

EXHIBIT A TO RESOLUTION 20-08

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

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, **Florida Spine Properties, LLC**, a Florida Limited Liability Company, whose mailing address is 2250 Drew St. Clearwater, Florida 33765 ("Grantor"), does hereby grant and convey to the **City of Clearwater, Florida**, a Florida Municipal Corporation, whose mailing address is P.O. Box 4748, Clearwater, Florida 33758-4748 ("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")

The **CITY OF CLEARWATER, FLORIDA**, shall have the right to enter upon the above-described premises and construct, reconstruct, install and maintain therein any and all utilities, together with appurtenances thereto (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 12 day of February, 2020.

Signed, sealed and delivered
in the presence of:

Florida Spine Properties, LLC

Gabriel Slater
Witness signature

Gabriel Slater
Print witness name

Rucho

Roger Davis
Witness signature

Roger Davis
Print witness name

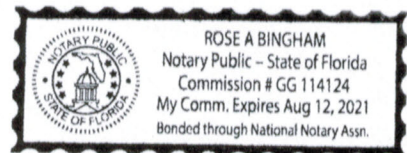
STATE OF FLORIDA :
COUNTY OF PINELLAS : ss

Before me, the undersigned authority, personally appeared Rhonda Librado, as manager Florida Spine Properties, 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.

Rose A Bingham
Notary Public - State of Florida

Rose A Bingham
Type/Print Name

My commission expires: 8/12/21



AFFIDAVIT OF NO LIENS

STATE OF FLORIDA :
 :
COUNTY OF PINELLAS :
 :

BEFORE ME, the undersigned authority, personally appeared Rhonda Librado
as manager of Florida Spine Properties, LLC., 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.)

NONE

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.)

NONE

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.

IN WITNESS WHEREOF, the undersigned grantor has caused these presents to be duly executed
this 12 day of February, 2020.

Signed, sealed and delivered
in the presence of:

Florida Spine Properties, LLC

Gabriel Slater
Witness signature

Gabriel Slater
Print witness name

[Signature]
Witness signature

Roger Davis
Print witness name

STATE OF FLORIDA :

: ss

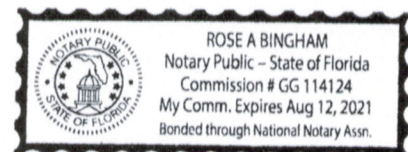
COUNTY OF PINELLAS :

Before me, the undersigned authority, personally appeared Rhonda Librado, as manager Florida Spine Properties, 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.

Rose A Bingham
Notary Public - State of Florida

Rose A. Bingham
Type/Print Name

My commission expires: 8/12/21



**NW COR OF
NW 1/4 OF NW 1/4
OF SECTION 18, TWP 29S
RGE 16 EAST**

"EXHIBIT A"



LEGAL DESCRIPTION AND SKETCH
OF UTILITY EASEMENT FOR
SANITARY SEWER USE

CENTERLINE OF DREW STREET

S89°22'51"E 553.20'(D)

**S00°18'05"W
50.00'(D)**

DREW STREET

SOUTH RIGHT OF WAY LINE OF DREW STREET

S89°22'51"E 220.00'(M)(D)

LEGAL DESCRIPTION:

BEING A PORTION OF 2251 DREW STREET,
CLEARWATER, FLORIDA, MORE PARTICULARLY DESCRIBED
AS FOLLOWS:

COMMENCING AT THE NW CORNER OF THE NW 1/4 OF NW 1/4
OF SECTION 18, TOWNSHIP 29 SOUTH, RANGE 16 EAST;
THENCE RUNNING S89°22'51"E, ALONG THE CENTERLINE OF
DREW STREET, 553.20 FEET; THENCE DEPARTING
CENTERLINE AND RUNNING S00°18'05"W, A DISTANCE OF
50.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE
OF DREW STREET; THENCE RUNNING WITH SAID LINE
S89°22'51"E, A DISTANCE OF 220.00 FEET; THENCE
DEPARTING SAID LINE AND RUNNING S00°18'05"W, A
DISTANCE OF 318.60 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUE S00°18'05"W, A DISTANCE OF 40.00
FEET; THENCE RUNNING N89°22'51"W, A DISTANCE OF 10.00
FEET; THENCE RUNNING N00°18'05"E, A DISTANCE OF 40.00
FEET; THENCE RUNNING S89°22'51"E, A DISTANCE OF 10.00
FEET TO THE POINT OF BEGINNING.

POINT OF THE
BEGINNING

S89°22'51"E 10.00'

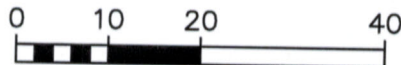
S0°18'05"W 318.60'

S0°18'05"W 358.60' OVERALL LINE

**ADJACENT PARCEL
18.29.16.00000.220.0300**

BEING A PORTION OF
2251 DREW STREET
CLEARWATER, FLORIDA

18.29.16.00000.220.0300



SCALE: 1" = 20'

N0°18'05"E 40.00'

10'x40' AREA OF EASEMENT

S0°18'05"W 40.00'

N89°22'51"W 220.00'(P)

N89°22'51"W 10.00'

**ADJACENT
PARCEL**

18.29.16.00000.220.0500

NOT A SURVEY

I HEREBY CERTIFY THAT THIS SKETCH IS TRUE AND CORRECT
AND IS NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC
SIGNATURE AND SEAL, OR A RAISED EMBOSSED SEAL AND SIGNATURE

BILL HYATT

Surveyor & Mapper Number 4636