

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 _____, 2023, by and between 2705 VENICE PROPERTIES, LLC, a Florida limited liability company, whose mailing address is 41 N. Jefferson Street, 4th Floor, Pensacola, Florida 32502 (hereinafter referred to as “Grantor”), and the CITY OF VENICE, FLORIDA, 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 non-exclusive utility 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, install, 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.

Grantor shall not grant additional easements or similar interests in, on, over, under, or across said easement premises without Grantee’s prior written consent, which shall not be unreasonably withheld. Neither Grantor, nor any person claiming an interest through Grantor, shall interfere with Grantee’s utilization and enjoyment of the easement.

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. Further, Grantor covenants that there are no encumbrances of any kind that would prevent Grantee’s full enjoyment of the easement.

This Utility Easement, and the covenants contained herein, shall be deemed covenants running with the land, and shall be binding on the parties hereto and their successors and assigns.

[SIGNATURE PAGE TO FOLLOW]

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:

2705 VENICE PROPERTIES, LLC,
a Florida limited liability company

Sky Thompson
Print Name: Sky Thompson

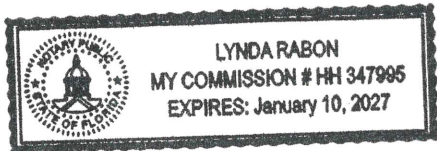
By: Chad C. Henderson
Name: Chad C. Henderson
Its: Manager

Matt Buchanan
Print Name: Matthew Buchanan

STATE OF FLORIDA
COUNTY OF Escambia

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 21st day of September 2023, by Chad C. Henderson, as Manager of 2705 Venice Properties, LLC, a Florida limited liability company, on behalf of said company, who is personally known to me or who produced _____ as identification.

Lynda Rabon
Notary Public
Print Name: Lynda Rabon
My Commission Expires:
January 10, 2027



ACCEPTANCE BY GRANTEE

The foregoing easement is accepted and agreed to by the City of Venice, Florida, this
_____ day of _____, 2023.

Nick Pachota, Mayor

ATTEST:

Kelly Michaels, City Clerk

SKETCH OF DESCRIPTION

SHEET 1 OF 2

10' WIDE PUBLIC UTILITY EASEMENT

DESCRIPTION:

The East 10 feet of Lot 4, WOODLAND ACRES, as per plat thereof recorded in Plat Book 20, Page 3, of the Public Records of Sarasota County, Florida.

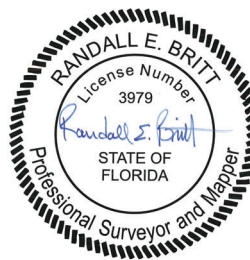
Parcel contains 5956 square feet, or 0.1367 acres, more or less.

Being in Section 33, Township 30 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 Survey of parent tract prepared by Britt Surveying, Inc. Job No. 20-09-02, dated September 29, 2020.
4. Bearings shown hereon refer to an assumed meridian. Record plat bearing for north Right of Way line of Curry Road = N 89°33'08" W.

Revised: October 13, 2023



Digitally signed
by RANDALL E
BRITT
Date:
2023.10.13
16:59:40 -04'00'

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

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

PREPARED FOR:

CATALYST HEALTHCARE REAL ESTATE

DATE: February 17, 2022

JOB NUMBER: 20-09-02B



BRITT SURVEYING, INC.

LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NO. L.B. 6638

680 US BYPASS 41 N. SUITE 1 VENICE FLOIRIDA 34285

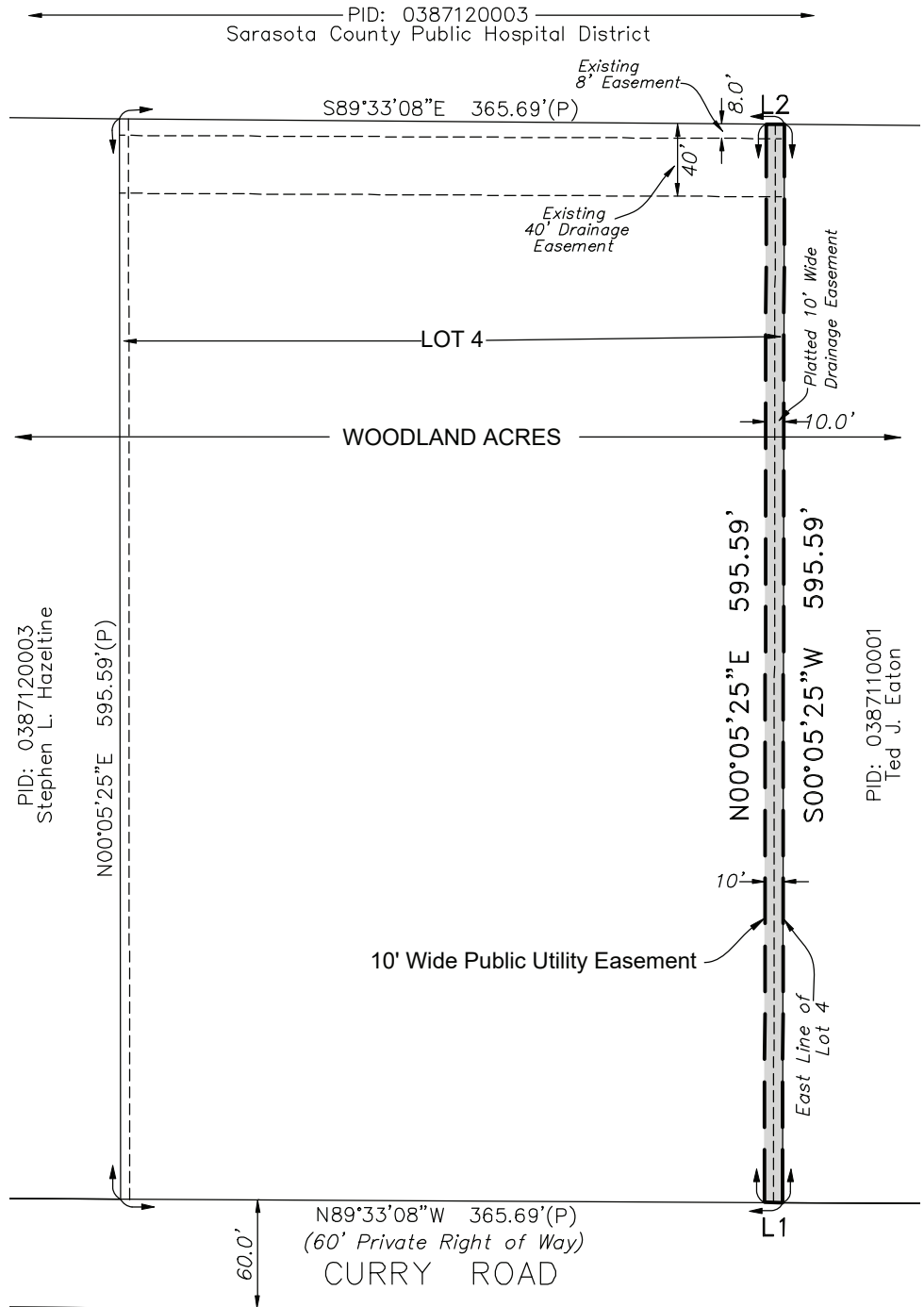
Telephone: (941) 493-1396 Fax: (941) 484-5766

Email: bsi@brittsurveying.com

SKETCH OF DESCRIPTION

SHEET 2 OF 2

10' WIDE PUBLIC UTILITY EASEMENT



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 89°33'08" W	10.00
L2	S 89°33'08" E	10.00

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