

RIGHT OF WAY EASEMENT

THIS INDENTURE, Made this _____ day of _____ A.D., 2019, between **TTL Property Holdings, L.L.C.**, Mailing Address 1245 Court Street, Suite 102, Clearwater, Florida, 33756, 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 **Right of Way Easement** for the use of the Party of the Second Part and the general public at large over, under, across and through that portion of Parcel ID# 28/30/16/00000/340/0300, Property Address 7285 53rd Street 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”

It is in the intention of the said Party of the First Part that, and this easement shall, run with the land described above, and be binding upon the Parties, their heirs, assigns, and successors in interest.

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set his Hand and Seal the day and year first above written.

SIGNED, SEALED, AND DELIVERED IN OUR PRESENCE:

TTL Property Holdings, L.L.C.

By: Alan S. Gassman, Registered Agent

(Witness#1.) _____
(signature)

(print name)

(Witness#2.) _____
(signature)

(print name)

(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

RIGHT OF WAY EASEMENT

Number of Pages ____

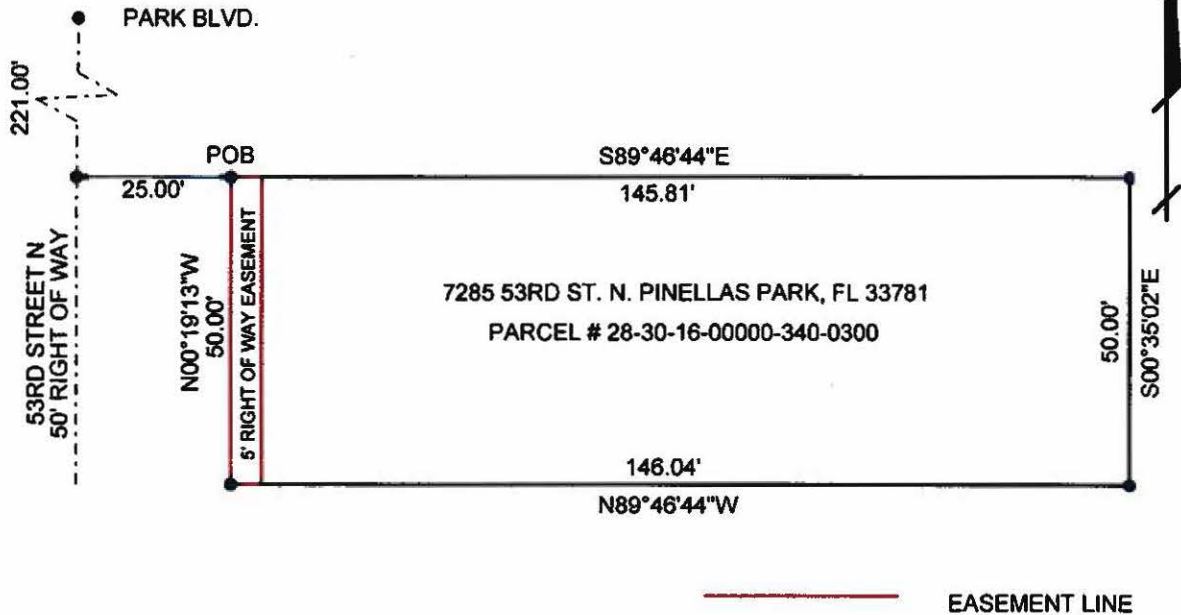
Date of Document _____

Signers Other than Named Above NONE

EXHIBIT "A"

DESCRIPTION SKETCH

(NOT A BOUNDARY SURVEY)



LEGAL DESCRIPTION: 5' RIGHT-OF-WAY EASEMENT

COMMENCE AT THE INTERSECTION OF 53RD STREET NORTH AND PARK BOULEVARD (S.R. 694) THENCE S00°19'13"E ALONG THE CENTERLINE OF 53RD STREET NORTH FOR A DISTANCE OF 221.00 FEET; THENCE S89°46'44"E FOR 25.00 FEET TO THE POINT OF BEGINNING, SAID POINT OF BEGINNING BEING ON THE EASTERLY RIGHT-OF-WAY OF 53RD STREET NORTH; THENCE ALONG A LINE PARALLEL TO THE CENTERLINE OF PARK BOULEVARD (S.R. 694) S89°46'44"E FOR A DISTANCE OF 5.00 FEET; THENCE S00°19'13"E A DISTANCE OF 50.00 FEET; THENCE N89°46'44"W FOR A DISTANCE OF 5.00 FEET; THENCE N00°19'13"W FOR A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

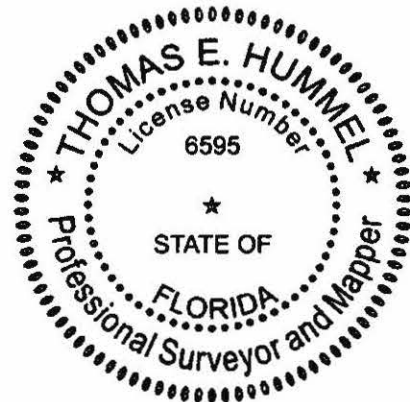
PREPARED FOR: TTL PROPERTY HOLDINGS, LLC

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS SKETCH WAS MADE IN COMPLIANCE WITH THE STANDARDS OF PRACTICE FOR LAND SURVEYS IN FLORIDA AS SET FORTH IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO FLORIDA STATUTE CHAPTER 472.027.

7/17/2019

THOMAS E. HUMMEL - PROFESSIONAL SURVEYOR & MAPPER #6595



silverkingsurveyors@gmail.com
(727) 518-4758

SILVER KING SURVEYORS, INC.

PROFESSIONAL SURVEYORS & MAPPERS LB 7933

4831 8TH ST. N. ST. PETERSBURG, FL 33703

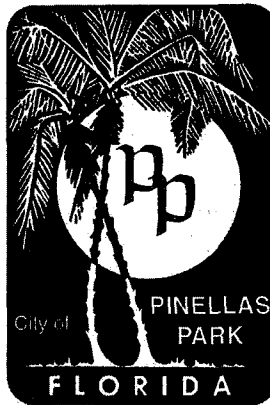
DATE: 7/17/2019

SCALE: 1" = 30'

DRAWN BY: TH

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

August 7, 2019

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

RE: City Document #19-242
Right-of-Way Easement for 7285 53rd Street North

Dear Mr. Petersen:

I have received and reviewed the proposed Right-of-Way Easement. I do not know the purpose for which the Easement is being granted, but if it is for the use of the City and the public at large, I would suggest that the following words be added in the third line of the Witnesseth paragraph after "**Right of Way Easement**": "for the use of the Party of the Second Part and the general public at large" If that is not the case, then please give me a call to advise as to the exact nature of the Easement being granted, and I will advise of any other language that might be appropriate.

With this change, and with the understanding that we will learn the exact nature of the Easement being granted, I would approve of the proposed document 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

19-242.08072019.LAP.ROW Easement for 7285 53rd St N.wpd



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