

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

## UTILITY EASEMENT

THIS INDENTURE, made this 12 day of Dec, A.D., 2025, between **PINELLAS ANIMAL HOSPITAL/BIRD CLINIC, INC.**, Mailing Address 7791 52nd Street North, Pinellas Park, Florida 33781, 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 **Public Utility Easement** over, under, across and through that portion of Parcel ID# 28/30/16/94914/000/0010, Property Address 7791 52nd Street North, Pinellas Park, Florida 33781, 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:  
PINELLAS ANIMAL HOSPITAL/BIRD CLINIC, INC.**

**By: Dr. Ernest C. Godfrey, President**

Rachel Sigley  
(Sign)

[Signature]  
(Sign)

Rachel Sigley  
(Print)

Ernest Godfrey  
(Print)

9700 Koger Blvd N  
(Address)

St. Pete FL 33702  
(City) (State) (Zip Code)

[Signature]  
(Sign)

CASEY READER  
(Print)

9700 Koger Blvd N  
(Address)

St. Pete FL 33702  
(City) (State) (Zip Code)

State of FL  
County of Pinellas

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

Rachel Sigley \_\_\_\_\_ (Name of person acknowledging and title of position)

Rachel Sigley \_\_\_\_\_ Notary Public signature

Rachel Sigley \_\_\_\_\_ (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 SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 30 SOUTH, RANGE 16 EAST

**DESCRIPTION AND SKETCH FOR PUBLIC UTILITY EASEMENT**

**EXHIBIT "A"**

SUBJECT TAX PARCEL ID: 28-30-16-94914-000-0010  
7791 52ND STREET NORTH, PINELLAS PARK, FL 33781

**PUBLIC UTILITY EASEMENT DESCRIPTION:**

COMMENCE AT THE NORTHWEST CORNER OF LOT 1, WASHBURN REPLAT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 4 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA AND RUN THENCE S.89°46'31"E. ALONG THE SOUTH RIGHT-OF-WAY LINE OF 78TH AVENUE NORTH (PUBLIC RIGHT-OF-WAY WIDTH VARIES) A DISTANCE OF 88.78 FEET TO A POINT; THENCE RUN S.00°13'29"W. A DISTANCE OF 3.00 FEET FOR A POINT OF BEGINNING; THENCE RUN S.89°46'31"E. 3.00 FEET; THENCE RUN S.00°13'29"W. 4.00 FEET; THENCE RUN N.89°46'31"W. 3.00 FEET; THENCE RUN N.00°13'29"E. 4.00' FEET TO THE POINT OF BEGINNING.

CONTAINING 12.00 SQUARE FEET OR 0.0003 ACRES MORE OR LESS.

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

Basis of Bearings:

EAST RIGHT-OF-WAY LINE OF 52ND STREET NORTH  
AS BEING N.00°43'52"W., AS ASSUMED.

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

PREPARED: 10/23/25

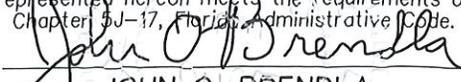
FOR: PINELLAS ANIMAL HOSPITAL/BIRD  
CLINIC, INC., A FLORIDA CORPORATION

**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.

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

  
**JOHN C. 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 ~ Front@Jcbrendla.com

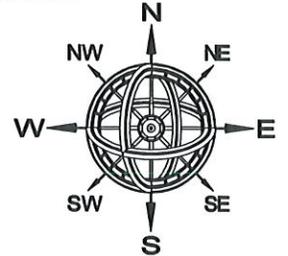
**SHEET 1 OF 2**

Job: 2507-59A  
Drawn: DS

LYING IN THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 30 SOUTH, RANGE 16 EAST

**DESCRIPTION AND SKETCH FOR PUBLIC UTILITY EASEMENT**

SUBJECT TAX PARCEL ID: 28-30-16-94914-000-0010  
 7791 52ND STREET NORTH, PINELLAS PARK, FL 33781



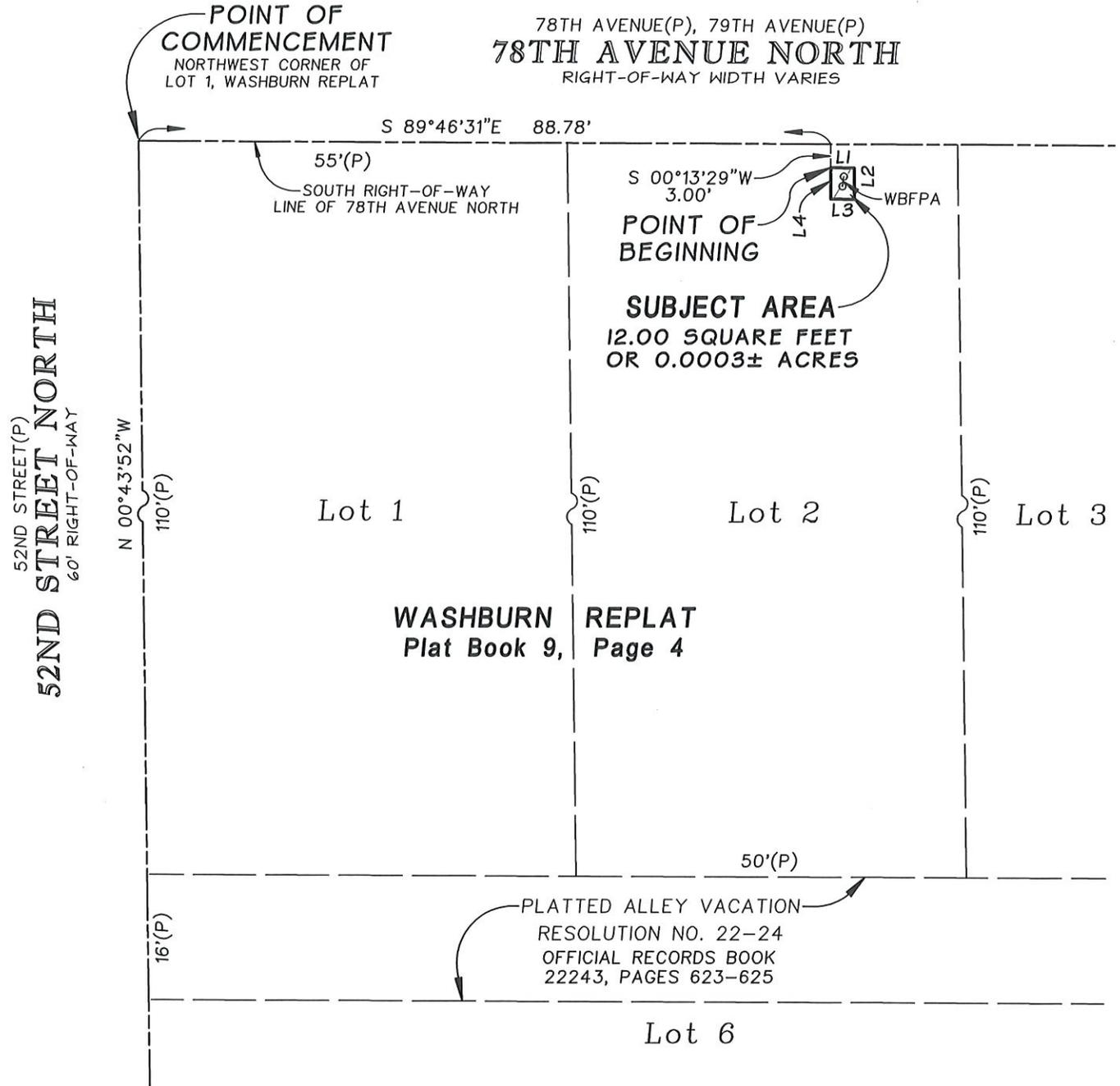
**NORTH BASIS:**  
 ASSUMED MERIDIAN  
 SCALE: 1" = 20'

**ABBREVIATION(S):**

- (P) = PLAT
- WBFA = WATER BACKFLOW PREVENTOR ASSEMBLY
- ~ = BROKEN LINE/SPRING LINE

**LINE DATA TABLE**

LINE	BEARING	DISTANCE
L1	S 89°46'31"E	3.00'
L2	S 00°13'29"W	4.00'
L3	N 89°46'31"W	3.00'
L4	N 00°13'29"E	4.00'



Job: 2507-59A  
 Drawn: DS

FOR: PINELLAS ANIMAL HOSPITAL/BIRD CLINIC, INC., A FLORIDA CORPORATION

**THIS IS NOT A SURVEY**

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



Kiara Batson <kbatson@pinellas-park.com>

**RE: ESMT-2026-00004 (7791 52ND ST N 523B) - SURVEY REVIEW**

2 messages

**McKay, Michael** <mmckay@georgefyoung.com> Thu, Dec 4, 2025 at 2:00 PM  
To: Kiara Batson <kbatson@pinellas-park.com>  
Cc: Todd Biron <tbiron@pinellas-park.com>, Aaron Petersen <apetersen@pinellas-park.com>, "Hatch, Trevor" <thatch@georgefyoung.com>

Kiara,

There are no comments from the survey review for the above referenced sketch and legal description.

Respectfully,

**Michael McKay**

Senior Survey Project Manager

Phone: (727) 822-4317

Cell: (727) 318-0306



**GEORGE F YOUNG**

an SSR Company



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

[https://link.edgepilot.com/s/a41df7d7/ss1DVokkM0e-NLKioCu\\_5g?u=http://www.georgefyoung.com/](https://link.edgepilot.com/s/a41df7d7/ss1DVokkM0e-NLKioCu_5g?u=http://www.georgefyoung.com/)

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

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**From:** Kiara Batson <[kbatson@pinellas-park.com](mailto:kbatson@pinellas-park.com)>  
**Sent:** Wednesday, December 3, 2025 8:27 AM  
**To:** Hatch, Trevor <[thatch@georgefyoung.com](mailto:thatch@georgefyoung.com)>  
**Cc:** Todd Biron <[tbiron@pinellas-park.com](mailto:tbiron@pinellas-park.com)>; Aaron Petersen <[APetersen@pinellas-park.com](mailto:APetersen@pinellas-park.com)>  
**Subject:** ESMT-2026-00004 (7791 52ND ST N 523B)

Good morning! Attached for review is a sketch and legal description for a utility easement.

Cheers,

## Kiara Batson

Planning Coordinator | Planning and Development Services

City of Pinellas Park

[6051 78th Avenue N.](#)

[Pinellas Park, FL 33781](#)

[\(727\) 369-5629](#)



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**Kiara Batson** <[kbatson@pinellas-park.com](mailto:kbatson@pinellas-park.com)>  
To: "McKay, Michael" <[mmckay@georgefyoung.com](mailto:mmckay@georgefyoung.com)>  
Cc: Todd Biron <[tbiron@pinellas-park.com](mailto:tbiron@pinellas-park.com)>, Aaron Petersen <[apetersen@pinellas-park.com](mailto:apetersen@pinellas-park.com)>, "Hatch, Trevor" <[thatch@georgefyoung.com](mailto:thatch@georgefyoung.com)>

Fri, Dec 5, 2025 at 7:26 AM

Thank you!

Cheers,

**Kiara Batson**

Planning Coordinator | Planning and Development Services  
City of Pinellas Park  
6051 78th Avenue N.  
Pinellas Park, FL 33781  
(727) 369-5629



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