

**TAB 7**



# City of Palmetto Agenda Item

**Meeting Date**

5/21/12

**Presenter:** Allen R Tusing

**Department:** Public Works/Parks

**Title:**

**Quit Claim of two strips of land to Renaissance Arts and Education, Inc**

The property that is being deeded was aquired when the property owner Dakin sold the actual school site to Jack E. Moorehead for a bowling establishment. In order to have access, a strip of land was needed across the remainder of the property described in the Sketch of Description as Tract 1 & 2. To make certain that the two parcels had acces rather than deeding the property to Jack E. Moorehead, the property was deeded to the City. It has basically been a drive for the bowling establishment and now to the school. Since Renaissance has purchased the two tracts on each side of this parcel, the department has no need to protect the other parcels nor do we want to be responsible for any maintenance. We would like to quit claim this property to them.

Pursuant to Section 2-64 of the Palmetto City Code, the City Commission may dispose of real property upon determination by the City Commission that such property is: 1) not needed for municipal purposes and 2) the sale or transfer is in the best interest of the City. If the real property is to be sold or transferred to a not-for-profit organization, such real property may be sold or transferred without obtaining bids or proposals. The Renaissance Arts and Education, Inc. is a Florida not-for-profit corporation.

**Budgeted Amount:** \$0.00    **Budget Page No(s):**    **Available Amount:** \$0.00    **Expenditure Amount:** \$0.00

**Additional Budgetary Information:**

**Funding Source(s):**    **Sufficient Funds Available:**  Yes  No    **Budget Amendment Required:**  Yes  No    **Source:**

**City Attorney Reviewed:**  Yes  No  N/A    **Advisory Board Recommendation:**  For  Against  N/A    **Consistent With:**  Yes  No  N/A

**Potential Motion/Direction Requested:** Motion to find that the property being proposed to be conveyed is not needed for a municipal purpose and that the transfer is in the best interest of the City, and to approve and authorize the Mayor to execute a Quit Claim Deed to Renaissance Arts and Education, Inc. for the school's driveway.

**Staff Contact:** Allen R. Tusing    atusing@palmettofl.org    941-723-4580 or 941 737-0282

**Attachments:**

Prepared by and return to:  
Mark Barnebey, Esq.  
Blalock Walters, P.A.  
802 11th Street West  
Bradenton, FL 34205  
941-748-0100

DOCUMENTARY STAMPS IN  
THE AMOUNT OF \$.70 ARE  
AFFIXED HERETO.

*THIS DEED HAS BEEN PREPARED WITHOUT EXAMINATION OF TITLE OR ISSUANCE OF TITLE INSURANCE.*

[Space Above This Line For Recording Data]

## Quit Claim Deed

**This Quit Claim Deed** made this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by and between **CITY OF PALMETTO**, whose post office address is 516 8th Avenue West, Palmetto, FL 34221, grantor, and **RENAISSANCE ARTS AND EDUCATION, INC.**, a **Florida non-profit corporation**, whose post office address is 700 Haben Blvd., Palmetto, FL 34221, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in **Manatee County, Florida** to-wit:

Legal Description:

**A STRIP OF LAND SHOWN AS CITY OF PALMETTO (0.53 ACRES) LYING BETWEEN TRACTS 1 AND TRACT 2, OF DAKIN SUBDIVISION, AS PER PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGES 63 AND 64, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LESS A 12' WIDE STRIP OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1222, PAGE 454 AND 455, OF SAID PUBLIC RECORDS, ALSO, LESS LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1202, PAGE 3756 AND 3757, OF SAID PUBLIC RECORDS.**

**To Have and to Hold**, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

**City of Palmetto**

\_\_\_\_\_  
Witness Name: \_\_\_\_\_

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

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

\_\_\_\_\_  
Witness Name: \_\_\_\_\_

Its: \_\_\_\_\_

State of Florida  
County of Manatee

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by \_\_\_\_\_, as \_\_\_\_\_, of the City of Palmetto, who  is personally known or  has produced \_\_\_\_\_ as identification.

[Notary Seal]

\_\_\_\_\_  
Notary Public  
Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

**MEMBER**

Florida Society Of  
Professional Surveyors  
& Mappers  
Manasota Chapter  
Of Surveyors



**CLEMENTS SURVEYING, INC.**

509 8th Avenue West  
SUITE 140  
PALMETTO, Florida 34221  
Phone: 729-6690  
Fax: 729-7580

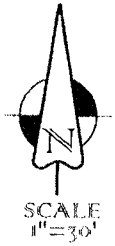
LB#6667

Boundaries  
Mortgage  
Elevation Cert.  
Construction Layout  
Subdivisions

P.O.C.  
NW CORNER  
NE 1/4 - SE 1/4  
SEC. 13-34-17  
500'12'39"W  
6.53'

S85°09'55"E  
12.04'  
SOUTH R/W OF U.S. 301

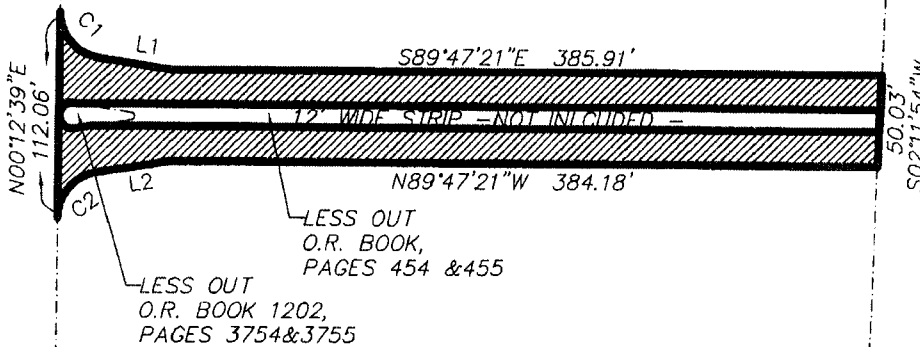
**SKETCH OF DESCRIPTION**  
- NOT A BOUNDARY SURVEY -  
- PAGE 1 OF 2



S00°12'39"W 1227.92'  
EAST R/W LINE OF HABEN BLVD.

TRACT 1  
DAKIN SUBDIVISION  
PLAT BOOK 24, PAGES 63-64

HABEN BOULEVARD  
(84' WIDE RIGHT-OF-WAY)



LESS OUT  
O.R. BOOK 1202,  
PAGES 3754 & 3755

LESS OUT  
O.R. BOOK,  
PAGES 454 & 455

TRACT 2

**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	35.35'	32.48'	S 40°17'40" E	81°00'39"
C2	25.00'	35.35'	32.48'	S 40°42'59" W	81°00'39"

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 80°48'00" E	40.57'
L2	S 81°13'18" W	40.57'

**NOTE:**

BEARINGS, DISTANCE AND CURVE DATA WERE TAKEN FROM THE PLAT OF DAKIN SUBDIVISION, AS RECORDED IN PLAT BOOK 24, PAGES 23 AND 24, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

Job NO. 12-073

**CERTIFICATION OF SURVEYOR**

FB \_\_\_\_\_ PG \_\_\_\_\_

Date Of \_\_\_\_\_

Location \_\_\_\_\_

Foundation \_\_\_\_\_

Final \_\_\_\_\_

Prepared On 5-10-12

Drawn By KDH

BY: [Signature]

JAMES L. CLEMENTS, P.S.M. # 4091

DATE OF CERTIFICATION 5-10-12

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED

SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

**LEGEND**

- P=Plat M=Measured D=Deed
- R/W=Right Of Way R=Radial
- =Iron Rod Found(IRF)
- =Iron Rod Set(IR#) #6667
- =Iron Pipe Found
- ▲ =Nail & Disc Found
- △ =Nail & Disc Set #6667
- TBM=Temporary Bench Mark
- POB=Point Of Beginning
- POC=Point Of Commencement
- CMF=Concrete Monument Found
- CMS=Concrete Monument Set #6667
- PRM=Permanent Reference Monument
- PC=Point Of Curve
- 0.00 = Elevation

**MEMBER**

Florida Society Of  
Professional Surveyors  
& Mappers  
Manasota Chapter  
Of Surveyors



**CLEMENTS SURVEYING, INC.**

509 8th Avenue West  
SUITE 140  
PALMETTO, Florida 34221  
Phone: 729-6690  
Fax: 729-7580

LB#6667

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Mortgage  
Elevation Cert.  
Construction Layout  
Subdivisions

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Date Of \_\_\_\_\_

Location \_\_\_\_\_

Foundation \_\_\_\_\_

Final \_\_\_\_\_

Prepared On 5-10-12

Drawn By KDH

**SKETCH OF DESCRIPTION**  
- NOT A BOUNDARY SURVEY -  
- PAGE 2 OF 2

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