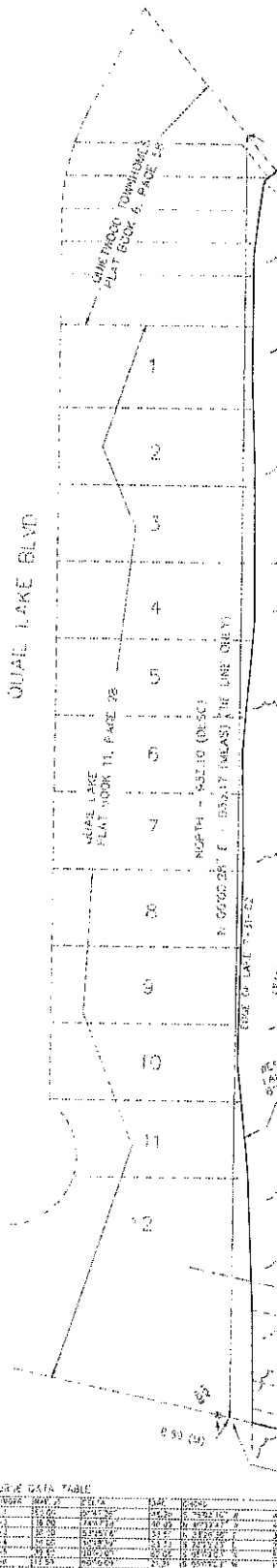
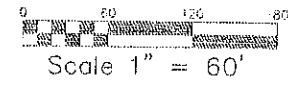


# QUAIL LAKE TOWNHOMES

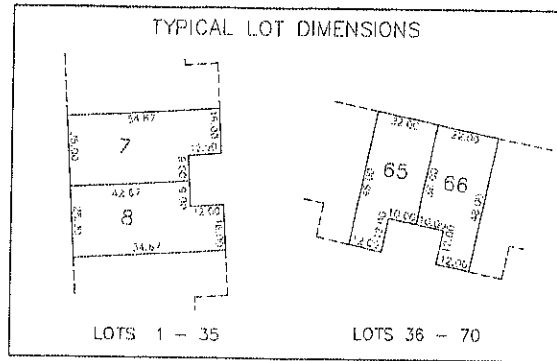
A 72 LOT SUBDIVISION IN DESTIN, FLORIDA. ALL LYING IN UN-SECTIONALIZED TOWNSHIP 2 SOUTH, RANGE 22 WEST, OKALOOSA COUNTY, FLORIDA.



PREPARED BY:  
 PANHANDLE ASSOCIATES, INC.  
 701-A EDGE STREET  
 FT. WALTON BEACH, FL. 32547  
 850-854-1968



**EASEMENT NOTE**  
 PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES PROVIDED HOWEVER THAT SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL NOT INTERFERE WITH THE FACILITIES AND SERVICES OF ANY EXISTING TELEPHONE, GAS OR OTHER PUBLIC UTILITY.



**COMMON AREA NOTE:**  
 ALL OF THE AREA CONTAINED WITHIN THE BOUNDARY OF THIS PLAT SHALL BE COMMON AREA WITH THE EXCEPTION OF THE AREA WITHIN EACH NUMBERED LOT.

**LEGAL DESCRIPTION**  
 COMMENCE AT AN IRON PIPE MARKING ON THE INTERSECTION OF THE PROPOSED CENTERLINE OF 30-FOOT AIRPORT ROAD, 100 FEET SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF A GULF POWER COMPANY EASEMENT (100 FEET RIGHT-OF-WAY) AND THE SOUTH RIGHT-OF-WAY LINE OF THE KELLY-HENDERSON BOUNDARY. THENCE NORTH 75-00' WEST ALONG SOUTHERLY RIGHT-OF-WAY OF SAID GULF POWER COMPANY EASEMENT A DISTANCE OF 300.00 FEET TO THE RIGHT-OF-WAY OF AIRPORT RD. (30'-0" R/W) AND THE POINT OF BEGINNING (P.O.B.); THENCE CONTINUE SOUTHWEST ALONG SAID SOUTHERLY RIGHT-OF-WAY OF GULF POWER EASEMENT A DISTANCE OF 807.24 FEET TO THE WEST EDGE OF QUAIL LAKE (FORMERLY FINGER LAKE); THENCE BEARER BOUNDARY ALONG THE WEST EDGE OF QUAIL LAKE (FORMERLY FINGER LAKE) AND THE EAST BOUNDARY OF LAKEWOOD TOWNHOMES AS BEARER IN DEED # 2004-03, BEARING AN ANGLE OF 233.42 DEGREES TO THE SOUTHERLY RIGHT-OF-WAY OF AIRPORT RD. THENCE SOUTH 39-50' EAST ALONG SAID RIGHT-OF-WAY OF AIRPORT RD. A DISTANCE OF 337.43 FEET TO THE S.E. CORNER, CONTINUE TO THE SOUTHWEST, MAKING A RADIUS OF 157.42 FEET AND A CENTRAL ANGLE OF 129.60 DEGREES, BEARING ANGLE A DISTANCE OF 111.62 FEET TO THE P.O.B. BEARING AN ANGLE OF 209-54' SOUTH-RANGE 22 WEST, OKALOOSA COUNTY, FLORIDA. FOR TAKE 10074 ACRES, MORE OR LESS, SUBJECT TO THE APPLICABLE RIGHTS OF GULF POWER COMPANY ALONG THE BOUNDARIES, 90 FEET THEREOF.

- NOTES:**
1. DIMENSIONS ARE IN ACCORDANCE WITH THE CITY STANDARDS AND ARE SHOWN PERIODICALLY AND PERMANENTLY.
  2. PERMITS REQUIRED PERMANENT EASEMENTS.
  3. PERMITS REQUIRED PERMANENT EASEMENTS.
  4. BEARINGS BASED UPON BOUNDARY IN DEED # 2004-03.
  5. BEARINGS AND DISTANCES REFERRED TO IN THIS PLAT ARE SUBJECT TO THE SURVEY RECORDS OF THE SURVEYOR'S OFFICE.
  6. PERMITS REQUIRED PERMANENT EASEMENTS.
  7. PERMITS REQUIRED PERMANENT EASEMENTS.
  8. PERMITS REQUIRED PERMANENT EASEMENTS.
  9. PERMITS REQUIRED PERMANENT EASEMENTS.
  10. PERMITS REQUIRED PERMANENT EASEMENTS.
  11. PERMITS REQUIRED PERMANENT EASEMENTS.
  12. PERMITS REQUIRED PERMANENT EASEMENTS.
  13. PERMITS REQUIRED PERMANENT EASEMENTS.
  14. PERMITS REQUIRED PERMANENT EASEMENTS.

LOT NO.	AREA (SQ. FT.)	AREA (SQ. YD.)
1	3,450	79
2	3,450	79
3	3,450	79
4	3,450	79
5	3,450	79
6	3,450	79
7	3,450	79
8	3,450	79
9	3,450	79
10	3,450	79
11	3,450	79
12	3,450	79
13	3,450	79
14	3,450	79
15	3,450	79
16	3,450	79
17	3,450	79
18	3,450	79
19	3,450	79
20	3,450	79
21	3,450	79
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26	3,450	79
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30	3,450	79
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32	3,450	79
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35	3,450	79
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37	3,450	79
38	3,450	79
39	3,450	79
40	3,450	79
41	3,450	79
42	3,450	79
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44	3,450	79
45	3,450	79
46	3,450	79
47	3,450	79
48	3,450	79
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61	3,450	79
62	3,450	79
63	3,450	79
64	3,450	79
65	3,450	79
66	3,450	79
67	3,450	79
68	3,450	79
69	3,450	79
70	3,450	79
71	3,450	79
72	3,450	79

**AIRPORT NOISE ZONE NOTE:**  
 THIS MAP IS TO BE IN ACCORDANCE WITH THE CITY OF DESTIN, FLORIDA, AIRPORT NOISE ZONE MAP. THE PROPERTIES ARE IDENTIFIED HEREON AS BEING IN THE AIRPORT NOISE ZONE. A DETERMINATION SHALL BE OBTAINED FROM THE CITY OF DESTIN, FLORIDA, AS TO WHETHER OR NOT THE PROPERTIES ARE IDENTIFIED AS BEING IN THE AIRPORT NOISE ZONE. THIS STATEMENT SHALL BE COMPLETED AND FILED WITH THE PROPERTY DEED FOR ALL RESIDENTIAL PROPERTY LOCATED IN NOISE ZONE "C".

**NOTICE:**  
 THIS PLAT, AS REQUIRED IN ITS GRAPHIC FORM IS THE OFFICIAL RECORD OF THE SUBDIVISION. LANDS DESIGNATED HEREON AND ALL, IN NO CIRCUMSTANCES BE SUPPLEMENTED IN ALTERNATE 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.

**DEDICATION**  
 THIS SUBDIVISION IS TO BE USED AS QUAIL LAKE TOWNHOMES, AND AS SUCH HEREON HAS BEEN MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNERS, COUNTY AND DEVELOPMENT. THE COMMON AREAS SHALL BE DEDICATED TO THE QUAIL LAKE TOWNHOMES COMMON ASSOCIATION WHICH SHALL BE FULLY RESPONSIBLE FOR THE MAINTENANCE THEREOF. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR THE INSTALLATION AND MAINTENANCE OF GULF POWER UTILITIES. THE PATHWAY EASEMENT WITHIN THE 100 FOOT GULF POWER EASEMENT IS HEREBY DEDICATED. NO OTHER DEDICATION OF LANDS IS HEREBY MADE.  
 SIGNED: COURTNEY DEVELOPMENT, L.L.C.  
 Richard H. Hill, AS PRESIDENT

**ACKNOWLEDGMENT**  
 THE FOREGOING INSTRUMENT WAS EXECUTED BEFORE ME THIS 11th DAY OF November 2004 BY COURTNEY DEVELOPMENT, L.L.C. AS PRESIDENT OF COURTNEY DEVELOPMENT, L.L.C. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED PERSONALLY KNOWN IDENTIFICATION.  
 Scott Russell, (Signature)  
 NOTARY PUBLIC, STATE OF FLORIDA  
 MY COMMISSION EXPIRES 12/31/2007

**JOINER AND CONSENT TO DEDICATION**  
 COLUMBIA BANK, A.B.A. AS HOLDER OF A MORTGAGE LEND ON OTHER ENCUMBRANCE UNDER THE DEEDS HEREON SUBDIVIDED AS QUAIL LAKE TOWNHOMES, DOES HEREBY JOIN AND CONSENT TO THE SUBDIVISION AND PLATING OF SAID PROPERTY FOR THE USES AND PURPOSES HEREIN SET FORTH.  
 Scott Gasham, (Signature)  
 BY SCOTT GASHAM AS AREA PRESIDENT

**ACKNOWLEDGMENT**  
 THE FOREGOING INSTRUMENT WAS EXECUTED BEFORE ME THIS 1st DAY OF November 2004 BY MELONEY KAY HOWELL AS AREA PRESIDENT OF COLUMBIA BANK, A.B.A. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED PERSONALLY KNOWN IDENTIFICATION.  
 Meloney Kay Howell, (Signature)  
 MELONEY KAY HOWELL BY COMMISSION EXPIRES 12/31/2007  
 NOTARY PUBLIC, STATE OF FLORIDA  
 MY COMMISSION EXPIRES 2/10/08

**TITLE OPINION**  
 IT IS THE OPINION OF THE UNDERSIGNED ATTORNEY AT LAW, LICENSED IN FLORIDA, THAT TITLE TO THE PROPERTY SUBDIVIDED HEREON IS IN THE NAME OF THE DEDICATORS AS SHOWN ABOVE AND THAT THERE ARE NO UNRECORDED BURDENS, EASEMENTS OR OTHER RIGHTS IN THE PROPERTY AND CONSENTED TO BY MICHAEL B. HANCOCK, ATTORNEY AT LAW.  
 Michael B. Hancock, (Signature)

**CITY OF DESTIN COUNCIL APPROVAL**  
 THE CITY COUNCIL OF DESTIN, FLORIDA, HAS REVIEWED THE PLAT AND HAS APPROVED THE PLAT FOR RECORDING ON THIS 1st DAY OF November 2004. DOES HEREBY APPROVE THE PLAT FOR RECORDING.  
 City Clerk, Dana S. McCall  
 City Engineer, Charles E. Luster  
 City Surveyor, Charles E. Luster  
 City Clerk, Dana S. McCall



**COMMUNITY DEVELOPMENT DIRECTOR**  
 THIS OFFICER HAS REVIEWED THIS PLAT AND HAS APPROVED THE DOCUMENT OF EASEMENT DEDICATED TO THE CITY OF DESTIN, FLORIDA, THIS 1st DAY OF November 2004.  
 Charles E. Luster, Jr. (Signature)  
 CHARLES E. LUSTER, JR. C.D.P.

**CITY ENGINEERS CERTIFICATE**  
 THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN REVIEWED BY THE CITY ENGINEER OF DESTIN, OKALOOSA COUNTY, FLORIDA, AND HAS APPROVED BY HIM ON THE 1st DAY OF November 2004.  
 Charles E. Luster, Jr. (Signature)  
 CHARLES E. LUSTER, JR. C.E.P. 10204

**CITY SURVEYORS CERTIFICATE**  
 THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN REVIEWED BY THE CITY SURVEYOR OF DESTIN, OKALOOSA COUNTY, FLORIDA, AND MEETS THE REQUIREMENTS OF CHAPTER 127 OF THE FLORIDA STATUTES AND WAS APPROVED BY HIM ON THE 1st DAY OF November 2004.  
 Charles E. Luster, Jr. (Signature)  
 LAWRENCE E. BROWN, P.S.S. 10204

**CLERKS CERTIFICATE OF RECORDING**  
 THE CLERK OF THE PUBLIC COUNTY, OKALOOSA COUNTY, FLORIDA, DOES HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD ON THE 1st DAY OF November 2004. IN PLAT BOOK 21 PAGE 1.  
 Kathryn W. Henley, (Signature) by: Dr. W. Howard, P.C.  
 CLERK OF THE PUBLIC COUNTY

**SURVEYORS CERTIFICATE**  
 HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY WAS MADE UNDER MY PERSONAL SUPERVISION AND SUPERVISION THAT PERMANENT EASEMENTS OR RIGHTS HAVE BEEN PLACED AS SHOWN AND THAT THE SURVEY DATA COMPLES WITH ALL THE REQUIREMENTS OF CHAPTER 127 OF THE FLORIDA STATUTES.  
 Edward E. Rice, (Signature) DATE: 10-27-04  
 EDWARD E. RICE  
 FLORIDA SURVEYOR  
 AND MAPPER 133420  
 PANHANDLE ASSOCIATES, INC.  
 (325) 854-1968  
 701-A EDGE STREET  
 FORT WALTON BEACH, FL. 32547

