

# POWELL LANDING AT WATERSOUND ORIGINS PHASE 1-B REPLAT

A REPLAT OF POWELL LANDING AT WATERSOUND ORIGINS PHASE 1-B AS RECORDED IN PLAT BOOK 27, PAGES 1-3.

A MAJOR DEVELOPMENT

SITUATED IN SECTION 25 - TOWNSHIP 3 SOUTH - RANGE 18 WEST

WALTON COUNTY, FLORIDA

**SHEET INDEX:**

- 1 - DEDICATIONS, CERTIFICATIONS, DESCRIPTION
- 2 - BOUNDARY LOCATION INFORMATION
- 3 - COASTAL DUNE LAKE PROTECTION ZONE KEY SHEET

**DEDICATION:**

KNOW ALL MEN BY THESE PRESENTS THAT THE WATERSOUND COMPANY, LLC, AND WATERSOUND ORIGINS COMMUNITY ASSOCIATION, INC. (COLLECTIVELY THE "OWNERS"), UNDER THE LAWS OF THE STATE OF FLORIDA EACH AS AN OWNER OF A PORTION OF THE LANDS HEREON PLATTED AS "POWELL LANDING AT WATERSOUND ORIGINS PHASE 1-B REPLAT" DO DECLARE THAT THEY HAVE COLLECTIVELY CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT AND ALL RIGHTS OF WAY, WETLANDS, WETLAND BUFFERS, CONSERVATION EASEMENTS, COMMON AREAS, COMMON/RETENTION AREAS WITHIN SAID PLAT OF "POWELL LANDING AT WATERSOUND ORIGINS PHASE 1-B REPLAT" SUBDIVISION ARE PRIVATE AND ARE HEREBY DEDICATED IN FEE SIMPLE TO WATERSOUND ORIGINS COMMUNITY ASSOCIATION, INC., ALL DRAINAGE AND UTILITY EASEMENTS ARE PRIVATE AND HEREBY DEDICATED TO WATERSOUND ORIGINS COMMUNITY ASSOCIATION, INC. THE OWNERS HEREBY GRANT NON-EXCLUSIVE EASEMENTS WITHIN ALL ACCESS, DRAINAGE & UTILITY EASEMENTS AND RIGHTS OF WAY TO VARIOUS UTILITY COMPANIES, WHETHER PUBLIC OR PRIVATE, FOR THE PURPOSES OF INGRESS AND EGRESS FOR THE INSTALLATION, REPAIR AND MAINTENANCE OF UTILITIES, INCLUDING BUT NOT LIMITED TO: FLORIDA POWER AND LIGHT, OKALOOSA GAS, CENTURY LINK, WOW, INC. AND FLORIDA COMMUNITY SERVICES CORP. OF WALTON COUNTY, D/B/A: REGIONAL UTILITIES. TITLE TO TRACT "A" IS RESERVED TO THE WATERSOUND COMPANY, LLC. THE OWNERS DO HEREBY COLLECTIVELY REQUEST THAT SAID PLAT OF "POWELL LANDING AT WATERSOUND ORIGINS PHASE 1-B REPLAT," BE RECORDED IN THE PUBLIC RECORDS OF WALTON COUNTY, FLORIDA. WATERSOUND ORIGINS COMMUNITY ASSOCIATION, INC., GRANTS THE WATERSOUND COMPANY, LLC AND ITS SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE EASEMENT OVER AND ACROSS ALL RIGHTS OF WAY, COMMON AREAS, COMMON/RETENTION AREAS AND EASEMENTS FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING ANY RIGHTS OF WAY, UTILITIES, DRAINAGE FACILITIES, STORMWATER MANAGEMENT AREAS OR OTHERWISE DESIGNATED ON THIS PLAT. THE OWNERS RESERVE FOR THE WATERSOUND COMPANY, LLC, AND ITS SUCCESSORS AND ASSIGNS, ALL RIGHTS, TITLE AND INTEREST IN UNDERGROUND CONDUIT INSTALLED BY THE WATERSOUND COMPANY, LLC.

THE WATERSOUND COMPANY, LLC

BY: \_\_\_\_\_  
BRIDGET PRECISE, VICE PRESIDENT

WITNESS \_\_\_\_\_

WITNESS \_\_\_\_\_

WATERSOUND ORIGINS COMMUNITY ASSOCIATION, INC.

BY: \_\_\_\_\_  
BLON CARTER, PRESIDENT

WITNESS \_\_\_\_\_

WITNESS \_\_\_\_\_

**ACKNOWLEDGMENT TO DEDICATION:**

STATE OF FLORIDA, COUNTY OF WALTON

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ( ) PHYSICAL PRESENCE OR ( ) ONLINE NOTARIZATION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ BY BRIDGET PRECISE AS VICE PRESIDENT OF THE WATERSOUND COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME.

NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION EXPIRES: \_\_\_\_\_

**ACKNOWLEDGMENT TO DEDICATION:**

STATE OF FLORIDA, COUNTY OF WALTON

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ( ) PHYSICAL PRESENCE OR ( ) ONLINE NOTARIZATION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ BY BLON CARTER AS PRESIDENT OF THE WATERSOUND ORIGINS COMMUNITY ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME.

NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION EXPIRES: \_\_\_\_\_

**TITLE CERTIFICATION:**

FIDELITY NATIONAL TITLE INSURANCE COMPANY HEREBY CERTIFIES THAT UPON EXAMINATION OF THE PUBLIC RECORDS, THE TITLE TO THE LANDS DESCRIBED HEREON IS IN THE NAME OF THE WATERSOUND COMPANY, LLC, AND THERE ARE NO UNSATISFIED MORTGAGES ON SAID LAND OTHER THAN AS SHOWN HEREON. RENDERED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_.

NAME/TITLE, STATE OF FLORIDA

**PLANNING AND DEVELOPMENT SERVICES DIVISION:**

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE PLANNING AND DEVELOPMENT SERVICES DIVISION OF WALTON COUNTY, FLORIDA AND APPROVED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_.

MAC CARPENTER, AICP, DIRECTOR  
WALTON COUNTY PLANNING AND DEVELOPMENT SERVICES DIVISION

**WALTON COUNTY STATEMENT:**

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.



VICINITY MAP  
NOT TO SCALE

**LEGAL DESCRIPTION (AS WRITTEN):**

BEGINNING AT THE SOUTHWEST CORNER OF POWELL LANDING AT WATERSOUND PHASE 1A AS RECORDED IN PLAT BOOK 25, PAGES 60-64 OF THE PUBLIC RECORDS OF WALTON COUNTY, FLORIDA; THENCE CONTINUE ALONG THE SOUTHERN BOUNDARY OF SAID PLAT FOR THE FOLLOWING 7 CALLS: SOUTH 78 DEGREES 18 MINUTES 19 SECONDS EAST A DISTANCE OF 436.41 FEET TO A POINT, SAID POINT BEING THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST; THENCE ALONG SAID CURVE HAVING A RADIUS OF 2,535.00 FEET, AN ARC LENGTH OF 549.13 FEET, A CENTRAL ANGLE OF 12 DEGREES 24 MINUTES 41 SECONDS, A CHORD BEARING OF SOUTH 84 DEGREES 30 MINUTES 39 SECONDS EAST, AND A CHORD LENGTH OF 548.06 FEET TO A POINT, SAID POINT BEING THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST; THENCE ALONG SAID CURVE HAVING A RADIUS OF 525.00 FEET, AN ARC LENGTH OF 329.59 FEET, A CENTRAL ANGLE OF 35 DEGREES 58 MINUTES 11 SECONDS, A CHORD BEARING OF NORTH 71 DEGREES 17 MINUTES 55 SECONDS EAST, AND A CHORD LENGTH OF 324.20 FEET TO A POINT, SAID POINT BEING THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST; THENCE ALONG SAID CURVE HAVING A RADIUS 75.00 FEET, AN ARC LENGTH OF 105.25 FEET, A CENTRAL ANGLE OF 80 DEGREES 24 MINUTES 21 SECONDS, A CHORD BEARING OF NORTH 13 DEGREES 06 MINUTES 39 SECONDS EAST, AND A CHORD LENGTH OF 94.82 FEET TO A POINT; THENCE NORTH 27 DEGREES 05 MINUTES 32 SECONDS WEST A DISTANCE OF 58.12 FEET TO A POINT; THENCE NORTH 62 DEGREES 54 MINUTES 28 SECONDS EAST A DISTANCE OF 140.00 FEET TO A POINT; THENCE NORTH 33 DEGREES 51 MINUTES 24 SECONDS EAST A DISTANCE OF 47.42 FEET TO A POINT; THENCE DEPARTING SAID SOUTHERN BOUNDARY SOUTH 69 DEGREES 05 MINUTES 09 SECONDS EAST A DISTANCE OF 92 FEET MORE OR LESS TO A POINT ON THE ORDINARY HIGH WATER LINE OF LAKE POWELL, SAID POINT BEING THE POINT OF TERMINUS; THENCE RETURN TO THE POINT OF BEGINNING, SAID POINT BEING THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST; THENCE ALONG SAID SOUTHERN BOUNDARY AND CURVE HAVING A RADIUS OF 50.75 FEET, AN ARC LENGTH 16.17 FEET, A CENTRAL ANGLE OF 18 DEGREES 15 MINUTES 16 SECONDS, A CHORD BEARING OF NORTH 69 DEGREES 10 MINUTES 41 SECONDS WEST, AND A CHORD LENGTH OF 16.10 FEET TO A POINT; THENCE DEPARTING SAID SOUTHERN BOUNDARY SOUTH 11 DEGREES 41 MINUTES 41 SECONDS WEST A DISTANCE OF 179.35 FEET TO A POINT; THENCE SOUTH 89 DEGREES 47 MINUTES 51 SECONDS WEST A DISTANCE OF 13.15 FEET TO A POINT; THENCE SOUTH 01 DEGREES 27 MINUTES 47 SECONDS WEST A DISTANCE OF 100 FEET MORE OR LESS TO A POINT ON THE ORDINARY HIGH WATER LINE OF LAKE POWELL; THENCE MEANDER SOUTHEASTERLY AND NORTHEASTERLY ALONG THE ORDINARY HIGH WATER LINE OF LAKE POWELL TO THE POINT OF TERMINUS.

**BOARD OF COUNTY COMMISSIONERS APPROVAL AND ACCEPTANCE:**

THIS IS TO CERTIFY THAT THIS PLAT WAS PRESENTED TO THE BOARD OF COUNTY COMMISSIONERS OF WALTON COUNTY, FLORIDA AND WAS APPROVED BY THE BOARD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ IN THE YEAR \_\_\_\_\_. THIS APPROVAL BY THE BOARD IS SUBJECT TO ALL THE CONDITIONS, ALLOWANCES AND LIMITATIONS AS DEFINED BY WALTON COUNTY DEVELOPMENT ORDER NOS. MAJ21-000019, LTM23-000023, AND MIN23-000060 FOR THIS PLAT AND AS DEDICATED, NOTICED AND GRAPHICALLY SHOWN ON THIS PLAT AS EVIDENCED BY THE SIGNATURE OF THE CHAIR BELOW.

CHAIRMAN - TONY ANDERSON

ATTEST - ALEX ALFORD

**SURVEYOR'S CERTIFICATE:**

THE UNDERSIGNED HEREBY ACKNOWLEDGES THAT THIS PLAT WAS PREPARED UNDER HIS DIRECTION AND SUPERVISION, PERMANENT REFERENCE MONUMENTS HAVE BEEN SET, AND THAT THIS PLAT WAS PREPARED IN COMPLIANCE WITH THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, OF THE FLORIDA STATUTES.

G.A. "JOSH" SMITH, PSM  
PROFESSIONAL LAND SURVEYOR  
FLORIDA REGISTRATION NUMBER #7186  
INNERLIGHT ENGINEERING CORPORATION  
CERTIFICATE OF AUTHORIZATION, LICENSED BUSINESS # 7927  
11490 EMERALD COAST PARKWAY  
MIRAMAR BEACH, FLORIDA 32550  
850.424.5855 - TELEPHONE

DATE

**NOTICE:**

PURSUANT TO CHAPTER 177.091(27):

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.

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 DOES 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 CLERK'S APPROVAL:**

I ALEX ALFORD, CLERK OF THE CIRCUIT COURT OF WALTON COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR THE RECORD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, IN PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_.

ALEX ALFORD, CLERK OF THE CIRCUIT COURT OF WALTON COUNTY, FLORIDA

**COUNTY ENGINEER'S CERTIFICATE:**

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO AND APPROVED BY THE COUNTY ENGINEER OF WALTON COUNTY, FLORIDA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_.

\_\_\_\_\_  
- COUNTY ENGINEER,  
FLORIDA REGISTRATION CERTIFICATE NUMBER \_\_\_\_\_

**COUNTY SURVEYOR'S APPROVAL:**

THIS IS TO CERTIFY THAT THIS PLAT, POWELL LANDING AT WATERSOUND ORIGINS PHASE 1-B REPLAT, WAS REVIEWED AND MEETS THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AND WAS APPROVED ON \_\_\_\_\_.

SCOTT W. ROSENHEIM, PSM  
WALTON COUNTY SURVEYOR  
FLORIDA CERTIFICATE NUMBER - LS 5634

**UTILITY COMPANY APPROVAL AND CERTIFICATION:**

(POTABLE WATER AND/OR SANITARY SEWER)  
FLORIDA COMMUNITY SERVICES CORP., OF WALTON COUNTY D/B/A REGIONAL UTILITIES HEREBY EXECUTES THIS PLAT FOR THE SOLE PURPOSE OF CERTIFYING THAT IT HAS THE CAPACITY TO SERVE THE PROPERTY THAT IS THE SUBJECT OF THIS PLAT. REGIONAL UTILITIES IS PREPARED TO ACCEPT THE DEVELOPER INSTALLED WATER/SEWER SYSTEM FOR SAID PROPERTY AFTER COMPLETED INSTALLATION BY DEVELOPER AND CERTIFICATION OF THE SYSTEM BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION.

POTABLE WATER - AUTHORIZED AGENT SIGNATURE

SANITARY SEWER - AUTHORIZED AGENT SIGNATURE

**INNERLIGHT ENGINEERING CORPORATION**  
THINK • SOLVE • SERVE  
THE APPLIED SCIENCE OF SUCCESS  
11490 EMERALD COAST PARKWAY, SUITE 2W  
MIRAMAR BEACH | FLORIDA | 32550  
LB#7927 | TELEPHONE: 850.424.5855

POWELL LANDING AT WATERSOUND ORIGINS PHASE 1-B REPLAT

# POWELL LANDING AT WATERSOUND ORIGINS PHASE 1-B REPLAT

A REPLAT OF POWELL LANDING AT WATERSOUND ORIGINS PHASE 1-B AS RECORDED IN PLAT BOOK 27, PAGES 1-3.

A MAJOR DEVELOPMENT

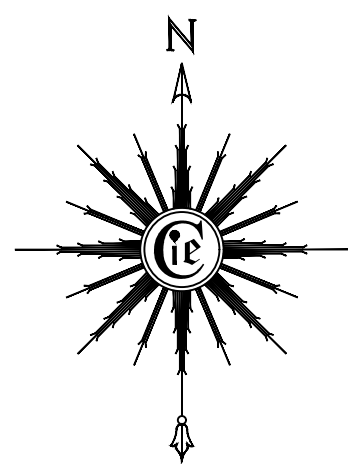
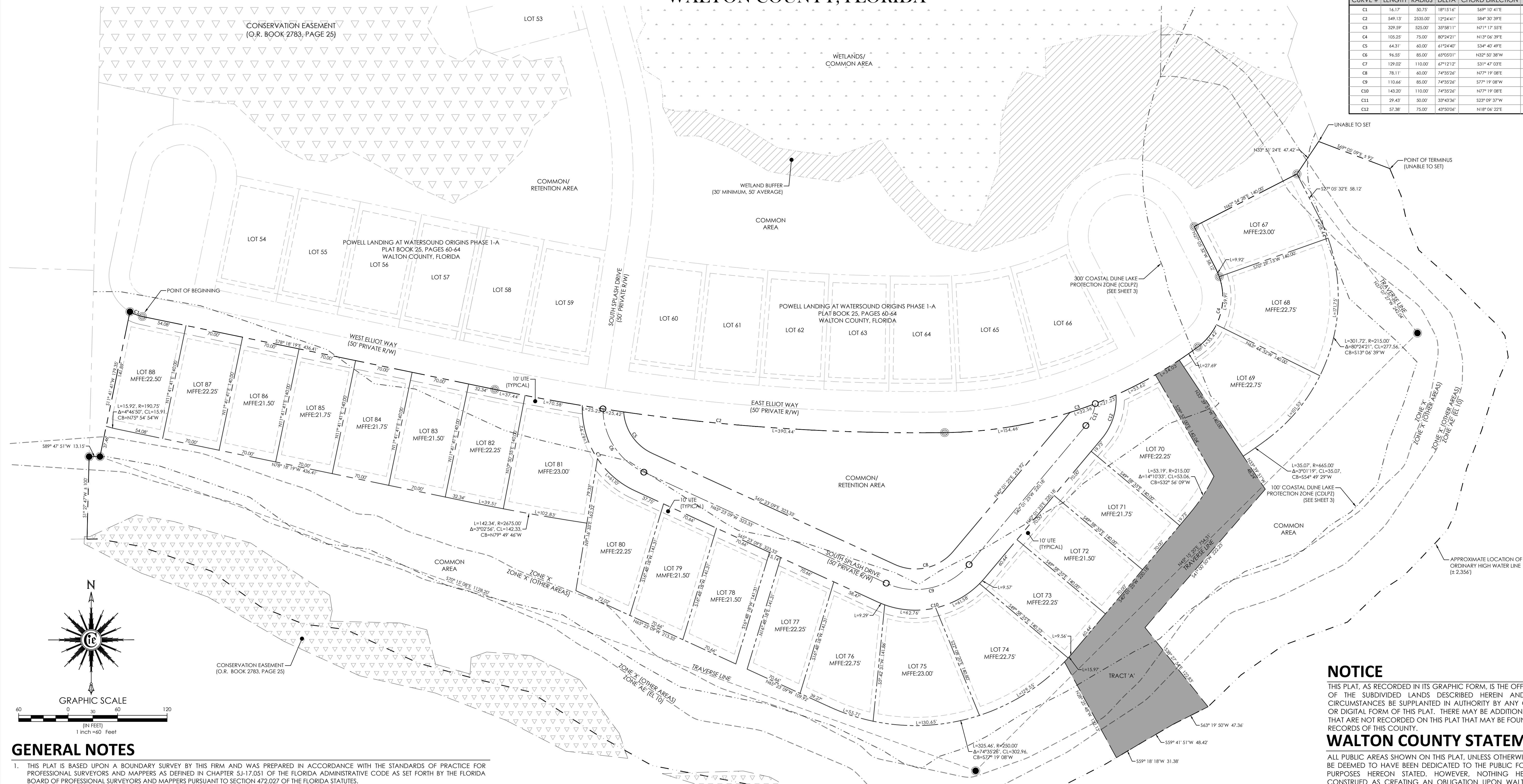
SITUATED IN SECTION 25 - TOWNSHIP 3 SOUTH - RANGE 18 WEST

WALTON COUNTY, FLORIDA

## SHEET INDEX:

- 1 - DEDICATIONS, CERTIFICATIONS, DESCRIPTION
- 2 - BOUNDARY LOCATION INFORMATION
- 3 - COASTAL DUNE LAKE PROTECTION ZONE KEY SHEET

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	16.17	50.75	18°15'18"	S89°10'41"E	16.10
C2	549.13	2535.00	1°25'44"	S84°30'39"E	548.06
C3	329.59	525.00	33°58'11"	N01°17'55"E	324.20
C4	105.25	75.00	80°24'21"	N13°06'39"E	96.82
C5	44.81	40.00	47°24'40"	S54°40'49"E	41.28
C6	94.55	85.00	63°05'01"	N32°50'38"W	91.45
C7	129.02	110.00	47°12'12"	S31°47'03"E	121.75
C8	78.11	40.00	74°35'26"	N07°19'08"E	72.71
C9	110.44	85.00	74°35'26"	S77°19'08"W	103.01
C10	143.20	110.00	74°35'26"	N07°19'08"E	133.30
C11	29.43	50.00	33°43'36"	S23°09'37"W	29.01
C12	57.38	75.00	47°02'06"	N18°06'22"E	55.99



### GENERAL NOTES

1. THIS PLAT IS BASED UPON A BOUNDARY SURVEY BY THIS FIRM AND WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS AS DEFINED IN CHAPTER 5J-17.051 OF THE FLORIDA ADMINISTRATIVE CODE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.
2. SOURCES OF INFORMATION RELIED UPON FOR THE PREPARATION OF THIS PLAT INCLUDES THE FOLLOWING: FIELD RECOVERED MONUMENTATION AND DEEDS, PLATS AND OTHER DOCUMENTATION AS NOTED HEREON.
3. THIS PLAT DOES NOT REFLECT RESEARCH BY INNERLIGHT ENGINEERING CORPORATION REGARDING TITLE OR EASEMENT. THERE MAY EXIST: DEEDS OF RECORD, UNRECORDED DEEDS, PLATS, UNRECORDED PLATS, EASEMENTS, RIGHT-OF-WAYS, OR OTHER INSTRUMENTS THAT MAY AFFECT THIS PARCEL.
4. NORTH AND THE BEARINGS DEPICTED HEREON ARE BASED UPON THE STATE PLANE COORDINATE SYSTEM - FLORIDA NORTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83) UTILIZING THE TRIMBLE ACCESS GPS NETWORK.
5. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, UTILITIES, FOUNDATIONS, FOOTERS, HUMAN BURIAL SITES, AND CEMETERIES, WERE LOCATED, EXCEPT AS SHOWN.
6. ALL LOT LINES DEPICTED HEREON ARE NON-RADIAL (N.R.) UNLESS OTHERWISE NOTED.
7. FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.), FLOOD INSURANCE RATE MAP (F.I.R.M.) 12131C0717H AND 12131C0736H, BEING PANEL 717 AND 736 OF 738, EFFECTIVE DATE OF DECEMBER 30, 2020, INDICATES THAT THE SUBJECT PARCEL IS LOCATED IN ZONE 'X', AE (EL 10), AND ZONE 'X' OTHER AREAS (0.2% ANNUAL CHANCE FLOOD HAZARD). AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE, ZONE 'X', NO CERTIFICATION ARE MADE REGARDING THE ACCURACY OF SAID F.I.R.M.
8. ALL WETLANDS AND WETLAND BUFFERS SHALL REMAIN UNCLEARED, UNDISTURBED, AND INTACT.
9. MINIMUM FINISHED FLOOR AND BASE FLOOD ELEVATIONS SHOWN HERE ARE BASED ON A GRADING AND DRAINAGE PLAN PRODUCED BY THIS FIRM DATED JANUARY 22, 2024.
10. SETBACKS SHOWN HEREON ARE AS FOLLOWS: FRONT: 15', SIDE: 5', AND REAR: 10'.

### LEGEND

- PERMANENT REFERENCE MONUMENT (PRM) SET 1/2" IRON PIN (PRM 7927)
- PERMANENT REFERENCE MONUMENT (PRM) FOUND 1/2" IRON PIN (PRM 7927)
- PERMANENT CONTROL POINT (PCP) SET NAIL & DISK (PCP 7927)
- ▨ CONSERVATION EASEMENT (O.R. BOOK 2783, PAGE 25)
- ▨ WETLANDS
- ▨ WETLAND BUFFER
- ▨ PARCEL 'A'

### ABBREVIATIONS


- R/W RIGHT-OF-WAY
- N NORTH
- S SOUTH
- E EAST
- W WEST
- LB LICENSED BUSINESS
- MFFE MINIMUM FINISHED FLOOR ELEVATION
- ° DEGREES WHEN USED IN A BEARING OR ANGLE
- ' MINUTES WHEN USED IN A BEARING OR ANGLE
- " SECONDS WHEN USED IN A BEARING OR ANGLE
- FEET OR DECIMAL THEREOF WHEN USED IN A DIMENSION
- Δ DELTA
- " INCHES WHEN USED IN A DIMENSION
- ± MORE OR LESS
- BSL BUILDING SETBACK LINE
- UTE UTILITY EASEMENT
- CL CHORD LENGTH
- CB CHORD BEARING
- BFE BASE FLOOD ELEVATION

### 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 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.

### WALTON COUNTY STATEMENT

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.



**INNERLIGHT ENGINEERING CORPORATION**  
 THINK SOLVE SERVE  
 THE APPLIED SCIENCE OF SUCCESS

11490 EMERALD COAST PARKWAY, SUITE 2W  
 MIRAMAR BEACH | FLORIDA | 32550  
 LB#7927 | TELEPHONE: 850.424.5855

### POWELL LANDING AT WATERSOUND ORIGINS PHASE 1-B REPLAT

# POWELL LANDING AT WATERSOUND ORIGINS PHASE 1-B REPLAT

A REPLAT OF POWELL LANDING AT WATERSOUND ORIGINS PHASE 1-B AS RECORDED IN PLAT BOOK 27, PAGES 1-3.

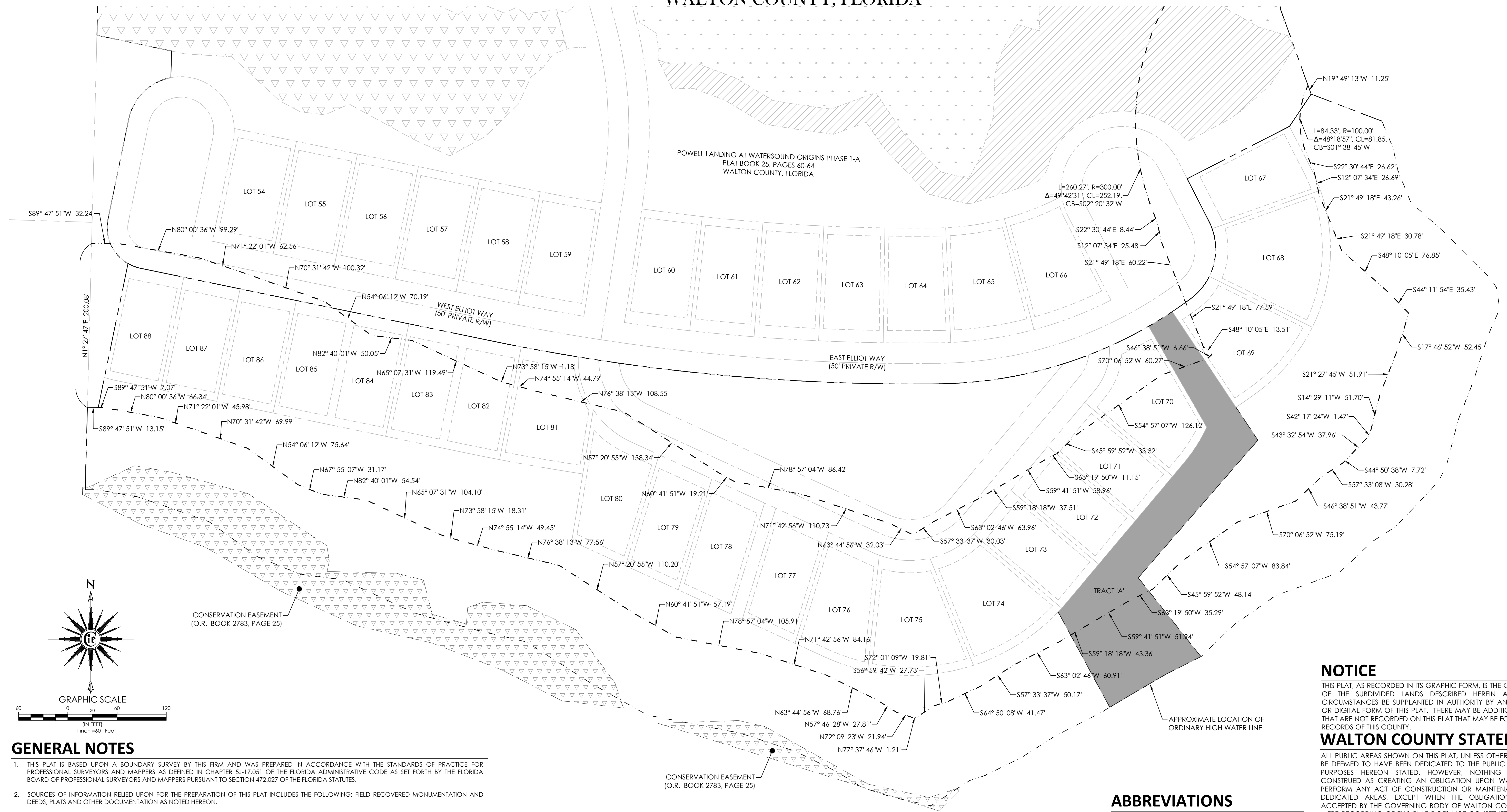
A MAJOR DEVELOPMENT

SITUATED IN SECTION 25 - TOWNSHIP 3 SOUTH - RANGE 18 WEST

WALTON COUNTY, FLORIDA

## SHEET INDEX:

- 1 - DEDICATIONS, CERTIFICATIONS, DESCRIPTION
- 2 - BOUNDARY LOCATION INFORMATION
- 3 - COASTAL DUNE LAKE PROTECTION ZONE KEY SHEET



### GENERAL NOTES

1. THIS PLAT IS BASED UPON A BOUNDARY SURVEY BY THIS FIRM AND WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS AS DEFINED IN CHAPTER 5J-17.051 OF THE FLORIDA ADMINISTRATIVE CODE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.
2. SOURCES OF INFORMATION RELIED UPON FOR THE PREPARATION OF THIS PLAT INCLUDES THE FOLLOWING: FIELD RECOVERED MONUMENTATION AND DEEDS, PLATS AND OTHER DOCUMENTATION AS NOTED HEREON.
3. THIS PLAT DOES NOT REFLECT RESEARCH BY INNERLIGHT ENGINEERING CORPORATION REGARDING TITLE OR EASEMENT. THERE MAY EXIST: DEEDS OF RECORD, UNRECORDED DEEDS, PLATS, UNRECORDED PLATS, EASEMENTS, RIGHT-OF-WAYS, OR OTHER INSTRUMENTS THAT MAY AFFECT THIS PARCEL.
4. NORTH AND THE BEARINGS DEPICTED HEREON ARE BASED UPON THE STATE PLANE COORDINATE SYSTEM - FLORIDA NORTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83) UTILIZING THE TRIMBLE ACCESS GPS NETWORK.
5. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, UTILITIES, FOUNDATIONS, FOOTERS, HUMAN BURIAL SITES, AND CEMETERIES, WERE LOCATED, EXCEPT AS SHOWN.
6. ALL LOT LINES DEPICTED HEREON ARE NON-RADIAL (N.R.) UNLESS OTHERWISE NOTED.
7. FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.), FLOOD INSURANCE RATE MAP (F.I.R.M.) 12131C0717H AND 12131C0736H, BEING PANEL 717 AND 736 OF 738, EFFECTIVE DATE OF DECEMBER 30, 2020, INDICATES THAT THE SUBJECT PARCEL IS LOCATED IN ZONE "X", AE (EL 10), AND ZONE "X" OTHER AREAS (0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE, ZONE X). NO CERTIFICATION ARE MADE REGARDING THE ACCURACY OF SAID F.I.R.M.
8. ALL WETLANDS AND WETLAND BUFFERS SHALL REMAIN UNCLEARED, UNDISTURBED, AND INTACT.
9. MINIMUM FINISHED FLOOR AND BASE FLOOD ELEVATIONS SHOWN HERE ARE BASED ON A GRADING AND DRAINAGE PLAN PRODUCED BY THIS FIRM DATED JANUARY 22, 2024.
10. SETBACKS SHOWN HEREON ARE AS FOLLOWS: FRONT: 15', SIDE: 5', AND REAR: 10'.

### LEGEND

- PERMANENT REFERENCE MONUMENT (PRM) SET 1/2" IRON PIN (PRM 7927)
- PERMANENT REFERENCE MONUMENT (PRM) FOUND 1/2" IRON PIN (PRM 7927)
- PERMANENT CONTROL POINT (PCP) SET NAIL & DISK (PCP 7927)
- CONSERVATION EASEMENT (O.R. BOOK 2783, PAGE 25)
- WETLANDS
- WETLAND BUFFER
- PARCEL 'A'

### ABBREVIATIONS

- R/W RIGHT-OF-WAY
- N NORTH
- S SOUTH
- E EAST
- W WEST
- LB LICENSED BUSINESS
- MFFE MINIMUM FINISHED FLOOR ELEVATION
- ° DEGREES WHEN USED IN A BEARING OR ANGLE
- ' MINUTES WHEN USED IN A BEARING OR ANGLE
- " SECONDS WHEN USED IN A BEARING OR ANGLE
- FEET OR DECIMAL THEREOF WHEN USED IN A DIMENSION
- Δ DELTA
- " INCHES WHEN USED IN A DIMENSION
- ± MORE OR LESS
- BSL BUILDING SETBACK LINE
- UTE UTILITY EASEMENT
- CL CHORD LENGTH
- CB CHORD BEARING
- BFE BASE FLOOD ELEVATION

### 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 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.

### WALTON COUNTY STATEMENT

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.

**INNERLIGHT ENGINEERING CORPORATION**  
  
 THINK SOLVE SERVE  
 THE APPLIED SCIENCE OF SUCCESS

11190 EMERALD COAST PARKWAY, SUITE 2W  
 MIRAMAR BEACH | FLORIDA | 32550  
 LB#7927 | TELEPHONE: 850.424.5855

### POWELL LANDING AT WATERSOUND ORIGINS PHASE 1-B REPLAT