

This instrument was prepared by and returned to:
Randol D. Mora, Esq.
City Attorney
City of Pinellas Park
P.O. Box 1100
Pinellas Park, Florida 33780-1100

UTILITY EASEMENT

THIS INDENTURE, made this _____ day of _____, A.D., 2025, between **ST. MARY 18-21 CONDOMINIUM ASSOCIATION, INC.**, Mailing Address 3071 118th Avenue North, Saint Petersburg, Florida, 33716, Party of the First Part, and the **City of Pinellas Park**, located at 5141 78th Avenue North, Pinellas Park, Florida, 33781, Party of the Second Part. (*“Party of the First Part” and “Party of the Second Part” are used herein for singular or plural, the singular shall include the plural, and any gender shall include all genders, as context requires.*)

WITNESSETH, That, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) lawful currency of the United States of America, and for other good and valuable considerations in hand paid by the Party of the Second Part, the receipt and sufficiency of which is hereby acknowledged, the Party of the First Part does hereby grant and release unto the Party of the Second Part, a **Utility Easement** over, under, across and through that portion of Parcel ID# 16/30/16/77984/000/0001, as further described in the legal description and sketch of easement area as depicted in Exhibit “A” which is attached hereto and made a part hereof.

See Attached Legal Description and Sketch, Exhibit “A”

It is in the intention of the said Party of the First Part that this easement shall run with the land described above, and be binding upon the Parties, their heirs, assigns, and successors in interest.

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set its Hand and Seal the day and year first above written.

**SIGNED, SEALED AND DELIVERED IN
THE PRESENCE OF:**

GRANTOR:
**ST. MARY 18-21 CONDOMINIUM ASSOCIATION,
INC.**
Kimberly E. Barger, Vice President and Director

(Sign)

(Sign)

(Print)

(Print)

(Address)

(City) (State) (Zip Code)

(Sign)

(Print)

(Address)

(City) (State) (Zip Code)

State of _____

County of _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this day of _____, 2025 by

(Name of person acknowledging and title of position)

Notary Public signature

(Name of Notary typed, printed or stamped)

Personally known _____ or produced identification _____

Type of identification produced _____

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it could prevent fraudulent attachment of this certificate to an unauthorized document.

THIS CERTIFICATE MUST BE
ATTACHED TO THE DOCUMENT
DESCRIBED AT RIGHT:

Title or Type of Document

UTILITY EASEMENT

Number of Pages ____

Date of Document _____

Signers Other than Named Above NONE

LYING IN THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 30 SOUTH, RANGE 16 EAST

DESCRIPTION AND SKETCH FOR PUBLIC UTILITY EASEMENT

EXHIBIT 'A'

SUBJECT TAX PARCEL ID: 16-30-16-77984-000-0001
47TH STREET NORTH, PINELLAS PARK, FL 33762
OFFICIAL RECORDS BOOK 8880, PAGES 831-834

PUBLIC UTILITY EASEMENT DESCRIPTION:

A PORTION OF UNIT 3 LYING WITHIN ST. MARY 18-21, AN INDUSTRIAL CONDOMINIUM REPLAT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN THE CONDOMINIUM PLAT BOOK 163, PAGES 93 AND 94 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID PLAT AND RUN THENCE N.00°06'10"E. ALONG THE WEST RIGHT-OF-WAY LINE OF 47TH STREET NORTH A DISTANCE OF 2.97 FEET FOR A POINT OF BEGINNING; THENCE RUN N.89°53'50"W. 7.50 FEET; THENCE RUN N.00°06'10"E. 6.00 FEET; THENCE RUN S.89°53'50"E. A DISTANCE OF 7.50 FEET TO A POINT ON AFORESAID WEST RIGHT-OF-WAY LINE; THENCE RUN S.00°06'10"W. ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 6.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 45.00 SQUARE FEET OR 0.0010 ACRES MORE OR LESS.

LINE	BEARING	DISTANCE
L1	N 89°53'50"W	7.50'
L2	N 00°06'10"E	6.00'
L3	S 89°53'50"E	7.50'
L4	S 00°06'10"W	6.00'

**THIS DESCRIPTION AND SKETCH IS BASED ON THE
RECORDED PLAT AND EXISTING FIELD MEASURED DATA**

Basis of Bearings:

WEST RIGHT-OF-WAY LINE OF 47TH STREET NORTH
AS BEING S.00°06'10"W., PER RECORD PLAT.

THIS DESCRIPTION AND SKETCH IS NOT VALID
AND COMPLETE WITHOUT BOTH SHEETS

PREPARED: 6/25/25

FOR: ST. MARY 18-21, CONDO ASSN, INC.
CITY OF PINELLAS PARK

THIS IS NOT A SURVEY

This Description and Sketch was prepared without the benefit of a title search and is subject to all easements, Rights-of-way, and other matters of record.

NOTE: Description and Sketch not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

Job: 2506-18
Drawn: DS

I hereby certify that the Description and Sketch represented hereon meets the requirements of Chapter 3J-17, Florida Administrative Code.

JOHN O. BRENDLA
Florida Surveyor's Registration No. 4601
Certificate of Authorization No. 760


Prepared by:
JOHN C. BRENDLA AND ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS AND MAPPERS
4015 82nd Avenue North
Pinellas Park, Florida 33781
phone (727) 576-7546

SHEET 1 OF 2

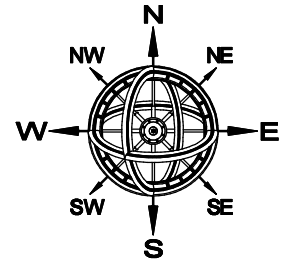
LYING IN THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 30 SOUTH, RANGE 16 EAST

SKETCH OF DESCRIPTION FOR PUBLIC UTILITY EASEMENT

SUBJECT TAX PARCEL ID: 16-30-16-77984-000-0001

47TH STREET NORTH, PINELLAS PARK, FL 33762

OFFICIAL RECORDS BOOK 8880, PAGES 831-834



NORTH BASIS:
RECORD PLAT
SCALE: 1" = 20'

PINELLAS FARMS
Plat Book H7, Pages 4 & 5

N 00°06'10"E 153.50'

S.89°53'50"E. 135.00'

S.00°06'10"W.
21.51'

S.89°53'50"E. 105.00'

**ST. MARY 18-21, AN INDUSTRIAL
CONDOMINIUM REPLAT**
Condominium Plat Book
163, Pages 93 & 94

UNIT 3

WEST RIGHT-OF-WAY LINE
OF 47TH STREET NORTH

47TH STREET NORTH
(ST. MARY BOULEVARD)
80' RIGHT-OF-WAY

123.02'
N 00°06'10"E 131.99'

SUBJECT AREA
45.00 SQUARE FEET
OR 0.0010± ACRES

SOUTH LINE OF CONDOMINIUM
PLAT 163, PAGES 93 & 94

N 89°53'50"W 240.00'

POINT OF COMMENCEMENT
SOUTHEAST CORNER OF RECORD PLAT

Lot 17

ST. MARY BUSINESS PARK
Plat Book 102, Pages 22-24

8"WBFA
ON CONCRETE

POINT OF BEGINNING

ABBREVIATION(S):

CL = CENTERLINE
WBFA = WATER BACKFLOW
PREVENTOR ASSEMBLY

Job: 2506-18
Drawn: DS

FOR: ST. MARY 18-21, CONDO ASSN, INC.
CITY OF PINELLAS PARK

THIS DESCRIPTION AND SKETCH IS NOT VALID
AND COMPLETE WITHOUT BOTH SHEETS

THIS IS NOT A SURVEY

SHEET 2 OF 2



Todd Biron <tbiron@pinellas-park.com>

ESMT-2025-00028, ESMT-2025-00029 & ESMT-2025-00030 / Survey Review Comments

McKay, Michael <mcmckay@georgefyoung.com>

To: Todd Biron <tbiron@pinellas-park.com>

Cc: Aaron Petersen <apetersen@pinellas-park.com>, "Hatch, Trevor" <thatch@georgefyoung.com>

Thu, Jun 26, 2025 at 9:02 AM

Todd,

All comments have been satisfied.

Respectfully,

Michael McKay

Senior Survey Project Manager

Phone: (727) 822-4317

Cell: (727) 318-5336

GEORGE F YOUNG

290 Dr. Martin Luther King Jr. St. N., St. Petersburg, FL 33701

<https://link.edgipilot.com/17a606a2mCp8R0acUye1rdb56wdfVv7u/http://www.georgefyoung.com/>

[Sarasota | Bradenton | St. Petersburg | Tampa | Orlando | Gainesville | Punta Gorda | Birmingham]

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