

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 31st day of August 2022, by and between HATCHETT CREEK ASSOCIATES, LLC, a Florida limited liability company, whose mailing address is: 101 E. Main St., Suite 500, Mt Horeb, WI 53572 (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 LIMITED LIABILITY COMPANY

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:

HATCHETT CREEK ASSOCIATES, LLC

[Signature]
Print Name: Kathryn Yeager

By: [Signature]
Print Name: Joseph R. Gallina
Manager

[Signature]
Print Name: Elizabeth Ortega

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 1st day of September, 2022, by Joseph R. Gallina, as Manager of Hatchett Creek Associates, LLC, by means of physical presence or online notarization, who is personally known to me or who produced _____ as identification.

[Signature]
Notary Public
Print Name: Marina Latchininsky
My Commission Expires:



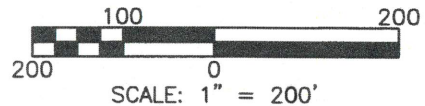
ACCEPTANCE BY GRANTEE

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



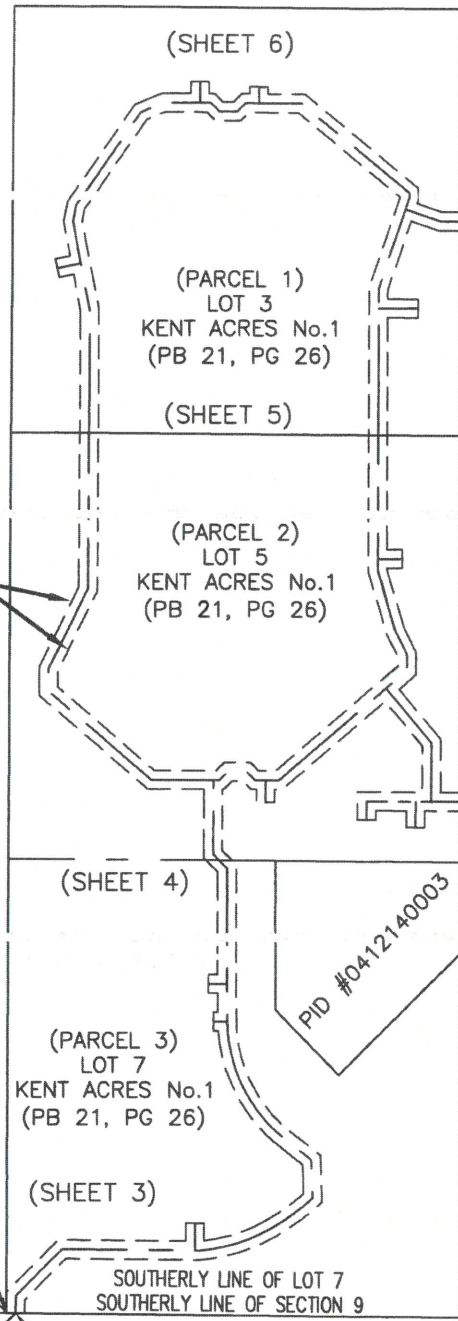
NOTES

1. THIS SKETCH IS NOT A BOUNDARY SURVEY.
2. BEARINGS SHOWN ARE ASSUMED, A BEARING OF S89°33'06"E WAS USED ALONG THE SOUTH LINE OF LOT 7, KENT ACRES.
3. THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA PROFESSIONAL SURVEYOR & MAPPER.
4. THIS SKETCH IS COMPRISED OF 6 SHEETS, IT IS NOT CONSIDERED FULL AND COMPLETE WITHOUT ALL 6 SHEETS.

LEGEND

- PID-PROPERTY IDENTIFICATION
- PB-PLAT BOOK
- PG-PAGE

20' PUBLIC UTILITY EASEMENT - WATER
(66,207± SQ FT/1.52± AC)



N00°02'08"W 1410.39'

RAMSEY ROAD
(30' PRIVATE ROAD EASEMENT)
(PB 21, PG 26)

SOUTHWEST CORNER LOT 7

S89°11'46"E
1333.22'

S89°11'46"E
1343.22'

SOUTHERLY LINE OF LOT 7
SOUTHERLY LINE OF SECTION 9

S89°33'06"E 469.88'

POINT OF COMMENCEMENT
SW CORNER SECTION 9-39S-19E

POINT OF BEGINNING

HATCHETT CREEK BOULEVARD
(80' PUBLIC RIGHT-OF-WAY)

PREPARED FOR:
HATCHETT CREEK ASSOCIATES, LLC

PUBLIC UTILITY EASEMENT-WATER SKETCH & DESCRIPTION

SECTION 9 TOWNSHIP 39 S., RANGE 19 E.

REVISED	BY	DATE	DESCRIPTION

	INITIALS	DATE
CREW CHIEF		
DRAWN	PL	8/27/22
CHECKED	PL	8/29/22
FIELD BOOK		
FIELD DATE		

F. Peter Lutz, Jr.
F. PETER LUTZ, JR. PSM LS 5506
DATE 9/26/22



George F. Young, Inc.

10540 PORTAL CROSSING, SUITE 105 LAKEWOOD RANCH, FLORIDA 34211-4913
PHONE (941) 747-2981 FAX (941) 747-7234
BUSINESS ENTITY LB21 WWW.GEORGEFYOUNG.COM
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JOB NO.
18000600LC
SHEET NO.
1 OF 6

DESCRIPTION

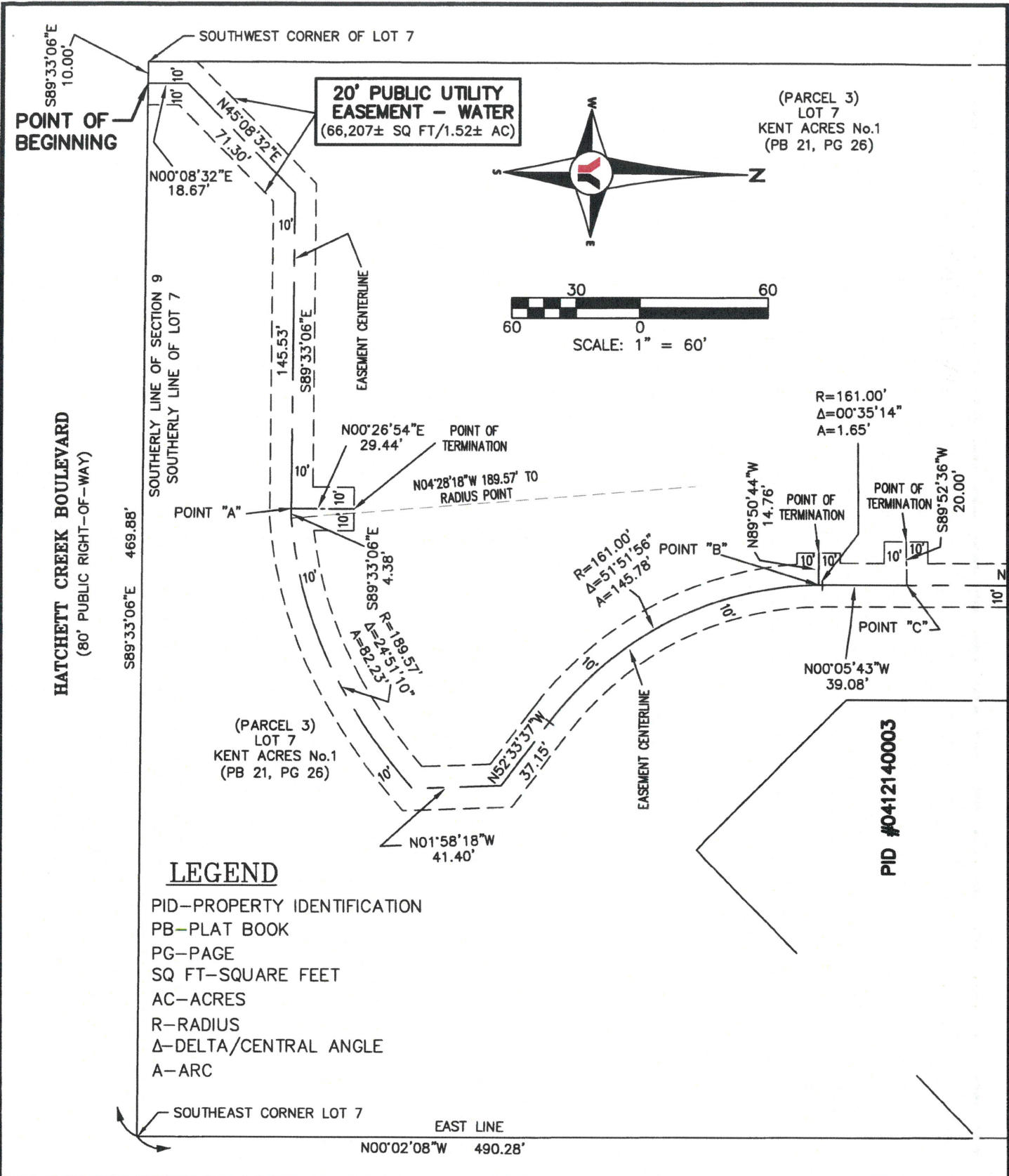
A (20' WIDE) PUBLIC UTILITY EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF WATER LINES AND EQUIPMENT, LYING AND BEING IN SECTION 9, TOWNSHIP 39 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, WHOSE CENTERLINE IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 9; THENCE S89°11'46"E, ALONG THE SOUTHERLY LINE OF SAID SECTION 9, A DISTANCE OF 1333.22 FEET TO THE SOUTHWEST CORNER OF LOT 7, ACCORDING TO THE PLAT OF "KENT ACRES NO. 1", AS RECORDED IN PLAT BOOK 21 AT PAGES 26 & 26-A OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE S89°33'06"E ALONG THE SOUTHERLY LINE OF SAID LOT 7, KENT ACRES NO. 1, 10.00 FEET TO THE POINT OF BEGINNING AND LYING 10 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE OF SAID EASEMENT; THENCE, LEAVING SAID SOUTHERLY LINE, N00°08'32"E, 18.67 FEET; THENCE N45°08'32"E, 71.30 FEET; THENCE S89°33'06"E, 145.53 FEET TO POINT "A"; THENCE N00°26'54"E, 29.44 FEET TO A POINT OF TERMINATION; THENCE RE-BEGIN AT SAID POINT "A" AND CONTINUING ALONG SAID EASEMENT CENTERLINE, S89°33'06"E, 4.38 FEET TO ITS INTERSECTION WITH THE ARC OF A CURVE TO THE LEFT, WHOSE CENTER BEARS N04°28'18"W, 189.57 FEET; THENCE IN NORTHWESTERLY DIRECTION ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 189.57 FEET AND A CENTRAL ANGLE OF 24°51'10", 82.23 FEET; THENCE, LEAVING SAID ARC, N01°58'18"W, 41.40 FEET; THENCE N52°33'37"W, 37.15 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE IN A NORTHERLY DIRECTION ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 161.00 FEET AND A CENTRAL ANGLE OF 51°51'56", 145.78 FEET TO POINT "B"; THENCE N89°50'44"W, 14.76 FEET TO A POINT OF TERMINATION; THENCE RE-BEGIN AT SAID POINT "B", AND CONTINUE ALONG SAID EASEMENT CENTERLINE AND SAID CURVE, HAVING A RADIUS OF 161.00' AND A CENTRAL ANGLE OF 00°35'14", 1.65 FEET TO THE POINT OF TANGENCY; THENCE N00°05'43"W, 39.08 FEET TO POINT "C"; THENCE S89°52'36"W, 20.00 FEET TO A POINT OF TERMINATION; THENCE RE-BEGIN AT SAID POINT "C" AND CONTINUE ALONG SAID EASEMENT CENTERLINE, N00°05'43"W, 123.90 FEET; THENCE N45°05'43"W, 21.51 FEET; THENCE N00°05'43"W, 80.48 FEET TO POINT "D"; THENCE S89°54'17"W, 67.61 FEET; THENCE N49°49'47"W, 147.84 FEET; THENCE N00°08'32"E, 24.59 FEET; THENCE N26°25'09"E, 96.00 FEET; THENCE N00°08'32"E, 299.92 FEET; THENCE N11°06'28"W, 52.32 FEET TO POINT "E"; THENCE S78°57'35"W, 26.17 FEET TO A POINT OF TERMINATION; THENCE RE-BEGIN AT SAID POINT "E" AND CONTINUE ALONG SAID EASEMENT CENTERLINE, N11°06'28"W, 47.63 FEET; THENCE N11°23'32"E, 17.63 FEET; THENCE N35°13'30"E, 122.97 FEET; THENCE N67°49'31"E, 27.32 FEET; THENCE S89°40'29"E, 39.31 FEET TO POINT "F"; THENCE N00°43'31"E, 22.80 FEET TO A POINT OF TERMINATION; THENCE RE-BEGIN AT SAID POINT "F" AND CONTINUE ALONG SAID EASEMENT CENTERLINE, S89°40'29"E, 12.05 FEET; THENCE S44°40'29"E, 12.73 FEET; THENCE S89°40'29"E, 19.97 FEET; THENCE N45°19'58"E, 12.73 FEET; THENCE S89°40'29"E, 14.95 FEET TO POINT "G"; THENCE N00°32'18"E, 17.77 FEET TO A POINT OF TERMINATION; THENCE RE-BEGIN AT SAID POINT "G" CONTINUING ALONG SAID EASEMENT CENTERLINE, S89°40'29"E, 47.20 FEET; THENCE S50°49'47"E, 152.09 FEET; THENCE S05°49'47"E, 4.50 FEET; THENCE S19°00'49"W, 14.06 FEET TO POINT "H"; THENCE S70°59'11"E, 40.23 FEET; THENCE N89°57'52"E, 22.29 FEET TO A POINT OF TERMINATION; THENCE RE-BEGIN AT SAID POINT "H", CONTINUE ALONG SAID EASEMENT CENTERLINE, S19°00'49"W, 90.03 FEET; THENCE S00°02'16"E, 21.30 FEET TO POINT "I"; THENCE S89°48'32"E, 43.57 FEET TO A POINT OF TERMINATION; THENCE RE-BEGIN AT SAID POINT "I", AND CONTINUE ALONG SAID EASEMENT CENTERLINE, S00°02'16"E, 270.56 FEET TO POINT "J"; THENCE N89°57'44"E, 26.52 FEET TO A POINT OF TERMINATION; THENCE RE-BEGIN AT SAID POINT "J" AND CONTINUE ALONG SAID EASEMENT CENTERLINE, S00°02'16"E, 13.34 FEET; THENCE S16°31'54"E, 66.87 FEET; THENCE S26°26'16"E, 28.91 FEET; THENCE S00°02'08"E, 16.76 FEET; THENCE S49°38'21"W, 30.00 FEET TO POINT "K"; THENCE S40°21'39"E, 77.20 FEET; THENCE S00°21'35"W, 63.58 FEET TO POINT "L"; THENCE S89°38'25"E, 31.22 FEET TO A POINT OF TERMINATION; THENCE RE-BEGIN AT SAID POINT "L" AND CONTINUE ALONG SAID EASEMENT CENTERLINE, N89°40'48"W, 17.09 FEET TO POINT "M"; THENCE S00°19'04"W, 27.77 FEET TO A POINT OF TERMINATION; THENCE RE-BEGIN AT SAID POINT "M" AND CONTINUE ALONG THE SAID EASEMENT CENTERLINE, N89°37'39"W, 53.32 FEET; THENCE S00°21'35"W, 20.00 FEET TO A POINT OF TERMINATION; THENCE RE-BEGIN AT SAID POINT "K" AND CONTINUE ALONG SAID EASEMENT CENTERLINE, S49°38'21"W, 152.99 FEET; THENCE S89°54'17"W, 14.88 FEET TO POINT "N"; THENCE S00°05'43"E, 24.00 FEET TO A POINT OF TERMINATION; THENCE RE-BEGIN AT SAID POINT "N" AND CONTINUE ALONG SAID EASEMENT CENTERLINE, S89°54'17"W, 12.20 FEET; THENCE N45°05'43"W, 11.86 FEET; THENCE S89°54'17"W, 20.00 FEET; THENCE S44°54'17"W, 12.73 FEET; THENCE S89°54'17"W, 7.21 FEET TO THE AFOREMENTIONED POINT "D" FOR A FINAL POINT OF TERMINATION AND CONTAINING 66,207 SQUARE FEET OR 1.52 ACRES, MORE OR LESS.

THE SIDE LINES OF THE ABOVE DESCRIBED EASEMENT ARE TO BE LENGTHENED OR SHORTENED TO MEET THE BOUNDARY OR RIGHT-OF-WAY LINES THAT THE ABOVE CENTERLINE INTERSECTS.

PREPARED FOR: HATCHETT CREEK ASSOCIATES, LLC		PUBLIC UTILITY EASEMENT-WATER SKETCH & DESCRIPTION		REVISED	BY	DATE	DESCRIPTION			
		SECTION 9 TOWNSHIP 39 S., RANGE 19 E.								
CREW CHIEF	INITIALS	DATE	 <p style="text-align: center;">George F. Young, Inc. 10540 PORTAL CROSSING, SUITE 105 LAKEWOOD RANCH, FLORIDA 34211-4913 PHONE (941) 747-2981 FAX (941) 747-7234 BUSINESS ENTITY LB21. WWW.GEORGEFYOUNG.COM CIVIL & TRANSPORTATION ENGINEERING ECOLOGY GIS LANDSCAPE ARCHITECTURE PLANNING SURVEYING SUBSURFACE UTILITY ENGINEERING GAINESVILLE • LAKEWOOD RANCH • ORLANDO • ST. PETERSBURG • TAMPA</p>		JOB NO. 18000600LC		SHEET NO. 2 OF 6			
DRAWN	PL	8/27/22			F. PETER LUTZ, JR. PSM LS 5506					
CHECKED	PL	8/29/22			DATE					
FIELD BOOK										
FIELD DATE										

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LEGEND

- PID—PROPERTY IDENTIFICATION
- PB—PLAT BOOK
- PG—PAGE
- SQ FT—SQUARE FEET
- AC—ACRES
- R—RADIUS
- Δ—DELTA/CENTRAL ANGLE
- A—ARC

PREPARED FOR: HATCHETT CREEK ASSOCIATES, LLC	PUBLIC UTILITY EASEMENT—WATER SKETCH & DESCRIPTION	BY	DATE	DESCRIPTION
SECTION 9, TOWNSHIP 39 S., RANGE 19 E.		REVISED		

CREW CHIEF	INITIALS	DATE
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FIELD BOOK		
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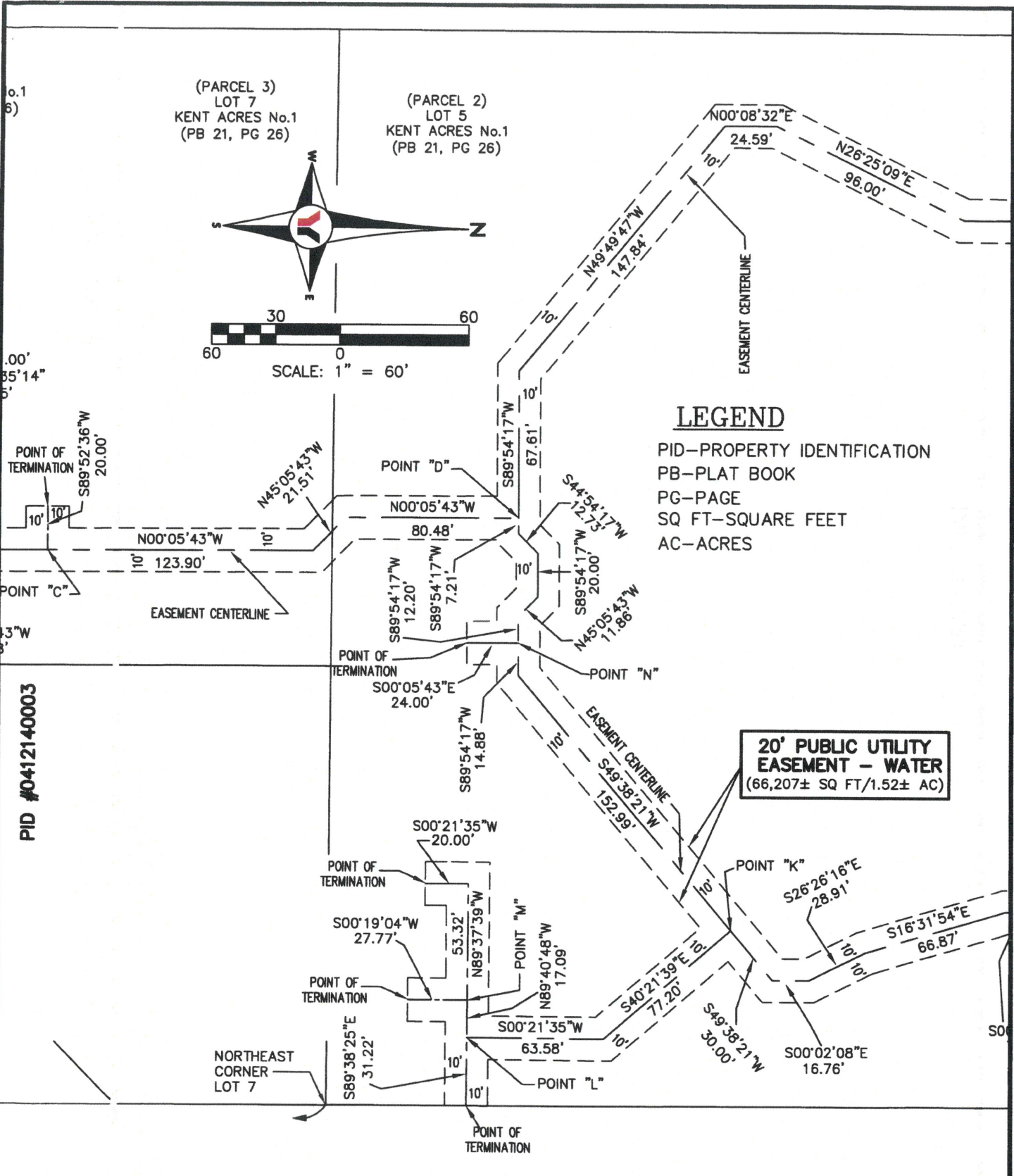
F. PETER LUTZ, JR. PSM LS 5506
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JOB NO. 18000600LC
SHEET NO. 3 OF 6

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LEGEND

- PID-PROPERTY IDENTIFICATION
- PB-PLAT BOOK
- PG-PAGE
- SQ FT-SQUARE FEET
- AC-ACRES

**20' PUBLIC UTILITY
EASEMENT - WATER**
(66,207± SQ FT/1.52± AC)

PID #0412140003

PREPARED FOR:
HATCHETT CREEK ASSOCIATES, LLC

**PUBLIC UTILITY EASEMENT-WATER
SKETCH & DESCRIPTION**

REVISED	BY	DATE	DESCRIPTION

SECTION 9 TOWNSHIP 39 S., RANGE 19 E.

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FIELD BOOK		
FIELD DATE		

F. PETER LUTZ, JR. PSM LS 5506
DATE

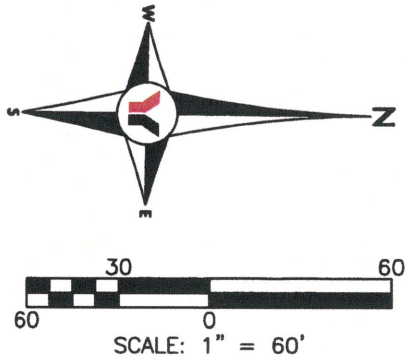


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JOB NO.
18000600LC
SHEET NO.
4 OF 6

(PARCEL 2)
LOT 5
KENT ACRES No.1
(PB 21, PG 26)

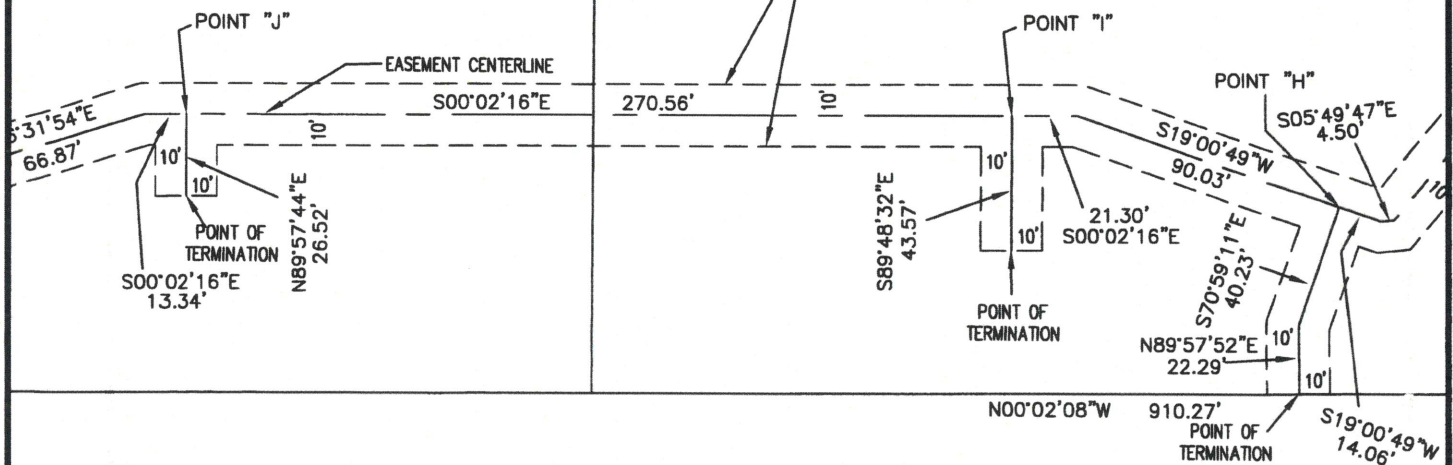
**20' PUBLIC UTILITY
EASEMENT - WATER**
(66,207± SQ FT/1.52± AC)



LEGEND

PID-PROPERTY IDENTIFICATION
PB-PLAT BOOK
PG-PAGE
SQ FT-SQUARE FEET
AC-ACRES

**20' PUBLIC UTILITY
EASEMENT - WATER**
(66,207± SQ FT/1.52± AC)



PREPARED FOR:
HATCHETT CREEK ASSOCIATES, LLC

**PUBLIC UTILITY EASEMENT-WATER
SKETCH & DESCRIPTION**

SECTION 9 TOWNSHIP 39 S., RANGE 19 E.

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F. PETER LUTZ, JR. PSM LS 5506

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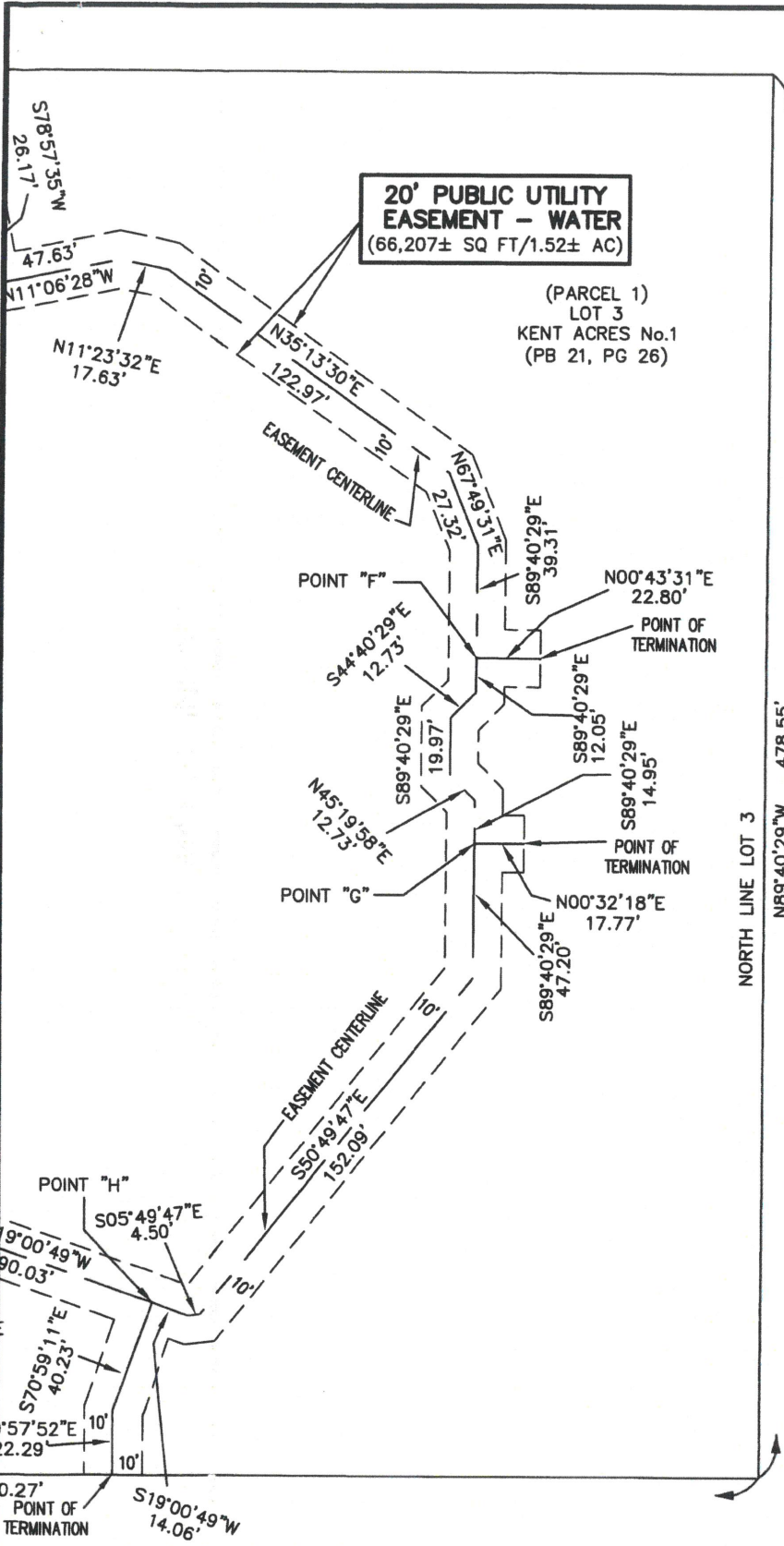
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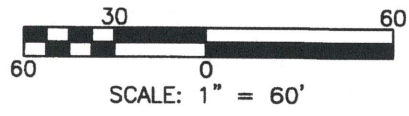
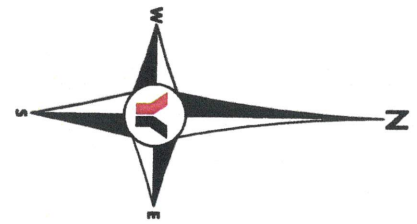
SHEET NO.

5 OF 6



20' PUBLIC UTILITY EASEMENT - WATER
(66,207± SQ FT/1.52± AC)

(PARCEL 1)
LOT 3
KENT ACRES No.1
(PB 21, PG 26)



LEGEND

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- PB-PLAT BOOK
- PG-PAGE
- SQ FT-SQUARE FEET
- AC-ACRES

NORTH LINE LOT 3
N89°40'29"W 478.55'

PREPARED FOR:
HATCHETT CREEK ASSOCIATES, LLC

PUBLIC UTILITY EASEMENT-WATER
SKETCH & DESCRIPTION

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SHEET NO.
6 OF 6