

RIGHT OF WAY EASEMENT

THIS INDENTURE, Made this _____ day of _____ A.D., 2019, between **Standlor Commercial Property Investments, LLC, a Florida limited liability company**, Mailing Address 1721 Allens Creek Drive, Clearwater, Florida, 33764, 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# 19/30/16/08266/000/0120, Property Address 8999 66th Court, Pinellas Park, Florida, 33782, as further described in the sketch and legal description of easement area as depicted in Exhibit “A” which is attached hereto and made a part hereof.

See Attached Sketch and Legal Description, 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:

Standlor Commercial Property Investments, LLC
By: Steve Clough, Manager

(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:

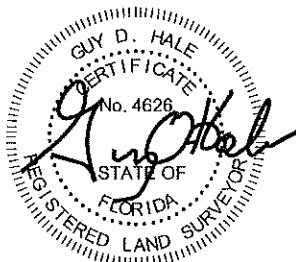
Title or Type of Document **RIGHT OF WAY EASEMENT**
Number of Pages ____ Date of Document _____
Signers Other than Named Above NONE

Sketch of Legal not a Survey
EXHIBIT "A"

LEGAL DESCRIPTION: RIGHT-OF-WAY EASEMENT

A PORTION OF LOT 12, "BENTLEY BUSINESS CENTER" ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 127, PAGES 67 AND 68, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 12 FOR A POINT OF BEGINNING AND THENCE RUN SOUTH 89°07'18" EAST ALONG THE NORTH BOUNDARY OF LOT 12, A DISTANCE OF 20.00; THENCE LEAVING SAID LINE SOUTH 45°23'20" WEST, A DISTANCE OF 28.04 FEET TO THE WEST BOUNDARY OF LOT 12; THENCE NORTH 00°06'09" WEST ALONG SAID WEST BOUNDARY, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING,
CONTAINING 200 SQUARE FEET OR 0.0046 ACRES MORE OR LESS.



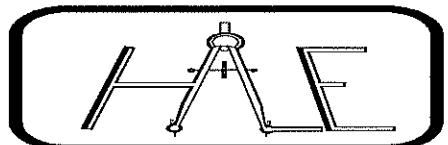
CERTIFICATION:

CERTIFIED AS A SKETCH OF LEGAL
UNLESS IT BEARS THE SIGNATURE AND THE
ORIGINAL RAISED SEAL OF A FLORIDA LICENSED
SURVEYOR & MAPPER OR DIGITALLY SIGNED, THIS
DRAWING, SKETCH, PLAT OR MAP IS FOR
INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

Guy Hale

Digitally signed by Guy Hale
Date: 2019.11.04 11:06:26
-05'00'

PAGE 1 OF 2
GUY HALE LAND SURVEYING



406 SO. ARCTURAS AVENUE
SUITE ONE
CLEARWATER, FL 33765
(727) 734-4266 GHsurveyor@gmail.com

LEGEND

P.O.C. = Point of Commencement
P.O.B. = Point of Beginning
(M) = Data Measured
(C) = Calculated Data
Pg.(s) = Page (s)
O.R. = Official Record Book
P.B. = Plat Book
R/W = Right-of-way

GUY D. HALE PLS
Licensed Professional Land Surveyor
Florida Registration Number 4626
2019031-SKETCH 10-25-19

Sketch of Legal not a Survey

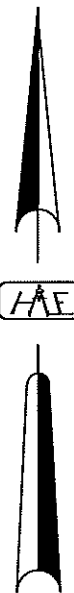
EXHIBIT "A"

GRAPHIC SCALE

1" = 20'



PLAT NORTH



90th AVENUE NORTH

66' R/W

66TH COURT NORTH

40' R/W

P.O.B.
P.O.C.
N.W. CORNER
LOT 12

EXISTING 5' SIDEWALK NORTH BOUNDARY LOT 12

S 89°07'18" E 141.64'

RIGHT-OF-WAY EASEMENT DETAIL

S 89°07'18" E
20.00'

P.O.B.
P.O.C.

N 00°06'09" W
20.00'

S 45°23'20" W
28.04'

LOT 12

N 00°06'09" W 178.41'

4' SIDEWALK WEST BOUNDARY LOT 12

5' DRAINAGE AND UTILITY EASEMENT (P)

LEGEND

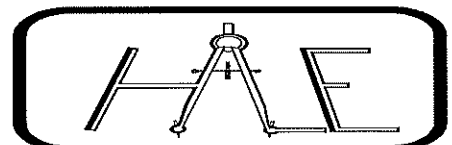
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2019031-SKETCH

10-25-19

PAGE 2 OF 2

GUY HALE LAND SURVEYING



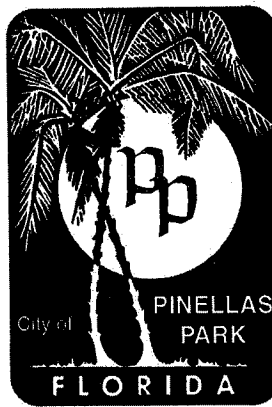
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SUITE ONE

CLEARWATER, FL 33765

(727) 734-4266 GHsurveyor@gmail.com

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

November 25, 2019

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

RE: City Document #19-369
Right-of-Way Easement at 8999 66th Court

Dear Mr. Petersen:

I have received and reviewed the above-referenced Right-of-Way Easement for the property located at 8999 66th Court. Assuming the legal description contained in Exhibit A is correct, I would approve of the Right-of-Way 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

19-369.112152019.LAP.ROW Easement at 8999 66th Court.wpd



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