

ORDINANCE
2005-72

**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 revise their comprehensive plans to prepare and adopt comprehensive plan amendments; and

WHEREAS, Chapter 163, Florida Statutes, allows local governments to adopt large scale amendments; and

WHEREAS, after due public notice, Walton County held the requisite public hearings to afford opportunity for public comments concerning the subject large scale amendment to the Future Land Use Map; and

WHEREAS, this ordinance shall be considered a final order as required in Section 10.01.03(F) of the Walton County Land Development Code as codified in Ordinance 97-28.

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 C.9.

Section II. Findings of Fact. The Board of County Commissioners finds as follows:

1. The applicant's name and address is:

APB Development Inc., Alexa Pleas represented by Jennifer Christensen, 715 Waterview Cove Dr., Freeport, FL 32578 and Ken Goldberg, 1725 Mahan Drive, Suite 201, Tallahassee, FL 32301.

2. The property subject to this Ordinance and amendment is described as follows:

Parcel # 05-3S-18-16000-001-0020

Parcel of land lying in and situated in Section 05, Township 3 South, Range 18 West, in Walton County, FL. (Long Legal, see Exhibit A attached)

3. The proposed amendment is compatible with development in the area of the subject property.
4. The property will operate using potable well and septic systems.
5. Any development under this amendment will be required to properly design retention of storm water runoff in accordance with County Regulations.
6. The property is currently categorized as Large Scale Agriculture 1:40.
7. Upon the legally effective date of this Ordinance, the property will be categorized as Coastal Center.

Section III. Future Land Use Map Amendment. The Walton County Comprehensive Plan Future Land Use Map is hereby amended changing the above described parcel consisting of approximately 91.79 acres from Large Scale Agriculture 1:40 to Coastal Center 8:1.

Section IV. 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 administration of the Comprehensive Plan.

Section V. Severability. If any portion of the 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 VI. Effective Date. This Ordinance shall become effective as provided by law.

ADOPTED THIS 28th DAY OF NOVEMBER, 2005.

BOARD OF COUNTY COMMISSIONERS
WALTON COUNTY, FLORIDA

By: _____

Scott A. Brannon
Scott Brannon, Chairman

ATTEST:

Martha Angle
Martha Angle, Clerk of Court

EXHIBIT A

This instrument prepared by:
GEORGE RALPH MILLER
Attorney at Law
P.O. Box 687
DeFuniak Springs, Florida 32433

C-9

STATE OF FLORIDA

COUNTY OF WALTON

AGREEMENT FOR DEED

THIS AGREEMENT made and entered into this 11th day of January, 2005 by and between Florida Community Services Corp. of Walton County, a Florida corporation, whose address is 70 Logan Lane, Grayton Beach Business Center, Santa Rosa Beach, Florida 32459, hereafter referred to as "Seller"; and APB Development, Inc., a Florida corporation, whose address is Post Office Box 1787, Santa Rosa Beach, Florida 32459 hereinafter referred to as "Purchasers".

WITNESSETH:

That in consideration of the mutual promises and covenants contained in this Agreement and other valuable considerations passing between the parties to it, the Seller agrees to sell and the Purchasers agrees to buy the following-described property situated, lying and being in Walton County, Florida (the 'Property'):

(legal description)
Attached as Exhibit "A"

The purchase price for the property shall be \$10,129,997.00 and shall be payable in the following manner. Purchaser will deposit with Green and Green law firm as attorney for Seller the sum of \$2,025,999.40 (20%) and the balance of \$8,103,997.60 (without interest) shall be paid 60 days after Purchaser is notified by Seller in writing of Seller's intent to vacate the property within the 60 day period.

In any event, the closing shall occur and possession shall be delivered no later than 24 months from the date of this Agreement.

Closings costs shall be equally divided between Seller and Purchaser except any expenses

associated with Purchaser's financing shall be paid by Purchaser.

Upon execution of this Agreement and the deposit of the initial 20% of the purchase price, Seller shall escrow with Seller's attorney, George Ralph Miller, a duly executed Warranty Deed from Seller to Purchaser in the form attached as Exhibit "B". Upon the escrow of the executed Warranty Deed, Seller shall receive the 20% initial payment.

Sixty days after notice of vacating by Seller or 24 months whichever shall occur first, upon payment of the balance of the purchase and 'A' of the closing costs, Purchaser shall be entitled to the release and recording of the Warranty Deed.

Seller shall have the right to continue to use the property as a spray field for up to 24 months at no cost to Seller. Seller agrees not to use the property for any other purpose or to conduct any activities on the property that would damage or reduce the value of the property.

Seller shall finalize the acquisition of the two 60' by 100' easements from Gulf Power and shall convey those to Purchaser at no additional costs.

Purchaser shall have reasonable access to the property for planning and land use determinations prior to Seller's termination of use, but shall not interfere with Seller's continued use of the property. The parties agree that Purchaser shall be allowed to pursue a land use change for the property prior to Seller's vacating the property.

The time of payment shall be of the essence and in the event of a default in payment of the balance due hereunder as and when it becomes due or in the performance of any other obligations of the Purchaser in this Agreement, and in the event that the default shall continue for a period of ten (10) days, then the Seller may consider the whole of the balance due under this Agreement as immediately due and payable and collectible, or the Seller may foreclose this Agreement in the manner in which mortgages are foreclosed in Florida. In the event of a default, the unpaid balance due hereunder shall bear interest at the highest rate provided under Florida law. In the event that it is necessary for the Seller to enforce this Agreement by foreclosure proceedings or otherwise, all costs of those proceedings, including reasonable attorney's fee, shall be paid by the Purchaser.

The obligation and benefits under this contract shall extend to the personal representative, heirs and assigns of the respective parties to it.

IN WITNESS WHEREOF, the parties have set their hands and seal the day and year first above written.

Signed in the presents of:

Kristina Cook Supple

72521

Signed in the presents of:

Melissa W. Pickett

Matthew S. Standley

PURCHASER:

APB Development, Inc.

By:

Alexa Pleas
Alexa Pleas
as President

SELLER:

Florida Community Services Corp.
of Walton County, Inc.

By:

Dewey C. Wilson, Jr.
Dewey C. Wilson, Jr.
as President

STATE OF FLORIDA
COUNTY OF WALTON

The foregoing instrument was acknowledged before me the 11th day of January, 2005, by Dewey C, Wilson, Jr., as President of Florida Community Services of Walton County, inc., on behalf of the corporation; and who is personally known to me or who produced a current State of _____ driver's licenses as identification.

Melissa W Pilcher

Notary Public

Melissa W Pilcher

(Printed Name)

My Commission Expires: _____



STATE OF FLORIDA
COUNTY OF WALTON

The foregoing instrument was acknowledged before me the 7th day of January, 2000, by Alexa Pleas, as President of APB Development, Inc., on behalf of the corporation; and who is personally known to me or who produced a current State of driver's licenses as identification.



Kristina Cook Supple
MY COMMISSION # DD059469 EXPIRES
October 6, 2005
BONDED THRU TROY FAH INSURANCE, INC.

Kristina Cook Supple

Notary Public

(Printed Name)

My Commission Expires: _____

EXHIBIT "A"

LEGAL DESCRIPTION

Commence at a 5/8" D.O.T, iron rod marking the Northwest corner of Section 5, Township 3 South, Range 18 West, Walton County, Florida.

THENCE South D1 degrees 25 minutes 36 seconds West for a distance of 2222.98 feet to a 5" round concrete monument (U.S. ARMY CORP OF ENGINEERS #615 YEAR 1962). Said point also being on the South boundary line of the Intracoastal Waterway (from Choctawhatchee Bay to West Bay, Florida).

THENCE South 01 degrees 26 minutes 08 seconds West for a distance of 824.44 feet

THENCE South 49 degrees 09 minutes 34 seconds East for a distance of 51.78 feet to an iron rod and the point of beginning

THENCE South 72 degrees 30 minutes 15 seconds East for a distance of 600.60 feet

THENCE North 35 degrees 01 minutes 58 seconds East for a distance of 1027.80 feet

THENCE South 81 degrees 00 minutes 37 seconds East for a distance of 1650.51 feet

THENCE South 01 degrees 25 minutes 36 seconds West for a distance of 859.83 feet

THENCE North 79 degrees 26 minutes 34 seconds West for a distance of 56.99 feet

THENCE North 79 degrees 26 minutes 34 seconds West for a distance of 30.26 feet

THENCE North 88 degrees 43 minutes 55 seconds West for a distance of 29.21 feet

THENCE South 66 degrees 06 minutes 38 seconds West for a distance of 41.39 feet

THENCE South 55 degrees 58 minutes 09 seconds West for a distance of 38.39 feet

THENCE South 73 degrees 22 minutes 28 seconds West for a distance of 39.38 feet

THENCE South 69 degrees 13 minutes 13 seconds West far a distance of 30.74 feet

THENCE South 65 degrees 24 minutes 29 seconds West for a distance of 51.22 feet

THENCE South 66 degrees 08 minutes 00 seconds West for a distance of 48.06 feet

THENCE South 65 degrees 41 minutes 22 seconds West for a distance of 54.11 feet

THENCE South 55 degrees 19 minutes 51 seconds West for a distance of 37.14 feet

THENCE South 17 degrees 00 minutes 39 seconds West for a distance of 55.09 feet

THENCE South 07 degrees 57 minutes 42 seconds East for a distance of 40.02 feet

THENCE South 49 degrees 07 minutes 40 seconds East for a distance 01'

THENCE South 49 degrees 07 minutes 40 seconds East for a distance of 212.22 feet

THENCE South 49 degrees 07 minutes 40 seconds East for a distance of 352.80 feet

789.67 feet THENCE South 01 degrees 25. minutes 35 seconds West for distance of
12.94 feet THENCE South 66 degrees 08 minutes 05 seconds West for a distance of
70.28 feet THENCE South 66 degrees 08 minutes 05 seconds West for a distance of
108.94 feet THENCE South 47 degrees 00 minutes 26 seconds West for a distance of
88.49 feet THENCE South 40 degrees 36 minutes 00 seconds West for a distance of
43.51 feet THENCE South 43 degrees 13 minutes 03 seconds West for a distance of
65.76 feet THENCE South 43 degrees 03 minutes 50 seconds West for a distance of
18.95 feet THENCE South 43 degrees 03 minutes 50 seconds West for a distance of
742.56 feet THENCE North 49 degrees 09 minutes 34 seconds West for a distance of
distance of 6.81 feet THENCE North 25 degrees 08 minutes 05 seconds East for a
81.21 feet THENCE North 25 degrees 08 minute 05 seconds East for a distance of
102.18 feet THENCE North 00 degrees 36 minutes 10 seconds East for a distance of
112.42 feet THENCE North 4-4 degrees 22 minutes 45 seconds West for a distance of
165.77 feet THENCE North 51 degrees 27 minutes 49 seconds West for a distance of
61 .45 feet THENCE South 00 degrees 18 minutes 56 seconds West for a distance of
106.72 feet THENCE South 73 degrees 18 minutes 14 seconds West for a distance of
127038 feet THENCE North 49 degrees 09 minutes 34 seconds West for a distance of
12.71 feet THENCE North 37 degrees 51 minutes 54 seconds East for a distance of
34.23 feet THENCE North 37 degrees 51 minutes 54 seconds East for a distance of
68.55 feet THENCE North 54 degrees 14 minutes 38 seconds East for a distance of
52.81 feet THENCE North 72 degrees 25 minutes 36 seconds East for a distance of
40,30 feet THENCE North 01 degrees 07 minutes 39 seconds West for a distance of

THENCE North 12 degrees 33 minutes 40 seconds East for a distance of 48.19 feet
THENCE North 01 degrees 10 minutes 36 seconds East for a distance of 56.66 feet
THENCE North 27 degrees 56 minutes 45 seconds West for a distance of 74.10 feet
THENCE North 78 degrees 06 minutes 30 seconds West for a distance of 81.81 feet
THENCE North 81 degrees 10 minutes. 55 seconds, West for a distance of 48.75 feet
THENCE South 62 degrees 39 minutes 13 seconds West for a distance of 56.92 feet
THENCE South 84 degrees 53 minutes 01 seconds West for a distance of 58.85 feet
THENCE North 60 degrees 02 minutes 22 seconds West for a distance of 78.64 feet
THENCE North 84 degrees 56 minutes 50 seconds West for a distance of 61.40 feet
THENCE South 82 degrees 07 minutes 24 seconds West for a distance of 54.19 feet
THENCE South 82 degrees 07 minutes 24 seconds West for a distance of 56.05 feet
THENCE North 49 degrees 09 minutes 33 seconds West for a distance of 343.10 feet
Together with and subject to covenants, easements, and restrictions of record.

Sold property contains 85.89 acres more or less.

LESS AND EXCEPT THE FOLLOWING

GULF POWER PARCEL

GULF POWER PARCEL

NOT INCLUDED

LEGAL DESCRIPTION

Commence at a 518" 00.T. iron rod marking the Northwest Corner of Section 5, Township 3 South, Range 18 West, Walton County, Florida.

THENCE South 01 degrees 2 minutes 56 seconds West for a distance of 2222.98 feet to a 5" round concrete monument (US ARMY CORP OF ENGINEERS # 615, YEAR 1962) Said point also being on Choctawhatchee Bay to West Bay Florida.

THENCE South 01 degrees 26 minutes 08 seconds West for a distance of 28.21 feet TO A POINT ON THE NORTH LINE OF A 100' WIDE GULF POWER LINE RIGHT OF WAY.

THENCE South 80 degrees 29 minutes 31 seconds East for a distance of 762.48 feet along said Right of Way to a break in same.

THENCE South 49 degrees 07 minutes 40 seconds East for a distance of 378.69 feet along said Right of Way to the Point of Beginning.

THENCE South 49 degrees 07 minutes 40 seconds East for a distance of 2310.97 feet along said Right of Way to the East line of said parcel.

THENCE South 01 degrees 25 minutes 36 seconds West for a distance of 129.50 feet along said East line to the South Gulf Power Right of Way.

THENCE North 49 degrees 07 minutes 40 seconds West for a distance of 2383.02 feet along said South Right of Way to the West line of Parcel.

THENCE North 35 degrees 01 minutes 58 seconds East for a distance of 100.53 feet along said West line to the Point of Beginning.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 5.39 acres more or less.

TOGETHER WITH THE FOLLOWING FOUR (4) WETLAND
CONSERVATION PARCELS DESIGNATED AS “H-2”, “E”, “I” AND “Y”

L E G A L D E S C R I P T I O N S
W E T L A N D H—2

Commence at a 5/8” D.O.T. iron marking the Northwest corner of Section 5, Township 3 South, Range 18 West, Walton County, Florida.

THENCE South 01 degrees 25 minutes 36 seconds West for a distance of 2222.98 feet to a 5” round concrete monument (U.S. ARMY CORP OF ENGINEERS #615 YEAR 1962). Said point also being on the South boundary line of the Intercostals Waterway (from Choctawhatchee Bay to West Bay, Florida).

THENCE South 81 degrees 00 minutes 37 seconds West for a distance of 2856.79 feet along the South boundary line of said Intercostals Waterway.

THENCE South 01 degrees 25 minutes 36 seconds West for a distance of 2257.93 feet to the Point of Beginning.

THENCE South 01 degrees 25 minutes 36 seconds West for a distance of 467.19 feet to the Point of Beginning.

THENCE North 87 degrees 10 minutes 55 seconds West for a distance of 63.66 feet along the South line of said Section 5.

THENCE North 49 degrees 09 minutes 34 seconds West for a distance of 298.46 feet.

THENCE North 43 degrees 03 minutes 50 seconds East for a distance of 18.95 feet.

THENCE North 43 degrees 03 minutes 50 seconds East for a distance of 65.76 feet.

THENCE North 43 degrees 13 minutes 03 seconds East for a distance of 43.51 feet.

THENCE North 40 degrees 30 minutes 00 seconds East for a distance of 108.94 feet.

THENCE North 47 degrees 00 minutes 26 seconds East for a distance of 108.94 feet.

THENCE North 66 degrees 00 minutes 26 seconds East for a distance of 70.28 feet.

THENCE North 66 degrees 08 minutes 05 seconds East for a distance of 12.94 feet to the Point of Beginning.

Together with and subject to covenants, easements, and restrictions or record.

Said property contains 1.85 acres more or less.

LEGAL DESCRIPTIONS

WETLAND E

Commence at a 5/8" D.O.T. iron rod marking the Northwest corner of Section 5, Township 3 South, Range 18 West, Walton County, Florida.

THENCE, South 01 degrees 25 minutes 36 seconds West for a distance of 2222.98 feet to a 5" round concrete monument (U.S. ARMY CORP OF ENGINEERS #615 YEAR 1962). Said point being situated on the South boundary line of the Intercostals Waterway (from Choctawhatchee Bay to West Bay, Florida).

THENCE South 81 degrees 00 minutes 37 seconds East for a distance of 2856.79 feet along the South boundary line of said Intercostals Waterway.

THENCE South 01 degrees 25 minutes 36 seconds West for a distance of 361.16 feet.

THENCE South 84 degrees 37 minutes 39 seconds West for a distance of 80.88 feet.

THENCE South 84 degrees 37 minutes 39 seconds West for a distance of 80.91 feet.

THENCE South 86 degrees 59 minutes 42 seconds West for a distance of 50.35 feet.

THENCE North 72 degrees 04 minutes 35 seconds West for a distance of 53.91 feet.

THENCE North 63 degrees 12 minutes 28 seconds West for a distance of 61.00 feet.

THENCE North 58 degrees 05 minutes 05 seconds West for a distance of 52.88 feet.

THENCE North 46 degrees 14 minutes 26 seconds West for a distance of 52.34 feet.

THENCE North 35 degrees 42 minutes 53 seconds West for a distance of 54.93 feet.

THENCE North 07 degrees 57 minutes 42 seconds West for a distance of 47.65 feet.

THENCE North 17 degrees 00 minutes 39 seconds East for a distance of 55.09 feet.

THENCE North 55 degrees 19 minutes 51 seconds East for a distance of 54.11 feet.

THENCE North 66 degrees 08 minutes 00 seconds East for a distance of 48.06 feet.

THENCE North 65 degrees 24 minutes 29 seconds East for a distance of 51.22 feet.

THENCE North 69 degrees 13 minutes 13 seconds East for a distance of 30.74 feet.

THENCE North 73 degrees 22 minutes 28 seconds East for a distance of

39.38 feet.

THENCE North 55 degrees 58 minutes 09 seconds East for a distance of 38.39 feet.

THENCE North 66 degrees 06 minutes 38 seconds East for a distance of 41.39 feet.

THENCE South 88 degrees 43 minutes 55 seconds East for a distance of 29.21 feet.

THENCE South 79 degrees 26 minutes 34 seconds East for a distance of 30.26 feet.

THENCE South 79 degrees 26 minutes 34 seconds East for a distance of 66.99 feet to the Point of Beginning.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 3.12 acres more or less.

LEGAL DESCRIPTIONS

WETLAND I

Commence at a 5/8" D.O.T. iron rod marking the Northwest corner of Section 5, Township 3 South, Range 18 West, Walton County, Florida.

THENCE South 01 degrees 25 minutes 36 seconds West for a distance of 2222.98 feet to a 5" round concrete monument (US ARMY CORP OF ENGINEERS #615 YEAR 1962). Said point also being on the South boundary line of the Intercoastals Waterway (from Choctawhatchee Bay to the West Bay, Florida).

THENCE South 01 degrees 26 minutes 08 seconds West for a distance of 824.44 feet.

THENCE South 49 degrees 09 minutes 34 seconds East for a distance of 106.72 feet.

THENCE North 73 degrees 18 minutes 14 seconds East for a distance of 106.72 feet.

THENCE North 00 degrees 18 minutes 56 seconds East for a distance of 61.48 feet.

THENCE South 61 degrees 27 minutes 49 seconds East for a distance of 165.77 feet.

THENCE South 44 degrees 22 minutes 45 seconds East for a distance of 112.42 feet.

THENCE South 00 degrees 36 minutes 10 seconds West for a distance of 102.18 feet.

THENCE South 25 degrees 08 minutes 05 seconds West for a distance of 81.21 feet.

THENCE South 25 degrees 08 minutes 05 seconds West for a distance of 6.81 feet.

THENCE North 49 degrees 09 minutes 34 seconds West for a distance of 381.17 feet to the Point of Beginning.

Together with and subject to covenants, easements, and restrictions or record.

Said property contains 1.17 acres more or less.

LEGAL DESCRIPTION

WETLAND Y

Commence at a 5/8" D.O.T+ iron rod marking the Northwest corner of Section 5, Township 3 South, Range 1 B West, Walton County, Florida.

THENCE South 01 degrees 25 minutes 36 seconds West for a distance of 2222.98 feet to a 5" round concrete monument (U.S. ARMY CORP OF ENGINEERS #615 YEAR 1962). Said point also being on the South boundary line of the Intercoastals Waterway (from Choctawhatchee Bay to West Bay, Florida).

THENCE South 01 degrees 26 minutes 05 seconds West for a distance of 824.44 feet.

THENCE South 49 degrees 09 minutes 34 seconds East for a distance of 394.88 feet to the Point of Beginning.

THENCE North 82 degrees 07 minutes 24 seconds East for a distance of 56.05 feet.

THENCE North 82 degrees 07 minutes 24 seconds East for a distance of 54.1g feet.

THENCE South 84 degrees 56 minutes 50 seconds East for a distance of 61.40 feet.

THENCE South 60 degrees 02 minutes 22 seconds East for a distance of 78.64 feet.

THENCE North 84 degrees 53 minutes 01 seconds East for a distance of 68.25 feet.

THENCE North 62 degrees 39 minutes 13 seconds East for a distance of 56.92 feet.

THENCE South 81 degrees 10 minutes 55 seconds East for a distance of 48.75 feet.

THENCE South 78 degrees 06 minutes 30 seconds East for a distance of 81.81 feet.

THENCE South 27 degrees 56 minutes 45 seconds East for a distance of 74.10 feet.

THENCE South 01 degrees 10 minutes 36 seconds West for a distance of 56.66 feet.

THENCE South 12 degrees 33 minutes 40 seconds West for a distance of 48.19 feet.

THENCE South 01 degrees 07 minutes 39 seconds East for a distance of 40.30 feet.

THENCE South 72 degrees 25 minutes 36 seconds West for a distance of 52.61 feet.

THENCE South 54 degrees 14 minutes 38 seconds West for a distance of 68.55 feet.

THENCE South 37 degrees 51 minutes 54 seconds West for a distance of 34.23 feet.

THENCE South 37 degrees 51 minutes 54 seconds West for a distance of 12.71 feet.

THENCE North 49 degrees 09 minutes 34 seconds West for a distance of 495.61 feet to the Point of Beginning.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 2.15 acres more or less.

TOGETHER WITH THE FOLLOWING
DESCRIBED EASEMENTS FOR
INGRESS, EGRESS AND UTILITIES

LEGAL DESCRIPTION
60' X 100' EASEMENT NO. 1

Commence at a 5/8" D.O.T. iron rod marking in the Northwest corner of Section 5, Township 3 South, Range 18 West, Walton County, Florida.

THENCE South 01 degrees 25 minutes 36 seconds West for a distance of 2222.98 feet to a 5" round concrete monument (US ARMY COPR OF ENGINEERS #615 YEAR 1962). Said point also being on the South boundary line of the Intercoastals Waterway (from Choctawhatchee Bay to West Bay, Florida).

THENCE South 01 degrees 26 minutes 08 seconds West for a distance of 28.21 feet to a point on the north line of a 100 foot wide gulf power line right of way;

THENCE South 80 degrees 29 minutes 31 seconds East for a distance of 762.48 feet along said north right of way line;

THENCE South 49 degrees 07 minutes 40 seconds East for a distance of 846.45 feet along said north line to a 1/2" iron rod and cap marking the POINT OF BEGINNING;

THENCE South 49 degrees 07 minutes 40 seconds East for a distance of 60.00 feet.

THENCE South 40 degrees 52 minutes 20 seconds West for a distance of 100.00 feet.

THENCE North 49 degrees 07 minutes 40 seconds West for a distance of 60.00 feet.

THENCE North 40 degrees 52 minutes 20 seconds East for a distance of 100.00 feet.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 0.14 acres more or less.

LEGAL DESCRIPTION
60' X 100' EASEMENT NO.2

Commence at a 5/8" D.O.T. iron rod marking the Northwest corner of Section 5, Township 3 South, Range 18 West, Walton County Florida.

THENCE South 01 degrees 25 minutes 36 seconds West for a distance of 2222.98 feet to a 5" round concrete monument (US ARMY COPR OF ENGINEERS # 615 YEAR 1962). Said point also being on Choctawhatchee Bay to the West Bay, Florida).

THENCE South 01 degrees 26 minutes 08 seconds West for a distance of 28.21 feet to a point on the north line of a 100 foot wide gulf power line right of way.

THENCE South 80 degrees 29 minutes 31 seconds East for a distance of 762.48 feet along said north line.

THENCE South 49 degrees 07 minutes 40 seconds East for a distance of 2009.17 feet along said north line to a 1/2" iron rod and cap marking the POINT OF BEGINNING.

THENCE South 49 degrees 07 minutes 40 seconds East for a distance of 60.00 feet.

THENCE South 40 degrees 52 minutes 20 seconds West for a distance of 100.00 feet.

THENCE North 49 degrees 07 minutes 40 seconds West for a distance of 60.00 feet.

THENCE North 40 degrees 07 minutes 52 seconds East for a distance of 100.00 feet to the POINT OF BEGINNING.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 0.14 acres more or less.

EASMENT NO.3

LEGAL DESCRIPTION

Commence at a 5/8" D.O.T. iron rod marking the Northwest corner of Section 5, Township 3 South, Range 18 West, Walton County Florida.

THENCE South 01 degrees 25 minutes 45 seconds West for a distance of 3006.33 feet along the West line thereof, to the Point of Beginning.

THENCE South 72 degrees 30 minutes 15 seconds East for a distance of 678.47 feet.

THENCE South 35 degrees 01 minutes 58 seconds West for a distance of 62.92 feet.

THENCE North 72 degrees 30 minutes 15 seconds West for a distance of 600.60 feet.

THENCE North 49 degrees 09 minutes 43 seconds West for a distance of 51.78 feet to the previously mentioned West line.

THENCE North 01 degrees 25 minutes 40 seconds East for a distance of 41.09 feet along said line to the Point of Beginning.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 0.90 acres more or less.

LEGAL DESCRIPTION
EASEMENT No. 4

That portion of the West 40 feet of Section 5, Township 3 South, Range 18 West, lying between the North right-of-way line of State Road No. 30 (U. S. Highway 98) and the South boundary of Easement No. 3 (conveyed herein), and which is further described in that certain deed from St. Joseph Land and Development Company (*Grantor*) to Florida Community Services Corp. of Walton County (Grantee) and recorded in OR Book 1498, Page 225-228, of the Public Records of Walton County.

Together with the easement rights conveyed to Florida Community Services Corp. of Walton County (Grantee) pursuant to said deed for the use of the existing dirt access road.

EXHIBIT "B"

This instrument prepared by:
GEORGE RALPH MILLER
Attorney at Law
P.O. Box 687
DeFuniak Spring., Florida 32433

STATE OF FLORIDA

COUNTY OF WALTON

WARRANTY DEED

THIS IDENTURE, made this ____day of January, A.D. 2005, by and between Florida Community Services Corp. of Walton County, Inc., a Florida corporation, whose address is 70 Logan Lane, Grayton Beach Business Center, Santa Rosa Beach, Florida 32459, hereinafter referred to as Grantor, and APB Development, Inc., a Florida Corporation, whose address is Post Office Box 1787, Santa Rosa Beach, Florida 32459, hereinafter referred to as Grantee.

WITNESSETH that said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, has ~-anted, bargained., sold and by these presents does hereby grant, bargain, sell, and convey, to the said Grantee, his heirs and assigns forever, the following-described real property, situate, lying and being in Walton County, Florida, to-wit:

See Exhibit "A" attached hereto and
made a part hereof by reference

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining;

TO HAVE AND TO HOLD the same unto the said Grantee, his heirs and assigns forever, and said Grantor does hereby filly warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor hereunto sets its hand and seal the day and year first written.

Signed, Sealed and Delivered
In the Presence of:

FLORIDA COMMUNITY SERVICES CORP.
OF WALTON COUNTY, INC.

By _____

Printed Name: _____ Dewey C. Wilson, Jr.

as President

Printed Name: _____

STATE OF FLORIDA

COUNTY OF WALTON

The foregoing instrument was acknowledged before me this ____ day of January, A.D, 2005, by Dewey C. Wilson, Jr., as President of Florida Community Services Corp. of Walton County, Inc., a Florida corporation, on behalf of the corporation, who() is personally known to me &f() has produced a Florida Driver's License for identification.

Notary Public

Printed Name: _____

State of Florida at Large

My Commission Expires:

This instrument prepared by:
GEORGE RALPH MILLER
Attorney at Law
P.O. Box 687
DeFuniak Spring, Florida 32433

STATE OF FLORIDA

COUNTY OF WALTON

QUIT CLAIM DEED

THIS INDENTURE, made this 11th day of January, AD. 2005, between Board of County Commissioners, Walton County, Florida, a political subdivision of the State of Florida, whose address is P.O. Box 1355, DeFuniak Springs, Florida 32435, party of the first part, and Florida Community Services Corp. of Walton County, Inc., a Florida corporation, whose address is 70 Logan Lane, Grayton Beach Business Center, Santa Rosa Beach, Florida 32459, party of the second part,

WITNESSETH that the said party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged by the said party of the first part, has remised, released, and quit-claimed, and by these presents, does remise, release and quit-claim unto the said party of the second part, its successors and assigns forever, all the right, title, interest, claim and demand which the said party of the first part has in and to the following-described real property situated, lying and being in Walton County, Florida, to wit:

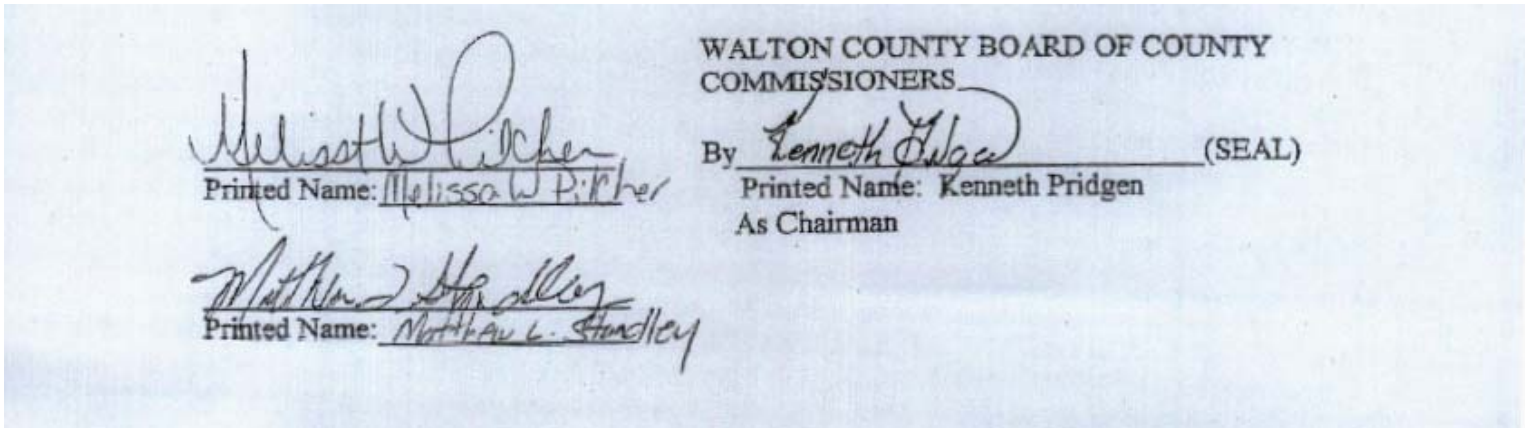
Legal Description - Attached as Exhibit A

(Subject to any easements, restrictions and reservations of record)

TO HAVE AND TO HOLD the same together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in any ways appertaining, and all the estate, right, title, interest and claim whatsoever of the said party of the first part, either in law or equity, to the proper use, benefit and behoof of the said party of the second part, its successors and assigns forever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set its hand and seal the day and year first above written.

Signed, Sealed and Delivered
In the Presence of



WALTON COUNTY BOARD OF COUNTY COMMISSIONERS

By Kenneth Pridgen (SEAL)
Printed Name: Kenneth Pridgen
As Chairman

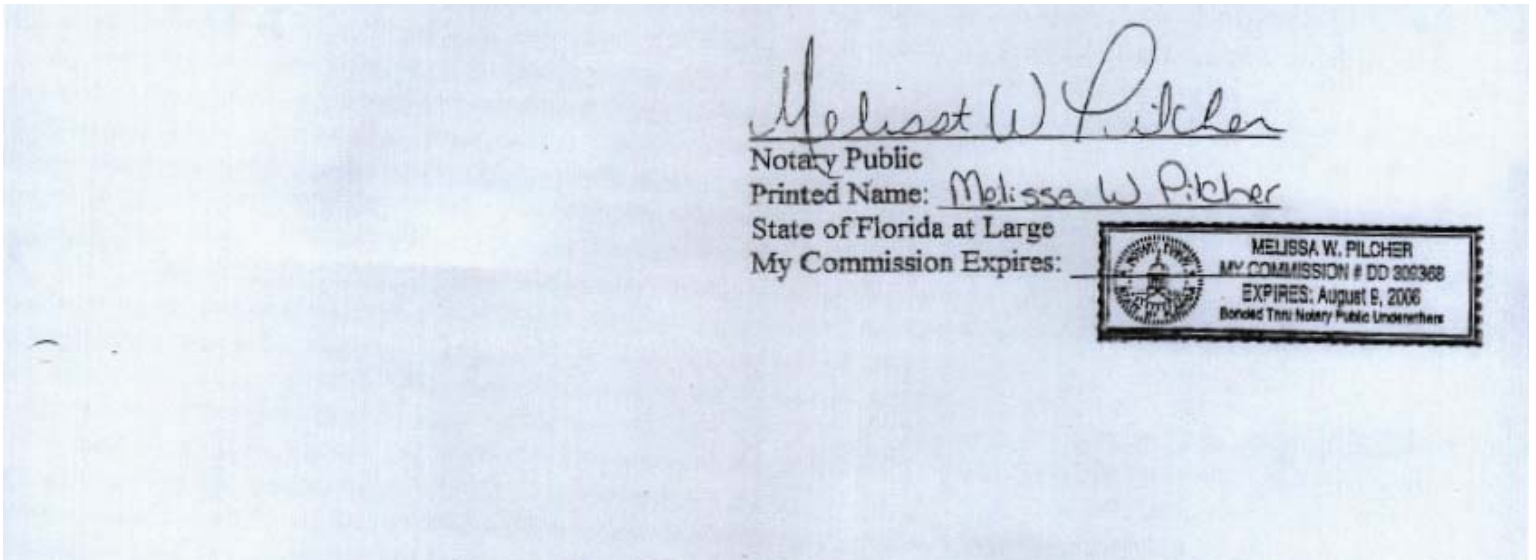
Melissa W. Pipher
Printed Name: Melissa W. Pipher

Matthew L. Standley
Printed Name: Matthew L. Standley

STATE OF FLORIDA

COUNTY OF WALTON

The foregoing instrument was acknowledged before me this 11th day of January, AD.
2005, by Kenneth Pridgen, as Chairman of the Walton County Board of County



Commissioners, who () is personally known to me or () has produced a Florida Driver's
License for identification.

EXHIBIT 'A'

LEGAL DESCRIPTION

Commence at a 5/5fl DOT. iron rod marking the Northwest --corner of Section 5, Township 3 South, Range 18 West, Walton County, Florida.

THENCE South 01 degrees 25 minutes 36 seconds West for a distance of 2222.98 feet to a 5 round concrete monument (U.S. ARMY CORP OF ENGINEERS #615 YEAR 1962). Said point also being on the South boundary line of the Intercostals Waterway (from Choctawhatchee Bay to West Bay, Florida).

THENCE South 01 degrees 26 minutes 08 seconds West for a distance of 824.44 feet

THENCE South 49 degrees 09 minutes 34 seconds East for a distance of 51 .75 feet to an iron rod and the point of beginning

THENCE South 72 degrees 30 minutes 15 seconds East for a distance of 600.60 feet

THENCE North 35 degrees 01 minutes 58 seconds East for a distance of 1027.80 feet

THENCE South 81 degrees 00 minutes 37 seconds East for a distance of 1660.51 feet

THENCE South 01 degrees 25 minutes 36 seconds West for a distance of 869.83 feet

THENCE North 79 degrees 26 minutes 34 seconds West for a distance of 66.99 feet

THENCE North 79 degrees 26 minutes 34 seconds West for a distance of 30.26 feet

THENCE North 88 degrees 43 minutes 55 seconds West for a distance of 29.21 feet

THENCE South 66 degrees 06 minutes 38 seconds West for a distance of 41 .39 feet

THENCE South 55 degrees 58 minutes 09 seconds West for a distance of 38.39 feet

THENCE South 73 degrees 22 minutes 28 seconds West for a distance of 39.38 feet

THENCE South 69 degrees 13 minutes 13 seconds West for a distance of 30.74 feet

THENCE South 65 degrees 24 minutes 29 seconds West for a distance of 51.22 feet

THENCE South 66 degrees 05 minutes 00 seconds West for a distance of 48.06 feet

THENCE South 65 degrees 41 minutes 22 seconds West for a distance of 54.11 feet

THENCE South 55 degrees 19 minutes 51 seconds West for a distance of 37.14 feet

THENCE South 17 degrees 00 minutes 39 seconds West for a distance of 55.09 feet

THENCE South 07 degrees 57 minute 42 seconds East for a distance of 40.02 feet

THENCE South 49 degrees 07 minutes 40 seconds East for a distance of 212.22 feet

THENCE South 49 degrees 07 minutes 40 seconds East for a distance of 352;80 feet

THENCE South 01 degrees 25 minutes 35 seconds West for a distance of 789.67
feet
THENCE South 66 degrees 08 minutes 05 seconds West for a distance of 12.94
feet
THENCE South 65 degrees 08 minutes 05 seconds West for a distance of 70.28
feet
THENCE South 47 degrees 00 minutes 26 seconds West for a distance of 108.94
feet
THENCE South 40 degrees 36 minutes 00 seconds West for a distance of 88.49
feet
THENCE South 43 degrees 13 minutes 03 seconds West for a distance of 43.51
feet
THENCE South 43 degrees 03 minutes 50 seconds West for a distance of 65.76
feet
THENCE South 43 degrees 03 minutes 50 seconds West for a distance of 18.95
feet
THENCE North 49 degrees 09 minutes 34 seconds West for a distance of 742.85
feet
THENCE North 25 degrees 08 minutes 05 seconds East for a distance of 6.81 feet
THENCE North 25 degrees 08 minute 05 seconds East for a distance of 81.21 feet
THENCE North 00 degrees 36 minutes 10 seconds East for a distance of 102.18
feet
THENCE North 44 degrees 22 minutes 45 seconds West for a distance of 112.42
feet
THENCE North 61 degrees 27 minutes 49 seconds West for a distance of 15.77
feet
THENCE South 00 degrees 18 minutes 56 seconds West for a distance of 61.48
feet
THENCE South 73 degrees 18 minutes 14 seconds West for a distance of 106.72
feet
THENCE North 49 degrees 09 minutes 34 seconds West for a distance of 1
270.38 feet
THENCE North 37 degrees 51 minutes 54 seconds East for a distance of 12.71
feet
THENCE North 37 degrees 51 minutes 54 seconds East for a distance of 34.23
feet
THENCE North 54 degrees 14 minutes 38 seconds East for a distance of 68.55
feet
THENCE North 72 degrees 25 minutes 36 seconds East for a distance of 52.81
feet
THENCE North 01 degrees 07 minutes 39 seconds West for a distance of 40.30
feet

A

THENCE North 12 degrees 33 minutes 40 seconds East for a distance of 48.19 feet
THENCE North 01 degrees 10 minutes 36 seconds East for a distance of 56.56 feet
THENCE North 27 degrees 56 minutes 45 seconds West for a distance of 74.10
feet
THENCE North 78 degrees 06 minutes 30 seconds West for a distance of 81.81
feet
THENCE North 81 degrees 10 minutes 55 seconds West for a distance of 48.75
feet
THENCE South 62 degrees 39 minutes 13 seconds West for a distance of 56.92
feet
THENCE South 84 degrees 53 minutes 01 seconds West for a distance of 68.85
feet
THENCE North 60 degrees 02 minutes 22 seconds West for a distance of 78.54
feet
THENCE North 84 degrees 56 minutes 50 seconds West for a distance of 61.40
feet
THENCE South 82 degrees 07 minutes 24 seconds West for a distance of 54.19
feet
THENCE South 82 degrees 07 minutes 24 seconds West for a distance of 56.05
feet
THENCE North 49 degrees 09 minutes 33 seconds West for a distance of 343.10
feet

Together with and subject to covenants, easements, and restrictions of record.

Sold property contains 88.89 acres more or less.

LESS AND EXCEPT THE FOLLOWING

GULF POWER PARCEL

GULF POWER PARCEL

NOT INCLUDED

LEGAL DESCRIPTION

Commence at a 5/8" D.O.T. iron rod marking the Northwest Corner of Section 5, Township 3 South, Range 18 West, Walton County, Florida.

THENCE South 01 degrees 25 minutes 36 seconds West for a distance of 2222.98 feet to a 5" round concrete monument (US ARMY CORP OF ENGINEERS # 615, YEAR 1962). Said point also being on Choctawhatchee Bay to the West Bay, Florida).

THENCE South 01 degrees 26 minutes 08 seconds West for a distance of 28.21 feet TO A POINT OF THE NORTH LINE OF A 100' WIDE GULF POWER LINE RIGHT OF WAY.

THENCE South 80 degrees 29 minutes 31 seconds East for a distance of 762.48 feet along said Right of Way to a break in same.

THENCE South 49 degrees 07 minutes 40 seconds East for a distance of 378.69 feet along said Right of Way to the Point of Beginning.

THENCE South 49 degrees 07 minutes 40 seconds East for a distance of 2310.97 feet along said Right of Way to the East line of said parcel.

THENCE South 01 degrees 25 minutes 36 seconds West for a distance of 129.50 feet along said East line to the South Gulf Power Right of Way.

THENCE North 49 degrees 07 minutes 40 seconds West for a distance of 2383.02 feet along said South Right of Way to the West line of Parcel.

THENCE North 35 degrees 01 minutes 58 seconds East for a distance of 100.53 feet along said West line to the Point of Beginning.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 5.39 acres more or less.

TOGETHER WITH THE FOLLOWING
FOUR (4) WETLAND CONSERVATION PARCELS
DESIGNATED AS "11-2", "E", "F" AND "Y"

LEGAL DESCRIPTION

WETLAND H—2

Commence at a 5/8" D.O.T. iron marking the Northwest corner of Section 5, Township 3 South, Range 1 8 West, Walton County, Florida.

THENCE South 01 degrees 25 minutes 36 seconds West for a distance of 2222.98 feet to a 5" round concrete monument (U.S. ARMY CORP OF ENGINEERS #615 YEAR 1962). Said point also being on the South boundary Line of the Intracoastal Waterway (from Choctawhatchee Bay to West Bay, Florida).

THENCE South 81 degrees 00 minutes 37 seconds East for a distance of 2856.79 feet along the South boundary line of said Intercostals Waterway.

THENCE South 01 degrees 25 minutes 36 seconds West for a distance of 2257.93 feet to the Point of Beginning.

THENCE South 01 degrees 25 minutes 36 seconds West for a distance of 467.19 feet to the South line of said Section 5.

THENCE North 87 degrees 10 minutes 55 seconds West for a distance of 63.66 feet along the South line of said Section 5.

THENCE North 49 degrees 09 minutes 34 seconds West for a distance of 298.46 feet.

THENCE North 43 degrees 03 minutes 50 seconds East for a distance of 16.95 feet.

THENCE North 43 degrees 03 minutes 50 seconds East for a distance of 65.76 feet.

THENCE North 43 degrees 13 minutes 03 seconds East for a distance of 43.51 feet.

THENCE North 40 degrees 36 minutes 00 seconds East for a distance of 88.49 feet.

THENCE North 47 degrees 00 minutes 26 seconds East for a distance of 108.94 feet.

THENCE North 66 degrees 08 minutes 05 seconds East for a distance of 70.28 feet.

THENCE North 66 degrees 08 minutes 05 seconds East for a distance of 12.94 feet to the Point of Beginning.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 1 .85 acres more or less.

LEGAL DESCRIPTION

WETLAND E

Commence at a 5/8" 0.0.1. iron rod marking the Northwest corner of Section 5, Township, South, Range 18 West, Walton County, Florida.

THENCE South 01 degrees 25 minutes 36 seconds West for a distance of 2222.96 feet to a 5" round concrete monument (U.S. ARMY CORP OF ENGINEERS #615 YEAR 1962). Said point being situated on the South boundary line of the Intercostals Waterway (from Choctawhatchee Bay to West Bay, Florida).

THENCE South 81 degrees DD minutes 37 seconds East for a distance of 2856.79 feet along the South boundary line of said Intercostals Waterway.

THENCE South 01 degrees 25 minutes 36 seconds West for a distance of 879.91 feet to the Point of Beginning.

THENCE South 01 degrees 25 minutes 36 seconds West for a distance of 361.16 feet.

THENCE South 84 degrees 37 minutes 39 seconds West for a distance of 80.88 feet.

THENCE South 84 degrees 37 minutes 39 seconds West for a distance of 80.91 feet.

THENCE South 86 degrees 59 minutes 42 seconds West for a distance of 50.35 feet.

THENCE North 72 degrees 04 minutes 35 seconds West for a distance of 53.91 feet.

THENCE North 63 degrees 12 minutes 28 seconds West for a distance of 61.00 feet.

THENCE North 58 degrees 05 minutes 05 seconds West for a distance of 52.88

feet. THENCE North 46 degrees 14 minutes 26 seconds West for a distance of 52.34
feet THENCE North 35 degrees 42 minutes ~3 seconds West for a distance of 54.93
feet. THENCE North 07 degrees 57 minutes 42 seconds West far a distance of 47.65
feet. THENCE North 17 degrees 00 minutes 39 seconds East for a distance of 55.09
feet. THENCE North 55 degrees 19 minutes 51 seconds East for a distance of 37.14
feet. THENCE North 65 degrees 41 minutes 22 seconds East for a distance of 54.11
feet. THENCE North 65 degrees 08 minutes 00 seconds East for a distance of 45.05
feet THENCE North 65 degrees 24 minutes 29 seconds East for a distance of 51.22
feet. THENCE North 69 degrees 13 minutes 13 seconds East for a distance of 30.74
feet. THENCE North 73 degrees 22 minutes 28 seconds East for a distance of 39.38
feet. THENCE North 55 degrees 58 minutes 09 seconds East for a distance of 35.39
feet. THENCE North 66 degrees 06 minutes 38 seconds East for a distance of 41 .39
feet. THENCE South ES degrees 43 minutes 55 seconds East for a distance of 29.21
feet. THENCE South 79 degrees 26 minutes 34 seconds East for a distance of 30.26
feet. THENCE South 79 degrees 26 minutes 34 seconds East for a
distance of 66.99 feet to the Point of Beginning.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 3.12 acres more or less.

LEGAL DESCRIPTION

WETLAND I

Commence at a 5/8" 0.0.T. iron rod marking the Northwest corner of Section 5, Township 3 South Range 15 West, Walton County, Florida.

THENCE South 01 degrees 25 minutes 36 seconds West for a distance of 2222.98 feet to a 5" round concrete monument (U.S. ARMY CORP OF ENGINEERS #615 YEAR 1962). Said point also being on the South boundary line of the Intercoastal Waterway (from Choctawhatchee Bay to West Bay, Florida).

THENCE South 01 degrees 26 minutes 08 seconds West for a distance of 824.44 feet.

THENCE South 49 degrees 09 minutes 34 seconds East for a distance of 2160.57 feet to the Point of Beginning.

THENCE North 73 degrees 18 minutes 14 seconds East for a distance of 106.72 feet.

THENCE North 00 degrees 18 minutes 56 seconds East for a distance of 61.48 feet.

THENCE South 61 degrees 27 minutes 49 seconds East for a distance of 165.77 feet

THENCE South 44 degrees 22 minutes 45 seconds East for a distance of 2.42 feet.

THENCE South 00 degrees 36 minutes 10 seconds West for a distance of 102.13 feet

THENCE South 25 degrees 06 minutes 05 seconds West for a distance of 81.21 feet.

THENCE South 25 degrees 08 minutes 05 seconds West for a distance of 6.81 feet.

THENCE North 49 degrees 09 minutes 34 seconds West for a distance of 381.17 feet to the Point of Beginning.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 1.17 acres more or less.

LEGAL DESCRIPTION
WETLAND Y

Commence at a 5/8" D.O.T. iron rod marking the Northwest corner of Section 5, Township 3 South, Range 16 West, Walton County, Florida.

THENCE South 01 degrees 25 minutes 36 seconds West for a distance of 2222.98 feet to a 5" round concrete monument (U.S. ARMY CORP OF ENGINEERS #615 YEAR 1962). Said point also being on the South boundary line of the Intercostals Waterway (from Choctawhatchee Bay to West Bay, Florida).

THENCE South 01 degrees 26 minutes 05 seconds West for a distance of 824.44 feet,

THENCE South 49 degrees 09 minutes 34 seconds East for a distance of 394.88 feet to the Point of Beginning.

THENCE North 82 degrees 07 minutes 24 seconds East for a distance of 56.05 feet.

THENCE North 82 degrees 07 minutes 24 seconds East for a distance of 54.19 feet

THENCE South 84 degrees 56 minutes 50 seconds East for a distance of 61.40 feet,

THENCE South 60 degrees 02 minutes 22 seconds East for a distance of 54.54 feet.

THENCE North 84 degrees 53 minutes 01 seconds East for a distance of 58.85 feet.

THENCE North 62 degrees 39 minutes 13 seconds East for a distance of 55.92 feet.

THENCE South 81 degrees 10 minutes 55 seconds East for a distance of 48.75 feet.

THENCE South 78 degrees 06 minutes 30 seconds East for a distance of 81.81 feet.

THENCE South 27 degrees 56 minutes 45 seconds East for a distance of 74.10 feet,

THENCE South 01 degrees 10 minutes 36 seconds West for a distance of 56.66 feet.

THENCE South 12 degrees 33 minutes 40 seconds West for a distance of 48.19 feet.

THENCE South 01 degrees 07 minutes 39 seconds East for a distance of 40.30 feet.

THENCE South 72 degrees 25 minutes 36 seconds West for a distance of 52.81 feet.

THENCE South 54 degrees 14 minutes 38 seconds West for a distance of 58.55 feet.

THENCE South 37 degrees 51 minutes 54 seconds West for a distance of 34.23 feet.

THENCE South 37 degrees 51 minutes 54 seconds West for a distance of 12.71 feet

THENCE North 49 degrees 09 minutes 34 seconds West for a distance of 495.61 feet to the Point of Beginning.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 2.15 acres more or less.

TOGETHER WITH THE FOLLOWING
DESCRIBED EASEMENTS FOR
INGRESS, EGRESS AND UTILITIES

LEGAL DESCRIPTION
60' X 100' EASEMENT No. 1

Commence at a 5/8" D.O.T. iron rod marking the Northwest corner of Section 5, Township 3 South, Range 18 West, Walton County, Florida.

THENCE South 01 degrees 25 minutes 35 seconds West for a distance of 2222.98 feet to a 5W round concrete monument (U.S. ARMY CORP OF ENGINEERS #615 YEAR 1962). Said point also being on the South boundary line of the Intercoastals Waterway (tram Choctawhatchee Bay to West Bay, Florida).

THENCE South 01 degrees 26 minutes 08 seconds West for a distance of 28.21 feet to a point on the north line of a .100 foot wide gulf power line right of way;

THENCE South 80 degrees 29 minutes 31 seconds East for a distance of 752.43 feet along said north right of way line;

THENCE South 49 degrees 07 minutes 40 seconds East for a distance of 646.45 feet along said north line to a 1/2 iron rod and cap marking the POINT OF BEGINNING;

THENCE South 49 degrees 07 minutes 40 seconds East for a distance of 60.00 feet

THENCE South 40 degrees 52 minutes 20 seconds West for a distance of 100.00 feet

THENCE North 49 degrees 07 minutes 40 seconds West for a distance of 60.00 feet

THENCE North 40 degrees 52 minutes 20 seconds East for a distance of 100.00 feet

Together with and subject to covenants, easements, and restrictions of record,

Said property contains 0.14 acres more or less.

LEGAL DESCRIPTION
60'X 100' EASEMENT No. 2

Commence at a 5/8" D.O.T. iron rod marking the Northwest corner of Section 5, Township 3 South, Range 16 West~ Walton County, Florida.
THENCE South 01 degrees 25 minutes 36 seconds West for a distance of 2222.98 feet to a 5~ round concrete monument (U.S. ARMY CORP OF ENGINEERS f615 YEAR 1962). Said point also being on the South boundary line of the Intercostals Waterway (from Choctawhatchee Bay to West Bay, Florida).
THENCE South 01 degrees 26 minutes 08 seconds West for a distance of 28.21 feet to a point on the north line of a 100 (oat wide Quit power line right of way
THENCE South 50 degrees 29 minutes 31 seconds East for a distance of 762.48 feet along said north line
THENCE South 49 degrees 07 minutes 40 seconds East for a distance of 2009.17 feet along said north line to a 1/2 iron rod and cap marking the POINT OF BEGINNING;
THENCE South 49 degrees 07 minutes 40 seconds East for a distance of 60.00 feet
THENCE South 40 degrees 52 minutes 20 seconds West for a distance of 100.00 feet
THENCE North 49 degrees 07 minutes 40 seconds West for a distance of 6000 feet
THENCE North 40 degrees 52 minutes 20 seconds East of a distance of 100.00 feet to the POINT OF BEGINNING.

Together with and subject to covenants. easements, and restrictions of record.

Said property. contains 014 acres more or les~.

EASEMENT No. 3
LEGAL DESCRIPTION

Commence at a 5/8" D.O.T. IRON ROD marking the Northwest corner of section 5, Township 3 South, Range 18 West, Walton County Florida.

THENCE South 01 degrees 25 minutes 45 seconds West of a distance of 3006.33 feet along the West line thereof to the Point of Beginning.

THENCE South 72 degrees 30 minutes 15 seconds East for a distance of 67B.4~ feet

THENCE South 35 degrees 01 minutes 58 seconds West for a distance of C2.92 feet

THENCE North 72 degrees 3:0minutes 15 seconds West for a distance of 600.:6D feet .

THENCE North 49 degrees 09 minutes 43 seconds West for a distance of 51.78 feet to the previously mentioned west line.

THENCE North 01 degrees 25 minutes 40 seconds Last for a distance of 41.OS feet along said line to the Point of Beginning.

Together with and Subject to covenants, easements, and restrictions of record.

Said property contains b~9a acres more or less.

LEGAL DESCRIPTION

EASEMENT No. 4

That portion of the West 40 feet of Section 5, Township 3 South, Range 18 West, lying between the North right-of-way line of State Road No. 30 (U. S. Highway 98) and the South boundary of Easement No. 3 (conveyed herein), and which is thither described in that certain deed from St. Joseph Land and Development Company (Grantor) to Florida Community Services Corp. of Walton County (Grantee) and recorded in OR Book 1498, Page 225-228, of the Public Records of Walton County.

Together with the easement rights conveyed to Florida Community Services Corp. of Walton County (Grantee) pursuant to said deed for the use of the existing dirt access road.

LSA_05-01-C.9

Total Acres: 91.79

From: Large Scale

Agriculture 1:40

To: Coastal Center 8:1



- Streams
- Streets
- Amendments
- Parcels
- Business Park District
- Large Scale Agriculture
- State Lands

