

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

UTILITY EASEMENT

THIS INDENTURE, made this _____ day of _____ A.D., 2023, between **GIB Properties, LLC**, mailing address 1114 18th Street SW, Largo, Florida, 33770, 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 releases unto the Party of the Second Part, a **Utility Easement** over, under, across and through that portion of Parcel ID# 16/30/16/00000/140/0200, Property Address, 11201 49th Street North, Clearwater, 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, and 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 his Hand and Seal the day and year first above written.
SIGNED, SEALED, AND DELIVERED IN OUR PRESENCE:

GIB Properties, LLC
By: Christine M Gibree, Managing Member

(Witness#1) _____
(signature)

(print name)

(Witness#2) _____
(signature)

(print name)

(signature)

(print 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 _____, 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 **UTILITY EASEMENT**
Number of Pages ____ Date of Document _____
Signers Other than Named Above NONE

SKETCH & DESCRIPTION

A PORTION OF LAND LYING IN SECTION 16, TOWNSHIP 30 SOUTH, RANGE 16 EAST, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTHWEST CORNER OF THE 30 FOOT VACATED RIGHT OF WAY, RECORDED IN OFFICIAL RECORDS BOOK 4383, PAGE 1272; THENCE N00°07'52"E ALONG THE EAST RIGHT-OF-WAY LINE OF 49TH STREET NORTH, A DISTANCE OF 30 FEET TO THE SOUTHWEST CORNER OF FLORIDA ASSOCIATION MODEL FARM NO. 3, AS SHOWN ON THE PLAT OF PINELLAS FARMS, RECORDED IN PLAT BOOK 7, PAGES 4-5 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART; THENCE CONTINUE N00°07'52"E, A DISTANCE OF 85.92 FEET TO THE POINT OF BEGINNING; THENCE N00°07'52"E, A DISTANCE OF 16.50 FEET; THENCE N89°56'32"E, A DISTANCE OF 5.00 FEET; THENCE S00°07'52"W, A DISTANCE OF 16.50 FEET; THENCE S89°56'32"W, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 82.50 SQUARE FEET OR 0.002 ACRES, MORE OR LESS.

1. BEARINGS ARE BASED ON THE EAST RIGHT-OF-WAY LINE OF 49TH STREET NORTH BEING N00°07'52"E.
2. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS, AND/OR MATTERS NOT SHOWN ON THIS SURVEY WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
3. THIS SKETCH AND LEGAL DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. THIS IS NOT A BOUNDARY SURVEY.

SHEET 1 OF 2

REVISIONS			DESCRIPTION	BY
	NO.	DATE		

PROPOSED UTILITY EASEMENT

SKETCH & LEGAL DESCRIPTION

PROJECT NO.	.
DRAWING#	.
SCALE	.
DRAWN	NVN
DATE	.
CHECKED/QC	KKM
FIELD CREW	N/A
BK. / PG.	N/A
SURVEY DATE	N/A

SUNCOAST LAND SURVEYING, INC.

111 FOREST LAKES BOULEVARD
OLDSMAR, FLORIDA 34677

LB 4513

BOUNDARY - TOPOGRAPHIC - CONSTRUCTION STAKEOUT
PH: (813) 854-1342 SLSURVEY@TAMPABAY.RR.COM

SURVEYOR'S CERTIFICATE

I hereby certify that the SKETCH AND DESCRIPTION depicted hereon was prepared under my RESPONSIBLE CHARGE on the date(s) shown, and meets the STANDARDS OF PRACTICE set forth by the FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS in Chapter 5J-17, FLORIDA ADMINISTRATIVE CODE pursuant to Section 472.027, FLORIDA STATUTES.

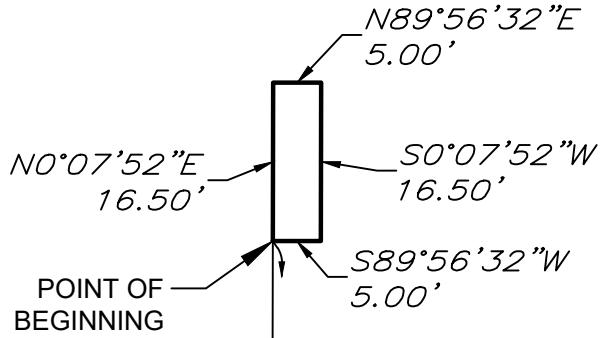
Kyle McClung
KYLE McCLUNG
LS 7177

STATE OF FLORIDA (SEAL)
11/9/22
DATE

SKETCH & DESCRIPTION

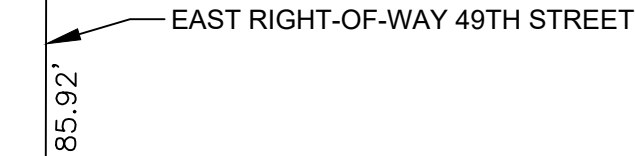


SCALE 1:20



16-30-16-00000-140-0200
11201 49TH STREET NORTH

49TH STREET NORTH



A PORTION OF FLORIDA
ASSOCIATION MODEL FARM NO. 3
AS SHOWN ON THE PLAT OF
PINELLAS FARMS, RECORDED IN
PLAT BOOK 7, PAGES 4-5 OF THE
PUBLIC RECORDS OF
HILLSBOROUGH COUNTY, FLORIDA,
OF WHICH PINELLAS COUNTY WAS
FORMERLY A PART

115.92'
N0°07'52"E
30.00'

30' VACATED RIGHT OF WAY
OFFICIAL RECORDS BOOK 4383, PAGE 1272

POINT OF COMMENCEMENT
SW CORNER OF 30' VACATED RIGHT OF WAY

SHEET 2 OF 2

REVISIONS			
	NO.	DATE	DESCRIPTION

PROPOSED UTILITY EASEMENT

SKETCH & LEGAL
DESCRIPTION

PROJECT NO.	.
DRAWING#	.
SCALE	.
DRAWN	NVN
DATE	.
CHECKED/QC	KKM
FIELD CREW	N/A
BK. / PG.	N/A
SURVEY DATE	N/A

SUNCOAST LAND SURVEYING, INC.

111 FOREST LAKES BOULEVARD
OLDSMAR, FLORIDA 34677

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PH: (813) 854-1342 SLSURVEY@TAMPABAY.RR.COM



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

February 20, 2023

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

RE: City Document #23-027
Utility Easement - GIB Properties, LLC

Dear Mr. Petersen:

Our office has received and reviewed the above-referenced proposed Utility Easement.

In order to make the Witnesseth paragraph read better and more properly, we would recommend that it state:

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 releases unto the Party of the Second Part, a Utility Easement

With consideration of this change, and with the assumption that the document is properly executed, witnessed and notarized for recording, we would approve of the proposed Easement as to form and correctness.

Very truly yours,

James W. Denhardt
City Attorney

cc: Bart Diebold, City Manager
Diane M. Corna, MMC, City Clerk
Chief Michael Haworth, Asst. City Manager
Nick Colonna, Community Development Administrator

JWD/dh

23-027.02202023.LAP.Utility Easement GIB Properties LLC.wpd