

This instrument was prepared by and returned to:
Lauren C. Rubenstein, Esquire
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., 2023, between **School Board of Pinellas County, Florida**, Mailing Address P.O. Box 2942, Largo, Florida, 33779, 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# 16/30/16/00000/330/0100, Property Address 10501 58th Street North, Pinellas Park, Florida, 33782, 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:
School Board of Pinellas County, Florida,
a Public Body Corporate
By: Its Chairperson

(Sign)

(Sign)

(Print)

(Print)

(Sign)

ATTEST:
By: Superintendent

(Print)

(Sign)

(Print)

State of Florida

County of Pinellas

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this day of _____, 2023 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

SKETCH OF DESCRIPTION

EXHIBIT "A"

DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 16, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 16; THENCE N.89°59'11"E., ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 33.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF 58TH STREET NORTH (66-FOOT WIDE RIGHT-OF-WAY); THENCE S.00°05'46"W., ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 591.30 FEET TO THE POINT OF BEGINNING;

THENCE N.90°00'00"E., A DISTANCE OF 20.64 FEET; THENCE S.00°00'00"E., A DISTANCE OF 9.21 FEET; THENCE N.90°00'00"W., A DISTANCE OF 20.66 FEET TO SAID EAST RIGHT-OF-WAY LINE; THENCE N.00°05'46"E., ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 9.21 FEET TO THE POINT OF BEGINNING.

CONTAINING 190 SQUARE FEET OR 0.004 ACRES, MORE OR LESS.

SURVEYOR'S REPORT:

1. BEARINGS SHOWN HEREON ARE BASED ON THE EAST RIGHT-OF-WAY LINE OF 58TH STREET NORTH, BEING S00°05'46"W, RELATIVE TO FLORIDA STATE PLANE COORDINATE SYSTEM, NAD 1983 (2011), WEST ZONE (902).
2. I HEREBY CERTIFY THAT THE "SKETCH OF DESCRIPTION" OF THE ABOVE DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY DRAWN UNDER MY DIRECTION AND THAT IT MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYING CHAPTER 5J-17 REQUIREMENTS OF FLORIDA ADMINISTRATION CODE.
3. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF AN ABSTRACT, TITLE SEARCH, TITLE OPINION OR TITLE COMMITMENT. A TITLE SEARCH MAY REVEAL ADDITIONAL INFORMATION AFFECTING THE PARCEL AS SHOWN.
4. SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR THE ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, AND IF SHOWN HEREON IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5J-17.062 AND FLORIDA STATUTE 472.025.

LEGEND OF ABBREVIATIONS & SYMBOLS:

BCC	=	BOARD OF COUNTY COMMISSIONERS
LB	=	LICENSED BUSINESS
LS	=	LICENSED SURVEYOR
ORB	=	OFFICIAL RECORDS BOOK
NAD	=	NORTH AMERICAN DATUM
PB	=	PLAT BOOK
PG(S)	=	PAGE(S)
PSM	=	PROFESSIONAL SURVEYOR AND MAPPER
R	=	RADIUS
R/W	=	RIGHT-OF-WAY
SSMC	=	SOUTHEASTERN SURVEYING & MAPPING CORPORATION
Ⓢ	=	WATER VALVE

SKETCH OF DESCRIPTION

Date: 05/22/2023 JKC

Certification Number LB2108 67524003

PINELLAS COUNTY SCHOOL BOARD

Job Number: 67524003 Scale: 1" = 10'

Chapter 5J-17, Florida Administrative Code requires that a legal description drawing bear the notation that
THIS IS NOT A BOUNDARY SURVEY

SKETCH OF DESCRIPTION

SHEET 1 OF 2
SEE SHEET 2 FOR SKETCH



SSMC™
SUE • SURVEY • GIS

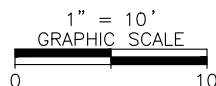
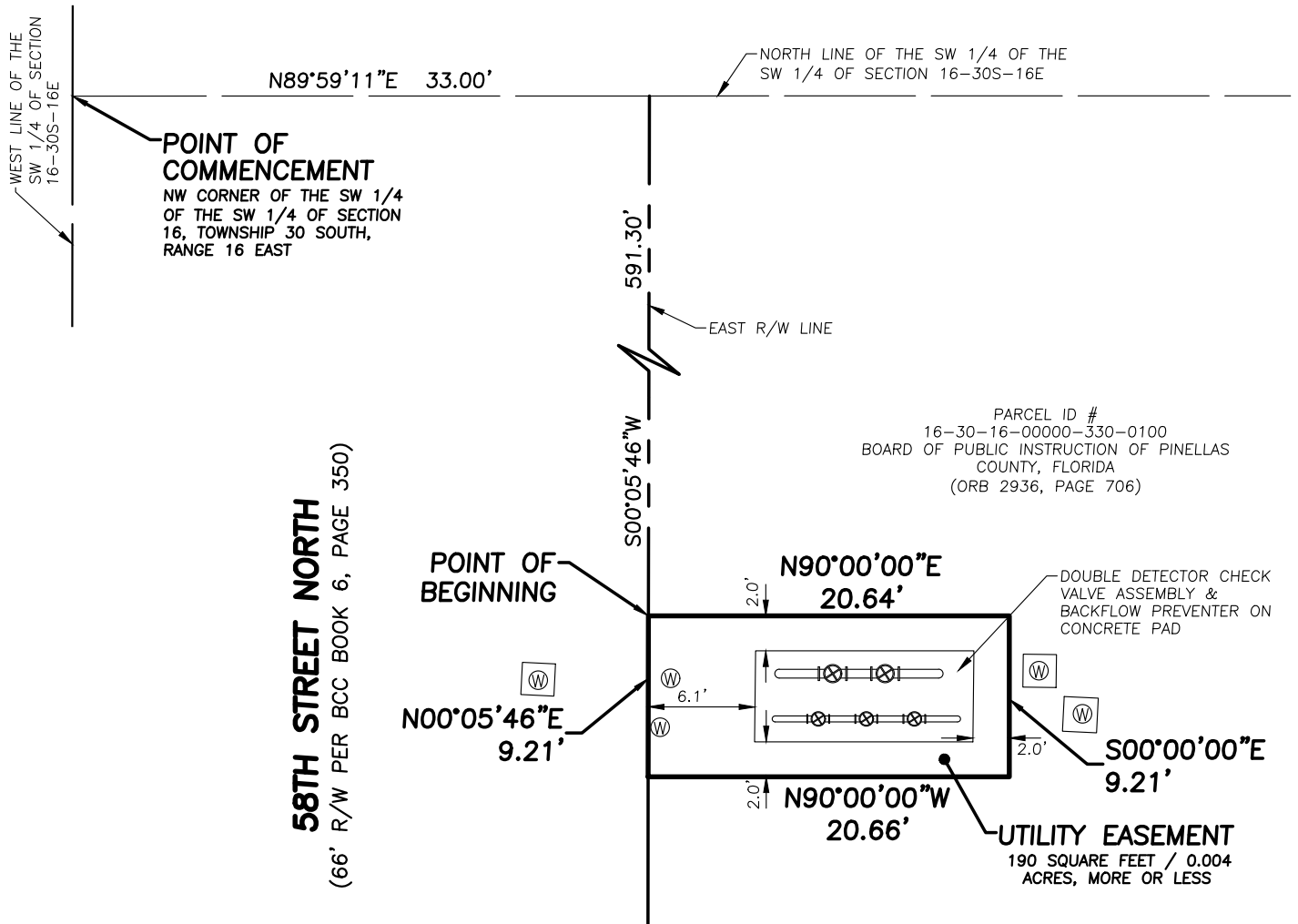
SOUTHEASTERN SURVEYING
AND MAPPING CORPORATION
10770 North 46th Street, Suite C-300
Tampa, Florida 33617
(813) 898-2711
e-mail: info@southeasternsurveying.com

J. KENNETH CARR, PSM
Professional Land Surveyor Number LS5195

SKETCH OF DESCRIPTION

EXHIBIT "A"

SECTION 16, TOWNSHIP 30 SOUTH, RANGE 16 EAST



SOUTHEASTERN SURVEYING
AND MAPPING CORPORATION
10770 North 46th Street, Suite C-300
Tampa, Florida 33617
(813) 898-2711

Certification Number LB2108
e-mail: info@southeasternsurveying.com

Drawing No. 67524003
Job No. 67524003
Date: 05/22/2023
SHEET 2 OF 2
See Sheet 1 for Description

THIS IS NOT A SURVEY
NOT VALID WITHOUT SHEET 1 THROUGH 2



CITY HALL - P.O.Box 1100
PINELLAS PARK, FL 33780-1100

Please Respond To:

City Attorney's Office
Lauren C. Rubenstein
James W. Denhardt
2700 First Avenue North
St. Petersburg, Florida 33713
(727) 327-3400 - Telephone
(727) 323-0888 - Facsimile

June 26, 2023

Mr. Aaron Petersen
Asst. Community Development Administrator
City of Pinellas Park
P. O. Box 1100
Pinellas Park, Florida 33780-1100

RE: City Document #23-136
Utility Easement - 10501 58th Street North

Dear Mr. Petersen:

Our office has received and reviewed the above-referenced Utility Easement with the Pinellas County School Board. In reviewing this Easement Agreement, I also spoke with the Pinellas County School Board Attorney's Office and Lutricia Johnson, Real Estate Analyst in the Pinellas County School's Real Estate Department.

The first paragraph of the Utility Easement should be updated as follows:

THIS INDENTURE, made this ____ day of _____, A.D., 2023, between
School Board of Pinellas County, Florida, Mailing Address P.O. Box 2942,
Largo, Florida 33779, Party of the First Part

Please update the signature block for the Grantor to read as follows:

Mr. Aaron Petersen
June 26, 2023
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Signed, sealed and delivered
in the presence of:

(Sign)

(Print)

(Sign)

(Print)

GRANTOR:

School Board of Pinellas County, Florida,
a Public Body Corporate
By: Its Chairperson

(Sign)

(Print)

ATTEST:

By: Superintendant

(Sign)

(Print)

Once these changes are made to the abovementioned Utility Easement Agreement, our office would approve of the Agreement as to form and correctness.

Very truly yours,



Lauren C. Rubenstein
City Attorney

cc: Bart Diebold, City Manager
Jennifer R. Carfagno, MMC, City Clerk
Dan Hubbard, Asst. City Manager
Nick Colonna, Community Development Administrator