

SECOND ADDITION TO NORTH PORT CHARLOTTE ESTATES

SECTIONS 1 & 2 & A PORTION OF
SECTIONS 3, 10, 11 & 12, TOWNSHIP 39 SOUTH, RANGE 21 EAST,
CITY OF NORTH PORT CHARLOTTE SARASOTA COUNTY, FLORIDA

DESCRIPTION

All of Sections 1 and 2 and a portion of Sections 3, 10, 11 and 12 of Township 39 South, Range 21 East, City of North Port Charlotte, Sarasota County, Florida, being more particularly described as follows:

- All of said Section 1. Containing 638.12 acres, more or less.
- All of said Section 2. Containing 647.15 acres, more or less.
- All of said Section 3 LESS that area contained in FIRST ADDITION TO NORTH PORT CHARLOTTE ESTATES as recorded in Plat Book 19, Page 29; and LESS that area contained in THIRTY FIRST ADDITION TO PORT CHARLOTTE SUBDIVISION as recorded in Plat Book 15, Page 15 of said Public Records. Containing 493.86 acres, more or less.
- That portion of said Section 10 lying North of said THIRTY FIRST ADDITION TO PORT CHARLOTTE SUBDIVISION and North of SEVENTEENTH ADDITION TO PORT CHARLOTTE SUBDIVISION as recorded in Plat Book 13, Page 16 of said Public Records. Containing 30.17 acres, more or less.
- That portion of said Section 11 lying North of said SEVENTEENTH ADDITION TO PORT CHARLOTTE SUBDIVISION and North of TWENTY FIFTH ADDITION TO PORT CHARLOTTE SUBDIVISION as recorded in Plat Book 15, Page 2 of said Public Records. Containing 107.54 acres, more or less.
- The North 605.54 feet of said Section 12 LESS that area contained in said TWENTY FIFTH ADDITION TO PORT CHARLOTTE SUBDIVISION. Containing 61.44 acres, more or less. Containing a total of 1,978.28 acres, more or less. All above mentioned plat books refer to the PUBLIC RECORDS of Sarasota County, FLA.

GENERAL NOTES

- ⊙ P.R.M. Indicates Permanent Reference Monument.
- All lots included within this plat meet or exceed the minimum area required under the Subdivision Ordinance of the City of North Port Charlotte.
- Mortgage Plat Joinders are filed in ORB 883 , Page 963

PLAT BOOK 19
AND PAGE 44 400517

CERTIFICATE OF OWNERSHIP & DEDICATION

STATE OF FLORIDA } SS
COUNTY OF DADE }
GENERAL DEVELOPMENT CORPORATION, a Delaware Corporation, authorized to transact business in the State of Florida, by its duly elected officers, acting by and with the authority of its Board of Directors, certify ownership by said Corporation of the property described hereon and does hereby dedicate and set apart all of the Streets, Thoroughfares, Waterways, and Drainage rights of way as shown or described on this plat to the use of the general public forever, Reserving to said Corporation, its successors or assigns, the reversion or reversions of title thereto whenever discontinued by law.

The easements hereinafter described are reserved to said Corporation, its successors or assigns, for the installation and maintenance of public utilities and drainage facilities.

- A 20 foot strip along the lot lines abutting and adjacent to the waterways and drainage rights of way, except as shown by dashed lines
- A 10 foot strip along the rear of each lot and a 6 foot strip along the sides of each lot, except where side lot line is coincident with a Street right of way line, except as shown by dashed lines
- As shown by dashed lines

IN WITNESS WHEREOF, the undersigned Corporation has caused these presents to be executed by the officers named below and its corporate seal to be affixed on this 14 day of October, 1970

Attest: *Deborah E. Roach*
Secretary
By: *Frederick E. Roach*
President
GENERAL DEVELOPMENT CORPORATION

STATE OF FLORIDA } SS
COUNTY OF DADE }
Before me personally appeared Frederick E. Roach and David A. Doherty, to me well known and known to me to be the individuals designated and who executed the foregoing instrument as President and Secretary of the above named Corporation and severally acknowledged to and before me that they executed such instrument as such President and Secretary respectively, of said Corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said Corporation, and that it was executed to said instrument by due and regular corporate authority, and that said instrument is the free act of said Corporation.

WITNESS my hand and official seal, this 14 day of October 1970
My Commission Expires: 2/5/73
Charles R. Roach
Notary Public, State of Florida at Large

SURVEYOR'S CERTIFICATE

I, the undersigned registered land surveyor, hereby certify that the plat is a true representation of the land described and shown, to the best of my knowledge and belief, that all permanent reference monuments have been placed as required by the City of North Port Charlotte Subdivision Ordinance and the Statutes of the State of Florida, hereunto appertaining.
Dated this 14 day of October 1970 Signature: *James Edward Clark*
JAMES EDWARD CLARK
Registered Land Surveyor
Florida Certificate No. 1553

CERTIFICATE OF APPROVAL OF CITY PLANNING ADVISORY BOARD

STATE OF FLORIDA } SS
COUNTY OF SARASOTA }
It is hereby certified that this plat has been officially approved for record this 14 day of November, 1970
City of North Port Charlotte, Planning Advisory Board

CERTIFICATE OF APPROVAL OF CITY COMMISSION

STATE OF FLORIDA } SS
COUNTY OF SARASOTA }
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 14 day of December 1970
Approved: *James Edward Clark* City Attorney
City Clerk, *James Edward Clark* Mayor

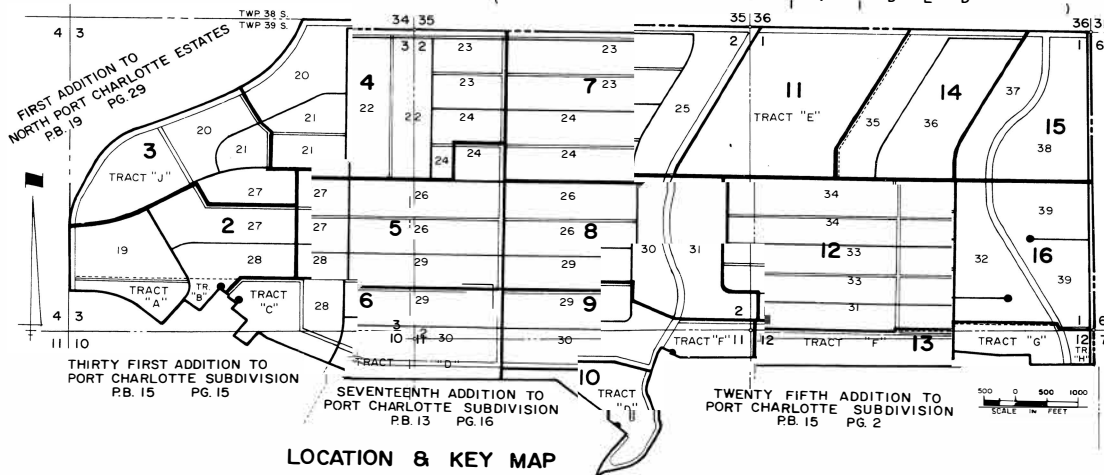
CERTIFICATE OF APPROVAL OF COUNTY CLERK

STATE OF FLORIDA } SS
COUNTY OF SARASOTA }
I, R.W. ZINN, County Clerk of Sarasota County, Florida, hereby certify that the plat has been examined and that it complies in form with all the requirements of the Statutes of Florida pertaining to maps and plats, and that this plat has been filed in the Public Records of Sarasota County, Florida, this 8th day of March 1971
R.W. ZINN
Sarasota County, Florida
By: *Frederick B. Hoyle*
Deputy Clerk

CERTIFICATE OF COUNTY COMMISSION

STATE OF FLORIDA } SS
COUNTY OF SARASOTA }
It is hereby certified that this plat has been officially approved for record by the Commission of Chapter 17 of Florida Statutes, by the Board of County Commission of the County of Sarasota, Florida this 14 day of March, 1971. This certification shows in no way to be construed to indicate that this plat conforms with subdivision regulations of Sarasota County.
James Edward Clark
County Engineer Planning Director
Frederick B. Hoyle
County Attorney

JAMES EDWARD CLARK
CIVIL ENGINEER
MIAMI - FLORIDA
SHEET 1 OF 16 SHEETS



CALCULATED BY *G.L.*
DRAWN BY *ADD*
CHECKED BY *ADM*
APPROVED BY *CT*

LOCATION & KEY MAP

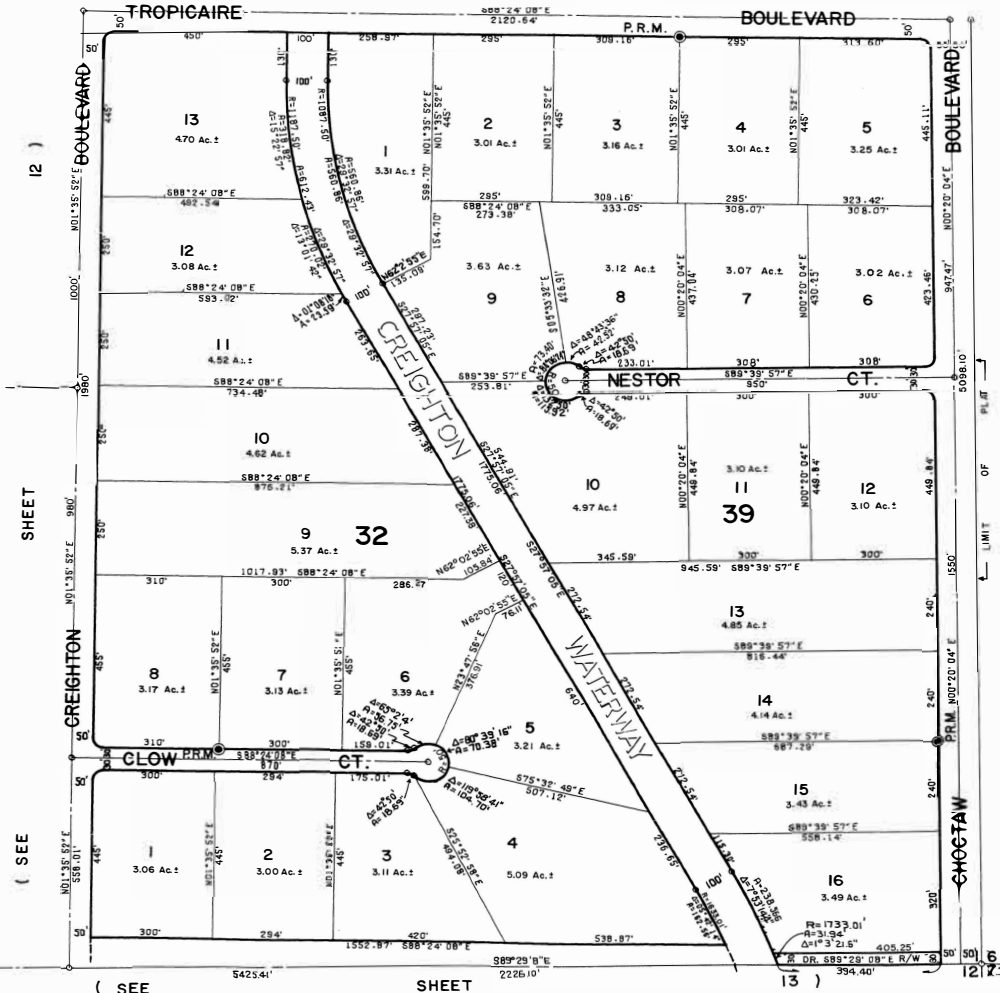
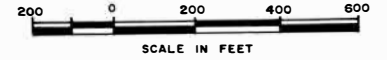
SECOND ADDITION TO NORTH PORT CHARLOTTE ESTATES

(SEE

SHEET

15)

PLAT BOOK 19
AND PAGE 440



SHEET

(SEE

SHEET

13)

NOT SUBDIVIDED
LIMIT OF PART A NOT OF THIS PLAT

40517
 0 10 20 30 40 50 60
 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

CALCULATED BY *GL*
 DRAWN BY *Deven*
 CHECKED BY *MIAMI*
 APPROVED BY *CT*

JAMES EDWARD CLARK
 CIVIL ENGINEER
 MIAMI - FLORIDA

SHEET 16 OF 16 SHEETS
 29 LOTS THIS SHEET