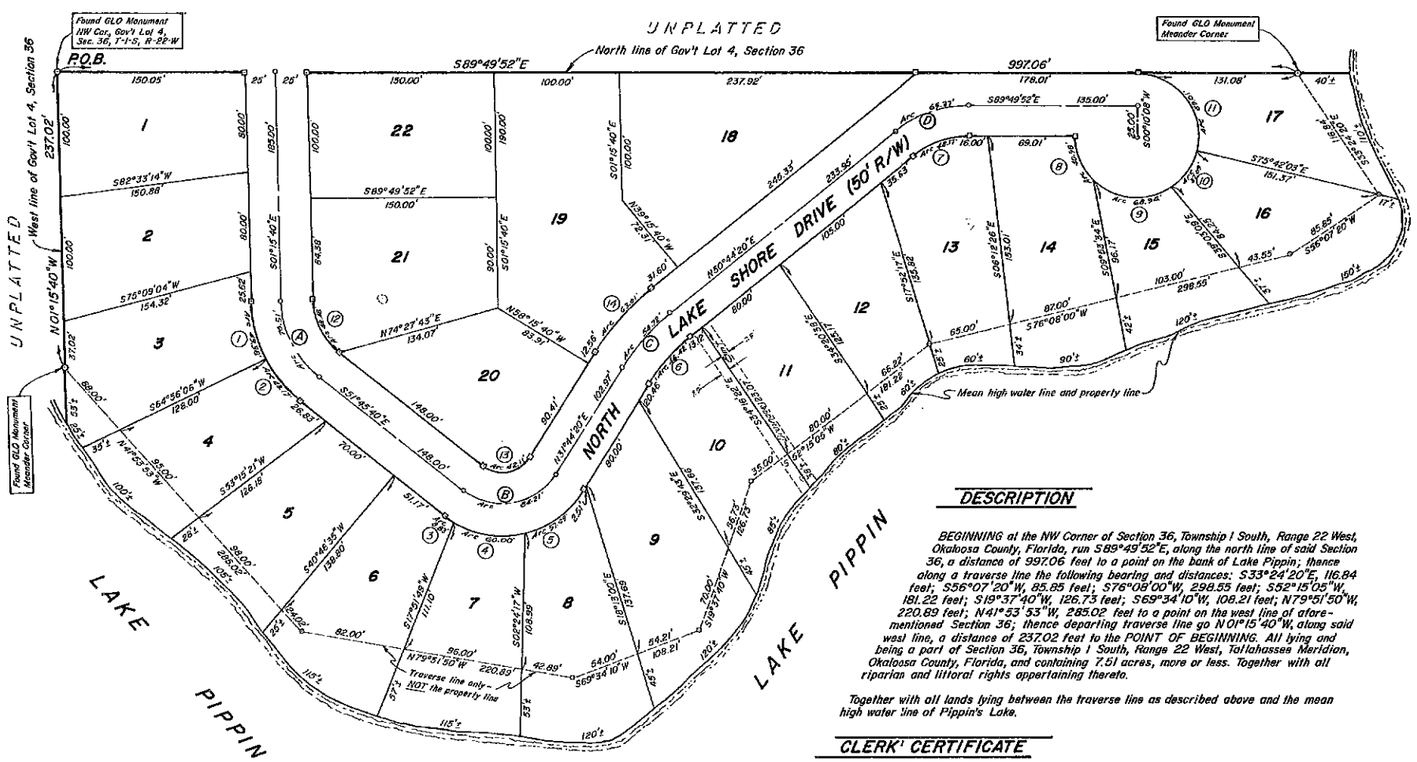
North Lake Pippin Estates PB 6-43

NORTH LAKE PIPPIN ESTATES

A SUBDIVISION LYING IN GOVERNMENT LOT 4, SECTION 36, TOWNSHIP 1 SOUTH, RANGE 22 WEST, OKALOOSA COUNTY, FLORIDA



DEDICATION

Furniture Hub, Inc., a corporation under the laws of the State of Florida, the owner of this subdivision to be known as NORTH LAKE PIPPIN ESTATES, and as described hereon, which has been made with the free consent and in accordance with the desires of the undersigned owner, who, as dedicator, does hereby dedicate to the and to the purchasers of any lands shown on this plat all streets and public shown on this plat and hereby request that this plat be recorded in the of Okaloosa County, Florida.

Roger H. Wright

ACKNOWLEDGEMENT-STATE OF FLORIDA COUNTY OF OKALOOSA

This is to certify that on August 27 1980, before me, an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared Roger Wright, President of the above named corporation, to me known to be the individual and officer who executed the foregoing dedication and acknowledged the execution thereof to be the duly authorized act and deed of said corporation. In witness whereof I have hereto set my hand and seal.

My commission expires:

SURVEYOR'S CERTIFICATE

I, Norman A. Pahl, hereby certify that I prepared this plat and that it is a true and correct representation of the lands surveyed under my direction and supervision; that PRM's and PCP's have been placed as indicated hereon and that it complies with all provisions of Chapter 177, Florida Statutes.

Norman A. Pahl
Florida Registered Land Surveyor, Certificate No. 1349

TITLE OPINION

It is the opinion of the undersigned attorney-at-law, licensed in Florida, that title to the land described hereon is in the name of the dedicator as shown hereon and that there are no unsatisfied mortgages on such land this 27 day of August 1980.

Attorney-at-law

COUNTY ENGINEER'S APPROVAL

This certifies that this plat was presented to the County Engineer of Okaloosa County, Florida, and approved by him on the 4 day of Sept 1980.

County Engineer

PLANNING AND ZONING BOARD APPROVAL

This certifies that this plat was presented to the Planning and Zoning Board of Okaloosa County, Florida, and approved by them on the 4 day of August 1980.

COUNTY COMMISSIONER'S APPROVAL

This certifies that this plat was presented to the Board of County Commissioners of Okaloosa County, Florida, and approved by them for record on the 6 day of Sept 1980.

DESCRIPTION

BEGINNING at the NW Corner of Section 36, Township 1 South, Range 22 West, Okaloosa County, Florida, run S89°49'52"E, along the north line of said Section 36, a distance of 997.06 feet to a point on the bank of Lake Pippin; thence along a traverse line the following bearing and distances: S33°24'20"E, 116.84 feet; S56°07'20"W, 85.85 feet; S76°08'00"W, 298.55 feet; S52°15'05"W, 181.22 feet; S19°37'40"W, 126.73 feet; S69°34'10"W, 106.21 feet; N79°51'50"W, 220.89 feet; N41°53'53"W, 285.02 feet to a point on the west line of aforementioned Section 36; thence departing traverse line go N01°15'40"W, along said west line, a distance of 237.02 feet to the POINT OF BEGINNING. All lying and being a part of Section 36, Township 1 South, Range 22 West, Tallahassee Meridian, Okaloosa County, Florida, and containing 7.51 acres, more or less. Together with all riparian and littoral rights appertaining thereto.

Together with all lands lying between the traverse line as described above and the mean high water line of Pippin's Lake.

CLERK' CERTIFICATE

I, Newman C. Brackin, hereby certify that I have examined this plat and find that it complies with all the requirements of Chapter 177, Florida Statutes, and was filed for record on the 30th day of March 1980, in Plat Book 6, Page 43.

Clerk of Circuit Court, Okaloosa County, Florida

N
W E
S

NOTE

All lots shown on this plat exceeds 10,000 square feet in area.

□ = Permanent Control Point (CM)

PREPARED BY

NORMAN PAHL AND ASSOCIATES, INC.
Land Surveyors
35 John C. Sims Parkway
Valparaiso, Florida 32580

Date: Aug 19, 1980

LOT LINE CURVE DATA

No.	Δ-Angle	Rad.	Arc	Tan.	Chd.	Bearing
1	26°56'43"	105.00'	49.38'	25.15'	48.92'	S14°44'01"E
2	23°33'17"	105.00'	43.17'	21.89'	42.86'	S39°59'01"E
3	06°44'44"	75.00'	8.83'	4.42'	8.82'	S55°08'02"E
4	45°50'12"	75.00'	60.00'	31.71'	58.41'	S81°25'30"E
5	43°55'04"	75.00'	57.49'	30.24'	56.09'	N53°42'02"E
6	19°00'00"	140.00'	46.42'	23.43'	46.21'	N41°14'20"E
7	39°25'48"	70.00'	48.17'	25.09'	47.22'	N70°27'14"E
8	46°30'00"	50.00'	40.58'	21.48'	39.47'	S23°04'52"E
9	79°00'00"	50.00'	68.94'	41.22'	63.61'	S85°49'52"E
10	42°30'00"	50.00'	37.09'	19.44'	36.24'	N33°25'08"E
11	102°00'00"	50.00'	89.01'	61.74'	77.71'	N38°49'52"W
12	50°30'00"	55.00'	48.48'	25.94'	46.92'	S26°30'40"E
13	96°30'00"	25.00'	42.11'	28.01'	37.30'	N79°59'20"E
14	19°00'00"	190.00'	63.01'	31.80'	62.72'	N41°14'20"E

CENTER LINE CURVE DATA

No.	Δ-Angle	Rad.	Arc	Tan.	Chd.	Bearing
A	50°30'00"	80.00'	70.51'	37.73'	68.25'	S26°30'40"E
B	96°30'00"	50.00'	84.21'	56.02'	74.61'	N79°59'20"E
C	19°00'00"	165.00'	54.72'	27.61'	54.47'	N41°14'20"E
D	39°25'48"	95.00'	65.37'	34.04'	64.09'	N70°27'14"E

NORTH LAKE PIPPIN ESTATES
Sheet 1 of 1 sheets