

Exhibit "A" to
Resolution 20-48

Return to:
Clearwater Gas System
777 Maple St.
Clearwater, FL 33755

Parcel I. D. No. **07-30-15-00000-430-1000**

GAS 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, Jones Properties LLC, a Florida Resident/Company/Association whose principal address is 301 W Platt St #393, Tampa FL 33606 ("Grantor") does hereby grant and convey to the **CITY OF CLEARWATER, FLORIDA**, a Florida municipal corporation ("Grantee"), a non-exclusive, gas utility easement over, under and across the following described land lying and being situate in the County of Pinellas, State of Florida, to wit:

As more particularly described and depicted in EXHIBIT "A" appended hereto and by this reference made a part hereof (the "Servient Property")

This easement is for **natural gas distribution pipes and appurtenant facilities only**. Clearwater Gas System, a component of the **CITY OF CLEARWATER, FLORIDA**, shall have the right to enter upon the above-described premises to construct, reconstruct, install and maintain therein the herein referenced natural gas transmission pipes, 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. Grantor and Grantee, for themselves, their heirs, successors and assigns, agree as follows:

1. Grantor hereby grants to Grantee, its successors and assigns a non-exclusive five (5) feet easement (herein referred to as the "Easement Area"), in perpetuity on, over, under, across and through the Servient Property described in **Exhibit "A"**, attached hereto, for the purpose of constructing, operating, inspecting and maintaining, underground conduit, pipes, facilities appurtenant equipment for the provision of natural gas as the same may be installed from time to time; with the right to reconstruct, improve, add to, enlarge, change the size of and remove such facilities or any of them within the Easement Area. In the event the Easement Area crosses any roadway, sidewalk or other impervious area, Grantor will require Grantee to perform installations and repairs without removing said surface improvement. This may require a directional bore or other contractor suggested and owner approved method.
2. Grantee by acceptance hereof, agrees to construct, repair and maintain, at its sole cost and expense, the Facilities which shall comply with all applicable rules and regulations. In the event Grantee shall perform any construction, repairs, alteration, replacement, relocation or removal of any Facilities, Grantee shall thereafter restore any improvements, including landscaping and related irrigation, disturbed thereby to as near as practicable the condition which existed prior to such activities.
3. The Grantor shall have and retains the right to construct improvements on, maintain and utilize the Easement Area (including, but not limited to, the construction of driveways, parking areas, landscaping and related improvements) provided such construction does not unreasonably impair Grantee's access to the Easement Area or Grantee's ability to repair, replace and service the Facilities within the Easement Area.

4. Nothing herein shall create or be construed to create any rights in or for the benefit of the general public in or to the Easement Area.

5. This Easement shall not be changed, altered or amended except by an instrument in writing executed by Grantor and Grantee or their respective successors and assigns; provided, however, that in the event Grantee shall abandon the use of the Easement Area, then Grantee shall, within a reasonable time thereafter, release and convey to Grantor or its successors and assigns all rights hereby granted pursuant to this Easement.

6. This Easement and all conditions and covenants set forth herein are intended to be and shall be construed as covenants running with the land, binding upon and inuring to the benefit of Grantor or Grantee, as the case may be, and their respective successors and assigns.

7. Grantor warrants and covenants with Grantee that it is the owner of fee simple title to the herein described Servient Parcel, 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.

The Remainder of this Page Intentionally Left Blank

IN WITNESS WHEREOF, the undersigned Grantor has caused these presents to be duly executed this 4th day of June, 2020.

Signed, sealed and delivered
In the presence of:

<Jones Properties LLC>

Colleen Jones
WITNESS signature

Colleen Jones
Print Witness Name

By: Chris Jones

Chris Jones / member
Print Name/Title

Katie Jones
WITNESS signature

Katie Jones
Print Witness Name

STATE OF FLORIDA :
: ss
COUNTY OF Hillsborough :

Before me, the undersigned authority, personally appeared Chris Jones,
as member of Jones Properties LLC, a Florida Company, 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.

Darlene Walker
Notary Public - State of Florida

Darlene Walker
Type/Print Name

My commission expires:

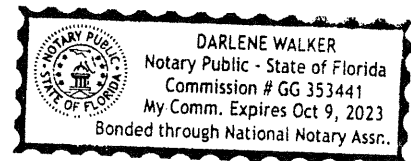


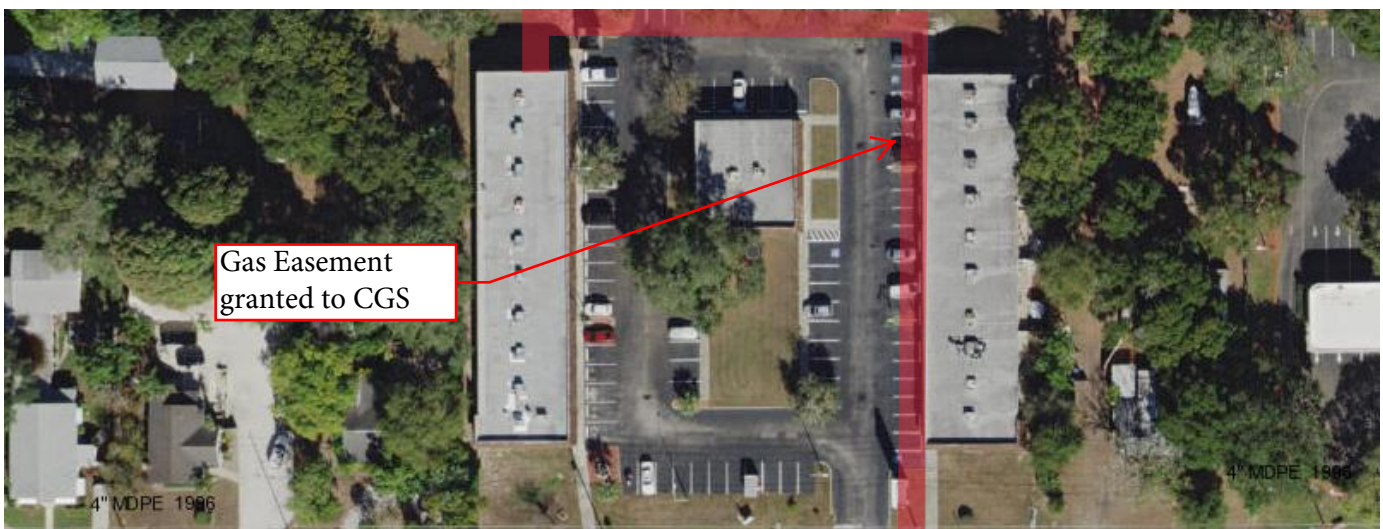
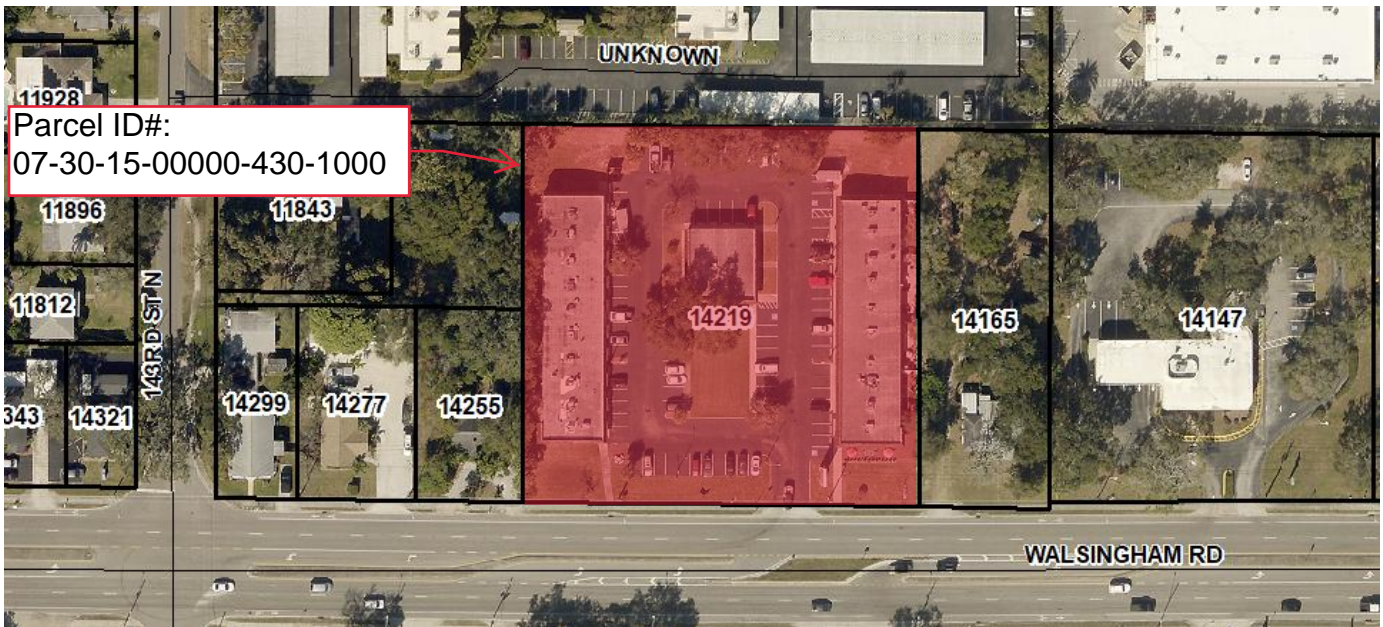
Exhibit A

Sketch of Description

(To be replaced with original document)

Localz Bar & Grill

14219 Walsingham Rd. Largo, FL 33774 – Parcel ID#: 07-30-15-00000-430-1000



AFFIDAVIT OF NO LIENS

STATE OF FLORIDA :
 : ss
COUNTY OF Pinellas:

BEFORE ME, the undersigned authority, personally appeared Chris Jones, as member of Jones Properties LLC, whom, being duly authorized does depose and say:

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

As more particularly described and depicted in EXHIBIT "A" appended hereto and by this reference made a part hereof

2. That said property is now in the possession of the record owner.
3. 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

4. That there are no liens or encumbrances of any nature affecting the title of the property herein described, except leasehold tenancies, 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

5. 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.
6. That there are no outstanding sewer service charges or assessments payable to any government.
7. 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 a gas utility easement to encumber the above-described property.

Signed, sealed and delivered
In the presence of:

Jones Properties LLC

Colleen Jones
WITNESS signature
Colleen Jones
Print Witness Name

By: Chris Jones
Chris Jones / member
Print Name/Title

Katie Jones
WITNESS signature
Katie Jones
Print Witness Name

Sworn to and subscribed to before me this 4th day of June, 2020.

D. Walker
Notary Public - State of Florida
Darlene Walker
Type/Print Name

My Commission Expires:

