

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

### UTILITY EASEMENT

THIS UTILITY EASEMENT is made and entered into this 12<sup>TH</sup> day of June, 2025, by and between **WATERFORD MASTER OWNERS ASSOCIATION, INC.**, a Florida corporation, whose mailing address is: 1062 E. Venice Ave., Venice, FL 34285 (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:

1. Grantor is the owner of fee simple title to a parcel of real property generally located in the City of Venice, Sarasota County, Florida, as more particularly described in Exhibit "A," attached hereto and incorporated herein by reference (hereinafter the "Property") and is in possession thereof.

2. 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, more particularly described in Exhibit "B," attached hereto and incorporated herein by reference, for the provision of City utility 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 any utilities through, over, under, and upon the Property situate, lying and being in Sarasota County, Florida.

3. 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 City utilities placed or maintained by the Grantee in the easement. The Grantor further grants the reasonable right to enter upon adjoining lands of the Grantor for the purposes of exercising the rights herein granted.

4. 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.

5. Florida law shall apply to all disputes as to the interpretation and use of this Utility Easement; and venue for any legal action shall be exclusively in Sarasota County Circuit Court.

**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:

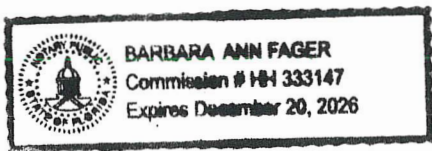
Corporation Name: **Waterford Master Owners Association, Inc.**

By: Pam Schierberg  
Print Name: Pam Schierberg  
President

Attest: Richard B. Ahlfeld  
Corporate Secretary  
Richard Ahlfeld  
(CORPORATE SEAL)

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 12<sup>TH</sup> day of JUNE, 2025 by Pam Schierberg, as President of Waterford Master Owners Assoc., by means of ☒ physical presence or ☐ online notarization, who is personally known to me or who produced \_\_\_\_\_ as identification.



Barbara Ann Fager  
Notary Public  
Print Name: Barbara Ann Fager  
My Commission Expires: 12-20-26

**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, City Clerk

# SKETCH OF DESCRIPTION

## UTILITY EASEMENT

SHEET 1 OF 2

### DESCRIPTION:

*A part of Tract "R", WATERFORD, recorded in Plat Book 33, Page 15, of the Public Records of Sarasota County, Florida, described as follows:*

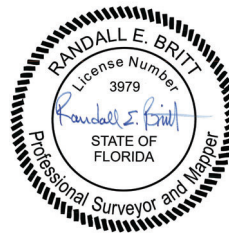
*COMMENCE at the Southwest Corner of Tract "R", WATERFORD, recorded in Plat Book 33, Page 15, of the Public Records of Sarasota County, Florida; thence along the west boundary line of said Tract "R", N.00°28'42"W., a distance of 109.28 feet to the POINT OF BEGINNING; thence continue along said west boundary line of Tract "R", N.00°28'42"W., a distance of 10.00 feet; thence leaving the west boundary line of said Tract "R", N.89°31'18"E., a distance of 17.23 feet to the Right of Way line of Capri Isles Boulevard (80' Wide) as per said Plat of Waterford, thence S.00°31'24"E. along said Right of Way line, a distance of 10.00 feet; thence S.89°31'18"W., leaving said Right of Way line, a distance of 17.24 feet to the POINT OF BEGINNING.*

*Lying in Section 33, Township 38 South, Range 19 East, Sarasota County, Florida*

*Parcel contains 173 square feet, or 0.0040 acres, more or less*

### NOTES:

1. This sketch does not represent a Boundary Survey. The purpose of this sketch is to depict the description shown hereon.
2. Description shown hereon has been prepared for this sketch.
3. Bearings shown hereon refer to an assumed meridian. Centerline of Capri Isles Boulevard = N.00°31'24"W.



Digitally signed  
by RANDALL E  
BRITT  
Date: 2023.11.21  
13:36:09 -05'00'

Randall E. Britt, Professional Land Surveyor  
Florida Certification Number 3979

NOTE: NOT VALID UNLESS IMPRINTED WITH EMBOSSED SURVEYOR'S SEAL  
OR VALIDATED SURVEYOR'S DIGITAL SIGNATURE ON PORTABLE DOCUMENT FILE

### PREPARED FOR:

P3 LAF BFR JV, LLC  
FIDELITY NATIONAL TITLE INSURANCE COMPANY

DATE: NOVEMBER 7, 2023

JOB NUMBER: 23-02-29E



## BRITT SURVEYING, INC.

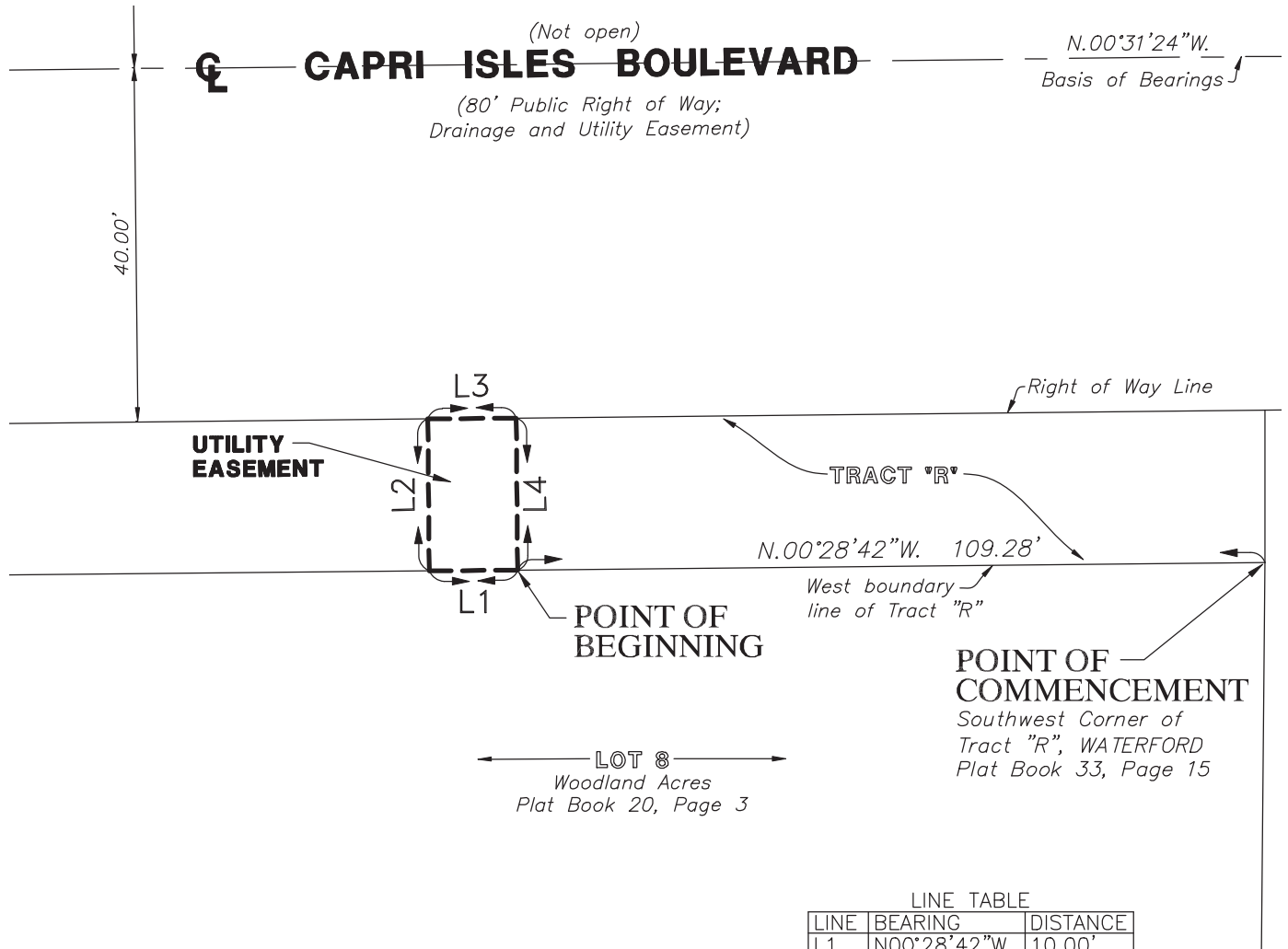
LAND SURVEYORS AND MAPPERS  
CERTIFICATE OF AUTHORIZATION NO. L.B. 6638  
680 US 41 Bypass N., Suite #1 VENICE, FLORIDA, 34285  
Telephone: (941) 493-1396  
Email: bsi@brittsurveying.com

# SKETCH OF DESCRIPTION

SHEET 2 OF 2

SCALE: 1" = 20'

## UTILITY EASEMENT



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