

Prepared By & Return To:

BDG 4590 Park, LLC
6654 78th Avenue N.
Pinellas Park, FL 33781

INGRESS-EGRESS EASEMENT

THIS INDENTURE, made this _____ day of _____ A.D., 20____ between **BDG 4590 Park, LLC**, a Florida limited liability company, located at 6654 78th Avenue N., Pinellas Park, Florida 33781 (“**Grantor**”), and the **City of Pinellas Park** located at 5141 78th Avenue North, Pinellas Park, Florida, 33781, (“**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, That the **Grantor** hereby grants for and in consideration of the sum of Ten Dollars (\$10.00), and other valuable considerations, in hand paid by the **Grantee**, the receipt whereof is hereby acknowledged, hereby grants and releases unto the **Grantee** an **Ingress-Egress Easement** over, across and through that portion of Parcel ID #27-30-16-10494-003-0090, property address **4590 Park Boulevard, Pinellas Park, Florida 33781**, further described in the legal description and sketch as depicted in Exhibit “A”, which is attached hereto and made a part of:

See Attached Exhibit “A” (Legal Description and Sketch)

It is the intention of the Grantor that this Ingress-Egress 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 Grantor has hereunto set his Hand and Seal the day and year first above written.

Signed, Sealed and Delivered in the presence of: **BDG 4590 Park, LLC**, a Florida limited liability company

By: Carlos A. Yepes, Manager

Witness Signature

(Signature)

Print/Typed Witness Name

(Print Name)

Witness Signature

Print/Typed Witness Name

STATE OF FLORIDA

COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by Carlos A. Yepes, as Manager of BDG 4590 Park, LLC, a Florida limited liability company, on behalf of the company, and who is personally known to me or who has produced _____ as identification.

My Commission Expires:

Notary Public Signature

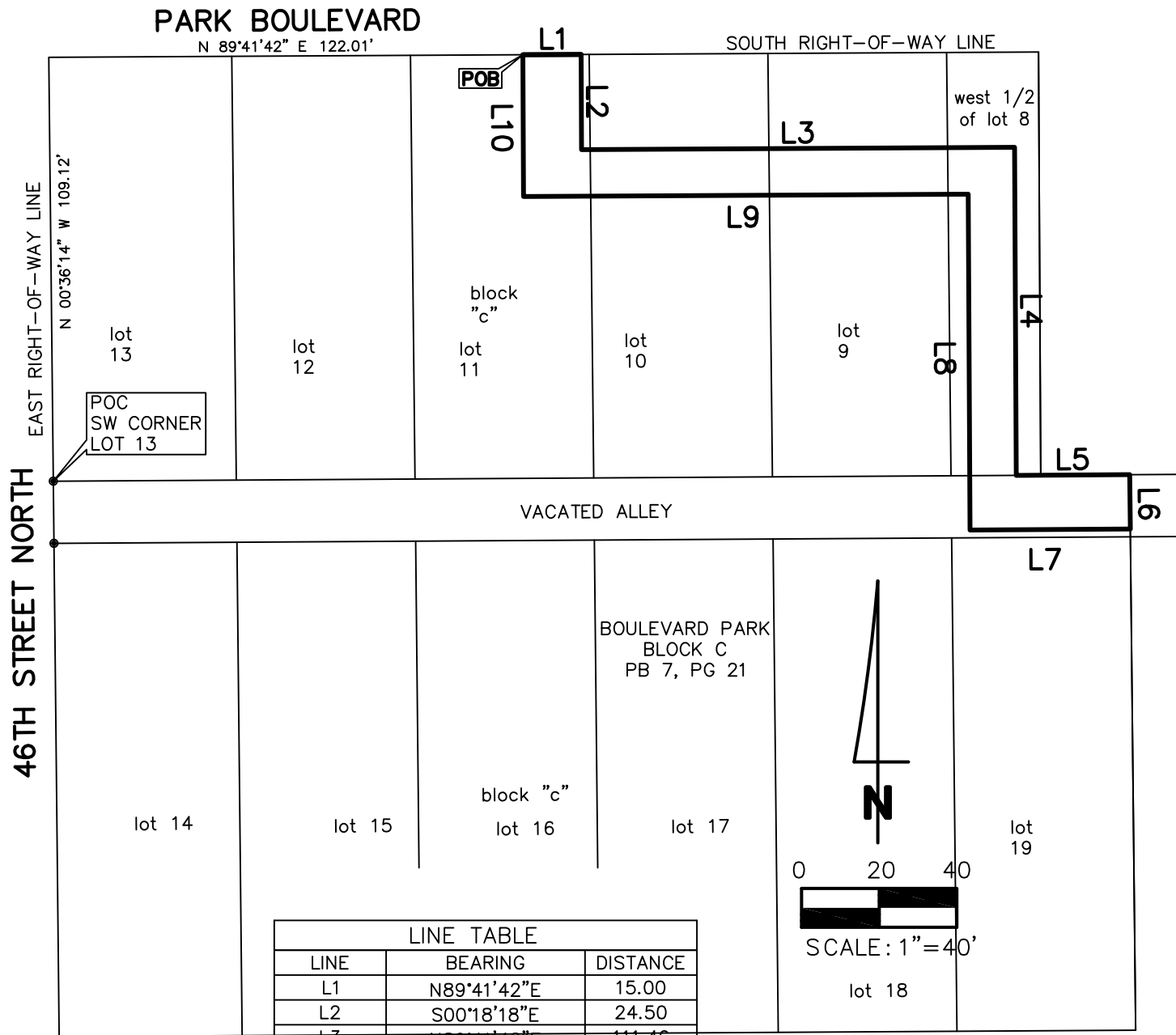
Print/Type Name of Notary

Commission No. _____

EXHIBIT "A"

INGRESS-EGRESS EASEMENT

SECTION 27, TOWNSHIP 30S, RANGE 16E
PINELLAS COUNTY, FLORIDA
PROJECT NUMBER 5062-03



NOT A SURVEY

LEGEND

BN DY = BOUNDARY
COR = CORNER
OR = OFFICIAL RECORDS BOOK
PB = PLAT BOOK
PG = PAGE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
R/W = RIGHT-OF-WAY
SR = STATE ROAD
US = UNITED STATES

SHEET 1 OF 2

ITEM	DATE	BY	QC
SKETCH & DESCRIPTION	12-11-19	JDF	JDF
H: \JN\5062\DWG\5062 ACCESS.DWG			

**INGRESS-EGRESS
EASEMENT**

POLARIS ASSOCIATES INC.

PROFESSIONAL SURVEYING LB 6113
2165 SUNNYDALE BOULEVARD, SUITE D
CLEARWATER, FLORIDA 33765
(727) 461-6113

DESCRIPTION

THAT PORTION OF LOTS 9 THROUGH 11, BLOCK C AND A PORTION OF VACATED ALLEY OF BOULEVARD PARK AS RECORDED IN PLAT BOOK 7, PAGE 21 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 13; THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF 46TH STREET NORTH, N00°36'14"W, 109.12 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF PARK BOULEVARD; THENCE ALONG SAID LINE N89°41'42"E, 122.01 FEET FOR THE POINT OF BEGINNING; THENCE N89°41'42"E, 15.00 FEET; THENCE LEAVING SAID LINE S00°18'18"E, 24.50 FEET; N89°41'42"E, 111.46 FEET; THENCE S00°18'18"E, 84.45 FEET; THENCE N89°39'15"E, 29.20 FEET; THENCE S00°36'14"E, 14.00 FEET; THENCE S89°39'15"W, 41.27 FEET; THENCE N00°18'18"W, 86.45 FEET; THENCE S89°41'42"W, 114.46 FEET; THENCE N00°18'18"W, 36.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,332.37 SQUARE FEET, MORE OR LESS

NOTES

1. BEARINGS ARE BASED ON THE SOUTH RIGHT-OF-WAY LINE OF PARK BOULEVARD, SAID LINE BEING ASSUMED AS N89°41'42"E.
2. LEGAL DESCRIPTION WAS PREPARED BY POLARIS ASSOCIATES, INC.
3. RE-USE OF THIS SKETCH FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE RE-USERS SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.
4. THIS SKETCH IS NOT INTENDED TO SHOW THE LOCATION OR EXISTENCE OF ANY JURISDICTIONAL, HAZARDOUS OR ENVIRONMENTALLY SENSITIVE AREAS.
5. THIS SKETCH 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.

CERTIFICATION

I HEREBY CERTIFY THAT THE SKETCH REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

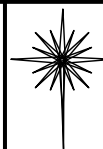
JUSTIN FERRANS
PROFESSIONAL LAND SURVEYOR
LS 6958, STATE OF FLORIDA

NOT A SURVEY

SHEET 2 OF 2

ITEM	DATE	BY	QC
SKETCH & DESCRIPTION	12-11-19	JDF	JDF
H: \JN\5062\DWG\5062 ACCESS.DWG			

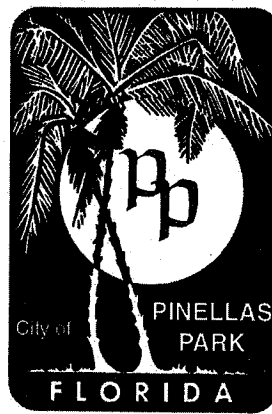
**INGRESS-EGRESS
EASEMENT**



POLARIS ASSOCIATES INC.
PROFESSIONAL SURVEYING LB 6113
2165 SUNNYDALE BOULEVARD, SUITE D
CLEARWATER, FLORIDA 33765
(727) 461-6113

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

January 3, 2020

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

RE: City Document #19-404
Ingress/Egress Easement for 4590 Park Boulevard

Dear Mr. Petersen:

I have received and reviewed the above-referred Ingress/Egress Easement for 4590 Park Boulevard. Assuming the legal description contained in Exhibit A is correct, I would approve of the Easement as to form and correctness.

Very truly yours,

Lauren C. Rubenstein
Assistant City Attorney

cc: Doug Lewis, City Manager
Diane M. Corna, MMC, City Clerk
Patrick Murphy, Deputy City Manager
Bart Diebold, Public Works Administrator

LCR/dh

19-404.01032020.LAP.Ingress Egress Easement for 4590 Park Blvd.wpd



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