

SEC. 34 TWP. 30S. RGE. 16E.  
FOLIO/PARCEL ID NO. 34-30-16-00000-240-0700  
PROJECT NO. D0012009

PREPARED BY  
AND RETURN TO:

Heather Douglas  
Real Estate Department  
Peoples Gas System, Inc.  
P.O. Box 2562  
Tampa, FL 33601

## EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that **CITY OF PINELLAS PARK**, a municipal corporation, whose address is 5141 78<sup>th</sup> Avenue North, Pinellas Park, FL. 33781, (“Grantor”), in consideration of One Dollar and other valuable considerations paid to Grantor by **PEOPLES GAS SYSTEM, INC.**, a Florida corporation, P.O. Box 2562, Tampa, Florida 33601 (“Company”), receipt whereof is hereby acknowledged, has given and granted unto the Company, its successors and assigns, a perpetual easement over and the right to enter upon the land in Pinellas County, Florida, described as follows:

**See Exhibit “A” attached hereto and by reference made a part hereof (“Easement Parcel”)**

**together with the right of ingress and egress to and from the same, and all rights therein and all privileges thereon which are or may be necessary or convenient for the full use and enjoyment of such easement, which is for the purposes of placing, constructing, operating, maintaining, repairing, replacing on and removing from said land, installations described as follows:**

*Underground gas line and aboveground and underground necessary appurtenances thereto, including without limitation telecommunications equipment, risers, and pipeline markers (“Facilities”).*

**The width of the Easement (the “Easement Area”) shall be ten (10) feet lying five (5) feet on each side of the centerline of the Facilities as installed or to be constructed, as approximately shown in Exhibit “B”.**

The aforesaid rights and privileges granted shall include the right and privilege to root prune or remove any and all deep rooted vegetation upon said Easement Area and upon the Grantor’s lands adjacent to said land, wherever the Company may deem it necessary or desirable to do so for the protection of said installations.

Company shall promptly repair any damage to the Easement Area, or any other property not owned by Company, caused by Company exercising its rights under this agreement, including ground cover, planting, roadways, driveways, sidewalks, and parking areas.

Grantor reserves the right to install minor landscaping, irrigation and/or fencing within the Easement parcel provided that it does not and will not directly interfere with the Company’s Facilities, does not change grade, and does not cause water impoundment. Grantor further acknowledges that under the “Underground Facility Damage Prevention and Safety Act” (ch. 556 Fla. Stat.), that Grantor is obligated to notify “Sunshine State One-Call of Florida, Inc.” of its intent to engage in excavation or demolition prior to commencing any work and that this notification system shall provide member operations an opportunity to identify and locate, if applicable, their underground Facilities prior to said excavation or demolition. In the event Grantor fails to notify as set forth above, Grantor may be held responsible for costs and expenses incurred due to damage of Company’s Facilities.

The Company agrees, at the sole expense of Grantor, to relocate its Facilities, over, under and upon subject parcel upon the request of Grantor, and the vacated portion of this easement being released and conveyed back to Grantor and the

site of the relocated Facilities being conveyed and included in this easement grant as though it had been included ab initio.

Company, at its option and in its sole discretion, may remove those underground portions of the Facilities that should be removed and purge and cap any portions of abandoned Facilities to be left in place.

The Company agrees to amend the Easement Area at such time as Grantor provides to Company a survey of the natural gas facilities contemplated herein and a specific legal description of the revised easement area acceptable to the Company.

The terms "Grantor" and "Company" herein employed shall be construed to include the words "heirs, executors, administrators and assigns" and "successors and assigns" of the respective parties hereto, wherever the context so admits or requires. This Grant of Easement constitutes the entire agreement and understanding between the parties with respect to the subject matter hereof. This Grant of Easement may not be changed, altered or modified except by an instrument in writing signed by the party against whom enforcement of such change would be sought. This Grant of Easement shall be binding upon the parties hereto and their respective successors and assigns.

Grantor warrants to Company that it is duly formed, validly existing and in good standing under the laws of its state of formation, and Grantor has all requisite right, power, and authority to enter into this Easement, Grantor owns the Easement Parcel, and no consent of any other person is required to render this Easement a valid and binding instrument.

IN WITNESS WHEREOF, the Grantor has executed this Grant of Easement this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Signed, Sealed and Delivered  
in the presence of:

**GRANTOR:**

**CITY OF PINELLAS PARK,**  
a municipal corporation,

WITNESS: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_

By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Address: \_\_\_\_\_

WITNESS: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

(CORPORATE SEAL)

The forgoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_ by \_\_\_\_\_ as \_\_\_\_\_ of **CITY OF PINELLAS PARK**, on behalf of the corporation by means of  physical presence or  online notarization. She/He personally appeared before me, is personally known to me or has produced \_\_\_\_\_ as identification and who did (did not) take an oath.

(SEAL)

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Print Name  
Commission Expires:

**EXHIBIT "A"**

Legal Description:

**The Southeast quarter (SE1/4) of the Southeast quarter (SE1/4) of the Northwest quarter (NW1/4) of Section 34, Township 30 South, Range 16 East, Pinellas County, Florida, LESS Road Right of Way.**

# EXHIBIT B

LOTS 13 THRU 24, BLOCK 12  
PB 15, PG 83



LOT 6  
PB 126, PG's 16 & 17

SE 1/4, SE 1/4, NW 1/4  
SEC 34 TWP 30S RGE 16E

LOTS 1 THRU 4  
PB 84, PG 21

(NOT SUBDIVIDED)

TRACT A  
PB 62, PG 4

PROPOSED 10 FOOT  
WIDE EASEMENT  
CENTERLINE

62nd AVENUE N.

PIN: 34-30-16-00000-240-0700  
DOTTED LINE AS SHOWN IS THE APPROXIMATE  
LOCATION OF THE EASEMENT CENTERLINE



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

**Please Respond To:**

James W. Denhardt  
City Attorney  
Law Offices of James W. Denhardt  
2700 First Avenue North  
St. Petersburg, Florida 33713  
(727) 327-3400 - Telephone

December 9, 2024

Mr. Todd Biron  
Associate Planner  
City of Pinellas Park  
P. O. Box 1100  
Pinellas Park, Florida 33780-1100

**RE: City Document #24-327**  
**Easement to Peoples Gas System – Parcel No. 34-30-16-00000-240-0700**

Dear Mr. Biron:

Our office has received and reviewed the above-referenced Easement from the City of Pinellas Park to Peoples Gas System, Inc. Assuming the legal description and sketch contained in Exhibits A and B are correct, our office would approve of the Easement as to form and correctness.

Very truly yours,

James W. Denhardt  
City Attorney

cc: Bart Diebold, City Manager  
Jennifer Carfagno, MMC, City Clerk  
Dan Hubbard, Asst. City Manager  
Nick Colonna, Community Development Administrator  
Aaron Petersen, Asst. Community Development Administrator  
Erica Lindquist, Planning & Development Services Director

JWD/pl  
24-325.20241204.LTB.ROW Easement for 7168 62nd Way N.wpd



Todd Biron <tbiro@pinellas-park.com>

**Exhibit Review for ESMT-2025-00007**

8 messages

**Todd Biron** <tbiro@pinellas-park.com>  
To: "Hatch, Trevor" <thatch@georgefyoung.com>  
Cc: Aaron Petersen <APetersen@pinellas-park.com>

Fri, Nov 22, 2024 at 10:00 AM

Good morning,

Can you review the exhibits (A and B) in the attached easement document? Let me know if you have any questions.

Thank you,  
Todd Biron  
Associate Planner  
City of Pinellas Park  
6051 78th Avenue N  
Pinellas Park, FL 33781  
Office:727.369.5613



 **24-3-42 City of Pinellas Park.pdf**  
192K

**Aaron Petersen** <APetersen@pinellas-park.com>  
To: Todd Biron <tbiro@pinellas-park.com>

Fri, Nov 22, 2024 at 10:03 AM

Before going to the attorney please make some page adjustments. 4 pages. Ask Heather for the Word document in order to not cause clarity issues.  
[Quoted text hidden]  
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**Hatch, Trevor** <thatch@georgefyoung.com>  
To: Todd Biron <tbiro@pinellas-park.com>  
Cc: Aaron Petersen <APetersen@pinellas-park.com>

Fri, Nov 22, 2024 at 10:09 AM

Will do, thanks!

**Trevor Hatch, PSM**

Vice-President, Survey, St Petersburg

Phone: (727) 822-4317

Cell: (727) 641-0205

**GEORGE F YOUNG**

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

<https://link.edgepilot.com/s/bb6efbdc/zphOxWN9kyIDVMgKwdaUw?u=http://www.georgefyoung.com/>

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[Quoted text hidden]

Hatch, Trevor <thatch@georgefyoung.com>  
To: Todd Biron <tbiron@pinellas-park.com>  
Cc: Aaron Petersen <APetersen@pinellas-park.com>, "McKay, Michael" <mmckay@georgefyoung.com>

Fri, Nov 22, 2024 at 10:18 AM

Todd,

I'm looking at exhibit B and wondering if that is maybe the wrong attachment? Can you check with the surveyor and see if there is more to that exhibit?

**Trevor Hatch, PSM**

Vice-President, Survey, St Petersburg

Phone: (727) 822-4317

Cell: (727) 641-0205



**GEORGE F YOUNG**

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

<https://link.edgepilot.com/s/03901bb3/Gg3RLBpWyk6ls5Vkw0RY8A?u=http://www.georgefyoung.com/>

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**From:** Todd Biron <tbiron@pinellas-park.com>  
**Sent:** Friday, November 22, 2024 10:01 AM  
**To:** Hatch, Trevor <thatch@georgefyoung.com>  
**Cc:** Aaron Petersen <APetersen@pinellas-park.com>  
**Subject:** Exhibit Review for ESMT-2025-00007

Good morning,

[Quoted text hidden]

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[Quoted text hidden]

Aaron Petersen <APetersen@pinellas-park.com>  
To: "Hatch, Trevor" <thatch@georgefyoung.com>  
Cc: Todd Biron <tbiron@pinellas-park.com>, "McKay, Michael" <mmckay@georgefyoung.com>

Fri, Nov 22, 2024 at 10:21 AM

Trevor,

The purpose of exhibit B is to show the approximate location of the gas main within the parcel. Not much to check on your end besides the referenced parcel number and correlating it to the legal description.

Regards,

Aaron

On Fri, Nov 22, 2024, 10:18 AM Hatch, Trevor <thatch@georgefyoung.com> wrote:

Todd,

I'm looking at exhibit B and wondering if that is maybe the wrong attachment? Can you check with the surveyor and see if there is more to that exhibit?



**Trevor Hatch, PSM**

Vice-President, Survey, St Petersburg

Phone: (727) 822-4317

Cell: (727) 641-0205

**GEORGE F YOUNG**

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

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**From:** Todd Biron <[tbiron@pinellas-park.com](mailto:tbiron@pinellas-park.com)>  
**Sent:** Friday, November 22, 2024 10:01 AM  
**To:** Hatch, Trevor <[thatch@georgefyoung.com](mailto:thatch@georgefyoung.com)>  
**Cc:** Aaron Petersen <[APetersen@pinellas-park.com](mailto:APetersen@pinellas-park.com)>  
**Subject:** Exhibit Review for ESMT-2025-00007

Good morning,

Can you review the exhibits (A and B) in the attached easement document? Let me know if you have any questions.

Thank you,

Todd Biron

Associate Planner

City of Pinellas Park

6051 78th Avenue N

Pinellas Park, FL 33781

Office:727.369.5613



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**4 attachments**

-  **image001.png**  
1K
-  **image002.png**  
1K
-  **image003.png**  
1K
-  **image002.png**  
1K

**McKay, Michael** <mmckay@georgefyoung.com>  
 To: Aaron Petersen <APetersen@pinellas-park.com>  
 Cc: Todd Biron <tbiron@pinellas-park.com>, "Hatch, Trevor" <thatch@georgefyoung.com>

Fri, Nov 22, 2024 at 3:39 PM

Aaron,

Exhibit B was lacking any and all details identifying the location of the servient property.  
 I went ahead and added some recommended labels to Exhibit B to better serve the easement agreement.

Have a great weekend.

**Michael McKay**  
 Senior Survey Project Manager

Phone: (727) 822-4317  
 Cell: (727) 318-0306

**GEORGE F YOUNG**  
 299 Dr. Martin Luther King Jr. St. N., St. Petersburg, FL 33701  
<https://link.edgepilot.com/s/3a4d423/ZLlTRTZdJEiCAef0i6W0dg?u=http://www.georgefyoung.com/>

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[Quoted text hidden]  
 [Quoted text hidden]

 **EXHIBIT B \_ GFY.pdf**  
 69K

**Aaron Petersen** <APetersen@pinellas-park.com>  
 To: "McKay, Michael" <mmckay@georgefyoung.com>  
 Cc: Todd Biron <tbiron@pinellas-park.com>, "Hatch, Trevor" <thatch@georgefyoung.com>

Fri, Nov 22, 2024 at 3:48 PM

Thank you. No other comments? Exhibit A looks good?

Aaron Petersen, MPA, MBA, CFM  
 ISA Certified Arborist  
 Assistant Community Development Administrator  
 City of Pinellas Park  
 6051 78th Avenue North  
 Pinellas Park, FL 33781  
 727-369-5728 - office



On Fri, Nov 22, 2024 at 3:39 PM McKay, Michael <mmckay@georgefyoung.com> wrote:

Aaron,

Exhibit B was lacking any and all details identifying the location of the servient property.

I went ahead and added some recommended labels to Exhibit B to better serve the easement agreement.

Have a great weekend.



**Michael McKay**

Senior Survey Project Manager

Phone: (727) 822-4317

Cell: (727) 318-0306

**GEORGE F YOUNG**

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

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[Quoted text hidden]  
[Quoted text hidden]

McKay, Michael <mmckay@georgefyoung.com>  
To: Aaron Petersen <APetersen@pinellas-park.com>  
Cc: Todd Biron <tbiron@pinellas-park.com>, "Hatch, Trevor" <thatch@georgefyoung.com>

Fri, Nov 22, 2024 at 3:52 PM

Aaron,

No comments for Exhibit A. It is the same as the recorded legal description for the property, and describes the property sufficiently.



**Michael McKay**

Senior Survey Project Manager

Phone: (727) 822-4317

Cell: (727) 318-0306

**GEORGE F YOUNG**

[299 Dr. Martin Luther King Jr. St. N., St. Petersburg, FL 33701](https://www.georgefyoung.com/)

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[Quoted text hidden]

**Trevor Hatch, PSM**

**Vice-President, Survey, St Petersburg**

Phone: (727) 822-4317

Cell: (727) 641-0205



**GEORGE F YOUNG**

[299 Dr. Martin Luther King Jr. St. N., St. Petersburg, FL 33701](https://www.georgefyoung.com/)

<https://link.edgepilot.com/s/03901bb3/Gg3RLBpWyk6Is5VKwoRY8A?u=http://www.georgefyoung.com/>

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