



City of North Port

RESOLUTION NO. 2025-R-85

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF NORTH PORT, FLORIDA, AUTHORIZING AND DIRECTING THE ACQUISITION OF CERTAIN REAL PROPERTY AND/OR EASEMENT INTEREST BY ANY LEGAL MEANS FOR THE CONSTRUCTION OF THE HILLSBOROUGH BOULEVARD/CRANBERRY BOULEVARD INTERSECTION IMPROVEMENTS PROJECT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR FINDINGS AND PUBLIC NECESSITY; PROVIDING FOR TERMS FOR TEMPORARY CONSTRUCTION EASEMENTS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of North Port, Florida finds the improvement of vehicular traffic conditions on roads in the City of North Port, Florida ("City") is a matter of great importance to the City and its citizens; and

WHEREAS, the City Commission finds the construction of the Hillsborough Boulevard/Cranberry Boulevard Intersection Improvements Project ("Project") is a matter of public safety, particularly in and around the developed residential areas within the Project area, and is a matter of great importance to the City and its citizens; and

WHEREAS, construction of the Project is necessary for the City to acquire additional right-of-way and temporary and/or permanent easement interests; and

WHEREAS, on or around March 24, 2020, the City and Charlotte County, Florida (the "County") entered into an Interlocal Agreement Between the City of North Port, Florida and Charlotte County for Design, Engineering, and Permitting of Joint Road Widening Project, together with amendments, under which the City undertook design and permitting, and the parties agreed to share costs; and

WHEREAS, the City has located the area of construction and has caused a conceptual right-of-way map to be prepared for the Project, identifying those areas needed for the Project known to be reasonably necessary for the stated public purpose; and

WHEREAS, Florida Statutes Sections 166.401 and 166.411 authorize the City Commission to acquire real property and interests therein, including by eminent domain, for municipal public purposes; and

WHEREAS, Florida Statutes Chapters 73 and 74 set forth the procedure whereby the City may exercise the power of eminent domain including, as applicable, proceedings for orders of taking; and

WHEREAS, the City Commission desires to acquire certain easement interests required in furtherance of the Project and has determined that those interests are for a valid municipal public purpose; and

WHEREAS, the City Commission further desires to define the scope and intended use of the temporary construction easements required for the Project; and

WHEREAS, Florida Statutes Chapters 73 and 74 and Florida Statutes Sections 166.401 and 166.411, authorize the City of North Port, Florida to exercise the power of eminent domain as provided by law for the condemnation of private property for public use, and to acquire title to such interests in real property as is necessary to the exercise and accomplishment of the stated public purposes in the foregoing Resolution.

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.
- 1.02 All identified exhibits are incorporated in this resolution by reference.

SECTION 2 – FINDINGS; PUBLIC NECESSITY; PARCELS IDENTIFIED

- 2.01 The City Commission hereby finds and determines that acquisition of the property interests described in Exhibit “A,” which is attached hereto and incorporated herein by reference, including without limitation the temporary construction easements for Parcels 1004001100 and 1002001090, is necessary, serves a valid City and public purpose, and is in the best interests of the City to allow for construction and completion of the Project.
- 2.02 The City Commission further finds that after consideration of the foregoing recitals, the acquisition of the temporary construction easements described above are necessary for the construction of the Project and ancillary roadway facilities.

SECTION 3 – TERMS FOR TEMPORARY CONSTRUCTION EASEMENTS

- 3.01 The temporary construction easements identified as Parcels 1004001100 and 1002001090 shall be governed by the Consolidated Term Sheet for Temporary Construction Easements Necessary for the Construction of the Hillsborough Boulevard/Cranberry Boulevard Intersection Improvements identified in Exhibit “B”, which is attached hereto and incorporated herein by reference.

SECTION 4 – CONSIDERATION OF ALTERNATIVES AND FACTORS

- 4.01 Before exercising its discretion to acquire the property interests described herein, the City Commission has weighed and considered: (a) the feasibility of alternative routes or designs; (b) the costs associated with the Project; (c) environmental factors; and (d) planning and safety considerations.

SECTION 5 – AUTHORIZATION TO NEGOTIATE AND ACQUIRE

- 5.01 The City Commission hereby directs the City Manager, or designee, and the City Attorney, or designee, to take all actions reasonably necessary to acquire the property interests described herein by any lawful means, including but not limited to voluntary acquisition and, if necessary, eminent domain, and further authorizes them to: (a) negotiate and execute purchase and sale agreements, easements, and related instruments, subject to applicable City approvals; (b) procure and pay for title work, appraisal and review appraisal services, surveys, environmental due diligence, and usual and customary closing costs, together with the City's legal fees and costs; (c) request and disburse funds through the Clerk of Court or other appropriate depository and close transactions; and (d) maintain current records and documentation for each parcel and transaction.

SECTION 6 – EMINENT DOMAIN AUTHORIZATION

- 6.01 For any parcel or interest for which agreement with the owner(s) cannot be reached, the City Commission directs and authorizes the City Attorney, or designee, to institute and prosecute, in the name of the City of North Port, Florida, proceedings to acquire such estates and interests, including but not limited to permanent and temporary easements and fee simple interests, pursuant to Florida Statutes Chapters 73 and 74, and Florida Statutes Sections 166.401 and 166.411, and to take all actions necessary to obtain final judgment or orders of taking, including the filing of a declaration of taking as permitted by Florida Statutes Chapter 74, all in accordance with the terms, limitations, and conditions established by the City Commission.
- 6.02 The City Commission further directs and authorizes the City Attorney, or designee, to take all steps necessary or advisable to effectuate possession in accordance with applicable law.

SECTION 7 – CONFLICTS

- 7.01 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 8 – SEVERABILITY

- 8.01 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 9 – EFFECTIVE DATE

- 9.01 This resolution takes effect immediately.

ADOPTED by the City Commission of the City of North Port, Florida, in public session on November 18, 2025.

CITY OF NORTH PORT, FLORIDA

PHIL STOKES
MAYOR

ATTEST

HEATHER FAUST, MMC
CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS

MICHAEL FUINO, B.C.S.
CITY ATTORNEY

10' TEMPORARY CONSTRUCTION EASEMENT

ALL THAT PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 39 SOUTH, RANGE 21 EAST, SARASOTA COUNTY, FLORIDA, LYING WITHIN THE FOLLOWING DESCRIBED PARCEL:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 34; THENCE SOUTH 89° 46' 23" EAST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION, A DISTANCE OF 506.06 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SOUTH CRANBERRY BOULEVARD PER PLAT BOOK 11, PAGE 30 SAID POINT BEING THE POINT OF BEGINNING; THENCE WESTERLY ALONG SAID SOUTH LINE NORTH 89° 46' 23" WEST A DISTANCE OF 12.72 FEET; THENCE DEPARTING SAID SOUTH LINE NORTH 38° 22' 35" EAST A DISTANCE OF 38.07 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 440.00 FEET, A CENTRAL ANGLE OF 11°14'32", A CHORD BEARING OF NORTH 32°45'19" EAST, AND A CHORD DISTANCE OF 86.20 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 86.33 FEET; THENCE SOUTH 51° 38' 55" EAST A DISTANCE OF 10.19 FEET TO A POINT ON A CURVE ON THE SAID WEST RIGHT OF WAY LINE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 450.00 FEET, A CENTRAL ANGLE OF 10°59'24", A CHORD BEARING OF SOUTH 32°52'53" WEST, AND A CHORD DISTANCE OF 86.18 FEET; THENCE SOUTHWESTERLY ALONG SAID WEST RIGHT OF WAY AN ARC DISTANCE OF 86.31 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID RIGHT OF WAY SOUTH 38° 22' 35" WEST A DISTANCE OF 30.22 FEET TO THE POINT OF BEGINNING.

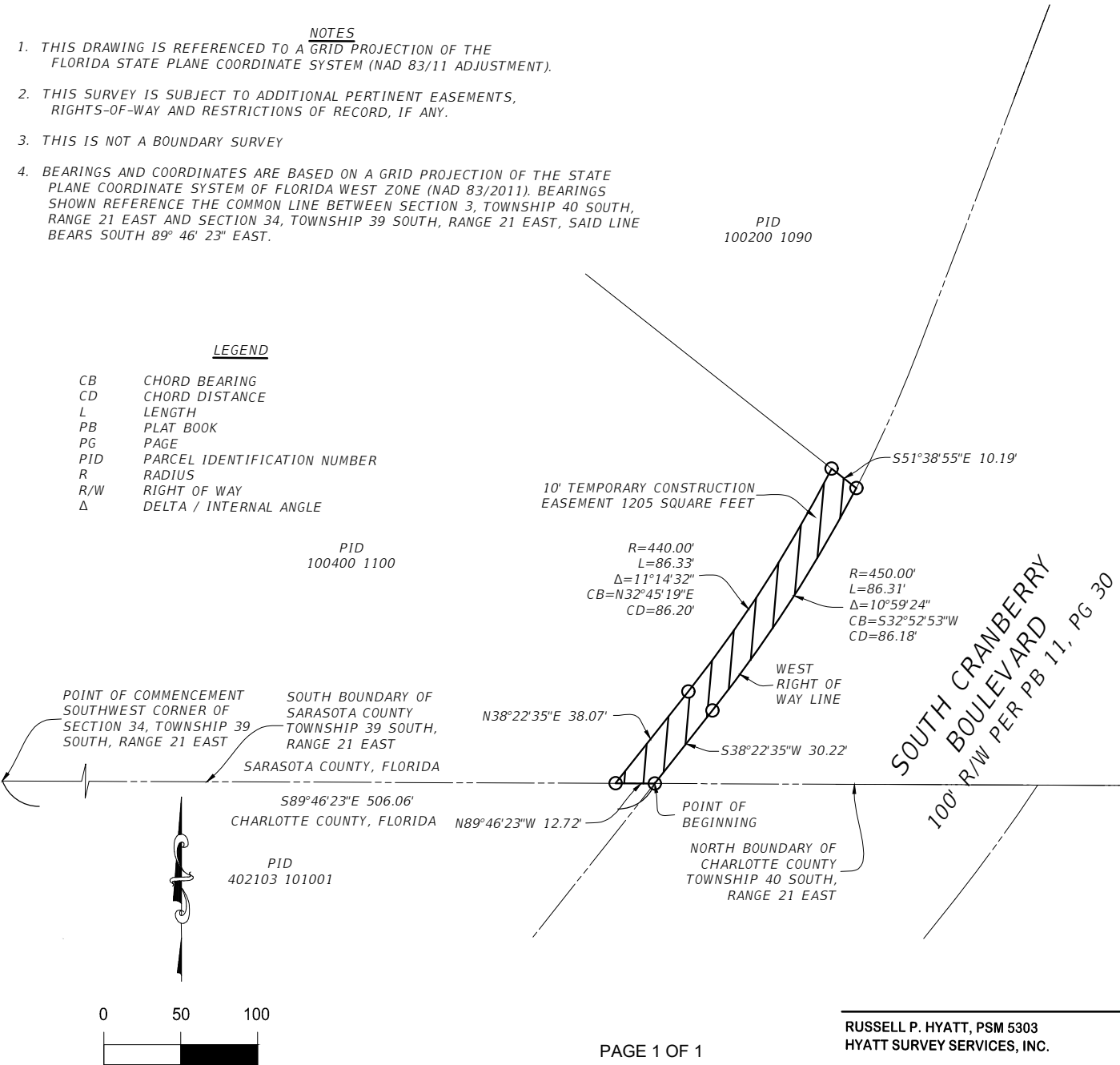
CONTAINING 1205 SQUARE FEET OR 0.02766 ACRES MORE OR LESS.

NOTES

- 1. THIS DRAWING IS REFERENCED TO A GRID PROJECTION OF THE FLORIDA STATE PLANE COORDINATE SYSTEM (NAD 83/11 ADJUSTMENT).
- 2. THIS SURVEY IS SUBJECT TO ADDITIONAL PERTINENT EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIONS OF RECORD, IF ANY.
- 3. THIS IS NOT A BOUNDARY SURVEY
- 4. BEARINGS AND COORDINATES ARE BASED ON A GRID PROJECTION OF THE STATE PLANE COORDINATE SYSTEM OF FLORIDA WEST ZONE (NAD 83/2011). BEARINGS SHOWN REFERENCE THE COMMON LINE BETWEEN SECTION 3, TOWNSHIP 40 SOUTH, RANGE 21 EAST AND SECTION 34, TOWNSHIP 39 SOUTH, RANGE 21 EAST, SAID LINE BEARS SOUTH 89° 46' 23" EAST.

LEGEND

- CB CHORD BEARING
- CD CHORD DISTANCE
- L LENGTH
- PB PLAT BOOK
- PG PAGE
- PID PARCEL IDENTIFICATION NUMBER
- R RADIUS
- R/W RIGHT OF WAY
- Δ DELTA / INTERNAL ANGLE



TEMPORARY CONSTRUCTION EASEMENT
PID 100400 1100
SARASOTA COUNTY, FLORIDA

SECTION 34 TOWNSHIP 39 S RANGE 21 E	DRAWN: DR	DATE: 03/2023	SCALE: 1" = 100'
SARASOTA COUNTY, FLORIDA	CHECKED: RH	PROJECT NUMBER: 22-2724	

10' TEMPORARY EASEMENT

ALL THAT PART OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 40 SOUTH, RANGE 21 EAST, CHARLOTTE COUNTY, FLORIDA, LYING WITHIN THE FOLLOWING DESCRIBED PARCEL:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 3; THENCE SOUTH 89° 46' 23" EAST ALONG THE NORTH LINE OF NORTHWEST QUARTER OF SAID SECTION, A DISTANCE OF 506.06 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SOUTH CRANBERRY BOULEVARD PER PLAT BOOK 11, PAGE 30, SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG SAID WEST RIGHT OF WAY SOUTH 38° 22' 35" WEST A DISTANCE OF 158.88 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY 41 PER FDOT SECTION MAP 17010-2505; THENCE ALONG SAID NORTH RIGHT OF WAY NORTH 51° 38' 49" WEST A DISTANCE OF 10.00 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE NORTH 38° 22' 35" EAST A DISTANCE OF 151.03 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 3; THENCE ALONG NORTH LINE OF SECTION 3 SOUTH 89° 46' 23" EAST A DISTANCE OF 12.72 FEET TO THE POINT OF BEGINNING.

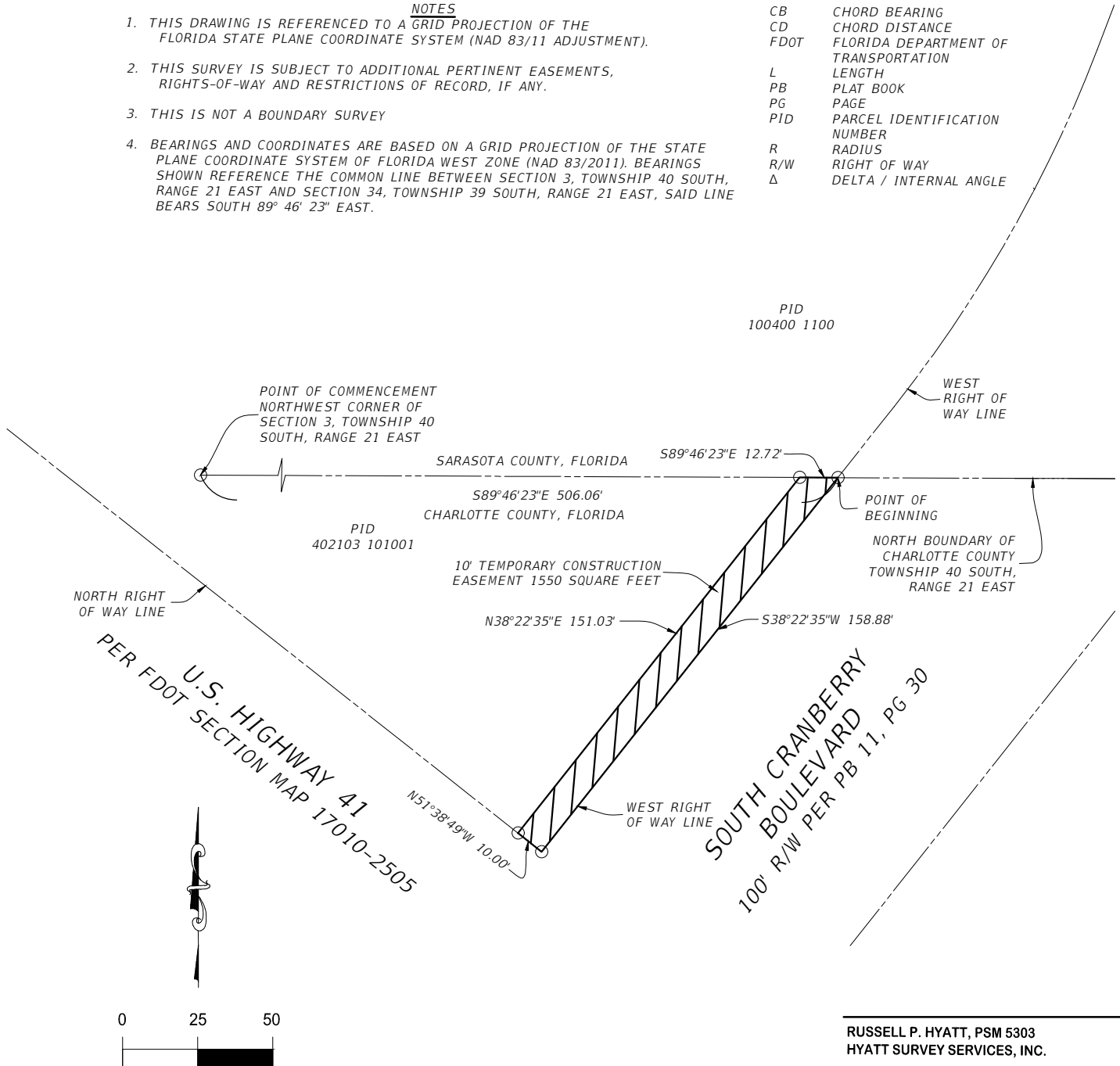
CONTAINING 1550 SQUARE FEET OR 0.03558 ACRES MORE OR LESS.

NOTES

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LEGEND

CB	CHORD BEARING
CD	CHORD DISTANCE
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
L	LENGTH
PB	PLAT BOOK
PG	PAGE
PID	PARCEL IDENTIFICATION NUMBER
R	RADIUS
R/W	RIGHT OF WAY
Δ	DELTA / INTERNAL ANGLE



Geographic Data Specialists LB No. 7203
2012 Lena Road Bradenton, Florida 34211

TEMPORARY CONSTRUCTION EASEMENT
PID 402103 101001
CHARLOTTE COUNTY, FLORIDA

SECTION 3 TOWNSHIP 40 S RANGE 21 E	DRAWN: DR	DATE: 03/2023	SCALE: 1" = 50'
CHARLOTTE COUNTY, FLORIDA	CHECKED: RH	PROJECT NUMBER: 22-2724	

LEGAL DESCRIPTION OF CONTRACT PROPERTY

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF TRACT 'A' OF PORT CHARLOTTE SUBDIVISION SECTION SIXTY EIGHT, CHARLOTTE COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 6, PAGE 6 OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, AND PART OF SECTION 34, TOWNSHIP 39 SOUTH, RANGE 21 EAST, SARASOTA COUNTY, FLORIDA, LESS AND EXCEPT FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY FOR STATE ROAD NUMBER 45; SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE POINT OF INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF CRANBERRY BOULEVARD (HAVING A WIDTH OF 100 FEET) WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 41 (STATE ROAD NUMBER 45, HAVING A WIDTH OF 200 FEET ACCORDING TO SAID PLAT);

THENCE N51°51'48"W, A DISTANCE OF 100.00 FEET TO A POINT;

THENCE N38°08'12"E, A DISTANCE OF 20.00 FEET TO THE POINT OF INTERSECTION WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NUMBER 41 (STATE ROAD NUMBER 45) ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP OF STATE ROAD NUMBER 45, SECTION 17010-2505 AND THE POINT OF BEGINNING;

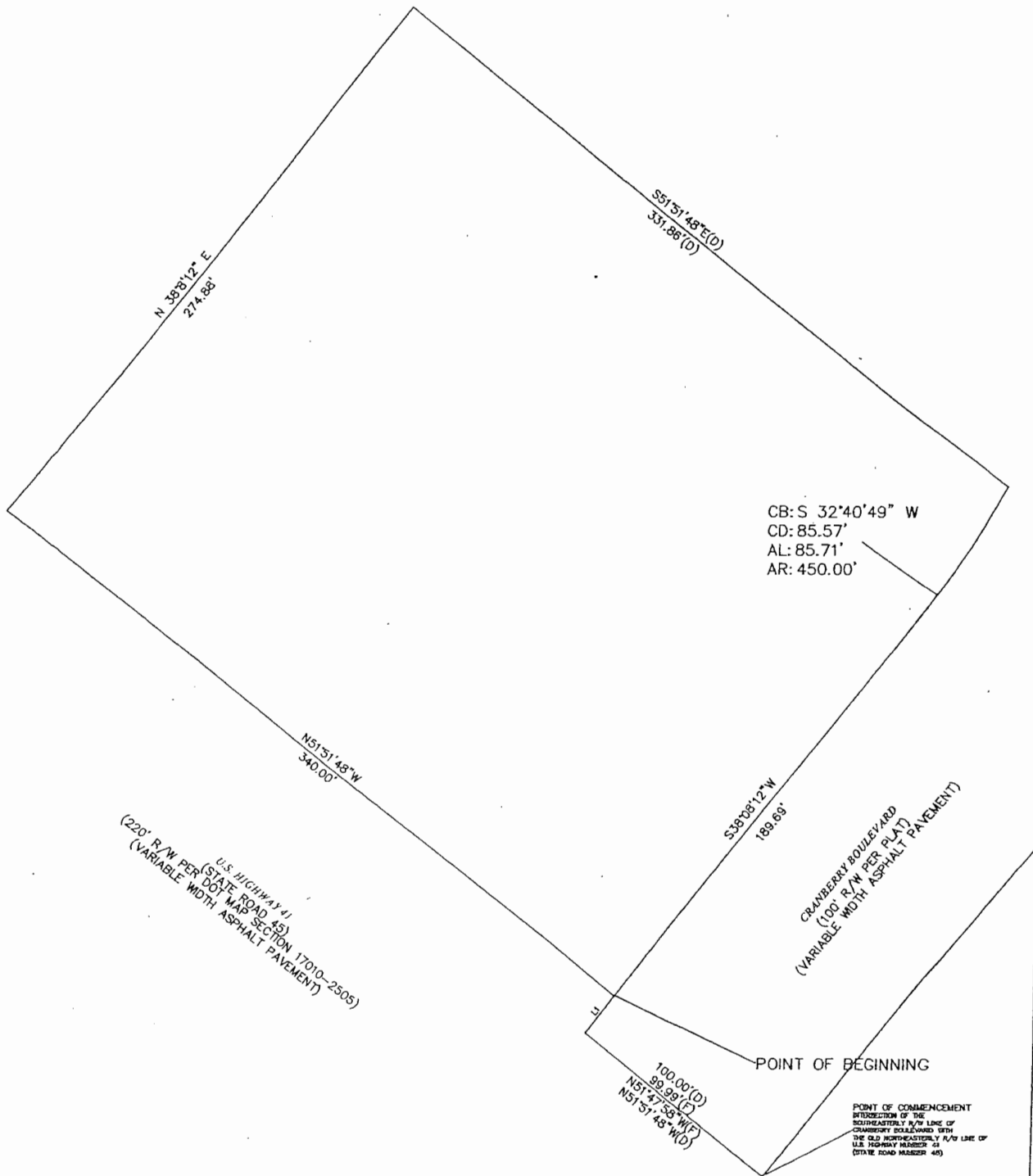
THENCE N51°51'48"W, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 340.00 FEET;

THENCE N38°08'12"E, A DISTANCE OF 274.88 FEET;

THENCE S51°51'48"E, A DISTANCE OF 331.86 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF SAID CRANBERRY BOULEVARD AND THE POINT OF CURVATURE OF A NON TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 450.00 FEET, A CENTRAL ANGLE OF 10°54'45", A CHORD BEARING OF S32°40'49"W, FOR A CHORD DISTANCE OF 85.58 FEET;

THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 85.71 FEET;

THENCE S38°08'12"W, CONTINUING ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID CRANBERRY BOULEVARD, A DISTANCE OF 189.69 FEET TO THE THE POINT OF BEGINNING, AND CONTAINING 2.140 ACRES, (93,228 SQUARE FEET) OF LAND, MORE OR LESS.



L1 N 51°51'48" W 20.00'

TEMPORARY CONSTRUCTION EASEMENT

ALL THAT PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 39 SOUTH, RANGE 21 EAST, SARASOTA COUNTY, FLORIDA, LYING WITHIN THE FOLLOWING DESCRIBED PARCEL:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 34; THENCE SOUTH 89° 46' 23" EAST ALONG THE SOUTH LINE OF SOUTHWEST QUARTER OF SAID SECTION, A DISTANCE OF 506.06 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF NORTH CRANBERRY BOULEVARD PER PLAT BOOK 11, PAGE 30; THENCE ALONG SAID WEST RIGHT OF WAY LINE NORTH 38° 22' 35" EAST A DISTANCE OF 30.22 FEET TO A THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 450.00 FEET, A CENTRAL ANGLE OF 10°59'24", A CHORD BEARING OF NORTH 32°52'53" EAST, AND A CHORD DISTANCE OF 86.18 FEET; THENCE NORTHEASTERLY ALONG SAID WEST RIGHT OF WAY CURVE AN ARC DISTANCE OF 86.31 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE NORTH 51° 38' 55" WEST A DISTANCE OF 72.37 FEET; THENCE NORTH 41° 58' 12" EAST A DISTANCE OF 86.89 FEET; THENCE NORTH 58° 39' 25" EAST A DISTANCE OF 66.28 FEET TO A POINT ON SAID WEST RIGHT OF WAY LINE; THENCE ALONG SAID WEST RIGHT OF WAY LINE SOUTH 20° 50' 52" WEST A DISTANCE OF 104.45 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 450.00 FEET, A CENTRAL ANGLE OF 6°28'27", A CHORD BEARING OF SOUTH 24°08'58" WEST, AND A CHORD DISTANCE OF 50.82 FEET; THENCE SOUTHWESTERLY ALONG SAID WEST RIGHT OF WAY LINE AN ARC DISTANCE OF 50.85 FEET TO THE POINT OF BEGINNING.

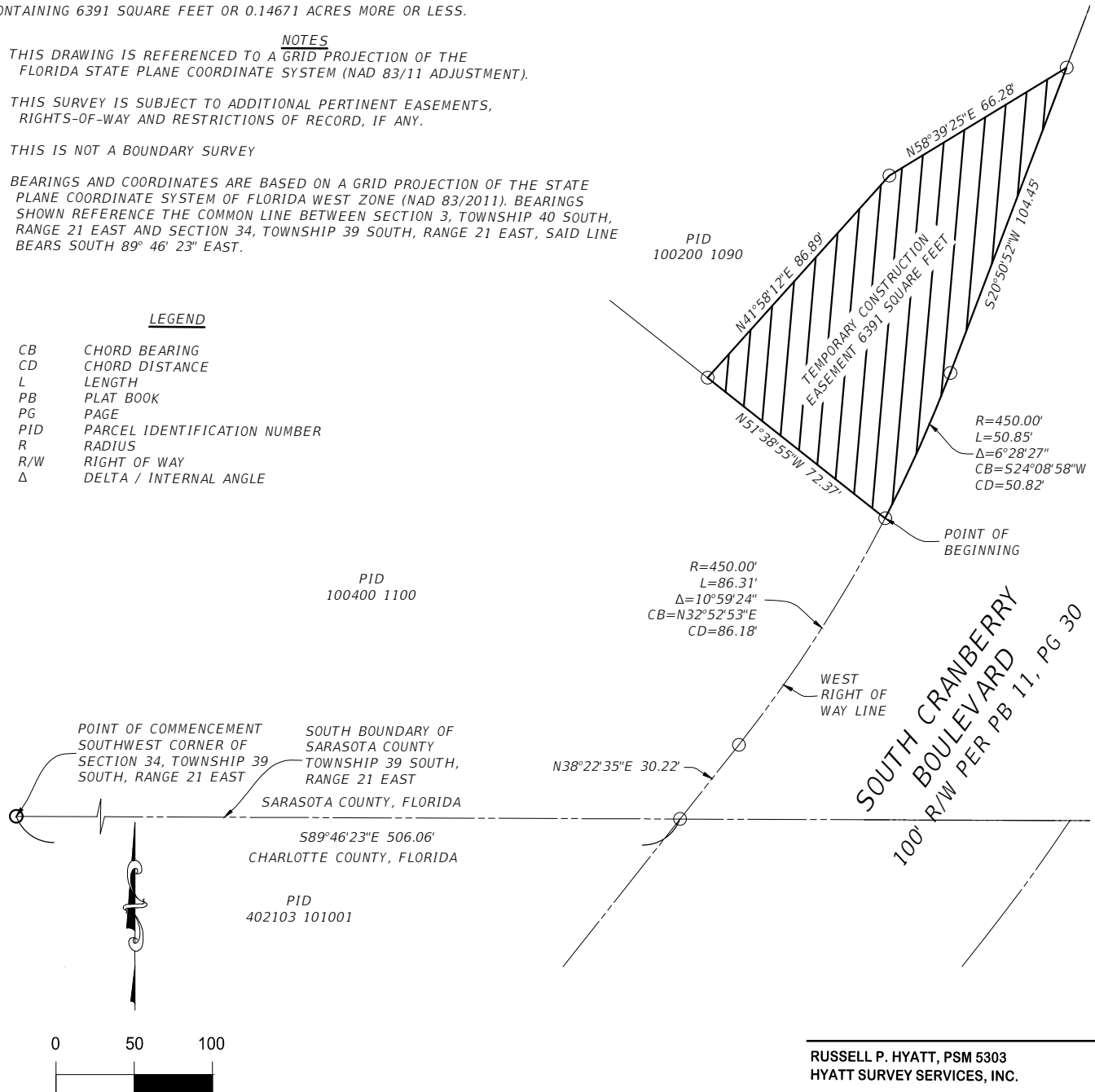
CONTAINING 6391 SQUARE FEET OR 0.14671 ACRES MORE OR LESS.

NOTES

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3. THIS IS NOT A BOUNDARY SURVEY
4. BEARINGS AND COORDINATES ARE BASED ON A GRID PROJECTION OF THE STATE PLANE COORDINATE SYSTEM OF FLORIDA WEST ZONE (NAD 83/2011). BEARINGS SHOWN REFERENCE THE COMMON LINE BETWEEN SECTION 3, TOWNSHIP 40 SOUTH, RANGE 21 EAST AND SECTION 34, TOWNSHIP 39 SOUTH, RANGE 21 EAST, SAID LINE BEARS SOUTH 89° 46' 23" EAST.

LEGEND

CB	CHORD BEARING
CD	CHORD DISTANCE
L	LENGTH
PB	PLAT BOOK
PG	PAGE
PID	PARCEL IDENTIFICATION NUMBER
R	RADIUS
R/W	RIGHT OF WAY
Δ	DELTA / INTERNAL ANGLE



Geographic Data Specialists LB No. 7203
2012 Lena Road Bradenton, Florida 34211

TEMPORARY CONSTRUCTION EASEMENT PID 100200 1090 SARASOTA COUNTY, FLORIDA

SECTION 34 TOWNSHIP 39 S RANGE 21 E	DRAWN: DR	DATE: 03/2023	SCALE: 1" = 100'
SARASOTA COUNTY, FLORIDA	CHECKED: RH	PROJECT NUMBER: 22-2724	

Legal Description

The land referred to herein below is situated in the County of Sarasota, State of Florida, and described as follows:

A parcel of land lying in Sections 33 and 34, Township 39 South, Range 21 East, Sarasota County, Florida, together with Tract "A" of Port Charlotte Subdivision Section Sixty Eight, Charlotte County, Florida as recorded in Plat Book 6, Page 6, of the Public Records of Charlotte County, Florida, LESS and Except Florida Department of Transportation Right-of-Way for State Road No. 45; said lands being more particularly described as follows:

Commence at the point of intersection of the Southeasterly right of way line of Cranberry Boulevard, having a width of 100 feet, with the Northerly right of way line of U.S. Highway No. 41 (State Road No. 45), having a width of 200 feet according to said Plat; thence North $51^{\circ}51'48''$ West, along said Northeasterly right of way line of U.S. 41, a distance of 100.00 feet to the Southerly-most corner of said Tract "A"; thence North $38^{\circ}08'12''$ East, along the Southeasterly line of said Tract "A", also being the Northwesterly right of way line of said Cranberry Boulevard, a distance of 20.00 feet to the point of intersection with the Northeasterly right of way line of U.S. Highway No. 41 (State Road No. 45) according to the Florida Department of Transportation right of way map of State Road No. 45, Section 01010-2510 and the Point of Beginning.

Thence from said Beginning Point continue North $38^{\circ}08'12''$ East along said Southeasterly line of said Tract "A" and said right of way of Cranberry Boulevard, a distance of 158.71 feet to the Northeast corner of said Tract "A"; thence continue North $38^{\circ}08'12''$ East along said right of way line of Cranberry Boulevard, a distance of 30.98 feet to the point of curvature of a circular curve concave Northwesterly, having as elements a central angle of $17^{\circ}27'51''$, a radius of 450.00 feet and a chord bearing of North $29^{\circ}24'17''$ East; thence Northeasterly along said right of way line and the arc of said curve a distance of 137.16 feet; thence North $20^{\circ}40'21''$ East, along said right-of-way line a distance of 387.87 feet to the Southerly right of way line of Cocoplum Waterway, as described in Official Records Book 1941, Pages 1 thru 5, of the Public Records of Sarasota County, Florida; thence North $69^{\circ}19'39''$ West, along said right of way line of Cocoplum Waterway, a distance of 1,550.34 feet to the point of intersection with the Southerly prolongation of the Easterly right of way line of Salford Boulevard (formerly Beachcomber Boulevard), as shown on the plat of the Fourth Addition to Port Charlotte Subdivision as recorded in Plat Book 11, at Pages 32 and 32A through 32H, of the Public Records of Sarasota County, Florida; thence South $20^{\circ}40'21''$ West along said Southerly prolongation of said Easterly right of way line, a distance of 490.00 feet to the point of curvature of a circular curve concave Easterly, having as elements a central angle of $90^{\circ}00'00''$, a radius of 25.00 feet and a chord bearing of South $24^{\circ}19'39''$ East; thence Southerly along said right of

way line and the arc of said curve, a distance of 39.27 feet to the Northeasterly right of way line of U.S. Highway No. 41 (State Road No. 45) according to the Florida Department of Transportation right of way map of State Road No. 45, Section 17010-2505; thence South $69^{\circ}19'39''$ East along said Northeasterly right of way line, a distance of 280.74 feet; thence North $20^{\circ}40'21''$ East, along said right of way line, a distance of 10.00 feet; thence South $69^{\circ}19'39''$ East, along said right of way line, a distance of 261.13 feet to the point of curvature of a circular curve concave Southwesterly, having as elements a central angle of $17^{\circ}27'15''$, a radius of 1,782.02 feet and a chord bearing of South $60^{\circ}35'44''$ East; thence Southerly along said right of way line and the arc of said curve, a distance of 543.17 feet; thence South $51^{\circ}51'48''$ East, along said right of way line a distance of 388.92 feet to the Point of Beginning.

LESS the following described property as conveyed in O.R. Instrument No. 2010005687, of the Public Records of Sarasota County, Florida, being more particularly described as follows:

A parcel of land being a portion of Tract "A" of Port Charlotte Subdivision Section Sixty Eight, Charlotte County, Florida, as recorded in Plat Book 6, Page 6 of the Public Records of Charlotte County, Florida and a part of Section 34, Township 39 South, Range 21 East, Sarasota County, Florida, LESS and except Florida Department of Transportation right of way for State Road Number 45; said lands being more particularly described as follows:

Commence at the point of intersection of the Southeasterly right of way line of Cranberry Boulevard (having a width of 100 feet) with the Northeasterly right of way line of U.S. Highway Number 41 (State Road Number 45, having a width of 200 feet according to said plat); thence N $51^{\circ}51'48''$ W, a distance of 100.00 feet to a point; thence N $38^{\circ}08'12''$ E, a distance of 20.00 feet to the point of intersection with the Northeasterly right of way line of U.S. Highway Number 41 (State Road Number 45) according to the Florida Department of Transportation right of way map of State Road Number 45, Section 17010-2505 and the Point of Beginning; Thence N $51^{\circ}51'48''$ along said Northeasterly right of way line, a distance of 340.00 feet; thence N $38^{\circ}08'12''$ E a distance of 274.88 feet; thence S $51^{\circ}51'48''$ E a distance of 331.86 feet to the Northwesterly right of way line of said Cranberry Boulevard and the point of curvature of a non tangent curve to the right, having a radius of 450.00 feet, a central angle of $10^{\circ}54'45''$, a chord bearing of S $32^{\circ}40'49''$ W, for a chord distance of 85.58 feet; thence along the arc of said curve, a distance of 85.71 feet; thence S $38^{\circ}08'12''$ W, continuing along the Northwesterly right of way line of said Cranberry Boulevard, a distance of 189.69 feet to the Point of Beginning.

Exhibit “B” to Resolution No. 2025-R-85

**CONSOLIDATED TERM SHEET
FOR TEMPORARY CONSTRUCTION EASEMENTS
NECESSARY FOR THE CONSTRUCTION OF ROAD WIDENING IMPROVEMENTS TO HILLSBOROUGH
BOULEVARD/CRANBERRY BOULEVARD**

The scope and intended use of the temporary construction easements for the Hillsborough Boulevard/Cranberry Boulevard Intersection Improvements Project are as follows:

1. The Temporary Construction Easement interests and rights to be acquired by the City of North Port, Florida are exclusive temporary construction easements, over, above, across, through and under the owners’ property as set forth in Exhibit “A” for the purpose of re-grading the slope of the remainder adjacent properties to harmonize the grade and tie down slopes with the elevation of the proposed road improvements as shown in the Project Construction Plans, which temporary easement rights shall extend to the City’s agents, employees, representatives, licensees, invitees or such other persons or entities as the City deems necessary. Such construction activities, more particularly set forth in the Project Construction Plans also include, but are not limited to, providing vehicular, equipment and pedestrian access to the area of excavation and removing vegetation, structures, or fences on the temporary construction easement property as well as:
 - a. During construction activity, the City and its agents shall have the right to construct, relocate, maintain, and replace sod, a portion of the sidewalk, and a business sign, if disturbed, on the temporary construction easement property.
 - b. During construction activity, the City and its agents shall not unreasonably restrict ingress or egress of the owners’ property abutting the temporary construction easement property and shall provide reasonable ingress and egress across the temporary construction property for the use of the owner.
 - c. After completion of the construction activity, the City and its agents will remove all construction equipment and unused materials and will grade the temporary construction easement property and other areas, if any, that were disturbed by the construction operations. Subject to the City’s and its agents’ rights hereunder and to the extent not inconsistent with therewith, the City will restore the surface of all disturbed areas of the temporary construction easement property to original contour and condition, as near as is reasonably practical.
 - d. The Temporary Construction Easement is a temporary, exclusive easement. The start date of the temporary construction easement shall begin and commence on the date of deposit into the Court Registry pursuant to Florida Statutes Section 74.061 (effective date). The duration shall cease and terminate, and all rights, title and interest hereby acquired shall revert to the owner(s) or their successors and assigns upon the later date of: (i) ten (10) years from the effective date; or (ii) the recording of a certificate of completion of construction of the Hillsborough Boulevard/Cranberry Boulevard Intersection Improvements Project by the City or its agents.
2. The owner(s) retain the right and may continue to use the temporary construction easements for any lawful purposes that do not directly interfere with the construction activities for the Hillsborough Boulevard/Cranberry Boulevard Intersection Improvements Project.