

This instrument prepared by: Sue Bouffard
After recording return to:
City Clerk, City of Venice
401 W. Venice Ave., Venice, FL 34285

GRANT OF EXCLUSIVE EASEMENT
(Venice High School)

THIS INDENTURE, made this _____ day of _____, 2016, by and between THE SCHOOL BOARD OF SARASOTA COUNTY, FLORIDA, in the County of Sarasota, State of Florida, party of the first part, and CITY OF VENICE, a municipal corporation in the County of Sarasota, State of Florida, party of the second part;

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations to him in hand paid by said party of the second part, the receipt of which is hereby acknowledged, has granted, bargained, and conveyed, and by these presents does hereby grant, bargain, and convey unto the party of the second part, its successors and assigns, an exclusive easement for the installation, maintenance and servicing of the potable water main, over, across, under and along the following described parcel of land in Sarasota County, Florida, to wit:

See attached Sketch and Description noted as Exhibit A.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed by its proper officers and its corporate seal to be affixed, this _____ day of _____, 2016.

WITNESSES:

Print Name: _____

Print Name: _____

THE SCHOOL BOARD OF
SARASOTA COUNTY, FLORIDA

By: Shirley Brown, Its Chair

STATE OF FLORIDA)
COUNTY OF)

Subscribed before me this _____ day of _____, 2016, by Shirley Brown, Chair of The School Board of Sarasota County, Florida, on behalf of said School Board, who is personally known to me, or who produced _____ as identification.

Notary stamp:
Commission No.

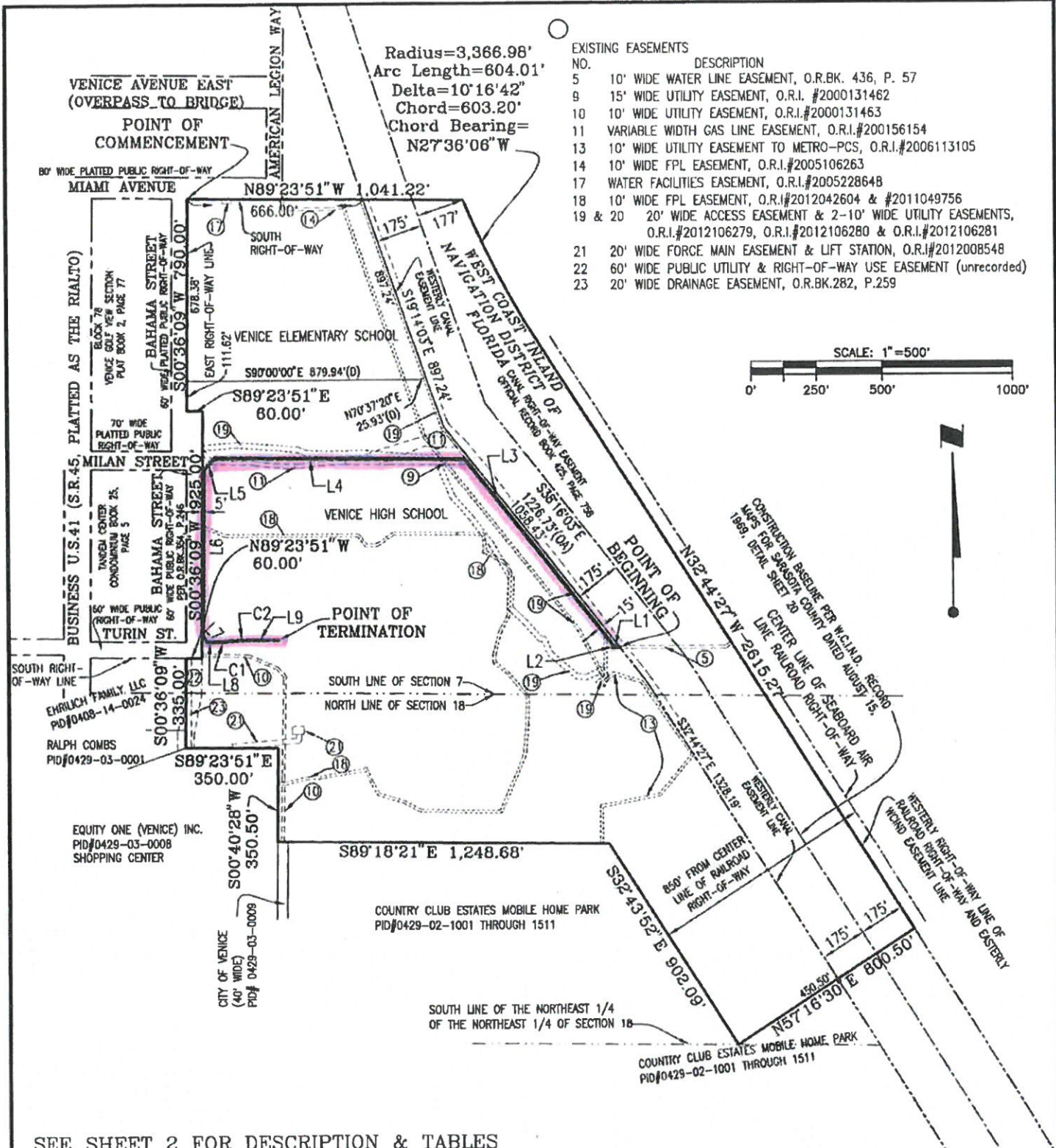
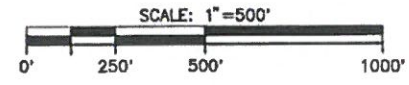
3583155.v1

Notary Public
Print Name: _____

Radius=3,366.98'
 Arc Length=604.01'
 Delta=10°16'42"
 Chord=603.20'
 Chord Bearing=
 N27°36'06"W

EXISTING EASEMENTS

NO.	DESCRIPTION
5	10' WIDE WATER LINE EASEMENT, O.R.BK. 436, P. 57
9	15' WIDE UTILITY EASEMENT, O.R.I. #2000131462
10	10' WIDE UTILITY EASEMENT, O.R.I.#2000131463
11	VARIABLE WIDTH GAS LINE EASEMENT, O.R.I.#200156154
13	10' WIDE UTILITY EASEMENT TO METRO-PCS, O.R.I.#2006113105
14	10' WIDE FPL EASEMENT, O.R.I.#2005106263
17	WATER FACILITIES EASEMENT, O.R.I.#2005228648
18	10' WIDE FPL EASEMENT, O.R.I.#2012042604 & #2011049756
19 & 20	20' WIDE ACCESS EASEMENT & 2-10' WIDE UTILITY EASEMENTS, O.R.I.#2012106279, O.R.I.#2012106280 & O.R.I.#2012106281
21	20' WIDE FORCE MAIN EASEMENT & LIFT STATION, O.R.I.#2012008548
22	60' WIDE PUBLIC UTILITY & RIGHT-OF-WAY USE EASEMENT (unrecorded)
23	20' WIDE DRAINAGE EASEMENT, O.R.BK.282, P.259



SEE SHEET 2 FOR DESCRIPTION & TABLES

This is NOT a Survey and Not valid without all sheets.

FOR: SARASOTA COUNTY SCHOOL BOARD Dec 03, 2015 - 15:18:29 JBRANNON\w\2156\active\215612564\survey\drawing\215612564v-sk0001.dwg

SKETCH & DESCRIPTION OF
 10' WIDE WATER MAIN EASEMENT
 SECTIONS 7 & 18, TOWNSHIP 39 S., RANGE 19 E.,
 SARASOTA COUNTY, FLORIDA



Stantec

6900 Professional Parkway East, Sarasota, FL 34240-8414
 Phone 941-907-6900 • Fax 941-907-6910
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 Licensed Business Number 2866

TASK CODE: 200	DRAWN BY: JWB	CHKD BY: RRC	CAD FILE: 215612564v-sk0001	PROJECT NO: 215612564	SHEET 1 OF 2	DRAWING INDEX NO: A-215612564-V001	REV:
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A 10.00 foot wide utility easement lying within the Venice High School Campus in Sections 7 and 13, Township 39 South, Range 18 East, City of Venice, Sarasota County, Florida, the center line of which is described as follows:

Commence at the intersection of the east right-of-way line of Bahama Street and the south right-of-way line of Miami Avenue, both as shown on the plat of Venice Golf View Section, Plat Book 2, Page 77, Public Records of Sarasota County, Florida; thence S.89°23'51"E., along said south right-of-way line of Miami Avenue and its easterly extension, a distance of 665.97 feet to a point on the westerly easement line of the West Coast Inland Waterway Canal as recorded in Official Records Book 425, Page 758, said Public Records; thence southerly along said westerly easement line for the following two (2) calls; (1) thence S.19°14'11"E., a distance of 897.25 feet; thence S.38°16'03"E., a distance of 1,058.43 feet to the POINT OF BEGINNING; thence N.89°23'51"W., a distance of 24.72 feet; thence N.00°36'09"E., a distance of 6.76 feet; thence N.38°16'03"W., a distance of 894.73 feet; thence N.89°25'36"W., a distance of 941.13 feet; thence S.45°34'24"W., a distance of 59.94 feet; thence S.00°36'09"W., a distance of 631.74 feet; thence S.44°23'51"E., a distance of 21.21 feet; thence N.90°00'00"E., a distance of 20.05 feet to the point of curvature of a curve to the left having a radius of 848.27 feet and a central angle of 04°54'19"; thence easterly along the arc of said curve, a distance of 72.62 feet to the point of reverse curvature of a curve to the right having a radius of 848.32 feet and a central angle of 04°54'19"; thence easterly along the arc of said curve, a distance of 72.63 feet to the point of tangency of said curve; thence S.89°58'24"E., a distance of 106.75 feet to the POINT OF TERMINATION.

The above described limits of said strip of land are to be extended or shortened as necessary to maintain a continuous 10.00 foot wide strip along the route described.

Line Table		
Line #	Length	Direction
L1	24.72'	N89°23'51"W
L2	6.76'	N00°36'09"E
L3	894.73'	N38°16'03"W
L4	941.13'	N89°25'36"W
L5	59.94'	S45°34'24"W
L6	631.74'	S00°36'09"W
L7	21.21'	S44°23'51"E
L8	20.05'	N90°00'00"E
L9	106.75'	N90°00'00"E

Curve Table					
Curve #	Length	Radius	Delta	CHORD	CHORD BEARING
C1	72.62'	848.27'	4°54'19"	72.60'	N87°32'51"E
C2	72.63'	848.32'	4°54'19"	72.60'	N87°32'51"E

NOTES:

1. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER, THIS SKETCH, DRAWING, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY.
2. BEARINGS SHOWN HEREON ARE RELATIVE TO THE SOUTH RIGHT-OF-WAY LINE OF MIAMI AVENUE, BEING N.89°23'51"W.
3. THIS IS A SKETCH ONLY AND DOES NOT REPRESENT A FIELD SURVEY.

SEE SHEET 1 FOR SKETCH

Jennie W. Brannon
 Jennie W. Brannon, P.S.M.
 Florida Registration No. 5041

12/3/15
 Date of Signature

This is NOT a Survey and Not valid without all sheets.

FOR: SARASOTA COUNTY SCHOOL BOARD

Dec 03, 2015 - 15:18:29

JBRANNON\I:\2156\active\215612564\survey\drawing\215612564v--sk0001.dwg

SKETCH & DESCRIPTION OF
 10' WIDE WATER MAIN EASEMENT
 SECTIONS 7 & 18, TOWNSHIP 39 S., RANGE 19 E.,
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TASK CODE: 200	DRAWN BY: JWB	CHKD BY: RRC	CAD FILE: 215612564v--sk0001	PROJECT NO: 215612564	SHEET 2 OF 2	DRAWING INDEX NO: A-215612564-V001	REV:
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(THIS DOCUMENT IS NOT TO BE RECORDED)

BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS, that THE SCHOOL BOARD OF SARASOTA COUNTY, FLORIDA, PARTY OF THE FIRST PART, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, to it paid by the CITY OF VENICE, PARTY OF THE SECOND PART, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell, transfer, and deliver unto the party of the second part, its successors and assigns, all those certain goods and chattels located in the County of Sarasota and the State of Florida, more particularly described as follows:

All pipelines, pipes, tees, wells, manholes, connections, cut-offs, valves, and all other equipment used for, useful for, and/or in connection with, the potable water main constructed and installed by the party of the first part in the subdivision and lands described as follows:

Venice High School property per sketch and description attached as Exhibit A

It is the purpose and intent of the party of the first part to convey to the party of the second part, by this Bill of Sale, all property comprising said force main and lift station systems to and within the above described property, together with all of the rights of the party of the first part arising out of any and all guarantees, performance bonds, contracts and agreements of the party of the first part in connection with said force main and lift station systems.

TOGETHER with every right, privilege, permit and easement of every kind and nature of the party of the first part, in and to and in connection with, the aforesaid force main and lift station systems, reserving however, similar non-exclusive easement rights in party of the first part for other utility purposes.

TO HAVE AND TO HOLD the same unto the party of the second part, its successors and assigns, forever.

AND THE PARTY OF THE FIRST PART does for itself and its successors covenant to and with the party of the second part, its successors and assigns, that it is the lawful owner of the above described goods and chattels and that the said property is free and clear of all liens, encumbrances, and charges whatsoever; that it has good right and lawful authority to sell the same as aforesaid, and that it does warrant to defend the title and the sale of the said properties hereby made, unto the said party of the second part, its successors and assigns, against the lawful claims and demands of all persons whomsoever.

{Signatures on Following Page}

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed by its proper officers and its corporate seal to be affixed, this _____ day of _____, 2016.

WITNESSES:

Print Name: _____

THE SCHOOL BOARD OF
SARASOTA COUNTY, FLORIDA

Print Name: _____

By: Shirley Brown, Its Chair

STATE OF FLORIDA)
COUNTY OF)

Subscribed before me this _____ day of _____, 2016, by Shirley Brown, Chair of The School Board of Sarasota County, Florida, on behalf of said School Board, who is personally known to me, or who produced _____ as identification.

Notary stamp:
Commission No.

Notary Public
Print Name: _____