

This instrument prepared without benefit of title examination by:
R. David Jackson, Esq.
Persson & Cohen, P.A.
6853 Energy Court
Lakewood Ranch, Florida 34240

Return to:
R. David Jackson, Esq.
Persson & Cohen, P.A.
6853 Energy Court
Lakewood Ranch, Florida 34240

Parcel ID No. _____

QUIT CLAIM DEED

State of Florida

County of Sarasota

THIS QUIT CLAIM DEED, executed this ____ day of _____, 2014, is made between **THE CITY OF VENICE**, a Florida municipal corporation whose mailing address is 401 West Venice Avenue, Venice, Florida 34285 ("Grantor") and **SARASOTA COUNTY, FLORIDA**, a political subdivision of the State of Florida whose mailing address is 1660 Ringling Boulevard, Sarasota, Florida 34236 ("Grantee"),

WITNESSETH, that the said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby remise, release, and quit-claim unto the said Grantee forever, all of the rights, title, interest, claim and demand which the said Grantor has in and to the following described land, situate, lying and being in the County of Sarasota, State of Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

Subject, however, to all reservations, covenants, conditions, restrictions, and easements of record, to all applicable zoning ordinances and/or restrictions or requirements imposed by governmental authorities, and real property taxes for the current and subsequent years, if any.

TO HAVE AND TO HOLD the same together with all and singular appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever for the said Grantor, either in law or equity, to the only proper use, benefit and profit of the said Grantee forever.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed sealed and delivered in the presence of:

THE CITY OF VENICE,
a Florida municipal corporation

Witness Signature as to Grantor

JOHN HOLIC, its Mayor

Printed Name

Witness Signature as to Grantor

Printed Name

**STATE OF FLORIDA
COUNTY OF SARASOTA**

The foregoing instrument was acknowledged before me this _____ day of _____, 2014, by John Holic, as Mayor of the City of Venice, a Florida municipal corporation, who is personally known to me or has produced _____ as identification and who did/did not take an oath.

Signature of Notary

Printed Name

EXHIBIT A

NORTH LINE OF SECTION 35
& SOUTH RIGHT-OF-WAY LINE

LAUREL ROAD

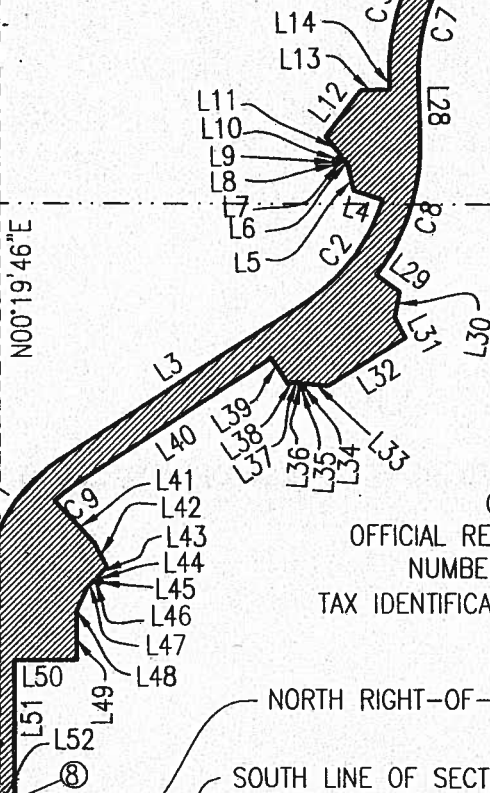
80' WIDE PUBLIC RIGHT-OF-WAY (OFFICIAL
RECORDS INSTRUMENT #2004238592)

NORTHWEST CORNER
OF SECTION 35

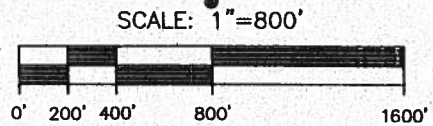
CNLBANK
OFFICIAL RECORDS INSTRUMENT
NUMBER 2010082593
TAX IDENTIFICATION
#0391-00-1000

CNLBANK
OFFICIAL RECORDS INSTRUMENT
NUMBER 2010082593
TAX IDENTIFICATION
#0391-00-4010

SECTION 34, TOWNSHIP 38 SOUTH, RANGE 19 EAST
WEST LINE OF SECTION 35 (BEARING BASIS)



SECTION 35,
TOWNSHIP 38 SOUTH,
RANGE 19 EAST



FOR EXISTING EASEMENTS
SEE CORRESPONDING
NUMBERS 1 THROUGH
9 ON SHEET 3.

FOR CURVE AND LINE
TABLES SEE SHEET 3.

FOR DESCRIPTION SEE
SHEET 2

CNLBANK
OFFICIAL RECORDS INSTRUMENT
NUMBER 2010082593
TAX IDENTIFICATION #0391-00-4010

NORTH RIGHT-OF-WAY LINE
SOUTH LINE OF SECTION 35

POINT OF BEGINNING
N00°19'46\"E, 55.03'
POINT OF COMMENCEMENT
THE SOUTHWEST CORNER OF SECTION 35

BORDER ROAD
(VARIABLE WIDTH PUBLIC
RIGHT-OF-WAY) ROAD PLAT
BOOK 4, PAGE 67

TOWNSHIP 38 SOUTH
TOWNSHIP 39 SOUTH

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FOR: CITY OF VENICE

This is NOT a Survey.

SKETCH & DESCRIPTION OF
JACARANDA BOULEVARD RIGHT-OF-WAY
SECTION 35, TOWNSHIP 38 S., RANGE 19 E.,
SARASOTA COUNTY, FLORIDA

WilsonMiller Stantec
6900 Professional Parkway East, Sarasota, Florida 34240-8414
Phone 941-907-6900 • Fax 941-907-6910 • Web Site www.stantec.com
Certificate of Authorization #43 • Florida License #LC-C000170

TASK CODE:	DRAWN BY: JWB	CHKD BY: RRC	CAD FILE: 215810078v-skde01	PROJECT NO: 215810078	SHEET 1 OF 3	DRAWING INDEX NO: A-215810078-V001	REV:
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A strip of land lying in Section 35, Township 38 South, Range 19 East, Sarasota County, Florida and described as follows;

Commence at the southwest corner of said Section 35; thence N.00°19'46"E., along the west line of said Section 35, a distance of 55.03 feet to the POINT OF BEGINNING, said point being on the north right-of-way line of Border Road (variable width public right-of-way) as recorded in Road Plat Book 4, Page 67, Public Records of Sarasota County, Florida; thence N.00°19'46"E., continuing along said west section line, a distance of 995.91 feet; thence N.28°23'24"E., a distance of 20.94 feet to the point of curvature of a non tangent curve to the right, having a radius of 660.00 feet and a central angle of 47°12'49"; thence northeasterly along the arc of said curve, a distance of 543.86 feet, said curve having a chord bearing and distance of N.33°50'52"E., 528.61 feet, to the point of tangency of said curve; thence N.57°27'16"E., a distance of 1,204.95 feet to the point of curvature of a curve to the left having a radius of 821.00 feet and a central angle of 39°59'42"; thence northeasterly along the arc of said curve, a distance of 573.09 feet to the end of said curve; thence N.72°32'26"W., a distance of 123.31 feet; thence N.11°47'31"W., a distance of 108.67 feet; thence N.36°47'34"W., a distance of 29.75 feet; thence S.56°09'59"W., a distance of 39.98 feet; thence N.54°15'07"W., a distance of 7.64 feet; thence N.13°49'01"W., a distance of 13.67 feet; thence N.56°09'59"E., a distance of 36.93 feet; thence N.36°47'34"W., a distance of 104.70 feet; thence N.37°09'58"E., a distance of 242.13 feet; thence N.88°48'38"E., a distance of 119.62 feet; thence N.01°11'22"W., a distance of 52.24 feet to the point of curvature of a curve to the right having a radius of 941.00 feet and a central angle of 34°59'58"; thence northerly along the arc of said curve, a distance of 574.82 feet to the point of tangency of said curve; thence N.33°48'36"E., a distance of 166.78 feet to the point of curvature of a curve to the left having a radius of 936.00 feet and a central angle of 33°48'36"; thence northerly along the arc of said curve, a distance of 552.33 feet to the point of tangency of said curve; thence N.00°00'00"E., a distance of 875.84 feet; thence N.44°35'18"W., a distance of 35.61 feet to a point on the south right-of-way line of Laurel Road (80.00 foot wide public right-of-way) as recorded in Official Records Instrument Number 2004238592, said Public Records; thence S.89°10'35"E., along said south right-of-way line, a distance of 145.01 feet; thence S.00°00'00"W., a distance of 830.09 feet; thence S.89°10'35"E., a distance of 258.03 feet; thence S.74°42'07"E., a distance of 130.35 feet; thence S.00°00'00"W., a distance of 51.03 feet; thence S.90°00'00"E., a distance of 37.59 feet to the point of curvature of a non tangent curve to the right, having a radius of 150.00 feet and a central angle of 08°15'24"; thence southerly along the arc of said curve, a distance of 21.62 feet, said curve having a chord bearing and distance of S.22°10'23"E., 21.60 feet, to the end of said curve; thence N.90°00'00"W., a distance of 45.74 feet; thence S.00°00'00"W., a distance of 80.72 feet; thence N.85°12'11"W., a distance of 388.80 feet to the point of curvature of a non tangent curve to the right, having a radius of 1,056.00 feet and a central angle of 29°00'47"; thence southerly along the arc of said curve, a distance of 534.73 feet, said curve having a chord bearing and distance of S.19°18'13"W., 529.04 feet, to the point of tangency of said curve; thence S.33°48'36"W., a distance of 166.78 feet to the point of curvature of a curve to the left having a radius of 821.00 feet and a central angle of 34°59'58"; thence southerly along the arc of said curve, a distance of 501.51 feet to the point of tangency of said curve; thence S.01°11'22"E., a distance of 251.43 feet to the point of curvature of a curve to the right having a radius of 941.00 feet and a central angle of 37°49'58"; thence southerly along the arc of said curve, a distance of 621.35 feet to the end of said curve; thence S.53°21'24"E., a distance of 119.17 feet; thence S.11°15'52"W., a distance of 109.71 feet; thence S.26°48'53"E., a distance of 98.54 feet; thence S.57°55'48"W., a distance of 381.52 feet; thence N.83°17'06"W., a distance of 94.24 feet; thence S.03°57'57"W., a distance of 25.03 feet; thence N.83°17'06"W., a distance of 20.02 feet; thence N.03°57'57"E., a distance of 25.03 feet; thence N.83°17'06"W., a distance of 26.57 feet; thence S.70°40'30"W., a distance of 23.48 feet; thence N.32°32'44"W., a distance of 129.56 feet; thence S.57°27'16"W., a distance of 982.42 feet to the point of curvature of a curve to the left having a radius of 540.00 feet and a central angle of 10°42'36"; thence southwesterly along the arc of said curve, a distance of 100.94 feet to the end of said curve; thence S.43°15'20"E., a distance of 241.92 feet; thence S.27°32'37"E., a distance of 108.86 feet; thence S.43°56'21"W., a distance of 58.19 feet; thence S.45°17'11"E., a distance of 25.00 feet; thence S.43°56'21"W., a distance of 20.00 feet; thence N.45°17'11"W., a distance of 25.00 feet; thence S.43°56'21"W., a distance of 38.87 feet; thence S.25°53'55"W., a distance of 108.15 feet; thence S.00°19'45"W., a distance of 211.07 feet; thence N.89°40'15"W., a distance of 257.97 feet; thence S.00°19'46"W., a distance of 627.19 feet to a point on the above mentioned north right-of-way line of Border Road, thence N.89°37'25"W., along said north right-of-way line, a distance of 120.00 feet to the POINT OF BEGINNING.

Said strip contains 1,170,242 square feet or 26.8650 acres, more or less.

Nov 13, 2012 - 16:18:19 JBRANNON\J:\2158\active\215810078\survey\drawing\215810078v-skde01.dwg
FOR: CITY OF VENICE

This is NOT a Survey.

SKETCH & DESCRIPTION OF
JACARANDA BOULEVARD RIGHT-OF-WAY
SECTION 35, TOWNSHIP 38 S., RANGE 19 E.,
SARASOTA COUNTY, FLORIDA

Wilson Miller Stantec
6900 Professional Parkway East, Sarasota, Florida 34240-8414
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Certificate of Authorization #43 • Florida License #L.C.-0000170

TASK CODE:	DRAWN BY:	CHECKED BY:	CAD FILE:	PROJECT NO:	SHEET	DRAWING INDEX NO:	REV:
	JWB	RRC	215810078v-skde01	215810078	2 OF 3	A-215810078-V001	

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°19'46"E	995.91'
L2	N28°23'24"E	20.94'
L3	N57°27'16"E	1,204.95'
L4	N72°32'26"W	123.31'
L5	N11°47'31"W	108.67'
L6	N36°47'34"W	29.75'
L7	S56°09'59"W	39.98'
L8	N54°15'07"W	7.64'
L9	N13°49'01"W	13.67'
L10	N56°09'59"E	36.93'
L11	N36°47'34"W	104.70'
L12	N37°09'58"E	242.13'
L13	N88°48'38"E	119.62'
L14	N01°11'22"W	52.24'
L15	N33°48'36"E	166.78'
L16	N00°00'00"E	875.84'
L17	N44°35'18"W	35.61'
L18	S89°10'35"E	145.01'
L19	S00°00'00"W	830.09'
L20	S89°10'35"E	258.03'
L21	S74°42'07"E	130.35'
L22	S00°00'00"W	51.03'
L23	S90°00'00"E	37.59'
L24	N90°00'00"W	45.74'
L25	S00°00'00"W	80.72'
L26	N85°12'11"W	388.80'
L27	S33°48'36"W	166.78'
L28	S01°11'22"E	251.43'
L29	S53°21'24"E	119.17'
L30	S11°15'52"W	109.71'
L31	S26°48'53"E	98.54'
L32	S57°55'48"W	381.52'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BRG.
C1	660.00'	47°12'49"	543.86'	528.61'	N33°50'52"E
C2	821.00'	39°59'42"	573.09'	561.53'	N37°27'25"E
C3	941.00'	34°59'58"	574.82'	565.92'	N16°18'37"E
C4	936.00'	33°48'36"	552.33'	544.35'	N16°54'18"E
C5	150.00'	08°15'24"	21.62'	21.60'	S22°10'23"E
C6	1,056.00'	29°00'47"	534.73'	529.04'	S19°18'13"W
C7	821.00'	34°59'58"	501.51'	493.75'	S16°18'37"W
C8	941.00'	37°49'58"	621.35'	610.12'	S17°43'37"W
C9	540.00'	10°42'36"	100.94'	100.79'	S52°05'58"W

LINE TABLE		
LINE	BEARING	LENGTH
L33	N83°17'06"W	94.24'
L34	S03°57'57"W	25.03'
L35	N83°17'06"W	20.02'
L36	N03°57'57"E	25.03'
L37	N83°17'06"W	26.57'
L38	S70°40'30"W	23.48'
L39	N32°32'44"W	129.56'
L40	S57°27'16"W	982.42'
L41	S43°15'20"E	241.92'
L42	S27°32'37"E	108.86'
L43	S43°56'21"W	58.19'
L44	S45°17'11"E	25.00'
L45	S43°56'21"W	20.00'
L46	N45°17'11"W	25.00'
L47	S43°56'21"W	38.87'
L48	S25°53'55"W	108.15'
L49	S00°19'45"W	211.07'
L50	N89°40'15"W	257.97'
L51	S00°19'46"W	627.19'
L52	S89°37'25"E	120.00'

EXISTING EASEMENTS

- ① 30' WIDE PERMANENT EASEMENT, O.R.BK.2653 P.1175
- ② 30' WIDE TEMPORARY EASEMENT, O.R.BK.2653 P.1175
- ③ 170' WIDE FPL EASEMENT, OFFICIAL RECORDS BOOK 931, PAGES 684 & 686
- ④ 160' WIDE FPL EASEMENT, OFFICIAL RECORDS BOOK 931, PAGES 684 & 686
- ⑤ LIFT STATION EASEMENT, OFFICIAL RECORDS BOOK 2653, PAGE 1175
- ⑥ 5' WIDE FPL EASEMENT, OFFICIAL RECORDS BOOK 1203, PAGE 558
- ⑦ 30' WIDE INGRESS/EGRESS EASEMENT, OFFICIAL RECORDS BOOK 1379, PAGE 386 & OFFICIAL RECORDS BOOK 1386, PAGE 317
- ⑧ LIFT STATION EASEMENT, OFFICIAL RECORDS BOOK 2653, PAGE 1175
- ⑨ CONSERVATION EASEMENT, OFFICIAL RECORDS INSTRUMENT NUMBER 2005238080

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 WEST LINE OF SECTION 35, BEING N.00°19'46"E.
3. THIS IS A SKETCH ONLY AND DOES NOT REPRESENT A FIELD SURVEY.

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

11/13/12
Date of Signature

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