

This Instrument Prepared by and Return to:  
MICHAEL A. CONNOLLY  
FOURNIER AND CONNOLLY, P.A.  
1 South School Avenue #700  
Sarasota, FL 34237

PARCEL I.D. NO. 2020-02-0097

### **QUITCLAIM DEED**

THIS QUITCLAIM DEED, executed this \_\_\_\_ day of \_\_\_\_\_, 2010, by **The School Board of Sarasota County**, a body politic of the State of Florida, hereinafter called the Grantor, whose post office address is 1960 Landings Boulevard, Sarasota, Florida 34231 to the **City of Sarasota, Florida**, a municipal corporation, with its principal address 1565 First Street, Sarasota, Florida 34236, hereinafter called the Grantee:

(Wherever used herein the terms "grantor" and "grantee" shall include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation.)

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby remises, releases and quitclaims unto the grantee, all that certain land situate in Sarasota County, Florida, viz:

See Exhibit A, a copy of which is attached hereto and incorporated by reference herein. The Exhibit A property is hereby dedicated for Orange Avenue and 35th Street right of way purposes.

Subject to conditions, restrictions, reservations, limitations and easements of record; zoning and other regulatory ordinance and taxes for the year 2010.

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

**IN WITNESS WHEREOF**, the said grantor has hereunto set his hand and seal the day and year first above written.

**SCHOOL BOARD OF SARASOTA COUNTY**

By: \_\_\_\_\_  
Frank Kovach, Chair

Witnesses as to execution on behalf of  
School Board of Sarasota County

\_\_\_\_\_  
Witness

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

\_\_\_\_\_  
Witness

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

STATE OF FLORIDA

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2010 by Frank Kovach, as Chair of School Board of Sarasota County. He is personally known to me or has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public

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

## SKETCH AND DESCRIPTION:

### DESCRIPTION:

A TRACT OR PARCEL OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 36 SOUTH, RANGE 18 EAST SARASOTA COUNTY FLORIDA, CITY OF SARASOTA. SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 7, THENCE SOUTH 00 DEGREES 25 MINUTES 11 SECONDS WEST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF ORANGE AVENUE (30.0 FOOT RIGHT-OF-WAY) A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE SOUTH 00 DEGREES 25 MINUTES 11 SECONDS WEST ALONG SAID LINE A DISTANCE OF 372.43 FEET TO INTERSECT THE ARC OF A CIRCULAR CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS NORTH 58 DEGREES 15 MINUTES 08 SECONDS EAST; THENCE ALONG THE ARC OF SAID CURVE IN A NORTHWESTERLY DIRECTION HAVING A RADIUS DISTANCE OF 196.00 FEET THROUGH A CENTRAL ANGLE OF 30 DEGREES 27 MINUTES 42 SECONDS, AN ARC DISTANCE OF 104.20 FEET; THENCE NORTH 00 DEGREES 25 MINUTES 11 SECONDS EAST AND PARALLEL WITH SAID WESTERLY RIGHT-OF-WAY LINE OF ORANGE AVENUE A DISTANCE OF 274.10 FEET; THENCE SOUTH 89 DEGREES 13 MINUTES 18 SECONDS EAST A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 10,172.30 SQUARE FEET MORE OR LESS.

### SURVEYOR'S NOTATIONS:

1. THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY AND IS ONLY INTENDED TO DEPICT THE DESCRIPTION HEREON.
2. BEARINGS ARE BASED ON ASSUMED DATE BEING REFERENCED TO THE WESTERLY RIGHT-OF-WAY LINE OF ORANGE AVENUE, BEING SOUTH 00 DEGREES 25 MINUTES 11 SECONDS WEST.
3. ALL DISTANCES ARE EXPRESSED IN U.S. STANDARD FEET AND DECIMALS THEREOF.
4. THIS SKETCH AND DESCRIPTION CONTAINS TWO (2) SHEETS AND IS INTENDED TO BE USED IN ITS ENTIRETY.
5. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER.

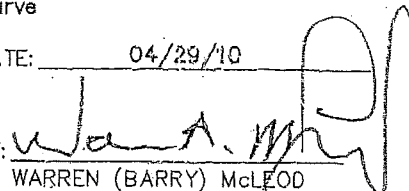
### PREPARED FOR THE EXCLUSIVE USE OF:

SARASOTA COUNTY SCHOOL BOARD  
CITY OF SARASOTA

### LEGEND:

Approx.=Approximate	P.B.=Plat Book
(C)=Calculated data	PG=Page
C.=Chord Length	P.I.D.=Parcel Identification
C.B.=Chord Bearing	P.O.B.=Point of Beginning
D.O.T.=Department of Transportation	P.O.C.=Point of Commencement
Drain.=Drainage	P.O.T.=Point of Terminus
Es'mt=Easement	R/W=Right-of-Way
L.B.=Land Surveying Business	S.F.=Square Feet
O.R.=Official Records	Util.=Utility
(P)=Plat data	⊕=Centerline
(F)=Field data	ℙ=Property Line
P.T.=Point of Tangency	P.R.C.=Point of Reverse Curve
P.C.=Point of Curve	P.C.C.=Point of Compound Curve

DATE: 04/29/10

BY:   
WARREN (BARRY) McLEOD  
Professional Surveyor and Mapper  
Florida Licensed Surveyor No. 4855  
Land Surveying Business No. 3943

NOTE: "Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper".

SHEET 1 OF 2

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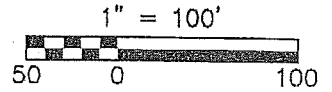
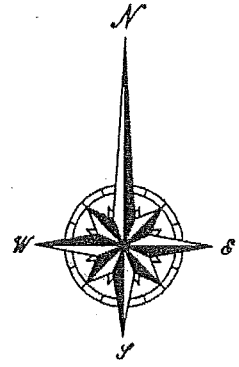


**DMK ASSOCIATES**  
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4315 S. Access Road  
Englewood, FL 34224  
TEL: (841) 475-6596  
FAX: (841) 474-5060

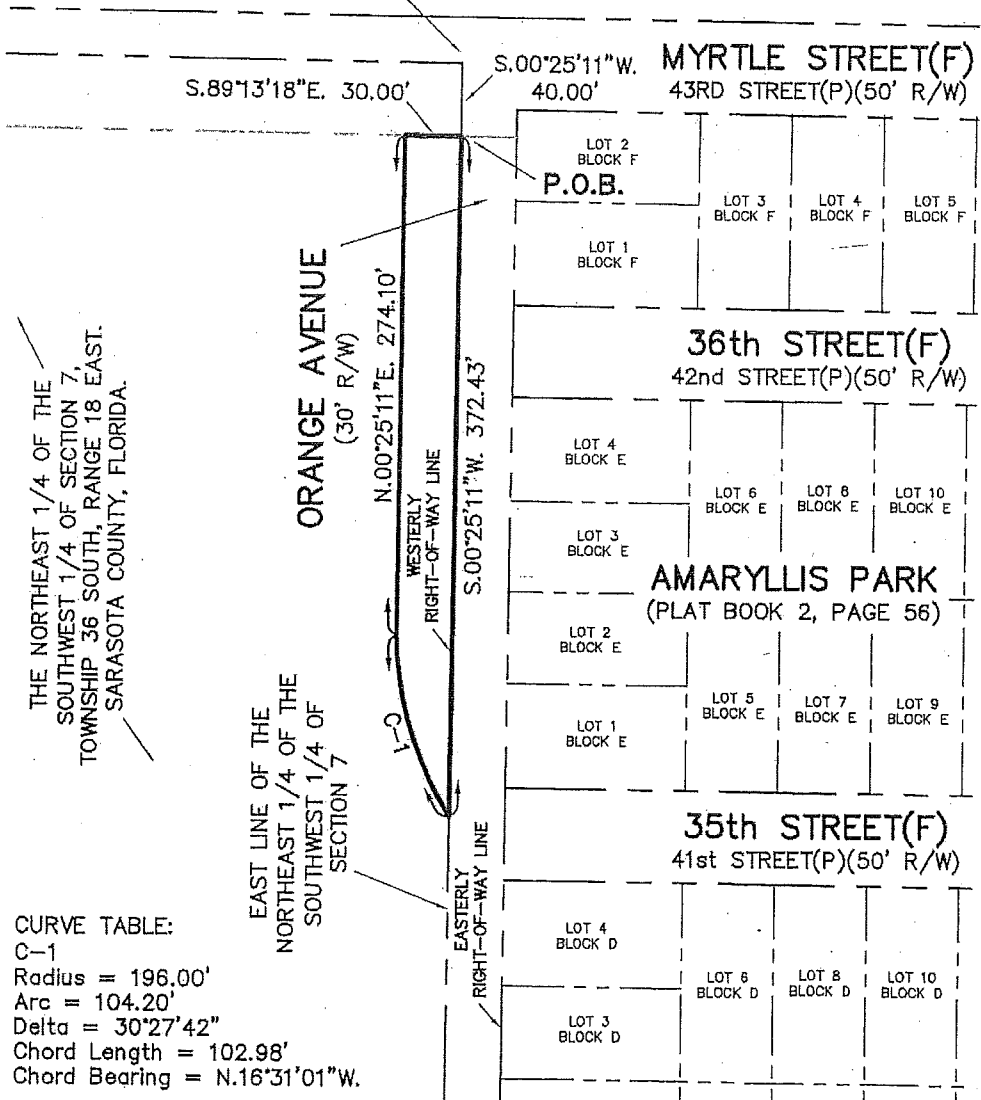
DATE: 03/12/10	JOB No. 09-0185
SCALE: N/A	DWN. TDM CK'D WAM
UPDATES & REV. REV. S & D	DATE 04/29/10 DWN. BY: TDM

# EXHIBIT A

SKETCH AND DESCRIPTION:



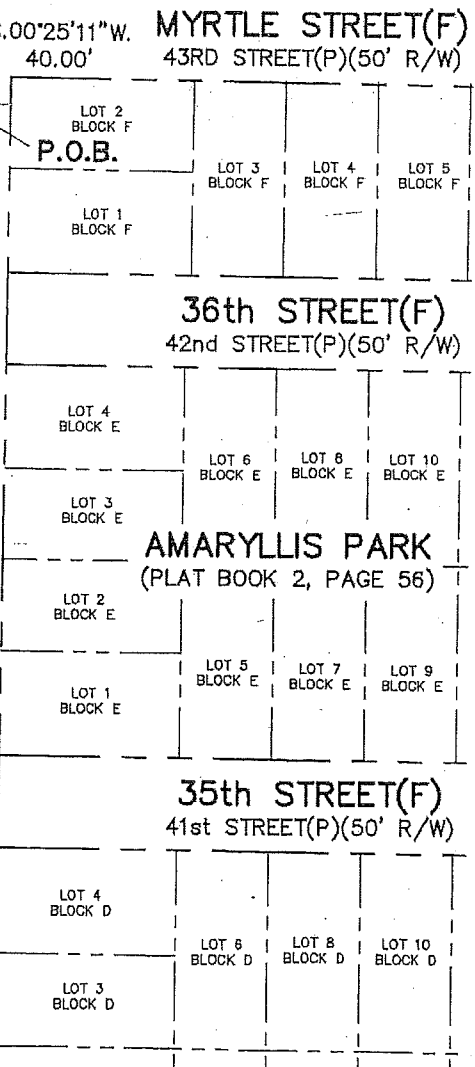
P.O.C.  
NORTHEAST CORNER OF  
THE SOUTHWEST QUARTER  
OF SECTION 7



THE NORTHEAST 1/4 OF THE  
SOUTHWEST 1/4 OF SECTION 7,  
TOWNSHIP 36 SOUTH, RANGE 18 EAST,  
SARASOTA COUNTY, FLORIDA.

EAST LINE OF THE  
NORTHEAST 1/4 OF THE  
SOUTHWEST 1/4 OF  
SECTION 7

CURVE TABLE:  
C-1  
Radius = 196.00'  
Arc = 104.20'  
Delta = 30°27'42"  
Chord Length = 102.98'  
Chord Bearing = N.16°31'01\"/>



NOTE:  
1. THIS IS NOT A BOUNDARY SURVEY  
2. THIS SKETCH AND DESCRIPTION  
CONTAINS TWO (2) SHEETS AND IS  
INTENDED TO BE USED IN ITS  
ENTIRETY.

SHEET 2 OF 2



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DATE: 03/12/10	JOB No. 09-0185
SCALE: 1"=100'	DWN. TDM CK'D WAM
UPDATES & REV.	DATE DWN. BY:
REV. S & D	04/29/10 TDM

**EXHIBIT A**

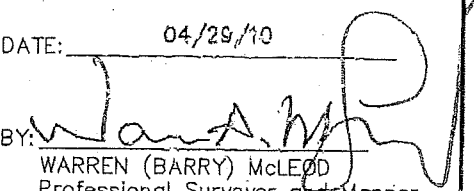
## SKETCH AND DESCRIPTION:

### DESCRIPTION:

A TRACT OR PARCEL OF LAND BEING A PORTION OF BLOCKS B, C AND D AND VACATED THIRTY NINTH AND FOURTEENTH STREET (50.0 FOOT RIGHTS-OF-WAY) (PLAT) THIRTY THIRD AND THIRTY FOURTH STREET (FIELD) AMARYLLIS PARK AS PER PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 56, PUBLIC RECORDS OF SARASOTA COUNTY FLORIDA. LYING AND BEING THE CITY OF SARASOTA IN LAND SECTION 7, TOWNSHIP 36 SOUTH, RANGE 18 EAST, SARASOTA COUNTY FLORIDA. SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE POINT OF BEGINNING BEING THE NORTHWEST CORNER OF SAID BLOCK D, THENCE SOUTH 89 DEGREES 25 MINUTES 35 SECONDS EAST ALONG THE NORTHERLY LIMITS OF SAID BLOCK D, ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF THIRTY FIFTH STREET (FIELD) A DISTANCE OF 268.09 FEET TO INTERSECT THE ARC OF A CIRCULAR CURVE TO THE LEFT WHOSE RADIUS POINT BEARS SOUTH 00 DEGREES 34 MINUTES 25 SECONDS WEST THENCE ALONG THE ARC OF SAID CURVE IN A SOUTHERLY DIRECTION THROUGH A CENTRAL ANGLE OF 161 DEGREES 31 MINUTES 42 SECONDS, HAVING A RADIUS DISTANCE OF 18.91 FEET, AN ARC DISTANCE OF 53.31 FEET TO A POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE TO THE RIGHT WHOSE RADIUS POINTS BEARS SOUTH 19 DEGREES 02 MINUTES 43 SECONDS WEST THENCE ALONG THE ARC OF SAID CURVE IN A SOUTHERLY DIRECTION HAVING A RADIUS DISTANCE OF 250.00 FEET, THROUGH A CENTRAL ANGLE OF 114 DEGREES 47 MINUTES 24 SECONDS, AN ARC DISTANCE OF 500.87 TO A POINT OF TANGENCY; THENCE SOUTH 43 DEGREES 50 MINUTES 07 SECONDS WEST A DISTANCE OF 347.21 FEET TO INTERSECT THE ARC OF A CIRCULAR CURVE TO THE LEFT WHOSE RADIUS POINT BEARS SOUTH 46 DEGREES 11 MINUTES 33 SECONDS EAST, THENCE ALONG THE ARC OF SAID CURVE IN A SOUTHWESTERLY DIRECTION, THROUGH A CENTRAL ANGLE OF 14 DEGREES 29 MINUTES 37 SECONDS HAVING A RADIUS DISTANCE OF 136.32 FEET, AN ARC DISTANCE OF 34.48 FEET TO INTERSECT THE ARC OF A CIRCULAR CURVE TO THE LEFT WHOSE RADIUS POINT BEARS SOUTH 65 DEGREES 14 MINUTES 02 SECONDS EAST, THENCE ALONG THE ARC OF SAID CURVE IN A SOUTHERLY DIRECTION THROUGH A CENTRAL ANGLE OF 97 DEGREES 39 MINUTES 12 SECONDS, HAVING A RADIUS DISTANCE OF 11.68 FEET, AN ARC DISTANCE OF 19.91 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF THIRTY-SECOND STREET (FIELD) (50.0 FOOT RIGHT-OF-WAY) THENCE NORTH 89 DEGREES 26 MINUTES 34 SECONDS WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 44.67 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS NORTH 00 DEGREES 33 MINUTES 26 SECONDS EAST THENCE ALONG THE ARC OF SAID CURVE IN A NORTHWESTERLY DIRECTION ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF SAID THIRTY-SECOND STREET THROUGH A CENTRAL ANGLE 53 DEGREES 47 MINUTES 10 SECONDS HAVING A RADIUS DISTANCE OF 25.00 FEET, AN ARC DISTANCE OF 23.47 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE LEFT WHOSE RADIUS POINT BEARS SOUTH 54 DEGREES 20 MINUTES 36 SECONDS WEST, THENCE ALONG THE ARC OF SAID CURVE IN A NORTHWESTERLY DIRECTION ALSO BEING THE GENERAL NORTHEASTERLY RIGHT-OF-WAY LINE OF ORANGE AVENUE (RIGHT-OF-WAY WIDTH VARIES) THROUGH A CENTRAL ANGLE OF 00 DEGREES 59 MINUTES 02 SECONDS, HAVING A RADIUS DISTANCE OF 280.0 FEET, AN ARC DISTANCE OF 4.81 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS NORTH 53 DEGREES 21 MINUTES 34 SECONDS EAST, THENCE ALONG THE ARC OF SAID CURVE IN NORTHWESTERLY DIRECTION ALSO BEING THE GENERAL NORTHERLY RIGHT-OF-WAY LINE OF SAID ORANGE AVENUE, THROUGH A CENTRAL ANGLE OF 01 DEGREES 42 MINUTES 23 SECONDS, HAVING A RADIUS DISTANCE OF 220.00 FEET, AN ARC DISTANCE OF 6.55 FEET TO INTERSECT THE ARC OF A CIRCULAR CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS SOUTH 68 DEGREES 49 MINUTES 26 SECONDS EAST, THENCE ALONG THE ARC OF SAID IN A NORTHEASTERLY DIRECTION, THROUGH A CENTRAL ANGLE OF 22 DEGREES 33 MINUTES 04 SECONDS HAVING A RADIUS DISTANCE OF 197.49 FEET, AN ARC DISTANCE OF 77.73 FEET; THENCE NORTH 43 DEGREES 50 MINUTES 07 SECONDS EAST A DISTANCE OF 347.22 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT WHOSE RADIUS POINT BEARS NORTH 46 DEGREES 09 MINUTES 53 SECONDS WEST, THENCE ALONG THE ARC

DATE: 04/29/10

BY:   
 WARREN (BARRY) McLEOD  
 Professional Surveyor and Mapper  
 Florida Licensed Surveyor No. 4855  
 Land Surveying Business No. 3943

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SHEET 1 OF 4

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DATE: 03/12/10	JOB No. 09-0185
SCALE: N/A	DWN. TDM CK'D WAM
UPDATES & REV.	DATE DWN. BY:
REV. S & D	04/29/10 TDM

EXHIBIT A

## SKETCH AND DESCRIPTION:

OF SAID CURVE IN A NORTHERLY DIRECTION THROUGH A CENTRAL ANGLE OF 118 DEGREES 04 MINUTES 03 SECONDS HAVING A RADIUS DISTANCE OF 190.00 FEET AN ARC DISTANCE OF 391.53 FEET TO A POINT OF TANGENCY, THENCE NORTH 74 DEGREES 13 MINUTES 56 SECONDS WEST A DISTANCE OF 154.02 FEET TO INTERSECT THE ARC OF A CIRCULAR CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS NORTH 15 DEGREES 48 MINUTES 10 SECONDS EAST, THENCE ALONG THE ARC OF SAID CURVE IN A NORTHWESTERLY DIRECTION THROUGH A CENTRAL ANGLE OF 28 DEGREES 31 MINUTES 10 SECONDS HAVING A RADIUS DISTANCE OF 196.00 FEET, AN ARC DISTANCE OF 97.56 FEET TO INTERSECT THE EASTERLY RIGHT-OF-WAY LINE OF ORANGE AVENUE (30.0 FOOT RIGHT-OF-WAY), THENCE NORTH 00 DEGREES 25 MINUTES 11 SECONDS EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 2.71 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 66,576.16 SQUARE FEET MORE OR LESS, (1.53 ACRES MORE OR LESS).

### SURVEYOR'S NOTATIONS:

1. THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY AND IS ONLY INTENDED TO DEPICT THE DESCRIPTION HEREON.
2. BEARINGS ARE BASED ON ASSUMED DATE BEING REFERENCED TO THE WESTERLY RIGHT-OF-WAY LINE OF ORANGE AVENUE, BEING NORTH 00 DEGREES 25 MINUTES 11 SECONDS EAST.
3. ALL DISTANCES ARE EXPRESSED IN U.S. STANDARD FEET AND DECIMALS THEREOF.
4. THIS SKETCH AND DESCRIPTION CONTAINS TWO (2) SHEETS AND IS INTENDED TO BE USED IN ITS ENTIRETY.
5. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER.

### PREPARED FOR THE EXCLUSIVE USE OF:

SARASOTA COUNTY SCHOOL BOARD  
CITY OF SARASOTA

### LEGEND:

Approx.=Approximate	P.B.=Plat Book
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Drain.=Drainage	P.O.T.=Point of Terminus
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P.C.=Point of Curve	P.C.C.=Point of Compound Curve

**NOTE:**

1. THIS IS NOT A BOUNDARY SURVEY
2. THIS SKETCH AND DESCRIPTION CONTAINS FOUR (4) SHEETS AND IS INTENDED TO BE USED IN ITS ENTIRETY.

SHEET 2 OF 4



**DMK ASSOCIATES**  
ENGINEERS & SURVEYORS  
4315 S. Access Road  
Englewood, FL 34224  
TEL: (941) 475-6596  
FAX: (941) 474-5060

DATE: 03/12/10	JOB No. 09-0185
SCALE: N/A	DWN. TDM CK'D WAM
UPDATES & REV.	DATE DWN. BY:
REV. S & D	04/29/10 TDM

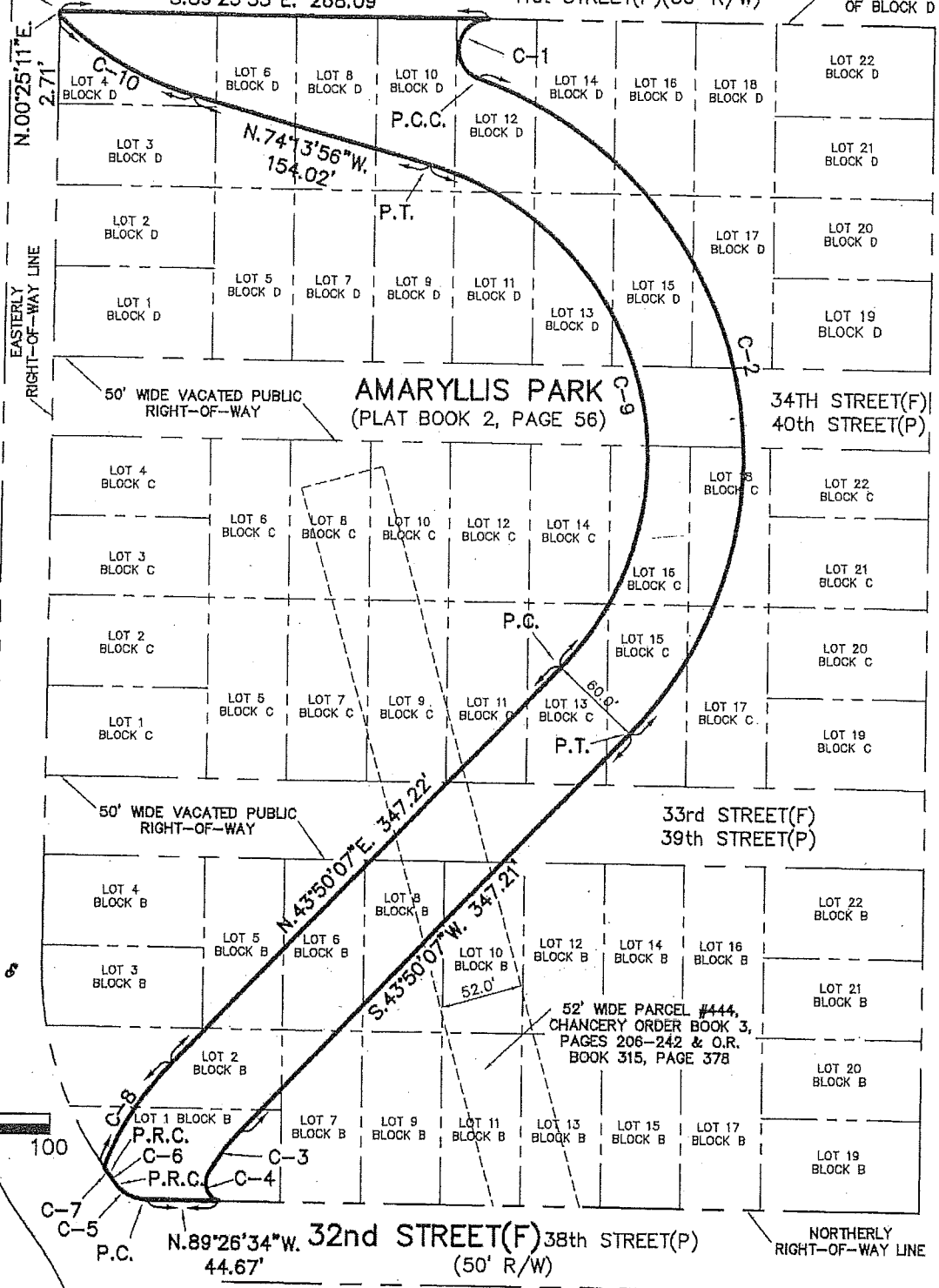
# EXHIBIT A

SKETCH AND DESCRIPTION:

P.O.C. & P.O.B.  
NORTHWEST CORNER  
OF BLOCK D

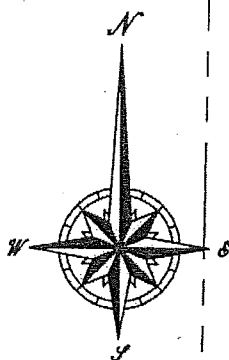
35th STREET(F)  
41st STREET(P)(50' R/W)

NORTHERLY LIMITS  
OF BLOCK D



ORANGE AVENUE  
(30' R/W)

GOODRICH AVENUE  
(60' R/W)



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INTENDED TO BE USED IN ITS  
ENTIRETY.  
3. SEE SHEET 4 OF 4 FOR  
CURVE DATA.

SHEET 3 OF 4



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DATE: 03/12/10	JOB No. 09-0185
SCALE: 1"=100' DWN. TDM	CK'D WAM
UPDATES & REV.	DATE DWN. BY:
REV. S & D	04/29/10 TDM

EXHIBIT A

# SKETCH AND DESCRIPTION:

## CURVE TABLE:

C-1  
 Radius = 18.91'  
 Arc = 53.31'  
 Delta = 161°31'42"  
 Chord Length = 37.33'  
 Chord Bearing = S.09°48'34"W.

C-2  
 Radius = 250.00'  
 Arc = 500.87'  
 Delta = 114°47'24"  
 Chord Length = 421.20'  
 Chord Bearing = S.13°33'35"E

C-3  
 Radius = 136.32'  
 Arc = 34.48'  
 Delta = 14°29'37"  
 Chord Length = 34.39'  
 Chord Bearing = S.36°33'38"W

C-4  
 Radius = 11.68'  
 Arc = 19.90'  
 Delta = 97°39'12"  
 Chord Length = 17.58'  
 Chord Bearing = S.24°03'37"E.

C-5  
 Radius = 25.00'  
 Arc = 23.47'  
 Delta = 53°47'10"  
 Chord Length = 22.62'  
 Chord Bearing = N.62°32'59"W.

C-6  
 Radius = 280.00'  
 Arc = 4.81'  
 Delta = 0°59'02"  
 Chord Length = 4.81'  
 Chord Bearing = N.36°08'55"W.

C-7  
 Radius = 220.00'  
 Arc = 6.55'  
 Delta = 1°42'23"  
 Chord Length = 6.55'  
 Chord Bearing = N.35°47'14"W.

C-8  
 Radius = 197.49'  
 Arc = 77.73'  
 Delta = 22°33'04"  
 Chord Length = 77.23'  
 Chord Bearing = N.32°27'06"E.

C-9  
 Radius = 190.00'  
 Arc = 391.53'  
 Delta = 118°04'03"  
 Chord Length = 325.84'  
 Chord Bearing = N.15°11'55"W.

C-10  
 Radius = 196.00'  
 Arc = 97.56'  
 Delta = 28°31'10"  
 Chord Length = 96.56'  
 Chord Bearing = N.59°56'15"W

**NOTE:**

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SHEET 4 OF 4



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