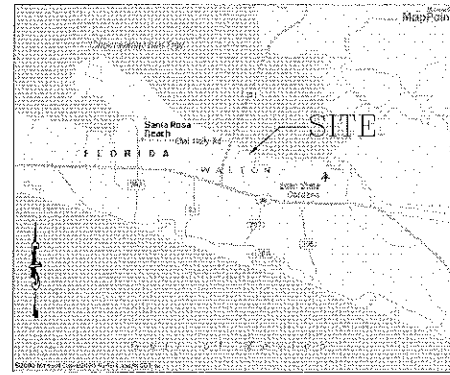


ESTUARY

A SUBDIVISION IN SECTION 29, TOWNSHIP 2 SOUTH, RANGE 19 WEST, WALTON COUNTY, FLORIDA



VICINITY MAP
NOT TO SCALE

DEDICATION:

THE ESTUARY, L.L.C., PAUL D. OWENS JR., AND E&T PARTNERS, L.P., AN ALABAMA LIMITED PARTNERSHIP, HEREBY DEDICATES THIS PLAT OF ESTUARY, PROVIDED, HOWEVER, THAT IN ACCORDANCE WITH FLORIDA STATUTE 177.081 (3) THIS DEDICATION SHALL NOT CREATE ANY RIGHTS OF THE PUBLIC IN THE PROPERTY SHOWN ON THE PLAT, AND NO COMMON AREA, STREETS, ALLEYS, EASEMENTS, RIGHTS OF WAY, OR PUBLIC AREAS ARE DEDICATED TO THE PUBLIC BY MEANS OF THIS PLAT.

THE DEVELOPER HAS EXECUTED THIS DEDICATION THIS _____ DAY OF _____, 2004.

WITNESS _____	BY: _____
WITNESS _____	PETER J. BARTON MANAGER, THE ESTUARY L.L.C.
WITNESS _____	BY: _____
WITNESS _____	PAUL D. OWENS, JR.
WITNESS _____	BY: _____
WITNESS _____	BOLLING P. STARKE, JR. GENERAL PARTNER E&T PARTNERS, L.P., AN ALABAMA LIMITED PARTNERSHIP
WITNESS _____	

GENERAL NOTES:

- BEARINGS SHOWN HEREON ARE REFERENCED TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 29. SAID LINE BEING S 87°4'15" E, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, W.P.L. NO. 3119123.
- NO ENVIRONMENTAL JURISDICTION LINES HAVE BEEN DETERMINED BY EMERALD COAST ASSOCIATES, INC.
- NO SEARCH OF THE PUBLIC RECORDS WAS DONE BY EMERALD COAST ASSOCIATES, INC. VISIBLE EVIDENCE OF EASEMENTS WILL BE SHOWN HEREON, BUT NO CERTIFICATION IS GIVEN THAT EASEMENTS, DEED OVERLAPS, UNDERGROUND IMPROVEMENTS OR APPARENT USES DO NOT EXIST.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF WALTON COUNTY, FLORIDA.
- THIS PLAT HAS BEEN PREPARED FROM A PREVIOUS BOUNDARY SURVEY OF THE SUBJECT PROPERTY PREPARED BY THIS FIRM, WHICH MEETS MINIMUM TECHNICAL STANDARDS FOR SURVEYS, AS DEFINED IN CHAPTER 61G17-6.
- ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

NOTE:

PURSUANT TO FLORIDA STATUTE 177.091 (PARAGRAPHS 8 AND 9), PERMANENT CONTROL POINTS WILL BE SET, AND MONUMENTS WILL BE PLACED AT ALL LOT CORNERS SHOWN HEREON PRIOR TO THE EXPIRATION OF THE BOND/LETTER OF CREDIT FOR THE CONSTRUCTION OF IMPROVEMENTS WITHIN THIS PLAT OF ESTUARY.

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.

TITLE OPINION:

IT IS THE OPINION OF THE UNDERSIGNED ATTORNEY AT LAW THAT TITLE TO LAND DESCRIBED HEREON, IS IN THE NAME OF THE DEDICATORS, AS SHOWN HEREON AND THERE ARE NO UNSATISFIED MORTGAGES ON THE LAND, EXCEPT AS SHOWN.

FRANKLIN H. WATSON
ATTORNEY AT LAW
FLORIDA BAR NUMBER 0114979

UTILITY COMPANY APPROVAL: (POTABLE WATER AND SANITARY SEWER)

THIS IS TO CERTIFY THAT THIS PLAT WAS PRESENTED TO THE FLORIDA COMMUNITY SERVICES CORPORATION OF WALTON COUNTY, FLORIDA, AND WAS APPROVED BY THEM ON THE _____ DAY OF _____, 2004.

DEWEY WILSON, AUTHORIZED AGENT

COUNTY ENGINEER'S CERTIFICATE:

THIS IS TO CERTIFY THAT THIS PLAT WAS PRESENTED TO THE COUNTY ENGINEER OF WALTON COUNTY, FLORIDA, AND WAS APPROVED BY HIM CONTINGENT ON THE POSTING OF A BOND OR OTHER MEANS OF SECURITY TO GUARANTEE INSTALLATION OF IMPROVEMENTS AS SHOWN HEREON, THIS _____ DAY OF _____, 2004.

DAVID SMITH
FLORIDA P.E. NO. 58927

WALTON COUNTY PLANNING AND ZONING DEPARTMENT APPROVAL:

THIS IS TO CERTIFY THAT THIS PLAT WAS PRESENTED TO THE PLANNING AND ZONING DEPARTMENT OF WALTON COUNTY, FLORIDA AND WAS APPROVED BY THEM ON THE _____ DAY OF _____, 2004.

PLANNING AND ZONING OFFICIAL

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.

PURSUANT TO CHAPTER 177.091(2B), 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 SHALL 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 COMMISSIONER'S APPROVAL:

THIS IS TO CERTIFY THAT THIS PLAT WAS PRESENTED TO THE BOARD OF COUNTY COMMISSIONERS OF WALTON COUNTY, FLORIDA AND APPROVED BY THEM FOR THE RECORD ON THE _____ DAY OF _____, 2004.

ATTESTS _____ CHAIRMAN

COUNTY CLERK'S CERTIFICATE:

I, MARTHA INGLE, CLERK OF THE CIRCUIT COURT OF WALTON COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD ON THE _____ DAY OF _____, OF 2004, IN PLAT BOOK _____, AT PAGE _____.

MARTHA INGLE

INDEX OF SHEETS:

- COVER SHEET
- LOT GEOMETRY AND DETAILS
- MEAN HIGH WATER LINE GEOMETRY
- CONSERVATION EASEMENT DETAIL

ACKNOWLEDGMENT TO DEDICATION:

STATE OF FLORIDA
COUNTY OF WALTON

BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED, PETER J. BARTON, KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN THE FOREGOING DEDICATION AND WHO ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME FOR THE PURPOSES SET FORTH, GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2004.

NOTARY PUBLIC
My commission expires _____

ACKNOWLEDGMENT TO DEDICATION:

STATE OF FLORIDA
COUNTY OF WALTON

BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED, PAUL D. OWENS, KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN THE FOREGOING DEDICATION AND WHO ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME FOR THE PURPOSES SET FORTH, GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2004.

NOTARY PUBLIC
My commission expires _____

ACKNOWLEDGMENT TO DEDICATION:

STATE OF FLORIDA
COUNTY OF WALTON

BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED, BOLLING P. STARKE, JR., KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN THE FOREGOING DEDICATION AND WHO ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME FOR THE PURPOSES SET FORTH, GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2004.

NOTARY PUBLIC
My commission expires _____

COUNTY SURVEYOR'S APPROVAL

THIS IS TO CERTIFY THAT THIS PLAT WAS PRESENTED TO THE COUNTY SURVEYOR FOR WALTON COUNTY, FLORIDA FOR REVIEW FOR CONFORMITY TO CHAPTER 177 FLORIDA STATUTES AND WAS APPROVED BY HIM ON THE _____ DAY OF _____, 2004.

DAVID SMITH P.S.M. 6432

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE PLAT WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS SHOWN AND THAT THIS PLAT COMPLETS WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, PART I, OF THE FLORIDA STATUTES.

DARYL E.W. BURGIS, P.L.S.,
EMERALD COAST ASSOCIATES, INC.,
4636 GULFSTARR DRIVE
DESTIN, FLORIDA 32541

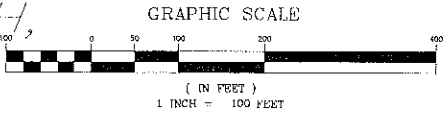
FLORIDA REGISTRATION NO. 4980
L. B. NO. 3724



PREPARED BY:
DARYL E.W. BURGIS, P.L.S. #4980
EMERALD COAST ASSOCIATES, INC.
4636 GULFSTARR DRIVE
DESTIN, FLORIDA 32541 (850) 837-8242
PROJECT NUMBER: 02-429 ORDER: 03-0512
FILE: G:\PLAT\ESTUARY\02-429P1.DWG

ESTUARY

A SUBDIVISION IN SECTION 29, TOWNSHIP 2 SOUTH, RANGE 19 WEST, WALTON COUNTY, FLORIDA



LINE#	BEARING	LENGTH
L1	N 57°41'38" E	46.13
L2	N 27°49'51" E	70.03
L3	N 52°31'00" E	50.61
L4	N 17°47'39" E	80.31
L5	N 40°33'34" E	46.59
L6	N 40°33'34" E	3.90
L7	N 20°38'47" E	67.80
L8	N 38°13'36" E	41.32
L9	N 38°13'36" E	71.92
L10	N 27°27'05" E	37.37
L11	N 17°40'20" E	28.73
L12	N 25°46'14" W	72.35
L13	N 17°39'17" W	36.32
L14	N 17°39'17" W	36.44
L15	N 47°44'47" E	53.24
L16	N 85°10'03" E	42.48
L17	N 86°10'03" E	12.84
L18	N 48°15'21" E	69.54
L19	N 31°38'59" E	61.51
L20	N 31°38'59" E	47.35
L21	N 50°10'28" E	72.11
L22	N 39°43'54" E	21.89
L23	N 39°43'54" E	79.76
L24	N 24°10'02" E	64.91
L25	N 54°10'02" E	22.32
L26	N 50°00'45" E	59.07
L27	N 77°03'49" E	19.23
L28	N 65°48'14" E	57.10
L29	N 44°48'42" E	28.43
L30	N 51°43'52" E	108.05
L31	N 87°46'09" E	13.98
L32	S 18°59'10" E	48.38
L33	S 41°52'06" E	23.45
L34	S 45°56'20" E	43.24
L35	N 44°48'42" E	78.31
L36	S 54°58'14" E	66.47
L37	S 60°40'24" E	23.86
L38	S 60°40'24" E	91.74
L39	S 64°20'59" E	8.27
L40	S 64°20'59" E	35.08
L41	S 68°23'58" E	57.79
L42	S 63°11'04" E	7.32
L43	S 63°11'04" E	52.62
L44	S 80°23'02" E	47.42
L45	S 60°23'02" E	21.70
L46	S 61°42'20" E	78.77
L47	N 53°42'56" E	70.63
L48	N 54°42'56" E	57.38
L49	S 87°57'01" E	45.00
L50	N 25°57'50" E	77.72
L51	N 80°29'02" E	110.15
L52	N 44°48'42" E	28.31
L53	N 38°38'03" W	51.09
L54	S 57°42'10" E	72.22
L55	S 88°11'26" E	32.71
L56	S 88°11'26" E	88.41
L57	S 87°49'45" E	16.78
L58	S 87°49'45" E	85.09
L59	S 88°28'05" E	63.37
L60	S 71°38'05" E	2.07
L61	S 71°38'05" E	72.24
L62	S 71°38'05" E	53.60
L63	S 71°38'05" E	101.33
L64	S 62°23'13" E	133.61
L65	S 72°46'24" E	56.87
L66	S 72°46'24" E	67.10
L67	S 79°08'27" E	83.30
L68	S 84°45'30" E	78.30
L69	S 84°45'30" E	79.94
L70	N 86°25'51" E	45.71
L71	N 85°26'39" E	53.60
L72	S 77°21'19" W	13.03
L73	N 19°04'25" E	36.08
L74	N 56°10'10" E	43.29
L75	S 84°28'26" E	33.29
L76	N 89°44'50" E	43.91
L77	S 46°23'21" E	44.08
L78	N 02°02'59" E	54.84
L79	S 59°25'27" E	63.03
L80	S 40°40'14" E	48.06
L81	N 78°43'18" E	79.85
L82	N 34°37'03" E	68.13
L83	N 10°19'37" W	22.29
L84	N 02°02'59" E	19.19
L85	N 29°49'35" W	44.45
L86	S 87°56'29" E	32.33
L103	N 27°27'05" E	5.62
L104	S 10°38'21" E	61.97
L105	S 36°12'13" W	81.29
L106	S 35°49'50" W	27.38
L107	S 59°41'26" W	18.02
L108	S 84°28'26" W	29.84
L109	N 64°37'34" W	64.92
L110	S 51°23'47" E	22.62
L111	N 46°23'21" W	6.19
L112	N 87°56'29" W	10.00
L113	N 87°56'29" W	52.28
L114	S 72°28'26" E	17.29
L115	S 72°28'26" E	81.64
L116	S 78°08'27" E	0.48
L117	S 78°08'27" E	76.93
L118	S 71°38'05" E	2.07
L119	S 49°20'50" W	65.00
L120	S 33°49'20" W	50.48
L121	N 61°25'19" E	32.93
L122	S 87°56'29" W	53.97
L123	N 87°56'29" W	33.00
L124	N 87°56'29" W	33.00

CURVE TABLE

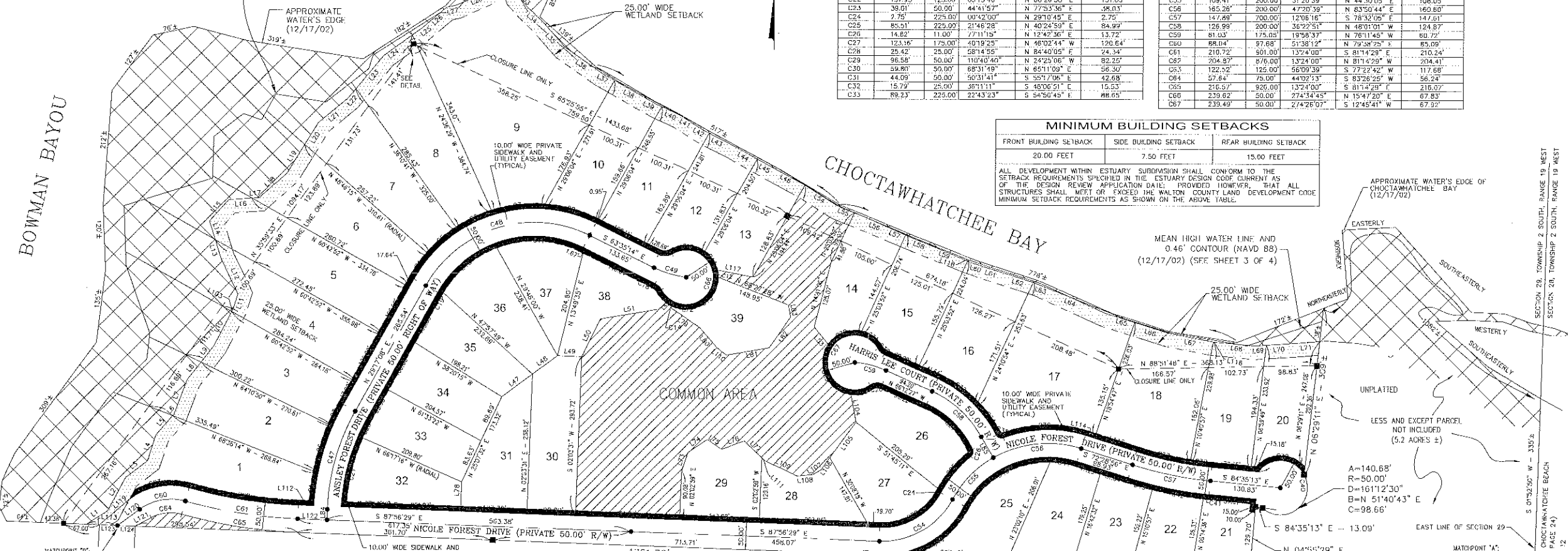
CURVE#	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	60.84	425.00	08°17'06"	N 06°56'07" E	60.79
C2	30.38	425.00	12°41'05"	N 17°07'43" E	90.21
C3	44.98	425.00	08°03'52"	N 26°15'10" E	44.98
C4	52.54	755.00	11°48'20"	N 35°11'27" E	92.45
C5	69.80	255.00	13°40'58"	N 48°52'58" E	69.58
C6	70.62	255.00	16°57'00"	N 64°42'25" E	70.39
C7	91.92	255.00	20°39'12"	N 82°59'01" E	91.42
C8	102.89	255.00	23°07'08"	S 75°08'48" E	102.70
C9	25.27	25.00	37°01'48"	N 87°27'21" E	24.21
C10	60.08	50.00	89°51'00"	S 87°04'33" E	56.53
C11	30.19	50.00	34°35'43"	S 35°21'12" E	29.73
C12	11.88	50.00	13°36'36"	S 11°19'02" E	11.85
C13	104.69	50.00	119°58'00"	S 55°37'16" W	86.59
C14	9.94	50.00	112°08'00"	N 58°47'10" W	9.92
C15	22.84	50.00	28°10'18"	N 40°00'27" W	22.84
C16	16.00	25.00	36°38'52"	N 45°15'18" W	15.73
C17	170.88	205.00	47°45'50"	N 87°27'59" W	165.07
C18	134.28	205.00	37°31'31"	S 49°53'30" W	131.88
C19	6.60	205.00	01°50'37"	S 30°12'28" W	6.60
C20	36.87	375.00	03°58'02"	S 29°28'06" W	36.86
C21	135.57	375.00	20°42'50"	S 13°17'40" W	134.84
C22	137.95	125.00	63°13'46"	N 60°28'38" E	131.05
C23	38.01	50.00	44°41'57"	N 77°53'36" E	38.03
C24	2.75	225.00	00°42'00"	N 29°10'45" E	2.75
C25	85.51	225.00	27°48'28"	N 40°24'59" E	84.99
C26	14.82	11.00	77°11'15"	N 12°46'52" E	13.79
C27	123.16	175.00	40°19'25"	N 48°02'44" W	120.64
C28	25.42	25.00	58°14'55"	N 84°40'05" E	24.34
C29	96.58	50.00	110°40'40"	N 24°25'06" W	82.25
C30	39.80	50.00	68°31'19"	N 65°11'09" E	56.30
C31	44.09	50.00	50°31'05"	S 50°17'05" E	42.68
C32	15.79	25.00	88°11'11"	S 48°02'51" E	15.53
C33	89.23	225.00	22°43'23"	S 54°50'45" E	88.05

MINIMUM BUILDING SETBACKS

FRONT BUILDING SETBACK	SIDE BUILDING SETBACK	REAR BUILDING SETBACK
20.00 FEET	7.50 FEET	15.00 FEET

ALL DEVELOPMENT WITHIN ESTUARY SUBDIVISION SHALL CONFORM TO THE SETBACK REQUIREMENTS SPECIFIED IN THE ESTUARY DESIGN CODE CURRENT AS OF THE DESIGN REVIEW APPLICATION DATE. PROVIDED HOWEVER, THAT ALL STRUCTURES SHALL MEET OR EXCEED THE WALTON COUNTY LAND DEVELOPMENT CODE MINIMUM SETBACK REQUIREMENTS AS SHOWN ON THE ABOVE TABLE.

- LEGEND**
- FOUND 4" ROUND TERRA COTTA MONUMENT
 - SET MAG NAIL & STAINLESS STEEL DISK STAMPED "PCP ECA 3724"
 - FOUND 4"x4" CONCRETE MONUMENT (L.B.#3724) P.R.M.
 - SET 4"x4" CONCRETE MONUMENT (L.B.#3724) P.R.M.
 - NO. = NUMBER
 - # = NUMBER
 - ± = DISTANCE NOT TO SCALE
 - L.B. = LICENSED BUSINESS
 - L.S. = LICENSED SURVEYOR
 - ± = MORE OR LESS
 - A = ARC LENGTH
 - R = RADIUS
 - D = DELTA ANGLE
 - B = CHORD BEARING
 - C = CHORD LENGTH
 - P.C. = POINT OF CURVATURE
 - P.T. = POINT OF TANGENCY
 - P.R.C. = POINT OF REVERSE CURVATURE
 - P.C.C. = POINT OF COMPOUND CURVATURE
 - F.E.M.A. = FEDERAL EMERGENCY MANAGEMENT AGENCY
 - P.C.P. = PERMANENT CONTROL POINT
 - P.R.M. = PERMANENT REFERENCE MONUMENT
 - ID. = IDENTIFICATION
 - COMP. = CORPORATION
 - W.P.I. = WORK PROGRAM ITEM
 - L.P.L. = LIMITED PARTNERSHIP
 - N = NORTH
 - S = SOUTH
 - E = EAST
 - W = WEST
 - R/W = RIGHT OF WAY
- L1 = LINE DATA (SEE LINE TABLE)
 C1 = CURVE DATA (SEE CURVE TABLE)
 ° = DEGREES
 ' = MINUTES AND FEET
 " = SECONDS
 NAVD = NORTH AMERICAN VERTICAL DATUM
 INC. = INCORPORATED
 D.W.C. = DRAWING
 L.L.C. = LIMITED LIABILITY COMPANY
 JR. = JUNIOR
 & = AND
 P.L.S. = PUBLIC LAND SURVEYOR
 A.C.O.E. = ARMY CORPS OF ENGINEERS
 F.D.E.P. = FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
 P.E. = PROFESSIONAL ENGINEER
- = A.C.O.E. AND F.D.E.P. JURISDICTIONAL WETLANDS
 ■ = COMMON AREA
 ■ = 25.00' WIDE WETLAND SETBACK
 ■ = 10.00' WIDE PRIVATE SIDEWALK AND UTILITY EASEMENT
- MEAN HIGH WATERLINE AND 0.48' CONTOUR (NAVD 88) (12/17/02) (SEE SHEET 3 OF 4)
 APPROXIMATE WATER'S EDGE (12/17/02)



NOTE:

PURSUANT TO FLORIDA STATUTE 177.091 (PARAGRAPHS 8 AND 9), PERMANENT CONTROL POINTS WILL BE SET, AND MONUMENTS WILL BE PLACED AT ALL LOT CORNERS SHOWN HEREON, PRIOR TO THE EXPIRATION OF THE BOND/LETTER OF CREDIT FOR THE CONSTRUCTION OF IMPROVEMENTS WITHIN THIS PLAT OF ESTUARY.

GENERAL NOTES:

- BEARINGS SHOWN HEREON ARE REFERENCED TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 29. SAID LINE BEING S 87°41'15" E.
- NO ENVIRONMENTAL JURISDICTION LINES HAVE BEEN DETERMINED BY EMERALD COAST ASSOCIATES, INC.
- NO SEARCH OF THE PUBLIC RECORDS WAS DONE BY EMERALD COAST ASSOCIATES, INC. VISIBLE EVIDENCE OF EASEMENTS WILL BE SHOWN HEREON, BUT NO CERTIFICATION IS GIVEN THAT EASEMENTS OR APPROPRIATE USES DO NOT EXIST.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF WALTON COUNTY, FLORIDA.
- THIS PLAT HAS BEEN PREPARED FROM A PREVIOUS BOUNDARY SURVEY OF THE SUBJECT PROPERTY PREPARED BY THIS FIRM, WHICH MEETS MINIMUM TECHNICAL STANDARDS FOR SURVEYS, AS DEFINED IN CHAPTER 61017-6.
- ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

WALTON COUNTY STATEMENT:

PURSUANT TO FLORIDA STATUTES 177.091 (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 WERE RECORDING OF THIS PLAT DOES NOT CONSTITUTE ACCEPTANCE FOR ANY ACT OF CONSTRUCTION OR MAINTENANCE.

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 SHALL 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.

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON 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.

DESCRIPTION:

(AS SURVEYED AND WRITTEN):
 THE NORTH HALF OF FRACTIONAL SECTION 29, TOWNSHIP 2 SOUTH, RANGE 19 WEST, WALTON COUNTY, FLORIDA; LYING EASTERLY AND SOUTHERLY OF BOWMAN BAYOU; LESS AND EXCEPT:

BEFORE AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 29, TOWNSHIP 2 SOUTH, RANGE 19 WEST, WALTON COUNTY, FLORIDA; THENCE PROCEED NORTH 87 DEGREES 56 MINUTES 29 SECONDS WEST, ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID FRACTIONAL SECTION 29 A DISTANCE OF 528.61 FEET; THENCE LEAVING SAID NORTH LINE, PROCEED NORTH 04 DEGREES 55 MINUTES 29 SECONDS EAST, A DISTANCE OF 114.70 FEET; THENCE PROCEED SOUTH 84 DEGREES 35 MINUTES 13 SECONDS EAST, A DISTANCE OF 13.09 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 50.00 FEET; THENCE ON THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 161 DEGREES 12 MINUTES 30 SECONDS, AN ARC DISTANCE OF 140.88 FEET, (CHORD BEARING AND DISTANCE = NORTH 51 DEGREES 40 MINUTES 43 SECONDS EAST, A DISTANCE OF 98.66 FEET); THENCE NORTH 06 DEGREES 29 MINUTES 11 SECONDS EAST, A DISTANCE OF 309 FEET MORE OR LESS, TO THE WATER'S EDGE OF CHOCTAWHATCHEE BAY; THENCE MEANDER ALONG SAID WATER'S EDGE OF CHOCTAWHATCHEE BAY NORTHEASTERLY, NORTHERLY, EASTERLY, SOUTHEASTERLY, WESTERLY, AND SOUTHWESTERLY, A DISTANCE OF 1082 FEET, MORE OR LESS, TO THE INTERSECTION WITH A LINE BEARING NORTH 01 DEGREES 52 MINUTES 50 SECONDS EAST FROM THE AFORESAID NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 29; THENCE LEAVING SAID WATER'S EDGE OF CHOCTAWHATCHEE BAY, PROCEED SOUTH 01 DEGREES 52 MINUTES 50 SECONDS WEST, A DISTANCE OF 335 FEET, MORE OR LESS, TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED, SAID PARCEL CONTAINING 5.2 ACRES, MORE OR LESS.

INDEX OF SHEETS:

- COVER SHEET
- LOT GEOMETRY AND DETAILS
- MEAN HIGH WATER LINE CURVE
- CONSERVATION EASEMENT DETAIL

PREPARED BY:
 DARYL E.W. BURGIS, P.L.S. #4980
 EMERALD COAST ASSOCIATES, INC.
 4636 GULFSTAR DRIVE
 DESTIN, FLORIDA 32541 (850) 837-8242
 PROJECT NUMBER: 02-429 ORDER: 03-0512
 FILE: G:\PLAT\ESTUARY\02-429P1.DWG

NOTE:

ALL LOT LINES SHOWN HEREON ARE NOT RADIAL UNLESS OTHERWISE NOTED.

LOT GEOMETRY AND DETAILS

ESTUARY

ESTUARY

A SUBDIVISION IN SECTION 29, TOWNSHIP 2 SOUTH, RANGE 19 WEST, WALTON COUNTY, FLORIDA

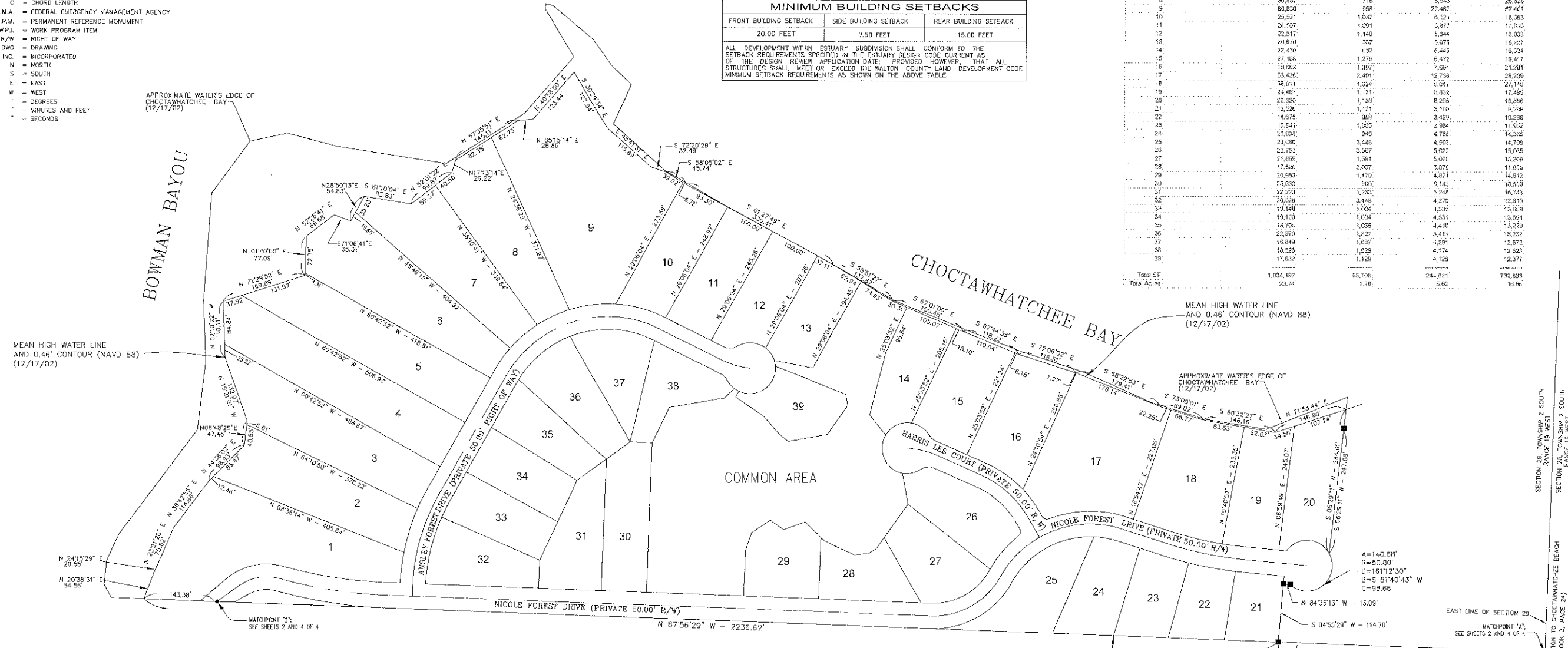
PRESERVATION TABLE:

LOT #	TOTAL LOT AREA	MIXED HARDWOOD / PINE UPLAND AREA	WALK/UTILITY EASEMENT AREA	MINIMUM PRESERVATION AREA	MAXIMUM DEVELOPMENT AREA
1	38,089	4,558	7,882	23,647	23,647
2	28,302	908	6,848	20,546	20,546
3	28,641	639	6,427	19,204	19,204
4	37,216	1,093	5,524	19,692	19,692
5	38,910	1,000	5,880	26,930	26,930
6	31,915	712	7,801	23,402	23,402
7	34,341	709	8,198	24,474	24,474
8	36,487	716	8,943	26,826	26,826
9	39,330	668	22,467	27,401	27,401
10	29,531	1,832	8,121	18,353	18,353
11	24,507	1,001	8,397	17,030	17,030
12	22,517	1,140	5,344	15,033	15,033
13	20,610	307	5,678	14,225	14,225
14	22,430	692	5,446	16,334	16,334
15	27,108	1,279	6,472	19,417	19,417
16	28,952	1,397	7,584	21,281	21,281
17	63,436	2,491	12,736	38,209	38,209
18	38,011	1,524	10,647	27,140	27,140
19	24,467	1,131	8,834	17,465	17,465
20	22,320	1,139	8,205	15,886	15,886
21	13,320	1,121	3,100	9,299	9,299
22	14,819	969	3,429	10,256	10,256
23	16,241	1,025	3,384	11,952	11,952
24	20,036	945	4,784	14,265	14,265
25	23,080	3,448	4,805	14,709	14,709
26	23,753	3,887	5,022	15,035	15,035
27	21,809	1,591	5,070	15,204	15,204
28	17,501	2,507	3,875	11,635	11,635
29	20,553	1,470	4,811	14,013	14,013
30	25,633	806	6,145	18,682	18,682
31	22,223	1,243	5,248	15,743	15,743
32	20,038	3,446	4,270	12,810	12,810
33	19,148	1,094	4,538	13,608	13,608
34	19,129	1,004	4,531	13,694	13,694
35	18,734	1,005	4,410	13,239	13,239
36	22,570	1,327	5,411	16,222	16,222
37	18,849	1,687	4,291	12,872	12,872
38	18,336	1,829	4,174	12,523	12,523
39	17,032	1,129	4,128	12,371	12,371
Total SF	1,034,192	55,706	244,821	730,893	730,893
Total Acres	23.74	1.28	5.62	16.80	16.80

MINIMUM BUILDING SETBACKS		
FRONT BUILDING SETBACK	SIDE BUILDING SETBACK	REAR BUILDING SETBACK
20.00 FEET	7.50 FEET	15.00 FEET

ALL DEVELOPMENT WITHIN ESTUARY SUBDIVISION SHALL CONFORM TO THE SETBACK REQUIREMENTS SPECIFIED IN THE ESTUARY DESIGN CODE CURRENT AS OF THE DESIGN REVIEW APPLICATION DATE. PROVIDED HOWEVER, THAT ALL STRUCTURES SHALL MEET OR EXCEED THE WALTON COUNTY LAND DEVELOPMENT CODE MINIMUM SETBACK REQUIREMENTS AS SHOWN ON THE ABOVE TABLE.

- LEGEND**
- FOUND 4" ROUND TERRA COTTA MONUMENT
 - SET MAG NAIL & STAINLESS STEEL DISK STAMPED "MCI ECA 3/24"
 - FOUND 4"x4" CONCRETE MONUMENT (L.B.#3724) P.R.M.
 - SET 4"x4" CONCRETE MONUMENT (L.B.#3724) P.R.M.
 - NO. = NUMBER
 - # = NUMBER
 - L.B. = LICENSED BUSINESS
 - P.L.S. = PROFESSIONAL LAND SURVEYOR
 - A = ARC LENGTH
 - R = RADIUS
 - D = DELTA ANGLE
 - B = CHORD BEARING
 - C = CHORD LENGTH
 - F.E.M.A. = FEDERAL EMERGENCY MANAGEMENT AGENCY
 - P.R.M. = PERMANENT REFERENCE MONUMENT
 - W.P.I. = WORK PROGRAM ITEM
 - R/W = RIGHT OF WAY
 - DWG = DRAWING
 - INC = INCORPORATED
 - N = NORTH
 - S = SOUTH
 - E = EAST
 - W = WEST
 - ' = DEGREES
 - " = MINUTES AND FEET
 - " = SECONDS



GENERAL NOTES:

- BEARINGS SHOWN HEREON ARE REFERENCED TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 29. SAID LINE BEING S 87°47'15" E, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, W.P.I. NO. 3119123.
- NO ENVIRONMENTAL JURISDICTION LINES HAVE BEEN DETERMINED BY EMERALD COAST ASSOCIATES, INC.
- NO SEARCH OF THE PUBLIC RECORDS WAS DONE BY EMERALD COAST ASSOCIATES, INC. VISIBLE EVIDENCE OF EASEMENTS WILL BE SHOWN HEREON, BUT NO CERTIFICATION IS GIVEN THAT EASEMENTS, DEED OVERLAPS, UNDERGROUND IMPROVEMENTS OR APPARENT USES DO NOT EXIST.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF WALTON COUNTY, FLORIDA.
- THIS PLAT HAS BEEN PREPARED FROM A PREVIOUS BOUNDARY SURVEY OF THE SUBJECT PROPERTY PREPARED BY THIS FIRM, WHICH MEETS MINIMUM TECHNICAL STANDARDS FOR SURVEYS, AS DEFINED IN CHAPTER 61C17-8.
- ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

NOTE:

PURSUANT TO FLORIDA STATUTE 177.091 (PARAGRAPHS 8 AND 9), PERMANENT CONTROL POINTS WILL BE SET, AND MONUMENTS WILL BE PLACED AT ALL LOT CORNERS SHOWN HEREON, PRIOR TO THE EXPIRATION OF THE BOND/LETTER OF CREDIT FOR THE CONSTRUCTION OF IMPROVEMENTS WITHIN THIS PLAT OF ESTUARY.

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.

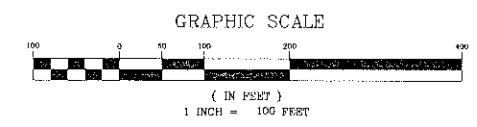
WALTON COUNTY STATEMENT:

PURSUANT TO FLORIDA STATUTES 177.091 (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 HEREOF 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.

PURSUANT TO CHAPTER 177.091(2)(b), 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 SHALL 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.

INDEX OF SHEETS:

- COVER SHEET
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PREPARED BY:
DARYL E.W. BURGIS, P.L.S. #4980
EMERALD COAST ASSOCIATES, INC.
4636 GULFSTAR DRIVE
DESTIN, FLORIDA 32541 (850) 837-8242
PROJECT NUMBER: 02-429 ORDER: 03-0512
FILE: G:\PLAT\ESTUARY_02-429P1.DWG

NOTE:

PURSUANT TO FLORIDA STATUTE 177.091 (PARAGRAPHS 8 AND 9), PERMANENT CONTROL POINTS WILL BE SET, AND MONUMENTS WILL BE PLACED AT ALL LOT CORNERS SHOWN HEREON, PRIOR TO THE EXPIRATION OF THE BOND/LETTER OF CREDIT FOR THE CONSTRUCTION OF IMPROVEMENTS WITHIN THIS PLAT OF ESTUARY.

NOTICE:

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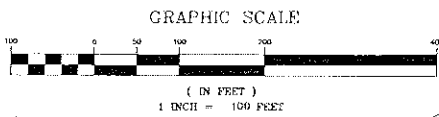
ESTUARY

A SUBDIVISION IN SECTION 29, TOWNSHIP 2 SOUTH, RANGE 19 WEST, WALTON COUNTY, FLORIDA

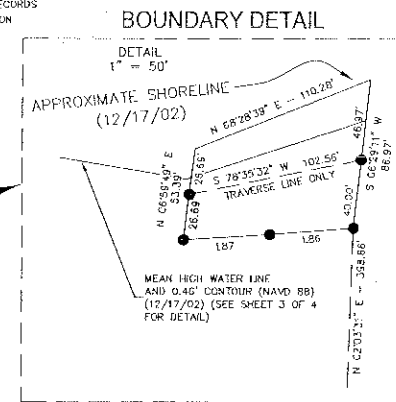
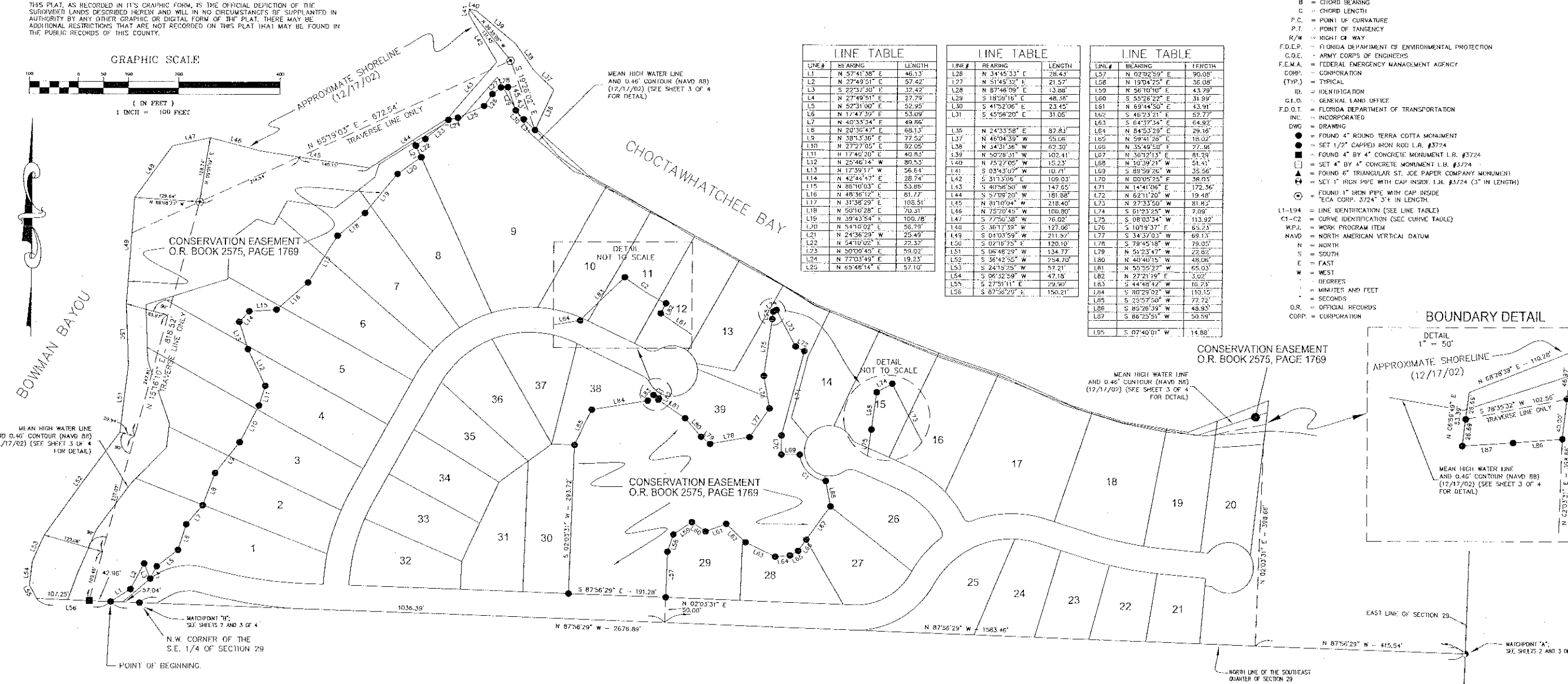
LEGEND:

- No. = NUMBER
- # = NUMBER
- = DISTANCE NOT TO SCALE
- L.B. = LICENSED BUSINESS
- + = MORE OR LESS
- A = ARC LENGTH
- R = RADIUS
- D = DELTA ANGLE
- B = CHORD BEARING
- C = CHORD LENGTH
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- R/W = RIGHT OF WAY
- F.D.E.P. = FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
- C.O.E. = ARMY CORPS OF ENGINEERS
- F.E.M.A. = FEDERAL EMERGENCY MANAGEMENT AGENCY
- CORP. = CORPORATION
- (TYP.) = TYPICAL
- ID. = IDENTIFICATION
- G.L.O. = GENERAL LAND OFFICE
- F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
- INC. = INCORPORATED
- DWG. = DRAWING
- = FOUND 4" ROUND TERRA COTTA MONUMENT
- = SET 1/2" CAPPED IRON ROD L.R. #3774
- = FOUND 4" BY 4" CONCRETE MONUMENT L.R. #3774
- = SET 4" BY 4" CONCRETE MONUMENT L.B. #1774
- ▲ = FOUND 6" TRIANGULAR ST. JOE PAPER COMPANY MONUMENT
- ⊙ = SET 1" IRON PIPE WITH CAP INSIDE L.R. #1774 (3" IN LENGTH)
- ⊙ = FOUND 1" IRON PIPE WITH CAP INSIDE "E.C.A. CORP." 3/24" 3" IN LENGTH
- L1-L194 = LINE IDENTIFICATION (SEE LINE TABLE)
- C1-C2 = CURVE IDENTIFICATION (SEE CURVE TABLE)
- W.P.I. = WORK PROGRAM ITEM
- NAVD = NORTH AMERICAN VERTICAL DATUM
- N = NORTH
- S = SOUTH
- E = EAST
- W = WEST
- ° = DEGREES
- ' = MINUTES AND FEET
- " = SECONDS
- O.R. = OFFICIAL RECORDS
- CORP. = CORPORATION

PLAT BOOK PAGE



LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH
L1	N 57°41'38" E	46.13	L26	N 34°45'33" E	28.43	L57	N 02°02'59" E	90.05
L2	N 27°49'51" E	57.42	L27	N 51°45'32" E	21.57	L58	N 19°04'25" E	36.05
L3	S 22°37'30" E	32.42	L28	N 87°46'09" E	13.88	L59	N 56°10'10" E	43.79
L4	N 27°49'51" E	27.79	L29	S 18°59'16" E	48.58	L60	S 55°26'22" E	31.99
L5	N 52°31'08" E	32.95	L30	S 41°52'05" E	23.45	L61	N 69°44'50" E	43.91
L6	N 17°47'39" E	53.09	L31	S 45°58'20" E	31.05	L62	S 48°23'21" E	52.77
L7	N 40°33'34" E	49.86	L32	N 24°33'58" E	37.83	L63	S 64°17'34" E	64.92
L8	N 20°30'47" E	68.13	L33	N 46°04'39" W	55.06	L64	N 84°53'29" E	29.16
L9	N 38°13'36" E	77.52	L34	N 34°31'36" W	62.30	L65	N 59°41'26" E	18.02
L10	N 27°27'05" E	82.05	L35	N 50°28'31" W	102.41	L66	N 35°49'50" E	77.36
L11	N 17°42'20" E	40.83	L36	N 87°00'04" W	218.40	L67	N 36°21'13" E	61.29
L12	N 25°46'14" W	80.53	L37	N 75°27'05" W	152.37	L68	N 10°38'21" W	51.41
L13	N 17°39'17" W	56.64	L38	S 03°43'07" W	10.71	L69	S 89°59'26" W	35.56
L14	N 42°44'47" E	28.74	L39	S 31°13'05" E	169.03	L70	N 00°57'25" E	38.03
L15	N 88°10'03" E	53.85	L40	S 40°58'50" W	147.65	L71	N 14°41'06" E	172.36
L16	N 48°36'12" E	81.77	L41	S 57°09'20" W	181.58	L72	N 52°11'20" W	19.48
L17	N 31°36'29" E	108.51	L42	N 81°00'04" W	218.40	L73	N 27°33'50" W	81.82
L18	N 50°10'28" E	70.31	L43	N 75°20'45" W	100.80	L74	S 61°23'25" W	7.69
L19	N 39°43'54" E	100.78	L44	S 77°50'38" W	76.02	L75	S 08°03'34" W	113.92
L20	N 54°10'02" E	56.79	L45	S 36°17'39" W	127.06	L76	S 10°19'37" E	65.23
L21	N 24°36'24" W	25.49	L46	S 04°03'59" W	211.37	L77	S 34°57'03" W	69.13
L22	W 54°10'02" E	22.37	L47	S 07°18'23" E	120.10	L78	S 79°45'48" W	78.05
L23	N 50°00'45" E	59.02	L48	S 06°48'29" W	134.77	L79	N 50°23'47" W	22.82
L24	N 77°03'49" E	19.23	L49	S 36°42'55" W	294.70	L80	N 40°40'15" W	48.06
L25	N 65°48'14" E	57.10	L50	S 24°15'25" W	57.21	L81	N 55°55'27" W	65.03
L26	N 57°41'38" E	46.13	L51	S 06°32'59" W	47.18	L82	N 27°21'19" E	3.02
L27	N 51°45'32" E	21.57	L52	S 27°51'11" E	29.90	L83	S 44°48'42" W	16.23
L28	N 87°46'09" E	13.88	L53	S 87°56'29" E	150.21	L84	S 10°29'03" W	110.15
L29	S 18°59'16" E	48.58	L54	S 06°32'59" W	47.18	L85	S 25°57'50" W	77.72
L30	S 41°52'05" E	23.45	L55	S 85°28'39" W	48.93	L86	S 85°28'39" W	48.93
L31	S 45°58'20" E	31.05	L56	S 88°25'51" W	50.59	L87	S 88°25'51" W	50.59
L32	N 24°33'58" E	37.83	L57	S 07°40'01" W	14.88	L88		
L33	N 46°04'39" W	55.06						
L34	N 34°31'36" W	62.30						
L35	N 50°28'31" W	102.41						
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L46	S 04°03'59" W	211.37						
L47	S 07°18'23" E	120.10						
L48	S 06°48'29" W	134.77						
L49	S 36°42'55" W	294.70						
L50	S 24°15'25" W	57.21						
L51	S 06°32'59" W	47.18						
L52	S 27°51'11" E	29.90						
L53	S 87°56'29" E	150.21						
L54	S 06°32'59" W	47.18						
L55	S 27°51'11" E	29.90						
L56	S 87°56'29" E	150.21						
L57	S 07°40'01" W	14.88						



GENERAL NOTES:

1. BEARINGS SHOWN HEREON ARE REFERENCED TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 29. SAID LINE BEING S 87°47'15" E, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, W.P.I. NO. 3110123.
2. NO ENVIRONMENTAL JURISDICTION LINES HAVE BEEN DETERMINED BY EMERALD COAST ASSOCIATES, INC.
3. NO SEARCH OF THE PUBLIC RECORDS WAS DONE BY EMERALD COAST ASSOCIATES, INC. VISIBLE EVIDENCE OF EASEMENTS WILL BE SHOWN HEREON, BUT NO CERTIFICATION IS GIVEN THAT EASEMENTS, DEED OVERLAPS, UNDERGROUND IMPROVEMENTS OR APARTMENT USES DO NOT EXIST.
4. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF WALTON COUNTY, FLORIDA.
5. THIS PLAT HAS BEEN PREPARED FROM A PREVIOUS BOUNDARY SURVEY OF THE SUBJECT PROPERTY PREPARED BY THIS FIRM, WHICH MEETS MINIMUM TECHNICAL STANDARDS FOR SURVEYS, AS SET FORTH IN CHAPTER 61G17-6.
6. ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

WALTON COUNTY STATEMENT:

PURSUANT TO FLORIDA STATUTES 177.091 (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 INDICATED 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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4. CONSERVATION EASEMENT DETAIL

CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	79.41	28.88	75°51'04"	N 45°24'24" W	73.73
C2	12.99	60.00	12°24'14"	N 57°56'16" W	12.36

PREPARED BY:
 DARYL E.W. BURGIS, P.L.S. #4980
 EMERALD COAST ASSOCIATES, INC.
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 DESTIN, FLORIDA 32541 (850) 837-8242
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