





# WATERSOUND CAMP CREEK - PHASE 2B

A PLANNED UNIT DEVELOPMENT

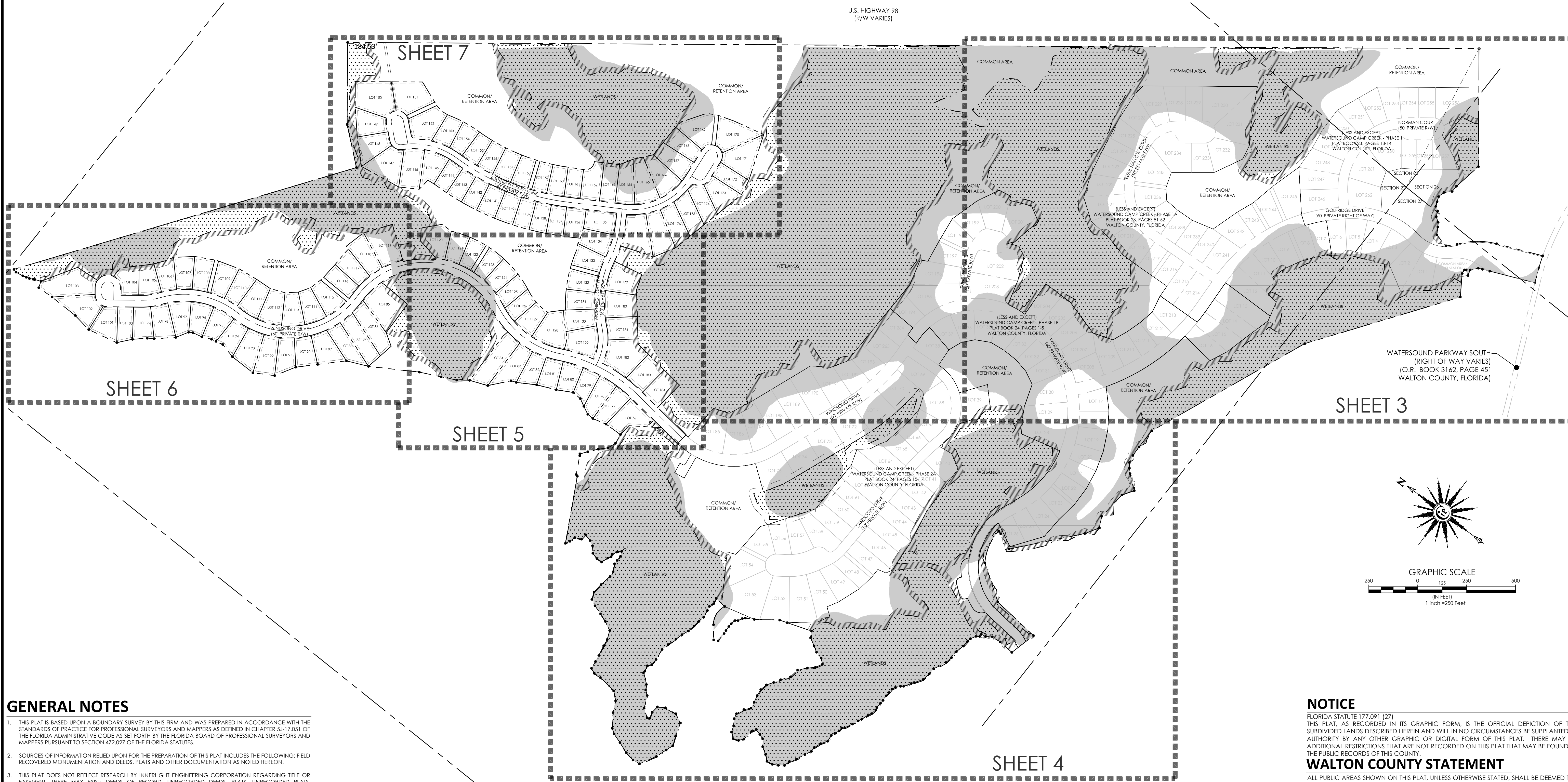
SITUATED IN SECTION 22, 23, 26, & 27 - TOWNSHIP 3 SOUTH - RANGE 18 WEST

WALTON COUNTY, FLORIDA

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## SHEET INDEX:

- 1 - DEDICATIONS, CERTIFICATIONS, DESCRIPTION
- 2 - KEY SHEET
- 3 - BOUNDARY LOCATION INFORMATION
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- 6 - BOUNDARY LOCATION INFORMATION
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- 8 - WETLAND BUFFER LOCATION INFORMATION
- 9 - WETLAND BUFFER LOCATION INFORMATION
- 10 - WETLAND BUFFER LOCATION INFORMATION
- 11 - WETLAND BUFFER 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 SJ-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 HEREON 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, 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 (NAV88), 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.

## 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	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

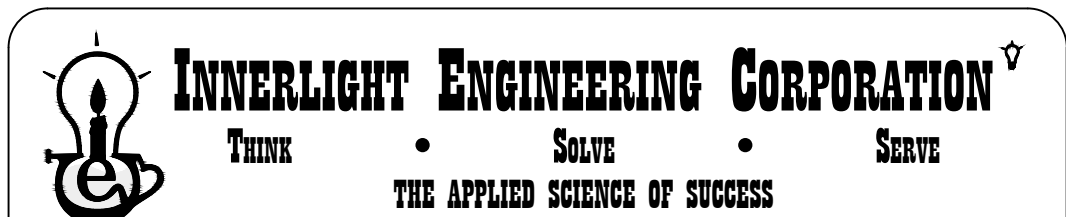
●	PERMANENT REFERENCE MONUMENT (PRM) SET 1/2" IRON PIN (PRM 7927)
○	PERMANENT CONTROL POINT (PCP) SET NAIL & DISK (PCP 7927)
⊙	FOUND 1" CAPPED IRON PIN (SSMC LB 2108) (STAMPED PRM)
▨	WETLANDS
▩	25' WETLAND BUFFER

## 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

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.



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

## WATERSOUND CAMP CREEK - PHASE 2B

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SHEET 2 OF 11



# WATERSOUND CAMP CREEK - PHASE 2B

A PLANNED UNIT DEVELOPMENT

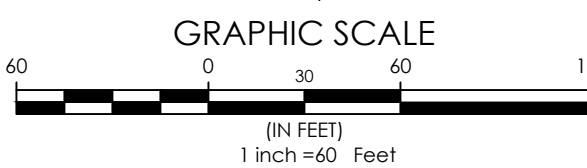
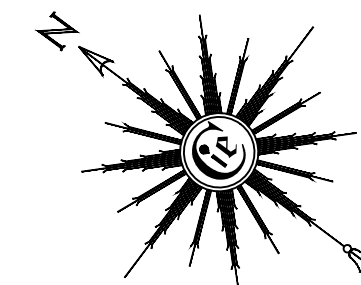
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WALTON COUNTY, FLORIDA

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## 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 472.022 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.
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8. BUILDING SETBACKS ARE AS FOLLOWS: FRONT: 10', SIDE: 5' (WITH DRAINAGE EASEMENT); 10', REAR (ABUTTING OTHER LOTS); 10', AND REAR (ABUTTING OPEN SPACE): 5' PER THE APPROVED DEVELOPMENT ORDER.
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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)
- FOUND 1" CAPPED IRON PIN (SSMC LB 2108)  
(STAMPED PRM)
- WETLANDS
- 25' WETLAND BUFFER
- ZONE "A"

## ABBREVIATIONS

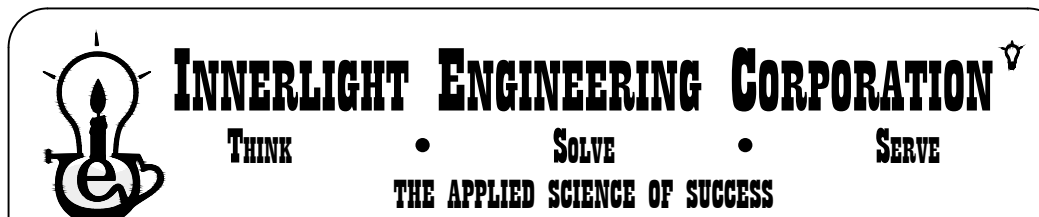
- R/W RIGHT-OF-WAY
- N NORTH
- S SOUTH
- E EAST
- W WEST
- LB LICENSED BUSINESS
- MFFE MINIMUM FINISHED FLOOR ELEVATION
- ° DEGREES WHEN USED IN A BEARING OR ANGLE
- ' MINUTES WHEN USED IN A BEARING OR ANGLE
- " SECONDS WHEN USED IN A BEARING OR ANGLE
- FEET OR DECIMAL THEREOF WHEN USED IN A DIMENSION
- 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

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## WATERSOUND CAMP CREEK - PHASE 2B

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SHEET 5 OF 11



ST JOE TIMBERLAND COMPANY  
22-35-18-16000-001-0020

### CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	251.40'	760.00'	18°57'10"	N2° 06' 01"W	250.25'
C2	237.73'	785.00'	17°21'05"	S1° 17' 59"E	236.82'
C3	239.82'	725.00'	18°57'10"	N2° 06' 01"W	238.73'
C4	188.85'	760.00'	14°14'15"	N18° 41' 44"W	188.37'
C5	172.83'	785.00'	12°36'51"	S19° 30' 26"E	172.48'
C6	180.16'	725.00'	14°14'15"	N18° 41' 44"W	179.69'
C7	407.77'	455.00'	51°20'54"	N0° 08' 24"W	394.26'
C8	385.36'	430.00'	51°20'54"	S0° 08' 24"E	372.60'
C9	439.14'	490.00'	51°20'54"	N0° 08' 24"W	424.59'
C10	436.33'	453.00'	55°11'12"	S2° 03' 34"E	419.65'
C11	303.30'	393.00'	44°13'09"	N3° 25' 28"E	295.83'
C12	870.92'	428.00'	116°33'18"	N32° 45' 36"W	728.25'
C13	167.03'	445.50'	21°28'52"	S40° 23' 36"E	166.05'

### CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C14	271.32'	395.50'	39°18'20"	N38° 20' 16"W	266.03'
C27	179.95'	275.00'	37°29'31"	N59° 40' 38"E	176.75'
C28	161.40'	250.00'	36°59'27"	N59° 25' 37"E	158.61'
C29	179.26'	300.00'	34°14'11"	S60° 53' 10"W	176.61'
C30	356.21'	540.00'	37°47'42"	N59° 49' 44"E	349.79'
C31	372.70'	565.00'	37°47'42"	N59° 49' 44"E	365.98'
C32	354.95'	518.95'	39°11'20"	S59° 06' 39"W	348.07'
C33	187.28'	575.00'	18°39'42"	N69° 23' 45"E	186.45'
C34	179.14'	550.00'	18°39'42"	N69° 23' 45"E	178.35'
C35	195.12'	600.00'	18°37'57"	S69° 22' 52"W	194.26'
C58	58.35'	147.73'	22°37'51"	N59° 40' 38"E	57.97'
C59	127.05'	749.15'	9°43'01"	N45° 57' 12"E	126.90'

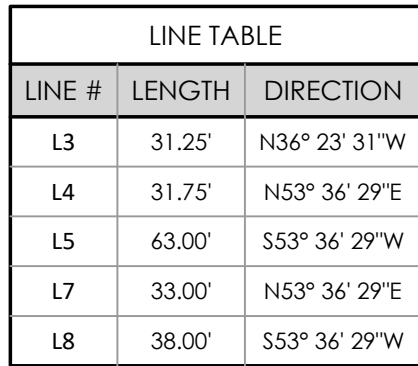
### LINE TABLE

LINE #	LENGTH	DIRECTION
L1	3.05'	N11° 34' 36"W
L2	2.77'	N11° 34' 36"W
L6	22.50'	N78° 25' 24"E

A PLANNED UNIT DEVELOPMENT  
SITUATED IN SECTION 22, 23, 26, & 27 - TOWNSHIP 3 SOUTH - RANGE 18 WEST  
WALTON COUNTY, FLORIDA

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## LEGEND

- ## ABBREVIATIONS

- |      |   |
|------|---|
| N/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<br>DIMENSION |
| "    | INCHES WHEN USED IN A DIMENSION                     |
| ±    | MORE OR LESS  |
| BSL  | BUILDING SETBACK LINE                               |
| CL   | CHORD BEARING                                       |
| CL   | CHORD LENGTH  |
| CB   | CHORD BEARING                                       |
| BFE  | BASE FLOOD ELEVATION                                |
| L    | ARC LENGTH  |

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 53-17.01 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.
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SHEET 6 OF 11



# WATERSOUND CAMP CREEK - PHASE 2B

A PLANNED UNIT DEVELOPMENT

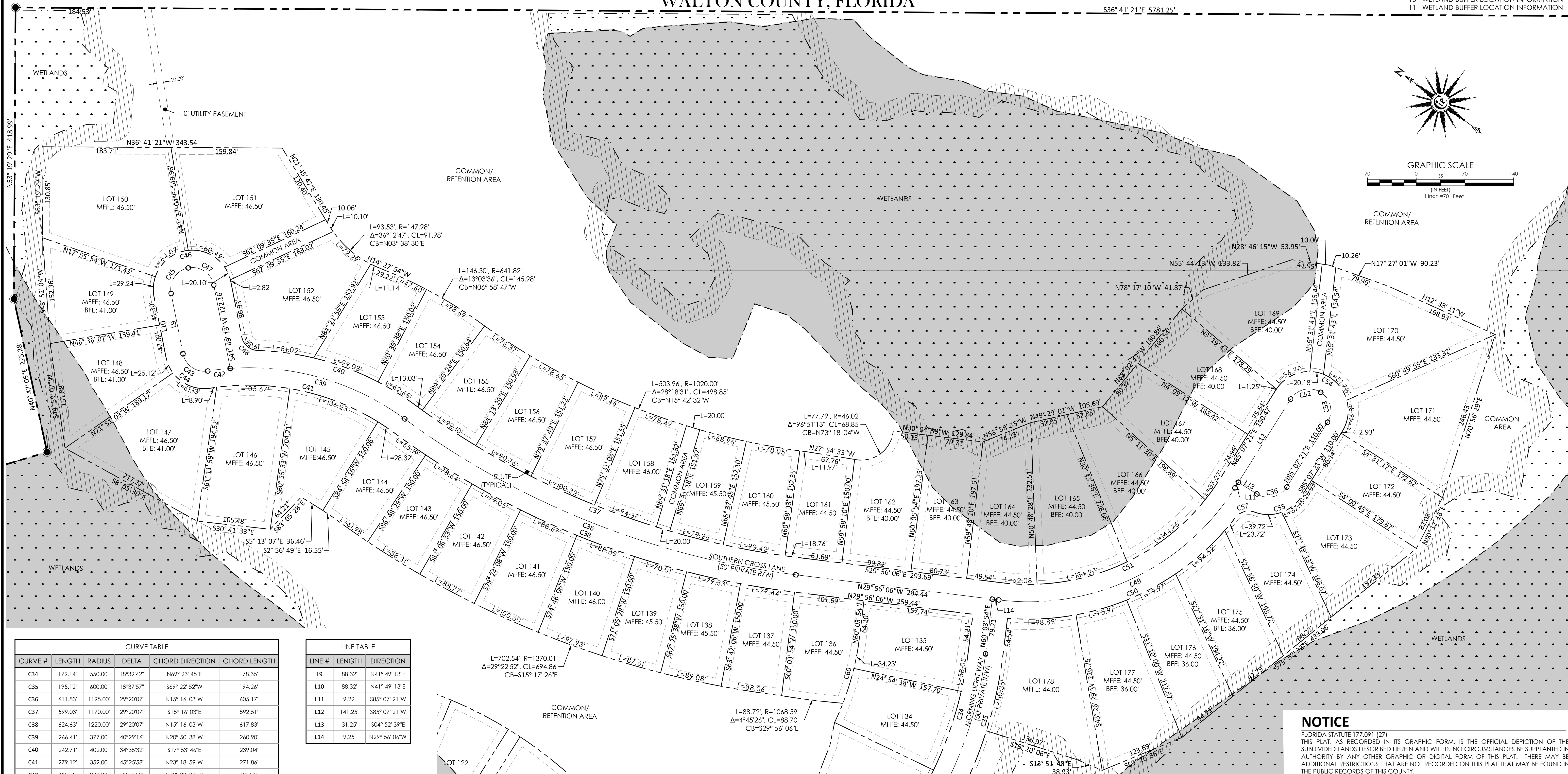
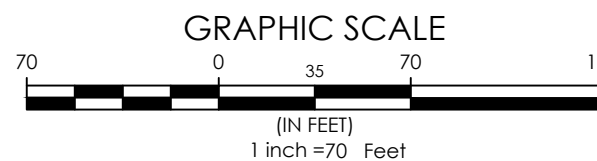
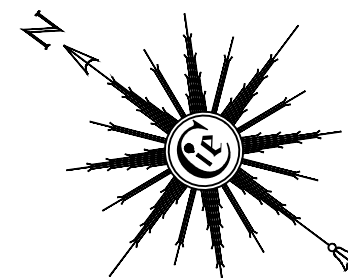
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WALTON COUNTY, FLORIDA

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CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION
C34	179.14'	550.00'	18°39'42"	N69°23'45"E
C35	195.12'	600.00'	18°37'57"	S69°22'52"W
C36	611.83'	1195.00'	29°20'07"	N15°16'03"W
C37	599.03'	1170.00'	29°20'07"	S15°16'03"E
C38	624.63'	1220.00'	29°20'07"	N15°16'03"W
C39	266.41'	377.00'	40°29'16"	N20°50'38"W
C40	242.71'	402.00'	34°35'32"	S17°53'46"E
C41	279.12'	352.00'	45°25'58"	N23°18'59"W
C42	32.54'	377.00'	4°56'41"	N43°33'37"W
C43	47.92'	31.25'	87°51'11"	N2°06'22"W
C44	86.25'	56.25'	87°51'11"	N2°06'22"W
C45	49.09'	31.25'	90°00'00"	N86°49'13"E
C46	176.71'	56.25'	180°00'00"	S48°10'47"E
C47	49.09'	31.25'	90°00'00"	S3°10'47"E
C48	32.59'	24.25'	77°00'45"	S3°18'51"W
C49	396.71'	350.00'	64°56'33"	N62°24'23"W
C50	373.00'	375.00'	56°59'26"	N60°50'14"W
C51	368.37'	325.00'	64°56'33"	S62°24'23"E
C52	49.09'	31.25'	90°00'00"	N49°52'39"W
C53	49.09'	31.25'	90°00'00"	N40°07'21"E
C54	176.71'	56.25'	180°00'00"	S4°52'39"E
C55	76.87'	56.25'	78°17'46"	N55°43'46"W
C56	49.09'	31.25'	90°00'00"	S49°52'39"E
C57	31.11'	24.50'	72°45'04"	N52°57'26"W
C60	86.80'	392.19'	12°40'51"	N67°57'22"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L9	88.32'	N41°49'13"E
L10	88.32'	N41°49'13"E
L11	9.22'	S85°07'21"W
L12	141.25'	S85°07'21"W
L13	31.25'	S04°52'39"E
L14	9.25'	N29°56'06"W

## 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
- ZONE "A"

## 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

## GENERAL NOTES

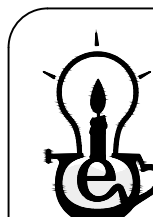
- THIS PLAT IS BASED UPON A BOUNDARY SURVEY BY THIS FIRM AND WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS AS DEFINED IN CHAPTER 5J-17.003 OF THE FLORIDA ADMINISTRATIVE CODE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.
- 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.
- 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.
- 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 ACCESS GPS NETWORK.
- NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, UTILITIES, FOUNDATIONS, FOOTERS, HUMAN BURIAL SITES, AND CEMETERIES, WERE LOCATED, EXCEPT AS SHOWN.
- ALL LOT LINES DEPICTED HEREON ARE NON-RADIAL (N.R.) UNLESS OTHERWISE NOTED.
- FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.), FLOOD INSURANCE RATE MAP (F.I.R.M.), 12131C02164H, 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.
- 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.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), UTILIZING THE TRIMBLE ACCESS GPS NETWORK.
- WETLAND BUFFERS SHOWN HEREON ARE TO REMAIN INTACT, UNCLEARED AND UNDISTURBED.
- MINIMUM FINISHED FLOOR ELEVATIONS SHOWN HEREON ARE BASED ON A GRADING AND DRAINAGE PLAN PROVIDED BY KIMLEY HORN DATED JULY OF 2019.
- BASE FLOOD ELEVATIONS SHOWN HEREON ARE BASED ON A FLOOD STUDY PREPARED BY KIMLEY HORN DATED JANUARY OF 2019.

## 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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WATERSOUND CAMP CREEK - PHASE 2A

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