

RESOLUTION NO. 24-20

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 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 "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 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.

7. 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.

8. 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 20th day of October, 2023.

CITY OF PANAMA CITY BEACH

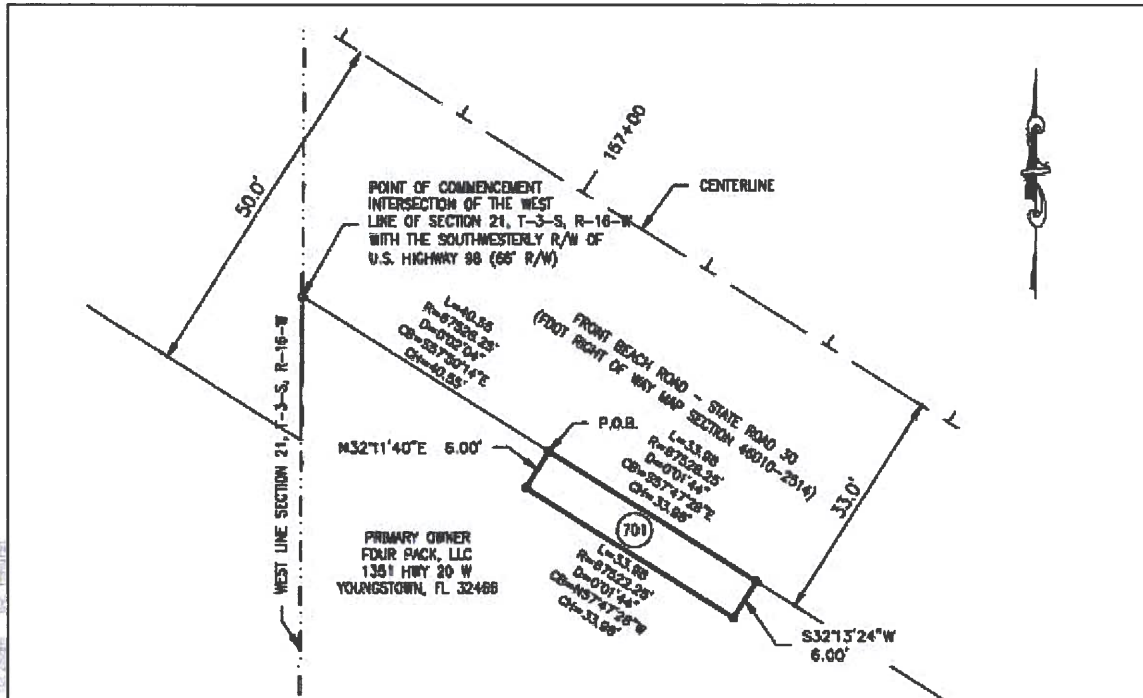
By: 
Mark Sheldon, Mayor

ATTEST:


Lynne Fasone, City Clerk

Exhibit A to Resolution No. 24-20

Project Parcel No	Nature of Interest	Bay County PROPERTY ID	Address
701	Temporary Construction Easement	33818-000-000	14929 Front Beach Road
703	Temporary Construction Easement	33815-000-000	14896 Front Beach Road
712A	Temporary Construction Easement	40000-300-000	14701 Front Beach Road
712B	Temporary Construction Easement	34489-000-000	14701 Front Beach Road
716	Temporary Construction Easement	40001-250-000	14415 Front Beach Road
802	Permanent Electrical Easement	33984-062-100	14825 Front Beach Road
803	Permanent Electrical Easement	33984-062-100	14825 Front Beach Road
804	Permanent Electrical Easement	33807-000-000	14806 Front Beach Road
805	Permanent Electrical Easement	34511-630-000	14401 Front Beach Road



LEGAL DESCRIPTION: TEMPORARY CONSTRUCTION EASEMENT 701
14929 FRONT BEACH ROAD

A PARCEL OF LAND LYING AND BEING IN SECTION 21, TOWNSHIP 3 SOUTH, RANGE 16 WEST, BAY COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT WHERE THE WEST LINE OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 16 WEST INTERSECT THE SOUTHWESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 98 (66' RIGHT OF WAY); POINT BEING ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 67,528.25 FEET, THROUGH A CENTRAL ANGLE OF 00 DEGREES 02 MINUTES 04 SECONDS; THENCE PROCEED SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE AND CURVE FOR AN ARC DISTANCE OF 40.55 FEET, (CHORD BEARING AND DISTANCE = SOUTH 57 DEGREES 50 MINUTES 14 SECONDS EAST, FOR A DISTANCE OF 40.55 FEET) TO THE POINT OF BEGINNING; SAID POINT BEING A POINT ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 67,528.25 FEET, THROUGH A CENTRAL ANGLE OF 0 DEGREES 01 MINUTE 44 SECONDS; THENCE PROCEED SOUTHEASTERLY ALONG SAID CURVE FOR AN ARC DISTANCE OF 33.98 FEET, (CHORD BEARING AND DISTANCE = SOUTH 57 DEGREES 47 MINUTES 28 SECONDS EAST, FOR A DISTANCE OF 33.98 FEET); THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH S2 DEGREES 13 MINUTES 24 SECONDS WEST, A DISTANCE OF 6.00 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 67,522.25 FEET, THROUGH A CENTRAL ANGLE OF 00 DEGREES 01 MINUTE 44 SECONDS; THENCE PROCEED NORTHWESTERLY ALONG SAID CURVE FOR AN ARC DISTANCE OF 33.98 FEET, (CHORD BEARING AND DISTANCE = NORTH 57 DEGREES 47 MINUTES 28 SECONDS WEST, FOR A DISTANCE OF 33.98 FEET); THENCE NORTH 32 DEGREES 11 MINUTES 40 SECONDS EAST, A DISTANCE OF 6.00 FEET TO THE POINT OF BEGINNING. CONTAINING 203.89 SQUARE FEET OR 0.005 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.

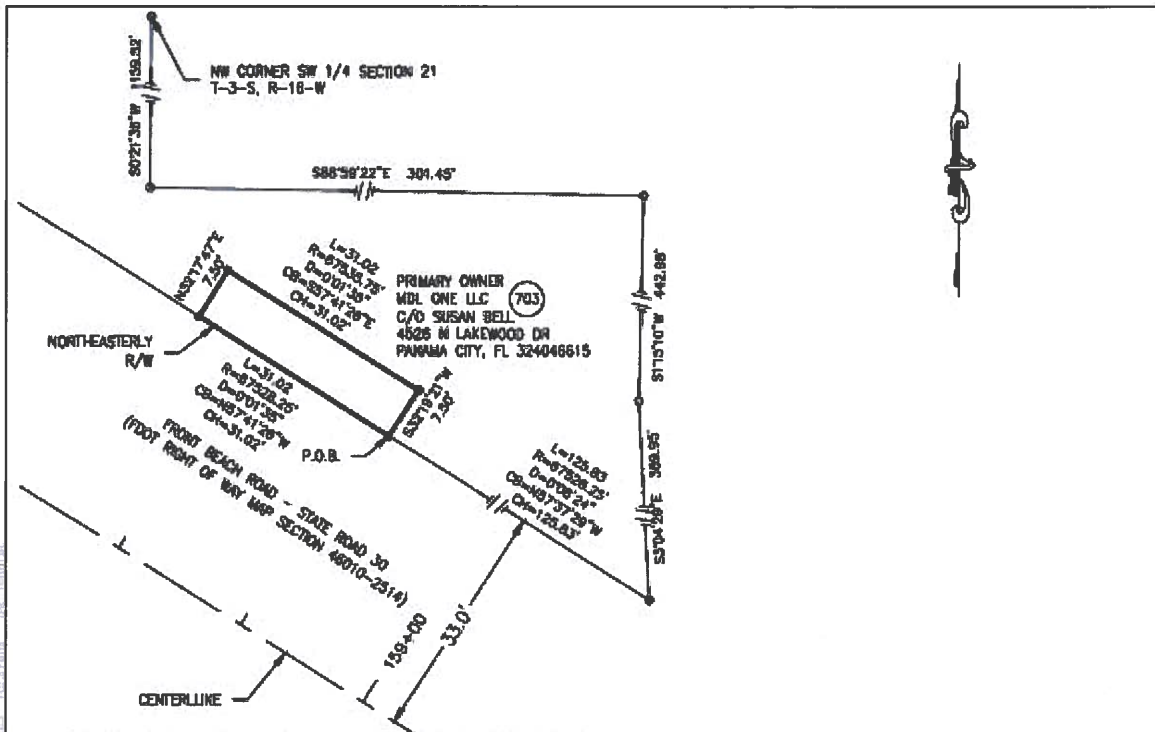
2. THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT DEPICT THE RESULTS OF A FIELD SURVEY.

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

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

Dewberry
DEWBERRY ENGINEERS INC.
200 ABERDEEN PARADISE
PANAMA CITY, FLORIDA 32403
PHONE: 850.822.0844 FAX: 850.722.1011
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION NO. LB 8041

SKETCH OF DESCRIPTION		DRAWING DATE:	PROJECT NO.
TEMPORARY CONSTRUCTION EASEMENT 701		03/13/2023	50104124
14929 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



LEGAL DESCRIPTION: TEMPORARY CONSTRUCTION EASEMENT 703
14896 FRONT BEACH ROAD

A PARCEL OF LAND LYING AND BEING IN SECTION 21, TOWNSHIP 3 SOUTH, RANGE 16 WEST, BAY COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 16 WEST, BAY COUNTY, FLORIDA AND PROCEED SOUTH 00 DEGREES 21 MINUTES 36 SECONDS WEST, FOR A DISTANCE OF 1,159.52 FEET; THENCE SOUTH 88 DEGREES 59 MINUTES 22 SECONDS EAST, FOR A DISTANCE OF 301.45 FEET; THENCE SOUTH 01 DEGREE 15 MINUTES 10 SECONDS WEST, FOR A DISTANCE OF 442.98 FEET; THENCE SOUTH 03 DEGREES 04 MINUTES 29 SECONDS EAST, FOR A DISTANCE OF 389.95 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 98 (66' RIGHT OF WAY) POINT BEING ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 67,528.25 FEET, THROUGH A CENTRAL ANGLE OF 00 DEGREES 06 MINUTES 24 SECONDS; THENCE PROCEED NORTHWESTERLY ALONG SAID CURVE FOR AN ARC DISTANCE OF 125.83 FEET, (CHORD BEARING AND DISTANCE = NORTH 57 DEGREES 37 MINUTES 29 SECONDS WEST, FOR A DISTANCE OF 125.83 FEET) TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE AND CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 67,528.25 FEET, THROUGH A CENTRAL ANGLE OF 00 DEGREES 01 MINUTE 35 SECONDS; THENCE PROCEED NORTHWESTERLY ALONG SAID CURVE FOR AN ARC DISTANCE OF 31.02 FEET, (CHORD BEARING AND DISTANCE = NORTH 57 DEGREES 41 MINUTES 26 SECONDS WEST, FOR A DISTANCE OF 31.02 FEET); THENCE LEAVING SAID RIGHT OF WAY LINE PROCEED NORTH 32 DEGREES 17 MINUTES 47 SECONDS EAST, A DISTANCE OF 7.50 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 67,535.75 FEET, THROUGH A CENTRAL ANGLE OF 00 DEGREES 01 MINUTE 35 SECONDS; THENCE PROCEED SOUTHEASTERLY ALONG SAID CURVE FOR AN ARC DISTANCE OF 31.02 FEET, (CHORD BEARING AND DISTANCE = SOUTH 57 DEGREES 41 MINUTES 26 SECONDS EAST, FOR A DISTANCE OF 31.02 FEET); THENCE SOUTH 32 DEGREES 19 MINUTES 21 SECONDS WEST, A DISTANCE OF 7.50 FEET TO THE POINT OF BEGINNING.
CONTAINING 232.63 SQUARE FEET OR 0.005 ACRES, MORE OR LESS.

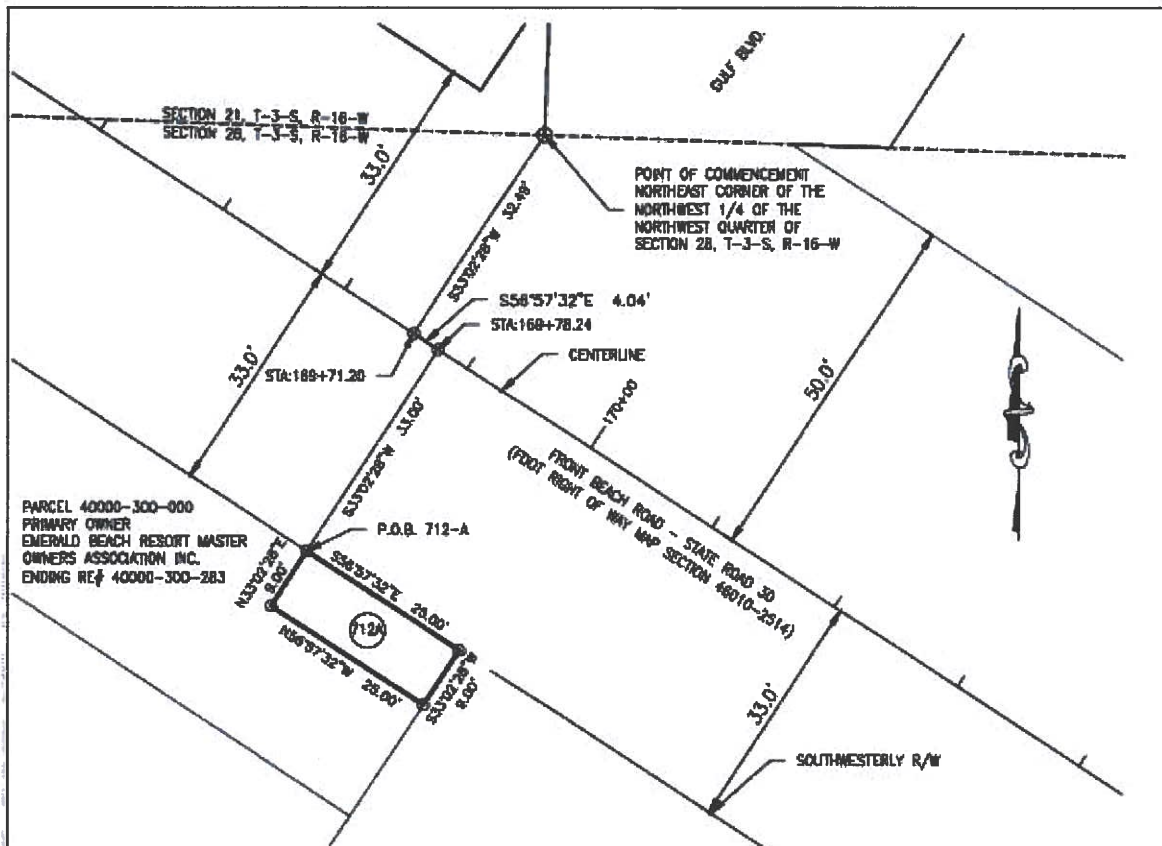
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2. THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT DEPICT THE RESULTS OF A FIELD SURVEY.

LEGEND:
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R/W = RIGHT OF WAY TAKING
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GARD JON BARTLETT, P.S.M. DATE SIGNED
PROFESSIONAL SURVEYOR & MAPPER No. LS6018

Dowberry
DOWBERRY ENGINEERS INC.
200 ABERDEEN PARKWAY
PANAMA CITY, FLORIDA 32401
PHONE: 850.882.0844 FAX: 850.882.1911
WWW.DOWBERRY.COM
CERTIFICATE OF AUTHORIZATION NO. L9 8011

SKETCH OF DESCRIPTION		DRAWING DATE:	PROJECT NO.
TEMPORARY CONSTRUCTION EASEMENT 703 14896 FRONT BEACH ROAD CITY OF PANAMA CITY BEACH CRA PHASE 4.2		03/13/2023	50104124
FR/PG: N.A.	FLD DATE: N.A.	APPROVED BY:	S1
	SCALE: 1"=20'	JHG	



LEGAL DESCRIPTION: TEMPORARY CONSTRUCTION EASEMENT 712A
14701 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 NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 16 WEST, BAY COUNTY, FLORIDA AND PROCEED SOUTH 33 DEGREES 02 MINUTES 28 SECONDS WEST, FOR A DISTANCE OF 32.49 FEET TO A POINT ON THE CENTERLINE OF FRONT BEACH ROAD (STATION 189+71.20); THENCE SOUTH 56 DEGREES 57 MINUTES 32 SECONDS EAST, ALONG SAID CENTERLINE, FOR A DISTANCE OF 4.04 FEET (STATION 189+78.24; THENCE LEAVING SAID CENTERLINE PROCEED SOUTH 33 DEGREES 02 MINUTES 28 SECONDS WEST, FOR A DISTANCE OF 33.00 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF SAID FRONT BEACH ROAD FOR THE POINT OF BEGINNING; THENCE SOUTH 56 DEGREES 57 MINUTES 32 SECONDS EAST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 25.00 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE PROCEED SOUTH 33 DEGREES 02 MINUTES 28 SECONDS WEST, FOR A DISTANCE OF 9.00 FEET; THENCE NORTH 56 DEGREES 57 MINUTES 32 SECONDS WEST, FOR A DISTANCE OF 25.00 FEET; THENCE NORTH 33 DEGREES 02 MINUTES 28 SECONDS EAST, FOR A DISTANCE OF 9.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 224.962 SQUARE FEET.

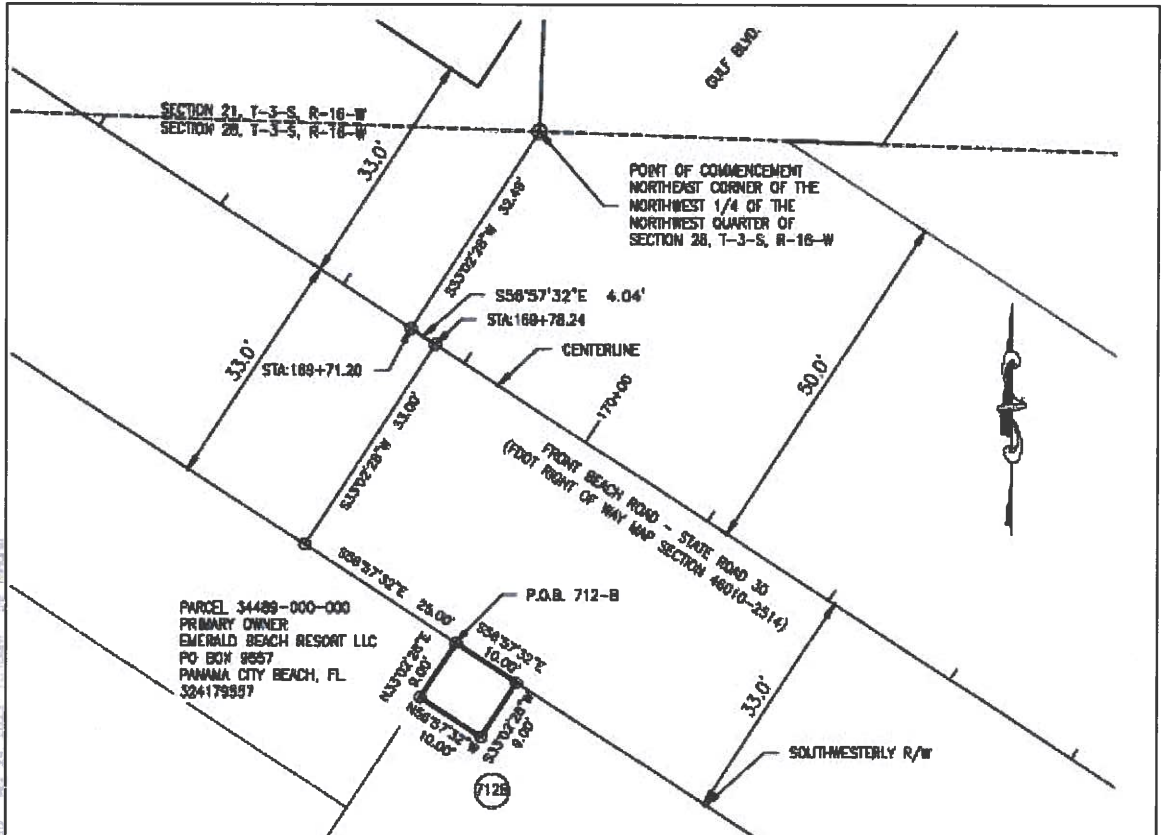
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LEGEND:
R/W = RIGHT OF WAY
NO. = NUMBER
P.O.B. = POINT OF BEGINNING
R/WIT = RIGHT OF WAY TAKING
-||- = LINE NOT TO SCALE

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

Dewberry
DEWBERRY ENGINEERS INC.
260 ABERDEEN PARKWAY
PANAMA CITY, FLORIDA 32403
PHONE: 904.932.0644 FAX: 904.932.1011
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION NO. LB 8871

SKETCH OF DESCRIPTION		DRAWING DATE:	PROJECT NO.
TEMPORARY CONSTRUCTION EASEMENT 712A		04/24/2023	50104124
14701 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



PARCEL 34489-000-000
 PRIMARY OWNER
 EMERALD BEACH RESORT LLC
 PO BOX 8667
 PANAMA CITY BEACH, FL
 324179997

P.O.B. 712-B

LEGAL DESCRIPTION: TEMPORARY CONSTRUCTION EASEMENT 712B
 14701 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 NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 16 WEST, BAY COUNTY, FLORIDA AND PROCEED SOUTH 33 DEGREES 02 MINUTES 28 SECONDS WEST, FOR A DISTANCE OF 32.49 FEET TO A POINT ON THE CENTERLINE OF FRONT BEACH ROAD (STATION 169+71.20); THENCE SOUTH 56 DEGREES 57 MINUTES 32 SECONDS EAST, ALONG SAID CENTERLINE, FOR A DISTANCE OF 4.04 FEET (STATION 169+78.24); THENCE LEAVING SAID CENTERLINE PROCEED SOUTH 33 DEGREES 02 MINUTES 28 SECONDS WEST, FOR A DISTANCE OF 33.00 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF SAID FRONT BEACH ROAD; THENCE SOUTH 56 DEGREES 57 MINUTES 32 SECONDS EAST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 56 DEGREES 57 MINUTES 32 SECONDS EAST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 10.00 FEET LEAVING SAID RIGHT OF WAY LINE PROCEED SOUTH 33 DEGREES 02 MINUTES 28 SECONDS WEST, FOR A DISTANCE OF 9.00 FEET; THENCE NORTH 56 DEGREES 57 MINUTES 32 SECONDS WEST, FOR A DISTANCE OF 10.00 FEET; THENCE NORTH 33 DEGREES 02 MINUTES 28 SECONDS EAST, FOR A DISTANCE OF 9.00 FEET TO THE POINT OF BEGINNING. CONTAINING 90.00 SQUARE FEET.

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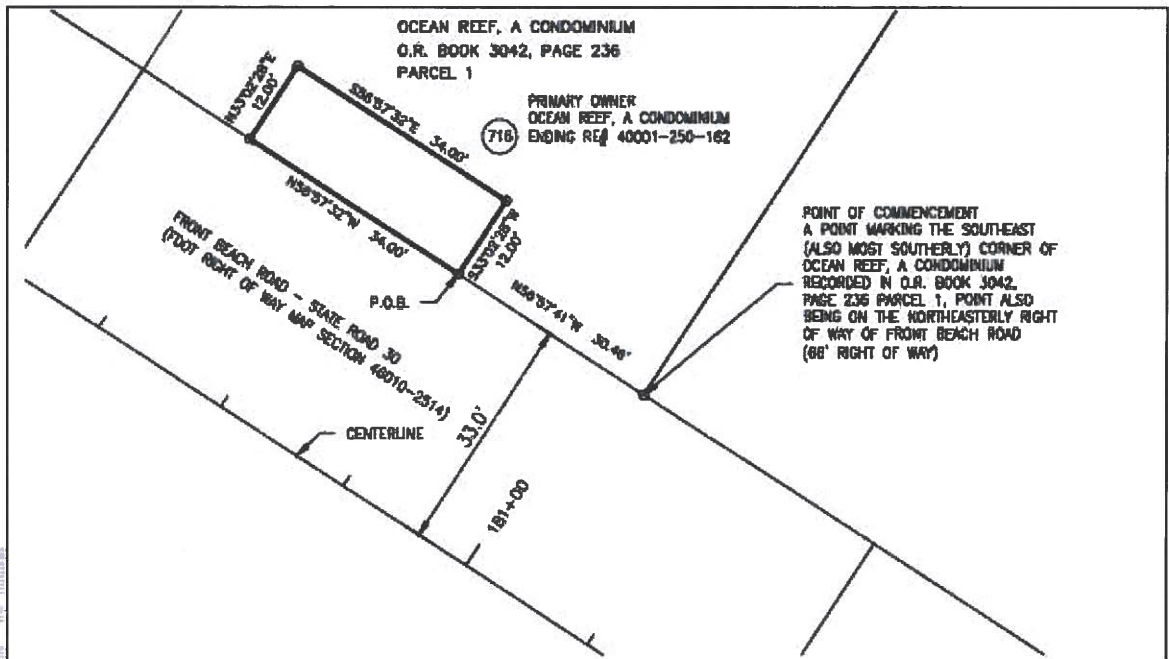
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DAVID JOHN BARTLETT, P.S.M. DATE SIGNED	
PROFESSIONAL SURVEYOR & MAPPER No. LS4000	

Dowberry
 DOWBERRY ENGINEERS INC.
 205 ABERDEEN PARKWAY
 PANAMA CITY, FLORIDA 32403
 PHONE: 904.232.1044 FAX: 904.232.1041
 WWW.DOWBERRY.COM
 CERTIFICATE OF AUTHORIZATION NO. LS 8011

SKETCH OF DESCRIPTION		DRAWING DATE:	PROJECT NO.
TEMPORARY CONSTRUCTION EASEMENT 712B		04/24/2023	50104124
14701 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

Drawing: 14701 FB - 712B.dwg
 Date: 04/24/2023
 Time: 11:11 AM
 User: dbartlett



LEGAL DESCRIPTION: TEMPORARY CONSTRUCTION EASEMENT 716
14415 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 OCEAN REEF, A CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 3042, PAGE 236, PARCEL 1 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 SOUTHWESTERLY 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 34.00 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE PROCEED NORTH 33 DEGREES 02 MINUTES 28 SECONDS EAST, FOR A DISTANCE OF 12.00 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 12.00 FEET TO THE POINT OF BEGINNING. CONTAINING 408 SQUARE FEET.



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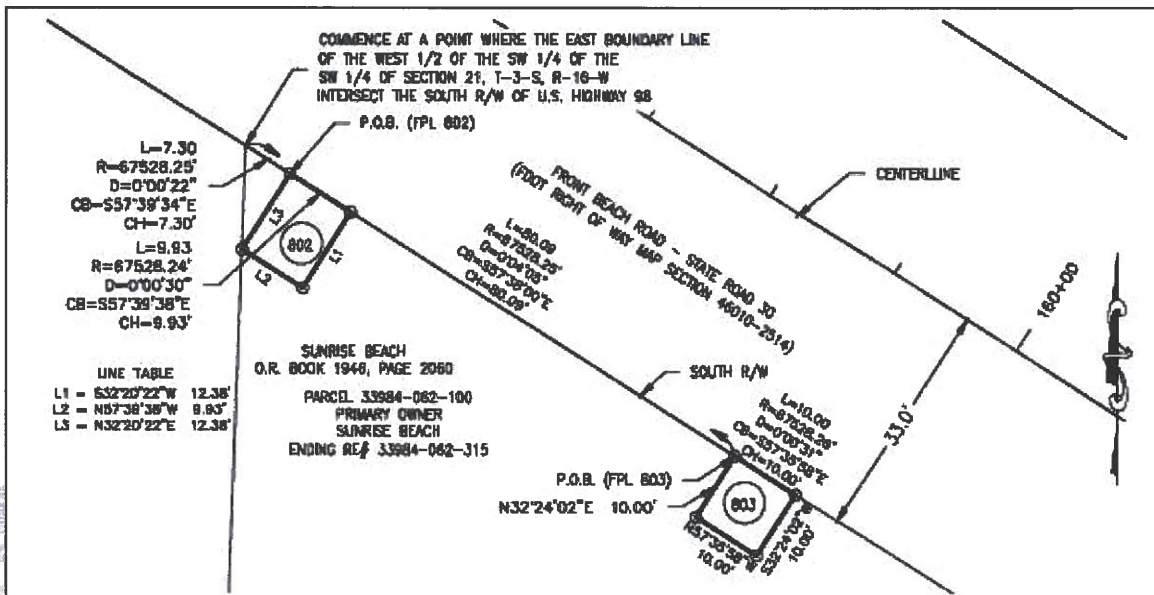
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-||- = LINE NOT TO SCALE

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

Dowberry
DOWBERRY ENGINEERS INC.
200 ABERDEEN PARKWAY
PANAMA CITY, FLORIDA 32408
PHONE: 850.722.1644 FAX: 850.722.1211
WWW.DOWBERRY.COM
CERTIFICATE OF AUTHORIZATION NO. LB 8011

SKETCH OF DESCRIPTION		DRAWING DATE:	PROJECT NO.
TEMPORARY CONSTRUCTION EASEMENT 716		02/22/2023	50104124
14415 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: FPL PERMANENT EASEMENT 802

A PARCEL OF LAND LYING AND BEING IN SECTION 21, TOWNSHIP 3 SOUTH, RANGE 16 WEST, BAY COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT WHERE THE EAST BOUNDARY LINE OF THE WEST 1/2 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 16 WEST INTERSECT THE SOUTH RIGHT OF WAY LINE OF U.S. HIGHWAY 98; POINT BEING ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 67,528.25 FEET, THROUGH A CENTRAL ANGLE OF 00 DEGREES 00 MINUTES 22 SECONDS; THENCE PROCEED SOUTHEASTERLY ALONG SAID SOUTH RIGHT OF WAY LINE AND CURVE FOR AN ARC DISTANCE OF 7.30 FEET, (CHORD BEARING AND DISTANCE = SOUTH 57 DEGREES 39 MINUTES 34 SECONDS EAST, FOR A DISTANCE OF 7.30 FEET) TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 67,528.25 FEET, THROUGH A CENTRAL ANGLE OF 00 DEGREES 00 MINUTE 30 SECONDS; THENCE PROCEED SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE AND CURVE FOR AN ARC DISTANCE OF 9.93 FEET, (CHORD BEARING AND DISTANCE = SOUTH 57 DEGREES 39 MINUTES 36 SECONDS EAST, FOR A DISTANCE OF 9.93 FEET); THENCE LEAVING SAID RIGHT OF WAY LINE PROCEED SOUTH 32 DEGREES 20 MINUTES 22 SECONDS WEST, FOR A DISTANCE OF 12.38 FEET; THENCE NORTH 57 DEGREES 39 MINUTES 38 SECONDS WEST, FOR A DISTANCE OF 9.93 FEET; THENCE NORTH 32 DEGREES 20 MINUTES 22 SECONDS EAST, FOR A DISTANCE OF 12.38 FEET TO THE POINT OF BEGINNING, CONTAINING 122.90 SQUARE FEET.

LEGAL DESCRIPTION: FPL PERMANENT EASEMENT 803

A PARCEL OF LAND LYING AND BEING IN SECTION 21, TOWNSHIP 3 SOUTH, RANGE 16 WEST, BAY COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT WHERE THE EAST BOUNDARY LINE OF THE WEST 1/2 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 16 WEST INTERSECT THE SOUTH RIGHT OF WAY LINE OF U.S. HIGHWAY 98; POINT BEING ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 67,528.25 FEET, THROUGH A CENTRAL ANGLE OF 00 DEGREES 04 MINUTES 22 SECONDS; THENCE PROCEED SOUTHEASTERLY ALONG SAID SOUTH RIGHT OF WAY LINE AND CURVE FOR AN ARC DISTANCE OF 80.00 FEET, (CHORD BEARING AND DISTANCE = SOUTH 57 DEGREES 39 MINUTES 00 SECONDS EAST, FOR A DISTANCE OF 80.00 FEET) TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 67,528.25 FEET, THROUGH A CENTRAL ANGLE OF 00 DEGREES 00 MINUTE 31 SECONDS; THENCE PROCEED SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE AND CURVE FOR AN ARC DISTANCE OF 10.00 FEET, (CHORD BEARING AND DISTANCE = SOUTH 57 DEGREES 35 MINUTES 58 SECONDS EAST, FOR A DISTANCE OF 10.00 FEET); THENCE LEAVING SAID RIGHT OF WAY LINE PROCEED SOUTH 32 DEGREES 24 MINUTES 02 SECONDS WEST, FOR A DISTANCE OF 10.00 FEET; THENCE NORTH 57 DEGREES 35 MINUTES 58 SECONDS WEST, FOR A DISTANCE OF 10.00 FEET; THENCE NORTH 32 DEGREES 24 MINUTES 02 SECONDS EAST, 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

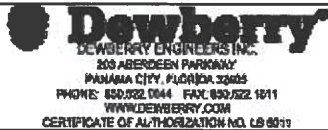
NO. - NUMBER

P.O.B. - POINT OF BEGINNING

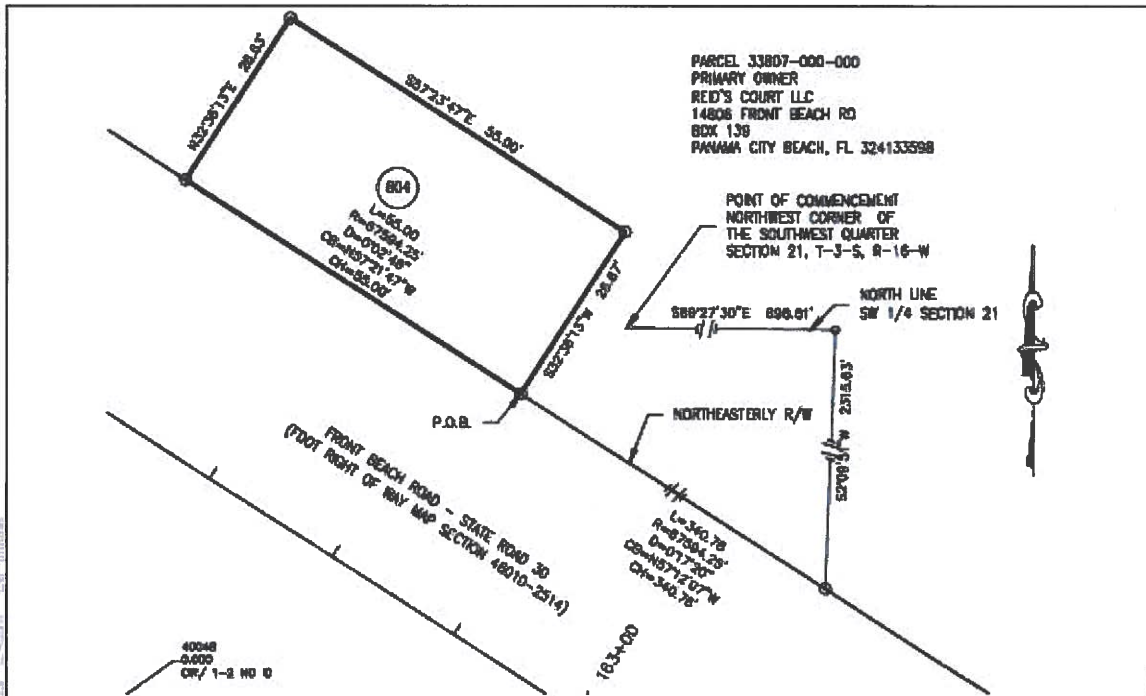
R/W - RIGHT OF WAY TAKING

-|/- - LINE NOT TO SCALE

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



SKETCH OF DESCRIPTION		DRAWING DATE:	PROJECT NO.
FPL PERMANENT EASEMENT 802-803		06/07/2023	50104124
14825 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.	JHG	
SCALE: 1"=20'			



PARCEL 33807-000-000
 PRIMARY OWNER
 REID'S COURT LLC
 14806 FRONT BEACH RD
 BOX 139
 PANAMA CITY BEACH, FL 324133598

POINT OF COMMENCEMENT
 NORTHWEST CORNER OF
 THE SOUTHWEST QUARTER
 SECTION 21, T-3-S, R-16-W

NORTH LINE
 SW 1/4 SECTION 21

S88°27'30"E 898.81'

NORTHEASTERLY R/W

2315.63'

FRONT BEACH ROAD - STATE ROAD 30
 (FOOT RIGHT OF WAY MAP SECTION 18010-2314)

40048
 0.600
 CR/ 1-2 NO D

LEGAL DESCRIPTION: FPL PERMANENT EASEMENT 804

A PARCEL OF LAND LYING AND BEING IN SECTION 21, TOWNSHIP 3 SOUTH, RANGE 16 WEST, BAY COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 16 WEST, BAY COUNTY, FLORIDA AND PROCEED SOUTH 88 DEGREES 27 MINUTES 30 SECONDS EAST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21, FOR A DISTANCE OF 898.81 FEET; THENCE LEAVING SAID NORTH LINE PROCEED SOUTH 02 DEGREES 09 MINUTES 51 SECONDS WEST, FOR A DISTANCE OF 2315.63 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF FRONT BEACH ROAD; POINT BEING ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 67,584.25 FEET, THROUGH A CENTRAL ANGLE OF 00 DEGREES 17 MINUTES 20 SECONDS; THENCE PROCEED NORTHWESTERLY ALONG SAID RIGHT OF WAY LINE AND CURVE FOR AN ARC DISTANCE OF 340.76 FEET, (CHORD BEARING AND DISTANCE - NORTH 57 DEGREES 12 MINUTES 07 SECONDS WEST, FOR A DISTANCE OF 340.76 FEET) TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 67,584.25 FEET, THROUGH A CENTRAL ANGLE OF 00 DEGREES 02 MINUTES 48 SECONDS; THENCE PROCEED NORTHWESTERLY ALONG SAID CURVE AND RIGHT OF WAY FOR AN ARC DISTANCE OF 55.00 FEET, (CHORD BEARING AND DISTANCE - NORTH 57 DEGREES 21 MINUTES 47 SECONDS WEST, FOR A DISTANCE OF 55.00 FEET); THENCE LEAVING SAID RIGHT OF WAY LINE PROCEED NORTH 32 DEGREES 36 MINUTES 13 SECONDS EAST, A DISTANCE OF 26.63 FEET; THENCE SOUTH 57 DEGREES 23 MINUTES 47 SECONDS EAST, FOR A DISTANCE OF 55.00 FEET; THENCE SOUTH 32 DEGREES 36 MINUTES 13 SECONDS WEST, FOR A DISTANCE OF 26.67 FEET TO THE POINT OF BEGINNING.
 CONTAINING 1,465.97 SQUARE FEET OR 0.034 ACRES, MORE OR LESS.

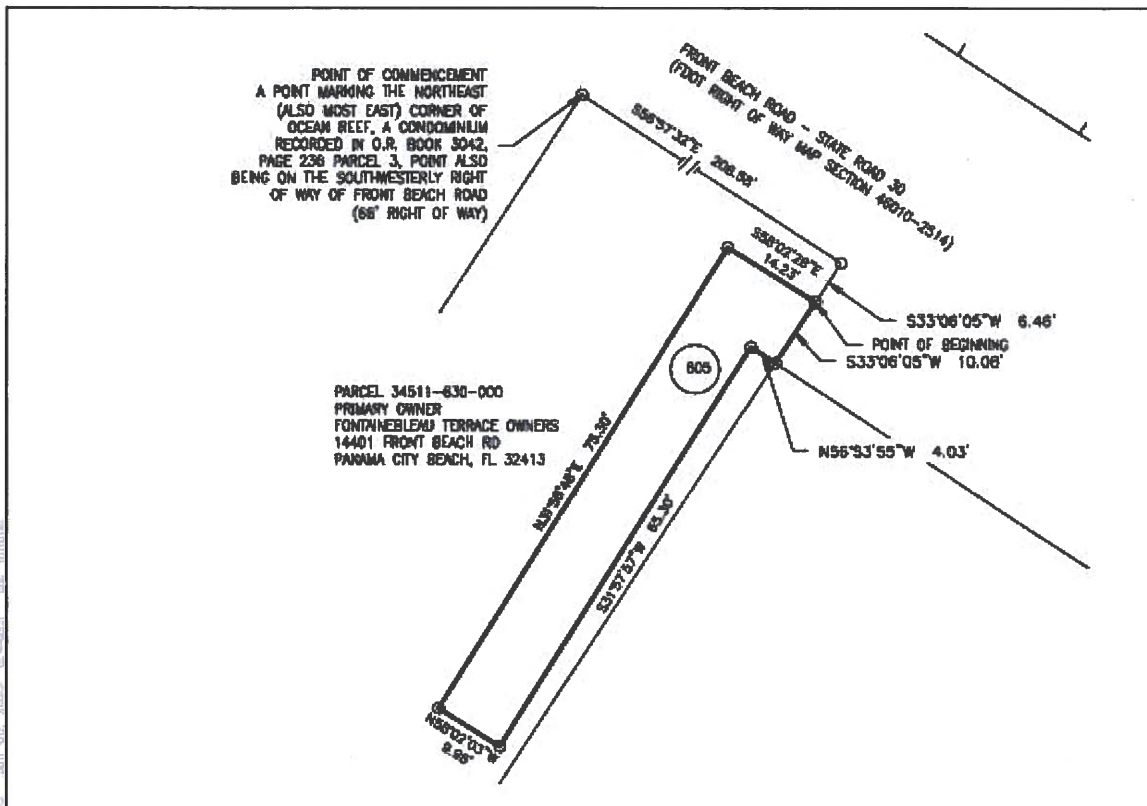
1. THE UNDERSIGNED SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING TITLE OR BOUNDARY TO THE SUBJECT PROPERTY. IT IS POSSIBLE THERE ARE RECORDED DEEDS, UNRECORDED DEEDS, EASEMENTS, RESTRICTIONS, SETBACKS OR OTHER INSTRUMENTS AND GOVERNMENT REGULATIONS WHICH COULD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

DAVID JON BARTLETT, P.S.M. DATE SIGNED
 PROFESSIONAL SURVEYOR & MAPPER No. LS9018



SKETCH OF DESCRIPTION		DRAWING DATE:	PROJECT NO.
FPL PERMANENT EASEMENT 804		08/07/2023	50104124
14806 FRONT BEACH ROAD		BY:	
CITY OF PANAMA CITY BEACH		DJB	
CRA PHASE 4.2		APPROVED BY:	S1
FB/PR: N.A.	FLD DATE: N.A.	SCALE: 1"=20'	JHG



PARCEL 34511-830-000
 PRIMARY OWNER
 FONTAINEBLEAU TERRACE OWNERS
 14401 FRONT BEACH RD
 PANAMA CITY BEACH, FL 32413

LEGAL DESCRIPTION: FPL PERMANENT EASEMENT 805

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 A POINT MARKING THE NORTHEAST (ALSO MOST EAST) CORNER OF OCEAN REEF, A CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 3042, PAGE 236, PARCEL 3 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA (POINT ALSO BEING ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF FRONT BEACH ROAD (66' RIGHT OF WAY) AND PROCEED SOUTH 56 DEGREES 57 MINUTES 32 SECONDS EAST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, FOR A DISTANCE 208.58 FEET; THENCE SOUTH 33 DEGREES 06 MINUTES 05 SECONDS WEST, FOR A DISTANCE OF 6.46 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 33 DEGREES 06 MINUTES 05 SECONDS WEST, FOR A DISTANCE OF 10.08 FEET; THENCE NORTH 56 DEGREES 53 MINUTES 55 SECONDS WEST, FOR A DISTANCE OF 4.03 FEET; THENCE SOUTH 31 DEGREES 57 MINUTES 57 SECONDS WEST, FOR A DISTANCE OF 65.30 FEET; THENCE NORTH 58 DEGREES 02 MINUTES 03 SECONDS WEST, FOR A DISTANCE OF 9.98 FEET; THENCE NORTH 31 DEGREES 58 MINUTES 48 SECONDS EAST, FOR A DISTANCE OF 75.30 FEET; THENCE SOUTH 58 DEGREES 02 MINUTES 28 SECONDS EAST, FOR A DISTANCE OF 14.23 FEET TO THE POINT OF BEGINNING. CONTAINING 793.83 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
 RWI = RIGHT OF WAY TAKING
 -||- = LINE NOT TO SCALE

GARD JON BARTLETT, P.S.M.		DATE SIGNED
PROFESSIONAL SURVEYOR & MAPPER No. L28018		

Dewberry
 DEWBERRY ENGINEERS INC.
 200 ABERDEEN PARKWAY
 PANAMA CITY, FLORIDA 32404
 PHONE: 904.822.0844 FAX: 904.822.1011
 WWW.DEWBERRY.COM
 CERTIFICATE OF AUTHORIZATION NO. L28011

SKETCH OF DESCRIPTION FPL PERMANENT EASEMENT 805 14401 FRONT BEACH ROAD CITY OF PANAMA CITY BEACH CRA PHASE 4.2	DRAWING DATE:	PROJECT NO.
	06/07/2023	50104124
	BY:	
	DJB	
APPROVED BY:		
JHG		S1
FR/PG: N.A.	FLD DATE: N.A.	SCALE: 1"=20'

	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.

(Continued on Sheet No. 9.779)