

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 30 day of October, 2019, by and between Longo-Venice, LLC, a New Jersey Limited Liability Company, whose mailing address is: 1708 Union Landing Road, Cinnaminson, New Jersey 08077-2530 (hereinafter referred to as "Grantor"), and the CITY OF VENICE, FLORIDA, 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. Nothing herein shall prohibit the Grantee from requesting a temporary construction easement from Grantor at any time, in the event Grantee requires access to an additional portion of Grantor's property in order to perform maintenance on or replace Grantee's stormwater facilities.

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.

All rights, title and privileges to the easement herein granted shall run with the land and shall be binding upon Grantor and all persons claiming by, through or under Grantor and inure to the benefit of the Grantee, its successors and assigns. Grantor will defend the title to said easement against all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF, the Grantor has caused this Drainage Easement to be executed in Grantor's name as of the day and year first above written.

WITNESSES:

LONGO-VENICE, LLC

[Signature]
Print Name: PATRICIA A. UCRICOT

By: [Signature]
Print Name: MICHAEL LONGO

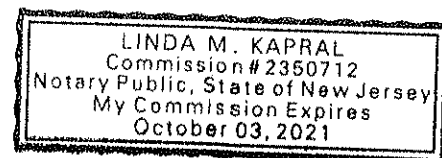
[Signature]
Print Name: Gina McCraw

STATE OF New Jersey
COUNTY OF Volusia

The foregoing instrument was acknowledged before me this 30th day of December, 2019, by Michael B. Longo who is personally known to me or who produced Driver License as identification.

[Signature]
Notary Public
Print Name: Linda M. Kapral
My Commission Expires:

ACCEPTANCE BY GRANTEE



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

Ron Feinsod, Mayor

ATTEST:

Lori Stelzer, City Clerk

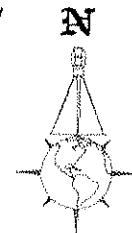
LEGEND

R/W = RIGHT-OF-WAY
 R.P.B. = ROAD PLAT BOOK
 P.B. = PLAT BOOK
 PG. = PAGE
 SEC. = SECTION
 TWP. = TOWNSHIP
 RNG. = RANGE
 NO. = NUMBER
 P.O.B. = POINT OF BEGINNING
 P.O.C. = POINT OF COMMENCEMENT
 O.R.B. = OFFICIAL RECORDS BOOK
 O.R.I. = OFFICIAL RECORDS INSTRUMENT
 B.B. = BEARING BASIS
 P.I.D. = PROPERTY IDENTIFICATION
 N.T.S. = NOT TO SCALE
 N.A.V.D. = NORTH AMERICAN VERTICAL DATUM

EXHIBIT "A"

NORTH LINE SECTION 7
 WEST 488.7'

P.O.C.
 1/4 SECTION CORNER
 SECTION 7, TOWNSHIP 39 SOUTH-1
 RANGE 19 EAST



HATCHETT CREEK RD.

(50' R/W)

NORTHEAST
 CORNER
 LOT 51

P.O.B.

NW CORNER
 LOT 51

EAST 250'

EAST 91.85'

NORTH LINE
 LOT 51

LOT 51

NOW OR FORMERLY
 LANDS OF LONGO-VENICE LLC
 O.R.I. #2010109711

T.B.M.
 MANHOLE RIM
 ELEV. = 2.79'

OT 52

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH RIGHT-OF-WAY LINE OF HATCHETT CREEK ROAD BEING EAST. BASED ON LOT 51 RECORD DEED.
2. THE SKETCH & DESCRIPTION SHOWN HEREON DOES NOT REPRESENT A BOUNDARY SURVEY.

ELEVATION NOTE:

ALL ELEVATIONS SHOWN HEREON ARE BASED ON THE N.A.V.D. 1988 VERTICAL DATUM, UNLESS OTHERWISE SPECIFIED.

ELEVATIONS SHOWN HEREON ARE BASED ON USC & GS BENCHMARK NO. N-252. ELEVATION 12.72 (N.G.V.D. 1929). CONVERTED TO ELEVATION 11.59' (N.A.V.D. 1988) USING CORPSCON VERSION 6.0.1.

124 L.F. 15" RCP CULVERT
 S.W. INV. = 0.65'
 N.E. INV. = 1.20'

T.B.M.
 MANHOLE RIM
 ELEV. = 2.97'

M.H.W.L.
 AT FACE OF SEAWALL

CANAL

"TIDAL"

WEST
 3.15' +/-
 CONCRETE SEAWALL

DESCRIPTION OF:

A 2.5 FEET WIDE PERMANENT DRAINAGE EASEMENT LYING OVER, UNDER AND ACROSS A PORTION OF LOT 51, OF THE UNRECORDED PLAT OF VENICE BAY TRAILER PARK, SAID LOT 51 DESCRIBED IN OFFICIAL RECORDS INSTRUMENT #2010109711, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; SAID 2.5 FOOT WIDE EASEMENT DESCRIBED AS FOLLOWS:

COMMENCE AT THE 1/4 SECTION CORNER ON THE NORTH LINE OF SECTION 7, TOWNSHIP 39 SOUTH, RANGE 19 EAST, AND RUN WEST ON SAID NORTH LINE OF SECTION 7, 488.7 FEET; THENCE SOUTH 310 FEET; THENCE EAST 250 FEET TO THE NORTHWEST CORNER OF SAID LOT 51; THENCE CONTINUE EAST 91.85 FEET, FOR A POINT OF BEGINNING; THENCE CONTINUE EAST, 3.15 FEET, TO THE NORTHEAST CORNER OF SAID LOT 51; THENCE ON THE EAST LINE OF SAID LOT 51, S.37°25'00"W, 120 FEET MORE OR LESS TO A BOAT CANAL; THENCE WEST, ON SAID CANAL, 3.15 FEET, MORE OR LESS TO A POINT LYING S.37°25'00"W, FROM THE POINT OF BEGINNING; THENCE N.37°25'00"E, 120.0 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EASEMENT CONTAINING 300 SQUARE FEET, MORE OR LESS.

"NOT A SURVEY"
 NOT TO SCALE



EST. 1987

STRAYER

SURVEYING & MAPPING, INC.

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

www.strayersurveying.com

2.5' PERMANENT DRAINAGE EASEMENT
 PREPARED FOR: CITY OF VENICE

ROBERT B. STRAYER, JR.
 FLORIDA SURVEYOR & MAPPER REG'N NO. 5027
 DATE: 11/27/19

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

REVISION:	PARCEL #:	DRAWN:	DATE:	SCALE:
	0407030010	R.B.S.	11/26/19	N.T.S.
	EASEMENT CONTAINS: 300 SQ. FT. +/-	CHECKED:	DATE:	FILE NO.
		R.B.S.	11/27/19	19-11-64