

Prepared by: City of Venice - 401 W. Venice Ave.
Venice, Florida 34285
Return to: City of Venice - 401 W. Venice Ave.
Attention: City Clerk
Venice, Florida 34285

**PETITION FOR ANNEXATION OF CONTIGUOUS PROPERTY TO CITY OF VENICE
NO. 18-02AN**

TO: THE HONORABLE MAYOR AND CITY COUNCIL, CITY OF VENICE, FLORIDA:

COMES NOW, **Rustic Road Partners, LLC, a Florida limited liability company**, owner of the herein described real estate, who respectfully requests that said real estate be annexed to the now existing boundaries of the City of Venice, pursuant to Chapter 171, Part I, Florida Statutes, entitled Municipal Annexation or Contraction Act, and the undersigned represents that the following information is true and correct to the best of its knowledge and belief.

1. The legal description of the property which is the subject of this petition is:

Rustic Road Partners, LLC - PID 0364-04-0001

The South 30 Feet of the West half of the Northwest 1/4 of Section 21, Township 38 South, Range 19 East, Sarasota County, Florida, containing 0.9 acres, more or less.

Rustic Road Partners, LLC- PID # 0361-00-1001, 0361-00-1003 and 0361-00-1004

Parcel 1: (Fee Estate)

A parcel of land lying and being in Section 20, Township 38 South, Range 19 East, Sarasota County, Florida, and being more particularly described as follows:

Commence at the Northeast corner of said Section 20; thence N. 86°52'16" W., (on an assumed bearing) along the Northerly line of said Section 20, a distance of 2003.63 feet to the Point of Beginning; thence S. 03°07'44" W., a distance of 1075.00 feet; thence S. 86°52'16" E., a distance of 1087.91 feet to the intersection with the centerline of the Sarasota West Coast Watershed Right of Way (Cow Pen Slough Canal); thence S. 19°13'36" W., along the said centerline a distance of 130.10 feet; thence N. 86°52'16" W., along a line that is 1200.00 feet Southerly of and parallel with the Northerly line of said Section 20, a distance of 2049.47 feet; thence N. 03°07'44" E., a distance of 1200.00 feet to the intersection with the Northerly line of said Section 20; thence S. 86°52'16" E., along the Northerly line of said Section 20, a distance of 997.63 feet to the Point of Beginning.

Parcel 2: (Fee Estate)

A parcel of land lying and being in Section 20, Township 38 South, Range 19 East, Sarasota County, Florida, and being more particularly described as follows:

Commence at the Northeast corner of said Section 20; thence N. 86°52'16" W., (on an assumed bearing) along the Northerly line of said Section 20, a distance of 3001.26 feet; thence S. 03°07'44" W., a distance

of 701.81 feet to the Point of Beginning; thence S. 03°07'44" W., a distance of 498.19 feet; thence S. 86°52'16" E., a distance of 2049.47 feet to the intersection with the centerline of the Sarasota West Coast Watershed Right of Way (Cow Pen Slough Canal); thence S. 19°13'36" W., along the said centerline a distance of 686.93 feet; thence N. 86°52'16" W., a distance of 2023.35 feet to the intersection with a line that is 75.00 feet Northeasterly of and parallel with the Northeasterly right of way line of I-75 to a point on a curve to the right, having a radius of 17900.40 feet, a central angle of 02°32'32", a chord bearing of N. 30°39'52" W., and a chord length of 794.18 feet; thence along the arc of said curve, an arc length of 794.24 feet to the end of said curve; thence S. 86°52'16" E., a distance of 76.08 feet; thence N. 03°07'44" E., a distance of 355.83 feet to the intersection with the centerline of an existing creek; thence S. 58°28'28" E., a distance of 13.77 feet and along the centerline of an existing creek for the next nine (9) calls; thence S. 85°20'18" E., a distance of 16.86 feet; thence N. 24°01'07" E., a distance of 24.84 feet; thence N. 02°13'48" W., a distance of 23.12 feet; thence N. 33°37'44" E., a distance of 24.04 feet; thence S. 85°35'21" E., a distance of 28.42 feet; thence N. 25°15'48" E., a distance of 34.71 feet; thence N. 14°42'29" W., a distance of 33.21 feet; thence N. 61°16'21" W., a distance of 44.63 feet; thence S. 86°52'16" E., leaving said centerline of the existing creek a distance of 491.06 feet to the Point of Beginning.

Parcel 3: (Fee Estate)

A parcel of land lying and being in Section 20, Township 38 South, Range 19 East, Sarasota County, Florida, and being more particularly described as follows:

Commence at the Northeast corner of said Section 20; thence N. 86°52'16" W., along the Northerly line of said Section 20, a distance of 4393.45 feet to the intersection with the Northeasterly limited access right of way line of Interstate Highway 75 (I-75) to a point on a curve to the left, having a radius of 17975.40 feet, a central angle of 04°25'29", a chord bearing of S. 27°01'43" E. and a chord length of 1387.85 feet; thence along the said Northeasterly limited access right of way line of I-75 and along the arc of said curve, an arc length of 1388.20 feet to the end of said curve and to the Point of Beginning, thence S. 86°52'16" E., a distance of 88.87 feet to a point on a curve to the left, having a radius of 17900.40 feet, a central angle of 02°32'32", a chord bearing of S. 30°39'52" E., and a chord length of 794.18 feet; thence along the arc of said curve, an arc length of 794.24 feet to the end of said curve; thence S. 86°52'16" E., a distance of 2023.35 feet to the intersection with the centerline of the Sarasota West Coast Watershed Right-of-Way (Cow Pen Slough Canal); thence S. 19°13'36" W., along the said centerline a distance of 678.70 feet; thence S. 89°55'53" W., a distance of 1392.02 feet to the intersection with the said Northeasterly limited access right of way line of I-75 to a point on a curve to the right, having a radius of 17975.40 feet, a central angle of 05°24'53", a chord bearing of N. 31°56'55" W. and a chord length of 1698.17 feet; thence along the arc of said curve an arc length of 1698.80 feet to the Point of Beginning.

LESS AND EXCEPT that portion of the above described lands conveyed to the State of Florida Department of Transportation described in that certain Warranty Deed recorded in Official Records Instrument Number 2007155382, of the Public Records of Sarasota County, Florida.

Parcel 4: (Easement Estate)

Together with non-exclusive road, street and utility easement for the benefit of the above described Parcels as created by and set forth in that certain instrument recorded in Official Records Book 770, Page 797, of the Public Records of Sarasota County, Florida.

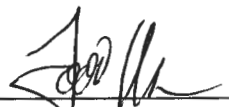
Parcel 5: (Easement Estate)

Together with non-exclusive ingress, egress, drainage and utility easement for the benefit of the above described Parcel 1 as created by and set-forth in that certain instrument recorded in Official Records Book 2285, Page 1698, of the Public Records of Sarasota County, Florida.

2. Said property is contiguous to the now existing boundaries of the City of Venice, as that term is defined in Section 171.031(11) Florida Statutes.
3. The subject property has no delinquent real estate taxes.
4. Titles to the subject property is vested in the undersigned.
5. The undersigned filed an Annexation Application with the City on October 26, 2018 through its authorized agent.

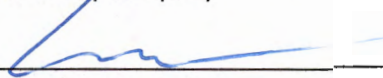
WHEREFORE, the undersigned request that the City Council accept said proposed addition and annex all such lands and include same within the corporate limits of the City of Venice in accordance with law.

**SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:**



Witness

Owner(s): Rustic Road Partners, LLC, a Florida limited liability company



Rustic Road Partners, LLC
By: Stephen J. Rantz

Brenda B. Creech

Witness

STATE OF FLORIDA
COUNTY OF SARASOTA

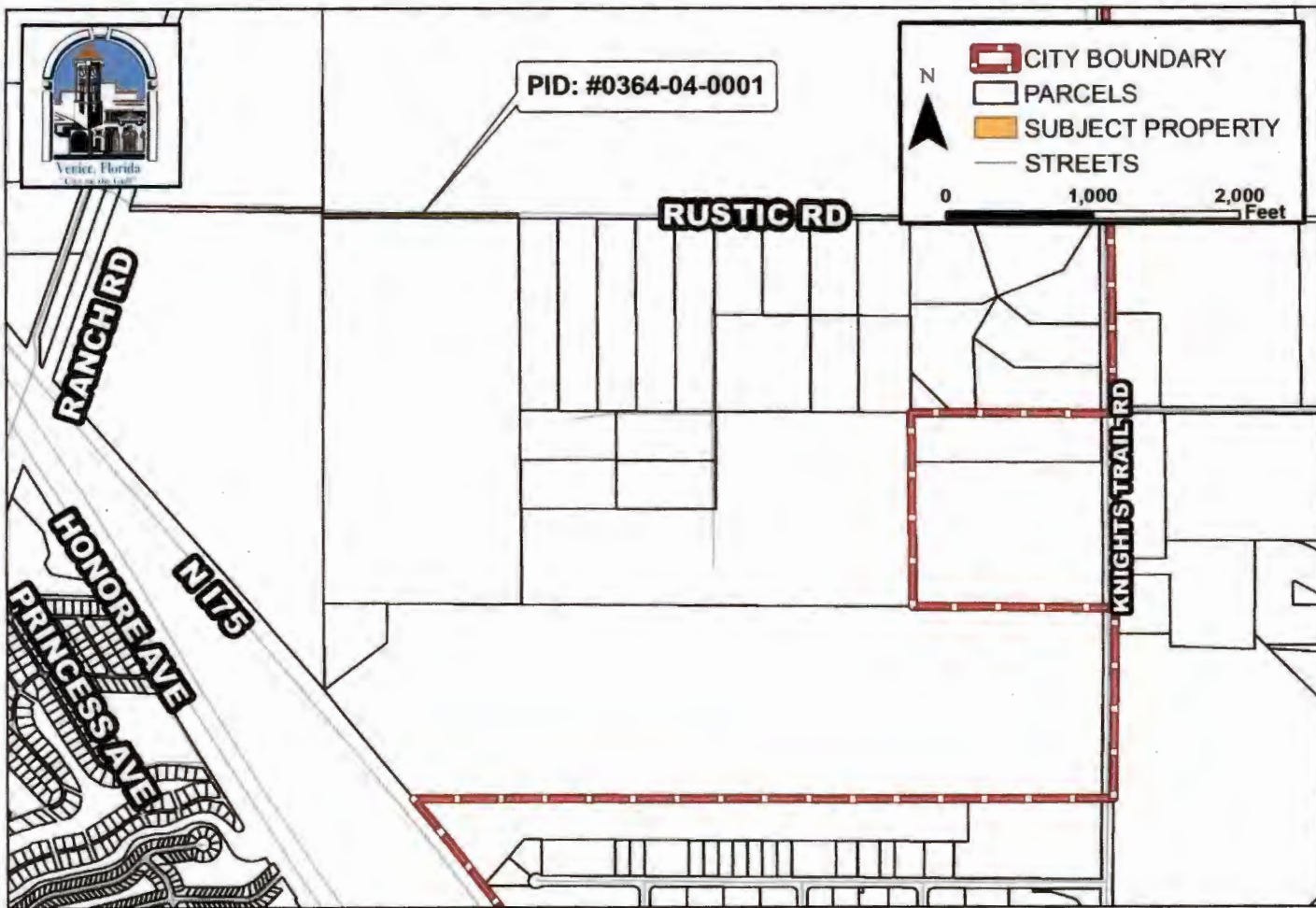
The foregoing instrument was acknowledged before me this 8 day of August, 2019, by _____ who produced _____ as identification or is personally known to me.

Brenda B. Creech

Notary Public



Exhibit "A"



PROPERTIES ANNEXED TO THE CITY OF VENICE

Owner: Rustic Road Partners, LLC, a Florida limited liability company

Property Address: Rustic Road and Ranch Road

Legal Description: Metes and Bounds

Ordinance No.: 2019-22

File No.: 18-02AN

County Zoning: Open Use Estate (OUE)

Date of First Reading: July 9, 2019

Date of Final Reading: August 27, 2019

Date Mailed: June 21, 2019

Parcel ID #: 0364-04-0001

