

UTILITY EASEMENT

THIS INDENTURE, Made this _____ day of _____ A.D., 2020, between **T S E Industries Inc.**, Mailing Address 5180 113th 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# 16/30/16/57676/000/0250, Property Address 5260 113th 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:

T S E Industries Inc., a Florida corporation

By: Richard K. Klingel, President

(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"

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

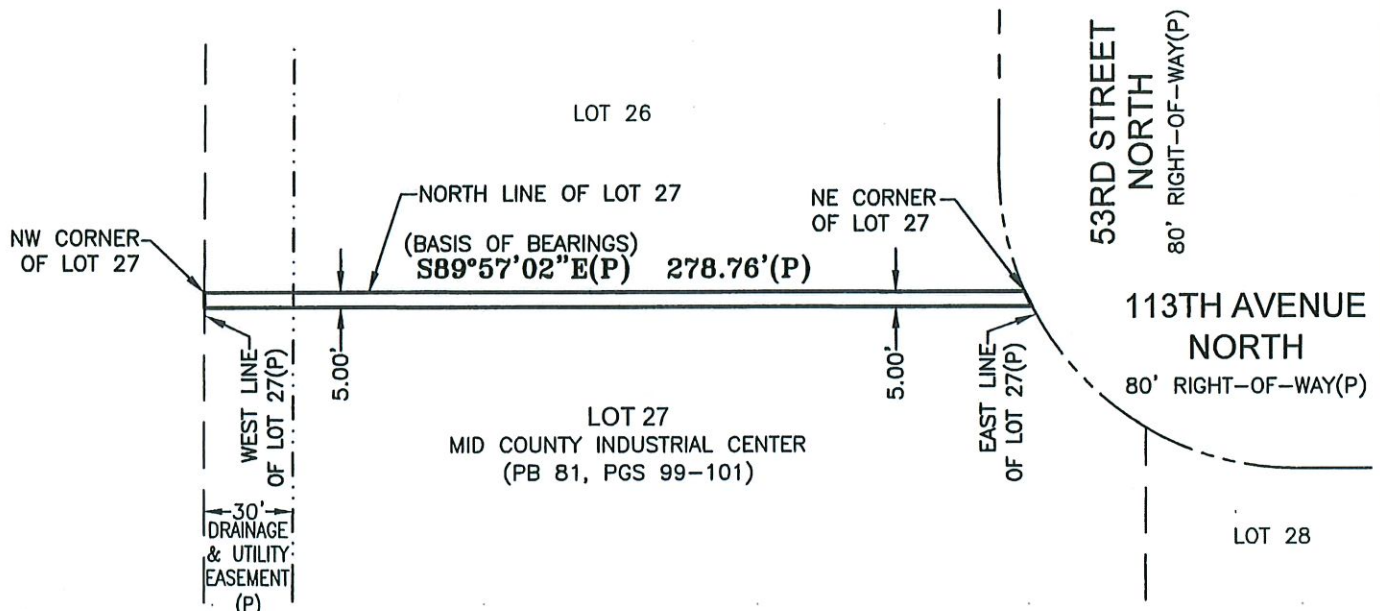


DESCRIPTION: (OR 7544, PG 1738)

THE NORTH 5 FEET OF LOT 27, MID COUNTY INDUSTRIAL CENTER, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 81, PAGES 99 THROUGH 101, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LYING IN SECTION 16, TOWNSHIP 30 SOUTH, RANGE 16 EAST. PINELLAS COUNTY, FLORIDA.

LEGEND

LB	LICENSED BUSINESS
No.	NUMBER
OR	OFFICIAL RECORD BOOK
(P)	PLAT (PB 81, PG 99-101)
PB	PLAT BOOK
PG	PAGE/PAGES
POB	POINT OF BEGINNING
PSM	PROFESSIONAL SURVEYOR & MAPPER
R/W	RIGHT-OF-WAY
RNG.	RANGE
SEC.	SECTION
TWP.	TOWNSHIP



NOTES:

1. BEARINGS FOR THIS SKETCH OF DESCRIPTION ARE BASED ON THE NORTH LINE OF LOT 27, BEING S89°57'02"E, AS SHOWN ON THE PLAT OF MID COUNTY INDUSTRIAL CENTER RECORDED IN PLAT BOOK 81, PAGES 99-101, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
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 1/60 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.

Dana A. Wyllie 4/27/2018
DANA A. WYLLIE, PSM, LS 5874

SKETCH OF DESCRIPTION
5260 113TH AVENUE NORTH
CLEARWATER, FLORIDA

CITY OF PINELLAS PARK

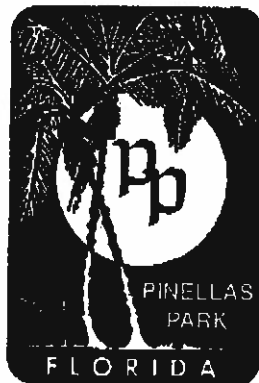
FLORIDA

WORK ORDER	2017-25
DATE:	4/27/2018
DRAWN:	LKC
SCALE:	1" = 60'
SHEET NO.	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

October 30, 2020



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

RE: City Document #20-282 - Revised
Utility Easement for 5260 113th Avenue

Dear Mr. Petersen:

I have received and reviewed the revised Easement, which has been changed from a Drainage Easement to a Utility Easement. 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/cb

20-282.10802020 LAP Revised Utility Easement - 5260 113th Ave.wpd



PRINTED ON RECYCLED PAPER