

UTILITY EASEMENT

THIS INDENTURE, Made this _____ day of _____ A.D., 2020, between **SP Pinellas I LLC**, Mailing Address 2430 Estancia Boulevard, Suite 114, Clearwater, Florida, 33761, 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# 28/30/16/00378/003/0010, Property Address 8011 49th Street 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:

SP Pinellas I LLC, a Florida limited liability company
By: SP Pinellas I Manager LLC, a Florida limited liability company, its Manager J. David Page

(Witness#1.) _____
(signature)

(signature)

(print name)

(print name)

(Witness#2.) _____
(signature)

(print name)

State of Washington

County of Pierce

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 AND SKETCH ONLY

(NOT A BOUNDARY SURVEY)

SECTION 28, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA

PINELLAS COUNTY PROJECT IDENTIFICATION NUMBER: 19-0117 D

EXHIBIT "A"

DESCRIPTION OF UTILITY EASEMENT

A portion of Lot 3, Block 3, ALLAMANDA PARK SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 40, Page 71, of the Public Records of Pinellas County, Florida, being more particularly described as follows:

Commence at the Northeast corner of Lot 3, Block 3, ALLAMANDA PARK SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 40, Page 71, of the Public Records of Pinellas County, Florida; thence North 89°47'24" West, 40.81 feet along the North line of said Block 3 to the POINT OF BEGINNING; thence South 00°07'17" West, 7.00 feet leaving said North line of Block 3; thence North 89°47'24" West, 5.00 feet; thence North 00°07'17" East, 7.00 feet to the North line of said Block 3; thence South 89°47'24" East, 5.00 feet along said North line of Block 3 to the Point of Beginning.

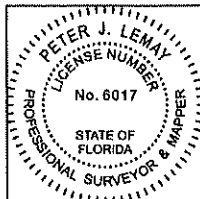
Said Parcel containing 35.00 square feet.

SURVEYORS NOTES

1. The Description and Sketch shown hereon was prepared without the benefit of a Title Commitment.
2. For the use of this Description and Sketch a platted bearing of North 89°47'24" West was used along the North line of said Block 3 (see description for reference of plat)
3. No instruments of record reflecting Easements, Setbacks, Restrictions, Rights of Way, and or Ownership were furnished to this Surveyor except as shown.
4. Not valid without accompanying Sketch. (Sheet 2 of 2)

Peter J. Lemay

Digitally signed by Peter J. Lemay
DN: c=US, st=Florida, i=Lutz, o=Tampa Civil
Design, LLC, cn=Peter J. Lemay,
email=pete@tampacivil.com
Date: 2020.11.24 12:54:06 -05'00'



PETER J. LEMAY

STATE OF FLORIDA PROFESSIONAL SURVEY & MAPPER NO. LS6017

"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER." ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

SHEET
1 OF 2

PINELLAS COUNTY PARENT TRACT
PARCEL NUMBER
28-30-16-00378-003-0010

PROJECT NUMBER/NAME:
428/PALMETTO POINTE

REVISIONS	
DATE	DESCRIPTION

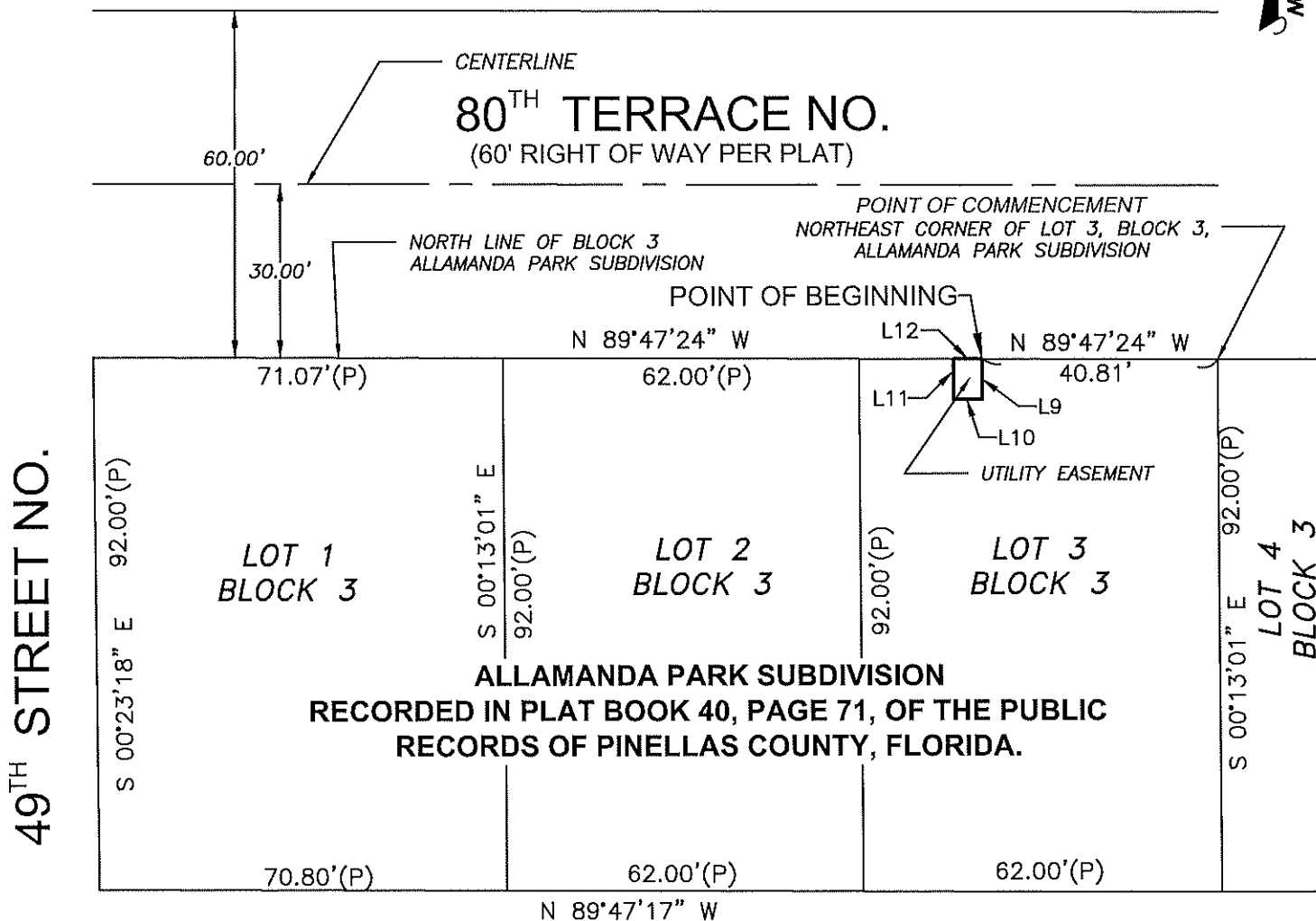
TAMPA CIVIL DESIGN
ENGINEERING - SURVEYING - DESIGN
17937 HUNTING BOW CIR. S-102
LUTZ, FL 33558
(813) 920-2005 PHONE
CERTIFICATE OF AUTHORIZATION NUMBER 28971
CERTIFICATE OF AUTHORIZATION NUMBER LB8323

DESCRIPTION AND SKETCH ONLY

(NOT A BOUNDARY SURVEY)

SECTION 28, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA

PINELLAS COUNTY PROJECT IDENTIFICATION NUMBER: 19-0117 D



LINE DATA TABLE		
NO.	BEARING	LENGTH
L9	S 00°07'17" W	7.00'
L10	N 89°47'24" W	5.00'
L11	N 00°07'17" E	7.00'
L12	S 89°47'24" E	5.00'

Not valid without accompanying
Description(Sheet 1 of 2).

SHEET
2 OF 2

PINELLAS COUNTY PARENT TRACT
PARCEL NUMBER
28-30-16-00378-003-0010

REVISIONS

DATE	DESCRIPTION

PROJECT NUMBER/NAME:
428/PALMETTO POINTE

TAMPA CIVIL DESIGN

ENGINEERING - SURVEYING - DESIGN

17937 HUNTING BOW CIR. S-102

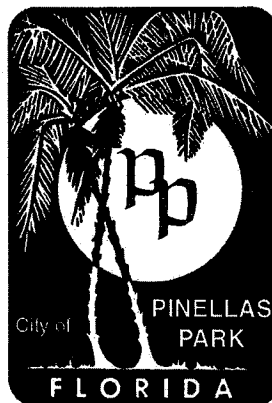
LUTZ, FL 33558

(813) 920-2005 PHONE

CERTIFICATE OF AUTHORIZATION NUMBER 28971
CERTIFICATE OF AUTHORIZATION NUMBER LB8323

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

December 22, 2020

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

RE: City Document #20-367 (Revised)
Utility Easement for 8011 49th Street

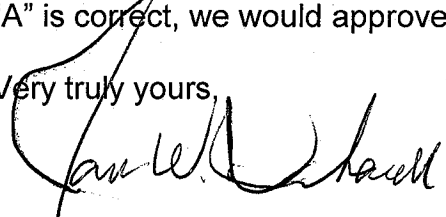
Dear Mr. Petersen:

We have received and reviewed the above-mentioned Utility Easement for the property located at 8011 49th Street. I would suggest updating the signature block to appear as follows:

SP Pinellas I LLC, a Florida limited liability company
By: SP Pinellas I Manager LLC, a Florida limited
liability, its Manager
By: J. David Page, Manager of SP Pinellas I Manager LLC

Once the signature block is updated, assuming the legal description contained in Exhibit "A" is correct, we 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

20-367.12222020.LAP.Utility Easement - 8011 49th Street No Revised.wpd



PRINTED ON RECYCLED PAPER