

Return to:
Jim Benwell
Engineering Department
City of Clearwater
P. O. Box 4748
Clearwater, FL 33758-4748

Parcel I. D. No. 02-29-15-87930-003-0010

GENERAL UTILITY EASEMENT

FOR AND IN CONSIDERATION of the sum of One Dollar (\$1.00) in hand paid, the receipt of which is hereby acknowledged, and the benefits to be derived therefrom, **Henry A. Bohanon and Annie L. Bohanon, husband and wife**, whose principal address 1650 Elizabeth Lane, Clearwater, FL 33755 ("Grantor") do hereby grant and convey to the **City of Clearwater, Florida**, a Florida Municipal Corporation ("Grantee"), its licensees, agents, successors and assigns a non-exclusive, general utility easement over, under and across the following described land lying and being situate in the County of Pinellas, State of Florida, to wit:

See Exhibit "A" appended hereto and by this reference made a part hereof ("Easement Premises")

This easement is for **any and all underground public utilities** installation, repair and maintenance only. The **CITY OF CLEARWATER, FLORIDA**, shall have the right to enter upon the above-described Easement Premises to construct, install, repair and maintain therein any and all public utilities provided by Grantee, and to inspect such utilities from time to time, together with all necessary, associated underground appurtenances thereto. Grantee shall be solely responsible for obtaining all governmental and regulatory permits required to exercise the rights granted herein.

The **CITY OF CLEARWATER, FLORIDA** covenants and agrees with Grantor that it shall promptly restore the Easement Premises and any affected areas surrounding the Easement Premises upon completion of any work activities undertaken in the exercise of these rights to at least the same quality of condition that existed as of the date Grantee first exercised any of its rights hereunder, and on each and every succeeding occasion thereafter. Grantee further represents and warrants that it shall diligently pursue the completion of all work activities in a timely manner.

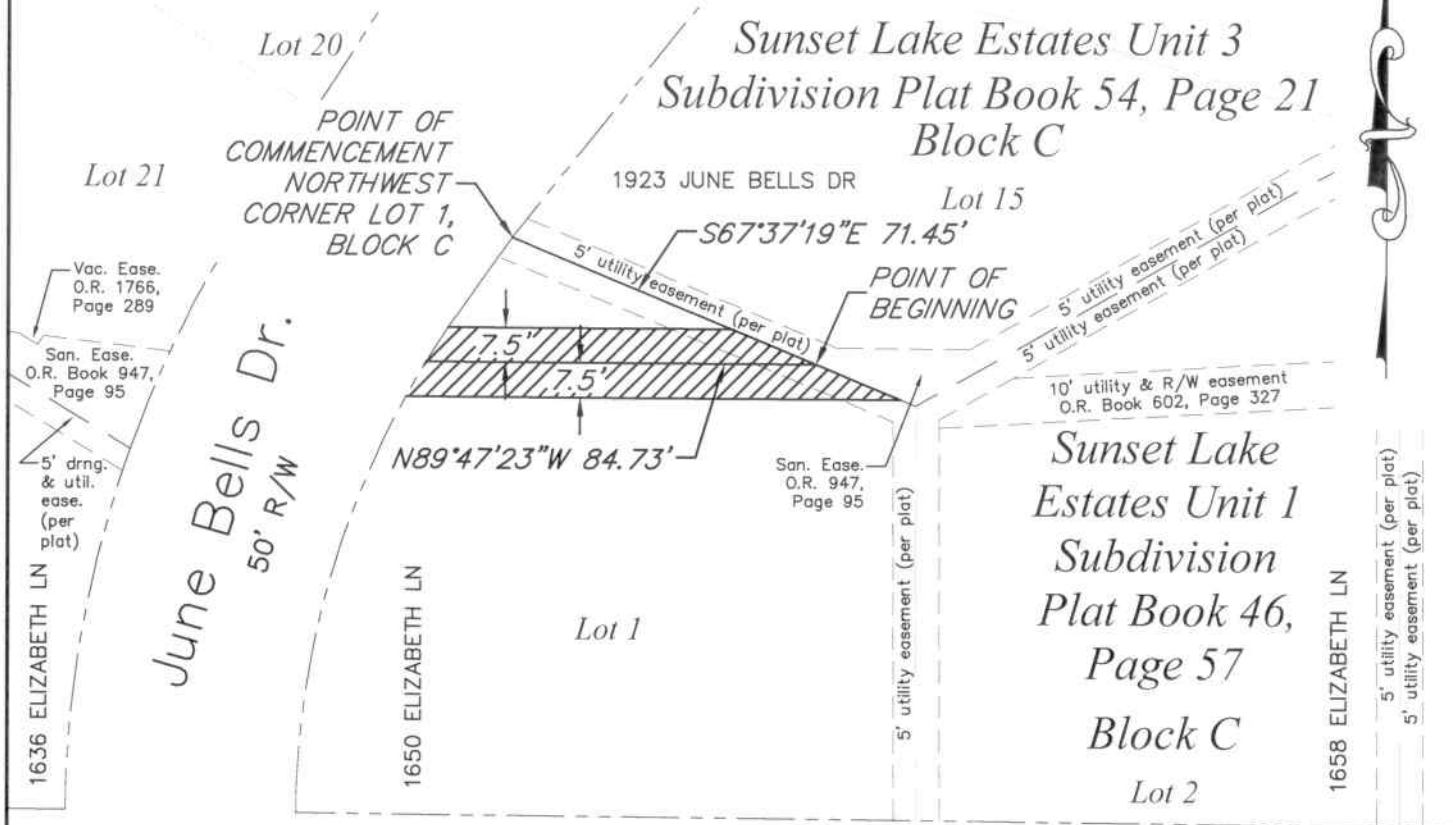
The **CITY OF CLEARWATER, FLORIDA** covenants and agrees with Grantor that it shall maintain reasonable access for Grantor, Grantor's invitees and the general public to Grantor's facilities at all times during the exercise of rights granted herein, and that it shall promptly restore the Easement Premises and any affected areas surrounding the Easement Premises upon completion of any project undertaken in the exercise of these rights to at least the same quality of condition that existed as of the date Grantee first exercised any of its rights hereunder. Grantee further represents and warrants that it shall diligently pursue the completion of all work activities in a timely and workmanlike manner and make reasonable effort to exercise the rights granted herein in such a manner as to cause the least interference with Grantor's business and in Grantor's use of the property.

In the event Grantor, its successors or assigns, should ever determine it necessary to relocate Grantee's facilities constructed within the Easement Premises to facilitate further development or redevelopment of the property encumbered hereby or any other reason in Grantor's sole discretion; then Grantor, its successors or assigns, in consultation with and upon approval of Grantee (such approval not to be unreasonably withheld, conditioned or delayed), shall provide an alternate easement for the utility facilities constructed within the Easement Premises, and shall at Grantor's sole cost and expense reconstruct the utility facilities within the alternate easement. Upon completion of the facilities relocation

N.T.S.

This is not a survey

EXHIBIT "A"



Elizabeth Ln.

60' R/W

Legal Description:

A 15' Utility Easement described as follows:

Commence at the Northwest corner of Lot 1, Block C in Sunset Lake Estates Unit 1 as recorded in Subdivision Plat Book 46, Page 57, in the Public Records of Pinellas County, Fl., thence South 67° 37' 19" East along the North property line of said Lot 1, a distance of 71.45 feet to the Point of Beginning of a 15.0 foot centerline easement, with 7.5 feet on each side and parallel to the centerline; thence North 89° 47' 23" West, a distance of 84.73' to a point on the right-of-way of June Bells Drive, where the centerline easement terminates with side lines of said strip to be shortened or lengthened at each point of intersection and change in direction of said centerline easement.

Lot 16

Lot 17

Linetype Legend

- Easement
- Lot Line
- Property Line
- Right-of-Way Line

Abbreviation Legend

- O.R. Official Record
- R/W Right-of-Way
- Vac. Vacated

CITY OF CLEARWATER
ENGINEERING DEPARTMENT

Utility Easement at
1650 Elizabeth Lane

DWG. NO.	SHEET	
Lgl_2016-01	1	OF 1
SECT-TWNSP-RNG	2	- 29S - 15E
DATE DRAWN	03-08-2016	

DRAWN BY	CHECKED BY
D. Melone, Jr.	T. Mahony