

Prepared by:

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File #: 1021-179

UTILITY EASEMENT

THIS INDENTURE made this 6th day of January, 2026, by and between **661 S. TAMiami TRAIL, INC., a Florida corporation**, whose mailing address is: 7750 S. Tamiami Trail, Sarasota, Florida 34231-6888 (hereinafter referred 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.

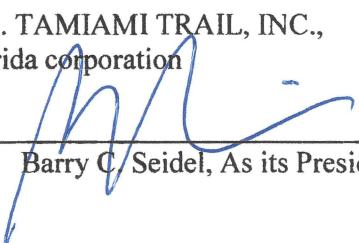
ACKNOWLEDGEMENT

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:


Print Name: Neile Sullivan
Address: 12437 Adventure Dr, Riverview FL


Print Name: Keecon Mensching
Address: 4578 County Manor DR


661 S. TAMiami TRAIL, INC.,
a Florida corporation
By: Barry C. Seidel, As its President

ACCEPTANCE BY GRANTEE

The foregoing Easement is accepted and agreed to by the City of Venice, Florida, this day of , 2026.

Nick Pachota, Mayor

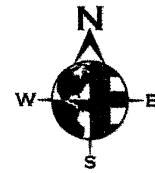
Kelly Michaels, Clerk

LEGEND

R/W = RIGHT OF WAY
 O.R.I. = OFFICIAL RECORDS INSTRUMENT
 B.B. = BEARING BASIS
 P.I.D. = PROPERTY IDENTIFICATION
 N.T.S. = NOT TO SCALE
 NO. = NUMBER
 SQ. FT. = SQUARE FEET
 ± = MORE OR LESS
 P.C. = POINT OF CURVATURE
 P.T. = POINT OF TANGENCY

SKETCH & DESCRIPTION OF:

A FIFTEEN-FOOT-WIDE PERMANENT UTILITY EASEMENT,
 LYING AND BEING IN SECTION 18, TOWNSHIP 39
 SOUTH, RANGE 19 EAST,
 SARASOTA COUNTY, FLORIDA

"NOT A SURVEY"

NOT TO SCALE

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD	ARC
C1	1773.60'	1°17'32"	S49°36'14"E	40.00'	40.00'
C2	1788.60'	1°17'32"	N49°36'14"W	40.34'	40.34'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S39°45'00"W	15.00'
L2	N41°02'32"E	15.00'

SURVEYOR'S NOTES

- BEARINGS SHOWN HEREON ARE BASED ON THE NORTHEASTERLY RIGHT OF WAY LINE OF TAMiami DRIVE, BEING S.50°15'00"E.
- THE SKETCH & DESCRIPTION SHOWN HEREON DOES NOT REPRESENT A BOUNDARY SURVEY.

DESCRIPTION

A FIFTEEN-FOOT-WIDE PERMANENT UTILITY EASEMENT, LYING AND BEING IN SECTION 18, TOWNSHIP 39 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, BEING A PORTION OF TAMiami DRIVE, A PUBLIC RIGHT OF WAY, AS SHOWN ON THE PLAT OF COUNTRY CLUB ESTATES, UNIT NO. 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 29, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF LOT 16, BLOCK B, SAID PLAT OF COUNTRY CLUB ESTATES, UNIT NO. 1, SAID POINT LYING ON THE ARC OF A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 1,773.60 FEET, A DELTA ANGLE OF 1°17'32", A CHORD BEARING OF S.49°36'14"E., AND A CHORD LENGTH OF 40.00 FEET; THENCE ON THE SOUTHWESTERLY LINE OF SAID LOT 16, ALSO BEING THE NORTHEASTERLY RIGHT OF WAY LINE OF SAID TAMiami DRIVE, ON THE ARC OF SAID CURVE, TO THE LEFT, AN ARC LENGTH OF 40.00 FEET, TO THE POINT OF TANGENCY; THENCE CONTINUING ON THE SOUTHWESTERLY LINE OF SAID LOT 16 AND LOT 17, SAID BLOCK B, ALSO BEING THE NORTHEASTERLY RIGHT OF WAY LINE OF SAID TAMiami DRIVE, S.50°15'00"E., 110.00 FEET TO THE SOUTHERLY PROJECTION OF THE NORTHEASTERLY RIGHT OF WAY LINE OF FAIRWAY DRIVE (60' PUBLIC RIGHT OF WAY); THENCE ON SAID SOUTHERLY PROJECTION, S.39°45'00"W., 15.00'; THENCE LEAVING SAID SOUTHERLY PROJECTION, N.50°15'00"W., 110.00 FEET, TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 1,788.60 FEET, A DELTA ANGLE OF 1°17'32", A CHORD BEARING OF N.49°36'14"W., AND A CHORD LENGTH OF 40.34 FEET; THENCE ON THE ARC OF SAID CURVE, TO THE RIGHT, AN ARC LENGTH OF 40.34 FEET, TO THE SOUTHERLY PROJECTION OF THE WEST LINE OF SAID LOT 16, BLOCK B; THENCE ON SAID SOUTHERLY PROJECTION, N.41°02'32"E., 15.00 FEET, TO THE POINT OF BEGINNING. CONTAINING 2,252.6 SQUARE FEET, MORE OR LESS. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

BENNETT-PANCI, INC.		FILE NO. : 21-10-01	THIS DOCUMENT WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE FOR SURVEYS" SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND IS NOT INTENDED TO MEET ANY OTHER MUNICIPAL OR NATIONAL STANDARD OR REQUIREMENT UNLESS NOTED.	
 BP SURVEYING 742 SHAMROCK BLVD. VENICE, FL 34293 (941) 497-1290 www.bpsurvey.com LICENSED BUSINESS NO. 6639		DRAWN BY: B.G.R DATE: 10/26/2023		
CHECKED BY: E.B.B./D.J.P. DATE: 10/26/2023		PARCEL IDENTIFICATION #: 0429150039		
EASEMENT CONTAINS: 2,252.6 SQ. FT.±		REVISIONS:		
DESCRIPTION BY DATE				
10/26/23: CLIENT REVIEW				
B. GREGORY RIETH FLORIDA SURVEYOR & MAPPER REG'N #5228 PRINTED COPIES OF THIS DOCUMENT ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ELECTRONIC COPIES OF THIS DOCUMENT ARE ONLY VALID IF THE DIGITAL SIGNATURE AND DATE HAVE BEEN VERIFIED.				

"EXHIBIT A"