



City of North Port

RESOLUTION NO. 2025-R-22

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF NORTH PORT, FLORIDA, ACCEPTING A NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT ON PORTIONS OF A TRACT OF LAND LOCATED IN SECTION 21, TOWNSHIP 39 SOUTH, RANGE 21 EAST, SARASOTA COUNTY, FLORIDA, AND A PORTION OF LOT 19 OF HERON CREEK PLACE PHASE 2, BEARING SARASOTA COUNTY PROPERTY APPRAISER PARCEL IDENTIFICATION NUMBER 0978010011; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR FILING OF DOCUMENTS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, North Port MF Ventures, LLC, the owner of parcel 0978010011, referred to as the “Grantor,” desire to grant, and the City Commission of the City of North Port, Florida, hereinafter referred to as the “Grantee,” desires to accept, a Non-Exclusive Access and Utility Easement (the “Easement”) over and across certain portions of properties owned by North Port MF Ventures, LLC identified by Sarasota County Property Parcel Identification Number 0978010011 (the “Property”); and

WHEREAS, the Easement grants the City access to the Property for the installation, maintenance, repair, and use of a water main, sewer main, irrigation main, and facilities related thereto (collectively, the “Grantor’s Utility Facilities”) and related facilities to be installed on the Property, whether above or below ground level; and

WHEREAS, the City Commission of the City of North Port, Florida finds that the Easement satisfies an immediate or future need of the City.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF NORTH PORT, FLORIDA:

SECTION 1 – INCORPORATION OF RECITALS

1.01 The above recitals are true and correct and are incorporated in this resolution by reference.

SECTION 2 – RESOLUTION

2.01 The City Commission accepts and approves the *Access and Utility Easement Agreement* attached as Exhibit A, granting the City a permanent access and utility easement on portions of the real property identified as follows:

A tract of land located in Section 21, Township 39 South, Range 21 East, Sarasota County, Florida, and being a portion of Lot 19 of Heron Creek Place Phase 2, according to the Official Plat thereof recorded in Plat Book 58, Page 312, Public Records of Sarasota County, Florida, and bearing Sarasota County Property Appraiser Parcel Identification Number 0978010011.

- 2.02 All identified exhibits are incorporated in this resolution by reference.

SECTION 3 – FILING OF DOCUMENTS

- 3.01 The City Clerk is directed to file a certified copy of this resolution as well as the easements with the Clerk of the Sarasota County Circuit Court to be duly recorded in the official records of the county.
- 3.02 North Port MF Ventures, LLC, will reimburse the City for applicable recording fees.

SECTION 4 – CONFLICTS

- 4.01 In the event of any conflict between the provisions of this resolution and any other resolution, in whole or in part, the provisions of this resolution will prevail to the extent of the conflict.

SECTION 5 – SEVERABILITY

- 5.01 If a court of competent jurisdiction finds that any section, subsection, sentence, clause, phrase, or provision of this resolution is for any reason invalid or unconstitutional, that provision will be deemed a separate, distinct, and independent provision and will not affect the validity of the remaining portions of the resolution.

SECTION 6 – EFFECTIVE DATE

- 6.01 This resolution takes effect immediately.

Remainder of page intentionally left blank; signature page to follow

ADOPTED by the City Commission of the City of North Port, Florida, in public session on May 13, 2025.

CITY OF NORTH PORT, FLORIDA

PHIL STOKES
MAYOR

ATTEST

HEATHER FAUST, MMC
CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS

MICHAEL GOLEN, CPM
INTERIM CITY ATTORNEY

Prepared By and
When Recorded Return to:

SHUMAKER

Shumaker, Loop & Kendrick, LLP
P.O. Box 49948
Sarasota, FL 34230-6948
Phone: (941) 364-2765
Attention: **Juan C. Villaveces, Esq.**

ACCESS AND UTILITY EASEMENT AGREEMENT

This Access and Utility Easement Agreement (this “**Easement Agreement**”) is made and entered into this ____ day of _____, 2025, by and between North Port MF Ventures, LLC, a Delaware limited liability company, whose mailing address is PO Box 92306, Southlake, TX 76092 (“**Ventures**”), and the CITY OF NORTH PORT, FLORIDA a municipal corporation of the State of Florida, whose mailing address is 4970 City Hall Boulevard, North Port, Florida 34286 (the “**City**”).

RECITALS

WHEREAS, Ventures is the owner of certain real property located in Sarasota County, Florida, more particularly described and depicted in Exhibit “A” attached hereto (the “**Ventures Property**”).

WHEREAS, Ventures has agreed to grant an easement over portions of the Ventures Property for the benefit of the City, pursuant to the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of the mutual covenants herein and for other good and valuable consideration, the sufficiency and receipt of which are hereby expressly acknowledged, the parties hereby agree as follows:

1. **Easement.** Ventures hereby grants to the City a non-exclusive access and utility easement over and across that portion of the Ventures Property more particularly described on Exhibit “B” attached hereto (the “**Ventures Easement Area**”) for the installation, maintenance, repair, and use of a water main, sewer main, irrigation main, and facilities related thereto (collectively, the “**Ventures Utility Facilities**”) to be installed in the Ventures Easement Area. The City, at its sole cost and expense, shall maintain the Ventures Utility Facilities and Ventures Easement Area in good condition and repair. The City acknowledges and agrees that the rights granted to the City herein shall at all times be exercised in such a manner a not to interfere materially with the normal operation of the Ventures Property and the businesses conducted therein, the exact location of the Ventures Utility Facilities shall be subject to the approval of Ventures, and except in an emergency, the right of the City to enter the Ventures Property shall be conditioned on the City providing reasonable advance written notice to Ventures as to the time and manner of entry. All Ventures Utility Facilities shall be installed and maintained below the ground level or surface level of the Ventures Property except for such parts thereof that cannot and are not

intended to be placed below the surface, which shall be placed in a location as approved by Ventures. In the event the City, or its employees, agents, assignees, contractors (or their subcontractors, employees or materialmen), or representatives cause damage to the Ventures Easement Area, the Ventures Property, or improvements located on the Ventures Property in the exercise of the easement rights granted herein, the City, at its sole cost and expense, agrees to promptly commence and diligently pursue the restoration of the same and the improvements so damaged to, as nearly as practical, the original condition and grade, including, without limitation, repair and replacement of any landscaping, hardscaping, plantings, ground cover, roadways, driveways, sidewalks, parking areas, fences, walks, utility lines, stormwater facilities, pumping facilities, pumps and other structures or improvements of any kind.

2. **Grant of Easement Only.** Ventures is not conveying any fee simple interest in the Ventures Property or title thereto, but only granting the rights and easements in the Ventures Easement Area described herein. Ventures reserves all right, title, interest, and privilege in and to the Ventures Easement Area for all purposes not inconsistent with this Easement Agreement.

3. **Binding Effect.** The easements, rights, benefits, and obligations set forth herein shall create servitudes running with the land and shall bind and inure to the benefit of the parties, and their respective heirs, devisees, legal representatives, successors, and assigns. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall include all genders.

4. **Default.** Upon the failure of any party to comply with such party's obligations under the terms of this Easement Agreement, the other party shall be entitled to commence an action against such defaulting party for any relief allowed by law, including, without limitation, money damages, injunctive relief or any combination thereof.

5. **Indemnity.** To the fullest extent permitted by law and without waiving sovereign immunity, the City hereby indemnifies and agrees to hold Ventures harmless from and against any claim, loss, cost, damage, or expense, including all claims for death or injury to persons or damage to property, and including, without limitation, attorneys' fees and court costs, which may be suffered or incurred by Ventures and which may arise out of or be in connection with, or by reason of the actions or inaction by, negligence or intentional misconduct of, or the use of the Ventures Easement Area by the City.

6. **Insurance.** The City shall keep and maintain at all times during the term of this Easement Agreement at the City's sole expense, a comprehensive general public liability and property damage insurance with combined single limits of not less than \$1,000,000.00 per occurrence and \$2,000,000.00 in the aggregate for bodily injury and property damage liability. This Section shall survive any termination of this Easement Agreement until the statutory limitation has tolled.

{ Signatures on following pages }

IN WITNESS WHEREOF, Ventures has executed this Easement Agreement on the date below.

WITNESSES:

North Port MF Ventures, LLC,
a Delaware limited liability company

By: Ventures Development Group, LLC,
a Louisiana limited liability
company, as its Manager

Print Name: _____
Address: _____

By: _____
Robert E. McConnell, Jr., as its
Managing Member
Address: _____

Print Name: _____
Address: _____

STATE OF LOUISIANA
COUNTY OF EAST BATON ROUGE

The foregoing instrument was acknowledged before me by means of ☐ physical presence
or ☐ online notarization this _____ day of _____, 2025, by Robert E. McConnell, Jr.,
as Managing Member of Ventures Development Group, LLC, a Louisiana limited liability
company, as Manager of North Port MF Ventures, LLC, a Delaware limited liability company.

Notary Public
Print Name: _____
My Commission Expires: _____

Personally Known ____ (OR) Produced Identification ____
Type of identification produced _____

APPROVED by the City Commission of the City of North Port, Florida, on _____, 2025.

CITY OF NORTH PORT

Print Name: _____
CITY MANAGER

ATTEST

Print Name: _____
CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS

Print Name: _____
CITY ATTORNEY

EXHIBIT “A” TO EASEMENT AGREEMENT
DESCRIPTION OF VENTURES PROPERTY

EXHIBIT A**NORTH MULTIFAMILY PARCEL**

A tract of land located in Section 21, Township 39 South, Range 21 East, Sarasota County, Florida, and being a part of LOT 19 of HERON CREEK PLACE PHASE 2, according to the Official Plat thereof recorded in PLAT BOOK 58, PAGE 312, Public Records of Sarasota County, Florida, more particularly described as follows:

COMMENCE at the southernmost corner of TRACT A, of HERON CREEK PLACE PHASE 1, according to the Official Plat thereof recorded in PLAT BOOK 48, PAGE 13, Public Records of Sarasota County, Florida; thence N. 72°28'12" E., 5.02 feet; to the **POINT OF BEGINNING**; thence 21.22 feet in a northeasterly direction along a non-tangent curve turning to the right, having a central angle of 60°21'25", with a radius of 20.15 feet, having a chord bearing of N. 50°02'36" E. and a chord distance of 20.26 feet; thence 3.24 feet in a easterly direction along a non-tangent curve turning to the left, having a central angle of 02°43'44", with a radius of 68.00 feet, having a chord bearing of N. 78°58'18" E. and a chord distance of 3.24 feet; thence S. 86°31'23" E., 621.82 feet to the Westerly boundary of TRACT B, aforesaid HERON CREEK PLACE, PHASE 1; thence along said Westerly boundary and the Southerly extension thereof the following two (2) courses: 1) 251.21 feet in a southwesterly direction along a non-tangent curve turning to the right, having a central angle of 7°59'10", with a radius of 1802.23 feet, having a chord bearing S. 02°20'12" W., 251.00 feet; 2) S. 06°19'45" W., 96.05 feet; thence S. 84°46'04" E., 136.55 feet to the Westerly boundary aforesaid HERON CREEK PLACE PHASE 1; thence along said Westerly boundary S. 05°13'56" W., 682.02 feet; thence N. 60°48'38" W., 1038.96 feet; thence N. 51°55'45" W., 80.55 feet to the Easterly boundary of a proposed road; thence along said Easterly boundary 579.56 feet in a northeasterly direction along a non-tangent curve turning to the left, having a central angle of 18°30'32", with a radius of 1794.08 feet, having a chord bearing of N. 28°48'42" E. and a chord distance of 577.04 feet to the **POINT OF BEGINNING**

Containing 15.71 acres more or less.

The above property also being described as: LOT 19 of HERON CREEK PLACE PHASE 2, according to the Official Plat thereof recorded in PLAT BOOK 58, PAGE 312, Public Records of Sarasota County, Florida

EXHIBIT “B” TO EASEMENT AGREEMENT

DEPICTION AND DESCRIPTION OF VENTURES EASEMENT AREA

Legal Description - Sanitary Sewer Easement

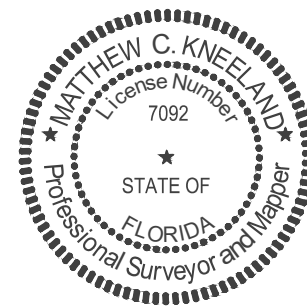
A tract of land located in Section 21, Township 39 South, Range 21 East, Sarasota County, Florida, and being a part of LOT 19 of HERON CREEK PLACE PHASE 2, according to the Official Plat thereof recorded in PLAT BOOK 58, PAGE 312, Public Records of Sarasota County, Florida, more particularly described as follows:

COMMENCE at the southernmost corner of TRACT A, of HERON CREEK PLACE PHASE 1, according to the Official Plat thereof recorded in PLAT BOOK 48, PAGE 13, Public Records of Sarasota County, Florida; run thence 478.43 feet in a southwesterly direction along a non-tangent curve turning to the right, having a central angle of 15°16'46", with a radius of 1794.08 feet, having a chord bearing of S.27°17'38" W. and a chord distance of 477.02 feet; to the **POINT OF BEGINNING**; thence S.55°14'52" E., 20.85 feet; thence S.63°40'13" E., 136.65 feet; thence N. 30°50'39" E., 105.53 feet; thence N. 58°41'36" W., 54.79 feet; thence N. 31°18'24" E., 10.00 feet; thence S.58°41'36" E., 54.71 feet; thence N. 30°50'39" E., 82.57 feet; thence N. 25°39'41" E., 173.33 feet; thence N. 64°54'58" W., 54.44 feet; thence N. 25°05'02" E., 10.00 feet; thence S.64°54'58" E., 54.54 feet; thence N. 25°39'41" E., 2.23 feet; thence S.64°20'19" E., 10.00 feet; thence S.25°39'41" W., 186.01 feet; thence S.30°50'39" W., 22.52 feet; thence S.62°08'31" E., 96.11 feet; thence N. 27°48'30" E., 17.66 feet; thence S.62°11'30" E., 10.00 feet; thence S.27°48'30" W., 17.66 feet; thence S.62°08'31" E., 19.88 feet; thence S.27°51'29" W., 10.00 feet; thence N. 62°08'31" W., 126.52 feet; thence S.30°50'39" W., 165.53 feet; thence S.60°21'44" E., 171.27 feet; thence N. 29°37'07" E., 46.33 feet; thence S.60°22'53" E., 10.00 feet; thence S.29°37'07" W., 46.34 feet; thence S.60°21'44" E., 164.46 feet; thence N. 29°09'54" E., 283.52 feet; thence N. 00°21'08" E., 67.84 feet; thence S.89°22'48" W., 32.06 feet; thence N. 00°37'12" W., 10.00 feet; thence N. 89°22'48" E., 32.23 feet; thence N. 00°21'08" E., 209.03 feet; thence N. 86°12'42" W., 135.70 feet; thence N. 03°47'18" E., 10.00 feet; thence S.86°12'42" E., 5.71 feet; thence N. 03°47'18" E., 24.48 feet; thence S.86°12'42" E., 10.00 feet; thence S.03°47'18" W., 24.48 feet; thence S.86°12'42" E., 225.20 feet; thence N. 03°47'18" E., 26.78 feet; thence S.86°12'42" E., 10.00 feet; thence S.03°47'18" W., 26.78 feet; thence S.86°12'42" E., 5.91 feet; thence S.03°47'18" W., 10.00 feet; thence N. 86°12'42" W., 111.10 feet; thence S.00°21'08" W., 181.73 feet; thence N. 89°22'48" E., 48.30 feet; thence S.00°37'12" E., 10.00 feet; thence S.89°22'48" W., 48.47 feet; thence S.00°21'08" W., 92.89 feet; thence S.60°34'02" E., 179.77 feet; thence N. 29°11'22" E., 73.85 feet; thence S.84°43'59" E., 21.71 feet; thence S.05°16'01" W., 10.00 feet; thence N. 84°43'59" W., 15.21 feet; thence S.29°11'22" W., 67.39 feet; thence S.60°34'02" E., 3.78 feet; thence S.05°37'10" W., 115.69 feet; thence S.84°46'10" E., 42.09 feet; thence S.05°13'50" W., 10.00 feet; thence N. 84°46'10" W., 42.16 feet; thence S.05°37'10" W., 7.45 feet; thence N. 84°22'50" W., 10.00 feet; thence N. 05°37'10" E., 126.63 feet; thence N. 60°34'02" W., 61.23 feet; thence S.29°11'22" W., 26.31 feet; thence N. 60°48'38" W., 10.00 feet; thence N. 29°11'22" E., 26.35 feet; thence N. 60°34'02" W., 113.73 feet; thence S.29°09'54" W., 279.86 feet; thence S.60°21'44" E., 141.41 feet; thence N. 29°37'07" E., 46.51 feet; thence S.60°22'53" E., 10.00 feet; thence S.29°37'07" W., 46.51 feet; thence S.60°21'44" E., 187.05 feet; thence S.29°38'16" W., 10.00 feet; thence N. 60°21'44" W., 699.16 feet; thence N. 63°40'13" W., 141.86 feet; thence N. 55°14'52" W., 21.65 feet; thence 10.00 feet in a northeasterly direction along a non-tangent curve turning to the left, having a central angle of 00°19'10", with a radius of 1794.08 feet, having a chord bearing of N. 35°05'35" E. and a chord distance of 10.00 feet to the **POINT OF BEGINNING**.

Containing 0.70 acres or 30,293 square feet, more or less.

Bearings shown hereon are based on the easterly boundary of Parcel 1 of Heron Creek Place, Phase 1, as shown on Plat Book 48, Page 13 recorded in the Public Records of Sarasota County, Florida, having a grid bearing of S.05°13'56"W. the grid bearings as shown hereon refer to the state plane coordinate system, North America horizontal datum of 1983 (NAD 83-2011 adjustment) for the west zone of Florida.

The Description hereon is not valid without the accompanying sketch shown on Sheet 3



Description Sketch
Not a survey

Survey History			Surveyor's Certificate	Sanitary Utility Easement Description Sketch	 701 S. Howard Avenue, Suite 106-320 Tampa, FL 33606 813-515-0821 MRICSpatial.com Licensed Business #8325
Date	Description	By			
			This sketch not valid without the original signature and seal of a Florida Professional Surveyor and Mapper, or a digital signature complying with 5J-17 Florida Statutes Matthew C. Kneeland, LS 7092	Prepared for: Venture Development Group Section 21 Township 39 South Range 21 East Sarasota County, FL	Project Number: 220048 Sheet 1 of 4

Legal Description - Water Easement

A tract of land located in Section 21, Township 39 South, Range 21 East, Sarasota County, Florida, and being a part of LOT 19 of HERON CREEK PLACE PHASE 2, according to the Official Plat thereof recorded in PLAT BOOK 58, PAGE 312, Public Records of Sarasota County, Florida, more particularly described as follows:

COMMENCE at the southernmost corner of TRACT A, of HERON CREEK PLACE PHASE 1, according to the Official Plat thereof recorded in PLAT BOOK 48, PAGE 13, Public Records of Sarasota County, Florida; run thence 450.95 feet in a southwesterly direction along a non-tangent curve turning to the right, having a central angle of 14°24'06", with a radius of 1794.08 feet, having a chord bearing of S.26°51'18" W. and a chord distance of 449.76 feet; to the **POINT OF BEGINNING**; thence S.55°49'24" E., 19.97 feet; thence S.34°10'36" W., 15.00 feet; thence N. 55°49'24" E., 20.00 feet; thence 15.00 feet in a northeasterly direction along a non-tangent curve turning to the left, having a central angle of 00°28'45", with a radius of 1794.08 feet, having a chord bearing of N. 34°17'43" E. and a chord distance of 15.00 feet to the **POINT OF BEGINNING**.

Containing 0.007 acres or 299 square feet, more or less.

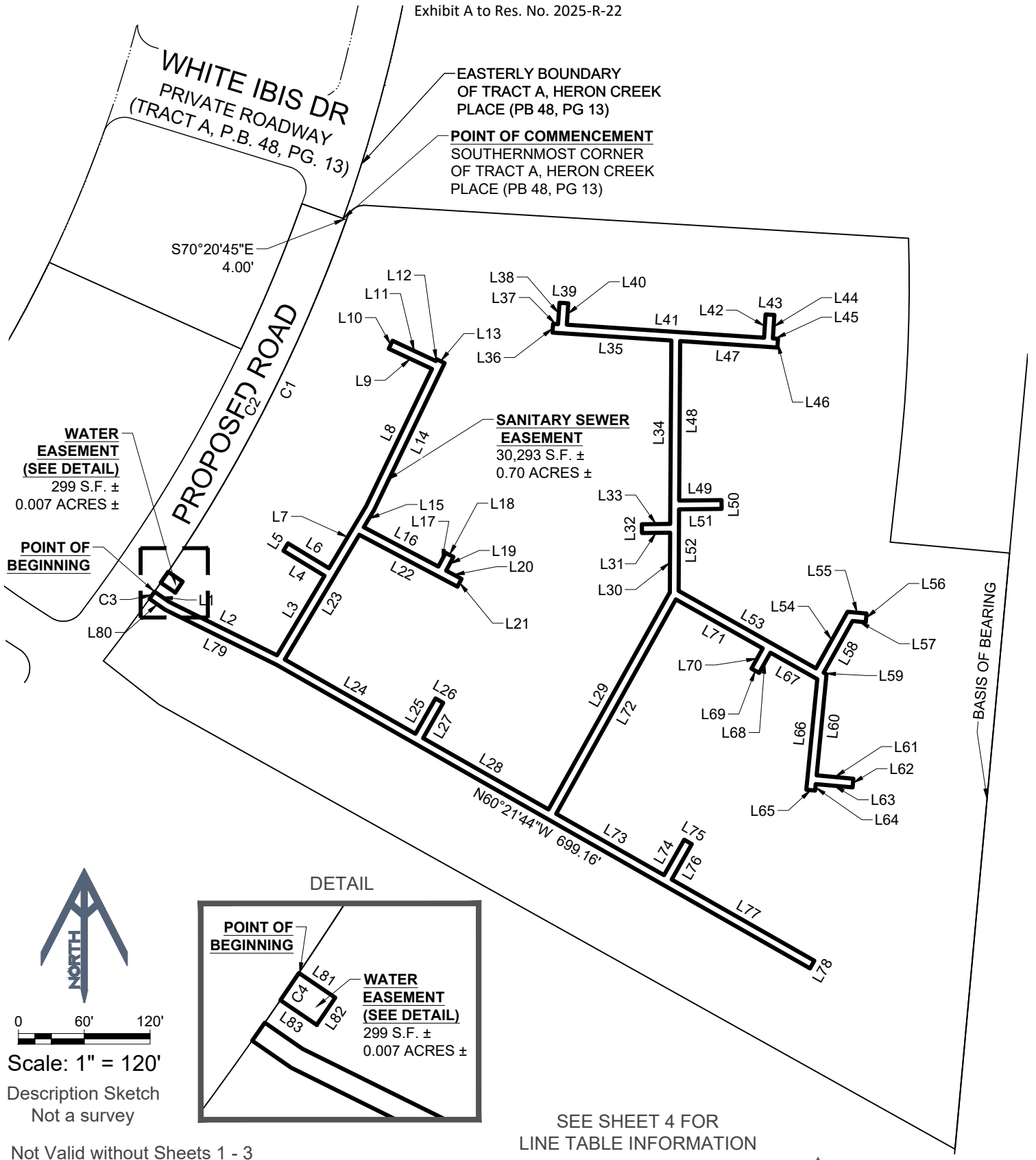
Bearings shown hereon are based on the easterly boundary of Parcel 1 of Heron Creek Place, Phase 1, as shown on Plat Book 48, Page 13 recorded in the Public Records of Sarasota County, Florida, having a grid bearing of S.05°13'56"W. the grid bearings as shown hereon refer to the state plane coordinate system, North America horizontal datum of 1983 (NAD 83-2011 adjustment) for the west zone of Florida.

The Description hereon is not valid
without the accompanying sketch
shown on Sheet 3



Description Sketch
Not a survey

Survey History			Surveyor's Certificate	Sanitary Utility Easement Description Sketch	 701 S. Howard Avenue, Suite 106-320 Tampa, FL 33606 813-515-0821 MRICSpatial.com Licensed Business #8325
Date	Description	By		Prepared for: Venture Development Group Section 21 Township 39 South Range 21 East Sarasota County, FL	
			This sketch not valid without the original signature and seal of a Florida Professional Surveyor and Mapper, or a digital signature complying with 5J-17 Florida Statutes Matthew C. Kneeland, LS 7092	Project Number: 220048	Sheet 2 of 4



Survey History		
Date	Description	By

Surveyor's Certificate
See Sheet 1 for Surveyor's Certificate

Sanitary Utility Easement
Description Sketch
Prepared for: Venture Development Group
Section 21 Township 39 South Range 21 East Sarasota County, FL

MRIC SPATIAL

701 S. Howard Avenue, Suite 106-320
Tampa, FL 33606
813-515-0821
MRICSpatial.com
Licensed Business #8325

Project Number: 220048

Sheet 3 of 4

Exhibit A to Res. No. 2025-R-22

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S55°14'52"E	20.85'
L2	S63°40'13"E	136.65'
L3	N30°50'39"E	105.53'
L4	N58°41'36"W	54.79'
L5	N31°18'24"E	10.00'
L6	S58°41'36"E	54.71'
L7	N30°50'39"E	82.57'
L8	N25°39'41"E	173.33'
L9	N64°54'58"W	54.44'
L10	N25°05'02"E	10.00'
L11	S64°54'58"E	54.54'
L12	N25°39'41"E	2.23'
L13	S64°20'19"E	10.00'
L14	S25°39'41"W	186.01'
L15	S30°50'39"W	22.52'
L16	S62°08'31"E	96.11'
L17	N27°48'30"E	17.66'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L18	S62°11'30"E	10.00'
L19	S27°48'30"W	17.66'
L20	S62°08'31"E	19.88'
L21	S27°51'29"W	10.00'
L22	N62°08'31"W	126.52'
L23	S30°50'39"W	165.53'
L24	S60°21'44"E	171.27'
L25	N29°37'07"E	46.33'
L26	S60°22'53"E	10.00'
L27	S29°37'07"W	46.34'
L28	S60°21'44"E	164.46'
L29	N29°09'54"E	283.52'
L30	N00°21'08"E	67.84'
L31	S89°22'48"W	32.06'
L32	N00°37'12"W	10.00'
L33	N89°22'48"E	32.23'
L34	N00°21'08"E	209.03'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L35	N86°12'42"W	135.70'
L36	N03°47'18"E	10.00'
L37	S86°12'42"E	5.71'
L38	N03°47'18"E	24.48'
L39	S86°12'42"E	10.00'
L40	S03°47'18"W	24.48'
L41	S86°12'42"E	225.20'
L42	N03°47'18"E	26.78'
L43	S86°12'42"E	10.00'
L44	S03°47'18"W	26.78'
L45	S86°12'42"E	5.91'
L46	S03°47'18"W	10.00'
L47	N86°12'42"W	111.10'
L48	S00°21'08"W	181.73'
L49	N89°22'48"E	48.30'
L50	S00°37'12"E	10.00'
L51	S89°22'48"W	48.47'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L52	S00°21'08"W	92.89'
L53	S60°34'02"E	179.77'
L54	N29°11'22"E	73.85'
L55	S84°43'59"E	21.71'
L56	S05°16'01"W	10.00'
L57	N84°43'59"W	15.21'
L58	S29°11'22"W	67.39'
L59	S60°34'02"E	3.78'
L60	S05°37'10"W	115.69'
L61	S84°46'10"E	42.09'
L62	S05°13'50"W	10.00'
L63	N84°46'10"W	42.16'
L64	S05°37'10"W	7.45'
L65	N84°22'50"W	10.00'
L66	N05°37'10"E	126.63'
L67	N60°34'02"W	61.23'
L68	S29°11'22"W	26.31'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L69	N60°48'38"W	10.00'
L70	N29°11'22"E	26.35'
L71	N60°34'02"W	113.73'
L72	S29°09'54"W	279.86'
L73	S60°21'44"E	141.41'
L74	N29°37'07"E	46.51'
L75	S60°22'53"E	10.00'
L76	S29°37'07"W	46.51'
L77	S60°21'44"E	187.05'
L78	S29°38'16"W	10.00'
L79	N63°40'13"W	141.86'
L80	N55°14'52"W	21.65'
L81	S55°49'24"E	19.97'
L82	S34°10'36"W	15.00'
L83	N55°49'24"W	20.00'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	450.95'	1794.08'	014°24'06"	S26°51'18"W	449.76'
C2	478.43'	1794.08'	015°16'46"	S27°17'38"W	477.02'
C3	10.00'	1794.08'	000°19'10"	N35°05'35"E	10.00'
C4	15.00'	1794.08'	000°28'45"	N34°17'43"E	15.00'

Description Sketch. Not a survey	Survey History			Surveyor's Certificate	Sanitary Utility Easement	 701 S. Howard Avenue, Suite 106-320 Tampa, FL 33606 813-515-0821 MRICSpatial.com Licensed Business #8325
	Date	Description	By			
Not Valid without Sheets 1 - 7				See Sheet 1 for Surveyor's Certificate	Description Sketch Prepared for: Venture Development Group Section 21 Township 39 South Range 21 East Sarasota County, FL	
						Project Number: 220048 Sheet 4 of 4

CONSENT TO AND JOINDER IN EASEMENT AGREEMENT

The undersigned, being the holder of a mortgage dated January 31, 2023, and recorded in Official Records Instrument #2023018058, of the Public Records of Sarasota County, Florida, encumbering the Ventures Property (as said term is defined in the instrument to which this consent and joinder is attached), hereby consents to and agrees to the terms of the within and foregoing Easement Agreement to which this consent and joinder is attached and joins in the conveyance of the easements as set forth therein for the purpose of subordinating the interest of the undersigned to the conveyance of the easements as set forth therein.

WITNESSES:

U.S. BANK NATIONAL ASSOCIATION,
a national banking association

Print Name: _____
Address: _____

By: _____
Print Name: _____
As Its: _____

Print Name: _____
Address: _____

STATE OF _____
COUNTY OF _____

Before me, the undersigned Notary Public, personally appeared by means of ☒ physical presence or ☐ online notarization _____, as _____ of U.S. BANK NATIONAL ASSOCIATION, a national banking association, to me known to be the individual described in and who executed the foregoing consent to Dedication, and he/she duly acknowledged before me that he/she executed the same, as such officer, for and on behalf of said Corporation.

WITNESS my hand and official seal at _____ County, _____,
this _____ day of _____, 2025.

NOTARY PUBLIC State of Florida at Large
My Commission expires: