

DRAWING NUMBER
23-10

DRAWING NUMBER
Carondolet Towne Homes

DRAWING NUMBER

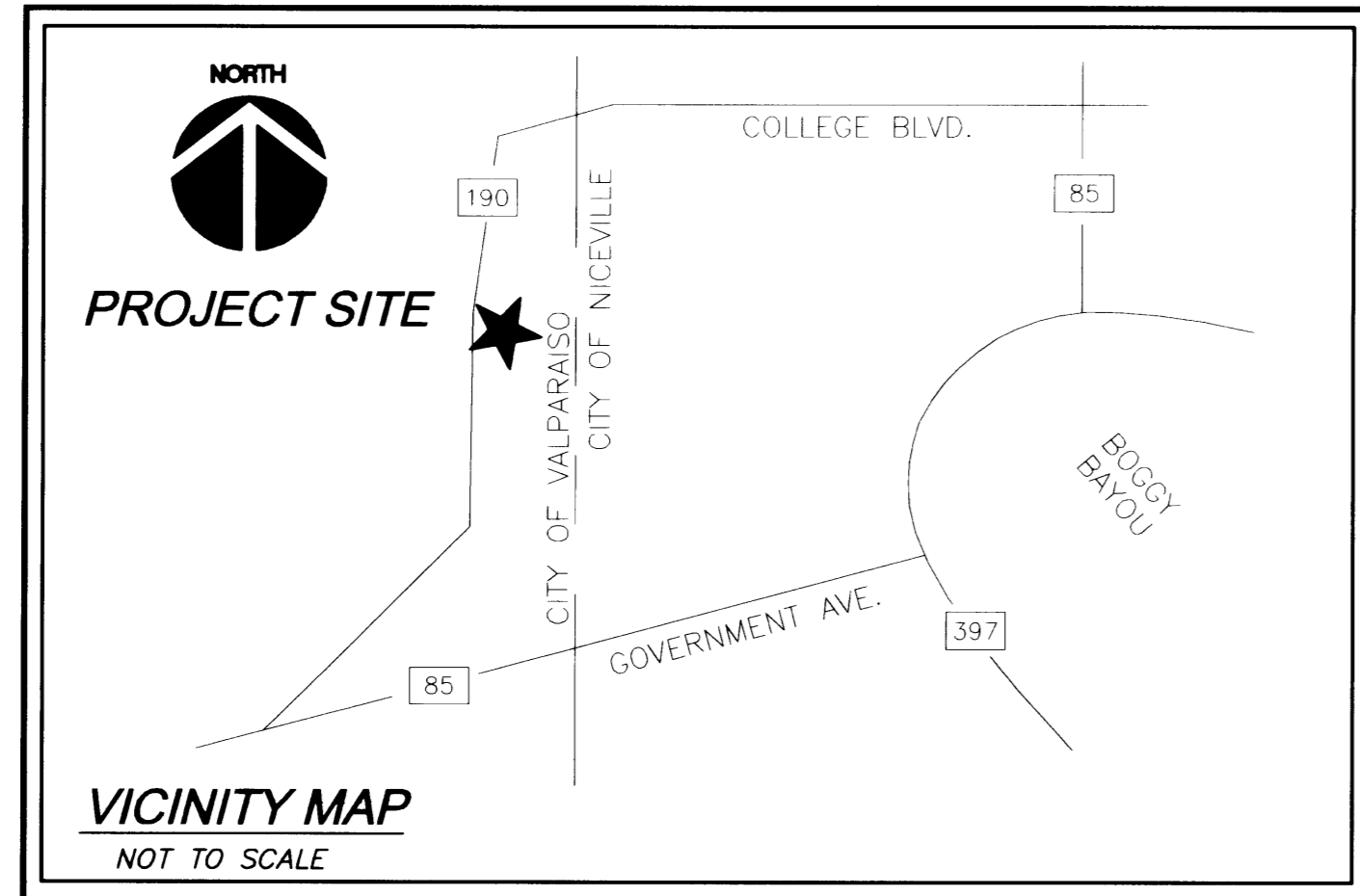
DRAWING NUMBER

CARONDOLET TOWNE HOMES

A TOWNHOME SUBDIVISION SITUATED IN SECTION 1, TOWNSHIP 1 SOUTH, RANGE 23 WEST, CITY OF VALPARAISO, OKALOOSA COUNTY, FLORIDA.

SHEET INDEX :

- 1.) DEDICATION AND CERTIFICATE SHEET
- 2.) OVERALL PLAT BOUNDARY



LEGAL DESCRIPTION:

A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 1; THENCE N.00°18'00"W. ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1 FOR A DISTANCE OF 234.45 FEET TO THE POINT OF BEGINNING; THENCE S. 89°46'25"W. FOR A DISTANCE OF 226.53 FEET; THENCE S.00°19'59"W. FOR A DISTANCE OF 82.95 FEET; THENCE N.89°51'05"W. FOR A DISTANCE OF 201.84 FEET; THENCE S.00°14'53"E. FOR A DISTANCE OF 100.13 FEET; THENCE N.89°57'15"W. FOR A DISTANCE OF 102.97 FEET; THENCE N.00°14'53"W. FOR A DISTANCE OF 100.40 FEET; THENCE N.89°24'15"W. FOR A DISTANCE OF 112.97 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF COLLEGE BOULEVARD (VARIABLE RIGHT-OF-WAY); THENCE N.00°16'40"W. ALONG SAID EAST RIGHT-OF-WAY LINE FOR A DISTANCE OF 140.00 FEET; THENCE N.89°36'02"E. FOR A DISTANCE OF 11.61 FEET; THENCE N.00°16'40"W. FOR A DISTANCE OF 139.24 FEET; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, S.89°52'35"E. FOR A DISTANCE OF 633.50 FEET TO A POINT ON SAID EAST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1; THENCE S.00°18'00"E. ALONG SAID EAST LINE FOR A DISTANCE OF 196.16 FEET TO THE POINT OF BEGINNING.
 PARCEL DESCRIBED CONTAINS 3.92 ACRES, MORE OR LESS.

CERTIFICATE OF APPROVAL BY MUNICIPALITY:

PRESENTED TO AND APPROVED BY THE CITY OF VALPARAISO, FLORIDA ON THE 13th DAY OF FEBRUARY, 2006.
[Signature]
 MAYOR, CITY OF VALPARAISO
[Signature]
 CITY CLERK

PLANNING AND ADVISORY BOARD APPROVAL:

PRESENTED TO AND APPROVED BY THE PLANNING AND ZONING BOARD OF THE CITY OF VALPARAISO, FLORIDA ON THE 7th DAY OF FEBRUARY, 2006.
[Signature]
 CHAIRMAN

CITY OF VALPARAISO ENGINEER'S CERTIFICATE:

THIS IS TO CERTIFY THAT THIS PLAT WAS PRESENTED TO THE ENGINEER FOR THE CITY OF VALPARAISO, FLORIDA, AND WAS APPROVED BY HIM ON THE 13 DAY OF FEBRUARY, 2006.
[Signature]
 CITY ENGINEER

CITY OF VALPARAISO SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THIS PLAT WAS REVIEWED BY THE SURVEYOR FOR THE CITY OF VALPARAISO, FLORIDA AND MEETS THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES AND WAS APPROVED BY HIM ON THE 13th DAY OF FEBRUARY, 2006.
[Signature]
 CITY SURVEYOR

COUNTY CLERK'S CERTIFICATE:

I, DON W. HOWARD, CLERK OF THE CIRCUIT COURT OF OKALOOSA COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD ON THE 13th DAY OF FEBRUARY, OF 2006, IN PLAT BOOK 23, AT PAGE 10-11.
[Signature]
 DON W. HOWARD

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 1, OF THE FLORIDA STATUTES.
[Signature]
 SHANNON D. CLATCHEY, P.S.M.,
 RARE EARTH, INC.,
 715 A BAYSHORE DRIVE
 NICEVILLE, FLORIDA 32578
 FLORIDA REGISTRATION NO. 6178
 L.B. #7350

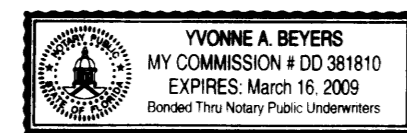
DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT BLUEWATER REAL ESTATE INVESTMENTS, LLC, A LIMITED LIABILITY COMPANY, UNDER THE LAWS OF THE STATE OF FLORIDA AND AS OWNER OF THE LANDS HEREON PLATTED AS "CARONDOLET TOWNE HOMES" AND AS DESCRIBED HEREON DOES DECLARE THAT IT HAS CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN HEREON AND THAT ALL EASEMENTS, COMMON AREAS, AND RETENTION AREAS AS SHOWN ON THIS PLAT SHALL BE KEPT PRIVATE AREAS DEDICATED TO THE CARONDOLET TOWNE HOMES HOMEOWNERS ASSOCIATION. BLUEWATER REAL ESTATE INVESTMENTS, LLC, HEREBY DEDICATES A NON-EXCLUSIVE EASEMENT FOR THE PURPOSES OF ACCESS AND MAINTENANCE OF WATER METERS BY THE CITY OF VALPARAISO AND ALSO INCLUDING INSTALLATION, ACCESS AND MAINTENANCE OF VALPARAISO BROADBAND COMMUNICATION SYSTEM, GULF POWER COMPANY & SPRINT COMMUNICATIONS THROUGH THE EASEMENTS AND COMMON AREAS SHOWN HEREON, AND ALSO RESERVES THE RIGHT TO GRANT EASEMENTS WITHIN ALL COMMON AREAS SHOWN ON THIS PLAT (WHETHER SUCH EASEMENTS ARE TO BE USED FOR DRAINAGE, UTILITIES, OR OTHER PURPOSES). ALL WATER AND WASTEWATER UTILITIES SHALL BE MAINTAINED BY THE CARONDOLET TOWNE HOMES OWNERS ASSOCIATION. BLUEWATER REAL ESTATE INVESTMENTS, LLC, DOES HEREBY REQUEST THAT THIS PLAT BE RECORDED IN THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA. THE DEVELOPER HAS EXECUTED THIS DEDICATION THIS 9th DAY OF FEBRUARY, 2006.

[Signature]
 WITNESS
[Signature]
 WITNESS
 LARRY WRIGHT
 PRESIDENT

ACKNOWLEDGMENT TO DEDICATION:

STATE OF FLORIDA
 COUNTY OF OKALOOSA
 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED LARRY WRIGHT, KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN THE FOREGOING 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 9th DAY OF FEB, 2006.



[Signature]
 Yvonne A. Beys
 NOTARY PUBLIC
 My Commission expires 3-16-09

JOINDER AND CONSENT TO DEDICATION:

REGIONS BANK, THE HOLDER OF A MORTGAGE ON THE HEREON DESCRIBED PROPERTY, AS RECORDED IN OFFICIAL RECORD BOOK 2625, AT PAGE 3738, OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA, DOES HEREBY CONSENT TO AND JOIN IN THE DEDICATION AND PLATTING AS SET FORTH HEREON.

[Signature]
 WITNESS
[Signature]
 WITNESS
 JOEL UNGER
 VICE PRESIDENT

ACKNOWLEDGMENT TO JOINDER AND CONSENT TO DEDICATION:

STATE OF FLORIDA
 COUNTY OF OKALOOSA
 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED JOEL UNGER, KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN THE FOREGOING JOINDER AND CONSENT TO DEDICATION, AND WHO ACKNOWLEDGED BEFORE ME THAT SHE EXECUTED THE SAME FOR THE USES AND PURPOSES SET FORTH.
 GIVEN UNDER MY HAND AND SEAL THIS 9th DAY OF FEB, 2006.



[Signature]
 Yvonne A. Beys
 NOTARY PUBLIC
 My Commission expires 3-16-09

TITLE CERTIFICATION:

THE UNDERSIGNED, BEACH TITLE SERVICES, LICENSED IN THE STATE OF FLORIDA, DOES HEREBY CERTIFY THAT TITLE TO THE 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.

[Signature]
 RICHARD COLBERT, ATTORNEY AT LAW

TAX COLLECTOR'S STATEMENT

I, CHRIS HUGHES, DO HEREBY CERTIFY THAT TAXES HAVE BEEN PAID THROUGH TAX YEAR 2005, TO THE BEST OF MY KNOWLEDGE. 2/9/06

[Signature]
 CHRIS HUGHES BY OEB
 CHRIS HUGHES, OKALOOSA COUNTY TAX COLLECTOR

NOTE:

PURSUANT TO FLORIDA STATUTE 177.091 (PARAGRAPHS 8 AND 9), PERMANENT CONTROL POINTS WERE SET, AND MONUMENTS WERE PLACED AT ALL LOT CORNERS SHOWN HEREON, PRIOR TO THE RECORDING OF THIS PLAT OF CARONDOLET TOWNE HOMES.

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.

THIS PLAT PREPARED BY:

RARE EARTH SURVEYING & MAPPING, INC. - LB# 7350
 715 A BAYSHORE DRIVE
 NICEVILLE, FLORIDA 32578
 850-729-2722 FAX 850-729-2797



CARONDOLET TOWNE HOMES

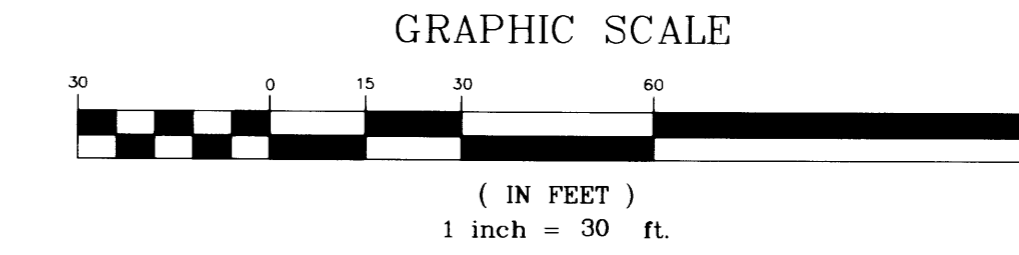
CARONDOLET TOWNE HOMES

A SUBDIVISION SITUATED IN SECTION 1, TOWNSHIP 1 SOUTH, RANGE 23 WEST, CITY OF VALPARAISO, OKALOOSA COUNTY, FLORIDA.

SHEET INDEX :
1.) DEDICATION AND CERTIFICATE SHEET
2.) PLAT BOUNDARY INFORMATION

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.



SET 4"x4" CONCRETE MONUMENT-PERMANENT REFERENCE MONUMENT (PRM) LB #7350 (TYPICAL)

GENERAL NOTES :

- BEARINGS SHOWN HEREON ARE REFERENCED TO THE EAST RIGHT-OF-WAY LINE OF COLLEGE BOULEVARD, HAVING A BEARING OF N. 00° 16' 40" W.
- ALL LOT LINES DEPICTED HEREON ARE NON-RADIAL (N.R.) UNLESS OTHERWISE NOTED.
- THIS PLAT HAS BEEN PREPARED FROM A PREVIOUS BOUNDARY SURVEY OF THE SUBJECT PROPERTY BY RARE EARTH SURVEYING & MAPPING, INC. AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYS AS DEFINED IN CHAPTER 61G17-6 OF THE FLORIDA STATUTES.

ABBREVIATIONS :

- R/W = RIGHT-OF-WAY
- CM = CONCRETE MONUMENT
- NO. OR # = NUMBER
- TYP. = TYPICAL
- (R) = RADIAL
- (°) = DEGREES
- (') = MINUTES OR FEET
- (") = SECONDS
- L.B. = LAND SURVEYING BUSINESS
- P.B. = PLAT BOOK
- O.R. = OFFICIAL RECORDS
- D.B. = DEED BOOK
- PG. = PAGE
- PRM = PERMANENT REFERENCE MONUMENT
- P.C.P. = PERMANENT CONTROL POINT
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- B.S.L. = BUILDING SETBACK LINE
- N = NORTH
- S = SOUTH
- E = EAST
- W = WEST

LEGEND :

- = DENOTES PERMANENT CONTROL POINT SET NAIL AND DISC (PCP L.B. # 7350)
- = PERMANENT REFERENCE MONUMENT, SET (P.R.M.) (4" X 4" CONCRETE MONUMENT, L.B. #7350)
- = PERMANENT REFERENCE MONUMENT, FOUND (P.R.M.) (4" X 4" CONCRETE MONUMENT, NO L.B. #)
- = DENOTES PROPERTY CORNER SET 1/2" IR W/CAP (L.B. # 7350)
- C1 = CURVE & LETTER TO CURVE TABLE
- L1 = LINE & NUMBER TO LINE TABLE

THIS PLAT PREPARED BY:
RARE EARTH SURVEYING & MAPPING, INC. - L.B.# 7350
715 A BAYSHORE DRIVE
NICEVILLE, FLORIDA 32578
850-729-2722 FAX 850-729-2797

CARONDOLET TOWNE HOMES

DRAWING NUMBER 23-11

DRAWING NUMBER CARONDOLET Towne Homes

DRAWING NUMBER

DRAWING NUMBER

CENTERLINE TABLE

LINE	LENGTH	BEARING
L1	2.49	N70°41'41"E

CURVE TABLE

CURVE	RADIUS	ARC	DELTA	CHORD	BRO	CHORD
C1	236.11	79.67	19°20'01"	N80°21'41"E	79.29	
C2	250.00	84.24	19°18'19"	S80°20'50"W	83.84	
C3	218.61	63.17	16°33'24"	N78°58'23"E	62.95	
C4	267.50	90.13	19°18'19"	S80°20'50"W	89.71	
C5	253.61	86.68	19°34'56"	N80°23'08"E	86.26	
C6	232.90	78.34	19°18'19"	S80°20'50"W	77.97	

LINE TABLE

LINE	LENGTH	BEARING
L2	49.19	S00°17'26"W
L3	37.75	S11°18'59"W
L4	44.13	S11°23'07"W
L5	32.59	S28°06'34"E
L6	41.89	S23°08'36"E
L7	20.27	N78°00'06"E
L8	16.93	S74°16'10"E
L9	6.76	S74°16'10"E
L10	2.84	N55°24'07"E
L11	20.97	S02°31'11"W
L12	31.04	S30°49'45"E
L13	29.63	S26°17'46"E
L14	47.49	S83°50'56"E
L15	39.21	N28°48'34"E
L16	52.14	N19°52'20"W
L17	60.00	N00°53'10"W
L18	51.85	N04°59'37"W
L19	31.42	N20°05'36"W
L20	56.18	N89°00'28"E
L21	49.02	S87°38'44"E
L22	23.33	S16°37'01"E
L23	16.93	S05°00'09"W
L24	28.54	S79°48'54"W
L25	21.32	N66°39'13"W
L26	39.39	S25°51'47"W
L27	36.78	S58°15'23"E
L28	34.73	N76°15'54"E
L29	43.13	S72°42'37"E
L30	23.04	N69°00'57"E
L31	30.32	N83°25'50"E
L32	29.96	S18°44'47"W
L33	27.06	S46°05'56"E
L34	13.08	S26°07'45"W
L35	2.49	N70°41'41"E
L36	2.49	N70°41'41"E

S89°49'36"E 645.91'
SOUTH LINE OF THE SW 1/4 OF THE NW 1/4, SECTION 1

Point Of Commencement:
SE Corner Of The SW 1/4 Of The NW 1/4 of Sec. 1, Township 1 South, Range 23 West, Okaloosa County, Florida