

This instrument prepared by
and return to:
City Clerk, City of Venice
401 W. Venice Ave., Venice, FL 34285

UTILITY EASEMENT

THIS INDENTURE, made this 5th day of November, 2020, by and between HEARTIS VENICE, LLC, a Delaware limited liability company, whose mailing address is: 5910 N Central Expressway, Suite 1400, Dallas, Texas 75206 (hereinafter referred to as "Grantor"), and CITY OF VENICE, a Florida municipal corporation, whose mailing address is 401 W. Venice Avenue, Venice, Florida 34285 (hereinafter referred to as "Grantee"):

WITNESSETH:

That for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid to the Grantor by the Grantee, the receipt and sufficiency of which is hereby acknowledged, said Grantor does hereby grant and convey to the Grantee, its successors and assigns, a permanent, perpetual easement for the provision of City services, such right to include, but not be limited to, the perpetual right for Grantee, its employees, contractors, sub-contractors, agents, successors, and assigns to enter upon said easement at all times and construct, lay, reconstruct, operate, maintain, inspect, remove, or repair all lines, mains, pipes, fixtures, ditches, accessories, and all appurtenances thereto for the purpose of providing City services through, over, under, and upon the following property situated in Sarasota County, Florida, more particularly described as follows:

(See Exhibit "A" attached hereto and incorporated herein by reference)

For the full enjoyment of the rights granted herein, the Grantee shall have the further right to trim, cut, or remove trees, bushes, undergrowth, and other obstructions interfering with the location, construction, and maintenance of the lines, mains, pipes, fixtures, ditches, accessories, and appurtenances thereto. The Grantor further grants the reasonable right to enter upon adjoining lands of the Grantor for the purposes of exercising the rights herein granted.

The Grantor hereby covenants with the Grantee and warrants that it has the lawful authority convey said easement.

ACKNOWLEDGEMENT OF GRANTOR

IN WITNESS WHEREOF, the Grantor has caused this Utility Easement to be executed in Grantor's name, and official seal by the proper officer(s) or representative(s) duly authorized, as of the day and year first above written.

HEARTIS VENICE, LLC,
a Delaware limited liability company

By: Heartis Venice Partners, LP,
a Texas limited partnership,
its Managing Member

By: Heartis Venice GP, LLC,
a Texas limited liability company,
its General Partner

By: 
Lance M. Hardenburg, Manager


WITNESSES:

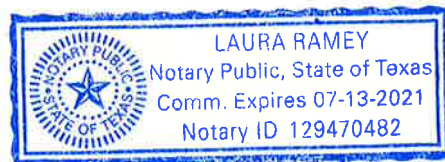

Print Name: David Bates


Print Name: Kyle A. Miller

STATE OF TEXAS
COUNTY OF Dallas

The foregoing instrument was acknowledged before me this 5th day of November, 2020, by Lance M. Hardenburg, as Manager of Heartis Venice GP, LLC, a Texas limited liability company, as General Partner of Heartis Venice Partners, LP, a Texas limited partnership, as Managing Member of HEARTIS VENICE, LLC, a Delaware limited liability company, by means of ☒ physical presence or ☐ online notarization, who is personally known to me or who produced — as identification.


Notary Public
Print Name: Laura Ramey
My Commission Expires: 7/13/21



ACCEPTANCE BY GRANTEE

The foregoing easement is accepted and agreed to by the City of Venice, Florida, this ____ day
of _____, 20__.

Ron Feinsod, Mayor

ATTEST:

Lori Stelzer, City Clerk

P.O.C.
NORTHWEST CORNER
OF LOT 1, BLOCK 17

WESTERLY BOUNDARY
LINE OF LOT 1

LOT 42, BLOCK F
NOKOMIS
P.B. 1, PG. 11

SOUTHERLY R/W LINE
OF NIPPINO TRAIL

NOW OR FORMERLY LANDS OF
HEARTIS VENICE, LLC
P.I.D. #0406040038

LOT 1, BLOCK 17
NOKOMIS
P.B. 1, PG. 11

20' PLATTED ALLEY

SOUTHEASTERLY LINE OF
20' PLATTED ALLEY

NOW OR FORMERLY LANDS OF
HEARTIS VENICE, LLC
P.I.D. #0406040044

EXISTING UTILITY EASEMENT
O.R.I. #2019163737

EASTERLY R/W LINE OF TAMiami
TRAIL (U.S. HIGHWAY 41-S.R. 45)
PER F.D.O.T. R/W MAP SECTION
NO. 17020-2576

PREPARED FOR: HEARTIS VENICE, LLC
DRAWN: 10/6/2020, JDG
CHECKED: 10/6/2020, JDG
FILE #19-01-220

SURVEYORS NOTES:

BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY
R/W LINE OF TAMiami TRAIL (US HIGHWAY 41-SR 45),
BEING S. 32°35'34" E.

THIS NOT A BOUNDARY SURVEY.

THIS SURVEY IS PROTECTED BY COPYRIGHT AND IS ONLY
CERTIFIED TO THE PERSONS LISTED HEREON. ANY
ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS
BY OTHER THAN THE SIGNING PARTY IS PROHIBITED
WITHOUT THE CONSENT OF THE SIGNING PARTY. ANY USE
OR REPRODUCTION OF THIS SURVEY WITHOUT THE
CONSENT OF THE SURVEYOR IS PROHIBITED.



**FLORIDA ENGINEERING
&
SURVEYING, LLC**

CA #30375 LB #8024

631 N. TAMiami TRAIL
NOKOMIS, FLORIDA 34276
TEL: (841) 485-3100
FAX: (841) 485-3107

www.flengineeringandsurveying.com

© COPYRIGHTED MATERIAL 2020

Digitally
signed by
Justin D
Garner

Date:
2020.10.06
16:05:39
-04'00'



I HEREBY CERTIFY THAT THE SURVEY SHOWN
HEREON WAS PREPARED UNDER MY DIRECT
SUPERVISION AND IS IN ACCORDANCE WITH THE
STANDARDS OF PRACTICE FOR SURVEYS, CHAPTER
5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT
TO SECTION 472.027, FLORIDA STATUTES. SURVEY
SHOWN HEREON "NOT VALID WITHOUT THE ORIGINAL
SIGNATURE AND SEAL OF A FLORIDA LICENSED
SURVEYOR AND MAPPER". THE DIGITAL SIGNATURE
AND SEAL APPEARING ON THIS DOCUMENT WAS
AUTHORIZED BY JUSTIN D. GARNER, PSM #8888 ON
OCTOBER, 6, 2020.

**SECTION 6
TOWNSHIP 39 S.
RANGE 19 E.**



N.T.S.

"NOT A SURVEY"

SKETCH AND DESCRIPTION OF: A 10.0' WATER LINE UTILITY EASEMENT

SEE SHEET 2 FOR EASEMENT DETAIL

SEE SHEET 3 FOR LEGAL DESCRIPTION

ABBREVIATION LEGEND:

R/W = RIGHT-OF-WAY
C/L = CENTER LINE
CA = CERTIFICATE OF AUTHORIZATION
FES = FLORIDA ENGINEERING & SURVEYING
P.I.D. = PARCEL IDENTIFICATION NUMBER
P.B., PG. = PLAT BOOK, PAGE
O.R.I. = OFFICIAL RECORDS INSTRUMENT
O.R.B. = OFFICIAL RECORDS BOOK
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
B.B. = BEARING BASIS
US = UNITED STATES
SR = STATE ROAD
F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
NO. = NUMBER
N.T.S. = NOT TO SCALE
SQ.FT. = SQUARE FEET
± = MORE OR LESS

10.0' WIDE WATER LINE UTILITY EASEMENT

5,904.37 SQ.FT.±

0.14 ACRES±

SEE SHEET 2 FOR EASEMENT DETAIL
SEE SHEET 3 FOR LEGAL DESCRIPTION

LINE	BEARING	DISTANCE
L1	S 59°04'34" W	3.22'
L2	S 32°05'44" E	21.52'
L3	N 59°07'06" E	3.41'
L4	N 57°24'27" E	1.22'

NOW OR FORMERLY LANDS OF
HEARTIS VENICE, LLC
P.I.D. #0406040044

P.O.B.
WATER LINE UTILITY
EASEMENT

EXISTING UTILITY EASEMENT
O.R.I. #2020037085

SHEET 1 OF 3
NOT VALID WITHOUT ALL SHEETS



SCALE 1" = 40'

SECTION 6
TOWNSHIP 39 S.
RANGE 19 E.

"NOT A SURVEY"

ABBREVIATION LEGEND:

R/W = RIGHT-OF-WAY
C/L = CENTER LINE
CA = CERTIFICATE OF AUTHORIZATION
FES = FLORIDA ENGINEERING & SURVEYING
P.I.D. = PARCEL IDENTIFICATION NUMBER
P.B., PG. = PLAT BOOK, PAGE
O.R.I. = OFFICIAL RECORDS INSTRUMENT
O.R.B. = OFFICIAL RECORDS BOOK
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
B.B. = BEARING BASIS
US = UNITED STATES
SR = STATE ROAD
F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
NO. = NUMBER
N.T.S. = NOT TO SCALE
SQ.FT. = SQUARE FEET
± = MORE OR LESS

NOW OR FORMERLY LANDS OF
HEARTIS VENICE, LLC
P.I.D. #0406040044

10.0' WATER LINE UTILITY EASEMENT

5,904.37 SQ.FT.±
0.14 ACRES±

SEE SHEET 3 FOR LEGAL DESCRIPTION

EXISTING UTILITY EASEMENT
O.R.I. #2019163737

NOW OR FORMERLY LANDS OF
HEARTIS VENICE, LLC
P.I.D. #0406040044

10.0' WATER LINE UTILITY EASEMENT

5,904.37 SQ.FT.±
0.14 ACRES±

SEE SHEET 3 FOR LEGAL DESCRIPTION

NOW OR FORMERLY LANDS OF
HEARTIS VENICE, LLC
P.I.D. #0406040044

LINE	BEARING	DISTANCE
L4	N 57°24'27" E	1.22'
L5	N 22°09'40" W	14.73'
L6	N 15°26'00" E	10.91'
L7	N 32°35'34" W	13.50'
L8	N 74°22'25" W	3.32'
L9	S 57°06'22" W	17.77'
L10	N 32°35'34" W	10.00'
L11	S 7°06'22" E	22.22'
L12	S 74°22'25" E	20.08'
L13	S 36°15'52" E	9.87'
L14	S 15°26'00" W	19.32'
L15	S 22°09'40" E	13.58'
L16	S 57°24'26" W	10.17'

PREPARED FOR: HEARTIS VENICE, LLC
DRAWN: 10/6/2020, JDG
CHECKED: 10/6/2020, JDG
FILE #19-01-220

EXISTING UTILITY
EASEMENT
O.R.I. #2020037085

P.O.B.
WATER LINE UTILITY
EASEMENT

SHEET 2 OF 3

NOT VALID WITHOUT ALL SHEETS



FLORIDA ENGINEERING
&
SURVEYING, LLC

CA #90375 LB #8024

631 N. TAMiami TRAIL
NOKOMIS, FLORIDA 34276
TEL: (941) 485-3100
FAX: (941) 485-3107

www.flengineeringandsurveying.com

© COPYRIGHTED MATERIAL 2020

WATER LINE UTILITY EASEMENT DETAIL

SEE SHEET 1 FOR OVERALL VIEW AND NOTES

SEE SHEET 3 FOR LEGAL DESCRIPTION

"NOT A SURVEY"

LEGAL DESCRIPTION OF:

A TEN (10) FOOT WIDE WATER LINE UTILITY EASEMENT LYING OVER, UNDER AND ACROSS A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT #2018141793, ALL LYING AND BEING IN THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 39 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 1, BLOCK 17, PLAT OF NOKOMIS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 11, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE ALONG THE WESTERLY BOUNDARY LINE OF SAID LOT 1, S 31°55'25" E, A DISTANCE OF 208.35 FEET TO A POINT OF INTERSECTION WITH THE SOUTHEASTERLY BOUNDARY LINE OF A 20 FOOT ALLEY, LYING 20 FEET SOUTH OF AND PARALLEL WITH THE SOUTHERLY BOUNDARY OF LOT 42, BLOCK F, OF SAID PLAT OF NOKOMIS; THENCE ALONG SAID SOUTHEASTERLY BOUNDARY LINE, S 57°46'04" W, A DISTANCE OF 159.22 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF TAMiami TRAIL (U.S. HIGHWAY 41, S.R. 45) PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION NO. 17020-2576; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF SAID TAMiami TRAIL FOR THE FOLLOWING FIVE (5) COURSES: 1) S 32°35'34" E, A DISTANCE OF 425.64 FEET; 2) THENCE S 59°04'34" W, A DISTANCE OF 3.22 FEET; 3) THENCE S 32°05'44" E, A DISTANCE OF 21.52 FEET; 4) THENCE N 59°07'06" E, A DISTANCE OF 3.41 FEET; 5) THENCE S 32°35'34" E, A DISTANCE OF 119.34; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE, N 57°24'27" E, A DISTANCE OF 1.22 FEET FOR A POINT OF BEGINNING; THENCE N 22°09'40" W, A DISTANCE OF 14.73 FEET; THENCE N 30°00'48" W, A DISTANCE OF 98.49 FEET; THENCE N 30°47'02" W, A DISTANCE OF 99.80 FEET; THENCE N 32°08'37" W, A DISTANCE OF 98.04 FEET; THENCE N 32°41'38" W, A DISTANCE OF 216.22 FEET; THENCE N 15°26'00" E, A DISTANCE OF 10.91 FEET; THENCE N 32°35'34" W, A DISTANCE OF 13.50 FEET; THENCE N 74°22'25" W, A DISTANCE OF 3.32 FEET; THENCE S 57°06'22" W, A DISTANCE OF 17.77 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF TAMiami TRAIL (U.S. HIGHWAY 41, S.R. 45) PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION NO. 17020-2576; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, N 32°35'34" W, A DISTANCE OF 10.00 FEET; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE, N 57°06'22" E, A DISTANCE OF 22.22 FEET; THENCE S 74°22'25" E, A DISTANCE OF 20.08 FEET; THENCE S 36°15'52" E, A DISTANCE OF 9.87 FEET; THENCE S 15°26'00" W, A DISTANCE OF 19.32 FEET; THENCE S 32°41'38" E, A DISTANCE OF 211.80 FEET; THENCE S 32°08'37" E, A DISTANCE OF 98.20 FEET; THENCE S 30°47'02" E, A DISTANCE OF 99.98 FEET; THENCE S 30°00'48" E, A DISTANCE OF 99.24 FEET; THENCE S 22°09'40" E, A DISTANCE OF 13.58 FEET; THENCE S 57°24'26" W, A DISTANCE OF 10.17 FEET TO THE POINT OF BEGINNING.

SAID EASEMENT CONTAINING 5,904.37 SQUARE FEET OR 0.14 ACRES, MORE OR LESS.

PREPARED FOR: HEARTIS VENICE, LLC
DRAWN: 10/6/2020, JDG
CHECKED: 10/6/2020, JDG
FILE #19-01-220



FLORIDA ENGINEERING
&
SURVEYING, LLC

CA #30375 LB #0024

631 N. TAMiami TRAIL
NOKOMIS, FLORIDA 34276
TEL: (941) 485-3100
FAX: (941) 485-3107

www.flengineeringandsurveying.com

© COPYRIGHTED MATERIAL 2020

SHEET 3 OF 3

NOT VALID WITHOUT ALL SHEETS

SEE SHEET 1 FOR OVERALL VIEW AND NOTES
SEE SHEET 2 FOR EASEMENT DETAIL

P.O.C.
NORTHWEST CORNER
OF LOT 1, BLOCK 17

SOUTHERLY R/W LINE
OF NIPPINO TRAIL

NOW OR FORMERLY LANDS OF
HEARTIS VENICE, LLC
P.I.D. #0406040038

LOT 1, BLOCK 17
NOKOMIS
P.B. 1, PG. 11

WESTERLY BOUNDARY
LINE OF LOT 1

LOT 42, BLOCK F
NOKOMIS
P.B. 1, PG. 11

20' PLATTED ALLEY

SOUTHEASTERLY LINE OF
20' PLATTED ALLEY

EASTERLY R/W LINE OF TAMiami
TRAIL (U.S. HIGHWAY 41-S.R. 45)
PER F.D.O.T. R/W MAP SECTION
NO. 17020-2576

NOW OR FORMERLY LANDS OF
HEARTIS VENICE, LLC
P.I.D. #0406040044

(U.S. HIGHWAY 41-S.R. 45)
TAMiami TRAIL
(VARIABLE WIDTH PUBLIC R/W)

P.O.B.
UTILITY FORCE MAIN EASEMENT

EXISTING UTILITY EASEMENT
O.R.I. #2020037085

PREPARED FOR: HEARTIS VENICE, LLC
DRAWN: 10/28/2020, JDG
CHECKED: 10/28/2020, JDG
FILE #19-01-220



FLORIDA ENGINEERING
&
SURVEYING, LLC

CA #30375 LB #6024

631 N. TAMiami TRAIL
NOKOMIS, FLORIDA 34275
TEL: (941) 485-3100
FAX: (941) 485-3107

www.flengineeringandsurveying.com

© COPYRIGHTED MATERIAL 2020

I HEREBY CERTIFY THAT THE SURVEY SHOWN
HEREON WAS PREPARED UNDER MY DIRECT
SUPERVISION AND IS IN ACCORDANCE WITH THE
STANDARDS OF PRACTICE FOR SURVEYS,
CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE,
PURSUANT TO SECTION 472.027, FLORIDA
STATUTES. SURVEY SHOWN HEREON "NOT VALID
WITHOUT THE ORIGINAL SIGNATURE AND SEAL
OF A FLORIDA LICENSED SURVEYOR AND
MAPPER". THE DIGITAL SIGNATURE AND SEAL
APPEARING ON THIS DOCUMENT WAS
AUTHORIZED BY JUSTIN D. GARNER, PSM #6899
ON OCTOBER 28, 2020.



Digitally signed by
Justin D Garner
Date: 2020.10.28
16:39:25 -04'00'

SHEET 1 OF 2
NOT VALID WITHOUT ALL SHEETS

SECTION 6
TOWNSHIP 39 S.
RANGE 19 E.



ASSUMED

N.T.S.

"NOT A SURVEY"

SKETCH AND DESCRIPTION OF:
A 10.0' UTILITY FORCE MAIN EASEMENT
SEE SHEET 2 FOR LEGAL DESCRIPTION AND LINE TABLE

ABBREVIATION LEGEND:

R/W = RIGHT-OF-WAY
C/L = CENTER LINE
CA = CERTIFICATE OF AUTHORIZATION
FES = FLORIDA ENGINEERING & SURVEYING
P.I.D. = PARCEL IDENTIFICATION NUMBER
P.B., PG. = PLAT BOOK, PAGE
O.R.I. = OFFICIAL RECORDS INSTRUMENT
O.R.B. = OFFICIAL RECORDS BOOK
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
B.B. = BEARING BASIS
US = UNITED STATES
SR = STATE ROAD
F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
NO. = NUMBER
N.T.S. = NOT TO SCALE
SQ.FT. = SQUARE FEET
± = MORE OR LESS

**10.0' WIDE UTILITY
FORCE MAIN EASEMENT**
3,152.60 SQ.FT.±
0.07 ACRES±

NOW OR FORMERLY LANDS OF
HEARTIS VENICE, LLC
P.I.D. #0406040044

SURVEYORS NOTES:

BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY
R/W LINE OF TAMiami TRAIL (US HIGHWAY 41-SR 45),
BEING S. 32°35'34" E.

THIS NOT A BOUNDARY SURVEY.

THIS SURVEY IS PROTECTED BY COPYRIGHT AND IS ONLY
CERTIFIED TO THE PERSONS LISTED HEREON. ANY
ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS
BY OTHER THAN THE SIGNING PARTY IS PROHIBITED
WITHOUT THE CONSENT OF THE SIGNING PARTY. ANY USE
OR REPRODUCTION OF THIS SURVEY WITHOUT THE
CONSENT OF THE SURVEYOR IS PROHIBITED.

"NOT A SURVEY"

LEGAL DESCRIPTION OF:

A TEN (10) FOOT WIDE UTILITY FORCE MAIN EASEMENT LYING OVER, UNDER AND ACROSS A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT #2018141793, ALL LYING AND BEING IN THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 39 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 1, BLOCK 17, PLAT OF NOKOMIS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 11, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE ALONG THE WESTERLY BOUNDARY LINE OF SAID LOT 1, S 31°55'25" E, A DISTANCE OF 208.35 FEET TO A POINT OF INTERSECTION WITH THE SOUTHEASTERLY BOUNDARY LINE OF A 20 FOOT ALLEY, LYING 20 FEET SOUTH OF AND PARALLEL WITH THE SOUTHERLY BOUNDARY OF LOT 42, BLOCK F, OF SAID PLAT OF NOKOMIS; THENCE ALONG SAID SOUTHEASTERLY BOUNDARY LINE, S 57°46'04" W, A DISTANCE OF 159.22 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF TAMIAMI TRAIL (U.S. HIGHWAY 41, S.R. 45) PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION NO. 17020-2576; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF SAID TAMIAMI TRAIL FOR THE FOLLOWING FIVE (5) COURSES: 1) S 32°35'34" E, A DISTANCE OF 425.64 FEET; 2) THENCE S 59°04'34" W, A DISTANCE OF 3.22 FEET; 3) THENCE S 32°05'44" E, A DISTANCE OF 21.52 FEET; 4) THENCE N 59°07'06" E, A DISTANCE OF 3.41 FEET; 5) THENCE S 32°35'34" E, A DISTANCE OF 123.23 FEET; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE, N 57°24'26" E, A DISTANCE OF 25.00 FEET TO A POINT ON THE EASTERLY LINE OF AN EXISTING 25 FOOT WIDE UTILITY EASEMENT AS RECORDED IN OFFICIAL RECORDS INSTRUMENT #2020037085, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING; THENCE N 21°58'54" E, A DISTANCE OF 33.71 FEET; THENCE N 17°52'28" E, A DISTANCE OF 5.09 FEET; THENCE N 21°56'22" E, A DISTANCE OF 6.28 FEET; THENCE N 73°25'37" E, A DISTANCE OF 189.70 FEET; THENCE S 71°53'53" E, A DISTANCE OF 23.74 FEET; THENCE S 36°14'26" E, A DISTANCE OF 48.59 FEET; THENCE S 01°06'55" E, A DISTANCE OF 10.27 FEET; THENCE S 34°39'24" W, A DISTANCE OF 6.19 FEET; THENCE S 79°39'24" W, A DISTANCE OF 9.59 FEET; THENCE N 10°20'36" W, A DISTANCE OF 10.00 FEET; THENCE N 79°39'24" E, A DISTANCE OF 2.24 FEET; THENCE N 34°39'24" E, A DISTANCE OF 4.24 FEET; THENCE N 36°14'26" W, A DISTANCE OF 42.21 FEET; THENCE N 71°53'53" W, A DISTANCE OF 17.40 FEET; THENCE S 73°25'37" W, A DISTANCE OF 181.76 FEET; THENCE S 21°56'22" W, A DISTANCE OF 1.10 FEET; THENCE S 17°52'28" W, A DISTANCE OF 5.10 FEET; THENCE S 21°58'54" W, A DISTANCE OF 41.18 FEET TO A POINT ON THE EASTERLY LINE OF AN EXISTING 25 FOOT WIDE UTILITY EASEMENT AS RECORDED IN OFFICIAL RECORDS INSTRUMENT #2020037085, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY LINE, N 32°35'34" W, A DISTANCE OF 12.27 FEET TO THE POINT OF BEGINNING.

SAID EASEMENT CONTAINING 3,152.60 SQUARE FEET OR 0.07 ACRES, MORE OR LESS.

LINE	BEARING	DISTANCE
L1	S 59°04'34" W	3.22'
L2	S 32°05'44" E	21.52'
L3	N 59°07'06" E	3.41'
L4	N 57°24'26" E	25.00'
L5	N 21°58'54" E	33.71'
L6	N 17°52'28" E	5.09'
L7	N 21°56'22" E	6.28'
L8	S 71°53'53" E	23.74'
L9	S 36°14'26" E	48.59'
L10	S 01°06'55" E	10.27'
L11	S 34°39'24" W	6.19'
L12	S 79°39'24" W	9.59'
L13	N 10°20'36" W	10.00'
L14	N 79°39'24" E	2.24'
L15	N 34°39'24" E	4.24'
L16	N 36°14'26" W	42.21'
L17	N 71°53'53" W	17.40'
L18	S 21°56'22" W	1.10'
L19	S 17°52'28" W	5.10'
L20	S 21°58'54" W	41.18'
L21	N 32°35'34" W	12.27'

PREPARED FOR: HEARTIS VENICE, LLC
DRAWN: 10/28/2020, JDG
CHECKED: 10/28/2020, JDG
FILE #19-01-220



FLORIDA ENGINEERING
&
SURVEYING, LLC
CA #30375 LB #5024

631 N. TAMIAMI TRAIL
NOKOMIS, FLORIDA 34275
TEL: (941) 485-3100
FAX: (941) 485-3107

www.flengineeringandsurveying.com
© COPYRIGHTED MATERIAL 2020

SHEET 2 OF 2
SEE SHEET 1 FOR SKETCH OF EASEMENT
NOT VALID WITHOUT ALL SHEETS