

This instrument was prepared by:

(This space reserved for Clerk)

Lindsay C. Whelan
KUTAK ROCK, LLP
407 W. College Ave.
Tallahassee, Florida 32301

**CONSENT BY THE CITY OF NORTH PORT, FLORIDA
TO THE ACQUISITION OF REAL PROPERTY
BY THE WEST VILLAGES IMPROVEMENT DISTRICT**

The City of North Port, a Florida municipal corporation, acknowledges and consents to the following:

1. The West Villages Improvement District (“WVID”) is an independent special district of the State of Florida, organized and operating in accordance with the provisions of Chapter 2004-456, *Laws of Florida*, as amended and supplemented (together, the “Act”).

2. WVID’s jurisdiction encompasses real property, a substantial portion of which is located within the jurisdictional boundaries of the City of North Port, Florida (the “City”). The Act provides that WVID shall not obtain fee simple title to any real property located within the City without first obtaining the approval of the City Commission for such acquisition.

3. The WVID has informed the City that it plans to acquire real property within the City, bearing Sarasota County Property Appraiser Parcel Identification Number portion of 0807001000 and 0809001000 and further described in the legal description attached as Exhibit A (the “Property”).

4. WVID will record this instrument in the public records of Sarasota County, Florida, at its expense.

NOW, THEREFORE, the City of North Port, Florida, hereby consents to West Villages Improvement District’s acquisition of the Property.

Approved by the City Commission of the City of North Port Florida on the ____ day of _____, 2024

ATTEST:

THE CITY OF NORTH PORT, FLORIDA

Heather Faust, MMC
City Clerk

Phil Stokes
Mayor

APPROVED AS TO FORM AND CORRECTNESS:

Michael Golen
Interim City Attorney

EXHIBIT A

Legal Description

DESCRIPTION:

COMMENCE AT SOUTHEAST CORNER OF SECTION 8, TOWNSHIP 40 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF TRACT 603, AS DEPICTED AND RECORDED IN EVERLY AT WELLEN PARK, SUBDIVISION, PLAT BOOK 57, PAGE 66 IN THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE N.88°05'49"W., ALONG THE SOUTH LINE OF SECTION 9, A DISTANCE OF 158.99 FEET TO SOUTHEAST CORNER OF TRACT 603 AS DEPICTED AND RECORDED IN WELLEN PARK GOLF AND COUNTRY CLUB, PHASE 1A, SUBDIVISION, PLAT BOOK 56, PAGE 75 OF SAID PUBLIC RECORDS, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 2265.00 FEET, A CHORD WHICH BEARS N.42°05'31"E. 490.57 FEET, AND A CENTRAL ANGLE OF 12°26'02"; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID TRACT 603 OF SAID WELLEN PARK GOLF AND COUNTRY CLUB, PHASE 1A, A DISTANCE OF 491.53 FEET; TO THE SOUTH LINE OF TRACT 101 AS DEPICTED AND RECORDED IN MANASOTA BEACH RANCLANDS PLAT NO. 1, SUBDIVISION, PLAT BOOK 55, PAGE 367 IN SAID PUBLIC RECORDS; THENCE S.41°41'29"E., ALONG SAID SOUTHERLY LINE A DISTANCE OF 130.00 FEET TO THE INTERSECTION WITH SAID TRACT 603 OF SAID EVERLY AT WELLEN PARK, SUBDIVISION, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2135.00 FEET, A CHORD WHICH BEARS S.43°17'04"W. 373.97 FEET, AND A CENTRAL ANGLE OF 10°02'56"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 374.45 FEET TO THE POINT OF BEGINNING, BEING AND LYING IN SECTIONS, 8 AND 9 TOWNSHIP 40 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS OF RECORD, IF ANY,
CONTAINING 56318 SQUARE FEET OR 1.29 ACRES, MORE OR LESS.