



**District One
Priority Project Information Packet**

Name of Applying Agency: City of North Port

Project Name:

Biscayne Drive Bicycle Lanes Extension

Project Category:

Congestion Management TRIP CIGP

Transportation Alternative RTAP Transit/Modal

Will this be a LAP project? Yes No

(If yes, applicant must be LAP certified)

Project Limits/Location:

Describe beginning and end points of project, ex.; from ABC Rd. to XYZ Ave. Limits run south to north or west to east. Include jurisdiction (city/county), project length attach a labeled project map.

The project begins at the Glenallen Boulevard intersection, which is the north terminus of the Biscayne Drive Bicycle Lane Extension Project FPN 4401531 and traverses north to the Ponce de Leon Boulevard intersection, a distance of approximately 0.75 miles, reference Attachment A for project scope and location map.

Is the roadway on the State Highway System? Yes No

Is the roadway on the Federal Aid Eligible System? Yes No

If no, give local jurisdiction: [Click here to enter text.](#)

Is this project consistent with the MPO/TPO Long Range Transportation Plan?

Yes No Page number (attach page from LRTP): Page 3-4 See Attachment D

Is this project in the local jurisdiction's Capital Improvement Plan?

Yes No (attach page from CIP) [Click here to enter text.](#)

Project Description

Phase(s) requested:

Planning Study PD&E PE ROW CST CEI

Project cost estimates by phase:

Planning Study \$ 0 ROW \$0

PD&E \$90,000 CST \$1,300,000

PE \$125,000 CEI \$200,000

TOTAL Project Cost: \$1,715,000

Project Details: Clearly describe the project and desired improvements in detail and indicate if work will be completed in-house. Include labeled photos and maps. (Add additional pages if needed)

Seven foot wide "buffered" bicycle lanes will be constructed adjacent to the travel lanes of this two lane, two direction collector roadway. Biscayne Drive currently has bicycle lanes on each side of a two lane divided median roadway, from US41 to Elyton Drive (where the median terminates). A planned extension of these bicycle lanes, from Elyton Drive to Glenallen Boulevard (FPN 440153), is funded in FY 2017/18 for design and in FY 2019/20 for construction. The project will continue the seven foot wide bicycle lanes north on Biscayne Drive to Ponce DeLeon Boulevard. A separate fund application is to construct seven foot wide bicycle lanes on Ponce DeLeon Boulevard from Biscayne Drive north to Tropicaire Boulevard. In the future, bicycle lanes would continue on Tropicaire Boulevard east from Ponce DeLeon Boulevard to Toledo Blade Boulevard and on Toledo Blade Boulevard, south from Tropicaire Boulevard to the existing paved shoulders on Toledo Blade.

Constructability Review

For items 2-7 provide labeled and dated photos (add additional pages if needed)

1. Are there any other projects (ex. drainage, utility, etc.) programmed (local, state or federal) within the limits of this project? Yes No

If yes, provide details of the other project(s), including project scope and schedule:
[Click here to enter text.](#)

2. Does the applicant have an adopted ADA transition plan? Yes No

Identify areas within the project limits that will require ADA retrofit. (Include GIS coordinates for stops and labeled photos and/or map)

No retrofits are needed.

3. Are there any transit stops/shelters/amenities within the project limits?

Yes No

How many? Three

Stop ID number: 2891, 2893, 3447

4. Are any improvements needed or requested for bus stops? Yes No

Description of existing conditions at stop and desired improvements (add additional pages if needed):

Existing stops consist of a sign and sign post. Requested improvements are for concrete ADA compliant landing pads sized for adding shelters at a later date.

5. Are turn lanes being added? Yes No

If yes, provide length of turn lanes

Click here to enter text.

6. Drainage structures:

Number of culverts or pipes currently in place: Not applicable

Type: Click here to enter text.

Replacement? Click here to enter text.

Details Click here to enter text.

Will drainage ditches be filled in? Yes No

If yes, provide the limits and quantify in linear feet:

Click here to enter text.

Describe the proposed conveyances system (add additional pages if needed

Click here to enter text.

Are there any existing permitted stormwater management facilities/ponds within the project limits? Yes No

If yes, provide the location and permit number (add additional pages if needed

Click here to enter text.

Utilities within project limits: Yes No

If yes, list specific utilities within project limits and describe any potential conflicts (add additional pages if needed):

Potable Water, sanitary sewer which may necessitate valve box elevation adjustments.

Are there Bridges within project limits: Yes No

If yes, can bridges accommodate proposed improvements? Yes No

If no, what bridge improvements are proposed? (add additional pages if needed):

[Click here to enter text.](#)

7. Is needed Right-of-Way (ROW) within public ownership? Yes No

Provide details of potential ROW issues and how they will be addressed, evidence of ROW (GIS, maps, etc.) as well as a detailed breakdown of costs. Also include information about any potential encroachment issues (add additional pages if needed):

No issues, the bicycle lanes will be constructed within the existing Biscayne Drive right-of-way. Reference Attachment E

8. Are permits required? Yes No

If yes, list the types of permits required:

[Click here to enter text.](#)

If no, state the qualified exemption:

Rule 62-330.051(10), F.A.C.

9. Are there any wetlands within the project limits? Yes No

If yes, list the type of wetlands and if mitigation will be required. Provide any additional information:

[Click here to enter text.](#)

Is there critical habitat within the project limits? Yes No (Provide details)

[Click here to enter text.](#)

10. Are there any endangered species within the project limits? Yes No

If yes, list the species and what, if any mitigation or coordination will be necessary:

[Click here to enter text.](#)

11. Is a historic survey required? Yes No (Provide details)

[Click here to enter text.](#)

12. Is Recreational or 4(f) property within the project limits? Yes No

(Provide details)

[Click here to enter text.](#)

13. Are there any contamination areas within the project limits? Yes No

(Provide details)

Click here to enter text.

Required Attachments

- A. Detailed Project Scope with Project Location Map
- B. Project Photos - dated and labeled
- C. Detailed Cost Estimates including Pay Items
- D. LRTP and Local CIP page
- E. Survey/As-builts/ROW documentation/Utility/Drainage information
- F. Detailed breakdown of ROW costs included in estimate (if ROW is needed/included in request or estimate)

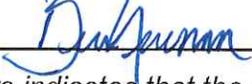
Applicant Contact Information

Agency Name: City of North Port

Mailing Address: 4970 City Hall Boulevard

Contact Name and Title: Ben Newman, P.E., Project Engineer

Email: bnewman@cityofnorthport.com **Phone:** 941-240-8320

Signature:  **Date:** 3-14-17

Your signature indicates that the information included with this application is accurate.

Maintaining Agency: City of North Port Public Works Department

Contact Name and Title: Juliana B. Bellia , Director

Email jbellia@cityofnorthport.com **Phone:** 941-240-8051

Signature:  **Date:** 3/24/17

Your signature serves as a commitment from your agency to maintain the facility requested.

MPO/TPO:

Contact Name and Title: Colleen McGue, Transportation Planner

Email: Colleen@mymppo.org **Phone:** 941-359-5772

Signature: _____ **Date:** _____

Your signature confirms the requested project is consistent with all MPO/TPO plans and documents, is eligible, and indicates MPO/TPO support for the project.

ATTACHMENT A

- 1. Detailed Project Scope**
- 2. Project Location Map**
- 3. Project Limits**
- 4. Typical Roadway Cross-section**

PROJECT SCOPE

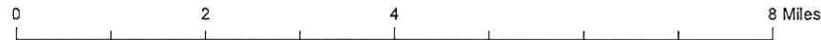
This project adds seven feet wide asphalt pavement buffered bicycle lanes along each side of the existing asphalt two lane/two direction undivided roadway.

The limits of the project extend northward from Glenallen Boulevard, which is the northerly terminus of the project to construct seven feet wide buffered bicycle lanes in FY 2018, to Ponce de Leon Boulevard.

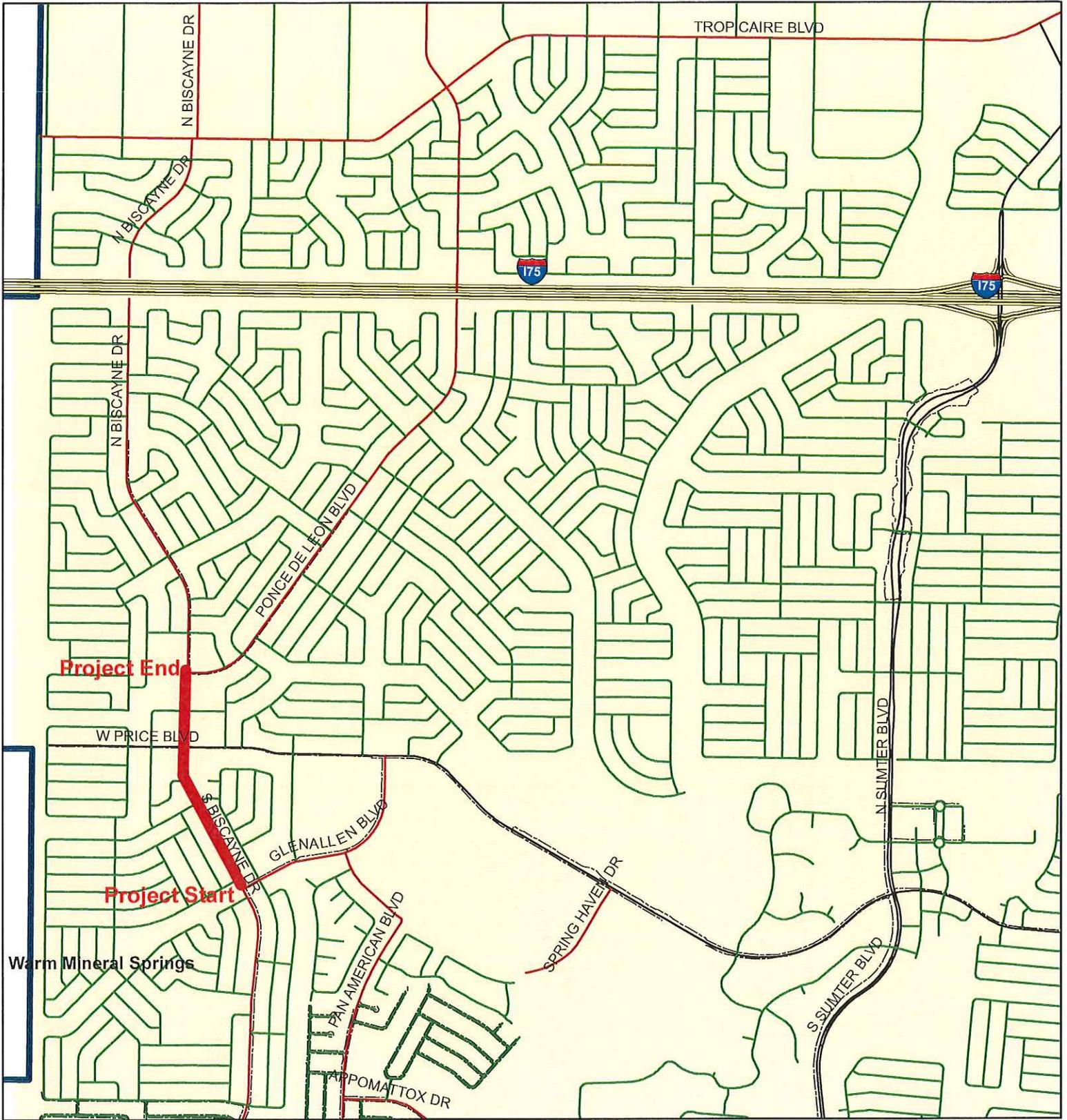
Along with construction of the asphalt pavement for the bicycle lanes will be alterations of driveway connections to the widened pavement, traffic striping and markings for the bicycle lanes, traffic sign relocations, minor utility adjustments and Sarasota County Area Transit bus stop improvements.

**Project
Location**

City of North Port Location Map Glenallen Boulevard to Ponce de Leon Boulevard



Biscayne Bicycle Lane Project Glenallen Blvd to Ponce de Leon Blvd



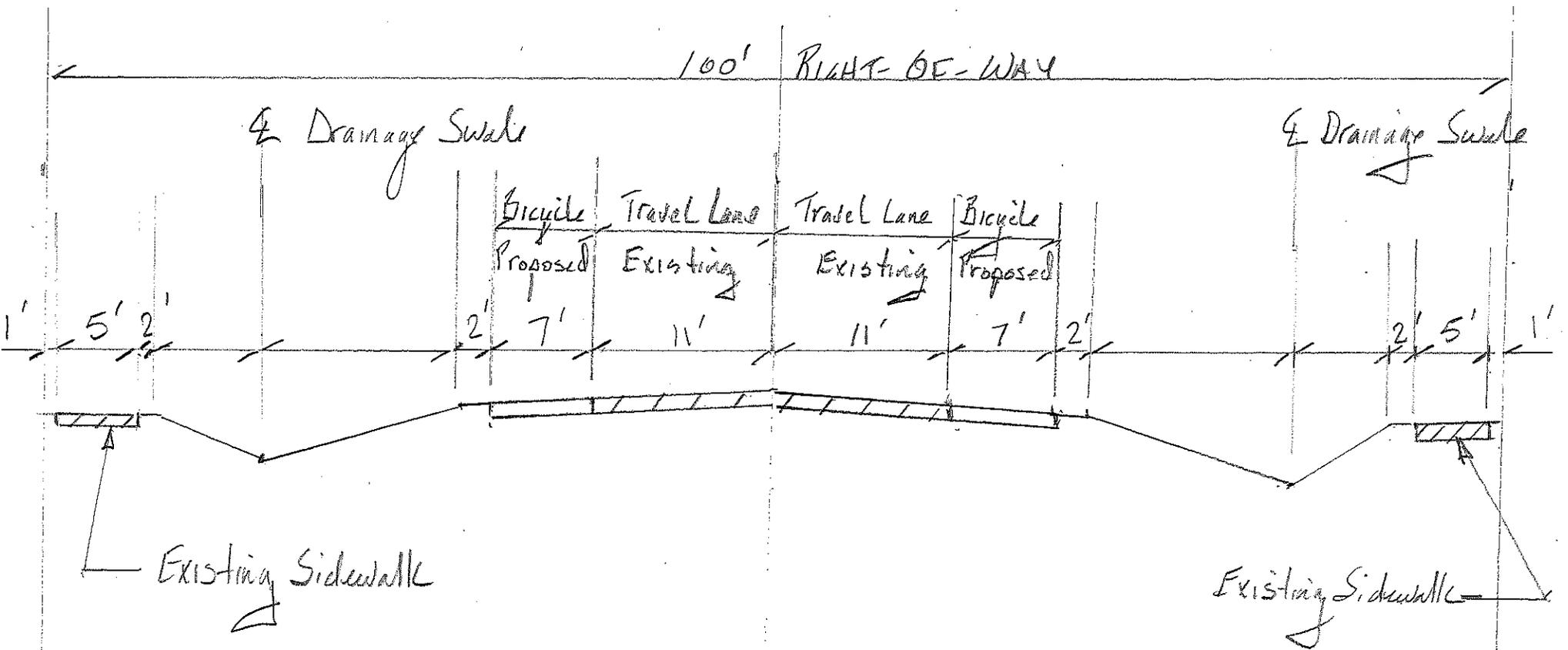
Legend

- Project Boundary
- Arterial
- Local
- Collector
- Primary Arterial
- Sidewalks
- City Boundary



Prepared by NDS/Planning Division
February 16, 2017

Disclaimer: This map is for reference purposes only and is not to be construed as a legal document. Any reliance on the information contained herein is at the user's risk. The City of North Port and its agent assume no responsibility for any use of the information.

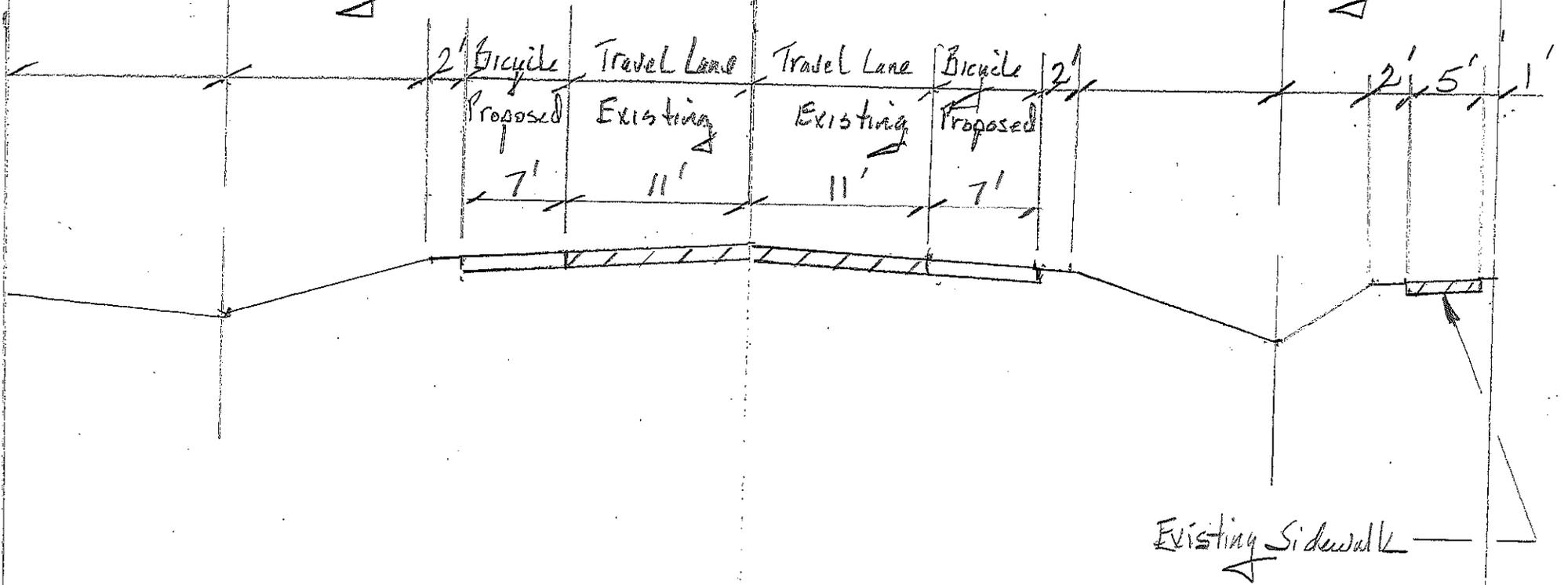


BISCATINE DRIVE BICYCLE LANES
 SECTION 1-1
 (Glenallen Blvd to Bessemer Ave.)

100' RIGHT-OF-WAY

Drainage Swale

Drainage Swale



BISCAYNE DRIVE BICYCLE LANES

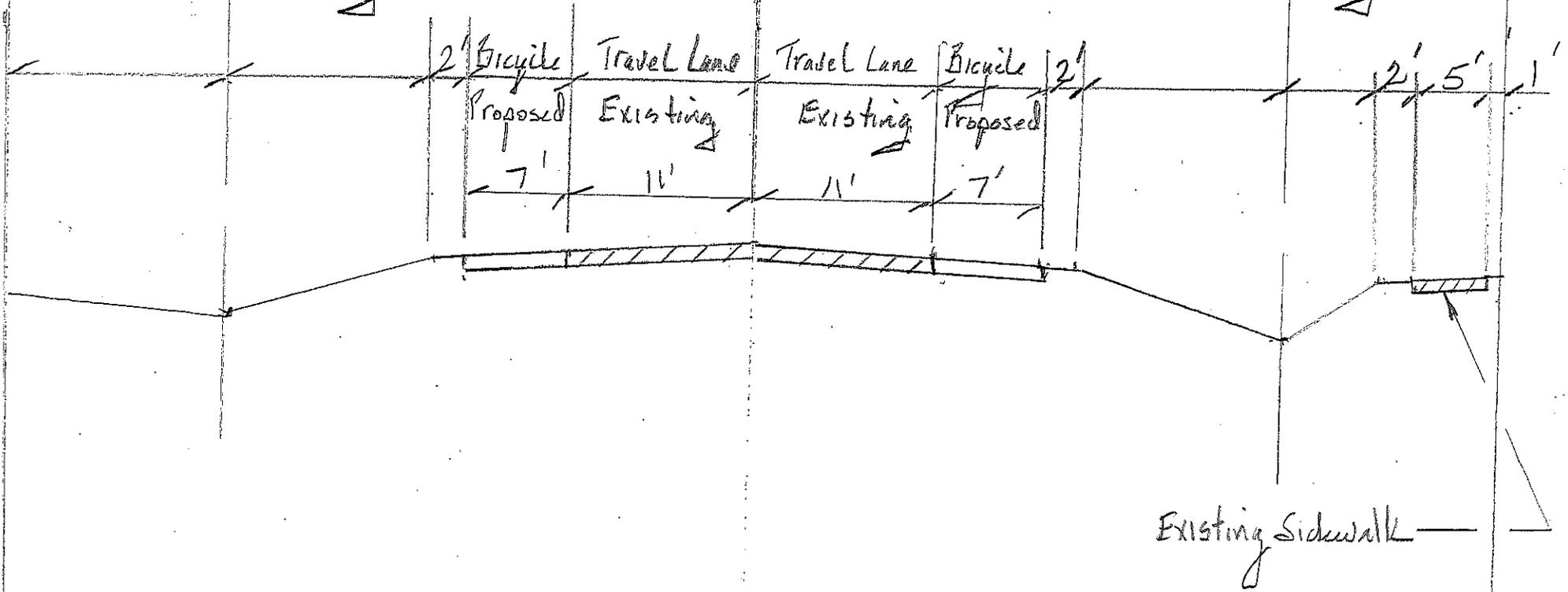
Section 2-2

Bessmer Avenue to Price Boulevard

100' RIGHT-OF-WAY

E Drainage Swale

E Drainage Swale



BISCAYNE DRIVE BICYCLE LANES

Section 3-3

Price Boulevard to Ponce de Leon Boulevard

ATTACHMENT B

(Project Photos 1-9)



EXHIBIT #1

BISCAYNE DRIVE – EXISTING CONDITIONS

Looking south from Ponce de Leon (02/02/17)



EXHIBIT #2

BISCAYNE DRIVE – EXISTING CONDITIONS

Looking south from Price Boulevard (02/02/17)



EXHIBIT #3

BISCAYNE DRIVE – EXISTING CONDITIONS

Looking south from Leopold Avenue (02/02/17)



EXHIBIT #4

BISCAYNE DRIVE – EXISTING CONDITIONS

Looking south from Bessemer Avenue (02/02/17)



EXHIBIT #5

BISCAYNE DRIVE – EXISTING CONDITIONS

Looking north from Glennallen Boulevard (02/02/17)



EXHIBIT #6

BISCAYNE DRIVE – EXISTING CONDITIONS

Looking north from Bessemer Avenue (02/02/17)

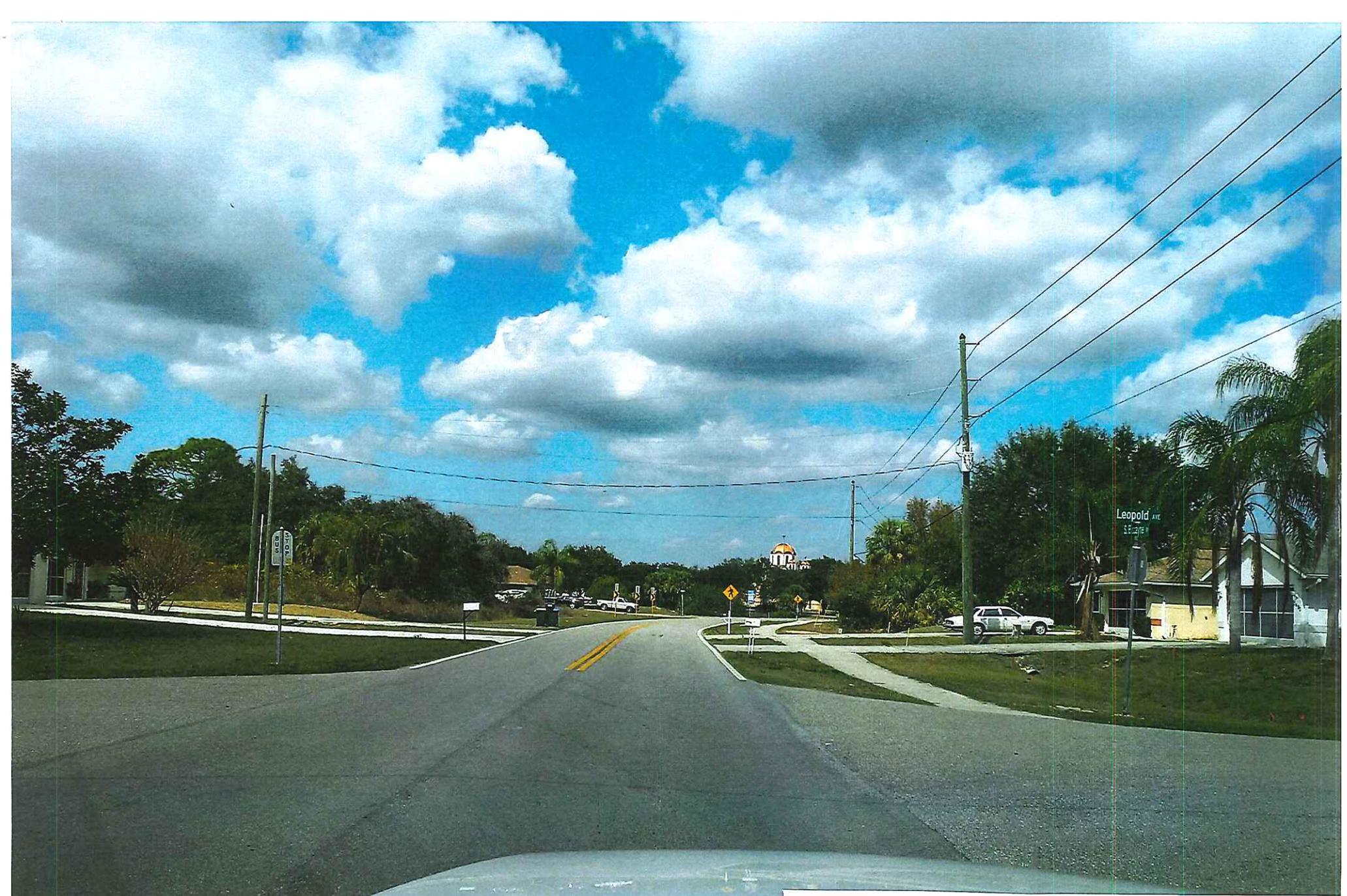


EXHIBIT #7

BISCAYNE DRIVE – EXISTING CONDITIONS

Looking north from Leopold Avenue (02/02/17)



EXHIBIT #8

BISCAYNE DRIVE – EXISTING CONDITIONS

Looking north from Price Boulevard (02/02/17)



EXHIBIT #9

BISCAYNE DRIVE – EXISTING CONDITIONS

Looking north towards Ponce de Leon Boulevard (02/02/17)

ATTACHMENT C

Detailed Cost Estimate

Biscayne Drive Bicycle Lanes (Glenallen Bouelvard to Ponce de Leon Boulevard)

Right-of-Way - 100 feet

Construct seven foot wide paved shoulder **7 feet wide paved shoulders**

ERC Permit Exemption for Recreational Trails

Prices from Miscellaneous Sidewalks Project Average Unit Prices

Prices from AJAX Paving Sumter Phase IIIA where indicated

3910 LF

Work Item	Quantity	Units	Unit Cost	Item Cost	
Silt fencing	7,820.00	LF	\$ 2.00	\$ 15,640.00	3910' x 2 sides
Clearing & Grubbing	6.28	Acres	\$ 15,000.00	\$ 94,250.00	(3,910' x (31' + 39') /43,560 sf per acre
Concrete Driveway Removal	1,333.33	SY	\$ 10.00	\$ 13,333.33	30 driveways x 20 feet width each x 20' from pavement edge / 9
Concrete Driveway Replace	866.67	SY	\$ 75.00	\$ 65,000.00	30 driveways x 20 feet width each x 13' from pavement edge / 9
Excavatn, embankmnt & grading	10,137.00	CY	\$ 25.00	\$ 253,425.93	3910' x (31' + 39') x 1' depth / 27
12" Type B Stabilization	6,955.00	SY	\$ 6.50	\$ 45,207.50	3910' x 2 sides x 8' wide/ 9sf/sf
8" Limerock Base	6,100.00	SY	\$ 15.00	\$ 91,500.00	7820' x 7' wide / 9
2" Type SP Structural	799.38	TON	\$ 100.00	\$ 79,938.00	230 #/sy (for 2" thickness) x 7820' x 8' /9 sf/sy / 2000 # / ton
Mill 1" depth Exist Pavmnt Edge	868.89	SY	\$ 4.00	\$ 3,475.56	[(3910' x 2 sides x 1 foot width') / 9
1" Type FC-9.5 Friction	350.00	TON	\$ 120.00	\$ 42,000.00	115#/sy x 7820' x 7' / 9sf/sy / 2000 # / ton
Performance Turf - Sod Bahia	25,635.00	SY	\$ 2.50	\$ 64,087.57	3910' x 59' / 9
6" Solid White Thermoplast	2.96	NM	\$ 5,444.01	\$ 16,114.27	3910' x 4 lines
Bike Lane Markings	20.00	Each	\$ 250.00	\$ 5,000.00	Every 500 feet - both sides
Traffic Signs Relocation	32.00		\$ 250.00	\$ 8,250.00	
Water Valve Box Adjust	7.00		\$ 500.00	\$ 3,500.00	
Sanitary Sewer Manhole Covers	18.00		\$ 500.00	\$ 9,000.00	
Fire Hydrant Relocate	2.00		\$ 2,500.00	\$ 5,000.00	
Sanitary Sewer Force Main Valve Box	10.00		\$ 500.00	\$ 5,000.00	
Mailbox Relocation	27.00		\$ 250.00	\$ 6,250.00	
Sub-Total				\$ 825,972.16	
MOT (6%)				\$ 49,558.33	
Mobilization (6%)				\$ 49,558.33	
Contingency (10%)				\$ 82,597.22	
TOTAL				\$ 1,007,686.04	(8 Years out) * 1.281 \$ 1,290,845.82

CEI (15%) \$ 151,152.91 (8 years out) * 1.281 \$ 193,626.88
 Date of revised estimate (02/09/17)

Design (10%) \$ 100,768.60 (6 Years Out) * 1.206 \$ 121,526.93
 PD&E (7.5%) \$ 75,576.45 (5 Years Out) * 1.172 \$ 88,575.60
 (*) FDOT Transportation Costs Report (07/18/16) Inflation Factors

Assume driveways are 20 feet wide and replace 20 feet from edge of existing pavement for adjustment of longitudinal slope.

BN (02/22/17)

ATTACHMENT D

2040 LRTP Sheet 3-4

GOALS, OBJECTIVES, PERFORMANCE MEASURES, AND TARGETS

1. IMPROVE THE SAFETY AND SECURITY OF THE TRANSPORTATION SYSTEM FOR ALL USERS

1.1 Create and maintain a transportation system that respects and accommodates all modes of transportation to ensure the personal safety of all users, in all modes, and on all facilities through education, enforcement, engineering, and evaluation.

1.2 Consistent with Florida’s Strategic Highway Safety Plan, ensure the safe and secure accommodation of motorized and non-motorized traffic on area roadways to reduce crash rates, protect the safety of emergency responders and roadway workers within the right-of-way, and maintain and improve operating conditions on emergency evacuation routes.

Measure:	Total crashes and crash rate by mode (auto, bike, pedestrian, transit & freight)
Targets:	<ul style="list-style-type: none"> % reduction in fatalities involving all modes % reduction in Auto crashes and rate % reduction in Bicycle crashes and rate % reduction in Pedestrian crashes and rate % reduction in crashes on transit corridors % reduction in crashes on freight corridors % reduction in crashes on evacuation corridors

Safety	Infrastructure Condition	Congestion Reduction	System Reliability	Freight Movement & Economic Vitality	Environmental Sustainability	Reduce Project Delivery Delays
						

ATTACHMENT E

- 1. ROW Documentation – Plat Maps**

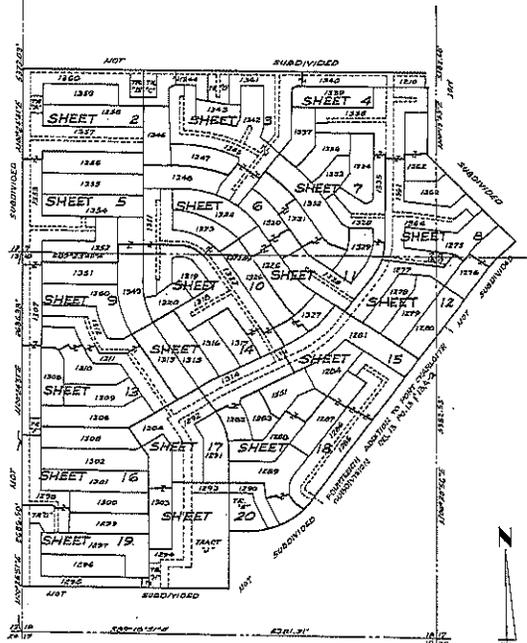
**TWENTY-SIXTH ADDITION TO
PORT CHARLOTTE SUBDIVISION**

A SUBDIVISION OF PORTIONS OF SECTIONS
7, 8, 17 & 18, TWP 39 S., RGE. 21 EAST
CITY OF NORTH PORT CHARLOTTE
SARASOTA COUNTY-FLORIDA.

DESCRIPTION

COMMENCING at the Southwest corner of Section 18, Township 39 South, Range 21 East; thence $N00^{\circ}23'15''E$ along the West Line of said Section 18, 67223 feet to the POINT OF BEGINNING; thence continuing $N00^{\circ}23'15''E$ along the West Line of said Section 18, 2913.57 feet to the West 1/4 corner of said Section 18; thence $N00^{\circ}24'51''E$, continuing along the West Line of said Section 18, 2686.38 feet to the Northwest corner of said Section 18; thence $N00^{\circ}24'21''E$ along the West Line of Section 7, Township 39 South, Range 21 East, 2574.99 feet; thence $S89^{\circ}23'00''E$ 45 feet; thence $S89^{\circ}23'00''E$ 2320 feet; thence $S00^{\circ}37'00''W$ 200 feet; thence $S89^{\circ}23'00''E$ 45 feet; thence $S89^{\circ}23'00''E$ 200 feet to a point of curve; thence Southwesterly along the arc of a circular curve to the left having a radius 100 feet, a central angle of $44^{\circ}21'40''$ for a distance of 177.42 feet to a point of tangency; thence $S43^{\circ}44'40''E$ 1618.15 feet; thence $S46^{\circ}18'39''W$ 216.46 feet to a point of curve; thence Southwesterly along the arc of a circular curve to the left having a radius of 1000 feet, a central angle of $103^{\circ}12'24''$ for a distance of 183.67 feet to a point of tangency; thence $S39^{\circ}43'56''W$ 4066.31 feet to a point of curve; thence Southwesterly along the arc of a circular curve to the right, having a radius of 1000 feet, a central angle of $54^{\circ}53'04''$ for a distance of 957.91 feet to a point of tangency; thence $N89^{\circ}23'00''W$ 209.23 feet; thence $S00^{\circ}37'00''W$ 510 feet; thence $N89^{\circ}23'00''W$ 176 feet; thence $S00^{\circ}37'00''W$ 300 feet; thence $N89^{\circ}23'00''W$ 1906.40 feet to a point on the West Line of Section 18, Township 39 South, Range 21 East, and the POINT OF BEGINNING.

All land lying and being in Sarasota County, Florida and containing 803.70 Acres more or less.



LOCATION & KEY MAP
SECS 7, 8, 17, 18, T39 S., R. 21 E.
SARASOTA COUNTY, FLORIDA

DRAWN BY- REG.
CHECKED BY- JD
APPROVED BY- CGK

SCALE 1" = 100'

815-31 CERTIFICATE OF DEDICATION BK 15 Pg 838

STATE OF FLORIDA GENERAL DEVELOPMENT CORPORATION, a Delaware Corporation, authorized to do business in the State of Florida, by its duly elected President F.E. Mackle, Jr. and its duly elected Secretary, E. J. Mackle, and FLORIDA WEST COAST LAND COMPANY, a Florida Corporation, by its duly elected Vice President, F.E. Mackle, Jr. and by its duly elected Secretary, E. J. Mackle, acting by and with the authority of their Boards of Directors do hereby dedicate and set apart all the streets, avenues, roads, lanes, circles, drives, boulevards and Drainage Rights-of-Way, as shown or described on this plat to the use of the general public forever.

The Easements hereinafter described are expressly reserved to GENERAL DEVELOPMENT CORPORATION and FLORIDA WEST COAST LAND COMPANY their affiliates, successors or assigns, for the purposes expressed: a 20 foot maintenance easement of the lot line abutting to and adjacent to all Drainage Rights-of-Way, a 10 foot easement of the rear of each lot and a 6 foot easement of each side lot line for the installation and maintenance of underground and overhead utilities and for surface drainage by swale or underground provision and for any purpose consistent with good practice for the development of this project. Said lot lines coincident with street right-of-way lines shall contain no easements, and where more than one lot is intended as a building site the outside boundaries of said building site shall carry said side easements.

IN WITNESS WHEREOF: GENERAL DEVELOPMENT CORPORATION has caused these presents to be executed by its President and attested by its Secretary and FLORIDA WEST COAST LAND COMPANY has caused these presents to be executed by its Vice President and attested by its Secretary by and with the authority of their Boards of Directors, this 31 day of MARCH, 1961.

Attest: E. J. Mackle Secretary By: F. E. Mackle, Jr. President
FLORIDA WEST COAST LAND COMPANY
Attest: E. J. Mackle Secretary By: F. E. Mackle, Jr. Vice President
GENERAL DEVELOPMENT CORPORATION

STATE OF FLORIDA Before me, the undersigned Notary Public personally appeared F.E. Mackle, Jr. President and E. J. Mackle, Secretary of GENERAL DEVELOPMENT CORPORATION a Delaware Corporation authorized to do business in the State of Florida and F.E. Mackle, Jr. Vice President and E. J. Mackle, Secretary of FLORIDA WEST COAST LAND COMPANY, a Florida Corporation, to me well known to be the individuals described in and who executed the foregoing Certificate of Dedications, and that they each duly acknowledged before me that they executed the same, as such officers for and on behalf of said corporations.

WITNESS my hand and official Seal at Dade County, Florida, this 31 day of MARCH, 1961.
My Commission expires 7/13/63
Notary Public State of Florida at Large.

CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY: That the attached plat entitled TWENTY-SIXTH ADDITION TO PORT CHARLOTTE SUBDIVISION is a true and correct representation of the lands as received, surveyed and platted under my direction; also that permanent reference monuments have been set in accordance with Section 7, Chapter 10275 (10253) Laws of the State of Florida.

Dated this 22 day of March, A.D. 1961

Arthur L. Day
Registered Engineer No. 2265
Registered Land Surveyor No. 1356
State of Florida

CERTIFICATE OF APPROVAL OF CITY COMMISSION

STATE OF FLORIDA as it is hereby certified that this plat has been officially approved for record by the City Commission of the City of North Port, Charlotte, Sarasota County, Florida this 20th day of APRIL, A.D. 1961.

CERTIFICATE OF APPROVAL OF COUNTY COMMISSION

STATE OF FLORIDA as it is hereby certified that this plat has been officially approved for record by the Board of County Commissioners of the County of Sarasota, Florida, this 28th day of APRIL, A.D. 1961.

Walter S. Johnson County Attorney
Walter S. Johnson Chairman, Board of County Commissioners

CERTIFICATE OF APPROVAL OF COUNTY CLERK

STATE OF FLORIDA I, W.A. Wynne, County Clerk of Sarasota County, Florida, hereby certify that this plat has been examined and that it complies in form with all the requirements of the laws pertaining to maps and plats, and this plat has been filed for record in Plat Book 15 at Pages 3 through 319, Public Records of Sarasota County, Florida this 4th day of May, A.D. 1961.

W. A. Wynne County Clerk
By: H. W. [Signature] Deputy Clerk

ENGINEER'S NOTE

Ø--Indicates Permanent Reference Monuments.
Dimensions on corner lots are to intersection of block lines extended unless otherwise indicated.
All radii are 25 feet unless otherwise indicated.
Basis of bearing system is assumed for computation purposes.

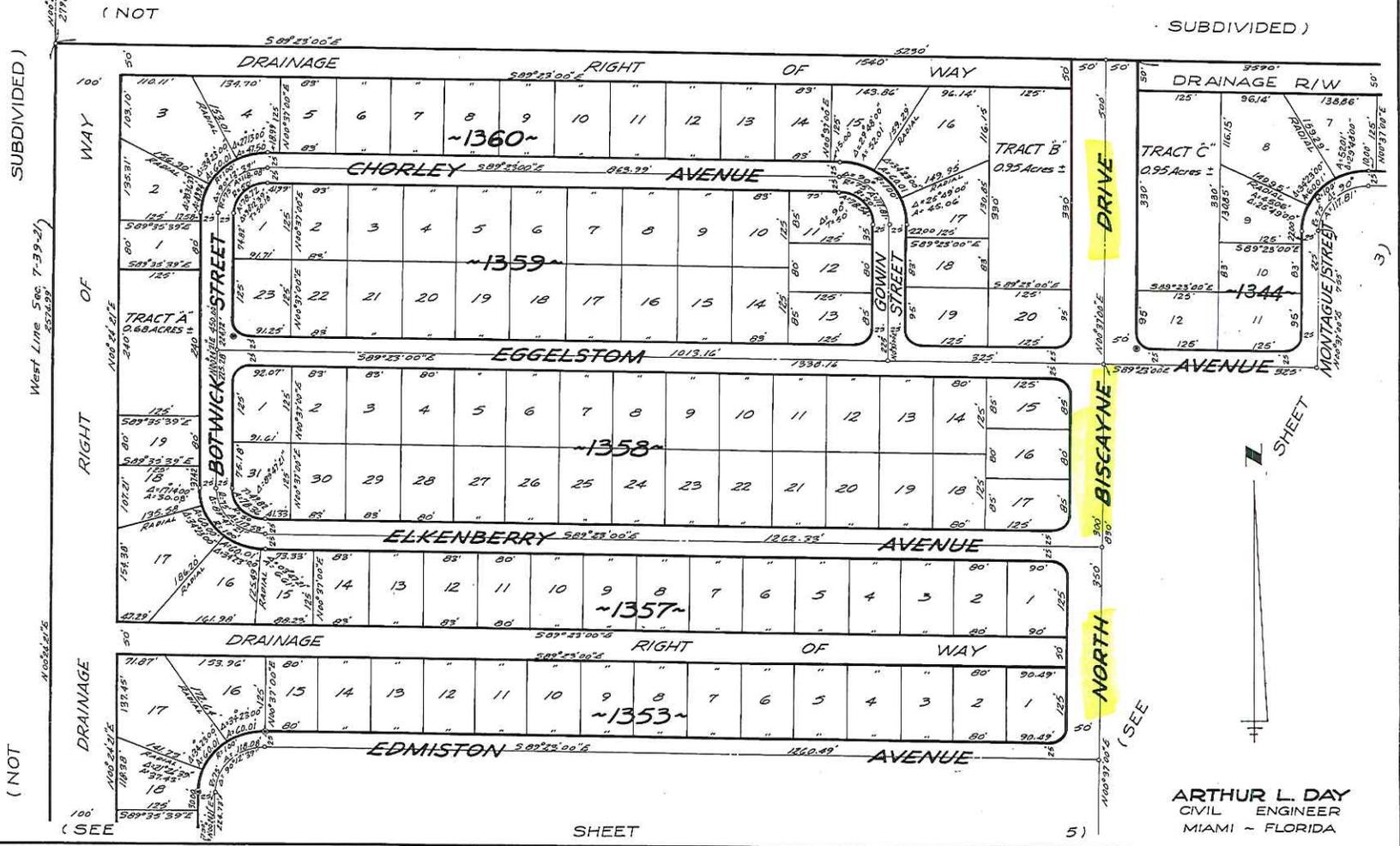
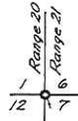
ARTHUR L. DAY
CIVIL ENGINEER
MIAMI - FLORIDA

SHEET 1 OF 20 SHEETS
2294 TOTAL LOTS

**TWENTY-SIXTH ADDITION TO
PORT CHARLOTTE SUBDIVISION**

A SUBDIVISION OF PORTIONS OF SECTIONS
7, 8, 17 & 18, TWP 39S-RGE 21 EAST
CITY OF NORTH PORT CHARLOTTE
SARASOTA COUNTY-FLORIDA

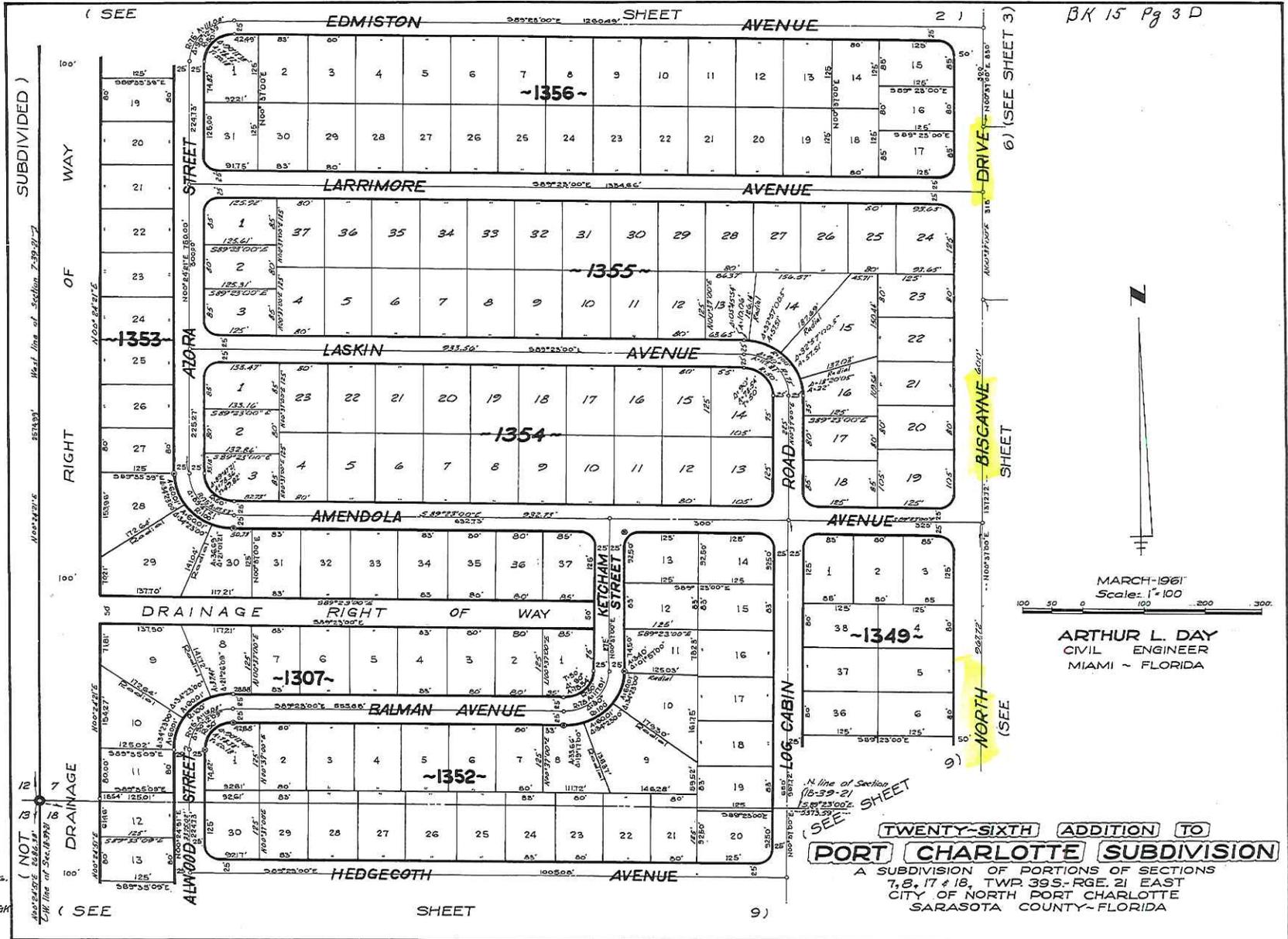
BK 15 Pg 3A



CALCULATED BY: R.G.
DRAWN BY: A.S.M.
CHECKED BY: J.B.
APPROVED BY: G.M.K.

ARTHUR L. DAY
CIVIL ENGINEER
MIAMI - FLORIDA

SHEET 2 OF 20 SHEETS
117 LOTS THIS SHEET



(NOT SUBDIVIDED)

West line of Section 7-39-21-7

(SEE SHEET

DRIVE (SEE SHEET 3)

BISCAYNE SHEET

NORTH (SEE SHEET 9)

MARCH-1961
Scale: 1" = 100'

ARTHUR L. DAY
CIVIL ENGINEER
MIAMI - FLORIDA

(SEE SHEET

TWENTY-SIXTH ADDITION TO PORT CHARLOTTE SUBDIVISION

A SUBDIVISION OF PORTIONS OF SECTIONS 7, 8, 17 & 18, TWP 39S.-RGE. 21 EAST CITY OF NORTH PORT CHARLOTTE SARASOTA COUNTY-FLORIDA

CALCULATED BY RS.
DRAWN BY GA.
CHECKED BY JB.
APPROVED BY CGK

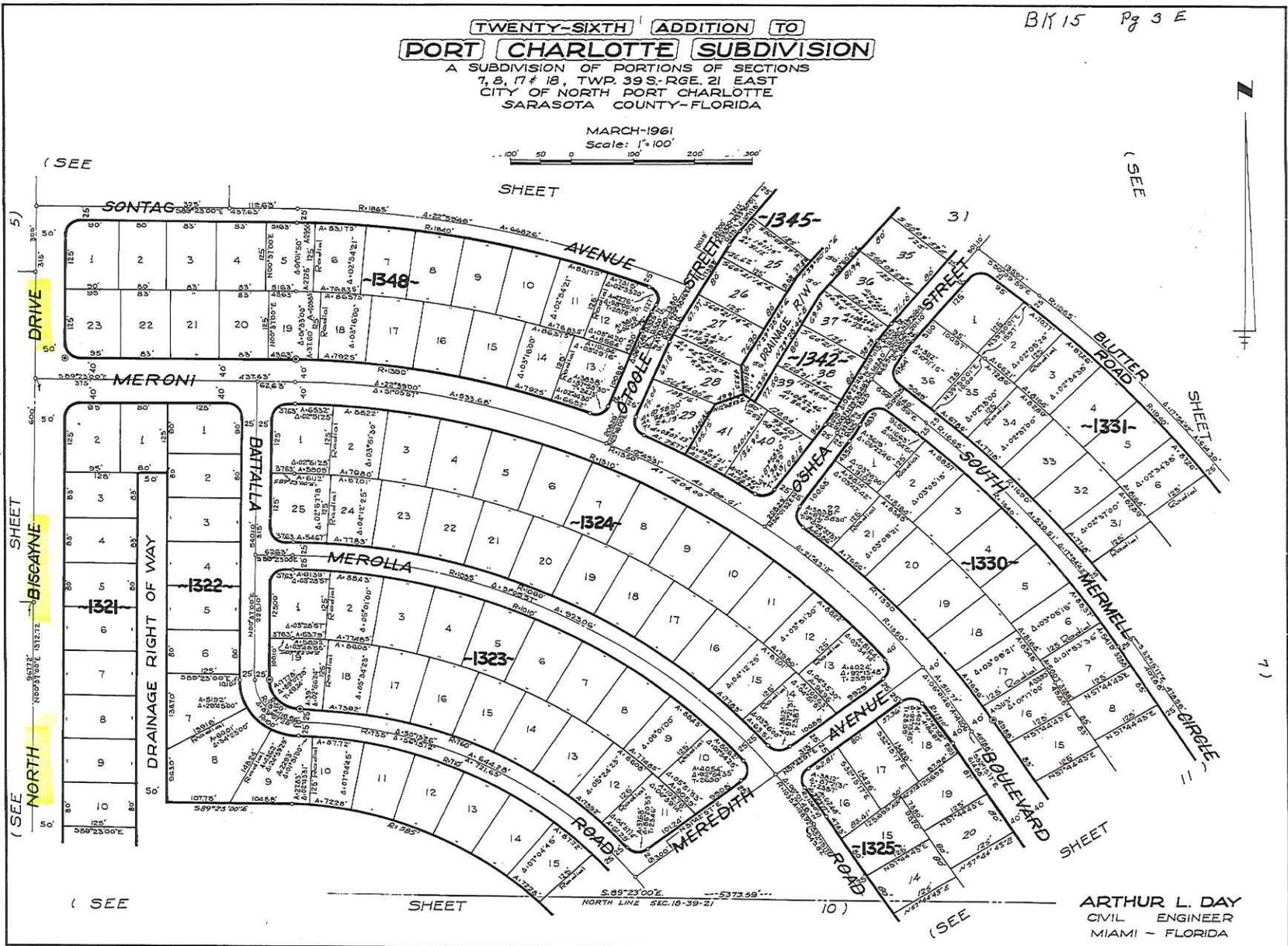
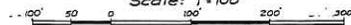
**TWENTY-SIXTH ADDITION TO
PORT CHARLOTTE SUBDIVISION**

A SUBDIVISION OF PORTIONS OF SECTIONS
7, 8, (7 & 8), TWP. 39 S. RGE. 21 EAST
CITY OF NORTH PORT CHARLOTTE
SARASOTA COUNTY-FLORIDA

BK 15 Pg 3 E

MARCH-1961

Scale: 1" = 100'

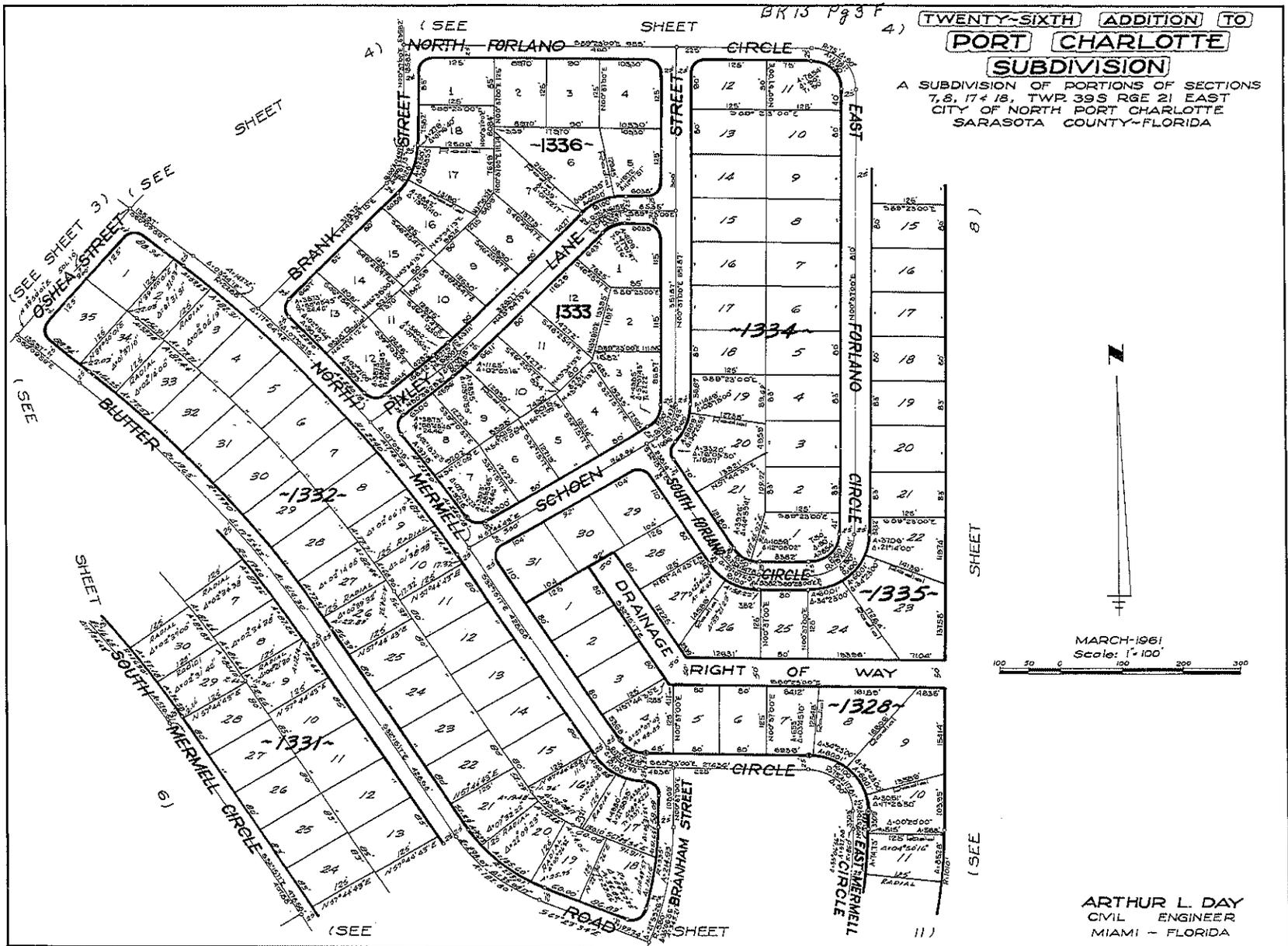


(SEE SHEET 5) DRIVE (SEE SHEET 31) (SEE SHEET 10) (SEE SHEET 11)

CALCULATED BY: RS.
DRAWN BY: GA.
CHECKED BY: JB.
APPROVED BY: CJK

ARTHUR L. DAY
CIVIL ENGINEER
MIAMI - FLORIDA

SHEET 6 OF 20 SHEETS
139 LOTS THIS SHEET



BR 13 Pg 3 F
**TWENTY-SIXTH ADDITION TO
 PORT CHARLOTTE
 SUBDIVISION**

A SUBDIVISION OF PORTIONS OF SECTIONS
 7, 8, 17 & 18, TWP. 39S RGE 21 EAST
 CITY OF NORTH PORT CHARLOTTE,
 SARASOTA COUNTY-FLORIDA

MARCH-1961
 Scale: 1" = 100'

CALCULATED BY R.G.
 DRAWN BY S.A.
 CHECKED BY J.B.
 APPROVED BY C.G.H.

ARTHUR L. DAY
 CIVIL ENGINEER
 MIAMI - FLORIDA

SHEET 7 OF 20 SHEETS
 128 LOTS THIS SHEET

**TWENTY-SIXTH ADDITION TO
PORT CHARLOTTE SUBDIVISION**

A SUBDIVISION OF PORTIONS OF SECTIONS
7, 8, 17 & 18, TWP 39S-RGE 21 EAST
CITY OF NORTH PORT CHARLOTTE
SARASOTA COUNTY-FLORIDA

BK 15 Pg 3 H

5)



SHEET

South Line Sec. 7-39-21

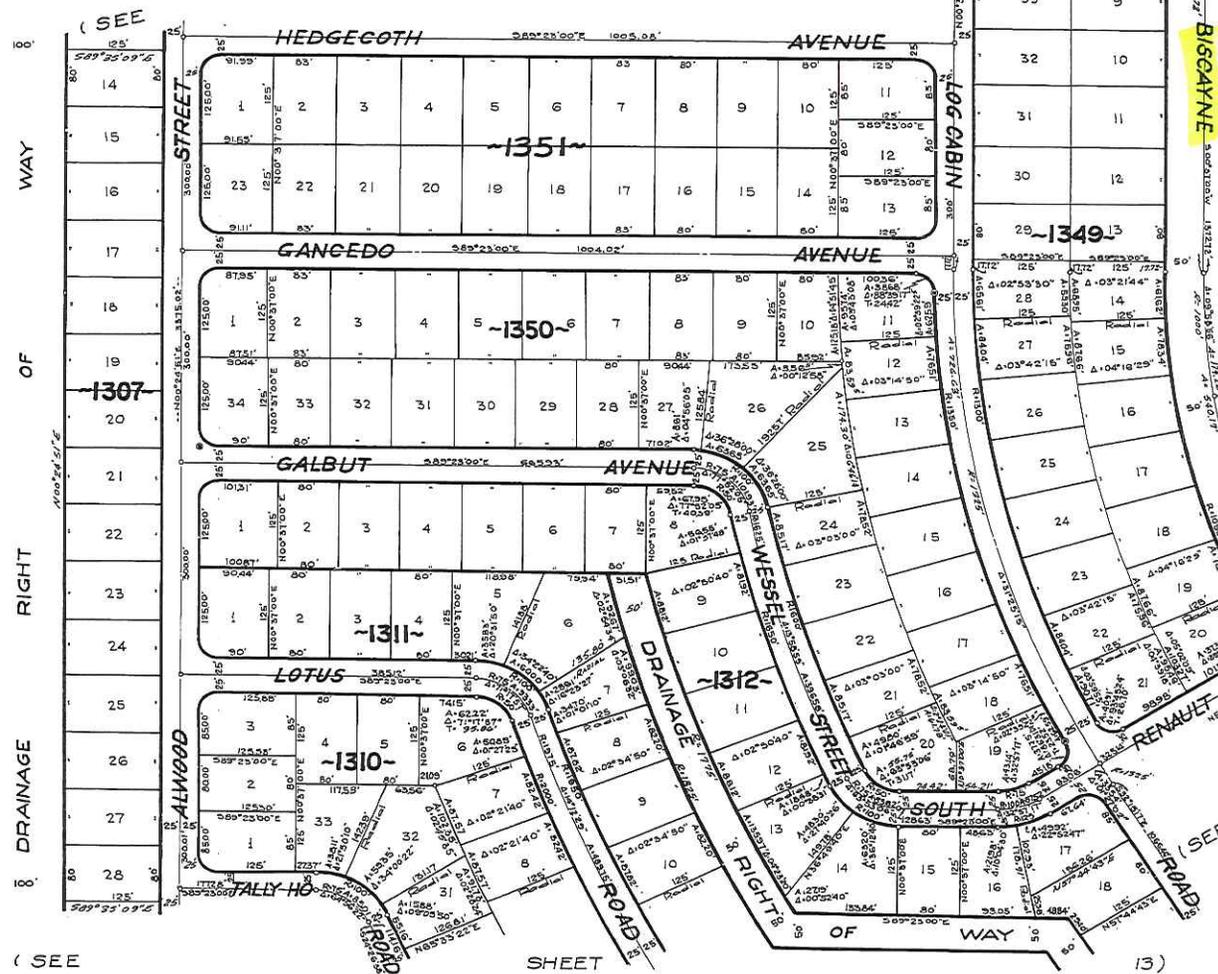
(NOT SUBDIVIDED)
WAY OF RIGHT DRAINAGE

West Line Sec. 18-39-21

2000.00'

1000.00' S.E.

1000.00' S.E.



CALCULATED BY: K.F.K.
DRAWN BY: G.A.
CHECKED BY: J.B.
APPROVED BY: C.B.K.

ARTHUR L. DAY
CIVIL ENGINEER
MIAMI - FLORIDA

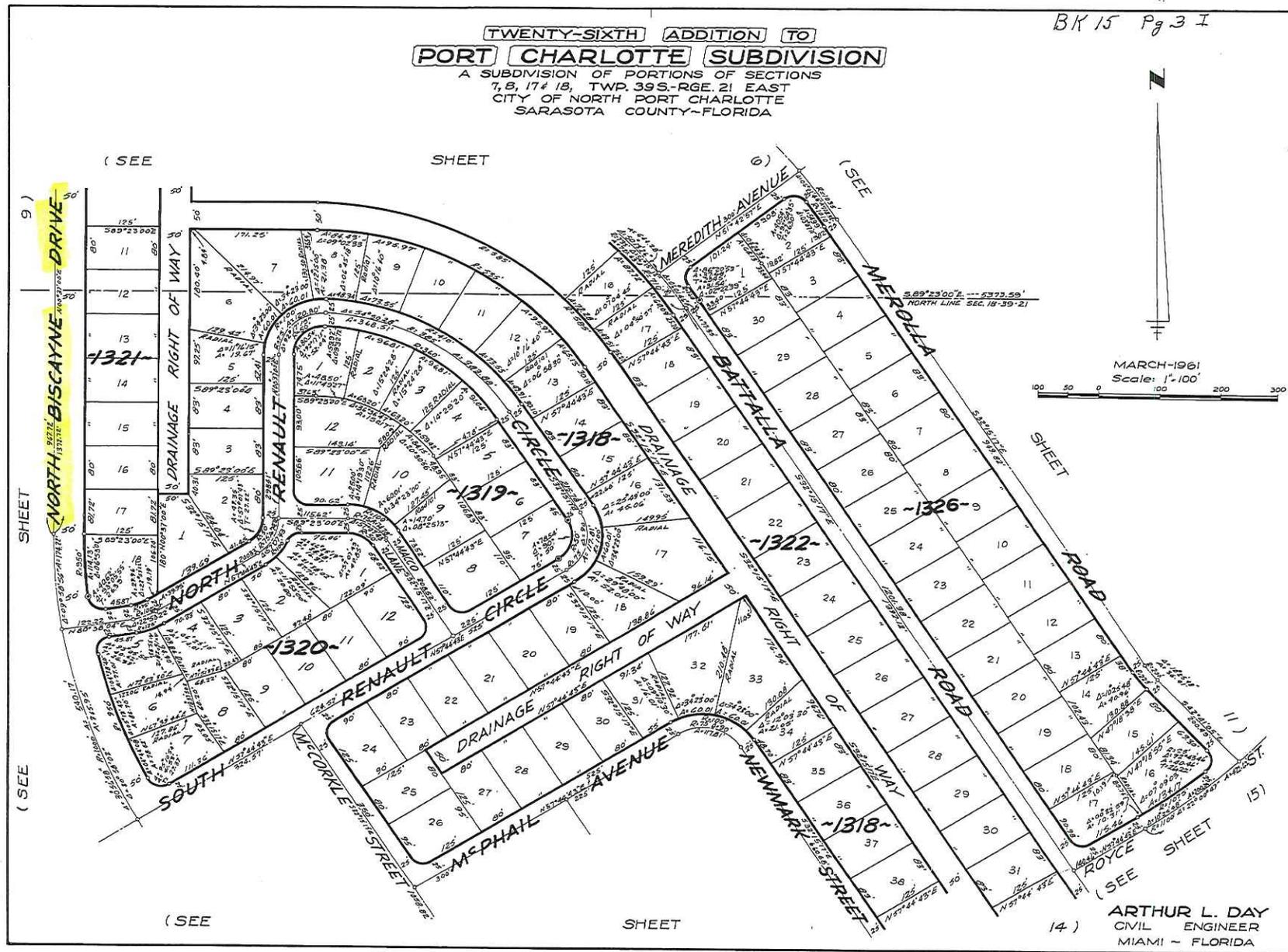
SHEET 9 OF 20 SHEETS
140 LOTS THIS SHEET

**TWENTY-SIXTH ADDITION TO
PORT CHARLOTTE SUBDIVISION**

A SUBDIVISION OF PORTIONS OF SECTIONS
7, 8, 17 & 18, TWP. 39S.-RGE. 21 EAST
CITY OF NORTH PORT CHARLOTTE
SARASOTA COUNTY-FLORIDA



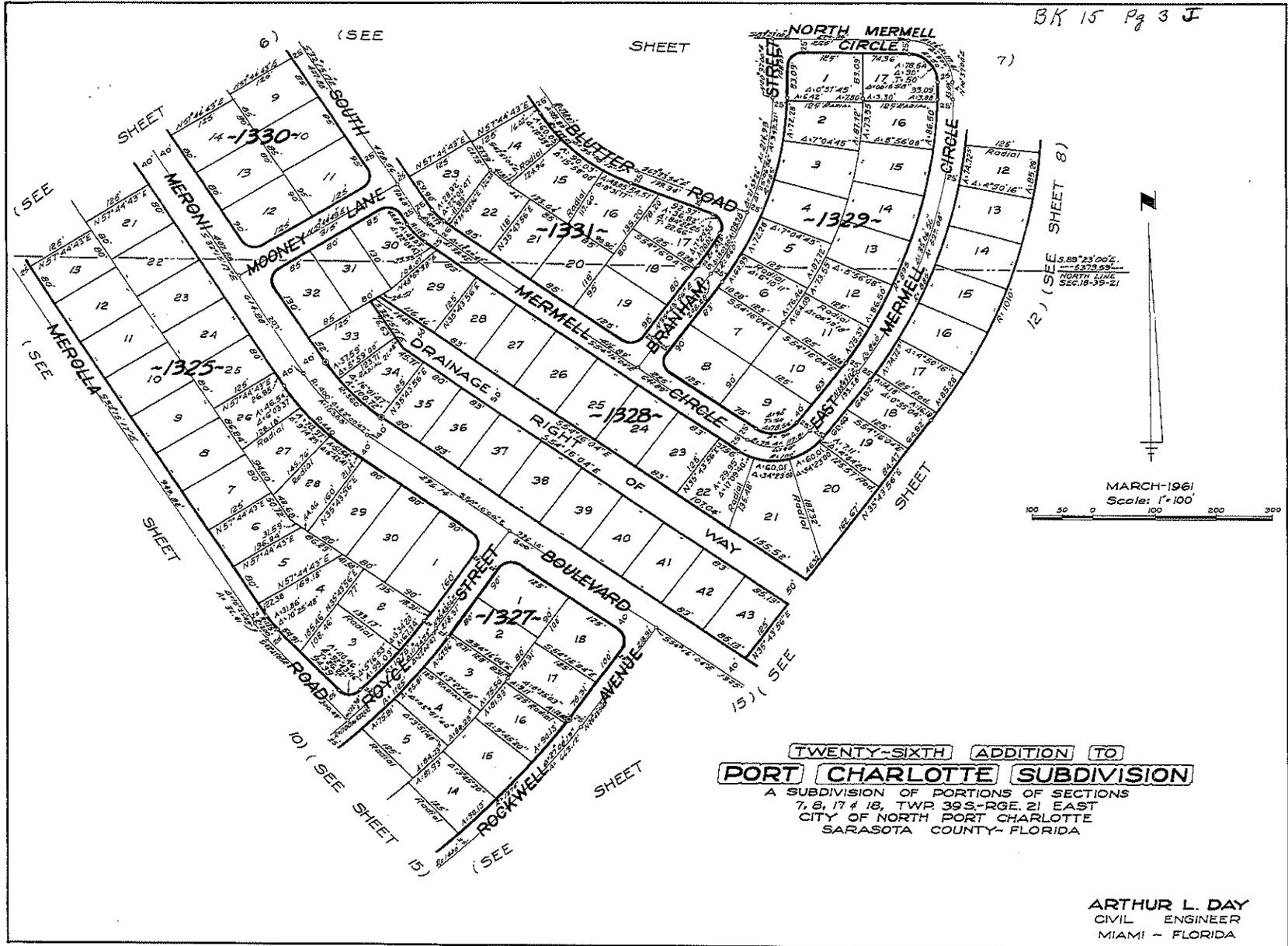
MARCH-1961
Scale: 1"=100'
0 50 100 200 300



CALCULATED BY R.S.
DRAWN BY N.S.M.
CHECKED BY J.B.
APPROVED BY C.G.H.

ARTHUR L. DAY
CIVIL ENGINEER
MIAMI - FLORIDA

SHEET 10 OF 20 SHEETS
116 LOTS THIS SHEET



TWENTY-SIXTH ADDITION TO
PORT CHARLOTTE SUBDIVISION
 A SUBDIVISION OF PORTIONS OF SECTIONS
 7, 8, 17 & 18, TWP 39 S.-RGE. 21 EAST
 CITY OF NORTH PORT CHARLOTTE
 SARASOTA COUNTY, FLORIDA

CALCULATED BY: R.G.
 DRAWN BY: WMC
 CHECKED BY: JB
 APPROVED BY: CBK

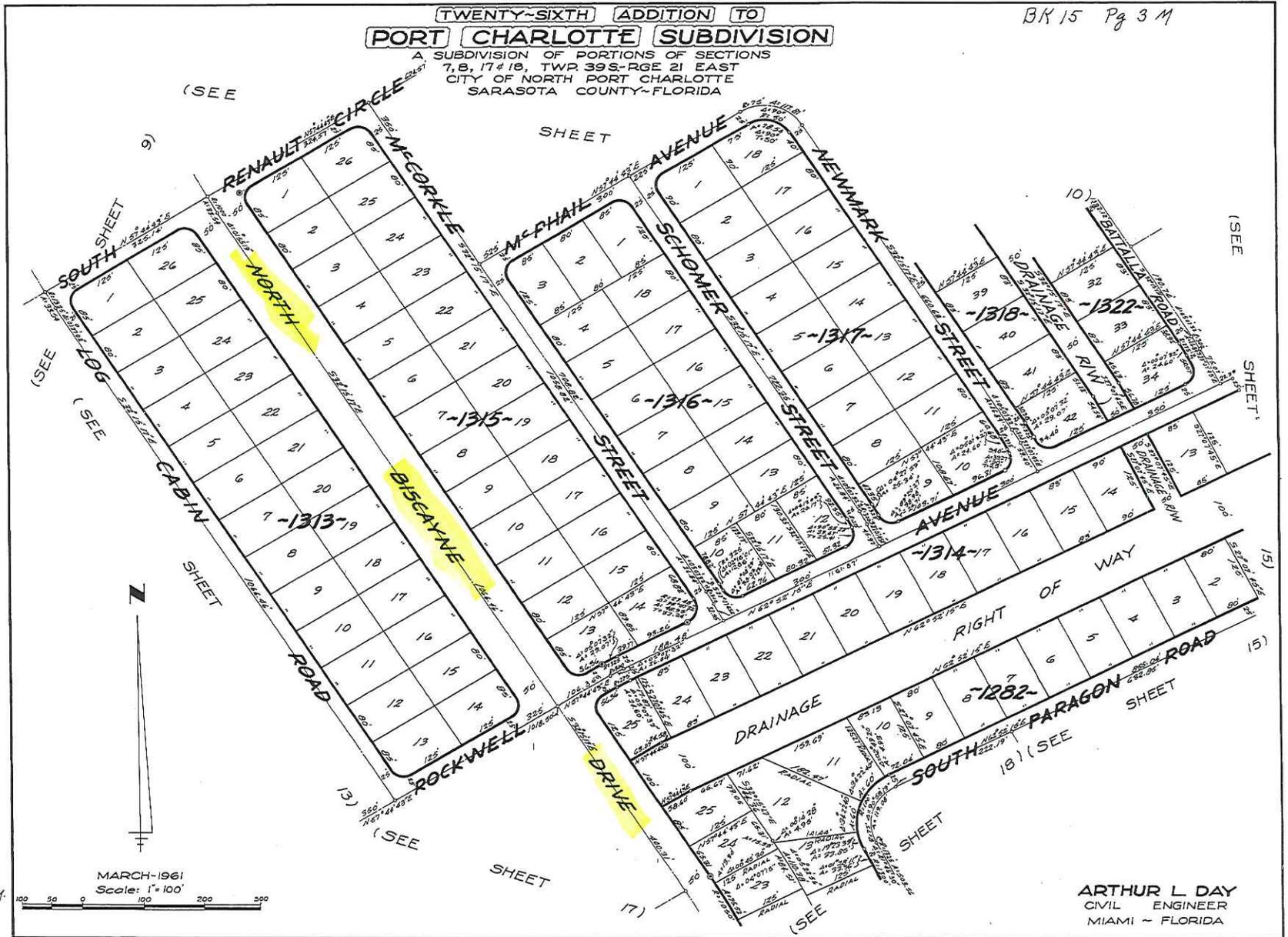
ARTHUR L. DAY
 CIVIL ENGINEER
 MIAMI - FLORIDA

SHEET 11 OF 20 SHEETS
 38 LOTS THIS SHEET

**TWENTY-SIXTH ADDITION TO
PORT CHARLOTTE SUBDIVISION**

BK 15 Pg 3 M

A SUBDIVISION OF PORTIONS OF SECTIONS
7, 8, 17 & 18, TWP 39S-RGE 21 EAST
CITY OF NORTH PORT CHARLOTTE
SARASOTA COUNTY-FLORIDA



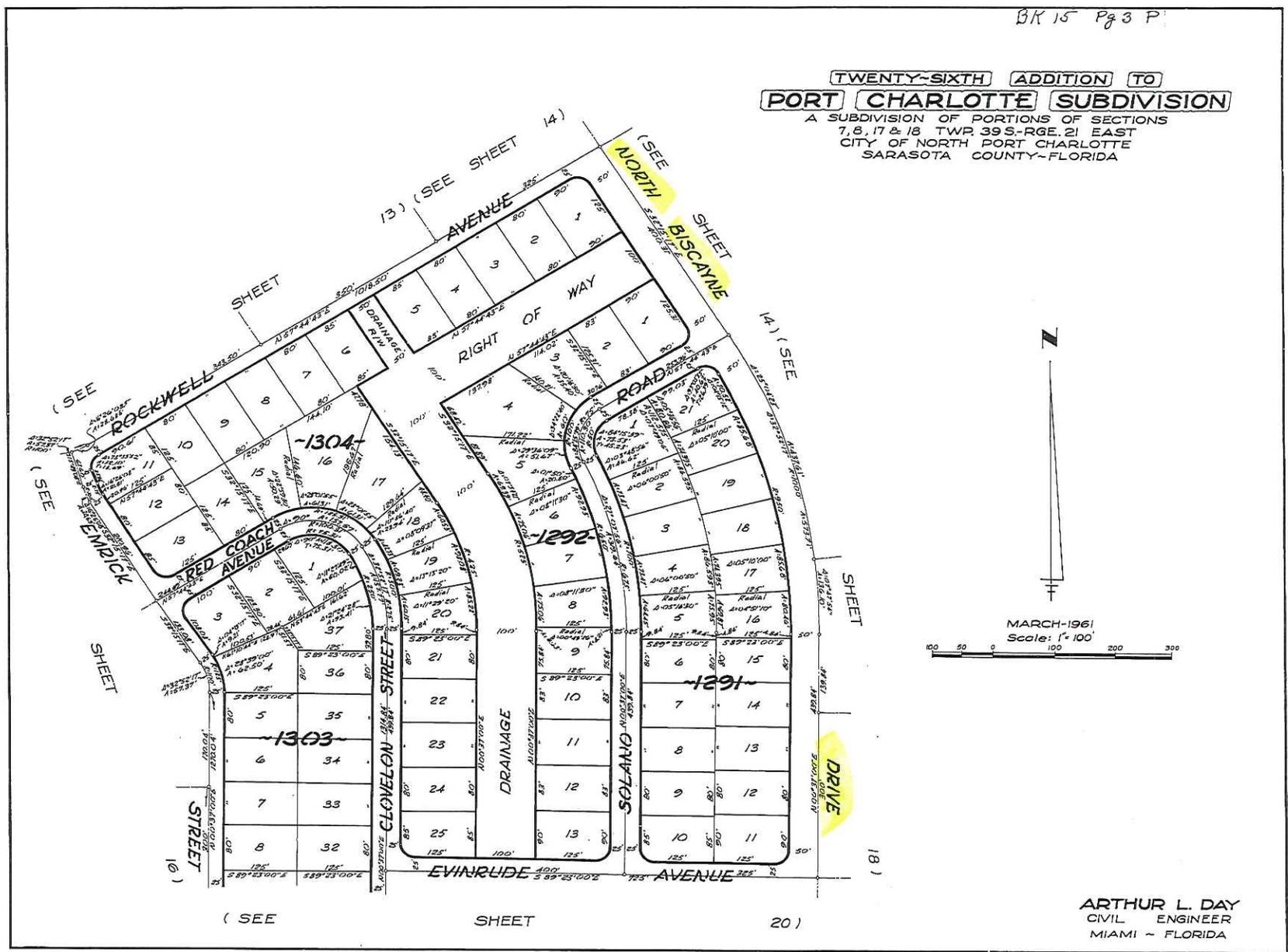
CALCULATED BY: K.R.M.
DRAWN BY: M.B.M.
CHECKED BY: J.B.
APPROVED BY: C.G.H.

MARCH-1961
Scale: 1" = 100'

ARTHUR L. DAY
CIVIL ENGINEER
MIAMI - FLORIDA

SHEET 14 OF 20 SHEETS
123 LOTS THIS SHEET

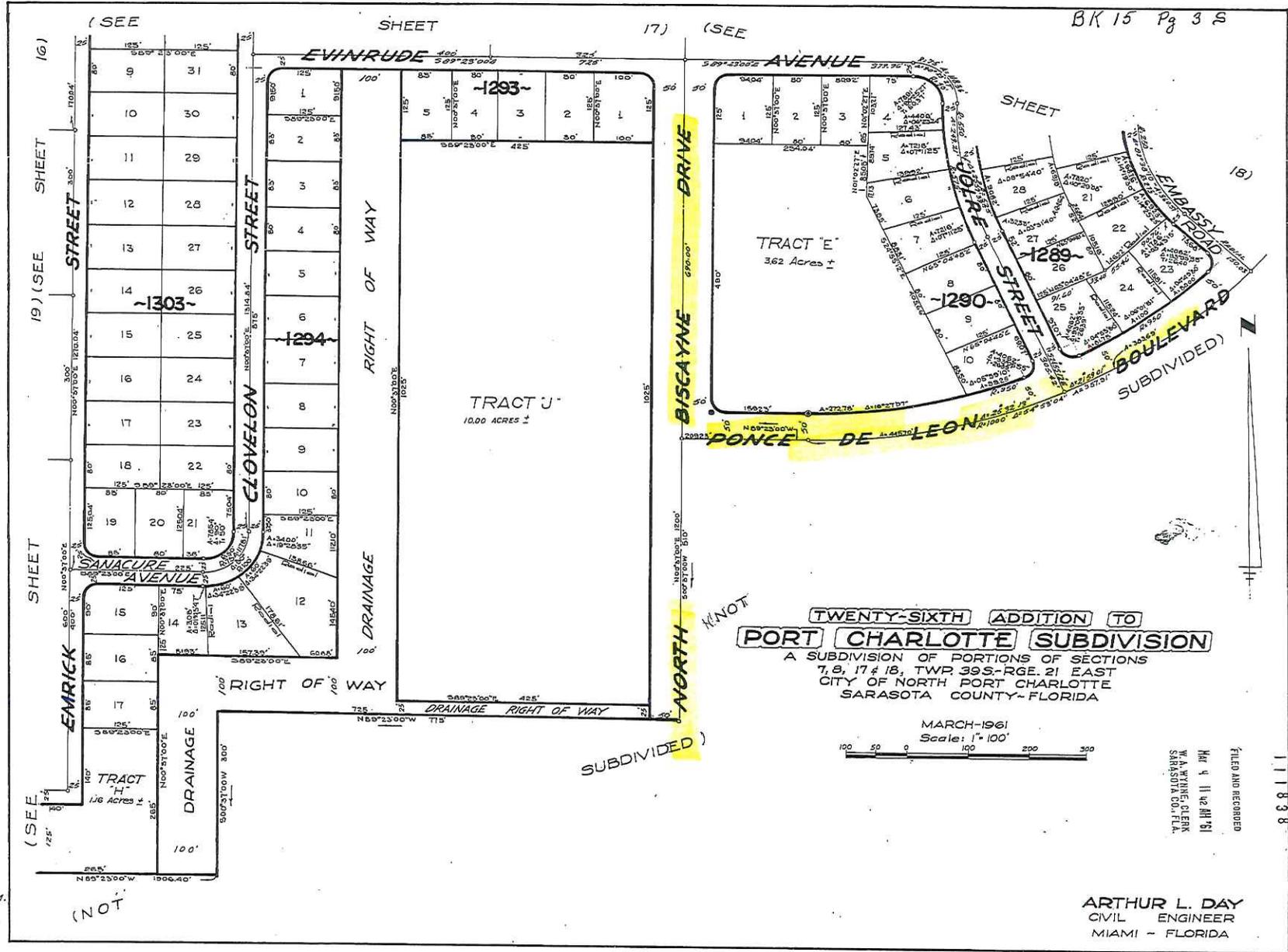
TWENTY-SIXTH ADDITION TO
PORT CHARLOTTE SUBDIVISION
 A SUBDIVISION OF PORTIONS OF SECTIONS
 7, 8, 17 & 18 TWP. 39 S. - RGE. 21 EAST
 CITY OF NORTH PORT CHARLOTTE
 SARASOTA COUNTY - FLORIDA



Calc K.F.H.
 Drawn J.R.W.
 Checked J.B.
 Approved C.B.K.

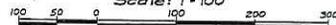
ARTHUR L. DAY
 CIVIL ENGINEER
 MIAMI - FLORIDA

SHEET 17 OF 20 SHEETS
 73 LOTS THIS SHEET



**TWENTY-SIXTH ADDITION TO
PORT CHARLOTTE SUBDIVISION**
 A SUBDIVISION OF PORTIONS OF SECTIONS
 7, 8, 17 & 18, TWP 39S-RGE 21 EAST
 CITY OF NORTH PORT CHARLOTTE
 SARASOTA COUNTY-FLORIDA

MARCH-1961
 Scale: 1"=100'



FILED AND RECORDED
 MAR 9 11 42 AM '61
 W. A. WARRING, CLERK
 SARASOTA COUNTY, FLA.

ARTHUR L. DAY
 CIVIL ENGINEER
 MIAMI - FLORIDA

SHEET 20 OF 20 SHEETS
 63 LOTS THIS SHEET

CALCULATED BY: E.J.M.
 DRAWN BY: G.A.
 CHECKED BY: J.B.
 APPROVED BY: C.S.H.

(NOT)

111838

**THIRTY-SIXTH ADDITION TO
PORT CHARLOTTE SUBDIVISION**
A SUBDIVISION OF PORTIONS OF SECTIONS
17, 18, 19 AND 20, TWP. 39 SOUTH, RGE. 21 EAST,
AND A RESUBDIVISION OF PORTION OF FOURTEENTH ADDITION TO
PORT CHARLOTTE SUBDIVISION, RB.13, PGS. 13, 13A THRU 13Q
CITY OF NORTH PORT CHARLOTTE
SARASOTA COUNTY-FLORIDA

BR16 Pg 3

CERTIFICATE OF DEDICATION

120562

STATE OF FLORIDA s.s. GENERAL DEVELOPMENT CORPORATION, a Delaware Corporation, COUNTY OF DADE authorized to do business in the State of Florida, by its duly elected Vice-President James E. Vansel and its duly elected Secretary-Treasurer, Wm. H. O'Dowd, Jr., and FLORIDA WEST COAST LAND COMPANY, a Florida Corporation, by its duly elected Vice-President, A. J. Fay and by its duly elected Secretary, Wm. H. O'Dowd, Jr., acting by and with the authority of their Boards of Directors do hereby dedicate and set apart all of the Avenues, Boulevards, County, City, State, Town, and Drainage Rights of Way as shown or described on this plat to the use of the general public forever. The Easements hereinafter described are expressly reserved to GENERAL DEVELOPMENT CORPORATION and FLORIDA WEST COAST LAND COMPANY their affiliates, successors or assigns, for the purposes expressed: a 20 foot maintenance easement of the lot line abutting to and adjacent to all Drainage Rights of Way a 10 foot easement of the rear of each lot and a 6 foot easement of each side lot line for the installation and maintenance of underground and overhead utilities and for surface drainage by sewer or underground provision and for any purpose consistent with good practice in the development of this project. Side lot lines coincident with street right of way lines shall be easements, and where more than one lot is intended as a building site the outside boundary of said building site shall carry said side easements. An Express purpose of this plat is to vacate Tract 1 and Lot 646 of the FOURTEENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, Plat Book 13, Pages 13, 13A thru 13Q of the Public Records of Sarasota County, Florida and reestablished same into a Drainage Right of Way and a Lot as shown on this plat. IN WITNESS WHEREOF GENERAL DEVELOPMENT CORPORATION has caused these presents to be executed by its Secretary-Treasurer and FLORIDA WEST COAST LAND COMPANY has caused these presents to be executed by its Vice-President and Secretary, this 21st day of June, A.D. 1961, at Sarasota, Florida. Attested by its Secretary by and with the authority of their Boards of Directors this 21st day of June, A.D. 1961.

Attest Wm. H. O'Dowd, Jr. Secretary-Treasurer By James E. Vansel Vice-President
Wm. H. O'Dowd, Jr. James E. Vansel
Attest Wm. H. O'Dowd, Jr. Secretary By A. J. Fay Vice-President
Wm. H. O'Dowd, Jr. A. J. Fay
GENERAL DEVELOPMENT CORPORATION
FLORIDA WEST COAST LAND COMPANY

STATE OF FLORIDA s.s. Before me, the undersigned Notary Public, personally appeared James E. Vansel, Vice-President and Wm. H. O'Dowd, Jr., Secretary-Treasurer of GENERAL DEVELOPMENT CORPORATION, a Delaware Corporation authorized to do business in the State of Florida and A. J. Fay, Vice-President and Wm. H. O'Dowd, Jr., Secretary of FLORIDA WEST COAST LAND COMPANY, a Florida Corporation, to me well known to be the individuals described in and who executed the foregoing Certificate of Dedication, and that they each duly acknowledged before me that they executed the same as such officers for and on behalf of said Corporations. WITNESS my hand and official Seal of Dade County, Florida this 21st day of June, A.D. 1961.

My Commission expires March 12, 1962 Arthur L. Day
Notary Public State of Florida

CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY: That the attached plat entitled THIRTY-SIXTH ADDITION TO PORT CHARLOTTE SUBDIVISION is a true and correct representation of the lands therein surveyed and platted under my direction, also that permanent reference monuments have been set in accordance with Section 7, Chapter 1275 (N.S. 253) Laws of the State of Florida.

Dated this 21 day of June, A.D. 1961. Arthur L. Day
Registered Professional Surveyor
Registered Land Surveyor, No. 1222
State of Florida

CERTIFICATE OF APPROVAL OF CITY COMMISSION

STATE OF FLORIDA s.s. It is hereby certified that this plat has been officially approved for record by the COUNTY OF SARASOTA by the City Commission of the City of North Port, Charlotte, Sarasota County, Florida, this 21st day of JUNE, A.D. 1961. City Clerk Richard P. Nelson

CERTIFICATE OF APPROVAL OF COUNTY COMMISSION

STATE OF FLORIDA s.s. It is hereby certified that this plat has been officially approved for record by the Board of County Commissioners of the County of Sarasota, Florida, this 21st day of JUNE, A.D. 1961. Chairman of the Board of County Commissioners Richard P. Nelson

CERTIFICATE OF APPROVAL OF COUNTY CLERK

STATE OF FLORIDA s.s. I, W.A. Wisme, County Clerk of Sarasota County, Florida, hereby certify that this plat has been examined and that it complies in form with all of the requirements of the laws of the State of Florida pertaining to maps and plats and this plat has been filed for record in Plat Book 16, at Pages 2 through 3, of the Public Records of Sarasota County, Florida, this 21st day of JUNE, A.D. 1961. W.A. Wisme, County Clerk

ENGINEERS NOTE

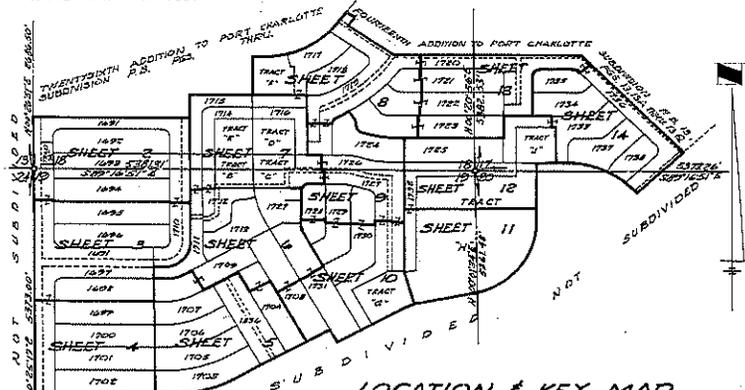
— Indicates Permanent Reference Monuments. Dimensions on corner lots are to intersection of block lines extended unless otherwise indicated. All radii are 25 feet unless otherwise indicated. Basis of bearing system is assumed for computation purposes.

Arthur L. Day
CIVIL ENGINEER
MIAMI - FLORIDA
JUNE 1961

DESCRIPTION

Tract 7 and Lot 1, Block 646, FOURTEENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, Plat Book 13, Pages 13 and 13A thru 13Q of the Public Records of Sarasota County, Florida

AND BEGINNING at the Southwest Corner of Section 18, Township 39 South, Range 21 East, Hence N 00° 28' 28" W along the West Line of said Section 18, 672.23 feet; thence S 89° 23' 00" E 1006.40 feet; thence N 00° 28' 00" E 500 feet; thence S 89° 23' 00" E 775 feet; thence N 00° 37' 00" E 510 feet; thence S 89° 23' 00" E 209.23 feet to a point of curve; thence Northwesterly along the arc of a circular curve to the left, having a radius of 1000 feet a central angle of 54° 53' 04" for a distance of 257.91 feet to a point of tangency; thence N 35° 43' 54" E 648.80 feet; thence S 54° 16' 04" E 702.34 feet to a point of curve; thence Southwesterly along the arc of a circular curve to the left, having a radius of 257.50 feet a central angle of 34° 35' 50" for a distance of 155.49 feet to a point of tangency; thence S 68° 51' 54" E 2236.73 feet to a point of curve; thence Southeasterly along the arc of a circular curve to the right, having a radius of 75 feet, a central angle of 45° 07' 14" for a distance of 59.06 feet to a point of tangency; thence S 43° 44' 40" E 1029.86 feet; thence S 45° 15' 20" W 824.87 feet; thence N 53° 44' 40" W 150 feet to a point of curve; thence Northwesterly along the arc of a circular curve to the left, having a radius of 1000 feet a central angle of 45° 07' 14" for a distance of 787.50 feet to a point of curve; thence N 68° 51' 54" W 420 feet; thence S 01° 08' 06" W 749.97 feet to a point of curve; thence Southwesterly along the arc of a circular curve to the right, having a radius of 1000 feet, a central angle of 45° 07' 14" for a distance of 1383.21 feet to a point of tangency; thence S 10° 25' 38" W 658.65 feet to a point of curve; thence Southwesterly along the arc of a circular curve to the left, having a radius of 600 feet, a central angle of 12° 50' 14" for a distance of 126.13 feet to a point of tangency; thence S 61° 20' 27" W 879.72 feet; thence N 26° 29' 33" W 185 feet; thence S 61° 20' 27" W 162.97 feet to a point of curve; thence Southwesterly and Westerly along the arc of a circular curve to the right, having a radius of 1975 feet, a central angle of 29° 06' 33" for a distance of 1003.40 feet to a point of tangency; thence N 89° 23' 00" W 1874.44 feet; thence N 00° 25' 12" E 16 feet; thence N 89° 34' 45" W 252 feet to a point on the West Line of Section 19, Township 39 South, Range 21 East; thence N 00° 25' 12" E along the West Line of said Section 19 2972.04 to the Southwest Corner of aforesaid Section 18 and THE POINT OF BEGINNING. All land lying and being in Sarasota County, Florida, and containing 552.96 Acres more or less.



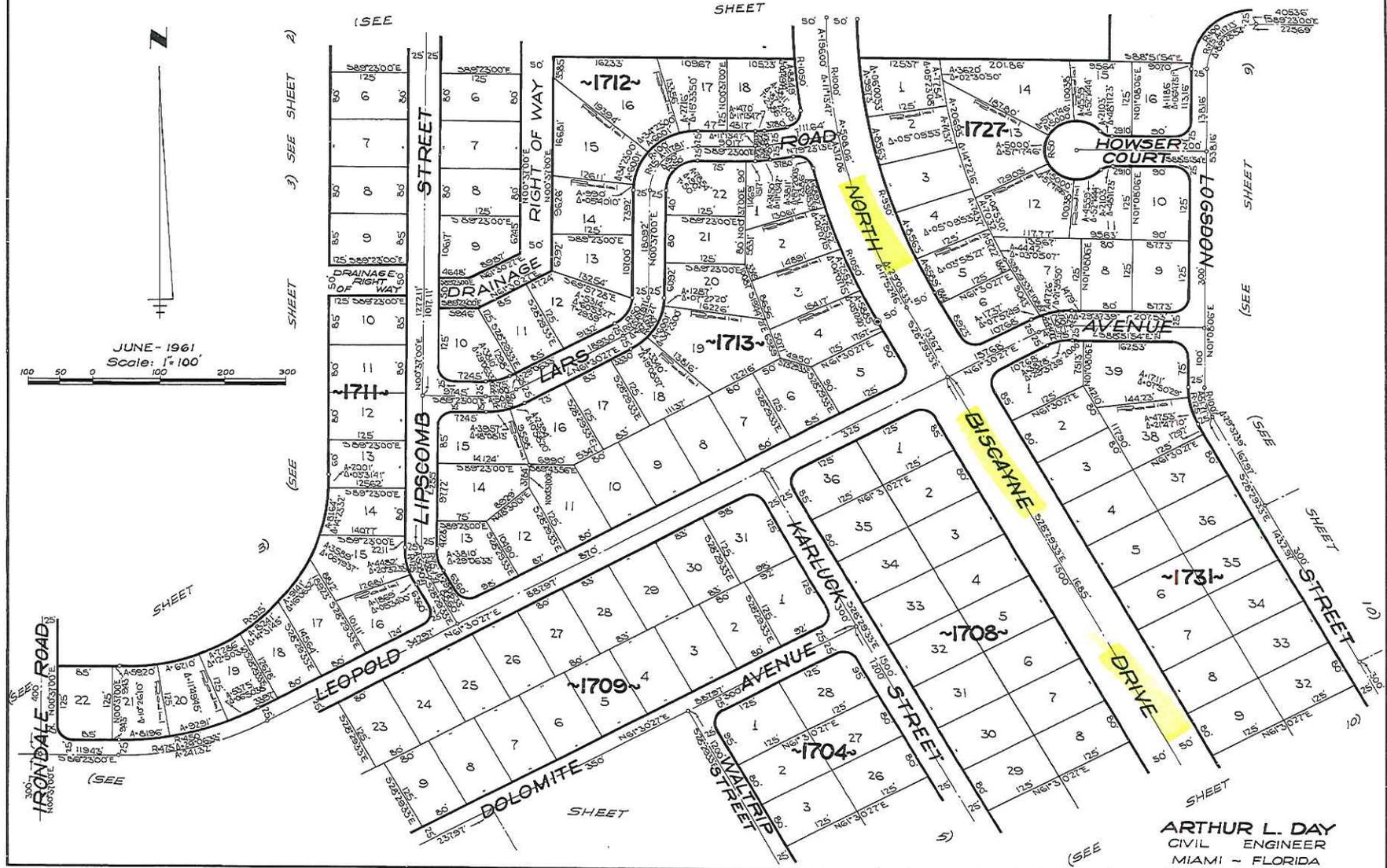
LOCATION & KEY MAP
SECTIONS 17, 18, 19, 20, 13A, 13B, 13C, 13D, 13E, 13F, 13G, 13H, 13I, 13J, 13K, 13L, 13M, 13N, 13O, 13P, 13Q.
SARASOTA COUNTY, FLORIDA
Scale: 1"=1000'

DRAWN BY - J.R.W.
CHECKED BY - JB
APPROVED BY - CGK

**THIRTY-SIXTH ADDITION TO
PORT CHARLOTTE SUBDIVISION**

BK 14 Pg 3 E

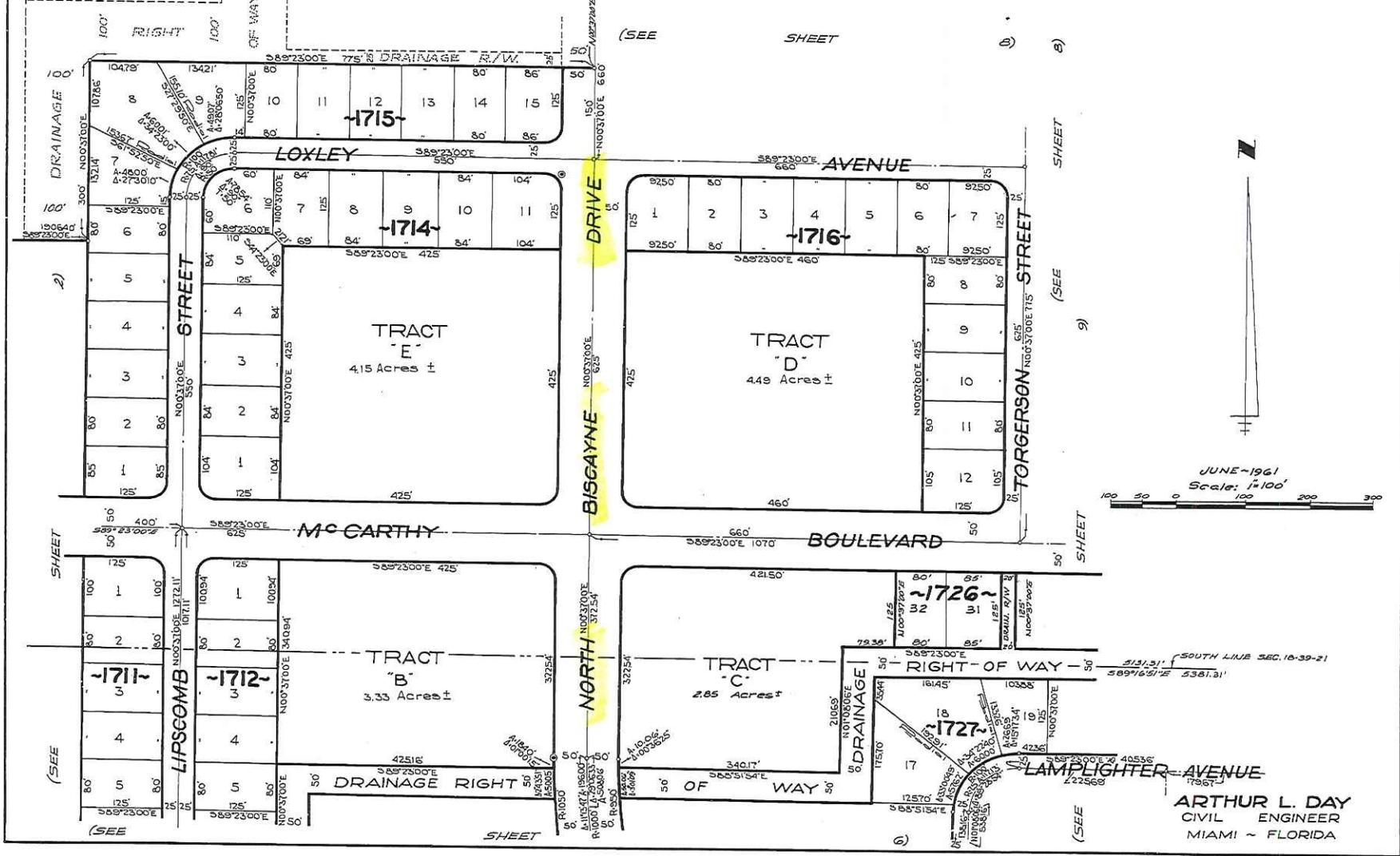
A SUBDIVISION OF PORTIONS OF SECTIONS
17, 18, 19 AND 20, TWP. 39 SOUTH, RGE. 21 EAST,
AND A RESUBDIVISION OF PORTION OF FOURTEENTH ADDITION TO
PORT CHARLOTTE SUBDIVISION, PB. 13, PGS. 13, 13A THRU 13Q
CITY OF NORTH PORT CHARLOTTE
SARASOTA COUNTY - FLORIDA



THIRTY-SIXTH ADDITION TO PORT CHARLOTTE SUBDIVISION

A SUBDIVISION OF PORTIONS OF SECTIONS 17, 18, 19 AND 20, TWP. 39 SOUTH, RGE. 21 EAST, AND A RESUBDIVISION OF PORTION OF FOURTEENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, P.B. 13, P.GS. 13, 13A THRU 13Q CITY OF NORTH PORT CHARLOTTE SARASOTA COUNTY - FLORIDA

TWENTY-SIXTH ADDITION TO PORT CHARLOTTE SUBDIVISION
PLAT BOOK 100 PAGES

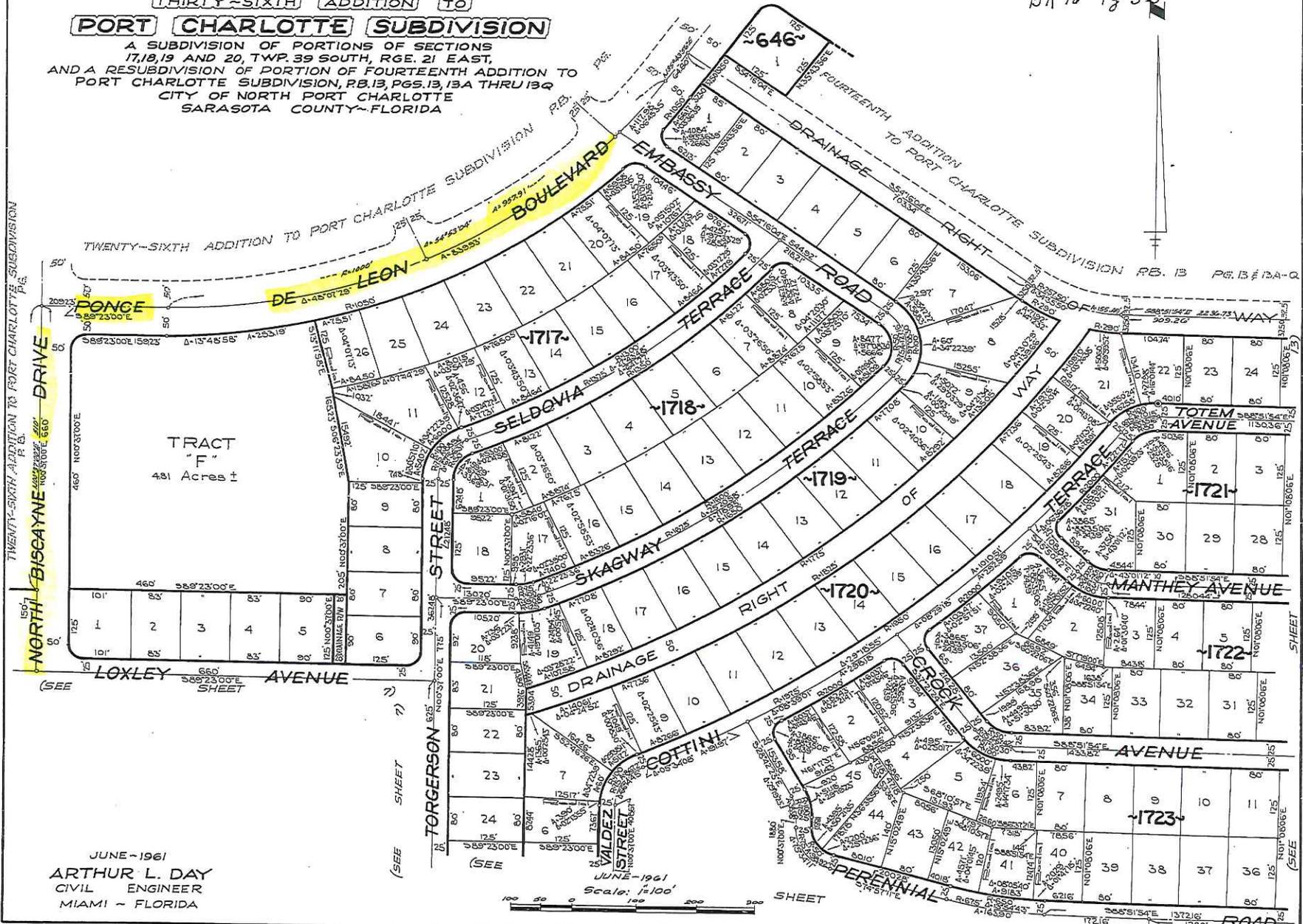


ARTHUR L. DAY
 CIVIL ENGINEER
 MIAMI - FLORIDA

CALCULATED BY: R.S.
 DRAWN BY: G.A.
 CHECKED BY: J.B.
 APPROVED BY: C.G.H.

THIRTY-SIXTH ADDITION TO PORT CHARLOTTE SUBDIVISION

A SUBDIVISION OF PORTIONS OF SECTIONS 17, 18, 19 AND 20, TWP. 39 SOUTH, RGE. 21 EAST, AND A RESUBDIVISION OF PORTION OF FOURTEENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, P.B. 13, PGS. 13, 13A THRU 13Q CITY OF NORTH PORT CHARLOTTE SARASOTA COUNTY-FLORIDA

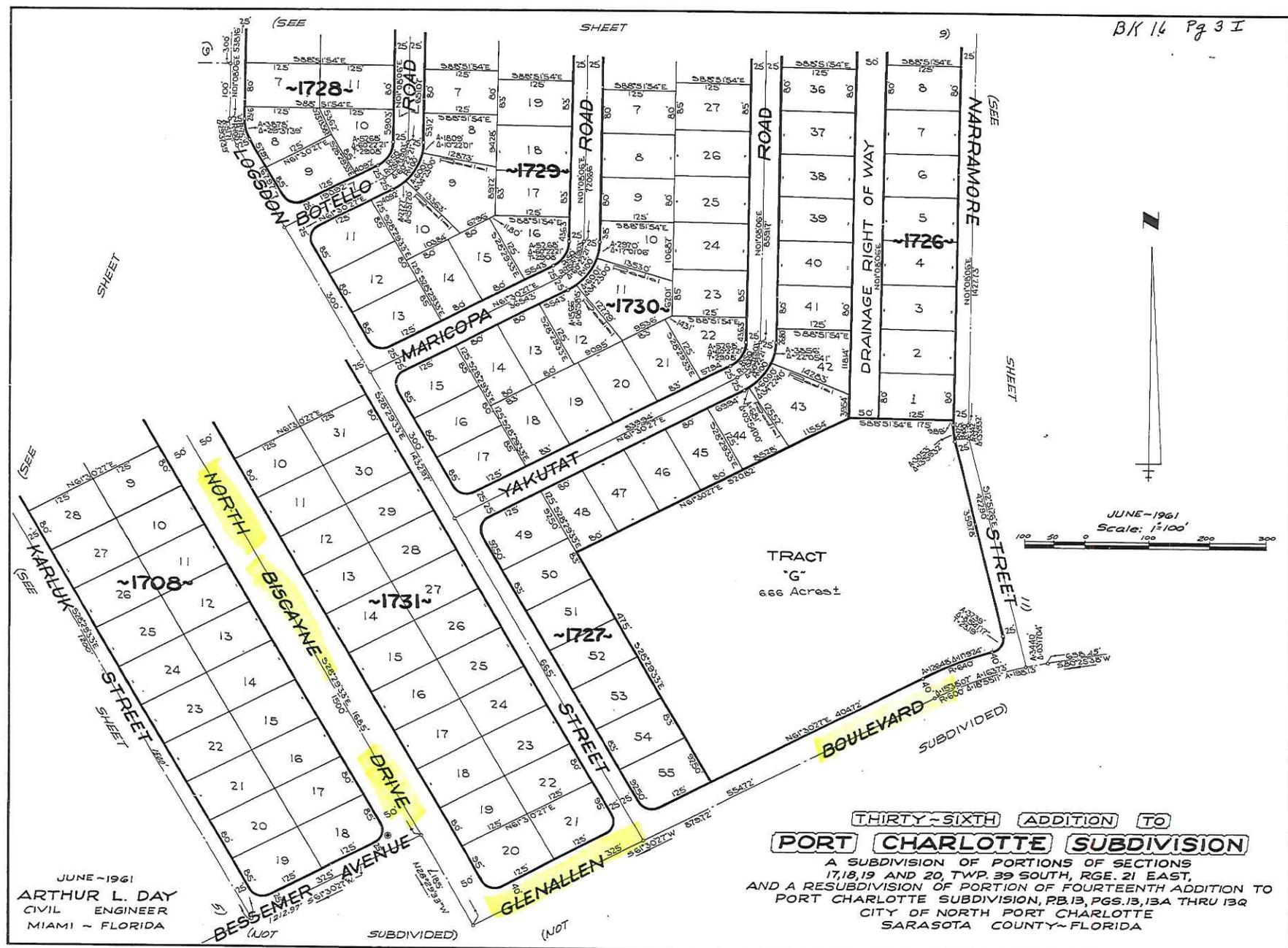


JUNE-1961
ARTHUR L. DAY
CIVIL ENGINEER
MIAMI - FLORIDA

JUNE-1961
Scale: 1"=100'

CALCULATED BY E.J.M.
DRAWN BY G.A.
CHECKED BY J.B.
APPROVED BY C.B.H.

ROAD
SHEET 8 OF 14 SHEETS
128 LOTS THIS SHEET



CALCULATED BY R.G.
 DRAWN BY G.A.
 CHECKED BY J.B.
 APPROVED BY C.G.K.

JUNE-1961
ARTHUR L. DAY
 CIVIL ENGINEER
 MIAMI - FLORIDA

**THIRTY-SIXTH ADDITION TO
 PORT CHARLOTTE SUBDIVISION**
 A SUBDIVISION OF PORTIONS OF SECTIONS
 17, 18, 19 AND 20, TWP. 39 SOUTH, RGE. 21 EAST,
 AND A RESUBDIVISION OF PORTION OF FOURTEENTH ADDITION TO
 PORT CHARLOTTE SUBDIVISION, PB. 13, PGS. 13A THRU 13C
 CITY OF NORTH PORT CHARLOTTE
 SARASOTA COUNTY - FLORIDA