

ATTACHMENT B – Purchase and Sale Contract

Project: Beckett bridge Replacement
Parcel No.: P805
PID No.: 001037A
Prepared by and return to:
Real Property Division
Attn: Joan Wilke
509 East Avenue South
Clearwater, FL 33756

RIPARIAN EASEMENT

THIS RIPARIAN EASEMENT made this 27 day of March, 2024, by TARPON SPRINGS YACHT CLUB INC., whose mailing address is 350 North Spring Blvd, Tarpon Springs, FL 34689, as owner of the property located at 350 N. Spring Blvd., Tarpon Springs, FL 34689 (“Grantor”) to PINELLAS COUNTY, a political subdivision of the State of Florida, whose address is 509 East Avenue South, Clearwater, Florida 33756, (“County”).

WHEREAS, Grantor is the fee simple owner of 350 N. Spring Blvd., Tarpon Springs, FL 34689, located on Whitcomb Bayou in Tarpon Springs, Florida; and

WHEREAS, County is replacing and improving the existing Beckett Bridge located on Whitcomb Bayou, project identification number noted above (“Project”); and

WHEREAS, in order to complete the Project, County must have satisfactory evidence of sufficient upland interest, as defined in Rule 18-21.003(65) of the Florida Administrative Code (“Sufficient Upland Interest”) to extend its sovereignty submerged lands lease from the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida; and

WHEREAS, Grantor has agreed to grant a non-exclusive perpetual Riparian Easement for the limited purpose of satisfying the requirements of Rule 18-21.003(65) of the Florida Administrative Code.

NOW, THEREFORE, Grantor, for and in consideration of the sum of One Dollar (\$1.00), and other good and valuable consideration, the receipt and sufficiency which is hereby

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acknowledged, grants County a nonexclusive perpetual Riparian Easement (“Easement”) over a portion of that certain property owned by Grantor and located in Pinellas County, Florida, to wit:

Lands described in the legal description attached as Exhibit “A” and made a part hereof (“Easement Area”).

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

1. The recitals set forth above are true and correct and incorporated herein by reference.
2. Grantor hereby warrants and covenants (a) that Grantor is the owner of fee simple title to the property in which the above-described Easement Area is located, and (b) Grantor has full right and lawful authority to grant and convey this Easement to County.
3. The Easement rights granted to the County are limited to demonstrating a Sufficient Upland Interest adjacent to the Project area.
4. Except for those acts reasonably necessary to accomplish the purposes of this Easement, County covenants not to do any acts or things that it could reasonably expect to cause damage to Grantor’s premises or interfere with the Grantor’s quiet enjoyment of their property.
5. No right of access by the general public to the Easement Area or any portion of the Grantor’s property is conveyed by this Easement.

[Signature Page to Follow]

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IN WITNESS WHEREOF, the Grantor has fully executed this Easement the day and year first written above.

SIGNED AND DELIVERED
IN THE PRESENCE OF:

GRANTOR:

WITNESSES:

Stan Rogers

Print Name:

Stan Rogers

Jennifer Cutting

Print Name:

Jennifer Cutting

Marta S. Spigner
PRESIDENT

TARPON SPRINGS YACHT CLUB INC.
(Print Name/Title)

STATE OF FLORIDA
COUNTY OF

Pinellas

The foregoing instrument was acknowledged before me by means of physical presence or

online notarization

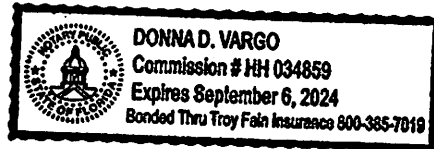
this 27 day of March, 2024

by Marta S Spigner.

Personally Known OR Produced Identification
Type of Identification Produced _____

(Notary Seal)

Donna VARGO
Notary Public
Printed Name of Notary:
Commission Number: _____
My Commission Expires: _____



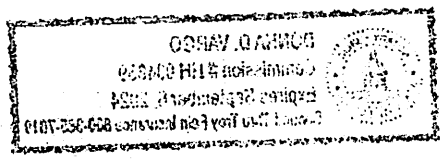
Very faint header text at the top of the page, possibly including a date or reference number.

Very faint body text in the upper section of the document, appearing as light gray marks.

Large, stylized handwritten signature or initials in the upper right quadrant of the page.

Very faint body text in the middle section of the document, appearing as light gray marks.

Very faint body text in the lower middle section of the document, appearing as light gray marks.



PINELLAS COUNTY
 PUBLIC WORKS
 SURVEY AND MAPPING DIVISION
 22211 U.S. HIGHWAY 19 N.
 CLEARWATER, FLORIDA 33765-2328



SECTION 12, TOWNSHIP 27 SOUTH, RANGE 15 EAST

DESCRIPTION

A portion of the grantor's tract as recorded in Official Records Book 15694, Page 112, of the public records of Pinellas County, Florida and being further described as follows:

A 1 foot strip of upland lying one foot easterly of the mean high water line of Tarpon Bayou lying within 8.2 feet of the South line of Parcel 1, as described in said Official Records Book 15694, Page 112, said South line of Parcel 1 also being the North right-of-way line of North Spring Boulevard and a westerly extension of the South line of lot 17 as recorded in Plat Book 3, Page 3 of the public records of Hillsborough County, Florida of which Pinellas County was formerly a part.

Containing 8 square feet more or less.

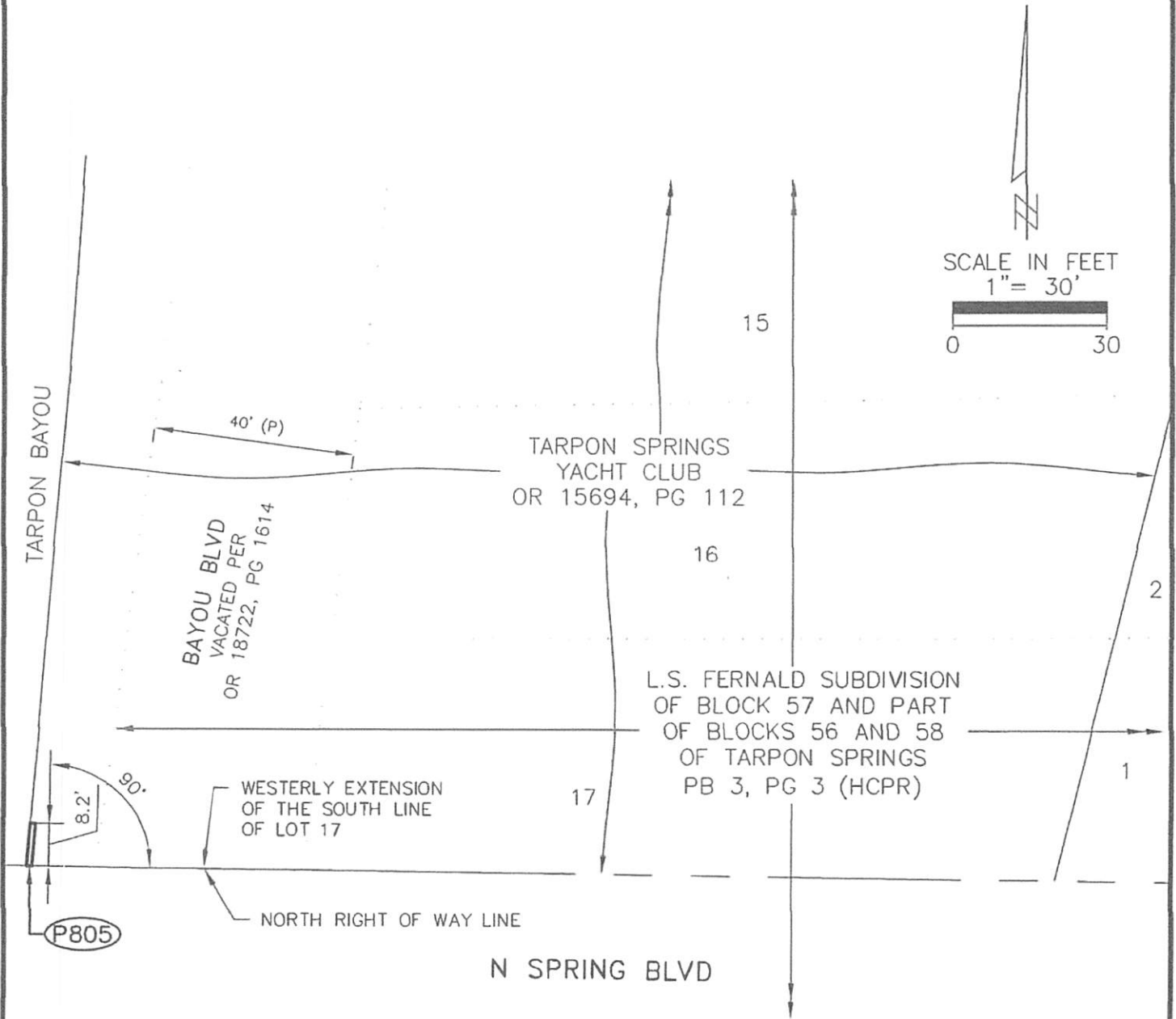
Additions or deletions by other than the Professional Surveyor and Mapper in responsible charge are prohibited. Sketch and/or Description is invalid without the original signature and seal of the Professional Surveyor and Mapper

CALCULATED BY: RAC	The above Sketch and Land description was prepared under my supervision and is true and correct to the best of my knowledge and belief.
CHECKED BY: PS	By: Pinellas County Survey and Mapping Division
S.F.N.: 1673	DATE <u>1-21-2022</u> PENNY STANDRIDGE SIMONE, LAND SURVEYOR CERTIFICATE NUMBER: 5240 STATE OF FLORIDA, PHONE # (727) 464-8904

SEAL



SECTION 12, TOWNSHIP 27 SOUTH, RANGE 15 EAST
 SKETCH - NOT A SURVEY



CALCULATED BY:	RAC
CHECKED BY:	PS
S.F.N.:	1673

LEGEND	
HCPR	HILLSBOROUGH COUNTY PUBLIC RECORDS
OR	OFFICIAL RECORDS BOOK
(P)	PLAT DATA
PB	PLAT BOOK
PG	PAGE