

LATITUDE AT WATERSOUND AREA 1 PHASE 9

EXHIBIT 1



1 inch = 1 mile

Sunbelt Dr

Steel Field Rd

PROJECT
SITE

State Road 79

State Road 79

79

Hand St

Vinson Rd

Pigeon Creek

Bell Bay Branch

Bear Bay

Northwest Florida
Beaches Airport

West Bay Pkwy

Kelly Branch

Dupont Dr

Morrell Branch

Titi Rd

W Highway 388

West Bay Pkwy.

Parrot Pl

Coral Reef Way

Side Camp Rd

W Highway 388

Latitude Blvd

W Highway 388

Pine Cir

Laird Park Rd

Temple Ave

Shady Glen Trl

Boat Trail Rd

Preservation Dr

Conservation
Park

West Bay

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

LATITUDE AT WATERSOUND AREA 1 PHASE 9

LYING IN SECTION 7, TOWNSHIP 2 SOUTH, RANGE 16 WEST, TOGETHER WITH A PARCEL OF LAND LYING IN SECTION 12, TOWNSHIP 2 SOUTH, RANGE 17 WEST, BAY COUNTY, FLORIDA

COMMUNITY RECORDINGS:

THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LATITUDE AT WATERSOUND AREA 1 WAS RECORDED IN OFFICIAL RECORDS BOOK 4386, PAGE 1402, OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA (THE "HQA DECLARATION") AND IS SUBJECT TO AMENDMENTS AND SUPPLEMENTS. THE DECLARATION OF COVENANTS, CONDITIONS AND EASEMENTS FOR AGENTS WITHIN LATITUDE AT WATERSOUND WAS RECORDED IN OFFICIAL RECORDS BOOK 4386, PAGE 1403, OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA (THE "AMENDED DECLARATION") AND IS SUBJECT TO AMENDMENTS AND SUPPLEMENTS (COLLECTIVELY, THE "DECLARATIONS").

DEDICATION:

THE UNDERSIGNED, AS OWNER OF THE LANDS PLATTED HEREIN DO HEREBY DEDICATE THIS PLAT OF LATITUDE AT WATERSOUND AREA 1 PHASE 9 RECORD. FURTHER, OWNER DOES HEREBY DEDICATE TO PUBLIC USE ALL STREETS, ROADS, RIGHTS OF WAY, AND EASEMENTS DESIGNATED TO THE "PUBLIC". TRACT "R-20" IS HEREBY DEDICATED TO BAY COUNTY FOR THE BENEFIT OF THE PUBLIC AS A LIFT STATION SITE. THE UNDERSIGNED FURTHER MAKES THE FOLLOWING DEDICATIONS AND RESERVATIONS:

ALL PRIVATE UTILITY EASEMENTS DESCRIBED ON THIS PLAT ARE PRIVATE NON-EXCLUSIVE EASEMENTS UNLESS EXPRESSLY STATED OTHERWISE HEREIN. ALL UTILITY RIGHTS AND PRIVATE UTILITY EASEMENTS ESTABLISHED BY THIS PLAT ARE HEREBY RESERVED BY THE OWNER, ITS SUCCESSORS AND ASSIGNS IN PERPETUITY. OWNER, AND ITS SUCCESSORS AND ASSIGNS MAY, IN THEIR SOLE DISCRETION, FROM TIME TO TIME GRANT EASEMENTS TO UTILITY PROVIDERS OR OTHER PARTIES OVER, UNDER, IN, ON, UPON AND ACROSS ANY OF THE PRIVATE UTILITY EASEMENTS DESCRIBED ON THIS PLAT; PROVIDED, HOWEVER, THAT SUCH GRANTS SHALL NOT BE DEEMED A PUBLIC DEDICATION OF SUCH PRIVATE UTILITY EASEMENTS.

OWNER HEREBY FURTHER GRANTS TO BAY COUNTY NON-EXCLUSIVE EASEMENTS IN PERPETUITY OVER, UNDER, IN, ON, UPON, AND ACROSS THE PRIVATE ACCESS AND UTILITY EASEMENTS ESTABLISHED ON THIS PLAT FOR THE CONSTRUCTION, OPERATION, MAINTENANCE AND/OR RECONSTRUCTION OF UNDERGROUND WATER AND SEWER UTILITY FACILITIES (INCLUDING PIPES, WIRES, FITTINGS, VALVES, FIRE HYDRANTS, METERS, APPURTENANT BELOW-GROUND AND ABOVE-GROUND EQUIPMENT) AND THE RIGHTS OF INGRESS AND EGRESS TO THE PRIVATE UTILITY EASEMENTS AT ALL TIMES.

IN FURTHERANCE OF THE FOREGOING, OWNER DOES HEREBY GRANT TO FLORIDA POWER & LIGHT, A FLORIDA CORPORATION, ITS AFFILIATES, LICENSEES, AGENTS, SUCCESSORS, AND ASSIGNS ("FPL"), A NON-EXCLUSIVE EASEMENT FOREVER OVER, UNDER, IN, ON, UPON AND ACROSS THE PRIVATE UTILITY EASEMENTS DESCRIBED ON THIS PLAT, FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF UNDERGROUND ELECTRIC UTILITY FACILITIES (INCLUDING CABLES, CONDUITS, APPURTENANT EQUIPMENT, AND APPURTENANT ABOVE-GROUND EQUIPMENT) TO BE INSTALLED FROM TIME TO TIME; TOGETHER WITH THE RIGHT TO PERMIT FPL TO ATTACH OR PLACE WIRES TO OR WITHIN ANY FACILITIES HEREUNDER AND LAY CABLE AND CONDUIT WITHIN THE PRIVATE UTILITY EASEMENT AREAS AND TO OPERATE THE SAME FOR FPL'S COMMUNICATIONS PURPOSES IN CONNECTION WITH ELECTRIC SERVICE AND THE RIGHT OF INGRESS AND EGRESS TO THE PRIVATE UTILITY EASEMENTS AT ALL TIMES.

FEE INTEREST IN TRACTS "D-59", "D-60", "D-61", "D-62", "D-63", "D-64", "D-65", "D-66", AND "D-67", AS SHOWN HEREIN, ARE HEREBY RESERVED BY THE OWNER FOR CONVEYANCE TO LATITUDE AT WATERSOUND HOMEOWNERS ASSOCIATION, INC. OR OTHER CUSTODIAL AND MAINTENANCE ENTITY. SUBSEQUENT TO THE RECORDING OF THIS PLAT, AND SAID TRACT IS NOT DEDICATED TO THE PUBLIC AND SHALL BE MAINTAINED BY THE OWNER. LATITUDE AT WATERSOUND HOMEOWNERS ASSOCIATION, INC. OR OTHER CUSTODIAL AND MAINTENANCE ENTITY.

FEE INTEREST IN TRACTS "F-12", "F-13", "F-14", "F-15", AND "F-16", AS SHOWN HEREIN, ARE HEREBY RESERVED BY THE OWNER FOR CONVEYANCE TO LATITUDE AT WATERSOUND HOMEOWNERS ASSOCIATION, INC. OR OTHER CUSTODIAL AND MAINTENANCE ENTITY. SUBSEQUENT TO THE RECORDING OF THIS PLAT, AND SAID TRACT IS NOT DEDICATED TO THE PUBLIC AND SHALL BE PRIVATELY MAINTAINED.

TRACTS "D-59", "D-60", "D-61", "D-62", "D-63", "D-64", "D-65", "D-66", "F-12", "F-13", "F-14", "F-15", "F-16", AND "R-19" AND ALL PRIVATE EASEMENTS, ARE SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAY, AND TRACTS DEDICATED TO PUBLIC USE.

THE PRIVATE DRAINAGE AND ACCESS EASEMENTS ARE HEREBY RESERVED BY THE OWNER FOR CONVEYANCE TO LATITUDE AT WATERSOUND HOMEOWNERS ASSOCIATION, INC. OR OTHER CUSTODIAL AND MAINTENANCE ENTITY SUBSEQUENT TO THE RECORDING OF THIS PLAT, FOR THE BENEFIT OF THE LOT OWNERS WITHIN THE SUBDIVISION. SAID EASEMENTS ARE NOT DEDICATED TO THE PUBLIC AND WILL BE PRIVATELY MAINTAINED.

UNLESS OTHERWISE NOTED, EASEMENTS OF 5 FEET IN WIDTH ALONG EACH SIDE LOT LINE ARE HEREBY RESERVED BY THE OWNER FOR CONVEYANCE TO THE LATITUDE AT WATERSOUND HOMEOWNERS ASSOCIATION, INC. OR OTHER CUSTODIAL AND MAINTENANCE ENTITY, AND TO THE OWNERS OF LOTS SUBJECT TO THE EASEMENTS. SUBSEQUENT TO THE RECORDING OF THIS PLAT, FOR THE PURPOSE OF ACCOMMODATING SIDE YARD DRAINAGE SWALES AND FOR THE BENEFIT OF THE LOT OWNERS WITHIN THE SUBDIVISION, WHERE A ZERO LOT LINE CONDITION EXISTS, THE OUTSIDE BOUNDARIES SHALL BE SUBJECT TO THE LOT LINE EASEMENT. SAID EASEMENTS ARE NOT DEDICATED TO THE PUBLIC AND WILL BE PRIVATELY MAINTAINED.

THE PRIVATE ROADS AND PRIVATE RIGHTS OF WAY SHOWN HEREON AS TRACT "R-19" AND "R-20", ARE NOT DEDICATED TO THE PUBLIC, BUT ARE PRIVATE, AND ARE HEREBY RESERVED BY THE OWNER FOR CONVEYANCE TO THE LATITUDE AT WATERSOUND HOMEOWNERS ASSOCIATION, INC. OR OTHER CUSTODIAL AND MAINTENANCE ENTITY SUBSEQUENT TO THE RECORDING OF THIS PLAT, FOR THE BENEFIT OF THE LOT OWNERS WITHIN THE SUBDIVISION. SAID RIGHT OF ACCESS FOR INGRESS AND EGRESS WILL EXTEND TO LOT OWNERS WITHIN ALL PHASES AND UNITS, BOTH EXISTING AND FUTURE, OF LATITUDE AT WATERSOUND.

OWNER DOES HEREBY GRANT TO BAY COUNTY GOVERNMENT AND PROVIDERS OF LAW ENFORCEMENT, FIRE EMERGENCY, EMERGENCY MEDICAL, MAIL, PACKAGE DELIVERY, SOLID WASTE/SANITATION, AND OTHER SIMILAR GOVERNMENTAL AND QUASI-GOVERNMENTAL SERVICES, A NON-EXCLUSIVE ACCESS EASEMENT OVER AND ACROSS THE PRIVATE ROADS AND PRIVATE RIGHTS OF WAY WITHIN TRACT "R-19" AND "R-20", AS SHOWN HEREON, FOR INGRESS AND EGRESS FOR THE PERFORMANCE OF THEIR OFFICIAL DUTIES.

THE MAINTENANCE OF OWNER-RESERVED TRACTS AND AREAS AND PRIVATE EASEMENTS RESERVED BY THE OWNER WILL BE THE RESPONSIBILITY OF THE OWNER, ITS ASSIGNS AND ITS SUCCESSORS IN TITLE.

OWNER DOES HEREBY RESERVE AND RETAIN OWNERSHIP OF ALL TRACTS, ALL LANDS, EASEMENTS AND OTHER INTERESTS NOT SPECIFICALLY DEDICATED OR RESERVED ABOVE.

OWNER:

LMWS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

WITNESS - SIGNATURE

WITNESS - SIGNATURE

BRIAN CALE / VICE PRESIDENT

WITNESS - PRINTED

WITNESS - PRINTED

NOTARY ACKNOWLEDGEMENT

STATE OF FLORIDA

COUNTY OF BAY

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF () PHYSICAL PRESENCE OR () ONLINE NOTARIZATION, THIS DAY OF _____, 2024, BY BRIAN CALE, AS VICE PRESIDENT OF LMWS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY. HE/IS/IS PERSONALLY KNOWN TO ME OR PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC SIGNATURE

COMMISSION EXPIRES:

PRINTED NAME OF NOTARY

COMMISSION NUMBER:

OWNER:

ST. JOE TIMBERLAND COMPANY

WITNESS - SIGNATURE

WITNESS - SIGNATURE

BRIDGET PRECISE, PRESIDENT

WITNESS - PRINTED

WITNESS - PRINTED

NOTARY ACKNOWLEDGEMENT

STATE OF FLORIDA

COUNTY OF BAY

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF () PHYSICAL PRESENCE OR () ONLINE NOTARIZATION, THIS DAY OF _____, 2024, BY BRIDGET PRECISE, AS PRESIDENT OF ST. JOE TIMBERLAND COMPANY OF DELAWARE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY. HE/IS/IS PERSONALLY KNOWN TO ME OR PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC SIGNATURE

COMMISSION EXPIRES:

PRINTED NAME OF NOTARY

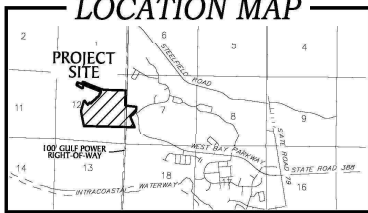
COMMISSION NUMBER:

DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 7, TOWNSHIP 2 SOUTH, RANGE 16 WEST, AND SECTION 12, TOWNSHIP 2 SOUTH, RANGE 17 WEST, BAY COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 17 WEST, RUN THENCE ALONG THE NORTH BOUNDARY THEREOF, S 86°23'54" E, A DISTANCE OF 41.63 FEET TO THE EAST BOUNDARY OF A 100 FOOT GULF POWER RIGHT-OF-WAY, AS RECORDED IN DEED BOOK 153, PAGE 567, INCLUSIVE OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA, SAID RIGHT-OF-WAY ALSO BEING THE WEST BOUNDARY OF LATITUDE AT WATERSOUND, PHASE 8, AS RECORDED IN PLAT BOOK 31, PAGES 71 THROUGH 79, AND LATITUDE AT WATERSOUND PHASE 7, AS RECORDED IN PLAT BOOK 31, PAGES 14 THROUGH 29, INCLUSIVE OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA, THENCE ALONG SAID EAST BOUNDARY OF A 100 FOOT GULF POWER RIGHT-OF-WAY, S 01°19'25" W, A DISTANCE OF 2271.74 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE WEST BOUNDARY OF SAID LATITUDE AT WATERSOUND AREA 1 PHASE 7, THE FOLLOWING COURSE: (1) S 87°00'07" E, A DISTANCE OF 704.39 FEET; THENCE N 88°10'07" W, A DISTANCE OF 381.26 FEET; (2) S 87°00'07" E, A DISTANCE OF 587.34 FEET; (3) S 20°24'25" E, A DISTANCE OF 836.96 FEET; THENCE DEPARTING SAID WEST BOUNDARY OF LATITUDE AT WATERSOUND AREA 1 PHASE 7, N 88°40'35" W, A DISTANCE OF 3863.02 FEET; THENCE N 11°34'56" W, A DISTANCE OF 1121.09 FEET; THENCE N 16°42'15" E, A DISTANCE OF 753.51 FEET; THENCE N 58°13'39" E, A DISTANCE OF 80.69 FEET; THENCE S 31°46'24" E, A DISTANCE OF 95.01 FEET; THENCE SOUTHEASTERLY, 281.87 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 808.64 FEET AND A CENTRAL ANGLE OF 01°14'46"23" (CHORD BEARING S 40°39'35" E, 286.74 FEET); THENCE N 40°27'11" E, A DISTANCE OF 203.64 FEET; THENCE SOUTHEASTERLY, 42.95 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 705.00 FEET AND A CENTRAL ANGLE OF 03°52'25" (CHORD BEARING S 51°17'31" E, 42.94 FEET); THENCE S 53°02'13" E, A DISTANCE OF 58.25 FEET; THENCE EASTERLY, 22.71 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 86°44'23" (CHORD BEARING N 83°35'35" E, 22.71 FEET); THENCE N 48°53'25" E, A DISTANCE OF 94.49 FEET; THENCE NORTHEASTERLY, 176.19 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 690.00 FEET AND A CENTRAL ANGLE OF 14°47'45" (CHORD BEARING N 41°29'32" E, 177.69 FEET); THENCE NORTHERLY, 23.41 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 89°09'00" (CHORD BEARING N 10°37'17" W, 21.11 FEET); THENCE NORTHEASTERLY, 15.98 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 287.50 FEET AND A CENTRAL ANGLE OF 03°09'40" (CHORD BEARING N 53°45'23" W, 15.98 FEET); THENCE N 37°40'27" E, A DISTANCE OF 75.00 FEET; THENCE EASTERLY, 25.96 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 89°09'45" (CHORD BEARING N 71°04'49" E, 21.11 FEET); THENCE NORTHEASTERLY, 46.98 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 693.00 FEET AND A CENTRAL ANGLE OF 09°52'57" (CHORD BEARING N 26°43'14" E, 46.98 FEET); THENCE N 24°46'45" E, A DISTANCE OF 85.58 FEET; THENCE NORTHERLY, 24.11 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 89°09'00" (CHORD BEARING N 21°15'33" W, 21.59 FEET); THENCE WESTERLY, 79.48 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 2002.00 FEET AND A CENTRAL ANGLE OF 02°19'29" (CHORD BEARING N 68°29'05" W, 79.47 FEET); THENCE N 69°34'19" E, A DISTANCE OF 100.00 FEET; THENCE N 11°19'25" E, A DISTANCE OF 103.95 FEET; THENCE S 72°50'10" E, A DISTANCE OF 103.95 FEET; THENCE SOUTHERLY, 100.81 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 180.00 FEET AND A CENTRAL ANGLE OF 32°01'29" (CHORD BEARING S 05°35'45" W, 99.30 FEET); THENCE SOUTHWESTERLY, 123.36 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 55.00 FEET AND A CENTRAL ANGLE OF 128°01'45" (CHORD BEARING S 53°50'00" W, 99.30 FEET); THENCE N 61°54'05" W, A DISTANCE OF 432.47 FEET; THENCE NORTHERLY, 79.03 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 55.00 FEET AND A CENTRAL ANGLE OF 82°19'45" (CHORD BEARING N 20°44'12" W, 72.49 FEET); THENCE N 20°44'12" W, A DISTANCE OF 193.15 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 3024.00 FEET AND A CENTRAL ANGLE OF 04°17'40" (CHORD BEARING S 71°43'09" E, 294.04 FEET); THENCE S 69°34'19" E, A DISTANCE OF 76.58 FEET; THENCE N 20°25'41" E, A DISTANCE OF 162.00 FEET; THENCE S 69°34'19" E, A DISTANCE OF 102.00 FEET; THENCE N 01°19'25" E, A DISTANCE OF 103.95 FEET; THENCE S 72°50'10" E, A DISTANCE OF 103.95 FEET; THENCE SOUTHWESTERLY, 100.81 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 180.00 FEET AND A CENTRAL ANGLE OF 32°01'29" (CHORD BEARING S 05°35'45" W, 99.30 FEET); THENCE SOUTHWESTERLY, 123.36 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 55.00 FEET AND A CENTRAL ANGLE OF 128°01'45" (CHORD BEARING S 53°50'00" W, 99.30 FEET); THENCE N 61°54'05" W, A DISTANCE OF 432.47 FEET; THENCE NORTHERLY, 79.03 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 55.00 FEET AND A CENTRAL ANGLE OF 82°19'45" (CHORD BEARING N 20°44'12" W, 72.49 FEET); 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LOCATION MAP



LOCATION MAP
NOT TO SCALE

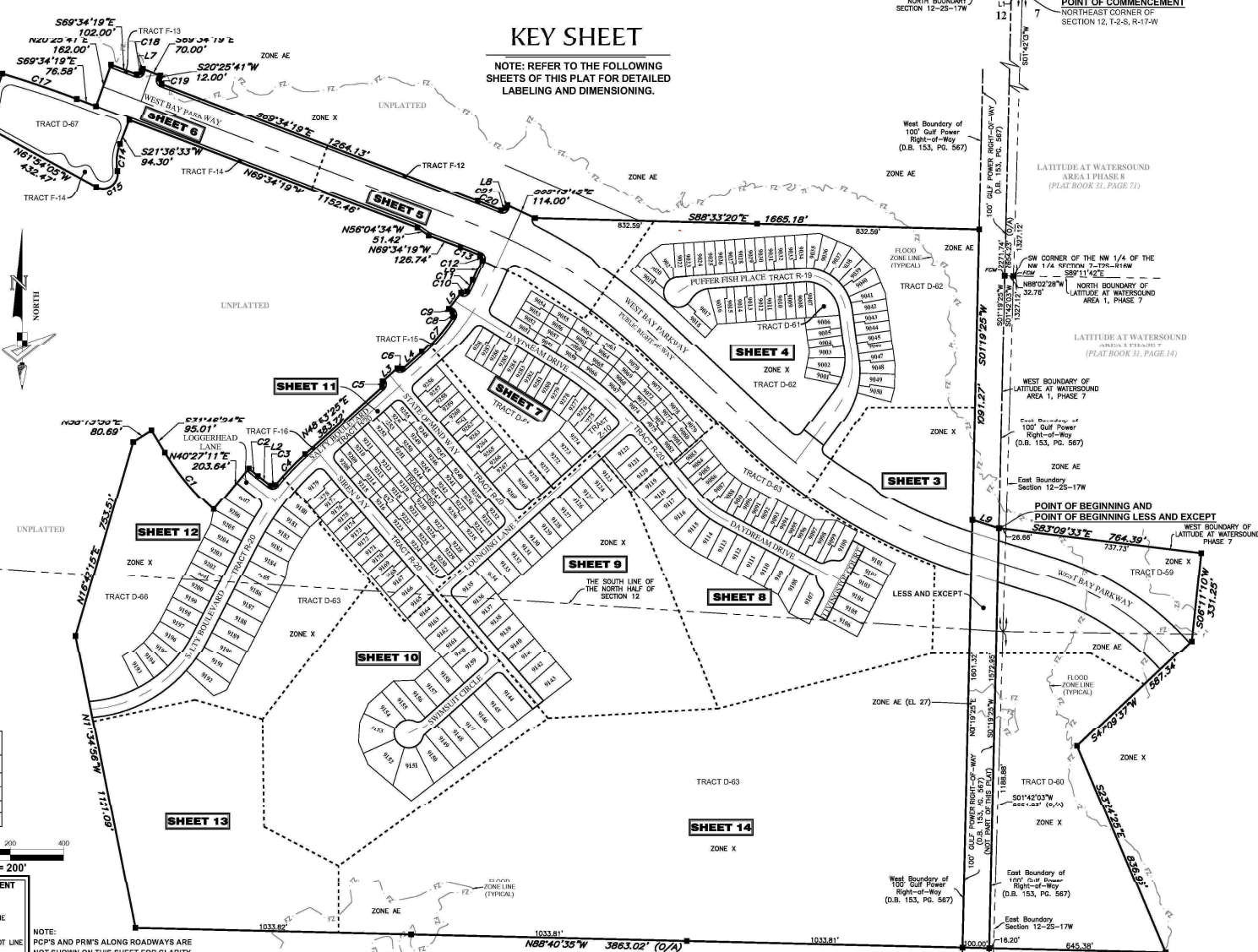
LATITUDE AT WATERSOUND AREA 1 PHASE 9 LYING IN SECTION 7, TOWNSHIP 2 SOUTH, RANGE 16 WEST, TOGETHER WITH A PARCEL OF LAND LYING IN SECTION 12, TOWNSHIP 2 SOUTH, RANGE 17 WEST, BAY COUNTY, FLORIDA

KEY SHEET

NOTE: REFER TO THE FOLLOWING
SHEETS OF THIS PLAT FOR DETAILED
LABELING AND DIMENSIONING.

TRACT DESIGNATION TABLE

| TRACT | USAGE | OWNER/MAINTENANCE | ACREAGE |
|-------|--|---|---------|
| D-59 | PRIVATE DRAINAGE, ACCESS AND LANDSCAPE AREA, WETLAND CONSERVATION UNIT | L.W.H.O.A. | 2.613 |
| D-60 | PRIVATE DRAINAGE, ACCESS AND LANDSCAPE AREA AND WETLAND CONSERVATION UNIT | L.W.H.O.A. | 14.418 |
| D-61 | PRIVATE DRAINAGE, DOG PARK AND LANDSCAPE AREA, WETLAND AND WETLAND BUFFER AREA | L.W.H.O.A. | 0.187 |
| D-62 | PRIVATE DRAINAGE, ACCESS, MAIL KIOSK, OPEN SPACE AND LANDSCAPE AREA, WETLAND AND WETLAND BUFFER AREA, STORM WATER MAINTENANCE FACILITY | L.W.H.O.A. | 15.531 |
| D-63 | PRIVATE DRAINAGE, ACCESS, MAIL KIOSK, OPEN SPACE AND LANDSCAPE AREA, WETLAND AND WETLAND BUFFER AREA, STORM WATER MAINTENANCE FACILITY | L.W.H.O.A. | 91.242 |
| D-64 | PRIVATE DRAINAGE, ACCESS, LANDSCAPE AREA, AND STORM WATER MAINTENANCE FACILITY | L.W.H.O.A. | 1.007 |
| D-65 | PRIVATE DRAINAGE, ACCESS AND LANDSCAPE AREA | L.W.H.O.A. | 0.427 |
| D-66 | PRIVATE DRAINAGE, ACCESS, MAIL KIOSK, OPEN SPACE AND LANDSCAPE AREA, WETLAND AND WETLAND BUFFER AREA, STORM WATER MAINTENANCE FACILITY | L.W.H.O.A. | 6.224 |
| D-67 | PRIVATE DRAINAGE, ACCESS, OPEN SPACE AND LANDSCAPE AREA, WETLAND AND WETLAND BUFFER AREA, STORM WATER MAINTENANCE FACILITY | L.W.H.O.A. | 2.151 |
| F-12 | FUTURE DEVELOPMENT AND PRIVATE UTILITY EASEMENT | RETAINED BY OWNERS | 0.324 |
| F-13 | FUTURE DEVELOPMENT AND PRIVATE UTILITY EASEMENT | RETAINED BY OWNERS | 0.028 |
| F-14 | FUTURE DEVELOPMENT AND PRIVATE UTILITY EASEMENT | RETAINED BY OWNERS | 0.813 |
| F-15 | FUTURE DEVELOPMENT AND PRIVATE UTILITY EASEMENT | RETAINED BY OWNERS | 0.370 |
| F-16 | FUTURE DEVELOPMENT AND PRIVATE UTILITY EASEMENT | RETAINED BY OWNERS | 0.081 |
| R-19 | PRIVATE RIGHT-OF-WAY, ACCESS AND PUBLIC UTILITIES EASEMENT | L.W.H.O.A. | 1.830 |
| R-20 | PRIVATE RIGHT-OF-WAY, ACCESS AND PUBLIC UTILITIES EASEMENT | L.W.H.O.A. | 9.968 |
| Z-10 | PUBLIC LIFT STATION | EXCLUSIVE LIFT STATION TRACT DEDICATED TO BAY COUNTY, FLORIDA | 0.248 |



Curve Data Table

| No. | Radius | Arc | Δ | Bearing | Chord |
|-----|----------|---------|------------|-------------|---------|
| C1 | 908.64' | 281.87' | 174°25' | S40°36'30"E | 280.74' |
| C2 | 705.00' | 42.95' | 329°25' | S51°17'31"E | 42.94' |
| C3 | 15.00' | 22.71' | 88°44'23" | N83°30'35"E | 20.80' |
| C4 | 15.00' | 18.73' | 88°44'23" | N83°30'35"E | 18.73' |
| C5 | 15.00' | 23.56' | 90°00'00" | N03°53'25"E | 21.21' |
| C6 | 15.00' | 23.56' | 90°00'00" | S86°06'35"E | 21.21' |
| C7 | 890.00' | 178.19' | 14°47'48" | N41°29'32"E | 177.89' |
| C8 | 15.00' | 23.41' | 89°25'53" | N10°37'17"W | 21.11' |
| C9 | 287.50' | 15.86' | 308°40' | N53°45'23"W | 15.86' |
| C10 | 15.00' | 20.96' | 90°09'45" | N78°14'34"E | 22.84' |
| C11 | 693.00' | 46.96' | 352°52' | N26°43'14"E | 46.95' |
| C12 | 15.00' | 24.11' | 92°04'36" | N21°15'33"W | 21.59' |
| C13 | 2002.00' | 79.48' | 216°29' | N68°26'05"W | 78.47' |
| C14 | 180.00' | 100.81' | 32°01'29" | S05°35'48"W | 99.30' |
| C15 | 55.00' | 123.36' | 128°30'51" | S53°50'30"W | 99.08' |
| C16 | 55.00' | 79.03' | 82°19'45" | N20°44'12"W | 72.40' |
| C17 | 3924.00' | 284.11' | 41°17'40" | S71°43'09"E | 294.04' |
| C18 | 15.00' | 23.56' | 90°00'00" | N89°25'41"E | 21.21' |

Line Data Table

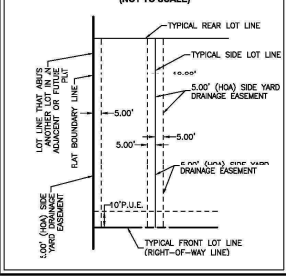
| No. | Radius | Arc | Δ | Bearing | Chord |
|-----|----------|--------|-----------|-------------|--------|
| C19 | 15.00' | 23.56' | 90°00'00" | S24°34'19"E | 21.21' |
| C20 | 2186.00' | 94.49' | 228°36" | S68°20'01"E | 94.48' |
| C21 | 15.00' | 23.07' | 88°07'31" | N68°50'31"E | 20.88' |

Line Data Table

| No. | Bearing | Length |
|-----|-------------|---------|
| L1 | N89°23'54"W | 41.53' |
| L2 | S53°02'13"E | 58.25' |
| L3 | N41°29'32"E | 177.89' |
| L4 | N89°53'25"E | 94.49' |
| L5 | N37°49'27"E | 75.00' |
| L6 | N24°46'40"E | 85.58' |
| L7 | N20°25'41"E | 12.00' |
| L8 | N63°40'30"E | 16.61' |
| L9 | S72°50'10"E | 103.99' |

SCALE: 1" = 200'

DETAIL OF (HOW) SIDE YARD DRAINAGE EASEMENT (NOT TO SCALE)



NOTE: PCPS AND PRMS ALONG ROADWAYS ARE NOT SHOWN ON THIS SHEET FOR CLARITY.

Note: In the case where the location of a P.C.P. falls in the top of a Sanitary Manhole or other Utility Structure and it cannot be set, four (4) reference points are set establishing two lines that intersect at the P.C.P. location.



P.C.P. REFERENCE DIAGRAM
(NOT TO SCALE)

NOTE: ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE FOR CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED NO SUCH SERVICE INTERFERES WITH THE FACILITIES OF ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY.

WETLAND CONSERVATION AREA NOTE: WETLAND CONSERVATION AREAS AS SHOWN HEREON MAY BE SUBJECT TO CERTAIN RESTRICTIONS FOUND IN: BAY COUNTY LAND DEVELOPMENT CODE. AND/OR THE UNITED STATES ARMY CORPS OF ENGINEERS (C.O.E.) PERMIT.

NOTE: A 1/2 INCH DIAMETER IRON ROD WITH CAP NO. LB7768 WILL BE SET AT EACH LOT CORNER AS REQUIRED BY CHAPTER 177 OF THE FLORIDA STATUTES WITHIN THE TIME ALLOTTED IN 177.091 (9), UNLESS PRIOR MONUMENTATION OF THE LOT CORNER IS FOUND IN PLACE.

PARALLEL OFFSET NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 6' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDRETH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 10' = 10.00') (IE: 7.5' = 7.50')

GeoPoint
Surveying, Inc.

67 Joe Campbell Rd.
Ft. Myers, Florida 33909
www.geopointsurveying.com
Phone: (850) 740-0650
Fax: (813) 248-2266
SHEET 2 OF 14 SHEETS

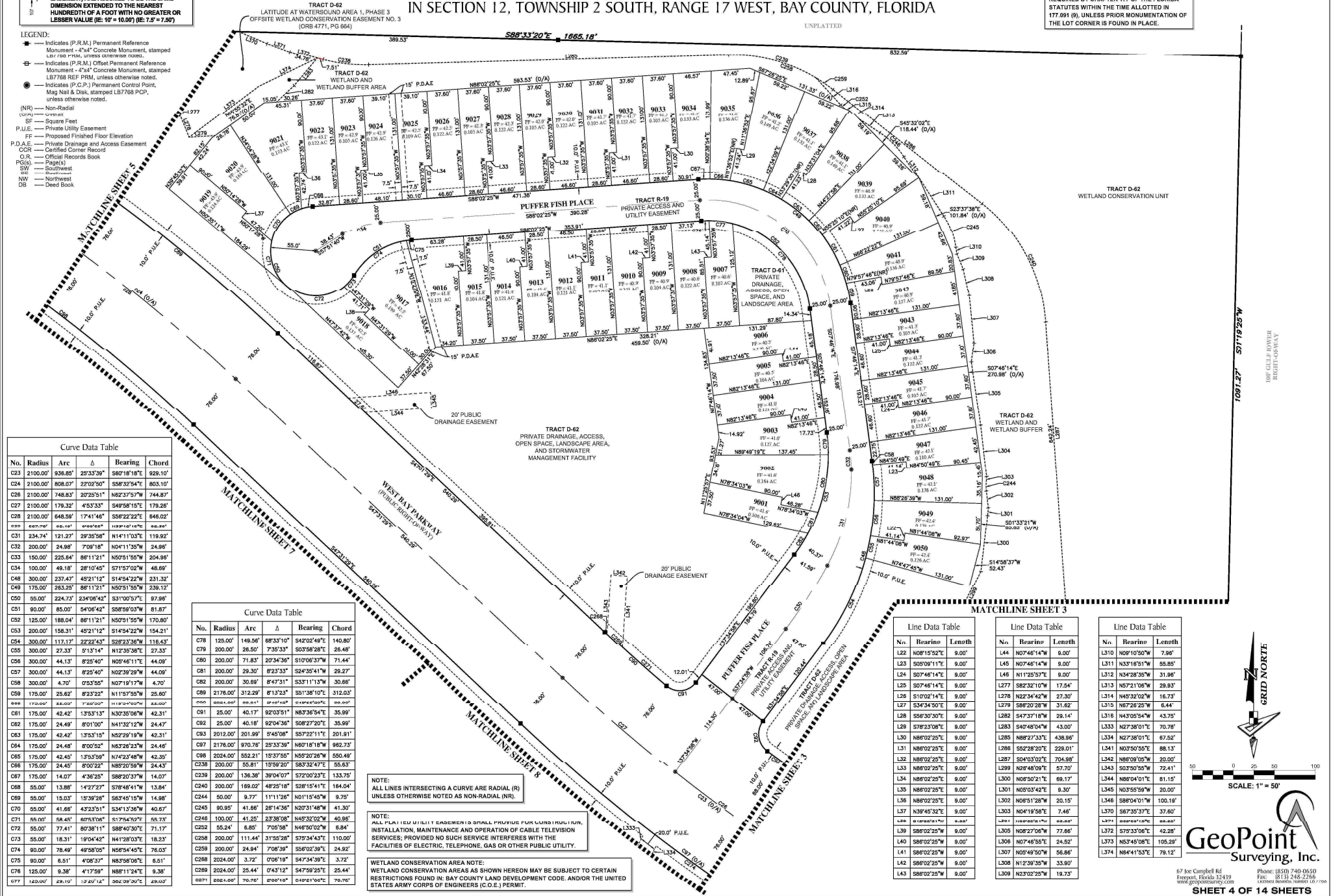


LATITUDE AT WATERSOUND AREA 1 PHASE 9

LYING IN SECTION 7, TOWNSHIP 2 SOUTH, RANGE 16 WEST, TOGETHER WITH A PARCEL LYING IN SECTION 12, TOWNSHIP 2 SOUTH, RANGE 17 WEST, BAY COUNTY, FLORIDA

NOTE:
A 1/2 INCH DIAMETER IRON ROD WITH CAP NO. LB7768 WILL BE SET AT EACH LOT CORNER AS REQUIRED BY CHAPTER 177 OF THE FLORIDA STATUTES WITHIN THE TIME ALLOTTED IN 177.091 (9), UNLESS PRIOR MONUMENTATION OF THE LOT CORNER IS FOUND IN PLACE.

- LEGEND:**
- Indicates (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument, stamped L&P 100 P.R.M., unless otherwise noted.
 - Indicates (P.R.M.) Offset Permanent Reference Monument - 4"x4" Concrete Monument, stamped LB7768 REF P.R.M., unless otherwise noted.
 - Indicates (P.C.P.) Permanent Control Point, Mag Nail & Disk, stamped LB7768 P.C.P., unless otherwise noted.
 - (N.R.) Non-Radial
 - (C) Curve
 - SF Square Feet
 - P.U.E. Private Utility Easement
 - FF Proposed Finished Floor Elevation
 - P.D.A.E. Private Drainage and Access Easement
 - CCR Certified Corner Record
 - O.R. Official Records Book
 - P.S. Pages
 - SW Southwest
 - NW Northwest
 - DB Deed Book



Curve Data Table

| No. | Radius | Arc | Δ | Bearing | Chord |
|-----|----------|---------|------------|--------------|---------|
| C23 | 2100.00' | 936.85' | 25°33'39" | S80°18'18"E | 929.10' |
| C24 | 2100.00' | 808.07' | 22°02'50" | S58°32'54"E | 803.10' |
| C26 | 2100.00' | 748.63' | 20°28'51" | N62°37'57"W | 744.87' |
| C27 | 2100.00' | 176.32' | 4°53'33" | S49°58'15"E | 179.28' |
| C28 | 2100.00' | 648.59' | 17°41'46" | S56°22'22"E | 646.02' |
| C30 | 2000.00' | 99.16' | 0°05'58" | N102°16'16"E | 99.28' |
| C31 | 234.74' | 121.27' | 29°35'56" | N14°11'03"E | 119.92' |
| C32 | 200.00' | 24.98' | 7°09'18" | N04°11'35"W | 24.98' |
| C33 | 150.00' | 225.64' | 86°11'21" | N50°51'55"W | 204.98' |
| C34 | 100.00' | 48.18' | 28°10'45" | S71°57'02"W | 48.69' |
| C38 | 300.00' | 237.47' | 49°21'12" | S14°54'22"W | 231.32' |
| C49 | 175.00' | 263.25' | 86°11'21" | N50°51'55"W | 239.12' |
| C50 | 55.00' | 224.73' | 234°06'42" | S31°00'57"E | 97.96' |
| C51 | 90.00' | 85.00' | 54°06'42" | S58°59'03"W | 81.87' |
| C52 | 125.00' | 188.04' | 86°11'21" | N50°51'55"W | 170.80' |
| C53 | 200.00' | 156.31' | 49°21'12" | S14°54'22"W | 154.21' |
| C54 | 300.00' | 117.17' | 22°22'43" | S28°23'36"W | 116.43' |
| C55 | 300.00' | 27.33' | 5°13'14" | N12°35'38"E | 27.33' |
| C56 | 300.00' | 44.13' | 8°25'40" | N05°46'11"E | 44.09' |
| C57 | 300.00' | 44.13' | 8°25'40" | N02°39'29"W | 44.09' |
| C58 | 300.00' | 4.70' | 0°53'55" | N01°19'17"W | 4.70' |
| C59 | 175.00' | 25.62' | 4°53'33" | N11°57'59"W | 25.60' |
| C60 | 175.00' | 82.00' | 7°40'00" | N11°57'59"W | 82.00' |
| C61 | 175.00' | 42.42' | 1°53'13" | N30°35'06"W | 42.31' |
| C62 | 175.00' | 24.49' | 8°01'00" | N41°32'12"W | 24.47' |
| C63 | 175.00' | 42.42' | 1°53'13" | N02°29'18"W | 42.31' |
| C64 | 175.00' | 24.49' | 8°00'52" | N63°26'23"W | 24.46' |
| C65 | 175.00' | 42.49' | 1°53'59" | N47°23'46"W | 42.35' |
| C66 | 175.00' | 24.45' | 8°00'22" | N80°20'56"W | 24.43' |
| C67 | 175.00' | 14.07' | 4°36'25" | S88°23'37"W | 14.07' |
| C68 | 55.00' | 13.88' | 14°27'27" | S78°48'41"W | 13.84' |
| C69 | 55.00' | 15.03' | 16°39'26" | S63°45'19"W | 14.98' |
| C70 | 55.00' | 41.66' | 4°23'51" | S34°13'36"W | 40.67' |
| C71 | 55.00' | 58.41' | 8°53'06" | S71°54'50"W | 55.75' |
| C72 | 55.00' | 77.41' | 8°30'11" | S88°40'30"E | 71.17' |
| C73 | 55.00' | 18.31' | 19°04'42" | N41°28'03"E | 18.23' |
| C74 | 90.00' | 78.49' | 49°58'05" | N65°44'46"E | 78.03' |
| C75 | 90.00' | 6.51' | 4°08'37" | N87°58'06"E | 6.51' |
| C76 | 125.00' | 9.38' | 17°17'59" | N08°11'24"E | 9.38' |
| C77 | 140.00' | 28.11' | 12°40'14" | S06°30'30"E | 28.00' |

Curve Data Table

| No. | Radius | Arc | Δ | Bearing | Chord |
|------|----------|---------|-----------|-------------|---------|
| C78 | 125.00' | 148.96' | 88°33'10" | S42°02'49"E | 140.80' |
| C79 | 200.00' | 26.50' | 7°35'33" | S03°58'28"E | 26.48' |
| C80 | 200.00' | 71.83' | 20°34'36" | S10°08'37"W | 71.44' |
| C81 | 200.00' | 29.30' | 8°23'33" | S24°35'41"W | 28.27' |
| C82 | 200.00' | 30.69' | 8°47'31" | S33°11'13"W | 30.66' |
| C83 | 2176.00' | 312.29' | 8°13'23" | S11°38'10"E | 312.03' |
| C84 | 200.00' | 60.81' | 3°07'48" | C90°00'00" | 60.80' |
| C85 | 25.00' | 40.17' | 92°03'51" | N63°36'54"E | 35.99' |
| C86 | 25.00' | 40.18' | 82°04'36" | S06°27'20"E | 35.99' |
| C87 | 2012.00' | 201.99' | 5°45'06" | S57°22'11"E | 201.91' |
| C88 | 2176.00' | 970.76' | 29°33'39" | N60°18'18"W | 962.73' |
| C89 | 2024.00' | 552.21' | 19°37'55" | N50°20'26"W | 550.49' |
| C90 | 200.00' | 169.02' | 48°25'18" | S28°15'41"E | 164.04' |
| C91 | 200.00' | 136.38' | 39°04'07" | S72°00'23"E | 133.75' |
| C92 | 200.00' | 41.66' | 28°14'36" | N20°31'48"W | 41.30' |
| C93 | 244.00' | 9.77' | 11°11'26" | N01°15'40"W | 9.75' |
| C94 | 100.00' | 41.25' | 23°38'28" | N45°32'02"W | 40.95' |
| C95 | 58.24' | 6.85' | 7°05'58" | N45°50'02"W | 6.84' |
| C96 | 200.00' | 111.44' | 31°55'28" | S75°34'43"E | 110.00' |
| C97 | 200.00' | 24.94' | 7°08'39" | S50°02'39"E | 24.92' |
| C98 | 2024.00' | 3.72' | 0°06'19" | S47°34'39"E | 3.72' |
| C99 | 2024.00' | 25.44' | 0°43'12" | S47°59'25"E | 25.44' |
| C100 | 806.49' | 76.76' | 6°00'46" | S10°16'06"E | 76.76' |

NOTE:
ALL LINES INTERSECTING A CURVE ARE RADIAL (R) UNLESS OTHERWISE NOTED AS NON-RADIAL (NR).

NOTE:
ALL PLAT LINES WITH EASEMENTS SHALL PROVIDE FOR UTILITIES, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED NO SUCH SERVICE INTERFERES WITH THE FACILITIES OF ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY.

WETLAND CONSERVATION AREA NOTE:
WETLAND CONSERVATION AREAS AS SHOWN HEREON MAY BE SUBJECT TO CERTAIN RESTRICTIONS FOUND IN: BAY COUNTY LAND DEVELOPMENT CODE, AND/OR THE UNITED STATES ARMY CORPS OF ENGINEERS (C.O.E.) PERMIT.

Line Data Table

| N. | Bearing | Length |
|-----|-------------|--------|
| L28 | N08°15'52"E | 9.00' |
| L29 | S05°09'11"E | 8.00' |
| L34 | S07°46'14"E | 9.00' |
| L25 | S07°46'14"E | 9.00' |
| L26 | S10°02'14"E | 9.00' |
| L27 | S34°34'50"E | 9.00' |
| L28 | S58°30'30"E | 9.00' |
| L29 | S78°23'06"E | 9.00' |
| L30 | N88°02'25"E | 9.00' |
| L31 | N88°02'25"E | 9.00' |
| L32 | N88°02'25"E | 9.00' |
| L33 | N88°02'25"E | 9.00' |
| L34 | N88°02'25"E | 9.00' |
| L35 | N88°02'25"E | 9.00' |
| L36 | N88°02'25"E | 9.00' |
| L37 | N39°45'32"E | 9.00' |
| L38 | N88°02'25"E | 9.00' |
| L39 | N88°02'25"E | 9.00' |
| L40 | N88°02'25"E | 9.00' |
| L41 | N88°02'25"E | 9.00' |
| L42 | N88°02'25"E | 9.00' |
| L43 | N88°02'25"E | 9.00' |

Line Data Table

| N. | Bearing | Length |
|------|-------------|---------|
| L44 | N07°46'14"W | 9.00' |
| L45 | N07°46'14"W | 9.00' |
| L46 | N11°25'57"E | 9.00' |
| L27 | S82°32'10"W | 17.54' |
| L28 | N22°34'42"W | 27.30' |
| L29 | S88°20'28"W | 31.62' |
| L28 | S47°37'16"W | 29.14' |
| L28 | S48°40'04"W | 43.00' |
| L30 | N88°27'33"E | 436.96' |
| L31 | S52°28'20" | 229.01' |
| L32 | S04°03'02"E | 704.98' |
| L33 | N68°48'06"E | 57.70' |
| L30 | N68°50'21"E | 86.17' |
| L31 | N68°50'42"E | 8.30' |
| L302 | N68°51'28"W | 20.15' |
| L303 | N41°19'58"E | 7.46' |
| L305 | N88°27'06"W | 77.66' |
| L306 | N07°46'55"E | 24.52' |
| L307 | N05°49'50"W | 56.66' |
| L308 | N12°39'35"W | 33.90' |
| L309 | N23°02'25"W | 19.73' |

Line Data Table

| N. | Bearing | Length |
|------|-------------|---------|
| L310 | N09°10'50"W | 7.96' |
| L311 | N33°18'51"W | 85.85' |
| L312 | N34°28'55"W | 31.96' |
| L313 | N57°21'08"W | 29.83' |
| L314 | N45°32'02"W | 16.73' |
| L315 | N57°25'25"W | 6.44' |
| L316 | N43°05'54"E | 43.75' |
| L333 | N27°38'01"E | 70.78' |
| L334 | N27°38'01"E | 67.52' |
| L341 | N03°50'58"E | 88.13' |
| L342 | N86°09'09"W | 20.00' |
| L343 | S03°50'58"W | 72.41' |
| L344 | N68°04'01"E | 81.15' |
| L345 | N03°55'58"W | 20.00' |
| L346 | S86°04'01"W | 100.18' |
| L370 | S67°35'37"E | 37.60' |
| L371 | S68°04'16"E | 66.60' |
| L372 | S75°33'06"E | 42.28' |
| L373 | N53°45'08"E | 105.29' |
| L374 | N84°41'53"E | 79.12' |

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SHEET 4 OF 14 SHEETS