

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 February, 2023, 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, Florida 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 previously consented to the construction, operation, and maintenance of the existing utilities in the Utility Easement through a "Right of Way Consent Agreement" between Florida Power & Light Company and the Grantor. Accordingly, Grantee agrees to be bound by the terms of said "Right of Way Consent Agreement" with respect to its use of the Utility Easement.

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.

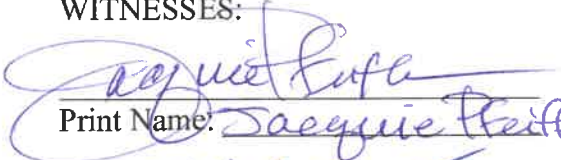
(signature pages to follow)


ACKNOWLEDGEMENT OF 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.

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

WITNESSES:


Print Name: Saeynie Pfeiffer


Print Name: Kyle Schnering

By: 
DAVID VERINDER, President and Chief Executive Officer


WF
Reviewed by Legal Counsel and approved for signature

Reviewed and Approved for Signature by Carol Ann Kalish, Esq. Chief Legal Officer

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 9th day of February, 2023, by **David Verinder**, as President and Chief Executive Officer of **SARASOTA COUNTY PUBLIC HOSPITAL DISTRICT**, by means of physical presence or online notarization, who is personally known to me or who produced W/A as identification.




Notary Public
Print Name: Kristi Thomas
My Commission Expires: 1/18/27

ACCEPTANCE BY GRANTEE

The foregoing easement is accepted and agreed to by the City of Venice, Florida, this
_____ day of February, 2023.

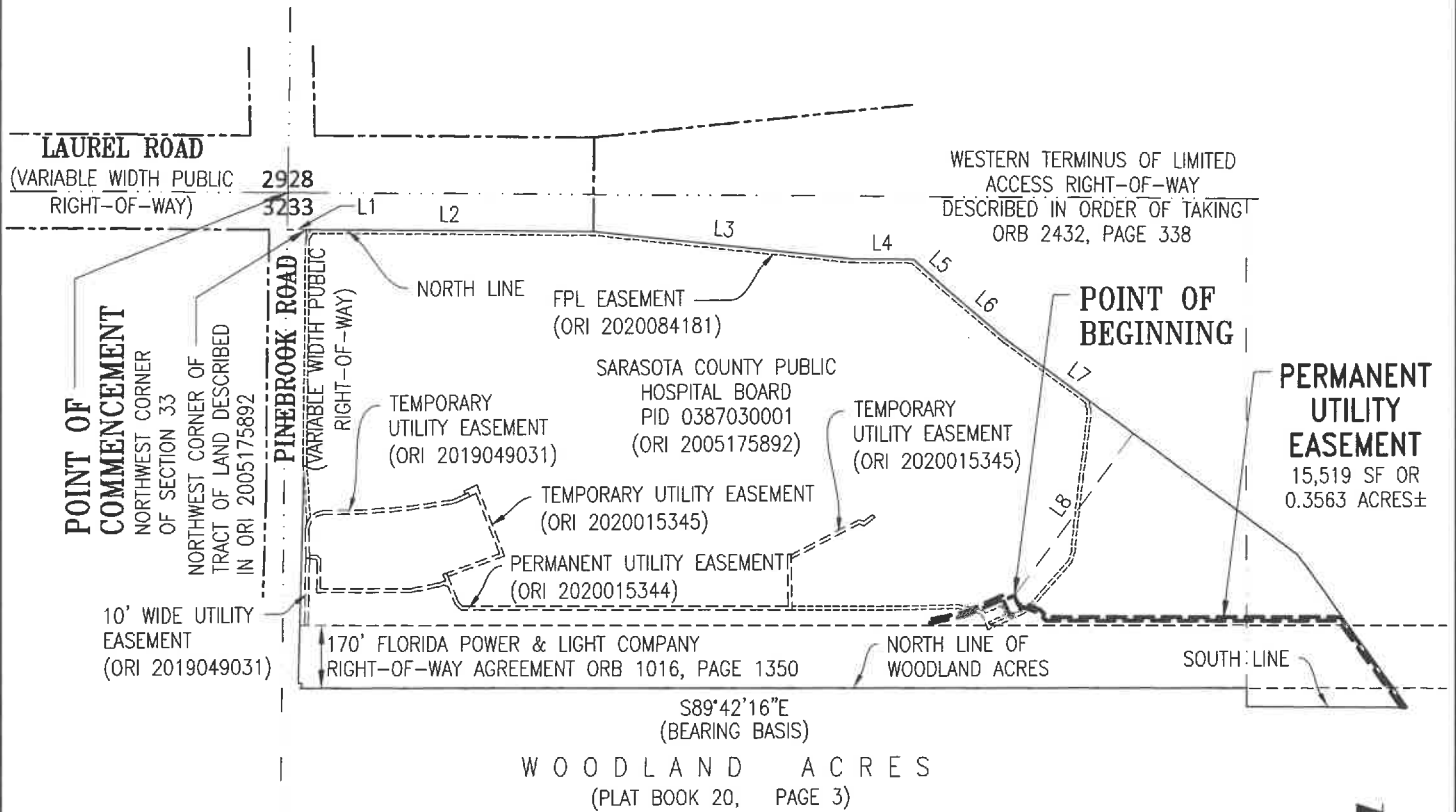
NICK PACHOTA, Mayor

ATTEST:

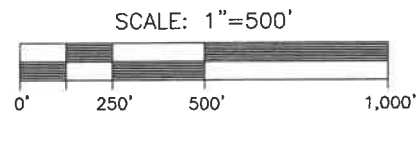
Kelly Michaels, City Clerk

EXHIBIT "A"

"EXHIBIT A"



LEGEND:
 ORI = OFFICIAL RECORDS INSTRUMENT
 ORB = OFFICIAL RECORDS BOOK
 PID = PARCELS IDENTIFICATION NUMBER
 SF = SQUARE FOOT



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°20'57"E	50.75'
L2	S89°19'54"E	775.53'
L3	S83°37'48"E	704.93'
L4	S89°19'54"E	165.03'
L5	S48°17'54"E	122.50'
L6	S49°29'33"E	208.99'
L7	S53°31'13"E	431.69'

LINE TABLE		
LINE	BEARING	DISTANCE
L8	S36°28'47"W	543.66'
L9	S23°40'42"E	28.12'
L10	N66°19'18"E	13.51'
L11	S68°40'42"E	50.12'
L12	S46°10'42"E	28.47'
L13	N89°23'42"W	12.50'
L14	N46°10'42"W	30.47'

LINE TABLE		
LINE	BEARING	DISTANCE
L15	N68°40'42"W	43.99'
L16	S66°19'18"W	9.37'
L17	S23°40'42"E	6.00'
L18	S66°19'18"W	32.00'
L19	N23°40'42"W	44.12'
L20	N66°19'18"E	5.68'
L21	N23°40'42"W	3.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L22	S66°19'18"W	115.36'
L23	S79°37'06"W	101.50'
L24	N10°22'54"W	10.00'
L25	N79°37'06"E	100.34'
L26	N66°19'18"E	124.19'
L27	S23°40'42"E	13.00'
L28	N66°19'18"E	16.32'

This is NOT a Survey and Not valid without all sheets.

Feb 06, 2023 - 08:51:40 EDMEJIA\2156\active\215614375\survey\drawing\215614375v-spsk09.dwg

SKETCH & DESCRIPTION OF A
 PERMANENT UTILITY EASEMENT LOCATED IN
 SECTION 33, TOWNSHIP 38 S., RANGE 19 E.,
 SARASOTA COUNTY, FLORIDA



Stantec

6900 Professional Parkway East, Sarasota, FL 34240-8414
 Phone 941-907-6900 • Fax 941-907-6910
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 Licensed Business Number 7866

TASK CODE: 200	DRAWN BY: EDM	CHKD BY: JRJ	CAD FILE: 215614375v-spsk09	PROJECT NO: 215617475	SHEET 1 OF 5	DRAWING INDEX NO: 215614375v-spsk09*	REV:
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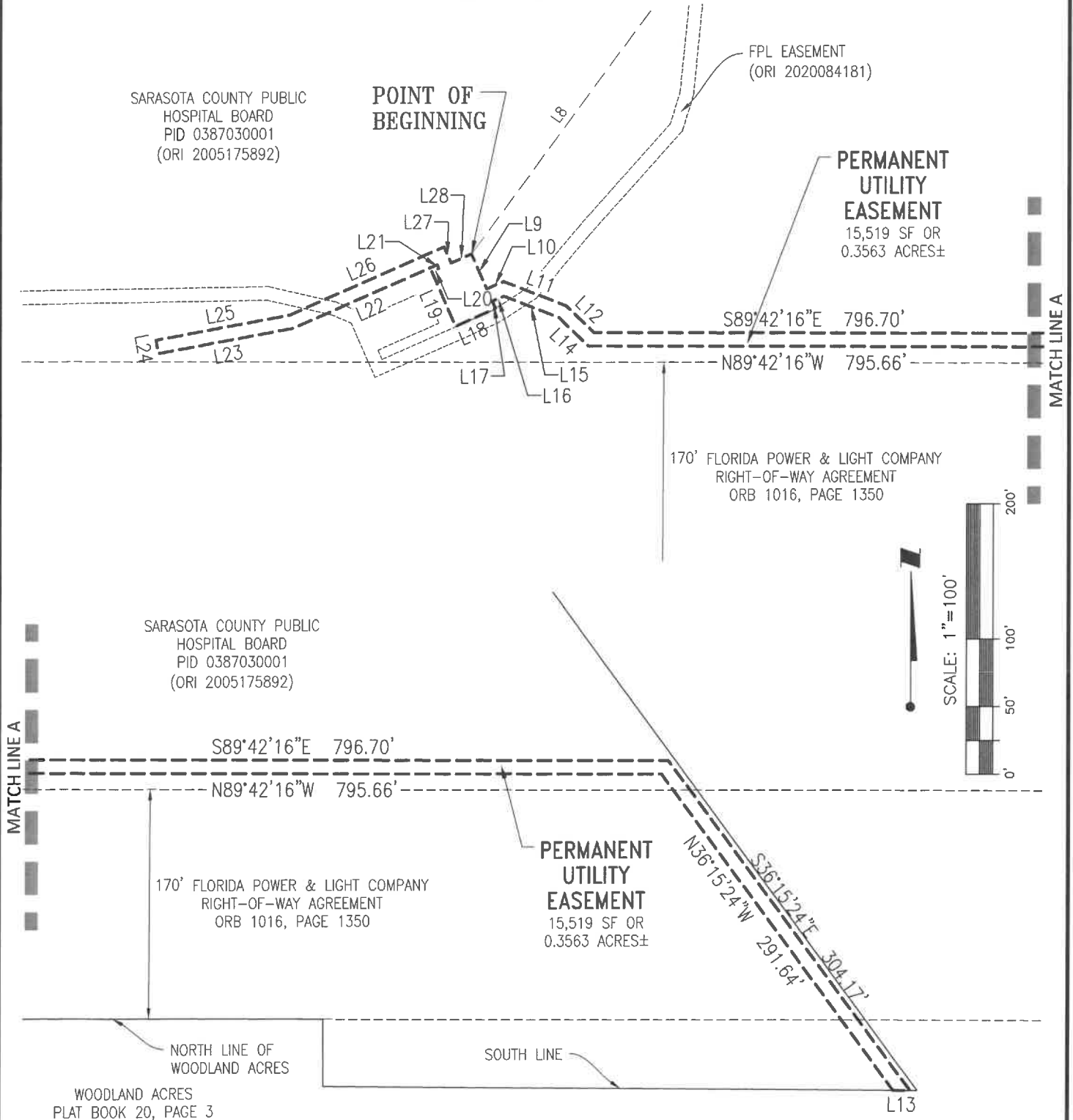
'EXHIBIT A'

SARASOTA COUNTY PUBLIC
HOSPITAL BOARD
PID 0387030001
(ORI 2005175892)

POINT OF
BEGINNING

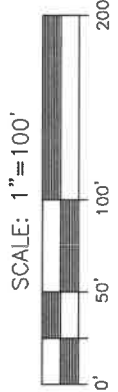
FPL EASEMENT
(ORI 2020084181)

PERMANENT
UTILITY
EASEMENT
15,519 SF OR
0.3563 ACRES±



SARASOTA COUNTY PUBLIC
HOSPITAL BOARD
PID 0387030001
(ORI 2005175892)

170' FLORIDA POWER & LIGHT COMPANY
RIGHT-OF-WAY AGREEMENT
ORB 1016, PAGE 1350



MATCH LINE A

MATCH LINE A

170' FLORIDA POWER & LIGHT COMPANY
RIGHT-OF-WAY AGREEMENT
ORB 1016, PAGE 1350

PERMANENT
UTILITY
EASEMENT
15,519 SF OR
0.3563 ACRES±

NORTH LINE OF
WOODLAND ACRES
WOODLAND ACRES
PLAT BOOK 20, PAGE 3

SOUTH LINE

This is NOT a Survey and Not valid without all sheets.

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TASK CODE: 200	DRAWN BY: EDM	CHKD BY: JRJ	CAD FILE: 215614375v--spsk09	PROJECT NO: 215617475	SHEET 2 OF 3	DRAWING INDEX NO: 215614375v--spsk09*	REV:
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"EXHIBIT A"

DESCRIPTION (as prepared by the certifying Surveyor and Mapper):

A tract of land lying in Section 33, Township 38 South, Range 19 East, Sarasota County, Florida, being more particularly described as follows:

COMMENCE at the northwest corner of said Section 33; thence S.00°39'03"W., along the west line of said Section 33, a distance of 100.00 feet; thence S.89°19'54"E., a distance of 50.75 feet to the northwest corner of a tract of land described in Official Records Instrument Number 2005175892 of the Public Records of Sarasota County, Florida; the following six (6) calls are along the north line of said tract: (1) thence continue S.89°19'54"E., a distance of 775.53 feet; (2) thence S.83°37'48"E., a distance of 704.93 feet; (3) thence S.89°19'54"E., a distance of 165.03 feet; (4) thence S.48°17'54"E., a distance of 122.50 feet; (5) thence S.49°29'33"E., a distance of 208.99 feet; (6) thence S.53°31'13"E., a distance of 283.10 feet; thence S.36°28'47"W., a distance of 543.66 feet to the POINT OF BEGINNING; thence S.23°40'42"E., a distance of 28.12 feet; thence N.66°19'18"E., a distance of 13.51 feet; thence S.68°40'42"E., a distance of 50.12 feet; thence S.46°10'42"E., a distance of 28.47 feet; thence S.89°42'16"E., a distance of 796.70 feet; thence S.36°15'24"E., a distance of 304.17 feet to the south line of abovementioned tract; thence N.89°23'42"W. along said south line, a distance of 12.50 feet; thence N.36°15'24"W., a distance of 291.64 feet; thence N.89°42'16"W., a distance of 795.66 feet; thence N.46°10'42"W., a distance of 30.47 feet; thence N.68°40'42"W., a distance of 43.99 feet; thence S.66°19'18"W., a distance of 9.37 feet; thence S.23°40'42"E., a distance of 6.00 feet; thence S.66°19'18"W., a distance of 32.00 feet; thence N.23°40'42"W., a distance of 44.12 feet; thence N.66°19'18"E., a distance of 5.68 feet; thence N.23°40'42"W., a distance of 3.00 feet; thence S.66°19'18"W., a distance of 115.36 feet; thence S.79°37'06"W., a distance of 101.50 feet; thence N.10°22'54"W., a distance of 10.00 feet; thence N.79°37'06"E., a distance of 100.34 feet; thence N.66°19'18"E., a distance of 124.19 feet; thence S.23°40'42"E., a distance of 13.00 feet; thence N.66°19'18"E., a distance of 16.32 feet to the POINT OF BEGINNING.

Containing 15,519 square feet or 0.3563 acres, more or less.

NOTES:

1. THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA SURVEYOR AND MAPPER.
2. BEARINGS SHOWN HEREON ARE RELATIVE TO NORTH LINE OF WOODLAND ACRES SUBDIVISION, BEING S9°42'16"E.
3. THIS IS A SKETCH ONLY AND DOES NOT REPRESENT A FIELD SURVEY.



Digitally signed by
Joseph R Jasper
Date: 2023.02.09
09:54:27 -05'00'

Joseph R. Jasper, P.S.M.
Florida Registration No. 7164

Date of Signature

This is NOT a Survey and Not valid without all sheets.

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