

RESOLUTION 16-23

A RESOLUTION OF THE CITY OF PANAMA CITY BEACH, APPROVING CONSTRUCTION DRAWINGS FOR THE NORTH PIER PARK DRIVE ROADWAY EXTENSION AND LOOP ROAD PROJECT AND AUTHORIZING THE APPROPRIATE OFFICERS OF THE CITY TO EXECUTE, DELIVER AND ACCEPT THE DOCUMENTATION NECESSARY TO EFFECT THE CONVEYANCE OF LAND FOR THE PROJECT.

WHEREAS, on March 26, 2015, the City of Panama City Beach adopted Resolution 15-81, approving that certain Conveyance Agreement with The St. Joe Company (the "Agreement") related to the construction of a North Pier Park Roadway Extension and Loop Road connecting North Pier Park Drive and State Road 79, and the conveyance of land to the City for such project; and

WHEREAS, St. Joe has submitted 90% construction drawings and a legal description for the proposed Project for the City Council's approval, as contemplated by that Agreement; and

WHEREAS, the City has reviewed the construction drawings and found them to be consistent with the Project contemplated by the Agreement and with the 60% design plans previously submitted; and

WHEREAS, the City has reviewed the legal description and found it to be consistent with the Project contemplated by the Agreement.

NOW THEREFORE, BE IT RESOLVED that:

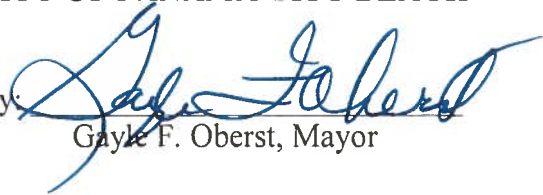
1. The City Council of the City of Panama City Beach does hereby approve the 90% construction drawings for the North Pier Park Roadway Extension and Loop Road submitted by the St. Joe Company dated November 2015 and further identified as Project No. 190.248, prepared by Preble Rish, Inc., in accordance with the terms and conditions in said Agreement.
2. The appropriate officers of the City are authorized to execute, deliver and accept on behalf of the City the papers and documents necessary to convey the land described in the attached Exhibit A to the City in accordance with the Agreement.

THIS RESOLUTION shall be effective immediately upon passage.

PASSED in regular session this 12th day of November, 2015.

CITY OF PANAMA CITY BEACH

By:



Gayle F. Oberst, Mayor

ATTEST:



Diane Fowler, City Clerk

EXHIBIT "A"
DESCRIPTION AND SKETCH OF PROPOSED
RIGHT OF WAY

A PORTION OF SECTION 17, TOWNSHIP 3 SOUTH,
 RANGE 16 WEST
 BAY COUNTY, FLORIDA

DESCRIPTION PROPOSED RIGHT-OF-WAY (RIGHT-OF-WAY WIDTH VARIES):

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 16 WEST, BAY COUNTY, FLORIDA; THENCE ALONG THE WEST BOUNDARY OF SAID SECTION 17, NORTH 01°33'11" EAST FOR A DISTANCE OF 2130.31 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 98 (PANAMA CITY BEACH PARKWAY - A 200 FEET WIDE RIGHT-OF-WAY); THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: SOUTH 69°52'52" EAST FOR A DISTANCE OF 725.05 FEET TO A POINT OF CURVATURE TO THE RIGHT AND CONCAVE SOUTHWESTERLY; THENCE SOUTHEASTERLY ALONG SAID ARC OF CURVE WITH A RADIUS OF 5661.65 FEET, A DELTA ANGLE OF 15°41'00", (CHORD BEARING SOUTH 62°02'22" EAST A DISTANCE OF 1544.91 FEET) FOR AN ARC DISTANCE OF 1549.74 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 54°11'52" EAST FOR A DISTANCE OF 180.91 FEET; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE, NORTH 35°48'08" EAST FOR A DISTANCE OF 200.00 FEET TO THE INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 98 AND THE PROPOSED WESTERLY RIGHT-OF-WAY LINE; SAID POINT OF INTERSECTION ALSO BEING THE **POINT OF BEGINNING** OF HEREIN DESCRIBED PARCEL; THENCE ALONG SAID PROPOSED WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES: NORTH 32°04'09" EAST FOR A DISTANCE OF 219.46 FEET; THENCE SOUTH 57°55'51" EAST FOR A DISTANCE OF 11.00 FEET; THENCE NORTH 32°04'09" EAST FOR A DISTANCE OF 529.75 FEET; THENCE NORTH 57°55'51" WEST FOR A DISTANCE OF 18.53 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY ALONG ARC OF SAID CURVE WITH A RADIUS OF 4937.50 FEET, A DELTA ANGLE OF 4°38'27", (CHORD BEARING NORTH 26°54'51" EAST A DISTANCE OF 399.82 FEET), FOR AN ARC DISTANCE OF 399.93 FEET TO THE POINT OF TANGENCY; THENCE NORTH 24°35'17" EAST FOR A DISTANCE OF 143.22 FEET TO A POINT OF CURVATURE CONCAVE TO THE NORTHWEST, THENCE NORTHEASTERLY ALONG ARC OF SAID CURVE WITH A RADIUS OF 1937.50 FEET, A DELTA ANGLE OF 11°48'22", (CHORD BEARING NORTH 18°41'06" EAST A DISTANCE OF 398.52 FEET) FOR AN ARC DISTANCE OF 399.23 FEET TO THE POINT OF TANGENCY; THENCE NORTH 12°46'55" EAST FOR A DISTANCE OF 94.87 FEET; THENCE DEPARTING PROPOSED WESTERLY RIGHT-OF-WAY, SOUTH 77°13'05" EAST FOR A DISTANCE OF 159.13 FEET TO THE PROPOSED EASTERLY RIGHT-OF-WAY LINE AND THE WESTERLY BOUNDARY OF PALMETTO TRACE PHASE FOUR AS FOUND IN PLAT BOOK 21, PAGE 48, OF THE PUBLIC RECORDS OF BAY COUNTY, THENCE ALONG SAID WESTERLY BOUNDARY (AND THE SOUTHWESTERLY EXTENSION THEREOF) AND THE PROPOSED EASTERLY RIGHT-OF-WAY LINE, SOUTH 18°29'03" WEST FOR A DISTANCE OF 623.79 FEET; THENCE SOUTH 32°04'09" WEST FOR A DISTANCE OF 1220.12 FEET TO THE AFORESAID NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 98, THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 54°11'52" WEST FOR A DISTANCE OF 111.24 FEET TO THE **POINT OF BEGINNING**. SAID PARCEL LYING IN AND BEING A PORTION OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 16 WEST, BAY COUNTY, FLORIDA. CONTAINING 5.256 ACRES, MORE OR LESS.

SHEET 1 OF 2

SKETCH ON SHEET 2 OF 2

THIS IS NOT A SURVEY


PREPARED FOR: THE ST. JOE COMPANY DATE: 09/04/2007 SCALE: N/A PROJECT #: 07-0594.000 DESIGN: MAS CHECKED: SMK	NOTES: <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>	 ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS Phone: (850) 236-4868 L.R. #2648 100 BLCKRICH ROAD, SUITE 120 PANAMA CITY BEACH, FL 32407
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EXHIBIT "A"
DESCRIPTION AND SKETCH OF
PROPOSED RIGHT OF WAY
A PORTION OF SECTION 17, TOWNSHIP 3 SOUTH,
RANGE 16 WEST
BAY COUNTY, FLORIDA

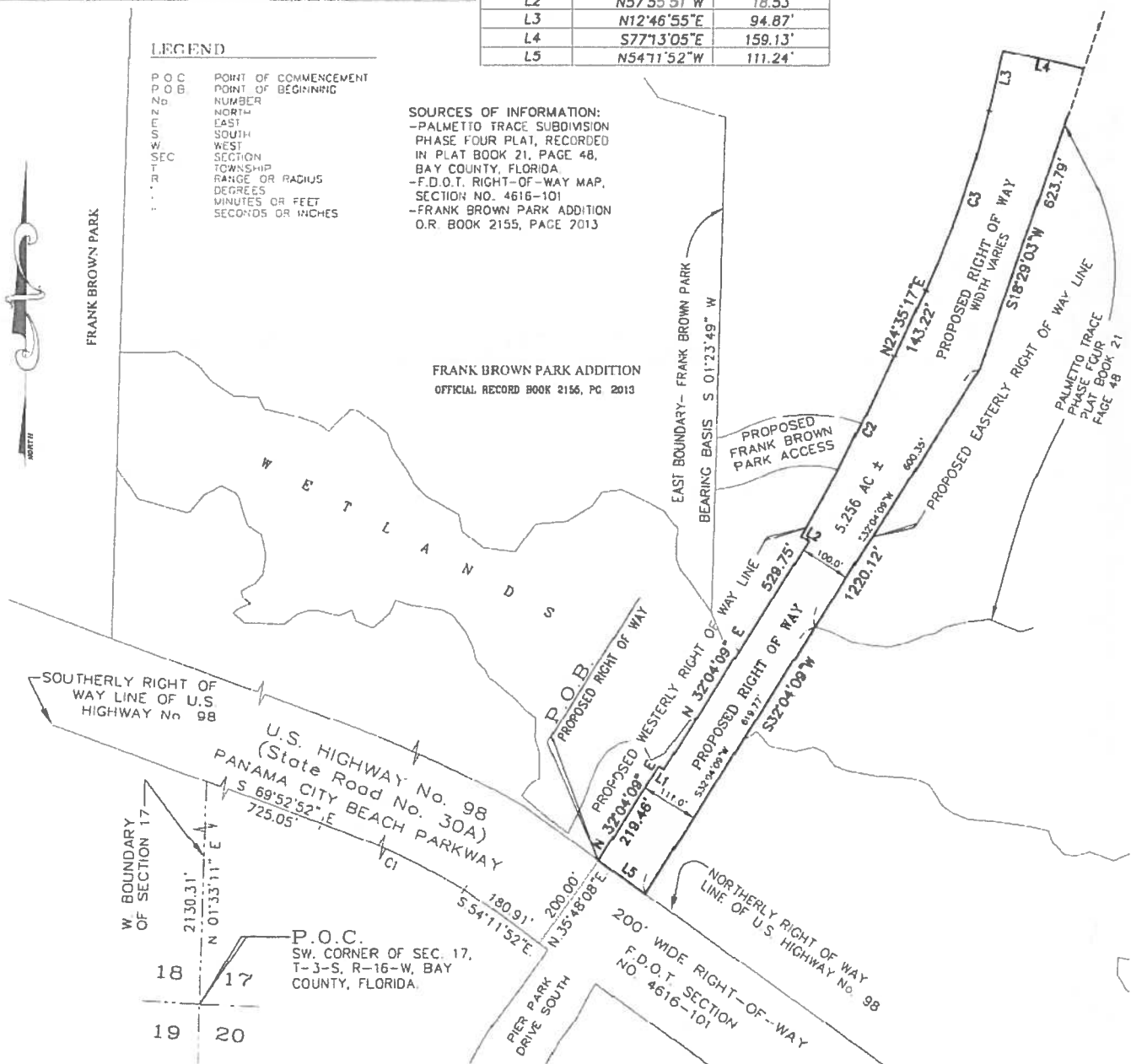
CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BRG.	CHORD	ARC
C1	5661.65'	15°41'00"	S62°02'22"E	1544.91'	1549.74'
C2	4937.50'	04°38'27"	N26°54'51"E	399.82'	399.93'
C3	1937.50'	11°48'22"	N18°41'06"E	398.52'	399.23'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S57°55'51"E	11.00'
L2	N57°55'51"W	18.53'
L3	N12°46'55"E	94.87'
L4	S77°13'05"E	159.13'
L5	N54°11'52"W	111.24'

LEGEND

P O C POINT OF COMMENCEMENT
 P O B POINT OF BEGINNING
 N No NUMBER
 N NORTH
 E EAST
 S SOUTH
 W WEST
 SEC SECTION
 T TOWNSHIP
 R RANGE OR RADIUS
 DEGREES
 MINUTES OR FEET
 SECONDS OR INCHES

SOURCES OF INFORMATION:
 -PALMETTO TRACE SUBDIVISION
 PHASE FOUR PLAT, RECORDED
 IN PLAT BOOK 21, PAGE 48,
 BAY COUNTY, FLORIDA
 -F.D.O.T. RIGHT-OF-WAY MAP,
 SECTION NO. 4616-101
 -FRANK BROWN PARK ADDITION
 O.R. BOOK 2155, PAGE 2013



SHEET 2 OF 2

DESCRIPTION ON SHEET 1 OF 2 -SKETCH OF DESCRIPTION- THIS IS NOT A SURVEY

PREPARED FOR:
 THE ST. JOE COMPANY
 DATE: 09/18/2007 SCALE: 1"=300'
 PROJECT #: 07-0594.000
 DESIGN: MAS CHECKED: SMK

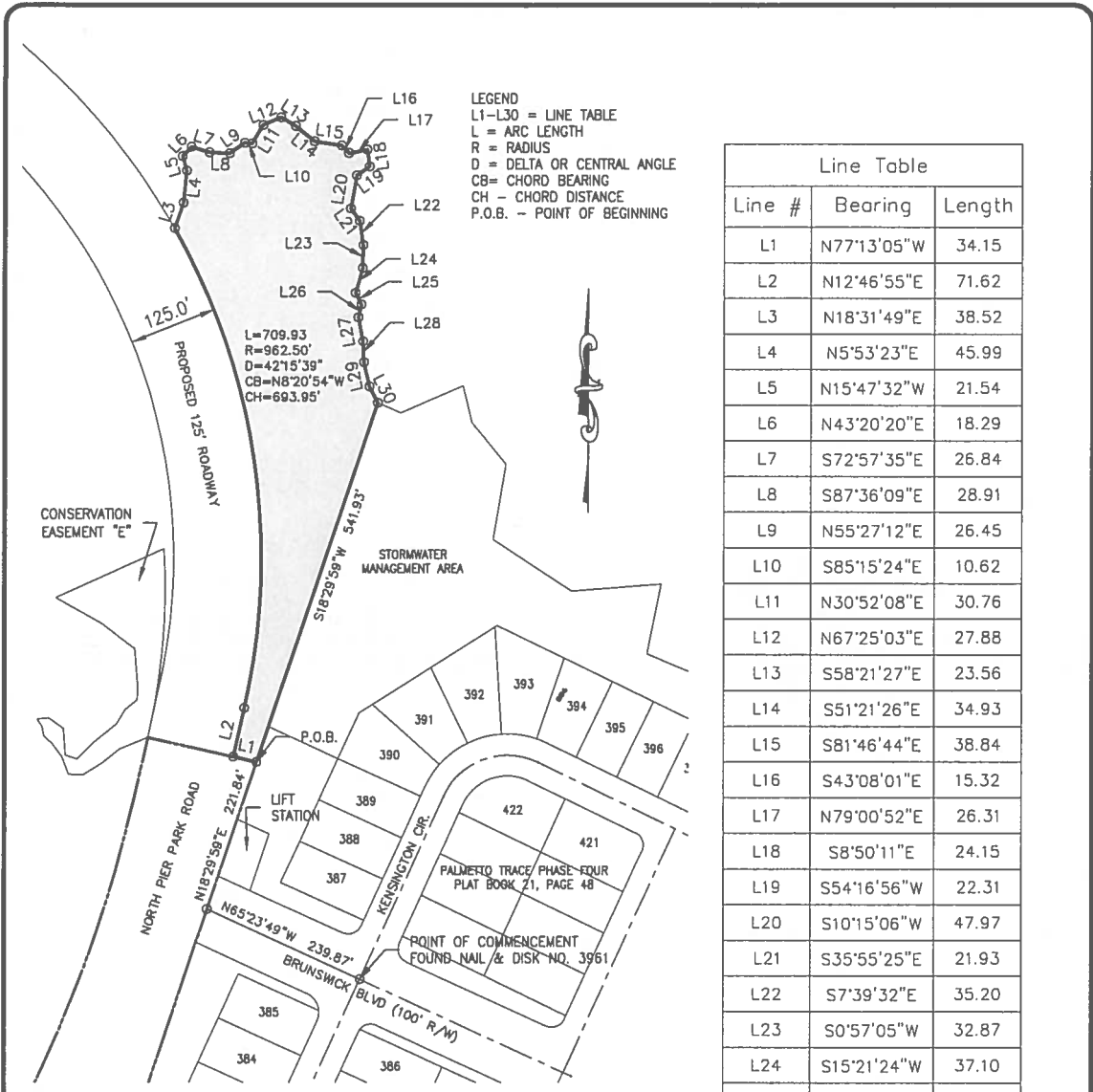
NOTES:



Phone: (850) 236-4868 L.B. #2648

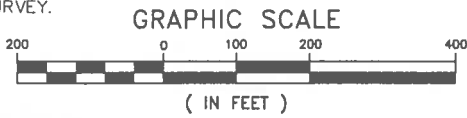
100 BECKRICH ROAD, SUITE 120

PANAMA CITY BEACH, FL 32407



SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE REFERENCED TO FLORIDA STATE PLANE COORDINATES, NORTH ZONE, NAD 1983/90, U.S. SURVEY FEET.
2. THIS SKETCH, MAP, AND REPORT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. SOURCE OF INFORMATION: PREVIOUS SURVEY BY PREBLE-RISH, INC.
4. NO TITLE SEARCH, TITLE OPINION OR ABSTRACT WAS PERFORMED BY, NOR PROVIDED TO PREBLE-RISH, INC., FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, ENCROACHMENTS, RIGHT-OF-WAYS, BUILDING SETBACKS, RESTRICTIVE COVENANTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OR USE OF THE SUBJECT PROPERTY.
5. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA.
6. THIS IS NOT A BOUNDARY SURVEY.



UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAN OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

DAVID JOH BARTLETT P.L.S.
 PROFESSIONAL SURVEYOR & MAPPER
 FLORIDA LICENSE NO. L.S. 4016
 DATE SIGNED: 11-11-15
 PROJECT NO: 190.248

PREBLE-RISH, INC.
 CONSULTING ENGINEERS
 CIVIL • SURVEYING • SITE PLANNING

1515 W. WASHINGTON ST. SUITE 200
 PANAMA CITY, FL 32404
 904.721.7200

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 904.721.7200

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 PANAMA CITY, FL 32404
 904.721.7200

SKETCH OF DESCRIPTION
 PIER PARK LOOP ROAD POND 3
 SECTION 17, T-3-S, R-16-W
 CITY OF PANAMA CITY BEACH
 BAY COUNTY, FLORIDA

DATE	11-11-15	PROJECT NO.	190.248
SCALE	1"=200'	SHEET	S1
DRAWN	DJB		
CHECKED	FCR		

LEGAL DESCRIPTION POND 3

A parcel of land lying and being in Section 17, Township 3 South, Range 16 West, Bay County, Florida and being more particularly described as follows:

Commence at a found nail and disk No. 3961 marking the centerline intersection of Brunswick Boulevard (100' Right of Way) and Kensington Circle (60' Right of Way) as shown on Plat of Palmetto Trace Phase Four, a subdivision as per plat thereof recorded in Plat Book 21, Page 48 of the Public Records of Bay County, Florida and proceed thence North 65 degrees 23 minutes 49 seconds West, along the centerline of said Brunswick Boulevard, for a distance of 239.87 feet to the intersection of said centerline with the Westerly boundary line of said Palmetto Trace Phase Four; thence leaving said centerline proceed North 18 degrees 29 minutes 59 seconds East, along the said Westerly boundary line, for a distance of 221.84 feet to the POINT OF BEGINNING; thence leaving said Westerly boundary line proceed North 77 degrees 13 minutes 05 seconds West, for a distance of 34.15 feet to a point on the East boundary line of a proposed 125 foot roadway; thence Northerly along said roadway as follow: North 12 degrees 46 minutes 55 seconds East, for a distance of 71.62 feet to a point on a curve concave west, having a radius of 962.50 feet, through a central angle of 42 degrees 15 minutes 39 seconds; thence proceed northerly along said curve for an arc distance of 709.93 feet, (chord bearing and distance = North 08 degrees 20 minutes 55 seconds West, for a distance of 693.95 feet); thence leaving said East boundary line proceed North 18 degrees 31 minutes 49 seconds East, for a distance of 38.52 feet; thence North 05 degrees 53 minutes 23 seconds East, for a distance of 45.99 feet; thence North 15 degrees 47 minutes 32 seconds West, for a distance of 21.54 feet; thence North 43 degrees 20 minutes 20 seconds East, for a distance of 18.29 feet; thence South 72 degrees 57 minutes 35 seconds East, for a distance of 26.84 feet; thence South 87 degrees 36 minutes 09 seconds East, for a distance of 28.91 feet; thence North 55 degrees 27 minutes 12 seconds East, for a distance of 26.45 feet; thence South 85 degrees 15 minutes 24 seconds East, for a distance of 10.62 feet; thence North 30 degrees 52 minutes 08 seconds East, for a distance of 30.76 feet; thence North 67 degrees 25 minutes 03 seconds East, for a distance of 27.88 feet; thence South 58 degrees 21 minutes 27 seconds East, for a distance of 23.56 feet; thence South 51 degrees 21 minutes 26 seconds East, for a distance of 34.93 feet; thence South 81 degrees 46 minutes 44 seconds East, for a distance of 38.84 feet; thence South 43 degrees 08 minutes 01 seconds East, for a distance of 15.32 feet; thence North 79 degrees 00 minutes 52 seconds East, for a distance of 26.31 feet; thence South 08 degrees 50 minutes 11 seconds East, for a distance of 24.15 feet; thence South 54 degrees 16 minutes 56 seconds West, for a distance of 22.31 feet; thence South 10 degrees 15 minutes 06 seconds West, for a distance of 47.97 feet; thence South 35 degrees 55 minutes 25 seconds East, for a distance of 21.93 feet; thence South 07 degrees 39 minutes 32 seconds East, for a distance of 35.20 feet; thence South 00 degrees 57 minutes 05 seconds West, for a distance of 32.87 feet; thence South 15 degrees 21 minutes 24 seconds West, for a distance of 37.10 feet; thence South 26 degrees 11 minutes 25 seconds East, for a distance of 18.57 feet; thence South 13 degrees 10 minutes 44 seconds West, for a distance of 18.54 feet; thence South 10 degrees 42 minutes 12 seconds East, for a distance of 35.16 feet; thence South 02 degrees 55 minutes 14 seconds East, for a distance of 29.83 feet; thence South 12 degrees 44 minutes 26 seconds East, for a distance of 35.78 feet; thence South 26 degrees 56 minutes 27 seconds East, for a distance of 26.13 feet to the Northwesterly corner aforesaid Palmetto Trace Phase Four (also being the Northwesterly corner of a Stormwater management Area as shown on plat); thence South 18 degrees 29 minutes 56 seconds West, along the Westerly boundary line of said Palmetto trace Phase Four, for a distance of 541.93 feet to the POINT OF BEGINNING. Containing 3.020 acres, more or less.

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

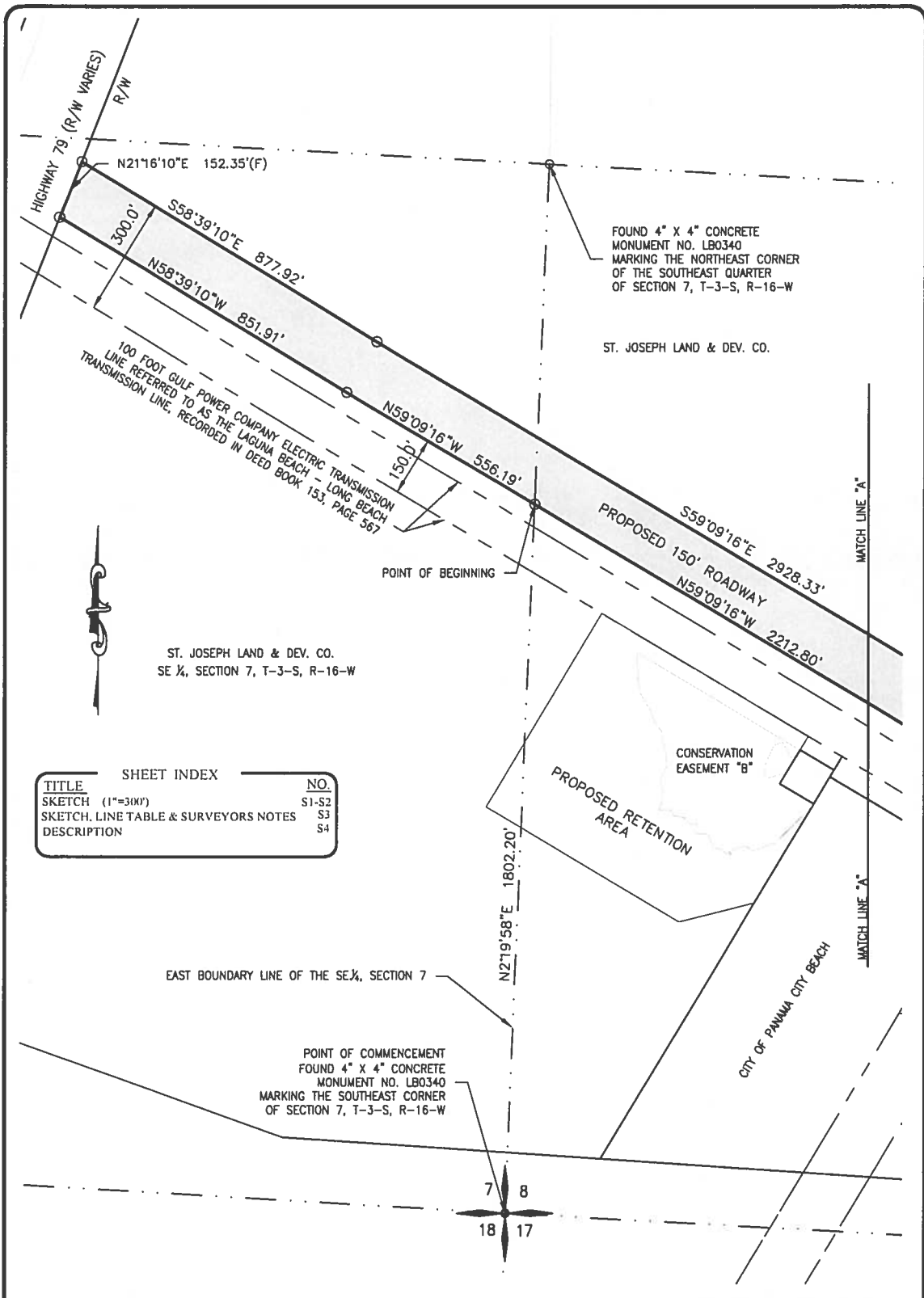
DAVID JON BARTLETT P.L.S. DATE SIGNED
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA LICENSE NO. L.S. 13118 LB 0007137

PREBLE-RISH, INC.
CONSULTING ENGINEERS
CIVIL • SURVEYING • SITE PLANNING

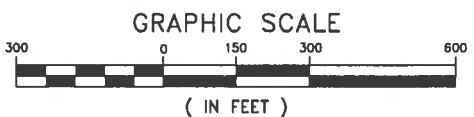
324 WARRIOR DRIVE 303 ABERDEEN PARKWAY 677 DR 303 NORTH 10400 N.W. 11TH ST 38 W. WASHINGTON ST 2054 CENTRAL AVE. EAST 38 JASPER THOMAS RD
PORT ST LUCIE, FL 33486 PANAMA CITY, FL 32405 SAINT ROSA BEACH, FL 32468 BRISTOL, FL 32307 GUNCY, FL 32324 BLDG # 2070A, FL 32324 CHAMPAGNE, IL 61821
(850) 237-7202 (850) 527-0644 (850) 874-7238 (850) 843-2711 (850) 874-7151 (850) 874-3200 (850) 774-8868

SKETCH OF DESCRIPTION
PIER PARK LOOP ROAD POND 3
SECTION 17, T-3-S, R-16-W
CITY OF PANAMA CITY BEACH
BAY COUNTY, FLORIDA

DATE	11-11-15	PROJECT NO	190.248
SCALE	N/S	SHEET	S2
DRAWN	DJB		
CHECKED	FCR		



TITLE	SHEET INDEX	NO.
SKETCH (1"=300')		S1-S2
SKETCH, LINE TABLE & SURVEYORS NOTES		S3
DESCRIPTION		S4



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DAVID JOH BARTLETT P.L.S. DATE SIGNED
 PROFESSIONAL SURVEYOR & MAPPER
 FLORIDA LICENSE NO. L.S. 4918 LB 2007137

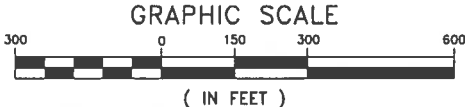
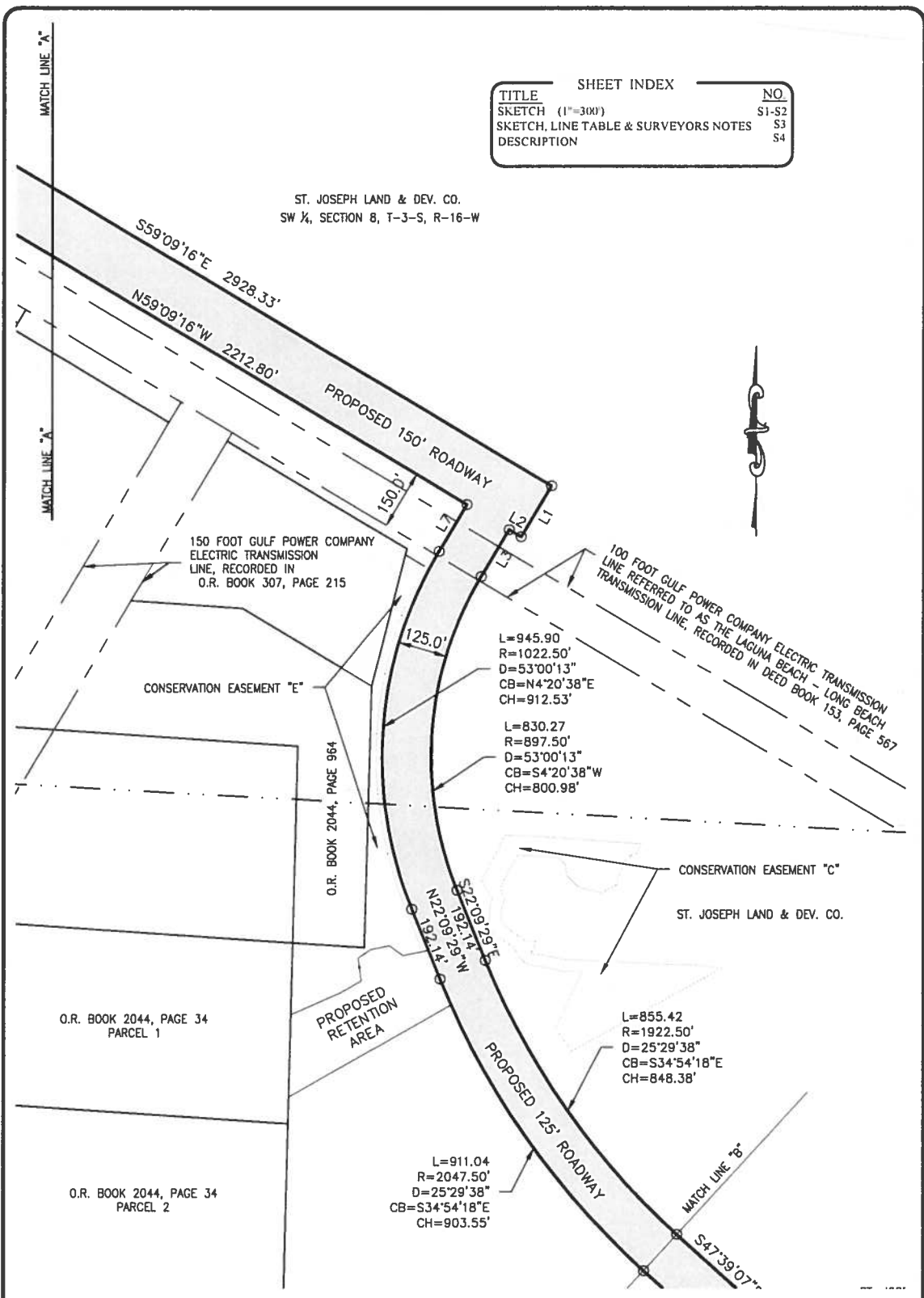
PREBLE-RISH, INC.
 CONSULTING ENGINEERS
 CIVIL • SURVEYING • SITE PLANNING

124 WARNA DRIVE
 PORT ST. LEE, FL 32416
 (850) 277-7220
 (850) 277-7220
 223 ABERDEEN PARKWAY
 PANAMA CITY, FL 32405
 (850) 521-6644
 677 CR 383 NORTH
 SANI'A ROSA BEACH, FL 32418
 (850) 264-2771
 10401 N. HAVEN ST.
 BRISTOL, FL 32227
 (850) 875-4751
 201 E. WASHINGTON ST.
 OLVIC, FL 32261
 (850) 875-4751
 2024 CENTRAL AVE. EAST
 BLDG. "C" 2ND FL. 32434
 (850) 875-4751
 26 JASPER THOMAS RD.
 CHAMPAGNE, FL 32227
 (850) 774-8888

SKETCH OF DESCRIPTION	DATE	PROJECT NO.
PIER PARK LOOP ROAD CITY OF PANAMA CITY BEACH, FLORIDA SE 1/4, SECTION 7, SW 1/4, SECTION 8 AND SECTION 17 TOWNSHIP 3 SOUTH, RANGE 16 WEST	11-11-2015	190.248
	SCALE 1"=300'	SHEET
	DRAWN DJB	S1
	CHECKED FCR	

TITLE	SHEET INDEX	NO.
SKETCH (1"=300')		S1-S2
SKETCH, LINE TABLE & SURVEYORS NOTES		S3
DESCRIPTION		S4

ST. JOSEPH LAND & DEV. CO.
SW 1/4, SECTION 8, T-3-S, R-16-W



UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SECTION, PLAN OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

DAVID JON BARTLETT P.L.S. DATE SIGNED
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA LICENSE NO. L.S. 4010 LB 000713'

PREBLE-RISH, INC.
CONSULTING ENGINEERS
CIVIL • SURVEYING • SITE PLANNING

221 WASHINGTON ST. SUITE 200
PANAMA CITY, FL 32401
(904) 771-7720

323 ABEENEEA PARKWAY
PANAMA CITY, FL 32405
(904) 322-0844

877 CR 203 NORTH
DAYTONA BEACH, FL 32118
(386) 254-4258

4048 W. MAIN ST.
DAYTONA BEACH, FL 32117
(386) 254-2771

21 E. WASHINGTON ST.
ORLANDO, FL 32801
(407) 875-1751

2224 CENTRAL AVE. EAST
MELBOURNE, FL 32954
(407) 874-3300

16 JASPER THOMAS RD.
CAMPBELLDALE, FL 32527
(904) 771-8864

SKETCH OF DESCRIPTION

PIER PARK LOOP ROAD
CITY OF PANAMA CITY BEACH, FLORIDA
SE 1/4, SECTION 7, SW 1/4, SECTION 8 AND SECTION 17
TOWNSHIP 3 SOUTH, RANGE 16 WEST

DATE	11-11-2015	PROJECT NO	190.248
SCALE	1"=300'	SHEET	S2
DRAWN	DJB		
CHECKED	FCR		

LEGAL DESCRIPTION PIER PARK LOOP ROAD (as written)


A parcel of land lying and being in the Southeast quarter of Section 7, Township 3 South, Range 16 West, Southwest quarter of Section 8, Township 3 South, Range 16 West and Section 17, Township 3 South, Range 16 West, Bay County, Florida and being more particularly described as follows:

Commence at a 4" by 4" concrete monument No. LB0340, marking the Southeast corner of Section 7, Township 3 South, Range 16 West, Bay County, Florida and proceed North 02 degrees 19 minutes 58 seconds East, along the East boundary line of the Southeast quarter of said Section 7, for a distance of 1802.20 feet to the POINT OF BEGINNING thence leaving said East boundary line proceed North 59 degrees 09 minutes 16 seconds West, for a distance of 556.19 feet; thence North 58 degrees 39 minutes 10 seconds West, for a distance of 851.91 feet to a point on the Easterly Right of Way line of Highway 79 (Right of Way varies); thence North 21 degrees 16 minutes 10 seconds East, along said Easterly Right of Way line, for a distance of 152.35 feet; thence leaving said Easterly Right of Way line proceed South 58 degrees 39 minutes 10 seconds East, for a distance of 877.92 feet; thence South 59 degrees 09 minutes 16 seconds East, for a distance of 2,928.33 feet; thence South 30 degrees 50 minutes 44 seconds West, for a distance of 150.00 feet; thence North 59 degrees 09 minutes 16 seconds West, for a distance of 35.00 feet; thence South 30 degrees 50 minutes 44 seconds West, for a distance of 138.96 feet to a point on a curve concave east, having a radius of 897.50 feet, through a central angle of 53 degrees 00 minutes 13 seconds; thence proceed southerly along said curve for an arc distance of 830.27 feet, (chord bearing and distance = South 04 degrees 20 minutes 38 seconds West, for a distance of 800.98 feet); thence South 22 degrees 09 minutes 29 seconds East, for a distance of 192.14 feet to a point on a curve concave northeast, having a radius of 1,922.50 feet, through a central angle of 25 degrees 29 minutes 38 seconds; thence proceed southeasterly along said curve for an arc distance of 855.42 feet, (chord bearing and distance = South 34 degrees 54 minutes 18 seconds East, for a distance of 848.38 feet); thence South 47 degrees 39 minutes 07 seconds East, for a distance of 463.26 feet to a point on a curve concave west, having a radius of 962.50 feet, through a central angle of 60 degrees 26 minutes 02 seconds; thence proceed southerly along said curve for an arc distance of 1,015.22 feet, (chord bearing and distance = South 17 degrees 26 minutes 06 seconds East, for a distance of 968.81 feet); thence South 12 degrees 46 minutes 55 seconds West, for a distance of 71.62 feet to a point on the North boundary line of North Pier Park Road; thence North 77 degrees 13 minutes 05 seconds West, along said North boundary line, for a distance of 125.00 feet; thence leaving said North boundary line proceed North 12 degrees 46 minutes 55 seconds East, for a distance of 71.62 feet to a point on a curve concave west, having a radius of 837.50 feet, through a central angle of 60 degrees 26 minutes 02 seconds; thence proceed northerly along said curve for an arc distance of 883.37 feet, (chord bearing and distance = North 17 degrees 26 minutes 06 seconds West, for a distance of 842.99 feet); thence North 47 degrees 39 minutes 07 seconds West, for a distance of 463.26 feet to a point on a curve concave northeast, having a radius of 2,047.50 feet, through a central angle of 25 degrees 29 minutes 38 seconds; thence proceed northwesterly along said curve for an arc distance of 911.04 feet, (chord bearing and distance = North 34 degrees 54 minutes 18 seconds West, for a distance of 903.55 feet); thence North 22 degrees 09 minutes 29 seconds West, for a distance of 192.14 feet to a point on a curve concave east, having a radius of 1,022.50 feet, through a central angle of 53 degrees 00 minutes 13 seconds; thence proceed northerly along said curve for an arc distance of 945.90 feet, (chord bearing and distance = North 04 degrees 20 minutes 38 seconds East, for a distance of 912.53 feet); thence North 30 degrees 50 minutes 44 seconds East, for a distance of 138.96 feet; thence North 59 degrees 09 minutes 16 seconds West, for a distance of 2,212.80 feet to the POINT OF BEGINNING. Containing 23.356 acres, more or less.

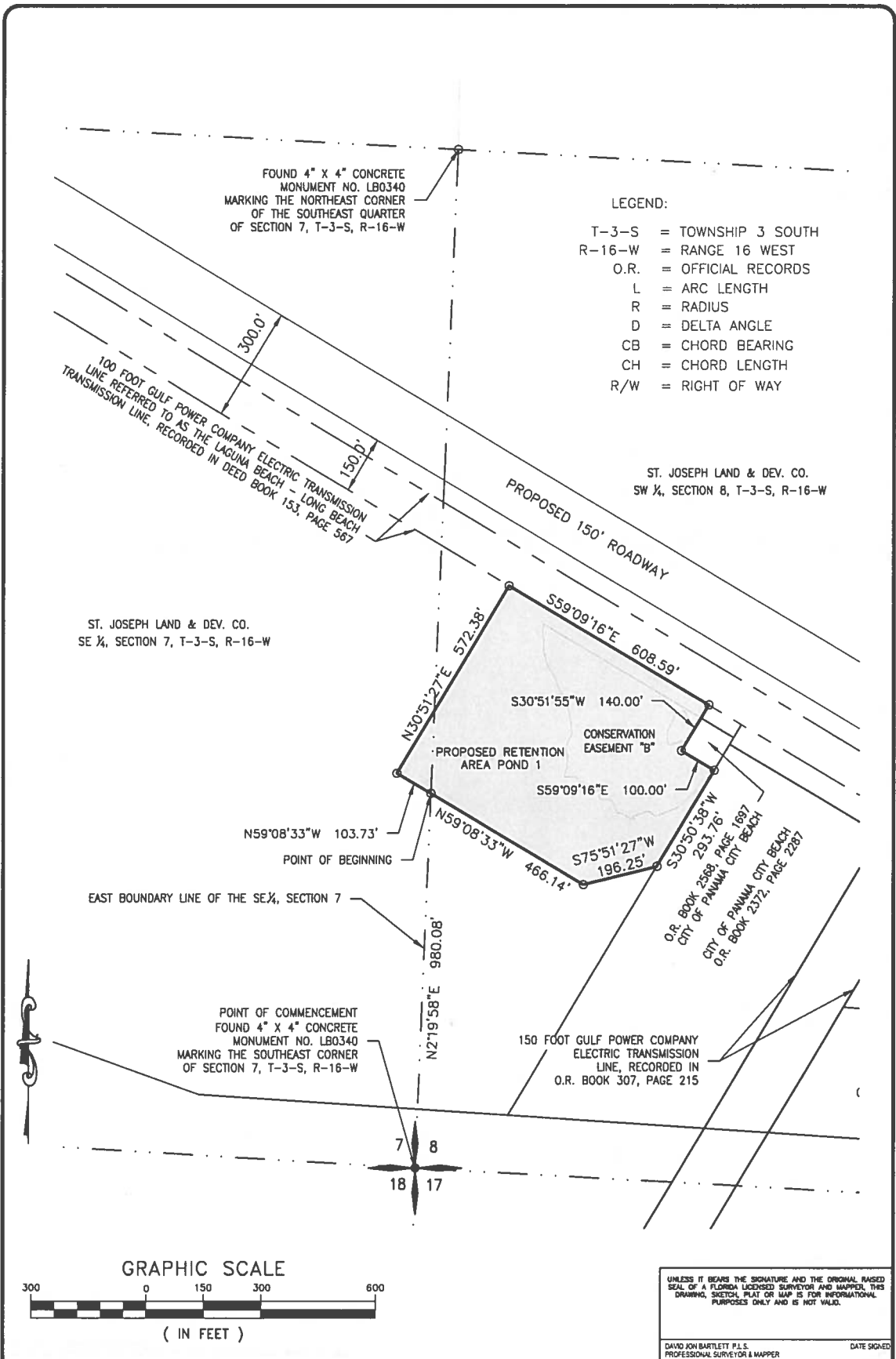
SHEET INDEX	
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SKETCH (1"=300')	S1-S2
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DAVID JON BARTLETT P.L.S. DATE SIGNED
 PROFESSIONAL SURVEYOR & MAPPER
 FLORIDA LICENSE NO. L.S. 1016 LB 0007137

 PREBLE-RISH, INC. CONSULTING ENGINEERS CIVIL • SURVEYING • SITE PLANNING	SKETCH OF DESCRIPTION		DATE 11-11-2015	PROJECT NO 190.248
	PIER PARK LOOP ROAD CITY OF PANAMA CITY BEACH, FLORIDA		SCALE N/A	SHEET S4
	SE 1/4, SECTION 7, SW 1/4, SECTION 8 AND SECTION 17 TOWNSHIP 3 SOUTH, RANGE 16 WEST		DRAWN DJB	
			CHECKED FCR	

2400 W. DIXIE ST. SUITE 100 PANAMA CITY, FL 32406 (904) 771-7722
 223 METCALLE PARKWAY PANAMA CITY, FL 32405 (904) 522-0844
 17700 301 NORTH SANTA ROSA BEACH, FL 32088 (904) 261-0258
 1602 N. MAIN ST. DEERBROOK, FL 32110 (904) 261-2711
 316 E. MADISON ST. QUINCY, FL 32057 (904) 271-1751
 3031 CENTRAL AVE. EAST BLDG. #107A TOWNSHIP 3 SOUTH, RANGE 16 WEST, PANAMA CITY, FL 32406 (904) 771-4864



UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAN OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

DAVID JON BARTLETT P.L.S.
 PROFESSIONAL SURVEYOR & MAPPER
 FLORIDA LICENSE NO. L.S. 4018

DATE SIGNED
 11-11-2015

PROJECT NO.
 190.248

PREBLE-RISH, INC.
 CONSULTING ENGINEERS
 CIVIL • SURVEYING • SITE PLANNING

121 WARDEN DRIVE, PORT ST. LEE, FL 32146 (352) 221-7722
 323 ALBERKEE PARKWAY, PANAMA CITY, FL 32405 (904) 322-0844
 877 CR 353 NORTH, SAN ANTONIO, FL 32418 (907) 241-0758
 1600 N. MAIN ST., PANAMA CITY, FL 32401 (904) 842-2711
 212 E. WASHINGTON ST., PANAMA CITY, FL 32401 (904) 842-2711
 2204 CENTRAL AVE. EAST, PANAMA CITY, FL 32401 (904) 842-2711
 2600 N. W. 13TH ST., PANAMA CITY, FL 32401 (904) 842-2711
 26 JASPER THOMAS DR., COMFORTVILLE, FL 32217 (904) 771-4869

SKETCH OF DESCRIPTION

PIER PARK LOOP ROAD POND 1
 CITY OF PANAMA CITY BEACH, FLORIDA
 SE 1/4, SECTION 7 AND SW 1/4, SECTION 8
 TOWNSHIP 3 SOUTH, RANGE 16 WEST

DATE	11-11-2015	PROJECT NO.	190.248
SCALE	1"=300'	SHEET	S1
DRAWN	DJB		
CHECKED	FCR		

LEGAL DESCRIPTION PIER PARK LOOP ROAD POND 1 (as written)

A parcel of land lying and being in the Southeast quarter of Section 7, Township 3 South, Range 16 West, and Southwest quarter of Section 8, Township 3 South, Range 16 West, Bay County, Florida and being more particularly described as follows:

Commence at a 4" by 4" concrete monument No. LB0340, marking the Southeast corner of Section 7, Township 3 South, Range 16 West, Bay County, Florida and proceed North 02 degrees 19 minutes 58 seconds East, along the East boundary line of the Southeast quarter of said Section 7, for a distance of 980.08 feet to the POINT OF BEGINNING; thence leaving said East boundary line proceed North 59 degrees 08 minutes 33 seconds West, for a distance of 103.73 feet; thence North 30 degrees 51 minutes 27 seconds East, for a distance of 572.38 feet to the Southwesterly boundary line of the 100 foot Gulf Power Company Electric Transmission Line, referred to as the Laguna Beach - Long Beach Transmission Line, recorded in Deed Book 153, Page 567 of the Public Records of Bay County, Florida; thence South 59 degrees 09 minutes 16 seconds East, along said Southwesterly boundary line, for a distance of 608.59 feet to the intersection of said Southwesterly boundary line with the Northerly projection of the Northwesterly boundary line of property recorded in Official Records Book 2568, page 1697 of the Public Records of Bay County, Florida; thence leaving said Southwesterly boundary line proceed South 30 degrees 51 minutes 55 seconds West, along Northerly projection, for a distance of 140.00 feet to the Southwesterly corner of said property; thence South 59 degrees 09 minutes 16 seconds East, along the Southwesterly boundary of said property, for a distance of 100.00 feet to a point marking the Southeasterly corner of said property (point also being on the Northwesterly boundary line of property recorded in Official Records Book 2372, Page 2287 of the Public Records of Bay County, Florida); thence South 30 degrees 50 minutes 38 seconds West, along said Northwesterly boundary line, for a distance of 293.76 feet; thence leaving said Northwesterly boundary line proceed South 75 degrees 51 minutes 27 seconds West, for a distance of 196.25 feet; thence North 59 degrees 08 minutes 33 seconds West, for a distance of 466.14 feet to the POINT OF BEGINNING. Containing 8.770 acres, more or less.

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE REFERENCED TO FLORIDA STATE PLANE COORDINATES, NORTH ZONE, NAD 1983/90, U.S. SURVEY FEET.
2. THIS SKETCH, MAP, AND REPORT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. SOURCE OF INFORMATION: PREVIOUS SURVEY BY PREBLE-RISH, INC.
4. NO TITLE SEARCH, TITLE OPINION OR ABSTRACT WAS PERFORMED BY, NOR PROVIDED TO PREBLE-RISH, INC., FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, ENCROACHMENTS, RIGHT-OF-WAYS, BUILDING SETBACKS, RESTRICTIVE COVENANTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OR USE OF THE SUBJECT PROPERTY.
5. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA.
6. THIS IS NOT A BOUNDARY SURVEY.

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SECTION, PLAN OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

DAVID JOH BARTLETT P.L.S. DATE SIGNED
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA LICENSE NO. L.S. 4018 LB 0007137



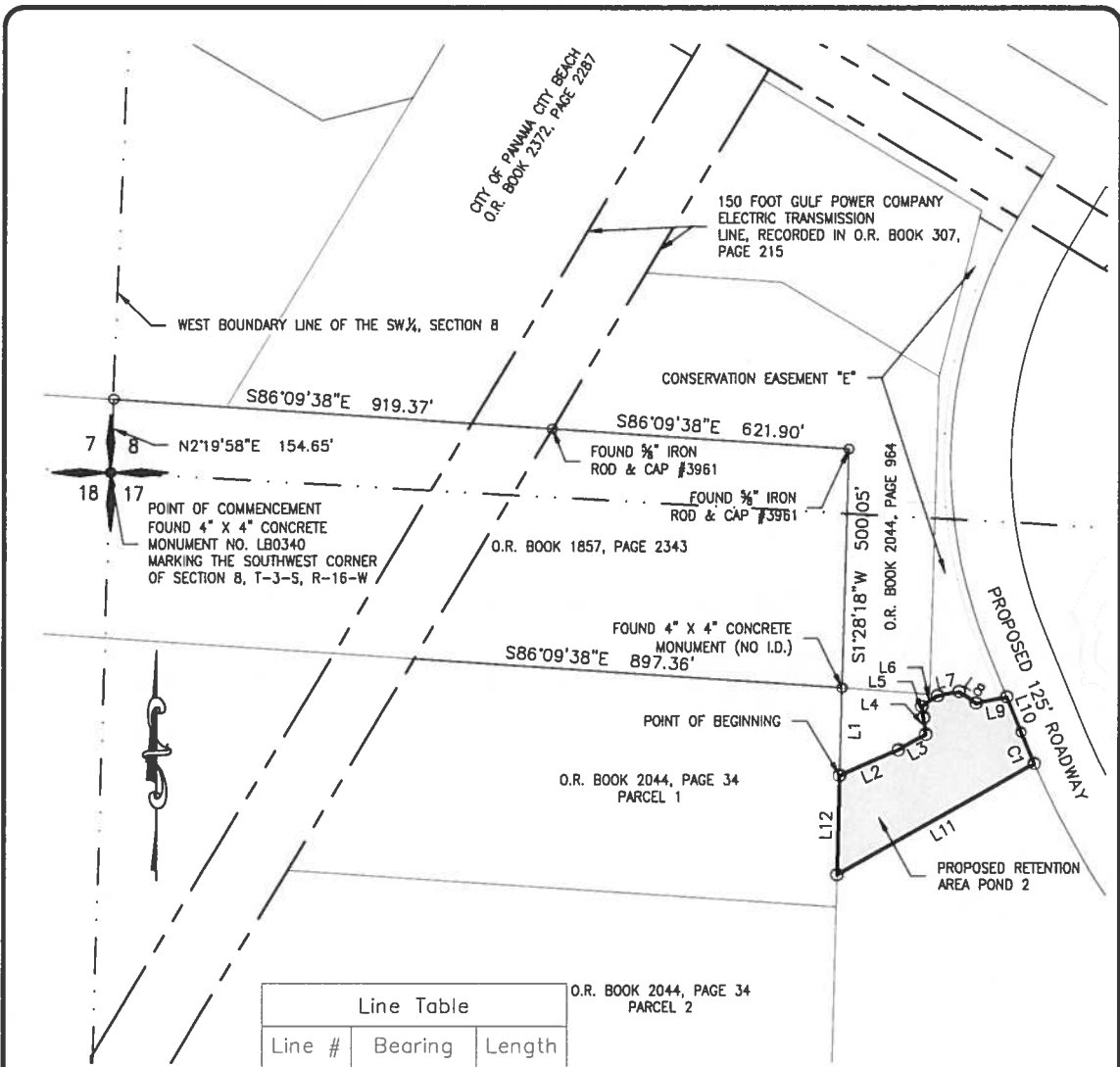
PREBLE-RISH, INC.
CONSULTING ENGINEERS
CIVIL • SURVEYING • SITE PLANNING

214 WILSON DRIVE 225 MERCER ROAD 877 OR 203 NORTH 3008 N.W. MAIN ST 216 WASHINGTON ST 2251 CENTRAL AVE EAST 34 JAMES THOMAS RD
PANAMA CITY, FL 32404 PANAMA CITY, FL 32405 BAY AREA BEACH, FL 32008 BREVARD, FL 32927 DUNN, FL 32521 BLANPONTOWN, FL 32424 CHAMPAGNE, FL 32127
3521 271-7226 406-52-0844 1052 312-5136 850-643-2771 850-774-7571 404-674-3332 904-771-4881

SKETCH OF DESCRIPTION

PIER PARK LOOP ROAD POND 1
CITY OF PANAMA CITY BEACH, FLORIDA
SE 1/4, SECTION 7 AND SW 1/4, SECTION 8
TOWNSHIP 3 SOUTH, RANGE 16 WEST

DATE	11-11-2015	PROJECT NO	190.248
SCALE	N/A	SHEET	S2
DRAWN	DJB	CHECKED	FCR

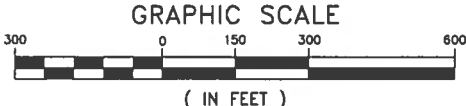


O.R. BOOK 2044, PAGE 34
PARCEL 2

Line Table		
Line #	Bearing	Length
L1	S1°28'18"W	183.63
L2	N66°19'06"E	133.74
L3	N60°31'09"E	65.58
L4	N7°15'38"W	35.10
L5	N8°48'20"W	24.35
L6	N56°14'35"E	39.56
L7	N78°39'49"E	46.39
L8	S54°22'04"E	42.34
L9	N78°20'31"E	65.96
L10	S22°09'29"E	79.37
L11	S60°31'09"W	473.68
L12	N1°28'18"E	208.16

LEGEND:

T-3-S = TOWNSHIP 3 SOUTH
R-16-W = RANGE 16 WEST
O.R. = OFFICIAL RECORDS
L = ARC LENGTH
R = RADIUS
D = DELTA ANGLE
CB = CHORD BEARING
CH = CHORD LENGTH
R/W = RIGHT OF WAY
L1-L12 = LINE TABLE
C1 = CURVE TABLE



Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	71.90	2047.50	2°00'43"	S23°09'50"E	71.89

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPED, THIS DRAWING, SECTION, PLAN OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

DAVID JOHN BARTLETT P.L.S.
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA LICENSE NO. L.S. 1018

DATE SIGNED
11-11-2015

PROJECT NO.
190.248

PREBLE-RISH, INC.
CONSULTING ENGINEERS
CIVIL • SURVEYING • SITE PLANNING

SKETCH OF DESCRIPTION
PIER PARK LOOP ROAD POND 2
CITY OF PANAMA CITY BEACH, FLORIDA
NORTHWEST QUARTER OF SECTION 17
TOWNSHIP 3 SOUTH, RANGE 16 WEST

DATE
11-11-2015

SCALE
1"=300'

DRAWN
CJB

CHECKED
FCR

SHEET
S1

214 WARDEN DRIVE, PANAMA CITY, FL 32409 (850) 221-7722
323 ALBERDEEN PARKWAY, PANAMA CITY, FL 32405 (850) 522-0844
677 CR 303 NORTH, SANTA ROSA BEACH, FL 32410 (352) 761-0758
9480 N. WINDY ST, BREVARD CO., FL 32927 (850) 643-2771
20 E. WASHINGTON ST, DUNEDIN, FL 32826 (850) 275-4778
2024 CENTRAL AVE. EAST, BLDG #5700A, FL 32504 (904) 674-3302
25 JASPER THOMAS RD, CHAMPAGNE, FL 32827 (904) 771-8881

LEGAL DESCRIPTION PIER PARK LOOP ROAD POND 2(as written)

A parcel of land lying and being in the Northwest quarter of Section 17, Township 3 South, Range 16 West, Bay County, Florida and being more particularly described as follows:


Commence at a 4" by 4" concrete monument No. LB0340, marking the Southwest corner of Section 8, Township 3 South, Range 16 West, Bay County, Florida and proceed North 02 degrees 19 minutes 58 seconds East, along the West boundary line of the Southwest quarter of said Section 8, for a distance of 154.65 feet to the intersection of said West boundary line with the North boundary line of property recorded in Official Records Book 1857, Page 2343 of the Public Records of Bay County, Florida for the POINT OF BEGINNING; thence leaving said West boundary line proceed South 86 degrees 09 minutes 38 seconds East, along the said North boundary, for a distance of 919.37 feet to a found 5/8" iron rod and cap No. 3961 on the East boundary line of a 150 foot Gulf Power Company Electric Transmission Line as recorded in Official Records Book 307, Page 215; thence leaving said East boundary line continue South 86 degrees 09 minutes 38 seconds East, along said North boundary line, for a distance of 621.90 feet to a found 5/8" iron rod & cap No. 3961 marking the Northeast corner of said property; thence South 01 degrees 28 minutes 18 seconds West, along the East boundary line of said property, for a distance of 500.05 feet to a found 4" by 4" concrete monument (no identification) marking the Northeast corner of property recorded in Official Records Book 2044, Page 34; thence continue South 01 degrees 28 minutes 18 seconds West, along the East boundary line of said property, for a distance of 183.63 feet to the POINT OF BEGINNING; thence leaving said East boundary line proceed North 66 degrees 19 minutes 06 seconds East, for a distance of 133.74 feet; thence North 60 degrees 31 minutes 09 seconds East, for a distance of 65.58 feet; thence North 07 degrees 15 minutes 38 seconds West, for a distance of 35.10 feet; thence North 08 degrees 48 minutes 20 seconds West, for a distance of 24.35 feet; thence North 56 degrees 14 minutes 35 seconds East, for a distance of 39.56 feet; thence North 78 degrees 39 minutes 49 seconds East, for a distance of 46.39 feet; thence South 54 degrees 22 minutes 04 seconds East, for a distance of 42.34 feet; thence North 78 degrees 20 minutes 31 seconds East, for a distance of 65.96 feet to the West boundary line of a proposed 150 foot roadway; thence along said West boundary line as follows: South 22 degrees 09 minutes 29 seconds East, for a distance of 79.37 feet to a point on a curve concave northeast, having a radius of 2,047.50 feet, through a central angle of 02 degrees 00 minutes 43 seconds; thence proceed southeasterly along said curve for an arc distance of 71.90 feet, (chord bearing and distance = South 23 degrees 09 minutes 50 seconds East, for a distance of 71.89 feet); thence leaving said West boundary line proceed South 60 degrees 31 minutes 09 seconds West, for a distance of 473.68 feet to a point on the aforesaid East boundary line of property recorded in Official Records Book 2004, Page 34; thence North 01 degrees 28 minutes 18 seconds East, along said East boundary line, for a distance of 208.16 feet to the POINT OF BEGINNING. Containing 1.784 acres, more or less.

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE REFERENCED TO FLORIDA STATE PLANE COORDINATES, NORTH ZONE, NAD 1983/90, U.S. SURVEY FEET.
2. THIS SKETCH, MAP, AND REPORT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. SOURCE OF INFORMATION: PREVIOUS SURVEY BY PREBLE-RISH, INC.
4. NO TITLE SEARCH, TITLE OPINION OR ABSTRACT WAS PERFORMED BY, NOR PROVIDED TO PREBLE-RISH, INC., FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, ENCROACHMENTS, RIGHT-OF-WAYS, BUILDING SETBACKS, RESTRICTIVE COVENANTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OR USE OF THE SUBJECT PROPERTY.
5. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA.
6. THIS IS NOT A BOUNDARY SURVEY.

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAN OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

DAVID JOH BARTLETT P.L.S. DATE SIGNED
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA LICENSE NO. L.S. 4018 LB 0007137

 PREBLE-RISH, INC. CONSULTING ENGINEERS CIVIL • SURVEYING • SITE PLANNING	SKETCH OF DESCRIPTION		DATE 11-11-2015	PROJECT NO 190.248
	PIER PARK LOOP ROAD POND 2 CITY OF PANAMA CITY BEACH, FLORIDA		SCALE N/A	SHEET
	NORTHWEST QUARTER OF SECTION 17 TOWNSHIP 3 SOUTH, RANGE 16 WEST		DRAWN DJB	S2
			CHECKED FCR	

231 WARD DRIVE, SUITE 200, PANAMA CITY, FL 32404 (904) 227-7225
 223 BEECHWOOD AVENUE, PANAMA CITY, FL 32405 (904) 227-0644
 877 03 301 10070, 8474 N. 95th AVE., FL 32418 (504) 712-7238
 4600 W. WARD ST., SUITE 102, FL 32211 (850) 643-7771
 315 N. PALM BEACH BLVD., SUITE 101, FL 32909 (888) 715-4751
 7251 CENTRAL AVE. EAST, SUITE 100, FL 32044 (904) 773-3300
 31 JASPER THOMAS RD., CHASSAHEON, FL 32004 (904) 714-8888