

Return To:

BDG 4590 Park, LLC  
6654 78<sup>th</sup> Avenue N.  
Pinellas Park, FL 33781

## **UTILITY EASEMENT**

**THIS INDENTURE**, made this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_\_\_, between **BDG 4590 Park, LLC**, a Florida limited liability company, located at 6654 78<sup>th</sup> Avenue N., Pinellas Park, Florida 33781, 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 **Utility Easement** over, under, across and through that portion of Parcel ID #27-30-16-10494-003-0090, with a Property Address of **4590 Park Boulevard N., Pinellas Park, Florida 33781**, as further described in the legal description and sketch of easement areas as depicted on **Exhibit “A”** which is attached hereto and made a part hereof for the purpose of providing access to the fire hydrant along the western boundary of Lot 13 situated on said Parcel and to make any and all necessary repairs, replacements and maintenance to the fire hydrant situated within the easement area.

See Attached Legal Description and Sketch, Exhibit “A”

The Easement is not intended for the use by the general public.

It is the intention of the Grantor that this Utility 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. \_\_\_\_\_

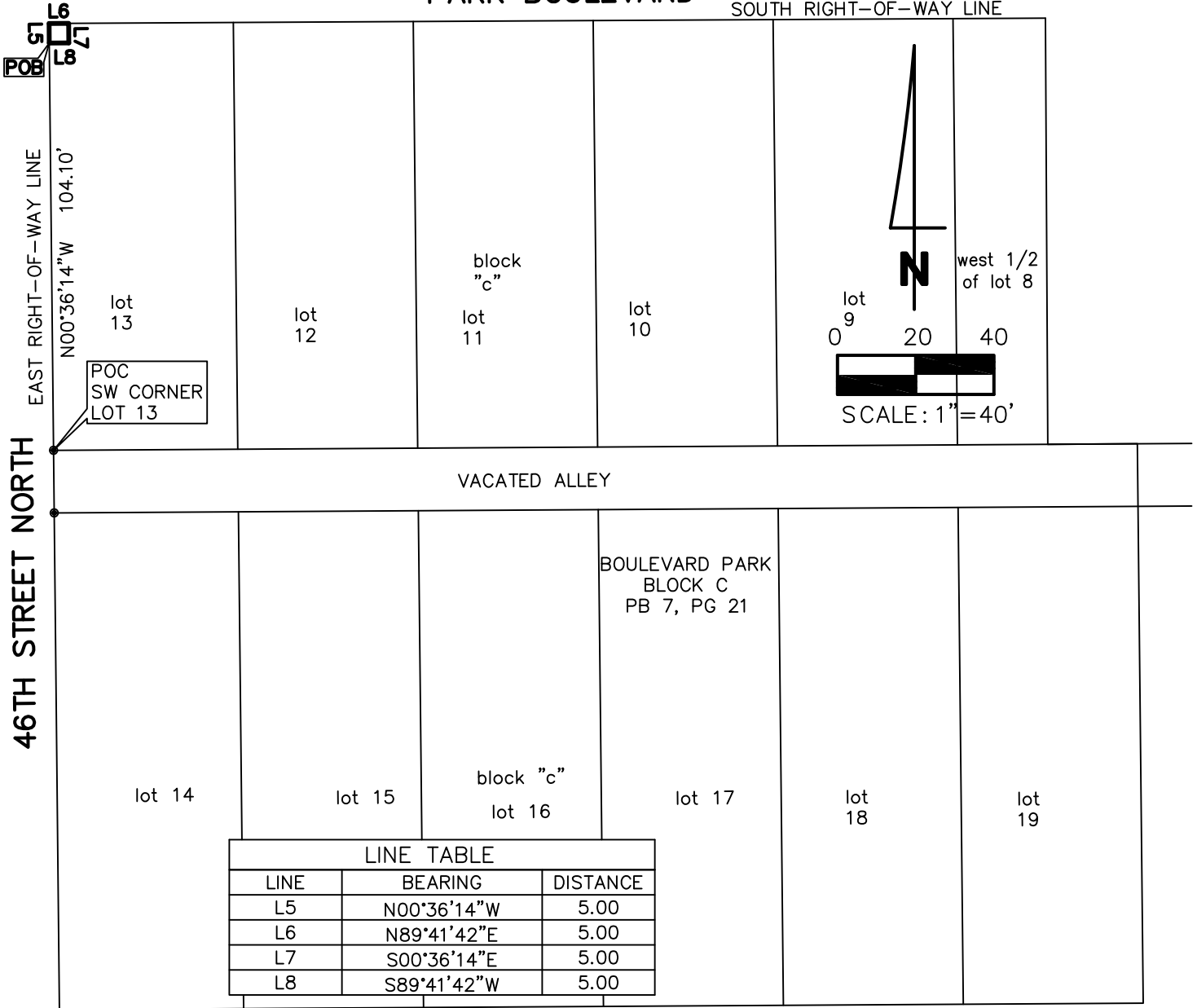
# EXHIBIT "A"

## UTILITY EASEMENT

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

### PARK BOULEVARD

SOUTH RIGHT-OF-WAY LINE



### LEGEND

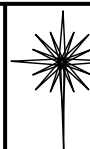
BN DY = BOUNDARY  
COR = CORNER  
OR = OFFICIAL RECORDS BOOK  
PB = PLAT BOOK  
PG = PAGE  
POB = POINT OF BEGINNING  
POC = POINT OF COMMENCEMENT  
R/W = RIGHT-OF-WAY  
SR = STATE ROAD  
US = UNITED STATES

SHEET 1 OF 2

NOT A SURVEY

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

UTILITY  
EASEMENT



**POLARIS** ASSOCIATES INC.

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

**DESCRIPTION**

THAT PORTION OF LOT 13, BLOCK C 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, 104.10 FEET FOR THE POINT OF BEGINNING; THENCE N00°36'14"W, 5.00 FEET; THENCE N89°41'42"E, 5.00 FEET; THENCE S00°36'14"E, 5.00 FEET; THENCE S89°41'42"W, 5.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 25.00 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.

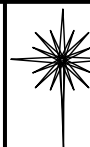
JUSTIN FERRANS  
PROFESSIONAL LAND SURVEYOR  
LS 6958, STATE OF FLORIDA

SHEET 2 OF 2

**NOT A SURVEY**

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

**UTILITY  
EASEMENT**

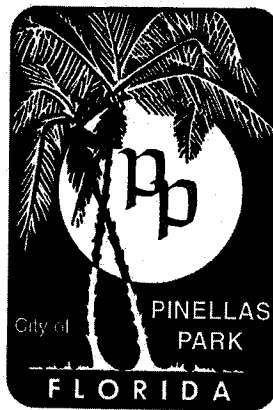


**POLARIS** ASSOCIATES INC.

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 #19-406**  
**Utility Easement for 4590 Park Boulevard**

Dear Mr. Petersen:

I have received and reviewed the above-referred Utility Easement for access to the fire hydrant located at 4590 Park Boulevard. Assuming the legal description contained in Exhibit A is correct, I would approve of the Utility 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

19-406.01032020.LAP.Utility Easement for 4590 Park Blvd Hydrant.wpd



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