

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, 2021, by and between Laurel Road Development, LLC, a Florida limited liability company, whose mailing address is: 6561 Palmer Park Circle, Suite B, Sarasota, FL 34238 (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:

Corporation Name: _____

Laurel Road Development, LLC, a Florida limited liability company
By: Vanguard Realtors, LLC, a Florida limited liability company, as its Manager

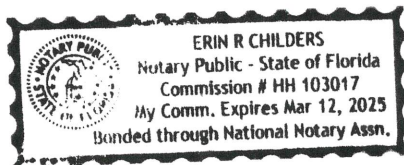
Kathie Jette
Print Name: Kathie Jette

Christ Dillon
Christie Dillon

STATE OF FLORIDA
COUNTY OF Sarasota

By: [Signature]
Print Name: John R. Peshkin
As _____ its _____ Manager

Sworn and subscribed before me, by means of ☒ physical presence of ☐ online notarization, this 20th day of July, 2021, by John Peshkin.



[Signature]
Notary Public
Print Name: Erin Childers
My Commission Expires: 3.12.25

ACCEPTANCE BY GRANTEE

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

Ron Feinsod, Mayor

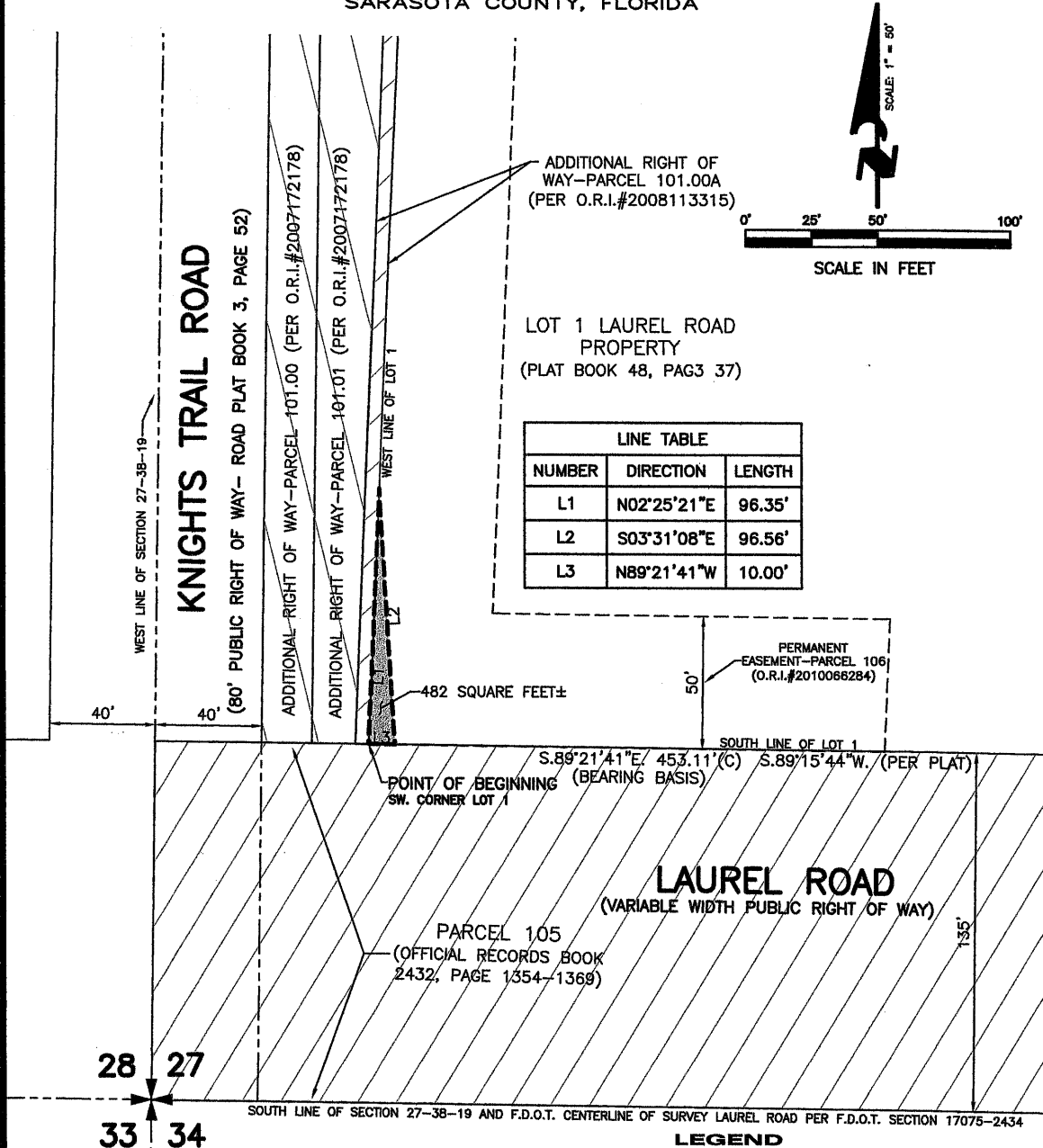
ATTEST:

Lori Stelzer, City Clerk

EXHIBIT "A" DESCRIPTION AND SKETCH

(NOT A FIELD SURVEY)

IN SECTION 27, TOWNSHIP 38 SOUTH, RANGE 19 EAST
SARASOTA COUNTY, FLORIDA



LEGEND

O.R.I. OFFICIAL RECORDS INSTRUMENT
(C) CALCULATED
F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION

LEGAL DESCRIPTION (BY SURVEYOR)

THAT PORTION OF LOT 1, LAUREL ROAD PROPERTY AS RECORDED IN PLAT BOOK 48, PAGE 37, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA BEING DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1, THENCE ALONG THE WEST LINE OF SAID LOT 1 NORTH 02°25'21" EAST, 96.35 FEET; THENCE SOUTH 03°31'08" EAST, 96.56 FEET TO THE SOUTH LINE OF SAID LOT 1; THENCE NORTH 89°21'41" WEST, 10.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 482 SQUARE FEET MORE OR LESS.

SUBJECT TO OTHER EASEMENTS, RESTRICTIONS AND/OR RIGHTS OF WAY OF RECORD, IF ANY.

Digitally signed by Brian

Ritz

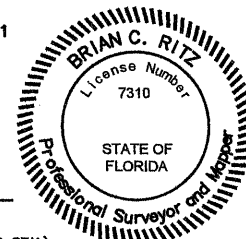
Date: 2021.07.06 16:15:30

-04'00"

BY:

BRIAN C. RITZ, P.S.M., FLORIDA LICENSE NO. 7310 DATE
LICENSED AND REGISTERED PROFESSIONAL SURVEYOR AND MAPPER
(NOT VALID UNLESS ELECTRONICALLY SIGNED AND/OR SIGNED EMBOSSED SEAL)

UPON RECORDING OF THIS DOCUMENT,
RETURN A COPY TO BRIAN C. RITZ AT
AM ENGINEERING, LLC.



PREPARED FOR:

REVISIONS:

DRAWN BY: BCR

DATE: 07-06-2021

BOOK: N/A

DISK: SERVER

DWG: VANG32E4.DWG

JOB: VANG-0032

AM ENGINEERING, LLC.
CONSULTING ENGINEERS
& SURVEYORS, L.B. 4334
8340 CONSUMER COURT
SARASOTA, FLORIDA, 34240
PHONE (941) 377-9178
FAX 378-3786