

SEC. 08 TWP. 30S. RGE. 16E.
FOLIO/PARCEL ID NO. 08-30-16-70974-100-0603
PROJECT NO.: N/A

PREPARED BY
AND RETURN TO:

Isabel M. Morales
Real Estate Department
Peoples Gas System
P.O. Box 2562
Tampa, FL 33601

EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that **Time Square Trust** dated **September 2, 2021**, **Land Trust Service Corporation**, a Florida corporation, as **Trustee**, with full power and authority, to protect, conserve, sell, lease, encumber, or otherwise manage and dispose of said property pursuant to Florida Statutes §689.071 and §689.073, whose address is P.O. Box 186, Lake Wales, FL 33859 ("Grantor"), in consideration of One Dollar and other valuable considerations paid to Grantor by **PEOPLES GAS SYSTEM, INC.**, a Florida corporation, P.O. Box 2562, Tampa, Florida 33601 ("Company"), receipt whereof is hereby acknowledged, has given and granted unto the Company, its successors and assigns, a perpetual easement over and the right to enter upon the land in Hillsborough County, Florida, described as follows:

See Exhibit "A" attached hereto and by reference made a part hereof ("Easement Parcel")

together with the right of ingress and egress to and from the same, and all rights therein and all privileges thereon which are or may be necessary or convenient for the full use and enjoyment of such easement, which is for the purposes of placing, constructing, operating, maintaining, repairing, replacing on and removing from said land, installations described as follows:

Underground gas line and aboveground and underground necessary appurtenances thereto, including without limitation telecommunications equipment, risers, and pipeline markers ("Facilities").

The width of the Easement (the "Easement Area") shall be ten (10) feet lying five (5) feet on each side of the centerline of the Facilities as installed or to be constructed.

The aforesaid rights and privileges granted shall include the right and privilege to root prune or remove any and all deep rooted vegetation upon said Easement Area and upon the Grantor's lands adjacent to said land, wherever the Company may deem it necessary or desirable to do so for the protection of said installations.

Company shall promptly repair any damage to the Easement Area, or any other property not owned by Company, caused by Company exercising its rights under this agreement, including ground cover, planting, roadways, driveways, sidewalks, and parking areas.

Grantor reserves the right to install minor landscaping, irrigation and/or fencing within the Easement parcel provided that it does not and will not directly interfere with the Company's Facilities, does not change grade, and does not cause water impoundment. Grantor further acknowledges that under the "Underground Facility Damage Prevention and Safety Act" (ch. 556 Fla. Stat.), that Grantor is obligated to notify "Sunshine State One-Call of Florida, Inc." of its intent to engage in excavation or demolition prior to commencing any work and that this notification system shall provide member operations an opportunity to identify and locate, if applicable, their underground Facilities prior to said excavation or demolition. In the event Grantor fails to notify as set forth above, Grantor may be held responsible for costs and expenses incurred due to damage of Company's Facilities.

The Company agrees, at the sole expense of Grantor, to relocate its Facilities, over, under and upon subject parcel upon the request of Grantor, and the vacated portion of this easement being released and conveyed back to Grantor and the site of the relocated Facilities being conveyed and included in this easement grant as though it had been included ab initio.

Company, at its option and in its sole discretion, may remove those underground portions of the Facilities that should be removed and purge and cap any portions of abandoned Facilities to be left in place.

The Company agrees to amend the Easement Area at such time as Grantor provides to Company a survey of the natural gas facilities contemplated herein and a specific legal description of the revised easement area acceptable to the Company.

The terms "Grantor" and "Company" herein employed shall be construed to include the words "heirs, executors, administrators and assigns" and "successors and assigns" of the respective parties hereto, wherever the context so admits or requires. This Grant of Easement constitutes the entire agreement and understanding between the parties with respect to the subject matter hereof. This Grant of Easement may not be changed, altered or modified except by an instrument in writing signed by the party against whom enforcement of such change would be sought. This Grant of Easement shall be binding upon the parties hereto and their respective successors and assigns.

Grantor warrants to Company that it is duly formed, validly existing and in good standing under the laws of its state of formation, and Grantor has all requisite right, power, and authority to enter into this Easement, Grantor owns the Easement Parcel, and no consent of any other person is required to render this Easement a valid and binding instrument.

IN WITNESS WHEREOF, the Grantor has executed this Grant of Easement this 13 day of November, 2023.

Signed, Sealed and Delivered
in the presence of:

GRANTOR:

Time Square Trust dated September 2, 2021, Land Trust Service Corporation, a Florida corporation, as Trustee, with full power and authority, to protect, conserve, sell, lease, encumber, or otherwise manage and dispose of said property pursuant to Florida Statutes §689.071 and §689.073,

WITNESS: [Signature]
Print Name: Hailey Helbig

By: [Signature]
Name: Joseph E. Seagle
Title: President

WITNESS: [Signature]
Print Name: Philip W. Johnson

(CORPORATE SEAL)

STATE OF Florida
COUNTY OF Orange

The forgoing instrument was acknowledged before me this 13 day of November 2023 by Joseph E. Seagle as President of Time Square Trust dated September 2, 2021, Land Trust Service Corporation, a Florida corporation, as Trustee, with full power and authority, to protect, conserve, sell, lease, encumber, or otherwise manage and dispose of said property pursuant to Florida Statutes §689.071 and §689.073, on behalf of the corporation by means of physical presence or online notarization. She/He personally appeared before me, is personally known to me or has produced _____ as identification and who did (did not) take an oath.

(SEAL)

[Signature]
Notary Public
Hailey Helbig
Print Name
Commission Expires:

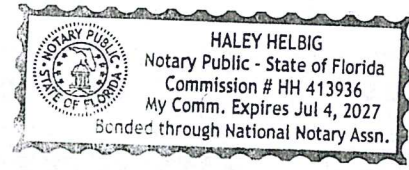


EXHIBIT "A"

Legal Description:

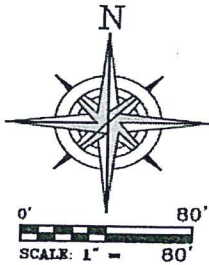
THIS IS NOT A SURVEY.
THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

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

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.

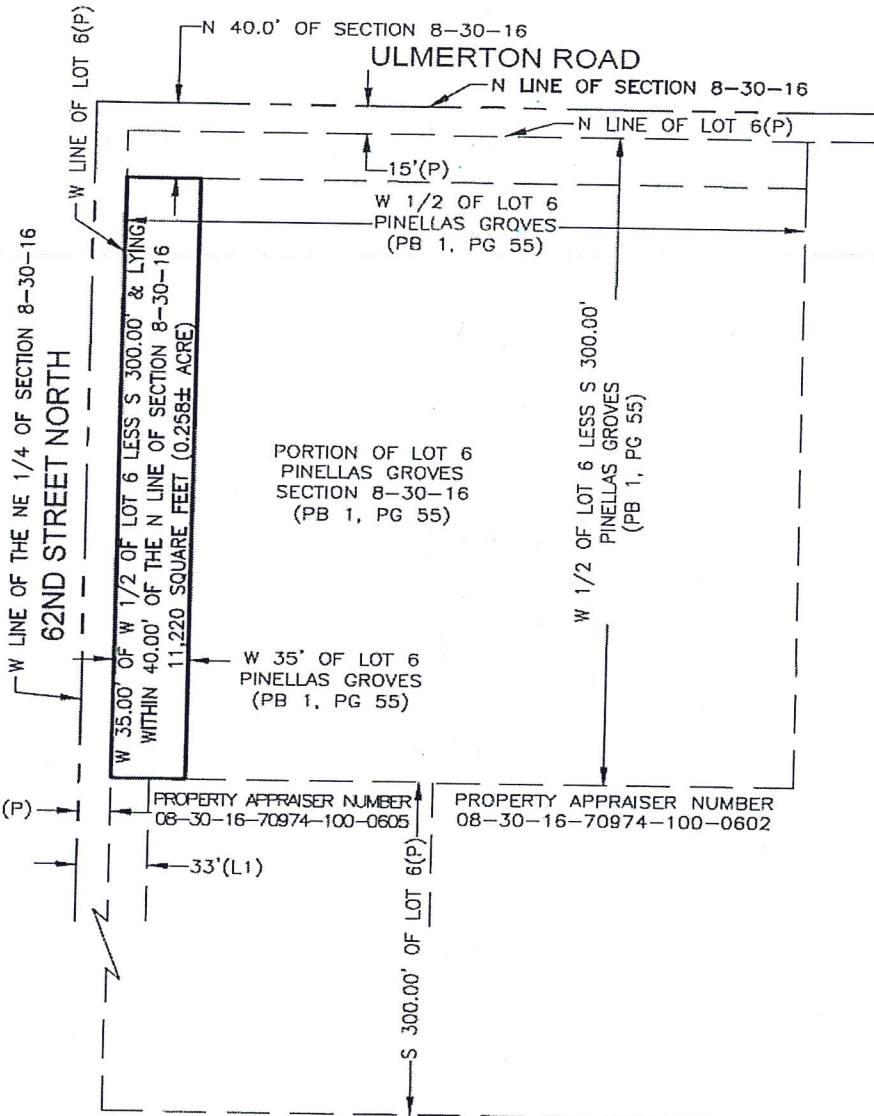


LEGEND

- (L) LEGAL DESCRIPTION
- (L1) SHORT LEGAL INFORMATION AS SHOWN ON THE PINELLAS COUNTY PROPERTY APPRAISER'S WEBSITE
- LB LICENSED BUSINESS NUMBER
- No. 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.



TRANSYSTEMS

508 SOUTH HERCULES AVENUE
CLEARWATER, FL 33764
PHONE: 727.822.4151
WWW.TRANSYSTEMS.COM
LICENSED BUSINESS NUMBER B169

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.

SKETCH OF DESCRIPTION
6160 ULMERTON ROAD
CLEARWATER

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

DANA A. WYLLIE, PSM, LS 5874

PINELLAS COUNTY

FLORIDA