

Instrument Prepared By & Returned To:

LIN KURANT

Real Estate Services Manager, Sarasota County

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2016100597 16 PG(S)  
August 12, 2016 02:06:56 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FL

RESOLUTION NO. 2016-129

SV 16-04



RE: VACATION OF A 2,804 -SQUARE FOOT PORTION OF AN UNIMPROVED PUBLIC RIGHT-OF-WAY KNOWN AS VENICE BY-WAY LOCATED IN VENICE AND LYING WITHIN VENICE EDGEWOOD SECTION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 166, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

WHEREAS, THE BOARD OF COUNTY COMMISSIONERS OF SARASOTA COUNTY, FLORIDA, has received a Petition to Vacate a 2,804-square-foot portion of an unimproved public right-of-way known as Venice By-way; being more particularly described in Exhibit "A", attached hereto and made a part hereof; and

WHEREAS, Sarasota County has received proof of publication of the public notice and a certificate showing that all State and County taxes have been paid as required by Section 177.101, Section 336.09 and Section 336.10 Florida Statutes; and

WHEREAS, said area to be vacated does not lie within the corporate limits of any city or town, but lies directly adjacent to the corporate limits of the City of Venice; and

WHEREAS, the City of Venice has a continuing need for a Utility Easement within the vacated right-of-way; and

WHEREAS, upon due consideration of said Petition and Request, it is determined that the best interest of the public would be served by granting same.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF SARASOTA COUNTY, FLORIDA, IN PUBLIC MEETING ASSEMBLED:

1. Subject to the performance of all conditions precedent listed below, the County of Sarasota, to the extent of its interest, hereby vacates abandons and discontinues its interest in a 2,804-square foot portion of Venice By-way right-of-way; being more particularly described in Exhibit "A", attached hereto and made a part hereof.
2. An express condition precedent to the lawful effect of this Resolution is the conveyance and recording of a communication easement to Frontier Florida, LLC, a Florida limited liability company, at no cost to the County, in substantial conformity with

R 2016-129

Exhibit "B", attached hereto and made a part hereof, across the 2,804-square-foot right-of-way by all persons to whom such right of way would be owned upon the effective vacation, including the Petitioner.

3. An express condition precedent to the lawful effect of this Resolution is the conveyance and recording of a utility easement to Florida Power and Light Company, at no cost to the County, in substantial conformity with Exhibit "C", attached hereto and made a part hereof, across a portion of the 2,804-square-foot right-of-way by all persons to whom such right of way would be owned upon the effective vacation, including each Petitioner.
4. An express condition precedent to the lawful effect of this Resolution is the conveyance and recording of a utility easement to the City of Venice, at no cost to the City or County, in substantial conformity with Exhibit "D", attached hereto and made a part hereof, across a portion of the 2,804-square-foot right-of-way by all persons to whom such right of way would be owned upon the effective vacation, including each Petitioner.
5. That the vacation, abandonment, discontinuance and release by Sarasota County to the extent of its interest, and the interest of the general public, in no way terminates or interferes with any private (implied or otherwise) easement, or cause of action for the enforcement thereof, accruing to any contiguous, abutting, adjacent, or other property owners served by said easement.
6. That this Resolution shall take effect upon the occurrence of all conditions precedent as stated above.

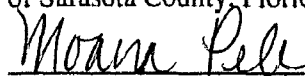
PASSED AND DULY ADOPTED THIS 12<sup>th</sup> DAY OF JULY, 2016.

BOARD OF COUNTY COMMISSIONERS  
OF SARASOTA COUNTY, FLORIDA

  
Chairman

ATTEST:

KAREN E. RUSHING, Clerk of the  
Circuit Court, Ex-Officio Clerk of  
The Board of County Commissioners  
of Sarasota County, Florida

  
Deputy Clerk

R 2016-129

# SKETCH OF DESCRIPTION

SHEET 10E 2

PARTIAL RIGHT OF WAY VACATION  
VENICE BY-WAY  
SECTION 17, TOWNSHIP 39, RANGE 19 EAST,  
SARASOTA COUNTY, FLORIDA

## DESCRIPTION: (PARCEL "B")

A portion of VENICE BY-WAY, a 30 ft. wide right of way as shown on the Plat of VENICE EDGEWOOD SECTION, recorded in Plat Book 2, at Page 166, Public Records of Sarasota County, Florida, described as follows:

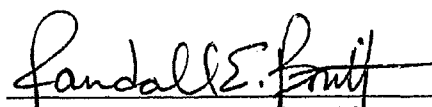
BEGIN at a point which lies on the West line of Section 17, Township 39 South, Range 19 East, Sarasota County, Florida, being S.00°31'52"W., and 862.96 feet from the Northwest corner of said Section 17; thence N.00°31'52" along the East right of way line of Venice By-Way (30 ft. wide Right of way, per Plat of VENICE EDGEWOOD SECTION, recorded in Plat Book 2, at Page 166 of the Public Records of Sarasota County, Florida), a distance of 77.22 feet; thence leaving said East right of way line of Venice By-Way, N.46°31'31"W, a distance of 42.08 feet to a point on the West right of way line of said Venice By-Way, same being the boundary of lands described in Official Records Book 2224, Page 1739 of the Public Records of Sarasota County, Florida; thence along said boundary of lands described in Official Records Book 2224, Page 1739, the following two (2) courses: (1) thence S 00°22'39" W, a distance of 105.50 feet; (2) thence S.88°43'51" E, a distance of 30.61 feet to the POINT OF BEGINNING.

All being in Section 18, Township 39 South, Range 19 East, Sarasota County, Florida.

## NOTES:

1. This sketch does not represent a Boundary Survey. See Boundary Survey prepared by Britt Surveying, Inc. Job No. 15-06-20F, dated November 25, 2015.
2. Bearings shown hereon refer to an assumed meridian, the West line of Section 17-39-19 being S.00°31'52"W.
3. Description shown hereon has been prepared for this sketch.
4. This sketch has been prepared without the benefit of a Commitment for Title Insurance or a Title Policy.

Revised: May 3, 2016  
Revised: February 27, 2016  
DECEMBER 22, 2015  
DATE OF SKETCH



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

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

THIS SKETCH IS NOT A BOUNDARY SURVEY

PREPARED FOR:  
FURNITURE WAREHOUSE



**BRITT SURVEYING, INC.**

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

606 Cypress Avenue Venice Florida 34285  
Telephone: (941) 493-1396 Fax: (941) 484-5766  
Email: bsi@brittsurveying.com

JOB NUMBER: 15-06-20G

R 2016-129

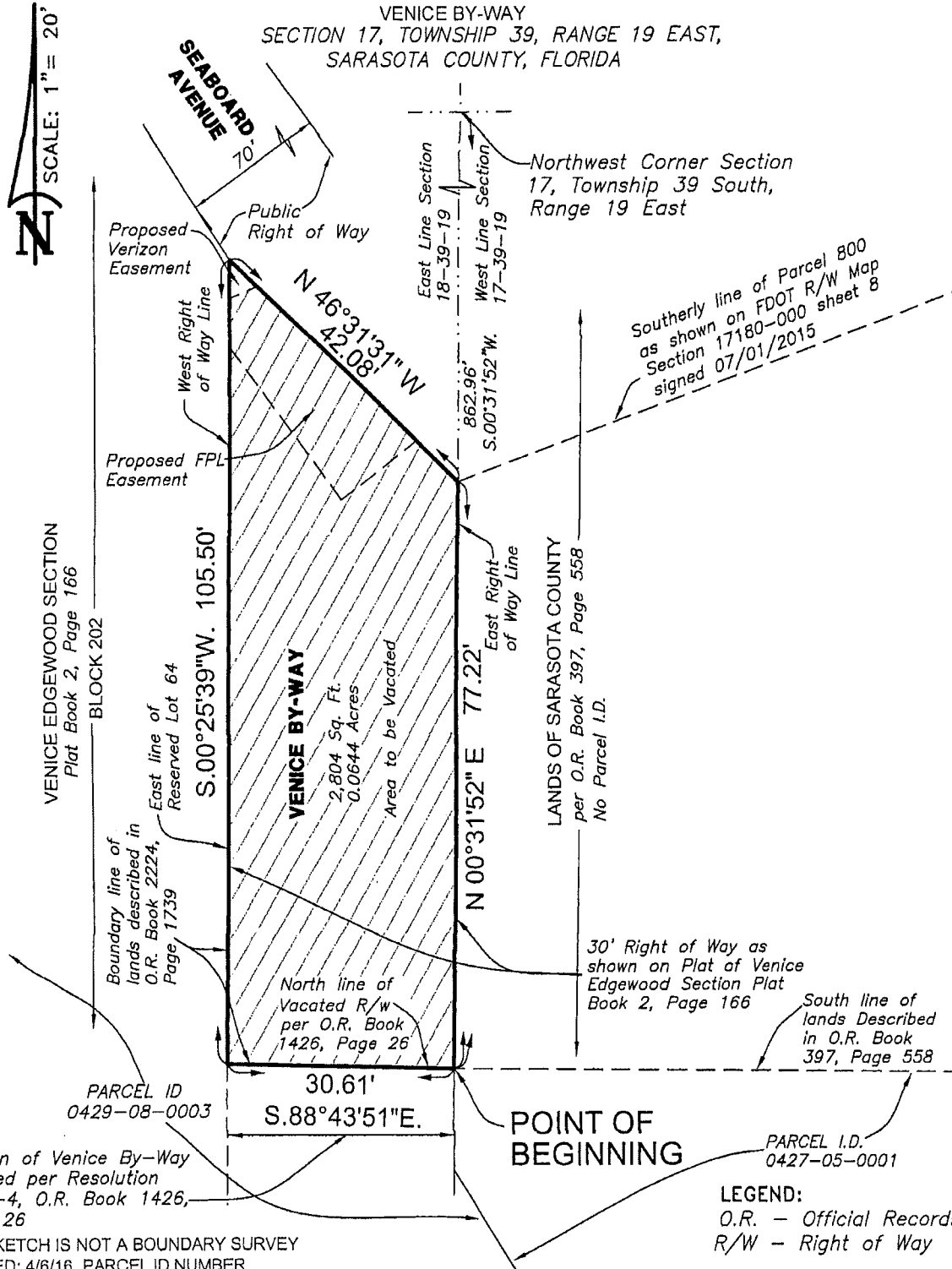
# SKETCH OF DESCRIPTION

PARTIAL RIGHT OF WAY VACATION

VENICE BY-WAY

SECTION 17, TOWNSHIP 39, RANGE 19 EAST,  
SARASOTA COUNTY, FLORIDA

SHEET 20E 2



PREPARED FOR:  
FURNITURE WAREHOUSE

DATE: DECEMBER 22, 2015

JOB NUMBER: 15-06-20G



**BRITT SURVEYING, INC.**

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

606 Cypress Avenue Venice Florida 34285  
Telephone: (941) 493-1396 Fax: (941) 484-5766  
Email: bsi@brittsurveying.com

R 2016-129

## EXHIBIT B

### FILE NO. \_\_\_\_\_

This instrument was prepared by:  
Mike Little  
Frontier Florida LLC  
3712 W. Walnut St.  
Tampa, FL 33607

## COMMUNICATION EASEMENT

**THIS EASEMENT**, made this day between the undersigned for: Mark Richmond and Stephany Richmond, as Co-trustees of the Mark Richmond Revocable Trust dated July 5, 1995, ("GRANTOR"), whose address is 7155 16<sup>th</sup> Street, East, Suite 101, Sarasota, FL 34243, and Frontier Florida LLC, a Florida limited liability company, whose address is, 3712 W. Walnut St., Tampa FL. 33607, its successors and assigns (GRANTEE):

**WITNESSETH**, that for and in consideration of the mutual benefits which will accrue to GRANTOR and GRANTEE as a result of GRANTEE'S construction, installation, maintenance and operation of communication facilities within the GRANTOR'S premises described below, GRANTOR grants, conveys, bargains or sells to GRANTEE a non-exclusive easement to place, replace, remove and maintain telecommunication equipment and other such facilities it deems desirable for providing telecommunications and other communications services in, over, across and under the following described property in Sarasota County, Florida, to wit:

Frontier Legal Description: A ten (10) foot wide easement strip defined as comprising an area five (5) feet on each side of the center line of the GRANTEE'S facilities as may be designed from time to time at a mutually agreed upon location within the GRANTOR'S premises as described in the Legal Description in Exhibit "1".

The rights granted to GRANTEE specifically include: (a) the right for GRANTEE to patrol, inspect, alter, improve, repair, rebuild, relocate and move said facilities; (b) the right for GRANTEE to change the quantity and type of facilities; (c) the right for GRANTEE to clear the Easement Area of trees, limbs, undergrowth and other physical objects which, in the opinion of GRANTEE, endanger or interfere with the safe and efficient installation, operation or maintenance of said facilities; (d) the reasonable right for GRANTEE to enter upon land of the GRANTOR adjacent to said Easement Area for the purpose of exercising the rights herein granted; (e) and all other rights and privileges reasonable, necessary or convenient for GRANTEE'S safe and efficient installation, operation and maintenance of said facilities and the enjoyment and use of said easement for the purpose described above.

GRANTOR hereby covenants and agrees that no buildings, structures or obstacles (except

1 OF 6

Please, return to: Frontier Florida LLC  
Attn: Mike Little  
3712 W. Walnut St.  
Tampa, FL.33607

*R 2016-129*

FILE NO. \_\_\_\_\_

fences) shall be located, constructed, excavated or created within the Easement Area. If fences are installed, they shall be placed so as to allow ready access to GRANTEE'S facilities. If GRANTOR'S future orderly development of the premises is in physical conflict with GRANTEE'S facilities, GRANTEE shall, within 60 days after receipt of written request from the GRANTOR, relocate said facilities to another mutually agreed upon Easement Area in GRANTOR'S premises, provided that prior to the relocation of said facilities: (a) GRANTOR shall pay to GRANTEE the full expected cost of the relocation as estimated by GRANTEE; (b) and GRANTOR shall execute and deliver to GRANTEE, at no cost, an acceptable and recordable easement to cover the relocated facilities. Upon completion of the relocation, the easement herein shall be considered canceled as to the portion vacated by the relocation.

GRANTOR covenants not to interfere with GRANTEE'S facilities within the Easement Area in GRANTOR'S premises, and GRANTOR further covenants to indemnify and hold GRANTEE harmless from any and all damages and injuries, whether to persons or property resulting from interference with GRANTEE'S facilities by GRANTOR or by GRANTOR'S agents or employees.

GRANTOR hereby warrants and covenants: (a) that GRANTOR is lawfully and well seized of said land in fee simple in which the above described Easement Area is located; (b) and GRANTOR fully warrants the title to the land and will defend the same against the lawful claims of all persons whomsoever; (c) and the GRANTEE shall have quiet and peaceful possession, use and enjoyment of this easement.

All covenants, terms, provisions and conditions herein contained shall inure and extend to, and be obligatory upon, the successors, lessees and assigns of the respective parties hereto.

**WITNESSES:**

\_\_\_\_\_

\_\_\_\_\_  
Mark Richmond, Co-Trustee of the Mark  
Richmond Revocable Trust dated  
July 5, 1995

\_\_\_\_\_

\_\_\_\_\_  
Stephany Richmond, Co-Trustee of the  
Mark Richmond Revocable Trust dated  
July 5, 1995

FILE NO. \_\_\_\_\_

**ACKNOWLEDGEMENT**

STATE OF FLORIDA  
COUNTY OF SARASOTA

SWORN TO and subscribed before me this \_\_\_\_ day of \_\_\_\_\_, 2016, by Mark Richmond and Stephany Richmond, Co-Trustees of the Mark Richmond Revocable Trust dated July 5, 1995, who are personally known to me or who produced \_\_\_\_\_, as identification.

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Print Name of Notary Public

My Commission Expires \_\_\_\_\_

NOTARY PUBLIC – STATE OF \_\_\_\_\_

Commission No. \_\_\_\_\_

Place seal:

FILE NO. \_\_\_\_\_

**EXHIBIT "1"**  
**LEGAL DESCRIPTION**



## EXHIBIT "1"

# SKETCH OF DESCRIPTION

## NON-EXCLUSIVE UTILITY EASEMENT

SHEET 1 OF 2

SECTION 17, TOWNSHIP 39, RANGE 19 EAST,  
SARASOTA COUNTY, FLORIDA

## DESCRIPTION:

A portion of VENICE BY-WAY, a 30 ft. wide right of way as shown on the Plat of VENICE EDGEWOOD SECTION, recorded in Plat Book 2, at Page 166, Public Records of Sarasota County, Florida, described as follows:

BEGIN at a point which lies on the West line of Section 17, Township 39 South, Range 19 East, Sarasota County, Florida, being S.00°31'52"W., and 862.96 feet from the Northwest corner of said Section 17; thence N.00°31'52" along the East right of way line of Venice By-Way (30 ft. wide Right of way, per Plat of VENICE EDGEWOOD SECTION, recorded in Plat Book 2, at Page 166 of the Public Records of Sarasota County, Florida), a distance of 77.22 feet; thence leaving said East right of way line of Venice By-Way, N.46°31'31"W, a distance of 42.08 feet to a point on the West right of way line of said Venice By-Way, same being the boundary of lands described in Official Records Book 2224, Page 1739 of the Public Records of Sarasota County, Florida; thence along said boundary of lands described in Official Records Book 2224, Page 1739, the following two (2) courses: (1) thence S 00°25'39" W, a distance of 105.50 feet; (2) thence S.88°43'51" E, a distance of 30.61 feet to the POINT OF BEGINNING.

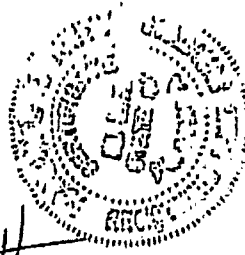
All being in Section 18, Township 39 South, Range 19 East, Sarasota County, Florida.

## NOTES:

1. This sketch does not represent a Boundary Survey. See Boundary Survey prepared by Britt Surveying, Inc. Job No. 15-06-20F, dated November 25, 2015.
2. Bearings shown hereon refer to an assumed meridian, the West line of Section 17-39-19 being S.00°31'52"W.
3. Description shown hereon has been prepared for this sketch.
4. This sketch has been prepared without the benefit of a Commitment for Title Insurance or a Title Policy.

JUNE 24, 2018  
DATE OF SKETCH

THIS SKETCH IS NOT A BOUNDARY SURVEY

  
Randall E. Britt, Professional Land Surveyor  
Florida Certification Number 3979  
Note: Not Valid Unless Imprinted With Embossed Land Surveyor's Seal

PREPARED FOR:  
FURNITURE WAREHOUSE

JOB NUMBER: 15-08-20G



### BRITT SURVEYING, INC.

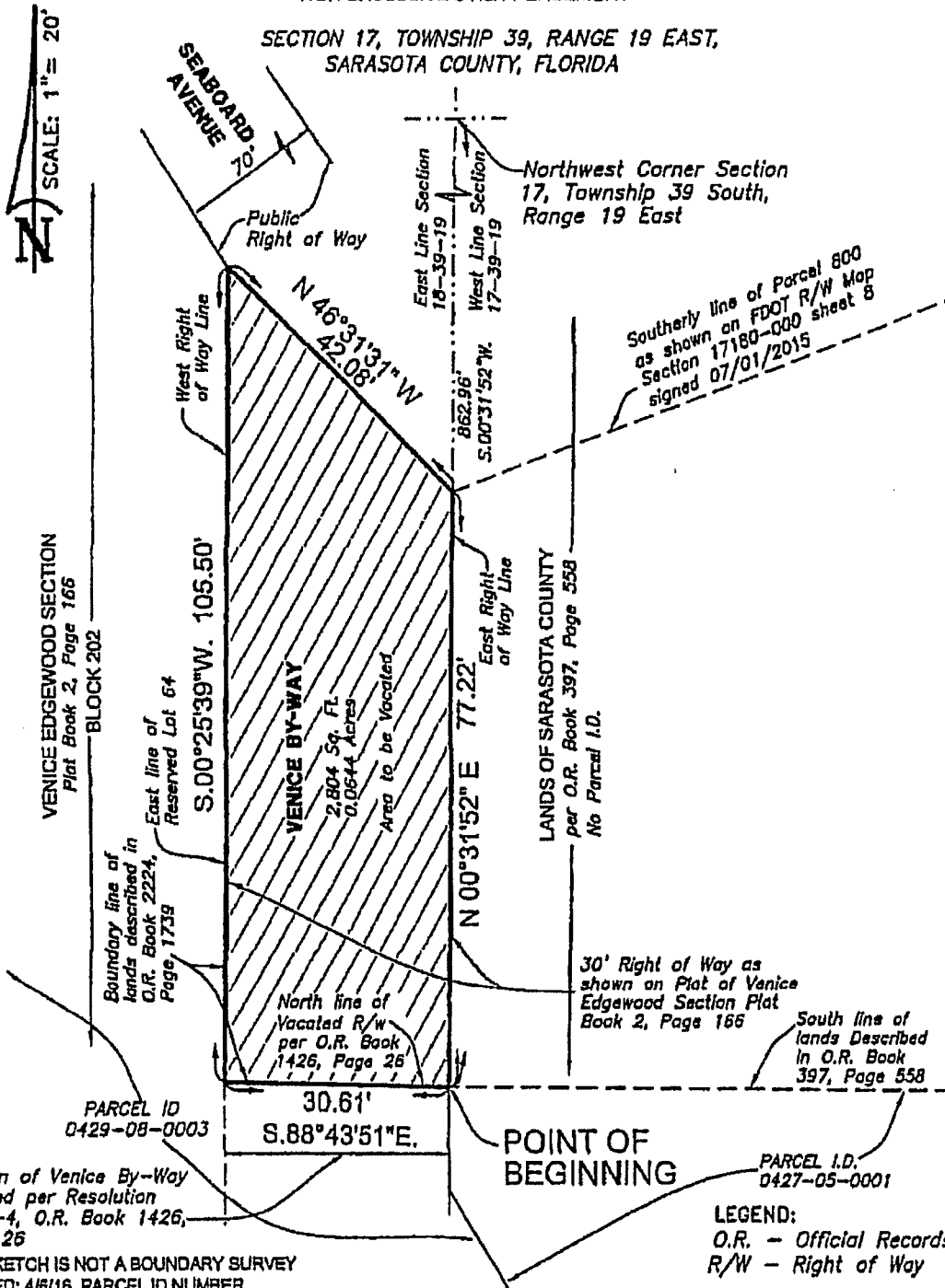
LAND SURVEYORS AND MAPPERS  
CERTIFICATE OF AUTHORIZATION NO. L.B. 6838  
808 Cypress Avenue Venice Florida 34285  
Telephone: (941) 493-1398 Fax: (941) 484-5788  
Email: bsl@brittsurveying.com

R 2016-129

# SKETCH OF DESCRIPTION NON-EXCLUSIVE UTILITY EASEMENT

SHEET 2 OF 2

SECTION 17, TOWNSHIP 39, RANGE 19 EAST,  
SARASOTA COUNTY, FLORIDA



PREPARED FOR:  
FURNITURE WAREHOUSE

DATE: DECEMBER 22, 2015

JOB NUMBER: 15-08-20G



**BRITT SURVEYING, INC.**

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

608 Cypress Avenue Venice Florida 34285

Telephone: (941) 493-1388 Fax: (941) 484-5786

Email: bsl@brittsurveying.com

Work Request No. N/A  
Sec.17, Twp 39 S, Rge 19 E

Parcel I.D. \_\_\_\_\_  
(Maintained by County Appraiser)

**EXHIBIT C  
EASEMENT  
(BUSINESS)**

This Instrument Prepared By

Name: GREG COKER  
Co. Name: FPL  
Address: 1253 12<sup>TH</sup> AVE EAST  
PALMETTO, FL 34221

The undersigned, in consideration of the payment of \$1.00 and other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, grant and give to Florida Power & Light Company, its affiliates, licensees, agents, successors, and assigns ("FPL"), a non-exclusive easement forever for the construction, operation and maintenance of overhead and underground electric utility facilities (including wires, poles, guys, cables, conduits and appurtenant equipment) to be installed from time to time; with the right to reconstruct, improve, add to, enlarge, change the voltage as well as the size of, and remove such facilities or any of them within an easement described as follows:

Reserved for Circuit Court

See attached Sketch and Legal description.

Together with the right to permit any other person, firm, or corporation to attach wires to any facilities hereunder and lay cable and conduit within the Easement Area and to operate the same for communications purposes; the right of ingress and egress to the Easement Area at all times; the right to clear the land and keep it cleared of all trees, undergrowth and other obstructions within the Easement Area; the right to trim and cut and keep trimmed and cut all dead, weak, leaning or dangerous trees or limbs outside of the Easement Area, which might interfere with or fall upon the lines or systems of communications or power transmission or distribution; and further grants, to the fullest extent the undersigned has the power to grant, if at all, the rights hereinabove granted on the Easement Area heretofore described, over, along, under and across the roads, streets or highways adjoining or through said Easement Area.

IN WITNESS WHEREOF, the undersigned has signed and sealed this Instrument on \_\_\_\_\_, 2016.

Signed, sealed and delivered in the presence of:

Mark Richmond and Stephany Richmond, as Co-Trustees of  
the Mark Richmond Revocable Trust dated July 5, 1995

\_\_\_\_\_  
(Witness' Signature)  
Print Name: \_\_\_\_\_  
(Witness)

By: \_\_\_\_\_  
Print Name: Mark Richmond  
Print Address: 7155 16th Street, East, Suite 101  
Sarasota, FL 34243

\_\_\_\_\_  
(Witness' Signature)  
Print Name: \_\_\_\_\_  
(Witness)

By: \_\_\_\_\_  
Print Name: Stephany Richmond  
Print Address: 7155 16th Street, East, Suite 101  
Sarasota, FL 34243

STATE OF FLORIDA AND COUNTY OF SARASOTA. The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2016, by Mark Richmond and Stephany Richmond, as Co-Trustees of the Mark Richmond Revocable Trust dated July 5, 1995, who are personally known to me or have produced \_\_\_\_\_ as identification, and who did (did not) take an oath. (Type of Identification)

My Commission Expires:

\_\_\_\_\_  
Notary Public, Signature  
Print Name: \_\_\_\_\_

R 2016-129

# SKETCH OF DESCRIPTION

SHEET 1 OF 2

## FPL EASEMENT

SECTION 17, TOWNSHIP 39, RANGE 19 EAST,  
SARASOTA COUNTY, FLORIDA

### DESCRIPTION:

A portion of VENICE BY-WAY, a 30 ft. wide right of way as shown on the Plat of VENICE EDGEWOOD SECTION, recorded in Plat Book 2, at Page 166, Public Records of Sarasota County, Florida, described as follows:

COMMENCE at a point which lies on the West line of Section 17, Township 39 South, Range 19 East, Sarasota County, Florida, being S.00°31'52"W., and 785.74 feet from the Northwest corner of said Section 17; thence N.46°31'31"W., a distance of 7.72 feet for the POINT OF BEGINNING; thence continue N.46°31'31"W., a distance of 34.36 feet to the West Right of Way line of Venice By-Way (30 ft. Wide Right of Way), per Plat of VENICE EDGEWOOD SECTION, recorded in Plat Book 2, Page 166, Public Records of Sarasota County, Florida; thence S.00°25'39"W., along said West Right of Way line of Venice By-Way a distance of 11.43 feet; thence S.36°33'03"E., leaving said West Right of Way line of Venice By-Way, a distance of 24.75 feet; thence N.53°16'07"E., a distance of 12.83 feet to the POINT OF BEGINNING.

Parcel contains 302 Square Feet, or 0.0069 Acres more or less

*Randall E. Britt*

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

Not Valid Unless Imprested With Embossed Land Surveyor's Seal

THIS SKETCH IS NOT A BOUNDARY SURVEY

PREPARED FOR:  
FLORIDA POWER & LIGHT CO.  
FURNITURE WAREHOUSE

DATE: DECEMBER 23, 2016

JOB NUMBER: 15-09-20



**BRITT SURVEYING, INC.**

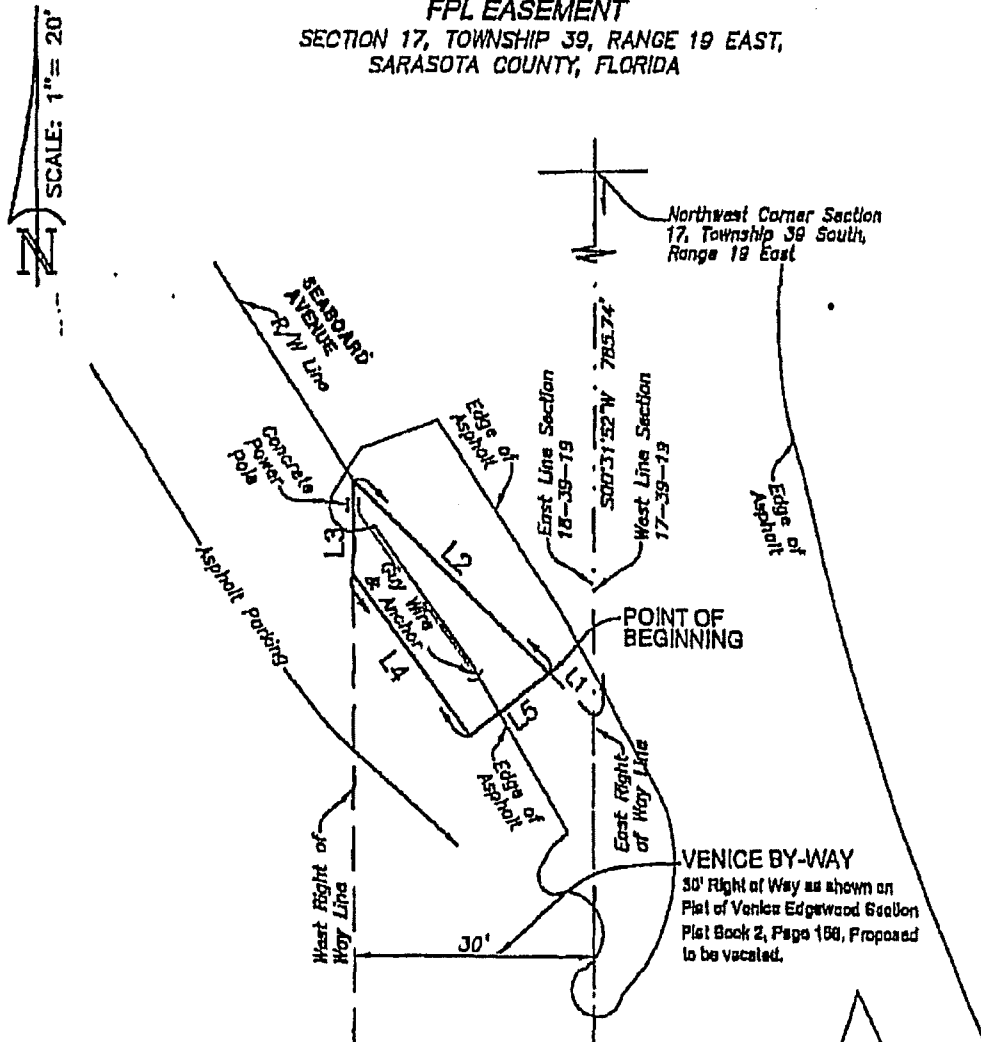
LAND SURVEYORS AND MAPPERS  
CERTIFICATE OF AUTHORIZATION NO. L.S. 6938  
606 Cypress Avenue Venice Florida 34288  
Telephone: (941) 483-1388 Fax (941) 484-5768  
Email: [brl@brittsurveying.com](mailto:brl@brittsurveying.com)

R 2016-129

# SKETCH OF DESCRIPTION FPL EASEMENT

SHEET 2 OF 2

SECTION 17, TOWNSHIP 39, RANGE 19 EAST,  
SARASOTA COUNTY, FLORIDA



LINE TABLE

LINE	BEARING	DISTANCE
L1	N48°31'31"W	7.72'
L2	N48°31'31"W	34.38'
L3	S00°26'39"W	11.43'
L4	S38°33'03"E	24.78'
L5	N63°18'07"E	12.83'

## LEGEND:

R/W - Right of Way

THIS SKETCH IS NOT A BOUNDARY SURVEY

## NOTES:

1. This Sketch does not represent a Boundary Survey. The purpose of this sketch is to graphically depict the description shown hereon.
2. Bearings, shown hereon refer to an assumed meridian, the West line of Section 17-39-19 being S00°31'52"W.
3. Description shown hereon has been prepared for this sketch.

PREPARED FOR:  
FLORIDA POWER & LIGHT CO.

DATE: DECEMBER 23, 2015  
JOB NUMBER: 15-06-20



**BRITT SURVEYING, INC.**

LAND SURVEYORS AND MAPPERS  
CERTIFICATE OF AUTHORIZATION NO. LB 8838  
808 Cypress Avenue Venice Florida 34288  
Telephone: (841) 463-1888 Fax: (841) 464-5788  
Email: bsl@brittsurveying.com

R 2016-129

EXHIBIT D

This instrument prepared by  
and return to:  
City of Venice  
401 W. Venice Avenue  
Venice, FL 34285

GRANT OF EASEMENT

THIS INDENTURE, made this \_\_\_\_\_ day of \_\_\_\_\_, 2016, by and between Mark Richmond and Stephany Richmond, as Co-Trustees of the Mark Richmond Revocable Trust dated July 5, 1995 of the County of Sarasota, State of Florida, party of the first part, and CITY OF VENICE, a municipal corporation in the County of Sarasota, State of Florida, party of the second part;

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations to him in hand paid by said party of the second part, the receipt of which is hereby acknowledged, has granted, bargained, and sold, and by these presents does hereby grant, bargain, and sell unto the party of the second part, its successors and assigns forever, an easement ten (10) feet on each side of Grantee's facilities within the Grantor's property as described on Exhibit "1" for the installation, maintenance and servicing of utility line or lines, manholes, fire hydrants, valves and associated utility appurtenances over, across, under and along the property described on Exhibit "1".

IN WITNESS WHEREOF, the party of the first part has hereunto set its hand and seal, the day and year first above written.

SIGNED, SEALED, AND DELIVERED  
IN THE PRESENCE OF:

\_\_\_\_\_(witness)

\_\_\_\_\_(witness)

\_\_\_\_\_  
Mark Richmond, Co-Trustee of the Mark  
Richmond Revocable Trust dated  
July 5, 1995

\_\_\_\_\_  
Stephany Richmond, Co-Trustee of the  
Mark Richmond Revocable Trust dated  
July 5, 1995

STATE OF FLORIDA     )  
COUNTY OF SARASOTA )

Subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 2106, by by Mark Richmond and Stephany Richmond,  
as Co-Trustees of the Mark Richmond Revocable Trust dated July 5, 1995, who are personally known to me or who  
have produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public

Notary stamp:  
Commission No.

## EXHIBIT "1"

# SKETCH OF DESCRIPTION

## NON-EXCLUSIVE UTILITY EASEMENT

SHEET 1 OF 2

SECTION 17, TOWNSHIP 39, RANGE 19 EAST,  
SARASOTA COUNTY, FLORIDA

**DESCRIPTION:**

A portion of VENICE BY-WAY, a 30 ft. wide right of way as shown on the Plat of VENICE EDGEWOOD SECTION, recorded in Plat Book 2, at Page 166, Public Records of Sarasota County, Florida, described as follows:

BEGIN at a point which lies on the West line of Section 17, Township 39 South, Range 19 East, Sarasota County, Florida, being S.00°31'52"W., and 862.96 feet from the Northwest corner of said Section 17; thence N.00°31'52" along the East right of way line of Venice By-Way (30 ft. wide Right of way, per Plat of VENICE EDGEWOOD SECTION, recorded in Plat Book 2, at Page 166 of the Public Records of Sarasota County, Florida), a distance of 77.22 feet; thence leaving said East right of way line of Venice By-Way, N.46°31'31"W, a distance of 42.08 feet to a point on the West right of way line of said Venice By-Way, same being the boundary of lands described in Official Records Book 2224, Page 1739 of the Public Records of Sarasota County, Florida; thence along said boundary of lands described in Official Records Book 2224, Page 1739, the following two (2) courses: (1) thence S 00°25'39" W, a distance of 105.50 feet; (2) thence S.88°43'51" E, a distance of 30.61 feet to the POINT OF BEGINNING.

All being in Section 18, Township 39 South, Range 19 East, Sarasota County, Florida.

**NOTES:**

1. This sketch does not represent a Boundary Survey. See Boundary Survey prepared by Britt Surveying, Inc. Job No. 15-06-20F, dated November 25, 2015.
2. Bearings shown hereon refer to an assumed meridian, the West line of Section 17-39-19 being S.00°31'52"W.
3. Description shown hereon has been prepared for this sketch.
4. This sketch has been prepared without the benefit of a Commitment for Title Insurance or a Title Policy.

JUNE 24, 2016  
DATE OF SKETCH

THIS SKETCH IS NOT A BOUNDARY SURVEY

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

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

PREPARED FOR:  
FURNITURE WAREHOUSE



**BRITT SURVEYING, INC.**

LAND SURVEYORS AND MAPPERS  
CERTIFICATE OF AUTHORIZATION NO. L.B. 6838

606 Cypress Avenue Venice Florida 34285  
Telephone: (941) 493-1388 Fax: (941) 484-5788  
Email: bs@brittsurveying.com

JOB NUMBER: 15-06-20G

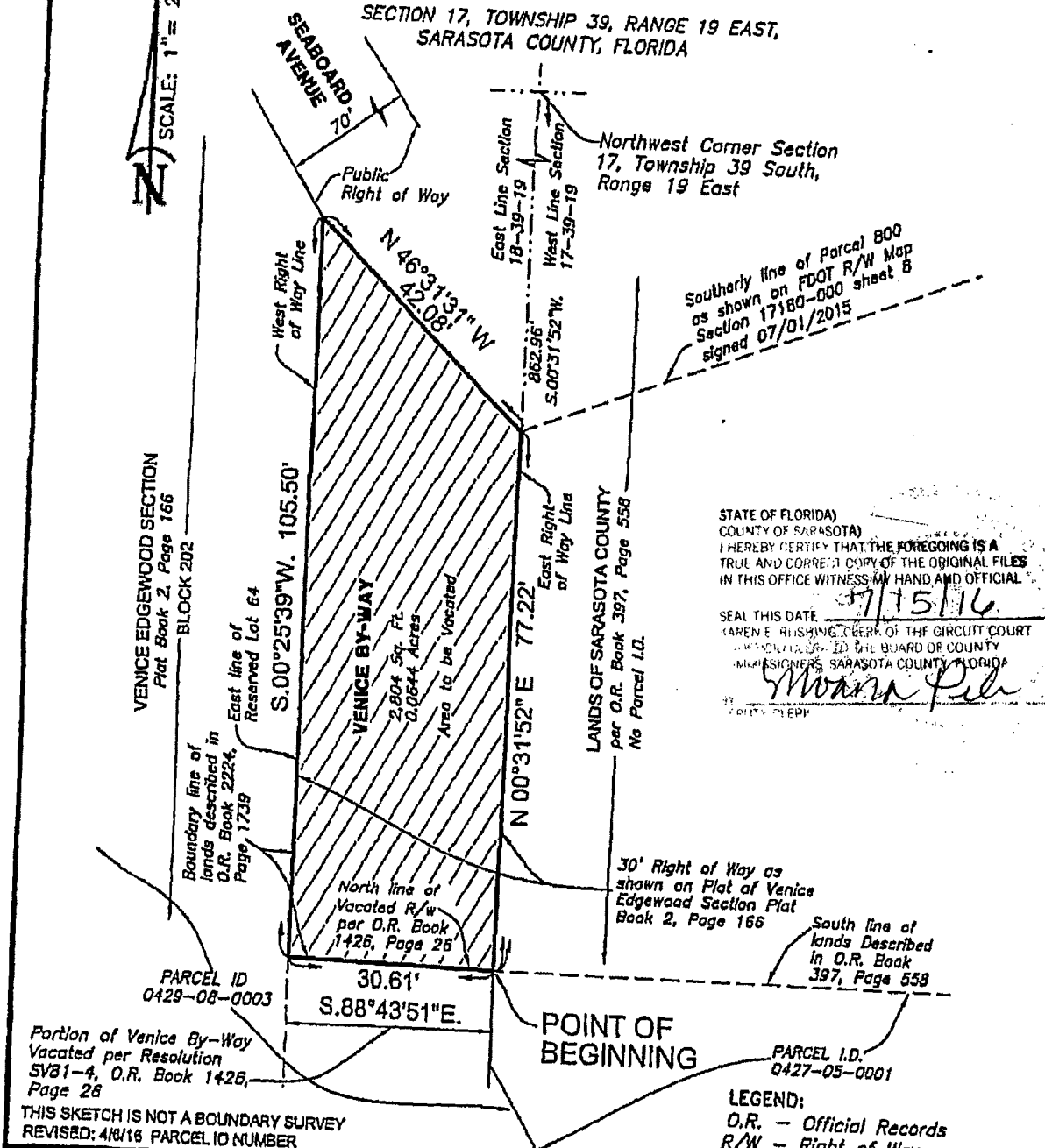
R 2016-129

# SKETCH OF DESCRIPTION NON-EXCLUSIVE UTILITY EASEMENT

SHEET 2 OF 2

SECTION 17, TOWNSHIP 39, RANGE 19 EAST,  
SARASOTA COUNTY, FLORIDA

SCALE: 1" = 20'



STATE OF FLORIDA)  
COUNTY OF SARASOTA)  
I HEREBY CERTIFY THAT THE FOREGOING IS A  
TRUE AND CORRECT COPY OF THE ORIGINAL FILES  
IN THIS OFFICE WITNESS MY HAND AND OFFICIAL

SEAL THIS DATE  
KAREN E. RUSHING, CLERK OF THE CIRCUIT COURT  
IN AND FOR THE COUNTY OF SARASOTA, FLORIDA  
BY *Morgan Pelt*  
CLERK

Parcel of Venice By-Way  
Vacated per Resolution  
SV81-4, O.R. Book 1426,  
Page 26

THIS SKETCH IS NOT A BOUNDARY SURVEY  
REVISED: 4/8/16 PARCEL ID NUMBER

PREPARED FOR:  
FURNITURE WAREHOUSE

DATE: DECEMBER 22, 2015  
JOB NUMBER: 15-08-200



**BRITT SURVEYING, INC.**

LAND SURVEYORS AND MAPPERS  
CERTIFICATE OF AUTHORIZATION NO. L.B. 8638  
808 Cypress Avenue Venice Florida 34295  
Telephone: (941) 483-1388 Fax: (941) 484-5768  
Email: bsl@brittsurveying.com

R 2016-129