

RESOLUTION NO. 23-227

A RESOLUTION OF THE CITY OF PANAMA CITY BEACH FLORIDA RELATING TO THE CONDEMNATION OF CERTAIN PROPERTY LOCATED ALONG FRONT BEACH ROAD WITHIN THE CITY FOR RIGHT OF WAY AND UTILITY PURPOSES TO SUPPORT THE IMPROVEMENT OF FRONT BEACH ROAD SEGMENT 4.2; 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, including, 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 (Hutchison Boulevard) and US Highway 98; and

WHEREAS, the City finds that the expansion and improvement of the rights-of-way along Front Beach Road (between Hills Road and Lantana Street) (the "Project") is necessary and serves a public purpose to improve the function and appearance of those corridors, to allow for the installation and construction of additional traffic lanes, stormwater drainage facilities, parking, sidewalks, landscaping and utilities 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 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 interests of the public and the City that the property necessary for the Front Beach Road CRA Segment 4.2 Project be acquired as fee simple right-of-way in the name of the City over and upon those certain parcels 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 required drainage facilities and undergrounding of 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

Property 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, his 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 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, 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.

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 agent 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 make offers for the voluntary purchase of the land described in Exhibit A, in accordance with City Resolution 19-111.
9. The CRA 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 September, 2023.

CITY OF PANAMA CITY BEACH

BY: _____

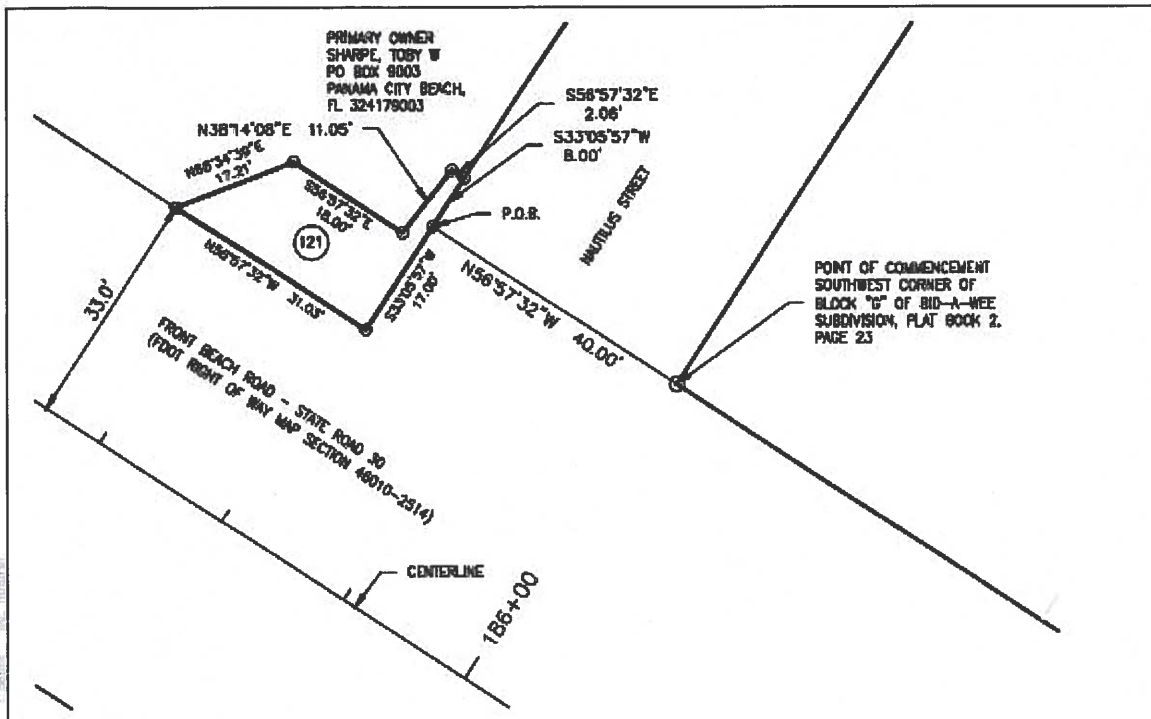

Mark Sheldon, Mayor

ATTEST:


Lynne Fasone, City Clerk

Exhibit A to Resolution No. 23-227

Project Parcel No.	Nature of Interest	Bay County PROPERTY ID	Address
121	Fee Simple	34495-000-000	14400 Front Beach Road
722	Temporary Construction Easement	34495-000-000	14400 Front Beach Road
714	Temporary Construction Easement	34488-000-000	14510 Front Beach Road
715 A	Temporary Construction Easement	34487-000-000	15238 Front Beach Road
715 B	Temporary Construction Easement	34487-000-000	15238 Front Beach Road
800	Permanent Electrical Easement	33768-011-000	15238 Front Beach Road
801	Permanent Electrical Easement	33768-000-000	15238 Front Beach Road



LEGAL DESCRIPTION: RIGHT OF WAY TAKING (121)
14400 FRONT BEACH ROAD

A PARCEL OF LAND LYING AND BEING IN SECTION 28, TOWNSHIP 3 SOUTH, RANGE 16 WEST, BAY COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF BLOCK "G" BID-A-WEE SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 23 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA AND PROCEED NORTH 56 DEGREES 57 MINUTES 36 SECONDS WEST, FOR A DISTANCE OF 40.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF NAUTILUS STREET FOR THE POINT OF BEGINNING; THENCE SOUTH 33 DEGREES 05 MINUTES 57 SECONDS WEST, FOR A DISTANCE OF 17.00 FEET; THENCE NORTH 56 DEGREES 57 MINUTES 32 SECONDS WEST, FOR A DISTANCE OF 31.03 FEET; THENCE NORTH 68 DEGREES 34 MINUTES 39 SECONDS EAST, FOR A DISTANCE OF 17.21 FEET; THENCE SOUTH 56 DEGREES 57 MINUTES 32 SECONDS EAST, FOR A DISTANCE OF 18.00 FEET; THENCE NORTH 38 DEGREES 14 MINUTES 08 SECONDS EAST, FOR A DISTANCE OF 11.05 FEET; THENCE SOUTH 56 DEGREES 14 MINUTES 57 SECONDS EAST, FOR A DISTANCE OF 2.06 FEET; THENCE SOUTH 33 DEGREES 05 MINUTES 57 SECONDS WEST, FOR A DISTANCE OF 8.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 392.88 SQUARE FEET OR 0.009 ACRES, MORE OR LESS.

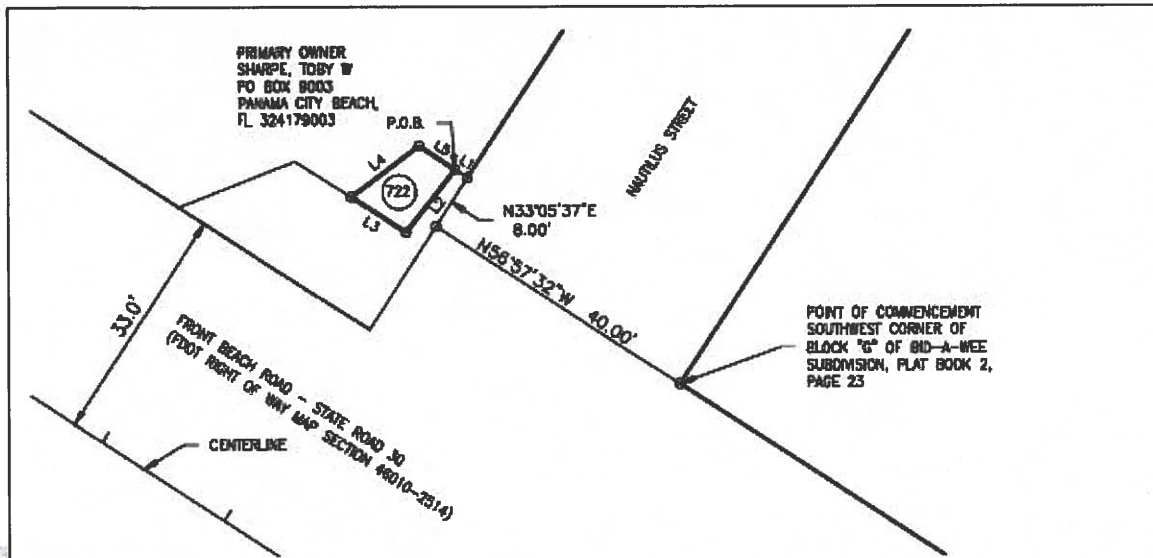
1. THE UNDERSIGNED SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING TITLE OR BOUNDARY TO THE SUBJECT PROPERTY. IT IS POSSIBLE THERE ARE RECORDED DEEDS, UNRECORDED DEEDS, EASEMENTS, RESTRICTIONS, SETBACKS OR OTHER INSTRUMENTS AND GOVERNMENT REGULATIONS WHICH COULD 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
RWT = RIGHT OF WAY TAKING
-||- = LINE NOT TO SCALE

DAVID JOY BARTLETT, P.S.M. DATE SERVED
PROFESSIONAL SURVEYOR & MAPPER No. LS4018

Dowberry
DOWBERRY ENGINEERS INC.
808 ABERDEEN PARKWAY
PANAMA CITY, FLORIDA 32365
PHONE: 850.932.1844 FAX: 850.932.1811
WWW.DOWBERRY.COM
CERTIFICATE OF AUTHORIZATION NO. LS 9511

SKETCH OF DESCRIPTION		DRAWING DATE:	PROJECT NO.
RIGHT OF WAY TAKING (121) 14400 FRONT BEACH ROAD CITY OF PANAMA CITY BEACH CRA PHASE 4.2		02/21/2023	50104124
FB/PG: N/A	FLD DATE: N/A	BY: DJB	S1
SCALE: 1"=20'		APPROVED BY: JHG	



LEGAL DESCRIPTION: TEMPORARY CONSTRUCTION EASEMENT (722)
14400 FRONT BEACH ROAD

A PARCEL OF LAND LYING AND BEING IN SECTION 28, TOWNSHIP 3 SOUTH, RANGE 18 WEST, BAY COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF BLOCK 'G' BID-A-WEE SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 23 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA AND PROCEED NORTH 56 DEGREES 57 MINUTES 36 SECONDS WEST, FOR A DISTANCE OF 40.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF NAUTILUS STREET; THENCE NORTH 33 DEGREES 05 MINUTES 37 SECONDS EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 8.00 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE PROCEED NORTH 56 DEGREES 57 MINUTES 32 SECONDS WEST, FOR A DISTANCE OF 2.06 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 38 DEGREES 14 MINUTES 08 SECONDS WEST, FOR A DISTANCE OF 11.05 FEET; THENCE NORTH 56 DEGREES 57 MINUTES 32 SECONDS WEST, FOR A DISTANCE OF 9.00 FEET; THENCE NORTH 53 DEGREES 01 MINUTE 27 SECONDS EAST, FOR A DISTANCE OF 11.70 FEET; THENCE SOUTH 56 DEGREES 57 MINUTES 32 SECONDS EAST, FOR A DISTANCE OF 6.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 82.50 SQUARE FEET OR 0.002 ACRES, MORE OR LESS.

Line Table		
Line #	Bearing	Length
L1	N56°57'32"W	2.06
L2	S38°14'08"W	11.05
L3	N56°57'32"W	9.00
L4	N53°01'27"E	11.70
L5	S56°57'32"E	6.00

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.

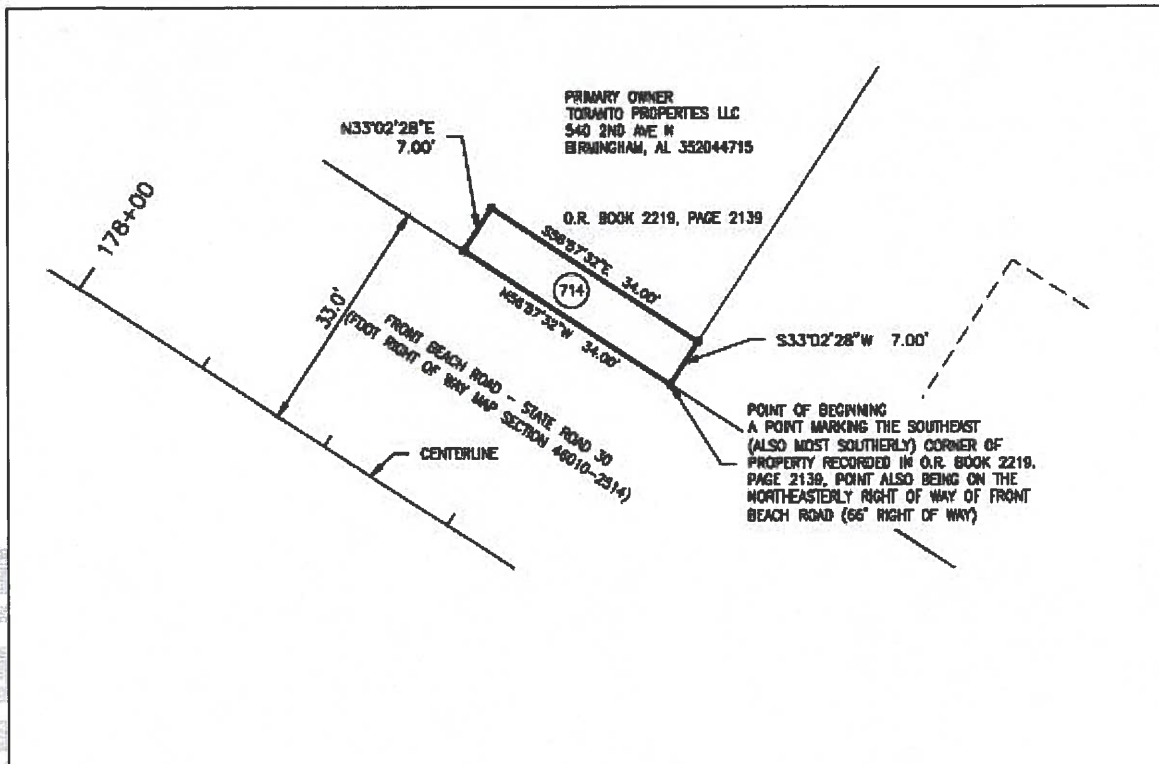
2. THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT DEPICT THE RESULTS OF A FIELD SURVEY.

LEGEND:
R/W = RIGHT OF WAY
NO. = NUMBER
P.O.B. = POINT OF BEGINNING
RWT = RIGHT OF WAY TAKING
-|- - LINE NOT TO SCALE

DAVID JOHN BARTLETT, P.S.M. DATE SIGNED
PROFESSIONAL SURVEYOR & MAPPER No. LS4010

Dowberry
DEWBERRY ENGINEERS, INC.
300 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 (722)			02/21/2023	50104124
14400 FRONT BEACH ROAD			BY:	
CITY OF PANAMA CITY BEACH			DJB	
CRA PHASE 4.2			APPROVED BY:	S1
FB/PG. N.A.	FLD DATE: N.A.	SCALE: 1"=20'	JHG	



LEGAL DESCRIPTION: TEMPORARY CONSTRUCTION EASEMENT 714
14510 FRONT BEACH ROAD

A PARCEL OF LAND LYING AND BEING IN SECTION 28, TOWNSHIP 3 SOUTH, RANGE 16 WEST,
BAY COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A POINT MARKING THE SOUTHEAST (ALSO MOST SOUTHERLY) CORNER OF PROPERTY
RECORDED IN OFFICIAL RECORDS BOOK 2219, PAGE 2139, OF THE PUBLIC RECORDS OF BAY
COUNTY, FLORIDA (POINT ALSO BEING ON THE NORTHEASTERLY RIGHT OF WAY LINE OF FRONT
BEACH ROAD (66' RIGHT OF WAY) AND PROCEED NORTH 56 DEGREES 57 MINUTES 32
SECONDS WEST, ALONG SAID RIGHT OF WAY, FOR A DISTANCE OF 34.00 FEET; THENCE LEAVING
SAID RIGHT OF WAY LINE PROCEED NORTH 33 DEGREES 02 MINUTES 28 SECONDS EAST, FOR
A DISTANCE OF 7.00 FEET; THENCE SOUTH 56 DEGREES 57 MINUTES 32 SECONDS EAST, FOR
A DISTANCE OF 34.00 FEET; THENCE SOUTH 33 DEGREES 02 MINUTES 28 SECONDS WEST, FOR
A DISTANCE OF 7.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 238 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.

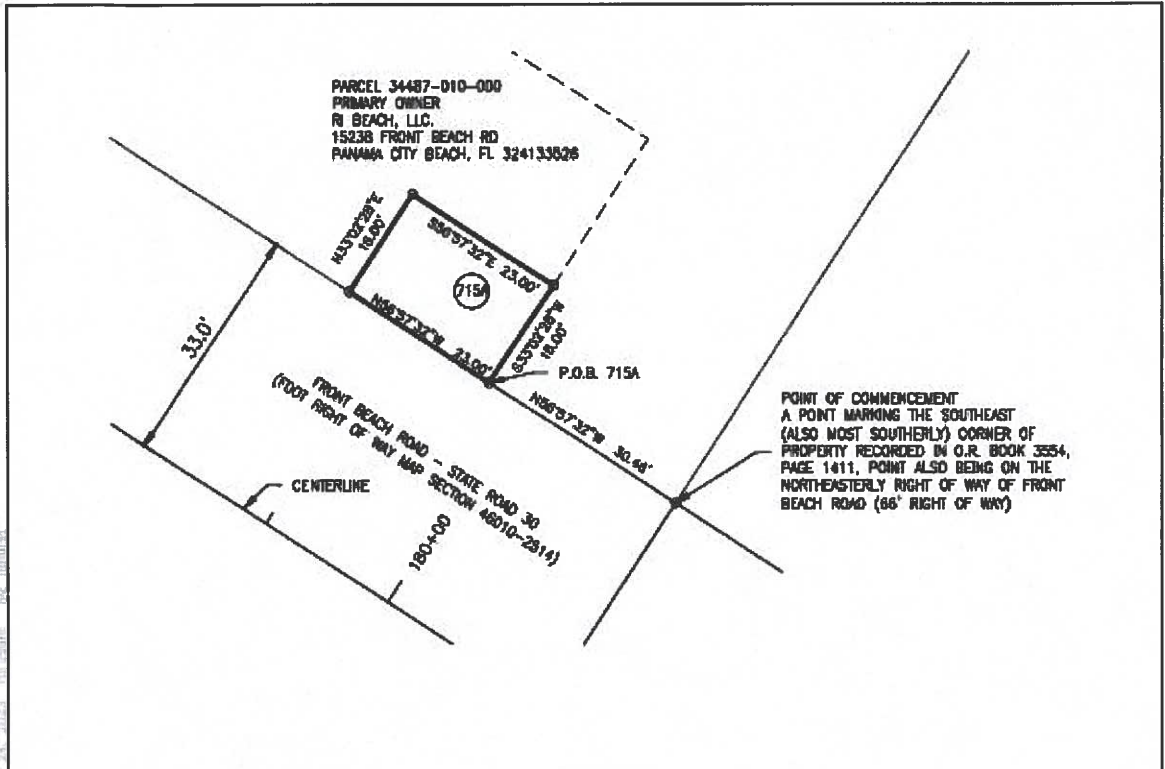
2. THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT DEPICT THE
RESULTS OF A FIELD SURVEY.

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

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

Dowberry
DOWBERRY ENGINEERS INC.
208 ABERDEEN PARKWAY
PANAMA CITY, FLORIDA 32365
PHONE: 850.932.1044 FAX: 850.932.1011
WWW.DOWBERRY.COM
CERTIFICATE OF AUTHORIZATION NO. LS 8011

SKETCH OF DESCRIPTION		DRAWING DATE:	PROJECT NO.
TEMPORARY CONSTRUCTION EASEMENT 714		02/23/2023	50104124
14510 FRONT BEACH ROAD		BY:	
CITY OF PANAMA CITY BEACH		DJB	
CRA PHASE 4.2		APPROVED BY:	S1
FB/PO: N.A.	FLD DATE: N.A.	SCALE: 1"=20'	JHG



**LEGAL DESCRIPTION: TEMPORARY CONSTRUCTION EASEMENT 715A
14508 FRONT BEACH ROAD**

A PARCEL OF LAND LYING AND BEING IN SECTION 28, TOWNSHIP 3 SOUTH, RANGE 16 WEST, BAY COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT MARKING THE SOUTHEAST (ALSO MOST SOUTHERLY) CORNER OF PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 3554, PAGE 1411, OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA (POINT ALSO BEING ON THE NORTHEASTERLY RIGHT OF WAY LINE OF FRONT BEACH ROAD (66' RIGHT OF WAY) AND PROCEED NORTH 56 DEGREES 57 MINUTES 32 SECONDS WEST, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 30.46 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 56 DEGREES 57 MINUTES 32 SECONDS WEST, ALONG SAID RIGHT OF WAY, FOR A DISTANCE OF 23.00 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE PROCEED NORTH 33 DEGREES 02 MINUTES 28 SECONDS EAST, FOR A DISTANCE OF 18.00 FEET; THENCE SOUTH 56 DEGREES 57 MINUTES 32 SECONDS EAST, FOR A DISTANCE OF 23.00 FEET; THENCE SOUTH 33 DEGREES 02 MINUTES 28 SECONDS WEST, FOR A DISTANCE OF 18.00 FEET TO THE POINT OF BEGINNING, CONTAINING 368.00 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.

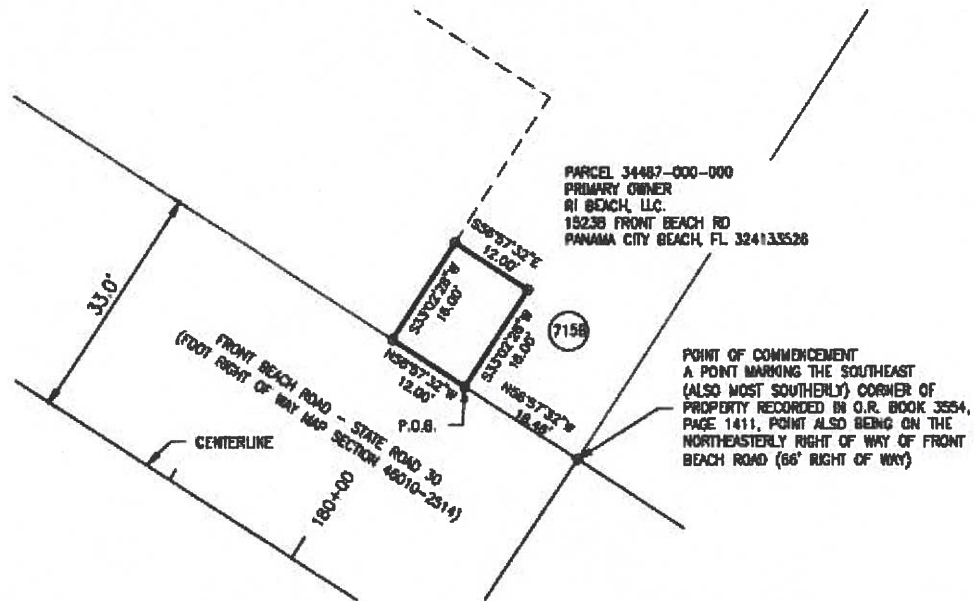
LEGEND:
R/W = RIGHT OF WAY
NO. = NUMBER
P.O.B. = POINT OF BEGINNING
R/W = RIGHT OF WAY TAKING
-||- = LINE NOT TO SCALE

DAVID JON BARTLETT, P.S.M. DATE SIGNED
PROFESSIONAL SURVEYOR & MAPPER No. LS1018

Dewberry
DEWBERRY ENGINEERS INC.
205 ABERDEEN PARKWAY
PANAMA CITY, FLORIDA 32405
PHONE: 850.822.0644 FAX: 850.822.1811
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION NO. LS3011

SKETCH OF DESCRIPTION		DRAWING DATE:	PROJECT NO.
TEMPORARY CONSTRUCTION EASEMENT 715A 14508 FRONT BEACH ROAD CITY OF PANAMA CITY BEACH CRA PHASE 4.2		04/24/2023	50104124
FB/PQ: N/A	FLD DATE: N/A	BY: DJB	S1
	SCALE: 1"=20'	APPROVED BY: JHG	

Drawing name: 31150104124_PCB_PGA_Filings_6727StreetMap\50104124_PCB-LS-2023.dwg 7:18.5 Apr 25, 2023 4:02:40 PM mshuatt



PARCEL 34487-000-000
 PRIMARY OWNER
 RI BEACH, LLC.
 1523B FRONT BEACH RD
 PANAMA CITY BEACH, FL 324133528

POINT OF COMMENCEMENT
 A POINT MARKING THE SOUTHEAST
 (ALSO MOST SOUTHERLY) CORNER OF
 PROPERTY RECORDED IN O.R. BOOK 3554,
 PAGE 1411, POINT ALSO BEING ON THE
 NORTHEASTERLY RIGHT OF WAY OF FRONT
 BEACH ROAD (66' RIGHT OF WAY)

**LEGAL DESCRIPTION: TEMPORARY CONSTRUCTION EASEMENT 715B
 14508 FRONT BEACH ROAD**

A PARCEL OF LAND LYING AND BEING IN SECTION 28, TOWNSHIP 3 SOUTH, RANGE 16 WEST,
 BAY COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT MARKING THE SOUTHEAST (ALSO MOST SOUTHERLY) CORNER OF
 PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 3554, PAGE 1411, OF THE PUBLIC RECORDS OF
 BAY COUNTY, FLORIDA (POINT ALSO BEING ON THE NORTHEASTERLY RIGHT OF WAY LINE OF
 FRONT BEACH ROAD (66' RIGHT OF WAY) AND PROCEED NORTH 56 DEGREES 57 MINUTES 32
 SECONDS WEST, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 18.46
 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 56 DEGREES 57 MINUTES 32
 SECONDS WEST, ALONG SAID RIGHT OF WAY, FOR A DISTANCE OF 12.00 FEET; THENCE LEAVING
 SAID RIGHT OF WAY LINE PROCEED NORTH 33 DEGREES 02 MINUTES 28 SECONDS EAST, FOR
 A DISTANCE OF 18.00 FEET; THENCE SOUTH 56 DEGREES 57 MINUTES 32 SECONDS EAST, FOR
 A DISTANCE OF 12.00 FEET; THENCE SOUTH 33 DEGREES 02 MINUTES 28 SECONDS WEST, FOR
 A DISTANCE OF 18.00 FEET TO THE POINT OF BEGINNING.
 CONTAINING 192.00 SQUARE FEET.



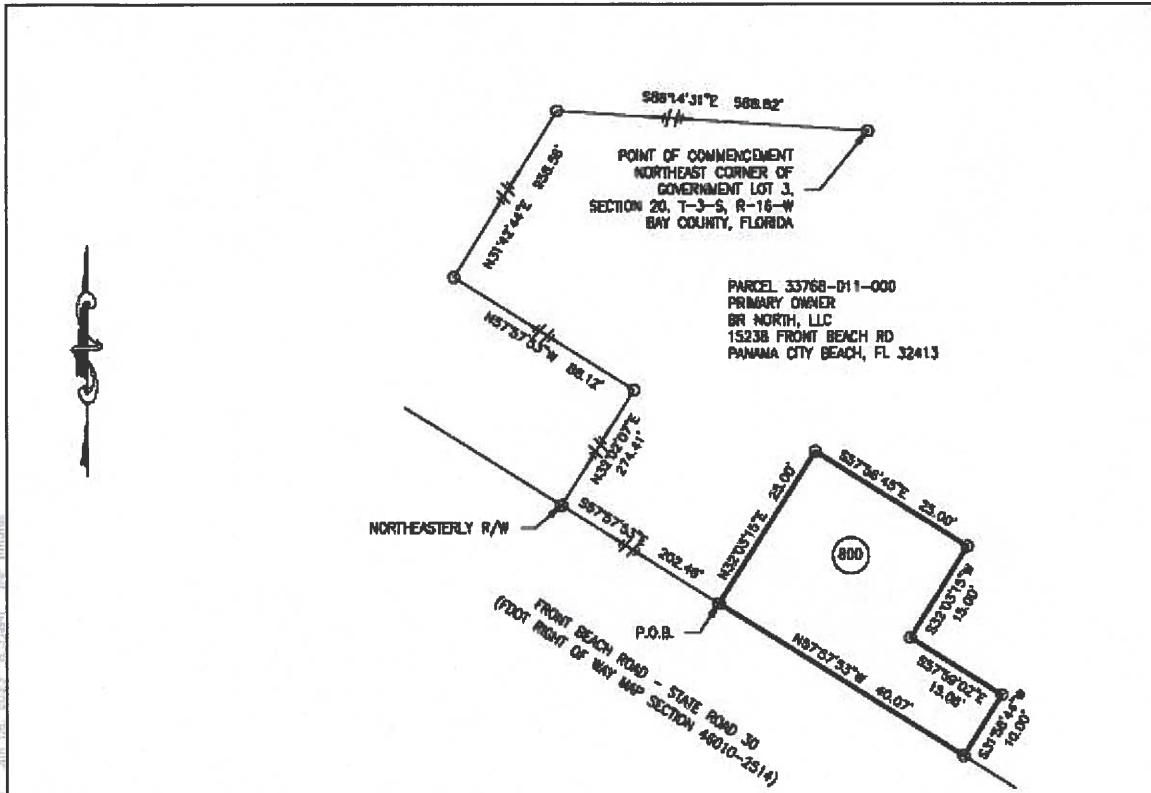
1. THE UNDERSIGNED SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OR
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 IT IS POSSIBLE THERE ARE RECORDED DEEDS, UNRECORDED DEEDS, EASEMENTS,
 RESTRICTIONS, SETBACKS OR OTHER INSTRUMENTS AND GOVERNMENT REGULATIONS
 WHICH COULD AFFECT THE BOUNDARIES AND/OR USE OF THE PROPERTY.
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LEGEND:
 R/W - RIGHT OF WAY
 NO. - NUMBER
 P.O.B. - POINT OF BEGINNING
 R/W-T - RIGHT OF WAY TAKING
 -// - LINE NOT TO SCALE

DAVID JON BARTLETT, P.S.M. DATE SIGNED
 PROFESSIONAL SURVEYOR & MAPPER No. LS1018

Dewberry
 DEWBERRY ENGINEERS INC.
 209 ABERDEEN PARKWAY
 PANAMA CITY, FLORIDA 32403
 PHONE: 850.622.0644 FAX: 850.622.1611
 WWW.DEWBERRY.COM
 CERTIFICATE OF AUTHORIZATION NO. L93011

SKETCH OF DESCRIPTION		DRAWING DATE:	PROJECT NO.
TEMPORARY CONSTRUCTION EASEMENT 715B 14508 FRONT BEACH ROAD CITY OF PANAMA CITY BEACH CRA PHASE 4.2		04/24/2023	50104124
FB/PQ: N/A	FLD DATE: N/A	BY: DJB	S1
SCALE: 1"=20'		APPROVED BY: JHG	



PARCEL 33768-D11-000
 PRIMARY OWNER
 BR NORTH, LLC
 13238 FRONT BEACH RD
 PANAMA CITY BEACH, FL 32413

LEGAL DESCRIPTION: FPL PERMANENT EASEMENT 800

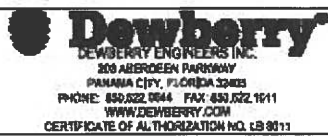
A PARCEL OF LAND LYING AND BEING A PART OF GOVERNMENT LOT 3, SECTION 20, TOWNSHIP 3 SOUTH, RANGE 18 WEST, BAY COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF GOVERNMENT LOT 3, SECTION 20, TOWNSHIP 3 SOUTH, RANGE 18 WEST, BAY COUNTY, FLORIDA AND PROCEED NORTH 86 DEGREES 14 MINUTES 31 SECONDS WEST, FOR A DISTANCE OF 588.82 FEET; THENCE SOUTH 31 DEGREES 42 MINUTES 44 SECONDS WEST, FOR A DISTANCE OF 958.58 FEET; THENCE SOUTH 57 DEGREES 57 MINUTES 53 SECONDS EAST, FOR A DISTANCE OF 88.12 FEET; THENCE SOUTH 32 DEGREES 02 MINUTES 07 SECONDS WEST, FOR A DISTANCE OF 274.41 FEET TO THE NORTHEASTERLY RIGHT OF WAY OF FRONT BEACH ROAD; THENCE SOUTH 57 DEGREES 57 MINUTES 53 SECONDS EAST, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 202.46 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID NORTHEASTERLY RIGHT OF WAY LINE PROCEED NORTH 32 DEGREES 03 MINUTES 15 SECONDS EAST, FOR A DISTANCE OF 25.00 FEET; THENCE SOUTH 57 DEGREES 56 MINUTES 45 SECONDS EAST, FOR A DISTANCE OF 25.00 FEET; THENCE SOUTH 32 DEGREES 03 MINUTES 15 SECONDS WEST, FOR A DISTANCE OF 15.00 FEET; THENCE SOUTH 57 DEGREES 59 MINUTES 02 SECONDS EAST, FOR A DISTANCE OF 15.06 FEET; THENCE SOUTH 31 DEGREES 58 MINUTES 44 SECONDS WEST, FOR A DISTANCE OF 10.00 FEET TO THE AFORESAID NORTHEASTERLY RIGHT OF WAY LINE; THENCE NORTH 57 DEGREES 57 MINUTES 53 SECONDS WEST, ALONG SAID RIGHT OF WAY LINE, FOR A DISTANCE OF 40.07 FEET TO THE POINT OF BEGINNING.
 CONTAINING 775.49 SQUARE FEET OR 0.018 ACRES, MORE OR LESS.

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.

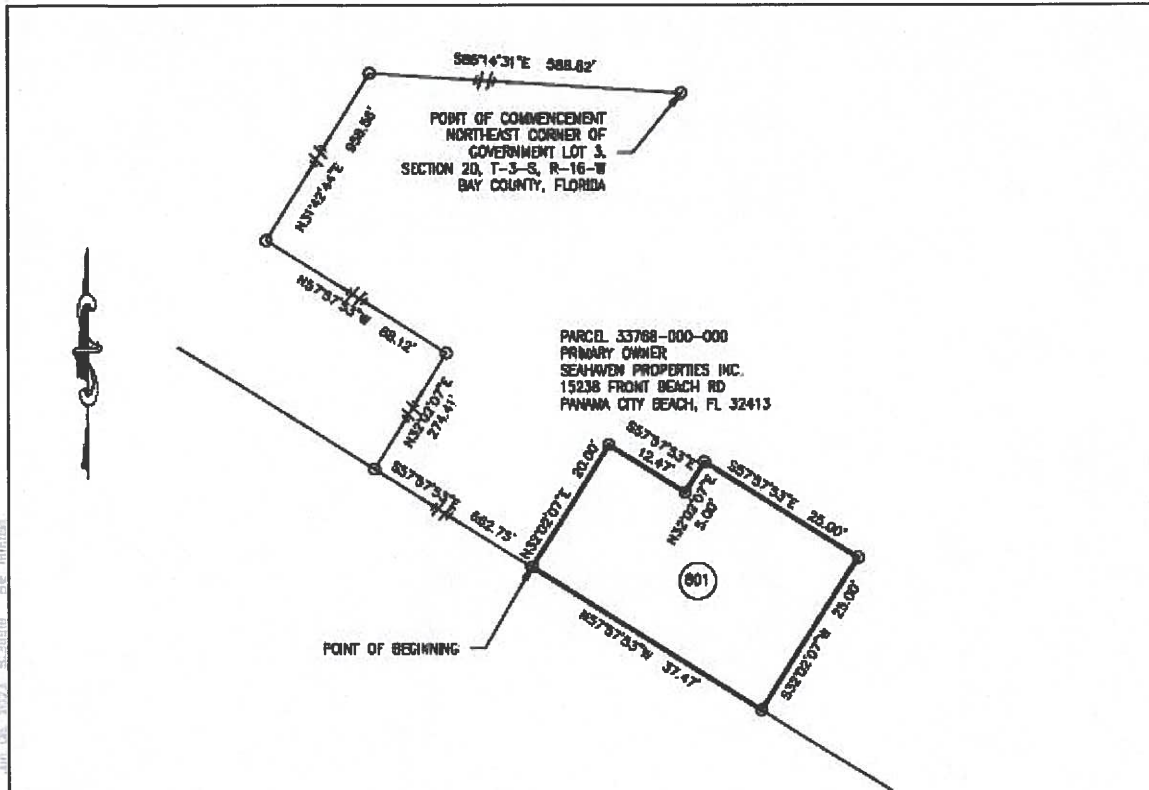
LEGEND:
 R/W = RIGHT OF WAY
 NO. = NUMBER
 P.O.B. = POINT OF BEGINNING
 RWT = RIGHT OF WAY TAKING
 -||- = LINE NOT TO SCALE

DAVID JOHN BARTLETT, P.S.M. DATE SIGNED
 PROFESSIONAL SURVEYOR & MAPPER No. LS4019



SKETCH OF DESCRIPTION		DRAWING DATE:	PROJECT NO.
FPL PERMANENT EASEMENT 800		08/09/2023	50104124
15238 FRONT BEACH ROAD		BY:	
CITY OF PANAMA CITY BEACH		DJB	
CRA PHASE 4.2		APPROVED BY:	S1
FB/PQ: N.A.	FLD DATE: N.A.	SCALE: 1"=20'	JHG

Dewberry logo: M:\2023\4124_FPL CRA Phase 4.2\Survey.dwg: 10/23/2023 10:40:08 AM: 8/9/2023 8:57:00 AM: 10/23/2023 10:40:08 AM



LEGAL DESCRIPTION: FPL PERMANENT EASEMENT 801

A PARCEL OF LAND LYING AND BEING A PART OF GOVERNMENT LOT 3, SECTION 20, TOWNSHIP 3 SOUTH, RANGE 18 WEST, BAY COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF GOVERNMENT LOT 3, SECTION 20, TOWNSHIP 3 SOUTH, RANGE 16 WEST, BAY COUNTY, FLORIDA AND PROCEED NORTH 86 DEGREES 14 MINUTES 31 SECONDS WEST, FOR A DISTANCE OF 588.82 FEET; THENCE SOUTH 31 DEGREES 42 MINUTES 44 SECONDS WEST, FOR A DISTANCE OF 958.58 FEET; THENCE SOUTH 57 DEGREES 57 MINUTES 53 SECONDS EAST, FOR A DISTANCE OF 88.12 FEET; THENCE SOUTH 32 DEGREES 02 MINUTES 07 SECONDS WEST, FOR A DISTANCE OF 274.41 FEET TO THE NORTHEASTERLY RIGHT OF WAY OF FRONT BEACH ROAD; THENCE SOUTH 57 DEGREES 57 MINUTES 53 SECONDS EAST, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 662.75 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID NORTHEASTERLY RIGHT OF WAY LINE PROCEED NORTH 32 DEGREES 02 MINUTES 07 SECONDS EAST, FOR A DISTANCE OF 20.00 FEET; THENCE SOUTH 57 DEGREES 57 MINUTES 53 SECONDS EAST, FOR A DISTANCE OF 12.47 FEET; THENCE NORTH 32 DEGREES 02 MINUTES 07 SECONDS EAST, FOR A DISTANCE OF 5.00 FEET; THENCE SOUTH 57 DEGREES 57 MINUTES 53 SECONDS EAST, FOR A DISTANCE OF 25.00 FEET; THENCE SOUTH 32 DEGREES 02 MINUTES 07 SECONDS WEST, FOR A DISTANCE OF 25.00 FEET TO THE AFORESAID NORTHEASTERLY RIGHT OF WAY LINE; THENCE NORTH 57 DEGREES 57 MINUTES 53 SECONDS WEST, ALONG SAID RIGHT OF WAY LINE, FOR A DISTANCE OF 37.47 FEET TO THE POINT OF BEGINNING.
CONTAINING 874.44 SQUARE FEET OR 0.020 ACRES, MORE OR LESS.

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.

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-||- = LINE NOT TO SCALE

DAVID JON GARFLETT, P.S.M. DATE SIGNED
PROFESSIONAL SURVEYOR & MAPPER No. LS9078

Dewberry
DEWBERRY ENGINEERS INC.
200 ABERDEEN PARKWAY
PANAMA CITY, FLORIDA 32403
PHONE: 850.822.0644 FAX: 850.822.1011
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION NO. LB 9071

SKETCH OF DESCRIPTION		DRAWING DATE:	PROJECT NO.
FPL PERMANENT EASEMENT 801		08/08/2023	50104124
15238 FRONT BEACH ROAD		BY:	
CITY OF PANAMA CITY BEACH		DJB	
CRA PHASE 4.2		APPROVED BY:	S1
FB/PG H.A.	FLD DATE: N.A.	SCALE: 1"=20'	JHC