

**TERMS AND CONDITIONS OF SETTLEMENT  
BETWEEN  
SARASOTA COUNTY AND PROPERTY OWNER(S)**

**CITY OF VENICE**, a municipal corporation organized and existing under the laws of the State of Florida, (**hereinafter referred to as "Owner"**), owner(s) of the property located at 3560 Laurel Rd. E., Nokomis, FL 34275, P.I.D. No. 0389002004, also referred to in exhibit as Parcel No. 102.00, and a portion of land located within the roadway of Laurel Road also referred to in exhibit as Parcel No. 96.00 and 98.00, voluntarily hereby agrees to convey the following Fee Simple Interests – Parcel No. 96.00, 98.00, and 102.00, further described below, to **Sarasota County**, a political subdivision of the State of Florida (**hereinafter referred to as "County"**):

**See Exhibit "1" attached hereto and made part hereof.**

In the event Owner's lender/lienholder fails to provide a release or consent, Owner agrees, to the extent permissible under Florida law and without waiving its sovereign immunity, to indemnify and hold County harmless against any and all claims and actions arising out of failure to obtain these documents.

IN WITNESS WHEREOF, the Owner has executed this contract this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

**"Owner"**

**Signed and Sealed in the presence of two witnesses**

**CITY OF VENICE**, a municipal corporation organized and existing under the laws of the State of Florida

By: \_\_\_\_\_  
Nick Pachota, as Mayor

\_\_\_\_\_  
First Witness  
Print Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Second Witness  
Print Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
\_\_\_\_\_

Attest:

\_\_\_\_\_  
Kelly Michaels  
City Clerk

Exhibit "1"

This Document Prepared By and Return to:  
Jasmine Reid  
Sarasota County Property Management  
1660 Ringling Boulevard, 2<sup>nd</sup> Floor, Suite 240  
Sarasota, Florida 34236

Sec/Twp/Rng 34/36S/19E  
Parcel No. 96.00, 98.00, and 102.00

**This Quit-Claim Deed**, made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between City of Venice, a municipal corporation organized and existing under the laws of the State of Florida, whose mailing address is 401 West Venice Ave., Venice, Florida 34285, hereinafter referred to as Grantor, and Sarasota County, a political subdivision of the State of Florida, whose mailing address is P.O. Box 8, Sarasota, Florida 34230, hereinafter referred to as Grantee.

**WITNESSETH**, that the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations, in hand paid by the Grantee, receipt whereof is hereby acknowledged, does hereby remise, release any and all reservations and restrictions and quit claim unto the Grantee forever any and all rights, title, interest claim or demand which Grantor has in and to the following described parcel of land lying and being in the County of Sarasota, State of Florida, to-wit:

**See Exhibit "A" attached hereto and made a part hereof.**

Subject to taxes for 2024 and subsequent years, covenants, conditions, restrictions, easements, reservations, and limitations of record, if any.

**(This area left intentionally blank.)  
(Signature page to follow.)**

IN WITNESS WHEREOF the Grantor hereunto sets their hand and seal this first date written above.

Signed and Sealed in the presence of two witnesses

City of Venice, a municipal corporation organized and existing under the laws of the State of Florida

By: Nick Pachota, as Mayor

First Witness
Print Name:
Mailing Address:

Second Witness
Print Name:
Mailing Address:

Attest:

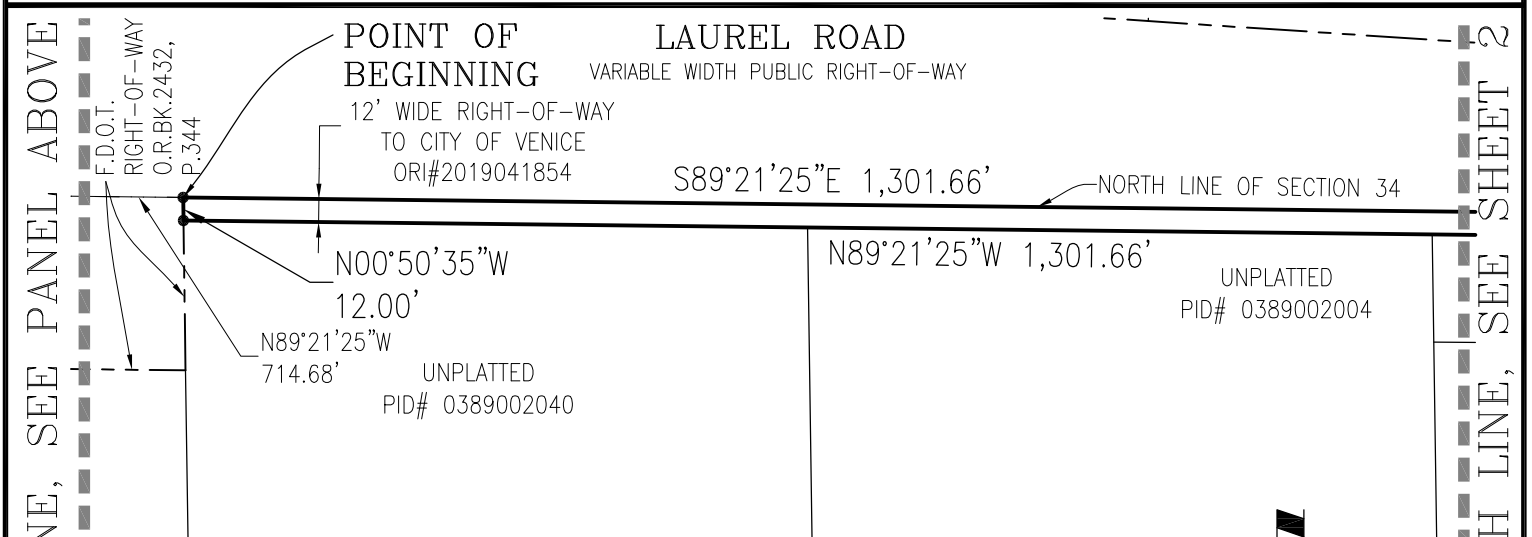
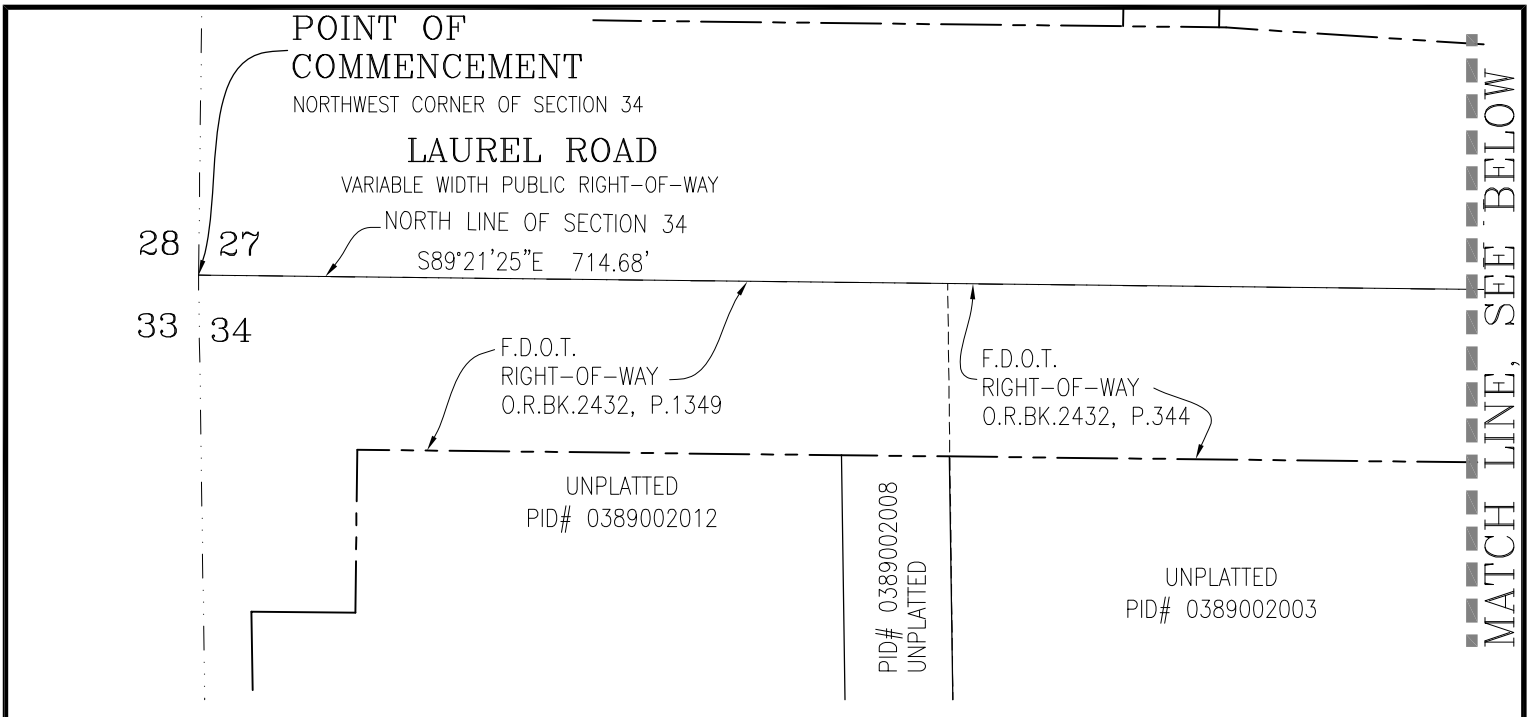
Kelly Michaels
City Clerk

STATE OF
COUNTY OF

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization this \_\_\_ day of \_\_\_, 20\_\_\_, by Nick Pachota, as Mayor of and on behalf of the City of Venice, a municipal corporation organized and existing under the laws of the State of Florida, who is personally known to me or who has produced \_\_\_ as identification.

(SEAL)

Notary Public
Print Name
Commission No.
Expiration Date



MATCH LINE, SEE PANEL ABOVE

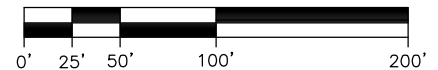
MATCH LINE, SEE BELOW

LEGEND:

- ORI# = OFFICIAL RECORDS INSTRUMENT
- O.R.BK. = OFFICIAL RECORDS BOOK
- PID# = PROPERTY IDENTIFICATION NUMBER
- P. = PAGE
- SF = SQUARE FEET
- AC = ACRES
- R/W = RIGHT-OF-WAY



SCALE: 1"=100'



SEE SHEET 2 FOR DESCRIPTION

REV.B—REMOVE PORTION IN FDOT R/Q, 7/10/24  
 REV.A—ADDRESS CO.SURVEYOR'S COMMENTS, 6/18/24

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

Apr 18, 2024 - 12:59:56 JBRANNON|C:\Users\jbrannon\OneDrive - Stantec\Documents\v-drive\215618080-laurelrd\215618080v-spsk05.dwg

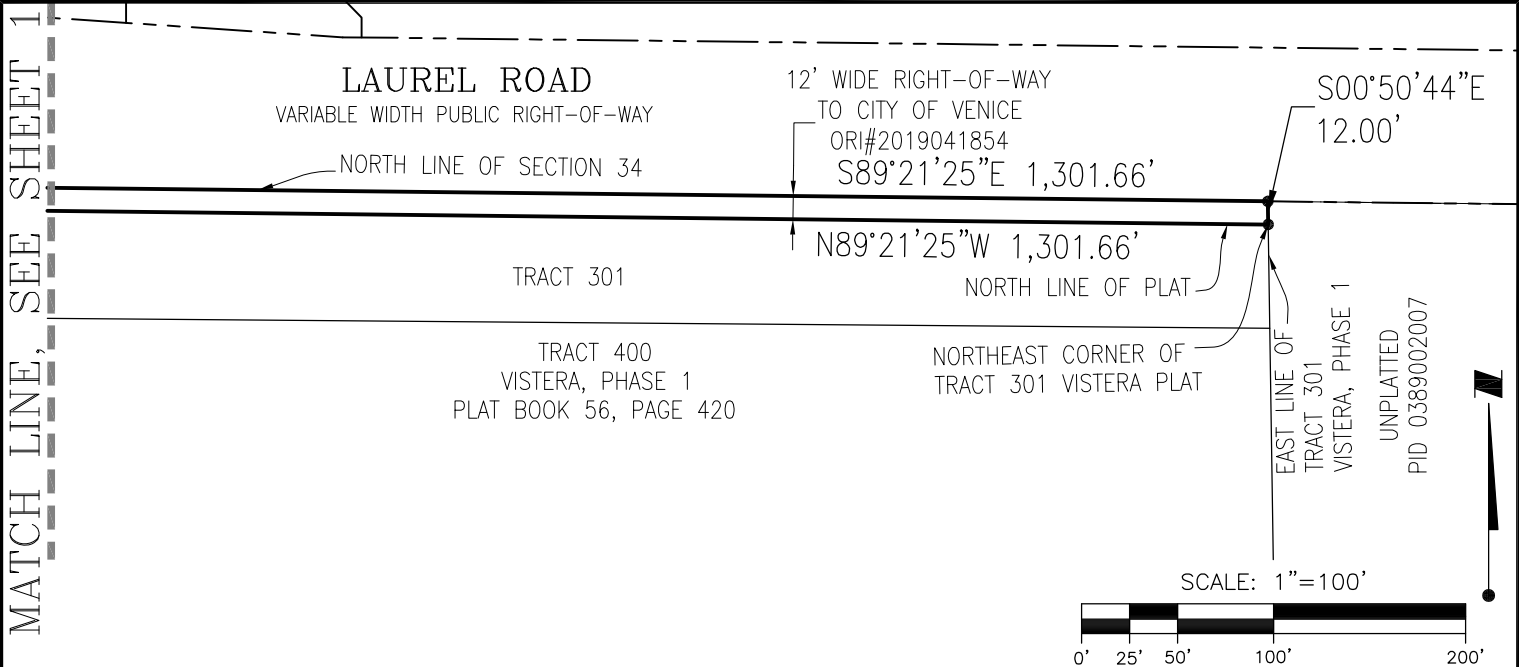
SKETCH & DESCRIPTION FOR LAUREL ROAD WIDENING  
 CIP#95682, FEE SIMPLE PARCEL 96.00  
 IN SECTION 34, TOWNSHIP 38 SOUTH,  
 RANGE 19 EAST, SARASOTA COUNTY, FLORIDA



**Stantec**

6900 Professional Parkway East, Sarasota, FL 34240-8414  
 Phone 941-907-6900 • Fax 941-907-6910  
 Certificate of Authorization #27013 • www.stantec.com  
 Licensed Business Number 7866

TASK CODE: 11.0	DRAWN BY: JWB	CHKD BY: JRJ	CAD FILE: 215618080v-spsk06	PROJECT NO: 215618080	SHEET 1 OF 2	DRAWING INDEX NO: 215618080v-spsk06	REV: B
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MATCH LINE, SEE SHEET 1

DESCRIPTION (as prepared by the certifying Surveyor and Mapper):

A 12.00 foot strip of land lying in Section 34, Township 38 South, Range 19 East, Sarasota County, Florida, being described as follows:

COMMENCE at the northwest corner of said Section 34; thence S.89°21'25"E., along the north line of said Section 34, a distance of 714.68 feet to the POINT OF BEGINNING; thence continue along said north section line, S.89°21'25"W., a distance of 1,301.66 feet to a point on the north extension of the east line of Tract 301 Vistera, Phase 1, as recorded in Plat Book 56, Page 420 in the Public Records of Sarasota County, Florida; thence S.00°50'44"E., along said north extension of the east tract line, a distance of 12.00 feet to the northeast corner of Tract 301, said Vistera, Phase 1; thence N.89°21'25"W., along the north line of said Vistera, Phase 1, a distance of 1,301.66 feet; thence N.00°50'35"W., a distance of 12.00 feet to the POINT OF BEGINNING.

Said strip contains 15,620 square feet or 0.3586 acres, more or less.

NOTES:

1. THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA SURVEYOR AND MAPPER.
2. BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF SECTION 34, BEING S89°21'25"E.
3. THIS IS A SKETCH ONLY AND DOES NOT REPRESENT A FIELD SURVEY.
4. SKETCH AND DESCRIPTION WAS PREPARED BASED ON OFFICIAL RECORDS INSTRUMENT NUMBER 2019041854 FURNISHED BY SARASOTA COUNTY.

SEE SHEET 1 FOR SKETCH & LEGEND



Digitally signed by  
Robert R Cunningham  
Date: 2024.07.11  
09:29:01 -04'00'

07/11/2024

Robert R. Cunningham, P.S.M.  
Florida Registration No. 3924

Date of Signature

REV.B-REMOVE PORTION IN FDOT R/Q, 7/10/24  
REV.A-ADDRESS CO.SURVEYOR'S COMMENTS, 6/18/24  
Apr 18, 2024 - 12:59:56 JBRANNON|C:\Users\jbrannon\OneDrive - Stantec\Documents\v-drive\215618080-laurelrd\215618080v-spsk05.dwg

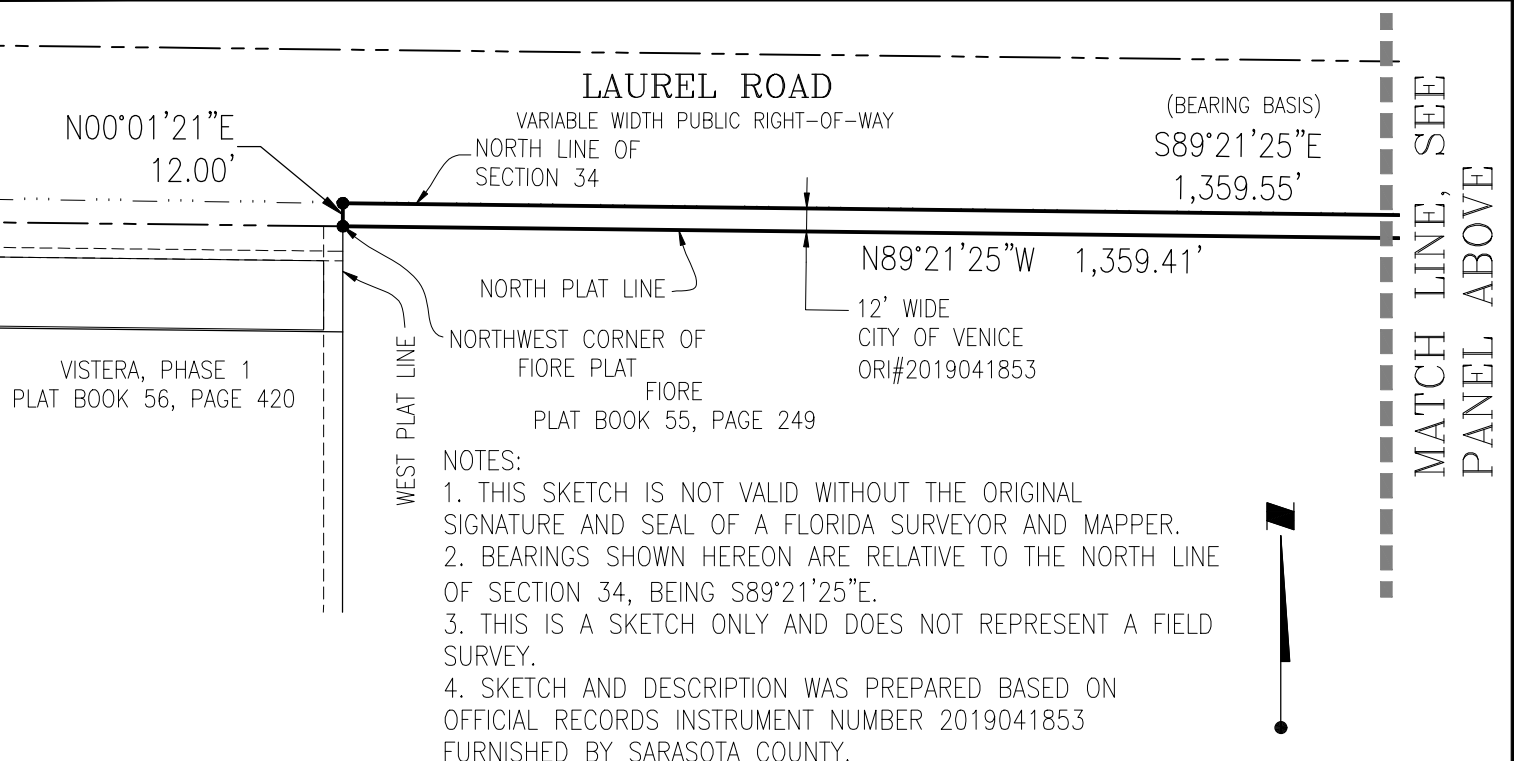
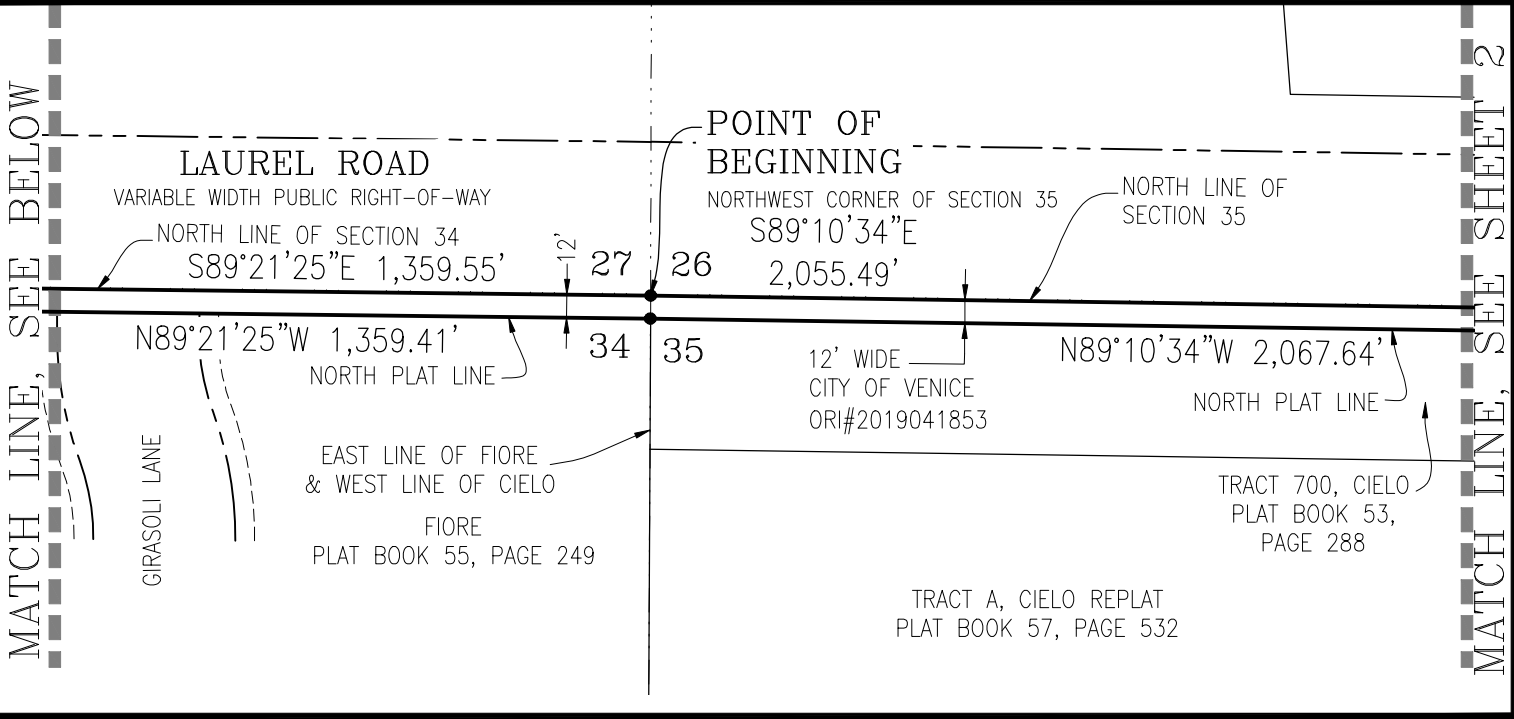
**This is NOT a Survey and Not valid without all sheets.**

SKETCH & DESCRIPTION FOR LAUREL ROAD WIDENING CIP#95682, FEE SIMPLE PARCEL 96.00 IN SECTION 34, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA	<p><b>Stantec</b>          6900 Professional Parkway East, Sarasota, FL 34240-8414          Phone 941-907-6900 • Fax 941-907-6910          Certificate of Authorization #27013 • www.stantec.com          Licensed Business Number 7866</p>
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TASK CODE: 11.0	DRAWN BY: JWB	CHKED BY: JRJ	CAD FILE: 215618080v-spsk06	PROJECT NO: 215618080	SHEET 2 OF 2	DRAWING INDEX NO: 215618080v-spsk06	REV: A
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MATCH LINE, SEE BELOW

MATCH LINE, SEE SHEET 2

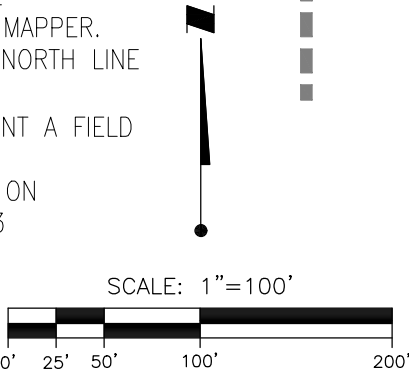


NOTES:

1. THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA SURVEYOR AND MAPPER.
2. BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF SECTION 34, BEING S89°21'25"E.
3. THIS IS A SKETCH ONLY AND DOES NOT REPRESENT A FIELD SURVEY.
4. SKETCH AND DESCRIPTION WAS PREPARED BASED ON OFFICIAL RECORDS INSTRUMENT NUMBER 2019041853 FURNISHED BY SARASOTA COUNTY.

LEGEND:

ORI = OFFICIAL RECORDS INSTRUMENT  
O.R.BK. = OFFICIAL RECORDS BOOK  
PID# = PROPERTY IDENTIFICATION NUMBER  
P. = PAGE  
SF = SQUARE FEET  
AC = ACRES  
R/W = RIGHT-OF-WAY



SEE SHEET 2 FOR DESCRIPTION

REV.B-CORRECT ORI NUMBER, 12/17/24  
REV.A-ADDRESS COUNTY COMMENTS, 6/22/24

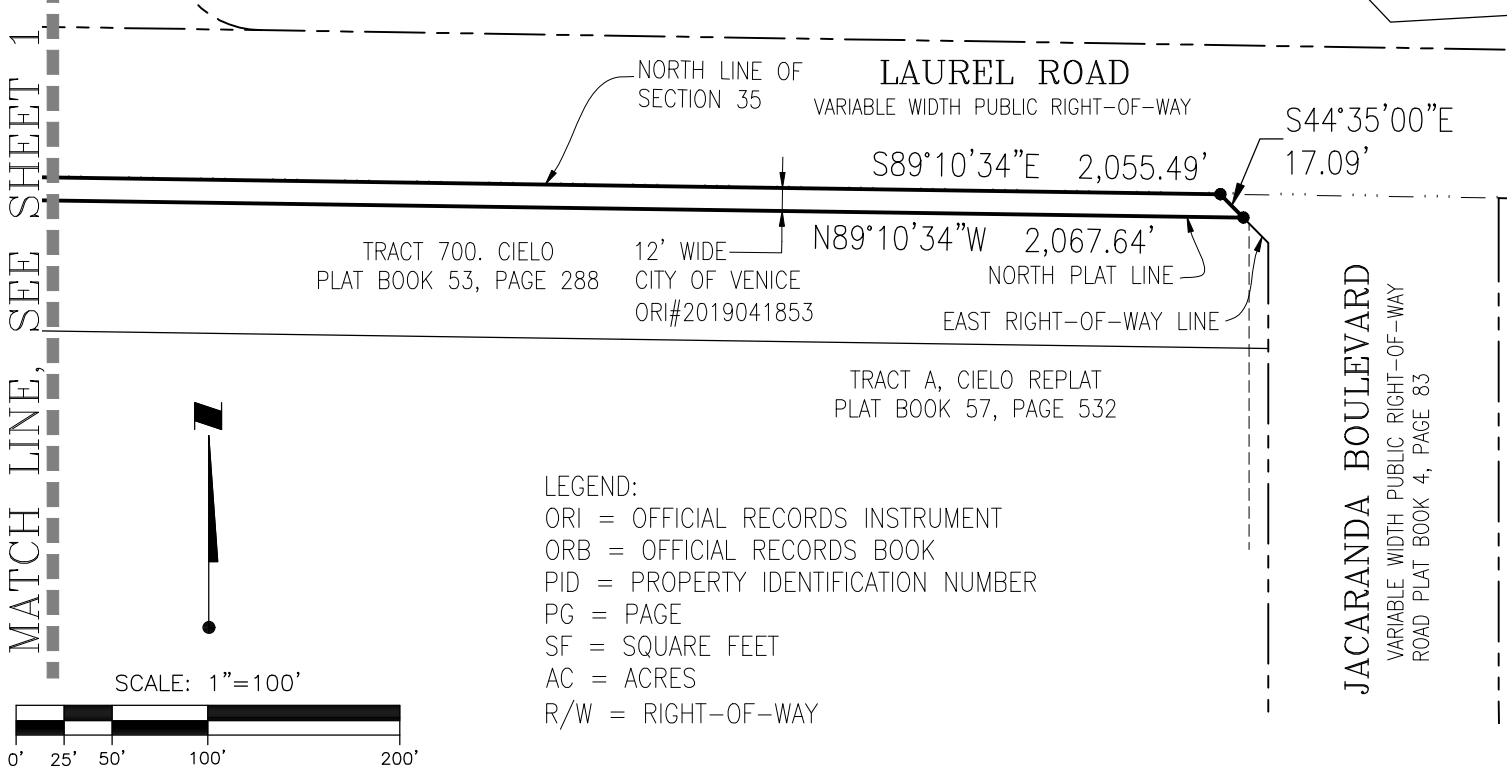
**This is NOT a Survey and Not valid without all sheets.**

Apr 18, 2024 - 12:59:56 JBRANNON|C:\Users\jbrannon\OneDrive - Stantec\Documents\drive\215618080-laurelrd\215618080v-spsk05.dwg

SKETCH & DESCRIPTION FOR LAUREL ROAD WIDENING  
CIP#95682, FEE SIMPLE PARCEL 98.00  
IN SECTIONS 34 & 35, TOWNSHIP 38 SOUTH,  
RANGE 19 EAST, SARASOTA COUNTY, FLORIDA

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TASK CODE: 11.0	DRAWN BY: JWB	CHKED BY: JRJ	CAD FILE: 215618080v-spsk05	PROJECT NO: 215618080	SHEET 1 OF 2	DRAWING INDEX NO: 215618080v-spsk05	REV: B
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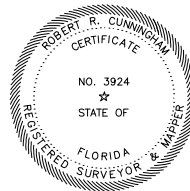


DESCRIPTION (as prepared by the certifying Surveyor and Mapper):

A 12.00 foot strip of land lying in Sections 34 and 35, Township 38 South, Range 19 East, Sarasota County, Florida, being described as follows:

BEGIN at the northwest corner of said Section 35; thence S.89°10'34"E., along the north line of said Section 35, a distance of 2,055.49 feet to a point on the west right-of-way line of Jacaranda Boulevard (variable width public right-of-way) as recorded in Road Plat Book 4, Page 83 in the Public Records of Sarasota County, Florida; thence S.44°35'00"E., along said west right-of-way line, a distance of 17.09 feet to a point on the north line of Cielo, as recorded in Plat Book 53, Page 288 in said Public Records; thence N.89°10'34"W., along said north plat line, a distance of 2,067.64 feet to the west line of said Cielo, also being the east line of Fiore, as recorded in Plat Book 55, Page 249 in said Public Records; thence N.89°21'25"W., along the north line of said Fiore, a distance of 1,359.41 feet to a point on the west line of said plat; thence N.00°01'21"E., a distance of 12.00 feet to a point on the north line of the abovementioned Section 34; thence S.89°21'25"E., along the north line of said Section 34, a distance of 1,359.55 feet to the POINT OF BEGINNING.

Said strip contains 41,053 square feet or 0.9424 acres, more or less.



Digitally signed by

Robert R

Cunningham

Date: 2024.12.17

14:56:10 -05'00'

12/17/2024

Robert R. Cunningham, P.S.M.  
Florida Registration No. 3924

Date of Signature

SEE SHEET 1 FOR SURVEY NOTES

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

REV.B-CORRECT ORI NUMBER, 12/17/24  
 REV.A-ADDRESS COUNTY COMMENTS, 6/22/24  
 Apr 18, 2024 - 12:59:56 JBRANNON|C:\Users\jbrannon\OneDrive - Stantec\Documents\v-drive\215618080-laurelrd\215618080v-spsk05.dwg

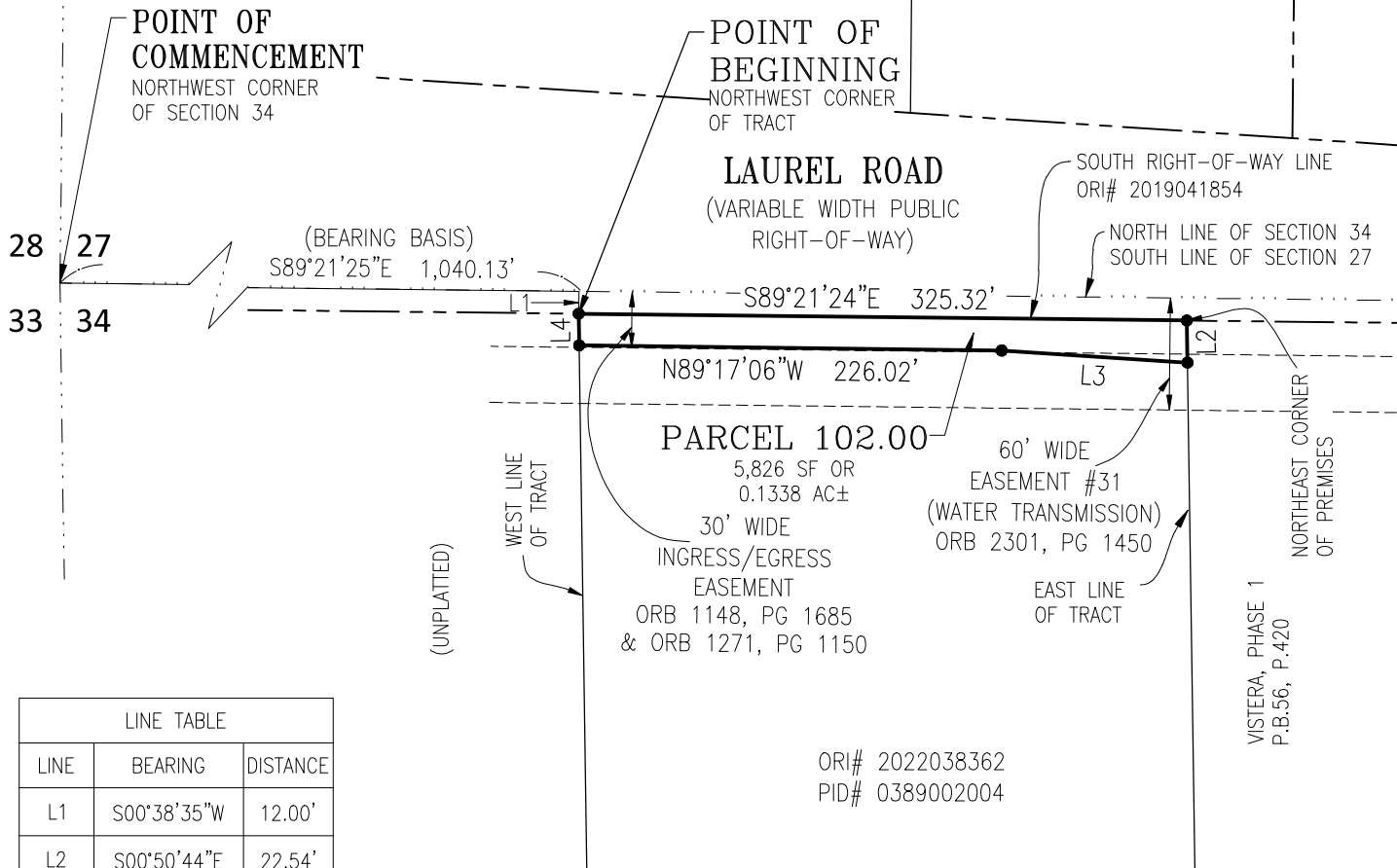
SKETCH & DESCRIPTION FOR LAUREL ROAD WIDENING  
 CIP#95682, FEE SIMPLE PARCEL 98.00  
 IN SECTIONS 34 & 35, TOWNSHIP 38 SOUTH,  
 RANGE 19 EAST, SARASOTA COUNTY, FLORIDA



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TASK CODE: 11.0	DRAWN BY: JWB	CHKED BY: JRJ	CAD FILE: 215618080v-spsk05	PROJECT NO: 215618080	SHEET 2 OF 2	DRAWING INDEX NO: 215618080v-spsk05	REV: B
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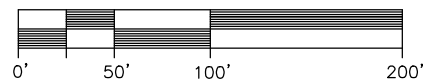
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00°38'35"W	12.00'
L2	S00°50'44"E	22.54'
L3	N86°17'18"W	99.59'
L4	N00°50'28"W	16.92'

LEGEND:

- ORI = OFFICIAL RECORDS INSTRUMENT
- ORB = OFFICIAL RECORDS BOOK
- PID = PROPERTY IDENTIFICATION NUMBER
- SF = SQUARE FEET
- AC = ACRES
- PG = PAGE



SCALE: 1"=100'



- REV.D - CORRECT ORI NUMBER, 12/17/24
- REV.C - ADDRESS COUNTY COMMENTS, 6/22/24
- REV.B - UPDATE PER TITLE COMMITMENT, JWB, 2/12/24
- REV.A - ADD EASEMENTS, JWB, 8-6-2023

SEE SHEET 2 FOR LINE TABLE & DESCRIPTION

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

Feb 12, 2024 - 10:42:55 JBRANNON[C:\Users\jbrannon\OneDrive - Stantec\Documents\v-drive\215618080-laurelrd\215616166v-spsk-102\_RW.dwg]

SKETCH & DESCRIPTION FOR LAUREL ROAD WIDENING  
CIP#95682, FEE SIMPLE PARCEL 102.00  
IN SECTION 34, TOWNSHIP 38 SOUTH,  
RANGE 19 EAST, SARASOTA COUNTY, FLORIDA



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Licensed Business Number 7866

TASK CODE: 11.0	DRAWN BY: EDM	CHKED BY: JRJ	CAD FILE: 215616166v-spsk-102_RW	PROJECT NO: 215616166	SHEET 1 OF 2	DRAWING INDEX NO: 215616166v-spsk-102_RW	REV: D
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DESCRIPTION (as prepared by the certifying Surveyor and Mapper):

A strip of land lying in a tract as recorded in Official Records Instrument Number 2022038362, in the Public Records of Sarasota County, Florida, and being in Section 34, Township 38 South, Range 19 East, Sarasota County, Florida, being more particularly described as follows:

Commence at the northwest corner of Section 34; thence S.89°21'25"E. along the north line of said Section 34, a distance of 1,040.13 feet; thence S.00°38'35"W., a distance of 12.00 feet to a point on the south right-of-way line of Laurel Road (variable width public right-of-way) as recorded in Official Records Instrument Number 2019041854 in said Public Records for the POINT OF BEGINNING; thence S.89°21'24"E. along said south right-of-way line, also being the north line of said tract, a distance of 325.32 feet to the northeast corner of said tract; thence S.00°50'44"E. along the east line of said tract, a distance of 22.54 feet; thence N.86°17'18"W., a distance of 99.59 feet; thence N.89°17'06"W., a distance of 226.02 feet to a point on the west line of said tract; thence N.00°50'28"W. along said west tract line, a distance of 16.92 feet to the POINT OF BEGINNING.

Said strip contains 5,826 square feet or 0.1338 acres, more or less.

Subject to:

- (1) Easement 31, (60.00 foot wide water transmission line) as recorded in Official Records Book 2301, Page 1450 in the Public Records of Sarasota County, Florida. The area of said easement lying within proposed Parcel 102.00 is 5,826 square feet; and
- (2) a 30.00 foot wide Ingress/Egress easement as recorded in Official Records Book 1148, Page 1685, all in the Public Records of Sarasota County, Florida. The area of said easement lying within proposed Parcel 102.00 is 5,635 square feet.

NOTES:

- 1. THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA SURVEYOR AND MAPPER.
- 2. BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF SECTION 34, BEING S89°21'25"E.
- 3. THIS IS A SKETCH ONLY AND DOES NOT REPRESENT A FIELD SURVEY.
- 4. SKETCH AND DESCRIPTION WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT FURNISHED BY SARASOTA COUNTY, DATED NOVEMBER 8, 2023.

SEE SHEET 1 FOR SKETCH

- REV.D - CORRECT ORI NUMBER, 12/17/24
- REV.C - ADDRESS COUNTY COMMENTS, 6/22/24
- REV.B - UPDATE PER TITLE COMMITMENT, JWB, 2/12/24
- REV.A - ADD EASEMENTS, JWB, 8-6-2023

12/17/2024

Robert R. Cunningham, P.S.M.  
Florida Registration No. 3924



Digitally signed by Robert R Cunningham  
Date: 2024.12.17 14:49:44 -05'00'

Date of Signature

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

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SKETCH & DESCRIPTION FOR LAUREL ROAD WIDENING  
CIP#95682, FEE SIMPLE PARCEL 102.00  
IN SECTION 34, TOWNSHIP 38 SOUTH,  
RANGE 19 EAST, SARASOTA COUNTY, FLORIDA



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