

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 **Pinellas Park Hospitality LLC.**, Mailing Address 629 Millikens Bend, Covington, Louisiana, 70433, 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 releases unto the Party of the Second Part, a **Utility Easement** over, under, across and through that portion of Parcel ID# 27/30/16/00000/420/1400, Property Address 3845 Park Boulevard, 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, and 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 his Hand and Seal the day and year first above written.

**SIGNED, SEALED, AND DELIVERED IN OUR PRESENCE:**

**Pinellas Park Hospitality LLC.**

**By: Yogesh Patel, Authorized Member**

(Witness#1) \_\_\_\_\_

(signature)

\_\_\_\_\_  
(signature)

\_\_\_\_\_  
(print name)

\_\_\_\_\_  
(print name)

(Witness#2) \_\_\_\_\_

(signature)

(print name)

*State of Louisiana*

*County of St. Tammany Parish*

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

DESCRIPTION SKETCH  
(NOT A BOUNDARY SURVEY)  
EXHIBIT "A"



**UTILITY EASEMENT LEGAL DESCRIPTION:**

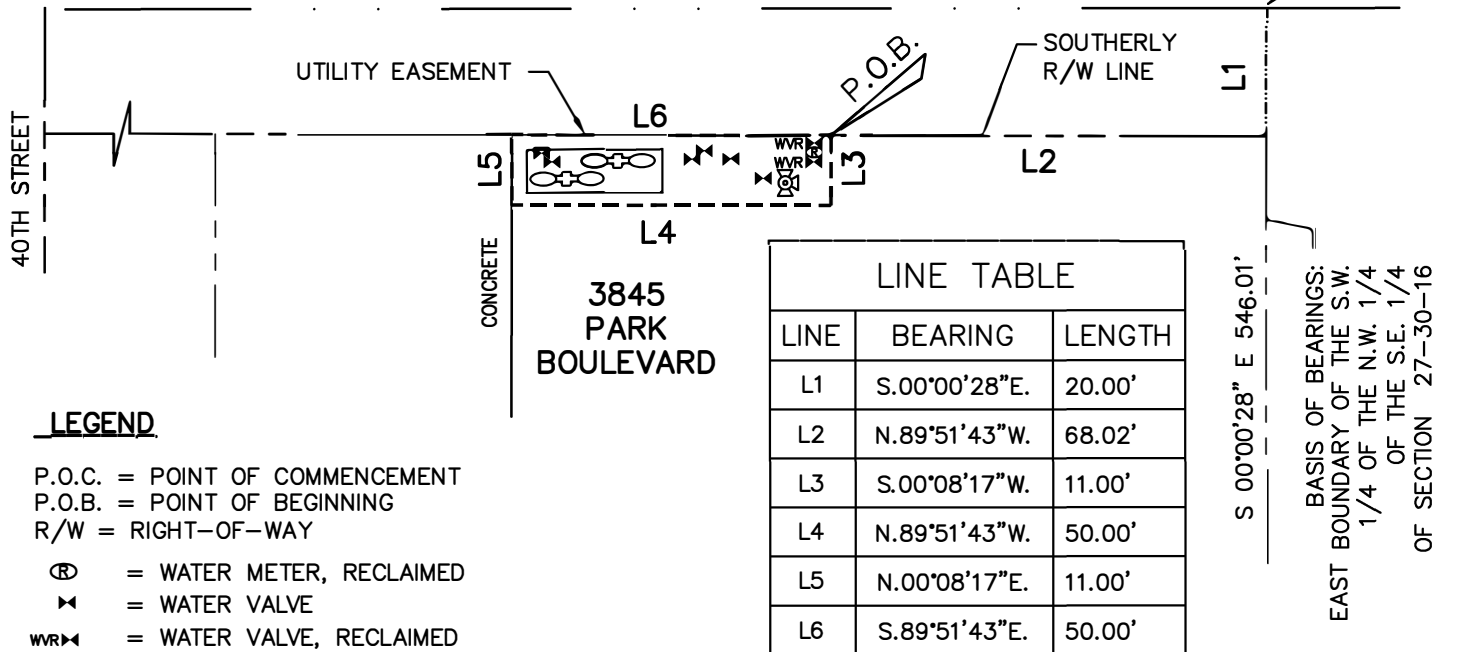
COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; THENCE S.00°00'28"E., ALONG THE EAST BOUNDARY OF SAID SOUTHWEST 1/4, A DISTANCE OF 20.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF 76TH AVENUE NORTH; THENCE N.89°51'43"W., ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 68.02 FEET TO THE POINT OF BEGINNING; THENCE S.00°08'17"W., A DISTANCE OF 11.00 FEET; THENCE N.89°51'43"W., A DISTANCE OF 50.00 FEET; THENCE N.00°08'17"E., A DISTANCE OF 11.00 FEET TO SAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE S.89°51'43"E, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 550 SQUARE FEET

76th AVENUE NORTH  
50' PUBLIC R/W

P.O.C.  
N.E. CORNER OF THE  
S.W. 1/4 OF THE N.W.  
1/4 OF THE S.E. 1/4  
OF SECTION 27-30-16

NORTH LINE OF THE S.W. 1/4 OF THE N.W. 1/4 OF  
THE S.E. 1/4 OF SECTION 27-30-16



**LEGEND**

P.O.C. = POINT OF COMMENCEMENT  
P.O.B. = POINT OF BEGINNING  
R/W = RIGHT-OF-WAY

- = WATER METER, RECLAIMED
- = WATER VALVE
- = WATER VALVE, RECLAIMED
- = BACKFLOW PREVENTER
- = FIRE HYDRANT

LINE TABLE		
LINE	BEARING	LENGTH
L1	S.00°00'28"E.	20.00'
L2	N.89°51'43"W.	68.02'
L3	S.00°08'17"W.	11.00'
L4	N.89°51'43"W.	50.00'
L5	N.00°08'17"E.	11.00'
L6	S.89°51'43"E.	50.00'

TOWNSHIP RANGE COUNTY, STATE  
30S 16E PINELLAS COUNTY, FLORIDA

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE IN COMPLIANCE WITH THE STANDARDS OF PRACTICE FOR LAND SURVEYS IN FLORIDA AS SET FORTH IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO FLORIDA STATUTE CHAPTER 472.027.



JOHN W. STRACHAN PROFESSIONAL SURVEYOR AND MAPPER #6312  
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A  
FLORIDA LICENSED SURVEYOR AND MAPPER OR ITS ELECTRONIC EQUIVALENT

01/19/2023

AMERICAN SURVEYING INC.  
L.B. #7168  
4847 NORTH FLORIDA AVENUE  
TAMPA, FLORIDA 33603  
EMAIL: INFO@AMERICANSURVEYING.COM  
PH. (813)234-0103 • FAX (813)234-0108

PREPARED FOR:

MIKE DESAI

PROJECT NO.:	11000516-20D SKL	DATE:	01/19/2023	DWN.:	LCN	APRVD.:	JWS
PROJECT NO.:	11000516-20D SKL	DESCRIPTION	DATE	DWN.	APRVD.		
	11000516-20D SKL	CLIENT'S COMMENTS	1/25/23	LCN	JWS		
	11000516-20D SKL	CLIENT'S COMMENTS	1/26/23	LCN	JWS		



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

February 21, 2023

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

**RE: City Document #23-024**  
**Utility Easement - Pinellas Park Hospitality LLC.**

Dear Mr. Petersen:

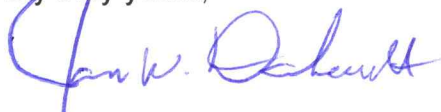
Our office has received and reviewed the above-referenced proposed Utility Easement.

In order to make the Witnesseth paragraph read better and more properly, we would recommend that it state:

**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 releases unto the Party of the Second Part, a Utility Easement . . . .

With consideration of this change, and with the assumption that the document is properly executed, witnessed and notarized for recording, we would approve of the proposed Easement as to form and correctness.

Very truly yours,



James W. Denhardt  
City Attorney

cc: Bart Diebold, City Manager  
Diane M. Corna, MMC, City Clerk  
Chief Michael Haworth, Asst. City Manager  
Nick Colonna, Community Development Administrator

JWD/dh

23-024.02212023.LAP.Utility Easement Pinellas Park Hospitality LLC.wpd