



# MEMO

## City of Venice Engineering Department

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**To:** Edward Lavallee, City Manager

**From:** Kathleen J. Weeden, PE, City Engineer

**Date:** December 1, 2017

**Subject:** City Council Meeting 12/12/2017  
Final Plat and Sidewalk Completion Cash Bond  
Gulf Harbor Estates

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**Background:** Southbridge Associates, LLC, has provided a Final Plat and Sidewalk Completion Cash Bond in the amount of \$18,848.21 to guarantee completion of the sidewalks to serve Gulf Harbor Estates. The bond amount is based on an engineer's cost estimate.

**Requested Council Action:** Accept the Sidewalk Completion Cash Bond in the Amount of \$18,848.21 from Southbridge Associates, LLC, and Authorize the Mayor, City Attorney and City Engineer to Sign Gulf Harbor Estates Final Plat.

**City Attorney Review:** Approved.

This instrument prepared by:  
Gregory C. Roberts, Esquire  
Klingbeil & Roberts, P.A.  
341 Venice Avenue West  
Venice, Florida 34285

**MORTGAGEE'S JOINDER IN AND RATIFICATION OF**  
**SUBDIVISION PLAT AND ALL DEDICATIONS AND RESERVATIONS THEREON**


**THOMAS E. MARSH** and **SUZANNE E. MARSH, husband and wife**, the owner and holder of that certain First Mortgage recorded in Official Records Instrument No. 2016064922, as modified by Mortgage Modification Agreement recorded in Official Records Instrument No. 2017074335, and further modified by Mortgage Modification Agreement recorded in Official Records Instrument No. 2017118034, and Third Mortgage recorded in Official Records Instrument No. 2017118035, Public Records of Sarasota County, Florida, encumbering the real property located in Sarasota County, Florida, constituting the subdivision plat of **GULF HARBOR ESTATES** (the "Plat"), and being more particularly described as follows:

**See attached Exhibit "A"**

For good and valuable consideration in hand paid by the record owner of said real property, receipt whereof is hereby acknowledged, hereby specifically joins in and ratifies the Plat and all dedications and reservations thereon and releases from the lien of said mortgage all streets, canals, and drainage or other easements dedicated to or reserved for the public on the Plat.

Dated this 27 day of November, 2017.

Signed, sealed and delivered  
in the presence of:

  
Printed Name: Carolyn L. Rusin  
Witness

  
THOMAS E. MARSH

  
Printed Name: Nan Briley  
Witness

Carolyn L. Rusin

Printed Name: Carolyn L. Rusin

Witness

Suzanne E. Marsh  
SUZANNE E. MARSH

Nan Briley

Printed Name: Nan Briley

Witness

STATE OF FLORIDA       )  
COUNTY OF SARASOTA   )

The foregoing instrument was acknowledged before me this 28 day of  
November, 2017, by Thomas E. Marsh and Suzanne E. Marsh, who are  
personally known to me or who has produced \_\_\_\_\_ as identification and  
who did not take an oath.



(SEAL)

NOTARY PUBLIC

Sign

Print

Carolyn L. Rusin

Carolyn L. Rusin

My commission expires:

p:\gay\joinder1.doc

Exhibit "A"

Legal Description

Beginning at the Southeast Corner of Section 13, Township 39 South, Range 18 East, run thence N. 89 deg. 59' W. 30.0 feet along the South boundary line of said Section 13; thence N. 0 deg. 18' E. 771.4 feet parallel to the East boundary line of said Section 13 for a point of beginning; thence continue N. 0 deg. 18' E. 268.9 feet to the Southerly bank of canal; thence S. 72 deg. 12' W. along said Southerly bank of canal 624.5 feet; thence S. 12 deg. 50' E. 131.4 feet; thence N. 84 deg. 56' E. 566.2 feet to the point of beginning. All lying and being in the Southeast 1/4 of the Southeast 1/4 of Section 13, Township 39 South, Range 18 East, Sarasota County, Florida.

This instrument prepared by:  
Gregory C. Roberts, Esquire  
Klingbeil & Roberts, P.A.  
341 Venice Avenue West  
Venice, Florida 34285

**MORTGAGEE'S JOINDER IN AND RATIFICATION OF  
SUBDIVISION PLAT AND ALL DEDICATIONS AND RESERVATIONS THEREON**

**WESTPORT CAPITAL PARTNERS, LLC, a Florida limited liability company**, the owner and holder of that certain mortgage recorded in Official Records Instrument No. 2016064923, Public Records of Sarasota County, Florida, encumbering the real property located in Sarasota County, Florida, constituting the subdivision plat of **GULF HARBOR ESTATES** (the "Plat"), and being more particularly described as follows:

**See attached Exhibit "A"**

For good and valuable consideration in hand paid by the record owner of said real property, receipt whereof is hereby acknowledged, hereby specifically joins in and ratifies the Plat and all dedications and reservations thereon and releases from the lien of said mortgage all streets, canals, and drainage or other easements dedicated to or reserved for the public on the Plat.


Dated this 27 day of NOVEMBER, 2017.

Signed, sealed and delivered  
in the presence of:

**WESTPORT CAPITAL PARTNERS,  
LLC, a Florida limited liability company**

  
Printed Name: Gregory C. Roberts  
Witness

By: WESTPORT CAPITAL BR, LLC,  
a Florida limited liability company

  
Print: ROBERT C. MOREY II  
Its: MANAGER

  
Printed Name: Nan Briley  
Witness

STATE OF FLORIDA       )  
COUNTY OF SARASOTA   )

The foregoing instrument was acknowledged before me this 27 day of NOVEMBER, 2017, by ROBERT C. MOSEY II as MANAGER, of Westport Capital BR, LLC, a Florida limited liability company, as Manager of Westport Capital Partners, LLC, a Florida limited liability company, who is personally known to me or who has produced \_\_\_\_\_ as identification and who did not take an oath.

NOTARY PUBLIC

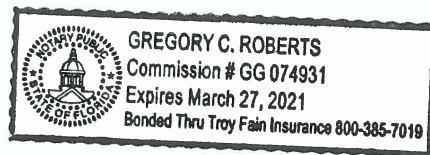
Sign

Print

Gregory C. Roberts

(SEAL)

My commission expires:



p:\gay\joinder2.doc

Exhibit "A"

Legal Description

Beginning at the Southeast Corner of Section 13, Township 39 South, Range 18 East, run thence N. 89 deg. 59' W. 30.0 feet along the South boundary line of said Section 13; thence N. 0 deg. 18' E. 771.4 feet parallel to the East boundary line of said Section 13 for a point of beginning; thence continue N. 0 deg. 18' E. 268.9 feet to the Southerly bank of canal; thence S. 72 deg. 12' W. along said Southerly bank of canal 624.5 feet; thence S. 12 deg. 50' E. 131.4 feet; thence N. 84 deg. 56' E. 566.2 feet to the point of beginning. All lying and being in the Southeast 1/4 of the Southeast 1/4 of Section 13, Township 39 South, Range 18 East, Sarasota County, Florida.

# Ownership and Encumbrances Report

Attorneys' Title Fund Services, LLC  
Sarasota  
6408 Parkland Drive, Suite 105  
Sarasota, FL 34243  
(800)228-8137  
(888)855-1077

**Fund File Number:** 496755

**Provided For:** Klingbeil & Roberts, P.A.

**Agent's File Reference:** 15-0422

**Effective Dates:**      **From** May 25, 2016 at 4:29 PM

**To** August 29, 2017 at 11:00 PM

*This title search commences from the date of the last outstanding institutional first mortgage on the property. If there is no outstanding mortgage, the search commences with the date record title vested in the current record owner.*

***Description of Real Property Situated in Sarasota County, Florida.***

Beginning at the Southeast Corner of Section 13, Township 39 South, Range 18 East, run thence N. 89 deg. 59' W. 30.0 feet along the South boundary line of said Section 13; thence N. 0 deg. 18' E. 771.4 feet parallel to the East boundary line of said Section 13 for a point of beginning; thence continue N. 0 deg. 18' E. 268.9 feet to the Southerly bank of canal; thence S. 72 deg. 12' W. along said Southerly bank of canal 624.5 feet; thence S. 12 deg. 50' E. 131.4 feet; thence N. 84 deg. 56' E. 566.2 feet to the point of beginning. All lying and being in the Southeast 1/4 of the Southeast 1/4 of Section 13, Township 39 South, Range 18 East, Sarasota County, Florida.

***Apparent Title Vested in:***

Southbridge Investments, LLC, a Florida limited liability company by Warranty Deed recorded in Instrument Number 2016064921, Public Records of Sarasota County, Florida.

***This search does not cover matters other than those recorded in the Official Records Book of the county and does not assure the legality or validity of the referenced instruments.***

***Ad Valorem tax information is not provided.***

**Prepared Date:** September 13, 2017

**Prepared by:** Lou Feagans

**Phone Number:** (800) 228-8137 x6602

**Email Address:** LFeagans@thefund.com



# Ownership and Encumbrances Report

Attorneys' Title Fund Services, LLC

*Fund File Number:* 496755

## ENCUMBRANCES

1. Mortgage in favor of Thomas E. Marsh and Suzanne E. Marsh recorded in Instrument Number 2016064922, as modified in Instrument Number 2017074335, Public Records of Sarasota County, Florida.
2. Mortgage in favor of Westport Capital Partners, LLC recorded in Instrument Number 2016064923, Public Records of Sarasota County, Florida.
3. Notice of Environmental Resource Permit recorded in Instrument Number 2017093742, Public Records of Sarasota County, Florida.

*A 20-year name search has been performed on parties acquiring an interest within the time period covered by this search.*

*This Title Search is prepared and furnished for information only. It is not an opinion of title and may not be used as a title base for the issuance of a title insurance commitment and/or policy, nor should it be used for the preparation of foreclosure proceedings or other litigation. Maximum liability for incorrect information is \$1,000 under Sec. 627.7843, F.S.*