



City of North Port

RESOLUTION NO. 2023-R-34

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF NORTH PORT, FLORIDA ACCEPTING OWNERSHIP OF DONATED REAL PROPERTY LOCATED ON GRENARD CIRCLE AND DESCRIBED AS LOT 5, BLOCK 2118, 45TH ADDITION TO PORT CHARLOTTE SUBDIVISION, SARASOTA COUNTY PROPERTY APPRAISER PARCEL IDENTIFICATION NUMBER 1149211805; 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 1149211805, located on Grenard Circle in the City of North Port, and legally described as:

Lot 5, Block 2118, 45th Addition to Port Charlotte Subdivision, according to the Plat recorded in Plat Book 19, Page 38, 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.
- 2.03 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.
- 2.04 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 May 23, 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

PORT CHARLOTTE SUBDIVISION

A PORTION OF SECTIONS 22, 23, 25, 26, 27, 34, 35 AND 36, 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, 25, 26, 27, 34, 35 and 36, Township 39 South, Range 22 East, being more particularly described as follows:

- 1. That portion of said Section 22, Beginning at the Southeast corner thereof run N 89°44'33" W, along the South line of said Section 22, for 2279.48 feet to the point of intersection with the Easterly line of the TWENTY-FOURTH ADDITION TO PORT CHARLOTTE SUBDIVISION, as recorded in Plat Book 14, Pages 14 through 14M, Public Records of Sarasota County, Florida; thence run N 27°11'53" W, for 674.23 feet to the point of curvature of a circular curve to the right, having a radius of 650 feet; thence run Northwesterly, Northerly and Westerly, along the arc of said curve, through a central angle of 73°20'56", for 832.12 feet, to the point of tangency; thence run N 46°09'03" E, for 865.88 feet; (the last mentioned three courses being coincident with the Easterly line of abutted TWENTY-FOURTH ADDITION TO PORT CHARLOTTE SUBDIVISION); thence continue N 46°09'03" E, for 566.88 feet to the point of intersection with the Southwesterly Right-of-way line of the proposed I-75 Highway; thence run S 45°13'57" E, along said Southwesterly Right-of-way line, for 1566.95 feet to a point of intersection with the East line of said Section 22; thence run S 07°04'37" E, along the East line of said Section 22, for 982.32 feet, to the Point of Beginning; Containing 10.71 Acres, more or less.
2. All of said Section 23 lying Southwesterly of the line described as follows: Beginning at a point on the West line of said Section 23, said point being 982.92 feet as measured N 0°04'57" W, from the Southwest corner of said Section 23; thence run S 45°13'57" E, along the Southwesterly Right-of-way line of the proposed I-75 Highway for a distance of 4146.25 feet to the point of intersection with the South line of said Section 23, and the point of termination of said line, said point being 994.86 feet as measured, S 69°41'43" E, from the Southwest corner of said Section 23; Containing 11.22 Acres, more or less.
3. That portion of said Section 25, Beginning at the Southwest corner thereof run N 0°01'14" W, along the West line of said Section 25, to the point of intersection with the Southwesterly Right-of-way line of the proposed I-75 Highway, thence run S 45°13'57" E, along said Southwesterly Right-of-way line, for a distance of 6087.42 feet to the point of intersection with the East line of said Section 25, and the point of termination of said line, said point being 1045.29 feet as measured N 0°01'14" W, from the Southeast corner of said Section 25, Containing 12.66 Acres, more or less.
4. All of said Section 26 lying Southwesterly of the following described line. Beginning at a point on the North line of said Section 26, said point being 994.86 feet as measured S 45°13'57" E, from the Southwest corner of said Section 26; thence run S 45°13'57" E along the Southwesterly Right-of-way line of the proposed I-75 Highway, for a distance of 6087.42 feet to the point of intersection with the East line of said Section 26, and the point of termination of said line, said point being 1045.29 feet as measured N 0°01'14" W, from the Southeast corner of said Section 26, Containing 435.04 Acres, more or less.
5. All of said Section 27 lying Easterly of the TWENTY-FOURTH ADDITION TO PORT CHARLOTTE SUBDIVISION as recorded in Plat Book 14, Pages 14 through 14M, Public Records of Sarasota County, Florida; and Northeasterly of the FORTY-FOURTH ADDITION TO PORT CHARLOTTE SUBDIVISION, as recorded in Plat Book 19, Pages 33 through 33W, Public Records of Sarasota County, Florida; and Tract "D", of said FORTY-FOURTH ADDITION TO PORT CHARLOTTE SUBDIVISION, Containing 170.27 Acres, more or less.
6. That portion of said Section 34, being all of Tract "U" of FORTY-FOURTH ADDITION TO PORT CHARLOTTE SUBDIVISION, as recorded in Plat Book 19, Pages 33 through 33W, Public Records of Sarasota County, Florida; Containing 1.90 Acres, more or less.
7. All of said Section 35, lying North and Easterly of the FORTY-FOURTH ADDITION TO PORT CHARLOTTE SUBDIVISION, as recorded in Plat Book 19, Pages 33 through 33W, Public Records of Sarasota County, Florida; and Northeasterly of the SEABOARD AIRLINE RAILROAD Right-of-way and Tracts "H" and "V" of said FORTY-FOURTH ADDITION TO PORT CHARLOTTE SUBDIVISION, Containing 362.09 Acres, more or less.
8. That portion of said Section 36, Beginning at the Northwest corner thereof run S 89°55'32" E along the North line of said Section 36, for 1054.82 feet to the point of intersection with the Southwesterly Right-of-way line of the proposed I-75 Highway; thence run S 45°13'57" E, along said Southwesterly Right-of-way line, for 1057.27 feet to the point of intersection with the Northerly Right-of-way line of the SEABOARD AIRLINE RAILROAD; thence S 51°03'11" W, along said Northerly Right-of-way line, for 2320.42 feet to point of intersection with the West line of said Section 36; thence N 0°01'14" W, along the West line of said Section 36, for 2204.95 feet to the point of Beginning; Containing 54.68 Acres, more or less.
All lying and being in the City of North Port Charlotte, Sarasota County, Florida; Containing a total of 1149.97 Acres, more or less.

GENERAL NOTES

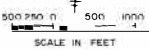
- 1. P.R.M. Indicates Permanent Reference Monument.
2. Deed restrictions are filed in ORB 266, Pages 181-182.
3. All lots included within this plat meet or exceed the minimum area required under the Subdivision Ordinance of the City of North Port Charlotte.
4. Mortgage Plat Joiners are filed in ORB 266, Page 181-185.
5. Developer's agreement is filed in ORB 266, Page 186-193.
* 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.



JAMES EDWARD CLARK CIVIL ENGINEER MIAMI - FLORIDA SHEET 1 OF 34 SHEETS 2518 TOTAL NO. LOTS

LOCATION & KEY MAP SECTIONS 22, 23, 25, 26, 27, 34, 35 AND 36 TOWNSHIP 39 SOUTH, RANGE 22 EAST CITY OF NORTH PORT CHARLOTTE SARASOTA COUNTY, FLORIDA



DRAWN BY PAL CHECKED BY DKC APPROVED BY CT

CERTIFICATE OF OWNERSHIP

STATE OF FLORIDA } ss COUNTY OF DADE } ss 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 to the Streets, Thoroughfares, Waterways, and Drainage rights of way as shown or described in this plat for 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 hereto, this 11th day of September, 1970.

Attest: Secretary By: Frederick E. Roach President

STATE OF FLORIDA } ss COUNTY OF DADE } ss Before me personally appeared Frederick E. Roach and David A. Doherty, 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 and sole act and deed of said Corporation.

My Commission Expires: 4/1/73 Notary Public, State of Florida at Large

SURVEYOR'S CERTIFICATE

I, the undersigned registered land surveyor, hereby certify that this plat is a true representation of the land described and shown, to the best of my knowledge and belief and that permanent monuments have been placed as required by the City of North Port Charlotte Subdivision Ordinance and the Statutes of the State of Florida thereunto appertaining. Dated this 28 day of Aug, 1970. Signature: James Edward Clark Registered Land Surveyor Florida Certificate No. 1553

CERTIFICATE OF APPROVAL OF CITY PLANNING ADVISORY BOARD

It is hereby certified that this plat has been officially approved for record this day of 05, 1970. City of North Port Charlotte Planning Advisory Board

CERTIFICATE OF APPROVAL OF CITY COMMISSION

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 12 day of 05, 1970.

CERTIFICATE OF APPROVAL OF COUNTY CLERK

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 33 through 33W, of the Public Records of Sarasota County, Florida, this 12th day of May, 1970.

CERTIFICATE OF APPROVAL OF COUNTY COMMISSION

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 10 day of November, 1970. County Engineer Planning Director County Attorney Chairman

