

This Document Prepared By and Return to:  
Diane Armstrong  
Sarasota County Government  
Public Works / Real Estate Services  
1660 Ringling Boulevard, 2<sup>nd</sup> Floor, Suite 240  
Sarasota, Florida 34236

Sec/Twp/Rng 32/38S/19E  
PID #0385-03-0001  
Parcel 100.00  
Project # 83286

### QUITCLAIM DEED

**THIS QUITCLAIM DEED**, made and executed this \_\_\_\_ day of \_\_\_\_\_, 2014, by and between **THE SCHOOL BOARD OF SARASOTA COUNTY, FLORIDA**, a body corporate under the laws of the State of Florida, whose mailing address is C/o Mgr Of Property Records, 1960 Landings Blvd, Sarasota, FL 34231, hereinafter called Grantor, and **SARASOTA COUNTY**, a political subdivision in the State of Florida, whose mailing address is P.O. Box 8, Sarasota, FL 34230, hereinafter called Grantee.

**WITNESSETH**, that Grantor, for and in consideration of the sum of ten dollars and other valuable considerations to it in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby release, remise, and quitclaim to Grantee any and all of the right, title, and interest of Grantor in and to the following described property situate in Sarasota County, Florida:

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

Grantor dedicates this property for sidewalk and right-of-way purposes in connection with the Nokomis Neighborhood Improvement (Sidewalk) Project, CIP 83286.

Grantor specifically releases any automatic reservation and right of entry in accordance with Section 270.11, Florida Statutes.

As used herein, the terms "Grantor" and "Grantee" shall include their respective heirs, devisees, personal representatives, successors, and assigns; any gender shall include all genders, the plural number the singular and the singular, the plural.

**IN WITNESS WHEREOF** Grantor has caused this deed to be executed in its name by its undersigned duly authorized officer the date above written.

WITNESSES:

**THE SCHOOL BOARD OF SARASOTA COUNTY**

\_\_\_\_\_  
Signature of Witness

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

\_\_\_\_\_  
Print Name of Witness

As its: Chair \_\_\_\_\_

(Corporate Seal)

\_\_\_\_\_  
Signature of Witness

\_\_\_\_\_  
Print Name of Witness

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_ 2014 by \_\_\_\_\_, as \_\_\_\_\_ of THE SCHOOL BOARD OF SARASOTA COUNTY, on behalf of the \_\_\_\_\_. The above-named person is personally known to me or has produced \_\_\_\_\_ as identification. If no type of identification is indicated, the above-named person is personally known to me.

(Notary Seal)

\_\_\_\_\_  
Signature of Notary Public

\_\_\_\_\_  
Print Name of Notary Public

I am a Notary Public of the State of Florida, and my commission expires on \_\_\_\_\_.

APPROVED FOR LEGAL CONTENT

Date: \_\_\_\_\_

ATTORNEYS FOR THE SCHOOL BOARD  
OF SARASOTA COUNTY

By: \_\_\_\_\_  
Christa L. Folkers, Esq.  
Williams Parker Harrison Dietz & Getzen  
200 S. Orange Avenue  
Sarasota, FL 34236

That part of the Northwest Quarter (1/4) of Section 32, Township 38 South, Range 19 East, Sarasota County, Florida, being more particularly described as follows:

Commence at the Northeast corner of the Northwest Quarter (1/4) of Section 32; thence run South 01°40'27"East for a distance of 71.19 feet to the intersection with the South Right-of-Way line of Laurel Road according to the instrument recorded in Official Records Book 2070, Page 1005 of the Public Records of Sarasota County, Florida, also being a point on a circular curve to the left, having a radius of 34,426.00 feet, a central angle of 00°28'23", a chord bearing of South 88°05'20"West, a chord distance of 284.23 feet, thence run Southwesterly along the arc of said curve a distance of 284.23 feet to a point on said curve; thence run South 87°51'09"West along the South Right-of-Way line of said Laurel Road for a distance of 671.83 feet to a point on a circular curve to the left, having a radius of 23,074.00 feet, a central angle of 00°57'40", a chord bearing of South 88°19'59"West, a chord distance of 387.05 feet, thence run Southwesterly along the arc of said curve a distance of 387.06 feet to a point on said curve to the intersection with the East Right-of-Way line of Old Albee Farm Road according to the instrument recorded in Official Records Book 1019, Page 1499 of said Public Records; thence run South 01°20'44"East along said East line for a distance of 548.09 feet to the POINT OF BEGINNING; thence run North 88°39'16"East for a distance of 3.00 feet; thence run South 31°20'44"East for a distance of 34.00 feet; thence run South 01°20'44"East for a distance of 103.52 feet to a point on a circular curve to the right, having a radius of 31.41 feet, through a central angle of 39°20'34", a chord bearing of South 69°42'17"West, a chord distance of 21.15 feet, thence run Southwesterly along the arc of said curve for a distance of 21.57 feet to the intersection with said East Right-of-Way line of Old Albee Farm Road; thence run North 01°20'44"West along said East Right-of-Way line for a distance of 139.83 feet to the Point of Beginning.

Containing 2503.8 square feet, more or less.

Subject to a Florida Power and Light Easement recorded in Official Records Book 361, Page 145 of the Public Records of Sarasota County, Florida. The square footage of the Florida Power and Light Easement lying within the parcel to be acquired is 1475 square feet, more or less.

FEE SIMPLE

NOKOMIS SIDEWALK PROJECT						
PARCEL NO. 100	DRAWN	T.OWEN	DATE	6-26-13	SCALE N.T.S.	
PARCEL = 2503.8 Square Feet ±	CHECKED	J.M.	DATE	6-26-13	JOB NO.	

POINT OF COMMENCEMENT

NE CORNER NW 1/4 SEC. 32,  
TWP. 38 S., RNG. 19 E.

NOT TO SCALE



LAUREL ROAD

(R/W VARIES-R.P.B. 4, PG. 22)

C2 S.87°51'09"W. 671.83' C1  
S. R/W LINE O.R.B. 2070, PG. 1005

SCHOOL BOARD OF SARASOTA COUNTY

P.I.D. NO. 0385-03-0001

O.R.B. 2123, PG. 1113

OLD ALBEE FARM ROAD

W. LINE NE 1/4, NW 1/4 SEC. 32

60' R/W

E. R/W LINE O.R.B. 1019, PG. 1499  
S.01°20'44"E. 548.09'

15' FPL EASEMENT O.R.B. 361, PG. 145

POINT OF BEGINNING

N.88°39'16"E. 3.00'  
S.31°20'44"E. 34.00'  
N.01°20'44"W. 139.83'  
103.52'  
S.01°20'44"E.

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	34426.00'	00°28'23"	284.23'	284.23'	S.88°05'20"W.
C2	23074.00'	00°57'40"	387.06'	387.05'	S.88°19'59"W.
C3	31.41'	39°20'34"	21.57'	21.15'	S.69°42'17"W.

ABBREVIATION LEGEND

- R/W = RIGHT-OF-WAY
- R.P.B. = ROAD PLAT BOOK
- P.B. = PLAT BOOK
- PG. = PAGE
- SEC. = SECTION
- TWP. = TOWNSHIP
- RNG. = RANGE
- N.T.S. = NOT TO SCALE
- NO. = NUMBER
- P.T. = POINT OF TANGENCY
- C = CENTERLINE
- O.R.B. = OFFICIAL RECORDS BOOK
- P.I.D. = PROPERTY IDENTIFICATION

SURVEYOR'S NOTES

1. BEARINGS SHOWN ARE BASED ON THE SARASOTA COUNTY SCHOOL BOARD DEED RECORDED IN OFFICIAL RECORDS BOOK 2123, PAGE 1113 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. THE EAST RIGHT-OF-WAY LINE OF OLD ALBEE FARM ROAD BEING N 01°20'44"W.
2. THIS DRAWING IS A DESCRIPTION SKETCH ONLY AND DOES NOT REPRESENT A FIELD SURVEY OF THE PARCEL DESCRIBED.

TERI S. OWEN, COUNTY SURVEYOR  
PROFESSIONAL SURVEYOR AND MAPPER NO. 5928  
STATE OF FLORIDA  
1001 SARASOTA CENTER BLVD.  
SARASOTA, FLORIDA 34240

DATE

FEE SIMPLE

NOKOMIS SIDEWALK PROJECT

PARCEL NO. 100	DRAWN	T.OWEN	DATE	6-26-13	SCALE	N.T.S.
PARCEL = 2503.8 Square Feet ±	CHECKED	J.M.	DATE	6-26-13	JOB NO.	