

This instrument was prepared by and returned to:
James Denhardt, Esquire
City Attorney
City of Pinellas Park
P.O. Box 1100
Pinellas Park, Florida 33780-1100

RIGHT-OF-WAY EASEMENT

THIS INDENTURE, made this _____ day of _____, A.D., 2024, between **Cortland Capital Group, LLC**, Mailing Address 7545 124th Ave, Suite B, Largo, Florida, 33773, 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 **Right-of-Way Easement** over, under, across and through that portion of Parcel ID# 28/30/16/71064/044/0120, Property Address 7635 55th Street North, Pinellas Park, Florida, 33781, 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:
Cortland Capital Group, LLC
By: Kevin McGinley, Manager**

(Sign)

(Sign)

(Print)

(Print)

(Address)

(City) (State) (Zip Code)

(Sign)

(Print)

(Address)

(City) (State) (Zip Code)

State of Florida

County of Pinellas

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this day of _____, 2024 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:

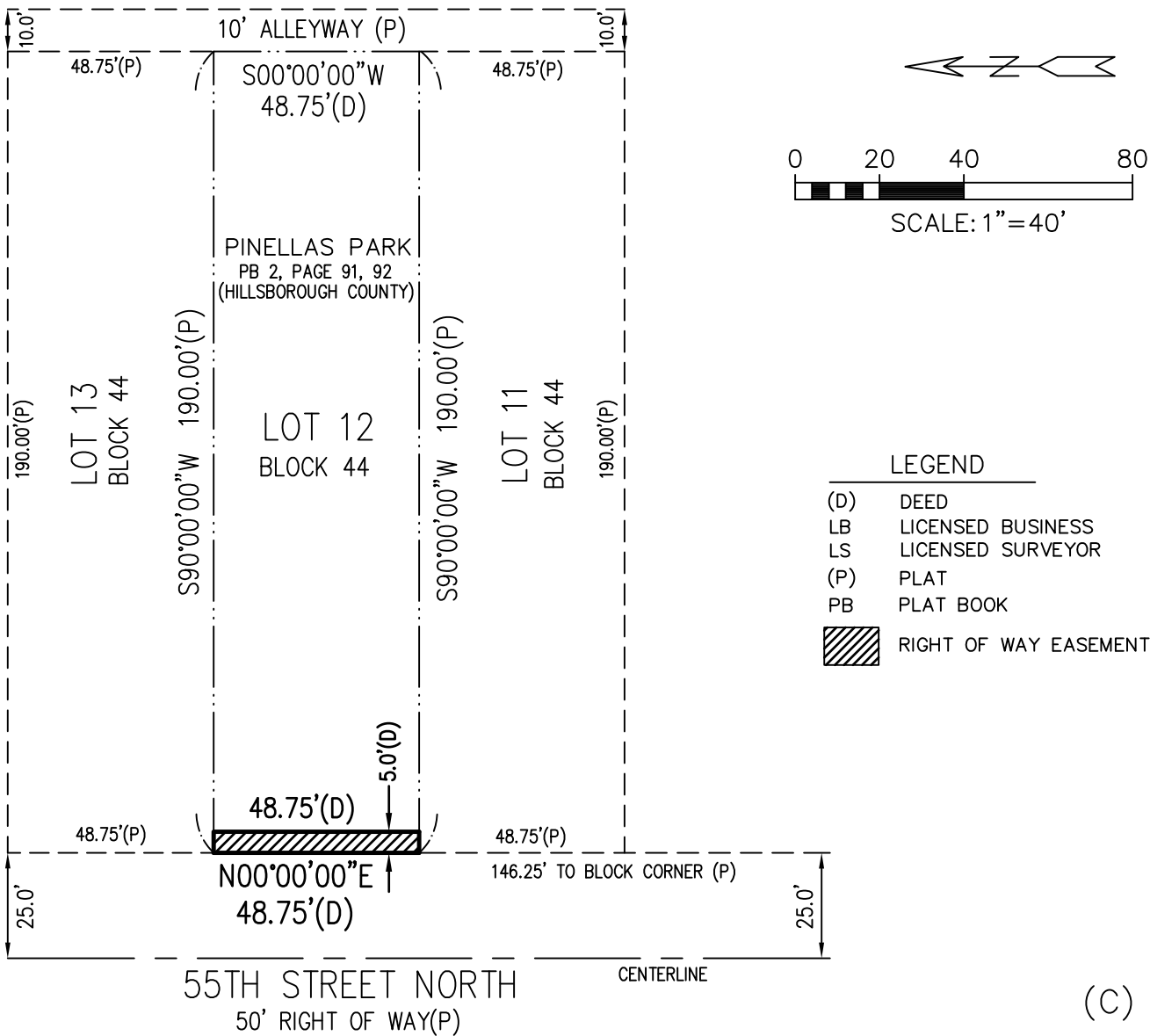
Title or Type of Document **RIGHT-OF-WAY EASEMENT**
Number of Pages Date of Document _____
Signers Other than Named Above NONE

SKETCH AND LEGAL DESCRIPTION

SECTION 28, TOWNSHIP 30S, RANGE 16E

EXHIBIT "A"

**SKETCH AND LEGAL DESCRIPTION OF A 5 FOOT RIGHT OF WAY EASEMENT:
THE WEST 5 FEET OF LOT 12, BLOCK 44, PINELLAS PARK, ACCORDING TO
THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 91
AND 92 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA,
OF WHICH PINELLAS COUNTY WAS FORMERLY A PART OF.
CONTAINING 244 SQUARE FEET MORE OR LESS.**



THIS SKETCH AND LEGAL DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY, AND OTHER MATTERS OF RECORD.

I HEREBY CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION WAS MADE UNDER MY RESPONSIBLE CHARGE AND TO THE BEST OF MY KNOWLEDGE AND BELIEF. SAID SKETCH MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 472.027 FLORIDA ADMINISTRATIVE CODE. FURTHER, THIS DOCUMENT IS ELECTRONICALLY SIGNED AND SEALED PURSUANT TO THE FLORIDA STATUTES SECTION FJ-17.062.2 AND FJ-17.062.3 OF THE FLORIDA ADMINISTRATIVE CODE.

BILL H. HYATT
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS 4636

DATE OF SIGNATURE:

Prepared by:

SHEET 1 OF 1

KNOW IT NOW, INC.
aka Affordable Surveys
727-415-8305

Florida Business Certificate Of
Authorization Number LB 6912
MAILING: 1497 MAIN ST #321, DUNEDIN, FL 34698
[HTTP://WWW.KNOWITNOW.PRO](http://www.knowitnow.pro)
[HTTP://WWW.FLORIDA-SURVEYOR.COM](http://www.florida-surveyor.com)



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
(727) 323-0888 - Facsimile

November 4, 2024

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

RE: City Document #24-284
Right-of-Way Easement for 7635 55th Street North

Dear Mr. Biron:

Our office has received and reviewed the above-referenced Right-of-Way Easement from Cortland Capital Group, LLC, to the City for the property located at 7635 55th Street North. Upon review of the Pinellas County Property Appraiser website as well as Sunbiz, we note that Cortland Capital Group, LLC's mailing address is listed as 9475 94th Street, Seminole, Florida in the Pinellas County Property Appraiser's records, but is listed as 7545 124th Avenue, Suite B, Largo, Florida in Sunbiz. Please verify with Cortland Capital Group, LLC, which mailing address is current and correct before such Easement is executed. Additionally, please include a line beneath the Grantor's signature block to provide for Kevin McGinley's title as "Manager."

Once the above changes have been made, and assuming the sketch and legal description contained in Exhibit A are correct, our office would approve of the Right-of-Way 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/dh

24-284.20241104.LTB.Right-of-Way Easement ESMT-2025-00002.wpd



Todd Biron <tbiron@pinellas-park.com>

Survey Review for ESMT-2025-00002

McKay, Michael <mmckay@georgefyoung.com>

Fri, Oct 25, 2024 at 3:41 PM

To: Todd Biron <tbiron@pinellas-park.com>

Cc: "Hatch, Trevor" <thatch@georgefyoung.com>, Aaron Petersen <APetersen@pinellas-park.com>, Robert Bernhart <rbernhart@pinellas-park.com>

Good afternoon Todd,

All comments were addressed. No other changes are needed.

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/0e365483/yiEGZr9-FkOftqXiu4duwA?u=http://www.georgefyoung.com/>

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