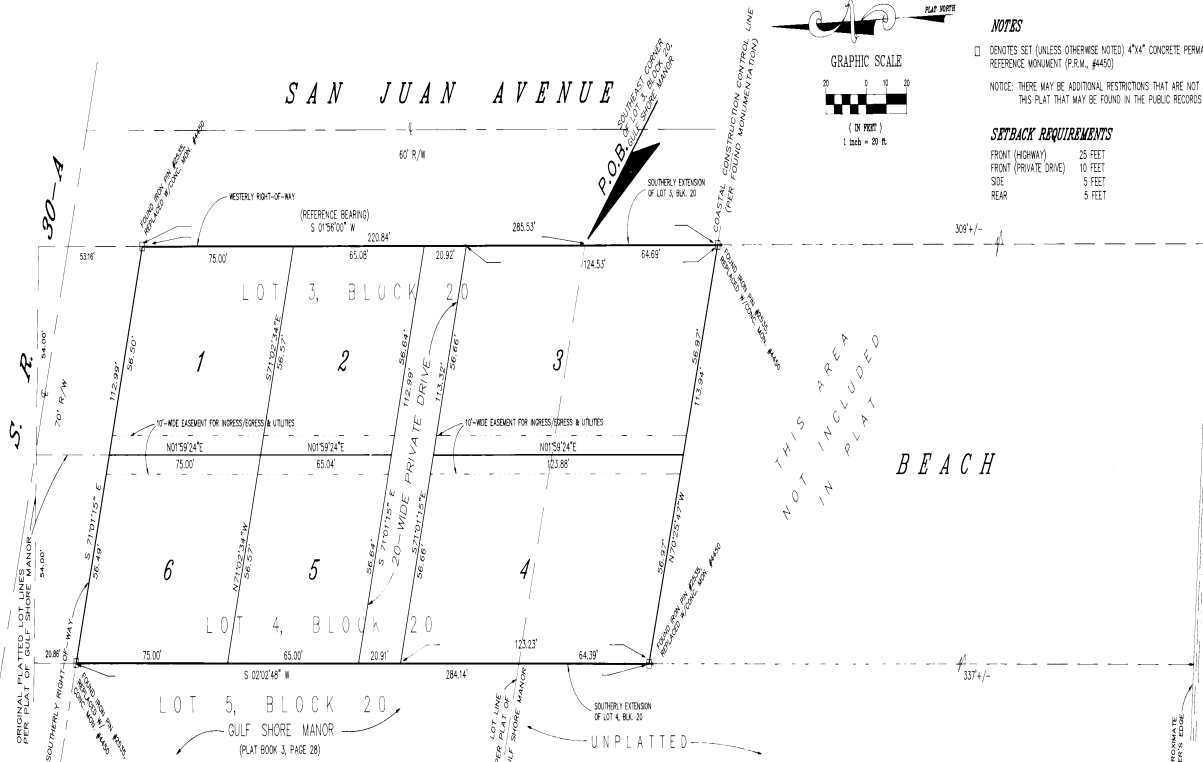


OCEANSIDE SUBDIVISION

A RESUBDIVISION OF A PORTION OF GULF SHORE MANOR (IN PLAT BOOK 3, PAGE 28),
AND PARCEL LYING IN SECTION 23, TOWNSHIP 3 SOUTH, RANGE 19 WEST,
WALTON COUNTY, FLORIDA

PREPARED BY:
JAS CHOCTAW
ENGINEERS, LAND PLANNERS, SURVEYORS
112 TRUXTON AVENUE
FORT WALTON BEACH, FLORIDA 32547



NOTES

- DENOTES SET (UNLESS OTHERWISE NOTED) 4"x4" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M., #4450)
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SETBACK REQUIREMENTS

- FRONT (HIGHWAY) 25 FEET
- FRONT (PRIVATE DRIVE) 10 FEET
- SIDE 5 FEET
- REAR 5 FEET

LEGAL DESCRIPTION:

LOTS 3 AND 4 IN BLOCK 20, GULF SHORE MANOR AS RECORDED IN PLAT BOOK 3, PAGE 28, WALTON COUNTY, FLORIDA, AND A PORTION OF UNPLATTED LAND, MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE SOUTHEAST CORNER OF LOT 3, BLOCK 20, GULF SHORE MANOR, AS RECORDED IN PLAT BOOK 3, PAGE 28, WALTON COUNTY, FLORIDA, THENCE SOUTH 01°58'00" WEST (REFERENCE BEARING) ALONG THE WESTERN RIGHT-OF-WAY LINE OF SAN JUAN AVENUE AND THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 3, A DISTANCE OF 64.69 FEET, THENCE NORTH 70°24'17" WEST, 113.94 FEET TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 4, THENCE NORTH 02°02'48" EAST ALONG SAID SOUTHERLY EXTENSION OF WEST LINE, A DISTANCE OF 284.14 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 30-A, THENCE SOUTH 70°17'17" EAST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 112.89 FEET TO SAID WESTERN RIGHT-OF-WAY LINE OF SAN JUAN AVENUE, THENCE SOUTH 01°56'00" WEST, 223.84 FEET TO THE POINT OF BEGINNING, CONTAINING 0.70 ACRES, MORE OR LESS, ALL IN SECTION 23, TOWNSHIP 3 SOUTH, RANGE 19 WEST, WALTON COUNTY, FLORIDA.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT SILVER REEF DEVELOPMENT, INC. AND FIRST NATIONAL BANK & TRUST, THE OWNERS OF A FEE SIMPLE TITLE COVERING THE LANDS DESCRIBED IN THIS RESUBDIVISION OF A PORTION OF GULF SHORE MANOR, DO DECLARE THAT THEY HAVE CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN HEREON.

Franklin Pope PRESIDENT, SILVER REEF DEVELOPMENT, INC.
John Thomas PRESIDENT, C.E.O., FIRST NATIONAL BANK & TRUST

ACKNOWLEDGEMENT: COUNTY, WALTON - STATE, FLORIDA

BEFORE THE UNDERSIGNED PERSONALLY APPEARED GRADY DON POPE FOR SILVER REEF DEVELOPMENT, INC. AND JOHN THOMAS FOR FIRST NATIONAL BANK & TRUST, KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGEMENT; THEY EXECUTED THE SAME FOR THE USES AND PURPOSES HEREIN SET FORTH, THIS 14th DAY OF August, 1992.

NOTARY PUBLIC, STATE OF FLORIDA: *Osble M. Nasso*

MY COMMISSION EXPIRES: 2001 **ANGELO M. NASSO**
"Notary Public - State of Florida"
My Commission Expires June 04, 1996 (220691)

JOINER & CONSENT TO DEDICATION

FIRST NATIONAL BANK & TRUST, THE HOLDER OF A MORTGAGE ON THE PROPERTY DESCRIBED HEREON AND RECORDED IN O.R. BOOK 209 AT PAGE(S) 209 OF THE PUBLIC RECORDS OF WALTON COUNTY, FLORIDA, DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION AND PLATTING HEREON.

John Thomas PRESIDENT, C.E.O., FIRST NATIONAL BANK & TRUST

ACKNOWLEDGEMENT: COUNTY, WALTON - STATE, FLORIDA

BEFORE THE UNDERSIGNED PERSONALLY APPEARED JOHN THOMAS FOR FIRST NATIONAL BANK & TRUST, KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING JOINER AND CONSENT TO DEDICATION, AND ACKNOWLEDGEMENT HE EXECUTED THE SAME FOR THE USES AND PURPOSES HEREIN SET FORTH, THIS 14th DAY OF August, 1992.

NOTARY PUBLIC, STATE OF FLORIDA: *Osble M. Nasso*

MY COMMISSION EXPIRES: 2001 **ANGELO M. NASSO**
"Notary Public - State of Florida"
My Commission Expires June 04, 1996 (220691)

TITLE OPINION

IT IS THE OPINION OF THE UNDERSIGNED ATTORNEY-AT-LAW LICENSED IN THE STATE OF FLORIDA, THAT TITLE TO THE LANDS DESCRIBED HEREON, LESS AND EXCEPT THE LAND LYING SOUTH OF THE SOUTHERLY LINE OF LOTS 3 AND 4 OF GULF SHORE MANOR, A SUBDIVISION, ACCORDING TO PLAT RECORDED IN PLAT BOOK 3, PAGE 28, PUBLIC RECORDS OF WALTON COUNTY, FLORIDA, IS IN THE NAMES OF THE DEDICATORS AS SHOWN HEREON AND THAT THERE ARE NO UNSATISFIED MORTGAGES ON SAID LAND EXCEPT AS SHOWN HEREON, THIS 14th DAY OF July, 1992.

Michael M. Mead
MICHAEL M. MEAD, ATTORNEY-AT-LAW

COUNTY ENGINEER'S CERTIFICATE

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE COUNTY ENGINEER OF WALTON COUNTY, FLORIDA, AND WAS APPROVED BY HIM ON THE 14th DAY OF Aug, 1992.

COUNTY ENGINEER: *Richard Williams*

WALTON COUNTY PLANNING AND ZONING BOARD APPROVAL

THIS IS TO CERTIFY THAT THIS PLAT WAS PRESENTED TO THE PLANNING AND ZONING BOARD OF WALTON COUNTY, FLORIDA, AND WAS APPROVED BY THEM ON THE 15th DAY OF August, 1992.

Richard Williams
RICHARD WILLIAMS, PLANNING DIRECTOR

UTILITY COMPANY APPROVAL

THIS IS TO CERTIFY THAT THIS PLAT WAS PRESENTED TO THE FLORIDA COMMUNITY SERVICES CORPORATION OF WALTON COUNTY, FLORIDA, AND APPROVED BY THEM ON THE 13 DAY OF Aug, 1992.

AUTHORIZED AGENT: *Clay Wilson*
CLAY WILSON

COUNTY COMMISSIONER'S APPROVAL

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE BOARD OF COUNTY COMMISSIONERS OF WALTON COUNTY, FLORIDA AND APPROVED BY THEM FOR RECORD ON THE 25th DAY OF August, 1992.

John Nasso CHAIRMAN
John Nasso MEMBER
W. F. Males MEMBER
Richard Williams MEMBER

WALTON COUNTY HEALTH DEPARTMENT

THIS IS TO CERTIFY THAT THIS PLAT WAS PRESENTED TO THE HEALTH DEPARTMENT OF WALTON COUNTY, FLORIDA, AND WAS APPROVED BY THEM ON THE 14th DAY OF August, 1992.

ENVIRONMENTAL HEALTH DIRECTOR: *Art Hatten*

SURVEYOR'S CERTIFICATE

I, JOHN A. PROKHASKA, HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT AND THAT IT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED UNDER MY DIRECTION AND SUPERVISION; THAT PLATS HAVE BEEN PLACED AS INDICATED HEREON, AND THAT IT COMPLES WITH ALL PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AS WELL AS THE MINIMUM RECORDING STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

FLORIDA LICENSE NO. 1112 OF 1112 DATE 7/14/92
CERTIFICATE NO. 4350

COUNTY CLERK'S CERTIFICATE

I, CATHERINE KING, CLERK OF THE CIRCUIT COURT OF WALTON COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT COMPLES WITH ALL PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AND WAS FILED FOR RECORD ON THE 14th DAY OF September, 1992, IN PLAT BOOK 9 PAGE 46.

Catherine King
CLERK OF CIRCUIT COURT
WALTON COUNTY, FLORIDA

OCEANSIDE SUBDIVISION
SHEET 1 OF 1
90-006-A

Gulf of Mexico