

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

DRAINAGE EASEMENT

THIS INDENTURE, made this 1st day of November, 2019, by and between Bahia Vista Golf of Venice (form of partnership or corporation), whose mailing address is: 1555 Tarpon Center Dr, Venice FL 34285 (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 city owned stormwater facilities 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 stormwater facilities. The Grantor will remain responsible for maintenance and operation of surface improvements including the seawall located within the granted easement. 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 OF CORPORATION

IN WITNESS WHEREOF, the Grantor has caused this Drainage 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:

Jim Cobb
Print Name: JIM COBB

DAVE Baigent
Print Name: DAVE Baigent

Corporation Name: Bahia Vista Golf of Venice

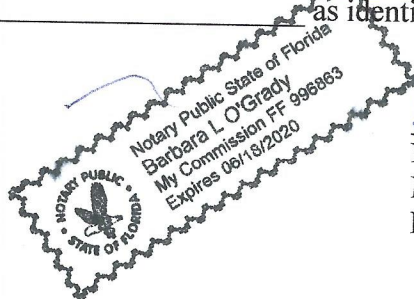
By: Ray Weber
Print Name: RAY WEBER
President

Attest: Judy Smith
Corporate Secretary

(CORPORATE SEAL)

STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me this 1st day of November, 2019 by Ray Weber, as President of Bahia Vista Golf of Venice, who is personally known to me or who produced _____ as identification.



Barbara L. O'Grady
Notary Public
Print Name: Barbara L. O'Grady
My Commission Expires:

ACCEPTANCE BY GRANTEE

The foregoing easement is accepted and agreed to by the City of Venice, Florida, this _____ day of _____, 20____.

ATTEST:

John Holic, Mayor

Lori Stelzer, City Clerk

R/W = RIGHT -OF-WAY
R.P.B. = ROAD PLAT BOOK
P.B. = PLAT BOOK
PG. = PAGE
SEC. = SECTION
TWP. = TOWNSHIP
RNG. = RANGE
LN. = LANE
C/L = CENTERLINE
P.O.B. = POINT OF BEGINNING
P.O.T. = POINT OF TERMINUS
P.O.C. = POINT OF COMMENCEMENT
O.R.I. = OFFICIAL RECORDS INSTRUMENT
B.B. = BEARING BASIS
P.I.D. = PROPERTY IDENTIFICATION
N.T.S. = NOT TO SCALE
NO. = ,NUMBER

A 10' WIDE DRAINAGE EASEMENT LYING AND BEING IN SECTION 1,
TOWNSHIP 39 SOUTH, RANGE 18 EAST,
CITY OF VENICE, SARASOTA COUNTY, FLORIDA.



NOT TO SCALE

A TEN (10) FEET WIDE DRAINAGE EASEMENT LYING OVER, UNDER AND ACROSS A PORTION OF LAND BEING IN SECTION 1, TOWNSHIP 39 SOUTH, RANGE 18 EAST, CITY OF VENICE, SARASOTA COUNTY, FLORIDA; BEING A PORTION OF A "NOT INCLUDED" CANAL PARCEL AS SHOWN ON THE CONDOMINIUM PLAT OF BAHIA VISTA GULF, RECORDED IN CONDOMINIUM BOOK 3, PAGES 41-41L, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; LYING 5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE NORTHWEST CORNER OF PARCEL "K" OF SAID BAHIA VISTA GULF CONDOMINIUM, ALSO BEING THE SOUTHEAST CORNER OF INLET CIRCLE (A 40' PUBLIC R/W) AND TARPON CENTER DRIVE (A 60' PUBLIC R/W); THENCE S.25°30'18"E., ON THE EAST RIGHT-OF-WAY LINE OF SAID TARPON CENTER DRIVE, A DISTANCE OF 131.68 FEET, FOR THE POINT OF BEGINNING OF THE CENTERLINE OF SAID 10 FEET WIDE DRAINAGE EASEMENT; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE, N.64°29'42"E., 11.0 FEET, MORE OR LESS TO THE MEAN HIGH WATER LINE OF AN EXISTING CANAL, AND THE POINT OF TERMINUS.

EASEMENT PARCEL CONTAINING 110.0 SQUARE FEET, MORE OR LESS.

1. BEARINGS SHOWN HEREON ARE BASED ON THE EAST RIGHT-OF-WAY LINE OF TARPON CENTER DR. BEING S.25°30'18"E. BASED ON AN ASSUMED MERIDIAN.
2. THE SKETCH & DESCRIPTION SHOWN HEREON DOES NOT REPRESENT A BOUNDARY SURVEY.

ROBERT B. STRAYER, JR.
FLORIDA SURVEYOR & MAPPER REG'N NO. 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) 497-8186**

www.strayersurveying.com

10' WIDE DRAINAGE EASEMENT
PREPARED FOR: CITY OF VENICE

REVISION:	PARCEL #:	DRAWN: R.B.S.	DATE: 10/14/19	SCALE N.T.S.
	EASEMENT CONTAINS: 110.0 SQ. FT.+/-	CHECKED: R.B.S.	DATE: 10/18/19	FILE NO. 19-10-21