

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 20th day of July 2023, 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

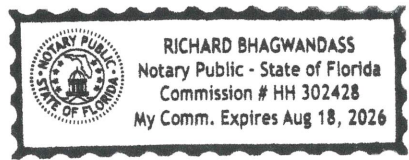
IN WITNESS WHEREOF, the Grantor has caused this Utility Easement to be executed in Grantor's name, and official seal by the proper officer(s) or representative(s) duly authorized, as of the day and year first above written.

WITNESSES:
[Signature]
Print Name: Anwen Ochoa
[Signature]
Print Name: CYNTHIA SONWY

HATCHETT CREEK ASSOCIATES, LLC
By: [Signature]
Print Name: Joseph R. Gallina
Manager

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 2nd day of November, 2023, 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 Driver's Lic as identification.



[Signature]
Notary Public
Print Name: Richard Bhagwandass
My Commission Expires: Aug 18 2026

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

NOTES

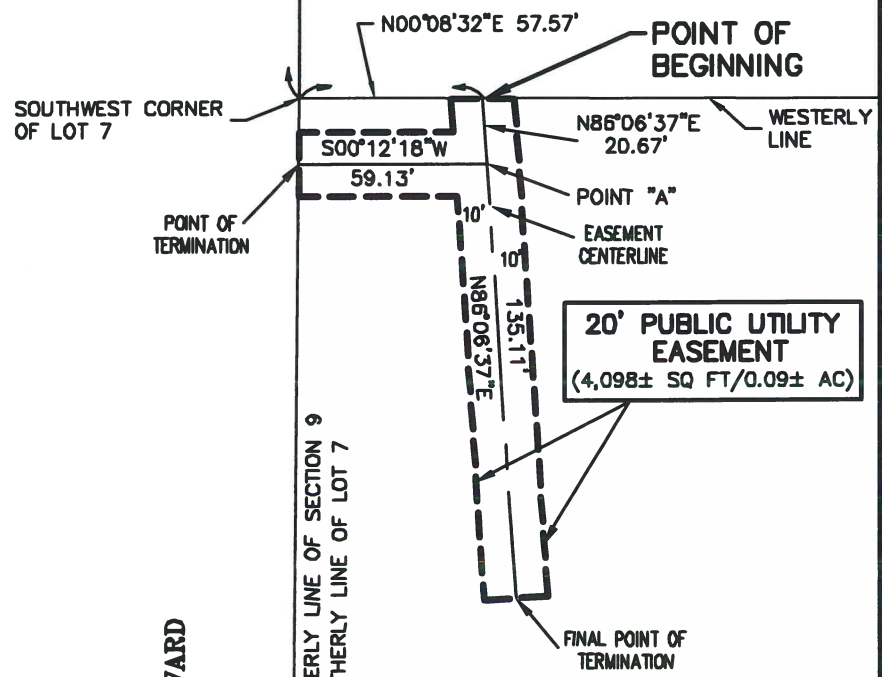
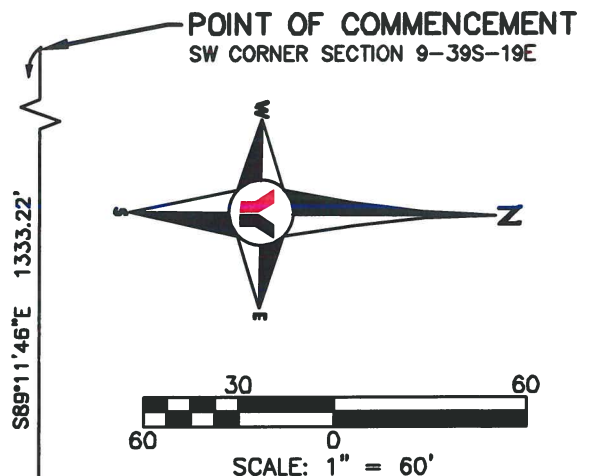
1. THIS SKETCH IS NOT A BOUNDARY SURVEY.
2. BEARINGS SHOWN ARE ASSUMED, A BEARING OF S89°33'06"E WAS USED ALONG THE SOUTH LINE OF LOT 7, KENT ACRES.
3. THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA PROFESSIONAL SURVEYOR & MAPPER.

DESCRIPTION

A (20' WIDE) PUBLIC UTILITY EASEMENT, 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 N00°08'32"E ALONG THE WESTERLY LINE OF SAID LOT 7, KENT ACRES NO. 1, 57.57 FEET TO THE POINT OF BEGINNING AND LYING 10 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE OF SAID EASEMENT; THENCE LEAVING SAID WESTERLY LINE N86°06'37"E, 20.67 FEET TO POINT "A"; THENCE S00°12'18"W, 59.13 FEET TO THE SOUTHERLY LINE OF SAID LOT 7 FOR A POINT OF TERMINATION; THENCE RETURNING TO SAID POINT "A" AND CONTINUING ALONG SAID EASEMENT CENTERLINE, N86°06'37"E, 135.11 FEET FOR A FINAL POINT OF TERMINATION AND CONTAINING 4,098 SQUARE FEET OR 0.09 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.



(PARCEL 3)
LOT 7
KENT ACRES No.1
(PB 21, PG 26)

LEGEND

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



PREPARED FOR: STATE OF
HATCHETT CREEK ASSOCIATES, LLC

**PUBLIC UTILITY EASEMENT
SKETCH & DESCRIPTION**
SECTION 9, TOWNSHIP 39 S., RANGE 19 E.

BY	DATE	DESCRIPTION
PVR	11/21/23	UPDATE PER COMMENTS

	INITIALS	DATE
CREW CHIEF		
DRAWN	PL	6/06/23
CHECKED	PL	6/06/23
FIELD BOOK		
FIELD DATE		

F. Peter Lutz, Jr.
F. PETER LUTZ, JR. PSM LS 5506
11/29/23
DATE



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

JOB NO.
18000600LC
SHEET NO.
1 OF 2

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NOTES

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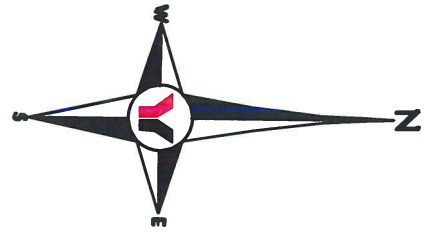
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THE SIDE LINES OF THE ABOVE DESCRIBED EASEMENT ARE TO BE LENGTHENED OR SHORTENED TO MEET THE BOUNDARY OR RIGHT-OF-WAY LINES THAT THE ABOVE CENTERLINE INTERSECTS.

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

S89°11'46"E 1333.22'



SCALE: 1" = 60'

SOUTHWEST CORNER OF LOT 7

N00°08'32"E
42.98'

POINT OF BEGINNING

EASEMENT CENTERLINE

WESTERLY LINE

20' PUBLIC UTILITY EASEMENT
(913± SQ FT/0.02± AC)

S86°09'07"E
45.65'

SOUTHERLY LINE OF SECTION 9
SOUTHERLY LINE OF LOT 7

S89°33'06"E 469.88'

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

(PARCEL 3)
LOT 7
KENT ACRES No.1
(PB 21, PG 26)

LEGEND

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



PREPARED FOR: STATE OF FLORIDA
HATCHETT CREEK ASSOCIATES, LLC

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2 OF 2

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