

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 21st day of September, 2021, by and between CS OF VENICE DEVELOPMENT COMPANY LLC, a Florida Limited Liability Company, whose mailing address is: 333 Tamiami Trail S, Ste 205, Venice, FL 34285 (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)

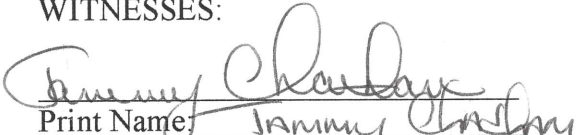
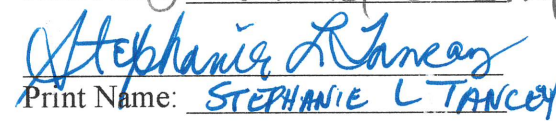
For the full enjoyment of the rights granted herein, the Grantee shall have the further right to trim, cut, or remove trees, bushes, undergrowth, and other obstructions interfering with the location, construction, and maintenance of the lines, mains, pipes, fixtures, ditches, accessories, and appurtenances 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:

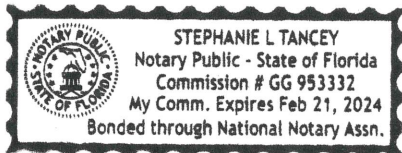

Print Name: Tammy Chaudry

Print Name: STEPHANIE L TANCEY

CS of Venice Development Company LLC

By: 
Print Name: MICHAEL W MILLER
General Partner/MANAGER

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 21st day of September, 2021, by Michael W Miller, as Manager of CS of Venice Development Company LLC, by means of ☒ physical presence or ☐ online notarization, who is personally known to me or who produced _____ as identification.




Notary Public
Print Name: _____
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

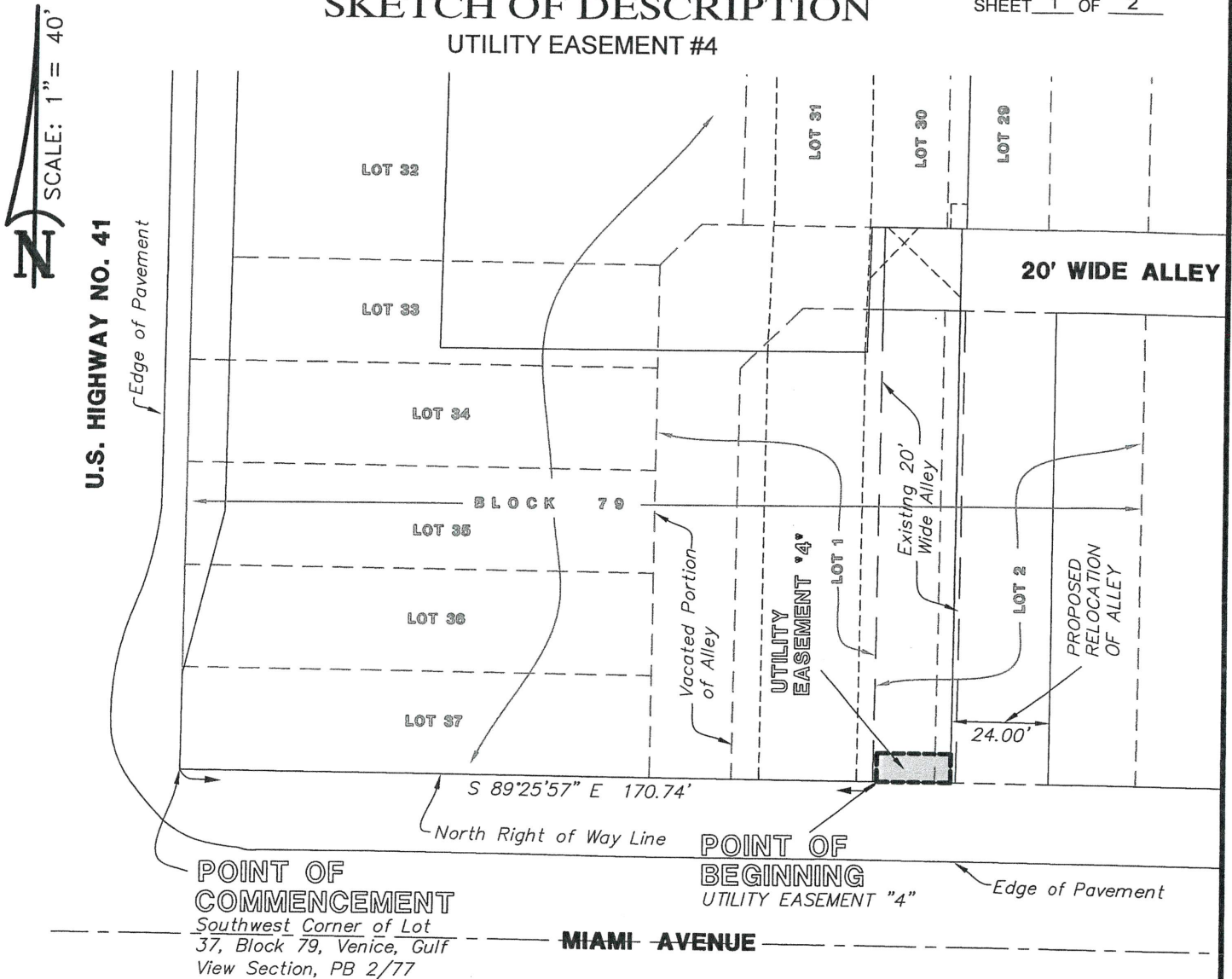
ATTEST:

Lori Stelzer, City Clerk

SKETCH OF DESCRIPTION

SHEET 1 OF 2

UTILITY EASEMENT #4



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. 19-03-18, dated January 10, 2019.
4. Bearings shown hereon refer to an assumed meridian. North line of Block 79 as being S.89°22'14"E.

Randall E. Britt

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

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

PREPARED FOR:
MICHAEL MILLER

DATE: SEPTEMBER 7, 2021

JOB NUMBER: 19-03-18D



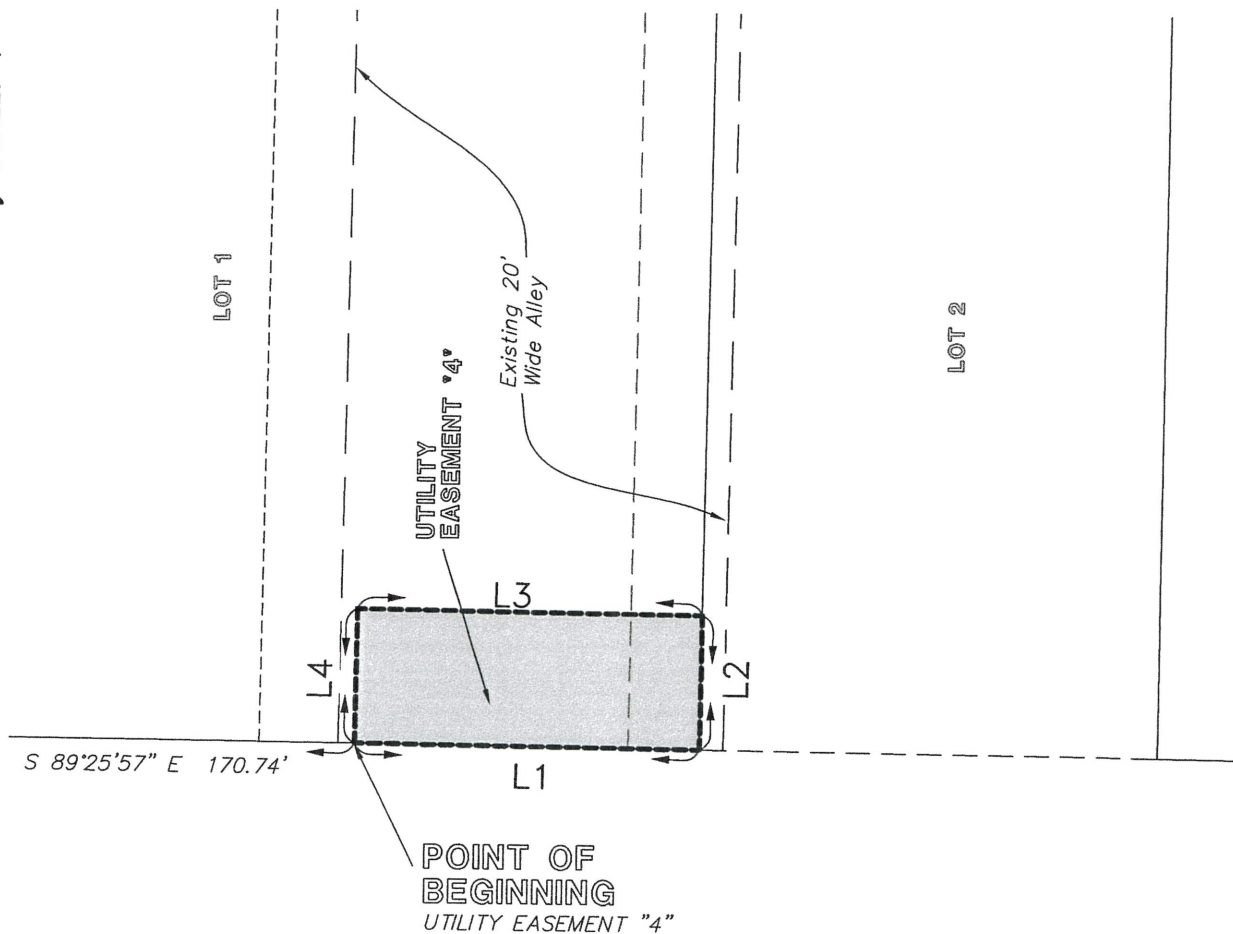
BRITT SURVEYING, INC.

LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NO. L.B. 6638
600 Bird Bay Drive, Suite #6 Venice Florida 34285
Telephone: (941) 493-1396
Email: bsi@brittsurveying.com

SKETCH OF DESCRIPTION

UTILITY EASEMENT #4

SHEET 2 OF 2



DESCRIPTION: UTILITY EASEMENT "3"

Part of Lots 1 and 2, Block 79, VENICE, GULF VIEW SECTION, recorded in Plat Book 2, Page 77, Public Records of Sarasota County, Florida, described as follows:

LINE TABLE

COMMENCE at the Southwest Corner of Lot 37, Block 79, Venice, Gulf View Section, recorded in Plat Book 2, Page 77, of the Public Records of Sarasota County, Florida, same being a point on the North Right of Way line of Miami Avenue (80' Wide Public Right of Way); thence S.89°25'57"E., along said North Right of Way Line, a distance of 170.74 feet to the POINT OF BEGINNING; thence S.89°25'57"E., a distance of 18.00 feet; thence N.00°34'04"E., a distance of 7.00 feet; thence N.89°25'27"W., a distance of 18.00 feet; thence S.00°34'33"W., a distance of 7.00 feet to the POINT OF BEGINNING.

LINE	BEARING	DISTANCE
L1	S 89°25'57" E	18.00'
L2	N 00°34'04" E	7.00'
L3	N 89°25'27" W	18.00'
L4	S 00°34'33" W	7.00'

Parcel contains 126 square feet, or 0.0029 acres more or less.

PREPARED FOR:
MICHAEL MILLER

DATE: SEPTEMBER 7, 2021

JOB NUMBER: 19-03-18D



BRITT SURVEYING, INC.

LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NO. L.B. 6638
600 Bird Bay Drive, Suite #6 Venice Florida 34285
Telephone: (941) 493-1396
Email: bsi@brittsurveying.com