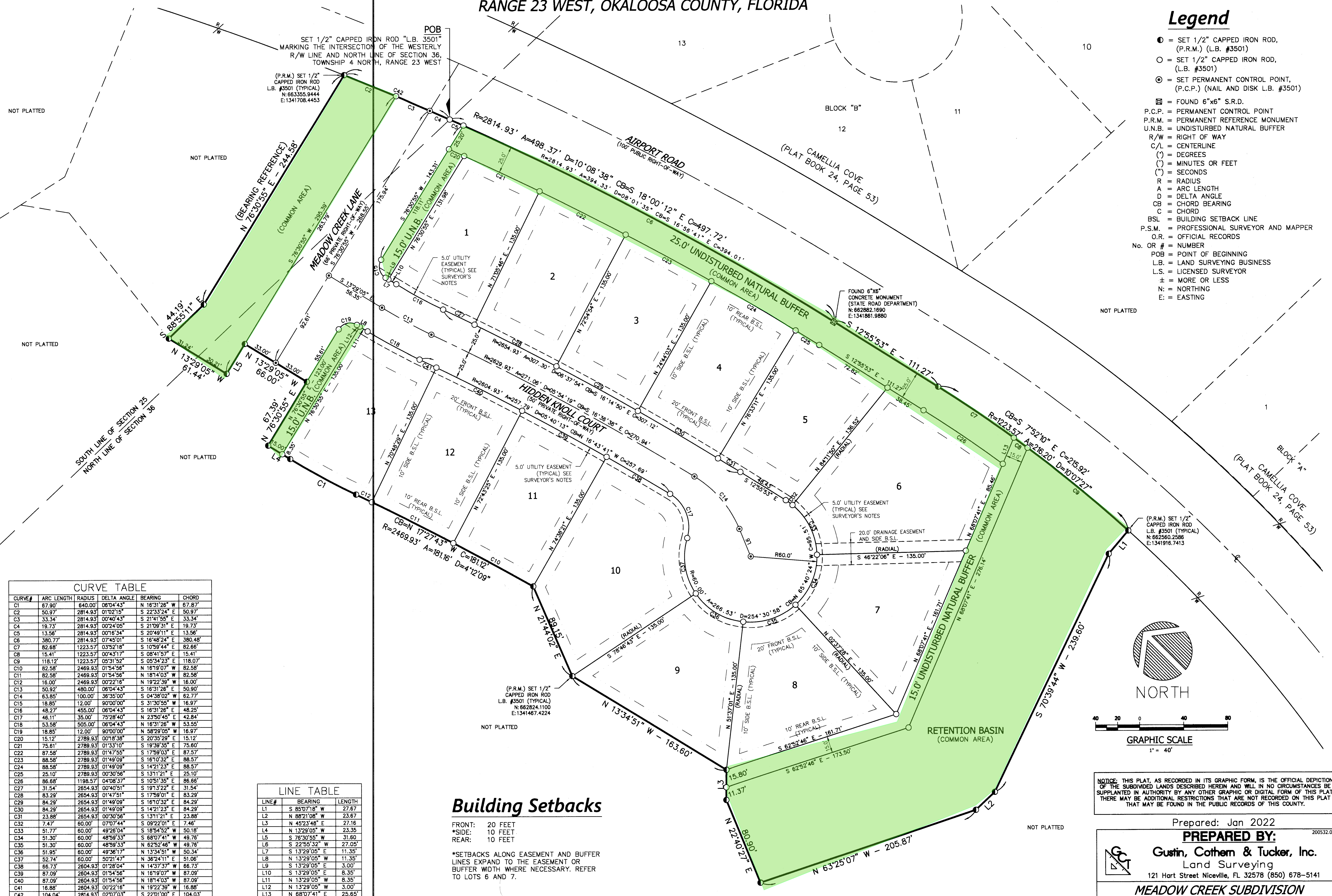


MEADOW CREEK SUBDIVISION

A RESIDENTIAL SUBDIVISION IN SECTIONS 25 AND 36, TOWNSHIP 4 NORTH,
RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA

Legend

- = SET 1/2" CAPPED IRON ROD, (P.R.M.) (L.B. #3501)
- = SET 1/2" CAPPED IRON ROD, (L.B. #3501)
- ⊙ = SET PERMANENT CONTROL POINT, (P.C.P.) (NAIL AND DISK L.B. #3501)
- ⊠ = FOUND 6"x6" S.R.D.
- P.C.P. = PERMANENT CONTROL POINT
- P.R.M. = PERMANENT REFERENCE MONUMENT
- U.N.B. = UNDISTURBED NATURAL BUFFER
- R/W = RIGHT OF WAY
- C/L = CENTERLINE
- (°) = DEGREES
- (') = MINUTES OR FEET
- (") = SECONDS
- R = RADIUS
- A = ARC LENGTH
- D = DELTA ANGLE
- CB = CHORD BEARING
- C = CHORD
- BSL = BUILDING SETBACK LINE
- P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
- O.R. = OFFICIAL RECORDS
- No. OR # = NUMBER
- POB = POINT OF BEGINNING
- L.B. = LAND SURVEYING BUSINESS
- L.S. = LICENSED SURVEYOR
- ± = MORE OR LESS
- N = NORTHING
- E = EASTING



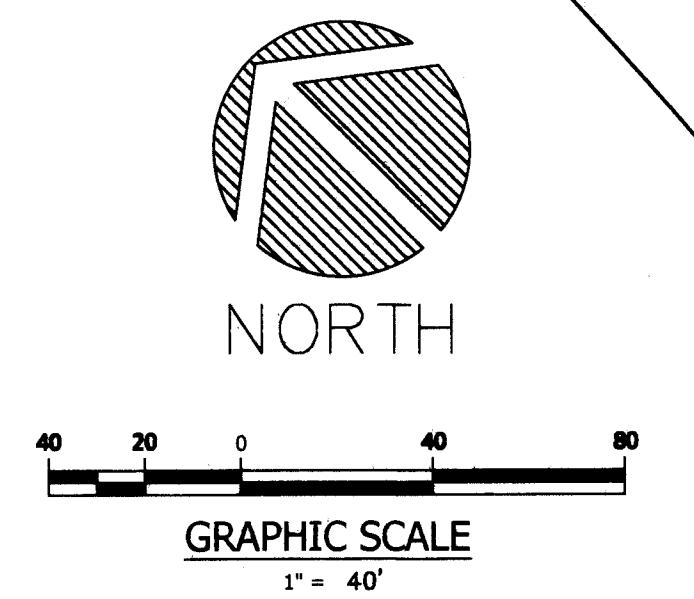
CURVE TABLE				
CURVE#	ARC LENGTH	RADIUS	DELTA ANGLE	BEARING
C1	67.90'	640.00'	06°04'43"	N 16°31'26" W
C2	50.97'	2814.93'	01°02'15"	S 22°33'24" E
C3	33.34'	2814.93'	00°40'43"	S 21°41'55" E
C4	19.73'	2814.93'	00°24'05"	S 21°09'31" E
C5	13.56'	2814.93'	00°16'34"	S 20°49'11" E
C6	380.77'	2814.93'	07°45'01"	S 16°48'24" E
C7	82.88'	1223.57'	03°52'18"	S 10°59'44" E
C8	15.41'	1223.57'	00°43'17"	S 08°41'57" E
C9	118.12'	1223.57'	05°31'52"	S 05°34'23" E
C10	82.58'	2469.93'	01°54'56"	N 16°19'07" W
C11	82.58'	2469.93'	01°54'56"	N 16°19'07" W
C12	16.00'	2469.93'	00°22'10"	N 18°14'03" W
C13	50.92'	480.00'	06°04'43"	S 16°31'26" E
C14	63.85'	100.00'	36°35'00"	S 04°38'02" W
C15	18.85'	12.00'	90°00'00"	S 31°30'55" W
C16	48.27'	455.00'	06°04'43"	S 16°31'26" E
C17	46.11'	35.00'	75°28'40"	N 23°50'45" E
C18	53.58'	505.00'	06°04'43"	N 16°31'26" W
C19	18.85'	12.00'	90°00'00"	S 31°30'55" W
C20	15.12'	2789.93'	00°18'36"	S 20°35'29" E
C21	75.61'	2789.93'	01°33'10"	S 19°39'35" E
C22	87.58'	2789.93'	01°47'55"	S 17°59'03" E
C23	88.58'	2789.93'	01°49'09"	S 16°10'32" E
C24	88.58'	2789.93'	01°49'09"	S 14°21'23" E
C25	25.10'	2789.93'	00°30'56"	S 13°11'21" E
C26	86.68'	1198.57'	04°08'37"	S 10°51'58" E
C27	31.54'	2654.93'	00°40'51"	S 19°17'22" E
C28	83.29'	2654.93'	01°47'51"	S 17°59'01" E
C29	84.29'	2654.93'	01°49'09"	S 16°10'32" E
C30	84.29'	2654.93'	01°49'09"	S 14°21'23" E
C31	23.88'	2654.93'	00°30'56"	S 13°11'21" E
C32	7.47'	60.00'	07°07'44"	S 09°22'01" E
C33	51.77'	60.00'	49°26'04"	S 18°54'52" W
C34	51.30'	60.00'	48°59'33"	S 18°07'41" W
C35	51.30'	60.00'	48°59'33"	S 22°55'32" W
C36	51.95'	60.00'	49°36'17"	N 13°34'51" W
C37	52.74'	60.00'	50°21'47"	N 36°24'11" E
C38	66.73'	2604.93'	01°28'04"	N 14°37'37" W
C39	87.09'	2604.93'	01°54'56"	N 16°19'07" W
C40	87.09'	2604.93'	01°54'56"	N 18°14'03" W
C41	16.88'	2604.93'	00°22'16"	N 19°22'36" W
C42	104.04'	2814.93'	02°07'03"	S 22°01'00" E

LINE TABLE		
LINE#	BEARING	LENGTH
L1	S 85°07'18" W	27.67'
L2	N 88°21'08" W	23.67'
L3	N 45°23'48" E	27.16'
L4	N 13°29'05" W	23.35'
L5	S 78°30'55" W	31.60'
L6	S 22°55'32" W	27.05'
L7	S 13°29'05" E	11.35'
L8	N 13°29'05" W	11.35'
L9	S 13°29'05" E	3.00'
L10	S 13°29'05" E	8.35'
L11	N 13°29'05" W	8.35'
L12	N 13°29'05" W	3.00'
L13	N 68°07'41" E	25.65'

Building Setbacks

FRONT: 20 FEET
*SIDE: 10 FEET
REAR: 10 FEET

*SETBACKS ALONG EASEMENT OR BUFFER LINES EXPAND TO THE EASEMENT OR BUFFER WIDTH WHERE NECESSARY. REFER TO LOTS 6 AND 7.



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 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.

Prepared: Jan 2022

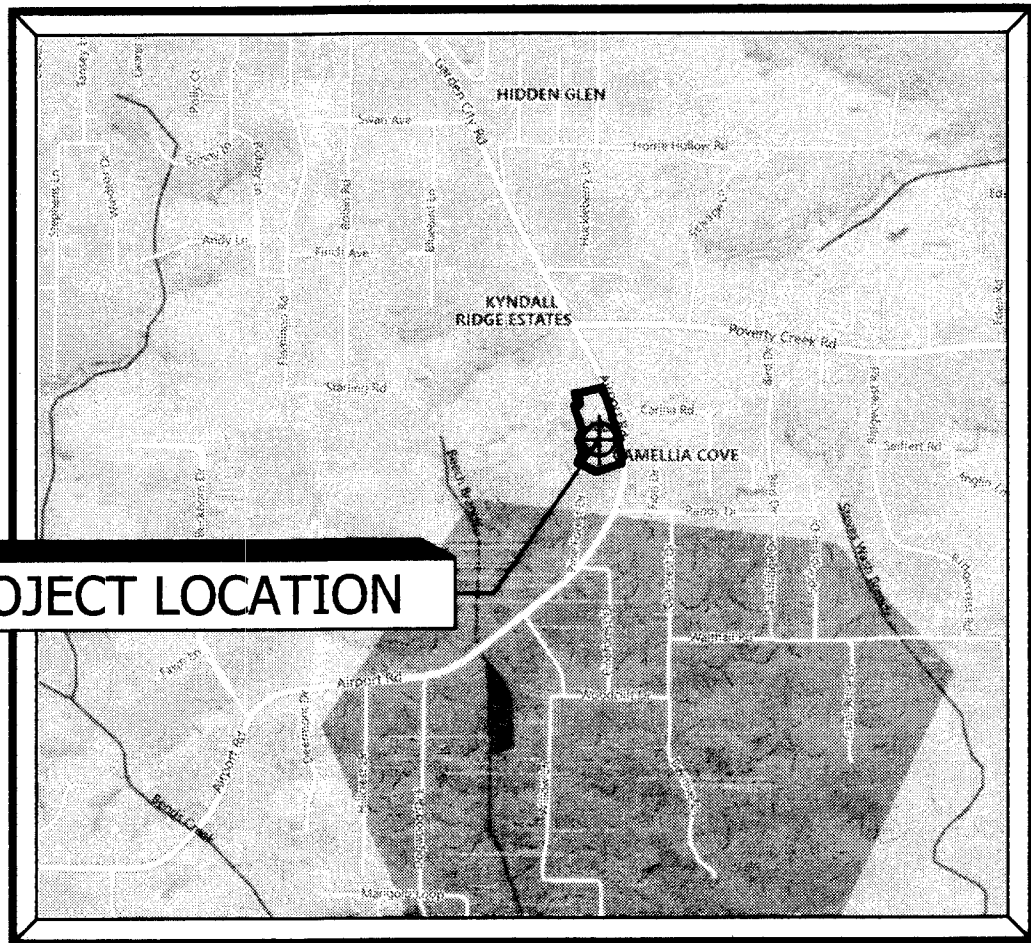
PREPARED BY:

Gustin, Cotham & Tucker, Inc.
Land Surveying
121 Hart Street Niceville, FL 32578 (850) 678-5141

MEADOW CREEK SUBDIVISION
SHEET 2 OF 2

MEADOW CREEK SUBDIVISION

A RESIDENTIAL SUBDIVISION IN SECTIONS 25 AND 36, TOWNSHIP 4 NORTH,
RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA



Vicinity Map
NOT TO SCALE

Dedication:

KNOW ALL MEN BY THESE PRESENTS THAT CRESTVIEW LAND COMPANY, LLC, UNDER THE LAWS OF THE STATE OF FLORIDA AND AS OWNER OF THE LANDS HEREON PLATTED AS "MEADOW CREEK SUBDIVISION, DOES HEREBY DEDICATE AND CONVEY IN FEE SIMPLE, ALL RIGHT-OF-WAYS AND COMMON AREAS AS SHOWN HEREON, TO MEADOW CREEK OWNERS' ASSOCIATION. FURTHERMORE, CRESTVIEW LAND COMPANY, LLC DOES HEREBY GRANT A NON-EXCLUSIVE EASEMENT FOR THE PURPOSES OF INSTALLATION, MAINTENANCE, AND REPAIR OF VARIOUS UTILITIES, INCLUDING, BUT NOT LIMITED TO AUBURN WATER SYSTEMS, CENTURYLINK, COX COMMUNICATIONS, GULF POWER, OKALOOSA GAS DISTRICT, AND OKALOOSA COUNTY WATER AND SEWER, OVER THE RIGHTS-OF-WAY, COMMON AREAS, AND EASEMENTS AS SHOWN HEREON. CRESTVIEW LAND COMPANY, LLC, DOES HEREBY REQUEST THAT THIS PLAT BE RECORDED IN THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.

William Yates III
WILLIAM YATES III, MANAGER
CRESTVIEW LAND COMPANY, LLC

W. Yates III
WITNESS
W. Yates III
WITNESS

Acknowledgment to Dedication:

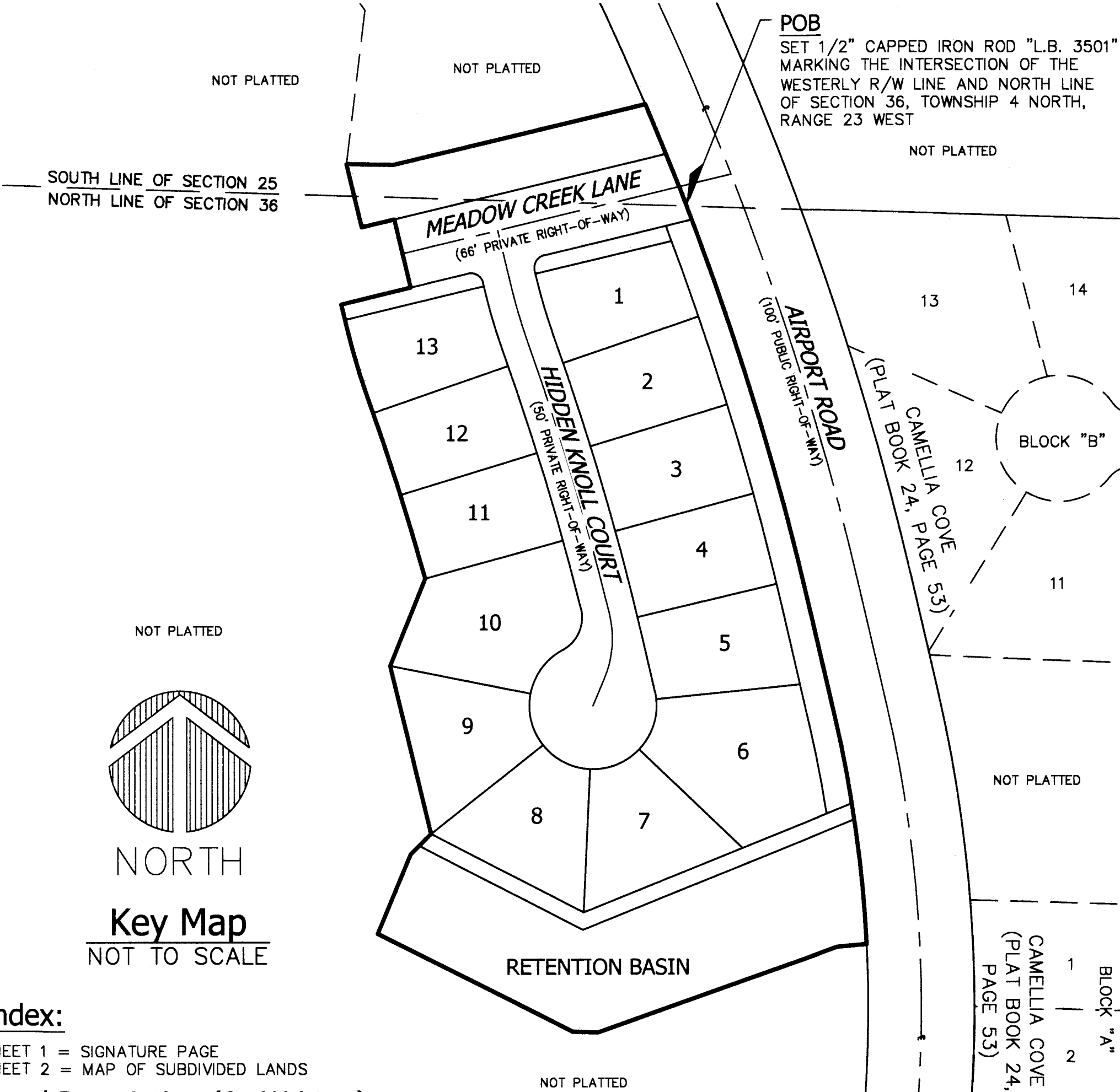
STATE OF FLORIDA, COUNTY OF Harrison
THIS IS TO CERTIFY THAT ON THE 22nd DAY OF February, 2022 BEFORE ME, AN OFFICER DULY AUTHORIZED AND ACTING, PERSONALLY APPEARED WILLIAM YATES/III, AS MANAGER OF CRESTVIEW LAND COMPANY, LLC, WHO IS PERSONALLY KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT OF DEDICATION OR WHO HAS PRODUCED 1/3/2022 AS IDENTIFICATION, AND AS MANAGER OF CRESTVIEW LAND COMPANY, LLC, ACKNOWLEDGED TO AND BEFORE ME THAT SAID INSTRUMENT IS HIS/HER FREE ACT AND DEED.

Hope Owens
NOTARY PUBLIC, STATE OF FLORIDA, COUNTY OF Duval Honcock
MY COMMISSION EXPIRES: 1/6/25

Title Certification:

IT IS THE CERTIFICATION OF THE THE UNDERSIGNED ATTORNEY AT LAW, LICENSED IN THE STATE OF FLORIDA, THAT TITLE TO THE LANDS DESCRIBED HEREON IS IN THE NAMES OF THE DEDICATORS AS SHOWN HEREON, AND THAT THERE ARE NO UNSATISFIED MORTGAGES ON THE LAND.

Adam C. Cobb
ADAM C. COBB, ATTORNEY AT LAW



Index:

SHEET 1 = SIGNATURE PAGE
SHEET 2 = MAP OF SUBDIVIDED LANDS

Legal Description (As Written):

A PARCEL OF LAND, LYING IN SECTIONS 25 AND 36, TOWNSHIP 4 NORTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA, AND BEING BOUNDED TO THE EAST BY THE WESTERLY RIGHT-OF-WAY LINE OF AIRPORT ROAD, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE 1/2 INCH IRON ROD (L.B. #3501) MARKING THE INTERSECTION WITH THE AFORESAID WESTERLY RIGHT-OF-WAY LINE OF AIRPORT ROAD (100 FOOT RIGHT-OF-WAY) AND THE NORTH LINE OF THE AFORESAID SECTION 36, SAID POINT LYING IN A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 2814.93 FEET; THENCE ALONG SAID RIGHT-OF-WAY LINE AND CURVE, THE FOLLOWING THREE (3) CALLS:
1) THROUGH A CENTRAL ANGLE OF 08°01'35", AN ARC DISTANCE OF 394.33 FEET, (CHORD BEARING = S 16°56'41" E, CHORD = 394.01 FEET), TO THE POINT OF TANGENCY OF SAID CURVE;
2) S 12°55'53" E, A DISTANCE OF 111.27 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1223.57 FEET;
3) ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°07'27", AN ARC DISTANCE OF 216.20 FEET, (CHORD BEARING = S 07°52'10" E, CHORD = 215.92 FEET);
THENCE DEPARTING SAID RIGHT-OF-WAY LINE AND CURVE, PROCEED S 85°07'18" W, A DISTANCE OF 27.67 FEET; THENCE S 70°39'44" W, A DISTANCE OF 239.60 FEET; THENCE N 88°21'08" W, A DISTANCE OF 23.67 FEET; THENCE N 63°25'07" W, A DISTANCE OF 205.87 FEET; THENCE N 22°40'27" E, A DISTANCE OF 80.90 FEET; THENCE N 45°23'48" E, A DISTANCE OF 27.16 FEET; THENCE N 13°34'51" W, A DISTANCE OF 163.60 FEET; THENCE N 21°44'02" E, A DISTANCE OF 89.15 FEET TO A POINT ON A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 2469.93 FEET; THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°12'09", AN ARC DISTANCE OF 181.16 FEET, (CHORD BEARING = N 17°27'43" W, CHORD = 181.12 FEET), TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 640.00 FEET; THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°04'43", AN ARC DISTANCE OF 67.90 FEET, (CHORD BEARING = N 16°31'26" W, CHORD = 67.87 FEET), TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N 13°29'05" W, A DISTANCE OF 23.35 FEET; THENCE N 76°30'55" E, A DISTANCE OF 67.39 FEET; THENCE N 13°29'05" W, A DISTANCE OF 66.00 FEET; THENCE S 76°30'55" W, A DISTANCE OF 31.60 FEET; THENCE N 13°29'05" W, A DISTANCE OF 61.44 FEET; THENCE S 88°55'11" E, A DISTANCE OF 44.18 FEET; THENCE N 76°30'55" E, A DISTANCE OF 244.58 FEET TO A POINT LYING IN A CURVE ON THE AFORESAID WESTERLY RIGHT-OF-WAY LINE, SAID CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 2814.93 FEET; THENCE PROCEED ALONG SAID RIGHT-OF-WAY LINE AND CURVE, THROUGH A CENTRAL ANGLE OF 02°07'03", AN ARC DISTANCE OF 104.04 FEET, (CHORD BEARING = S 22°01'00" E, CHORD = 104.03 FEET) TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 6.91 ACRES, MORE OR LESS.

Surveyor's Notes:

- BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTH LINE OF SUBJECT PARCEL, SAID LINE BEARING N 76°30'55" E, AS DETERMINED BY STATE PLANE COORDINATES, FLORIDA NORTH ZONE, NORTH AMERICAN DATUM OF 1983 BASED ON NATIONAL GEODETIC CONTROL NETWORKS AND CONTINUOUSLY OPERATING REFERENCE STATIONS.
- CAPTIONS WHICH APPEAR OUTSIDE THE PLATTED SUBDIVISION ARE FOR CONVENIENCE ONLY, NO CONVEYANCE OR PROMISE TO CONVEY ANY LANDS OR ANY INTEREST IN LANDS OUTSIDE THE SUBDIVISION IS INTENDED OR IMPLIED.
- THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- LINEs EXTENDING FROM CURVED LINES ARE NON-RADIAL UNLESS OTHERWISE SHOWN.
- THIS PLAT HAS BEEN PREPARED FROM A PREVIOUS BOUNDARY SURVEY OF THE SUBJECT PROPERTY PREPARED BY THIS FIRM AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYS AS DEFINED IN FLORIDA ADMINISTRATIVE CODE 5J-17 (FORMERLY CHAPTER 61G17-6) OF THE FLORIDA STATUTES CHAPTER 472.027.
- L1 DENOTES LINE NUMBER 1 AND CORRESPONDING LINE DATUM AS SHOWN IN THE LINE TABLE.
- C1 DENOTES CURVE NUMBER 1, CORRESPONDING CURVE DATUM AS SHOWN IN THE CURVE TABLE AND DISTANCES. SHOWN ALONG CURVED LINES ARE ARC LENGTHS.
- ALL LOT CORNERS SHOWN ON THIS PLAT HAVE BEEN SET IN THE FIELD WITH CAPPED IRON RODS OR PERMANENT CONTROL POINTS (NAIL & DISC.) MARKED CORPORATION NUMBER 3501.
- A UNDERGROUND DISTRIBUTION EASEMENT GRANTED TO GULF POWER COMPANY, A FLORIDA CORPORATION AS RECORDED IN O.R. BOOK 3552, PAGE 3153, AFFECTS THIS PLAT. IT INCLUDES A NON-EXCLUSIVE EASEMENT ALONG THE FRONT 5 FEET OF ALL LOTS (SHOWN HEREON AS THE NON-EXCLUSIVE 5' UTILITY EASEMENT); ALSO INCLUDES A NON-EXCLUSIVE 10 FOOT WIDE EASEMENT CENTERED ON INSTALLED SYSTEMS WITHIN COMMON AREAS.
- RIGHT OF WAY EASEMENT GRANTED TO CHOCTAWHATCHEE ELECTRIC COOPERATIVE (CHELCO) AS RECORDED IN O.R. BOOK 57, PAGE 523, AFFECTS THIS PLAT, AND IS BLANKET IN NATURE. IT ALLOWING FOR RIGHT OF ENTRY, INSTALLATION, AND MAINTAINING OF ELECTRICAL TRANSMISSION OR DISTRIBUTION SYSTEMS.

County Commissioners Approval:

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE BOARD OF COUNTY COMMISSIONERS OF OKALOOSA COUNTY, FLORIDA, AND WAS APPROVED FOR THE RECORD ON THIS 5th DAY OF April, 2022.

Michael J. Taylor
CHAIRMAN
Charles E. Taylor
MEMBER

Tracy A. Smith
MEMBER
Paul M. Smith
MEMBER

MEMBER

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 6.01.053 (THE LAND DEVELOPMENT CODE) HAVE BEEN COMPLETED AND COMPLIED WITH.

County Engineer's Approval:

PRESENTED TO AND APPROVED BY THE COUNTY ENGINEER OF OKALOOSA COUNTY, FLORIDA, THIS 17th DAY OF March, 2022.

Edwin Sanguino
EDWIN SANGUINO, P.E.
COUNTY ENGINEER

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, PART I OF THE FLORIDA STATUTES AND WAS APPROVED BY HIM ON THE 17th DAY OF March, 2022.

Clayton Johnson
CLAYTON JOHNSON, PROFESSIONAL LAND SURVEYOR AND MAPPER NO. 7178
COUNTY LAND SURVEYOR

Certification by Tax Collector:

I, BEN ANDERSON, DO HEREBY CERTIFY THAT TAXES HAVE BEEN PAID FOR THE TAX YEAR 2021 FOR THE PROPERTY DESCRIBED HEREON TO THE BEST OF BY KNOWLEDGE AS OF THE 8th DAY OF March, 2022.

Benjamin F. Anderson
BEN ANDERSON, TAX COLLECTOR
OKALOOSA COUNTY, FLORIDA

County Clerk Certificate of Recording:

J.D. PEACOCK II, CLERK OF THE CIRCUIT COURT, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD ON THE 6th DAY OF April, 2022 IN PLAT BOOK 30, PAGE 40-41.

J.D. Peacock II by Samantha Dasher, DC
J.D. PEACOCK II
CLERK OF CIRCUIT COURT, OKALOOSA COUNTY, FLORIDA

Surveyor's Certificate:

STATE OF FLORIDA, COUNTY OF OKALOOSA

I, ALLEN E. TUCKER, DO HEREBY CERTIFY THAT A SURVEY OF THE LANDS WITHIN THE BOUNDARY OF THIS PLAT HAS BEEN MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND SURVEYED AND THAT THE SURVEY COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES; THAT P.R.M.'S HAVE BEEN SET AS SHOWN AND THAT P.C.P.'S WILL BE SET AS SHOWN AT SUCH TIME WHEN IMPROVEMENTS ARE COMPLETE OR WITHIN ONE YEAR OF THE RECORDING OF THIS PLAT.

Allen E. Tucker 2/16/22
ALLEN E. TUCKER, PROFESSIONAL LAND SURVEYOR AND MAPPER NO. 4584
GUSTIN, COTHERN & TUCKER, INC. L.B. NO. 3501
121 HART STREET, NICEVILLE, FLORIDA 32578
PHONE: (850) 678-5141 FAX: (850) 729-2460

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 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.

Prepared: Jan 2022

PREPARED BY:

Gustin, Cothorn & Tucker, Inc.
Land Surveying

121 Hart Street Niceville, FL 32578 (850) 678-5141

MEADOW CREEK SUBDIVISION

SHEET 1 OF 2