



MEMO

City of Venice Engineering Department

To: Edward Lavalley, City Manager

From: Kathleen Weeden, PE, City Engineer

Date: 04/15/14

Subject: North-South Connector (Jacaranda Blvd.)
Cattle Fence Bill of Sale

Background: Construction activities have been completed for North-South Connector (Jacaranda Blvd.). In accordance with the Agreement Regarding the Construction of a Connector Road between Border Road and Laurel Road, the cattle fencing installed at the project boundary needs to be conveyed to CNL Bank. As the successor for the property, a Bill of Sale has been prepared to transfer the property to Neal Communities of Southwest Florida, LLC. The right-of-way corridor with all improvements is scheduled to be transferred to Sarasota County at the May 13, 2014 City Council Meeting.

Requested Action: Motion to execute the Bill of Sale to convey the cattle fencing along the eastern and western boundaries of the right-of-way corridor to Neal Communities of Southwest Florida, LLC.

City Attorney Review: Approved.

Risk Management: N/A

Cc: Cathy Dubre, Projects Coordinator

BILL OF SALE

FOR VALUE RECEIVED, the undersigned CITY OF VENICE, a Florida municipality, whose address is 401 W. Venice, Avenue, Venice, Florida 34285, hereby sells and transfers unto NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC, a Florida Limited Liability Company, whose address is 5800 Lakewood Ranch Blvd., Sarasota, Florida 34240, the following:

the cattle fencing along the eastern and western boundaries of the right of way corridor described in the attached Exhibit "A"

for the sum of Ten and No/100 Dollars (\$10.00) which is hereby received and acknowledged.

Signed this _____ day of _____, 2013.

CITY OF VENICE, a Florida municipality

ATTEST:

By: _____
John Holic, Mayor

Lori Stelzer, City Clerk

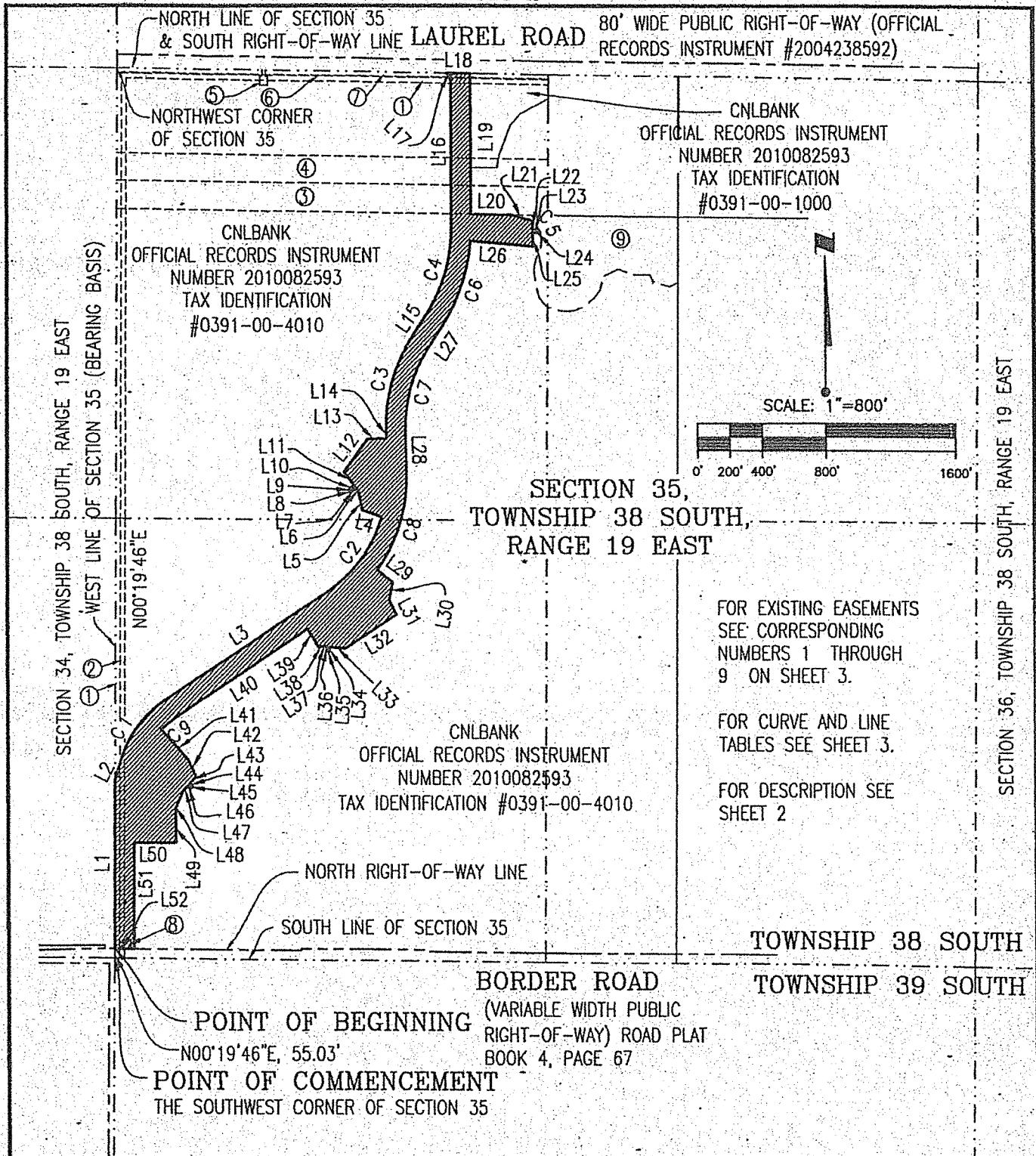
APPROVED AS TO FORM:

David P. Persson, City Attorney

NEAL COMMUNITIES OF SOUTHWEST
FLORIDA, LLC, a Florida Limited Liability
Company

By: _____
Print Name: _____
Its: _____

EXHIBIT A



Nov 02, 2012 - 08:48:15 JBRANNON\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
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:	CHECKED BY:	CAD FILE:	PROJECT NO:	SHEET	DRAWING INDEX NO:	REV:
	JWB	RRC	215810078v-skde01	215810078	1 OF 3	A-215810078-V001	

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.

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TASK CODE:	DRAWN BY: JWB	CHECKED BY: RRC	CAD FILE: 215810078v-skde01	PROJECT NO: 215810078	SHEET 2 OF 3	DRAWING INDEX NO: A-215810078-V001	REV:
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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. Brannon
 Jennie W. Brannon, P.S.M.
 Florida Registration No. 5041

11/13/12
 Date of Signature

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	JWB	RRC	215810078v-skde01	215810078	3 OF 3	A-215810078-V001	