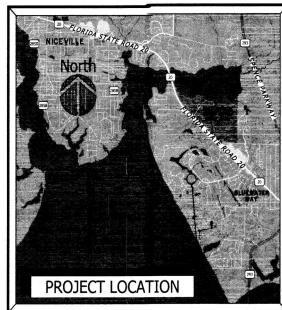


ADDIE'S PLACE

A RESIDENTIAL SUBDIVISION SITUATED IN SECTION 22, TOWNSHIP 1 SOUTH,
RANGE 22 WEST, OKALOOSA COUNTY, FLORIDA



Vicinity Map
NOT TO SCALE

Dedication

KNOW ALL MEN BY THESE PRESENTS THAT AP NICVILLE DEVELOPMENT, LLC, UNDER THE LAWS OF THE STATE OF FLORIDA AND AS OWNER OF THE LANDS HEREON PLATTED AS "ADDIE'S PLACE", DOES HEREBY DEDICATE IN FEE SIMPLE, ALL RIGHT-OF-WAYS AND COMMON AREAS AS SHOWN HEREON, TO ADDIE'S PLACE HOMEOWNERS ASSOCIATION, INC. FURTHERMORE, AP NICVILLE DEVELOPMENT, LLC DOES HEREBY GRANT A NON-EXCLUSIVE EASEMENT FOR THE PURPOSES OF INSTALLATION, MAINTENANCE, AND REPAIR OF VARIOUS UTILITIES, INCLUDING, BUT NOT LIMITED TO CENTURYLINK, COX COMMUNICATIONS, FLORIDA POWER AND LIGHT, OKALOOSA GAS DISTRICT, AND OKALOOSA COUNTY WATER AND SEWER, OVER THE RIGHTS-OF-WAY, COMMON AREAS, AND EASEMENTS AS SHOWN HEREON. AP NICVILLE DEVELOPMENT, LLC, DOES HEREBY REQUEST THAT THIS PLAT BE RECORDED IN THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.

Jamie Starnes
WITNESS

Russell D. Aldrich
WITNESS

Russell D. Aldrich
RUSSELL D. ALDRICH,
CHIEF FINANCIAL OFFICER

Acknowledgment to Dedication

STATE OF FLORIDA, COUNTY OF OKALOOSA

THIS IS TO CERTIFY THAT BEFORE ME, AN OFFICER DULY AUTHORIZED AND ACTING, BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, RUSSELL D. ALDRICH, WHO IS PERSONALLY KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT OF DEDICATION OR WHO HAS PRODUCED *Notary Public* AS IDENTIFICATION, AS CHIEF FINANCIAL OFFICER OF AP NICVILLE DEVELOPMENT, LLC, AND WHO HAS ACKNOWLEDGED TO AND BEFORE ME THAT SAID INSTRUMENT IS HIS FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 19th DAY OF December, 2022.

Jamie Starnes
NOTARY PUBLIC
MY COMMISSION EXPIRES 9/5/23

Joinder and Consent to Dedication

THE UNDERSIGNED HEREBY CERTIFIES TO BE THE HOLDER OF A MORTGAGE, LIEN, OR OTHER ENCUMBRANCE UPON THE PROPERTY DESCRIBED HEREON, AND THE UNDERSIGNED HEREBY JOINS IN AND CONSENTS TO THE SUBDIVISION OF THE LANDS DESCRIBED HEREON BY THE OWNERS THEREOF.

Jerry E. Jordan
JERRY E. JORDAN, SENIOR VICE PRESIDENT
UNITED BANK
WITNESS *Notary Public*
Gina Montez
WITNESS

Acknowledgment to Joinder and Consent

STATE OF FLORIDA, COUNTY OF SANTA ROSA

AUTHORIZED AND ACTING, BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, WHO IS KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT OF JOINDER AND CONSENT OR WHO HAS PRODUCED *Notary Public* AS IDENTIFICATION, AS AUTHORIZED AGENT FOR UNITED BANK, AND WHO HAS ACKNOWLEDGED TO AND BEFORE ME THAT SAID INSTRUMENT IS THEIR FREE ACT AND DEED.

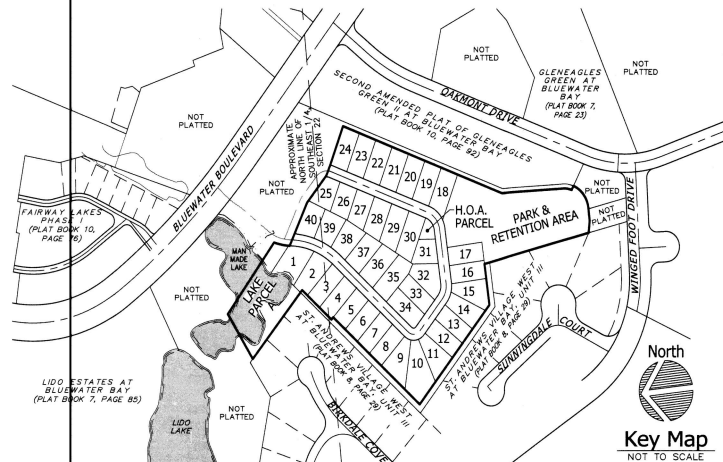
WITNESS MY HAND AND OFFICIAL SEAL, THIS 21 DAY OF December, 2022.

Notary Public
NOTARY PUBLIC
MY COMMISSION EXPIRES 12-6-2026

Title Certification

IT IS THE CERTIFICATION OF THE UNDERSIGNED ATTORNEY AT LAW, LICENSED IN THE STATE OF FLORIDA, THAT TITLE TO THE LANDS DESCRIBED HEREON IS IN THE NAMES OF THE DEDICATORS AS SHOWN HEREON AND THAT THERE ARE NO UNSATISFIED MORTGAGES ON THE LAND BEYOND THOSE SHOWN HEREON.

Dawn E. Stuntz
DAWN E. STUNTZ, ATTORNEY AT LAW
MATTHEWS & JONES, LLP



Key Map
NOT TO SCALE

Index

SHEET 1 = SIGNATURE PAGE
SHEET 2 = MAP OF SUBDIVIDED LANDS

Legal Description

A PARCEL OF LAND IN SECTION 22, TOWNSHIP 1 SOUTH, RANGE 22 WEST, OKALOOSA COUNTY FLORIDA, LYING BETWEEN SECOND AMENDED PLAT OF GLENDALES GREEN II AT BLUEWATER BAY (PLAT BOOK 10, PAGE 92) AND ST. ANDREWS VILLAGE WEST AT BLUEWATER BAY UNIT III (PLAT BOOK 8, PAGE 29), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT AN UNNUMBERED IRON ROD MARKING THE NORTHWEST CORNER OF SAID SECOND AMENDED GLENDALES GREEN II SUBDIVISION; THENCE S 26°58'37" W ALONG THE NORTHWESTERLY LINE THEREOF, A DISTANCE OF 152.67 FEET; THENCE DEPARTING SAID NORTHWESTERLY LINE, PROCEED N 63°01'23" W, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING; THENCE PROCEED S 26°58'07" W, A DISTANCE OF 631.83 FEET; THENCE PROCEED S 03°04'09" W, A DISTANCE OF 222.96 FEET TO A POINT ON A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 75.00 FEET; THENCE PROCEED ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°39'11", AN ARC DISTANCE OF 36.20 FEET, (CHORD BEARING = S 13°16'08" W, CHORD = 35.85 FEET); THENCE S 56°22'57" E, A DISTANCE OF 15.08 FEET TO THE SOUTHWEST CORNER OF AFORESAID SECOND AMENDED GLENDALES GREEN II SUBDIVISION, BEING THE NORTHEAST CORNER OF THE MOORE PARCEL (OFFICIAL RECORDS BOOK 2037, PAGE 1271) TO A POINT ON A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 90.00 FEET; THENCE PROCEED ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 62°33'52", AN ARC DISTANCE OF 98.28 FEET, (CHORD BEARING = S 59°54'33" W, CHORD = 63.47 FEET) TO THE IRON ROD (L.B. #3501) MARKING THE NORTHWEST CORNER THEREOF, BEING THE NORTHEAST CORNER OF THE PROCHARD PARCEL (OFFICIAL RECORDS BOOK 2003, PAGE 1829); THENCE PROCEED ALONG THE NORTH PROPERTY LINES THEREOF, THE FOLLOWING TWO (2) CALLS:

Surveyors Notes

- THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE EASTERLY LINE OF LOTS 28 AND 29 OF ST. ANDREWS VILLAGE WEST AT BLUEWATER BAY, UNIT III (PLAT BOOK 8, PAGE 29), SAID LINE BEARING N 08°04'21" W, AS DETERMINED BY STATE PLANE COORDINATES, FLORIDA NORTH ZONE, NORTH AMERICAN DATUM OF 1983.
- THE CAPTIONS WHICH APPEAR OUTSIDE THE PLATTED SUBDIVISION ARE FOR CONVENIENCE ONLY. NO CONVEYANCE OR PROMISE TO CONVEY ANY LANDS OR ANY INTEREST IN LANDS OUTSIDE THE SUBDIVISION IS INTENDED OR IMPLIED.
- THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- ALL LINES EXTENDING FROM CURVED LINES ARE NON-RADIAL UNLESS OTHERWISE SHOWN.

1) N 89°50'58" W, A DISTANCE OF 40.32 FEET TO AN UNNUMBERED IRON ROD; 2) N 78°03'11" W, A DISTANCE OF 38.87 FEET TO THE IRON ROD (L.B. #7350) MARKING THE NORTHEASTERLY CORNER OF LOT 27 OF THE AFORESAID ST. ANDREWS VILLAGE WEST AT BLUEWATER BAY UNIT III SUBDIVISION; THENCE PROCEED N 08°04'21" W ALONG THE EASTERLY BOUNDARY OF LOTS 28 AND 29 OF SAID UNIT III SUBDIVISION AND ITS NORTHWESTERLY EXTENSION, A DISTANCE OF 400.14 FEET; THENCE DEPARTING SAID EXTENSION PROCEED S 88°45'41" W, A DISTANCE OF 136.34 FEET; THENCE PROCEED N 45°31'11" W, A DISTANCE OF 418.96 FEET; THENCE PROCEED N 48°21'46" E, A DISTANCE OF 432.15 FEET; THENCE PROCEED N 41°38'08" W, A DISTANCE OF 10.00 FEET; THENCE PROCEED N 45°21'47" E, A DISTANCE OF 146.04 FEET TO A POINT ON THE SOUTHEASTERLY EXTENSION OF THE NORTHEASTERLY BOUNDARY LINE OF LOTS 13 THROUGH 15 OF THE AFORESAID UNIT III SUBDIVISION; THENCE PROCEED N 44°31'58" W ALONG SAID NORTHEASTERLY LINE AND EXTENSION, A DISTANCE OF 292.45 FEET; THENCE DEPARTING SAID NORTHEASTERLY BOUNDARY, PROCEED N 64°25'40" E, A DISTANCE OF 175.00 FEET; THENCE S 47°19'25" E, A DISTANCE OF 292.03 FEET TO A POINT ON A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 232.50 FEET; THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 143°8'00", AN ARC DISTANCE OF 59.38 FEET, (CHORD BEARING = S 17°16'08" W, CHORD = 59.22 FEET); THENCE PROCEED S 58°57'35" E, A DISTANCE OF 156.07 FEET; THENCE PROCEED S 44°35'14" E, A DISTANCE OF 114.07 FEET; THENCE PROCEED S 60°48'47" E, A DISTANCE OF 38.75 FEET; THENCE PROCEED S 63°01'23" E, A DISTANCE OF 135.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 12.83 ACRES, MORE OR LESS.

- THIS PLAT HAS BEEN PREPARED FROM A PREVIOUS BOUNDARY SURVEY OF THE SUBJECT PROPERTY PREPARED BY THIS FIRM, #90430.024, AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYS AS DEFINED IN FLORIDA ADMINISTRATIVE CODE 54-17 (FORMERLY CHAPTER 61017-6) OF THE FLORIDA STATUTES CHAPTER 472.027.
- L1 DENOTES LINE NUMBER 1 AND CORRESPONDING LINE DATUM AS SHOWN IN THE LINE TABLE.
- C1 DENOTES CURVE NUMBER 1, CORRESPONDING CURVE DATUM AS SHOWN IN THE CURVE TABLE AND DISTANCES. SHOWN ALONG CURVED LINES ARE ARC LENGTHS.
- ALL LOT CORNERS SHOWN ON THIS PLAT HAVE BEEN SET IN THE FIELD WITH CAPPED IRON RODS OR PERMANENT CONTROL POINTS (NAIL & DISC) MARKED CORPORATION NUMBER 3501.

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEFINITION 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.

County Commissioners Approval

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE BOARD OF COUNTY COMMISSIONERS OF OKALOOSA COUNTY, FLORIDA, AND WAS APPROVED FOR THE RECORD ON THIS _____ DAY OF _____, 2023.

Chairman
CHAIRMAN
Member
MEMBER
Member
MEMBER

Member
MEMBER
Member
MEMBER

Statement By Okaloosa County

THE OKALOOSA COUNTY BOARD OF COUNTY COMMISSIONERS HAS NOT ACCEPTED ANY ROADS, EASEMENTS, PARKS OR DRAINAGE STRUCTURES OR EASEMENTS SHOWN ON THIS PLAT OTHER THAN UTILITY EASEMENTS AND UTILITY STRUCTURES. THESE IMPROVEMENTS WILL NOT BE ACCEPTED BY THE BOARD UNLESS AND UNTIL THE PROVISIONS OF SECTION 6.01.053 (THE LAND DEVELOPMENT CODE) HAVE BEEN COMPLETED AND COMPLIED WITH.

County Engineer's Approval

PRESENTED TO AND APPROVED BY THE COUNTY ENGINEER OF OKALOOSA COUNTY, FLORIDA, THIS _____ DAY OF January, 2023.

County Engineer
COUNTY ENGINEER

County Surveyor's Certificate

THIS IS TO CERTIFY THAT THIS PLAT WAS REVIEWED BY THE COUNTY SURVEYOR OF OKALOOSA COUNTY, FLORIDA, AND MEETS THE REQUIREMENTS OF CHAPTER 122.011-127.151 OF THE FLORIDA STATUTES AND WAS APPROVED BY HIM ON THE 12th DAY OF January, 2023.

County Surveyor
CLAYTON WATSON, PROFESSIONAL LAND SURVEYOR AND MAPPER NO. 7178
COUNTY LAND SURVEYOR

Certification by Tax Collector

I, BEN ANDERSON, DO HEREBY CERTIFY THAT TAXES HAVE BEEN PAID FOR THE TAX YEAR _____ FOR THE PROPERTY DESCRIBED HEREON TO THE BEST OF MY KNOWLEDGE AS OF THE _____ DAY OF December, 2022.

Ben Anderson
BEN ANDERSON, TAX COLLECTOR
OKALOOSA COUNTY, FLORIDA

Benjamin F. Anderson
BEN ANDERSON, TAX COLLECTOR
OKALOOSA COUNTY, FLORIDA

County Clerk Certificate of Recording

J.D. PEACOCK II, CLERK OF THE CIRCUIT COURT, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD ON THE _____ DAY OF January, 2023 IN PLAT BOOK _____ PAGE 71-72.

J.D. Peacock II
J.D. PEACOCK II
CLERK OF CIRCUIT COURT, OKALOOSA COUNTY, FLORIDA

Surveyor's Certificate

STATE OF FLORIDA, COUNTY OF OKALOOSA

I, ALLEN E. TUCKER, DO HEREBY CERTIFY THAT A SURVEY OF THE LANDS WITHIN THE BOUNDARY OF THIS PLAT HAS BEEN MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND SURVEYED AND THAT THE SURVEY COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES, THAT P.C.P.'S HAVE BEEN SET AS SHOWN AND THAT P.C.P.'S WILL BE SET AS SHOWN AT SUCH TIME WHEN IMPROVEMENTS ARE COMPLETE OR WITHIN ONE YEAR OF THE RECORDING OF THIS PLAT.

Allen E. Tucker
ALLEN E. TUCKER, PROFESSIONAL LAND SURVEYOR AND MAPPER NO. 4584
L.B. NO. 3501
121 HART STREET, NICEVILLE, FLORIDA 32578
PHONE: (850) 678-5141 FAX: (850) 729-2460



Prepared: October 2022

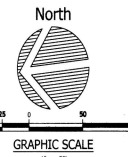
PREPARED BY:

Gustin, Cothern & Tucker, Inc.
Land Surveying & Mapping
121 Hart Street, Niceville, FL 32578 (850) 678-5141 Fax: (850) 729-2460

ADDIE'S PLACE
SHEET 1 OF 2

ADDIE'S PLACE

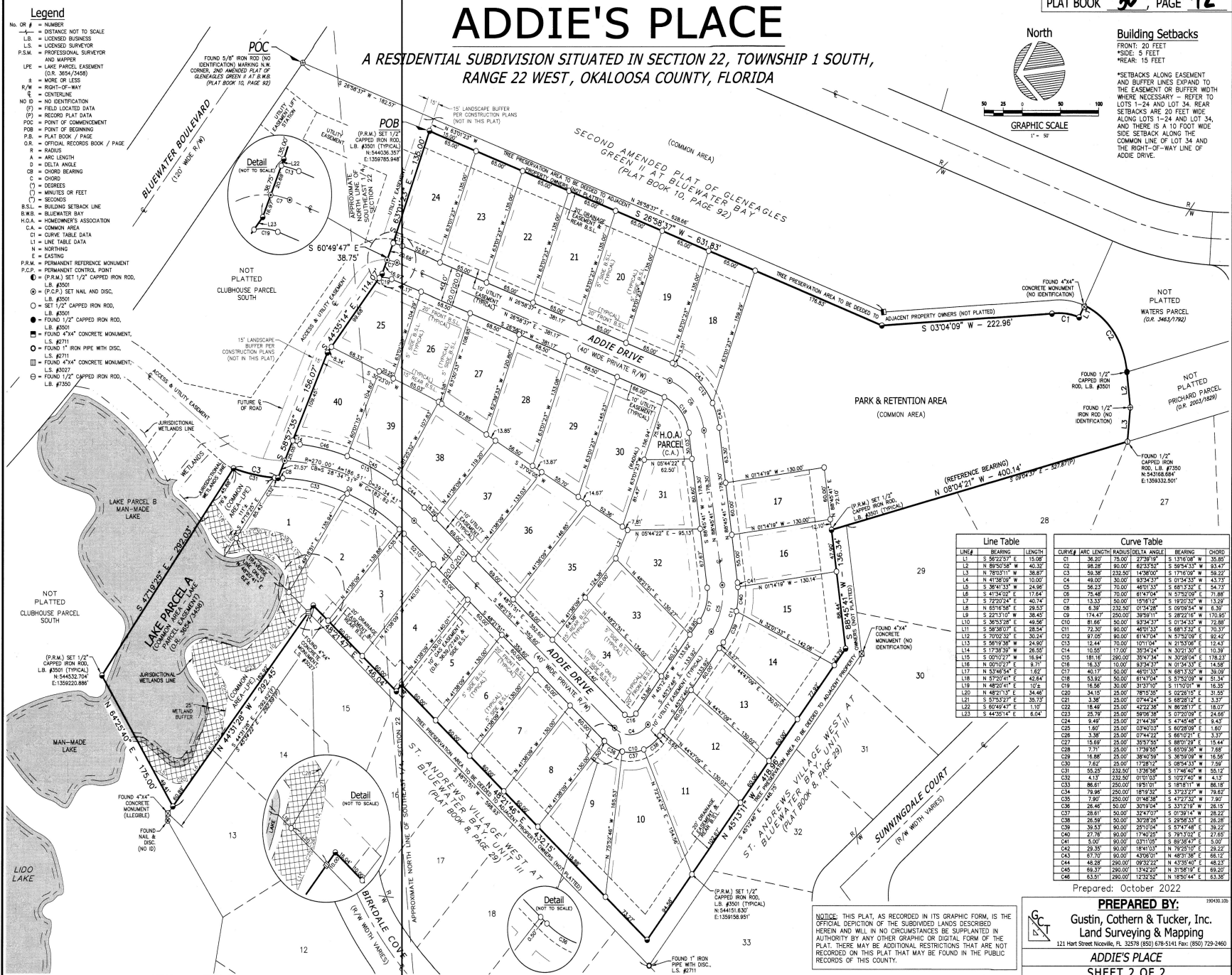
A RESIDENTIAL SUBDIVISION SITUATED IN SECTION 22, TOWNSHIP 1 SOUTH, RANGE 22 WEST, OKALOOSA COUNTY, FLORIDA



Building Setbacks

FRONT: 20 FEET
SIDE: 5 FEET
REAR: 15 FEET

*SETBACKS ALONG EASEMENT AND BUFFER LINES EXPAND TO THE EASEMENT OR BUFFER WIDTH WHERE NECESSARY - REFER TO LOTS 1-24 AND LOT 34. REAR SETBACKS ARE 20 FEET WIDE ALONG LOTS 1-24 AND LOT 34, AND THERE IS A 10 FOOT WIDE SIDE SETBACK ALONG THE COMMON LINE OF LOT 34 AND THE RIGHT-OF-WAY LINE OF ADDIE DRIVE.



Line Table

LINE #	BEARING	LENGTH
L1	S 55°22'17" E	15.08
L2	N 89°50'58" W	40.32
L3	N 70°03'11" W	38.87
L4	N 47°38'09" W	10.00
L5	S 38°41'33" W	24.86
L6	S 47°24'52" E	17.64
L7	S 72°20'24" W	40.74
L8	N 67°16'58" E	28.37
L9	S 22°13'10" W	38.45
L10	S 35°53'28" E	49.56
L11	S 58°36'01" E	28.34
L12	S 70°02'32" E	30.24
L13	S 56°19'38" W	24.80
L14	S 17°28'51" W	26.55
L15	S 00°10'27" W	18.84
L16	N 00°10'27" E	9.71
L17	N 53°48'54" E	1.62
L18	N 51°20'41" E	42.64
L19	N 48°20'41" E	10.1
L20	N 48°21'13" W	34.40
L21	S 37°23'27" E	35.73
L22	S 55°48'47" E	1.50
L23	S 44°30'14" E	8.04

Curve Table

CURVE #	ARC LENGTH	RADIUS	CHORD	CHORD BEARING	CHORD
C1	36.20	75.00	27.70	S 15°10'08" W	35.85
C2	88.28	80.00	62.73	S 59°54'33" W	83.47
C3	58.38	14.80	14.80	S 71°02'34" W	58.22
C4	48.00	30.00	33.24	S 01°34'33" W	43.73
C5	26.23	70.00	46.01	S 65°13'52" E	54.73
C6	26.46	75.00	61.47	N 75°02'09" E	71.88
C7	13.33	50.00	19.61	S 19°02'32" W	13.52
C8	6.38	25.00	9.09	S 09°08'24" W	6.39
C9	17.47	250.00	38.91	S 28°22'16" W	17.04
C10	81.66	50.00	83.94	S 01°34'33" W	72.88
C11	72.00	90.00	46.01	S 68°13'34" E	70.37
C12	87.05	90.00	61.47	N 75°02'09" E	92.47
C13	12.44	70.00	10.71	N 01°30'08" E	12.43
C14	10.55	17.00	35.94	N 00°21'30" E	10.59
C15	181.16	290.00	35.47	N 30°28'04" E	178.23
C16	18.35	15.00	33.24	N 01°34'33" E	14.58
C17	40.17	50.00	46.01	N 68°13'32" W	36.09
C18	53.82	50.00	61.47	S 57°52'09" W	51.34
C19	16.58	30.00	31.97	S 11°01'04" W	16.38
C20	34.15	25.00	78.12	S 02°26'15" E	31.55
C21	3.38	10.00	4.74	S 68°28'19" E	3.37
C22	18.49	25.00	41.22	N 86°28'19" E	18.07
C23	25.78	25.00	58.98	S 07°20'59" E	24.65
C24	8.40	25.00	14.78	S 01°34'33" E	8.43
C25	1.60	25.00	0.34	S 60°28'09" E	1.60
C26	3.38	25.00	0.74	S 66°10'21" E	3.37
C27	15.69	25.00	35.97	S 88°10'29" E	15.44
C28	7.71	25.00	17.98	S 65°09'58" W	7.68
C29	16.88	25.00	36.45	S 36°09'09" W	16.58
C30	7.65	25.00	17.98	S 05°34'33" W	7.59
C31	55.28	232.50	13.98	S 17°46'40" W	55.17
C32	4.13	232.50	18.51	S 18°18'11" W	4.13
C33	86.61	250.00	18.51	S 18°18'11" W	86.18
C34	79.86	250.00	18.51	S 37°23'27" W	79.67
C35	7.67	250.00	0.48	S 47°23'24" W	7.61
C36	28.46	50.00	30.79	S 33°12'19" W	28.10
C37	28.01	50.00	30.79	S 33°12'19" W	28.22
C38	28.59	50.00	30.79	S 29°58'33" E	28.28
C39	39.53	90.00	29.10	S 57°47'48" E	39.27
C40	27.78	90.00	17.46	S 57°47'48" E	27.60
C41	5.00	90.00	0.31	S 89°38'42" E	5.00
C42	29.30	90.00	18.41	N 79°35'10" E	29.22
C43	67.07	90.00	47.06	N 46°13'38" E	66.14
C44	48.28	290.00	0.92	N 43°39'40" E	48.23
C45	69.77	290.00	13.42	N 37°58'19" E	69.29
C46	63.51	290.00	12.32	N 18°50'44" E	63.38

Prepared: October 2022

PREPARED BY:

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ADDIE'S PLACE
SHEET 2 OF 2

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