

ORDINANCE
2005-77

**AN ORDINANCE ADOPTING A LARGE SCALE
AMENDMENT TO THE WALTON COUNTY
FUTURE LAND USE MAP SERIES; SETTING
FORTH AUTHORITY FOR ADOPTION;
PROVIDING FOR FINDINGS OF FACT;
PROVIDING FOR SEVERABILITY; 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.14.

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

1. The applicant's name and address is:

Black Creek LLC and Black Creek Plantation 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 # 33-IS-18-14000-001-0010
THAT PART OF E2 LYING S OF BLACK CREEK OR 727-089 OR 2324-1 074
OR 2423 (Long Legal description see Exhibit A attached).

3. The proposed amendment is compatible with development in the area of the subject property.
4. Potable water will be provided by the city of Freeport. Sewer service will be available from either the city of Freeport or Regional Utilities within three years.
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 North Bay Neighborhood Planning Area I Rural Town 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 2790 acres from Large Scale Agriculture 1:40 to North Bay Neighborhood Planning Area I Rural Town Center **6:1**.

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:
for Crystal Scomecs
Martha Ingle, Clerk of Court

This instrument prepared by:
W. CHRISTOPHER HART
Clark, Partington, Hart, Larry,
Bond, Stackhouse & Stone
34990 Emerald Coast Pkwy, Suite 301
Destin, FL 32541
(850) 650-3304

EXHIBIT A

CPH FILE # 04-5776B
Parcel ID Number: 33-1S-18-14000-001-0010

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, THAT **M.C. DAVIS**, a married man, whose address is 651 Don Bishop Rd., Santa Rosa Beach, FL 32459, Grantor, for and in consideration of Ten Dollars and other good and valuable consideration, the receipt whereof is hereby acknowledged, does bargain, sell, convey and grant unto, **BLACK CREEK PLANTATION, LLC, a Florida** limited liability company, whose address is 45 Bay Magnolia Lane, Santa Rosa Beach, FL 32459, Grantee's heirs and assigns, forever, the real property in Walton County, Florida, described as follows;

SEE ATTACHED EXHIBIT "A" WHICH IS ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF,

Subject to taxes for the current and subsequent years; zoning ordinances, development orders and other restrictions and prohibitions imposed by applicable governmental authorities; and the "Permitted Encumbrances" set forth in Exhibit "B", which are not hereby reimposed.

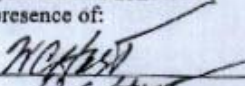
Grantor hereby covenant with Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor.

Grantor does further warrant that the above described property is not his constitutional homestead.

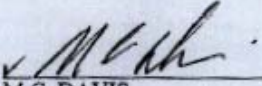
"Grantor" and "Grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, Grantor has hereunto executed this instrument on the 17th day of February, 2005.

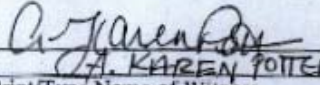
Signed, sealed and delivered
In the presence of:

Signed, sealed and delivered
in the presence of:


Print/Type Name of Witness



M.C. DAVIS

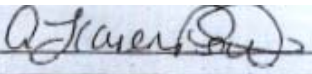


Print/Type Name of Witness

STATE OF FLORIDA
COUNTY OF OKALOOSA

The foregoing instrument was acknowledged before me by **M.C. DAVIS**, who is personally known to me, this 17th day of February, 2005.





(Print/Type Name)
NOTARY PUBLIC
Commission Number: _____
My Commission Expires: _____

EXHIBIT "A"

A PORTION OF SECTIONS 3 AND 4, TOWNSHIP 2 SOUTH, RANGE 18 WEST, AND SECTIONS 33 AND 34, TOWNSHIP 1 SOUTH, RANGE 18 WEST, W TON COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF TILE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 18 WEST, WALTON COUNTY, FLORIDA; THENCE PROCEED NORTH 02 DEGREES 13 MINUTES 43 SECONDS EAST, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 2535 FEET, MORE OR LESS TO THE SOUTHERLY SHORELINE OF BLACK CREEK, SAID POINT HEREAFTER REFERRED TO AS "POINT A" THENCE BEGINNING AGAIN AT THE POINT OF BEGINNING, PROCEED NORTH 88 DEGREES 57 MINUTES 46 SECONDS WEST, ALONG THE COMMON BOUNDARY BETWEEN SAID SECTION 33, TOWNSHIP 1 SOUTH, RANGE 18 WEST, AND SECTION 4, TOWNSHIP 2 SOUTH, RANGE 18 WEST, A DISTANCE OF 2034.65 FEET TO THE NORTHWEST CORNER OF THE EAST ONE-HALF OF THE NORTHWEST QUARTER OF SAID SECTION 4; THENCE PROCEED SOUTH 01 DEGREES 20 MINUTES 37 SECONDS WEST, ALONG THE WEST LINE OF SAID EAST ONE-HALF, A DISTANCE OF 2617.32 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 4; THENCE PROCEED NORTH 89 DEGREES 00 MINUTES 27 SECONDS WEST, ALONG SAID NORTH LINE, A DISTANCE OF 700.03 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF WALTON COUNTY ROAD 3280; THENCE PROCEED ALONG SAID NORTHERLY RIGHT OF WAY LINE, AS APPROXIMATED BY THE FOLLOWING SEVEN (7) CALLS: (1) SOUTH 27 DEGREES 17 MINUTES 53 SECONDS EAST, A DISTANCE OF 298.71 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 2409.07 FEET; (2) THENCE PROCEED ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20 DEGREES 48 MINUTES 18 SECONDS, AN ARC DISTANCE OF 874.77 FEET, (CHORD BEARING AND DISTANCE = SOUTH 44 DEGREES 19 MINUTES 42 SECONDS EAST, A DISTANCE OF 869.97 FEET), TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1040.57 FEET; (3) THENCE PROCEED ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 34 DEGREES 32 MINUTES 39 SECONDS, AN ARC DISTANCE OF 627.37 FEET, (CHORD BEARING AND DISTANCE = SOUTH 72 DEGREES 00 MINUTES 11 SECONDS EAST, A DISTANCE OF 617.91 FEET), TO THE POINT OF TANGENCY OF SAID CURVE; (4) THENCE PROCEED SOUTH 89 DEGREES 16 MINUTES 30 SECONDS EAST, A DISTANCE OF 965.82 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 575.05 FEET; (5) THENCE PROCEED ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19 DEGREES 46 MINUTES 27 SECONDS, AN ARC DISTANCE OF 198.46 FEET, (CHORD BEARING AND DISTANCE = SOUTH 79 DEGREES 23 MINUTES 17 SECONDS EAST, A DISTANCE OF 197.48 FEET), TO THE POINT OF TANGENCY OF SAID CURVE; (6) THENCE PROCEED SOUTH 69 DEGREES 30 MINUTES 03 SECONDS EAST, A DISTANCE OF 893.93 FEET; (7) THENCE PROCEED SOUTH 67 DEGREES 22 MINUTES 35 SECONDS EAST, A DISTANCE OF 985.64 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, PROCEED NORTH 47 DEGREES 38 MINUTES 58 SECONDS EAST, A DISTANCE OF 2059 FEET, MORE OR LESS TO CENTERLINE OF A SMALL CREEK; THENCE PROCEED ALONG SAID CENTERLINE AS APPROXIMATED BY THE FOLLOWING SIXTEEN (16) CALLS: (1) SOUTH 80 DEGREES 15 MINUTES 35 SECONDS EAST, A DISTANCE OF 242.96 FEET; (2) THENCE PROCEED SOUTH 56 DEGREES 36 MINUTES 17 SECONDS EAST, A DISTANCE OF 188.66 FEET; (3) THENCE PROCEED SOUTH 26 DEGREES 34 MINUTES 34 SECONDS EAST, A DISTANCE OF 232.22 FEET; (4) THENCE PROCEED SOUTH 75 DEGREES 39 MINUTES 26 SECONDS EAST, A DISTANCE OF 148.74 FEET; (5) THENCE PROCEED SOUTH 65 DEGREES 10 MINUTES 05 SECONDS EAST, A DISTANCE OF 199.41 FEET; (6) THENCE PROCEED SOUTH 86 DEGREES 32 MINUTES 00 SECONDS EAST, A DISTANCE OF 110.80 FEET; (7) THENCE PROCEED NORTH 56 DEGREES 38 MINUTES 46 SECONDS EAST, A DISTANCE OF 164.50 FEET; (8) THENCE PROCEED NORTH 38 DEGREES 45 MINUTES 44 SECONDS EAST, A DISTANCE OF 674.45 FEET; (9) THENCE PROCEED NORTH 24 DEGREES 50 MINUTES 02 SECONDS EAST, A DISTANCE OF 1136.72 FEET; (10) THENCE PROCEED NORTH 40 DEGREES 20 MINUTES 22 SECONDS EAST, A DISTANCE OF 657.46 FEET; (11) THENCE PROCEED NORTH 51 DEGREES 35 MINUTES 01 SECONDS EAST, A DISTANCE OF

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EXHIBIT "B"

Permitted Encumbrances:

1. Taxes and assessments for the year 2005 and subsequent years, which are not yet due and payable.
2. Mineral and Royalty Deed recorded in Book 2629, Page 1149 and Book 2629, Page 1183, together with Stipulation recorded in Book 2629, Page 1213, and Book 2629, Page 1270.
3. Mineral Reservations as reserved in Deed from J. R. Scaly and Ida Inscor Scaly, to Armstrong Cork Company, a Pennsylvania Corporation, recorded December 5, 1951, in heed Book 120, Page 86.
4. Mineral Reservations as reserved in the Limited Warranty Deed between Amax Forest Products, a Delaware Corporation, and William F. Belote, recorded in Book 114, Page 184.
5. Mineral Reservations as reserved in Limited Warranty Deed between Agri-Timber, Inc., a Georgia Corporation, and W. F. Belote, and St. Regis Paper Company, a New York Corporation, dated July 1, 1980, and recorded in l3ook 202, Page 534.
6. Restrictions and Mineral Reservations as reserved in Special Warranty Deed from Champion Realty Corporation (Florida), a Delaware Corporation, to Walton Management, Inc., a Florida Corporation, dated December 21, 1987, and recorded December 30, 1987 recorded in Book 469, Page 248.
7. Mineral and Royalty Deed from International Paper Company, a New York corporation, International Paper Realty Corporation, a Delaware corporation, IF Farms, Inc., a Delaware Corporation, et al, to Pure Resources, L.P., a Texas limited partnership, and SF Forests L.L.C, a Delaware limited liability company, dated as of October 1,2000, recorded March 23, 2001 recorded in Book 2314, Page 1209; as affected by: Terms and conditions of that Certain Surface l He Restrictions Agreement by and among International Paper Company, International Paper Realty Corporation, IP Farms, Inc., IP Petroleum Company, Inc., IP Timberlands Operating Company, ltd., GCO Minerals Company, the Long-Bell Petroleum Company, Inc., American Central Corporation, Champion Realty Corporation, Sustainable Forest L.L.C., and SF Forests L.L.C. as Surface Owners and Pure Resources, L.P., a Mineral Owner effective as of October 1, 2000 in OR. Book 2429, Page 564, together with Assignment of interest recorded in Book 2423, Page 1486.

This instrument prepared by:
W. CHRISTOPHER HART
Clark, Partington, Hart, Larry,
Bond, Stackhouse & Stone
34990 Emerald Coast Pkwy., Suite 301
Destin, FL 32541
(850) 650-3304

CPH FILE # 04-5776A
Parcel ID Number: 33-1S-18-I 4000-001-0010

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, THAT **M.C. DAVIS**, a married man, whose address is 651 Don Bishop Rd., Santa Rosa Beach, FL 32459, Grantor, for and in consideration of Ten Dollars and other good and valuable consideration, the receipt whereof is hereby acknowledged, does bargain, sell, convey and grant unto, **BLACK CREEK, LLC, a Florida limited liability company**, whose address is 45 Bay Magnolia Lane, Santa Rosa Beach, FL 32459, Grantee's heirs and assigns, forever, the real property in Walton County, Florida, described as follows:

SEE ATTACHED EXHIBIT "A" WHICH IS ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF.


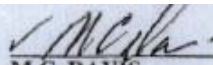
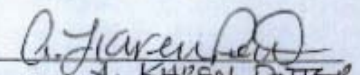
Subject to the taxes for the current and subsequent years; zoning ordinances, development orders and other restrictions and prohibitions imposed by applicable governmental authorities; and the "Permitted Encumbrances" set forth on Exhibit "A", which are not hereby reimposed.

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Grantor does further warrant that the above described property is not his constitutional homestead. "Grantor" and "Grantee" are use for singular or plural, as context requires.

IN WITNESS WHEREOF, Grantor has hereunto executed this instrument on the 17th day of February, 2005.

Signed, sealed and delivered
In the presence of:

 _____ W. C. HART Print/Type Name of Witness	 _____ M.C. DAVIS
 _____ A. KAREN POTTER Print/Type Name of Witness	

STATE OF FLORIDA
COUNTY OF OKALOOSA

The foregoing instrument was acknowledged before me by M.C. DAVIS who is personally known to me, this 17th day of February, 2005.


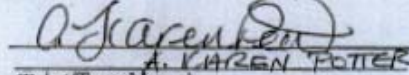
 A. Karen Potter Commission #01304300 Expires April 30, 2008	 _____ A. KAREN POTTER (Print/Type Name) NOTARY PUBLIC Commission Number: _____ My Commission Expires: _____
(NOTARIAL SEAL)	

EXHIBIT "A"

THAT PART OF THE EAST 1/2 LYING SOUTH OF BLACK CREEK, OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 18 WEST, WALTON COUNTY, FLORIDA.

ALL OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 18 WEST, WALTON COUNTY, FLORIDA, LYING NORTH OF COUNTY ROAD 3280, LESS AND EXCEPT THE WEST 1204 FEET OF THE NORTH 2640 FEET THEREOF.

THE WEST 820 FEET OF SECTION 3, LYING NORTH 01 COUNTY ROAD 3280, SECTION 3, TOWNSHIP 2 SOUTH, RANGE IS WEST, WALTON COUNTY, FLORIDA.

ALL THAT PART OF SECTION 34, TOWNSHIP I SOUTH, RANGE 18 WEST, WALTON COUNTY, FLORIDA, LYING SOUTH OF BLACK CREEK.

ALL OF SECTION 3 LYING NORTH AND EAST OF COUNTY ROAD 3280, LESS AND, EXCEPT THE WEST 820 FEET THEREOF, SECTION 3, TOWNSHIP 2 SOUTH, RANGE 18 WEST. WALTON COUNTY, FLORIDA.

ALL OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 18 WEST, WALTON COUNTY, FLORIDA, LYING NORTH AND EAST OF COUNTY ROAD 3280.

THE WEST 890 FEET OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 18 WEST, WALTON COUNTY, FLORIDA.

THE WEST 890 FEET, LYING NORTH OF COUNTY ROAD 3280, OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 18 WEST, WALTON COUNTY, FLORIDA.

ALL OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 18 WEST, WALTON COUNTY, FLORIDA, LYING SOUTH OF BLACK CREEK.

ALL OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 18 WEST, WALTON COUNTY, FLORIDA. LESS AND EXCEPT: THE WEST 590 FEET

THE NORTH 3/4 OF THE NORTH 1/2 OF SECTION 11 TOWNSHIP 2 SOUTH, RANGE 18 WEST, WALTON COUNTY, FLORIDA. LESS AND EXCEPT: THE WEST 890 FEET LYING NORTH OF COUNTY ROAD 3280

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCELS:

SECTION 2, TOWNSHIP 2 SOUTH, RANGE 18 WEST SE 1/4 OF THE SW 1/4 OF THE SE 1/4 SW 1/4 OF THE SE 1/4 OF THE SE 1/4 SE OF THE SE 1/4 OF THE SE 1/4

SECTION 11, TOWNSHIP, 2 SOUTH. RANGE 18 WEST NE 1/4 OF THE NW 1/4 OF THE NE 1/4 NE 1/4 OF THE NE 1/4 OF THE NE 1/4 NW 1/4 OF THE NE 1/4 OF THE NE 1/4 NORTH 440' OF THE SE 1/4 OF THE NW 1/4 OF THE NE 1/4 NORTH 440' OF THE SW 1/4 OF THE NE 1/4 OF THE NE 1/4 NORTH 440' OF THE SE 1/4 OF THE NE 1/4 OF THE NE 1/4

LESS AND EXCEPT A PARCEL OF LAND FROM THE ABOVE DESCRIBED AS FOLLOWS:

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FEET TO THE NORTH LINE OF THE SOUTH WEST QUARTER OF SECTION 4; THENCE PROCEED NORTH 89 DEGREES 00 MINUTES 27 SECONDS WEST, ALONG SAID NORTH LINE, A DISTANCE OF 700.03 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF WALTON COUNTY ROAD 3280; THENCE PROCEED ALONG SAID NORTHERLY RIGHT OF WAY LINE, AS APPROXIMATED BY THE FOLLOWING SEVEN (7) CALLS: (1) SOUTH 27 DEGREES 17 MINUTES 53 SECONDS EAST, A DISTANCE OF 298.71 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADJUS OF 2409.07 FEET (2) THENCE PROCEED ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20 DEGREES 48 MINUTES 18 SECONDS, AN ARC DISTANCE OF 874.77 FEET (CHORD BEARING AND DISTANCE = SOUTH 44 DEGREES 19 MINUTES 42 SECONDS EAST, A DISTANCE OF 869.97 FEET), TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1040.57 FEET; (3) THENCE PROCEED ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 34 DEGREES 32 MINUTES 39 SECONDS, AN ARC DISTANCE OF 627.37 FEET, (CHORD BEARING AND DISTANCE = SOUTH 72 DEGREES 00 MINUTES 11 SECONDS EAST, A DISTANCE OF 617.91 FEET), TO THE POINT OF TANGENCY OF SAID CURVE; (4) THENCE PROCEED SOUTH 89 DEGREES 16 MINUTES 30 SECONDS EAST, A DISTANCE OF 965.82 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 575.05 FEET; (5) THENCE PROCEED ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19 DEGREES 46 MINUTES 27 SECONDS, AN ARC DISTANCE OF 198.46 FEET, (CHORD BEARING AND DISTANCE = SOUTH 79 DEGREES 23 MINUTES 17 SECONDS EAST, A DISTANCE OF 197.48 FEET), TO THE POINT OF TANGENCY OF SAID CURVE; (6) THENCE PROCEED SOUTH 69 DEGREES 30 MINUTES 03 SECONDS EAST, A DISTANCE OF 893.93 FEET (7) THENCE PROCEED SOUTH 67 DEGREES 22 MINUTES 35 SECONDS EAST, A DISTANCE OF 985.64 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, PROCEED NORTH 47 DEGREES 38 MINUTES 58 SECONDS EAST, A DISTANCE OF 2059 FEET, MORE OR LESS TO CENTERLINE OF A SMALL CREEK; THENCE PROCEED ALONG SAID CENTERLINE AS APPROXIMATED BY THE FOLLOWING SIXTEEN (16) CALLS: (1) SOUTH 80 DEGREES 15 MINUTES 35 SECONDS EAST, A DISTANCE OF 242.96 FEET; (2) THENCE PROCEED SOUTH 56 DEGREES 36 MINUTES 17 SECONDS EAST, A DISTANCE OF 188.66 FEET; (3) THENCE PROCEED SOUTH 26 DEGREES 34 MINUTES 34 SECONDS EAST, A DISTANCE OF 232.22 FEET; (4) THENCE PROCEED SOUTH 75 DEGREES 39 MINUTES 26 SECONDS EAST, A DISTANCE OF 148.74 FEET; (5) THENCE PROCEED SOUTH 65 DEGREES 10 MINUTES 05 SECONDS EAST, A DISTANCE OF 199.41 FEET; (6) THENCE PROCEED SOUTH 86 DEGREES 32 MINUTES 00 SECONDS EAST, A DISTANCE OF 110.80 FEET; (7) THENCE PROCEED NORTH 56 DEGREES 38 MINUTES 46 SECONDS EAST, A DISTANCE OF 164.50 FEET; (8) THENCE PROCEED NORTH 38 DEGREES 45 MINUTES 44 SECONDS EAST, A DISTANCE OF 674.45 FEET; (9) THENCE PROCEED NORTH 24 DEGREES 50 MINUTES 02 SECONDS EAST, A DISTANCE OF 1136.72 FEET; (10) THENCE PROCEED NORTH 40 DEGREES 20 MINUTES 22 SECONDS EAST, A DISTANCE OF 657.46 FEET; (11) THENCE PROCEED NORTH 51 DEGREES 35 MINUTES 01 SECONDS EAST, A DISTANCE OF 873.26 FEET (12) THENCE PROCEED NORTH 39 DEGREES 06 MINUTES 26 SECONDS EAST, A DISTANCE OF 277.47 FEET; (13) THENCE PROCEED NORTH 16 DEGREES 37 MINUTES 42 SECONDS EAST, A DISTANCE OF 470.47 FEET; (14) THENCE PROCEED NORTH 09 DEGREES 02 MINUTES 37 SECONDS EAST, A DISTANCE OF 599.55 FEET; (15) THENCE PROCEED NORTH 28 DEGREES 37 MINUTES 19 SECONDS EAST, A DISTANCE OF 168.63 FEET; (16) THENCE PROCEED NORTH 41 DEGREES 28 MINUTES 30 SECONDS EAST, A DISTANCE OF 228.55 FEET; THENCE DEPARTING SAID CENTERLINE, PROCEED NORTH 41 DEGREES 46 MINUTES 21 SECONDS WEST, A DISTANCE OF 2970 FEET, MORE OR LESS, TO THE AFOREMENTIONED SOUTHERLY SHORELINE OF BLACK CREEK; THENCE MEANDER EASTERLY ALONG SAID SOUTHERLY SHORELINE, A DISTANCE OF 4972 FEET, MORE OR LESS, TO "POINT A" AND THE TERMINUS OF THIS DESCRIPTION.

EXHIBIT "B"

Permitted Encumbrances:

1. Taxes and assessments for the year 2005 and subsequent years, which are not yet due and payable.
2. Mineral and Royalty Deed from International Paper Company, a New York corporation, International Paper Realty Corporation, a Delaware corporation, IP Farms, Inc., a Delaware Corporation, et al, to Pure Resources, L.P., and a Texas limited partnership, and SP Forests L.L.C., a Delaware limited liability company', dated as of October 1, 2000, recorded March 23, 2001 recorded in Book 2314, Page 1209; as affected by: Terms and conditions of that Certain Surface Use Restrictions Agreement by and among international Paper Company, International Paper Realty Corporation, IP Farms, Inc., IP Petroleum Company, Inc., IP Timberlands Operating Company, Ltd. OCC) Minerals Company, the Long-Bell Petroleum Company, Inc., American Central Corporation, Champion Realty Corporation, Sustainable Forest L.L.C., and SP Forests L.L.C., as Surface Owners and Pure Resources, L.P., a Mineral Owner effective as of October 1, 2000 in OR. Book 2429, Page 564, together with Assignment of interest recorded in Book 2423, Page 1486.
3. Terms and Conditions contained in Warranty Deed recorded in Book 2423, Page 1473 except as set forth on Exhibit C of said deed.
4. Mineral and Royalty Deed recorded in Book 2629, Page 1149 and Book 2629, Page 1183, together with Stipulation recorded in Book 2629, Page 1213, and Book 2629, Page 1270.
5. Mineral Reservations as reserved in Deed from 5. R. Scaly and Ida Inscor Scaly, to Armstrong Cork Company, a Pennsylvania Corporation, recorded December 5, 1951, in Deed Book 120, Page 86.
6. Mineral Reservations as reserved in the Limited Warranty Deed between Amax Forest Products, a Delaware Corporation, and William F. Belote, recorded in Book 114, Page 184.
7. Mineral Reservations as reserved in Limited Warranty Deed between Agri-Timber, Inc., a Georgia Corporation, and W. F. Belote, and St. Regis Paper Company, a New York Corporation, dated July 1, 1980, and recorded in Book 202, Page 534.
8. Mineral Reservations as reserved in Special Warranty Deed between Champion International Corporation, successor by merger to St. Regis Corporation, f/k/a, St. Regis Paper Company. a New York Corporation, and Walton County Board of County Commissioners, dated September 22, 1989, recorded November 6, 1989 in Book 629, Page 37.

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Total Acres: 2790

From: Large Scale
Agriculture 1:40

To: NBNPA/RT 6:1



- Streams
- Streets
- Parcels
- ▨ Amendments
- Effective Land Use
- ▤ General Agriculture
- Large Scale Agriculture

