

# UTILITY EASEMENT

**THIS INDENTURE**, Made this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 2021, between **THC Meddent, LLC**, Mailing Address 5265 Park Boulevard, Suite 100, 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 **Utility Easement** over, under, across and through that portion of Parcel ID# 28/30/16/40752/000/0030, Property Address, 5265 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:**

**THC Meddent, LLC**

**By: Linh B. Nguyen, Managing Member**

(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 by means of ☐ physical presence or ☐ online notarization, this day of \_\_\_\_\_, 2021 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"

SECTION 28, TOWNSHIP 30S, RANGE 16E

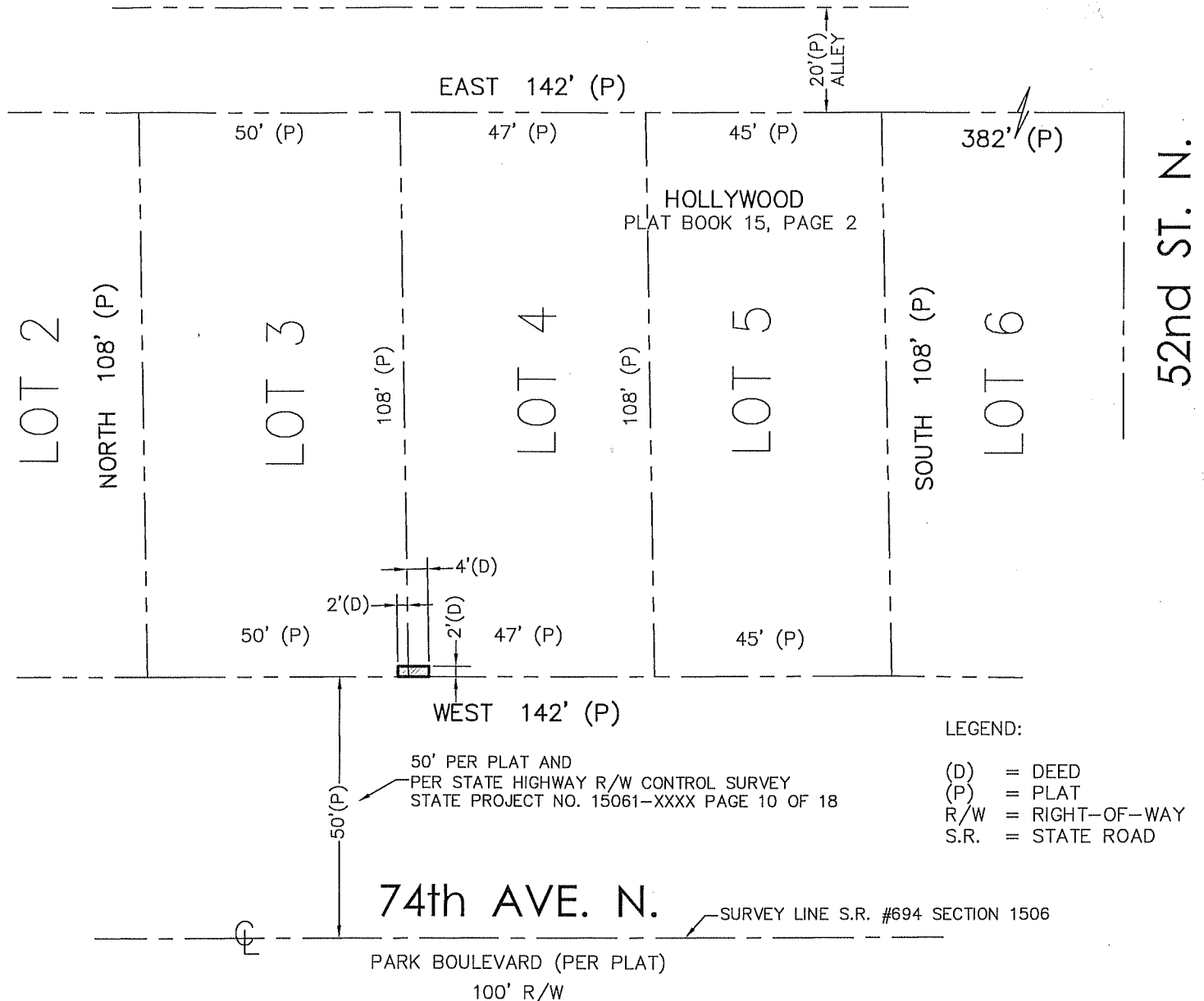
## SKETCH AND LEGAL DESCRIPTION OF A UTILITY EASEMENT.

THE EAST 2 FEET OF THE SOUTH 2 FEET OF LOT 3, AND THE WEST 4 FEET OF THE SOUTH 2 FEET OF LOT 4, HOLLYWOOD, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 2, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LESS PART LYING WITHIN 50 FEET OF THE SURVEY LINE OF STATE ROAD, 694, SECTION 1506, DESCRIBED IN ORDER OF TAKING FILED AUGUST 22, 1956, LAW CASE #12,997, CONTAINING 12 SQUARE FEET MORE OR LESS.



NORTH BASIS:  
ASSUMED

SCALE: 1" = 30'



### LEGEND:

(D) = DEED  
(P) = PLAT  
R/W = RIGHT-OF-WAY  
S.R. = STATE ROAD

PREPARED: MARCH 4, 2021

THIS IS NOT A SURVEY

This Sketch and Legal Description was prepared without the benefit of a title search and is subject to all easements, Rights-of-way, and other matters of record.

NOTE: Sketch and Legal Description not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

I hereby certify that the sketch and Legal Description represented hereof meets the requirements of Chapter 50-17, Florida Administrative Code.

*John O. Brendla*  
JOHN O. BRENDLA  
Florida Surveyor's Registration No. 4601  
Certificate of Authorization No. LB 760

Prepared by:  
JOHN C. BRENDLA & ASSOCIATES, INC.  
PROFESSIONAL LAND SURVEYORS AND MAPPERS  
4015 82nd Avenue North  
Pinellas Park, Florida 33781  
phone (727) 576-7546 ~ fax (727) 577-9932

SHEET 1 OF 1

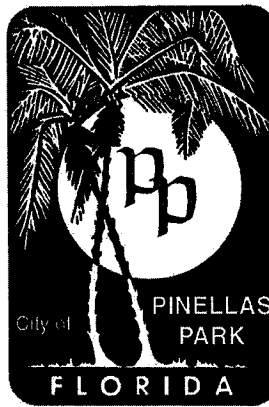
City of

# PINELLAS PARK

5141 78TH AVE. • P.O. BOX 1100  
PINELLAS PARK, FL 33780-1100

**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



# FLORIDA

PHONE • (727) 369-0700  
FAX • (727) 544-7448

March 23, 2021

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

**RE: City Document #21-099**  
**Utility Easement for 5265 Park Boulevard**

Dear Mr. Petersen:

We have received and reviewed the above-referenced Utility Easement for the property located at 5265 Park Boulevard. Assuming the legal description contained in Exhibit "A" is correct, we would approve of the 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  
Bart Diebold, Assistant City Manager  
Lisa Hendrickson, Assistant City Manager

LCR/cb

21-099.03232021.LAP.Utility Easement - 5265 Park Blvd.wpd



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