



MEMO

City of Venice

Engineering Department

To: Mayor and City Council

Thru: Edward Lavallee, City Manager

From: Kathleen J. Weeden, PE, City Engineer *KJW*

Date: June 26, 2013

Subject: Flamingo Ditch Improvement Project Easements and License Agreements

Background: The Flamingo Ditch Improvement Project is scheduled to begin this coming September. The intent of the project is to improve the water quality within Flamingo Ditch which discharges directly into the Gulf of Mexico and has the potential to degrade our beach water quality. The project will consist of debris and silt removal, exotic plant removal, native plantings and a sediment sump. This project is approved for SWFWMD cooperative funding which will fund 50% of the construction costs.

It is necessary that project work be completed outside of the existing public easement and therefore multiple private easements and 2 license agreements have been obtained from the adjacent property owners. These instruments give the City the legal authority to complete the proposed project and there may be additional less critical easements forthcoming.

Requested Action: City staff respectfully requests Council accept all attached easements and authorize the Mayor to execute the 2 license agreements.

City Attorney Review: Reviewed and approved.

Risk Management Review: Reviewed and approved.

LICENSE AGREEMENT
FLAMINGO DITCH IMPROVEMENT PROJECT

THIS LICENSE AGREEMENT is made and entered into this _____ day of June, 2013, by and between **VILLAS OF VENICE, INC. CONDOMINIUM ASSOCIATION**, a Florida not-for-profit corporation, the mailing address of which is 899 Woodbridge Drive, Venice, FL 34293 (hereinafter referred to as "GRANTOR"), and the **CITY OF VENICE**, a Florida municipal corporation, the mailing address of which is 401 West Venice Avenue, Venice, FL 34285 (hereinafter referred to as "GRANTEE").

WHEREAS, GRANTOR is the Condominium Association charged with operating and maintaining the condominium property for Venice Villas, A Condominium (hereinafter "the Property"), located at Condominium Book 8, Pages 36 et seq. of the Public Records of Sarasota County, Florida; and

WHEREAS, GRANTEE is the entity responsible for the maintenance, operation, and administration of the lands located within the City of Venice, Florida; and

WHEREAS, the drainage area commonly known as Flamingo Ditch requires water body restoration work as described in this License Agreement to restore it to its natural condition which will increase water storage volume, eliminate the accumulation of pollutants, and reduce turbidity and algae levels; and

WHEREAS, GRANTEE has requested that GRANTOR grant it a license to access GRANTOR'S property as described in this License Agreement and to perform water body restoration work and construction activities (herein "Restoration Work") as described in this License Agreement, including Exhibits thereto; and

WHEREAS, GRANTOR desires to provide a license to GRANTEE for access to GRANTOR'S property as described in this License Agreement to perform Restoration Work as described in this License Agreement, which the governing Board of Directors for GRANTOR has determined such Restoration Work will benefit its members, tenants and guests; and

NOW, THEREFORE, in consideration of the sum of Ten Dollars (\$10.00) and the promises and mutual covenants, terms, conditions and restrictions contained herein and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the parties agree as follows:

1. The above-referenced recitals are true and correct and are fully adopted herein.
2. GRANTOR, on behalf of itself, its successors and assigns, hereby grants unto GRANTEE a license or a personal privilege over and across the Licensed Property, solely for access to perform Restoration Work as substantially described in Exhibit "A".

3. GRANTEE agrees to perform Restoration Work as substantially described in Exhibit "A," and that such Restoration Work will only occur in the areas depicted in Exhibits "B", "C", "D", and "E".

4. GRANTEE agrees that access to, through and across the Property to perform the Restoration Work, including the transportation of materials or waste of any kind shall be in strict conformance with the requirements of Exhibit "A", and as follows:

a. Access across the Property to areas depicted on Exhibits "B" and "C", for silt, plant and other waste removal shall be through Lot # 2 (Parcel ID 0177-10-0009) of the Golden Beach Subdivision and not across any other part of the Property;

b. Access across the Property for i) dewatering activities and ii) training wall removal as described in Exhibit "A" shall only occur through the twenty-five (25) foot drive area depicted on Exhibit "E", and those areas depicted on Exhibits "C" and "D";

c. Access across to the Property for the planting of suitable wetland plant species along shoreline areas of the Property shall only occur through the twenty-five (25) foot drive area depicted on Exhibit "E", and those areas depicted on Exhibits "C" and "D"; and

d. No access across the Property is permitted for the installation and maintenance of the sediment sump installed and maintained as provided in Exhibit "A".

5. The license granted pursuant to this License Agreement shall be effective and the Restoration Work shall commence in September 2013, contingent upon obtaining all required project permits and the successful award of the Restoration Work, and shall continue until December 31, 2013. This License and the proposed Restoration Work to be performed to this License Agreement may only be amended with the written agreement of both parties.

6. GRANTEE agrees and understands that the license granted pursuant to this License Agreement shall be limited to the authority provided herein and that this license shall in no manner be construed as approval for any work not described herein including any and all future Phase II projects as described by GRANTEE.

7. It is agreed that the license granted pursuant to this License Agreement shall be governed by, construed and enforced in accordance with the laws of the State of Florida and venue shall only lie in Sarasota County, Florida. Since both parties participated in reviewing and drafting this document, any ambiguity shall not be construed against nor in favor of either party. Any notice provided for or concerning this License shall be in writing and shall be deemed sufficiently given when sent by certified or registered mail if sent to the respective address of each party as set forth at the beginning of this License. This document shall be recorded in the Official Public Records of Sarasota County, Florida.

8. GRANTEE agrees that GRANTOR shall not be responsible for any damages to the Property and the GRANTEE shall restore the Property to a condition as good as or better than that which existed prior to the commencement of the Restoration work.

9. GRANTEE agrees to indemnify, save and hold harmless GRANTOR, its officers, Directors, managers, agents, employees, and owners from any and all lawsuits, losses, claims, injuries, costs, attorneys' fees, actions, or proceedings of every kind and character which may be presented or initiated by any persons or entities and which arise directly or indirectly due to this License Agreement or use of the Licensed Property by GRANTEE, its members, guests and invitees including for neglect or damage to the Licensed Property.

10. In the event that a dispute arises out of this License Agreement, the prevailing party in an action in a court of law or equity shall be entitled to recover from the non-prevailing party reasonable attorneys' fees and court costs including paralegal fees, incurred through all appeals.

DATED this ____ day of June, 2013.

Signed, sealed and delivered
in the presence of:

VILLAS OF VENICE, INC.,
CONDOMINIUM ASSOCIATION

Sign Michael P. Mueller

Print Name MICHAEL P. Mueller Michael Mueller, President

Sign _____ (CORPORATE SEAL)

Print Name _____

STATE OF Wisconsin
COUNTY OF Washington

The foregoing instrument was acknowledged before me this 21 day of June, 2013, by Michael Mueller, as President of VILLAS OF VENICE, INC., CONDOMINIUM ASSOCIATION, on behalf of the corporation. He is personally known to me or has produced WI Drivers License as identification.

NOTARY PUBLIC



Katie Loosen

Print Name Katie Loosen
State of WI at Large (Seal)
My Commission Expires: 11-6-2016

Signed, sealed and delivered
in the presence of:

CITY OF VENICE, FLORIDA

Sign _____

Print: _____, as Mayor

Print Name _____

Sign _____

(CORPORATE SEAL)

Print Name _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of September, 2013
by _____, as Mayor of CITY OF VENICE, on behalf of the Florida
municipal corporation. He/she is personally known to me or has produced
_____ as identification.

NOTARY PUBLIC

Print Name _____
State of _____ at Large (Seal)
My Commission Expires:

Flamingo Ditch Improvement Project Proposed Scope Venice Villas Property

The follow scope items have been forwarded to the design engineer and shall be included as a part of the bid documents for this project. All contractors bidding on this project shall be aware of these provisions.

Scope Summary Water Body Restoration of Flamingo Ditch

- 1) Removal of nutrient rich silt and muck from the existing water bodies
- 2) De-watering: As needed to perform the restoration work
- 3) Addition of a permanent, easy to maintain sediment sump BMP within Flamingo Ditch
- 4) Removal of exotic, invasive plant species from bank areas
- 5) Planting of native vegetation to secure ditch slopes
- 6) Installation of a bubbler aerator (Island Shores property)
- 7) Removal of the existing wooden training wall structure

Phase 1 Scope Details:

1) Sediment Removal

The existing Flamingo Ditch has been polluted by nutrient rich sediment accumulation. As shown in the attached photos, sediment levels in Flamingo Ditch have reduced the storage volume of the water body to less than 1 ft. in many areas and the nutrient levels promote frequent algae blooms. Theis turbid and muck filled water body is a breeding ground for fecal indicator bacteria and extensive testing has shown a history of elevated bacteria levels. Furthermore, during rain events these nutrients, turbid silt and bacteria are washed directly into the Gulf of Mexico.

The silt and muck will be removed down to the level of natural sand to restore this water body to its original, natural condition. This will reduce turbidity and algae levels, which will allow for natural UV treatment of the bacteria laden water prior to discharge.

The contractor shall determine the silt removal method, however all silt removal activity shall be routed through the vacant lot on Flamingo Drive or the Gardenia Drive access point. No silt removal, staging or transport shall occur on the Venice Villas upland property or using their drive area.

2) De-watering

In order to perform the de-mucking work, the water level in the ditch may need to be periodically drawn down due to ongoing rain, groundwater flows, irrigation etc. In order to get the ditch water level drawn down, the contractor may choose to use a pump and turbidity control device adjacent to the existing wooden outfall structure. This activity may occur on the Venice Villas upland property adjacent to the wooden outfall structure. This work area would be accessed through the drive area, but shall be dependent on the following conditions.

1. All pumps must be of low noise type and equipped with a noise reduction device such as an insulated cover.
2. All dewatering equipment on Venice Villas property shall be screened with a 6 ft. temporary privacy screen.
3. No contractor equipment or vehicles shall park within the Venice Villas parking spots.
4. Contractor shall ensure the Venice Villas beach access remains accessible at all times.
5. Contractor shall create a photographic record of all existing Venice Villas work areas including driveways and sidewalks. All areas of work shall be restored to as good as or better than existing condition.
6. All proposed activities shall be coordinated with the City of Venice project inspector and designated Venice Villas representative in order to avoid potential conflicts.

3) Sediment Sump BMP

In order to prevent future silt accumulation and create a continual nutrient removal BMP, a sediment sump will be installed at Gardenia Drive. The sediment sump will be installed just west of the existing box culvert on Gardenia Drive, a location easily accessible for future maintenance activities.

This sump will be maintained regularly by the City of Venice and will help prevent additional silt from accumulating within the ditch. This should help prevent a de-mucking project from being necessary in the future and prolong the benefits of this project. None of these activities are on Venice Villas property.

4) Removal of Exotic Plants

Portions of Flamingo are overgrown with invasive species such as Brazilian pepper trees and Australian pines. This invasive vegetation grows rapidly and is blocking drainage in many areas. They also displace the native plant species, changing the ecological function of the water body.

These exotics will be removed, so that the native species can again thrive. The contractor will cut out and kill all Brazilian peppers along the ditch banks including the Venice Villas ditch bank area.

5) Planting Plan

Suitable native wetland species will be planted along shoreline areas, in order to provide for water quality and nutrient removal. Plantings will also serve as shoreline stability where exotic plants were removed. Additionally a planting mat may be used in some areas to prevent erosion while the native plants establish. These activities will include the Venice Villas ditch bank area.

6) Bubbler Aerator

An aeration system similar to those seen in golf course ponds shall be installed on the Island Shores property and will aerate the Flamingo Ditch to reduce the occurrence of

algae and duck weed. This bubble aeration will also increase the overall water body health and ability to support fish life.

7) Training Wall Removal

It has been determined that the existing wooden training wall structure, which was intended to direct flows across the beach dune, does not function as designed. This structure frequently clogs with sand which creates upstream flooding and requires excessive maintenance. Additionally, this structure acts as a groin and creates excessive beach erosion due to long shore currents.

If approved by permitting agencies, the contractor may be removing this wooden structure and restoring a natural channel through the dune system. This natural channel would be graded and stabilized with vegetation to maintain the slopes.

SKETCH OF DESCRIPTION

Section 13 , Township 39 South, Range 18 East
Sarasota County, Florida

EXHIBIT B

DESCRIPTION: (TEMPORARY CONSTRUCTION EASEMENT 1)

COMMENCE AT THE SOUTHEAST CORNER OF VENICE VILLAS CONDOMINIUM, AS RECORDED IN CONDOMINIUM BOOK 8, PAGE 36, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE N.00°00'00"E, ALONG THE EAST LINES OF SAID VENICE VILLAS CONDOMINIUM, A DISTANCE OF 234.83 FEET TO THE POINT OF BEGINNING; THENCE N.75°05'28"W., A DISTANCE OF 323.65 FEET; THENCE N.82°52'07"W., A DISTANCE OF 56.34 FEET; THENCE N.75°39'10"W., A DISTANCE OF 322.59 FEET; THENCE N.14°48'19"E., A DISTANCE OF 100.51 FEET; THENCE N.89°32'23"E., A DISTANCE OF 91.38 FEET; THENCE N.00°27'37"W., A DISTANCE OF 232.45 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF SAN RAMON CONDOMINIUM, AS RECORDED IN CONDOMINIUM BOOK 9, PAGE 4, SAID PUBLIC RECORDS; THENCE N.88°59'00"E., ALONG SAID SOUTH LINE, A DISTANCE OF 29.16 FEET; THENCE N.04°17'00"W., ALONG THE EAST LINE OF SAID SAN RAMON CONDOMINIUM, A DISTANCE OF 71.11 FEET; THENCE N.89°32'23"E., A DISTANCE OF 38.42 FEET; THENCE S.12°18'21"E., A DISTANCE OF 102.99 FEET; THENCE S.00°27'37"E., A DISTANCE OF 122.85 FEET; THENCE S.09°52'32"E., A DISTANCE OF 131.29 FEET; THENCE S.73°43'54"E., A DISTANCE OF 165.12 FEET; THENCE S.79°56'49"E., A DISTANCE OF 346.66 FEET; THENCE S.72°19'20"E., A DISTANCE OF 102.36 FEET; THENCE S.84°32'40"E., A DISTANCE OF 58.28 FEET; THENCE S.71°11'48"E., A DISTANCE OF 29.11 FEET TO THE INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF GARDENIA DRIVE (50.0 FOOT WIDE), AS RECORDED IN GOLDEN BEACH SUBDIVISION, PLAT BOOK 7, PAGE 96, SAID PUBLIC RECORDS; THENCE S.00°00'00"E., ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 43.36 FEET; THENCE S.88°18'38"W., A DISTANCE OF 93.48 FEET; THENCE S.62°19'45"W., A DISTANCE OF 53.18 FEET; THENCE S.89°32'23"W., A DISTANCE OF 62.91 FEET; THENCE N.75°05'28"W., A DISTANCE OF 21.96 FEET TO THE POINT OF BEGINNING. BEING AND LYING IN SECTION 13, TOWNSHIP 39 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA.

CONTAINING 116,031 SQUARE FEET OR 2.66 ACRES.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD, IF ANY.

NOTES:

1. BEARINGS ARE BASED ON THE NORTH RIGHT OF WAY LINE OF VILLAS DRIVE BEING N 90°00'00" W (PLAT OF RECORD).
2. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

PREPARED FOR:

CITY OF VENICE



SCHAPPACHER ENGINEERING L.L.C

CERTIFICATE OF AUTHORIZATION LB 0007859

3604 53RD AVENUE EAST
BRADENTON, FLORIDA 34203
(941) 748-8340 (941) 896-9938 FAX

Gerald D. Stroop, Jr.
GERALD D. STROOP, JR., PSM No. 4679

SHEET
1 OF 2

Scale: 1" = NONE

Drawn by: GDS

FB/PG: NONE

DATE: 9/06/2012

JOB: S120393

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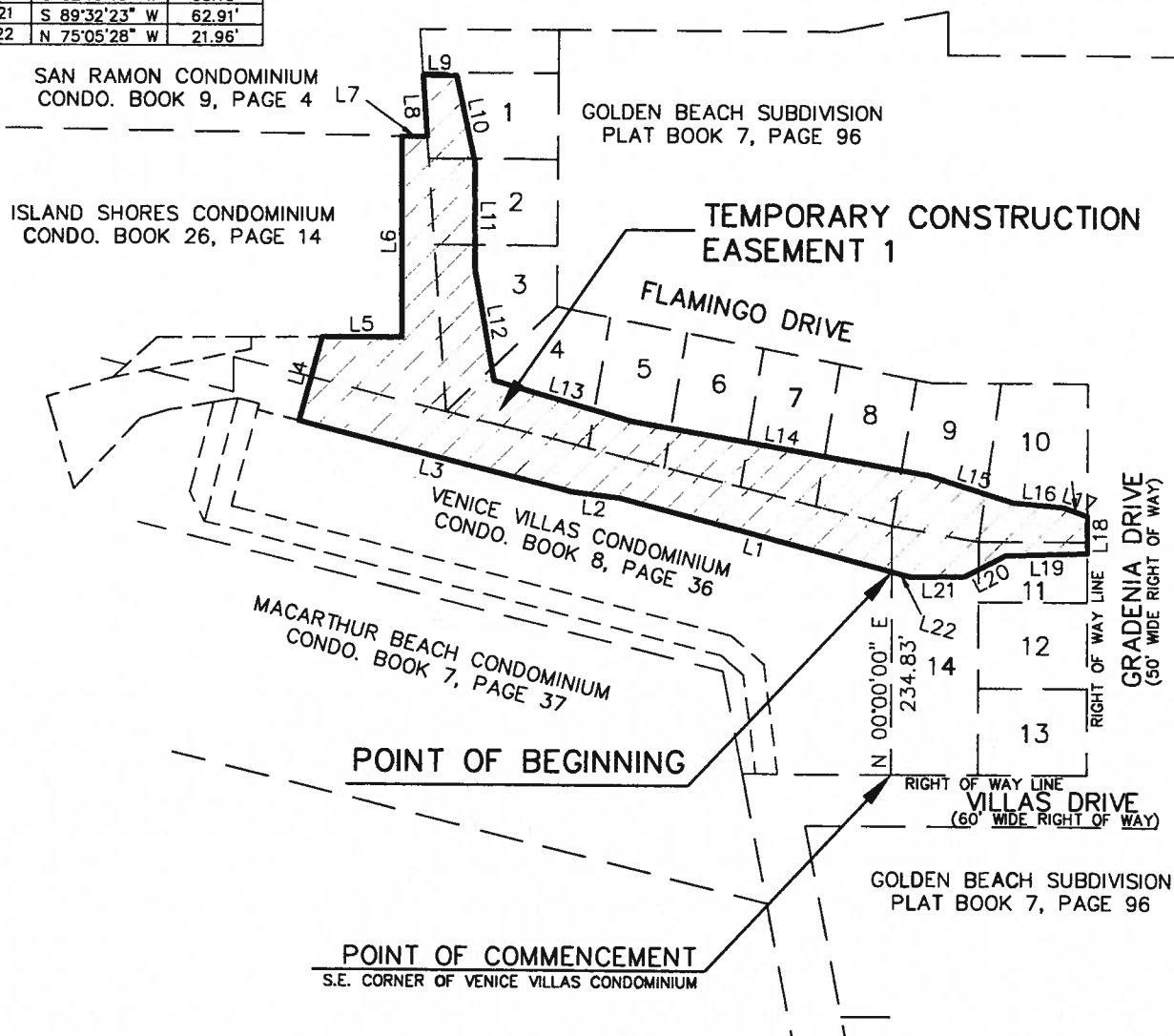
| LINE TABLE | | |
|------------|---------------|---------|
| LINE | BEARING | LENGTH |
| L1 | N 75°05'28" W | 323.65' |
| L2 | N 82°52'07" W | 56.34' |
| L3 | N 75°39'10" W | 322.59' |
| L4 | N 14°48'19" E | 100.51' |
| L5 | N 89°32'23" E | 91.38' |
| L6 | N 00°27'37" W | 232.45' |
| L7 | S 88°59'00" E | 29.16' |
| L8 | N 04°17'00" W | 71.11' |
| L9 | N 89°32'23" E | 38.42' |
| L10 | S 12°18'21" E | 102.99' |
| L11 | S 00°27'37" E | 122.85' |
| L12 | S 09°52'32" E | 131.29' |
| L13 | S 73°43'54" E | 165.12' |
| L14 | S 79°56'49" E | 346.66' |
| L15 | S 72°19'20" E | 102.36' |
| L16 | S 84°32'40" E | 58.28' |
| L17 | S 71°11'48" E | 29.11' |
| L18 | S 00°00'00" E | 43.36' |
| L19 | S 88°18'38" W | 93.48' |
| L20 | S 62°19'45" W | 53.18' |
| L21 | S 89°32'23" W | 62.91' |
| L22 | N 75°05'28" W | 21.96' |



EXHIBIT B

SKETCH OF DESCRIPTION

Section 13 , Township 39 South, Range 18 East
Sarasota County, Florida



Signature

SCHAPPACHER ENGINEERING L.L.C

CERTIFICATE OF AUTHORIZATION LB 0007859

3604 53RD AVENUE EAST
BRADENTON, FLORIDA 34203
(941) 748-8340 (941) 896-9938 FAX

Signature
GERALD D. STROOP, JR., PSM No. 4679

SHEET
2 OF 2

Scale: 1" = 200'

Drawn by: GDS

FB/PG: NONE

DATE: 8/06/2012

JOB: S120393

SKETCH OF DESCRIPTION

Section 13 , Township 39 South, Range 18 East
Sarasota County, Florida

EXHIBIT C

DESCRIPTION: (TEMPORARY CONSTRUCTION EASEMENT 4)

COMMENCE AT THE SOUTHEAST CORNER OF VENICE VILLAS CONDOMINIUM, AS RECORDED IN CONDOMINIUM BOOK 8, PAGE 36, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE N.00°00'00"E, ALONG THE EAST LINES OF SAID VENICE VILLAS CONDOMINIUM, A DISTANCE OF 287.90 FEET; THENCE N.75°53'00"W., ALONG THE NORTHERLY LINE OF SAID VENICE VILLAS CONDOMINIUM, A DISTANCE OF 688.55 FEET TO THE POINT OF BEGINNING; THENCE S.14°48'19"W., A DISTANCE OF 52.54 FEET; THENCE N.75°39'10"W., A DISTANCE OF 49.58 FEET; THENCE N.14°20'50"E., A DISTANCE OF 7.45 FEET; THENCE N.75°39'10"W., A DISTANCE OF 25.00 FEET; THENCE S.79°56'22"W., A DISTANCE OF 79.48 FEET; THENCE S.73°19'55"W., A DISTANCE OF 33.89 FEET TO A POINT, HEREIN AFTER REFERRED TO AS POINT "A"; THENCE S.42°39'49"W., A DISTANCE OF 111.3 FEET, MORE OR LESS, TO THE INTERSECTION WITH THE MEAN HIGH WATER LINE OF THE GULF OF MEXICO; THENCE NORTHWESTERLY ALONG SAID MEAN HIGH WATER LINE, A DISTANCE OF 111.2 FEET, MORE OR LESS; THENCE N.73°19'55"E., A DISTANCE OF 78.7 FEET, MORE OR LESS, TO A POINT THAT LIES N.34°02'44"W., A DISTANCE OF 57.08 FEET FROM SAID POINT "A"; THENCE N.78°01'17"E., A DISTANCE OF 160.77 FEET; THENCE N.00°26'25"W., A DISTANCE OF 13.75 FEET; THENCE N.89°32'23"E., A DISTANCE OF 81.61 FEET; THENCE S.14°48'19"W., A DISTANCE OF 47.96 FEET TO THE POINT OF BEGINNING. BEING AND LYING IN SECTION 13, TOWNSHIP 39 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA.

CONTAINING 21,172 SQUARE FEET OR 0.49 ACRES, MORE OR LESS.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD, IF ANY.

NOTES:

1. BEARINGS ARE BASED ON THE NORTH RIGHT OF WAY LINE OF VILLAS DRIVE BEING N 90°00'00" W (PLAT OF RECORD).
2. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

PREPARED FOR:

REVISED: 5/02/2013

CITY OF VENICE

TITLE REVISED

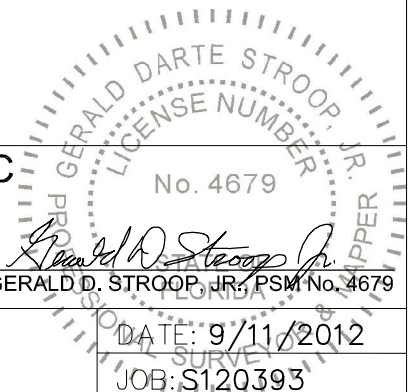


SCHAPPACHER ENGINEERING L.L.C.

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GERALD D. STROOP, JR., PSM No. 4679



SHEET
1 OF 2

Scale: 1" = NONE

Drawn by: GDS

FB/PG: NONE

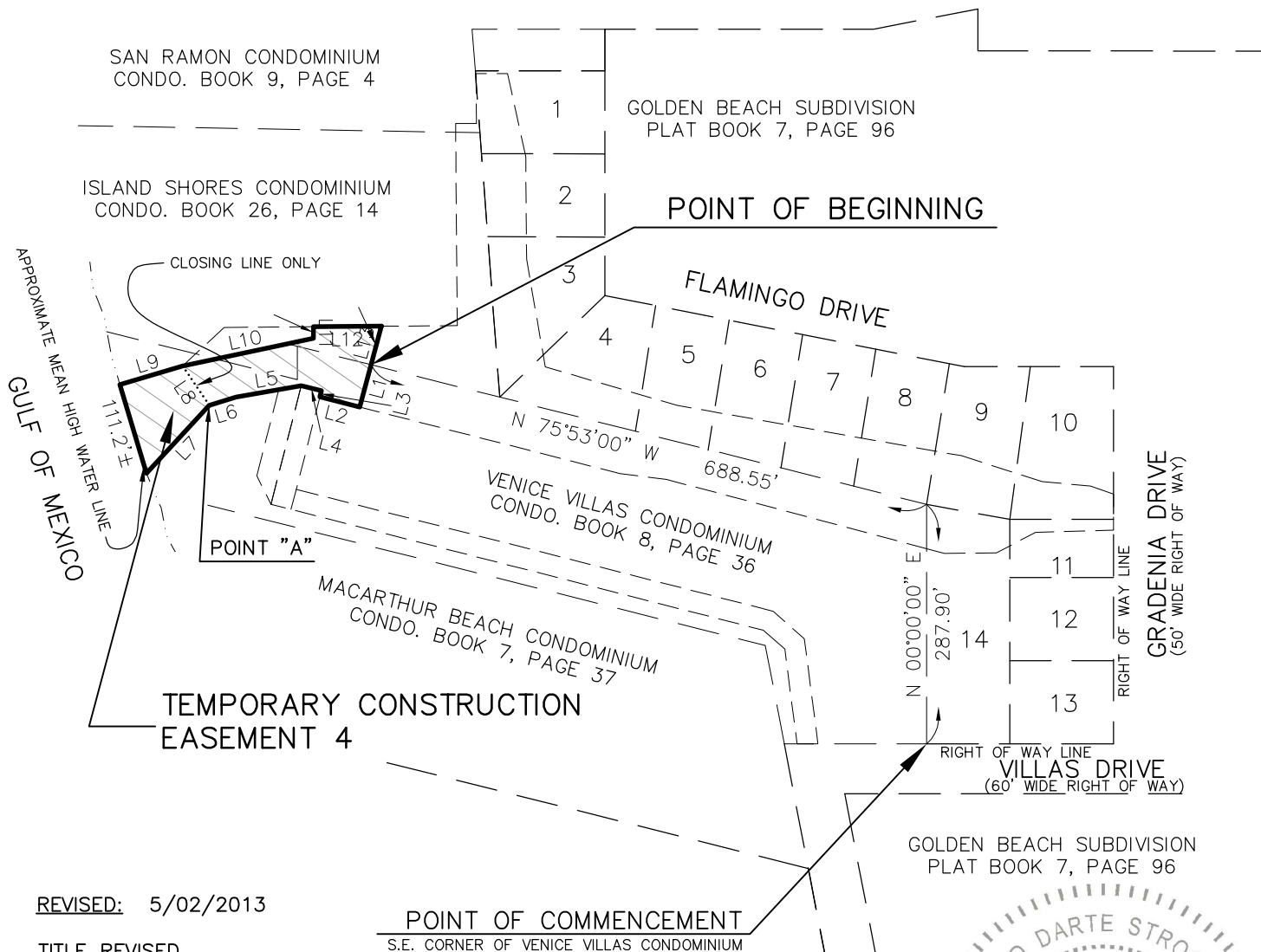
DATE: 9/11/2012

JOB: S120393

SKETCH OF DESCRIPTION

Section 13 , Township 39 South, Range 18 East
Sarasota County, Florida

| LINE TABLE | | |
|------------|---------------|---------|
| LINE | BEARING | LENGTH |
| L1 | S 14°48'19" W | 52.54' |
| L2 | N 75°39'10" W | 49.58' |
| L3 | N 14°20'50" E | 7.45' |
| L4 | N 75°39'10" W | 25.00' |
| L5 | S 79°56'22" W | 79.48' |
| L6 | S 73°19'55" W | 33.89' |
| L7 | S 42°39'49" W | 111.3'± |
| L8 | N 34°02'44" W | 57.08' |
| L9 | N 73°19'55" E | 78.7'± |
| L10 | N 78°01'17" E | 160.77' |
| L11 | N 00°26'25" W | 13.75' |
| L12 | N 89°32'23" E | 81.61' |
| L13 | S 14°48'19" W | 47.96' |



REVISED: 5/02/2013

TITLE REVISED

SCHAPPACHER ENGINEERING L.L.C.
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(941) 748-8340 (941) 896-9938 FAX

GERALD D. STROOP, JR., PSM No. 4679

DATE: 9/11/2012

JOB: S120393

SHEET
2 OF 2

Scale: 1" = 200'

Drawn by: GDS

FB/PG: NONE

SKETCH OF DESCRIPTION

EXHIBIT D

Section 13 , Township 39 South, Range 18 East
Sarasota County, Florida

DESCRIPTION: (TEMPORARY CONSTRUCTION EASEMENT 3)

COMMENCE AT THE SOUTHEAST CORNER OF VENICE VILLAS CONDOMINIUM, AS RECORDED IN CONDOMINIUM BOOK 8, PAGE 36, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE N.00°00'00"E, ALONG THE EAST LINES OF SAID VENICE VILLAS CONDOMINIUM, A DISTANCE OF 287.90 FEET; THENCE N.75°53'00"W., ALONG THE NORTHERLY LINE OF SAID VENICE VILLAS CONDOMINIUM, A DISTANCE OF 688.55 FEET; THENCE S.14°48'19"W., A DISTANCE OF 52.54 FEET; THENCE N.75°39'10"W., A DISTANCE OF 49.58 FEET; THENCE N.14°19'51"E., A DISTANCE OF 7.45 FEET; THENCE N.75°39'10"W., A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING; THENCE S.14°20'50"W., A DISTANCE OF 147.22 FEET; THENCE N.26°29'11"W., A DISTANCE OF 38.23 FEET; THENCE N.14°20'50"E., A DISTANCE OF 106.95 FEET; THENCE N.79°56'22"E., A DISTANCE OF 27.45 FEET TO THE POINT OF BEGINNING. BEING AND LYING IN SECTION 13, TOWNSHIP 39 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA.

CONTAINING 3,177 SQUARE FEET OR 0.07 ACRES.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD, IF ANY.

NOTES:

1. BEARINGS ARE BASED ON THE NORTH RIGHT OF WAY LINE OF VILLAS DRIVE BEING N 90°00'00" W (PLAT OF RECORD).
2. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

PREPARED FOR:

CITY OF VENICE



SCHAPPACHER ENGINEERING L.L.C

CERTIFICATE OF AUTHORIZATION LB 0007859

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(941) 748-8340 (941) 896-9938 FAX


GERALD D. STROOP, JR., PSM No. 4679

SHEET
1 OF 2

Scale: 1" = NONE

Drawn by: GDS

FB/PG: NONE

DATE: 9/11/2012

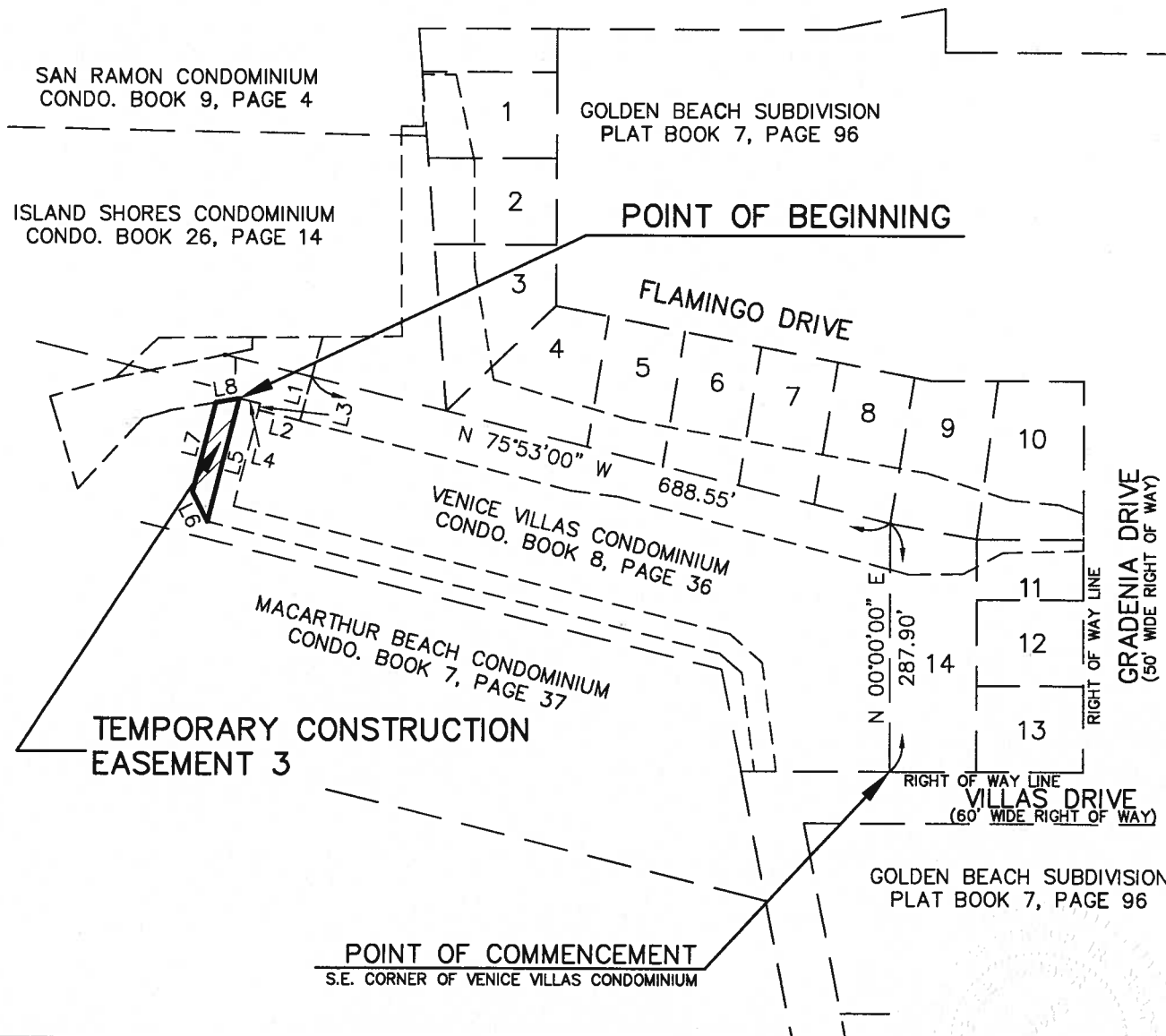
JOB: S120393

EXHIBIT D

SKETCH OF DESCRIPTION

Section 13 , Township 39 South, Range 18 East
Sarasota County, Florida

| LINE TABLE | | |
|------------|---------------|---------|
| LINE | BEARING | LENGTH |
| L1 | S 14°48'19" W | 52.54' |
| L2 | N 75°39'10" W | 49.58' |
| L3 | S 14°19'51" W | 7.45' |
| L4 | N 75°39'10" W | 25.00' |
| L5 | S 14°20'50" W | 147.22' |
| L6 | N 26°29'11" W | 38.23' |
| L7 | N 14°20'50" E | 106.95' |
| L8 | N 79°56'22" E | 27.45' |



SCHAPPACHER ENGINEERING L.L.C

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Gerald D. Stroop, Jr.
GERALD D. STROOP, JR., PSM No. 4679

SHEET
2 OF 2

Scale: 1" = 200'

Drawn by: GDS

FB/PG: NONE

DATE: 9/11/2012

JOB: S120393

SKETCH OF DESCRIPTION

EXHIBIT E

Section 13 , Township 39 South, Range 18 East
Sarasota County, Florida

DESCRIPTION: (25 FOOT TEMPORARY CONSTRUCTION EASEMENT)

COMMENCE AT THE SOUTHEAST CORNER OF VENICE VILLAS CONDOMINIUM, AS RECORDED IN CONDOMINIUM BOOK 8, PAGE 36, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE N.00°00'00"E, ALONG THE EAST LINES OF SAID VENICE VILLAS CONDOMINIUM, A DISTANCE OF 287.90 FEET; THENCE N.75°53'00"W., ALONG THE NORTHERLY LINE OF SAID VENICE VILLAS CONDOMINIUM, A DISTANCE OF 688.55 FEET; THENCE S.14°48'19"W., A DISTANCE OF 52.54 FEET; THENCE N.75°39'10"W., A DISTANCE OF 49.58 FEET TO THE POINT OF BEGINNING; THENCE S.14°20'50"W., A DISTANCE OF 114.77 FEET; THENCE S.75°39'10"E., A DISTANCE OF 591.83 FEET; THENCE S.48°37'16"E., A DISTANCE OF 49.89 FEET; THENCE S.07°22'51"E., A DISTANCE OF 127.56 FEET TO THE INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF VILLAS DRIVE (60.0 FOOT WIDE), AS RECORDED IN GOLDEN BEACH SUBDIVISION, PLAT BOOK 7, PAGE 96, SAID PUBLIC RECORDS; THENCE N.90°00'00"W., ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 25.21 FEET; THENCE N.07°22'51"W., A DISTANCE OF 114.91 FEET; THENCE N.48°37'16"W., A DISTANCE OF 34.47 FEET; THENCE N.75°39'10"W., A DISTANCE OF 610.82 FEET; THENCE N.14°20'50"E., A DISTANCE OF 147.22 FEET; THENCE S.75°39'10"E., A DISTANCE OF 25.00 FEET; THENCE S.14°20'50"W., A DISTANCE OF 7.45 FEET TO THE POINT OF BEGINNING. BEING AND LYING IN SECTION 13, TOWNSHIP 39 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA

CONTAINING 22,486 SQUARE FEET OR 0.52 ACRES.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD, IF ANY.

NOTES:

1. BEARINGS ARE BASED ON THE NORTH RIGHT OF WAY LINE OF VILLAS DRIVE BEING N 90°00'00" W (PLAT OF RECORD).
2. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

PREPARED FOR:

CITY OF VENICE

REVISED: 12/13/2012

DESCRIPTION TITLE REVISED



SCHAPPACHER ENGINEERING L.L.C

CERTIFICATE OF AUTHORIZATION LB 0007859

3604 53RD AVENUE EAST
BRADENTON, FLORIDA 34203
(941) 748-8340 (941) 896-9938 FAX

GERALD D. STROOP, JR., PSM No. 4679

SHEET
1 OF 2

Scale: 1" = NONE

Drawn by: GDS

FB/PG: NONE

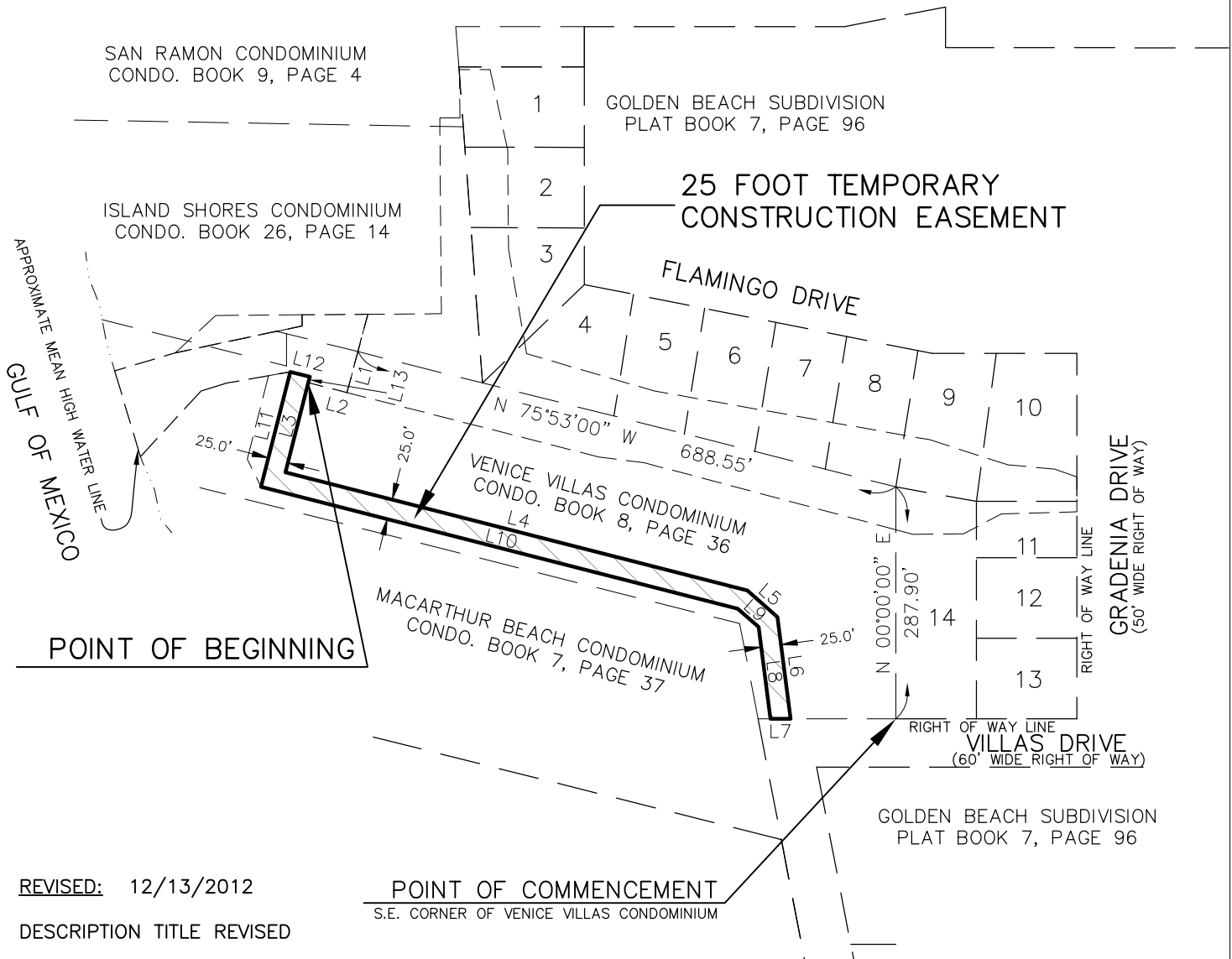
DATE: 9/11/2012

JOB: S120393

SKETCH OF DESCRIPTION

Section 13 , Township 39 South, Range 18 East
Sarasota County, Florida

| LINE TABLE | | |
|------------|---------------|---------|
| LINE | BEARING | LENGTH |
| L1 | S 14°48'19" W | 52.54' |
| L2 | N 75°39'10" W | 49.58' |
| L3 | S 14°20'50" W | 114.77' |
| L4 | S 75°39'10" E | 591.83' |
| L5 | S 48°37'16" E | 49.89' |
| L6 | S 07°22'51" E | 127.56' |
| L7 | N 90°00'00" W | 25.21' |
| L8 | N 07°22'51" W | 114.91' |
| L9 | N 48°37'16" W | 34.47' |
| L10 | N 75°39'10" W | 610.82' |
| L11 | N 14°20'50" E | 147.22' |
| L12 | S 75°39'10" E | 25.00' |
| L13 | S 14°20'50" W | 7.45' |



REVISED: 12/13/2012

DESCRIPTION TITLE REVISED

SCHAPPACHER ENGINEERING L.L.C

CERTIFICATE OF AUTHORIZATION LB 0007859

3604 53RD AVENUE EAST
BRADENTON, FLORIDA 34203
(941) 748-8340 (941) 896-9938 FAX

Gerald D. Stroop Jr.
GERALD D. STROOP, JR., PSM No. 4679

SHEET
2 OF 2

Scale: 1" = 200'

Drawn by: GDS

FB/PG: NONE

DATE: 9/11/2012

JOB: S120393

LICENSE AGREEMENT
FOR CORRECTIVE WORK
TO
FLAMINGO DITCH IMPROVEMENT PROJECT

THIS LICENSE AGREEMENT is made and entered into this _____ day of June, 2013, by and between **VILLAS OF VENICE, INC. CONDOMINIUM ASSOCIATION**, a Florida not-for-profit corporation, the mailing address of which is 899 Woodbridge Drive, Venice, FL 34293 (hereinafter referred to as "GRANTOR"), and the **CITY OF VENICE**, a Florida municipal corporation, the mailing address of which is 401 West Venice Avenue, Venice, FL 34285 (hereinafter referred to as "GRANTEE").

WHEREAS, GRANTOR is the Condominium Association charged with operating and maintaining the condominium property for Venice Villas, A Condominium (hereinafter "the Property"), located at Condominium Book 8, Pages 36 et seq. of the Public Records of Sarasota County, Florida; and

WHEREAS, GRANTEE is the entity responsible for the maintenance, operation, and administration of the lands located within the City of Venice, Florida; and

WHEREAS, GRANTOR and GRANTEE previously entered into a license agreement for the restoration of the drainage area commonly known as Flamingo Ditch, which said License Agreement is recorded at Book _____, Pages _____ et seq., (herein "Restoration Work License"); and

WHEREAS, the Restoration Work License terminates on December 31, 2013; and

WHEREAS, GRANTEE seeks limited access to the Property to inspect, maintain, repair or replace the plantings installed by it pursuant to the Restoration Work License (herein "Corrective Work"); and

WHEREAS, GRANTOR desires to provide GRANTEE a license to access GRANTOR'S Property as described in this License Agreement and to perform any necessary Corrective Work, which the governing Board of Directors for GRANTOR has determined such Corrective Work will benefit its members, tenants and guests; and

NOW, THEREFORE, in consideration of the sum of Ten Dollars (\$10.00) and the promises and mutual covenants, terms, conditions and restrictions contained herein and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the parties agree as follows:

1. The above-referenced recitals are true and correct and are fully adopted herein.

2. GRANTOR, on behalf of itself, its successors and assigns, hereby grants unto GRANTEE a license or a personal privilege over and across the Licensed Property, solely for access to perform Corrective Work to plantings installed by it pursuant to the Restoration Work License.

3. GRANTEE agrees that GRANTOR shall not be responsible for any damages to the Property and the GRANTEE shall restore the Property to a condition as good as or better than that which existed prior to the commencement of the Corrective Work.

4. GRANTEE agrees that access to, through and across the Property to perform the Corrective Work permitted herein, shall be limited to the areas depicted on Exhibits "A", "B", "C" and "D", and that no sediment, silt or other waste arising out of Corrective Work shall be transported across the Property without the express prior written consent of GRANTOR.

5. The license granted pursuant to this License Agreement shall be effective January 1, 2014, and shall continue until December 31, 2014. This License Agreement and the proposed Corrective Work that may be performed pursuant to this License Agreement may only be amended with the written agreement of both parties.

6. GRANTEE agrees and understands that the license granted pursuant to this License Agreement shall be limited to the authority provided herein and that this license shall in no manner be construed as approval for any work not described herein including any and all future Phase II projects as described by GRANTEE.

7. It is agreed that the license granted pursuant to this License Agreement shall be governed by, construed and enforced in accordance with the laws of the State of Florida and venue shall only lie in Sarasota County, Florida. Since both parties participated in reviewing and drafting this document, any ambiguity shall not be construed against nor in favor of either party. Any notice provided for or concerning this License shall be in writing and shall be deemed sufficiently given when sent by certified or registered mail if sent to the respective address of each party as set forth at the beginning of this License. This document shall be recorded in the Official Public Records of Sarasota County, Florida.

8. GRANTEE agrees to indemnify, save and hold harmless GRANTOR, its officers, directors, managers, agents, employees, and owners from any and all lawsuits, losses, claims, injuries, costs, attorneys' fees, actions, or proceedings of every kind and character which may be presented or initiated by any persons or entities and which arise directly or indirectly due to this License Agreement or use of the Licensed Property by GRANTEE, its members, guests and invitees including for neglect or damage to the Licensed Property.

10. In the event that a dispute arises out of this License Agreement, the prevailing party in an action in a court of law or equity shall be entitled to recover from the non-prevailing party reasonable attorneys' fees and court costs including paralegal fees, incurred through all appeals.

DATED this ____ day of June, 2013.

Signed, sealed and delivered

in the presence of:

VILLAS OF VENICE, INC.,
CONDOMINIUM ASSOCIATION

Sign Michael P. Mueller
Michael Mueller, President

Print Name MICHAEL P. MUELLER

Sign _____ (CORPORATE SEAL)

Print Name _____

STATE OF Wisconsin
COUNTY OF Washington

The foregoing instrument was acknowledged before me this 21 day of June, 2013, by Michael Mueller, as President of VILLAS OF VENICE, INC., CONDOMINIUM ASSOCIATION, on behalf of the corporation. He is personally known to me or has produced WI Drivers License as identification.

NOTARY PUBLIC

Name Katie Loosen

(Seal)



Signed, sealed and delivered

in the presence of:

Katie Loosen

Print

State of WI at Large

My Commission Expires:
11-6-2016

CITY OF VENICE, FLORIDA

Sign _____

Print Name _____

Sign _____

Print Name _____

Print: _____, as Mayor

(CORPORATE SEAL)

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of September, 2013 by _____, as Mayor of CITY OF VENICE, on behalf of the Florida municipal corporation. He/she is personally known to me or has produced _____ as identification.

NOTARY PUBLIC

Print

Name _____

State of _____ at Large

(Seal)

My Commission Expires:

SKETCH OF DESCRIPTION

Section 13 , Township 39 South, Range 18 East
Sarasota County, Florida

EXHIBIT A

DESCRIPTION: (TEMPORARY CONSTRUCTION EASEMENT 1)

COMMENCE AT THE SOUTHEAST CORNER OF VENICE VILLAS CONDOMINIUM, AS RECORDED IN CONDOMINIUM BOOK 8, PAGE 36, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE N.00°00'00"E, ALONG THE EAST LINES OF SAID VENICE VILLAS CONDOMINIUM, A DISTANCE OF 234.83 FEET TO THE POINT OF BEGINNING; THENCE N.75°05'28"W., A DISTANCE OF 323.65 FEET; THENCE N.82°52'07"W., A DISTANCE OF 56.34 FEET; THENCE N.75°39'10"W., A DISTANCE OF 322.59 FEET; THENCE N.14°48'19"E., A DISTANCE OF 100.51 FEET; THENCE N.89°32'23"E., A DISTANCE OF 91.38 FEET; THENCE N.00°27'37"W., A DISTANCE OF 232.45 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF SAN RAMON CONDOMINIUM, AS RECORDED IN CONDOMINIUM BOOK 9, PAGE 4, SAID PUBLIC RECORDS; THENCE N.88°59'00"E., ALONG SAID SOUTH LINE, A DISTANCE OF 29.16 FEET; THENCE N.04°17'00"W., ALONG THE EAST LINE OF SAID SAN RAMON CONDOMINIUM, A DISTANCE OF 71.11 FEET; THENCE N.89°32'23"E., A DISTANCE OF 38.42 FEET; THENCE S.12°18'21"E., A DISTANCE OF 102.99 FEET; THENCE S.00°27'37"E., A DISTANCE OF 122.85 FEET; THENCE S.09°52'32"E., A DISTANCE OF 131.29 FEET; THENCE S.73°43'54"E., A DISTANCE OF 165.12 FEET; THENCE S.79°56'49"E., A DISTANCE OF 346.66 FEET; THENCE S.72°19'20"E., A DISTANCE OF 102.36 FEET; THENCE S.84°32'40"E., A DISTANCE OF 58.28 FEET; THENCE S.71°11'48"E., A DISTANCE OF 29.11 FEET TO THE INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF GARDENIA DRIVE (50.0 FOOT WIDE), AS RECORDED IN GOLDEN BEACH SUBDIVISION, PLAT BOOK 7, PAGE 96, SAID PUBLIC RECORDS; THENCE S.00°00'00"E., ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 43.36 FEET; THENCE S.88°18'38"W., A DISTANCE OF 93.48 FEET; THENCE S.62°19'45"W., A DISTANCE OF 53.18 FEET; THENCE S.89°32'23"W., A DISTANCE OF 62.91 FEET; THENCE N.75°05'28"W., A DISTANCE OF 21.96 FEET TO THE POINT OF BEGINNING. BEING AND LYING IN SECTION 13, TOWNSHIP 39 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA.

CONTAINING 116,031 SQUARE FEET OR 2.66 ACRES.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD, IF ANY.

NOTES:

1. BEARINGS ARE BASED ON THE NORTH RIGHT OF WAY LINE OF VILLAS DRIVE BEING N 90°00'00" W (PLAT OF RECORD).
2. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

PREPARED FOR:

CITY OF VENICE



SCHAPPACHER ENGINEERING L.L.C

CERTIFICATE OF AUTHORIZATION LB 0007859

3604 53RD AVENUE EAST
BRADENTON, FLORIDA 34203
(941) 748-8340 (941) 896-9938 FAX


GERALD D. STROOP, JR., PSM No. 4679

SHEET
1 OF 2

Scale: 1" = NONE

Drawn by: GDS

FB/PG: NONE

DATE: 9/06/2012

JOB: S120393

Drawing name: \\Bradenton\h\Land_Projects\FLAMINGO DITCH PROJECT S120393.dwg\TEMP CONST EASE 1 R1.dwg 8.5X11 (2) Sep 17, 2012 11:40am by: XPMUser

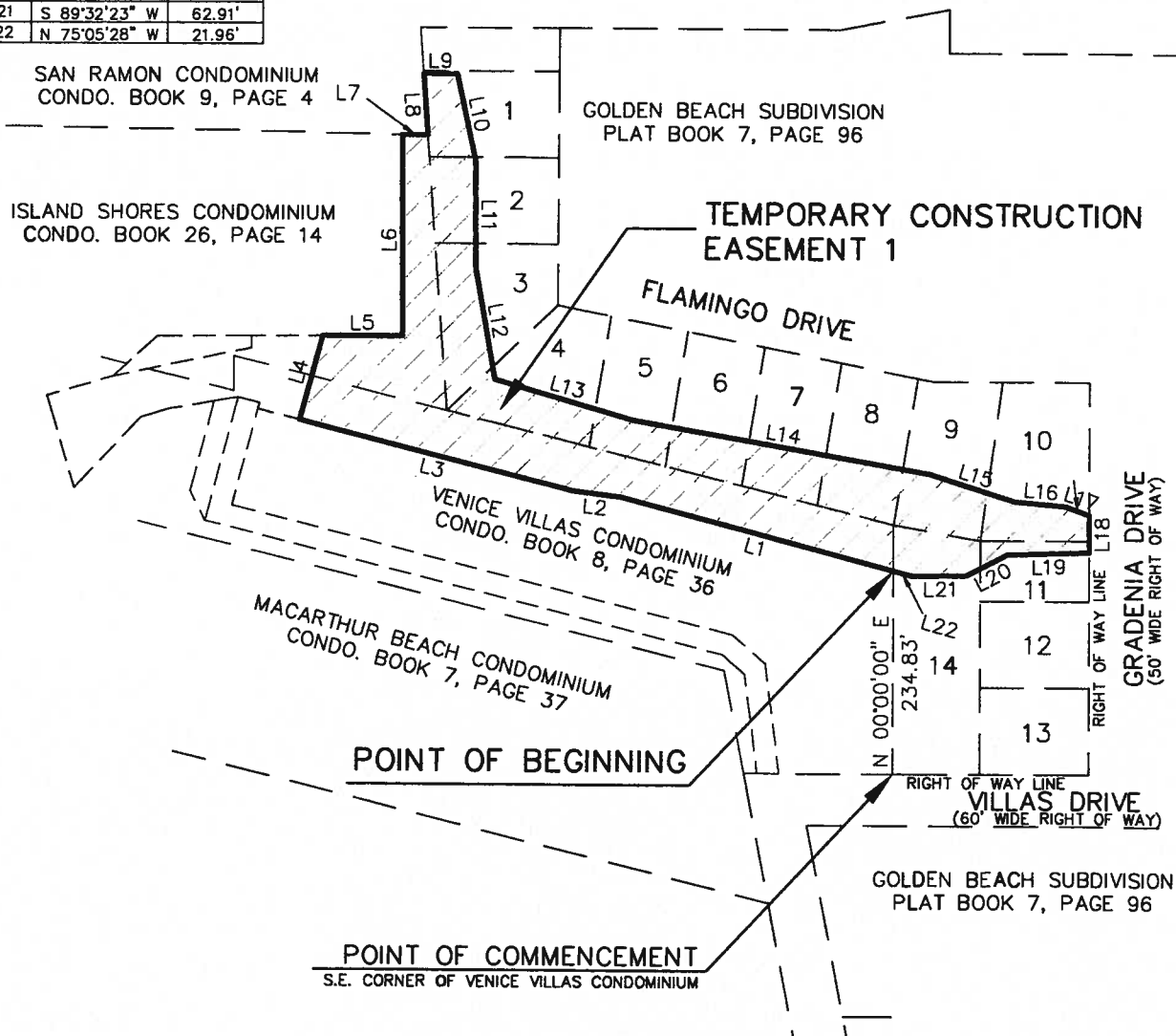
| LINE TABLE | | |
|------------|---------------|---------|
| LINE | BEARING | LENGTH |
| L1 | N 75°05'28" W | 323.65' |
| L2 | N 82°52'07" W | 56.34' |
| L3 | N 75°39'10" W | 322.59' |
| L4 | N 14°48'19" E | 100.51' |
| L5 | N 89°32'23" E | 91.38' |
| L6 | N 00°27'37" W | 232.45' |
| L7 | S 88°59'00" E | 29.16' |
| L8 | N 04°17'00" W | 71.11' |
| L9 | N 89°32'23" E | 38.42' |
| L10 | S 12°18'21" E | 102.99' |
| L11 | S 00°27'37" E | 122.85' |
| L12 | S 09°52'32" E | 131.29' |
| L13 | S 73°43'54" E | 165.12' |
| L14 | S 79°56'49" E | 346.66' |
| L15 | S 72°19'20" E | 102.36' |
| L16 | S 84°32'40" E | 58.28' |
| L17 | S 71°11'48" E | 29.11' |
| L18 | S 00°00'00" E | 43.36' |
| L19 | S 88°18'38" W | 93.48' |
| L20 | S 62°19'45" W | 53.18' |
| L21 | S 89°32'23" W | 62.91' |
| L22 | N 75°05'28" W | 21.96' |



EXHIBIT A

SKETCH OF DESCRIPTION

Section 13 , Township 39 South, Range 18 East
Sarasota County, Florida



Signature

SCHAPPACHER ENGINEERING L.L.C

CERTIFICATE OF AUTHORIZATION LB 0007859

3604 53RD AVENUE EAST
BRADENTON, FLORIDA 34203
(941) 748-8340 (941) 896-9938 FAX

Signature
GERALD D. STROOP, JR., PSM No. 4679

SHEET
2 OF 2

Scale: 1" = 200'

Drawn by: GDS

FB/PG: NONE

DATE: 8/06/2012

JOB: S120393

SKETCH OF DESCRIPTION

EXHIBIT B

Section 13 , Township 39 South, Range 18 East
Sarasota County, Florida

DESCRIPTION: (TEMPORARY CONSTRUCTION EASEMENT 3)

COMMENCE AT THE SOUTHEAST CORNER OF VENICE VILLAS CONDOMINIUM, AS RECORDED IN CONDOMINIUM BOOK 8, PAGE 36, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE N.00°00'00"E, ALONG THE EAST LINES OF SAID VENICE VILLAS CONDOMINIUM, A DISTANCE OF 287.90 FEET; THENCE N.75°53'00"W., ALONG THE NORTHERLY LINE OF SAID VENICE VILLAS CONDOMINIUM, A DISTANCE OF 688.55 FEET; THENCE S.14°48'19"W., A DISTANCE OF 52.54 FEET; THENCE N.75°39'10"W., A DISTANCE OF 49.58 FEET; THENCE N.14°19'51"E., A DISTANCE OF 7.45 FEET; THENCE N.75°39'10"W., A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING; THENCE S.14°20'50"W., A DISTANCE OF 147.22 FEET; THENCE N.26°29'11"W., A DISTANCE OF 38.23 FEET; THENCE N.14°20'50"E., A DISTANCE OF 106.95 FEET; THENCE N.79°56'22"E., A DISTANCE OF 27.45 FEET TO THE POINT OF BEGINNING. BEING AND LYING IN SECTION 13, TOWNSHIP 39 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA.

CONTAINING 3,177 SQUARE FEET OR 0.07 ACRES.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD, IF ANY.

NOTES:

1. BEARINGS ARE BASED ON THE NORTH RIGHT OF WAY LINE OF VILLAS DRIVE BEING N 90°00'00" W (PLAT OF RECORD).
2. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

PREPARED FOR:

CITY OF VENICE



SCHAPPACHER ENGINEERING L.L.C

CERTIFICATE OF AUTHORIZATION LB 0007859

3604 53RD AVENUE EAST
BRADENTON, FLORIDA 34203
(941) 748-8340 (941) 896-9938 FAX


GERALD D. STROOP, JR., PSM No. 4679

SHEET
1 OF 2

Scale: 1" = NONE

Drawn by: GDS

FB/PG: NONE

DATE: 9/11/2012

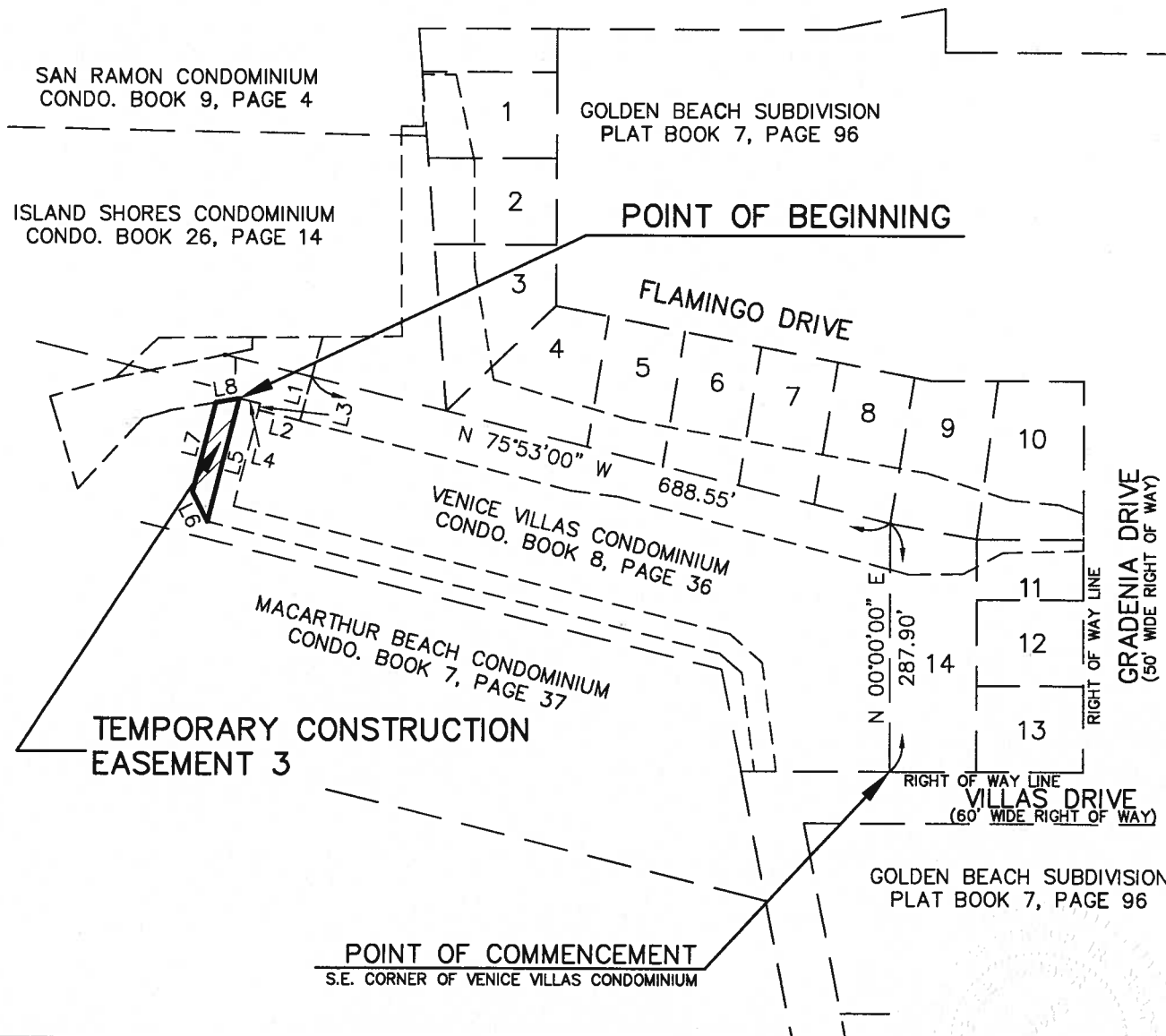
JOB: S120393

EXHIBIT B

SKETCH OF DESCRIPTION

Section 13 , Township 39 South, Range 18 East
Sarasota County, Florida

| LINE | BEARING | LENGTH |
|------|---------------|---------|
| L1 | S 14°48'19" W | 52.54' |
| L2 | N 75°39'10" W | 49.58' |
| L3 | S 14°19'51" W | 7.45' |
| L4 | N 75°39'10" W | 25.00' |
| L5 | S 14°20'50" W | 147.22' |
| L6 | N 26°29'11" W | 38.23' |
| L7 | N 14°20'50" E | 106.95' |
| L8 | N 79°56'22" E | 27.45' |



SE

SCHAPPACHER ENGINEERING L.L.C

CERTIFICATE OF AUTHORIZATION LB 0007859

3604 53RD AVENUE EAST
BRADENTON, FLORIDA 34203
(941) 748-8340 (941) 896-9938 FAX

Gerald D. Stroop Jr.
GERALD D. STROOP, JR., PSM No. 4679

SHEET
2 OF 2

Scale: 1" = 200'

Drawn by: GDS

FB/PG: NONE

DATE: 9/11/2012

JOB: S120393

SKETCH OF DESCRIPTION

Section 13 , Township 39 South, Range 18 East
Sarasota County, Florida

EXHIBIT C

DESCRIPTION: (TEMPORARY CONSTRUCTION EASEMENT 4)

COMMENCE AT THE SOUTHEAST CORNER OF VENICE VILLAS CONDOMINIUM, AS RECORDED IN CONDOMINIUM BOOK 8, PAGE 36, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE N.00°00'00"E, ALONG THE EAST LINES OF SAID VENICE VILLAS CONDOMINIUM, A DISTANCE OF 287.90 FEET; THENCE N.75°53'00"W., ALONG THE NORTHERLY LINE OF SAID VENICE VILLAS CONDOMINIUM, A DISTANCE OF 688.55 FEET TO THE POINT OF BEGINNING; THENCE S.14°48'19"W., A DISTANCE OF 52.54 FEET; THENCE N.75°39'10"W., A DISTANCE OF 49.58 FEET; THENCE N.14°20'50"E., A DISTANCE OF 7.45 FEET; THENCE N.75°39'10"W., A DISTANCE OF 25.00 FEET; THENCE S.79°56'22"W., A DISTANCE OF 79.48 FEET; THENCE S.73°19'55"W., A DISTANCE OF 33.89 FEET TO A POINT, HEREIN AFTER REFERRED TO AS POINT "A"; THENCE S.42°39'49"W., A DISTANCE OF 111.3 FEET, MORE OR LESS, TO THE INTERSECTION WITH THE MEAN HIGH WATER LINE OF THE GULF OF MEXICO; THENCE NORTHWESTERLY ALONG SAID MEAN HIGH WATER LINE, A DISTANCE OF 111.2 FEET, MORE OR LESS; THENCE N.73°19'55"E., A DISTANCE OF 78.7 FEET, MORE OR LESS, TO A POINT THAT LIES N.34°02'44"W., A DISTANCE OF 57.08 FEET FROM SAID POINT "A"; THENCE N.78°01'17"E., A DISTANCE OF 160.77 FEET; THENCE N.00°26'25"W., A DISTANCE OF 13.75 FEET; THENCE N.89°32'23"E., A DISTANCE OF 81.61 FEET; THENCE S.14°48'19"W., A DISTANCE OF 47.96 FEET TO THE POINT OF BEGINNING. BEING AND LYING IN SECTION 13, TOWNSHIP 39 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA.

CONTAINING 21,172 SQUARE FEET OR 0.49 ACRES, MORE OR LESS.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD, IF ANY.

NOTES:

1. BEARINGS ARE BASED ON THE NORTH RIGHT OF WAY LINE OF VILLAS DRIVE BEING N 90°00'00" W (PLAT OF RECORD).
2. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

PREPARED FOR:

REVISED: 5/02/2013

CITY OF VENICE

TITLE REVISED

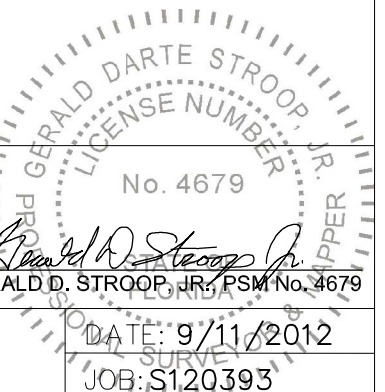


SCHAPPACHER ENGINEERING L.L.C.

CERTIFICATE OF AUTHORIZATION LB 0007859

3604 53RD AVENUE EAST
BRADENTON, FLORIDA 34203
(941) 748-8340 (941) 896-9938 FAX

GERALD D. STROOP, JR., PSM No. 4679



SHEET
1 OF 2

Scale: 1" = NONE

Drawn by: GDS

FB/PG: NONE

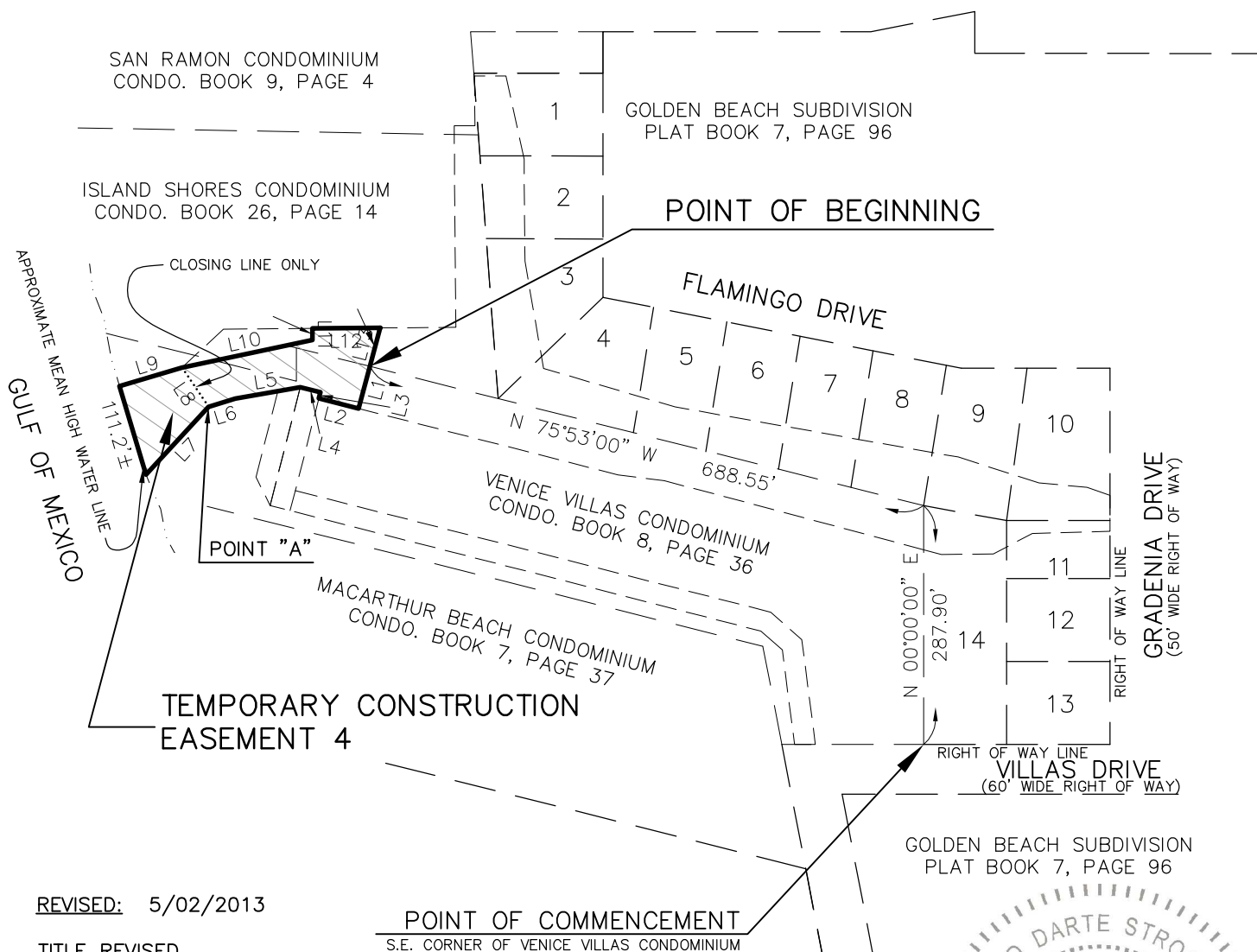
DATE: 9/11/2012

JOB: S120393

SKETCH OF DESCRIPTION

Section 13 , Township 39 South, Range 18 East
Sarasota County, Florida

| LINE TABLE | | |
|------------|---------------|---------|
| LINE | BEARING | LENGTH |
| L1 | S 14°48'19" W | 52.54' |
| L2 | N 75°39'10" W | 49.58' |
| L3 | N 14°20'50" E | 7.45' |
| L4 | N 75°39'10" W | 25.00' |
| L5 | S 79°56'22" W | 79.48' |
| L6 | S 73°19'55" W | 33.89' |
| L7 | S 42°39'49" W | 111.3'± |
| L8 | N 34°02'44" W | 57.08' |
| L9 | N 73°19'55" E | 78.7'± |
| L10 | N 78°01'17" E | 160.77' |
| L11 | N 00°26'25" W | 13.75' |
| L12 | N 89°32'23" E | 81.61' |
| L13 | S 14°48'19" W | 47.96' |



REVISED: 5/02/2013

TITLE REVISED

SCHAPPACHER ENGINEERING L.L.C.
CERTIFICATE OF AUTHORIZATION LB 0007859

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BRADENTON, FLORIDA 34203
(941) 748-8340 (941) 896-9938 FAX

GERALD D. STROOP, JR., PSM No. 4679

SHEET
2 OF 2

Scale: 1" = 200'

Drawn by: GDS

FB/PG: NONE

DATE: 9/11/2012
JOB: S120393

SKETCH OF DESCRIPTION

EXHIBIT D

Section 13 , Township 39 South, Range 18 East
Sarasota County, Florida

DESCRIPTION: (25 FOOT TEMPORARY CONSTRUCTION EASEMENT)

COMMENCE AT THE SOUTHEAST CORNER OF VENICE VILLAS CONDOMINIUM, AS RECORDED IN CONDOMINIUM BOOK 8, PAGE 36, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE N.00°00'00"E, ALONG THE EAST LINES OF SAID VENICE VILLAS CONDOMINIUM, A DISTANCE OF 287.90 FEET; THENCE N.75°53'00"W., ALONG THE NORTHERLY LINE OF SAID VENICE VILLAS CONDOMINIUM, A DISTANCE OF 688.55 FEET; THENCE S.14°48'19"W., A DISTANCE OF 52.54 FEET; THENCE N.75°39'10"W., A DISTANCE OF 49.58 FEET TO THE POINT OF BEGINNING; THENCE S.14°20'50"W., A DISTANCE OF 114.77 FEET; THENCE S.75°39'10"E., A DISTANCE OF 591.83 FEET; THENCE S.48°37'16"E., A DISTANCE OF 49.89 FEET; THENCE S.07°22'51"E., A DISTANCE OF 127.56 FEET TO THE INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF VILLAS DRIVE (60.0 FOOT WIDE), AS RECORDED IN GOLDEN BEACH SUBDIVISION, PLAT BOOK 7, PAGE 96, SAID PUBLIC RECORDS; THENCE N.90°00'00"W., ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 25.21 FEET; THENCE N.07°22'51"W., A DISTANCE OF 114.91 FEET; THENCE N.48°37'16"W., A DISTANCE OF 34.47 FEET; THENCE N.75°39'10"W., A DISTANCE OF 610.82 FEET; THENCE N.14°20'50"E., A DISTANCE OF 147.22 FEET; THENCE S.75°39'10"E., A DISTANCE OF 25.00 FEET; THENCE S.14°20'50"W., A DISTANCE OF 7.45 FEET TO THE POINT OF BEGINNING. BEING AND LYING IN SECTION 13, TOWNSHIP 39 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA

CONTAINING 22,486 SQUARE FEET OR 0.52 ACRES.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD, IF ANY.

NOTES:

1. BEARINGS ARE BASED ON THE NORTH RIGHT OF WAY LINE OF VILLAS DRIVE BEING N 90°00'00" W (PLAT OF RECORD).
2. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

PREPARED FOR:

CITY OF VENICE

REVISED: 12/13/2012

DESCRIPTION TITLE REVISED



SCHAPPACHER ENGINEERING L.L.C

CERTIFICATE OF AUTHORIZATION LB 0007859

3604 53RD AVENUE EAST
BRADENTON, FLORIDA 34203
(941) 748-8340 (941) 896-9938 FAX

GERALD D. STROOP, JR., PSM No. 4679

SHEET
1 OF 2

Scale: 1" = NONE

Drawn by: GDS

FB/PG: NONE

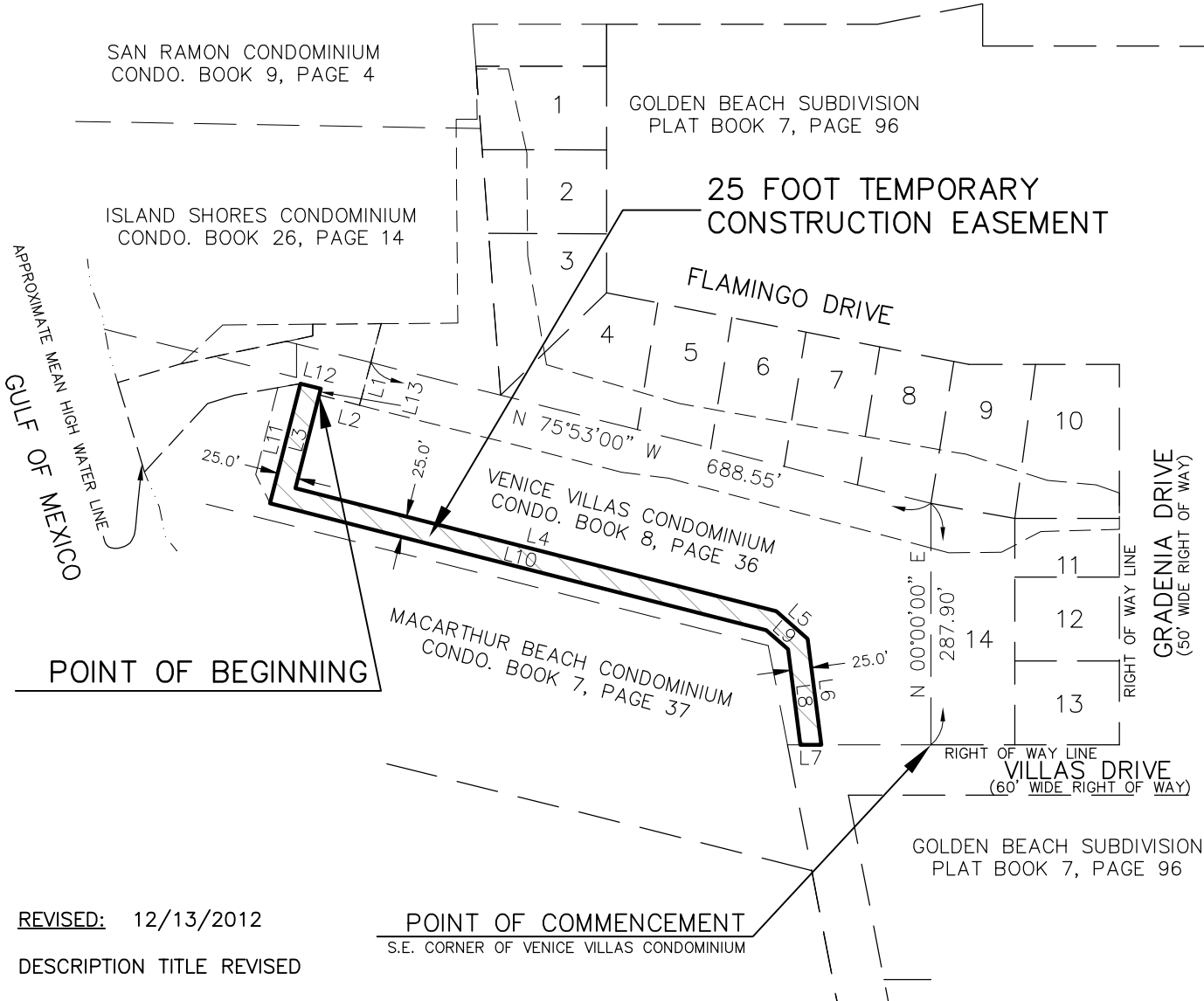
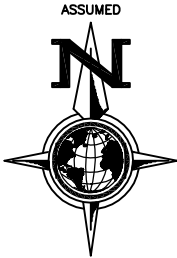
DATE: 9/11/2012

JOB: S120393

SKETCH OF DESCRIPTION

Section 13 , Township 39 South, Range 18 East
Sarasota County, Florida

| LINE TABLE | | |
|------------|---------------|---------|
| LINE | BEARING | LENGTH |
| L1 | S 14°48'19" W | 52.54' |
| L2 | N 75°39'10" W | 49.58' |
| L3 | S 14°20'50" W | 114.77' |
| L4 | S 75°39'10" E | 591.83' |
| L5 | S 48°37'16" E | 49.89' |
| L6 | S 07°22'51" E | 127.56' |
| L7 | N 90°00'00" W | 25.21' |
| L8 | N 07°22'51" W | 114.91' |
| L9 | N 48°37'16" W | 34.47' |
| L10 | N 75°39'10" W | 610.82' |
| L11 | N 14°20'50" E | 147.22' |
| L12 | S 75°39'10" E | 25.00' |
| L13 | S 14°20'50" W | 7.45' |



REVISED: 12/13/2012

DESCRIPTION TITLE REVISED



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Gerald D. Stroop, Jr.

GERALD D. STROOP, JR., PSM No. 4679

SHEET

2 OF 2

Scale: 1"= 200'

Drawn by: GDS

FB/PG: NONE

DATE: 9/11/2012

JOB: S120393