

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 29<sup>th</sup> day of April, 2022, by and between 2705 Venice Properties, LLC, a Limited Liability Company, whose mailing address is: 41 N. Jefferson Street, 4<sup>th</sup> Floor, Pensacola, Florida 32502 (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.

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**ACKNOWLEDGEMENT OF GRANTOR**

IN WITNESS WHEREOF, the Grantor has caused this Utility Easement to be executed in Grantor's name as of the day and year first above written.

WITNESS:



Print Name: Stuart Armstrong

By:

  
Print Name: Anthony Lampasona

WITNESS:

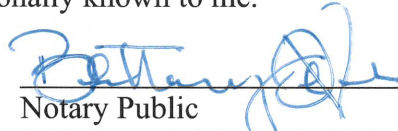


Print Name: Brittany DeVries

STATE OF WISCONSIN  
COUNTY OF MILWAUKEE

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of April, 2022, by Anthony Lampasona, as a Grantor of 2705 Venice Properties, LLC, by means of  physical presence or  online notarization, and who is personally known to me.





Notary Public

Print Name: Brittany DeVries

My Commission Expires: August 05, 2025

My Commission ID: 198117

**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  
Kelly Michaels

SKETCH OF DESCRIPTION  
CITY OF VENICE LIFT STATION EASEMENT

SHEET 1 OF 2

DESCRIPTION:

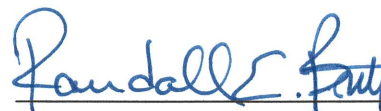
*The West 30.00 feet of the East 154.00 feet of the South 15.00 feet of Lot 4, WOODLAND ACRES, as per plat thereof recorded in Plat Book 20, Page 3, of the Public Records of Sarasota County, Florida.*

*Parcel contains 450 square feet, or 0.0103 acres, more or less.*

*Being in Section 33, Township 30 South, Range 19 East, Sarasota County, Florida.*

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. 20-09-02, dated September 29, 2020.
4. Bearings shown hereon refer to an assumed meridian. Record plat bearing for north Right of Way line of Curry Road = N 89°33'08" W.



Randall E. Britt, Professional Land Surveyor  
Florida Certification Number 3979

Note: Not Vaid Unless Imprinted With Embossed Land Surveyor's Seal



PREPARED FOR:  
CATALYST HEALTHCARE REAL ESTATE

DATE: February 17, 2022

JOB NUMBER: 20-09-02C



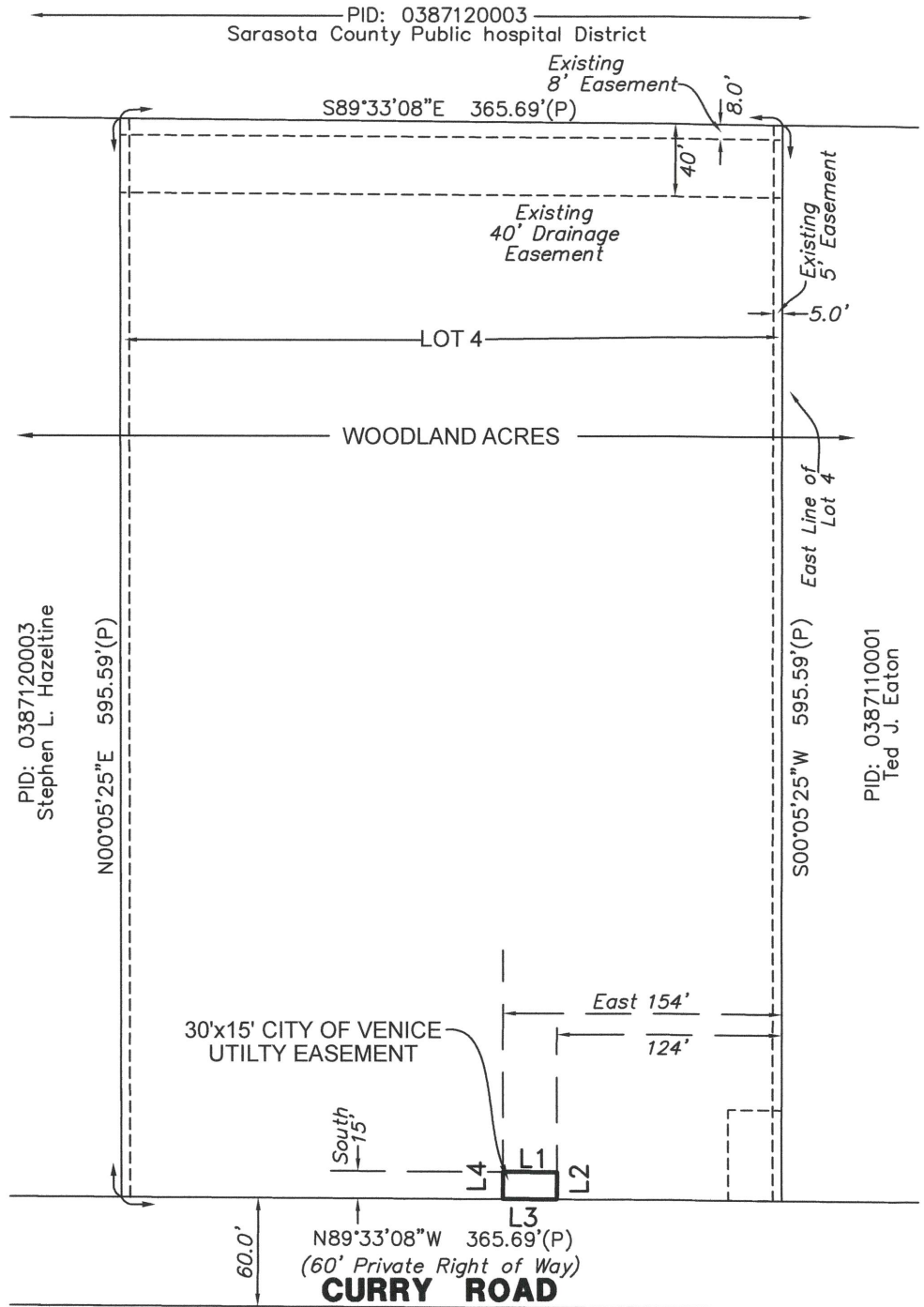
**BRITT SURVEYING, INC.**

LAND SURVEYORS AND MAPPERS  
CERTIFICATE OF AUTHORIZATION NO. L.B. 6638  
680 US 41 BYPASS N. SUITE 1 VENICE, FLORIDA 34285  
Telephone: (941) 493-1396 Fax: (941) 484-5766  
Email: bsi@brittsurveying.com

# SKETCH OF DESCRIPTION

SHEET 2 OF 2

## CITY OF UTILITY EASEMENT



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 89°33'08" E	30.00
L2	S 00°05'25" W	15.00
L3	N 89°33'08" W	30.00
L4	N 00°05'25" E	15.00

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CATALYST HEALTHCARE REAL ESTATE



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