

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 \_\_\_\_\_, 20\_\_\_\_, by and between WILLOW CHASE COMMUNITY ASSOCIATION, INC., a Florida Not-for-Profit corporation, whose mailing address is c/o Advanced Management, Inc. of Southwest Florida, 9031 Town Center Parkway, Bradenton, FL 34202 (hereinafter referred to as the "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 the "Grantee"):

The purpose of this easement is to allow construction of a new 8-inch City of Venice potable water main as part of the New Water Booster Pump Station project as means of eliminating the existing dead-end watermain located at the east end of Calmer Way within the Toscana Isles Subdivision by creating water distribution system looping to provide increased water quality and pressure for water customers within this area.

### 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, the perpetual right for Grantee, its employees, contractors, and sub-contractors to enter upon said easement to operate, maintain, inspect, remove, or repair all pipes, fittings, and valves for the purpose of connecting to the Grantee's existing potable water distribution system and under 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 or cut trees, bushes, undergrowth, and other obstructions located directly above the easement area that are interfering with the operation or maintenance of the Grantee's pipes, fittings, and valves. The Grantee must provide the Grantor a minimum of 72 hours' notice for scheduled maintenance involving excavation or trimming of existing landscaping. Emergency repairs, inspections, and water system flushing shall not require notice to the Grantor prior to commencement of work.

The Grantor shall not grant additional future easements or similar interests that could impact the Grantee's potable water distribution system within 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 convey the said easement, and that the real property described above is free of all liens, mortgages and encumbrances of every kind except for existing easements and for real property taxes not delinquent. Subject to existing easements, the Grantor further covenants that there are no other encumbrances of any kind that would prevent Grantee's full enjoyment of the 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.

**(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.

WITNESSES:

**WILLOW CHASE  
COMMUNITY ASSOCIATION, INC.**  
a Florida Not-for-Profit Corporation

Kelley Anne DeMonte

Print Name: Kelley Anne DeMonte

Address: 26 Longley Dr

Port Charlotte, FL 33954

Print Name: Amanda Miley

Address: 11587 Little River Way Parrish FL 34219

By: Dawn Sweet

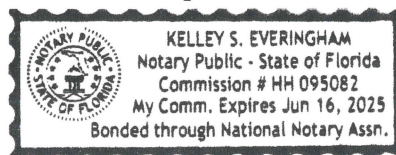
Its: \_\_\_\_\_

Date: \_\_\_\_\_

STATE OF Florida  
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me this 13 day of September, 2025, by Dawn Sweet, as HOA President, WCCA of WILLOW CHASE COMMUNITY ASSOCIATION, Inc., by means of ☒ physical presence or ☐ online notarization, who is personally known to me or who produced \_\_\_\_\_ as identification.

Kelley Everingham  
Notary Public  
Print Name: Kelley Everingham  
My Commission Expires: \_\_\_\_\_



**ACCEPTANCE BY GRANTEE**

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

\_\_\_\_\_  
Nick Pachota, Mayor

ATTEST:

\_\_\_\_\_  
Kelly Michaels, City Clerk

**EXHIBIT "A"**

*Public Water Utility Easement*  
**Section 27, Township 38 South, Range 19 East**  
**Calmar Way Nokomis, Florida**

DESCRIPTION: (Prepared by Levine Surveying and Mapping, LLC)

A Public Water Utility Easement, being a portion of Tract 609, Willow Chase, as recorded in Plat Book 45, Page 15, Public Records of Sarasota County, lying in Section 27, Township 38 South, Range 19 East, Sarasota County, Florida. Described as follows:

COMMENCE at a 4" Concrete Monument, being the Southwest Corner of Tract 609 of said Willow Chase; thence N.00°56'10"W., along the West line of said Tract 609, a distance of 163.45 feet to the POINT OF BEGINNING; thence continue N.00°56'10"W., a distance of 10.00 feet; thence S.89°22'35"E., a distance of 70.03 feet; thence S.00°56'10"E., along the West line of a 30' public utility easement per said Willow Chase, a distance of 10.00 feet; thence N.89°22'35"W., a distance of 70.03 feet to the POINT OF BEGINNING.

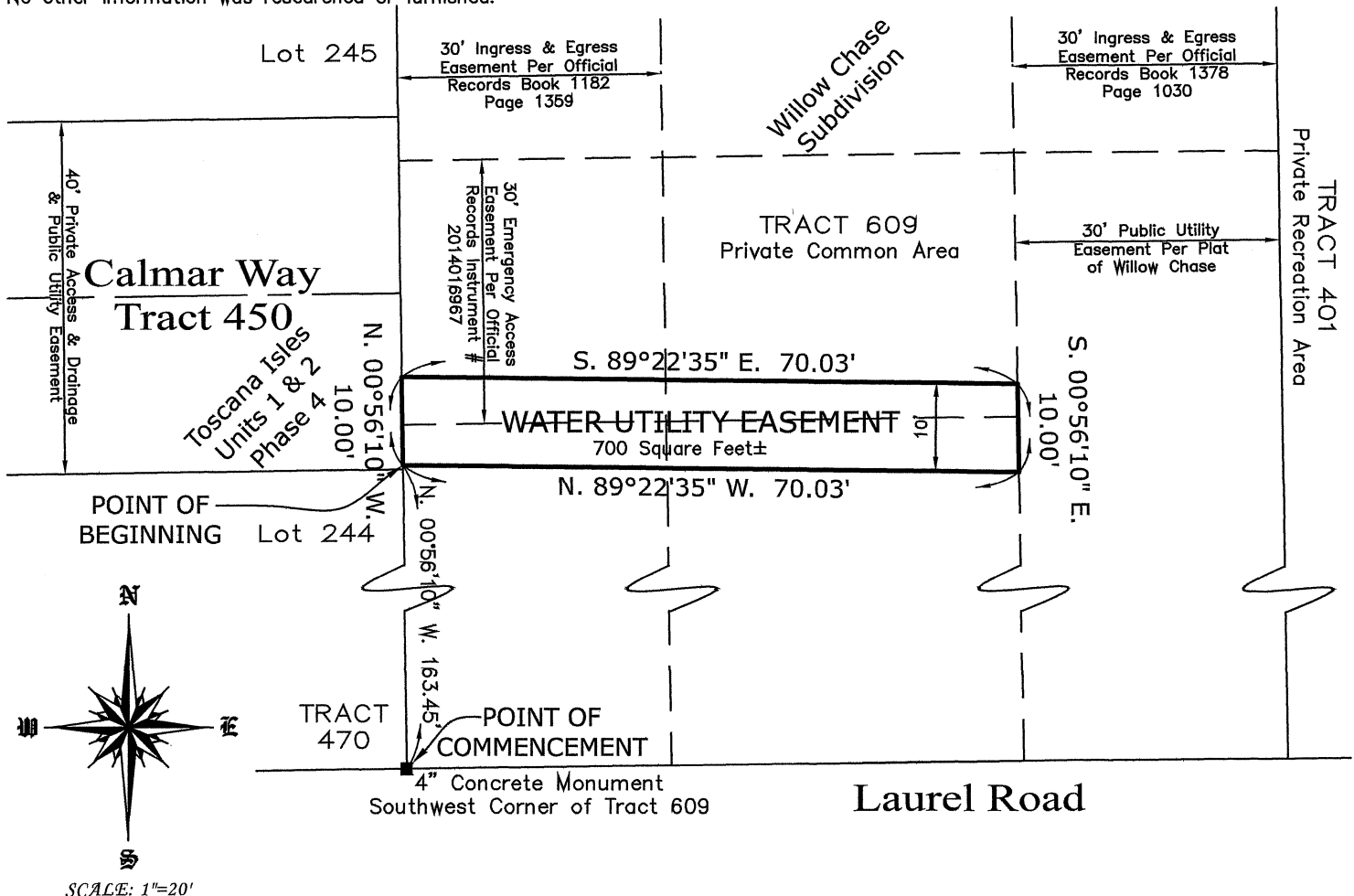
Easement Contains 700 square feet more or less.

**Data Sources:**

1. Plat of Willow Chase, recorded in Plat Book 45, Page 15, Public Records of Sarasota County, Florida.
2. Plat of Toscana Isles, Units 1 & 2, Phase 4, recorded in Plat Book 45, Page 15, Public Records of Sarasota County, Florida.
3. Easement recorded in Official Records Instrument # 2014016967, Public Records of Sarasota County, Florida.
4. Sarasota County Property Appraiser's web site - [www.sc-pa.com](http://www.sc-pa.com).
5. No other information was researched or furnished.

**Notes:**

1. This map represents a Sketch & Description and is NOT A SURVEY.
2. Bearings shown hereon refer to an assumed meridian. The West line of Tract 609, being N.00°56'10"W.
3. The description shown hereon was prepared for this survey based on information provided by the client.
4. Subject to easements and rights of way of record, if any.
5. This map has been prepared without the benefit of a Commitment for Title Insurance or a Title Policy.



**CERTIFIED TO:** DeJonge Excavating Contractors Inc.

**NOT A SURVEY**

LEVINE SURVEYING & MAPPING INC.  
871 DARWIN ROAD  
VENICE, FLORIDA 34293  
PHONE NO.: (941) 315-0900  
CERTIFICATE OF AUTHORIZATION # LB 8583

JOB NUMBER: 231107

DATE OF SKETCH: 08/21/2024

DRAWN BY: AVL



**Aaron V Levine**  
**2024.08.21**  
**14:25:04 -04'00'**

AARON V. LEVINE,  
REGISTERED SURVEYOR & MAPPER, FLA. CERT. NO. LS 7011  
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED OR  
ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.