

Return to:
City of Clearwater
Clearwater Gas System
777 Maple St.
Clearwater, F: 33755

Parcel I.D. No. 18-27-16-47520-000-0001

EASEMENT TERMINATION AND RELEASE

THIS EASEMENT TERMINATION AND RELEASE (“Easement Termination”) is given this _____ day of _____ 2020, by the City of Clearwater (“City” or “Grantee”), a Florida Municipal Corporation, whose mailing address is 600 Cleveland Street, Suite 600, Clearwater, Florida 33755 for the benefit of the Tarpon Springs Housing Authority, a public body corporate and politic established pursuant to Chapter 421 of the Florida Statutes, whose principal address is 500 S. Walton Avenue, Tarpon Springs, Florida 34689, (“Grantor”).

WHEREAS, the City owns and operates a municipal natural gas company d/b/a Clearwater Gas System; and

WHEREAS, the Grantor granted and conveyed to the City of Clearwater, Florida, an easement over, under and across certain land lying and being situate in the County of Pinellas, State of Florida, for the installation and maintenance of a natural gas facilities (the “Gas Utility Easement”); and

WHEREAS, Grantee has now, at the request of the Grantor, capped and abandoned the facilities within the Gas Utility Easement; and

NOW, THEREFORE, in consideration of ten dollars (\$10.00) and other good and valuable consideration in hand paid to the CITY, the receipt of which is hereby acknowledged, and intending to be legally bound, the City hereby agrees as follows:

1. Recitations. The foregoing recitations are true and correct and are incorporated herein by this reference.
2. Termination and Release of Easement. The City hereby terminates, releases and relinquishes all of its right, title and interest in and to that certain Gas Utility Easement granted by Grantor, dated January 15, 2019 and recorded April 9, 2019 in Official Records Book 20493 at Page 791 of the Public Records of Pinellas County, Florida (as more particularly described in Exhibit “A”, attached hereto and incorporated herein). The City hereby acknowledges that the Gas Utility Easement is no longer needed for the purpose intended and that this Easement Termination and Release is in the public interest. Grantor agrees, in consideration for the City’s execution of this Easement Termination and Release, to release and hold the City

harmless from and against any and all liability and damages that may arise by virtue of the City's release of the Easement.

3. Binding Effect. The covenants contained in this Easement Termination and Release are not personal but shall run with the land and shall be binding upon and inure to the benefit of the fee simple title holder of the Property, and their respective heirs, personal representatives, transferees, successors or assigns.

The Remainder of this Page Intentionally Left Blank

IN WITNESS WHEREOF, the City and Grantor have caused this instrument to be executed as of the day and year first written.

Signed, sealed and delivered
In the presence of:

TARPON SPRINGS HOUSING AUTHORITY, a
public body corporate and politic established
pursuant to Chapter 421 of the Florida Statutes.
500 Walton Avenue
Tarpon Springs, Florida, 34689

Kimberly Rossi

WITNESS signature

Kimberly Rossi
Print Witness Name

By: [Signature]

Robbin Redd

Executive Director

Print Name/Title

[Signature]

WITNESS signature

Francis Alonso
Print Witness Name

STATE OF Florida

COUNTY OF Pinellas

Before me, the undersigned authority, personally appeared Robbin Redd, as Executive Director

_____, whom, being duly authorized, personally executed the foregoing instrument on behalf of said LLC on the aforementioned date, and who acknowledged the execution thereof to be free act and deed for the use and purposes herein set forth, and who () is personally known to me, or who () did provide _____ as identification.

Kelly Lynn Hale
Notary Public - State of Florida

Kelly Lynn Hale
Type/Print Name

My commission expires:
July 29, 2023



Countersigned:

CITY OF CLEARWATER, FLORIDA

By: _____

Frank V. Hibbard
Mayor

William B. Horne II
City Manager

Approved as to form:

Attest:

Laura Mahony
Senior Assistant City Attorney

Rosemarie Call
City Clerk

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this _____ day _____, 2020, by Frank Hibbard and William B. Horne, II, the Mayor and City Manager, respectively, of the City of Clearwater, Florida, on behalf of the City who is personally known to me or who has produced _____ as identification.

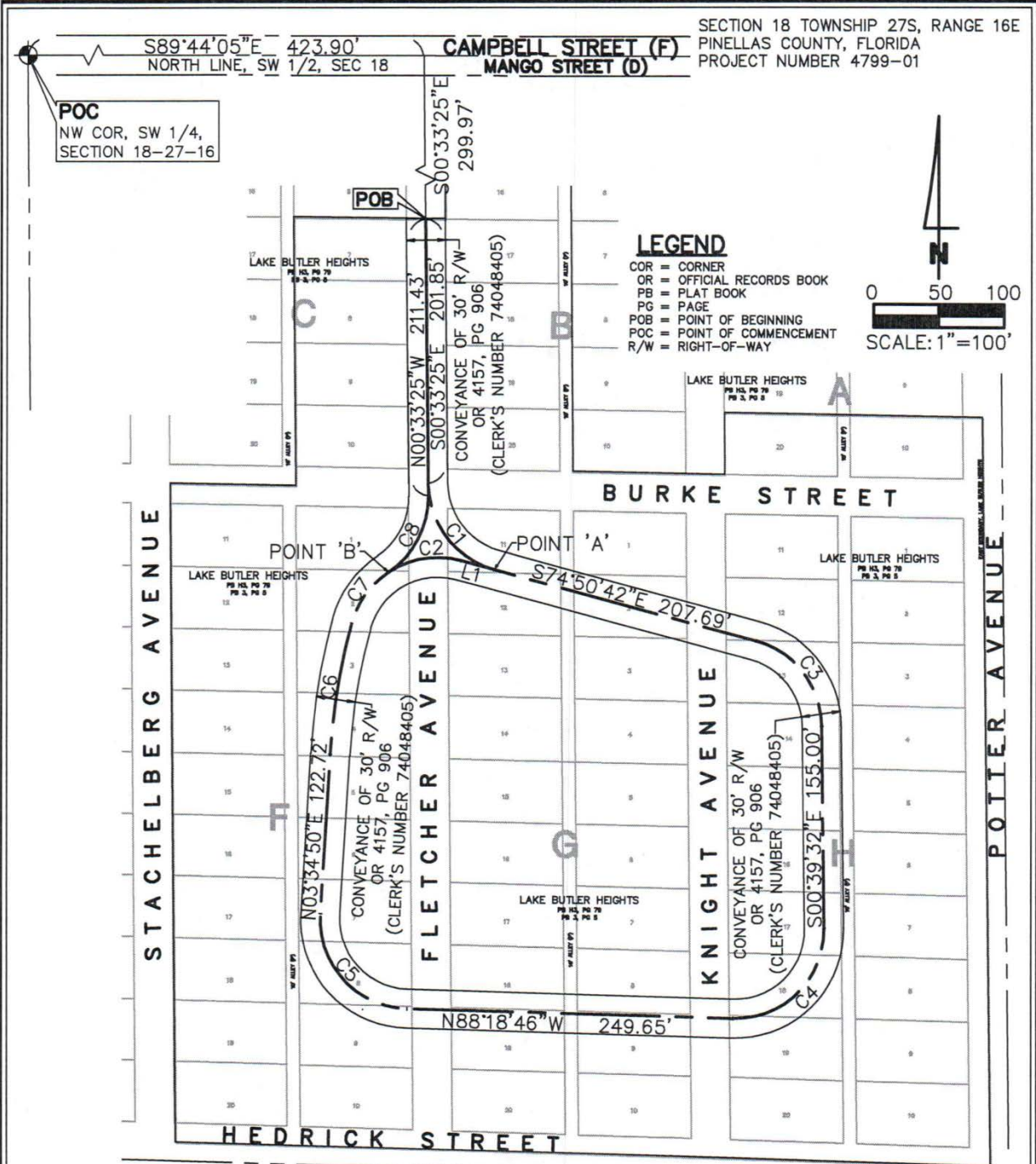
[Notary Seal]

Notary Public

Name typed, printed or stamped

My Commission Expires: _____

Exhibit "A"



NOT A SURVEY

SHEET 1 OF 3

ITEM	DATE	BY	QC
SKETCH & DESCRIPTION	10/02/18	JT	DHR
TARPON SPRINGS HOUSING AUTHORITY MANGO STREET, TARPON SPRINGS, FL R/W VACATION			



POLARIS ASSOCIATES INC.
PROFESSIONAL SURVEYING LB 6113
2165 SUNNYDALE BOULEVARD, SUITE D
CLEARWATER, FLORIDA 33765
(727) 461-6113

LEGEND

(L) = LEGAL
 (C) = CALCULATE

LINE TABLE		
LINE	BEARING	LENGTH
L1	N74°50'42"W(L)	26.31'
	N74°57'14"W(C)	

CURVE TABLE				
CURVE	ARC	RADIUS	DELTA	CHORD BEARING, LENGTH
C1 (L)	88.17'	68.00'	--	S37°42'03"E, 82.07'
C1 (C)	88.10'	68.00'	74°14'08"	S37°48'35"E, 82.07'
C2 (L)	57.68'	68.00'	--	S80°51'18"W, 55.97'
C2 (C)	57.68'	68.00'	48°36'13"	S80°44'46"W, 55.97'
C3 (L)	88.05'	68.00'	--	S37°45'07"E, 82.02'
C3 (C)	88.04'	68.00'	74°10'58"	N37°51'39"W, 82.02'
C4 (L)	109.60'	68.00'	--	S45°30'51"W, 98.12'
C4 (C)	109.61'	68.00'	92°21'07"	S45°24'19"W, 98.12'
C5 (L)	109.06'	68.00'	--	N42°21'58"W, 97.74'
C5 (C)	109.06'	68.00'	91°53'26"	N42°28'30"W, 97.74'
C6 (L)	101.34'	501.66'	--	N09°22'04"E, 101.17'
C6 (C)	101.34'	501.66'	11°34'28"	N09°15'32"E, 101.17'
C7 (L)	49.13'	68.00'	--	N35°51'18"E, 48.07'
C7 (C)	49.20'	68.00'	41°27'22"	N35°45'20"E, 48.13'
C8 (L)	67.78'	68.00'	--	N27°59'57"E, 65.01'
C8 (C)	67.78'	68.00'	57°06'42"	N27°53'25"E, 65.01'

NOT A SURVEY

SHEET 2 OF 3

ITEM	DATE	BY	QC	TARPON SPRINGS HOUSING AUTHORITY MANGO STREET, TARPON SPRINGS, FL R/W VACATION	 POLARIS ASSOCIATES INC. PROFESSIONAL SURVEYING LB 6113 2165 SUNNYDALE BOULEVARD, SUITE D CLEARWATER, FLORIDA 33765 (727) 461-6113
SKETCH & DESCRIPTION	10/02/18	JT	DHR		
H: \JN\4799\DWG\4799SD VAC.DWG					

DESCRIPTION

CONVEYANCE OF RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 4157, PAGES 906 THROUGH 908 (CLERK'S NUMBER 74048405) OF PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. RIGHT-OF-WAY BEING DESCRIBED AS FOLLOWS:

A 30.00 FOOT ROAD RIGHT-OF-WAY EASEMENT, BEING 15.00 FEET IN WIDTH ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: COMMENCE AT THE N.W. CORNER OF THE S.W. 1/4 OF SECTION 18, TOWNSHIP 27 SOUTH, RANGE 16 EAST AND GO S.89°44'05"E., 423.90 FEET, ALONG THE NORTH BOUNDARY OF SAID S.W. 1/4 (CENTERLINE OF MANGO STREET); THENCE S.00°33'25"E., 299.97 FEET, ALONG THE CENTERLINE OF FLETCHER AVENUE AS SHOWN ON THE PLAT OF LAKE BUTLER HEIGHTS AS RECORDED IN PLAT BOOK 3, PAGE 79 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, TO THE P.O.B.; THENCE S.00°33'25"E., 201.85 FEET; THENCE ALONG A CURVE TO THE LEFT THAT HAS A RADIUS OF 68.00 FEET, AN ARC LENGTH OF 88.17 FEET, A CHORD LENGTH OF 82.07 FEET, A CHORD BEARING OF S.37°42'03"E., TO REFERENCE POINT "A"; THENCE N.74°50'42"W., 26.31 FEET; THENCE ALONG A CURVE TO THE LEFT THAT HAS A RADIUS OF 68.00 FEET, AN ARC LENGTH OF 57.68 FEET, A CHORD LENGTH OF 55.97 FEET, A CHORD BEARING OF S.80°51'18"W., TO REFERENCED POINT "B"; THENCE, FROM THE PREVIOUSLY ESTABLISHED REFERENCED POINT "A", S.74°50'42"E., 207.69 FEET; THENCE ALONG A CURVE TO THE RIGHT THAT HAS A RADIUS OF 68.00 FEET, AN ARC LENGTH OF 88.05 FEET, A CHORD LENGTH OF 82.02 FEET, A CHORD BEARING OF S.37°45'07"E.; THENCE S.00°39'32"E., 155.00 FEET; THENCE ALONG A CURVE TO THE RIGHT THAT HAS A RADIUS OF 68.00 FEET, AN ARC LENGTH OF 109.60 FEET, A CHORD LENGTH OF 98.12 FEET, A CHORD BEARING OF S.45°30'51"W.; THENCE N.88°18'46"W., 249.65 FEET; THENCE ALONG A CURVE TO THE RIGHT THAT HAS A RADIUS OF 68.00 FEET, AN ARC LENGTH OF 109.06 FEET, A CHORD LENGTH OF 97.74 FEET, A CHORD BEARING OF N.42°21'58"W.; THENCE N.03°34'50"E., 122.72 FEET; THENCE ALONG A CURVE TO THE RIGHT THAT HAS A RADIUS OF 501.66 FEET, AN ARC LENGTH OF 101.34 FEET, A CHORD LENGTH OF 101.17 FEET, A CHORD BEARING OF N.09°22'04"E.; THENCE ALONG A CURVE TO THE RIGHT THAT HAS A RADIUS OF 68.00 FEET, AN ARC LENGTH OF 49.13 FEET, A CHORD LENGTH OF 48.07 FEET, A CHORD BEARING OF N.35°51'18"E., TO THE PREVIOUSLY ESTABLISHED REFERENCE POINT "B"; THENCE ALONG A CURVE TO THE LEFT THAT HAS A RADIUS OF 68.00 FEET, AN ARC LENGTH OF 67.78 FEET, A CHORD LENGTH OF 65.01 FEET, A CHORD BEARING OF N.27°59'57"E.; THENCE N.00°33'25"W., 211.43 FEET, TO THE P.O.B.

CONTAINING 1.057 ACRES, MORE OR LESS.

NOTES

1. BEARINGS ARE BASED ON THE SOUTH RIGHT-OF-WAY LINE OF CAMPBELL STREET, BEING ASSUMED AS S89°44'05"E.
2. LEGAL DESCRIPTION WAS PREPARED BY POLARIS ASSOCIATES, INC.
3. RE-USE OF THIS SKETCH FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE RE-USERS SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.
4. THIS SKETCH IS NOT INTENDED TO SHOW THE LOCATION OR EXISTENCE OF ANY JURISDICTIONAL, HAZARDOUS OR ENVIRONMENTALLY SENSITIVE AREAS.
5. THIS SKETCH 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.

CERTIFICATION

I HEREBY CERTIFY THAT THE SKETCH REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

Dan Rizzuto
 DAN H. RIZZUTO
 PROFESSIONAL LAND SURVEYOR
 LS 5227, STATE OF FLORIDA

NOT A SURVEY

SHEET 3 OF 3

ITEM	DATE	BY	QC	TARPON SPRINGS HOUSING AUTHORITY MANGO STREET, TARPON SPRINGS, FL R/W VACATION	 POLARIS ASSOCIATES INC. PROFESSIONAL SURVEYING LB 6113 2165 SUNNYDALE BOULEVARD, SUITE D CLEARWATER, FLORIDA 33765 (727) 461-6113
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