

This instrument was prepared by and returned to:  
Erica F. Augello, Esq.  
City Attorney  
City of Pinellas Park  
P.O. Box 1100  
Pinellas Park, Florida 33780-1100

## UTILITY EASEMENT

THIS INDENTURE, made this 12 day of Dec, A.D., 2025, between **PINELLAS ANIMAL HOSPITAL/BIRD CLINIC, INC.**, Mailing Address 7791 52nd Street North, Pinellas Park, Florida 33781, 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 **Public Utility Easement** over, under, across and through that portion of Parcel ID# 28/30/16/94914/000/0010, Property Address 7791 52nd 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:**

**PINELLAS ANIMAL HOSPITAL/BIRD CLINIC,  
INC.**

**By: Dr. Ernest C. Godfrey, President**

Rachel Sigleey  
(Sign)

Rachel Sigleey  
(Print)

9700 Roger Blvd N  
(Address)

St. Pete FL 33702  
(City) (State) (Zip Code)

[Signature]  
(Sign)

9700 K CASAY REESE  
(Print)

9700 Roger Blvd N  
(Address)

St. Pete FL 33702  
(City) (State) (Zip Code)

[Signature]  
(Sign)  
Ernest Godfrey  
(Print)

State of FL  
County of Pinellas

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this day of December, 2025 by

Rachel Sigley \_\_\_\_\_ (Name of person acknowledging and title of position)

Rachel Sigley \_\_\_\_\_ Notary Public signature

Rachel Sigley \_\_\_\_\_ (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



LYING IN THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 30 SOUTH, RANGE 16 EAST  
**DESCRIPTION AND SKETCH FOR PUBLIC UTILITY EASEMENT**

**EXHIBIT "A"**

SUBJECT TAX PARCEL ID: 28-30-16-94914-000-0010  
7791 52ND STREET NORTH, PINELLAS PARK, FL 33781

**PUBLIC UTILITY EASEMENT DESCRIPTION:**

COMMENCE AT THE NORTHWEST CORNER OF LOT 1, WASHBURN REPLAT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 4 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA AND RUN THENCE S.00°43'52"E. ALONG THE EAST RIGHT-OF-WAY LINE OF 52ND STREET NORTH (60 FOOT WIDE PUBLIC RIGHT-OF-WAY) A DISTANCE OF 226.58 FEET FOR A POINT OF BEGINNING; THENCE RUN S.89°46'31"E. 3.00 FEET; THENCE RUN S.00°43'52"E. 4.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 8 FEET OF LOT 8 OF SAID PLAT; THENCE RUN N.89°46'31"W. ALONG SAID SOUTH LINE A DISTANCE OF 3.00 FEET TO A POINT ON THE AFORESAID EAST RIGHT-OF-WAY LINE; THENCE RUN N.00°43'52"W. ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 4.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 12.00 SQUARE FEET OR 0.0003 ACRES MORE OR LESS.

THIS DESCRIPTION AND SKETCH IS BASED ON THE  
RECORDED PLAT AND EXISTING FIELD MEASURED DATA

Basis of Bearings:  
EAST RIGHT-OF-WAY LINE OF 52ND STREET NORTH  
AS BEING N.00°43'52"W., AS ASSUMED.

THIS DESCRIPTION AND SKETCH IS NOT VALID  
AND COMPLETE WITHOUT BOTH SHEETS      PREPARED: 10/23/25

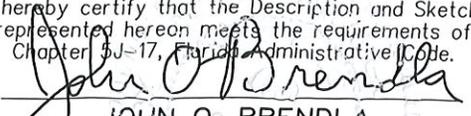
FOR: PINELLAS ANIMAL HOSPITAL/BIRD  
CLINIC, INC., A FLORIDA CORPORATION

**THIS IS NOT A SURVEY**

This Description and Sketch was prepared without the benefit of a title search and is subject to all easements, Rights-of-way, and other matters of record.

NOTE: Description and Sketch not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

Job: 2507-59B  
Drawn: DS

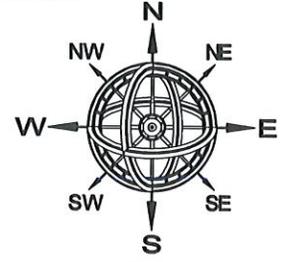
I hereby certify that the Description and Sketch represented hereon meets the requirements of Chapter 3J-17, Florida Administrative Code.  
  
**JOHN O. BRENDLA**  
Florida Surveyor's Registration No. 4601  
Certificate of Authorization No. 760

Prepared by:  
**JOHN C. BRENDLA AND ASSOCIATES, INC.**  
PROFESSIONAL LAND SURVEYORS AND MAPPERS  
4015 82nd Avenue North  
Pinellas Park, Florida 33781  
phone (727) 576-7546 ~ Front@Jcbrendla.com  
**SHEET 1 OF 2**

LYING IN THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 30 SOUTH, RANGE 16 EAST

**DESCRIPTION AND SKETCH FOR PUBLIC UTILITY EASEMENT**

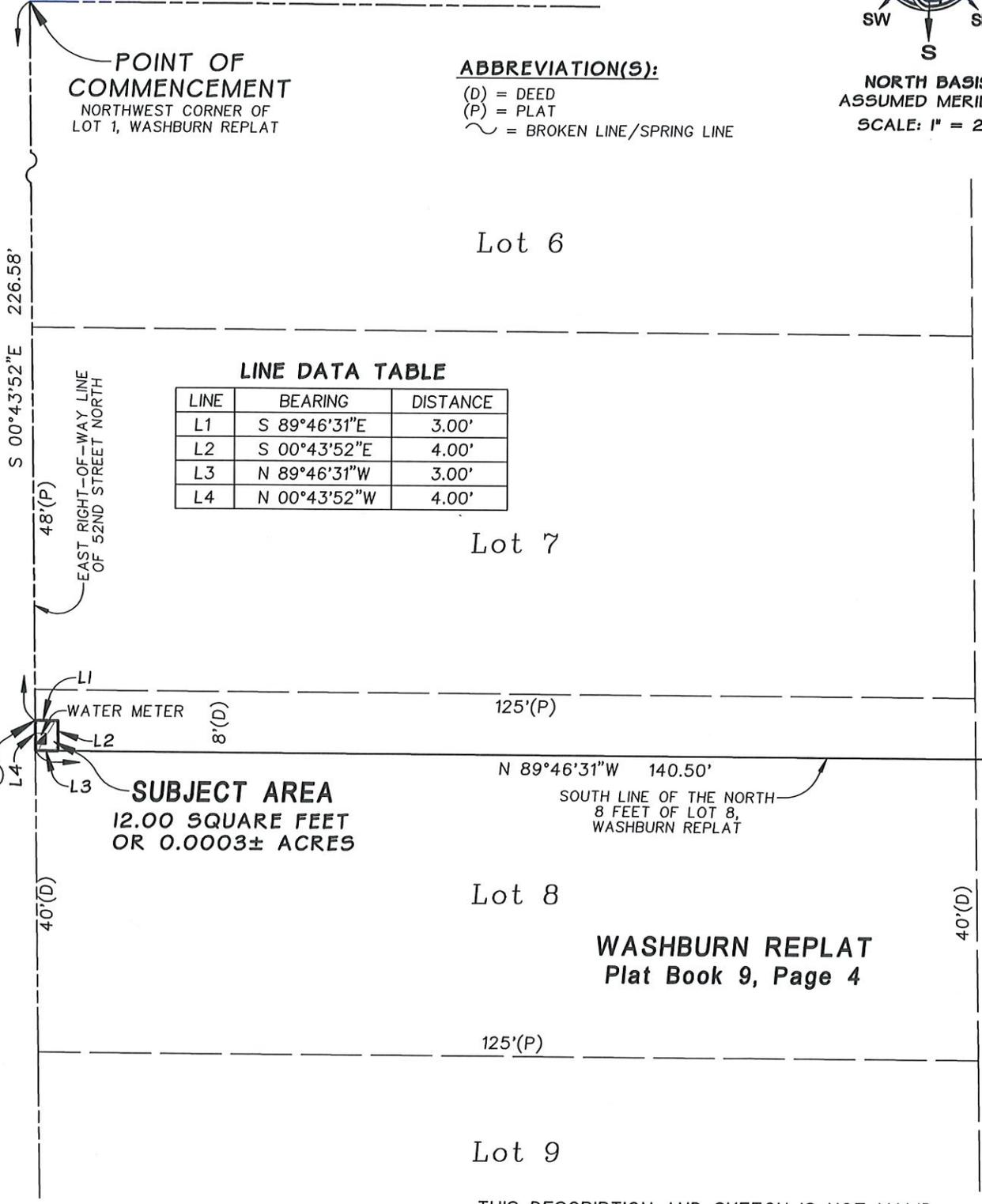
SUBJECT TAX PARCEL ID: 28-30-16-94914-000-0010  
 7791 52ND STREET NORTH, PINELLAS PARK, FL 33781  
 78TH AVENUE(P), 79TH AVENUE(P)  
**78TH AVENUE NORTH**  
 RIGHT-OF-WAY WIDTH VARIES



**NORTH BASIS:**  
 ASSUMED MERIDIAN  
 SCALE: 1" = 20'

**ABBREVIATION(S):**  
 (D) = DEED  
 (P) = PLAT  
 ~ = BROKEN LINE/SPRING LINE

**POINT OF COMMENCEMENT**  
 NORTHWEST CORNER OF LOT 1, WASHBURN REPLAT



**LINE DATA TABLE**

LINE	BEARING	DISTANCE
L1	S 89°46'31"E	3.00'
L2	S 00°43'52"E	4.00'
L3	N 89°46'31"W	3.00'
L4	N 00°43'52"W	4.00'

Job: 2507-59B  
 Drawn: DS

FOR: PINELLAS ANIMAL HOSPITAL/BIRD CLINIC, INC., A FLORIDA CORPORATION

THIS DESCRIPTION AND SKETCH IS NOT VALID AND COMPLETE WITHOUT BOTH SHEETS  
**THIS IS NOT A SURVEY** SHEET 2 OF 2



Kiara Batson <kbatson@pinellas-park.com>

**RE: ESMT-2026-00005 (7791 52ND ST N 523B) - SURVEY REVIEW**

2 messages

**McKay, Michael** <mmckay@georgefyoung.com> Thu, Dec 4, 2025 at 1:36 PM  
To: Kiara Batson <kbatson@pinellas-park.com>  
Cc: "Hatch, Trevor" <thatch@georgefyoung.com>, Todd Biron <tbiron@pinellas-park.com>, Aaron Petersen <apetersen@pinellas-park.com>

Kiara,

There are no comments from the survey review for the above referenced sketch and legal description.

Respectfully,

**Michael McKay**

Senior Survey Project Manager

Phone: (727) 822-4317

Cell: (727) 318-0306



**GEORGE F YOUNG**

an SSR Company



299 Dr. Martin Luther King Jr. St. N., St. Petersburg, FL 33701

[https://link.edgepilot.com/s/ea267ecb/PTQh48r\\_jkSHSTflcsSxNA?u=http://www.georgefyoung.com/](https://link.edgepilot.com/s/ea267ecb/PTQh48r_jkSHSTflcsSxNA?u=http://www.georgefyoung.com/)

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**From:** Kiara Batson <[kbatson@pinellas-park.com](mailto:kbatson@pinellas-park.com)>  
**Sent:** Wednesday, December 3, 2025 8:27 AM  
**To:** Hatch, Trevor <[thatch@georgefyoung.com](mailto:thatch@georgefyoung.com)>  
**Cc:** Todd Biron <[tbiron@pinellas-park.com](mailto:tbiron@pinellas-park.com)>; Aaron Petersen <[APetersen@pinellas-park.com](mailto:APetersen@pinellas-park.com)>  
**Subject:** ESMT-2026-00005 (7791 52ND ST N 523B)

Good morning! Attached for review is a sketch and legal description for a utility easement.

Cheers,

## Kiara Batson

Planning Coordinator | Planning and Development Services

City of Pinellas Park

[6051 78th Avenue N.](#)

[Pinellas Park, FL 33781](#)

(727) 369-5629



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**Kiara Batson** <[kbatson@pinellas-park.com](mailto:kbatson@pinellas-park.com)>  
 To: "McKay, Michael" <[mmckay@georgefyoung.com](mailto:mmckay@georgefyoung.com)>

Fri, Dec 5, 2025 at 7:27 AM

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

Thank you!

Cheers,

**Kiara Batson**

Planning Coordinator | Planning and Development Services  
City of Pinellas Park  
6051 78th Avenue N.  
Pinellas Park, FL 33781  
(727) 369-5629



*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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