



## City of North Port

### RESOLUTION NO. 2019-R-04

**A RESOLUTION OF THE CITY OF NORTH PORT, FLORIDA ACCEPTING OWNERSHIP OF A DONATED PARCEL OF REAL PROPERTY LOCATED ON PEALE CIRCLE AND DESCRIBED AS LOT 13, BLOCK 2057, 44<sup>TH</sup> ADDITION TO PORT CHARLOTTE SUBDIVISION, PARCEL IDENTIFICATION NUMBER 1149-20-5713; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, Mary L. McMullen, Thomas E. Okuly, Denise A. Okuly, Suzanne M. Neil, and Douglas R. Okuly 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, all taxes and assessments have been paid to date, and The City of North Port will 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, AS FOLLOWS:**

#### **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 1149-20-5713, located on Peale Circle, in the City of North Port, and legally described as:

Lot 13, Block 2057, 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 fully herein. Transfer of ownership from Mary L. McMullen, Thomas E. Okuly, Denise A. Okuly, Suzanne M. Neil, and Douglas R. Okuly 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 fully 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

# CERTIFICATE OF OWNERSHIP

STATE OF FLORIDA ) SS  
COUNTY OF DADE )  
GENERAL DEVELOPMENT CORPORATION, a Domestic Corporation, authorized to  
do business in the State of Florida, by its duly authorized officers and with  
its Board of Directors, do hereby certify that the following is a true and  
correct copy of the original of the same as the same is on file in the office of  
said corporation and does hereby declare and set apart on the 2nd day of May  
1978, the foregoing rights of way as shown or described on the map to the use of the general  
public, for the purpose of establishing the successors or assignees, for the  
use and maintenance of public utilities and drainage facilities.  
A WITNESS WHEREOF, the undersigned Corporation has caused these presents to be  
executed by its officers, named below and its corporate seal to be affixed hereto, this  
\_\_\_\_\_ day of MAY, 1978.

GENERAL DEVELOPMENT CORPORATION  
By: *[Signature]*  
Executive Vice President

Altest: *[Signature]*  
SECRETARY

# SURVEYOR'S CERTIFICATE

[illegible]

**CERTIFICATE OF APPROVAL  
ADVISORY BOARD**

STATE OF FLORIDA }  
COUNTY OF SARASOTA } SS  
I, James H. Smith, Clerk of the  
County of Sarasota, do hereby certify that this plat has been officially approved by the  
City of North Port on this 15th day of April, 1920.  
Planning Advisory Board

**CERTIFICATE OF APPROVAL OF COMBUSTIBLE LIQUIDS**

COUNTY OF SARASOTA } SS  
I, R.W. ZINN, County Clerk of Sarasota County, Florida,  
do hereby certify that the foregoing has been examined and that it complies in form with all the  
requirements of Chapter 68B, F.S., as amended, and that I have filed the same with the  
proper authorities for recording.

Total number of pages: thru \_\_\_\_\_ day(s) of \_\_\_\_\_  
SARASOTA COUNTY, FLORIDA, this \_\_\_\_\_ day(s) of \_\_\_\_\_

R.W. ZINN, County Clerk  
Sarasota County, Florida

**CERTIFICATE OF APPROVAL OF COUNTY COMMISSION**

CITY OF SARASOTA 35  
is hereby certified that this plat has been officially approved by the Board of County Commissioners of the County of Sarasota, Florida this 20 day of July, 1976.

*M. M. Hunt* Mayor  
*J. H. [illegible]* Planning Director  
County Engineer

**CS-44**

## GENERAL NOTES

1. © P.R.M. Indicates Permanent Reference Monument.
2. Deed restrictions are filed in ORB 865, 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 Jounders are filed in ORB 865.

Page 160 of 161

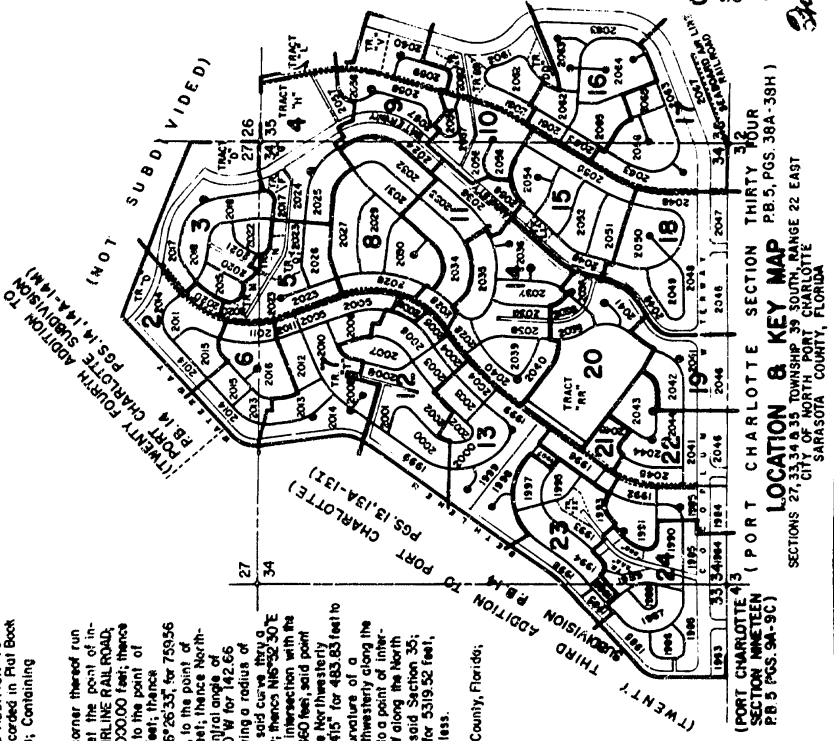
5. Developer's Agreement is filed in ORB 865, Pages 162

## 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 Southwest corner thereof run N89°46'53" W. along the South line of said Section 27, for 3647.53 feet to the point of intersection with the Eastern 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 13.23 feet to the point of curvature of a circular curve to the right, having a radius of 400 feet; thence Northwesterly and Northwesterly along the arc of said curve thru a central angle of 58°25'23" for 393.91 feet, to the point of tangency, thence N49°04'47" E. for 1879.58 feet, the line then running Northwesterly and Northwesterly along the Eastern line of the aforesaid TWENTY-THIRD ADDITION TO PORT CHARLOTTE SUBDIVISION as recorded in Plat Book 14, Pages 13 thru 131, Public Records of Sarasota County, Florida; thence S81°14'14" 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 Southeastwesterly 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 Southeastwesterly 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 506.28 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 Northern RIGHT-OF-WAY line, S° SE-ABOARD AIRLINE RAILROAD, thence N89°03'33" E. for 255.00 feet; thence Northerly RIGHT-OF-WAY line, for 1000.00 feet; thence N20°49'27" W. for 286.00 feet; thence N69°07'33" E. for 165.03 feet to the point of curvature of a circular curve to the left, having a radius of 630 feet; thence Northwesterly along the arc of said curve, thru a central angle of 66°26'33" for 739.56 feet to the point of tangency; thence N02°36'00" E. for 819.62 feet, to the point of curvature of a circular curve to the left, having a radius of 500 feet; thence Northwesterly and Northwesterly along the arc of said curve thru a central angle of 47°00'07" for 416.61 feet to the point of tangency; thence N44°44'30.00" W. for 142.86 feet to the point of curvature of a circular curve to the right, having a radius of 500 feet; thence N07°14'14" E. for 683.77 feet to the point of intersection with the East line of said Section 35; thence S73°07'30" E. for 1128.19 feet; thence N37°07'30" W. for 628.15 feet to a point of intersection with the arc of a circular curve, known to the West, having a radius of 1860 feet said point bearing S89°13'45" E. from the center of circle of said arc; thence Northwesterly along the arc of said curve to the left, thru a central angle of 19°54'15" for 483.83 feet to the point of tangency; thence N19°00'00" 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 145.20 Acres, more or less.

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



Revised lot No's in Block No's 1985 and 1990  
May 27, 1970  
Ernest J. Smith Pres. cey. No 2257

**JAMES EDWARD CLARK**  
CIVIL ENGINEER  
MIAMI - FLORIDA

**SHEET 1 OF 24 SHEETS**  
**1769 TOTAL NO. LOTS**



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. 1149205713

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**WARRANTY DEED**

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THIS INDENTURE, made on \_\_\_\_\_, 2019, is between Mary L. McMullen, Thomas E. Okuly, Denise A. Okuly, Suzanne M. Neil, and Douglas R. Okuly, whose mailing address is 1146 Nash Rd., Xenia, OH 45385, 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 13, Block 2057, 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: \_\_\_\_\_

\_\_\_\_\_  
Mary L. McMullen

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

\_\_\_\_\_  
Thomas E. Okuly

\_\_\_\_\_  
Denise A. Okuly

\_\_\_\_\_  
Suzanne M. Neil

\_\_\_\_\_  
Douglas R. Okuly

EXHIBIT B to Resolution No. 2019-R-04

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

The foregoing instrument was acknowledged before me on \_\_\_\_\_, 2019, by Mary L. McMullen, Thomas E. Okuly, Denise A. Okuly, Suzanne M. Neil, and Douglas R. Okuly, who ( ) are personally known to me or ( ) have produced \_\_\_\_\_ as identification.

(Notary Seal)

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