

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 31 day of January, 2024, by and between SCP Venice Florida Owner, LLC, a Delaware LLC (form of partnership or corporation), whose mailing address is: 3715 Northside Pkwy, Ste 1-310, Atlanta, GA 30327 (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 is lawfully seized of said land in fee simple; that it has good, right, and lawful authority to sell and convey the said easement, and that the real property described above is free of all liens, mortgages and encumbrances of every kind except for real property taxes not delinquent.

ACKNOWLEDGEMENT OF CORPORATION

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.

WITNESSES:

Joe Egan
Print Name: Joe Egan 3715 NORTHSIDE PKWY, SUITE 1-310, ATLANTA, GA 30327

Andrew Pluta
Print Name: ANDREW PLUTA
1800 SECOND STREET, SUITE 900 SARASOTA, FLORIDA 34236

Corporation Name: SCP Venice Florida Owner LLC
By: JW Long
Print Name: John W. Long
President Authorized Person Manager

Attest: _____
Corporate Secretary
(CORPORATE SEAL)

STATE OF ^{Georgia} FLORIDA
COUNTY OF Dekalb

The foregoing instrument was acknowledged before me this 31 day of January, 2024, by John Long, as President of SCP Venice Florida Owner, LLC, who is personally known to me or who produced _____ as identification.



T.S. Langhorne
Notary Public
Print Name: T.S. Langhorne
My Commission Expires: 08/14/2027

ACCEPTANCE BY GRANTEE

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

Nick Pachota, Mayor

ATTEST:

Kelly Michaels, MMC, City Clerk

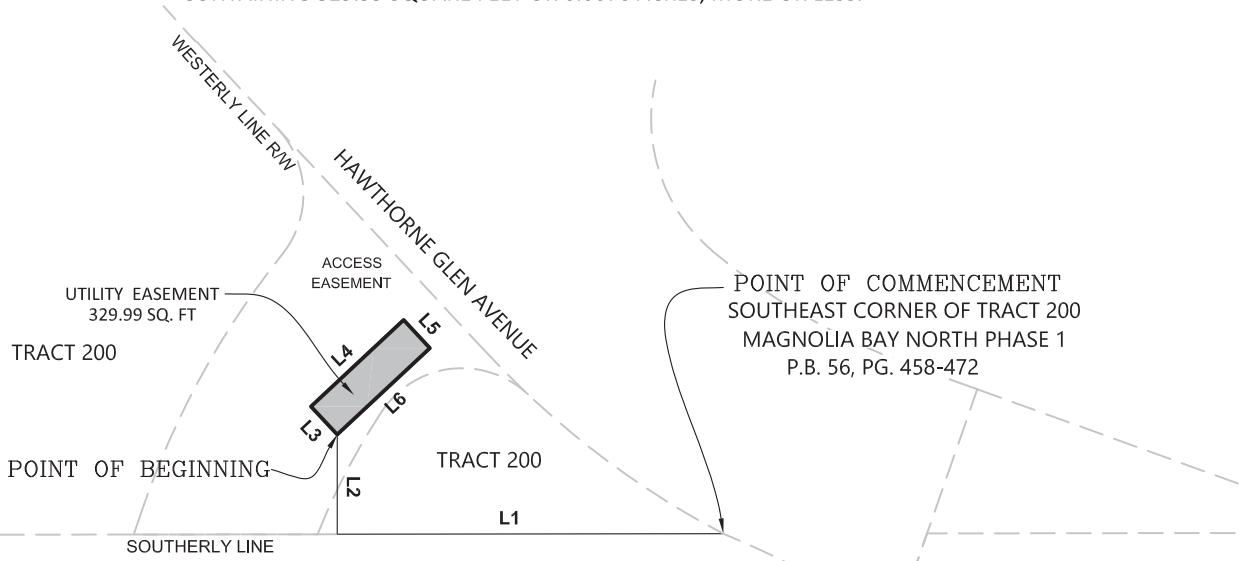
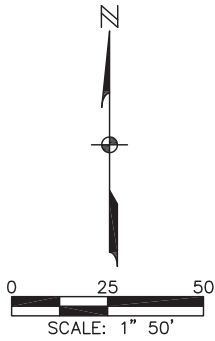
EXHIBIT "A"

DESCRIPTION

A UTILITY EASEMENT LYING IN SECTION 20, TOWNSHIP 38 SOUTH, RANGE 19 EAST, CITY OF VENICE, SARASOTA COUNTY FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A SOUTHEAST CORNER OF TRACT 200 MAGNOLIA BAY NORTH PHASE 1 PLAT BOOK 56, PAGES 458-472 THEREOF S.89°55'13"W. ALONG THE SOUTHERLY LINE TRACT 200, A DISTANCE OF 100.52 FEET; THENCE N.00°04'47"W., A DISTANCE OF 25.97 FEET TO THE POINT OF BEGINNING; THENCE N.43°00'00"W., A DISTANCE OF 10.00 FEET; THENCE N.47°00'00"E., A DISTANCE OF 33.00 FEET; THENCE S.43°00'00"E., A DISTANCE OF 10.00 FEET; THENCE S.47°00'00"W., A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 329.99 SQUARE FEET OR 0.0076 ACRES, MORE OR LESS.



PIN 0362001002

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S89°55'13"W	100.52'
L2	N0°04'47"W	25.97'
L3	N43°00'00"W	10.00'
L4	N47°00'00"E	33.00'
L5	S43°00'00"E	10.00'
L6	S47°00'00"W	33.00'

LEGEND

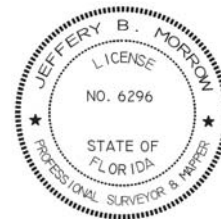
- PIN: = PARCEL IDENTIFICATION NO.
- ORI: = OFFICIAL RECORDS
- O.R.B. = OFFICIAL RECORDS BOOK
- PG(S) = PAGES
- NO. = NUMBER
- R/W = RIGHT-OF-WAY

THIS IS NOT A SURVEY

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY JEFF MORROW PSM USING A DIGITAL SIGNATURE AND DATE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST. BE VERIFIED ON ANY ELECTRONIC COPIES.

NOTES:

BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY LINE OF SAID TRACT 200 HAVE A BERING S.89°15'13"W.



Digitally signed by Jeff Morrow
Date: 2024.01.16 15:35:54 -05'00'

JEFFERY B. MORROW (FOR THE FIRM LB 7384)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6296

POINT BREAK SURVEYING, LLC

CERTIFICATE OF AUTHORIZATION LB 0007384
8111 Blaikie Court, Suite E
Sarasota, FL 34240
Phone: (941) 378-4797
Fax: (941) 378-0058

SKETCH AND DESCRIPTION

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
10/17/23	MTC	P.U.E.-1	1" = 50'	1 OF 1