

From: John Holic
Sent: Thursday, March 30, 2017 10:06 AM
To: Lori Stelzer <LStelzer@Venicegov.com>
Subject: FW: 2203 Knights Trail Nokomis, FL

Lori,
The addition.
Thanks,
John

From: Jon Greco [<mailto:jgreco@gomertritt.com>]
Sent: Wednesday, March 29, 2017 4:14 PM
To: John Holic <JHolic@Venicegov.com>
Cc: Edward Lavallee <ELavallee@Venicegov.com>; Judy Gamel <JGamel@Venicegov.com>; Lori Stelzer <LStelzer@Venicegov.com>; David Persson <dpersson@swflgovlaw.com>; Admin <admin@gomertritt.com>; Terry Purdy <terry@gomertritt.com>
Subject: Re: 2203 Knights Trail Nokomis, FL

John,

Per Terry Purdy, attach find a survey and maps for the subject property.

Merritt Realty Corp. has the subject property listed at \$2,130,000.00.

There is currently no Contract on the Subject Property.

JCG



Merritt Realty Corporation

Jon C Greco, PA

Commercial Broker Associate/CAM

Land Development Consultant

Construction Consultant

Property Management

2500 N.Tamiami Trail

Nokomis, FL. 34275

C: 262-914-3636

O: 888-752-1169 - X: 121

F: 800-393-0422

E: jgreco@gomerritt.com

W: www.gomerritt.com

www.linkedin.com/in/JGrecoRE

ICSC Member

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"Providing Real Estate Solutions"

"Our time is limited, don't waste it living someone else's life. Don't be trapped by dogma, which is living with the results of other people's thinking. Don't let the opinions of others drown out your inner voice. And most important, have the courage to follow your heart and intuition, they somehow already know what you truly want to become. Everything else is secondary."

~Steve Jobs

Note: Jon C Greco, PA utilizes spam and junk email filtration applications in its email information systems.

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On Mar 28, 2017, at 9:57 PM, Terry Purdy <terry@gomerritt.com> wrote:

John & Ed,

For clarification Jon Greco with my company Merritt Realty has the property listed for sale and it is not currently under contract. I will have Jon in my office forward you the survey on the property and should you need any additional information please contact us directly.

Have a great night.

Terry A. Purdy, Broker/ Owner
Merritt Realty Corporation
2500 N Tamiami Trail
Nokomis, FL 34275
Office: 941.270.9970 Ext 101
Direct: 941.320.6079
Fax: 800.393.0422
terry@gomerritt.com
www.gomerritt.com

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From: John Holic [<mailto:JHolic@Venicegov.com>]

Sent: Tuesday, March 28, 2017 6:56 PM

To: Edward Lavallee <ELavallee@Venicegov.com>

Cc: Judy Gamel <JGamel@Venicegov.com>; Lori Stelzer <LStelzer@Venicegov.com>; David Persson <dpersson@swflgovlaw.com>; Terry Purdy <terry@gomerritt.com>

Subject: additional item

Ed,

I was unable to give my report today as we ran out of time. I am not as concerned about the Post Office report, although this is the second meeting that I have been unable to present it. I am concerned about the other request I had. I will make the request, however it may require consensus of Council for you to take action.

There is a 10 acre parcel of land immediately adjacent and to the north of the 29.9 acre parcel that is the subject of affordable rental apartments. The owner is asking \$2,130,000 and I am not sure the land is still available as it may have a contract on it. However, if the land is still available (I have the owners name but choose not to put it on the server) I would request that you contact the county and see if they have funds to purchase it in the Florida Forever account. I think, if we were able to get the land, we would be able to make a park out of it with park impact fees, This is an excellent location for a park on the northeast side of the city - far superior to the AJAX property and large enough for a dog park and pickle ball.

John

John

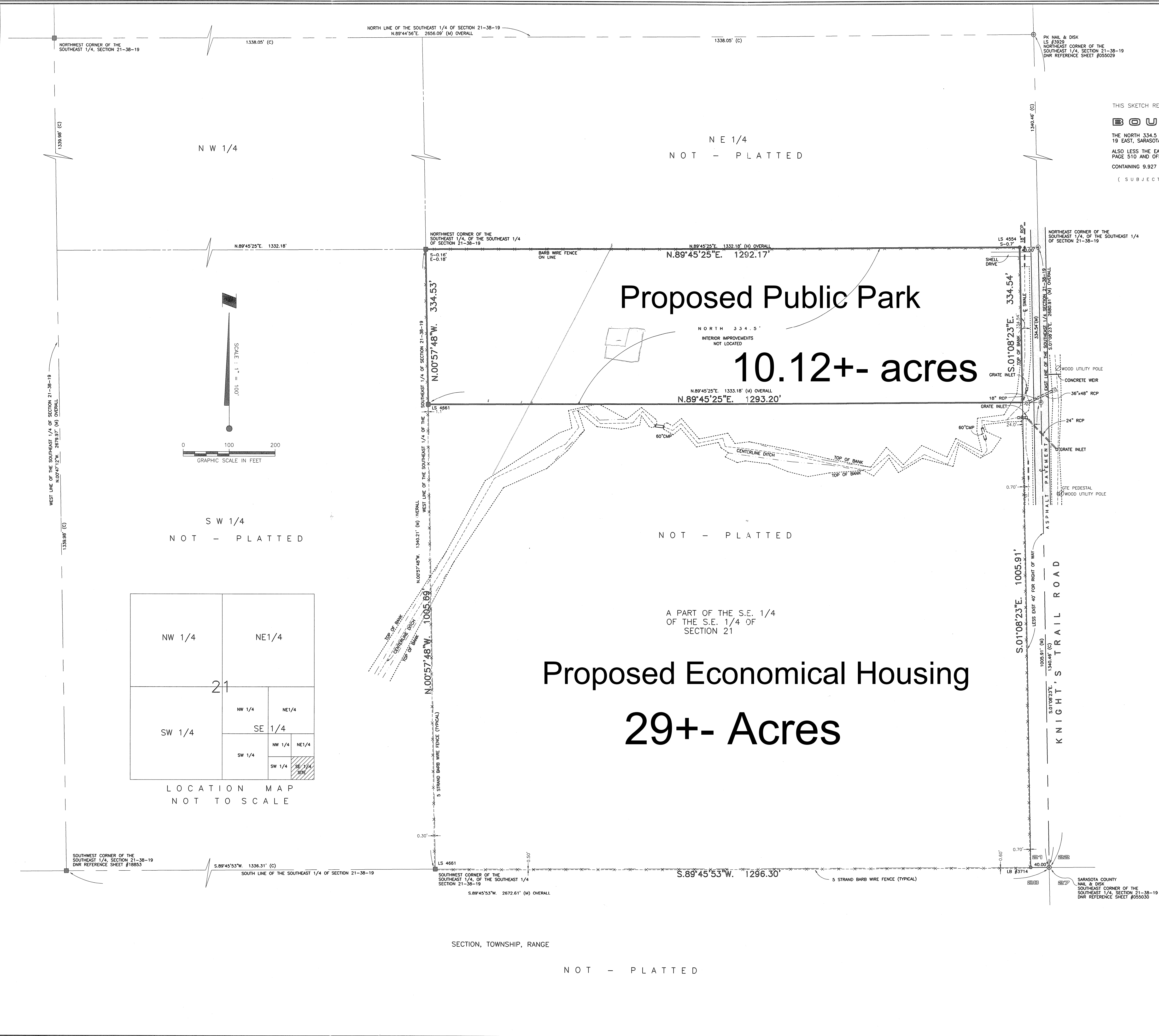
John Holic

Mayor, City of Venice

Need to Report an Issue? SeeClickFix Venice Connect is available as an app for Android and iPhone. Select SeeClickFix from your app store on your device and choose Venice, Florida. There is also a link to the program on the city's website, www.venicegov.com, or go directly to SeeClickFix at <http://www.seeclickfix.com/Venice>

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Need to Report an Issue? SeeClickFix Venice Connect is available as an app for Android and iPhone. Select SeeClickFix from your app store on your device and choose Venice, Florida. There is also a link to the program on the city's website, www.venicegov.com, or go directly to SeeClickFix at <http://www.seeclickfix.com/Venice>



THIS SKETCH REPRESENTS A...
BOUNDARY SURVEY OF:
THE NORTH 334.5 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA.
ALSO LESS THE EASTERLY 40 FEET FOR ROAD, DRAINAGE AND UTILITIES AS RECORDED IN OFFICIAL RECORDS BOOK 1849, PAGE 510 AND OFFICIAL RECORDS BOOK 2089, PAGE 2446, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
CONTAINING 9.927 ACRES MORE OR LESS.
(SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD)

- LEGEND**
- SET 5/8" IRON ROD LS #4661
 - ⊙ SET P.K., NAIL & DISC LS #4661
 - ⊞ SET 4"x4" CONC. MONUMENT LS #4661
 - FOUND IRON ROD
 - FOUND 4"x4" CONC. MONUMENT
 - ⊙ FOUND IRON PIPE
 - ⊙ FOUND P.K., NAIL & DISC
 - (M) MEASURED DATA
 - (R) RECORD DATA
 - LB LICENSED BUSINESS
 - PLS PROFESSIONAL LAND SURVEYOR
 - CONC. CONCRETE
 - LS LAND SURVEYOR
 - PSM PROFESSIONAL SURVEYOR & MAPPER
 - DNR DEPARTMENT OF NATURAL RESOURCES
 - FDOT FLORIDA DEPARTMENT OF TRANSPORTATION
 - CMP CORRUGATED METAL PIPE
 - RCP REINFORCED CONCRETE PIPE
 - (C) CALCULATED

NOTES:
SOME IMPROVEMENTS SUCH AS BUT NOT LIMITED TO SUBSURFACE IMPROVEMENTS, LANDSCAPE FEATURES, ETC., HAVE NOT BEEN LOCATED OR GRAPHICALLY SHOWN.
BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF SECTION 21, AS BEING S.01°08'28"E. (ASSUMED)
BEARINGS AND DISTANCES SHOWN HEREON DO NOT VARY FROM RECORDED DISTANCES UNLESS OTHERWISE INDICATED.
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THEREFORE DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
THIS SURVEY WAS NOT INTENDED TO REFLECT ANY ENCUMBRANCES ON THE PROPERTY, DUE TO ENVIRONMENTALLY SENSITIVE LANDS OR WETLANDS, AND DOES NOT DELINEATE ANY SUCH LANDS.
THE LOCATION AND EXISTENCE OF UNDERGROUND UTILITIES AND UNDERGROUND FOUNDATIONS OR ANY OTHER PERTINENT ATTRIBUTES TO SUBJECT PROPERTY (IF ANY) NOT ABSTRACTED AS PART OF THIS SURVEY, EXCEPT AS SHOWN.
SUBJECT LAND LIES IN ZONES "A12"(EL11) AS PER THE FEDERAL INSURANCE RATE MAP (FIRM) COMMUNITY-PANEL NUMBER 125144 0245 D LAST REVISED MAY 1, 1984.
ELEVATIONS SHOWN HEREON ARE RELATIVE TO NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929. BENCHMARK USED WAS: SARASOTA COUNTY BENCHMARK # 3644 DESCRIBED AS: A SQUARE CONCRETE POST WITH METAL CAP, LOCATED AT CENTER OF SECTION 21, TOWNSHIP 38 SOUTH, RANGE 19 EAST. PUBLISHED ELEVATION IS 13.50'
THERE ARE NO VISIBLE ENCROACHMENTS EXCEPT AS SHOWN.

CERTIFIED TO:
BOYD AND EVELYN HOSKINS

I, KENNETH R. PALMER, HEREBY CERTIFY THAT THIS SKETCH OF THE SURVEY REPRESENTED HEREON MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 170, FLORIDA STATUTES AND CHAPTER 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE.
KENNETH R. PALMER, PSM
STATE OF FLORIDA
LICENSE NUMBER 4661
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

CYRIX ENGINEERING, INC.
Engineers & Surveyors
1144 Tallevast Rd., #111
Sarasota, FL 34243
(941) 358-8812 (ph) * (941) 358-8909 (fax)

PROJECT NO. 182-161A
CHECKED BY: KRP
DATE 10-19-04

DRAWN BY: GBT
DATE 10-02-01

SURVEY DATE 10-02-01

BOUNDARY SURVEY

HOSKINS GROVE

SUBJECT LAND LYING IN SECTION 21, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA.

SHEET 1 OF 1

