

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

Property Appraiser
Attn: Utilities

UTILITY EASEMENT

THIS UTILITY EASEMENT made this ____ day of _____ 2022, by BEN WARREN GILLEN and MOLLY GLASER, owners of the property located at 1804 Florida Avenue, Palm Harbor, Florida 34683-4700 ("Grantor") to PINELLAS COUNTY, a political subdivision of the State of Florida, whose address is 509 East Avenue South, Clearwater, Florida 33756 ("Grantee").

WITNESSETH

Grantor, for and in consideration of the sum of One Dollar (\$1.00), the vacation of the platted right-of-way pursuant to Resolution 22-_____, 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 non-exclusive perpetual utility easement ("Easement") over and across the following described property, located in Pinellas County, Florida, to wit:

That portion of the lands described in Exhibit "A" lying north of the westerly extension of the north line of the south 132.50 feet of the south half of Block 78, Town of Sutherland, according to the map or plat thereof as recorded in Plat Book H1, page 1, of the public records of Pinellas County, Florida, attached hereto and made a part hereof ("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 facilities ("Facilities"), under, over, and upon 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, with prior notification from Grantee to Grantor, for the Grantee's employees and contractors to have ingress and egress across the Grantor's property to the Easement Area and (d) the right to authorize use of this Easement by other public and private utilities as needed to provide power, telecommunications and other utilities as deemed necessary or appropriate by the Grantee.

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. Each party shall be liable for their own negligent acts, to include those of its employees, contractors, and invitees. 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 hereunto set their hand the day and year first above written.

SIGNED AND DELIVERED IN THE PRESENCE OF:

WITNESSES:

GRANTOR:

Molly Gillen
Print Name: Molly Gillen

By: [Signature]

Date: 9-6-2022

Print Name: BEN W. GILLEN

Susan K. Glaser
Print Name: Susan K. Glaser

WITNESSES:

GRANTOR:

Susan K. Glaser
Print Name: Susan K. Glaser

By: Molly Gillen

Date: 9/6/2022

Print Name: Molly Gillen

[Signature]
Print Name: BEN W. GILLEN

SECTION . . . 01 . . . TOWNSHIP . . . 28 . . . SOUTH, RANGE . . . 15 . . . EAST, . . . PINELLAS . . . COUNTY, FLORIDA

LEGAL DESCRIPTION and SKETCH

THIS IS NOT A SURVEY

LEGAL DESCRIPTION

THAT PART OF THE TOWN OF SUTHERLAND LYING IN SECTION 1, TOWNSHIP 28 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 5.00 FEET OF THE EAST HALF OF THE SOUTH 250.00 FEET OF 18TH STREET, A 50.00 FOOT RIGHT-OF-WAY LYING EAST OF BLOCK 79 AND WEST OF BLOCK 78 AND LYING NORTH OF AND ADJACENT TO THE NORTH RIGHT-OF-WAY OF GEORGIA AVENUE, ACCORDING TO THE MAP OR PLAT OF THE TOWN OF SUTHERLAND, AS FILED FOR RECORD IN THE OFFICE OF THE CLERK OF CIRCUIT COURT, MARCH 28TH 1888, HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY, FLORIDA WAS FORMERLY A PART.

ALSO KNOWN AS THE TOWN OF SUTHERLAND ON FILE IN PLAT BOOK H1, PAGE 1, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

PREPARED FOR

BEN GILLEN & MOLLY GLASER; ROBERT & JENNIFER SANER

ABBREVIATIONS

BLK = BLOCK
CL = CENTERLINE
COR = CORNER
EASMT = EASEMENT
FIR = FOUND IRON ROD
ID = IDENTIFICATION
IL = ILLEGIBLE
LS = LAND SURVEYING BUSINESS
M = MEASURED
NO = NUMBER
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
POT = POINT OF TERMINATION
R = RECORD
RLS = REGISTERED LAND SURVEYOR
R/W = RIGHT-OF-WAY
SR = SET 1/2" FROM ROD LB# 1834

Reviewed by: AL SL
Date: 6/20/2022
SPN: 0501_01390

LEGEND

—W— — U.G. WATER LINE



SHEET 1 OF 2

REVISED PER COMMENTS ON 6-20-2022 (1900950.DWG)

CERTIFICATION: I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE LEGAL DESCRIPTION AND SKETCH SHOWN HEREON SUBSTANTIALLY MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYING DESCRIBED IN THE STATE OF FLORIDA RULE 54-17, F.A.C. FURTHERMORE, THIS CERTIFICATION SHALL NOT EXTEND TO ANY OTHER PERSONS OR PARTIES OTHER THAN THOSE NAMED HEREON AND SHALL NOT BE VALID AND BINDING AGAINST THE UNDERSIGNED SURVEYOR WITHOUT THE THIRD PARTY VERIFIED DIGITAL SEAL AND SIGNATURE OF THE FLORIDA LICENSED SURVEYOR AND MAPPER. PRINTED COPIES OF THIS DOCUMENT WILL NOT BE CONSIDERED SIGNED AND SEALED.

George A. Shimp II

GEORGE A. SHIMP II, FLORIDA REGISTERED LAND SURVEYOR No. 2512

JOB NUMBER: 190095C DATE SURVEYED: 6-26-2021
DRAWING FILE: 190095C.DWG DATE DRAWN: 5-11-2022
LAST REVISION: 6-20-2022 X REFERENCE: N/A



M.A.
LB 1834

**GEORGE A. SHIMP II
AND ASSOCIATES, INCORPORATED**

LAND SURVEYORS LAND PLANNERS

3301 DeSOTO BOULEVARD, SUITE D

PALM HARBOR, FLORIDA 34883

PHONE (727) 784-6496 FAX (727) 786-1256

SECTION . . . 01 . . . TOWNSHIP . . . 28 . . . SOUTH, RANGE . . . 15 . . . EAST, . . . PINELLAS . . . COUNTY, FLORIDA



LEGAL DESCRIPTION and SKETCH

THIS IS NOT A SURVEY

0 50
GRAPHIC SCALE
1 inch = 50 feet

LESS THE N. 15' FOR R/W

FLORIDA AVE.

R/W WIDTH VARIES

TOWN OF SUTHERLAND
PLAT BOOK H1, PAGE 1

BLOCK 79

(A PORTION OF)
LOT 12(A PORTION OF)
LOT 12

18TH ST. 60' R/W (UNIMPROVED)

(A PORTION OF)
BLOCK 78(A PORTION OF)
BLOCK 7815' WATER
SYSTEM
ESMT10' UTIL. ESMT
(O.R.S. 5024, PG. 717)

15.00 FOOT WATER
SYSTEM EASEMENT
SHOWN HEREON IS
RECORDED IN
OFFICIAL RECORDS
BOOK 8804, PAGE
1821 & 8804,
PAGE 1778 OF THE
PUBLIC RECORDS
OF PINELLAS
COUNTY, FLORIDA.



SR - S.W. COR.
OF BLK. 78

GEORGIA AVE.

30' R/W

SHEET 2 OF 2

CERTIFICATION: I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE LEGAL DESCRIPTION AND SKETCH SHOWN HEREON SUBSTANTIALLY MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYING DESCRIBED IN THE STATE OF FLORIDA RULE 5A-17, F.A.C. FURTHERMORE, THIS CERTIFICATION SHALL NOT EXTEND TO ANY OTHER PERSONS OR PARTIES OTHER THAN THOSE NAMED HEREON AND SHALL NOT BE VALID AND BINDING AGAINST THE UNDERSIGNED SURVEYOR WITHOUT THE THIRD PARTY VERIFIED DIGITAL SEAL AND SIGNATURE OF THE FLORIDA LICENSED SURVEYOR AND MAPPER. PRINTED COPIES OF THIS DOCUMENT WILL NOT BE CONSIDERED SIGNED AND SEALED.

George A. Shimp II

GEORGE A. SHIMP II, FLORIDA REGISTERED LAND SURVEYOR No. 2512

JOB NUMBER: 190095C

DATE SURVEYED: 6-28-2021

DRAWING FILE: 190095C.DWG

DATE DRAWN: 1-23-2022

LAST REVISION: SEE SHEET 1

X REFERENCE: N/A



GEORGE A. SHIMP II
AND ASSOCIATES, INCORPORATED

LAND SURVEYORS LAND PLANNERS

3301 DeSOTO BOULEVARD, SUITE A

PALM HARBOR, FLORIDA 34683

PHONE (727) 784-8496 FAX (727) 786-1856

M.A.
LB 1834