



# MEMO

## City of Venice

### Engineering Department

---

To: Edward Lavalley, City Manager

From: Kathleen Weeden, PE, City Engineer *KW*

Date: 06/26/2013

Subject: Venice Urgent Care Utility Easement Acceptance

---

**Background:** Venice Urgent Care is currently under construction at the north intersection of US 41 By-Pass and US 41 Business. During review and preliminary investigation activities, it was determined that a portion of an existing utility line was located within the Venice Urgent Care property. At the request of the Utilities Department, the property owner, Sarasota County Public Hospital Board, has provided the attached easement for the portion of the water line that currently existing on private property.

**Requested Action:** Motion to accept the Grant of Easement as provided by Sarasota County Public Hospital Board.

Cc: Len Bramble, Utilities Director  
Cathy Dubre, Projects Coordinator

July 3, 2013

Ms. Cathy Dubre  
City Engineer's Office  
Venice City Hall  
401 W. Venice Avenue  
Venice, FL 34285

Re: Venice Urgent Care Center Project;  
Sarasota County Public Hospital Board;  
Grant of Easement

Dear Ms. Dubre:

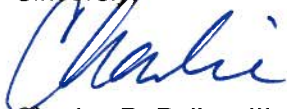
This serves as follow up to the original Grant of Easement for the above project which I conveyed to you under cover letter dated June 24. The Grant of Easement was requested by City Utilities in connection with its review of this project. By the instrument, the Sarasota County Public Hospital Board is conveying to the City of Venice an easement over an existing potable waterline lying within the subject property.

During its review, City Utilities wisely noted that the location of the line and the City's right to use it should be formalized by a recorded easement as a housekeeping matter. As a result, we have provided the Grant of Easement consistent with the City's standard "Grant of Easement" form. It has been fully executed by the Sarasota County Public Hospital Board and includes a sketch and description prepared by a Florida licensed and registered surveyor.

Pursuant to our discussions, I understand it is the City's practice to place easements and other instruments of conveyance on City Council agendas for formal approval and acceptance. In that regard, we anticipate the Grant of Easement will be presented to the City Council at its July 23, 2013 meeting as one of several consent items. If this changes for any reason, I would appreciate your kindly letting me know.

If there is anything further I can provide you to assist you in processing this to the City Council, please do not hesitate to call me. Again, thank you for your help.

Sincerely,



Charles D. Bailey, III  
For the Firm

CDB, III/djb

This instrument prepared by  
and return to:  
City of Venice  
401 W. Venice Avenue  
Venice, FL 34285

### GRANT OF EASEMENT

THIS INDENTURE, made this 20 day of June, 2013, by and between Sarasota County Public Hospital Board, a Florida independent district, whose mailing address is 1700 South Tamiami Trail, Sarasota, Florida 34239, party of the first part, and CITY OF VENICE, a municipal corporation in the County of Sarasota, State of Florida, party of the second part;

### WITNESSETH:

That the said party of the first part, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations to him in hand paid by said party of the second part, the receipt of which is hereby acknowledged, has granted, bargained, and sold, and by these presents does hereby grant, bargain, and sell unto the party of the second part, its successors and assigns forever, a nonexclusive easement for the installation, maintenance and servicing of an underground potable water line or lines, over, across, under and along the following described parcel of land in Sarasota County, Florida, to wit:

EXHIBIT A attached

IN WITNESS WHEREOF, the party of the first part has hereunto set its hand and seal, the day and year first above written.

Signed and Sealed in the  
presence of two witnesses as required by law:

First Witness

Print Name: David R. Hocker

Second Witness

Print Name: Graff Wedlock

STATE OF FLORIDA  
COUNTY OF SARASOTA

Sarasota County Public Hospital Board,  
a body corporate under the laws of the State of Florida

By: Gwen M. MacKenzie 6/22/13

Gwen M. MacKenzie  
President and Chief Executive Officer

Reviewed by  
Charles D. Bailey III, Legal Counsel  
and Approved for Signature

The foregoing instrument was acknowledged before me this 20 day of June, 2013, by Gwen M. MacKenzie as President and Chief Executive Officer of Sarasota County Public Hospital Board, a body corporate under the laws of the State of Florida. She is personally known to me or has produced \_\_\_\_\_ as identification.

(SEAL)



Notary Public

David R. Hocker

Print Name

Commission No. \_\_\_\_\_

Expiration Date \_\_\_\_\_

# SKETCH OF DESCRIPTION WATER MAIN UTILITY EASEMENT

SHEET 1 OF 3

North Line of the Northwest Quarter of  
Section 7-39-19, Established Based on  
Information shown on Florida Department  
of Transportation Right of Way Maps.

SCALE: 1" = 100'

## LEGEND:

- ⊕ Firehydrant
- + Water Valve
- \* Light & Pole

U.S. BUSINESS NO. 41  
STATE ROAD NO. 45  
TAMAMI TRAIL

WATER MAIN  
UTILITY EASEMENT

LANDS DESCRIBED IN  
OFFICIAL RECORDS  
INSTRUMENT #2007184339

PANEL 'A'

PANEL 'C'

NOT INCLUDED  
LESS PARCEL

VENICE BY-PASS  
U.S. HIGHWAY NO. 41  
STATE ROAD NO. 45A

Concrete  
Sidewalk

DRIVE

ERSKINE

PALM HILL ROAD

HATCHETT CREEK ROAD

LOCATION MAP

"NOT A BOUNDARY SURVEY"  
SEE SHEET 2 OF 3 FOR DESCRIPTION  
SEE SHEET 3 OF 3 FOR SKETCH

PREPARED FOR:  
SARASOTA COUNTY PUBLIC  
HOSPITAL BOARD

DATE: MAY 2, 2013

JOB NUMBER: 12-10-05A

*Randall E. Britt*

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

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

BRITT

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

ALL-STATE LEGAL

EXHIBIT

A

3 PAGES

# SKETCH OF DESCRIPTION

## WATER MAIN UTILITY EASEMENT

SHEET 2 OF 3

### DESCRIPTION:

A parcel of land lying within lands described in Official Records Instrument #2007184339, Public Records of Sarasota County, Florida described as follows:

Commence at the Northeast corner of the Northwest quarter of Section 7, Township 39 South, Range 19 East; thence N.89°22'26"W., along the North line of said Section 7, a distance of 487.61 feet; thence S.11°18'33"W., a distance of 1.78 feet to a point on the Northerly line of lands described in Official Records Instrument #2007184339, said Public Records of Sarasota County, Florida; thence along the Northerly line of said lands described in Official Records Instrument #2007184339, same being a curve to the right having a radius of 1,512.40 feet, central angle of 02°00'14", a chord length of 52.89 feet, and a chord bearing of N.69°09'43"W., thence along the arc of said curve an arc length of 52.89 feet to the POINT OF BEGINNING; thence continue along the Northerly and Westerly line of said lands described in Official Records Instrument #2007184339 the following three (3) courses: (1) continue along a said curve to the right having a radius of 1512.40 feet, a central angle of 01°27'11", a chord length of 38.35 feet, and a chord bearing of N.67°26'01"W.; thence along the arc of said curve an arc length of 38.35 feet to a point of reverse curvature of a curve to the left having a radius of 106.00 feet, a central angle of 119°24'45", a chord length of 183.05 feet and a chord bearing of S.53°35'12"W.; (2) thence along the arc of said curve an arc length of 220.92 feet to the point of compound curvature of a curve to the left having a radius of 2009.86 feet, a central angle of 00°31'39", a chord length of 18.51 feet and a chord bearing of S.12°18'15"E.; (3) thence along the arc of said curve an arc length of 18.51 feet to the end of said curve; thence N.77°57'35"E., leaving said Westerly line of said lands described in Official Records Instrument #2007184339, a distance of 5.00 feet to point on a curve to the right having a radius of 2014.86 feet, a central angle of 00°31'10", a chord length of 18.27 feet and a chord bearing of N.12°18'00"W.; thence along the arc of said curve an arc length of 18.27 feet to a point on a curve to the right having a radius of 101.00 feet, a central angle of 27°56'22", a chord length of 48.76 feet and a chord bearing of N.08°00'29"E.; thence along the arc of said curve an arc length of 49.25 feet to the end of said curve; thence S.68°01'20"E., a distance of 5.00 feet to a point on a curve to the right having a radius of 96.00 feet, a central angle of 41°48'05", a chord length of 68.50 feet and a chord bearing of N.42°52'43"E.; thence along the arc of said curve an arc length of 70.04 feet to the end of said curve; thence N.26°13'15"W., a distance of 5.00 feet to a point on a curve to the right having a radius of 101.00 feet, a central angle of 49°30'50", a chord length of 84.59 feet and a chord bearing of N.88°32'10"E.; thence along the arc of said curve an arc length of 87.28 feet to the point of reverse curvature of a curve to the left having a radius of 1517.40 feet, a central angle of 01°27'11", a chord length of 38.48 feet and a chord bearing of S.67°26'01"E.; thence along the arc of said curve an arc length of 38.48 feet to the end of said curve; thence N.21°50'24"E., a distance of 5.00 feet to the POINT OF BEGINNING.

Parcel contains 1721.18 Square feet or 0.0395 acres more or less.

### NOTES:

1. This plat does not represent boundary Survey. The purpose of the sketch on Sheet 1 of 3 and Sheet 3 of 3 is to graphically depict the description shown hereon.
2. See Boundary Survey prepared by Britt Surveying, Inc. dated November 6, 2012, Job #12-10-05.
3. Bearings shown hereon refer to GRID. State Plan Coordinate System, Florida west Zone 1983 (1990 Adjustment) in U.S. survey feet. Derived from the use of Britt Land Surveying, Inc. GPS "Office" Base station. Coordinates were computed using OPUS. Base Coordinates = North: 1005245.790, East: 514643.509.
4. Description shown hereon has been prepared for this Sketch.

### "NOT A BOUNDARY SURVEY"

SEE SHEET 2 OF 3 FOR DESCRIPTION  
SEE SHEET 3 OF 3 FOR SKETCH

PREPARED FOR:  
SARASOTA COUNTY  
PUBLIC HOSPITAL BOARD

DATE: MAY 2, 2013  
JOB NUMBER: 12-10-05A



**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](mailto:bsi@brittsurveying.com)

# SKETCH OF DESCRIPTION

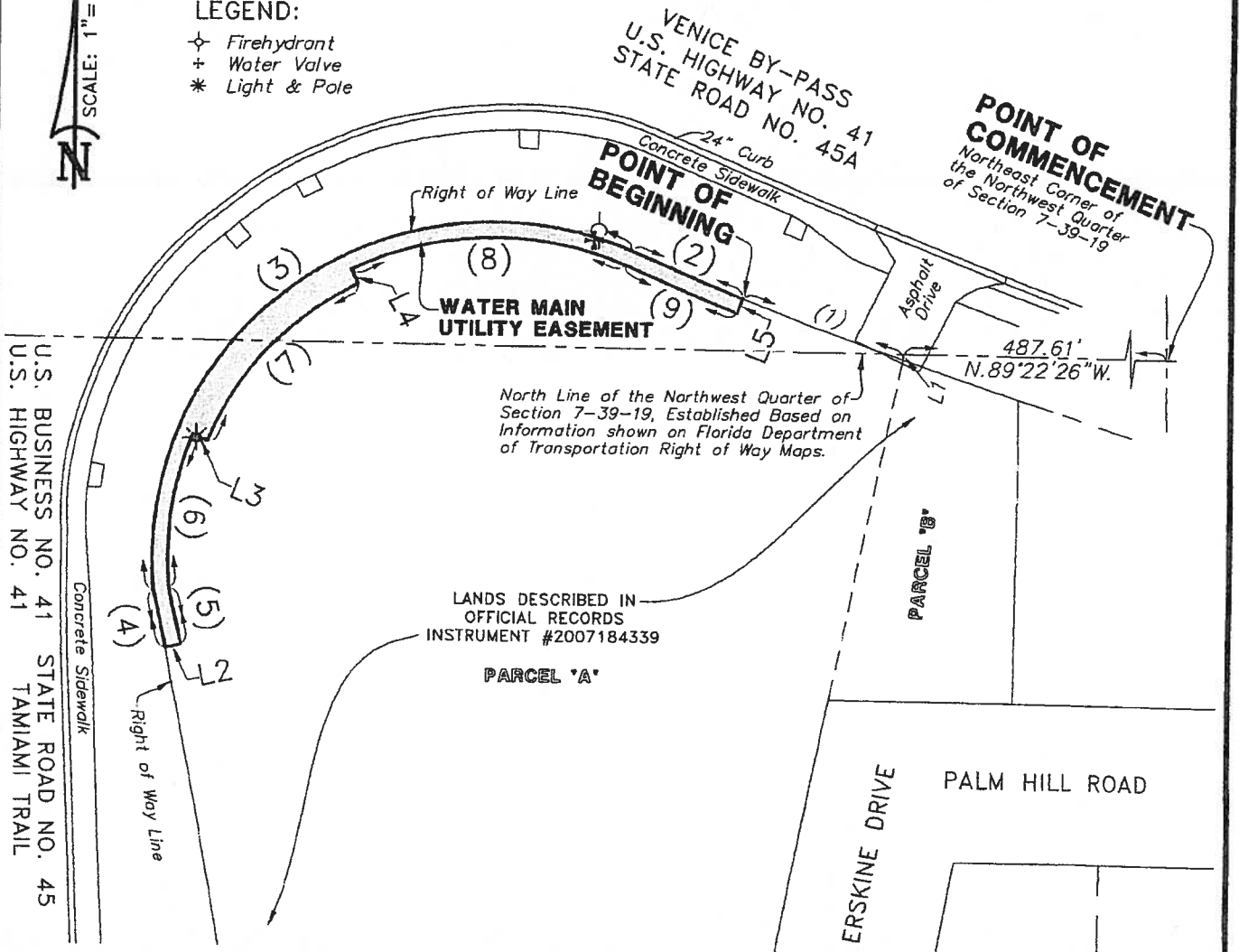
## WATER MAIN UTILITY EASEMENT

SHEET 3 OF 3

SCALE: 1" = 50'

### LEGEND:

- ⊕ Firehydrant
- + Water Valve
- \* Light & Pole



### LINE TABLE

LINE	BEARING	DISTANCE
L1	S.11°18'33"W.	1.78'
L2	N.77°57'35"E.	5.00'
L3	S.68°01'20"E.	5.00'
L4	N.26°13'15"W.	5.00'
L5	N.21°50'24"E.	5.00'

### CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
1	1512.40'	02°00'14"	52.89'	52.89'	N.69°09'43"W.
2	1512.40'	01°27'11"	38.35'	38.35'	N.67°26'01"W.
3	106.00'	119°24'45"	220.92'	183.05'	S.53°35'12"W.
4	2009.86'	00°31'39"	18.51'	18.51'	S.12°18'15"E.
5	2014.86'	00°31'10"	18.27'	18.27'	N.12°18'00"W.
6	101.00'	27°56'22"	49.25'	48.76'	N.08°00'29"E.
7	96.00'	41°48'05"	70.04'	68.50'	N.42°52'43"E.
8	101.00'	49°30'50"	87.28'	84.59'	N.88°32'10"E.
9	1517.40'	01°27'11"	38.48'	38.48'	S.67°26'01"E.

"NOT A BOUNDARY SURVEY"  
SEE SHEET 2 OF 3 FOR DESCRIPTION  
SEE SHEET 1 OF 3 FOR LOCATION MAP

### PREPARED FOR:

SARASOTA COUNTY  
PUBLIC HOSPITAL BOARD

DATE: MAY 2, 2013

JOB NUMBER: 12-10-05A



## 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: bsl@brittsurveying.com