

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

SIDEWALK 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, **YASMINE MOHAMED GALAL MEKAWY and ASHRAF AHMED RAGAB**, whose mailing address is 1988 Gulf to Bay Blvd., Clearwater, FL 33765-3550 ("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")

This easement is for **public sidewalk** repair, maintenance and replacement. The **CITY OF CLEARWATER, FLORIDA**, shall have the right to enter upon the above-described premises and to maintain thereon such sidewalk and to inspect and alter and/or replace same 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.

The **General Public** shall have full and free use of said sidewalk at any time and all times for traveling purposes.

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 Facilities constructed within the Easement Premises, and shall at Grantor's sole cost and expense reconstruct the 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 14th day of May, 2021

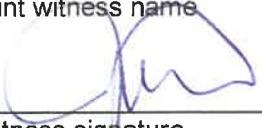
Signed, sealed and delivered
in the presence of:

Grantor


ASHRAF AHMED RAGAB


Witness signature

ASTRID SANCHEZ
Print witness name



Witness signature

Jennifer Williams
Print witness name


Signed, sealed and delivered
in the presence of:

Grantor


YASMINE MOHAMED GALAL MEKAWY


Witness signature

ASTRID SANCHEZ
Print witness name


Witness signature

Jennifer Williams
Print witness name



AFFIDAVIT OF NO LIENS

STATE OF FLORIDA :
: ss
COUNTY OF PINELLAS :

BEFORE ME, the undersigned authority, personally appeared Ashraf A. Ragab
and Yasmine MG Mekawy 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.)

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.)

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 14th day of May, 2021.

STATE OF FLORIDA]
COUNTY OF PINELLAS]

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 14th May 2021 (date) by Ashraf Ragab, who is personally known to me or who has produced D. License (type of identification) as identification.

WITNESS my hand and official seal this 14th day of May, 2021.

[Signature]
Notary Public

STATE OF FLORIDA]
COUNTY OF PINELLAS]

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 14th (date) by Marjorie M G. McKay, who is personally known to me or who has produced D. License (type of identification) as identification.

WITNESS my hand and official seal this 14th day of May, 2021.

[Signature]
Notary Public



Signed, sealed and delivered
in the presence of:

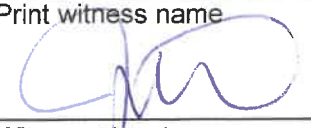
Grantor


ASHRAF AHMED RAGAB


Witness signature

ASTRIS SANCHEZ

Print witness name


Witness signature


Jennifer Williams

Print witness name

Signed, sealed and delivered
in the presence of:

Grantor


YASMINE MOHAMED GALAL
MEKAWY


Witness signature

ASTRIS SANCHEZ

Print witness name


Witness signature

Jennifer Williams

Print witness name

STATE OF FLORIDA]
COUNTY OF PINELLAS]

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online
notarization, this 14th of May 2021 (date) by Ashraf A. Ragab, who is

personally known to me or who has produced D. License (type of identification) as identification.

WITNESS my hand and official seal this 14th day of May, 2021.

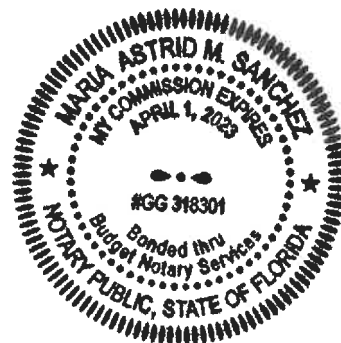

Notary Public

STATE OF FLORIDA]
COUNTY OF PINELLAS]

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 14th May 2021 (date) by Yasmine MG Mekawy, who is personally known to me or who has produced D. License (type of identification) as identification.

WITNESS my hand and official seal this 14th day of May, 2021.


Notary Public



SKETCH & DESCRIPTION

LEGAL DESCRIPTION:

THE EAST FOUR FEET OF THE UNNAMED TRACT OF R.T. MARKLEY, AS RECORDED IN PLAT BOOK 10, PAGE 29 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

BEGIN AT THE SOUTHEAST CORNER OF LOT 5, BLOCK 13 OF R.T. MARKLEY, AS RECORDED IN PLAT BOOK 10, PAGE 29 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE S00°39'05"W ALONG THE WEST RIGHT OF WAY OF LIME AVENUE, A DISTANCE OF 119.94 FEET; THENCE N89°15'55"W, A DISTANCE OF 4.00 FEET; THENCE N00°39'05"E, A DISTANCE OF 119.94 FEET; THENCE S89°17'03"E, A DISTANCE OF 4.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 479.77 SQUARE FEET OR 0.011 ACRES.

1. BEARINGS ARE BASED ON THE WEST RIGHT OF WAY OF LIME AVENUE BEING SOUTH 00°39'05" WEST.
2. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS, AND/OR MATTERS NOT SHOWN ON THIS SURVEY WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
3. THIS SKETCH AND LEGAL DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. THIS IS NOT A BOUNDARY SURVEY.

SHEET 1 OF 2

REVISIONS	NO.		DATE	DESCRIPTION	BY

PROPOSED SIDEWALK EASEMENT

SKETCH & LEGAL DESCRIPTION

PROJECT NO.	18019
DRAWING#	18019 SD
SCALE	1"=20'
DRAWN	KKM

SUNCOAST LAND SURVEYING, INC.

111 FOREST LAKES BOULEVARD
OLDSMAR, FLORIDA 34677

LB 4513

BOUNDARY - TOPOGRAPHIC - CONSTRUCTION STAKEOUT
PH: (813) 854-1342 SLSURVEY@TAMPABAY.RR.COM

SURVEYOR'S CERTIFICATE

I hereby certify that the SKETCH AND DESCRIPTION depicted hereon was prepared under my RESPONSIBLE CHARGE on the date(s) shown, and meets the STANDARDS OF PRACTICE set forth by the FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS in Chapter 5J-17, FLORIDA ADMINISTRATIVE CODE pursuant to Section 472.027, FLORIDA STATUTES.

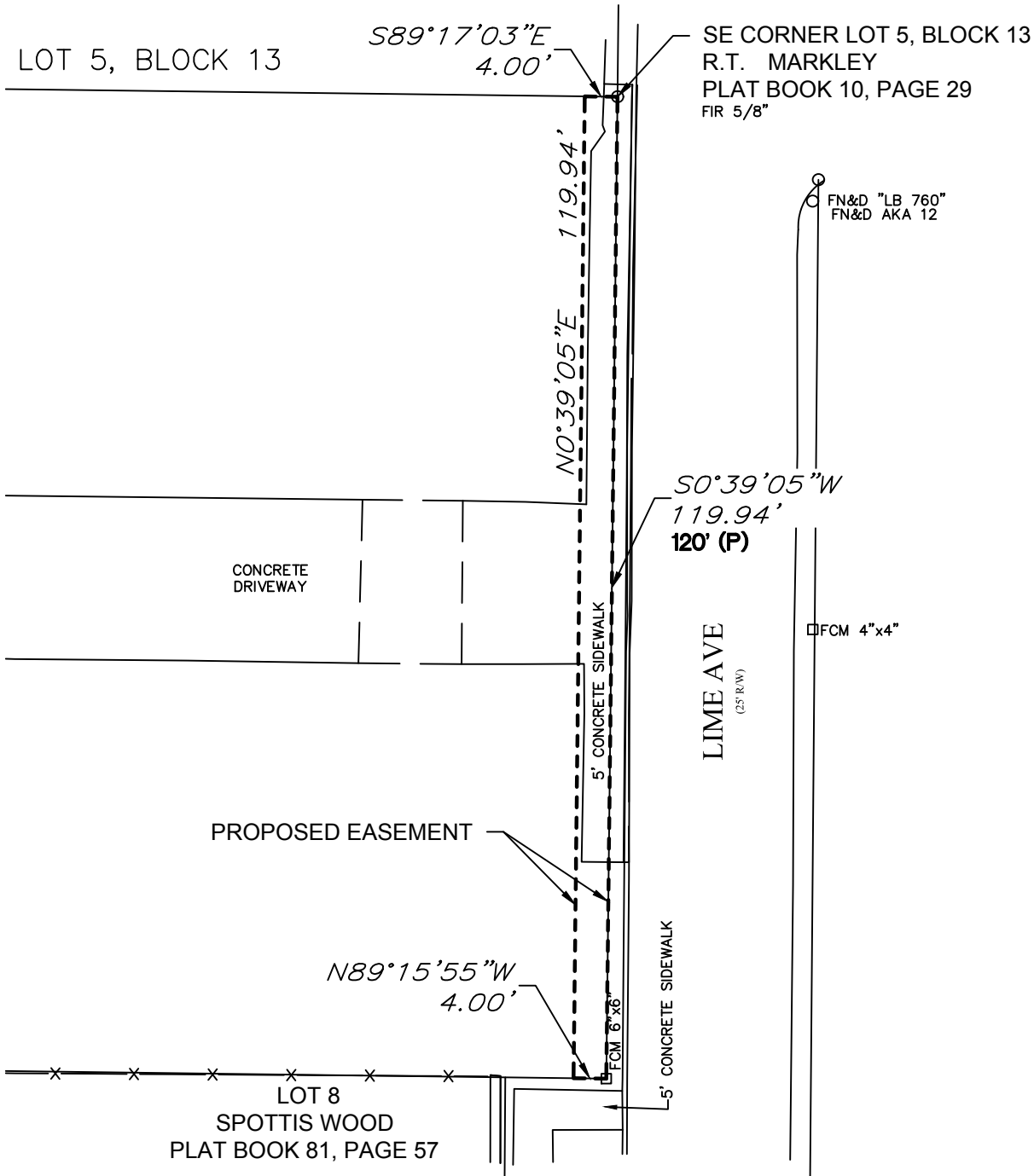
Kyle McClung
KYLE McCLUNG
LS 7177

STATE OF FLORIDA
7/15/20
DATE

SKETCH & DESCRIPTION



SCALE: 1"=20'



SHEET 2 OF 2

REVISIONS			
	NO.	DATE	DESCRIPTION

PROPOSED SIDEWALK EASEMENT

SKETCH & LEGAL DESCRIPTION

PROJECT NO.	18019
DRAWING#	18019_SD
SCALE	1"=20'
DRAWN	KKM

LEGEND:

FCM FOUND CONCRETE MONUMENT
FN&D FOUND NAIL & DISK
FIR FOUND IRON ROD

SUNCOAST LAND SURVEYING, INC.

111 FOREST LAKES BOULEVARD
OLDSMAR, FLORIDA 34677

LB 4513

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