

**TERMS AND CONDITIONS OF SETTLEMENT
BETWEEN
SARASOTA COUNTY AND PROPERTY OWNER(S)**

The School Board of Sarasota County, Florida, (**hereinafter referred to as “Owner”**), owner(s) of the property located at 1900 East Laurel Road, (P.I.D. # 0385-03-0001), for and in consideration of the negotiated settlement amount of **\$3,000.00**, hereby agree(s) to convey the following Deed - Parcel 100.00 and Sidewalk Easement - Parcel 100.04, further described below, to Sarasota County, a political subdivision of the State of Florida (**hereinafter referred to as “County”**):

See Exhibit “1” attached hereto and made part hereof.

Owner acknowledges this figure represents full and complete compensation for the interests described above, including but not limited to land, paving, sod, landscaping, any other improvements, severance damages, cost to cure, business damages, all other damages of any kind, attorney's fees and costs.

After County has received the executed documents, this agreement will be forwarded to the Office of the County Attorney for review. Upon approval, a check in the amount of **\$3,000.00**, made payable to The School Board of Sarasota County, will then be issued.

All documents will be held in escrow until the check has been issued. This agreement shall be null and void if Owner transfers ownership of the aforementioned property to any party other than County before the document(s) have/has been recorded and payment has been delivered to Owner.

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IN WITNESS WHEREOF, the parties have executed this contract this _____ day of _____, 2014.

“Owner”

THE SCHOOL BOARD OF SARASOTA
COUNTY, FLORIDA

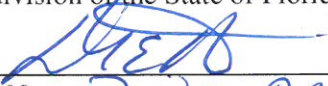
By: _____
Jane Goodwin, Chair
School Board of Sarasota County, Florida

First Witness
Print Name: _____

Second Witness
Print Name: _____

“County”

SARASOTA COUNTY, a political
Subdivision of the State of Florida

By: 
Print Name: DIANE ARMSTRONG

First Witness
Print Name: _____

Second Witness
Print Name: _____

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

EXHIBIT 1

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

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

QUITCLAIM DEED

*Exhibit Copy Only
Not To Be Executed*

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: _____

As its: Chair

Print Name of Witness

(Corporate Seal)

Signature of Witness

Print Name of Witness

*Exhibit Copy Only
Not To Be Executed*

*Exhibit Copy Only
Not To Be Executed*

*Exhibit Copy Only
Not To Be Executed*

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.

Signature of Notary Public

(Notary Seal)

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.

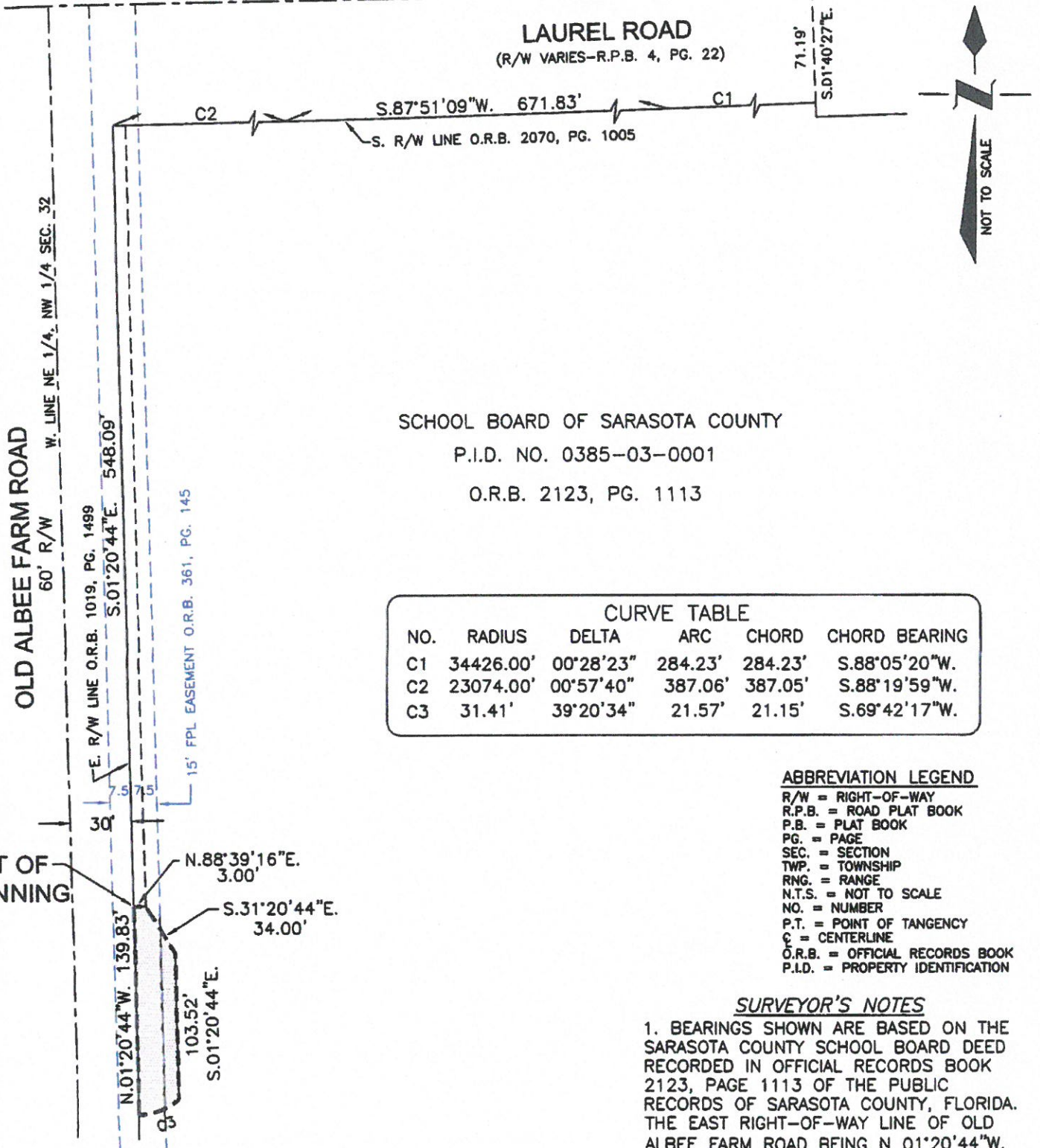
Subject to a Florida Power and Light Easement recorded in Official Records Book 361, Page 145 of the Public Records of Sarasota County, Florida. The square footage of the Florida Power and Light Easement lying within the parcel to be acquired is 1475 square feet, more or less.

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.



SCHOOL BOARD OF SARASOTA COUNTY

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

O.R.B. 2123, PG. 1113

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

DATE

34240

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. |

EXHIBIT 1

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

Sec/Twp/Rng 32/38S/19E
PID #0385-03-0001
Parcel # 100.04
Project # 83286

SIDEWALK EASEMENT

THIS SIDEWALK EASEMENT, made 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 the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations paid, the receipt of which is hereby acknowledged, does hereby grant, and deliver unto the Grantee, its successors and assigns, a sidewalk easement for the purpose of constructing, installing, removing, replacing and maintaining a sidewalk for use by the general public with the right to reconstruct and improve said sidewalk and the right of ingress and egress; in, over and upon the following described land of the Grantor, to wit:

See Exhibit "A" attached hereto and made a part hereof. The Easement property is legally described on Sheet 1 of Exhibit "A" and generally depicted on Sheet 2 of Exhibit "A."

RESERVING unto Grantor, however, all right, title, interest and privilege and the full enjoyment of the property and the uses thereof for all purposes not inconsistent with the use hereinabove specified.

This easement is granted by Grantor for sidewalk purposes related to the Nokomis Neighborhood Improvement sidewalk project subject to the following covenants and conditions which Grantee, by its acceptance and recordation of this instrument, covenants and agrees:

1. To exercise due care in the use of the easement.
2. To cause no unnecessary or unreasonable obstruction or interruption of travel over or upon the property.
3. To limit the use of such easement to the purposes provided for herein.
4. To use the easement granted so as to prevent the creation of any obstruction or condition which is or may become dangerous to Grantor, its guests, employees, invitees, licensees, or the public in general.

5. To use diligence in making excavations or other repairs and, after the completion of any construction or maintenance, to restore the property to its former condition, including, but not limited to, returning the ground to the original grade, returning any pavement removed or damaged to its prior composition and condition, and replacing any grass or ground cover disturbed by such work.

6. To perform all maintenance and repair work as expeditiously and with as little disruption as possible to the land and improvements and activities thereon of Grantor, its successors and assigns.

7. To the expressed monetary limits of Section 768.28, Florida Statutes, and without any additional waiver of sovereign immunity, to indemnify and hold Grantor harmless from any and all claims for the payment of any compensation or damages resulting from the use by Grantee of the easement, to the extent permitted by law; provided, however, that this indemnification shall not extend to any portion of any compensation or damages caused by either the sole or contributory negligence of Grantor.

8. To use the easement with due consideration for the rights of the property owners and other easement holders, it being understood that this easement is a nonexclusive easement.

The provisions hereof shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

Grantor covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to grant this easement and shall take no action to interfere with the Grantee's lawful use of said easement; that the Grantor hereby fully warrants the easement being granted and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed in its name by its duly authorized officers, the day and year first above written.

WITNESSES:

**THE SCHOOL BOARD OF SARASOTA COUNTY,
FLORIDA**

Signature of Witness

By: _____

Jane Goodwin
As its Chair

Print Name of Witness

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 Jane Goodwin, as Chair of **THE SCHOOL BOARD OF SARASOTA COUNTY, FLORIDA**, a body corporate under the laws of the State of Florida, on behalf of the corporation. She 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: _____, 2014

ATTORNEYS FOR THE SCHOOL BOARD
OF SARASOTA COUNTY, FLORIDA

By: _____
Christa L. Folkers, Esq.
Williams Parker Harrison Dietz & Getzen
200 South Orange Avenue
Sarasota, Florida 34236

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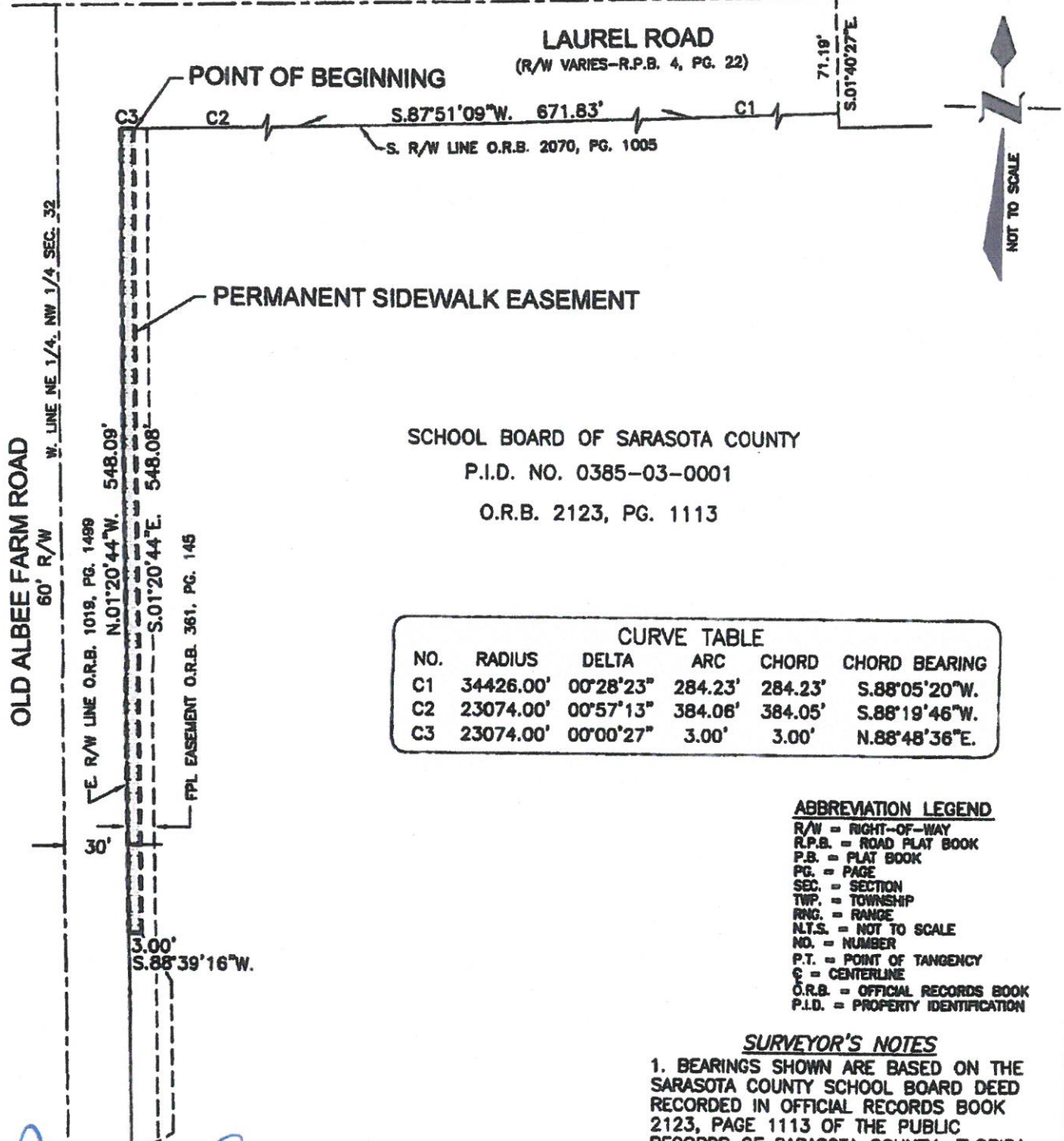
Containing 1644.2 square feet, more or less.

PERMANENT SIDEWALK EASEMENT

NOKOMIS SIDEWALK PROJECT

| | | | | | | |
|--------------------------------------|----------------|---------------|-------------|----------------|----------------|---------------|
| PARCEL NO. 100.04 | DRAWN | T.OWEN | DATE | 6-28-13 | SCALE | N.T.S. |
| PARCEL = 1644.2 Square Feet ± | CHECKED | J.M. | DATE | 6-28-13 | JOB NO. | |

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



| NO. | RADIUS | DELTA | ARC | CHORD | CHORD BEARING |
|-----|-----------|-----------|---------|---------|---------------|
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| C3 | 23074.00' | 00°00'27" | 3.00' | 3.00' | N.88°48'36"E. |

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7-11-13
DATE

TERI S. OWEN, COUNTY SURVEYOR
PROFESSIONAL SURVEYOR AND MAPPER NO. 5928
STATE OF FLORIDA
1007 SARASOTA CENTER BLVD.
SARASOTA, FLORIDA 34240



PERMANENT SIDEWALK EASEMENT

NOKOMIS SIDEWALK PROJECT

| | | | | | | |
|-------------------------------|---------|--------|------|---------|---------|--------|
| PARCEL NO. 100.04 | DRAWN | T.OWEN | DATE | 8-26-13 | SCALE | N.T.S. |
| PARCEL = 1644.2 Square Feet ± | CHECKED | J.M. | DATE | 8-26-13 | JOB NO. | |

I:\P0502\SURVEY\NOKOMIS SIDEWALK STANTEC\PARCEL_CALC.DWG