

# INGRESS-EGRESS AND UTILITY EASEMENT

**THIS INDENTURE**, Made this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 2019, between **Pyramid Enterprises, LLC**, Mailing Address 6354 118th Avenue North, Largo, Florida, 33773, 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 **Ingress-Egress and Utility Easement** over, under, across and through that portion of Parcel ID# 17/30/16/73345/000/0050, Site Address located South of 118th Avenue North, and East of 66th Street North, Largo, Florida, 33773, 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:**

**Pyramid Enterprises, LLC**  
**By: Daryl W. Blume, Managing Member**

(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 **Ingress-Egress and Utility Easement**  
Number of Pages \_\_\_\_ Date of Document \_\_\_\_\_  
Signers Other than Named Above NONE

## SKETCH AND LEGAL DESCRIPTION OF AN INGRESS/EGRESS UTILITY EASEMENT:

THAT PART OF LOT 5, PYRAMID CORPORATE CENTER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 91, PAGE 16 AND 17, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 6 OF THE AFORESAID PLAT AS A POINT OF BEGINNING, RUN THENCE S89°58'00"E 32.00 FEET; THENCE S00°02'00"W 10.00 FEET; THENCE S89°58'00"E 16.51 FEET; THENCE S00°02'00"W 32.03 FEET; THENCE N89°58'00"W 109.87 FEET; THENCE N00°02'00"E 27.55 FEET; THENCE S89°58'00"E 29.36 FEET; THENCE N00°02'00"E 14.48 FEET; THENCE S89°58'00"E 32.00 FEET TO THE POINT OF BEGINNING.

## LEGEND:

D = DEED  
O/A = OVERALL  
O.R. = OFFICIAL RECORD  
P = PLAT  
P.O.B. = POINT OF BEGINNING  
R/W = RIGHT-OF-WAY

PREPARED: MAY 16, 2019  
JUNE 5, 2019

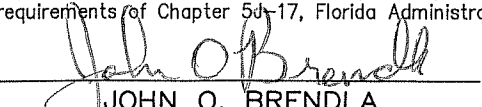
THIS IS NOT A SURVEY

This Sketch and Legal Description was prepared without the benefit of a title search and is subject to all easements, Rights-of-way, and other matters of record.

NOTE: Sketch and Legal Description not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

Job Number DWN  
1811-25NEW1 JM

I hereby certify that the sketch and Legal Description represented hereon meet the requirements of Chapter 50-17, Florida Administrative Code.

  
JOHN O. BRENDLA  
Florida Surveyor's Registration No. 4601  
Certificate of Authorization No. LB 760

Prepared by:  
JOHN C. BRENDLA & ASSOCIATES, INC.  
PROFESSIONAL LAND SURVEYORS AND MAPPERS  
4015 82nd Avenue North  
Pinellas Park, Florida 33781  
phone (727) 576-7546 ~ fax (727) 577-9932

SHEET 1 OF 2

## SECTION 17, TOWNSHIP 30S, RANGE 16E

Exhibit "A"

N.W. CORNER OF  
SECTION 17-30-16

118th AVE. N.

1343.32'  
S89°58'00"E30' INGRESS/EASEMENT  
& UTILITIES EASEMENT  
PER PLAT (REMAINS)10' DRAINAGE EASEMENT  
PER PLAT (REMAINS)

LOT 4

LOT 6

S89°58'00"E 165.00' (P)

P.O.B.  
EASEMENT

S89°58'00"E 169.64' (P)

137.64'

PINELLAS GROVES  
PLAT BOOK 1, PAGE 55

LOT 2

PINELLAS GROVES  
PLAT BOOK 1, PAGE 55

LOT 4

N00°02'00"E  
27.55'

29.36'

32.00'

32.00'

16.51'

S00°02'00"W  
32.03'

10.00'

N89°58'00"W 109.87'

INGRESS/EGRESS  
UTILITY EASEMENTPYRAMID CORPORATE CENTER  
PLAT BOOK 91, PAGES 16 AND 17

LOT 5

NORTH BASIS:  
PLAT  
SCALE: 1" = 60'

N00°11'40"E 297.20' (P)

163.61' (D)

S00°15'47"W 298.78' (P) O/A

114th AVE. N.

136.55' (D)

N89°41'39"W 334.20' (P) O/A

P.O.B. LESS  
197.76' (D)S55°56'29"W 239.46' (D)  
LESS  
O.R. BOOK 10919,  
PG. 2350LESS  
135.17' (D)

BRYAN DAIRY ROAD

ORIGINAL  
S. BOUNDARY  
LOT 5PREPARED: MAY 16, 2019  
JUNE 5, 2019

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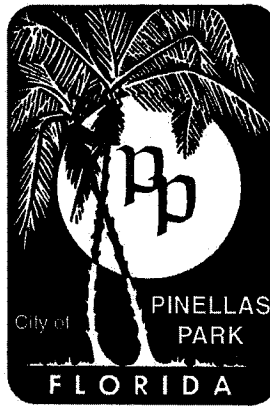
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Job Number DWN  
1811-25NEW1 JMPrepared by:  
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SHEET 2 OF 2

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

July 1, 2019

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

**RE: City Document #19-203  
Ingress-Egress and Utility Easement  
for South of 118th Avenue and East of 66th Street**

Dear Mr. Petersen:

I have received and reviewed the above-referenced Ingress-Egress and Utility Easement for the property located south of 118th Avenue and east of 66th Street North. The signature block currently states that it will be signed by "Daryl W. Blume, Registered Agent." The Registered Agent cannot bind a corporation, but my review of Pyramid Enterprises, LLC's filings with the Division of Corporations indicates that Daryl W. Blume is also the Managing Member of Pyramid Enterprises, LLC. Therefore, the signature block should be updated to read as follows:

Pyramid Enterprises, LLC  
By: Daryl W. Blume, Managing Member

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(signature)

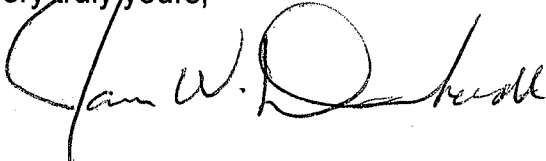


PRINTED ON RECYCLED PAPER

Mr. Aaron Petersen  
July 1, 2019  
Page 2

Once the signature blocked is updated as shown above, and assuming that the attached legal description and sketch contained in Exhibit A is correct, I would approve of the Ingress-Egress and Utility Easement as to form and correctness.

Very truly yours,

A handwritten signature in black ink, appearing to read "James W. Denhardt". The signature is fluid and cursive, with a large initial "J" and "D".

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/dh

19-203.007012019.LAP.Ingress-Egress and Utility Easement for 118th Ave and 66th St.wpd