

CERTIFICATION

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, authorized to administer oaths and take acknowledgments, personally appeared Lance M. Hardenburg (Heartis Venice, LLC – Manager), who being duly sworn, upon oath certifies:

That no advance or contributions in aid of construction, refundable or non-refundable, have been made by customers or potential customers of the City of Venice Utility Department, or by the owner or owners, past or present, of any lots or tracts being served by the water distribution and waste water collection systems to and within that subdivision and lands known and described as:

PARCEL 1:

BEGIN AT THE SOUTHEAST CORNER OF THE SW 1/4 OF SECTION 6, TOWNSHIP 39 SOUTH, RANGE 19 EAST, THENCE WEST ALONG SAID SECTION LINE 677.3 FEET TO THE EXTENSION FROM THE NORTH OF THE EAST RIGHT-OF-WAY LINE OF TAMiami TRAIL (U.S. HIGHWAY 41) OF 66 FEET WIDTH, THENCE NORTH 32°46" WEST ALONG SAID LINE 2690.8 FEET TO THE INTERSECTION OF SAID RIGHT-OF-WAY LINE AND THE SOUTHERLY LINE OF A 20 FOOT ALLEY, SAID ALLEY BEING ON THE SOUTHEASTERLY SIDE OF BLOCK F OF PLAT OF NOKOMIS, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 11, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE NORTH 57°24' EAST ALONG SAID ALLEY 165.6 FEET; THENCE SOUTH 32°46' EAST 150 FEET; THENCE NORTH 57°14' EAST 50 FEET TO POINT OF BEGINNING (SAID POINT OF BEGINNING BEING ON THE ORIGINAL SHORE LINE OF ROBERTS BAY); THENCE CONTINUE NORTH 57°14' EAST 104.4 FEET; THENCE SOUTH 32°46' EAST 608 FEET; THENCE SOUTH 52°14' WEST 105.2 FEET; THENCE NORTH 32°46" WEST 625.9 FEET TO POINT OF BEGINNING, BEING IN SECTION 6, TOWNSHIP 39 SOUTH, RANGE 19 EAST.

BEGIN AT THE INTERSECTION OF THE NORTHEASTERLY LINE OF A 66-FOOT RIGHT-OF-WAY OF THE TAMiami TRAIL (U.S. 41) AND THE SOUTHEASTERLY LINE OF A 20 FOOT ALLEY ON THE SOUTHEASTERLY SIDE OF BLOCK F OF A PLAT OF NOKOMIS AS RECORDED IN PLAT BOOK I, PAGE 11 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE NORTHEASTERLY ALONG ALLEY 165.6 FEET; THENCE WITH AN ANGLE OF 89°50' TO RIGHT RUN 150 FEET TO AN IRON PIPE FOR A POINT OF BEGINNING; THENCE WITH AN ANGLE OF 21°05' TO LEFT RUN 422.8 FEET TO AN IRON PIPE; THENCE WITH AN INSIDE ANGLE OF 21°23' RUN NORTHWESTERLY 393.7 FEET TO A STAKE; THENCE WITH AN ANGLE OF 90°10' TO LEFT RUN 154.4 FEET TO THE POINT OF BEGINNING.

FROM INTERSECTION OF NORTHEASTERLY LINE OF THE 66-FOOT RIGHT-OF-WAY OF THE TAMiami TRAIL (U.S. 41) AND THE SOUTHEASTERLY LINE OF THE 20 FOOT ALLEY ON THE SOUTHEASTERLY SIDE OF BLOCK F, PLAT OF NOKOMIS (PLAT OF NOKOMIS, FLORIDA RECORDED IN THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, PLAT BOOK 1, PAGE 11), RUN NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID ALLEY 165.6 FEET TO AN IRON PIPE; THENCE ANGLE OF 89°50' TO THE RIGHT 150.0 FEET TO AN IRON PIPE; THENCE ANGLE OF 21°05' TO THE LEFT 422.8 FEET TO AN IRON PIPE; THENCE ANGLE OF 21°23' TO THE RIGHT 211.3 FEET TO AN IRON PIPE; THENCE ANGLE OF 97°22' TO THE RIGHT 154.0 FEET TO AN IRON PIPE; THENCE ANGLE OF 13°20' TO THE RIGHT 171.2 FEET TO AN IRON PIPE; THENCE ANGLE OF 69°00' TO THE RIGHT 22.5 FEET TO AN IRON PIPE; THENCE ANGLE OF 90°00' TO THE LEFT 6.0 FEET TO AN IRON PIPE; THENCE ANGLE OF 90°00' TO THE RIGHT 655.0 FEET ALONG THE NORTHEASTERLY LINE OF THE 66 FOOT RIGHT OF WAY OF THE TAMiami TRAIL TO POINT OF BEGINNING. ALL LYING AND BEING IN SARASOTA COUNTY, FLORIDA.

LESS THE FOLLOWING DESCRIBED PROPERTY:

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 39 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE EASTERLY-MOST CORNER OF BLOCK F, NOKOMIS, A SUBDIVISION IN SAID SECTION 6, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 11, PUBLIC RECORDS OF SARASOTA COUNTY; THENCE ALONG THE SOUTHEASTERLY EXTENSION OF THE NORTHEASTERLY LINE OF SAID BLOCK F, SOUTH 32°22'01" EAST, A DISTANCE OF 6.096 METERS (20.00 FEET) TO THE INTERSECTION WITH THE SOUTHEASTERLY LINE OF A 20 FOOT ALLEY PER SAID PLAT OF NOKOMIS; THENCE ALONG SAID SOUTHEASTERLY LINE, SOUTH 57°37'59" WEST, A DISTANCE OF 42.462 METERS (139.31 FEET) TO THE POINT OF BEGINNING; THENCE SOUTH 32°43'40" EAST, A DISTANCE OF 129.734 METERS (425.64 FEET); THENCE SOUTH 58°56'28" WEST, 0.982 METERS (3.22 FEET); THENCE SOUTH 32°13'50" EAST, 6.560 METERS (21.52 FEET); THENCE NORTH 58°59'00" EAST, 1.039 METERS (3.41 FEET); THENCE SOUTH 32°43'40" EAST, 70.126 METERS (230.07 FEET) TO THE INTERSECTION WITH THE MEAN HIGH WATER LINE OF ROBERTS BAY (PER DEPARTMENT OF ENVIRONMENTAL PROTECTION FILE 1233); THENCE ALONG SAID MEAN HIGH WATER LINE SOUTH 49°49'10" WEST, A DISTANCE OF 3.501 METERS (11.49 FEET) TO THE INTERSECTION WITH THE EXISTING NORTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 45 (U.S. 41) (SECTION 17020-2207); THENCE ALONG SAID EXISTING NORTHEASTERLY RIGHT-OF-WAY LINE NORTH 32°13'50" WEST, A DISTANCE OF 206.896 METERS (678.79 FEET) TO THE INTERSECTION WITH SAID SOUTHEASTERLY LINE OF A 20 FOOT ALLEY; THENCE ALONG SAID SOUTHEASTERLY LINE, NORTH 57°37'59" EAST, A DISTANCE OF 1.675 METERS (5.50 FEET) TO THE POINT OF BEGINNING.

PARCEL 2:

LOTS 1, 2, AND THE WEST 4.4 FEET OF LOT 3, BLOCK 17, PLAT OF NOKOMIS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 11, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

TOGETHER WITH

PARCEL 3:

A PART OF LOT 1, MATZ SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 27 AT PAGE 29, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERN MOST CORNER OF SAID LOT 1; THENCE ALONG THE SOUTHWEST LINE OF SAID LOT 1, NORTH 32°20'00" WEST, A DISTANCE OF 199.38 FEET, TO THE WESTERN MOST CORNER OF SAID LOT 1; THENCE NORTH 36°56'18" EAST ALONG THE NORTHWEST LINE OF SAID LOT 1, A DISTANCE OF 175.22 FEET; THENCE SOUTH 41°22'54" EAST, A DISTANCE OF 109.41 FEET TO THE WESTERN MOST CORNER OF LOT 2, SAID MATZ SUBDIVISION; THENCE SOUTH 46°41'40" EAST, A DISTANCE OF 134 FEET, MORE OR LESS TO THE MEAN HIGH WATER LINE OF ROBERTS BAY; THENCE MEANDER IN A SOUTHERLY DIRECTION ALONG THE MEAN HIGH WATER LINE 36 FEET MORE OR LESS, TO THE INTERSECTION OF A LINE BEARING NORTH 57°40'00" EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 57°40'00" WEST, ALONG THE SOUTHEAST LINE OF SAID LOT 1, A DISTANCE OF 185 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 1.00 ACRES, MORE OR LESS, AND SUBJECT TO EASEMENTS, RESTRICTIONS AND RIGHT-OF-WAYS, OF RECORD.

LEGAL DESCRIPTION: (OVERALL METES AND BOUNDS)

A TRACT OF LAND BEING A PORTION OF LOTS 1, 2, AND THE WEST 4.4 FEET OF LOT 3, BLOCK 17, "NOKOMIS", ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 11, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AND A PORTION OF LOT 1, "MATZ SUBDIVISION", ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGE 29, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AND A PORTION OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 39 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 17, "NOKOMIS"; RUN THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF NIPPINO TRAIL, NORTH 37°20'53" EAST, 65.00 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, SOUTH 31°55'25" EAST, 160.00 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY BOUNDARY LINE OF SAID LOT 1, "MATZ SUBDIVISION"; THENCE ALONG SAID NORTHERLY BOUNDARY LINE, NORTH 37°20'53" EAST, 110.22 FEET; THENCE DEPARTING SAID NORTHERLY BOUNDARY LINE, SOUTH 40°00'29" EAST, 110.18 FEET TO THE WESTERNMOST CORNER OF LOT 2, "MATZ SUBDIVISION"; THENCE SOUTH 46°17'05" EAST, 134.00 FEET, MORE OR LESS, TO THE MEAN HIGH WATER LINE OF ROBERTS BAY; THENCE MEANDER IN A SOUTHERLY DIRECTION ALONG THE MEAN HIGH WATER LINE, 36 FEET, MORE OR LESS, (SOUTH 18°53'57" WEST, 35.62 FEET CALCULATED) TO A POINT OF INTERSECTION WITH THE SOUTHERLY BOUNDARY LINE OF THE AFOREMENTIONED LOT 1, "MATZ SUBDIVISION"; THENCE ALONG SAID SOUTHERLY BOUNDARY LINE, SOUTH 58°04'35" WEST, 30.60 FEET; THENCE DEPARTING SAID SOUTHERLY BOUNDARY LINE, SOUTH 31°55'25" EAST, 608.00 FEET; THENCE SOUTH 53°04'35" WEST, 105.20 FEET; THENCE NORTH 31°53'11" WEST, 25.72 FEET; THENCE SOUTH 65°26'35" WEST, 48.34 FEET; THENCE SOUTH 78°46'35" WEST, 163.53 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF TAMiami TRAIL (U.S. HIGHWAY 41); THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES: 1) NORTH 32°35'34" WEST, 230.50 FEET; 2) THENCE SOUTH 59°07'06" WEST, 3.41 FEET; 3) THENCE NORTH 32°05'44" WEST, 21.52 FEET; 4) THENCE NORTH 59°04'34" EAST, 3.22 FEET; 5) THENCE NORTH 32°35'34" WEST, 425.64 FEET TO A POINT OF INTERSECTION WITH THE SOUTHEASTERLY BOUNDARY LINE OF A 20 FOOT ALLEY, LYING SOUTHERLY OF LOT 42, BLOCK F, "NOKOMIS"; THENCE ALONG SAID SOUTHEASTERLY BOUNDARY LINE, NORTH 57°46'04" EAST, 159.22 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY BOUNDARY LINE OF THE AFOREMENTIONED LOT 1, "MATZ SUBDIVISION"; THENCE ALONG SAID WESTERLY BOUNDARY, NORTH 31°55'25" WEST, 48.35 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, "MATZ SUBDIVISION" AND THE SOUTHWEST CORNER OF THE AFOREMENTIONED LOT 1, BLOCK 17, "NOKOMIS"; AND THENCE ALONG THE WESTERLY BOUNDARY LINE OF SAID LOT 1, BLOCK 17, "NOKOMIS", NORTH 31°55'25" WEST, 160.00 FEET TO THE POINT OF BEGINNING.

TRACT CONTAINS 5.88 ACRES, MORE OR LESS.

or by others (except as listed herein and here list any contributors if applicable)

for the connection of such facilities; that there are no past or existing agreements or understandings, oral or written, known to Affiant, with the customers or owners of the properties being serviced or to be served by such facilities which might adversely affect the operation of the water distribution and waste water collection systems or which might result in claims that all or some part of the cost of the water distribution and waste water collection systems has been contributed by any such person and might be regarded as direct or indirect contributions in aid of construction.

Dated at _____, this 26th day of October, 2020.

WITNESSES:

Did Bt

Heartis Venice, LLC, a Delaware limited liability company

By: Heartis Venice JV, LLC, a Delaware limited liability company, its sole member

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

By: Heartis Venice GP, LLC, a Texas limited liability company, its general partner

By: _____
Name: Lance M. Hardenburg
Title: Manager

STATE OF TEXAS
COUNTY OF DALLAS

The foregoing instrument was acknowledged before me this 26 day of October, 2020, by Lance M. Hardenburg, as Manager of Heartis Venice GP, LLC, by means of ☒ physical presence or ☐ online notarization, who is personally known to me or who produced _____ as identification.

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

