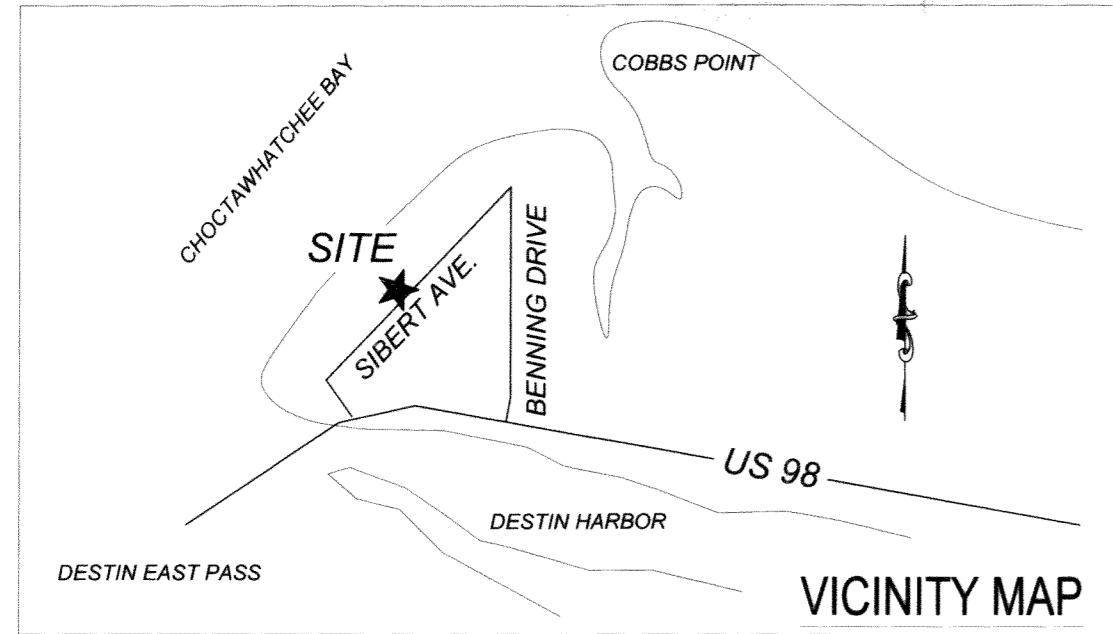


# Shepard Split

A REPLAT OF PARTS OF LOTS 20 & 21, BLOCK D, SECOND REVISION OF CALHOUNS SUBDIVISION OF ADDITION TO TOWN OF DESTIN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 43, OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA, IN TOWNSHIP 2 SOUTH, RANGE 22 WEST, CITY OF DESTIN, OKALOOSA COUNTY, FLORIDA.



**COMMUNITY DEVELOPMENT DEPARTMENT APPROVAL:**

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO AND APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF DESTIN, FLORIDA ON THE 24 DAY OF OCTOBER, 2014.

*Kenrick S. Gallander*  
KENRICK S. GALLANDER, A.I.C.P., COMMUNITY DEVELOPMENT DIRECTOR

**PUBLIC SERVICES DEPARTMENT APPROVAL:**

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO AND APPROVED BY THE PUBLIC SERVICES DIRECTOR OF THE CITY OF DESTIN, FLORIDA ON THE 10 DAY OF OCTOBER, 2014.

*David O. Campbell*  
DAVID O. CAMPBELL, P.E., PUBLIC SERVICES DIRECTOR

**CITY OF DESTIN APPROVAL:**

THE CITY OF DESTIN, FLORIDA, HAS EXAMINED AND APPROVED THE WRITTEN PLAT OF "SHEPARD SPLIT" ON THE 10 DAY OF OCTOBER, 2014.

*Gregory A. Kisela*  
GREGORY A. KISELA, CITY MANAGER  
*Rey Bailey*  
REY BAILEY, CITY CLERK



**COUNTY CLERK'S APPROVAL:**

I, DON W. HOWARD, CLERK OF THE CIRCUIT COURT OF OKALOOSA COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR THE RECORD ON THE 13 DAY OF OCTOBER, 2014, IN PLAT BOOK 26, PAGE 90.

*Don W. Howard by Patricia Lunn D.C.*  
DON W. HOWARD, CLERK OF THE CIRCUIT COURT OF OKALOOSA COUNTY, FLORIDA



**CITY SURVEYOR'S APPROVAL:**

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, OF THE FLORIDA STATUTES AND WAS APPROVED BY THE SURVEYOR OF THE CITY OF DESTIN, FLORIDA ON THE 10 DAY OF OCTOBER, 2014.

*Eric B. Stuart*  
ERIC B. STUART, PSM 6707, DESTIN CITY SURVEYOR

**SURVEYOR'S CERTIFICATE:**

I, SHANNON D. CLATCHEY, HEREBY CERTIFY THAT I PREPARED THIS PLAT AND THAT IT IS A TRUE AND CORRECT REPRESENTATION OF LAND SURVEYED UNDER MY DIRECTION AND SUPERVISION, THE PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AS INDICATED HEREON AND THAT IT COMPLIES WITH ALL THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES.

*Shannon D. Clatchey*  
SHANNON D. CLATCHEY, PROFESSIONAL LAND SURVEYOR AND MAPPER No. 6178  
RARE EARTH SURVEYING & MAPPING, INC. - LB#7350  
NICEVILLE, FLORIDA 32578  
PHONE 850-729-2722  
FAX 850-729-2797

**ABBREVIATIONS:**

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.T. = POINT OF TANGENCY
- BSL = BUILDING SETBACK LINE
- R/W = RIGHT-OF-WAY
- L.B. = LAND SURVEYING BUSINESS
- ORB = OFFICIAL RECORDS BOOK
- PG. = PAGE
- L1 = LINE & NUMBER TO LINE TABLE
- C2 = CURVE & NUMBER TO CURVE TABLE
- PRM = PERMANENT REFERENCE MONUMENT
- N = NORTH
- S = SOUTH
- E = EAST
- W = WEST
- ' = DEGREES
- S.F. = SQUARE FEET
- " = MINUTES WHEN USED IN A BEARING OR ANGLE
- " = SECONDS WHEN USED IN A BEARING OR ANGLE
- " = FEET WHEN USED IN DISTANCE OR LENGTH
- " = INCHES WHEN USED IN A DISTANCE OR LENGTH

**LEGEND:**

- = LOT CORNER, SET 1/2" IRON ROD WITH CAP (LB #7350)
- = PERMANENT REFERENCE MONUMENT, SET (P.R.M.) (4"x 4" CONCRETE MONUMENT, LB #7350)
- = PERMANENT REFERENCE MONUMENT, FOUND (P.R.M.) (4"x 4" CONCRETE MONUMENT, NO LB #)

**THIS PLAT PREPARED BY:**  
RARE EARTH SURVEYING & MAPPING, INC. - LB# 7350  
1430 PINE STREET  
NICEVILLE, FLORIDA 32578  
850-729-2722 FAX 850-729-2797

**DEDICATION:**

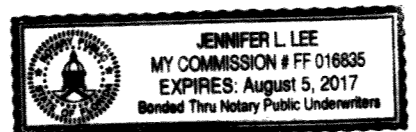
KNOW ALL MEN BY THESE PRESENTS THAT I GROUP PROPERTIES, LLC., UNDER LAWS OF THE STATE OF FLORIDA AND AS OWNER OF THE LAND PLATTED AS "SHEPARD SPLIT", DOES DECLARE THAT IT HAS CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT. NO RIGHT OF WAYS OR EASEMENTS ARE CREATED OR DEDICATED BY THIS PLAT. SUBJECT TO AND ENCUMBERED BY ALL THE RESERVATIONS, CONDITIONS AND REQUIREMENTS AS SET FORTH BY CITY OF DESTIN, FLORIDA.

THE DEVELOPER HAS EXECUTED THIS DEDICATION THIS 9 DAY OF OCTOBER, 2014.  
*Tim Shepard*  
TIM SHEPARD, DEVELOPER

**ACKNOWLEDGMENT TO DEDICATION:**

STATE OF FLORIDA, COUNTY OF OKALOOSA  
THIS IS TO CERTIFY THAT ON THE 9 DAY OF OCTOBER, 2014 BEFORE ME, TIM SHEPARD, PERSONALLY APPEARED AND WHO IS PERSONALLY KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED HEREIN AND WHO EXECUTED THE FOREGOING INSTRUMENT OF DEDICATION AND ACKNOWLEDGED TO AND BEFORE ME THAT SAID INSTRUMENT IS THE FREE ACT OF SAID DEVELOPER.

*Jennifer Lee*  
NOTARY PUBLIC, STATE OF FLORIDA  
MY COMMISSION EXPIRES 8-5-17



**TITLE OPINION:**

IT IS THE OPINION OF THE UNDERSIGNED, LICENSED IN THE STATE OF FLORIDA, THAT TITLE TO THE LANDS DESCRIBED HEREON IS IN THE NAME OF IGROUP PROPERTIES, LLC. AND THAT THERE ARE NO OTHER UNSATISFIED MORTGAGES ON SAID LAND.

THIS OPINION RENDERED ON THE 9 DAY OF OCTOBER, 2014.  
*Stephanie P. Peplis*  
BY *Stephanie P. Peplis as manager of Title Works*

**LEGAL DESCRIPTION:**

PARCEL I: PORTIONS OF LOTS 20 AND 21, BLOCK D, SECOND REVISION OF CALHOUNS SUBDIVISION OF ADDITION TO TOWN OF DESTIN, DESCRIBED AS THE NE 53 FEET OF THE SE 160 FEET OF LOT 20 AND THE SW 21 FEET OF THE EAST 160 FEET OF LOT 21, ALL IN BLOCK D, SECOND REVISION OF CALHOUNS SUBDIVISION OF ADDITION TO TOWN OF DESTIN, OKALOOSA COUNTY, FLORIDA.

PARCEL II: A PORTION OF LOT 21, BLOCK D, SECOND REVISION OF CALHOUNS SUBDIVISION OF ADDITION TO TOWN OF DESTIN, OKALOOSA COUNTY, FLORIDA, DESCRIBED AS: COMMENCE AT THE SOUTHERNMOST CORNER OF LOT 21, THENCE NORTHEASTERLY ALONG THE NW LINE OF SIBERT AVENUE 21 FEET TO A POINT OF BEGINNING; THENCE CONTINUE NORTHEASTERLY ALONG THE NW LINE OF SIBERT AVENUE 64 FEET TO A POINT; THENCE NORTHWESTERLY AT RIGHT ANGLES 160 FEET TO A POINT; THENCE SOUTHWESTERLY PARALLEL TO SIBERT AVENUE 64 FEET; THENCE SOUTHEASTERLY AT RIGHT ANGLES 160 FEET TO THE POINT OF BEGINNING.

**GENERAL NOTES:**

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY RIGHT-OF-WAY LINE OF SIBERT AVENUE HAVING AN ASSUMED BEARING OF SOUTH 50°00'00" WEST.
2. ALL LOT LINES DEPICTED HEREON ARE NON-RADIAL (N.R.) UNLESS OTHERWISE NOTED.
3. ALL INTERIOR LOT CORNERS WILL BE MONUMENTED IN ACCORDANCE WITH FLORIDA STATUTE 177.091 (9).
4. THIS PLAT HAS BEEN PREPARED FROM A PREVIOUS BOUNDARY SURVEY OF THE SUBJECT PROPERTY BY THIS FIRM AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYS AS DEFINED IN CHAPTER 5J-17 OF THE FLORIDA STATUTES.
5. BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM "FIRM" MAP COMMUNITY - PANEL NUMBER 12191C0469 H, DATED DECEMBER 6, 2002, THE DESCRIBED PARCEL IS LOCATED IN ZONE X.

**NOTICE:**

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.

**NOTICE:**

FLORIDA STATUTE 177.091 (27)  
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.

