

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

UTILITY EASEMENT

THIS INDENTURE, made this _____ day of _____, A.D., 2025, between **4460 107th Circle N LLC**, Mailing Address 4460 107th Circle North, Clearwater, Florida, 33762, 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# 15/30/16/46563/000/0330, Property Address 4460 107th Circle North, Pinellas Park, Florida, 33762, 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:
4460 107th Circle N LLC
By: Thomas G. Smith, Manager

(Sign)

(Sign)

(Print)

(Print)

(Address)

(City) (State) (Zip Code)

(Sign)

(Print)

(Address)

(City) (State) (Zip Code)

State of Florida

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

THIS IS NOT A SURVEY.
 THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY
 THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SEC. 15, TWP. 30 S., RNG. 16 E.
 PINELLAS COUNTY, FLORIDA

DESCRIPTION:

A PORTION OF LOT 33, KEYSTONE INDUSTRIAL PARK, AS RECORDED IN PLAT BOOK 91, PAGES 88 AND 89, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID LOT 33 FOR A POINT OF COMMENCEMENT; THENCE 29.35 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, A CHORD BEARING OF N73°27'04"E, AND A CHORD DISTANCE OF 28.93 FEET TO THE POINT OF BEGINNING, SAID CURVE ALSO BEING THE NORTHWESTERLY LINE OF SAID LOT 33 AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF 107TH CIRCLE NORTH; THENCE CONTINUE ALONG SAID CURVE TO THE LEFT AN ARC LENGTH OF 5.00 FEET, HAVING A RADIUS OF 50.00 FEET, A CHORD BEARING OF N53°46'14"E, AND A CHORD DISTANCE OF 5.00 FEET; THENCE S36°13'46"E, A DISTANCE OF 6.06 FEET; THENCE S53°46'14"W, A DISTANCE OF 5.00 FEET; THENCE N36°13'46"W, A DISTANCE OF 6.06 FEET TO THE POINT OF BEGINNING.

CONTAINING 30 SQUARE FEET. 107TH CIRCLE NORTH(P)
 60' RIGHT-OF-WAY(P)

S89°44'02"E(P) 178.14'(P)



LOT 32
 KEYSTONE INDUSTRIAL PARK
 LEGEND (PB 91, PGS 88 & 89)

LOT 33
 KEYSTONE INDUSTRIAL PARK
 (PB 91, PGS 88 & 89)

- (L) LEGAL DESCRIPTION
- LB LICENSED BUSINESS
- No. NUMBER
- OR OFFICIAL RECORD BOOK
- (P) PLAT BOOK 91, PAGES 88 & 89
- PB PLAT BOOK
- PG PAGE/PAGES
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PSM PROFESSIONAL SURVEYOR & MAPPER
- R/W RIGHT-OF-WAY
- RNG. RANGE
- SEC. SECTION
- TWP. TOWNSHIP

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	78.54'	50.00'	89°59'56"	N45°15'58"E	70.71'
C2	29.35'	50.00'	33°37'44"	N73°27'04"E	28.93'
C3	5.00'	50.00'	5°43'55"	N53°46'14"E	5.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S36°13'46"E	6.06'
L2	S53°46'14"W	5.00'
L3	N36°13'46"W	6.06'

NOTES:

- BEARINGS ARE BASED ON THE NORTH LINE OF LOT 33, KEYSTONE INDUSTRIAL PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 91, PAGES 88 AND 89, PUBLIC RECORDS OF PINELLAS COUNTY, BEING S89°44'02"E.
- ADDITIONS OR DELETIONS TO THIS SKETCH OF DESCRIPTION OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED.
- THIS SKETCH OF DESCRIPTION IS BASED ON U.S. SURVEY FEET.
- THIS SKETCH OF DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD. THE GEOMETRY AS DESCRIBED ON THE RECORDED DOCUMENTS AS NOTED HEREIN AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.
- THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1/20 OR SMALLER.

REVISION 1: CORRECTED SCRIVENER'S ERRORS. 11/21/2024 TBM



565 SOUTH HERCULES AVENUE
 CLEARWATER, FL 33764
 PHONE 727.822.4151
 WWW.TRANSYSTEMS.COM
 LICENSED BUSINESS NUMBER 8103

THIS DOCUMENT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR THE DIGITAL SIGNATURE OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN HEREON.



Frederick S. Bachmann
 2024.12.18
 09-11-09-0500
 FREDERICK S. BACHMANN, PLS, PLS 5174

SKETCH OF DESCRIPTION
 4460 107TH CIRCLE NORTH
 PINELLAS PARK

CITY OF PINELLAS PARK

FLORIDA

PROJECT NO.	314240107
DATE:	10/27/2024
DRAWN:	TBM
SCALE:	1" = 20'
SHEET NO.	1 OF 1



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

December 30, 2024

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

RE: City Document #24-345
Utility Easement – 4460 107th Circle N

Dear Mr. Biron:

Our office has received and reviewed the above-referenced Utility Easement between the City and 4460 107th Circle N LLC, for the property located at 4460 107th Circle North. Assuming the sketch and legal description contained in Exhibit A are correct, our office would approve of the Easement as to form and correctness.

Very truly yours,

Zoe S. Rawls

FOR 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/pl
24-345.20241230.LTB.4460 107 Cir Utility Easement



Todd Biron <tbiron@pinellas-park.com>

RE: ESMT-2025-00006 Easement Sketch Review - SURVEY REVIEW COMMENTS

4 messages

McKay, Michael <mmckay@georgefyoung.com>

Thu, Nov 21, 2024 at 10:14 AM

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

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

Good morning, Todd,

See below for the survey review comments for the above referenced easement sketch. Same shown in red in the attachment.

- Correct the spelling of "BEGIN" in the legal description
- Include the plat book and page(s) in the sketch, as shown in the attachment

Please feel free to contact me at my cell number if you have any questions or need clarification.

Respectfully,

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/37997348/m_V5WNbCLEmCWD8TY6cEvA?u=http://www.georgefyoung.com/

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From: Todd Biron <tbiron@pinellas-park.com>
Sent: Wednesday, November 20, 2024 4:32:31 PM
To: Hatch, Trevor <thatch@georgefyoung.com>
Cc: Aaron Petersen <APetersen@pinellas-park.com>
Subject: ESMT-2025-00006 Easement Sketch Review

Hey Trevor,

Can you review this sketch/legal for an easement at [4460 107th Cir. N](#). Let me know if you have any questions.

Thank you,

Todd Biron

Associate Planner

City of Pinellas Park

6051 78th Avenue N

Pinellas Park, FL 33781

Office: 727.369.5613



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 **ESMT-2025-00006.pdf**
179K

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

Thu, Nov 21, 2024 at 10:25 AM

Good morning,

I'll get this over to the applicant. Thanks!

Thank you,
Todd Biron
Associate Planner
City of Pinellas Park
6051 78th Avenue N
Pinellas Park, FL 33781
Office:727.369.5613



[Quoted text hidden]

Todd Biron <tbiron@pinellas-park.com> Wed, Dec 18, 2024 at 9:39 AM
To: "McKay, Michael" <mmckay@georgefyoung.com>
Cc: "Hatch, Trevor" <thatch@georgefyoung.com>, Aaron Petersen <APetersen@pinellas-park.com>

Hey Michael,

Here is the revised sketch. Can you give it a quick look?

Thank you,
Todd Biron
Planning Coordinator
City of Pinellas Park
6051 78th Avenue N
Pinellas Park, FL 33781
Office:727.369.5613



[Quoted text hidden]

 **314240107-LS Easement rev1_ESS.pdf**
465K

McKay, Michael <mmckay@georgefyoung.com> Wed, Dec 18, 2024 at 11:27 AM
To: Todd Biron <tbiron@pinellas-park.com>
Cc: "Hatch, Trevor" <thatch@georgefyoung.com>, Aaron Petersen <APetersen@pinellas-park.com>

Tood,

All comments have been satisfied.

Respectfully,

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](http://www.georgefyoung.com/)

<https://link.edgепilot.com/s/9b8fb7c6/ZsJYFm4TN0WBISK4aD7l3g?u=http://www.georgefyoung.com/>

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