

SIDEWALK EASEMENT

THIS INDENTURE, Made this _____ day of _____ A.D., 2022, between **Standlor Commercial Property Investments, LLC, A Florida Limited Liability Company**, Mailing Address 1721 Allens Creek Drive, Clearwater, Florida, 33764, 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 the said Party of the First Part hereby grants for and in consideration of the sum of ten dollars (\$10.00), and other valuable considerations, in hand paid by the said Party of the Second Part, the receipt whereof is hereby acknowledged, hereby grants and releases unto the Party of the Second Part a **Sidewalk Easement** over, under, across and through that portion of Parcel ID# 19/30/16/08266/000/0010, Property Address, 8990 66th Court North, Pinellas Park, Florida, 33782, 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:

Standlor Commercial Property Investments, LLC
By: Steve Clough, Manager

(Witness#1) _____
(signature)

(signature)

(print name)

(print name)

(Witness#2) _____
(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 _____, 2022 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 **SIDEWALK EASEMENT**
Number of Pages ____ Date of Document _____
Signers Other than Named Above NONE

Sketch of Legal not a Survey

EXHIBIT "A"

LEGAL DESCRIPTION — SIDEWALK BASEMENT

A PORTION OF LOT 1, "BENTLEY BUSINESS CENTER"
ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN
PLAT BOOK 127, PAGES 67 AND 68, PUBLIC RECORDS OF
PINELLAS COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS
FOLLOWS:

COMMENCE A THE NORTHEAST CORNER OF SAID LOT 1 FOR
A POINT OF BEGINNING AND THENCE RUN SOUTH 00°06'09"
EAST ALONG THE EAST BOUNDARY OF SAID LOT 1, A
DISTANCE OF 3.00 FEET; THENCE LEAVING SAID LINE, NORTH
87°04'33" WEST, A DISTANCE OF 84.10 FEET TO A POINT OF
INTERSECTION WITH THE NORTH BOUNDARY OF SAID LOT 1;
THENCE SOUTH 89°07'11" EAST, ALONG THE NORTH
BOUNDARY OF SAID LOT 1, A DISTANCE OF 84.00 FEET TO
THE POINT OF BEGINNING.
CONTAINING 126 SQUARE FEET MORE OR LESS.

CERTIFICATION:

CERTIFIED AS A SKETCH OF LEGAL
UNLESS IT BEARS THE SIGNATURE AND THE
ORIGINAL RAISED SEAL OF A FLORIDA LICENSED
SURVEYOR & MAPPER OR DIGITALLY SIGNED, THIS
DRAWING, SKETCH, PLAT OR MAP IS FOR
INFORMATIONAL PURPOSES ONLY AND IS NOT
VALID.

PAGE 1 OF 2

LEGEND

P.O.C. = Point of Commencement
P.O.B. = Point of Beginning
(M) = Data Measured
(C) = Calculated Data
PG.(s) = Page (s)
O.R. = Official Record Book
P.B. = Plat Book
R/W = Right-of-way

Guy Hale

Digitally signed by
Guy Hale
Date: 2022.01.04
10:56:13 -05'00'

GUY D. HALE PLS
Licensed Professional Land Surveyor
Florida Registration Number 4626
2019291-SKETCH 1-03-2022



**GUY
HALE,**
LAND SURVEYING

406 SO. ARCTURAS AVENUE
SUITE ONE

CLEARWATER, FL 33765

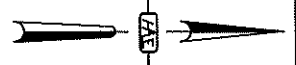
(727) 734-4266 GHsurveyor@gmail.com

SECTION 19, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA

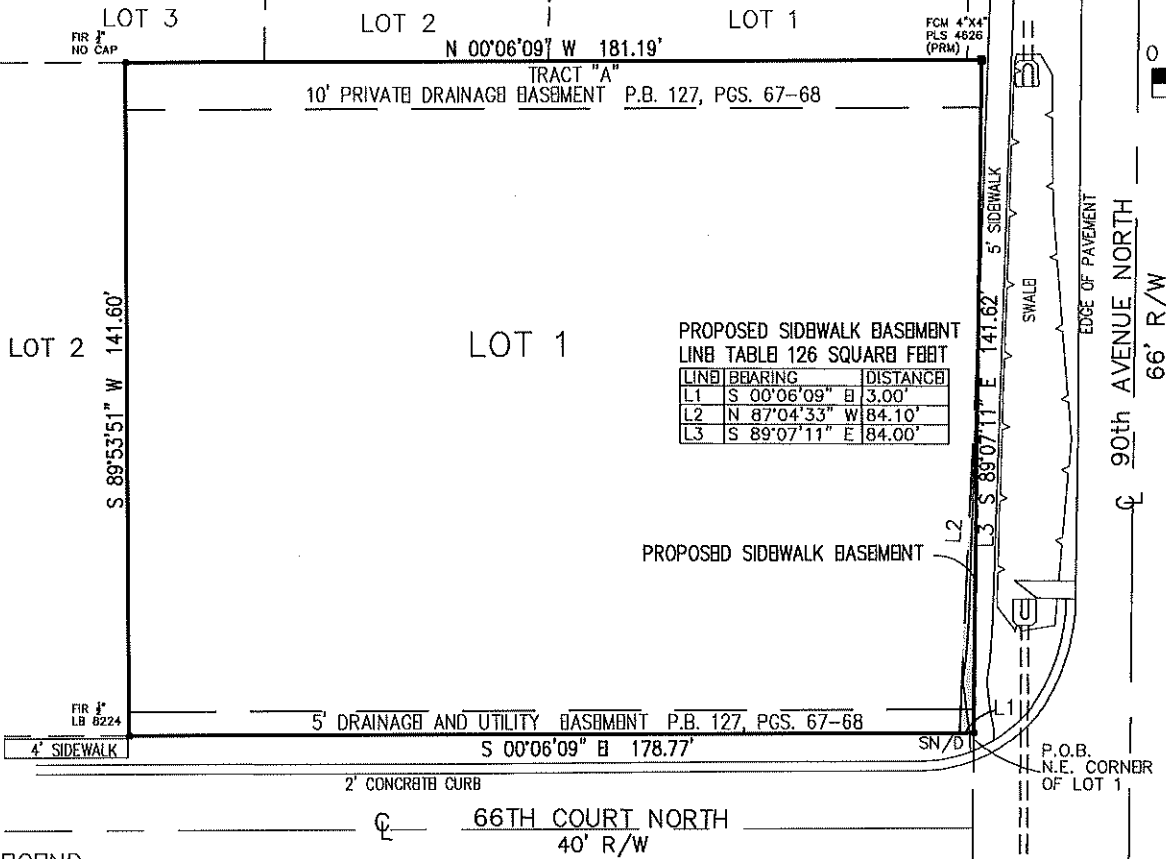
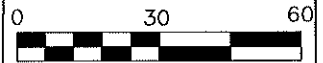
Sketch of Legal not a Survey

EXHIBIT "A"

JAN - CORY SUBDIVISION
P.B. 17, PG. 64



PLAT NORTH
GRAPHIC SCALE
1" = 30'



LEGEND

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2019291-SKETCH

1-03-2022

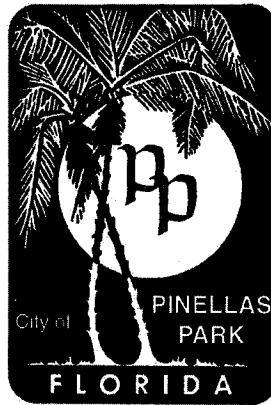
PAGE 2 OF 2

GUY HALE,
LAND SURVEYING

406 SO. ARCTURAS AVENUE
SUITE ONE
CLEARWATER, FL 33765
(727) 734-4266 GHsurveyor@gmail.com

City of
PINELLAS PARK

5141 78TH AVE. • P.O. BOX 1100
PINELLAS PARK, FL 33780-1100



FLORIDA

PHONE • (727) 369-0700
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Please Respond To:

James W. Denhardt, City Attorney
Lauren Christ Rubenstein, Assistant City Attorney
Denhardt and Rubenstein, Attorneys at Law
2700 First Avenue North
St. Petersburg, Florida 33713
(727) 327-3400 - Telephone
(727) 323-0888 - Facsimile

January 10, 2022

Mr. Aaron Petersen
Construction Services Director
City of Pinellas Park
P. O. Box 1100
Pinellas Park, Florida 33780-1100

RE: City Document #22-003
Sidewalk Easement for 8990 66th Court N.

Dear Mr. Petersen:

We have received and reviewed the above-referenced Easement for a sidewalk on the property located at 8990 66th Court North. Assuming the legal description contained in Exhibit A is correct, our office would approve of the Sidewalk Easement as to form and correctness.

Very truly yours,

James W. Denhardt
City Attorney

cc: Doug Lewis, City Manager
Diane M. Corna, MMC, City Clerk
Bart Diebold, Assistant City Manager
Lisa Hendrickson, Assistant City Manager

JWD/dh

22-003.01102022.LAP.Sidewalk Easement for 8990 66th Court N.wpd



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