

UTILITY EASEMENT

THIS INDENTURE, Made this _____ day of _____ A.D., 2020, between **Pyramid Enterprises, LLC**, Mailing Address 6354 118th Avenue North, Largo, Florida, 33773, 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# 17/30/16/73345/000/0050, Property Address 6320 118th Avenue 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.

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:

Pyramid Enterprises, LLC

By: Daryl W. Blume, MGRM

(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

SKETCH AND LEGAL DESCRIPTION OF A 5'x5' UTILITY EASEMENT:

THAT PART OF LOT 5, PYRAMID CORPORATE CENTER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 91, PAGE 16 AND 17, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 6 OF THE AFORESAID PLAT, RUN THENCE N89°58'00"W 32.00 FEET; THENCE S00°02'00"W 9.48 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE S00°02'00"W 5.00 FEET; THENCE N89°58'00"W 5.00 FEET; THENCE N00°02'00"E 5.00 FEET; THENCE S89°58'00"E 5.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 25.00 SQUARE FEET

LEGEND:

D = DEED
O/A = OVERALL
O.R. = OFFICIAL RECORD
P = PLAT
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
R/W = RIGHT-OF-WAY

PREPARED: JULY 9, 2020

THIS IS NOT A SURVEY

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

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

Job Number
1811-25WAT
DWN JM

I hereby certify that the sketch and Legal Description represented hereon meet the requirements of Chapter 5J-17, Florida Administrative Code.


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

Prepared by:
JOHN C. BRENDLA & 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 17, TOWNSHIP 30S, RANGE 16E

118th AVE. N.

N.W. CORNER OF
SECTION 17-30-16

1343.32'
S89°58'00"E

30' INGRESS/EASEMENT
& UTILITIES EASEMENT
PER PLAT (REMAINS)

10' DRAINAGE EASEMENT
PER PLAT (REMAINS)

LOT 4

LOT 6

S89°58'00"E 165.00' (P)

S89°58'00"E 169.64' (P)

N00°02'00"E

32.00' 32.00'
P.O.B.
UTILITY
EASEMENT

INGRESS/EGRESS
UTILITY & DRAINAGE
EASEMENT
O.R. 20895 PG. 1787
O.R. 21030 PG. 703

PYRAMID CORPORATE CENTER
PLAT BOOK 91, PAGES 16 AND 17

LOT 5

PINELLAS GROVES
PLAT BOOK 1, PAGE 55

LOT 2

PINELLAS GROVES
PLAT BOOK 1, PAGE 55

LOT 4



NORTH BASIS:
PLAT

SCALE: 1" = 60'

N00°11'40"E 297.20' (P)

163.61' (D)

S00°15'47"W 298.78' (P) O/A

LESS
135.17' (D)

BRYAN DAIRY ROAD

ORIGINAL
S. BOUNDARY
LOT 5

114th AVE. N.

136.55' (D)

N89°41'39"W 334.20' (P) O/A

30' R/W

15' R/W

PREPARED: JULY 9, 2020

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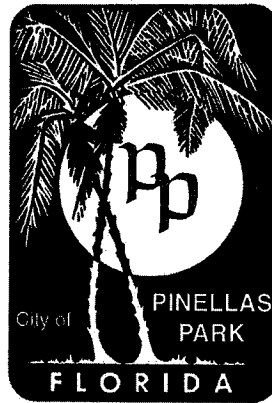
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SHEET 2 OF 2

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

August 12, 2020

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

RE: City Document #20-182
Utility Easement for 6320 118th Avenue

Dear Mr. Petersen:

I have received and reviewed the above-referenced Utility Easement for the property located at 6320 118th 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,

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

20-182.08122020.LAP.Utility Easement for 6320 118th Ave N.wpd



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