



RELEASE OF UNITY OF TITLE

City of Pinellas Park
Planning & Development Services
6051 78th Avenue North
Pinellas Park, FL 33781
(727) 369-5631

KNOW ALL MEN BY THESE PRESENTS that the City of Pinellas Park, Florida, hereby releases the following described real property located in Pinellas County, Florida, from the covenants and provisions contained in that certain Property Owner's Acknowledgement of Unity of Title dated March 23rd, 2005 and recorded in O.R. Book 14229, Pages 854-856, of the Public Records of Pinellas County, Florida:

Lots 1 through 8, Block 4, PARADISE PARK MANOR ADDITION, according to the plat thereof as recorded in Plat Book 46, Page 61, of the Public Records of Pinellas County, Florida.

ALSO, all that part of Farm 11 lying South and West of the Right-of-Way of the Atlantic Coast Line Railroad and North and East of PARADISE PARK MANOR ADDITION, as shown in Plat Book 46, Page 61, of the Public Records of Pinellas County, Florida; all in Section 33, Township 30 South, Range 16 East, according to the plat thereof of PINELLAS FARMS, as recorded in Plat Book 7, Pages 4 and 5, of the Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part, together with vacated road right-of-way.

Now known as Phase One and Phase Two, BARCLAY INDUSTRIAL PARK, A CONDOMINIUM, according to the condominium plat thereof, as recorded in Condominium Book 136, Pages 96 through 99, of the Public Records of Pinellas County, Florida.

CITY OF PINELLAS PARK, FLORIDA

Signed, sealed, and delivered in the presence of:

BY: _____
Sandra L. Bradbury, Mayor
on behalf of the City Council of the City of Pinellas Park, Florida

ATTEST:

Jennifer R. Carfagno, MMC, CITY CLERK

WITNESS:

WITNESS:

(SIGNATURE)

(SIGNATURE)

(ADDRESS)

(ADDRESS)

(PRINTED NAME)

(PRINTED 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 _____ 20____, by Sandra L. Bradbury, Mayor, on behalf of the City of Pinellas Park, Florida, a Florida municipal corporation, on behalf of the corporation. She is personally known to me or has produced _____ as identification.

[Notary Seal]

Notary Public

Name typed, printed or stamped

My Commission Expires: _____

ATTENTION NOTARY: Although the Information requested below is OPTIONAL, it could prevent fraudulent attachment of this certificate to unauthorized document.

THIS CERTIFICATE MUST BE
ATTACHED TO THE DOCUMENT

Number of Pages _____

Date of Document _____

Title or Type of Document _____

DESCRIBED AT RIGHT:

Signer(s) Other than Named Above _____

Attachments: Exhibit A *Property Owner's Acknowledgement of Unity of Title* dated March 23rd, 2005 and recorded in O.R. Book 14229, Pages 854-856.

PROPERTY OWNER'S ACKNOWLEDGEMENT OF UNITY OF TITLE

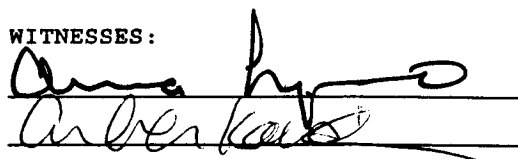
In consideration of the issuance of a Permit to Barclay Industrial Park, L.L.C. the owner of the following described property, for construction of Industrial Building in the City of Pinellas Park, Pinellas County, Florida, and for other good and valuable consideration, receipt of which is hereby acknowledged, the undersigned hereby agrees to restrict the use of Lot(s) , Block ; See Attached Subdivision, according to the map or plat thereof recorded at Plat Book , Page(s) , of the Public Records of Pinellas County, Florida, or property being otherwise described by metes and bounds or as an EXHIBIT "A" attached:

and in the following manner:

1. That although said properties are lots of record, the same shall hereafter be considered as one plot and parcel of land, and that no portion of said plot and parcel of land shall be sold, transferred, devised, or assigned separately.
2. The undersigned further agrees that this condition, restriction and limitation shall be deemed a covenant running with the land, and shall remain in full force and effect, and be binding upon the undersigned, their heirs and assigns until such time as the same may be released in writing by the City Council of the City of Pinellas Park, Florida, which such release shall be made upon:
 - (a) the satisfaction of or compliance with, or
 - (b) the granting of an appropriate variance fromthe requirements of the then current Land Development Code of the City of Pinellas Park.
3. The undersigned further agrees that this instrument may be recorded in the Public Records of Pinellas County, Florida.
4. The undersigned hereby acknowledges that he is the owner of the above-described real property, and he has full authority to execute this Property Owner's Acknowledgement of Unity of Title.
5. As used herein, the term "property owner" or "owner" shall include the heirs, assigns, successors, and legal representatives of the undersigned. The use of the singular number shall include the plural, and the plural the singular. The use of gender shall include all genders.

SIGNED, SEALED, EXECUTED AND ACKNOWLEDGED on this 23rd day of MARCH, 2005.

WITNESSES:


Charles M.B. Ross

PROPERTY OWNER(S):
BARCLAY INDUSTRIAL PARK, LLC
BY: Charles M.B. Ross
CHARLES M.B. ROSS, MANAGING MEMBER

STATE OF FLORIDA
COUNTY OF Pinellas



Diana Foster
MY COMMISSION # DD304432 EXPIRES
May 3, 2008
BONDED THRU TROY FAIN INSURANCE, INC.

(SEAL ABOVE)

The foregoing instrument was acknowledged before me this 3/24/05
by CHARLES M.B. ROSS AS MANAGING MEMBER OF BARCLAY INDUSTRIAL
PARK LLC (Name of person acknowledging and title of position)
who is personally known to me or who has produced
(Type of Identification)
as identification and who did (did not) take an oath.

Charles M.B. Ross Notary Public, Commission No.
(Name of Notary typed, printed or stamped)

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it could prevent fraudulent attachment of this certificate to unauthorized document.

THIS CERTIFICATE MUST BE
ATTACHED TO THE DOCUMENT
DESCRIBED AT RIGHT:

Title or Type of Document Legal description
Number of Pages 2 Date of Document 3/24/05
Signer(s) Other than Named Above

PREPARED BY:

CHARLES M.B. ROSS

P.O. BOX 2781

PINELLAS PARK, FL 33780

Return To:
CITY OF PINELLAS PARK
P.O. Box 1100
Pinellas Park, Florida 33780-1100
City Clerk's Office

EXHIBIT "A"

Lots 1 through 8, Block 4, PARADISE PARK MANOR ADDITION, according to the Plat thereof, as recorded in Plat Book 46, Page 61, of the Public Records of Pinellas County, Florida.

ALSO, all of that part of Farm 11, which lies South and West of the Right-of-Way of Atlantic Coast Line Railroad and North and East of Paradise Park Manor Addition, as shown by Plat Book 46, Page 61, Public Records of Pinellas County, Florida all in Section 33, Township 30 South, Range 16 East, according to plat thereof, of PINELLAS FARMS, recorded in Plat Book 7, Pages 4 and 5, of the Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part, together with vacated road right-of-way.

18.50 PD DOC STAMP COLLECTION \$1260.00 KARLEEN F. DE BLAKER, CLERK OF COURT
PINELLAS COUNTY, FL BY DEPUTY CLERK: CLKDMB1

Prepared By +

Return to: CHARLES M.B. ROSS

Name: P.O. BOX 2781

Address: PINELLAS PARK, FL 33780

Rec 1850

St 1260.00

Sch

INT

TOT 1,278.50

SPECIAL WARRANTY DEED

This Special Warranty Deed Made this 3rd day of May
2004 by BARCLAY PROPERTIES, INC., A DISSOLVED FLORIDA CORPORATION AND
CHARLES M.B. ROSS, UNMARRIED

whose marital status is:

hereinafter called the grantor, whose post office address is: P.O. BOX 2781 PINELLAS PARK, FL 33780

to BARCLAY INDUSTRIAL PARK, LLC

whose post office address is: P.O. BOX 2781 PINELLAS PARK, FL 33780

hereinafter called the grantee.

WITNESSETH: That said grantor, for and in consideration of the sum of \$10.00 Dollars, and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in PINELLAS County, Florida, viz:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

BEING KNOWN AS PARCEL NUMBER 33/30/16/66222/004/0010

THIS DEED IS GIVEN IN THE WINDING DOWN OF CORPORATE AFFAIRS.

This property ~~is~~ [is not] the homestead of the Grantor(s).

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

GRANTOR'S WILL WARRANT and forever defend the right and title to the above-described real property unto the Grantees against the claims of all person, claiming by, through or under Grantor's, but not otherwise.

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

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

Signed, Sealed and Delivered in Our Presence:

Witness Signature: [Signature]

Witness Printed Name: JEFF JOHNS

Witness Signature: [Signature]

Witness Printed Name: KARLEEN F. DE BLAKER

Witness Signature: [Signature]

Witness Printed Name: [Signature]

Witness Signature: [Signature]

Witness Printed Name: [Signature]

BARCLAY PROPERTIES, INC. A DISSOLVED

FLORIDA CORPORATION

BY: [Signature] (Seal)

JEFF JOHNS, PRESIDENT

[Signature] (Seal)

CHARLES M.B. ROSS

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 3rd day of May, 2004
by JEFF JOHNS AS PRESIDENT OF BARCLAY PROPERTIES, INC., A DISSOLVED FLORIDA
CORPORATION AND CHARLES M.B. ROSS, UNMARRIED

who is/are personally known to me or who has/have produced driver's license(s) as identification.

My Commission expires: May 3, 2004
NOTARY PUBLIC



Printed Name:
Notary Public



Todd Biron <tbiron@pinellas-park.com>

Legal Description Review for Barclay Ind. Park (LLA-0725-00006)

3 messages

Todd Biron <tbiron@pinellas-park.com>
To: "Hatch, Trevor" <thatch@georgefyoung.com>
Cc: Aaron Petersen <APetersen@pinellas-park.com>

Mon, Jul 14, 2025 at 1:00 PM

Good Afternoon,

For review is a legal description describing land containing a Unity of Title which is to be released. I've attached the draft release with the legal description as well as the Unity of Title document that is to be released. Let us know if you have any questions/comments.

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

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.



2 attachments

 **LLA-0725-00006 Release of Unity of Title draft 1.docx**
62K

 **or 14229 pg 854.pdf**
149K

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

Wed, Jul 16, 2025 at 8:31 AM

Good morning, Todd –

Attached is a revised legal description for the Release of Unity of Title document.

Please feel free to call me if you have any questions or need clarification.

Respectfully,