

RESOLUTION NO. 22-166

A RESOLUTION OF THE CITY OF PANAMA CITY BEACH FLORIDA RELATING TO THE CONDEMNATION OF CERTAIN PROPERTY LOCATED ALONG FRONT BEACH ROAD OR ARNOLD ROAD WITHIN THE CITY FOR RIGHT OF WAY AND UTILITY PURPOSES TO SUPPORT THE IMPROVEMENT OF FRONT BEACH ROAD SEGMENT 3; MAKING FINDINGS OF FACT PUBLIC PURPOSE AND NECESSITY; AUTHORIZING THE APPROPRIATE OFFICERS OF THE CITY TO TAKE THE APPROPRIATE ACTIONS TO SECURE THE ACQUISITION OF THE PROPERTY BY EMINENT DOMAIN PROCEEDINGS.

WHEREAS, the CITY OF PANAMA CITY BEACH, (the "CITY") is authorized by Chapter 166, Florida Statutes to condemn all necessary lands and property for the purpose of securing and utilizing transportation rights-of-way, and

WHEREAS, the CITY may acquire private or public property and property rights, including rights of access, air, view, and light, by gift, devise, purchase, or condemnation by eminent domain proceedings, as the City may deem necessary for any of the purpose of the Municipal Home Rule Powers Act, included, but not limited to, any lands reasonably necessary for expansion, construction, operation and maintenance of public streets and roads, and

WHEREAS, Front Beach Road is a key east-west connector providing access from State Road 79 to State Road 392A and US Highway 98; and

WHEREAS, the City finds that the expansion and improvement of the rights-of-way along State Road 79 (between State Road 79 and Lullwater Drive), and the realignment of the intersection of State Road 79 (the "Project") is necessary and serves a public purpose to improve the function and appearance of those corridors, and to allow for the installation and construction of sidewalks and additional traffic lanes in a safe and acceptable manner; and

WHEREAS, the CITY has determined that it is necessary, in the public interest, and serves a public purpose to make certain improvements to

portions of the Front Beach Road rights-of-way, and the City has determined that to do so it is necessary, in the public interest, and serves a public purpose that the City obtain title to certain portions of land along and adjacent to Front Beach Road in certain parcels of land situate, lying and being in Bay County, Florida, the legal descriptions of each parcel whereof being attached hereto as composite *Exhibit A* (the "Property"), and

WHEREAS, the City finds that the Property is necessary and essential for the realignment, construction and expansion of the Project, in accordance with the permitting requirements of state and local agencies, and the City determines that acquiring the Property for this Project is necessary and in the best interests of the public, and serves a public purpose; and

WHEREAS, the City, in consultation with the Florida Department of Transportation and Florida Power & Light, has considered alternative designs and routes, cost, safety, environmental factors, and long term area planning in concluding that acquiring said property is necessary and in the best interests of the public, and all other conditions precedent to acquiring said parcels have been met, including, but not limited to, notifying appropriate state and local agencies that governmental permits have been obtained or that there is a reasonable probability that such permits will be obtained; and

WHEREAS, the acquisition of the Property is consistent with the City's Near Term Work Plan adopted by the City Council on September 9, 2021, by Resolution 21-216, and funds have been budgeted for this purpose; and

WHEREAS, the City will pursue the voluntary purchase of the Property, and further has complied, or will have complied before filing a condemnation action, with the provisions of Section 73.015, Florida Statutes regarding presuit negotiation.

NOW THEREFORE BE IT RESOLVED, for the purposes aforesaid, the City Council finds that:

1. The City Council hereby adopts as true and correct the foregoing Whereas clauses, and incorporates them as findings herein.
2. For the purposes aforesaid, it is necessary, practical, and in the best interest of the public and the CITY that the property necessary for the

State Road 79 and Front Beach Road CRA Segment 3 Project be acquired in the name of the CITY over and upon that certain parcel heretofore described in the attached composite Exhibit A. Once acquired, the Property shall be used as transportation right of way for the Project, for undergrounding electrical facilities necessitated by the improvement and expansion of Front Beach Road and Arnold Road, and other municipal purposes.

3. The City, its officers, employees and attorneys, including designated outside counsel, be and are hereby authorized and directed to proceed to take the necessary steps to institute and prosecute such necessary actions and proceedings as may be proper for the acquisition of each permanent utility easement rights in said land as substantially set forth in the proposed easement form attached hereto as Exhibit B by eminent domain proceedings pursuant to Chapters 73 and 74, Florida Statutes, and otherwise and to prepare, sign, execute, serve, publish and file in the name of the City, all eminent domain papers, affidavits and pleadings and said attorneys are authorized to have prepared such other instruments and documents as may be necessary in connection herewith.
4. The City finds and determines that the property identified in Exhibit A is necessary for the public purpose of construction of the roadway project. The City authorizes the acquisition of the property identified and described in Exhibit A attached hereto, and by this reference made a part thereof. The City further authorizes the City Attorney, her staff or designated outside counsel to correct minor errors or scrivener's errors to said descriptions, if any, with regard to the condemnation proceeding without further action of this Council.
5. The City has determined for the purpose of defining the interest in property sought, that at any time whenever the term "permanent easement" is used in this Resolution, said term shall mean a non-exclusive, perpetual easement for the construction, operation and maintenance of underground electric utility facilities (including cables, conduits, appurtenant equipment, and appurtenant above-ground equipment) to be installed from time to time; with the right to reconstruct, improve, add to, enlarge, change the voltage as well as the size of, and remove such facilities or any of them within the Easement Area; together with the right to permit any other person, firm, or corporation to

attach or place wires to or within any facilities hereunder and lay cable and conduit within the Easement Area and to operate the same for communications purposes; the right of ingress and egress to the Easement Area at all times; the right to clear the land and keep it cleared of all trees, undergrowth and other obstructions within the Easement Area; the right to trim and cut and keep trimmed and cut all dead, weak, leaning or dangerous trees or limbs outside of the Easement Area, which might interfere with or fall upon the lines or systems of communications or power transmission or distribution; and further grants, to the fullest extent the undersigned has the power to grant, if at all, the rights hereinabove granted on the Easement Area, over, along, under and across the roads, streets or highways adjoining or through said Easement Area (collectively, the "Electrical Facilities"), including the rights of ingress and egress thereto and therefrom. A copy of the proposed easement form is attached as Exhibit B.

6. The City Manager or his designee is authorized to have the construction plans updated, revised or corrected, and to utilize such plans in the condemnation action, including committing to said plans, updates, revisions or corrections, without further action of this Council.


THIS RESOLUTION shall become effective immediately upon passage.

PASSED in regular session this 14th day of July, 2022.

CITY OF PANAMA CITY BEACH

BY: 
Mark Sheldon, Mayor

ATTEST:


Lynne Fasone, City Clerk

**CERTIFIED, TRUE COPY
of original on file in the Office
of the City Clerk, City of
Panama City Beach, Florida.**

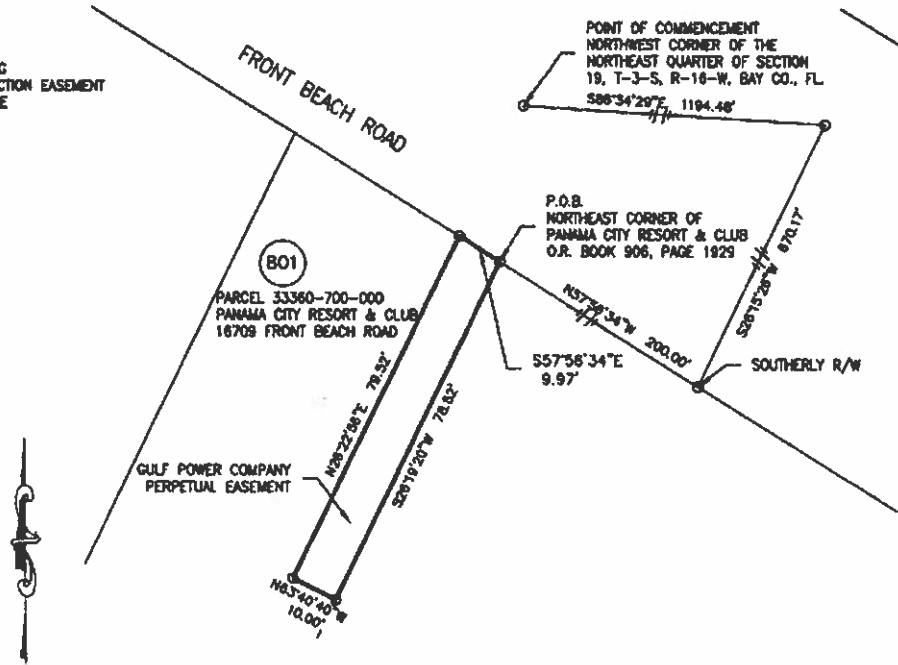
By: 
CITY CLERK

EXHIBIT A

Project Parcel No	Nature of Interest	Bay County PROPERTY ID	APPARENT OWNER
801	Permanent Electrical Easement	33360-700-000	PC Beach Club & Resort
804	Permanent Electrical Easement	33352-000-000	PCBH, LLC
808	Permanent Electrical Easement	33474-010-000	Arby's
810	Permanent Electrical Easement	33475-000-000	Beachcomber
812	Permanent Electrical Easement	33415-000-000	Derby
813	Permanent Electrical Easement	33414-000-000	Dowgul
816	Permanent Electrical Easement	33315-010-000	16930 Center, LLC

Sketches with Legal Descriptions of Permanent Electrical Easements to follow.

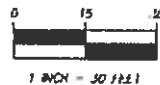
LEGEND:
 R/W = RIGHT OF WAY
 NO. = NUMBER
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 TCE = TEMPORARY CONSTRUCTION EASEMENT
 -||- = LINE NOT TO SCALE



LEGAL DESCRIPTION GULF POWER COMPANY PERPETUAL EASEMENT B01

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 16 WEST, BAY COUNTY, FLORIDA AND PROCEED SOUTH 86 DEGREES 34 MINUTES 29 SECONDS EAST, FOR A DISTANCE OF 1,194.48 FEET; THENCE SOUTH 26 DEGREES 15 MINUTES 26 SECONDS WEST, FOR A DISTANCE OF 670.17 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF FRONT BEACH ROAD; THENCE NORTH 57 DEGREES 58 MINUTES 34 SECONDS WEST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 200.00 FEET TO THE NORTHEAST CORNER OF PANAMA CITY RESORT AND CLUB AS RECORDED IN OFFICIAL RECORDS BOOK 906, PAGE 1929 FOR THE POINT OF BEGINNING; THENCE LEAVING SAID SOUTHERLY RIGHT OF WAY LINE PROCEED SOUTH 26 DEGREES 19 MINUTES 20 SECONDS WEST, FOR A DISTANCE OF 78.52 FEET; THENCE NORTH 63 DEGREES 40 MINUTES 40 SECONDS WEST, FOR A DISTANCE OF 10.00 FEET; THENCE NORTH 26 DEGREES 22 MINUTES 56 SECONDS EAST, FOR A DISTANCE OF 79.52 FEET TO THE AFORESAID SOUTHERLY RIGHT OF WAY LINE; THENCE SOUTH 57 DEGREES 56 MINUTES 34 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 9.97 FEET TO THE POINT OF BEGINNING. CONTAINING 786.915 SQUARE FEET .

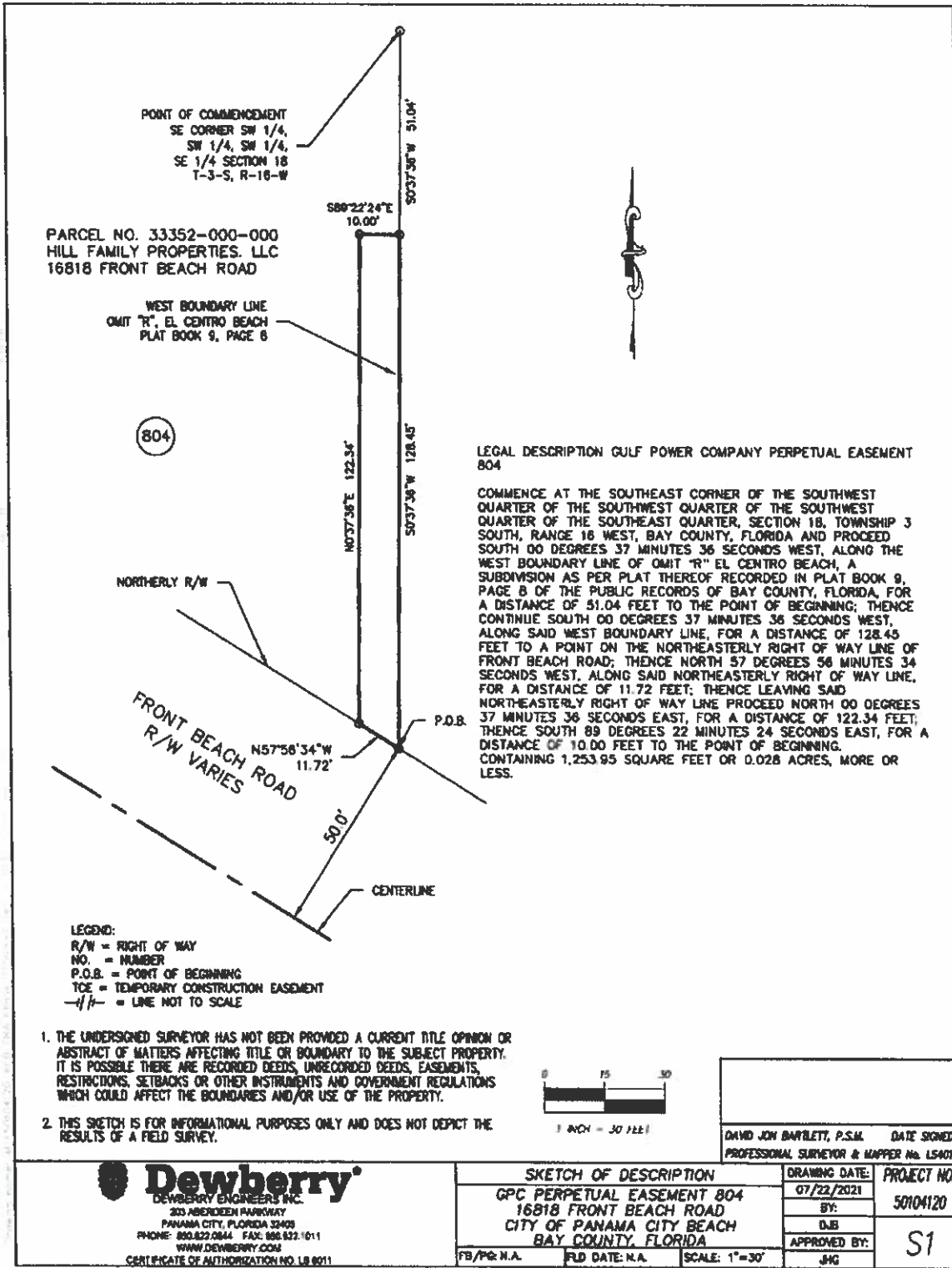
1. THE UNDERSIGNED SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING TITLE OR BOUNDARY TO THE SUBJECT PROPERTY. IT IS POSSIBLE THERE ARE RECORDED DEEDS, UNRECORDED DEEDS, EASEMENTS, RESTRICTIONS, SETBACKS OR OTHER INSTRUMENTS AND GOVERNMENT REGULATIONS WHICH COULD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

Dewberry
 DEWBERRY ENGINEERS INC.
 203 ABERDEEN PARWAY
 PANAMA CITY, FLORIDA 32408
 PHONE: 850.822.0844 FAX: 850.822.1011
 WWW.DEWBERRY.COM
 CERTIFICATE OF AUTHORIZATION NO. LB 8011

SKETCH OF DESCRIPTION		DRAWING DATE:	PROJECT NO.
GPC PERPETUAL EASEMENT B01		07/22/21	50104120
16709 FRONT BEACH ROAD		BY:	
CITY OF PANAMA CITY BEACH		DJB	
BAY COUNTY, FLORIDA		APPROVED BY:	S1
FB/Pg: N.A.	FLD DATE: N.A.	JHC	
SCALE: 1"=30'			

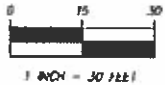


LEGAL DESCRIPTION GULF POWER COMPANY PERPETUAL EASEMENT 804

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, SECTION 18, TOWNSHIP 3 SOUTH, RANGE 16 WEST, BAY COUNTY, FLORIDA AND PROCEED SOUTH 00 DEGREES 37 MINUTES 36 SECONDS WEST, ALONG THE WEST BOUNDARY LINE OF OMIT "R" EL CENTRO BEACH, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 8 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA, FOR A DISTANCE OF 51.04 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00 DEGREES 37 MINUTES 36 SECONDS WEST, ALONG SAID WEST BOUNDARY LINE, FOR A DISTANCE OF 128.45 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF FRONT BEACH ROAD; THENCE NORTH 57 DEGREES 56 MINUTES 34 SECONDS WEST, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 11.72 FEET; THENCE LEAVING SAID NORTHEASTERLY RIGHT OF WAY LINE PROCEED NORTH 00 DEGREES 37 MINUTES 36 SECONDS EAST, FOR A DISTANCE OF 122.34 FEET, THENCE SOUTH 89 DEGREES 22 MINUTES 24 SECONDS EAST, FOR A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING. CONTAINING 1,253.95 SQUARE FEET OR 0.028 ACRES, MORE OR LESS.

- LEGEND:**
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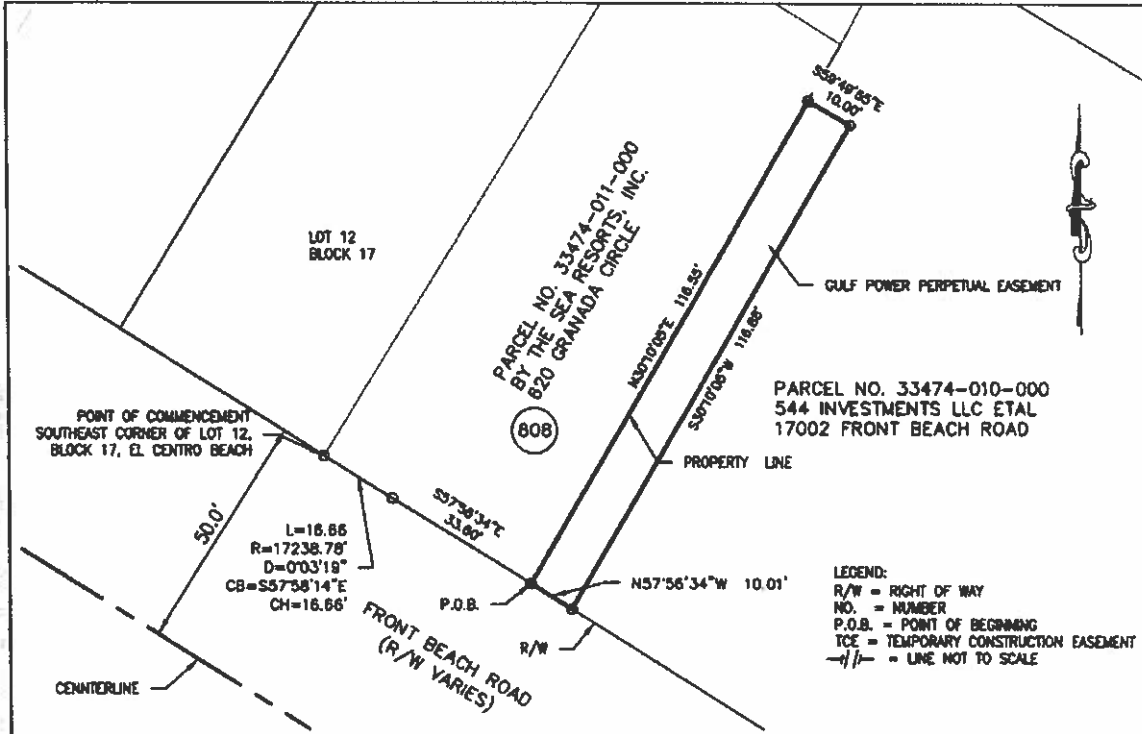
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 DEWBERRY ENGINEERS INC.
 203 ABERDEEN PARKWAY
 PANAMA CITY, FLORIDA 32403
 PHONE: 850.822.0844 FAX: 850.822.1011
 WWW.DEWBERRY.COM
 CERTIFICATE OF AUTHORIZATION NO. LB 8011

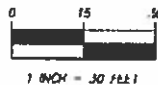
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GPC PERPETUAL EASEMENT 804		07/22/2021	50104120
16818 FRONT BEACH ROAD		BY:	
CITY OF PANAMA CITY BEACH		DJB	S1
BAY COUNTY, FLORIDA		APPROVED BY:	
FB/Pgr. N.A.	FLD DATE: N.A.	SCALE: 1"=30'	JHG



LEGAL DESCRIPTION GULF POWER COMPANY PERPETUAL EASEMENT 808

COMMENCE AT A POINT MARKING THE SOUTHEAST CORNER OF LOT 12, BLOCK 17, EL CENTRO BEACH, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 8 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA, SAID POINT BEING THE NORTH RIGHT OF WAY LINE OF FRONT BEACH ROAD, ALSO BEING ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 17,238.78 FEET, THROUGH A CENTRAL ANGLE OF 00 DEGREES 03 MINUTES 19 SECONDS; THENCE PROCEED SOUTHEASTERLY ALONG SAID NORTH RIGHT OF WAY LINE AND CURVE FOR AN ARC DISTANCE OF 16.66 FEET, (CHORD BEARING AND DISTANCE = SOUTH 57 DEGREES 58 MINUTES 14 SECONDS EAST, FOR A DISTANCE OF 16.66 FEET); THENCE SOUTH 57 DEGREES 58 MINUTES 34 SECONDS EAST, ALONG SAID RIGHT OF WAY LINE, FOR A DISTANCE OF 33.60 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT OF WAY LINE PROCEED NORTH 30 DEGREES 10 MINUTES 05 SECONDS EAST, FOR A DISTANCE OF 116.55 FEET; THENCE SOUTH 59 DEGREES 49 MINUTES 55 SECONDS EAST, FOR A DISTANCE OF 10.00 FEET; THENCE SOUTH 30 DEGREES 10 MINUTES 05 SECONDS WEST, FOR A DISTANCE OF 116.88 FEET TO AFORESAID NORTH RIGHT OF WAY LINE; THENCE NORTH 57 DEGREES 58 MINUTES 34 SECONDS WEST, ALONG SAID NORTH RIGHT OF WAY LINE, FOR A DISTANCE OF 10.01 FEET TO THE POINT OF BEGINNING.
CONTAINING 1,167.10 SQUARE FEET OR 0.027 ACRES, MORE OR LESS.

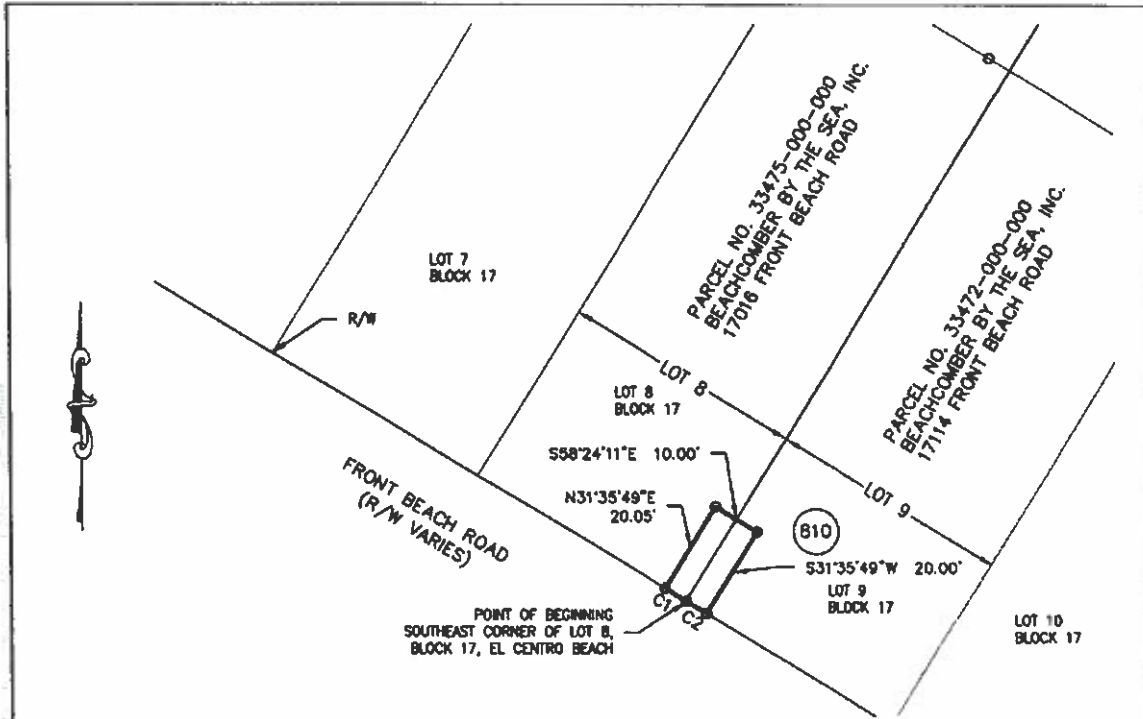
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PROFESSIONAL SURVEYOR & MAPPER No. LS4018

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200 ABERDEEN PARKWAY
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PHONE: 850.822.0844 FAX: 850.822.1011
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CERTIFICATE OF AUTHORIZATION NO. LB 8911

SKETCH OF DESCRIPTION		DRAWING DATE:	PROJECT NO.
GPC PERPETUAL EASEMENT 808		08/03/2021	50104120
17002 FRONT BEACH ROAD		BY:	
CITY OF PANAMA CITY BEACH		DJB	
BAY COUNTY, FLORIDA		APPROVED BY:	S1
FB/Pg: N.A.	PLD DATE: N.A.	SCALE: 1"=30'	JHC



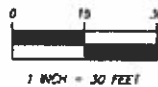
LEGAL DESCRIPTION FPL EASEMENT 810

BEGIN AT A POINT MARKING THE SOUTHEAST CORNER OF LOT 8, BLOCK 17, EL CENTRO BEACH, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 8 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA, POINT ALSO BEING ON THE NORTHERLY RIGHT OF WAY LINE OF FRONT BEACH ROAD, SAID POINT BEING ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 17,238.78 FEET, THROUGH A CENTRAL ANGLE OF 00 DEGREES 01 MINUTE 00 SECONDS; THENCE PROCEED NORTHWESTERLY ALONG SAID RIGHT OF WAY LINE AND CURVE FOR AN ARC DISTANCE OF 5.00 FEET, (CHORD BEARING AND DISTANCE = NORTH 58 DEGREES 40 MINUTES 18 SECONDS WEST, FOR A DISTANCE OF 5.00 FEET); THENCE LEAVING SAID RIGHT OF WAY LINE PROCEED NORTH 31 DEGREES 35 MINUTES 49 SECONDS EAST, FOR A DISTANCE OF 20.05 FEET; THENCE SOUTH 58 DEGREES 24 MINUTES 11 SECONDS EAST, FOR A DISTANCE OF 10.00 FEET; THENCE SOUTH 31 DEGREES 35 MINUTES 49 SECONDS WEST, FOR A DISTANCE OF 20.00 FEET TO A POINT ON THE AFORESAID NORTHERLY RIGHT OF WAY LINE, POINT BEING ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 17,238.78 FEET, THROUGH A CENTRAL ANGLE OF 00 DEGREES 01 MINUTE 00 SECONDS; THENCE PROCEED NORTHWESTERLY ALONG SAID RIGHT OF WAY LINE AND CURVE FOR AN ARC DISTANCE OF 5.00 FEET, (CHORD BEARING AND DISTANCE = NORTH 58 DEGREES 39 MINUTES 18 SECONDS WEST, FOR A DISTANCE OF 5.00 FEET) TO THE POINT OF BEGINNING.
CONTAINING 200.22 SQUARE FEET.

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	5.00	17238.78	0°01'00"	N58°40'18"W	5.00
C2	5.00	17238.78	0°01'00"	N58°38'18"W	5.00

LEGEND:
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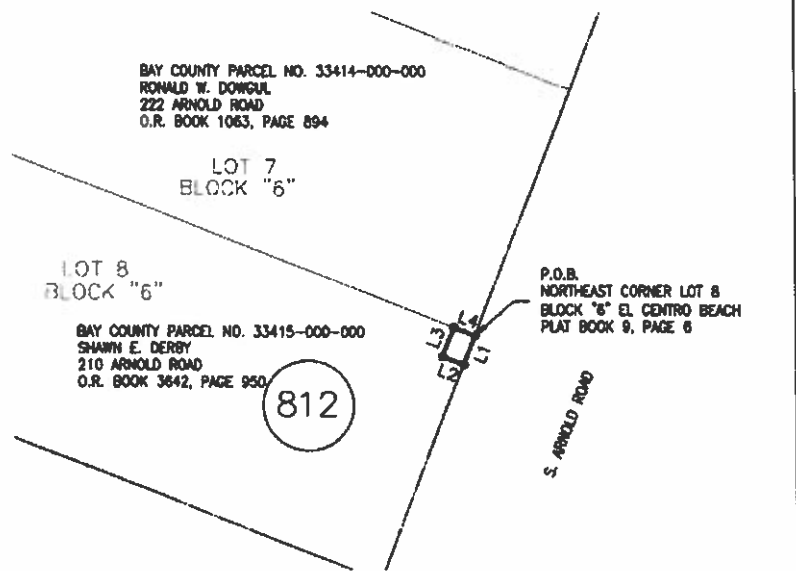


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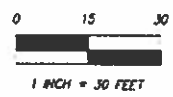
SKETCH OF DESCRIPTION		DRAWING DATE:	PROJECT NO.
FPL PERPETUAL EASEMENT 810 17016 & 17114 FRONT BEACH ROAD CITY OF PANAMA CITY BEACH BAY COUNTY, FLORIDA		01/27/2022	50104120
FB/PG: N.A.	FLD DATE: N.A.	BY: DJB	S1
SCALE: 1"=30'		APPROVED BY: JHG	

Line Table		
Line #	Bearing	Length
L1	S21°00'12"W	6.50
L2	N68°59'48"W	4.67
L3	N21°00'12"E	6.50
L4	S68°59'48"E	4.67



LEGAL DESCRIPTION GULF POWER COMPANY PERPETUAL EASEMENT 812

BEGIN AT THE NORTHEAST CORNER OF LOT 8, BLOCK 6, EL CENTRO BEACH, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 8 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA AND PROCEED SOUTH 21 DEGREES 00 MINUTES 12 SECONDS WEST, FOR A DISTANCE OF 6.50 FEET; THENCE NORTH 68 DEGREES 59 MINUTES 48 SECONDS WEST, FOR A DISTANCE OF 4.67 FEET; THENCE NORTH 21 DEGREES 00 MINUTES 12 SECONDS EAST, FOR A DISTANCE OF 6.50 FEET; THENCE SOUTH 68 DEGREES 59 MINUTES 48 SECONDS EAST, FOR A DISTANCE OF 4.67 FEET TO THE POINT OF BEGINNING. CONTAINING 30.355 SQUARE FEET.



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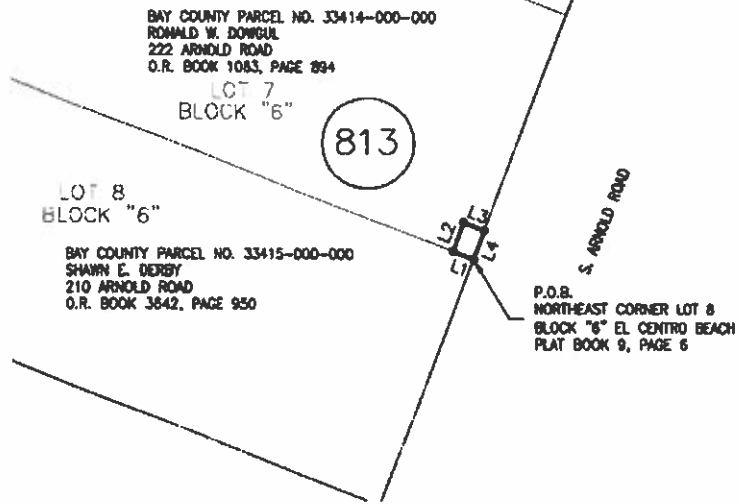
LEGEND:
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DAVID JON BARTLETT, P.S.M. DATE SIGNED
 PROFESSIONAL SURVEYOR & MAPPER No. LS4018

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 203 ABERDEEN PARKWAY
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 CERTIFICATE OF AUTHORIZATION NO. LB 8011

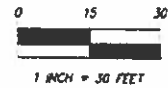
SKETCH OF DESCRIPTION GPC PERPETUAL EASEMENT 812 FRONT BEACH ROAD CITY OF PANAMA CITY BEACH BAY COUNTY, FLORIDA	DRAWING DATE:	PROJECT NO.
	08/03/2021	50104120
	BY:	DJB
	APPROVED BY:	JHG
FB/PG: N.A.	FLD DATE: N.A.	SCALE: 1"=30'

Line Table		
Line #	Bearing	Length
L1	N68°43'52"W	4.67
L2	N21°00'12"E	6.50
L3	S68°59'48"E	4.67
L4	S21°00'12"W	6.50



LEGAL DESCRIPTION GULF POWER COMPANY PERPETUAL EASEMENT 813

BEGIN AT THE NORTHEAST CORNER OF LOT 8, BLOCK 6, EL CENTRO BEACH, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 8 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA AND PROCEED NORTH 68 DEGREES 59 MINUTES 48 SECONDS WEST, FOR A DISTANCE OF 4.67 FEET; THENCE NORTH 21 DEGREES 00 MINUTES 12 SECONDS EAST, FOR A DISTANCE OF 6.50 FEET; THENCE SOUTH 68 DEGREES 59 MINUTES 48 SECONDS EAST, FOR A DISTANCE OF 4.67 FEET; THENCE SOUTH 21 DEGREES 00 MINUTES 12 SECONDS WEST, FOR A DISTANCE OF 6.50 FEET TO THE POINT OF BEGINNING.
CONTAINING 30.355 SQUARE FEET.



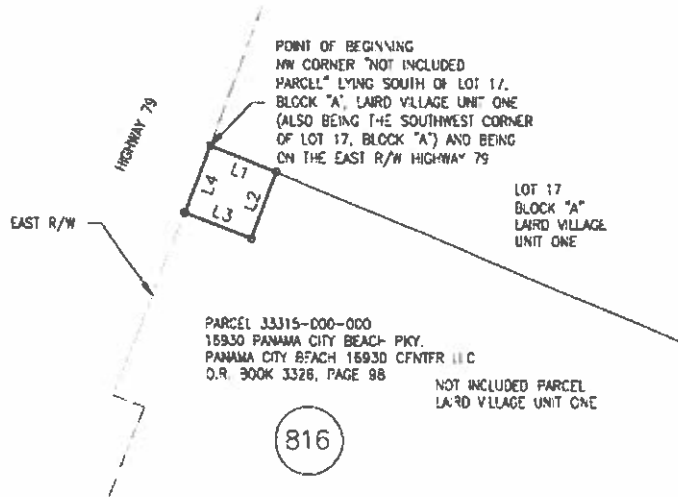
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 CERTIFICATE OF AUTHORIZATION NO. LB 8011

SKETCH OF DESCRIPTION		DRAWING DATE:	PROJECT NO.
GPC PERPETUAL EASEMENT 813		08/03/2021	50104120
FRONT BEACH ROAD		BY:	
CITY OF PANAMA CITY BEACH		DJB	
BAY COUNTY, FLORIDA		APPROVED BY:	S1
FB/Pg: N.A.	FLD DATE: N.A.	SCALE: 1"=30'	JNC



Line #	Bearing	Length
L1	N68°44'23"W	10.00
L2	N21°15'37"E	10.00
L3	S68°44'23"E	10.00
L4	S21°15'37"W	10.00

LEGAL DESCRIPTION - GULF POWER COMPANY PERPETUAL EASEMENT
816

BEGIN AT A POINT MARKING THE NORTHWEST CORNER OF THE "NOT INCLUDED PARCEL" LYING SOUTH OF LOT 17, BLOCK "A", LAIRD VILLAGE UNIT ONE AS PER PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 49 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA, (POINT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 17, BLOCK "A" AND BEING ON THE EAST RIGHT OF WAY LINE OF HIGHWAY 79; THENCE PROCEED SOUTH 68 DEGREES 44 MINUTES 23 SECONDS EAST, ALONG THE SOUTH BOUNDARY LINE OF SAID LOT 17, FOR A DISTANCE OF 10.00 FEET; THENCE LEAVING SAID SOUTH BOUNDARY LINE PROCEED SOUTH 21 DEGREES 15 MINUTES 37 SECONDS WEST, FOR A DISTANCE OF 10.00 FEET; THENCE NORTH 68 DEGREES 44 MINUTES 23 SECONDS WEST, FOR A DISTANCE OF 10.00 FEET TO THE AFORESAID EAST RIGHT OF WAY LINE OF HIGHWAY 79; THENCE NORTH 21 DEGREES 15 MINUTES 37 SECONDS EAST, ALONG SAID EAST RIGHT OF WAY LINE, FOR A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING CONTAINING 100.00 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.

LEGEND:
R/W - RIGHT OF WAY
NO. - NUMBER
---//--- - LINE NOT TO SCALE

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: 904.822.0844 FAX: 904.822.1011
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION NO. LB-8011

SKETCH OF DESCRIPTION			DRAWING DATE:	PROJECT NO.
GPC PERPETUAL EASEMENT 816 16930 PANAMA CITY BEACH PARKWAY CITY OF PANAMA CITY BEACH BAY COUNTY, FLORIDA			09/01/2021	5010A120
			BY:	
			DJE	
			APPROVED BY:	S1
			J-C	
FB/PG: N.A.	FLD DATE: N.A.	SCALE: 1"=20'		

**EXHIBIT B
EASEMENT FORM**

[]

	UNDERGROUND EASEMENT (BUSINESS) This Instrument Prepared By
Sec.____, Twp____, Rge____ E	Name: _____
Parcel I.D. # _____ (Maintained by County Appraiser)	Co. Name: _____ _____
	Address: _____

The undersigned, in consideration of the payment of \$1.00 and other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, grant and give to Florida Power & Light Company, its affiliates, licensees, agents, successors, and assigns ("FPL"), a non-exclusive easement forever for the construction, operation and maintenance of underground electric utility facilities (including cables, conduits, appurtenant equipment, and appurtenant above-ground equipment) to be installed from time to time; with the right to reconstruct, improve, add to, enlarge, change the voltage as well as the size of, and remove such facilities or any of them within an easement described as follows:

[Reserved for Circuit Court

]

See Exhibit "A" ("Easement Area")

Together with the right to permit any other person, firm, or corporation to attach or place wires to or within any facilities hereunder and lay cable and conduit within the Easement Area and to operate the same for communications purposes; the right of ingress and egress to the Easement Area at all times; the right to clear the land and keep it cleared of all trees, undergrowth and other obstructions within the Easement Area; the right to trim and cut and keep trimmed and cut all dead, weak, leaning or dangerous trees or limbs outside of the Easement Area, which might interfere with or fall upon the lines or systems of communications or power transmission or distribution; and further grants, to the fullest extent the undersigned has the power to grant, if at all, the rights hereinabove granted on the Easement Area, over, along, under and across the roads, streets or highways adjoining or through said Easement Area.