

UTILITY EASEMENT

THIS INDENTURE, Made this _____ day of _____ A.D., 2020, between **Stefan Enterprises, Inc.**, Mailing Address 460 Palm Island SE, Clearwater, Florida, 33767, 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# 29/30/16/71082/086/0140, Property Address 6501 Park Boulevard, 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:

Stefan Enterprises, Inc.

By: James Mavres, Vice 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**

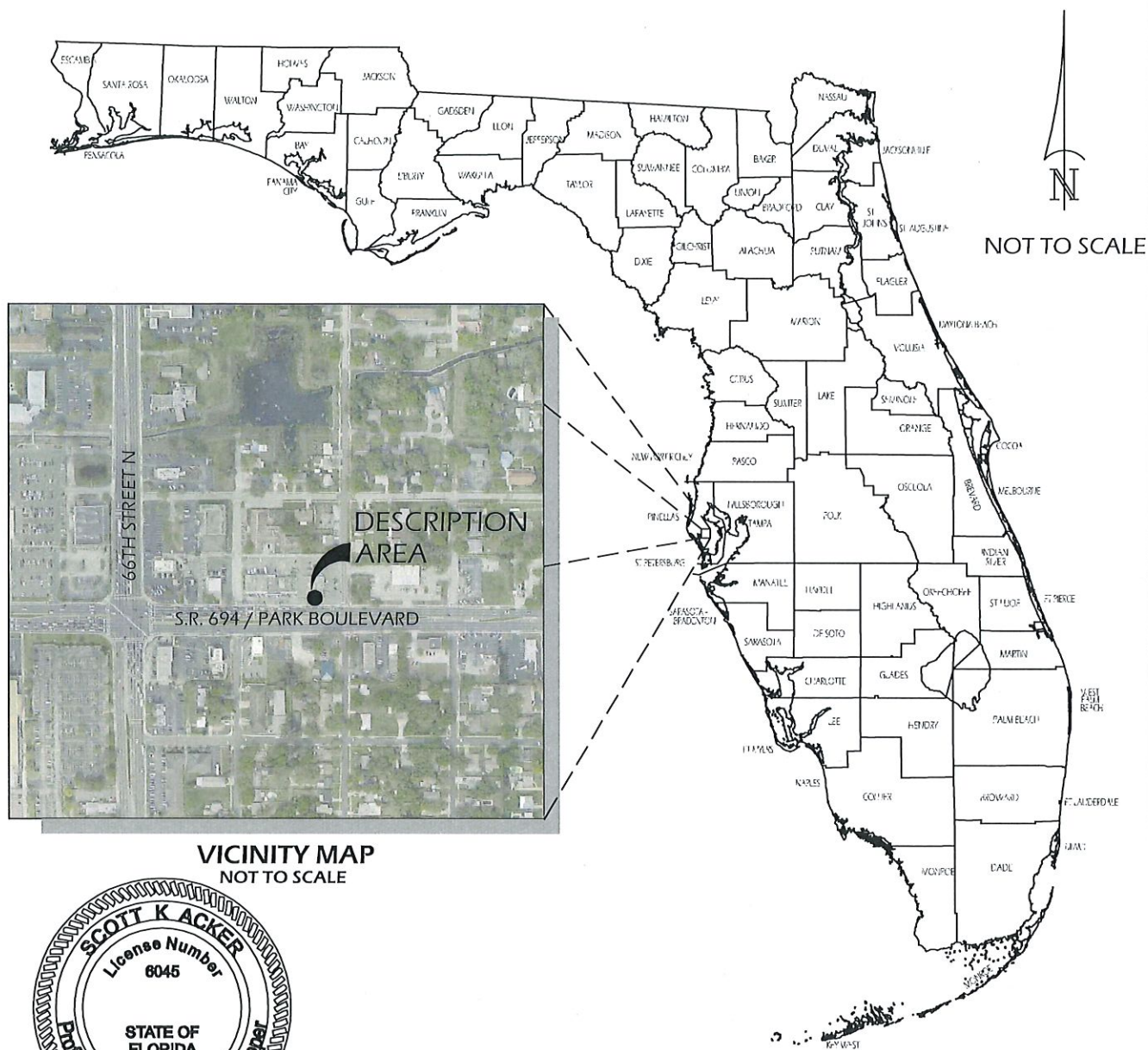
Number of Pages ____ Date of Document _____

Signers Other than Named Above NONE

DESCRIPTION & SKETCH UTILITY EASEMENT

EXHIBIT "A"

Section 29, Township 30 S, Range 16 E
Pinellas County, Florida



The seal appearing on this document was authorized
by Scott K. Acker, LS 6045 on 10/27/2020

NOT A SURVEY

Sheet 01 of 03

<div>Scott K Acker</div> <div>Digitally signed by Scott K Acker Date: 2020.10.27 13:28:36 -04'00'</div>	FLS Project: 20107-A1		Project Manager: Scott
	For: Liquid Therapy Bar		Drawn By: Jason
	Date: 10/27/2020		File: 20107sd.dwg
Scott K. Acker Professional Surveyor and Mapper License Number LS 6045 State of Florida	806 Franklin Street, Clearwater, FL 33756 - Ph. 727.230.9606 Fax 727.230.9234 - LB No.: 8128		

DESCRIPTION & SKETCH UTILITY EASEMENT

Section 29, Township 30 S, Range 16 E
Pinellas County, Florida

Description:

A parcel of land being a portion of Lots 14 and 15, Block 86, First Addition to Pinellas Park as recorded in Plat Book 6, Page 57, of the Public Records of Pinellas County, Florida, and being a portion of the Southwest 1/4 of Section 29, Township 30 South, Range 16 East, Pinellas County, Florida, being further described as follows:

Commence at the Southeast corner of Block 86, First Addition to Pinellas Park as recorded in Plat Book 6, Page 57, Public Records of Pinellas County, Florida; thence run along the North Right-of-Way Line of State Road 694 (Park Boulevard), N 89° 49' 08" W, 81.70 feet for the POINT OF BEGINNING; thence continue along said line, N 89° 49' 08" W, 5.00 feet; thence N 00° 10' 52" E, 5.00 feet; thence S 89° 49' 08" E, 5.00 feet; thence S 00° 10' 52" W, 5.00 feet to the POINT OF BEGINNING.

Containing 25 square feet, more or less.

Notes:

1. Official Records Book 9655, Page 2079, of the Public Records of Pinellas County, Florida, was utilized in the preparation of this description and sketch. (contains scrivener's error)
2. First Addition to Pinellas Park, Plat Book 6, Page 57 of the Public Records of Pinellas County, Florida, was utilized in the preparation of this description and sketch.
3. State of Florida Department of Transportation (FDOT), Map of the State Highway, Right of Way Control Survey SR 694 (Park Blvd), State Project No. 15061-XXXX, was utilized in the preparation of this description and sketch.
4. This description and sketch was prepared without the benefit of a title commitment.
5. Re-use of the description and sketch for purposes other than which it was intended, without the written verification, will be at the re-users sole risk and without liability to the Surveyor. Nothing herein shall be construed to give any rights or benefits to anyone other than those prepared for.
6. This description and sketch is not intended to show the location of any jurisdictional hazards.
7. Bearings shown hereon are based on The Florida State Plane Coordinate System, West Zone, 1983 North American Datum, 2007 Adjustment. More specifically the North Right of Way line of State Road 694 bearing North 89° 49' 08" West. (see notes #3)
8. This description and sketch was prepared for The Liquid Therapy Bar, 6501 Park Boulevard, Pinellas Park, FL 33781, phone: (727) 474-3514. .

NOT A SURVEY

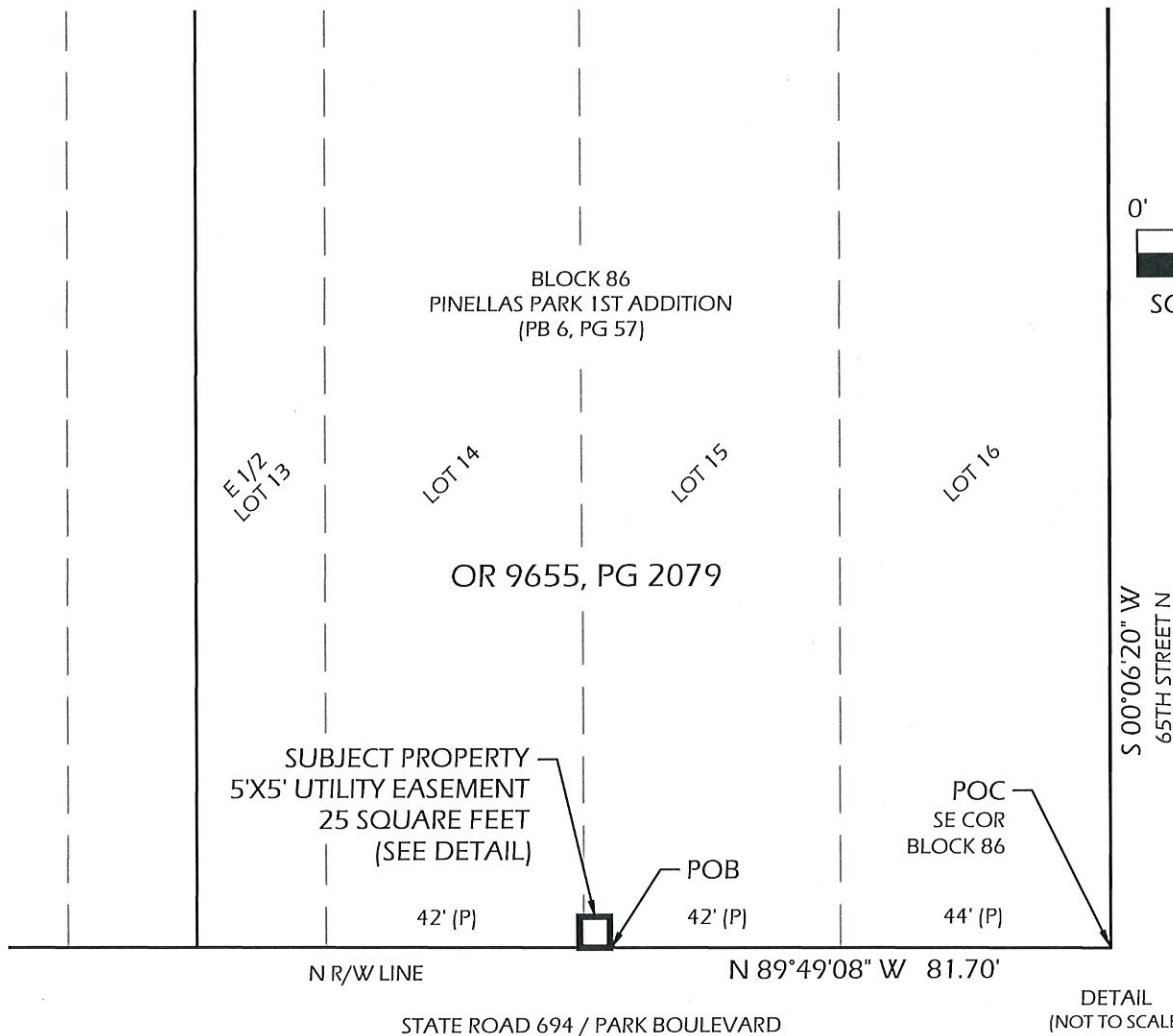
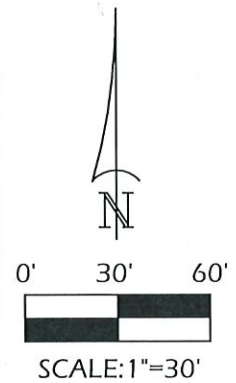
Sheet 02 of 03

	FLS Project: 20107-A1		Project Manager: Scott
	For: Liquid Therapy Bar		Drawn By: Jason
	Date: 10/27/2020		File: 20107sd.dwg
806 Franklin Street, Clearwater, FL 33756 - Ph. 727.230.9606 Fax 727.230.9234 - LB No.: 8128			

DESCRIPTION & SKETCH

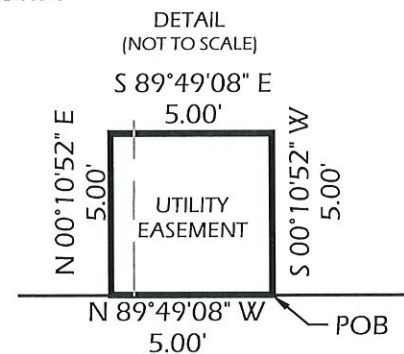
UTILITY EASEMENT

Section 29, Township 30 S, Range 16 E
Pinellas County, Florida




ABBREVIATIONS:

COR CORNER
FDOT FLORIDA DEPARTMENT OF TRANSPORTATION
OR OFFICIALS RECORDS BOOK
PB PLAT BOOK
PG PAGE
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
R/W RIGHT-OF-WAY
SEC SECTION



NOT A SURVEY

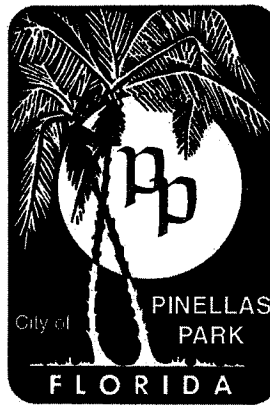
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City of

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

November 9, 2020

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

RE: City Document #20-326
Utility Easement for 6501 Park Blvd.

Dear Mr. Petersen:

I have received and reviewed the above-mentioned Utility Easement for the property located at 6501 Park Boulevard. Assuming the legal description and sketch contained in Exhibit "A" is correct, I would approve of the Utility Easement as to form and correctness.

Very truly yours,

Lauren C. Rubenstein
Assistant 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

20-326.11092020.LAP.Utility Easement for 6501 Park Blvd.wpd.



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