



RE: FPL LED Lighting Easement Instructions

Enclosed is the easement form required by FPL to provide electric service to the above referenced facility. Please complete the instrument according to the following instructions. DESCRIBE, EXECUTE and RECORD the easement and return the recorded original to me. This easement needs to be returned to FPL prior to energizing your proposed facility. Failure to do so could delay the timely installation of your electric facilities.

**Parcel I. D. #:** Enter Parcel I. D. # in the upper left portion of the easement form.

**Describe Easement:**

Use the blank area in the middle of the form to describe the easement. If additional space is required, an Exhibit "A" attached as a 2<sup>nd</sup> sheet to the instrument may be used. Metes & bounds may be used but a center line description is most common. A pictorial view of the easement may also be attached as an Exhibit "A". If Exhibit "A" type description is used, the middle of the form needs to show "See Exhibit "A" ("Easement Area)". Easements are usually 10' in width for underground and 20' in width for overhead with the FPL facilities installed along the centerline of the easement. **FPL recommends that the easement be described by a surveyor to ensure the description is accurate and correctly describes the easement area.**

**Signing and Witnessing:**

- A. **For Individuals:** All persons shown on the deed must sign the easement. Enter date in space provided. Sign on the indicated lines on the right side in the presence of two (2) separate witnesses, who sign on the lines to the left, and a notary public who completes the acknowledgement forms as described below. The notary public may be one of the witnesses and if so must sign at the left in the space provided.
- B. **For Businesses:** Enter date in space provided. The President, or Vice-President sign on lines indicated on the right, filling in their title below, in the presence of two (2) separate witnesses, who sign on the lines to the left, and a notary public who completes the acknowledgement forms as described below. The corporate seal must be affixed adjacent to the officer's signatures.

**Acknowledgements:**

The notary public should legibly fill in all blanks, including state and county of execution, names of individuals or officers signing and their titles, state or county where empowered to act, expiration date of commission, fill in the date, sign on line provided, and affix seal adjacent to the signature of the notary public.

**Record the Easement:**

If there are any questions with regards to the easement, please call me prior to recording the easement. Have the easement Recorded at the County, only the original unaltered FPL standard easement form (form 3722) will be accepted by FPL.

I

Work Request No. \_\_\_\_\_

Sec. \_\_, Twp \_\_ S, Rge \_\_ E

Parcel I.D. 16674-010-000  
(Maintained by County Appraiser)

Form 3722 (Stocked) Rev. 6/11

## EASEMENT (BUSINESS)

This Instrument Prepared By

Name: \_\_\_\_\_  
Co. Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

pg \_\_\_\_ of \_\_\_\_.

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 licensees, agents, successors, and assigns ("FPL"), a non-exclusive easement forever for the construction, operation and maintenance of overhead and underground electric utility facilities (including wires, poles, guys, cables, conduits and appurtenant 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 FPL to attach wires to any facilities hereunder and lay cable and conduit within the easement and to operate the same for FPL's 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; 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 heretofore described, over, along, under and across the roads, streets or highways adjoining or through said Easement Area.

IN WITNESS WHEREOF, the undersigned has signed and sealed this instrument on 2/10/, 2022

Signed, sealed and delivered in the presence of:

(Witness' Signature)

Print Name: Lamar Hobbs

(Witness)

(Witness' Signature)

Print Name: Gene Keen

(Witness)

Bay County Transportation Planning Organization (TPO)

By: Pamn Henderson

Print Name: Pamn Henderson

Print Address: 1010 Cone Ave.

Panama City, FL. 32401

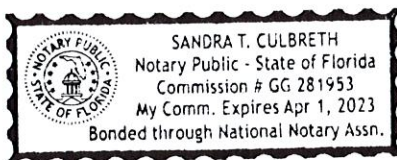
STATE OF Florida AND COUNTY OF Bay. The foregoing instrument was acknowledged before me this 10 day of February, 2022 by Pamn Henderson, the Board Chair of Bay County TPO a Governmental Entity of Florida, who is personally known to me or has produced \_\_\_\_\_ as identification, and who did (did not) take an oath.

(Type of Identification)

My Commission Expires:

Notary Public, Signature

Print Name Sandra T. Culbreth



**Exhibit A (Easement Area)**

## Legal Description

Commence at the southeast corner of the west half of the southwest quarter of the southeast quarter of the northwest quarter of section 4, Township 4 South, Range 14 West, thence south 390 feet, thence 30 feet west to point of beginning. Thence continue west 611.87, thence north 98 feet to the point of beginning, containing 1.42 acres more or less.



## Bay County Property Appraiser - Dan Sowell, CFA

Main Office | 860 W. 11th St, Panama City, FL 32401 | 850-248-8401  
Beach Office | 301 Richard Jackson Blvd, Panama City Beach, FL 32407 | 850-248-8470

### Parcel Summary

Parcel ID 16674-010-000  
Location Address 1010 CONE AVE  
PANAMA CITY 32401  
Brief 4-4S-14W-214.3-69A BEG 390' S & 30' W OF SE COR OF W1/2 OF SW1/4 OF SE1/4 OF NW1/4 FOR POB, TH CONT W 611.87'; S 103.67'; E 611.87'; N  
Tax Description\* 98' TO POB CONT 1.42 AC M/L ORB 1207 P 636  
*\*The Description above is not to be used on legal documents.*  
Property Use COUNTY (008600)  
Code  
Sec/Twp/Rng 4-4S-14W  
Tax District City of Panama City (District 16)  
2021 Final 15.4125  
Millage Rate  
Acreage 1.420  
Homestead N

[View Map](#)

### Owner Information

Primary Owner  
Panama City Urbanized Area  
Metropolitan Planning Org  
C/O Bay CO Bd Commissioners  
644 Mulberry Ave  
Panama City, FL 324012640

### Valuation

	2022 Working Values	2021 Certified Values	2020 Certified Values
Building Value	\$256,981	\$273,561	\$207,317
Extra Features Value	\$29,135	\$29,135	\$28,391
Land Value	\$113,600	\$113,600	\$113,600
Land Agricultural Value	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0
Just (Market) Value	\$399,716	\$416,296	\$349,308
Assessed Value	\$399,716	\$416,296	\$349,308
Exempt Value	\$399,716	\$416,296	\$349,308
Taxable Value	\$0	\$0	\$0
Maximum Save Our Homes Portability	\$0	\$0	\$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

### Building Data

Building 1  
Type OFFICE LOW  
Total Area 7,208  
Heated Area 3,564  
Exterior Walls COMMON BRK  
Roof Cover STAND SEAM  
Interior Walls DRYWALL  
Frame Type WOOD FRAME  
Floor Cover CLAY TILE; CARPET  
Heat AIR DUCTED  
Air Conditioning CENTRAL  
Bathrooms 0  
Bedrooms 0  
Stories 1  
Actual Year Built 1989  
Effective Year Built 1989

### Extra Features

Code	Description	Number of Items	Length x Width x Height	Units	Unit Type	Effective Year Built
0266	ASPH PVMT INPUT	1	0 x 0 x 0	1	UT	1989
0130	CL FENCE B	1	320 x 0 x 0	320	LF	2002
0720	SECURITY LIGHTS	1	0 x 0 x 0	8	UT	2015
0004	UOP/INPUT	1	0 x 0 x 0	1	UT	2020

### Land Information

Code	Land Use	Number of Units	Frontage	Depth
008600	COUNTY	1.42	0	0



Version INFO [02/04/22 11

-- OFFICIAL RECORDS --  
BK 1207 PG 636

COUNTY DEED

FILE# 88-45172  
BAY COUNTY, FLORIDA

This Deed, made this 16th day of August, 1988, by Bay County, Florida, acting by and through its Board of County Commissioners, Party of the First Part, and the Panama City Urbanized Area Metropolitan Planning Organization, Party of the Second Part;

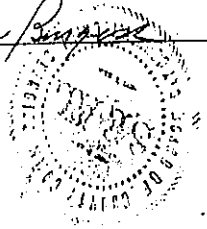
WITNESSETH: That the said Party of the First Part, for and in consideration of a nominal amount to it in hand paid by the Party of the Second Part, receipt whereof is hereby acknowledged for and in consideration of the sum of ten dollars to it in hand paid by the Party of the Second Part, receipt whereof is hereby acknowledged and for the further promise of the Party of the Second Part that such property will be used as a public transportation maintenance facility operated by the Party of the Second Part or its designee; if such property ceases to be used for such purpose, it will revert back to the Party of the First Part; has granted, bargained and sold to the Party of the Second Part, its successors and assigns forever, the following described land lying and being in Bay County, Florida:

Commence at the southeast corner of the west half of the southwest quarter of the southeast quarter of the northwest quarter of section 4, Township 4 South, Range 14 West, thence south 390 feet, thence 30 feet west to the point of beginning. Thence continue west 611.87 feet thence south 103.67 feet, thence east 611.87 feet, thence north 98 feet to the point of beginning, containing 1.42 acres more or less.

IN WITNESS WHEREOF, the said Party of the First Part has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chairman of said Board, the day and year aforesaid.

BOARD OF COUNTY COMMISSIONERS  
BAY COUNTY, FLORIDA

By: *[Signature]*  
Chairman



Attest:

Harold Bazzel  
Clerk

.. OFFICIAL RECORDS ..  
BK 1207 PG 637

STATE OF FLORIDA  
COUNTY OF BAY

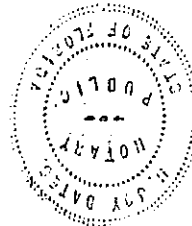
I hereby certify that on this date before me, a duly authorized officer qualified to take acknowledgments, personally appeared J. Ralph Burgess as Chairman of the Board of County Commissioners of Bay County, Florida and Harold Bazzel, Clerk, ex officio of the Board of County Commissioners of Bay County, Florida to me known to be the persons whose hand executed the foregoing instrument acknowledged before me that they executed same for the purposes therein intended.

WITNESS my hand and official seal in the county and state aforesaid this 3rd day of October, 1988.

M. J. Bates  
NOTARY PUBLIC

MY COMMISSION EXPIRES:

My Commission Expires Oct. 31, 1991



RCD: NOV 3 1988 @ 1:26 PM  
HAROLD BAZZEL, CLERK