

RESOLUTION 21-220

A RESOLUTION OF THE CITY OF PANAMA CITY BEACH FLORIDA RELATING TO THE CONDEMNATION OF THAT CERTAIN PROPERTY LOCATED AT 15726, 15810, and 15812 FRONT BEACH ROAD WITHIN THE CITY FOR RIGHT OF WAY AND UTILITY PURPOSES TO SUPPORT THE IMPROVEMENT OF FRONT BEACH ROAD AND THAT ROAD'S INTERSECTION WITH POWELL ADAMS ROAD; MAKING FINDINGS OF FACT PUBLIC PURPOSE AND NECESSITY; AND AUTHORIZING THE APPROPRIATE OFFICERS OF THE CITY TO TAKE THE APPROPRIATE ACTIONS TO SECURE THE ACQUISITION OF THE PROPERTY BY EMINENT DOMAIN PROCEEDINGS.

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

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

WHEREAS, Powell Adams Road is a key north-south connector and evacuation route providing access to and from Panama City Beach Parkway to Front Beach Road; 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 (between Lullwater Drive and Powell Adams Road) and the improvement and signalization of the intersection of Powell Adams Road and Front Beach Road (the "Project") is necessary and

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

Resolution 21-220

Page 1 of 6

By: *Lynne Fasone*
CITY CLERK

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 Powell Adams and 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 both Powell Adams Road and 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, 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 10, 2020, by Resolution 20-168, and funds have been budgeted for this purpose; and

WHEREAS, the City has been unsuccessful in negotiating 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 the intersection of Powell Adams Road and Front Beach Road, for undergrounding electrical facilities necessitated by the improvement and expansion of Front Beach Road and Powell Adams 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 right of way as described in Exhibit A attached hereto, 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 perpetual easement in and the right to excavate for, install, bury, construct, maintain, repair, alter, access and operate its sanitary sewer, potable water, reuse water and stormwater utilities, as the same shall be located or relocated by said CITY, together with the right to allow the attachment of and also the right to install, maintain and use such junctions, manholes, drains, culverts and connectors as may be necessary or convenient in connection therewith (collectively, the Public Utilities"), and to lay, bury, construct, operate, maintain, dig up and repair an underground electrical distribution system and necessary related above ground facilities, with all necessary conductors, ducts, conduit, transformers, connection boxes, facilities and equipment, necessary or convenient in connection therewith from time to time (collectively, the "Electrical Facilities"), including the rights of ingress and egress thereto and therefrom.
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 Public Works Director or designate 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 9th day of, 2021.
September

CITY OF PANAMA CITY BEACH

BY: 
Mark Sheldon, Mayor

ATTEST:


Lynne Fasone, City Clerk

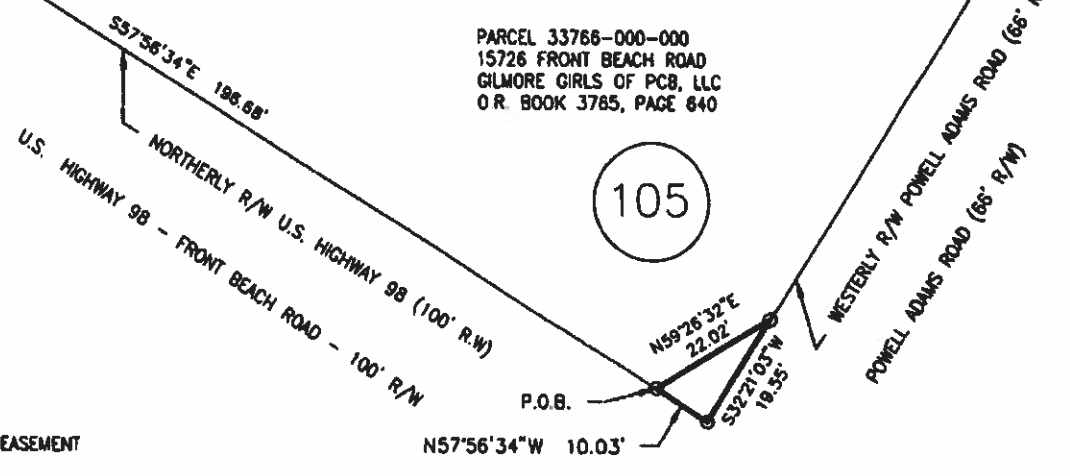
EXHIBIT A

Parcel	Interest Sought	Apparent Owner
105	Fee Simple	Gilmore Girls
769	Temporary Construction Easement	Gilmore Girls
770	Temporary Construction Easement	Gilmore Girls
801	Permanent Easement	Gilmore Girls
803	Permanent Easement	Gilmore Girls
715	Temporary Construction Easement	Gilmore Resorts
717	Temporary Construction Easement	15812FBR, LLC
718	Temporary Construction Easement	15812FBR, LLC

POINT OF COMMENCEMENT
SOUTHWEST CORNER OF
PROPERTY RECORDED IN
O.R. BOOK 3765, PAGE 640



LEGEND:
R/W = RIGHT OF WAY
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PARCEL 33766-000-000
15726 FRONT BEACH ROAD
GILMORE GIRLS OF PCB, LLC
O.R. BOOK 3765, PAGE 640

105

15726 FRONT BEACH ROAD ~ RIGHT OF WAY TAKEN

A PARCEL OF LAND LYING AND BEING IN SECTION 20, TOWNSHIP 3 SOUTH, RANGE 16 WEST, BAY COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT MARKING THE SOUTHWEST CORNER OF PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 3765, PAGE 640 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA, (POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 98 - FRONT BEACH ROAD - 100' RIGHT OF WAY) AND PROCEED SOUTH 57 DEGREES 56 MINUTES 34 SECONDS EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 196.68 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID NORTHERLY RIGHT OF WAY LINE PROCEED NORTH 59 DEGREES 26 MINUTES 32 SECONDS EAST, FOR A DISTANCE OF 22.02 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF POWELL ADAMS ROAD (66' RIGHT OF WAY); THENCE SOUTH 32 DEGREES 21 MINUTES 03 SECONDS WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 19.55 FEET TO THE AFORESAID NORTHERLY RIGHT OF WAY LINE; THENCE NORTH 57 DEGREES 56 MINUTES 34 SECONDS WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 10.03 FEET TO THE POINT OF BEGINNING, CONTAINING 98.00 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.



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

Dewberry
DEWBERRY ENGINEERS INC
201 ABERDEEN PARKWAY
PANAMA CITY FLOR DA 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.
RIGHT OF WAY TAKEN		07/08/2020	50104121
15726 FRONT BEACH ROAD		BY:	
CITY OF PANAMA CITY BEACH		DJB	S1 68
BAY COUNTY, FLORIDA		APPROVED BY:	
FB/PG. NA.	FLD DATE: NA	JG	
SCALE: 1"=30'			

LEGEND:

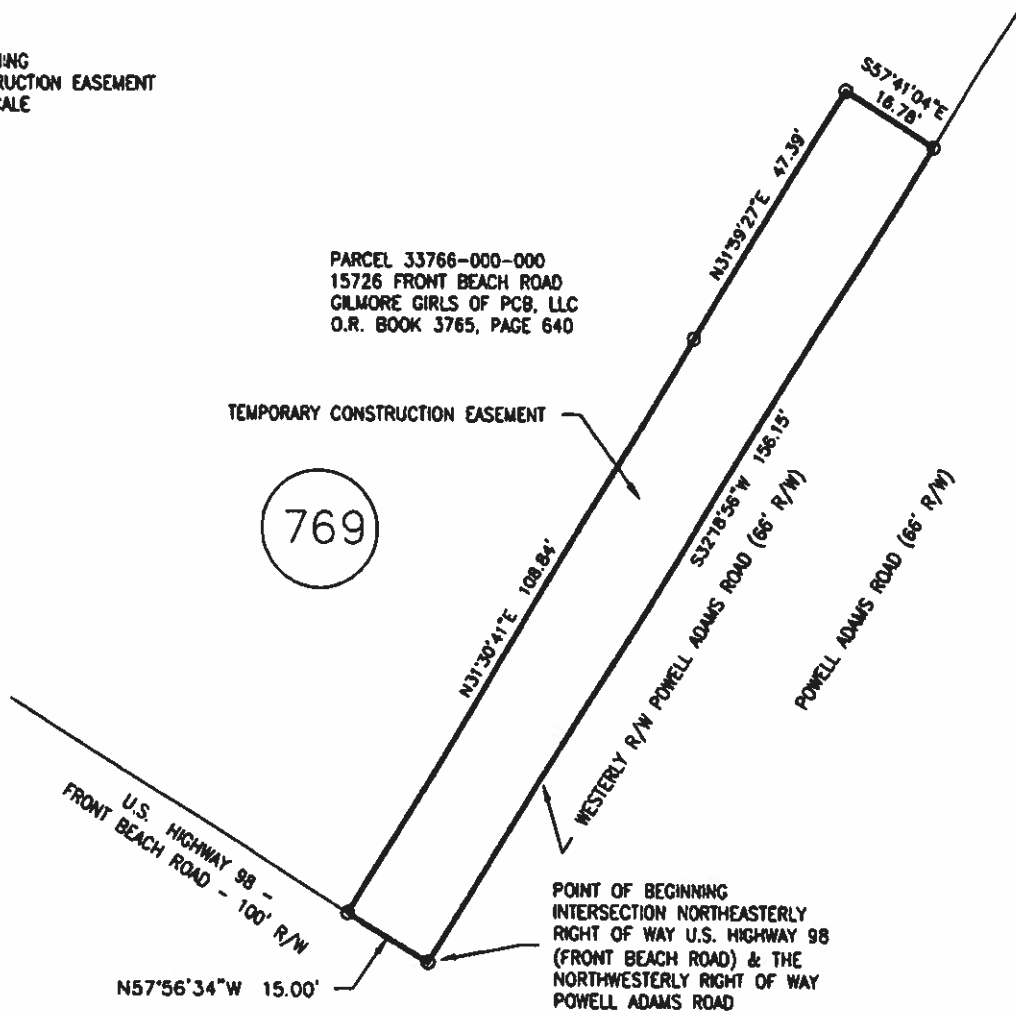
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- NO. = NUMBER
- P.O.B. = POINT OF BEGINNING
- TCE = TEMPORARY CONSTRUCTION EASEMENT
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PARCEL 33766-000-000
 15726 FRONT BEACH ROAD
 GILMORE GIRLS OF PCB, LLC
 O.R. BOOK 3765, PAGE 640

TEMPORARY CONSTRUCTION EASEMENT

769



15726 FRONT BEACH ROAD ~ TEMPORARY CONSTRUCTION EASEMENT -SOUTH

A PARCEL OF LAND LYING AND BEING IN SECTION 20, TOWNSHIP 3 SOUTH, RANGE 16 WEST, BAY COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A POINT MARKING THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 98 (FRONT BEACH ROAD) AND THE NORTHWESTERLY RIGHT OF WAY LINE OF POWELL ADAMS ROADS AND PROCEED NORTH 57 DEGREES 56 MINUTES 34 SECONDS WEST, ALONG THE SAID NORTHEASTERLY RIGHT OF WAY, FOR A DISTANCE OF 15.00 FEET; THENCE LEAVING SAID NORTHEASTERLY RIGHT OF WAY PROCEED NORTH 31 DEGREES 30 MINUTES 41 SECONDS EAST, FOR A DISTANCE OF 108.84 FEET; THENCE NORTH 31 DEGREES 59 MINUTES 27 SECONDS EAST, FOR A DISTANCE OF 47.39 FEET; THENCE SOUTH 57 DEGREES 41 MINUTES 04 SECONDS EAST, FOR A DISTANCE OF 16.78 FEET TO THE AFORESAID NORTHWESTERLY RIGHT OF WAY LINE OF POWELL ADAMS ROAD; THENCE SOUTH 32 DEGREES 18 MINUTES 56 SECONDS EAST, ALONG SAID NORTHWESTERLY RIGHT OF WAY FOR A DISTANCE OF 156.15 FEET TO THE POINT OF BEGINNING. CONTAINING 2502.97 SQUARE FEET OR 0.057 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.

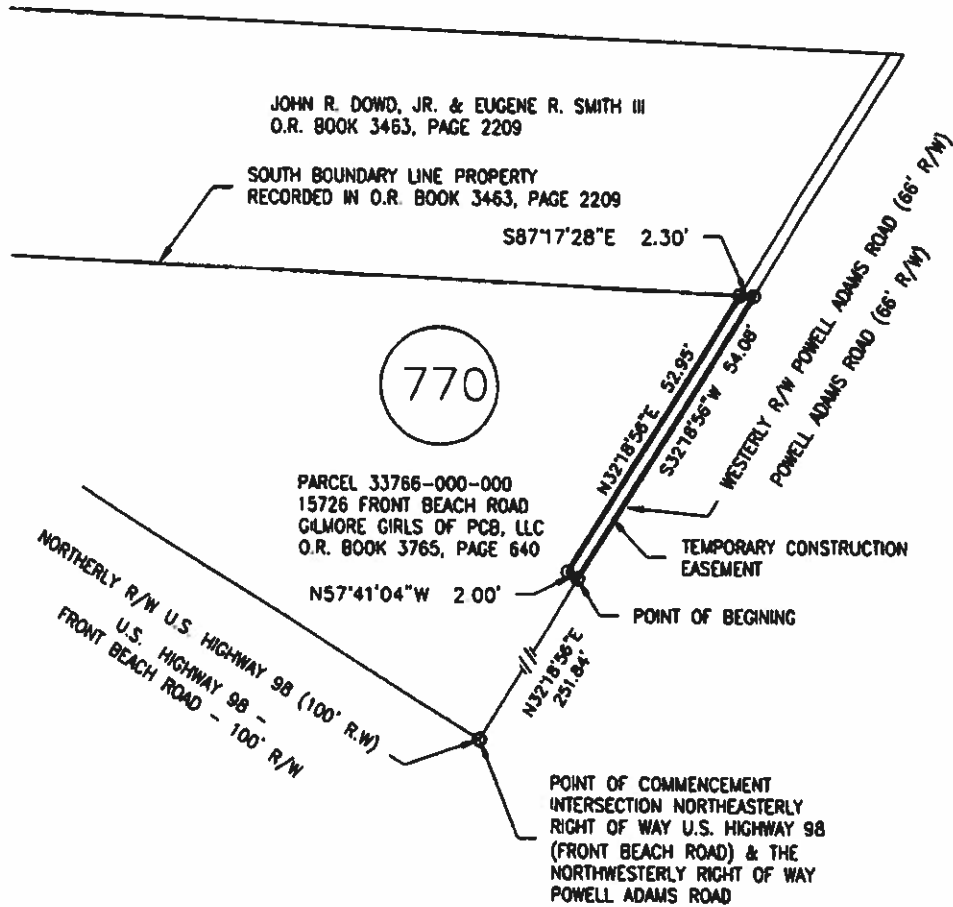
DAVID JON BARTLETT, P.S.M. DATE SIGNED
 PROFESSIONAL SURVEYOR & MAPPER No. LS4018

Dewberry
 DEWBERRY ENGINEERS INC
 203 ABERDEEN PARKWAY
 PANAMA CITY FLORIDA 32405
 PHONE 850 522 0644 FAX 850 522 1011
 WWW.DWBERRY.COM
 CERTIFICATE OF AUTHORIZATION NO. LB 8011

SKETCH OF DESCRIPTION		DRAWING DATE:	PROJECT NO.
TEMPORARY CONSTRUCTION EASEMENT		04/28/2021	50104121
15726 FRONT BEACH ROAD		BY:	
CITY OF PANAMA CITY BEACH		DJB	S1 69
BAY COUNTY, FLORIDA		APPROVED BY:	
FB/PG. NA.	FLD DATE: NA	SCALE: 1"=30'	

LEGEND:

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15726 FRONT BEACH ROAD ~ TEMPORARY CONSTRUCTION EASEMENT - NORTH

A PARCEL OF LAND LYING AND BEING IN SECTION 20, TOWNSHIP 3 SOUTH, RANGE 16 WEST, BAY COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT MARKING THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 98 (FRONT BEACH ROAD) AND THE NORTHWESTERLY RIGHT OF WAY LINE OF POWELL ADAMS ROADS AND PROCEED NORTH 32 DEGREES 18 MINUTES 56 SECONDS EAST, ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE FOR A DISTANCE OF 251.84 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID NORTHWESTERLY RIGHT OF WAY LINE PROCEED NORTH 57 DEGREES 41 MINUTES 04 SECONDS WEST, FOR A DISTANCE OF 2.00 FEET; THENCE NORTH 32 DEGREES 18 MINUTES 56 SECONDS EAST, FOR A DISTANCE OF 52.95 FEET TO THE SOUTH BOUNDARY LINE PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 3463, PAGE 2209 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA; THENCE SOUTH 87 DEGREES 17 MINUTES 28 SECONDS EAST, ALONG SAID SOUTH BOUNDARY LINE, FOR A DISTANCE OF 2.30 FEET TO THE AFORESAID NORTHWESTERLY RIGHT OF WAY LINE OF POWELL ADAMS ROAD; THENCE SOUTH 32 DEGREES 18 MINUTES 56 SECONDS WEST, FOR A DISTANCE OF 54.08 FEET TO THE POINT OF BEGINNING. CONTAINING 107.029 SQUARE FEET OR 0.002 ACRES, MORE OR LESS.

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

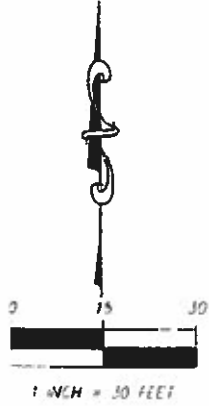
Dewberry
DEWBERRY ENGINEERS INC
203 ABERDEEN PARKWAY
PANAMA CITY FLORIDA 32405
PHONE 850.522.0644 FAX 850.522.1011
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION NO. LB 8911

SKETCH OF DESCRIPTION		DRAWING DATE:	PROJECT NO.
TEMPORARY CONSTRUCTION EASEMENT		04/26/2021	50104121
15726 FRONT BEACH ROAD		BY:	
CITY OF PANAMA CITY BEACH		DJB	S1 70
BAY COUNTY, FLORIDA		APPROVED BY:	
FB/PG. NA.	FLD DATE: NA	JG	

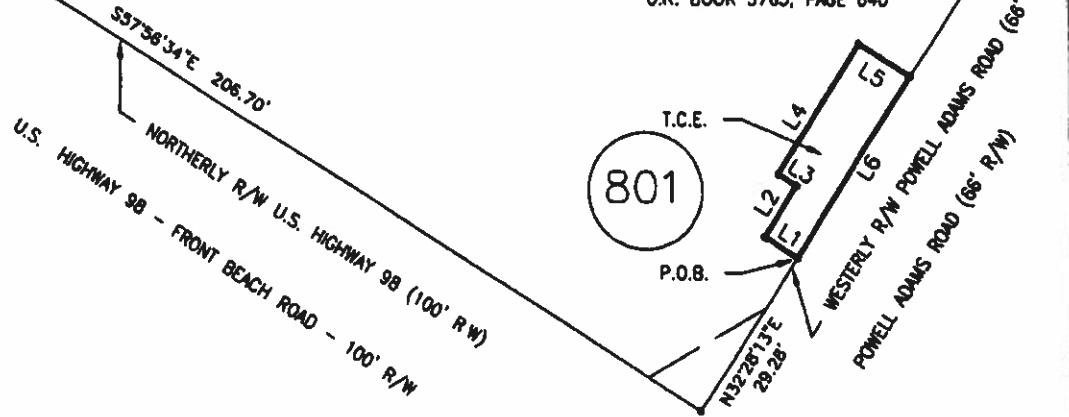
POINT OF COMMENCEMENT
SOUTHWEST CORNER OF
PROPERTY RECORDED IN
O.R. BOOK 3765, PAGE 640

Line Table		
Line #	Bearing	Length
L1	N57°40'48"W	6.30
L2	N32°19'12"E	9.77
L3	N57°40'48"W	3.47
L4	N32°19'12"E	25.00
L5	S57°40'48"E	9.69
L6	S32°18'56"W	34.77

PARCEL 33766-000-000
15726 FRONT BEACH ROAD
GILMORE GIRLS OF PCB, LLC
O.R. BOOK 3765, PAGE 640



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15726 FRONT BEACH ROAD ~ PERPETUAL EASEMENT

A PARCEL OF LAND LYING AND BEING IN SECTION 20, TOWNSHIP 3 SOUTH, RANGE 16 WEST, BAY COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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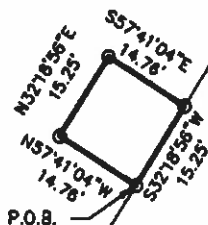
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PROFESSIONAL SURVEYOR & MAPPER No. LS4018

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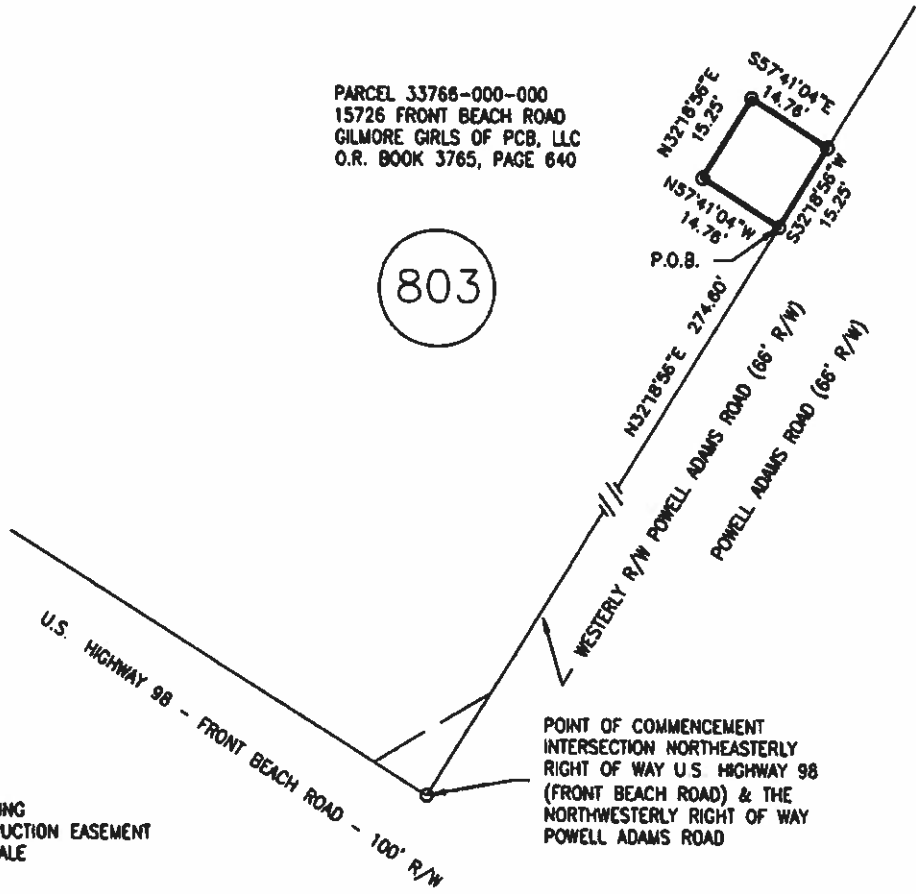
SKETCH OF DESCRIPTION		DRAWING DATE:	PROJECT NO.
PERPETUAL EASEMENT 15726 FRONT BEACH ROAD CITY OF PANAMA CITY BEACH BAY COUNTY, FLORIDA		07/07/2021	50104121
BY:		DJB	
APPROVED BY:		S1 71	
FB/PG: NA.	FLD DATE: NA	SCALE: 1"=30'	
		JG	

PARCEL 33766-000-000
 15726 FRONT BEACH ROAD
 GILMORE GIRLS OF PCB, LLC
 O.R. BOOK 3765, PAGE 640

803



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POINT OF COMMENCEMENT
 INTERSECTION NORTHEASTERLY
 RIGHT OF WAY U.S. HIGHWAY 98
 (FRONT BEACH ROAD) & THE
 NORTHWESTERLY RIGHT OF WAY
 POWELL ADAMS ROAD

15726 FRONT BEACH ROAD ~ PERPETUAL EASEMENT

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 CONTAINING 225.109 SQUARE FEET OR 0.0051 ACRES, MORE OR LESS.

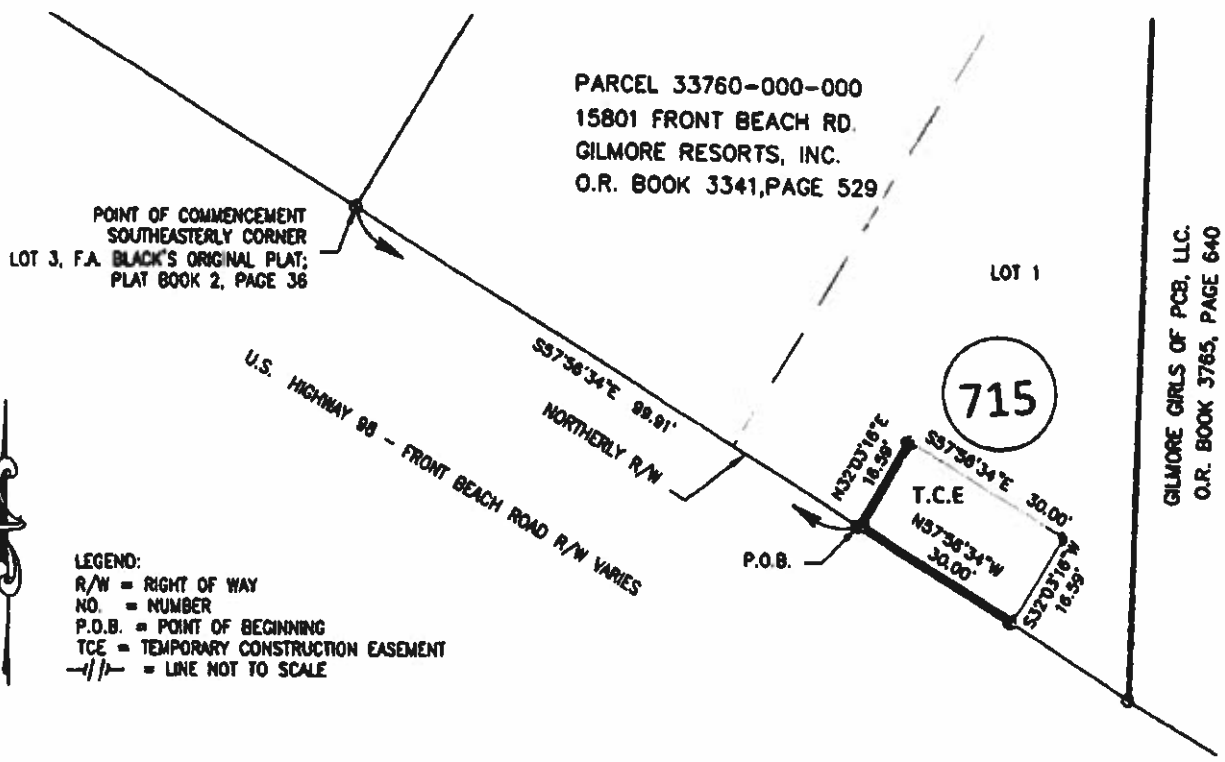
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DAVID JON BARTLETT, P.S.M. DATE SIGNED
 PROFESSIONAL SURVEYOR & MAPPER No. LS4018

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 CERTIFICATE OF AUTHORIZATION NO. LB 8011

SKETCH OF DESCRIPTION		DRAWING DATE:	PROJECT NO.
PERPETUAL EASEMENT		07/07/2021	50104121
15726 FRONT BEACH ROAD		BY:	
CITY OF PANAMA CITY BEACH		DJB	
BAY COUNTY, FLORIDA		APPROVED BY:	
FB/PG: NA.	FLD DATE: NA	JG	S1 72
SCALE: 1"=30'			

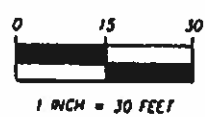


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15801 FRONT BEACH ROAD - TEMPORARY CONSTRUCTION EASEMENT (715)

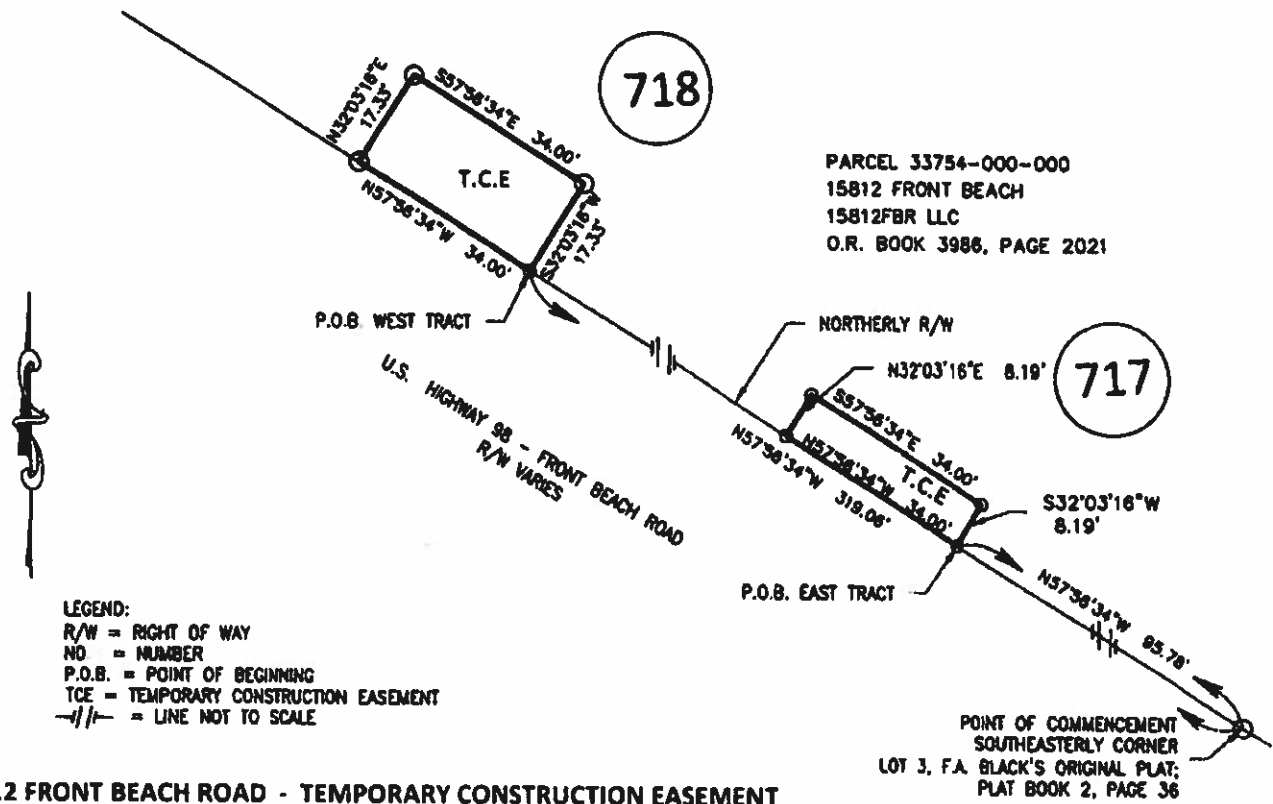
COMMENCE AT A POINT MARKING THE SOUTHEASTERLY CORNER OF LOT 3, BLACK'S ORIGINAL PLAT, A SUBDIVISION AS RECORDED IN PLAT BOOK 2, PAGE 36 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA (POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 98) THENCE SOUTH 57 DEGREES 56 MINUTES 34 SECONDS EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 99.91 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 16.59 FEET; THENCE SOUTH 57 DEGREES 56 MINUTES 34 SECONDS EAST, FOR A DISTANCE OF 34.00 FEET; THENCE SOUTH 32 DEGREES 03 MINUTES 16 SECONDS WEST, FOR A DISTANCE OF 16.59 FEET TO THE AFORESAID NORTHERLY RIGHT OF WAY LINE; THENCE NORTH 57 DEGREES 56 MINUTES 34 SECONDS WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 34.00 FEET TO THE POINT OF BEGINNING. CONTAINING 497.6312 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

<p>Dewberry DEWBERRY ENGINEERS INC 203 ABERDEEN PARKWAY PANAMA CITY, FLORIDA 32405 PHONE 850 522.0844 FAX 850 522 1011 WWW.DEWBERRY.COM CERTIFICATE OF AUTHORIZATION NO. LB 1011</p>	<p>SKETCH OF DESCRIPTION</p> <p>LICENSE AGREEMENT 15801 FRONT BEACH ROAD CITY OF PANAMA CITY BEACH BAY COUNTY, FLORIDA</p>		<p>DRAWING DATE:</p> <p>07/08/2021</p>	<p>PROJECT NO.</p> <p>50104121</p>
			<p>BY:</p> <p>DJB</p>	
			<p>APPROVED BY:</p> <p>JG</p>	<p>S1</p>
	<p>PB/PG: NA</p>	<p>FLD DATE: NA</p>	<p>SCALE: 1"=30'</p>	



PARCEL 33754-000-000
 15812 FRONT BEACH
 15812FBR LLC
 O.R. BOOK 3986, PAGE 2021

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

POINT OF COMMENCEMENT
 SOUTHEASTERLY CORNER
 LOT 3, F.A. BLACK'S ORIGINAL PLAT;
 PLAT BOOK 2, PAGE 36

15812 FRONT BEACH ROAD - TEMPORARY CONSTRUCTION EASEMENT

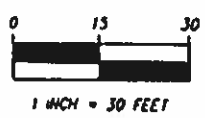
'EAST TRACT' (717)

COMMENCE AT A POINT MARKING THE SOUTHEASTERLY CORNER OF LOT 3, BLACK'S ORIGINAL PLAT, A SUBDIVISION AS RECORDED IN PLAT BOOK 2, PAGE 36 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA (POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 98) THENCE NORTH 57 DEGREES 56 MINUTES 34 SECONDS WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 95.78 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 57 DEGREES 56 MINUTES 34 SECONDS WEST, FOR A DISTANCE OF 34.00 FEET; THENCE NORTH 32 DEGREES 03 MINUTES 16 SECONDS EAST, FOR A DISTANCE OF 8.19 FEET; THENCE SOUTH 57 DEGREES 56 MINUTES 34 SECONDS EAST, FOR A DISTANCE OF 34.00 FEET; THENCE SOUTH 32 DEGREES 03 MINUTES 16 SECONDS WEST, FOR A DISTANCE OF 8.19 FEET TO THE POINT OF BEGINNING. CONTAINING 278.38 SQUARE FEET.

'WEST TRACT' (718)

COMMENCE AT A POINT MARKING THE SOUTHEASTERLY CORNER OF LOT 3, BLACK'S ORIGINAL PLAT, A SUBDIVISION AS RECORDED IN PLAT BOOK 2, PAGE 36 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA (POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 98) THENCE NORTH 57 DEGREES 56 MINUTES 34 SECONDS WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 319.06 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 57 DEGREES 56 MINUTES 34 SECONDS WEST, FOR A DISTANCE OF 34.00 FEET; THENCE NORTH 32 DEGREES 03 MINUTES 16 SECONDS EAST, FOR A DISTANCE OF 17.33 FEET; THENCE SOUTH 57 DEGREES 56 MINUTES 34 SECONDS EAST, FOR A DISTANCE OF 34.00 FEET; THENCE SOUTH 32 DEGREES 03 MINUTES 16 SECONDS WEST, FOR A DISTANCE OF 17.33 FEET TO THE POINT OF BEGINNING. CONTAINING 589.157 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.



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

Dewberry
 DEWBERRY ENGINEERS INC
 203 ABERDEEN PARKWAY
 PANAMA CITY, FLORIDA 32405
 PHONE 850 822 0644 FAX 850 522 1011
 WWW.DEWBERRY.COM
 CERTIFICATE OF AUTHORIZATION NO. LB 8011

SKETCH OF DESCRIPTION		DRAWING DATE:	PROJECT NO.
LICENSE AGREEMENT		07/07/2021	50104121
15812 FRONT BEACH ROAD		BY:	
CITY OF PANAMA CITY BEACH		DJB	
BAY COUNTY, FLORIDA		APPROVED BY:	S1
FB/PG. NA.	FLD DATE: NA	JG	
SCALE: 1"=30'			