

## INGRESS-EGRESS EASEMENT

**THIS EASEMENT**, Made this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 2019, between **Matter Brothers Real Estate, L.C.** Mailing Address 40528 US Highway 19 North, Tarpon Springs, Florida, 34689, Grantor, and the **City of Pinellas Park**, located at 5141 78th Avenue North, Pinellas Park, Florida, 33781, and the **Pinellas Park Water Management District** located at 6460 35th Street North, Pinellas Park, Florida, 33781, (Collectively, Grantee) (*"Grantor" and "Grantee" are used herein for singular or plural, the singular shall include the plural, and any gender shall include all genders, as context requires.*)

**WITNESSETH**, Grantor hereby grants for and in consideration of the sum of ten dollars (\$10.00), and other valuable considerations, in hand paid by Grantee, the receipt whereof is hereby acknowledged, hereby grants and releases unto Grantee a non exclusive **Ingress-Egress Easement** over, under, across and through that portion of Parcel ID# 27/30/16/69840/100/2902, Property Address, 7801 US Highway 19 North, Pinellas Park, Florida, 33781, 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"

The purpose of the easement is to provide Grantee access to Pinellas Park Water Management District Channel Number 2. The easement may be used by Grantee and Grantee's agents and contractors for ingress and egress to Channel Number 2, but is not intended for usage by the general public.

Grantor reserves unto itself, its heirs, successors and assigns the right to the continued free use and enjoyment of the easement area for any purposes which are non inconsistent with the rights granted herein to Grantee. The easement area includes portions of Grantor's property which are used for entryway and parking. Grantee shall not interfere with Grantor's use of the entry area and parking.

Grantee shall not install fencing or any other improvements in the easement area without Grantor's written consent, which may be withheld in Grantor's discretion.

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:**

**Matter Brothers Real Estate, L.C.**  
**By: Thomas Matter, Managing Member**

(Witness #1)

\_\_\_\_\_  
(signature)

\_\_\_\_\_  
(signature)

\_\_\_\_\_  
(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 Easement**

Number of Pages \_\_\_\_

Date of Document \_\_\_\_\_

Signers Other than Named Above NONE

# SKETCH AND DESCRIPTION – NOT A SURVEY

EXHIBIT "A"

The description of the ingress egress easement is shown on page 3 of this Exhibit. Below is the description for the parent parcel in which the ingress easement is located.

## DESCRIPTION: (PARENT TRACT)

### PARCEL I

THE SOUTH 1/2 OF FARM 30 IN SECTION 27, TOWNSHIP SOUTH 30, RANGE 16 EAST AS SHOWN BY MAP OF PINELLAS FARMS RECORDED IN PLAT BOOK 7, PAGE(S) 4 AND 5, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.

### PARCEL II

THAT PART OF FARM 29, LYING EAST OF U.S. HIGHWAY 19 (STATE ROAD 55) IN SECTION 27, TOWNSHIP 30 SOUTH, RANGE 16 EAST, AS SHOWN BY MAP OF PINELLAS FARMS RECORDED IN PLAT BOOK 7, PAGE(S) 4 AND 5, OF THE PUBLIC RECORDS HILLSBOROUGH COUNTY, FLORIDA OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.

LESS AND EXCEPTING FROM PARCEL II THE FOLLOWING 3 PARCELS:

A) THAT PORTION OF SAID FARM 29, DESCRIBED IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 5911, PAGE 2186, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

B) THAT PORTION OF SAID FARM 29, DESCRIBED IN QUIT CLAIM DEED RECORDED IN DEED BOOK 1325. PAGE 511, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

C) THAT PORTION THEREOF LYING WITHIN 25 FEET OF THE SOUTH LINE OF THE NORTH 1/2 OF SECTION 27, TOWNSHIP 30 SOUTH, RANGE 16 EAST, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

CONTAINING 6.022 ACRES, MORE OR LESS.

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

INFORMATION NOT COMPLETE WITHOUT ALL SHEETS



**HAMILTON**  
ENGINEERING & SURVEYING, INC.

3409 W. LEMON STREET  
Tampa, FL 33609

LB#7013

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

## MATTER BROTHERS INGRESS EGRESS EASEMENT

SEC TWP RGE  
27-20-16

JOB NUMBER  
00198.0003

SCALE  
AS SHOWN

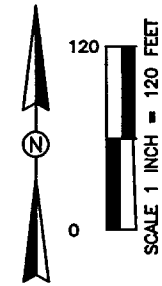
DATE  
4-26-2019

SHEET  
1/3

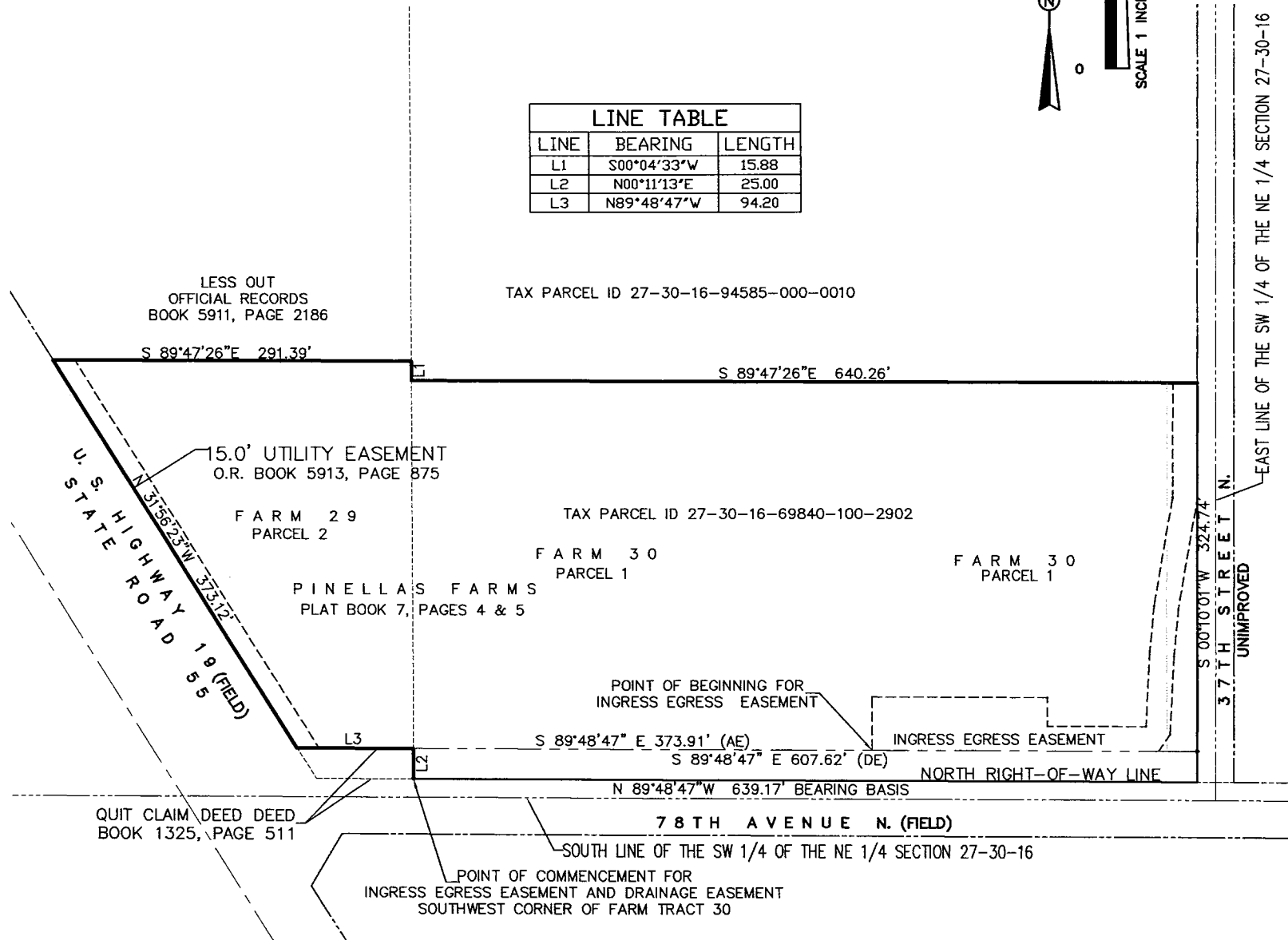
# SKETCH AND DESCRIPTION - NOT A SURVEY PARENT PARCEL DETAIL

LEGEND  
DE DRAINAGE EASEMENT  
IE INGRESS/EGRESS EASEMENT

BEARINGS SHOWN HEREON ARE BASED ON THE  
NORTH RIGHT OF WAY LINE OF 78TH AVENUE  
HAVING A BEARING OF N 89°48'47" W.



LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°04'33"W	15.88
L2	N00°11'13"E	25.00
L3	N89°48'47"W	94.20



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SEC TWP RGE 27-20-16  
JOB NUMBER 00198.0003  
SCALE AS SHOWN  
DATE 4-26-2019  
SHEET 2/3

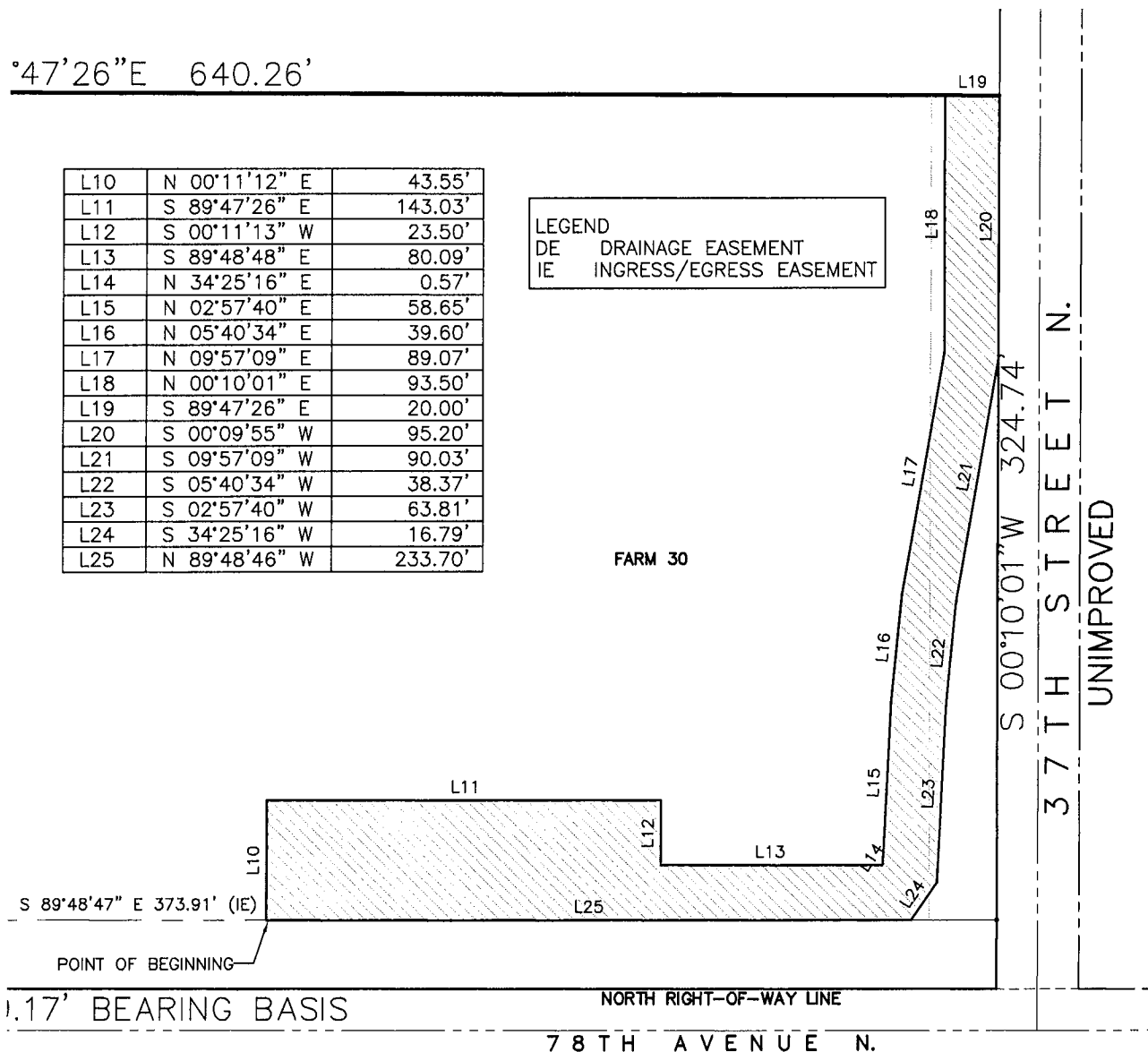
## SKETCH AND DESCRIPTION – NOT A SURVEY

°47'26"E 640.26'

L10	N 00°11'12" E	43.55'
L11	S 89°47'26" E	143.03'
L12	S 00°11'13" W	23.50'
L13	S 89°48'48" E	80.09'
L14	N 34°25'16" E	0.57'
L15	N 02°57'40" E	58.65'
L16	N 05°40'34" E	39.60'
L17	N 09°57'09" E	89.07'
L18	N 00°10'01" E	93.50'
L19	S 89°47'26" E	20.00'
L20	S 00°09'55" W	95.20'
L21	S 09°57'09" W	90.03'
L22	S 05°40'34" W	38.37'
L23	S 02°57'40" W	63.81'
L24	S 34°25'16" W	16.79'
L25	N 89°48'46" W	233.70'

## LEGEND

DE DRAINAGE EASEMENT  
IE INGRESS/EGRESS EASEMENT



## DESCRIPTION: (INGRESS/EGRESS EASEMENT)

A TRACT OF LAND LYING WITHIN A PORTION OF FARM 30 IN SECTION 27, TOWNSHIP SOUTH 30, RANGE 16 EAST AS SHOWN BY MAP OF PINELLAS FARMS RECORDED IN PLAT BOOK 7, PAGE(S) 4 AND 5, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA OF WHICH PINELLAS COUNTY WAS FORMERLY A PART BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: AS A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF SAID FARM 30 AND PROCEED N 00°11'13" E, A DISTANCE OF 25.00 FEET; THENCE S 89°48'47" E, A DISTANCE OF 373.91 FEET TO THE POINT OF BEGINNING; THENCE N 00°11'12" E, A DISTANCE OF 43.55 FEET; THENCE S 89°47'26" E, A DISTANCE OF 143.03 FEET; THENCE S 00°11'13" W, A DISTANCE OF 23.50 FEET; THENCE S 89°48'48" E, A DISTANCE OF 80.09 FEET; THENCE N 34°25'16" E, A DISTANCE OF 0.57 FEET; THENCE N 02°57'40" E, A DISTANCE OF 58.65 FEET; THENCE N 05°40'34" E, A DISTANCE OF 39.60 FEET; THENCE N 09°57'09" E, A DISTANCE OF 89.07 FEET; THENCE N 00°10'01" E, A DISTANCE OF 93.50 FEET; THENCE S 89°47'26" E, A DISTANCE OF 20.00 FEET; THENCE S 00°09'55" W, A DISTANCE OF 95.20 FEET; THENCE S 09°57'09" W, A DISTANCE OF 90.03 FEET; THENCE S 05°40'34" W, A DISTANCE OF 38.37 FEET; THENCE S 02°57'40" W, A DISTANCE OF 63.81 FEET; THENCE S 34°25'16" W, A DISTANCE OF 16.79 FEET; THENCE N 89°48'46" W, A DISTANCE OF 233.70 FEET; TO THE POINT OF BEGINNING. THE ABOVE TRACT CONTAINING 13,789 SQUARE FEET, MORE OR LESS.

INFORMATION NOT COMPLETE WITHOUT ALL SHEETS



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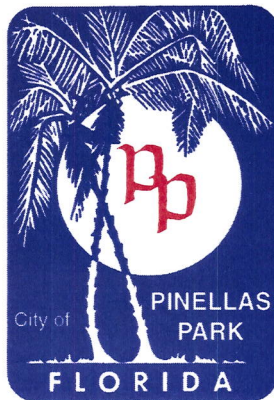
SCALE  
AS SHOWN

DATE  
4-26-2019

SHEET  
3/3

City of  
**PINELLAS PARK**

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

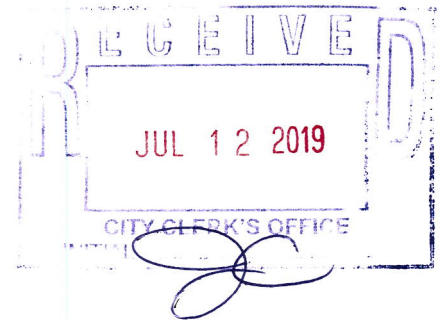


**FLORIDA**

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 #19-202**  
**Ingress-Egress Easement for 7801 U.S. Highway 19**

Dear Mr. Petersen:

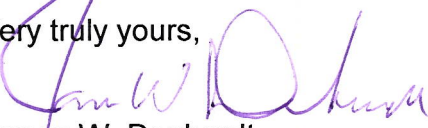
I have received and reviewed the above-referenced Ingress-Egress Easement for the property located at 7801 U.S. Highway 19 North. Please update the signature block to appear exactly as follows:

Matter Brothers Real Estate, L.C.  
By: Thomas Matter, Managing Member

\_\_\_\_\_  
(signature)

Once the signature blocked is updated as shown above, and assuming the legal description contained in Exhibit A is correct, I would approve of the Ingress-Egress Easement in favor of the City of Pinellas Park and the Pinellas Park Water Management District 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/dh

19-202.007012019.LAP.Ingress-Egress Easement 7801 US Hwy 19.wpd



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