



Arlena Dominick
American Acquisition Group, LLC
825 S. Osprey Ave., #305
Sarasota, FL 34236
941-894-8948
Email: arlenadominick@comcast.net

February 28, 2022

AGSC File No.: 31538
Project Name: North Port Utilites

PROPERTY INFORMATION REPORT

Pursuant to your request, we have made a search of the Official Records of Sarasota County, Florida, through February 23, 2022 at 8:00 a.m., for American Acquisition Group, LLC, pertaining to that real property which is more particularly described as follows:

Lot 28, Block 379, 10th Addition to Port Charlotte Subdivision, a subdivision according to the Plat thereof, as recorded in Plat Book 12, Page 22, 22A thru 22M, of the Public Records of Sarasota County, Florida.

1. Owner (s) of record: Jeanne R. Moreau

By: Warranty Deed
Dated: November 17, 2000
In Official Records:

From: Peter G. Pinocci, an unremarried widower
Filed and Recorded: December 22, 2000
Instrument No.: 2000162610

2. Based on a Thirty-Year ownership search and a Twenty-Year judgment search of the public records, we have found the above-described property to be subject to the following liens, encumbrances and other matters of public record:

Grant of Easement from General Development Corporation, a Delaware corporation, to the North Port Water Control District, dated August 16, 1985 and recorded September 17, 1986 in Official Records Book 1886, Page 1823; as re-recorded April 29, 1987 in Official Records Book 1941, Page 16.

Dedication from General Development Corporation, a Delaware corporation, to the North Port Water Control District, dated August 16, 1985 and recorded September 17, 1986 in Official Records Book 1886, Page 1825; as re-recorded April 29, 1987 in Official Records Book 1941, Page 6.

Matters as set forth on the Plat of Tenth Addition to Port Charlotte Subdivision recorded in Plat Book 12, Page 22, as affected by Assignment of Plat and other Easements recorded in Official Records Book 2460, Page 1191; Grant of Easement recorded in Official Records Book 2941, Page 831; Assignment of Grant of Utility Easement recorded in Official Records Book 2941, Page 835.

3. Reservations as may have been issued by the Trustees of the Internal Improvement Trust Fund:

None

4. Taxes:

Parcel ID No.: 0980037928

Taxes are due in the amount of \$417.36 if paid by February 28, 2022.

Current assessment: \$6,776.00

Homestead exemption not filed in 2021.

Delinquent Taxes: No

Name and Mailing Address as listed on Tax Roll:

Jeanne R. Moreau

3973 Lubec Ave

North Port, FL 34287-5131

Certification:

AS TO THE ORIGINAL SEARCH REPORT:

The undersigned hereby certifies that the foregoing PROPERTY INFORMATION REPORT reflects a comprehensive search of the Public Records of Sarasota County, Florida, showing the apparent ownership of the lands described above, together with outstanding encumbrances affecting the lands.

American Government Services Corporation assumes no responsibility for any defects or omissions in or from the instruments appearing in the chain of title to the property described herein, which defects or omissions would render such instruments void.

This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipients(s) of the property information report.

COUNTERSIGNED: 
AMERICAN GOVERNMENT SERVICES CORPORATION
3812 W. LINEBAUGH AVENUE
TAMPA, FL 33618
813-933-3322

Sarasota County Tax Collector

generated on 2/11/2022 3:56:59 PM EST

Tax Record

Last Update: 2/11/2022 3:57:00 PM EST

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Type Tax	Tax Year								
0980037928	REAL ESTATE	2021								
<table style="width: 100%; border: none;"> <tr> <td style="width: 40%; border: none;">Mailing Address</td> <td style="width: 60%; border: none;">Property Address</td> </tr> <tr> <td style="border: none;">MOREAU JEANNE R 3973 LUBEC AVE NORTH PORT FL 34287-5131</td> <td style="border: none;">PAPILLON ST 005</td> </tr> <tr> <td style="border: none;"></td> <td style="border: none;">Old Account Number</td> </tr> <tr> <td style="border: none;"></td> <td style="border: none;">0980-03-7928</td> </tr> </table>			Mailing Address	Property Address	MOREAU JEANNE R 3973 LUBEC AVE NORTH PORT FL 34287-5131	PAPILLON ST 005		Old Account Number		0980-03-7928
Mailing Address	Property Address									
MOREAU JEANNE R 3973 LUBEC AVE NORTH PORT FL 34287-5131	PAPILLON ST 005									
	Old Account Number									
	0980-03-7928									
Base Exempt Amount	Taxable Value									
see below	see below									
Exemption Detail	Millage Code	Escrow Code								
NO EXEMPTIONS	0500									
Legal Description										
PAPILLON ST LOT 28 BLK 379 10TH ADD TO PORT CHARLOTTE										
Ad Valorem Taxes										
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied					
Sarasota Co. General Revenue	3.2232	6,776	0	\$6,776	\$21.84					
Mosquito Control	0.0510	6,776	0	\$6,776	\$0.35					
Sarasota Co. Hospital Dist.	1.0420	6,776	0	\$6,776	\$7.06					
West Coast Inland Navigation	0.0394	6,776	0	\$6,776	\$0.27					
SW FL Water Management Dist.	0.2535	6,776	0	\$6,776	\$1.72					
Bonds-Debt Service	0.1170	6,776	0	\$6,776	\$0.79					
Sarasota Co. Legacy Trl	0.0649	6,776	0	\$6,776	\$0.44					
Sarasota School Board										
School Board - State	3.4610	7,500	0	\$7,500	\$25.96					
School Board - Local	3.2480	7,500	0	\$7,500	\$24.36					
City of North Port	3.7667	6,776	0	\$6,776	\$25.52					
Total Millage		15.2667	Total Taxes		\$108.31					
Non-Ad Valorem Assessments										
Code	Levying Authority				Amount					
F093	North Port Fire & Rescue				\$93.99					
R097	North Port Road & Drainage				\$173.28					
R197	North Port R&D Capital Improve				\$46.00					
Total Assessments					\$313.27					
Taxes & Assessments					\$421.58					
If Paid By					Amount Due					
11/30/2021					\$404.72					
12/31/2021					\$408.93					
1/31/2022					\$413.15					
2/28/2022					\$417.36					

3/31/2022

\$421.58

Date Paid	Transaction	Receipt	Item	Amount Paid
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Prior Year Taxes Due

NO DELINQUENT TAXES

Pay Now



Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

Property Record Information for 0980037928

Ownership:

MOREAU JEANNE R
 3973 LUBEC AVE, NORTH PORT, FL, 34287-5131

Situs Address:

PAPILLON ST NORTH PORT, FL, 34287

Land Area: 11,741 Sq.Ft.

Municipality: City of North Port

Subdivision: 1528 - PORT CHARLOTTE SUB 10

Property Use: 0000 - Residential vacant site

Status: OPEN

Sec/Twp/Rge: 22-39S-21E

Census: 121150027363

Zoning: RSF2 - RESIDENTIAL, SINGLE FAMILY

Total Living Units: 0

Parcel Description: LOT 28 BLK 379 10TH ADD TO PORT CHARLOTTE

Buildings

Vacant Land

Extra Features

There are no extra features associated with this parcel

Values

<u>Year</u>	<u>Land</u>	<u>Building</u>	<u>Extra Feature</u>	<u>Just</u>	<u>Assessed</u>	<u>Exemptions</u>	<u>Taxable</u>	<u>Cap</u> ⓘ
2021	\$7,500	\$0	\$0	\$7,500	\$6,776	\$0	\$6,776	\$724
2020	\$6,300	\$0	\$0	\$6,300	\$6,160	\$0	\$6,160	\$140
2019	\$5,600	\$0	\$0	\$5,600	\$5,600	\$0	\$5,600	\$0
2018	\$5,400	\$0	\$0	\$5,400	\$5,400	\$0	\$5,400	\$0
2017	\$5,800	\$0	\$0	\$5,800	\$5,590	\$0	\$5,590	\$210
2016	\$5,200	\$0	\$0	\$5,200	\$5,082	\$0	\$5,082	\$118
2015	\$5,100	\$0	\$0	\$5,100	\$4,620	\$0	\$4,620	\$480
2014	\$4,200	\$0	\$0	\$4,200	\$4,200	\$0	\$4,200	\$0
2013	\$4,200	\$0	\$0	\$4,200	\$4,200	\$0	\$4,200	\$0
2012	\$4,100	\$0	\$0	\$4,100	\$4,100	\$0	\$4,100	\$0

Current Exemptions

There are no exemptions associated with this parcel.

Sales & Transfers

<u>Transfer Date</u>	<u>Recorded Consideration</u>	<u>Instrument Number</u>	<u>Qualification Code</u>	<u>Grantor/Seller</u>	<u>Instrument Type</u>
11/17/2000	\$4,500	2000162610	01	PINOCCI PETER G,	WD
7/10/1991	\$4,500	2315/210	01	THOMAS EDWARD E	WD
9/1/1974	\$1,200	1059/1722	01		NA

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 2/10/2022

FEMA Flood Zone (Data provided by Sarasota County Government as of 2/7/2022)

Different portions of a property can be in different flood zones. Please click on [MAP](#) link below to see the flood zones.

<u>FIRM Panel</u>	<u>Floodway</u>	<u>SFHA ***</u>	<u>Flood Zone **</u>	<u>Community</u>	<u>Base Flood Elevation (ft)</u>	<u>CFHA *</u>
0379F	OUT	OUT	X	120279		OUT

* If your property is in a SFHA or CFHA, use the map to determine if the building footprint is within the flood area.

** For more information on flood and flood related issues specific to this property, call (941) 240-8050

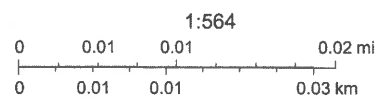
*** Federal law requires flood insurance for all properties in SFHAs with federally backed mortgages.
For general questions regarding the flood map, call (941) 861-5000.

Sarasota County Property Appraiser



2/11/2022, 3:52:04 PM

-  Override 1
-  Parcels



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Rec'd
0023150
37.50



RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2000162610 1 PG
2000 DEC 22 12:30 PM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
MTAYLOR Receipt#100017
Doc Stamp-Deed: 31.50

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Julie Whidden
SAFETITLE COMPANY
1700 TAMiami TRAIL
PORT CHARLOTTE, FLORIDA 33948
Our File No **PC00-479**
Property Appraisers Parcel Identification (Folio) Numbers
980037928
Grantee SS #

149 ✓

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 17th day of November, 2000 by **PETER G. PINOCCI**, an unmarried widower, herein called the grantor, whose post office address is **27 Maynard Avenue, Seekonk, MA 02771**, to **JEANNE R. MOREAU** whose post office address is **3973 Lubec Avenue, North Port, FL 34287**, hereinafter called the Grantee

(Wherever 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)

WITNESSETH: That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10 00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in SARASOTA County, State of Florida, viz

Lot 28, Block 379, 10th Addition to PORT CHARLOTTE SUBDIVISION, a Subdivision according to the Plat thereof, as recorded in Plat Book 12, Pages 22, 22A thru 22M, of the Public Records of Sarasota County, Florida.

SUBJECT to reservations, restrictions, easements of record, zoning, applicable governmental regulations and taxes for the current year.

Grantor herein covenants the he was married to **ELEANOR M. PINOCCI, deceased**, continuously and without interruption by intervening divorce from the time of the acquisition of the above-described property until the demise of **ELEANOR M. PINOCCI**.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining

TO HAVE AND TO HOLD, the same in fee simple forever

AND, the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple, that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1999

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written

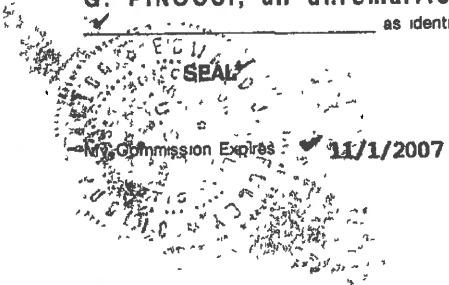
Signed, sealed and delivered in the presence of

Witness #1 Signature Shirley E. Cole
Witness #1 Printed Name **SHIRLEY E. COLE**
Witness #2 Signature Mary E. Valade
Witness #2 Printed Name **Mary E. Valade**

Peter G. Pinocci L.S.
PETER G. PINOCCI

STATE OF Massachusetts
COUNTY OF Bristol

The foregoing instrument was acknowledged before me this 17 day of November, 2000 by **PETER G. PINOCCI, an unmarried widower**, who is personally known to me or has produced _____ as identification



Edward J. Kelley
Notary Signature
EDWARD J. KELLEY
Printed Notary Signature

906
50
3091C

Documentary Tax Pd. \$
Intangible Tax Pd. \$
H. H. Mackney, Jr., Clerk, Sarasota County
By: [Signature]
Deputy Clerk

THIS INSTRUMENT PREPARED BY
NANCY H. ROEN, ESQUIRE
1111 SOUTH BAYSHORE DR.
MIAMI, FLORIDA 33131

GRANT OF EASEMENT

KNOW ALL MEN BY THESE PRESENTS that:

General Development Corporation, a Delaware corporation authorized to do business in the State of Florida, in the County of Dade and State of Florida, hereinafter called "Grantor", in consideration of the sum of One Dollar (\$1.00) and other valuable considerations, receipt of which is hereby acknowledged, does hereby grant to THE NORTH PORT WATER CONTROL DISTRICT, a public agency duly established pursuant to the provisions of Chapter 29B, Florida Statutes, whose address is P.O. Box 7167, North Port, Florida 33598, hereinafter called "Grantee", and to its successors and assigns, a 20-foot non-exclusive maintenance easement at the lot line or tract line abutting to and adjacent to all creeks, waterways or drainage rights of way, except as shown by dashed lines as shown on the plats of the property more particularly described on Exhibit "A", situated in the County of Sarasota, State of Florida. Said non-exclusive easement shall be granted for the purpose of maintaining or operating the creeks, waterways or drainage rights of way dedicated to the North Port Water Control District by separate instrument of even date herewith abutting such grant of easement.

The Grantor, however, reserves the right and privilege to use the above described easement for all purposes except as herein granted or as might interfere with Grantee's use, occupation or enjoyment thereof, or as might cause a hazardous condition.

In the event that Grantee, its employees, agents or contractors, etc., cause damage to the property of the Grantor in the exercise of the privilege granted in this easement, Grantee agrees to restore any property so damaged, to its original condition.

Should Grantee remove or abandon the use of its facilities, or fail for any reasonable period of time to exercise the rights herein granted, then in that event all the rights and privileges hereunder shall cease and the easement privileges and rights herein granted shall revert to the Grantors.

This is a non-exclusive easement, the Grantor reserving to itself and its successors or assigns the right to grant easements over the subject property to third parties for compatible purposes.

IN WITNESS WHEREOF the Grantor has executed this Grant of Easement this 16th day of August 1985.

Signed, sealed and delivered
in the presence of:

[Signature]
[Signature]

GENERAL DEVELOPMENT CORPORATION

By: [Signature]
C. C. CRUMP, Sr., Vice President

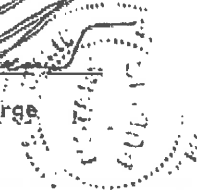
ATTEST:
NANCY H. ROEN, Secretary

STATE OF FLORIDA)
COUNTY OF DADE)ss

The foregoing instrument was acknowledged before me this 16th day of August 1985 by C. C. CRUMP and NANCY H. ROEN, Senior Vice President and Secretary respectively of GENERAL DEVELOPMENT CORPORATION on behalf of the corporation.

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
BY COM. EXP. DATE: MAR 22, 1987
BONDED THROUGH SEPTEMBER 11, 1986

[Signature]
NOTARY PUBLIC
State of Florida at Large


CORD C. MELLOR
Attorney at Law
Post Office Box 2126
North Port, Florida 33596

O. R. 1941 PG 0017

State of Florida
County of Sarasota, } I. R. H. Hackney, Jr.

Clerk of Circuit Court, in and for said
County, do hereby certify that the fore-
going is a true and correct
copy of the original instrument filed and
recorded in this office.

Witness my hand and official seal
this 17 day of Sept. A. D. 1941

R. H. Hackney, Jr.
Clerk of Circuit Court
Sarasota County, Fla.

By W. H. [Signature]
As Deputy Clerk

LEGAL DESCRIPTION N.P.W.C.D.

All of the Drainage Rights-of-Way, Waterways, Creeks and 20 Foot Maintenance Easement at the lot line or tract line abutting to and adjacent to all Creeks, Waterways and Drainage Rights-of-Way except as shown by dashed lines as shown on the plots of:

	PLAT BOOK	PAGE
First Addition to Port Charlotte Subdivision	11	29
Second Addition to Port Charlotte Subdivision	11	30
Fourth Addition to Port Charlotte Subdivision	11	32
Fifth Addition to Port Charlotte Subdivision	11	33
Sixth Addition to Port Charlotte Subdivision	11	34
Seventh Addition to Port Charlotte Subdivision	12	19
Eighth Addition to Port Charlotte Subdivision	12	20
Ninth Addition to Port Charlotte Subdivision	12	21
Tenth Addition to Port Charlotte Subdivision	12	22
Eleventh Addition to Port Charlotte Subdivision	13	2
Twelfth Addition to Port Charlotte Subdivision	13	8
First Replat in Twelfth Addition to Port Charlotte Subdivision	20	11
Fourteenth Addition to Port Charlotte Subdivision	13	13
Replat of a Portion of Fourteenth Addition to Port Charlotte Subdivision and Other Lands	15	9
Sixteenth Addition to Port Charlotte Subdivision	13	15
First Replat in Sixteenth Addition to Port Charlotte Subdivision	20	12
Seventeenth Addition to Port Charlotte Subdivision	13	16
Eighteenth Addition to Port Charlotte Subdivision	14	6
Nineteenth Addition to Port Charlotte Subdivision	14	7
Twentieth Addition to Port Charlotte Subdivision	14	8
Twenty-first Addition to Port Charlotte Subdivision	14	9
Twenty-second Addition to Port Charlotte Subdivision	14	10
Twenty-Third Addition to Port Charlotte Subdivision	14	13
Twenty-fourth Addition to Port Charlotte Subdivision	14	14
Twenty-Fifth Addition to Port Charlotte Subdivision	15	2
Twenty-Sixth Addition to Port Charlotte Subdivision	15	3
Twenty-Seventh Addition to Port Charlotte Subdivision	15	11
Twenty-Eighth Addition to Port Charlotte Subdivision	15	12
Twenty-Ninth Addition to Port Charlotte Subdivision	15	13
Thirtieth Addition to Port Charlotte Subdivision	15	14
Thirty-First Addition to Port Charlotte Subdivision	15	15
Thirty-Second Addition to Port Charlotte Subdivision	15	16
Thirty-Third Addition to Port Charlotte Subdivision	15	17
Thirty-Fourth Addition to Port Charlotte Subdivision	15	18
Thirty-Fifth Addition to Port Charlotte Subdivision	15	19
Thirty-Sixth Addition to Port Charlotte Subdivision	16	3
Thirty-Seventh Addition to Port Charlotte Subdivision	16	4
Thirty-Ninth Addition to Port Charlotte Subdivision	16	14
Forty-Fourth Addition to Port Charlotte Subdivision	19	33
Forty-Fifth Addition to Port Charlotte Subdivision	19	38
Forty-Sixth Addition to Port Charlotte Subdivision	19	45
Forty-Seventh Addition to Port Charlotte Subdivision	19	46
Forty-Eighth Addition to Port Charlotte Subdivision	20	5
Forty-Ninth Addition to Port Charlotte Subdivision	21	1
Fifty-First Addition to Port Charlotte Subdivision	21	8
Fifty-Second Addition to Port Charlotte Subdivision	21	13
Fifty-Third Addition to Port Charlotte Subdivision	21	14
Fifty-Fourth Addition to Port Charlotte Subdivision	21	21
Fifty-Fifth Addition to Port Charlotte Subdivision	22	40
Fifty-Sixth Addition to Port Charlotte Subdivision	28	50
North Port Charlotte Estates	81	21
First Addition to North Port Charlotte Estates	81	29
Second Addition to North Port Charlotte Estates	81	44

FILED AND RECORDED
R.H. GACHNEY JR. CLERK
SARASOTA CO. FLA.

O.R. 1941 PG 0018

O.R. 1886 PG 1824

all of the Public Records of Sarasota County, Florida

SEP 17 3 15 PM '88

O. R. 1941 PG 0019

State of Florida

County of Sarasota,

} R. H. Hackney, Jr.

Clerk of Circuit Court in and for said County, do hereby certify that the foregoing is a true and correct copy of the original instrument filed and recorded in this office.

Witness my hand and official seal this 17 day of Sept A. D. 1934

R. H. Hackney, Jr.
Clerk of Circuit Court
Sarasota County Fla.

By W. J. [Signature]
As Deputy Clerk

EXHIBIT D

O. R. 1944 PG 0020

LEGAL DESCRIPTION: N.P.W.C.D.

All of the Drainage Rights-of-Way, Waterways, Creeks and 20 Foot Maintenance Easement at the lot line or tract line abutting to and adjacent to all Creeks, Waterways and Drainage Rights-of-Way except as shown by dashed lines as shown on the plats of:

	<u>PLAT</u> <u>BOOK</u>	<u>PAGE</u>
First Addition to Port Charlotte Subdivision	11	29
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Twentieth Addition to Port Charlotte Subdivision	14	8
Twenty-first Addition to Port Charlotte Subdivision	14	9
Twenty-second Addition to Port Charlotte Subdivision	14	10
Twenty-Third Addition to Port Charlotte Subdivision	14	13
Twenty-fourth Addition to Port Charlotte Subdivision	14	14
Twenty-Fifth Addition to Port Charlotte Subdivision	15	2
Twenty-Sixth Addition to Port Charlotte Subdivision	15	3
Twenty-Seventh Addition to Port Charlotte Subdivision	15	11
Twenty-Eighth Addition to Port Charlotte Subdivision	15	12
Twenty-Ninth Addition to Port Charlotte Subdivision	15	13
Thirtieth Addition to Port Charlotte Subdivision	15	14
Thirty-First Addition to Port Charlotte Subdivision	15	15
Thirty-Second Addition to Port Charlotte Subdivision	15	16
Thirty-Third Addition to Port Charlotte Subdivision	15	17
Thirty-Fourth Addition to Port Charlotte Subdivision	15	18
Thirty-Fifth Addition to Port Charlotte Subdivision	15	19
Thirty-Sixth Addition to Port Charlotte Subdivision	16	3
Thirty-Seventh Addition to Port Charlotte Subdivision	16	4
Thirty-Ninth Addition to Port Charlotte Subdivision	16	14
Forty-Fourth Addition to Port Charlotte Subdivision	19	33
Forty-Fifth Addition to Port Charlotte Subdivision	19	38
Forty-Sixth Addition to Port Charlotte Subdivision	19	45
Forty-Seventh Addition to Port Charlotte Subdivision	19	46
Forty-Eighth Addition to Port Charlotte Subdivision	20	5
Forty-Ninth Addition to Port Charlotte Subdivision	21	1
Fifty-First Addition to Port Charlotte Subdivision	21	8
Fifty-Second Addition to Port Charlotte Subdivision	21	13
Fifty-Third Addition to Port Charlotte Subdivision	21	14
Fifty-Fourth Addition to Port Charlotte Subdivision	21	21
Fifty-Fifth Addition to Port Charlotte Subdivision	22	40
Fifty-Sixth Addition to Port Charlotte Subdivision	28	50
North Port Charlotte Estates	18	21
First Addition to North Port Charlotte Estates	19	29
Second Addition to North Port Charlotte Estates	19	44

all of the Public Records of Sarasota County, Florida

TOGETHER WITH THE FOLLOWING:

In PORT CHARLOTTE SUBDIVISION, Recorded in Plat Book 10, at Page 95.

All of the Myakkahatchee Creek lying within the plat limits,

In THIRD ADDITION TO PORT CHARLOTTE SUBDIVISION, Recorded in Plat Book 11, at Page 31.

A 20 foot maintenance easement along all lot lines or tract lines adjoining Waterways, and as shown along the rear of Tract D and Block 345, lying within the plat limits.

In THIRTEENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, Recorded in Plat Book 13, at Page 12.

All of the Myakkahatchee Creek lying within the plat limits, and a 20 foot maintenance easement at the lot lines abutting and adjacent to said Myakkahatchee Creek.

In FORTY-FIRST ADDITION TO PORT CHARLOTTE SUBDIVISION, Recorded in Plat Book 16, at Page 42.

That certain 100 foot Drainage Right-of-Way from the northwesterly plat limits extending southerly and easterly to the westerly Right-of-Way line of North Biscayne Drive, and that certain 50 foot Drainage Right-of-Way lying between Blocks 1935 and 1936, and a 20 foot maintenance easement at the lot lines abutting and adjacent to said Drainage Rights-of-Way.

In FORTY SECOND ADDITION TO PORT CHARLOTTE SUBDIVISION, Recorded in Plat Book 17 at Page 52.

A 20 foot maintenance easement at the lot lines abutting and adjacent to Myakkahatchee Creek.

In FORTY-THIRD ADDITION TO PORT CHARLOTTE SUBDIVISION, Recorded in Plat Book 18 at Page 26.

All of the Drainage Rights-of-Way less and except the following.

A certain 30 foot Drainage Right-of-Way lying between Lots 3 and 4 in Block 29, and the 10 foot maintenance easements (shown by dashed lines on said plat of FORTY-THIRD ADDITION) contiguous and adjacent to said Drainage Right-of-Way, and a certain 50 foot Drainage Right-of-Way lying between Lots 10 and 11 in Block 29, and the 10 foot maintenance easements (shown by dashed lines on said plat of FORTY-THIRD ADDITION) contiguous and adjacent to said Drainage Right-of-Way.

In FIFTIETH ADDITION TO PORT CHARLOTTE SUBDIVISION, Recorded in Plat Book 21 at Page 7.

A 20 foot maintenance easement at the lot lines abutting and adjacent to Myakkahatchee Creek.

Section 19, Township 39 South, Range 22 East, (Snover Waterway). A 200 foot strip of land from the westerly limit of Snover Waterway (as shown on the said plat of Forty-Ninth Addition to Port Charlotte Subdivision) extending westerly to the easterly plat limit of the said Fifty Third Addition to Port Charlotte Subdivision, and a 20 footstrip of land contiguous with and lying southerly, for maintenance easement.

Sections 19 and 30, Township 39 South, Range 22 East (Twin Lakes Waterway). A 50 foot strip of land contiguous with and lying westerly of the westerly plat limit of the said plat of Thirty-Third Addition to Port Charlotte Subdivision, from the westerly prolongation of the Southerly Right-of-Way line of McCarthy Boulevard (as shown on the said plat of Thirty-Third Addition to Port Charlotte Subdivision) southward to the northerly Right-of-Way line of Hallmark Boulevard (as shown on the said plat of Fifty-Fourth Addition to Port Charlotte Subdivision), and a 20 foot strip of land contiguous with and lying westerly, for maintenance easement.

O. R. 1941 PG 0021

Sections 29, 30, 31 and 32, Township 39 South, Range 21 East, (Myakkahatchee Creek). A 200 foot strip of land beginning at the southerly extension of Myakkahatchee Waterway as shown on said plat of Fifty-Second Addition to Port Charlotte Subdivision and extending southerly to the northerly Right-of-Way line of U.S. Highway No. 41 (as it now exists), and a 20 foot strip of land contiguous with and lying westerly, for maintenance easement.

Section 31, Township 39 South, Range 21 East, (Drainage Right-of-Way). A 100 foot strip of land beginning at the easterly extension of a certain Drainage Right-of-Way that is contiguous, adjacent, and lying northerly of the southerly line of said plat of Forty-Third Addition to Port Charlotte Subdivision and extending easterly to the northerly extension of Myakkahatchee Creek as shown on the said plat of Port Charlotte Subdivision, and a 20 foot strip of land contiguous with and lying northerly, and a 20 foot strip of land contiguous with and lying southerly, both said strips of land for maintenance easement.

Paragraph 28 of Consent Order OGC file No. 82-0128 dated November 23, 1983, is hereby made a part of, and read as follows with the word "attached" that follows "proposed in Exhibit K," omitted.

General desires to complete Fordham Waterway, which is located in Unit 46, as a shallow, wetland canal. The design of the remaining work to be done in Fordham Waterway will be as proposed in Exhibit K. Upon completion the wetlands along the canal shall comprise five (5) acres. The construction of the wetland canal section shall be completed within thirty-six (36) months of the entry of this consent order. Upon completion of construction of the wetlands General will provide to the Department a certificate of completion signed by a registered professional engineer, certifying that the project has been completed as designed, in accordance with Exhibit K. Upon receipt of Department approval that the construction is in accordance with the design standard in Exhibit K, General shall convey to the Department a conservation easement over the parcel, and shall then convey fee simple title, subject to the easement, to the North Port Water Control District.

All lying and being in the City of North Port, Sarasota County, Florida.

D. R. 1941 PG 0023

APR 29 2 10 PM '87
FILED AND RECORDED
RILEY FARRNEY JR. CLERK
SARASOTA COUNTY, FLA.

Re Rec
41.00

747210

663743

13.20

13.00
of 100

THIS INSTRUMENT PREPARED BY:
NANCY H. ROEN, ESQUIRE
1111 South Bayshore Drive
Miami, Florida 33131

O.R. 1941 PG 0006

O.R. 1886 PG 1825

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that GENERAL DEVELOPMENT CORPORATION, a Delaware corporation authorized to do business in the State of Florida, does hereby dedicate, grant and convey to the NORTH PORT WATER CONTROL DISTRICT, a public agency duly established pursuant to the provisions of Chapter 298, Florida Statutes, whose post office address is: P.O. Box 7167, North Port, Florida 33596, the property described on Exhibit "A" attached hereto and incorporated herein by reference for the following uses:

1. For roadway purposes, i.e., to construct and maintain roadways for public use.
2. The preservation, maintenance, operation, control, repair and replacement of the surface water management system.
3. To be used for such other purposes as may be designated by said NORTH PORT WATER CONTROL DISTRICT.

Whenever said property shall be discontinued or cease to be used for the purposes above described, title thereto shall ipso facto revert to GENERAL DEVELOPMENT CORPORATION, its successors or assigns.

In consideration of said dedication, the NORTH PORT WATER CONTROL DISTRICT, by the execution of the instrument, agrees to accept the said dedication and maintain the said properties for the purposes and uses above described.

IN WITNESS WHEREOF, GENERAL DEVELOPMENT CORPORATION has caused this dedication to be executed and its corporate seal to be hereunto affixed by its proper officers hereunto fully authorized all on this 16th day of August, 1985.

Signed, sealed and delivered
in the presence of:

Donald Wilson

[Signature]

GENERAL DEVELOPMENT CORPORATION

BY: *[Signature]*
C.C. CRUMP, Sr. Vice President

ATTEST:
NANCY H. ROEN, Secretary

STATE OF FLORIDA)
COUNTY OF DADE)ss.

BEFORE ME, personally appeared C.C. CRUMP and NANCY H. ROEN, Senior Vice President and Secretary respectively of GENERAL DEVELOPMENT CORPORATION and severally acknowledged before me that they executed such instrument and affixed the seal of said corporation and that said instrument is the free act and deed of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 16th day of August, 1985.

My Commission Expires:

[Signature]
NOTARY PUBLIC
State of Florida at Large

NOTARY PUBLIC STATE OF FLORIDA
BY COMMISSION EXP. MAY 12, 1987
BORNED THRU GENERAL REG. ORD.

CORD C. MELLOR
Attorney at Law
Peel Office Box 7128
North Port, Florida 33596

015577

O. R. 1941 PG 0007

State of Florida }
County of Sarasota, } I. R. H. Mackney, Jr.

Clerk of Circuit Court in and for said
County, do hereby certify that the fore-
going is a true and correct
copy of the original instrument filed and
recorded in this office.

Witness my hand and official seal
this 17 day of Sept. A. D. 1966

I, R. H. Mackney, Jr.
Clerk of Circuit Court
Sarasota County, Fla.

By [Signature]
As Deputy Clerk

ACCEPTANCE

THE NORTH PORT WATER CONTROL DISTRICT, a public agency duly established pursuant to the provisions of Chapter 298, Florida Statutes, by the execution of this instrument, does hereby accept the dedication aforesaid and agrees to accept and maintain the same. Such acceptance is limited to the interests herein conveyed and is not intended to extend to any other property or interest.

IN WITNESS WHEREOF, the NORTH PORT WATER CONTROL DISTRICT has caused this Acceptance to be executed by its duly authorized officer hereinafter named.

THE NORTH PORT WATER CONTROL DISTRICT

BY 
Chairman
BOARD OF SUPERVISORS

DATED: 19 AUGUST 1985

O.R. 1941 PG 0008
O.R. 1886 PG 1826

Q. R. 1941 PG 0009

State of Florida
County of Sarasota, } R. H. Hackney, Jr.

Clerk of Circuit Court in and for said
County, do hereby certify that the fore-
going is a true and correct
copy of the original instrument filed and
recorded in this office.

Witness my hand and official seal
this 17 day of Sept, A. D. 19 39.

R. H. Hackney, Jr.
Clerk of Circuit Court
Sarasota County, Fla.

By W. Peter
As County Clerk

EXHIBIT "A"

LEGAL DESCRIPTION N.P.W.C.D.

All of the Drainage Rights-of-Way, Waterways, Creeks and 20 Foot Maintenance Easement of the lot line or tract line abutting to and adjacent to all Creeks, Waterways and Drainage Rights-of-Way except as shown by dashed lines as shown on the plats of:

	PLAT BOOK	PAGE
First Addition to Port Charlotte Subdivision	11	29
Second Addition to Port Charlotte Subdivision	11	30
Fourth Addition to Port Charlotte Subdivision	11	32
Fifth Addition to Port Charlotte Subdivision	11	33
Sixth Addition to Port Charlotte Subdivision	11	34
Seventh Addition to Port Charlotte Subdivision	12	19
Eighth Addition to Port Charlotte Subdivision	12	20
Ninth Addition to Port Charlotte Subdivision	12	21
Tenth Addition to Port Charlotte Subdivision	12	22
Eleventh Addition to Port Charlotte Subdivision	13	2
Twelfth Addition to Port Charlotte Subdivision	13	8
First Replat in Twelfth Addition to Port Charlotte Subdivision	20	11
Fourteenth Addition to Port Charlotte Subdivision	13	13
Replat of a Portion of Fourteenth Addition to Port Charlotte Subdivision and Other Lands	15	9
Sixteenth Addition to Port Charlotte Subdivision	13	15
First Replat in Sixteenth Addition to Port Charlotte Subdivision	20	12
Seventeenth Addition to Port Charlotte Subdivision	13	16
Eighteenth Addition to Port Charlotte Subdivision	14	6
Nineteenth Addition to Port Charlotte Subdivision	14	7
Twentieth Addition to Port Charlotte Subdivision	14	8
Twentyfirst Addition to Port Charlotte Subdivision	14	9
Twentysecond Addition to Port Charlotte Subdivision	14	10
Twenty-Third Addition to Port Charlotte Subdivision	14	13
Twentyfourth Addition to Port Charlotte Subdivision	14	14
Twenty-Fifth Addition to Port Charlotte Subdivision	15	2
Twenty-Sixth Addition to Port Charlotte Subdivision	15	3
Twenty-Seventh Addition to Port Charlotte Subdivision	15	11
Twenty-Eighth Addition to Port Charlotte Subdivision	15	12
Twenty-Ninth Addition to Port Charlotte Subdivision	15	13
Thirtieth Addition to Port Charlotte Subdivision	15	14
Thirty-First Addition to Port Charlotte Subdivision	15	15
Thirty-Second Addition to Port Charlotte Subdivision	15	16
Thirty-Third Addition to Port Charlotte Subdivision	15	17
Thirty-Fourth Addition to Port Charlotte Subdivision	15	18
Thirty-Fifth Addition to Port Charlotte Subdivision	15	19
Thirty-Sixth Addition to Port Charlotte Subdivision	16	3
Thirty-Seventh Addition to Port Charlotte Subdivision	16	4
Thirty-Ninth Addition to Port Charlotte Subdivision	16	14
Forty-Fourth Addition to Port Charlotte Subdivision	19	33
Forty-Fifth Addition to Port Charlotte Subdivision	19	38
Forty-Sixth Addition to Port Charlotte Subdivision	19	45
Forty-Seventh Addition to Port Charlotte Subdivision	19	46
Forty-Eighth Addition to Port Charlotte Subdivision	20	5
Forty-Ninth Addition to Port Charlotte Subdivision	21	1
Fifty-First Addition to Port Charlotte Subdivision	21	8
Fifty-Second Addition to Port Charlotte Subdivision	21	13
Fifty Third Addition to Port Charlotte Subdivision	21	14
Fifty-Fourth Addition to Port Charlotte Subdivision	21	21
Fifty Fifth Addition to Port Charlotte Subdivision	22	28
Fifty-Sixth Addition to Port Charlotte Subdivision	20	28
North Port Charlotte Estates	18	1
First Addition to North Port Charlotte Estates	19	1
Second Addition to North Port Charlotte Estates	19	1

all of the Public Records of Sarasota County, Florida

O.R. 1941 PG

0010

O.R. 1896 PG

1827

FILED AND RECORDED
 BY M. M. ADKINS, JR., CLERK
 SARASOTA CO., FLA.
 Sep 17 3 15 PM '05

O.R. 1941 PG 0011

State of Florida
County of Sarasota, } I. R. H. Hackney, Jr

Clerk of Circuit Court in and for said
County, do hereby certify that the fore-
going is a true and correct
copy of the original instrument filed and
recorded in this office.

Witness my hand and official seal
this 17 day of Sept A. D. 19 86

I. R. Hackney, Jr
Clerk of Circuit Court
Sarasota County, Fla.

By [Signature]
At Deputy Clerk

EXHIBIT D

LEGAL DESCRIPTION: N.P.W.C.D.

All of the Drainage Rights-of-Way, Waterways, Creeks and 20 Foot Maintenance Easement at the lot line or tract line abutting to and adjacent to all Creeks, Waterways and Drainage Rights-of-Way except as shown by dashed lines as shown on the plats of:

	<u>PLAT</u> <u>BOOK</u>	<u>PAGE</u>
First Addition to Port Charlotte Subdivision	11	29
Second Addition to Port Charlotte Subdivision	11	30
Fourth Addition to Port Charlotte Subdivision	11	32
Fifth Addition to Port Charlotte Subdivision	11	33
Sixth Addition to Port Charlotte Subdivision	11	34
Seventh Addition to Port Charlotte Subdivision	12	19
Eighth Addition to Port Charlotte Subdivision	12	20
Ninth Addition to Port Charlotte Subdivision	12	21
Tenth Addition to Port Charlotte Subdivision	12	22
Eleventh Addition to Port Charlotte Subdivision	13	2
Twelfth Addition to Port Charlotte Subdivision	13	8
First Replat in Twelfth Addition to Port Charlotte Subdivision	20	11
Fourteenth Addition to Port Charlotte Subdivision	13	13
Replat of a Portion of Fourteenth Addition to Port Charlotte Subdivision and Other Lands	15	9
Sixteenth Addition to Port Charlotte Subdivision	13	15
First Replat in Sixteenth Addition to Port Charlotte Subdivision	20	12
Seventeenth Addition to Port Charlotte Subdivision	13	16
Eighteenth Addition to Port Charlotte Subdivision	14	6
Nineteenth Addition to Port Charlotte Subdivision	14	7
Twentieth Addition to Port Charlotte Subdivision	14	8
Twenty-first Addition to Port Charlotte Subdivision	14	9
Twenty-second Addition to Port Charlotte Subdivision	14	10
Twenty-Third Addition to Port Charlotte Subdivision	14	13
Twenty-fourth Addition to Port Charlotte Subdivision	14	14
Twenty-Fifth Addition to Port Charlotte Subdivision	15	2
Twenty-Sixth Addition to Port Charlotte Subdivision	15	3
Twenty-Seventh Addition to Port Charlotte Subdivision	15	11
Twenty-Eighth Addition to Port Charlotte Subdivision	15	12
Twenty-Ninth Addition to Port Charlotte Subdivision	15	13
Thirtieth Addition to Port Charlotte Subdivision	15	14
Thirty-First Addition to Port Charlotte Subdivision	15	15
Thirty-Second Addition to Port Charlotte Subdivision	15	16
Thirty-Third Addition to Port Charlotte Subdivision	15	17
Thirty-Fourth Addition to Port Charlotte Subdivision	15	18
Thirty-Fifth Addition to Port Charlotte Subdivision	15	19
Thirty-Sixth Addition to Port Charlotte Subdivision	16	3
Thirty-Seventh Addition to Port Charlotte Subdivision	16	4
Thirty-Ninth Addition to Port Charlotte Subdivision	16	14
Forty-Fourth Addition to Port Charlotte Subdivision	19	33
Forty-Fifth Addition to Port Charlotte Subdivision	19	38
Forty-Sixth Addition to Port Charlotte Subdivision	19	45
Forty-Seventh Addition to Port Charlotte Subdivision	19	46
Forty-Eighth Addition to Port Charlotte Subdivision	20	5
Forty-Ninth Addition to Port Charlotte Subdivision	21	1
Fifty-First Addition to Port Charlotte Subdivision	21	8
Fifty-Second Addition to Port Charlotte Subdivision	21	13
Fifty-Third Addition to Port Charlotte Subdivision	21	14
Fifty-Fourth Addition to Port Charlotte Subdivision	21	21
Fifty-Fifth Addition to Port Charlotte Subdivision	22	40
Fifty-Sixth Addition to Port Charlotte Subdivision	28	50
North Port Charlotte Estates	18	21
First Addition to North Port Charlotte Estates	19	29
Second Addition to North Port Charlotte Estates	19	44

all of the Public Records of Sarasota County, Florida

D.R. 1941 PG 0013

TOGETHER WITH THE FOLLOWING:

In PORT CHARLOTTE SUBDIVISION, Recorded in Plat Book 10, at Page 95.

All of the Myakkahatchee Creek lying within the plat limits,

In THIRD ADDITION TO PORT CHARLOTTE SUBDIVISION, Recorded in Plat Book 11, at Page 31.

A 20 foot maintenance easement along all lot lines or tract lines adjoining Waterways, and as shown along the rear of Tract D and Block 345, lying within the plat limits.

In THIRTEENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, Recorded in Plat Book 13, at Page 12.

All of the Myakkahatchee Creek lying within the plat limits, and a 20 foot maintenance easement at the lot lines abutting and adjacent to said Myakkahatchee Creek.

In FORTY-FIRST ADDITION TO PORT CHARLOTTE SUBDIVISION, Recorded in Plat Book 16, at Page 42.

That certain 100 foot Drainage Right-of-Way from the northwesterly plat limits extending southerly and easterly to the westerly Right-of-Way line of North Biscayne Drive, and that certain 50 foot Drainage Right-of-Way lying between Blocks 1935 and 1936, and a 20 foot maintenance easement at the lot lines abutting and adjacent to said Drainage Rights-of-Way.

In FORTY SECOND ADDITION TO PORT CHARLOTTE SUBDIVISION, Recorded in Plat Book 17 at Page 52.

A 20 foot maintenance easement at the lot lines abutting and adjacent to Myakkahatchee Creek.

In FORTY-THIRD ADDITION TO PORT CHARLOTTE SUBDIVISION, Recorded in Plat Book 18 at Page 26.

All of the Drainage Rights-of-Way less and except the following.

A certain 30 foot Drainage Right-of-Way lying between Lots 3 and 4 in Block 29, and the 10 foot maintenance easements (shown by dashed lines on said plat of FORTY-THIRD ADDITION) contiguous and adjacent to said Drainage Right-of-Way, and a certain 50 foot Drainage Right-of-Way lying between Lots 10 and 11 in Block 29, and the 10 foot maintenance easements (shown by dashed lines on said plat of FORTY-THIRD ADDITION) contiguous and adjacent to said Drainage Right-of-Way.

In FIFTIETH ADDITION TO PORT CHARLOTTE SUBDIVISION, Recorded in Plat Book 21 at Page 7.

A 20 foot maintenance easement at the lot lines abutting and adjacent to Myakkahatchee Creek.

Section 19, Township 39 South, Range 22 East, (Snover Waterway). A 200 foot strip of land from the westerly limit of Snover Waterway (as shown on the said plat of Forty-Ninth Addition to Port Charlotte Subdivision) extending westerly to the easterly plat limit of the said Fifty Third Addition to Port Charlotte Subdivision, and a 20 footstrip of land contiguous with and lying southerly, for maintenance easement.

Sections 19 and 30, Township 39 South, Range 22 East (twin Lakes Waterway). A 50 foot strip of land contiguous with and lying westerly of the westerly plat limit of the said plat of Thirty-Third Addition to Port Charlotte Subdivision, from the westerly prolongation of the Southerly Right-of-Way line of McCarthy Boulevard (as shown on the said plat of Thirty-Third Addition to Port Charlotte Subdivision) southward to the northerly Right-of-Way line of Hallmark Boulevard (as shown on the said plat of Fifty-Fourth Addition to Port Charlotte Subdivision), and a 20 foot strip of land contiguous with and lying westerly, for maintenance easement.

Sections 21 and 22, Township 39 South, Range 21 East, (Blueridge Waterway). A 50 foot strip of land contiguous with and westerly of the westerly plat limits of the said plat of Tenth Addition to Port Charlotte Subdivision from the westerly prolongation of the southwesterly line of Snover Waterway (as shown on the said plat of Tenth Addition to Port Charlotte Subdivision) extending southward to the northerly plat limits of the said plat of Fifty-Second Addition to Port Charlotte Subdivision, and a 20 foot strip of land contiguous with and lying westerly, for maintenance easement.

Sections 21 and 22, Township 39 South, Range 21 East, (Snover Waterway). A 100 foot strip of land contiguous with and southerly of the entire southerly plat limit of the said plat of Eighteenth Addition to Port Charlotte Subdivision, and a 20 foot strip of land contiguous with and lying southerly, for maintenance easement.

Section 21, Township 39 South, Range 21 East, (Myakkahatchee Creek). A 100 foot strip of land contiguous with and northeasterly of a portion of the easterly plat limit of the said plat of Replat of a Portion of Fourteenth Addition to Port Charlotte Subdivision and Other Lands, beginning on the north at the southerly line of Snover Waterway (as it now exists) and extending southeasterly to the easterly extension of the southerly plat limit of said Replat of a Portion of Fourteenth Addition to Port Charlotte Subdivision and Other Lands, and a 20 foot strip of land contiguous with and lying easterly, for maintenance easement.

Sections 17, 20, 21, Township 30 South, Range 21 East, (Drainage Right-of-Way). A 50 foot strip of land contiguous, adjacent to, and lying southerly of the southerly plat limit of said Replat of a Portion of Fourteenth Addition to Port Charlotte Subdivision and Other Lands, and a 20 foot strip of land contiguous with and lying southerly, for maintenance easement.

Sections 20 and 21, Township 39 South Range 21 East, (Myakkahatchee Creek Drainage Right-of-Way). A 200 foot strip of land beginning on the northerly extension of Myakkahatchee Waterway as shown on the said plat of Fifty-Second Addition to Port Charlotte Subdivision and extending northerly to the southeasterly corner of the said Replat of a Portion of Fourteenth Addition to Port Charlotte Subdivision, a 20 foot strip of land contiguous with and lying westerly, and a 20 foot strip of land contiguous with and lying easterly, both said strips for maintenance easement.

Sections 33 and 34, Township 39 South, Range 21 East, (Cocoplum Waterway). A 75 foot strip of land contiguous, adjacent to, and lying southerly of the following said plats, Fourth Addition to Port Charlotte Subdivision and Fifty Fifth Addition to Port Charlotte Subdivision, and a 20 foot strip of land contiguous with and lying southerly, for maintenance easement.

Sections 31, 32, and 33, Township 39 South, Range 21 East (Cocoplum Waterway). A 150 foot strip of land contiguous, adjacent to, and lying northerly of the entire plat of Third Addition to Port Charlotte Subdivision, (Recorded in Plat Book 11, Page 31) and extending eastward to the west Right-of-Way line of Sumter Boulevard as shown on the plat of Thirty-Fifth Addition to Port Charlotte Subdivision, a 20 foot strip of land contiguous with and lying northerly, and a 20 foot strip of land contiguous with and lying southerly, beginning at the easterly plat limit of said Third Addition to Port Charlotte Subdivision, and extending easterly to the westerly Right-of-Way line of said Sumter Boulevard.

Sections 29, 30, 31 and 32, Township 39 South, Range 21 East, (Myakkahatchee Creek). A 200 foot strip of land beginning at the southerly extension of Myakkahatchee Waterway as shown on said plat of Fifty-Second Addition to Port Charlotte Subdivision and extending southerly to the northerly Right-of-Way line of U.S. Highway No. 41 (as it now exists), and a 20 foot strip of land contiguous with and lying westerly, for maintenance easement.

O.R. 1941 PG 0015

Section 31, Township 39 South, Range 21 East, (Drainage Right-of-Way). A 100 foot strip of land beginning at the easterly extension of a certain Drainage Right-of-Way that is contiguous, adjacent, and lying northerly of the southerly line of said plat of Forty-Third Addition to Port Charlotte Subdivision and extending easterly to the northerly extension of Myakkahatchee Creek as shown on the said plat of Port Charlotte Subdivision, and a 20 foot strip of land contiguous with and lying northerly, and a 20 foot strip of land contiguous with and lying southerly, both said strips of land for maintenance easement.

Paragraph 28 of Consent Order OGC file No. 82-0128 dated November 23, 1983, is hereby made a part of, and read as follows with the word "attached" that follows "proposed in Exhibit K," omitted.

General desires to complete Fordham Waterway, which is located in Unit 46, as a shallow, wetland canal. The design of the remaining work to be done in Fordham Waterway will be as proposed in Exhibit K. Upon completion the wetlands along the canal shall comprise five (5) acres. The construction of the wetland canal section shall be completed within thirty-six (36) months of the entry of this consent order. Upon completion of construction of the wetlands General will provide to the Department a certificate of completion signed by a registered professional engineer, certifying that the project has been completed as designed, in accordance with Exhibit K. Upon receipt of Department approval that the construction is in accordance with the design standard in Exhibit K, General shall convey to the Department a conservation easement over the parcel, and shall then convey fee simple title, subject to the easement, to the North Port Water Control District.

All lying and being in the City of North Port, Sarasota County, Florida.

APR 29 2 09 PM '87
FILED AND RECORDED
R.H. HAGNEY JR. CLERK
SARASOTA CO. FLA.

CERTIFICATE OF APPROVAL OF COUNTY COMMISSION

POST CHALETTE SUBDIVISION

A SUBDIVISION IN SECTION 28, T1P 28, T1P 205, RANGE 21 EAST, COUNTY OF SHERBORN, MISSISSIPPI

ENGINEERING AND ARCHITECTURAL DRAWINGS BY GEORGE W. WOODS, INC., ARCHITECT, JACKSON, MISSISSIPPI

A portion of Subdivision 21, 22, 23 and 24, Township 28 North, Range 21 East, Sherborn County, Mississippi, more particularly described as follows: Beginning at the north-west corner of the first addition to Post Charlotte Subdivision according to the plat thereon...

CERTIFICATE OF DEEDITION NURS

STATE OF MISSISSIPPI, Sherborn County, Florida. In and to all whom these presents shall come, I, E. J. Wackie, Secretary of the Florida West Coast Land Commission, do hereby certify...

Witness my hand and official seal of said county, Florida, this 15th day of June, 1950.

My Commission expires December 31, 1950.

CERTIFICATE OF APPROVAL OF CITY COMMISSION

STATE OF MISSISSIPPI, Sherborn County, Florida. I, W. A. Wynne, County Clerk of Sherborn County, Florida, do hereby certify that this plat has been officially approved...

CERTIFICATE OF APPROVAL OF COUNTY CLERK

STATE OF MISSISSIPPI, Sherborn County, Florida. I, W. A. Wynne, County Clerk of Sherborn County, Florida, do hereby certify that this plat has been officially approved...

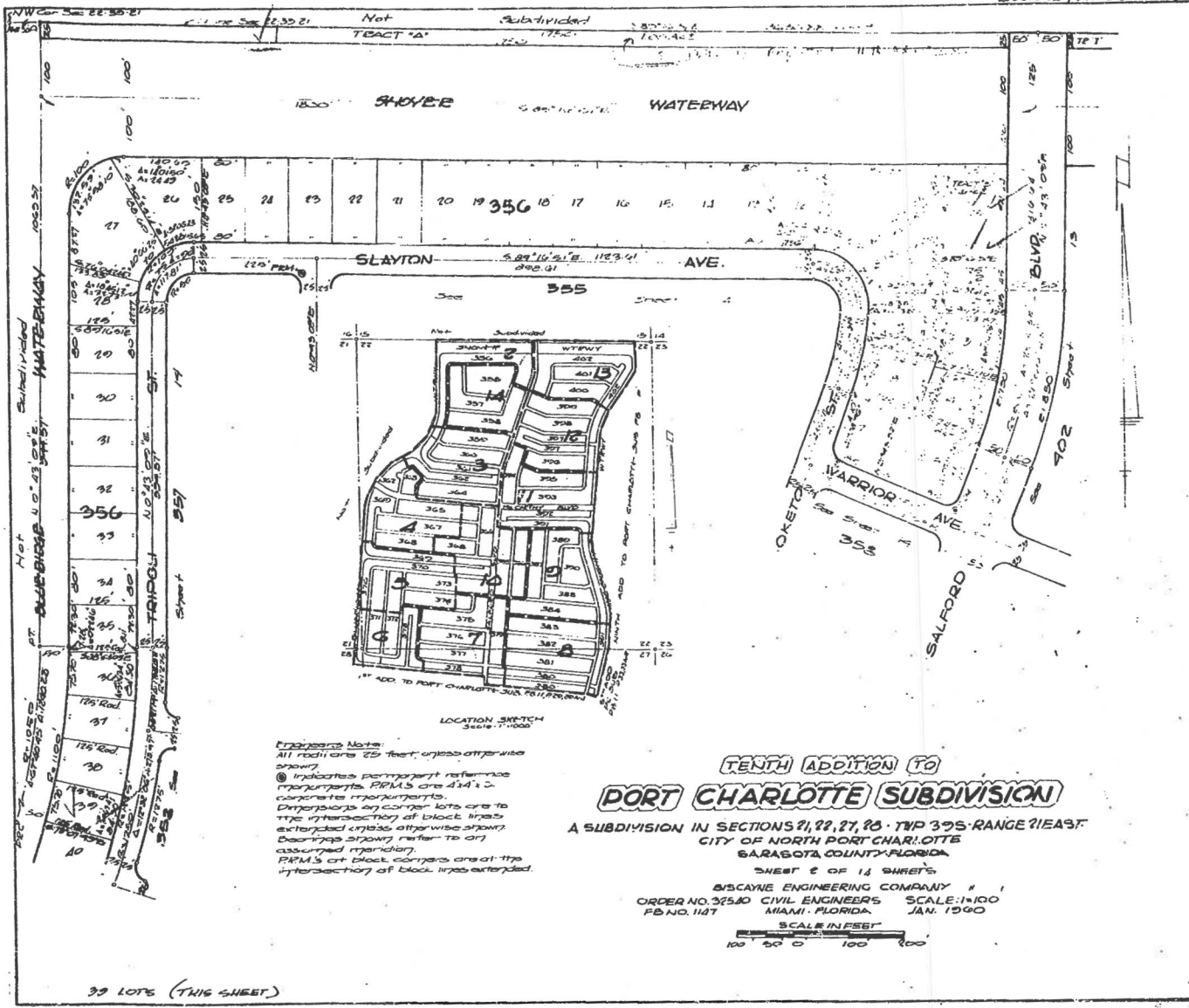
CERTIFICATE OF SURETY

STATE OF MISSISSIPPI, Sherborn County, Florida. I, W. A. Wynne, County Clerk of Sherborn County, Florida, do hereby certify that this plat has been officially approved...

CERTIFICATE OF SURETY

STATE OF MISSISSIPPI, Sherborn County, Florida. I, W. A. Wynne, County Clerk of Sherborn County, Florida, do hereby certify that this plat has been officially approved...

STATE OF MISSISSIPPI, Sherborn County, Florida. I, W. A. Wynne, County Clerk of Sherborn County, Florida, do hereby certify that this plat has been officially approved...



Engineers Note:
 All radii are 25 feet, unless otherwise shown.
 (C) indicates permanent reference points. P.R.M.s are 4" x 2" concrete monuments.
 Dimensions on corner lots are to the intersection of block lines, extended unless otherwise shown.
 Bearings shown refer to an assumed meridian.
 P.R.M.s on block corners are at the intersection of block lines, extended.

**TENTH ADDITION TO
 PORT CHARLOTTE SUBDIVISION**

A SUBDIVISION IN SECTIONS 21, 22, 27, 28 - TWP 30S - RANGE 21E - EAST
 CITY OF NORTH PORT CHARLOTTE
 SARASOTA COUNTY, FLORIDA

SHEET 2 OF 13 SHEETS
 B/S. CAYNE ENGINEERING COMPANY, INC.
 ORDER NO. 32580 CIVIL ENGINEERS SCALE: 1"=100'
 P.B. NO. 1147 MIAMI, FLORIDA JAN. 1960

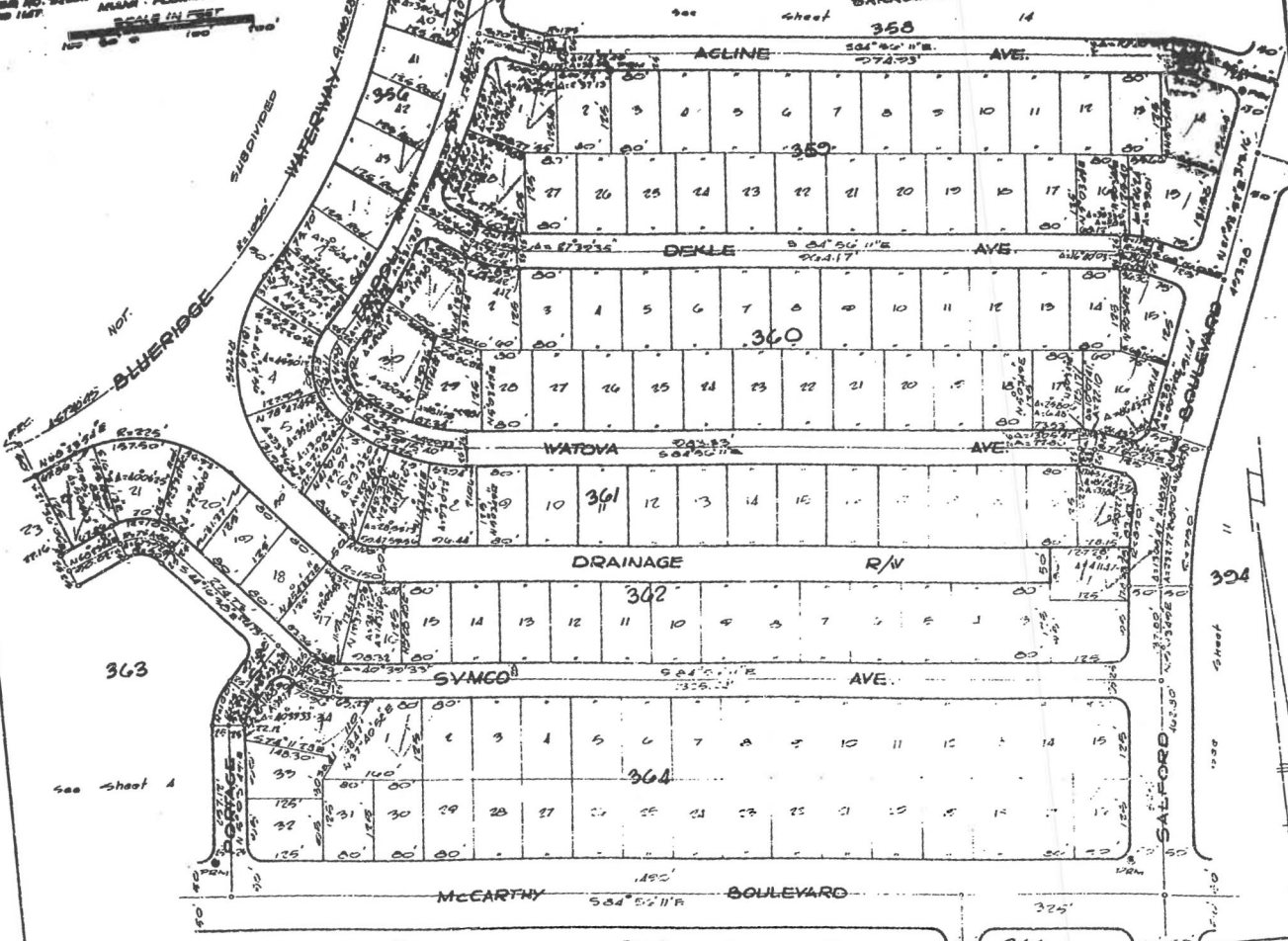


39 LOTS (THIS SHEET)

TENTH ADDITION TO PORT CHARLOTTE SUBDIVISION

A SUBDIVISION IN SECTIONS 21, 22, 23 & 24 - TWP 39S - RANGE 38E
CITY OF NORTH PORT CHARLOTTE
BARASOTA COUNTY, FLORIDA

...SHEET 3 OF 14 SHEETS
BUSCHER ENGINEERING COMPANY
CROSS NO. 3640
SCALE 1"=100'
JAN. 1960
SCALE IN FEET
100'



NOT SUBDIVIDED

363

See sheet 4

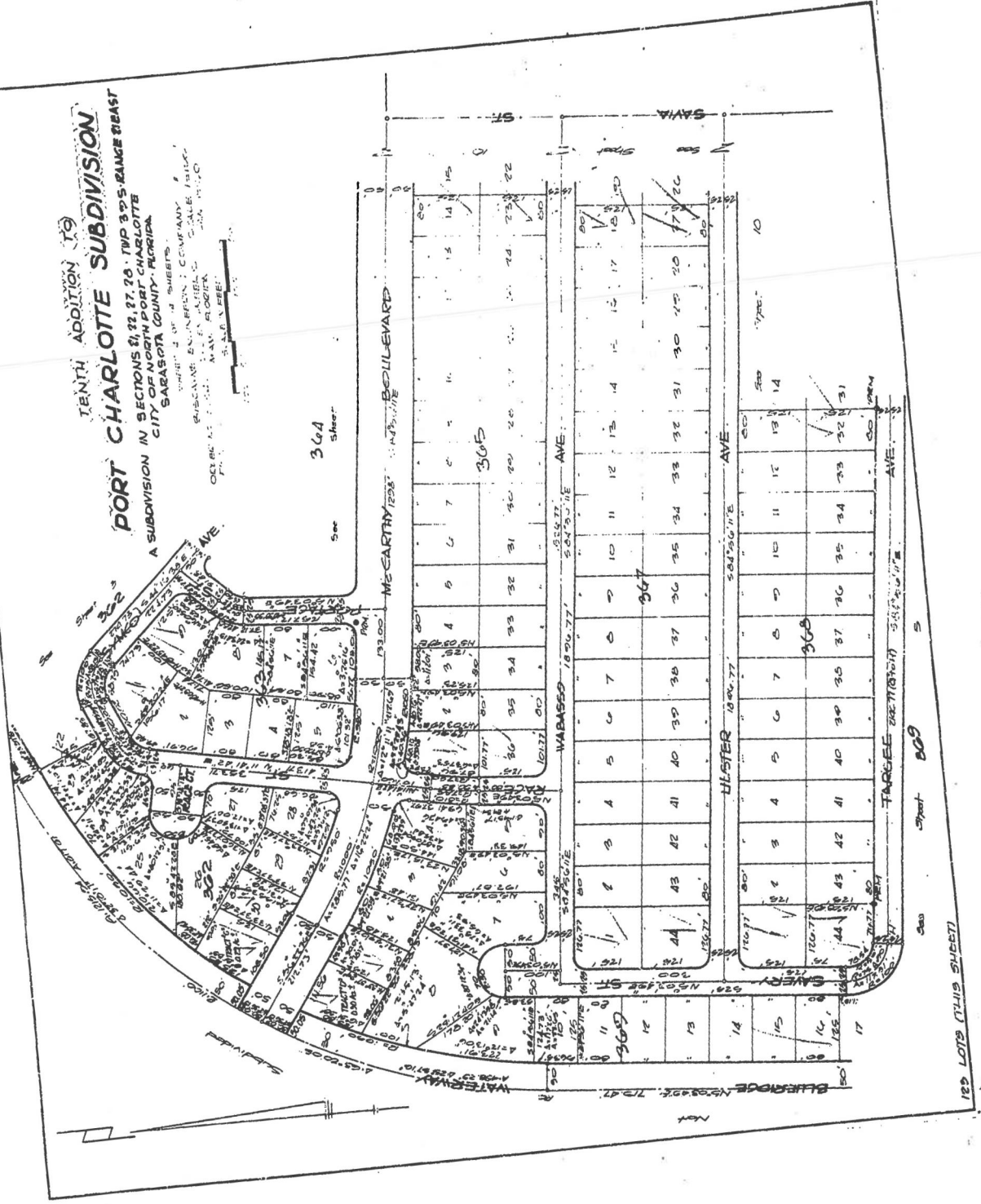
See Sheet 365

See Sheet 366

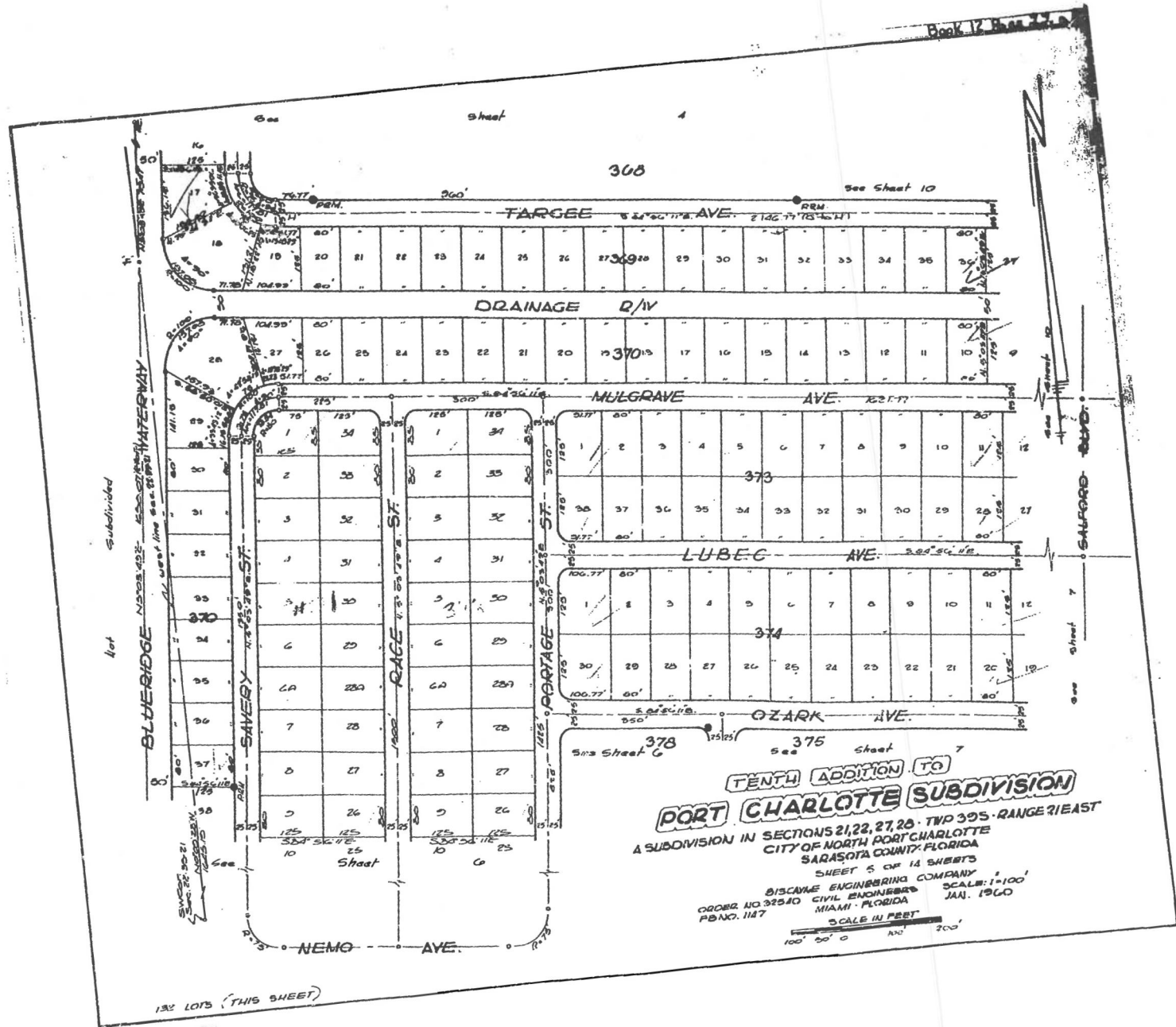
139 LOTS (THIS SHEET)

TENTH ADDITION TO
PORT CHARLOTTE SUBDIVISION
 A SUBDIVISION IN SECTIONS 21, 27, 28, TWP. 32'S, RANGE 18E, EAST
 1/4 OF NORTH PORT CHARLOTTE
 CITY, SARASOTA COUNTY, FLORIDA

THIS IS ONE OF 13 SHEETS
 PREPARED BY THE ENGINEER
 FOR THE SUBDIVISION
 OF THE LANDS OF THE
 STATE OF FLORIDA
 BY THE
 DEPARTMENT OF
 LANDS AND
 SURVEYS

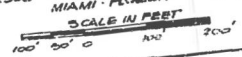


125 LOTS (THIS SHEET)



TENTH ADDITION TO
PORT CHARLOTTE SUBDIVISION
 A SUBDIVISION IN SECTIONS 21, 22, 27, 28, TWP 39S, RANGE 21E, EAST
 CITY OF NORTH PORT CHARLOTTE
 SARASOTA COUNTY, FLORIDA

SHEET 5 OF 14 SHEETS
 BISCAYNE ENGINEERING COMPANY
 ORDER NO. 32510 CIVIL ENGINEERS
 MIAMI, FLORIDA
 SCALE: 1"=100'
 JAN. 1960

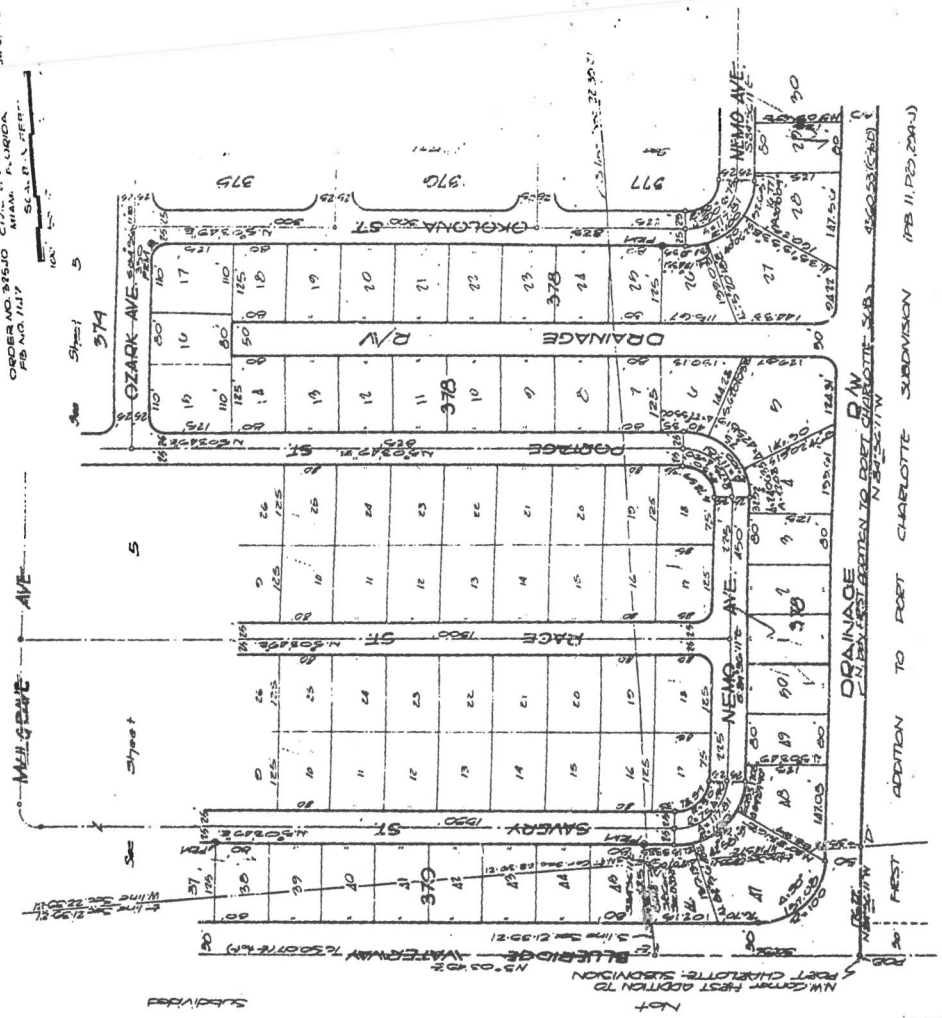


132 LOTS (THIS SHEET)

**FIFTH ADDITION TO
PORT CHARLOTTE SUBDIVISION**

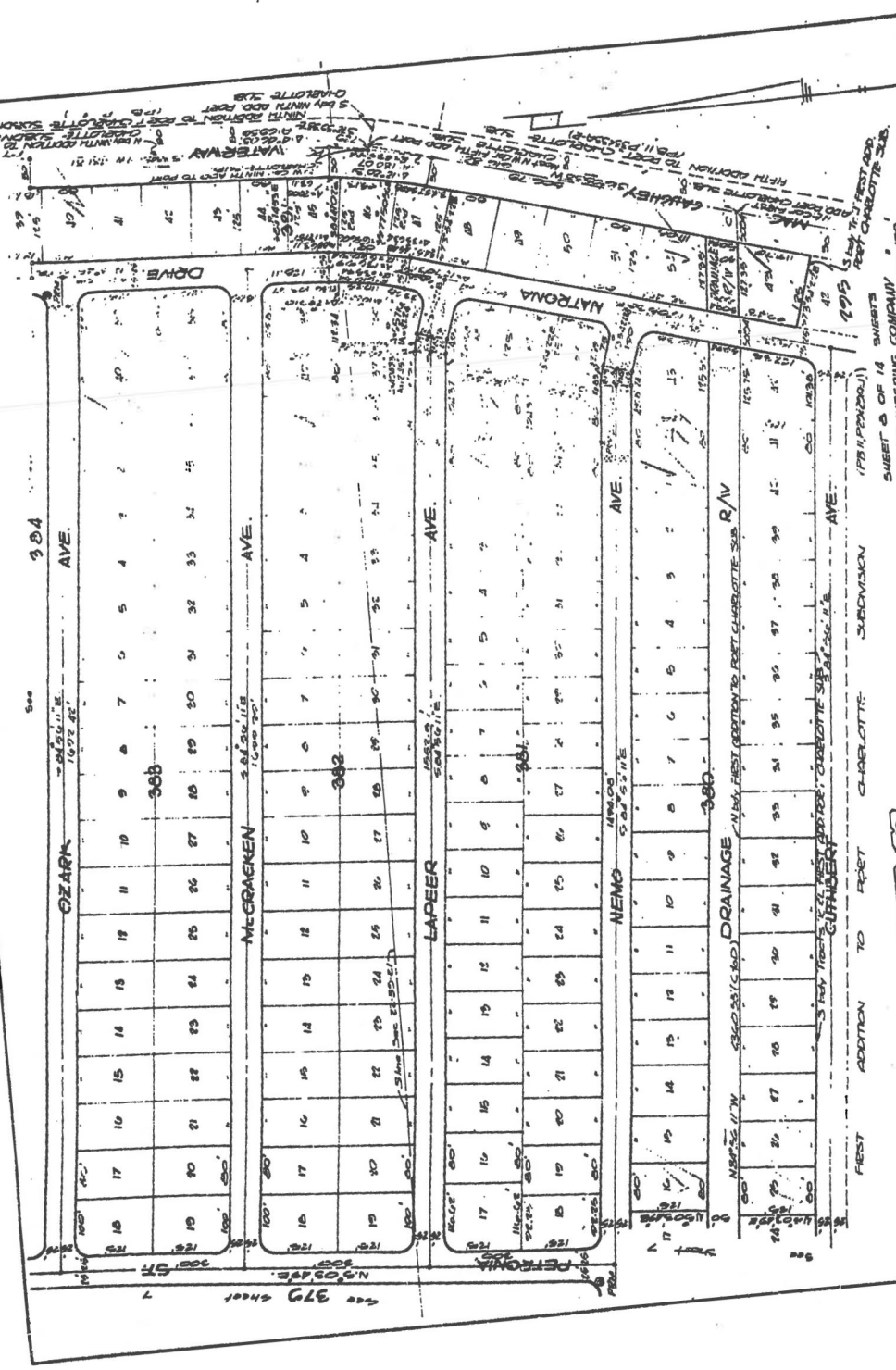
A SUBDIVISION IN SECTIONS 21, 22, 27, 28, TWO 395-RANGE 21 EAST,
CITY OF NORTH PORT CHARLOTTE,
SARASOTA COUNTY, FLORIDA

SHEET NO. 27 OF 27 SHEETS
BISCAYNE ENGINEERING COMPANY, INC.
REGISTERED PROFESSIONAL ENGINEERS
CORPORATE OFFICE: 1100 N. W. 12TH AVENUE, MIAMI, FLORIDA 33136
FIELD OFFICE: 1100 N. W. 12TH AVENUE, MIAMI, FLORIDA 33136
SCALE: 1" = 20'



ADDITION TO PORT CHARLOTTE SUBDIVISION (P.B. 11, P. 20, 20A-J)

74 LOTS (THIS SHEET)



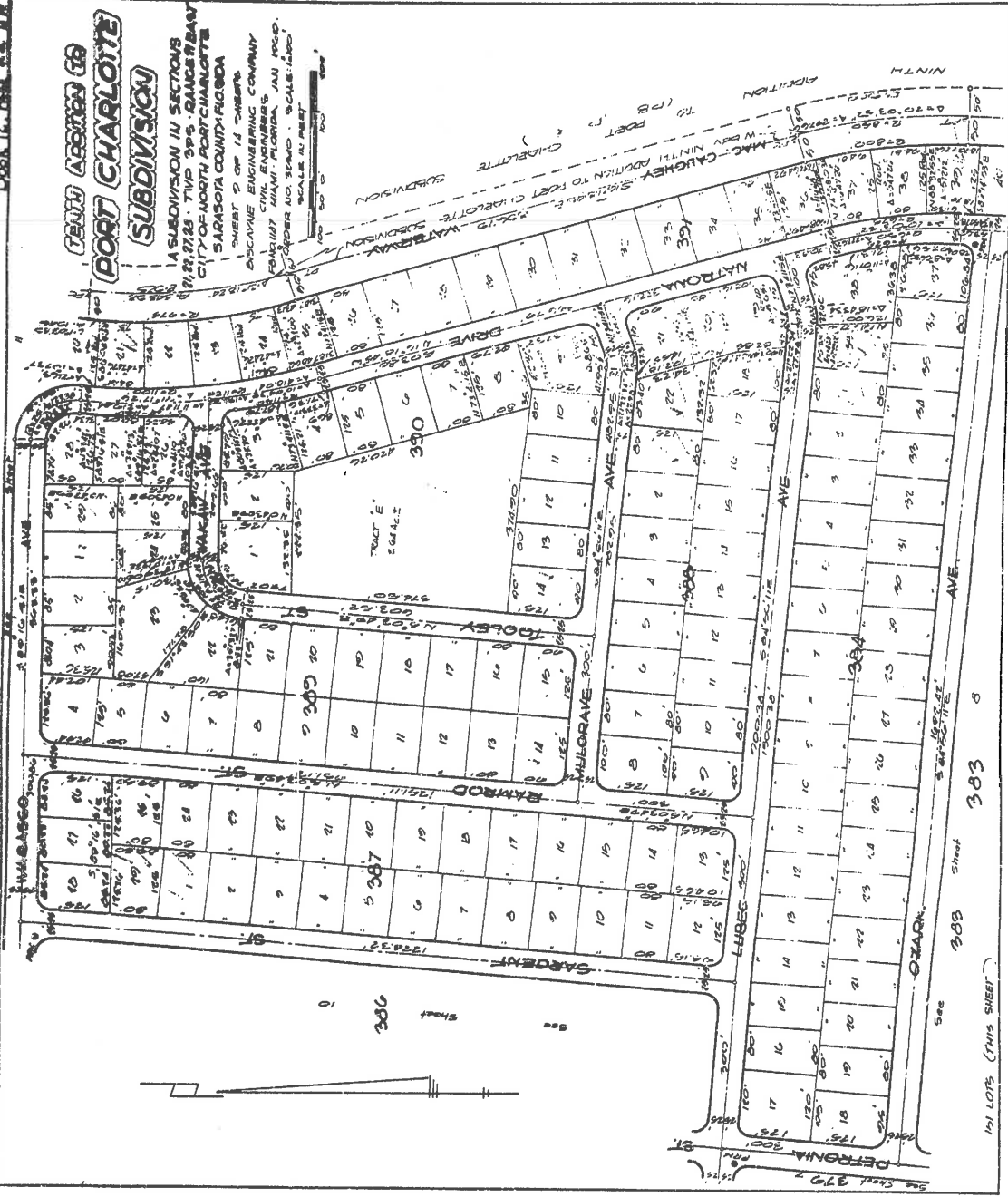
SHEET 6 OF 14 SHEETS
 DISCONE ENGINEERING COMPANY, INC.
 ORDER NO. 3530 CIVIL ENGINEERS
 MIAMI, FLORIDA
 FB. NO. 187
 SCALE IN FEET
 1" = 50' 0"

TENTH ADDITION TO
PORT CHARLOTTE SUBDIVISION
 A SUBDIVISION IN SECTIONS 21, 22, 23, 24, T1P 39S, RANGE 18EAST
 CITY OF NORTH PORT CHARLOTTE
 SARASOTA COUNTY, FLORIDA

1849 LOTS (THIS SHEET)

1ST ADDITION TO PORT CHARLOTTE SUBDIVISION

A SUBDIVISION IN SECTIONS
21, 22, 23 - T10C 39S - R14C 18E
CITY OF NORTH PORT CHARLOTTE
SARASOTA COUNTY, FLORIDA
SHEET 7 OF 14 SHEETS
ORCAVINE ENGINEERING COMPANY
CIVIL ENGINEERS
1000 N. W. BOYD AVENUE, SUITE 100
TALLAHASSEE, FLORIDA 32302
DATE: JAN 1980
SCALE: 1"=400'
SCALE AS SHOWN



1st LOTS (THIS SHEET)

See 388 Sheet

383

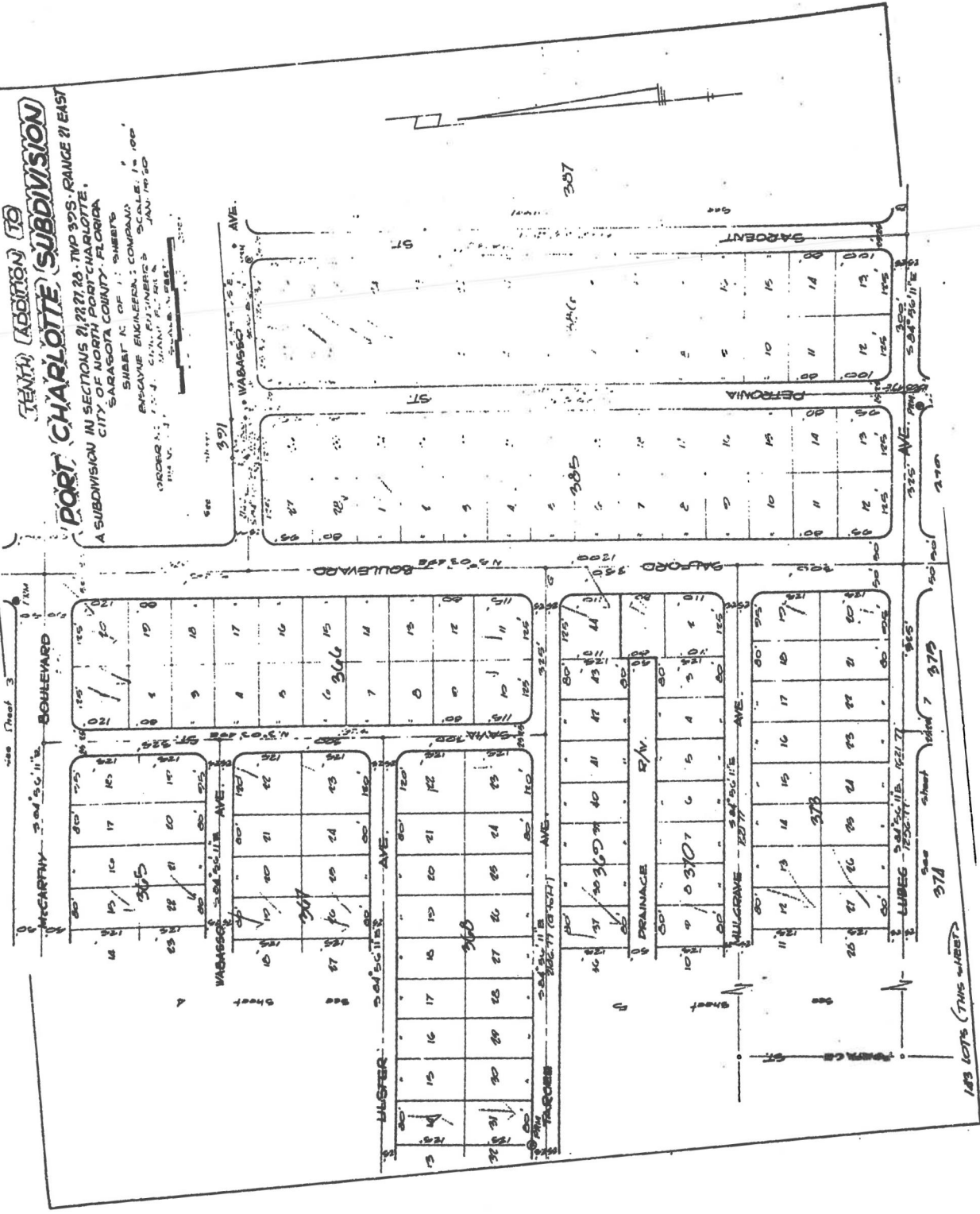
386 Sheet



ADDITION TO
PORT CHARLOTTE SUBDIVISION

IN SECTIONS 21, 22, 23, TWP 32S, RANGE 21 EAST
 A SUBDIVISION IN NORTH PORT CHARLOTTE,
 CITY OF NORTH PORT, FLORIDA

SUBMITTAL OF J. SHEPHERD'S
 ENGINEERING COMPANY
 PROJECT: CITY ENGINEER'S
 SCALE: 1" = 100'
 DATE: JAN. 19, 2010



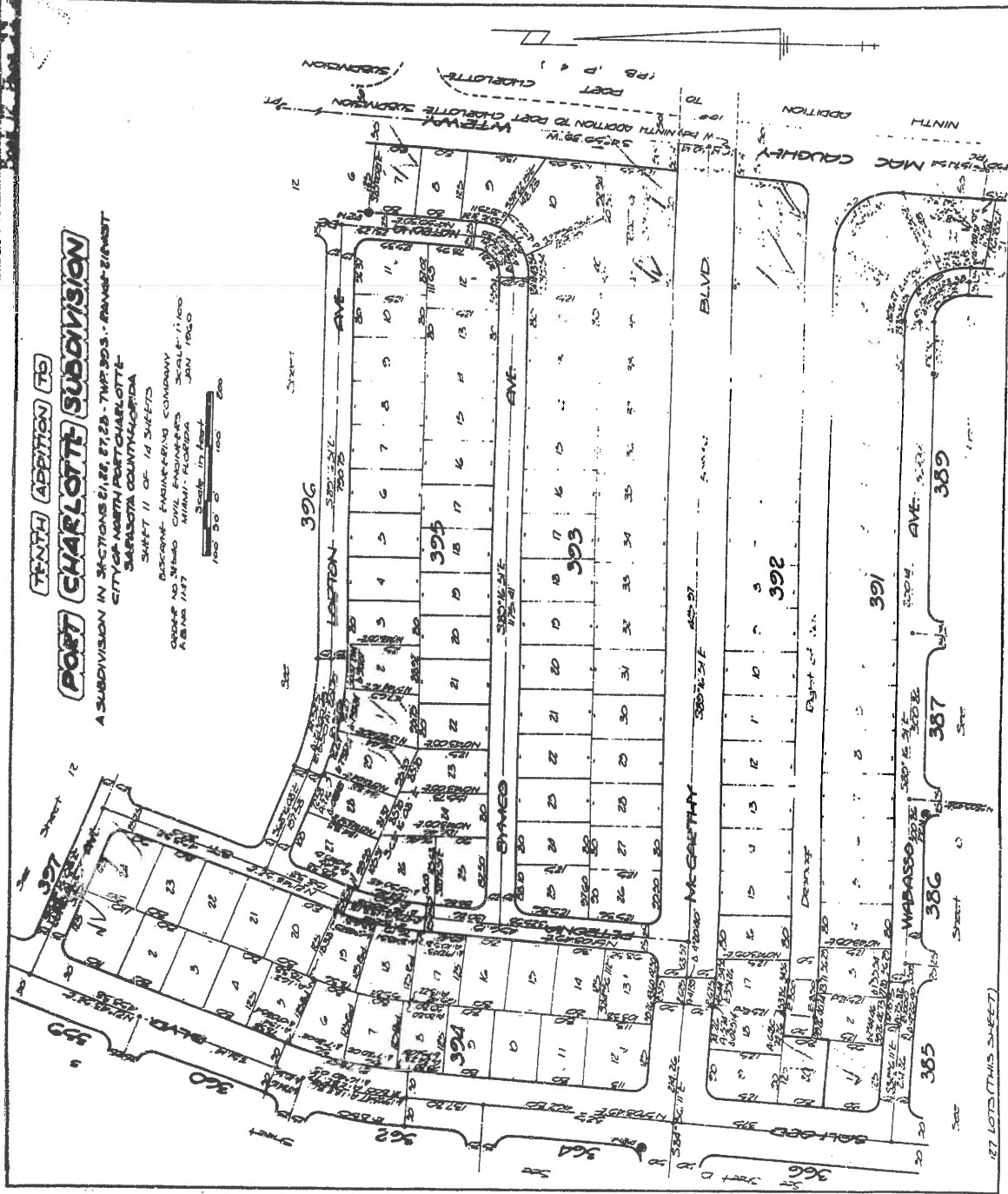
183 LOTS (THIS SHEET)

**TENTH ADDITION TO
PORT CHARLOTTE SUBDIVISION**

A SUBDIVISION IN SECTIONS 21, 22, 27, 28 - TWP. 30 S. - RANGE 21 E. EAST
CITY OF NORTH PORT CHARLOTTE
SARASOTA COUNTY, FLORIDA

SHEET 11 OF 14 SHEETS
DISCOVER ENGINEERING COMPANY
CIVIL ENGINEERS
CORPORATE OFFICE
1800 N. W. 13TH AVENUE
MIAMI, FLORIDA 33135
JAN 1980

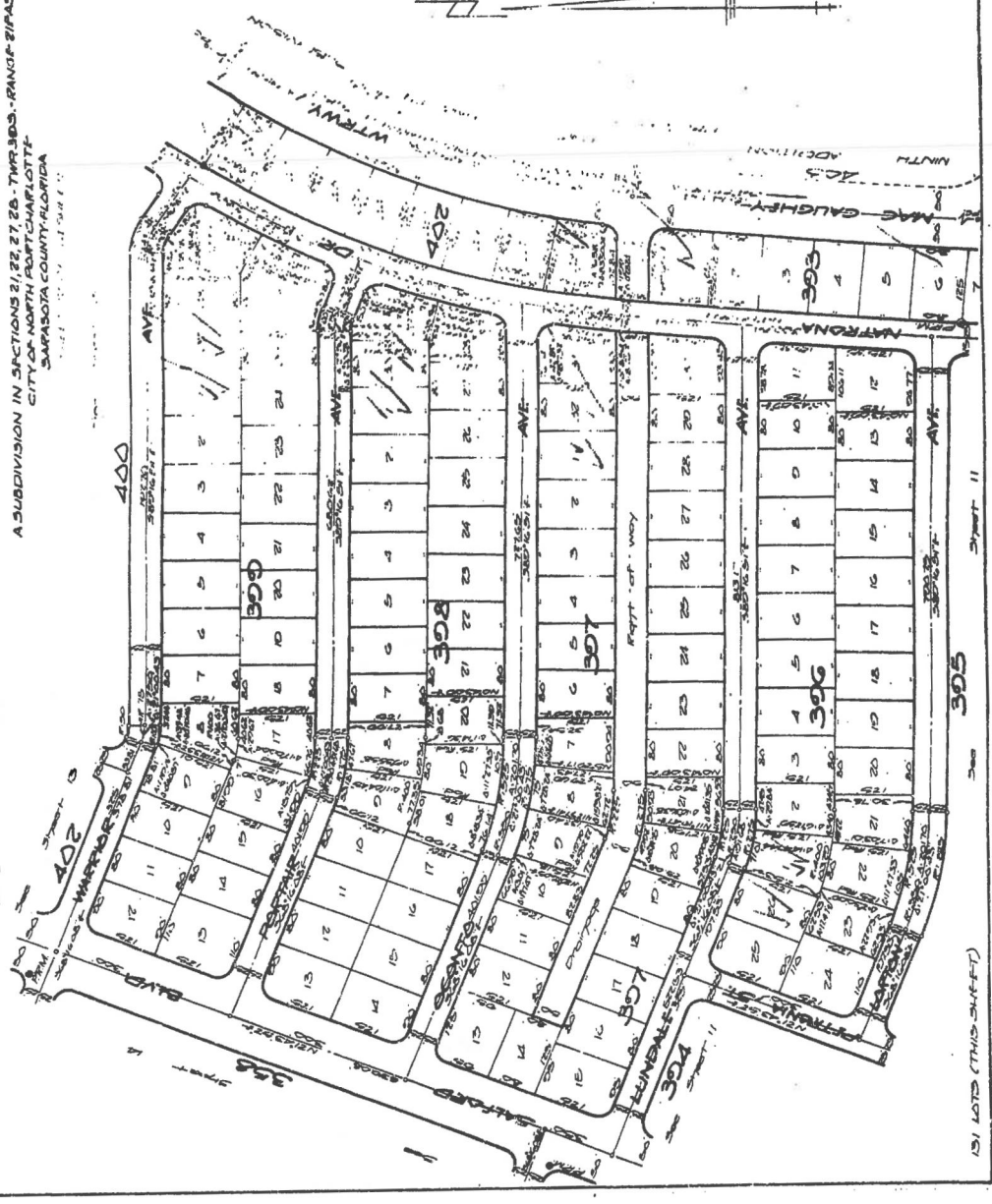
Scale: 1/4" = 100'
1" = 400'



187 LOTS (THIS SHEET)

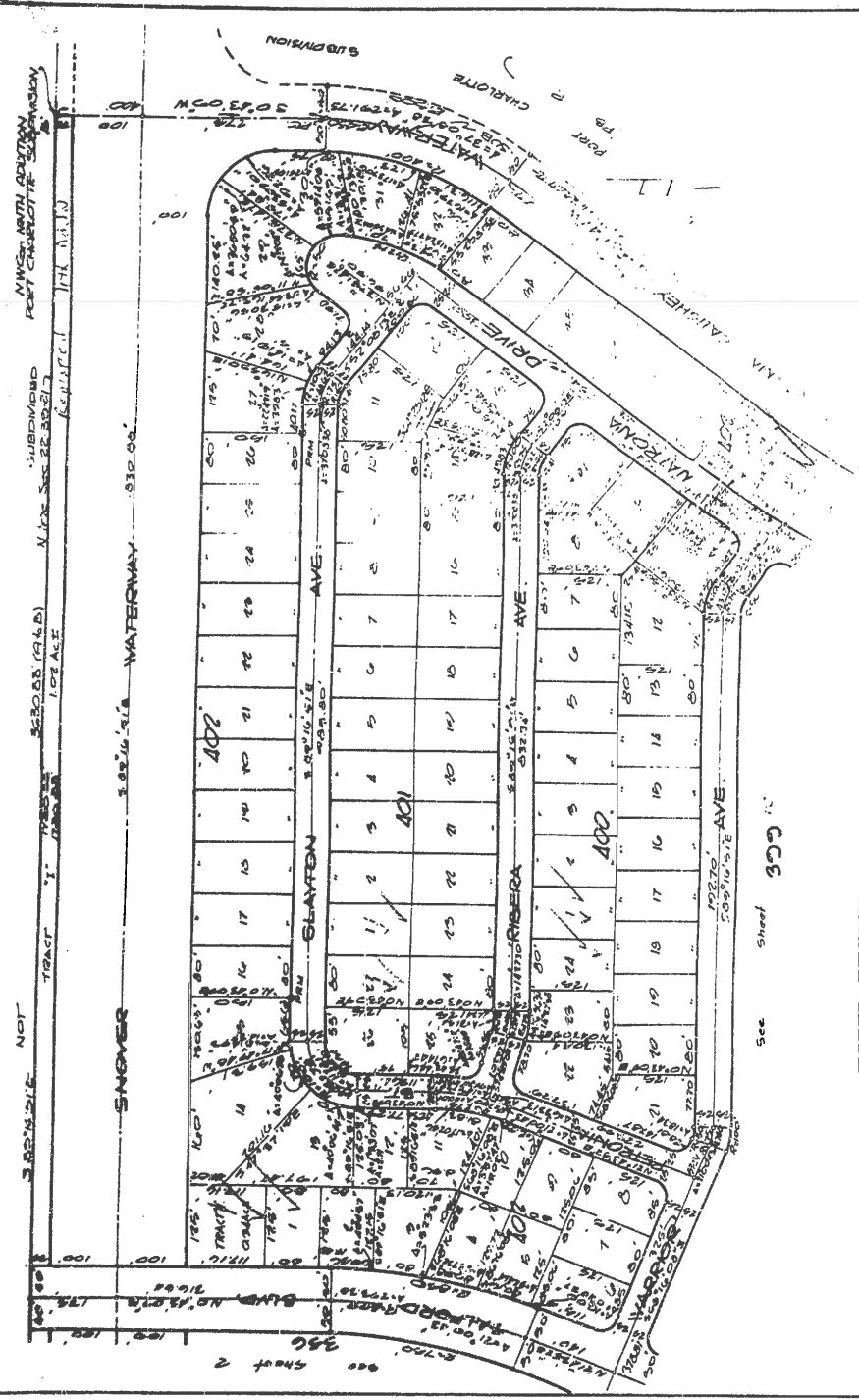
TENTH ADDITION TO
(PART) CHARLOTTE SUBDIVISION
 A SUBDIVISION IN SECTIONS 21, 22, 27, 28 - TWP. 30S - RANGE 21EAST
 CITY OF NORTH CHARLOTTE
 SHERBORN COUNTY, FLORIDA

QUORNE ENGINEERING COMPANY
 GROUP NO. 33540 CIVIL ENGINEERS 3041 E. 11TH AVE.
 P.O. BOX 1087 WINTER PARK, FLORIDA 32789
 SCALE: 1" = 40' DATE: JUN. 10, 2010



131 LOTS (THIS SHEET)

Book 17, Page 2711



**TENTH ADDITION TO
PORT CHARLOTTE SUBDIVISION**

A SUBDIVISION IN SECTIONS 21, 27, 28, AND 29'S RANGE 11 EAST
CITY OF NORTH PORT CHARLOTTE
SARASOTA COUNTY, FLORIDA

SHEET 13 OF 14 SHEETS
BISMAN ENGINEERING COMPANY
CORPORATED IN FLORIDA
REGISTERED PROFESSIONAL ENGINEER
SCALE IN FEET
100' = 1" 200'

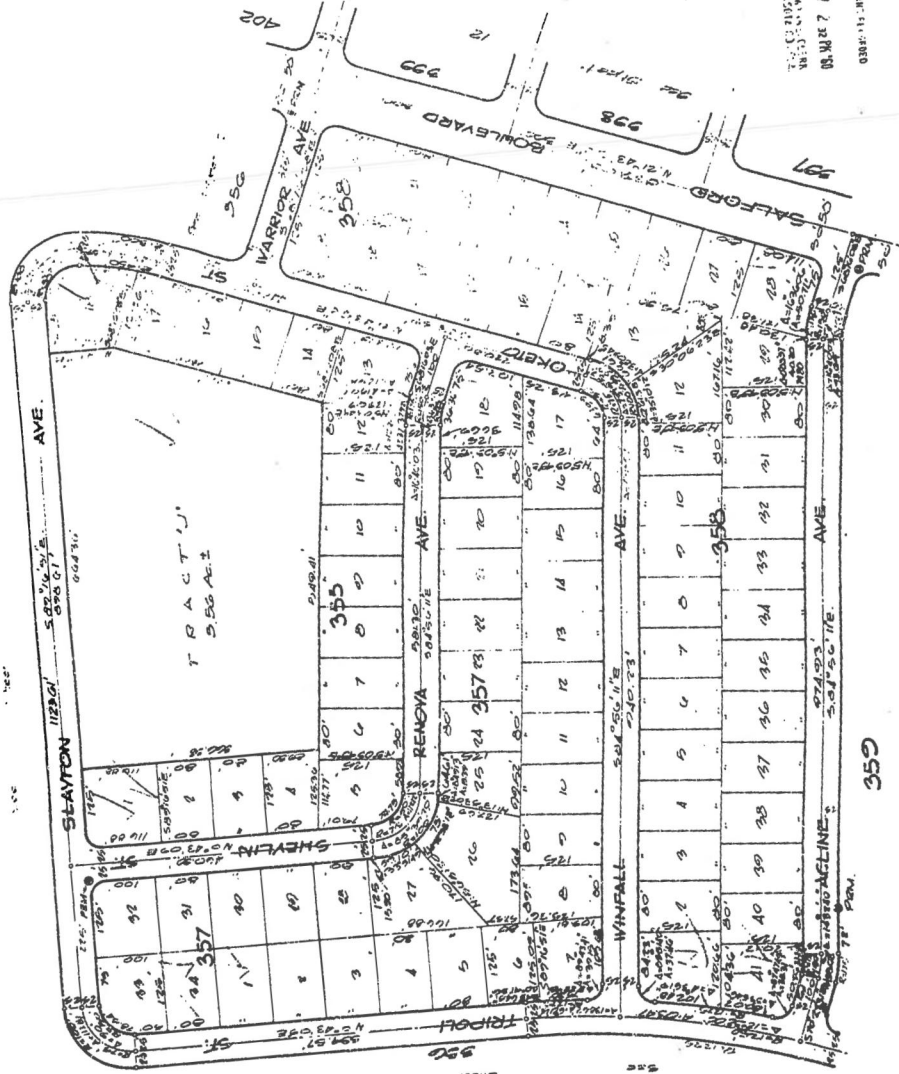
See Sheet 300

SEE LETS (THIS SHEET)

TENTH ADDITION TO
PORT CHARLOTTE SUBDIVISION
A SUBDIVISION IN SECTIONS 8, 9, 27, 28, TWP 39S, RANGE 17E, EAST
CITY OF NORTH PORT CHARLOTTE
SARASOTA COUNTY, FLORIDA

SHEET 14 OF 14 SHEETS
BISCAMME ENGINEERING COMPANY
2500 N. W. 11TH AVENUE, SUITE 1000
MIAMI, FLORIDA 33136
ORDER NO. 11210
DATE: JAN. 1993
SCALE: IN FEET

356



THE CITY ENGINEER
SARASOTA COUNTY, FLORIDA
DATE: 01-27-93

355

See Sheet 3

See Lots (This Sheet)

33.00

92141092

This instrument prepared by or under the supervision of:

Name: Joel K. Goldman
Address: Greenberg, Traurig, Hoffman,
Lipoff, Rosen & Quentel, P.A.
1221 Brickell Avenue
Miami, Florida 33131-3261

(Space reserved for Clerk of Court)

OFFICIAL RECORDS
BOOK 2460
PAGE 1191

RETURN TO:
CHICAGO TITLE INSURANCE COMPANY
1800 Second Street, Suite 105
SARASOTA, FL 34238

Parcel 1. D.# 114

ASSIGNMENT OF PLAT AND OTHER EASEMENTS

THIS ASSIGNMENT OF PLAT AND OTHER EASEMENTS ("Assignment") is made as of the 5th day of December, 1992 between ATLANTIC GULF COMMUNITIES CORPORATION, a Delaware corporation, and GENERAL DEVELOPMENT UTILITIES, INC., a Florida corporation (collectively, "Assignor"), whose address is 2601 South Bayshore Drive, Miami, Florida 33133, and the CITY OF NORTH PORT, FLORIDA, a municipal corporation created under the laws of the State of Florida ("Assignee") whose address is 5650 North Port Boulevard, North Port, Florida 34287 and whose taxpayer identification number is 27-20210.

WITNESSETH:

ASSIGNOR, in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration paid by Assignee to Assignor simultaneously herewith, the receipt and sufficiency of which are hereby acknowledged, has sold, assigned, transferred, set over and delivered, and by these presents does sell, assign, transfer, set over and deliver, to Assignee, and Assignee's successors and assigns forever, all of Assignor's right, title and interest, in and to: (i) those certain platted utility easements located in Sarasota County, Florida and described on those certain plats set forth on Exhibit "A" attached hereto and by this reference made a part hereof (the "Plat Easements"); and (ii) all other utility easements ("Additional Easements") owned or used by Assignor and located within the city limits of the City of North Port, Florida (the "City") which are used in the operation of, or are necessary for Assignee to operate, the existing utility system in the City.

TO HAVE AND TO HOLD unto Assignee and Assignee's successors and assigns forever, subject to the terms, covenants and provisions contained in the Plat Easements and Additional Easements and the reservation set forth below.

ASSIGNEE hereby accepts the foregoing Assignment subject to: (i) the obligations of Assignor under the Plat Easements and Additional Easements; and (ii) all of the terms, covenants and provisions contained in the Plat Easements and Additional Easements.

ASSIGNOR hereby reserves the right and privilege for itself and its successors and/or assigns, to utilize the Plat Easements and Additional Easements in common with Assignee; provided Assignor's use of the Plat Easements and Additional Easements does not unreasonably interfere with Assignee's use, occupation or enjoyment thereof.

IN WITNESS WHEREOF, the undersigned have executed and delivered this Assignment as of the day and year first above written.

Witnessed by:

ASSIGNOR:

ATLANTIC GULF COMMUNITIES CORPORATION, a Delaware corporation

Witness: [Signature]
Print Name: [Name]

BY: [Signature]
Name: _____
Title: _____

Witness: [Signature]
Print Name: ROBERT L. NORRIS

[CORPORATE SEAL]

GENERAL DEVELOPMENT UTILITIES, INC., a Florida corporation

Witness: [Signature]
Print Name: [Name]

BY: [Signature]
Name: CHARLES E. FANCHER, JR.
Title: PRESIDENT

Witness: [Signature]
Print Name: ROBERT L. NORRIS

[CORPORATE SEAL]

ASSIGNEE:

THE CITY OF NORTH PORT, FLORIDA, a municipal corporation created under the laws of the State of Florida

Witness: [Signature]
Print Name: [Name]

BY: [Signature]
Name: BEN HARDIN
Title: CHAIRPERSON

Witness: [Signature]
Print Name: ROBERT L. NORRIS

[SEAL]

STATE OF FLORIDA }
COUNTY OF [Name] }

SS:

The foregoing instrument was acknowledged before me this 8 day of December, 1992 by [Name], as [Title] of ATLANTIC GULF COMMUNITIES CORPORATION, a Delaware corporation, on behalf of the corporation. He/she personally appeared before me, is personally known to me or produced [Name] as identification, and did not take an oath.

[NOTARIAL SEAL]

Notary: [Signature]
Print Name: [Name]
Notary Public, State of Florida
Commission No.: [Number]
My commission expires: _____

Notary Public, State of Florida
My Commission Expires: _____

STATE OF FLORIDA)
)
COUNTY OF Hillsborough) SS:

The foregoing instrument was acknowledged before me this 5th day of December, 1992, by CHARLES E. FANCHER, JR, as President of GENERAL DEVELOPMENT UTILITIES, INC., a Florida corporation, on behalf of the corporation. He personally appeared before me, is personally known to me or produced Melvin L. Davis as identification, and did not take an oath.

[NOTARIAL SEAL]

Notary: Edward J. Benjamin
Print Name: Edward J. Benjamin
Notary Public, State of Florida
Commission No.: 0011077
My commission expires:

Notary Public, State of Florida
My Commission Expires June 23, 1995

STATE OF FLORIDA)
)
COUNTY OF Hillsborough) SS:

The foregoing instrument was acknowledged before me this 5th day of December, 1992 by BEN HARDIN, as Chairperson of THE CITY OF NORTH PORT, FLORIDA, a municipal corporation created under the laws of the State of Florida, on behalf of the municipal corporation. He personally appeared before me, is personally known to me or produced as identification, and did not take an oath.

[NOTARIAL SEAL]

Notary: Edward J. Benjamin
Print Name: Edward J. Benjamin
Notary Public, State of Florida
Commission No.: 0011077
My commission expires:

Notary Public, State of Florida
My Commission Expires June 23, 1995

177770, 1992 DEC 23 11:53

Exhibit "A"

1. PORT CHARLOTTE SUBDIVISION, as recorded in Plat Book 10, Page 95 of the Public Records of Sarasota County, Florida (the "Public Records"); and
2. FIRST ADDITION TO PORT CHARLOTTE SUBDIVISION, as recorded in Plat Book 11, at Page 29 of the Public Records; and
3. SECOND ADDITION TO PORT CHARLOTTE SUBDIVISION, as recorded in Plat Book 11, at Page 30 of the Public Records; and
4. THIRD ADDITION TO PORT CHARLOTTE SUBDIVISION, as recorded in Plat Book 11, at Page 31 of the Public Records; and
5. FOURTH ADDITION TO PORT CHARLOTTE SUBDIVISION, as recorded in Plat Book 11, at Page 32 of the Public Records; and
6. FIFTH ADDITION TO PORT CHARLOTTE SUBDIVISION, as recorded in Plat Book 11, at Page 33 of the Public Records; and
7. SIXTH ADDITION TO PORT CHARLOTTE SUBDIVISION, as recorded in Plat Book 11, at Page 34 of the Public Records; and
8. SEVENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, as recorded in Plat Book 12, at Page 19 of the Public Records; and
9. EIGHTH ADDITION TO PORT CHARLOTTE SUBDIVISION, as recorded in Plat Book 12, at Page 20 of the Public Records; and
9. NINTH ADDITION TO PORT CHARLOTTE SUBDIVISION, as recorded in Plat Book 12, at Page 21 of the Public Records; and
10. TENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, as recorded in Plat Book 12, at Page 22 of the Public Records; and
11. ELEVENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, as recorded in Plat Book 13, at Page 2 of the Public Records; and
12. TWELFTH ADDITION TO PORT CHARLOTTE SUBDIVISION, as recorded in Plat Book 13, at Page 8 of the Public Records; and
13. FIRST REPLAT IN TWELFTH ADDITION TO PORT CHARLOTTE SUBDIVISION, as recorded in Plat Book 13, at Page 8 of the Public Records; and
14. THIRTEENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, as recorded in Plat Book 13, at Page 12 of the Public Records; and
15. FOURTEENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, as recorded in Plat Book 13, at Page 13 of the Public Records; and
16. REPLAT OF A PORTION OF FOURTEENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, as recorded in Plat Book 13, at Page 13 of the Public Records; and

** OFFICIAL RECORDS **
BOOK 2486
PAGE 1194

17. FIFTEENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, as recorded in Plat Book 13, at Page 14 of the Public Records; and
18. SECOND REPLAT IN FIFTEENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, as recorded in Plat Book 19, at Page 3 of the Public Records; and
19. THIRD REPLAT IN FIFTEENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, as recorded in Plat Book 19, at Page 3 of the Public Records; and
20. SIXTEENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, as recorded in Plat Book 13, at Page 15 of the Public Records; and
21. FIRST REPLAT IN SIXTEENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, as recorded in Plat Book 13, at Page 15 of the Public Records; and
22. SEVENTEENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, as recorded in Plat Book 13, at Page 16 of the Public Records; and
23. EIGHTEENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, as recorded in Plat Book 14, at Page 6 of the Public Records; and
24. NINETEENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, as recorded in Plat Book 14, at Page 7 of the Public Records; and
25. TWENTIETH ADDITION TO PORT CHARLOTTE SUBDIVISION, as recorded in Plat Book 14, at Page 8 of the Public Records; and
26. TWENTYFIRST ADDITION TO PORT CHARLOTTE SUBDIVISION, as recorded in Plat Book 14, at Page 9 of the Public Records; and
27. TWENTYSECOND ADDITION TO PORT CHARLOTTE SUBDIVISION, as recorded in Plat Book 14, at Page 10 of the Public Records; and
28. TWENTYTHIRD ADDITION TO PORT CHARLOTTE SUBDIVISION, as recorded in Plat Book 14, at Page 13 of the Public Records; and
29. TWENTYFOURTH ADDITION TO PORT CHARLOTTE SUBDIVISION, as recorded in Plat Book 14, at Page 14 of the Public Records; and
30. TWENTYFIFTH ADDITION TO PORT CHARLOTTE SUBDIVISION, as recorded in Plat Book 15, at Page 2 of the Public Records; and
31. TWENTY-SIXTH ADDITION TO PORT CHARLOTTE SUBDIVISION, as recorded in Plat Book 15, at Page 3 of the Public Records; and
32. TWENTY-SEVENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, as recorded in Plat Book 15, at Page 11 of the Public Records; and
33. TWENTY-EIGHTH ADDITION TO PORT CHARLOTTE SUBDIVISION, as recorded in Plat Book 15, at Page 12 of the Public Records; and
34. TWENTY-NINTH ADDITION TO PORT CHARLOTTE SUBDIVISION, as recorded in Plat Book 15, at Page 13 of the Public Records; and
35. THIRTIETH ADDITION TO PORT CHARLOTTE SUBDIVISION, as recorded in Plat Book 15, at Page 14 of the Public Records; and

36. THIRTY-FIRST ADDITION TO PORT CHARLOTTE SUBDIVISION, as recorded in Plat Book 15, at Page 15 of the Public Records; and
37. THIRTY-SECOND ADDITION TO PORT CHARLOTTE SUBDIVISION, as recorded in Plat Book 15, at Page 16 of the Public Records; and
38. THIRTY-THIRD ADDITION TO PORT CHARLOTTE SUBDIVISION, as recorded in Plat Book 15, at Page 17 of the Public Records; and
36. THIRTY-FOURTH ADDITION TO PORT CHARLOTTE SUBDIVISION, as recorded in Plat Book 15, at Page 18 of the Public Records; and
39. THIRTY-FIFTH ADDITION TO PORT CHARLOTTE SUBDIVISION, as recorded in Plat Book 15, at Page 19 of the Public Records; and
40. THIRTY-SIXTH ADDITION TO PORT CHARLOTTE SUBDIVISION, as recorded in Plat Book 16, at Page 3 of the Public Records; and
40. THIRTY-SEVENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, as recorded in Plat Book 16, at Page 4 of the Public Records; and
41. THIRTY-EIGHTH ADDITION TO PORT CHARLOTTE SUBDIVISION, as recorded in Plat Book 16, at Page 5 of the Public Records; and
42. THIRTY-NINTH ADDITION TO PORT CHARLOTTE SUBDIVISION, as recorded in Plat Book 16, at Page 14 of the Public Records; and
43. FORTIETH ADDITION TO PORT CHARLOTTE SUBDIVISION, as recorded in Plat Book 16, at Page 41 of the Public Records; and
44. FORTY-FIRST ADDITION TO PORT CHARLOTTE SUBDIVISION, as recorded in Plat Book 16, at Page 42 of the Public Records; and
45. FORTY-SECOND ADDITION TO PORT CHARLOTTE SUBDIVISION, as recorded in Plat Book 17, at Page 52 of the Public Records; and
46. FORTY-THIRD ADDITION TO PORT CHARLOTTE SUBDIVISION, as recorded in Plat Book 18, at Page 26 of the Public Records; and
47. FORTY-FIFTH ADDITION TO PORT CHARLOTTE SUBDIVISION, as recorded in Plat Book 19, at Page 38 of the Public Records; and
48. FORTY-SIXTH ADDITION TO PORT CHARLOTTE SUBDIVISION, as recorded in Plat Book 19, at Page 45 of the Public Records; and
49. FORTY-SIXTH ADDITION TO PORT CHARLOTTE SUBDIVISION, as recorded in Plat Book 19, at Page 45 of the Public Records; and
50. FORTY-SEVENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, as recorded in Plat Book 19, at Page 46 of the Public Records; and
51. FORTY-EIGHTH ADDITION TO PORT CHARLOTTE SUBDIVISION, as recorded in Plat Book 20, at Page 5 of the Public Records; and

52. FORTY-NINTH ADDITION TO PORT CHARLOTTE SUBDIVISION, as recorded in Plat Book 21, at Page 1 of the Public Records; and

53. FIFTIETH ADDITION TO PORT CHARLOTTE SUBDIVISION, as recorded in Plat Book 21, at Page 7 of the Public Records; and

54. FIFTY-SECOND ADDITION TO PORT CHARLOTTE SUBDIVISION, as recorded in Plat Book 21, at Page 13 of the Public Records; and

55. FIFTY THIRD ADDITION TO PORT CHARLOTTE SUBDIVISION, as recorded in Plat Book 21, at Page 14 of the Public Records; and

56. FIFTY-FOURTH ADDITION TO PORT CHARLOTTE SUBDIVISION, as recorded in Plat Book 21, at Page 21 of the Public Records; and

57. FIFTY FIFTH ADDITION TO PORT CHARLOTTE SUBDIVISION, as recorded in Plat Book 21, at Page 40 of the Public Records; and

58. FIFTY-SIXTH ADDITION TO PORT CHARLOTTE SUBDIVISION, as recorded in Plat Book 28, at Page 50 of the Public Records; and

59. FIFTY-SEVENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, as recorded in Plat Book 33, at Page 3 of the Public Records; and

60. HOLIDAY PARK UNIT ONE, as recorded in Plat Book 19, at Page 27 of the Public Records; and

61. HOLIDAY PARK UNIT TWO, as recorded in Plat Book 20, at Page 8 of the Public Records; and

62. NORTH PORT CHARLOTTE COUNTRY CLUB UNIT ONE, as recorded in Plat Book 19, at Page 32 of the Public Records; and

63. NORTH PORT CHARLOTTE COUNTRY CLUB UNIT TWO, as recorded in Plat Book 26, at Page 37 of the Public Records; and

64. NORTH PORT CHARLOTTE ESTATES, as recorded in Plat Book 18, at Page 21 of the Public Records; and

65. FIRST ADDITION TO NORTH PORT CHARLOTTE ESTATES, as recorded in Plat Book 19, at Page 29 of the Public Records; and

65. SECOND ADDITION TO NORTH PORT CHARLOTTE ESTATES, as recorded in Plat Book 19, at Page 44 of the Public Records; and,

RECORDER'S MEMO: Legibility of writing, typing or printing for reproductive purpose may be unsatisfactory in this document when received.

55

RECORDED
INDEXED
FEB 23 1957
PUBLIC RECORDS
COUNTY OF PORT CHARLOTTE
FLORIDA

Handwritten notes and signatures at the bottom of the page, including the word "FIFTY" and "RECORDS".

doc. .70
Doc 19.50
20.20

97019390

OFFICIAL RECORDS
BOOK 2941 PAGE 831

This instrument prepared by
Joel K. Goldman, Esq.
Atlantic Gulf Communities Corporation
2801 South Bayshore Drive
Miami, Florida 33133
305-859-4071

Return To:
Heritage Operating, L.P.
8801 South Yale Avenue
Suite 310
Tulsa, Oklahoma 74137-3536

GRANT OF EASEMENT

WHEREAS, General Development Utilities, Inc. ("GDU") has previously sold to Acme Bottle Gas Company ("Acme") certain facilities in order that Acme, its successors and assigns might operate a system for the delivery of L.P. Gas to certain of the citizens of the City of North Port (the "System").

WHEREAS, as a part of the System it is necessary to possess the easement reserved to the use of the public in the plats and dedications for such services as were previously described and filed of record in the assignment of Plat and other Easement from Atlantic Gulf Communities Corporation ("AGC") and General Development Utilities, Inc. in favor of the City of North Port (the "City") dated December 8, 1992, filed in book 2460, Pages 1191-1197 (the "Plat Easements"); and

WHEREAS, Acme has transferred such L.P. Gas interests such that as of February 17, 1997, Horizon Gas Inc. now operates the System; and

WHEREAS, it was the intent of GDU and AGC that the Plat Easements accompany the right to operate the System therefor.

KNOW ALL MEN BY THESE PRESENTS THAT GDU and AGC (collectively, the "Grantor") in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations, receipt of which are hereby acknowledged do hereby grant, without representation or warranty, and subject to the reservations and conditions set forth below, to HORIZON GAS, INC., a Florida corporation, having its principal place of business at 13325A Tamiami Trail, North Port, Florida 34287 (the "Grantee"), and to its successors and assigns, a non-exclusive easement for vehicular and pedestrian ingress and egress and for the construction, maintenance and repair of gas utility facilities over, under, upon, across and through (i) those certain platted utility easements located in Sarasota County, Florida and described on Exhibit "A" to the Plat Easements; and (ii) all other utility easements owned or utilized by GDU and AGC and located within the city limits of the City which are used in the operation of, or are necessary for the Grantee to operate, the System in the City (collectively, the "Easement Parcels").

Receipt #: 000000400191-03
Doc Stamp-Deed : 0.70 1
Karen E. Rushing, Sarasota Co
By: [Signature] D.C.

✓ Paramount Title
1502 W FIC + CHEL SIC 101
Tampa Fl 33612

Grantee hereby accepts this grant subject to the obligations of AGC and GDU under the Easement Parcels and all of the terms, covenants and provisions contained in the Easement Parcels.

Grantee acknowledges and agrees that Grantee has reviewed the terms and provisions of the Plat Easements. Grantee further agrees to not unreasonably interfere with the City's (or the City's successors and/or assigns) use of the Plat Easements. Grantee shall indemnify, defend and hold Grantor and their respective officers, directors, stockholders, successors and/or assigns, harmless from all liabilities, damages, claims, costs, fees and/or expenses (including reasonable attorneys' fees and court costs at trial and all appellate levels) arising from or in connection with Grantor's failure to comply with the terms herein or any claim from the City arising from this Grant of Utility Easement.

Grantor reserves the right and privilege for itself and its successors and assigns to utilize the Easement Parcels in common with the Grantee provided that Grantor's use of the Easement Parcels does not unreasonably interfere with Grantee's use, occupation or enjoyment thereof.

IN WITNESS WHEREOF, Grantor has executed this Grant of Utility Easement this 18th day of February, 1997.

Grantor:

Signed, sealed and delivered
in the presence of:

Shaheeta Da Silva
Shaheeta Da Silva
Hannah L. Wilson
Hannah L. Wilson

General Development Utilities, Inc.,
a Florida corporation

By: Joel K. Goldman
Joel K. Goldman, Vice President



Signed, sealed and delivered
in the presence of:

Shaheeta Da Silva
Shaheeta Da Silva
Hannah L. Wilson
Hannah L. Wilson

Atlantic Gulf Communities Corporation,
a Delaware corporation

By: Joel K. Goldman
Joel K. Goldman, Vice President



Grantee:

Signed, sealed and delivered
in the presence of:

Horizon Gas, Inc.,
a Florida corporation

Michael Graham
Michael Graham

By: *Melvin Ray*
Melvin Ray, President

Candace Kane
Candace Kane

STATE OF FLORIDA)
)SS:
COUNTY OF DADE)

The foregoing instrument was acknowledged before me this 18th day of February, 1997, by Joel K. Goldman, Vice President of General Development Utilities, Inc., a Florida corporation. He is personally known to me.

My Commission Expires:

Hannah L. Wilson
Hannah L. Wilson



STATE OF FLORIDA)
)SS:
COUNTY OF DADE)

The foregoing instrument was acknowledged before me this 18th day of February, 1997, by Joel K. Goldman, Vice President of Atlantic Gulf Communities Corporation, a Delaware corporation. He is personally known to me.

My Commission Expires:

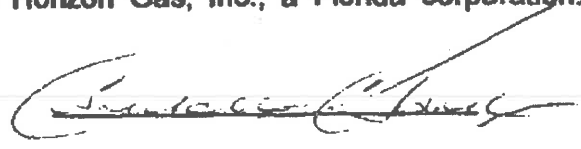
Hannah L. Wilson
Hannah L. Wilson



OFFICIAL RECORDS
BOOK 2941
PAGE 834

STATE OF FLORIDA)
)SS:
COUNTY OF)

The foregoing instrument was acknowledged before me this 14th day of February, 1997, by Malvin Ray, President of Horizon Gas, Inc., a Florida corporation. He is personally known to me.



My Commission Expires:



CANDACE CRYSTAL KANE
My Comm Exp. 8/18/00
Bonded By Service Ins
No. CC362888
§§ Notarially Known §§ Other L.C.

RECORDED IN OFFICIAL RECORDS
97 FEB 24 PM 12:28
CLERK OF DISTRICT COURT
MIAMI, FL

Return to:
Heritage Operating, L.P.
8801 South Yale Avenue, Suite 310
Tulsa, Oklahoma 74137-3536

This Instrument Prepared by:
William A. Wares, Esquire
10049 North Dale Mabry Highway
Tampa, Florida 33618

Property Appraiser's
Parcel Identification (Folio) Number(s):

Grantee(s) S.S. #(s): 73-1495293

Reserved for Clerk of Court

ASSIGNMENT OF GRANT OF UTILITY EASEMENT

THIS ASSIGNMENT OF GRANT OF UTILITY EASEMENT (this Assignment) is made and executed this 18 day of February, 1997, by and between HORIZON GAS, INC., a Florida corporation, having its principal place of business at 13325A Tamiami Trail, Sarasota, Florida 34287, hereinafter referred to as "Assignor", and HERITAGE OPERATING, L.P., a Delaware limited partnership, qualified to transact business in Florida as Heritage Operating, Limited Partnership, whose post office address is 8801 South Yale Avenue, Suite 310, Tulsa, Oklahoma 74137-3536, hereinafter referred to as "Assignee".

WITNESSETH:

WHEREAS, on or about February 18, 1997, General Development Utilities, Inc. And Atlantic Gulf Communities Corporation, granted a utility easement to Horizon Gas, Inc., a Florida corporation, by that certain Grant of Utility Easement recorded on 2/24/97 In Official Records Book 2941, at Page 831 Of the Public Records of Sarasota County, Florida (hereinafter referred to as the "Grant of Utility Easement"); and

WHEREAS, Assignor desires to assign, and Assignee desires to acquire, Assignor's interest in and to, the Grant of Utility Easement; and

✓ Paramount Title
1502 W. Fletcher St #101
Tampa FL 33612

NOW, THEREFORE, for and in consideration of the sum of Ten Dollars (\$10.00), in hand paid by Assignee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Assignor and the Assignee hereby agree as follows:

1. Assignor assigns to Assignee, effective as of February 18, 1997, ("the Effective Date"), all of Assignor's right, title and interest in and to the Grant of Utility Easement.
2. Assignor covenants that it is not in default under the Grant of Utility Easement, that the Grant of Utility Easement is not encumbered by any prior transfer, assignment or encumbrance by Assignor and that Assignor has full and lawful authority to assign the Grant of Utility Easement.
3. Assignee assumes the Grant of Utility Easement effective as of the Effective Date and will perform and observe all of the covenants and conditions therein contained to be performed and observed on Assignor's part which shall accrue from and after the said last mentioned date. Assignee agrees that Assignee shall indemnify, hold harmless and defend Assignor from all further liability under the Grant of Utility Easement and from any and all damages, losses, costs and expenses, including attorney's fees, caused by Assignor's failure to perform according to the terms of the Grant of Utility Easement prior to the Effective Date.
4. This Assignment may not be changed, modified, discharged or terminated orally or in any other manner than by an agreement in writing signed by the parties hereto or their respective successors or assigns, provided, however, that Assignee may assign its rights and obligations in and under the Grant of Utility Easement and this Assignment to a third party, but, in such event, and in the event of any further assignment thereafter, Assignee shall not be, and is not, released from its obligations to Assignor expressed herein.

IN WITNESS WHEREOF, the Assignor and the Assignee have caused these presents to be executed in their names, and their seal to be affixed hereto by their duly authorized officer the day and year first above written.

Signed, sealed and delivered in the presence of:

HORIZON GAS, INC.
A Florida corporation.

Michael Graham
Printed Name: Michael Graham

By: Melvin Ray
Printed Name: MELVIN RAY
Title: President

C. P. Weeks
Printed Name: C. P. Weeks

(CORPORATE SEAL)

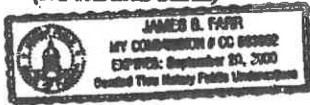
Post Office Address:
13325A Tamiami Trail
Sarasota, Florida 34287

STATE OF FLORIDA
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me this 18 Day of February, 1997, by Melvin Ray, President Of Horizon Gas, Inc., on behalf of the corporation. He/She is personally known to me or has produced drivers license and did not take an oath.

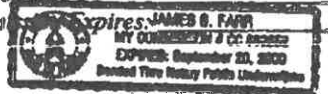
WITNESS my hand and official seal in the County and State last aforesaid this 18 day of February, 1997.

(NOTARIAL SEAL)



Notary: [Signature]

Print Name: James G. Farr
Notary Public, State of Florida
Commission No:
My Comm



HERITAGE OPERATING, L.P.
A Delaware limited partnership
d/b/a in Florida as Heritage
Operating, Limited Partnership
BY: HERITAGE HOLDINGS, INC.
a Delaware corporation, d/b/a in Florida
as Heritage Propane Holdings, Inc.,
its General Partner,

William Wares

Printed Name: WILLIAM A. WARES

[Signature]

Printed Name: Mark A. Darr

BY: [Signature]

Printed Name: G. A. Darr

Title: Vice President

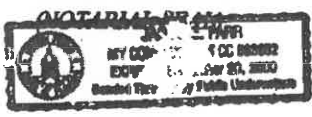
(CORPORATE SEAL)

Post Office Address:
8801 South Yale Avenue, Suite 310
Tulsa, Oklahoma 74137-3536

STATE OF Florida
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me this 18 day of February
1997, by G. A. Darr, vice President of Heritage
Holdings, Inc., on behalf of the corporation, as the general partner of Heritage Operating, L.P..
He/She is personally known to me or has produced drivers license and did not take
an oath.

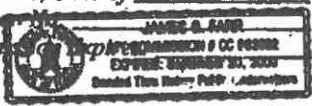
WITNESS my hand and official seal in the County and State last aforesaid this 18 day of
February, 1997.



Notary: [Signature]

Print Name: James G. Farr
Notary Public, State of Florida

Commission Expires September 21, 2000
My Commission Expires September 21, 2000



RECORDED IN OFFICIAL
RECORDS
97 FEB 24 PM 12:29
COUNTY OF HILLSBOROUGH
FLORIDA