



Information on 2350 N. Tamiami Trail, Nokomis, FL 34275

Parcel Identification No: Portion of PID #0161-08-0055

Legal description: See attached Exhibit "A"

Zoning: OPI

Future land use map indicates Office (OFF) and Multi-Family (MF) area

Lot size: 80,174.66 square feet or 1.84 acres

Flood zone: AE

Estimated market value: \$700,000

Minimum bid: \$700,000

If you are interested in purchasing this parcel, please print, complete, sign and return the Contract for Sale and Purchase that is available under the listing for this particular property on the surplus lands website (www.scgov.net/surpluslands). Please also print, sign and date the Property Disclosure Statement and include it with the contract offer. Proposed contracts must be submitted by 5:00 p.m. May 10, 2019. Buyers will be responsible for any due diligence they deem necessary. Offers that meet the minimum bid requirements will be presented to the Board of County Commissioners for its consideration. No contract is valid until executed by the Chair of the Board of County Commissioners, and the Board may accept or reject any purchase offer in its sole discretion.

Questions may be submitted during the bid period on the surplus lands website (www.scgov.net/surpluslands). Please complete the property questionnaire and the questions and answers will be posted on the listing information page weekly. Staff cannot discuss the property over the phone during an active bid period.

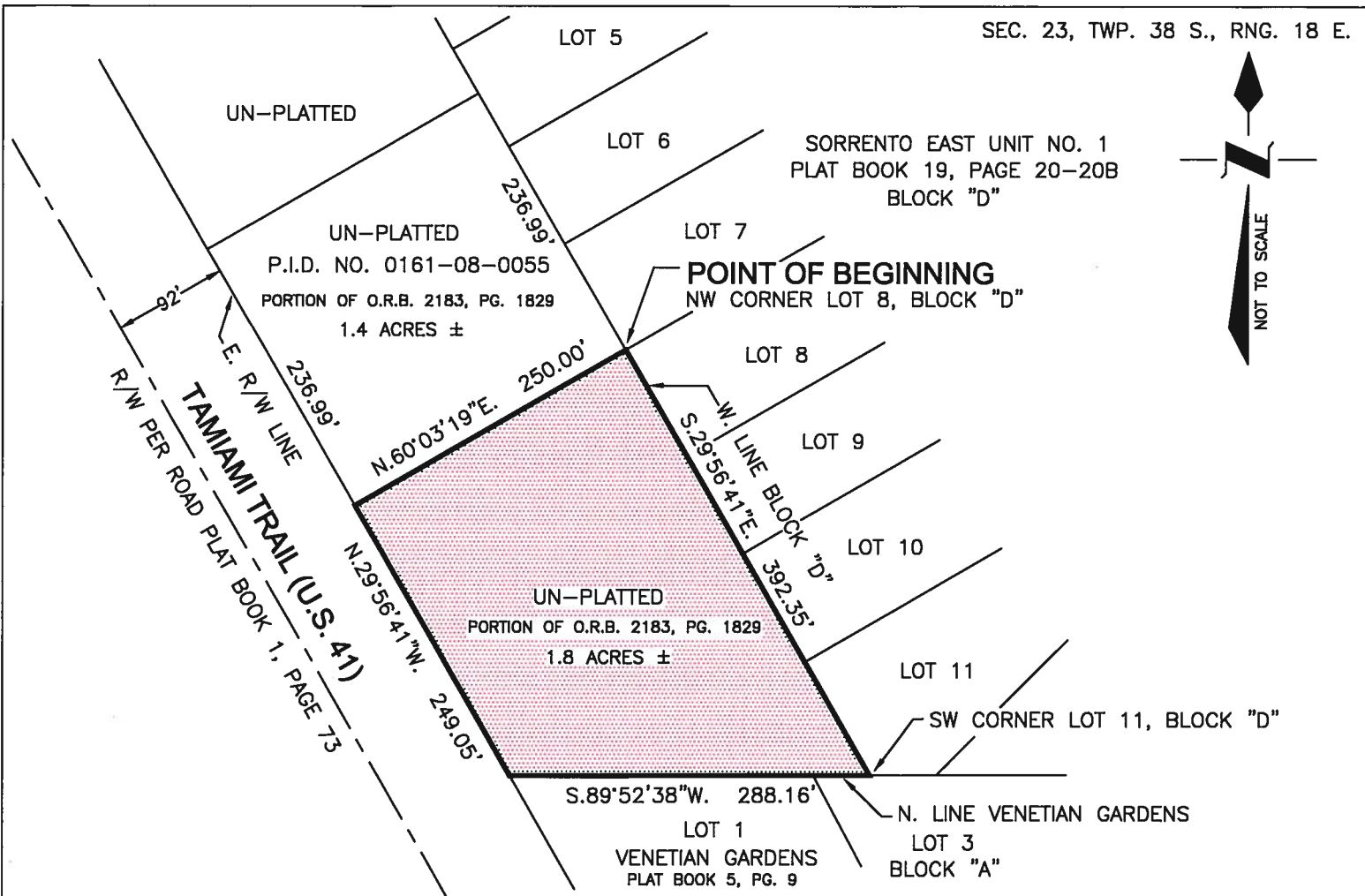
Executed and signed Contract offer and Disclosure Statement must be mailed or delivered in a sealed envelope and received at the following address by 5:00 p.m. May 10, 2019:

Sarasota County Government
Property Management Division
1660 Ringling Blvd., Suite 240
Sarasota, FL 34236
Attn: Justin Sago

- The County will not pay a real estate commission, please make arrangements to pay any commission under a separate provision.
- The County will not pay for title insurance, which includes but is not limited to search, exam and title policy.
- The County will not pay for a boundary survey.
- The County will not finance any portion of the purchase.
- The County will convey title in accordance with Section 125.411 Florida Statutes (“Quit Claim Deed”).
- Property is being sold in its “as-is, where-is” condition.

Sarasota County makes no representation or warranty of the property or its condition. All information contained herein is for informational purposes only. All bidders are urged to satisfy themselves with the condition of the property and to exercise due diligence to determine the acceptability of the property prior to making a bid. The selected bidder agrees to accept the property with its easements, restrictions and any and all right-of-way requirements.

Information deemed reliable but not guaranteed.



That part of those lands described in Official Records Book 2183, Page 1829 of the Public Records of Sarasota County, Florida, being more particularly described as follows:

Begin at the Northwest corner of Lot 8, Block "D", Sorrento East Unit No. 1, according to the plat thereof recorded in Plat Book 19, Page 20-20B of the Public Records of Sarasota County, Florida; thence run South 29°56'41" East along the West line of said Block "D" for a distance of 392.35 feet to the Southwest corner of Lot 11, Block "D" of said Sorrento East Unit No. 1; thence run South 89°52'38" West along the North line of Venetian Gardens according to the plat thereof recorded in Plat Book 5, Page 9 of said Public Records for a distance of 288.16 feet to the intersection with the Easterly Right-of-Way line of Tamiami Trail (U.S. 41) according to the Right-of-Way Map recorded in Road Plat Book 1, Page 73 of said Public Records; thence run North 29°56'41" West along said Easterly Right-of-Way line for a distance of 249.05 feet; thence run North 60°03'19" East for a distance of 250.00 feet to the Point of Beginning.

Containing 80,174.66 square feet or 1.8 acres, more or less.

Teri S. Owen
 TERI S. OWEN, COUNTY SURVEYOR
 PROFESSIONAL SURVEYOR AND MAPPER NO. 5928
 SARASOTA COUNTY PUBLIC WORKS
 SURVEY-MAPPING DIVISION
 1001 SARASOTA CENTER BLVD.
 SARASOTA, FLORIDA 34240

10-24-18
 DATE

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 WEST LINE OF BLOCK "D", SORRENTO WEST UNIT NO. 1 ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 19, PAGE 20-20B OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, BEARING BEING S 29°56'41"W.
2. THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE OR AN ATTORNEY'S OPINION OF TITLE, THEREOF, ANY DEED OVERLAP OR HIATUS OR ANY RECORDED OR UNRECORDED RIGHTS-OF-WAY AND OR EASEMENTS MAY NOT BE SHOWN.
3. THIS DRAWING IS A DESCRIPTION SKETCH ONLY AND DOES NOT REPRESENT A FIELD SURVEY OF THE PARCEL DESCRIBED.

TAMIAMI TRAIL (U.S. 41)

PARCEL NO. 100	DRAWN	T.OWEN	DATE	11-21-13	SCALE	N.T.S.
PARCEL = 80,174.66 SQ. FT. ±	CHECKED	J.M.	DATE	11-21-13	JOB NO.	

REVISIONS:
 ADDED SQUARE FOOTAGE 80,174.66 ±
 11-21-13

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