

CHAPTER 2022-256

Committee Substitute for House Bill No. 1491

An act relating to Alligator Point Water Resources District, Franklin County; amending ch. 2005-351, Laws of Florida; revising district boundaries; requiring a referendum; providing effective dates.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Section 3 of section 3 of chapter 2005-351, Laws of Florida, is amended to read:

Section 3. There is created in Franklin County a special taxing district to be known as Alligator Point Water Resources District. The district shall include all that portion of Alligator Point in said county described as follows:

Fractional sections 4, 5, 6 and 7 in Township 7, South, Range 1 West and fractional section 1, 2, 3 and 12 in Township 7 South, Range 2 West.

All of sections 28, 31, 32 and 33, Township 6 south, Range 1 West, Franklin County, Florida.

LESS AND EXCEPT that property owned by "Board of Trustees of the Internal Improvements Trust Fund of the State of Florida" lying within said Sections 28 and 33, said property being recorded in Official Records Book 624, Page 257 of the Public Records of Franklin County, Florida and described as per said Official Records Book 624, Page 257 as follows:

Begin at the Northwest corner of Fractional Section 28, Township 6 South, Range 1 West, Franklin County, Florida, and thence run North 89°47'34" E along the Northerly boundary of said Fractional Section 28, a distance of 3306.08 feet to the Westerly right-of-way boundary of County No. 370, thence run South 12°49'02" E along said right-of-way boundary 2215.38 feet, thence run South 89°22'28" W along the Northerly boundary of Summerwood Club On-The-Gulf Pine-Gate-Section, a subdivision as per map or plat thereof recorded in Plat Book 4, Pages 8-11, of the Public Records of Franklin County, Florida, a distance of 3847.26 feet, thence run North 00°12'46" W along the Westerly boundary of said Fractional Section 28, a distance of 2451.05 feet to the POINT OF BEGINNING.

AND ALSO:

Begin at the Northwest corner of Fractional Section 33, Township 6 South, Range 1 West, Franklin County, Florida, and thence run North 89°16'51" E along the Northerly boundary of said Fractional Section 33, a distance of 1432.93 feet, thence run North 89°23'04" E along said Northerly boundary 2611.88 feet to the Westerly right-of-way boundary of County Road No. 370, thence run South 01°36'01" E along said right-

of-way boundary 249.77 feet to a point of curve to the right on the Westerly right-of-way boundary of the new alignment of County Road No. 370, thence run along the Westerly right-of-way of said new alignment as follows: Southwesterly along said curve with a radius of 1633.63 feet thru a central angle of 07°57'59" for an arc distance of 227.14 feet, thence South 15°37'49" W 418.75 feet to a point of curve to the left, thence Southwesterly along said curve with a radius of 1030.00 feet thru a central angle of 10°19'27" for an arc distance of 185.60 feet, thence South 05°18'21" W 1298.93 feet to the Westerly right-of-way of said County Road No. 370, thence leaving right-of-way boundary of said new alignment run South 17°27'31" W along said right-of-way boundary 639.12 feet to the Northerly boundary of Block "J" of Bald Point Estates, a subdivision as per map or plat thereof recorded in Plat Book 5, Pages 43-45, of the Public Records of Franklin County, Florida, thence run along the boundary of said Block "J" as follows: North 72°32'29" W 436.00 feet, thence South 17°27'31" W 1100.00 feet, thence South 72°32'29" E 436.00 feet to the Westerly right-of-way boundary of said County Road No. 370, thence leaving said boundary run South 17°27'31" W along said right-of-way boundary 100.00 feet to the North boundary of Block "K" of said Bald Point Estates, thence run along the boundary of said Block "K" as follows: North 72°32'29" W 436.00 feet, thence South 17°27'31" W 1341.74 feet, thence leaving said boundary run South 89°28'08" W along Southerly boundary of said Fractional Section 33, a distance of 2328.41 feet to the Southwest corner of said Fractional Section 33, thence run North 00°25'38" W along the Westerly boundary of said Fractional Section 33, a distance of 5248.33 feet to the POINT OF BEGINNING, LESS AND EXCEPT that portion of Block "F", Block "G", and Block "H", of said Bald Point Estates, lying West of the Westerly right-of way boundary of said County Road No. 370 and the Westerly right-of-way boundary of the new alignment of said County Road No. 370.

AND ALSO:

Begin at the Southwest corner of Lot 3, Block "C", Bald Point Estates, a subdivision as per map or plat thereof recorded in Plat Book 5, Pages 43-45, of the Public Records of Franklin County, Florida, thence run North 72°32'29" W 27.40 feet to a point on the Easterly right-of-way boundary of the new alignment of County Road No. 370, said point lying on a curve concave to the Westerly, thence run along said Easterly right-of-way boundary as follows: Northeasterly along said curve with radius with radius of 1030.00 feet thru a central angle of 05°16'45" for an arc distance of 94.90 feet, the chord of said arc being North 07°56'44" E 94.87 feet, thence North 05°18'21" E 1290.67 feet to a point of curve to the right, thence Northeasterly along said curve with a radius of 970.00 feet thru a central angle of 10°19'27" for an arc distance of 174.79 feet, thence North 15°37'49" E 414.52 feet to a point of curve to the left, thence Northeasterly along said curve with a radius of 1693.63 feet thru a central angle of 06°41'26" for an arc distance of 197.77 feet, thence

leaving said Easterly right-of-way boundary run South 02°13'30" E 594.18 feet, thence run North 87°46'30" E 50.00 feet to the Easterly right-of-way boundary of County Road No. 370, thence run along said right-of-way boundary as follows: South 02°13'30" E 14.40 feet to a point of curve to the right, thence Southerly along said curve with a radius of 1960.08 feet thru a central angle of 19°41'01" for an arc distance of 673.38 feet, thence South 17°27'22" W 936.03 feet to the POINT OF BEGINNING.

AND ALSO:

All of Summerwood Club On-The-Gulf Pine-Gate-Section, a subdivision as per map or plat thereof recorded in Plat Book 4, Pages 8-11, of the Public Records of Franklin County, Florida, LESS AND EXCEPT the streets and rights-of-way dedicated to Franklin County. LESS AND EXCEPT LOTS 2 through 14, Block "22"; Lots 26 through 39, Block "22"; Lot 24, Block "21"; Lots 25, 27 and 28, Block "25" and Lot 16, Block "30", of Unit Two of Southern Dunes, a subdivision as per map or plat thereof recorded in Plat Book 3, Page 13, of the Public Records of Franklin County, Florida.

AND ALSO:

Lots 53 through 84, Bald Point Properties, a subdivision as per map or plat thereof recorded in Plat Book 2, Page 1, of the Public Records of Franklin County, Florida.

AND ALSO:

Lot 7, Block "B", Lots 1, 3 through 6, Block "C", Lots 1 through 4, Block "D", Lot 1, Block "F" and Lots 2 through 5, Block "F", lying West of the Westerly right-of-way boundary of the new alignment of County Road No. 370; Lots 1 and 2, Block "G", lying West of said Westerly right-of-way boundary; Lots 1, 2, 3, Block "H", lying West of said Westerly right-of-way boundary; Lots 1 through 11, Block "J" and Lots 1 through 12, Block "K", Bald Point Estates, a subdivision as per map or plat thereof recorded in Plat Book 5, Pages 43-45, of the Public Records of Franklin County, Florida.

LESS AND EXCEPT:

Commence at the Northwest corner of Lot 1, Block "F", Bald Point Estates, a subdivision as per map or plat thereof recorded in Plat Book 5, Pages 43-45, of the Public Records of Franklin County, Florida, thence run N 89°23'55" E along the North line of said Lot 1 for a distance of 11.39 feet to the Point of Beginning; thence continue along said North line N 89°23'55" E for a distance of 25.83 feet, thence leaving said North line run S 00°36'05" E perpendicular to said North line of Lot 1 for a distance of 25.58 feet, thence run S 89°23'55" W parallel to said North line for a distance of 25.83 feet, thence run N 00°36'05" W for a distance of 25.58 feet to the Point of Beginning.

LESS AND EXCEPT that property owned by “Board of Trustees of the Internal Improvement Trust Fund of the State of Florida” lying in said Sections 31 and 32, said property being recorded in Official Records Book 719, page 479 and described as per said Official Records Book as follows:

All of Section 32, Township 6 South, Range 1 West,

LESS AND EXCEPT the Southwest ¼ of the Southwest ¼,

ALSO LESS AND EXCEPT that part lying South of County Road No. 370,

ALSO LESS AND EXCEPT Sun-N-Sand Unit No. 2 subdivision as recorded in Plat Book 4, page 12, Public Records of Franklin County, Florida,

ALSO LESS AND EXCEPT the right of way of County Road No. 370.

AND:

All of Section 31, Township 6 South, Range 1 West,

LESS AND EXCEPT Sun-N-Sand Unit No. 2 subdivision as recorded in Plat Book 4, page 12, Public Records of Franklin County, Florida,

ALSO LESS AND EXCEPT Sun-N-Sand Beaches subdivision as recorded in Plat Book 3, page 20, Public Records of Franklin County, Florida,

ALSO LESS AND EXCEPT the right of way of County Road No. 370.

ALSO LESS AND EXCEPT that parcel described in Official Records Book 113, page 551, Public Records of Franklin County, Florida, as follows:

BEGIN at a St. Joe Paper Company concrete monument at the Southwest corner of the Southeast quarter of the Northeast quarter of Section 31, Township 6 South, Range 1 West, and extend a line easterly along the South boundary line of said Southeast quarter of the Northeast quarter for 58.412 feet to a concrete monument on the Western right of way line of State Road 370; then turn 122°21'37" left along said right of way line for 427.682 feet to a concrete monument; then turn 91°31'07" left for 254.908 feet to a concrete monument; then turn 88°30'19" left for 259.531 feet to a concrete monument; then turn 57°36'57" left for 243.127 feet to the Point of Beginning. This parcel of land is in the South half of the Northeast quarter of Section 31, Township 6 South, Range 1 West, Franklin County, Florida;

ALSO LESS AND EXCEPT

A parcel of land in the Southeast ¼ of Section 31, Township 6 South, Range 1 West, Franklin County, Florida, being described as follows:

Commence at the Northeast corner of the East ½ of the Southeast ¼ of Section 31, Township 6 South, Range 1 West; thence S 89°06'52" W, along the North line of the East ½ of the Southeast ¼ of said Section 31, a distance of 1319.76 feet to the POINT OF BEGINNING, said point

being the Northwest corner of the East 1/2 of said Southeast 1/4, said point also being the Northwest corner of Lot 18, Block 2, of Sun-N-Sand Beaches subdivision, recorded in Plat Book 3, Page 20, Public Records of Franklin County, Florida; thence S 00°50'52" E, along the West line of the East 1/2 of said Southeast 1/4, a distance of 1164.08 feet to a 5/8" iron rod and cap stamped "WITNESS LB#6895"; thence continue S 00°50'52" E, along said West line, a distance of 9 feet, more or less, to the waters of Alligator Harbor; thence Northwesterly along the waters of said Alligator Harbor, 17 feet, more or less, to a point which bears S 01°02'06" E from a 3"x3" concrete monument with disk stamped "RLS 799"; thence N 01°02'06" W, 13 feet, more or less, to said concrete monument, which bears N 50°12'11" W, a distance of 19.48 feet from the last described rod and cap; thence continue N 01°02'06" W, 330.69 feet to a 4"x4" concrete monument with no identification; thence N 00°15'33" E, 820.85 feet to the POINT OF BEGINNING.

AND ALSO:

0.68 ACRES

INGRESS, EGRESS, UTILITY AND WELL EASEMENT "B"

Commence at a found 4"x4" concrete marking the Southwest corner of Section 30, Township 6 South, Range 1 West, Franklin County, Florida; thence run North 88 degrees 55 minutes 22 seconds East 2340.75 feet to a point lying on the centerline of Alligator Drive (State Road #370); thence run along said centerline North 33 degrees 21 minutes 24 seconds West 1499.79 feet; thence leaving said centerline run South 56 degrees 38 minutes 36 seconds West 50.03 feet to a point lying on the Westerly right of way line of said Alligator Drive (State Road #370); thence leaving said Westerly right of way line rw1 South 65 degrees 23 minutes 58 seconds West 23.05 feet; thence run South 40 degrees 33 minutes 18 seconds West 40.80 feet; thence run South 62 degrees 51 minutes 18 seconds West 17.70 feet; thence run South 75 degrees 26 minutes 24 seconds West 24.98 feet; thence run North 36 degrees 34 minutes 27 seconds West 45.31 feet; thence run North 79 degrees 33 minutes 45 seconds West 37.42 feet; thence run North 67 degrees 11 minutes 43 seconds West 71.84 feet; thence run North 73 degrees 48 minutes 28 seconds West 210.13 feet; thence run North 75 degrees 49 minutes 08 seconds West 144.59 feet; thence run North 79 degrees 22 minutes 03 seconds West 44.59 feet; thence run North 70 degrees 57 minutes 15 seconds West 38.78 feet; thence run North 71 degrees 46 minutes 50 seconds West 122.84 feet; thence run North 77 degrees 00 minutes 31 seconds West 84.56 feet; thence run North 70 degrees 36 minutes 04 seconds West 19.19 feet; thence run North 44 degrees 20 minutes 45 seconds West 13.32 feet; thence run North 73 degrees 59 minutes 13 seconds West 132.32 feet; thence run North 73 degrees 51 minutes 20 seconds West 341.06 feet; thence run North 73 degrees 18 minutes 57 seconds West 159.29 feet; thence run North 82 degrees 13 minutes 07 seconds West 1.18 feet to a point lying on the Easterly boundary of lands owned by Ochlockonee Timberland, LLC, said point

being the POINT OF BEGINNING; thence leaving said POINT OF BEGINNING and said Easterly Boundary line run North 82 degrees 13 minutes 07 seconds West 29.13 feet; thence run South 81 degrees 13 minutes 11 seconds West 10.16 feet; thence run South 02 degrees 53 minutes 21 seconds West 69.11 feet; thence run South 85 degrees 49 minutes 01 seconds West 29.45 feet; thence run North 01 degrees 01 minutes 22 seconds East 77.27 feet; thence run North 66 degrees 03 minutes 45 seconds West 62.02 feet; thence run North 72 degrees 09 minutes 55 seconds West 126.44 feet; thence run North 74 degrees 43 minutes 11 seconds West 201.77 feet; thence run North 69 degrees 54 minutes 06 seconds West 49.80 feet; thence run North 76 degrees 09 minutes 22 seconds West 131.65 feet; thence run North 85 degrees 11 minutes 31 seconds West 19.47 feet; thence run South 81 degrees 36 minutes 27 seconds West 40.29 feet; thence run North 75 degrees 53 minutes 06 seconds West 109.08 feet; thence run North 87 degrees 04 minutes 10 seconds West 67.92 feet; thence run North 88 degrees 00 minutes 32 seconds West 83.29 feet; thence run North 85 degrees 46 minutes 33 seconds West 48.69 feet; thence run North 88 degrees 48 minutes 58 seconds West 120.09; thence run North 86 degrees 46 minutes 10 seconds West 67.06 feet; thence run South 17 degrees 40 minutes 53 seconds West 10.10 feet; thence run South 79 degrees 00 minutes 31 seconds West 12.71 feet; thence run North 14 degrees 20 minutes 29 seconds West 14.77 feet; thence run South 76 degrees 33 minutes 48 seconds West 17.35 feet; thence run North 87 degrees 20 minutes 20 seconds West 40.93 feet; thence run North 38 degrees 36 minutes 29 seconds West 27.66 feet; thence run North 15 degrees 25 minutes 42 seconds East 29.33 feet; thence run South 75 degrees 53 minutes 11 seconds East 56.98 feet; thence run South 69 degrees 14 minutes 09 seconds East 24.29 feet; thence run South 77 degrees 48 minutes 03 seconds East 74.94 feet; thence run South 87 degrees 35 minutes 23 seconds East 123.79 feet; thence run South 86 degrees 03 minutes 53 seconds East 48.25 feet; thence run South 89 degrees 31 minutes 56 seconds East 84.24 feet; thence run North 83 degrees 57 minutes 13 seconds East 70.34 Feet; thence run South 79 degrees 56 minutes 30 seconds East 53.90 feet; thence run North 87 degrees 51 minutes 31 seconds East 46.03 feet; thence run South 82 degrees 21 minutes 34 seconds East 24.62 feet; thence run South 59 degrees 37 minutes 02 seconds East 28.24 feet; thence run South 75 degrees 01 minutes 55 seconds East 148.66 feet; thence run South 72 degrees 15 minutes 37 seconds East 180.41 feet; thence run South 77 degrees 45 minutes 28 seconds East 72.70 feet; thence run South 73 degrees 54 minutes 19 seconds East 125.19 feet; thence run South 67 degrees 56 minutes 35 seconds East 44.25 feet; thence run North 38 degrees 18 minutes 00 seconds East 1 6.03 feet; thence run South 83 degrees 31 minutes 16 seconds East 20.48 feet; thence run South 64 degrees 06 minutes 29 seconds East 24.56 feet; thence south 43 degrees 38 minutes 03 seconds East 22.31 feet; thence run South 83 degrees 02 minutes 32 seconds East 12.64 feet to a rod and cap said point lying on the Easterly boundary line of lands owned by Ochlockonee Timberlands, LLC, said

point also lying on a curve to the right having a radius of 381.72 feet; thence run along said Easterly boundary line and said curve South-easterly along the arc for a central angle of 02 degrees 52 minutes 47 seconds for a distance of 19.19 feet, chord of said arc being South 04 degrees 50 minutes 25 seconds East for a distance of 19.18 feet to the POINT OF BEGINNING. Containing 0.68 acres more or less.

AND ALSO:

WELL SITE #6
0.06 ACRES

Commence at the Southeast corner of Section 24, Township 6 South Range 2 West, Franklin County Florida; thence run along the East boundary line of said Section 24, North 00 degrees 25 minutes 39 seconds West 182.44 feet to a point lying on the Southerly right of way line of an 100' right of way known as County Road #370; thence leaving said East boundary line run along said Southerly right of way line and an extension thereof, North 45 degrees 21 minutes 39 seconds West 2568.52 feet to a point lying on the Westerly right of way line of a 200 foot right of way known as U.S. Highway 98, said point lying on a non-tangent curve to the left having a radius of 5629.57 feet; thence continue along said Westerly right of way line and said curve Southwesterly along the arc thru a central angle of 09 degrees 10 minutes 57 seconds for a distance of 902.22 feet, chord of said arc being South 24 degrees 56 minutes 13 seconds West 901.25 feet to a point marking the intersection of said Westerly right of way line with the centerline of a 20' wide access and utility easement known as Jeep Trail Road; thence leaving said Westerly right of way line run along said centerline as follows: North 57 degrees 48 minutes 49 seconds West 216.44 feet; thence run North 59 degrees 20 minutes 58 seconds West 414.71 feet; thence run North 60 degrees 55 minutes 08 seconds West 89.28 feet; thence run North 63 degrees 27 minutes 19 seconds West 94.28 feet; thence run North 60 degrees 27 minutes 51 seconds West 266.70 feet; thence run North 59 degrees 20 minutes 52 seconds West 408.52 feet; thence run North 57 degrees 37 minutes 02 seconds West 83.34 feet; thence run North 54 degrees 27 minutes 52 seconds West 89.31 feet; thence run North 51 degrees 33 minutes 58 seconds West 177.57 feet; thence run North 46 degrees 14 minutes 39 seconds West 52.31 feet, said point marking a point of curve to the right having a radius of 150.00 feet; thence continue along said centerline and said curve Northwesterly along the arc thru a central angle of 38 degrees 16 minutes 29 seconds for a distance of 100.20 feet, chord of said arc being North 27 degrees 06 minutes 25 seconds West for a distance of 98.35 feet; thence run North 07 degrees 58 minutes 12 seconds West 76.72 feet to a point of curve to the left having a radius of 360.00 feet; thence continue along said centerline and said curve Northwesterly along the arc thru a central angle of 40 degrees 56 minutes 33 seconds for a distance of 257.25 feet, chord of said being North 28 degrees 26 minutes 29 seconds West 251.81 feet; thence run North 48 degrees 54 minutes 44 seconds West 32.12 feet to a point

marking the intersection of said centerline with the Southerly right of way line of a 60' wide Florida Power utility easement, thence leaving said centerline run along said Southerly right of way line of the 60' wide Florida Power utility easement, South 89 degrees 58 minutes 34 seconds West 1059.06 feet said point being the POINT OF BEGINNING; thence leaving said POINT OF BEGINNING continue along said Southerly right of way line, South 89 degrees 58 minutes 34 seconds West 56.35 feet; thence leaving said Southerly right of way line run South 00 degrees 04 minutes 27 seconds East 50.00 feet; thence run North 89 degrees 55 seconds 33 seconds East 56.35 feet; thence run North 00 degrees 04 minutes 27 seconds West 49.95 feet to the POINT OF BEGINNING. Containing 0.06 acres more or less.

AND ALSO:

WELLSITE #9
0.06 ACRES

Commence at the Southeast corner of Section 24, Township 6 South Range 2 West, Franklin County Florida; thence run along the East boundary line of said Section 24, North 00 degrees 25 minutes 39 seconds West 182.44 feet to a point lying on the Southerly right of way line of an 100' right of way known as County Road #370; thence leaving said East boundary line run along said Southerly right of way line and an extension thereof, North 45 degrees 21 minutes 39 seconds West 2568.52 feet to a point lying on the Westerly right of way line of a 200 foot right of way known as U.S. Highway 98, said point lying on a non-tangent curve to the left having a radius of 5629.57 feet; thence continue along said Westerly right of way line and said curve Southwesterly along the arc thru a central angle of 09 degrees 10 minutes 57 seconds for a distance of 902.22 feet, chord of said arc being South 24 degrees 56 minutes 13 seconds West 901.25 feet to a point marking the intersection of said Westerly right of way line with the centerline of a 20' wide access and utility easement known as Jeep Trail Road; thence leaving said Westerly right of way line run along said centerline as follows: North 57 degrees 48 minutes 49 seconds West 216.44 feet; thence run North 59 degrees 20 minutes 58 seconds West 414.71 feet; thence run North 60 degrees 55 minutes 08 seconds West 89.28 feet; thence run North 63 degrees 27 minutes 19 seconds West 94.28 feet; thence run North 60 degrees 27 minutes 51 seconds West 266.70 feet; thence run North 59 degrees 20 minutes 52 seconds West 408.52 feet; thence run North 57 degrees 37 minutes 02 seconds West 83.34 feet; thence run North 54 degrees 27 minutes 52 seconds West 89.31 feet; thence run North 51 degrees 33 minutes 58 seconds West 177.57 feet; thence run North 46 degrees 14 minutes 39 seconds West 52.31 feet, said point marking a curve to the right having a radius of 150.00 feet; thence continue along said centerline and said curve Northwesterly along the arc thru a central angle of 38 degrees 16 minutes 29 seconds for a distance of 100.20 feet, chord of said arc being North 27 degrees 06 minutes 25 seconds West for a distance of 98.35 feet; thence run North 07 degrees 58

minutes 12 seconds west 76.72 feet to a point of curve to the left having a radius of 360.00 feet; thence continue along said centerline and said curve Northwesterly along the arc thru a central angle of 40 degrees 56 minutes 33 seconds for a distance of 257.25 feet, chord of said being North 28 degrees 26 minutes 29 seconds West 251.81 feet; thence run North 48 degrees 54 minutes 44 seconds West 32.12 feet to a point marking the intersection of said centerline with the Southerly right of way line of a 60' wide Florida Power utility easement; thence leaving said centerline run along said Southerly right of way line of the 60' wide Florida Power utility easement as follows: South 89 degrees 58 minutes 34 seconds West 1059.06 feet; thence run South 89 degrees 58 minutes 34 seconds West 56.35 feet; thence run South 89 degrees 58 minutes 34 seconds West 670.85 feet said point being the POINT OF BEGINNING; thence leaving said POINT OF BEGINNING; continue along said Southerly right of way South 89 degrees 58 minutes 34 seconds West 51.38 feet; thence leaving said Southerly right of way line run South 00 degrees 01 minutes 26 seconds East 50.00 feet; thence run North 89 degrees 58 seconds 34 seconds East 51.38 feet; thence run North 00 degrees 01 minutes 26 seconds West 50.00 feet to the POINT OF BEGINNING. Containing 0.06 acres more or less.

AND ALSO:

WELL SITE #7
0.06 ACRES

Commence at the Southeast corner of Section 24, Township 6 South Range 2 West,

Franklin County Florida; thence run along the East boundary line of said Section 24, North 00 degrees 25 minutes 39 seconds West 182.44 feet to a point lying on the Southerly right of way line of an 100' right of way known as County Road #370; thence leaving said East boundary line run along said Southerly right of way line and an extension thereof, North 45 degrees 21 minutes 39 seconds West 2568.52 feet to a point lying on the Westerly right of way line of a 200 foot right of way known as U.S. Highway 98, said point lying on a non-tangent curve to the left having a radius of 5629.57 feet; thence continue along said Westerly right of way line and said curve Southwesterly along the arc thru a central angle of 09 degrees 10 minutes 57 seconds for a distance of 902.22 feet, chord of said arc being South 24 degrees 56 minutes 13 seconds West 901.25 feet to a point marking the intersection of said Westerly right of way line with the centerline of a 20' wide access and utility easement known as Jeep Trail Road; thence leaving said Westerly right of way line run along said centerline as follows: North 57 degrees 48 minutes 49 seconds West 216.44 feet; thence run North 59 degrees 20 minutes 58 seconds West 414.71 feet; thence run North 60 degrees 55 minutes 08 seconds West 89.28 feet; thence run North 63 degrees 27 minutes 19 seconds West 94.28 feet; thence run North 60 degrees 27 minutes 51 seconds West 266.70 feet; thence run North 59

degrees 20 minutes 52 seconds West 408.52 feet; thence run North 57 degrees 37 minutes 02 seconds West 83.34 feet; thence run North 54 degrees 27 minutes 52 seconds West 89.31 feet; thence run North 51 degrees 33 minutes 58 seconds West 177.57 feet; thence run North 46 degrees 14 minutes 39 seconds West 52.31 feet, said point marking a curve to the right having a radius of 150.00 feet; thence continue along said centerline and said curve Northwesterly along the arc thru a central angle of 38 degrees 16 minutes 29 seconds for a distance of 100.20 feet, chord of said arc being North 27 degrees 06 minutes 25 seconds West for a distance of 98.35 feet; thence run North 07 degrees 58 minutes 12 seconds west 76.72 feet to a point of curve to the left having a radius of 360.00 feet; thence continue along said centerline and said curve Northwesterly along the arc thru a central angle of 40 degrees 56 minutes 33 seconds for a distance of 257.25 feet, chord of said being North 28 degrees 26 minutes 29 seconds West 251.81 feet; thence run North 48 degrees 54 minutes 44 seconds West 32.12 feet to a point marking the intersection of said centerline with the Southerly right of way line of a 60' wide Florida Power utility easement; thence leaving said centerline run along said Southerly right of way line of the 60' wide Florida Power utility easement as follows: South 89 degrees 58 minutes 34 seconds West 1059.06 feet; thence run South 89 degrees 58 minutes 34 seconds West 56.35 feet; thence run South 89 degrees 58 minutes 34 seconds West 670.85 feet; thence run South 89 degrees 58 minutes 34 seconds West 51.38 feet; thence run South 89 degrees 58 minutes 34 seconds West 917.07 feet, said point being the POINT OF BEGINNING; thence leaving said POINT OF BEGINNING continue along said Southerly right of way line South 89 degrees 58 minutes 34 seconds West 51.77 feet; thence leaving said Southerly right of way line run South 00 degrees 01 minutes 26 seconds East 50.00 feet; thence run North 89 degrees 58 minutes 34 seconds East 51.77 feet; thence run North 00 degrees 01 minutes 26 seconds West 50.00 feet to the POINT OF BEGINNING. Containing 0.06 acres more or less.

AND ALSO:

WELL SITE "C"

Commence at the Southeast corner of Section 24, Township 6 South Range 2 West, Franklin County Florida; thence run along the East boundary line of said Section 24, North 00 degrees 25 minutes 39 seconds West 182.44 feet to a point lying on the Southerly right of way line of an 100' right of way known as County Road #370; thence leaving said East boundary line run along said Southerly right of way line and an extension thereof, North 45 degrees 21 minutes 39 seconds West 2568.52 feet to a point lying on the Westerly right of way line of a 200 foot right of way known as U.S. Highway 98, said point lying on a non-tangent curve to the left having a radius of 5629.57 feet; thence continue along said Westerly right of way line and said curve Southwesterly along the arc thru a central angle of 09 degrees 10 minutes 57 seconds for a distance of 902.22 feet, chord of said arc being South 24 degrees 56

minutes 13 seconds West 901.25 feet to a point marking the intersection of said Westerly right of way line with the centerline of a 20' wide access and utility easement known as Jeep Trail Road; thence leaving said Westerly right of way line run along said centerline as follows: North 57 degrees 48 minutes 49 seconds West 216.44 feet; thence run North 59 degrees 20 minutes 58 seconds West 414.71 feet; thence run North 60 degrees 55 minutes 08 seconds West 89.28 feet; thence run North 63 degrees 27 minutes 19 seconds West 94.28 feet; thence run North 60 degrees 27 minutes 51 seconds West 266.70 feet; thence run North 59 degrees 20 minutes 52 seconds West 408.52 feet; thence run North 57 degrees 37 minutes 02 seconds West 83.34 feet; thence run North 54 degrees 27 minutes 52 seconds West 89.31 feet; thence run North 51 degrees 33 minutes 58 seconds West 177.57 feet; thence run North 46 degrees 14 minutes 39 seconds West 52.31 feet, said point marking a point of curve to the right having a radius of 150.00 feet; thence continue along said centerline and said curve Northwesterly along the arc thru a central angle of 38 degrees 16 minutes 29 seconds for a distance of 100.20 feet, chord of said arc being North 27 degrees 06 minutes 25 seconds West for a distance of 98.35 feet; thence run North 07 degrees 58 minutes 12 seconds West 76.72 feet to a point of curve to the left having a radius of 360.00 feet; thence continue along said centerline and said curve Northwesterly along the arc thru a central angle of 40 degrees 56 minutes 33 seconds for a distance of 257.25 feet, chord of said being North 28 degrees 26 minutes 29 seconds West 251.81 feet; thence run North 48 degrees 54 minutes 44 seconds West 32.12 feet to a point marking the intersection of said centerline with the Southerly right of way line of a 60' wide Florida Power utility easement; thence leaving said centerline run along said Southerly right of way line of the 60' wide Florida Power utility easement as follows: South 89 degrees 58 minutes 34 seconds West 1059.06 feet; thence run South 89 degrees 58 minutes 34 seconds West 56.35 feet; thence run South 89 degrees 58 minutes 34 seconds West 670.85 feet; thence run South 89 degrees 58 minutes 34 seconds West 51.38 feet; thence run South 89 degrees 58 minutes 34 seconds West 917.07 feet; thence run South 89 degrees 58 minutes 34 seconds West 51.77 feet; thence run South 89 degrees 58 minutes 34 seconds West 1867.51 feet to the POINT OF BEGINNING; thence leaving said POINT OF BEGINNING continue along said Southerly right of way line South 89 degrees 58 minutes 34 seconds West 50.00 feet to a re-bar; thence leaving said Southerly right of way run South 00 degrees 04 minutes 27 seconds East 50.00 feet; thence run North 89 degrees 58 minutes 34 seconds East 50.00 feet; thence run North 00 degrees 04 minutes 27 seconds West 50.00 to the POINT OF BEGINNING. Containing 0.06 acres more or less.

AND ALSO:

A 60' WIDE ACCESS AND UTILITY EASEMENT LYING OVER AND ACROSS A 60' WIDE FLORIDA POWER, UTILITY EASEMENT. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commence at the Southeast corner of Section 24, Township 6 South Range 2 West, Franklin County Florida; thence run along the East boundary line of said Section 24, North 00 degrees 25 minutes 39 seconds West 182.44 feet to a point lying on the Southerly right of way line of an 100' right of way known as County Road #370; thence leaving said East boundary line run along said Southerly right of way line and an extension thereof, North 45 degrees 21 minutes 39 seconds West 2568.52 feet to a point lying on the Westerly right of way line of a 200 foot right of way known as U.S. Highway 98, said point lying on a non-tangent curve to the left having a radius of 5629.57 feet; thence continue along said Westerly right of way line and said curve Southwesterly along the arc thru a central angle of 09 degrees 10 minutes 57 seconds for a distance of 902.22 feet, chord of said arc being South 24 degrees 56 minutes 13 seconds West 901.25 feet to a point marking the intersection of said Westerly right of way line with the centerline of a 20' wide access and utility easement known as Jeep Trail Road; thence leaving said Westerly right of way line run along said centerline as follows: North 57 degrees 48 minutes 49 seconds West 216.44 feet; thence run North 59 degrees 20 minutes 58 seconds West 414.71 feet; thence run North 60 degrees 55 minutes 08 seconds West 89.28 feet; thence run North 63 degrees 27 minutes 19 seconds West 94.28 feet; thence run North 60 degrees 27 minutes 51 seconds West 266.70 feet; thence run North 59 degrees 20 minutes 52 seconds West 408.52 feet; thence run North 57 degrees 37 minutes 02 seconds West 83.34 feet; thence run North 54 degrees 27 minutes 52 seconds West 89.31 feet; thence run North 51 degrees 33 minutes 58 seconds West 177.57 feet; thence run North 46 degrees 14 minutes 39 seconds West 52.31 feet, said point marking a point of curve to the right having a radius of 150.00 feet; thence continue along said centerline and said curve Northwesterly along the arc thru a central angle of 38 degrees 16 minutes 29 seconds for a distance of 100.20 feet, chord of said arc being North 27 degrees 06 minutes 25 seconds West for a distance of 98.35 feet; thence run North 07 degrees 58 minutes 12 seconds West 76.72 feet to a point of curve to the left having a radius of 360.00 feet; thence continue along said centerline and said curve Northwesterly along the arc thru a central angle of 40 degrees 56 minutes 33 seconds for a distance of 257.25 feet, chord of said being North 28 degrees 26 minutes 29 seconds West 251.81 feet; thence run North 48 degrees 54 minutes 44 seconds West 32.12 feet to a point marking the intersection of said centerline with the Southerly right of way line of a 60' wide Florida Power utility easement, said point being the POINT OF BEGINNING; thence leaving said POINT OF BEGINNING and said centerline run along said Southerly right of way line of the 60' wide Florida Power utility easement as follows: South 89 degrees 58 minutes 34 seconds West 1059.06 feet; thence run South 89 degrees 58 minutes 34 seconds West 56.35 feet; thence run South 89 degrees 58 minutes 34 seconds West 670.85 feet; thence run South 89 degrees 58 minutes 34 seconds West 51.38 feet; thence run South 89 degrees 58 minutes 34 seconds West 917.07 feet; thence run South 89 degrees 58 minutes 34 seconds West 51.77 feet; thence run South 89 degrees 58

minutes 34 seconds West 1867.51 feet; thence run South 89 degrees 58 minutes 34 seconds West 50.00 feet; thence leaving said Southerly right of way line run North 60.00 feet to a point lying on the Northerly right of way line of said 60' wide Florida Power, utility easement; thence run along said Northerly right of way line North 89 degrees 58 minutes 34 seconds East 4919.00 feet; thence leaving said Northerly right of way line run South 60.00 feet to a point lying on the Southerly right of way line of said 60' wide Florida Power, utility easement; thence run along said Southerly right of way line South 89 degrees 58 minutes 34 seconds West 195.00 feet to the POINT OF BEGINNING. Containing 6.78 acres more or less.

A parcel of land in Township 6 South, Range 1 West, Township 6 South, Range 2 West, Franklin County, Florida, described as follows:

All of Sections 17, 20, 21, 28, 29, 31, 32 and 33, Township 6 South, Range 1 West;

AND:

That part of Sections 18 and 19, Township 6 South, Range 1 West, Franklin County, Florida lying Easterly of the following described line:

For a POINT OF BEGINNING commence at the Northwest corner of Section 30, Township 6 South, Range 1 West, Franklin County, Florida; thence N 00°13'04" W along the West line of the Southwest ¼ of said Section 19 a distance of 2645.60 feet to the Northwest corner of said Southwest ¼; thence N 00°13'26" W along the West line of the Northwest ¼ of said Section 19 a distance of 799.70 feet; thence N 80°03'23" E a distance of 1556 feet, more or less, to the waters of an unnamed tidal creek; thence Southerly, Easterly and Northerly along the waters of said unnamed tidal creek to the waters of Ochlockonee Bay and the POINT OF TERMINATION;

AND:

That part of Section 30, Township 6 South, Range 1 West, and Sections 25 and 36, Township 6 South, Range 2 West, Franklin County, Florida lying easterly of the following described line:

For a POINT OF BEGINNING commence at the Northwest corner of said Section 30; thence S 00°16'05" E along the west line of said Section 30 a distance of 278.33 feet to a point of intersection with a line that is parallel with and 25 feet westerly of the centerline of an existing unnamed woods road, said point being on a non-tangent curve to the right, concave westerly, having a radius of 973.04 feet; thence southerly along the arc of said curve, through a central angle of 03°46'22" for an arc length of 64.07 feet, said curve subtended by a chord bearing S 14°07'41" E for 64.06 feet, to an intersection with a non-tangent curve to the left, concave southeasterly, having a radius of 85.00 feet; thence southwesterly along the arc of said curve, through a central angle of

~~32°48'03" for an arc length of 48.66 feet, said curve subtended by a chord bearing S 26°58'09" W for 48.00 feet, to the PRC with a curve to the right, concave westerly, having a radius of 725.03 feet; thence southerly along the arc of said curve, through a central angle of 09°30'31" for an arc length of 120.33 feet to the PT; thence S 20°04'38" W a distance of 23.17 feet to the PC of a curve to the left, concave easterly, having a radius of 221.01 feet; thence southerly along the arc of said curve, through a central angle of 24°30'22" for an arc length of 94.53 feet to the PT; thence S 04°25'44" E a distance of 93.27 feet to the PC of a curve to the right, concave westerly, having a radius of 310.59 feet; thence southerly along the arc of said curve, through a central angle of 30°49'17" for an arc length of 167.08 feet to the PT; thence S 26°23'33" W a distance of 116.92 feet to the PC of a curve to the left, concave southeasterly, having a radius of 287.01 feet; thence southwestward along the arc of said curve, through a central angle of 17°25'20" for an arc length of 87.27 feet to the PCC with a curve to the left, concave easterly, having a radius of 225.01 feet; thence southerly along the arc of said curve, through a central angle of 19°30'16" for an arc length of 76.60 feet to the PCC with a curve to the left, concave northeasterly, having a radius of 475.02 feet; thence southeasterly along the arc of said curve, through a central angle of 18°51'32" for an arc length of 156.35 feet to the PT; thence S 29°23'36" E a distance of 108.55 feet to the PC of a curve to the right, concave westerly, having a radius of 254.01 feet; thence southerly along the arc of said curve, through a central angle of 35°25'30" for an arc length of 157.05 feet to the PT; thence S 06°01'54" W a distance of 145.63 feet to the PC of a curve to the left, concave easterly, having a radius of 275.01 feet; thence southerly along the arc of said curve, through a central angle of 20°25'36" for an arc length of 98.04 feet to the PRC with a curve to the right, concave westerly, having a radius of 188.78 feet; thence southerly along the arc of said curve, through a central angle of 22°37'19" for an arc length of 74.54 feet to the PT; thence S 08°13'37" W a distance of 110.11 feet to the PC of a curve to the right, concave northwesterly, having a radius of 55.00 feet; thence southwestward along the arc of said curve, through a central angle of 57°46'34" for an arc length of 55.46 feet to the PT; thence S 66°00'12" W a distance of 99.90 feet to the PC of a curve to the left, concave southeasterly, having a radius of 125.00 feet; thence southwestward along the arc of said curve, through a central angle of 28°30'00" for an arc length of 62.18 feet to the PCC with a curve to the left, concave southeasterly, having a radius of 255.01 feet; thence southwestward along the arc of said curve, through a central angle of 13°28'58" for an arc length of 60.01 feet to the PT; thence S 24°01'13" W a distance of 85.10 feet to the PC of a curve to the left, concave easterly, having a radius of 240.01 feet; thence southerly along the arc of said curve, through a central angle of 38°23'12" for an arc length of 160.80 feet to the PRC with a curve to the right, concave westerly, having a radius of 5734.76 feet; thence southerly along the arc of said curve, through a central angle of 01°25'26" for an arc length of 142.51 feet to the PCC with a curve to the right, concave westerly, having a radius of 1200.05 feet; thence southerly along the arc~~

of said curve, through a central angle of $08^{\circ}00'00''$ for an arc length of 167.56 feet to the PT; thence $S 04^{\circ}56'33'' E$ for a distance of 97.78 feet to the PC of a curve to the right, concave westerly, having a radius of 159.48 feet; thence southerly along the arc of said curve, through a central angle of $24^{\circ}10'04''$ for an arc length of 67.27 feet to the PT; thence $S 19^{\circ}13'31'' W$ a distance of 81.51 feet to the PC of a curve to the left, concave easterly, having a radius of 261.29 feet; thence southerly along the arc of said curve, through a central angle of $20^{\circ}52'24''$ for an arc length of 95.19 feet to the PT; thence $S 01^{\circ}38'53'' E$ a distance of 161.74 feet to the PC of a curve to the left, concave northeasterly, having a radius of 103.82 feet; thence southeasterly along the arc of said curve, through a central angle of $37^{\circ}13'42''$ for an arc length of 67.46 feet to the PT; thence $S 38^{\circ}52'35'' E$ a distance of 59.04 feet to the PC of a curve to the left, concave northeasterly, having a radius of 145.01 feet; thence southeasterly along the arc of said curve, through a central angle of $17^{\circ}01'58''$ for an arc length of 43.11 feet to the PCC with a curve to the left, concave northeasterly, having a radius of 1165.05 feet; thence southeasterly along the arc of said curve, through a central angle of $05^{\circ}24'08''$ for an arc length of 109.85 feet to the PRC with a curve to the right, concave southwestly, having a radius of 130.01 feet; thence southeasterly along the arc of said curve, through a central angle of $35^{\circ}15'03''$ for an arc length of 79.99 feet to the PT; thence $S 26^{\circ}03'37'' E$ a distance of 36.95 feet to the PC of a curve to the right, concave westerly, having a radius of 155.90 feet; thence southerly along the arc of said curve, through a central angle of $19^{\circ}29'19''$ for an arc length of 53.03 feet to the PT; thence $S 06^{\circ}34'18'' E$ a distance of 145.31 feet to the PC of a curve to the right, concave westerly, having a radius of 381.72 feet; thence southerly along the arc of said curve, through a central angle of $20^{\circ}52'37''$ for an arc length of 139.09 feet to the PRC with a curve to the left, concave easterly, having a radius of 217.01 feet; thence southerly along the arc of said curve, through a central angle of $15^{\circ}07'08''$ for an arc length of 57.26 feet to the PT; thence $S 00^{\circ}48'49'' E$ a distance of 918.62 feet to the PC of a curve to the left, concave easterly, having a radius of 1100.05 feet; thence southerly along the arc of said curve, through a central angle of $03^{\circ}32'45''$ for an arc length of 68.08 feet to the PRC with a curve to the right, concave westerly, having a radius of 1081.49 feet; thence southerly along the arc of said curve, through a central angle of $07^{\circ}46'27''$ for an arc length of 146.74 feet to the PRC of a curve to the left, concave easterly, having a radius of 371.42 feet; thence southerly along the arc of said curve, through a central angle of $09^{\circ}50'26''$ for an arc length of 63.79 feet to the PRC with a curve to the right, concave westerly, having a radius of 466.22 feet; thence southerly along the arc of said curve, through a central angle of $10^{\circ}34'22''$ for an arc length of 86.03 feet to the PRC with a curve to the left, concave easterly, having a radius of 1097.87 feet; thence southerly along the arc of said curve, through a central angle of $08^{\circ}04'58''$ for an arc length of 154.87 feet to the PRC with a curve to the right, concave westerly, having a radius of 157.61 feet; thence southerly along the arc of said curve, through a central angle of $21^{\circ}49'49''$ for an arc length of 60.05 feet

to the PRC with a curve to the left, concave easterly, having a radius of 525.02 feet; thence southerly along the arc of said curve, through a central angle of 10°11'47" for an arc length of 93.43 feet to the PCC with a curve to the left, concave easterly, having a radius of 581.75 feet; thence southerly along the arc of said curve, through a central angle of 11°08'59" for an arc length of 113.21 feet to the PRC with a curve to the right, concave westerly, having a radius of 651.66 feet; thence southerly along the arc of said curve, through a central angle of 03°52'58" for an arc length of 44.16 feet to the PRC with a curve to the left, concave easterly, having a radius of 5339.97 feet; thence southerly along the arc of said curve, through a central angle of 01°57'39" for an arc length of 182.76 feet to the PT; thence S 01°31'47" E a distance of 205.41 feet to the PC of a curve to the right, concave westerly, having a radius of 1347.71 feet; thence southerly along the arc of said curve, through a central angle of 03°51'32" for an arc length of 90.77 feet to the PRC with a curve to the left, concave easterly, having a radius of 1572.32 feet; thence southerly along the arc of said curve, through a central angle of 04°54'51" for an arc length of 134.85 feet to the PT; thence S 02°35'06" E a distance of 221.17 feet to the PC of a curve to the right, concave westerly, having a radius of 129.00 feet; thence southerly along the arc of said curve, through a central angle of 04°53'08" for an arc length of 11.00 feet to the PRC with a curve to the left, concave easterly, having a radius of 4508.07 feet; thence southerly along the arc of said curve, through a central angle of 02°37'18" for an arc length of 206.27 feet to an intersection with a line that is parallel with and 1320.00 feet southerly of a westerly projection of the South line of said Section 30; thence S 88°48'15" W along said line a distance of 1475.19 feet to an intersection with a line that is parallel with and 1500.00 feet westerly of a southerly projection of the West line of said Section 30; thence S 00°16'05" E a distance of 703 feet, more or less, to the waters of Alligator Harbor and the POINT OF TERMINATION.

Section 2. Referendum.—The Supervisor of Elections for Franklin County shall conduct a referendum on November 8, 2022, at the 2022 General Election of those qualified electors within the areas proposed to be added to the Alligator Point Water Resources District as described in section 1 of this act, in accordance with the Florida Election Code, on the question of whether the Alligator Point Water Resources District is authorized to provide all services and exercise all powers and authority as provided under its charter within the areas described in section 1 of this act, including levying ad valorem taxes at a rate not to exceed 5 mills.

Section 3. This act shall take effect upon its approval by a majority vote of those qualified electors within the areas proposed to be added to the Alligator Point Water Resources District as described in section 1 of this act voting in a referendum held pursuant to this act on the referendum question in section 2, except that this section and section 2 of this act shall take effect upon becoming a law.

Approved by the Governor June 24, 2022.

Filed in Office Secretary of State June 24, 2022.