

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 Arcata del Sol, LLC, a Florida Limited Liability Company, whose mailing address is: 333 Tamiami Trail S, Ste 205, 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:

A portion of LOT 17, BLOCK 229, REPLAT OF A PORTION OF VENICE< NORTH EDGEWOOD SECTION, as recorded in Plat Book 10, Page 94, of the Public Records of Sarasota County, Florida as described in Exhibit A.

(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:

Stephanie L Tancey
Print Name: STEPHANIE L TANCEY

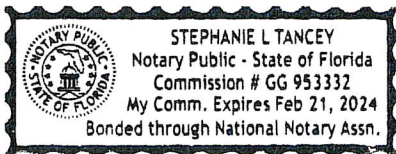
Tammy Chatham
Print Name: Tammy Chatham

LLC Name: Arcata Del Sol, LLC

By: Michael W Miller
Print Name: Michael W Miller
Manager

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 6 day of April, 2021, by Michael W Miller, as Manager of Arcata Del Sol, 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
Print Name: _____
My Commission Expires: _____

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"
SKETCH OF DESCRIPTION
PUBLIC UTILITY EASEMENT

SHEET 1 OF 2



DESCRIPTION:

A portion of LOT 17, BLOCK 229, REPLAT OF A PORTION OF VENICE, NORTH EDGEWOOD SECTION, as recorded in Plat Book 10, Page 94, of the Public Records of Sarasota County, Florida, described as follows:

COMMENCE at the Southwest Corner of Lot 17, Block 229, Replat of a Portion of VENICE, NORTH EDGEWOOD SECTION, as recorded in Plat Book 10, Page 94, of the Public Records of Sarasota County, Florida; thence S.89°27'05"E., along the South line of said Lot 17, a distance of 8.54 feet to the POINT OF BEGINNING; thence continue along the South line of said Lot 17, S.89°27'05"E., a distance of 15.00 feet; thence N.00°32'55"E., a distance of 40.00 feet; thence N.89°27'05"W., a distance of 15.00 feet; thence S.00°32'55"W., a distance of 40.00 feet to the POINT OF BEGINNING.

Parcel contains 600 square feet, or 0.0138 acres more or less.

NOTES:

- 1. This sketch does not represent a boundary survey. The purpose of this sketch is to graphically depict the description shown hereon.*
- 2. Bearings shown hereon on are based on the centerline of East Venice Avenue, as being S.89°27'05"E.*
- 3. The description shown hereon was prepared for this sketch.*

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

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

PREPARED FOR:
MPS DEVELOPMENT AND CONSTRUCTION

DATE: JANUARY 13, 2021

JOB NUMBER: 19-12-01C E1



BRITT SURVEYING, INC.

LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NO. L.B. 6638

606 Cypress Avenue Venice Florida 34285
Telephone: (941) 493-1396 Fax: (941) 484-5766

Email: bsi@brittsurveying.com

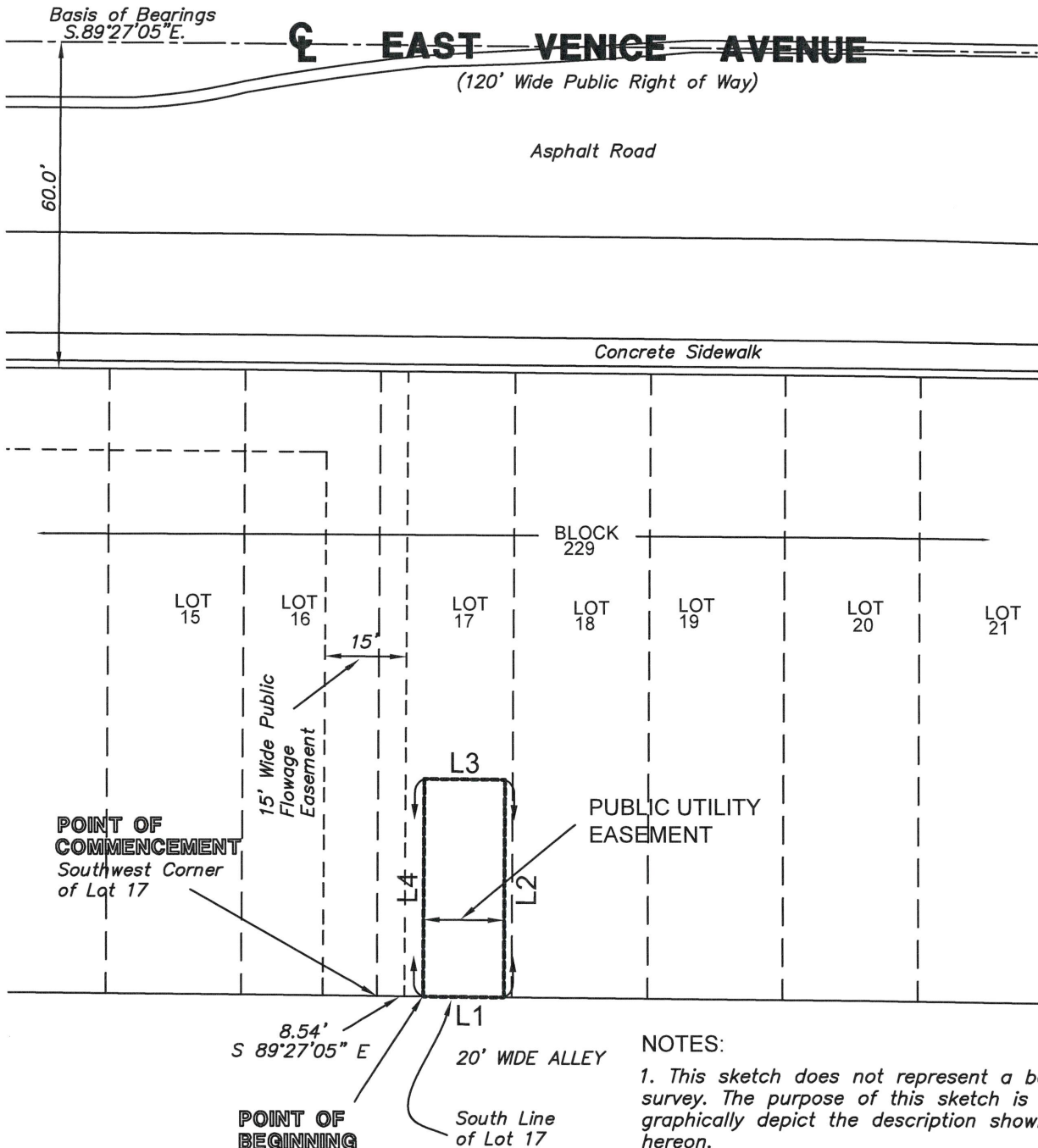
EXHIBIT "A"

SKETCH OF DESCRIPTION

PUBLIC UTILITY EASEMENT

SHEET 2 OF 2

SCALE: 1" = 30'



LINE	BEARING	DISTANCE
L1	S 89°27'05" E	15.00'
L2	N 00°32'55" E	40.00'
L3	N 89°27'05" W	15.00'
L4	S 00°32'55" W	40.00'

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2. Bearings shown hereon on are based on the centerline of East Venice Avenue, as being S.89°27'05"E.
3. The description shown hereon was prepared for this sketch.

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