

**RESOLUTION NO. 22-207**

**A RESOLUTION OF THE CITY OF PANAMA CITY BEACH FLORIDA RELATING TO THE CONDEMNATION OF THAT CERTAIN PROPERTY LOCATED AT 16702 FRONT BEACH ROAD WITHIN THE CITY FOR RIGHT OF WAY AND UTILITY PURPOSES TO SUPPORT THE IMPROVEMENT OF FRONT BEACH ROAD SEGMENT 4.1; 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; AND APPROVING AN OFFER FOR THE PURCHASE OF THE NECESSARY PROPERTY IN THE AMOUNT OF \$233,480.00 FOR PARCEL 102; \$46,930.00 FOR PARCEL 745; AND \$19,180.00 FOR PARCEL 800.**

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 Front Beach Road Segment 4.1 between Lullwater Drive and Powell Adams Road (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 Panama City Beach Powell Adams Road and Front Beach Road CRA Segment 4.1 Project be acquired in the name of the CITY over and upon those certain parcels heretofore described in the attached composite Exhibit A. Once acquired, the Property shall be used as transportation right of way for the realignment, improvement and expansion of Front Beach Road, for undergrounding electrical facilities necessitated by the improvement and expansion of Front Beach 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 the fee simple right of way, permanent utility easement rights and temporary construction easement rights in said land 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 "fee simple right-of-way" is used in this Resolution, said term shall mean all rights to the subject property being acquired, subject to any abutters' rights to a roadway or other improvements constructed thereon as allowed by law.

6. 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, conduit, 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 communication 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, 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.
7. The City has determined for the purpose of defining the interest in property sought, that at any time whenever the term “temporary construction easement” is used in this Resolution, said term shall mean the occupation and use of land by City, its agents and assigns, solely for sloping, grading, tying in, harmonizing and reconnecting existing features of the Owner's property with the highway improvements which are to be constructed together with incidental purposes related thereto, until completion of the transportation project.
8. 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.

9. The City Manager or his designee is directed but not required to tender an offer to the owner of the property in the amount of \$233,480.00 for Parcel 102, \$46,930.00 for Parcel 745 and \$19,180.00 for Parcel 800. The amounts above are calculated pursuant to the City approved incentive schedule adopted by Resolutions 06-02 and 19-111. Said offers may be subject to the valid claims, if any, of other interests in said property.

**THIS RESOLUTION** shall become effective immediately upon passage.

**PASSED** in regular session this 25<sup>th</sup> day of August, 2022.

CITY OF PANAMA CITY BEACH

BY: MS

Mark Sheldon, Mayor

ATTEST:

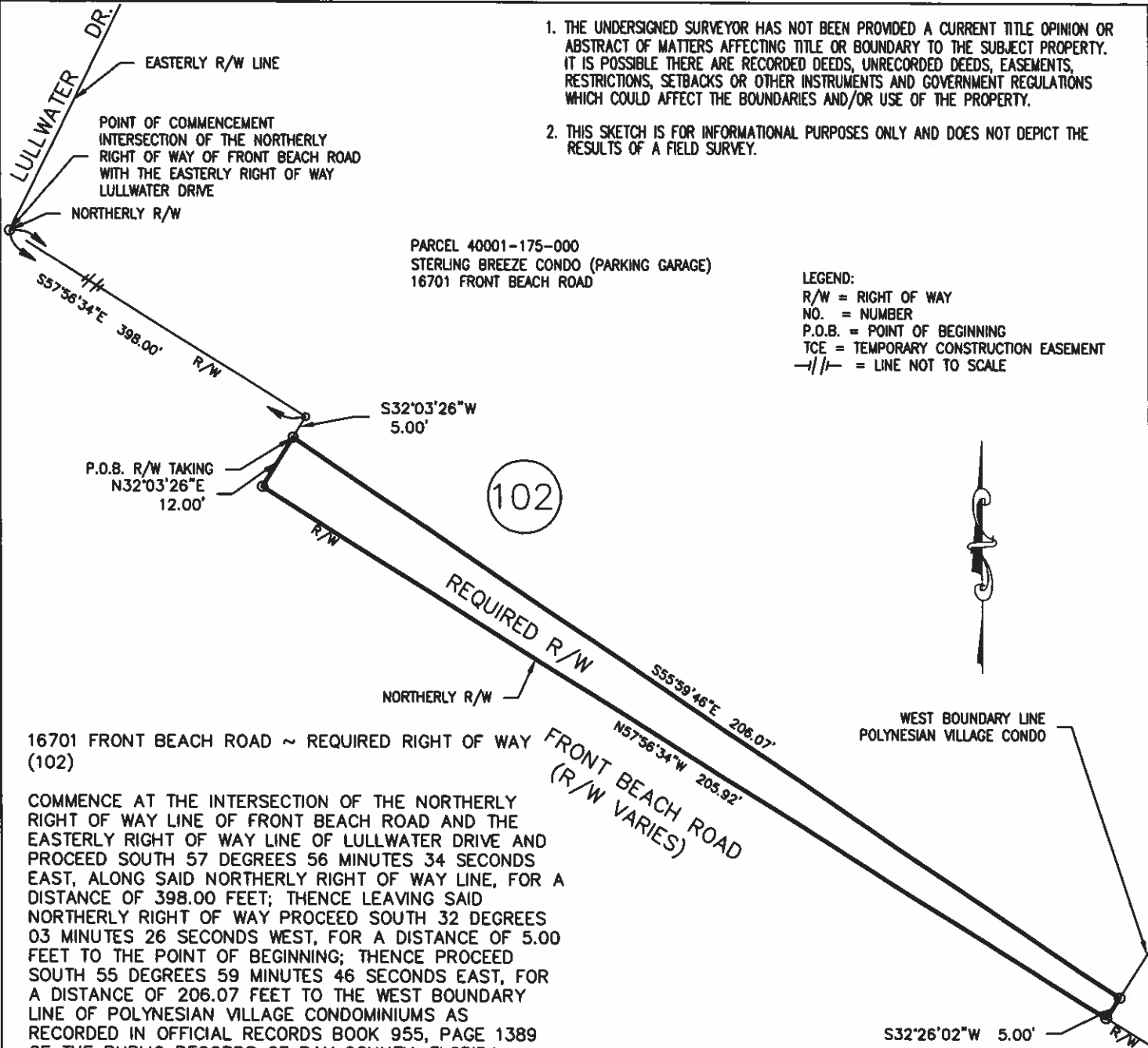
Lynne Fasone

Lynne Fasone, City Clerk

**EXHIBIT A**

<b>Parcel Number</b>	<b>Interest Sought</b>	<b>Owner</b>	<b>Property Tax ID</b>	<b>Area (SF)</b>	<b>Approved Appraisal Amount</b>	<b>Incentive Amount</b>	<b>Total Offer Amount (Including Incentive)</b>
<b>102</b>	<b>Fee</b>	<b>Sterling Breeze Condominium</b>	40001-175-000	1,750.530	\$174,500.00	\$58,980.00	<b>\$233,480.00</b>
<b>745</b>	<b>TCE</b>	<b>Sterling Breeze Condominium</b>	40001-175-000	1,595.880	\$32,300.00	\$14,630.00	<b>\$46,930.00</b>
<b>800</b>	<b>PEE</b>	<b>Sterling Breeze Condominium</b>	40001-175-000	158.052	\$12,000.00	\$7,180.00	<b>\$19,180.00</b>

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.



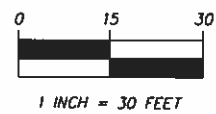
PARCEL 40001-175-000  
STERLING BREEZE CONDO (PARKING GARAGE)  
16701 FRONT BEACH ROAD

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

102

16701 FRONT BEACH ROAD ~ REQUIRED RIGHT OF WAY (102)

COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF FRONT BEACH ROAD AND THE EASTERLY RIGHT OF WAY LINE OF LULLWATER DRIVE AND PROCEED SOUTH 57 DEGREES 56 MINUTES 34 SECONDS EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 398.00 FEET; THENCE LEAVING SAID NORTHERLY RIGHT OF WAY PROCEED SOUTH 32 DEGREES 03 MINUTES 26 SECONDS WEST, FOR A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING; THENCE PROCEED SOUTH 55 DEGREES 59 MINUTES 46 SECONDS EAST, FOR A DISTANCE OF 206.07 FEET TO THE WEST BOUNDARY LINE OF POLYNESIAN VILLAGE CONDOMINIUMS AS RECORDED IN OFFICIAL RECORDS BOOK 955, PAGE 1389 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA; THENCE SOUTH 32 DEGREES 26 MINUTES 02 SECONDS WEST, ALONG SAID WEST BOUNDARY LINE, FOR A DISTANCE OF 5.00 FEET TO THE AFORESAID NORTHERLY RIGHT OF WAY LINE OF FRONT BEACH ROAD; THENCE NORTH 57 DEGREES 56 MINUTES 34 SECONDS WEST, ALONG SAID NORTH RIGHT OF WAY LINE, FOR A DISTANCE OF 205.92 FEET; THENCE NORTH 32 DEGREES 03 MINUTES 26 SECONDS EAST, ALONG SAID RIGHT OF WAY LINE, FOR A DISTANCE OF 12.00 FEET TO THE POINT OF BEGINNING. CONTAINING 1750.53 SQUARE FEET.



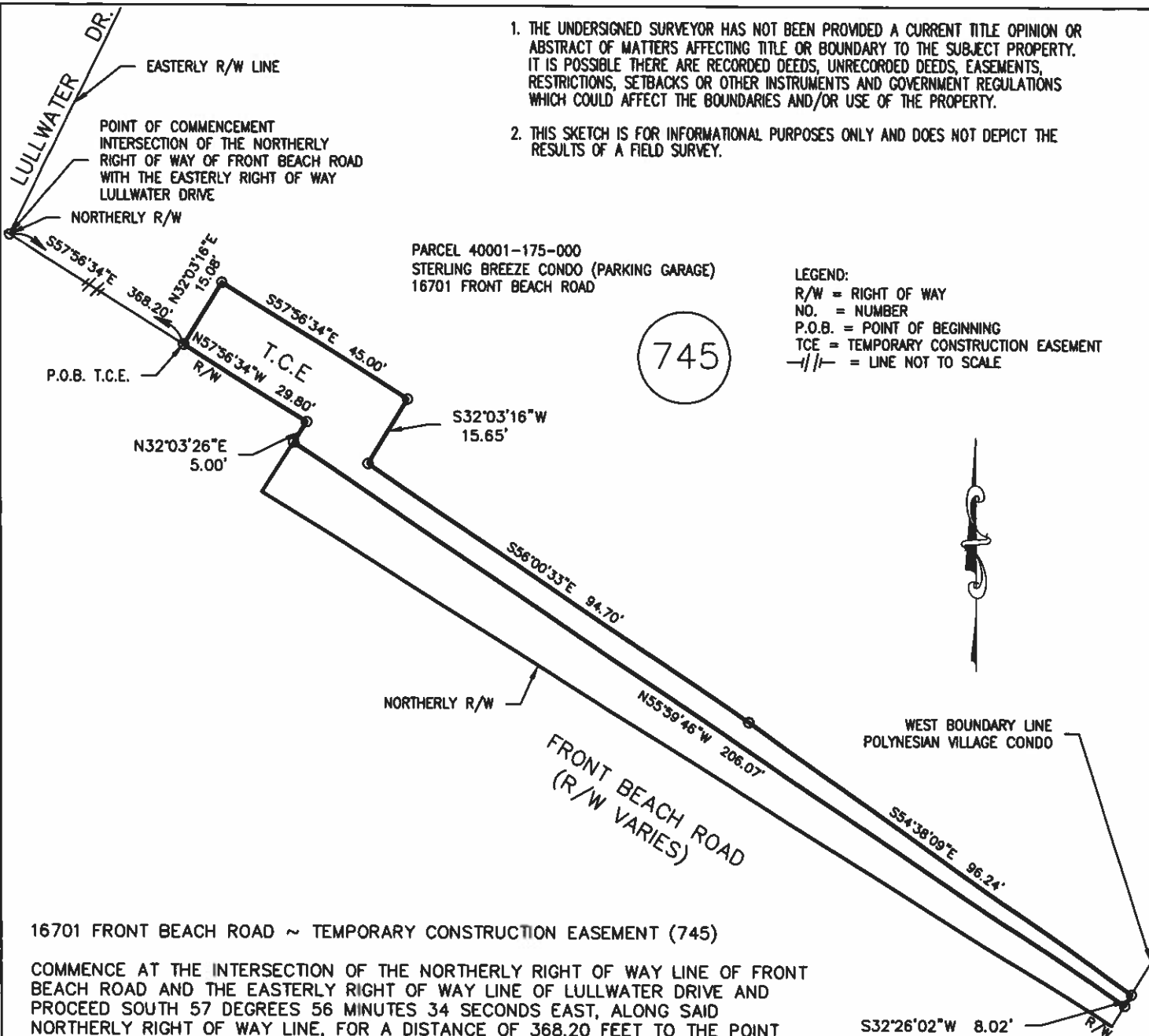
WEST BOUNDARY LINE  
POLYNESIAN VILLAGE CONDO

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 RIGHT OF WAY TAKING 16701 FRONT BEACH ROAD - PARKING GARAGE CITY OF PANAMA CITY BEACH BAY COUNTY, FLORIDA	DRAWING DATE: 11/29/2021	PROJECT NO. 50104120
	BY: DJB	
APPROVED BY: JG		S <sup>1</sup> 281
FB/PG: N.A.	FLD DATE: N.A.	SCALE: 1"=30'

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.



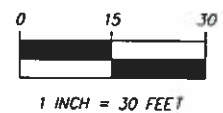
PARCEL 40001-175-000  
STERLING BREEZE CONDO (PARKING GARAGE)  
16701 FRONT BEACH ROAD

745

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

16701 FRONT BEACH ROAD ~ TEMPORARY CONSTRUCTION EASEMENT (745)

COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF FRONT BEACH ROAD AND THE EASTERLY RIGHT OF WAY LINE OF LULLWATER DRIVE AND PROCEED SOUTH 57 DEGREES 56 MINUTES 34 SECONDS EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 368.20 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 15.08 FEET; THENCE SOUTH 57 DEGREES 56 MINUTES 34 SECONDS EAST, FOR A DISTANCE OF 45.00 FEET; THENCE SOUTH 32 DEGREES 03 MINUTES 16 SECONDS WEST, FOR A DISTANCE OF 15.65 FEET; THENCE SOUTH 57 DEGREES 00 MINUTES 33 SECONDS EAST, FOR A DISTANCE OF 94.70 FEET; THENCE SOUTH 54 DEGREES 38 MINUTES 09 SECONDS EAST, FOR A DISTANCE OF 96.24 FEET TO THE WEST BOUNDARY LINE OF POLYNESIAN VILLAGE CONDOMINIUMS AS RECORDED IN OFFICIAL RECORDS BOOK 955, PAGE 1389 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA; THENCE SOUTH 32 DEGREES 26 MINUTES 02 SECONDS WEST, ALONG SAID WEST BOUNDARY LINE, FOR A DISTANCE OF 8.02 FEET; THENCE NORTH 55 DEGREES 59 MINUTES 46 SECONDS WEST, FOR A DISTANCE OF 206.07 FEET; THENCE NORTH 32 DEGREES 03 MINUTES 26 SECONDS EAST, FOR A DISTANCE OF 5.00 FEET; THENCE NORTH 57 DEGREES 56 MINUTES 34 SECONDS WEST, FOR A DISTANCE OF 29.80 FEET TO THE POINT OF BEGINNING. CONTAINING 1595.88 SQUARE FEET.

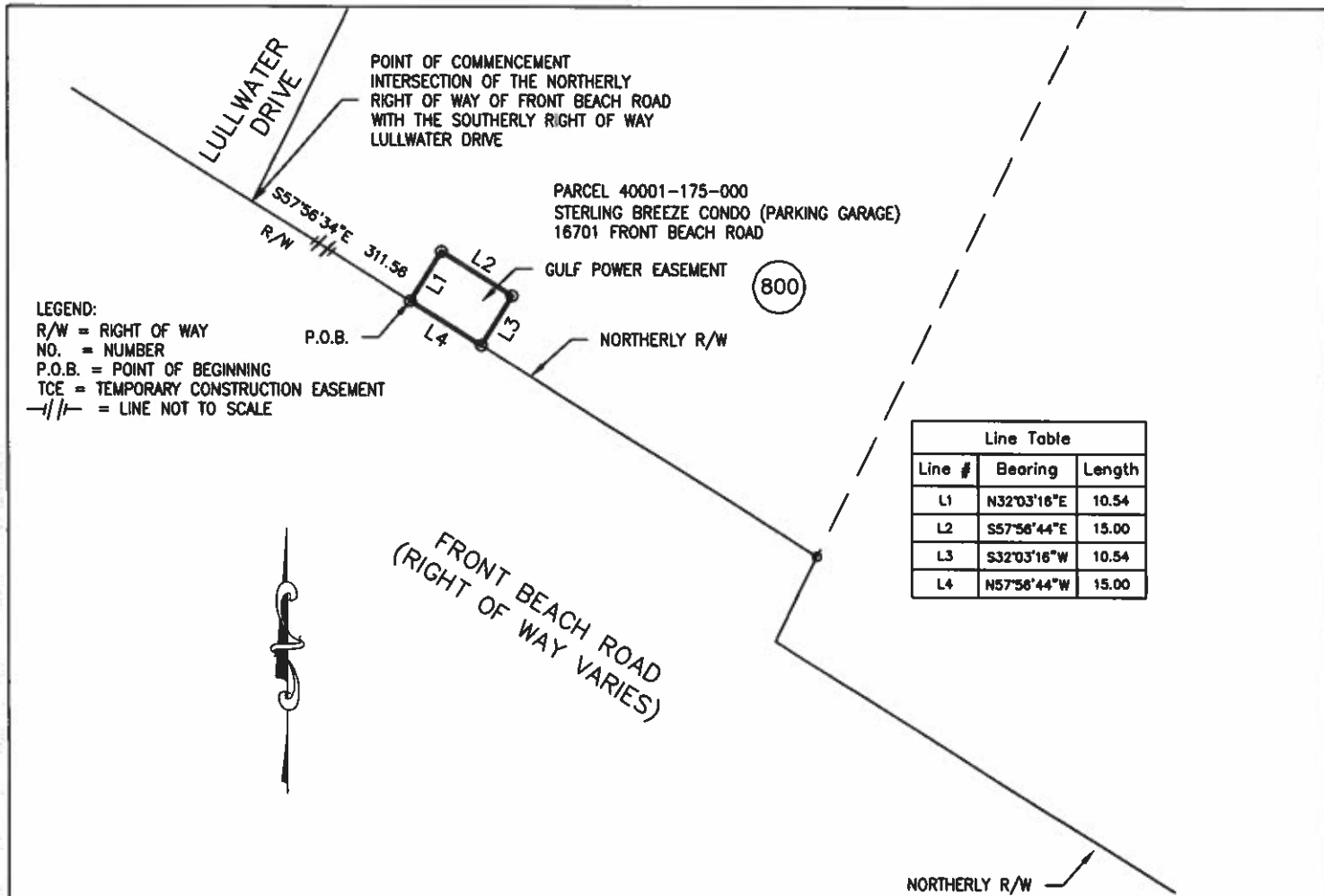


DAVID JON BARTLETT, P.S.M. DATE SIGNED  
PROFESSIONAL SURVEYOR & MAPPER No. LS4018

**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.
TEMPORARY CONSTRUCTION EASEMENT		11/29/2021	50104120
16701 FRONT BEACH ROAD - PARKING GARAGE		BY:	
CITY OF PANAMA CITY BEACH		DJB	
BAY COUNTY, FLORIDA		APPROVED BY:	S' 282
FB/PG: N.A.	FLD DATE: N.A.	SCALE: 1"=30'	JHG





Line Table		
Line #	Bearing	Length
L1	N32°03'16\"E	10.54
L2	S57°56'44\"E	15.00
L3	S32°03'16\"W	10.54
L4	N57°56'44\"W	15.00

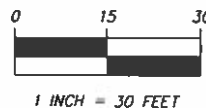
LEGEND:  
 R/W = RIGHT OF WAY  
 NO. = NUMBER  
 P.O.B. = POINT OF BEGINNING  
 TCE = TEMPORARY CONSTRUCTION EASEMENT  
 -||- = LINE NOT TO SCALE

**LEGAL DESCRIPTION GULF POWER COMPANY PERPETUAL EASEMENT 800**

COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF FRONT BEACH ROAD AND THE SOUTHERLY RIGHT OF WAY LINE OF LULLWATER DRIVE AND PROCEED SOUTH 57 DEGREES 56 MINUTES 34 SECONDS EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 311.56 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 10.54 FEET; THENCE SOUTH 57 DEGREES 56 MINUTES 44 SECONDS EAST, FOR A DISTANCE OF 15.00 FEET; THENCE SOUTH 32 DEGREES 03 MINUTES 16 SECONDS WEST, FOR A DISTANCE OF 10.54 FEET TO THE AFORESAID NORTHERLY RIGHT OF WAY LINE; THENCE NORTH 57 DEGREES 56 MINUTES 44 SECONDS WEST, ALONG SAID RIGHT OF WAY, FOR A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING. CONTAINING 158.052 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**<sup>®</sup>  
 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**

GPC PERPETUAL EASEMENT 800  
 16701 FRONT BEACH ROAD - PARKING GARAGE  
 CITY OF PANAMA CITY BEACH  
 BAY COUNTY, FLORIDA

DRAWING DATE:	PROJECT NO.
08/03/2021	50104120
BY:	
DJB	
APPROVED BY:	
JHG	S <sup>1</sup> 283

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

# Exhibit B

FLORIDA POWER & LIGHT COMPANY d/b/a Gulf Power Company

Fourth Revised Sheet No. 9.778  
Cancels Third Revised Sheet No. 9.778

	<b>UNDERGROUND EASEMENT (BUSINESS)</b> 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:

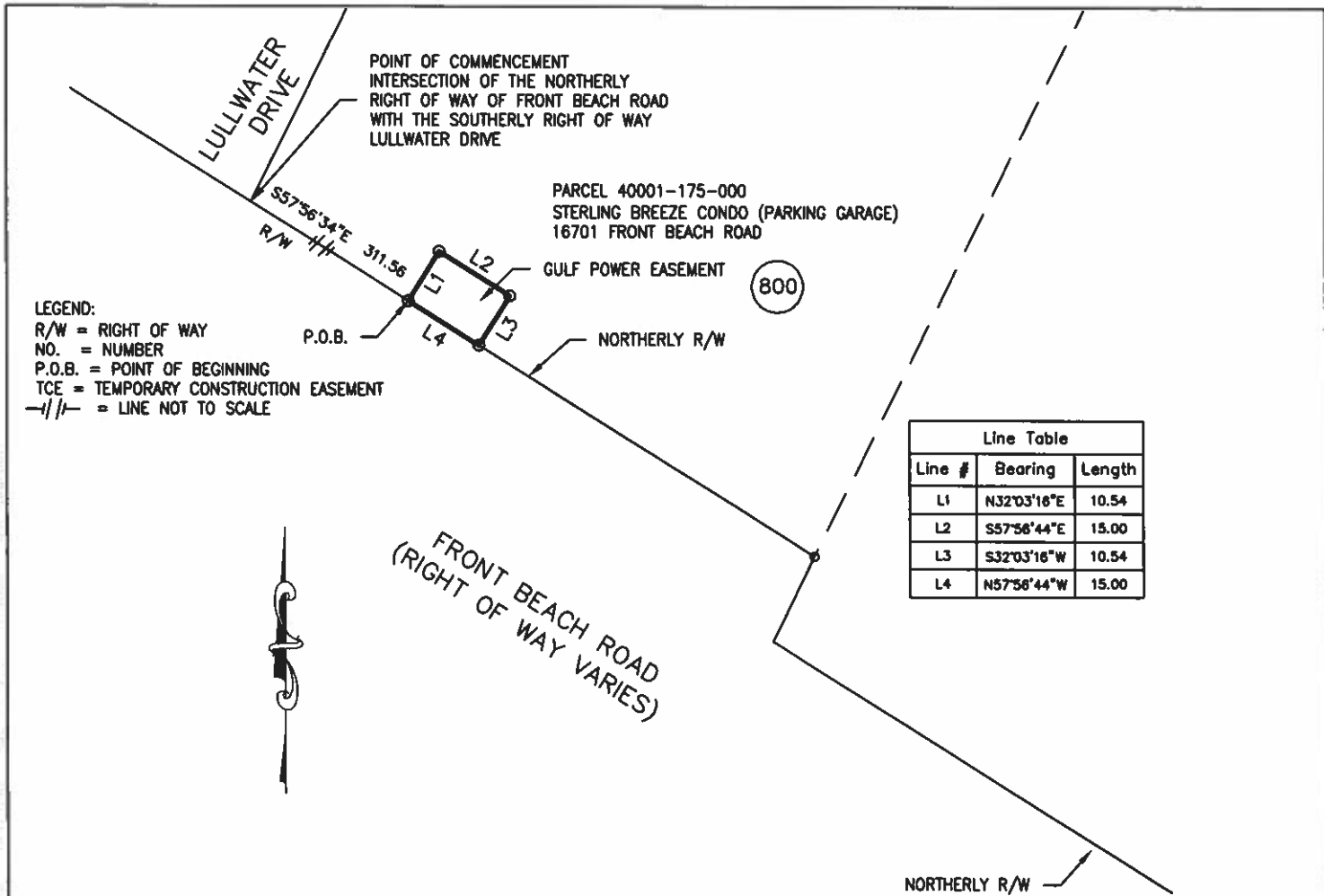
{ Reserved for Circuit Court }

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.

(Continued on Sheet No. 9.779)

Issued by: S. E. Romig, Director, Rates and Tariffs  
Effective: June 4, 2013



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

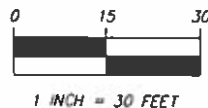
Line Table		
Line #	Bearing	Length
L1	N32°03'16"E	10.54
L2	S57°56'44"E	15.00
L3	S32°03'16"W	10.54
L4	N57°56'44"W	15.00

**LEGAL DESCRIPTION GULF POWER COMPANY PERPETUAL EASEMENT 800**

COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF FRONT BEACH ROAD AND THE SOUTHERLY RIGHT OF WAY LINE OF LULLWATER DRIVE AND PROCEED SOUTH 57 DEGREES 56 MINUTES 34 SECONDS EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 311.56 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 10.54 FEET; THENCE SOUTH 57 DEGREES 56 MINUTES 44 SECONDS EAST, FOR A DISTANCE OF 15.00 FEET; THENCE SOUTH 32 DEGREES 03 MINUTES 16 SECONDS WEST, FOR A DISTANCE OF 10.54 FEET TO THE AFORESAID NORTHERLY RIGHT OF WAY LINE; THENCE NORTH 57 DEGREES 56 MINUTES 44 SECONDS WEST, ALONG SAID RIGHT OF WAY, FOR A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING. CONTAINING 158.052 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.



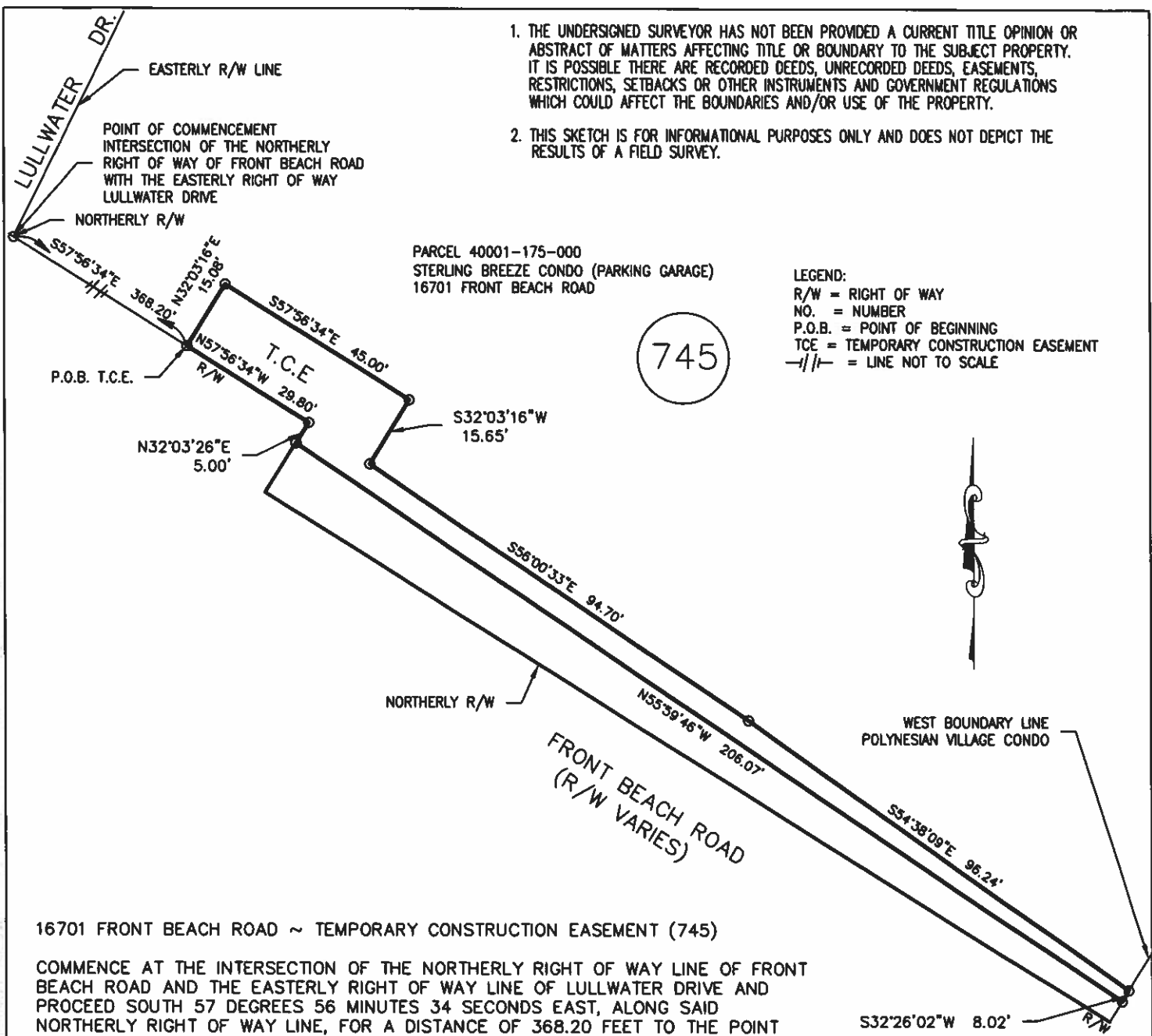
DAVID JON BARTLETT, P.S.M. DATE SIGNED  
 PROFESSIONAL SURVEYOR & MAPPER No. LS4018

**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.
GPC PERPETUAL EASEMENT 800		08/03/2021	50104120
16701 FRONT BEACH ROAD - PARKING GARAGE		BY:	
CITY OF PANAMA CITY BEACH		DJB	S <sup>1</sup> 285
BAY COUNTY, FLORIDA		APPROVED BY:	
FB/PG: N.A.	FLD DATE: N.A.	JHG	
SCALE: 1"=30'			

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.

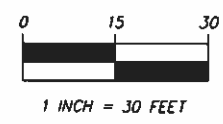
2. THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT DEPICT THE RESULTS OF A FIELD SURVEY.



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

745

WEST BOUNDARY LINE  
 POLYNESIAN VILLAGE CONDO



16701 FRONT BEACH ROAD ~ TEMPORARY CONSTRUCTION EASEMENT (745)

COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF FRONT BEACH ROAD AND THE EASTERLY RIGHT OF WAY LINE OF LULLWATER DRIVE AND PROCEED SOUTH 57 DEGREES 56 MINUTES 34 SECONDS EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 368.20 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 15.08 FEET; THENCE SOUTH 57 DEGREES 56 MINUTES 34 SECONDS EAST, FOR A DISTANCE OF 45.00 FEET; THENCE SOUTH 32 DEGREES 03 MINUTES 16 SECONDS WEST, FOR A DISTANCE OF 15.65 FEET; THENCE SOUTH 57 DEGREES 00 MINUTES 33 SECONDS EAST, FOR A DISTANCE OF 94.70 FEET; THENCE SOUTH 54 DEGREES 38 MINUTES 09 SECONDS EAST, FOR A DISTANCE OF 96.24 FEET TO THE WEST BOUNDARY LINE OF POLYNESIAN VILLAGE CONDOMINIUMS AS RECORDED IN OFFICIAL RECORDS BOOK 955, PAGE 1389 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA; THENCE SOUTH 32 DEGREES 26 MINUTES 02 SECONDS WEST, ALONG SAID WEST BOUNDARY LINE, FOR A DISTANCE OF 8.02 FEET; THENCE NORTH 55 DEGREES 46 SECONDS WEST, FOR A DISTANCE OF 206.07 FEET; THENCE NORTH 32 DEGREES 03 MINUTES 26 SECONDS EAST, FOR A DISTANCE OF 5.00 FEET; THENCE NORTH 57 DEGREES 56 MINUTES 34 SECONDS WEST, FOR A DISTANCE OF 29.80 FEET TO THE POINT OF BEGINNING. CONTAINING 1595.88 SQUARE FEET.

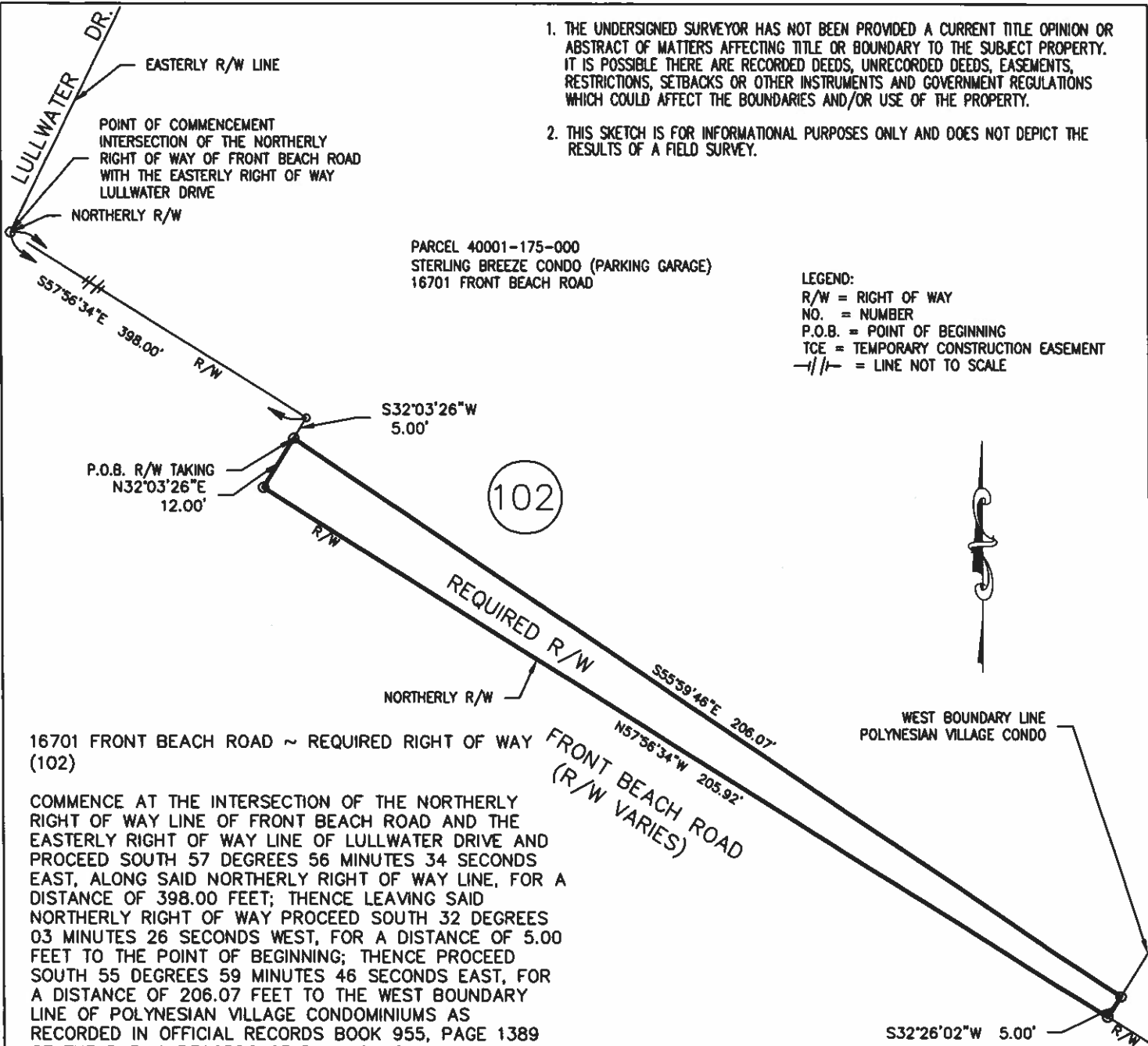
DAVID JON BARTLETT, P.S.M. DATE SIGNED  
 PROFESSIONAL SURVEYOR & MAPPER No. LS4018

**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	
TEMPORARY CONSTRUCTION EASEMENT 16701 FRONT BEACH ROAD - PARKING GARAGE CITY OF PANAMA CITY BEACH BAY COUNTY, FLORIDA	
FB/PG: N.A.	FLO DATE: N.A.
SCALE: 1"=30'	

DRAWING DATE:	PROJECT NO.
11/29/2021	50104120
BY:	
DJB	
APPROVED BY:	
JHG	S 286

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.



PARCEL 40001-175-000  
STERLING BREEZE CONDO (PARKING GARAGE)  
16701 FRONT BEACH ROAD

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

16701 FRONT BEACH ROAD ~ REQUIRED RIGHT OF WAY (102)

COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF FRONT BEACH ROAD AND THE EASTERLY RIGHT OF WAY LINE OF LULLWATER DRIVE AND PROCEED SOUTH 57 DEGREES 56 MINUTES 34 SECONDS EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 398.00 FEET; THENCE LEAVING SAID NORTHERLY RIGHT OF WAY PROCEED SOUTH 32 DEGREES 03 MINUTES 26 SECONDS WEST, FOR A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING; THENCE PROCEED SOUTH 55 DEGREES 59 MINUTES 46 SECONDS EAST, FOR A DISTANCE OF 206.07 FEET TO THE WEST BOUNDARY LINE OF POLYNESIAN VILLAGE CONDOMINIUMS AS RECORDED IN OFFICIAL RECORDS BOOK 955, PAGE 1389 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA; THENCE SOUTH 32 DEGREES 26 MINUTES 02 SECONDS WEST, ALONG SAID WEST BOUNDARY LINE, FOR A DISTANCE OF 5.00 FEET TO THE AFORESAID NORTHERLY RIGHT OF WAY LINE OF FRONT BEACH ROAD; THENCE NORTH 57 DEGREES 56 MINUTES 34 SECONDS WEST, ALONG SAID NORTH RIGHT OF WAY LINE, FOR A DISTANCE OF 205.92 FEET; THENCE NORTH 32 DEGREES 03 MINUTES 26 SECONDS EAST, ALONG SAID RIGHT OF WAY LINE, FOR A DISTANCE OF 12.00 FEET TO THE POINT OF BEGINNING. CONTAINING 1750.53 SQUARE FEET.



1 INCH = 30 FEET

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 RIGHT OF WAY TAKING 16701 FRONT BEACH ROAD - PARKING GARAGE CITY OF PANAMA CITY BEACH BAY COUNTY, FLORIDA	DRAWING DATE:	PROJECT NO.
	11/29/2021	50104120
	BY:	
	DJB	
APPROVED BY:		
FB/PG: N.A.	FLD DATE: N.A.	SCALE: 1"=30'
	JG	S <sup>1</sup> 287

FLORIDA POWER & LIGHT COMPANY d/b/a Gulf Power Company

	<b>UNDERGROUND EASEMENT (BUSINESS)</b> 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.

(Continued on Sheet No. 9.779)

Issued by: S. E. Romig, Director, Rates and Tariffs  
 Effective: June 4, 2013