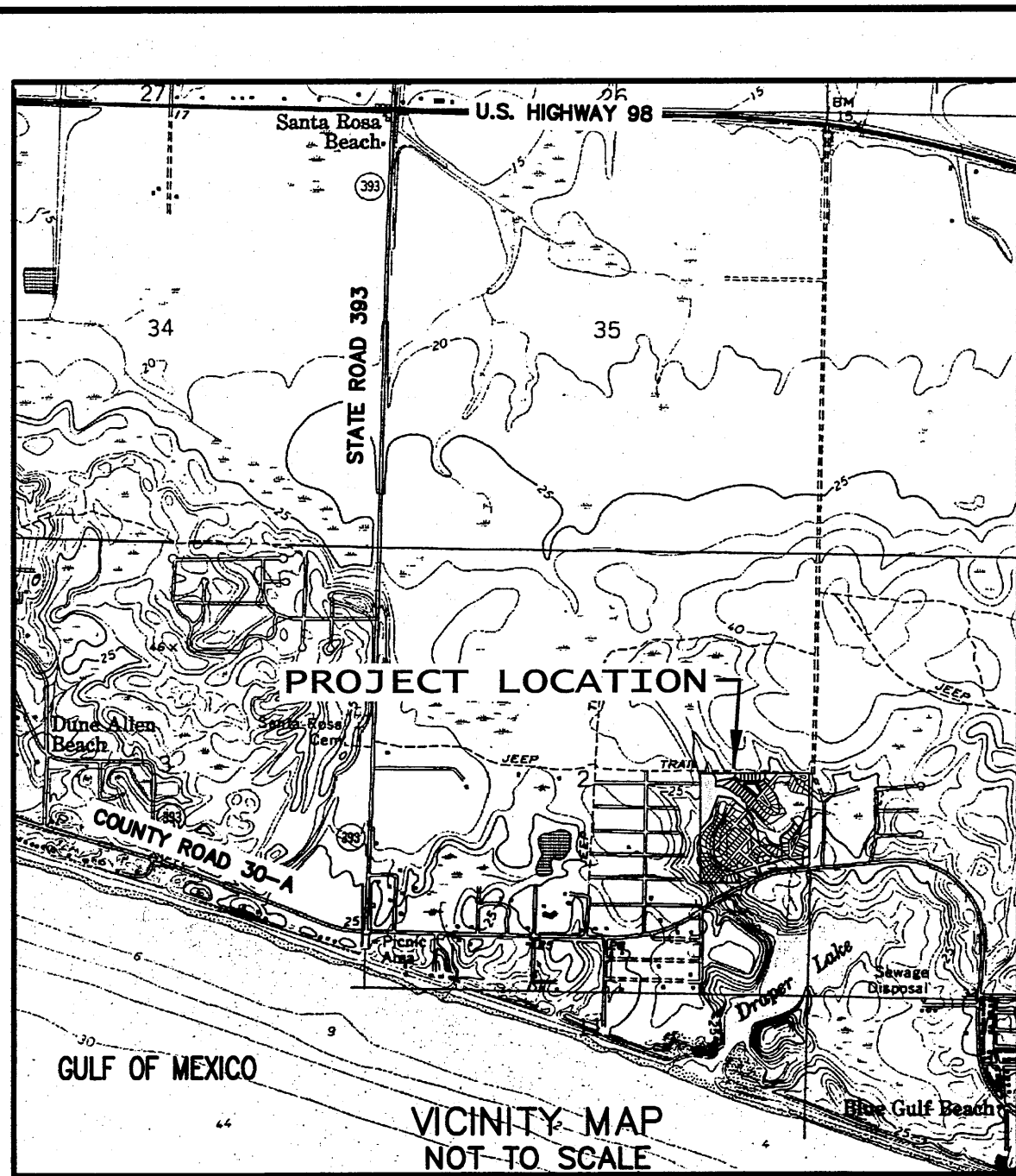




MASTER PLAN NOTES

COMMON AREA OWNERSHIP AND MAINTENANCE

Streets, walks, parks and other common area improvements shall be privately owned and maintained by the Developer and, by means of this plat, are hereby transferred to the Forest Lakes Community Owner's Association, Inc. ("Association"). The Association assumes maintenance responsibility for all such common area improvements.

LAND USES

Uses are shown on the Land Use Summary Table and the Master Plan drawing. Residential density may be reallocated amongst parcels, phases and blocks and may be allocated between attached, detached, and apartment residences provided that the total number of residential units shall not exceed the totals shown on the Land Use Summary Table. Commercial designations are allowed to allocate the total square footage approved amongst general business, retail and one story motor lodge motel. Lot lines shown on the Master Plan may change to reflect final land use and platting decisions. Accessory structures including apartments shall be permitted on residential lots. Residential dwellings may be rented subject only to rules and regulations established by the Association.

ROADS

Streets will conform to the following minimum standards:

ROAD TYPE	MIN. ROW	MIN. DRIVING WIDTH	MIN. CURB RADIUS
Street, 2-Way	40'	18'	15'
Street, 1-Way	25'	10' per lane	15'
Alley	10'	9' per lane	5'

Pavement widths are measured to the outside of curbs. Roadways and parking areas may be pervious or semi-pervious surfaces, and if pervious concrete is used, curbs are not required. Road locations shown on the master plan drawing may be modified provided that the modified roadways still form an interconnected street system including at least one connection to Highway 30-A.

PARKING

A minimum of two off-street parking spaces shall be provided for each residence. Shared parking, pooled parking, compact car spaces and unpaved parking areas shall be permitted. On-street parking shall be counted toward off-street parking requirements if the parking spaces are within 300 feet of the land use. Common facilities do not require parking spaces. Stacked or tandem parking is allowed and shall apply to off-street parking requirements. No landscape requirements shall apply to on-street parking. Parallel parking spaces shall have a minimum length of 18' and a minimum width of 5'.

WALKS

Sidewalks may be constructed of compacted soil, white clay, limestone, concrete, pavers or other materials approved by the Association. Specific walk locations and design specifications shall be shown on each Specific P.U.D. phase plan, however, specific walk locations and widths are not required.

NATIVE PRESERVATION AND RESTORATION AREAS

Forest Lake is divided by three types of native vegetation. Xeric, requiring 50% preservation. Flatwood, requiring 25% preservation, and Cleared areas not requiring preservation. The Preservation Plan ("Preservation") shall preserve the gross amount of vegetation required by the Walton County L.D.C. The Preservation shall combine preserving native areas and reforesting Cleared areas to create a continuous native habitat. Reforestation of Cleared areas shall count towards the total required preservation.

SETBACKS

Setbacks for different building types will be established by the Association's Design Code ("Design Code"). While all buildings will be setback from property lines, there are no general setbacks that apply to all lots within the development. Minimum front, rear, and side setbacks for all lots within Forest Lake shall be the greater of vegetation Preservation or 5'0". A 25' buffer shall be applied to D.E.P. wetlands and 10' buffer from neighboring properties, unless otherwise restricted within the Design Code. Roof overhangs may be up to 3'. Buffers shall not be required between adjoining land uses within Forest Lake P.U.D.

BUILDING HEIGHTS

Building heights for different building types shall be established by the Design Code. No structure shall exceed 4 stories or 50 feet in height.

ACCESS

Access standards for residential uses from adjoining streets shall be specified within the Design Code.

INDEX OF SHEETS:

SHEET 1 OF 2	-	CERTIFICATIONS, SIGNATURES AND DEVELOPMENT NOTES.
SHEET 2 OF 2	-	MAIN PLAT WITH LOT DIMENSIONS, EASEMENTS, RESTORATION PRESERVATION AREA DIMENSIONS AND DEVELOPMENT NOTES.

TITLE CERTIFICATION:

IT IS THE OPINION OF THE UNDERSIGNED, THAT TITLE TO THE LAND DESCRIBED HEREON IS IN THE NAME OF THE DEDICATORS, AS SHOWN HEREON AND THAT THERE ARE NO UNSATISFIED MORTGAGES ON THE LAND.

GEORGE BRANNON, SR., PRESIDENT
SOUTHERN ESCROW AND TITLE, L.L.C.

UTILITY COMPANY APPROVAL: (POTABLE WATER AND SANITARY SEWER)

THIS IS TO CERTIFY THAT THIS PLAT WAS PRESENTED TO THE FLORIDA COMMUNITY SERVICES CORPORATION OF WALTON COUNTY, FLORIDA, AND WAS APPROVED BY THEM ON THE 15th DAY OF March, 2005.

Melissa W. Becker, AUTHORIZED AGENT



PREPARED BY:
DEXTER L. LUNDY, P.S.M. #5620
EMERALD COAST ASSOCIATES, INC.
4636 GULFSTARR DRIVE
DESTIN, FLORIDA 32541 PHONE: (850) 837-8242
PROJECT NUMBER: 02-273/05-0143
FILE: G:\PLAT\02-273_FOREST_LAKES_PH3\02-273ph3.dwg

FOREST LAKES - PHASE III

A SUBDIVISION WITHIN THE "FOREST LAKES PLANNED UNIT DEVELOPMENT",
IN SECTION 2, TOWNSHIP 3 SOUTH, RANGE 20 WEST, RANGE 20 WEST,
WALTON COUNTY, FLORIDA

DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 2, TOWNSHIP 3 SOUTH, RANGE 20 WEST, WALTON COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF FOREST LAKES - PHASE II, A SUBDIVISION, AS RECORDED IN PLAT BOOK 16, AT PAGE 42, OF THE PUBLIC RECORDS OF WALTON COUNTY, FLORIDA; THENCE PROCEED SOUTH 43 DEGREES 04 MINUTES 30 SECONDS WEST ALONG THE WESTERLY BOUNDARY OF SAID SUBDIVISION AND THE WESTERLY RIGHT OF WAY LINE OF OKEECHOBEE WEST (A PRIVATE 40.00' RIGHT OF WAY), A DISTANCE OF 589.22 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF FOREST LAKES - PHASE I, A SUBDIVISION, AS RECORDED IN PLAT BOOK 16, AT PAGE 6, OF THE PUBLIC RECORDS OF WALTON COUNTY, FLORIDA; THENCE PROCEED ALONG THE NORTHERLY BOUNDARY OF SAID FOREST LAKES - PHASE I THE FOLLOWING TWO (2) CALLS: (1) THENCE PROCEED NORTH 46 DEGREES 55 MINUTES 30 SECONDS WEST, A DISTANCE OF 216.40 FEET; (2) THENCE PROCEED NORTH 77 DEGREES 18 MINUTES 31 SECONDS WEST, A DISTANCE OF 171.50 FEET; THENCE DEPARTING SAID NORTHERLY BOUNDARY, PROCEED NORTH 22 DEGREES 25 MINUTES 50 SECONDS WEST A DISTANCE OF 297.98 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 20 WEST, WALTON COUNTY, FLORIDA; THENCE PROCEED SOUTH 87 DEGREES 55 MINUTES 30 SECONDS EAST ALONG SAID NORTH LINE, A DISTANCE OF 842.04 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

SAID PARCEL CONTAINING 4.87 ACRES.

WALTON COUNTY STATEMENT:

PURSUANT TO FLORIDA STATUTES 177.081 (3) ALL PUBLIC AREAS SHOWN ON THIS PLAT, UNLESS OTHERWISE STATED, SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR THE USES AND PURPOSES HEREON STATED. HOWEVER, NOTHING HEREIN SHALL BE CONSTRUED AS CREATING AN OBLIGATION UPON WALTON COUNTY TO PERFORM ANY ACT OF CONSTRUCTION OR MAINTENANCE WITHIN SUCH DEDICATED AREAS, EXCEPT WHEN THE OBLIGATION IS VOLUNTARILY ACCEPTED BY THE GOVERNING BODY OF WALTON COUNTY, FLORIDA. THE WERE RECORDING OF THIS PLAT DOES NOT CONSTITUTE ACCEPTANCE FOR ANY ACT OF CONSTRUCTION OR MAINTENANCE.

PURSUANT TO CHAPTER SECTION 177.091(28) FLORIDA STATUTES, ALL PLATTED UTILITY EASEMENTS SHOWN HEREON 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 SHALL 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.

NOTE:

PURSUANT TO FLORIDA STATUTE SECTION 177.091 (PARAGRAPHS 8 AND 9), PERMANENT CONTROL POINTS WERE SET, AND MONUMENTS WERE PLACED AT ALL LOT CORNERS SHOWN HEREON, PRIOR TO THE EXPIRATION OF THE LETTER OF CREDIT FOR THE CONSTRUCTION OF IMPROVEMENTS WITHIN THIS PLAT OF "FOREST LAKES - PHASE III".

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.

WALTON COUNTY PLANNING AND ZONING DEPARTMENT APPROVAL:

THIS IS TO CERTIFY THAT THIS PLAT WAS PRESENTED TO THE PLANNING AND ZONING DEPARTMENT OF WALTON COUNTY, FLORIDA AND WAS APPROVED BY THEM ON THE 5th DAY OF April, 2005.

Kelly D. Finney, PLANNING AND ZONING OFFICIAL

COUNTY ENGINEER'S CERTIFICATE:

THIS IS TO CERTIFY THAT THIS PLAT WAS PRESENTED TO THE COUNTY ENGINEER OF WALTON COUNTY, FLORIDA, AND WAS APPROVED BY HIM ON THE 17th DAY OF March, 2005.

Greg Graham, COUNTY ENGINEER

Greg Graham
PRINT NAME:
51381
P.E. NUMBER

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT FOREST LAKE DEVELOPERS, L.L.C. UNDER THE LAWS OF THE STATE OF FLORIDA AND AS OWNER OF THE LANDS HEREON PLATTED AS "FOREST LAKES - PHASE III," DOES DECLARE THAT IT HAS CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT AND DOES HEREBY DEDICATE IN PERPETUITY TO THE FOREST LAKES COMMUNITY HOMEOWNER'S ASSOCIATION ALL STREETS, RIGHT-OF-WAYS, EASEMENTS, AND THE COMMON AREA SHOWN HEREON TO BE KEPT AS PRIVATE. FOREST LAKE DEVELOPERS, L.L.C., DOES HEREBY GRANT NON-EXCLUSIVE EASEMENTS WITHIN ALL STREETS, RIGHT-OF-WAYS, EASEMENTS, AND THE COMMON AREA AS SHOWN HEREON TO VARIOUS UTILITY COMPANIES FOR THE PURPOSES OF INGRESS, EGRESS, INSTALLATION, REPAIR, AND MAINTENANCE OF UTILITIES, INCLUDING BUT NOT LIMITED TO COX COMMUNICATIONS, GULF POWER, SPRINT, AND REGIONAL UTILITIES SYSTEM. FOREST LAKE DEVELOPERS, L.L.C., DOES HEREBY REQUEST THAT SAID PLAT OF "FOREST LAKES - PHASE III" BE RECORDED IN THE PUBLIC RECORDS OF WALTON COUNTY, FLORIDA.

THE DEVELOPER HAS EXECUTED THIS DEDICATION THIS 15th DAY OF March, 2005.

Melia Ann Brown, WITNESS

Deborah J. Drake, WITNESS

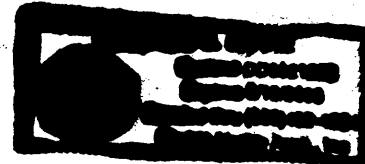
RICHARD J. ROOKIS, AS PRESIDENT OF
ROOKIS DEVELOPMENT COMPANY, MANAGING
PARTNER FOR BRS JOINT VENTURE, MANAGING
MEMBER OF FOREST LAKES DEVELOPERS, L.L.C.

ACKNOWLEDGMENT TO DEDICATION:

STATE OF FLORIDA
COUNTY OF WALTON

BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED RICHARD J. ROOKIS, KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN THE FOREGOING DEDICATION, AND WHO ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME FOR THE USES AND PURPOSES SET FORTH.
GIVEN UNDER MY HAND AND SEAL THIS 16 DAY OF March, 2005.

DEBORAH J. DRAKE
NOTARY PUBLIC
My commission expires 5/19/08



COUNTY COMMISSIONER'S APPROVAL:

THIS IS TO CERTIFY THAT THIS PLAT WAS PRESENTED TO THE BOARD OF COUNTY COMMISSIONERS OF WALTON COUNTY, FLORIDA AND APPROVED BY THEM FOR THE RECORD ON THE 5th DAY OF April, 2005.

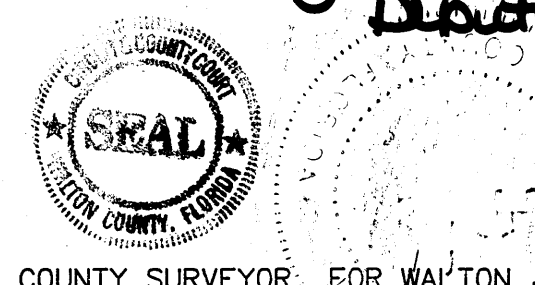
KENNETH PRIDDEN
CHAIRMAN

Kelly D. Finney, ATTEST BY

COUNTY CLERK'S CERTIFICATE:

I, MARTHA INGLE, CLERK OF THE CIRCUIT COURT OF WALTON COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD ON THE 8 DAY OF April, 2005 IN PLAT BOOK 16, AT PAGE 62.

MARTHA INGLE, by
Robin Davis, Deputy



COUNTY SURVEYOR'S APPROVAL

THIS IS TO CERTIFY THAT THIS PLAT WAS PRESENTED TO THE COUNTY SURVEYOR FOR WALTON COUNTY, FLORIDA FOR REVIEW FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES AND WAS APPROVED BY HIM ON THE 17th DAY OF MARCH, 2005.

FREDERICK B. TOOKE JR., COUNTY SURVEYOR

PRINT NAME:
43 2711
FLORIDA REGISTRATION NO.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE PLAT WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS SHOWN AND THAT THIS PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, OF THE FLORIDA STATUTES.

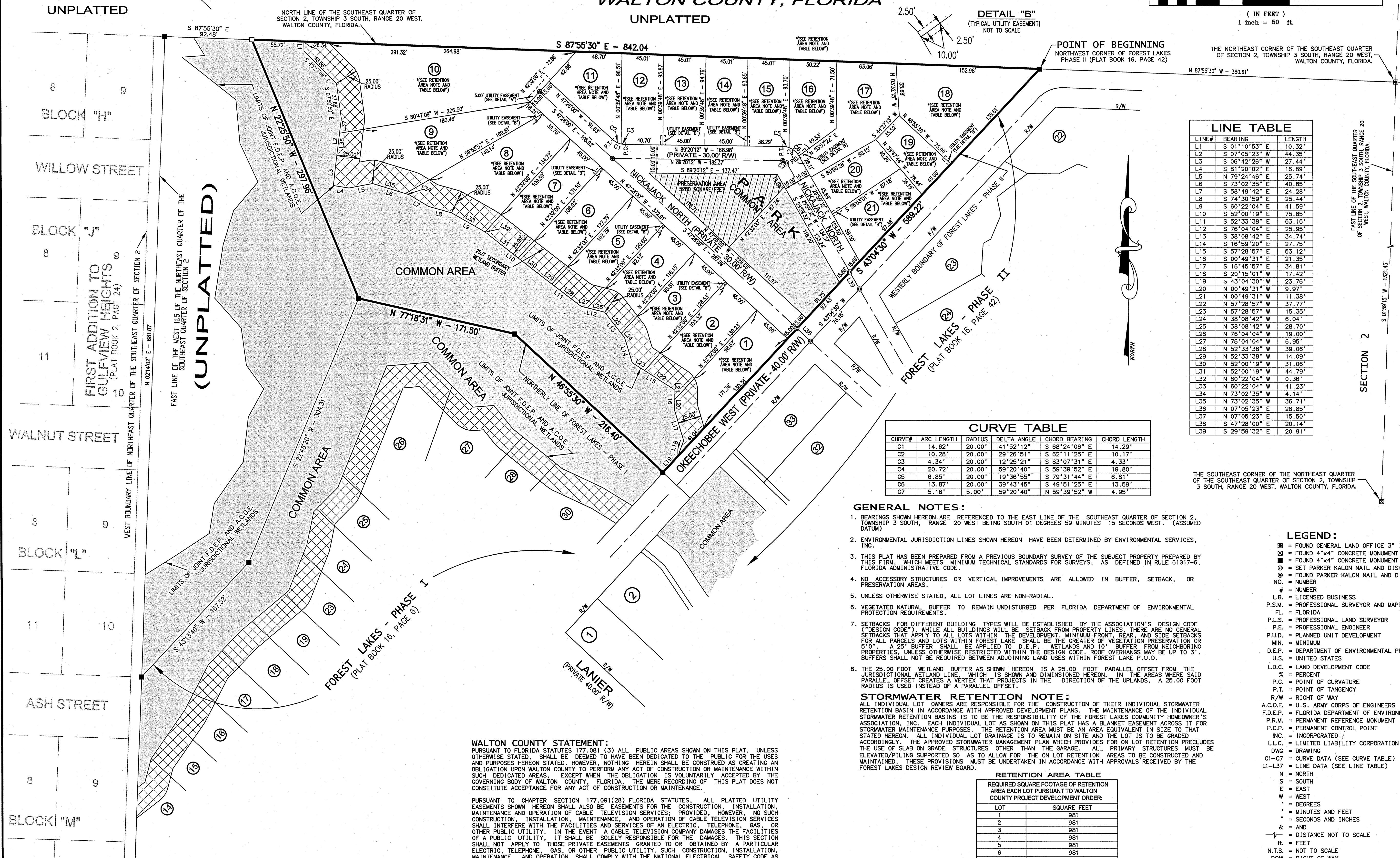
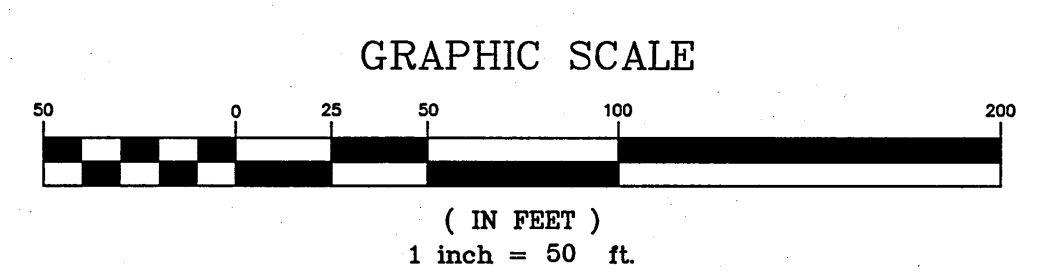
DEXTER L. LUNDY, P.S.M.,
EMERALD COAST ASSOCIATES, INC.,
4636 GULFSTARR DRIVE
DESTIN, FLORIDA 32541

3/15/05
FLORIDA REGISTRATION #5620
L.B. #3724

bk. 16 pg. 62A
Phase III
09.20.02
bk. 16 pg. 62A

FOREST LAKES - PHASE III

A SUBDIVISION WITHIN THE "FOREST LAKES PLANNED UNIT DEVELOPMENT",
IN SECTION 2, TOWNSHIP 3 SOUTH, RANGE 20 WEST, RANGE 20 WEST,
WALTON COUNTY, FLORIDA



LINE TABLE		
LINE#	BEARING	LENGTH
L1	S 01°10'53" E	10.32'
L2	S 07°05'23" W	44.35'
L3	S 08°42'26" W	27.44'
L4	S 81°20'02" E	19.89'
L5	N 79°24'46" E	25.74'
L6	S 73°02'35" E	40.85'
L7	S 58°49'42" E	24.28'
L8	S 74°30'59" E	25.44'
L9	S 60°22'04" E	41.59'
L10	S 52°00'19" E	75.85'
L11	S 52°33'38" E	53.15'
L12	S 76°04'04" E	25.95'
L13	S 38°08'42" E	34.74'
L14	S 16°59'20" E	27.75'
L15	S 57°28'57" E	53.12'
L16	S 00°49'31" E	21.35'
L17	S 18°45'57" E	34.81'
L18	S 20°15'01" W	17.42'
L19	S 43°04'30" W	23.76'
L20	N 00°49'31" W	9.97'
L21	N 00°49'31" W	11.38'
L22	N 57°28'57" W	37.77'
L23	N 57°28'57" W	15.35'
L24	N 38°08'42" W	6.04'
L25	N 38°08'42" W	28.70'
L26	N 76°04'04" W	19.00'
L27	N 76°04'04" W	6.95'
L28	N 52°33'38" W	39.06'
L29	N 52°33'38" W	14.09'
L30	N 52°00'19" W	31.06'
L31	N 52°00'19" W	44.79'
L32	N 60°22'04" W	0.36'
L33	N 60°22'04" W	41.23'
L34	N 73°02'35" W	4.14'
L35	N 73°02'35" W	36.71'
L36	N 07°05'23" E	28.85'
L37	N 07°05'23" E	15.50'
L38	S 47°28'00" E	20.14'
L39	S 29°59'32" E	20.91'

CURVE TABLE					
CURVE#	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	14.62'	20.00'	41°52'12"	S 68°24'06" E	14.29'
C2	10.28'	20.00'	29°26'51"	S 62°11'25" E	10.17'
C3	4.34'	20.00'	12°25'21"	S 83°07'31" E	4.33'
C4	20.72'	20.00'	59°20'40"	S 69°39'52" E	19.80'
C5	6.85'	20.00'	19°36'55"	S 79°31'44" E	6.81'
C6	13.87'	20.00'	39°43'45"	S 49°51'25" E	13.59'
C7	5.18'	5.00'	59°20'40"	N 59°39'52" W	4.95'

- GENERAL NOTES:**
- BEARINGS SHOWN HEREON ARE REFERENCED TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 20 WEST BEING SOUTH 01 DEGREES 59 MINUTES 15 SECONDS WEST. (ASSUMED DATUM).
 - ENVIRONMENTAL JURISDICTION LINES SHOWN HEREON HAVE BEEN DETERMINED BY ENVIRONMENTAL SERVICES, INC.
 - THIS PLAT HAS BEEN PREPARED FROM A PREVIOUS BOUNDARY SURVEY OF THE SUBJECT PROPERTY PREPARED BY THIS FIRM, WHICH MEETS MINIMUM TECHNICAL STANDARDS FOR SURVEYS, AS DEFINED IN RULE 61G17-6, FLORIDA ADMINISTRATIVE CODE.
 - NO ACCESSORY STRUCTURES OR VERTICAL IMPROVEMENTS ARE ALLOWED IN BUFFER, SETBACK, OR PRESERVATION AREAS.
 - UNLESS OTHERWISE STATED, ALL LOT LINES ARE NON-RADIAL.
 - VEGETATED NATURAL BUFFER TO REMAIN UNDISTURBED PER FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION REQUIREMENTS.
 - SETBACKS FOR DIFFERENT BUILDING TYPES WILL BE ESTABLISHED BY THE ASSOCIATION'S DESIGN CODE ("DESIGN CODE"). WHILE ALL BUILDINGS WILL BE SETBACK FROM PROPERTY LINES, THERE ARE NO GENERAL SETBACKS THAT APPLY TO ALL LOTS WITHIN THE DEVELOPMENT. MINIMUM FRONT, REAR, AND SIDE SETBACKS FOR ALL PARCELS AND LOTS WITHIN FOREST LAKE SHALL BE THE GREATER OF VEGETATION PRESERVATION OR 5'0". A 25' BUFFER SHALL BE APPLIED TO D.E.P. WETLANDS AND 10' BUFFER FROM NEIGHBORING PROPERTIES. UNLESS OTHERWISE RESTRICTED WITHIN THE DESIGN CODE, ROOF OVERHANGS MAY BE UP TO 3'. BUFFERS SHALL NOT BE REQUIRED BETWEEN ADJOINING LAND USES WITHIN FOREST LAKE P.U.D.
 - THE 25.00 FOOT WETLAND BUFFER AS SHOWN HEREON IS A 25.00 FOOT PARALLEL OFFSET FROM THE JURISDICTIONAL WETLAND LINE, WHICH IS SHOWN AND DIMENSIONED HEREON. IN THE AREAS WHERE SAID PARALLEL OFFSET CREATES A VERTEX THAT PROJECTS IN THE DIRECTION OF THE UPLANDS, A 25.00 FOOT RADIUS IS USED INSTEAD OF A PARALLEL OFFSET.
- STORMWATER RETENTION NOTE:**
ALL INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR THE CONSTRUCTION OF THEIR INDIVIDUAL STORMWATER RETENTION BASIN IN ACCORDANCE WITH APPROVED DEVELOPMENT PLANS. THE MAINTENANCE OF THE INDIVIDUAL STORMWATER RETENTION BASINS IS TO BE THE RESPONSIBILITY OF THE FOREST LAKES COMMUNITY HOMEOWNER'S ASSOCIATION, INC. EACH INDIVIDUAL LOT AS SHOWN ON THIS PLAT HAS A BLANKET EASEMENT ACROSS IT FOR STORMWATER MAINTENANCE PURPOSES. THE RETENTION AREA MUST BE AN AREA EQUIVALENT IN SIZE TO THAT STATED HEREON. ALL INDIVIDUAL LOT DRAINAGE IS TO REMAIN ON SITE AND THE LOT IS TO BE GRADED ACCORDINGLY. THE APPROVED STORMWATER MANAGEMENT PLAN WHICH PROVIDES FOR ON LOT RETENTION PRECLUDES THE USE OF SLAB ON GRADE STRUCTURES OTHER THAN THE GARAGE. ALL PRIMARY STRUCTURES MUST BE ELEVATED/PILING SUPPORTED SO AS TO ALLOW FOR THE ON LOT RETENTION AREAS TO BE CONSTRUCTED AND MAINTAINED. THESE PROVISIONS MUST BE UNDERTAKEN IN ACCORDANCE WITH APPROVALS RECEIVED BY THE FOREST LAKES DESIGN REVIEW BOARD.

RETENTION AREA TABLE	
REQUIRED SQUARE FOOTAGE OF RETENTION AREA EACH LOT PURSUANT TO WALTON COUNTY PROJECT DEVELOPMENT ORDER:	
LOT	SQUARE FEET
1	981
2	981
3	981
4	981
5	981
6	981
7	981
8	981
9	981
10	981
11	777
12	981
13	981
14	981
15	981
16	777
17	777
18	981
19	981
20	981
21	981
PARK	5130

- LEGEND:**
- FOUND GENERAL LAND OFFICE 3" IRON PIPE & BRASS DISK
 - FOUND 4"x4" CONCRETE MONUMENT (NO IDENTIFICATION)
 - FOUND 4"x4" CONCRETE MONUMENT (P.R.M.) - L.B. #3724
 - SET PARKER KALON NAIL AND DISK (P.C.P.) - L.B. #3724
 - FOUND PARKER KALON NAIL AND DISK (P.C.P.) - L.B. #3724
 - NO. = NUMBER
 - # = NUMBER
 - L.B. = LICENSED BUSINESS
 - P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
 - FL. = FLORIDA
 - P.L.S. = PROFESSIONAL LAND SURVEYOR
 - P.E. = PROFESSIONAL ENGINEER
 - P.U.D. = PLANNED UNIT DEVELOPMENT
 - MIN. = MINIMUM
 - D.E.P. = DEPARTMENT OF ENVIRONMENTAL PROTECTION
 - U.S. = UNITED STATES
 - L.D.C. = LAND DEVELOPMENT CODE
 - % = PERCENT
 - P.C. = POINT OF CURVATURE
 - P.T. = POINT OF TANGENCY
 - R/W = RIGHT OF WAY
 - A.C.O.E. = U.S. ARMY CORPS OF ENGINEERS
 - F.D.E.P. = FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
 - P.R.M. = PERMANENT REFERENCE MONUMENT
 - P.C.P. = PERMANENT CONTROL POINT
 - INC. = INCORPORATED
 - LL.C. = LIMITED LIABILITY CORPORATION
 - DWG. = DRAWING
 - C1-C7 = CURVE DATA (SEE CURVE TABLE)
 - L1-L37 = LINE DATA (SEE LINE TABLE)
 - N = NORTH
 - S = SOUTH
 - E = EAST
 - W = WEST
 - ' = DEGREES
 - " = MINUTES AND FEET
 - ' = SECONDS AND INCHES
 - & = AND
 - ft. = FEET
 - N.T.S. = NOT TO SCALE
 - ROW = RIGHT OF WAY
 - COMMON AREA
 - 25.00' SECONDARY WETLAND PROTECTION ZONE AND F.D.E.P. VEGETATED NATURAL BUFFER
 - PRESERVATION AREA

INDEX OF SHEETS:
SHEET 1 OF 2 - CERTIFICATIONS, SIGNATURES AND DEVELOPMENT NOTES.
SHEET 2 OF 2 - MAIN PLAT WITH LOT DIMENSIONS, EASEMENTS, RESTORATION PRESERVATION AREA DIMENSIONS AND DEVELOPMENT NOTES.

PREPARED BY:
DEXTER L. LUNDY, P.S.M. #5620
EMERALD COAST ASSOCIATES, INC.
4636 GULFSTAR DRIVE
DESTIN, FLORIDA 32541 PHONE: (850) 837-8242
PROJECT NUMBER: 02-273/05-0143
FILE: G:\PLAT\02-273_FOREST_LAKES_PH3\02-273ph3.dwg

WALTON COUNTY STATEMENT:
PURSUANT TO FLORIDA STATUTES 177.081 (3) ALL PUBLIC AREAS SHOWN ON THIS PLAT, UNLESS OTHERWISE STATED, SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR THE USES AND PURPOSES HEREON STATED. HOWEVER, NOTHING HEREIN SHALL BE CONSTRUED AS CREATING AN OBLIGATION UPON WALTON COUNTY TO PERFORM ANY ACT OF CONSTRUCTION OR MAINTENANCE WITHIN SUCH DEDICATED AREAS, EXCEPT WHEN THE OBLIGATION IS VOLUNTARILY ACCEPTED BY THE GOVERNING BODY OF WALTON COUNTY, FLORIDA. THE WERE RECORDING OF THIS PLAT DOES NOT CONSTITUTE ACCEPTANCE FOR ANY ACT OF CONSTRUCTION OR MAINTENANCE.

NOTE:
PURSUANT TO CHAPTER SECTION 177.091(28) FLORIDA STATUTES, ALL PLATTED UTILITY EASEMENTS SHOWN HEREON 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 SHALL 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.

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.