

UTILITY EASEMENT

THIS INDENTURE, Made this _____ day of _____ A.D., 2020, between **WHQ, LLC**, Mailing Address 5355 115th Avenue North, Clearwater, Florida, 33760, 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# 16/30/16/63984/000/0010, Property Address 5355 115th Avenue North, Clearwater, Florida, 33760, 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:

W H Q, LLC

By: Wholesome Goods, Inc., Authorized Member

By: Alma Wiseman, COO of Wholesome Goods, Inc.

(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

EXHIBIT "A"

SECTION 16, TOWNSHIP 30 SOUTH, RANGE 16 EAST

**DESCRIPTION AND SKETCH
UTILITY EASEMENT**

LEGAL DESCRIPTION:

THE WEST 30 FEET OF THE SOUTH 4 FEET OF UNIT 1, 115TH CONDOMINIUM, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN CONDOMINIUM PLAT BOOK 162, PAGES 57 AND 58 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

CONTAINING THEREIN 120 SQUARE FEET.

THIS DESCRIPTION AND SKETCH IS BASED ON PLATTED AND FIELD GEOMETRY

FOR: WHQ, LLC
EATON MARKETING & ASSOCIATES

REVISED: 6/01/20
PREPARED: 5/27/20

THIS IS NOT A SURVEY

This Legal Description and Sketch was prepared without the benefit of a title search and is subject to all easements, Rights-of-way, and other matters of record.

NOTE: Legal Description and Sketch not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

Job: 1807-38A
Drawn: DS

I hereby certify that the Legal Description and Sketch represented hereon meets the requirements of Chapter 3J-17, Florida Administrative Code.

JOHN O. BRENDLA
Florida Surveyor's Registration No. 4601
Certificate of Authorization No. 760

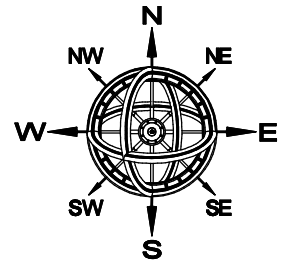
Prepared by:
JOHN C. BRENDLA AND ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS AND MAPPERS
4015 82nd Avenue North
Pinellas Park, Florida 33781
phone (727) 576-7546 ~ fax (727) 577-9932

SHEET 1 OF 2

SECTION 16, TOWNSHIP 30 SOUTH, RANGE 16 EAST

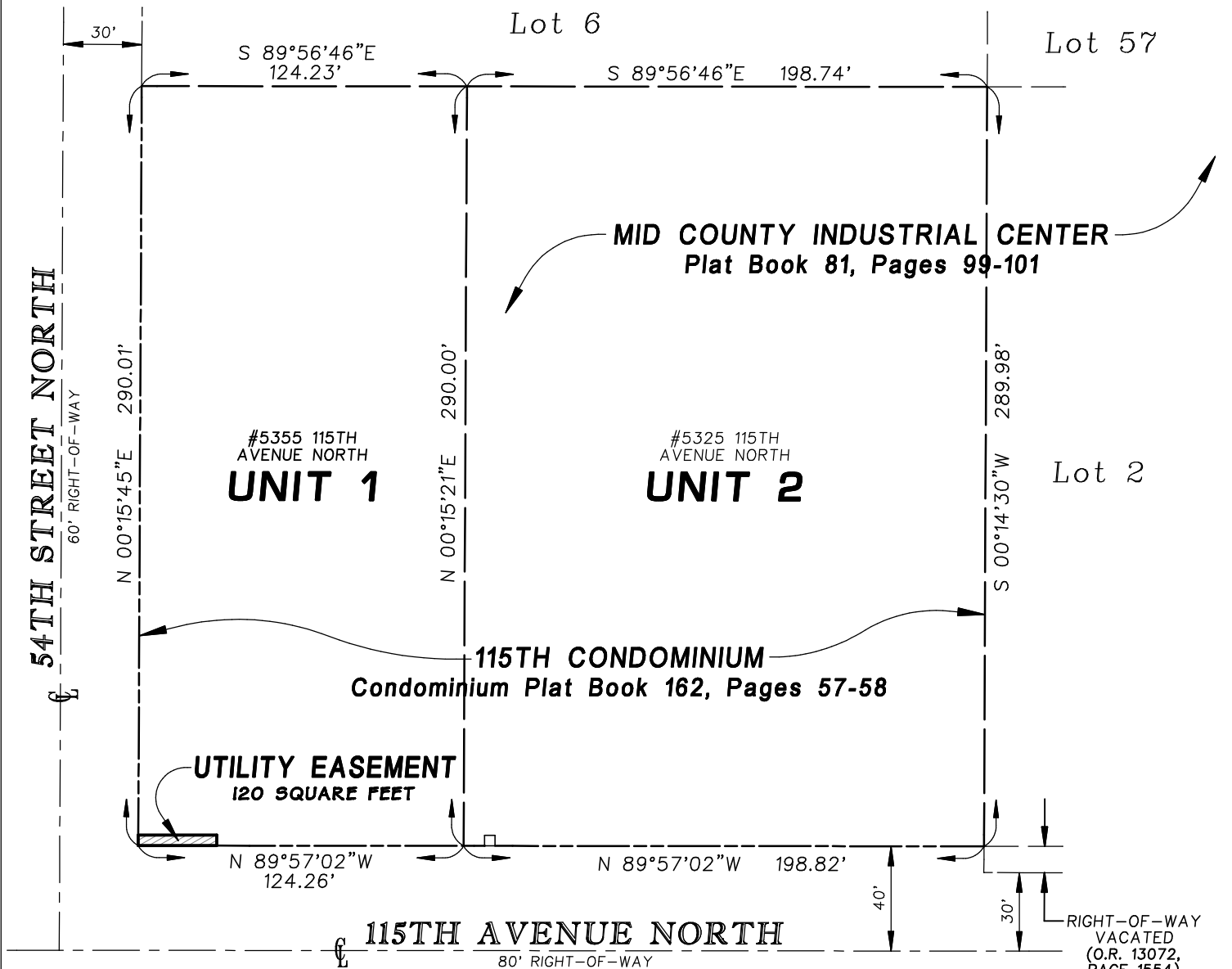
**SKETCH OF DESCRIPTION
UTILITY EASEMENT**

SUBJECT PARCEL ID: 16-30-16-63984-000-0010
#5355 115TH AVENUE NORTH, PINELLAS PARK, FL



**NORTH BASIS:
PLAT**
SCALE: 1" = 60'

MID COUNTY INDUSTRIAL CENTER ADDITION
Plat Book 83, Pages 89-90



ABBREVIATIONS:

CL = CENTERLINE
O.R. = OFFICIAL RECORDS

THIS IS NOT A SURVEY

REVISED: 6/01/20
PREPARED: 5/27/20

Job: 1807-38A
Drawn: DS

Basis of Bearings:
NORTH RIGHT-OF-WAY LINE OF 115TH AVENUE NORTH
AS BEING N.89°57'02"W., PER PLAT.

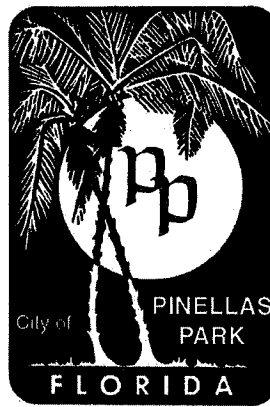
FOR: WHQ, LLC
EATON MARKETING & ASSOCIATES

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SHEET 2 OF 2

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

June 17, 2020

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

RE: City Document #20-137
Utility Easement for 5355 115th Avenue

Dear Mr. Petersen:

I have received and reviewed the above-referenced Utility Easement. On the State of Florida Division of Corporations website, it lists the Authorized Member of W H Q, LLC, as Wholesome Goods, Inc. Alma Wiseman is the COO of Wholesome Goods, Inc. Therefore, please update the signature block to read as follows:

W H Q, LLC
By: Wholesome Goods, Inc., Authorized Member
By: Alma Wiseman, COO of Wholesome
Goods, Inc.

(signature)

(print name)



PRINTED ON RECYCLED PAPER

Mr. Aaron Petersen
June 17, 2020
Page 2

Once the signature block is updated as indicated above, and assuming the legal description contained in Exhibit A is correct, I would otherwise approve of the Easement as to form and correctness.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lauren C. Rubenstein". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

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
20-137.06172020.LAP.Utility Easement for 5355 115th Ave.wpd