

This Instrument Was Prepared By/Return To:  
James W. Denhardt, Esquire  
Lauren Christ Rubenstein, Esquire  
2700 First Avenue North  
St. Petersburg, Florida 33713

### **WARRANTY DEED**

THIS INDENTURE, made this \_\_\_\_\_ day of \_\_\_\_\_, 2023, between the PINELLAS PARK COMMUNITY REDEVELOPMENT AGENCY, the Grantor, whose post office address is P.O. Box 1100, Pinellas Park, Florida 33780, and the CITY OF PINELLAS PARK, a Florida municipal corporation, the Grantee, whose post office address is P.O. Box 1100, Pinellas Park, Florida 33780:

WITNESSETH, that the said Grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs, successors and assigns forever, the following described land, situate, lying and being in Pinellas County, Florida, for public right-of-way, to wit:

THAT PORTION OF PARCEL 28-30-16-71064-013-0100, as further described below and depicted in Exhibit A (boundary survey and sketch of proposed right-of-way Deed area), which is attached hereto and made a part hereof.

THE NORTH 8.00 FEET OF LOTS 10 AND 11, TOGETHER WITH THE NORTH 8.00 FEET OF THE EAST 23.75 FEET OF LOT 9, IN BLOCK 13, PLAT OF PINELLAS PARK, AS RECORDED IN PLAT BOOK 2, PAGES 91 AND 92, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.

A parcel containing 970 square feet or 0.022 acre more or less.

For use as public right-of-way.

Subject to the easements, restrictions and reservations of record and taxes for the year 2023 and all subsequent years

and said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered  
in the presence of:

\_\_\_\_\_  
Sign

\_\_\_\_\_  
Print

PINELLAS PARK COMMUNITY  
REDEVELOPMENT AGENCY

\_\_\_\_\_  
Sign

\_\_\_\_\_  
Print

\_\_\_\_\_  
Richard Butler, Chairperson

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 Richard Butler, as Chairperson of the Pinellas Park Community Redevelopment Agency, who is personally known to me or who has produced \_\_\_\_\_ as identification.

[Notary Seal]

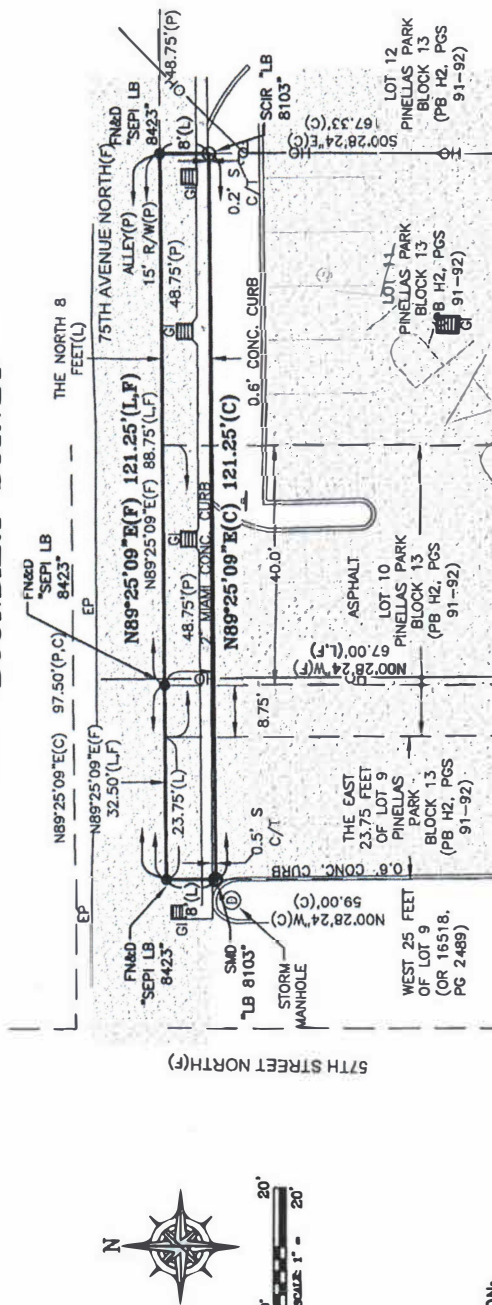
\_\_\_\_\_  
NOTARY PUBLIC

\_\_\_\_\_  
Name printed, typed, or stamped  
My Commission Expires:

The transfer of the above Property by Warranty Deed from the PINELLAS PARK COMMUNITY REDEVELOPMENT AGENCY to the CITY OF PINELLAS PARK is hereby accepted by the CITY OF PINELLAS PARK, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Sandra Bradbury, Mayor  
City of Pinellas Park, Florida

# BOUNDARY SURVEY



THE NORTH 8.00 FEET OF LOTS 10 AND 11, TOGETHER WITH THE NORTH 8.00 FEET OF THE EAST 23.75 FEET OF LOT 9, IN BLOCK 13, PLAT OF PUELLAS PARK, AS REORDERED IN PLAT BOOK 2, PAGES 91 AND 92, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PUELLAS COUNTY WAS FORMERLY A PART. A PARCEL CONTAINING 970 SQUARE FEET OR 0.022 ACRE MORE OR LESS.

BEARINGS ARE ROTATED AND BASED ON THE NORTHERLY RIGHT OF WAY LINE OF PARK BOULEVARD NORTH, ALSO BEING THE SOUTHERLY BOUNDARY LINE OF THE SUBJECT PROPERTY, SAID ASSUMED BEARING IS S89°31'36"W.

2. THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES AS PRESCRIBED IN CHAPTER 5J-17.052(6) DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
3. SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, EXCEPT THOSE WITH ELECTRONIC SIGNATURE AND ELECTRONIC SEAL ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED.
4. NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND UTILITIES, ENCROACHMENTS, IMPROVEMENTS, STRUCTURES OR FOUNDATIONS. UNDERGROUND UTILITY LINE LOCATIONS (IF SHOWN HEREON) ARE ASSUMED BASED UPON VISIBLE SURFACE EVIDENCE.
5. RE-USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE RE-USERS SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE TO WHOM CERTIFICATE







**TRANSYSTEMS**  
555 SOUTH HERCULES AVENUE, CLEARWATER, FL 33764  
PHONE 727.822.4151  
WWW.TRANSYSTEMS.COM

PREPARED FOR:

CITY OF PINELLAS PARK  
5250 82ND AVENUE NORTH  
PINELLAS PARK

Frederick S  
2023.05.16  
11:16:19

FREDERICK S. BACHMANN  
PROFESSIONAL LAND SURVEYOR  
STATE OF FLORIDA, PLS 5174

SYMBOL LEGEND	
	GROVE INLET
	IRON ROO (SET)
	NAIL & DESK (ROUND)
	NAIL AND DESK (SET)
	POWER/UTILITY WOOD POLE
	SON

## LEGEND

CONC.	CENTERLINE	RIGHT-OF-WAY
CONCRETE	CURB TIE	SECTION
CRP	EDGE OF PAVEMENT	SANITARY
C/T	FIELD	SET "MAG" NAIL AND DISK
FB	FIELD BOOK	SET NAIL AND DISK
FOR	FOUND CAPPED IRON ROD	TYPICAL
FN'D	FOUND NAIL AND DISK	TOWNSHIP
FI	GRATE INLET	WALL TIE
D.	IDENTIFICATION	ASPHALT
LI	LEGAL DESCRIPTION	BRICK
LB	LICENSED BUSINESS	CONCRETE
MAH	MANHOLE	
MS	NATIONAL GEODEIC SURVEY	
NGS	NUMBER	
HO.	OVERHEAD WIRES	
OH	OFFICIAL RECORD BOOK	
PH	PLAT BOOK H2, PAGES 91 & 92	
P	PLAT BOOK	
PB	PINELLAS COUNTY PROPERTY	
PPCMAO)	APPRASER'S WEB SITE DATA	
PG	PAGE/PAGES	
PLS	PROFESSIONAL LAND SURVEYOR	
PSM	PROFESSIONAL SURVEYOR &	
SM	MAPPER	
NG.	RANGE	
W/W	RIGHT-OF-WAY	
REC.	SECTION	
MAN.	SANITARY	
IMO.	SET "MAG" NAIL AND DISK	
FN'D	SET NAIL AND DISK	
TP	TYPICAL	
WP.	TOWNSHIP	
I/T	WALL TIE	
	ASPHALT	
	BRICK	
	CONCRETE	

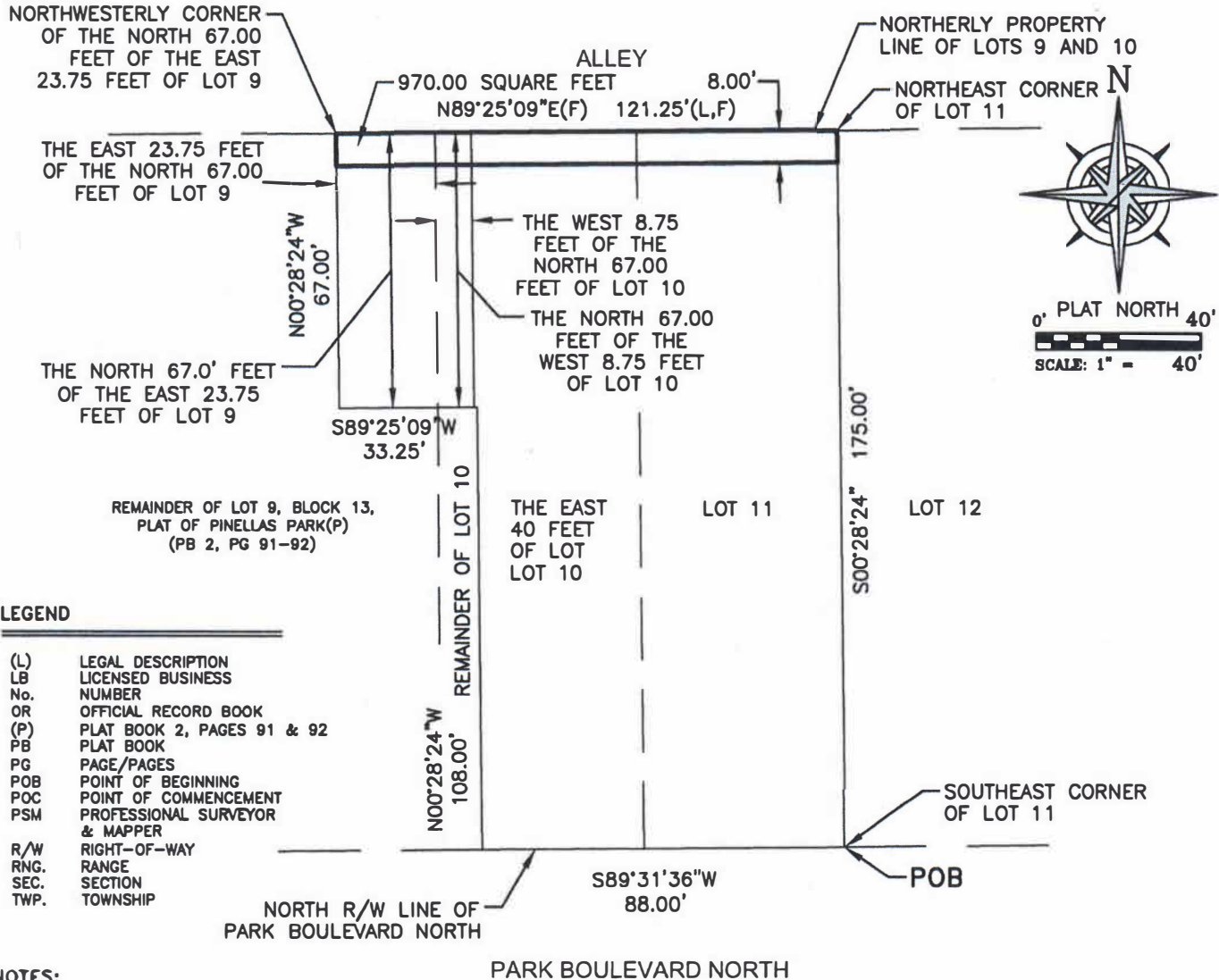
PROJECT NUMBER	SE03.163.00
FIELD DATE: 3/26/2022	
DRAWN: KWR	FB# 256 PG. 41
SCALE: 1" = 20'	
SHEET NO.: 1 OF 1	

THIS IS NOT A SURVEY.  
THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY  
THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

**DESCRIPTION:**

THE NORTH 8.00 FEET OF LOTS 10 AND 11, TOGETHER WITH THE NORTH 8.00 FEET OF THE EAST 23.75 FEET OF LOT 9, BLOCK 13, PLAT OF PINELLAS PARK, AS RECORDED IN PLAT BOOK 2, PAGES 91 AND 92, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.

CONTAINING 970.00 SQUARE FEET, MORE OR LESS.



# DEUEL & ASSOCIATES

A TRANSYSTEMS CORPORATION  
CONSULTANTS COMPANY

565 SOUTH HERCULES AVENUE  
CLEARWATER, FL 33764  
PHONE 727.822.4151  
WWW.DEUELENGINEERING.COM  
LICENSED BUSINESS NUMBER 8103

THIS DOCUMENT IS NOT VALID WITHOUT THE  
SIGNATURE AND ORIGINAL RAISED SEAL OR  
THE DIGITAL SIGNATURE OF THE FLORIDA  
LICENSED SURVEYOR AND MAPPER SHOWN  
HEREON.



Frederick S  
Bachmann  
2022.12.22  
14:15:56 -05'00'

FREDERICK S. BACHMANN, P.S., LS 5174

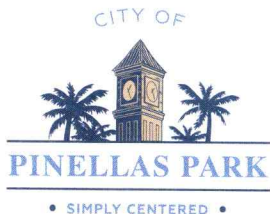
**SKETCH OF DESCRIPTION**  
**5667 PARK BLVD. N. &**  
**75TH AVENUE NORTH**  
**PINELLAS PARK**

PINELLAS

FLORIDA

PROJECT NO.	SE03.163
DATE:	12/20/2022
DRAWN:	TBM
SCALE:	1" = 40'
SHEET NO	1 OF 1





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

May 30, 2023

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

**RE: City Document #23-132**  
**ROW Deed – 5667 Park Boulevard**

Dear Mr. Petersen:

Attached to this response is a Warranty Deed for the transfer of Right-of-Way from the Pinellas Park Community Redevelopment Agency to the City of Pinellas Park for the property located at 5667 Park Boulevard. Please do not hesitate to contact our office if you have any questions or requested changes.

Very truly yours,

Lauren C. Rubenstein  
City Attorney

cc: Bart Diebold, City Manager  
Jennifer R. Carfagno, MMC, City Clerk  
Chief Michael Haworth, Asst. City Manager  
Nick Colonna, Community Development Administrator

LCR/pl  
23-132.LAP.5667 Park Blvd ROW Deed.wpd