

UTILITY EASEMENT

THIS INDENTURE, Made this _____ day of _____ A.D., 2020, between **Cypress Business Park, LLC**, a Florida limited liability company, Mailing Address 215 East Main Street, 2nd Floor, Lakeland, Florida, 33801, 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 perpetual non-exclusive **Utility Easement** over, under, across and through that portion of Parcel ID# 08/30/16/70974/300/1600, Property Address 12210 62nd Street North, Largo, Florida, 33773, 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. Further, said Party of the First Part reserves unto itself, its heirs, successors or assigns, the right to the continued free use and enjoyment of the above-described property, for any purposes which will not interfere with the rights granted herein unto the Party of the Second Part.

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:

Cypress Business Park, LLC,
a Florida limited liability company
By: Blue Steel Holdings, LLC,
a Florida limited liability company,
its Manager

(Witness#1.) _____
(signature)

(print name)

By: _____
(signature)

(print name) – Austin T. Jones, Manager

(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

Austin T. Jones, as Manager of Blue Steel Holdings, LLC, a Florida limited liability company, the Manager of Cypress Business Park, LLC, a Florida limited liability company (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.

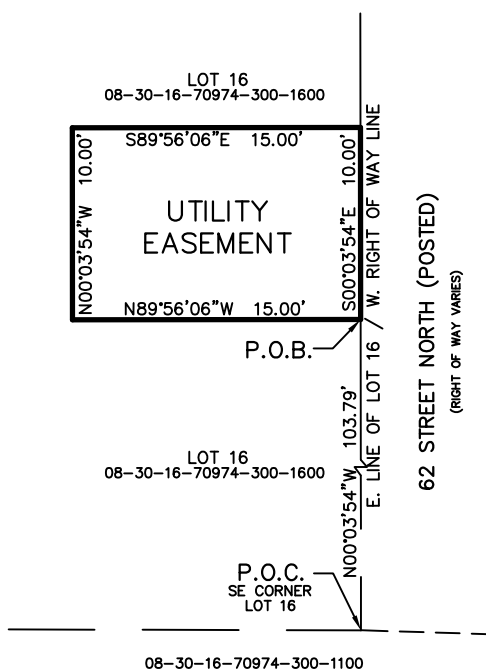
THIS CERTIFICATE MUST BE
ATTACHED TO THE DOCUMENT
DESCRIBED AT RIGHT:

Title or Type of Document **UTILITY EASEMENT**
Number of Pages ____ Date of Document _____
Signers Other than Named Above NONE

LEGAL DESCRIPTION

COMMENCE AT THE SOUTHEAST CORNER OF LOT 16 OF PINELLAS GROVES, INC. RECORDED IN PLAT BOOK 1, PAGE 55, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE RUN N00°03'54"W ALONG THE EAST LINE OF SAID LOT 16 AND THE WEST RIGHT OF WAY LINE OF 62ND STREET NORTH, A DISTANCE OF 103.79 FEET TO THE POINT OF BEGINNING; THENCE RUN N89°56'06"W, A DISTANCE OF 15.00 FEET; THENCE RUN N00°03'54"W, A DISTANCE OF 10.00 FEET; THENCE RUN S89°56'06"E, A DISTANCE OF 15.00 FEET TO A POINT ON THE SAID EAST LINE OF LOT 16; THENCE RUN S00°03'54"E ALONG SAID EAST LINE, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 150 SQUARE FEET, MORE OR LESS.



1 inch = 10 ft.

P.O.B.=POINT OF BEGINNING
P.O.C.=POINT OF COMMENCEMENT
ROW=RIGHT OF WAY
SEC.=SECTION
R = RANGE
T = TOWNSHIP

THIS IS NOT A BOUNDARY SURVEY

BASIS OF BEARINGS ASSUMED ALONG THE NORTH
LINE OF LOT 16, PINELLAS GROVES, INC. AS
S89°48'36"E.

THE MAP DEPICTED IS NOT VALID WITHOUT THE
ORIGINAL RAISED SEAL AND SIGNATURE OF A
LICENSED FLORIDA SURVEYOR AND MAPPER.

I hereby certify that the survey was made under my responsible charge, is true and correct, and meets the Minimum Technical Standards set forth under the Division of Consumer Services, Agriculture division pursuant to Florida Administrative Code, 5J-17.052.

STATE OF
FLORIDA
Michael J. Lewis, Plaintiff No. 6288

Not valid without the signature of the original raised
seal of a Florida Licensed Surveyor and Mapper

Date of Signature: 06/24/2020

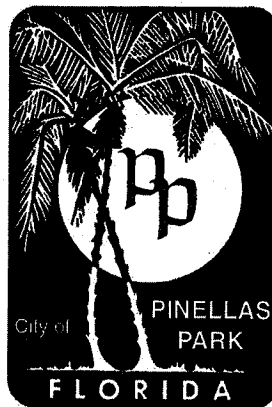
PROPERTY INFORMATION
 LOCATED IN SECTION 8, TOWNSHIP 30 SOUTH, RANGE
 16 EAST, PINELLAS COUNTY, FLORIDA.
 PARCEL: 08-30-16-70974-300-1600

MICHAEL J. LEWIS, PSM
303 TYLER STREET
LAKE WALES, FLORIDA 33859
PHONE 863-409-2394
AsmLakeland@aol.com

REVISIONS	PROJECT NO.	SHEET NO.
	CYPRESS	1 OF 1

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

July 16, 2020

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

RE: City Document #20-167
12210 62nd Street North Utility Easement

Dear Mr. Petersen:

I have received and reviewed the above-referenced Utility Easement for the property located at 12210 62nd Street North. 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,

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

LCR/dh

20-167.07162020.LAP.12210 62nd St N Utility Easement.wpd



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