Exhibit "C"
Site Plan

LEGAL DESCRIPTION: (PARCEL B)

BEGIN 563.0 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER SECTION 34, TOWNSHIP 1 SOUTH, RANGE 24 WEST, OKALOOSA COUNTY, FLORIDA, SAID POINT ALSO LOCATED 278.38 FEET EAST OF EAST RIGHT-OF-WAY LINE OF STATE ROAD 189, PROCEED EAST 77.0 FEET, THENCE SOUTH 89°34'30" EAST, 79.0 FEET TO AN EXISTING CONCRETE MONUMENT PREVIOUSLY SURVEYED 613.0 FEET WEST OF THE SOUTHEAST CORNER OF SOUTHEAST ONE-QUARTER, NORTHEAST ONE-QUARTER SECTION 34, THENCE NORTH 01°35'30" WEST, 320.30 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 189 (LEWIS TURNER BOULEVARD), THENCE SOUTH 83°43'25" WEST 81.26 FEET ALONG SOUTH RIGHT-OF-WAY LINE TO THE P.C. OF A CURVE CONCAVE TO THE SOUTH, THENCE IN A SOUTHWESTERLY DIRECTION ALONG SAID CURVE AND SOUTH RIGHT-OF-WAY 106.08 FEET (R=1095.92 FEET, L.C.=SOUTH 80°54'45" WEST, 106.05 FEET), THENCE SOUTH 03°W EAST 139.92 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND IN SECTION 34, TOWNSHIP 1 SOUTH, RANGE 24 WEST IN OKALOOSA COUNTY, FLORIDA DESCRIBED AS COMMENCING AT A G.L.O. MONUMENT MARKING THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 34; THENCE SOUTH 89°10' 06" EAST (REFERENCE BEARING) ALONG THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION, A DISTANCE OF 2922.10 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 189 (LEWIS TURNER BOULEVARD, 100' R/W); THENCE CONTINUING ALONG THE LAST DESCRIBED COURSE, A DISTANCE OF 276.89 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°56'29" WEST, 236.06 FEET TO SAID SOUTHEASTERLY RIGHT-OF-WAY LINE; THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE, 83.03 FEET ALONG THE ARC OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1065.92 FEET, A CENTRAL ANGLE OF 04°27'25", AND A CHORD BEARING SOUTH 54°29'39" WEST, 83.01 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, SOUTH 00°56'29" EAST, 223.77 FEET; THENCE SOUTH 89°06'39" EAST, 148.04 FEET; THENCE NORTH 00°46'25" EAST, 31.61 FEET TO SAID NORTH LINE OF THE SOUTH HALF OF SAID SECTION; THENCE NORTH 89°10'06" WEST ALONG SAID NORTH LINE, A DISTANCE OF 79.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.43 ACRES, MORE OR LESS, ALL IN SECTION 34, TOWNSHIP 1 SOUTH, RANGE 24 WEST, OKALOOSA COUNTY, FLORIDA.

AND

A PARCEL OF LAND IN SECTION 34, TOWNSHIP 1 SOUTH, RANGE 24 WEST IN OKALOOSA COUNTY, FLORIDA, DESCRIBED AS COMMENCING AT A G.L.O. MONUMENT MARKING THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 34; THENCE SOUTH 89°10'06" EAST (REFERENCE BEARING) ALONG THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION, A DISTANCE OF 2922.10 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 189 (LEWIS TURNER BOULEVARD, 100' R/W); THENCE CONTINUING ALONG THE LAST DESCRIBED COURSE, A DISTANCE OF 116.91 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°56'29" WEST, 118.87 FEET TO SAID SOUTHEASTERLY RIGHT-OF-WAY LINE; THENCE SOUTHWESTERLY (NORTHEASTERLY) ALONG SAID RIGHT-OF-WAY LINE, 113.73 FEET ALONG THE ARC OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1065.92 FEET, A CENTRAL ANGLE OF 05°36'46", AND A CHORD BEARING NORTH 31°20'29" EAST, 113.68 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, SOUTH 00°56'29" EAST, 213.77 FEET; THENCE NORTH 89°06'39" WEST, 80.05 FEET; THENCE NORTH 00°56'29" WEST, 31.53 FEET TO SAID NORTH LINE OF THE SOUTH HALF OF SAID SECTION AND THE POINT OF BEGINNING, CONTAINING 0.30 ACRES, MORE OR LESS, ALL IN SECTION 34, TOWNSHIP 1 SOUTH, RANGE 24 WEST, OKALOOSA COUNTY, FLORIDA.

LESS & EXCEPT

A PARCEL OF LAND IN SECTION 34, TOWNSHIP 1 SOUTH, RANGE 24 WEST IN OKALOOSA COUNTY, FLORIDA, DESCRIBED AS: COMMENCING AT A G.L.O. MONUMENT MARKING THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 34; THENCE SOUTH 89° 10' 06" EAST (REFERENCE BEARING) ALONG THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION, A DISTANCE OF 2921.67 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY 10' 06" EAST, ALONG SAID NORTH LINE OF THE SOUTH HALF OF SECTION 34, A DISTANCE OF 118.61 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00° 56' 29" WEST, A DISTANCE OF 118.66 FEET TO A CONCRETE MONUMENT LS#4450 MARKING A POINT ON AFORESAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 189; THENCE NORTHEASTERLY, ALONG SAID RIGHT-OF-WAY LINE, AND ALONG A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1065.92 FEET AND A CENTRAL ANGLE OF 01° 25' 56", FOR AN ARC DISTANCE OF 27.40 FEET (CHORD BEARING NORTH 48° 09' 02" EAST, (CHORD DISTANCE 27.40 FEET); THENCE SOUTH 03° 27' 36" EAST A DISTANCE OF 170.08 FEET; THENCE NORTH 89° 06' 39" WEST A DISTANCE OF 20.37 FEET; THENCE NORTH 00° 56' 29" WEST A DISTANCE OF 31.49 FEET TO THE POINT OF BEGINNING.

LESS& EXCEPT

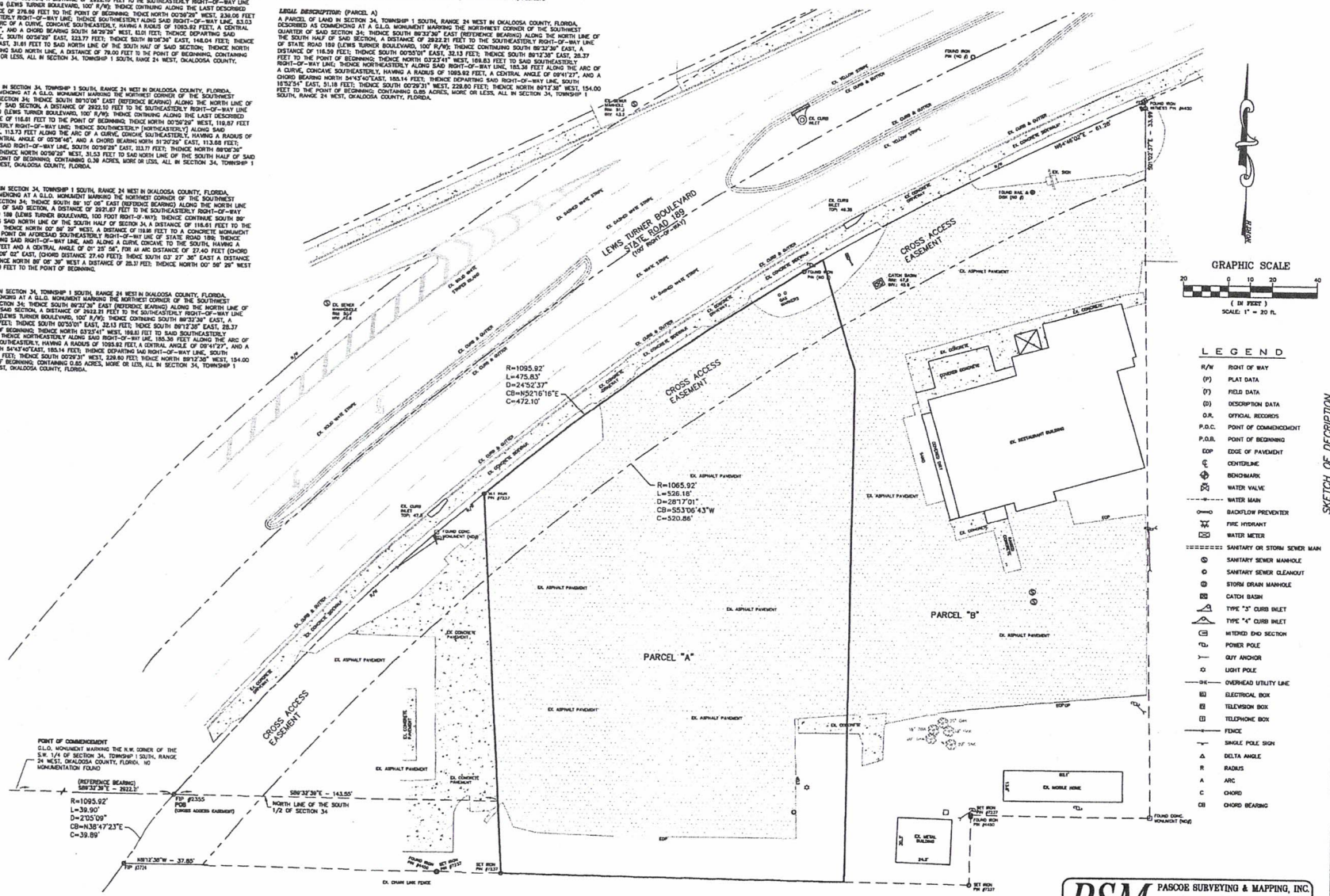
A PARCEL OF LAND IN SECTION 34, TOWNSHIP 1 SOUTH, RANGE 24 WEST IN OKALOOSA COUNTY, FLORIDA, DESCRIBED AS COMMENCING AT A G.L.O. MONUMENT MARKING THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 34; THENCE SOUTH 89°32'36" EAST (REFERENCE BEARING) ALONG THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION, A DISTANCE OF 2922.21 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 189 (LEWIS TURNER BOULEVARD, 100' R/W); THENCE CONTINUING SOUTH 89°32'36" EAST, A DISTANCE OF 116.59 FEET; THENCE SOUTH 00°55'01" EAST, 32.13 FEET; THENCE SOUTH 89°12'38" EAST, 28.37 FEET TO THE POINT OF BEGINNING; THENCE NORTH 03°23'41" WEST, 169.83 FEET TO SAID SOUTHEASTERLY RIGHT-OF-WAY LINE; THENCE NORTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE, 185.36 FEET ALONG THE ARC OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1065.92 FEET, A CENTRAL ANGLE OF 09°57'27", AND A CHORD BEARING NORTH 54°43'40"EAST, 185.14 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, SOUTH 16°52'54" EAST, 51.18 FEET; THENCE SOUTH 00°29'31" WEST, 229.80 FEET; THENCE NORTH 89°12'38" WEST, 154.00 FEET TO THE POINT OF BEGINNING; CONTAINING 0.85 ACRES, MORE OR LESS, ALL IN SECTION 34, TOWNSHIP 1 SOUTH, RANGE 24 WEST, OKALOOSA COUNTY, FLORIDA.

LEGAL DESCRIPTION: (CROSS ACCESS EASEMENT)

A PARCEL OF LAND IN SECTION 34, TOWNSHIP 1 SOUTH, RANGE 24 WEST IN OKALOOSA COUNTY, FLORIDA, DESCRIBED AS COMMENCING AT A G.L.O. MONUMENT MARKING THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 34; THENCE SOUTH 89°32'36" EAST ALONG THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION, A DISTANCE OF 2922.21 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 189 (LEWIS TURNER BOULEVARD, 100' R/W) AND THE POINT OF BEGINNING; THENCE NORTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE, 475.63 FEET ALONG THE ARC OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1065.92 FEET, A CENTRAL ANGLE OF 24°52'37", AND A CHORD BEARING NORTH 52°16'16" EAST, 472.10 FEET; THENCE NORTH 64°46'02" EAST, 61.38 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, SOUTH 01°03'37" EAST, 33.99 FEET; THENCE SOUTHERLY, 526.16 FEET ALONG THE ARC OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1065.92 FEET, A CENTRAL ANGLE OF 28°17'01", AND A CHORD BEARING SOUTH 53°04'43" WEST, 520.86 FEET; THENCE NORTH 89°12'38" WEST, 37.85 FEET TO THE SAID SOUTHEASTERLY RIGHT-OF-WAY LINE; THENCE NORTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE, 36.80 FEET ALONG THE ARC OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1065.92 FEET, A CENTRAL ANGLE OF 02°05'09", AND A CHORD BEARING NORTH 36°47'23" EAST, 36.89 FEET TO THE POINT OF BEGINNING; CONTAINING 0.38 ACRES, MORE OR LESS, ALL IN SECTION 34, TOWNSHIP 1 SOUTH, RANGE 24 WEST, OKALOOSA COUNTY, FLORIDA.

LEGAL DESCRIPTION: (PARCEL A)

A PARCEL OF LAND IN SECTION 34, TOWNSHIP 1 SOUTH, RANGE 24 WEST IN OKALOOSA COUNTY, FLORIDA, DESCRIBED AS COMMENCING AT A G.L.O. MONUMENT MARKING THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 34; THENCE SOUTH 89°32'36" EAST (REFERENCE BEARING) ALONG THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION, A DISTANCE OF 2922.21 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 189 (LEWIS TURNER BOULEVARD, 100' R/W); THENCE CONTINUING SOUTH 89°32'36" EAST, A DISTANCE OF 116.59 FEET; THENCE SOUTH 00°55'01" EAST, 32.13 FEET; THENCE SOUTH 89°12'38" EAST, 28.37 FEET TO THE POINT OF BEGINNING; THENCE NORTH 03°23'41" WEST, 169.83 FEET TO SAID SOUTHEASTERLY RIGHT-OF-WAY LINE; THENCE NORTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE, 185.36 FEET ALONG THE ARC OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1065.92 FEET, A CENTRAL ANGLE OF 09°57'27", AND A CHORD BEARING NORTH 54°43'40"EAST, 185.14 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, SOUTH 16°52'54" EAST, 51.18 FEET; THENCE SOUTH 00°29'31" WEST, 229.80 FEET; THENCE NORTH 89°12'38" WEST, 154.00 FEET TO THE POINT OF BEGINNING; CONTAINING 0.85 ACRES, MORE OR LESS, ALL IN SECTION 34, TOWNSHIP 1 SOUTH, RANGE 24 WEST, OKALOOSA COUNTY, FLORIDA.



LEGEND

R/W	RIGHT OF WAY
(P)	PLAT DATA
(F)	FIELD DATA
(D)	DESCRIPTION DATA
O.R.	OFFICIAL RECORDS
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
EOP	EDGE OF PAVEMENT
	CENTERLINE
	BENCHMARK
	WATER VALVE
	WATER MAIN
	BACKFLOW PREVENTER
	FIRE HYDRANT
	WATER METER
	SANITARY OR STORM SEWER MAIN
	SANITARY SEWER MANHOLE
	SANITARY SEWER CLEANOUT
	STORM DRAIN MANHOLE
	CATCH BASIN
	TYPE "S" CURB INLET
	TYPE "C" CURB INLET
	MITERED END SECTION
	POWER POLE
	GUY ANCHOR
	LIGHT POLE
OHU	OVERHEAD UTILITY LINE
	ELECTRICAL BOX
	TELEVISION BOX
	TELEPHONE BOX
	FENCE
	SINGLE POLE SIGN
Δ	DELTA ANGLE
R	RADIUS
A	ARC
C	CHORD
CB	CHORD BEARING

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EMAIL: cei@choctaweng.com
CERTIFICATE OF AUTHORIZATION No. 1832

SKETCH OF DECRIPTION

PREPARED FOR: AVENUE D DEVELOPMENT, LLC

CROSS ACCESS EASEMENT IN SECTION 34, TOWNSHIP 1 SOUTH, RANGE 24 WEST OKALOOSA COUNTY, FLORIDA.

Revisions: *
*
*

I, hereby certify that this survey was made under my responsible charge and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.051, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

BRIAN E. PASCOE, Professional Surveyor & Mapper FL. Certificate No. 5930

Not valid unless bearing Signature and embossed seal

Job No.:	2023-121
Date:	18 DEC 23
Fld. Vol.:	N/A
Scale:	1" = 20'
Disk No.:	23121-ESMT 2
Designed:	N/A
Drawn:	MCS
Checked:	BEP
Sheet	1 of 1

PSM PASCOE SURVEYING & MAPPING, INC.
12 TWISTED OAK TRAIL
SHALIMAR, FLORIDA 32579
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FAX: 850-651-4332
EMAIL: brian@pascoesurvey1979g.com
CERTIFICATE OF AUTHORIZATION No. 7377

THIS SHEET IS THE PROPERTY OF CEI & IS NOT TO BE REPRODUCED WITHOUT WRITTEN CONSENT FROM CEI