

BREAKFAST POINT EAST PHASE 3 Vicinity Sketch

EXHIBIT 1



Project Location



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

BREAKFAST POINT EAST PHASE 3

A SUBDIVISION OF A PORTION OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 15 WEST, BAY COUNTY, FLORIDA

SEPTEMBER 2024

DEDICATION:
KNOW ALL PERSONS BY THESE PRESENTS THAT BREAKFAST POINT, LLC, THE OWNER IN FEE SIMPLE OF THE LANDS HEREIN DESCRIBED AND FLATED, HAS CAUSED SAID LAND TO BE SURVEYED AND SUBDIVIDED AS SHOWN HEREON AS BREAKFAST POINT EAST PHASE 3.
OWNER HEREBY DEDICATES AND CONVEYS IN FEE SIMPLE TO BAY COUNTY, FLORIDA, ALL ROADS DESIGNATED HEREON FOR PUBLIC USE. THIS DEDICATION SHALL NOT CREATE ANY ADDITIONAL RIGHTS OF THE PUBLIC IN THE PROPERTY SHOWN ON THE PLAT AND NO OTHER AREAS ARE DEDICATED TO THE PUBLIC BY MEANS OF THIS PLAT.

OWNER HEREBY DEDICATES TO THE BREAKFAST POINT EAST COMMUNITY OWNERS ASSOCIATION, INC. ("ASSOCIATION") AND ALL UTILITY PROVIDERS NON-EXCLUSIVE EASEMENTS OVER ALL ROADS, STREETS, RIGHTS-OF-WAY AND UTILITY EASEMENTS AS SHOWN ON THIS PLAT FOR THE PURPOSES OF INGRESS AND EGRESS, INSTALLATION, REPAIR, MAINTENANCE AND OPERATION OF UTILITIES WHICH SERVICE BREAKFAST POINT EAST PHASE 3.

OWNER HEREBY DEDICATES ALL H.O.A. STORMWATER MANAGEMENT FACILITY AREAS, H.O.A. COMMON AREAS, DRAINAGE EASEMENTS AND UTILITY EASEMENTS AS SHOWN HEREON TO THE ASSOCIATION IN FEE SIMPLE IN ACCORDANCE WITH FLORIDA STATUTES 177.081(3); EXCEPT AS SPECIFICALLY NOTED HEREIN THIS DEDICATION SHALL NOT CREATE ANY ADDITIONAL RIGHTS OF THE PUBLIC IN THE PROPERTY SHOWN ON THE PLAT, AND NO OTHER AREAS ARE DEDICATED TO THE PUBLIC BY MEANS OF THIS PLAT UNLESS SPECIFICALLY SET FORTH HEREIN.

OWNER ITS SUCCESSORS AND ASSIGNS, SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER ALL ROADS, EASEMENTS, H.O.A. STORMWATER MANAGEMENT FACILITY AREAS AND H.O.A. COMMON AREAS DESIGNATED ON THIS PLAT FOR THE PURPOSES OF CONSTRUCTING OR MAINTAINING ANY ROADS, UTILITIES, DRAINAGE FACILITIES, PONDS, DITCHES, OR OTHERWISE. NOTWITHSTANDING THE FOREGOING RESERVATIONS BY OWNER, ANY ROAD MAINTENANCE BY OWNER SHALL BE SUBJECT TO BAY COUNTY APPROVAL EXCEPT TO THE EXTENT SAME IS PERMITTED IN THE COMMUNITY CHARTER FOR BREAKFAST POINT EAST RECORDED IN OFFICIAL RECORDS BOOK 4501, PAGE 178 OF THE PUBLIC RECORDS OF BAY COUNTY, AS AMENDED AND SUPPLEMENTED FROM TIME TO TIME ("COMMUNITY CHARTER").

WITNESS: BREAKFAST POINT, LLC, A FLORIDA LIMITED LIABILITY COMPANY
 PRINTED NAME: BY: BRIDGET PRECISE, PRESIDENT
 ADDRESS: _____
 WITNESS: DATE SIGNED: _____
 PRINTED NAME: _____
 ADDRESS: _____

ACKNOWLEDGMENT
STATE OF FLORIDA, COUNTY OF BAY
BEFORE ME THE UNDERSIGNED AUTHORITY, BY PHYSICAL PRESENCE, BRIDGET PRECISE, PRESIDENT OF BREAKFAST POINT, LLC, THE OWNER IN FEE SIMPLE, PERSONALLY KNOWN TO ME OR WHO PRESENTED A VALID DRIVERS LICENSE AS IDENTIFICATION, AND WHO ACKNOWLEDGED EXECUTION OF THE DEDICATION OF THIS PLAT OF BREAKFAST POINT EAST PHASE 3, FOR THE PURPOSES THEREIN SET FORTH.
GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC STATE OF _____
 MY COMMISSION EXPIRES: _____

DESCRIPTION:
A PARCELS OF LAND LYING AND BEING IN SECTION 30, TOWNSHIP 3 SOUTH, RANGE 15 WEST, BAY COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 15 WEST, BAY COUNTY, FLORIDA AND PROCEED SOUTH 00 DEGREES 41 MINUTES 14 SECONDS WEST, ALONG THE WEST BOUNDARY LINE OF SAID SECTION 30, FOR A DISTANCE OF 2,248.49 FEET TO THE NORTH BOUNDARY LINE OF BREAKFAST POINT EAST PHASE 2A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 30, PAGE 75 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA; THENCE ALONG SAID NORTH BOUNDARY LINE AS FOLLOWS: NORTH 89 DEGREES 56 MINUTES 20 SECONDS EAST, FOR A DISTANCE OF 327.14 FEET; THENCE NORTH 20 DEGREES 08 MINUTES 19 SECONDS EAST, FOR A DISTANCE OF 306.96 FEET; THENCE NORTH 16 DEGREES 52 MINUTES 14 SECONDS EAST, FOR A DISTANCE OF 103.06 FEET; THENCE SOUTH 73 DEGREES 34 MINUTES 13 SECONDS EAST, FOR A DISTANCE OF 872.51 FEET; THENCE SOUTH 00 DEGREES 50 MINUTES 00 SECONDS EAST, FOR A DISTANCE OF 774.15 FEET TO THE POINT OF BEGINNING; THENCE SAID NORTH BOUNDARY PROCEED SOUTH 80 DEGREES 43 MINUTES 34 SECONDS EAST, FOR A DISTANCE OF 558.00 FEET; THENCE SOUTH 03 DEGREES 51 MINUTES 03 SECONDS WEST, FOR A DISTANCE OF 326.81 FEET; THENCE SOUTH 27 DEGREES 16 MINUTES 23 SECONDS EAST, FOR A DISTANCE OF 318.08 FEET; THENCE SOUTH 40 DEGREES 40 MINUTES 51 SECONDS EAST, FOR A DISTANCE OF 80.00 FEET; THENCE SOUTH 43 DEGREES 06 MINUTES 31 SECONDS EAST, FOR A DISTANCE OF 378.78 FEET; THENCE SOUTH 36 DEGREES 10 MINUTES 37 SECONDS WEST, FOR A DISTANCE OF 561.45 FEET; THENCE SOUTH 50 DEGREES 58 MINUTES 02 SECONDS WEST, FOR A DISTANCE OF 103.06 FEET; THENCE SOUTH 53 DEGREES 03 MINUTES 27 SECONDS WEST, FOR A DISTANCE OF 90.32 FEET; THENCE SOUTH 78 DEGREES 51 MINUTES 20 SECONDS EAST, FOR A DISTANCE OF 50.00 FEET; THENCE SOUTH 80 DEGREES 00 MINUTES 57 SECONDS EAST, FOR A DISTANCE OF 118.22 FEET; THENCE NORTH 70 DEGREES 51 MINUTES 20 SECONDS WEST, FOR A DISTANCE OF 50.00 FEET; THENCE SOUTH 11 DEGREES 08 MINUTES 40 SECONDS WEST, FOR A DISTANCE OF 152.89 FEET; THENCE NORTH 78 DEGREES 51 MINUTES 20 SECONDS WEST, FOR A DISTANCE OF 89.32 FEET; THENCE NORTH 47 DEGREES 47 MINUTES 31 SECONDS WEST, FOR A DISTANCE OF 718.22 FEET TO THE EASTERLY BOUNDARY OF AFRANDER PHASE 2I, THENCE ALONG SAID EASTERLY BOUNDARY LINE AS FOLLOWS: NORTH 41 DEGREES 27 MINUTES 44 SECONDS EAST, FOR A DISTANCE OF 145.78 FEET; THENCE SOUTH 48 DEGREES 32 MINUTES 18 SECONDS EAST, FOR A DISTANCE OF 10.00 FEET; THENCE NORTH 41 DEGREES 27 MINUTES 44 SECONDS WEST, FOR A DISTANCE OF 80.00 FEET; THENCE NORTH 48 DEGREES 32 MINUTES 18 SECONDS WEST, FOR A DISTANCE OF 157.00 FEET; THENCE NORTH 42 DEGREES 30 MINUTES 06 SECONDS EAST, FOR A DISTANCE OF 80.56 FEET TO A POINT ON A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 42.38 FEET, THROUGH A CENTRAL ANGLE OF 118 DEGREES 13 MINUTES 36 SECONDS; THENCE PROCEED NORTHERLY ALONG SAID CURVE FOR AN ARC DISTANCE OF 85.96 FEET, (CHORD BEARING AND DISTANCE = NORTH 18 DEGREES 35 MINUTES 36 SECONDS WEST, FOR A DISTANCE OF 71.96 FEET) TO THE POINT OF BEGINNING.

SYMBOLS & ABBREVIATIONS:

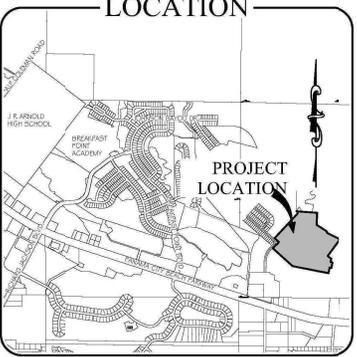
- LB. = LICENSED BUSINESS
- L = ARC LENGTH
- R = RADIUS
- Δ = DELTA ANGLE
- CB = CHORD BEARING
- CH = CHORD LENGTH
- = SET 1/2" CAPPED IRON ROD L.B. #8011
- = SET 4" BY 4" CONCRETE MONUMENT L.B. #8011
- ⊙ = SET 1" AND DSK L.B. #8011
- ⊠ = ROUND 4" BY 4" CONCRETE MONUMENT L.B. #8011
- R/W = RIGHT OF WAY
- (R) = ROAD
- (NR) = NON-RADIAL
- (TP) = TYPICAL
- F/E = FINISHED FLOOR ELEVATION
- P.R.C. = POINT OF REVERSE CURVATURE

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 BREAKFAST POINT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND THERE ARE NO UNSATISFIED MORTGAGES ON SAID LAND, RENDERED ON THE _____ DAY OF _____, 2024.

FIDELITY NATIONAL TITLE INSURANCE COMPANY
 TITLE EXAMINER, STATE OF FLORIDA
 NAME: _____

TITLE	NO.
TICINITY MAP, LEGEND & SURVEYOR'S NOTES.	S1
OVERALL BOUNDARY (1"-200')	S1
LOT DETAIL (1"-60')	S2-S3



TAX COLLECTOR'S STATEMENT
I, CHUCK PERDUE, DO HEREBY CERTIFY THAT TAXES HAVE BEEN PAID THROUGH TAX YEAR _____ TO THE BEST OF MY KNOWLEDGE.
DATE: _____ BY: CHUCK PERDUE, BAY COUNTY TAX COLLECTOR

CHIEF INFRASTRUCTURE OFFICER /COUNTY ENGINEER'S CERTIFICATE

THIS IS TO CERTIFY THAT I, KEITH C. BRYANT, COUNTY ENGINEER FOR BAY COUNTY, FLORIDA, HAVE EXAMINED THIS PLAT, BREAKFAST POINT EAST PHASE 3, AND FIND THAT IT CONFORMS TO APPLICABLE REGULATIONS FOR SUBDIVISIONS IN BAY COUNTY, FLORIDA, SIGNED ON THIS _____ DAY OF _____, 2024.

BY: KEITH C. BRYANT, P.E., PTOE
 CHIEF INFRASTRUCTURE OFFICER/PUBLIC WORKS DIRECTOR
 FLORIDA REGISTRATION 53906

CERTIFICATE OF COUNTY SURVEYOR:

I, STEVEN M. KIEFFER, COUNTY SURVEYOR FOR BAY COUNTY, FLORIDA, HAVE REVIEWED THIS PLAT, BREAKFAST POINT EAST PHASE 3, AND HEREBY CERTIFY THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES PART 1, PLATTING. THE GEOMETRIC DATA HAS NOT BEEN VERIFIED.
 SIGNED ON THIS THE _____ DAY OF _____, 2024.

BY: STEVEN M. KIEFFER, P.S.M.
 COUNTY SURVEYOR
 FLORIDA LICENSE NO. LS 5615

COUNTY COMMISSIONERS' APPROVAL

THIS IS TO CERTIFY THAT THIS PLAT, BREAKFAST POINT EAST PHASE 3, HAS BEEN EXAMINED IN REGULAR SESSION AND THAT IT IS HEREBY APPROVED FOR RECORD BY A MAJORITY VOTE OF THE BOARD OF COUNTY COMMISSIONERS OF BAY COUNTY, FLORIDA, SIGNED ON THIS _____ DAY OF _____, 2024.

BY: TOMMY HAMM, CHAIRMAN, DISTRICT I
 BY: ROBERT CARROLL, DISTRICT II

BY: WILLIAM T. DOZIER, DISTRICT III
 BY: DOUGLAS MOORE, VICE CHAIRMAN, DISTRICT IV

BY: _____, CLAIR PEASE, DISTRICT V

CERTIFICATE OF CLERK:

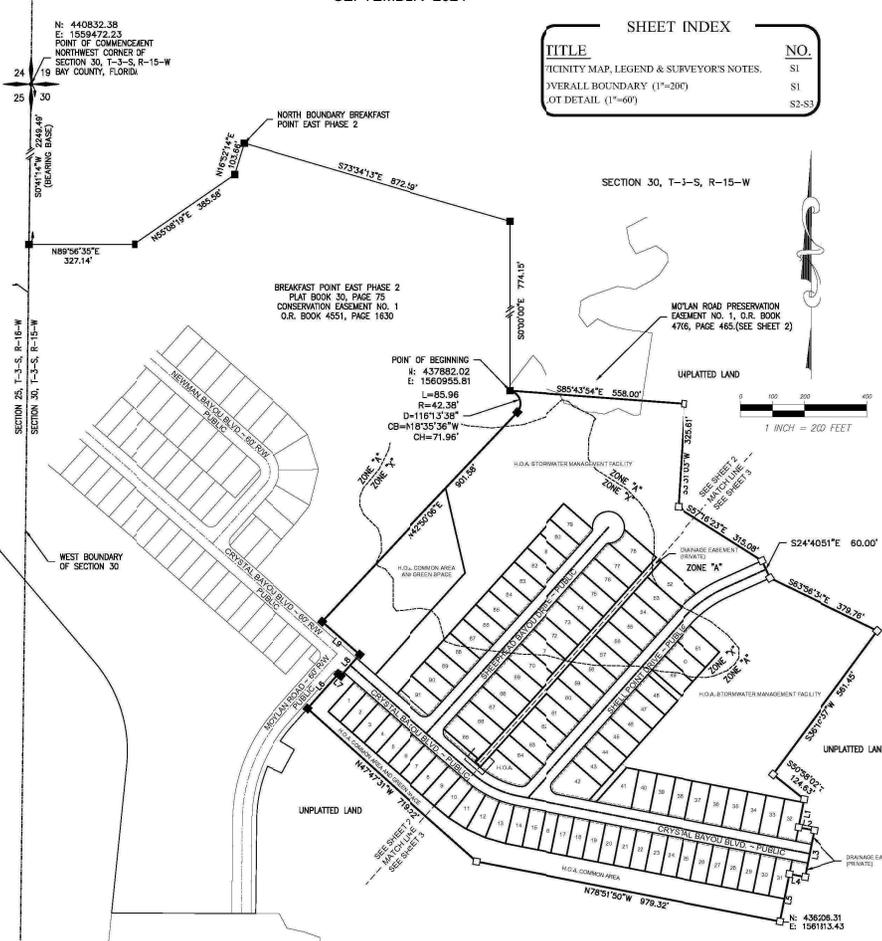
I, BILL KINSAUL, CLERK OF THE CIRCUIT COURT OF BAY COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR PERMANENT RECORD ON THE _____ DAY OF _____, 2024 IN PLAT BOOK _____ AT PAGE(S) NO. _____ THROUGH NO. _____ IN THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA.

BY: BILL KINSAUL, CLERK OF THE CIRCUIT COURT OF BAY COUNTY, FLORIDA

SURVEYOR'S CERTIFICATE

HEREBY CERTIFY THAT THIS PLAT, BREAKFAST POINT EAST PHASE 3, IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THIS PLAT WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THE SURVEY DATA AND THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES PART 1, PLATTING, AND THAT BOUNDARY PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AND PERMANENT CONTROL POINTS, PERMANENT REFERENCE MONUMENTS, AND LOT CORNERS WILL BE SET AFTER COMPLETION OF CONSTRUCTION.
 SIGNED ON THIS THE _____ DAY OF _____, 2024.

BY: DAVID JON BARLETT, P.S.M., PROFESSIONAL SURVEYOR & MAPPER
 FLORIDA LICENSE NO. LS 4018



Line #	Bearing	Length
L1	S11°03'37\"	90.32
L2	S78°01'20\"	50.00
L3	S11°00'57\"	150.00
L4	N78°51'20\"	50.00
L5	S11°00'40\"	152.82
L6	N41°27'44\"	145.78
L7	S48°32'16\"	10.00
L8	N41°27'44\"	90.00
L9	N48°32'16\"	157.00

BUILDING SETBACKS
FRONT SETBACK 20.00'
SIDE SETBACK 5.00'
REAR SETBACK 10.00'

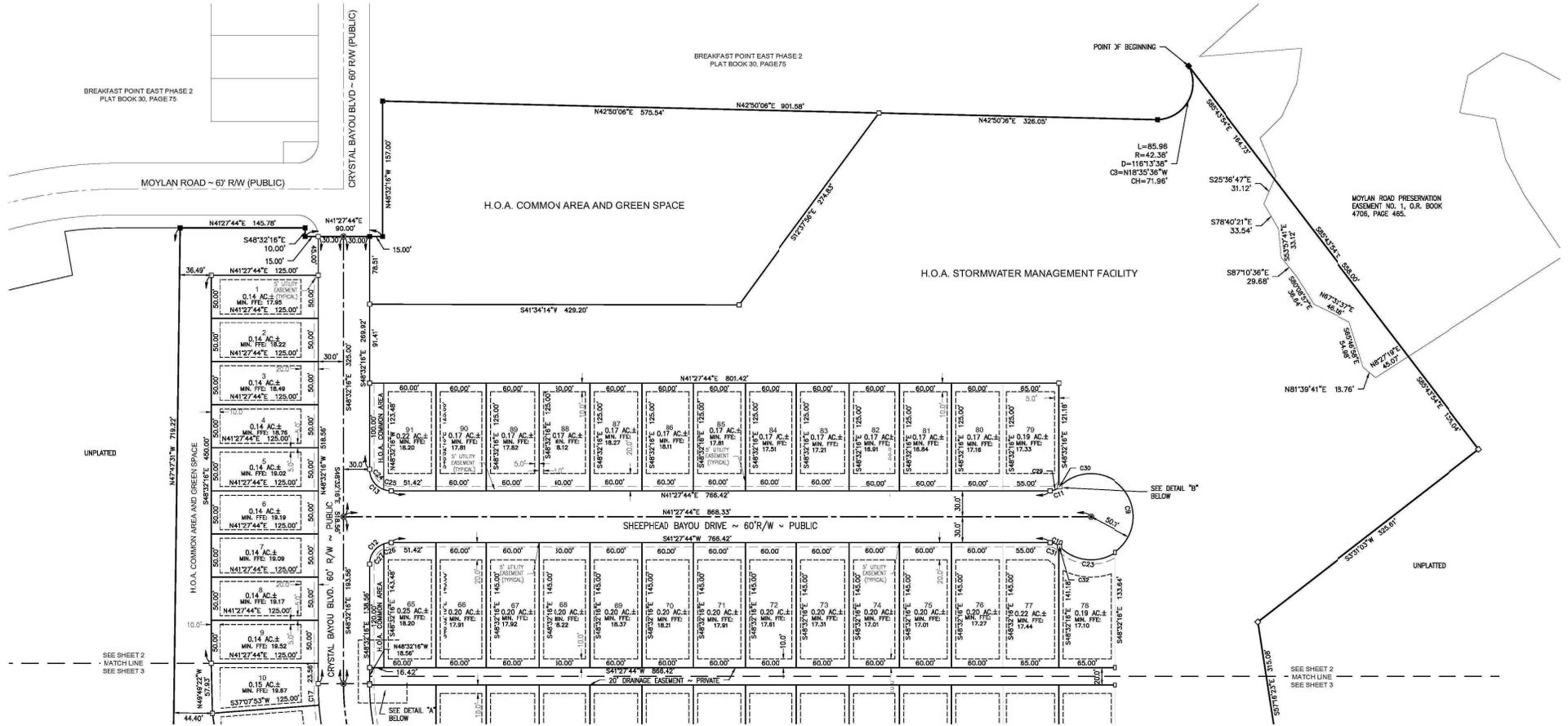
COUNTY NOTES:

IMPORTANT: THE LOCATION AND EXTENT OF ENVIRONMENTAL FEATURES SHOWN ON THIS DRAWING ARE BASED UPON LAWS AND REGULATIONS IN EFFECT AT THE TIME THIS PLAT WAS RECORDED. ALL PERSONS ARE ADVISED TO DETERMINE WHETHER OR NOT CHANGES HAVE OCCURRED TO THESE LAWS OR REGULATIONS THAT WOULD AFFECT THE DELINEATION SHOWN.

- SURVEYOR'S NOTES:**
- BEARINGS SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH ZONE NAD 83/2011 BEARING S00°41'14\"
 - SOURCE OF INFORMATION: RECORD DEEDS AND BOUNDARY SURVEY OF SUBJECT PROPERTY.
 - FLOOD NOTE: BY GRAPHIC PLOTTING ONLY; THE PROPERTY SHOWN HEREON LIES IN ZONE "X" AND ZONE "A" AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE FOR BAY COUNTY, FLORIDA; SEE COMMUNITY PANEL NO. 122004 0308 H, WHICH BEARS A REVISED DATE OF JUNE 01, 2009, REVISION TO REFLECT LOMR EFFECTIVE: JUNE 26, 2011, CASE NO. 18-04-64329 AND LOMR EFFECTIVE MARCH 29, 2018, CASE NO. 17-04-64169.
 - VERTICAL DATUM BASED ON CONCRETE MONUMENT 46 76 819 WITH A PUBLISHED ELEVATION OF 178.85 NAVD 88.
 - ALL LOT CORNERS ARE 5/8 CAPPED IRON RODS L.B. NO. 8011.

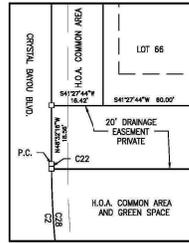
BREAKFAST POINT EAST PHASE 3

A SUBDIVISION OF A PORTION OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 15 WEST, BAY COUNTY, FLORIDA

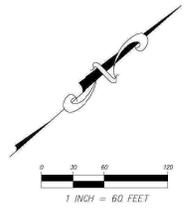
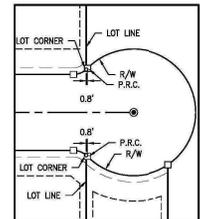


SYMBOLS & ABBREVIATIONS:

- L.B. = LICENSED BUSINESS
- L = ARC LENGTH
- R = RADIUS
- Δ = DELTA ANGLE
- CB = CHORD BEARING
- CH = CHORD LENGTH
- = SET 1/2" CAPPER IRON ROD L.B. #8011
- = SET 4" BY 4" CONCRETE MONUMENT L.B. #8011
- ⊙ = SET NAIL AND DISK L.B. #8011
- = ROUND 4" BY 4" CONCRETE MONUMENT L.B. #8011
- R/W = RIGHT OF WAY
- (R) = RADIAL
- (NR) = NON-RADIAL
- (TYP) = TYPICAL
- FTE = FINISHED FLOOR ELEVATION
- P.R.C. = POINT OF REVERSE CURVATURE



Curve Table				
Curve #	Length	Radius	Chord Bearing	Chord Length
C2	140.03	270.00	29°42'52"	S63°23'42"E 138.46
C9	237.69	50.00	272°22'28"	N48°32'18"W 69.23
C10	12.09	15.00	46°11'13"	S64°33'21"W 11.77
C11	12.09	15.00	46°11'13"	N18°22'08"E 11.77
C12	39.27	25.00	90°00'00"	S33°21'16"E 35.36
C13	39.27	25.00	90°00'00"	N86°27'44"E 35.36
C17	24.94	330.00	41°9'51"	S50°42'11"E 24.94
C22	1.44	270.00	0°18'21"	S48°32'16"E 1.44
C23	70.14	50.00	80°22'31"	N47°27'41"E 64.53
C24	30.51	25.00	69°56'07"	S83°30'19"E 28.66
C25	8.75	25.00	20°03'53"	N51°29'41"E 8.71
C26	8.75	25.00	20°03'53"	S31°28'47"W 8.71
C27	30.51	25.00	69°56'07"	S13°34'13"E 28.66
C28	138.59	270.00	29°24'13"	S63°32'58"E 137.07
C29	10.95	15.00	41°48'37"	N20°33'29"E 10.70
C30	1.15	15.00	4°22'36"	N2°32'11"W 1.15
C31	10.95	15.00	41°48'37"	S62°22'03"W 10.70
C32	1.15	15.00	4°22'36"	S86°27'39"W 1.15



SHEET INDEX	
TITLE	NO.
VICINITY MAP, LEGEND & SURVEYOR'S NOTES	S1
OVERALL BOUNDARY (1"=200')	S1
LOT DETAIL (1"=60')	S2-S3

Dewberry
DEWBERRY ENGINEERS INC.
263 ABERDEEN PARKWAY
PANAMA CITY, FLORIDA 32405
PHONE: 850 522 0644 FAX: 850 522 1011
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION NO. LB 8011

BREAKFAST POINT EAST PHASE 3

A SUBDIVISION OF A PORTION OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 15 WEST, BAY COUNTY, FLORIDA

SEE SHEET 2
MATCH LINE
SEE SHEET 3

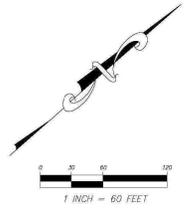
SEE SHEET 2
MATCH LINE
SEE SHEET 3

UNPLATED

H.O.A. STORMWATER
MANAGEMENT
FACILITY

H.O.A. STORMWATER MANAGEMENT FACILITY

UNPLATED



SYMBOLS & ABBREVIATIONS:

- L.S. = LICENSED BUSINESS
- L = ARC LENGTH
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- CB = CHORD BEARING
- CL = CHORD LENGTH
- O = SET 1/2" CAPPED IRON ROD L.B. #8011
- = SET 4" BY 4" CONCRETE MONUMENT L.B. #8011
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Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	158.74	300.00	30°19'04"	S83°11'48"E	156.90
C2	140.03	270.00	28°42'52"	S83°33'42"E	138.46
C3	47.11	330.00	8°11'32"	S85°19'24"E	47.14
C4	26.33	25.00	6°07'08"	N71°12'18"E	25.11
C5	52.53	25.00	12°01'04"	S18°11'48"E	43.37
C6	154.60	370.00	23°51'28"	S53°33'27"W	152.95
C7	166.25	400.00	23°51'28"	S53°33'27"W	165.35
C8	179.03	430.00	23°51'28"	S53°33'27"W	177.79
C14	90.65	430.00	12°04'34"	S59°16'53"W	90.46
C15	85.8	430.00	8°44'33"	S48°32'19"W	65.55
C16	22.80	430.00	3°02'19"	S42°38'54"W	22.80
C17	24.9	330.00	4°19'51"	S50°42'11"E	24.84
C18	47.11	330.00	8°11'32"	S56°57'53"E	47.14
C19	47.11	330.00	8°11'32"	S55°19'24"E	47.14
C20	47.11	330.00	8°11'32"	S73°20'56"E	47.14
C21	8.12	330.00	1°24'39"	S78°19'01"E	8.13
C22	1.44	270.00	0°18'21"	S48°22'16"E	1.44
C28	138.49	270.00	29°24'13"	S63°32'58"E	137.07

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