



City of North Port

RESOLUTION NO. 2023-R-17

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF NORTH PORT, FLORIDA ACCEPTING OWNERSHIP OF DONATED REAL PROPERTY LOCATED ON BIGNAY ROAD AND DESCRIBED AS LOT 12, BLOCK 2332, 47TH ADDITION TO PORT CHARLOTTE SUBDIVISION, SARASOTA COUNTY PROPERTY APPRAISER PARCEL IDENTIFICATION NUMBER 1126233212; INCORPORATING RECITALS; PROVIDING FOR FILING OF DOCUMENTS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the owner of the identified real estate has offered to donate the property to the City of North Port; and

WHEREAS, the property is a vacant lot; 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 Commission of the City of North Port, Florida finds that this parcel satisfies an immediate or future need of the City or its special districts.

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 true and correct and are incorporated in this resolution by reference.

SECTION 2 – RESOLUTION

2.01 The City Commission accepts the donation of real property bearing Sarasota County Property Appraiser parcel identification number 1126233212, located on Bignay Road in the City of North Port, and legally described as:

Lot 12, Block 2332, 47th Addition to Port Charlotte Subdivision, according to the Plat recorded in Plat Book 19, Pages 46, 46A-46GG, of the Official Records of the Sarasota County Clerk of the Circuit Court.

Relevant portions of the plat are attached as Exhibit A.

- 2.02 Transfer of ownership from the current property owner to the City of North Port is made via Warranty Deed, a copy of which is attached as Exhibit B.
- 2.04 The City Commission authorizes the City Manager or designee to execute the documents referenced in this resolution and to perform all other actions delegable by law that are necessary to negotiate, enter into, and consummate the proposed purchase.
- 2.03 All identified exhibits are incorporated in this resolution by reference.

SECTION 3 – FILING OF DOCUMENTS

- 3.01 The City Clerk is directed to file a certified copy of this resolution with the Sarasota County Clerk of the Circuit Court to be duly recorded in the official records of the county.
- 3.02 The City Clerk is directed to record the fully executed original Warranty Deed with the Sarasota County Clerk of the Circuit Court to be duly recorded in the official records of the county, concurrent with the recording of this resolution.
- 3.03 The City will pay the applicable recording fees to the Sarasota County Clerk of the Circuit Court.

SECTION 4 – CONFLICTS

- 4.01 In the event of any conflict between the provisions of this resolution and any other resolution, in whole or in part, the provisions of this resolution will prevail to the extent of the conflict.

SECTION 5 – SEVERABILITY

- 5.01 If a court of competent jurisdiction finds that any section, subsection, sentence, clause, phrase, or provision of this resolution is for any reason invalid or unconstitutional, that provision will be deemed a separate, distinct, and independent provision and will not affect the validity of the remaining portions of the resolution.

SECTION 6 – EFFECTIVE DATE

- 6.01 This resolution takes effect immediately.

ADOPTED by the City Commission of the City of North Port, Florida, in public session on March 30, 2023.

CITY OF THE NORTH PORT, FLORIDA

BARBARA LANGDON
MAYOR

ATTEST

HEATHER FAUST, MMC
CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS

AMBER L. SLAYTON, B.C.S.
CITY ATTORNEY

**FORTY-SEVENTH ADDITION TO
PORT CHARLOTTE SUBDIVISION**

A PORTION OF
SECTIONS 22,23,24,25 & 26, TOWNSHIP 39 SOUTH, RANGE 22 EAST,
CITY OF NORTH PORT CHARLOTTE
SARASOTA COUNTY, FLORIDA
SHEET 1 OF 34 SHEETS

DESCRIPTION

A portion of Sections 22, 23, 24, 25 and 26, Township 39 South, Range 22 East, being more particularly described as follows:

Those portions of said Sections 22, 23, 24, 25 and 26, lying Northeast of the Southwest right of way line of the Florida Power and Light Company Easement described in a Right of Way Agreement recorded in Deed Book 352, Page 572, and Official Record Book 19, Page 512 of the Public Records of Sarasota County, Florida, and lying Northwest of the Plat of FORTY SIXTH ADDITION TO PORT CHARLOTTE SUBDIVISION as recorded in Plat Book 19, Page 45 of the Public Records of Sarasota County, Florida.

- Section 22 containing 154.05 acres more or less.
- Section 23 containing 615.72 acres more or less.
- Section 24 containing 385.93 acres more or less.
- Section 25 containing 34.46 acres more or less.
- Section 26 containing 101.33 acres more or less.

All land lying in the CITY OF NORTH PORT CHARLOTTE, SARASOTA COUNTY, FLORIDA and containing a total of 1291.49 acres more or less.

GENERAL NOTES

1. P.R.M. Indicates Permanent Reference Monument.
2. Deed restrictions are filed in ORB 883, Pages 987-985.
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 883, Page 986-987
5. Developer's agreement is filed in ORB 883, Page 988-995

- *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.
- 4. 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.
- 5. Items 1, 2, 3 & 4 above shall apply to all tracts.

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 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.

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, hereon, this 29th day of December, 1970.

By: Frederick E. Roach President
By: David A. Roach Secretary

STATE OF FLORIDA } SS
COUNTY OF DADE }

Before me personally appeared Frederick E. Roach and David A. Roach, to me well known and known to me to be the individuals described in 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 affixed to said instrument by due and regular corporate authority, and that said instrument is the free act and deed of said Corporation.

WITNESS MY hand and official seal, this 29th day of December, 1970.
My Commission Expires: 2/1/72
Notary Public, State of Florida at Large

SURVEYOR'S CERTIFICATE

I, the undersigned registered 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 all the requirements of the Statutes of the State of Florida thereunto pertaining.

Dated this 6 day of Nov. 1970 Signature: James Edward Clark
Registered Land Surveyor
Florida Certificate No. 1555

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 25th day of Jan. 1971 by the 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 25th day of Jan. 1971.

CERTIFICATE OF APPROVAL OF COUNTY CLERK

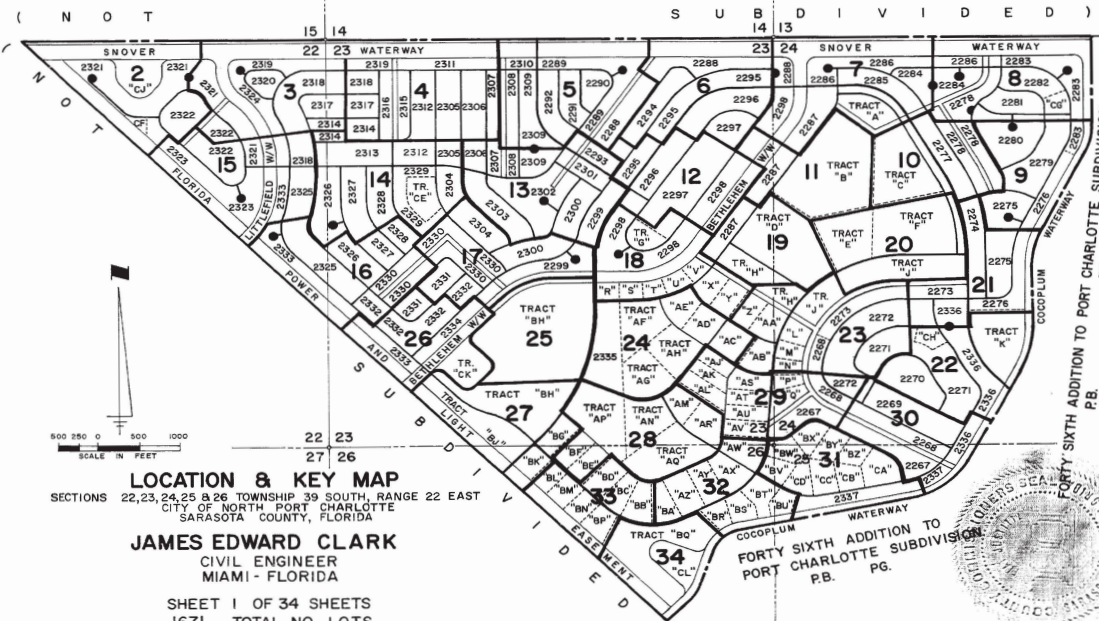
STATE OF FLORIDA } SS
COUNTY OF SARASOTA }

I, R.W. ZINN, County Clerk of Sarasota County, Florida, hereby certify that this 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 for record in Plat Book 19, Pages 45-46 of the Public Records of Sarasota County, Florida, this 8th day of March, 1971.

CERTIFICATE OF COUNTY COMMISSION

STATE OF FLORIDA } SS
COUNTY OF SARASOTA }

It is hereby certified that this plat has been officially approved for record as meeting the requirements of Florida Statutes, by the Board of County Commission of the County of Sarasota, Florida, this 25th day of Jan. 1971. This certification shall in no way be construed to indicate that this plat conforms with subdivision regulations of Sarasota County.



LOCATION & KEY MAP
SECTIONS 22,23,24,25 & 26 TOWNSHIP 39 SOUTH RANGE 22 EAST
CITY OF NORTH PORT CHARLOTTE
SARASOTA COUNTY, FLORIDA

JAMES EDWARD CLARK
CIVIL ENGINEER
MIAMI - FLORIDA

SHEET 1 OF 34 SHEETS
1671 TOTAL NO. LOTS

DRAWN BY CLC
CHECKED BY MAM
APPROVED BY CT



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. 1126233212

WARRANTY DEED

THIS INDENTURE, made on February 15, 2023, is between Richard Parsons, whose mailing address is 110 Peckham Street SW, Port Charlotte, Florida 33952 and City of North Port, Florida ("Grantee"), whose mailing address is 4970 City Hall Boulevard, North Port, Florida 34286.

WITNESSETH:

Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, the receipt whereof is hereby acknowledged, has granted, assigned, contributed, bargained, and transferred to Grantee, its successors and assigns in fee simple forever, the following described land, situated, lying, and being in the County of Sarasota, State of Florida:

Lot 12, Block 2332, 47th Addition to Port Charlotte Subdivision, according to the Plat Book 19, Pages 46, 46A-46GG, as recorded in of the Public Records of Sarasota County, Florida.

This conveyance is made subject to ad valorem taxes assessed subsequent to December 31, 2022, and subsequent years; and covenants, conditions, restrictions, easements, reservations, and limitations of record, if any. Grantor fully warrant the title to said land and will defend the same against lawful claims of all persons whomsoever.

In witness whereof, Grantor has executed this instrument on the date set forth in the acknowledgment below.

WITNESSES:

Lisa Guerreiro
Witness Name: Lisa Guerreiro
R.M.P.
Witness Name: Rita M. Pires

GRANTOR

Richard Parsons
Richard Parsons

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 10th day of February 2023, by Richard Parsons.

R.M.P.
Notary Public

Personally Known OR Produced Identification
Type of Identification Produced: Drivers License



RITA M. PIRES
Notary Public
State of Florida
Comm# HH192723
Expires 10/31/2025