

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 ____ day of June, 2022, by and between **SARASOTA COUNTY PUBLIC HOSPITAL DISTRICT**, a/k/a “Sarasota County Public Hospital Board,” a body corporate pursuant to Chapter 2003-359, Laws of Florida, whose mailing address is: 1700 S. Tamiami Trail, Sarasota, FL 34239 (hereinafter referred to as “Grantor”), and the **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 shall not grant additional easements or similar interests in, on, over, under, or across said easement premises without Grantee’s prior written consent, which shall not be unreasonably withheld. Neither the Grantor, nor any person claiming an interest through the Grantor, shall interfere with the Grantee’s utilization and enjoyment of the easement.

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. The Grantor further

covenants that there are no encumbrances of any kind that would prevent Grantee's full enjoyment of the easement.

The Grantor and Grantee acknowledge that a third-party, Florida Power & Light Company, holds an easement to a portion of the lands described herein and that Florida Power & Light Company must consent to this Utility Easement before the Utility Easement and the rights granted hereunder may be utilized and enjoyed by the Grantee. Said consent from Florida Power & Light Company shall be provided through a "Right of Way Consent Agreement" between Florida Power & Light Company and the Grantee, or through a similar process as determined by Florida Power & Light Company. Grantor shall have no obligation for securing such consent.

This Utility Easement and the covenants contained herein shall be deemed covenants running with the land and shall be binding on the parties hereto, as well as all such successors and assigns.

(signature pages to follow)

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:


Print Name: Kyle Schnoring


Print Name: Kristi Thomas

SARASOTA COUNTY PUBLIC HOSPITAL DISTRICT, a body corporate under the laws of the State of Florida


By: David Verinder
Its: President & Chief Executive Officer

Attest: _____
Corporate Secretary


(CORPORATE SEAL)

Reviewed by *WP*
Legal Counsel and
approved for signature

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 9th day of June, 2022, by DAVID VERINDER, as PRESIDENT + CEO of **SARASOTA COUNTY PUBLIC HOSPITAL DISTRICT**, by means of physical presence or online notarization, who is personally known to me or who produced _____ as identification.




Notary Public
Print Name: MARIA L. MAGUIRE
My Commission Expires: 6/4/25

ACCEPTANCE BY GRANTEE

The foregoing easement is accepted and agreed to by the City of Venice, Florida, this ____ day of _____, 2022.

Ron Feinsod, Mayor

ATTEST:

Kelly Michaels, City Clerk

DESCRIPTION

A CITY OF VENICE PUBLIC UTILITY EASEMENT BEING A PORTION OF THE PREMISES DESCRIBED IN THE CORRECTIVE WARRANTY DEED RECORDED IN OFFICIAL RECORDS INSTRUMENT #2020063904, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT SOUTHWESTERLY CORNER OF SAID PREMISES; THENCE N.89°23'42"W., ALONG THE NORTHERLY LINE OF THE PLAT OF WATERFORD, RECORDED IN PLAT BOOK 33 AT PAGE 15, SAID PUBLIC RECORDS, A DISTANCE OF 439.83 FEET TO THE EASTERLY LINE OF LOT 7, PLAT OF WOODLAND ACRES, RECORDED IN PLAT BOOK 20 AT PAGE 3, SAID PUBLIC RECORDS; THENCE N.00°02'11"W., ALONG SAID EASTERLY LINE, A DISTANCE OF 50.00 FEET TO THE NORTHERLY LINE OF SAID PLAT OF WOODLAND ACRES; THENCE N.89°42'16"W., ALONG SAID NORTHERLY LINE, A DISTANCE OF 1003.09 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.89°42'16"W., ALONG SAID NORTHERLY LINE, A DISTANCE OF 103.72 FEET; THENCE N.00°17'44"E. A DISTANCE OF 10.00 FEET; THENCE S.89°42'16"E. A DISTANCE OF 93.72 FEET; THENCE N.00°17'44"E. A DISTANCE OF 162.66 FEET; THENCE N.90°00'00"E. A DISTANCE OF 142.55 FEET; THENCE N.00°00'00"E. A DISTANCE OF 16.88 FEET; THENCE N.79°37'06"E. A DISTANCE OF 103.09 FEET; THENCE N.66°19'18"E. A DISTANCE OF 128.65 FEET; THENCE S.23°25'24"E. A DISTANCE OF 62.12 FEET; THENCE S.66°19'18"W. A DISTANCE OF 20.00 FEET; THENCE N.23°25'24"W. A DISTANCE OF 42.12 FEET; THENCE S.66°19'18"W. A DISTANCE OF 110.90 FEET; THENCE S.79°37'06"W. A DISTANCE OF 88.75 FEET; THENCE S.00°00'00"E. A DISTANCE OF 20.21 FEET; THENCE S.90°00'00"W. A DISTANCE OF 152.65 FEET; THENCE S.00°17'44"W. A DISTANCE OF 152.72 FEET TO THE POINT OF BEGINNING.

CONTAINING 11,243 SQUARE FEET BEING 0.2581 ACRES, MORE OR LESS.

REVISED 04/01/2022

A SKETCH AND DESCRIPTION OF
 A CITY OF VENICE PUBLIC UTILITY EASEMENT BEING A PORTION OF THE PREMISES DESCRIBED IN CORRECTIVE WARRANTY DEED RECORDED IN OFFICIAL RECORD INSTRUMENT #2020063904
 SECTION 33, TOWNSHIP 38 SOUTH RANGE 19 EAST

SCALE: 1" = 200' DATE: 06/10/2021
 JOB NO: 21-06-01 S SHEET NO: 1 OF 3



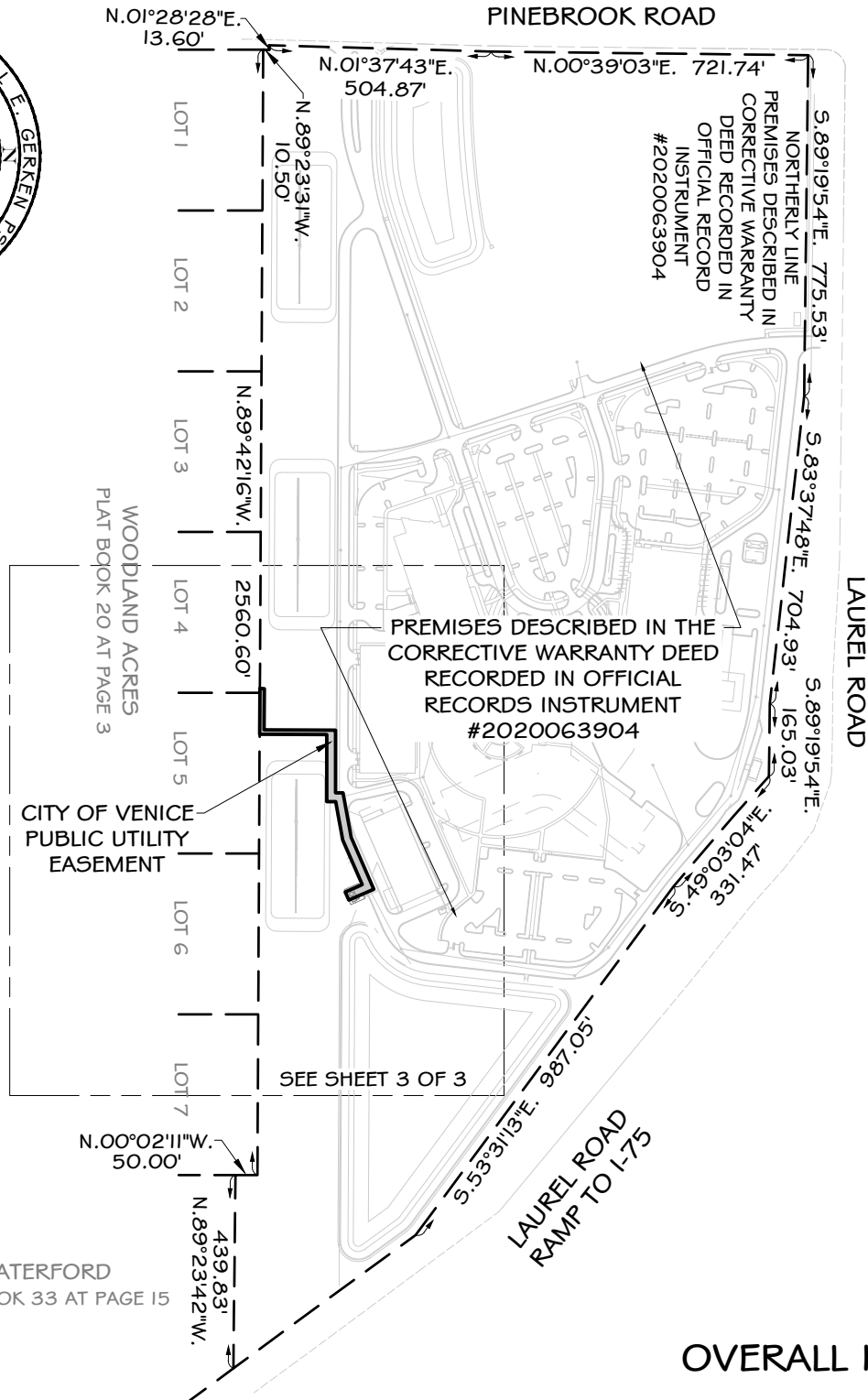
DARRELL E. GERKEN PSM, INC.
 PROFESSIONAL SURVEYORS & MAPPERS
 CERTIFICATE No. LB 6754
 7282 55th AVENUE EAST, #126
 BRADENTON FL 34203
 (941) 232-0319

NOT A SURVEY
 SEE SHEET 2 OF 3 FOR KEY MAP
 SEE SHEET 3 OF 3 FOR DETAILED SKETCH

THE ELECTRONIC SIGNATURE HEREON IS IN COMPLIANCE WITH THE FLORIDA ADMINISTRATIVE CODE 5-117.062(3) AND THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY WILLIAM J. McALLISTER, PSM, 5283 ON 04/01/2022 PER 5J-17.062(2).

WILLIAM J. McALLISTER,
 PROFESSIONAL SURVEYOR & MAPPER
 FLORIDA CERTIFICATE NO. PSM 5283





OVERALL KEY MAP

REVISED 04/01/2022
 REVISED 10/11/2021

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 A CITY OF VENICE PUBLIC UTILITY EASEMENT BEING A PORTION
 OF THE PREMISES DESCRIBED IN CORRECTIVE WARRANTY DEED
 RECORDED IN OFFICIAL RECORD INSTRUMENT #2020063904
 SECTION 33, TOWNSHIP 38 SOUTH RANGE 19 EAST

SCALE: 1" = 400' DATE: 06/10/2021
 JOB NO: 21-06-01 S SHEET NO: 2 OF 3

DARRELL E. GERKEN PSM, INC.
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NOT A SURVEY
 SEE SHEET 1 OF 3 FOR DESCRIPTION
 SEE SHEET 3 OF 3 FOR DETAILED SKETCH

- SURVEYOR'S NOTES**
1. THIS DRAWING IS A SKETCH OF THE DESCRIPTION SHOWN HEREIN ONLY, AND DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PARCEL DESCRIBED.
 2. BEARINGS SHOWN HEREIN ARE RELATIVE TO AN ASSUMED BEARING OF S.89°19'54"E. FOR THE NORTHERLY LINE PREMISES DESCRIBED IN CORRECTIVE WARRANTY DEED RECORDED IN OFFICIAL RECORD INSTRUMENT #2020063904.



POINT OF BEGINNING
CITY OF VENICE PUBLIC
UTILITY EASEMENT

CITY OF VENICE PUBLIC
UTILITY EASEMENT
CONTAINING 11,243 SQUARE FEET
BEING 0.2581 ACRES, MORE OR LESS

WOODLAND ACRES
PLAT BOOK 20 AT PAGE 3

LINE TABLE

LINE	BEARING	DISTANCE
L1	N.89°23'42"W.	439.83'
L2	N.00°02'11"W.	50.00'
L3	N.89°42'16"W.	1003.09'
L4	N.89°42'16"W.	103.72'
L5	N.00°17'44"E.	10.00'
L6	S.89°42'16"E.	93.72'
L7	N.00°17'44"E.	162.66'
L8	N.90°00'00"E.	142.55'
L9	N.00°00'00"E.	16.88'
L10	N.79°37'06"E.	103.09'
L11	N.66°19'18"E.	128.65'
L12	S.23°25'24"E.	62.12'
L13	S.66°19'18"W.	20.00'
L14	N.23°25'24"W.	42.12'
L15	S.66°19'18"W.	110.90'
L16	S.79°37'06"W.	88.75'
L17	S.00°00'00"E.	20.21'
L18	S.90°00'00"W.	152.65'
L19	S.00°17'44"W.	152.72'

WATERFORD
PLAT BOOK 33 AT PAGE 15

POINT OF COMMENCEMENT
SOUTHWESTERLY CORNER PREMISES DESCRIBED
IN CORRECTIVE WARRANTY DEED RECORDED IN
OFFICIAL RECORD INSTRUMENT #2020063904

LAUREL ROAD RAMP TO I-75

PREMISES DESCRIBED IN CORRECTIVE
WARRANTY DEED RECORDED IN OFFICIAL
RECORDS INSTRUMENT #2020063904

REVISED 04/01/2022
REVISED 10/11/2021

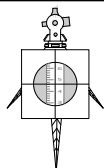
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SECTION 33, TOWNSHIP 38 SOUTH RANGE 19 EAST

NOT A SURVEY
SEE SHEET 1 OF 3 FOR DESCRIPTION
SEE SHEET 2 OF 3 FOR KEY MAP

SCALE: 1" = 200' DATE: 06/10/2021
JOB NO: 21-06-01 S SHEET NO: 3 OF 3

SURVEYOR'S NOTES

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2. BEARINGS SHOWN HEREIN ARE RELATIVE TO AN ASSUMED BEARING OF S.89°19'54"E. FOR THE NORTHERLY LINE PREMISES DESCRIBED IN CORRECTIVE WARRANTY DEED RECORDED IN OFFICIAL RECORD INSTRUMENT #2020063904.



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