

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 22nd day of September, 2021, by and between FISHERMAN'S WHARF OF VENICE DEVELOPMENT COMPANY LLC, a Florida Limited Liability Company, whose mailing address is: 333 Tamiami Trail S, Ste 205, 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"):

W I T N E S S E T H:

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 LIMITED LIABILITY COMPANY

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:

Fisherman's Wharf of Venice Development Company LLC

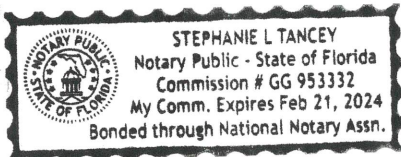
Stephanie L Tancey
Print Name: STEPHANIE L TANCEY

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

[Signature]
Print Name: [Signature]

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 22nd day of September, 2021, by Michael W Miller, as Manager of Fisherman's Wharf of Venice Development Company 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

SKETCH AND DESCRIPTION

VENICE WATER METER EASEMENT:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 7, TOWNSHIP 39 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA; THENCE NORTH 27 DEGREES 40 MINUTES 39 SECONDS EAST, A DISTANCE OF 4008.19 FEET; THENCE NORTH 00 DEGREES 33 MINUTES 49 SECONDS EAST, A DISTANCE OF 39.61 FEET; THENCE SOUTH 89 DEGREES 26 MINUTES 11 SECONDS EAST, A DISTANCE OF 18.41 FEET; THENCE NORTH 40 DEGREES 59 MINUTES 08 SECONDS WEST A DISTANCE OF 32.07 FEET; THENCE NORTH 53 DEGREES 10 MINUTES 45 SECONDS WEST, A DISTANCE OF 24.62 FEET; THENCE NORTH 42 DEGREES 41 MINUTES 19 SECONDS WEST, A DISTANCE OF 1.76 FEET; THENCE SOUTH 50 DEGREES 26 MINUTES 20 SECONDS WEST, A DISTANCE OF 25.46 FEET; THENCE NORTH 39 DEGREES 33 MINUTES 40 SECONDS WEST, A DISTANCE OF 119.79 FEET; THENCE NORTH 48 DEGREES 43 MINUTES 46 SECONDS EAST, A DISTANCE OF 18.59 FEET; THENCE NORTH 34 DEGREES 45 MINUTES 53 SECONDS WEST, A DISTANCE OF 48.77 FEET; THENCE SOUTH 57 DEGREES 05 MINUTES 56 SECONDS EAST, A DISTANCE OF 80.25 FEET; THENCE NORTH 28 DEGREES 52 MINUTES 43 SECONDS EAST, A DISTANCE OF 45.44 FEET; THENCE SOUTH 89 DEGREES 26 MINUTES 11 SECONDS EAST, A DISTANCE OF 45.44 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 45 AS PER THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 17010-2526; THENCE NORTH 00 DEGREES 30 MINUTES 27 SECONDS EAST ALONG SAID WESTERLY RIGHT OF WAY A DISTANCE OF 5.65 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 18.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 8.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 18.07 FEET TO A POINT ON SAID RIGHT OF WAY; THENCE SOUTH 00 DEGREES 30 MINUTES 27 SECONDS WEST A DISTANCE OF 8.00 FEET TO THE POINT OF BEGINNING. CONTAINING 144.29 SQUARE FEET MORE OR LESS

SURVEYOR'S NOTES:

1. THIS IS A SKETCH AND NOT A BOUNDARY SURVEY.
2. BEARINGS SHOWN HEREON ARE ASSUMED AND REFER TO THE WESTERLY RIGHT OF WAY OF STATE ROAD NO. 45 AS BEING N00°30'27"E.
3. SEE SHEET 2 OF 2 FOR THE SIGNATURE AND RAISED SEAL.
4. THIS SKETCH IS COMPRISED OF TWO SHEET AND IS NOT CONSIDERED FULL AND COMPLETE WITHOUT THE OTHER SHEET.
5. THIS SKETCH IS REFERENCED TO BRIGHAM/ALLEN BOUNDARY SURVEY SKETCH NUMBER 13288.

Prepared by:
Brigham/Allen Land Surveying
L.B. Number 7898
807 U.S. Highway 41 Bypass South
Suite E - Venice, Florida 34285
Phone: (941) 493-4430
Fax: (800) 447-7402
Email: brighamallensurveying@gmail.com

LINE TABLE

L1=N00°30'27"E 5.65'
 L2=S90°00'00"W 18.00'
 L3=N00°00'00"E 8.00'
 L4=N90°00'00"E 18.07'
 L5=S00°30'27"W 8.00'

**PROPOSED
 UNIT "C"**
 PID#0407060010

**PROPOSED
 UNIT "B"**
 PID#0407060010

N00°30'27"E
 BASIS OF BEARINGS

POB

N34°45'53"W 48.77'
 N48°3'46"E 18.59'
 S57°05'56"E 80.25'

N 28°52'43" E 45.44'

S 89°26'11" E 45.46'

**VENICE MARINE
 PATROL**
 PID#0407110006

N39°33'40"W 119.79'

**HATCHETT CREEK
 (INTRACOASTAL WATERWAY)**

N42°41'19"W 1.76'
 S50°26'20"W 25.46'

N53°10'45"W 24.62'

N40°59'08"W 32.07'

S89°26'11"E 18.41'

N00°33'49"E 39.61'

N27°40'39"E 4008.19'

STATE ROAD NO. 45
 (US 41 HIGHWAY)
 (VARIABLE WIDTH PUBLIC RIGHT OF WAY)
 (FDOT RIGHT OF WAY MAP, SECTION 17010-2526)



ABBREVIATIONS:

CL = CENTER LINE
 PID = PARCEL IDENTIFICATION NUMBER
 POB = POINT OF BEGINNING
 POC = POINT OF COMMENCEMENT
 FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION



Digitally signed
 by Michael P
 Allen:
 Date:
 2021.09.17
 18:01:27 -04'00'

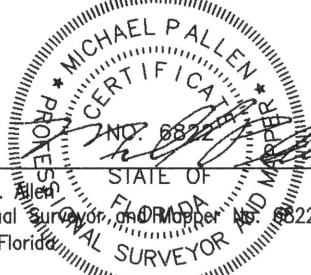
POC
 SOUTHWEST CORNER
 SECTION 7, TOWNSHIP 39
 SOUTH, RANGE 19 EAST



1 INCH = 50 FT.

Prepared by:
Brigham/Allen Land Surveying
 L.B. Number 7898
 807 U.S. Highway 41 Bypass South
 Suite E - Venice, Florida 34285
 Phone: (941) 493-4430
 Fax: (800) 447-7402
 Email: brighamallensurveying@gmail.com

BY: 
 Michael P. Allen
 Professional Surveyor, No. 6822
 State of Florida



DATE: 9/16/21

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL
 RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND
 MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR
 INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.