

Prepared by and return to:
Joseph A. DiVito, Esquire
DiVito, Higham & Vasti, P.A.
4514 Central Avenue
St. Petersburg, FL 33711

UTILITY EASEMENT

This Agreement, made and entered into this _____ day of _____, 2019, by and between **PINELLAS AFFORDABLE LIVING, INC.**, a Florida non-profit corporation, whose mailing address is: 445 31st Street N., St. Petersburg, FL 33713, hereinafter referred to as the Grantor, and **CITY OF PINELLAS PARK**, whose address is 5141 78th Avenue N., Pinellas Park, FL 33781, hereinafter referred to as the Grantee;

WITNESSETH, that the Grantor does hereby give and grant the Grantee and its assigns, an easement for the purpose of utilities and a fire hydrant and appurtenances, together with ingress and egress for maintenance thereto and for all maintenance, upon the following described land situated in Pinellas County aforesaid, to-wit:

See attached Exhibit "A"

TO HAVE AND TO HOLD said easement unto said Grantee and its assigns forever.

The Grantor, its successors and assigns, agree not to build, construct or create, or permit others to build, construct or create any buildings or other structures on the herein granted Utility Easement that may interfere with the normal operation and maintenance of the utility facilities installed hereon.

Said Grantor does hereby covenant with the said Grantee, that Grantor is lawfully seized and possessed of the real estate above described, that Grantor has a good and lawful right to convey the said easement and that it is free from all encumbrances.

IN WITNESS WHEREOF, THE Grantor has hereunto set its hand and seal the day and year first above written.

GRANTOR:
**PINELLAS AFFORDABLE LIVING,
INC.**, a Florida non-profit corporation

Witness Name: _____

BY: _____

Printed Name _____

Witness Name: _____

STATE OF FLORIDA:
COUNTY OF SARASOTA:

The foregoing instrument was acknowledged before me this _____ day of _____ 2019,
by _____, as _____ of Pinellas Affordable Living, Inc., who is:

[] personally known to me,
[] who has shown _____ as identification.

[Notary Seal]

Notary Public

Printed Name: _____

My Commission
Expires: _____

THIS IS NOT A SURVEY.SEC. 20, TWP. 30 S., RNG. 16 E.
PINELLAS COUNTY, FLORIDATHERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY
THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

Legal Description for Utility Easement

DESCRIPTION:

A PORTION OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED AND RECORDED IN OFFICIAL RECORD BOOK 16571, PAGE 1280, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING THE SOUTH 1/4 OF FARM 24, LYING IN SECTION 20, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PLAT OF PINELLAS FARMS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGES 4 AND 5, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 20; THENCE N00°16'38"W, ALONG THE WEST LINE OF SAID NORTHWEST 1/4 OF SECTION 20, A DISTANCE OF 658.15 FEET; THENCE LEAVING SAID WEST LINE OF THE NORTHWEST 1/4 OF SECTION 20, S89°50'09"E, A DISTANCE OF 15.00 FEET TO THE SOUTHWEST CORNER OF SAID FARM 24, SECTION 20, TOWNSHIP 30 SOUTH, RANGE 16 EAST, OF SAID PLAT OF PINELLAS FARMS, THENCE S89°50'09"E, ALONG THE SOUTH LINE OF SAID FARM 24, A DISTANCE OF 35.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF 66TH STREET NORTH (STATE ROAD 693) AS RECORDED IN OFFICIAL RECORDS BOOK 1261, PAGE 654 OF SAID PUBLIC RECORDS; THENCE N00°16'38"W, ALONG SAID EAST RIGHT-OF-WAY LINE OF 66TH STREET NORTH, A DISTANCE OF 104.64 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N00°16'38"W, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 10.00 FEET; THENCE DEPARTING SAID LINE S89°50'09"E, A DISTANCE OF 5.00 FEET; THENCE S00°16'38"E, A DISTANCE OF 10.00 FEET; THENCE N89°50'09"W, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 50 SQUARE FEET, (0.001 ACRE) MORE OR LESS

NOTES:

1. BEARINGS FOR THIS BOUNDARY SURVEY ARE BASED ON THE MONUMENTED WEST BOUNDARY LINE OF THE SW 1/4 OF THE NW 1/4 OF SECTION 20, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, BEING ASSUMED AS N00°16'38"W.
2. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED.
3. THIS SKETCH OF DESCRIPTION IS BASED ON U.S. SURVEY FEET.
4. THIS SKETCH OF DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD. THE GEOMETRY AS DESCRIBED ON THE RECORDED DOCUMENTS AS NOTED HEREIN AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

DEUEL & ASSOCIATES
CONSULTING ENGINEERS LAND SURVEYORS LAND PLANNERS

565 SOUTH HERCULES AVENUE
CLEARWATER, FL 33764
PHONE 727.822.4151
WWW.DEUELENGINEERING.COM
CERTIFICATE OF AUTHORIZATION NUMBER 26320
LICENSED BUSINESS NUMBER 107

THIS DOCUMENT IS NOT VALID WITHOUT THE
SIGNATURE AND ORIGINAL RAISED SEAL OF A
FLORIDA LICENSED SURVEYOR AND MAPPER.

REVISED 7/9/2019 PER CITY COMMENTS

Elizabeth K. Merta 7/9/2019
ELIZABETH KATHLEEN MERTA
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA, LS 6113

SKETCH OF DESCRIPTION
9625 66TH STREET NORTH
PINELLAS PARK, FLORIDA

CITY OF PINELLAS PARK

FLORIDA

WORK ORDER	2014-2
DATE:	6/12/2019
DRAWN:	LKC
SCALE:	NO SCALE
SHEET NO.	1 OF 2

THIS IS NOT A SURVEY.

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SEC. 20, TWP. 30 S., RNG. 16 E.
PINELLAS COUNTY, FLORIDA

66TH STREET NORTH (STATE ROAD 693)

NO STREET NAME ON PLAT
100' RIGHT-OF-WAY

R/W LINE(P)

OR 1261,
PG 654L1
L2
L3UTILITY
EASEMENT AREA
50 SQUARE FEET
(0.001± ACRE)

POB

N00°16'38"W 104.64'

EAST R/W LINE(L)
(OR 1261, PG 654)SOUTH 1/4 OF FARM 24 LESS EAST 150'
PINELLAS FARMS (PB H7, PGS 4-5)
AND LESS PROPERTY DESCRIBED IN
JUDGEMENT IN OR 1261, PG 654
(PER OR 16571, PG 1280)

SOUTH LINE OF FARM 24(P)

SW CORNER
OF FARM 24(P)S89°50'09"E
15.00'

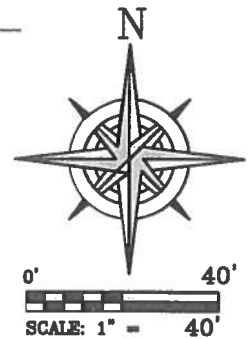
N00°16'38"W 658.15'

WEST LINE OF NW 1/4
OF SECTION 20-30-16

POC

SW CORNER OF NW 1/4
OF SECTION 20-30-16

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°16'38"W	10.00'
L2	S89°50'09"E	5.00'
L3	S00°16'38"E	10.00'
L4	N89°50'09"W	5.00'



LEGEND

L	LINE - SEE LINE TABLE
(L)	LEGAL DESCRIPTION RECORDED IN OR 16571, PG 1280
LB	LICENSED BUSINESS
No.	NUMBER
OR	OFFICIAL RECORD BOOK
(P)	PLAT BOOK H7, PAGES 4-5
PB	PLAT BOOK
PG	PAGE/PAGES
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PRC	POINT OF REVERSE CURVATURE
PSM	PROFESSIONAL SURVEYOR & MAPPER
R/W	RIGHT-OF-WAY
RNG.	RANGE
SEC.	SECTION
TWP.	TOWNSHIP

NOTES:

1. BEARINGS FOR THIS BOUNDARY SURVEY ARE BASED ON THE MONUMENTED WEST BOUNDARY LINE OF THE SW 1/4 OF THE NW 1/4 OF SECTION 20, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, BEING ASSUMED AS N00°16'38"W.
2. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED.
3. THIS SKETCH OF DESCRIPTION IS BASED ON U.S. SURVEY FEET.
4. THIS SKETCH OF DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD. THE GEOMETRY AS DESCRIBED ON THE RECORDED DOCUMENTS AS NOTED HEREIN AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.
5. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1/80 OR SMALLER.

DEUEL & ASSOCIATES

CONSULTING ENGINEERS LAND SURVEYORS LAND PLANNERS

565 SOUTH HERCULES AVENUE
CLEARWATER, FL 33764
PHONE 727.822.4151
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CERTIFICATE OF AUTHORIZATION NUMBER 26320
LICENSED BUSINESS NUMBER 107

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SIGNATURE AND ORIGINAL RAISED SEAL OF A
FLORIDA LICENSED SURVEYOR AND MAPPER.

REVISED 7/09/2019 PER CITY COMMENTS

I, ELIZABETH KATHLEEN MERTA, THE SURVEYOR IN RESPONSIBLE CHARGE, CERTIFY THAT THE SKETCH REPRESENTED HEREON, WAS MADE UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES AS PRESCRIBED IN CHAPTER 5J-17.052(8) DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. THIS DOCUMENT IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SKETCH OF DESCRIPTION
9625 66TH STREET NORTH
PINELLAS PARK, FLORIDA

CITY OF PINELLAS PARK

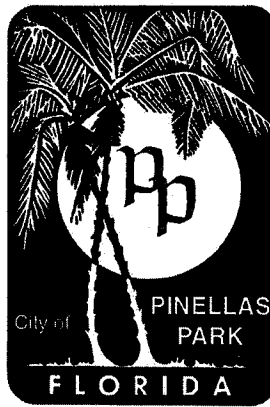
FLORIDA

WORK ORDER	2014-2
DATE:	6/12/2019
DRAWN:	LKC
SCALE:	1" = 80'
SHEET NO.	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 16, 2019

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

RE: City Document #19-215
Utility Easement for Fire Hydrant - 9625 66th Street North

Dear Mr. Petersen:

I have received and reviewed the above-referenced proposed Utility Easement. For the phrase in the second line of the "Witnesseth" paragraph that says, "for the purpose of a utilities a fire hydrant and appurtenances," I believe such phrase should be changed to read, "for the purpose of utilities and a fire hydrant and appurtenances."

With that modification, and assuming that the legal description and the survey are correct, I would approve of the proposed 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

19-215.07162019.LAP.UtilEase9625 66SN.wpd



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