

Prepared by: City of Venice - 401 W. Venice Ave.
Venice, Florida 34285
Return to: City of Venice - 401 W. Venice Ave.
Attention: City Clerk
Venice, Florida 34285

**PETITION FOR ANNEXATION OF CONTIGUOUS PROPERTY TO CITY OF VENICE
NO. 18-01AN**

TO: THE HONORABLE MAYOR AND CITY COUNCIL, CITY OF VENICE, FLORIDA:

COMES NOW, **Mary H. McMullen, Joseph W. Hurt and Randall C. Hurt as Trustees of the Shackett Creek Trust under Agreement dated November 25, 2002**, owners of the herein described real estate, who respectfully request that said real estate be annexed to the now existing boundaries of the City of Venice, pursuant to Chapter 171, Part I, Florida Statutes, entitled Municipal Annexation or Contraction Act, and the undersigned represent that the following information is true and correct to the best of their knowledge and belief.

1. The legal description of the property which is the subject of this petition is:

PARCEL 1:

The NW 1/4 of the NE 1/4 and the North 1/2 of the NW 1/4 of Section 28, Township 38 South, Range 19 East, LESS 1-75 right of way described as:
BEGIN on the West line of said Section 28, at a point S. 0°09'22" E., 598.21 feet from the NW corner thereof, thence run S. 39°47'50" E, 607.25 feet, to the beginning of a curve concave to the Southwesterly, having a radius of 23,036.31 feet; thence run Southeasterly along said curve 358.40 feet, through a central angle of 0°53'29" to the end of said curve; thence N. 89°45'25" W., 617.96 feet to the West line of said Section 28; thence N. 0°09'22" E., 741.04 feet along said West line to the POINT OF BEGINNING.

PARCEL 2:

The NE 1/4 of NE 1/4 of Section 28, Township 38 South, Range 19 East, LESS the South 60 feet (except for the East 30 feet of said South 60 feet) thereof LESS portion thereof taken by Sarasota County in Eminent Domain (Case No. 88-5219-CA-OI, Parcel 04-HR) described as: (Fee Simple) Commence at the Northeast corner of Section 28, Township 38 South, Range 19 East, Sarasota County, Florida, which is certified to the Florida Department of Natural Resources by Corner Record Document No. 18855; thence run S 89°45'40" W., along the North line of said Section 28 for a distance of 30.00 feet to the POINT OF BEGINNING; thence continue S. 89°45'40" W, along said line for a distance of 10.00 feet; thence run S. 00°03'02" W., along a line 40.00 feet West of and parallel with the East line of said Section 28 for a distance of 1323.66 feet; thence run S. 89°20'04" E. along the South line of the properties described in O.R.B. 1872, Page 2609, of the Public Records of Sarasota County, Florida, for a distance of 10.00 feet; thence run N. 00°03'02" E, for a distance of 1323.58 feet to the POINT OF BEGINNING.

(Perpetual Drainage Easement)

That part of O.R.B. 1350, Page 1589, of the Public Records of Sarasota County, Florida, described as follows:

Commence at the Northeast corner of Section 28, Township 38 South, Range 19 East, Sarasota County, Florida, which is certified to the Florida Department of Natural Resources by Corner Record Document No. 18855; thence run S 00°03'02" W., along the East line of said Section 28 for a distance of 475.41 feet; thence run N 89°56'58" W., for a distance of 40.00 feet to the POINT OF BEGINNING; thence continue N 89°56'58" W., for a distance of 95.00 feet; thence to S. 00°03'02" W., for a distance of 193.00 feet; thence run S. 89°56'58" E., for a distance of 95.00 feet; thence run N. 00°03'02" E., along a line 40.00 feet West of and parallel with said Section line for a distance of 193.00 feet to the POINT OF BEGINNING.

Begin at the Northeast corner of South 1/2 of the North 1/2 of Section 28, Township 38 South, Range 19 East, for Point of Beginning; thence N. 89°31'23" W, along North line of said tract, 4731.59 feet to Easterly right-of-way of 1-75; thence Southeasterly along said right-of-way, 24.79 feet; thence S. 89°44'56" E., 720.04 feet; thence S. 89°44'30" E., 1342.05 feet; thence S. 89°45'49" E., 1326.78 feet; thence S. 89°45'59" E., 1327.01 feet to the Point of Beginning. Subject to road right-of-way along Easterly side.

The above parcel consists of 1 acre, more or less, which lies West of the West line of the SE 1/4 of the NE 1/4 of Section 28, Township 38 South, Range 19 East, and a 0.1 acre parcel, more or less, lying East of said line.

The South 60 feet of the NE 1/4 of the NE 1/4 of Section 28, Township 38 South, Range 19 East, LESS the East 40 feet thereof.

Together with easements appurtenant described in Official Records Book 1350, Pages 1591 and 1592, Public Records of Sarasota County, Florida, and all other such easements appurtenant thereto.

PARCEL 3:

The SW 1/4 of the SE 1/4 of Section 21, Township 38 South, Range 19 East; the South 1/2 of the SE 1/4 of the SW 1/4 of Section 21, Township 38 South, Range 19 East.

TOGETHER WITH a perpetual non-exclusive access easement for ingress and egress and for drainage and utilities over the East 30 feet of the North 3/4 of the East 1/2 of the SW 1/4 and over the South 30 feet of the East 1/2 of the NW1/4 and over the South 30 feet of the NE 1/4 of said Section 21, Township 38 South, Range 19 East.

ALSO TOGETHER WITH a non-exclusive perpetual easement for public access, drainage and utilities over and across those certain easements described in Official Records Book 1317, Page 931, of the Public Records of SARASOTA County, Florida.

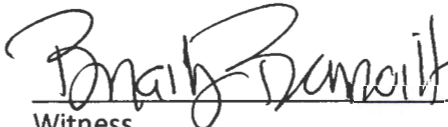
2. Said property is contiguous to the now existing boundaries of the City of Venice, as that term is defined in Section 171.031(11) Florida Statutes.
3. The subject property has no delinquent real estate taxes.
4. Titles to the subject property is vested in the undersigned.
5. The undersigned filed an Annexation Application with the City on January 23, 2019 through their authorized agent.

WHEREFORE, the undersigned request that the City Council accept said proposed addition and annex all such lands and include same within the corporate limits of the City of Venice in accordance with law.


SIGNED, SEALED AND DELIVERED

Owner: Mary H. McMullen, as Trustee of
the Shackett Creek Trust Under Agreement
dated November 25, 2002

IN THE PRESENCE OF:


Witness


Mary H. McMullen



Witness

North Carolina

STATE OF ~~FLORIDA~~

COUNTY OF ~~SARASOTA~~ *Buncombe*

The foregoing instrument was acknowledged before me this 17TH day of JULY, 2019,
by Mary H. McMullen who produced FL DL as identification or is
personally known to me.


Notary Public *Armando Garcia*

(SEAL)

ARMANDO GARCIA
Notary Public
Buncombe Co., North Carolina
My Commission Expires Jan. 19, 2020

SIGNED, SEALED AND DELIVERED

Owner: Joseph W. Hurt, as Trustee of the
Shackett Creek Trust Under Agreement
dated November 25, 2002

IN THE PRESENCE OF:

Nelly Barrios Mung

Witness

Joseph W. Hurt
Joseph W. Hurt

Witness

Federico Romo

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 9 day of 08, 2019,
by Joseph W. Hurt who produced FL Drivers license as identification or is
personally known to me.

[Signature]
Notary Public

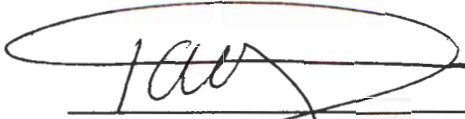
(SEA.)



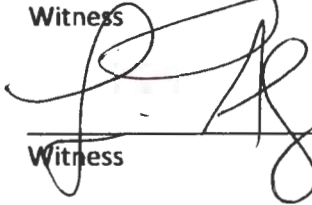
SIGNED, SEALED AND DELIVERED

Owner: Randall C. Hurt, as Trustee of the
Shackett Creek Trust Under Agreement
dated November 25, 2002

IN THE PRESENCE OF:



Witness



Witness



Randall C. Hurt

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 9 day of JULY, 2019,
by Randall C. Hurt who produced FLORIDA DRIVER LICENSE as identification or is
personally known to me.



Notary Public

(SEAL)



Luis Alvarez
State of Florida
My Commission Expires 07/30/2019
Commission No. FF 905049

Exhibit "A"



PROPERTIES ANNEXED TO THE CITY OF VENICE

Owner: Mary H. McMullen, Joseph W. Hurt, and Randall C Hurt as Trustees of the Shackett Creek Trust under Agreement dated November 25, 2002

Property Address: 2191 Knights Trail Road, Nokomis, FL 34275

Legal Description: Metes and Bounds

Ordinance No.: 2019-21

File No.: 18-02AN

County Zoning: Open Use Estate (OUE)

Date of First Reading: July 9, 2019

Date of Final Reading: August 27, 2019

Date Mailed: June 21, 2019

Parcel ID #: 0361-00-1001, 0361-00-1003, 0361-00-1004

