



THIS IS NOT A SURVEY

**LEGAL DESCRIPTION:** (BY ARDURRA SURVEYORS)

CITY OF VENICE UTILITY EASEMENT

BEING A PARCEL OF LAND LOCATED WITHIN SECTION 7, TOWNSHIP 39 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA AND BEING A UTILITY EASEMENT LOCATED WITHIN A PORTION OF SARASOTA COUNTY PREMISES (PARCEL ID NO. 0408020024) MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF BLOCK 200, EDGEWOOD SECTION OF VENICE RECORDED IN PLAT BOOK 2, PAGE 166 (ALL RECORDS REFERENCES HEREIN ARE OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA); THENCE, WITH THE WESTERLY PROJECTION OF THE NORTH LINE OF SAID BLOCK 200, SOUTH 89°47'37" WEST A DISTANCE OF 71.42 FEET TO THE SOUTHWEST CORNER OF CITY OF VENICE PREMISES DESCRIBED IN OFFICIAL RECORDS INSTRUMENT NO. 2008163844 AND THE POINT OF BEGINNING; THENCE, THROUGH SAID SARASOTA COUNTY PARCEL, SOUTH 78°20'25" WEST A DISTANCE OF 20.40 FEET TO THE EAST FACE OF A ONE-STORY WOOD FRAME BUILDING; THENCE, WITH A PORTION OF THE EAST AND NORTH FACES OF SAID BUILDING, THE FOLLOWING TWO (2) COURSES: 1) NORTH 11°55'59" WEST A DISTANCE OF 17.58 FEET; 2) SOUTH 78°04'01" WEST A DISTANCE OF 9.51 FEET; THENCE, CONTINUE THROUGH SAID SARASOTA COUNTY PREMISES THE FOLLOWING THREE (3) COURSES: 1) NORTH 11°39'35" WEST A DISTANCE OF 45.00 FEET; 2) NORTH 78°04'01" EAST A DISTANCE OF 22.50 FEET; 3) NORTH 11°39'35" WEST A DISTANCE OF 116.26 FEET TO THE SOUTH LINE OF SAID CITY OF VENICE PREMISES; THENCE, WITH A PORTION OF SAID SOUTH LINE AS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT NO. 2008163844, NORTH 78°17'33" EAST A DISTANCE OF 7.50 FEET; THENCE, WITH THE WEST LINE OF SAID CITY OF VENICE PREMISES, SOUTH 11°39'35" EAST A DISTANCE OF 178.91 FEET TO THE POINT OF BEGINNING.

SAID UTILITY EASEMENT PARCEL CONTAINING 2,582 SQUARE FEET OF LAND, MORE OR LESS.

**SURVEYOR'S NOTES:**

1. THIS SKETCH AND DESCRIPTION IS NOT A SURVEY.
2. THIS SKETCH AND LEGAL DESCRIPTION WAS PREPARED IN ACCORDANCE WITH STANDARDS OF PRACTICE FOR SURVEYORS AND MAPPERS AS SET FORTH IN ADMINISTRATIVE RULE 5J-17, FLORIDA ADMINISTRATIVE CODE.
3. THE BASIS OF BEARINGS FOR THE DESCRIPTION PREPARED BY ARDURRA SURVEYORS IS GRID NORTH, STATE PLANE COORDINATE SYSTEM, FLORIDA WEST (NGS ZONE 902) BASED ON GPS OBSERVATIONS MADE AT THE TIME OF THE FIELD SURVEY. THE WESTERLY PROJECTION OF THE NORTH LINE OF BLOCK 200, EDGEWOOD SECTION OF VENICE BEARS SOUTH 89°47'37" WEST.
4. DISTANCES SHOWN ARE IN U.S. SURVEY FEET.
5. PRINTED COPIES OF THIS SKETCH AND DESCRIPTION ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. DIGITAL IMAGES OF THIS SKETCH AND DESCRIPTION ARE NOT CONSIDERED VALID WITHOUT THE DIGITAL SIGNATURE AS SET FORTH IN ADMINISTRATIVE RULE 5J-17, FLORIDA ADMINISTRATIVE CODE.

CITY OF VENICE

UTILITY EASEMENT

**EXHIBIT A**



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