

DRAINAGE 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, Party of the First Part, 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, 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 non exclusive **Drainage 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, 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"

Party of the Second Part shall have the right to mow and maintain that portion of the drainage channel slope that lies within the easement area.

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

(signature)

(Witness #1)

(signature)

(print name)

(Witness #2)

(signature)

(print name)

The foregoing instrument was acknowledged before me this _____, 2019, by
Thomas Matter, Managing Member _____ (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 _____

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT:

Title or Type of Document	Drainage Easement
Number of Pages	___ Date of Document _____
Signers Other than Named Above	<u>NONE</u>

SKETCH AND DESCRIPTION – NOT A SURVEY

EXHIBIT "A"

The description of the drainage easement is shown on page 3 of this Exhibit. Below is the description for the parent parcel in which the drainage 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 DRAINAGE EASEMENT

SEC TWP RGE
27-20-16

JOB NUMBER
00198.0003

SCALE
AS SHOWN

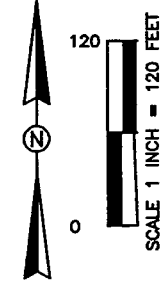
DATE
4-26-2019

SHEET
1/3

SKETCH AND DESCRIPTION – NOT A SURVEY PARENT PARCEL DETAIL

LEGEND
DE DRAINAGE EASEMENT
AE ACCESS 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

LESS OUT
OFFICIAL RECORDS
BOOK 5911, PAGE 2186

TAX PARCEL ID 27-30-16-94585-000-0010

S 89°47'26"E 291.39'

S 89°47'26"E 640.26'

15.0' UTILITY EASEMENT
O.R. BOOK 5913, PAGE 875

FARM 29
PARCEL 2

PINELLAS FARMS
PLAT BOOK 7, PAGES 4 & 5

TAX PARCEL ID 27-30-16-69840-100-2902

FARM 30
PARCEL 1

FARM 30
PARCEL 1

POINT OF BEGINNING FOR
DRAINAGE EASEMENT

QUIT CLAIM DEED DEED
BOOK 1325, PAGE 511

POINT OF COMMENCEMENT FOR
ACCESS EASEMENT AND DRAINAGE EASEMENT
SOUTHWEST CORNER OF FARM TRACT 30

S 89°48'47" E 373.91' (AE)

S 89°48'47" E 607.62' (DE)

N 89°48'47"W 639.17' BEARING BASIS

78TH AVENUE N. (FIELD)

SOUTH LINE OF THE SW 1/4 OF THE NE 1/4 SECTION 27-30-16

37TH STREET N.
UNIMPROVED

EAST LINE OF THE SW 1/4 OF THE NE 1/4 SECTION 27-30-16



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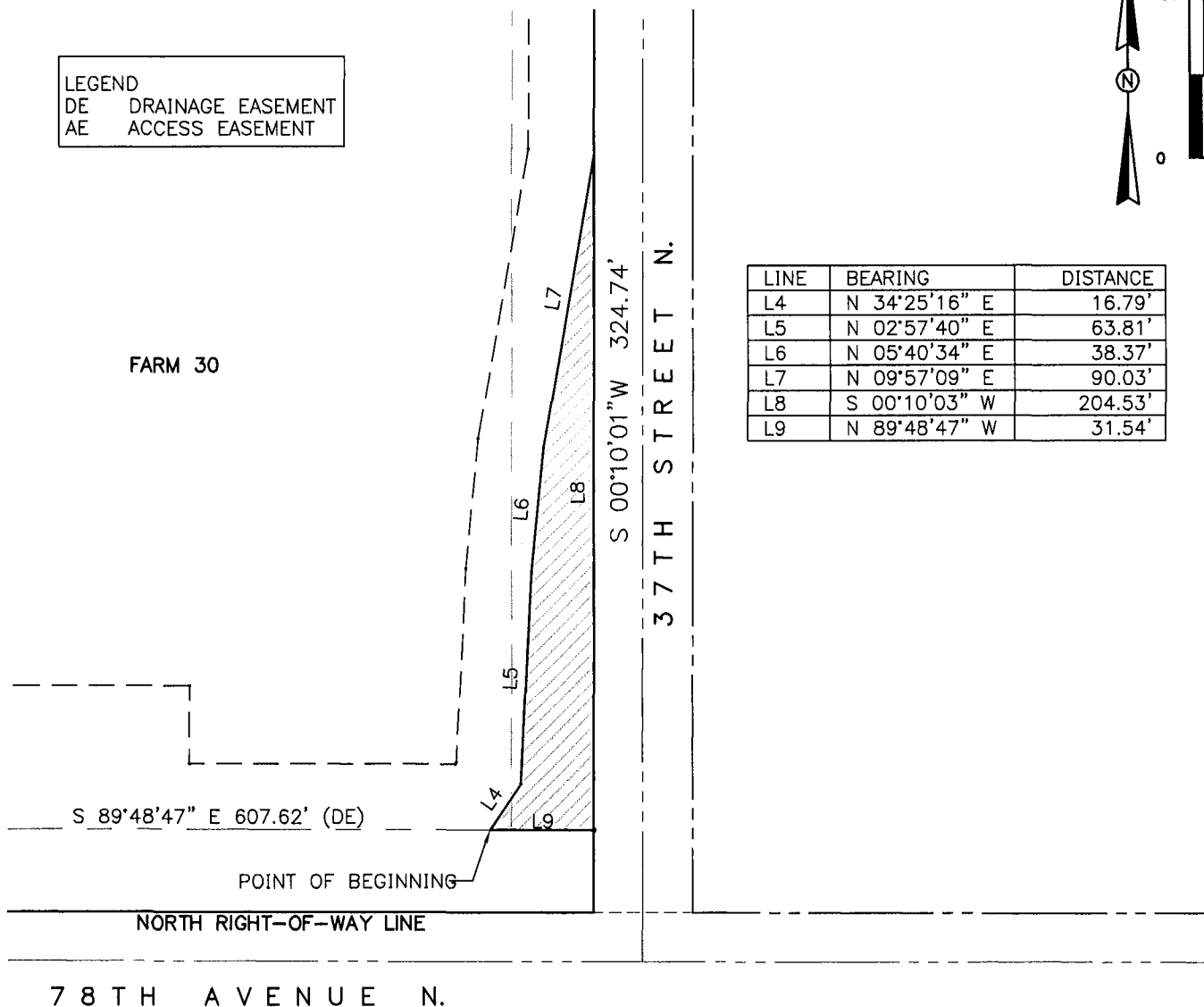
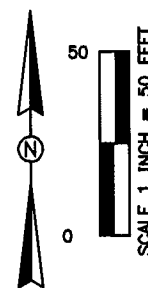
MATTER BROTHERS DRAINAGE EASEMENT

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

SKETCH AND DESCRIPTION – NOT A SURVEY

EXHIBIT "A"

LEGEND
DE DRAINAGE EASEMENT
AE ACCESS EASEMENT



DESCRIPTION: (DRAINAGE 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 607.62 FEET TO THE POINT OF BEGINNING; THENCE N 34°25'16" E, A DISTANCE OF 16.79 FEET; THENCE N 02°57'40" E, A DISTANCE OF 63.81 FEET; THENCE N 05°40'34" E, A DISTANCE OF 38.37 FEET; THENCE N 09°57'09" E, A DISTANCE OF 90.03 FEET; THENCE S 00°10'03" W, A DISTANCE OF 204.53 FEET; THENCE N 89°48'47" W, A DISTANCE OF 31.54 FEET TO THE POINT OF BEGINNING. THE ABOVE TRACT CONTAINING 3,015 SQUARE FEET MORE OR LESS.

INFORMATION NOT COMPLETE WITHOUT ALL SHEETS



HAMILTON
ENGINEERING & SURVEYING, INC.

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Tampa, FL 33609

LB#7013

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SEC TWP RGE
27-20-16

JOB NUMBER
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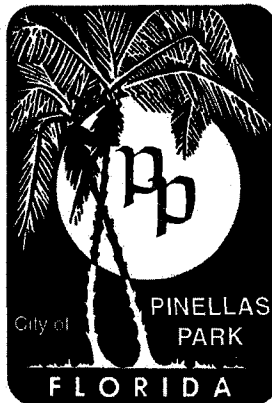
SCALE
AS SHOWN

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 #19-201
Drainage Easement for 7801 U.S. Highway 19

Dear Mr. Petersen:

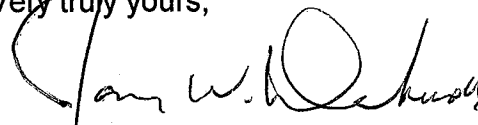
I have received and reviewed the revised Drainage Easement for 7801 U.S. Highway 19 and Exhibit A. In the signature block after "Thomas Matter," it should read "Managing Member" as shown below:

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

(signature)

Once the signature block is updated as shown above, and assuming the legal description contained in Exhibit A is correct, I would otherwise approve of the revised Drainage 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/dh

19-201.007012019.LAP.Drainage Easement 7801 US Hwy 19



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