Inst. #20210058402 Bk: 24 Pg: 1 Recorded: 11/24/2021 8:54 AM Alex Alford Clerk of Courts, Walton County, Florida
Deputy Clerk MATTHEWS

WATERSOUND CAMP CREEK - PHASE 1B

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

SHEET INDEX:

1 - DEDICATIONS, CERTIFICATIONS, DESCRIPTION
2 - OVERALL BOUNDARY KEY SHEET
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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 1B" 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 1B" 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 1B", 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
WITNESS: Logan Yates

ACKNOWLEDGMENT TO DEDICATION:

STATE OF FLORIDA, COUNTY OF BAY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [ ] PHYSICAL OR [ ] ONLINE NOTARIZATION THIS 1ST DAY OF November, 2021, BY Bridget Precise, AS PRESIDENT OF CAMP CREEK RESIDENTIAL DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME.

MY COMMISSION EXPIRES:

MARY A. ZOMBORI
Notary Public - State of Florida
Commission # GG 914311
My Comm. Expires Oct 21, 2023
Bonded through National Notary Assn.

Mary A. Zombori
NOTARY PUBLIC SIGNATURE

WITNESS:
BY: (SIGNATURE)
JASON SCARBROUGH
(PRINT NAME)
(SIGNATURE)
Logan Yates
(PRINT NAME)

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 1st DAY OF November, 2021.

Lina Freeman, Title Examiner
NAME/TITLE, STATE OF 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 24th DAY OF November, 2021, IN PLAT BOOK 24, PAGE 1-5.

Alex Alford by Chad Nichols, 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 9th DAY OF November, 2021.

Greg Graham
GREG GRAHAM, PE
COUNTY ENGINEER
REGISTRATION #51381

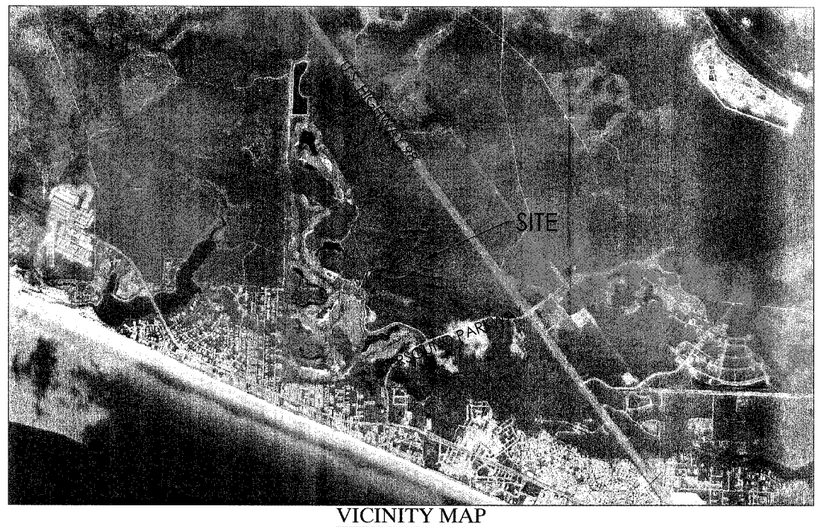
COUNTY SURVEYOR'S APPROVAL:

THIS IS TO CERTIFY THAT THIS PLAT, WATERSOUND CAMP CREEK - PHASE 1B, WAS REVIEWED AND MEETS THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AND WAS APPROVED ON 9 November 2021

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

WALTON COUNTY STATEMENT:

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

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 10th DAY OF NOVEMBER 2021.

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

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 _____ DAY OF _____, 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.

CHAIRMAN - TREY NICK

ATTEST - ALEX ALFORD

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, 3rd DAY OF November, 2021.

Melissa W. Pitcher
POTABLE WATER ~ AUTHORIZED AGENT SIGNATURE

Melissa W. Pitcher
SANITARY SEWER ~ AUTHORIZED AGENT SIGNATURE

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. "JOFF" SMITH, PSM
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

11-3-21
DATE

LEGAL DESCRIPTION (AS WRITTEN):

BEGINNING AT THE SOUTHWEST CORNER OF LOT 12, WATERSOUND CAMP CREEK - PHASE 1A AS RECORDED IN PLAT BOOK 23, PAGES 51-52 OF THE PUBLIC RECORDS OF WALTON COUNTY, FLORIDA; THENCE SOUTH 76 DEGREES 33 MINUTES 45 SECONDS WEST A DISTANCE OF 26.28 FEET TO A POINT; THENCE NORTH 73 DEGREES 34 MINUTES 45 SECONDS WEST A DISTANCE OF 72.78 FEET TO A POINT; THENCE NORTH 73 DEGREES 49 MINUTES 30 SECONDS WEST A DISTANCE OF 86.77 FEET TO A POINT; THENCE NORTH 74 DEGREES 41 MINUTES 00 SECONDS WEST A DISTANCE OF 101.29 FEET TO A POINT; THENCE NORTH 64 DEGREES 32 MINUTES 27 SECONDS WEST A DISTANCE OF 99.96 FEET TO A POINT; THENCE NORTH 07 DEGREES 31 MINUTES 42 SECONDS EAST A DISTANCE OF 179.72 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 1065.00 FEET, AN ARC LENGTH OF 482.67 FEET, A CENTRAL ANGLE OF 25 DEGREES 58 MINUTES 01 SECONDS, A CHORD BEARING OF NORTH 69 DEGREES 42 MINUTES 32 SECONDS WEST, AND A CHORD LENGTH OF 478.55 FEET TO A POINT; THENCE SOUTH 46 DEGREES 25 MINUTES 46 SECONDS WEST A DISTANCE OF 126.08 FEET TO A POINT; THENCE SOUTH 56 DEGREES 36 MINUTES 16 SECONDS WEST A DISTANCE OF 96.62 FEET TO A POINT; THENCE SOUTH 64 DEGREES 58 MINUTES 47 SECONDS WEST A DISTANCE OF 115.14 FEET TO A POINT; THENCE SOUTH 73 DEGREES 47 MINUTES 48 SECONDS WEST A DISTANCE OF 103.35 FEET TO A POINT; THENCE SOUTH 81 DEGREES 41 MINUTES 14 SECONDS WEST A DISTANCE OF 104.85 FEET TO A POINT; THENCE SOUTH 89 DEGREES 55 MINUTES 49 SECONDS WEST A DISTANCE OF 99.22 FEET TO A POINT; THENCE NORTH 81 DEGREES 09 MINUTES 59 SECONDS WEST A DISTANCE OF 108.77 FEET TO A POINT; THENCE NORTH 86 DEGREES 00 MINUTES 52 SECONDS WEST A DISTANCE OF 116.82 FEET TO A POINT; THENCE NORTH 53 DEGREES 22 MINUTES 57 SECONDS WEST A DISTANCE OF 182.66 FEET TO A POINT; THENCE NORTH 27 DEGREES 24 MINUTES 16 SECONDS EAST A DISTANCE OF 127.93 FEET TO A POINT; THENCE NORTH 11 DEGREES 09 MINUTES 30 SECONDS EAST A DISTANCE OF 7.50 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 302.50 FEET, AN ARC LENGTH OF 501.98 FEET, A CENTRAL ANGLE OF 95 DEGREES 04 MINUTES 41 SECONDS, A CHORD BEARING OF SOUTH 53 DEGREES 37 MINUTES 10 SECONDS WEST, AND A CHORD LENGTH OF 446.33 FEET TO A POINT; THENCE SOUTH 06 DEGREES 04 MINUTES 50 SECONDS WEST A DISTANCE OF 134.43 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 217.50 FEET, AN ARC LENGTH OF 78.22 FEET, A CENTRAL ANGLE OF 20 DEGREES 36 MINUTES 24 SECONDS, A CHORD BEARING OF SOUTH 16 DEGREES 23 MINUTES 02 SECONDS WEST, AND A CHORD LENGTH OF 77.80 FEET TO A POINT; THENCE SOUTH 26 DEGREES 41 MINUTES 13 SECONDS WEST A DISTANCE OF 5.74 FEET TO A POINT ON THE NORTHERN BOUNDARY OF A PARCEL OF LAND OWNED BY WATERSOUND CLUB, LLC AS RECORDED IN OFFICIAL RECORDS BOOK 3165, PAGE 2344 OF THE PUBLIC RECORDS OF WALTON COUNTY, FLORIDA; THENCE NORTH 74 DEGREES 36 MINUTES 22 SECONDS WEST ALONG SAID NORTHERN BOUNDARY A DISTANCE OF 50.99 FEET TO A POINT; THENCE DEPARTING SAID NORTHERN BOUNDARY NORTH 26 DEGREES 41 MINUTES 13 SECONDS EAST A DISTANCE OF 15.72 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 167.50 FEET, AN ARC LENGTH OF 60.24 FEET, A CENTRAL ANGLE OF 20 DEGREES 36 MINUTES 24 SECONDS, A CHORD BEARING OF NORTH 16 DEGREES 23 MINUTES 02 SECONDS EAST, AND A CHORD LENGTH OF 59.92 FEET TO A POINT; THENCE NORTH 06 DEGREES 04 MINUTES 50 SECONDS EAST A DISTANCE OF 134.43 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 352.50 FEET, AN ARC LENGTH OF 35.49 FEET, A CENTRAL ANGLE OF 05 DEGREES 46 MINUTES 08 SECONDS, A CHORD BEARING OF NORTH 08 DEGREES 57 MINUTES 54 SECONDS EAST, AND A CHORD LENGTH OF 35.48 FEET TO A POINT; THENCE NORTH 42 DEGREES 23 MINUTES 50 SECONDS WEST A DISTANCE OF 18.08 FEET A POINT, SAID POINT BEING THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST; THENCE ALONG SAID CURVE HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 54.85 FEET, A CENTRAL ANGLE OF 62 DEGREES 50 MINUTES 52 SECONDS, A CHORD BEARING OF NORTH 10 DEGREES 58 MINUTES 24 SECONDS WEST, AND A CHORD LENGTH OF 52.14 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 391.73 FEET, AN ARC LENGTH OF 59.38 FEET, A CENTRAL ANGLE OF 08 DEGREES 41 MINUTES 09 SECONDS, A CHORD BEARING OF NORTH 24 DEGREES 47 MINUTES 37 SECONDS EAST, AND A CHORD LENGTH OF 59.33 FEET TO A POINT; THENCE NORTH 60 DEGREES 09 MINUTES 09 SECONDS WEST A DISTANCE OF 6.77 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 25.00 FEET, AN ARC LENGTH OF 43.26 FEET, A CENTRAL ANGLE OF 99 DEGREES 09 MINUTES 04 SECONDS, A CHORD BEARING OF NORTH 10 DEGREES 34 MINUTES 37 SECONDS WEST, AND A CHORD LENGTH OF 38.06 FEET TO A POINT; THENCE NORTH 38 DEGREES 39 MINUTES 55 SECONDS EAST A DISTANCE OF 62.89 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 25.00 FEET, AN ARC LENGTH OF 41.75 FEET, A CENTRAL ANGLE OF 95 DEGREES 41 MINUTES 14 SECONDS, A CHORD BEARING OF NORTH 86 DEGREES 50 MINUTES 32 SECONDS EAST, AND A CHORD LENGTH OF 37.07 FEET TO A POINT; THENCE SOUTH 45 DEGREES 18 MINUTES 51 SECONDS EAST A DISTANCE OF 4.88 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 591.73 FEET, AN ARC LENGTH OF 53.42 FEET, A CENTRAL ANGLE OF 07 DEGREES 48 MINUTES 49 SECONDS, A CHORD BEARING OF NORTH 49 DEGREES 19 MINUTES 27 SECONDS EAST, AND A CHORD LENGTH OF 53.38 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 45.00 FEET, AN ARC LENGTH OF 67.86 FEET, A CENTRAL ANGLE OF 86 DEGREES 24 MINUTES 25 SECONDS, A CHORD BEARING OF SOUTH 83 DEGREES 33 MINUTES 56 SECONDS EAST, AND A CHORD LENGTH OF 61.61 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 352.50 FEET, AN ARC LENGTH OF 333.81 FEET, A CENTRAL ANGLE OF 54 DEGREES 15 MINUTES 26 SECONDS, A CHORD BEARING OF NORTH 87 DEGREES 40 MINUTES 33 SECONDS EAST, AND A CHORD LENGTH OF 321.47 FEET TO A POINT; THENCE SOUTH 65 DEGREES 11 MINUTES 44 SECONDS EAST A DISTANCE OF 54.05 FEET TO A POINT; THENCE NORTH 24 DEGREES 48 MINUTES 16 SECONDS EAST A DISTANCE OF 2.50 FEET TO A POINT; THENCE SOUTH 65 DEGREES 11 MINUTES 44 SECONDS EAST A DISTANCE OF 4.05 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 514.00 FEET, AN ARC LENGTH OF 349.82 FEET, A CENTRAL ANGLE OF 38 DEGREES 59 MINUTES 99 SECONDS, A CHORD BEARING OF SOUTH 84 DEGREES 41 MINUTES 33 SECONDS EAST, AND A CHORD LENGTH OF 343.10 FEET TO A POINT; THENCE NORTH 13 DEGREES 13 MINUTES 46 SECONDS WEST A DISTANCE OF 214.41 FEET TO A POINT; THENCE NORTH 56 DEGREES 23 MINUTES 16 SECONDS EAST A DISTANCE OF 79.01 FEET TO A POINT; THENCE NORTH 62 DEGREES 09 MINUTES 13 SECONDS EAST A DISTANCE OF 63.63 FEET TO A POINT; THENCE NORTH 72 DEGREES 39 MINUTES 30 SECONDS EAST A DISTANCE OF 117.94 FEET TO A POINT; THENCE NORTH 27 DEGREES 15 MINUTES 22 SECONDS EAST A DISTANCE OF 74.06 FEET TO A POINT; THENCE NORTH 12 DEGREES 37 MINUTES 38 SECONDS EAST A DISTANCE OF 75.70 FEET TO A POINT; THENCE NORTH 01 DEGREES 57 MINUTES 46 SECONDS EAST A DISTANCE OF 78.31 FEET TO A POINT; THENCE NORTH 06 DEGREES 05 MINUTES 58 SECONDS WEST A DISTANCE OF 79.96 FEET TO A POINT; THENCE NORTH 27 DEGREES 17 MINUTES 53 SECONDS WEST A DISTANCE OF 81.75 FEET TO A POINT; THENCE NORTH 48 DEGREES 01 MINUTES 23 SECONDS WEST A DISTANCE OF 72.38 FEET TO A POINT; THENCE NORTH 67 DEGREES 37 MINUTES 08 SECONDS WEST A DISTANCE OF 73.45 FEET TO A POINT; THENCE NORTH 12 DEGREES 23 MINUTES 02 SECONDS EAST A DISTANCE OF 151.04 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 345.00 FEET, AN ARC LENGTH OF 86.05 FEET, A CENTRAL ANGLE OF 14 DEGREES 17 MINUTES 26 SECONDS, A CHORD BEARING OF NORTH 85 DEGREES 36 MINUTES 25 SECONDS WEST, AND A CHORD LENGTH OF 85.83 FEET TO A POINT; THENCE SOUTH 87 DEGREES 14 MINUTES 51 SECONDS WEST A DISTANCE OF 19.13 FEET TO A POINT; THENCE NORTH 05 DEGREES 25 MINUTES 47 SECONDS EAST A DISTANCE OF 60.62 FEET TO A POINT; THENCE NORTH 87 DEGREES 14 MINUTES 51 SECONDS EAST A DISTANCE OF 10.50 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 405.00 FEET, AN ARC LENGTH OF 34.59 FEET, A CENTRAL ANGLE OF 04 DEGREES 53 MINUTES 35 SECONDS, A CHORD BEARING OF NORTH 89 DEGREES 41 MINUTES 39 SECONDS EAST, AND A CHORD LENGTH OF 34.58 FEET TO A POINT; THENCE NORTH 03 DEGREES 37 MINUTES 45 SECONDS EAST A DISTANCE OF 152.32 FEET TO A POINT; THENCE SOUTH 87 DEGREES 38 MINUTES 44 SECONDS EAST A DISTANCE OF 102.14 FEET TO A POINT; THENCE SOUTH 87 DEGREES 36 MINUTES 59 SECONDS EAST A DISTANCE OF 57.57 FEET TO A POINT; THENCE NORTH 75 DEGREES 29 MINUTES 24 SECONDS EAST A DISTANCE OF 135.22 FEET TO A POINT; THENCE SOUTH 26 DEGREES 37 MINUTES 14 SECONDS EAST A DISTANCE OF 39.56 FEET TO A POINT; THENCE NORTH 82 DEGREES 08 MINUTES 29 SECONDS EAST A DISTANCE OF 127.58 FEET TO A POINT; THENCE NORTH 83 DEGREES 45 MINUTES 56 SECONDS EAST A DISTANCE OF 122.69 FEET TO A POINT; THENCE SOUTH 72 DEGREES 47 MINUTES 05 SECONDS EAST A DISTANCE OF 158.98 FEET TO A POINT; THENCE SOUTH 62 DEGREES 20 MINUTES 01 SECONDS EAST A DISTANCE OF 123.28 FEET TO A POINT; THENCE SOUTH 09 DEGREES 58 MINUTES 27 SECONDS EAST A DISTANCE OF 64.96 FEET TO A POINT; THENCE SOUTH 66 DEGREES 57 MINUTES 08 SECONDS WEST A DISTANCE OF 22.13 FEET TO A POINT; THENCE SOUTH 22 DEGREES 49 MINUTES 04 SECONDS EAST A DISTANCE OF 116.18 FEET TO A POINT; THENCE SOUTH 30 DEGREES 35 MINUTES 01 SECONDS WEST A DISTANCE OF 86.13 FEET TO A POINT; THENCE NORTH 77 DEGREES 59 MINUTES 55 SECONDS WEST A DISTANCE OF 157.86 FEET TO A POINT; THENCE NORTH 50 DEGREES 54 MINUTES 33 SECONDS WEST A DISTANCE OF 35.74 FEET TO A POINT; THENCE SOUTH 22 DEGREES 23 MINUTES 17 SECONDS EAST A DISTANCE OF 56.96 FEET TO A POINT; THENCE SOUTH 25 DEGREES 03 MINUTES 06 SECONDS WEST A DISTANCE OF 58.43 FEET TO A POINT; THENCE SOUTH 67 DEGREES 36 MINUTES 43 SECONDS WEST A DISTANCE OF 130.28 FEET TO A POINT; THENCE SOUTH 75 DEGREES 22 MINUTES 08 SECONDS WEST A DISTANCE OF 130.10 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 405.00 FEET, AN ARC LENGTH OF 99.19 FEET, A CENTRAL ANGLE OF 14 DEGREES 01 MINUTES 58 SECONDS, A CHORD BEARING OF SOUTH 07 DEGREES 08 MINUTES 53 SECONDS EAST, AND A CHORD LENGTH OF 98.94 FEET TO A POINT; THENCE NORTH 87 DEGREES 47 MINUTES 02 SECONDS EAST A DISTANCE OF 188.89 FEET TO A POINT; THENCE SOUTH 00 DEGREES 07 MINUTES 51 SECONDS WEST A DISTANCE OF 158.14 FEET TO A POINT; THENCE SOUTH 16 DEGREES 52 MINUTES 49 SECONDS WEST A DISTANCE OF 192.72 FEET TO A POINT; THENCE SOUTH 17 DEGREES 51 MINUTES 34 SECONDS EAST A DISTANCE OF 107.82 FEET TO A POINT; THENCE SOUTH 66 DEGREES 22 MINUTES 47 SECONDS EAST A DISTANCE OF 81.26 FEET TO A POINT; THENCE SOUTH 71 DEGREES 55 MINUTES 34 SECONDS EAST A DISTANCE OF 82.17 FEET TO A POINT; THENCE SOUTH 79 DEGREES 31 MINUTES 21 SECONDS EAST A DISTANCE OF 82.74 FEET TO A POINT; THENCE NORTH 29 DEGREES 35 MINUTES 35 SECONDS EAST A DISTANCE OF 94.02 FEET TO A POINT ON THE WESTERN BOUNDARY OF WATERSOUND CAMP CREEK - PHASE 1A AS RECORDED IN PLAT BOOK 23, PAGES 51-52 OF THE PUBLIC RECORDS OF WALTON COUNTY, FLORIDA; THENCE SOUTH 01 DEGREES 36 MINUTES 00 SECONDS EAST A DISTANCE OF 232.56 FEET TO A POINT ON THE SOUTHERN BOUNDARY OF SAID PLAT SAID POINT BEING THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST; THENCE DEPARTING SAID WESTERN BOUNDARY AND ALONG SAID SOUTHERN BOUNDARY AND CURVE HAVING A RADIUS OF 1065.00 FEET, AN ARC LENGTH OF 79.28 FEET, A CENTRAL ANGLE OF 04 DEGREES 15 MINUTES 55 SECONDS, A CHORD BEARING OF SOUTH 89 DEGREES 55 MINUTES 18 SECONDS EAST, AND A CHORD LENGTH OF 79.26 FEET TO A POINT; THENCE CONTINUE ALONG SAID SOUTHERN BOUNDARY NORTH 87 DEGREES 56 MINUTES 45 SECONDS EAST A DISTANCE OF 161.08 FEET TO A POINT, SAID POINT BEING THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST; THENCE CONTINUE ALONG SAID SOUTHERN BOUNDARY AND 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 NORTH 88 DEGREES 14 MINUTES 18 SECONDS EAST, AND A CHORD LENGTH OF 7.97 FEET TO A POINT; THENCE DEPARTING SAID SOUTHERN BOUNDARY AND ALONG THE WESTERN BOUNDARY OF SAID PLAT SOUTH 00 DEGREES 06 MINUTES 29 SECONDS EAST A DISTANCE OF 284.59 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING.

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.

INNERLIGHT ENGINEERING CORPORATION
THINK • SOLVE • SERVE
THE APPLIED SCIENCE OF SUCCESS
11490 EMERALD COAST PARKWAY, SUITE 2W
MIRAMAR BEACH | FLORIDA | 32550
LB#7927 | TELEPHONE: 850.424.5855

PLAT BOOK 24, PAGE 2.

WATERSOUND CAMP CREEK - PHASE 1B

A PLANNED UNIT DEVELOPMENT

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

WALTON COUNTY, FLORIDA

SHEET INDEX:

1 - DEDICATIONS, CERTIFICATIONS, DESCRIPTION
2 - OVERALL BOUNDARY KEY SHEET
3 - BOUNDARY LOCATION INFORMATION
4 - BOUNDARY LOCATION INFORMATION
5 - WETLAND BUFFER KEY SHEET

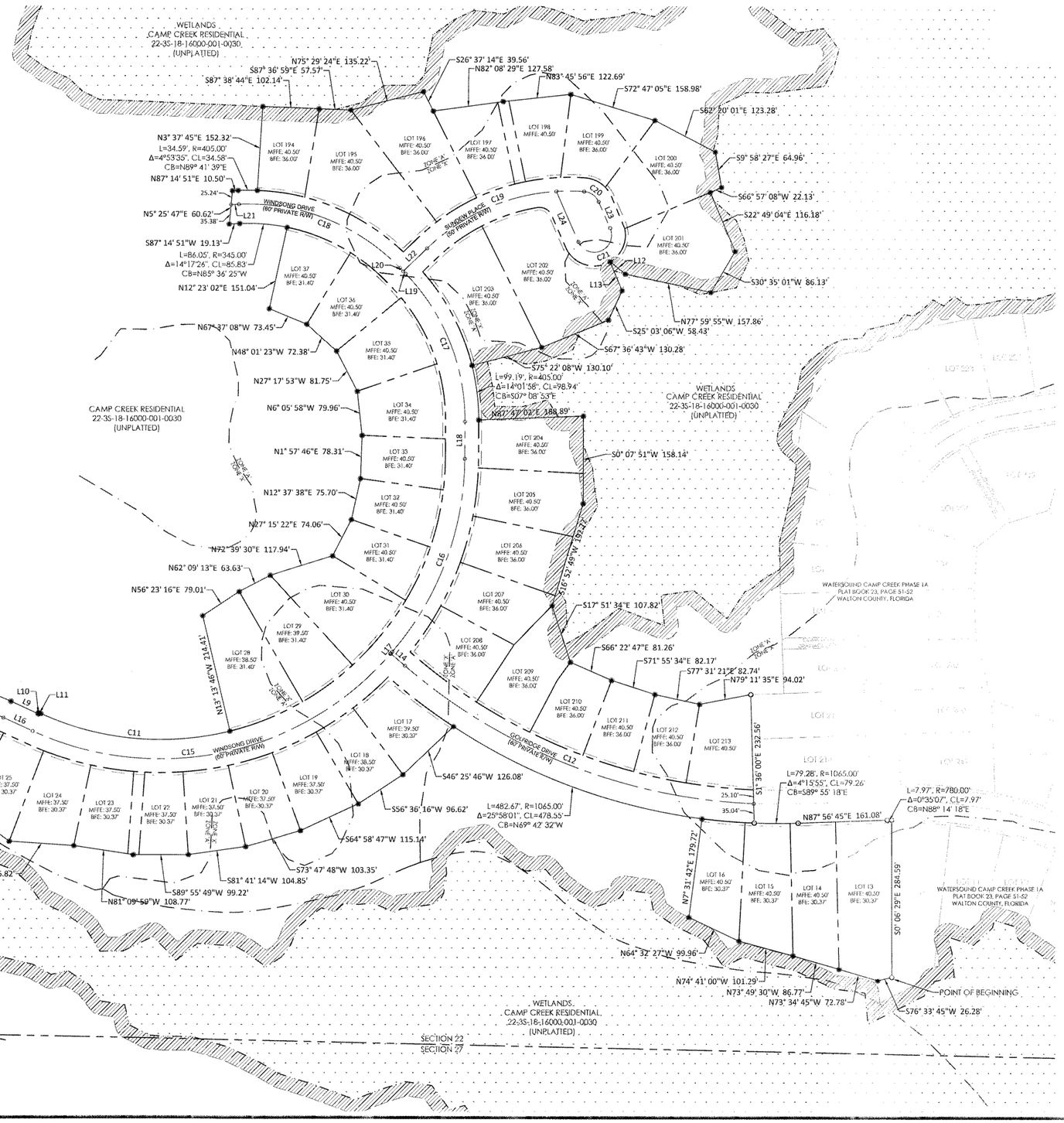
N

GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
1 inch = 100 Feet

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	501.98'	302.50'	95°04'41"	S53° 37' 10"W	446.33'
C2	60.24'	167.50'	20°36'24"	N16° 23' 02"E	59.92'
C3	35.49'	352.50'	5°46'08"	N8° 57' 54"E	35.48'
C4	54.85'	50.00'	62°50'52"	N10° 58' 24"W	52.14'
C5	59.38'	391.73'	8°41'09"	N24° 47' 37"E	59.33'
C6	43.26'	25.00'	99°09'04"	N10° 34' 37"W	38.06'
C7	41.75'	25.00'	95°41'14"	N86° 50' 32"E	37.07'
C8	53.42'	391.73'	7°48'49"	N49° 19' 27"E	53.38'
C9	67.86'	45.00'	86°24'25"	S83° 33' 56"E	61.61'
C10	333.81'	352.50'	54°15'26"	N87° 40' 33"E	321.47'
C11	349.82'	514.00'	38°59'39"	S84° 41' 33"E	343.10'
C12	690.04'	1030.00'	38°23'05"	S68° 27' 53"E	677.20'
C13	71.93'	200.00'	20°36'24"	N16° 23' 13"E	71.54'
C14	607.23'	320.00'	108°43'26"	N60° 26' 44"E	520.14'
C15	709.82'	549.00'	74°04'48"	N77° 46' 03"E	661.41'
C16	380.58'	540.00'	40°22'51"	N20° 32' 14"E	372.75'
C17	294.62'	380.00'	44°25'22"	N21° 51' 52"W	287.30'
C18	322.81'	380.00'	48°40'24"	N68° 24' 45"W	313.19'
C19	310.81'	370.00'	48°07'47"	N69° 59' 20"E	301.75'
C20	34.02'	31.25'	62°22'21"	S54° 45' 36"E	32.36'
C21	98.17'	31.25'	180°00'00"	S66° 25' 35"W	62.50'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	127.93'	N27° 24' 16"E
L2	7.50'	N11° 09' 30"E
L3	15.72'	N26° 41' 13"E
L4	134.43'	N06° 04' 50"E
L5	18.08'	N42° 23' 50"W
L6	6.77'	N60° 09' 09"W
L7	62.89'	N38° 59' 55"E
L8	4.88'	S45° 18' 51"E
L9	54.05'	S65° 11' 44"E
L10	2.50'	N24° 48' 16"E
L11	4.05'	S65° 11' 44"E
L12	35.74'	N50° 54' 33"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L13	56.96'	S22° 23' 17"E
L14	34.02'	S49° 16' 21"E
L15	9.08'	N26° 41' 25"E
L16	58.10'	S65° 11' 33"E
L17	5.26'	N40° 43' 39"E
L18	67.26'	N00° 20' 49"E
L21	14.14'	S87° 14' 51"W
L22	59.99'	N45° 55' 27"E
L23	51.60'	S23° 34' 25"E
L24	99.42'	N23° 34' 25"W



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4. NORTH AND THE BEARINGS DEPICTED HEREON ARE BASED UPON THE STATE PLANE COORDINATE SYSTEM - FLORIDA NORTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83) UTILIZING THE TRIMBLE VRS GPS NETWORK.
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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, BEING PANEL 716 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 SPACE): 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.
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LEGEND

- PERMANENT REFERENCE MONUMENT (PRM) SET 1/2" IRON PIN (PRM 7927)
- PERMANENT CONTROL POINT (PCP) SET NAIL & DISK (PCP 7927)
- PERMANENT REFERENCE MONUMENT (PRM) FOUND 1/2" CAPPED IRON PIN (PRM 7927)
- 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
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UTE	UTILITY EASEMENT
CL	CHORD LENGTH
CB	CHORD BEARING
BFE	BASE FLOOD ELEVATION
L	ARC LENGTH

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

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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LB#7927 | TELEPHONE: 850.424.5835

PLAT BOOK 24 , PAGE 3 .

WATERSOUND CAMP CREEK - PHASE 1B

A PLANNED UNIT DEVELOPMENT

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

WALTON COUNTY, FLORIDA

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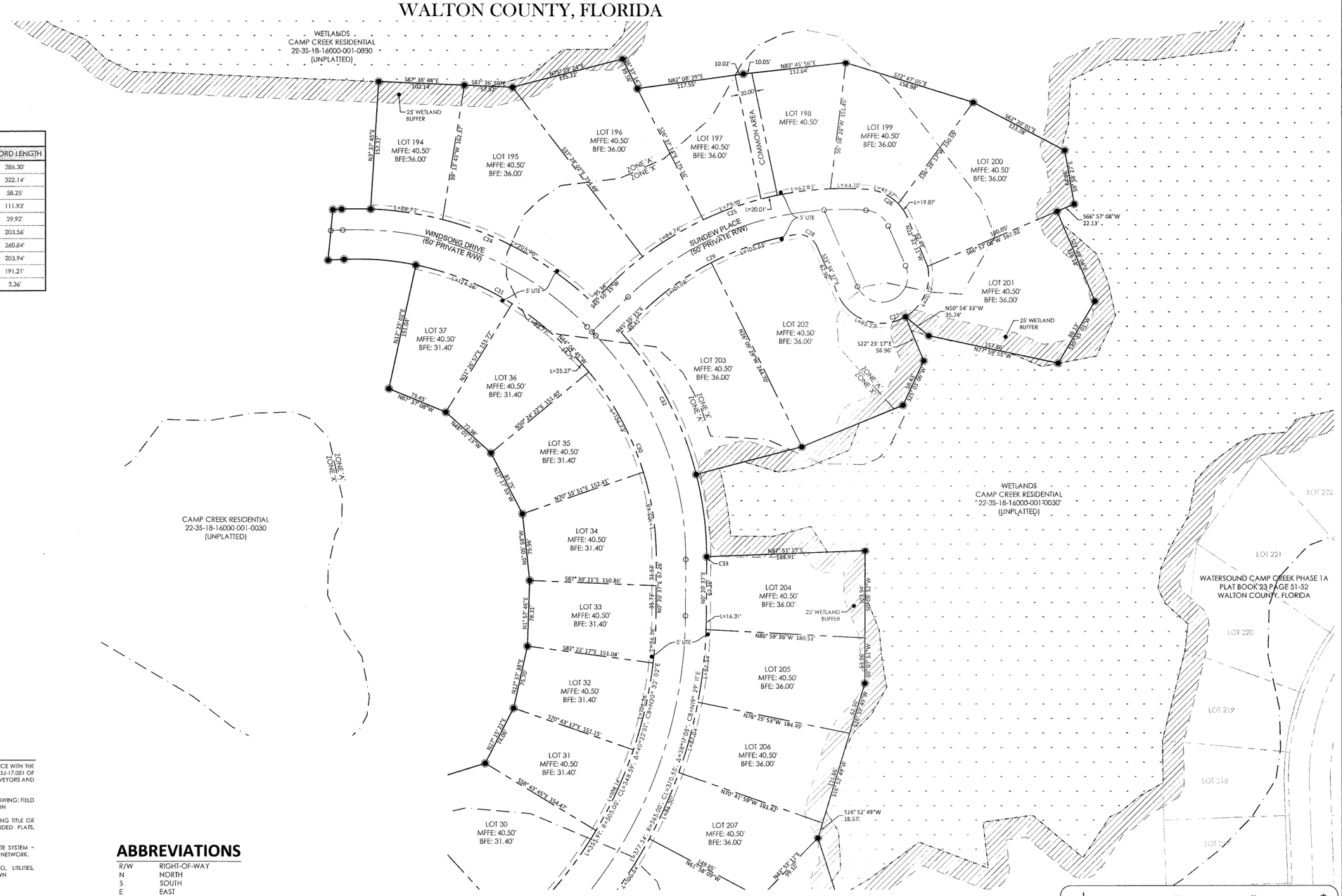
C26	61.23'	56.25'	62°22'21"	N54° 45' 47"W	58.25'
C27	165.36'	56.25'	168°26'08"	N72° 12' 19"E	111.93'
C28	32.25'	24.25'	76°11'10"	S61° 40' 12"E	29.92'
C29	206.63'	345.00'	34°18'58"	N63° 04' 44"E	203.56'
C30	267.49'	345.00'	44°25'22"	N21° 52' 04"W	260.84'
C31	207.03'	345.00'	34°22'57"	N61° 16' 14"W	203.94'
C32	193.03'	405.00'	27°18'32"	N27° 49' 08"W	191.21'
C33	3.36'	405.00'	0°28'32"	N0° 06' 21"E	3.36'



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ABBREVIATIONS

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WATERSOUND CAMP CREEK - PHASE 1B

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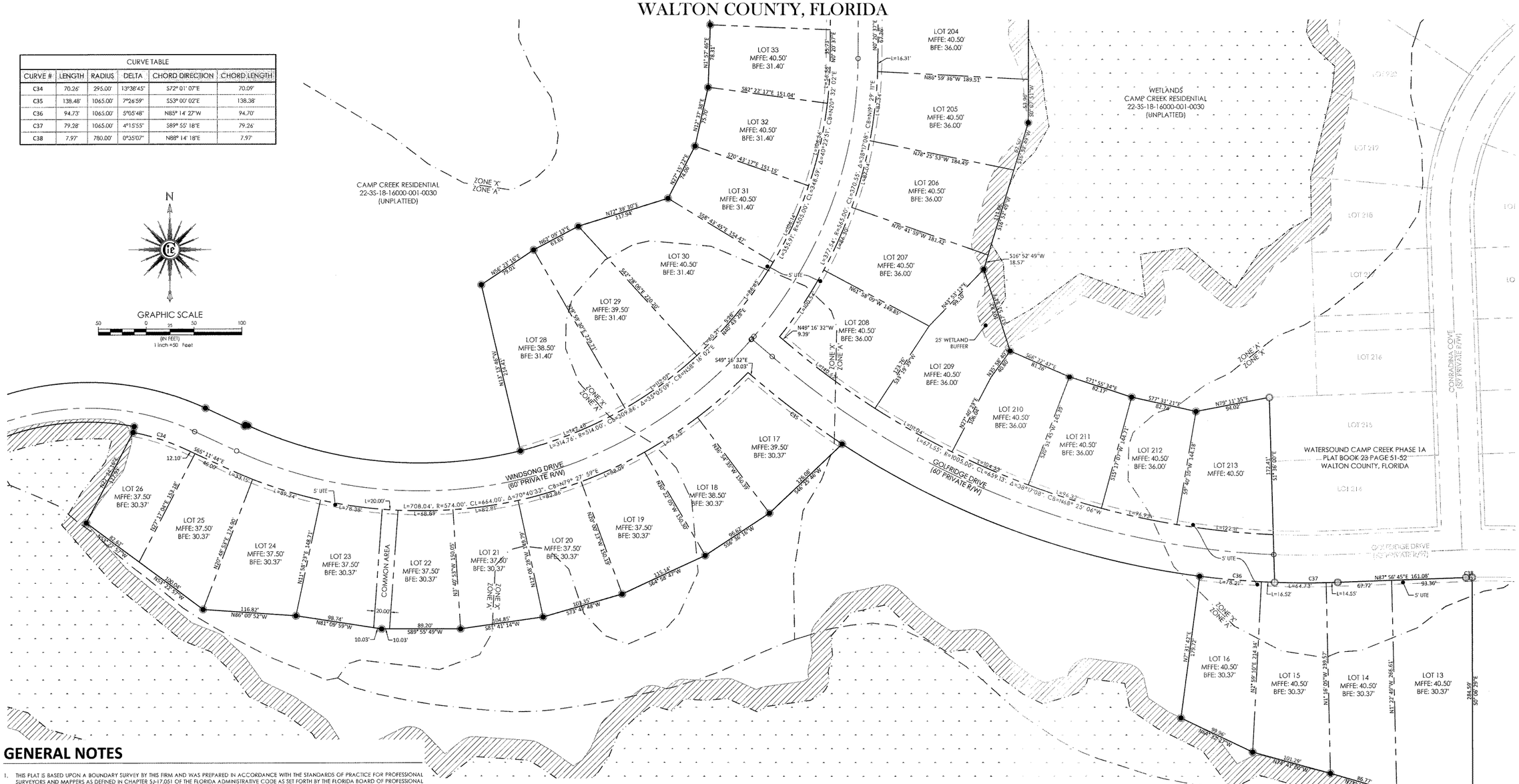
C36	94.73'	1065.00'	5°05'48"	N85° 14' 27"W	94.70'
C37	79.28'	1065.00'	4°15'55"	S89° 55' 18"E	79.26'
C38	7.97'	780.00'	0°35'07"	N88° 14' 18"E	7.97'



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PLAT BOOK 24, PAGE 5.

WATERSOUND CAMP CREEK - PHASE 1B

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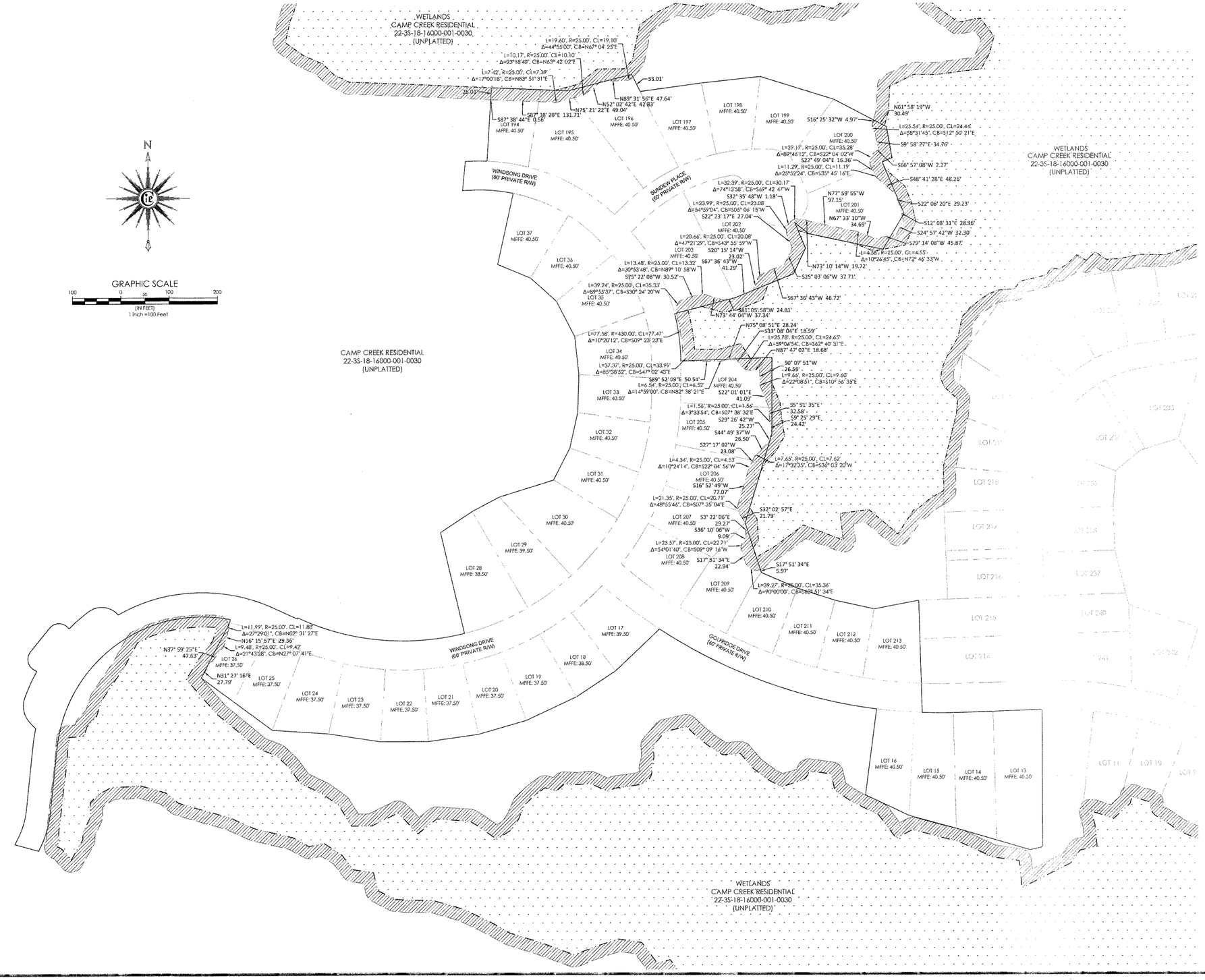

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L	ARC LENGTH

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

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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11490 EMERALD COAST PARKWAY, SUITE 2W
MIRAMAR BEACH | FLORIDA | 32550
LB#7927 | TELEPHONE: 850.424.5855