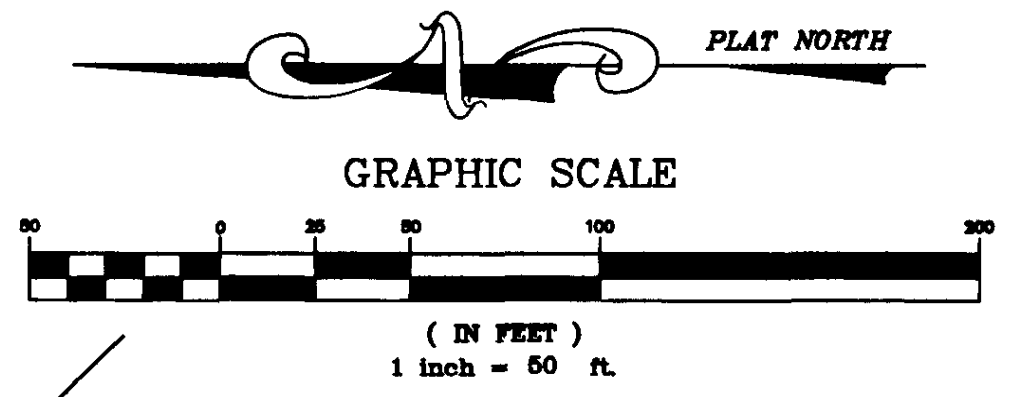


MALLET BAYOU REACH, PHASE I

IN GOVERNMENT LOT 3, SECTION 34, TOWNSHIP 1 SOUTH, RANGE 19 WEST, WALTON COUNTY, FLORIDA

PREPARED BY:
CHOCTAW ENGINEERING, INC.
ENGINEERS, LAND PLANNERS, SURVEYORS
112 TRUXTON AVENUE
FORT WALTON BEACH, FLORIDA 32547

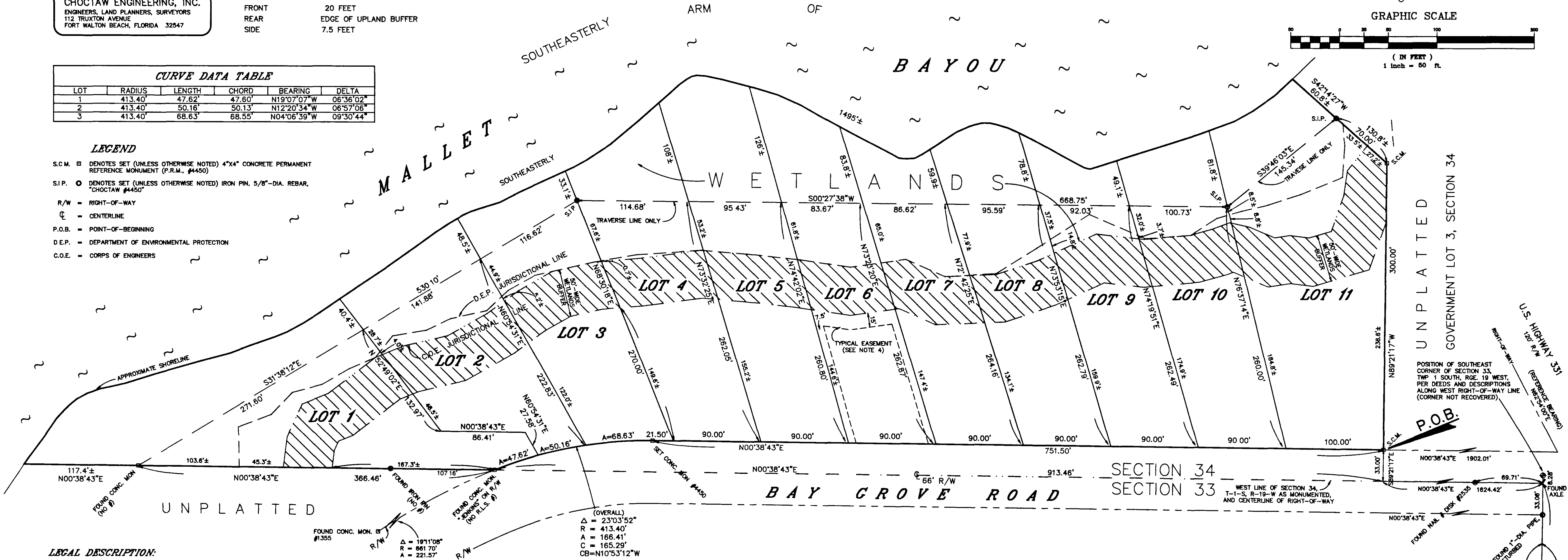
SETBACK REQUIREMENTS:
FRONT 20 FEET
REAR EDGE OF UPLAND BUFFER
SIDE 7.5 FEET



CURVE DATA TABLE

LOT	RADIUS	LENGTH	CHORD	BEARING	DELTA
1	413.40'	47.62'	47.60'	N19°07'07"W	06°36'02"
2	413.40'	50.16'	50.13'	N12°20'34"W	06°57'06"
3	413.40'	68.63'	68.55'	N04°06'39"W	09°30'44"

LEGEND
S.C.M. □ DENOTES SET (UNLESS OTHERWISE NOTED) 4"x4" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M., #4450)
S.I.P. ○ DENOTES SET (UNLESS OTHERWISE NOTED) IRON PIN, 5/8"-DIA. REBAR, "CHOCTAW #4450"
R/W = RIGHT-OF-WAY
C = CENTERLINE
P.O.B. = POINT-OF-BEGINNING
D.E.P. = DEPARTMENT OF ENVIRONMENTAL PROTECTION
C.O.E. = CORPS OF ENGINEERS



LEGAL DESCRIPTION:
A PARCEL OF LAND IN GOVERNMENT LOT 3, SECTION 34, TOWNSHIP 1 SOUTH, RANGE 19 WEST IN WALTON COUNTY, FLORIDA DESCRIBED AS COMMENCING AT A CONCRETE MONUMENT MARKING THE NORTHWEST CORNER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 19 WEST; THENCE SOUTH 89°14'13" EAST ALONG THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 859.86 FEET TO THE INTERSECTION OF THE CENTERLINE OF BAY GROVE ROAD (66' R/W); THENCE NORTH 00°38'43" EAST ALONG SAID CENTERLINE, 1624.42 FEET; THENCE SOUTH 89°21'17" EAST, 33.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SAID ROAD AND THE POINT OF BEGINNING; THENCE NORTH 00°38'43" EAST ALONG SAID EAST LINE A DISTANCE OF 751.50 FEET TO A POINT OF CURVATURE; THENCE CONTINUING ALONG SAID EAST LINE, 166.41 FEET ALONG THE ARC OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 413.40 FEET, A CENTRAL ANGLE OF 23°03'52", AND A CHORD BEARING NORTH 10°53'12" WEST, 165.29 FEET TO A CONCRETE MONUMENT; THENCE DEPARTING SAID EAST LINE, NORTH 00°38'43" EAST, 366.46 FEET TO A CONCRETE MONUMENT; THENCE CONTINUING ALONG THE LAST DESCRIBED COURSE, 117.4 FEET, MORE OR LESS, TO THE SHORELINE OF A SOUTHEASTERLY ARM OF MALLET BAYOU; THENCE MEANDERING SOUTHEASTERLY ALONG SAID SHORELINE, 1495 FEET, MORE OR LESS; THENCE SOUTH 42°14'27" WEST, 130.8 FEET, MORE OR LESS, THENCE NORTH 89°21'17" WEST, 300.00 FEET TO THE POINT OF BEGINNING, CONTAINING 8.50 ACRES, MORE OR LESS, ALL IN WALTON COUNTY, FLORIDA.

DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT DESTINAIR VILLAGE, INC., THE OWNERS OF A FEE SIMPLE TITLE COVERING THE LANDS DESCRIBED IN THIS PLAT OF MALLET BAYOU REACH, PHASE I, DO DECLARE THAT THEY HAVE CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN HEREON.
WALLACE C. KEMPER, JR., PRESIDENT, DESTINAIR VILLAGE, INC.
LINDA R. WULF, WITNESS

ACKNOWLEDGEMENT: COUNTY, WALTON - STATE, FLORIDA
BEFORE THE UNDERSIGNED PERSONALLY APPEARED WALLACE C. KEMPER, JR. FOR DESTINAIR VILLAGE, INC., KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED HE EXECUTED THE SAME FOR THE USES AND PURPOSES HEREIN SET FORTH THIS 10th DAY OF May 1995.
NOTARY PUBLIC, STATE OF FLORIDA: LINDA R. WULF
MY COMMISSION EXPIRES: 10-3-95

TITLE OPINION
IT IS THE OPINION OF THE UNDERSIGNED ATTORNEY-AT-LAW, LICENSED IN THE STATE OF FLORIDA, THAT TITLE TO THE LANDS DESCRIBED HEREON IS IN THE NAME OF THE DEDICATOR AS SHOWN HEREON, AND THAT THERE ARE NO UNSATISFIED MORTGAGES ON SAID LAND THIS 10th DAY OF May 1995.
ROBERT E. MCGILL, III, ATTORNEY-AT-LAW

COUNTY ENGINEER'S CERTIFICATE
THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE COUNTY ENGINEER OF WALTON COUNTY, FLORIDA, AND WAS APPROVED BY HIM ON THE 8th DAY OF May 1995.
COUNTY ENGINEER: *L. S. Wilkinson*

WALTON COUNTY PLANNING AND ZONING BOARD APPROVAL
THIS IS TO CERTIFY THAT THIS PLAT WAS PRESENTED TO THE PLANNING AND ZONING BOARD OF WALTON COUNTY, FLORIDA, AND WAS APPROVED BY THEM ON THE 8th DAY OF May 1995.
LATILDA HUGHES, PLANNING DIRECTOR

UTILITY COMPANY APPROVAL
THIS IS TO CERTIFY THAT THIS PLAT WAS PRESENTED TO THE CITY OF FREEPORT, WALTON COUNTY, FLORIDA, AND APPROVED BY THEM ON THE 10th DAY OF May 1995.
CITY OF FREEPORT OFFICIAL: *Muehly Masal*

COUNTY COMMISSIONER'S APPROVAL
THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE BOARD OF COUNTY COMMISSIONERS OF WALTON COUNTY, FLORIDA, AND APPROVED BY THEM FOR RECORD ON THE 30th DAY OF May 1995.
CHAIRMAN: *Sam Pidgeon*
MEMBER: *Robert E. McGill, III*
MEMBER: *Sam Pidgeon*
MEMBER: *Robert E. McGill, III*

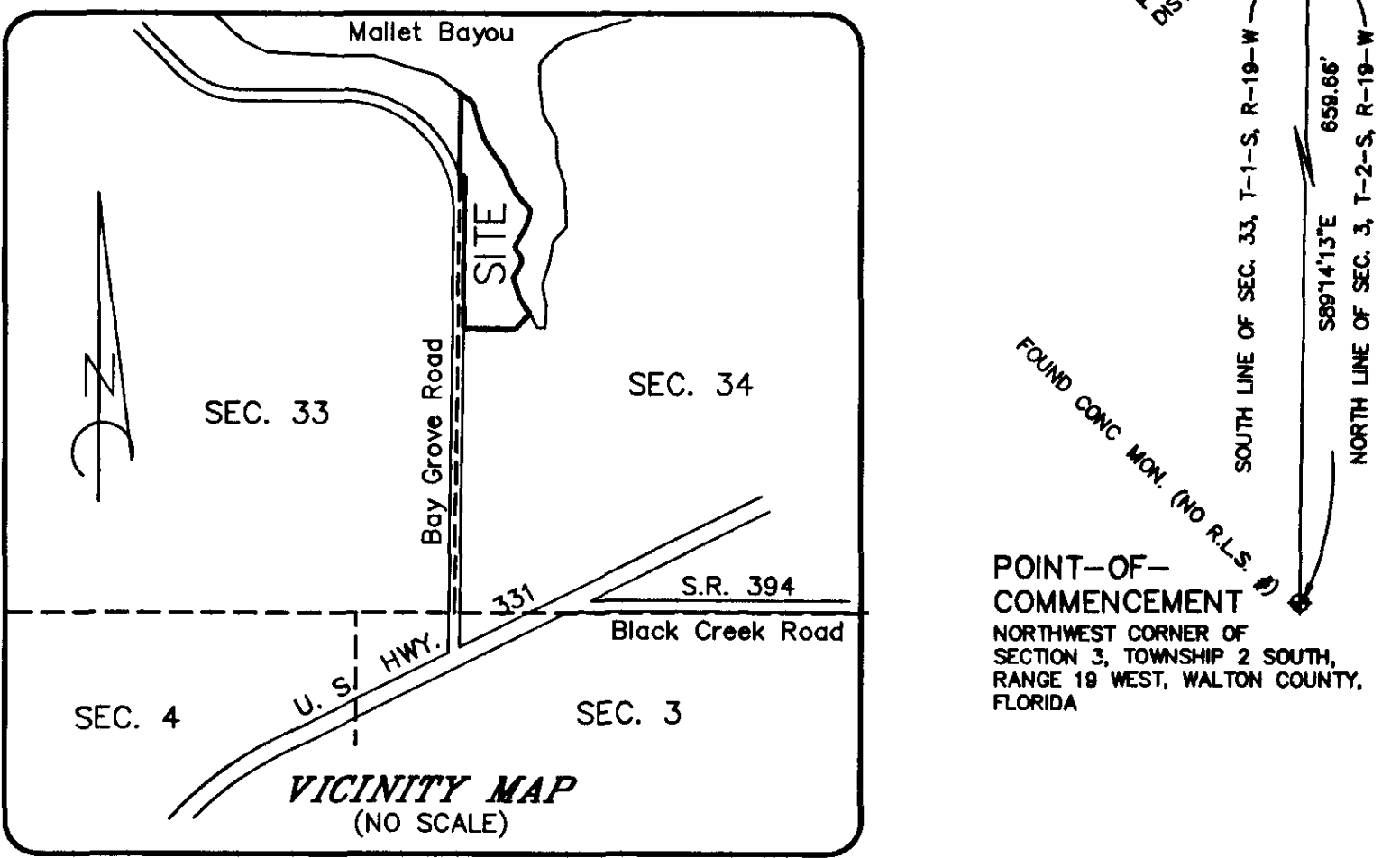
WALTON COUNTY HEALTH DEPARTMENT
THIS IS TO CERTIFY THAT THIS PLAT WAS PRESENTED TO THE HEALTH DEPARTMENT OF WALTON COUNTY, FLORIDA, AND WAS APPROVED BY THEM ON THE 16th DAY OF May 1995.
ENVIRONMENTAL HEALTH DIRECTOR: *Art Hatten*

NOTES

- JURISDICTIONAL AREAS MAY NOT BE DISTURBED, ORDINANCE 93-7, POLICY 1.10.4(d)(2).
- WALTON COUNTY REGULATES CLEARING IN JURISDICTIONAL AND NON-JURISDICTIONAL AREAS
- WALTON COUNTY ORDINANCE 93-7, POLICY 12.2.1(c) LIMITS THE CLEARING WITHIN THE WETLAND BUFFER TO 10% OF THE VEGETATION.
- EACH LOT SHALL HAVE A 7'-WIDE DRAINAGE AND UTILITY EASEMENT ON ALL SIDE LOT LINES EACH LOT SHALL HAVE A 15'-WIDE DRAINAGE EASEMENT ADJACENT TO BUFFER.
- RESIDENTIAL DENSITIES ALLOWED PER WALTON COUNTY COMPREHENSIVE PLAN (ORDINANCE 93-7).
POLICY 1.10.4(d)(2). RESIDENTIAL DENSITY TRANSFERRED FROM WETLAND AREAS TO NON-WETLAND AREAS AT A DENSITY OF ONE DWELLING UNIT PER ACRE.
WETLANDS = 3.67 ACRES = 3.67 UNITS TRANSFERRED TO UPLANDS AREA.
POLICY 1.1.1(b)(1)(b)(1). RURAL VILLAGE: DENSITY ALLOWED = MAXIMUM OF 2 UNITS PER ACRE. UPLANDS = 4.83 ACRES = 9.66 UNITS.
MAXIMUM DENSITY ALLOWED FOR UPLANDS AREA = 3.67 UNITS + 9.66 UNITS = 13.33 UNITS PER ACRE.
DENSITY PROVIDED = 11 UNITS ON 4.83 ACRES.

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
UTILITY NOTE: EASEMENTS FOR INSTALLATION AND MAINTENANCE OF TELEPHONE, ELECTRIC, NATURAL GAS AND CABLE TELEVISION FACILITIES ARE HEREBY GRANTED TO THE UTILITY COMPANIES IN THE AREAS OF THE PLAT INDICATED AS RIGHT-OF-WAY (R/W) AND AS EASEMENTS.

SURVEYOR'S CERTIFICATE
I, JON A. PROHASKA, HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT AND THAT IT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED UNDER MY DIRECTION AND SUPERVISION; THAT P.R.M.'S HAVE BEEN PLACED AS INDICATED HEREON, AND THAT IT COMPLIES WITH ALL PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AS WELL AS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 61G17-6, ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
FLORIDA REGISTERED SURVEYOR: *Jon A. Prohaska*
DATE: 8 MAY 1995
CERTIFICATE NO. 4450



COUNTY CLERK'S CERTIFICATE
I, CATHERINE KING, CLERK OF THE CIRCUIT COURT OF WALTON COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH ALL PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AND WAS FILED FOR RECORD ON THE 15th DAY OF June 1995, IN PLAT BOOK 11, PAGE 33.
Catherine King
CLERK OF CIRCUIT COURT, WALTON COUNTY, FLORIDA