



City of North Port

RESOLUTION NO. 2019-R-23

A RESOLUTION OF THE CITY OF NORTH PORT, FLORIDA, ACCEPTING OWNERSHIP OF A DONATED PARCEL OF REAL PROPERTY LOCATED ON HERMOSA CIRCLE AND DESCRIBED AS LOT 26, BLOCK 612, 14TH ADDITION TO PORT CHARLOTTE SUBDIVISION, PARCEL IDENTIFICATION NUMBER 0970061226; PROVIDING FOR FILING OF DOCUMENTS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, Mary Jane Leach and Linda Jane Stroud own real property in the City of North Port and 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 of North Port 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 0970061226, located on Hermosa Circle in the City of North Port, and legally described as:

Lot 26 Block 612, 14th Addition to Port Charlotte Subdivision, according to the Plat thereof, recorded in Plat Book 15, Page 9 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 Mary Jane Leach and Linda Jane Stroud 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

AMBER L. SLAYTON
CITY ATTORNEY

**REPLAT OF A PORTION OF
FOURTEENTH ADDITION TO
PORT CHARLOTTE SUBDIVISION**

**AND
OTHER LANDS**

**A SUBDIVISION IN SECTIONS 8, 16, 17, 20 & 21 - TWP. 30 S. - RGE. 21 E.
CITY OF NORTH PORT CHARLOTTE
SARASOTA COUNTY, FLORIDA**

DISCAYNE ENGINEERING COMPANY
ORDER NO. 38540 CIVIL ENGINEERS SCALE: 1"=100'
P.O. NO. 1147 MIAMI, FLORIDA JANUARY 1961
SCALE IN FEET

1"=100'



Engineer's Note:

All radii are 25 feet unless otherwise shown.

● Indicates permanent reference monument; IRM's are 4" x 4" x 8" concrete monuments.

Dimensions on corner lots are to the interior corners unless otherwise shown. Bearings shown refer to an assumed meridian.

IRM's of block corners are on the interior of block lines extended.

CERTIFICATE OF APPROVAL OF COUNTY COMMISSION

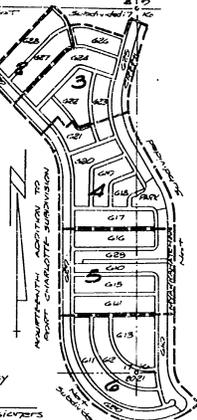
STATE OF FLORIDA ss. It is hereby certified that this plat has been officially approved for record by the Board of County Commissioners of the County of Sarasota, Florida, this 25th day of AUGUST, A.D. 1961.

Richard S. Hebl County Attorney
Walter Henderson Chairman of the Board of County Commissioners

DESCRIPTION

A replat of a portion of FOURTEENTH ADDITION TO PORT CHARLOTTE SUBDIVISION according to the plat thereof recorded in Plat Book 13, of Pages 13 through 13M of the Public Records of Sarasota County, Florida and other lands, all lying in Sections 8, 16, 17, 20 and 21, Township 30 South Range 21 East, Sarasota County, Florida, and being more particularly described as follows: Beginning at a point on the East line of said Section 17, said point being 773.36 feet so 28.53° W of the Northeast corner of said Section 17, thence run N16°48'15" E 344.87 feet to the point of curvature of a curve to the right having a radius of 1000 feet; thence run northwesterly along the arc of said curve to the right a distance of 191.17 feet through a central angle of 10°57'11" to a point; thence run N62°14'34" W 275 feet along a line radial to the last mentioned curve to a point of radial intersection with the arc of a curve coincident with the last mentioned curve and having a radius of 125 feet; thence run southeasterly along the arc of said curve to the left having a radius of 125 feet and a central angle of 10°57'11" a distance of 243.74 feet to the point of tangency; thence run S45°58'00" W 192.82 feet to a point; thence run N73°14'51" W 556.61 feet to the point of curvature of a curve to the left having a radius of 25 feet; thence run westerly along the arc of said curve to the left a distance of 324.20 feet through a central angle of 27°3'00" to a point; thence run northwesterly along the arc of a curve concave to the southwest and having for its elements a radius of 285.87 feet, a central angle of 34°38'25", a chord of 121.8 feet and a chord bearing of N28°04'04" W, a distance of 172.74 feet to the point of tangency; thence run N45°25'14" W 211.46 feet to a point on the North line of said Section 17, said point being 1284.17 feet 180°25'00" W of the Northeast corner of said Section 17, thence continue N45°25'14" W 46.66 feet to a point; thence run S44°34'04" W 1285 feet to a point; thence run N45°25'14" W 525 feet to the point of curvature of a curve to the right having a radius of 75 feet; thence run northwesterly along the arc of said curve to the right a distance of 117.81 feet through a central angle of 22°30'00" to the point of tangency; thence run N45°25'14" W

LOCATION SKETCH



200 feet to a point; thence run S44°34'04" W 275 feet to a point on the centerline of the DRAINAGE RIGHT-OF-WAY that parallels the centerline of said plat of FOURTEENTH ADDITION TO PORT CHARLOTTE SUBDIVISION; thence run S45°25'14" W 1058 feet along said DRAINAGE RIGHT-OF-WAY centerline to the point of curvature of a curve to the right having a radius of 1000 feet; thence run southwesterly along the arc of said curve to the right and having a radius of 201.46 feet through a central angle of 45°54'07" to the point of tangency; thence run S62°03'54" W 820 feet along said DRAINAGE RIGHT-OF-WAY centerline to the point of curvature of a curve to the left having a radius of 285.87 feet; thence run southwesterly along the arc of said curve to the left and along said DRAINAGE RIGHT-OF-WAY centerline a distance of 206.61 feet through a central angle of 27°3'00" to a point on the South line of said Section 17, said point being 1254.51 feet 180°16'30" W of the Southeast corner of said Section 17; thence continue southwesterly and eastwesterly along the arc of the aforementioned curve to the left and along said DRAINAGE RIGHT-OF-WAY centerline and its easterly extension a distance of 258.73 feet through a central angle of 28°31'44" to a point; thence run N40°29'25" W 350.50 feet to the point of curvature of a curve to the right having a radius of 400 feet; thence run northwesterly along the arc of said curve to the right a distance of 331.42 feet through a central angle of 47°22'15" to the point of tangency; thence run N62°28'33" E 212.63 feet to the point of curvature of a curve to the left having a radius of 100 feet; thence run northwesterly along the arc of said curve to the left a distance of 229.22 feet through a central angle of 28°31'44" to the point of tangency; thence run N32°17'34" W 751.42 feet to the point of curvature of a curve to the right having a radius of 1000 feet; thence run northwesterly along the arc of said curve to the right a distance of 255.03 feet through a central angle of 22°3'00" to the point of tangency; thence run N16°48'15" E 358.59 feet to the Point of Beginning; containing 832.50 acres, more or less.

CERTIFICATE OF DEDICATION

STATE OF FLORIDA ss. GENERAL DEVELOPMENT CORPORATION, a Delaware Corporation, authorized to do business in the State of Florida, by its duly elected Secretary, F.F. Muckle, Jr., and its duly elected Secretary, F.J. Muckle, and FLORIDA WEST COAST LAND COMPANY, a Florida Corporation by its duly elected Vice President, F.F. Muckle, Jr. and its duly elected Secretary, F.J. Muckle, acting by and with the authority of their Boards of Directors, do hereby dedicate as set apart all the Avenues, Streets, Driveways, Parks, Plazas, Circles, Creek 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 officers, successors or assigns for the purposes expressed: a 20 foot motorcycle easement of the lot line centerline and easement to all Canals, Waterways and Drainage Rights-of-way, a 10 foot easement of the rear of each lot and a 6 foot easement of the side lot line for the installation and repair of sewers, and underground and overhead utilities and for surface drainage by swales or other means; and hereby dedicate as set apart all the Avenues, Streets, Driveways, Parks, Plazas, Circles, Creek and Drainage Rights-of-way as shown or described on this plat to the use of the general public forever.

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 2 day of FE B, A.D. 1961.

GENERAL DEVELOPMENT CORPORATION Attest: *F. J. Muckle* Secy By: *F. F. Muckle, Jr.* Pres.
FLORIDA WEST COAST LAND COMPANY Attest: *F. J. Muckle* Secy By: *F. F. Muckle, Jr.* Vice Pres.

STATE OF FLORIDA ss. Before me, the undersigned Notary Public, personally appeared F.F. Muckle, Jr., President and F.J. Muckle, Secretary of GENERAL DEVELOPMENT CORPORATION, a Delaware Corporation, authorized to do business in the State of Florida, and F.F. Muckle, Jr., Vice President and F.J. Muckle, 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 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 2 day of FE B, A.D. 1961.

My Commission expires 7/3/63
Conrad J. Donnell
Notary Public, State of Florida of large

CERTIFICATE OF APPROVAL OF CITY COMMISSION

STATE OF FLORIDA ss. 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 27th day of FEBRUARY, A.D. 1961.

City Clerk *Cleo F. Gerner* Mayor *Harvey L. Gerner*

CERTIFICATE OF APPROVAL OF COUNTY CLERK

STATE OF FLORIDA ss. I, WA 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 of Florida pertaining to maps and plats, and that this plat has been filed for record in Plat Book 13 of Pages 1 through 1E, Public Records of Sarasota County, Florida this 6 day of JULY, A.D. 1961.

By: *W. A. Wynne*, Clerk, Sarasota County, Florida
By: *H. M. Steen*, Deputy Clerk

CERTIFICATE OF SURVEYOR

STATE OF FLORIDA ss. I, the undersigned land surveyor, hereby certify that this plat is a true and correct representation of the land described and shown to the best of my knowledge and belief and that permanent reference monuments have been placed as required in survey laws of Florida.

By: *J. J. Bennett* Pres.
Registered Engineer No. 145 Registered Surveyor No. 46
STATE OF FLORIDA 54877 1 OF 6 3-6-61

TOTAL LOTS PLATTED: 661

BH 15 Pg 9

EXHIBIT A to Resolution No. 2019-R-23

EXHIBIT B to Resolution No. 2019-R-23

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. 0970061226

WARRANTY DEED

THIS INDENTURE, made on _____, 2019, is between Mary J. Leach and Linda J. Stroud, whose mailing address is 355 Tailhead Way, O Fallon, MO 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 26, Block 612, 14th Addition to Port Charlotte Replat, according to the Plat thereof, recorded in Plat Book 15, Page 9, 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: _____

Mary J. Leach

Witness Name: _____

State of _____
County of _____

The foregoing instrument was acknowledged before me on _____, 2019, by Mary J. Leach who () is personally known to me or () has produced _____ as identification.

Notary Public

EXHIBIT B to Resolution No. 2019-R-23

Witness Name: _____

Linda J. Stroud

Witness Name: _____

State of _____
County of _____

The foregoing instrument was acknowledged before me on _____, 2019, by Linda J. Stroud who () is personally known to me or () has produced _____ as identification.

Notary Public