

6/11/2024 2:24 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3195603

This instrument prepared by
and return to:
City Clerk, City of Venice
401 W. Venice Ave., Venice, FL 34285

Doc Stamp-Deed: \$0.70

UTILITY EASEMENT

THIS INDENTURE, made this 11th day of June 2024, by and between ISOLA CASA DEVELOPMENT COMPANY, LLC, a Florida Limited Liability Company, whose mailing address is: 625 Tamiami Trail N, 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:

ISOLA CASA DEVELOPMENT COMPANY, LLC

Victoria Dietz
Print Name: Victoria Dietz
625 N Tamiami Trail Venice FL

By: [Signature]
Print Name: Michael W Miller
Manager

Kathleen Davis
Print Name: Kathleen Davis
1225 TAMAMIAMI TRAIL VENICE FL

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 23 day of May 2024, by Michael W Miller, as Manager of Isola Casa Development Company, LLC, by means of ☒ physical presence or ☐ online notarization, who is personally known to me or who produced _____ as identification.



STEPHANIE L. TANCEY
Notary Public
State of Florida
Comm# HH485192
Expires 2/21/2028

Stephanie L Tancey
Notary Public
Print Name: STEPHANIE L TANCEY
My Commission Expires: 2/21/2028

ACCEPTANCE BY GRANTEE

The foregoing easement is accepted and agreed to by the City of Venice, Florida, this 11th day of June, 2024.

[Signature]
Nick Pachota, Mayor

ATTEST:

[Signature]
Kelly Michaels, City Clerk

EXHIBIT A

SKETCH OF DESCRIPTION 10' WIDE PUBLIC WATER EASEMENT

SHEET 1 OF 4

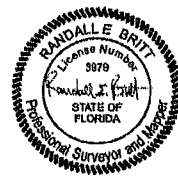
DESCRIPTION:

COMMENCE at the most Easterly corner of Lot 14, Block D, Country Club Estates Unit 2, Plat Book 5, Page 29, of the Public Records of Sarasota County, Florida; thence S.40°25'20"W. along the southeasterly lot line of said Lot 14, a distance of 69.82 feet to the POINT OF BEGINNING; thence continue along said southeasterly line of lot 14, S.40°25'20"W., a distance of 10.00 feet; thence leaving said southeasterly line of Lot 14, N.49°24'33"W., a distance of 52.35 feet; thence S.40°35'27"W., a distance of 6.96 feet; thence N.49°33'40"W., a distance of 10.00 feet; thence N.40°35'27"E., a distance of 6.99 feet; thence N.49°24'33"W., a distance of 38.01 feet; thence S.40°35'27"W., a distance of 7.17 feet; thence N.49°33'40"W., a distance of 10.00 feet; thence N.40°35'27"E., a distance of 7.20 feet; thence N.49°24'33"W., a distance of 76.73 feet; thence S.85°35'27"W., a distance of 25.35 feet; thence N.49°24'33"W., a distance of 12.14 feet; thence S.40°35'27"W., a distance of 6.41 feet; thence N.49°24'33"W., a distance of 10.00 feet; thence N.40°35'27"E., a distance of 13.22 feet; thence N.04°24'33"W., a distance of 15.74 feet; thence N.49°24'33"W., a distance of 31.45 feet; thence S.40°35'27"W., a distance of 7.76 feet; thence N.49°33'40"W., a distance of 10.00 feet; thence N.40°35'27"E., a distance of 7.79 feet; thence N.49°24'33"W., a distance of 38.01 feet; thence S.40°35'27"W., a distance of 7.76 feet; thence N.49°33'40"W., a distance of 10.00 feet; thence N.40°35'27"E., a distance of 7.79 feet; thence N.49°24'33"W., a distance of 39.98 feet; thence S.63°05'27"W., a distance of 56.79 feet; thence S.85°23'09"W., a distance of 23.38 feet; thence N.49°40'53"W., a distance of 43.44 feet to the northwesterly line of Lot 9, of said Country Club Estates Unit 2; thence along said northwesterly line of Lot 9, N.40°19'07"E., a distance of 10.00 feet; thence leaving said northwesterly line of Lot 9, S.49°40'53"E., a distance of 39.31 feet; thence N.85°23'09"E., a distance of 17.28 feet; thence N.63°05'27"E., a distance of 61.50 feet; thence S.49°24'33"E., a distance of 10.08 feet; thence N.40°37'56"E., a distance of 11.94 feet; thence S.49°24'33"E., a distance of 5.00 feet; thence S.40°37'56"W., a distance of 11.94 feet; thence S.49°24'33"E., a distance of 125.18 feet; thence S.04°24'33"E., a distance of 25.37 feet; thence S.49°24'33"E., a distance of 7.05 feet; thence N.85°35'27"E., a distance of 25.35 feet; thence S.49°24'33"E., a distance of 115.46 feet; thence N.40°37'56"E., a distance of 12.00 feet; thence S.49°24'33"E., a distance of 5.00 feet; thence S.40°37'56"W., a distance of 12.00 feet; thence S.49°24'33"E., a distance of 70.75 feet to the POINT OF BEGINNING.

Parcel contains 5572 square feet, or 0.1279 acres, more or less.

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. 21-11-13, dated December 2, 2021.
4. Bearings shown hereon refer to an assumed meridian. Center line of Tamiami Trail as being N.49°33'44"W.



Digitally signed by RANDALL E BRITT
DN: c=US, o=BRITT SURVEYING INC.,
cn=Qualifier=A01410C00000
18CE9815DCE001D3589,
cn=RANDALL E BRITT
Date: 2024.02.27 12:13:20
-05'00'

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

NOTE: NOT VALID UNLESS IMPRINTED WITH EMBOSSED SURVEYOR'S SEAL
OR VALIDATED SURVEYOR'S DIGITAL SIGNATURE ON PORTABLE DOCUMENT FILE

PREPARED FOR:

MPS DEVELOPMENT AND CONSTRUCTION LLC

DATE: FEBRUARY 22, 2024

JOB NUMBER: 24-02-44W



BRITT SURVEYING

LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NO. L.B. 8601

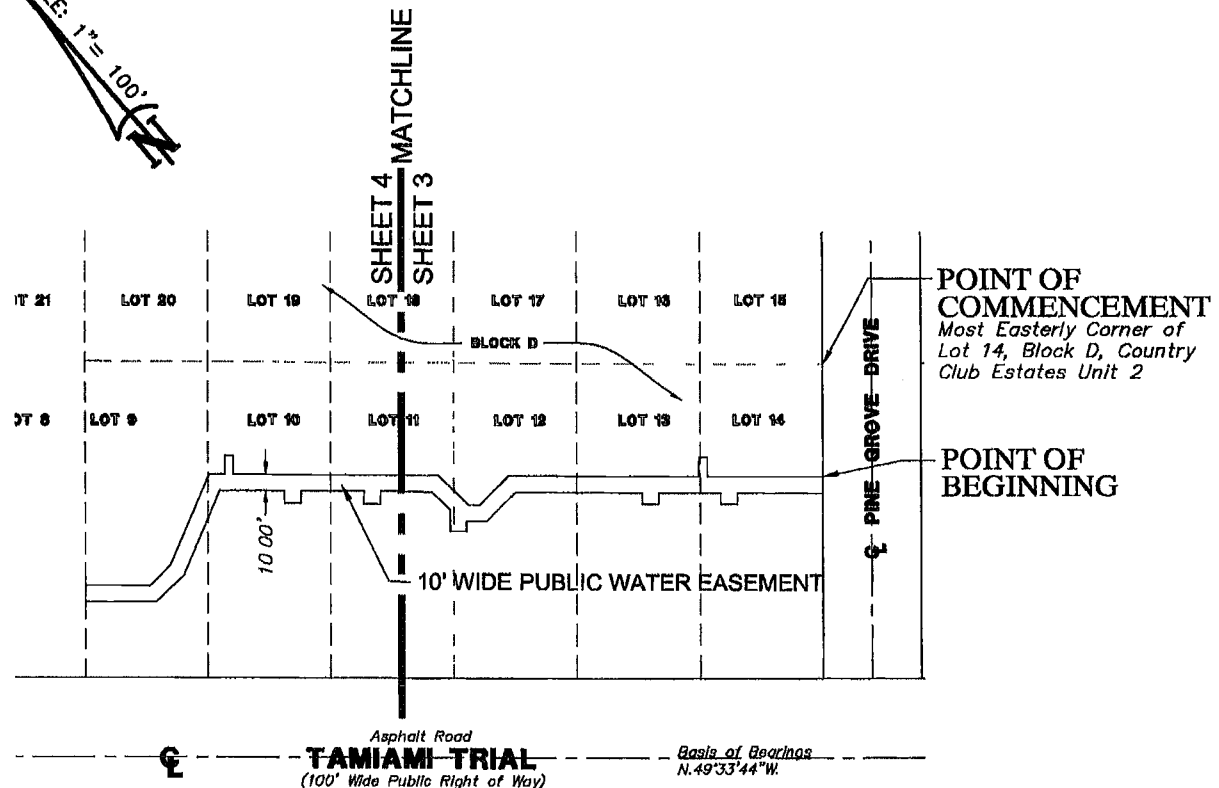
680 US 41 Bypass N., Suite #1 VENICE, FLORIDA, 34285
Telephone: (941) 493-1398
Email: bs@brittsurveying.com

SKETCH OF DESCRIPTION

SHEET 2 OF 4

10' WIDE PUBLIC WATER EASEMENT

SCALE: 1" = 100'



NOTES:

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PREPARED FOR:

MPS DEVELOPMENT AND CONSTRUCTION LLC

DATE FEBRUARY 22, 2024

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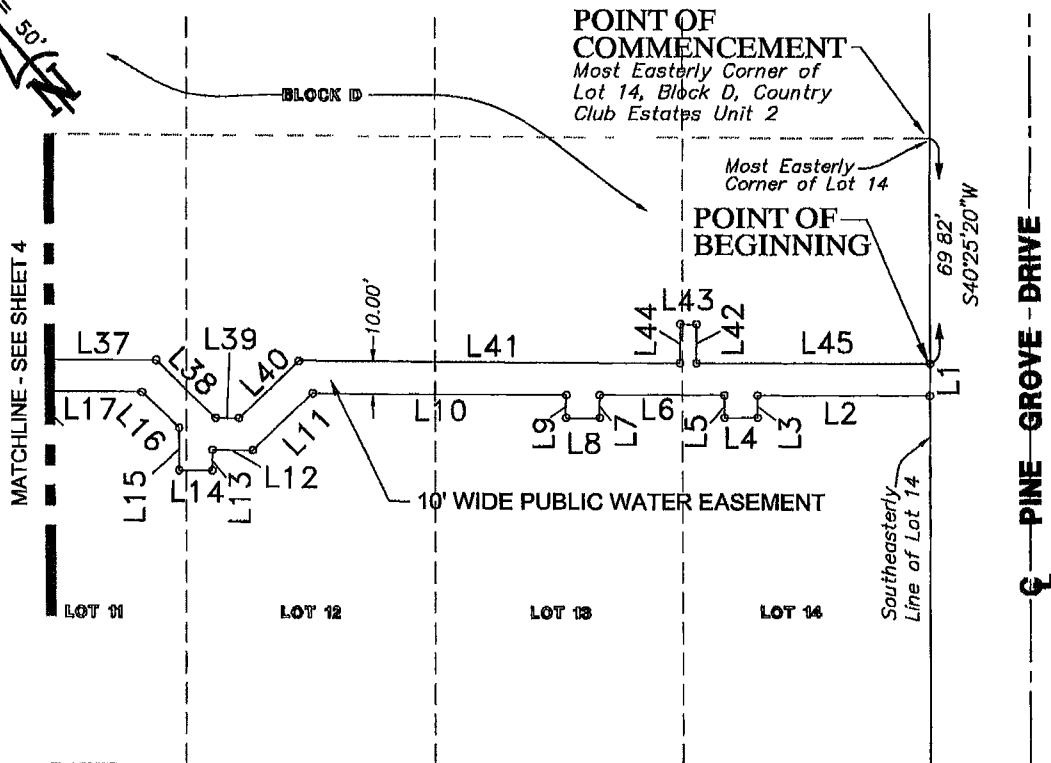
680 US 41 Bypass N., Suite #1 VENICE, FLORIDA, 34285

Telephone (941) 493-1396

Email bsl@brittsurveying.com

SHEET 3 OF 4

SCALE: 1" = 50'



Asphalt Road
TAMIAMI TRIAL
(100' Wide Public Right of Way)

Basis of Bearings
N. 49° 33' 44" W.

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LINE TABLE		
LINE	BEARING	DISTANCE
L1	S40°25'20"W	10.00'
L2	N49°24'33"W	52.35'
L3	S40°35'27"W	6.96'
L4	N49°33'40"W	10.00'
L5	N40°35'27"E	6.99'
L6	N49°24'33"W	38.01'
L7	S40°35'27"W	7.17'
L8	N49°33'40"W	10.00'
L9	N40°35'27"E	7.20'
L10	N49°24'33"W	76.73'
L11	S85°35'27"W	25.35'
L12	N49°24'33"W	12.14'
L13	S40°35'27"W	6.41'

LINE TABLE		
LINE	BEARING	DISTANCE
L14	N49°24'33"W	10.00'
L15	N40°35'27"E	13.22'
L16	N04°24'33"E	15.74'
L17	N49°24'33"W	31.45'
L37	S49°24'33"E	125.18'
L38	S04°24'33"E	25.37'
L39	S49°24'33"E	7.05'
L40	N85°35'27"E	20.35'
L41	S49°24'33"E	115.46'
L42	N40°37'56"E	12.00'
L43	S49°24'33"E	5.00'
L44	S40°37'56"W	12.00'
L45	S49°24'33"E	70.75'

PREPARED FOR:
MPS DEVELOPMENT AND CONSTRUCTION LLC

DATE: FEBRUARY 22, 2024
JOB NUMBER. 24-02-44W



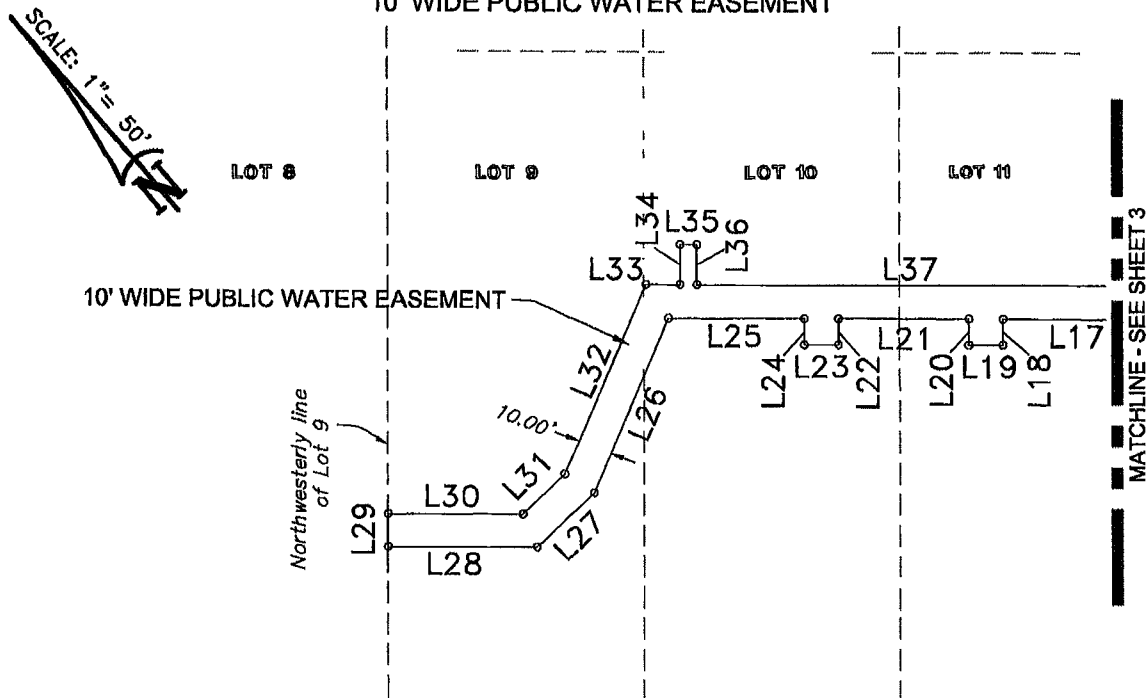
BRITT SURVEYING

LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NO. L.B. 8601
680 US 41 Bypass N., Suite #1 VENICE, FLORIDA, 34285
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Email: bsl@brittsurveying.com

SKETCH OF DESCRIPTION

SHEET 4 OF 4

10' WIDE PUBLIC WATER EASEMENT



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LINE TABLE		
LINE	BEARING	DISTANCE
L17	N49°24'33"W	31.45'
L18	S40°35'27"W	7.76'
L19	N49°33'40"W	10.00'
L20	N40°35'27"E	7.79'
L21	N49°24'33"W	38.01'
L22	S40°35'27"W	7.76'
L23	N49°33'40"W	10.00'
L24	N40°35'27"E	7.79'
L25	N49°24'33"W	39.98'
L26	S63°05'27"W	56.79'
L27	S85°23'09"W	23.38'

LINE TABLE		
LINE	BEARING	DISTANCE
L28	N49°40'53"W	43.44'
L29	N40°19'07"E	10.00'
L30	S49°40'53"E	39.31'
L31	N85°23'09"E	17.28'
L32	N63°05'27"E	61.50'
L33	S49°24'33"E	10.08'
L34	N40°37'56"E	11.94'
L35	S49°24'33"E	5.00'
L36	S40°37'56"W	11.94'
L37	S49°24'33"E	125.18'

PREPARED FOR:

MPS DEVELOPMENT AND CONSTRUCTION LLC

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