

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

## DRAINAGE EASEMENT

**THIS INDENTURE**, made this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 2023, between **AAASCO Inc**, mailing address 5060 110th Avenue North, Clearwater, Florida, 33760, 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 the said Party of the First Part hereby grants for and in consideration of the sum of ten dollars (\$10.00), and other valuable considerations, in hand paid by the said Party of the Second Part, the receipt whereof is hereby acknowledged, hereby grants and releases unto the Party of the Second Part a **Drainage Easement** over, under, across and through that portion of Parcel ID# 10/30/16/71010/400/1400, Property Address, 11880 34th Street North, Clearwater, Florida, 33762, and Parcel ID# 10/30/16/71010/400/1500, a vacant lot north of and adjacent to the aforementioned address, 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:**

**AAASCO Inc**

**By: Marlon Weintraub, President**

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

(signature)

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

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

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

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

(signature)

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

*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 **DRAINAGE EASEMENT**

Number of Pages \_\_\_\_ Date of Document \_\_\_\_\_

Signers Other than Named Above NONE



**SKETCH—OF—LEGAL****DRAINAGE EASEMENT****LEGAL DESCRIPTION OF DRAINAGE EASEMENT:**

THE EAST 25 FEET OF THE FOLLOWING DESCRIBED 2 PARCELS:

THAT PART OF LOT 14 LYING WITHIN 472.50 FEET OF THE SOUTH BOUNDARY OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS GROVES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 55, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; LESS AND EXCEPT THE WEST 100 FEET THEREOF; LESS AND EXCEPT ROAD RIGHT-OF-WAY ALONG THE EAST BOUNDARY THEREOF AS SHOWN IN ROAD PLAT BOOK B, PAGE 47; LESS AND EXCEPT ANY PART LYING WITHIN 60 FEET OF THE SOUTH BOUNDARY OF AFOREMENTIONED LOT 14 IN THE SOUTHEAST 1/4 OF SAID SECTION 10 FOR PUBLIC ROAD RIGHT-OF-WAY AS DESCRIBED IN O.R. BOOK 5077, PAGES 1110-1130, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

AND

A PORTION OF LOTS 14 AND 15, PINELLAS GROVES, LYING IN THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 30 SOUTH, RANGE 16 EAST ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

LOT 14, LESS ANY PART LYING WITHIN 472.50 FEET OF THE SOUTH BOUNDARY OF THE SE 1/4 OF SAID SECTION 10, LESS ROAD RIGHT-OF-WAY ADJACENT ON THE EAST AS RECORDED IN ROAD PLAT BOOK B, PAGE 47 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA AND LESS THE WEST 100 FEET THEREOF.

TOGETHER WITH LOT 15, LESS THE NORTH 240 FEET, LESS ROAD RIGHT-OF-WAY ADJACENT ON THE EAST AS RECORDED IN ROAD PLAT BOOK B, PAGE 47 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA AND LESS THE WEST 100 FEET THEREOF.

BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 30 SOUTH, RANGE 16 EAST, THENCE SOUTH 00°07'51" EAST, ALONG THE EAST BOUNDARY OF SAID SOUTHEAST 1/4, 1555.24 FEET; THENCE LEAVING SAID EAST BOUNDARY OF SOUTHEAST 1/4, SOUTH 89°52'09" WEST, 46.62 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF 34TH STREET NORTH, SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY, SOUTH 00°09'20" WEST, 75.81 FEET; THENCE CONTINUE ALONG SAID WESTERLY RIGH-OF-WAY, SOUTH 00°30'09" EAST, 924.82 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF 118TH AVENUE NORTH; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY, NORTH 89°49'26" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY, 25.00 FEET; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY, NORTH 00°30'09" WEST, 924.67 FEET; THENCE NORTH 00°09'20" EAST, 75.99 FEET; THENCE SOUTH 89°45'49" EAST, 25.00 FEET BACK TO THE POINT OF BEGINNING. CONTAINING 0.57 ACRES, MORE OR LESS.

**ADDRESS:**

11880 34TH STREET NORTH  
AND  
VACANT LOT 34TH STREET NORTH  
PINELLAS PARK, FLORIDA

**SURVEYOR'S CERTIFICATION:**

I, DENNIS J. EYRE, THE SURVEYOR IN RESPONSIBLE CHARGE, HEREBY CERTIFY THAT THIS SKETCH IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. SKETCH NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, OR ELECTRONIC DIGITAL SIGNATURE IN ACCORDANCE WITH STATE OF FLORIDA ADMINISTRATIVE CODE RULE 5J-17.062.

**Dennis J Eyre**

**PLS 2865**

DENNIS J. EYRE, P.L.S. FLA. REG. No. 2865  
DATE: JANUARY 10, 2023

Digitally signed by Dennis J  
Eyre PLS 2865

Date: 2023.01.10 10:19:49  
-05'00'

**THIS IS NOT A BOUNDARY SURVEY**

**NAME AND ADDRESS OF THE PREPARER:**

**DRAWN BY:** HW

**CHECKED BY:** D.J.E.

**DATE:** 01/10/2023

**SHEET 2 of 2**

**W.O. 6480**

**ABBREVIATION LEGEND:**

CL = Centerline	SEC = Section
CCR = Certified Corner Record	TWP = Township
DOC = Document	
O.R. = Official Records	
POB = Point of Beginning	
POC = Point of Commencement	
(R) = Record	
RGE = Range	
R/W = Right-of-Way	

**GEODATA SERVICES INC.**

1166 KAPP DRIVE

CLEARWATER, FL 33765

PHONE: (727)447-1763

LB 7466







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

March 6, 2023

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

**RE: City Document #23-010**  
**Drainage Easement – 11880 34<sup>th</sup> Street North**

Dear Mr. Petersen:

We have received and reviewed the above-mentioned Drainage Easement for the property generally located at 11880 34<sup>th</sup> Street North. In examining this property for approval of the proposed Drainage Easement, it appears that the property consists of two parcels that have been developed as one commercial development (for example, there only appears to be one driveway servicing the southern parcel, but is also clearly the access point for the northern parcel). Under the Pinellas Park Land Development Code, these parcels likely should have been replatted to be a singular parcel when it was developed for a singular commercial use. If such requirement was not imposed at the time of development approvals, our recommendation is to request a Unity of Title from the property owner (which could only be released in the future if the property has been replatted).

As to the proposed Drainage Easement, our office would approve of the same as to form and correctness.

Very truly yours,

Lauren C. Rubenstein  
City Attorney

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