

# DRAINAGE EASEMENT

**THIS INDENTURE**, Made this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 2020, between the **City of Pinellas Park Community Redevelopment Agency, a/k/a City of Pinellas Park Community Redevelopment District**, Mailing Address 5141 78th Avenue North, Pinellas Park, Florida, 33781, 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 **Drainage Easement** over, under, across and through that portion of Parcel ID# 33/30/16/64782/000/0910, Property Address 4955 67th Avenue North, Pinellas Park, Florida, 33781, 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:**

## OWNER

(Witness#1.) \_\_\_\_\_

(signature)

\_\_\_\_\_  
(print name)

(Witness#2.) \_\_\_\_\_

(signature)

\_\_\_\_\_  
(print name)

\_\_\_\_\_  
(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

**DRAINAGE EASEMENT**

Number of Pages

Date of Document \_\_\_\_\_

Signers Other than Named Above NONE



THIS IS NOT A SURVEY.

SEC. 33, TWP. 30 S., RNG. 16 E.  
PINELLAS COUNTY, FLORIDA

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY  
THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

## EXHIBIT "A"

### LEGAL DESCRIPTION OF DRAINAGE EASEMENT

#### DESCRIPTION:

A PORTION OF LOTS 91 AND 92, ORCHID LAKE SUB, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 35, PAGES 26 AND 27, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LYING IN SECTION 33, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID LOT 91; THENCE S00°29'13"W, ALONG THE EAST LINE OF SAID LOT 91, A DISTANCE OF 16.17 FEET; THENCE DEPARTING SAID LINE N75°17'25"W, A DISTANCE OF 10.84 FEET; THENCE S48°44'52"W, A DISTANCE OF 10.89 FEET; THENCE N79°14'37"W, A DISTANCE OF 16.80 FEET; THENCE S88°08'40"W, A DISTANCE OF 20.37 FEET; THENCE S89°50'33"W, A DISTANCE OF 19.43 FEET; THENCE N70°51'25"W, A DISTANCE OF 11.11 FEET; THENCE S67°02'37"W, A DISTANCE OF 8.76 FEET; THENCE S33°31'55"W, A DISTANCE OF 4.47 FEET; THENCE S03°25'49"W, A DISTANCE OF 8.85 FEET; THENCE S01°25'55"W, A DISTANCE OF 17.02 FEET; THENCE S25°12'01"W, A DISTANCE OF 14.40 FEET; THENCE S21°26'11"W, A DISTANCE OF 13.26 FEET; THENCE S46°20'05"W, A DISTANCE OF 14.77 FEET; THENCE S39°29'48"W, A DISTANCE OF 29.39 FEET; THENCE S47°59'09"E, A DISTANCE OF 5.42 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 92; THENCE N89°46'18"W, ALONG SAID SOUTH LINE, A DISTANCE OF 91.38 FEET TO THE SOUTHWEST CORNER OF SAID LOT 92; THENCE N00°34'12"E, ALONG THE WEST LINE OF SAID LOT 92, A DISTANCE OF 110.06 FEET TO THE NORTHWEST CORNER OF SAID LOT 92; THENCE S89°44'20"E, ALONG THE NORTH LINE OF SAID LOT 92 AND SAID LOT 91, RESPECTIVELY, A DISTANCE OF 223.70 FEET TO THE POINT OF BEGINNING.

CONTAINING 14,562 SQUARE FEET, (0.334 ACRE) MORE OR LESS

#### NOTES:

1. BEARINGS FOR THIS SKETCH OF DESCRIPTION ARE BASED ON THE NORTH LINE OF LOTS 91 AND 92, ORCHID LAKE SUB, AS RECORDED IN PLAT BOOK 35, PAGES 26 AND 27, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA HAVING A BEARING OF S88°44'20"E AS SHOWN ON SAID PLAT.
2. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED.
3. THIS SKETCH OF DESCRIPTION IS BASED ON U.S. SURVEY FEET.
4. THIS SKETCH OF DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD. THE GEOMETRY AS DESCRIBED ON THE RECORDED DOCUMENTS AS NOTED HEREIN AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

**DEUEL & ASSOCIATES**  
CONSULTING ENGINEERS LAND SURVEYORS LAND PLANNERS

565 SOUTH HERCULES AVENUE  
CLEARWATER, FL 33764  
PHONE 727.822.4151  
WWW.DEUELENGINEERING.COM  
CERTIFICATE OF AUTHORIZATION NUMBER 26320  
LICENSED BUSINESS NUMBER 107

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

**SKETCH OF DESCRIPTION**  
**4955 67TH AVENUE**  
**PINELLAS PARK**

CITY OF PINELLAS PARK

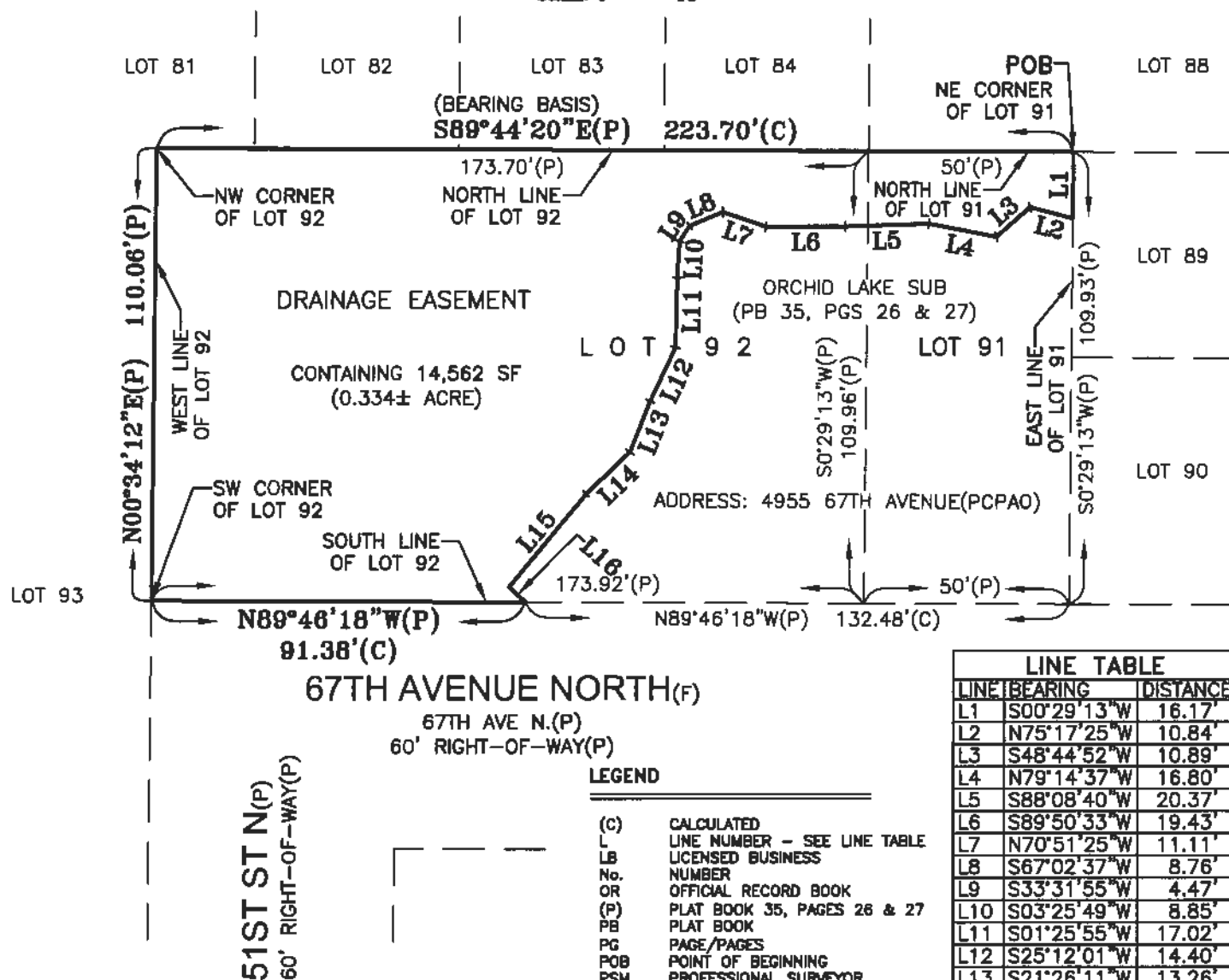
FLORIDA

WORK ORDER	2020-97
DATE:	7/29/2020
DRAWN:	LKC
SCALE:	NO SCALE
SHEET NO.	1 OF 2

DANA A. WYLIE, PSM, LS 5874

THIS IS NOT A SURVEY.  
THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY  
THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SEC. 33, TWP. 30 S., RNG. 16 E.  
PINELLAS COUNTY, FLORIDA



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00°29'13"W	16.17'
L2	N75°17'25"W	10.84'
L3	S48°44'52"W	10.89'
L4	N79°14'37"W	16.80'
L5	S88°08'40"W	20.37'
L6	S89°50'33"W	19.43'
L7	N70°51'25"W	11.11'
L8	S67°02'37"W	8.76'
L9	S33°31'55"W	4.47'
L10	S03°25'49"W	8.85'
L11	S01°25'55"W	17.02'
L12	S25°12'01"W	14.40'
L13	S21°26'11"W	13.26'
L14	S46°20'05"W	14.77'
L15	S39°29'48"W	29.39'
L16	S47°59'09"E	5.42'

#### LEGEND

(C) CALCULATED  
L LINE NUMBER - SEE LINE TABLE  
LB LICENSED BUSINESS  
No. NUMBER  
OR OFFICIAL RECORD BOOK  
(P) PLAT BOOK 35, PAGES 26 & 27  
PB PLAT BOOK  
PG PAGE/PAGES  
POB POINT OF BEGINNING  
PSM PROFESSIONAL SURVEYOR  
& MAPPER  
RNG. RANGE  
SEC. SECTION  
SF SQUARE FEET  
TWP. TOWNSHIP

#### NOTES:

1. BEARINGS FOR THIS SKETCH OF DESCRIPTION ARE BASED ON THE NORTH LINE OF LOTS 91 AND 92, ORCHID LAKE SUB, AS RECORDED IN PLAT BOOK 35, PAGES 26 AND 27, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA HAVING A BEARING OF S89°44'20"E AS SHOWN ON SAID PLAT.
2. ADDITIONS OR DELETIONS TO THIS SKETCH OF DESCRIPTION OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED.
3. THIS SKETCH OF DESCRIPTION IS BASED ON U.S. SURVEY FEET.
4. THIS SKETCH OF DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD. THE GEOMETRY AS DESCRIBED ON THE RECORDED DOCUMENTS AS NOTED HEREIN AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.
5. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1/40 OR SMALLER.

**DEUEL & ASSOCIATES**  
CONSULTING ENGINEERS LAND SURVEYORS LAND PLANNERS

565 SOUTH HERCULES AVENUE  
CLEARWATER, FL 33764  
PHONE 727.822.4151  
WWW.DEUELENGINEERING.COM  
CERTIFICATE OF AUTHORIZATION NUMBER 26320  
LICENSED BUSINESS NUMBER 107

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

I, DANA A. WYLLIE, THE SURVEYOR IN RESPONSIBLE CHARGE, CERTIFY THAT THE SKETCH REPRESENTED HEREON, WAS MADE UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES AS PRESCRIBED IN CHAPTER 5J-17.052(6) DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. THIS DOCUMENT IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

**SKETCH OF DESCRIPTION**  
**4955 67TH AVENUE**  
**PINELLAS PARK**

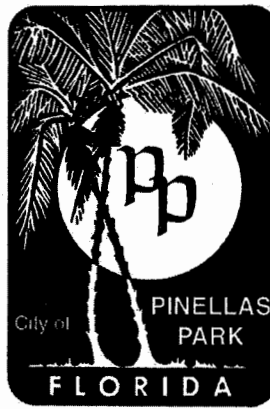
CITY OF PINELLAS PARK

FLORIDA

WORK ORDER	2020-97
DATE:	7/29/2020
DRAWN:	LKC
SCALE:	1" = 40'
SHEET NO.	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

September 28, 2020

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

**RE: City Document #20-220**  
**Resubmittal of Drainage Easement for 4955 67th Avenue**

Dear Mr. Petersen:

I have received and reviewed the revised drainage easement for the property referenced above. I understand, from telephone conferences with Laura Canary and Nick Colonna, that when the CRA took title to such property the deed incorrectly referred to the CRA as a community redevelopment district, rather than the City of Pinellas Park Community Redevelopment Agency. It is my understanding that a corrective warranty deed is being done by the title company, but I would recommend updating the first line of the drainage easement to read "between the City of Pinellas Park Community Redevelopment Agency, a/k/a City of Pinellas Park Community Redevelopment District, mailing address 5141 78th Avenue North...."

Once the above mentioned change is incorporated into the easement, 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

20-220.09282020.LAP.Resubmittal of Drainage Ease.wpd



PRINTED ON RECYCLED PAPER