



**Resolution 2022-R-44**

3509 Cullom Avenue Vacation of Platted Rear Utility and Drainage Easements (VAC-22-102)

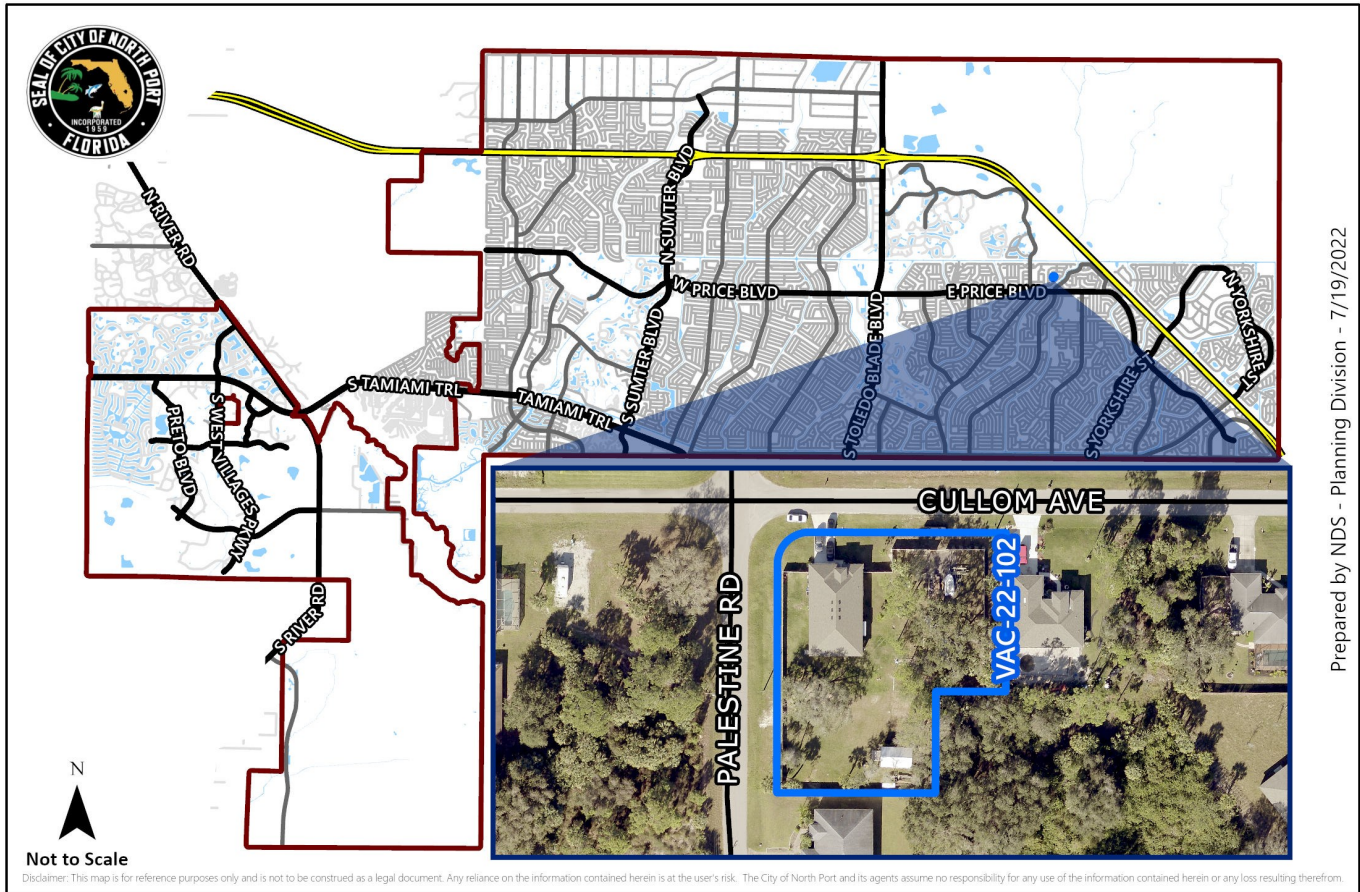
**From:** Sam Hudson, Planner I

**Thru:** Lori Barnes, AICP, CPM, Planning & Zoning Division Manager

Alaina Ray, AICP, Neighborhood Development Services Director

**Date:** September 13, 2022

**STAFF REPORT**

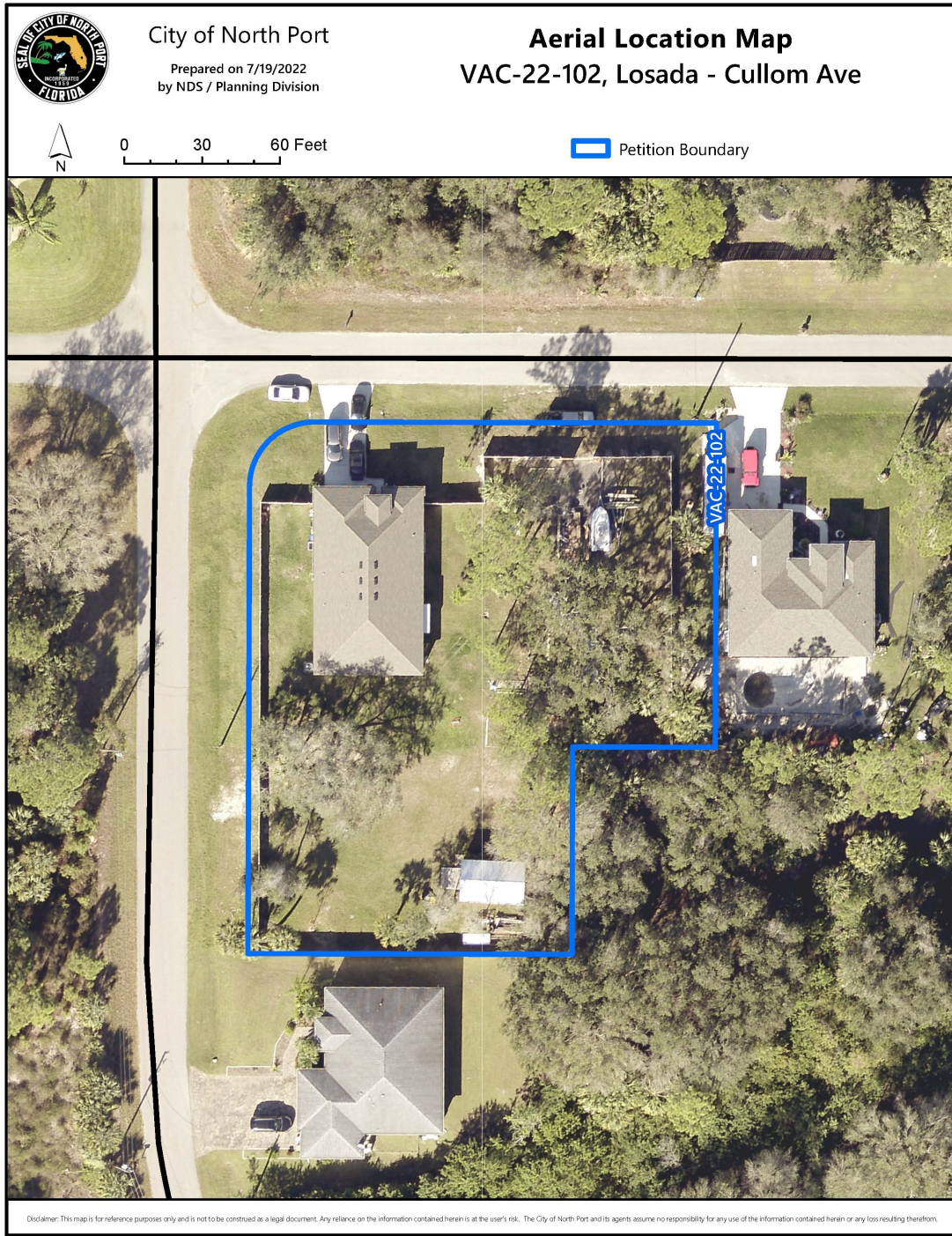


Prepared by NDS - Planning Division - 7/19/2022

- PROJECT:** 3509 Cullom Ave. (PID 1121-24-5301), Amanda and Jose Losada Vacation of a portion of the Platted Rear Utility and Drainage Easements.
- REQUEST:** To vacate 1,150 sq ft of the platted rear 10-foot Utility and Drainage Easements.
- APPLICANTS:** Amanda and Jose Losada (**Exhibit A—Warranty Deed and Affidavit**)
- OWNERS:** Amanda and Jose Losada
- LOCATION:** 3509 Cullom Avenue North Port, FL, 34288 (PID 1121-24-5301),
- PROPERTY SIZE:** ± 0.74 Acres
- ZONING:** Residential Single Family (RSF-2)

# I. BACKGROUND

On May 20, 2022, the Planning & Zoning Division received an application petitioning the City of North Port to grant a vacation of a portion of the platted rear 10-foot Utility and Drainage Easements located on lots 1 and 2 Block 2453, 49TH Addition to Port Charlotte Subdivision. The applicant is requesting to vacate a portion of the platted rear 10-foot easements, measuring approximately 1,150 square feet, in order construct a pool. The subject property is zoned Residential Single-Family (RSF-2) with a Future Land Use designation of Low Density Residential.



Property Data Source: Sarasota County Property Appraiser

P:\Development Review Committee\+VAC (Vacation of Easements)\VAC-22-102, Losada - Cullom Ave

## II. PROJECT SUMMARY

The property owners, Amanda and Jose Losada, are requesting a vacation of a portion of the platted rear 10-foot Utility and Drainage Easements on lots 1 and 2 in order to construct a pool. The subject property includes three lots, lots 1, 2, and 15, which have been combined with a unity of title into one building site. The property has a single-family home and two detached garages. The subject property has an active building permit #22-6276 to build a pool; the permit was submitted in May and is on hold awaiting the approval of this request.

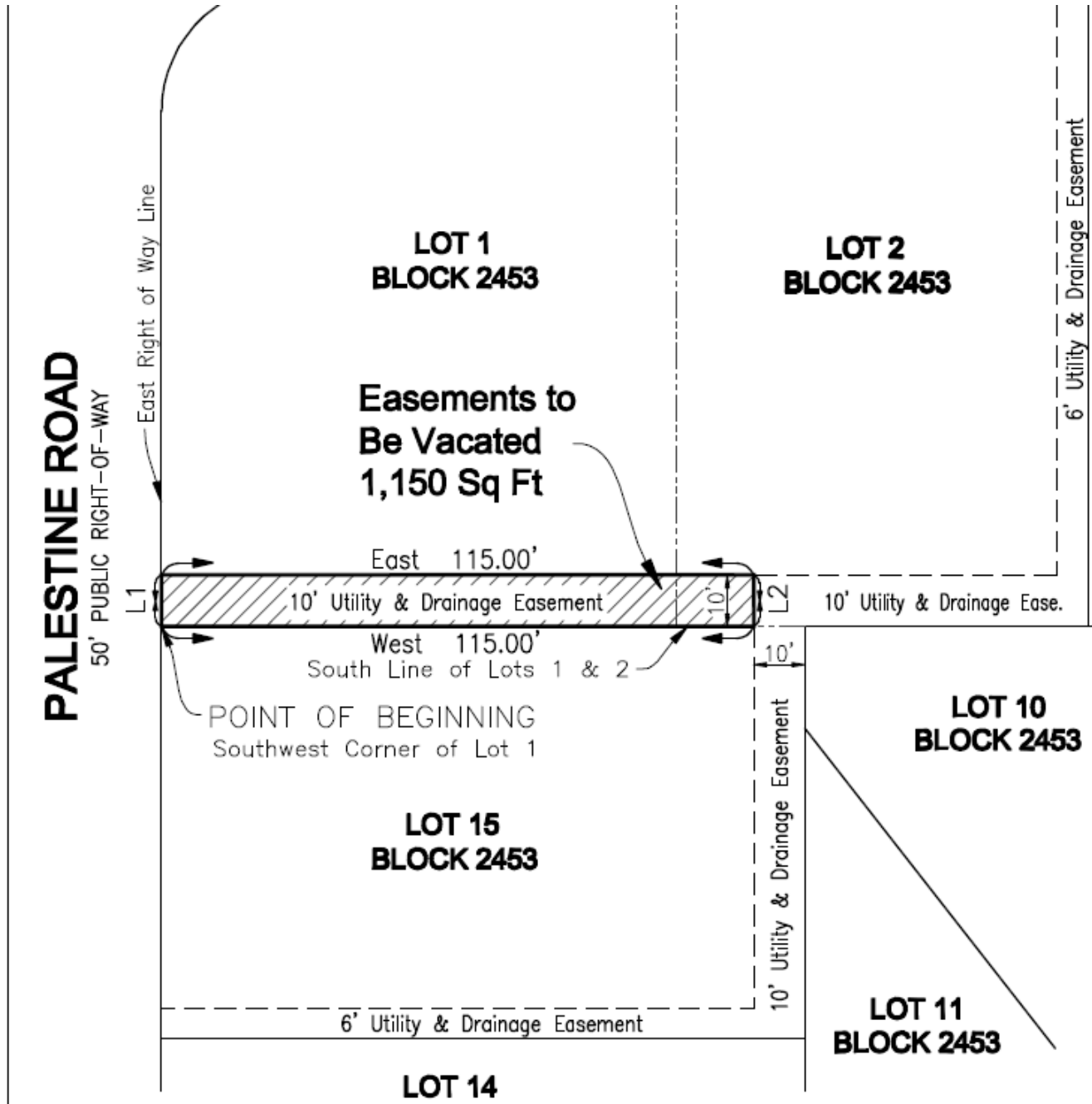


Figure 1—Sketch of easements to be vacated

### III. REVIEW PROCESS

#### STAFF REVIEW

The following agencies have reviewed the request to vacate a portion of the platted rear 10-foot Utility and Drainage Easements and through written response have granted their approval. (**Exhibit B—Notification to Utility agencies and responses**).

Utility Agency	Response
Amerigas	No objection
Comcast/Truenet Communications	Is granted
Florida Power and Light	Is granted
Frontier	Is granted
North Port Fire/Rescue	Is granted
North Port Public Works	Is granted
North Port Utilities	Is granted

Based on the responses received, the request to vacate a portion of the rear 10-foot Utility and Drainage Easement meets the following:

1. It is a vacation of a public easement.
2. The easement is not needed to provide City service to any property.
3. No public utilities or City facilities are located or planned to be located in the area.
4. The easement is not necessary to any logical extension of public utility service, sanitary sewer service, drainage or other City services to any property in the future, or an alternate and equally acceptable easement of such extension has been dedicated to the City.

#### CITY ATTORNEY REVIEW

The City Attorney has reviewed the accompanying Resolution 2022-R-44 as to form and correctness.

### IV. DATA AND ANALYSIS

#### FLORIDA STATUTES CHAPTER 177

#### FLORIDA STATUTES CHAPTER 177

Chapter 177 of the Florida Statutes provides requirements that regulate and control the platting of lands. Furthermore, Chapter 177.101 of the Florida Statutes lists the actions needed in making an application for vacation of plats either in whole or in part. The individual requesting a partial vacation of plat must give notice of their

intention to apply to the governing body to vacate the plat by publishing a legal notice in a newspaper of general circulation in the county in which the tract or parcel of land is located, in not less than two weekly issues of said paper, and must attach to the petition for vacation the proof of said publication, together with proof that taxes have been paid. Findings & Conclusion: The warranty deed provided to the City as a part of the application established that the applicant owns the fee simple title of the subject property. Based on staff review (detailed as a part of Section III of this document), as well as the due-diligence correspondence with Utility agencies, it is determined that this vacation of the platted rear Drainage and Utility Easement does not affect the ownership or right of convenient access of persons owning any other parts of the subdivision. The property owners filed a notice of intent to petition the City of North Port to vacate a portion of the rear Utility and Drainage Easement by publishing a legal notice in the North Port Sun newspaper on May 27, 2022 and June 3, 2022 (**Exhibit C—Notice of Intent**). Additionally, the applicants provided to the City of North Port Planning and Zoning Division, an application to request a vacation of platted rear Utility and Drainage Easement, a Publisher’s Affidavit, certification that taxes have been paid, and all other requisite documents (**Exhibit D— Certification that all applicable taxes have been paid**). All documents are determined to be consistent with the requirements of Florida Statutes 177.101.

ULDC

CHAPTER 53

**CHAPTER 53 ZONING REGULATIONS**

The Unified Land Development Code (ULDC) contains regulations that govern the development and land use within the incorporated area of the City of North Port, Florida. Chapter 53 of the ULDC, Part 4. Administrative Provisions, Article XXVIII. Administration and Enforcement, Sec. 53-267.D. allows for a vacation of platted easements provided that platted easements shall be vacated in accordance with Florida Statutes Chapter 177.

Findings & Conclusion: Staff reviewed the Petition VAC-22-102 relative to ULDC Chapter 53 Zoning Regulations. Pursuant to the provisions in Florida Statutes Chapter 177.101, the property owners did file a notice of intent to apply to the City of North Port Planning & Zoning Division for two weekly issues on May 27, 2022 and June 3, 2022. Additionally, the applicants provided to the City of North Port Planning and Zoning Division, an application to request a vacation of a portion of the platted rear Utility and Drainage Easement, a Publisher’s Affidavit, certification that taxes have been paid, and all requisite documents.

Staff concludes that the proposed Petition VAC-22-102 is consistent with Chapter 53 of the ULDC.

## IV. RECOMMENDED ACTION

Staff recommends **APPROVAL** of Petition No. VAC-22-102.

## V. ALTERNATIVE ACTIONS

City Commission may deny Petition VAC-22-102. If alternative action is taken, new findings will be required. Additionally, the property owners, or their contractor, would need to resubmit the required documentation for the outstanding building permits depicting the proposed improvements outside of the platted easements.

## VI. PUBLIC HEARING SCHEDULE

<b>Planning &amp; Zoning Advisory Board Public Hearing</b>	August 4, 2022 9:00 AM or as soon thereafter
<b>City Commission Public Hearing</b>	September 13, 2022 10:00 AM or as soon thereafter

## VII. EXHIBITS

<b>A.</b>	Warranty Deed and Affidavit
<b>B.</b>	Notification to Utility Agencies and Responses
<b>C.</b>	Notice of Intent
<b>D.</b>	Certification that all applicable taxes have been paid

3/15/2019 1:17 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 2347689

Exhibit A

THIS INSTRUMENT PREPARED BY:

Hometown Title & Closing Services

Nicole Klootwyk

324 Goldstein Street

Punta Gorda, FL 33950

Consideration: ~~\$218,000~~ \$266,500

Rec.: \$1865.50

Tax ID No: 1121245301

Our File: 20190063

Doc Stamp-Deed: \$1,865.50

[Space Above This Line For Recording Data]

## Special Warranty Deed

State of Florida

County of Lee

### SPECIAL WARRANTY DEED

(Corporate Seller)

This Indenture made this 7th day of March, 2019 between

**Maronda Homes, Inc . , A Florida Corporation,**

whose post office address is 3999 West First Street, Sanford, FL 32771, party of the first part, and

**Jose L. Losada and Amanda C. Losada, Husband and Wife,**

whose post office address is 5371 Andris Ct North Port, Fl. 34288 party/parties of the second part,

#### WITNESSETH:

First party, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, to wit:

**Lot 1, Block 2453, 49th ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the map or Plat thereof, as recorded in Plat Book 21, Pages 1,1A through 1TT, inclusive, of the Public Records of Sarasota County, Florida.**

**Subject,** however, to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions or requirements imposed by governmental authorities, if any. **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 party of the first part hereby covenants with said party of the second part, that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the party of the first part.

**In Witness Whereof,** first party has signed and sealed these present the date set forth on March 7, 2019.

Signed, sealed and delivered in our presence:

James Haneckow  
Witness signature

JAMES HANECKOW  
Print witness name

Carmen Gulisano  
Witness signature

CARMEN GULISANO  
Print witness name

Maronda Homes, Inc . , A Florida Corporation

By: Roger L. Riddle  
Roger L. Riddle, Vice President

State of Florida

County of Lee

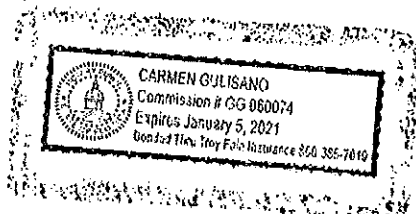
The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of March, 2019 by Roger L. Riddle, Vice President of Maronda Homes, Inc . , A Florida Corporation. He/she/they  is/are personally known to me or  has/have produced a driver's license as identification.

[Notary Seal]

Carmen Gulisano  
Notary Public

Printed Name: Carmen Gulisano

My Commission Expires: 1/5/2021



**AFFIDAVIT**

**Exhibit A**

I (the undersigned), Amanda Losada being first duly sworn, depose and say that I am the owner, attorney, attorney-in-fact, agent, lessee or representative of the owner of the property described and which is the subject matter of the proposed application; that all answers to the questions in this application, and all sketches, data and other supplementary matter attached to and made a part of the application are honest and accurate to the best of my knowledge and belief. I understand this application must be complete and accurate before the application can be processed or hearing can be advertised, and that I am authorized to sign the application by the owner or owners. I authorize City of North Port staff and agents to visit the site as necessary for proper review of this application. *If there are any special conditions such as locked gates, restricted hours, guard dogs, etc., please provide the name and telephone number of the individual who can allow access.*

Sworn and subscribed before me this 19<sup>th</sup> day of May, 2022

[Signature]  
Signature of Applicant or Authorized Agent

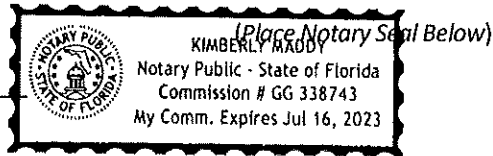
Amanda Losada  
Print Name and Title

STATE OF Florida

COUNTY OF Sarasota

The foregoing instrument was acknowledged by me this 19<sup>th</sup> day of May, 2022, by Amanda Losada who is personally known to me or has produced Known as identification.

[Signature]  
Signature - Notary Public



**AFFIDAVIT**

**AUTHORIZATION FOR AGENT/APPLICANT**

I, \_\_\_\_\_, property owner, hereby authorize \_\_\_\_\_ to act as Agent on our behalf to apply for this application on the property described as (legal description) \_\_\_\_\_

Owner

Date

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged by me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_ who is personally known to me or has produced \_\_\_\_\_ as identification.

(Place Notary Seal Below)

Signature - Notary Public



**AFFIDAVIT**

**Exhibit A**

I (the undersigned), Jose Losada being first duly sworn, depose and say that I am the owner, attorney, attorney-in-fact, agent, lessee or representative of the owner of the property described and which is the subject matter of the proposed application; that all answers to the questions in this application, and all sketches, data and other supplementary matter attached to and made a part of the application are honest and accurate to the best of my knowledge and belief. I understand this application must be complete and accurate before the application can be processed or hearing can be advertised, and that I am authorized to sign the application by the owner or owners. I authorize City of North Port staff and agents to visit the site as necessary for proper review of this application. *If there are any special conditions such as locked gates, restricted hours, guard dogs, etc., please provide the name and telephone number of the individual who can allow access.*

Sworn and subscribed before me this 19<sup>th</sup> day of May, 2022

[Signature]  
Signature of Applicant or Authorized Agent

Jose Losada owner  
Print Name and Title

STATE OF Florida

COUNTY OF Sarasota

The foregoing instrument was acknowledged by me this 19<sup>th</sup> day of May, 2022 by Jose Losada who is personally known to me or has produced Known as identification.

[Signature]  
Signature - Notary Public



**AFFIDAVIT  
AUTHORIZATION FOR AGENT/APPLICANT**

I, \_\_\_\_\_, property owner, hereby authorize \_\_\_\_\_ to act as Agent on our behalf to apply for this application on the property described as (legal description) \_\_\_\_\_

\_\_\_\_\_  
Owner Date

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

The foregoing instrument was acknowledged by me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_ who is personally known to me or has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Signature - Notary Public

(Place Notary Seal Below)

**From:** [Sam Hudson](#)  
**To:** [REVIEWERS ROE VAR VAC](#)  
**Subject:** Review of VAC-22-102 Vacation of Easement at 3509 Cullom Avenue  
**Date:** Tuesday, May 31, 2022 5:16:00 PM  
**Attachments:** [VAC Utility Review Form.pdf](#)  
[sketch and description VOE.pdf](#)

---

Dear Reviewers,

Please review this request to vacate a portion of two of the rear 10-foot maintenance easements for the property at Cullom Ave.

Displayed on the attached pdf is a survey showing the easements petitioned to be vacated.

Please complete the attached VAC Utility Review Form on whether the request is granted, not granted, or granted with conditions. Please reply with your completed document to me via email at [shudson@cityofnorthport.com](mailto:shudson@cityofnorthport.com) no later than June 14, 2022.

Thank you and have a nice day,

**Sam Hudson**

Planner I  
Planning & Zoning Division  
4970 City Hall Boulevard  
North Port, FL 34286  
941.429.7022



**City of North Port**  
**PLANNING DIVISION**  
 Neighborhood Development Services  
 4970 City Hall Boulevard  
 North Port, FL 34286  
 Office: 941.429.7229  
 Fax: 941.429.7154



Exhibit B

**VACATION OF EASEMENT**

DATE: 05/31/2022

PETITION NO: VAC-22-102

TO:

North Port Public Works  
 Amerigas  
 Florida Power and Light  
 Planning & Zoning

North Port Utilities  
 Comcast Cable/Truenet Communications Mike Little,  
 Frontier Communications  
 Fire/Rescue

Please see the attached information concerning the request for vacation of easement for the property described as:

Lots 1 & 2, Block 2453, of the 49th Addition to the Port Charlotte Subdivision, according to Plat thereof recorded in Plat Book 21, Page 1, 1A-1TT, of the Public Records of Sarasota County, Florida, also known as street address: 3509 Cullom Ave NORTH PORT, FL, 34288.

The vacation of the easement (Please check the appropriate response)

Is Granted       Is not Granted       Is Granted with Conditions

If vacation of easement **is not** granted or conditions apply, please state below:

Please respond by 06/14/2022 which is (10) ten days from receipt. If after (10) ten days a response is not received, it will be assumed there is no issue with the vacation of easement.

**Stephen Waidley** Digitally signed by Stephen Waidley  
 Date: 2022.06.01 13:28:43 -04'00'

Signature

(941) 266-9218

Phone No.

6/1/2022

Date

Frontier Florida LLC

Name of Utility

Please e-mail responses to shudson@cityofnorthport.com

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If you received this in error or do not receive all the pages, please contact Neighborhood Development Services, Planning Division at 941.429.7022.

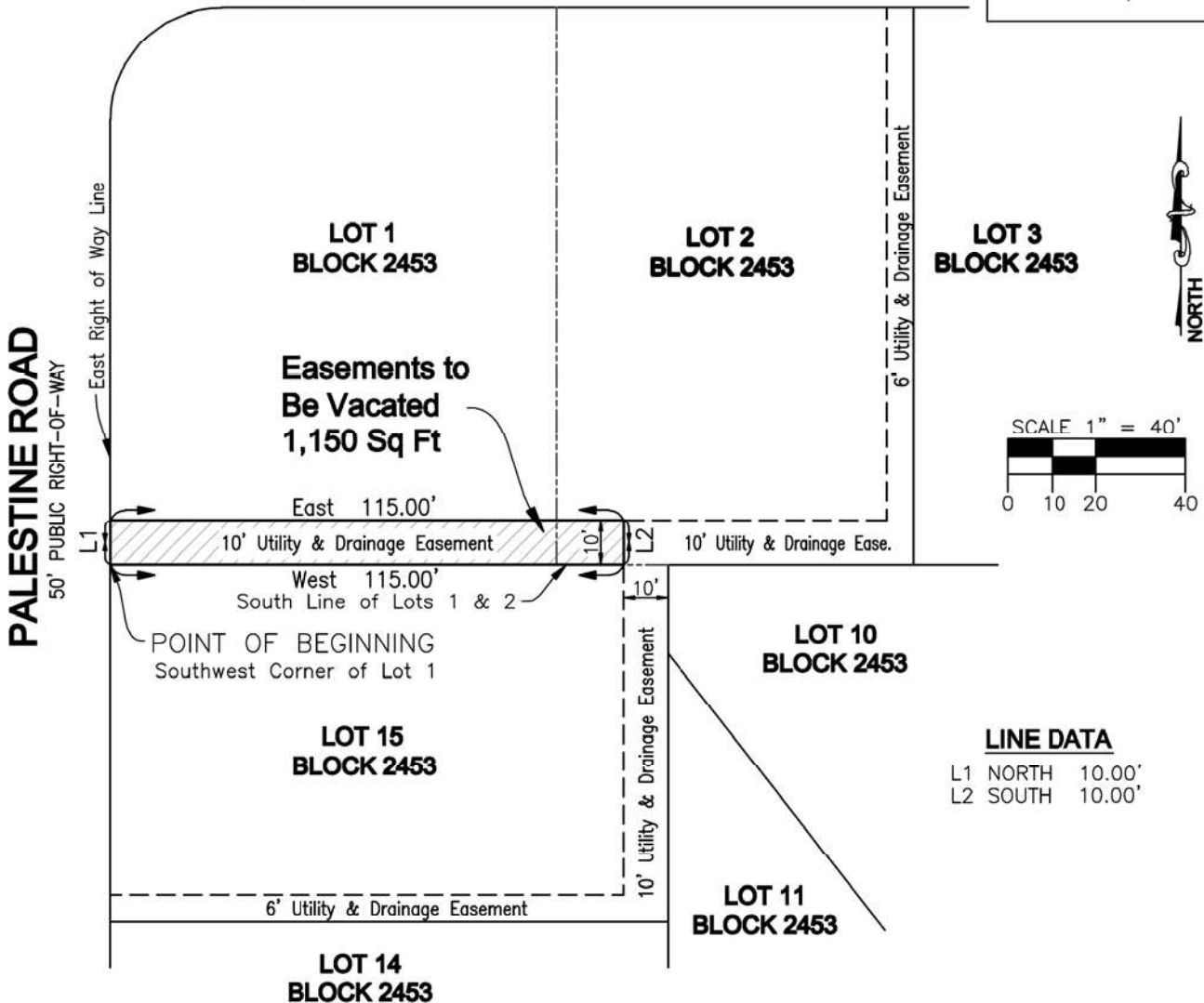
# Sketch & Description for Vacation of Easement

This is Not a Boundary Survey

## CULLOM AVENUE

50' PUBLIC RIGHT-OF-WAY

Parcel #1121-24-5301  
3509 Cullom Avenue  
North Port, FL 34288




### LINE DATA

L1 NORTH 10.00'  
L2 SOUTH 10.00'

### Description

All that portion of the 10 foot wide Utility & Drainage Easement lying North of and adjacent to the South line of Lot 1, and a portion of the 10 foot wide Utility & Drainage Easement lying North of and adjacent to the South line of Lot 2, Block 2453, 49th ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the map or Plat thereof, as recorded in Plat Book 21, at Pages 1, 1-A through 1-TT, inclusive, of the Public Records of Sarasota County, Florida, and being more particularly described as follows:

Beginning at the Southwest corner of said Lot 1; thence North along the East Right of Way Line of Palestine Road ( a 50' wide Public Right of Way ), a distance of 10.00'; thence East along a line being 10.00' North of and parallel with the South line of said Lots 1 and 2, a distance of 115.00'; thence, South, a distance of 10.00' to the intersection with the said South line of Lots 1 and 2; thence, West, along said South line of Lots 1 and 2, a distance of 115.00' to the Point of Beginning, and containing 1150 Square Feet, More or Less.

BY:   
DAVID B. SHREMSHOCK  
Registered Surveyor and Mapper  
#5637 State of Florida

David  
Shremshock

Digitally signed by David  
Shremshock  
Date: 2022.05.26 14:11:50  
-04'00'

DATE: 5/26/22

SHREMSHOCK SURVEYING, INC. LB #7747

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

**Shremshock Surveying, Inc.**  
Land Surveyors  
5265 Alamos Terr.  
North Port, Florida 34288  
ph. (941) 423-8875 fax (941) 423-4365  
e-mail: shremshocksurveying@comcast.net



**City of North Port**  
**PLANNING DIVISION**  
 Neighborhood Development Services  
 4970 City Hall Boulevard  
 North Port, FL 34286  
 Office: 941.429.7229  
 Fax: 941.429.7154



Exhibit B

**VACATION OF EASEMENT**

DATE: 05/31/2022

PETITION NO: VAC-22-102

TO:

North Port Public Works  
 Amerigas  
 Florida Power and Light  
 Planning & Zoning

North Port Utilities  
 Comcast Cable/Truenet Communications Mike Little,  
 Frontier Communications  
 Fire/Rescue

Please see the attached information concerning the request for vacation of easement for the property described as:

Lots 1 & 2, Block 2453, of the 49th Addition to the Port Charlotte Subdivision, according to Plat thereof recorded in Plat Book 21, Page 1, 1A-1TT, of the Public Records of Sarasota County, Florida, also known as street address: 3509 Cullom Ave NORTH PORT, FL, 34288.

The vacation of the easement (**Please check the appropriate response**)

Is Granted       Is not Granted       Is Granted with Conditions

If vacation of easement **is not** granted or conditions apply, please state below:

Please respond by 06/14/2022 which is (10) ten days from receipt. If after (10) ten days a response is not received, it will be assumed there is no issue with the vacation of easement.

**Peter J. Marietti III** Digitally signed by Peter J. Marietti III  
 Date: 2022.06.01 06:57:19 -04'00'

Signature

941.240.8180

Phone No.

06/01/2022

Date

North Port Fire Rescue District

Name of Utility

**Please e-mail responses to shudson@cityofnorthport.com**

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 Planning & Zoning

North Port Utilities  
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 Fire/Rescue

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The vacation of the easement (Please check the appropriate response)

Is Granted       Is not Granted       Is Granted with Conditions

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Please respond by 06/14/2022 which is (10) ten days from receipt. If after (10) ten days a response is not received, it will be assumed there is no issue with the vacation of easement.

**Anthony C. Payne** Digitally signed by Anthony C. Payne  
 Date: 2022.06.01 06:39:10 -04'00'

Signature

6/1/2022

Date

NPPW

Name of Utility

Phone No.

Please e-mail responses to shudson@cityofnorthport.com

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Please respond by 06/14/2022 which is (10) ten days from receipt. If after (10) ten days a response is not received, it will be assumed there is no issue with the vacation of easement.

**Kevin Murphy**  
 Digitally signed by Kevin Murphy  
 Date: 2022.06.01 07:38:57 -04'00'  
 Signature  
941-356-1489  
 Phone No.

6/1/2022  
 Date  
**Comcast**  
 Name of Utility

Please e-mail responses to shudson@cityofnorthport.com

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Please respond by 06/14/2022 which is (10) ten days from receipt. If after (10) ten days a response is not received, it will be assumed there is no issue with the vacation of easement.

[Signature]  
 Signature  
(941) 423-4847  
 Phone No.

06/01/2022  
 Date  
Florida Power & Light  
 Name of Utility

Please e-mail responses to [shudson@cityofnorthport.com](mailto:shudson@cityofnorthport.com)

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**VACATION OF EASEMENT**

DATE: 05/31/2022

PETITION NO: VAC-22-102

TO:

North Port Public Works  
 Amerigas  
 Florida Power and Light  
 Planning & Zoning

North Port Utilities  
 Comcast Cable/Truenet Communications Mike Little,  
 Frontier Communications  
 Fire/Rescue

Please see the attached information concerning the request for vacation of easement for the property described as:

Lots 1 & 2, Block 2453, of the 49th Addition to the Port Charlotte Subdivision, according to Plat thereof recorded in Plat Book 21, Page 1, 1A-1TT, of the Public Records of Sarasota County, Florida, also known as street address: 3509 Cullom Ave NORTH PORT, FL, 34288.

The vacation of the easement (Please check the appropriate response)

Is Granted       Is not Granted       Is Granted with Conditions

If vacation of easement is not granted or conditions apply, please state below:

Please respond by 06/14/2022 which is (10) ten days from receipt. If after (10) ten days a response is not received, it will be assumed there is no issue with the vacation of easement.



Signature

280 8021

Phone No.

06-02-2022

Date

NP UTILITIES

Name of Utility

Please e-mail responses to [shudson@cityofnorthport.com](mailto:shudson@cityofnorthport.com)

NOTICE: The information contained in this document may be confidential and/or legally privileged information intended for the use of the Individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any copying, dissemination or distribution of confidential or privileged information is strictly prohibited. If you have received this communication in error, please immediately notify us by telephone.

If you received this in error or do not receive all the pages, please contact Neighborhood Development Services, Planning Division at 941.429.7022.



Exhibit C

**NOTICE OF INTENT CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA TO WHOM IT MAY CONCERN:**

Notice is hereby given pursuant to the provisions of Chapter 177, Florida Statutes, that Jose and Amanda Losada, the property owners, intends to petition the City of North Port to vacate a portion of the 20-foot platted rear drainage maintenance easement and a porti platted rear drainage and utility easement located on lot 1, Block 2453, 49th Addition to the Port Charlotte Subdivision, according to the plat thereof as recorded in Plat Book 21, Pages 1, 1A 1TT, of the Public Records of Sarasota County, Florida. All of the above lying and being in the City of North Port, Sarasota County, Florida.  
Publish: 05/27/22, 06/03/22  
428620 3848354

**PUBLISHER’S AFFIDAVIT OF PUBLICATION STATE OF FLORIDA COUNTY OF CHARLOTTE:**

Before the undersigned authority personally appeared Sierra Civin, who on oath says that she is the Legal Advertising Representative of The Daily Sun, a newspaper published at Charlotte Harbor in Charlotte County, Florida; that the attached copy of advertisement, being a Legal Notice that was published in said newspaper in the issue(s)

05/27/22, 06/03/22

as well as being posted online at [www.yoursun.com](http://www.yoursun.com) and [www.floridapublicnotices.com](http://www.floridapublicnotices.com).

Affiant further says that the said newspaper is a newspaper published at Charlotte Harbor, in said Charlotte County, Florida, and that the said newspaper has heretofore been continuously published in said Charlotte County, Florida, Sarasota County, Florida and DeSoto County, Florida, each day and has been entered as periodicals matter at the post office in Punta Gorda, in said Charlotte County, Florida, for a period of 1 year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

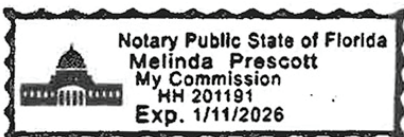
*Sierra Civin*

(Signature of Affiant)

Sworn and subscribed before me this Subscribed and sworn to before me this 3rd day of June, 2022

*Melinda Prescott*

(Signature of Notary Public)



Personally known  X  OR      Produced Identification

## Sarasota County Tax Collector

Exhibit D

generated on 7/21/2022 11:07:21 AM EDT

## Tax Record

Last Update: 7/21/2022 11:07:21 AM EDT

<a href="#">Register for eBill</a>
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## 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			
1121245301	REAL ESTATE	2021			
<b>Mailing Address</b> LOSADA JOSE L LOSADA AMANDA C 3509 CULLOM AVE NORTH PORT FL 34288		<b>Property Address</b> 3509 CULLOM AVE 005  <b>Old Account Number</b> 1121-24-5301			
Base Exempt Amount	Taxable Value				
see below	see below				
Exemption Detail	Millage Code	Escrow Code			
HX 25000	0500				
H2 25000					
<b>Legal Description</b> 3509 CULLOM AVE LOTS 1, 2 & 15, BLK 2453, 49TH ADD TO PORT CHARLOTTE, BEING SAME LANDS AS DESC IN ORI 2017139829, 2018074812 & 2019042253					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Exemption Value Amount	Taxable Value	Taxes Levied	
Sarasota Co. General Revenue	3.2232	165,580	50,000	\$372.54	
Mosquito Control	0.0510	165,580	50,000	\$5.89	
Sarasota Co. Hospital Dist.	1.0420	165,580	50,000	\$120.43	
West Coast Inland Navigation	0.0394	165,580	50,000	\$4.55	
SW FL Water Management Dist.	0.2535	165,580	50,000	\$29.30	
Bonds-Debt Service	0.1170	165,580	50,000	\$13.52	
Sarasota Co. Legacy Trl	0.0649	165,580	50,000	\$7.50	
Sarasota School Board					
School Board - State	3.4610	165,580	25,000	\$486.55	
School Board - Local	3.2480	165,580	25,000	\$456.60	
City of North Port	3.7667	165,580	50,000	\$435.36	
<b>Total Millage</b>		15.2667	<b>Total Taxes</b>		\$1,932.24
Non-Ad Valorem Assessments					
Code	Levying Authority	Amount			
F093	North Port Fire & Rescue	\$341.63			
G071	North Port Solid Waste	\$250.00			

R097	North Port Road & Drainage	\$173.28
R197	North Port R&D Capital Improve	\$138.00

**Exhibit D**

<b>Total Assessments</b>	\$902.91
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Taxes & Assessments	\$2,835.15
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<b>If Paid By</b>	<b>Amount Due</b>
	<b>\$0.00</b>

Date Paid	Transaction	Receipt	Item	Amount Paid
11/23/2021	PAYMENT	8055358.0001	2021	\$2,721.74

**Prior Year Taxes Due**

NO DELINQUENT TAXES