

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

## SIDEWALK EASEMENT

**THIS INDENTURE**, made this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 2023, between **SFG STPK LM PINELLAS PARK, LLC**, Mailing Address 3280 Peachtree Road Northeast, Suite 2770, Atlanta, Georgia 30305, 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 non-exclusive **Sidewalk Easement** over, under, across and through that portion of Parcel ID# 34/30/16/71070/000/0010, Property Address 6101 45th Street North, St. Petersburg, Florida, 33714, 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 OUR PRESENCE:**

**SFG STPK LM PINELLAS PARK, LLC**

**By: William I. Markwell III, Authorized Representative**

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

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

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

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

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

(print name)

State of Georgia

County of Fulton

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 **SIDEWALK EASEMENT**

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

Signers Other than Named Above NONE

# Exhibit "A"

## Description Sketch

(Not A Survey)

**DESCRIPTION:** A parcel of land lying in Lot 1 of PINELLAS PARK INDUSTRIAL, according to the plat thereof, as recorded in Plat Book 146, Pages 27 through 30 of the Public Records of Pinellas County, Florida said parcel also lying in Section 34, Township 30 South, Range 16 East, Pinellas County, Florida, and being more particularly described as follows:

**COMMENCE** at the Southwest corner of Lot 1 of PARK INDUSTRIAL PROPERTIES, according to the plat thereof, as recorded in Plat Book 137, Pages 79 through 81 of the Public Records of said county, run thence along the South boundary of aforesaid PINELLAS PARK INDUSTRIAL, S.89°43'34"E., a distance of 15.00 feet to the West boundary of aforesaid Lot 1 of PINELLAS PARK INDUSTRIAL, said point also being the **POINT OF BEGINNING**; thence along said West boundary the following two (2) courses: (1) N.44°47'03"W., a distance of 14.16 feet; (2) N.00°09'28"E., a distance of 10.77 feet; thence S.43°50'03"E., a distance of 28.92 feet to said South boundary; thence along said South boundary, N.89°43'34"W., a distance of 10.09 feet to the **POINT OF BEGINNING**.

**Containing 158.59 square feet, more or less.**

### SURVEYOR'S NOTES:

1. Bearings shown hereon are based on the West boundary of PINELLAS PARK INDUSTRIAL, according to the plat thereof, as recorded in Plat Book 146, Pages 27 through 30 of the Public Records of Pinellas County, Florida, having a Grid bearing of S.00°09'28"W. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida.
2. I do hereby certify that this sketch & description was made under my supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers stated in Rules 5J-17.051, 5J-17.052, and 5J-17-053, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
3. See sheet No. 2 for sketch.



This item has been electronically signed and sealed by CHARLES M. ARNETT using a Digital Signature and Date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Charles M. Arnett

LS6884

JOB #:62nd Ave. (Pinellas Park)

DRAWN: DS DATE: 05/18/23 CHECKED: MHC

Prepared For: Stonemont Financial Group

#### Revisions

DATE	DESCRIPTION	DRAWN
6/15/23	Revision at client's request	DS
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West Florida  
213 Hobbs Street  
Tampa, Florida 33619  
Phone: (813) 248-8888  
Fax: (813) 248-2266  
www.geopointsurvey.com  
Licensed Business No.: LB7768

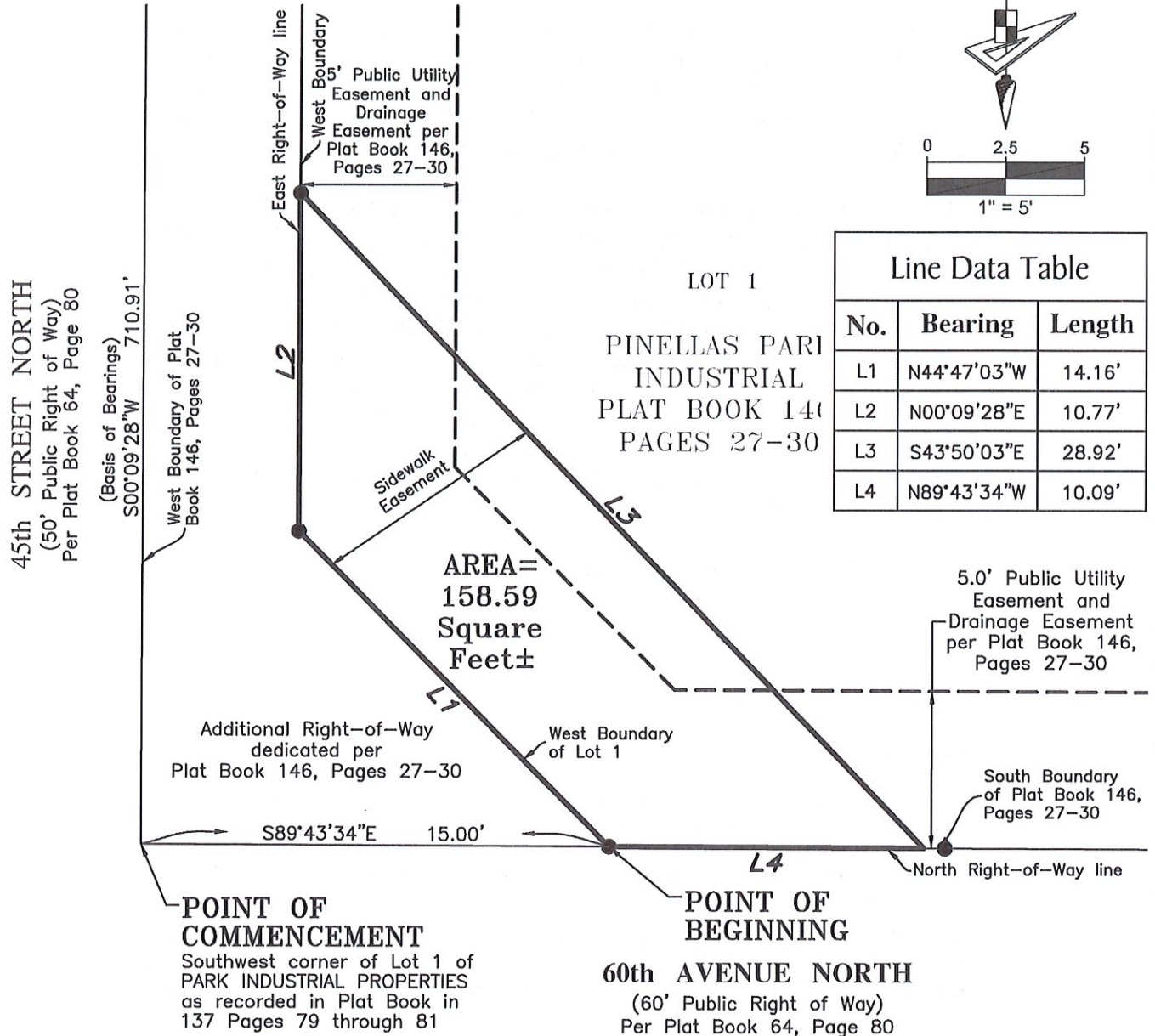
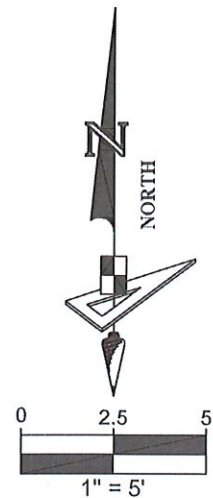


**GeoPoint**  
Surveying, Inc.



# Description Sketch

(Not A Survey)



See Sheet 1 for Signature & Revisions

West Florida  
213 Hobbs Street  
Tampa, Florida 33619  
Phone: (813) 248-8888  
Fax: (813) 248-2266  
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Licensed Business No.: LB 7768

**GeoPoint**  
Surveying, Inc.



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

June 27, 2023

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

**RE: City Document #23-155**  
**Sidewalk Easement – 6101 45th Street North**

Dear Mr. Petersen:

Our office has received and reviewed the above-referenced Sidewalk Easement between the City of Pinellas Park and SFG STPK LM PINELLAS PARK, LLC, for the property located at 6101 45th Street North. Assuming the legal description contained in Exhibit A is correct, our office would approve of the Sidewalk Easement as to form and correctness.

Very truly yours,

Lauren C. Rubenstein  
City Attorney

cc: Bart Diebold, City Manager  
Jennifer R. Carfagno, MMC, City Clerk  
Dan Hubbard, Asst. City Manager  
Nick Colonna, Community Development Administrator

LCR/pl

23-155.06272023.LAP.Sidewalk Easement 6101 45th St N.wpd