

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 9 day of February, 2018, by and between DAUS Capital, LLC, a Limited Liability Corporation, whose mailing address is: 5959 Canoga Avenue, #500, Woodland Hills, CA 91367, (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"):

WITNESSETH:

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)

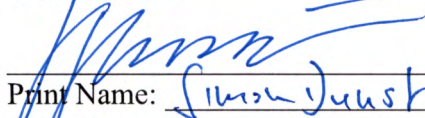
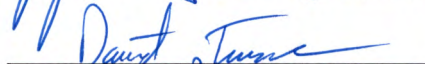
For the full enjoyment of the rights granted herein, the Grantee shall have the further right to trim, cut, or remove trees, bushes, undergrowth, and other obstructions interfering with the location, construction, and maintenance of the lines, mains, pipes, fixtures, ditches, accessories, and appurtenances 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.

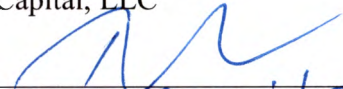
ACKNOWLEDGEMENT

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:

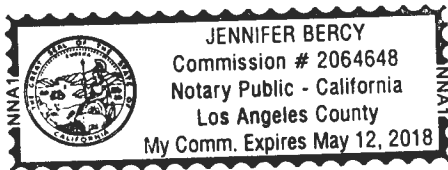

Print Name: Simon Jurskan

Print Name: David Turner


DAUS Capital, LLC

By: 
Print Name: Daniel Singh
Title: member

STATE OF CA
COUNTY OF Los Angeles

The foregoing instrument was acknowledged before me this 9th day of February, 2018, by Daniel Singh, as member of DAUS Capital, LLC, who is ~~personally known to me or~~ who produced as identification.




Notary Public
Print Name: Jennifer Bercy
My Commission Expires: May 12, 2018

ACCEPTANCE BY GRANTEE

The foregoing easement is accepted and agreed to by the City of Venice, Florida, this _____ day of _____, 2018.

John Holic, Mayor

ATTEST:

Lori Stelzer, City Clerk

LEGEND

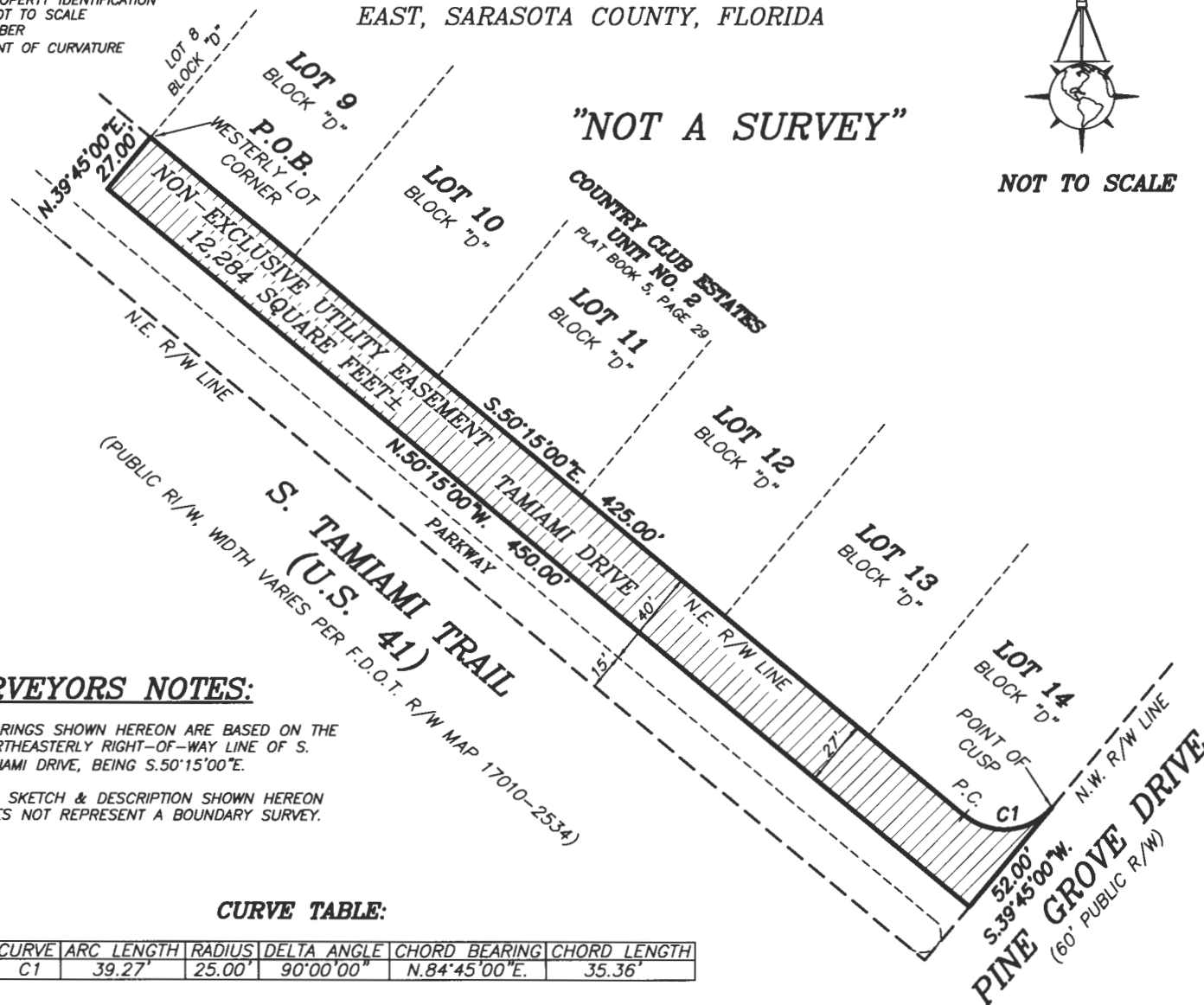
R/W = RIGHT-OF-WAY
 C/L = CENTERLINE
 P.O.B. = POINT OF BEGINNING
 P.I.D. = PROPERTY IDENTIFICATION
 N.T.S. = NOT TO SCALE
 NO. = NUMBER
 P.C. = POINT OF CURVATURE

SKETCH & DESCRIPTION OF:

A NON-EXCLUSIVE UTILITY EASEMENT, LYING AND BEING IN SECTION 16, TOWNSHIP 39 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA



NOT TO SCALE

**SURVEYORS NOTES:**

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

CURVE TABLE:

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	39.27'	25.00'	90°00'00"	N.84°45'00"E.	35.36'

DESCRIPTION:

A NON-EXCLUSIVE UTILITY EASEMENT, LYING AND BEING IN SECTION 16, TOWNSHIP 39 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, BEING A PORTION OF TAMIAHI DRIVE, AS SHOWN ON THE PLAT OF COUNTRY CLUB ESTATES, UNIT NO. 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGES 29 AND 29A, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF LOT 9, BLOCK D, SAID PLAT OF COUNTRY CLUB ESTATES, UNIT NO. 2; THENCE ON THE SOUTHWESTERLY LINE OF SAID LOT 9, AND CONTINUING ON THE SOUTHWESTERLY LINES OF LOTS 10, 11, 12, 13, AND 14, BLOCK D, SAID PLAT OF COUNTRY CLUB ESTATES, UNIT NO. 2, S.50°15'00"E., 425.00' TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 25.00', A DELTA ANGLE OF 90°00'00", A CHORD BEARING OF N.84°45'00"E., AND A CHORD DISTANCE OF 35.36'; THENCE ON THE ARC OF SAID CURVE, IN A NORTHEASTERLY DIRECTION, 39.27' TO A POINT OF CUSP; THENCE ON THE SOUTHERLY PROJECTION OF THE NORTHWESTERLY RIGHT OF WAY LINE OF PINE GROVE DRIVE (60' PUBLIC RIGHT OF WAY), S.39°45'00"W., 52.00'; THENCE N.50°15'00"W., 450.00'; THENCE N.39°45'00"E. 27.00' TO THE POINT OF BEGINNING, CONTAINING 12,284 SQUARE FEET, MORE OR LESS.

B. Gregory Rieth
 B. GREGORY RIETH
 FLORIDA SURVEYOR & MAPPER REG'N NO. 5228

DATE: 11/13/2017

"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
REVISION:

PREPARED FOR: DAUS CAPITAL, LLC

DRAWN: B.G.R.

DATE: 11/13/17

SCALE
N.T.S.

PARCEL CONTAINS: 12,284 SQ. FT.±

CHECKED: B.G.R.

DATE: 11/13/17

FILE NO.
17-01-100