



## Florida Department of Transportation

RON DESANTIS  
GOVERNOR

1074 Highway 90  
Chipley, FL 32428

KEVIN J. THIBAUT, P.E.  
SECRETARY

### NOTICE TO OWNER

February 24, 2022

City of Pensacola  
PO Box 12910  
Pensacola, FL 32521

ITEM/SEGMENT #:	4325681
MANAGING DISTRICT:	03
F.A.P. #:	N/A
STATE ROAD #:	95
COUNTY:	Escambia
PARCEL #:	100

Dear Property Owner,

The Florida Department of Transportation is planning the following improvement of the above referenced transportation facility:

Install Steel Mast Arm Assemblies

Our research shows you own property needed for this project. This letter, along with the enclosed pamphlet entitled **Acquisition Process**, explains your rights and options and the process we must follow by law in acquiring your property. The following enclosed documents identify the property that is needed:

Right of Way Map & Legal Description

If you no longer own this property, please refer to the enclosed questionnaire.

We recognize that a proposed transportation project, particularly one which requires the acquisition of private property, will usually result in many questions and concerns. Please be assured you will have sufficient time to have your questions answered, to consider and understand your rights, options and responsibilities, and make all necessary arrangements. Throughout this process, we will do our best to ensure your questions are answered, that you are treated fairly and receive all of the rights you are guaranteed by law, and that you receive a fair price for your property.

Under Federal and State law, you are entitled to certain rights and protections when the State must acquire real estate from you. The following is a summary of your rights:

- You may accompany the Department's appraiser when your property is inspected as part of the process for valuing your property.
- You may obtain copies of the Department's appraisal, right of way maps and construction plans.
- We will make a written offer to you to purchase your property and will negotiate with you, in good faith, to reach a mutually acceptable purchase price.
- If we cannot agree on a purchase price, we will not file a condemnation lawsuit until at least 30 days after you receive our initial written offer.
- You will receive no less than full compensation for the property acquired. Full compensation includes, the value of the real estate acquired together with damages, if any, to your remaining property.
- You may be eligible for relocation assistance benefits if you are required to move or move personal possessions from the property we acquire.
- You may receive reimbursement for reasonable attorney fees and other reasonable costs you incur for appraisal and other services associated with the Department's acquisition.

Your rights and options are more fully explained in the enclosed pamphlet entitled **Acquisition Process**. We encourage you to read this pamphlet carefully and contact us if you have any questions.

You may be contacted by attorneys, appraisers or others requesting a commitment from you to use their services in dealing with the Department. As previously mentioned, the Department will pay for certain types of services. However, by law, there are limitations placed on what the Department can pay. We encourage you to contact us and allow us to fully explain our reimbursement process.

Over the coming months, you will be contacted by various Department representatives who will schedule property inspections, assess your relocation needs, and negotiate with you for the purchase of your property. If you have questions about any aspect of our acquisition process or if you have information that would help us to determine a fair value for your property or help us provide service to you, please let them know. Regardless of whether or not we reach an agreement on the purchase of your property, we will do our best to be sensitive and responsive to your needs.

I encourage you to fill out and return the enclosed questionnaire in the postage-paid envelope provided. This information will help us begin working with you to reach a mutually acceptable settlement for your property. If you experience any problems, please do not hesitate to contact:

HDR Engineering, Inc.  
25 W. Cedar Street  
Suite 200  
Pensacola , FL 32502  
850-429-8919

(561)779-3788 cell

Sincerely,



Clay Saunders  
District Right of Way Manager  
By: Donna Neeley, Consultant Right of Way  
HDR Engineering, Inc.

Enclosures:

Questionnaire  
Return Envelope  
Legal Description (and/or right of way map)  
Acquisition Process Pamphlet  
CC: Records Management

Received by: \_\_\_\_\_

Certified Mail Number: 7019 1520 0002 4203 2231

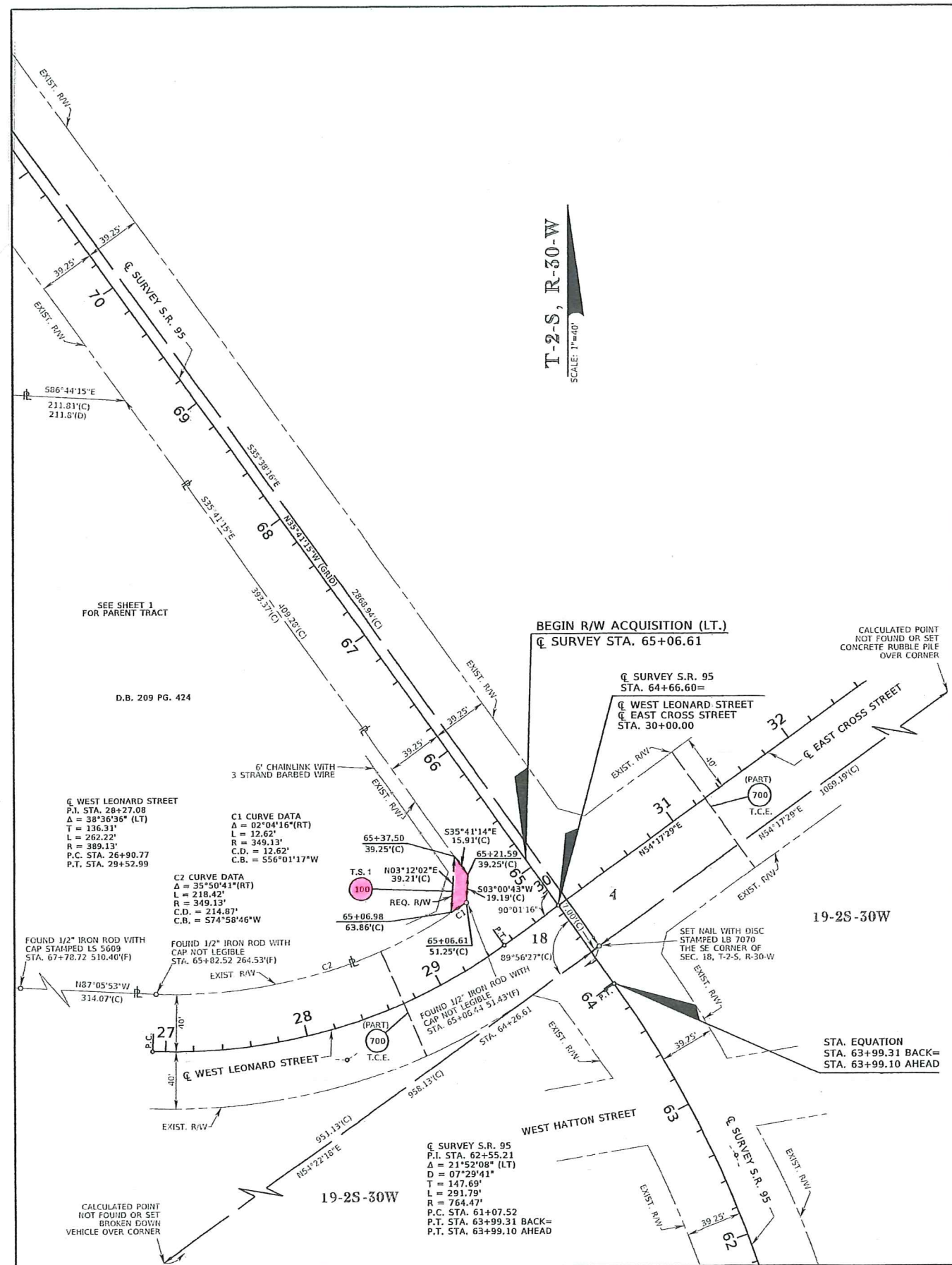
Date: \_\_\_\_\_

LEGAL DESCRIPTION  
PARCEL 100

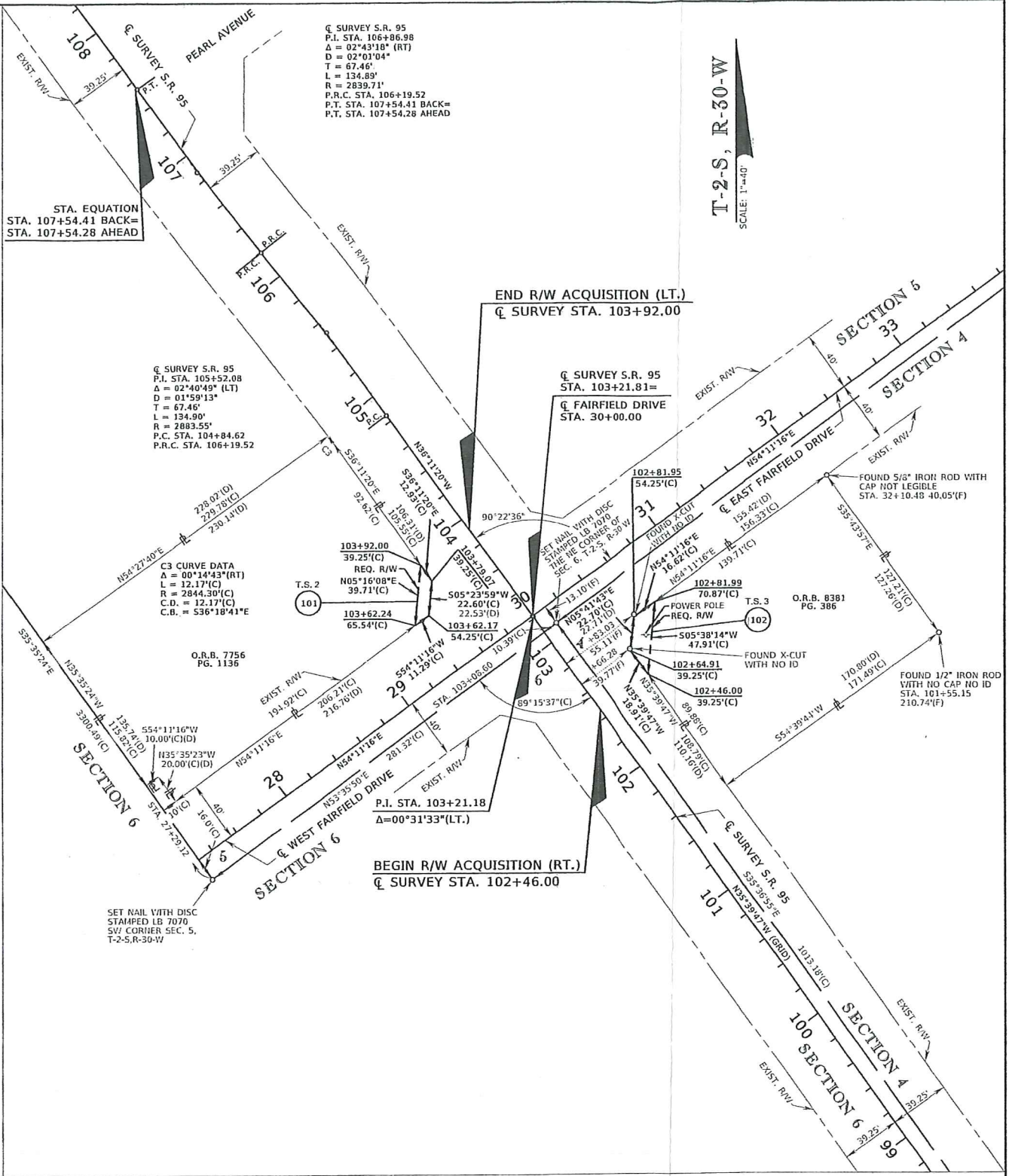
Commence at a nail and disk (LB 7070) marking the southeast corner of Section 18, Township 2 South, Range 30 West, Escambia County, Florida; thence South  $54^{\circ}22'18''$  West (Grid) 7.00 feet, along the south boundary line of said Section 18 to the existing centerline of survey of State Road 95, as shown on Florida Department of Transportation (F.D.O.T.) Right of Way Map F.P. #4325681 (said map being on file at F.D.O.T. District 3 Office, Chipley Florida); thence North  $35^{\circ}41'15''$  West 80.00 feet, along said centerline; thence departing said centerline, run South  $54^{\circ}18'45''$  West 51.25 feet to the intersection of the westerly right of way line of State Road 95 with the northerly right of way line of Leonard Street and POINT OF BEGINNING, said iron rod being on a non-tangent curve to the right (concave northwesterly); thence departing said westerly right of way line and from a tangent bearing of South  $54^{\circ}59'09''$  West, run southwest along the northerly right of way line and said curve, having a radius of 349.13 feet, for an arc distance of 12.62 feet, through a central angle of  $02^{\circ}04'16''$ , having a chord bearing and distance of South  $56^{\circ}01'17''$  West 12.62 feet; thence departing said northerly right of way line, run North  $03^{\circ}12'02''$  East 39.21 feet to a point on the westerly right of way line of said State Road 95; thence South  $35^{\circ}41'14''$  East 15.91 feet, along said westerly right of way line; thence South  $03^{\circ}00'43''$  West 19.19 feet, along said Westerly right of way line to the POINT OF BEGINNING.

Containing 293 square feet, more or less, and being in Section 18, Township 2 South, Range 30 West, Escambia County, Florida.





T-2-S, R-30-W  
SCALE: 1"=40'



T-2-S, R-30-W  
SCALE: 1"=40'

RIGHT OF WAY MAP

FLORIDA DEPARTMENT OF TRANSPORTATION  
SURVEYING AND MAPPING

APPROVED BY	DATE
<i>Alvin R. Allen</i>	1/19/22
DISTRICT SURVEYOR	

BY	DATE	FED. PROJ. N/A
PREUM	J.D.L. 12-23-21	
FINAL	P.A.S. 1-4-22	
CHECKED	J.A.S. 1-3-22	STATE ROAD NO. 95

MAPS PREPARED BY	DATA SOURCE
STEPHEN SURBERG & ASSOCIATES INC. 99 W. HATTON AVE. PALM HARBOR, FL 32446	SURVING01.DGN
F.P. NO. 4325681	SCALE: 1" = 40'

FOR OFFICIAL FDOT USE ONLY, IT IS ADVISED, THAT ANY OTHER USE OF THIS MAPPING PRODUCT MUST BE VERIFIED WITH THE OFFICIAL PUBLIC RECORDS OF COUNTY TO CONFIRM ACCURACY. THIS MAP IS NOT A SURVEY. SEE SHEET 1 FOR LEGEND AND GENERAL NOTES

SR 95 (US 29) NORTH PALAFOX STREET FROM END OF CONCRETE PAVEMENT TO SR 296 (BRENT LANE)