

# UTILITY EASEMENT

**THIS INDENTURE**, Made this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 2021, between **TDC Gateway, LLC, a Florida limited liability company**, Mailing Address 6900 Tavistock Lakes Boulevard, Suite 200, Orlando, Florida, 32827, 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# 22/30/16/30374/000/0207, Property Address, 3201 Gateway Centre Parkway, Pinellas Park, Florida, 33782, 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"

[Utility Easement for Gateway Centre Business Park Parcel K, Prepared by GeoPoint Surveying, Inc.- 2 pages]

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:**

**TDC Gateway, LLC, a Florida limited liability company**  
**By: Nicholas F. Beucher III, President and Authorized 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

Nicholas F. Beucher, III as President and Authorized Member of TDC Gateway, LLC (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

(Not A Survey)

**DESCRIPTION:** A parcel of land lying in the Southwest 1/4 of Section 23, Township 30 South, Range 16 East, City of Pinellas Park, Pinellas County, Florida, and being more particularly described as follows:

**COMMENCE** at the Southeast corner of THE MAINLANDS OF TAMARAC BY THE GULF, UNIT SIX, PHASE II, being a condominium recorded in Condominium Book 59, Pages 46 through 48, of the Public Records of Pinellas County, Florida; run thence along the West line of said Southwest 1/4 of Section 23, N.00°11'58"E., a distance of 530.26 feet; thence S.89°48'02"E., a distance of 658.62 feet to the **POINT OF BEGINNING**; thence N.58°34'53"E., a distance of 31.99 feet; thence Southeasterly, 22.05 feet along the arc of a non-tangent curve to the left with a radius of 1025.94 feet and a central angle of 01°13'52" (chord bearing of S.35°04'13"E., 22.04 feet); thence S.58°34'53"W., a distance of 33.73 feet; thence N.30°32'26"W., a distance of 22.00 feet to the **POINT OF BEGINNING**.



Containing 0.017 acres, more or less.

**SURVEYORS NOTES:**

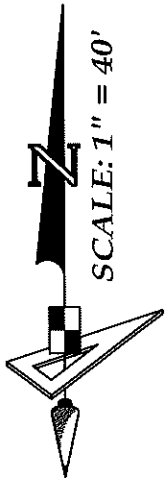
1) Bearings shown hereon are based on the West line of the Southwest 1/4 of Section 23, Township 30 South, Range 16 East, City of Pinellas Park, Pinellas County, Florida, having a Grid Bearing of N.00°11'58"E. The Grid Bearings as shown hereon refers to The State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida, as established from a RTK GPS Network.

2) I do hereby certify that this sketch & description was made under my supervision and meets the standards of practice set forth by the Florida Board of Professional Surveyors & Mappers stated in rules 5J-17.051, 5J-17.052, and 5J-17-053, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

NOTE:  
SEE SHEET 2 FOR SKETCH.

PROJECT: GATEWAY CENTRE BUSINESS PARK PARCEL K			Prepared For: Kimley Horn		
PHASE: UTILITY EASEMENT					
DRAWN: NMV   DATE: 08/26/21   CHECKED BY: MC					
REVISIONS			Digitally signed by Charles Arnett Date: 2021.10.12 11:39:01 -04'00'		
DATE	DESCRIPTION	DRAWN BY			
09/22/21	LIMITS OF EASEMENT REVISED AT CLIENTS REQUEST	NMV	213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Licensed Business No.: LB 7768  		
Charles M. Arnett FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. <b>LS6884</b>			<b>GeoPoint</b> Surveying, Inc.		
FILE PATH: P:\GATEWAY CENTRE BUSINESS PARK, PARCEL KI\PLAT\DESCRIPTION\CITY OF PINELLAS PARK EASEMENT-D&S.DWG    LAST SAVED BY: NAYARAV					
<div style="text-align: right;">01 of 02</div>					

(Not A Survey)



THE MAINLANDS OF  
TAMARAC BY THE GULF,  
UNIT SIX, PHASE II  
(CONDOMINIUM BOOK 59,  
PAGES 46-48)

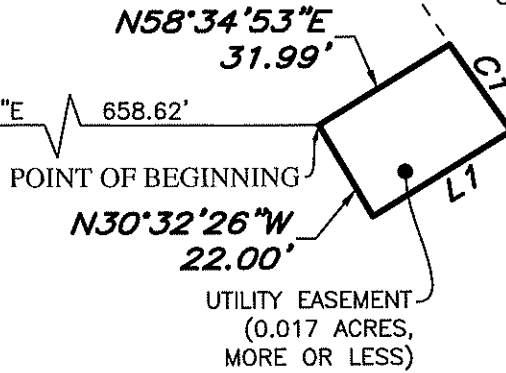
34TH STREET  
(30' Platted Right of Way)

N0°11'58"E  
530.26'

WEST LINE OF THE SOUTHWEST  
1/4 OF SECTION 23-30S-16E  
(BASIS OF BEARING)

POINT OF COMMENCEMENT  
SOUTHEAST CORNER OF THE MAINLANDS OF  
TAMARAC BY THE GULF, UNIT SIX, PHASE II

Parcel 2



Parcel 2

GATEWAY CENTRE  
BUSINESS PARK  
(PLAT BOOK 97, PAGES 1-13)

RESEARCH DRIVE  
RIGHT-OF-WAY WIDTH VARIES  
(Plat Book 97, Pages 1-13)  
43' DRAINAGE, UTILITY &  
LANDSCAPE EASEMENT  
(PLAT BOOK 97, PAGES 1-13)

LINE DATA TABLE

NO.	BEARING	LENGTH
L1	S 58°34'53" W	33.73'

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	1025.94'	1°13'52"	22.05'	22.04'	S 35°04'13" E

NOTE:  
SEE SHEET 1 FOR DESCRIPTION AND BASIS OF BEARING.

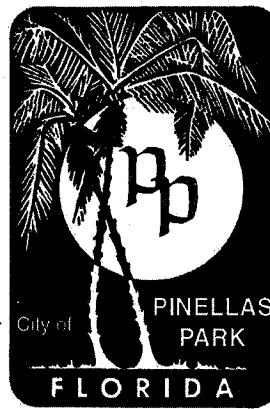
213 Hobbs Street  
Tampa, Florida 33619  
Phone: (813) 248-8888  
Licensed Business No.: LB 7768

**GeoPoint**  
Surveying, Inc.

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 15, 2021

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

**RE: City Document #21-284**  
**Utility Easement for 3201 Gateway Centre Parkway**

Dear Mr. Petersen:

We have received and reviewed the Utility Easement for 3201 Gateway Centre Parkway. Please update the signature block to reflect that the Easement is being signed by Nicholas F. Beucher III, President and Authorized Member. Once that change is made, and assuming that the legal description contained in Exhibit A is correct, we would otherwise 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/dh

21-284.10152021.LAP.Utility Easement for 3201 Gateway Centre Parkway.wpd



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