

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 **Duoc Thi Thach**, Mailing Address 7600 71st Avenue 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 **Right-of-Way Easement** over, under, across and through that portion of Parcel ID# 28/30/16/71064/049/0110, Property Address 7023 54th 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:  
Duoc Thi Thach**

\_\_\_\_\_  
(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.

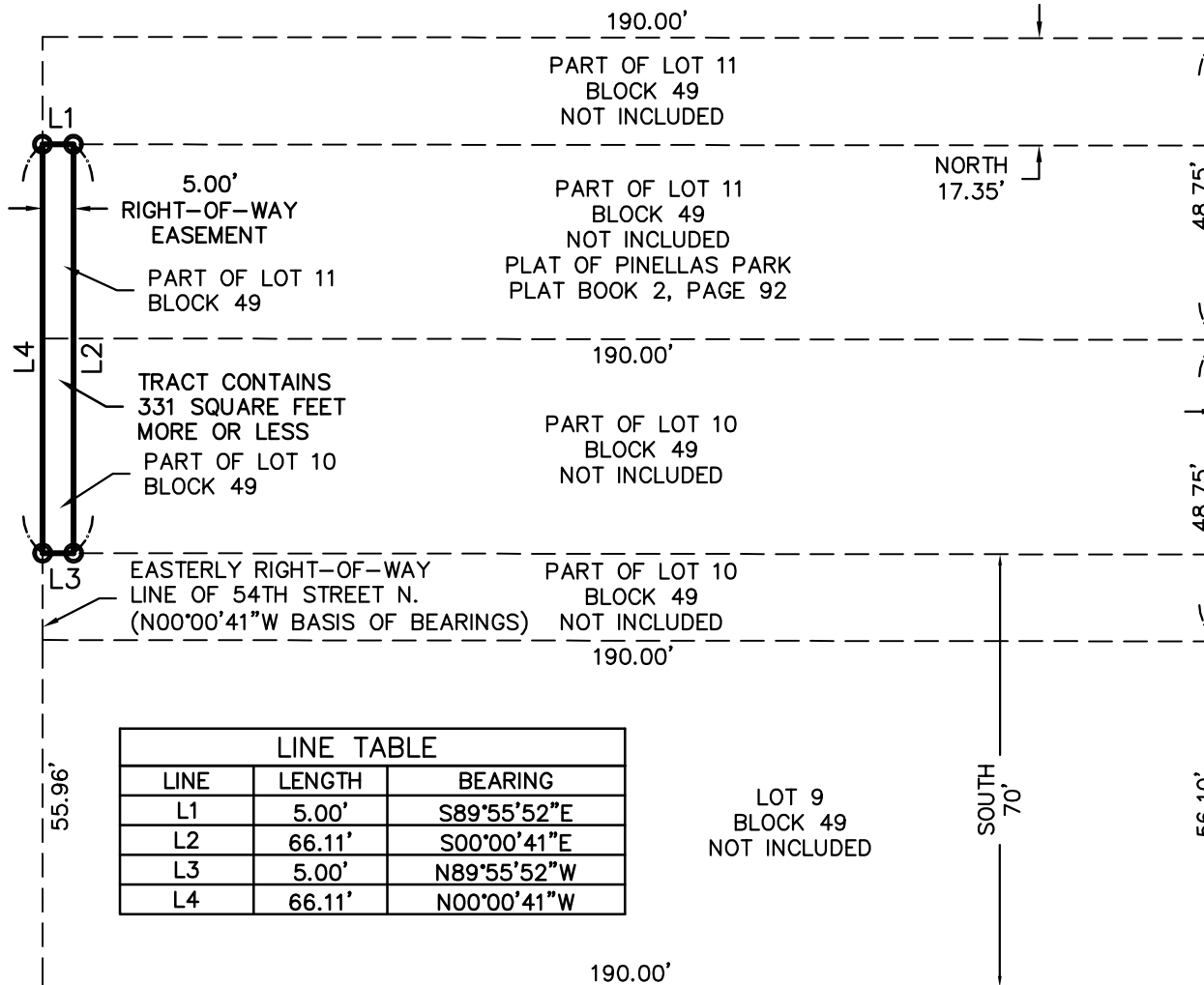
THIS CERTIFICATE MUST BE  
ATTACHED TO THE DOCUMENT  
DESCRIBED AT RIGHT:

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

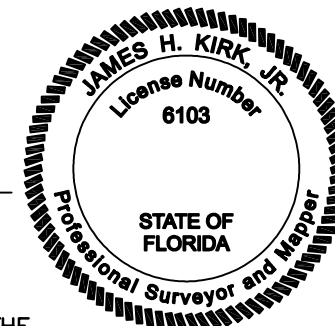
# DESCRIPTION – SKETCH – (NOT A SURVEY)

## EXHIBIT A

54TH STREET N.  
50' R/W PER PLAT



LINE TABLE		
LINE	LENGTH	BEARING
L1	5.00'	S89°55'52"E
L2	66.11'	S00°00'41"E
L3	5.00'	N89°55'52"W
L4	66.11'	N00°00'41"W



### LEGAL DESCRIPTION – RIGHT-OF-WAY EASEMENT:

THE WEST 5.00 FEET OF LOTS 9, 10 AND 11, LESS THE SOUTH 70 FEET THEREOF AND LESS THE NORTH 17.35 FEET THEREOF, BLOCK 49, "PLAT OF PINELLAS PARK", ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 91 AND 92, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

**SURVEYOR'S CERTIFICATE**  
 This certifies that a sketch of the property described hereon was made under my supervision and that the drawing hereon is a true and accurate representation thereof and meets the standards of practice for surveys set forth in Chapter 5J-17 by the Florida Board of Land Surveyors pursuant to Section 472.027 Florida State Statutes.  
 DATE: 10/22/24  
 JAMES H. KIRK, JR., P.S.M. No 6103

Certified to:  
**DUOC THI THACH**

Date	Description of Work	Party Chief	Drawn by	Checked by
10-22-24	REVISED PER COMMENTS	--	CAB	JHK
9-3-24	DESCRIPTION – SKETCH	--	CAB	JHK

**W.C. SHERRILL AND COMPANY, LLC**  
 SURVEYING • MAPPING • CONSULTING

P.O. BOX 203 • ODESSA, FLORIDA 33556  
 P: 813-345-4270 • WEBSITE: WWW.WCSHERRILL.COM  
 State of Florida, Certificate of Authorization LB #7863

Project No.: 24-08-185	Date: 9/3/24
Section 28	Township 30 S
Range 16 E	



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 #24-282**  
**Right-of-Way Easement for 7023 54<sup>th</sup> Street North**

Dear Mr. Biron:

Our office has received and reviewed the Right-of-Way Easement from Duoc Thi Thach to the City for the property located at 7023 54<sup>th</sup> Street North. 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



Todd Biron <tbiron@pinellas-park.com>

**RE: ESMT-2024-00012 Sketch/Legal Review / ESMT-2024-00012 Sketch/Legal Review**

2 messages

**McKay, Michael** <mmckay@georgefyoung.com> Tue, Oct 22, 2024 at 3:18 PM  
To: "tbiron@pinellas-park.com" <tbiron@pinellas-park.com>  
Cc: "Hatch, Trevor" <thatch@georgefyoung.com>, "APetersen@pinellas-park.com" <APetersen@pinellas-park.com>, "KArrison@pinellas-park.com" <KArrison@pinellas-park.com>, "rbernhart@pinellas-park.com" <rbernhart@pinellas-park.com>

Good afternoon Todd,

All comments have been addressed for the two S&L's referenced above.

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/59ccff32/S3aj1t7J80qZz9TblwQS\\_Q?u=http://www.georgefyoung.com/](https://link.edgepilot.com/s/59ccff32/S3aj1t7J80qZz9TblwQS_Q?u=http://www.georgefyoung.com/)

Sarasota | Bradenton | St. Petersburg | Tampa | Orlando | Gainesville | Punta Gorda | Birmingham

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