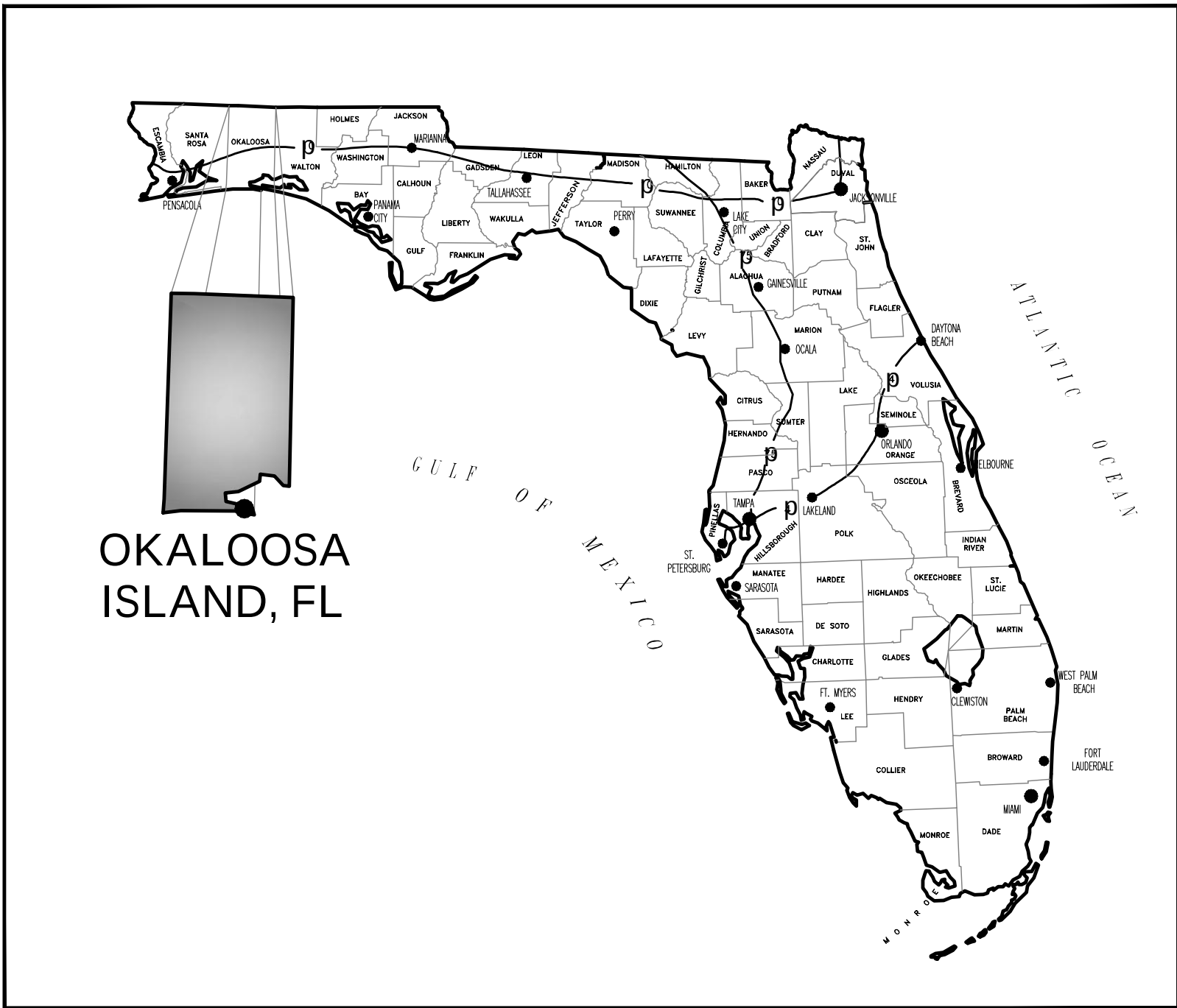


PERMIT SET

SUNSET ISLE RESORT AND
YACHT CLUB

1350 MIRACLE STRIP PKWY
FORT WALTON BEACH,
OKALOOSA COUNTY, FLORIDA 32548

No.	DATE	DESCRIPTION
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MAP



LOCATION
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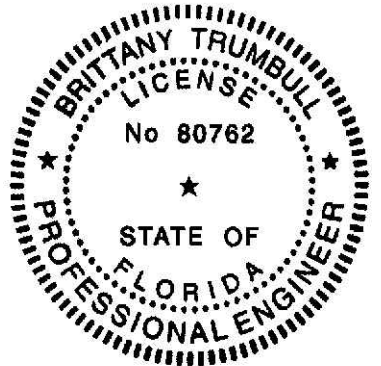
THE ABOVE NAMED PROFESSIONAL ENGINEER SHALL BE RESPONSIBLE FOR THE FOLLOWING SHEETS INDICATED BY (*) IN ACCORDANCE WITH RULE 61G15-23.005, F.A.C.

INDEX OF SHEETS

C0.0 *	COVER SHEET (THIS SHEET)
C0.1 *	BOUNDARY & TOPOGRAPHIC SURVEY
C0.2 *	GENERAL NOTES
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C0.4 *	STORMWATER POLLUTION PREVENTION PLAN
C0.5 *	STORMWATER POLLUTION PREVENTION PLAN
C1.0 *	DEMOLITION, CLEARING & GRUBBING SITE PLAN
C1.1 *	SITE IMPROVEMENTS PLAN
C1.2 *	SITE GRADING & DRAINAGE PLAN
C1.3 *	SITE GRADING & DRAINAGE DETAILS
C1.4 *	SITE UTILITIES PLAN
C2.0	CONSTRUCTION DETAILS

QUALITY CONTROL CHECKS	DATE COMP.	PERSON COMP.	DATE CHANGES MADE	DRAFTSMAN
GENERAL NOTES REVIEW				
PROJECT CHECKLIST REVIEW (PRIOR TO OWNER REVIEW)				
SUBMITTED TO OWNER				
PERMITTING COMMENTS				
OVERALL DESIGN TEAM/PM REVIEW				
BID ADVERTISEMENT				
CONFORMED DRAWING REVIEW				

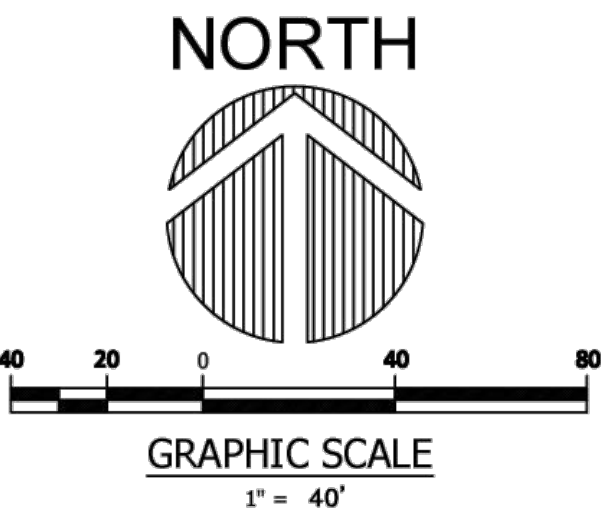
DATE: July 9, 2026



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY:

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SUNSET ISLE RESORT & YACHT CLUB
BOUNDARY & TOPOGRAPHIC SURVEY
(AS-BUILT)



LEGEND:

- # = NUMBER
— = DISTANCE NOT TO SCALE
L.B. = LICENSED BUSINESS
L.S. = LICENSED SURVEYOR
P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
O.R. = OFFICIAL RECORDS BOOK / PAGE
± = MORE OR LESS
R/W = RIGHT OF WAY
C = CENTERLINE
△ = FIRE DEPARTMENT CONNECTION
□ = SANITARY SEWER MANHOLE
⊙ = STORM DRAINAGE MANHOLE
⊕ = GATE VALVE
⊙ = FIRE HYDRANT
⊕ = TELEVISION SERVICE BOX
⊕ = WATER METER
⊕ = POWER POLE
⊕ = LIGHT POLE
A/C = AIR CONDITIONER
⊕ = POWER POLE AND GUY ANCHOR
— = ROAD SIGN
RCP = REINFORCED CONCRETE PIPE
CPP = CORRUGATED PLASTIC PIPE
FCR = FOUND CAPPED ROD
FCM = FOUND CONCRETE MONUMENT
FIR = FOUND IRON ROD
(F) = FIELD MEASURED DATA
TYP = TYPICAL
INV = INVERT
—UFO = UNDERGROUND FIBER OPTIC LINE
—E-SWR = EXISTING BURIED SANITARY SEWER LINE
—E-WL = EXISTING BURIED WATER LINE
—OHU = OVERHEAD UTILITIES

TREE LEGEND

- ✱ = PALM TREE (45 TOTAL)
✱ = SYLVESTER PALM TREE (4 TOTAL)

PARCEL A-1 LEGAL DESCRIPTION (AS FURNISHED)

O.R. BOOK 2255, PAGE 2002 & TITLE PACKAGE DB OZD PCB
BEGINNING AT THE SOUTHEAST CORNER OF LOT 25, BLOCK 13, THENCE NORTH 85°15' WEST 200 FEET ALONG THE NORTH RIGHT-OF-WAY OF U.S. 98 TO THE POINT OF BEGINNING. THENCE NORTH 700 FEET MORE OR LESS TO CHOCTAWHATCHEE BAY, THENCE NORTH 85°52' WEST 100 FEET, THENCE SOUTH 700 FEET MORE OR LESS TO THE NORTH RIGHT-OF-WAY U.S. 98, THENCE SOUTH 85°52' EAST 100 FEET TO THE POINT OF BEGINNING, ALL BEING A PART OF SANTA ROSA ISLAND SUBDIVISION OKALOOSA COUNTY, FLORIDA. LESS RIGHT-OF-WAY FOR U.S. 98 PREVIOUSLY CONVEYED.

PARCEL A LEGAL DESCRIPTION (AS FURNISHED)

O.R. BOOK 2606, PAGE 4761 & TITLE PACKAGE DB OZD PCB
FOR A POINT OF REFERENCE, COMMENCING AT THE SOUTH EAST CORNER OF LOT 25, BLOCK 13, SANTA ROSA ISLAND SUBDIVISION AS RECORDED IN PLAT BOOK 2, PAGE 84-84F, THENCE NORTH 85°15' WEST ALONG OLD RIGHT-OF-WAY LINE OF STATE ROAD NO. 98 FOR 300.0 FEET TO THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED, THENCE CONTINUE NORTH 85°52' WEST FOR 150.0 FEET, THENCE NORTH 0°00' EAST FOR 617 FEET, MORE OR LESS, TO THE WATERS OF CHOCTAWHATCHEE BAY, THENCE EASTERLY ALONG THE WATERS OF SAID BAY FOR 150.0 FEET, MORE OR LESS, TO A POINT WHICH IS ON A BEARING OF NORTH 0°00' EAST AND 607 FEET, MORE OR LESS, FROM THE POINT OF BEGINNING, THENCE SOUTH 0°00' WEST FOR 607 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. LESS AND EXCEPT THE SOUTH 82.0 FEET FOR NEW STATE R/W, ALL LYING AND BEING IN OKALOOSA COUNTY, FLORIDA.

PARCEL B LEGAL DESCRIPTION (AS FURNISHED)

TITLE PACKAGE DB OZD PCB
BEGIN AT THE SOUTHEAST CORNER OF LOT 25, BLOCK 13, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE(S) 84-84F, OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA; THENCE NORTH 82 FEET WHICH IS THE POINT OF BEGINNING; THENCE NORTH 85°52' WEST 200 FEET; THENCE NORTH TO THE CHOCTAWHATCHEE BAY; THENCE SOUTH 85°52' EAST 200 FEET; THENCE SOUTH TO POINT OF BEGINNING.

OFFICIAL RECORDS BOOK 2640, PAGE 238

BEGINNING AT THE SOUTHEAST CORNER OF LOT 25, BLOCK 13, SANTA ROSA ISLAND SUBDIVISION, AS RECORDED IN PLAT BOOK 2, PAGES 84 THROUGH 84F, OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA; THENCE NORTH 82 FEET TO THE POINT OF BEGINNING; THENCE NORTH 85°52' WEST 200 FEET; THENCE NORTH 00°10'46" EAST 616.09 FEET; THENCE CONTINUING NORTH 00°10'46" EAST 66.90 FEET; THENCE NORTH 64°33'57" EAST 221.34 FEET; THENCE SOUTH 00°08'02" WEST 78.83 FEET; THENCE CONTINUING SOUTH 00°08'02" WEST 713.27 FEET TO THE POINT OF BEGINNING.

SURVEY REPORT:

- NO SEARCH OF THE PUBLIC RECORDS WAS DONE BY GUSTIN, COTHERN & TUCKER, INC. VISIBLE EVIDENCE OF EASEMENTS WILL BE SHOWN HEREON, BUT NO CERTIFICATION IS GIVEN THAT EASEMENTS, DEED OVERLAPS, UNDERGROUND IMPROVEMENTS OR APPARENT USES DO NOT EXIST.
- NO ENVIRONMENTAL JURISDICTIONAL LINES HAVE BEEN DETERMINED BY GUSTIN, COTHERN & TUCKER, INC.
- VISIBLE ENCROACHMENTS, POSSIBLE VISIBLE ENCROACHMENTS, AND/OR APPARENT USES ARE AS SHOWN.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.
- BEARINGS SHOWN HEREON ARE REFERENCED TO THE EAST LINE OF THE SUBJECT PARCEL, SAID LINE BEARING S 0°00'53" W, AS ESTABLISHED BY STATE PLANE COORDINATES, FLORIDA NORTH ZONE, NORTH AMERICAN DATUM OF 1983.
- THIS PARCEL LIES IN FLOOD ZONE VE (ELEVATION 11, 12, & 13 FEET) AND FLOOD ZONE AE (ELEVATION 10 FEET & 11 FEET), AS DETERMINED BY SCALE FROM FEMA INSURANCE RATE MAP, COMMUNITY No. 120173, PANEL No. 12091C0464 J, DATED 9 MAR 2021, AND FURNISHED BY FEMA NATIONAL FLOOD HAZARD LAYER ONLINE GEOSPATIAL DATABASE.
- THIS SURVEY DEPICTED HEREON WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS AS DEFINED IN CHAPTER 5J-17.051 OF THE FLORIDA ADMINISTRATIVE CODE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.
- NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS SHOWN ON THE FACE THEREOF. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. SURVEYOR IS RESPONSIBLE ONLY TO THOSE CERTIFIED AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF ANY OTHER INDIVIDUAL OR FIRM TO USE THIS SURVEY, WITHOUT EXPRESS WRITTEN CONSENT OF THE SURVEYOR. NO OWNERSHIP HAS BEEN DETERMINED BY GUSTIN, COTHERN & TUCKER, INC.
- ELEVATIONS SHOWN HEREON ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- THE SIGNATURE & SEAL OF THE UNDERSIGNED SURVEYOR IS CERTIFYING TO THE CORRECTNESS OF THE SURVEY AS OF THE FIELD DATE SHOWN.

Conventional Surveying • Aerial & Bathymetric • Laser Scanning & LIDAR
Gustin, Cothern & Tucker, Inc.
G.C. LAND SURVEYING & MAPPING
www.gcsurveying.com
121 Hart Street
Neville, FL 32578 (850) 679-5141 Fax: (850) 729-2460
L.B. No. 3501



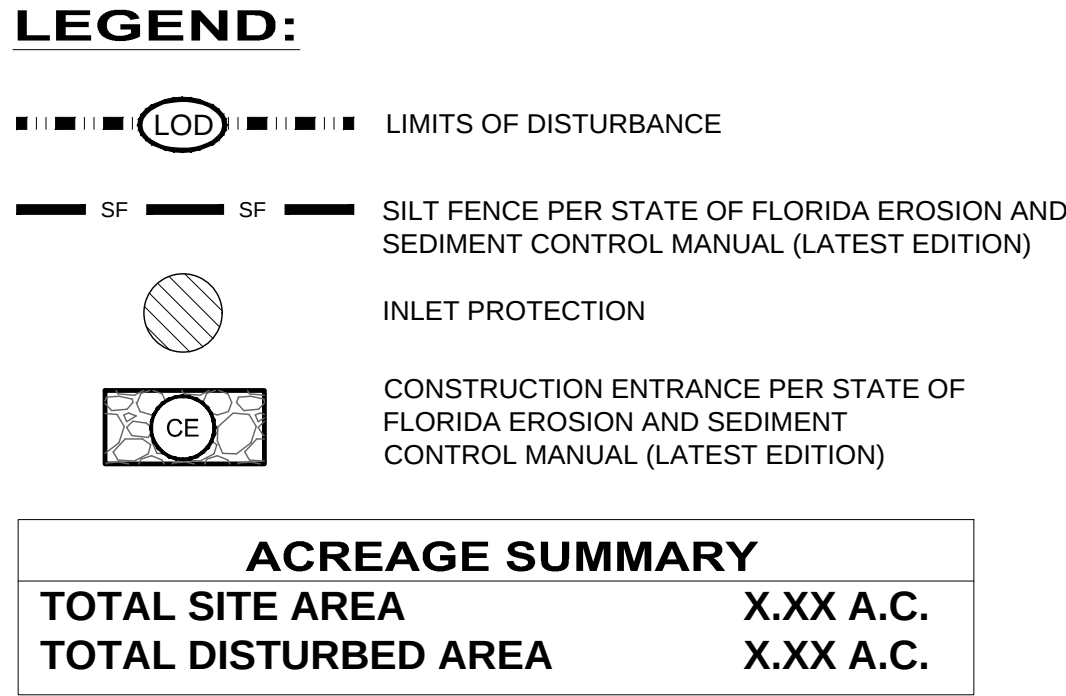
Allen E. Tucker
Digitally signed by Allen E. Tucker
Date: 2025.06.30 13:55:21 -0500
THE SEAL OF THE SURVEYOR'S DOCUMENT
ALLEN E. TUCKER, P.S.M. No. 4584
DOUGLAS A. VANDER HEUVEL, P.S.M. No. 4585
DATE 30 JUN 2025
© G.C.T., INC. 2025

BOUNDARY & TOPOGRAPHIC SURVEY
SUNSET ISLE RESORT & YACHT CLUB
A PORTION OF LOT 25, BLOCK 13, SANTA ROSA ISLAND S/D IN UNDIVIDED, TOWNSHIP 2 SOUTH, RANGE 24 WEST, CITY OF FORT WALTON BEACH, OKALOOSA COUNTY, FLORIDA
PARCEL ID: 00-25-24-2185-0013-0030

REV	DESCRIPTION	DRAWN BY	DATE
A	INITIAL RELEASE	J. HUFFINE	6/30/2025

SURVEY TYPE:
BOUNDARY & TOPOGRAPHIC (AS-BUILT)
FIELD DATE:
18 JUN 2025
FIELD BOOK:
24-22/50-51 (HF)
DATUM: (HORIZONTAL/VERTICAL)
NAD 83 NAVD 88
CLIENT:
ANCHOR CEI, INC.

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ORDER#
S16042.11
MAP#
S16042.11-1
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A



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Bryan Osborn, PE
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email: brumbull@anchorage.com

Brittany Trumbull, PE
FL License No.: 80762

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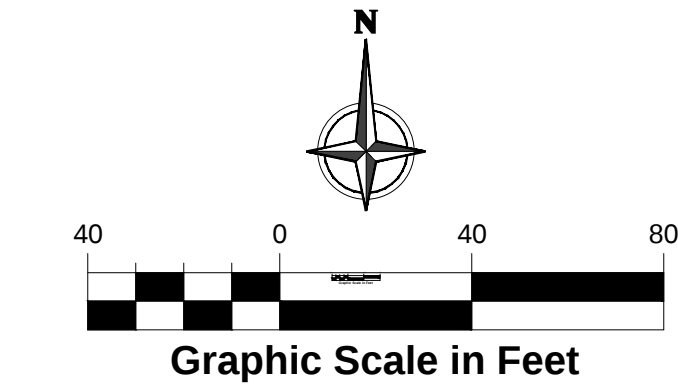
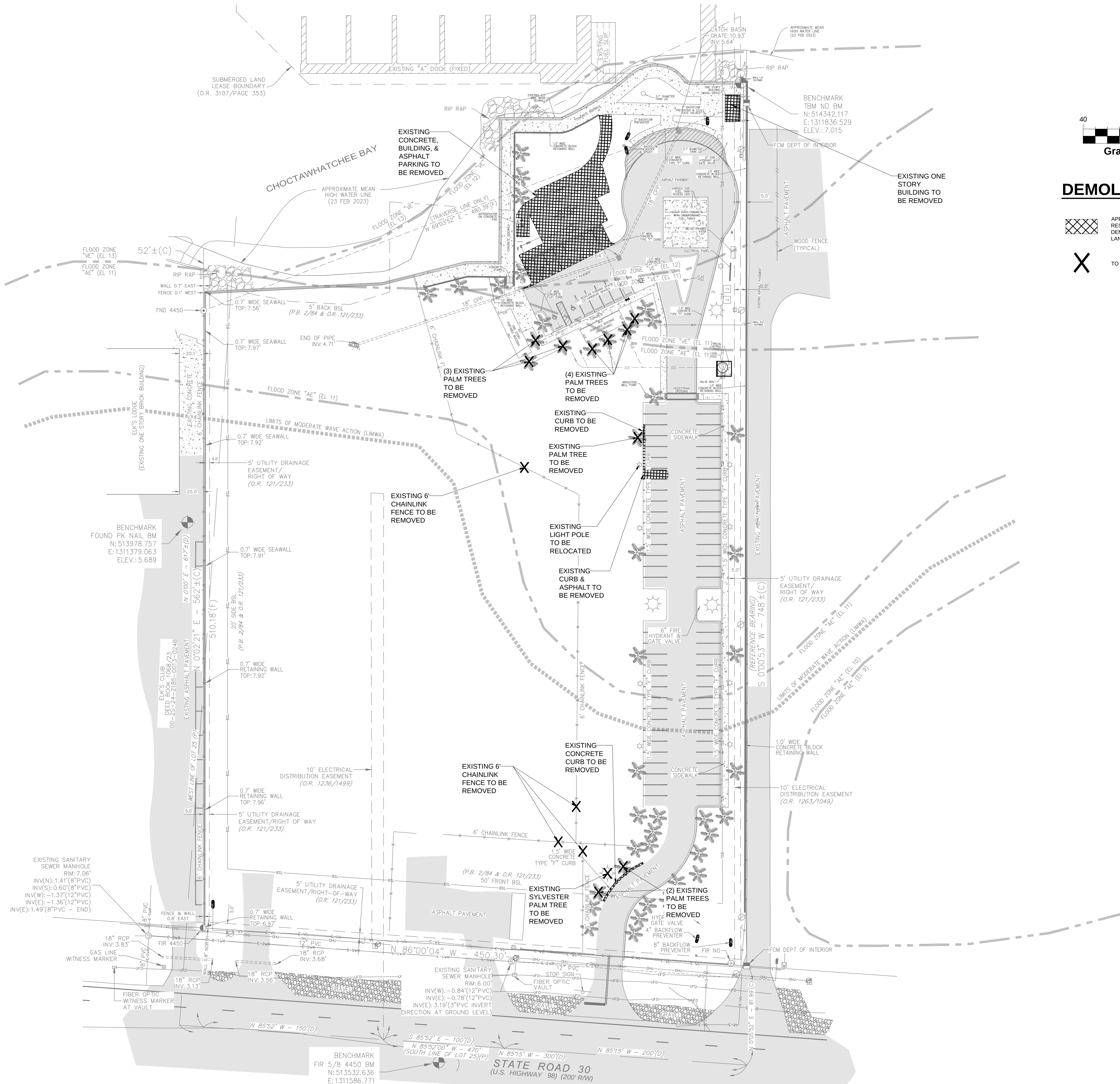
STORMWATER POLLUTION PREVENTION PLAN

SUNSET ISLE RESORT AND YACHT CLUB

FORT WALTON BEACH / OKALOOSA COUNTY / FLORIDA

THIS SHEET NOT VALID FOR
CONSTRUCTION WITHOUT
COMPLETE SET OF PLANS. SEE
GENERAL NOTES FOR MASTER
LEGEND.

Sheet No.
CO.4



DEMOLITION LEGEND

- APPROX. LIMITS OF DEMOLITION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO IDENTIFY ALL EXISTING SITE FEATURES TO BE DEMOLISHED IN ORDER TO ACHIEVE DESIGN INTENT. REFERENCE LANDSCAPE PLANS FOR TREE PRESERVATION / IMPACTS.
- TO BE REMOVED

This plan has been electronically signed and sealed by:
Bryan Osborn, PE
Using a digital signature
Printed signatures and stamps
are not considered signed and
sealed and the signature must be
electronically signed and sealed
email: bturnbull@anchorage.com

Brittany Turnbull, PE
FL License No.: 80762

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Designed: R.RODNEY
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Checked: R. RODNEY
Job No.: 1554.002
Date: 7/9/2026

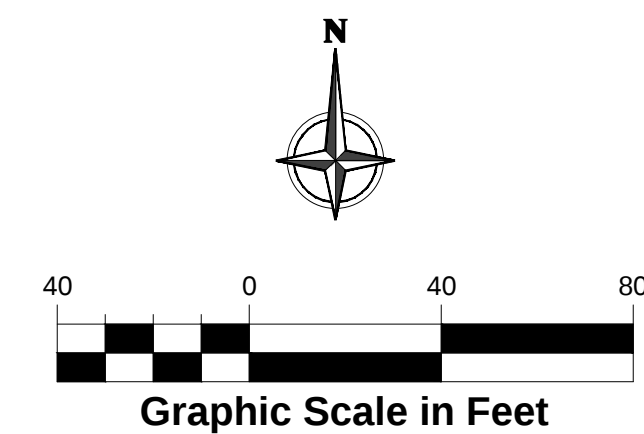
DEMOLITION, CLEARING, & GRUBBING PLAN

SUNSET ISLE RESORT AND YACHT CLUB

FORT WALTON BEACH / OKALOOSA COUNTY / FLORIDA

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email: btrumbull@anchorage.com

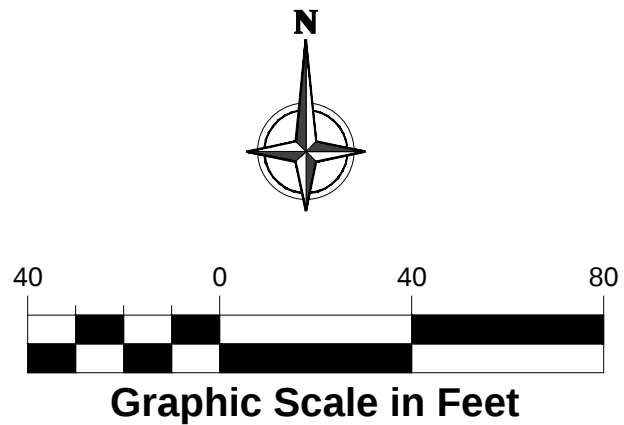
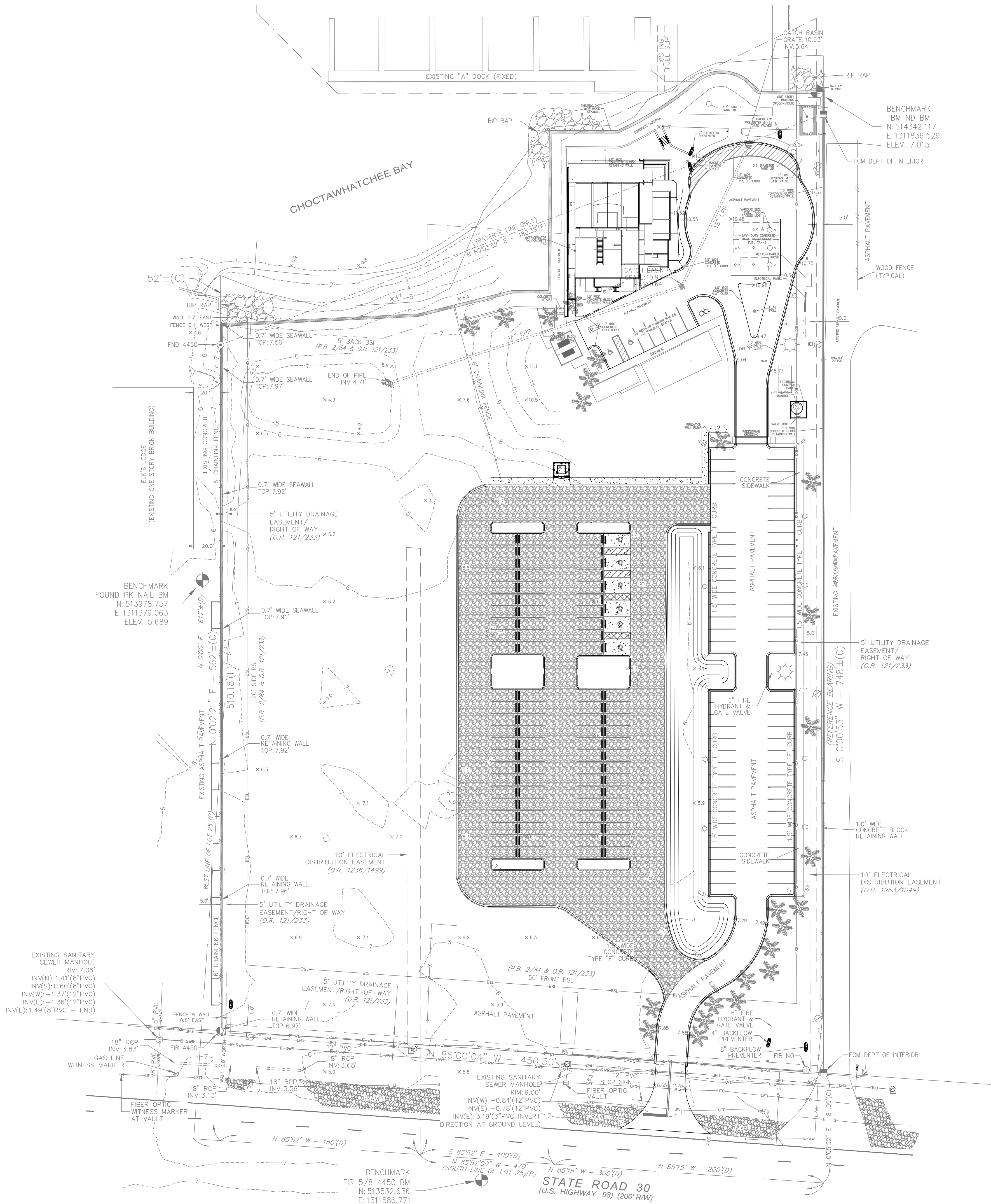
Brittany Trumbull, PE
FL License No.: 80762

Brittany Trumbull, PE
FL License No.: 80762

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No.	Date	Revision			

Designed:	R.RODNEY
Drawn:	T.NEWMAN
Checked:	R. RODNEY
Job No.:	1554.002
Date:	7/9/2026



LEGEND:

- XXXXX PROPOSED FINISHED GRADE SPOT ELEVATION
- ~ PROPOSED STORM DRAIN FLOW
- H.P. PROPOSED HIGH POINT

NOTES:

- GRADING SHOWN ON THESE PLANS IS PROVIDED TO THE CONTRACTOR TO EXPRESS THE GENERAL GRADING INTENT OF THE PROJECT. THE CONTRACTOR SHALL BE EXPECTED TO GRADE THE ENTIRE SITE TO ENSURE POSITIVE DRAINAGE IN ALL AREAS THROUGHOUT THE SITE.
- STRUCTURE BOTTOMS SHALL BE TYPE 'P' BOTTOMS PER FDOT REQUIREMENTS, UNLESS PIPE SIZES AND LOCATION REQUIRE A TYPE 'J' BOTTOM. CONTRACTOR SHALL REVIEW DESIGN AND PROVIDE APPROPRIATELY SIZED BOTTOMS PER FDOT REQUIREMENTS.

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Designed: R.RODNEY
Drawn: T.NEWMAN
Checked: R. RODNEY
Job No.: 1554.002
Date: 7/9/2026

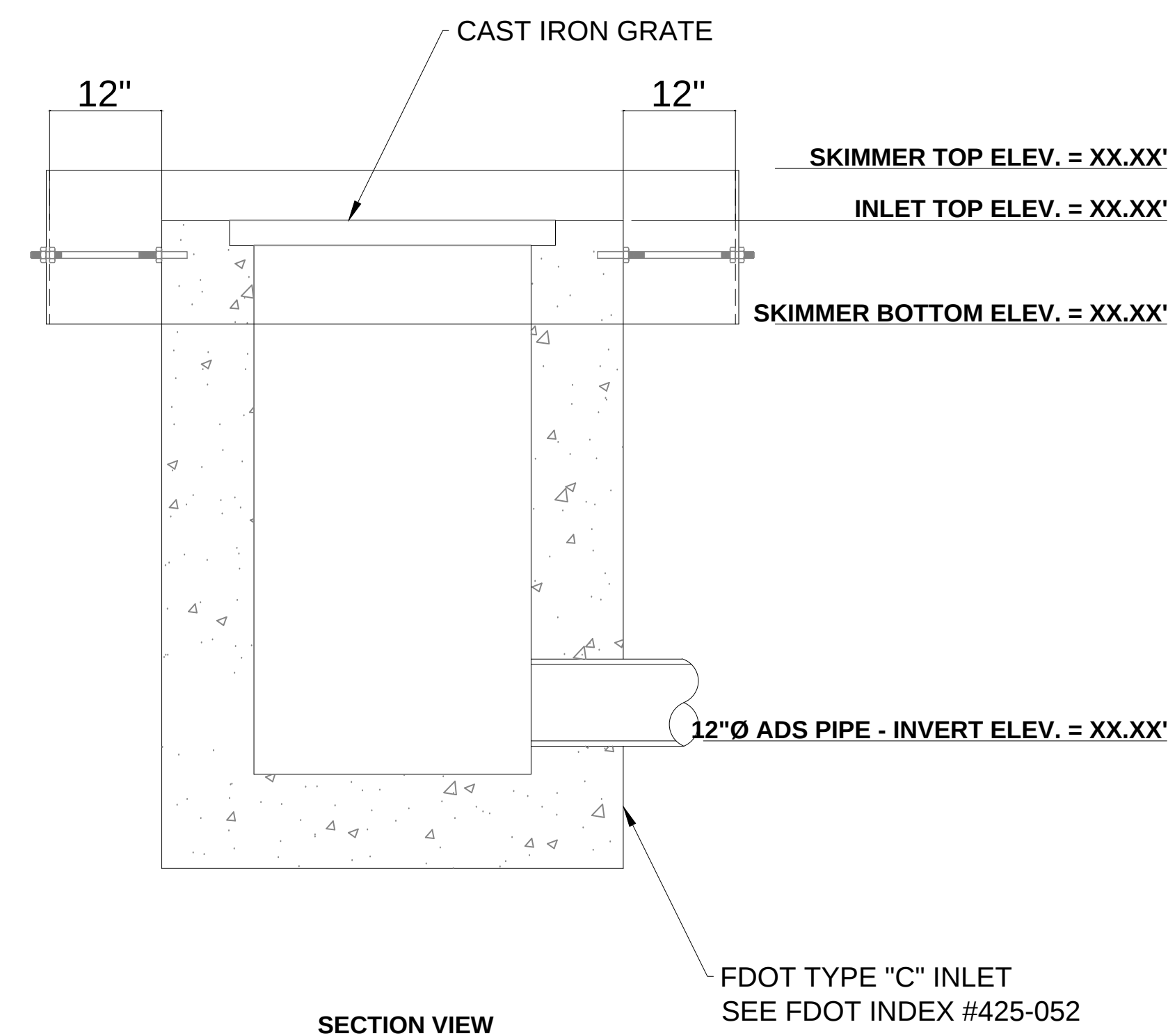
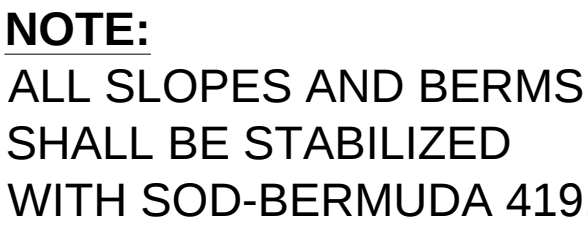
SITE GRADING & DRAINAGE PLAN

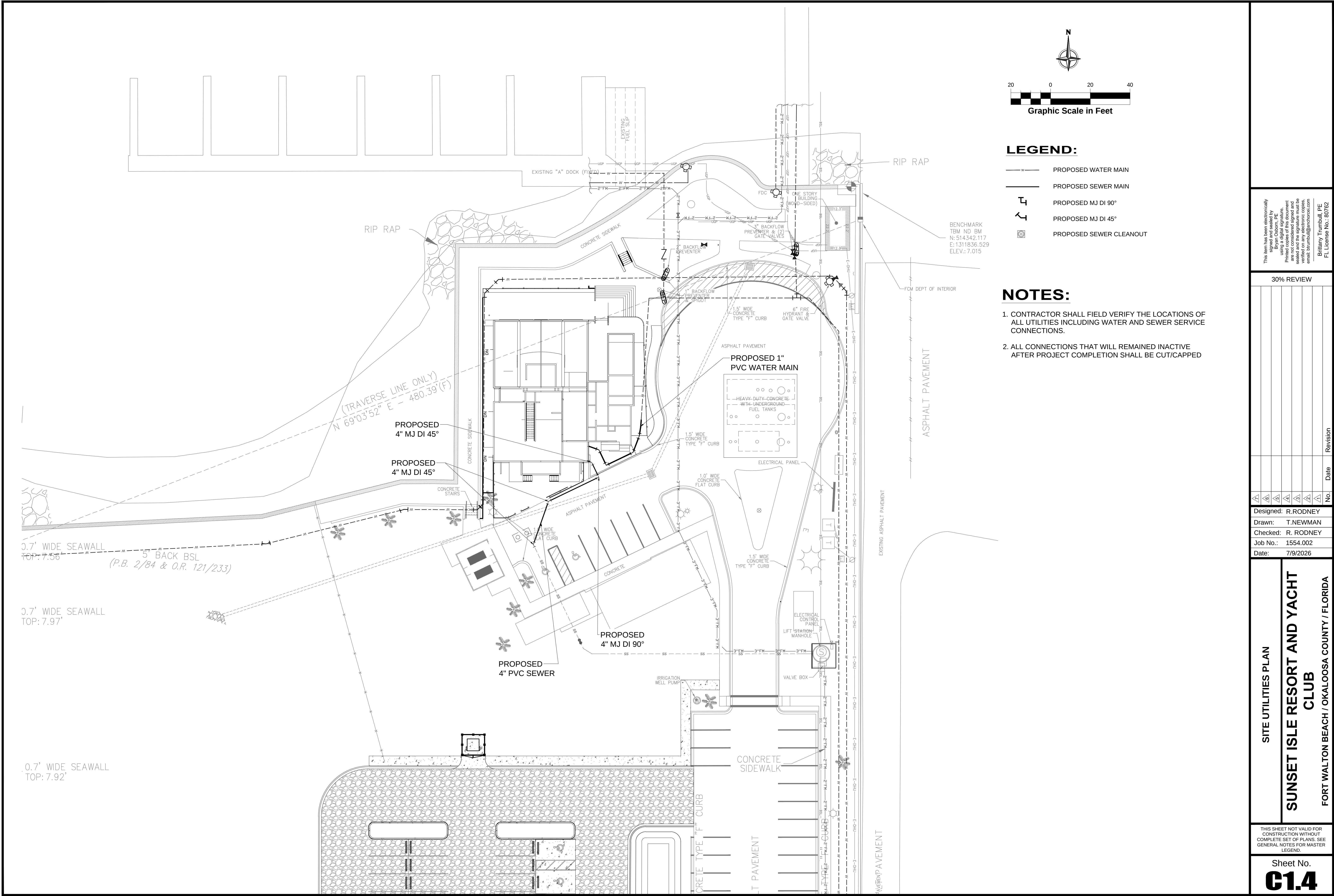
SUNSET ISLE RESORT AND YACHT CLUB

FORT WALTON BEACH / OKALOOSA COUNTY / FLORIDA

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS. SEE GENERAL NOTES FOR MASTER LEGEND.

Sheet No.
C1.2





LEGEND:

- PROPOSED WATER MAIN
- PROPOSED SEWER MAIN
- PROPOSED MJ DI 90°
- PROPOSED MJ DI 45°
- PROPOSED SEWER CLEANOUT

NOTES:

- CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL UTILITIES INCLUDING WATER AND SEWER SERVICE CONNECTIONS.
- ALL CONNECTIONS THAT WILL REMAINED INACTIVE AFTER PROJECT COMPLETION SHALL BE CUT/CAPPED

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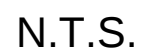
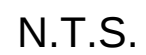
SITE UTILITIES PLAN

SUNSET ISLE RESORT AND YACHT CLUB

FORT WALTON BEACH / OKALOOSA COUNTY / FLORIDA

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Sheet No.
C1.4



Sheet No.
C2.0