

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 \_\_\_\_\_, 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

[Signature]  
Print Name: Kathleen Davis  
625 Tamiami Trl N 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

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

ATTEST:

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

# EXHIBIT A

## SKETCH OF DESCRIPTION 10' WIDE PUBLIC WATER EASEMENT

SHEET 1 OF 4

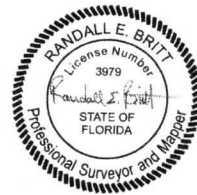
### DESCRIPTION:

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 Dember 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.,  
 dnQualifier=A01410C0000018CF9815DCE001D3589,  
 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) 493-1396  
 Email: bsi@brittsurveying.com

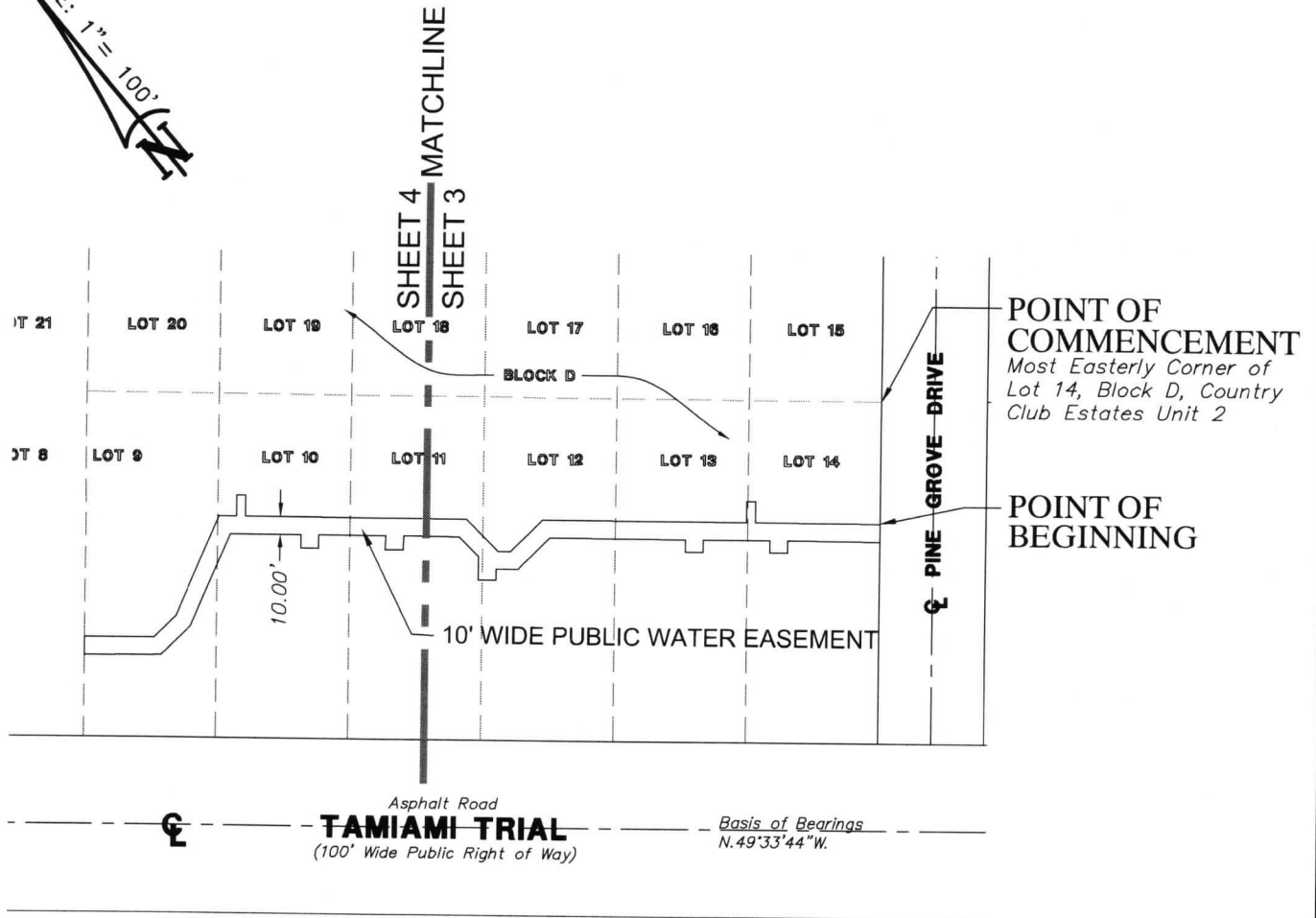


# SKETCH OF DESCRIPTION

SHEET 2 OF 4

## 10' WIDE PUBLIC WATER EASEMENT

SCALE: 1" = 100'



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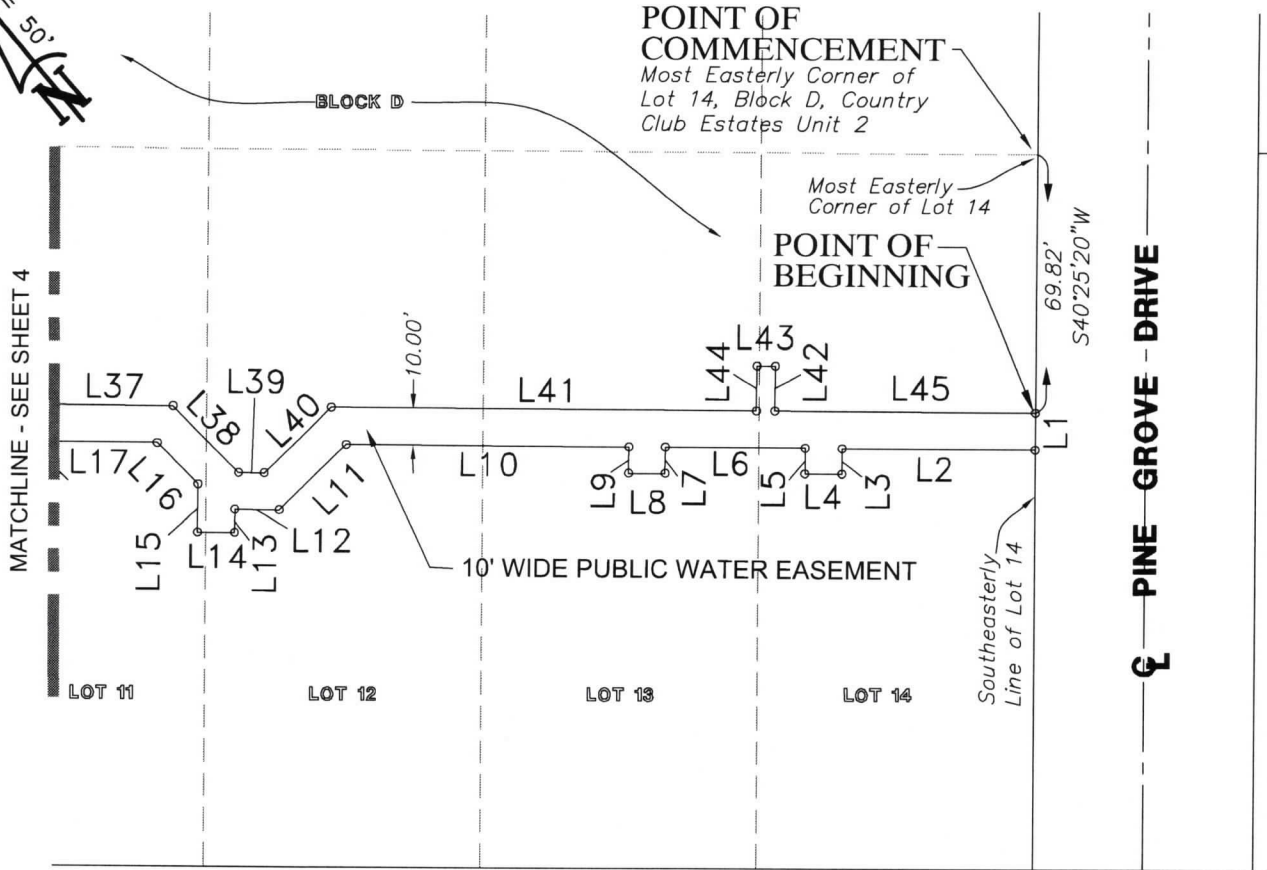
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# SKETCH OF DESCRIPTION

## 10' WIDE PUBLIC WATER EASEMENT

SCALE: 1" = 50'



Asphalt Road  
**TAMIAMI TRAIL**  
 (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"W	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	25.35'
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

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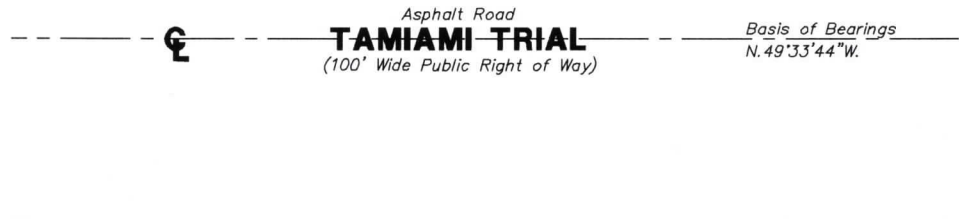
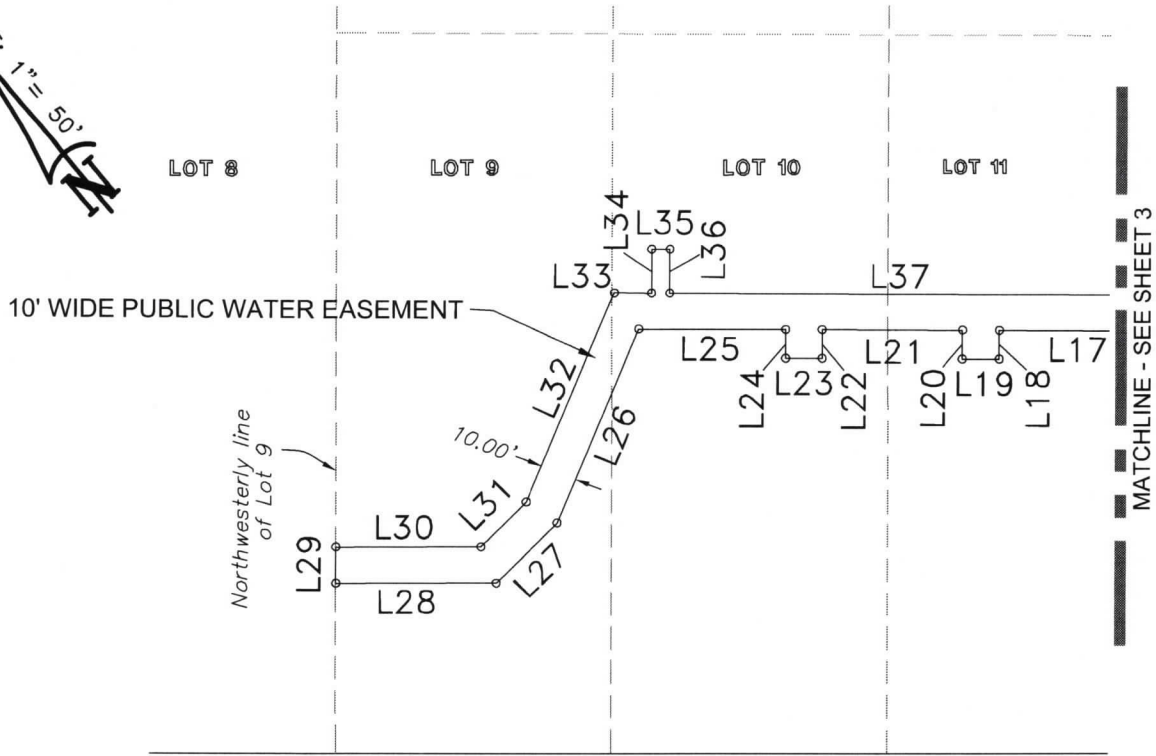
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# SKETCH OF DESCRIPTION

SHEET 4 OF 4

## 10' WIDE PUBLIC WATER EASEMENT

SCALE: 1" = 50'



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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'

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