



## City of North Port

### RESOLUTION NO. 2020-R-38

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF NORTH PORT, FLORIDA, DESIGNATING A BROWNFIELD AREA FOR REHABILITATION AND REDEVELOPMENT TO BE KNOWN AS THE "SABAL TRACE REDEVELOPMENT AREA" PURSUANT TO SECTION 376.80, FLORIDA STATUTES; ENABLING THE ENVIRONMENTAL REHABILITATION AND ECONOMIC DEVELOPMENT OF ±207.0 ACRES LOCATED AT 5456 GREENWOOD AVENUE, WITHIN THE CITY OF NORTH PORT, FLORIDA; PROVIDING FOR NOTICE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Sabal Trace Development, LLC has requested that the City Commission of the City of North Port, Florida, adopt a resolution designating the property at 5456 Greenwood Avenue, North Port, Florida as the "Sabal Trace Redevelopment Area" pursuant to the Brownfields Redevelopment Act, Sections 376.77 through 376.85, Florida Statutes; and

**WHEREAS**, the property owner has conducted a community meeting and two public hearings at the request of Sabal Trace Development LLC and found that the request satisfied the statutory requirements for a brownfield designation; and

**WHEREAS**, the City Commission finds that the designation of a brownfield area serves the public health, safety, and welfare of the citizens of the City of North Port, Florida.

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

#### **SECTION 1 – FINDINGS**

- 1.01 The above recitals are hereby ratified and confirmed as being true and correct and are incorporated by reference.
- 1.02 The City Commission further finds that:
  - a. Sabal Trace Development LLC is the owner and controls a brownfield site within the City of North Port, Florida and has requested that the City adopt a resolution designating the site as a brownfield area for rehabilitation and redevelopment; and

- b. The owner has agreed to rehabilitate and redevelop the site as agreed upon with the State of Florida Department of Environmental Protection (DEP) for residential use; and
- c. The rehabilitation and redevelopment of the proposed brownfield site will result in economic productivity of the area, along with the creation of at least 5 new permanent jobs at the brownfield site, which are full-time equivalent positions not associated with the implementation of the brownfield site rehabilitation agreement and which are not associated with redevelopment project demolition or construction activities; and
- d. The redevelopment of the proposed brownfield site for residential use is consistent with the local comprehensive plan and is a permissible use under the applicable local land development regulations; and
- e. Notice of the proposed rehabilitation of the brownfield area has been provided to neighbors and nearby residents of the proposed area to be designated, and a community meeting was held on October 21, 2020 for those receiving notice to provide comments and suggestions about rehabilitation; and
- f. The owner has provided reasonable assurance that the owner has sufficient financial resources to implement and complete the rehabilitation agreement and the redevelopment plan.

## **SECTION 2 – DESIGNATION**

- 2.01 The City Commission hereby designates the property consisting of ±207.0 acres and generally located at 5456 Greenwood Avenue, North Port, Florida 34287 (PID#0999001010) as depicted by the map attached as Exhibit A and more particularly described in the legal description attached as Exhibit B, to be referred to as the “Sabal Trace Environmental Redevelopment Area,” as a brownfield area for rehabilitation and redevelopment pursuant to Sections 376.77 through 376.85, Fla. Stat.

## **SECTION 3 – NOTICE**

- 3.01 Upon this resolution taking effect, the City Clerk is directed to provide a copy of this resolution via email delivery to the Florida Department of Environmental Protection within 5 business days after adoption.

## **SECTION 4 – CONFLICTS**

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

**SECTION 5 – SEVERABILITY**

5.01 If any section, subsection, sentence, clause, phase, or provision of this resolution is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such provision shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions of the resolution.

**SECTION 6 – EFFECTIVE DATE**

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

READ BY TITLE ONLY at first reading by the City Commission of the City of North Port, Florida in public session the 27th day of October 2020.

PASSED and DULY ADOPTED by the City Commission of the City of North Port, Florida, on second and final reading in public session this 10th day of November 2020.

CITY OF NORTH PORT, FLORIDA

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DEBBIE MCDOWELL  
MAYOR

ATTEST

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HEATHER TAYLOR  
CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS

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AMBER L. SLAYTON  
CITY ATTORNEY

EXHIBIT A TO RESOLUTION NO. 2020-R-38

SABAL TRACE REDEVELOPMENT AREA



LEGAL DESCRIPTION  
**SURVEY LEGAL DESCRIPTION**  
**SABAL TRACE COUNTRY CLUB**

FROM EXHIBIT A OF TITLE INSURANCE POLICY NO. OXFL-08666034, FILE NO. 029210-0000001, ISSUED BY OLD REPUBLIC TITLE INCUSRACE COMPANY, OCTOBER 24, 2017 @ 12:49 P.M.

PARCEL I

A PORTION OF SECTIONS 28, 29, 32 AND 33, TOWNSHIP 39 SOUTH, RANGE 21 EAST, SARASOTA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF NORTH PORT CHARLOTTE COUNTRY CLUB UNIT ONE, PER PLAT THEREOF RECORDED IN PLAT BOOK 19 AT PAGES 32 AND 32-A THROUGH 32-C IN THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA;  
 THENCE S.21°12'00"W. A DISTANCE OF 80.00 FEET TO THE NORTHWESTERLY CORNER OF LOT 60, BLOCK ONE IN THE AFORESAID NORTH PORT CHARLOTTE COUNTRY CLUB UNIT ONE;  
 THENCE CONTINUE S.21°12'00"W., ALONG THE WESTERLY BOUNDARY LINE OF SAID NORTH PORT CHARLOTTE COUNTRY CLUB UNIT ONE, A DISTANCE OF 233.67 FEET TO THE POINT OF BEGINNING;

THENCE S.13°38'52"E., ALONG SAID WESTERLY BOUNDARY LINE, A DISTANCE OF 674.01 FEET TO THE POINT OF CURVATURE OF A 275.00 FOOT RADIUS CURVE TO THE LEFT, WITH THE CENTER POINT OF SAID CURVE BEARING N.76°21'08"E.;

THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE AND SAID WESTERLY BOUNDARY LINE, THROUGH A CENTRAL ANGLE OF 65°22'48" A DISTANCE OF 313.80 FEET TO A POINT ON THE ARC OF SAID CURVE;

THENCE LEAVING THE ARC OF SAID CURVE, N.76°21'08"E., ALONG SAID WESTERLY BOUNDARY LINE, A DISTANCE OF 707.14 FEET;

THENCE S.67°08'07"E., ALONG SAID WESTERLY BOUNDARY LINE, A DISTANCE OF 128.83 FEET;

THENCE S.62°59'35"W., ALONG SAID WESTERLY BOUNDARY LINE, A DISTANCE OF 101.03 FEET;

THENCE S.76°21'08"W., ALONG SAID WESTERLY BOUNDARY LINE, A DISTANCE OF 511.42 FEET TO A POINT ON THE ARC OF A NON-TANGENT 225.00 FOOT RADIUS CURVE TO THE LEFT, WITH THE CENTER POINT BEARING S.52°35'23"E.;

THENCE SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY BOUNDARY LINE, THROUGH A CENTRAL ANGLE OF 113°47'29", A DISTANCE OF 446.86 FEET TO A POINT ON THE ARC OF SAID CURVE;

THENCE LEAVING THE ARC OF SAID CURVE, N.76°21'08"E., ALONG SAID WESTERLY BOUNDARY LINE, A DISTANCE OF 213.08 FEET;

THENCE S.13°38'52"E., ALONG SAID WESTERLY BOUNDARY LINE, A DISTANCE OF 330.63 FEET TO A POINT ON THE SOUTH LINE OF AFORESAID SECTION 28, TOWNSHIP 39 SOUTH, RANGE 21 EAST BEARING S.89°31'55"E., A DISTANCE OF 802.10 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 28 WHICH IS COMMON TO THE SOUTHEAST CORNER OF SECTION 29, THE NORTHEAST CORNER OF SECTION 32 AND THE NORTHWEST CORNER OF SECTION 33 ALL IN SAID TOWNSHIP 39 SOUTH, RANGE 21 EAST;

THENCE CONTINUE S.13°38'52"E. ALONG SAID WESTERLY BOUNDARY OF NORTH PORT CHARLOTTE COUNTRY CLUB UNIT ONE A DISTANCE OF 58.18 FEET;

THENCE S.44°30'00"E., ALONG SAID WESTERLY BOUNDARY, A DISTANCE OF 300.40 FEET TO THE SOUTHEASTERLY CORNER OF LOT 18, BLOCK ONE, AFORESAID NORTH PORT CHARLOTTE COUNTRY CLUB UNIT ONE WHICH IS THE MOST NORTHERLY CORNER OF NORTH PORT CHARLOTTE COUNTRY CLUB UNIT THREE, PER PLAT THEREOF RECORDED IN PLAT BOOK 33, PAGES 50 AND 50A, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA;

THENCE ALONG THE WESTERLY BOUNDARY OF SAID NORTH PORT CHARLOTTE COUNTRY CLUB UNIT THREE THE FOLLOWING 4 COURSES, S.45°30'00"W. A DISTANCE OF 60.00 FEET;

LEGAL DESCRIPTION  
**SURVEY LEGAL DESCRIPTION**  
**SABAL TRACE COUNTRY CLUB**

THENCE S. 09°08'12"E. A DISTANCE OF 331.05 FEET;  
 THENCE S.02°52'43"W. A DISTANCE OF 931.00 FEET;  
 THENCE S.27°52'00"W. A DISTANCE OF 252.17 FEET TO THE POINT OF CURVATURE OF A 156.17 FOOT RADIUS CURVE TO THE RIGHT, WITH THE CENTER POINT OF SAID CURVE BEARING N.62°08'00"W.;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°12'10", A DISTANCE OF 155.92 FEET TO A POINT OF REVERSE CURVATURE WITH A 275.00 FOOT RADIUS CURVE TO THE LEFT, WITH THE CENTER POINT OF SAID CURVE BEARING S.04°55'50"E.;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY BOUNDARY THROUGH A CENTRAL ANGLE OF 64°25'44" A DISTANCE OF 309.24 FEET TO THE SOUTHWEST CORNER OF AFORESAID NORTH PORT CHARLOTTE COUNTRY CLUB UNIT THREE WHICH IS ON THE NORTHERLY RIGHT-OF-WAY LINE OF GREENWOOD AVENUE (100 FEET WIDE) AS PLATTED IN NORTH PORT CHARLOTTE COUNTRY CLUB UNIT TWO, PER PLAT THEREOF RECORDED IN PLAT BOOK 26, PAGES 37 AND 37A THROUGH 37C, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA;

THENCE N.69°21'34"W., ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 68.97 FEET TO THE SOUTHEAST CORNER OF BLOCK 3 IN SAID NORTH PORT CHARLOTTE COUNTRY CLUB UNIT TWO;

THENCE ALONG THE BOUNDARY OF SAID BLOCK 3 THE FOLLOWING 12 COURSES, N.15°29'25"W. A DISTANCE OF 361.35 FEET TO THE POINT OF CURVATURE OF A 685.00 FOOT RADIUS CURVE TO THE RIGHT WITH THE CENTER POINT BEARING N.74°30'35"E.;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°28'36", A DISTANCE OF 256.76 FEET TO A POINT OF TANGENCY;

THENCE N.05°59'11"E., A DISTANCE OF 117.89 FEET TO THE POINT OF CURVATURE OF A 3,000.00 FOOT RADIUS CURVE TO THE LEFT WITH THE CENTER POINT BEARING S.84°00'49"E.;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE 05°55'49", A DISTANCE OF 310.51 FEET TO A POINT OF TANGENCY;

THENCE N.00°03'22"E. A DISTANCE OF 132.71 FEET TO A POINT ON THE ARC OF A 1,260.00 FOOT RADIUS NON-TANGENT CURVE WITH THE CENTER POINT BEARING N.53°46'43"E.;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°18'44", A DISTANCE OF 380.72 FEET;

THENCE LEAVING THE ARC OF SAID CURVE N.79°14'40"W. A DISTANCE OF 148.65 FEET;

THENCE S.25°37'28"W. A DISTANCE OF 76.15 FEET TO A POINT ON THE EAST LINE OF SECTION 32, TOWNSHIP 39 SOUTH, RANGE 21 EAST BEARING S.00°31'18"E. A DISTANCE OF 576.55 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 32 AS REFERENCED ON THE AFORESAID RECORDED PLAT;

THENCE CONTINUE S.25°37'28"W. A DISTANCE OF 352.40 FEET TO THE POINT OF CURVATURE OF A 1,800.00 FOOT RADIUS CURVE TO THE RIGHT, WITH A CENTER POINT BEARING N.64°22'32"W.;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°25'11", A DISTANCE OF 672.92 FEET TO A POINT OF TANGENCY;

THENCE S.47°02'39"W. A DISTANCE OF 314.34 FEET;

THENCE S.19°12'49" E. A DISTANCE OF 229.37 FEET TO THE SOUTHWEST CORNER OF AFORESAID BLOCK 3 ON THE NORTHERLY RIGHT-OF-WAY LINE OF GREENWOOD AVENUE AS SHOWN ON SAID RECORDED PLAT OF NORTH PORT CHARLOTTE COUNTRY CLUB UNIT TWO;

THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF GREENWOOD AVENUE AS DESCRIBED IN OFFICIAL RECORDS BOOK 1697, PAGES 929 AND 930, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA THE FOLLOWING 3 COURSES S.70°47'11"W. A DISTANCE OF 69.44 FEET TO THE POINT OF CURVATURE OF A 350.00 FOOT RADIUS CURVE TO THE RIGHT WITH THE CENTER POINT BEARING N.19°12'49"W.;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39°53'10" A DISTANCE OF 243.65 FEET TO A POINT OF TANGENCY;

THENCE N.69°19'39"W. A DISTANCE OF 1041.94 FEET;

LEGAL DESCRIPTION  
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**SABAL TRACE COUNTRY CLUB**

THENCE LEAVING THE RIGHT-OF-WAY OF GREENWOOD AVENUE N.22°14'25"W. A DISTANCE OF 232.52 FEET;  
 THENCE N.05°09'40"E. A DISTANCE OF 133.96 FEET;  
 THENCE N.09°47'12"E. A DISTANCE OF 637.41 FEET;  
 THENCE N.00°27'44"W. A DISTANCE OF 252.77 FEET;  
 THENCE N.00°07'11"W. A DISTANCE OF 230.00 FEET;  
 THENCE N.42°58'51 "W. A DISTANCE OF 196.78 FEET;  
 THENCE S.89°14'59"W. A DISTANCE OF 85.60 FEET;  
 THENCE N.42°12'50"W. A DISTANCE OF 109.58 FEET;  
 THENCE N.23°18'07"W. A DISTANCE OF 150.51 FEET;  
 THENCE N.65°05'38"W. A DISTANCE OF 109.88 FEET;  
 THENCE N.20°00'36"W. A DISTANCE OF 69.50 FEET;  
 THENCE N.05°33'24"E. A DISTANCE OF 92.98 FEET;  
 THENCE N.31°38'55"E. A DISTANCE OF 122.29 FEET;  
 THENCE N.51°57'16"E. A DISTANCE OF 77.05 FEET;  
 THENCE N.14°47'40"E. A DISTANCE OF 125.91 FEET;  
 THENCE N.38°14'00"E. A DISTANCE OF 60.72 FEET;  
 THENCE N.24°07'41"W. A DISTANCE OF 386.77 FEET;  
 THENCE N.05°55'09"E. A DISTANCE OF 164.43 FEET;  
 THENCE N.88°58'08"W. A DISTANCE OF 227.04 FEET;  
 THENCE S.39°01'51 "W. A DISTANCE OF 217.73 FEET;  
 THENCE S.82°22'06"W. A DISTANCE OF 608.57 FEET;  
 THENCE S.89°17'43"W. A DISTANCE OF 28.34 FEET;  
 THENCE S.44°21'26"W. A DISTANCE OF 50.00 FEET;  
 THENCE N.45°48'39"W. A DISTANCE OF 249.21 FEET;  
 THENCE S.89°59'18"W. A DISTANCE OF 69.98 FEET;  
 THENCE N.62°19'34"W. A DISTANCE OF 87.07 FEET TO A POINT ON THE ARC OF A 3,136.58 FOOT RADIUS CURVE WITH THE CENTER POINT BEARING S.84°15'00"E. ;  
 THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°29'49", A DISTANCE OF 246. 18 FEET;  
 THENCE S.79°45'11"E., RADIAL TO THE LAST CURVE, A DISTANCE OF 76.60 FEET TO A POINT ON THE ARC OF A 290.00 FOOT RADIUS CURVE WITH THE CENTER POINT BEARING S.79°45'11"E. ;  
 THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°34'49", A DISTANCE OF 250.95 FEET;  
 THENCE N.59°49'38"E. A DISTANCE OF 476.48 FEET;  
 THENCE S.81°06'29"E. A DISTANCE OF 281.17 FEET;  
 THENCE N.52°22'52"E. A DISTANCE OF 236.57 FEET;  
 THENCE N.18°50'44"W. A DISTANCE OF 162.44 FEET;  
 THENCE N.18°59'48"E. A DISTANCE OF 266.03 FEET TO THE POINT OF CURVATURE OF A 230.00 FOOT RADIUS CURVE TO THE LEFT, WITH THE CENTER POINT BEARING N.71°00'12"W. ;  
 THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40°18'09", A DISTANCE OF 161.78 FEET;  
 THENCE LEAVING SAID CURVE N.45°26'23"E. A DISTANCE OF 203.80 FEET;  
 THENCE N.89°59'57"E. A DISTANCE OF 190.00 FEET;  
 THENCE S.45°34'34"E. A DISTANCE OF 423.96 FEET;  
 THENCE S.27°44'18"E. A DISTANCE OF 270.11 FEET;  
 THENCE S.07°51'12"E. A DISTANCE OF 878.24 FEET TO THE POINT OF CURVATURE OF A 290.00 FOOT RADIUS CURVE TO THE LEFT, WITH THE CENTER POINT BEARING N.82°09'11"E. ;  
 THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 59°09'44", A DISTANCE OF 299.45 FEET;  
 THENCE LEAVING SAID CURVE S.00°00'00"E. A DISTANCE OF 150.00 FEET;  
 THENCE S.08°00'44"E. A DISTANCE OF 265.03 FEET;  
 THENCE S.82°19'14"E. A DISTANCE OF 73.49 FEET;

LEGAL DESCRIPTION  
**SURVEY LEGAL DESCRIPTION**  
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THENCE S.20°34'37"E. A DISTANCE OF 373.99 FEET;  
THENCE S.25°20'41"W. A DISTANCE OF 276.53 FEET;  
THENCE S.25°53'48"E. A DISTANCE OF 179.85 FEET;  
THENCE S.72°42'22"E. A DISTANCE OF 432.37 FEET;  
THENCE N.73°47'42"E. A DISTANCE OF 159.34 FEET;  
THENCE N.19°41'55"E. A DISTANCE OF 430.17 FEET;  
THENCE N.36°26'12"W. A DISTANCE OF 776.03 FEET;  
THENCE N. 10°04'09"E. A DISTANCE OF 206.48 FEET;  
THENCE N.56°34'31"E. A DISTANCE OF 149.54 FEET;  
THENCE N.24°42'09"E, A DISTANCE OF 550.36 FEET;  
THENCE N.75°57'50"E. A DISTANCE OF 206.16 FEET;  
THENCE S.54°34'16"E. A DISTANCE OF 317.41 FEET TO THE POINT OF BEGINNING.

CONTINING 9,019,275 SQUARE FEET, OR 207.054 ACRES, MORE OR LESS

TOGETHER WITH;

PARCEL IV:

A PORTION OF SECTION 29, TOWNSHIP 39 SOUTH, RANGE 21 EAST, SARASOTA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF NORTH PORT CHARLOTTE COUNTRY CLUB UNIT ONE, PER PLAT THEREOF RECORDED IN PLAT BOOK 19, AT PAGES 32 AND 32-A THROUGH 32-C IN THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE S.21°12'00"W. A DISTANCE OF 80.00 FEET TO THE NORTHWESTERLY CORNER OF LOT 60, BLOCK ONE IN THE AFORESAID NORTH PORT CHARLOTTE COUNTRY CLUB UNIT ONE, SAID NORTHWESTERLY CORNER ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF APPOMATTOX BOULEVARD AS PLATTED IN THE FIFTY-SECOND ADDITION TO PORT CHARLOTTE SUBDIVISION, AS RECORDED IN PLAT BOOK 2 L AT PAGES 13, 13-A THROUGH 13-NN IN THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA AND THE POINT OF BEGINNING;  
THENCE CONTINUE S. 21°12'00"W. A DISTANCE OF 233.67 FEET TO THE NORTHERLY BOUNDARY OF SABAL TRACE COUNTRY CLUB;  
THENCE N.54°34'16"W., A DISTANCE OF 103.17 FEET;  
THENCE LEAVING SAID NORTHERLY BOUNDARY N.21°12'00"E., A DISTANCE OF 208.31 FEET TO THE AFORESAID SOUTHERLY RIGHT-OF-WAY LINE OF APPOMATTOX BOULEVARD;  
THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, S.68°48'00"E. A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 22,100 SQUARE FEET, OR 0.507 ACRES, MORE OR LESS.

HAVING A COMBINED TOTAL AREA OF 9,041,375 SQUARE FEET, OR 207.561 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE WHERE THE WEST LINE OF BLOCK 1, NORTH PORT CHARLOTTE COUNTRY CLUB UNIT ONE BEARS S.13°28'34"E.