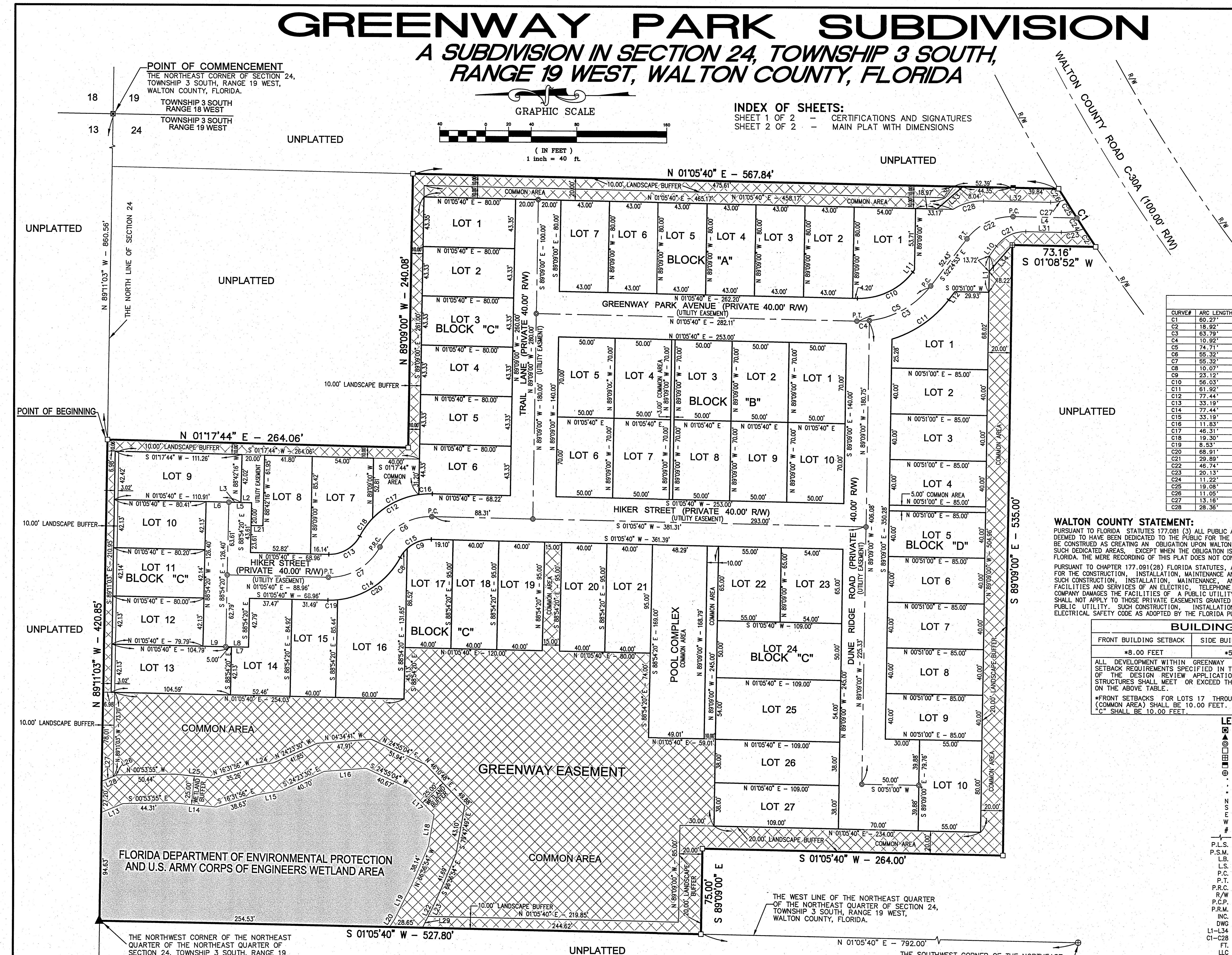
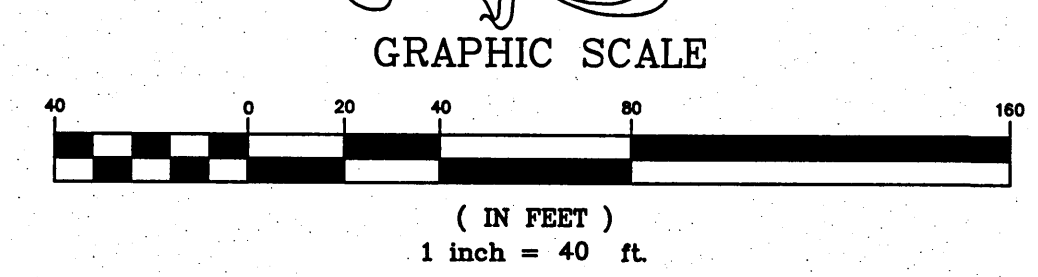


GREENWAY PARK SUBDIVISION

A SUBDIVISION IN SECTION 24, TOWNSHIP 3 SOUTH, RANGE 19 WEST, WALTON COUNTY, FLORIDA

LINE#	BEARING	LENGTH
L1	S 89°09'00" E	31.94'
L2	N 01°05'40" E	9.50'
L3	N 01°05'40" E	10.50'
L4	N 01°08'52" E	55.99'
L5	N 01°05'40" E	20.00'
L6	N 01°05'40" E	20.00'
L7	N 01°05'40" E	15.00'
L8	N 01°05'40" E	20.00'
L9	N 01°05'40" E	20.00'
L10	S 54°08'44" E	10.59'
L11	N 52°24'53" W	2.45'
L12	N 52°24'53" W	9.15'
L13	S 22°24'38" E	20.70'
L14	S 05°24'57" E	37.58'
L15	S 09°43'55" E	21.03'
L16	S 04°34'41" E	36.96'
L17	S 46°10'48" W	32.44'
L18	N 79°47'49" W	27.54'
L19	N 63°35'01" W	32.71'
L20	N 57°11'12" W	8.08'
L21	N 01°05'40" E	10.43'
L22	N 63°35'01" W	29.22'
L23	S 63°35'01" E	18.16'
L24	N 09°43'55" W	19.30'
L25	N 05°24'57" E	34.12'
L26	N 22°24'38" W	3.84'
L27	N 22°24'38" W	10.88'
L28	N 22°24'38" W	14.72'
L29	S 63°35'01" E	11.06'
L30	S 52°24'53" E	12.58'
L31	S 01°05'40" E	31.15'
L32	N 01°05'40" E	59.00'
L33	S 40°25'52" E	30.17'
L34	S 48°58'06" E	31.00'

INDEX OF SHEETS:
SHEET 1 OF 2 - CERTIFICATIONS AND SIGNATURES
SHEET 2 OF 2 - MAIN PLAT WITH DIMENSIONS



CURVE#	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	60.27'	1482.68'	02°19'44"	N 57°18'44" E	60.26'
C2	18.92'	1482.69'	02°19'44"	N 57°18'44" E	18.92'
C3	63.79'	80.00'	45°41'14"	N 29°34'16" W	62.11'
C4	10.92'	80.00'	07°49'19"	N 02°49'00" W	10.91'
C5	74.71'	80.00'	53°30'33"	N 25°39'37" W	72.03'
C6	55.32'	50.00'	63°23'14"	N 30°35'57" W	52.54'
C7	55.32'	50.00'	63°23'14"	N 30°35'57" W	52.54'
C8	10.07'	30.00'	19°14'13"	S 52°40'28" E	10.03'
C9	23.12'	30.00'	44°09'02"	S 20°58'51" E	22.55'
C10	56.03'	60.00'	53°30'33"	N 25°39'37" W	54.02'
C11	61.92'	100.00'	35°28'36"	N 34°40'35" W	60.93'
C12	77.44'	70.00'	63°23'15"	N 30°35'57" W	73.55'
C13	33.19'	30.00'	63°23'15"	N 30°35'57" W	33.52'
C14	77.44'	70.00'	63°23'15"	S 30°35'57" E	73.55'
C15	33.19'	30.00'	63°23'15"	S 30°35'57" E	33.52'
C16	11.83'	70.00'	09°40'57"	N 03°44'49" W	11.82'
C17	46.31'	70.00'	37°54'14"	N 27°32'24" W	45.47'
C18	19.30'	70.00'	15°48'54"	N 04°23'33" W	19.24'
C19	8.53'	70.00'	06°58'56"	S 02°23'48" E	8.52'
C20	68.91'	70.00'	56°24'19"	S 34°05'25" E	66.13'
C21	29.89'	31.00'	55°14'24"	S 26°31'32" E	28.74'
C22	46.74'	50.00'	53°33'45"	N 25°38'01" W	45.06'
C23	20.13'	57.00'	28°14'20"	S 09°11'30" E	20.03'
C24	11.22'	1482.69'	00°26'01"	N 57°03'44" E	11.22'
C25	19.08'	1482.69'	00°44'15"	N 57°38'51" E	19.08'
C26	11.05'	1482.69'	00°25'37"	N 58°13'47" E	11.05'
C27	13.18'	31.00'	24°18'55"	N 11°00'36" W	13.06'
C28	28.36'	49.00'	33°09'41"	N 15°29'11" W	27.97'

WALTON COUNTY STATEMENT:
PURSUANT TO FLORIDA STATUTE 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 MERE RECORDING OF THIS PLAT DOES NOT CONSTITUTE ACCEPTANCE FOR ANY ACT OF CONSTRUCTION OR MAINTENANCE.

PURSUANT TO CHAPTER 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.

FRONT BUILDING SETBACK	SIDE BUILDING SETBACK	REAR BUILDING SETBACK
*8.00 FEET	*5.00 FEET	8.00 FEET

ALL DEVELOPMENT WITHIN GREENWAY PARK SUBDIVISION SHALL CONFORM TO THE SETBACK REQUIREMENTS SPECIFIED IN THE GREENWAY PARK DESIGN CODE CURRENT AS OF THE DESIGN REVIEW APPLICATION DATE; PROVIDED HOWEVER, THAT ALL STRUCTURES SHALL MEET OR EXCEED THE MINIMUM SETBACK REQUIREMENTS AS SHOWN ON THE ABOVE TABLE.

*FRONT SETBACKS FOR LOTS 17 THROUGH 21, BLOCK "C" AND THE POOL COMPLEX (COMMON AREA) SHALL BE 10.00 FEET. THE SOUTH SIDE SETBACK OF LOT 16, BLOCK "C" SHALL BE 10.00 FEET.

- LEGEND:**
- = FOUND 4" BY 4" GENERAL LAND OFFICE CONCRETE MONUMENT
 - ⊙ = FOUND 6" BY 6" TRIANGULAR ST. JOE PAPER COMPANY MONUMENT
 - ⊗ = SET NAIL AND DISK L.B. #3724 (P.C.P.)
 - ⊕ = SET 4" BY 4" CONCRETE MONUMENT L.B. #3724 (P.R.M.)
 - ⊖ = FOUND 4" BY 4" CONCRETE MONUMENT L.B. #3724 (P.R.M.)
 - ⊗ = FOUND 4" BY 4" CONCRETE MONUMENT L.S. #2535
 - ⊙ = FOUND 1/2" IRON ROD NO IDENTIFICATION
 - ° = DEGREES
 - ' = MINUTES AND FEET
 - " = SECONDS AND INCHES
 - N = NORTH
 - S = SOUTH
 - E = EAST
 - W = WEST
 - # = NUMBER
 - = DISTANCE NOT TO SCALE
 - P.L.S. = PROFESSIONAL LAND SURVEYOR
 - P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
 - L.B. = LICENSED BUSINESS
 - L.S. = LICENSED SURVEYOR
 - P.C. = POINT OF CURVATURE
 - P.T. = POINT OF TANGENCY
 - P.R.C. = POINT OF REVERSE CURVATURE
 - R/W = RIGHT OF WAY
 - P.C.P. = PERMANENT CONTROL POINT
 - P.R.M. = PERMANENT REFERENCE MONUMENT
 - INC. = INCORPORATED
 - DWG = DRAWING
 - L1-L34 = LINE DATA (SEE LINE TABLE)
 - C1-C28 = CURVE DATA (SEE CURVE TABLE)
 - LLC = LIMITED LIABILITY COMPANY
 - P.E. = PROFESSIONAL ENGINEER
 - JR. = JUNIOR
 - U.S. = UNITED STATES
 - ST. = SAINT
 - ▨ = GREENWAY EASEMENT AREA (COMMON AREA)

PREPARED BY:
DEXTER L. LUNDY, P.S.M. #5620
EMERALD COAST ASSOCIATES, INC.
4636 GULFSTAR DRIVE
DESTIN, FLORIDA 32541 (850) 837-8242
PROJECT NUMBER: 04-011
FILE: G:\PLAT\GREENWAY_PARK_SUBDIVISION_04-011\04-011.PL

NOTE:
PURSUANT TO FLORIDA STATUTE 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 "GREENWAY PARK SUBDIVISION".

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.