

This Instrument Prepared By:
Chace Wise
Action No. 51415
Bureau of Public Land Administration
3800 Commonwealth Boulevard
Mail Station No. 125
Tallahassee, Florida 32399

BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND
OF THE STATE OF FLORIDA

SOVEREIGNTY SUBMERGED LANDS LEASE RENEWAL

BOT FILE NO. 460723521

THIS LEASE is hereby issued by the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida, hereinafter referred to as the Lessor.

WITNESSETH: That for and in consideration of payment of the annual lease fees hereinafter provided and the faithful and timely performance of and compliance with all terms and conditions stated herein, the Lessor does hereby lease to Bayou Pines Owners' Association, Inc., a Florida nonprofit corporation, hereinafter referred to as the Lessee, the sovereignty lands as defined in 18-21.003, Florida Administrative Code, contained within the following legal description:

A parcel of sovereignty submerged land in Section 06, Township 02 South, Range 23 West, in Garniers Bayou, Okaloosa County, Florida, containing 15,069 square feet, more or less, as is more particularly described and shown on Attachment A, dated May 8, 2019.

TO HAVE THE USE OF the hereinabove described premises from September 17, 2025, the effective date of this lease renewal, through September 17, 2035, the expiration date of this lease renewal. The terms and conditions on and for which this lease is granted are as follows:

1. **USE OF PROPERTY:** The Lessee is hereby authorized to operate a 15-slip private residential multi-family docking facility with boatlifts and 2 swim areas to be used exclusively for mooring of recreational vessels in conjunction with an upland residential townhome subdivision, without fueling facilities, with a sewage pumpout facility if it meets the regulatory requirements of the State of Florida Department of Environmental Protection or State of Florida Department of Health, whichever agency has jurisdiction, and without liveaboards as defined in paragraph 27, as shown and conditioned in Attachment A, and the State of Florida Department of Environmental Protection Environmental Resource Permit Exemption No. 0348128-002-EE/46, dated February 14, 2020, incorporated herein and made a part of this lease by reference. All of the foregoing subject to the remaining conditions of this lease.

2. LEASE FEES: The Lessee hereby agrees to pay to the Lessor an initial annual lease fee of \$0.00, which includes the discounts authorized pursuant to Section 253.0347(2)(f), Florida Statutes, plus sales tax pursuant to Section 212.031, Florida Statutes, if applicable, within 30 days of receipt of this fully executed lease. The annual fee for the remaining years of this lease shall be adjusted pursuant to provisions of Rule 18-21.011, Florida Administrative Code. The State of Florida Department of Environmental Protection, Division of State Lands (the "Division") will notify the Lessee in writing of the amount and the due date of each subsequent annual lease payment during the remaining term of this lease. All lease fees due hereunder shall be remitted to the Division, as agent for the Lessor.

3. WET SLIP RENTAL CERTIFICATION/SUPPLEMENTAL PAYMENT: (A) The Lessee shall provide upon request by the Lessor any and all information in a certified form needed to calculate the lease fee specified in paragraph two (2) above, including the income, as defined in subsection 18-21.003(31), Florida Administrative Code, derived directly or indirectly from the use of sovereignty submerged lands on an annual basis. When six percent (6%) of said annual income exceeds the base fee or minimum annual fee established pursuant to Rule 18-21.011, Florida Administrative Code, for any lease year during the term of this lease, the Lessor shall send the Lessee a supplemental invoice for the difference in the amounts for that lease year. (B) The instrument or agreement used by the Lessee to transfer or assign the right to use a wet slip at the docking facility to a third party shall include a provision that clearly notifies the wet slip renter/user/holder that if the wet slip renter/user/holder subsequently transfers his right to use said wet slip to another party, the instrument or agreement used to transfer said wet slip shall contain a provision that requires six percent (6%) of the annual gross income derived from said instrument or agreement for the use of said wet slip be paid to the Lessee who, upon receipt, shall report and transmit said amount to the Lessor. The instrument or agreement used by the Lessee to transfer a wet slip shall also include a provision that clearly notifies the wet slip renter/user/holder that no interest in said wet slip may be further transferred unless a substantially similar provision to the one contained in the preceding sentence is placed in each succeeding instrument or agreement used to transfer said wet slip to each new wet slip renter/user/holder. (C) The Lessee shall submit to the Lessor each instrument or agreement used by the Lessee to transfer or assign the right to use a wet slip at the docking facility to a third party annually at the same time the Lessee submits the required Annual Wet Slip Revenue Report to the Lessor. Any breach of this lease condition shall constitute a default under this lease.

4. LATE FEE ASSESSMENTS: The Lessee shall pay a late payment assessment for lease fees or other charges due under this lease which are not paid within 30 days after the due date. This assessment shall be computed at the rate of twelve percent (12%) per annum, calculated on a daily basis for every day the payment is late.

5. EXAMINATION OF LESSEE'S RECORDS: For purposes of this lease, the Lessor is hereby specifically authorized and empowered to examine, for the term of this lease including any extensions thereto plus three (3) additional years, at all reasonable hours, the books, records, contracts, and other documents confirming and pertaining to the computation of annual lease payments as specified in paragraph two (2) above.

6. MAINTENANCE OF LESSEE'S RECORDS: The Lessee shall maintain separate accounting records for: (i) the gross revenue derived directly from the use of the leased premises, (ii) the gross revenue derived indirectly from the use of the leased premises, and (iii) all other gross revenue derived from the Lessee's operations on the riparian upland property. The Lessee shall secure, maintain and keep all records for the entire term of this lease plus three (3) additional years. This period shall be extended for an additional two (2) years upon request for examination of all records and accounts for lease verification purposes by the Lessor.

7. AGREEMENT TO EXTENT OF USE: This lease is given to the Lessee to use or occupy the leased premises only for those activities specified herein and as conditioned by the permit referenced in paragraph 1 of this lease. The Lessee shall not (i) change or add to the approved use of the leased premises as defined herein (e.g., from commercial to multi-family residential, from temporary mooring to rental of wet slips, from rental of wet slips to contractual agreement with third party for docking of cruise ships, from rental of recreational pleasure craft to rental or temporary mooring of charter/tour boats, from loading/offloading commercial to rental of wet slips, etc.); (ii) change activities in any manner that may have an environmental impact that was not considered in the original authorization or regulatory permit; or (iii) change the use of the common elements described in that certain Declaration of Covenants, Easements, Conditions and Restrictions recorded in Official Records Book 1265, Page 1753, Public Records of Okaloosa County, Florida, as amended from time to time, and depicted on the Plat of Bayou Pines Townhomes recorded in Plat Book 8, Page 63, Public Records of Okaloosa County, Florida, which is attached hereto as Attachment B, without first obtaining a regulatory permit/modified permit, if applicable, the Lessor's written authorization in the form of a modified lease, the payment of additional fees, if applicable, and, if applicable, the removal of any structures which may no longer qualify for authorization under the modified lease.

8. PROPERTY RIGHTS: The Lessee shall make no claim of title or interest to said lands hereinbefore described by reason of the occupancy or use thereof, and all title and interest to said land hereinbefore described is vested in the Lessor. The Lessee is prohibited from including, or making any claim that purports to include, said lands described or the Lessee's leasehold interest in said lands into any form of private ownership, including but not limited to any form of condominium or cooperative ownership. The Lessee is further prohibited from making any claim, including any advertisement, that said land, or the use thereof, may be purchased, sold, or re-sold.

9. INTEREST IN RIPARIAN UPLAND PROPERTY: During the term of this lease, the Lessee shall be responsible for the operation and management of the common elements described in that certain Declaration of Covenants, Easements, Conditions and Restrictions recorded in Official Records Book 1265, Page 1753, Public Records of Okaloosa County, Florida, as amended from time to time, and depicted on the Plat of Bayou Pines Townhomes recorded in Plat Book 8, Page 63, Public Records of Okaloosa County, Florida, which is attached hereto as Attachment B together with the riparian rights appurtenant thereto. If such interest is terminated or the Lessor determines that such interest did not exist on the effective date of this lease, this lease may be terminated at the option of the Lessor. If the Lessor terminates this lease, the Lessee agrees not to assert a claim or defense against the Lessor arising out of this lease. Prior to sale and/or termination of the Lessee's interest in the riparian upland property, the Lessee shall inform any potential buyer or transferee of the Lessee's interest in the riparian upland property and the existence of this lease and all its terms and conditions and shall complete and execute any documents required by the Lessor to affect an assignment of this lease, if consented to by the Lessor. Failure to do so will not relieve the Lessee from responsibility for full compliance with the terms and conditions of this lease which include, but are not limited to, payment of all fees and/or penalty assessments incurred prior to such act.

10. ASSIGNMENT OF LEASE: This lease shall not be assigned or otherwise transferred without prior written consent of the Lessor or its duly authorized agent. Such assignment or other transfer shall be subject to the terms, conditions and provisions of this lease, current management standards and applicable laws, rules and regulations in effect at that time. Any assignment or other transfer without prior written consent of the Lessor shall be null and void and without legal effect.

11. INDEMNIFICATION/INVESTIGATION OF ALL CLAIMS: The Lessee shall investigate all claims of every nature arising out of this lease at its expense, and shall indemnify, defend and save and hold harmless the Lessor and the State of Florida from all claims, actions, lawsuits and demands arising out of this lease.

12. NOTICES/COMPLIANCE/TERMINATION: The Lessee binds itself, its successors and assigns, to abide by the provisions and conditions herein set forth, and said provisions and conditions shall be deemed covenants of the Lessee, its successors and assigns. In the event the Lessee fails or refuses to comply with the provisions and conditions herein set forth, or in the event the Lessee violates any of the provisions and conditions herein set forth, and the Lessee fails or refuses to comply with any of said provisions or conditions within twenty (20) days of receipt of the Lessor's notice to correct, this lease may be terminated by the Lessor upon thirty (30) days written notice to the Lessee. If canceled, all of the above-described parcel of land shall revert to the Lessor. All notices required to be given to the Lessee by this lease or applicable law or administrative rules shall be sufficient if sent by U.S. Mail to the following address:

Bayou Pines Owners' Association, Inc.
810 Eglin Parkway, Unit 16
Fort Walton Beach, Florida 32547

The Lessee shall notify the Lessor by certified mail of any change to this address at least ten (10) days before the change is effective.

13. TAXES AND ASSESSMENTS: The Lessee shall assume all responsibility for liabilities that accrue to the subject property or to the improvements thereon, including any and all drainage or special assessments or taxes of every kind and description which are now or may be hereafter lawfully assessed and levied against the subject property during the effective period of this lease.

14. NUISANCES OR ILLEGAL OPERATIONS: The Lessee shall not permit the leased premises or any part thereof to be used or occupied for any purpose or business other than herein specified unless such proposed use and occupancy are consented to by the Lessor and the lease is modified accordingly, nor shall Lessee knowingly permit or suffer any nuisances or illegal operations of any kind on the leased premises.

15. MAINTENANCE OF FACILITY/RIGHT TO INSPECT: The Lessee shall maintain the leased premises in good condition, keeping the structures and equipment located thereon in a good state of repair in the interests of public health, safety and welfare. No dock or pier shall be constructed in any manner that would cause harm to wildlife. The leased premises shall be subject to inspection by the Lessor or its designated agent at any reasonable time.

16. NON-DISCRIMINATION: The Lessee shall not discriminate against any individual because of that individual's race, color, religion, sex, national origin, age, handicap, or marital status with respect to any activity occurring within the area subject to this lease or upon lands adjacent to and used as an adjunct of the leased area.

17. ENFORCEMENT OF PROVISIONS: No failure, or successive failures, on the part of the Lessor to enforce any provision, nor any waiver or successive waivers on its part of any provision herein, shall operate as a discharge thereof or render the same inoperative or impair the right of the Lessor to enforce the same upon any renewal thereof or in the event of subsequent breach or breaches.

18. PERMISSION GRANTED: Upon expiration or cancellation of this lease all permission granted hereunder shall cease and terminate.

19. RENEWAL PROVISIONS: Renewal of this lease shall be at the sole option of the Lessor. Such renewal shall be subject to the terms, conditions and provisions of management standards and applicable laws, rules and regulations in effect at that time. In the event that the Lessee is in full compliance with the terms of this lease, the Lessor will begin the renewal process. The term of any renewal granted by the Lessor shall commence on the last day of the previous lease term. In the event the Lessor does not grant a renewal, the Lessee shall vacate the leased premises and remove all structures and equipment occupying and erected thereon at its expense. The obligation to remove all structures authorized herein upon termination of this lease shall constitute an affirmative covenant upon the common elements described in that certain Declaration of Covenants, Easements, Conditions and Restrictions recorded in Official Records Book 1265, Page 1753, Public Records of Okaloosa County, Florida, as amended from time to time, and depicted on the Plat of Bayou Pines Townhomes recorded in Plat Book 8, Page 63, Public Records of Okaloosa County, Florida, which is attached hereto as Attachment B, which shall run with the title to said common area and shall be binding upon Lessee and Lessee's successors in title or successors in interest.

20. REMOVAL OF STRUCTURES/ADMINISTRATIVE FINES: If the Lessee does not remove said structures and equipment occupying and erected upon the leased premises after expiration or cancellation of this lease, such structures and equipment will be deemed forfeited to the Lessor, and the Lessor may authorize removal and may sell such forfeited structures and equipment after ten (10) days written notice by certified mail addressed to the Lessee at the address specified in Paragraph 12 or at such address on record as provided to the Lessor by the Lessee. However, such remedy shall be in addition to all other remedies available to the Lessor under applicable laws, rules and regulations including the right to compel removal of all structures and the right to impose administrative fines.

21. REMOVAL COSTS/LIEN ON RIPARIAN UPLAND PROPERTY: Subject to the noticing provisions of Paragraph 20 of this lease, any costs incurred by the Lessor in removal of any structures and equipment constructed or maintained on state lands shall be paid by Lessee and any unpaid costs and expenses shall constitute a lien upon the common elements described in that certain Declaration of Covenants, Easements, Conditions and Restrictions recorded in Official Records Book 1265, Page 1753, Public Records of Okaloosa County, Florida, as amended from time to time, and depicted on the Plat of Bayou Pines Townhomes recorded in Plat Book 8, Page 63, Public Records of Okaloosa County, Florida, which is attached hereto as Attachment B. This lien on the common elements shall be enforceable in summary proceedings as provided by law.

22. RIPARIAN RIGHTS/FINAL ADJUDICATION: In the event that any part of any structure authorized hereunder is determined by a final adjudication issued by a court of competent jurisdiction to encroach on or interfere with adjacent riparian rights, Lessee agrees to either obtain written consent for the offending structure from the affected riparian owner or to remove the interference or encroachment within 60 days from the date of the adjudication. Failure to comply with this paragraph shall constitute a material breach of this lease agreement and shall be grounds for immediate termination of this lease agreement at the option of the Lessor.

23. AMENDMENTS/MODIFICATIONS: This lease is the entire and only agreement between the parties. Its provisions are not severable. Any amendment or modification to this lease must be in writing, must be accepted, acknowledged and executed by the Lessee and Lessor, and must comply with the rules and statutes in existence at the time of the execution of the modification or amendment. Notwithstanding the provisions of this paragraph, if mooring is authorized by this lease, the Lessee may install boatlifts within the leased premises without formal modification of the lease provided that (a) the Lessee obtains any state or local regulatory permit that may be required; and (b) the location or size of the lift does not increase the mooring capacity of the docking facility.

24. ADVERTISEMENT/SIGNS/NON-WATER DEPENDENT ACTIVITIES/ADDITIONAL ACTIVITIES/MINOR STRUCTURAL REPAIRS: No permanent or temporary signs directed to the boating public advertising the sale of alcoholic beverages shall be erected or placed within the leased premises. No restaurant or dining activities are to occur within the leased premises. The Lessee shall ensure that no permanent, temporary or floating structures, fences, docks, pilings or any structures whose use is not water-dependent shall be erected or conducted over sovereignty submerged lands without prior written consent from the Lessor. No additional structures and/or activities including dredging, relocation/realignment or major repairs or renovations to authorized structures, shall be erected or conducted on or over sovereignty, submerged lands without prior written consent from the Lessor. Unless specifically authorized in writing by the Lessor, such activities or structures shall be considered unauthorized and a violation of Chapter 253, Florida Statutes, and shall subject the Lessee to administrative fines under Chapter 18-14, Florida Administrative Code. This condition does not apply to minor structural repairs required to maintain the authorized structures in a good state of repair in the interests of public health, safety or welfare; provided, however, that such activities shall not exceed the activities authorized by this lease.

25. USACE AUTHORIZATION: Prior to commencement of construction and/or activities authorized herein, the Lessee shall obtain the U.S. Army Corps of Engineers (USACE) permit if it is required by the USACE. Any modifications to the construction and/or activities authorized herein that may be required by the USACE shall require consideration by and the prior written approval of the Lessor prior to the commencement of construction and/or any activities on sovereign, submerged lands.

26. COMPLIANCE WITH FLORIDA LAWS: On or in conjunction with the use of the leased premises, the Lessee shall at all times comply with all Florida Statutes and all administrative rules promulgated thereunder. Any unlawful activity which occurs on the leased premises or in conjunction with the use of the leased premises shall be grounds for the termination of this lease by the Lessor.

27. LIVEABOARDS: The term "liveaboard" is defined as a vessel docked at the facility and inhabited by a person or persons for any five (5) consecutive days or a total of ten (10) days within a thirty (30) day period. If liveaboards are authorized by paragraph one (1) of this lease, in no event shall such "liveaboard" status exceed six (6) months within any twelve (12) month period, nor shall any such vessel constitute a legal or primary residence.

28. GAMBLING VESSELS: During the term of this lease and any renewals, extensions, modifications or assignments thereof, Lessee shall prohibit the operation of or entry onto the leased premises of gambling cruise ships, or vessels that are used principally for the purpose of gambling, when these vessels are engaged in "cruises to nowhere," where the ships leave and return to the state of Florida without an intervening stop within another state or foreign country or waters within the jurisdiction of another state or foreign country, and any watercraft used to carry passengers to and from such gambling cruise ships.

29. FINANCIAL CAPABILITY: To assure the Lessor that the Lessee has the financial capability to undertake and operate the project authorized by this lease, the Lessee certifies to the Lessor as follows: (i) the Lessee is not the subject of a pending bankruptcy proceeding that would prohibit the Lessee from paying its lease fees, on or before the due date, with or without, as applicable, approval from the bankruptcy court or, if appointed, the bankruptcy trustee; (ii) the Lessee has no unsatisfied judgments entered against it that would impair the Lessee's financial capability to undertake and operate the project authorized by this lease; (iii) the Lessee has no delinquent state and local taxes for which it is responsible and that remain outstanding and not in dispute; and (iv) to the best of the Lessee's knowledge, there are no other matters pending or threatened against or affecting the Lessee or the Lessee's interest in the riparian upland property that would impair the Lessee's financial capability to undertake and operate the project authorized by this lease. Any breach of this lease condition shall constitute a default under this lease.

30. SPECIAL LEASE CONDITIONS:

A. The Lessee shall prohibit mooring, on either a temporary or permanent basis, along the sides of the landward faces of the closest finger piers, along the sides of the access piers, and along the sides of the waterward faces of the "T" docks as depicted on Attachment A. To ensure compliance, the Lessee shall place and maintain (1) a 3-foot high railing along the south face of the structure, and (2) signs advising boaters that mooring at the above described locations, on either a temporary or permanent basis, is prohibited.

B. Any vessel moored at the docking facility, on either a temporary or permanent basis, shall be wholly located within its designated wet slip as depicted on Attachment A and no portion of a vessel may extend beyond the leased premises. Vessel length shall be measured as overall length including all parts and accessories such as outboard motors, bow pulpits, and swim platforms.

C. The Lessee shall maintain the existing shoreline in a natural condition free and clear of manmade trash, debris, flotsam and jetsam for the term of this lease and all subsequent renewal terms. Lessee shall not remove or cause to be removed natural seagrass litter, mangrove leaf litter or detritus.

D. Lessee shall maintain riprap at the toe of the existing vertical bulkhead along the length of the southern bulkhead, which is a distance of approximately 378 feet.

E. The Lessee shall install and maintain, during the term of this lease and all subsequent renewal terms, reflective markers and lighted aids to navigation at all distant corners of the facility. The lighted aids are required to be on at night and during limited visibility conditions.

F. Vessels that either do not have a current vessel registration and title as required by Chapters 327 and 328, Florida Statutes, or do not have a current vessel registration and title as required in another state or country are prohibited within the leased premises.

G. All vessels that moor, dock, or otherwise use the leased premises shall be maintained in a fully operational condition.

[Remainder of page intentionally left blank; Signature page follows]

IN WITNESS WHEREOF, the Lessor and the Lessee have executed this instrument on the day and year first above written.

WITNESSES:

Signature:

Celeda A. Wallace

Printed Name:

Celeda A. Wallace

Address: 3800 Commonwealth Blvd

Tallahassee, FL 32399

Signature:

Chace J. Wise

Printed Name:

Chace J. Wise

Address: 3800 Commonwealth Blvd

Tallahassee, FL 32399

BOARD OF TRUSTEES OF THE INTERNAL
IMPROVEMENT TRUST FUND OF THE STATE
OF FLORIDA

CREATED

(SEAL)

JANUARY 6.

BY:

Brad Richardson, Chief, Bureau of Public Land
Administration, Division of State Lands, State of
Florida Department of Environmental Protection
as agent for and on behalf of the Board of
Trustees of the Internal Improvement Trust Fund
of the State of Florida

Florida Department of Environmental Protection
Division of State Lands
3800 Commonwealth Blvd
Tallahassee, FL 32399

"LESSOR"

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence this 6th day of April, 2026 by Brad Richardson, Chief, Bureau of Public Land Administration, Division of State Lands, State of Florida Department of Environmental Protection, as agent for and on behalf of the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida. He is personally known to me.

APPROVED SUBJECT TO PROPER EXECUTION:

Toni Sturtevant

3/8/2026

DEP Attorney

Date

Notary Public, State of Florida



CELEDA A. WALLACE
Commission # HH 504171
Expires March 13, 2028

Printed, Typed or Stamped Name

My Commission Expires:

Commission/Serial No.

WITNESSES:

Signature: [Signature]

Printed Name: Steven McCoy

Address: 838 Eglin Parkway NE
Fort Walton Beach, FL 32547

Signature: [Signature]

Printed Name: Riley Berish

Address: 838 Eglin Pkwy NE
Fort Walton Beach, FL 32547

Bayou Pines Owners' Association, Inc.,
a Florida nonprofit corporation

(SEAL)

BY: [Signature]

Original Signature of Executing Authority

Linda Snyder

Typed/Printed Name of Executing Authority

President

Title of Executing Authority

Bayou Pines Owners' Association, Inc.
810 Eglin Parkway, Unit 16
Fort Walton Beach, Florida 32547

"LESSEE"

STATE OF Florida

COUNTY OF Okaloosa

26th The foregoing instrument was acknowledged before me by means of ✓ physical presence or online notarization this 26th day of March, 2026, by Linda Snyder as President of Bayou Pines Owners' Association, Inc., a Florida nonprofit corporation, for and on behalf of the corporation. She is personally known to me or who has produced DL #S444-099-74-000-2 as identification.

My Commission Expires:

June 26, 2029

Commission/Serial No. HH 692566

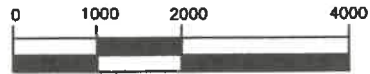
[Signature]
Signature of Notary Public

Notary Public, State of Florida

Susan Facey-Smith
Printed, Typed or Stamped Name



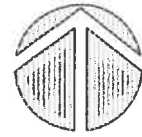
GRAPHIC SCALE



(IN FEET)

1 inch = 2000 feet

NORTH



PROJECT LOCATION



GUSTIN, COTHERN & TUCKER, INC.

LAND SURVEYING (850) 678 - 5141

L.B. #3501

121 HART STREET

www.gct-survmap.com

NICEVILLE, FL 32578

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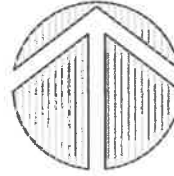
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SHEET

1

OF 10

NORTH



SECTION-TOWNSHIP-RANGE
(DETAIL)
(NOT TO SCALE)

SECTION 36
TOWNSHIP 1 SOUTH
RANGE 24 WEST

SECTION 1
TOWNSHIP 2 SOUTH
RANGE 24 WEST

SECTION 12
TOWNSHIP 2 SOUTH
RANGE 24 WEST

PROJECT LOCATION

SECTION 6
TOWNSHIP 2 SOUTH
RANGE 23 WEST

SECTION 6
TOWNSHIP 2 SOUTH
RANGE 23 WEST

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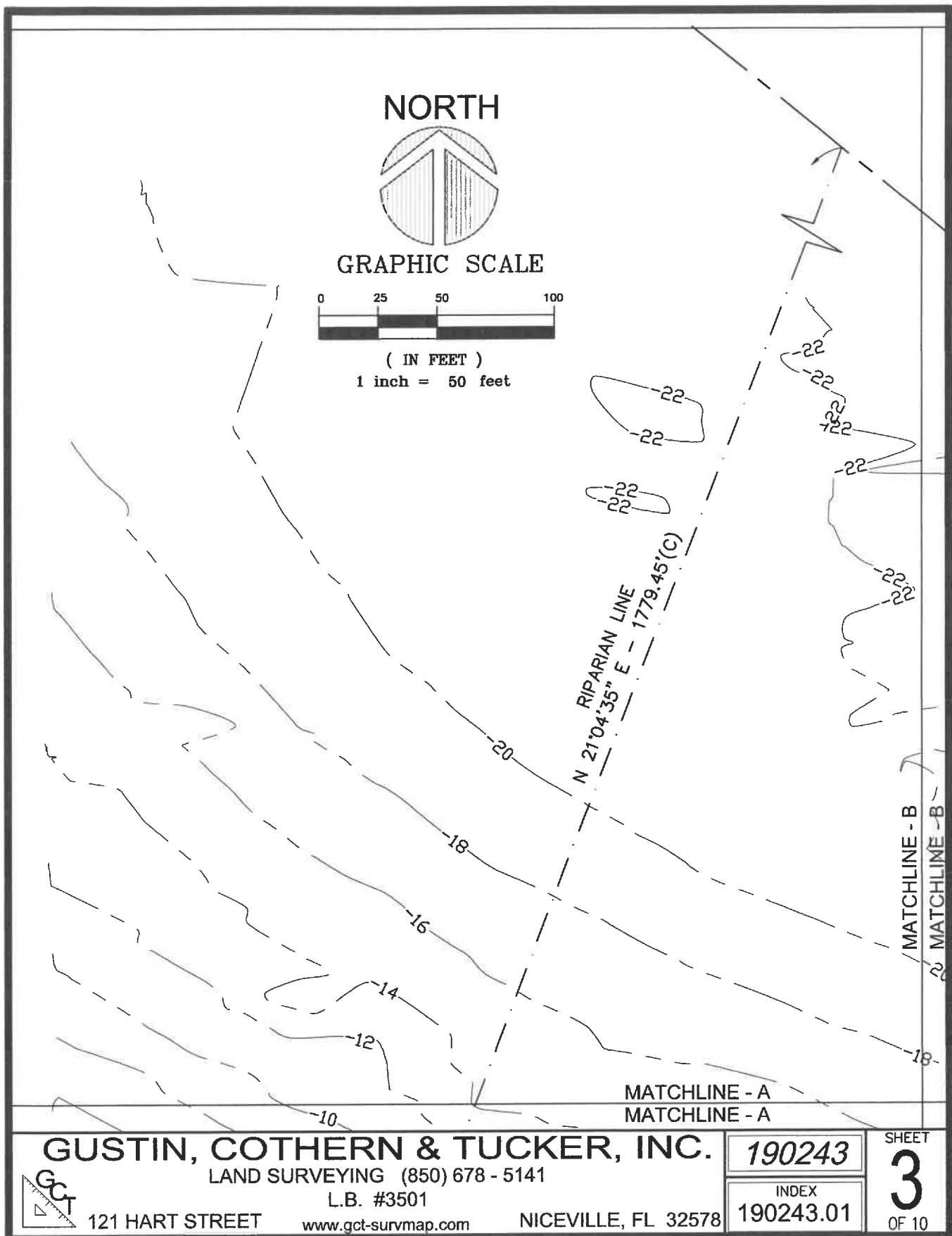
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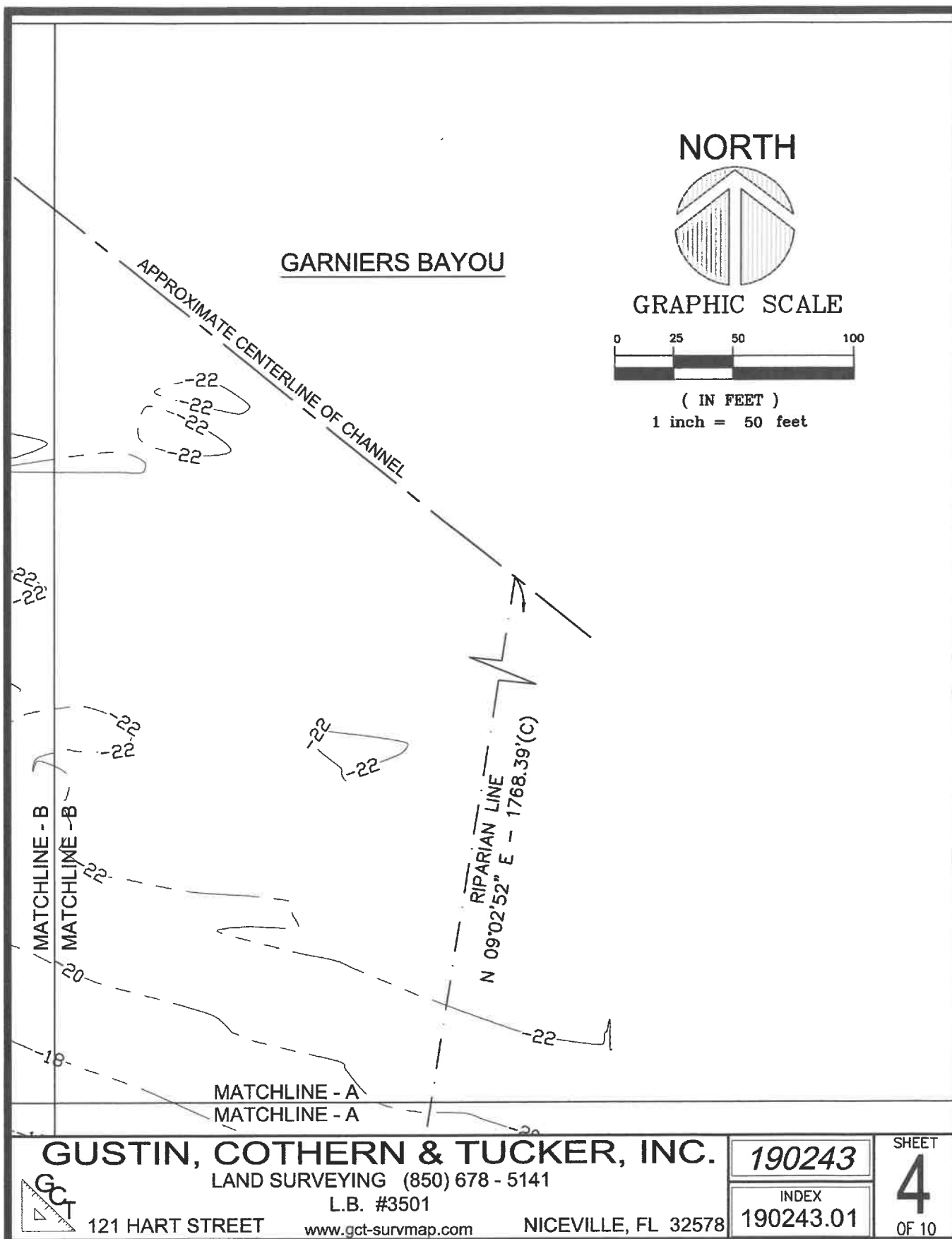
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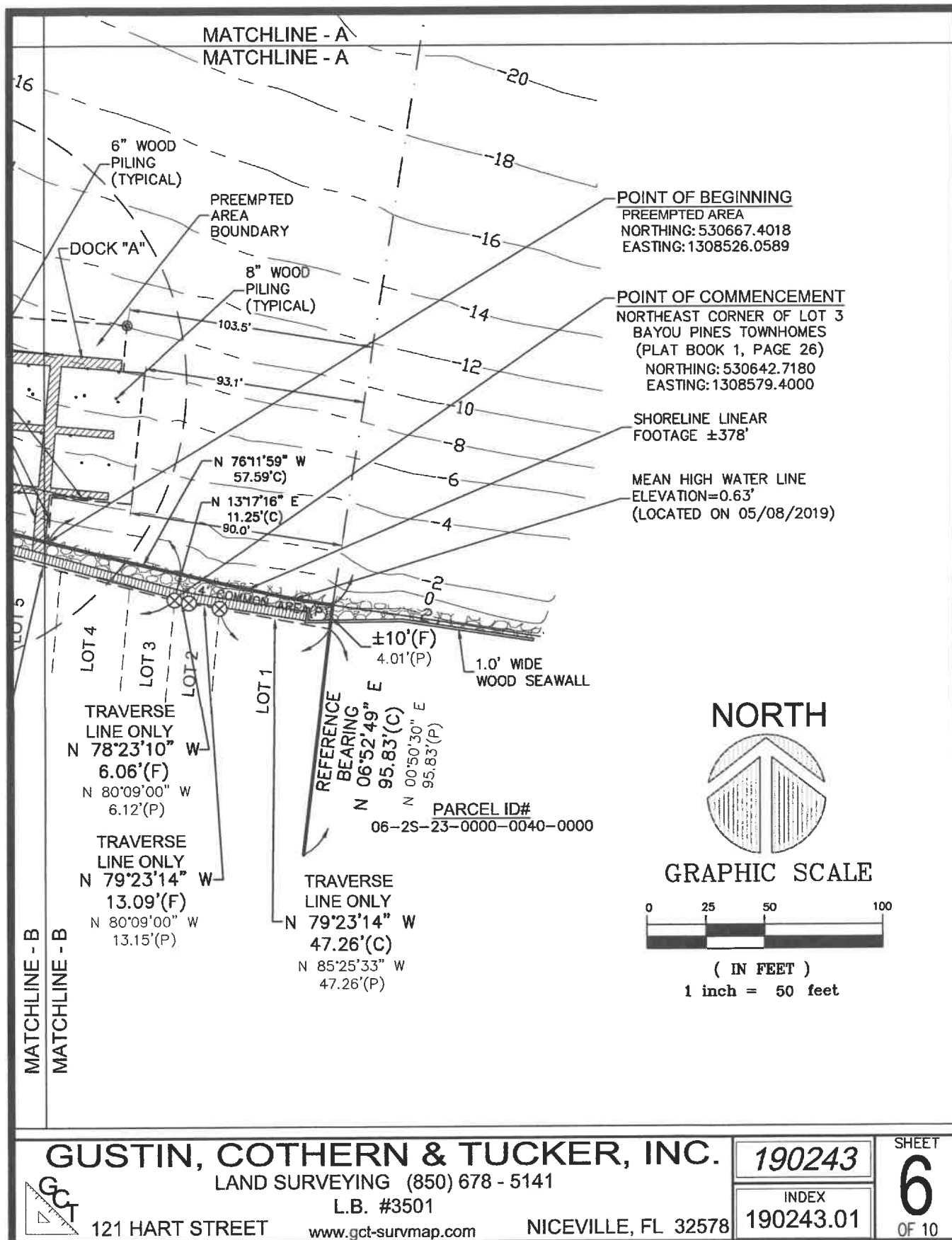
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**LEGAL DESCRIPTION
(AS SURVEYED):
SUBMERGED LAND LEASE**

ALL THOSE SOVEREIGN LANDS OF THE STATE
OF FLORIDA LYING WITHIN THE FOLLOWING
DESCRIBED AREA:

COMMENCE AT THE NORTHEAST CORNER OF
LOT 3, BAYOU PINES TOWNHOMES (PLAT BOOK
1, PAGE 26), LYING IN SECTION 6, TOWNSHIP 2
SOUTH, RANGE 23 WEST, OKALOOSA COUNTY,
FLORIDA. SAID POINT BEING MARKED BY A
1/2" CAPPED IRON ROD (NO IDENTIFICATION);
THENCE RUN N 13°17'16" E, A DISTANCE OF
11.25 FEET TO THE MEAN HIGH WATER LINE OF
GARNIER'S BAYOU; THENCE ALONG SAID MEAN
HIGH WATER LINE RUN N 76°11'59" W, A
DISTANCE OF 57.59 FEET TO THE POINT OF
BEGINNING; THENCE RUN THE FOLLOWING
SIXTEEN (16) CALLS;

1. N 05°26'42" E - 19.08 FEET
2. S 84°44'15" E - 33.87 FEET
3. N 05°51'26" E - 55.57 FEET
4. N 85°14'52" W - 9.00 FEET
5. N 04°45'08" E - 19.17 FEET
6. N 85°14'52" W - 57.34 FEET
7. S 04°45'08" W - 19.17 FEET
8. N 66°23'04" W - 61.72 FEET
9. N 06°22'48" E - 19.49 FEET
10. N 83°37'12" W - 57.21 FEET
11. S 06°22'48" W - 20.49 FEET
12. N 83°37'12" W - 9.00 FEET
13. S 06°14'28" W - 51.68 FEET
14. S 83°37'12" E - 34.02 FEET
15. S 06°22'48" W - 22.28 FEET TO THE
MEAN HIGH WATER LINE OF GARNIER'S BAYOU;
THENCE ALONG SAID MEAN HIGH WATER LINE
16. S 75°56'51" E - 125.41 FEET TO THE
POINT OF BEGINNING.

SAID PARCEL CONTAINS ±0.35 ACRES
(±15,069 SQUARE FEET), MORE OR LESS.

APPROVED
By Jorge Q. Alonso at 11:11 am, Jan 18, 2020

GUSTIN, COTHERN & TUCKER, INC.

LAND SURVEYING (850) 678 - 5141

L.B. #3501



121 HART STREET

www.gct-survey.com

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190243

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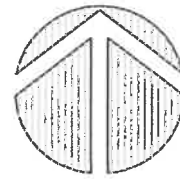
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SHEET

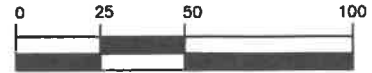
9

OF 10

NORTH



GRAPHIC SCALE

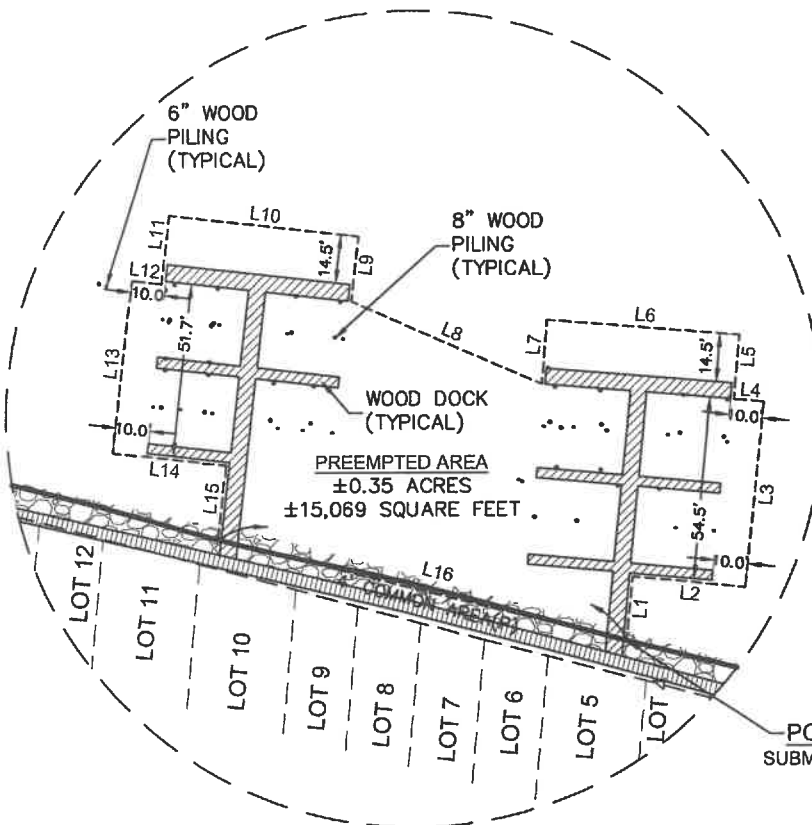


(IN FEET)

1 inch = 50 feet

PREEMPTED AREA DETAIL

DETAIL "A"
(TO SCALE)



LINE TABLE

LINE#	LINE BEARING
L1	N 05°26'42" E - 19.08'
L2	S 84°44'15" E - 33.87'
L3	N 05°51'26" E - 55.57'
L4	N 85°14'52" W - 9.00'
L5	N 04°45'08" E - 19.17'
L6	N 85°14'52" W - 57.34'
L7	S 04°45'08" W - 19.17'
L8	N 66°23'04" W - 61.72'
L9	N 06°22'48" E - 19.49'
L10	N 83°37'12" W - 57.21'
L11	S 06°22'48" W - 20.49'
L12	N 83°37'12" W - 9.00'
L13	S 06°14'28" W - 51.68'
L14	S 83°37'12" E - 34.02'
L15	S 06°22'48" W - 22.28'
L16	S 75°56'51" E - 125.41'

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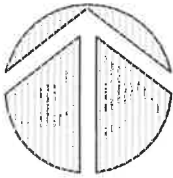
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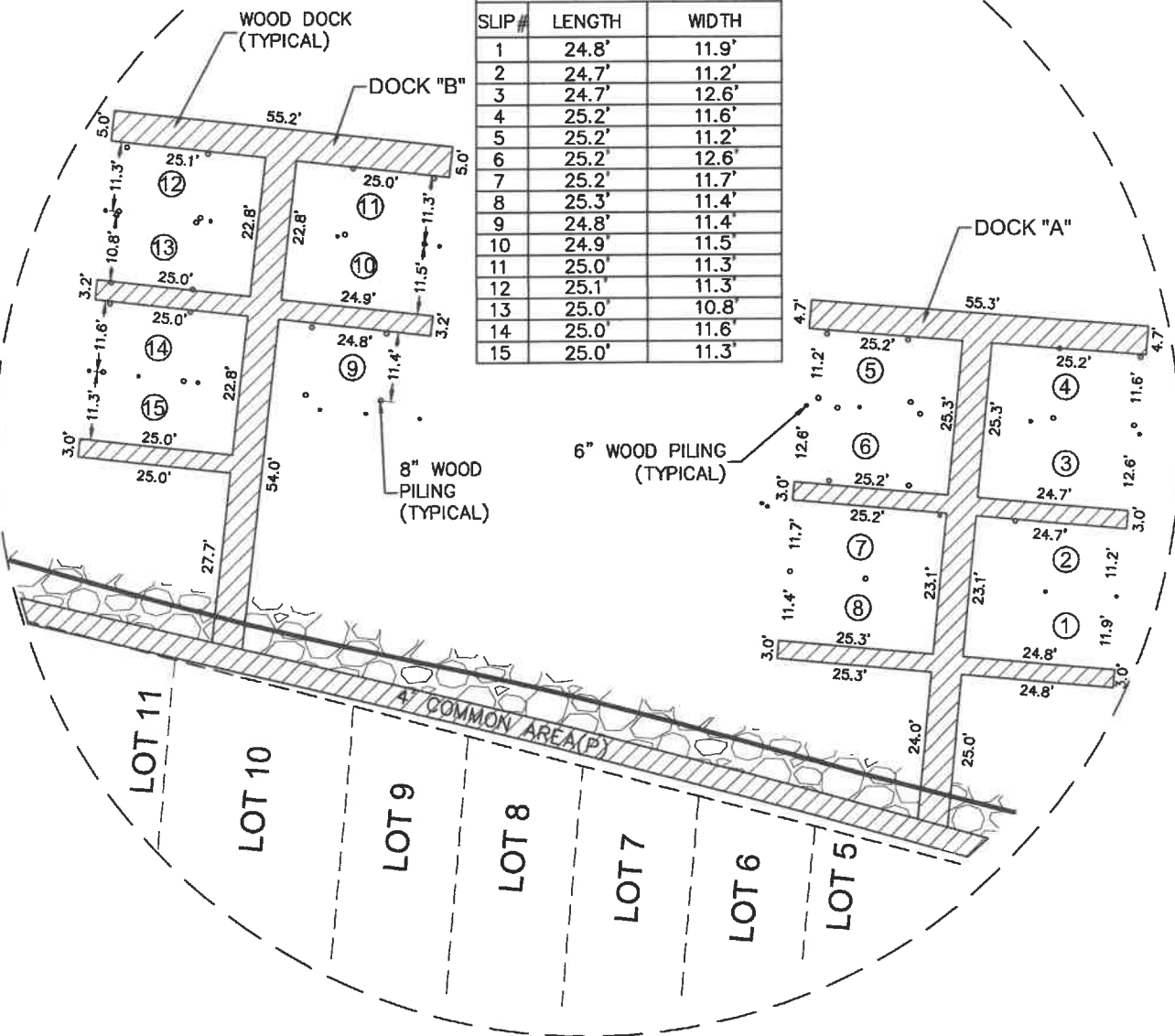
OF 10

NORTH



DOCK SLIP DETAIL
DETAIL "A"
(NOT TO SCALE)

SLIP TABLE		
SLIP #	LENGTH	WIDTH
1	24.8'	11.9'
2	24.7'	11.2'
3	24.7'	12.6'
4	25.2'	11.6'
5	25.2'	11.2'
6	25.2'	12.6'
7	25.2'	11.7'
8	25.3'	11.4'
9	24.8'	11.4'
10	24.9'	11.5'
11	25.0'	11.3'
12	25.1'	11.3'
13	25.0'	10.8'
14	25.0'	11.6'
15	25.0'	11.3'



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SURVEY REPORT:

1. NO SEARCH OF THE PUBLIC RECORDS WAS DONE BY GUSTIN, COTHERN & TUCKER, INC. VISIBLE EVIDENCE OF EASEMENTS WILL BE SHOWN HEREON, BUT NO CERTIFICATION IS GIVEN THAT EASEMENTS, DEED OVERLAPS, UNDERGROUND IMPROVEMENTS OR APPARENT USES DO NOT EXIST.
2. NO ENVIRONMENTAL JURISDICTIONAL LINES HAVE BEEN DETERMINED BY GUSTIN, COTHERN & TUCKER, INC.
3. APPARENT USES ARE AS SHOWN.
4. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.
5. BEARINGS SHOWN HEREON ARE REFERENCED TO STATE PLANE COORDINATES, FLORIDA NORTH ZONE (0903), NAD 1983. SAID BEARING IS N 06°52'49" E.
6. THE DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
7. FLOOD STATEMENT: PANEL NO. 12091C0453 H, DATED 12/06/2002, FLOOD ZONE AE-9'.
8. THE SURVEY DEPICTED HEREON WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS AS DEFINED IN CHAPTER 5J-17.051 OF THE FLORIDA ADMINISTRATIVE CODE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.008 AND SECTION 472.027 OF THE FLORIDA STATUTES.
9. NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS SHOWN ON THE FACE THEREOF. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. SURVEYOR IS RESPONSIBLE ONLY TO THOSE CERTIFIED AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF ANY OTHER INDIVIDUAL OR FIRM TO USE THIS SURVEY, WITHOUT EXPRESS WRITTEN CONSENT OF THE SURVEYOR.
10. VEGETATION PRESENT AT TIME OF SURVEY NOT FIELD LOCATED AND IS AN APPROXIMATION ONLY.
11. TOTAL LEASE AREA=±15,069 SQUARE FEET, ±0.35 ACRES.
12. THIS IS A FIELD SURVEY.
13. MEAN HIGH WATER DATA TAKEN FROM POINT IDENTIFICATION NUMBER 1506 AND WAS PROVIDED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION ON 05/02/2019.
14. THIS TIDAL WATER SURVEY COMPLIES WITH CHAPTER 177, PART II, FLORIDA STATUTES.

THIS SURVEY IS CERTIFIED TO:

BOARD OF TRUSTEES OF THE
INTERNAL IMPROVEMENT TRUST FUND OF THE
STATE OF FLORIDA

LEGEND:

- # OR NO. = NUMBER
- = DISTANCE NOT TO SCALE
- L.B. = LICENSED BUSINESS
- L.S. = LICENSED SURVEYOR
- P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
- O.R. = OFFICIAL RECORDS
- ± = MORE OR LESS
- R/W = RIGHT OF WAY
- F = FIELD
- P = PLAT
- C = CALCULATED
- NAVD = NORTH AMERICAN VERTICAL DATUM
- NAD = NORTH AMERICAN DATUM

BAYOU PINES TOWNHOMES A TOWNHOME DEVELOPMENT (PLAT BOOK 1, PAGE 26) LYING IN SECTION 6, TOWNSHIP 2 SOUTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA.		 ALLEN E. TUCKER, P.S.M. No. 4584 OR JOSHUA P. WOOD, P.S.M. No. 6960	NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
TYPE SURVEY: SPECIFIC PURPOSE/SUBMERGED LAND LEASE/TIDAL WATER SURVEY			
CLIENT: BAYOU PINES OWNERS ASSOCIATION			
FIELD DATE: 05/08/2019	F.B. 19-05/30		
HORIZ. DATUM: NAD 1983	VERT. DATUM: NAVD 1988	02/12/2020	SHEET 10 OF 10
GUSTIN, COTHERN & TUCKER, INC. LAND SURVEYING (850) 678 - 5141 L.B. #3501 121 HART STREET www.gct-survey.com NICEVILLE, FL 32578			190243 INDEX 190243.01

A 19 UNIT TOWNHOME DEVELOPMENT BEING A RESUBDIVISION OF A PORTION OF BAYVIEW
AS RECORDED IN PB 1, PG 26, AND LYING IN SECTION 6, T-2-S, R-23-W, OKALOOSA COUNTY, FLORIDA



BAYOU PINES TOWNHOMES PG 8