

UTILITY EASEMENT

THIS INDENTURE, Made this _____ day of _____ A.D., 2020, between **Horsepower Investments, LLC**, Mailing Address 2224 El Jobean Road, Port Charlotte, Florida, 33948, 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# 16/30/16/69732/400/5001, Property Address 10525 49th Street North, Clearwater, Florida, 33762, 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:

Horsepower Investments, LLC
By: Robert W. King II, Manager

(Witness#1.) _____
(signature)

(signature)

(print name)

(print name)

(Witness#2.) _____
(signature)

(print name)

State of Florida

County of Pinellas

The foregoing instrument was acknowledged before me means of ☐ physical presence or ☐ online notarization, this day of _____, 2020 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 **UTILITY EASEMENT**
Number of Pages ____ Date of Document _____
Signers Other than Named Above NONE

~ UTILITY EASEMENT - EXHIBIT A ~

SECTION 16, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA

THIS IS NOT A SURVEY!

THE SOURCE OF THIS DESCRIPTION IS AS FOLLOWS: EASEMENT DEFINED BY ARO ENGINEERING.

BEARINGS ARE BASED UPON: THE NORTH LINE OF THE SOUTHEAST 1/4 OF SEC. 16-30-16, AS S89°49'42"W.

North Line of the SE 1/4
of Sec. 16-30-16

L1 (Bearing Basis)
110th Ave. N.

POC

NE Corner of the SE 1/4
of Sec. 16-30-16

East Line of Farms 34 & 47

Form 34

Pinellas Farms Subdivision
(PB H-7, PG 55)

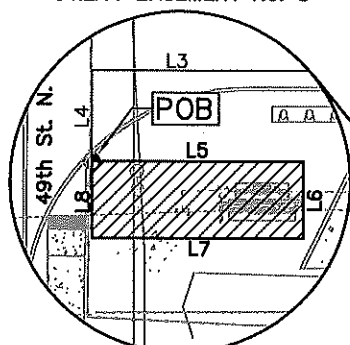
Form 47

Keystone Industrial Park
(PB 91, PGS 88-89)

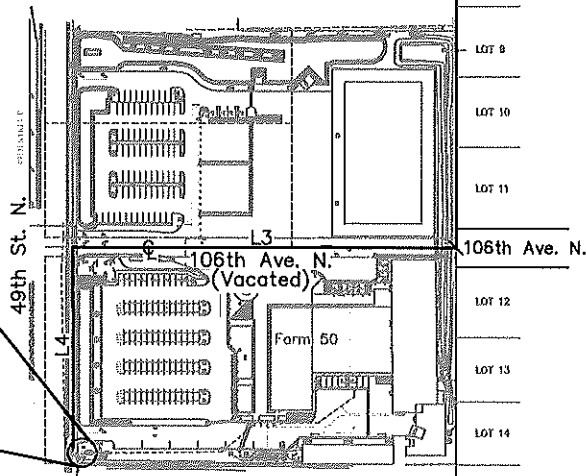
LINE TABLE

LINE	BEARING	DISTANCE
L1	S89°49'42"W	655.09'
L2	S00°01'07"E	1323.41'
L3	S89°56'57"W	597.47'
L4	S00°03'34"W	313.40'
L5	S89°58'42"E	33.00'
L6	S00°03'34"W	12.00'
L7	N89°58'42"W	33.00'
L8	N00°03'34"E	12.00'

PROPOSED UTILITY EASEMENT No. 3



DETAIL A
Not To Scale



PROPERTY DESCRIPTION: PROPOSED UTILITY EASEMENT No. 3

A parcel of land lying within the Southeast 1/4 of Section 16, Township 30 South, Range 16 East, Pinellas County, Florida and being a portion of Farm 50 as shown on the plat of PINELLAS FARMS SUBDIVISION, as recorded in Plat Book H7, on page 55 of the Public Records of Hillsborough County, Florida of which Pinellas County, Florida was formerly a part and being further described as follows:

Commence at the Northeast corner of the Southeast 1/4 of said Section 16; thence S89°49'42"W, also being the Basis of Bearing for this description, along the North line of said Southeast 1/4, for 655.09 feet; thence S00°01'07"E, along the East line of Farms 34 & 47, of said PINELLAS FARMS SUBDIVISION, for 1,323.41 feet to the center of 106th Avenue North; thence S89°56'57"W, along the centerline of vacated 106th Avenue North, for 597.47 feet to the intersection with the East Right-of-Way line of 49th Street North; thence S00°03'34"W, along said East Right-of-Way line of 49th Street North and also being the West line of Farm 50, of said PINELLAS FARMS SUBDIVISION, for 313.40 feet to the POINT OF BEGINNING; thence S89°58'42"E, for 33.00 feet; thence S00°03'34"W, for 12.00 feet; thence N89°58'42"W, for 33.00 feet, to the East Right-of-Way line of 49th Street North; thence N00°03'34"E, along said East Right-of-Way line of 49th Street North, for 12.00 feet to the POINT OF BEGINNING, and containing 396 square feet, more or less.

POC = POINT OF COMMENCEMENT AVE = AVENUE

R/W = RIGHT OF WAY POB = POINT OF BEGINNING SEC = SECTION

JOB NO. 1099HZ.B1 THIS IS NOT A SURVEY

PG 1 OF 1

DATE	CALCULATED	DRAWN	CHECKED
05/12/20	MSL	JVE	MSL

PROPOSED UTILITY EASEMENT No. 3 FOR BERT'S BARRACUDA HARLEY DAVIDSON

I hereby certify that this sketch and description meets the minimum technical standards as set forth by the Florida Board of Professional Land Surveyors in Chapter 5J-17.051, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. Sketch and Description not valid without the signature and the original raised seal of a Florida Licensed surveyor and mapper.

Mark S Lischalk Digitally signed by Mark S Lischalk
Date: 2020.05.13 09:28:53 -04'00'

Mark S. Lischalk
PROFESSIONAL LAND SURVEYOR # 5727
STATE OF FLORIDA



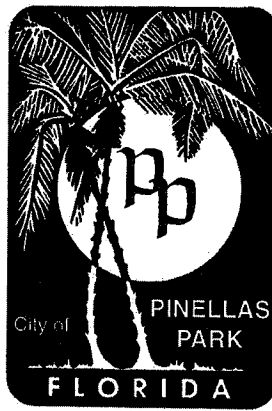
ZARRA BOYD, INC.

Land Surveying and Mapping
1480 Belltrees, Dunedin, Florida 34698
(727)738-9010 Fax:(727)733-0083

LB 6472

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

May 20, 2020

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

RE: City Documents #20-117 and #20-118
Utility Easements for 10525 49th Street (Harley Davidson)

Dear Mr. Petersen:

I have received and reviewed the above-referenced Utility Easements for the property located at 10525 49th Street North. Assuming the legal description contained in each Exhibit A is correct, I would approve of the Utility Easements 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

20-117-118.05202020.LAP.Utility Easements for 10525 49th St.wpd



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