

**ORDINANCE  
2005-61**

**AN ORDINANCE ADOPTING A FUTURE LAND USE  
MAP AMENDMENT TO THE WALTON COUNTY  
COMPREHENSIVE PLAN; SETTING FORTH THE  
AUTHORITY FOR ADOPTION; PROVIDING FOR  
SEVERABILITY; AND PROVIDING FOR AN  
EFFECTIVE DATE.**

WHEREAS, Chapter 163, Florida Statutes establishes the Local Government Comprehensive Planning and Land Development Regulation Act; and,

WHEREAS, Chapter 163, Florida Statutes requires local governments desiring to amend their comprehensive plan to prepare and adopt an amendment; and,

WHEREAS, Walton County has prepared a comprehensive plan map amendment for an unincorporated area of the county; and,

WHEREAS, Walton County held the requisite public hearings to afford public comment and to consider approval and adoption of the map amendment; and,

NOW THEREFORE BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF WALTON COUNTY, FLORIDA, THAT:

**Section I.** This ordinance shall be known as the Walton County Comprehensive Plan Map Amendment # 05-01-B.2.37.

**Section II.** The Walton County Comprehensive Plan Future Land Use Map is hereby amended changing approximately 18,000 acres from undesignated state-owned lands to Conservation (C), further described as property owned by the State of Florida. See attached Exhibit A for property descriptions.

**Section III.** An official, true and correct copy of the Future Land Use Map and amendments shall be filed with the Walton County Clerk and also maintained at the Walton County Planning and Development Services Division, which shall be responsible for the administration of the Comprehensive Plan.

**Section IV. Severability.** If any portion of this Ordinance should be declared unconstitutional or if the applicability of this Ordinance or any portion thereof should be held to be invalid, the validity of the remainder of the Ordinance shall not be affected by such invalidity.

**Section V. Effective date.** This Ordinance shall become effective as provided by law.

ADOPTED THIS 28<sup>TH</sup> DAY OF NOVEMBER, 2005.

**ATTEST:**

Crystal Scomeis  
Clerk of Courts

Scott A. Brannon  
Scott Brannon, Chairman  
Board of County Commissioners  
Walton County, Florida

EXHIBIT A

STATE PURCHASE  
From:  
BOOK 862  
Pg 57  
B.2.37

UNITED STATES BANKRUPTCY COURT  
NORTHERN DISTRICT OF FLORIDA  
PENSACOLA DIVISION

RESOLUTION TRUST CORPORATION,  
Receiver for HILL FINANCIAL  
SAVINGS ASSOCIATION, a Pennsylvania  
Savings Association,

Plaintiff,

v.

CASE NO. 89-30250-RV

EMERALD COAST JOINT VENTURE, a  
joint venture of and between The  
FSD GROUP, INC., and Nationwide  
Lending Group, Inc., THE FSD GROUP,  
INC., NATIONWIDE LENDING GROUP,  
INC., ROBERT D. McLENDON and  
A. WAYNE DANSON,

Defendants.

CERTIFICATE OF TITLE/SPECIAL MASTER'S DEED

The undersigned Special Master appointed by the Court,  
certifies that he executed and filed a Special Master's Report  
of Foreclosure Sale with a Certificate of Sale attached on May  
20, 1992, for the property described in the attached special  
Master's Deed and that no timely objections to the sale have  
been filed. The property, situated in Walton County, Florida,  
described in Exhibit "A" to the attached Special Master's  
Deed, is sold and shall be deemed titled to the Board of

FILED AND RECORDED  
DATE 06/09/92 TIME 15:25

CATHERINE KING CLERK  
CO:WALTON ST:FL

FL 448234 B .862 P 57  
CO:WALTON ST:FL

Trustees of the Internal Improvement Trust Fund of the State  
of Florida.

WITNESS MY HAND on this the 5<sup>th</sup> day of June, 1992.

*Thomas M. Brady*  
THOMAS M. BRADY, SPECIAL MASTER  
Appointed by the Order of  
Honorable Roger Vinson,  
United States District Judge  
dated December 10, 1991.

Attachment: Special Master's Deed and Exhibit "A" thereto.

01/000000/000000-117

FL 448234 B 862 P 58  
CO:WALTON ST:FL

This Instrument was Prepared By:  
Thomas Brady, Special Master  
WELLS, BROWN & BRADY  
601 South Palafox Street  
Pensacola, FL 32501

SPECIAL MASTER'S DEED

STATE OF FLORIDA  
COUNTY OF WALTON

WHEREAS, on the 10th day of December, 1991, the United States District Court for the Northern District of Florida, Pensacola Division, entered a Final Judgment of Foreclosure in the case of RESOLUTION TRUST CORPORATION, Receiver for Hill Financial Savings Association, A Pennsylvania Savings Association, v. EMERALD COAST JOINT VENTURE, A joint venture of and between The FSD Group, Inc. and Nationwide Lending Group, Inc., The FSD Group, Inc, Nationwide Lending Group, Inc., Robert D. McClendon and A. Wayne Dawson, being Case No. 89-30250-RV, and in said judgment said Court appointed the undersigned, Thomas M. Brady, as Special Master to sell the property described hereafter, and

WHEREAS, pursuant to said judgment, I, as Special Master appointed in this cause, did cause a legal notice of public sale of said property to be published and that at the time and place specified in said notice of sale, to-wit, at 11:00 o'clock a.m. on May 19, 1992 at the front door of the Walton County Courthouse, DeFuniak Springs, Florida, I offered said property for sale to the highest and best bidder for cash; and

WHEREAS, the highest and best bid submitted at said public sale was the bid of the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida via its agent, The Nature Conservancy, in the amount of \$20,000,000.00; and

WHEREAS, I have received the sum of \$20,000,000.00 from the State of Florida via bank wire transfer; and

WHEREAS, by Order dated the 27th day of May, 1992, the above Court confirmed said sale as so conducted by me; and

WHEREAS, No objections to the sale, the Motion for Order Confirming Sale or to the Order Confirming Sale having been filed;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that I, Thomas M. Brady, as Special Master appointed by the above Court, in the

above cause pursuant to the Final Judgment of Foreclosure dated December 10, 1991, for and in consideration of the sum of TWENTY MILLION AND 00/100 (\$20,000,000.00) DOLLARS, have granted, bargained, sold and conveyed, and by these presents, do hereby grant, bargain, sell and convey unto the BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA, whose address is Department of Natural Resources, Division of State Lands, Mail Station 115, 3900 Commonwealth Boulevard, Tallahassee, Florida, 32399, the real and personal property in Walton County, Florida described in the attached Exhibit "A".

TO HAVE AND TO HOLD unto the said purchaser, its successors and assigns forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal to this instrument as Special Master appointed by the above Court in the above cause this 8<sup>th</sup> day of June, 1992.

WITNESSES:

[Signature]  
 [Type/print Name of Witness]

[Signature]  
 LINDA S. LEWIS  
 [Type/print Name of Witness]

[Signature]  
 THOMAS M. BRADY  
 as SPECIAL MASTER in the Case of RESOLUTION TRUST CORPORATION, Receiver for Hill Financial Savings Association, A Pennsylvania Savings Association, v. EMERALD COAST JOINT VENTURE, a joint venture of and between The PSD Group, Inc. and Nationwide Lending Group, Inc., The PSD Group, Inc., Nationwide Lending Group, Inc., Robert D. McClendon and A. Wayne Dawson, being Case No. 89-30250-RV  
 601 S. Palafox Street  
 Pensacola, Florida 32501

STATE OF FLORIDA  
 COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 8<sup>th</sup> date of June, 1992 by THOMAS M. BRADY, Special Master, in the Case of RESOLUTION TRUST CORPORATION, Receiver for Hill Financial Savings Association, A Pennsylvania Savings Association, v. EMERALD COAST JOINT VENTURE, A joint venture of and between The PSD Group, Inc. and Nationwide Lending Group, Inc., The PSD Group, Inc., Nationwide Lending Group, Inc., Robert D. McClendon and A. Wayne Dawson, being Case No. 89-30250-RV, who is (✓) personally known to me, or ( ) who has produced

as identification and who did not take an oath.

[NOTARY SEAL]

[Signature]  
 LINDA S. LEWIS  
 [type/print name below signature]  
 NOTARY PUBLIC  
 My Commission Expires: \_\_\_\_\_  
 Commission No.: \_\_\_\_\_  
 LINDA S. LEWIS

CC:\MORRIS\BILL\MTC\BILL.M

2 "Notary Public-State of Florida"  
 My Commission Expires Dec. 7, 1993  
 CC176453

## EXHIBIT "A"

- \*\*\* Township 2 South, Range 18 West
- Section 31 ..... 35.20 Acres more or less  
That portion lying Southerly of Canal of the N 1/2 and SW 1/4
- \*\*\* Township 3 South, Range 18 West
- Section 9 ..... 128.81 Acres more or less  
All that Southerly of U.S. Hwy. 90, less any of 16.34  
Ac. to G.P.C.
- Section 16 ..... 574.86 Acres more or less  
All that Southerly of U.S. Hwy. 90, less any of 2.107  
Ac. to G.P.C.
- Section 17 ..... 640.00 Acres more or less  
ALL OF SECTION
- Section 18 ..... 628.88 Acres more or less  
ALL OF SECTION
- Section 19 ..... 221.61 Acres more or less  
NE 1/4 and E 1/2 of SE 1/4
- Section 20 ..... 560.00 Acres more or less  
All of Section ex. E 1/2 of NE 1/4
- Section 21 ..... 630.00 Acres more or less  
All ex. SE 1/4 of SE 1/4 or SW 1/4
- Section 28 ..... 63.44 Acres more or less  
W 1/2 of W 1/2 original Lot 4
- Section 29 ..... 84.11 Acres more or less  
All Fractional Section, Original Lots 1 and 2
- \*\*\* Township 2 South, Range 19 West
- Section 25 ..... 27.30 Acres more or less  
That portion Southerly of Canal R/W of the N 1/2 and the  
N 1/2 of SW 1/4 and SE 1/4
- Section 33 ..... 627.42 Acres more or less  
All less 12.55 Ac. to G.P.C. and less .0252 Ac. to  
G.P.C. 4/2/75, 08 00, PG. 529.
- Section 36 ..... 37.30 Acres more or less  
That portion Southerly of Canal R/W of E 1/2 of NE 1/4, NE 1/4  
of SE 1/4
- \*\*\* Township 3 South, Range 19 West
- Section 2 ..... 587.84 Acres more or less  
All ex. SE 1/4 of NE 1/4, and less 12.16 Ac. in SRD 102
- Section 4 ..... 634.94 Acres more or less  
All less 3.76 Ac. in SRD 101

\*\* Township 3 South, Range 10 West (Continued)

Section 9 ..... 313.51 Acres more or less  
NE 1/4, NW 1/4 of NW 1/4, E 1/2 of SE 1/4 and SW 1/4 of SE 1/4 less  
6.49 Ac. to SRD R/W 5-30 12/18/68 and 2/15/69.

Section 11 ..... 557.00 Acres more or less  
N 1/2, SW 1/4 and N 1/2 of SE 1/4 less 3.61 Ac. to SR 385

Section 12 ..... 638.84 Acres more or less  
ALL OF SECTION

Section 13 ..... 600.00 Acres more or less  
All ex. SW 1/4 of SW 1/4

Section 14 ..... 276.50 Acres more or less  
S 1/2 of NE 1/4, NW 1/4 and NE 1/4 of SE 1/4 less 4.52 Ac. to SR 295

Section 15 ..... 365.11 Acres more or less  
N 1/2 & Prec. W 1/2 of SW 1/4 Orig. Lot 7 less 2.25 Ac. to SR  
385, less .10 Ac. to SRD R/W 5-30A, 2/15/69.

Section 24 ..... 40.00 Acres more or less  
NW 1/4 of NE 1/4

\*\* Township 2 South, Range 20 West

Section 19 ..... 700.00 Acres more or less  
Lots 15 to 19 incl., 48 to 50, incl. and 53 and 54.

Section 22 ..... 2.50 Acres more or less  
Lots 1, 2, 12, 13, 14, 15, and 17 BTK. 63, Town of  
Santa Rosa.

Section 23 ..... 10.00 Acres more or less  
Lot 29.

Section 25 ..... 312.24 Acres more or less  
Lots 1, 3, 5, 6, 7, 8, 10, 11, 12, 14, 15, 17, 18, 20,  
21, 22, 23, 25, 31, 35, 41, 43, 44, 45, 46, 47, 49, 50,  
51, 52, 53, 54, and a .2428 Ac. parcel described as:  
Commence at the NE corner of Blue Gulf Resort, Unit #1,  
Plot 288, J. 89-69, Walton County, proceed S 89° 01'  
E. 1,394.9 ft., thence N 03° 13' E. 281.36 ft. to the  
P.O.B., thence N 03° 13' E. 211.36 ft., thence N 80°  
50' W. 90 ft., thence S 03° 13' W. 211.36 ft., thence S  
89° 30' E. 50 ft. to the P.O.B., less 8 Ac. to G.P.C.

Section 26 ..... 80.00 Acres more or less  
Lots 7, 8, 9, 10, 13, 14, 32 and 41.

Section 27 ..... 70.00 Acres more or less  
Lots 26, 28, 37, 39, 41, 45 and 48.

Section 28 ..... 157.00 Acres more or less  
W 1/2 of NE 1/4 of SE 1/4, SE 1/4 of NE 1/4 of SE 1/4, SE 1/4 of  
SE 1/4 and Lots 23, 25, 26, 28, 30, 42, 43, 44 and 52 less 3. Ac.  
to G.P.C.

Section 29 ..... 276.00 Acres more or less  
Lots 11, 12, 16, 21, 22, 23, 24, 28, 30, 31, 32, 34,  
27, 29, 40, 41, 42, 43, 44, 46, 51, 52, 53, 54, 55, 56,  
and 59 less 12.25 Ac. to G.P.C. and S 1/2 of SE 1/4 of NE 1/4

Township 2 South, Range 20 West (Continued)

Section 30 ..... 417.00 Acres more or less  
 Lots 1 to 5 incl., 8, 9, 13 to 20 incl., 26 to 39  
 incl., 46 to 53 incl., and 56 to 64 incl., less 3 Ac. to  
 G.P.C.

Section 31 .....  
 S 1/2 of E 1/2, S 1/2 of SW 1/4, E 1/2 of SE 1/4, N 1/2 of SW 1/4  
 and 1/2 of SE 1/4  
 and Lots 1, 2, 3, 4, 29, 30, 31, 34, 35, 36, 61, 62, 63  
 and 64, less and except that portion as follows:  
 Commence at the Northwest corner of Section 31, Township  
 2 South, Range 20 West, Walton County, Florida, thence  
 South 02° 29' 35" West (bearing reference to grid  
 North) along the West line of said Section 31 for 59.57  
 feet to the Southerly right of way line of State Road  
 No. 30 (U.S. Highway No. 90, having a 100 foot right of  
 way); thence South 87° 42' 25" East along said  
 Southerly right of way line for 1343.67 feet to the  
 East line of Lot 64, Map of Santa Rosa Plantation  
 Company, according to the plat recorded in Plat Book 2,  
 page 4, in the public records of Walton County,  
 Florida, thence South 01° 38' 20" West along said East  
 line for 260.33 feet to the Northwest corner of Lot 34,  
 said Map of Santa Rosa Plantation Company; thence South  
 87° 48' 47" East along the North line of said Lot 34  
 for 733.09 feet to the Point of Beginning. Thence  
 North 87° 48' 47" West along said North line of Lot 34  
 for 733.09 feet to the Northwest corner of said Lot 34;  
 thence North 01° 38' 20" East along said East line of  
 Lot 64 for 260.33 feet to said Southerly right of way  
 line of State Road No. 30; thence North 87° 42' 29"  
 West along said Southerly right of way line for  
 1343.47 feet to the East line of Section 36, Township  
 2, South, Range 21 West, Walton County, Florida;  
 thence South 02° 29' 35" West along the East line of  
 Section 36, Township 2 South, Range 21 West for 4,650  
 feet, more or less, to the Gulf of Mexico; thence  
 Easterly along the Gulf of Mexico for 2,149 feet, more  
 or less, to a point of a line that bears South 02° 29'  
 35" West from the Point of Beginning. Thence North 02°  
 29' 35" East parallel with said East line of Section  
 36, Township 2 South, Range 21 West for 4,650 feet,  
 more or less, to the Point of Beginning.

Section 32 ..... 240.00 Acres more or less  
 S 1/2 of SW 1/4 and Lots 5, 6, 7, 8, 25, 26, 27, 28, 29, 30,  
 31, 34, 61, 62, 63 and 64.

Section 33 ..... 320.00 Acres more or less  
 N 1/2 of SW 1/4 and Lots 7, 10, 11, 12, 13, 14, 15, 16, 19,  
 20, 21, 22, 25, 26, 29, 30, 32, 35, 37, 38, 48, 60, 61,  
 and 62.

Section 34 ..... 300.00 Acres more or less  
 Lots 12, 13, 14, 15, 17, 18, 19, 20, 21, 22, 23, 25,  
 26, 28, 39, 40, 41, 42, 49, 50, 51, 52, 53, 55, 56, 57,  
 61, 62, 63, 64.

Section 35 ..... 339.60 Acres more or less  
 Lots 1, 2, 3, 4, 5, 9, 10, 11, 13, 14, 15, 16, 21, 24,  
 26, 27, 28, 29, 33, 34, 35, 36, 37, 38, 39, 40, 42, 43,  
 46, 47, 48, 51, 53 and 54 less that portion of lot 1  
 lying N. of the R/W of Hwy. 96.

\*\* Township 2 South, Range 20 West (Continued)

Section 36 ..... 420.90 Acres more or less  
 Lots 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22,  
 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44,  
 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61,  
 and the W. 75 ft. of lots 31 and 34 lying N. of Hwy.  
 20 and less .00761 Ac. to J. R. Bowman, 1984.

\*\* Township 3 South, Range 20 West

Section 1 ..... 419.00 Acres more or less  
 E 1/2 of SE 1/4, NW 1/4 of SE 1/4, Lots 1 to 8 incl., 25 to 40  
 incl., 47, 50, 51 to 64 incl., less 1 Ac. to SR 83.

Section 2 ..... 165.85 Acres more or less  
 S 1/2 of NE 1/4 and Lots 1 to 4 incl., and Lots 28, 30, 31,  
 32. That certain portion of Lot 14, Block B, Gulfview  
 Heights subdivision as recorded in Plat Book 3, Page 35  
 of the Public Records of Walton County, Florida,  
 described as follows: Commencing at the Northeast  
 corner of Lot 14, Block B, Gulfview Heights  
 Subdivision, proceed westerly along the north lot line  
 a distance of 10 feet; thence proceed South and  
 parallel to the East line of said lot, a distance of  
 approximately 103 feet to a point that is on the south  
 line of said lot; thence proceed East along the South  
 line of said lot a distance of 10 feet to the Southeast  
 corner; thence proceed North along the East line of  
 said lot a distance of 103 feet more or less to the  
 Point of Beginning.

It is the specific intention of the Grantor to convey  
 to the Grantee the East 10 feet of Lot 14, Block B,  
 Gulfview Heights subdivision.

Section 5 ..... 167.50 Acres more or less  
 ALL FRACTIONAL SECTION

Section 6 ..... 14.32 Acres more or less  
 All Fractional Section less 1 Ac. in SR 83.

Section 11 ..... 100.00 Acres more or less  
 All Fractional Section less parcel described as  
 beginning at a point 150 ft. E. of RWC of NE 1/4, thence  
 S. to Gulf, thence E. 100 ft., thence N to N. line of  
 Sec., thence W. 100 ft. to P.O.B.

Section 12 ..... 68.00 Acres more or less  
 Fractional W 1/2 of W 1/2 Lot 4.

\*\* Township 2 South, Range 21 West

Section 24 ..... 40.00 Acres more or less  
 Lots 12, 15, 16 and 18 less W. 33 ft. of Lot 18 to  
 Walton County, OR 40, pg. 17.

Section 25 ..... 254.00 Acres more or less  
 Lots 2, 5, 8 to 11 incl., 15 to 18 incl., 21 to 26  
 incl., 40 to 42 incl., 46 to 49 incl., and all Lots 50  
 and 51 S. SR 96 less 6.12 Ac. to G.P.C and less E. 33  
 ft. of Lots 40, 41, 42, 44, 45, 46, 47, 48 to Walton  
 County, OR 40, pg 17 and less W. 33 ft. of Lots 17,  
 18, 21, 22, 23, 24, 25 and 26 to Walton County, OR 40,  
 pg. 17.

Township 2 South, Range 21 West (Continued)

Section 36

ALL FRACTIONAL SECTION less and except that portion as follows: Commence at the northeast corner of Section 36, Township 2 South, Range 21 West, Walton County, Florida. Thence South  $02^{\circ} 29' 35''$  West (bearing reference is grid north) along the east line of said Section 36 for 55.67 feet to the southerly right of way line of State Road No. 30 (U.S. Highway No. 96, having a 100-foot right of way) to the Point of Beginning. Thence North  $87^{\circ} 42' 29''$  West along said right of way line for 516.04 feet to the P.C. of curve concave to the northeast and having a radius of 11,809.20 feet; thence westerly along said curving right of way line for an arc distance of 1051.62 feet, the chord of said arc bearing North  $85^{\circ} 09' 16''$  West for 1051.26 feet; thence South  $02^{\circ} 29' 35''$  West parallel with the East line of Section 36, Township 2 South, Range 21 West for 4,260 feet, more or less, to the Gulf of Mexico; thence easterly along said Gulf of Mexico for 1,534 feet, more or less, to a point on a line that bears South  $02^{\circ} 29' 35''$  West from the Point of Beginning being the East line of said Section 36. Thence North  $02^{\circ} 29' 35''$  East along East line of said Section 36, Township 2 South, Range 21 West, Walton County, Florida, for 4,630 feet, more or less, to the Point of Beginning.

Section 35

SECTION FRACTIONAL PART: Do--Commence at the northeast corner of Section 35, Township 2 South, Range 21 West, Walton County, Florida. Thence South  $01^{\circ} 01' 36''$  West along the East line of said Section 35 for 1220.91 feet to a 51.40-foot corner monument on the Point of Beginning. Thence North  $88^{\circ} 30' 28''$  West for 131.00 feet; thence South  $01^{\circ} 01' 36''$  West parallel with said East line of Section 35 for 1451.77 feet; thence North  $88^{\circ} 30' 28''$  West for 211.00 feet; thence South  $01^{\circ} 01' 36''$  West parallel with said East line of Section 35 for 681 feet, more or less, to the mean high water line of the Gulf of Mexico; thence easterly along said mean high water line of the Gulf for 890 feet, more or less, to said East line of Section 35; thence North  $01^{\circ} 01' 36''$  East along said East line for 1220.91 feet, more or less, to the Point of Beginning. Contains 20.391 acres, more or less, of which 4.000 acres, more or less, are below the State's Constitution Section 10.01 and 0.290 acres, more or less, is within a one-acre tax extension for 2005.

Township 25 Range 18W

Section 29 ..... 376.83 Acres more or less  
S1/2 less .45 Ac. to James E. Grasswick, 7/26/81.

Section 30 ..... 297.90 Acres more or less  
S1/4 of SW1/4 of NE1/4, lots 5 to 12 incl., lot 13 less 3 Ac. to U.S., lots 14, 15, 22, 24, 37 to 43 incl., 45, 46, lot 49 less .15 Ac. to G.P.C. and lots 50 to 59 incl., Commencing at the SW corner of the SE1/4 of NE1/4 as P.O.B., thence go N. 132 ft., thence E. parallel to the half section line a distance of 300 ft., thence S. 132 ft. to the half section line, thence V. 300 ft. to the P.O.B., containing .9 Ac., GR 359 pg. 92, 10/2/88.

Section 31 ..... 530.00 Acres more or less  
Lots 1 to 20 incl., 27 to 30 incl., 37 to 40 incl., and Lot 44 less 1 Ac. in SR 83 and 9 Ac. to G.P.C.

Section 32 ..... 477.30 Acres more or less  
Lots 1 to 63 incl. less 11.7 Ac. to G.P.C. and less to SR 182.

Section 34 ..... 586.00 Acres more or less  
All or, NE1/4 of NE1/4 less .50 Ac. in SRD 182 and less 12.2 Ac. to G.P.C.

Section 35 ..... 73.23 Acres more or less  
NW1/4 of NW1/4, SW1/4 of SW1/4 less 2.67 Ac. in SRD and less 3 Ac. to G.P.C.

Township 35 Range 18W

Section 6 ..... 52.30 Acres more or less  
That portion lying southerly of U.S. Hwy 90 less any of 12.504 Ac. to G.P.C., Less Canal R/W.

Section 8 ..... 843.84 Acres more or less  
That portion lying southerly of Canal R/W less any of 12.258 Ac. to G.P.C. and less any of 0.0125 Ac. to G.P.C. 4/2/76, GR 80 pg. 529.

Section 7 ..... 439.80 Acres more or less  
ALL OF SECTION

Section 8 ..... 663.79 Acres more or less  
All that southerly of U.S. Hwy. 90 less any of 2.736 Ac. to G.P.C.

Township 35 Range 19W

Section 1 ..... 675.00 Acres more or less  
1/2 of NE1/4, C/2 of NE1/4 of NW1/4, S1/2 of NW1/4 of NE1/4 of NW1/4,  
SW1/4 of NE1/4 of NW1/4, SE1/4 of NW1/4 and E1/2.

Section 3 ..... 623.07 Acres more or less  
E1/2, NW1/4, E1/2 of SW1/4 and W1/2 of SW1/4 ex. 100 yds. sq. in NW  
Corner and less 14.86 Ac. in SW 1/2.

Section 5 ..... 627.92 Acres more or less  
ALL OF SECTION

Section 6 ..... 626.24 Acres more or less  
All less 1 Ac. in SW 1/2.

Section 7 ..... 30.00 Acres more or less  
N 3/4 of NE1/4 of NE1/4

Section 8 ..... 118.00 Acres more or less  
NW1/4 of NE1/4, W1/2 of NW1/4 less 2 Ac. Desc. as B&B. at NE of  
Sec., run E. 20 rods, S. 16 rods, W. 20 rods, N. 16 rods to P.O.B.

Section 10 ..... 626.00 Acres more or less  
All less 4.1 Ac. in SW 1/2.

FL 448234 B 862 P 67  
CO:WALTON ST:FL

LESS AND EXCEPT THE FOLLOWING:

**PARCEL 21:** That portion of Lot 49, Section 29, Township 2 South, Range 20 West, Map of Santa Rosa Plantation Co., according to the plat recorded in Plat Book 2, page 4, in the public records of Walton County, Florida, lying North of State Road No. 30 (100 foot right of way) and LESS AND EXCEPT the West 23 feet used as right of way for East Newett Road by Walton County, containing 5.846 acres, more or less.

**PARCEL 22:** That portion of Lot 64, Section 32, Township 2 South, Range 20 West, Map of Santa Rosa Plantation Co., according to the plat recorded in Plat Book 2, page 4, in the public records of Walton County, Florida, lying South of State Road No. 30 (100 foot right of way) and Northeasterly of State Road No. 5-30-A (100 foot right of way), containing 0.143 acres, more or less.

**PARCEL 23:** Lots 61, 62, 63 and that portion of Lot 64, lying South of State Road No. 30 (100 foot right of way) and Southwesterly of State Road No. 5-30-A (100 foot right of way), Section 32, Township 2 South, Range 20 West, Map of Santa Rosa Plantation Co., according to the plat recorded in Plat Book 2, page 4, in the public records of Walton County, Florida. The parcel together with the unimproved platted right of way on the West side contains 35.132 acres, more or less.

**PARCEL 24:** The South Half of the Southwest Quarter of Section 32, Township 2 South, Range 20 West, Walton County, Florida, containing 21.125 acres, more or less, of which 1.055 acres, more or less, are submerged.

**PARCEL 25:** Fractional Section 6, Township 3 South, Range 20 West, Walton County, Florida, containing 124.715 acres, more or less, or which 35.074 acres, more or less, are below the Coastal Construction Control Line and of that portion upland of the Coastal Construction Control Line 7.011 acres, more or less, are submerged.

**PARCEL 26:** Lots 13, 14, 15, 16, 19 and 20, and that portion of lots 16 and 17 lying North of State Road No. 30 (100 foot right of way), Section 30, Township 2 South, Range 20 West, Map of Santa Rosa Plantation Co., according to the plat recorded in Plat Book 2, page 4, in the public records of Walton County, Florida, LESS AND EXCEPT the East 23 feet used as right of way for East Newett Road by Walton County, and LESS AND EXCEPT the West 23 feet used as right of way for West Newett Road by Walton County. The parcel less the exceptions contains 77.371 acres, more or less.

**PARCEL 27:** Lots 45, 46, 47, 50, 51, 52 and 53, and that portion of lots 46 and 49 lying North of State Road No. 30 (100 foot right of way), Section 30, Township 2 South, Range 20 West, Map of Santa Rosa Plantation Co., according to the plat recorded in Plat Book 2, page 4, in the public records of Walton County, Florida, LESS AND EXCEPT the East 23 feet used as right of way for West Newett Road by Walton County, and LESS AND EXCEPT the West 23 feet used and claimed as right of way by Walton County, and LESS AND EXCEPT the Gulf Power Company right of way (100 feet wide). The parcel less the exceptions contains 84.151 acres, more or less.

**PARCEL 28:** That portion of Fractional Section 31, Township 2 South, Range 20 West, LESS AND EXCEPT Lots 32 and 33, Map of Santa Rosa Plantation Co., according to the plat recorded in Plat Book 2, page 4, in the public records of Walton County, Florida, lying South of State Road No. 30 (100 foot right of way), subject to unimproved platted rights of way. The parcel including the unimproved platted right of way contains 602.811 acres, more or less, of which 17.892 acres, more or less, are below the Coastal Construction Control Line and of that portion upland of the Coastal Construction Control Line 107.701 acres, more or less, are submerged.

**PARCEL #2:** Fractional Section 6, Township 3 South, Range 20 West, Walton County, Florida, containing 26.310 acres, more or less, of which 12.887 acres, more or less, are below the Coastal Construction Control Line and of that portion upland of the Coastal Construction Control Line 0.137 acres, more or less, is submerged.

**PARCEL #30:** Lots 14 and 14, and that portion of lots 15 and 17, lying North of State Road No. 30 (100 foot right of way), Section 25, Township 3 South, Range 21 West, Map of Santa Rosa Plantation Co., according to the plat recorded in Plat Book 7, page 4, in the public records of Walton County, Florida, LESS AND EXCEPT the East 23 feet used as right of way for Mack Bayou Road by Walton County, and LESS AND EXCEPT the West 23 feet used as right of way for Mack Bayou Road by Walton County. The parcel less exceptions contains 34.740 acres, more or less.

**PARCEL #11:** Lots 44, 45, 46 and that portion of lots 47 and 48 lying North of State Road No. 30 (100 foot right of way), Section 25, Township 3 South, Range 21 West, Map of Santa Rosa Plantation Co., according to the plat recorded in Plat Book 7, page 4, in the public records of Walton County, Florida, LESS AND EXCEPT the East 23 feet used as right of way for Mack Bayou Road by Walton County, and LESS AND EXCEPT the Gulf Power Company right of way (100 foot wide). The parcel less the exceptions contains 23.102 acres, more or less.

**NOTES:** The description of the Gulf Power Company right of way is recorded in Book-Book 80, page 529 in the public records of Walton County, Florida.

That portion of Government Lot 2, Section 11, Township 3 South, Range 20 West, Walton County, Florida, lying West of State Road No. 5-30-A, Leg "D", containing 17,648 acres, more or less, of which 11,743 acres, more or less, lies seaward of the Coastal Construction Control Line.

ALSO: That portion of Government Lot 2, Section 11, Township 3 South, Range 20 West, Walton County, Florida, lying East of State Road No. 5-30-A, Leg "D", containing 22,844 acres, more or less, of which 6,921 acres, more or less, lies seaward of the Coastal Construction Control Line.

ALSO: Government Lot 1, Section 11, Township 3 South, Range 20 West, Walton County, Florida, containing 4,437 acres, more or less, of which 11,460 acres, more or less, lies seaward of the Coastal Construction Control Line and of that portion lying upland of the Coastal Construction Control Line 5,894 acres, more or less, is submerged.

ALSO: Government Lot 4, Section 12, Township 3 South, Range 20 West, Walton County, Florida, containing 21,257 acres, more or less, of which 6,127 acres, more or less, is seaward of the Coastal Construction Control Line and of that portion lying upland of the Coastal Construction Control Line 0,204 acres, more or less is submerged.

LESS AND EXCEPT that parcel described as follows: Point of beginning is the Southwest Corner of Lot 14, Block "B", Gulfview Homes Subdivision, according to the plat thereof recorded in Plat Book 3, Page 35, of the Official Records of Walton County, Florida; thence proceed South along an extension of the West line of said lot a distance of 15 feet; thence proceed East and parallel to the South lot line of said lot a distance of 66 feet; thence proceed North and parallel to the extension of the West line of said lot and block a distance of 15 feet to the South lot line of said lot; thence proceed West along the South lot line of said lot a distance of 66 feet to the point of beginning.

The North Half of Section 15; that portion of the West Half of the Southwest Quarter of Section 15 bounded on the South by the Gulf of Mexico; the Northwest Quarter of Section 14; and the West half of the Southwest Quarter of the Northeast Quarter of Section 14, LESS AND EXCEPT road rights of way. All being in Township 3 South, Range 19 West, Walton County, Florida, and containing 502 acres, more or less.

Government Lot 1 and that portion of the Northwest Quarter of Fractional Section 19, Township 3 South, Range 18 West, of State Road No. 5-30-A, Section 19, Township 3 South, Range 18 West, Walton County, Florida, containing 137,872 acres, more or less, of which 16,058 acres, more or less, are seaward of the Coastal Construction Control Line and of that portion upland of the Coastal Construction Control Line 19,705 acres, more or less, are submerged.

That portion of fraction Section 20, Township 3 South, Range 18 West, lying southerly of State Road No. 5-30-A, containing 232,872 acres, more or less, of which 18,487 acres, more or less, are seaward of the Coastal Construction Control Line and that portion upland of the Coastal Construction Control Line 24,877 acres, more or less, are submerged and 6,557 acres, more or less, is within a S.G.T. drainage easement.

That portion of the Southwest quarter of Section 21, Township 3 South, Range 18 West, Walton County, Florida, lying Southwesterly of State Road No. 5-30-A, containing 22,878 acres, more or less, of which 1,999 acres, more or less, are submerged.

ALSO: Government Lot 4, Section 28, Township 3 South, Range 18 West, Walton County, Florida, containing 50,533 acres, more or less, of which 10,228 acres, more or less, are seaward of the Coastal Construction Control Line and of that portion upland of the Coastal Construction Control Line 21,773 acres, more or less, are submerged.

ALSO: All of Fractional Section 29, Township 3 South, Range 18 West, Walton County, Florida, containing 56,833 acres, more or less, of which 38,072 acres, more or less, are seaward of the Coastal Construction Control Line and of that portion upland of the Coastal Construction Control Line 6,857 acres, more or less, is submerged.

AND ALSO CENS AND EXCEPT THE FOLLOWING PARCELS:

I

Lots 49 and 50, according to the plat of Santa Rosa Plantation, in Section 34, Township 1 South, Range 30 West, on file in the office of the Clerk of the Circuit Court of Walton County, Florida.

II

That part of the North 30 feet of the Southwest quarter of the Southwest quarter of Section 33, Township 1 South, Range 19 West, lying East of State Road 393.

III

A parcel of land lying in Section 31, Township 1 South, Range 19 West, Walton County, Florida being more particularly described as follows: For a point of reference, commence at the intersection of the existing North right-of-way line of U.S. 98 and the existing westerly right-of-way line of U.S. 331; thence go  $N00^{\circ}37'22''E$  along said existing westerly right-of-way line of U.S. 331 a distance of 26.03 feet to the point of beginning; thence continue  $N00^{\circ}37'22''E$  along said existing westerly right-of-way line a distance of 261.94 feet; thence departing said westerly right-of-way line, go  $N72^{\circ}05'00''W$  a distance of 130.51 feet thence go  $E18^{\circ}26'00''W$  a distance of 251.42 feet; thence go  $S72^{\circ}05'00''E$  a distance of 238.00 feet to the point of beginning.

IV

A parcel of land lying in Section 31, Township 1 South, Range 19 West, Walton County, Florida, being more particularly described as follows: Begin at the intersection of the existing North right-of-way line of U.S. 98 and the existing westerly right-of-way line of U.S. 331; thence go  $N00^{\circ}37'22''E$  along said existing westerly right-of-way line of U.S. 331 a distance of 26.05 feet; thence departing said westerly right-of-way line, go  $N72^{\circ}05'00''W$  a distance of 230.00 feet; thence go  $E18^{\circ}25'00''W$  a distance of 25.00 feet to a point on the existing North right-of-way line of U.S. 98; thence go  $N72^{\circ}05'00''E$  along said North right-of-way line a distance of 217.31 feet to the point of beginning.

V

Lot 26 in Section 33, Township 1 South, Range 20 West, according to the map of Santa Rosa Plantation as filed in Plat Book 2, page 4, Public Records of Walton County, Florida.

VI

Lots 51, 52, and 53 in Section 34, Township 1 South, Range 20 West, according to the map of Santa Rosa Plantation as found in Plat Book 2, Page 4, Public Records of Walton County, Florida.

PERSONAL PROPERTY

TOGETHER WITH all buildings, structures and improvements, including without limitation, all additions and alterations thereto and all extensions, betterments and replacements thereof, if any, located, constructed, erected, assembled or placed on the Real Estate described above (hereinafter the "Real Estate"), and all improvements of the security constituted thereby.

TOGETHER WITH all machinery, apparatus, equipment, goods, systems, fittings and fixtures of every kind and nature whatsoever, located in or upon or affixed or appurtenant to the Real Estate or the buildings, structures and improvements thereon, or any part thereof, owned (or were heretofore and hereafter, the term "owned" or "owns" shall mean presently owned or previously owned but not released from plaintiff's lien) by Escrowed Coast Joint Venture (hereinafter the "Mortgagee") and used or usable in connection with any present or future operations of the Real Estate or such buildings, structures and improvements, including, but not limited to all heating, lighting, insulating, refrigerating, ventilating, air-conditioning, air-purifying, fire extinguishing, elevator, lifeline, plumbing, sprinkler, wiring, communications and power equipment, systems, fittings and apparatus; all gas, water and electrical equipment, systems, fittings and apparatus; and all engines, motors, tanks, pipes, pumps, appliances, partitions, conduits, ducts and compressors; and any and all substitutions, renewals or replacements thereof and any and all additions and accessories thereto.

TOGETHER WITH all the right, title and interest, if any, of the Mortgagee in and to (a) the land lying in the streets, roads, alleys and other public ways (before or after vacation thereof) adjoining the Real Estate, (b) any strips and gores within or adjoining the Real Estate, (c) the air space and the rights to the use thereof above the Real Estate and (d) all minerals, water, oil, gas and other commercially available organic and inorganic materials on, underlying or appurtenant to the Real Estate.

TOGETHER WITH all and singular the easements, estates, rights, interests, rights-of-way, liberties, licenses, permits, privileges, servitudes, tenements, hereditaments, appurtenances now or hereafter thereto belonging or appurtenant in any way, whether created by contract, law, ordinance or otherwise, and the reversion or reversions, remainder or remainders thereof, and all rents, earnings, income, issues, profits and avails relating to or associated with the Real Estate.

TOGETHER WITH all other rights, title, interest, estate and claim of every kind and character, both at law and in equity, which the Mortgagee now owns in and to the Real Estate and any other property herein described, or any part thereof.

TOGETHER WITH any and all awards, proceeds and payments, including interest thereon, and the right to receive the same, which may be made with respect to the Real Estate, any easement therein or appurtenances thereto, or any other property above described as a result of (a) any taking or condemnation thereof, in whole or in part, pursuant to or by reason of eminent domain proceedings, or by purchase under threat or in law thereof, (b) the alteration of the grade of any street, road, alley or other public way, (c) any other injury to or decrease in the value of the Real Estate and other property above-described, by reason of fire or any other casualty, event or circumstance or (d) any other conversion, voluntary or involuntary, of the Real Estate and other property above-described.

TOGETHER WITH any and all leases, rents, royalties, issues, revenues, profits, income and other benefits, including accounts receivable, if, accruing to or derived from said Real Estate, and any business or enterprise hereafter operated herein and therewith.

TOGETHER WITH any and all timber, crops, farm products and all natural increase thereof now or at any time hereafter located or to be grown on the Real Estate.

TOGETHER WITH all of mortgagor's right, title, and interest in and to all permits, including without limitation sewer and water permits, site plan approvals, easements, licenses, approvals, certificates, and other authorizations necessary to develop the real estate, complete any improvements, and sell parcels of the real estate.

TOGETHER WITH all of mortgagor's right, title and interest in and to all permits, certificates, licenses and approvals issued, or to be issued by any governmental authority or agency used or used in connection with the ownership, development, construction, operation, maintenance, marketing, sale and use of the real estate and improvements to be completed thereon.

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