

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 _____ day of _____, A.D., 20___, between **BUSINESS ENTERPRISE OF PINELLAS, LTD**, Mailing Address 53 West Jackson Blvd. Suite 530, Chicago, IL 60604, 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# 34/30/16/69966/200/2300, Property Address 6565 44th 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:
BUSINESS ENTERPRISE OF PINELLAS, LTD
By: BUSINESS ENTERPRISE OF PINELLAS, INC.,
General Partner of BUSINESS ENTERPRISE OF
PINELLAS, LTD
By: Francis Beidler III, Vice President / Director of
BUSINESS ENTERPRISE OF PINELLAS, INC.,

(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 _____, 20__ 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

NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 30 SOUTH, RANGE 16 EAST

EXHIBIT "A"

**DESCRIPTION AND SKETCH FOR
UTILITY EASEMENT**

SUBJECT TAX PARCEL ID: 34-30-16-69966-200-2300
#6565 44TH STREET NORTH, PINELLAS PARK, FL 33781
OFFICIAL RECORDS BOOK 10084, PAGES 1069-1072

LEGAL DESCRIPTION:

A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, DESCRIBED AS FOLLOW:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA AND RUN THENCE S.00°03'27"W. ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4 A DISTANCE OF 643.25 FEET FOR A POINT OF BEGINNING; THENCE RUN S.89°48'18"E. ALONG A LINE 15 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 A DISTANCE OF 300.00 FEET; THENCE RUN S.00°03'27"W. A DISTANCE OF 15.00 FEET TO A POINT ON THE SAID SOUTH LINE; THENCE RUN N.89°49'18"W. ALONG SAID SOUTH LINE A DISTANCE OF 300.00 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE RUN N.00°03'27"E. ALONG AFOREMENTIONED WEST LINE A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 4500.01 SQUARE FEET OR 0.1033 ACRES MORE OR LESS.

**THIS DESCRIPTION AND SKETCH IS BASED ON
MEASURED GEOMETRY OF THE NORTHWEST 1/4
OF SECTION 34-30-16**

Assumed Basis of Bearings:

WEST LINE OF THE SOUTHEAST 1/4 OF THE
NORTHWEST 1/4 OF SECTION 34-30-16 AS
BEING S.00°03'27"W., ASSUMED MERIDIAN.

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

REVISED: 12/10/25
PREPARED: 12/05/25

FOR: CITY OF PINELLAS PARK
BUSINESS ENTERPRISE OF PINELLAS, LTD.

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.

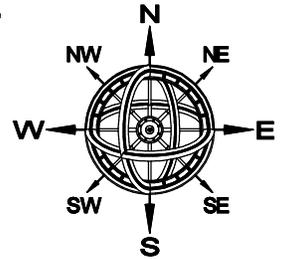
Job: 2511-19
Drawn: DS
I hereby certify that the Description and Sketch represented hereon meet the requirements of Chapter 9J-17, Florida Administrative Code.
John O. Brenda
STATE OF FLORIDA
JOHN O. BRENDA
Florida Surveyor's Registration No. 4601
Certificate of Authorization No. 760
LICENSED SURVEYOR & MAPPING ENGINEER

Prepared by:
JOHN C. BRENDA 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

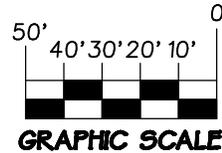
NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 30 SOUTH, RANGE 16 EAST

SKETCH OF DESCRIPTION FOR UTILITY EASEMENT

SUBJECT TAX PARCEL ID: 34-30-16-69966-200-2300
#6565 44TH STREET NORTH, PINELLAS PARK, FL 33781
OFFICIAL RECORDS BOOK 10084, PAGES 1069-1072



NORTH BASIS:
ASSUMED MERIDIAN
SCALE: 1" = 50'



Farm 10

Farm 23

Farm 26

POINT OF COMMENCEMENT

NORTHWEST CORNER OF THE
SOUTHEAST 1/4 OF THE NORTH-
WEST 1/4 OF SECTION 34-30-16

WEST LINE OF THE SOUTHEAST 1/4
OF THE NORTHWEST 1/4 OF
SECTION 34-30-16

643.25'(C)

S 00°03'27"W

NORTHWEST 1/4 OF THE SOUTHEAST
1/4 OF THE NORTHWEST 1/4 OF
SECTION 34-30-16

PORTION OF PARCEL 4 AS DESCRIBED IN
OFFICIAL RECORDS BOOK 10084, PAGES 1069-1072

Not Platted

PORTION OF PARCEL ID: 34-30-16-69966-200-2300
#6565 44TH STREET NORTH

POINT OF BEGINNING

S 89°48'18"E 300.00'

N 89°48'18"W 300.00'

SUBJECT AREA
4500.01 SQUARE FEET
OR 0.1033± ACRES

SOUTH LINE OF THE NORTHWEST 1/4
OF THE SOUTHEAST 1/4
OF THE NORTHWEST 1/4 OF
SECTION 34-30-16

N 00°03'27"E
15.00'

SOUTHWEST CORNER OF
THE NORTHWEST 1/4 OF
THE SOUTHEAST 1/4 OF
THE NORTHWEST 1/4 OF
SECTION 34-30-16

Not Platted

PARCEL ID: 34-30-16-00000-240-0300
#6250 42ND STREET NORTH

SOUTHWEST 1/4 OF THE SOUTHEAST
1/4 OF THE NORTHWEST 1/4 OF
SECTION 34-30-16

PINELLAS FARMS
Plat Book 7, Pages 4&5

(HILLSBOROUGH CO. PUBLIC RECORDS)

S 00°03'27"W
15.00'

42ND STREET
NORTH
60' PUBLIC RIGHT-OF-WAY

Job: 2511-19
Drawn: DS

FOR: 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

FW: Utility Easement Review (ESMT-2026-00002) - Survey Review

McKay, Michael <mmckay@georgefyoung.com>

Thu, Dec 11, 2025 at 9:10 AM

To: Danielle Stewart <dstewart@pinellas-park.com>

Cc: Todd Biron <tbiron@pinellas-park.com>, Aaron Petersen <apetersen@pinellas-park.com>, Brian Ellis <bellis@pinellas-park.com>, "Hatch, Trevor" <thatch@georgefyoung.com>

Danielle,

Comment has been satisfied.

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/9e94d4a5/cOePHryeYUmn0hyNTsVRKw?u=http://www.georgefyoung.com/>

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

PRIVACY/CONFIDENTIALITY NOTICE:

This message contains private, confidential, or legally privileged information and is intended for the recipient ONLY. If you are not the intended recipient or have received this email in error, please notify info@georgefyoung.com immediately by return email or phone and delete all copies of this email, including all attachments without reading them or saving to any storage device. If you are the intended recipient(s) you will need to secure the contents conforming to all applicable state and/or federal requirements relating to the privacy and confidentiality of such information. Email transmission cannot be guaranteed to be secure or error-free as information could be intercepted, corrupted, lost, destroyed, arrive late or incomplete, or contain viruses. The sender and George F. Young, Inc. therefore do not accept liability for any errors or omissions in the contents of this message, which arise as a result of email transmission. If verification is required please request a hard-copy version.

From: Danielle Stewart <dstewart@pinellas-park.com>
Sent: Wednesday, December 10, 2025 10:46 AM
To: McKay, Michael <mmckay@georgefyoung.com>
Cc: Todd Biron <tbiron@pinellas-park.com>; Aaron Petersen <apetersen@pinellas-park.com>; Brian Ellis <bellis@pinellas-park.com>; Hatch, Trevor <thatch@georgefyoung.com>
Subject: Re: FW: Utility Easement Review (ESMT-2026-00002) - Survey Review

Good morning Michael,

Please see attached for the revised L/S. Let me know if you have any additional comments or if the updated exhibit fully addresses your earlier comment.

Thank you,

Danielle Stewart, AICP

Long Range Planning Manager

City of Pinellas Park – Community Development Department

office: 727-369-5838 | email: dstewart@pinellas-park.com



[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]