

File # 2023011060, OR BK: 4660 PG: 688, Pages: 1 of 17, Recorded 2/24/2023 at 12:29 PM,  
Bill Kinsaul, Clerk Bay County, Florida Deputy Clerk KP Trans # 1843364

File # 2023010898, OR BK: 4659 PG: 2385, Pages: 1 of 17, Recorded 2/24/2023 at 8:47 AM,  
Bill Kinsaul, Clerk Bay County, Florida Deputy Clerk KP Trans # 1843258

Prepared by, and return to:

Jimmy C. Luke, II  
Martin Bagwell Luke, P.C.  
400 Northridge Road, Suite 1225  
Atlanta, Georgia 30350

Cross-reference:

Book 4335, Page 2326,  
Bay County, Florida records

\*\*\*  
Bay County Tax Parcel Number: ~~XXXXXXXXXX~~ 34783-010-005

QUITCLAIM DEED  
2023

\*\*\*\*  
This Quitclaim Deed is effective ~~January 22, 2022~~ <sup>February 22, 2023</sup> by and between 360 PANAMA  
FLATS, LLC, a Georgia limited liability company, whose mailing address is 3284 Northside  
Parkway NW, Suite 125, Atlanta, Georgia 30327 ("360 Panama"), and GRAND PANAMA  
BEACH RESORT CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit  
corporation, whose mailing address is 11800 Front Beach Road - Office, Panama City Beach,  
Florida 32407 (the "Association").

This Property (as hereinafter defined) is not the homestead of 360 Panama.

WITNESSTH, that 360 Panama, for and in consideration of the sum of Ten and No/100  
Dollars (\$10.00), and other valuable considerations, the receipt whereof is hereby acknowledged,  
hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Association,  
all that certain land lying in Bay County, Florida and described on Exhibit A attached hereto and  
incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD, the Property unto the Association and its successors and  
assigns forever.

360 Panama makes this conveyance in compliance with Section 7 of that certain Amended  
and Restated Ingress/Egress Easement Agreement dated December 9, 2020 and recorded on  
December 10, 2020 in O.R. Book 4335, Page 2326, Public Records of Bay County, Florida (the  
"Ingress/Egress Easement Agreement"). The Association confirms that this Quitclaim Deed  
complies with the requirements of such Section 7.

\*\*\* re-recorded to update the Bay County Tax Parcel Number

\*\*\*\* re-recorded to update the year of the dated document

The conveyance is subject to the following:

- (1) All matters of record and to all matters that would be shown on an accurate survey and current inspection of the Property. 360 Panama makes no warranty, express, implied or otherwise as to its title, if any, to the Property or the condition of the Property, which is conveyed as "AS-IS, WHERE-IS AND WITH ALL FAULTS" without representation or warranty of any kind. For the avoidance of doubt, the Property shall remain subject to and encumbered by the terms and conditions of the Fire Lane Easement (as such term is defined in the Ingress/Egress Easement Agreement) referenced in Section 4 of the Ingress/Egress Easement Agreement.
- (2) The Property shall only be used for vehicular parking and as an access drive. This restriction is for the benefit of 360 Panama's property identified on Exhibit B attached hereto and incorporated herein by reference (the "360 Panama Property").
- (3) No building or any other vertical structure shall be erected or maintained on any portion of the Property. This restriction is for the benefit of the 360 Panama Property.
- (4) The fire lane located within the Fire Lane Easement Area (as defined below) shall remain free, unimpeded and clear at all times and shall not be relocated by the Association. In the event that the Fire Lane Easement Area is blocked for any reason whatsoever, the owner of the 360 Panama Property shall have the immediate right, without any prior notice to the Association, to clear any such blockage (including towing any vehicles) at the sole cost and expense of the Association. This restriction is for the benefit of the 360 Panama Property.
- (5) 360 Panama reserves a permanent, perpetual, non-exclusive easement for the benefit of the 360 Panama Property over, through, and across the Property for the purpose of (i) connecting to and/or installing utilities to serve the 360 Panama Property and (ii) using, maintaining, repairing, relocating, and replacing such utilities, but such use shall not diminish the use of nor decrease the number of parking spaces then-located on the Property.
- (6) 360 Panama retains and reserves the use of the Property as acreage for the purpose of any density requirements for the 360 Panama Property, and in no event shall the Property be used by the Association or any successor or assign as acreage for the purpose of any density requirements. This reservation is for the benefit of the 360 Panama Property.
- (7) 360 Panama retains and reserves a permanent, non-exclusive easement for the benefit of the 360 Panama Property over, through, and across the

Property in the area described on Exhibit C attached hereto and incorporated herein by reference (the "Fire Lane Easement Area") for the purpose of fire lane access from the 360 Panama Property to Front Beach Road. The Association shall be responsible for all maintenance, repair, and replacement of the Fire Lane Easement Area such that the same is kept at all times (i) in good condition and state of repair, (ii) in compliance with all laws, rules, and regulations of governmental authorities exercising jurisdiction thereover, and (iii) in compliance with the terms of this Quitclaim Deed and the Ingress/Egress Easement Agreement. For the avoidance of doubt, the Fire Lane Easement Area referenced in this Quitclaim Deed is separate from, but connects with, the "Fire Lane Easement Area" referenced in that certain Ingress/Egress Easement Agreement and shown on Exhibit C attached to this Quitclaim Deed;

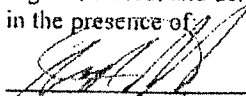
- (8) In the event the Association fails to maintain the Fire Lane Easement Area in accordance with the terms of this Quitclaim Deed and the Ingress/Egress Easement Agreement or breaches or fails to comply with the terms and conditions of this Quitclaim Deed and the Ingress/Egress Easement Agreement, 360 Panama shall have all the rights and remedies available in the Ingress/Egress Easement Agreement with respect to said failure or breach.
- (9) 360 Panama retains and reserves a non-exclusive, perpetual easement for benefit of the 360 Panama Property over, through, and across a four foot wide rectangular strip of land and a ten foot rectangular strip of land running the entire length of the western and eastern sides (respectively) of the Property currently improved with a chain link fence that is more particularly identified on Exhibit A hereto as "5' TALL CHAIN LINK FENCE." This easement is for (i) encroachment of such chain link fence and (ii) maintaining, repairing, and replacing such fence. Any such maintenance, repair, or replacement shall be at 360 Panama's expense.


[signature pages follow]

[signature page – Quitclaim Deed to Association]

IN WITNESS WHEREOF, the undersigned have executed this Quitclaim Deed as of the date first written above.

Signed, sealed, and delivered in the presence of:

  
Print Name: ANDREW KEITH

  
Print Name: CAROL GAULTNEY

360 PANAMA

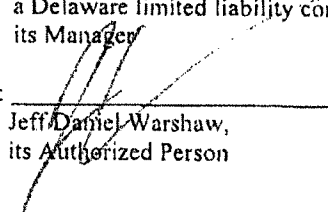
360 Panama Flats, LLC,  
a Georgia limited liability company

By: 360 Panama Flats Member, LLC,  
a Delaware limited liability company,  
its Sole Member

By: 360 MG Panama Flats, LLC,  
a Georgia limited liability company,  
its Managing Member

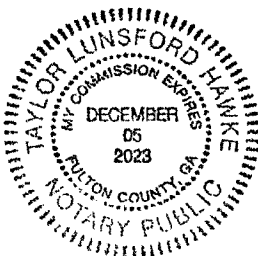
By: WB Panama Flats Holdings, LLC,  
a Georgia limited liability company,  
its Manager


By: Warsaw Residential, LLC,  
a Delaware limited liability company,  
its Manager

By:   
Jeff Daniel Warsaw,  
its Authorized Person

STATE OF GEORGIA  
COUNTY OF FULTON

The foregoing instrument was acknowledged before me this 23 day of January, 2023, by Jeff Daniel Warsaw, as Authorized Person of Warsaw Residential, LLC, a Delaware limited liability company, the Manager of WB Panama Flats Holdings, LLC, a Georgia limited liability company, the Manager of 360 MG Panama Flats, LLC, a Georgia limited liability company, the Managing Member of 360 Panama Flats Member, LLC, a Delaware limited liability company, the Sole Member of **360 PANAMA FLATS, LLC**, a Georgia limited liability company, on behalf of the company. He appeared before me by means of: online notarization, or  physical presence and is  personally known to me, or has produced \_\_\_\_\_ as identification.



  
Name: Taylor Hawke  
Notary Public – State of Georgia

[signature page – Quitclaim Deed to Association]

Signed, sealed and delivered in the presence of:

ASSOCIATION

Nancy Stovall  
Printed Name: NANCY STOVALL

Grand Panama Beach Resort Condominium Association, Inc., a Florida not-for-profit corporation

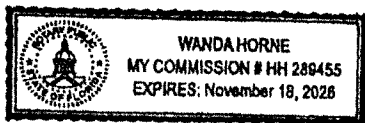
Woody Junot  
Printed Name: Woody Junot

By: Frank Booke  
Printed Name: FRANK BOOKE  
Title: PRESIDENT

[CORPORATE SEAL]

STATE OF FLORIDA  
COUNTY OF Bay

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of January, 2023, by Frank Booke, as President of GRAND PANAMA BEACH RESORT CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit, on behalf of the corporation. He/she appeared before me by means of:  online notarization, or  physical presence and is  personally known to me, or  has produced \_\_\_\_\_ as identification.



Wanda Horne  
Printed Name: Wanda Horne  
Notary Public – State of Florida  
My commission expires: 11-18-26  
Commission number: HH 289455

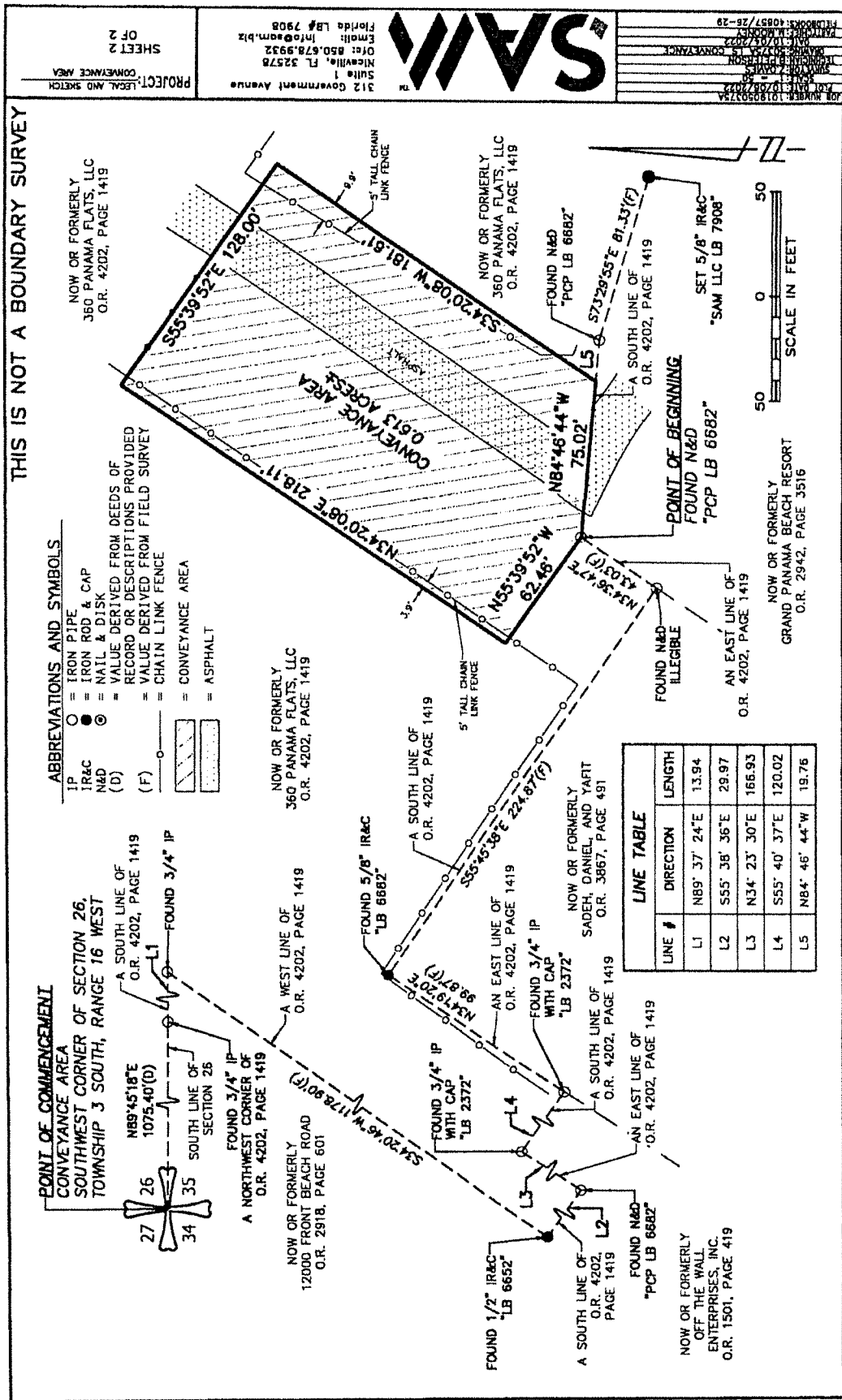
**Exhibit A**  
**Legal Description – Property**

*(see attached one (1) legal and sketch of description totaling two (2) pages)*

A PORTION OF THAT PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 4202, PAGE 1419 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA, LYING IN SECTION 35, TOWNSHIP 3 SOUTH, RANGE 16 WEST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 16 WEST, BAY COUNTY, FLORIDA. FROM SAID POINT OF COMMENCEMENT, ALONG THE SOUTH LINE OF SAID SECTION, RUN NORTH 89 DEGREES 45 MINUTES 18 SECONDS EAST, A DISTANCE OF 1,075.40 FEET TO A FOUND 3/4 INCH IRON PIPE MARKING A NORTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 4202, PAGE 1419 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA; THENCE LEAVING SAID SOUTH LINE, ALONG A SOUTH LINE OF SAID PARCEL, RUN NORTH 89 DEGREES 37 MINUTES 24 SECONDS EAST, A DISTANCE OF 13.94 FEET TO A FOUND 3/4 INCH IRON PIPE; THENCE LEAVING SAID SOUTH LINE, ALONG A WEST LINE OF SAID PARCEL, RUN SOUTH 34 DEGREES 20 MINUTES 46 SECONDS WEST, A DISTANCE OF 1,178.90 FEET TO A FOUND 1/2 INCH IRON ROD AND CAP STAMPED LB 6652; THENCE LEAVING SAID WEST LINE, ALONG A SOUTH LINE OF SAID PARCEL, RUN SOUTH 55 DEGREES 38 MINUTES 36 SECONDS EAST, A DISTANCE OF 29.97 FEET TO A FOUND NAIL AND DISK STAMPED LB 6682; THENCE LEAVING SAID SOUTH LINE, ALONG AN EAST LINE OF SAID PARCEL, RUN NORTH 34 DEGREES 23 MINUTES 30 SECONDS EAST, A DISTANCE OF 166.93 FEET TO A FOUND 3/4 INCH IRON PIPE WITH A CAP STAMPED LB 2372; THENCE LEAVING SAID EAST LINE, ALONG A SOUTH LINE OF SAID PARCEL, SOUTH 55 DEGREES 40 MINUTES 37 SECONDS EAST, A DISTANCE OF 120.02 FEET TO A FOUND 3/4 INCH IRON PIPE WITH A CAP STAMPED LB 2372; THENCE LEAVING SAID SOUTH LINE, ALONG AN EAST LINE OF SAID PARCEL, RUN NORTH 34 DEGREES 19 MINUTES 20 SECONDS EAST, A DISTANCE OF 99.87 FEET TO A FOUND 5/8 INCH IRON ROD AND CAP STAMPED LB 6682; THENCE LEAVING SAID EAST LINE, ALONG A SOUTH LINE OF SAID PARCEL, RUN SOUTH 55 DEGREES 45 MINUTES 38 SECONDS EAST, A DISTANCE OF 224.87 FEET TO A FOUND NAIL AND DISK; THENCE LEAVING SAID SOUTH LINE, ALONG AN EAST LINE OF SAID PARCEL, RUN NORTH 34 DEGREES 36 MINUTES 47 SECONDS EAST, A DISTANCE OF 43.03 FEET TO A FOUND NAIL AND DISK STAMPED PCP LB 6682 AND THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING, LEAVING SAID EAST LINE, RUN NORTH 55 DEGREES 39 MINUTES 52 SECONDS WEST, A DISTANCE OF 62.46 FEET; THENCE NORTH 34 DEGREES 20 MINUTES 08 SECONDS EAST, A DISTANCE OF 218.11 FEET; THENCE SOUTH 55 DEGREES 39 MINUTES 52 SECONDS EAST, A DISTANCE OF 128.00 FEET; THENCE SOUTH 34 DEGREES 20 MINUTES 08 SECONDS WEST, A DISTANCE OF 181.61 FEET TO A POINT LYING ON A SOUTH LINE OF SAID PARCEL; THENCE ALONG SAID SOUTH LINE, RUN NORTH 84 DEGREES 46 MINUTES 44 SECONDS WEST, A DISTANCE OF 75.02 FEET TO THE POINT OF BEGINNING, CONTAINING 0.613 ACRES, MORE OR LESS.





**Exhibit B**  
**Legal Description – 360 Panama’s Property**

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN SECTIONS 26 AND 35, TOWNSHIP 3 SOUTH, RANGE 16 WEST, BAY COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 16 WEST, BAY COUNTY, FLORIDA FROM SAID POINT OF COMMENCEMENT, ALONG THE SOUTH LINE OF SAID SECTION 26, RUN NORTH 89 DEGREES 45 MINUTES 18 SECONDS EAST A DISTANCE OF 1,075.40 FEET TO A FOUND 3/4 INCH IRON PIPE AND THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING, LEAVING SAID SOUTH LINE, RUN THE FOLLOWING COURSES: RUN NORTH 00 DEGREES 16 MINUTES 52 SECONDS WEST, A DISTANCE OF 13.08 FEET TO A FOUND 1/2 INCH IRON ROD AND CAP STAMPED LB 6682; THENCE SOUTH 89 DEGREES 48 MINUTES 51 SECONDS EAST, A DISTANCE OF 30.55 FEET TO A FOUND 5/8 INCH IRON ROD; THENCE NORTH 00 DEGREES 28 MINUTES 15 SECONDS EAST, A DISTANCE OF 29.87 FEET TO A FOUND 5/8 IRON ROD; THENCE SOUTH 89 DEGREES 20 MINUTES 37 SECONDS EAST, A DISTANCE OF 6.36 FEET TO A FOUND 5/8 INCH IRON ROD; THENCE SOUTH 85 DEGREES 59 MINUTES 39 SECONDS EAST, A DISTANCE OF 34.85 FEET TO A FOUND 1/2 INCH IRON ROD AND CAP STAMPED LB 6682; THENCE SOUTH 04 DEGREES 00 MINUTES 27 SECONDS WEST, A DISTANCE OF 29.94 FEET TO A SET 5/8 INCH IRON ROD AND CAP STAMPED SAM LLC LB 7908; THENCE SOUTH 86 DEGREES 03 MINUTES 40 SECONDS EAST, A DISTANCE OF 29.96 FEET TO A FOUND 1/2 INCH IRON ROD AND CAP STAMPED LB 6682; THENCE NORTH 04 DEGREES 00 MINUTES 27 SECONDS EAST, A DISTANCE OF 29.94 FEET TO A FOUND 1/2 INCH IRON ROD AND CAP STAMPED LB 6682; THENCE SOUTH 86 DEGREES 00 MINUTES 57 SECONDS EAST, A DISTANCE OF 107.09 FEET TO A FOUND NAIL AND DISK STAMPED LB 6682 ON A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 56.50 FEET; THENCE ALONG SAID CURVE CONCAVE TO THE NORTHEAST, THENCE RUN SOUTHEASTERLY, AN ARC DISTANCE OF 71.47 FEET THROUGH A CENTRAL ANGLE OF 72 DEGREES 28 MINUTES 39 SECONDS (CHORD OF SAID ARC BEARING SOUTH 40 DEGREES 21 MINUTES 22 SECONDS EAST, A CHORD DISTANCE OF 66.80 FEET) TO A FOUND 1/2 INCH IRON ROD AND CAP STAMPED LB 6682; THENCE SOUTH 76 DEGREES 33 MINUTES 37 SECONDS EAST, A DISTANCE OF 29.11 FEET TO A FOUND 4 INCH SQUARE CONCRETE MONUMENT STAMPED DRMP LB 2648 ON A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 32.00 FEET; THENCE ALONG SAID CURVE CONCAVE TO THE SOUTHWEST, THENCE RUN SOUTHEASTERLY, AN ARC DISTANCE OF 18.98 FEET THROUGH A CENTRAL ANGLE OF 33 DEGREES 59 MINUTES 09 SECONDS (CHORD OF SAID ARC BEARING SOUTH 59 DEGREES 47 MINUTES 12 SECONDS EAST, A CHORD DISTANCE OF 18.70 FEET) TO A FOUND NAIL AND DISK STAMPED PCP LB 6682 ON A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 349.10 FEET; THENCE ALONG SAID CURVE CONCAVE TO THE SOUTHEAST, THENCE RUN NORTHEASTERLY, AN ARC DISTANCE OF 201.61 FEET THROUGH A CENTRAL ANGLE OF 33 DEGREES 05 MINUTES 22 SECONDS (CHORD OF SAID ARC BEARING NORTH 22 DEGREES 39 MINUTES 55 SECONDS EAST, A CHORD DISTANCE OF 198.82 FEET) TO A FOUND 4 INCH SQUARE CONCRETE MONUMENT STAMPED DRMP LB 2648 ON A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 65.39 FEET; THENCE ALONG SAID CURVE CONCAVE TO THE NORTHWEST, THENCE RUN NORTHEASTERLY, AN ARC DISTANCE OF 25.44 FEET THROUGH A CENTRAL ANGLE OF 22 DEGREES 17 MINUTES 32 SECONDS (CHORD OF SAID ARC BEARING NORTH 27 DEGREES 54 MINUTES 01 SECOND EAST, A CHORD DISTANCE OF 25.28 FEET) TO A FOUND 4 INCH SQUARE CONCRETE MONUMENT STAMPED DRMP LB 2648; THENCE CONTINUE NORTH 16 DEGREES 47 MINUTES 07 SECONDS EAST, A DISTANCE OF 39.37 FEET TO A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 105.00 FEET; THENCE ALONG SAID CURVE CONCAVE TO THE EAST, THENCE RUN NORTHERLY, AN ARC DISTANCE OF 18.17 FEET THROUGH A CENTRAL ANGLE OF 09 DEGREES 54 MINUTES 57 SECONDS (CHORD OF SAID ARC BEARING NORTH 22 DEGREES 02 MINUTES 15 SECONDS EAST, A CHORD DISTANCE OF 18.15 FEET); THENCE NORTH 26 DEGREES 47 MINUTES 26 SECONDS EAST, A DISTANCE OF 58.92 FEET TO A FOUND 5/8 INCH IRON ROD; THENCE NORTH 34 DEGREES 22 MINUTES 33 SECONDS EAST, A DISTANCE OF 75.11 FEET TO A FOUND NAIL AND DISK STAMPED LB 6682 ON THE SOUTH RIGHT OF WAY LINE OF MIDDLE BEACH ROAD (100 FOOT RIGHT OF WAY); THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, RUN SOUTH 55 DEGREES 39 MINUTES 33 SECONDS EAST, A DISTANCE OF 177.52 FEET TO A

[legal description continues on following page]

FOUND 3/4 INCH IRON PIPE; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE, RUN SOUTH 89 DEGREES 11 MINUTES 00 SECONDS WEST, A DISTANCE OF 68.63 FEET TO A FOUND 5/8 INCH IRON ROD AND CAP STAMPED DRMP LB 2648; THENCE SOUTH 32 DEGREES 48 MINUTES 34 SECONDS WEST, A DISTANCE OF 246.18 FEET TO A FOUND 1/2 INCH IRON ROD AND CAP STAMPED LB 6682; THENCE SOUTH 12 DEGREES 36 MINUTES 08 SECONDS WEST, A DISTANCE OF 98.68 FEET TO A FOUND 1/2 INCH IRON ROD AND CAP STAMPED LB 6682; THENCE SOUTH 02 DEGREES 05 MINUTES 11 SECONDS EAST, A DISTANCE OF 104.95 FEET TO A FOUND 1/2 INCH IRON ROD AND CAP STAMPED LB 6682 ON A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 124.26 FEET; THENCE ALONG SAID CURVE CONCAVE TO THE SOUTHWEST, THENCE RUN SOUTHEASTERLY, AN ARC DISTANCE OF 133.48 FEET THROUGH A CENTRAL ANGLE OF 61 DEGREES 32 MINUTES 54 SECONDS (CHORD OF SAID ARC BEARING SOUTH 60 DEGREES 49 MINUTES 59 SECONDS EAST, A CHORD DISTANCE OF 127.16 FEET) TO A FOUND 1/2 INCH IRON ROD AND CAP STAMPED LB 6682; THENCE NORTH 82 DEGREES 01 MINUTE 07 SECONDS EAST, A DISTANCE OF 77.16 FEET TO A FOUND 1/2 INCH IRON ROD AND CAP STAMPED LB 6682; THENCE SOUTH 55 DEGREES 36 MINUTES 37 SECONDS EAST, A DISTANCE OF 99.71 FEET TO A FOUND NAIL AND DISK; THENCE SOUTH 34 DEGREES 18 MINUTES 11 SECONDS WEST, A DISTANCE OF 30.02 FEET TO A FOUND 5/8 INCH IRON ROD AND CAP STAMPED DRMP LB 2648; THENCE SOUTH 55 DEGREES 39 MINUTES 30 SECONDS EAST, A DISTANCE OF 131.57 FEET TO A FOUND 1/2 INCH IRON ROD AND CAP STAMPED LB 6682; THENCE NORTH 34 DEGREES 23 MINUTES 19 SECONDS EAST, A DISTANCE OF 45.52 FEET TO A FOUND 5/8 INCH IRON ROD AND CAP STAMPED DRMP LB 2648; THENCE NORTH 79 DEGREES 21 MINUTES 56 SECONDS EAST, A DISTANCE OF 31.38 FEET TO A FOUND NAIL AND DISK STAMPED LB 6682; THENCE SOUTH 55 DEGREES 39 MINUTES 03 SECONDS EAST, A DISTANCE OF 57.25 FEET TO A FOUND 5/8 INCH IRON ROD AND CAP STAMPED DRMP LB 2648; THENCE SOUTH 34 DEGREES 21 MINUTES 43 SECONDS WEST, A DISTANCE OF 976.86 FEET TO A FOUND 4 INCH SQUARE CONCRETE MONUMENT STAMPED LB 2372; THENCE NORTH 55 DEGREES 20 MINUTES 38 SECONDS WEST, A DISTANCE OF 372.81 FEET TO A SET 5/8 INCH IRON ROD AND CAP STAMPED SAM LLC LB 7908; THENCE NORTH 73 DEGREES 29 MINUTES 55 SECONDS WEST, A DISTANCE OF 81.33 FEET TO A FOUND NAIL AND DISK STAMPED PCP LB 6682; THENCE NORTH 84 DEGREES 46 MINUTES 44 SECONDS WEST, A DISTANCE OF 94.78 FEET TO A FOUND NAIL AND DISK STAMPED PCP LB 6682; THENCE SOUTH 34 DEGREES 36 MINUTES 47 SECONDS WEST, A DISTANCE OF 43.03 FEET TO A FOUND NAIL AND DISK; THENCE NORTH 55 DEGREES 45 MINUTES 38 SECONDS WEST, A DISTANCE OF 224.87 FEET TO A FOUND 5/8 INCH IRON ROD AND CAP STAMPED LB 6682; THENCE SOUTH 34 DEGREES 19 MINUTES 20 SECONDS WEST, A DISTANCE OF 99.87 FEET TO A FOUND 3/4 INCH IRON PIPE WITH CAP STAMPED LB 2372; THENCE NORTH 55 DEGREES 40 MINUTES 37 SECONDS WEST, A DISTANCE OF 120.02 FEET TO A FOUND 3/4 INCH IRON PIPE WITH CAP STAMPED LB 2372; THENCE SOUTH 34 DEGREES 23 MINUTES 30 SECONDS WEST, A DISTANCE OF 166.93 FEET TO A FOUND NAIL AND DISK STAMPED PCP LB 6682 ON THE NORTH RIGHT OF WAY LINE OF FRONT BEACH ROAD (66 FOOT RIGHT OF WAY); THENCE ALONG SAID NORTH RIGHT OF WAY LINE, RUN NORTH 55 DEGREES 38 MINUTES 36 SECONDS WEST, A DISTANCE OF 29.97 FEET TO A FOUND 1/2 INCH IRON ROD AND CAP STAMPED LB 6682; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, RUN NORTH 34 DEGREES 20 MINUTES 46 SECONDS EAST, A DISTANCE OF 1178.90 FEET TO A FOUND 3/4 INCH IRON PIPE; THENCE SOUTH 89 DEGREES 37 MINUTES 24 SECONDS WEST, A DISTANCE OF 13.94 FEET TO THE POINT OF BEGINNING

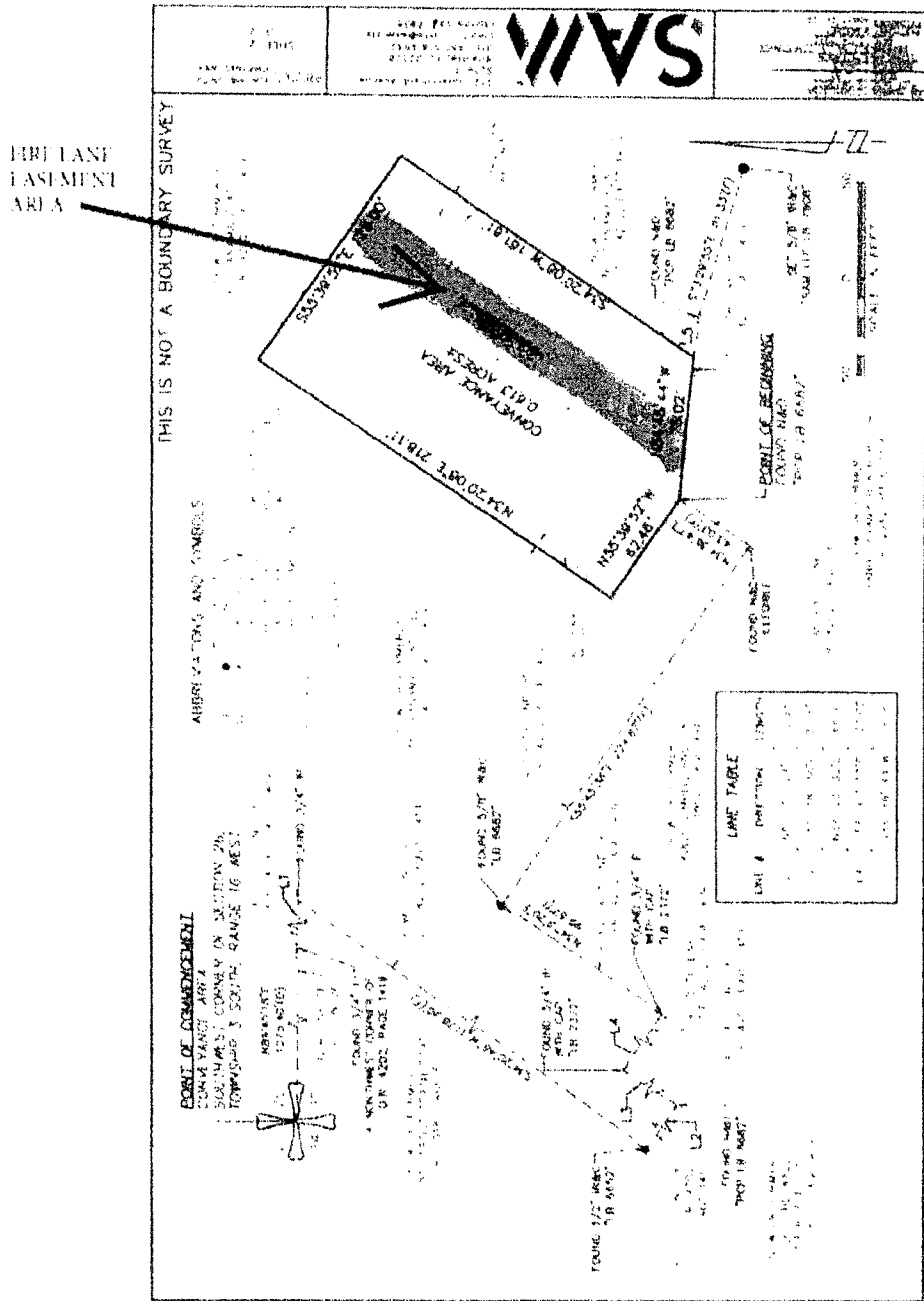
Less and except:

A PORTION OF THAT PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 4202, PAGE 1419 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA, LYING IN SECTION 35, TOWNSHIP 3 SOUTH, RANGE 16 WEST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

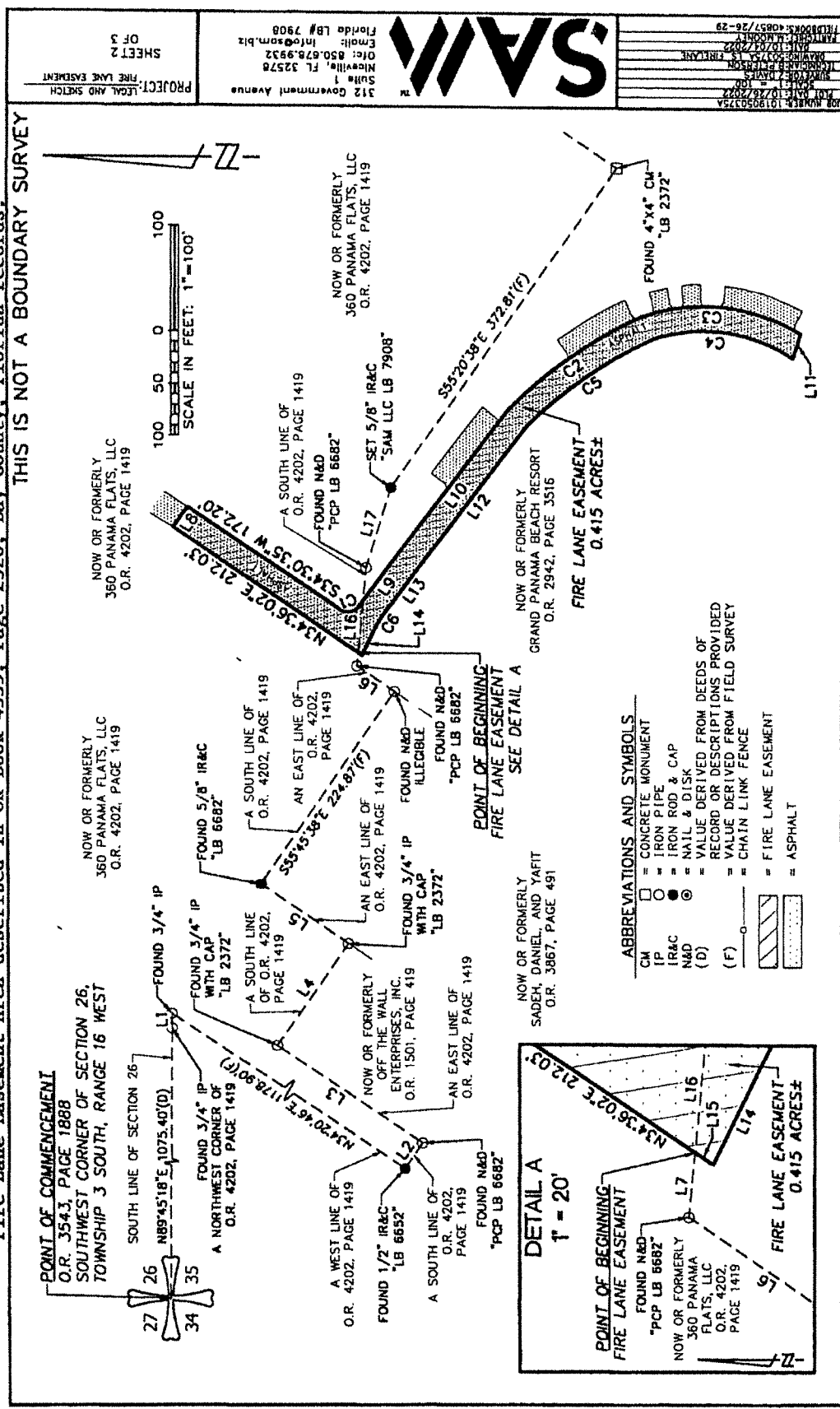
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### Exhibit C Legal Description – Fire Lane Easement Area



Fire Lane Easement Area described in OR Book 4335, Page 2326, Bay County, Florida records.  
THIS IS NOT A BOUNDARY SURVEY



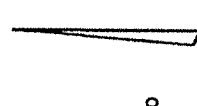
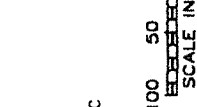
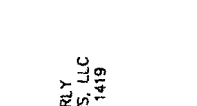
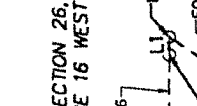
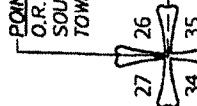
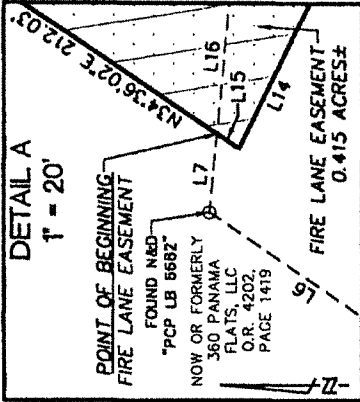
PROJECT: FIRE LANE EASEMENT  
LEGAL AND SKETCH  
SHEET 2 OF 3

312 Government Avenue  
Merrillville, FL 32578  
Office: 850.678.9932  
Email: info@sam.biz  
Florida LB# 7908

**SAM**

FOR NUMBER: 1018950325A  
NOT DATE: 10/28/2022  
DATE: 10/27/2022  
TIME: 10:27:22  
FILE: 1018950325A  
DRAWN BY: J. BIRNBAUM  
CHECKED BY: J. BIRNBAUM  
DATE: 10/27/2022  
TIME: 10:27:22  
FILE: 1018950325A  
DRAWN BY: J. BIRNBAUM  
CHECKED BY: J. BIRNBAUM  
DATE: 10/27/2022  
TIME: 10:27:22  
FILE: 1018950325A

- ABBREVIATIONS AND SYMBOLS
- = CONCRETE MONUMENT
  - CM = IRON PIPE
  - IP = IRON ROD & CAP
  - IR&C = NAIL & DISK
  - N&D = VALUE DERIVED FROM DEEDS OF RECORD OR DESCRIPTIONS PROVIDED
  - (D) = VALUE DERIVED FROM FIELD SURVEY
  - (F) = CHAIN LINK FENCE
  - ▨ = FIRE LANE EASEMENT
  - ▤ = ASPHALT



THIS IS NOT A BOUNDARY SURVEY

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N89° 37' 24"E	13.94
L2	S55° 38' 36"E	29.97
L3	N34° 23' 30"E	166.93
L4	S55° 40' 37"E	120.02
L5	N34° 19' 20"E	98.87
L6	N34° 36' 47"E	43.03
L7	S84° 46' 44"E	12.50
L8	S55° 39' 52"E	23.90
L9	S53° 52' 56"E	59.23

LINE TABLE		
LINE #	DIRECTION	LENGTH
L10	S53° 38' 44"E	178.98
L11	N71° 57' 38"W	24.27
L12	N53° 38' 41"W	178.98
L13	N53° 35' 25"W	36.68
L14	N64° 27' 42"W	24.93
L15	N34° 36' 02"E	4.10
L16	N84° 46' 44"W	94.78
L17	S73° 29' 55"E	81.33

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	13.35	88°59'44"	20.74	S2°52'07"E	18.72
C2	393.62	22°38'25"	155.54	S35°39'53"E	154.53
C3	176.87	51°00'39"	157.47	S5°40'06"W	152.32
C4	153.33	52°44'00"	141.12	N6°52'07"E	136.19
C5	374.79	21°47'43"	142.57	N35°27'35"W	141.71
C6	161.33	11°40'04"	32.85	N57°41'18"W	32.80

JOB NUMBER: 1019050375A  
 PLOT DATE: 10/28/2022  
 SCALE: 1"=100'  
 SURVEYOR: JAMES W. MOONEY  
 (REGISTERED PROFESSIONAL SURVEYOR)  
 DRAWING NO: 1019050375A - FIRE LANE  
 DATE: 10/28/2022  
 PARTY: JAMES W. MOONEY  
 FIELDBOOKS: 40857/26-29



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 Florida LB# 7908

PROJECT: LEGAL AND SKETCH  
 FIRE LANE EASEMENT  
 SHEET 3  
 OF 3

## LEGAL DESCRIPTION - AS WRITTEN

FIRE LANE EASEMENT

A PORTION OF THOSE PARCELS OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 4202, PAGE 1419 AND OFFICIAL RECORDS BOOK 2942, PAGE 3516 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA, LYING IN SECTION 35, TOWNSHIP 3 SOUTH, RANGE 16 WEST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 16 WEST, BAY COUNTY, FLORIDA, FROM SAID POINT OF COMMENCEMENT, ALONG THE SOUTH LINE OF SAID SECTION, RUN NORTH 69 DEGREES 45 MINUTES 18 SECONDS EAST, A DISTANCE OF 1,075.40 FEET TO A FOUND 3/4 INCH IRON PIPE MARKING A NORTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 4202, PAGE 1419 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA, THENCE LEAVING SAID SOUTH LINE, ALONG A SOUTH LINE OF SAID PARCEL, RUN NORTH 89 DEGREES 57 MINUTES 24 SECONDS EAST, A DISTANCE OF 13.94 FEET TO A FOUND 3/4 INCH IRON PIPE; THENCE LEAVING SAID SOUTH LINE, ALONG A WEST LINE OF SAID PARCEL, RUN SOUTH 34 DEGREES 20 MINUTES 45 SECONDS WEST, A DISTANCE OF 1,178.90 FEET TO A FOUND 1/2 INCH IRON ROD AND CAP STAMPED LB 6652; THENCE LEAVING SAID WEST LINE, ALONG A SOUTH LINE OF SAID PARCEL, RUN SOUTH 55 DEGREES 34 MINUTES 46 SECONDS EAST, A DISTANCE OF 29.97 FEET TO A FOUND NAIL AND DISK STAMPED LB 6662; THENCE LEAVING SAID SOUTH LINE, ALONG AN EAST LINE OF SAID PARCEL, RUN NORTH 34 DEGREES 23 MINUTES 30 SECONDS EAST, A DISTANCE OF 166.93 FEET TO A FOUND 3/4 INCH IRON PIPE WITH A CAP STAMPED LB 2372; THENCE LEAVING SAID EAST LINE, ALONG A SOUTH LINE OF SAID PARCEL, SOUTH 55 DEGREES 40 MINUTES 37 SECONDS EAST, A DISTANCE OF 120.02 FEET TO A FOUND 3/4 INCH IRON PIPE WITH A CAP STAMPED LB 2372; THENCE LEAVING SAID SOUTH LINE, ALONG AN EAST LINE OF SAID PARCEL, RUN NORTH 34 DEGREES 19 MINUTES 20 SECONDS EAST, A DISTANCE OF 99.87 FEET TO A FOUND 5/8 INCH IRON ROD AND CAP STAMPED LB 6682; THENCE LEAVING SAID EAST LINE, ALONG A SOUTH LINE OF SAID PARCEL, RUN SOUTH 55 DEGREES 45 MINUTES 38 SECONDS EAST, A DISTANCE OF 224.87 FEET TO A FOUND NAIL AND DISK; THENCE LEAVING SAID SOUTH LINE, ALONG AN EAST LINE OF SAID PARCEL, RUN NORTH 34 DEGREES 36 MINUTES 47 SECONDS EAST, A DISTANCE OF 43.03 FEET TO A FOUND NAIL AND DISK STAMPED PCP LB 6682; THENCE LEAVING SAID EAST LINE, ALONG A SOUTH LINE OF SAID PARCEL, RUN SOUTH 84 DEGREES 46 MINUTES 44 SECONDS EAST, A DISTANCE OF 12.50 FEET TO THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING, RUN NORTH 34 DEGREES 35 MINUTES 02 SECONDS EAST, A DISTANCE OF 212.03 FEET, THENCE SOUTH 55 DEGREES 39 MINUTES 52 SECONDS EAST, A DISTANCE OF 23.90 FEET; THENCE SOUTH 34 DEGREES 30 MINUTES 35 SECONDS WEST, A DISTANCE OF 172.20 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 13.35 FEET; THENCE ALONG SAID CURVE CONCAVE TO THE NORTHEAST, RUN SOUTHEASTERLY, AN ARC DISTANCE OF 20.74 FEET THROUGH A CENTRAL ANGLE OF 88 DEGREES 59 MINUTES 44 SECONDS (CHORD OF SAID ARC BEARING SOUTH 02 DEGREES 59 MINUTES 07 SECONDS EAST, A CHORD DISTANCE OF 18.72 FEET); THENCE SOUTH 53 DEGREES 52 MINUTES 56 SECONDS EAST, A DISTANCE OF 59.23 FEET; THENCE SOUTH 53 DEGREES 38 MINUTES 44 SECONDS EAST, A DISTANCE OF 178.98 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 393.62 FEET, THENCE ALONG SAID CURVE CONCAVE TO THE SOUTHWEST, RUN SOUTHEASTERLY, AN ARC DISTANCE OF 155.54 FEET THROUGH A CENTRAL ANGLE OF 22 DEGREES 39 MINUTES 29 SECONDS (CHORD OF SAID ARC BEARING SOUTH 35 DEGREES 39 MINUTES 53 SECONDS EAST, A CHORD DISTANCE OF 184.53 FEET) TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 176.87 FEET; THENCE ALONG SAID CURVE CONCAVE TO THE SOUTHWEST, RUN SOUTHWESTERLY, AN ARC DISTANCE OF 157.47 FEET THROUGH A CENTRAL ANGLE OF 51 DEGREES 00 MINUTES 39 SECONDS (CHORD OF SAID ARC BEARING SOUTH 05 DEGREES 40 MINUTES 06 SECONDS WEST, A CHORD DISTANCE OF 152.32 FEET); THENCE NORTH 71 DEGREES 57 MINUTES 38 SECONDS WEST, A DISTANCE OF 24.27 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 153.33 FEET; THENCE ALONG SAID CURVE CONCAVE TO THE SOUTHWEST, RUN NORTHEASTERLY, AN ARC DISTANCE OF 141.12 FEET THROUGH A CENTRAL ANGLE OF 52 DEGREES 44 MINUTES 00 SECONDS (CHORD OF SAID ARC BEARING NORTH 06 DEGREES 52 MINUTES 07 SECONDS EAST, A CHORD DISTANCE OF 136.19 FEET) TO A POINT ON A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 374.79 FEET; THENCE ALONG SAID CURVE CONCAVE TO THE SOUTHWEST, RUN NORTHWESTERLY, AN ARC DISTANCE OF 142.57 FEET (CHORD OF SAID ARC BEARING NORTH 35 DEGREES 27 MINUTES 35 SECONDS WEST, A CHORD DISTANCE OF 141.71 FEET); THENCE NORTH 53 DEGREES 38 MINUTES 41 SECONDS WEST, A DISTANCE OF 178.98 FEET; THENCE NORTH 53 DEGREES 35 MINUTES 25 SECONDS WEST, A DISTANCE OF 36.68 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 181.33 FEET; THENCE ALONG SAID CURVE CONCAVE TO THE SOUTHWEST, RUN NORTHWESTERLY, AN ARC DISTANCE OF 32.85 FEET THROUGH A CENTRAL ANGLE OF 11 DEGREES 40 MINUTES 04 SECONDS (CHORD OF SAID ARC BEARING NORTH 57 DEGREES 41 MINUTES 18 SECONDS WEST, A CHORD DISTANCE OF 32.80 FEET); THENCE NORTH 64 DEGREES 27 MINUTES 42 SECONDS WEST, A DISTANCE OF 24.93 FEET; THENCE NORTH 34 DEGREES 36 MINUTES 02 SECONDS EAST, A DISTANCE OF 4.10 FEET TO THE POINT OF BEGINNING, CONTAINING 0.415 ACRES (18,084 SQUARE FEET), MORE OR LESS.

## GENERAL NOTES

BOUNDARIES AND CORRESPONDING MEASUREMENTS AND MONUMENTS ARE PER A SAM SURVEYING AND MAPPING, LLC ALTA/NSPS SURVEY JOB NUMBER 1019050375, DATED 12/07/2020





