

Prepared by and return to:
Administrative Services Department
Prepared by: Amanda Gillespie
509 East Avenue South
Clearwater, FL 33756

UTILITY EASEMENT

This UTILITY EASEMENT, made this 1 day May, 2024, by LAND TRUST SERVICE CORPORATION, a Florida corporation, as Trustee of the TIMES SQUARE TRUST, dated September 2nd, 2021, owner of the property located at 6160 Ulmerton Road, Clearwater, Florida 33760 ("GRANTOR") to PINELLAS COUNTY, a political subdivision of the State of Florida, whose address is 315 Court Street, Clearwater, Florida 33756 ("GRANTEE").

WITNESSETH

GRANTOR, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant and convey unto the GRANTEE, its successors and assigns, a perpetual, non-exclusive utility easement ("Easement") over, under, across, and upon the following described property, located in Pinellas County, Florida, to wit:

**Lands described in legal description attached as Exhibit "A"
attached hereto and fully incorporated herein, hereinafter referred to as
the "Easement Area."**

TO HAVE AND TO HOLD said Easement unto said GRANTEE forever, subject to the following conditions:

1. GRANTOR hereby warrants and covenants that (a) GRANTOR is the owner of the fee simple title to the property in which the Easement Area is located, and that (b) GRANTOR has full right and lawful authority to grant and convey this Easement to the GRANTEE.
2. The rights granted herein specifically include: (a) the right to install, inspect, maintain, and repair all current and future Pinellas County utility infrastructure ("Facilities") within the Easement Area; (b) the right to clear the Easement Area of trees, limbs, undergrowth, and other physical objects which may endanger or interfere with the safe and efficient installation, operation, or maintenance of the Facilities; and (c) the right for GRANTEE's employees and contractors to have ingress and egress across the GRANTOR's property in order to access the Easement Area.

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3. The grant of this Easement may allow the GRANTOR quiet enjoyment of the Easement Area to the extent that such use does not interfere with rights granted herein.
4. Except for those acts reasonably necessary to accomplish the purposes of this Easement, GRANTEE also covenants not to do any acts or things, which it could reasonably expect to cause damage to GRANTOR's premises.
5. Nothing herein shall be construed as waiver of any defense or limitation available to the GRANTEE pursuant to Florida Statutes, Section 768.28, as now in effect or as may be amended from time to time.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the Grantor has fully executed this Easement the day and year first written above. SIGNED AND DELIVERED IN THE PRESENCE OF:

WITNESSES:

[Signature]
Signature of 1st Witness

JOSEPH DIAZ

Print Name of 1st Witness

1901 W. COLONIAL DR. ORLANDO, FL 32804

Print Address of 1st Witness

[Signature]
Signature of 2nd Witness

Halley Helbig

Print Name of 2nd Witness

1901 W. COLONIAL DR. ORLANDO, FL 32804

Print Address of 2nd Witness

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 1st day of May, 2024

by Joseph E. Seagle as President for Land Trust Service Corporation,
(Print name of Signer for Grantor) (Title) (Grantor)

Trustee
Personally Known OR Produced Identification

Type of Identification Produced: _____

GRANTOR:
[Signature]
Signature

Joseph E. Seagle

Print Name

President

Title

[Signature]

Signature of Notary Public

HALEY HELBIG

Print, Type, or Stamp Commissioned Name of Notary Public



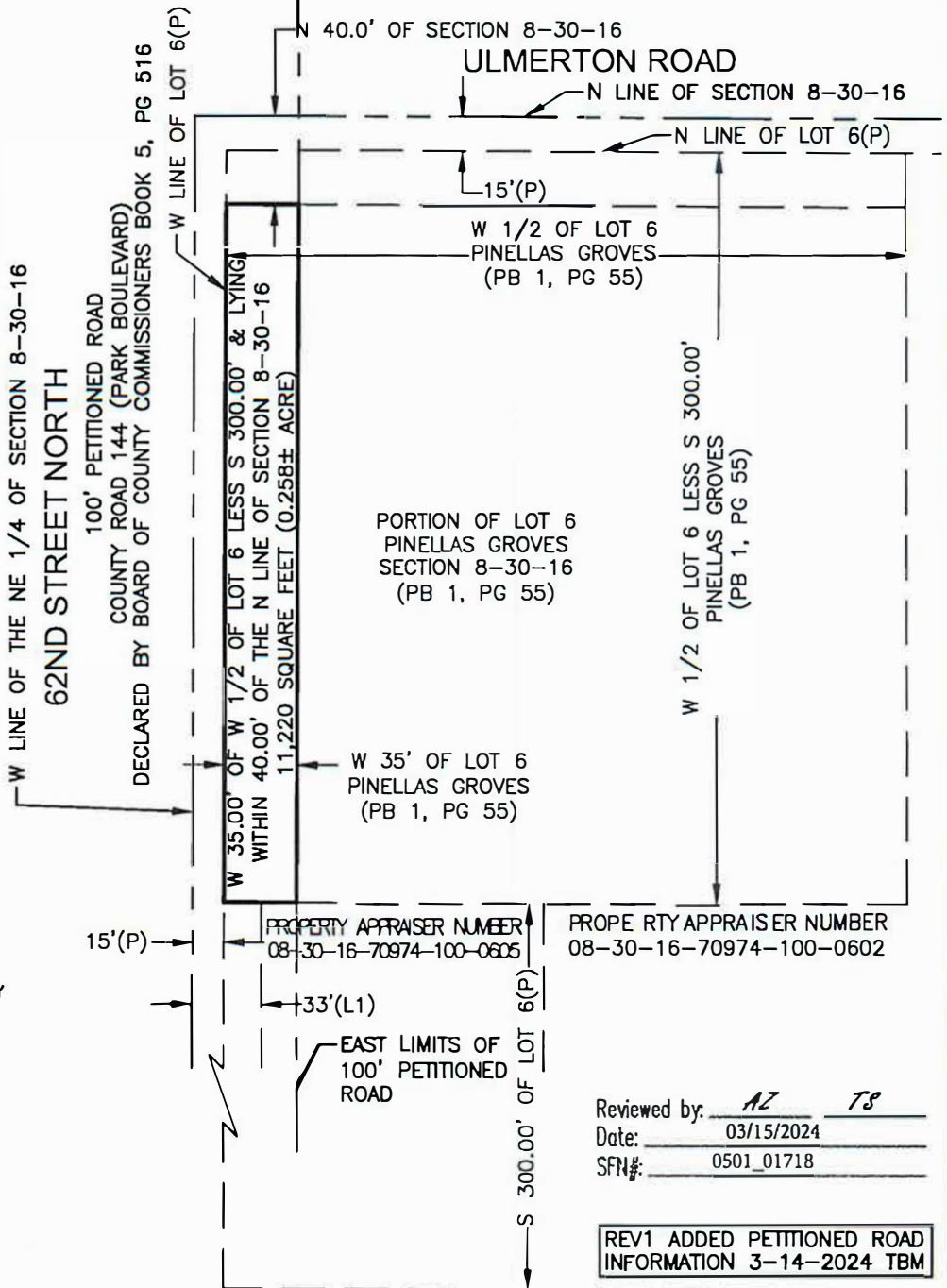
SEC. 8 , TWP. 30 S., RNG. 16 E.
PINELLAS COUNTY, FLORIDA

THIS IS NOT A SURVEY.
THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY
THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

DESCRIPTION:

THE WEST 35 FEET OF THE WEST 1/2 OF LOT 6, IN PINELLAS GROVES, IN THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 30 SOUTH, RANGE 16 EAST, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LESS THE SOUTH 300.00 FEET THEREOF, ALSO LESS THAT PART LYING WITHIN 40.00 FEET OF THE NORTH LINE OF SAID SECTION 8.

CONTAINING 11,220 SQUARE FEET (0.258 ACRE), MORE OR LESS.



LEGEND

- (L) LEGAL DESCRIPTION
- (L1) SHORT LEGAL INFORMATION AS SHOWN ON THE PINELLAS COUNTY PROPERTY APPRAISER'S WEBSITE
- LB LICENSED BUSINESS
- No. NUMBER
- OR OFFICIAL RECORD BOOK
- (P) PLAT BOOK 1, PAGE 55
- 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

NOTES:

1. ADDITIONS OR DELETIONS TO THIS SKETCH OF DESCRIPTION OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED.
2. THIS SKETCH OF DESCRIPTION IS BASED ON U.S. SURVEY FEET.
3. 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.
4. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1/80 OR SMALLER.

Reviewed by: AZ TS
Date: 03/15/2024
SFN#: 0501_01718

REV1 ADDED PETITIONED ROAD INFORMATION 3-14-2024 TBM

TRANSYSTEMS

565 SOUTH HERCULES AVENUE
CLEARWATER, FL 33764
PHONE 727.822.4151
WWW.TRANSYSTEMS.COM
LICENSED BUSINESS NUMBER 8103

THIS DOCUMENT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR THE DIGITAL SIGNATURE OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN HEREON.



FREDERICK S. BACHMANN, PLS, LS 5174

SKETCH OF DESCRIPTION
6160 ULMERTON ROAD
CLEARWATER

PINELLAS COUNTY

FLORIDA

PROJECT NO. 314230064
DATE: 8/20/2023
DRAWN: TBM
SCALE: 1" = 80'
SHEET NO. 1 OF 1