

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 11<sup>th</sup> day of May, 2020, by and between Venice MF Ventures, LLC, a LLC (form of partnership or corporation), whose mailing address is: PO Box 449, Geismar, LA 70734 (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 PARTNERSHIP**

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:

VENICE MF VENTURES, LLC

Katelyn Siebert

By: Ventures Development Group, LLC, its  
Manger

Print Name: Katelyn Siebert

A. P. Siebert  
Print Name: Sean P. Siebert  
Managing Member

Halley Siebert

Print Name: Halley Siebert

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of May, 2020, by Sean Seibert, as General Partner of Venice MF Ventures, LLC, who is personally known to me or who produced \_\_\_\_\_ as identification.

Erin Childers  
Notary Public  
Print Name: Erin Childers  
My Commission Expires:



**ACCEPTANCE BY GRANTEE**

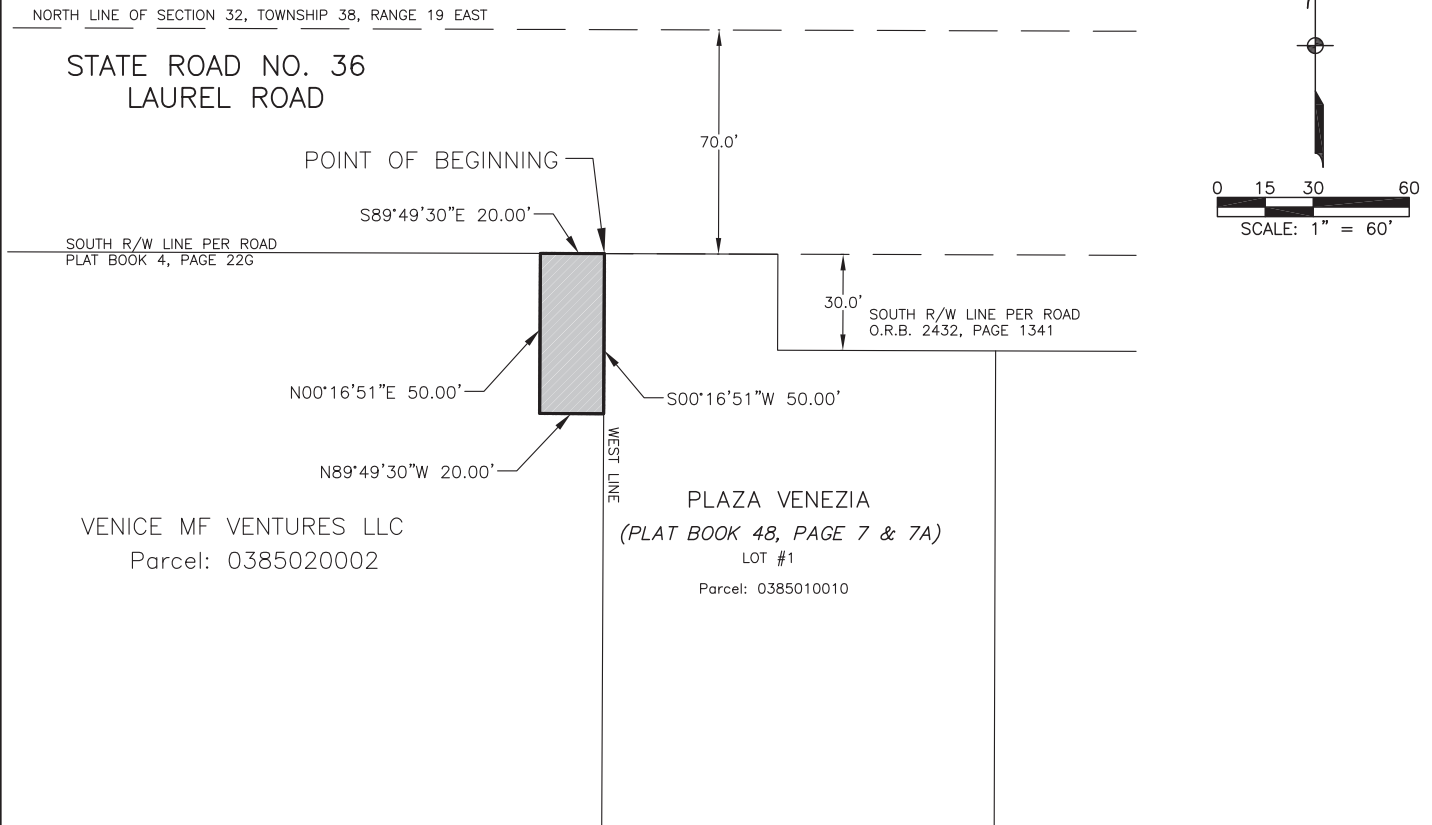
The foregoing easement is accepted and agreed to by the City of Venice, Florida, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Ron Feinsod, Mayor

ATTEST:

\_\_\_\_\_  
Lori Stelzer, City Clerk

# EXHIBIT A



## DESCRIPTION

A 20'X50' UTILITY EASEMENT LYING IN SECTION 32, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF PLAZA VENEZIA, AS RECORDED IN PLAT BOOK 48, PAGE(S) 7 & 7A OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE S.00°16'51"W., ALONG THE WEST LINE OF SAID PLAZA VENEZIA, A DISTANCE OF 50.00 FEET; THENCE N.89°49'30"W., PARALLEL WITH THE SOUTH RIGHT-OF-WAY LINE OF LAUREL ROAD (STATE ROAD NO. 36), PER ROAD PLAT BOOK 4, PAGE 22G OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, A DISTANCE OF 20.00 FEET; THENCE N.00°16'51"E., PARALLEL WITH SAID WEST LINE OF PLAZA VENEZIA, A DISTANCE OF 50.00 FEET TO SAID SOUTH RIGHT-OF-WAY LINE OF LAUREL ROAD; THENCE S.89°49'30"E., ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.02 ACRES (1,000.00 SQUARE FEET), MORE OR LESS.

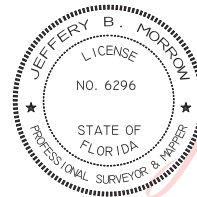
THIS IS NOT A SURVEY

### NOTES:

1. THE BEARINGS ARE BASED ON THE R/W LINE PER ROAD PLAT BOOK 4, PAGE 22G HAVING A ASSUMED BEARING OF N89°49'30"W

### LEGEND

PIN: = PARCEL IDENTIFICATION NO.  
O.R. = OFFICIAL RECORDS  
O.R.B. = OFFICIAL RECORDS BOOK  
PG(S) = PAGES  
NO. = NUMBER  
R/W = RIGHT-OF-WAY



Digitally signed  
by Jeff Morrow  
Date: 2020.05.19  
10:56:36 -04'00'

JEFFERY B. MORROW (FOR THE FIRM LB 7384)  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 6296

## P⊕INT BREAK SURVEYING, LLC

CERTIFICATE OF AUTHORIZATION LB 0007384

8111 Blaikie Court, Suite E  
Sarasota, FL 34240  
Phone: (941) 378-4797  
Fax: (941) 378-0058

## DESCRIPTION AND SKETCH

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
05/07/20	DISCOVERY	Utility Ease	1" = 60'	1 OF 1