

This instrument prepared by:
After recording return to:
City Clerk, City of Venice
401 W. Venice Ave, Venice, FL 34285

GRANT OF EASEMENT

THIS INDENTURE, made this 6 day of April, 2017, by and between
VENICE BEACH CONDOS, LLC 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 for the installation and maintenance of a public
sidewalk, over, across, under and along the following described parcel of land in Sarasota
County, Florida, to wit:

See EXHIBIT A - Sketch and Legal Description attached

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:

Stephanie L Tancey (witness)
Print STEPHANIE L TANCEY

Victoria Dietz (witness)
Print Victoria Dietz

VENICE BEACH CONDOS, LLC

Michael W. Miller
Michael W. Miller, as Manager of
MPS Development & Construction,
LLC, Managing Member

STATE OF FLORIDA
COUNTY OF SARASOTA

Subscribed before me this 6 day of April, 2017, by Michael W. Miller who is
personally known to me to me or who has produced _____ as identification.

Notary stamp:
Commission No.



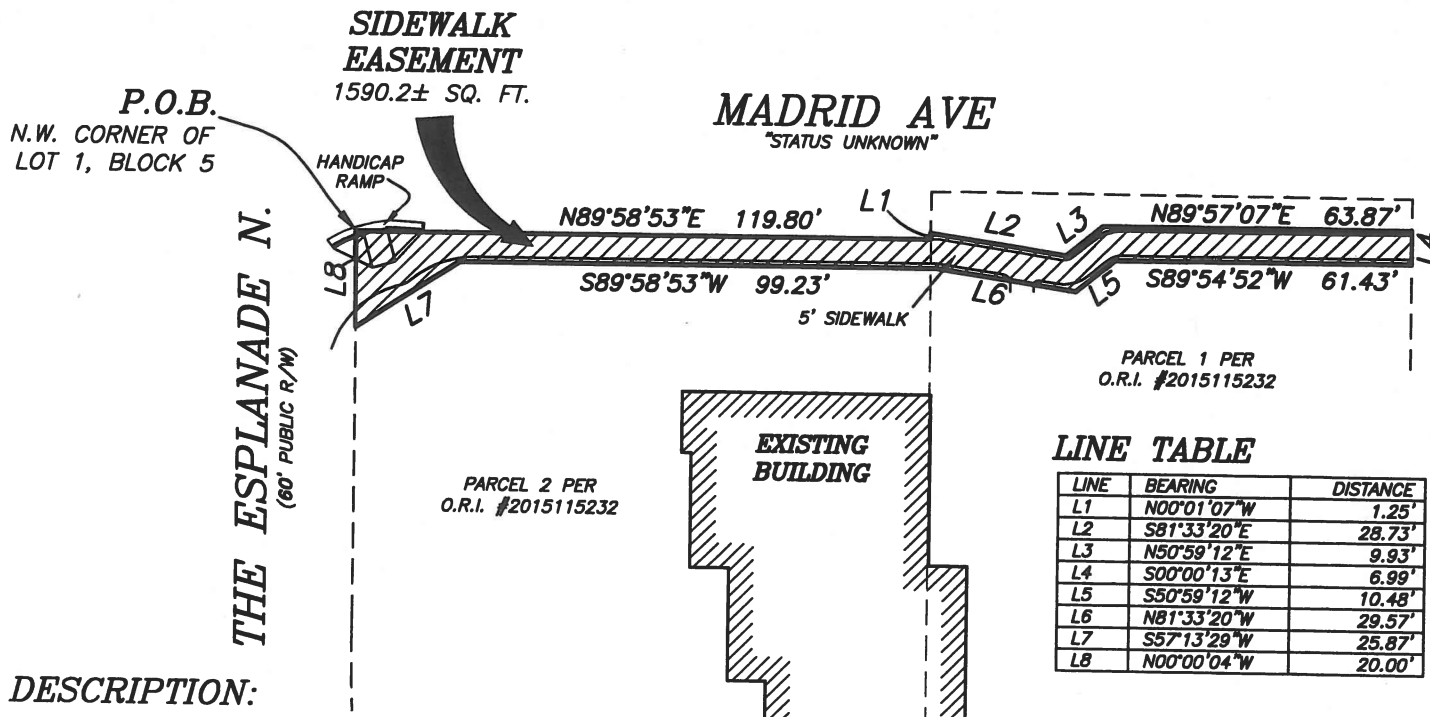
Stephanie L Tancey
Notary Public

LEGEND

R/W = RIGHT-OF-WAY
R.P.B. = ROAD PLAT BOOK
P.B. = PLAT BOOK
PG. = PAGE
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N.T.S. = NOT TO SCALE

SKETCH & DESCRIPTION OF: AN EASEMENT LYING AND BEING IN SECTION 12, TOWNSHIP 39 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA "NOT A SURVEY" NOT TO SCALE

EXHIBIT A Page 1 of 3



DESCRIPTION:

A SIDEWALK EASEMENT LYING OVER AND ACROSS A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT #2015115232, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 1, BLOCK 5, REPLAT OF A PORTION OF GULFVIEW SECTION OF VENICE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGES 97 THROUGH 100, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE ON THE SOUTH RIGHT OF WAY OF MADRID AVE. (STATUS UNKNOWN), N89°58'53"E, 119.80 FEET; THENCE N00°01'07"W, 1.25 FEET; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE OF MADRID AVE., S81°33'20"E, 28.73 FEET; THENCE N50°59'12"E, 9.93 FEET; THENCE N89°57'07"E, 63.87 FEET, TO THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT #2015115232; THENCE ON SAID EAST LINE, S00°00'13"E, 6.99 FEET; THENCE LEAVING SAID EAST LINE, S89°54'52"W, 61.43 FEET; THENCE S50°59'12"W, 10.48 FEET; THENCE N81°33'20"W, 29.57 FEET; THENCE S89°58'53"W, 99.23 FEET; THENCE S57°13'29"W, 25.87 FEET, TO THE EAST RIGHT OF WAY LINE OF THE ESPLANADE NORTH (60' PUBLIC RIGHT OF WAY); THENCE ON SAID EAST RIGHT OF WAY LINE OF THE ESPLANADE NORTH, N00°00'04"W, 20.00 FEET, TO THE SOUTH RIGHT OF WAY LINE OF SAID MADRID AVE., ALSO BEING THE POINT OF BEGINNING.

SAID EASEMENT CONTAINING 1590.2 SQUARE FEET, MORE OR LESS. LYING AND BEING IN SECTION 12, TOWNSHIP 39 SOUTH, RANGE 18 EAST, CITY OF VENICE, SARASOTA COUNTY, FLORIDA.

SURVEYORS NOTES:

- BEARINGS ARE BASED ON THE NORTH RIGHT-OF-WAY LINE OF ORMOND STREET, AS SHOWN ON THE RECORDED PLAT OF VENICE REPLAT OF A PORTION GULF VIEW SECTION, BEING "EAST".
- THE SKETCH & DESCRIPTION SHOWN HEREON DOES NOT REPRESENT A BOUNDARY SURVEY.

ROBERT B. STRAYER, JR.
FLORIDA SURVEYOR & MAPPER REG'N #5027

"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER"

EST. 1987
STRAYER
SURVEYING & MAPPING, INC.

742 Shamrock Boulevard
Venice, Florida 34293
(941) 496-9488
Fax (941) 497-6186

www.strayersurveying.com

PREPARED FOR: MPS DEVELOPMENT AND CONSTRUCTION, LLC

REVISION:	PARCEL #: 0175110023 & 0175110022	DRAWN: E.B.B.	DATE: 3/8/17	SCALE N.T.S.
	EASEMENT CONTAINS: 1590.2± SQ. FT.	CHECKED: R.B.S.	DATE: 3/24/17	FILE NO. 16-11-18

LEGEND

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SKETCH & DESCRIPTION OF:
 AN EASEMENT LYING AND BEING IN SECTION 12,
 TOWNSHIP 39 SOUTH, RANGE 18 EAST,
 SARASOTA COUNTY, FLORIDA

EXHIBIT A Page 2 of 3
MADRID AVE

"STATUS UNKNOWN"

"NOT A SURVEY"
 NOT TO SCALE



P.O.C.
 N.W. CORNER OF
 LOT 1, BLOCK 5

P.O.B.

THE ESPLANADE N.
 (60' PUBLIC R/W)

HANDICAP
 RAMP

5' SIDEWALK

500'00'04"E 81.49'

**SIDEWALK
 EASEMENT**
 53.0± SQ. FT.

PARCEL 2 PER
 O.R.I. #2015115232

PARCEL 1 PER
 O.R.I. #2015115232

**EXISTING
 BUILDING**

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	700.00'	37.97'	37.96'	S01°34'12"E	3°06'27"

LINE TABLE

LINE	BEARING	DISTANCE
L1	N07°15'37"E	13.03'
L2	N02°15'35"W	10.08'
L3	N08°42'07"W	15.13'

DESCRIPTION:

A SIDEWALK EASEMENT LYING OVER AND ACROSS A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT #2015115232, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 1, BLOCK 5, REPLAT OF A PORTION OF GULFVIEW SECTION OF VENICE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGES 97 THROUGH 100, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE ON THE EAST RIGHT-OF-WAY LINE OF THE ESPLANADE (60' PUBLIC RIGHT-OF-WAY), S00°00'04"E, 81.49 FEET, FOR A POINT OF BEGINNING; THENCE CONTINUE ON SAID EAST RIGHT-OF-WAY LINE ON A CURVE TO THE LEFT HAVING: A RADIUS OF 700.00 FEET, A DELTA ANGLE OF 03°06'27", A CHORD LENGTH OF 37.96 FEET, AND A CHORD BEARING OF S01°34'12"E; THENCE ON THE ARC OF SAID CURVE, 37.97 FEET; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE, N07°15'37"E, 13.03 FEET; THENCE N02°15'35"W, 10.08 FEET; THENCE N08°42'07"W, 15.13 FEET, MORE OR LESS, TO SAID EAST RIGHT OF WAY LINE, AND THE POINT OF BEGINNING.

SAID EASEMENT CONTAINING 53.0 SQUARE FEET, MORE OR LESS, AND LYING AND BEING IN SECTION 12, TOWNSHIP 39 SOUTH, RANGE 18 EAST.

SURVEYORS NOTES:

1. BEARINGS ARE BASED ON THE NORTH RIGHT-OF-WAY LINE OF ORMOND STREET, AS SHOWN ON THE RECORDED PLAT OF VENICE REPLAT OF A PORTION GULF VIEW SECTION, BEING "EAST".
2. THE SKETCH & DESCRIPTION SHOWN HEREON DOES NOT REPRESENT A BOUNDARY SURVEY.

ROBERT B. STRAYER, JR.

FLORIDA SURVEYOR & MAPPER REG'N #5027

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 (941) 496-9488
 Fax (941) 497-6186

www.strayersurveying.com

PREPARED FOR: MPS DEVELOPMENT AND CONSTRUCTION, LLC

REVISION:

PARCEL #: 2015115232

DRAWN: E.B.B.

DATE: 5/3/17

SCALE
 N.T.S.

EASEMENT CONTAINS: 53.0± SQ. FT.

CHECKED: R.B.S.

DATE: 5/3/17

FILE NO.
 16-11-18

LEGEND

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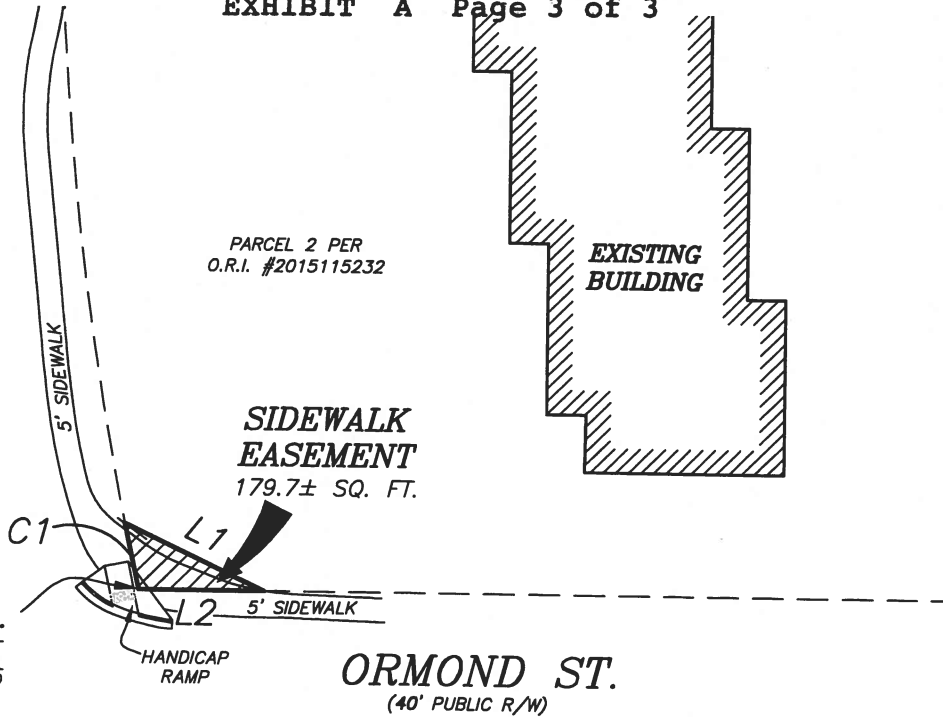
SKETCH & DESCRIPTION OF:
AN EASEMENT LYING AND BEING IN SECTION 12,
TOWNSHIP 39 SOUTH, RANGE 18 EAST,
SARASOTA COUNTY, FLORIDA
"NOT A SURVEY"
NOT TO SCALE

EXHIBIT A Page 3 of 3



THE ESPLANADE N.
 (60' PUBLIC R/W)

P.O.B.
 S.W. CORNER OF
 LOT 1, BLOCK 5

**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	700.00'	14.00'	14.00'	N12°16'28"W	1°08'46"

LINE TABLE

LINE	BEARING	DISTANCE
L1	S64°53'36"E	32.25'
L2	S90°00'00"W	26.22'

DESCRIPTION:

A SIDEWALK EASEMENT LYING OVER AND ACROSS A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT #2015115232, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 5, REPLAT OF A PORTION OF GULFVIEW SECTION OF VENICE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGES 97 THROUGH 100, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, ALSO BEING A POINT ON THE ARC OF A CURVE TO THE RIGHT HAVING: A RADIUS OF 700.00 FEET, A DELTA ANGLE OF 01°08'46", A CHORD LENGTH OF 14.00 FEET, AND A CHORD BEARING OF N12°16'28"W; THENCE ON THE ARC OF SAID CURVE, ALSO ON ON THE EAST RIGHT OF WAY LINE OF THE ESPLANADE (60' PUBLIC RIGHT OF WAY), 14.00 FEET; THENCE LEAVING SAID EAST RIGHT OF WAY, S64°53'36"E, 32.25 FEET, TO THE NORTH RIGHT OF WAY LINE OF ORMOND STREET (40' PUBLIC RIGHT OF WAY); THENCE ON SAID NORTH RIGHT OF WAY LINE, S90°00'00"W, 26.22 FEET, MORE OR LESS, TO THE EAST RIGHT OF WAY LINE OF THE ESPLANADE, AND THE POINT OF BEGINNING.

SAID EASEMENT CONTAINING 179.7 SQUARE FEET, MORE OR LESS, AND LYING AND BEING IN SECTION 12, TOWNSHIP 39 SOUTH, RANGE 18 EAST.

SURVEYORS NOTES:

1. BEARINGS ARE BASED ON THE NORTH RIGHT-OF-WAY LINE OF ORMOND STREET, AS SHOWN ON THE RECORDED PLAT OF VENICE REPLAT OF A PORTION GULFVIEW SECTION, BEING "EAST".
2. THE SKETCH & DESCRIPTION SHOWN HEREON DOES NOT REPRESENT A BOUNDARY SURVEY.

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PREPARED FOR: MPS DEVELOPMENT AND CONSTRUCTION, LLC

REVISION:	PARCEL #:	DRAWN:	DATE:	SCALE
	2015115232	E.B.B.	5/3/17	N.T.S.
	EASEMENT CONTAINS: 179.7± SQ. FT.	CHECKED:	DATE:	FILE NO.
		R.B.S.	5/3/17	16-11-18