

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 6th day of April, 2022, by and between Watermark at Venice Pinebrook FL, LLC, a Delaware limited liability company, whose mailing address is: 901 Wabash Avenue, Suite 300, Terre Haute, Indiana 47807 (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:

Dana S. Grimes
Print Name: Dana S. Grimes
John L. Connolly
Print Name: John L. Connolly

Corporation Name: Watermark at Venice Pinebrook, FL, LLC
By: M.J. Plocica
Print Name: M.J. PLOCICA
President C.O.O.

Attest: _____
Corporate Secretary
(CORPORATE SEAL)

STATE OF INDIANA
COUNTY OF MARION

The foregoing instrument was acknowledged before me this 6TH day of APRIL, 2022 by MARTY PLOCICA, as President of WATERMARK AT VENICE PINEBROOK, FL, LLC by means of physical presence C.O.O. or online notarization, who is personally known to me or who produced _____ as identification.



Hannah J. Feick
Notary Public
Print Name: Hannah J. FEICK
My Commission Expires: 10-21-29

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

SKETCH OF DESCRIPTION
CITY OF VENICE UTILITY EASEMENT

SHEET 1 OF 2

DESCRIPTION:

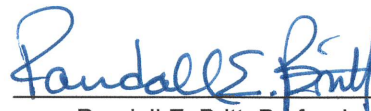
A part of Lot 12, Woodland Acres, recorded in Plat Book 20, Page 3, of the Public Records of Sarasota County, Florida, described as follows:

Commence at the Northeast Corner of Lot 12, Woodland Acres, recorded in Plat Book 20, Page 3, of the Public Records of Sarasota County, Florida, thence N.89°42'48"W., along the Southerly Line of Curry Lane (60' Wide), as shown on said Plat of Woodland Acres, a distance of 989.86 feet to the POINT OF BEGINNING; thence continue N.89°42'48"W., along said Southerly Line of Curry Lane, a distance of 10.00 feet; thence S.00°35'48"W., a distance of 22.01 feet; thence S.89°50'06"E., a distance of 15.46 feet; thence N.00°00'00"W., a distance of 10.00 feet; thence N.89°50'06"W., a distance of 5.35 feet; thence N.00°35'48"E., a distance of 11.99 feet to the POINT OF BEGINNING.

Being in Section 33, Township 38 South, Range 19 East, Sarasota County, Florida.

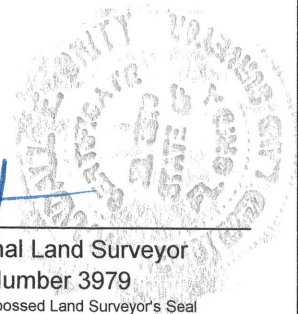
NOTES:

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. See Boundary Survey of parent tract prepared by Britt Surveying, Inc. Job No. 20-09-02, dated September 29, 2020.
4. Bearings shown hereon refer to an assumed meridian. Record plat bearing for north Right of Way line of Curry Road = N 89°33'08" W.



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

Note: Not Vaid Unless Imprinted With Embossed Land Surveyor's Seal



PREPARED FOR:

THOMAS THRIFT DEVELOPMENT

DATE: April 06, 2020

JOB NUMBER: 21-12-22-2



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 Fax: (941) 484-5766

Email: bsi@brittsurveying.com

SKETCH OF DESCRIPTION

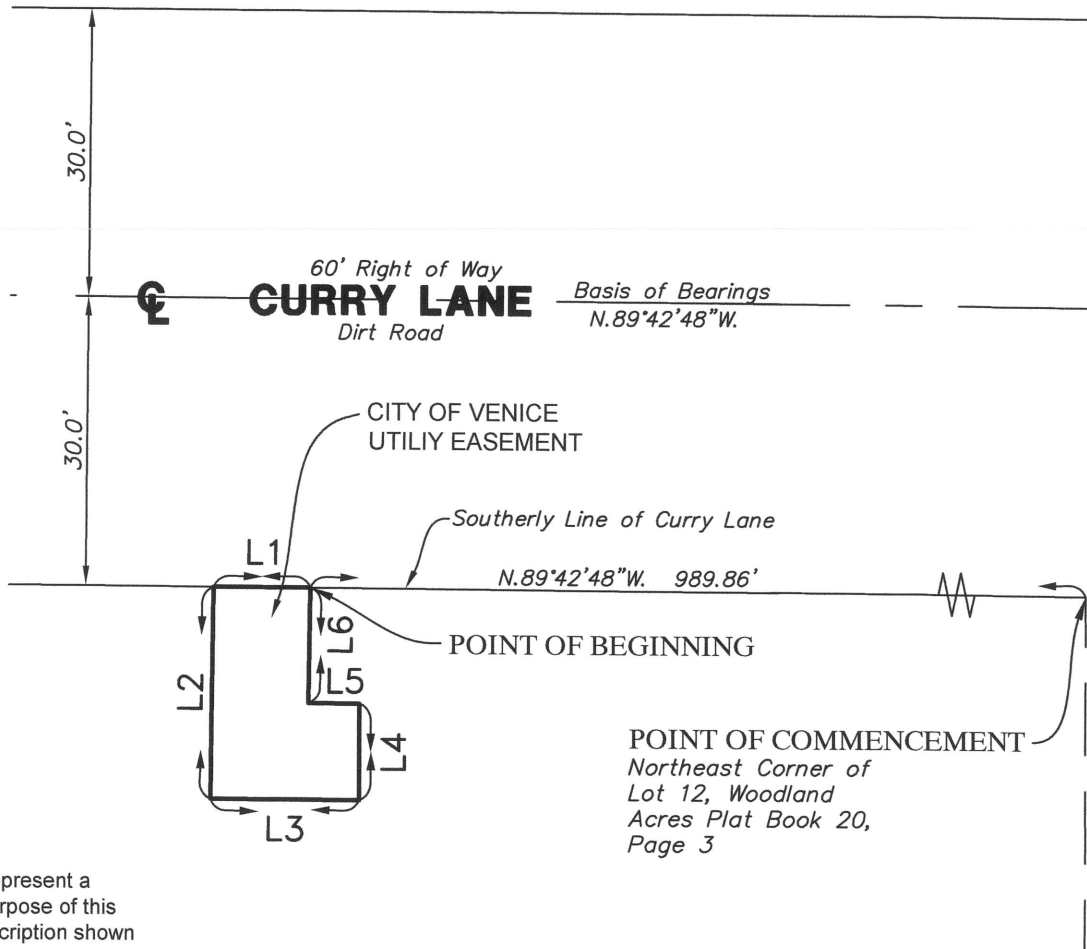
CITY OF VENICE UTILITY EASEMENT

SHEET 2 OF 2

SCALE: 1" = 20'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 89°42'48" W	10.00'
L2	S 00°35'48" W	22.01'
L3	S 89°50'06" E	15.46'
L4	N 00°00'00" W	10.00'
L5	N 89°50'06" W	5.35'
L6	N 00°35'48" E	11.99'



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