

# HUNTER'S RUN

A REPLAT OF LOT 38, SANTA ROSA PLANTATION COMPANY SUBDIVISION  
A PLANNED UNIT DEVELOPMENT  
SITUATED IN SECTION 28 - TOWNSHIP 2 SOUTH - RANGE 20 WEST  
WALTON COUNTY, FLORIDA



## DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT BIG EASY PROPERTY MANAGEMENT, LLC AND 5808 TCHOUPOUALAS, LLC, UNDER LAWS OF THE STATE OF FLORIDA AND AS OWNER OF THE LANDS HEREON PLATTED AS HUNTER'S RUN, DOES DECLARE THAT IT HAS CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT AND DOES HEREBY DEDICATE IN PERPETUITY TO HUNTER RUN CROSSING HOMEOWNERS ASSOCIATION, INC. ALL STREETS, RIGHT OF WAYS AND EASEMENTS SHOWN HEREON TO BE KEPT AS PRIVATE. BIG EASY PROPERTY MANAGEMENT, LLC AND 5808 TCHOUPOUALAS, LLC, DOES HEREBY GRANT NON-EXCLUSIVE EASEMENTS WITHIN ALL STREETS, RIGHTS OF WAY AND EASEMENTS AS SHOWN HEREON TO VARIOUS UTILITY COMPANIES FOR THE PURPOSES OF INGRESS, EGRESS, INSTALLATION, REPAIR, AND MAINTENANCE OF UTILITIES, INCLUDING BUT NOT LIMITED TO REGIONAL UTILITIES SYSTEM, CENTURY LINK, CHICO AND MEDACOM. BIG EASY PROPERTY MANAGEMENT, LLC AND 5808 TCHOUPOUALAS, LLC, DOES HEREBY REQUEST THAT SAID PLAT OF HUNTER'S RUN BE RECORDED IN THE PUBLIC RECORDS OF WALTON COUNTY, FLORIDA.

*Robert H. Williams*  
MANAGING MEMBER  
*Charlotte Vignone*  
WITNESS  
*Charlotte Vignone*  
WITNESS

*Robert H. Williams*  
MANAGING MEMBER  
*Charlotte Vignone*  
WITNESS  
*Charlotte Vignone*  
WITNESS

## ACKNOWLEDGMENT TO DEDICATION:

*Lauren B. Griffin*  
STATE OF FLORIDA, COUNTY OF WALTON

THIS IS TO CERTIFY THAT ON THIS DATE, BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS PERSONALLY APPEARED, BIG EASY PROPERTY MANAGEMENT, LLC AND 5808 TCHOUPOUALAS, LLC, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, WHO IS PERSONALLY KNOWN TO ME OR PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, WHO ACKNOWLEDGED BEFORE ME EXECUTED THE SAME, AND WHO DID NOT TAKE AN OATH. WITNESS MY HAND AND OFFICIAL SEAL ON THIS 26<sup>th</sup> DAY OF October, 2019.

*Lauren B. Griffin*  
NOTARY PUBLIC, STATE OF FLORIDA  
MY COMMISSION EXPIRES at death



VICINITY MAP  
NOT TO SCALE

## LEGAL DESCRIPTION (AS WRITTEN):

LOT 38, SECTION 28, TOWNSHIP 2 SOUTH, RANGE 20 WEST, ACCORDING TO THE MAP OF SANTA ROSA PLANTATION CO, ON FILE IN PLAT BOOK 2, PAGE 4 PUBLIC RECORDS OF WALTON COUNTY, FLORIDA.

## TITLE CERTIFICATE:

Replata Title, LLC COMPANY HEREBY CERTIFIES THAT UPON EXAMINATION OF THE PUBLIC RECORDS, THE TITLE TO THE LANDS DESCRIBED HEREON IS IN THE NAME OF HUNTER'S RUN, AND THERE ARE NO UNRECORDED MORTGAGES ON SAID LAND OTHER THAN AS SHOWN HEREON. RENDERED ON THE 18<sup>th</sup> DAY OF November, 2019.

*Michael L. Mearl*  
NAME/TITLE, STATE OF FLORIDA Michael L. Mearl, Esq.

## 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 21<sup>st</sup> DAY OF November, 2019.

*Michael L. Mearl*  
MICHAEL L. MEARL, AICP, DIRECTOR  
WALTON COUNTY PLANNING AND DEVELOPMENT SERVICES DIVISION

## WALTON COUNTY 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 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.

## 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 17<sup>th</sup> DAY OF December, 2019. IN THE YEAR 2019, THIS APPROVAL BY THE BOARD IS SUBJECT TO ALL THE CONDITIONS, ALLOWANCES AND LIMITATIONS AS DEFINED BY WALTON COUNTY DEVELOPMENT ORDER NO. 17-01300028 FOR THIS PLAT AND AS DEDICATED, NOTICED AND GRAPHICALLY SHOWN ON THIS PLAT AS APPROVED BY THE SIGNATURE OF THE CHAIR BELOW.

*Michael L. Mearl*  
CHAIR - Michael L. Mearl, Esq.  
*Alex Alford*  
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 I, PLATING, OF THE FLORIDA STATUTES.

*Robert H. Williams*  
G.A. ROBERT WILLIAMS, PSM  
PROFESSIONAL LAND SURVEYOR  
FLORIDA REGISTRATION NUMBER 7186  
INNERLIGHT ENGINEERING CORPORATION  
CERTIFICATE OF AUTHORIZATION, LICENSED BUSINESS # 7927  
11400 EMERALD COAST PARKWAY  
MIRAMAR BEACH, FLORIDA 32550  
850.424.3655 - TELEPHONE

*Robert H. Williams*  
DATE 12/27/19

PLAT BOOK 22, PAGE 34.

## SHEET INDEX:

1 - DEDICATIONS, CERTIFICATIONS, DESCRIPTION  
2 - BOUNDARY LOCATION INFORMATION

## NOTICE:

PURSUANT TO CHAPTER 177.09 (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 177.09 (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 18<sup>th</sup> DAY OF December, 2019. IN PLAT BOOK 22, PAGE 34.

*Alex Alford*  
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 18<sup>th</sup> DAY OF November, 2019.

*Greg Granville*  
GREG GRANVILLE  
COUNTY ENGINEER  
REGISTRATION #31381

## COUNTY SURVEYOR'S APPROVAL:

THIS IS TO CERTIFY THAT THIS PLAT, HUNTER'S RUN, WAS PREPARED AND MEETS THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AND WAS APPROVED ON 19<sup>th</sup> DAY OF November, 2019.

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

## UTILITY COMPANY APPROVAL AND CERTIFICATION:

(POTABLE WATER AND/OR SANITARY SEWER)

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN PRESENTED TO THE Florida Community Services OF WALTON COUNTY, FLORIDA AND SAID UTILITY COMPANY DOES HEREBY APPROVE AND CERTIFY THAT SAID UTILITY COMPANY HAS THE CAPACITY TO PROVIDE THE SERVICES INDICATED ABOVE, AND WILL PROVIDE SAID SERVICES INDICATED ABOVE, AND INSURE THE CORRECT AND COMPLETE INSTALLATION AND MAINTENANCE OF THE ABOVE UTILITY SYSTEMS INSTALLED IN CONJUNCTION WITH THIS PLAT, CERTIFIED ON THIS DATE, 18<sup>th</sup> DAY OF November, 2019.

*Michael W. Wiche*  
POTABLE WATER - AUTHORIZED AGENT SIGNATURE  
*Michael W. Wiche*  
SANITARY SEWER - AUTHORIZED AGENT SIGNATURE



## HUNTER'S RUN

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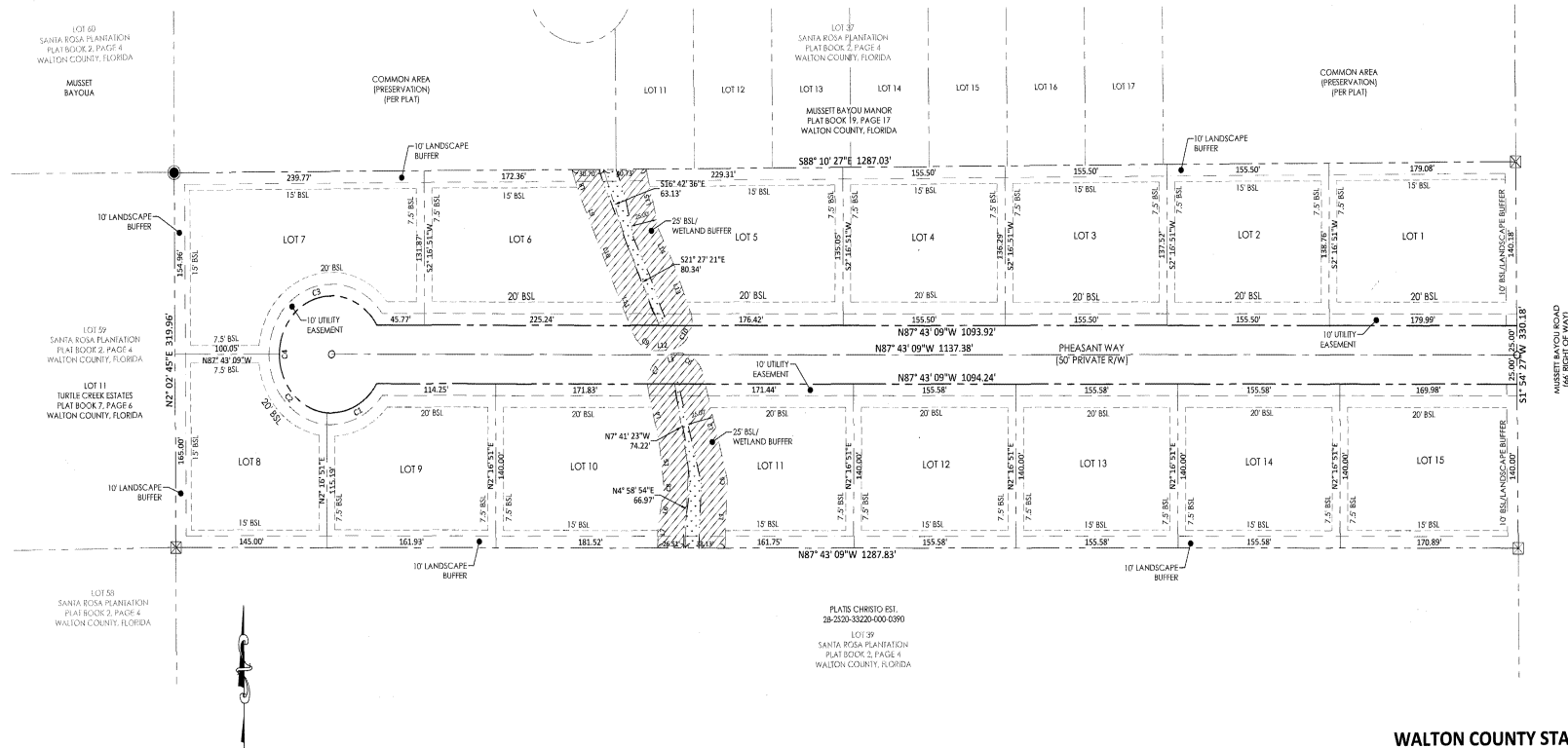
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**SHEET INDEX:**

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CURVE #	LENGTH	RADIUS	DATA	CURVE DIRECTION	CHORD LENGTH
C1	56.74	50.00	6570.730	56° 47' 07"W	53.75
C2	74.16	50.00	8459.487	140° 12' 30"W	67.55
C3	130.89	50.00	14796.842	N 72° 16' 45"E	94.59
C4	261.83	50.00	30070.007	52° 18' 56"W	50.00
C5	7.49	25.00	17092.84	N 83° 56' 32"E	7.46
C6	38.09	25.00	8717.113	S 37° 38' 09"W	34.51
C7	38.98	25.00	89119.58	S 24° 03' 56"W	35.15
C8	7.59	25.00	16753.003	S 32° 42' 59"E	7.34
C9	30.21	25.00	69146.545	S 55° 49' 03"E	28.41
C10	47.53	25.00	108746.565	N 25° 03' 15"E	45.89

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	54.07	N04° 57' 50"E
L2	90.22	N12° 11' 34"W
L3	4.29	S78° 43' 05"E
L4	46.70	S10° 36' 53"W
L5	34.62	S04° 43' 31"E
L6	30.13	S12° 09' 30"W
L7	18.31	S04° 09' 44"W
L8	24.20	S18° 44' 23"E
L9	34.50	S21° 30' 02"E
L10	39.11	S20° 45' 39"E
L11	53.57	S21° 11' 41"E
L12	8.71	N89° 33' 34"E
L13	42.60	N19° 22' 03"W
L14	33.48	N23° 47' 34"W
L15	52.15	N10° 24' 48"W

### GENERAL NOTES

3. THIS PLAN IS BASED UPON A BOUNDARY SURVEY BY THIS FIRM AND WAS PREPARED IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS FOR PROFESSIONAL SURVEYORS AND MAPPERS AS DEFINED IN CHAPTER 61G17-06 OF THE FLORIDA ADMINISTRATIVE CODE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO SECTION 202 OF THE FLORIDA STATUTES.
4. SOURCES OF INFORMATION RELIED UPON FOR THE PREPARATION OF THIS PLAN INCLUDES THE FOLLOWING: FIELD RECOVERED MEASUREMENTS AND DEED PLATS, UNRECORDED DEEDS, PLATS, UNRECORDED PLATS, EASEMENTS, RIGHTS-OF-WAY, OR OTHER INSTRUMENTS THAT MAY AFFECT THIS PARCEL.
5. THIS PLAN DOES NOT REFLECT RESEARCH BY INDETHIG ENGINEERING CORPORATION REGARDING TITLE OR EASEMENTS. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, PLATS, UNRECORDED PLATS, EASEMENTS, RIGHTS-OF-WAY, OR OTHER INSTRUMENTS THAT MAY AFFECT THIS PARCEL.
6. NORTH AND THE BEARINGS DEPICTED HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM - FLORIDA NORTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83).
7. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, UTILITIES, FOUNDATIONS, FENCES, HUMAN BURIAL SITES, AND CEMETERIES, WERE LOCATED, EXCEPT AS SHOWN.
8. ALL LOT LINES DEPICTED HEREON ARE NON-ADJ. (N.R.) UNLESS OTHERWISE NOTED.
9. FEDERAL EVIDENCE MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP (FIRM) 12131C0340G, EFFECTIVE DATE 5-4-07, EFFECTIVE DATE OF SEPTEMBER 19, 2010, INDICATES THAT THE SUBJECT PARCEL IS LOCATED IN ZONES "X". NO CERTIFICATIONS ARE MADE REGARDING THE ACCURACY OF DATE F.E.R.M.
10. WETLAND BUFFERS AND LANDSCAPE BUFFERS SHOWN HEREON ARE TO REMAIN INTACT, UNCLEARED AND UNDISTURBED.

## LEGEND

-  FOUND 4"x4" CONCRETE MONUMENT (LB 3420)  
 (STAMPED PRM)  
 SET 1/2" CAPPED IRON PIN (PRM 7927)  
 SET NAIL AND DISC (PCP 7927)  
 WETLAND  
 25' BSL/WETLAND BUFFER

## ABBREVIATIONS

R/W	RIGHT-OF-WAY
N	NORTH
S	SOUTH
E	EAST
W	WEST
L1	LINE & NUMBER TO LINE TABLE
C1	CURVE & NUMBER TO CURVE TABLE
LB	LICENSED BUSINESS
MFE	MINIMUM FINISHED FLOOR ELEVATION
°	DEGREES WHEN USED IN A BEARING OR ANGLE
MINUTES	MINUTES WHEN USED IN A BEARING OR ANGLE
"	SECONDS WHEN USED IN A BEARING OR ANGLE
FEET	FEET OR DECIMAL THEREOF WHEN USED IN A DIMENSION
INCHES	INCHES WHEN USED IN A DIMENSION
MORE OR LESS	MORE OR LESS
BSL	BUILDING SETBACK LINE
CPZ	COASTAL PROTECTION ZONE

**WALTON COUNTY STATEMENT**

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## NOTICE

FLORIDA STATUTE 177.091 (27)  
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OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WELL 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.



## HUNTER'S RUN

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SHEET 2 OF 2