

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 \_\_\_\_\_, 2022, by and between AMBER D. MORSE, a single woman, LAWTON SHAFER, a single man, DENNIS E. RHODES and TRACY L. RHODES, as husband and wife (hereinafter collectively 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.

AMBER D. MORSE, warrants that she is lawfully seized of Lot 6 of Woodland Acres, according to the plat thereof as recorded in Plat Book 20, Page 3, of the public records of Sarasota County, in fee simple. LAWTON SHAFER, warrants that he is lawfully seized of Lot 7 of Woodland Acres, according to the plat thereof as recorded in Plat Book 20, Page 3, of the public records of Sarasota County, in fee simple. DENNIS E. RHODES and TRACY L. RHODES, warrant that they are lawfully seized of Lot 8 of Woodland Acres, according to the plat thereof as recorded in Plat Book 20, Page 3, of the public records of Sarasota County, in fee simple. Accordingly, Grantor covenants with Grantee 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 GRANTOR**

IN WITNESS WHEREOF, the Grantor has caused this Utility Easement to be executed in Grantor's name as of the day and year first above written.

WITNESSES:

*Majda Coralic*  
Print Name: MAJDA CORALIC

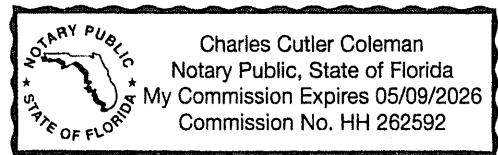
*Ryan Doran*  
Print Name: Ryan Doran

AMBER D. MORSE  
*Amber Morse*  
Amber D. Morse

STATE OF Florida  
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me this 25 day of July, 2022, by Amber D. Morse, a single woman, by means of  physical presence or  online notarization, who is personally known to me or who produced Florida Driver License as identification.

*Charles Cutler Coleman*  
Notary Public  
Print Name: Charles Cutler Coleman  
My Commission Expires: 05/09/2026



**ACKNOWLEDGEMENT OF GRANTOR**

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:

Jillian Martin  
Print Name: Jillian Martin

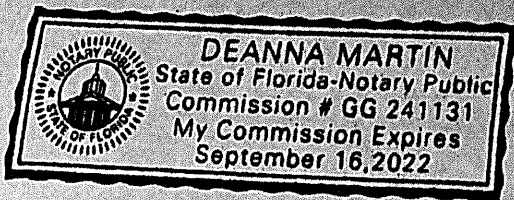
LAWTON SHAFER

[Signature]  
Lawton Shafer

Kathleen A Parker  
Print Name: Kathleen A Parker

STATE OF Florida  
COUNTY OF Lee

The foregoing instrument was acknowledged before me this 25 day of July, 2022, by Lawton Shafer, a single man, by means of  physical presence or  online notarization, who is personally known to me or who produced Driver's License as identification.



[Signature]  
Notary Public  
Print Name: Deanna Martin  
My Commission Expires: 9-16-22

**ACKNOWLEDGEMENT OF GRANTOR**

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:

DENNIS R. RHODES and  
TRACY L. RHODES

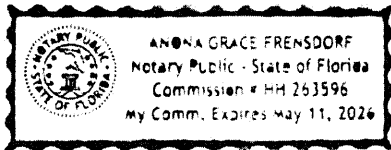
Anona Gille  
Print Name: Anona Frensdorf

[Signature]  
Dennis E. Rhodes  
[Signature]  
Tracy L. Rhodes

Anne Gylert  
Print Name: Anne Gylert

STATE OF Florida  
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me this 26 day of July, 2022, by Dennis E. Rhodes and Tracy L. Rhodes, as husband and wife, by means of  physical presence or  online notarization, who is personally known to me or who produced ADL as identification.



Anona Grace Gille  
Notary Public  
Print Name: Anona Grace Frensdorf  
My Commission Expires:

**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

# SKETCH OF DESCRIPTION

## PUBLIC UTILITY EASEMENT

SHEET 1 OF 2**DESCRIPTION:**

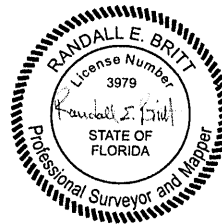
*A part of Curry Lane (a 60 ft. wide Right of Way), as shown on the Plat of Woodland Acres, recorded in Plat Book 20, Page 3, Public Records of Sarasota County, Florida, described as follows:*

*BEGIN at the Southwest corner of Lot 6, Woodland Acres, recorded in Plat Book 20, Page 3, Public Records of Sarasota County, Florida; thence S.89°42'57"E., along the North Right of Way Line of Curry Lane (a 60 ft. wide Right of Way) as shown on said Plat of Woodland Acres, a distance of 411.89 feet to a point on a non-tangent curve to the right having: a radius of 50.00 feet, a central angle of 286°15'37", a chord bearing of S.00°17'03"W., and a chord length of 60.00 feet; thence along the easterly terminus of said Curry Lane, along the arc of said curve, an arc length of 249.81 feet to a point on the South Right of Way line of said Curry Lane; thence N.00°17'03"E., perpendicular to the centerline of said Curry Lane, a distance of 30.00 feet to a point on said centerline of Curry Lane; thence N.89°42'57"W., along said centerline a distance of 411.89 feet; thence N.00°17'03"E., perpendicular to the North Right of Way Line of Curry lane, a distance of 30.00 feet to the POINT OF BEGINNING.*

*Lands situated 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 Surveys of prepared by Britt Surveying, Inc of Tracts, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12.*
4. *BEARING BASIS: This sketch is based on Grid distances and bearings. This survey is based on the following Sarasota County GPS Control Monuments: 175 83 A29 and Loran. The reference bearing between said Monuments = N.60°12'41"E. Centerline of Curry Lane = S.89°42'57"E.*



Digitally signed by  
 RANDALL E BRITT  
 DN: c=US, o=BRITT  
 SURVEYING INC.,  
 dnQualifier=A01410D00  
 000178FF121CC3000FF9  
 93, cn=RANDALL E BRITT  
 Date: 2022.07.13  
 15:14:06 -04'00'

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

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

PREPARED FOR:  
 KIMLEY HORN & ASSOCIATES, INC.

DATE: July 6, 2022  
 JOB NUMBER: 22-03-06A

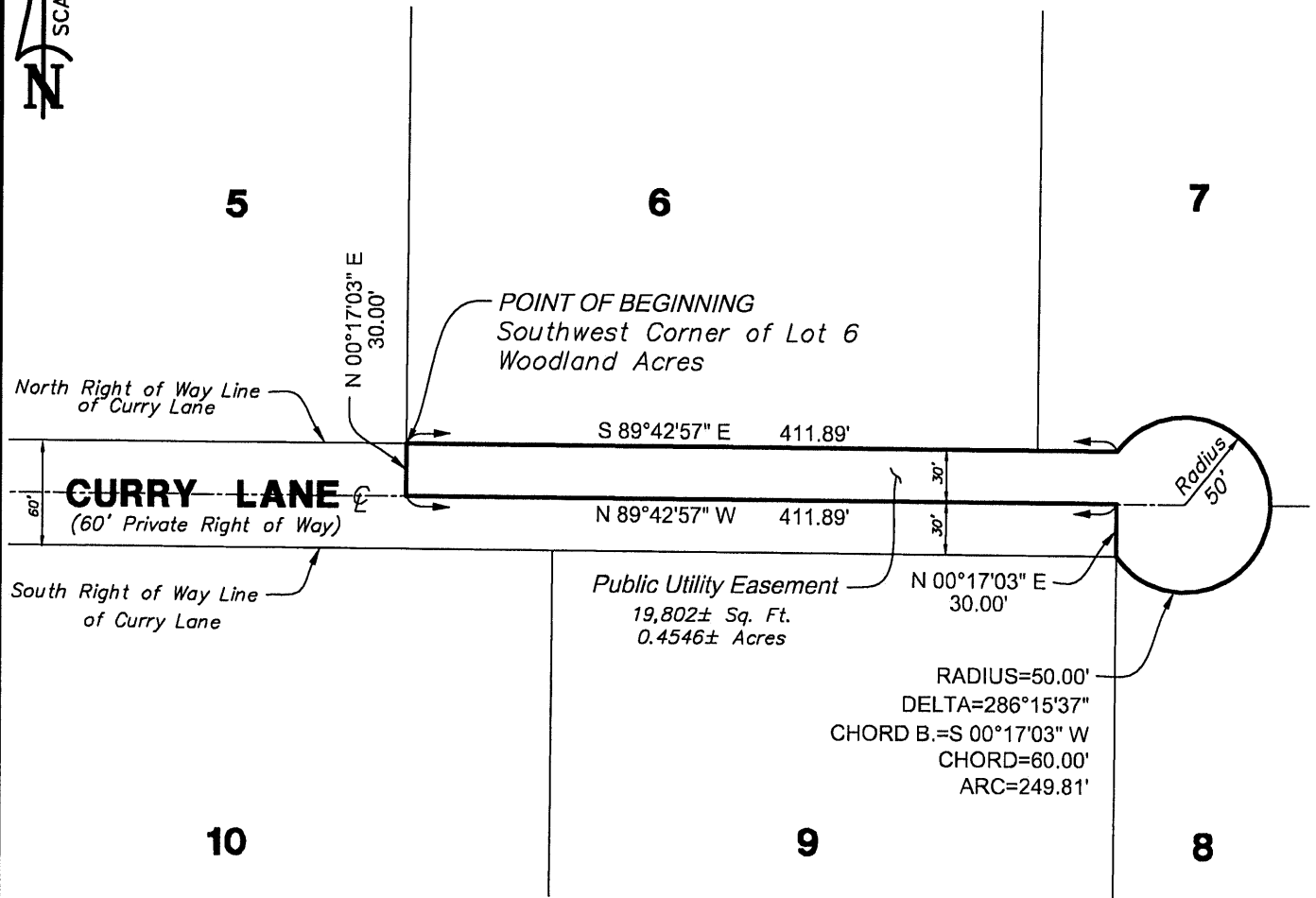


## BRITT SURVEYING, INC.

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: bsl@brittsurveying.com

# SKETCH OF DESCRIPTION PUBLIC UTILITY EASEMENT

SCALE: 1" = 100'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 00°17'03" E	30.00'
L2	N 00°17'03" E	30.00'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	249.81'	60.00'	S 00°17'03" W	286°15'37"

PREPARED FOR:  
KIMLEY HORN & ASSOCIATES, INC.

DATE: July 6, 2022  
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