



City of North Port

RESOLUTION NO. 2022-R-62

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF NORTH PORT, FLORIDA, ACCEPTING A PERMANENT ACCESS EASEMENT AND TWO TEMPORARY CONSTRUCTION EASEMENTS ON A PORTION OF PROPERTY LYING IN SECTIONS 29, 30, 31 & 32, TOWNSHIP 39 SOUTH, RANGE 21 EAST AS DESCRIBED IN SARASOTA COUNTY, FLORIDA, PROPERTY APPRAISER PARCEL IDENTIFICATION NUMBER 0996001000; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR FILING OF DOCUMENTS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Commission authorized in Resolution No. 2022-R-39 the acquisition of a utility site lying east of Pan American Boulevard being a portion of the parcel as described in Sarasota County Property Appraiser Parcel Identification No. 0996001000 ("Property"); and

WHEREAS, the property owner grants to the City of North Port, Florida a fifty-foot (50') permanent access easement and two fifteen-foot (15') temporary construction easements over a portion of the adjoining property (the "Easements"); and

WHEREAS, the *Permanent Access Easement* permits access for vehicular, equipment, pedestrian, and any utility operations, to and from the Property; and

WHEREAS, the *Temporary Construction Easements* permit the City to conduct construction activities over, across, and upon each side of the permanent access easement; and

WHEREAS, the City Commission of the City of North Port, Florida finds that the Easements satisfies an immediate or future need of the City.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF NORTH PORT, FLORIDA:

SECTION 1 – INCORPORATION OF RECITALS

1.01 The above recitals are true and correct and are incorporated in this resolution by reference.

SECTION 2 – RESOLUTION

- 2.01 The Easements are located within a portion of the real property identified as follows:
- Sections 29, 30, 31 & 32, Township 39 South, Range 21 East, Sarasota County, Florida; bearing Parcel Identification Number 0996001000.
- 2.02 The City Commission accepts and approves the *Permanent Access Easement* attached as Exhibit A.
- 2.03 The City Commission accepts and approves the *Temporary Construction Easements* attached as Exhibit B.
- 2.04 All identified exhibits are incorporated in this ordinance by reference.

SECTION 3 – FILING OF DOCUMENTS

- 3.01 The City Clerk is directed to file a certified copy of this resolution with the Clerk of the Sarasota County Circuit Court to be duly recorded in the official records of the county.

SECTION 4 – CONFLICTS

- 4.01 In the event of any conflict between the provisions of this resolution and any other resolution, in whole or in part, the provisions of this resolution will prevail to the extent of the conflict.

SECTION 5 – SEVERABILITY

- 5.01 If a court of competent jurisdiction finds that any section, subsection, sentence, clause, phrase, or provision of this resolution is for any reason invalid or unconstitutional, that provision will be deemed a separate, distinct, and independent provision and will not affect the validity of the remaining portions of the resolution.

SECTION 6 – EFFECTIVE DATE

- 6.01 This resolution takes effect immediately.

ADOPTED by the City Commission of the City of North Port, Florida, in public session on September 13, 2022.

CITY OF NORTH PORT, FLORIDA

PETE EMRICH
MAYOR

ATTEST

HEATHER TAYLOR, MMC
CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS

AMBER L. SLAYTON, B.C.S.
CITY ATTORNEY

Return to:
 City Clerk
 City of North Port
 4790 City Hall Blvd.
 North Port, FL 34286

Portion of PID 0996001000

PERMANENT ACCESS EASEMENT AGREEMENT

THIS PERMANENT ACCESS EASEMENT AGREEMENT (“Easement Agreement”) granted this ____ day of _____, 2022, by and between **5400 Group, LLC**, a Florida limited liability company whose address is 2044 Constitution Boulevard, Sarasota, Florida 34231 (“Grantor”), and **The City of North Port, Florida, a municipal corporation of the State of Florida**, located in Sarasota County, Florida, (the “Grantee”), whose mailing address is 4970 City Hall Boulevard, North Port, Florida 34286.

Wherever used herein the terms “Grantor” and “Grantee” include such parties, as defined in the first paragraph of this Easement Agreement, together with their respective heirs, legal representatives, successors, and assigns.

WITNESSETH:

That Grantor, for and in consideration of ten dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby grants to Grantee a fifty-foot (50’) permanent non-exclusive access easement (“Easement”), on, over and across the following described property (the “Easement Area”) in Sarasota County, Florida, for the uses and with the limitations described herein:

That certain land located in the City of North Port, Section 30, Township 39 South, Range 21 East, Sarasota County, Florida, as described in the attached **Exhibit A.**

Grantee is permitted to use the Easement Area for ingress and egress access for pedestrian and vehicular use, over, across and upon the Easement Area, to and from Grantee’s utility operations. Grantee shall have the right to construct, maintain and repair an access road and related facilities, including to fill, install a culvert crossing pipe in the stormwater management area, stabilize and improve the surface for vehicular and pedestrian access. The Grantee shall be exclusively responsible, at its sole cost, for any modifications or improvements that are constructed, installed, or placed within the Easement Area and to restore all damaged or disturbed areas to a sodden condition or substantially similar condition to that existing prior to damage or disturbance.

Grantee shall not unreasonably restrict ingress or egress of Grantor or its permittees to the Easement Area. Notwithstanding the foregoing, Grantee shall be permitted to temporarily restrict ingress or egress to the Easement Area to the extent necessary for safety purposes.

Grantee shall insure that there is reasonable ingress and egress across the Easement Area for the use of Grantor and permittees. Grantor retains the right to utilize the Easement Area for any purpose, subject to the Grantee’s right of access.

The Grantor hereby covenants and warrants that Grantor owns the said land described herein and the undersigned person has the legal authority to grant this permanent Easement on behalf of the Grantor. Grantor will, at its sole cost, repair any damage or disturbance caused by its occupancy or use of the Easement Area.

IN WITNESS WHEREOF, the Grantor has duly authorized and caused this Easement Agreement to be executed in its name as of the day and year first herein written.

GRANTOR:

**5400 Group, LLC,
a Florida limited liability company**

Witness No. 1

Signature

Printed Name

Printed Name/Title

Witness No. 2

Printed Name

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ___ day of _____ 20___, by _____ (name), as _____ (title) for _____ (entity).

Notary Public

___ Personally Known OR ___ Produced Identification
Type of Identification Produced _____

Approved by the City Commission of the City of North Port, Florida on July 12, 2022.

CITY OF NORTH PORT, FLORIDA

JEROME FLETCHER II, ICMA-CM, MPA
CITY MANAGER

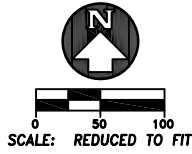
ATTEST

HEATHER FAUST, MMC
CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS

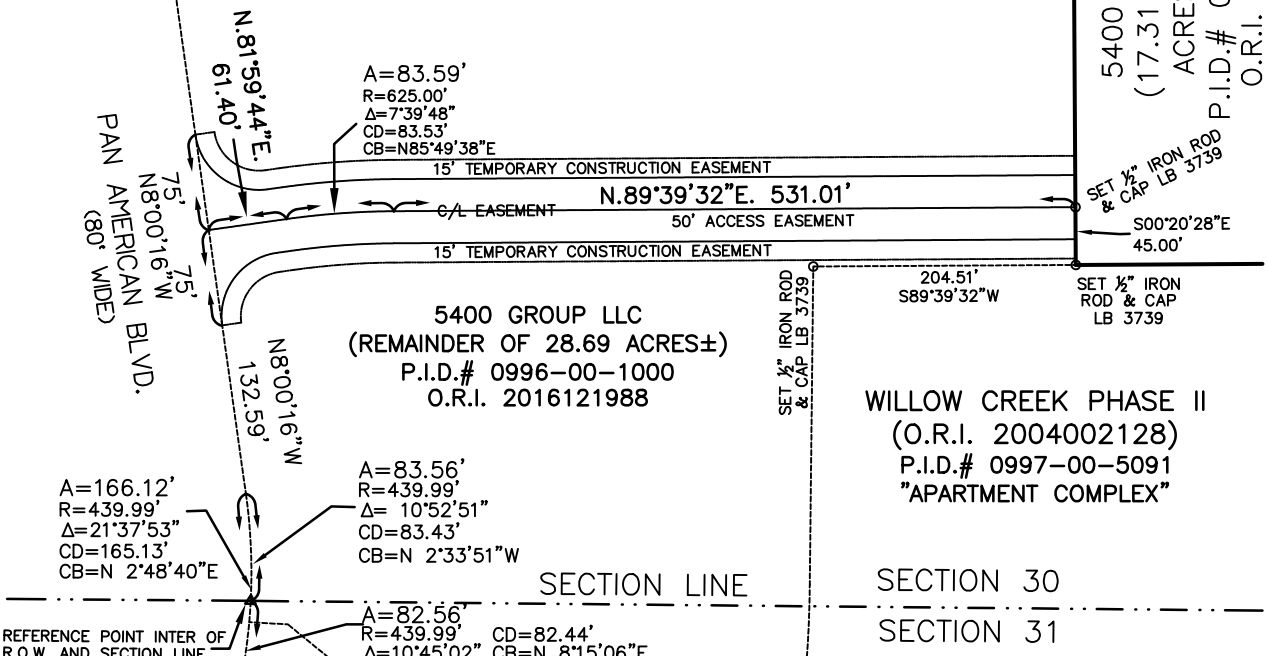
AMBER L. SLAYTON, B.C.S.
CITY ATTORNEY

EXHIBIT 'A'



5400 GROUP LLC
(REMAINDER OF 28.69 ACRES±)
P.I.D.# 0996-00-1000
O.R.I. 2016121988

5400 GROUP LLC
(17.31 AC of 28.69
ACRES± PARCEL)
P.I.D.# 0996-00-1000
O.R.I. 2016121988



WILLOW CREEK PHASE II
(O.R.I. 2004002128)
P.I.D.# 0997-00-5091
"APARTMENT COMPLEX"

WILLOW CREEK CIRCLE
INGRESS/EGRESS, DRAINAGE & UTILITY EASEMENT
(O.R.I. 1998150931) P.I.D.# 0997-00-5060
TAX DEED O.R.I. 2009094703

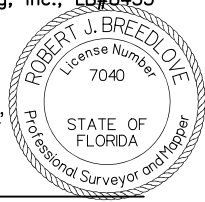
PAN AMERICAN BLVD.
(80' WIDE)
N.13°37'36"E. 734.41'
P.O.C.
SE. CORNER 43RD
ADDITION TO PORT
CHARLOTTE SUBDIVISION
NORTH RIGHT-OF-WAY LINE
US-41, TAMiami TRAIL

CERTIFICATE

I, hereby certify that this Map/Report of Survey as shown and/or described herein represents the results of Field Surveys performed under my supervision, that it is true and correct to the best of my knowledge, information and belief and meets the requirements of Chapter 5J-17, F.A.C. pursuant to Section 472.027, F.S. Subject to all notations as shown herein.

Van Buskirk & Fish Surveying & Mapping, Inc., LB#8455

Robert J. Breedlove



ELECTRONICALLY SIGNED AND SEALED BY ROBERT J. BREEDLOVE, FL. PSM #LS7040. VERIFICATION BY THE IDENTRUST ACTIVEID PROCESS EMBEDDED WITHIN.

By: Robert J. Breedlove, P.S.M.
Registered Professional Surveyor & Mapper
Florida Certificate No. 7040

Date of Survey: 07-19-2022

"This document Digitally Signed and Sealed by the certifying Surveyor and Mapper."

| LEGEND | | P.O.C. | POINT OF COMMENCEMENT |
|--------|--------------------------|--------|------------------------------------|
| C/L | CENTERLINE | P.O.B. | POINT OF BEGINNING |
| A | ARC DISTANCE OF CURVE | AC | ACRES |
| R | RADIUS DISTANCE OF CURVE | O.R.I. | OFFICIAL RECORDS INSTRUMENT |
| Δ | DELTA OF CURVE | P.I.D. | PARCEL IDENTIFICATION |
| CD | CHORD DISTANCE OF CURVE | O | SET #4 IRON ROD WITH LB. 3739 CAP. |
| CB | CHORD BEARING OF CURVE | ΔCC | COMPUTED POINT NOT SET |

FOR: THE CITY OF NORTH PORT AND THE 5400 GROUP, LLC.

OVERALL SKETCH OF ACCESS AND CONSTRUCTION EASEMENTS FOR THE CITY OF NORTH PORT LOCATED IN SECTION 30, TOWNSHIP 39 S, RANGE 21 E. CITY OF NORTH PORT, SARASOTA COUNTY FLORIDA
© 2022 Van Buskirk & Fish Surveying & Mapping, Inc.

VAN BUSKIRK & FISH
Surveying & Mapping . Inc. **VB&F**
12450 Unit C Tamiami Trail - North Port, FL 34287 . (941) 426-0681

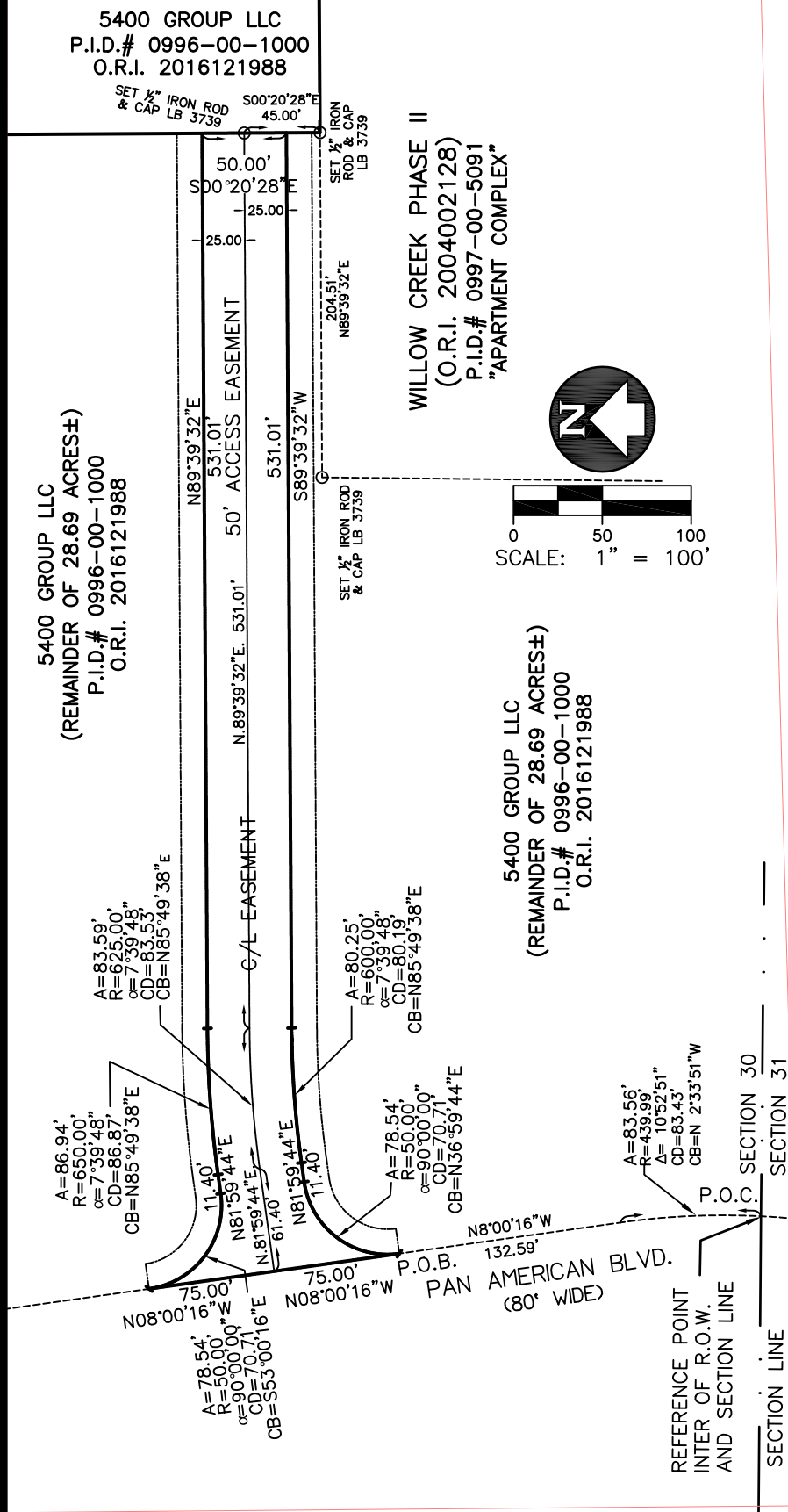
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| DWN.: RJB | DATE: 8/08/22 |
| CHK'D.: | DATE: |
| PAGE: 1 | OF: 4 |
| PROJECT NO.: 22-1088 SK-LGL | |

LEGAL DESCRIPTION OF 50' ACCESS & UTILITY EASEMENT:

LOCATED IN SECTIONS 30, TOWNSHIP 39 SOUTH, RANGE 21 EAST, SARASOTA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE REFERENCE POINT LOCATED ON THE EASTERLY RIGHT-OF-WAY LINE (80 FOOT WIDTH) OF PAN AMERICAN BLVD., WITH THE SOUTHERLY LINE OF SECTION 30, SHOWN AS "REFERENCE POINT" AS THE POINT OF COMMENCEMENT AND A POINT OF CURVATURE TO THE LEFT, HAVING A RADIUS OF 439.99 FEET, A CENTRAL ANGLE OF 10°52'51", A CHORD BEARING OF N.02°33'51"W. AND A CHORD LENGTH OF 83.43 FEET; THENCE ALONG THE ARC OF SAID CURVE AND SAID EAST RIGHT OF WAY LINE OF PAN AMERICAN BLVD., AN ARC LENGTH OF 83.56 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.08°00'16"W., ALONG SAID EAST RIGHT OF WAY LINE OF PAN AMERICAN BLVD., A DISTANCE OF 132.59 FEET TO THE INTERSECTION OF THE EAST RIGHT OF WAY OF PAN AMERICAN BOULEVARD WITH THE SOUTHERLY LINE OF THE 50 FT ACCESS AND UTILITY EASEMENT AND THE POINT OF BEGINNING; THENCE CONTINUING N.08°00'16"W ALONG THE EAST RIGHT OF WAY OF PAN AMERICAN BOULEVARD, A DISTANCE OF 75.00 FEET TO THE CENTERLINE OF THE 50' ACCESS AND UTILITY EASEMENT, THENCE CONTINUING N.08°00'16"W, 75.00 FEET TO A POINT OF CURVATURE, THENCE LEAVING THE RIGHT OF WAY OF PAN AMERICAN BOULEVARD AND FOLLOWING SAID CURVATURE OF THE NORTHERLY EDGE OF THE 50' ACCESS AND UTILITY EASEMENT, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF S.53°00'16"E AND A CHORD LENGTH OF 70.71 FEET, THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 78.54 FEET TO A POINT OF TANGENCY OF SAID CURVE, THENCE N.81°59'44"E, 11.40 FEET TO A POINT OF CURVATURE TO THE RIGHT, HAVING A RADIUS OF 650.00 FEET, A CENTRAL ANGLE OF 7°39'48", A CHORD BEARING OF N.85°49'38"E AND A CHORD LENGTH OF 86.87 FEET, THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 86.94 FEET TO A POINT OF TANGENCY OF SAID CURVE, THENCE N.89°39'32"E, 531.01 FEET TO A POINT LOCATED ON THE NEW WESTERN BOUNDARY A 17.31 ACRE TRACT, THENCE S.00°20'28"E, 50.00 FEET TO THE SOUTHERLY EDGE OF THE 50' ACCESS AND UTILITY EASEMENT, THENCE S.89°39'32"W, 531.01 FEET TO A POINT OF CURVATURE TO THE LEFT, HAVING A RADIUS OF 600.00 FEET, A CENTRAL ANGLE OF 7°39'48", A CHORD BEARING OF S.85°49'38"W AND A CHORD DISTANCE OF 80.19 FEET, THENCE ALONG THE ARC OF SAID CURVE 80.25 FEET TO A POINT OF TANGENCY OF SAID CURVE, THENCE S.81°59'44"W, 11.40 FEET TO A POINT OF CURVATURE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF S.36°59'44"W AND A CHORD DISTANCE OF 70.71 FEET, THENCE ALONG THE ARC OF SAID CURVE 78.54 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 34,873 SQUARE FEET OR 0.80 ACRES, MORE OR LESS AND BEING A PORTION OF THAT LAND AS DESCRIBED IN O.R.I. 2016121988.



| LEGEND | |
|--------|-------------------------------------|
| C/L | CENTERLINE |
| A | ARC DISTANCE OF CURVE |
| R | RADIUS DISTANCE OF CURVE |
| α | DELTA OF CURVE |
| CD | CHORD DISTANCE OF CURVE |
| CB | CHORD BEARING OF CURVE |
| P.O.C. | POINT OF COMMENCEMENT |
| P.O.B. | POINT OF BEGINNING |
| AC | ACRES |
| O.R.I. | OFFICIAL RECORDS INSTRUMENT |
| P.I.D. | PARCEL IDENTIFICATION |
| ○ | SET #4 IRON ROD WITH L.B. 3739 CAP. |
| ACC | COMPUTED POINT NOT SET |

FOR: THE CITY OF NORTH PORT AND THE 5400 GROUP, LLC.

MAP BEARING OF 50 FOOT ACCESS AND UTILITY EASEMENT FOR THE CITY OF NORTH PORT LOCATED IN SECTION 30, TOWNSHIP 39 S, RANGE 21 E. CITY OF NORTH PORT, SARASOTA COUNTY FLORIDA
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VAN BUSKIRK & FISH
Surveying & Mapping . Inc.
 12450 Unit C Tamiami Trail • North Port, FL 34287 • (941) 426-0681

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| DWN.: RJB | DATE: 08/08/22 |
| CHK'D.: | DATE: |
| PAGE: 2 | OF: 4 |
| PROJECT NO.: 22-1088 SK-LGL | |

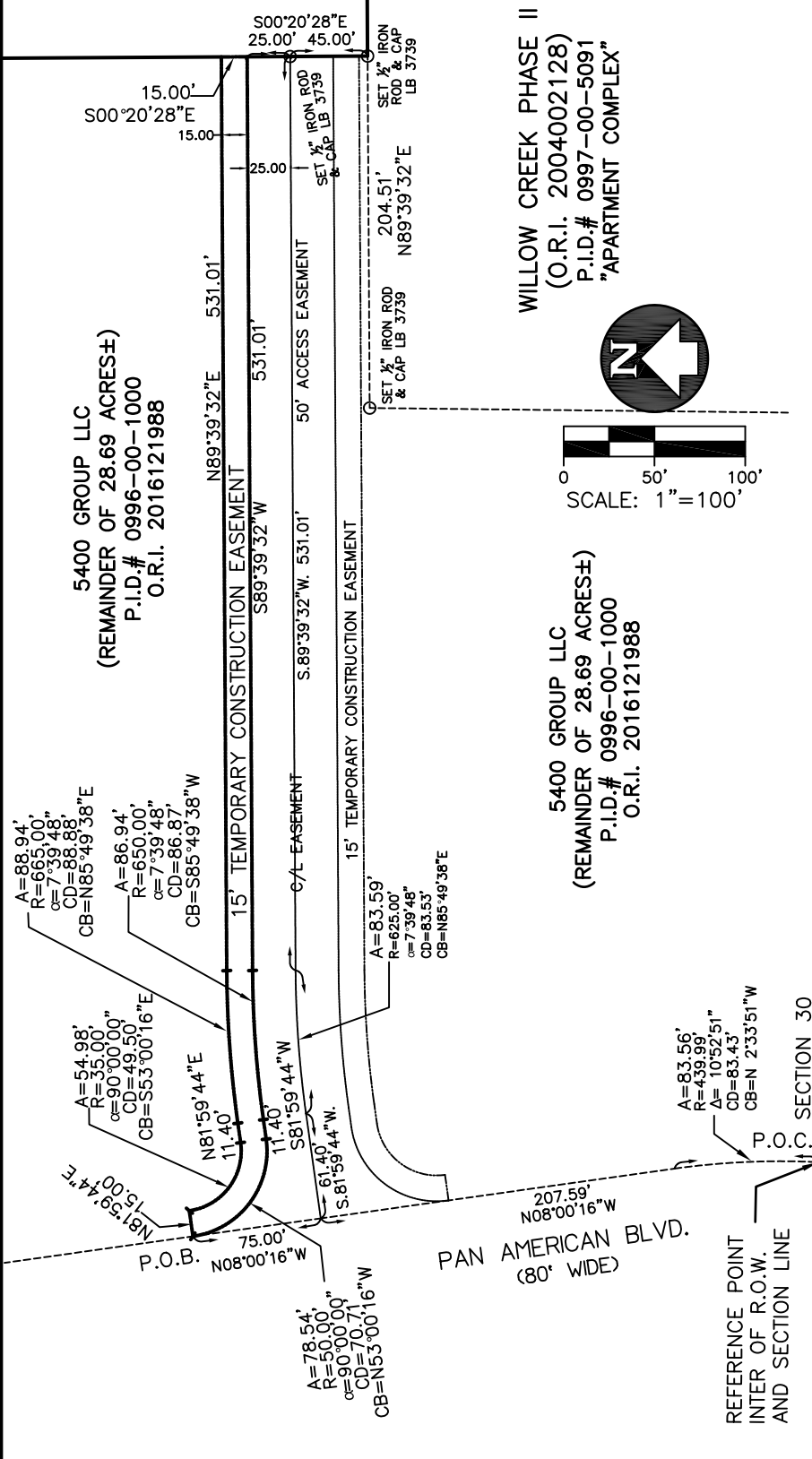
5400 GROUP LLC
 P.I.D.# 0996-00-1000
 O.R.I. 2016121988

LEGAL DESCRIPTION OF 15' TEMPORARY CONSTRUCTION EASEMENT:

LOCATED IN SECTION 30, TOWNSHIP 39 SOUTH, RANGE 21 EAST, SARASOTA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE REFERENCE POINT LOCATED ON THE EASTERLY RIGHT-OF-WAY LINE (80 FOOT WIDTH) OF PAN AMERICAN BLVD., WITH THE SOUTHERLY LINE OF SECTION 30, SHOWN AS "REFERENCE POINT" AS THE POINT OF COMMENCEMENT AND A POINT OF CURVATURE TO THE LEFT, HAVING A RADIUS OF 439.99 FEET, A CENTRAL ANGLE OF 10°52'51", A CHORD BEARING OF N.02°33'51"W. AND A CHORD LENGTH OF 83.43 FEET; THENCE ALONG THE ARC OF SAID CURVE AND SAID EAST RIGHT OF WAY LINE OF PAN AMERICAN BLVD., AN ARC LENGTH OF 83.56 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.08°00'16"W, ALONG SAID EAST RIGHT OF WAY LINE OF PAN AMERICAN BLVD., A DISTANCE OF 207.59 FEET TO THE INTERSECTION OF THE EAST RIGHT OF WAY OF PAN AMERICAN BOULEVARD WITH THE CENTERLINE OF THE 50 FT ACCESS AND UTILITY EASEMENT, THENCE N.08°00'16"W, 75.00 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT OF WAY OF PAN AMERICAN BOULEVARD, N.81°59'41"E, 15.00 FEET TO A POINT OF CURVATURE, THENCE FOLLOWING SAID CURVATURE OF THE NORTHERLY EDGE OF THE 15' TEMPORARY CONSTRUCTION EASEMENT, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF S.53°00'16"E AND A CHORD LENGTH OF 49.50 FEET, THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 54.98 FEET TO A POINT OF TANGENCY OF SAID CURVE, THENCE N.81°59'44"E, 11.40 FEET TO A POINT OF CURVATURE TO THE RIGHT, HAVING A RADIUS OF 665.00 FEET, A CENTRAL ANGLE OF 7°39'48", A CHORD BEARING OF N.85°49'38"E AND A CHORD LENGTH OF 88.88 FEET, THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 88.94 FEET TO A POINT OF TANGENCY OF SAID CURVE, THENCE N.89°39'32"E, 531.01 FEET TO A POINT LOCATED ON THE NEW WESTERN BOUNDARY A 17.31 ACRE TRACT, THENCE S.00°20'28"E, 1500 FEET TO THE SOUTHERLY EDGE OF THE 15' TEMPORARY CONSTRUCTION EASEMENT, THENCE S.89°39'32"W, 531.01 FEET TO A POINT OF CURVATURE TO THE LEFT, HAVING A RADIUS OF 650.00 FEET, A CENTRAL ANGLE OF 7°39'48", A CHORD BEARING OF S.85°49'38"W AND A CHORD DISTANCE OF 86.87 FEET, THENCE ALONG THE ARC OF SAID CURVE 86.94 FEET TO A POINT OF TANGENCY OF SAID CURVE, THENCE S.81°59'44"W, 11.40 FEET TO A POINT OF CURVATURE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF N.53°00'16"W AND A CHORD DISTANCE OF 70.71 FEET, THENCE ALONG THE ARC OF SAID CURVE 78.54 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 10,456 SQUARE FEET OR 0.24 ACRES, MORE OR LESS AND BEING A PORTION OF THAT LAND AS DESCRIBED IN O.R.I. 2016121988.



WILLOW CREEK PHASE II
 (O.R.I. 2004002128)
 P.I.D.# 0997-00-5091
 "APARTMENT COMPLEX"

5400 GROUP LLC
 (REMAINDER OF 28.69 ACRES±)
 P.I.D.# 0996-00-1000
 O.R.I. 2016121988

5400 GROUP LLC
 (REMAINDER OF 28.69 ACRES±)
 P.I.D.# 0996-00-1000
 O.R.I. 2016121988

| LEGEND | |
|--------|------------------------------|
| C/L | CENTERLINE |
| A | ARC DISTANCE OF CURVE |
| R | RADIUS DISTANCE OF CURVE |
| Δ | DELTA OF CURVE |
| CD | CHORD DISTANCE OF CURVE |
| CB | CHORD BEARING OF CURVE |
| P.O.C. | POINT OF COMMENCEMENT |
| P.O.B. | POINT OF BEGINNING |
| Ac | ACRES |
| O.R.I. | OFFICIAL RECORDS INSTRUMENT |
| P.I.D. | PARCEL IDENTIFICATION |
| SET #4 | IRON ROD WITH L.B. 3739 CAP. |
| CC | COMPUTED POINT NOT SET |

FOR: THE CITY OF NORTH PORT AND THE 5400 GROUP, LLC.

MAP OF 15 FOOT TEMPORARY CONSTRUCTION EASEMENT FOR THE CITY OF NORTH PORT LOCATED IN SECTION 30, TOWNSHIP 39 S, RANGE 21 E. CITY OF NORTH PORT, SARASOTA COUNTY FLORIDA
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VAN BUSKIRK & FISH
 Surveying & Mapping . Inc. **VB&F**
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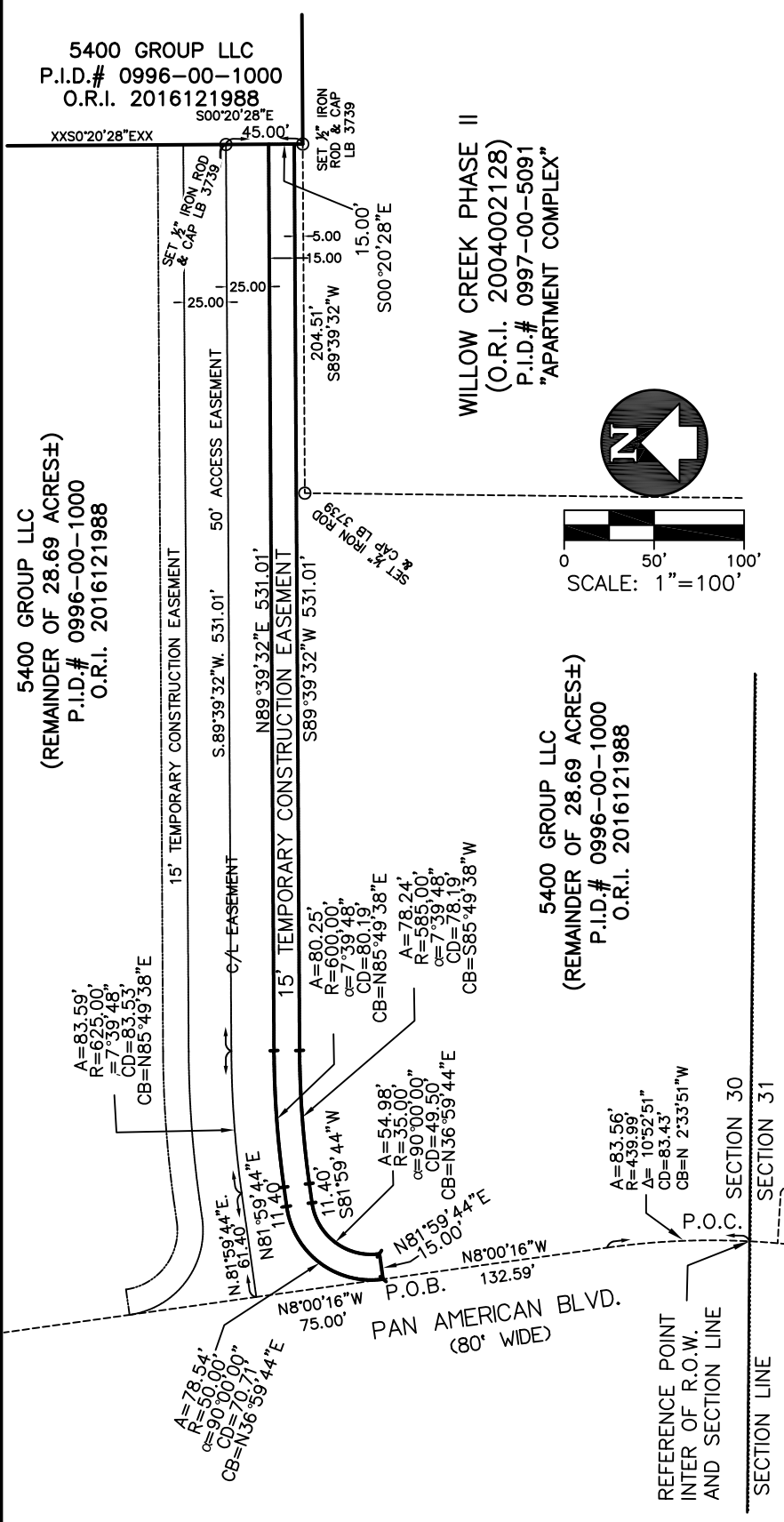
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| DWN.: RJB | DATE: 08/08/22 |
| CHK'D.: | DATE: |
| FIELD BOOK: 3 | PAGE: 4 |
| PROJECT NO.: 22-1088 SK-LGL | |

LEGAL DESCRIPTION OF 15' TEMPORARY CONSTRUCTION EASEMENT:

LOCATED IN SECTION 30, TOWNSHIP 39 SOUTH, RANGE 21 EAST, SARASOTA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE REFERENCE POINT LOCATED ON THE EASTERLY RIGHT-OF-WAY LINE (80 FOOT WIDTH) OF PAN AMERICAN BLVD., WITH THE SOUTHERLY LINE OF SECTION 30, SHOWN AS "REFERENCE POINT" AS THE POINT OF COMMENCEMENT AND A POINT OF CURVATURE TO THE LEFT, HAVING A RADIUS OF 439.99 FEET, A CENTRAL ANGLE OF 10°52'51", A CHORD BEARING OF N.02°33'51"W. AND A CHORD LENGTH OF 83.43 FEET; THENCE ALONG THE ARC OF SAID CURVE AND SAID EAST RIGHT OF WAY LINE OF PAN AMERICAN BLVD., AN ARC LENGTH OF 83.56 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.08°00'16"W., ALONG SAID EAST RIGHT OF WAY LINE OF PAN AMERICAN BLVD., A DISTANCE OF 132.59 FEET TO THE INTERSECTION OF THE EAST RIGHT OF WAY OF PAN AMERICAN BOULEVARD WITH THE SOUTHERLY LINE OF THE 15 FT TEMPORARY CONSTRUCTION EASEMENT AND THE POINT OF BEGINNING; THENCE ALONG A CURVE TO THE RIGHT, AND LEAVING THE RIGHT OF WAY OF PAN AMERICAN BOULEVARD AND FOLLOWING SAID CURVATURE OF THE 15' TEMPORARY CONSTRUCTION EASEMENT, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF N.36°59'44"E AND A CHORD LENGTH OF 70.71 FEET, THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 78.54 FEET TO A POINT OF TANGENCY OF SAID CURVE, THENCE N.81°59'44"E, 11.40 FEET TO A POINT OF CURVATURE TO THE RIGHT, HAVING A RADIUS OF 600.00 FEET, A CENTRAL ANGLE OF 7°39'48", A CHORD BEARING OF N.85°49'38"E AND A CHORD LENGTH OF 80.19 FEET, THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 80.25 FEET TO A POINT OF TANGENCY OF SAID CURVE, THENCE N.89°39'32"E, 531.01 FEET TO A POINT LOCATED ON THE NEW WESTERN BOUNDARY A 17.31 ACRE TRACT, THENCE S.00°20'28"E, 15.00 FEET TO THE SOUTHERLY EDGE OF THE 15' TEMPORARY CONSTRUCTION EASEMENT, THENCE S.89°39'32"W, 531.01 FEET TO A POINT OF CURVATURE TO THE LEFT, HAVING A RADIUS OF 585.00 FEET, A CENTRAL ANGLE OF 7°39'48", A CHORD BEARING OF S.85°49'38"W AND A CHORD DISTANCE OF 78.19 FEET, THENCE ALONG THE ARC OF SAID CURVE 78.24 FEET TO A POINT OF TANGENCY OF SAID CURVE, THENCE S.81°59'44"W, 11.40 FEET TO A POINT OF CURVATURE TO THE LEFT, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF S.36°59'44"W AND A CHORD DISTANCE OF 49.50 FEET, THENCE ALONG THE ARC OF SAID CURVE 54.98 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 10,326 SQUARE FEET OR 0.24 ACRES, MORE OR LESS AND BEING A PORTION OF THAT LAND AS DESCRIBED IN O.R.I. 2016121988.



| LEGEND | |
|--------|-----------------------------|
| C/L | CENTERLINE |
| A | ARC DISTANCE OF CURVE |
| R | RADIUS DISTANCE OF CURVE |
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| P.O.C. | POINT OF COMMENCEMENT |
| P.O.B. | POINT OF BEGINNING |
| Ac | ACRES |
| O.R.I. | OFFICIAL RECORDS INSTRUMENT |
| P.I.D. | PARCEL IDENTIFICATION |
| SET #4 | IRON ROD WITH LB. 3739 CAP. |
| ACC | COMPUTED POINT NOT SET |

FOR: THE CITY OF NORTH PORT AND THE 5400 GROUP, LLC.

MAP OF 15' TEMPORARY CONSTRUCTION EASEMENT FOR THE CITY OF NORTH PORT LOCATED IN SECTION 30, TOWNSHIP 39 S, RANGE 21 E. CITY OF NORTH PORT, SARASOTA COUNTY FLORIDA
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VAN BUSKIRK & FISH
Surveying & Mapping . Inc.
 12450 Unit C Tamiami Trail • North Port, FL 34287 • (941) 426-0681

| | |
|-----------------------------|----------------|
| DWN.: RJB | DATE: 08/08/22 |
| CHK'D.: | DATE: |
| FIELD BOOK: 4 | PAGE: 4 |
| PROJECT NO.: 22-1088 SK-LGL | |

Return to:
 City Clerk
 City of North Port
 4790 City Hall Blvd.
 North Port, FL 34286

Portion of PID 0996001000

TEMPORARY CONSTRUCTION EASEMENT

THIS TEMPORARY CONSTRUCTION EASEMENT (“the Easement”) made and entered into this ____ day of _____, 2022, by and between **5400 Group, LLC**, a Florida limited liability company whose address is 2044 Constitution Boulevard, Sarasota, Florida 34231 (“Grantor”), and the **City of North Port, Florida, a municipal corporation of the State of Florida**, located in Sarasota County, Florida, (the “Grantee”), whose mailing address is 4970 City Hall Boulevard, North Port, Florida 34286.

WHEREAS, the Grantor is the owner of that certain parcel of land located in Sarasota County, Florida, more particularly described as follows:

That Grantor, for and in consideration of ten dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby grants to Grantee a temporary construction easement, on, over and across the following described property (the “Easement Area”) in Sarasota County, Florida, for the uses and with the limitations described herein:

That certain land located in the City of North Port, in Section 30, Township 39 South, Range 21 East, Sarasota County, Florida as described in the attached **Exhibit A.**”).

WHEREAS, Grantor does hereby fully warrant being the sole owner of said property in fee; and

WHEREAS, Grantee is in need of a temporary construction easement over, under, and across a certain portion of said land for the utility operations; and

WHEREAS, Grantor agrees to grant to Grantee a temporary construction easement over, under and across that certain portion of said land.

WITNESSETH, Grantor, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and for other good and valuable considerations, to Grantor in hand paid by Grantee, hereby grants Grantee this easement over, under and across certain real property located in the City of North Port, a political subdivision of the State of Florida, said easement more particularly described in the attached Exhibit "A," which is attached hereto and by reference made a part hereof.

Grantee’s temporary rights in respect to the easement are as follows:

1. Use of the easement area for the construction or installation of drainage swales, improvements, and facilities in the adjacent access road in compliance with approved construction plans.

2. The shaping of the contour of the ground and the placement of fill or other material necessary to support the structural integrity of any improvements constructed by the Grantee such as sidewalks, roadways, and appurtenances thereto.
3. To trim or to remove trees, shrubs, weeds, bushes, undergrowth, and other obstructions within the easement area which, in the opinion of the Grantee endanger, interfere, or that may endanger or interfere with the Grantee's safe and efficient exercise of the rights granted herein or that present or may present a threat to public safety.
4. Use of the easement area for the construction of sidewalks abutting the easement area and for the re-connection of the parcel's internal sidewalks to the newly constructed sidewalks.
5. Use of the easement area for the connection of the Utilities Administration Facility driveway to the newly constructed road.
6. Use of the easement area for the construction, installation, and relocation of improvements and facilities incident to sidewalks, roadways, and appurtenances to such improvements and facilities.
7. Use of the easement area for the construction, installation, relocation, and repair of utilities adjacent to the easement.
8. Grantee shall restore all disturbed areas with grass seed or sod upon conclusion of the construction.
9. Grantee shall also make every effort not to interfere with the use of the property by the Grantor.

All rights granted herein shall terminate on the earlier of recording the Grantee's notice of completion for any construction associated with the project as it abuts the property; or four years from the date of execution.

[Signatures Follow]

IN WITNESS WHEREOF, the Grantor has duly authorized and caused this Easement to be executed in its name as of the day and year first herein written.

GRANTOR:

**5400 Group, LLC,
a Florida limited liability company**

Witness No. 1

Signature

Printed Name

Printed Name/Title

Witness No. 2

Printed Name

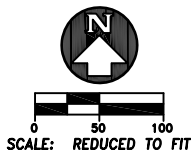
STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ___ day of _____ 20__, by _____ (name), as _____ (title) for _____ (entity).

Notary Public

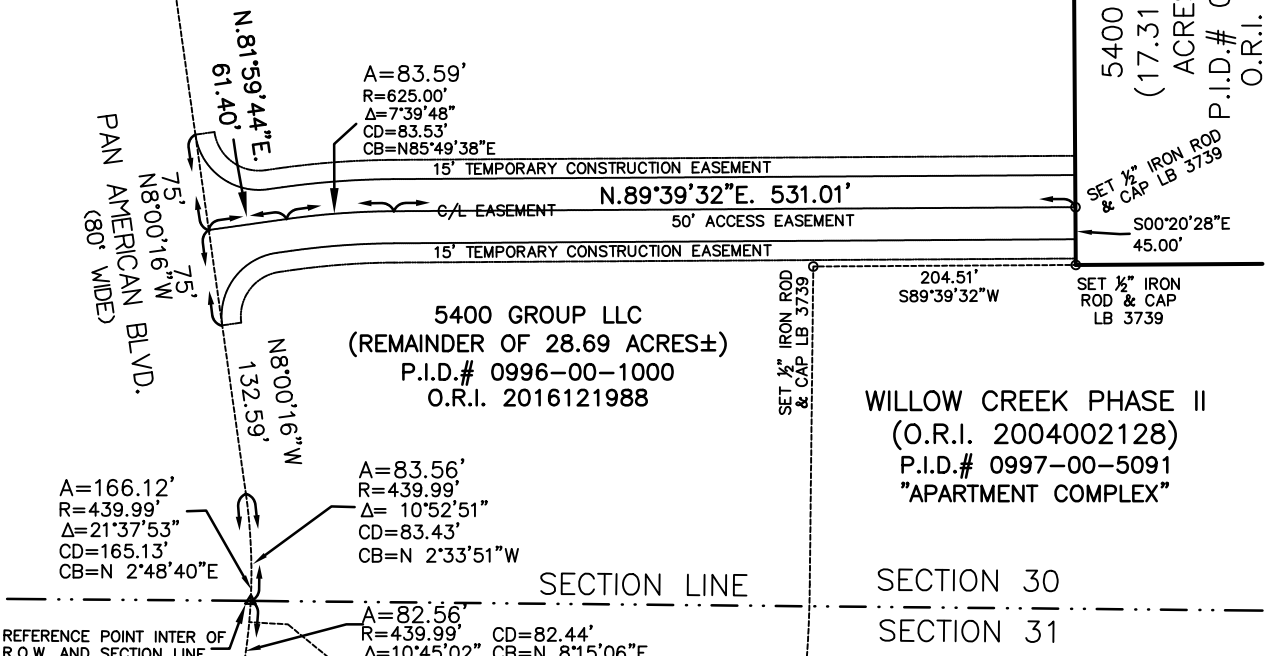
___ Personally Known OR ___ Produced Identification
Type of Identification Produced _____

EXHIBIT 'A'



5400 GROUP LLC
 (REMAINDER OF 28.69 ACRES±)
 P.I.D.# 0996-00-1000
 O.R.I. 2016121988

5400 GROUP LLC
 (17.31 AC of 28.69
 ACRES± PARCEL)
 P.I.D.# 0996-00-1000
 O.R.I. 2016121988



5400 GROUP LLC
 (REMAINDER OF 28.69 ACRES±)
 P.I.D.# 0996-00-1000
 O.R.I. 2016121988

WILLOW CREEK PHASE II
 (O.R.I. 2004002128)
 P.I.D.# 0997-00-5091
 "APARTMENT COMPLEX"

SECTION LINE

SECTION 30

SECTION 31

REFERENCE POINT INTER OF
 R.O.W. AND SECTION LINE

WILLOW CREEK CIRCLE
 INGRESS/EGRESS, DRAINAGE & UTILITY EASEMENT
 (O.R.I. 1998150931) P.I.D.# 0997-00-5060
 TAX DEED O.R.I. 2009094703

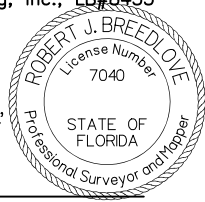
PAN AMERICAN BLVD.
 (80' WIDE)
 N.13°37'36"E. 734.41'
 P.O.C.
 SE. CORNER 43RD
 ADDITION TO PORT
 CHARLOTTE SUBDIVISION
 NORTH RIGHT-OF-WAY LINE
 US-41, TAMiami TRAIL

CERTIFICATE

I, hereby certify that this Map/Report of Survey as shown and/or described herein represents the results of Field Surveys performed under my supervision, that it is true and correct to the best of my knowledge, information and belief and meets the requirements of Chapter 5J-17, F.A.C. pursuant to Section 472.027, F.S. Subject to all notations as shown herein.

Van Buskirk & Fish Surveying & Mapping, Inc., LB#8455

Robert J. Breedlove



ELECTRONICALLY SIGNED AND SEALED BY ROBERT J. BREEDLOVE, FL. PSM #LS7040. VERIFICATION BY THE IDENTRUST ACTIVEID PROCESS EMBEDDED WITHIN.

By: Robert J. Breedlove, P.S.M.
 Registered Professional Surveyor & Mapper
 Florida Certificate No. 7040

Date of Survey: 07-19-2022

"This document Digitally Signed and Sealed by the certifying Surveyor and Mapper."

| LEGEND | | P.O.C. | POINT OF COMMENCEMENT |
|--------|--------------------------|--------|------------------------------------|
| C/L | CENTERLINE | P.O.B. | POINT OF BEGINNING |
| A | ARC DISTANCE OF CURVE | AC | ACRES |
| R | RADIUS DISTANCE OF CURVE | O.R.I. | OFFICIAL RECORDS INSTRUMENT |
| Δ | DELTA OF CURVE | P.I.D. | PARCEL IDENTIFICATION |
| CD | CHORD DISTANCE OF CURVE | ○ | SET #4 IRON ROD WITH LB. 3739 CAP. |
| CB | CHORD BEARING OF CURVE | ΔCC | COMPUTED POINT NOT SET |

FOR: THE CITY OF NORTH PORT AND THE 5400 GROUP, LLC.

OVERALL SKETCH OF ACCESS AND CONSTRUCTION EASEMENTS FOR THE CITY OF NORTH PORT LOCATED IN SECTION 30, TOWNSHIP 39 S, RANGE 21 E. CITY OF NORTH PORT, SARASOTA COUNTY FLORIDA
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VAN BUSKIRK & FISH
 Surveying & Mapping . Inc. **VB&F**
 12450 Unit C Tamiami Trail - North Port, FL 34287 . (941) 426-0681

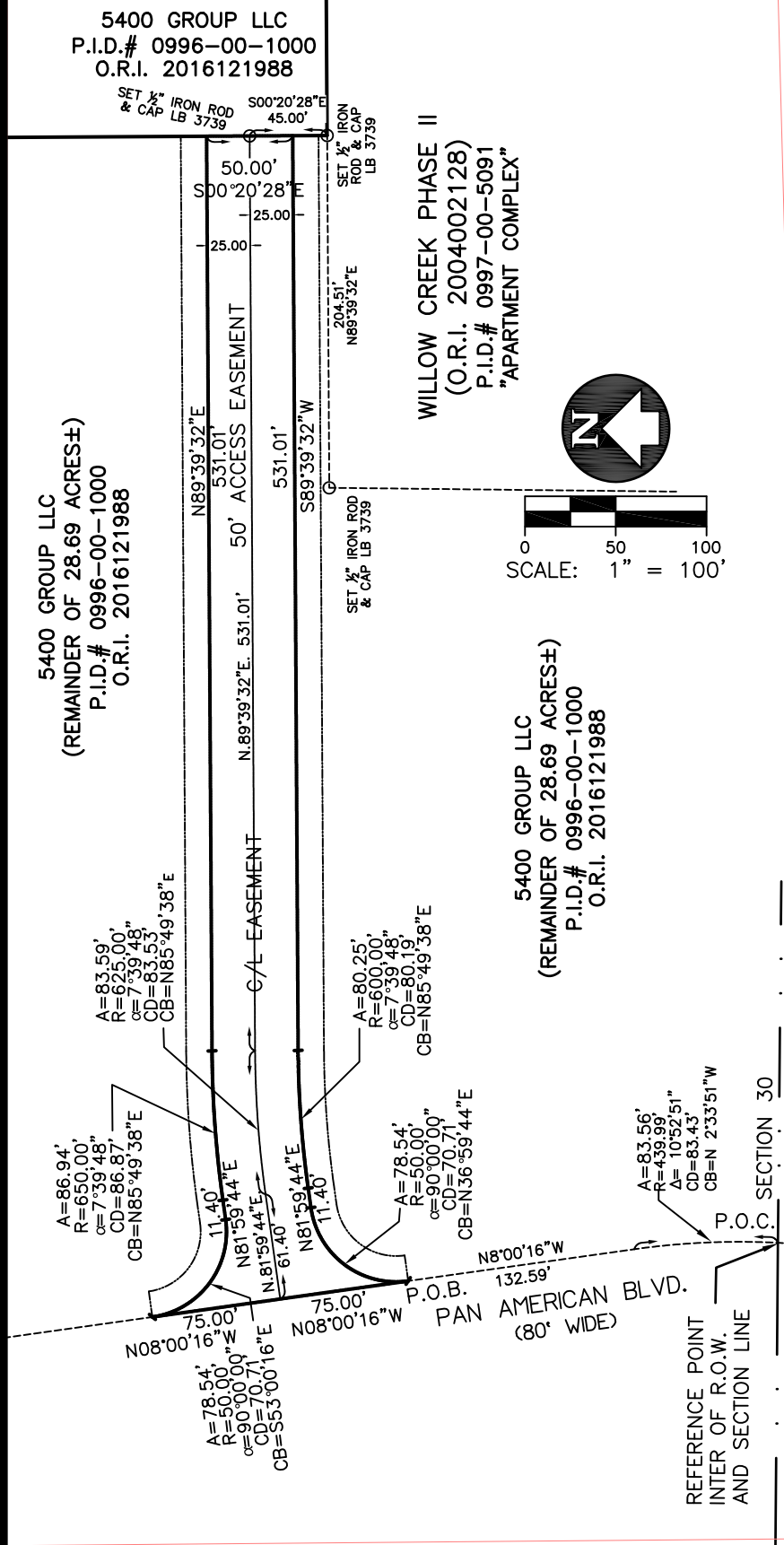
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| DWN.: RJB | DATE: 8/08/22 |
| CHK'D.: | DATE: |
| PAGE: 1 | OF: 4 |
| PROJECT NO.: 22-1088 SK-LGL | |

LEGAL DESCRIPTION OF 50' ACCESS & UTILITY EASEMENT:

LOCATED IN SECTIONS 30, TOWNSHIP 39 SOUTH, RANGE 21 EAST, SARASOTA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE REFERENCE POINT LOCATED ON THE EASTERLY RIGHT-OF-WAY LINE (80 FOOT WIDTH) OF PAN AMERICAN BLVD., WITH THE SOUTHERLY LINE OF SECTION 30, SHOWN AS "REFERENCE POINT" AS THE POINT OF COMMENCEMENT AND A POINT OF CURVATURE TO THE LEFT, HAVING A RADIUS OF 439.99 FEET, A CENTRAL ANGLE OF 10°52'51", A CHORD BEARING OF N.02°33'51"W. AND A CHORD LENGTH OF 83.43 FEET; THENCE ALONG THE ARC OF SAID CURVE AND SAID EAST RIGHT OF WAY LINE OF PAN AMERICAN BLVD., AN ARC LENGTH OF 83.56 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.08°00'16"W., ALONG SAID EAST RIGHT OF WAY LINE OF PAN AMERICAN BLVD., A DISTANCE OF 132.59 FEET TO THE INTERSECTION OF THE EAST RIGHT OF WAY OF PAN AMERICAN BOULEVARD WITH THE SOUTHERLY LINE OF THE 50 FT ACCESS AND UTILITY EASEMENT AND THE POINT OF BEGINNING; THENCE CONTINUING N.08°00'16"W ALONG THE EAST RIGHT OF WAY OF PAN AMERICAN BOULEVARD, A DISTANCE OF 75.00 FEET TO THE CENTERLINE OF THE 50' ACCESS AND UTILITY EASEMENT, THENCE CONTINUING N.08°00'16"W, 75.00 FEET TO A POINT OF CURVATURE, THENCE LEAVING THE RIGHT OF WAY OF PAN AMERICAN BOULEVARD AND FOLLOWING SAID CURVATURE OF THE NORTHERLY EDGE OF THE 50' ACCESS AND UTILITY EASEMENT, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF S.53°00'16"E AND A CHORD LENGTH OF 70.71 FEET, THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 78.54 FEET TO A POINT OF TANGENCY OF SAID CURVE, THENCE N.81°59'44"E, 11.40 FEET TO A POINT OF CURVATURE TO THE RIGHT, HAVING A RADIUS OF 650.00 FEET, A CENTRAL ANGLE OF 7°39'48", A CHORD BEARING OF N.85°49'38"E AND A CHORD LENGTH OF 86.87 FEET, THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 86.94 FEET TO A POINT OF TANGENCY OF SAID CURVE, THENCE N.89°39'32"E, 531.01 FEET TO A POINT LOCATED ON THE NEW WESTERN BOUNDARY A 17.31 ACRE TRACT, THENCE S.00°20'28"E, 50.00 FEET TO THE SOUTHERLY EDGE OF THE 50' ACCESS AND UTILITY EASEMENT, THENCE S.89°39'32"W, 531.01 FEET TO A POINT OF CURVATURE TO THE LEFT, HAVING A RADIUS OF 600.00 FEET, A CENTRAL ANGLE OF 7°39'48", A CHORD BEARING OF S.85°49'38"W AND A CHORD DISTANCE OF 80.19 FEET, THENCE ALONG THE ARC OF SAID CURVE 80.25 FEET TO A POINT OF TANGENCY OF SAID CURVE, THENCE S.81°59'44"W, 11.40 FEET TO A POINT OF CURVATURE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF S.36°59'44"W AND A CHORD DISTANCE OF 70.71 FEET, THENCE ALONG THE ARC OF SAID CURVE 78.54 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 34,873 SQUARE FEET OR 0.80 ACRES, MORE OR LESS AND BEING A PORTION OF THAT LAND AS DESCRIBED IN O.R.I. 2016121988.



FOR: THE CITY OF NORTH PORT AND THE 5400 GROUP, LLC.

MAP OF 50 FOOT ACCESS AND UTILITY EASEMENT FOR THE CITY OF NORTH PORT LOCATED IN SECTION 30, TOWNSHIP 39 S, RANGE 21 E. CITY OF NORTH PORT, SARASOTA COUNTY FLORIDA
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VAN BUSKIRK & FISH
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| DWN.: RJB | DATE: 08/08/22 |
| CHK'D.: | DATE: |
| PAGE: 2 | OF: 4 |
| PROJECT NO.: 22-1088 SK-LGL | |

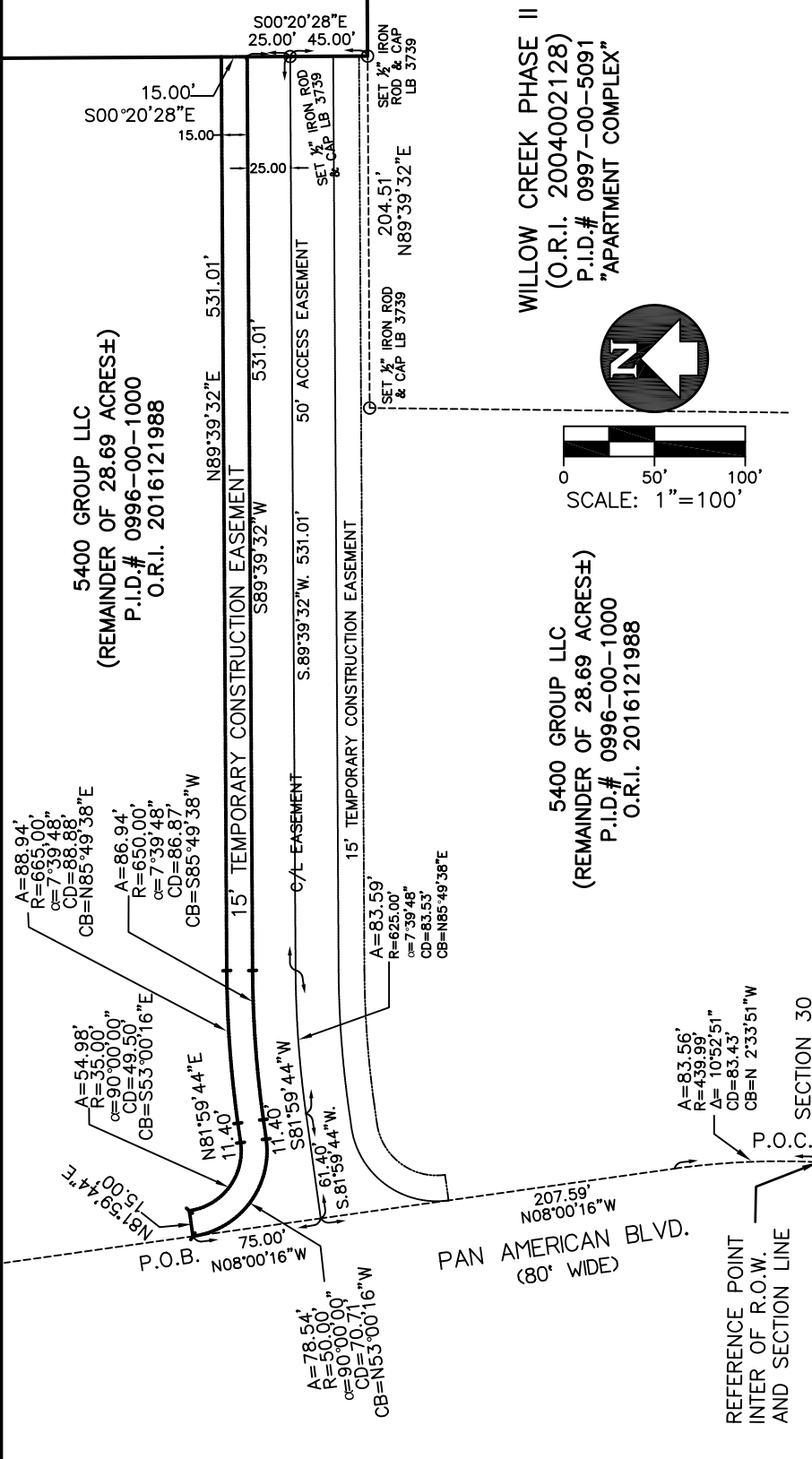
5400 GROUP LLC
 P.I.D.# 0996-00-1000
 O.R.I. 2016121988

LEGAL DESCRIPTION OF 15' TEMPORARY CONSTRUCTION EASEMENT:

LOCATED IN SECTION 30, TOWNSHIP 39 SOUTH, RANGE 21 EAST, SARASOTA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE REFERENCE POINT LOCATED ON THE EASTERLY RIGHT-OF-WAY LINE (80 FOOT WIDTH) OF PAN AMERICAN BLVD., WITH THE SOUTHERLY LINE OF SECTION 30, SHOWN AS "REFERENCE POINT" AS THE POINT OF COMMENCEMENT AND A POINT OF CURVATURE TO THE LEFT, HAVING A RADIUS OF 439.99 FEET, A CENTRAL ANGLE OF 10°52'51", A CHORD BEARING OF N.02°33'51"W. AND A CHORD LENGTH OF 83.43 FEET; THENCE ALONG THE ARC OF SAID CURVE AND SAID EAST RIGHT OF WAY LINE OF PAN AMERICAN BLVD., AN ARC LENGTH OF 83.56 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.08°00'16"W, ALONG SAID EAST RIGHT OF WAY LINE OF PAN AMERICAN BLVD., A DISTANCE OF 207.59 FEET TO THE INTERSECTION OF THE EAST RIGHT OF WAY OF PAN AMERICAN BOULEVARD WITH THE CENTERLINE OF THE 50 FT ACCESS AND UTILITY EASEMENT, THENCE N.08°00'16"W, 75.00 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT OF WAY OF PAN AMERICAN BOULEVARD, N.81°59'41"E, 15.00 FEET TO A POINT OF CURVATURE, THENCE FOLLOWING SAID CURVATURE OF THE NORTHERLY EDGE OF THE 15' TEMPORARY CONSTRUCTION EASEMENT, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF S.53°00'16"E AND A CHORD LENGTH OF 49.50 FEET, THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 54.98 FEET TO A POINT OF TANGENCY OF SAID CURVE, THENCE N.81°59'44"E, 11.40 FEET TO A POINT OF CURVATURE TO THE RIGHT, HAVING A RADIUS OF 665.00 FEET, A CENTRAL ANGLE OF 7°39'48", A CHORD BEARING OF N.85°49'38"E AND A CHORD LENGTH OF 88.88 FEET, THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 88.94 FEET TO A POINT OF TANGENCY OF SAID CURVE, THENCE N.89°39'32"E, 531.01 FEET TO A POINT LOCATED ON THE NEW WESTERN BOUNDARY A 17.31 ACRE TRACT, THENCE S.00°20'28"E, 1500 FEET TO THE SOUTHERLY EDGE OF THE 15' TEMPORARY CONSTRUCTION EASEMENT, THENCE S.89°39'32"W, 531.01 FEET TO A POINT OF CURVATURE TO THE LEFT, HAVING A RADIUS OF 650.00 FEET, A CENTRAL ANGLE OF 7°39'48", A CHORD BEARING OF S.85°49'38"W AND A CHORD DISTANCE OF 86.87 FEET, THENCE ALONG THE ARC OF SAID CURVE 86.94 FEET TO A POINT OF TANGENCY OF SAID CURVE, THENCE S.81°59'44"W, 11.40 FEET TO A POINT OF CURVATURE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF N.53°00'16"W AND A CHORD DISTANCE OF 70.71 FEET, THENCE ALONG THE ARC OF SAID CURVE 78.54 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 10,456 SQUARE FEET OR 0.24 ACRES, MORE OR LESS AND BEING A PORTION OF THAT LAND AS DESCRIBED IN O.R.I. 2016121988.



| | | | |
|-----|--------------------------|--------|------------------------------|
| C/L | CENTERLINE | P.O.C. | POINT OF COMMENCEMENT |
| A | ARC DISTANCE OF CURVE | P.O.B. | POINT OF BEGINNING |
| R | RADIUS DISTANCE OF CURVE | AC | ACRES |
| Δ | DELTA OF CURVE | O.R.I. | OFFICIAL RECORDS INSTRUMENT |
| CD | CHORD DISTANCE OF CURVE | P.I.D. | PARCEL IDENTIFICATION |
| CB | CHORD BEARING OF CURVE | SET #4 | IRON ROD WITH L.B. 3739 CAP. |
| | | C | COMPUTED POINT NOT SET |

FOR: THE CITY OF NORTH PORT AND THE 5400 GROUP, LLC.

MAP OF 15 FOOT TEMPORARY CONSTRUCTION EASEMENT FOR THE CITY OF NORTH PORT LOCATED IN SECTION 30, TOWNSHIP 39 S, RANGE 21 E. CITY OF NORTH PORT, SARASOTA COUNTY FLORIDA
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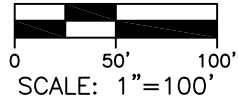
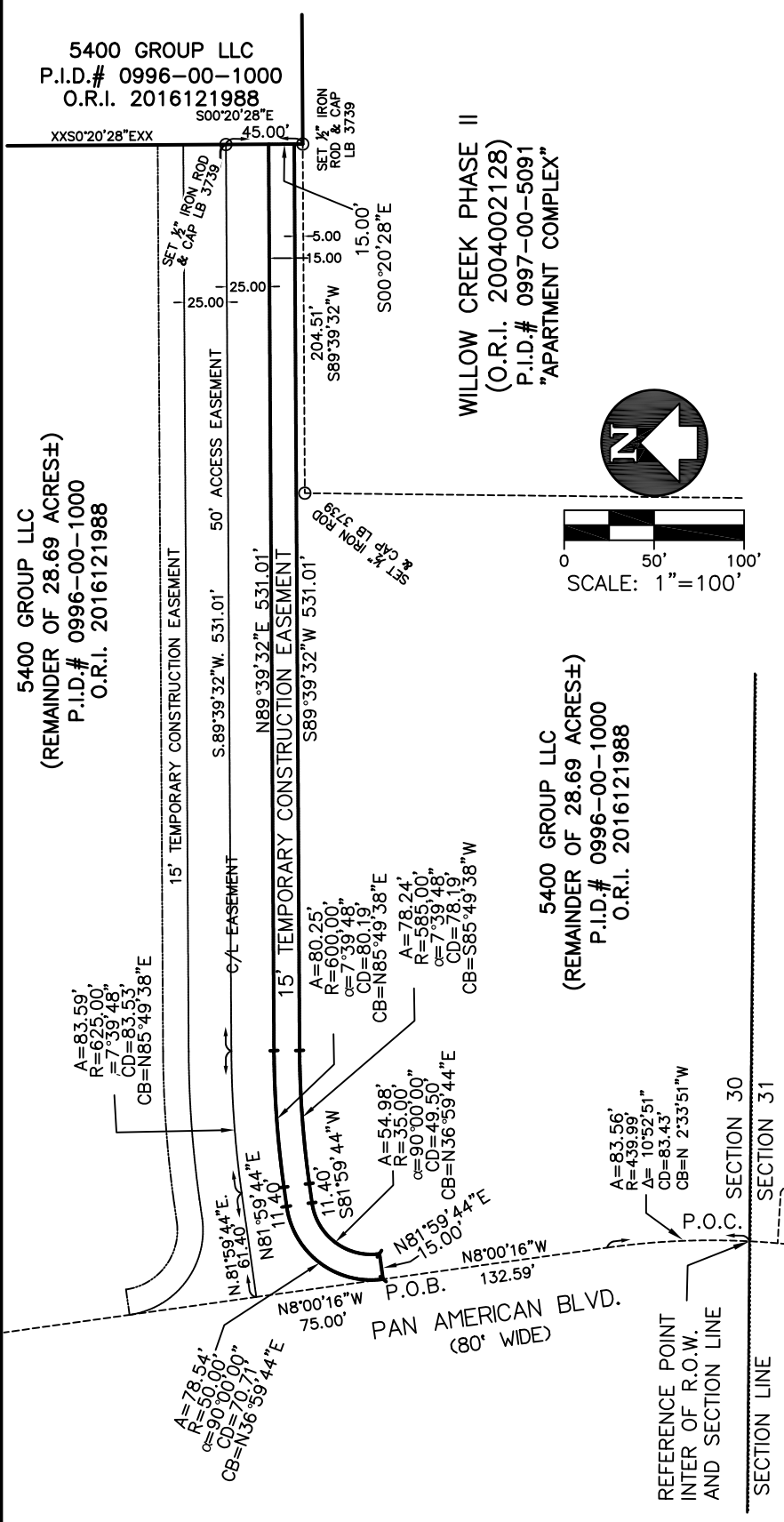
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| DWN.: RJB | DATE: 08/08/22 |
| CHK'D.: | DATE: |
| FIELD BOOK: 3 | PAGE: 4 |
| PROJECT NO.: 22-1088 SK-LGL | |

LEGAL DESCRIPTION OF 15' TEMPORARY CONSTRUCTION EASEMENT:

LOCATED IN SECTION 30, TOWNSHIP 39 SOUTH, RANGE 21 EAST, SARASOTA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE REFERENCE POINT LOCATED ON THE EASTERLY RIGHT-OF-WAY LINE (80 FOOT WIDTH) OF PAN AMERICAN BLVD., WITH THE SOUTHERLY LINE OF SECTION 30, SHOWN AS "REFERENCE POINT" AS THE POINT OF COMMENCEMENT AND A POINT OF CURVATURE TO THE LEFT, HAVING A RADIUS OF 439.99 FEET, A CENTRAL ANGLE OF 10°52'51", A CHORD BEARING OF N.02°33'51"W. AND A CHORD LENGTH OF 83.43 FEET; THENCE ALONG THE ARC OF SAID CURVE AND SAID EAST RIGHT OF WAY LINE OF PAN AMERICAN BLVD., AN ARC LENGTH OF 83.56 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.08°00'16"W., ALONG SAID EAST RIGHT OF WAY LINE OF PAN AMERICAN BLVD., A DISTANCE OF 132.59 FEET TO THE INTERSECTION OF THE EAST RIGHT OF WAY OF PAN AMERICAN BOULEVARD WITH THE SOUTHERLY LINE OF THE 15 FT TEMPORARY CONSTRUCTION EASEMENT AND THE POINT OF BEGINNING; THENCE ALONG A CURVE TO THE RIGHT, AND LEAVING THE RIGHT OF WAY OF PAN AMERICAN BOULEVARD AND FOLLOWING SAID CURVATURE OF THE 15' TEMPORARY CONSTRUCTION EASEMENT, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF N.36°59'44"E AND A CHORD LENGTH OF 70.71 FEET, THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 78.54 FEET TO A POINT OF TANGENCY OF SAID CURVE, THENCE N.81°59'44"E, 11.40 FEET TO A POINT OF CURVATURE TO THE RIGHT, HAVING A RADIUS OF 600.00 FEET, A CENTRAL ANGLE OF 7°39'48", A CHORD BEARING OF N.85°49'38"E AND A CHORD LENGTH OF 80.19 FEET, THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 80.25 FEET TO A POINT OF TANGENCY OF SAID CURVE, THENCE N.89°39'32"E, 531.01 FEET TO A POINT LOCATED ON THE NEW WESTERN BOUNDARY A 17.31 ACRE TRACT, THENCE S.00°20'28"E, 15.00 FEET TO THE SOUTHERLY EDGE OF THE 15' TEMPORARY CONSTRUCTION EASEMENT, THENCE S.89°39'32"W, 531.01 FEET TO A POINT OF CURVATURE TO THE LEFT, HAVING A RADIUS OF 585.00 FEET, A CENTRAL ANGLE OF 7°39'48", A CHORD BEARING OF S.85°49'38"W AND A CHORD DISTANCE OF 78.19 FEET, THENCE ALONG THE ARC OF SAID CURVE 78.24 FEET TO A POINT OF TANGENCY OF SAID CURVE, THENCE S.81°59'44"W, 11.40 FEET TO A POINT OF CURVATURE TO THE LEFT, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF S.36°59'44"W AND A CHORD DISTANCE OF 49.50 FEET, THENCE ALONG THE ARC OF SAID CURVE 54.98 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 10,326 SQUARE FEET OR 0.24 ACRES, MORE OR LESS AND BEING A PORTION OF THAT LAND AS DESCRIBED IN O.R.I. 2016121988.



| LEGEND | |
|--------|------------------------------|
| C/L | CENTERLINE |
| A | ARC DISTANCE OF CURVE |
| R | RADIUS DISTANCE OF CURVE |
| Δ | DELTA OF CURVE |
| CD | CHORD DISTANCE OF CURVE |
| CB | CHORD BEARING OF CURVE |
| P.O.C. | POINT OF COMMENCEMENT |
| P.O.B. | POINT OF BEGINNING |
| Ac | ACRES |
| O.R.I. | OFFICIAL RECORDS INSTRUMENT |
| P.I.D. | PARCEL IDENTIFICATION |
| SET #4 | IRON ROD WITH L.B. 3739 CAP. |
| ACC | COMPUTED POINT NOT SET |

FOR: THE CITY OF NORTH PORT AND THE 5400 GROUP, LLC.

MAP OF 15' TEMPORARY CONSTRUCTION EASEMENT FOR THE CITY OF NORTH PORT LOCATED IN SECTION 30, TOWNSHIP 39 S, RANGE 21 E. CITY OF NORTH PORT, SARASOTA COUNTY FLORIDA
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| DWN.: RJB | DATE: 08/08/22 |
| CHK'D.: | DATE: |
| FIELD BOOK: 4 | PAGE: 4 |
| PROJECT NO.: 22-1088 SK-LGL | |