WAS APPROVED BY THE COUNTY SURVEYOR OF WALTON COUNTY, FLORIDA ON THE 29 DAY OF September 2020.

COUNTY SURVEYOR
SCOTT ROSENHEIM, PSM
REGISTRATION # 5634

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT, "PARK DISTRICT AT WATERCOLOR", IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THIS PLAT WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THE SURVEY DATA AND THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND THAT PERMANENT REFERENCE MONUMENTS AND PERMANENT CONTROL POINTS WILL BE SET AFTER COMPLETION OF CONSTRUCTION.

SIGNED ON THIS THE 22 DAY OF SEPTEMBER 2020.

DAVID JON BARTLETT LICENSED No. 4018 STATE OF FLORIDA Professional Surveyor & Mapper

BY: _____
DAVID JON BARTLETT, P.S.M.
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA LICENSE NO. LS 4018

Dewberry
203 ABERDEEN PARKWAY
PANAMA CITY, FLORIDA 32405
PHONE: 850.522.0644 FAX: 850.522.1011
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION NO. LB 8011

PARK DISTRICT AT WATERCOLOR

A PORTION OF SECTIONS 14 AND 15, TOWNSHIP 3 SOUTH, RANGE 19 WEST, WALTON COUNTY, FLORIDA

OCTOBER 2020

POINT OF BEGINNING
NORTHWEST CORNER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 19 WEST, WALTON COUNTY, FLORIDA

NORTH LINE SECTION 15 N88°42'03"E 472.94'

SECTION 10, T-3-S, R-19-W | SECTION 15, T-3-S, R-19-W | SECTION 14, T-3-S, R-19-W

FOUND 4" X 4" CONCRETE MONUMENT NO. LB2372 ON THE WEST R/W COUNTY ROAD NO. 395 (70' RIGHT OF WAY)

S87°01'18"E 393.16'

COUNTY ROAD NO. 395

S23°03'13"E 788.36'

CLIMBING ROSE WAY ~ 45.5' R/W

STRING LILY COVE ~ 45.5' R/W

THICKET CIRCLE

WEST LAKE FOREST DRIVE

TRACT "A"

H.O.A. STORMWATER FACILITY

NORTH RIGHT OF WAY

S66°59'05"W 259.55'

S23°00'55"E 20.00'

BOUNDARY OF SANDY CREEK AT WATERCOLOR PLAT BOOK 15, PAGES 57-57B

N88°42'03"E 229.46'

SOUTHEASTERLY CORNER OF LOT 7 MERE RIDGE AT WATERCOLOR PLAT BOOK 15, PAGE 23-23B FOUND NAIL & DISK NO. LB3272

MERE RIDGE AT WATERCOLOR PLAT BOOK 15, PAGE 23

WETLANDS

H.O.A. COMMON AREA (UPLAND BUFFER)

VEGETATIVE NATURAL BUFFER (TYP)

5' UTILITY EASEMENT (TYP.)

H.O.A. AMENITY AREA

SPRINT EASEMENT O.R. BOOK 2456, PAGE 1711

UTILITY EASEMENT O.R. BOOK 2456, PAGE 1711

ACCESS EASEMENT O.R. BOOK 2456, PAGE 1711

COMMON AREA

ZONE "X" ZONE

SYMBOLS & ABBREVIATIONS:

L.B. = LICENSED BUSINESS
O.R. = OFFICIAL RECORDS
± = MORE OR LESS
(f) = FIELD MEASUREMENT
(P) = PLAT DATA
(D) = DESCRIPTION DATA
(C) = CALCULATED DATA
L = ARC LENGTH
R = RADIUS
D = DELTA ANGLE
CB = CHORD BEARING
CH = CHORD LENGTH
P.P. = RADIUS POINT
P.I. = POINT OF INTERSECTION
P.C. = POINT OF CURVATURE
P.T. = POINT OF TANGENCY
(R) = RADIAL
(NR) = NON-RADIAL
P.R.C. = POINT OF REVERSE CURVATURE
R/W = RIGHT OF WAY
○ = SET 5/8" CAPPED IRON ROD L.B. #8011
◉ = SET NAIL AND DISK L.B. #8011
□ = SET 4" BY 4" CONCRETE MONUMENT L.B. #8011
■ = FOUND 4" BY 4" CONCRETE MONUMENT L.B. #6911
● = FOUND 1/2" CAPPED IRON ROD L.B. #6911

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	232.49	50.00	266°24'43"	N30°26'07"W	72.89
C2	6.14	25.00	14°04'12"	S84°15'51"E	6.12
C3	42.66	50.00	48°53'16"	S72°38'27"W	41.38
C4	35.66	50.00	40°51'59"	S27°45'50"W	34.91
C5	149.20	50.00	170°58'19"	S78°09'19"E	99.69
C6	31.57	25.00	72°20'31"	S52°31'48"W	29.51
C7	24.00	97.75	14°03'57"	S84°15'58"E	23.94
C8	19.92	25.00	45°39'18"	N79°56'21"E	19.40
C9	144.74	50.00	165°51'31"	S39°57'32"E	99.24
C10	20.94	25.00	47°58'56"	S18°58'45"W	20.33
C11	78.69	52.25	86°17'14"	N48°09'20"W	71.46
C13	67.28	75.00	51°23'51"	N65°36'01"W	65.05
C14	45.67	75.00	34°53'24"	N22°27'24"W	44.97
C15	2.27	50.00	2°35'56"	N41°40'15"E	2.27
C16	31.33	50.00	35°53'57"	S75°03'40"W	30.82
C17	28.86	50.00	33°04'29"	N70°27'07"W	28.46
C18	29.36	50.00	33°38'50"	N37°05'28"W	28.94
C19	52.92	50.00	60°38'20"	N10°03'07"E	50.48
C20	4.96	50.00	5°41'10"	N80°04'20"W	4.96
C21	37.55	25.00	86°02'56"	N38°00'45"E	34.12
C22	45.64	25.00	104°35'33"	N46°40'00"W	39.56
C23	22.02	25.00	50°27'23"	S55°48'32"W	21.31
C24	245.14	50.00	280°54'45"	N8°57'47"W	63.67
C25	22.02	25.00	50°27'23"	S73°44'06"E	21.31
C26	11.90	50.00	13°38'17"	N55°19'33"W	11.87
C27	41.47	50.00	47°31'24"	N85°54'24"W	40.29
C28	34.85	50.00	39°56'12"	S50°21'48"W	34.15
C29	11.20	50.00	12°50'03"	S23°58'41"W	11.18
C30	31.36	50.00	35°56'08"	S0°24'25"E	30.85
C31	30.46	50.00	34°54'08"	S35°49'33"E	29.99
C32	31.51	50.00	36°06'19"	S71°19'46"E	30.99
C33	49.26	50.00	56°26'39"	N62°23'45"E	47.29
C34	3.14	50.00	3°35'35"	N32°22'38"E	3.13
C35	166.51	222.75	42°49'52"	S16°24'13"W	162.66
C37	99.58	177.25	32°11'23"	N21°43'28"E	98.28
C38	97.63	97.75	57°13'41"	N9°12'19"E	93.63
C40	52.19	52.25	57°13'41"	S9°12'19"W	50.05
C41	219.51	422.75	29°45'02"	N34°17'03"W	217.05
C42	195.89	377.25	29°45'02"	S34°17'03"E	193.69
C43	207.70	400.00	29°45'02"	S34°17'03"E	205.37
C44	28.77	222.75	7°23'57"	N1°18'44"W	28.75
C45	40.06	222.75	10°18'18"	N7°32'23"E	40.01
C46	43.53	222.75	11°11'52"	N23°26'14"E	43.46
C47	34.15	222.75	08°46'58"	N33°25'40"E	34.11
C48	81.64	97.75	47°51'15"	S13°53'32"W	79.29
C49	15.99	97.75	9°22'26"	S14°43'19"E	15.97
C50	35.31	377.25	5°21'45"	S22°05'24"E	35.30
C51	59.14	377.25	8°58'56"	S29°15'45"E	59.08
C52	56.14	377.25	8°31'38"	S41°03'18"E	56.09
C53	25.29	377.25	3°50'27"	S47°14'21"E	25.28
C54	46.39	265.00	10°01'47"	S30°15'28"E	46.33
C55	46.19	265.00	9°59'14"	S40°15'58"E	46.13
C56	103.86	622.62	9°33'26"	S46°05'31"W	103.74
C57	269.84	602.62	25°39'22"	S54°09'24"W	267.59
C58	13.72	602.62	1°18'15"	S40°40'36"W	13.72
C59	20.01	222.75	5°08'46"	N15°15'55"E	20.00
C60	20.00	377.25	3°02'16"	S35°16'21"E	20.00

Line Table		
Line #	Bearing	Length
L1	S41°48'11"E	15.76
L2	S5°00'43"E	2.90
L3	N66°38'45"W	43.44
L4	N73°51'18"W	55.80
L5	S59°05'04"E	48.98
L6	S74°16'37"E	37.75
L7	S26°40'43"E	29.89
L8	S71°37'31"W	25.55
L9	S14°09'39"W	24.67
L10	S19°46'05"E	10.64
L11	S81°02'13"W	28.65
L12	S22°22'49"W	17.09
L13	S38°42'42"W	21.98
L14	N85°31'09"W	5.48
L15	S50°03'51"W	26.17
L16	S50°03'51"W	31.07
L17	S35°42'44"W	36.38
L18	S19°24'32"E	22.80
L19	N38°02'25"W	27.22
L20	S79°57'54"W	9.37
L21	N60°37'36"W	6.84
L22	S68°05'26"W	23.16
L23	N28°34'55"W	31.86
L24	N21°28'29"E	41.12
L25	N43°14'20"W	29.63
L26	N81°39'22"W	4.80
L27	N11°17'57"W	42.32
L28	N88°42'03"E	50.78
L29	S49°09'34"E	46.55
L30	S49°09'34"E	36.55
L31	S49°09'34"E	10.00
L32	N40°01'30"E	9.03
L33	N40°01'30"E	22.75

Line Table		
Line #	Bearing	Length
L34	S19°24'32"E	44.03
L35	N70°35'28"E	30.00
L36	S19°24'32"E	30.00
L37	S70°35'28"W	30.00
L38	N19°24'32"W	30.00
L39	S19°24'32"E	116.27

SHEET INDEX

TITLE	NO.
VICINITY MAP, SIGNATURE PAGE, SURVEYOR'S NOTES AND DESCRIPTION	1
LOT DETAIL (1"=60')	2
BUILDING SETBACKS (1"=60') AND LOT AREAS	3

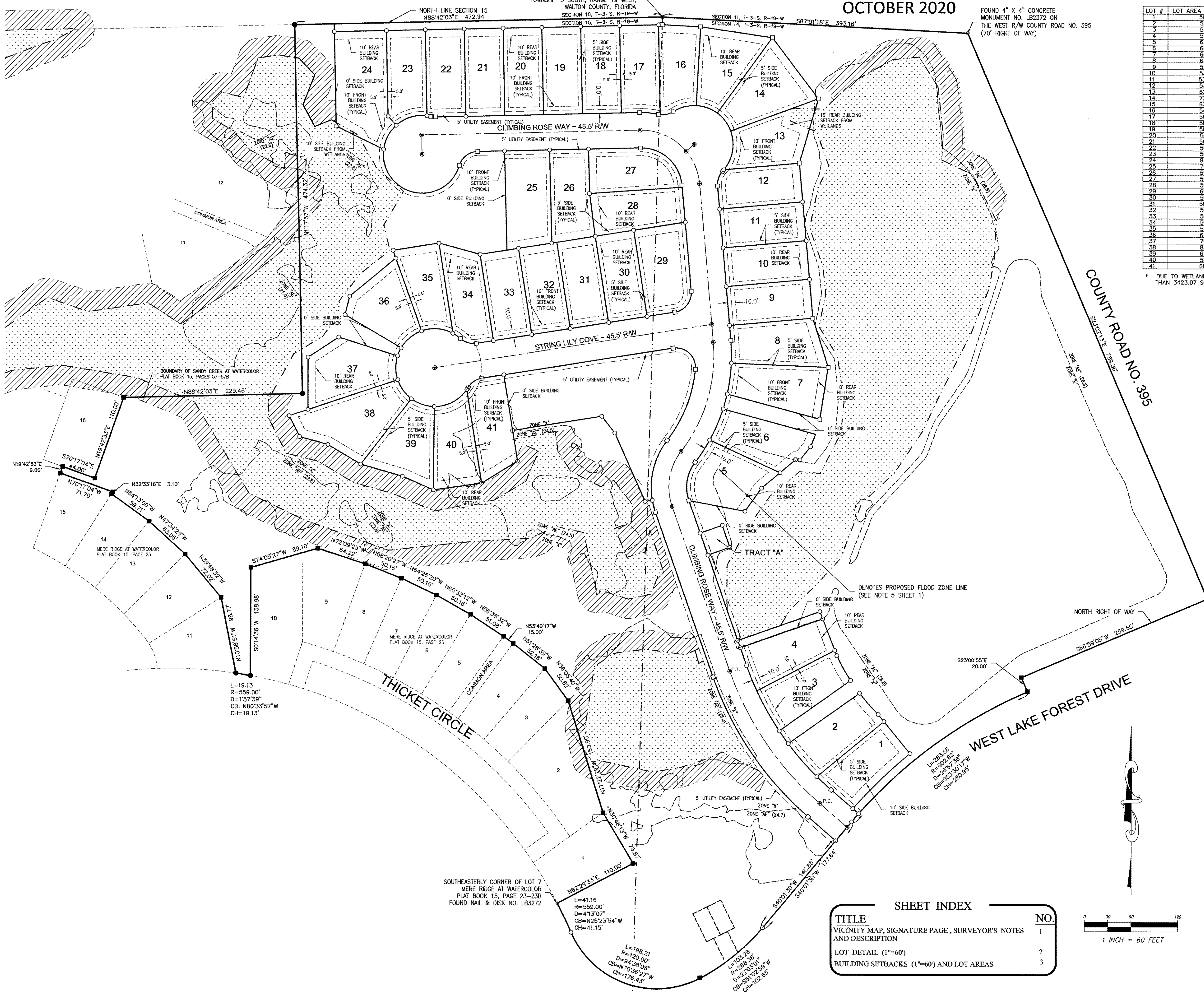
0 30 60 120
1 INCH = 60 FEET

Dewberry
203 ABERDEEN PARKWAY
PANAMA CITY, FLORIDA 32405
PHONE: 850.522.0644 FAX: 850.522.1011
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION NO. LB 8011

Inst. # 20200042987 PB BK: 22 PG: 96

PARK DISTRICT AT WATERCOLOR

A PORTION OF SECTIONS 14 AND 15, TOWNSHIP 3 SOUTH,
RANGE 19 WEST, WALTON COUNTY, FLORIDA
OCTOBER 2020



IMPERVIOUS AREA TABULATION

LOT #	LOT AREA (SQFT)	MAXIMUM IMPERVIOUS AREA(65%)	MINIMUM OPEN SPACE (35%)
1	5975.67	3884.19	2091.48
2	5845.22	3799.39	2045.83
3	5767.06	3748.59	2018.47
4	5784.42	3759.87	2024.55
5	6577.14	4275.14	2302.00
6	6063.63	3941.36	2122.27
7	6616.43	4300.68	2315.75
8	6442.10	4187.37	2254.74
9	5362.50	3485.63	1876.88
10	5362.50	3485.63	1876.88
11	5362.50	3485.63	1876.88
12	5301.70	3446.11	1855.60
13	6290.18	*SEE NOTE	*SEE NOTE
14	7272.37	4727.04	2545.33
15	6307.47	4099.86	2207.60
16	5423.00	3524.95	1898.05
17	5644.94	3669.21	1975.73
18	5612.50	3648.13	1964.38
19	5612.50	3648.13	1964.38
20	5612.50	3648.13	1964.38
21	5612.50	3648.13	1964.38
22	5604.79	3643.11	1961.68
23	5685.38	3695.50	1989.88
24	9321.20	6058.78	3262.42
25	7170.51	4660.83	2509.68
26	5986.68	3891.34	2095.34
27	5904.27	3837.78	2066.49
28	5911.53	3842.49	2069.04
29	6977.86	4535.61	2442.25
30	5612.50	3648.13	1964.38
31	5612.50	3648.13	1964.38
32	5612.50	3648.13	1964.38
33	5612.50	3648.13	1964.38
34	5997.33	3898.26	2099.07
35	5409.19	3515.97	1893.22
36	6105.53	3968.59	2136.94
37	7048.83	4581.74	2467.09
38	8508.33	5530.41	2977.92
39	6371.29	4141.34	2229.95
40	5844.06	3798.64	2045.42
41	6058.49	3938.02	2120.47

* DUE TO WETLAND SETBACKS FOR LOT 13, THE MAXIMUM IMPERVIOUS AREA SHALL BE NO MORE THAN 3423.07 SQ. FT. THE MINIMUM OPEN SPACE SHALL BE 2,867.11 SQ. FT.

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