

UTILITY EASEMENT

THIS INDENTURE, Made this _____ day of _____ A.D., 2020, between **ESF, LLC**, Mailing Address 14038 63rd Way 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# 16/30/16/63984/000/0020, Property Address 5325 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:

ESF, LLC

By: Kevin Eaton, 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

EXHIBIT "A"

SECTION 16, TOWNSHIP 30 SOUTH, RANGE 16 EAST

**DESCRIPTION AND SKETCH
UTILITY EASEMENT**

LEGAL DESCRIPTION:

THE EAST 4 FEET OF THE WEST 12 FEET OF THE SOUTH 4 FEET OF UNIT 2, 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 16 SQUARE FEET.

THIS DESCRIPTION AND SKETCH IS BASED ON PLATTED AND FIELD GEOMETRY

FOR: ESF, 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: 1807-38B
Drawn: DS

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

STATE OF FLORIDA
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

SKETCH OF DESCRIPTION UTILITY EASEMENT

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



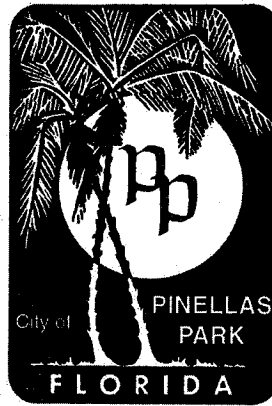
THIS IS NOT A SURVEY

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 19, 2020

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

RE: City Document #20-136
Utility Easement for 5325 115th Avenue North

Dear Mr. Petersen:

I have received and reviewed the above-referenced Utility Easement for the property located at 5325 115th Avenue North. 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

20-136.06192020.LAP.Utility Easement for 5325 115th Ave.wpd



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