

This instrument was prepared by and returned to:
Randol D. Mora, 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., 2025, between **3 CARES LLC**, Mailing Address 336 89th Avenue North, Saint Petersburg, Florida, 33702, 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# 29/30/16/71082/086/0030, 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:
3 CARES LLC
Anna Lymonova, President**

(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 _____, 2025 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
SECTION 29, TOWNSHIP 30 SOUTH,
RANGE 16 EAST, PINELLAS COUNTY, FLORIDA
CITY OF PINELLAS PARK

LEGAL DESCRIPTION:

A PART OF LOT 8, BLOCK 86, FIRST ADDITION TO PINELLAS PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 57, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 8, BLOCK 86, FIRST ADDITION TO PINELLAS PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 57, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, THENCE N 00°08'57" E ALONG THE WEST BOUNDARY OF SAID LOT 8, ALSO BEING THE EAST RIGHT-OF-WAY LINE OF 65TH WAY NORTH (23RD STREET - PER PLAT), A DISTANCE OF 6.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WEST BOUNDARY OF LOT 8 N 00°08'57" E, A DISTANCE OF 10.00 FEET; THENCE LEAVING SAID WEST BOUNDARY S 89°53'36" E, A DISTANCE OF 15.00 FEET; THENCE S 00°08'57" W, A DISTANCE OF 10.00 FEET; THENCE N 89°53'36" W, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

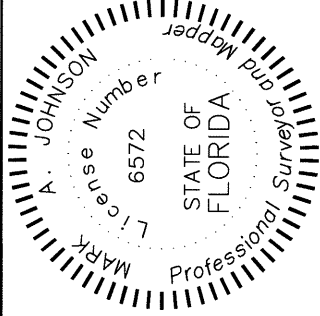
CONTAINING 150.00 SQUARE FEET MORE OR LESS.

SURVEYOR'S REPORT

1. UNDERGROUND ENCROACHMENTS SUCH AS UTILITIES AND FOUNDATIONS THAT MAY EXIST, HAVE NOT BEEN LOCATED.
2. BEARINGS SHOWN HEREON ARE ASSUMED, HOLDING THE WEST BOUNDARY LINE OF LOT 8, AS BEING N 00°08'57"E.
3. THIS SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, TITLE OPINION OR OWNERSHIP AND ENCUMBRANCE REPORT. THEREFORE THERE MAY BE EASEMENTS, RIGHTS OF WAY OR OTHER ENCUMBRANCES THAT ARE NOT SHOWN ON THIS SKETCH THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
4. THIS IS NOT A SURVEY.
5. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY.

PREPARED FOR: 3 CARES LLC

Certificate of Authorization "LB #6945"
NOT VALID AND INCOMPLETE WITHOUT ALL SHEETS



MARK A. JOHNSON
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 6572
NOT VALID WITHOUT THE ELECTRONIC
SIGNATURE AND SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER

CERTIFICATION

I HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE FLORIDA STANDARDS OF PRACTICE AS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS. THE SEAL AND UNIQUE SIGNATURE APPEARING ON THIS DOCUMENT IS AUTHORIZED BY MARK A. JOHNSON PSM 6572 AND IS COMPLIANT WITH F.S.61G17-7.0025(3) (a) (b) (c) (d)

DRAFTED BY:	M.A.J.	DATE:	4-22-2025	JOB #	24-660SKETCHA
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**WILLIAMSON
&
ASSOCIATES, INC.**
PROFESSIONAL SURVEYORS
&

MAPPERS LB # 6945
5020 GUNN HIGHWAY SUITE 220 A
TAMPA, FL 33624
(813) 265-4795
FAX (813) 264-6062

DESCRIPTION SKETCH

SECTION 29, TOWNSHIP 30 SOUTH,
RANGE 16 EAST, PINELLAS COUNTY, FLORIDA
CITY OF PINELLAS PARK

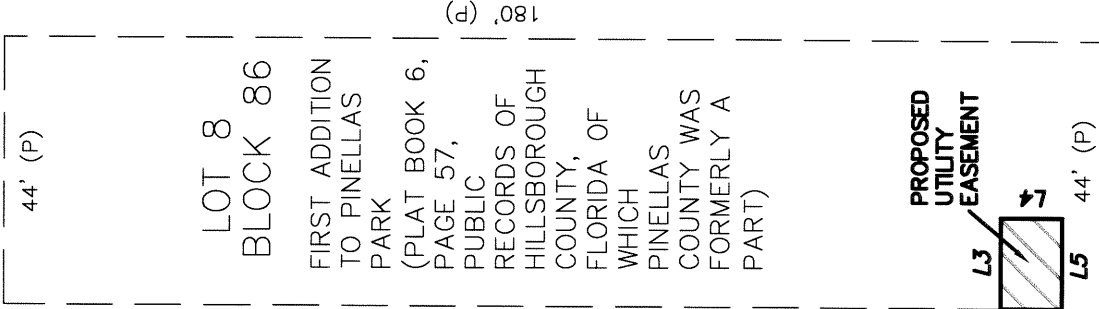
EXHIBIT "A"

LINE	BEARING	DISTANCE
L1	N 00°08'57" E	6.50'
L2	N 00°08'57" E	10.00'
L3	S 89°53'36" E	15.00'
L4	S 00°08'57" W	10.00'
L5	N 89°53'36" W	15.00'

50' PLATTED R/W
23RD STREET (P)
65TH WAY NORTH (F)

EAST R/W LINE

180' (P)



LEGEND:

(F) = FIELD
(P) = PLAT
(R/W) = RIGHT OF WAY

NOT VALID AND INCOMPLETE WITHOUT ALL SHEETS

NOT A SURVEY

Certificate of Authorization "LB #6945"

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DISCLAIMER: All GIS Zoning Information is subject to verification.

PLEASE NOTE: All electronic mail sent to and from the City of Pinellas Park is subject to the Public Records provision of the Florida Statutes, and may be released as part of a public records request.



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2 attachments

-  **ESMT-2025-00026 COMMENTS.pdf**
579K
-  **ESMT-2025-00026 PARCEL CLOSURE.txt**
5K

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

Fri, May 30, 2025 at 10:14 AM

Good Morning,

Please see attached for the revised s/l.

Thank you,
Todd


Todd Biron
Planning Coordinator
Planning and Development Services
Office:727.369.5631 ~ Direct:727.369.5613
6051 78th Avenue N. | Pinellas Park, FL 33781

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-  **24-660SKETCHACOMBINED (2).pdf**
236K

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

Mon, Jun 2, 2025 at 10:48 AM

Todd,

Comments have been satisfied.

Respectfully,





Michael McKay
Senior Survey Project Manager

Phone: (727) 822-4317

Cell: (727) 318-0306