

FILED  
WALTON COUNTY, FLORIDA  
CLERK OF COURTS

2021 OCT 14 P. 2:41

**IN THE CIRCUIT COURT OF THE FIRST JUDICIAL CIRCUIT  
IN AND FOR WALTON COUNTY, FLORIDA**

SHH INVESTMENTS, LLC, As Successor Trustee  
on behalf of BEACH LIFE LAND TRUST; SANTA  
CLARA LAND TRUST; COASTAL RESOURCES  
LAND TRUST NO. 1; AND COASTAL RESOURCES  
LAND TRUST NO. 5,

Plaintiffs/Counter-Defendants,

CASE NO.: 2019-CA-217

v.

WALTON COUNTY, FLORIDA,

Defendant/Counter-Plaintiff,

**STIPULATED FINAL JUDGMENT**

COME NOW the Plaintiffs, SHH INVESTMENTS, LLC, as Successor Trustee on behalf of BEACH LIFE LAND TRUST; SANTA CLARA LAND TRUST; COASTAL RESOURCES LAND TRUST NO. 1; AND COASTAL RESOURCES LAND TRUST NO. 5, and Defendant, WALTON COUNTY, FLORIDA, by and through their respective counsel, and hereby stipulate to the entry of final judgment and disposition of this matter as follows:

1. Plaintiffs filed their Second Amended Complaint on or about November 19, 2019, bringing certain claims against Defendant (a) to quiet title to certain real estate in Walton County, Florida, and (b) for alleged violations of the Florida and U.S. Constitutions, based upon allegations of, among other things, unfair denial of Plaintiffs' lot record requests as to certain property in Walton County, Florida.

2. Defendant has denied all of Plaintiffs' claims, and has filed counterclaims against Plaintiffs as reflected in its Amended Answer, Affirmative Defenses and Counterclaims filed herein on or about June 30, 2020, requesting the Court (a) affirm the common law dedication of, (b) quiet title in the County to, and (c) affirm a prescriptive easement over, that same real estate at issue in Walton County, Florida which is the subject of Plaintiffs' Second Amended Complaint.

3. All parties have now been properly served and are appearing by their undersigned counsel.

4. Defendant acknowledges that, to its knowledge and despite its best efforts, evidence does not exist to establish a statutory dedication of the subject property to Defendant. Given that this is a unique matter involving events that span the past 100 years with significant legal uncertainty and to facilitate a stipulated resolution in the best interests of all parties, Defendant waives its right to assert any interest by common law dedication and releases any potential claim by common law dedication to the subject property at issue in this action and related settlement. Defendant does not otherwise waive or release any claim or rights by common law dedication that it may have in any real property other than that at issue herein.

5. Following mediation and in settlement of their disputed claims, the parties have stipulated and consent to the entry of this final judgement.

IT IS THEREFORE SO ORDERED, that:

A. Plaintiff, SHH Investments, LLC, a Florida limited liability company, as Successor Trustee for Beach Life Land Trust, is hereby declared to be the rightful holder of title to the property set forth in the attached **Exhibit 1**, and title to said property is hereby forever quieted in said Plaintiff. Defendant and anyone claiming by, through, or under it, have no estate, right, title, or interest in the said property, and all are forever enjoined from claiming any estate, right, title or

interest therein, except for the right, title and interest contemplated by that certain Access and Use Easement in favor of the current and future owners of real property within Gulf Shore Manor, recorded on or about the date of this Judgment. Said property is and shall be a "lot of record" zoned residential preservation with one (1) unit of density under the Walton County Land Development Code and Comprehensive Plan. For avoidance of doubt, there will not be an additional "setback" from any of the Access and Use Easement areas. For clarification purposes, any improvements to this property shall not be a greater setback than the Coastal Protection Zone (CPZ) or standard setbacks from the Plaintiff's property line; Plaintiff's setbacks shall be as if any Access and Use Easement does not exist.

B. Plaintiff, SHH Investments, LLC, a Florida limited liability company, as Successor Trustee for Santa Clara Land Trust, is hereby declared to be the rightful holder of title to the property set forth in the attached **Exhibit 2**, and title to said property is hereby forever quieted in said Plaintiff. Defendant and anyone claiming by, through, or under it, have no estate, right, title, or interest in the said property, and all are forever enjoined from claiming any estate, right, title or interest therein. Said property is and shall be a "lot of record" zoned residential preservation with one (1) unit of density under the Walton County Land Development Code and Comprehensive Plan.

C. Plaintiff, SHH Investments, LLC, a Florida limited liability company, as Successor Trustee for Coastal Resources Land Trust No. 1, is hereby declared to be the rightful holder of title to the property set forth in the attached **Exhibit 3**, and title to said property is hereby forever quieted in said Plaintiff. Defendant and anyone claiming by, through, or under it, have no estate, right, title, or interest in the said property, and all are forever enjoined from claiming any estate, right, title or interest therein. Said property is and shall be a "lot of record" zoned residential

preservation with one (1) unit of density under the Walton County Land Development Code and Comprehensive Plan.

D. Plaintiff, SHH Investments, LLC, a Florida limited liability company, as Successor Trustee for Coastal Resources Land Trust No. 5, is hereby declared to be the rightful holder of title to the property set forth in the attached Exhibit 4, and title to said property is hereby forever quieted in said Plaintiff. Defendant and anyone claiming by, through, or under it, have no estate, right, title, or interest in the said property, and all are forever enjoined from claiming any estate, right, title or interest therein, except for the right, title and interest contemplated by that certain Easement Agreement in favor of Defendant recorded at or about the date of this Judgment. Said property is and shall be a "lot of record" zoned residential preservation with one (1) unit of density under the Walton County Land Development Code and Comprehensive Plan.

E. Plaintiff, SHH Investments, LLC, a Florida limited liability company, as Successor Trustee for Coastal Resources Land Trust No. 5, is hereby declared to be the rightful holder of title to the property set forth in the attached Exhibit 5, and title to said property is hereby forever quieted in said Plaintiff. Defendant and anyone claiming by, through, or under it, have no estate, right, title, or interest in the said property, and all are forever enjoined from claiming any estate, right, title or interest therein, except for the right, title and interest contemplated by (1) that certain Access and Use Easement in favor of the current and future owners of real property within Gulf Shore Manor, and (2) that certain Easement Agreement in favor of Defendant, both of which are recorded at or about the date of this Judgment. Said property is and shall be a "lot of record" zoned residential preservation with one (1) unit of density under the Walton County Land Development Code and Comprehensive Plan. For avoidance of doubt, there will not be an additional "setback" from any of the Access and Use Easement or Easement Agreement areas. For clarification

purposes, any improvements to this property shall not be a greater setback than the Coastal Protection Zone (CPZ) or standard setbacks from the Plaintiff's property line; Plaintiff's setbacks shall be as if the Access and Use Easement and Easement Agreement do not exist.

F. Plaintiff, SHH Investments, LLC, a Florida limited liability company, as Successor Trustee for Coastal Resources Land Trust No. 5, is hereby declared to be the rightful holder of title to the property set forth in the attached Exhibit 6, and title to said property is hereby forever quieted in said Plaintiff. Defendant and anyone claiming by, through, or under it, have no estate, right, title, or interest in the said property, and all are forever enjoined from claiming any estate, right, title or interest therein, except for the right, title and interest contemplated by (1) that certain Access and Use Easement in favor of the current and future owners of real property within Gulf Shore Manor, and (2) that certain Easement Agreement in favor of Defendant, both of which are recorded at or about the date of this Judgment. Said property is and shall be a "lot of record" zoned residential preservation with one (1) unit of density under the Walton County Land Development Code and Comprehensive Plan. For avoidance of doubt, there will not be an additional "setback" from the Access and Use Easement or Easement Agreement areas. For clarification purposes, any improvements to this property shall not be a greater setback than the Coastal Protection Zone (CPZ) or standard setbacks from the Plaintiff's property line; Plaintiff's setbacks shall be as if the Access and Use Easement and Easement Agreement do not exist.

G. Plaintiff, SHH Investments, LLC, a Florida limited liability company, as Successor Trustee for Coastal Resources Land Trust No. 5, is hereby declared to be the rightful holder of title to the property set forth in the attached Exhibit 7, and title to said property is hereby forever quieted in said Plaintiff. Defendant and anyone claiming by, through, or under it, have no estate, right, title, or interest in the said property, and all are forever enjoined from claiming any estate,

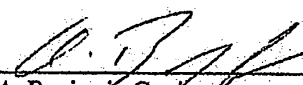
right, title or interest therein, except for the right, title and interest contemplated by (1) that certain Access and Use Easement in favor of the current and future owners of real property within Gulf Shore Manor, and (2) that certain Easement Agreement in favor of Defendant, both of which are recorded at or about the date of this Judgment. Said property is and shall be a "lot of record" zoned residential preservation with one (1) unit of density under the Walton County Land Development Code and Comprehensive Plan. For avoidance of doubt, there will not be an additional "setback" from the Access and Use Easement or Easement Agreement areas. For clarification purposes, any improvements to this property shall not be a greater setback than the Coastal Protection Zone (CPZ) or standard setbacks from the Plaintiff's property line; Plaintiff's setbacks shall be as if the Access and Use Easement and Easement Agreement do not exist.

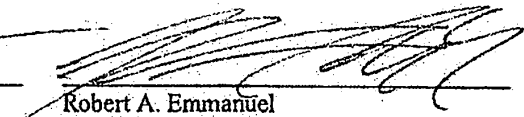
H. The properties set forth in the attached Exhibit 6 and Exhibit 7 shall be reconfigured as shown in **Exhibit 8**, and Defendant shall approve said reconfiguration upon Plaintiffs' submission of a complete application with required materials and application fee to the Walton County Planning and Development Services Department.

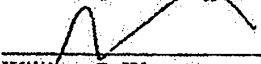
I. Plaintiff, SHH Investments, LLC, a Florida limited liability company, as Successor Trustee for Plaintiff Land Trusts, shall execute and deliver to Walton County a special warranty deed for all the property set forth in the attached **Exhibit 9**, and, following execution and delivery of such deed, Defendant shall be the rightful holder of title to such property.


J. The Court shall retain jurisdiction of this matter to enforce and/or implement the terms of the parties' Settlement Agreement, to the extent such may impact the force and effect of this Stipulated Final Judgment.

[A separate signature page follows.]

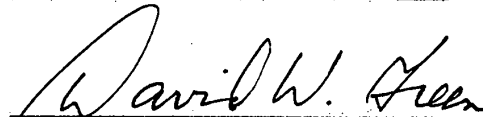
  
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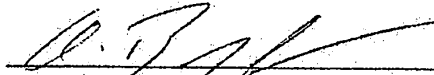
  
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*Attorney for the Defendant*

SO APPROVED, ORDERED, ENTERED AND ADJUDGED THIS 12<sup>th</sup> day of  
October, 2021.

  
HONORABLE DAVID W. GREEN

Conformed Copies to:  
Adam C. Cobb  
Robert A. Emmanuel  
A. Benjamin Gordon  
Clay B. Adkinson  
William G. Warner

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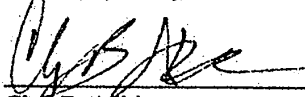
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[Clay@adkinsonlaw.com](mailto:Clay@adkinsonlaw.com)  
*Attorney for the Defendant*

SO APPROVED, ORDERED, ENTERED AND ADJUDGED THIS \_\_\_\_ day of \_\_\_\_\_, 2021.

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HONORABLE DAVID W. GREEN

Conformed Copies to:  
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A. Benjamin Gordon  
Clay B. Adkinson  
William G. Warner

*Stipulated Final Judgment – signature page*











EXHIBIT 5 TO STIPULATED FINAL JUDGMENT

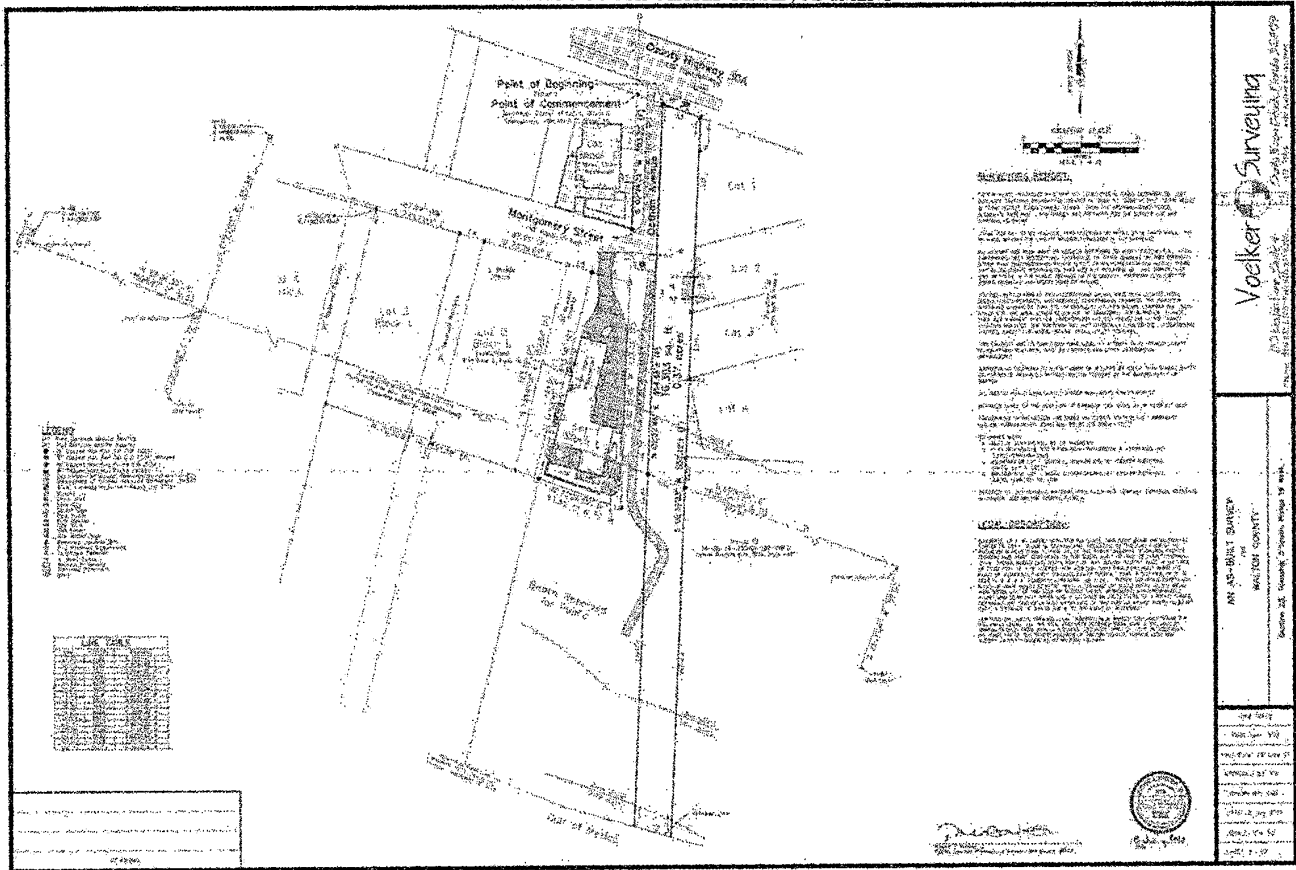
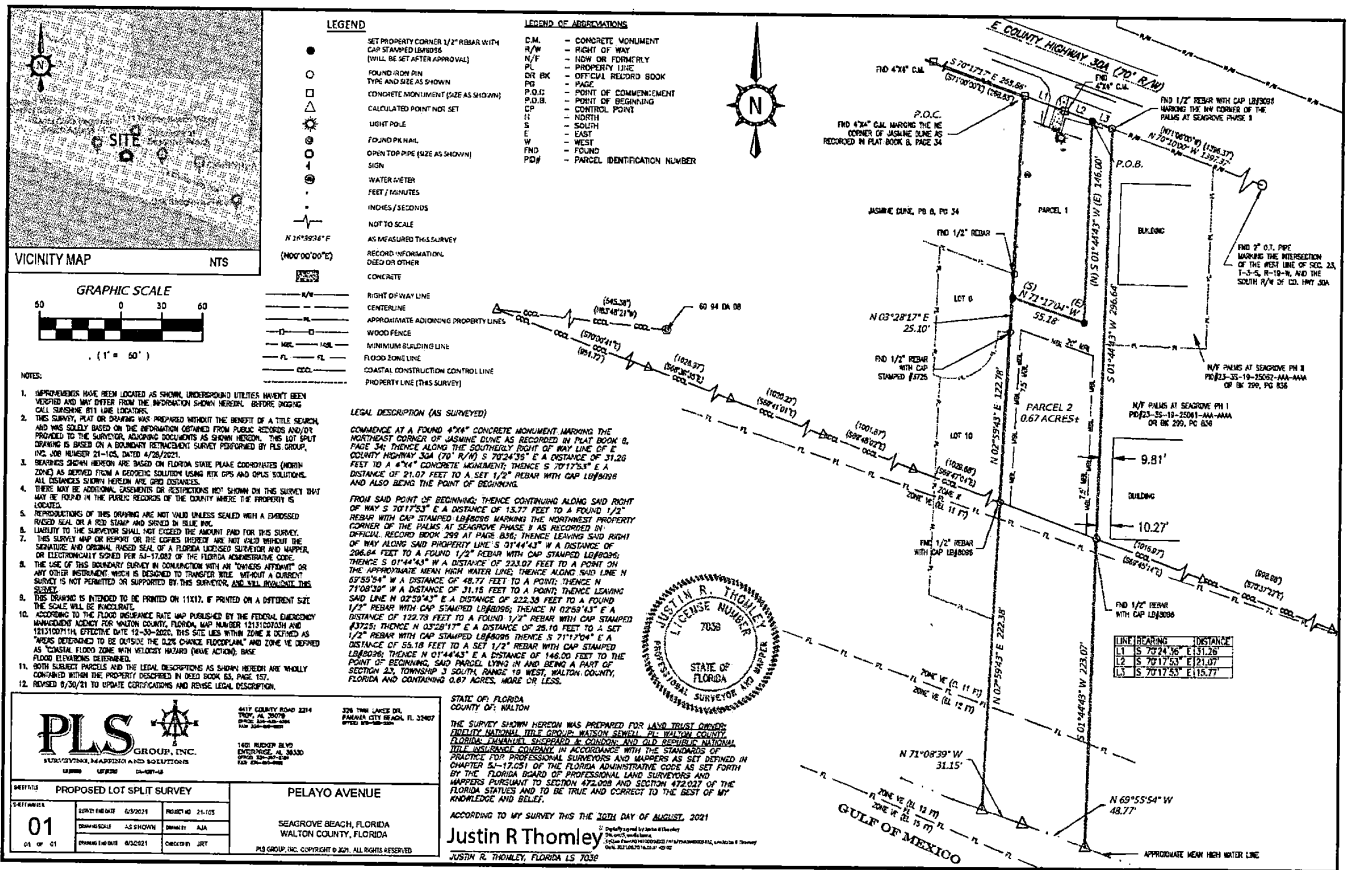






EXHIBIT 8 TO STIPULATED FINAL JUDGMENT







**STIPULATED JUDGEMENT EXHIBIT 9**

**That real property located in Walton County, Florida and more particularly described as follows:**

**All the real property received from John J. Sullivan by warranty deed from John J. Sullivan, recorded April 21, 1924, in Deed Book 63, Page 157 of the Public Records of Walton County, Florida less and accept any real property conveyed by Mildred Feldman.**

**LESS & EXCEPT THE FOLLOWING PROPERTIES:**

**LESS & EXCEPT:** THAT REAL PROPERTY REFERENCED IN THAT DEED RECORDED AT **BOOK 3073 PAGE 1828** OF THE OFFICIAL RECORDS OF WALTON COUNTY, FLORIDA, MORE PARTICULARLY DISCRIBED AS:

PARCEL 1: PORTION OF GULF SHORE BEACH:

COMMENCE AT A 1/2" CAPPED IRON ROD (LB 7584), SAID POINT BEING THE SOUTHEAST CORNER OF LOT 9, BLOCK 18, GULF SHORE MANOR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 28, OF THE PUBLIC RECORDS OF WALTON COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 02°46'39" WEST, A DISTANCE OF 114.83 FEET TO A POINT; THENCE NORTH 70°32'32" WEST, A DISTANCE OF 104.21 FEET TO A POINT; THENCE NORTH 02°46'39" EAST, A DISTANCE OF 114.83 FEET TO A 1/2" CAPPED IRON ROD (LB 1584), SAID POINT BEING THE SOUTHWEST CORNER OF LOT 9, BLOCK 18, GULF SHORE MANOR; THENCE ALONG THE SOUTH LINE OF SAID LOT 9, BLOCK 18, SOUTH 70°32'32" EAST, A DISTANCE OF 104.21 FEET TO THE POINT OF BEGINNING.

PARCEL 2: A PORTION OF BATHING BEACH:

COMMENCE AT A 1/2" CAPPED IRON ROD (LB 7584), SAID POINT BEING THE SOUTHEAST CORNER OF LOT 9, BLOCK 18, GULF SHORE MANOR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 28, OF THE PUBLIC RECORDS OF WALTON COUNTY, FLORIDA, THENCE SOUTH 02°46'39" WEST, A DISTANCE OF 114.83 FEET TO A POINT, SAID POINT BEING THE SOUTHERN BOUNDARY OF GULF SHORE BEACH ALSO BEING THE NORTH BOUNDARY OF A BATHING BEACH AND THE POINT OF BEGINNING; THENCE SOUTH 02°46'39" WEST, A DISTANCE OF 18.71 FEET TO A POINT; THENCE NORTH 70°32'32" WEST, A DISTANCE OF 104.20 FEET TO A POINT; THENCE NORTH 02°46'39" EAST, A DISTANCE OF 18.71 FEET TO A POINT; THENCE SOUTH 70°32'32" EAST, A DISTANCE OF 104.20 FEET TO THE POINT OF BEGINNING.

[Fawkes]

**LESS & EXCEPT:** THAT REAL PROPERTY REFERENCED IN THAT DEED RECORDED AT **BOOK 3077 PAGE 4140** OF THE OFFICIAL RECORDS OF WALTON COUNTY, FLORIDA, MORE PARTICULARLY DISCRIBED AS:

COMMENCE AT A 4"x 4" CONCRETE MONUMENT (PLAIN), SAID POINT BEING THE NORTHWEST CORNER OF JASMINE DUNE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 34, PUBLIC RECORDS OF WALTON COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG SAID PLAT'S WESTERN BOUNDARY, SOUTH 02°23'00" WEST, A DISTANCE OF 559.45± FEET TO THE MEAN HIGH WATER LINE OF THE GULF OF MEXICO; THENCE DEPARTING SAID PLAT'S WESTERN BOUNDARY, MEANDERING NORTHWESTERLY, ALONG SAID MEAN HIGH WATER LINE, A DISTANCE OF 64.62± FEET, TO A POINT ON THE SOUTHERLY EXTENSION OF THE EAST LOT LINE OF LOT 9, BLOCK 18, GULF SHORE MANOR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 28, PUBLIC RECORDS OF WALTON COUNTY, FLORIDA, THENCE NORTH 02°46'39" EAST, A DISTANCE OF 559.55± FEET TO A 'A' CAPPED IRON ROD (LB 7584), SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY OF COUNTY HIGHWAY 30A, THENCE ALONG SAID RIGHT-OF-WAY, SOUTH 70°11'46" EAST, A DISTANCE OF 63.69 FEET TO THE POINT OF BEGINNING. [#9809]

[Beach Life]

**LESS & EXCEPT:** THAT REAL PROPERTY REFERENCED IN THAT DEED RECORDED AT **BOOK 3077 PAGE 4144** OF THE OFFICIAL RECORDS OF WALTON COUNTY, FLORIDA, MORE PARTICULARLY DISCRIBED AS:

COMMENCE AT A 1/2" IRON ROD, SAID POINT BEING THE NORTHEAST CORNER OF LOT 1, BLOCK 18, GULF SHORE MANOR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 03, PAGE 28, PUBLIC RECORDS OF WALTON COUNTY, FLORIDA; THENCE NORTH 87°24'56" WEST, A DISTANCE OF 134.97 FEET TO A 1/2" CAPPED IRON ROD (LB 7421); THENCE NORTH 02°24'29" EAST, A DISTANCE OF 59.82 FEET TO A 1/2" CAPPED IRON ROD (LB 7584); THENCE SOUTH 87°32'41" EAST, A DISTANCE OF 135.25 FEET TO A 1/2" IRON ROD, SAID POINT BEING THE SOUTHEAST CORNER OF LOT 12, BLOCK 15, GULF SHORE MANOR; THENCE SOUTH 02°40'08" WEST, A DISTANCE OF 60.12 FEET TO THE POINT OF BEGINNING. [#9607]

[Montigo Dev]

**LESS & EXCEPT:** THAT REAL PROPERTY REFERENCED IN THAT DEED RECORDED AT **BOOK 3077 PAGE 4148** OF THE OFFICIAL RECORDS OF WALTON COUNTY, FLORIDA, MORE PARTICULARLY DISCRIBED AS:

COMMENCE AT A 1/2" IRON ROD, SAID POINT BEING THE NORTHWEST CORNER OF LOT 9, BLOCK 19, GULF SHORE MANOR, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE, NORTH 02°31'09" EAST, A DISTANCE OF 59.84 FEET TO A 1 1/2" IRON PIPE; THENCE SOUTH 87°23'33" EAST, A DISTANCE OF 135.02 FEET TO A 1" IRON PIPE; THENCE SOUTH 87°29'48" EAST, A DISTANCE OF 135.08 FEET TO A BRASS DISK (LB 7584); THENCE; SOUTH 02°28'05" WEST, A DISTANCE OF 59.95 FEET TO A 1/2" IRON ROD; THENCE NORTH 87°25'20" WEST, A DISTANCE OF 135.08 FEET TO A 1/2" CAPPED IRON ROD (LB 3724); THENCE NORTH 87°25'14" WEST, A DISTANCE OF 135.08 FEET TO THE POINT OF BEGINNING. [49932]

[Santa Clara]

**LESS & EXCEPT:** THAT REAL PROPERTY REFERENCED IN THAT DEED RECORDED AT **BOOK 3077 PAGE 4152** OF THE OFFICIAL RECORDS OF WALTON COUNTY, FLORIDA, MORE PARTICULARLY DISCRIBED AS:

COMMENCE AT A 1/2" IRON ROD, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 13, BLOCK 16, GULF SHORE MANOR; THENCE SOUTH 87°25'20" EAST, A DISTANCE OF 261.21 FEET TO A 1/2" CAPPED IRON ROD (2495), SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY OF PELAYO AVENUE; THENCE ALONG SAID WEST RIGHT-OF-WAY, SOUTH 02°07'20" WEST, A DISTANCE OF 60.16 FEET TO A 1/2" IRON PIPE; THENCE DEPARTING SAID WEST RIGHT-OF-WAY OF PELAYO AVENUE, NORTH 87°25'10" WEST, A DISTANCE 261.21 FEET TO A 1/2" CAPPED IRON ROD (1499), SAID POINT BEING ON THE EAST RIGHT-OF-WAY OF MONTIGO AVENUE; THENCE ALONG SAID EAST RIGHT-OF-WAY, NORTH 02°10'11" EAST, A DISTANCE OF 60.16 FEET TO THE POINT OF BEGINNING. [#9937]

[Coastal Resources No.1]

**LESS & EXCEPT:** THAT REAL PROPERTY REFERENCED IN THAT DEED RECORDED AT **BOOK 3077 PAGE 4160** OF THE OFFICIAL RECORDS OF WALTON COUNTY, FLORIDA, MORE PARTICULARLY DISCRIBED AS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 1, BLOCK 5, GULF SHORE MANOR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 03, PAGE 28, PUBLIC RECORDS OF WALTON COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY OF SAN JUAN AVENUE, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE ALONG THE WEST RIGHT-OF-WAY OF SAN JUAN AVENUE, NORTH A DISTANCE OF 60+/- FEET TO THE SOUTHEAST CORNER OF LOT 12, BLOCK 4, GULF SHORE MANOR;

THENCE DEPARTING SAID WEST RIGHT-OF-WAY AND ALONG THE SOUTHERN BOUNDARY OF SAID LOT 12, BLOCK 4, GULF SHORE MANOR A DISTANCE OF 135+/- FEET TO THE SOUTHWEST CORNER OF LOT 12, BLOCK 4, GULF SHORE MANOR;

THENCE SOUTH A DISTANCE OF 60+/- FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 5, GULF SHORE MANOR;

THENCE ALONG THE NORTHERN BOUNDARY OF SAID LOT 1, BLOCK 5, GULF SHORE MANOR A DISTANCE OF 135+/- FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 5, GULF SHORE MANOR, THE POINT OF BEGINNING.

[Fortis 470]

**LESS & EXCEPT:** THAT REAL PROPERTY REFERENCED IN THAT DEED RECORDED AT **BOOK 3077 PAGE 4164** OF THE OFFICIAL RECORDS OF WALTON COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 12, BLOCK 4, GULF SHORE MANOR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 03, PAGE 28, PUBLIC RECORDS OF WALTON COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY OF SAN JUAN AVENUE, SAID POINT ALSO BEING THE POINT OF COMMENCEMENT:

THENCE DEPARTING SAID WEST RIGHT-OF-WAY AND ALONG THE SOUTHERN BOUNDARY OF SAID LOT 12, BLOCK 4, GULF SHORE MANOR A DISTANCE OF 135+/- FEET TO THE SOUTHWEST CORNER OF LOT 12, BLOCK 4, GULF SHORE MANOR, ALSO BEING THE SOUTHEAST CORNER OF LOT 13, BLOCK 4, GULF SHORE MANOR, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE ALONG THE SOUTHERN BOUNDARY OF LOT 13, BLOCK 4, GULF SHORE MANOR A DISTANCE OF 135+/- FEET TO THE SOUTHWEST CORNER OF LOT 13, BLOCK 4, GULF SHORE MANOR;

THENCE SOUTH A DISTANCE OF 60+/- FEET TO THE NORTHWEST CORNER OF LOT 24, BLOCK 5, GULF SHORE MANOR;

THENCE EAST ALONG THE NORTHERN BOUNDARY OF SAID LOT 24, BLOCK 5, GULF SHORE MANOR A DISTANCE OF 135+/- FEET TO THE NORTHEAST CORNER OF SAID LOT 24, BLOCK 5, GULF SHORE MANOR, ALSO BEING THE NORTHWEST CORNER OF LOT 1, BLOCK 5, GULF SHORE MANOR;

THENCE NORTH A DISTANCE OF 60+/- FEET TO THE SOUTHWEST CORNER OF LOT 12, BLOCK 4, GULF SHORE MANOR, SAID POINT ALSO BEING THE POINT OF BEGINNING.

[Fortis 069]

**LESS & EXCEPT:** THAT REAL PROPERTY REFERENCED IN THAT DEED RECORDED AT **BOOK 3107 PAGE 163** OF THE OFFICIAL RECORDS OF WALTON COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS:

Commence at a 1/2" iron rod, said point being the Northeast corner of Lot 1, Block 18, Gulf Shore Manor, according to the plat thereof as recorded in Plat Book 3, Page 28, public records of Walton County, Florida; thence North 87 degrees 24' 56" West, a distance of 134.97 feet to a 1/2" capped iron rod (LB 7421); thence North 02 degrees 24' 29" East, a distance of 59.82 feet to a 1/2" capped iron rod (LB 7584); thence South 87 degrees 32' 41" East, a distance of 135.25 feet to a 1/2" iron rod, said point being the Southeast corner of Lot 12, Block 15, Gulf Shore Manor; thence South 02 degrees 40' 08" West, a distance of 60.12 feet to the Point of Beginning.

**LESS & EXCEPT:** THAT REAL PROPERTY REFERENCED IN THAT DEED RECORDED AT **BOOK 3115 PAGE 1042** OF THE OFFICIAL RECORDS OF WALTON COUNTY, FLORIDA, MORE PARTICULARLY DISCRIBED AS:

**Lot 8, Block A, SEA WALK SUBDIVISION, a Resubdivision of a portion of Gulf Shore Manor, as recorded in Plat Book 9, pages 3-A and 3-B, of the Public Records of Walton County, Florida.**

**LESS & EXCEPT:** THAT REAL PROPERTY REFERENCED IN THAT DEED RECORDED AT **BOOK 3139 PAGE 1887** OF THE OFFICIAL RECORDS OF WALTON COUNTY, FLORIDA, MORE PARTICULARLY DISCRIBED AS:

**Lot 1, in Block B, according to the plat of Sea Walk Subdivision, as recorded in Plat Book 9, Page 3, in the Office of the Clerk of the Circuit Court of Walton County, Florida.**

**LESS & EXCEPT:** THAT REAL PROPERTY REFERENCED IN THAT DEED RECORDED AT **BOOK 3139 PAGE 1889** OF THE OFFICIAL RECORDS OF WALTON COUNTY, FLORIDA, MORE PARTICULARLY DISCRIBED AS:

**Unit 7, THE BEACONS, a Condominium, according to the plat thereof as recorded in Plat Book 1, Page 47; together with an undivided interest in the common elements appurtenant to said unit as described in the Declaration of Condominium of THE BEACONS, a Condominium recorded in Official Records Book 295, at Pages 789 through 851, inclusive, as amended from time to time, all of the Public Records of Walton County, Florida, subject however, to the Obligations, Duties, Agreements, Covenants, Restrictions, and Conditions stated therein in exhibits thereto.**

**LESS & EXCEPT:** THAT REAL PROPERTY REFERENCED IN THAT DEED RECORDED AT **BOOK 3139 PAGE 1893** OF THE OFFICIAL RECORDS OF WALTON COUNTY, FLORIDA, MORE PARTICULARLY DISCRIBED AS:

**Unit No. 4 of THE BEACONS, a condominium, according to the Declaration of Condominium recorded in O.R. Book 295, Page 789, and Condominium Plat Book 1, Page 47, of the Public Records of Walton County, Florida, together with an undivided interest in the common elements, if any, appurtenant thereto and subject to and in accordance with the covenants, conditions.**

**Being the same property deeded to Kat A. Semrau, dated June 2, 2008, recorded in Records Book 2795, Page 218 Public Records of Walton County, Florida.  
Parcel ID Number: 14-38-19-25180-000-0040**

**LESS & EXCEPT:** THAT REAL PROPERTY REFERENCED IN THAT DEED RECORDED AT **BOOK 3141 PAGE 4215** OF THE OFFICIAL RECORDS OF WALTON COUNTY, FLORIDA, MORE PARTICULARLY DISCRIBED AS:

**UNIT 5, OF THE BEACONS, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OR BOOK 295, PAGE 789, AND CONDOMINIUM PLAT BOOK 1, PAGE 47, OF THE PUBLIC RECORDS OF WALTON COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS , IF ANY, APPURTENANT THERETO, AND SUBJECT TO AND IN ACCORDANCE WITH THE COVENANTS, CONDITIONS, RESTRICTIONS, TERMS AND OTHER PROVISIONS OF SAID DECLARATION.**

**LESS & EXCEPT:** THAT REAL PROPERTY REFERENCED IN THAT DEED RECORDED AT **BOOK 3150 PAGE 3084** OF THE OFFICIAL RECORDS OF WALTON COUNTY, FLORIDA, MORE PARTICULARLY DISCRIBED AS:

Lot 4, Oceanside Subdivision, according to the plat thereof as recorded in Plat Book 9, Page 46, of the public records of Walton County, Florida.

together with

**THE WEST ONE-HALF OF THE FOLLOWING DESCRIBED PARCEL:**

BEGIN AT AN IRON ROD #3420 AT THE SOUTHEAST CORNER OF LOT 3, BLOCK 20, GULF SHORE MANOR, AS RECORDED IN PLAT BOOK 3, PAGE 28, WALTON COUNTY, FLORIDA, THENCE SOUTH 01 DEGREE 56 MINUTES WEST ALONG THE WESTERLY RIGHT-OF-WAY OF SAN JUAN AVENUE AND THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 3, A DISTANCE OF 375 FEET, MORE OR LESS, TO THE WATER'S EDGE OF THE GULF OF MEXICO; THENCE WESTERLY ALONG SAID WATER'S EDGE A DISTANCE OF 100 FEET, MORE OR LESS, TO A POINT WHICH IS SOUTH 01 DEGREE 56 MINUTES WEST OF THE SOUTHWEST CORNER OF LOT 4 IN AFOREMENTIONED BLOCK 20, SAID POINT BEING ON THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 4; THENCE NORTH 01 DEGREE 56 MINUTES EAST A DISTANCE OF 401 FEET, MORE OR LESS, TO AN IRON PIPE AT THE SOUTHWEST CORNER OF SAID LOT 4; THENCE SOUTH 70 DEGREE 28 MINUTES 45 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOTS 3 & 4, A DISTANCE OF 112.99 FEET TO THE POINT OF BEGINNING; LESS AND EXCEPT ALL OF LOT 3 AND 4, OCEANSIDE SUBDIVISION, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 46, PUBLIC RECORDS OF WALTON COUNTY, FLORIDA.

SUBJECT TO RESTRICTIONS, LIMITATIONS AND EASEMENTS OF RECORD.

**LESS & EXCEPT:** THAT REAL PROPERTY REFERENCED IN THAT DEED RECORDED AT **BOOK 3152 PAGE 3503** OF THE OFFICIAL RECORDS OF WALTON COUNTY, FLORIDA, MORE PARTICULARLY DISCRIBED AS:

Condominium Unit No. 2, of the Beacons, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 295, Page 789, of the Public Records of Walton County, Florida, together with an undivided interest in the common elements, if any, appurtenant thereto, and subject to and in accordance with the covenants, conditions, restrictions, terms and other provisions of said Declaration. (the "Subject Property")

**LESS & EXCEPT:** THAT REAL PROPERTY REFERENCED IN THAT DEED RECORDED AT **BOOK 3153 PAGE 1236** OF THE OFFICIAL RECORDS OF WALTON COUNTY, FLORIDA, MORE PARTICULARLY DISCRIBED AS:

**ALL OF LOT 7, BLOCK A, SEA WALK SUBDIVISION, ACCORDING TO PLAT RECORDED IN PLAT BOOK 9, PAGE 3, OF THE PUBLIC RECORDS OF WALTON COUNTY, FLORIDA, INCLUDING ANY PORTION THEREOF LYING LANDWARD OF THE MEAN HIGH WATER LINE.**

Parcel ID Number: 23-35-19-25100-00A-0070

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**LESS & EXCEPT:** THAT REAL PROPERTY REFERENCED IN THAT DEEDS RECORDED AT **BOOK 3155 PAGE 4114 & BOOK 3155 PAGE 4118** OF THE OFFICIAL RECORDS OF WALTON COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS:

All that property lying within the Southerly extensions of the East and West lot lines of Lots 3 and 4 of Sanctuary of Seagrove, according to the plat thereof recorded in Plat Book 20, Page 76, of the Public Records of Walton County, Florida to the Gulf of Mexico.

**LESS AND EXCEPT** the following:

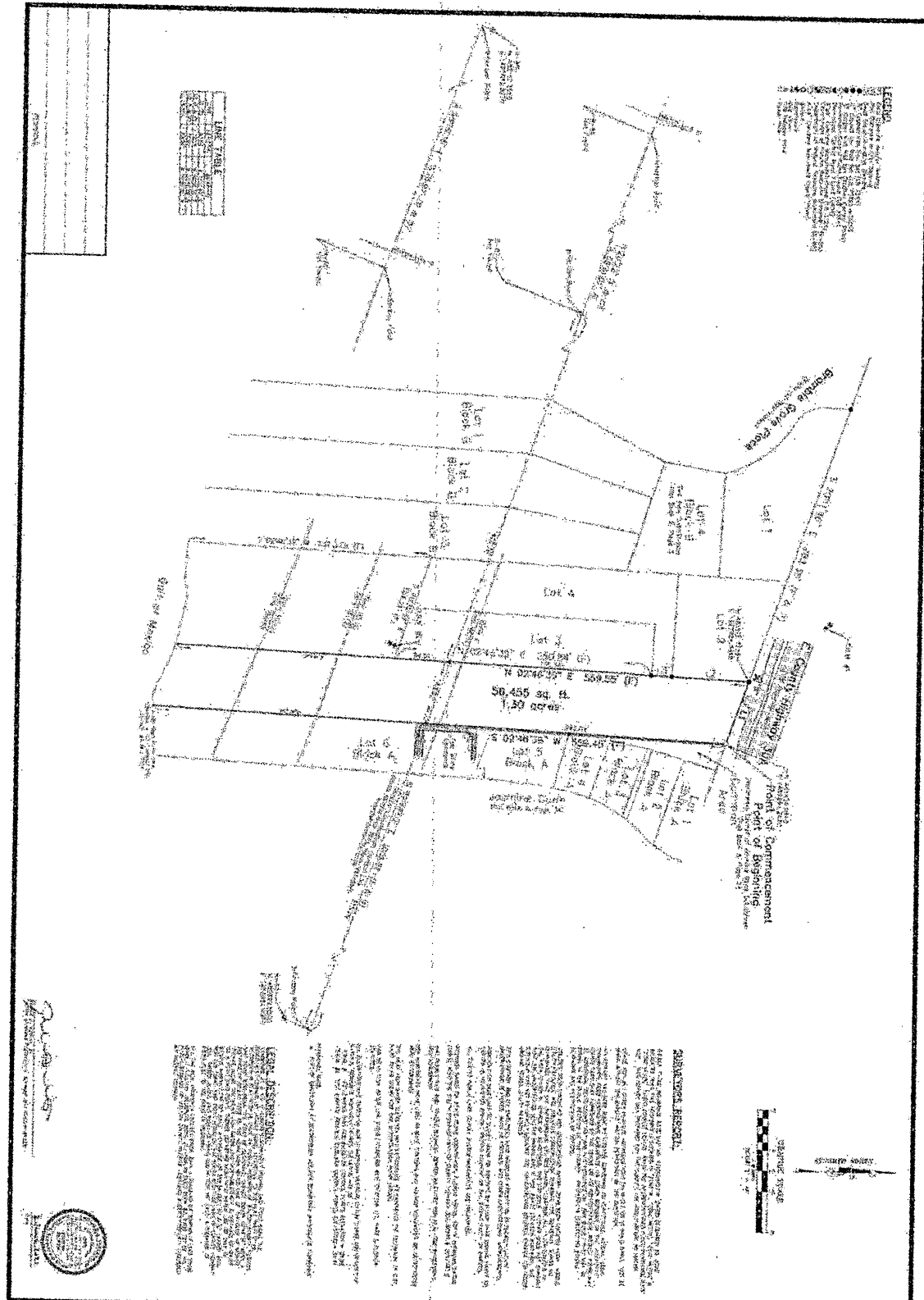
Commence at a 1/2" capped iron rod (LB 7584), said point being the Southeast corner of Lot 9, Block 18, Gulf Shore Manor, according to the plat thereof as recorded in Plat Book 3, Page 28, of the Public Records of Walton County, Florida, said point also being the Point of Beginning; thence South 02 degrees 46' 39" West, a distance of 114.83 feet to a point, thence North 70 degrees 32'32" West, a distance of 104.21 feet to a point; thence North 02 degrees 46'39" East, a distance of 114.83 feet to a 1/2" capped iron rod (LB 7584), said point being the Southwest Corner of Lot 9, Block 18, Gulf Shore Manor; thence along the South line of said Lot 9, Block 18, South 70 degrees 32'32" East, a distance of 104.21 feet to the Point of Beginning.

**ALSO LESS AND EXCEPT** the following:

Commence at a 1/2" capped iron rod (LB7584), said point being in the intersection of the West boundary of Montego Avenue and the South Right of Way East Highway 30A; thence along said West boundary South 02 degrees 46' 39" West, a distance of 327.42 feet to a point, said point being the southern boundary of Gulf Shore Beach also being the North boundary of a Bathing Beach and the Point of Beginning; thence South 02 degrees 46' 39" West, a distance of 18.71 feet to a point; thence departing said West boundary of Montego Avenue, North 70 degrees 32' 32" West, a distance of 104.20 feet; thence North 02 degrees 46'39" East, a distance of 18.71 feet to a point; thence South 70 degrees 32' 32" East, a distance of 104.20 feet to the Point of Beginning.

**LESS & EXCEPT:** THAT REAL PROPERTY DESCRIBED ON THE FOLLOWING PAGES

[THE RANDER OF THIS PAGE IS INTENTIONALLY LEFT BALNK]



Lot	Area (sq. ft.)	Area (Acres)
Lot 1		
Lot 2		
Lot 3	56,455	1.30
Lot 4		
Lot 5		
Lot 6		

*Signature*  
 Surveyor



**GENERAL NOTES:**  
 1. This survey was conducted in accordance with the Florida Surveying and Mapping Act, Chapter 461, F.S., and the rules and regulations of the Board of Professional Regulation, Chapter 61B, F.A.C.  
 2. The survey was conducted using a total station and GPS receiver.  
 3. The survey was conducted on the date of [Date].  
 4. The survey was conducted by [Surveyor Name].  
 5. The survey was conducted for the purpose of [Purpose].  
 6. The survey was conducted in accordance with the Florida Surveying and Mapping Act, Chapter 461, F.S., and the rules and regulations of the Board of Professional Regulation, Chapter 61B, F.A.C.  
 7. The survey was conducted using a total station and GPS receiver.  
 8. The survey was conducted on the date of [Date].  
 9. The survey was conducted by [Surveyor Name].  
 10. The survey was conducted for the purpose of [Purpose].

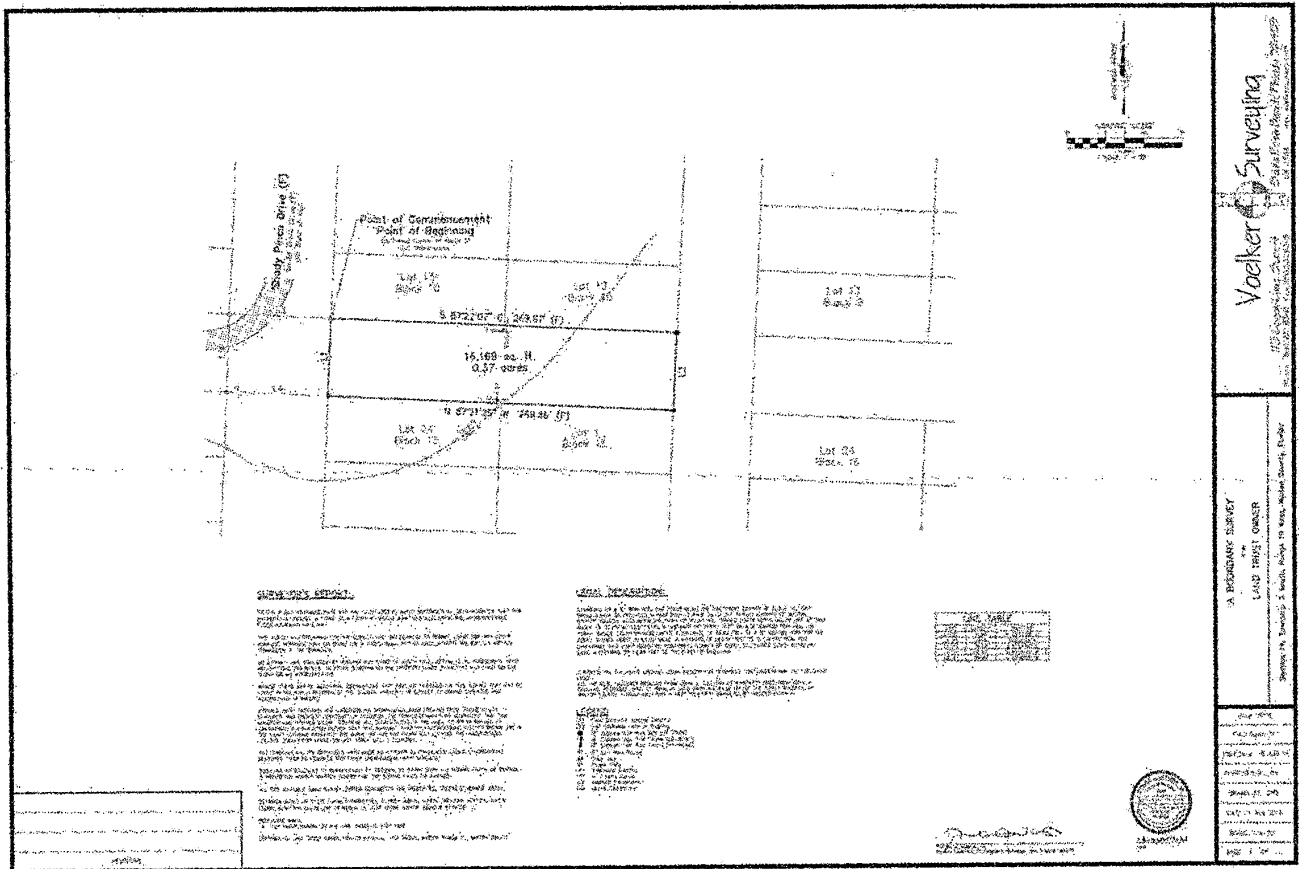


<p>1. 20210051591                  2. 3220                  3. 4385</p>	<p><b>A BOUNDARY &amp; MEAN HIGH WATER LINE SURVEY</b>                  FOR  <b>PETER HOWARD</b></p> <p>Section 22, Township 3 North, Range 12 West, Duval County, Florida</p>	<p><b>Voelker Surveying</b></p> <p>110 Bayview Lane, Suite 4                  Daytona Beach, Florida 32119                  Phone: 386-255-8300 Fax: 386-255-8301                  www.voelkersurveying.com</p>
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**GENERAL NOTES:**

1. This map was prepared by the undersigned surveyor from a field sketch and other data furnished by the owner of the land shown hereon. It is not intended to be a final map and should not be used for any purpose other than that for which it was prepared.

2. The survey was made on the 15th day of August, 1924, and the bearings and distances were taken from the Point of Commencement and Point of Beginning shown hereon.

3. The area shown hereon is subject to the rights of the State of Oregon in and to the public lands of the United States.

4. The survey was made in accordance with the provisions of the Act of March 3, 1879, and the Act of March 3, 1893, and the rules and regulations of the Department of the Interior.

5. The survey was made in accordance with the provisions of the Act of March 3, 1879, and the Act of March 3, 1893, and the rules and regulations of the Department of the Interior.

6. The survey was made in accordance with the provisions of the Act of March 3, 1879, and the Act of March 3, 1893, and the rules and regulations of the Department of the Interior.

7. The survey was made in accordance with the provisions of the Act of March 3, 1879, and the Act of March 3, 1893, and the rules and regulations of the Department of the Interior.

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9. The survey was made in accordance with the provisions of the Act of March 3, 1879, and the Act of March 3, 1893, and the rules and regulations of the Department of the Interior.

10. The survey was made in accordance with the provisions of the Act of March 3, 1879, and the Act of March 3, 1893, and the rules and regulations of the Department of the Interior.

**LEGAL DESCRIPTION:**

Lot 17, 100.00' x 100.00', bearing S 87° 22' 00" E, distance 100.00' from the Point of Commencement to the Point of Beginning.

Lot 18, 100.00' x 100.00', bearing S 87° 22' 00" E, distance 100.00' from the Point of Commencement to the Point of Beginning.

Lot 19, 100.00' x 100.00', bearing S 87° 22' 00" E, distance 100.00' from the Point of Commencement to the Point of Beginning.

Lot 20, 100.00' x 100.00', bearing S 87° 22' 00" E, distance 100.00' from the Point of Commencement to the Point of Beginning.

Lot 21, 100.00' x 100.00', bearing S 87° 22' 00" E, distance 100.00' from the Point of Commencement to the Point of Beginning.

Lot 22, 100.00' x 100.00', bearing S 87° 22' 00" E, distance 100.00' from the Point of Commencement to the Point of Beginning.

Lot 23, 100.00' x 100.00', bearing S 87° 22' 00" E, distance 100.00' from the Point of Commencement to the Point of Beginning.

Lot 24, 100.00' x 100.00', bearing S 87° 22' 00" E, distance 100.00' from the Point of Commencement to the Point of Beginning.

100.00'



**Voelker Surveying**  
Professional Surveyors  
1000 N. Oregon Street, Astoria, Oregon 97103  
Phone: 325-1111

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**LAND SURVEY**  
LAND TRUST OWNER

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DATE: 8/15/24  
BY: [Signature]  
PAGE: 1 OF 1





