



## City Council Agenda Form

Meeting Date: 11/13/2023  
 Department: Planning  
 Public Hearing:  Yes  No

For Clerk's Use Only  
AGENDA ITEM #

	X	
Consent Agenda	Regular Agenda	Closed Session

**Presenter:** Clay Adkinson, City Attorney

**Request Type:**  Informational  Discussion  Action Item

**Does this item require legal review?**  Yes  No **City Attorney E-Mail attached?**  Yes  No

**Time Required for Request:** 5 Minutes

**Agenda Item Title:** 2023-Annex-02, A request has been submitted for the annexation of a 9.85 acre tract of land at the northwest intersection of North Davis Lane and Howell Ave

**Attachment(s):**

An Ordinance for 2023-Annex-02 and a Location Map

**Brief Summary:**

Consider actions for the annexation of the 9.85 acre tract of land

**Action Requested:**

Staff respectfully request a motion for the following action:

1. Approval to conduct a public hearing and the 2nd Reading of the Annexation Ordinance.
2. Adopt the Ordinance approving the annexation request.

**Issue Overview:**

**Background Information & Issue Summary:**

Kevin Crystal has requested the annexation of a 9.85 acre tract of land at the northwest intersection of North Davis Lane and Howell Ave. (parcel number 25-3N-19-19070-001-5040) Upon annexation the property will be zoned R-2, Multi-Family Residential, but will retain Walton County's designation on the Future Land Use Map (FLUM). Mr. Crystal has requested a Future Land Use Map amendment upon annexation that would amend the FLUM to MDR, Medium Density Residential. That request will be presented to the City Council in the near future.

**Financial Impacts:**

To be determined.

**Staff Recommendations/Comments:**

Approval of all actions previously requested.

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE ANNEXING TO THE TERRITORIAL LIMITS OF THE CITY OF DEFUNIAK SPRINGS, FLORIDA, CERTAIN PROPERTY AND REDEFINING THE BOUNDARIES OF THE CITY OF DEFUNIAK SPRINGS, FLORIDA, SO AS TO INCLUDE THEREIN THE PROPERTY ANNEXED HEREIN.

WHEREAS, a petition for voluntary annexation has been made to the City council for the annexation of the following described lands within the incorporated limits of the City of DeFuniak Springs, Florida, by the owners thereof, and,

WHEREAS, Florida Statutes 171.044 provides for voluntary annexation of real property which is contiguous to municipal boundaries, and,

WHEREAS, said property is found to be contiguous with the present incorporated limits of the City of DeFuniak Springs, Florida,

WHEREAS, this Ordinance has been duly advertised according to law;

NOW THEREFORE, be it ordained that we, the City Council of the City of DeFuniak Springs, Florida, do hereby annex and incorporate into the corporate limits of the City of DeFuniak Springs, Florida, the following described property:

THE EAST HALF OF LOT 1513 OF THE VICINITY MAP OF DEFUNIAK SPRINGS, FLORIDA, LYING IN SECTION 25, TOWNSHIP 3 NORTH, RANGE 19 WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS. COMMENCE AT THE SOUTH WEST CORNER OF LOT 1513 OF THE VICINITY MAP OF DEFUNIAK SPRINGS FLORIDA LYING IN SECTION 25, TOWNSHIP 3 NORTH, RANGE 19 WEST, RUN S88°44'20"E FOR A DISTANCE OF 336.01 FEET TO THE POINT OF BEGINNING; THENCE RUN N00°30'50"E FOR A DISTANCE OF 1345.02 FEET; THENCE S88°18'50"E 232.51 FEET; THENCE RUN S00°21'22"W FOR A DISTANCE OF 200.00 FEET; THENCE RUN S88°18'49"E FOR A DISTANCE OF 100.00 FEET; THENCE S00°21'49"W FOR A DISTANCE OF 1142.60 FEET; THENCE RUN N88°44'20"W FOR A DISTANCE OF 336.01 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS ± 9.85 ACRES.

LESS AND EXCEPT

THE FOLLOWING SANITARY SEWER EASEMENT DESCRIBED AS FOLLOWS, COMMENCE AT THE SOUTH WEST CORNER OF LOT 1513 OF THE VICINITY MAP OF DEFUNIAK SPRINGS FLORIDA LYING IN SECTION 25, TOWNSHIP 3 NORTH, RANGE 19 WEST, RUN S88°44'20"E FOR A DISTANCE OF 336.01 FEET; THENCE RUN N00°30'50"E FOR A DISTANCE OF 40.00 FEET; THENCE RUN S88°44'20"E FOR A DISTANCE OF 148.39 FEET TO THE POINT OF BEGINNING; THENCE RUN N00°21'49"E FOR A DISTANCE OF 40.00'; THENCE RUN S88°44'20"E FOR A DISTANCE OF 40.00 FEET; THENCE S00°21'49"W FOR A DISTANCE OF 40.00 FEET; THENCE RUN N88°44'20"W FOR A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING. EASEMENT CONTAINS ± 0.04 ACRES.

NOW THEREFORE BE IT FURTHER ORDAINED that the territorial boundaries of the City of DeFuniak Springs, Florida are hereby defined as follows:

Beginning at the Northeast corner of the SW<sup>1</sup>/<sub>4</sub> of the NE<sup>1</sup>/<sub>4</sub> of Section 25, Township 3 North, Range 19 West, running thence West to the West boundary line of Section 26, Township 3 North, Range 19 West, thence North along Section line to the Northeast corner of Section 27, thence West along the Section line of Section 27 and 28 to the Northwest corner of the NE<sup>1</sup>/<sub>4</sub> of NE<sup>1</sup>/<sub>4</sub> of Section 28, thence South along the Quarter Section line to the Southwest corner of the SE<sup>1</sup>/<sub>4</sub> of SE<sup>1</sup>/<sub>4</sub> of Section 28, Township 3 North, Range 19 West, thence East to the Southwest corner of Section 27, thence South to the Southwest corner of NW<sup>1</sup>/<sub>4</sub> of Section 34, thence East to the Southwest corner of SE<sup>1</sup>/<sub>4</sub> of NE<sup>1</sup>/<sub>4</sub> of Section 34, thence South along the Quarter Section line to the Boggy Road being on the South line of said Section 34, thence West along the South line of said Section 34 to the NE corner of the NW<sup>1</sup>/<sub>4</sub> of NW<sup>1</sup>/<sub>4</sub> of Section 3, Township 2 North, Range 19 West, thence South to the SE corner of the S<sup>1</sup>/<sub>2</sub> of SE<sup>1</sup>/<sub>4</sub> of NW<sup>1</sup>/<sub>4</sub> of said Section 3, thence East to the SE corner of the NW<sup>1</sup>/<sub>4</sub> of Section 3, thence South along the half Section line to the SW corner of the SE<sup>1</sup>/<sub>4</sub> of Section 10, Township 2 North, Range 19 West, thence East along the South line of Section 10 and Section 11 to the SE corner of SW<sup>1</sup>/<sub>4</sub> of Section 11, thence North along the half section line of Section 11 to the NE corner of NW<sup>1</sup>/<sub>4</sub> of Section 11, Township 2 North, Range 19 West, thence North along the one-half section line of Section 2, Township 2 North, Range 19 West to the SE corner of the North <sup>1</sup>/<sub>2</sub> of S<sup>1</sup>/<sub>2</sub> of NW<sup>1</sup>/<sub>4</sub> of Section 2, thence North to the Southeast corner of the N<sup>1</sup>/<sub>2</sub> of the NW<sup>1</sup>/<sub>4</sub> of said Section 2, thence East along the Quarter Section line to the Southeast corner of the NW<sup>1</sup>/<sub>4</sub> of the NW<sup>1</sup>/<sub>4</sub> of Section 1, Township 2 North, Range 19 West, thence North along the Quarter Section to the SW corner of the N<sup>1</sup>/<sub>2</sub> of the NE<sup>1</sup>/<sub>4</sub> of the NE<sup>1</sup>/<sub>4</sub> of Section 36, Township 3 North, Range 19 West, thence East in a straight line to the East line of Section 36, Township 3 North, Range 19 West, thence North along Section line to the NE corner of the NE<sup>1</sup>/<sub>4</sub> of NE<sup>1</sup>/<sub>4</sub>, Section 36, Township 3 North, Range 19 West, thence West on North Section line to the NW corner of NE<sup>1</sup>/<sub>4</sub> of NE<sup>1</sup>/<sub>4</sub>, Section 36, Township 3 North, Range 19 West, thence North along the Quarter Section line to Point of Beginning AND

Beginning at the Southeast corner of the NE<sup>1</sup>/<sub>4</sub> of the NE<sup>1</sup>/<sub>4</sub> of Section 26, in Township 3 North, Range 19 West, said point of beginning being on the present line of the incorporate limits of the town of DeFuniak Springs; running thence North along the section line to the Northeast corner of the SE<sup>1</sup>/<sub>4</sub> of the SE<sup>1</sup>/<sub>4</sub> of the SE<sup>1</sup>/<sub>4</sub> of Section 23, Township 3 North, Range 19 West, running thence West to the Western boundary line of the right of way of State Road No. 83., thence Southward along the Western boundary line of said State Road No. 83 to its intersection with the line dividing the N<sup>1</sup>/<sub>2</sub> of the N<sup>1</sup>/<sub>2</sub> from the S<sup>1</sup>/<sub>2</sub> of the N<sup>1</sup>/<sub>2</sub> of Section 26, Township 3 North, Range 19 West, thence East to Point of Beginning, also,

Beginning at the Southeast corner of the SW<sup>1</sup>/<sub>4</sub> of Section 22, Township 3 North, Range 19 West, said point of beginning being on the line of the present incorporate limits of the town of DeFuniak Springs, running thence North along the half section line to the Northeast corner of the SE<sup>1</sup>/<sub>4</sub> of the NW<sup>1</sup>/<sub>4</sub>; thence West to the Western boundary line of the right of way of State Road No 187 in Section 21, Township 3 North, Range 19 West, thence Southward along the Western boundary of the right of way of State Road No 187 to its intersection with the South line of said Section 21, thence East along the Section line to the Northeast corner of the NW<sup>1</sup>/<sub>4</sub> of the NW<sup>1</sup>/<sub>4</sub> of the NE<sup>1</sup>/<sub>4</sub> of Section 28, Township 3 North, Range 19 West, thence South to the Southwest corner of the SE<sup>1</sup>/<sub>4</sub> of the NW<sup>1</sup>/<sub>4</sub> of the NE<sup>1</sup>/<sub>4</sub>, thence East to the Southeast corner of the NW<sup>1</sup>/<sub>4</sub> of the NE<sup>1</sup>/<sub>4</sub>, which is a point on the line of the present incorporate limits of the town of DeFuniak Springs, thence North along the line of the present incorporate limits of the town of DeFuniak Springs, to the Northwest corner of the NE<sup>1</sup>/<sub>4</sub> of the NE<sup>1</sup>/<sub>4</sub> of Section 26, township 3 North, Range 19 West, thence East along the Section line and the line of the present incorporate limits of the town of DeFuniak Springs, to point of beginning, also,

Beginning at the Southwest corner of the NE<sup>1</sup>/<sub>4</sub> of the NE<sup>1</sup>/<sub>4</sub> of Section 28, Township 3 North, Range 19 West, which is a point on the line of the present incorporate limits of the town of DeFuniak Springs, run thence West to the Southwest corner of the NW<sup>1</sup>/<sub>4</sub> of the NE<sup>1</sup>/<sub>4</sub>, run thence North to the South boundary line of the right of way of the L&N Railroad, thence Westward along the South boundary line of said L&N Railroad to its intersection with the West line of said Section 28, thence South along the Section line to the Southwest corner of the NW<sup>1</sup>/<sub>4</sub> of said

Section 28, thence East to the Southeast corner of the NW<sup>1</sup>/<sub>4</sub> of said Section 28; thence South to the Southwest corner of the SE<sup>1</sup>/<sub>4</sub> of said Section 28, thence East to the Southeast corner of the SE<sup>1</sup>/<sub>4</sub> of the SE<sup>1</sup>/<sub>4</sub> of said Section 28, which is a point on the line of the present incorporate limits of the town of DeFuniak Springs; thence North along the line of the present incorporate limits to the point of beginning. Also

Commencing at a point where the South line of the N<sup>1</sup>/<sub>2</sub> of the NW<sup>1</sup>/<sub>4</sub> of Section 26, Township 3 North, Range 19 West intersects the Western boundary line of State Road No. 83 run thence North along the Western boundary line of State Road 83 to a point where same intersect the South boundary line of the NE<sup>1</sup>/<sub>4</sub> of NE<sup>1</sup>/<sub>4</sub> of Section 23, Township 3 North, Range 19 West, run thence West on a straight line to the NW corner of the SE<sup>1</sup>/<sub>4</sub> of the NE<sup>1</sup>/<sub>4</sub> of Section 22, Township 3 North, Range 19 West, run thence South in a straight line to the SW corner of the SE<sup>1</sup>/<sub>4</sub> of Section 22, Township 3 North, Range 19 West, run thence East in a straight line to the SE corner of Section 22, Township 3 North, Range 19 West, run thence South on a straight line to the SW corner of the N<sup>1</sup>/<sub>2</sub> of the NW<sup>1</sup>/<sub>4</sub> of Section 26, Township 3 North, Range 19 West, run thence East along the South boundary line of the N<sup>1</sup>/<sub>2</sub> of the NW<sup>1</sup>/<sub>4</sub> of Section 26, Township 3 North, Range 19 West, to point of beginning, also

The South line of the South 100 feet of that portion of the West 2601 feet of the SE<sup>1</sup>/<sub>4</sub> of Section 2, Township 2 North, Range 19 West, lying North of Interstate Highway 10, also,

All except the South 100 feet of the following described property: Beginning at the Northwest corner of the SE<sup>1</sup>/<sub>4</sub> of Section 2, Township 2 North, Range 19 West, run thence South 89°12'37" East along the <sup>1</sup>/<sub>2</sub> section line a distance of 1693.80 feet, run thence South 1°22'38" West 2299.66 feet to the North right of way line of Interstate Highway #10, run thence North 89°22'50" West 845.73 feet, run thence North 88°42'44" West 810.44 feet to the West line of said SE<sup>1</sup>/<sub>4</sub>, run thence North 00°26'17" East 2295.05 feet to point of beginning containing 84.5 acres more or less in Walton County, Florida, also

Commencing at the SE corner of Block 1, of Plat No. 1 of W.B. Harbeson Lumber Company's Subdivision run thence North 10°30' East 66.5 feet to the North right of way boundary of U.S. Highway 90, run thence eastwardly along said northern highway boundary a distance of 250 feet for point of beginning: Thence continue eastwardly along said northern highway boundary a distance of 918 feet, thence North 04°40' East 636.6 feet, thence North 79°30' West 833.8 feet, thence South 10°30' West a distance of 630 feet to Point of Beginning, also

Commencing at the SW corner of Lot No 1, Kam-Akers Subdivision, run thence Westerly along the North right of way line of U.S. Highway 90 a distance of 40 feet for Point of Beginning: Thence continue Westerly along said highway boundary a distance of 156.10 feet, run thence North perpendicular to said highway a distance of 144 feet, run thence East parallel with said highway a distance of 97.71 feet, run thence South perpendicular with said highway a distance of 44 feet, run thence East parallel with said highway 60 feet to the West boundary of Twin Lakes Drive, run thence South 100 feet to the Point of Beginning, also,

Commencing at the Southwest corner of Section 34, Township 3 North, Range 19 West, thence North for a distance of 64.62 feet for a point, thence East for a distance of 1807 feet for a PRM, thence South for a distance of 8.45 feet to an iron pipe on North ROW line of Bob Sikes Road for the Point of Beginning, thence North for a distance of 200.00 feet to an iron pipe, thence West passing an iron pipe at 261.00 feet, for a distance of 271.00 feet, thence South for a distance of 14.00 feet to a stump in the thread of a branch whose Chord bearing is S 20°54' E for a chord distance of 199.10 feet, thence S 89°26' E with the North ROW line of Bob Sikes Road for a distance of 200.00 feet to the Point of Beginning, also,

The N<sup>1</sup>/<sub>2</sub> of the E<sup>1</sup>/<sub>2</sub> of the NE<sup>1</sup>/<sub>4</sub> of the NE<sup>1</sup>/<sub>4</sub> of Section 29, Township 3 North, Range 19 West, Walton County, Florida, Less and Except L&N Railroad and U.S. Highway 90 right of way, also,

Commence at the SW/c of Section 30, Township 3 North, Range 18 West, Walton County, Florida, run East 884.93 feet; thence North 220 feet, thence West 264 feet to West Right of Way line of Norwood Road, thence North 706.04 feet, more or less to the NW/c of property owned by

Clatie Baldwin, thence West 200 feet, thence South 200 feet, thence West 200 feet, thence North 200 feet, thence West 70 feet, thence North 200 feet, thence East 470 feet to the West right of way of Norwood Road, thence North 200 feet, thence West 375 feet, thence South 10 feet, thence West 245 feet, thence South to the NE/c of Block 1564 in Section 25, Township 3 North, Range 19 West, thence West to the NW/c of Block 1564, thence South to the SW/c of Block 1564, thence East to the SW/c of Block 1564, being the same as the SW/c of Section 30, Township 3 North, Range 18 West, and the Point of Beginning, lying and being in Walton County, Florida, also,

Commence at the SW corner of the NW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 34, Township 3 North, Range 19 West, Walton County, Florida, and run N0 $^{\circ}$ 49'45" W along the West line of said forty 1331.53 feet to a concrete monument, thence S89 $^{\circ}$ 16'26" E 1070.00 feet to an iron rod for a point of beginning, thence continue S89 $^{\circ}$ 16'26" E 923.17 feet to a concrete monument, thence run S88 $^{\circ}$ 18'54" E 583.28 feet more or less to the West right of way line of 19<sup>th</sup> Street, thence run Southerly along said right of way line 1323.9 feet more or less to the South line of the Northeast Quarter of the Southwest Quarter of said Section 34, thence run N89 $^{\circ}$ 12'54" W 1425.86 feet more or less to an iron rod on the Westerly right of way line of a graded road (said rod being on a curve concaved easterly) thence run Northerly along said curve with a radius of 331.87 feet, through a central angle of 07 $^{\circ}$ 59'36" for an arc length of 46.30 feet (the chord of said arc being N02 $^{\circ}$ 58'23" W 46.26 feet) to the end of said curve thence N01 $^{\circ}$ 01'25" E 143.71 feet to an iron pipe, thence N89 $^{\circ}$ 49'46" W 77.28 feet to an iron rod, thence N00 $^{\circ}$ 43'34" E 1143.07 feet to the Point of Beginning, containing 45.68 acres more or less, also,

Begin at the intersection of the Easterly R/W line of U.S. Hwy. #331 (a point 50 ft. perpendicular to centerline of 331) and the Northerly R/W line of U.S. Hwy. #90 (a point 100 ft. perpendicular to the centerline of 90) located in the NE $\frac{1}{4}$  of NW $\frac{1}{4}$  of Section 28, T3N, R19W, Walton County, Florida, thence run N02 $^{\circ}$ 30'09" E along the Easterly R/W line of U.S. Hwy. #331, 516.36 ft., thence departing said R/W run N89 $^{\circ}$ 09'26" E along the South line of Wilburn and Linda Cotton property (O.R. Book 329, Page 433), and the South line of William and Ruth Wickert (O.R. 331, Page 619) property 550.25 ft. to the westerly R/W line of Twin Lakes Drive, thence run S11 $^{\circ}$ 26'17" W along said Westerly R/W line 482.01 ft., thence departing said R/W run N79 $^{\circ}$ 06'31" W 286.87 ft., thence run S00 $^{\circ}$ 08'34" W along the West line of Kenneth and Joyce Straughn property (O.R. Book 192, Page 53) to the Northerly R/W line of U.S. Hwy. #90, thence run N79 $^{\circ}$ 06'31" W along said Northerly R/W line 199.40 ft. to the P.O.B., containing 5.65 acres more or less, being a part of the NE $\frac{1}{4}$  of NW $\frac{1}{4}$  and NW $\frac{1}{4}$  of NE $\frac{1}{4}$  of Section 28 and the SE $\frac{1}{4}$  of SW $\frac{1}{4}$  and SW $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 21, all in T3N, R19W, Walton County, Florida, also,

The Point of Beginning shall be the intersection of the South line of the NE $\frac{1}{4}$  of NW $\frac{1}{4}$ , Section 22, Township 3 North, Range 19 West, with the East boundary of Juniper Lake Road, (66 feet wide), a county road described in Deed Book 201, Page 409, public records of Walton County, Florida, thence run East along said South line to the Southeast corner of said NE $\frac{1}{4}$  of NW $\frac{1}{4}$ , thence run North 400 feet along the East line of said Northeast  $\frac{1}{4}$  of Northwest  $\frac{1}{4}$ , thence run Northeasterly to the center point of the top of the vertical outflow drainage structure (riser pipe) in Blueberry Pond, thence run Northerly to the center point of the termination of the drainage structure outflow pipe into Magnolia Lake; thence continue on the same bearing an additional 200 feet, thence run Northeasterly to the center point of the top of the vertical outflow drainage structure (riser pipe) of Magnolia Lake, thence run Westerly to the center point of the termination of the drainage structure outflow pipe from Pine Pond into Magnolia Lake, thence run Southwesterly to the center point of the top of the vertical outflow drainage structure (riser pipe) in Pine Pond, thence run Southwesterly to a point in Pine Pond described as follows: A point located on a bearing line running South 44 degrees, 29 minutes, 08 seconds East from the Southeast corner of Northwest  $\frac{1}{4}$  of Northeast  $\frac{1}{4}$  of Southeast  $\frac{1}{4}$  to Southwest  $\frac{1}{4}$  Section 15, Township 3 North, Range 19 West, which is equidistant from the points on said bearing line where it intersects the Northwest water line and the Southeast water line of Pine Pond, thence run Southwest on a meander line through Pine Pond to the center point of Smith Creek where it normally enters Pine Pond, thence run West to the intersection with the East line of Southwest  $\frac{1}{4}$  of Southeast  $\frac{1}{4}$  of Southwest  $\frac{1}{4}$ , Section 15, Township 3 North, Range 19 West, thence run South along said East line to the Southeast corner of said Southwest  $\frac{1}{4}$  of Southeast  $\frac{1}{4}$  of Southwest  $\frac{1}{4}$ ; thence run South to the South line of the North 33 feet of the West  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of

Northeast ¼ of Northeast ¼ of Northwest ¼, Section 22, Township 3 North, Range 19 West, thence run East along said South line to the East line of said West ½ of Northwest ¼ of Northeast ¼ of Northeast ¼ of Northwest ¼, thence run South along said East line to the Southeast corner of said West ½ of Northwest ¼ of Northeast ¼ of Northeast ¼ of Northwest ¼, thence run West to the Northeast corner of Southwest ¼ of Northwest ¼ of Northeast ¼ of Northwest ¼, Section 22, Township 3 North, Range 19 West, thence run South to the Southeast corner of Northwest ¼ of Southwest ¼ of Northeast ¼ of Northwest ¼ Section 22, Township 3 North, Range 19 West, thence run West along the South line of said Northwest ¼ of Southwest ¼ of Northeast ¼ of Northwest ¼ to the Point of intersection with the East boundary of Juniper Lake Road, thence run South along said East boundary to the Point of Beginning. ALSO, the following easements for road and utility purposes: South 33 feet of Southwest ¼ of Southeast ¼ of Southwest ¼, Section 15, Township 3 North, Range 19 West. South 33 feet of Southwest ¼ of Northwest ¼ of Northeast ¼ of Northwest ¼, Section 22, Township 3 North, Range 19 West. North 33 feet of Northwest ¼ of Southwest ¼ of Northeast ¼ of Northwest ¼, Section 22, Township 3 North, Range 19 West. North 33 feet of Northwest ¼ of Northeast ¼ of Northwest ¼, Section 22, Township 3 North, Range 19 West, Walton County, Florida, also,

Beginning at the Northeast corner of Section 21, Township 3 North, Range 19 West, run South 0 degrees, 31 minutes, 16 seconds East along the east boundary line of said section 1848.16; thence North 76 degrees 14 minutes, 35 seconds West along the Northerly right of way line of Shoemaker Drive 36.74 feet, thence North 0 degrees 33 minutes 51 seconds West 529.40 feet, thence North 89 degrees 48 minutes 59 seconds West 387.56 feet, thence South 0 degrees 33 minutes 51 seconds East 433.04 feet to the Northerly right of way of Shoemaker Drive and a point that is North 16 degrees 14 minutes 35 seconds West 436.74 feet and South 0 degrees 31 minutes 16 seconds East 1848.16 feet from the point of beginning, thence run Northwesterly along said right of way line 1680 feet, thence North 12 degrees 33 minutes, 1 second East 259.06 feet to the Northerly right of way line of a 75 foot Gas Transmission easement, thence run along said easement North 80 degrees, 21 minutes 5 seconds West 790.19 feet more or less to the Easterly right of way of U.S. 331 (State Road 83) thence North 5 degrees, 50 minutes, West 34.9 feet on a chord, thence Northwesterly along the arc of said right of way 600.45 feet to a concrete monument, thence run East along the North section line to the point of beginning, also,

Commencing at the intersection of the South line of the Gulf Power Company right of way easement as recorded in Chancery Order Book 17, Page 177, and the East right of way line of Lake Juniper Road as recorded in Deed Book 201, Page 409 public records of Walton County, Florida; thence run along said right of way S 50°29'49" W on a chord of a curve for 103.31' to the Point of Beginning, thence continue along said right of way S52°30'58" W for 1006.38' to the P.T. of a curve with a radius 1113.18', thence S 44°20'10" W along the chord of said curve for 316.74' , thence N89°57'45" E for 383.20', thence S00°30'44" W for 873.57'; thence S89°29'56" E for 315.00' to a point on the waters edge of Pine Pond; thence N41°27'35" E across said pond for 318.54'; thence continue across said pond N57°42'25" E for 263.12' to a standpipe; thence N63°00'54"E for 142.19' to a point in Magnolia Lake; thence across said lake N87°29'22" E for 842.38' to a point in said lake; thence N43°51'17" E for 160.60' to a standpipe in Blackberry Lake; thence across said lake N24°14'45"E for 595.76' to a point in said lake, thence continue across said lake S 82°39'09" W for 400.00' to a point in said lake, thence continue across said lake N40°20'26" W for 505.99' to a point in said lake; thence N61°24'30" W for 152.90' to a standpipe in Oak Pond; thence across said pond N73°42'39"W for 593.25' to the Point of Beginning, Section 15, Township 3 North, Range 19 West, Walton County, Florida, also

Commence at the SW corner of NE¼ of NE¼ S36, T3N, R19W, run East 253 feet along South boundary line of said forty for point of beginning; run North 210 feet on line parallel with West boundary line of said forty, thence run East 105 feet on line parallel with South boundary line of said forty; thence run South 210 feet on line parallel with West boundary line of said forty, thence run West 105 feet along South boundary line of said forty to point of beginning, containing ½ acre, more or less, in the NE¼ of NE¼, S36, T3N, R19W, Walton County, Florida, and beginning at the SW corner of the NE¼ of the NE¼ of Section 36, Township 3 North, Range 19 West, go East a distance of 253 feet, thence North a distance of 210 feet to a Point of Beginning; from this point continue North a distance of 200 feet, thence to the East 320 feet, thence South 410 feet, thence West 215 feet, thence North 210 feet, thence West 105 feet, to the

point of beginning, containing 2.5 acres more or less and the East 1135 feet of the NE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of S36, T3N, R19W, except that plot of 3 acres, more or less, described as beginning at the SW corner of the NE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of S36, T3N, R19W, go East a distance of 253 feet to a point of beginning, go thence North a distance of 410 feet, thence East 320 feet, thence South 410 feet, thence West 320 feet, to the point of beginning, situated in Walton County, Florida and containing 14.4 acres, more or less, also,

The point of beginning shall be a point on the East line of Section 15, Township 3 North, Range 19 West, 33 feet North 00 degrees, 20 minutes, 55 seconds East of the Southeast corner of said section, thence run South 88 degrees, 17 minutes 22 seconds West parallel to the South line of said Section 1359.05 feet to a point on the Northerly projection of the West boundary line of John Baldwin Road (66 feet wide) thence run South 88 degrees, 39 minutes 59 seconds West 520.63 feet to a point in Magnolia Lake, thence run North 20 degrees 31 minutes 19 seconds West 569.45 feet to a point in Magnolia Lake on the Eastern Boundary line of that parcel of land described in Official Records Book 417, Page 644, Official Records of Walton County, Florida, thence run North 43 degrees 27 minutes 48 seconds East 636.50 feet along said Eastern boundary line to the point of intersection in Magnolia Lake with the Eastern boundary line of that parcel of land described in Official Records Book 490, page 71, Official Records of Walton County, Florida; thence run North 43 degrees, 51 minutes 17 seconds East along said Eastern boundary line 160.60 feet to a point in Blackberry Lake, thence continue North 24 degrees, 14 minutes 45 seconds East along said Eastern boundary line 595.76 feet to the point of intersection in Blackberry Lake with the Southern boundary line of that parcel of land described in Official Records Book 535, Page 3, Official Records of Walton County, Florida, thence run North 02 degrees 39 minutes 09 seconds East 433.10 feet along said Southern boundary line to the point of intersection with the Western boundary line of that parcel of land described in Official Records Book 423, Page 564, Official Records of Walton County, Florida, thence run South 43 degrees 40 minutes 21 seconds East 1243.24 feet along said Western boundary to the point of intersection with the East line of Section 15, thence run South 00 degrees 20 minutes 55 seconds West 759.70 feet to the Point of Beginning, all in Southeast  $\frac{1}{4}$  Section 15, Township 3 North, Range 19 West, Walton County, Florida, ALSO,

A parcel of land situated in Section 21, Township 3 North, Range 19 West, Walton County, Florida, being bounded on the East by U.S. Highway No. 331 (existing 66' right of way) to the West and South by Oakwood Lakes Estates as recorded in Plat Book 5 at Pages 9 through 9F of the Public Records of said County and being more particularly described as follows: Begin at an existing concrete monument (no number) marking the Northeast corner of Lot 6, Block Z of said Oakwood Lake Estates (said point also lying on the West Right of Way line of U.S. Highway 331) thence run N 88 degrees 14 minutes 10 seconds West (reference bearing) along the North line of said Block Z for 1100.00 feet to the Northwest corner thereof and its intersection with the East right of way line of Commerce Boulevard, thence departing said North block line run North 01 degrees 45 minutes 50 seconds East along the East right of way line and Northeasterly extension thereof for 787.97 feet, thence departing the Northeasterly extension of the East right of way line of Commerce Boulevard run South 88 degrees 14 minutes 10 seconds East for 1119.62 feet to the West right of way line of said U.S. Highway No. 331 and a point on a curve being concave Northwesterly and having a radius of 5,696.58 feet, thence run Southwesterly along said curve and west right of way line an arc distance of 414.27 feet through a central angle of 4 degrees 10 minutes 00 seconds (chord = 414.18 feet, chord bearing = South 02 degrees 12 minutes 04 seconds West) to the point of tangency of said curve, thence continue along said West right of way line South 04 degrees 17 minutes 04 seconds West for 374.16 feet to the aforesaid Northeast corner of Lot 6, Block Z of said recorded subdivision and the point of beginning. The above described parcel of land contains 20.16 acres, more or less. Also,

S $\frac{1}{2}$  of NE $\frac{1}{4}$  of NE $\frac{1}{4}$  of S29, T3N, R19 West, AND SE $\frac{1}{4}$  of the NE $\frac{1}{4}$  AND the S $\frac{1}{2}$  of the NW $\frac{1}{4}$  of the NE $\frac{1}{4}$  AND the S $\frac{1}{2}$  of the NE $\frac{1}{4}$  of the NE $\frac{1}{4}$ , all lying and being in Section 29, Township 3 North, Range 19 West, Walton County, Florida., ALSO

Southwest  $\frac{1}{4}$  of Section 28, Township 3 North, Range 19 West, Walton County, Florida.  
ALSO

West  $\frac{1}{2}$  of the SE $\frac{1}{4}$  of the SE $\frac{1}{4}$ , Section 36, Township 3 North, Range 19 West, Walton County, Florida and the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  LESS AND EXCEPT the following: Commence where the

South line of the NE<sup>1</sup>/<sub>4</sub> of the SE<sup>1</sup>/<sub>4</sub> intersects the West Right of Way line of State Road 280; thence run West 210 feet; thence run North 210 feet; thence run East 208.5 feet; thence run Southeasterly along the Right of Way of State Road 280 63.7 feet; thence continue South along the Right of Way 146.3 feet to the Point of Beginning. Being a parcel of land located in the SE corner of the NE<sup>1</sup>/<sub>4</sub> of the SE<sup>1</sup>/<sub>4</sub> located in Section 36, Township 3 North, Range 19 West, Walton County, Florida; Also

Begin at the Northeast corner of Lot 64, Pine Shores Subdivision as recorded in Plat Book 4, Page 37 in the Public Records of Walton County, Florida, thence S88°37'22" E, 60 feet to the Point of Beginning; thence N01°22'38" E along the Easterly right of way line of Hillcrest Way, 191.09 feet, thence departing said right of way line on a bearing of S88°37'22" E 300.00 feet, thence S01°22'38" W 300.00 feet, thence N88°37'22" W 300.00 feet to a point on the Easterly right of way line of said Hillcrest Way, thence N01°22'38" E 108.91 feet to the Point of Beginning and containing 2.066 acres more or less.

**Also**

**PARCEL "A"**

COMMENCE AT THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 19 WEST, WALTON COUNTY, FLORIDA; THENCE GO NORTH 88 DEGREES 33 MINUTES 34 SECONDS WEST ALONG THE NORTH LINE OF SAID SECTION 12 FOR A DISTANCE OF 2142.87 FEET; THENCE DEPARTING SAID NORTH LINE OF SECTION 12, GO SOUTH 01 DEGREES 26 MINUTES 26 SECONDS WEST FOR A DISTANCE OF 61.62 FEET TO THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF INTERSTATE 10 (STATE ROAD NO. 8, 400' R/W) AND THE CURVED WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 280-A (200' R/W) FOR THE POINT OF BEGINNING; THENCE GO SOUTHEASTERLY ALONG SAID CURVED WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 280-A (200' R/W), BEING A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1532.69 FEET, FOR AN ARC DISTANCE OF 703.66 FEET (DELTA = 26 DEGREES 18 MINUTES 16 SECONDS, CHORD BEARING = SOUTH 15 DEGREES 19 MINUTES 11 SECONDS EAST, CHORD DISTANCE = 697.49 FEET); THENCE GO SOUTH 40 DEGREES 38 MINUTES 49 SECONDS EAST ALONG THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 280-A (TRANSITIONING TO 100' R/W) FOR A DISTANCE OF 237.08 FEET; THENCE GO SOUTH 28 DEGREES 28 MINUTES 19 SECONDS EAST ALONG THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 280-A (100' R/W) FOR A DISTANCE OF 446.52 FEET TO A POINT OF CURVATURE; THENCE GO SOUTHEASTERLY ALONG THE CURVED WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 280-A (100' R/W), BEING A CURVE TO THE RIGHT AND HAVING A RADIUS OF 1380.52 FEET, FOR AN ARC DISTANCE OF 723.97 FEET (DELTA = 30 DEGREES 02 MINUTES 49 SECONDS, CHORD BEARING = SOUTH 13 DEGREES 26 MINUTES 54 SECONDS EAST, CHORD DISTANCE = 715.70 FEET) TO THE POINT OF TANGENCY; THENCE GO SOUTH 01 DEGREES 34 MINUTES 30 SECONDS WEST ALONG THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 280-A (100' R/W) FOR A DISTANCE OF 2216.39 FEET TO A POINT OF CURVATURE; THENCE GO SOUTHEASTERLY ALONG THE CURVED WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 280-A (100' R/W), BEING A CURVE TO THE LEFT AND HAVING A RADIUS OF 622.96 FEET, FOR AN ARC DISTANCE OF 95.37 FEET (DELTA = 08 DEGREES 46 MINUTES 16 SECONDS, CHORD BEARING = SOUTH 02 DEGREES 48 MINUTES 38 SECONDS EAST, CHORD DISTANCE = 95.27 FEET) TO THE WESTERLY RIGHT OF WAY LINE OF INGRAM ROAD (R/W WIDTH UNDETERMINED); THENCE GO SOUTH 01 DEGREES 12 MINUTES 51 SECONDS WEST ALONG SAID WESTERLY RIGHT OF WAY LINE OF INGRAM ROAD (R/W WIDTH UNDETERMINED) FOR A DISTANCE OF 945.87 FEET TO A POINT OF CURVATURE; THENCE GO SOUTHWESTERLY ALONG THE CURVED WESTERLY RIGHT OF WAY LINE OF INGRAM ROAD (R/W WIDTH UNDETERMINED), BEING A CURVE TO THE RIGHT AND HAVING A RADIUS OF 75.00 FEET, FOR AN ARC DISTANCE OF 118.15 FEET (DELTA = 90 DEGREES 15 MINUTES 42 SECONDS, CHORD BEARING = SOUTH 46 DEGREES 20 MINUTES 42 SECONDS WEST, CHORD DISTANCE = 106.31 FEET) TO THE NORTHERLY RIGHT OF WAY LINE OF INGRAM ROAD (R/W WIDTH UNDETERMINED) AND TO THE POINT OF TANGENCY; THENCE GO NORTH 88



DEGREES 31 MINUTES 26 SECONDS WEST ALONG THE NORTHERLY RIGHT OF WAY LINE OF INGRAM ROAD (R/W WIDTH UNDETERMINED) FOR A DISTANCE OF 1239.44 FEET; THENCE GO SOUTH 01 DEGREES 28 MINUTES 34 SECONDS WEST ALONG THE WESTERLY RIGHT OF WAY LINE OF INGRAM ROAD (R/W WIDTH UNDETERMINED) FOR A DISTANCE OF 25.00 FEET TO THE SOUTH LINE OF THE WEST HALF OF THE AFORESAID SECTION 12; THENCE GO NORTH 88 DEGREES 31 MINUTES 26 SECONDS WEST ALONG THE SOUTH LINE OF THE WEST HALF OF THE AFORESAID SECTION 12 FOR A DISTANCE OF 2640.88 FEET TO THE SOUTHWEST CORNER OF THE WEST HALF OF THE AFORESAID SECTION 12, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF THE NORTH HALF OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 19 WEST, WALTON COUNTY, FLORIDA; THENCE GO SOUTH 00 DEGREES 53 MINUTES 52 SECONDS WEST ALONG THE EAST LINE OF THE NORTH HALF OF THE AFORESAID SECTION 14 FOR A DISTANCE OF 2649.03 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF OF THE AFORESAID SECTION 14; THENCE GO NORTH 88 DEGREES 05 MINUTES 07 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTH HALF OF THE AFORESAID SECTION 14 FOR A DISTANCE OF 5271.46 FEET TO THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 331 (STATE ROAD NO.83, R/W WIDTH VARIES); THENCE GO NORTH 01 DEGREES 19 MINUTES 51 SECONDS EAST ALONG THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 331 (STATE ROAD NO. 83, R/W WIDTH VARIES) FOR A DISTANCE OF 2058.97 FEET; THENCE GO SOUTH 88 DEGREES 40 MINUTES 09 SECONDS EAST ALONG SAID EASTERLY RIGHT OF WAY LINE FOR A DISTANCE OF 10.00 FEET; THENCE GO NORTH 01 DEGREES 19 MINUTES 51 SECONDS EAST ALONG SAID EASTERLY RIGHT OF WAY LINE FOR A DISTANCE OF 28.00 FEET; THENCE GO NORTH 88 DEGREES 40 MINUTES 09 SECONDS WEST ALONG SAID EASTERLY RIGHT OF WAY LINE FOR A DISTANCE OF 10.00 FEET; THENCE GO NORTH 01 DEGREES 19 MINUTES 51 SECONDS EAST ALONG THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 331 (STATE ROAD NO. 83, R/W WIDTH VARIES) FOR A DISTANCE OF 3851.78 FEET; THENCE GO SOUTH 88 DEGREES 40 MINUTES 09 SECONDS EAST ALONG SAID EASTERLY RIGHT OF WAY LINE FOR A DISTANCE OF 67.00 FEET; THENCE GO NORTH 01 DEGREES 19 MINUTES 51 SECONDS EAST ALONG SAID EASTERLY RIGHT OF WAY LINE FOR A DISTANCE OF 95.00 FEET; THENCE GO NORTH 05 DEGREES 52 MINUTES 10 SECONDS EAST ALONG SAID EASTERLY RIGHT OF WAY LINE FOR A DISTANCE OF 356.68 FEET; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 331 (STATE ROAD NO. 83, R/W WIDTH VARIES), GO SOUTH 87 DEGREES 31 MINUTES 50 SECONDS EAST FOR A DISTANCE OF 250.00 FEET; THENCE GO NORTH 05 DEGREES 52 MINUTES 01 SECONDS EAST FOR A DISTANCE OF 300.00 FEET; THENCE GO NORTH 87 DEGREES 31 MINUTES 50 SECONDS WEST FOR A DISTANCE OF 50.00 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1336 AT PAGE 274 OF THE PUBLIC RECORDS OF WALTON COUNTY, FLORIDA; THENCE GO NORTH 05 DEGREES 52 MINUTES 10 SECONDS EAST ALONG THE EAST LINE OF SAID PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 1336 AT PAGE 274 FOR A DISTANCE OF 150.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 1336 AT PAGE 274; THENCE GO NORTH 87 DEGREES 31 MINUTES 50 SECONDS WEST ALONG THE NORTH LINE OF SAID PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 1336 AT PAGE 274 FOR A DISTANCE OF 200.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 1336 AT PAGE 274, SAID CORNER BEING ON THE AFORESAID EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 331 (STATE ROAD NO. 83, R/W WIDTH VARIES); THENCE GO NORTH 05 DEGREES 52 MINUTES 10 SECONDS EAST ALONG SAID EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 331 (STATE ROAD NO. 83, R/W WIDTH VARIES) FOR A DISTANCE OF 60.11 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 115 AT PAGE 383 OF THE PUBLIC RECORDS OF WALTON COUNTY, FLORIDA; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 331 (STATE ROAD NO. 83, R/W WIDTH VARIES), GO SOUTH 87 DEGREES 31 MINUTES 50 SECONDS EAST ALONG THE SOUTH LINE OF SAID PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK

115 AT PAGE 383 FOR A DISTANCE OF 400.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 115 AT PAGE 383; THENCE GO NORTH 01 DEGREES 50 MINUTES 40 SECONDS EAST ALONG THE EAST LINE OF SAID PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 115 AT PAGE 383 FOR A DISTANCE OF 1000.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 115 AT PAGE 383, SAID CORNER BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF INTERSTATE 10 (STATE ROAD NO. 8, R/W WIDTH VARIES); THENCE GO NORTH 80 DEGREES 34 MINUTES 33 SECONDS EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF INTERSTATE 10 (STATE ROAD NO. 8, R/W WIDTH VARIES) FOR A DISTANCE OF 256.80 FEET TO THE NORTH LINE OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 19 WEST, WALTON COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE OF INTERSTATE 10 (STATE ROAD NO. 8, R/W WIDTH VARIES), GO SOUTH 88 DEGREES 37 MINUTES 40 SECONDS EAST ALONG SAID NORTH LINE OF SECTION 11 FOR A DISTANCE OF 1114.35 FEET TO THE CURVED SOUTHERLY RIGHT OF WAY LINE OF INTERSTATE 10 (STATE ROAD NO. 8, 400' R/W); THENCE GO EASTERLY ALONG SAID CURVED SOUTHERLY RIGHT OF WAY LINE OF INTERSTATE 10 (STATE ROAD NO. 8, 400' R/W), BEING A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 23118.32 FEET, FOR AN ARC DISTANCE OF 1423.19 FEET (DELTA = 03 DEGREES 31 MINUTES 38 SECONDS, CHORD BEARING = SOUTH 86 DEGREES 44 MINUTES 53 SECONDS EAST, CHORD DISTANCE = 1422.96 FEET) TO THE POINT OF TANGENCY; THENCE GO SOUTH 88 DEGREES 32 MINUTES 04 SECONDS EAST ALONG THE SOUTHERLY RIGHT OF WAY LINE OF INTERSTATE 10 (STATE ROAD NO. 8, 400' R/W) FOR A DISTANCE OF 1410.10 FEET TO A POINT OF CURVATURE; THENCE GO EASTERLY ALONG THE CURVED SOUTHERLY RIGHT OF WAY LINE OF INTERSTATE 10 (STATE ROAD NO. 8, 400' R/W), BEING A CURVE TO THE RIGHT AND HAVING A RADIUS OF 343576.63 FEET, FOR AN ARC DISTANCE OF 1032.54 FEET (DELTA = 00 DEGREES 10 MINUTES 20 SECONDS, CHORD BEARING = SOUTH 88 DEGREES 25 MINUTES 47 SECONDS EAST, CHORD DISTANCE = 1032.54 FEET) TO THE POINT OF TANGENCY; THENCE GO SOUTH 88 DEGREES 21 MINUTES 05 SECONDS EAST ALONG THE SOUTHERLY RIGHT OF WAY LINE OF INTERSTATE 10 (STATE ROAD NO. 8, 400' R/W) FOR A DISTANCE OF 2668.58 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN SECTION 11, 12 AND 14, TOWNSHIP 2 NORTH, RANGE 19 WEST, WALTON COUNTY, FLORIDA, AND CONTAINS 1402.50 ACRES.

LESS AND EXCEPT THE EXISTING CITY OF DEFUNIAK SPRINGS, FLORIDA CORPORATE LIMITS, LYING AND BEING IN THE SOUTHWEST 1/4 AND NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 19 WEST, WALTON COUNTY, FLORIDA. AND

**PARCEL "B"**

COMMENCE AT THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 19 WEST, WALTON COUNTY, FLORIDA; THENCE GO NORTH 88 DEGREES 33 MINUTES 34 SECONDS WEST ALONG THE NORTH LINE OF SAID SECTION 12 FOR A DISTANCE OF 1331.37 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF THE EAST HALF OF SAID SECTION 12; THENCE GO SOUTH 01 DEGREES 12 MINUTES 51 SECONDS WEST ALONG THE EAST LINE OF THE WEST HALF OF THE EAST HALF OF SAID SECTION 12 FOR A DISTANCE OF 64.57 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF INTERSTATE 10 (STATE ROAD NO. 8, 400' R/W) FOR THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01 DEGREES 12 MINUTES 51 SECONDS WEST ALONG SAID EAST LINE OF THE WEST HALF OF THE EAST HALF OF SECTION 12 FOR A DISTANCE OF 1236.54 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF McCALL DAIRY ROAD (50' R/W); THENCE GO SOUTH 89 DEGREES 02 MINUTES 26 SECONDS WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE OF McCALL DAIRY ROAD (50' R/W) FOR A DISTANCE OF 112.99 FEET TO THE CURVED EASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 280-A (100' R/W); THENCE GO NORTHWESTERLY ALONG SAID CURVED EASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 280-A (100' R/W), SAID CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1480.52 FEET FOR AN ARC DISTANCE OF 71.97 FEET (DELTA = 02 DEGREES 47 MINUTES 07 SECONDS, CHORD

BEARING = NORTH 27 DEGREES 04 MINUTES 46 SECONDS WEST, CHORD DISTANCE = 71.96 FEET) TO THE POINT OF TANGENCY; THENCE GO NORTH 28 DEGREES 28 MINUTES 19 SECONDS WEST ALONG THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 280-A (100' R/W) FOR A DISTANCE OF 446.52 FEET; THENCE GO NORTH 16 DEGREES 17 MINUTES 49 SECONDS WEST ALONG THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 280-A (TRANSITIONING TO 200' R/W) FOR A DISTANCE OF 237.08 FEET; THENCE GO NORTHWESTERLY ALONG THE CURVED EASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 280-A (200' R/W), SAID CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1332.69 FEET, FOR AN ARC DISTANCE OF 598.49 FEET ( DELTA = 25 DEGREES 43 MINUTES 51 SECONDS, CHORD BEARING = NORTH 15 DEGREES 36 MINUTES 24 SECONDS WEST, CHORD DISTANCE = 593.48 FEET) TO THE AFORESAID SOUTHERLY RIGHT OF WAY LINE OF INTERSTATE 10 (STATE ROAD NO. 8, 400' R/W); THENCE GO SOUTH 88 DEGREES 21 MINUTES 05 SECONDS EAST ALONG THE SOUTHERLY RIGHT OF WAY LINE OF INTERSTATE 10 (STATE ROAD NO. 8, 400' R/W) FOR A DISTANCE OF 611.25 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN SECTION 12, TOWNSHIP 2 NORTH, RANGE 19 WEST, WALTON COUNTY, FLORIDA, AND CONTAINS 11.70 ACRES. AND

**PARCEL "C"**

COMMENCE AT THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 19 WEST, WALTON COUNTY, FLORIDA; THENCE GO NORTH 88 DEGREES 33 MINUTES 34 SECONDS WEST ALONG THE NORTH LINE OF SAID SECTION 12 FOR A DISTANCE OF 1331.37 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF THE EAST HALF OF SAID SECTION 12; THENCE GO SOUTH 01 DEGREES 12 MINUTES 51 SECONDS WEST ALONG THE EAST LINE OF SAID WEST HALF OF THE EAST HALF OF SECTION 12 FOR A DISTANCE OF 1286.58 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF McCALL DAIRY ROAD (50' R/W) FOR THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01 DEGREES 12 MINUTES 51 SECONDS WEST ALONG SAID EAST LINE OF THE WEST HALF OF THE EAST HALF OF SECTION 12 FOR A DISTANCE OF 252.87 FEET TO THE CURVED EASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 280-A (100' R/W); THENCE GO NORTHWESTERLY ALONG THE CURVED EASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 280-A (100' R/W), SAID CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1480.52 FEET, FOR AN ARC DISTANCE OF 265.28 FEET (DELTA = 10 DEGREES 15 MINUTES 59 SECONDS, CHORD BEARING = NORTH 18 DEGREES 26 MINUTES 27 SECONDS WEST, CHORD DISTANCE = 264.93 FEET) TO THE AFORESAID SOUTHERLY RIGHT OF WAY LINE OF McCALL DAIRY ROAD (50' R/W); THENCE GO NORTH 89 DEGREES 02 MINUTES 26 SECONDS EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF McCALL DAIRY ROAD (50' R/W) FOR A DISTANCE OF 89.17 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN SECTION 12, TOWNSHIP 2 NORTH, RANGE 19 WEST, WALTON COUNTY, FLORIDA, AND CONTAINS 0.24 ACRES.

And

Begin at the Southwest corner of the NW<sup>1</sup>/<sub>4</sub> of NE<sup>1</sup>/<sub>4</sub> of Section 28, T3N, R19W, and run North along the forty line 650.0 feet, more or less to the center line of the CSX Railroad; thence run Southeasterly along said railroad 1350.0 feet more or less to the East line of the NW<sup>1</sup>/<sub>4</sub> of NE<sup>1</sup>/<sub>4</sub>, thence run South along said line 300.0 feet more or less to the Southeast corner of said NW<sup>1</sup>/<sub>4</sub> of NE<sup>1</sup>/<sub>4</sub>, thence run West along South line of said forty 1320.0 feet more or less to the Point of Beginning. Also commence at the Southeast corner of the NW<sup>1</sup>/<sub>4</sub> of NE<sup>1</sup>/<sub>4</sub> of Section 28, T3N, R19 W and run North along the forty line 475.0 feet more or less to the North right of way line of U.S. Highway 90 and the Point of Beginning, thence continue North 200.0 feet, thence run West 750.0 feet, thence run North 600.0 feet, thence run West 300.0 feet to the West line of Lot 1 of Kam Acres Subdivision, thence run S08°18'00" W along said line 500.0 feet more or less to the Northerly right of way line of Highway 90, thence run Southeasterly along said right of way line 1150.0 feet more or less to the Point of Beginning.

AND

The Northeast quarter of the Northeast quarter of Section 22, Township 3 North, Range 19 West, Walton County, Florida.

AND

Commence at the Northeast corner of Section 22, Township 3 North, Range 19 West, Walton County, Florida, thence North 00 degrees 20 minutes, 55 seconds East, along the East line of Section 15, Township 3 North, Range 19 West, 33.00 feet; thence South 88 degrees 17 minutes 22 seconds West, parallel with the North line of said Section 22, 1359.85 feet to a point on a Northerly projection of the West boundary line of John Baldwin Road (66 feet wide) and the Point of Beginning; thence run South 88 degrees 39 minutes 59 seconds West, 520.63 feet to a point in Magnolia Lake; thence run North 20 degrees 31 minutes 19 seconds West 569.45 feet to a point in Magnolia Lake on the eastern boundary line of that parcel of land described in Official Records Book 417, Page 644, Official Records of Walton County, Florida; thence run South 43 degrees 27 minutes 48 seconds West 456.82 feet; thence South 2 degrees 51 minutes 21 seconds West 312.60 feet, thence South 19 degrees 26 minutes 27 seconds West, 908.58 feet; thence South 00 degrees 25 minutes 44 seconds West 400.00 feet; thence North 88 degrees 48 minutes, 06 seconds East 1032.22 feet; thence South 89 degrees 41 minutes 43 seconds East 366.00 feet; thence North 00 degrees 58 minutes 56 seconds East, along the Western right of way line 1359.57 feet; thence South 88 degrees 17 minutes 22 seconds West 66.07 feet to the Point of Beginning.

AND

The South 33 feet of the Southeast quarter of the Southeast quarter of Section 15, Township 3 North, Range 19 West, Walton County, Florida.

AND

The East  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$ , the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  and the East 210 feet of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 33, Township 3 North, Range 19 West, Walton County, Florida.

AND

South  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ , Section 3, Township 2 North, Range 19 West, Walton County, Florida as recorded in Volume 109, at Page 176 of the Public Records of said County, and a parcel of Property in the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ , Section 3, Township 2 North, Range 19 West, lying North of Interstate 10 right of way and East of Road 278, Walton County, Florida.

AND

All that part of the following described lands that lies South of the North line of the South half of the NE $\frac{1}{4}$  of Section 2, Township 2 North, Range 19 West, Walton County, Florida: Begin at the NW corner of the SE $\frac{1}{4}$  of NW $\frac{1}{4}$  of NE $\frac{1}{4}$  of Section 2, Township 2 North, Range 19 West, Walton County and run S89°19'07" E 602.64 feet; thence S48°29'57" E 20.04 feet; thence S89°35'01" E 165.02 feet; thence S05°13'30" W 699.83; thence S88°15'45" E 219.77 feet; thence S04°49'15" W 7.57 feet; thence N84°50'03" W 17.97 feet to a point on the Westerly R/W line of County Highway 280-A thence S05°10'06" W along said R/W line 23.56 feet; thence N88°15'45" W 340.20 feet; thence S01°40'36" W 306.78 feet; thence S87°12'30" E 321.75 feet to a point on said R/W line, said point being on a curve concave Easterly and having a radius of 1005.21 feet; thence run Southwesterly, along said curve and R/W line, an arc distance of 30.0 feet, through a central angle of 01°42'35"; thence departing said curve and R/W line run N87°12'30" W 261.95 feet; thence S02°53'28" W 666.10 feet; thence N88°44'58" W 567.74 feet; thence N01°40'37" E 436.00 feet; thence N86°37'41" W 77.00 feet; thence N01°40'37" E 1296.91 feet to the POB; containing 27.00 acres more or less.

AND

A parcel of land lying in and situated in Section 2, Township 2 North, Range 19 West, Walton County, Florida being more particularly described as follows: Commence at the Northwest corner of the SE $\frac{1}{4}$  of Section 2, Township 2 North, Range 19 West, Walton

County, Florida, run South 89 degrees 12 minutes 37 seconds East a distance of 1693.88 feet to a Point of the Easterly right of way line of Hill Crest Way (66' R/W) and the Point of Beginning, thence go South 01 degree 22 minutes 13 seconds West along said right of way a distance of 1260.16 feet, thence departing said right of way go South 88 degrees 38 minutes 46 seconds East a distance of 300.12 feet; thence go South 01 degrees 22 minutes 38 seconds West a distance of 300.00 feet; thence go North 88 degrees 38 minutes 46 seconds West a distance of 300.22 feet to a point on the Easterly right of way of said Hill Crest Way, thence go South 01 degrees 21 minutes 28 seconds West a distance of 739.29 feet to a point on the Northerly right of way of US Interstate Highway 10 (400' R/W) thence South 89 degrees 24 minutes 33 seconds East along said right of way line a distance of 489.45 feet to a point of curvature to the right, said curve having a radius of 343975.33 feet, a central angle of 00 degrees 05 minutes 08 seconds, a chord length of 513.61; and an arc distance of 513.61 feet; thence go Easterly along said curve a distance of 513.61 feet; thence departing said right of way go North 00 degrees 12 minutes 28 seconds East a distance of 2298.27 feet; thence go North 89 degrees 12 minutes 37 seconds West a distance of 956.58 feet to the Point of Beginning. All lying in and situated in Section 2, Township 2 North, Range 19 West, Walton County, Florida and containing 49.662 acres more or less.

AND

SE<sup>1</sup>/<sub>4</sub> of the NW<sup>1</sup>/<sub>4</sub> of Section 4, Township 2 North, Range 19 West, Walton County, Florida plus

A parcel of land situated in Section 4, Township 2 North, Range 19

West, Walton County, Florida, being a portion of the NE<sup>1</sup>/<sub>4</sub> of the NW<sup>1</sup>/<sub>4</sub> and is more particularly described as follows: Commence at an existing 4"x4" concrete monument (no identification number) marking the Northwest corner of Section 4, Township 2 North, Range 19 West, thence proceed S87°48'26"E along the North line of said Section 4; a distance of 1801.40 feet; thence departing said North line proceed S01°55'22" W a distance of 48.69 feet to a point on the South right of way line of Bob Sikes Road (66' Right of Way) and the Point of Beginning; thence proceed S87°41'36" E along said South right of way line a distance of 267.83 feet; thence departing said South right of way line proceed S02°22'08"W a distance of 475.20 feet; thence proceed S88°03'29" E a distance of 274.92 feet; thence proceed N02°21'48"E a distance of 474.82 feet to a point on the aforesaid South right of way line; thence proceed S88°00'44" E along said South right of way line a distance of 325.86 feet to a point on the East line of the Northeast quarter of the Northwest quarter of Section 4, Township 2 North, Range 19 West, Walton County, Florida; thence proceed S01°44'03" W along said East line a distance of 1281.24 feet to the Southeast corner of the Northeast quarter of the Northwest quarter of said Section 4, thence proceed N87°50'01" W along the South line thereof, a distance of 1338.95 feet to the Southwest corner of the Northeast quarter of the Northwest quarter of said Section 4; thence proceed N01°53'01" E along the West line thereof, a distance of 862.30 feet; thence departing the West line of said Northeast quarter of the Northwest quarter proceed S87°50'14"E a distance of 466.76 feet; thence proceed N01°55'22" E a distance of 417.82 feet to the Point of Beginning. The above described parcel of land contains 71.82 acres more or less.

AND

The Southeast Quarter and the North half of the Southwest Quarter and the North half of the Southwest Quarter of the Southwest Quarter, less and except the R/W for U.S. 331 and less and except that portion lying West of the R/W for U.S. 331, all lying and being in Section 14, Township 2 North, Range 19 West, Walton County, Florida.

AND

The North half of the Northeast Quarter of Section 23, Township 2 North, Range 19 West, Walton County, Florida.

AND ALSO

A PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 3 NORTH, RANGE 19 WEST, WALTON COUNTY, FLORIDA, HEREAFTER REFERRED TO AS THE "SOUTHEAST QUARTER", AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 15; THENCE S 01°15'43" W ON THE EAST LINE OF SAID SECTION 15, A DISTANCE OF 1655.35 FEET TO THE NORTHEAST CORNER OF THE SOUTH HALF OF THE NORTH HALF OF THE AFORESAID "SOUTHEAST QUARTER", SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE S 01°15'43" W ON SAID EAST LINE OF SECTION 15, A DISTANCE OF 661.42 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF OF THE SOUTH HALF OF THE AFORESAID "SOUTHEAST QUARTER"; THENCE N 89°38'58" W ON THE SOUTH LINE OF SAID NORTH HALF OF THE SOUTH HALF, A DISTANCE OF 310.99 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF A 50 FOOT WIDE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1369, PAGE 1 OF THE PUBLIC RECORDS OF WALTON COUNTY, FLORIDA; THENCE N 01°40'56" E ON SAID EAST LINE, A DISTANCE OF 661.07 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF THE AFORESAID SOUTH HALF OF THE NORTH HALF OF THE "SOUTHEAST QUARTER"; THENCE S 89°43'59" E ON SAID NORTH LINE, A DISTANCE OF 306.15 FEET TO THE POINT OF BEGINNING.  
SAID PARCEL CONTAINING 4.68 ACRES, MORE OR LESS.

AND

A PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 3 NORTH, RANGE 19 WEST, WALTON COUNTY, FLORIDA, HEREAFTER REFERRED TO AS THE "SOUTHEAST QUARTER", AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 15; THENCE S 01°15'43" W ON THE EAST LINE OF SAID SECTION 15, A DISTANCE OF 1655.35 FEET TO THE NORTHEAST CORNER OF THE SOUTH HALF OF THE NORTH HALF OF THE AFORESAID "SOUTHEAST QUARTER"; THENCE N 89°43'59" W ON THE NORTH LINE OF SAID SOUTH HALF OF THE NORTH HALF, A DISTANCE OF 356.16 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF A 50 FOOT WIDE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1369, PAGE 1 OF THE PUBLIC RECORDS OF WALTON COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE S 01°40'56" W ON SAID WEST LINE, A DISTANCE OF 661.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE NORTH HALF OF THE SOUTH HALF OF THE AFORESAID "SOUTHEAST QUARTER"; THENCE N 89°38'58" W ON SAID SOUTH LINE, A DISTANCE OF 963.58 FEET TO THE SOUTHWEST CORNER OF SAID NORTH HALF OF THE SOUTH HALF; THENCE N 01°15'47" E ON THE WEST LINE OF SAID NORTH HALF OF THE SOUTH HALF, AND THE WEST LINE OF THE AFORESAID SOUTH HALF OF THE NORTH HALF OF THE "SOUTHEAST QUARTER", A DISTANCE OF 659.48 FEET TO THE NORTHWEST CORNER OF SAID SOUTH HALF OF THE NORTH HALF; THENCE S 89°43'59" E ON THE NORTH LINE OF SAID SOUTH HALF OF THE NORTH HALF, A DISTANCE OF 968.44 FEET TO THE POINT OF BEGINNING.  
SAID PARCEL CONTAINING 14.64 ACRES, MORE OR LESS.

AND

A PARCEL OF LAND LYING IN SECTION 15, TOWNSHIP 3 NORTH, RANGE 19 WEST, WALTON COUNTY, FLORIDA, BEING BOUNDED ON THE SOUTH AND WEST BY THE CENTERLINE OF JUNIPER CREEK, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 15; THENCE S 01°15'43" W ON THE EAST LINE OF SAID SECTION 15, A DISTANCE OF 2316.77 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST LINE, PROCEED N 89°38'58" W, A DISTANCE OF 1131 FEET, MORE OR LESS TO A POINT ON THE

CENTERLINE OF JUNIPER CREEK; THENCE MEANDER SOUTHEASTERLY ON SAID CENTERLINE, A DISTANCE OF 2872 FEET MORE OR LESS THE A POINT OF INTERSECTION WITH THE AFORESAID EAST LINE OF SECTION 15; THENCE DEPARTING SAID CENTERLINE OF JUNIPER CREEK, PROCEED N 01°15'43" E ON SAID EAST LINE, A DISTANCE OF 2178 FEET MORE OR LESS TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 40.5 ACRES, MORE OR LESS.

AND

A PARCEL OF LAND LYING IN SECTION 14, TOWNSHIP 3 NORTH, RANGE 19 WEST, WALTON COUNTY, FLORIDA, BEING BOUNDED ON THE SOUTH AND WEST BY THE CENTERLINE OF JUNIPER CREEK, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 14; THENCE S 01°15'43" W ON THE WEST LINE OF SAID SECTION 14, A DISTANCE OF 2648.56 FEET TO THE NORTHWEST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 14, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE S 01°15'43" W ON SAID WEST LINE, A DISTANCE OF 1323.40 FEET TO THE SOUTHWEST CORNER OF SAID NORTH HALF; THENCE S 88°54'33" E ON THE SOUTH LINE OF SAID NORTH HALF, A DISTANCE OF 2315.85 FEET; THENCE DEPARTING SAID SOUTH LINE, PROCEED N 01°23'12" E, A DISTANCE OF 350.00 FEET; THENCE S 88°54'33" E, A DISTANCE OF 407.24 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF FLORIDA STATE ROAD 83 (NORTH 9TH STREET - 66 FOOT WIDE RIGHT OF WAY); THENCE N 07°33'35" E ON SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 309.25 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE, PROCEED N 88°51'32" W, A DISTANCE OF 1441.97 FEET TO A POINT ON THE EAST LINE OF WINDHAM WAY (65 FOOT WIDE RIGHT OF WAY PER DEED); THENCE ON THE EAST, SOUTH, AND WEST RIGHT OF WAY LINES OF SAID WINDHAM WAY, THE FOLLOWING 4 (FOUR) CALLS:

1) S 01°28'38" W, A DISTANCE OF 100.54 FEET; 2) THENCE N 88°31'22" W, A DISTANCE OF 65.49 FEET; 3) THENCE N 01°28'38" E, A DISTANCE OF 100.16 FEET; 4) THENCE N 01°13'54" E, A DISTANCE OF 661.75 FEET; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE, PROCEED N 88°46'13" W, A DISTANCE OF 1249.95 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 56.89 ACRES, MORE OR LESS.

AND

The Southeast Quarter (SE<sup>1</sup>/<sub>4</sub>) of the Southeast Quarter (SE<sup>1</sup>/<sub>4</sub>) of the Southwest Quarter (SW<sup>1</sup>/<sub>4</sub>) of the Southeast Quarter (SE<sup>1</sup>/<sub>4</sub>) of Section 34, Township 3 North, Range 19 West, Walton County, Florida

AND

Commence at the NW corner of the NE<sup>1</sup>/<sub>4</sub> of SW<sup>1</sup>/<sub>4</sub> of Section 15, Township 3 North, Range 19 West, Walton County, Florida and run South 02 degrees 20 minutes 55 seconds West along the Forty line 194.24 feet to the Point of Beginning said Point being the center line of a 150 feet power line easement; thence run South 02 degrees 20 minutes 55 seconds West, along the forty line 422.07 feet; thence run South 78 degrees 58 minutes 24 seconds East, 666.03 feet to the Westerly right of way line of Lake Juniper Drive (66' R/W); thence run North 53 degrees 11 minutes 36 seconds East, along said R/W line 531.28 feet to the P.C. of a curve to the left, having a delta angle of 7 degrees 03 minutes 39 seconds, a radius of 2035.78 feet; thence run a chord bearing of North 50 degrees 14 minutes 11 seconds East a distance of 250.72 feet, to the centerline of said power line; thence run North 86 degrees 47 minutes 11 seconds West along said power line 1256.52 feet to the P.O.B. containing 10.66 acres more or less.

AND

Lots 25 and 26 Quail Ridge Estates Lake Addition, according to plat thereof as recorded in Plat Book 4, Page 35, in the Office of the Clerk of Circuit Court, Walton County, Florida.

AND

Commence at the Southeast corner of Quail Ridge Estate Lakes Addition, according to plat recorded in Plat Book 4, Page 35 in the Public Records of Walton County, Florida and run North 02 degrees 11 minutes 11 seconds East along the Westerly right of way line of U.S. 331, 390.2 feet to the Point of Beginning; thence run North 02 degrees 10 minutes 40 seconds East 384.80 feet to the Northeast corner of said lot and the South right of way line of East Drive (40 foot right of way); thence run along said South right of way line North 87 degrees 49 minutes 00 seconds West 130.00 feet to the P.C. of a curve concave to the North, having a delta of 12 degrees 38 minutes 57 seconds and a radius of 60.0 feet; thence run along said curve an arc distance of 13.25 feet; thence depart said line and run South 02 degrees 11 minutes 03 seconds West 345.03 feet; thence run South 40 degrees 11 minutes 03 seconds West 48.01 feet to a point on the Easterly right of way line of South Drive (40 foot right of way); thence depart Easterly right of way line and run South 86 degrees 41 minutes 59 seconds East 172.77 feet to the Point of Beginning.

AND

Lot 29 Quail Ridge Estates Lakes Addition, according to the plat thereof as recorded in Plat Book 4, Page 35, Public Records of Walton County, Florida.

AND

Lots 31 and 32 of Quail Ridge Estates Lakes Addition, according to the plat thereof as recorded in Plat Book 4, Page 35, of the Public Records of Walton County, Florida.

AND

Lots 37 and 38 Quail Ridge Estates Lake Addition, according to Plat thereof on file in Plat Book 4, Page 35, in the Office of the Clerk of Circuit Court, Walton County, Florida.

AND

All the West ½ of the following described property, EXCEPT the North 50 feet thereof: Commence at the Southwest corner of Block 1563 and run North 209 feet, thence run East 209 feet, thence run South 209 feet, thence run West 209 feet to Point of Beginning. Containing one acre more or less.

AND

A parcel of land lying in Section 12, Township 2 North, Range 19 West, Walton County, Florida described as follows: Commence at a 4"x4" concrete monument (CM) #5134 marking the NE corner of said Section 12; thence S00°56'32" W 678.73 feet along the East line of said Section 12 to a ½" capped iron rod (cir) #6469 said point also being the Point of Beginning; thence continue along said East line S00°56'32" W 678.73 feet to a 4"x4" CM (no ID), said point marking the Southeast corner of the NE ¼ of the NE¼ of said Section 12, then N87°19'30" W 1327.62 feet along the South line of the NE¼ of the NE¼ of said Section 12 to a ½" CIR #6469 said point marking the Southwest corner of the NE¼ of the NE¼ of said Section 12, thence N00°55'23" E 666.87 feet along the West line of the NE¼ of the NE¼ of said Section 12 to a ½" CIR #6469 thence S87°50'14" E 1327.53 feet to the Point of Beginning. Said parcel containing 20.50 acres +/-.

AND

Commence at a 5/8" iron rod marking the NE corner of the NW ¼ of Sec 29, T3N, R19W, Walton County, Florida and run thence S 03° 05' 12" W, along the E line of said NW 1/4 (as monumented s/d known as Squirrel Haven Estates unrecorded), for a distance of 1,300.80 ft. to a 1" iron pipe marking the SE corner of the NE 1/4 of the NW ¼ of said Section 29 for the POB; thence S 86° 19' 45" E, along the N boundary of the W 1/2, of the NW ¼ of the SW ¼ of



the NE ¼ of said Section 29 (as monumented), for a distance of 330.24 ft. to a found 1/2" iron rod and cap #1355 marking the NE corner of said W 1/2 (as monumented); thence S 89° 15' 09" E, for a distance of 560.38 ft. to a found 1/2" iron rod and cap #1355, marking the NE corner of property recorded in O. R. Book 2845, Page 4303 of the Public Records of Walton Co., FL; thence S 87° 10' 08" E, for a distance of 351.33 ft. to a found 1/2" iron rod & cap #6469, marking the NW corner of property described in O. R. Book 2818, Page 4880 of the Public Records of Walton Co., FL; thence S 88° 20' 42" E, along the N boundary of said property, for a distance of 150.22 ft. to a found 5/8" iron Rod & cap #2108 marking the NE corner of said property; thence S 02° 52' 29" W, along the E boundary of said property, for a distance of 201.24 ft. to a found 5/8" iron rod and cap #6783, marking the SE corner of said property; thence S 00° 29' 52" W, for a distance of 456.61 ft. to a found 1/2" iron rod & cap #6469, marking the SE corner of property described in O. R. Book 2818, Page 4882 of the Public Records of Walton Co., FL; thence N 83° 57' 44" W, for a distance of 168.48 ft. to a found 1/2" iron rod & cap #6469, marking the SW corner of said property; thence N 86° 11' 43" W, for a distance of 582.01 ft. to a found 1/2" iron rod & cap #1355 marking the SE corner of the E 1/2, of the NW ¼ of the SW ¼ of the NE ¼ of said Section 29 (as monumented); thence N 89° 00' 19" W, for a distance of 659.94 ft. to a found 1/2" iron rod and cap #1355, marking the SW corner of the W 1/2, of the NW ¼ of the SW ¼ of the NE ¼ of said Section 29 (as monumented)(iron rod & cap also being on the E boundary line of aforesaid Squirrel Haven Estates unrecorded); thence N 02° 47' 34" E, along the W boundary of said W ½, and the E boundary line of said Squirrel Haven Estates, for a distance of 380.72 ft. to a found 1" iron pipe, marking the SE corner of Lot 5, Squirrel Haven Estates as recorded in O. R. Book 2844, Page 432 of the Public Records of Walton Co., FL; thence N 88° 35' 15" W, along the S boundary line of said Lot 5, for a distance of 644.20 ft. to a found 1" iron pipe on the E R/W line of a 50 ft. road easement (Squirrel Haven Road); thence N 02° 41' 53" E, along said E R/W line, for a distance of 130.03 ft. to a found 1/2" iron rod & cap #2142; thence leaving said E R/W line run S 88° 34' 36" E, for a distance of 644.41 ft. to a found 1/2" iron rod & cap #2142; thence N 02° 47' 34" E, for a distance of 130.06 ft. to the POB. Containing 22.3175 acres, more or less.

AND

Lots 1 and 2, Block Z, Oakwood Lakes Estate Unit No. 7 of Oakwood Hills, according to the Map or Plat thereof as recorded in Plat Book 5, Pages 9-9F, Public Records of Walton County, Florida.

And

Lot 3, Block Z, Oakwood Lakes Estate Unit No. 7 of Oakwood Hills, a subdivision according to the Map or Plat thereof as recorded in Plat Book 5, Pages 9-9F, Public Records of Walton County, Florida.

And

Lot 5, Block Z, Oakwood Lakes Estate Unit No. 7 of Oakwood Hills, according to the Map or Plat thereof as recorded in Plat Book 5, Pages 9-9F, Public Records of Walton County, Florida.

And

Lot 4, Block Z, Oakwood Lakes Estate Unit No. 7 of Oakwood Hills, according to the Map or Plat thereof as recorded in Plat Book 5, Pages 9-9F, Public Records of Walton County, Florida.

And

Lots 6 and 7, Block Z, Oakwood Lakes Estate Unit No. 7 of Oakwood Hills, according to the Map or Plat thereof as recorded in Plat Book 5, Pages 9-9F, Public Records of Walton County, Florida.

AND ALSO

A parcel of land located in Section 19, Township 3 North, Range 19 West, Walton County, Florida being comprised of Lots 70, 71, 75, 76, 77, 78 and 79 being more particularly described as follows: Begin at the Northeast corner of Lot 76, Block V Oakwood Lakes Estates Unit No. 7 Oakwood Hills, (Plat Book 5, Pages 9-9F) Public Records of Walton County, Florida; thence South 04°17'15" West a distance of 651.27 feet; thence North 85°42'45" West a distance of 320.30 feet; thence North 04°17'15" East a distance of 0.80 feet; thence North 85°42'45" West a distance of 320.00 feet, thence North 04°17'15" East a distance of 70.51 feet to a point on a curve, concave southwesterly and having a radius of 144.83 feet; thence along the arc of said curve, through a central angle of 43°59'13" an arc distance of 111.19 feet (chord bearing-North

17°42'41" West, chord length 108.48 feet); thence North 50°17'53" East a distance of 237.42 feet; thence North 01°45'50" East, a distance of 291.72 feet; thence South 88°41'10" East a distance of 523.47 feet to the Point of Beginning. The parcel described herein contains 8.40 acres more or less.

AND

A PARCEL OF LAND LOCATED IN SECTIONS 3 & 10, TOWNSHIP 2 NORTH, RANGE 19 WEST, WALTON COUNTY FLORIDA. MORE PARTICULARLY DESCRIBED AS: BEGIN AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 19 WEST, WALTON COUNTY FLORIDA; THENCE S01°56'23"W ALONG THE EAST LINE OF SAID NORTHWEST QUARTER FOR A DISTANCE OF 2631.57 FEET, THENCE DEPARTING SAID WEST LINE N87°53'42"W FOR A FOR A DISTANCE OF 308.98 FEET, THENCE N01°32'38"E FOR A DISTANCE OF 210.01 FEET, THENCE N87°51'12"W FOR A DISTANCE OF 325.02 FEET, THENCE N01°32'38"E FOR A DISTANCE OF 1104.27 FEET, THENCE N88°03'46"W FOR A DISTANCE OF 677.26 FEET, THENCE N12°26'36"W FOR A DISTANCE OF 390.78 FEET, N05°20'28"W FOR A DISTANCE OF 194.27 FEET, THENCE N04°38'17"E FOR A DISTANCE OF 741.31 FEET, THENCE S88°15'03"E FOR A DISTANCE OF 80.30 FEET, THENCE N01°49'10"E FOR A DISTANCE OF 335.87 FEET TO THE SOUTH RIGHT OF WAY OF COY BURGESS LOOP, THENCE ALONG SAID SOUTH RIGHT OF WAY S84°14'40"E FOR A DISTANCE OF 1328.76 FEET, THENCE DEPARTING SAID SOUTH RIGHT OF WAY S01°32'09"W FOR A DISTANCE OF 244.15 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 69.04 ACRES, MORE OR LESS.

**AND from this date forward the boundaries shall include the following described property:**

THE EAST HALF OF LOT 1513 OF THE VICINITY MAP OF DEFUNIAK SPRINGS, FLORIDA, LYING IN SECTION 25, TOWNSHIP 3 NORTH, RANGE 19 WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS. COMMENCE AT THE SOUTH WEST CORNER OF LOT 1513 OF THE VICINITY MAP OF DEFUNIAK SPRINGS FLORIDA LYING IN SECTION 25, TOWNSHIP 3 NORTH, RANGE 19 WEST, RUN S88°44'20"E FOR A DISTANCE OF 336.01 FEET TO THE POINT OF BEGINNING; THENCE RUN N00°30'50"E FOR A DISTANCE OF 1345.02 FEET; THENCE S88°18'50"E 232.51 FEET; THENCE RUN S00°21'22"W FOR A DISTANCE OF 200.00 FEET; THENCE RUN S88°18'49"E FOR A DISTANCE OF 100.00 FEET; THENCE S00°21'49"W FOR A DISTANCE OF 1142.60 FEET; THENCE RUN N88°44'20"W FOR A DISTANCE OF 336.01 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS ± 9.85 ACRES.

LESS AND EXCEPT

THE FOLLOWING SANITARY SEWER EASEMENT DESCRIBED AS FOLLOWS, COMMENCE AT THE SOUTH WEST CORNER OF LOT 1513 OF THE VICINITY MAP OF DEFUNIAK SPRINGS FLORIDA LYING IN SECTION 25, TOWNSHIP 3 NORTH, RANGE 19 WEST, RUN S88°44'20"E FOR A DISTANCE OF 336.01 FEET; THENCE RUN N00°30'50"E FOR A DISTANCE OF 40.00 FEET; THENCE RUN S88°44'20"E FOR A DISTANCE OF 148.39 FEET TO THE POINT OF BEGINNING; THENCE RUN N00°21'49"E FOR A DISTANCE OF 40.00'; THENCE RUN S88°44'20"E FOR A DISTANCE OF 40.00 FEET; THENCE S00°21'49"W FOR A DISTANCE OF 40.00 FEET; THENCE RUN N88°44'20"W FOR A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING. EASEMENT CONTAINS ± 0.04 ACRES.

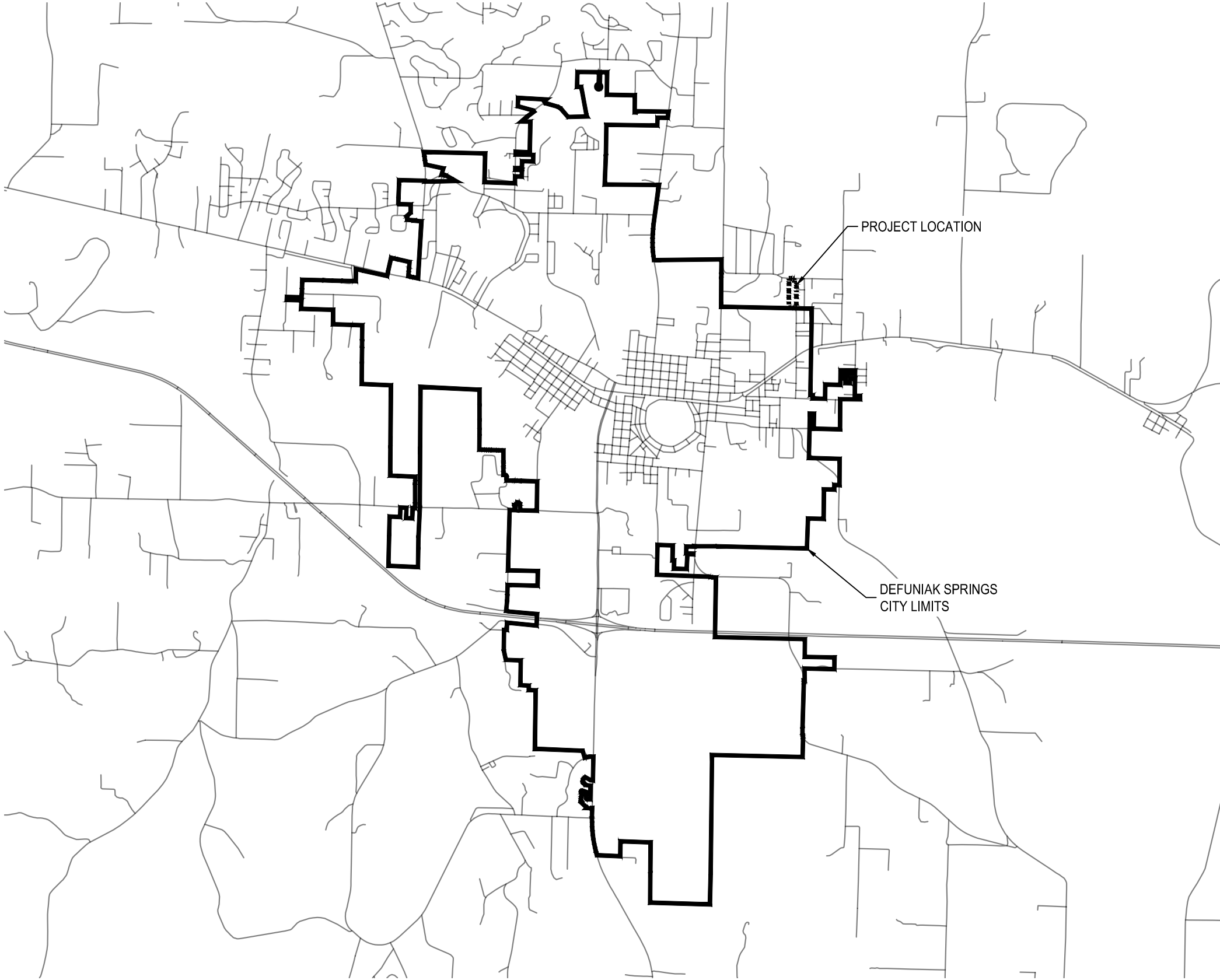
Adopted in regular session this \_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Mayor -

ATTEST:

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City Clerk –



NO.	DATE	APPR.	REVISION:

**TRI-STATE Companies** LLC  
 834 Kirkland Road  
 Chipley, Florida 32428  
 Office: 850.290.2494 Mobile: 850.420.9922  
 Web: [tsfli.co](http://tsfli.co)  
 Document No. L21000400082

**PROJECT LOCATION MAP  
 GOSHEN @ DEFUNIAK SPRINGS  
 PS 37 PROPERTIES, LLC  
 DEFUNIAK SPRINGS, WALTON COUNTY, FLORIDA**

DATE: MAY 2023
APPROVED: TCS
DRAWN: EAP
CHECKED: EAP

PROJECT NO.  
LP230321  
 SHEET  
PLM-1