

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 22th day of February, 2022, by and between CASTO-CCM Pinebrook MOB 1, LLC, a Florida limited liability company, whose mailing address is: 5391 Lakewood Ranch Blvd. Suite 100, Sarasota, FL 34240 (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 utility 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 utility 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 representative(s) duly authorized, as of the day and year first above written.

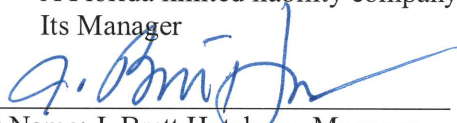
WITNESSES:

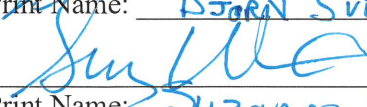
CASTO-CCM Pinebrook MOB 1, LLC
A Florida limited liability company

By: Casto-CCM Pinebrook MOB, LLC
a Florida limited liability company,
its Manager

By: Casto Southeast-CCM Realty Investments, LLC
A Florida limited liability company,
Its Manager

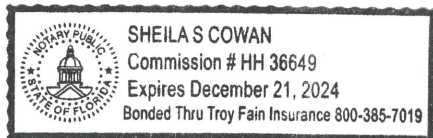

Print Name: Bjorn Svenson

By: 
Print Name: J. Brett Hutchens, Manager


Print Name: Suzanne Waxman

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 22 day of February, 2022, by J. Brett Hutchens, as Manager of Casto Southeast-CCM Realty Investments, LLC, a Florida limited liability company, as Manager of Casto-CCM Pinebrook MOB, LLC, a Florida limited liability company, as Manager of Casto-CCM Pinebrook MOB 1, LLC, a Florida limited liability company, by means of ☒ physical presence or ☐ online notarization, who is personally known to me or who produced _____ as identification.




Notary Public
Print Name: Sheila S. Cowan
My Commission Expires: _____

ACCEPTANCE BY GRANTEE

The foregoing easement is accepted and agreed to by the City of Venice, Florida, this _____ day of _____, 20__.

ATTEST:

Ron Feinsod, Mayor

Lori Stelzer, City Clerk

EXHIBIT A

DESCRIPTION

A (10' WIDE) PERMANENT UTILITY EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF UTILITY LINES AND EQUIPMENT, LYING IN SECTION 33, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 1, WOODLAND ACRES SUBDIVISION, AS RECORDED IN PLAT BOOK 20, PAGE 3, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, SAID CORNER BEING THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF PINEBROOK ROAD (PUBLIC R/W, WIDTH VARIES) WITH THE NORTH RIGHT-OF-WAY LINE OF CURRY LANE (A 60' WIDE PUBLIC R/W); THENCE, LEAVING SAID CORNER AND ALONG SAID EAST RIGHT-OF-WAY LINE OF PINEBROOK ROAD, ALSO BEING THE WEST LINE OF THE AFOREMENTIONED LOT 1, N 01°31'23" E, 265.44 FEET TO THE POINT OF BEGINNING AND CENTERLINE OF SAID (10; WIDE) UTILITY EASEMENT; THENCE, LEAVING SAID EAST RIGHT-OF-WAY LINE AND LYING 5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE, S 88°28'37" E, 25.00 FEET TO A POINT OF TERMINATION AND CONTAINING 250 SQUARE FEET, MORE OR LESS.

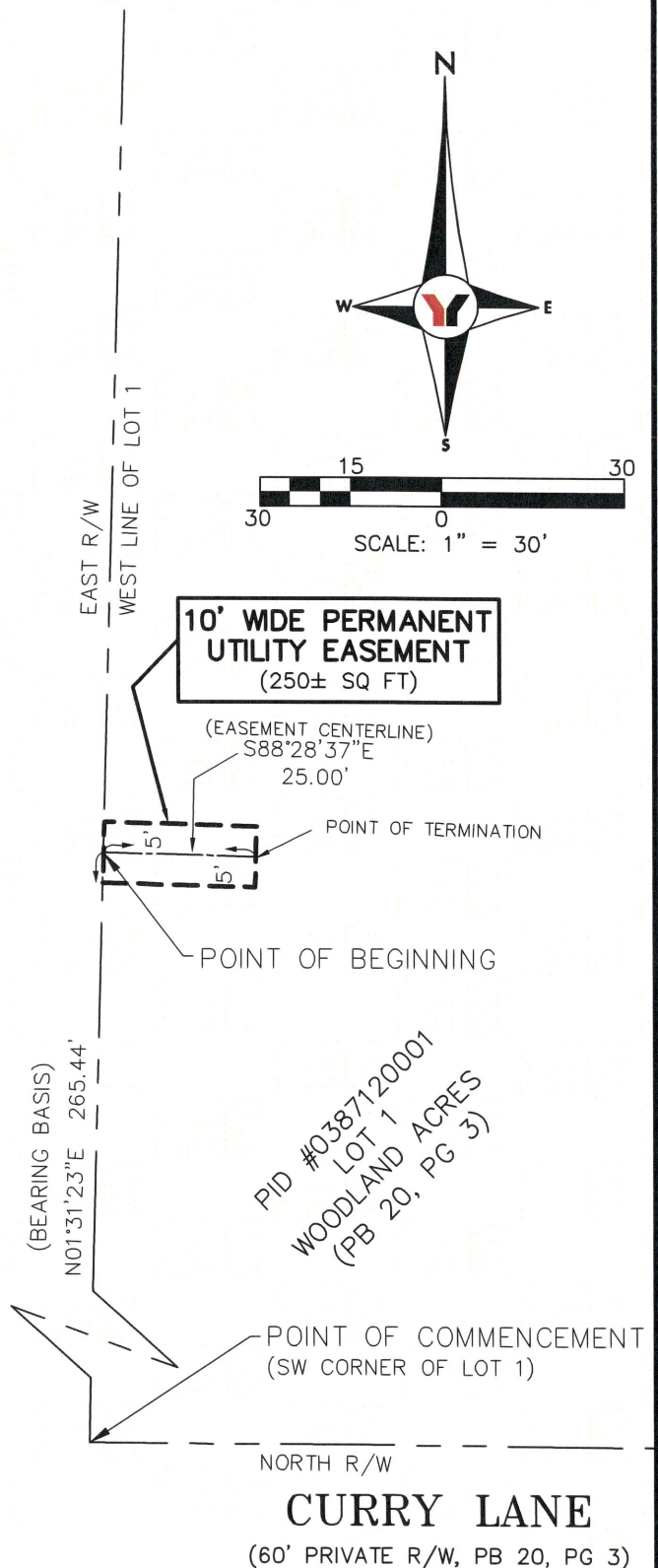
NOTES

1. THIS SKETCH IS NOT A BOUNDARY SURVEY.
2. BEARINGS SHOWN ARE ASSUMED, A BEARING OF N01°31'23"E WAS USED ALONG THE EAST R/W LINE OF PINEBROOK ROAD..
3. THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA PROFESSIONAL SURVEYOR & MAPPER.

LEGEND

PB-PLAT BOOK
OR-OFFICIAL RECORDS BOOK
PG-PAGE
R/W-RIGHT-OF-WAY
ORI-OFFICIAL RECORDS INSTRUMENT
PID-PROPERTY IDENTIFICATION

PINEBROOK ROAD
(PUBLIC R/W WIDTH VARIES)
(ASPHALT PAVEMENT)



PREPARED FOR: CASTO SE Development 5391 Lakewood Ranch Blvd., Ste. 100 Sarasota, FL 34240		Venice Medical Office Sketch & Description SECTION 33, TOWNSHIP 38 S., RANGE 19 E.		BY _____ DATE _____ DESCRIPTION _____ REVISED _____	
CREW CHIEF _____ DRAWN P.L. 1/13/22 CHECKED P.L. 1/14/22 FIELD BOOK _____ FIELD DATE N/A	INITIALS _____ DATE _____ F. Peter Lutz, Jr. PSM LS 5506 02/22/22	George F. Young, Inc. 10540 PORTAL CROSSING, SUITE 105 LAKEWOOD RANCH, FLORIDA 34211-4913 PHONE (941) 747-2981 FAX (941) 747-7234 BUSINESS ENTITY LB21 WWW.GEORGEFYOUNG.COM CIVIL & TRANSPORTATION ENGINEERING ECOLOGY GIS LANDSCAPE ARCHITECTURE PLANNING SURVEYING SUBSURFACE UTILITY ENGINEERING GAINESVILLE • LAKEWOOD RANCH • ORLANDO • ST. PETERSBURG • TAMPA		JOB NO. 19003103LS SHEET NO. 1 / 1	

Parcel Map Check Report

Client: Casto	Prepared by:
Client	Preparer P.L.
Client Company	George F. young, Inc.
Address 1	19003103LC (Venice Medical Bldg)
Date:	1/14/2022 8:38:29 AM

Parcel Name: Utility Easement

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 1,019,400.74' East: 522,678.25'

Segment# 1: Line

Course: S88° 28' 37"E Length: 25.00'

North: 1,019,400.08' East: 522,703.24'

Segment# 2: Line

Course: S1° 31' 23"W Length: 10.00'

North: 1,019,390.08' East: 522,702.98'

Segment# 3: Line

Course: N88° 28' 37"W Length: 25.00'

North: 1,019,390.74' East: 522,677.98'

Segment# 4: Line

Course: N1° 31' 23"E Length: 10.00'

North: 1,019,400.74' East: 522,678.25'

Perimeter: 70.00'

Area: 250.00Sq.Ft.

Error Closure: 0.00

Course: N0° 00' 00"E

Error North : 0.000

East: 0.000

Precision 1: 70,000,000.00