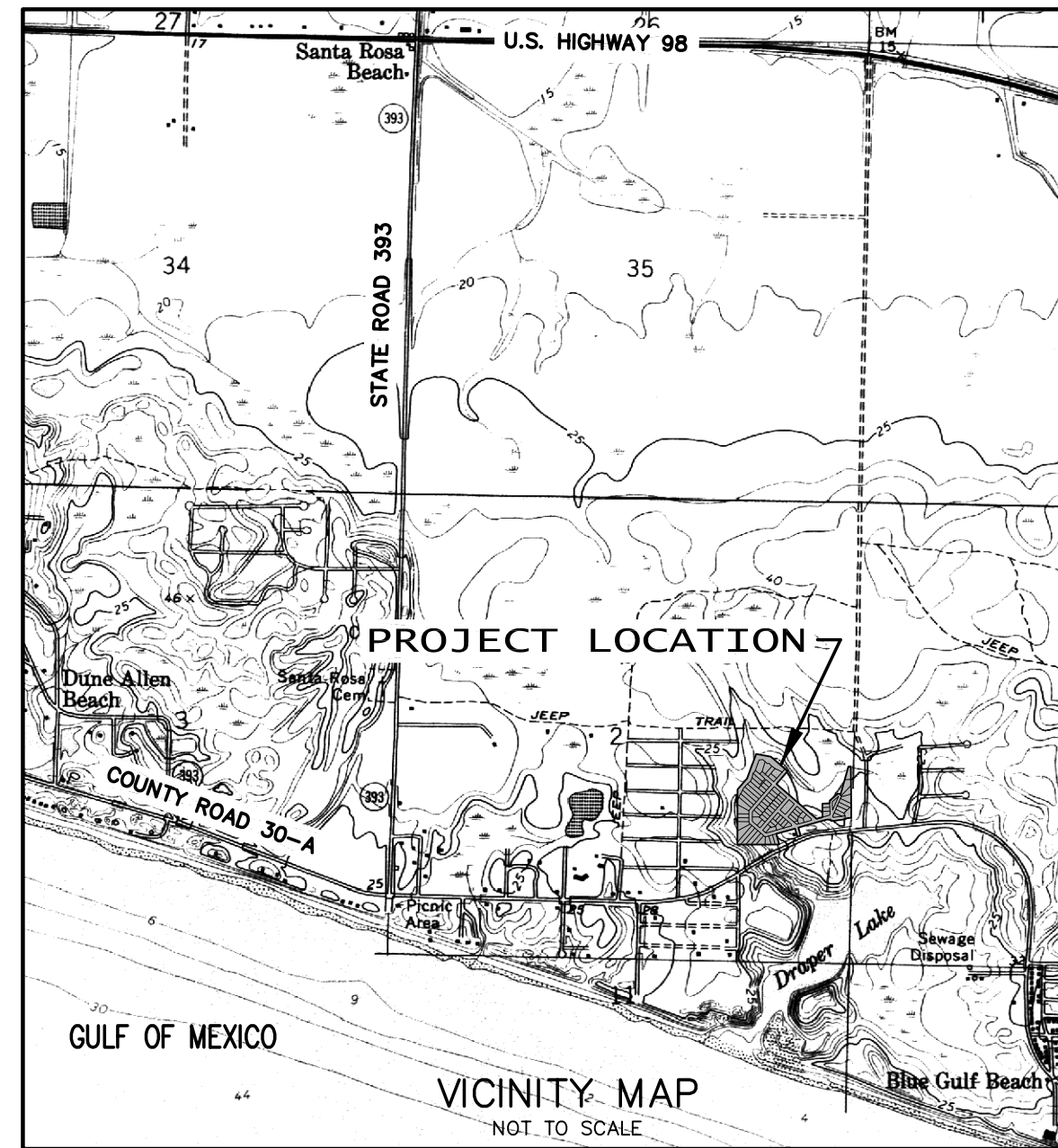


# FOREST LAKES – PHASE II

## A SUBDIVISION IN SECTION 2, TOWNSHIP 3 SOUTH, RANGE 20 WEST, WALTON COUNTY, FLORIDA



**DESCRIPTION:**

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 20 WEST, WALTON COUNTY, FLORIDA; THENCE PROCEED NORTH 87 DEGREES 55 MINUTES 30 SECONDS WEST, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 5.70 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 87 DEGREES 55 MINUTES 30 SECONDS WEST, ALONG SAID NORTH LINE, A DISTANCE OF 374.91 FEET; THENCE LEAVING SAID NORTH LINE, PROCEED SOUTH 43 DEGREES 04 MINUTES 30 SECONDS WEST, A DISTANCE OF 989.22 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF "FOREST LAKES PHASE I", AS RECORDED IN PLAT BOOK 16, PAGE 6, OF THE PUBLIC RECORDS OF WALTON COUNTY, FLORIDA; THENCE PROCEED ALONG SAID BOUNDARY OF "FOREST LAKES PHASE I", THE FOLLOWING TWELVE (12) COURSES: (1) SOUTH 46 DEGREES 55 MINUTES 30 SECONDS EAST, A DISTANCE OF 40.00 FEET; (2) SOUTH 43 DEGREES 04 MINUTES 30 SECONDS WEST, A DISTANCE OF 196.52 FEET; (3) SOUTH 46 DEGREES 55 MINUTES 30 SECONDS EAST, A DISTANCE OF 616.20 FEET; (4) NORTH 76 DEGREES 20 MINUTES 26 SECONDS EAST, A DISTANCE OF 72.01 FEET; (5) NORTH 01 DEGREES 03 MINUTES 23 SECONDS EAST, A DISTANCE OF 155.68 FEET; (6) NORTH 88 DEGREES 58 MINUTES 01 SECONDS EAST, A DISTANCE OF 84.76 FEET; (7) NORTH 01 DEGREES 01 MINUTES 59 SECONDS WEST, A DISTANCE OF 14.41 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 30.00 FEET; (8) ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 52 DEGREES 15 MINUTES 57 SECONDS, AN ARC DISTANCE OF 27.37 FEET, (CHORD BEARING AND DISTANCE = NORTH 25 DEGREES 06 MINUTES 00 SECONDS EAST, A DISTANCE OF 26.43 FEET); (9) NORTH 51 DEGREES 14 MINUTES 27 SECONDS EAST, A DISTANCE OF 99.19 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 30.00 FEET; (10) ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 86 DEGREES 09 MINUTES 40 SECONDS, AN ARC DISTANCE OF 45.11 FEET, (CHORD BEARING AND DISTANCE = SOUTH 85 DEGREES 40 MINUTES 42 SECONDS EAST, A DISTANCE OF 40.98 FEET); (11) NORTH 18 DEGREES 05 MINUTES 50 SECONDS EAST, A DISTANCE OF 336.99 FEET; (12) SOUTH 88 DEGREES 15 MINUTES 35 SECONDS EAST, A DISTANCE OF 27.86 FEET; THENCE LEAVING SAID BOUNDARY OF "FOREST LAKES PHASE I", PROCEED NORTH 01 DEGREES 44 MINUTES 25 SECONDS EAST, A DISTANCE OF 417.71 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

**DEDICATION:**

FOREST LAKES DEVELOPERS, L.L.C., HEREBY DEDICATES THIS PLAT OF "FOREST LAKES – PHASE II", PROVIDED, HOWEVER, THAT IN ACCORDANCE WITH FLORIDA STATUTE 177.081 (3) THIS DEDICATION SHALL NOT CREATE ANY RIGHTS OF THE PUBLIC IN THE PROPERTY SHOWN ON THE PLAT, AND NO STREETS, ALLEYS, EASEMENTS, LANES, RIGHTS OF WAY, COMMON AREAS OR PUBLIC AREAS ARE DEDICATED TO THE PUBLIC BY MEANS OF THIS PLAT.

THE DEVELOPER HAS EXECUTED THIS DEDICATION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2004.

WITNESS \_\_\_\_\_

RICHARD J. ROOKIS, AS PRESIDENT OF  
ROOKIS DEVELOPMENT COMPANY, MANAGING  
PARTNER FOR BR5 JOINT VENTURE, MANAGING  
MEMBER OF FOREST LAKES DEVELOPERS, L.L.C.

WITNESS \_\_\_\_\_

**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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2004.

NOTARY PUBLIC  
My commission expires \_\_\_\_\_

**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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2004.

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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2004.

COUNTY ENGINEER \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

P.E. NUMBER \_\_\_\_\_

**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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2004.

COUNTY SURVEYOR \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

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 I, OF THE FLORIDA STATUTES.

DEXTER L. LUNDY, P.S.M.,  
EMERALD COAST ASSOCIATES, INC.,  
4636 GULFSTARR DRIVE  
DESTIN, FLORIDA 32541  
FLORIDA REGISTRATION #5620  
L.B. #3724

SAID PARCEL CONTAINING 12.39 ACRES, MORE OR LESS. [539775.05 SQUARE FEET]

**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 MERE 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 II".

**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.

**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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2004.

CHAIRMAN \_\_\_\_\_

ATTESTED 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2004 IN PLAT BOOK \_\_\_\_\_, AT PAGE \_\_\_\_\_.

MARTHA INGLE \_\_\_\_\_

**MASTER PLAN NOTES**

**COMMON AREA OWNERSHIP AND MAINTENANCE**  
Streets, walks, common area improvements shall be privately owned and maintained by the Developer and will eventually be transferred to the Forest Lake Homeowners' 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 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 8'.

**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 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.

**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.

**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 EXCEPT AS SHOWN.

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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2004.

DEWEY WILSON, 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: 02-273/03-1233  
FILE: G:\PLAT\02-273\_Forest\_Lakes\_Ph2\02-273ph2.dwg

