

This Instrument Prepared By and Return To:

Dianna M. Lutz
Real Estate Specialist
Real Estate & Property Management
City of St. Petersburg
P.O. Box 2842
St. Petersburg, FL 33731-2842

Pinellas County Parcel Identification No.:
35-31-16-06102-003-0000

JOINDER AND CONSENT TO EASEMENT

(Drainage)

The undersigned, **PINELLAS COUNTY, FLORIDA**, a political subdivision of the State of Florida ("**Mortgagee**"), and holder of that certain Mortgage recorded in Official Records Book 22765, Pages 862 thru 889 of the Public Records of Pinellas County, Florida ("**Mortgage**"), encumbering that certain land situated in Pinellas County, Florida, ("**Property**"), which is more particularly described in **Exhibit "A"**, attached hereto and by this reference made a part hereof, does hereby consent to the **Perpetual and Non-Exclusive Public Drainage Easement** dated _____ (month) ____ (day), 2025, and recorded in Official Records Book _____, Pages _____ thru _____, of the Public Records of Pinellas County, Florida ("**Easement**") for the purpose of subordinating the lien of the Mortgage, as to the easement area only, as the same is described in the Easement and as set forth herein as **Exhibit "B"** to the rights of the City of St. Petersburg and the owners of said described property under the terms of the foregoing Easement. All corporate action exists or has been accomplished to duly authorize the officer of the Mortgagee to executing this Joinder and Consent to Easement on behalf of the Mortgagee so as to duly bind the Mortgagee to the terms and provisions of this Joinder and Consent to Easement.

(The remainder of this page left intentionally blank.)

WITNESSES:

Christine Corais
Witness Signature

Christine Corais
Typed, Printed or Stamped Name

Mailing Address of Witness:
315 Court St, Clearwater
FL 33756

Sandra L. Shields
Witness Signature

Sandra L. Shields
Typed, Printed or Stamped Name

Mailing Address of Witness:
315 Court Street.
Clearwater, FL 33756

PINELLAS COUNTY, FLORIDA, a political
subdivision of the State of Florida

By: Barry Burton
Signature

Barry Burton
Typed, Printed or Stamped Name

County Administrator
Title

APPROVED AS TO FORM
By: Derrill Motter
Office of the County Attorney

Type text here

STATE OF Florida)
COUNTY OF Pinellas)

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or
☐ online notarization, this 15 day of April, A.D. 2025, by
Barry Burton, as County Administrator of PINELLAS
COUNTY, FLORIDA, a political subdivision of the State of Florida, on behalf of said entity.
He/She is personally known to me or has produced _____ (Type of identification) as
identification, and appeared before me at the time of notarization.

Notary Public - State of Florida

Jo Alejandra Lugo
Notary Signature

APPROVED AS TO CONTENT AND FORM:

(Affix Notarial Seal)

City Attorney (Designee)
By: _____
Assistant City Attorney

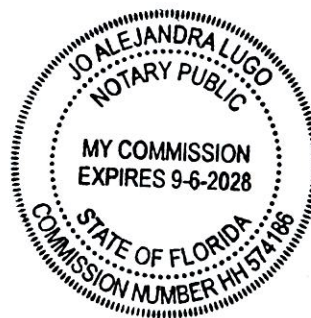


EXHIBIT "A"
(Legal Description of Property)

The land referred to herein below is situated in the County of Pinellas, State of Florida, and described as follows:

Unsubdivided Block A, Beauclaire Villas, according to the map or plat thereof as recorded in Plat Book 12, Page 61, Public Records of Pinellas County, Florida.

EXHIBIT "B"

(Legal Description and Illustration of Drainage Easement)

(See attachment)

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. 35, TWP. 31 S., RNG. 16 E.
PINELLAS COUNTY, FLORIDA



AVERY'S SUBDIVISION
PLAT BOOK H7, PAGE 6

LEGAL DESCRIPTION:

THE NORTH 20.00 FEET OF BLOCK A, BEAUCLAIRE VILLAS, AS
SHOWN ON THE MAP OR PLAT THEREOF RECORDED IN PLAT
BOOK 12, PAGE 61, OF THE PUBLIC RECORDS OF PINELLAS
COUNTY, FLORIDA.

CONTAINING 2,200 SQUARE FEET, (0.051 ACRE) MORE OR LESS.

20' WIDE ALLEY(P)

281.94'(P)

110'(P)
2,200 SQUARE FEET
(0.051± ACRE)

N 20.00' OF BLOCK A

BLOCK A,
BEAUCLAIRE VILLAS
(PB 12, PG 61)

281.92'(P)
31ST STREET SOUTH
MAXIMO ROAD(P)

110'(P)

30TH AVENUE SOUTH
CHEROKEE WAY(P)

LEGEND

(L) LEGAL DESCRIPTION
LB LICENSED BUSINESS
No. NUMBER
OR OFFICIAL RECORD BOOK
(P) PLAT BOOK 12, PAGE 61
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 1/50 OR SMALLER.

TRANSYSTEMS

585 SOUTH HERCULES AVENUE
CLEARWATER, FL 34764
PHONE 727.822.4151
WWW.TRANSYSTEMS.COM
LICENSED BUSINESS NUMBER 9103

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 12/16/24
FREDERICK S. BACHMANN, PLS, LS 5174

SKETCH OF DESCRIPTION
20' DRAINAGE EASEMENT
31ST ST S & 30TH AVE S
ST. PETERSBURG

PINELLAS COUNTY

FLORIDA

PROJECT NO.	2021-56
DATE:	6/20/2023
DRAWN:	TBM
SCALE:	1" = 50'
SHEET NO.	1 OF 1