

Houston Place Subdivision Replat

(A Replat of Houston Place Subdivision as recorded in Plat Book 31, Pages 80-81)
(See General Note #10)

Sections 33, Township 4 North, Range 23 West, Okaloosa County, Florida

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT GRANT MOULTON PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS "OWNER" OF THE LANDS HEREON PLATTED AS "HOUSTON PLACE SUBDIVISION", DOES HEREBY DEDICATE AND CONVEY TO THE COUNTY OF OKALOOSA IN FEE SIMPLE, ALL PUBLIC RIGHTS-OF-WAY AND STORM WATER RETENTION AREA AS SHOWN HEREON. FURTHERMORE, OWNER DOES HEREBY GRANT A NON-EXCLUSIVE EASEMENT FOR THE PURPOSES OF INGRESS AND EGRESS, INSTALLATION, MAINTENANCE, AND REPAIR OF VARIOUS UTILITIES, TO SUCH UTILITY SUPPLIERS TO INCLUDE, BUT NOT BE LIMITED TO CENTURY LINK, COX COMMUNICATIONS, FLORIDA POWER & LIGHT, AUBURN WATER SYSTEM, INC., AND OKALOOSA GAS DISTRICT, OVER SAID PUBLIC RIGHTS-OF-WAY AS SHOWN HEREON. ADDITIONALLY, OWNER HEREBY DEDICATES TO THE PUBLIC THE PUBLIC DRAINAGE/ACCESS EASEMENTS AS SHOWN HEREON. FURTHERMORE, OWNER HEREBY REQUESTS THAT THIS PLAT BE RECORDED IN THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.

GRANT MOULTON PROPERTIES, LLC

Grant Moulton
LINC GRANT / MANAGER

Patricia Roberts
WITNESS (SIGNATURE)

Patricia Roberts
PRINT NAME

James Ward Hendrix, II
WITNESS (SIGNATURE)

James Ward Hendrix, II
PRINT NAME

ACKNOWLEDGEMENT TO DEDICATION:

STATE OF FLORIDA, COUNTY OF OKALOOSA
THIS IS TO CERTIFY THAT ON THE 11th DAY OF January, 2025 BEFORE ME BY MEANS OF PHYSICAL PRESENCE, AN OFFICER DULY AUTHORIZED AND ACTING, PERSONALLY APPEARED Grant Moulton, WHO IS PERSONALLY KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT OF DEDICATION OR WHO HAS PRODUCED proper license AS IDENTIFICATION, AND AS MANAGER OF GRANT MOULTON PROPERTIES, LLC ACKNOWLEDGED TO AND BEFORE ME THAT SAID INSTRUMENT IS HIS/HER FREE ACT AND DEED.

David King
NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION EXPIRES: 11-16-26**GENERAL NOTES:**

1. THERE MAY BE ADDITIONAL RIGHTS OF WAY, EASEMENTS, BUILDING SETBACKS, OR OTHER RESTRICTIONS OF RECORD THAT ARE NOT SHOWN. NO CERTIFICATION IS GIVEN THAT ALL RESTRICTIONS OF RECORD ARE SHOWN. ALSO, NO CERTIFICATION IS GIVEN THAT DEED OVERLAPS AND UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS DO NOT EXIST.
2. 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.
3. THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF OKALOOSA COUNTY.
4. THIS PLAT HAS BEEN PREPARED FROM A PREVIOUS BOUNDARY SURVEY OF THE SUBJECT PROPERTY BY LAND ENGINEERING SERVICES, INC. JOB NUMBER 212003 (DATED 09/21/2021), BRAEDEN R.S. SKINNER, P.S.M. FLORIDA LICENCE NO. 7327) AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYS AS DEFINED IN FLORIDA ADMINISTRATIVE CODE 53-17 (FORMERLY CHAPTER 61017-6) OF THE FLORIDA STATUTES CHAPTER 472.027.
5. ALL LOT CORNERS SHOWN ON THIS PLAT HAVE BEEN SET IN THE FIELD WITH CAPPED IRON RODS, CONCRETE MONUMENTS OR PERMANENT CONTROL POINTS (NAIL & DISC). MARKED CORPORATION NUMBER 8227.
6. NO ENVIRONMENTAL JURISDICTIONAL LINES HAVE BEEN DETERMINED BY FGS SURVEYORS.
7. THE DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
8. THE INTENDED USE OF THE STATE PLANE COORDINATES IS FOR GIS BASE MAPPING PURPOSES. THE GEODETIC CONTROL RELIED UPON FOR THESE VALUES WAS THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN) VIRTUAL REFERENCE STATION (VRS) SOLUTION BASED ON REAL TIME KINEMATIC (RTK) OBSERVATIONS TAKEN ON JANUARY 7, 2020.
9. BEARINGS SHOWN HEREON ARE REFERENCED TO THE EAST RIGHT-OF-WAY LINE OF HOUSTON LANE. BEARINGS SHOWN HEREON ARE REFERENCED TO THE WEST PROPERTY LINE, SAID LINE BEARING S02°22'12"W AS ESTABLISHED BY STATE PLANE COORDINATES, FLORIDA NORTH ZONE, NORTH AMERICAN DATUM OF 1983.
10. CHANGES MADE TO THE ORIGINAL PLAT ARE AS FOLLOWS. THE STREETS WERE CHANGED FROM PRIVATE TO PUBLIC AND THE DEDICATION WAS CHANGED TO REFLECT SIMILAR CHANGES. NO CHANGES WERE MADE TO ANY OF THE GEOMETRY OF THE PLAT.

LEGAL DESCRIPTION

A PORTION OF THAT PROPERTY DESCRIBED IN BOOK 3571, PAGE 2177, OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 SECTION 33, TOWNSHIP 4 NORTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA, LESS AND EXCEPT THE PROPERTY CONVEYED IN O.R. BOOK 2812, PAGE 2879, AND IN O.R. BOOK 3315, PAGE 691, OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.

COUNTY CLERK'S APPROVAL:

Brad E. Embry
I, Brad E. Embry, CLERK OF THE CIRCUIT COURT OF OKALOOSA COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD ON THE 4 DAY OF February, 2025, IN PLAT BOOK 31, PAGE 90-91.

Brad E. Embry
CLERK OF THE CIRCUIT COURT OF OKALOOSA COUNTY, FLORIDA

COUNTY ENGINEER'S CERTIFICATE:

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO AND APPROVED BY THE COUNTY ENGINEER OF OKALOOSA COUNTY, FLORIDA THIS 29 DAY OF JANUARY, 2025.

W. J. H. H.
COUNTY ENGINEER
REGISTRATION # 98874

COUNTY SURVEYOR'S APPROVAL:

THIS IS TO CERTIFY THAT THIS PLAT, "HOUSTON PLACE SUBDIVISION", WAS REVIEWED AND MEETS THE REQUIREMENTS OF CHAPTER 177, PART 1 & PART 2, FLORIDA STATUTES AND WAS APPROVED ON January 29, 2025.

Chris M. John
OKALOOSA COUNTY SURVEYOR
FLORIDA CERTIFICATE NUMBER 7178

OKALOOSA COUNTY STATEMENT:

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 6.01.052 AND 6.01.053 OF THE OKALOOSA COUNTY LAND DEVELOPMENT CODE HAVE BEEN COMPLETED AND COMPLIED WITH.

BOARD OF COUNTY COMMISSIONERS' APPROVAL AND ACCEPTANCE:

THIS IS TO CERTIFY THAT THIS PLAT WAS PRESENTED TO THE BOARD OF COUNTY COMMISSIONERS OF OKALOOSA COUNTY, FLORIDA AND WAS APPROVED BY THE BOARD ON THE 4th DAY OF February, IN THE YEAR 2025; THIS APPROVAL BY THE BOARD IS SUBJECT TO ALL THE CONDITIONS, ALLOWANCES AND LIMITATIONS AS DEFINED BY OKALOOSA COUNTY DEVELOPMENT FOR THIS PLAT AND AS DEDICATED, NOTICED AND GRAPHICALLY SHOWN ON THIS PLAT AS EVIDENCED BY THE SIGNATURE OF THE CHAIRMAN BELOW.

Chris M. John
CHAIRMAN

Chris M. John

Chris M. John

UTILITY COMPANY APPROVAL AND CERTIFICATION:

(AUBURN WATER SYSTEM, INC.)

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN PRESENTED TO THE Water Resource Mgr. OF AUBURN WATER SYSTEM, INC., AND SAID UTILITY COMPANY DOES HEREBY APPROVE AND CERTIFY THAT SAID UTILITY COMPANY HAS THE CAPACITY TO PROVIDE THE SERVICES INDICATED ABOVE AND WILL PROVIDE SAID SERVICES INDICATED ABOVE AND ENSURE THAT THE CORRECT AND COMPLETE INSTALLATION AND MAINTENANCE OF THE ABOVE UTILITY SYSTEMS ARE INSTALLED IN CONJUNCTION WITH THIS PLAT, CERTIFIED ON THIS DATE, THE 07 DAY OF JAN, 2025.

William H. Lundy
AUBURN WATER SYSTEM, INC. - AUTHORIZED AGENT SIGNATURE

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 IS IN THE NAMES OF THE DEDICATORS AS SHOWN HEREON AND THAT THERE ARE NO UNSATISFIED MORTGAGES ON THE LAND.

J. R. S.
NAME: Jas. R. Moulton

BAR NUMBER: 0150126

CERTIFICATION BY TAX COLLECTOR:

I, BEN ANDERSON, DO HEREBY CERTIFY THAT TAXES HAVE BEEN PAID FOR THE TAX YEAR 2024 FOR THE PROPERTY DESCRIBED HEREON TO THE BEST OF MY KNOWLEDGE AS OF THE 8th DAY OF January, 2025.

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

NOTICE:

PURSUANT TO CHAPTER 177.091 (27):

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.

PURSUANT TO CHAPTER 177.091 (28):

ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION DOES NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

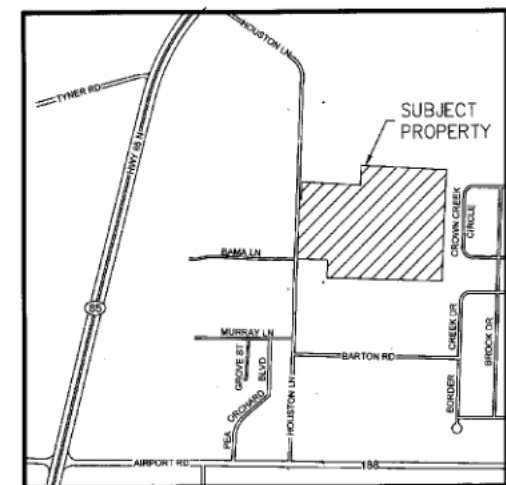
SURVEYOR'S CERTIFICATE:

THE UNDERSIGNED HEREBY ACKNOWLEDGES THAT THIS PLAT WAS PREPARED UNDER HIS DIRECTION AND SUPERVISION, PERMANENT REFERENCE MONUMENTS HAVE BEEN SET, AND THAT THIS PLAT WAS PREPARED IN COMPLIANCE WITH THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1 & PART 2, PLATTING, OF THE FLORIDA STATUTES.

Horace Wayne Walker, Jr.
HORACE WAYNE WALKER, JR. | P.S.M. No. 5029
DOUGLAS W. COTHERN | P.S.M. No. 6508
FGS-SURVEYORS | FLORIDA LB No. 8227
403 BOB SIKES BOULEVARD
FORT WALTON BEACH, FL 32547
(833) 787-8627 ~ TELEPHONE

**LEGEND:**

- = DISTANCE NOT TO SCALE
- L.B. = LICENSED BUSINESS
- L.S. = LICENSED SURVEYOR
- P.S.M. = PROFESSIONAL SURVEYOR
- AC. = ACRES
- P.B. = PLAT BOOK / PAGE
- D.B. = DEED BOOK / PAGE
- ± = MORE OR LESS
- R/W = RIGHT OF WAY
- CL = CENTERLINE
- FCM = FOUND CONCRETE MONUMENT
- FR = FOUND IRON ROD
- FND = FOUND NAIL AND DISK
- SR = SET IRON ROD
- SCM = SET CONCRETE MONUMENT
- ID = IDENTIFICATION
- NO ID = NO IDENTIFICATION
- NAD = NORTH AMERICAN DATUM
- NAVD = NORTH AMERICAN VERTICAL DATUM
- POC = POINT OF COMMENCEMENT
- POB = POINT OF BEGINNING
- R = RADIUS
- A = ARC LENGTH
- CA = DELTA ANGLE
- CB = CHORD BEARING
- C = CHORD
- CJ = CURVE NUMBER, SEE CURVE TABLE SHEET 2
- CONC. = CONCRETE
- = CENTERLINE OF RIGHT-OF-WAY
- = ASPHALT PAVEMENT
- = CURB AND GUTTER
- = CONCRETE PAD
- = EXISTING DIRT ROAD
- = BUILDING SETBACK LINE (BSL)
- = EASEMENT LINE
- ⊗ = (FCM) FOUND 4"x4" CONCRETE MONUMENT, NO IDENTIFICATION
- ⊙ = (SR) SET 5/8" CAPPED IRON ROD, L.B. #2027
- ⊙ = (FR) FOUND 1/2" CAPPED IRON ROD, NO IDENTIFICATION
- ⊙ = (FR) FOUND 1/2" CAPPED IRON ROD, IDENTIFICATION NUMBER FURNISHED
- ⊙ = (NDF) FOUND NAIL & DISK, IDENTIFICATION NUMBER FURNISHED
- ⊙ = (POB) SET PK NAIL AND DISK, L.B. #2027

**LOCATION MAP**

Sec 33 T 4N R 23W
OKALOOSA County, FL 32547
0206 1-31-25



FGS-SURVEYORS
(833) 787-8627 | WWW.FGS-SURVEYORS.COM
403 BOB SIKES BOULEVARD
FORT WALTON BEACH, FL 32547

SHEET
1 OF 2MAP#
230048

BUILDING SETBACKS:

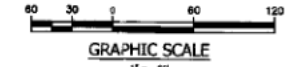
FRONT PROPERTY LINE = 20.00'
REAR PROPERTY LINE = 10.00'
SIDE PROPERTY LINE = 10.00'

Houston Place Subdivision Replat

(A Replat of Houston Place Subdivision as recorded in Plat Book 31, Pages 80-81)
(See General Note #10)

Sections 33, Township 4 North, Range 23 West, Okaloosa County, Florida

NORTH



LEGEND:

- = DISTANCE NOT TO SCALE
- L.B. = LICENSED BUSINESS
- L.S. = LICENSED SURVEYOR
- P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
- AC. = ACRES
- P.B. = PLAT BOOK / PAGE
- D.B. = DEED BOOK / PAGE
- ± = MORE OR LESS
- R/W = RIGHT OF WAY
- C = CENTERLINE
- FCM = FOUND CONCRETE MONUMENT
- FR = FOUND IRON ROD
- FN = FOUND NAIL AND DISK
- SR = SET IRON ROD
- SCM = SET CONCRETE MONUMENT
- ID = IDENTIFICATION
- NO ID = NO IDENTIFICATION
- NAD = NORTH AMERICAN DATUM
- NADVD = NORTH AMERICAN VERTICAL DATUM
- POC = POINT OF COMMENCEMENT
- POB = POINT OF BEGINNING
- R = RADIUS
- A = ARC LENGTH
- CA = DELTA ANGLE
- CB = CHORD BEARING
- C = CHORD
- C# = CURVE NUMBER, SEE CURVE TABLE SHEET 2
- CONC. = CONCRETE
- = CENTERLINE OF RIGHT-OF-WAY
- = ASPHALT PAVEMENT
- = CURB AND GUTTER
- = CONCRETE PAD
- = EXISTING DIRT ROAD
- = BUILDING SETBACK LINE (BSL)
- = EASEMENT LINE
- ⊠ = (FCM) FOUND 4"x4" CONCRETE MONUMENT, NO IDENTIFICATION
- ⊙ = (SR) SET 5/8" CAPPED IRON ROD, L.B. #2227
- ⊙ = (FR) FOUND 1/2" CAPPED IRON ROD, NO IDENTIFICATION
- ⊙ = (FR) FOUND 1/2" CAPPED IRON ROD, IDENTIFICATION NUMBER FURNISHED
- ⊙ = (ND) FOUND NAIL & DISK, IDENTIFICATION NUMBER FURNISHED
- ⊙ = (POC) SET PK NAIL AND DISK, L.B. #2227

CURVE TABLE					
CURVE#	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	25.00'	38.67'	88°37'15"	34.92'	N42°23'40"W
C2	25.00'	39.27'	90°00'00"	35.36'	N46°54'52"E
C3	25.00'	39.27'	90°00'00"	35.36'	N43°05'08"W
C4	25.00'	39.27'	90°00'00"	35.36'	N48°54'52"E
C5	33.00'	6.23'	147°17'01"	6.21'	S80°56'31"E
C6	33.00'	11.33'	184°40'30"	11.28'	S83°57'02"E
C7	39.00'	58.70'	33°56'25"	57.85'	N71°06'49"W
C8	33.00'	19.57'	33°56'25"	18.28'	N71°06'49"W
C9	39.00'	58.88'	33°57'31"	57.82'	S71°06'22"E
C10	31.00'	2.24'	124°30'	2.24'	S88°47'23"E
C11	31.00'	36.47'	22°57'47"	36.23'	N70°01'28"E
C12	31.00'	36.47'	22°57'47"	36.23'	N56°03'41"E
C13	31.00'	36.47'	22°57'47"	36.23'	N33°05'54"E
C14	31.00'	31.28'	194°22'08"	31.14'	N11°48'36"W
C15	31.00'	142.84'	90°00'00"	128.69'	N43°05'08"W
C16	39.00'	53.11'	30°44'51"	52.49'	S78°32'27"W
C17	33.00'	16.50'	32°07'38"	16.26'	N77°13'50"E
C18	33.00'	17.71'	30°44'51"	17.50'	S78°32'27"W
C19	39.00'	55.91'	32°07'38"	54.79'	N77°13'50"E
C20	25.00'	39.87'	81°22'45"	35.78'	S47°36'15"W
C21	25.00'	39.27'	90°00'00"	35.36'	S43°05'08"E
C22	25.00'	39.27'	90°00'00"	35.36'	N46°54'52"E
C23	25.00'	39.27'	90°00'00"	35.36'	N43°05'08"W
C24	25.00'	39.27'	90°00'00"	35.36'	S46°54'52"W
C25	25.00'	39.27'	90°00'00"	35.36'	S43°05'08"E
C26	25.00'	39.27'	90°00'00"	35.36'	N46°54'52"E
C27	25.00'	39.27'	90°00'00"	35.36'	N43°05'08"W
C28	66.00'	37.01'	32°07'38"	36.52'	S77°13'50"W
C29	66.00'	35.42'	30°44'51"	34.99'	S78°32'27"W
C30	58.00'	91.11'	90°00'00"	82.02'	N43°05'08"W
C31	58.00'	91.11'	90°00'00"	82.02'	N46°54'52"E
C32	66.00'	39.12'	33°57'31"	38.55'	S71°06'22"E
C33	66.00'	39.13'	33°58'25"	38.56'	S71°06'49"E

BROOK : ESTATES PHASE II SUBDIVISION
(P.B. 22, PG. 86)
ZONE: R-1
FLUM: LDR
(IMPROVED RESIDENTIAL)

LINE TABLE		
LINE#	DISTANCE	BEARING
L1	6.00'	S89°05'08"E
L2	5.66'	N68°23'00"W