



## City of North Port

### RESOLUTION NO. 2019-R-15

**A RESOLUTION OF THE CITY OF NORTH PORT, FLORIDA ACCEPTING OWNERSHIP OF A DONATED PARCEL OF REAL PROPERTY LOCATED ON MATTOX CIRCLE AND DESCRIBED AS LOT 4, BLOCK 1998, 9<sup>TH</sup> ADDITION TO PORT CHARLOTTE SUBDIVISION, PARCEL IDENTIFICATION NUMBER 1146199804; PROVIDING FOR FILING OF DOCUMENTS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, Joseph N. Vitanza, Robert A. Vitanza, David G. Vitanza, Loriann A. Minardi, and Joann M. Curtis, owners of real property in the City of North Port, have offered to donate a certain vacant lot to the City; and

**WHEREAS**, the City Commission finds that this parcel satisfies either an immediate or future need of the City or its special districts; and

**WHEREAS**, there will be no proration of real estate taxes on the vacant lot between the parties, as all taxes and assessments have been paid to date; and

**WHEREAS**, the City shall pay the applicable recording fees to the Clerk of the Court.

**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 hereby ratified and confirmed as being true and correct and are incorporated herein by reference.

#### **SECTION 2 – RESOLUTION**

2.01 The City Commission hereby accepts the donation of real property bearing parcel identification number 1146199804, located on Mattox Circle in the City of North Port, and legally described as:

Lot 4, Block 1994, 44<sup>th</sup> Addition to Port Charlotte Subdivision, according to the Plat thereof, recorded in Plat Book 19, Page 33 of the Public Records of Sarasota County, Florida.

Said plat is attached hereto as Exhibit A and incorporated as if set forth herein. Transfer of ownership from Joseph N. Vitanza, Robert A. Vitanza, David G. Vitanza, Loriann A. Minardi, and Joann M. Curtis to the City of North Port is made via Warranty Deed, a copy of which is attached hereto as Exhibit B and incorporated as if set forth herein.

**SECTION 3 – FILING OF DOCUMENTS**

- 3.01 The City Clerk is hereby 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.
- 3.02 The City Clerk is hereby directed to record the fully executed original Warranty Deed with the Clerk of the Sarasota County Circuit Court to be duly recorded in the official records of the county, concurrent with the recording of this resolution.

**SECTION 4 – CONFLICTS**

- 4.01 In the event of any conflict between the provisions of this resolution and any other resolution or portions thereof, the provisions of this resolution shall prevail to the extent of such conflict.

**SECTION 5 – SEVERABILITY**

- 5.01 If any section, sentence, clause or phrase of this resolution is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this resolution.

**SECTION 6 – EFFECTIVE DATE**

- 6.01 This resolution shall take effect immediately upon adoption by the City Commission of the City of North Port, Florida.

PASSED AND DULY ADOPTED by the City Commission of the City of North Port, Florida this \_\_\_\_\_ day of \_\_\_\_\_ 2019.

CITY OF NORTH PORT, FLORIDA

\_\_\_\_\_  
CHRISTOPHER HANKS  
MAYOR

ATTEST

\_\_\_\_\_  
KATHRYN WONG  
CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS

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AMBER L. SLAYTON  
CITY ATTORNEY

374499

**PORT CHARLOTTE SUBDIVISION**

A PORTION OF  
SECTIONS 27, 33, 34 & 35, TOWNSHIP 39 SOUTH, RANGE 22 EAST,  
CITY OF NORTH PORT CHARLOTTE  
SARASOTA COUNTY, FLORIDA  
SHEET 1 OF 24 SHEETS

**DESCRIPTION**

A portion of Sections 27, 33, 34 and 35, Township 39 South, Range 22 East, being more particularly described as follows:

1. That portion of said Section 27, BEGINNING at the Southeast corner thereof run N89°36'53"W along the South line of said Section 27, for 3647.53 feet to the point of intersection with the Easterly line of the TWENTY-THIRD ADDITION TO PORT CHARLOTTE SUBDIVISION as recorded in Plat Book 14, Pages 13 thru 131, Public Records of Sarasota County, Florida; thence N07°23'36"W for 13.25 feet, to the point of curvature of a circular curve to the right having a radius of 400 feet; thence Northwesterly and Northeasterly, along the arc of said curve thru a central angle of 56°25'23" for 393.91 feet, to the point of tangency; thence N49°04'47"E for 1875.56 feet, (the last mentioned 3 courses being coincident with the Easterly line of aforesaid TWENTY-THIRD ADDITION TO PORT CHARLOTTE SUBDIVISION and TWENTY-FOURTH ADDITION TO PORT CHARLOTTE SUBDIVISION as recorded in Plat Book 14, Pages 14 thru 14M, said Public Records of Sarasota County); thence S69°38'00"E for 2237.27 feet to the point of intersection with the East line of said Section 27; thence S00°04'57"E along the East line of said Section 27 for 842.26 feet to the POINT OF BEGINNING, Containing 91.93 acres, more or less.

2. All of said Section 33, lying Southeasterly of the TWENTY-THIRD ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof recorded in Plat Book 14, Pages 13 thru 131, Public Records of Sarasota County, Florida; Containing 37.88 Acres, more or less.

3. All of said Section 34, lying Southeasterly of the TWENTY-THIRD ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof recorded in Plat Book 14, Pages 13 thru 131, Public Records of Sarasota County, Florida; Containing 958.28 Acres, more or less.

4. That portion of said Section 35, BEGINNING at the Southwest corner thereof run S89°37'46"E along the South line of said Section 35, for 75.15 feet the point of intersection with the Northernly RIGHT-OF-WAY line of SEABOARD AIRLINE RAILROAD; thence N65°01'33"E along said Northernly RIGHT-OF-WAY line, for 10000.00 feet; thence N20°58'27"W for 255.00 feet; thence N69°01'33"E for 165.03 feet to the point of curvature of a circular curve to the left having a radius of 655 feet; thence Northeasterly along the arc of said curve, thru a central angle of 66°26'33", for 759.56 feet to the point of tangency; thence N02°35'00"E for 819.62 feet, to the point of curvature of a circular curve to the left having a radius of 500 feet; thence Northeasterly and Northeasterly, along the arc of said curve thru a central angle of 47°10'00", for 411.61 feet to the point of tangency; thence N44°30'00"W for 142.66 feet to the point of curvature of a circular curve to the right, having a radius of 500 feet; thence Northwesterly and Northeasterly along the arc of said curve, thru a central angle of 6°27'30" for 645.77 feet to the point of tangency; thence N16°32'30"E for 1128.19 feet; thence N73°07'30"W for 628.15 feet to a point of intersection with the arc of a circular curve, concave to the West, having a radius of 1860 feet, said point bearing S86°13'45"E from the center of circle of said curve; thence Northwesterly along the arc of said curve to the left thru a central angle of 14°54'15" for 483.83 feet to the point of tangency; thence N11°08'00"W for 477.64 feet to the point of curvature of a circular curve to the right, having a radius of 1140 feet; thence Northwesterly along the arc of said curve thru a central angle of 03°47'06" for 75.31 feet to a point of intersection with the North line of said Section 35; thence N89°31'09"W along the North line of said Section 35, for 761.43 feet to the Northwest corner of said Section 35; thence run S00°04'57"E, along the West line of said Section 35, for 5319.52 feet, to the POINT OF BEGINNING; Containing 1452.20 Acres, more or less.

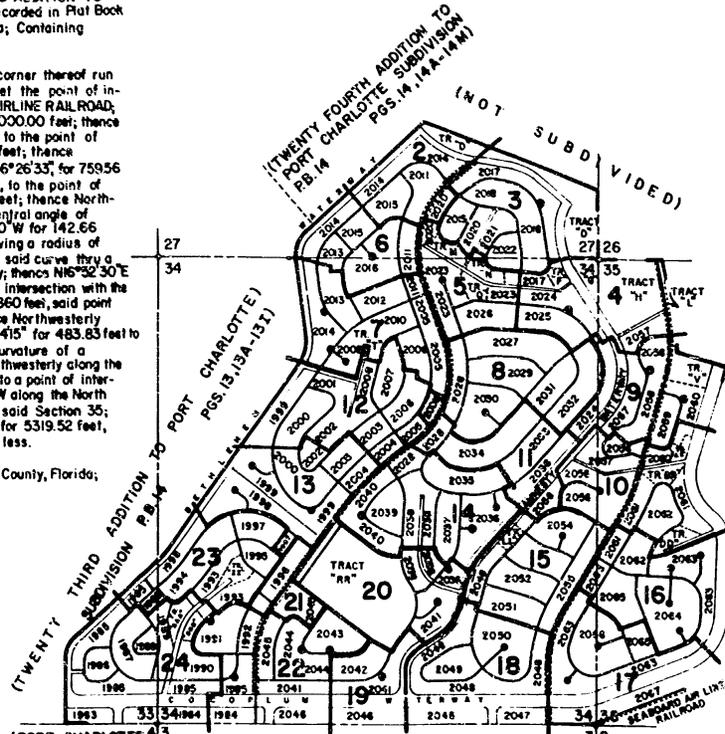
All lying and being in the City of North Port Charlotte, Sarasota County, Florida; Containing a total of 833.29 Acres, more or less.

**GENERAL NOTES**

1. © P.R.M. Indicates Permanent Reference Monument.
2. Deed restrictions are filed in ORB 845, Pages 156-159.
3. All lots included within this plat meet or exceed the minimum area required under the Subdivision Ordinance of the City of North Port Charlotte.
4. Mortgage Plat Joinders are filed in ORB 845, Page 160-161.
5. Developers Agreement is filed in ORB 845, Pages 162.

1. 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.
2. 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.
3. As shown by dashed lines.

Where more than one lot or parts of one or more lots are intended as a building site, the outside boundaries of the building site shall carry said side easements, except where easements are shown by dashed lines.



LOCATION & KEY MAP  
SECTIONS 27, 33, 34 & 35 TOWNSHIP 39 SOUTH, RANGE 22 EAST  
CITY OF NORTH PORT CHARLOTTE  
SARASOTA COUNTY, FLORIDA

Revised for Me's in Block Nos 1985 and 1990  
May 27, 1970  
James E. Clark, P.E., No. 2257

**JAMES EDWARD CLARK**  
CIVIL ENGINEER  
MIAMI - FLORIDA  
SHEET 1 OF 24 SHEETS  
1769 TOTAL NO. LOTS

**CERTIFICATE OF OWNERSHIP**

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 herein and does hereby dedicate and set apart all of the Streets, Thoroughfares, Waterways and Exchange 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 reversion 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 to:

A WITNESS WHEREOF, the undersigned Corporation has caused these presents to be executed by the officers named below and its corporate seal to be affixed hereto, this 13 day of March, 1970.

Attest: *David A. Shelton*  
Secretary

GENERAL DEVELOPMENT CORPORATION  
By: *Frederick E. Roach*  
Executive Vice President

STATE OF FLORIDA } SS  
COUNTY OF DADE }

Before me personally appeared Frederick E. Roach and David A. Shelton, well known and known to me to be the individuals described in and who executed the foregoing instrument as Executive Vice President and Secretary of the above named Corporation, respectively, and before me that they executed such instrument as such Executive Vice 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 affixed 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 13 day of March, 1970.  
My Commission Expires: July 22, 1973

Notary Public, State of Florida

**SURVEYOR'S CERTIFICATE**

I, the undersigned registered land surveyor, hereby certify that the plat is a true and correct copy of the original as shown, to the best of my knowledge and belief, and that no amendments have been placed on as required by the City of North Port Charlotte, Sarasota County, Florida, since the date of recording of this plat. I am a duly licensed and practicing Surveyor of the State of Florida.

Dated this 13 day of March, 1970. Signature: *James E. Clark*  
Registered Land Surveyor  
Florida Certificate No. 1113

**CERTIFICATE OF APPROVAL OF CITY PLANNING ADVISORY BOARD**

STATE OF FLORIDA } SS  
COUNTY OF SARASOTA }

I am hereby certified that this plat has been officially approved for recording by the Planning Advisory Board of the City of North Port Charlotte, Sarasota County, Florida, on this 13 day of March, 1970.

STATE OF FLORIDA } SS  
COUNTY OF SARASOTA }

I am hereby certified that this plat has been officially approved for recording by the Commission of the City of North Port Charlotte, Sarasota County, Florida, on this 13 day of March, 1970.

STATE OF FLORIDA } SS  
COUNTY OF SARASOTA }

I, R.W. ZINN, County Clerk of Sarasota County, Florida, having examined and that it complies in form with all the requirements of the Statutes of the State of Florida pertaining to maps and plats, and that it is a true and correct copy of the original as shown, to the best of my knowledge and belief, and that it was recorded in the Public Records of Sarasota County, Florida, this 17th day of March, 1970.

**CERTIFICATE OF APPROVAL OF COUNTY COMMISSION**

STATE OF FLORIDA } SS  
COUNTY OF SARASOTA }

I am hereby certified that this plat has been officially approved for recording by the Board of County Commissioners of the County of Sarasota, Florida, this 13 day of March, 1970.

By: *James E. Clark*  
County Engineer  
*Frederick E. Roach*  
Planning Director  
*David A. Shelton*  
County Attorney

EXHIBIT A to Resolution No. 2019-R-15



EXHIBIT B to Resolution No. 2019-R-15

This instrument prepared by:  
Amber L. Slayton, City Attorney  
City of North Port  
4970 City Hall Blvd.  
North Port, FL 34286

Return to:  
City Clerk  
City of North Port  
4970 City Hall Blvd.  
North Port, FL 34286

PARCEL IDENTIFICATION NO. 1146199804

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**WARRANTY DEED**

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THIS INDENTURE, made on \_\_\_\_\_, 2019, is between Joseph N. Vitanza whose mailing address is 48 Parsonage St., Cold Springs, NY 10516; Robert A. Vitanza whose mailing address is 13 Matuk Drive, Hyde Park, NY 12538; David G. Vitanza whose mailing address is 73 Main Street, Cold Spring, NY 10516; Loriann A. Minardi whose mailing address is 16 Stephanie Lane, Cold Springs, NY 10516; and Joann M. Curtis whose mailing address is 7 Apline Drive, Apt. H, Wappingers Falls, NY 12590 and Grantee City of North Port, Florida, whose mailing address is 4970 City Hall Blvd., North Port, Florida 34286.

WITNESSETH:

Grantors, as a contribution to the Grantee, and without consideration, or payment, has granted, assigned, contributed, bargained and transferred to the Grantee, its successors and assigns in fee simple forever, the following described land, situate, lying and being in the County of Sarasota, State of Florida:

**Lot 4, Block 1994, 44<sup>th</sup> Addition to Port Charlotte Subdivision, according to the Plat thereof, recorded in Plat Book 19, Page 33 of the Public Records of Sarasota County, Florida.**

This conveyance is made subject to ad valorem taxes assessed subsequent to December 31, 2018 and subsequent years; and covenants, conditions, restrictions, easements, reservations and limitations of record, if any. Grantors hereby fully warrant the title to said land and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have executed this instrument on the date set forth in the acknowledgment below.

WITNESSES:

\_\_\_\_\_  
Witness Name: \_\_\_\_\_

\_\_\_\_\_  
Joseph N. Vitanza

\_\_\_\_\_  
Witness Name: \_\_\_\_\_

State of \_\_\_\_\_  
County of \_\_\_\_\_

The foregoing instrument was acknowledged before me on \_\_\_\_\_, 2019, by **Joseph N. Vitanza** who ( ) is personally known to me or ( ) has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public

EXHIBIT B to Resolution No. 2019-R-15

Witness Name: \_\_\_\_\_

\_\_\_\_\_  
Robert A. Vitanza

Witness Name: \_\_\_\_\_

State of \_\_\_\_\_

County of \_\_\_\_\_

The foregoing instrument was acknowledged before me on \_\_\_\_\_, 2019, by **Robert A. Vitanza** who ( ) is personally known to me or ( ) has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public

Witness Name: \_\_\_\_\_

\_\_\_\_\_  
David G. Vitanza

Witness Name: \_\_\_\_\_

State of \_\_\_\_\_

County of \_\_\_\_\_

The foregoing instrument was acknowledged before me on \_\_\_\_\_, 2019, by **David G. Vitanza** who ( ) is personally known to me or ( ) has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public

Witness Name: \_\_\_\_\_

\_\_\_\_\_  
Loriann A. Minardi

Witness Name: \_\_\_\_\_

State of \_\_\_\_\_

County of \_\_\_\_\_

The foregoing instrument was acknowledged before me on \_\_\_\_\_, 2019, by **Loriann A. Minardi** who ( ) is personally known to me or ( ) has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public

EXHIBIT B to Resolution No. 2019-R-15

Witness Name: \_\_\_\_\_

\_\_\_\_\_  
Joann M. Curtis

Witness Name: \_\_\_\_\_

State of \_\_\_\_\_

County of \_\_\_\_\_

The foregoing instrument was acknowledged before me on \_\_\_\_\_, 2019, by **Joann M. Curtis** who ( ) is personally known to me or ( ) has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public