



# RELIABLE LAND TITLE CORPORATION

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The Board of County Commissioners  
6495 Caroline Street  
Milton, Florida 32570

August 2, 2024

Re: Title Certification for Mer Sea  
My File 23-05-061-NS

Gentlemen:

Please be advised that Reliable Land Title Corporation has made or caused to be made a search of the Public Records of Santa Rosa County, Florida through and including July 31, 2024 for the purpose of determining the entities in which record title is held and identifying any mortgages not satisfied or released nor otherwise terminated by law, all in accordance with Chapter 177.041(2), Florida Statutes, as to the following described real property:

**The Real Property Set Forth And Described On The Proposed Plat Of Mer Sea,  
As More Particularly Described On Exhibit "A" Attached Hereto**

*The results of this search are as follows:*

*Record Title Is Vested In:*

**SBAH Property, LLC, a Florida Limited Liability Company**

*Outstanding Mortgages:*

**Mortgage from Steven A. Hering and Beatrice Ann Hering, husband and wife, and SBAH Property, LLC, to Centennial Bank, dated July 15, 2024 and recorded July 19, 2024, in Official Records Book 4523, page 1371, et seqq, of the Public Records of Santa Rosa County, Florida in the original principal amount \$325,000.00.**

*Tax Status:*

**Assessed under Parcel Identification Number 28-2S-26-0000-00800-0000 and paid for tax year 2023. Taxes are paid through tax year 2023.**

Respectfully yours,

Scott Parsons, CLS/CLC  
President

CC: Steve Hering

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### **Exhibit A**

Commencing at the intersection of the West line of Navarre Beach, Residential Section Number 1, and the North right of way line of Gulf Boulevard (120 feet right of way); thence go Easterly along the said North right of way line, being on a curve concave Southerly and having a Radius of 17,270.8 feet, for an arc distance of 604.02 feet to the Point of Reverse Curvature of a curve concave Northerly and having a Radius of 17,106.08 feet; thence continue Easterly along the arc of said curve and right of way line for an arc distance of 612.06 feet to the Point of Tangency of said curve; thence go North 78 degrees 11 minutes 30 seconds East along the said right of way line for a distance of 204.54 feet, thence go North 11 degrees 48 minutes 30 seconds West, leaving the North right of way line of Gulf Boulevard, for a distance of 316.00 feet to the North right of way line of Santa Rosa Boulevard (66 feet right of way); thence go North 78 degrees 11 minutes 30 seconds East along said North right of way line for a distance of 166.00 feet to the Point of Beginning of the Parcel herein described; thence go North 11 degrees 48 minutes 30 seconds West for a distance of 610 feet, more or less, to the Southerly shoreline of Santa Rosa sound, said point being hereinafter known as Point 'X'; thence return to the Point of Beginning; thence go North 78 degrees 11 minutes 30 seconds East along the North right of way line of Santa Rosa Boulevard for a distance of 459.75 feet; thence go North 11 degrees 40 minutes 30 seconds West for a distance of 800 feet, more or less to the Southerly shore line of Santa Rosa sound; thence go Southwesterly along the said shoreline for a distance of 500 feet more or less to the aforementioned Point "X" and the end of this description.

More particularly described by survey dated June 20, 2022, prepared by 360 Surveying Services, Project 2022-131:

Commencing at the intersection of the West line of Navarre Beach, Residential Section Number 1, and the North right of way line of Gulf Boulevard (120 feet right of way); thence Easterly along said North right of way line, being on a curve concave Southerly and having a radius of 17,270.80 feet, an arc distance of 604.02 feet to the point of reverse curvature of a curve concave Northerly and having a radius of 17,106.08 feet; thence continue Easterly along the arc of said curve and said right of way line an arc distance of 612.06 feet to the point of tangency of said curve; thence continue along said right of way line, North 76 degrees 01 minutes 14 seconds East, 204.54 feet (being North 78 degrees 11 minutes 30 seconds East, 204.54 feet per O.R. Book 2444, Page 1571); thence leaving said North right of way line of Gulf Boulevard, North 13 degrees 58 minutes 46 seconds West, 316.00 feet (being North 11 degrees 48 minutes 30 seconds

West, 316.00 feet per O.R. Book 2444, Page 1571) to the North right of way line of White Sands Boulevard (formerly Santa Rosa Boulevard) (66 feet right of way); thence along, said North right of way line, North 80 degrees 21 minutes 46 seconds East, 166.00 feet (being North 78 degrees 11 minutes 30 seconds East, 166.00 feet per O.R. Book 2444, Page 1571) to the point of beginning and the intersection of the East right of way line of South Carolina Street (formerly Santa Rosa Boulevard) (66 feet right of way) and the North right of way line of White Sands Boulevard (66 feet right of way) also being the Southeast corner of Grand Navarre, a Subdivision of a portion of Santa Rosa Island, as recorded in Plat Book F, at Page 52 of the Public Records Santa Rosa County, Florida; thence leaving said North right of way line along the East right of way line of South Carolina Street also being the East line of said Grand Navarre, North 09 degrees 35 minutes 18 seconds West, 603.83 feet to the Southerly mean high water line (MHWL) of Santa Rosa sound and passing through a 1/2 inch capped iron rod #8259, being point "A", at 597.65 feet (being North 11 degrees 48 minutes 30 seconds West, 610 feet, more or less, per O.R. Book 2444, Page 1571); thence along said MHWL the following 11 courses and distances: North 79 degrees 35 minutes 07 seconds East, 24.76 feet; thence North 72 degrees 27 minutes 07 seconds East, 43.88 feet; thence North 70 degrees 11 minutes 37 seconds East, 32.92 feet; thence North 64 degrees 44 minutes 13 seconds East, 84.85 feet; thence North 62 degrees 35 minutes 14 seconds East, 44.45 feet; thence North 58 degrees 09 minutes 06 seconds East, 44.07 feet; thence North 55 degrees 07 minutes 14 seconds East, 41.65 feet; thence North 51 degrees 46 minutes 02 seconds East, 41.86 feet; thence North 48 degrees 28 minutes 51 seconds East, 43.89 feet; thence North 44 degrees 57 minutes 17 seconds East, 87.96 feet; thence North 41 degrees 48 minutes 54 seconds East, 13.17 feet to the Northwesterly corner of Sunset Harbor Villas (also known as Sunset Harbour Villas), a condominium, as recorded in O.R. Book 2030, Pages 776 to 829, and amended in O.R. Book 2661, Pages 495 to 516, and O.R. Book 2820, Pages 238 and 239, all in the Public Records of Escambia County, Florida and amended in O.R. Book 1515, Pages 456 to 458, of the Public Records of Santa Rosa County, Florida; thence departing said MHWL along the West line of said Sunset Harbor, South 09 degrees 38 minutes 26 seconds East, 789.25 feet to the Southwesterly corner of said Sunset Harbor Villas and aforesaid Northerly right of way line of White Sands Boulevard and passing through a 1/2 inch capped iron rod #5802, being point "B", at 36.93 feet (being South 11 degrees 48 minutes 30 seconds East, 800 feet, more or less, per O.R. Book 2444, Page 1571) thence departing said West line along said Northerly right of way line, South 80 degrees 21 minutes 46 seconds West, 459.70 feet; (South 78 degrees 11 minutes 30 seconds West, 459.75 feet per O.R. Book 2444, Page 1571) to the point of beginning.

All lying and being in Santa Rosa Island, Township 2 South, Range 27 West, Santa Rosa County, Florida.