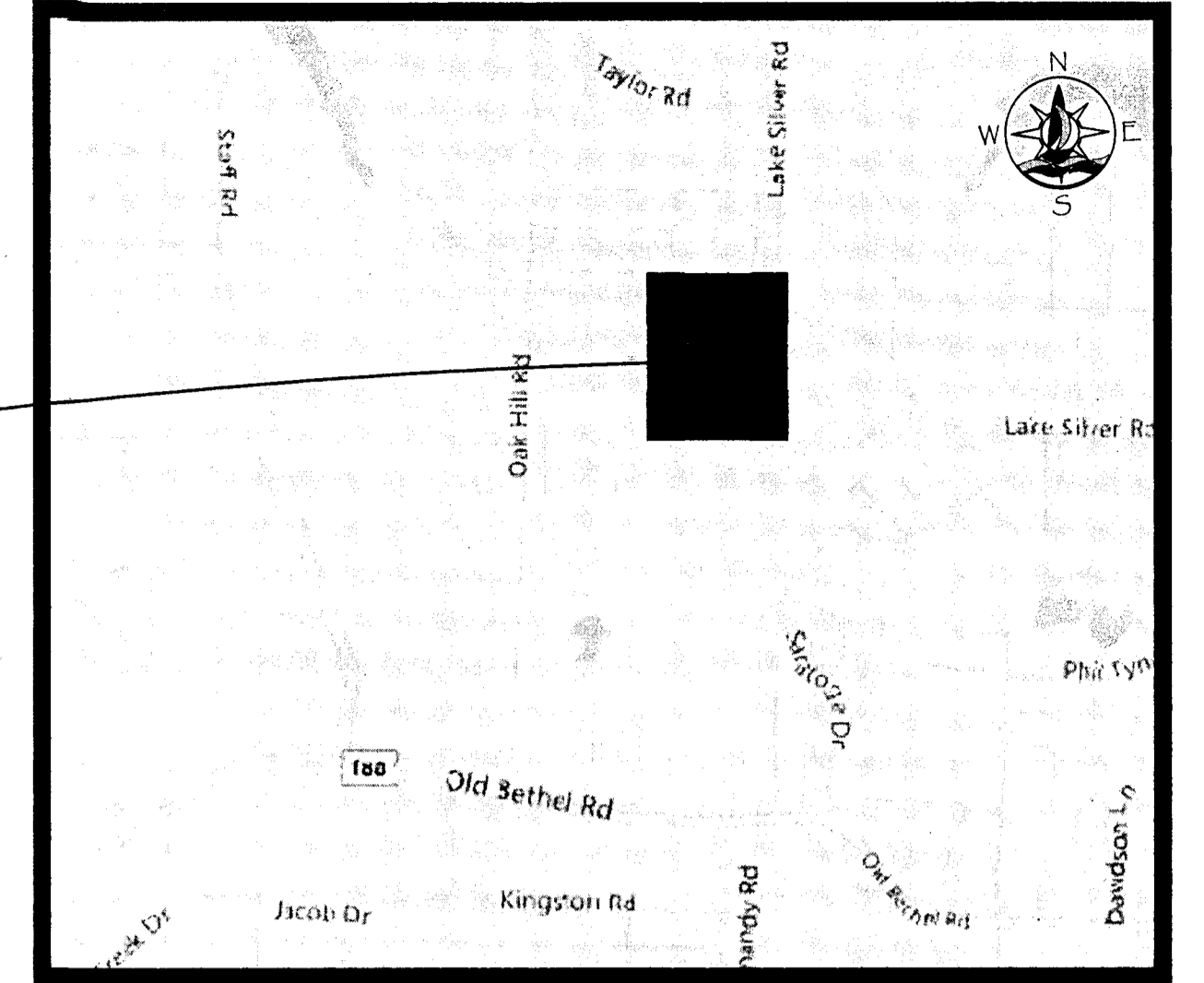


# Charleston Place

A Single-Family Residential Subdivision Situated In Section 30,  
Township 4 North, Range 23 West, Okaloosa County, Florida

Project Location



Location Map  
NOT TO SCALE

**Legal Description:**

(AS FURNISHED)

COMMENCE AT THE NORTHEAST CORNER OF SECTION 30, TOWNSHIP 4 NORTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA; THENCE SOUTH 00° 15' 11" WEST, 2652.87 FEET ALONG THE CENTER OF LAKE SILVER ROAD, A COUNTY ROAD; THENCE NORTH 89° 28' 45" WEST, 33.00 FEET TO THE WEST RIGHT OF WAY LINE OF SAID ROAD; THENCE SOUTH 00° 15' 11" WEST, 1338.24 FEET ALONG SAID RIGHT OF WAY LINE TO THE POINT OF BEGINNING; THENCE NORTH 88° 58' 33" WEST, 1289.31 FEET; THENCE SOUTH 00° 11' 36" WEST, 1327.40 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 30; THENCE SOUTH 88° 32' 31" EAST, 567.65 FEET TO A POINT ON THE WETLAND LINE; THENCE, DEPARTING THE SOUTH LINE OF SAID SECTION 30 AND MEANDERING ALONG SAID WETLAND LINE, PROCEED NORTH 24° 25' 39" EAST, 20.86 FEET; THENCE PROCEED NORTH 41° 06' 05" EAST, 41.08 FEET; THENCE PROCEED NORTH 74° 49' 49" EAST, 53.62; THENCE PROCEED NORTH 13° 14' 34" EAST, 75.30 FEET; THENCE PROCEED NORTH 46° 46' 47" EAST, 63.46 FEET; THENCE PROCEED NORTH 49° 09' 52" EAST, 50.37 FEET; THENCE PROCEED NORTH 63° 12' 17" EAST, 51.30 FEET; THENCE PROCEED NORTH 52° 18' 08" EAST, 44.15 FEET; THENCE PROCEED NORTH 66° 45' 02" EAST, 57.26 FEET; THENCE PROCEED NORTH 70° 23' 19" EAST, 71.57 FEET; THENCE PROCEED NORTH 33° 52' 27" EAST, 41.96 FEET; THENCE PROCEED NORTH 61° 34' 09" EAST, 38.60 FEET; THENCE PROCEED NORTH 83° 00' 45" EAST, 38.26 FEET; THENCE PROCEED NORTH 56° 11' 44" EAST, 22.59 FEET; THENCE PROCEED NORTH 71° 32' 10" EAST, 32.54 FEET; THENCE PROCEED NORTH 74° 50' 27" EAST, 16.68 FEET; THENCE PROCEED NORTH 84° 51' 52" EAST, 42.07 FEET; THENCE PROCEED NORTH 88° 07' 03" EAST, 28.00 FEET; THENCE PROCEED SOUTH 81° 22' 40" EAST, 29.66 FEET; THENCE PROCEED SOUTH 70° 36' 45" EAST, 44.51 FEET; THENCE PROCEED NORTH 17° 41' 25" EAST, 35.47 FEET; THENCE PROCEED NORTH 83° 04' 26" EAST, 15.91 FEET; THENCE PROCEED SOUTH 11° 44' 27" EAST, 66.73 FEET; THENCE PROCEED SOUTH 89° 44' 49" EAST, 21.46 FEET TO A POINT ON THE EAST LINE OF SECTION 30; THENCE DEPARTING SAID WETLAND LINE PROCEED NORTH 00° 15' 11" EAST, 799.14 FEET TO A POINT ON THE CENTER LINE OF LAKE SILVER ROAD; THENCE DEPARTING SAID EAST LINE PROCEED NORTH 85° 34' 23" WEST, 31.83 FEET TO THE WEST RIGHT OF WAY LINE OF LAKE SILVER ROAD; THENCE DEPARTING SAID CENTER LINE PROCEED NORTH 00° 15' 11" EAST, 165.93 FEET ALONG SAID RIGHT OF WAY TO THE POINT OF BEGINNING.

**Legal Description**

SUBJECT PARCEL (AS SURVEYED)

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 4 NORTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA; BEING A PORTION OF THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 3376, PAGE 2404 OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA; LESS AND EXCEPT LAKE SILVER ROAD (APPARENT PRESCRIPTIVE PUBLIC RIGHT-OF-WAY, WIDTH VARIES); BOUNDED ON THE NORTH BY THE SOUTH LINE OF CARNEGIE HILLS PHASE 1 (PLAT BOOK 23, PAGE 23-24) AND BOUNDED ON THE SOUTH BY THE SOUTH LINE OF SAID SECTION; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND IRON PIPE 1" (NO IDENTIFICATION) MARKING THE NORTHEAST CORNER OF SECTION 30, TOWNSHIP 4 NORTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA; THENCE PROCEED S02°00'29"W ALONG THE EAST LINE OF SAID SECTION, A DISTANCE OF 2652.01 FEET TO A POINT; THENCE PROCEED N87°44'01"W, A DISTANCE OF 32.78 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF LAKE SILVER ROAD (APPARENT PRESCRIPTIVE PUBLIC RIGHT-OF-WAY, WIDTH VARIES); THENCE PROCEED S02°00'29"W ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 1338.40 FEET TO THE POINT OF BEGINNING; THENCE PROCEED N87°13'26"W ALONG THE SOUTH LINE OF CARNEGIE HILLS PHASE 1 (PLAT BOOK 23, PAGE 23-24), A DISTANCE OF 1288.64 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE PROCEED S01°58'08"W, A DISTANCE OF 1331.68 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION; THENCE PROCEED S86°56'28"E ALONG THE SOUTH LINE OF SAID SECTION, A DISTANCE OF 584.81 FEET TO A POINT ON THE WETLAND LINE; THENCE DEPARTING SAID SOUTH LINE PROCEED THE FOLLOWING FIVE (5) COURSES ALONG THE WETLAND LINE: (1) N36°46'25"E, 8.84 FEET; (2) N43°04'31"E, 43.94 FEET; (3) N61°03'52"E, 53.54 FEET; (4) N24°15'23"E, 63.22 FEET; (5) N46°42'40"E, 17.30 FEET; THENCE DEPARTING WETLAND LINE PROCEED N87°02'10"W, 19.58 FEET TO A POINT LYING ON A CURVE CONCAVE TO WEST AND HAVING A RADIUS OF 60.00 FEET, HAVING A CHORD BEARING OF N10°46'38"W AND A CHORD DISTANCE OF 51.47, HAVING A CENTRAL ANGLE OF 50°48'04" AND AN ARC LENGTH OF 53.20; THENCE PROCEED S87°02'10"E A DISTANCE OF 80.42 TO A POINT ON THE AFOREMENTIONED WETLAND LINE; THENCE PROCEED THE FOLLOWING SEVENTEEN (17) COURSES ALONG THE WETLAND LINE: (1) N47°25'29"E, 27.97 FEET; (2) N49°54'13"E, 50.68 FEET; (3) N74°53'07"E, 49.64 FEET; (4) N57°38'28"E, 46.85 FEET; (5) N73°20'00"E, 50.98 FEET; (6) N67°26'29"E, 26.25 FEET; (7) N59°14'58"E, 37.65 FEET; (8) N66°48'31"E, 57.89 FEET; (9) N67°59'14"E, 44.74 FEET; (10) N69°18'53"E, 47.65 FEET; (11) N68°00'51"E, 44.86 FEET; (12) S89°08'45"E, 33.62 FEET; (13) S82°37'10"E, 34.70 FEET; (14) N64°14'40"E, 43.89 FEET; (15) S17°00'36"E, 27.44 FEET; (16) S05°02'01"E, 45.42 FEET; (17) S87°59'27"E, 22.58 FEET TO A POINT ON THE EAST LINE OF SAID SECTION; THENCE PROCEED N02°03'04"E ALONG SAID EAST LINE, A DISTANCE OF 756.92 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID LAKE SILVER ROAD; THENCE PROCEED N79°49'19"W ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 33.11 FEET; THENCE PROCEED N02°00'29"E ALONG AFOREMENTIONED WEST RIGHT-OF-WAY LINE OF SAID ROAD, A DISTANCE OF 208.98 FEET TO THE POINT OF BEGINNING; THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 35.49 ACRES, MORE OR LESS.

**Title Opinion:**

THE UNDERSIGNED ATTORNEY, LICENSED IN THE STATE OF FLORIDA, CERTIFIES THAT TITLE TO THE LANDS DESCRIBED HEREON AS "CHARLESTON PLACE" IS IN THE NAMES OF THE DEDICATOR AS SHOWN HEREON AND THAT THERE ARE NO UNSATISFIED MORTGAGES ON SAID LAND, CERTIFICATION RENDERED ON THE 2nd DAY OF DECEMBER, 2020.

BY: JOHN W. MONROE, JR  
BAR NUMBER 0256706

12-2-2020  
DATE: 12-2-2020  
SIGNATURE: John W. Monroe Jr.

**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 6.01.052 AND SECTION 6.01.053 OF THE OKALOOSA COUNTY LAND DEVELOPMENT CODE HAVE BEEN COMPLETED AND COMPLIED WITH.

**Certification By Okaloosa County Tax Collector**

I, BEN ANDERSON, COUNTY TAX COLLECTOR OF OKALOOSA COUNTY, FLORIDA DO HEREBY CERTIFY THAT THE PROPERTY TAXES HAVE BEEN PAID FOR THE TAX CALENDAR YEAR OF 2020 FOR THE PROPERTY DESCRIBED HEREON TO THE BEST OF MY KNOWLEDGE AS OF THIS 2nd DAY OF DECEMBER, 2020.

Benjamin f. Anderson  
BEN ANDERSON  
TAX COLLECTOR  
OKALOOSA COUNTY TAX COLLECTOR OFFICE

**Okaloosa County Commissioners Approval:**

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE BOARD OF COUNTY COMMISSIONERS OF OKALOOSA COUNTY, FLORIDA AND WAS APPROVED BY THEM FOR THE RECORD ON THIS 15th DAY OF DECEMBER, 2020.

Trey Goodwin CHAIRMAN (COMMISSIONER TREY GOODWIN)  
Paul Marshall MEMBER  
Michael Patrick MEMBER  
N. Han C. Bayle MEMBER

**Okaloosa County Clerk's Approval:**

I, HONORABLE JD PEACOCK II, CLERK OF THE CIRCUIT COURT, FIRST JUDICIAL CIRCUIT OKALOOSA COUNTY, FLORIDA HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR THE RECORD ON THE 15th DAY OF DECEMBER, 2020, IN PLAT BOOK 29, PAGES 63-66.

JD PEACOCK II  
CLERK OF THE CIRCUIT COURT,  
FIRST JUDICIAL CIRCUIT,  
OKALOOSA COUNTY,  
FLORIDA

**State of Florida Notices :**

FLORIDA STATUTE 177.091, PART 1 (27)

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.

FLORIDA STATUTE 177.091, PART 1 (28)

PLATTED UTILITY EASEMENTS: ALL PLATTED UTILITY EASEMENTS SHOWN HEREON 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. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

**Owner / Developer:**

ESPLANADE COMMUNITIES OF FLORIDA, LLC  
3000 GULF BREEZE PARKWAY  
GULF BREEZE, FLORIDA 32563  
WILLIAM BRYAN ADAMS - MANAGER

**Dedication:**

KNOW ALL MEN BY THESE PRESENTS ESPLANADE COMMUNITIES OF FLORIDA, LLC, AS OWNERS OF THE LANDS SHOWN HEREON AS "CHARLESTON PLACE" DOES DECLARE THAT IT HAS CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN HEREON AND DOES HEREBY DEDICATE AND CONVEY THE COMMON AREAS TO THE CHARLESTON PLACE HOMEOWNERS ASSOCIATION OF OKALOOSA COUNTY, INC. ALL STREETS, UTILITY EASEMENTS, DRAINAGE EASEMENTS, RETENTION AREAS, AND RIGHT-OF-WAYS TO THE PUBLIC AND DOES FURTHER HEREBY GRANT NON-EXCLUSIVE EASEMENTS WITHIN ALL RIGHT-OF-WAYS, STREETS, RETENTION AREAS, 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 AUBURN WATER SYSTEM, COX CABLE COMPANY, CHOCTAWHATCHEE ELECTRIC COOPERATIVE, AND TELEPHONE SERVICES COMPANY. THE OWNERS DO HEREBY REQUEST THAT SAID PLAT OF "CHARLESTON PLACE" BE RECORDED IN THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.

William Bryan Adams  
WILLIAM BRYAN ADAMS  
MANAGER  
ESPLANADE COMMUNITIES OF FLORIDA, LLC

Shelley Sullivan  
SHELLEY SULLIVAN  
WITNESS (PRINTED NAME)  
Michael Patrick Cuen  
MICHAEL PATRICK CUEN  
WITNESS (PRINTED NAME)

**Acknowledgment:**

STATE OF FLORIDA  
COUNTY OF OKALOOSA Santa Rosa

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF PHYSICAL PRESENCE, THIS 4 DAY OF DECEMBER, 2020 BY WILLIAM BRYAN ADAMS AS MANAGER ON THE BEHALF OF THE COMPANY, THEY ARE PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

Clayton M. Johnson  
NOTARY PUBLIC, STATE OF FLORIDA  
MY COMMISSION EXPIRES: 1-25-23



**Okaloosa 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 177 OF THE FLORIDA STATUTES AND WAS APPROVED BY HIM ON THE 7th DAY OF DECEMBER, 2020.

BY: Clayton M. Johnson  
CLAYTON M. JOHNSON, PSM OKALOOSA COUNTY SURVEYOR  
FLORIDA PROFESSIONAL SURVEYOR & MAPPER #7178

**Okaloosa County Engineer's Approval:**

PRESENTED TO AND APPROVED BY THE COUNTY ENGINEER OF OKALOOSA COUNTY, FLORIDA THIS 7TH DAY OF DECEMBER, 2020.

Edwaine Sanguito  
EDWAIN E. SANGUITO, P.E.  
COUNTY ENGINEER

**Utility Company Approval and Certification:**

(AUBURN WATER SYSTEMS ~ POTABLE WATER)

THIS IS TO CERTIFY THAT THIS PLAT WAS PRESENTED TO AUBURN WATER SYSTEMS AND SAID 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 THE 4 DAY OF DECEMBER 2020.

William G. Luncy  
WILLIAM G. LUNCY  
AUTHORIZED AGENT SIGNATURE

**Surveyor's Certificate:**

I, DANIEL R. GEOGHAGAN, 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 PRM'S HAVE BEEN SET AS INDICATED HEREON AND THAT IT COMPLIES WITH ALL THE PROVISIONS OF CHAPTER 177, PART 1, PLATTING, FLORIDA STATUTES.

Daniel R. Geoghagan  
DATE: 02 DECEMBER 2020  
DANIEL R. GEOGHAGAN, PROFESSIONAL SURVEYOR & MAPPER NUMBER 7278  
FLORIDA LICENSED SURVEYING & MAPPING BUSINESS NUMBER 7191  
SEASIDE ENGINEERING AND SURVEYING, LLC  
6575 HIGHWAY 189 N  
BAKER, FLORIDA 32531

**Surveyor's Notes:**

- 1. BEARINGS AND COORDINATES SHOWN HEREON ARE STATE PLANE COORDINATE SYSTEM, FLORIDA NORTH ZONE, NORTH AMERICAN DATUM 1983 (NAD 83), U.S. SURVEY FOOT. BEARINGS ARE REFERENCED ALONG THE WEST RIGHT-OF-WAY LINE OF LAKE SILVER ROAD (APPARENT PRESCRIPTIVE RIGHT-OF-WAY WIDTH VARIES), HAVING A FIELD BEARING OF S02°00'29"W.
- 2. UNDERGROUND ENCROACHMENTS, IF ANY, NOT LOCATED.
- 3. THIS PLAT HAS BEEN PREPARED FROM A PREVIOUS BOUNDARY SURVEY OF THE SUBJECT PROPERTY PREPARED BY THIS FIRM AND MEETS THE STANDARDS OF PRACTICE FOR SURVEYS AS DEFINED IN CHAPTER 61G17-6 OF THE FLORIDA STATUTES.
- 4. ALL LOT CORNERS HAVE BEEN SET IN THE FIELD WITH A CAPPED IRON ROD, L.B. #7191 UNLESS OTHERWISE SHOWN AS SET IN THE FIELD WITH A NAIL AND BRASS DISC, L.B. #7191.
- 5. ALL DISTANCES DEPICTED HEREON ARE U.S. SURVEY FEET.
- 6. LINES INTERSECTING CURVED LINES ARE RADIAL UNLESS OTHERWISE NOTED AS NON-RADIAL (NR).
- 7. DISTANCES SHOWN ALONG CURVED LINES ARE LENGTHS OF ARC. SEE CURVE TABLE LOCATED BELOW THE PLAN VIEW ON THE SAME SHEET FOR ADDITIONAL CURVE INFORMATION.
- 8. NO FENCES ARE TO BE CONSTRUCTED THAT WOULD BLOCK ACCESS TO EASEMENTS.
- 9. THE CHARLESTON PLACE HOMEOWNERS ASSOCIATION OF OKALOOSA COUNTY, INC. SHALL BE RESPONSIBLE FOR MAINTAINING THE VEGETATIVE NATURAL BUFFERS IN THEIR NATURAL STATE.

**Sheet Index:**

- 1. CERTIFICATES OF APPROVAL, LEGAL DESCRIPTION
- 2. OVERALL BOUNDARY, LEGEND, ABBREVIATIONS, LINE / CURVE TABLES
- 3. INDIVIDUAL LOTS & GEOMETRY, EASEMENTS, AND LEGEND.
- 4. INDIVIDUAL LOTS & GEOMETRY, EASEMENTS AND LEGEND

**SEAS**  
Seaside Engineering And Surveying, LLC

6575 Highway 189 N Ph: (850) 650-9563  
Baker, Florida 32531 Fax: (850) 398-6812

**Charleston Place**



# Charleston Place

A Single-Family Residential Subdivision Situated In Section 30,  
Township 4 North, Range 23 West, Okaloosa County, Florida

**Legend:**

- = SET 1/2" CAPPED IRON ROD, LB #7191 (SIR LB #7191)
- = SET PERMANENT REFERENCE MONUMENT (PRM), 4" X 4" CONCRETE MONUMENT STAMPED SEAS LB 7191 (SCM LB #7191 PRM)
- = SET NAIL & BRASS DISC, LB #7191 (SN&D, LB #7191, PCP) PERMANENT CONTROL POINT
- ⊗ = FOUND CONCRETE MONUMENT
- [Hatched Box] = EXISTING WETLANDS
- [Cross-hatched Box] = VEGETATED NATURAL BUFFER

POINT OF COMMENCEMENT  
FIP 1" NO. ID. MARKING THE NE CORNER  
OF S30-T4N-R23W OKALOOSA COUNTY, FLORIDA  
\*\*TWO OF THREE REFERENCES FOUND - MATCHED  
MEASUREMENTS FROM (P.D.E.P. CCR DOC. #0044462)\*\*

LINE TABLE		
LINE	LENGTH	BEARING
L1	8.84'	N36°46'25"E
L2	43.94'	N43°04'31"E
L3	53.54'	N61°03'52"E
L4	63.22'	N24°15'23"E
L5	17.30'	N46°42'40"E
L6	19.58'	N87°02'10"W
L7	80.42'	S87°02'10"E
L8	27.97'	N47°25'29"E
L9	50.68'	N49°54'13"E
L10	49.64'	N74°53'07"E
L11	46.85'	N57°38'28"E
L12	50.98'	N73°20'00"E
L13	26.25'	N67°26'29"E
L14	37.65'	N59°14'58"E
L15	57.89'	N66°48'31"E
L16	44.74'	N67°59'14"E
L17	47.85'	N69°18'53"E
L18	44.86'	N68°00'51"E
L19	33.62'	S89°08'45"E
L20	34.70'	S82°37'10"E
L21	43.89'	N64°14'40"E
L22	27.44'	S17°00'36"E
L23	45.42'	S05°02'01"E
L24	22.58'	S87°59'27"E
L25	33.11'	N79°49'19"W
L26	16.05'	S02°00'29"W
L27	25.00'	S02°00'29"W
L28	50.34'	S42°38'22"E
L29	25.00'	S42°38'22"E
L30	12.87'	N02°57'50"E
L31	5.21'	N86°47'24"W

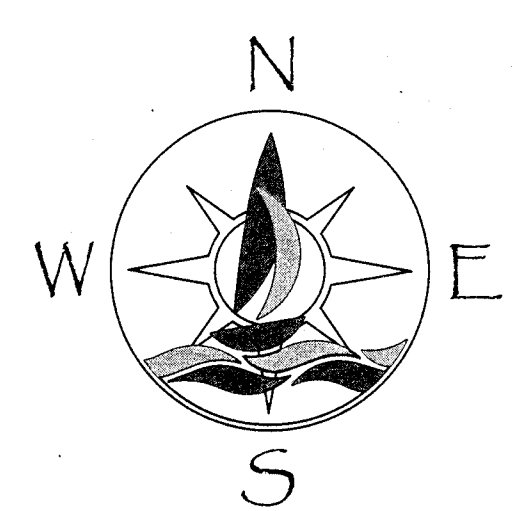
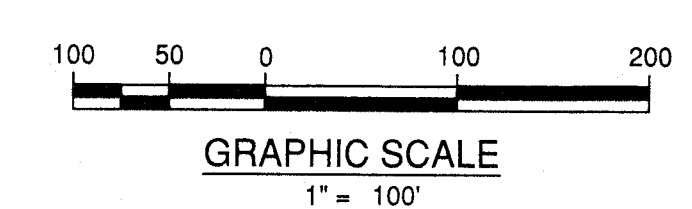
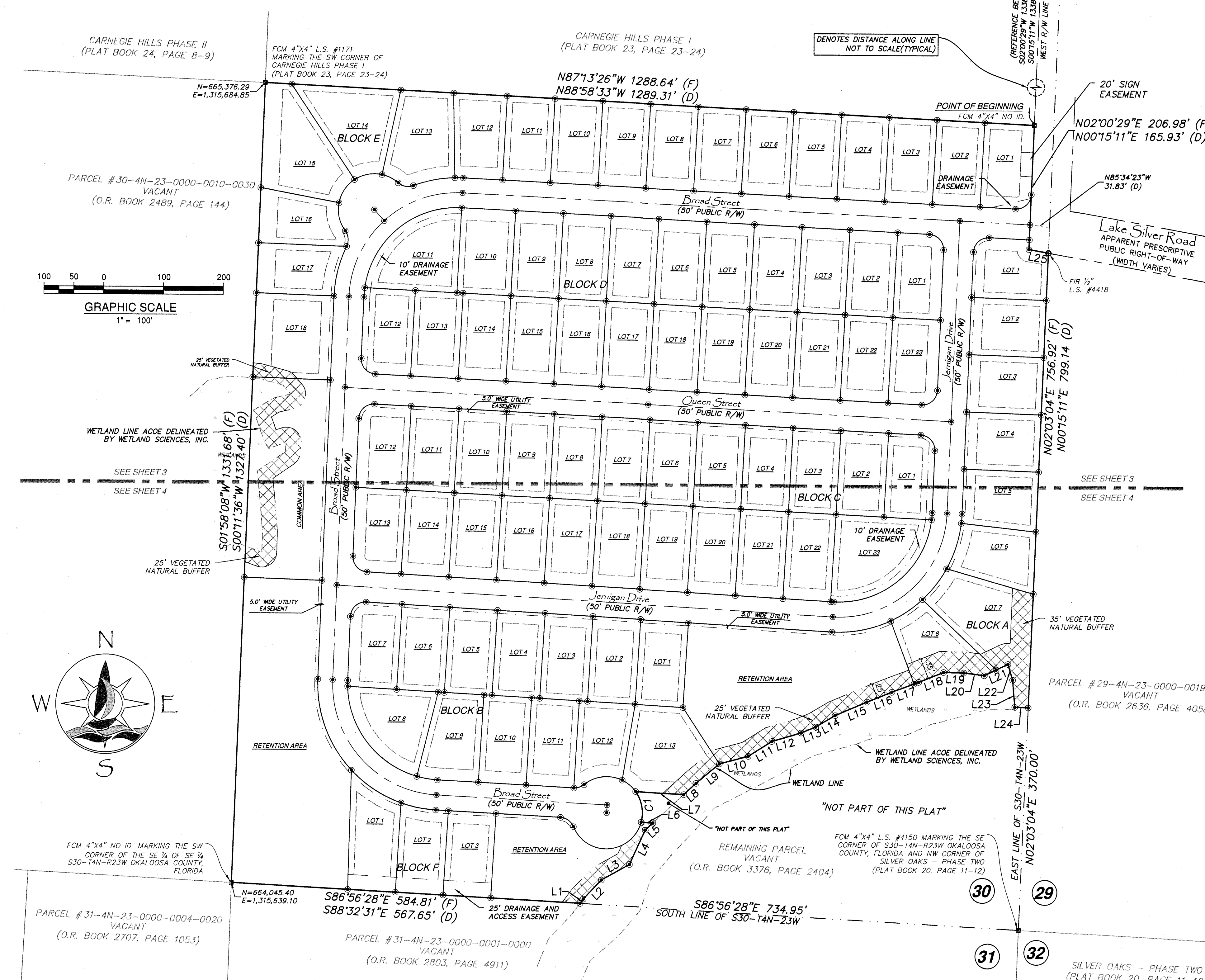
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	53.20'	60.00'	50°48'04"	51.47'	N10°46'38"W
C2	29.79'	60.00'	28°26'34"	29.48'	N50°23'57"W
C3	67.76'	60.00'	64°42'35"	64.22'	S83°01'28"W
C4	18.45'	25.00'	42°17'39"	18.04'	N71°49'00"E
C5	34.93'	160.00'	12°30'26"	34.86'	S80°43'25"E
C6	203.16'	160.00'	72°45'07"	189.79'	S38°05'38"E
C7	39.82'	25.00'	91°15'54"	35.74'	S47°34'40"W
C8	101.41'	205.00'	28°20'39"	100.38'	N79°02'17"E
C9	63.83'	205.00'	17°50'25"	63.57'	N55°56'45"E
C10	65.59'	205.00'	18°19'57"	65.31'	N37°51'34"E
C11	80.02'	205.00'	22°21'52"	79.51'	N17°30'40"E
C12	15.47'	205.00'	4°19'26"	15.47'	N04°10'01"E
C13	39.61'	25.00'	90°46'15"	35.59'	S47°23'26"W
C14	39.60'	25.00'	90°46'04"	35.59'	N47°23'31"E
C15	14.38'	205.00'	4°01'09"	14.38'	N89°14'01"W
C16	70.96'	205.00'	19°49'57"	70.61'	S78°50'26"W
C17	27.24'	25.00'	62°25'29"	25.91'	S79°51'49"E
C18	30.69'	60.00'	29°18'08"	30.35'	N63°18'08"W
C19	48.00'	60.00'	45°50'12"	46.73'	S79°07'42"W
C20	47.78'	60.00'	45°37'39"	46.53'	S33°23'46"W
C21	49.44'	60.00'	47°12'36"	48.05'	S13°01'21"E
C22	27.24'	25.00'	62°25'29"	25.91'	N05°24'55"W
C23	85.34'	205.00'	23°51'07"	84.73'	S13°52'16"W
C24	166.16'	210.00'	45°20'07"	161.86'	S20°46'24"E
C25	100.28'	210.00'	27°21'41"	99.33'	S57°07'18"E
C26	59.31'	210.00'	16°10'58"	59.12'	S78°53'37"E
C27	27.97'	25.00'	64°06'07"	26.53'	N54°59'06"W
C28	149.17'	60.00'	142°26'33"	113.61'	N85°50'40"E
C29	229.96'	155.00'	85°00'14"	209.44'	S50°16'27"W
C30	38.93'	25.00'	89°13'45"	35.12'	N42°36'34"W
C31	39.61'	25.00'	90°46'15"	35.59'	N47°23'26"E
C32	38.91'	25.00'	89°10'09"	35.10'	S42°38'22"E
C33	15.76'	155.00'	5°49'37"	15.76'	S04°51'31"W
C34	39.63'	25.00'	90°49'51"	35.61'	S47°21'38"W
C35	38.93'	25.00'	89°13'45"	35.12'	N42°36'34"W
C36	11.74'	155.00'	4°20'27"	11.74'	N04°10'32"E
C37	234.99'	155.00'	86°51'51"	213.12'	N49°46'41"E
C38	38.72'	25.00'	88°44'06"	34.96'	S42°25'20"E
C39	285.35'	180.00'	90°49'51"	256.40'	S47°21'38"W
C41	286.98'	185.00'	88°52'46"	259.06'	S42°32'43"E
C42	10.07'	160.00'	3°36'15"	10.06'	S00°05'03"W
C43	325.76'	210.00'	88°52'46"	294.07'	S42°32'43"E
C44	248.18'	160.00'	88°52'17"	224.03'	S42°32'29"E
C45	326.32'	205.00'	91°12'18"	292.95'	N47°36'27"E
C46	246.73'	155.00'	91°12'18"	221.50'	N47°36'27"E
C47	142.68'	180.00'	45°24'55"	138.97'	S70°04'06"W
C48	142.68'	180.00'	45°24'55"	138.97'	S24°39'11"W
C49	175.90'	60.00'	167°58'35"	119.34'	S47°21'38"W
C50	245.72'	155.00'	90°49'51"	220.79'	S47°21'38"W

**Abbreviations:**

- # = NUMBER
- F = FIELD MEASUREMENT
- D = DEED BEARING AND DISTANCE
- & = AND
- (") = SECONDS
- (') = MINUTES OR FEET
- (°) = DEGREES
- BSL = BUILDING SETBACK LINE
- C/L = CENTERLINE
- C/T = CURVE NUMBER TO CURVE TABLE
- E = EAST
- FOM = FOUND CONCRETE MONUMENT
- FL = FLORIDA
- FN&D = FOUND NAIL AND DISC
- L1 = LINE NUMBER TO LINE TABLE
- LB = LICENSED SURVEYING & MAPPING BUSINESS
- N = NORTH
- NE = NORTHEAST
- NW = NORTHWEST
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PRM = PERMANENT REFERENCE MONUMENT
- R/W = RIGHT-OF-WAY
- R23W = RANGE-23-WEST
- S = SOUTH
- S30 = SECTION 30
- SCM = SET CONCRETE MONUMENT
- SE = SOUTHEAST
- SEC = SECTION
- SIR = SET IRON ROD
- SN&D = SET NAIL AND DISC.
- SW = SOUTHWEST
- T4N = TOWNSHIP 4 NORTH
- TYP. = TYPICAL
- U.S. = UNITED STATES OF AMERICA
- W = WEST
- O.R. = OFFICIAL RECORDS
- P.G. = PAGE
- P.B. = PLAT BOOK
- S.F. = SQUARE FEET
- AC. = ACRES
- PCP = PERMANENT CONTROL POINT
- ACOE = ARMY CORP OF ENGINEERS
- FIR = FOUND IRON ROD
- INC. = INCORPORATED
- ID = IDENTIFICATION
- F.D.E.P. = FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
- CCR = CERTIFIED CORNER REFERENCE
- DOC. = DOCUMENT

**Sheet Index:**

1. CERTIFICATES OF APPROVAL, LEGAL DESCRIPTION
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**SEAS**  
Seaside Engineering And Surveying, LLC  
6575 Highway 189 N  
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*Charleston Place*

Seaside Engineering & Surveying, LLC  
Licensed Surveying & Mapping Business No. 7191

**SHEET 2 OF 4**

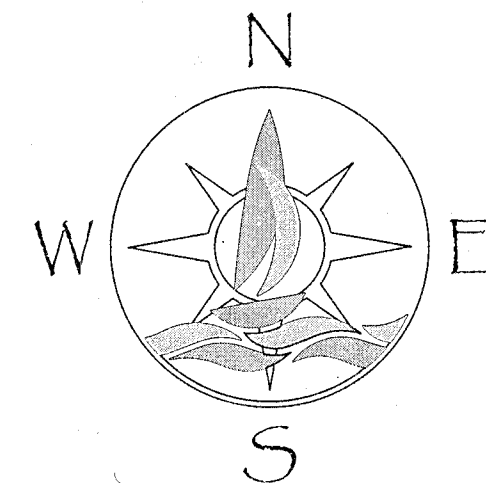
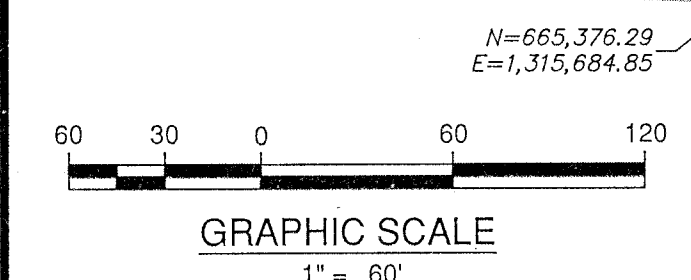


# Charleston Place

A Single-Family Residential Subdivision Situated In Section 30,  
Township 4 North, Range 23 West, Okaloosa County, Florida

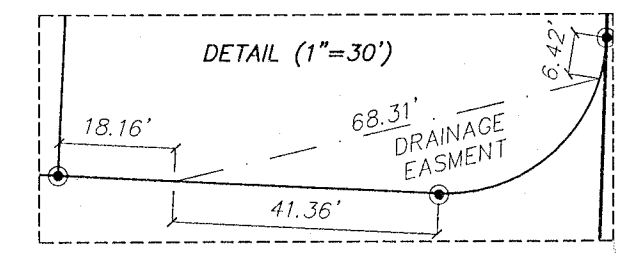


LINE	LENGTH	BEARING
L1	8.84'	N36°46'25"E
L2	43.94'	N43°04'31"E
L3	53.54'	N61°03'52"E
L4	63.22'	N24°15'23"E
L5	17.30'	N46°42'40"E
L6	19.58'	N87°02'10"W
L7	80.42'	S87°02'10"E
L8	27.97'	N47°25'29"E
L9	50.68'	N49°54'13"E
L10	49.64'	N74°53'07"E
L11	46.85'	N57°38'28"E
L12	50.98'	N73°20'00"E
L13	26.25'	N67°26'29"E
L14	37.65'	N59°14'58"E
L15	57.89'	N66°48'31"E
L16	44.74'	N67°59'14"E
L17	47.65'	N69°18'53"E
L18	44.86'	N68°00'51"E
L19	33.62'	S89°08'45"E
L20	34.70'	S82°37'10"E
L21	43.89'	N64°14'40"E
L22	27.44'	S17°00'36"E
L23	45.42'	S05°02'01"E
L24	22.58'	S87°59'27"E
L25	33.11'	N79°49'19"W
L26	16.05'	S02°00'29"W
L27	25.00'	S02°00'29"W
L28	50.34'	S02°00'29"W
L29	25.00'	S42°38'22"E
L30	12.87'	N02°57'50"E
L31	5.21'	N86°47'24"W



CARNEGIE HILLS PHASE II (PLAT BOOK 24, PAGE 8-9)  
FCM 4"x4" L.S. #1171 MARKING THE SW CORNER OF CARNEGIE HILLS PHASE I (PLAT BOOK 23, PAGE 23-24)  
N=665,376.29  
E=1,315,684.85

CARNEGIE HILLS PHASE I (PLAT BOOK 23, PAGE 23-24)  
N87°13'26"W 1288.64' (F)  
N88°58'33"W 1289.31' (D)



PARCEL #30-4N-23-0000-0010-0030 VACANT (O.R. BOOK 2489, PAGE 144)

N02°00'29"E 206.98' (F)  
N00°15'11"E 165.93' (D)

Lake Silver Road APPARENT PRESCRIPTIVE PUBLIC RIGHT-OF-WAY (WIDTH VARIES)

WETLAND LINE ACROSS DELINEATED BY WETLAND SCIENCES, INC.

COMMON AREA  
43472 S.F.  
1.00 AC.

**Legend:**

- = SET 1/2" CAPPED IRON ROD, LB #7191 (SIR LB #7191)
- = SET PERMANENT REFERENCE MONUMENT (PRM), 4" X 4" CONCRETE MONUMENT STAMPED SEAS LB 7191 (SCM LB #7191 PRM)
- = SET NAIL & BRASS DISC, LB #7191 (SN&B, LB #7191, PCP) PERMANENT CONTROL POINT
- ⊠ = FOUND CONCRETE MONUMENT
- ▨ = EXISTING WETLANDS
- ▨ = VEGETATED NATURAL BUFFER

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	53.20'	60.00'	50°48'04"	51.47'	N10°46'38"W
C2	29.79'	60.00'	28°26'34"	29.48'	N50°23'57"W
C3	67.76'	60.00'	64°42'35"	64.22'	S83°01'28"W
C4	18.45'	25.00'	42°17'39"	18.04'	N71°49'00"E
C5	34.93'	160.00'	12°30'26"	34.86'	S80°43'25"E
C6	203.16'	160.00'	72°45'07"	189.79'	S38°05'38"E
C7	39.82'	25.00'	91°15'54"	35.74'	S47°34'40"W
C8	101.41'	205.00'	28°20'39"	100.38'	N79°02'17"E
C9	63.83'	205.00'	17°50'25"	63.57'	N55°56'45"E
C10	65.59'	205.00'	18°19'57"	65.31'	N37°51'34"E
C11	80.02'	205.00'	22°21'52"	79.51'	N17°30'40"E
C12	15.47'	205.00'	4°19'26"	15.47'	N04°10'01"E
C13	39.61'	25.00'	90°46'15"	35.59'	S47°23'26"W

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C14	39.60'	25.00'	90°46'04"	35.59'	N47°23'31"E
C15	14.38'	205.00'	4°01'09"	14.38'	N89°14'01"W
C16	70.96'	205.00'	19°49'57"	70.61'	S78°50'26"W
C17	27.24'	25.00'	62°25'29"	25.91'	S79°51'49"E
C18	30.69'	60.00'	29°18'08"	30.35'	N63°18'08"W
C19	48.00'	60.00'	45°50'12"	46.73'	S79°07'42"W
C20	47.78'	60.00'	45°37'39"	45.53'	S33°23'46"W
C21	49.44'	60.00'	47°12'36"	48.05'	S13°01'21"E
C22	27.24'	25.00'	62°25'29"	25.91'	N05°24'55"W
C23	85.34'	205.00'	23°51'07"	84.73'	S13°52'16"W
C24	166.16'	210.00'	45°20'07"	161.86'	S20°46'24"E
C25	100.28'	210.00'	27°21'41"	99.33'	S57°07'18"E
C26	59.31'	210.00'	16°10'58"	59.12'	S78°53'37"E

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C27	27.97'	25.00'	64°06'07"	26.53'	N54°59'06"W
C28	149.17'	60.00'	142°26'33"	113.61'	N85°50'40"E
C29	229.96'	155.00'	85°00'14"	209.44'	S50°16'27"W
C30	38.93'	25.00'	89°13'45"	35.12'	N42°36'34"W
C31	39.61'	25.00'	90°46'15"	35.59'	N47°23'26"E
C32	38.91'	25.00'	89°10'09"	35.10'	N47°38'22"E
C33	15.76'	155.00'	5°49'37"	15.76'	S04°51'31"W
C34	39.63'	25.00'	90°49'51"	35.61'	S47°21'38"W
C35	38.93'	25.00'	89°13'45"	35.12'	N42°36'34"W
C36	11.74'	155.00'	4°20'27"	11.74'	N04°10'32"E
C37	234.99'	155.00'	86°51'51"	213.12'	N49°46'41"E
C38	38.72'	25.00'	88°44'06"	34.96'	S42°25'20"E
C39	285.35'	180.00'	90°49'51"	256.40'	S47°21'38"W

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C41	286.98'	185.00'	88°52'46"	259.06'	S42°32'43"E
C42	10.07'	160.00'	3°36'15"	10.06'	S00°05'03"W
C43	325.76'	210.00'	88°52'46"	294.07'	S42°32'43"E
C44	248.18'	160.00'	88°52'17"	224.03'	S42°32'29"E
C45	326.32'	205.00'	91°12'18"	292.95'	N47°36'27"E
C46	246.73'	155.00'	91°12'18"	221.50'	N47°36'27"E
C47	142.68'	180.00'	45°24'55"	138.97'	S70°04'06"W
C48	142.68'	180.00'	45°24'55"	138.97'	S24°39'11"W
C49	175.90'	60.00'	167°58'35"	119.34'	S47°21'38"W
C50	245.72'	155.00'	90°49'51"	220.79'	S47°21'38"W

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# SEAS

Seaside Engineering And Surveying, LLC  
6575 Highway 189 N Baker, Florida 32531  
Ph: (850) 650-9563 Fax: (850) 398-6812

## Charleston Place

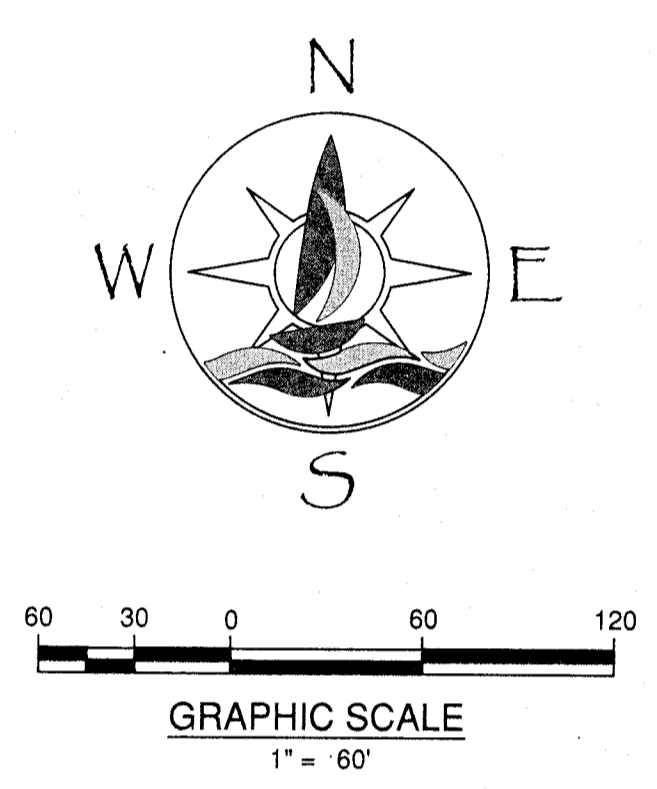
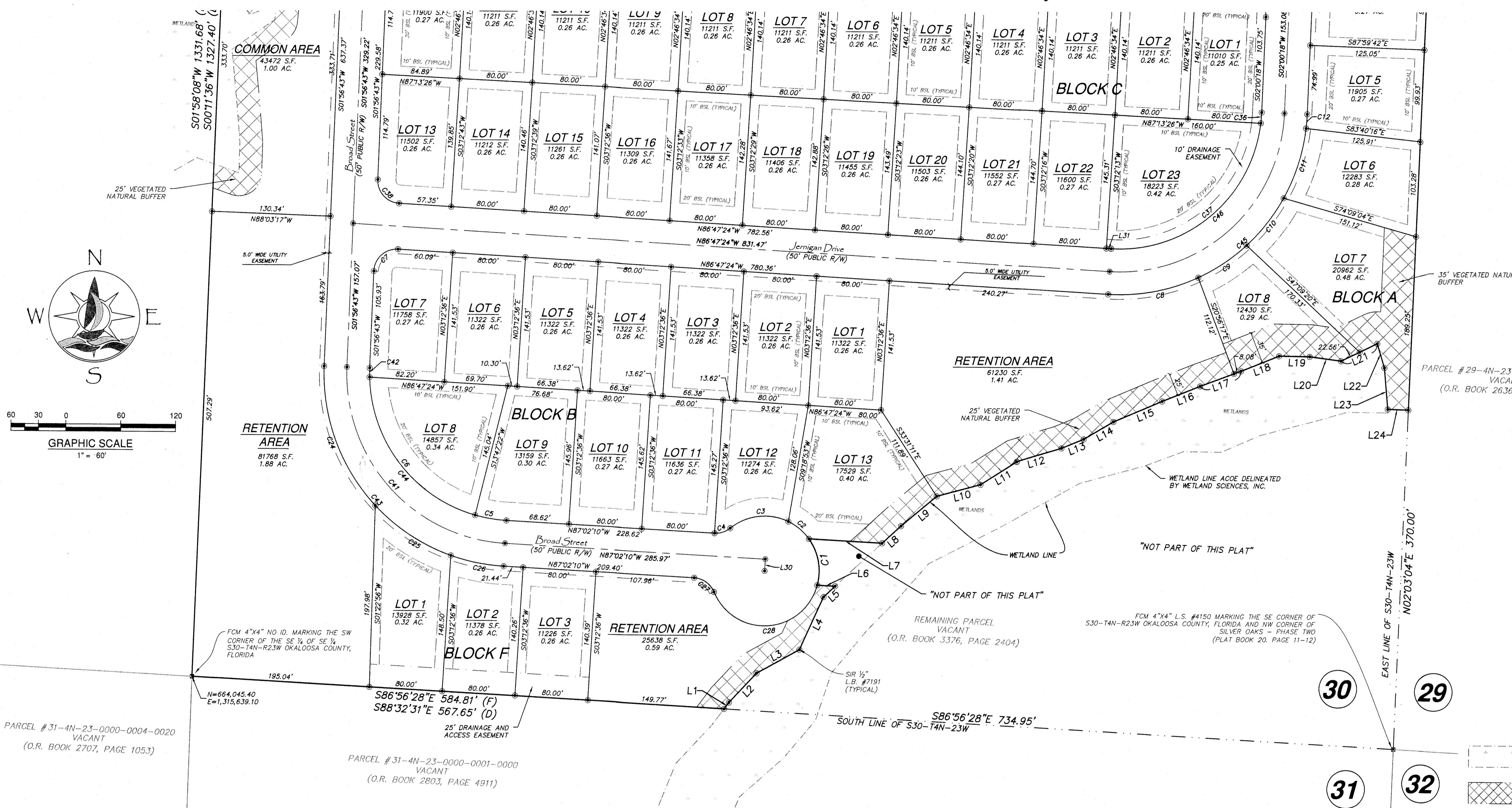
Seaside Engineering & Surveying, LLC  
Licensed Surveying & Mapping Business No. 7191



# Charleston Place

A Single-Family Residential Subdivision Situated In Section 30,  
Township 4 North, Range 23 West, Okaloosa County, Florida

LINE	LENGTH	BEARING
L1	8.84'	N36°46'25"E
L2	43.94'	N43°04'31"E
L3	53.54'	N61°03'52"E
L4	63.22'	N24°15'23"E
L5	17.30'	N46°42'40"E
L6	19.58'	N87°02'10"W
L7	80.42'	S87°02'10"E
L8	27.97'	N47°25'29"E
L9	50.68'	N49°54'13"E
L10	49.64'	N74°53'07"E
L11	46.85'	N57°38'28"E
L12	50.98'	N73°20'00"E
L13	26.25'	N67°26'29"E
L14	37.65'	N59°14'58"E
L15	57.89'	N66°48'31"E
L16	44.74'	N67°59'14"E
L17	47.65'	N69°18'53"E
L18	44.86'	N68°00'51"E
L19	33.62'	S89°08'45"E
L20	34.70'	S82°37'10"E
L21	43.89'	N64°14'40"E
L22	27.44'	S17°00'36"E
L23	45.42'	S05°02'01"E
L24	22.58'	S87°59'27"E
L25	33.11'	N79°49'19"W
L26	16.05'	S02°00'29"W
L27	25.00'	S02°00'29"W
L28	50.34'	S02°00'29"W
L29	25.00'	S42°38'22"E
L30	12.87'	N02°57'50"E
L31	5.21'	N86°47'24"W



PARCEL #31-4N-23-0000-0004-0020 VACANT (O.R. BOOK 2707, PAGE 1053)

PARCEL #31-4N-23-0000-0001-0000 VACANT (O.R. BOOK 2803, PAGE 4911)

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	53.20'	60.00'	50°48'04"	51.47'	N10°46'38"W
C2	29.79'	60.00'	28°26'34"	29.48'	N50°23'57"W
C3	67.76'	60.00'	64°42'35"	64.22'	S83°01'28"W
C4	18.45'	25.00'	42°17'39"	18.04'	N71°49'00"E
C5	34.93'	160.00'	12°30'26"	34.86'	S80°43'25"E
C6	203.16'	160.00'	72°45'07"	189.79'	S38°05'38"E
C7	39.82'	25.00'	91°15'54"	35.74'	S47°34'40"W
C8	101.41'	205.00'	28°20'39"	100.38'	N79°02'17"E
C9	63.83'	205.00'	17°50'25"	63.57'	N55°56'45"E
C10	65.59'	205.00'	18°19'57"	65.31'	N37°51'34"E
C11	80.02'	205.00'	22°21'52"	79.51'	N17°30'40"E
C12	15.47'	205.00'	4°19'26"	15.47'	N04°10'01"E
C13	39.61'	25.00'	90°46'15"	35.59'	S47°23'26"W

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C14	39.60'	25.00'	90°46'04"	35.59'	N47°23'31"E
C15	14.38'	205.00'	4°01'09"	14.38'	N89°14'01"W
C16	70.96'	205.00'	19°49'57"	70.61'	S78°50'26"W
C17	27.24'	25.00'	62°25'29"	25.91'	S79°51'49"E
C18	30.69'	60.00'	29°18'08"	30.35'	N63°18'08"W
C19	48.00'	60.00'	45°50'12"	46.73'	S79°07'42"W
C20	47.78'	60.00'	45°37'39"	46.53'	S33°23'46"W
C21	49.44'	60.00'	47°12'36"	48.05'	S13°01'21"E
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C26	59.31'	210.00'	16°10'58"	59.12'	S78°53'37"E

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C27	27.97'	25.00'	64°06'07"	26.53'	N54°59'06"W
C28	149.17'	60.00'	142°26'33"	113.61'	N85°50'40"E
C29	229.96'	155.00'	85°00'14"	209.44'	S50°16'27"W
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C32	38.91'	25.00'	89°10'09"	35.10'	S42°38'22"E
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C34	39.63'	25.00'	90°49'51"	35.61'	S47°21'38"W
C35	38.93'	25.00'	89°13'45"	35.12'	N42°36'34"W
C36	11.74'	155.00'	4°20'27"	11.74'	N04°10'32"E
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C50	245.72'	155.00'	90°49'51"	220.79'	S47°21'38"W

- Legend:**
- = SET 1/2" CAPPED IRON ROD, LB #7191 (SIR LB #7191)
  - = SET PERMANENT REFERENCE MONUMENT (PRM), 4" X 4" CONCRETE MONUMENT STAMPED SEAS LB #7191 (SCM LB #7191 PRM)
  - = SET NAIL & BRASS DISC, LB #7191 (SN&D, LB #7191, PCP) PERMANENT CONTROL POINT
  - ⊗ = FOUND CONCRETE MONUMENT
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SHEET 4 OF 4