

RESOLUTION NO. 21-230

A RESOLUTION OF THE CITY OF PANAMA CITY BEACH, FLORIDA, APPROVING AMOUNTS TO BE OFFERED TO LANDOWNERS ALONG FRONT BEACH ROAD FOR PURCHASE OF LICENSES FOR THE FRONT BEACH ROAD SEGMENT 4.1 PROJECT.

WHEREAS, the City has undertaken the acquisition of lands, property, property rights, and licenses to effect improvements which will support and enhance Front Beach Road Segment 4.1 in furtherance of the Front Beach Road Community Redevelopment Plan (the "Project"); and

WHEREAS, City has reviewed surveys, appraisals, and title records for the subject property, and now desires to engage the property owners to willingly sell a license to the City in order to grade and harmonize the private property with the City's improved roadway; and

WHEREAS, the license is to be used solely for sloping, grading, tying in, harmonizing and reconnecting existing features of the Licensor's property with the roadway improvements which are to be constructed, for a period of five years from execution or the completion of the project, whichever occurs first; and

WHEREAS, the City has approved a standard incentive schedule for calculating appropriate offers to landowners whose land the City seeks to acquire for right-of-way purposes in Resolution 06-02, as updated by Resolution 19-111.

NOW THEREFORE BE IT RESOLVED by the City Council that the following offers, calculated pursuant to the City approved incentive schedule, be approved as set forth below:

Project Parcel No	Bay County PROPERTY ID	APPARENT OWNER	OFFER w/Incentive
920	33802-220-000	Calypso Towers Resort Community Association	\$9,600
926	33679-000-000	Milford Wayne Beall	\$14,350
927	33680-000-000	CSM Investment Properties, LLC	\$8,320
928	33680-000-000	CSM Investment Properties, LLC	\$10,730

929	33680-000-000	CSM Investment Properties, LLC	\$1,350
930	33683-000-000	Robert P. & Teresa L. Tuno	\$11,330
934	33326-000-000	JW & Mary Sharpe, Toby W. Sharpe	\$10,050
936	33329-000-000	JW & Mary Sharpe, Toby W. Sharpe	\$10,130
935	33327-000-000	Lawrence Family Enterprises, LTD	\$10,200
937	33337-000-000	Scenic Highway Partners LLC	\$8,070
939	33341-000-000	Scenic Highway Partners LLC	\$9,000

AND BE IT FURTHER RESOLVED that the appropriate officers of the City are hereby authorized to take such actions as are necessary to effect the conveyance and execution of these offers for Temporary Licenses.

THIS RESOLUTION SHALL BE EFFECTIVE IMMEDIATELY UPON PASSAGE.

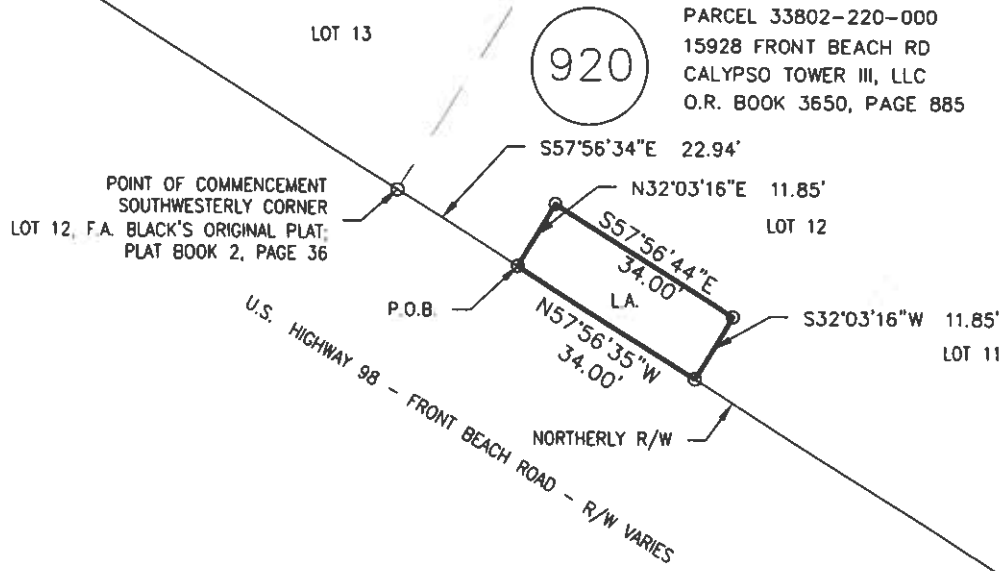
PASSED IN REGULAR SESSION THIS 23RD DAY OF September, 2021.

CITY OF PANAMA CITY BEACH

By 
MARK SHELDON, MAYOR

ATTEST:


LYNNE FASONE, CITY CLERK



PARCEL 33802-220-000
 15928 FRONT BEACH RD
 CALYPSO TOWER III, LLC
 O.R. BOOK 3650, PAGE 885

920

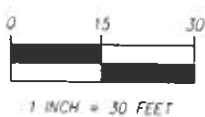


LEGEND:
 R/W = RIGHT OF WAY
 NO. = NUMBER
 P.O.B. = POINT OF BEGINNING
 TCE = TEMPORARY CONSTRUCTION EASEMENT
 -// - = LINE NOT TO SCALE

15928 FRONT BEACH ROAD - LICENSE AGREEMENT

COMMENCE AT A POINT MARKING THE SOUTHWESTERLY CORNER OF LOT 12, BLACK'S ORIGINAL PLAT, A SUBDIVISION AS RECORDED IN PLAT BOOK 2, PAGE 36 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA (POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 98) THENCE SOUTH 57 DEGREES 56 MINUTES 34 SECONDS EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 22.94 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID NORTHERLY RIGHT OF WAY LINE, PROCEED NORTH 32 DEGREES 03 MINUTES 16 SECONDS EAST, FOR A DISTANCE OF 11.85 FEET; THENCE SOUTH 57 DEGREES 56 MINUTES 34 SECONDS EAST, FOR A DISTANCE OF 34.00 FEET; THENCE SOUTH 32 DEGREES 03 MINUTES 16 SECONDS WEST, FOR A DISTANCE OF 11.85 FEET TO THE AFORESAID NORTHERLY RIGHT OF WAY LINE; THENCE NORTH 57 DEGREES 56 MINUTES 34 SECONDS WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 34.00 FEET TO THE POINT OF BEGINNING. CONTAINING 402.794 SQUARE FEET.

1. THE UNDERSIGNED SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING TITLE OR BOUNDARY TO THE SUBJECT PROPERTY. IT IS POSSIBLE THERE ARE RECORDED DEEDS, UNRECORDED DEEDS, EASEMENTS, RESTRICTIONS, SETBACKS OR OTHER INSTRUMENTS AND GOVERNMENT REGULATIONS WHICH COULD AFFECT THE BOUNDARIES AND/OR USE OF THE PROPERTY.
2. THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT DEPICT THE RESULTS OF A FIELD SURVEY.

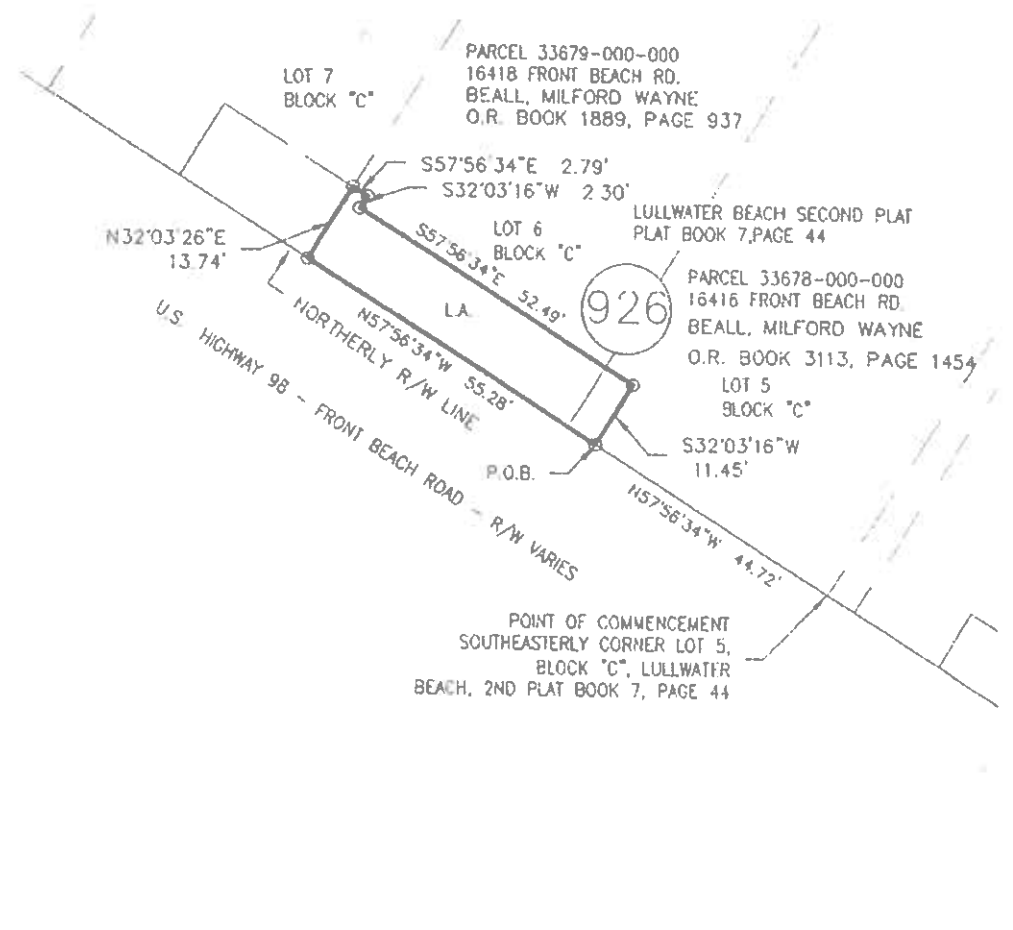


DAVID JON BARTLETT, P.S.M. DATE SIGNED
 PROFESSIONAL SURVEYOR & MAPPER No. LS4018

Dewberry
 DEWBERRY ENGINEERS INC.
 203 ABERDEEN PARKWAY
 PANAMA CITY FLORIDA 32405
 PHONE 850.522.0644 FAX 850.522.1011
 WWW.DEWBERRY.COM
 CERTIFICATE OF AUTHORIZATION NO. LB 8011

SKETCH OF DESCRIPTION		DRAWING DATE:	PROJECT NO.
LICENSE AGREEMENT		06/23/2020	50104121
15928 FRONT BEACH ROAD		BY:	
CITY OF PANAMA CITY BEACH		DJB	S 185
BAY COUNTY, FLORIDA		APPROVED BY:	
FB/PG. NA.	FLD DATE: NA	SCALE: 1"=30'	JG

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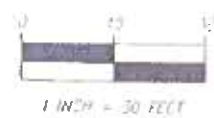


16416 FRONT BEACH ROAD ~ LICENSE AGREEMENT

A PARCEL OF LAND LYING AND BEING IN SECTION 19, TOWNSHIP 3 SOUTH, RANGE 16 WEST, BAY COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT MARKING THE SOUTHEASTERLY CORNER OF LOT 5, BLOCK 'C', LULLWATER BEACH SECOND PLAT, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 44 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA (POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 98); THENCE PROCEED NORTH 57 DEGREES 56 MINUTES 34 SECONDS WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 44.72 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 57 DEGREES 56 MINUTES 34 SECONDS WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 55.28 FEET; THENCE LEAVING SAID NORTHERLY RIGHT OF WAY LINE, PROCEED NORTH 32 DEGREES 03 MINUTES 26 SECONDS EAST, FOR A DISTANCE OF 13.74 FEET; THENCE SOUTH 57 DEGREES 56 MINUTES 34 SECONDS EAST, FOR A DISTANCE OF 2.79 FEET; THENCE SOUTH 32 DEGREES 03 MINUTES 16 SECONDS WEST, FOR A DISTANCE OF 2.30 FEET; THENCE SOUTH 57 DEGREES 56 MINUTES 34 SECONDS EAST, FOR A DISTANCE OF 52.49 FEET; THENCE SOUTH 32 DEGREES 03 MINUTES 16 SECONDS WEST, FOR A DISTANCE OF 11.45 FEET TO THE POINT OF BEGINNING. CONTAINING 639 177 SQUARE FEET.

- 1 THE UNDERSIGNED SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING TITLE OR BOUNDARY TO THE SUBJECT PROPERTY. IT IS POSSIBLE THERE ARE RECORDED DEEDS, UNRECORDED DEEDS, EASEMENTS, RESTRICTIONS, SETBACKS OR OTHER INSTRUMENTS AND GOVERNMENT REGULATIONS WHICH COULD AFFECT THE BOUNDARIES AND/OR USE OF THE PROPERTY.
- 2 THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT DEPICT THE RESULTS OF A FIELD SURVEY.

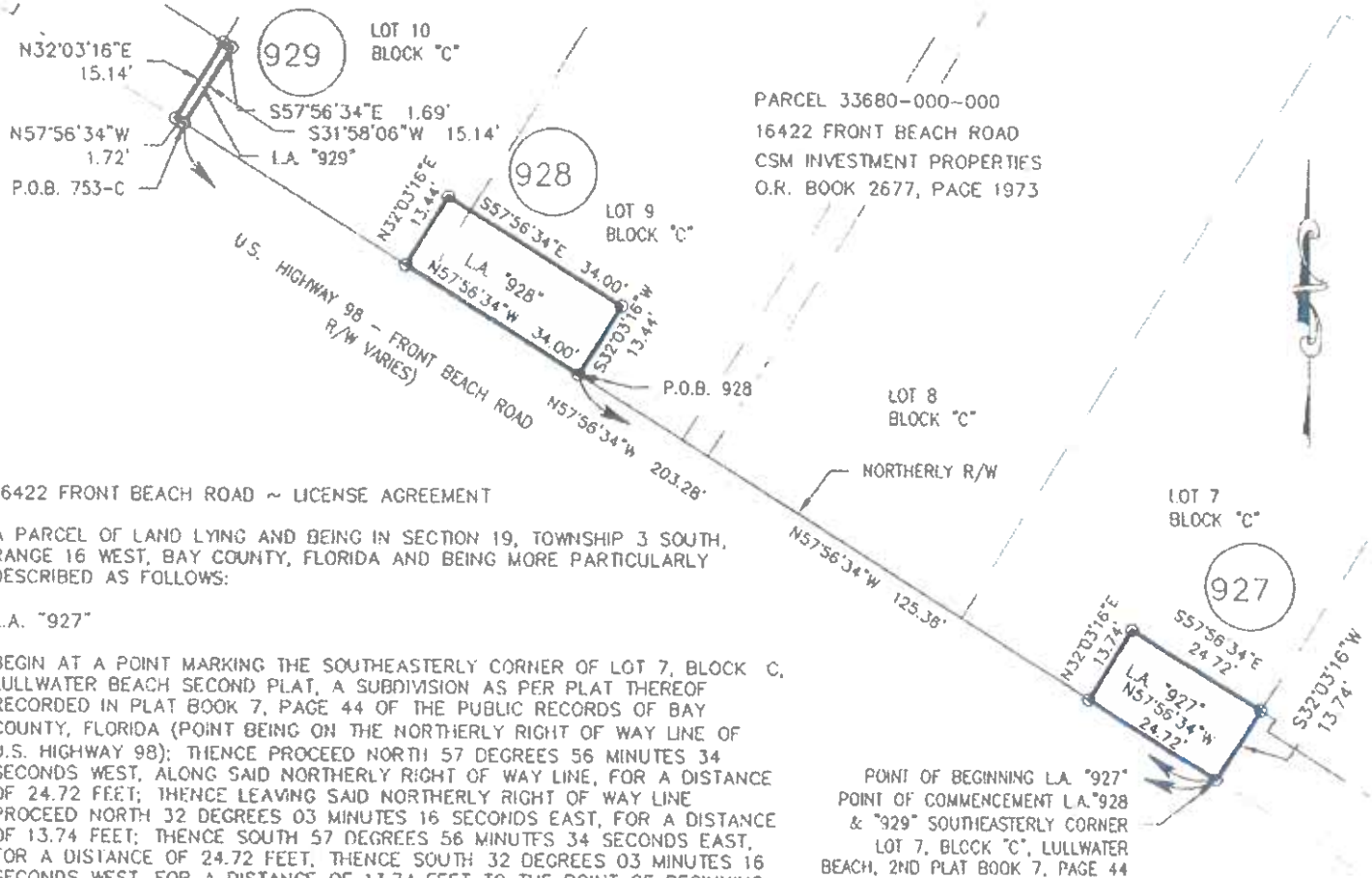


DAVID JON BARTLETT, P.S.M. DATE SIGNED
 PROFESSIONAL SURVEYOR & MAPPER No. LS4018



DEWBERRY ENGINEERS INC
 203 ABERDEEN PARKWAY
 PANAMA CITY, FLORIDA 32405
 PHONE 850.522.0644 FAX 850.522.1011
 WWW.DEWBERRY.COM
 CERTIFICATE OF AUTHORIZATION NO. 18 8011

SKETCH OF DESCRIPTION		DRAWING DATE:	PROJECT NO.
LICENSE AGREEMENT		06/25/2020	
16416 FRONT BEACH ROAD		BY:	50104121
CITY OF PANAMA CITY BEACH		DJB	
BAY COUNTY, FLORIDA		APPROVED BY:	S 186
FB/PG. NA.	FLD DATE NA	JG	
SCALE: 1"=30'			



16422 FRONT BEACH ROAD ~ LICENSE AGREEMENT

A PARCEL OF LAND LYING AND BEING IN SECTION 19, TOWNSHIP 3 SOUTH, RANGE 16 WEST, BAY COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

L.A. "927"

BEGIN AT A POINT MARKING THE SOUTHEASTERLY CORNER OF LOT 7, BLOCK C, LULLWATER BEACH SECOND PLAT, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 44 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA (POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 98); THENCE PROCEED NORTH 57 DEGREES 56 MINUTES 34 SECONDS WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 24.72 FEET; THENCE LEAVING SAID NORTHERLY RIGHT OF WAY LINE PROCEED NORTH 32 DEGREES 03 MINUTES 16 SECONDS EAST, FOR A DISTANCE OF 13.74 FEET; THENCE SOUTH 57 DEGREES 56 MINUTES 34 SECONDS EAST, FOR A DISTANCE OF 24.72 FEET; THENCE SOUTH 32 DEGREES 03 MINUTES 16 SECONDS WEST, FOR A DISTANCE OF 13.74 FEET TO THE POINT OF BEGINNING CONTAINING 339.775 SQUARE FEET.

L.A. "928"

COMMENCE AT A POINT MARKING THE SOUTHEASTERLY CORNER OF LOT 7, BLOCK "C, LULLWATER BEACH SECOND PLAT, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 44 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA (POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 98); THENCE PROCEED NORTH 57 DEGREES 56 MINUTES 34 SECONDS WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 125.36 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 57 DEGREES 56 MINUTES 34 SECONDS WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 34.00 FEET; THENCE LEAVING SAID NORTHERLY RIGHT OF WAY LINE PROCEED NORTH 32 DEGREES 03 MINUTES 16 SECONDS EAST, FOR A DISTANCE OF 13.44 FEET; THENCE SOUTH 57 DEGREES 56 MINUTES 34 SECONDS EAST, FOR A DISTANCE OF 34.00 FEET; THENCE SOUTH 32 DEGREES 03 MINUTES 16 SECONDS WEST, FOR A DISTANCE OF 13.44 FEET TO THE POINT OF BEGINNING. CONTAINING 456.890 SQUARE FEET

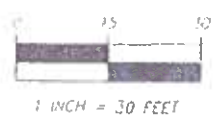
L.A. 929

COMMENCE AT A POINT MARKING THE SOUTHEASTERLY CORNER OF LOT 7, BLOCK "C, LULLWATER BEACH SECOND PLAT, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 44 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA (POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 98), THENCE PROCEED NORTH 57 DEGREES 56 MINUTES 34 SECONDS WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 203.28 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 57 DEGREES 56 MINUTES 34 SECONDS WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 15.14 FEET; THENCE SOUTH 57 DEGREES 56 MINUTES 34 SECONDS EAST, FOR A DISTANCE OF 1.72 FEET; THENCE LEAVING SAID NORTHERLY RIGHT OF WAY LINE PROCEED NORTH 32 DEGREES 03 MINUTES 16 SECONDS EAST, FOR A DISTANCE OF 1.69 FEET; THENCE SOUTH 31 DEGREES 58 MINUTES 06 SECONDS WEST, FOR A DISTANCE OF 15.14 FEET TO THE POINT OF BEGINNING. CONTAINING 25.829 SQUARE FEET

POINT OF BEGINNING L.A. "927"
 POINT OF COMMENCEMENT L.A. "928"
 & "929" SOUTHEASTERLY CORNER
 LOT 7, BLOCK "C", LULLWATER
 BEACH, 2ND PLAT BOOK 7, PAGE 44

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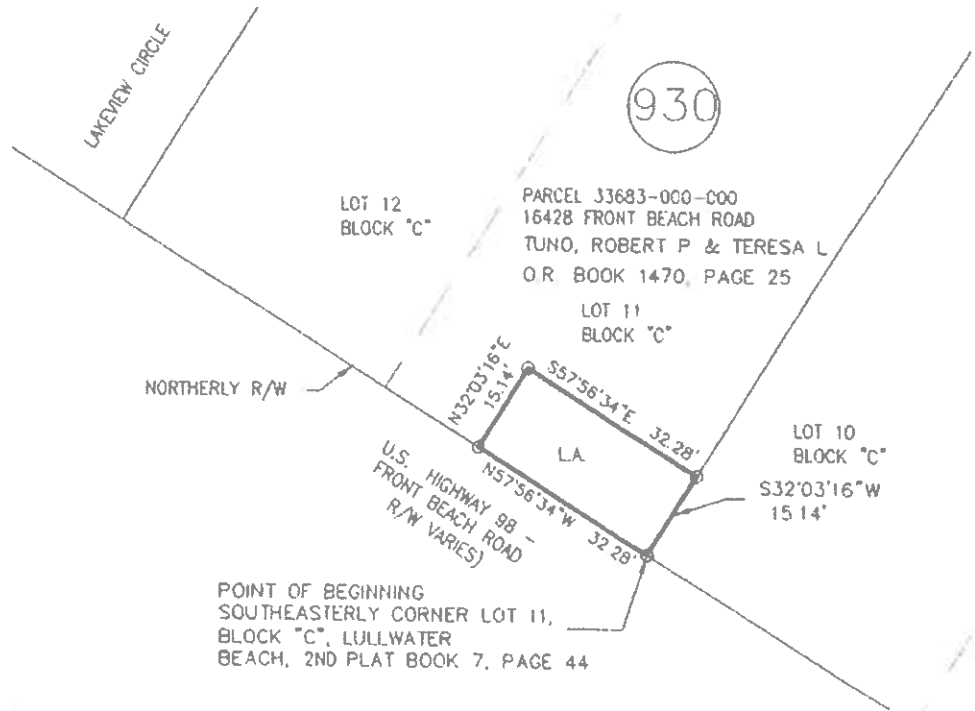


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 CERTIFICATE OF AUTHORIZATION NO. 1R 0011

SKETCH OF DESCRIPTION		DRAWING DATE:	PROJECT NO.
LICENSE AGREEMENT		08/25/2020	50104121
16422 FRONT BEACH ROAD		BY:	
CITY OF PANAMA CITY BEACH		DJB	
BAY COUNTY, FLORIDA		APPROVED BY:	
FB/PC: NA.	FLD DATE: NA	JG	S1
SCALE 1"=30'			

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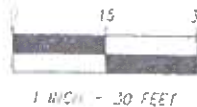


16428 FRONT BEACH ROAD ~ LICENSE AGREEMENT

A PARCEL OF LAND LYING AND BEING IN SECTION 19, TOWNSHIP 3 SOUTH, RANGE 16 WEST, BAY COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A POINT MARKING THE SOUTHEASTERLY CORNER OF LOT 11, BLOCK 'C', LULLWATER BEACH SECOND PLAT, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 44 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA (POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 98), THENCE PROCEED NORTH 57 DEGREES 56 MINUTES 34 SECONDS WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 32.28 FEET; THENCE LEAVING SAID NORTHERLY RIGHT OF WAY LINE PROCEED NORTH 32 DEGREES 03 MINUTES 16 SECONDS EAST, FOR A DISTANCE OF 15.14 FEET; THENCE SOUTH 57 DEGREES 56 MINUTES 34 SECONDS EAST, FOR A DISTANCE OF 32.28 FEET; THENCE SOUTH 32 DEGREES 03 MINUTES 16 SECONDS WEST, FOR A DISTANCE OF 15.14 FEET TO THE POINT OF BEGINNING CONTAINING 488.569 SQUARE FEET.

1. THE UNDERSIGNED SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING TITLE OR BOUNDARY TO THE SUBJECT PROPERTY. IT IS POSSIBLE THERE ARE RECORDED DEEDS, UNRECORDED DEEDS, EASEMENTS, RESTRICTIONS, SETBACKS OR OTHER INSTRUMENTS AND GOVERNMENT REGULATIONS WHICH COULD AFFECT THE BOUNDARIES AND/OR USE OF THE PROPERTY.
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Dewberry
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 203 ABERDEEN PARKWAY
 PANAMA CITY, FLORIDA 32405

PHONE 850.522.0644 FAX 850.522.1011
 WWW.DEWBERRY.COM
 CERTIFICATE OF AUTHORIZATION NO. 18R011

SKETCH OF DESCRIPTION
 LICENSE AGREEMENT
 16428 FRONT BEACH ROAD
 CITY OF PANAMA CITY BEACH
 BAY COUNTY, FLORIDA

DRAWING DATE: 06/25/2020	PROJECT NO. 50104121
BY: DJB	
APPROVED BY: JG	

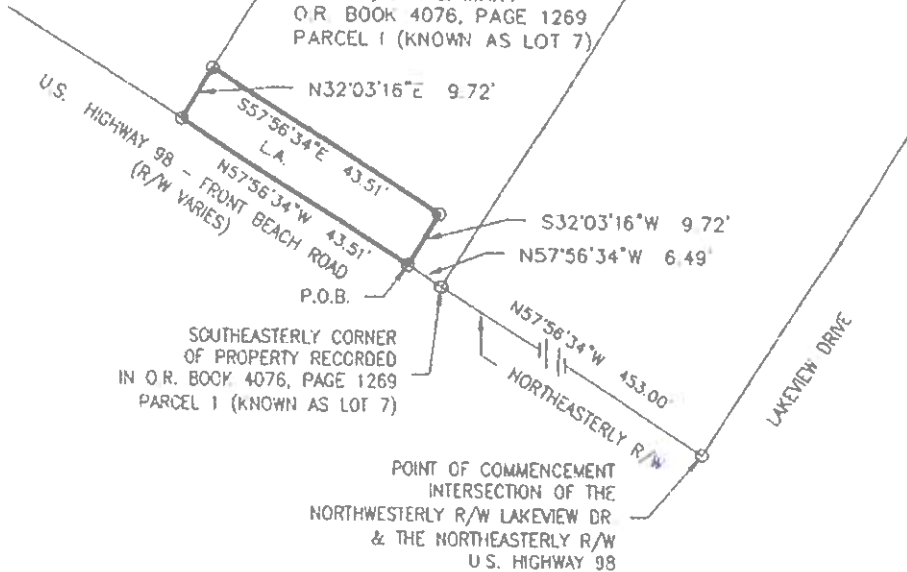
FB/PG. NA. FLD DATE. NA. SCALE: 1" = 30'

S 188

934

PARCEL 33326--000--000
16552 FRONT BEACH ROAD
SHARPE, J W & MARY
O.R. BOOK 4076, PAGE 1269
PARCEL 1 (KNOWN AS LOT 7)

LEGEND
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SOUTHEASTERLY CORNER
OF PROPERTY RECORDED
IN O.R. BOOK 4076, PAGE 1269
PARCEL 1 (KNOWN AS LOT 7)

POINT OF COMMENCEMENT
INTERSECTION OF THE
NORTHWESTERLY R/W LAKEVIEW DR
& THE NORTHEASTERLY R/W
U.S. HIGHWAY 98

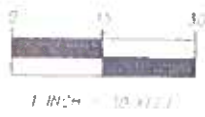
16552 FRONT BEACH ROAD - LICENSE AGREEMENT

A PARCEL OF LAND LYING AND BEING IN SECTION 19, TOWNSHIP 3 SOUTH, RANGE 16 WEST, BAY COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT OF WAY LINE OF LAKEVIEW DRIVE, AS SHOWN ON THE SECONDS ADDITION PLAT OF LULLWATER BEACH ON FILE IN THE OFFICE OF THE CLERK OF CIRCUIT COUNTY, BAY COUNTY, FLORIDA, AND THE NORTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 98 AND PROCEED NORTH 57 DEGREES 56 MINUTES 34 SECONDS WEST, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 453.00 FEET TO THE SOUTHEASTERLY CORNER OF PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 4076, PAGE 1269 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA; THENCE CONTINUE NORTH 57 DEGREES 56 MINUTES 34 SECONDS WEST, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 6.49 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 57 DEGREES 56 MINUTES 34 SECONDS WEST, FOR A DISTANCE OF 43.51 FEET; LEAVING SAID NORTHEASTERLY RIGHT OF WAY LINE PROCEED NORTH 32 DEGREES 03 MINUTES 16 SECONDS EAST, FOR A DISTANCE OF 9.72 FEET; THENCE SOUTH 57 DEGREES 56 MINUTES 34 SECONDS EAST, FOR A DISTANCE OF 43.51 FEET; THENCE SOUTH 32 DEGREES 03 MINUTES 16 SECONDS WEST, FOR A DISTANCE 9.72 FEET TO THE POINT OF BEGINNING. CONTAINING 423.169 SQUARE FEET.

1 THE UNDERSIGNED SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING TITLE OR BOUNDARY TO THE SUBJECT PROPERTY. IT IS POSSIBLE THERE ARE RECORDED DEEDS, UNRECORDED DEEDS, EASEMENTS, RESTRICTIONS, SETBACKS OR OTHER INSTRUMENTS AND GOVERNMENT REGULATIONS WHICH COULD AFFECT THE BOUNDARIES AND/OR USE OF THE PROPERTY

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DAVID JON BARTLETT, P.S.M. DATE SIGNED
PROFESSIONAL SURVEYOR & MAPPER No. LS4018



DEWBERRY ENGINEERS INC.
203 ABERDEEN PARKWAY
PANAMA CITY, FLORIDA 32405
PHONE 850 522 0644 FAX 850 572 1011
WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION NO. 18 9011

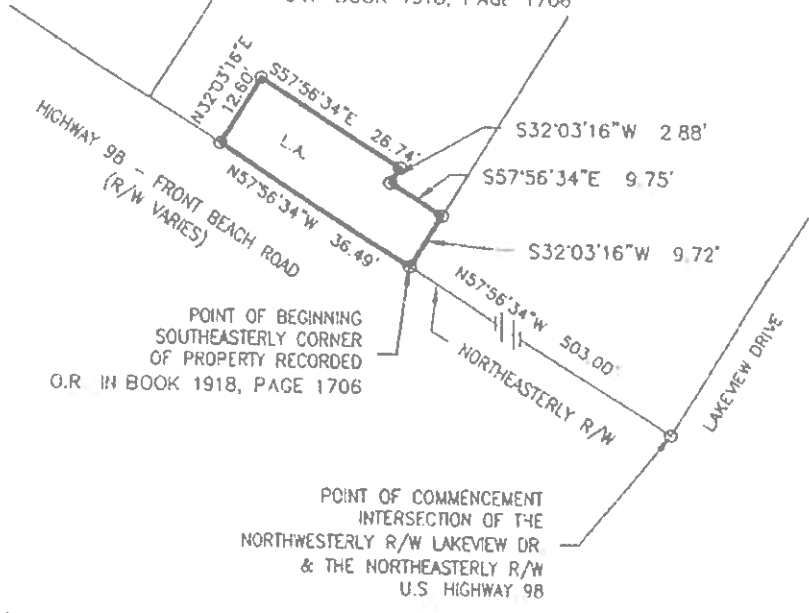
SKETCH OF DESCRIPTION		DRAWING DATE:	PROJECT NO.
LICENSE AGREEMENT		06/30/2020	50104121
16552 FRONT BEACH ROAD		BY:	
CITY OF PANAMA CITY BEACH		DJB	
BAY COUNTY, FLORIDA		APPROVED BY:	
FB/PG. NA	FLD DATE: NA	SCALE: 1"=30'	JG

S 189

935

PARCEL 33327-000-000
16610 FRONT BEACH ROAD
SHARPE, J W & MARY
LAWRENCE FAMILY ENTERPRISES
O.R. BOOK 1918, PAGE 1706

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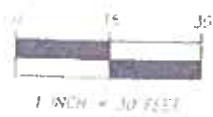


16610 FRONT BEACH ROAD ~ LICENSE AGREEMENT

A PARCEL OF LAND LYING AND BEING IN SECTION 19, TOWNSHIP 3 SOUTH, RANGE 16 WEST, BAY COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT OF WAY LINE OF LAKEVIEW DRIVE, AS SHOWN ON THE SECONDS ADDITION PLAT OF LULLWATER BEACH ON FILE IN THE OFFICE OF THE CLERK OF CIRCUIT COUNTY, BAY COUNTY, FLORIDA, AND THE NORTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 98 AND PROCEED NORTH 57 DEGREES 56 MINUTES 34 SECONDS WEST, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 503.00 FEET TO THE SOUTHEASTERLY CORNER OF PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 1918, PAGE 1706 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 57 DEGREES 56 MINUTES 34 SECONDS WEST, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 36.49 FEET; THENCE LEAVING SAID NORTHEASTERLY RIGHT OF WAY LINE PROCEED NORTH 32 DEGREES 03 MINUTES 16 SECONDS EAST, FOR A DISTANCE OF 26.74 FEET; THENCE SOUTH 32 DEGREES 03 MINUTES 16 SECONDS WEST, FOR A DISTANCE OF 2.88 FEET, THENCE SOUTH 57 DEGREES 56 MINUTES 34 SECONDS EAST, FOR A DISTANCE OF 9.75 FEET; THENCE SOUTH 32 DEGREES 03 MINUTES 16 SECONDS WEST, FOR A DISTANCE OF 9.72 FEET TO THE POINT OF BEGINNING. CONTAINING 431.843 SQUARE FEET.

1. THE UNDERSIGNED SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING TITLE OR BOUNDARY TO THE SUBJECT PROPERTY. IT IS POSSIBLE THERE ARE RECORDED DEEDS, UNRECORDED DEEDS, EASEMENTS, RESTRICTIONS, SETBACKS OR OTHER INSTRUMENTS AND GOVERNMENT REGULATIONS WHICH COULD AFFECT THE BOUNDARIES AND/OR USE OF THE PROPERTY.
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PROFESSIONAL SURVEYOR & MAPPER No. LS4018

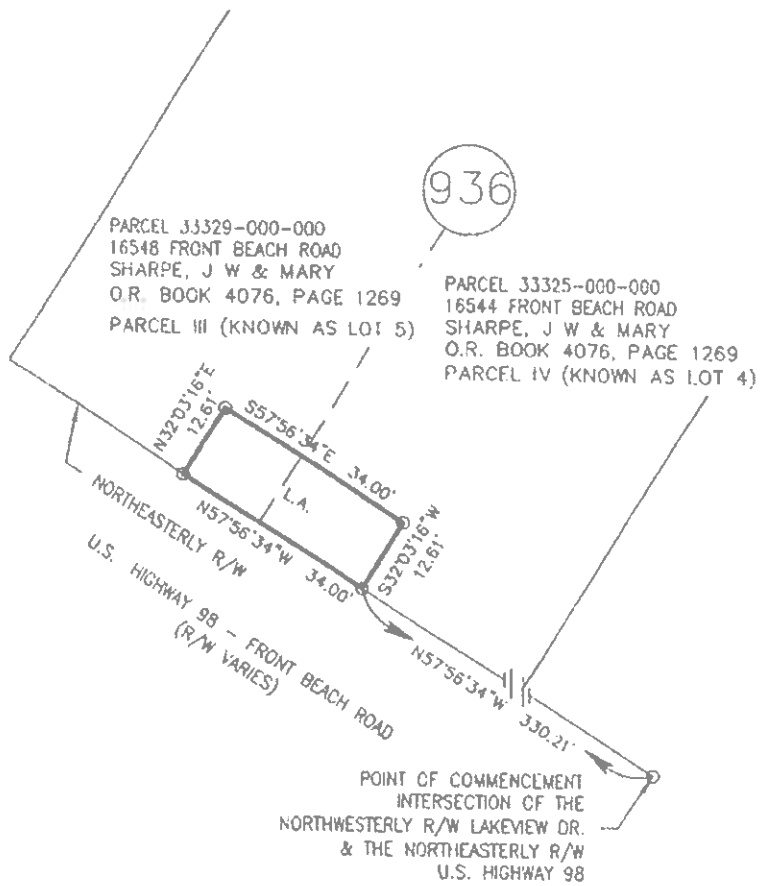


Dewberry[®]
DEWBERRY ENGINEERS INC
203 ABERDEEN PARKWAY
PANAMA CITY, FLORIDA 32405
PHONE 850 522 0644 FAX 850 522 1011
WWW.DWBERRY.COM
CERTIFICATE OF AUTHORIZATION NO. 128011

SKETCH OF DESCRIPTION		DRAWING DATE:	PROJECT NO.
LICENSE AGREEMENT		06/30/2020	50104121
16610 FRONT BEACH ROAD		BY:	S 190
CITY OF PANAMA CITY BEACH		DJB	
BAY COUNTY, FLORIDA		APPROVED BY:	
FB/PC: NA.	FLD DATE: NA	SCALE: 1"=30'	

LEGEND:

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16554 & 16548 FRONT BEACH ROAD ~ LICENSE AGREEMENT

A PARCEL OF LAND LYING AND BEING IN SECTION 19, TOWNSHIP 3 SOUTH, RANGE 16 WEST, BAY COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT OF WAY LINE OF LAKEVIEW DRIVE, AS SHOWN ON THE SECOND ADDITION PLAT OF LULLWATER BEACH ON FILE IN THE OFFICE OF THE CLERK OF CIRCUIT COUNTY, BAY COUNTY, FLORIDA, AND THE NORTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 98 AND PROCEED NORTH 57 DEGREES 56 MINUTES 34 SECONDS WEST, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 330.21 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE NORTH 57 DEGREES 56 MINUTES 34 SECONDS WEST, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 34.00 FEET; THENCE LEAVING SAID NORTHEASTERLY RIGHT OF WAY LINE PROCEED NORTH 32 DEGREES 03 MINUTES 16 SECONDS EAST, FOR A DISTANCE OF 12.61 FEET; THENCE SOUTH 57 DEGREES 56 MINUTES 34 SECONDS EAST, FOR A DISTANCE OF 34.00 FEET, THENCE SOUTH 32 DEGREES 03 MINUTES 16 SECONDS WEST, FOR A DISTANCE 12.61 FEET TO THE POINT OF BEGINNING, CONTAINING 428 740 SQUARE FEET

1. THE UNDERSIGNED SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING TITLE OR BOUNDARY TO THE SUBJECT PROPERTY IT IS POSSIBLE THERE ARE RECORDED DEEDS, UNRECORDED DEEDS, EASEMENTS, RESTRICTIONS, SETBACKS OR OTHER INSTRUMENTS AND GOVERNMENT REGULATIONS WHICH COULD AFFECT THE BOUNDARIES AND/OR USE OF THE PROPERTY
2. THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT DEPICT THE RESULTS OF A FIELD SURVEY.



DAVID JON BARTLETT, P.S.M. DATE SIGNED
 PROFESSIONAL SURVEYOR & MAPPER No. LS4018

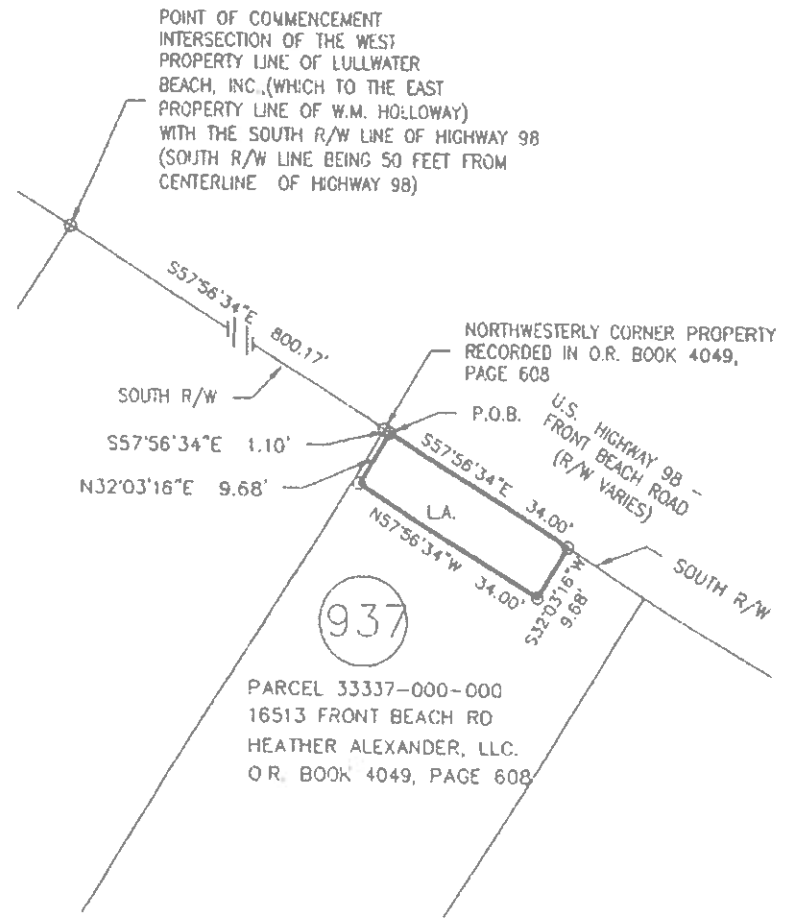


DEWBERRY ENGINEERS INC
 203 ABERDEEN PARKWAY
 PANAMA CITY, FLORIDA 32406
 PHONE 850 522 0644 FAX 850 522 1111
 WWW.DEWBERRY.COM
 CERTIFICATE OF AUTHORIZATION NO. 1R 9511

SKETCH OF DESCRIPTION		
LICENSE AGREEMENT		
16554 & 16548 FRONT BEACH ROAD		
CITY OF PANAMA CITY BEACH		
BAY COUNTY, FLORIDA		
FB/PG: NA	FLD DATE: NA	SCALE 1" = 30'

DRAWING DATE	PROJECT NO.
06/30/2020	50104121
BY:	
DJB	
APPROVED BY:	
JG	S 191

LEGEND
 R/W = RIGHT OF WAY
 NO. = NUMBER
 P.O.B = POINT OF BEGINNING
 TCE = TEMPORARY CONSTRUCTION EASEMENT
 -||- = LINE NOT TO SCALE

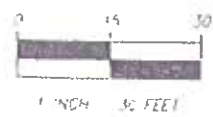


16513 FRONT BEACH ROAD ~ LICENSE AGREEMENT

A PARCEL OF LAND LYING AND BEING IN SECTION 19, TOWNSHIP 3 SOUTH, RANGE 16 WEST, BAY COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT AN INTERSECTION OF THE WEST PROPERTY LINE OF LULLWATER BEACH, INC (WHICH IS THE EAST PROPERTY LINE OF W.M. HOLLOWAY) WITH THE SOUTH RIGHT OF WAY LINE OF HIGHWAY 98 (SOUTH RIGHT OF WAY LINE BEING 50 FEET FROM CENTERLINE OF HIGHWAY 98) AND PROCEED SOUTH 57 DEGREES 56 MINUTES 34 SECONDS EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, FOR A DISTANCE OF 800.17 FEET TO THE NORTHWESTERLY CORNER OF PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 4049, PAGE 608 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA; THENCE CONTINUE SOUTH 57 DEGREES 56 MINUTES 34 SECONDS EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, FOR A DISTANCE OF 1.10 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 57 DEGREES 56 MINUTES 34 SECONDS EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, FOR A DISTANCE OF 34.00 FEET; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE PROCEED SOUTH 32 DEGREES 03 MINUTES 16 SECONDS WEST, FOR A DISTANCE OF 9.68 FEET; THENCE NORTH 57 DEGREES 56 MINUTES 34 SECONDS WEST, FOR A DISTANCE OF 34.00 FEET; THENCE NORTH 32 DEGREES 03 MINUTES 16 SECONDS EAST, FOR A DISTANCE OF 9.68 FEET TO THE POINT OF BEGINNING. CONTAINING 329.033 SQUARE FEET.

- 1 THE UNDERSIGNED SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING TITLE OR BOUNDARY TO THE SUBJECT PROPERTY IT IS POSSIBLE THERE ARE RECORDED DEEDS, UNRECORDED DEEDS, EASEMENTS, RESTRICTIONS, SETBACKS OR OTHER INSTRUMENTS AND GOVERNMENT REGULATIONS WHICH COULD AFFECT THE BOUNDARIES AND/OR USE OF THE PROPERTY.
- 2 THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT DEPICT THE RESULTS OF A FIELD SURVEY.



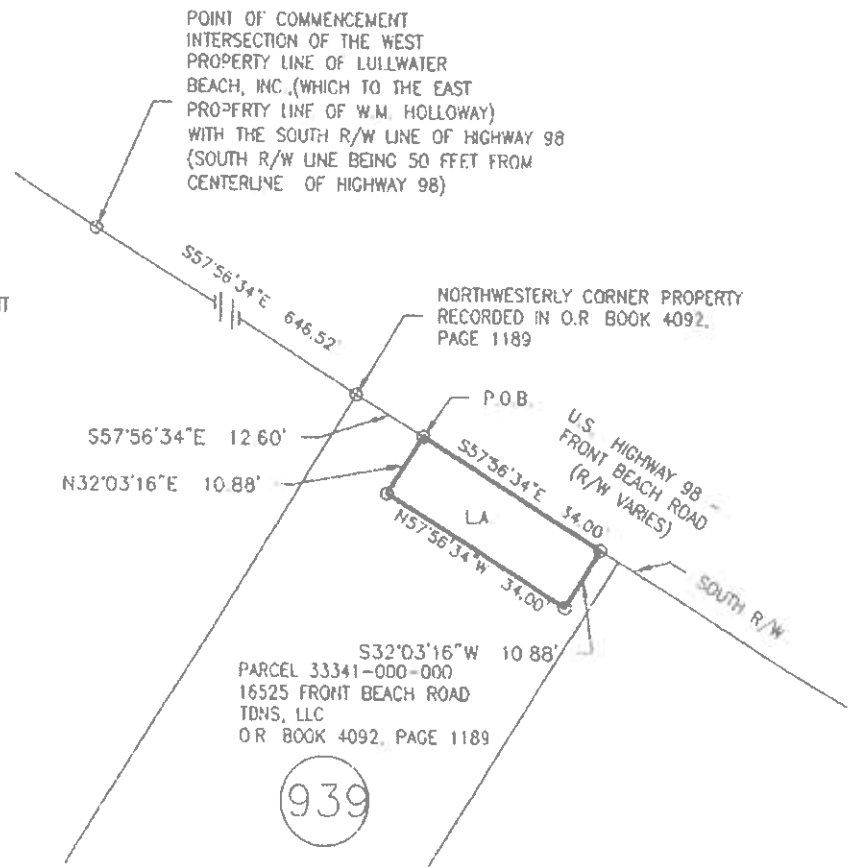
DAVID JON BARTLETT, P.S.M. DATE SIGNED
 PROFESSIONAL SURVEYOR & MAPPER No. LS4018

Dewberry[®]
 DEWBERRY ENGINEERS INC
 203 ABERDEEN PARKWAY
 PANAMA CITY FLORIDA 32405
 PHONE 850 522 0644 FAX 850 522 1011
 WWW.DEWBERRY.COM
 CERTIFICATE OF AUTHORIZATION NO. 18A011

SKETCH OF DESCRIPTION		
LICENSE AGREEMENT		
16513 FRONT BEACH ROAD		
CITY OF PANAMA CITY BEACH		
BAY COUNTY, FLORIDA		
FB/PG: NA	FLD DATE: NA	SCALE: 1" = 30'

DRAWING DATE:	PROJECT NO.
06/30/2020	50104121
BY:	
DJB	
APPROVED BY:	
JG	S 192

LEGEND
 R/W = RIGHT OF WAY
 NO. = NUMBER
 P.O.B. = POINT OF BEGINNING
 TCE = TEMPORARY CONSTRUCTION EASEMENT
 -///- = LINE NOT TO SCALE



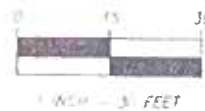
16525 FRONT BEACH ROAD ~ LICENSE AGREEMENT

A PARCEL OF LAND LYING AND BEING IN SECTION 19, TOWNSHIP 3 SOUTH, RANGE 16 WEST, BAY COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

COMMENCE AT AN INTERSECTION OF THE WEST PROPERTY LINE OF LULLWATER BEACH, INC. (WHICH IS THE EAST PROPERTY LINE OF W.M. HOLLOWAY) WITH THE SOUTH RIGHT OF WAY LINE OF HIGHWAY 98 (SOUTH RIGHT OF WAY LINE BEING 50 FEET FROM CENTERLINE OF HIGHWAY 98) AND PROCEED SOUTH 57 DEGREES 56 MINUTES 34 SECONDS EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, FOR A DISTANCE OF 646.52 FEET TO THE NORTHWESTERLY CORNER OF PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 4092, PAGE 1189 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA; THENCE CONTINUE SOUTH 57 DEGREES 56 MINUTES 34 SECONDS EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, FOR A DISTANCE OF 12.60 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 57 DEGREES 56 MINUTES 34 SECONDS EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, FOR A DISTANCE OF 34.00 FEET; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE PROCEED SOUTH 32 DEGREES 03 MINUTES 16 SECONDS WEST, FOR A DISTANCE OF 34.00 FEET, THENCE NORTH 57 DEGREES 56 MINUTES 34 SECONDS WEST, FOR A DISTANCE OF 10.88 FEET, THENCE NORTH 32 DEGREES 03 MINUTES 16 SECONDS EAST, FOR A DISTANCE OF 10.88 FEET TO THE POINT OF BEGINNING CONTAINING 370.059 SQUARE FEET.

1 THE UNDERSIGNED SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING TITLE OR BOUNDARY TO THE SUBJECT PROPERTY IT IS POSSIBLE THERE ARE RECORDED DEEDS, UNRECORDED DEEDS, EASEMENTS, RESTRICTIONS, SETBACKS OR OTHER INSTRUMENTS AND GOVERNMENT REGULATIONS WHICH COULD AFFECT THE BOUNDARIES AND/OR USE OF THE PROPERTY

2 THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT DEPICT THE RESULTS OF A FIELD SURVEY.



DAVID JON BARTLETT, P.S.M. DATE SIGNED
 PROFESSIONAL SURVEYOR & MAPPER No. LS4018



Dewberry[®]
 DEWBERRY ENGINEERS INC.
 203 ABERDEEN PARKWAY
 PANAMA CITY, FLORIDA 32405
 PHONE: 850.522.0644 FAX: 850.522.1011
 WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION NO. 18 8011

SKETCH OF DESCRIPTION
 LICENSE AGREEMENT
 16525 FRONT BEACH ROAD
 CITY OF PANAMA CITY BEACH
 BAY COUNTY, FLORIDA

DRAWING DATE:
 07/01/2020
 BY:
 DJB
 APPROVED BY:
 JG

PROJECT NO.
 50104121

FB/PG: NA

FLD DATE: NA

SCALE: 1"=30'

S 193