

DRAINAGE & UTILITY EASEMENT

THIS INDENTURE, Made this _____ day of _____ A.D., 2019, between **Congaree River LLC**, Mailing Address 53 West Jackson Boulevard, Suite 530, Chicago, Illinois, 60604, 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 **Drainage & Utility Easement** over, under, across and through that portion of Parcel ID# 18/30/16/69768/400/5000, Property Address, 10450 66th Street 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 the intention of the Grantor that this easement shall run with the land described above.

IN WITNESS WHEREOF, the Grantor has hereunto set his Hand and Seal the day and year first above written.

SIGNED, SEALED, AND DELIVERED IN OUR PRESENCE:

Congaree River LLC,
By: Francis Beidler, MGRM

(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 this _____, 2019, 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 **Drainage & Utility Easement**
Number of Pages ____ Date of Document _____
Signers Other than Named Above NONE

SKETCH AND DESCRIPTION – NOT A SURVEY

Exhibit "A"

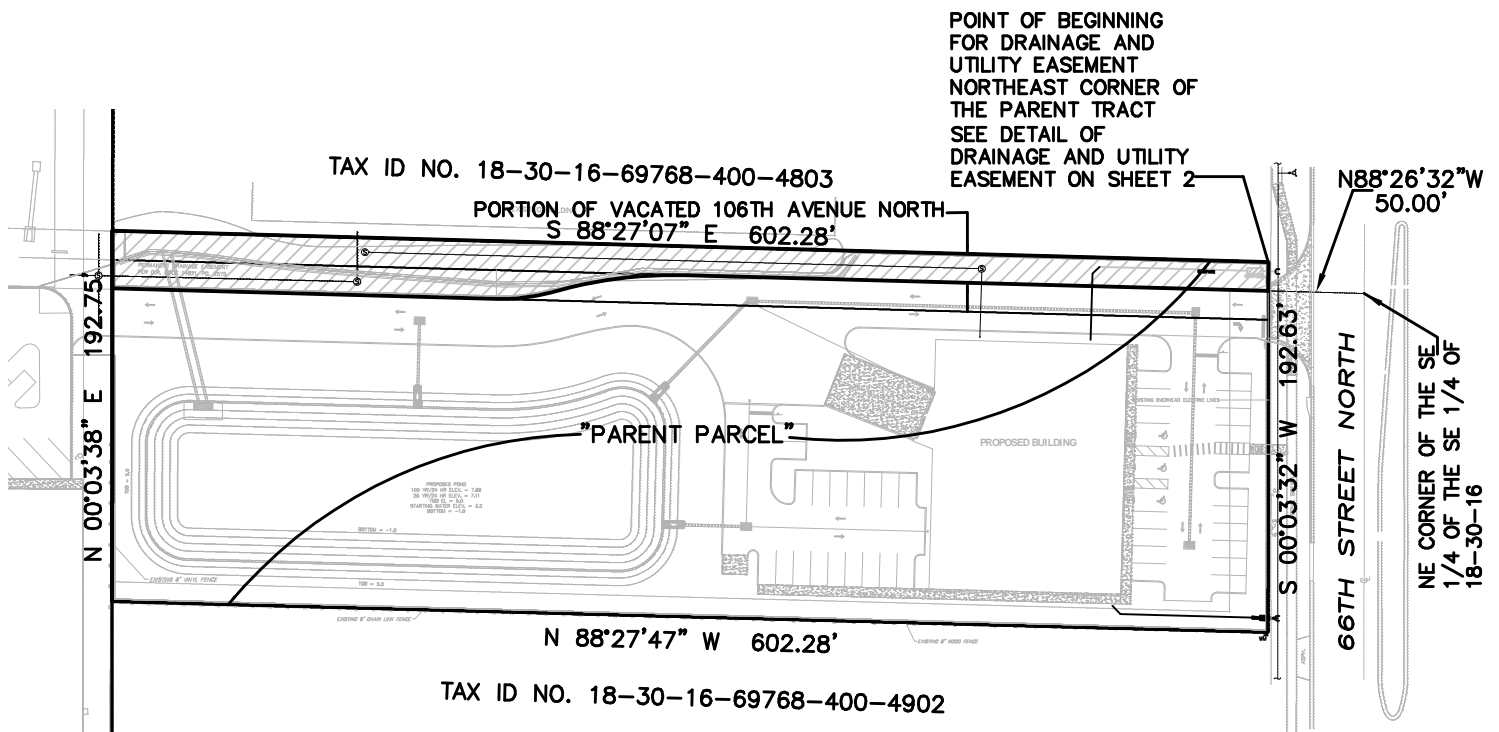
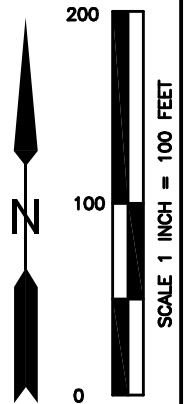
DESCRIPTION:

PARENT PARCEL:

THE NORTH 1/2 OF THE NORTH 1/2 OF FARM 49 IN THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 30 SOUTH, RANGE 16 EAST, LESS PART LYING WITHIN 50 FEET OF SURVEY LINE OF STATE ROAD 693, ACCORDING TO THE PLAT OF PINELLAS FARM, ACCORDING TO PLAT BOOK 7, PAGES 4 AND 5, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.

TOGETHER WITH A PORTION OF VACATED 106TH AVENUE NORTH, WEST OF 66TH STREET NORTH; BEING FURTHER DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 30 SOUTH, RANGE 16 EAST, RUN NORTH 88° 26' 32" WEST ALONG THE NORTH LINE OF SAID 1/4 1/4 50.0 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF 66TH STREET AND THE CENTER LINE OF 106TH AVENUE; RUN SOUTH 00° 03' 32" WEST ALONG THE WEST RIGHT-OF-WAY LINE OF 66TH STREET 15.0 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 106TH AVENUE; THENCE LEAVING THE WEST RIGHT-OF-WAY LINE OF 66TH STREET, RUN NORTH 88° 26' 32" WEST ALONG THE SOUTH RIGHT-OF-WAY LINE OF 106TH AVENUE 602.0 FEET; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE OF 106TH AVENUE: RUN NORTH 00° 03' 12" EAST, 30.0 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 106TH AVENUE; THENCE SOUTH 88° 26' 32" EAST ALONG THE NORTH RIGHT-OF-WAY LINE OF 106TH AVENUE 602.0 FEET TO THE WEST RIGHT-OF-WAY LINE OF 66TH STREET; THENCE LEAVING THE NORTH RIGHT-OF-WAY LINE OF 106TH AVENUE, RUN SOUTH 00° 03' 32" WEST ALONG THE WEST RIGHT-OF-WAY LINE OF 66TH STREET 15.0 FEET TO THE POINT OF BEGINNING.



Aaron J. Murphy, PSM
 Florida Professional Surveyor and Mapper No. 6768
 for Hamilton Engineering and Surveying, Inc.
 Certificate of Authorization No. LB7013

NOT VALID WITHOUT SHEET 2



3409 W. LEMON STREET
 Tampa, FL 33609

LB#7013

Tel (813) 250-3535
 Fax (813) 250-3636

CROSS BAYOU INDUSTRIAL PARK DRAINAGE AND UTILITY EASEMENT

SEC TWP RGE
 18-30-16

JOB NUMBER
 03675.0001

SCALE
 AS SHOWN

DATE
 06-12-2019

SHEET
 1/2

SKETCH AND DESCRIPTION – NOT A SURVEY

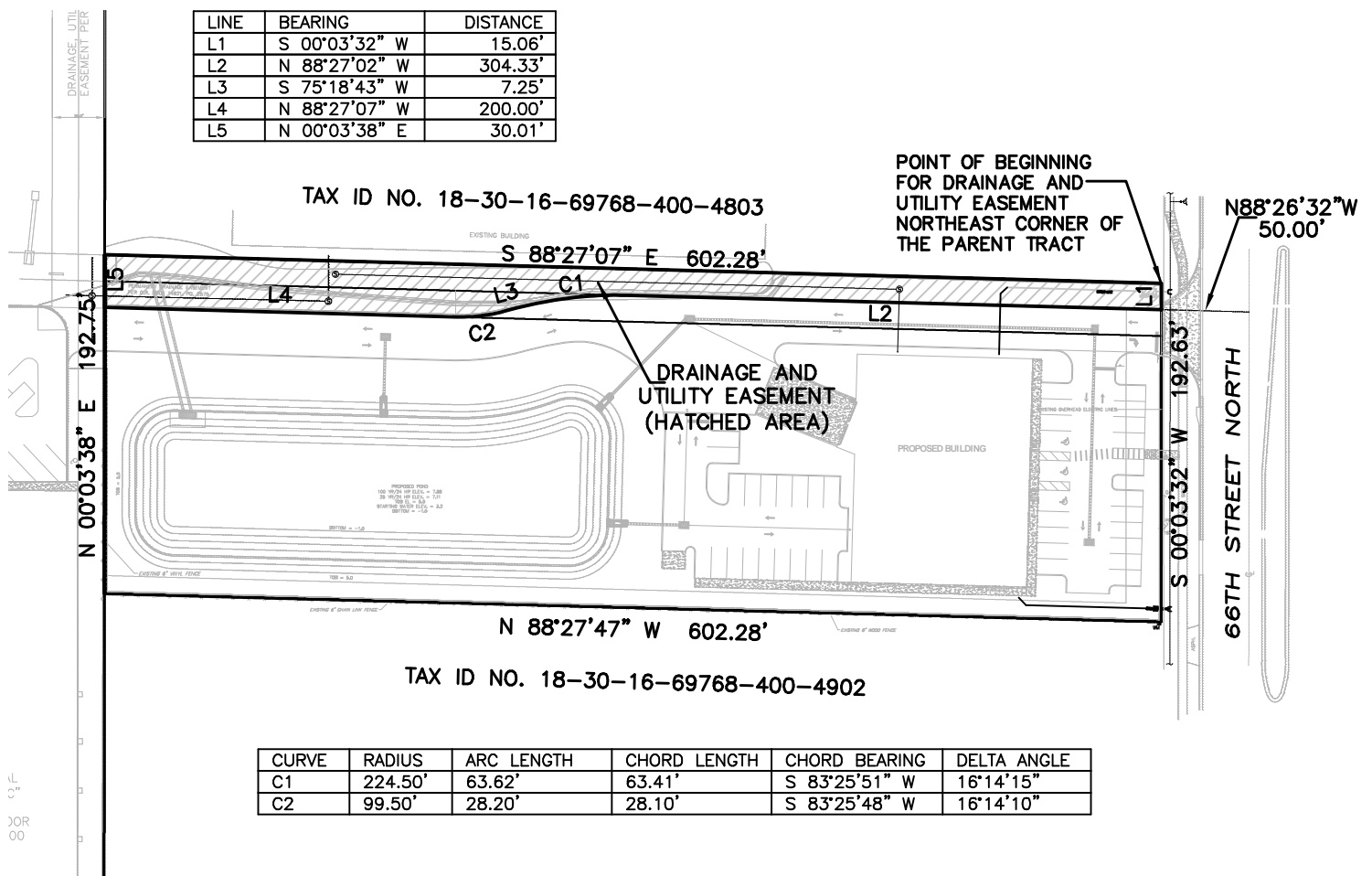
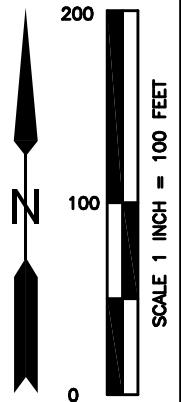
Exhibit "A"

DESCRIPTION:

DRAINAGE AND UTILITY EASEMENT:

AS A POINT OF REFERENCE BEGIN AT THE NORTHEAST CORNER OF THE PARENT TRACT AND PROCEED S 00°03'32" W, ALONG THE WEST RIGHT-OF-WAY LINE OF 66TH STREET, A DISTANCE OF 15.06 FEET; THENCE N 88°27'02" W, A DISTANCE OF 304.33 FEET; TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 224.50 FEET AND A CHORD WHICH BEARS S 83°25'51" W, A DISTANCE OF 63.41 FEET, THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT A DISTANCE OF 63.62 FEET; THENCE S 75°18'43" W, A DISTANCE OF 7.25 FEET; TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 99.50 FEET AND A CHORD WHICH BEARS S 83°25'48" W, A DISTANCE OF 28.10 FEET, THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 28.20 FEET; THENCE N 88°27'07" W, A DISTANCE OF 200.00 FEET; THENCE N 00°03'38" E, A DISTANCE OF 30.01 FEET; THENCE S 88°27'07" E, A DISTANCE OF 602.28 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL CONTAINING 12,693 SQUARE FEET, 0.29 ACRES, MORE OR LESS.



NOT VALID WITHOUT SHEET 1



3409 W. LEMON STREET
Tampa, FL 33609

LB#7013

Tel (813) 250-3535
Fax (813) 250-3636

CROSS BAYOU INDUSTRIAL PARK
DRAINAGE AND UTILITY EASEMENT

SEC TWP RGE
18-30-16

JOB NUMBER
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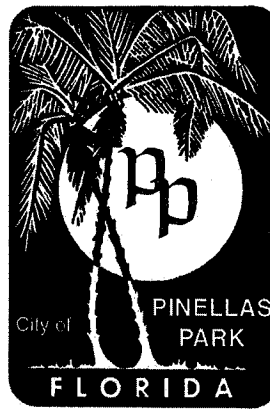
SCALE
AS SHOWN

DATE
06-12-2019

SHEET
2/2

City of
PINELLAS PARK

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



FLORIDA

PHONE • (727) 369-0700
FAX • (727) 544-7448

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

June 26, 2019

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

RE: City Document #19-188
Drainage & Utility Easement for 10450 66th Street

Dear Mr. Petersen:

I have received and reviewed the above-referenced Drainage & Utility Easement for the property located at 10450 66th Street. Assuming that the legal description contained in Exhibit A is correct, I would approve of the Drainage & Utility 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
Patrick Murphy, Deputy City Manager
Bart Diebold, Public Works Administrator

JWD/law

19-188.06262019.LAP.Drn&Util Easement 10450 66 St.wpd



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