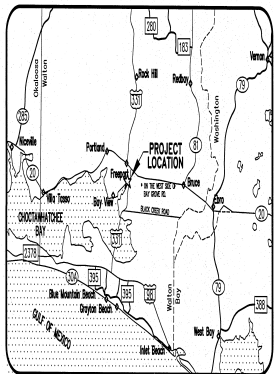


VERANDAS AT FREEPORT PHASE 1A

A SUBDIVISION IN SECTION 10, TOWNSHIP 1 SOUTH, RANGE 19 WEST,
CITY OF FREEPORT, WALTON COUNTY, FLORIDA



VICINITY MAP
NOT TO SCALE

TITLE OPINION:

IT IS THE OPINION OF THE UNDERSIGNED ATTORNEY AT LAW, THAT TITLE TO LAND DESCRIBED HEREIN, IS IN THE NAME OF THE DEDICATORS, AS SHOWN HEREON AND THERE ARE NO FURTHER ENCUMBRANCES OR UNSATISFIED MORTGAGES ON THE LAND, EXCEPT AS SHOWN TO PARISH NATIONAL BANK, AS RECORDED IN OFFICIAL RECORDS BOOK 2755 PAGE 3680, RICHARD B. MEANS, AS RECORDED IN OFFICIAL RECORDS BOOK 2692, PAGE 2587, AND BANK OF AMERICA, N.A., AS RECORDED IN OFFICIAL RECORDS BOOK 2770, PAGE 1473, OF PUBLIC RECORDS OF WALTON COUNTY, FLORIDA.

[Signature]
ATTORNEY AT LAW
FEB 28 2008

UTILITY COMPANY CERTIFICATION: (POTABLE WATER AND SANITARY SEWER)

THIS IS TO CERTIFY THAT THIS PLAT WAS PRESENTED TO THE CITY OF FREEPORT, FLORIDA, AND WAS APPROVED ON THE 24th DAY OF April, 2008.

[Signature]
AUTHORIZED AGENT

PLANNING AND ZONING DEPARTMENT APPROVAL:

THIS IS TO CERTIFY THAT THIS PLAT WAS PRESENTED TO THE PLANNING AND ZONING DEPARTMENT OF FREEPORT, FLORIDA, AND WAS APPROVED ON THE 24th DAY OF April, 2008.

[Signature]
CATILDA R. HENNINGER, AICP
CITY PLANNER

CITY OF FREEPORT ENGINEER'S APPROVAL:

THIS IS TO CERTIFY THAT THIS PLAT WAS PRESENTED TO THE CITY ENGINEER OF FREEPORT, FLORIDA, AND WAS APPROVED ON THE 24th DAY OF April, 2008.

[Signature]
CHARLES PELTAS, CITY ENGINEER

CITY OF FREEPORT SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THIS PLAT WAS REVIEWED BY *[Signature]* AS SURVEYOR FOR THE CITY OF FREEPORT, FLORIDA, AND MEETS THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES AND WAS APPROVED ON THE 24th DAY OF April, 2008.

[Signature]
PROFESSIONAL LAND SURVEYOR AND MAPPER

CITY COUNCIL'S APPROVAL:

THIS IS TO CERTIFY THAT THIS PLAT WAS PRESENTED TO THE CITY COUNCIL OF FREEPORT, FLORIDA AND APPROVED ON THE 24th DAY OF April, 2008.

[Signature] MEMBER
[Signature] MEMBER
[Signature] MEMBER
[Signature] MEMBER

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 24th DAY OF April, 2008, IN PLAT BOOK 18, AT PAGE 33.

[Signature]
MARTHA INGLE

PREPARED BY:
DARYL E.W. BURGESS, P.S.M. #4880
EMERALD COAST ASSOCIATES, INC.
4636 GULFSTAR DRIVE
DESTIN, FLORIDA 32541 (850) 837-8242
PROJECT NUMBER: 04-415
FILE: G:\PLAT\04-415-VERANDAS AT FREEPORT PHASE 1A\04-415PLDING

DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 10, TOWNSHIP 1 SOUTH, RANGE 19 WEST, WALTON COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 19 WEST, WALTON COUNTY, FLORIDA; THENCE SOUTH 88 DEGREES 24 MINUTES 19 SECONDS EAST ON THE SOUTH BOUNDARY OF SAID NORTHWEST QUARTER, A DISTANCE OF 1319.50 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 10 AND THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTH LINE OF THE NORTHWEST QUARTER, GO NORTH OF DEGREES 19 MINUTES 18 SECONDS EAST ON THE EAST BOUNDARY, 60 SOUTH 88 DEGREES 43 MINUTES 41 SECONDS EAST, A DISTANCE OF 81.41 FEET TO A POINT ON A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 316.00 FEET; THENCE ON THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 27 DEGREES 28 MINUTES 31 SECONDS, AN ARC DISTANCE OF 151.53 FEET, (CHORD BEARING AND DISTANCE = NORTH 77 DEGREES 08 MINUTES 15 SECONDS EAST, A DISTANCE OF 150.00 FEET); TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 63 DEGREES 24 MINUTES 00 SECONDS EAST, A DISTANCE OF 168.63 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 331.00 FEET; THENCE ON THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23 DEGREES 51 MINUTES 58 SECONDS, AN ARC DISTANCE OF 137.88 FEET, (CHORD BEARING AND DISTANCE = NORTH 51 DEGREES 28 MINUTES 00 SECONDS EAST, A DISTANCE OF 136.88 FEET); TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 38 DEGREES 32 MINUTES 00 SECONDS EAST, A DISTANCE OF 154.69 FEET; TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 180.00 FEET; THENCE ON THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 28 DEGREES 09 MINUTES 12 SECONDS, AN ARC DISTANCE OF 83.19 FEET, (CHORD BEARING AND DISTANCE = NORTH 53 DEGREES 35 MINUTES 07 SECONDS EAST, A DISTANCE OF 82.26 FEET); TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 67 DEGREES 38 MINUTES 12 SECONDS EAST, A DISTANCE OF 265.78 FEET; THENCE NORTH 68 DEGREES 33 MINUTES 59 SECONDS EAST, A DISTANCE OF 79.90 FEET; THENCE SOUTH 42 DEGREES 45 MINUTES 06 SECONDS EAST, A DISTANCE OF 127.09 FEET; THENCE SOUTH 88 DEGREES 43 MINUTES 49 SECONDS EAST, A DISTANCE OF 257.49 FEET; THENCE NORTH 01 DEGREES 59 MINUTES 00 SECONDS EAST, A DISTANCE OF 570.20 FEET; THENCE SOUTH 88 DEGREES 00 MINUTES 14 SECONDS EAST, A DISTANCE OF 383.44 FEET; THENCE SOUTH 08 DEGREES 37 MINUTES 51 SECONDS WEST, A DISTANCE OF 818.06 FEET; THENCE NORTH 88 DEGREES 24 MINUTES 19 SECONDS WEST, A DISTANCE OF 423.14 FEET; THENCE SOUTH 01 DEGREES 35 MINUTES 41 SECONDS WEST, A DISTANCE OF 86.76 FEET; THENCE NORTH 88 DEGREES 24 MINUTES 19 SECONDS WEST, A DISTANCE OF 161.03 FEET; THENCE NORTH 00 DEGREES 39 MINUTES 51 SECONDS EAST, A DISTANCE OF 6.37 FEET; THENCE NORTH 08 DEGREES 24 MINUTES 19 SECONDS WEST, A DISTANCE OF 104.58 FEET; THENCE SOUTH 00 DEGREES 51 MINUTES 01 SECONDS WEST, A DISTANCE OF 386.25 FEET; THENCE SOUTH 89 DEGREES 09 MINUTES 37 SECONDS EAST, A DISTANCE OF 0.57 FEET; THENCE SOUTH 00 DEGREES 50 MINUTES 23 SECONDS WEST, A DISTANCE OF 15.63 FEET TO A POINT ON THE APRESAID SOUTH BOUNDARY OF THE NORTHWEST QUARTER OF SECTION 10; THENCE NORTH 88 DEGREES 24 MINUTES 19 SECONDS WEST ON SAID SOUTH BOUNDARY, A DISTANCE OF 899.50 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

SAID PARCEL CONTAINING 22.01 ACRES.

CITY OF FREEPORT 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 THE CITY OF FREEPORT TO PERFORM ANY ACT OF CONSTRUCTION OR MAINTENANCE WITHIN SUCH DEDICATED AREAS, EXCEPT WHEN THE OBLIGATION IS VOLUNTARILY ACCEPTED BY THE GOVERNING BODY OF THE CITY OF FREEPORT, FLORIDA. THE MERE RECORDING OF THIS PLAT DOES NOT CONSTITUTE ACCEPTANCE FOR ANY ACT OF CONSTRUCTION OR MAINTENANCE.

PURSUANT TO CHAPTER SECTION 177.09(2) FLORIDA STATUTES, ALL PLATTED UTILITY EASEMENTS SHOWN HEREON 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 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.

JOINDER AND CONSENT TO DEDICATION:

BANK OF AMERICA, N.A., THE HOLDER OF A MORTGAGE ON THE HEREON DESCRIBED PROPERTY, AS RECORDED IN OFFICIAL RECORD BOOK 2770, AT PAGE 1473, OF THE PUBLIC RECORDS OF WALTON COUNTY, FLORIDA, DO HEREBY CONSENT TO AND JOIN IN THE DEDICATION AND PLATING AS SET FORTH HEREON.

[Signature]
WITNESS
[Signature]
NAME: *[Signature]*
ITS: *[Signature]*

ACKNOWLEDGMENT TO JOINDER AND CONSENT TO DEDICATION:

BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED *[Signature]* KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN THE FOREGOING JOINDER AND CONSENT TO DEDICATION, AND WHO ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME FOR THE USES AND PURPOSES SET FORTH. GIVEN UNDER MY HAND AND SEAL THIS 24th DAY OF April, 2008.

[Signature]
NOTARY PUBLIC
My commission expires 4-5-2011

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT BAYPORT, LLC, A GEORGIA LIMITED LIABILITY COMPANY, UNDER LAWS OF THE STATE OF FLORIDA AND AS OWNER OF THE LANDS HEREON PLATTED AS "VERANDAS AT FREEPORT PHASE 1A," DOES DECLARE THAT IT HAS CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT AND DOES HEREBY DEDICATE IN PERPETUITY ALL STREETS, ROADS, RIGHTS-OF-WAY, COMMON AREAS, UTILITY EASEMENTS, STORM WATER DRAINAGE EASEMENTS, STORM WATER RETENTION AND TREATMENT AREAS, PRESERVATION / CONSERVATION AREAS AND EASEMENTS AND RECREATION AREAS TO THE VERANDAS AT FREEPORT HOMEOWNERS ASSOCIATION, INC., FURTHER AND IN ACCORDANCE WITH FLORIDA STATUTES, SECTION 177.081 (3) THIS DEDICATION SHALL NOT CREATE ANY RIGHTS OF THE PUBLIC IN THE PROPERTY SHOWN ON THE PLAT, AND NO STREETS, PATHWAYS, EASEMENTS, RIGHTS OF WAY, OR OTHER AREAS ARE DEDICATED TO THE PUBLIC BY MEANS OF THIS PLAT. BAYPORT, LLC, DOES HEREBY GRANT NON-EXCLUSIVE EASEMENTS WITHIN ALL STREETS, RIGHTS OF WAYS, EASEMENTS, AND THE COMMON AREAS AS SHOWN HEREON TO VARIOUS UTILITY COMPANIES FOR THE PURPOSES OF INGRESS, EGRESS, INSTALLATION, REPAIR, AND MAINTENANCE OF UTILITIES, INCLUDING BUT NOT LIMITED TO COX COMMUNICATIONS, MEDIALCOM, GULF POWER COMPANY, CHOCTAWHATCHEE ELECTRIC COOPERATIVE, EMBARC, WALTON COUNTY MOSQUITO CONTROL, AND REGIONAL UTILITIES SYSTEM, BAYPORT, LLC, DOES HEREBY REQUEST THAT SAID PLAT OF VERANDAS AT FREEPORT PHASE 1A BE RECORDED IN THE PUBLIC RECORDS OF WALTON COUNTY, FLORIDA.

THE DEVELOPER HAS EXECUTED THIS DEDICATION THIS 24th DAY OF April, 2008.

[Signature] WITNESS
[Signature] BY: *[Signature]*
JEFFREY C. GLOVER
MANAGING MEMBER

ACKNOWLEDGMENT TO DEDICATION:

BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED, JEFFREY C. GLOVER, 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 3rd DAY OF April, 2008.

[Signature]
NOTARY PUBLIC
My commission expires

JOINDER AND CONSENT TO DEDICATION:

PARISH NATIONAL BANK, THE HOLDER OF A MORTGAGE ON THE HEREON DESCRIBED PROPERTY, AS RECORDED IN OFFICIAL RECORD BOOK 2755, AT PAGE 3680, OF THE PUBLIC RECORDS OF WALTON COUNTY, FLORIDA, DO HEREBY CONSENT TO AND JOIN IN THE DEDICATION AND PLATING AS SET FORTH HEREON.

[Signature] WITNESS
[Signature] BY: *[Signature]*
NAME: *[Signature]*
ITS: *[Signature]*

ACKNOWLEDGMENT TO JOINDER AND CONSENT TO DEDICATION:

BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED *[Signature]* KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN THE FOREGOING JOINDER AND CONSENT TO DEDICATION, AND WHO ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME FOR THE USES AND PURPOSES SET FORTH. GIVEN UNDER MY HAND AND SEAL THIS 24th DAY OF April, 2008.

[Signature]
NOTARY PUBLIC
My commission expires 3-27-11

JOINDER AND CONSENT TO DEDICATION:

RICHARD B. MEANS, THE HOLDER OF A MORTGAGE ON THE HEREON DESCRIBED PROPERTY, AS RECORDED IN OFFICIAL RECORD BOOK 2692, AT PAGE 2587, OF THE PUBLIC RECORDS OF WALTON COUNTY, FLORIDA, DO HEREBY CONSENT TO AND JOIN IN THE DEDICATION AND PLATING AS SET FORTH HEREON.

[Signature] WITNESS
[Signature] BY: *[Signature]*
NAME: *[Signature]*
ITS: *[Signature]*

ACKNOWLEDGMENT TO JOINDER AND CONSENT TO DEDICATION:

BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED RICHARD B. MEANS, KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN THE FOREGOING JOINDER AND CONSENT TO DEDICATION, AND WHO ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME FOR THE USES AND PURPOSES SET FORTH. GIVEN UNDER MY HAND AND SEAL THIS 24th DAY OF April, 2008.

[Signature]
NOTARY PUBLIC
My commission expires

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 COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, PART I, OF THE FLORIDA STATUTES.

[Signature] 4-2-2008
DARYL E.W. BURGESS, P.L.S.
EMERALD COAST ASSOCIATES, INC.
4636 GULFSTAR DRIVE
DESTIN, FLORIDA 32541
FLORIDA REGISTRATION NO. 4980
L.B. NO. 3724

VERANDAS AT FREEPORT PHASE 1A

SHEET 1 OF 6

VERANDAS AT FREEPORT PHASE 1A

PLAT BOOK 18 PAGE 33a

A SUBDIVISION IN SECTION 10, TOWNSHIP 1 SOUTH, RANGE 19 WEST,
CITY OF FREEPORT, WALTON COUNTY, FLORIDA

GENERAL NOTES:

1. BEARINGS SHOWN HEREON ARE REFERENCED TO THE SOUTH LINE OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 19 WEST, WALTON COUNTY, FLORIDA, SAID LINE BEING S 89°41'00" E.
2. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF WALTON COUNTY, FLORIDA.
3. ALL LOT LINES SHOWN HEREON ARE NON-ADJACENT, UNLESS OTHERWISE NOTED.
4. 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 RULE 6007-H, FLORIDA ADMINISTRATIVE CODE.
5. THE 15.00 FOOT WETLAND BUFFER AS SHOWN HEREON IS A 15.00 FOOT PARALLEL OFFSET FROM THE JURISDICTIONAL WETLAND LINE, WHICH IS SHOWN AND DIMENSIONED HEREON IN THE AREA WHERE SAID PARALLEL OFFSET CREATES A HATCHER THAT PROJECTS IN THE DIRECTION OF THE UPLANDS, A 15.00 FOOT RADII IS USED INSTEAD OF A PARALLEL OFFSET.

NORTHWEST CORNER OF THE
SOUTHWEST QUARTER OF THE
NORTHWEST QUARTER OF SECTION 10

UNPLATTED LANDS

GRAPHIC SCALE



UNPLATTED LANDS

UNPLATTED LANDS

NORTHEAST CORNER OF THE
SOUTHWEST QUARTER OF THE
NORTHWEST QUARTER OF SECTION 10

CITY OF FREEPORT STATEMENT:

PURSUANT TO FLORIDA STATUTES 177.001 (2) 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 HEREON SHALL BE CONSTRUED AS CREATING AN OBLIGATION UPON THE CITY OF FREEPORT TO PERFORM ANY ACT OF CONSTRUCTION OR MAINTENANCE WITHIN SAID DEDICATED AREAS, EXCEPT WHEN THE OBLIGATION IS VOLUNTARILY ACCEPTED BY THE GOVERNING BODY OF THE CITY OF FREEPORT, FLORIDA. THE MORE RECORDS OF THIS PLAT DOES NOT CONSTITUTE ACCEPTANCE FOR ANY ACT OF CONSTRUCTION OR MAINTENANCE.

PURSUANT TO CHAPTER SECTION 177.001(2) FLORIDA STATUTES, ALL PLATTED UTILITY EASEMENTS SHOWN HEREON 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 ELECTRICAL, 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 ELECTRICAL, 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.

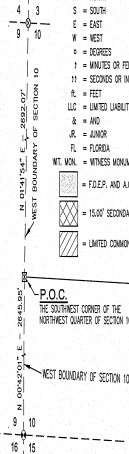
NOTICE:

THIS PLAT IS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVISION 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.

LEGEND:

- FOUND 4" BY 4" CONCRETE MONUMENT NO IDENTIFICATION
- FOUND 1/2" IRON PIPE NO IDENTIFICATION
- FOUND 1.5" IRON PIPE NO IDENTIFICATION
- FOUND 4" BY 4" CONCRETE MONUMENT L.B. #3040
- FOUND 4" BY 4" CONCRETE MONUMENT L.B. #3774
- SET 4" BY 4" CONCRETE MONUMENT L.B. #3774 (P.S.M.)
- Nc = NUMBER
- FM = FLORIDA MAP NUMBER
- = DISTANCE NOT TO SCALE
- L.B. = LICENSED BUSINESS
- L.S. = LICENSED SURVEYOR
- P.L.S. = PROFESSIONAL LAND SURVEYOR
- P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
- P.E. = PROFESSIONAL ENGINEER
- P.A. = PRACTICING ATTORNEY
- O.R. = OFFICIAL RECORDS
- s = 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.O.B. = POINT OF BEGINNING
- P.L.C. = POINT OF COMMENCEMENT
- R.W. = RIGHT OF WAY
- F.D.E.P. = FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
- A.C.O.E. = UNITED STATES ARMY CORPS OF ENGINEERS
- P.R.M. = PERMANENT REFERENCE MONUMENT
- INC. = INCORPORATED
- DWG. = DRAWING
- L-150 = LINE IDENTIFICATION (SEE LINE TABLE)

- N = NORTH
- S = SOUTH
- E = EAST
- W = WEST
- D = DEGREES
- M = MINUTES OR FEET
- S = SECONDS OR INCHES
- A = FEET
- LLC = LIMITED LIABILITY COMPANY
- & = AND
- JR. = JUNIOR
- FL = FLORIDA
- WT. MON. = WITNESS MONUMENT
- = F.D.E.P. AND A.C.O.E. WETLAND AREA
- = 15.00' SECONDARY WETLAND PROTECTION ZONE
- = LIMITED COMMON AREAS (LCA)



UNPLATTED LANDS

SEE DETAIL A
(SHEET 5 OF 5)

NOTE:

LIMITED COMMON AREAS (LCA) AS SHOWN HEREON ARE CONFINED TO THE POURED CONCRETE SLABS OF THE ENTRANCE AND/OR REAR PORCHES APPURTENANT AND CONTIGUOUS TO EACH RESPECTIVE LOT AS OUTLINED AND PURSUANT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE VERANDAS AT FREEPORT PHASE 1A.

INDEX OF SHEETS:

1. SIGNATURE SHEET AND DESCRIPTIONS
2. OVERALL BOUNDARY, KEY MAP, SITE PLAN, GENERAL NOTES, AND LEGEND
3. PLAT DETAIL SHEET
4. PLAT DETAIL SHEET
5. PLAT DETAIL SHEET
6. LOT DETAILS AND DIMENSIONS

VERANDAS AT FREEPORT PHASE 1A

SHEET 2 OF 6

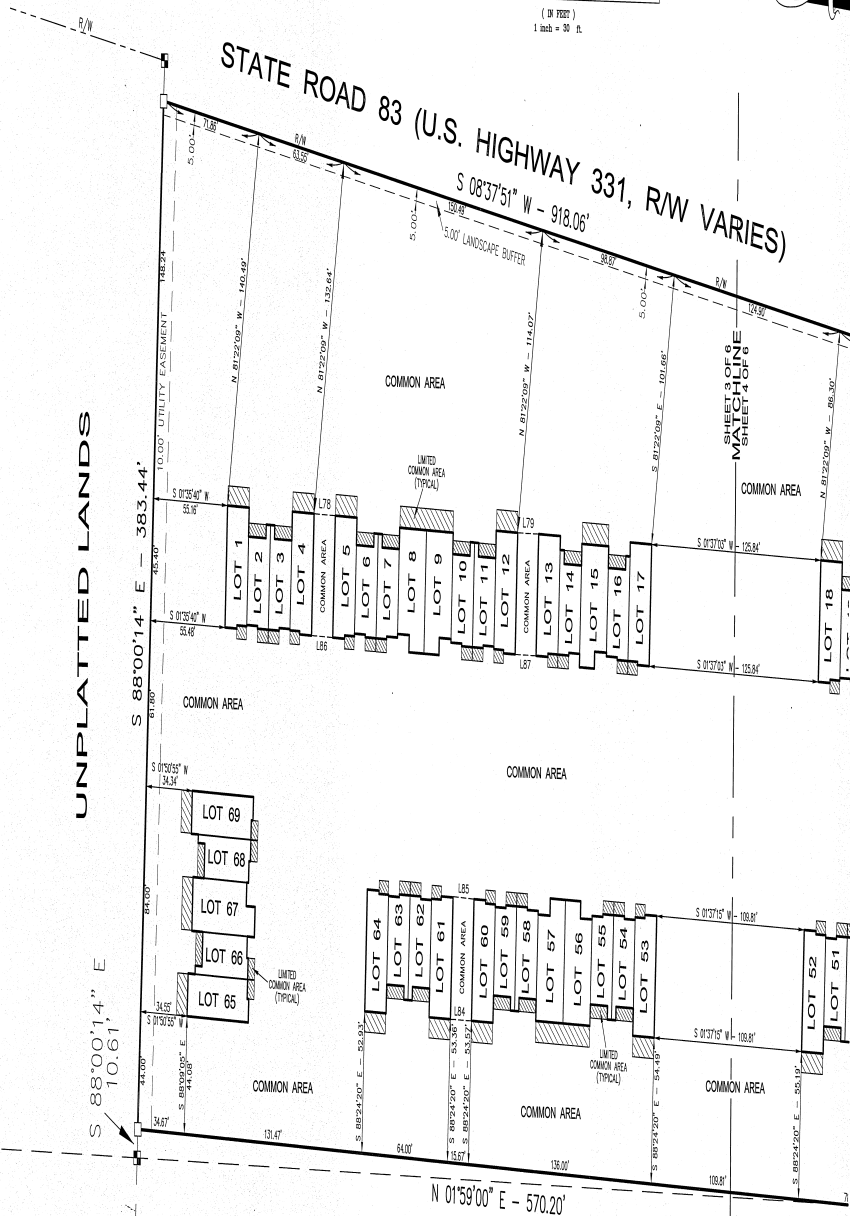
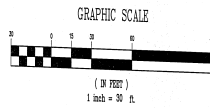
04-415 VERANDAS AT FREEPORT PHASE 1A, SHEET 2 OF 6, DATE 07/20/2009, 4:37:18 PM

PREPARED BY:
DARYL E. W. BURGESS, P.S.M. #4980
EMERALD COAST ASSOCIATES, INC.
4636 GULFSTAR DRIVE
DESTIN, FLORIDA 32541 (850) 837-8242
PROJECT NUMBER: 04-415
FILE: G:\PLAT\04-415-VERANDAS AT FREEPORT PHASE 1A\04-415PLD.WG

VERANDAS AT FREEPORT PHASE 1A

A SUBDIVISION IN SECTION 10, TOWNSHIP 1 SOUTH, RANGE 19 WEST,
CITY OF FREEPORT, WALTON COUNTY, FLORIDA

PLAT BOOK 18 PAGE 233 C



LINE#	BEARING	LENGTH
L78	S 01°35'42" W	15.67'
L79	S 00°51'45" W	15.67'
L84	N 01°13'36" E	15.67'
L85	S 02°30'29" W	15.70'
L86	S 01°35'42" W	15.67'
L87	S 00°51'47" W	15.67'
L84	N 01°13'36" E	15.67'
L85	S 02°30'29" W	15.70'
L86	S 01°35'42" W	15.67'
L87	S 00°51'47" W	15.67'

NOTE:
LOT CORNERS ARE WITNESSED BY 1/2" CAPPED IRON RODS STAMPED "WT. MON. LB3724" WHICH ARE SET ON THE EXTENSIONS OF THE INDIVIDUAL LOT LINES.

- LEGEND:**
- = FOUND 4" BY 4" CONCRETE MONUMENT NO IDENTIFICATION
 - ⊗ = FOUND 1/2" IRON PIPE NO IDENTIFICATION
 - ⊕ = FOUND 1.5" IRON PIPE NO IDENTIFICATION
 - ⊞ = FOUND 4" BY 4" CONCRETE MONUMENT L.B. #3724
 - ⊟ = FOUND 4" BY 4" CONCRETE MONUMENT L.B. #3724
 - ⊠ = SET 4" BY 4" CONCRETE MONUMENT L.B. #3724 (P.R.M.)
 - N# = NUMBER
 - # = NUMBER
 - FDN = FLORIDA BAR NUMBER
 - = DISTANCE NOT TO SCALE
 - L.B. = LICENSED BUSINESS
 - L.S. = LICENSED SURVEYOR
 - P.L.S. = PROFESSIONAL LAND SURVEYOR
 - P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
 - P.E. = PROFESSIONAL ENGINEER
 - P.A. = PRACTISING ATTORNEY
 - O.R. = OFFICIAL RECORDS
 - ± = 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.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCEMENT
 - R/W = RIGHT OF WAY
 - F.D.E.P. = FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
 - A.C.O.E. = UNITED STATES ARMY CORPS OF ENGINEERS
 - P.A.M. = PERMANENT REFERENCE MONUMENT
 - INC. = INCORPORATED
 - DWG = DRAWING
 - L-152 = LINE IDENTIFICATION (SEE LINE TABLE)
 - N = NORTH
 - S = SOUTH
 - E = EAST
 - W = WEST
 - ° = DEGREES
 - ' = MINUTES OR FEET
 - " = SECONDS OR INCHES
 - ft = FEET
 - LOC = LIMITED LIABILITY COMPANY
 - & = AND
 - K = KANSAS
 - S = FLORIDA
 - WT. MON. = WITNESS MONUMENT
 - ⊞ = F.D.E.P. AND A.C.O.E. METLAND AREA
 - ⊞ = 15.00' SECONDARY METLAND PROTECTION ZONE
 - ⊞ = LIMITED COMMON AREAS (LCA)

CITY OF FREEPORT STATEMENT:

PURSUANT TO FLORIDA STATUTES 177.001 (3) ALL PUBLIC AREAS SHOWN ON THIS PLAT, UNLESS OTHERWISE STATED, SHALL BE DEEDED TO THE PUBLIC FOR THE USES AND PURPOSES HEREIN STATED. HOWEVER, NOTHING HEREIN SHALL BE CONSTRUED AS CREATING AN OBLIGATION UPON THE CITY OF FREEPORT TO PERFORM ANY ACT OF CONSTRUCTION OR MAINTENANCE WITHIN SUCH DESIGNATED AREAS, EXCEPT WHEN THE OBLIGATION IS VOLUNTARILY ACCEPTED BY THE GOVERNING BODY OF THE CITY OF FREEPORT, FLORIDA. THE MORE RECORDS OF THIS PLAT DOES NOT CONSTITUTE ACCEPTANCE FOR ANY ACT OF CONSTRUCTION OR MAINTENANCE.

PURSUANT TO CHAPTER SECTION 177.001(2)(B) FLORIDA STATUTES, ALL PLATTED UTILITY EXHIBENTS SHOWN HEREON SHALL ALSO BE EXHIBENTS 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 ANY A CABLE TELEVISION COMPANY MANAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EXHIBENTS SHOWN 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 REQUIRED IN ITS GRAPHIC FORM IS THE OFFICIAL REPRODUCTION OF THE SUBDIVISION LINES DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPERSEDED 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.

INDEX OF SHEETS:

- SIGNATURE SHEET AND DESCRIPTIONS
- OVERALL BOUNDARY, KEY MAP, SITE PLAN, GENERAL NOTES, AND LEGEND
- PLAT DETAIL SHEET
- PLAT DETAIL SHEET
- PLAT DETAIL SHEET
- LOT DETAILS AND DIMENSIONS

VERANDAS AT FREEPORT PHASE 1A

SHEET 3 OF 6

PREPARED BY:
DARYL E.W. BURGESS, P.S.M. #4980
EMERALD COAST ASSOCIATES, INC.
4635 GULFSTAR DRIVE
DESTIN, FLORIDA 32541 (850) 837-6242
PROJECT NUMBER: 04-415
FILE: G:\PLAT\04\04-415_VERANDAS AT FREEPORT PHASE 1A\04-415PL.DWG

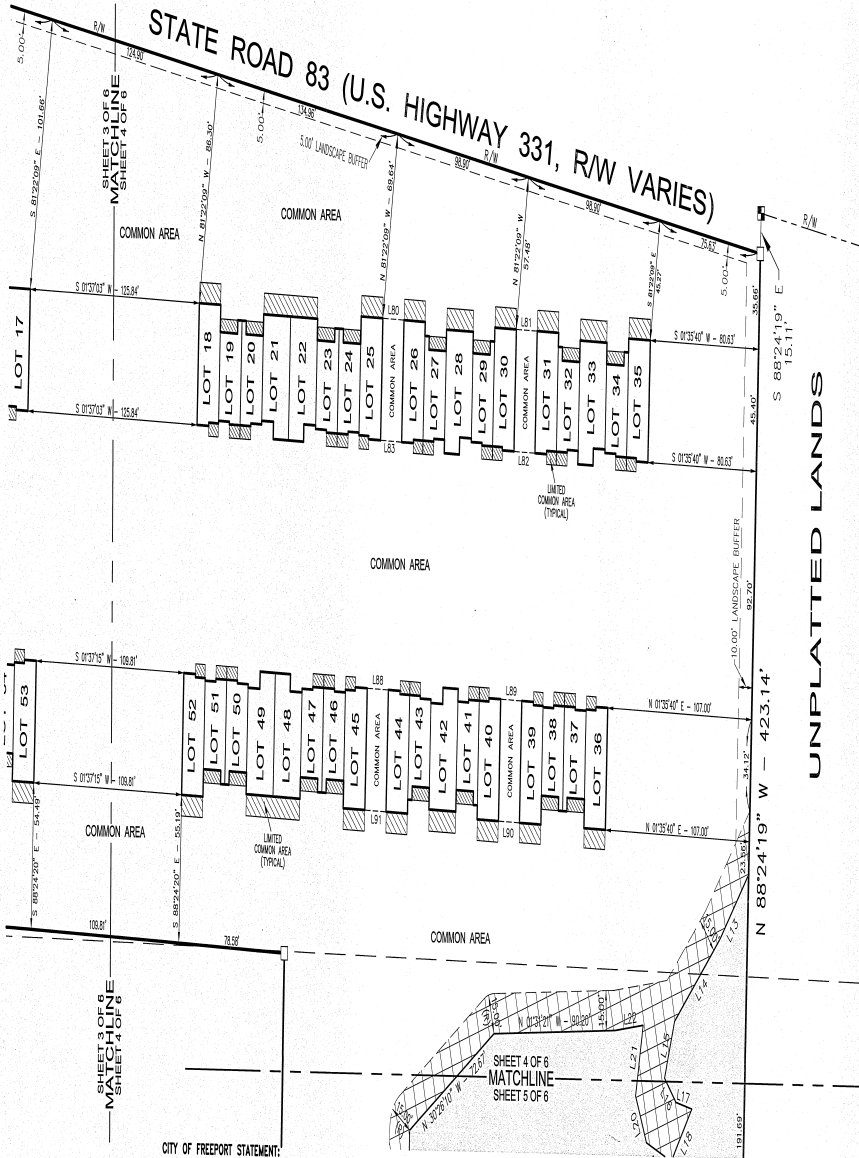
04-415PL.DWG: VERANDAS AT FREEPORT PHASE 1A: 04-415PL.DWG, SHEET 3 OF 6, 04-415PL.DWG, 4/13/2004

VERANDAS AT FREEPORT PHASE 1A

A SUBDIVISION IN SECTION 10, TOWNSHIP 1 SOUTH, RANGE 19 WEST,
CITY OF FREEPORT, WALTON COUNTY, FLORIDA

PLAT BOOK 18 PAGE 33C

GRAPHIC SCALE



LEGEND:

- = FOUND 4" BY 4" CONCRETE MONUMENT NO IDENTIFICATION
- = FOUND 1/2" IRON PIPE NO IDENTIFICATION
- ⊕ = FOUND 1.5" IRON PIPE NO IDENTIFICATION
- ⊗ = FOUND 4" BY 4" CONCRETE MONUMENT L.B. #0340
- ⊗ = FOUND 4" BY 4" CONCRETE MONUMENT L.B. #0324
- ⊗ = SET 4" BY 4" CONCRETE MONUMENT L.B. #0324 (P.M.)
- # = NUMBER
- FLN = FLORIDA BAR NUMBER
- = DISTANCE NOT TO SCALE
- L.B. = LICENSED BUSINESS
- L.S. = LICENSED SURVEYOR
- P.L.S. = PROFESSIONAL LAND SURVEYOR
- P.C. = PROFESSIONAL CHARTER
- P.A. = PRACTISING ATTORNEY
- O.R. = OFFICIAL RECORDS
- ± = MORE OR LESS
- A = ARC LENGTH
- R = RADIUS
- Δ = DELTA ANGLE
- B = CHORD BEARING
- C = CHORD LENGTH
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- P.B. = POINT OF BEGINNING
- P.O. = POINT OF COMMENCEMENT
- R/W = RIGHT OF WAY
- F.D.E.P. = FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
- A.C.C.C. = UNITED STATES ARMY CORPS OF ENGINEERS
- P.M.L. = PERMANENT REFERENCE MONUMENT
- INC. = INCORPORATED
- DRW. = DRAWING
- L-14-R = LINE IDENTIFICATION (SEE LINE TABLE)
- N = NORTH
- S = SOUTH
- E = EAST
- W = WEST
- D = DEGREES
- ' = MINUTES OR FEET
- " = SECONDS OR INCHES
- ft. = FEET
- L.L.C. = LIMITED LIABILITY COMPANY
- & = AND
- J.R. = JUNIOR
- FL = FLORIDA
- WIT. MON. = WITNESS MONUMENT
- ▨ = F.D.E.P. AND A.C.C.C. WETLAND AREA
- ▨ = 15.0' SECONDARY WETLAND PROTECTION ZONE
- ▨ = LIMITED COMMON AREAS (LCA)

NOTE:

LOT CORNERS ARE WITNESSED BY "X" CAPPED IRON RODS STAMPED "W.T. MON. LB3724" WHICH ARE SET ON THE EXTENSIONS OF THE INDIVIDUAL LOT LINES.

LINE TABLE

LINE#	BEARING	LENGTH
L13	N 49°04'33" W	32.04'
L14	N 42°54'26" W	45.77'
L15	N 70°53'43" W	22.57'
L16	S 48°18'13" W	12.34'
L17	S 11°08'22" W	12.15'
L20	N 84°38'55" E	19.18'
L21	S 78°14'21" E	26.99'
L22	N 06°08'58" W	20.80'
L80	S 01°46'44" W	15.67'
L81	N 01°36'44" W	15.67'
L82	N 01°36'44" W	15.67'
L83	N 01°46'44" W	15.67'
L88	S 01°36'48" W	15.67'
L89	S 01°36'48" W	15.67'
L90	N 01°36'48" E	15.67'
L91	N 01°36'48" E	15.67'

CITY OF FREEPORT STATEMENT:

PURSUANT TO FLORIDA STATUTES (171.04) 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 HEREIN STATED. HOWEVER, NOTHING HEREIN SHALL BE CONSTRUED AS CREATING AN OBLIGATION UPON THE CITY OF FREEPORT TO PERFORM ANY ACT OF CONSTRUCTION OR MAINTENANCE WITHIN SUCH DEDICATED AREAS, EXCEPT WHEN THE OBLIGATION IS VOLUNTARILY ACCEPTED BY THE GOVERNING BODY OF THE CITY OF FREEPORT, FLORIDA. THE WERE RECORDING OF THIS PLAT DOES NOT CONSTITUTE ACCEPTANCE FOR ANY ACT OF CONSTRUCTION OR MAINTENANCE.

PURSUANT TO CHAPTER SECTION 177.04(2)(C) FLORIDA STATUTES, ALL PLATTED UTILITY EASEMENTS SHOWN HEREON 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 CHANGES 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 SUBDIVISION LOTS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPERSEDED 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.

NOTE:

LIMITED COMMON AREAS (LCA) AS SHOWN HEREON ARE CONFINED TO THE POURED CONCRETE SLABS OF THE ENTRANCE AND/OR REAR PORCHES APPURTENANT AND CONTIGUOUS TO EACH RESPECTIVE LOT AS OUTLINED AND PURSUANT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE VERANDAS AT FREEPORT PHASE 1A.

INDEX OF SHEETS:

- SIGNATURE SHEET AND DESCRIPTIONS
- OVERALL BOUNDARY, KEY MAP, SITE PLAN, GENERAL NOTES, AND LEGEND
- PLAT DETAIL SHEET
- PLAT DETAIL SHEET
- PLAT DETAIL SHEET
- LOT DETAILS AND DIMENSIONS

VERANDAS AT FREEPORT PHASE 1A

SHEET 4 OF 6

PREPARED BY:
DARYL E.W. BURGESS, P.S.M. #4680
DARYL COAST ASSOCIATES, INC.
4636 GULFSTAR DRIVE
PENSACOLA, FLORIDA 32541 (850) 837-8242
PROJECT NUMBER: 04-415
FILE: G:\PLAT\04-415\VERANDAS AT FREEPORT PHASE 1A\04-415PLD.WG

G:\PLAT\04-415\VERANDAS AT FREEPORT PHASE 1A\04-415PLD.WG, SHEET 4, MON. FEB. 27, 2008, 4:52:44PM

VERANDAS AT FREEPORT PHASE 1A

A SUBDIVISION IN SECTION 10, TOWNSHIP 1 SOUTH, RANGE 19 WEST,
CITY OF FREEPORT, WALTON COUNTY, FLORIDA

PLAT BOOK 18 PAGE 33 D

LINE TABLE

LINE#	BEARING	LENGTH
L13	N 49°34'30" W	32.04
L14	N 49°34'30" W	45.77
L15	N 70°53'43" W	22.57
L16	S 40°18'13" W	12.34
L17	S 11°02'22" W	12.15
L18	N 52°24'13" W	24.84
L19	N 10°14'41" W	15.78
L20	N 64°52'52" E	15.15
L21	S 78°14'21" E	26.90
L22	N 06°58'58" W	24.80
L23	N 85°01'12" W	36.51
L24	S 70°42'32" W	41.07
L25	S 71°54'43" W	26.70
L26	N 87°04'42" W	43.32
L27	S 60°01'54" W	30.88
L28	N 22°29'52" W	23.95
L29	N 69°52'27" E	32.50
L30	N 67°52'30" W	18.78
L31	N 63°33'24" E	28.39
L32	N 70°18'15" E	15.74
L33	N 30°18'43" W	27.08
L34	N 40°31'22" W	24.11
L35	N 42°45'18" W	13.63
L36	N 74°20'20" W	17.84
L37	S 49°42'58" W	38.45
L38	S 35°10'52" W	21.41
L39	S 41°18'38" W	37.29
L40	S 04°11'59" E	25.11
L41	S 85°30'13" W	22.67
L42	S 82°30'13" W	38.74
L43	S 34°48'41" W	13.70
L44	N 78°56'40" W	28.89
L45	S 11°18'11" W	27.82
L46	S 03°32'27" W	30.32
L47	S 03°01'34" W	22.47
L48	S 10°20'00" W	26.75
L49	S 05°28'42" W	38.84
L50	S 23°45'18" W	23.01
L51	N 68°43'47" W	27.30
L52	N 81°38'11" W	25.39
L53	S 79°11'59" W	33.45
L54	N 79°54'25" W	31.92
L55	S 30°50'27" W	15.74
L56	S 41°43'55" W	33.98
L57	S 79°48'14" W	42.50
L58	S 79°53'29" W	26.70
L59	N 79°48'18" W	29.45
L60	S 89°25'58" W	33.42
L61	N 60°28'21" W	26.37
L62	S 20°04'38" W	24.41
L63	S 00°50'52" W	23.74
L64	S 20°25'07" W	31.00
L65	N 84°54'20" E	26.27
L66	S 70°14'01" E	26.11
L67	S 55°00'52" E	22.57
L68	S 02°43'16" W	27.88
L69	S 42°58'19" E	21.82
L70	S 47°58'40" W	17.34
L71	S 20°30'22" W	16.20
L72	S 68°40'33" W	26.31
L73	S 68°57'48" W	31.60
L74	N 84°38'57" W	18.54
L75	S 30°28'40" W	38.04
L76	S 84°42'18" W	32.12
L77	S 08°51'22" E	24.35
L82	N 70°22'41" W	16.72

LEGEND:

- FOUND 4" BY 4" CONCRETE MONUMENT NO IDENTIFICATION
- FOUND 1/2" IRON PIPE NO IDENTIFICATION
- FOUND 1/2" IRON PIPE NO IDENTIFICATION
- FOUND 4" BY 4" CONCRETE MONUMENT L.B. #6240
- FOUND 4" BY 4" CONCRETE MONUMENT L.B. #6274
- SET 4" BY 4" CONCRETE MONUMENT L.B. #6704 (P.M.)

- N = NUMBER
- I = NUMBER
- = DISTANCE NOT TO SCALE
- L.B. = LICENSED BUSINESS
- L.S. = LICENSED SURVEYOR
- P.L.S. = PROFESSIONAL LAND SURVEYOR
- P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
- P.E. = PROFESSIONAL ENGINEER
- P.A. = PRACTICING ARCHITECT
- O.R. = OFFICIAL RECORDS
- D.R. = DEED RECORDS
- A = ARC LENGTH
- R = RADIUS
- Δ = DELTA ANGLE
- C = CHORD BEARING
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- R/W = RIGHT OF WAY
- F.D.E.P. = FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
- A.C.O.E. = UNITED STATES ARMY CORPS OF ENGINEERS
- P.F.M. = PERMANENT REFERENCE MONUMENT
- INC. = INCORPORATED
- DWG. = DRAWING
- L-102 = LINE IDENTIFICATION (SEE LINE TABLE)
- N = NORTH
- S = SOUTH
- E = EAST
- W = WEST
- D = DEGREES
- M = MINUTES OR FEET
- S = SECONDS OR INCHES
- FE = FEET
- LLC = LIMITED LIABILITY COMPANY
- M = MILE
- J = JUMPER
- FL = FLORIDA
- F.D.E.P. AND A.C.O.E. WETLAND AREA
- 150' SECONDARY WETLAND PROTECTION ZONE

CITY OF FREEPORT STATEMENT:

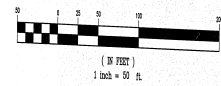
PURSUANT TO FLORIDA STATUTES 177.001 (3) ALL PUBLIC AREAS SHOWN ON THIS PLAT, UNLESS OTHERWISE STATED, SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR THE USES AND PURPOSES HEREON STATED. HOWEVER, NOTHING HEREIN SHALL BE CONSTRUED AS CREATING AN OBLIGATION UPON THE CITY OF FREEPORT TO PERFORM ANY ACT OF CONSTRUCTION OR MAINTENANCE WITHIN SUCH DEDICATED AREAS, EXCEPT WHEN THE OBLIGATION IS VOLUNTARILY ACCEPTED BY THE GOVERNING BODY OF THE CITY OF FREEPORT, FLORIDA. THE HERE RECORDING OF THIS PLAT DOES NOT CONSTITUTE ACCEPTANCE FOR ANY ACT OF CONSTRUCTION OR MAINTENANCE.

PURSUANT TO CHAPTER SECTION 177.001(2) FLORIDA STATUTES, ALL PLATTED UTILITY EASEMENTS SHOWN HEREON 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 DEPOSITION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL, IN NO CIRCUMSTANCES BE SUPPLEMENTED BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED IN THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

GRAPHIC SCALE



SHEET 3 OF 6
MATCHLINE
SHEET 4 OF 6

UNPLATTED LANDS
N 01°16'19" E - 323.62'

DETAIL A

P.O.B.

SOUTHWEST CORNER OF THE
SOUTHEAST QUARTER OF THE
NORTHWEST QUARTER OF SECTION 10

DETAIL A
NOT TO SCALE

UNPLATTED LANDS

NOTE:

LIMITED COMMON AREAS (LCA) AS SHOWN HEREON ARE CONFINED TO THE POURED CONCRETE SLABS OF THE ENTRANCE AND/OR REAR PORCHES APPURTENANT AND CONTIGUOUS TO EACH RESPECTIVE LOT AS OUTLINED AND PURSUANT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE VERANDAS AT FREEPORT PHASE 1A.

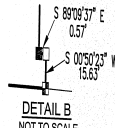
NOTE:

LOT CORNERS ARE WITNESSED BY "X" CAPPED IRON RODS STAMPED "WT. MON. LB3724" WHICH ARE SET ON THE EXTENSIONS OF THE INDIVIDUAL LOT LINES.

UNPLATTED LANDS

INDEX OF SHEETS:

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- PLAT DETAIL SHEET
- PLAT DETAIL SHEET
- PLAT DETAIL SHEET
- LOT DETAILS AND DIMENSIONS



SEE DETAIL B

SOUTH BOUNDARY OF
NORTHWEST QUARTER
OF SECTION 10 - 420.00'

NORTHWEST CORNER OF THE
SOUTHWEST QUARTER OF THE

VERANDAS AT FREEPORT PHASE 1A

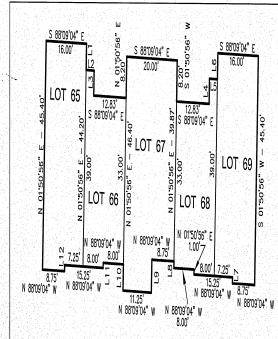
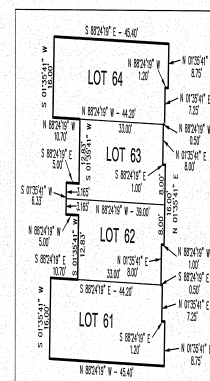
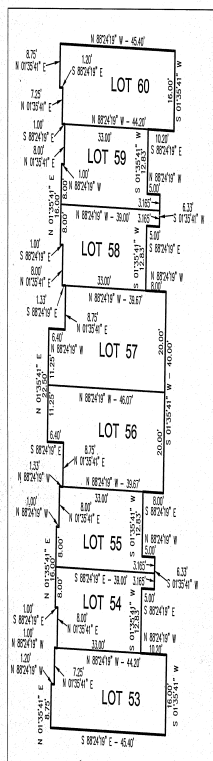
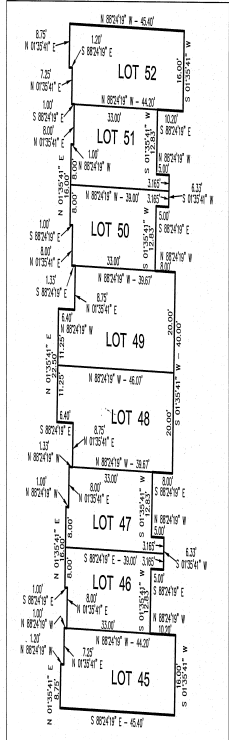
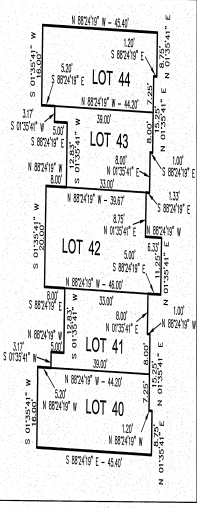
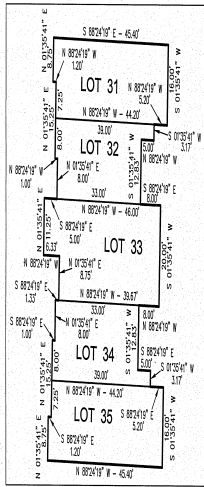
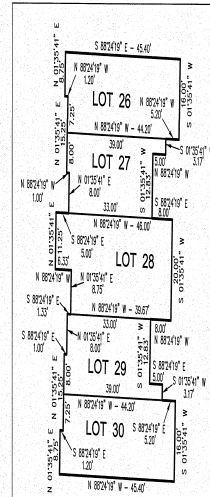
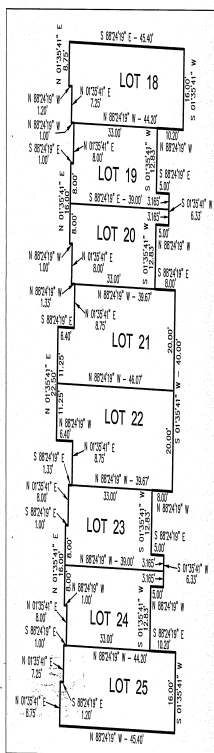
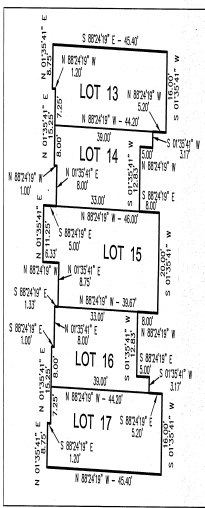
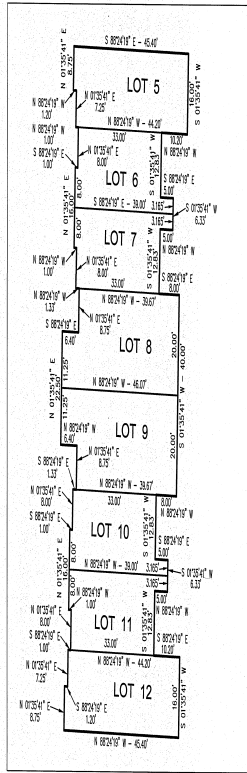
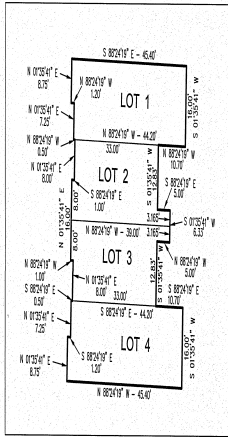
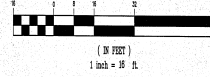
SHEET 5 OF 6

VERANDAS AT FREEPORT PHASE 1A

A SUBDIVISION IN SECTION 10, TOWNSHIP 1 SOUTH, RANGE 19 WEST,
CITY OF FREEPORT, WALTON COUNTY, FLORIDA

PLAT BOOK 18 PAGE 33 E

GRAPHIC SCALE



LINE TABLE

LINE#	BEARING	LENGTH
L1	S 01°50'56" W	5.20
L2	S 88°09'04" E	3.17
L3	S 01°50'56" W	5.00
L4	N 01°50'56" E	5.00
L5	S 88°09'04" E	3.17
L6	N 01°50'56" E	5.20
L7	N 01°50'56" E	1.20
L8	N 01°50'56" E	1.33
L9	S 01°50'56" W	6.53
L10	N 01°50'56" E	5.20
L11	S 01°50'56" W	1.00
L12	S 01°50'56" W	1.20

INDEX OF SHEETS:

1. SIGNATURE SHEET AND DESCRIPTIONS
2. OVERALL BOUNDARY, KEY MAP, SITE PLAN, GENERAL NOTES, AND LEGEND
3. PLAT DETAIL SHEET
4. PLAT DETAIL SHEET
5. PLAT DETAIL SHEET
6. LOT DETAILS AND DIMENSIONS

PREPARED BY:
DARYL E. M. BURNS, P.S.M. #4680
SHERIDAN COAST ASSOCIATES, INC.
4636 GULFSTAR DRIVE
DESTIN, FLORIDA 32541 (850) 837-8242
PROJECT NUMBER: 04-415
FILE: G:\PLAT\04-415_VERANDAS AT FREEPORT PHASE 1A\04-415PLDWG

VERANDAS AT FREEPORT PHASE 1A

SHEET 6 OF 6