

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

## GENERAL UTILITY EASEMENT

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars (\$10.00) in hand paid, the receipt of which is hereby acknowledged, and the benefits to be derived therefrom, **RNSS Investments LLC**, a Florida Limited Liability Company, whose mailing address is 50 Bahama Circle, Tampa, FL 33606 ("Grantor"), does hereby grant and convey to the **City of Clearwater, Florida**, a Florida municipal corporation ("Grantee"), its licensees, agents, successors and assigns a non-exclusive easement over, under, across and through 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. The **CITY OF CLEARWATER, FLORIDA**, shall have the right to enter upon the above-described premises to construct, reconstruct, install and maintain therein any and all public utilities provided by Grantee, (collectively, "Facilities"), and to inspect and alter such Facilities from time to time. 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.

Grantor warrants and covenants with Grantee that Grantor is the owner of fee simple title to the herein described Easement Premises, and that Grantor has full right and lawful authority to grant and convey this easement to Grantee, and that Grantee shall have the non-exclusive, limited purpose quiet and peaceful possession, use and enjoyment of this easement. It is expressly understood that Grantor reserves all rights of ownership of the Easement Premises not inconsistent with the easement rights granted herein.

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; then Grantor, its successors or assigns, in consultation with and upon approval of Grantee, 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 Grantee shall cause this easement to be vacated and evidence of vacation duly recorded in the public records of Pinellas County, Florida.

This easement is binding upon the Grantor, the Grantee, their heirs, successors and assigns. The rights granted herein shall be perpetual and irrevocable and shall run with the land, except by the written mutual agreement of both parties, or by abandonment of the Easement Premises by Grantee.

IN WITNESS WHEREOF, the undersigned grantor has caused these presents to be duly executed this 7th day of February, 2017.

Signed, sealed and delivered  
in the presence of:

RNSS Investments LLC

[Signature]  
Witness signature

ROBERT COVINGTON  
Print witness name

By: [Signature]

R. Khant, MM  
Print Name/Title

[Signature]  
Witness signature

Jason Chokel  
Print witness name

STATE OF FLORIDA :  
: SS  
COUNTY OF PINELLAS :

Before me, the undersigned authority, personally appeared R. Khant, of RNSS Investments LLC, who executed the foregoing instrument, and who acknowledged the execution thereof to be his/her free act and deed personally, for the use and purposes herein set forth, and who [☒] is personally known to me, or who [☐] did produce \_\_\_\_\_ as identification.

[Signature]  
Notary Public - State of Florida

Jason Chokel  
Type/Print Name

My commission expires:

Sept 2019



## AFFIDAVIT OF NO LIENS

STATE OF FLORIDA               :  
  : **SS**  
COUNTY OF PINELLAS        :

**BEFORE ME**, the undersigned authority, personally appeared Yulan Liu, whom, being duly authorized does depose and say:

1. That aforesaid party is the owner of legal and equitable title to the following described property in Pinellas County, Florida, to wit:

**See Exhibit "A" appended hereto and by this reference made a part hereof**

2. That there has been no labor performed or materials furnished on said property for which there are unpaid bills for labor or materials against said property, other than those which will be paid during the normal course of business, except: (list, or if none, insert "**NONE**". If no entry, it will be deemed that "**NONE**" has been entered.)

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3. That there are no liens or encumbrances of any nature affecting the title of the property herein described, except easements and restrictions of record, any encroachments, overlaps or other rights of third parties which would be shown by a current survey, except: (list, or if none, insert "**NONE**." If no entry, it will be deemed that "**NONE**" has been entered.)

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4. That no written notice has been received for any public hearing regarding assessments for improvements by any government, and there are no unpaid assessments against the above described property for improvements thereto by any government, whether or not said assessments appear of record.

5. That there are no outstanding sewer service charges or assessments payable to any government.

6. That the representations embraced herein have been requested by the **CITY OF CLEARWATER**, its agents, successors and assigns to rely thereon in connection with the granting of the easement herein being conveyed to encumber the above-described property.

Signed, sealed and delivered  
In the presence of:

[Signature]  
Witness signature

ROBERT COLLINGTON  
Print Witness Name

[Signature]  
Witness signature

Jason Chokel  
Print Witness Name

RNSS Investments LLC

By: [Signature]

R. Khant RN  
Print Name/Title

STATE OF FLORIDA :  
: ss  
COUNTY OF PINELLAS :

Before me, the undersigned authority, personally appeared R. Khant of RNSS Investments LLC, who executed the foregoing instrument, and who acknowledged the execution thereof to be his/her free act and deed personally, for the use and purposes herein set forth, and who ☒ is personally known to me, or who ☐ did produce \_\_\_\_\_ as identification.

[Signature]  
Notary Public - State of Florida

Jason Chokel  
Type/Print Name

My commission expires:  
Sept 2019

