



PROPERTY DESCRIPTION:

PARCEL A:

BEGINNING AT A 4"x4" CONCRETE MARKER, BEING THE N.E. CORNER OF SECTION 40, T-5-N, R-30-W, SANTA ROSA COUNTY, FLORIDA; THENCE S01°59'15"W ALONG THE MONUMENTED EAST LINE OF SAID SECTION 40 FOR 476.83 FEET TO A 5/8" REBAR AT THE S.E. CORNER OF A PARCEL DESCRIBED IN O.R. BOOK:4219, PAGE:1031; THENCE S01°58'26"W ALONG THE MONUMENTED EAST LINE OF SAID SECTION 40 FOR 2325.06 FEET TO A CAPPED IRON (LS-7228) AT THE N.E. CORNER OF A PARCEL DESCRIBED IN O.R. BOOK: 3817, PAGE:1223; THENCE N88°00'32"W FOR 30.00 FEET TO A CAPPED IRON (LS-7228); THENCE S01°59'28"W FOR 661.02 FEET TO A CAPPED IRON (LS-7228) ON THE NORTHERLY EDGE OF PAVEMENT OF JOHN LOWERY ROAD; THENCE N28°10'22"E ALONG SAID NORTHERLY EDGE OF PAVEMENT FOR 67.99 FEET TO THE MONUMENTED EAST LINE OF SAID SECTION 40; THENCE S02°00'21"W ALONG SAID MONUMENTED EAST LINE OF SAID SECTION 40 FOR 386.43 FEET TO A CAPPED IRON (CORP-7277); THENCE S00°36'09"W ALONG THE MONUMENTED EAST LINE OF SAID SECTION 40 FOR 44.80 FEET TO A CAPPED IRON (LB*5024) AT THE N.E. CORNER OF A PARCEL DESCRIBED IN O.R. BOOK:3817, PAGE:1789; THENCE DEPARTING SAID MONUMENTED EAST LINE OF SAID SECTION 40, RUN N88°09'12"W FOR 171.91 FEET TO A CAPPED IRON (LB-5024) AT THE N.W. CORNER OF A PARCEL DESCRIBED IN O.R. BOOK:3817, PAGE:1789; THENCE S01°54'43"W FOR 162.04 FEET TO A 5/8" REBAR AT THE N.E. CORNER OF A PARCEL DESCRIBED IN O.R. BOOK:3817, PAGE:1798; THENCE S86°39'43"W FOR 215.15 FEET TO A 5/8" REBAR ON THE SOUTHEASTERLY MARGIN OF JOHN LOWERY ROAD; THENCE S39°00'15"W ALONG SAID SOUTHEASTERLY ROAD MARGIN FOR 97.93 FEET TO A 0.5" REBAR; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 151.50 FEET, WITH A RADIUS OF 411.94 FEET, WITH A CHORD BEARING OF S48°11'27"W, WITH A CHORD LENGTH OF 150.65 FEET TO A 0.5" REBAR AT THE N.E. CORNER OF A PARCEL DESCRIBED IN O.R. BOOK: 3430, PAGE:977; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 133.35 FEET, WITH A RADIUS OF 411.94 FEET, WITH A CHORD BEARING OF S68°25'38"W, WITH A CHORD LENGTH OF 132.77 FEET; THENCE S77°42'24"W FOR 185.30 FEET; THENCE S74°42'03"W ALONG THE SOUTHEASTERLY MARGIN OF JOHN LOWERY ROAD FOR 43.62 FEET TO THE S.W. CORNER OF A PARCEL DESCRIBED IN O.R. BOOK: 3430, PAGE:887; THENCE S88°12'09"E FOR 37.62 FEET TO A CAPPED IRON (LB5170) AT THE N.W. CORNER OF A PARCEL DESCRIBED IN O.R. BOOK:1577, PAGE:887; THENCE S75°40'50"W ALONG THE SOUTHEASTERLY RIGHT OF WAY OF JOHN LOWERY ROAD FOR 27.22 FEET; THENCE S60°16'03"W ALONG THE SOUTHEASTERLY RIGHT OF WAY OF JOHN LOWERY ROAD FOR 72.27 FEET; THENCE S40°12'52"W ALONG THE SOUTHEASTERLY RIGHT OF WAY OF JOHN LOWERY ROAD FOR 50.24 FEET; THENCE S29°57'10"W ALONG THE SOUTHEASTERLY RIGHT OF WAY OF JOHN LOWERY ROAD FOR 55.85 FEET; THENCE S28°38'49"W ALONG THE SOUTHEASTERLY RIGHT OF WAY OF JOHN LOWERY ROAD FOR 59.89 FEET TO A CAPPED IRON (PSM-5487) AT THE N.W. CORNER OF A PARCEL DESCRIBED IN O.R. BOOK:3051, PAGE:543; THENCE S27°51'46"W ALONG THE SOUTHEASTERLY RIGHT OF WAY OF JOHN LOWERY ROAD FOR 119.28 FEET TO A CAPPED IRON (PSM-5487) AT THE N.W. CORNER OF A PARCEL DESCRIBED IN O.R. BOOK:1934, PAGE:1892; THENCE S27°56'25"W ALONG THE SOUTHEASTERLY RIGHT OF WAY OF JOHN LOWERY ROAD FOR 118.94 FEET TO A CAPPED IRON (PSM-5487) AT THE N.W. CORNER OF A PARCEL DESCRIBED IN O.R. BOOK:4170, PAGE:1744; THENCE S27°58'40"W ALONG THE SOUTHEASTERLY RIGHT OF WAY OF JOHN LOWERY ROAD FOR 116.00 FEET TO A CAPPED IRON (PSM-5487) AT THE S.W. CORNER OF A PARCEL DESCRIBED IN O.R. BOOK:4170, PAGE:1744; THENCE S27°58'57"W ALONG THE SOUTHEASTERLY RIGHT OF WAY OF JOHN LOWERY ROAD FOR 70.29 FEET TO A CAPPED IRON (CORP-7471) AT THE N.W. CORNER OF A PARCEL DESCRIBED IN O.R. BOOK:1429, PAGE:451; THENCE S29°13'21"W ALONG THE SOUTHEASTERLY RIGHT OF WAY OF JOHN LOWERY ROAD FOR 130.35 FEET; THENCE S33°53'05"W ALONG THE SOUTHEASTERLY RIGHT OF WAY OF JOHN LOWERY ROAD FOR 133.92 FEET; THENCE S46°10'05"W ALONG THE SOUTHEASTERLY RIGHT OF WAY OF JOHN LOWERY ROAD FOR 137.57 FEET TO A CAPPED IRON (LB-5170); THENCE S50°56'50"W ALONG THE SOUTHEASTERLY RIGHT OF WAY OF JOHN LOWERY ROAD FOR 102.80 FEET TO A CAPPED IRON (LB-5170) ON THE MONUMENTED SOUTH LINE OF SAID SECTION 40; THENCE N88°03'07"W ALONG SAID MONUMENTED SOUTH LINE OF SAID SECTION 40 FOR 89.00 FEET TO A 0.5" REBAR AT THE NORTHWESTERLY RIGHT OF WAY OF JOHN LOWERY ROAD AND THE S.E. CORNER OF A PARCEL DESCRIBED IN O.R. BOOK:2804, PAGE:644; THENCE N50°55'04"E ALONG THE NORTHWESTERLY RIGHT OF WAY OF JOHN LOWERY ROAD FOR 255.46 FEET TO A CAPPED IRON (LB5170) AT THE N.E. CORNER OF A PARCEL DESCRIBED IN O.R. BOOK:2804, PAGE:644; THENCE N50°55'04"E ALONG THE NORTHWESTERLY RIGHT OF WAY OF JOHN LOWERY ROAD FOR 51.29 FEET; THENCE N28°22'16"E ALONG THE NORTHWESTERLY RIGHT OF WAY OF JOHN LOWERY ROAD FOR 166.64 FEET TO A CAPPED IRON 0.5" REBAR AT THE N.E. CORNER OF A PARCEL DESCRIBED IN O.R. BOOK:2627, PAGE:34; THENCE N28°41'36"E ALONG THE NORTHWESTERLY RIGHT OF WAY OF JOHN LOWERY ROAD FOR 303.10 FEET TO A CAPPED IRON (PSM-5487) AT THE N.E. CORNER OF A PARCEL DESCRIBED IN O.R. BOOK:2856, PAGE:1028; THENCE N28°38'25"E ALONG THE NORTHWESTERLY RIGHT OF WAY OF JOHN LOWERY ROAD FOR 410.32 FEET TO A CAPPED IRON (LS-7228) AT THE S.E. CORNER OF A PARCEL DESCRIBED IN O.R. BOOK:3238, PAGE:2054; THENCE DEPARTING SAID NORTHWESTLY RIGHT OF WAY, RUN N10°05'00"W FOR 143.00 FEET TO A CAPPED IRON (LS-7228); THENCE N55°05'00"W FOR 77.23 FEET TO A CAPPED IRON (LS-7228); THENCE N55°05'00"W FOR 127.77 FEET (LS-7228); THENCE N51°35'00"W FOR 349.00 FEET TO A CAPPED IRON (LS-7228); THENCE N83°25'00"W FOR 166.00 FEET TO A CAPPED IRON (PSM-5487) AT THE N.W. CORNER OF A PARCEL DESCRIBED IN O.R. BOOK:3238, PAGE:2054; THENCE N83°25'00"W FOR 20.00 FEET TO A CAPPED IRON (LS-7228); THENCE S01°01'53"W FOR 321.15 FEET TO A CAPPED IRON (PSM-5487) AT THE N.E. CORNER OF A PARCEL DESCRIBED IN O.R. BOOK:3246, PAGE:692; THENCE S85°31'18"W FOR 265.71 FEET TO A CAPPED IRON (PSM-5487) AT THE N.W. CORNER OF A PARCEL DESCRIBED IN O.R. BOOK:3246, PAGE:692; THENCE S05°53'15"W FOR 935.53 FEET TO A CAPPED IRON (PSM-5487) AT THE S.W. CORNER OF A PARCEL DESCRIBED IN O.R. BOOK:3246, PAGE:692 AND THE NORTHERLY RIGHT OF WAY OF HIGHWAY 4 (200' R/W); THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 1536.58 FEET, WITH A RADIUS OF 3972.96 FEET, WITH A CHORD BEARING OF N71°47'21"W, WITH A CHORD LENGTH OF 1527.02 FEET TO A CAPPED IRON (PSM-5487); THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY, RUN N01°21'48"E FOR 1145.27 FEET TO A CAPPED IRON (PSM-5487); THENCE S88°37'31"E FOR 1879.75 FEET TO A CAPPED IRON (PSM-5487); THENCE N01°24'03"E FOR 974.92 FEET TO A CAPPED IRON (PSM-5487); THENCE N88°37'26"W FOR 1527.41 FEET TO A CAPPED IRON (PSM-5487) AND THE CENTERLINE OF A DIRT ROAD; THENCE N11°17'21"W ALONG THE CENTERLINE OF SAID DIRT ROAD FOR 257.47 FEET TO A CAPPED IRON (PSM-5487); THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 160.02 FEET, WITH A RADIUS OF 1670.00 FEET, WITH A CHORD BEARING OF N08°31'00"W, WITH A CHORD LENGTH OF 159.96 FEET TO A CAPPED IRON (PSM-5487); THENCE N05°37'16"W ALONG THE CENTERLINE OF SAID DIRT ROAD FOR 113.36 FEET TO A CAPPED IRON (PSM-5487); THENCE DEPARTING THE CENTERLINE OF SAID DIRT ROAD, RUN N76°35'01"W FOR 1033.06 FEET TO A CAPPED IRON (PSM-5487) TO THE APPROXIMATE SAFE UPLAND LINE; THENCE MEANDER ALONG SAID SAFE UPLAND LINE THE FOLLOWING BEARINGS AND DISTANCES: THENCE N10°05'13"E FOR 518.62 FEET; THENCE N12°57'48"W FOR 182.52 FEET; THENCE N60°08'14"W FOR 105.58 FEET; THENCE S69°12'45"W FOR 70.37 FEET; THENCE S00°34'15"W FOR 173.39 FEET; THENCE S04°50'54"W FOR 83.46 FEET; THENCE S22°00'29"W FOR 38.54 FEET; THENCE S45°22'05"W FOR 76.38 FEET; THENCE S56°41'04"W FOR 74.01 FEET; THENCE S18°37'50"E FOR 18.90 FEET; THENCE S22°28'31"W FOR 17.21 FEET; THENCE S48°20'46"W FOR 52.45 FEET; THENCE S62°22'40"W FOR 31.22 FEET; THENCE S51°02'59"W FOR 26.47 FEET; THENCE S09°40'18"W FOR 47.67 FEET; THENCE S02°44'36"E FOR 44.63 FEET; THENCE S11°54'38"W FOR 37.52 FEET; THENCE S36°31'45"W FOR 38.68 FEET; THENCE S05°59'37"W FOR 52.24 FEET TO A CAPPED IRON (PSM-5487); THENCE N76°35'14"W FOR 146.54 FEET TO A PIPE AT THE APPROXIMATE SAFE UPLAND LINE MEANDERING ESCAMBIA RIVER; THENCE MEANDER ALONG SAID ESCAMBIA RIVER SAFE UPLAND LINE THE FOLLOWING BEARINGS AND DISTANCES: THENCE N09°38'36"W FOR 338.46 FEET; THENCE N05°47'50"W FOR 149.38 FEET; THENCE N11°08'35"E FOR 151.24 FEET; THENCE N19°42'13"E FOR 175.05 FEET; THENCE N35°00'27"E FOR 107.62 FEET; THENCE N43°06'54"E FOR 132.06 FEET; THENCE N63°15'48"E FOR 102.20 FEET; THENCE N68°08'16"E FOR 186.92 FEET; THENCE N73°20'08"E FOR 260.79 FEET; THENCE N82°40'19"E FOR 235.74 FEET; THENCE N85°42'43"E FOR 201.95 FEET; THENCE N75°15'35"E FOR 281.91 FEET; THENCE N76°29'04"E FOR 220.64 FEET; THENCE N79°28'56"E FOR 189.95 FEET; THENCE S81°17'17"E FOR 59.72 FEET; THENCE S70°18'50"E FOR 78.15 FEET; THENCE S67°53'18"E FOR 159.68 FEET TO A CAPPED IRON (LS-7228); THENCE N22°27'43"E FOR 409.54 FEET TO THE INTERSECTION OF THE APPROXIMATE SAFE UPLAND LINE AND THE MONUMENTED NORTH LINE OF SAID SECTION 40; THENCE S88°00'46"E ALONG THE MONUMENTED NORTH LINE OF SAID SECTION 40 FOR 1446.61 FEET TO A 5/8" REBAR AT THE N.W. CORNER OF A PARCEL DESCRIBED IN O.R. BOOK:4219, PAGE:1031; THENCE S88°00'46"E ALONG THE MONUMENTED NORTH LINE OF SAID SECTION 40 FOR 1050.90 FEET BACK TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 329.98 ACRES, MORE OR LESS. LESS AND EXCEPT THE RIGHT OF WAY LIMITS OF JOHN LOWERY ROAD, BEING 2.6 ACRES, MORE OR LESS.

LINE	BEARING	DISTANCE
L1	S 39°00'15" W	97.93'
L2	S 77°42'24" W	185.30'
L3	S 74°42'03" W	43.62'
L4	S 88°12'09" E	37.62'
L5	S 75°40'50" W	27.22'
L6	S 60°16'03" W	72.27'
L7	S 40°12'52" W	50.24'
L8	S 29°57'10" W	55.85'
L9	S 28°38'49" W	59.89'
L10	S 27°51'46" W	119.28'
L11	S 27°56'25" W	118.94'
L12	S 27°58'40" W	116.00'
L13	S 27°58'57" W	70.29'
L14	S 29°13'21" W	130.35'
L15	S 33°53'05" W	133.92'
L16	S 46°10'05" W	137.57'
L17	S 50°56'50" W	102.80'
L18	N 88°03'07" W	89.00'
L19	N 50°55'04" E	255.46'
L20	N 50°55'04" E	51.29'
L21	N 28°22'16" E	166.64'
L22	N 28°41'36" E	303.10'
L23	N 10°05'00" W	143.00'
L24	N 55°05'00" W	77.23'
L25	N 55°05'00" W	127.77'
L26	N 51°35'00" W	349.00'
L27	N 83°25'00" W	166.00'
L28	N 83°25'00" W	20.00'
L29	N 12°57'48" W	182.52'
L30	N 06°08'14" W	105.58'
L31	S 69°12'45" W	70.37'
L32	S 00°34'15" W	173.39'
L33	S 04°50'54" W	83.46'
L34	S 22°00'29" W	38.54'
L35	S 45°22'05" W	76.38'
L36	S 56°41'04" W	74.01'
L37	S 18°37'50" E	18.90'
L38	S 22°28'31" W	17.21'
L39	S 48°20'46" W	52.45'
L40	S 62°22'40" W	31.22'
L41	S 51°02'59" W	26.47'
L42	S 09°40'18" W	47.67'
L43	S 02°44'36" E	44.63'
L44	S 11°54'38" W	37.52'
L45	S 36°31'45" W	38.68'
L46	S 05°59'37" W	52.24'
L47	N 76°35'14" W	146.54'
L48	N 05°47'50" W	149.38'
L49	N 11°08'35" E	151.24'
L50	N 19°42'13" E	175.05'
L51	N 35°00'27" E	107.62'
L52	N 43°06'54" E	132.06'
L53	N 63°15'48" E	102.20'
L54	N 68°08'16" E	186.92'
L55	N 73°20'08" E	260.79'
L56	N 82°40'19" E	235.74'
L57	N 85°42'43" E	201.95'
L58	N 75°15'35" E	281.91'
L59	N 76°29'04" E	220.64'
L60	N 79°28'56" E	189.95'
L61	S 81°17'17" E	59.72'
L62	S 70°18'50" E	78.15'
L63	S 67°53'18" E	159.68'
L64	S 13°06'48" E	91.00'
L65	S 39°25'37" E	182.64'
L66	S 40°09'33" E	95.45'
L67	S 17°48'32" E	185.99'
L68	S 44°22'04" E	98.38'
L69	S 61°26'32" E	50.17'
L70	S 71°25'43" E	168.50'
L71	S 78°34'39" E	80.66'
L72	N 69°29'57" E	66.31'
L73	S 87°36'29" E	81.97'
L74	N 86°44'02" E	219.98'
L75	N 72°54'56" E	110.51'
L76	N 53°50'00" E	160.21'
L77	N 39°33'33" E	88.26'
L78	N 32°09'13" E	93.72'
L79	S 88°39'10" E	149.17'
L80	S 24°26'20" W	143.88'
L81	S 53°30'09" W	119.58'
L82	S 29°55'37" W	78.18'
L83	S 02°13'13" E	125.99'
L84	S 82°06'32" E	164.17'
L85	N 34°33'17" E	71.51'
L86	N 47°57'48" E	136.87'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	151.50'	411.94'	21°04'20.36"	S 48°11'27" W	150.65'
C2	133.35'	411.94'	18°32'51.18"	S 68°25'38" W	132.77'