# Vicinity Map

#### Dedication:

NOW ALL MEN BY THESE PRESENTS THAT HUTF HOMES OF FORDALLIC, UNDER THE LAWS OF THE STATE OF THOSE AND ACCOUNTS THE THE THE STATE OF THE PURPOSES OF INSTALLATION, MAINTENANCE AND REPAIR OF VARIOUS UTILITIES INCLINION CENTERY THE RIGHT-OF THAT COMMON REPS. AND EASIEMENTS AS SIGNIN HEREOF FURBLE WORKS OFFEN. HUTF HOMES OF FLORIDAL LICE HEREBY REQUESTS THAT THIS PLAT BE RECORDED IN THE PUBLIC RECORDS OF GRACOSS COUNTY, FLORIDA.

BY: HUFF HOMES OF FLORIDA, LLC

Acknowledgment:

THE IS TO CERTIFY THAT ON THE TO ACTION. THE STORY OF THE TOWN OF THE STORY OF THE



MY COMMISSION EXPIRES: 4.13.2025



### Title Certification:

THE UNDERSIGNED TITLE INSURANCE COMPANY, LICENSED IN THE STATE OF FLORIDA, HEREBY CERTIFIES THAT THE TITLE TO THE LANDS DESCRIBED HEREON IS IN THE NAMES OF THE DEDICATORS AS SHOWN HEREON AND THAT THERE ARE NO UNSATISFIED MORTGAGES ON SAID LAND.

CERTIFIED ON THE 25" DAY OF March , 2021.

BY: WARREN W. COOK FIRST NATIONAL LAND TITLE COMPANY, INC.

# General Notes:

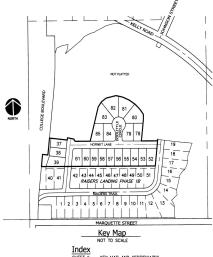
BEARINGS SHOWN HEREON ARE REFERENCED TO THE SOUTH LINE OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 23
WEST, SAID LINE BEARING S 8801153" E AS ESTABLISHED BY STATE PLANE COORDINATES, FLORIDA NORTH AZERICAN DATUM OF 1983.

SEA.

- 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 MPLED.
- THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF OKALOGSA COUNTY.
- 4. THIS PLAT HAS BEEN PREPARED FROM A PREVIOUS BOUNDARY SURVEY OF THE SUBJECT PROPERTY PREPARED BY THIS FIRM (PROJECT JROODS AUG. DATE) JULY 30, 2019 AND METS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYS AS DETINED IN FLORIDA ADMINISTRATIVE CODE 5J-17 (FORMERLY CHAPTER 61617-6) OF THE FLORIDA STATUTES CHAPTER 472-027.
- ALL LOT CORNERS SHOWN ON THIS PLAT HAVE BEEN SET IN THE FIELD WITH CAPPED IRON ROOS, CONCRETE MONUMENTS OR PERMANENT CONTROL POINTS (NAIL & DISC.) MARKED CORPORATION NUMBER 3501.
- 6. THERE IS NO HOMEOWNER'S ASSOCIATION.
- 7. LINES EXTENDING FROM CURVED LINES ARE NON-RADIAL UNLESS OTHERWISE SHOWN.
- 8. THE SURVEY MAP AND SURVEY REPORT ARE NOT FULL & COMPLETE WITHOUT THE OTHER

# RAIDERS LANDING PHASE 1B

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



KEY MAP AND CERTIFICATES DETAIL SHEET

#### Legend

- = FOUND PERMANENT REFERENCE MONUMENT. (P.R.M.) (4" X 4" CONCRETE MONUMENT, L.B. #3501)
- O = SET 1/2" CAPPED IRON ROD, (L.B. #3501)
- ☐ = SET PERMANENT REFERENCE MONIMENT (P.R.M.) (4" X 4" CONCRETE MONUMENT, L.B. #3501)
- SET PERMANENT CONTROL POINT, (P.C.P.) (NAIL AND DISK L.B. #3501)
- FOUND 4"x4" CONCRETE MONUMENT (NO IDENTIFICATION)

P.C.P. - PERMANENT CONTROL POINT P.C.P. = PERMANENT CONTROL POINT
P.R.M. = PERMANENT REFERENCE MONUMENT
R/W = RIGHT OF WAY
C/L = CENTERINE

- (\*) = DEGREES (\*) = MINUTES OR FEET
- (\*) = SECONDS

  P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER

  O.R. = OFFICIAL RECORDS
- No. OR # = NUMBER POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
  LB. = LAND SURVEYING BUSINESS
- L.S. = LAND SURVEYING BUSINES

  L.S. = LICENSED SURVEYOR

  ± = MORE OR LESS

   = DISTANCE NOT TO SCALE

  N = NORTH OR NORTHING
- E = EAST OR EASTING

# Legal Description (as Written):

A PARCEL OF LAND, LYING IN THE SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 23 WEST, CITY OF VALPARAISO, OKALOOSA COUNTY, FLORIDA, BIOLNEUM WESTERLY BY COLLEGE BOLLEVARD (RIGHT-OF-WAY VAMES), AND SOUTHERLY BY RAIDERS LANDING SUBDIVISION PHASE 10 (ALLE BOOK 29, PAGE 60), AND BEING MORE PARTICULARLY DESCRIBED AS FOLKED.

PHASE 14 (PLAT BOOK 29, PAGE 80), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEEN AT THE MERCHESCY ORDER OF SUP DHASE 11, SAID CORRECT YING ON THE LASTERLY RIGHT-OF-WAY LINE OF SAID COLLEGE

BOULLEASH, THENCE ALONG SAIR BIGHT-OF-WAY LINE THE FOLLOWING THREE (3) CALLS:

(1) N 0758127 E.A DISTANCE OF 8228 FEET;
(2) S 2201/467 E.A DISTANCE OF 8228 FEET;
(3) N 0758127 E.A DISTANCE OF 18225 FEET;
(3) N 0758127 E.A DISTANCE OF 18225 FEET;
(4) PHASE CORPORATION THE ATORESAID EASTERLY RIGHT-OF-WAY LINE, PROCEED S 8201/467 E.A DISTANCE OF 18275 FEET TO A POINT ON A
DEVELOPMENT OF THE ATORESAID EASTERLY RIGHT-OF-WAY LINE, PROCEED S 8201/467 E.A DISTANCE OF 18275 F.A DISTANCE OF 074755.

ON THE COLONIA CASTERLY AND MANDOR PROBLEM OF 500.00 FEET, THENCE ALONG SAID CURVE, THROUGH A
DEVELOPMENT OF A CURVE CONCAVE NORTHEASTERLY AND HANNO A RADIUS OF 12.00 FEET; THENCE ALONG SAID CURVE, THROUGH A
DEFINED A POINT ON A CURVE CONCAVE NORTHEASTERLY AND HANNO A RADIUS OF 12.00 FEET; THENCE ALONG SAID CURVE, THROUGH A
DEFINED A STORY E.A DISTANCE OF 42.00 FEET OF 12.00 FEET; THENCE ALONG SAID CURVE, THROUGH A
DEFINED A STORY E.A DISTANCE OF 42.00 FEET OF 12.00 FEET; THENCE ALONG SAID CURVE, THROUGH A
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SAID PARCEL CONTAINING 5.54 ACRES, MORE OR LESS.

#### Planning and Zoning Board Approval:

PRESENTED TO AND APPROVED BY THE PLANNING AND ZONING BOARD OF THE CITY OF VALPARAISO, FLORIDA ON THE DAY OF APPLIA , 2021.

Clark J. Browning IF

#### Certificate of Approval by Municipality:

PRESENTED TO AND APPROVED BY THE CITY OF VALPARAISO, FLORIDA ON THE 12 TO

#### Municipality Surveyor's Certificate:

THIS IS TO CERTIFY THAT THIS PLAT 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 THEM ON THE STATUTES AND WAS APPROVED BY THEM ON THE STATUTES AND WAS APPROVED BY THEM.

FLORDA REGISTRATION NUMBER 6460

#### Clerk's Certificate of Recording:

JD PERCOCK II, BLY COLLEGE COURT SOURT



# Certification by Tax Collector:

I, BEN ANDERSON, DO HEREBY CERTIFY THAT TAXES HAVE BEEN PAID FOR THE TAX YEAR THE ZEA FOR THE PROPERTY DESCRIBED HEREON TO THE BEST OF BY KNOWLEDGE AS OF  $\frac{1}{100}$  DAY OF  $\frac{1}{100}$ 

Benjamin F. Anderson

# Surveyor's Certificate:

I, ALLEN E. TUCKER, HEREBY CERTIFY THAT I PREPARED THIS PLAT AND THAT IT IS A TRUE AND CORRECT REPRESENTATION OF LAND SURVEYED UNDER MY DIRECTION AND SUPERVISION, THE P.R.M.'S HAVE BEEN SET AS INDICATED HEREOGRAPH OF A T

ALLEN E. TUCKER, PROFESSIONAL SURVEYOR AND MAPPER NOT 4584 GUSTIN, COTHERN & TUCKER, NC. 121 HART STREET NICKULE, FLORIDA 32578 PHONE: (850) 678–5141 FAX: (850) 729–2460

Prepared: March 2021



PREPARED BY: Gustin, Cothern & Tucker, Inc.

Land Surveying 121 Hart Street Niceville, FL 32578 (850) 678–5141

RAIDERS LANDING PHASE 1B SHEET 1 OF 2

