

UTILITY EASEMENT

THIS INDENTURE, Made this _____ day of _____ A.D., 2020, between **Community Bible Baptist Church Of St. Petersburg, Inc.**, Mailing Address 6565 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, 33782, 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# 29/30/16/69876/200/2501, Property Address 6565 78th 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:

Community Bible Baptist Church Of St. Petersburg, Inc.
By: John W. Stancil, 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**

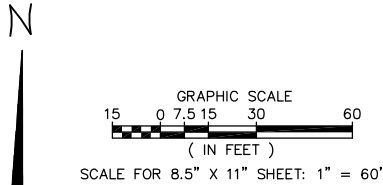
Number of Pages ____ Date of Document _____

Signers Other than Named Above NONE

EXHIBIT "A"

DESCRIPTION SKETCH

SECTION 29, TOWNSHIP 30 SOUTH, RANGE 16 EAST
PINELLAS COUNTY, FLORIDA
FOR: FIRST CHURCH OF NAZARENE OF PINELLAS PARK, INC.



80TH AVENUE
60' WIDE RIGHT-OF-WAY
NORTH LINE OF FARM 25

RIGHT-OF-WAY LINE
BASIS OF BEARINGS
S 89°47'30" E

PINELLAS FARMS
PLAT BOOK 7, PAGE 4
FARM 25

PARENT PARCEL

COMMUNITY BIBLE BAPTIST CHURCH OF ST. PETERSBURG, INC.
PARCEL NUMBER: 29-30-16-69876-200-2501
OFFICIAL RECORD BOOK 19601, PAGE 2020
178,628 SQUARE FEET ± / 4.101 ACRES ±

NON-EXCLUSIVE UTILITY EASEMENT
1,021 SQUARE FEET ±
0.023 ACRES ±

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 00°33'48" W	68.04'
L2	N 89°47'30" W	15.00'
L3	S 00°33'48" E	68.04'
L4	S 89°47'30" E	15.00'

NEW RIGHT-OF-WAY LINE

POINT OF BEGINNING
NON-EXCLUSIVE
UTILITY EASEMENT

RIGHT-OF-WAY LINE

78TH AVENUE NORTH
VARIABLE WIDTH RIGHT-OF-WAY

PROPERTY DESCRIPTIONS

NON-EXCLUSIVE UTILITY EASEMENT
(PREPARED BY GEOLINE SURVEYING, INC.)

THAT PART OF THE EAST 1/2 OF FARM 25, PINELLAS FARMS, IN THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 30 SOUTH, RANGE 16 EAST, AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGES 4 AND 5, ON FILE AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF FARM 25, PINELLAS FARMS, IN THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGES 4 AND 5, ON FILE AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA OF WHICH PINELLAS COUNTY WAS FORMERLY A PART; THENCE NORTH 00°33'48" WEST ALONG THE EAST LINE OF SAID FARM 25 FOR 18.00 FEET TO AN INTERSECTION WITH THE EASTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF 78TH AVENUE NORTH; THENCE NORTH 89°49'35" WEST ALONG SAID EASTERLY EXTENSION FOR 15.00 FEET TO THE POINT OF INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE WITH THE WESTERLY RIGHT-OF-WAY LINE OF 65TH STREET NORTH; THENCE NORTH 00°33'48" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 52.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°33'48" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 68.04 FEET TO AN ANGLE POINT IN SAID WESTERLY RIGHT-OF-WAY LINE; THENCE NORTH 89°47'30" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 15.00 FEET TO AN ANGLE POINT IN SAID WESTERLY RIGHT-OF-WAY LINE; THENCE SOUTH 00°33'48" EAST ALONG A LINE PARALLEL WITH SAID WESTERLY RIGHT-OF-WAY LINE FOR 68.04 TO AN INTERSECTION WITH A LINE THAT IS PARALLEL WITH AND OFFSET 52.00 FEET NORTHERLY OF SAID NORTH RIGHT-OF-WAY LINE; THENCE SOUTH 89°47'30" EAST ALONG SAID PARALLEL LINE FOR 15.00 FEET TO SAID POINT OF BEGINNING.

CONTAINING 1,021 SQUARE FEET (0.023 ACRES), MORE OR LESS.

65TH STREET NORTH
VARIABLE WIDTH RIGHT-OF-WAY

RIGHT-OF-WAY LINE

510.93'

30'

15.00'

0.041 ACRES M.O.L.

"ALSO LESS AND EXCEPT" PARCEL

0.0033'48" E

N 00°33'48" W

120.03'

120.04'

POINT OF BEGINNING

"ALSO LESS AND EXCEPT" PARCEL

N 00°33'48" W

18.00'

POINT OF COMMENCEMENT

SE CORNER OF FARM 25

PINELLAS FARMS

PLAT BOOK 7, PAGE 4

SURVEYOR'S NOTES

1. BEARINGS HEREON ARE REFERENCED TO GRID NORTH AS ESTABLISHED BY THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NAD'83 ADJUSTMENT, AS EVIDENCED BY THE BEARING OF SOUTH 89°47'30" EAST ALONG THE NORTH LINE OF THE PARENT PARCEL.

2. THIS DESCRIPTION AND SKETCH IS BASED ON A PREVIOUS SURVEY OF THE PARENT PARCEL PREPARED BY THIS OFFICE, DATED 01/24/2017

3. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE RAISED SEAL OF A FLORIDA LICENSED SURVEYOR.

PROPERTY DESCRIPTIONS

PARENT PARCEL
(OFFICIAL RECORD BOOK 19601, PAGE 2020)

THE EAST 1/2 OF FARM 25, PINELLAS FARMS, IN THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 30 SOUTH, RANGE 16 EAST, ACCORDING TO PLAT BOOK 7, PAGES 4 AND 5, ON FILE AND RECORDED IN OFFICE OF THE CLERK OF THE CIRCUIT COURT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART;

LESS THE NORTH 30 FEET, AND THE EAST 30 FEET OF THE NORTH 510.93 FEET, AND ALSO LESS THE SOUTH 18 FEET THEREOF FOR ROAD RIGHT-OF-WAY.

ALSO LESS AND EXCEPT
(OFFICIAL RECORD BOOK 20677, PAGE 155)

THAT PART OF THE EAST 1/2 OF FARM 25, PINELLAS FARMS, IN THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 30 SOUTH, RANGE 16 EAST, AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGES 4 AND 5, ON FILE AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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A PARCEL CONTAINING 0.041 ACRES M.O.L.



GEOLINE SURVEYING, INC., LB 7082

David G. Short 10/22/2020
DAVID G. SHORT
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
CERTIFICATE OF REGISTRATION NO. 5022

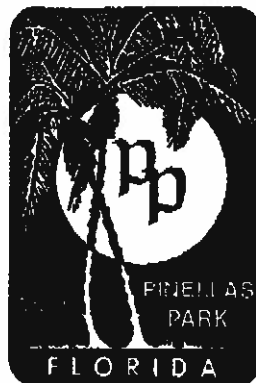
GEOLINE
SURVEYING, INC.

Professional Land Surveyors
13430 NW 104th Terrace, Suite A
Alachua, Florida 32615
(386)418-0500 Fax: (386)462-9986
geoline@geolineinc.com

DESIGNED	FLOYD CURTIS	SCALE	AS SHOWN
DRAWN	FLOYD CURTIS	DATE	JANUARY 23, 2019
CHECKED	DAVE SHORT	PROJECT #	200-611

COMMUNITY BIBLE BAPTIST CHURCH OF ST. PETERSBURG, INC.
ADDRESS: 6565 78TH AVENUE NORTH, PINELLAS PARK, FL 33781

DRAWING# 200-611	SHEET# 1 OF 1
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City of
PINELLAS PARK5141 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 #20-318**
Utility Easement for 6565 78th Avenue

Dear Mr. Petersen:

I have received and reviewed the above-mentioned Utility Easement for the property located at 6565 78th Avenue. 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 Attorneycc: Doug Lewis, City Manager
Diane M. Corna, MMC, City Clerk
Patrick Murphy, Deputy City Manager
Bart Diebold, Public Works AdministratorLCR/cb
20-318.10302020.Drainage Easement at 6565 78th Ave.wpd

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