

THIS INSTRUMENT PREPARED BY:

Jerrold D. Simpson, Esq.
City Attorney's Office
City of Clearwater
600 Cleveland St. Suite 600
Clearwater, Florida 33755

**QUIT-CLAIM DEED AND RESERVATION OF
PUBLIC UTILITY EASEMENT**

THIS QUIT-CLAIM DEED AND RESERVATION OF PUBLIC UTILITY EASEMENT is made and given this _____ day of _____, 2024, by the City of Clearwater, whose post office address is 600 Cleveland Street, Suite 600, Clearwater, FL 33755 ("Grantor"), to **DD Gulf to Bay, LLC** whose address is 403 Corporate Center Dr., Ste 201, Stockbridge, GA 30281, ("Grantee").

The Grantor, for and in consideration of Ten Thousand and One/100 Dollars (\$10,001.00), and other good and valuable consideration paid by the Grantee, the receipt of which is acknowledged, hereby conveys to the Grantee, its successors and assigns forever, the following described parcel of land located in Pinellas County, Florida, to wit:

See Exhibit "A" & "B"

TO HAVE AND TO HOLD, the same in fee simple forever.

This Conveyance is made with no liens or encumbrances known to the Grantor, and subject only to any reserved easements, property taxes for the year of closing, covenants, restrictions, and other public utility easements of record. The Grantor has not performed any title examination related to this transaction and provides no warranties of title.

PROVIDED, HOWEVER, that Grantor reserves unto itself and its successors and assigns, and Grantee by acceptance hereby gives and grants unto Grantor and its successors and assigns, a non-exclusive, perpetual easement over, under, on, upon, through and across the Property conveyed hereby, for purposes of the maintenance, repair, modification, relocation, replacement, operation, and use of all public utility improvements, and any other necessary and appurtenant equipment under, across and above ground and as deemed reasonably necessary by Grantor (collectively, the "Public Utility Easement").

In the event the Grantor inspects and approves a lawfully permitted relocation of all applicable public utilities to a new location, and upon the conveyance of a proper easement to cover said relocated utilities, the reserved Public Utility Easement herein shall automatically terminate.

This instrument is executed pursuant to Fla. Stat. § 692.01 & 692.02.

THE CITY OF CLEARWATER, FLORIDA
(GRANTOR)

By: _____
Brian J. Aungst, Sr.

Approved as to form:

Attest:

Jerrod D. Simpson
Senior Assistant City Attorney

Rosemarie Call
City Clerk

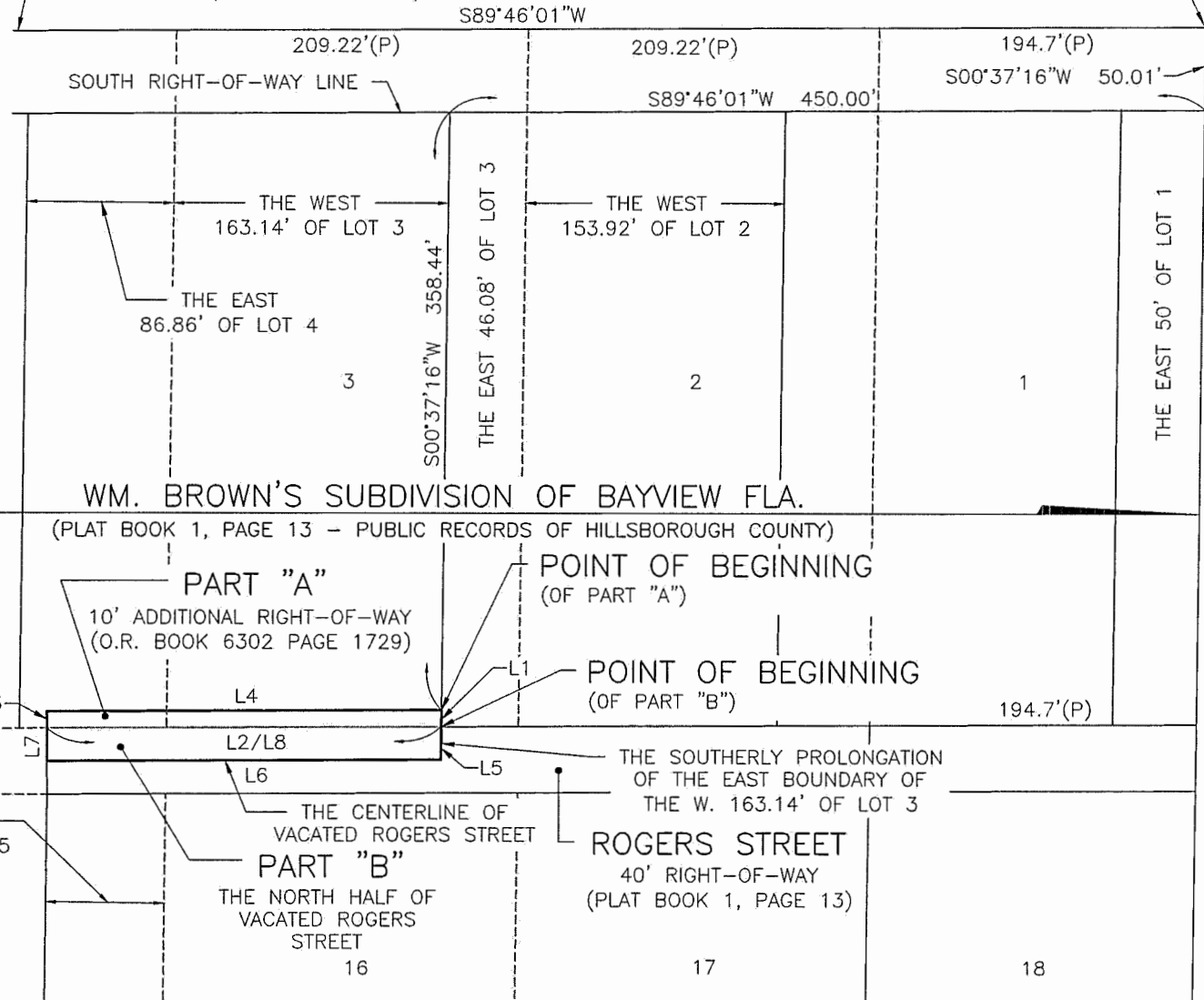
Exhibit "A"

THE NORTH BOUNDARY OF THE S.E. 1/4
OF SECTION 17, TOWNSHIP 29 SOUTH,
RANGE 16 EAST
GULF TO BAY BOULEVARD
(STATE ROAD No.60)

POINT OF COMMENCEMENT
THE NORTHEAST CORNER OF THE S.E. 1/4 OF
SECTION 17, TOWNSHIP 29 SOUTH, RANGE 16 EAST

LINE TABLE

LINE	BEARING	DISTANCE
L1	S00°37'16"W	10.00'
L2	S89°46'01"W	233.74'
L3	N00°13'59"W	10.00'
L4	N89°46'01"E	233.89'
L5	S00°37'16"W	20.00'
L6	S89°46'01"W	233.44'
L7	N00°13'59"W	20.00'
L8	N89°46'01"E	233.74'



LEGEND
(P)= PER PLAT
O.R. = OFFICIAL RECORD

NOT A SURVEY


				SCALE: 1"=100'	 Stantec 777 Harbour Island Blvd., STE 600, Tampa, FL 33602 800.643.4336 • 813.223.9500 • F813.223.0009 Stantec Consulting Services Inc. • www.Stantec.com Certificate of Authorization LB.7866	TITLE EXHIBIT "A"—PARCEL SKETCH AND DESCRIPTION		PROJECT NO. 215614892		
				TECH.		PROJ: <div></div>	INDEX NO: duke_sk01_r1			
1	REVISED TITLE	6/18/20	MHF	S-T-R 17-29S-16E		CLIENT: DAVIS DEVELOPMENT	DATE: 6/11/20		SHEET NO: 1 OF 2	
Δ NO.	REVISION DESCRIPTION	DATE	EMP.							

Exhibit "B"

PART "A"

THAT PORTION OF LOTS 3 AND 4, WM. BROWN'S SUBDIVISION OF BAYVIEW, FLORIDA, PER MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 13, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, HAVING BEEN CONVEYED TO THE CITY OF CLEARWATER AS ADDITIONAL RIGHT-OF-WAY FOR ROGERS STREET BY DEED RECORDED IN OFFICIAL RECORD BOOK 6302, PAGE 1729 OF THE PUBLIC RECORDS OF PINELLAS COUNTY FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 29 SOUTH, RANGE 16 EAST; THENCE SOUTH 00°37'16" WEST, 50.01 FEET, TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF GULF-TO-BAY BOULEVARD (S.R. 60), SAID POINT BEING THE NORTHEAST CORNER OF LOT 1, WM. BROWN'S SUBDIVISION OF BAYVIEW, FLORIDA AS RECORDED IN PLAT BOOK 1, PAGE 13 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA OF WHICH PINELLAS COUNTY WAS FORMERLY A PART; THENCE SOUTH 89°46'01" WEST, 450.00 FEET, ALONG SAID SOUTH RIGHT-OF-WAY LINE, TO THE NORTHEAST CORNER OF THE WEST 163.14 FEET OF LOT 3, [OF] SAID SUBDIVISION; THENCE SOUTH 00°37'16" WEST, 358.44 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°37'16" WEST, 10.00 FEET, TO THE SOUTHEAST CORNER OF SAID WEST 163.14 FEET OF LOT 3; THENCE SOUTH 89°46'01" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF ROGERS STREET, 233.74 FEET, TO A POINT ON THE EAST BOUNDARY OF THE VACATED RIGHT-OF-WAY OF ROGERS STREET, AS RECORDED IN O.R. [BOOK] 3095, PAGE 79, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE NORTH 00°13'59" WEST, 10.00 FEET; THENCE NORTH 89°46'01" EAST, 233.89 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

PART "B"

A PORTION OF VACATED ROGERS STREET, WM. BROWN'S SUBDIVISION OF BAYVIEW, FLORIDA, PER MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 13, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, BEING APPURTENANT TO THE WEST 163.14 FEET OF LOT 3, AND PART OF THE EAST 86.86 FEET OF LOT 4 OF SAID SUBDIVISION, SAID PORTION ALSO BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 6302, PAGE 1729 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, SAID CORNER BEING LOCATED ON THE SOUTH BOUNDARY OF LOT 3 OF WM. BROWN'S SUBDIVISION OF BAYVIEW, FLORIDA, PER MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 13, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, AND RUN THENCE ALONG THE SOUTHERLY PROLONGATION OF THE EAST BOUNDARY OF THE WEST 163.14 FEET OF SAID LOT 3, A DISTANCE OF 20.00 FEET TO THE CENTERLINE OF SAID VACATED ROGERS STREET; THENCE S.89°46'01"W., ALONG SAID CENTERLINE, 233.44 FEET TO A POINT OF INTERSECTION WITH THE EAST BOUNDARY OF THAT PORTION OF ROGERS STREET HAVING BEEN VACATED THROUGH CITY OF CLEARWATER RESOLUTION No.69-18, AS RECORDED IN OFFICIAL RECORD BOOK 3095, PAGE 79, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE N.00°13'59"W. ALONG SAID EAST BOUNDARY, 20.00 FEET TO THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORD BOOK 6302, PAGE 1729, SAID CORNER BEING LOCATED ON THE SOUTH BOUNDARY OF LOT 4 OF AFOREMENTIONED WM. BROWN'S SUBDIVISION; THENCE N.89°46'01"E., ALONG SOUTHERLY BOUNDARY OF SAID LOT 4 AND THE SOUTHERLY BOUNDARY OF AFOREMENTIONED LOT 3, 233.74 FEET TO THE POINT OF BEGINNING.

NOTES:

1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY OR OWNERSHIP OTHER THAN THOSE INDICATED HEREON WERE PROVIDED TO OR PURSUED BY THE UNDERSIGNED.
2. PAPER COPIES OF THIS DOCUMENT ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER INDICATED BELOW. ELECTRONIC VERSIONS OF THIS DOCUMENT ARE NOT VALID UNLESS THEY CONTAIN AN ELECTRONIC SIGNATURE AS PROVIDED FOR BY CHAPTER 5J-17.062, FLORIDA ADMINISTRATIVE CODE.
3. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH BOUNDARY OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 29 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, BEING ASSUMED AS S.89°46'01"W.

STANTEC CONSULTING SERVICES INC.. CERTIFICATE OF AUTHORIZATION No.L.B.7866

MARK H. FOSTER, PSM
FLORIDA LICENSE No.L.S.5535




Digitally signed by

Mark H Foster

Date: 2020.06.19

07:25:32 -04'00'

NOT A SURVEY

				SCALE: N/A	 777 Harbour Island Blvd., STE 600, Tampa, FL 33602 800.643.4336 • 813.223.9500 • FB13.223.0009 Stantec Consulting Services Inc. • www.Stantec.com Certificate of Authorization LB.7866	TITLE	EXHIBIT "B"—PARCEL SKETCH AND DESCRIPTION	PROJECT NO. 215614892
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