

Record:

Prepared by and return to:
Jeffery A. Boone, Esquire
Boone, Boone, & Boone, P.A.
P.O. Box 1596
Venice, FL 34284

WARRANTY DEED

THIS INDENTURE, made this _____ day of _____, 2020, between **CS of Venice Development Company, LLC, a Florida Limited Liability Company**, whose mailing address is 333 S. Tamiami Trl. Venice, Florida 34285, Grantor, and **City of Venice, a Municipal Corporation of Florida**, whose mailing address is 401 W. Venice Ave., Venice, Florida, 34285, Grantee.

WITNESSETH: That said Grantor, for and in consideration of the sum of ----- Ten ----- Dollars and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's successors in interest and assigns forever, for the purpose of a public alley or right-of-way and other purposes incidental or related thereto, all right, title, interest, claim or demand of the said Grantor, free and clear of encumbrances, in and to the following described land, situate, lying and being in Sarasota County, Florida:

See Exhibit "A" attached hereto and incorporated by reference.

"Grantor" and "Grantee" are used for singular or plural, as the context requires.

And said Grantor does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first written above.

**CS of Venice Development Company,
LLC, a Florida Limited Liability
Company**

Witnesses:

Print _____

By: _____

Its: _____

Print_____

**STATE OF FLORIDA
COUNTY OF SARASOTA**

I HEREBY CERTIFY that the foregoing instrument was sworn to (or affirmed) and subscribed before me by means of () or () online notarization, on this ____ day of _____ 2020, by _____, as _____ for **CS of Venice Development Company, LLC, a Florida Limited Liability Company**, who is personally known to me (___) or who provided _____ as identification.

Notary Public State of Florida

My Commission Expires: _____

My Commission Number is: _____

(SEAL)

SKETCH OF DESCRIPTION

PORTION OF LOT 2 TO BE DEDICATED TO THE CITY

SHEET 1 OF 2**DESCRIPTION:**

Part of Lot 2, Block 79, VENICE GULF VIEW SECTION, as recorded in Plat Book 2, Page 77, of the Public Records of Sarasota County, Florida, described as follows:

Commence at the Southwest Corner of Lot 37, Block 79, VENICE GULF VIEW SECTION, as recorded in Plat Book 2, Page 77, of the Public Records of Sarasota County, Florida, same being a point on the North Right of Way line of Miami Avenue (80' Wide Public Right of Way); thence S.89°25'57"E., along said North Right of Way Line, a distance of 188.74 feet to the POINT OF BEGINNING; thence continue S.89°25'57"E., along said North Right of Way line, a distance of 24.00 feet; thence N.00°34'04"E., leaving said North Right of Way line, a distance of 115.06 feet to the South line of a 20 feet wide alley within said Block 79; thence N.89°23'05"W., along said South line of a 20 feet wide alley, a distance of 24.00 feet; thence S.00°34'04"W., a distance of 115.07 feet to the POINT OF BEGINNING.

Parcel contains 2762 square feet, or 0.0634 acres more or less.

NOTES:

1. This sketch does not represent a Boundary Survey. The purpose of this sketch is to depict the description shown hereon.
2. Description shown hereon has been prepared for this sketch.
3. See Boundary Survey of parent tract prepared by Britt Surveying, Inc. Job No. 19-03-18, dated January 10, 2019.
4. Bearings shown hereon refer to an assumed meridian. North line of Block 79 as being S.89°22'14"E.



Randall E. Britt, Professional Land Surveyor
Florida Certification Number 3979

Note: Not Valid Unless Imprinted With Embossed Land Surveyor's Seal

PREPARED FOR:
MICHAEL MILLER

DATE: FEBRUARY 19, 2020

JOB NUMBER: 19-03-18E



BRITT SURVEYING, INC.

LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NO. L.B. 6638
606 Cypress Avenue Venice Florida 34285
Telephone: (941) 493-1396 Fax: (941) 484-5766
Email: bsi@brittsurveying.com

SKETCH OF DESCRIPTION

PORTION OF LOT 2 TO BE DEDICATED TO THE CITY

SHEET 2 OF 2

SCALE: 1" = 40'

U.S. HIGHWAY NO. 41

Edge of Pavement

LOT 32

LOT 33

LOT 34

LOT 35

LOT 36

LOT 37

BLOCK 79

Vacated Portion
of Alley per O.R.
585/107

LOT 31

LOT 30

LOT 29

3.59'

N 89°23'05" W
24.00'

20' WIDE
ALLEY

Existing 20' Wide
Alley to be Vacated

S 00°34'04" W 115.07'

Portion of Lot 2
Proposed Alley

N 00°34'04" E 115.06'

South Line of
20' Wide Alley

24.0'

24.00'
S 89°25'57" E

S 89°25'57" E 188.74'

North Right of Way Line

Edge of Pavement

POINT OF
COMMENCEMENT

Southwest Corner of Lot
37, Block 79, VENICE Gulf
View Section

POINT OF
BEGINNING

MIAMI AVENUE

80' Wide Public Right of Way

PREPARED FOR:
MICHAEL MILLER

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