

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 3rd day of Sept, 2020, by and between Park Ave Development Company of Venice, LLC, a Limited Liability Company (form of partnership or corporation), whose mailing address is: 333 Tamiami Trail S, Ste205, 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:

(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 CORPORATION (LLC)

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:

Name: Park Ave Development Company of
Venice, LLC

Stephanie L Tancey
Print Name: STEPHANIE L TANCEY

By: [Signature]
Print Name: MICHAEL W MILLER
LLC Manager

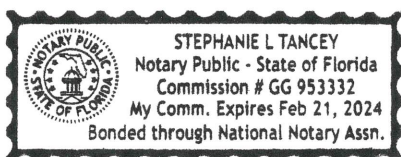
[Signature]
Print Name: Jayne E. Parrish

Attest: N/A
Corporate Secretary

(CORPORATE SEAL)

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 3rd day of Sept, 2020, by MICHAEL W MILLER, as LLC Manager of Park Ave Development Company of Venice, 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"

MENENDEZ STREET

SECTION 12
TOWNSHIP 39 S.
RANGE 18 E.

LEGEND

R/W = RIGHT-OF-WAY
P.B. = PLAT BOOK
PGS. = PAGES
FES = FLORIDA ENGINEERING AND SURVEYING, LLC
P.O.T. = POINT OF TERMINUS
C/L = CENTERLINE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
N.T.S. = NOT TO SCALE
NO. = NUMBER
P.I.D. = PROPERTY IDENTIFICATION
SQ.FT. = SQUARE FEET
± = MORE OR LESS



LOT 10
BLOCK 40

"NOT A SURVEY"

PARK BOULEVARD

(100' PUBLIC R/W)
P.B. 2, PGS. 77 & 77A

EAST R/W LINE
P.B. 2, PGS. 77 & 77A
"GULF VIEW SECTION VENICE"

BEARING BASIS
NORTH 250.00'

SOUTH 250.00'

10.0' WIDE PUBLIC
SANITARY SEWER
EASEMENT
2,500.00 SQ.FT.±

EAST R/W LINE
P.B. 2, PGS. 77 & 77A
"GULF VIEW SECTION VENICE"

SOUTHWEST CORNER OF
LOT 6, BLOCK 40

WEST 10.00'

NORTH R/W LINE
ARMADA ROAD

LOT 9,
BLOCK 40

LOT 8,
BLOCK 40

NOW OR FORMERLY LANDS OF
PARK AVENUE DEVELOPMENT
COMPANY OF VENICE
P.I.D. #0716090034

LOT 7,
BLOCK 40

LOT 6,
BLOCK 40

LOT 5
BLOCK 40

SKETCH & DESCRIPTION OF:

A 10.0' WIDE PUBLIC SANITARY SEWER EASEMENT ALL LYING AND BEING IN SECTION 12, TOWNSHIP 39 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA; SAID EASEMENT LYING OVER, UNDER AND ACROSS THE WEST 10.00 FEET OF LOTS 6, 7, 8 AND 9, BLOCK 40, GULF VIEW SECTION VENICE, AS RECORDED IN PLAT BOOK 2, PAGES 77 & 77A, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

SAID EASEMENT CONTAINING 2,500.00 SQUARE FEET, MORE OR LESS.

NOTES:

BEARINGS SHOWN HEREON ARE BASED ON THE EAST R/W LINE OF PARK BOULEVARD, BEING NORTH.

SKETCH AND DESCRIPTION NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

DRAWN BY: JDG, 4/10/2020
CHECKED BY: JDG, 4/20/2020
FILE NO.: 19-04-230

PREPARED FOR: PARK AVENUE DEVELOPMENT OF VENICE, LLC



FLORIDA ENGINEERING
&
SURVEYING, LLC

CA #30375 LB #8024

631 N. TAMiami TRAIL
NOKOMIS, FLORIDA 34275
TEL: (941) 485-3100
FAX: (941) 485-3107

www.flengineeringandsurveying.com

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I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS PREPARED UNDER MY DIRECT SUPERVISION AND IS IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYS, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

JUSTIN D. GARNER

PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 6896