

# CARONDOLET PHASE 2

A SINGLE-FAMILY RESIDENTIAL SUBDIVISION LYING IN SECTION 1, TOWNSHIP 1 SOUTH, RANGE 23 WEST,  
CITY OF VALPARAISO, OKALOOSA COUNTY, FLORIDA.

FEBRUARY 2017

### DEDICATION:

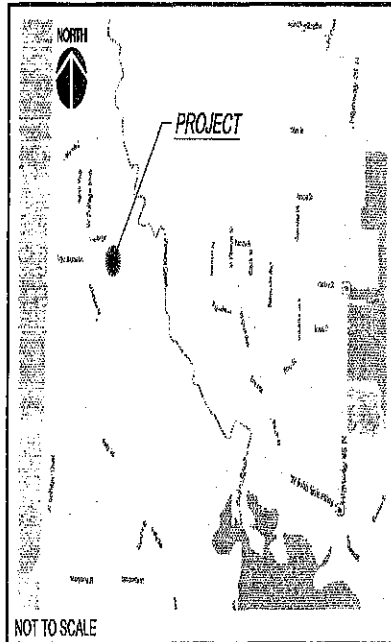
KNOW ALL MEN BY THESE PRESENTS THAT TUNELL DEVELOPMENT, INC., UNDER THE LAWS OF THE STATE OF FLORIDA AND AS OWNER OF THE LANDS HEREON PLATTED AS "CARONDOLET PHASE 2", DOES DECLARE THAT THEY HEREBY DEDICATE TO THE CARONDOLET TOWN HOME OWNERS ASSOCIATION, INC. IN FEE SIMPLE, THE COMMON AREAS AS SHOWN HEREON. FURTHERMORE, TUNELL DEVELOPMENT, INC. DOES HEREBY GRANT A NON-EXCLUSIVE EASEMENT FOR THE PURPOSES OF INSTALLATION, MAINTENANCE AND REPAIR OF VARIOUS UTILITIES INCLUDING CABLES, COIL COMMUNICATIONS, CABLE POWER CONDUITS, AND THE CITY OF VALPARAISO PUBLIC WORKS OVER THE COMMON AREAS AS SHOWN HEREON.

TUNELL DEVELOPMENT, INC. HEREBY REQUESTS THAT THIS PLAN BE RECORDED IN THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.  
BY: TUNELL DEVELOPMENT, INC.  
*[Signature]*  
WITNESS  
*[Signature]*  
WITNESS

### ACKNOWLEDGMENT TO DEDICATION:

STATE OF FLORIDA, COUNTY OF OKALOOSA  
THIS IS TO CERTIFY THAT ON THE 15<sup>th</sup> DAY OF FEBRUARY, 2017 BEFORE ME, AN OFFICER DULY AUTHORIZED AND ACTING PERSONALLY APPEARED JOSHUA W. TUNELL, WHO IS PERSONALLY KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT OF DEDICATION OR WHO HAS PROVIDED AS IDENTIFICATION, AND AS OWNER OF TUNELL DEVELOPMENT, INC., ACKNOWLEDGED TO AND BEFORE ME THAT SAID INSTRUMENT IS THEIR FREE ACT AND DEED.

*[Signature]*  
NOTARY PUBLIC, STATE OF FLORIDA, COUNTY OF OKALOOSA  
MY COMMISSION EXPIRES: \_\_\_\_\_



NOT TO SCALE

### PLANNING AND ZONING BOARD APPROVAL:

PRESENTED TO AND APPROVED BY THE PLANNING AND ZONING BOARD OF THE CITY OF VALPARAISO, FLORIDA ON THE 13<sup>th</sup> DAY OF February, 2017.

*[Signature]*  
CITY CLERK

### CERTIFICATE OF APPROVAL BY MUNICIPALITY:

PRESENTED TO AND APPROVED BY THE CITY OF VALPARAISO, FLORIDA ON THE 15<sup>th</sup> DAY OF February, 2017.

*[Signature]*  
CITY CLERK

*[Signature]*  
CITY CLERK

### MUNICIPALITY SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THIS PLAN WAS REVIEWED BY THE CONTRACTED SURVEYOR FOR THE CITY OF VALPARAISO, FLORIDA AND MEETS THE REQUIREMENTS OF CHAPTER 177 OF THE STATUTES AND WAS APPROVED BY ME ON THE 15<sup>th</sup> DAY OF February, 2017.

*[Signature]*  
MUNICIPALITY SURVEYOR  
FLORIDA REGISTRATION NUMBER 69162

### CLERK'S CERTIFICATE OF RECORDING:

I, J.D. PERDUE, CLERK OF THE COUNTY COURT, DO HEREBY CERTIFY THAT THIS PLAN WAS FILED FOR RECORD ON THE 15<sup>th</sup> DAY OF FEBRUARY, 2017 IN PLAT BOOK 18, PAGE 19.

*[Signature]*  
J.D. PERDUE, CLERK OF THE COUNTY COURT

### CERTIFICATION BY TAX COLLECTOR:

I, BEN ANDERSON, DO HEREBY CERTIFY THAT TAXES HAVE BEEN PAID FOR THE TAX YEAR 2016 FOR THE PROPERTY DESCRIBED HEREON TO THE BEST OF MY KNOWLEDGE AS OF THE 23<sup>rd</sup> DAY OF FEBRUARY, 2017.

*[Signature]*  
BEN ANDERSON, TAX COLLECTOR, OKALOOSA COUNTY, FLORIDA

### SURVEYOR'S CERTIFICATE:

I, ALLEN E. TUCKER, HEREBY CERTIFY THAT I PREPARED THIS PLAN AND THAT IT IS A TRUE AND CORRECT REPRESENTATION OF LAND SURVEYED UNDER MY DIRECTION AND SUPERVISION, THE PLAT'S HAVE BEEN SET AS INDICATED HEREON AND THAT IT COMPLIES WITH ALL THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES.

*[Signature]* 2/16/17  
ALLEN E. TUCKER, PROFESSIONAL SURVEYOR AND MAPPER FOR FLA. 8284  
CUSTER, COOPER & TUCKER, INC.  
122 HUNT STREET  
MUSKOGEE, FLORIDA 32578  
PHONE: (256) 578-5141  
FAX: (256) 729-2480

### JOINER AND CONSENT TO DEDICATION:

FIRST CITY BANK, CERTIFIES TO BE THE HOLDER OF A MORTGAGE, LEASE, OR OTHER ENCUMBRANCE UPON THE PROPERTY DESCRIBED HEREON, AND THESE FLORIDA BANK HEREBY JOINS IN AND CONSENTS TO THE SUBDIVISION OF THE LANDS DESCRIBED HEREON BY THE OWNER THEREOF.

WITNESSE: FIRST CITY BANK  
*[Signature]*  
WITNESS  
*[Signature]*  
WITNESS

### ACKNOWLEDGMENT TO JOINER AND CONSENT:

STATE OF FLORIDA, COUNTY OF OKALOOSA  
THIS IS TO CERTIFY THAT ON THE 15<sup>th</sup> DAY OF FEBRUARY, 2017 BEFORE ME, AN OFFICER DULY AUTHORIZED AND ACTING PERSONALLY APPEARED HELEN JOHNSON, WHO IS PERSONALLY KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT OF DEDICATION OR WHO HAS PROVIDED AS IDENTIFICATION, AND AS FIRST-PRESIDENT OF FIRST CITY BANK, ACKNOWLEDGED TO AND BEFORE ME THAT SAID INSTRUMENT IS HIS FREE ACT AND DEED.

*[Signature]*  
NOTARY PUBLIC, STATE OF FLORIDA, COUNTY OF OKALOOSA  
MY COMMISSION EXPIRES: \_\_\_\_\_

### TITLE OPINION:

IT IS THE OPINION OF THE UNDERSIGNED ATTORNEY-AT-LAW, LICENSED BY THE STATE OF FLORIDA, THAT THE TITLE TO THE LANDS DESCRIBED HEREON IS IN THE NAME OF THE DEDICATOR AS SHOWN HEREON AND THAT THERE ARE NO UNDISBURSED MORTGAGES ON SAID LAND, EXCEPT AS NOTED HEREON.

OPINION RENDERED ON THE 20<sup>th</sup> DAY OF FEB, 2017.  
*[Signature]*  
BY: MICHAEL WEAR, ESQ.

### DESCRIPTION (AS SURVEYED):

A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA, COMPRISED OF FOUR TRACTS (A-18-15-23-000-0024-007A, A-18-15-23-000-0024-007B, A-18-15-23-000-0024-007C, AND A-18-15-23-000-0024-007D), LYING SOUTH OF CARONDOLET SUBDIVISION (PLAT BOOK 23, PAGE 11), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING AT THE 1/2 BURN BURN ROAD (L.A. 1950) MARKING THE SOUTHWEST CORNER OF THE ADJACENT SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE IN S80°10'15" W ALONG THE SOUTH BOUNDARY OF SAID QUARTER, A DISTANCE OF 527.84 FEET; THENCE DEPARTING SAID SOUTH BOUNDARY, PROCEED S 00°04'48" E, A DISTANCE OF 10.80 FEET TO THE CONCRETE MONUMENT (L.A. 17580) MARKING THE SOUTHWEST CORNER OF A COMMON AREA SHOWN ON THE AFORESAID RECORDED PLAT OF CARONDOLET; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID CARONDOLET, THE FOLLOWING FIVE (5) COURSES: 1) S 80°10'15" E, A DISTANCE OF 102.80 FEET; 2) N 01°10'15" E, A DISTANCE OF 102.80 FEET; 3) S 80°10'15" E, A DISTANCE OF 102.80 FEET; 4) N 01°10'15" E, A DISTANCE OF 102.80 FEET; 5) S 80°10'15" E, A DISTANCE OF 102.80 FEET TO A POINT OF INTERSECTION WITH THE EAST BOUNDARY OF THE ADJACENT NORTHWEST QUARTER; THENCE DEPARTING SAID PLAT BOUNDARY, PROCEED S 00°04'48" E ALONG SAID EAST BOUNDARY OF THE QUARTER-QUARTER, A DISTANCE OF 234.23 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING LOT ADDRESS, NONE OR LESS.

PREPARED BY:  
Gustin, Cothran & Tucker, Inc.  
Land Surveying  
122 Hunt Street  
Muskogee, FL 32578  
(256) 578-5141  
(256) 729-2480

CARONDOLET PHASE 2  
PLAT BOOK 18, PAGE 19

NOTICE: THIS PLAN, AS RECORDED BY ITS COMPILER HEREON IS THE OFFICIAL DEPICTION OF THE SURVEYED LANDS DESCRIBED HEREON AND WILL BE SO CONSIDERED BY THE SUPPLEMENTED BY AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THIS PLAN. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAN THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

