

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 _____, 2022, by and between 2705 VENICE PROPERTIES, LLC, a Delaware Limited Liability Company, CASTO-CCM PINEBROOK MOB 1, LLC, a Florida Limited Liability Company, STEPHEN L. HAZELTINE and MICHELLE A. HAZELTINE, as husband and wife, TED J. EATON and CINDY R. EATON, as husband and wife, CHRISTOPHER KNOP, ELIZABETH KNOP and CLAUDIA KNOP, as tenants in common, and WATERMARK AT VENICE PINEBROOK FL, LLC, a Delaware Limited Liability Company (hereinafter collectively 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.

2705 VENICE PROPERTIES, LLC, warrants that it is lawfully seized of Lot 4 of Woodland Acres, according to the plat thereof as recorded in Plat Book 20, Page 3, of the public records of Sarasota County, in fee simple. CASTO-CCM PINEBROOK MOB 1, LLC, warrants that it is lawfully seized of Units 1 & 2 of Pinebrook Medical, according to the land condominium thereof as recorded in Condominium Book 47, Page 52, of the public records of Sarasota County, formerly Lots 1 & 2 of Woodland Acres, according to the plat thereof as

recorded in Plat Book 20, Page 3, of the public records of Sarasota County, in fee simple. STEPHEN L. HAZELTINE and MICHELLE A. HAZELTINE, warrant that they are lawfully seized of Lot 3 of Woodland Acres, according to the plat thereof as recorded in Plat Book 20, Page 3, of the public records of Sarasota County, in fee simple. TED J. EATON and CINDY R. EATON, warrant that they are lawfully seized of Lot 5 of Woodland Acres, according to the plat thereof as recorded in Plat Book 20, Page 3, of the public records of Sarasota County, in fee simple. CHRISTOPHER KNOP, ELIZABETH KNOP and CLAUDIA KNOP, warrant that they are lawfully seized of Lot 9 of Woodland Acres, according to the plat thereof as recorded in Plat Book 20, Page 3, of the public records of Sarasota County, in fee simple. WATERMARK AT VENICE PINEBROOK FL, LLC, warrants that it is lawfully seized of Lots 10, 11 & 12 of Woodland Acres, according to the plat thereof as recorded in Plat Book 20, Page 3, of the public records of Sarasota County, in fee simple. Accordingly, Grantor covenants with Grantee 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 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.

WITNESSES:

2705 VENICE PROPERTIES, LLC,
a Delaware limited liability company

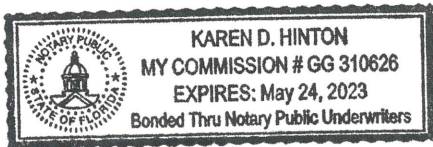
[Signature]
Print Name: Chad C. Henderson

[Signature]
Chad C. Henderson, Authorized Person

[Signature]
Print Name: Lauren McReynolds

STATE OF Florida
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 19th day of May, 2022, by Chad C. Henderson, as an Authorized Person for 2705 VENICE PROPERTIES, LLC, a Delaware limited liability company, by means of physical presence or online notarization, who is personally known to me or who produced _____ as identification.



[Signature]
Notary Public
Print Name: Karen D. Hinton
My Commission Expires: May 24, 2023

ACKNOWLEDGEMENT OF GRANTOR

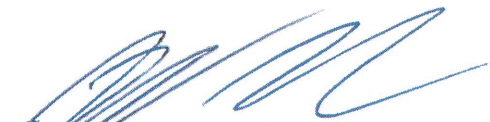
IN WITNESS WHEREOF, the Grantor has caused this Utility Easement to be executed in Grantor's name, and official seal by the proper officer(s) or representative(s) duly authorized, as of the day and year first above written.

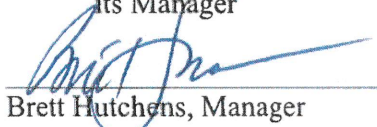

WITNESSES:


CASTO-CCM PINEBROOK MOB 1, LLC,
a Florida limited liability company

By: CASTO-CCM PINEBROOK MOB,
LLC, a Florida limited liability
company, its Manager

By: CASTO SOUTHEAST
REALTY INVESTMENTS, LLC,
a Florida limited liability company,
its Manager

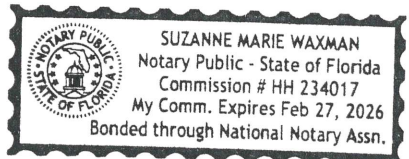

Print Name: BJORN SVENSON

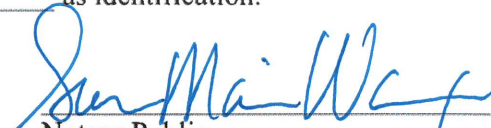
 
Brett Hutchens, Manager


Print Name: AARON M. RUDEN

STATE OF Florida
COUNTY OF County

The foregoing instrument was acknowledged before me this 11 day of May, 2022, by Brett Hutchens as Manager of Casto Southeast Realty Investments, LLC, a Florida limited liability company, on behalf the limited liability company, as the Manager of Casto-CCM Pinebrook MOB, LLC, a Florida limited liability company, as Manager of Casto-CCM Pinebrook MOB 1, LLC, a Florida limited liability company, by means of physical presence or online notarization, who is personally known to me or who produced _____ as identification.




Notary Public
Print Name: Suzanne Marie Waxman
My Commission Expires:

ACKNOWLEDGEMENT OF GRANTOR

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:

STEPHEN L. HAZELTINE and
MICHELLE A. HAZELTINE

Sharon Mitchell
Print Name: Sharon Mitchell

Stephen L. Hazeltine
Stephen L. Hazeltine
Michelle A. Hazeltine
Michelle A. Hazeltine

Nancy Ray
Print Name: Nancy Ray

STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me this 12th day of May, 2022, by Stephen L. Hazeltine and Michelle A. Hazeltine, as husband and wife, by means of physical presence or online notarization, who is personally known to me or who produced (personally known) as identification.



Ashley Katherine Mitchell
Notary Public
Print Name: Ashley Katherine Mitchell
My Commission Expires: August 23, 2025

ACKNOWLEDGEMENT OF GRANTOR

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:

TED J. EATON and CINDY R. EATON

[Signature]
Print Name: Chad NIBBELIN

[Signature]
Ted J. Eaton

[Signature]
Cindy R. Eaton

[Signature]
Print Name: Christopher J. Campbell

STATE OF Florida
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me this 11 day of May, 2022, by Ted J. Eaton and Cindy R. Eaton, as husband and wife, by means of physical presence or online notarization, who is personally known to me or who produced _____ as identification.

[Signature]
Notary Public
Print Name: Teresa Lientz
My Commission Expires: 7-27-25

Kelly Michaels, City Clerk





ACKNOWLEDGEMENT OF GRANTOR

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:


CHRISTOPHER KNOP, ELIZABETH KNOP and CLAUDIA KNOP

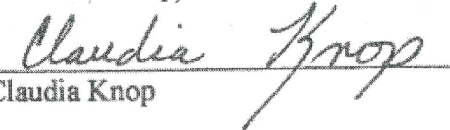

Print Name: DEBRA L. MOORE



Christopher Knop


Print Name: CATHERINE MASCO

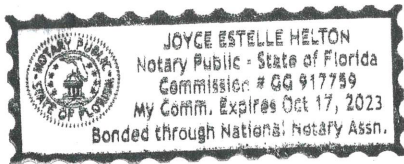


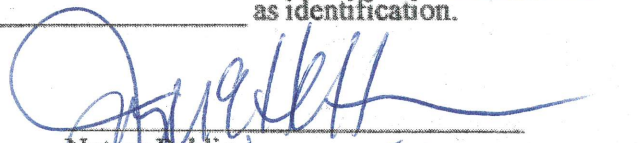
Elizabeth Knop


Claudia Knop

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 12th day of MAY, 2022, by Christopher Knop, Elizabeth Knop and Claudia Knop, as tenants in common, by means of physical presence or online notarization, who is personally known to me or who produced _____ as identification.





Notary Public
Print Name: JOYCE E. HELTON
My Commission Expires: _____

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.

WITNESSES:

Jessie N. Meier
Print Name: Jessica Meier

WATERMARK AT VENICE
PINEBROOK, a Delaware limited
liability company
Josh Purvis
Josh Purvis,
Authorized Representative

Renee L Turner
Print Name: Renee L Turner

STATE OF Indiana
COUNTY OF MARION

The foregoing instrument was acknowledged before me this 12TH day of MAY, 2022, by Josh Purvis, as Authorized Representative of Watermark at Venice Pinebrook, LLC, a Delaware limited liability company, by means of physical presence or online notarization, who is personally known to me or who produced _____ as identification.



Hannah J. Feick
Notary Public
Print Name: Hannah J. FEICK
My Commission Expires: 10-21-29

ACCEPTANCE BY GRANTEE

The foregoing easement is accepted and agreed to by the City of Venice, Florida, this ____ day of _____, 2022.

Ron Feinsod, Mayor

ATTEST:

Kelly Michaels, City Clerk

SKETCH OF DESCRIPTION
PUBLIC UTILITY EASEMENT

DESCRIPTION:

A part of Curry Lane (a 60 ft. wide Right of Way), as shown on the Plat of Woodland Acres, recorded in Plat Book 20, Page 3, Public Records of Sarasota County, Florida, described as follows:

Commence at the Southwest corner of Lot 1, Woodland Acres, recorded in Plat Book 20, Page 3, Public Records of Sarasota County, Florida; thence S.89°42'57"E., along the North Right of Way Line of Curry Lane (a 60 ft. wide Right of Way) as shown on said Plat of Woodland Acres, a distance of 58.01 feet to a point on the East Right of Way Line of Pinebrook Road, according to the Sarasota County Right of Way Map, recorded in Road Plat Book 4, Page 56, Public Records of Sarasota County, Florida for the POINT OF BEGINNING; thence continue S.89°42'57"E., along said North Right of Way Line of Curry Lane, a distance of 1786.38 feet to the Southeast corner of Lot 5, of said plat of Woodland Acres; thence S.00°17'03"W., perpendicular to the centerline of said Curry Lane, a distance of 30.00 feet to a point on said centerline of Curry Lane; thence S.89°42'57"E., along said centerline of Curry Lane, a distance of 411.89 feet; thence S.00°17'03"W., perpendicular to said centerline of Curry Lane, a distance of 30.00 feet to the Northeast corner of Lot 9, of said plat of Woodland Acres, same being a point on the South Right of Way line of said Curry Lane; thence N.89°42'57"W., along said South Right of Way line of Curry Lane, a distance of 2199.49 feet, returning to said East Right of Way line of Pinebrook Road; thence N.01°28'11"E., along said East Right of Way line of Pinebrook Road, a distance of 60.00 feet to the POINT OF BEGINNING.

Lands situated in Section 33, Township 38 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 Surveys of prepared by Britt Surveying, Inc of Tracts, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12.
4. BEARING BASIS: This sketch is based on Grid distances and bearings. This survey is based on the following Sarasota County GPS Control Monuments: 175 83 A29 and Loran. The reference bearing between said Monuments = N.60°12'41"E. Centerline of Curry Lane = S.89°42'57"E.



Digitally signed by RANDALL E BRITT
DN: c=US, o=BRITT SURVEYING INC.,
dnQualifier=A01410D00000178FF121CC3000FF993,
cn=RANDALL E BRITT
Date: 2022.06.08 10:53:17 -04'00'

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

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

REVISED: JUNE 7, 2022

PREPARED FOR:
KIMLEY HORN & ASSOCIATES, INC.

DATE: March 7, 2022
JOB NUMBER: 22-03-06



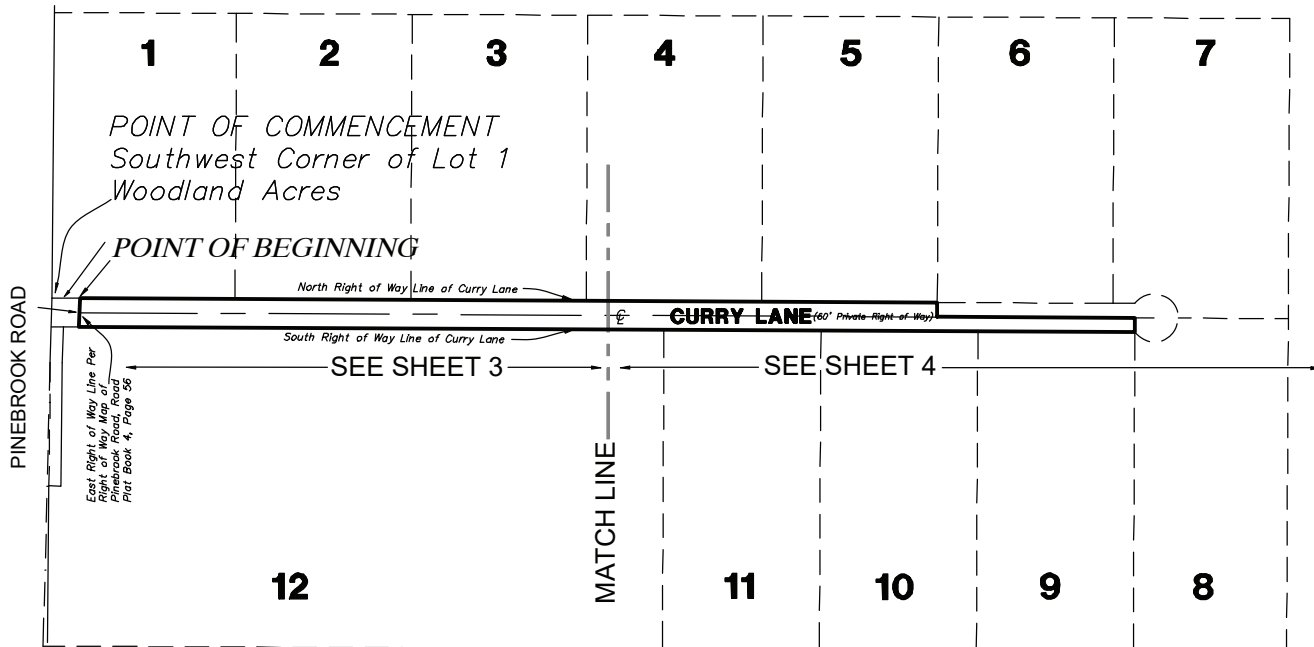
BRITT SURVEYING, INC.

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
Email: bsi@brittsurveying.com

SKETCH OF DESCRIPTION

PUBLIC UTILITY EASEMENT

SHEET 2 OF 4



REVISED: JUNE 7, 2022

PREPARED FOR:
KIMLEY HORN & ASSOCIATES, INC.



BRITT SURVEYING, INC.

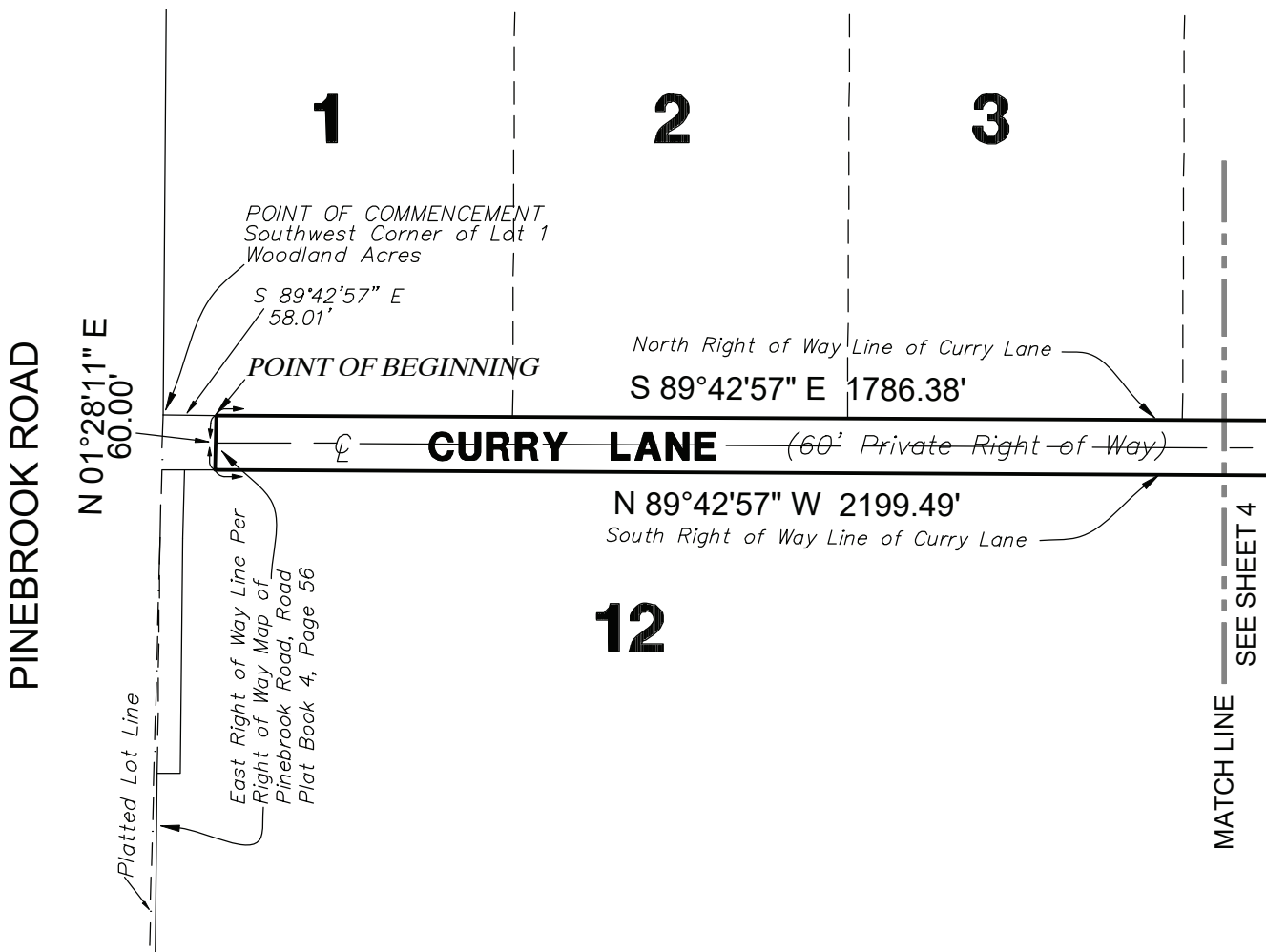
LAND SURVEYORS AND MAPPERS
 CERTIFICATE OF AUTHORIZATION NO. L.B. 6638
 680 US 41 Bypass N., Suite #1 VENICE, FLORIDA, 34285
 Telephone: (941) 493-1396
 Email: bsi@brittsurveying.com

DATE: March 7, 2022
 JOB NUMBER: 22-03-06

SKETCH OF DESCRIPTION

PUBLIC UTILITY EASEMENT

SHEET 3 OF 4



REVISED: JUNE 7, 2022

PREPARED FOR:
KIMLEY HORN & ASSOCIATES, INC.



BRITT SURVEYING, INC.

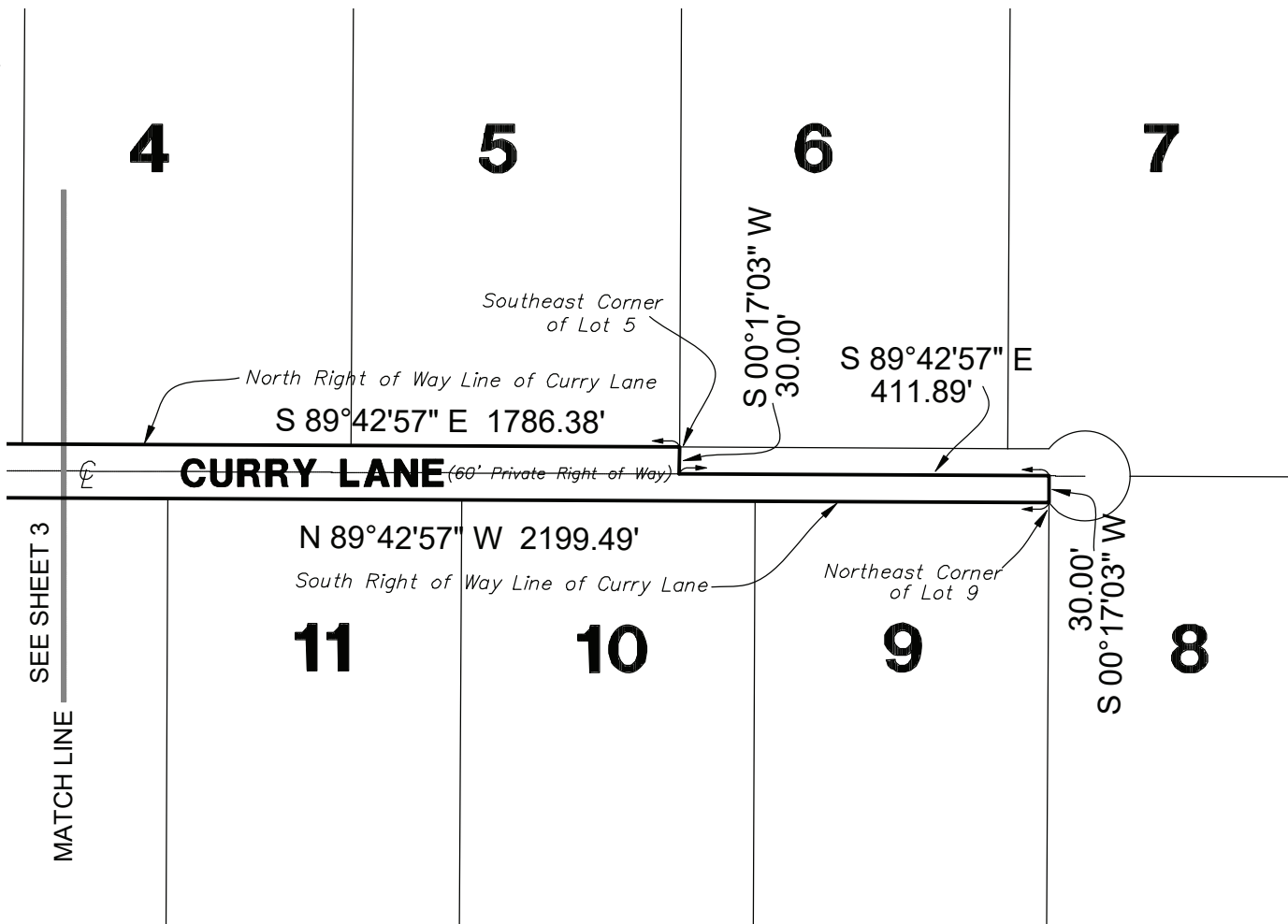
LAND SURVEYORS AND MAPPERS
 CERTIFICATE OF AUTHORIZATION NO. L.B. 6638
 680 US 41 Bypass N., Suite #1 VENICE, FLORIDA, 34285
 Telephone: (941) 493-1396
 Email: bsi@brittsurveying.com

DATE: March 7, 2022
 JOB NUMBER: 22-03-06

SKETCH OF DESCRIPTION

PUBLIC UTILITY EASEMENT

SHEET 4 OF 4



SEE SHEET 3
MATCH LINE

REVISED: JUNE 7, 2022

PREPARED FOR:
KIMLEY HORN & ASSOCIATES, INC.

DATE: March 7, 2022
JOB NUMBER: 22-03-06



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
Email: bsi@brittsurveying.com