File # 201365292, PLAT BK 11 Page 87 - 88 Recorded 11/22/2013 at 04:20 PM,
Donald C. Spencer, Clerk Santa Rosa County, Florida Deputy Clerk GP Trans #
590037

A FINAL PLAT OF

SOUND HAVEN PHASE 2-A

A SUBDIVISION OF A PORTION OF
SECTION 23, TOWNSHIP 2 SOUTH, RANGE 27 WEST
SANTA ROSA COUNTY, FLORIDA
FLU: RES & COMM, ZONED: R-2
OCTOBER 2013

KJM
Land Planning, LLC.

ENGINEER OF RECORD
CORE ENGINEERING & CONSULTING, INC.

OWNER
SOUNDHAVEN LLC.
JOHN KELLY, MANAGING MEMBER
4921 PINEY POINT AVENUE
BATON ROUGE, LA 70817
(225)235-4997

DEVELOPER
BEACH COMMUNITY BANK
P.O. BOX 4400
FT. WALTON BEACH, FL 32549
(850)-244-9900

SURVEYORS NOTES:

- ALL MEASUREMENTS WERE MADE ACCORDING TO UNITED STATES STANDARD FOOT.
- ALL BEARINGS AND DISTANCES ARE RECORD UNLESS OTHERWISE NOTED.
- ERROR OF CLOSURE MEETS MINIMUM TECHNICAL STANDARDS.
- THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND RECORDED IN THE PUBLIC RECORDS OF SANTA ROSA COUNTY, FLORIDA THAT DO NOT APPEAR ON THE FACE OF THIS PLAT.
- BASIS OF BEARING: EAST LINE OF SECTION 28 AS S00°42'34"W.
- REFERENCE SOURCE: FIELD WORK AND EXISTING FIELD MONUMENTATION; COPY OF COUNTY TAX ASSESSORS MAP No. 223.
- IT IS THE OPINION OF THE UNDERSIGNED SURVEYOR THAT THE PARCEL OF LAND SHOWN HEREON AS PER THE FLOOD INSURANCE RATE MAP INFORMATION AS FOLLOWS:
  ZONE: "X"
  ELEVATION: N/A
  PANEL NUMBER: 12113C 0588 G
  AS DATED: DECEMBER 19, 2006
- THE CERTIFICATE OF AUTHORIZATION NUMBER FOR KJM LAND PLANNING, LLC., IS L.B. 7919.

DESCRIPTION

THAT PORTION OF SECTION 23, TOWNSHIP 2 SOUTH, RANGE 27 WEST, SANTA ROSA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:
COMMENCE AT THE INTERSECTION OF THE EAST LINE OF SECTION 23, TOWNSHIP 2 SOUTH, RANGE 27 WEST, SANTA ROSA COUNTY, FLORIDA, AND THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 98 (180' RIGHT-OF-WAY);
THENCE RUN NORTH 89 DEGREES 41 MINUTES 22 SECONDS WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 330.00 FEET TO THE NORTHEAST CORNER OF SOUND HAVEN PHASE 1, AS RECORDED IN PLAT BOOK 11, PAGE 54 OF THE PUBLIC RECORDS OF SAID COUNTY;
THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE GO SOUTH 00 DEGREES 41 MINUTES 34 SECONDS WEST ALONG THE EAST LINE OF SAID SOUND HAVEN PHASE 1 A DISTANCE OF 274.02 FEET TO THE SOUTHEAST CORNER OF SAID SOUND HAVEN PHASE 1, AND THE POINT OF BEGINNING;
THENCE CONTINUE SOUTH 00 DEGREES 41 MINUTES 34 SECONDS WEST A DISTANCE OF 950.60;
THENCE GO NORTH 88 DEGREES 15 MINUTES 26 SECONDS WEST A DISTANCE OF 158.25 FEET;
THENCE GO NORTH 00 DEGREES 41 MINUTES 34 SECONDS EAST A DISTANCE OF 102.48 FEET;
THENCE GO NORTH 89 DEGREES 18 MINUTES 26 SECONDS WEST A DISTANCE OF 108.24 FEET;
THENCE GO NORTH 00 DEGREES 41 MINUTES 34 SECONDS EAST A DISTANCE OF 736.19 FEET TO THE SOUTHWEST CORNER OF SAID SOUND HAVEN PHASE 1;
THENCE GO NORTH 88 DEGREES 23 MINUTES 26 SECONDS EAST ALONG THE SOUTH LINE OF SAID SOUND HAVEN PHASE 1 A DISTANCE OF 257.87 FEET TO THE POINT OF BEGINNING.
THE ABOVE DESCRIBED PARCEL BEING IN SECTION 23, TOWNSHIP 2 SOUTH, RANGE 27 WEST, SANTA ROSA COUNTY, FLORIDA AND CONTAINS 5.23 ACRES, MORE OR LESS.

SITE & BUILDING REQUIREMENTS: R-2 ZONE

- FRONT YARD:
  NO BUILDING OR STRUCTURE SHALL HAVE A SETBACK LESS THAN TWENTY (20) FEET FROM ANY STREET.
- REAR YARD:
  EVERY LOT OR PROJECT PARCEL SHALL HAVE A REAR YARD OF NOT LESS THAN TEN (10) FEET IN DEPTH, UNLESS THE REAR YARD IS LOCATED ON THE PERIMETER OF A PROJECT, IN WHICH CASE THE SETBACK SHALL BE TWENTY-FIVE (25) FEET.

LOT DENSITY:

TOTAL ACREAGE = 5.23 ACRES ±
TOTAL LOTS = 16
DENSITY = 0.33 LOTS PER ACRE

GENERAL NOTES

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.

SIGN REGULATIONS: THE SIGN REGULATIONS SET FORTH IN ARTICLE 8 OF THE SANTA ROSA COUNTY LAND DEVELOPMENT CODE SHALL APPLY TO ALL SIGNS ERECTED WITHIN SANTA ROSA COUNTY. SUBDIVISION SIGNS MUST BE PERMITTED SEPARATELY THROUGH THE BUILDING DEPARTMENT. THEY SHALL NOT BE ALLOWED ON THE COUNTY RIGHT-OF-WAY.

FENCES AND WALL IN RESIDENTIAL ZONES SHALL BE REGULATED BY ARTICLES 6 AND 7 OF THE SANTA ROSA COUNTY LAND DEVELOPMENT CODE.

ANY PLATTED UTILITY EASEMENTS SHOWN HEREON SHALL ALSO BE EASEMENTS FOR CABLE TELEVISION SERVICES, BEING IN ACCORDANCE WITH AND SUBJECT TO THE PROVISIONS OF FLORIDA STATUTES 177.091 (28).

THE CONSULTANT MUST COORDINATE WITH ALL UTILITY PROVIDERS FOR PLACEMENT AND DEDICATION OF REQUIRED UTILITY EASEMENTS.

NO BUILDING ON LOTS WITH A PERMANENT WATER TABLE OF LESS THAN 2 FEET.

PRIVATE PARCEL "C" HAS BEEN DEVELOPED THROUGH 2008-SP-077.

NOTE:

TIES TO THE SANTA ROSA COUNTY GPS NETWORK WERE MADE IN ACCORDANCE WITH THE SANTA ROSA COUNTY LAND DEVELOPMENT CODE.
ALL GEOGRAPHIC COORDINATES (LATITUDES AND LONGITUDES) REFERENCED HEREON ARE REFERENCED TO NAD 83 DATUM, (NGS 1990).
THE ELEVATIONS AS SHOWN HEREON ARE REFERENCED FROM UNITED STATES COASTAL & GEODETIC SURVEY BENCHMARK #H 28, (ELEVATION = 37.33'), (NGVD 29).
TO CONVERT NGVD29 DATUM INTO NAVD88 DATUM – SUBTRACT 0.29'

STATE PLANE COORDINATE TABLE

STATION	NORTHING	EASTING	SCALE FACTOR	CONVERGENCE	LATITUDE	LONGITUDE	ELEVATION
SRC 1069	517867.284'	1181940.484'	0.999958671	-01°15'13.918"	30°24'01.15359"	86°58'42.45533"	
SRC 1102	513220.142'	1223566.443'	0.999935956	-01°11'14.558"	30°23'23.94186"	86°51'46.14143"	
POINT "A"	516783.098'	1205022.219'	0.99995656	-01°12'57.9209"	30°23'55.4766"	86°55'11.8313"	15.38'
POINT "B"	517820.465'	1205921.360'	0.99995672	-01°12'56.3066"	30°24'03.8262"	86°55'09.6190"	22.87'
POINT "C"	516870.378'	1205884.542'	0.99995654	-01°12'56.4022"	30°23'54.4182"	86°55'08.8092"	18.59'

TO CONVERT GRID DISTANCE TO GROUND DISTANCES DIVIDE GRID DISTANCE BY AVERAGE SCALE FACTOR

CERTIFICATE OF APPROVAL

COMMISSIONERS OF SANTA ROSA COUNTY,
STATE OF FLORIDA
I, DONALD C. SPENCER, CLERK OF THE CIRCUIT COURT OF SANTA ROSA COUNTY, FLORIDA, HEREBY CERTIFY THAT THE WITHIN PLAT BEING PRESENTED TO THE BOARD OF COUNTY COMMISSIONERS OF SAID COUNTY AT THEIR MEETING HELD ON THE 24th DAY OF October, 2013 WAS APPROVED FOR FILING BY THE SAID BOARD AND I, CLERK OF THE CIRCUIT COURT WAS INSTRUCTED TO SO CERTIFY HEREON.

Donald C. Spencer
DONALD C. SPENCER
CLERK OF THE CIRCUIT COURT
SANTA ROSA COUNTY, FLORIDA

APPROVED BY:
RICKY B. SEARS
COUNTY SURVEYOR
SANTA ROSA COUNTY, FLORIDA

Roger A Blaylock 11/21/13
ROGER A. BLAYLOCK
COUNTY ENGINEER
SANTA ROSA COUNTY, FLORIDA

11/22/2013
ANGELA JONES
COUNTY ATTORNEY
SANTA ROSA COUNTY, FLORIDA

CLERK OF THE CIRCUIT COURT CERTIFICATE

I, DONALD C. SPENCER, CLERK OF THE CIRCUIT COURT OF SANTA ROSA COUNTY, FLORIDA, HEREBY CERTIFY THAT THE WITHIN PLAT COMPLIES WITH ALL THE REQUIREMENTS OF THE PLAT ACT (CHAPTER 177, SECTION 177.011 THROUGH 177.151 OF THE 1998 ACTS OF THE FLORIDA LEGISLATURE) AND THE SAME WAS FILED FOR RECORD ON THE 22nd DAY OF November, 2013 AND FILED IN PLAT BOOK 11 AT PAGE 87 & 88 OF SAID COUNTY.

Donald C. Spencer
DONALD C. SPENCER
CLERK OF THE CIRCUIT COURT
SANTA ROSA COUNTY, FLORIDA

ACKNOWLEDGMENT

COUNTY OF SANTA ROSA
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8th DAY OF November, 2013, BY John Kelly OF SOUNDHAVEN, LLC., OWNER, WHO IS PERSONALLY KNOWN TO ME AND DID NOT TAKE AN OATH.

NOTARY PUBLIC
STATE OF ~~FLORIDA~~ Louisiana
MY COMMISSION EXPIRES is for Life

ACKNOWLEDGMENT

COUNTY OF SANTA ROSA
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7th DAY OF November, 2013, BY OF NAVARRE ASSETS GROUP, LLC., OWNER, WHO IS PERSONALLY KNOWN TO ME AND DID NOT TAKE AN OATH.

NOTARY PUBLIC
STATE OF ~~FLORIDA~~ LOUISIANA
MY COMMISSION EXPIRES AT MY DEATH

RICHARD J. TOMENY JR
NOTARY PUBLIC
PARISH OF JEFFERSON
STATE OF LOUISIANA

ACKNOWLEDGMENT

COUNTY OF SANTA ROSA
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF November, 2013, BY OF BEACH COMMUNITY BANK, DEVELOPER, WHO IS PERSONALLY KNOWN TO ME AND DID NOT TAKE AN OATH.

NOTARY PUBLIC
STATE OF FLORIDA
MY COMMISSION EXPIRES

PHAMMIE K. OUELLETTE
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE130910
Expires 10/2/2015

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT SOUNDHAVEN, LLC., AND NAVARRE ASSESTS GROUP, LLC., OWNERS, AND BEACH COMMUNITY BANK, DEVELOPER OF THE LAND DESCRIBED HEREIN AND PLATTED HEREON AS SOUND HAVEN PHASE 2-A, DEDICATE NOTHING TO THE PUBLIC, AND REQUEST THE FILING OF THIS PLAT IN THE PUBLIC RECORDS OF SANTA ROSA COUNTY, FLORIDA.

WITNESS
PRINT NAME Donald Alston
WITNESS
PRINT NAME Sara Meighan
WITNESS
PRINT NAME James Davis
WITNESS
PRINT NAME Victoria L. Benson
WITNESS
PRINT NAME Victoria L. Benson

SOUNDHAVEN, LLC
BY:
ITS: Manager

NAVARRE ASSETS GROUP, LLC
BY:
ITS: Manager

BEACH COMMUNITY BANK
BY:
ITS: SVP

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED; THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT THE SURVEY DATA COMPLIES WITH ALL THE PROVISIONS OF THE FLORIDA PLAT ACT, CHAPTER 177; THAT PERMANENT CONTROL POINTS WILL BE SET AND PERMANENT REFERENCE MONUMENTS HAVE BEEN SET.

11/6/13
KENNETH J. JONES
PROFESSIONAL SURVEYOR AND MAPPER #4653
LICENSED BUSINESS #7919
STATE OF FLORIDA

KJM LAND PLANNING, LLC.
2828 VENETIAN COURT
GULF BREEZE, FL 32561

SEAL

PAGE 1 OF 2

RESTRICTIVE COVENANTS FILED OFFICIAL RECORD BOOK ______ PAGE ______

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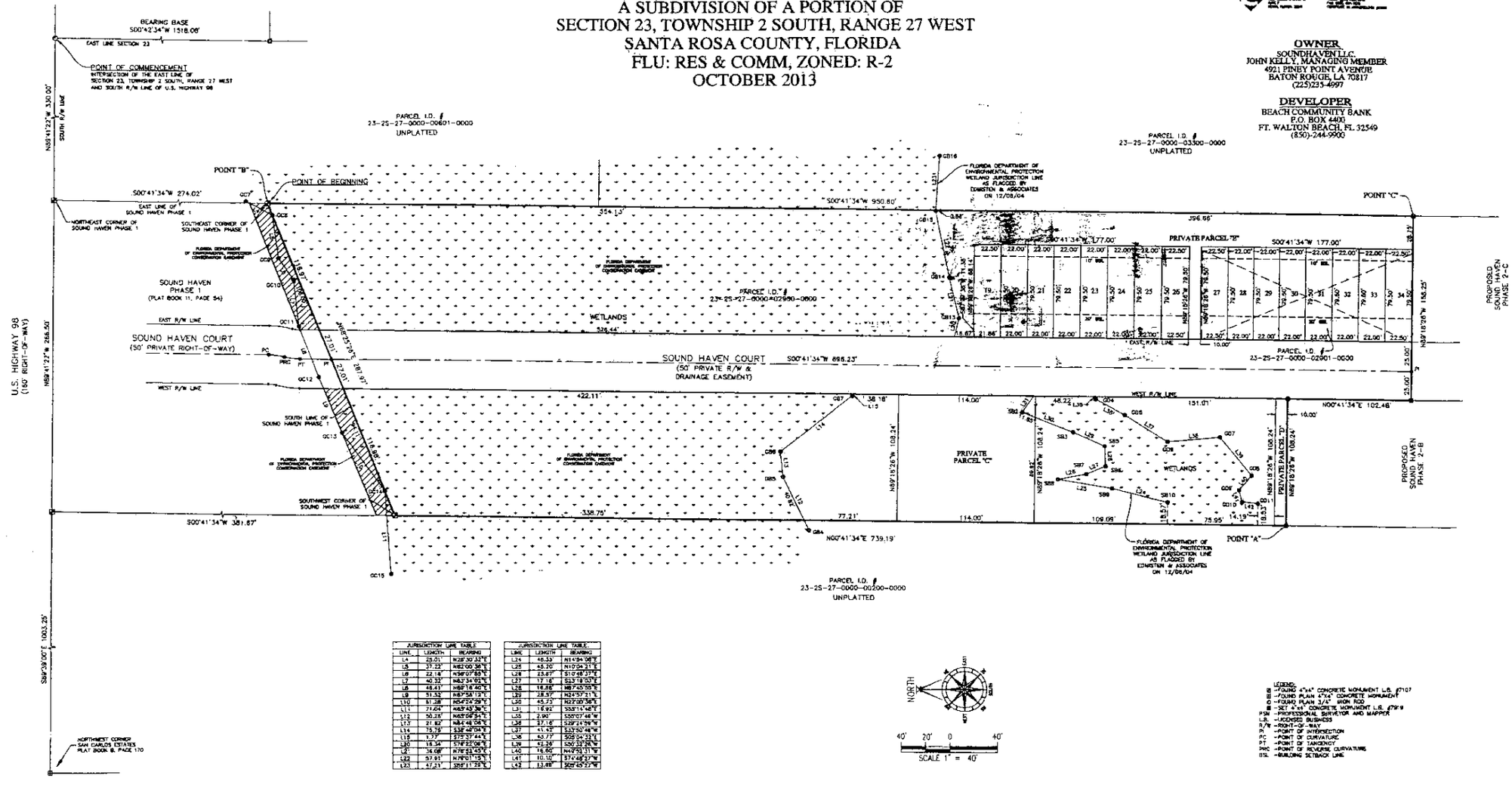

JURISDICTION LINE TABLE		
LINE	LENGTH	BEARING
L1	28.01'	N28°30'32"E
L2	37.22'	N82°00'36"E
L3	22.18'	N39°07'53"E
L4	40.32'	N83°34'05"E
L5	48.41'	N89°18'40"E
L6	51.52'	N67°50'10"E
L7	51.28'	N54°24'29"E
L8	71.24'	N69°43'30"E
L9	50.28'	N65°08'34"E
L10	21.82'	N84°48'04"E
L11	75.79'	S38°48'00"E
L12	1.77'	S75°37'44"E
L13	18.34'	S74°52'06"E
L14	36.08'	N76°43'43"E
L15	57.61'	N79°01'15"E
L16	47.21'	S86°11'29"E

JURISDICTION LINE TABLE		
LINE	LENGTH	BEARING
L24	46.53'	N14°54'06"E
L25	45.20'	N10°04'31"E
L26	25.67'	S10°48'37"E
L27	17.18'	S33°18'03"E
L28	16.86'	N87°45'55"E
L29	28.57'	N24°57'31"E
L30	45.73'	N20°00'58"E
L31	18.92'	S59°11'48"E
L35	2.90'	S30°07'48"W
L36	37.16'	S29°24'59"W
L37	41.19'	S23°50'48"W
L38	43.77'	S05°04'33"E
L39	42.26'	S00°33'26"W
L40	16.80'	N47°53'31"W
L41	10.10'	S71°46'37"W
L42	13.48'	S09°45'27"W

LEGEND:
- ⊙ - FOUND 4"x4" CONCRETE MONUMENT, L.B. #7107
- ⊙ - FOUND PLAIN 4"x4" CONCRETE MONUMENT
- ● - FOUND PLAIN 3/4" IRON ROD
- ■ - SET 4"x4" CONCRETE MONUMENT L.B. #7919
- PSM - PROFESSIONAL SURVEYOR AND MAPPER
- L.B. - LICENSED BUSINESS
- R/W - RIGHT-OF-WAY
- PI - POINT OF INTERSECTION
- PC - POINT OF CURVATURE
- PT - POINT OF TANGENCY
- PRC - POINT OF REVERSE CURVATURE
- BSL - BUILDING SETBACK LINE

RESTRICTIVE COVENANTS FILED OFFICIAL RECORD BOOK ____ PAGE ____

PLAT BOOK 11 PAGE 88

PLAT BK 11 PG 88