



MEMO

City of Venice Engineering Department

To: Mayor and City Council

From: Kathleen Weeden, PE, City Engineer

Date: 04/15/2014

Subject: Laurel Road Parcel
Approval of Final Plat

Background: The Laurel Road Parcel Final Plat has been presented for approval. No public improvements are included in this Final Plat, therefore, no bonds are required. A copy of the Certificate of Title Documentation has been attached.

Requested Action: Motion to approve Final Plat for the Laurel Road Parcel so it may be recorded in the official records of Sarasota County.

City Attorney: Approved.

Risk Management: Approved.

Cc: Edward Lavalley, City Manager
Cathy Dubre, Projects Coordinator

CHICAGO TITLE INSURANCE COMPANY
1800 2nd Street, Suite 972
SARASOTA, FLORIDA 34236
(941) 955-7920

Title Certificate

File No. 4755974

In accordance with Florida Statutes Section 177.041 this is to certify to the County of Sarasota that we have made a thorough search of the Public Records of Sarasota County, Florida, as contained in the office of the Clerk of the Circuit Court, with reference to the last Deed of record and any Easements, unsatisfied Mortgages, Judgments and Liens of record against the following described property, lying and being in Sarasota County, Florida, to-wit:

Plat For Laurel Road Property, as described in Exhibit "A" Attached Hereto.

And from said search we find the following, to-wit:

OWNER: OB Waterford, LLC, a Florida limited liability company

BY VIRTUE OF: Certificate of Title recorded October 23, 2009 at Official Records Instrument # 2009131087.

SUBJECT TO: The following Easements:

1. All rights of access, egress, ingress, light, air and view between the property described in Exhibit A herein and the Limited Access Right of Way Line described in Order of Taking recorded in Official Records Book 2432, Page 1354, of the Public Records of Sarasota County, Florida.
2. Temporary Construction Easement Parcel Number 706 and the terms thereof in favor of Peace River / Manasota Regional Water Supply Authority, a Regional Water Supply Authority of the State of Florida, as set forth in instrument recorded in Official Records Instrument No. 2010066284, of the Public Records of Sarasota County, Florida.
3. Permanent Easement Parcel Number 106, other interests and terms thereof, in favor of Peace River / Manasota Regional Water Supply Authority, a Regional Water Supply Authority of the State of Florida, as set forth in instrument recorded in Official Records Instrument No. 2010066284, of the Public Records of Sarasota County, Florida.

4. Easement Agreement by and among VANGUARD LAND, LLC, a Florida limited liability company ("Vanguard"), LALP LOTS OB, LLC, a Florida limited liability company ("LALP"), TOSCANA ISLES COMMUNITY ASSOCIATION, INC., a Florida corporation not for profit (the "Association"), and OB WATERFORD, LLC, a Florida limited liability company ("OB Waterford") and recorded in Official Records Instrument No. 2013001749, of the Public Records of Sarasota County, Florida.

NOTE: Matter shown on plat and not an easement: License Agreement by and between Lawrence M. Hankin, as Trustee under Agreement dated August 11, 1998, and Stephen T. Deans, as recorded in Official Records Instrument Number 1998109098, of the Public Records of Sarasota County, Florida. (location of well not determined from public records)

SUBJECT TO: The following Mortgages, Judgments and Liens not satisfied or released of record nor otherwise terminated by law:

None.

County taxes appear paid up to and including the year 2013

CHICAGO TITLE INSURANCE COMPANY assumes no responsibility for any defects or omissions, in any instance, in or from the instruments appearing in the chain of title to the property described herein, which defects or omissions would render such instruments or instruments void or voidable. As this service is furnished for a nominal consideration, the liability of the Company shall not in any event exceed the amount of the charge made for such service.

This Title Certificate is prepared pursuant to Florida Statute 177.041 (2).

IN WITNESS HEREOF, CHICAGO TITLE INSURANCE COMPANY has caused this Title Certificate to be executed in its name, and its Corporate Seal to be hereunto affixed, this 27th day of March, 2014.

CHICAGO TITLE INSURANCE COMPANY

By: 
Robert L. Magann

EXHIBIT "A"

The South 1/2 of the Southwest 1/4 of Section 27, Township 38 South, Range 19 East, Sarasota County, Florida; LESS the West 40 feet for Knights Trail Road right of way; AND LESS Laurel Road right of way described in Order of Taking recorded in Official Records Book 2432, Page 1354, of the Public Records of Sarasota County, Florida; AND LESS lands conveyed to City of Venice as described in Warranty Deed recorded in Official Records Instrument #1998171296, of the Public Records of Sarasota County, Florida; AND LESS Right of Way Parcel 1 for Laurel Road conveyed to Sarasota County described in LLC Warranty Deed recorded in Official Records Instrument #2004171672, of the Public Records of Sarasota County, Florida; AND LESS further lands conveyed to Sarasota County and described in Warranty Deed recorded in Official Records Instrument #2007172178 and Warranty Deed recorded in Official Records Instrument #2008113315, of the Public Records of Sarasota County, Florida.

AND LESS AND EXCEPT from the above-described lands, PARCELS A, described as follows:

PARCEL A:

That part of Section 27, Township 38 South, Range 19 East, Sarasota County, Florida being described as follows:

Begin at the Northeast corner of lands of the City of Venice as recorded in Official Records Instrument # 1998171296 Public Records of Sarasota County, Florida. Said corner lying on the North line of the South 1/2 of Southwest 1/4 of said Section 27; thence along said North line, N.89°09'01"E., 2173.18 feet to the East line of said Southwest 1/4 of Section 27; thence along last said East line, S00°55'45"E., 155.00 feet to a Point lying on a line 155.00 feet South of and parallel with the said North line of the South 1/2 of the Southwest 1/4 of Section 27; thence along said parallel line S89° 09'01"W., 2173.85 feet to the East line of said lands of the City of Venice; thence along last said East line, N.00° 40'45"W., 155.00 feet to the Point of Beginning.