

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

In re: Application for transfer of majority organizational control of Sandy Creek Utilities, Inc., holder of Certificate Nos. 514-W and 446-S in Bay County, from Sandy Creek Properties, Inc. to Mr. Gary L. Souders.

DOCKET NO. 981992-WS  
ORDER NO. PSC-99-1232-FOF-WS  
ISSUED: June 22, 1999

The following Commissioners participated in the disposition of this matter:

JOE GARCIA, Chairman  
J. TERRY DEASON  
SUSAN F. CLARK  
JULIA L. JOHNSON  
E. LEON JACOBS, JR.

ORDER APPROVING TRANSFER OF MAJORITY ORGANIZATIONAL CONTROL

BY THE COMMISSION:

Background

On December 29, 1998, Mr. Gary L. Souders filed an application for transfer of majority organizational control of Sandy Creek Utilities, Inc. (Sandy Creek or utility), from Sandy Creek Properties, Inc. (Seller) to Mr. Souders. Sandy Creek is a Class C utility that provides service to approximately 178 water and 150 wastewater customers in Bay County (County). The utility has been in existence since 1986.

Sandy Creek is current with regard to payment of its regulatory assessment fees and has filed a 1997 annual report. The utility has requested and been granted an extension of time until June 30, 1999, to file its 1998 annual report. Mr. Souders will be responsible for filing the 1999 annual report and paying regulatory assessment fees for 1999 and subsequent years.

DOCUMENT NUMBER-DATE

07518 JUN 22 99

FPSC-RECORDS/REPORTING

ORDER NO. PSC-99-1232-FOF-WS  
DOCKET NO. 981992-WS  
PAGE 2

### Application

The application is in compliance with Section 367.071, Florida Statutes, and other pertinent statutes, and provisions of the Florida Administrative Code. In particular, the application contains a filing fee in the amount of \$1,500, as prescribed by Rule 25-30.020, Florida Administrative Code.

In addition, the application contains proof of compliance with the noticing provisions set forth in Rule 25-30.030, Florida Administrative Code, including notice to the customers of the system to be transferred. No objections to the application have been received and the time for filing such has expired.

Rule 25-30.037(3)(i), Florida Administrative Code, requires a utility to provide proof of ownership or continued use of the land upon which its facilities are located. Mr. Souders provided two deeds with the application. The deed for the water system is in the name of the utility. However, the deed for the wastewater system is in the name of Sandy Creek Properties. While preparing to transfer the deed to the utility, it was discovered that the original survey of the section was incorrect. The property is being resurveyed so that correct deeds can be filed with the County and this Commission. Sandy Creek shall file recorded copies of the deeds for the land upon which the utility facilities are located in the name of the utility within six months of the issuance date of this order.

With regard to technical ability, Mr. Souders has approximately 14 years of experience in the water and wastewater utility industry. He has worked for 14 years for the Panama City Beach Wastewater Department as a supervisor responsible for 70 lift stations and two sewer plants. During that time, he was the main operator of Commodore Condominium (eight years) and Pride Resorts (four years), under the regulation of this Commission prior to their being transferred to a governmental entity. In addition, from the information filed with the application, it appears that Mr. Souders has the financial resources to insure continued satisfactory operation of the water and wastewater system, and to make necessary improvements.

The application indicates that the buyer performed a reasonable investigation of the utility system. The plant facilities appear to be in satisfactory condition and in compliance with all applicable standards set by the Department of

ORDER NO. PSC-99-1232-FOF-WS  
DOCKET NO. 981992-WS  
PAGE 3

Environmental Protection (DEP). We contacted DEP and found that there are no outstanding notices of violation against the utility.

Based on the foregoing, we find the transfer of majority organization control of Sandy Creek from Sandy Creek Properties, Inc. to Mr. Gary Souders is in the public interest, and it is approved. The territory Sandy Creek is authorized to serve is shown on Attachment A of this Order, which by reference is incorporated herein.

#### Rate Base

Rate base was last established for Sandy Creek in 1991 in a staff assisted rate case. At that time rate base was found to be \$155,501 for the water system and \$98,122 for the wastewater system. The total purchase price in the instant transfer of majority organizational control is \$150,000.

We generally do not establish rate base in transfers of majority organizational control. Therefore, rate base audits have historically not been conducted in such proceedings. Further, the establishment of rate base in this docket would result in an unnecessary deviation from Commission practice. We do not believe the facts in this case warrant such a deviation. The sale of the stock of Sandy Creek will not alter the utility's asset and liability accounts. Accordingly, the transfer of stock of Sandy Creek will not change the utility's rate base balance. Therefore, we do not find it appropriate to establish rate base for Sandy Creek at this time.

#### Acquisition Adjustment

An acquisition adjustment results when the purchase price differs from the original cost calculation. Determinations of the appropriateness of an acquisition adjustment are made in cases involving the transfer of certificates, assets, or facilities because the purchase price is considered when determining whether the transfer is in the public interest. Acquisition adjustments are generally not considered in stock transfers because the price of stock has no regulatory relationship to a utility's established rate base. Therefore, we find that an acquisition adjustment is not appropriate in this docket.

ORDER NO. PSC-99-1232-FOF-WS  
DOCKET NO. 981992-WS  
PAGE 4

Rates and Charges

The utility's current rates became effective on May 8, 1989, pursuant to Order No. 21022, issued April 11, 1989, in Docket No. 880965-WS (original certificate proceeding). The rates were amended on February 15, 1997, pursuant to a 1996 price index and pass-through rate adjustment.

Rule 25-9.044(1), Florida Administrative Code, requires the new owner of a utility to adopt and use the rates, classifications and regulations of the former operating company unless authorized to change by the Commission. Mr. Souders has not requested to change the rates and charges, and we see no reason to change them at this time. Sandy Creek shall continue to charge the rates and charges approved in its tariff until authorized to change by this Commission in a subsequent proceeding. The utility has filed revised tariff sheets reflecting the change in the issuing officer due to the transfer of majority organizational control. The tariff shall be effective for service rendered or connections made on or after the stamped approval date on the tariff sheets. This docket shall remain open pending receipt of the warranty deeds required herein.

Based on the foregoing, it is

ORDERED by the Florida Public Service Commission that the transfer of majority organizational control of Sandy Creek Utilities, Inc., 1732 Highway 2297, Panama City, Florida, 32404, from Sandy Creek Properties, Inc., 1345 Campbell, Suite 222, Houston, Texas, 77055, to Mr. Gary L. Souders, 7328 Littleton Road, Panama City, Florida, 32404, is hereby approved. The territory Sandy Creek is authorized to serve is shown on Attachment A of this Order, which by reference is incorporated herein. It is further

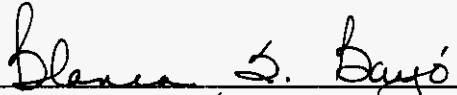
ORDERED that Mr. Gary L. Souders shall file recorded copies of the warranty deeds, in the name of the utility, for the land upon which the utility facilities are located within six months of the issuance date of this Order. It is further

ORDERED that Sandy Creek Utilities, Inc. shall continue to charge the rates and charges approved in its tariff until authorized to change by this Commission in a subsequent proceeding. The tariff shall be effective for service rendered and connections made on or after the stamped approval date on the tariff sheets. it is further

ORDER NO. PSC-99-1232-FOF-WS  
DOCKET NO. 981992-WS  
PAGE 5

ORDERED that this docket shall remain open pending receipt of the warranty deeds required herein. Upon receipt of the deeds, the Docket shall be closed administratively.

By ORDER of the Florida Public Service Commission this 22nd day of June, 1999.

  
\_\_\_\_\_  
BLANCA S. BAYÓ, Director  
Division of Records and Reporting

( S E A L )

ALC

NOTICE OF FURTHER PROCEEDINGS OR JUDICIAL REVIEW

The Florida Public Service Commission is required by Section 120.569(1), Florida Statutes, to notify parties of any administrative hearing or judicial review of Commission orders that is available under Sections 120.57 or 120.68, Florida Statutes, as well as the procedures and time limits that apply. This notice should not be construed to mean all requests for an administrative hearing or judicial review will be granted or result in the relief sought.

Any party adversely affected by the Commission's final action in this matter may request: 1) reconsideration of the decision by filing a motion for reconsideration with the Director, Division of Records and Reporting, 2540 Shumard Oak Boulevard, Tallahassee, Florida 32399-0850, within fifteen (15) days of the issuance of this order in the form prescribed by Rule 25-22.060, Florida Administrative Code; or 2) judicial review by the Florida Supreme Court in the case of an electric, gas or telephone utility or the First District Court of Appeal in the case of a water and/or wastewater utility by filing a notice of appeal with the Director, Division of Records and reporting and filing a copy of the notice of appeal and the filing fee with the appropriate court. This filing must be completed within thirty (30) days after the issuance of this order, pursuant to Rule 9.110, Florida Rules of Appellate Procedure. The notice of appeal must be in the form specified in Rule 9.900(a), Florida Rules of Appellate Procedure.

**SANDY CREEK UTILITIES, INC.  
SANDY CREEK RANCH & COUNTRY CLUB  
TERRITORY DESCRIPTION**

Township 04 South, Range 13 West, Bay County

Section 25

Commence at the Northwest corner of said Section 25 also the Point of Beginning; thence North 89 degrees 56 minutes East, 600.00 feet; thence South 01°24'00" East, 600.00 feet; thence North 89°56'00" East, 1200.00 feet; thence South 01°24'00" East, 450.00 feet; thence North 89°56'00" East, 900.71 feet; thence North 01°24'00" West, 450.00 feet; thence North 89°56'00" East, 300.00 feet; thence North 01°24'00" West, 150.00 feet; thence North 89°56'00" East, 270 feet; thence South 01°24'00" East, 110.10 feet; thence South 45 East, 178.30 feet; thence North 45 East, 85.00 feet; thence North 89°56'00" East, 244.10 feet; thence North 01°24'00" West, 80.00 feet; thence North 89°56'00" East, 100.00 feet; thence North 01°24'00" West, 219.48 feet; thence North 89°59'40" East, 172.28 feet; thence South 13°56'00" East, 1230.24 feet to the Northerly right-of-way line of Country Club Drive; thence North 89°56'00" East along said right-of-way line 255.31 feet to the P.C. of a curve to the left, having a delta of 103°52'00", radius of 35.00 feet for an arc distance of 63.45 feet, to the P.T. of said curve; thence South 13°56'00" East, 175.10 feet to the P.C. of a curve to the left, having a delta of 76°08'00", radius of 35.00 feet, for an arc distance of 46.51 feet, to the P.T. of said curve and the Southerly right-of-way line of Country Club Drive; thence South 89°56'00" West, along the said right-of-way line 272.59 feet; thence South 13°56'00" East, 139.75 feet; thence South 89°56'00" West, 300.00 feet; thence North 78°30'00" West, 90.39 feet; thence South 01°24'00" East, 306.36 feet; thence South 89°56'00" West, 300.00 feet; thence South 01°24'00" East, 600.00 feet; thence South 89°56'00" West, 3000.00 feet; thence South 01°24'00" East, 1223.91 feet; thence North 89°49'28" West, 600.06 feet to the West line of said Section 25; thence North 01°24'00" West along the said West line, 3921.37 feet to the Point of Beginning.

Lots 53 and 54, East Bay Point Unrecorded Subdivision: Commence at the Northwest corner of Section 25, Township 4 South, Range 13 West, Bay County, Florida; thence East along the North line of said Section 25 for 600 feet to the Point of Beginning; thence continue East along said North line for 300 feet; thence South, parallel with the West line of said Section 25 for 300 feet; thence West,

ORDER NO. PSC-99-1232-FOF-WS  
DOCKET NO. 981992-WS  
PAGE 7

parallel with said North line for 300 feet; thence North, parallel with said West line for 300 feet to the Point of Beginning, less 30 feet on the South side for Caruso Road.

Lots 55, 56 and 57, East Bay Point Unrecorded Subdivision: Commence at the Northwest corner of Section 25, Township 4 South, Range 13 West, Bay County, Florida; thence South along the West line of said Section 25 for 300 feet; thence East, parallel with the North line of said Section 25 for 300 feet to the Point of Beginning; thence continue East, parallel with said North line for 300 feet; thence South, parallel with said West line for 450 feet; thence West, parallel with said North line for 300 feet; thence North, parallel with said West line for 450 feet to the Point of Beginning, less 30 feet on the North side for Caruso Road and a 30 feet right-of-way on the East side.

Lots 100, 101, 102, 107, 108 and 109, East Bay Point unrecorded Subdivision: Commence at the Northwest corner of Section 25, Township 4 South, Range 13 West, Bay County, Florida; thence South along the West line of said Section 25 for 300 feet; thence East, parallel with the North line of said Section 25 for 900 feet to the Point of Beginning; thence continue East, parallel with said North line for 600 feet; thence South, parallel with said West line for 450 feet; thence West, parallel with said North line for 600 feet; thence North, parallel with said West line for 450 feet to the Point of Beginning, less 30 feet on the North side for Caruso Road and a 30 feet right-of-way on the East and West side.

Lot 103, unrecorded East Bay Point, being more particularly described as follows: Commence at the Northwest corner of Section 25, Township 4 South, Range 13 West and run North  $89^{\circ}56'00''$  East along the Section line 900 feet to the Point of Beginning; thence continue North  $89^{\circ}56'00''$  East 150 feet; thence South  $01^{\circ}24'00''$  East 300 feet; thence South  $89^{\circ}56'00''$  West 150 feet; thence North  $01^{\circ}24'00''$  West 300 feet to the Point of Beginning. Containing 1.03 acres, less Road right-of-way South of property.

Lots 104, 105, 106, 171, 172 and 173, East Bay Point Unrecorded Subdivision: Commence at the Northwest corner of Section 25, Township 4 South, Range 13 West, Bay County, Florida; thence East along the North line of said Section 25 for 1050 feet to the Point of Beginning; thence continue East along said North line for 900 feet; thence South, parallel with the West line of said Section 25 for 300 feet; thence West, parallel with said North line for 900 feet; thence North, parallel with said West line for 300 feet to

ORDER NO. PSC-99-1232-FOF-WS

DOCKET NO. 981992-WS

PAGE 8

the Point of Beginning, less 30 feet on the South side for Caruso Road.

Lots 168, 169 and 170, East Bay Point Unrecorded Subdivision: Commence at the Northwest corner of Section 25, Township 4 South, Range 13 West, Bay County, Florida; thence South, along the West line of said Section 25 for 300 feet; thence East, parallel with the North line of said Section 25 for 1500 feet to the Point of Beginning; thence continue East, parallel with said North line for 300 feet; thence South, parallel with said West line for 450 feet; thence West, parallel with said North line for 300 feet; thence North, parallel with said West line for 450 feet to the Point of Beginning, less 30 feet on the North side for Caruso Road and a 30 feet right-of-way on the West side.

Lot 325, Unrecorded East Bay Point, being more particularly described as follows: The South 150 feet of the North 3000 feet of the East 300 feet of the West 3600 feet of Section 25, Township 4 South, Range 13 West, Bay County, Florida. Subject to road right-of-way along the West 30 feet.

Lot 326, East Bay Point Unrecorded Subdivision: Commence at the Northwest corner of Section 25, Township 4 South, Range 13 West, Bay County, Florida; thence East along the North line of said Section 25 for 3300 feet; thence South, parallel with the West line of said Section 25 for 2700 feet to the Point of Beginning; thence continue South, parallel with said West line for 150 feet; thence East, parallel with said North line for 300 feet; thence north, parallel with said West line for 150 feet; thence West, parallel with said North line for 300 feet to the Point of Beginning. Subject to a 30 foot road on the West side.

Lot 342, East Bay Point Unrecorded Subdivision: Commence at the Northwest corner of Section 25, Township 4 South, Range 13 West, Bay County, Florida; thence South along the West line of said Section 25 for 300 feet; thence East, parallel with the North line of said Section 25 for 3300 feet to the Point of Beginning; thence continue East, parallel with said North line for 300 feet; thence South, parallel with said West line for 150 feet; thence West, parallel with said North line for 300 feet; thence North, parallel with said West line for 150 feet to the Point of Beginning, less 30 feet on the North side for Caruso Road and a 30 feet right-of-way on the West side.

Lots 343, 344, 345 and 346, East Bay Point Unrecorded Subdivision: Commence at the Northwest corner of Section 25, Township 4 South,



ORDER NO. PSC-99-1232-FOF-WS  
DOCKET NO. 981992-WS  
PAGE 9

Range 13 West, Bay County, Florida; thence East along the North line of said Section 25 for 3300 feet to the Point of Beginning; thence continue East along said North line for 600 feet; thence South, parallel with the West line of said Section 25 for 300 feet; thence West, parallel with said North line for 600 feet; thence North, parallel with said West line for 300 feet to the Point of Beginning, less 30 feet on the South side for Caruso Road.

Lot 392, Unrecorded East Bay Point, being more particularly described as follows: Begin at the Northeast corner of Section 25, Township 4 South, Range 13 West, Bay County, Florida; thence West along the North line of said Section 25 for 1050 feet to the Westerly right-of-way line of State Road 167 (County Road 2297); thence Southerly along said Westerly right-of-way line for 50 feet to the Northwest corner of a parcel described in O.R.B. 963, Page 746; thence West along the North line of said parcel for 220 feet; thence South along the West line of said parcel 226 feet; thence East 100 feet, more or less, to the East line of Lot 346, Said East Bay Point (O.R.B. 930, Page 1073); thence North 276 feet to the North line of Said Section 25; thence East along the said North line for 310 feet, more or less, to the Point of Beginning.

Lot 407, Unrecorded East Bay Point, being more particularly described as follows: Commence at the Northeast corner of Section 25, Township 4 South, Range 13 West; thence South  $89^{\circ}56'00''$  West along the North line of said Section 25, 1078.80 feet to the West right-of-way line of State Road No. 167; thence South  $13^{\circ}56'00''$  East along said right-of-way line 3340.50 feet to the P.C. of a curve to the left (Southeasterly); thence continue along said curve having a radius of 2342.01 feet, Delta of  $04^{\circ}11'18''$  for a chord distance of 171.17 feet to a Point of Beginning; thence continue along said curve having a radius of 2342.01 feet, Delta of  $03^{\circ}46'03''$  for a chord distance of 153.98 feet; thence South  $89^{\circ}42'14''$  West 310.75 feet to a point on a curve to the right (Northeasterly); thence Northerly along said curve having a radius of 2633.44 feet, Delta of  $03^{\circ}18'23''$  for a chord distance of 151.95 feet; thence North  $89^{\circ}42'14''$  East 304.39 feet to the Point of Beginning. Containing 1 acre, more or less.

Lot 408, Unrecorded East Bay Point, being more particularly described as follows: Commence at the Northeast corner of Section 25, Township 4 South, Range 13 West; thence South  $89^{\circ}56'00''$  West along the North line of said Section 25, 1078.80 feet to the West right-of-way line of State Road No. 167; thence South  $13^{\circ}56'00''$  East along said right-of-way line 3340.50 feet to the P.C. of a

ORDER NO. PSC-99-1232-FOF-WS  
DOCKET NO. 981992-WS  
PAGE 10

curve to the left (Southeasterly); thence continue along said curve having a radius of 2342.01 feet, Delta of  $00^{\circ}31'08''$  for a chord of 21.20 feet to the Point of Beginning; thence continue along said curve having a radius of 2342.01 feet, Delta of  $04^{\circ}11'18''$  for a chord distance of 149.97 feet; thence South  $89^{\circ}42'14''$  West 304.39 feet to a point on a curve to the right (Northwesterly); thence Northwesterly along said curve having a radius of 2342.01 feet, Delta of  $02^{\circ}09'12''$  for a chord distance of 99.30 feet to the P.T. of a curve to the right; thence North  $13^{\circ}56'00''$  West 50.70 feet; thence North  $89^{\circ}55'28''$  East 300.19 feet to the Point of Beginning. Containing 1 acre, more or less.

Lot 409, Unrecorded East Bay Point, being more particularly described as follows: Commence at the Northeast corner of Section 25, Township 4 South, Range 13 West; thence South  $89^{\circ}56'00''$  West along the North line of said Section 25, 1078.80 feet to the West right-of-way line of State Road No. 167; thence South  $13^{\circ}56'00''$  East along said right-of-way line 3211.70 feet to the Point of Beginning; thence continue along same bearing and said right-of-way line 128.80 feet to the P.C. of a curve to the left (Southeasterly); thence continue along said curve having a radius of 2342.01 feet, a Delta of  $00^{\circ}31'08''$  for a chord of 21.20 feet; thence South  $89^{\circ}55'28''$  West, 300.19 feet; thence North  $13^{\circ}56'00''$  West 150 feet; thence North  $89^{\circ}56'00''$  East 300 feet to the West right-of-way line of State Road No. 167 and the Point of Beginning, containing 1 acre, more or less.

Lot 410, Unrecorded East Bay Point, being more particularly described as follows: Commence at the Northeast corner of Section 25, Township 4 South, Range 13 West, thence South  $89^{\circ}56'00''$  West along the North line of said Section 25, 1078.80 feet to the West right-of-way line of State Road No. 167; thence South  $13^{\circ}56'00''$  East along said right-of-way line 3061.70 feet to the Point of Beginning; thence continue along same bearing and said right-of-way line 150 feet; thence South  $89^{\circ}56'00''$  West 300 feet; thence North  $13^{\circ}56'00''$  West 150 feet; thence North  $89^{\circ}56'00''$  East 300 feet to the West right-of-way line of State Road No. 167 and the Point of Beginning. Containing 1 acre, more or less.

Lot 411, Unrecorded East Bay Point, being more particularly described as follows: Commence at the Northeast corner of Section 25, Township 4 South, Range 13 West; thence South  $89^{\circ}56'00''$  West along the North line of said Section 25, 1078.80 feet to the West right-of-way line of State Road No. 167; thence South  $13^{\circ}56'00''$  East along said right-of-way line 2911.70 feet to the Point of Beginning; thence continue along same bearing and said right-of-way

ORDER NO. PSC-99-1232-FOF-WS  
DOCKET NO. 981992-WS  
PAGE 11

line 150 feet; thence South 89°56'00" West 300 feet; thence North 13°56'00" West 150 feet, thence North 89°56'00" East 300 feet to the West right-of-way line of State Road No. 167 and the Point of Beginning. Containing 1 acre, more or less.

Lots 412 and 413, East Bay Point Unrecorded Subdivision: Commence at the Northeast corner of Section 25, Township 4 South, Range 13 West, Bay County, Florida; thence South 89°56'00" West for 1081.54 feet to the West right-of-way line of County Road No. 2297; thence South 13°56'00" East along said right-of-way line for 2611.70 feet to the Point of Beginning; thence continue South 13°56'00" East along said right-of-way line for 300 feet; thence South 89°56'00" West for 300 feet; thence North 13°56'00" West for 300 feet; thence North 89°56'00" East for 300 feet to said West right-of-way line and the Point of Beginning.

Lot 414, Unrecorded East Bay Point, being more particularly described as follows: Commence at the Northeast corner of Section 25, Township 4 South, Range 13 West and run South 89°56'00" West along the North line of said Section 25 a distance of 1078.80 feet to the Westerly right-of-way line of State Road No. 167; thence South 13°56'00" East along said right-of-way line a distance of 2461.70 feet to the Point of Beginning; thence continue South 13°56'00" East 150 feet; thence South 89°56'00" West 300 feet; thence North 13°56'00" West 150 feet; thence North 89°56'00" East 300 feet to the Point of Beginning. Containing 1 acre, more or less.

Lot 415, East Bay Point Unrecorded Subdivision: Commence at the Northeast corner of Section 25, Township 4 South, Range 13 West, Bay County, Florida; thence South 89°56'00" West for 1081.54 feet to the West right-of-way line of County Road No. 2297, thence South 13°56'00" East along said right-of-way line for 2311.70 feet to the Point of Beginning; thence continue South 13°56'00" East along said right-of-way line for 150 feet; thence South 89°56'00" West for 300 feet; thence North 13°56'00" West for 150 feet; thence North 89°56'00" East for 300 feet to said West right-of-way line and the Point of Beginning.

Lot 416, Unrecorded East Bay Point, being more particularly described as follows: Commence at the Northeast corner of Section 25, Township 4 South, Range 13 West, and run South 89°56'00" West along the Section line a distance of 1078.80 feet to the Westerly right-of-way line of State Road No. 167; thence South 13°56'00" East along said right-of-way line 2161.70 feet to the Point of Beginning; thence continue South 13°56'00" East 150 feet; thence

ORDER NO. PSC-99-1232-FOF-WS  
DOCKET NO. 981992-WS  
PAGE 12

South 89°56'00" West 300 feet; thence North 13°56'00" West 150 feet; thence North 89°56'00" East 300 feet to the Point of Beginning. Containing 1 acre, more or less.

Lot 417, Unrecorded East Bay Point, being more particularly described as follows: Commence at the Northeast corner of Section 25, Township 4 South, Range 13 West, and run South 89°56'00" West along the Section line a distance of 1078.80 feet to the Westerly right-of-way line of State Road No. 167; thence South 13°56'00" East along said right-of-way line 2011.70 feet to the Point of Beginning; thence continue along same bearing and said right-of-way line 150 feet; thence South 89°56'00" West 300 feet; thence North 13°56'00" West 150 feet; thence North 89°56'00" East 300 feet to the Point of Beginning. Containing 1 acre, more or less.

Lot 418, East Bay Point, Unrecorded Subdivision: Commence at the Northeast corner of Section 25, Township 4 South, Range 13 West, Bay County, Florida; thence South 89°56'00" West for 1081.54 feet to the West right-of-way line of County Road No. 2297; thence South 13°56'00" East along said right-of-way line for 1861.70 feet to the Point of Beginning; thence continue South 13°56'00" East along said right-of-way line for 150 feet; thence South 89°56'00" West for 300 feet; thence North 13°56'00" West for 150 feet; thence North 89°56'00" East for 300 feet to said West right-of-way line and the Point of Beginning.

Lot 419, Unrecorded East Bay Point, being more particularly described as follows: Commence at the Northeast corner of Section 25, Township 4 South, Range 13 West, and run South 89°56'00" West 1078.80 feet to the West right-of-way line of State Road No. 167; thence South 13°56'00" East along said right-of-way line 1673.78 feet to the Point of Beginning; thence continue along said bearing 187.84 feet; thence South 89°56'00" West 300 feet; thence North 13°56'00" West 187.84 feet; thence North 89°56'00" East 300 feet to the Point of Beginning. Containing 1.3 acres, more or less, being a part of the Northeast 1/4 of Section 25, Township 4 South, Range 13 West, Bay County, Florida.

Lot 421, Unrecorded East Bay Point, being more particularly described as follows: Commence at the Northeast corner of Section 25, Township 4 South, Range 13 West; thence South 89°56'00" West 1078.80 feet to the West right-of-way line of State Road No. 167; thence South 13°56'00" East along said right-of-way line 1411.78 feet to the Point of Beginning; thence continue along said bearing 159 feet; thence South 89°56'00" West 300 feet; thence North 13°56'00" West 159 feet; thence North 89°56'00" East 300 feet to

ORDER NO. PSC-99-1232-FOF-WS  
DOCKET NO. 981992-WS  
PAGE 13

the West right-of-way line of said right-of-way of State Road No. 167 and the Point of Beginning. Containing 1 acre, more or less, being a part of the Northeast 1/4 of Section 25, Township 4 South, Range 13 West, Bay County, Florida.

Lot 422, East Bay Point, Unrecorded Subdivision: Commence at the Northeast Corner of Section 25, Township 4 South, Range 13 West, Bay County, Florida; thence South 89°56'00" West for 1081.54 feet to the West right-of-way line of County Road No. 2297; thence South 13°56'00" East along said right-of-way line for 1261.78 feet to the Point of Beginning; thence continue South 13°56'00" East along said right-of-way line for 150 feet; thence South 89°56'00" West for 300 feet; thence North 13°56'00" West for 150 feet; thence North 89°56'00" East for 300 feet to said West right-of-way line and the Point of Beginning.

Lot 423, Unrecorded East Bay Point, being more particularly described as follows: Commence at the Northeast corner of Section 25, Township 4 South, Range 13 West; thence South 89°56'00" West 1078.80 feet to the West right-of-way line of State Road No. 167; thence South 13°56'00" East along said right-of-way line 1111.78 feet to the Point of Beginning; thence continue along said bearing 150 feet; thence South 89°56'00" West 300 feet; thence North 13°56'00" West 150 feet, thence North 89°56'00" East 300 feet to the West right-of-way line of said right-of-way of State Road No. 167 and the Point of Beginning. Containing 1 acre, more or less, being a part of the Northeast 1/4 of Section 25, Township 4 South, Range 13 West, Bay County, Florida.

Lot 424, Unrecorded East Bay Point, being more particularly described as follows: Commence at the Northeast corner of Section 25, Township 4 South, Range 13 West; thence South 89°56'00" West 1078.80 feet to the West right-of-way line of State Road No. 167; thence South 13°56'00" East along said right-of-way line 961.78 feet to the Point of Beginning; thence continue along said bearing 150 feet; thence South 89°56'00" West 300 feet; thence North 13°56'00" West 150 feet; thence North 89°56'00" East 300 feet to the West right-of-way line of said right-of-way of State Road No. 167 and the Point of Beginning. Containing 1 acre, more or less, being a part of the Northeast 1/4 of Section 25, Township 4 South, Range 13 West, Bay County, Florida.

Lot 425, Unrecorded East Bay Point, being more particularly described as follows: Commence at the Northeast corner of Section 25, Township 4 South, Range 13 West; thence South 89°56'00" West 1078.80 feet to the West right-of-way line of State Road No. 167;

thence South 13°56'00" East along said right-of-way line 811.78 feet to the Point of Beginning; thence continue along said bearing 150 feet; thence South 89°56'00" West 300 feet; thence North 13°56'00" West 150 feet; thence North 89°56'00" East 300 feet to the West right-of-way line of said right-of-way of State Road No. 167 and the Point of Beginning. Containing 1 acre, more or less, being a part of the Northeast 1/4 of Section 25, Township 4 South, Range 13 West, Bay County, Florida.

Lot 426, Unrecorded East Bay Point, being more particularly described as follows: Commence at the Northeast corner of Section 25, Township 4 South, Range 13 West, thence South 89°56'00" West 1078.80 feet to the West right-of-way line of State Road No. 167; thence South 13°56'00" East along said right-of-way line 661.78 feet to the Point of Beginning; thence continue along said bearing 150 feet; thence South 89°56'00" West 300 feet; thence North 13°56'00" West 150 feet; thence North 89°56'00" East 300 feet to the West right-of-way line of said right-of-way of State Road No. 167 and the Point of Beginning. Containing 1 acre, more or less.

Lot 427, Unrecorded East Bay Point, being more particularly described as follows: Commence at the Northeast corner of Section 25, Township 4 South, Range 13 West, and run South 89°56'00" West 1078.80 feet to the Westerly right-of-way line of State Road No. 167; thence South 13°56'00" East along said line 511.78 feet to the Point of Beginning; thence continue South 13°56'00" East 150 feet; thence South 89°56'00" West 300 feet; thence North 13°56'00" West 150 feet; thence North 89°56'00" East 300 feet to the Point of Beginning.

Lot 428, Unrecorded East Bay Point, being more particularly described as follows: Commence at the Northeast corner of Section 25, Township 4 South, Range 13 West; thence South 89°56'00" West 1078.80 feet to the Westerly right-of-way line of State Road No. 167; thence South 13°56'00" East along said line 340.6 feet to the Point of Beginning; thence continue South 13°56'00" East 150 feet; thence South 89°56'00" West 300 feet; thence North 13°56'00" West 151 feet to the Southerly right-of-way line of a 60 foot road; thence North 89°50'00" East along said right-of-way line 300 feet to the Point of Beginning. Containing 1 acre, more or less.

Lot 429, Unrecorded East Bay Point, being more particularly described as follows: Commence at the Northeast corner of Section 25, Township 4 South, Range 13 West; thence South 89°56'00" West 978.52 feet to the East right-of-way line of State Road No. 167 and the Point of Beginning; thence South 13°56'00" East along said

right-of-way line 150 feet; thence North 89°56'00" East 300 feet; thence North 13°56'00" West 150 feet; thence South 89°56'00" West 300 feet to the East right-of-way line of State Road No. 167 and the Point of Beginning. Containing 1 acre, more or less, being a part of the Northeast 1/4 of Section 25, Township 4 South, Range 13 West, Bay County, Florida.

Lot 430, Unrecorded East Bay Point, being more particularly described as follows: Commence at the Northeast corner of Section 25, Township 4 South, Range 13 West; thence South 89°56'00" West along the North line of Section 25, 978.80 feet to the East right-of-way line of State Road No. 167; thence South 13°56'00" East along said right-of-way 150 feet to the Point of Beginning; thence continue South 13°56'00" East 150 feet; thence North 89°56'00" East 300 feet; thence North 13°56'00" West 150 feet; thence South 89°56'00" West 300 feet to the Point of Beginning. Containing 1 acre.

Lot 431, Unrecorded East Bay Point, being more particularly described as follows: Commence at the Northeast Corner of Section 25, Township 4 South, Range 13 West; thence South 89°56'00" West along the North line of Section 25, 978.80 feet to the East right-of-way line of State Road No. 167; thence South 13°56'00" East along said right-of-way 300 feet to the Point of Beginning; thence continue South 13°56'00" East 150 feet; thence North 89°56'00" East 300 feet; thence North 13°56'00" West 150 feet; thence South 89°56'00" West 300 feet to the Point of Beginning. Containing 1 acre.

Lot 432, Unrecorded East Bay Point, being more particularly described as follows: Commence at the Northeast corner of Section 25, Township 4 South, Range 13 West; thence South 89°56'00" West along the North line of Section 25, 978.80 feet to the East right-of-way line of State Road No. 167; thence South 13°56'00" East along said right-of-way 450 feet to the Point of Beginning; thence continue South 13°56'00" East 150 feet; thence North 89°56'00" East 300 feet; thence North 13°56'00" West 150 feet; thence South 89°56'00" West 300 feet to the Point of Beginning. Containing 1 acre.

Lot 433, Unrecorded East Bay Point, being more particularly described as follows: Commence at the Northeast corner of Section 25, Township 4 South, Range 13 West; thence South 89°56'00" West along the North line of Section 25, 978.80 feet to the East right-of-way line of State Road No. 167; thence South 13°56'00" East along said right-of-way 600 feet to the Point of Beginning;

ORDER NO. PSC-99-1232-FOF-WS  
DOCKET NO. 981992-WS  
PAGE 16

thence continue South 13°56'00" East 150 feet; thence North 89°56'00" East 300 feet; thence North 13°56'00" West 150 feet; thence South 89°56'00" West 300 feet to the Point of Beginning. Containing 1 acre, more or less.

Lot 434, Unrecorded East Bay Point, being more particularly described as follows: Commence at the Northeast corner of Section 25, Township 4 South, Range 13 West; thence South 89°56'00" West along the North line of Section 25, 978.80 feet to the East right-of-way line of State Road No. 167; thence South 13°56'00" East along said right-of-way 750 feet to the Point of Beginning; thence continue South 13°56'00" East 150 feet; thence North 89°56'00" East 300 feet; thence North 13°56'00" West 150 feet; thence South 89°56'00" West 300 feet to the Point of Beginning. Containing 1 acre, more or less.

Lot 435, Unrecorded East Bay Point, being more particularly described as follows: Commence at the Northeast corner of Section 25, Township 4 South, Range 13 West; thence South 89°56'00" West along the North line of Section 25, 978.80 feet to the East right-of-way line of State Road No. 167; thence South 13°56'00" East along said right-of-way 900 feet to the Point of Beginning; thence continue South 13°56'00" East 150 feet; thence North 89°56'00" East 300 feet; thence North 13°56'00" West 150 feet; thence South 89°56'00" West 300 feet to the Point of Beginning. Containing 1 acre.

Lot 436, Unrecorded East Bay Point, being more particularly described as follows: Commence at the Northeast corner of Section 25, Township 4 South, Range 13 West; thence South 89°56'00" West along the North line of Section 25, 978.80 feet to the East right-of-way line of State Road No. 167; thence South 13°56'00" East along said right-of-way 1050 feet to the Point of Beginning; thence continue South 13°56'00" East 150 feet; thence North 89°56'00" East 300 feet; thence North 13°56'00" West 150 feet; thence South 89°56'00" West 300 feet to the Point of Beginning. Containing 1.03 acres, more or less.

Lot 437, Unrecorded East Bay Point, being more particularly described as follows: Commence at the Northeast corner of Section 25, Township 4 South, Range 13 West; thence South 89°56'00" West along the North line of Section 25, 978.80 feet to the East right-of-way line of State Road No. 167; thence South 13°56'00" East along said right-of-way 1200 feet to the Point of Beginning; thence continue South 13°56'00" East 150 feet; thence North 89°56'00" East 300 feet; thence North 13°56'00" West 150 feet;



ORDER NO. PSC-99-1232-FOF-WS

DOCKET NO. 981992-WS

PAGE 17

thence South 89°56'00" West 300 feet to the Point of Beginning. Containing 1.03 acres, more or less.

Lot 438, Unrecorded East Bay Point, being more particularly described as follows: Commence at the Northeast corner of Section 25, Township 4 South, Range 13 West; thence South 89°56'00" West along the North line of Section 25, 978.80 feet to the East right-of-way line of State Road No. 167; thence South 13°56'00" East along said right-of-way 1411.70 feet to the Point of Beginning; thence continue South 13°56'00" East 150 feet; thence North 89°56'00" East 300 feet; thence North 13°56'00" West 150 feet; thence South 89°56'00" West 300 feet to the Point of Beginning. Containing 1.03 acres, more or less.

Lot 439, Unrecorded East Bay Point, being more particularly described as follows: Commence at the Northeast corner of Section 25, Township 4 South, Range 13 West; thence South 89°56'00" West along the North line of Section 25, 978.80 feet to the East right-of-way line of State Road No. 167; thence South 13°56'00" East along said right-of-way 1561.70 feet to the Point of Beginning; thence continue South 13°56'00" East 150 feet; thence North 89°56'00" East 300 feet; thence North 13°56'00" West 150 feet; thence South 89°56'00" West 300 feet to the Point of Beginning. Containing 1 acre, more or less.

Lot 440, Unrecorded East Bay Point, being more particularly described as follows: Commence at the Northeast corner of Section 25, Township 4 South, Range 13 West; thence South 89°56'00" West along the North line of Section 25, 978.80 feet to the East right-of-way line of State Road No. 167; thence South 13°56'00" East along said right-of-way 1711.70 feet to the Point of Beginning; thence continue South 13°56'00" East 150 feet; thence North 89°56'00" East 300 feet; thence North 13°56'00" West 150 feet; thence south 89°56'00" West 300 feet to the Point of Beginning. Containing 1 acre, more or less.

Lot 441, Unrecorded East Bay Point, being more particularly described as follows: Commence at the Northeast corner of Section 25, Township 4 South, Range 13 West; thence South 89°56'00" West along the North line of Section 25, 978.80 feet to the East right-of-way line of State Road No. 167; thence South 13°56'00" East along said right-of-way 1861.70 feet to the Point of Beginning; thence continue South 13°56'00" East 150 feet; thence North 89°56'00" East 300 feet; thence North 13°56'00" West 150 feet; thence South 89°56'00" West 300 feet to the Point of Beginning. Containing 1 acre, more or less.

ORDER NO. PSC-99-1232-FOF-WS

DOCKET NO. 981992-WS

PAGE 18

Lot 442, Unrecorded East Bay Point, being more particularly described as follows: Commence at the Northeast corner of Section 25, Township 4 South, Range 13 West; thence South  $89^{\circ}56'00''$  West along the North line of Section 25, 978.80 feet to the East right-of-way line of State Road No. 167; thence South  $13^{\circ}56'00''$  East along said right-of-way 2011.70 feet to the Point of Beginning; thence continue South  $13^{\circ}56'00''$  East 150 feet; thence North  $89^{\circ}56'00''$  East 300 feet; thence North  $13^{\circ}56'00''$  West 150 feet; thence South  $89^{\circ}56'00''$  West 300 feet to the Point of Beginning. Containing 1 acre, more or less.

Lot 443, Unrecorded East Bay Point, being more particularly described as follows: Commence at the Northeast corner of Section 25, Township 4 South, Range 13 West; thence South  $89^{\circ}56'00''$  West along the North line of Section 25, 978.80 feet to the East right-of-way line of State Road No. 167; thence South  $13^{\circ}56'00''$  East along said right-of-way 2161.70 feet to the Point of Beginning; thence continue South  $13^{\circ}56'00''$  East 150 feet; thence North  $89^{\circ}56'00''$  East 300 feet; thence North  $13^{\circ}56'00''$  West 150 feet; thence South  $89^{\circ}56'00''$  West 300 feet to the Point of Beginning. Containing 1 acre, more or less.

Lot 444, Unrecorded East Bay Point, being more particularly described as follows: Commence at the Northeast corner of Section 25, Township 4 South, Range 13 West; thence South  $89^{\circ}56'00''$  West along the North line of Section 25, 978.80 feet to the East right-of-way line of State Road No. 167; thence South  $13^{\circ}56'00''$  East along said right-of-way 2311.70 feet to the Point of Beginning; thence continue South  $13^{\circ}56'00''$  East 150 feet; thence North  $89^{\circ}56'00''$  East 300 feet; thence North  $13^{\circ}56'00''$  West 150 feet; thence South  $89^{\circ}56'00''$  West 300 feet to the Point of Beginning. Containing 1 acre, more or less.

Lot 445, Unrecorded East Bay Point, being more particularly described as follows: Commence at the Northeast corner of Section 25, Township 4 South, Range 13 West; thence South  $89^{\circ}56'00''$  West along the North line of Section 25, 978.80 feet to the East right-of-way line of State Road No. 167; thence South  $13^{\circ}56'00''$  East along said right-of-way 2461.70 feet to the Point of Beginning; thence continue South  $13^{\circ}56'00''$  East 150 feet; thence North  $89^{\circ}56'00''$  East 300 feet; thence North  $13^{\circ}56'00''$  West 150 feet; thence South  $89^{\circ}56'00''$  West 300 feet to the Point of Beginning. Containing 1 acre, more or less.

Lot 446, Unrecorded East Bay Point, being more particularly described as follows: Commence at the Northeast corner of Section

ORDER NO. PSC-99-1232-FOF-WS

DOCKET NO. 981992-WS

PAGE 19

25, Township 4 South, Range 13 West; thence South 89°56'00" West along the North line of Section 25, 978.80 feet to the East right-of-way line of State Road No. 167; thence South 13°56'00" East along said right-of-way 2673.56 feet to the South right-of-way line of a 60 foot street and the Point of Beginning; thence North 89°56'00" East along said right-of-way line 300 feet; thence South 13°56'00" East 150 feet; thence South 89°56'00" West 300 feet to the East right-of-way line of State Road No. 167; thence North 13°56'00" West along said right-of-way line 150 feet to the Point of Beginning. Containing 1 acre, more or less.

Lot 447, Unrecorded East Bay Point Subdivision, being more particularly described as follows: Commence at the Northeast corner of Section 25, Township 4 South, Range 13 West; thence South 89°56'00" West 978.80 feet to the East right-of-way line of State Road No. 167; thence South 13°56'00" East along said right-of-way 2823.56 feet to the Point of Beginning; thence North 89°56'00" East 300 feet; thence South 13°56'00" East 150 feet; thence South 89°56'00" West 300 feet to the East right-of-way line of State Road No. 167; thence North 13°56'00" West along said right-of-way line 150 feet to the Point of Beginning. Containing 1 acre, more or less, being part of the Southeast 1/4 of Section 25, Township 4 South, Range 13 West, Bay County, Florida.

Lot 448, Unrecorded East Bay Point, being more particularly described as follows: Commence at the Northeast corner of Section 25, Township 4 South, Range 13 West, Bay County, Florida; thence South 89°56'00" West 978.80 feet to the East right-of-way line of State Road No. 167; thence South 13°56'00" East along said right-of-way line 2973.56 feet to the Point of Beginning; thence North 89°56'00" East 300 feet; thence South 13°56'00" East 150.19 feet; thence North 86°56'58" West 3.5 feet to a point on the aforesaid East line of Section 25, Township 4 South, Range 13 West; thence South 89°56'00" West 296.55 feet to the East right-of-way line of State Road No. 167; thence North 13°56'00" West 150 feet to the Point of Beginning. Being part of the Southeast 1/4 of Section 25, Township 4 South, Range 13 West and Southwest 1/4 of Section 30, Township 4 South, Range 12 West, Bay County, Florida.

Lot 449, Unrecorded East Bay Point Subdivision, being more particularly described as follows: Commence at the Northeast corner of Section 25, Township 4 South, Range 13 West; thence South 89°56'00" West 978.80 feet to the East right-of-way line of State Road No. 167; thence South 13°56'00" East along said right-of-way line 3123.56 feet to the Point of Beginning; thence North 89°56'00" East 296.55 feet to a point on the aforesaid East line of Section

ORDER NO. PSC-99-1232-FOF-WS

DOCKET NO. 981992-WS

PAGE 20

25; thence South  $86^{\circ}56'58''$  East 3.50 feet; thence South  $13^{\circ}56'00''$  East 151.85 feet; thence South  $86^{\circ}56'58''$  West 36.52 feet to a point on the aforesaid East line of Section 25; thence South  $89^{\circ}56'00''$  West 264.02 feet to the East right-of-way line of State Road No. 167; thence North  $13^{\circ}56'00''$  West 150 feet to the Point of Beginning. Containing 1 acre, more or less, and being part of the Southeast 1/4 of Section 25, Township 4 South, Range 12 West, Bay County, Florida.

Lot 450, Unrecorded East Bay Point, being more particularly described as follows: Commence at the Northeast corner of Section 25, Township 4 South, Range 13 West, Bay County, Florida; thence South  $89^{\circ}56'00''$  West along the North line of Section 25, 978.80 feet to the East right-of-way line of State Road No. 167; thence South  $13^{\circ}58'00''$  East along said right-of-way line 3273.56 feet to the Point of Beginning; thence continue along said right-of-way line and bearing 42.35 feet to the P. C. of a curve to the left (Southeasterly); thence Southeasterly along said curve having a Delta of  $02^{\circ}46'07''$  to the left, radius of 2242.01 feet for a chord of 108.34 feet; thence North  $89^{\circ}56'00''$  East 228.80 feet to a point on the East line of Section 25; thence South  $86^{\circ}56'58''$  East 69.54 feet; thence North  $13^{\circ}56'00''$  West 151.85 feet; thence North  $86^{\circ}56'58''$  West 36.52 feet to the aforesaid East line of Section 25; thence South  $39^{\circ}56'00''$  West 264.02 feet to the East right-of-way line of State Road No. 167 and the Point of Beginning. Being part of the Southeast 1/4 of Section 25, Township 4 South, Range 13 West, and Southwest 1/4 of Section 30, Township 4 South, Range 12 West, Bay County, Florida.

Lot 451, Unrecorded East Bay Point Subdivision, being more particularly described as follows: Commence at the Northeast corner of Section 25, Township 4 South, Range 13 West; thence South  $89^{\circ}56'00''$  West along the North line of Section 25, 978.80 feet to the East right-of-way line of State Road No. 167; thence South  $13^{\circ}56'00''$  East along said right-of-way line 3315.91 feet to the P. C. of a curve to the left (Southeasterly); thence along said curve having a Delta of  $02^{\circ}46'07''$ , radius 2242.01 feet for an arc distance of 108.34 feet to the Point of Beginning; thence continue along said curve having a Delta of  $03^{\circ}55'39''$ , radius 2242.01 feet for an arc distance of 153.68 feet; thence North  $89^{\circ}56'00''$  East 183.22 feet to the East line of Section 25; thence South  $86^{\circ}56'58''$  East 124.98 feet to a point on a curve to the right (Northwesterly); thence along said curve having a Delta of  $04^{\circ}40'32''$ . Radius 1959.36 feet for an arc distance of 159.89 feet; thence North  $86^{\circ}56'58''$  West 69.54 feet to the East line of Section 25; thence South  $89^{\circ}56'00''$  West 228.80 feet to the East right-of-

ORDER NO. PSC-99-1232-FOF-WS

DOCKET NO. 981992-WS

PAGE 21

way line of State Road No. 167 and the Point of Beginning. Containing 1.06 acres, more or less, and being part of the Southeast 1/4 of Section 25, Township 4 South, Range 13 West and Southwest 1/4 of Section 30, Township 4 South, Range 12 West, Bay County, Florida.

Lot 452, East Bay Point, Unrecorded Subdivision: Commence at the Northeast corner of Section 25, Township 4 South, Range 13 West, Bay County, Florida; thence South  $89^{\circ}56'00''$  West for 978.52 feet to the East right-of-way line of County Road No. 2297; thence South  $13^{\circ}56'00''$  East along said right-of-way line for 3315.88 feet to the P.C. of a curve concave to the Northeast and having a radius of 2242.01 feet; thence Southeasterly along said curving right-of-way line for an arc distance of 273.92 feet, said arc having a chord of 273.75 feet bearing South  $17^{\circ}28'00''$  East to the Point of Beginning; thence continue Southeasterly along said curving right-of-way line for an arc distance of 162.97 feet; said arc having a chord of 162.93 feet bearing South  $23^{\circ}02'57''$  East; thence leaving said Easterly right-of-way line North  $89^{\circ}56'00''$  East for 336.99 feet; thence Northwesterly along a curve concave to the Northeast and having a radius of 1942.01 feet, for an arc distance of 168.10 feet, said arc having a chord of 168.05 feet bearing North  $26^{\circ}52'03''$  West; thence South  $89^{\circ}56'00''$  West for 324.83 feet to the Point of Beginning.

Lot 453, Unrecorded East Bay Point Subdivision, being more particularly described as follows: Commence at the Northeast corner of Section 25, Township 4 South, Range 13 West; thence South  $89^{\circ}56'00''$  West along the North line of Section 25, 978.80 feet to the East right-of-way line of State Road No. 167; thence South  $13^{\circ}56'00''$  East along said right-of-way line 3315.91 feet to the P.C. of a curve to the left (Southeasterly); thence along said curve having a Delta of  $10^{\circ}43'39''$ , radius 2242.01 feet for an arc distance of 419.77 feet to the Point of Beginning; thence continue along said curve having a Delta of  $04^{\circ}09'58''$ , radius 2242.01 feet for an arc distance of 163.02 feet; thence North  $89^{\circ}56'00''$  East 56.34 feet to the East line of Section 25; thence South  $86^{\circ}56'58''$  East 284.14 feet to a point on a curve to the right (Northwesterly); thence along said curve having a Delta of  $05^{\circ}09'14''$ , radius 1959.36 feet for an arc distance of 176.25 feet; thence North  $86^{\circ}56'58''$  West 195.71 feet to the East line of Section 25; thence South  $89^{\circ}56'00''$  West 126.09 feet to the East right-of-way line of State Road No. 167 and the Point of Beginning. Containing 1.07 acres, more or less, and being part of the Southeast 1/4 of Section 25, Township 4 South, Range 13 West and

ORDER NO. PSC-99-1232-FOF-WS

DOCKET NO. 981992-WS

PAGE 22

Southwest 1/4 of Section 30, Township 4 South, Range 12 West, Bay County, Florida.

Lot 454, Unrecorded East Bay Point Subdivision, being more particularly described as follows: Commence at the Northeast corner of Section 25, Township 4 South, Range 13 West; thence South  $89^{\circ}56'00''$  West along the North line of Section 25, 978.80 feet to the East right-of-way line of State Road No. 167; thence South  $13^{\circ}56'00''$  East along said right-of-way line 3315.91 feet to the P.C. of a curve to the left (Southeasterly); thence along said curve having a Delta of  $14^{\circ}53'47''$ , radius 2242.01 feet for an arc distance of 582.79 feet to the Point of Beginning; thence continue along said curve having a Delta of  $04^{\circ}23'13''$ , radius 2242.01 feet for an arc distance of 171.66 feet; thence North  $86^{\circ}56'58''$  East 365.38 feet to a point on a curve to the right (Northwesterly); thence along said curve having a Delta of  $05^{\circ}31'56''$ , radius 1959.36 feet for an arc distance of 189.18 feet; thence North  $86^{\circ}56'58''$  West 284.14 feet to the East line of Section 25; thence South  $89^{\circ}56'00''$  West 56.34 feet to the Point of Beginning. Containing 1.07 acres, more or less, and being part of the Southeast 1/4 of Section 25, Township 4 South, Range 13 West and Southwest 1/4 of Section 30, Township 4 South, Range 12 West, Bay County, Florida.

Lot 455, Unrecorded East Bay Point Subdivision, being more particularly described as follows: Commence at the Northeast corner of Section 25, Township 4 South, Range 13 West; thence South  $89^{\circ}56'00''$  West along the North line of Section 25, 978.80 feet to the East right-of-way line of State Road No. 167; thence South  $13^{\circ}56'00''$  East along said right-of-way line 3315.91 feet to the P.C. of a curve to the left (Southeasterly); thence along said curve having a Delta of  $19^{\circ}17'00''$ , radius 2242.01 feet for an arc distance of 754.45 feet to the Point of Beginning; thence continue along said curve having a Delta of  $04^{\circ}45'11''$ , Radius 2242.01 feet, for an arc distance of 185.99 feet; thence South  $86^{\circ}56'58''$  East 397.74 feet to a point on a curve to the right (Northwesterly); thence along said curve having a Delta of  $06^{\circ}19'12''$ , Radius 1959.36 feet for an arc distance of 207.69 feet; thence North  $86^{\circ}56'58''$  West 365.38 feet to the East right-of-way line of State Road No. 167 and the Point of Beginning. Containing 1.07 acres, more or less, and being part of the Southeast 1/4 of Section 25, Township 4 South, Range 13 West and Southwest 1/4 of Section 30, Township 4 South, Range 12 West, Bay County, Florida.

Lot 456, Unrecorded East Bay Point Subdivision, being more particularly described as follows: Commence at the Northeast corner of Section 25, Township 4 South, Range 13 West, Bay County,

ORDER NO. PSC-99-1232-FOF-WS  
DOCKET NO. 981992-WS  
PAGE 23

Florida; thence South  $89^{\circ}56'00''$  West along the North line of Section 25, 978.80 feet to the East right-of-way line of State Road No. 167; thence South  $13^{\circ}56'00''$  East along said right-of-way line 3315.91 feet to the P.C. of a curve to the left (Southeasterly); thence along said curve having a Delta of  $24^{\circ}02'01''$ , having a radius of 2242.01 feet for an arc distance of 940.45 feet to a point on a curve and the Point of Beginning; thence continue along said curve having a Delta of  $05^{\circ}07'30''$ , having said 2242.01 feet radius for an arc distance of 200.54 feet to a point on a curve; thence South  $86^{\circ}56'58''$  East 426.12 feet; thence North  $45^{\circ}52'00''$  West 221 feet; thence North  $86^{\circ}56'58''$  West 397.74 feet to a point on curve and Point of Beginning. Containing 1.37 acres, more or less.

Lots 457, 458 and 459, East Bay Point Unrecorded Subdivision: commence at the Northeast corner of Section 25, Township 4 South, Range 13 West, Bay County, Florida; thence South  $89^{\circ}56'00''$  West for 978.52 feet to the East right-of-way line of County Road No. 2297; thence South  $13^{\circ}56'00''$  East along said right-of-way line for 3315.88 feet to the P.C. of a curve concave to the Northeast and having a radius of 2242.01 feet; thence Southeasterly along said curving right-of-way line for an arc distance of 1207.03 feet, said arc having a chord of 1192.51 feet bearing South  $29^{\circ}23'23''$  East to the Point of Beginning; thence continue Southeasterly along said curving right-of-way line for an arc distance of 42.44 feet, said arc having a chord of 42.43 feet bearing South  $45^{\circ}21'19''$  East to the P.T. of said curve; thence South  $45^{\circ}52'00''$  East along said Easterly right-of-way line for 467.66 feet; thence leaving said Easterly right-of-way line South  $86^{\circ}55'13''$  East for 711.75 feet; thence North  $00^{\circ}20'03''$  West for 185.65 feet; thence North  $86^{\circ}55'13''$  West for 456.69 feet; thence North  $45^{\circ}52'00''$  West for 228.39 feet; thence North  $86^{\circ}55'13''$  West for 456.21 feet to the Point of Beginning.

Lots 632 and 645, East Bay Point Unrecorded Subdivision: Commence at the Northeast corner of Section 30, Township 4 South, Range 12 West, Bay County, Florida: thence West along the North line of said Section 30 for 4050.00 feet; thence South parallel with the East line of said Section 30 for 2580 feet to the Point of Beginning; thence continue South, parallel with said East line for 600 feet; thence West, parallel with said North line for 150 feet; thence North, parallel with said East line for 600 feet; thence East, parallel with said North line for 150 feet Subject to a 30 foot road on the North, West and South sides.

Lots 633 and 644, East Bay Point Unrecorded Subdivision: Commence at the Northeast corner of Section 30, Township 4 South, Range 12 West, Bay County, Florida; thence West along the North line of said Section 30 for 4200 feet; thence South parallel with the East line of said Section 30 for 2580 feet to the Point of Beginning; thence continue South, parallel with said East line for 600 feet; thence West, parallel with said North line for 150 feet; thence North, parallel with said East line for 600 feet; thence East, parallel with said North line for 150 feet subject to a 30 foot road on the North, East and South sides.

Lots 700 and 711, East Bay Point Unrecorded Subdivision: Commence at the Northeast corner of Section 30, Township 4 South, Range 12 West, Bay County, Florida; thence West along the North line of said Section 30 for 4050 feet; thence South parallel with the East line of said Section 30 for 3180 feet to the Point of Beginning; thence continue South, parallel with said East line for 600 feet; thence West, parallel with said North line for 150 feet; thence North, parallel with said East line for 600 feet; thence East, parallel with said North line for 150 feet subject to a 30 foot road on the North, West and South sides.

Lots 701 and 710, East Bay Point Unrecorded Subdivision: Commence at the Northeast corner of Section 30, Township 4 South, Range 12 West, Bay County, Florida; thence West along the North line of said Section 30 for 4200 feet; thence South parallel with the East line of said Section 30 for 3180 feet to the Point of Beginning; thence continue South, parallel with said East line for 600 feet; thence West, parallel with said North line for 150 feet; thence North, parallel with said East line for 600 feet; thence East, parallel with said North line for 150 feet subject to a 30 foot road on the North, East and South sides.

Lots 766 and 771, East Bay Point Unrecorded Subdivision: Commence at the Northeast corner of Section 30, Township 4 South, Range 12 West, Bay County, Florida; thence West along the North line of said Section 30 for 4050 feet; thence South parallel with the East line of said Section 30 for 3780 feet to the Point of Beginning; thence continue South, parallel with said East line for 600 feet; thence West, parallel with said North line for 150 feet; thence North, parallel with said East line for 600 feet; thence East, parallel with said North line for 150 feet subject to a 30 foot road on the North, West and South sides.

Lots 767 and 770, East Bay Point Unrecorded Subdivision: Commence at the Northeast corner of Section 30, Township 4 South, Range 12



West, Bay County, Florida; thence West along the North line of said Section 30 for 4200 feet; thence South parallel with the East line of said Section 30 for 3780 feet to the Point of Beginning; thence continue South, parallel with said East line for 600 feet; thence West, parallel with said North line for 150 feet; thence North, parallel with said East line for 600 feet; thence East, parallel with said North line for 150 feet subject to a 30 foot road on the North, East and South sides.

Lots 1-9, Appaloosa Way: Commence at the Northeast corner of Section 25, Township 4 South, Range 13 West, Bay County, Florida; thence South  $89^{\circ}56'00''$  West for 978.80 feet to the Easterly right-of-way line of County Road No. 2297; thence South  $13^{\circ}56'00''$  East along said Easterly right-of-way line for 2611.70 feet to the North right-of-way line of Appaloosa Way; thence South  $88^{\circ}01'10''$  East along said North right-of-way line for 302.86 feet to the Point of Beginning; thence South  $86^{\circ}58'10''$  East along said North right-of-way line for 1353.73 feet; thence leaving said North right-of-way line North  $01^{\circ}24'05''$  West for 255.66 feet; thence North  $86^{\circ}58'10''$  West for 1243.56 feet; thence South  $89^{\circ}56'00''$  West for 166.27 feet; thence South  $13^{\circ}56'00''$  East for 259.21 feet to the Point of Beginning.

Lots 10-13, Appaloosa Way: Commence at the Northeast corner of Section 25, Township 4 South, Range 13 West, Bay County, Florida; thence South  $89^{\circ}56'00''$  West for 978.52 feet to the Easterly right-of-way line of County Road No. 2297; thence South  $13^{\circ}56'00''$  East along said Easterly right-of-way line for 2673.56 feet to the South right-of-way line of Appaloosa Way; thence South  $87^{\circ}57'40''$  East along said South right-of-way line for 302.95 feet; thence South  $86^{\circ}58'10''$  East along said South right-of-way line for 590.22 feet to the Point of Beginning; thence continue South  $86^{\circ}58'10''$  East along said South right-of-way line for 600 feet; thence leaving said South right-of-way line South  $01^{\circ}24'05''$  East for 276.34 feet; thence North  $86^{\circ}58'10''$  West for 600 feet; thence North  $01^{\circ}24'05''$  West for 276.34 feet to the Point of Beginning.

Lots 14-16, Appaloosa Way: Commence at the Northeast corner of Section 25, Township 4 South, Range 13 West, Bay County, Florida; thence South  $89^{\circ}56'00''$  West for 978.80 feet to the Easterly right-of-way line of County Road No. 2297; thence South  $13^{\circ}56'00''$  East along said Easterly right-of-way line for 2673.56 feet to the South right-of-way line of Appaloosa Way; thence South  $87^{\circ}57'40''$  East along said South right-of-way line for 302.95 feet to the Point of Beginning; thence South  $86^{\circ}58'10''$  East along said South right-of-way line for 530.22 feet; thence leaving said South

ORDER NO. PSC-99-1232-FOF-WS  
DOCKET NO. 981992-WS  
PAGE 26

right-of-way line South  $01^{\circ}24'05''$  East for 276.34 feet; thence North  $86^{\circ}58'10''$  West for 467.51 feet; thence North  $13^{\circ}56'00''$  West for 288.21 feet to the Point of Beginning.

Creek Run Building No. 1, being more particularly described as follows: Commence at the Northeast corner of Section 25, Township 4 South, Range 13 West, Bay County, Florida; thence South  $89^{\circ}56'00''$  West along the North line of said Section 25 for 1081.52 feet to the West right-of-way line of State Road No. 167 (County Road No. 2297); thence South  $13^{\circ}46'00''$  East along said West right-of-way line 1621 feet, more or less, to the center line of Country Club Drive; thence South  $89^{\circ}56'00''$  West along said center line 536.9 feet to the center line of Mallard Drive; thence Northerly along said center line 1271 feet, more or less, to the South right-of-way line of Caruso Drive; thence South  $89^{\circ}59'40''$  West along said South right-of-way line for 30 feet to the West right-of-way line of Mallard Drive; thence South  $01^{\circ}24'00''$  East for 219.48 feet to the Northeast corner of Lot 14, Block D of Sandy Creek Ranch and Country Club Phase I as per plat thereof recorded in Plat Book 14, Page 4 of the Public Records of Bay County, Florida; thence South  $89^{\circ}56'00''$  West 100 feet to the Northwest corner of said Lot 14 and the Point of Beginning; thence North  $89^{\circ}56'00''$  East 100 feet to the West right-of-way line of Mallard Drive; thence North  $01^{\circ}24'00''$  West along said right-of-way line 170 feet; thence South  $89^{\circ}56'00''$  West 100 feet to the water's edge of a man made lake; thence South  $01^{\circ}24'00''$  East along said water's edge 170 feet to the Point of Beginning.

Creek Run Building No. 2, being more particularly described as follows: commence at the Northeast corner of Section 25, Township 4 South, Range 13 West, Bay County, Florida; thence South  $89^{\circ}56'00''$  West along the North line of said Section 25 for 1081.52 feet to the West right-of-way line of State Road No. 167 (County Road 2297); thence South  $13^{\circ}46'00''$  East along said West right-of-way line 1621 feet, more or less, to the center line of County Club Drive; thence South  $89^{\circ}56'00''$  West along said center line 536.9 feet to the center line of Mallard Drive; thence Northerly along said center line 1271 feet, more or less, to the South right-of-way line of Caruso Drive; thence South  $89^{\circ}59'40''$  West along said South right-of-way line for 320 feet to the Point of Beginning; thence North  $89^{\circ}56'00''$  East along said right-of-way 170 feet; thence South  $01^{\circ}24'00''$  East 75 feet, more or less, to the water's edge of a lake; thence Westerly along said water's edge to a point bearing South  $01^{\circ}24'00''$  East from the Point of Beginning; thence North  $01^{\circ}24'00''$  West 116 feet, more or less, to the Point of Beginning.

ORDER NO. PSC-99-1232-FOF-WS  
DOCKET NO. 981992-WS  
PAGE 27

Stables and Utilities: Commence at the Southeast corner of Section 30, Township 4 South, Range 12 West, Bay County, Florida; thence North  $85^{\circ}20'20''$  West along the South line of said Section 30 for 3883.33 feet to the Easterly right-of-way line of County Road No. 2297; thence North  $45^{\circ}47'57''$  West along said Easterly right-of-way line for 135.55 feet to the Point of Beginning; thence North  $72^{\circ}55'51''$  East for 98.69 feet; thence North  $05^{\circ}10'02''$  West for 596.95 feet; thence North  $36^{\circ}17'58''$  West for 113.52 feet to the South right-of-way line of Air Way (Air Park Boulevard); thence Westerly along said South right-of-way line for 648 feet, more or less, to the Easterly right-of-way line of County Road No. 2297; thence South  $45^{\circ}47'57''$  East along said Easterly right-of-way line for 1073 feet, more or less, to the Point of Beginning.

Commence at the Northwest corner of Section 30, Township 4 South, Range 12 West, Bay County, Florida; thence South  $01^{\circ}24'05''$  East 2295.38 feet; thence South  $86^{\circ}58'10''$  East 1303.56 feet to the Point of Beginning; thence South  $01^{\circ}24'04''$  East 225.66 feet to the North right-of-way of Appaloosa Way; thence South  $86^{\circ}58'10''$  East along said right-of-way 150 feet; thence North  $01^{\circ}24'05''$  West 291 feet; thence North  $86^{\circ}58'10''$  West 150 feet; thence South  $01^{\circ}24'05''$  East 35.34 feet to the Point of Beginning.

Commence at the Northwest corner of Section 30, Township 4 South, Range 12 West, Bay County, Florida; thence South  $01^{\circ}24'05''$  East 2295.38 feet; thence South  $86^{\circ}58'10''$  East 1303.56 feet to the Point of Beginning; thence South  $01^{\circ}24'05''$  East 255.66 feet to the North right-of-way of Appaloosa Way; thence South  $86^{\circ}58'10''$  East along said right-of-way line 150 feet; thence North  $01^{\circ}24'05''$  West 291 feet; thence North  $86^{\circ}58'10''$  West 150 feet; thence South  $01^{\circ}24'05''$  East 35.34 feet to the Point of Beginning. Containing 1 acre, more or less.

#### PARCEL V

Commence at the Southeast corner of Section 30, Township 4 South, Range 12 West; thence North  $00^{\circ}34'51''$  West 656.94 feet; thence North  $86^{\circ}38'32''$  West 3946.86 feet to the Point of Beginning; thence continue North  $86^{\circ}38'32''$  West 123.65 feet; thence North  $05^{\circ}10'02''$  West 31 feet; thence South  $86^{\circ}38'32''$  East 123.65 feet; thence South  $05^{\circ}10'02''$  East 31 feet to the Point of Beginning.

#### Parcel VI

Commence at the Southeast corner of Section 30, Township 4 South, Range 12 West; thence North  $00^{\circ}34'51''$  West 656.94 feet; thence

ORDER NO. PSC-99-1232-FOF-WS

DOCKET NO. 981992-WS

PAGE 28

North 86°38'32" West 3946.86 feet to the Point of Beginning; thence South 05°10'02" East 297.60 feet; thence North 86°38'32" West 123.65 feet; thence North 05°10'02" West 297.60 feet; thence South 86°38'32" East 123.65 feet to the Point of Beginning.

Parcel VII

Commence at the Southeast corner of Section 30, Township 4 South, Range 12 West; thence North 00°34'51" West 656.94 feet; thence North 86°38'32" West 3946.86 feet; thence South 05°10'02" East 297.60 feet; thence North 86°38'32" West 91.20 feet to the Point of Beginning; thence South 45°51'42" East 5.43 feet; thence South 44°08'18" West 200 feet to the Northerly right-of-way of State Road No. 167; thence North 45°51'42" West along said right-of-way 300 feet; thence North 44°08'18" East 200 feet; thence South 45°51'42" East 245.36 feet; thence South 05°10'02" East 32.51 feet; thence South 86°38'32" East 32.45 feet to the Point of Beginning.

Lots 1 thru 25, Sandy Creek Air Park: Commence at the Southeast corner of Section 30, Township 4 South, Range 12 West (Restored Corner), Bay County, Florida; thence South 89°14'14" East for 24.40 feet to a point on the Southerly extension of the East line of Sandy Creek Air Park, as per Plat recorded in Plat Book 14, Page 11 of the Public Records of Bay County, Florida; thence North 00°34'51" West along said East line for 141.06 feet to a concrete monument marking the Southeast corner of said Section 30 as shown on Plat of said Sandy Creek Air Park; thence continue North 00°34'51" West along said East line for 950.10 feet to the North right-of-way line of Air Park Boulevard (Air Way) and the Point of Beginning; thence North 86°53'37" West along said North right-of-way line for 3750 feet; thence North 00°34'51" West for 228 feet; thence South 86°53'37" East 3750 feet; thence South 00°34'51" East for 228 feet to the Point of Beginning.

Lots 26-A, 26, 27, 28, 29, 30, 31, 32 and 33, Sandy Creek Air Park: Commence at the Southeast corner of Section 30, Township 4 South, Range 12 West (Restored Corner), Bay County, Florida; thence South 89°14'14" East for 24.40 feet to a point on the Southerly extension of the East line of Sandy Creek Air Park, as per Plat recorded in Plat Book 14, Page 11 of the Public Records of Bay County, Florida; thence North 00°34'51" West along said East line for 141.06 feet to a concrete monument marking the Southeast corner of said Section 30 as shown on Plat of said Sandy Creek Air Park; thence continue North 00°34'51" West along said East line for 656.94 feet to the Point of Beginning; thence continue North 00°34'51" West along said East line for 233.16 feet to the South right-of-way line of Air

ORDER NO. PSC-99-1232-FOF-WS  
DOCKET NO. 981992-WS  
PAGE 29

Park Boulevard (Air Way); thence North  $86^{\circ}53'37''$  West along said South right-of-way line for 1230 feet; thence South  $00^{\circ}34'51''$  East for 227.33 feet; thence South  $86^{\circ}38'32''$  East along the North right-of-way line of a 200 foot air strip for 1230 feet to the Point of Beginning.

Lots 34, 35, 36, 37, 38, 39, 40, 40-A and 41, Sandy Creek Air Park: Commence at the Southeast corner of Section 30, Township 4 South, Range 12 West (Restored Corner), Bay County, Florida; thence South  $89^{\circ}14'14''$  East for 24.40 feet to a Point on the Southerly extension of the East line of Sandy Creek Air Park, as per Plat recorded in Plat Book 14, Page 11 of the Public Records of Bay County, Florida; thence North  $00^{\circ}34'51''$  West along said East line for 141.06 feet to a concrete monument marking the Southeast corner of said Section 30 as shown on Plat of said Sandy Creek Air Park; thence continue North  $00^{\circ}34'51''$  West along said East line for 656.94 feet; thence North  $86^{\circ}38'32''$  West along the North right-of-way line of a 200 foot air strip for 1290 feet to the Point of Beginning; thence continue North  $86^{\circ}38'32''$  West along said North right-of-way line for 1340 feet; thence North  $00^{\circ}34'51''$  West for 220.76 feet to the South right-of-way line of Air Park Boulevard (Air Way); thence South  $86^{\circ}53'37''$  East along said South right-of-way line for 1340 feet; thence South  $00^{\circ}34'51''$  East for 227.05 feet to the Point of Beginning.

Lots 42 thru 48, Sandy Creek Air Park: Commence at the Southeast corner of Section 30, Township 4 South, Range 12 West (Restored Corner), Bay County, Florida; thence South  $89^{\circ}14'14''$  East for 24.40 feet to a point on the Southerly extension of the East line of Sandy Creek Air Park, as per Plat recorded in Plat Book 14, Page 11 of the Public Records of Bay County, Florida; thence North  $00^{\circ}34'51''$  West along said East line for 141.06 feet to a concrete monument marking the Southeast corner of said Section 30 as shown on Plat of said Sandy Creek Air Park; thence continue North  $00^{\circ}34'51''$  West along said East line for 656.94 feet; thence North  $86^{\circ}38'32''$  West along the North right-of-way line of a 200 foot air strip for 2690 feet to the Point of Beginning; thence continue North  $86^{\circ}38'32''$  West along said North right-of-way line for 1050 feet; thence North  $00^{\circ}34'51''$  West for 215.69 feet to the South right-of-way line of Air Park Boulevard (Air Way); thence South  $86^{\circ}53'37''$  East along said South right-of-way line for 1050 feet; thence South  $00^{\circ}34'51''$  East for 220.49 feet to the Point of Beginning.

Lots 51 thru 58, Sandy Creek Air Park Phase Two: Commence at the Southeast corner of Section 30, Township 4 South, Range 12 West

(Restored Corner), Bay County, Florida; thence North  $85^{\circ}22'50''$  West along the South line of said Section 30 for 603.51 feet; thence North  $03^{\circ}21'28''$  East for 555.37 feet to the South right-of-way line of a 200 foot air strip; thence North  $86^{\circ}38'32''$  West along said right-of-way line for 2010 feet to the West right-of-way line of Taxiway No. 1 and the Point of Beginning; thence continue North  $86^{\circ}38'32''$  West for 1445 feet; thence South  $03^{\circ}21'28''$  West for 272.69 feet to the North right-of-way line of Park Way; thence Southeasterly along said North right-of-way line which is a curve concave to the Northeast and having a radius of 170.00 feet for an arc distance of 112.90 feet, said arc having a chord of 110.83 feet bearing South  $67^{\circ}37'02''$  East to the P. T. of said curve; thence South  $86^{\circ}38'32''$  East along said North right-of-way line for 1015.22 feet to the P.C. of a curve concave to the North and having a radius of 25 feet; thence Northeasterly along said curve for an arc distance of 39.27 feet, said arc having a chord of 35.36 feet bearing North  $48^{\circ}21'28''$  East to the P.T. of said curve; thence North  $03^{\circ}21'28''$  East for 183.80 feet to the Point of Beginning.

Lots 59 thru 68, Sandy Creek Air Park Phase Two: Commence at the Southeast corner of Section 30, Township 4 South, Range 12 West (Restored Corner), Bay County, Florida; thence North  $85^{\circ}22'50''$  West along the South line of said Section 30 for 603.51 feet; thence North  $03^{\circ}21'28''$  East for 555.37 feet to the South right-of-way line of a 200 feet air strip; thence North  $86^{\circ}38'32''$  West along said right-of-way line for 600 feet to the West right-of-way line of Taxiway No. 2 and the Point of Beginning; thence continue North  $86^{\circ}38'32''$  West for 1350 feet to the East right-of-way line of Taxiway No. 1; thence South  $03^{\circ}21'28''$  West along said East right-of-way line for 183.80 feet to the P.C. of a curve concave to the Northeast and having a radius of 25 feet; thence Southeasterly along said curve for an arc distance of 39.27 feet, said arc having a chord of 35.36 feet bearing South  $41^{\circ}38'32''$  East to the P.T. of said curve; thence South  $86^{\circ}38'32''$  East for 1300 feet to the P.C. of a curve concave to the North and having a radius of 25 feet; thence Northeasterly along said curve for an arc distance of 39.27 feet, said arc having a chord of 35.36 feet bearing North  $48^{\circ}21'28''$  East to the P.T. of said curve; thence North  $03^{\circ}21'28''$  East for 183.80 feet to the Point of Beginning.

Lots 69, 70, 71 and 72, Sandy Creek Air Park Phase Two: Commence at the Southeast corner of Section 30, Township 4 South, Range 12 West (Restored Corner), Bay County, Florida; thence North  $85^{\circ}22'50''$  West along the South line of said Section 30 for 603.51 feet; thence North  $03^{\circ}21'28''$  East for 371.98 feet to the Point of Beginning; thence continue North  $03^{\circ}21'28''$  East for 208.80 feet to the South

ORDER NO. PSC-99-1232-FOF-WS

DOCKET NO. 981992-WS

PAGE 31

right-of-way line of a 200 foot air strip; thence North  $86^{\circ}38'32''$  West along said right-of-way line for 540 feet to the East right-of-way line of Taxiway No. 2; thence South  $03^{\circ}21'28''$  West along said East right-of-way line for 183.80 feet to the P.C. of a curve concave to the Northeast and having a radius of 25 feet; thence Southeasterly along said curve for an arc distance of 39.27 feet, said arc having a chord of 35.36 feet bearing South  $41^{\circ}38'32''$  East to the P.T. of said curve; thence South  $86^{\circ}38'32''$  East for 515 feet to the Point of Beginning.

Lots 77 thru 100, Sandy Creek Air Park Phase Two: Commence at the Southeast corner of Section 30, Township 4 South, Range 12 West (Restored Corner), Bay County, Florida; thence North  $85^{\circ}22'50''$  West along the South line of said Section 30 for 603.51 feet to the Point of Beginning; thence South  $03^{\circ}21'28''$  West for 25.41 feet; thence North  $85^{\circ}05'16''$  West for 3269.03 feet; thence North  $06^{\circ}55'47''$  West for 134.57 feet; thence North  $05^{\circ}10'02''$  West for 69.20 feet; thence North  $48^{\circ}17'38''$  East for 126.64 feet to the South right-of-way line of Park Way, which is a curve concave to the Northeast and having a radius of 230 feet; thence Southeasterly along said curving right-of-way line for an arc distance of 162.38 feet, said arc having a chord of 159.03 feet bearing South  $28^{\circ}04'06''$  East to the P.T. of said curve; thence South  $86^{\circ}38'32''$  East along said right-of-way line for 2933.89 feet to the P.C. of a curve concave to the Northeast and having a radius of 25 feet; thence Southeasterly along said curving right-of-way line for an arc distance of 27.13 feet, said arc having a chord of 25.82 feet bearing South  $55^{\circ}33'05''$  East to the P.R.C. of a curve concave to the Northeast and having a radius of 50 feet; thence Southeasterly along said curving right-of-way line for an arc distance of 54.26 feet, said arc having a chord of 51.64 feet bearing South  $55^{\circ}33'05''$  East to the P.T. of said curve; thence South  $86^{\circ}38'32''$  East for 50 feet; thence South  $03^{\circ}21'28''$  West for 246.57 feet to the Point of Beginning.

Experimental Aircraft Association Parcel, being more particularly described as follows: Commence at the Southeast corner of Section 30, Township 4 South, Range 12 West, Bay County, Florida; thence North  $00^{\circ}34'51''$  West along the East line of said Section 30, 950.10 feet to the North right-of-way of Air Park Boulevard; thence North  $86^{\circ}53'37''$  West 3800 feet to the P.C. of a curve to the left having a radius of 272.15 feet a Delta angle of  $34^{\circ}29'52''$ ; continue along said curve 163.86 feet to the P.T.; thence South  $58^{\circ}36'31''$  West 102.47 feet to the Point of Beginning; thence North  $47^{\circ}16'14''$  West 40.53 feet; thence North  $13^{\circ}27'10''$  East 152.21 feet; thence North  $86^{\circ}53'37''$  West 139.04 feet to the East right-of-way of Arena Way;

ORDER NO. PSC-99-1232-FOF-WS  
DOCKET NO. 981992-WS  
PAGE 32

thence South  $00^{\circ}18'19''$  East along right-of-way 250 feet, more or less, to the North right-of-way of Whitley Farm Road; thence Northeasterly along said right-of-way a chord bearing of North  $67^{\circ}00'51''$  East for a chord distance of 78.87 feet to the P.C. of a curve; thence North  $58^{\circ}36'31''$  East along said right-of-way 69.39 feet to the Point of Beginning. Parcel containing 0.607 acres, more or less.

Aerocenter, being more particularly described as follows: Commence at the Southeast corner of Section 30, Township 4 South, Range 12 West, Bay County, Florida; thence North  $00^{\circ}34'51''$  West along the East line of said Section 30 for 890.10 feet to the South right-of-way line of Air Way (Air Park Boulevard); thence North  $86^{\circ}53'37''$  West along said South right-of-way line for 3740 feet to the Northwest corner of Lot 48, Sandy Creek Air Park, as per Plat recorded in Plat Book 14, Page 11 of the Public Records of Bay County, Florida; thence South  $00^{\circ}34'51''$  East along the West line of said Lot 48 for 215.69 feet to the Southwest corner of said Lot 48; thence North  $86^{\circ}38'32''$  West for 85 feet, more or less, to the East right-of-way line of a proposed 60 foot road; thence Northwesterly along said right-of-way line for 225 feet, more or less, to the South right-of-way line of Air Way (Air Park Boulevard); thence Easterly along said South right-of-way line for 179.53 feet to the Point of Beginning.