

# UTILITY EASEMENT

**THIS INDENTURE**, Made this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 2021, between **Tosca, Inc.**, Mailing Address 12521 Frank Drive North, Seminole, Florida, 33776, 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# 30/30/16/35064/000/0100, Property Address, 6801 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:**

**Tosca, Inc.**

**By: Gabriel A. Decandido, 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 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

THIS IS NOT A SURVEY.

SEC. 30, TWP. 30 S., RNG. 16 E.

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY  
THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

PINELLAS COUNTY, FLORIDA

## EXHIBIT "A"

### DESCRIPTION:

A PORTION OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED AND RECORDED IN OFFICIAL RECORD BOOK 11724, PAGE 267, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING A PORTION OF LOT 11, HAINES ROAD FARMS NO. 4 AS RECORDED IN PLAT BOOK 22, PAGE 97, OF SAID PUBLIC RECORDS, LYING IN SECTION 30, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID CERTAIN PARCEL OF LAND AS DESCRIBED AND RECORDED IN OFFICIAL RECORD BOOK 11724, PAGE 267; THENCE N89°44'20"W, ALONG THE SOUTH LINE OF SAID PARCEL, A DISTANCE OF 92.22 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N89°44'20"W, ALONG SAID SOUTH LINE, A DISTANCE OF 5.00 FEET; THENCE DEPARTING SAID LINE N00°15'40"E, A DISTANCE OF 5.00 FEET; THENCE S89°44'20"E, A DISTANCE OF 5.00 FEET; THENCE S00°15'40"W, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 25 SQUARE FEET (0.001 ACRE), MORE OR LESS.

### NOTES:

1. BEARINGS ARE BASED ON THE SOUTH LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED AND RECORDED IN OFFICIAL RECORD 11724, PAGE 267, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, CALCULATED AS 5.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF HAINES ROAD FARMS NO. 4 WHICH IS SHOWN AS N89°44'20"W ON SAID PLAT, RECORDED IN PLAT BOOK 22, PAGE 97, OF SAID PUBLIC RECORDS.
2. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED.
3. THIS SKETCH OF DESCRIPTION IS BASED ON U.S. SURVEY FEET.
4. THIS SKETCH OF DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD. THE GEOMETRY AS DESCRIBED ON THE RECORDED DOCUMENTS AS NOTED HEREIN AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

**DEUEL & ASSOCIATES**  
CONSULTING ENGINEERS LAND SURVEYORS LAND PLANNERS

565 SOUTH HERCULES AVENUE  
CLEARWATER, FL 33764  
PHONE 727.822.4151  
WWW.DEUELENGINEERING.COM  
CERTIFICATE OF AUTHORIZATION NUMBER 26320  
LICENSED BUSINESS NUMBER 107

THIS DOCUMENT IS NOT VALID WITHOUT THE  
SIGNATURE AND ORIGINAL RAISED SEAL OF A  
FLORIDA LICENSED SURVEYOR AND MAPPER.

*Dana A. Wyllie* 2/8/2021  
DANA A. WYLLIE, PSM, LS 5874

**SKETCH OF DESCRIPTION**  
**6801 PARK BOULEVARD**  
**UTILITY EASEMENT**

PINELLAS PARK

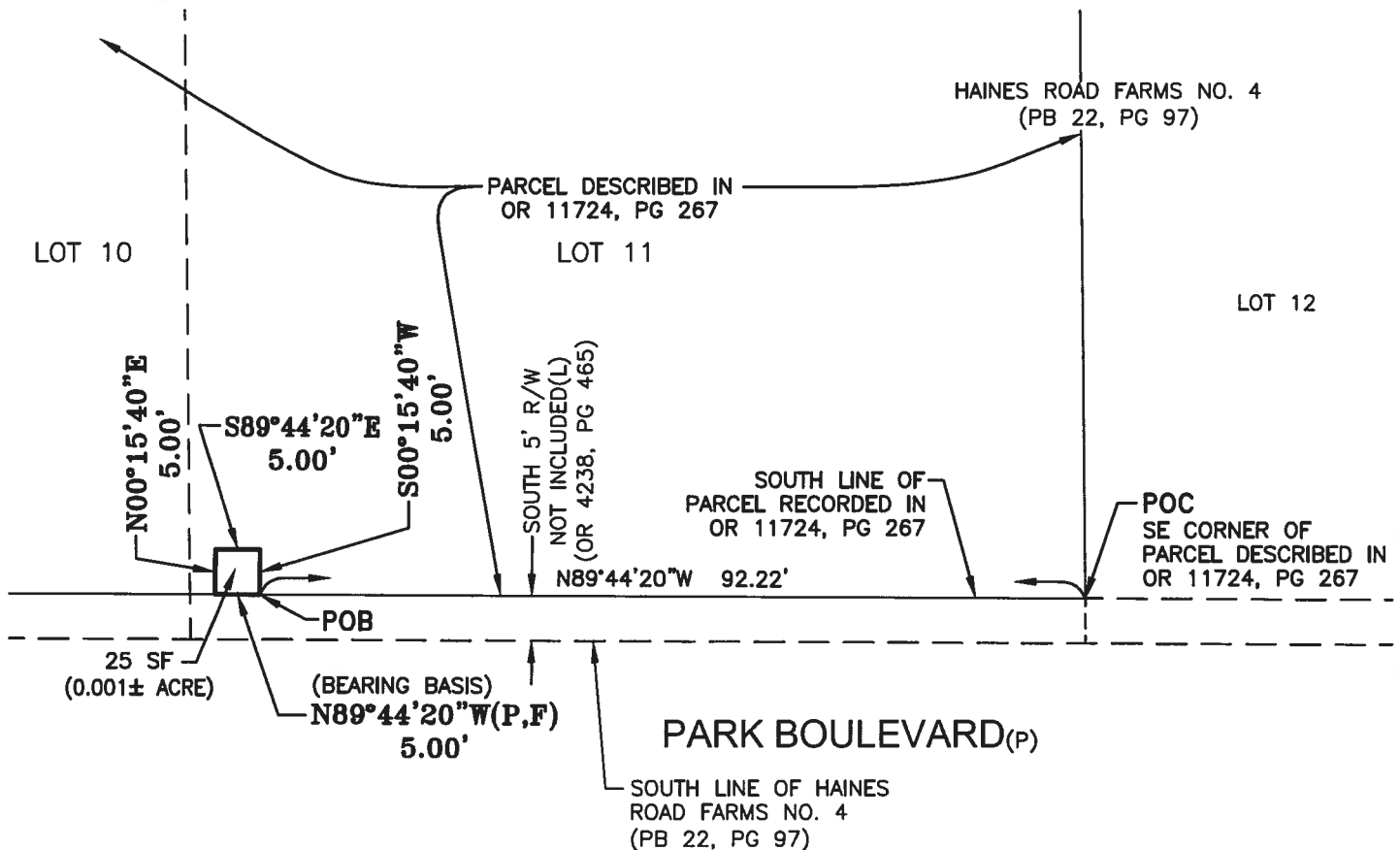
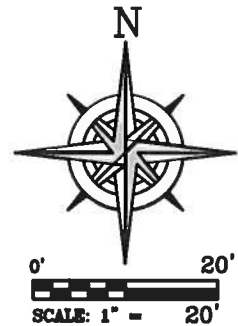
FLORIDA

WORK ORDER	2003-164
DATE:	2/01/2021
DRAWN:	MJB/LKC
SCALE:	NO SCALE
SHEET NO.	1 OF 2

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

## LEGEND

(L)	LEGAL DESCRIPTION RECORDED IN
	OR 11724, PG 267
LB	LICENSED BUSINESS
No.	NUMBER
OR	OFFICIAL RECORD BOOK
(P)	PLAT BOOK 22, PAGE 97
PB	PLAT BOOK
PG	PAGE/PAGES
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PSM	PROFESSIONAL SURVEYOR & MAPPER
R/W	RIGHT-OF-WAY
RNG.	RANGE
SEC.	SECTION
TWP.	TOWNSHIP



1. BEARINGS ARE BASED ON THE SOUTH LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED AND RECORDED IN OFFICIAL RECORD 11724, PAGE 267, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, CALCULATED AS 5.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF HAINES ROAD FARMS NO. 4 WHICH IS SHOWN AS N89°44'20"W ON SAID PLAT, RECORDED IN PLAT BOOK 22, PAGE 97, OF SAID PUBLIC RECORDS.
2. ADDITIONS OR DELETIONS TO THIS SKETCH OF DESCRIPTION OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED.
3. THIS SKETCH OF DESCRIPTION IS BASED ON U.S. SURVEY FEET.
4. THIS SKETCH OF DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD. THE GEOMETRY AS DESCRIBED ON THE RECORDED DOCUMENTS AS NOTED HEREIN AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.
5. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1/20 OR SMALLER.



**DEUEL & ASSOCIATES**  
CONSULTING ENGINEERS LAND SURVEYORS LAND PLANNERS

565 SOUTH HERCULES AVENUE  
CLEARWATER, FL 33764  
PHONE 727.822.4151  
WWW.DEUELENGINEERING.COM  
CERTIFICATE OF AUTHORIZATION NUMBER 26320  
LICENSED BUSINESS NUMBER 107

**THIS DOCUMENT IS NOT VALID WITHOUT THE  
SIGNATURE AND ORIGINAL RAISED SEAL OF A  
FLORIDA LICENSED SURVEYOR AND MAPPER.**

I, DANA A. WYLLIE, THE SURVEYOR IN RESPONSIBLE CHARGE, CERTIFY THAT THE SKETCH REPRESENTED HEREON, WAS MADE UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES AS PRESCRIBED IN CHAPTER 5J-17.052(6) DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. THIS DOCUMENT IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

**SKETCH OF DESCRIPTION  
6801 PARK BOULEVARD  
UTILITY EASEMENT**

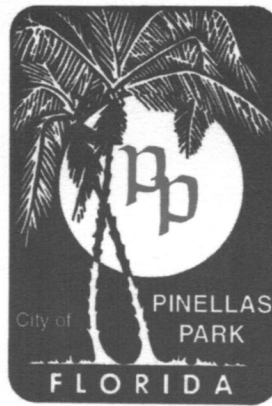
## PINELLAS PARK

**FLORIDA**

WORK ORDER	2003-164
DATE:	2/01/2021
DRAWN:	MJB/LKC
SCALE:	1" = 20'
SHEET NO. 2 OF 2	

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

February 25, 2021

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

**RE: City Document #21-050**  
**Utility Easement for 6801 Park Blvd. (West)**

Dear Mr. Petersen:

We have received and reviewed the above-mentioned Utility Easement. This Easement raises the same concerns that were addressed in our previous response to City Document 21-049. Once Tosca, Inc., is reinstated with the State of Florida Division of Corporations, the City will need to obtain a Certificate of Status from the corporation to keep with its records demonstrating that the corporation is an active and valid corporation in existence at the time of execution of such Utility Easement.

Once the corporation has been reinstated, the signature block will need to be updated to reflect Gabriel A. Decandido's Title as President of the corporation (assuming that is still correct at that time). If you have any questions, please do not hesitate to give our office a call.

Very truly yours,

James W. Denhardt  
City Attorney

cc: Doug Lewis, City Manager  
Diane M. Corna, MMC, City Clerk  
Lisa Hendrickson, Assistant City Manager  
Bart Diebold, Assistant City Manager

JWD/cb

21-050.02252021.LAP.Utility Easement - 6801 Park Blvd. (West).wpd



PRINTED ON RECYCLED PAPER