



City of North Port

RESOLUTION NO. 2025-R-12

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF NORTH PORT, FLORIDA, TERMINATING PORTIONS OF UTILITY AND DRAINAGE GRANTS OF EASEMENTS IN SECTIONS 28, 29, 32, AND 33, TOWNSHIP 39 SOUTH, RANGE 21 EAST LOCATED IN SARASOTA COUNTY, FLORIDA; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR PARTIAL TERMINATION AND RELEASE OF EASEMENTS; PROVIDING FOR RECORDING; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of North Port, Florida, ("City") as a successor to General Development Utilities, previously operated and maintained an effluent tank, and appurtenances by non-exclusive ingress and egress easements on property currently owned by Sabal Trace Development Partners, LLC; and

WHEREAS, the City and Sabal Trace Development Partners, LLC, a Florida limited liability company ("Developer") are parties to that certain City of North Port, Florida, and Sabal Trace Development Partners, LLC Water and Wastewater System Developer's Agreement dated July 23, 2019, and recorded in Official Records Instrument Number 2019101511 of Sarasota County, Florida ; and

WHEREAS, the Sabal Trace Corporation granted to the City of North Port a nonexclusive easement for the purpose of stormwater drainage recorded in Official Records Instrument Number 1999081143 of Sarasota County, Florida; and

WHEREAS, Sabal Trace Development Partners, LLC has asked the City to terminate and release portions of several easements because the City and Developer have agreed that the current infrastructure will be taken out of service, removed, and replaced with a new infrastructure and new easements granted and recorded as a part of the plat; and

WHEREAS, on January 14, 2025, the City Commission approved the new easements for the plat of Central Parc Phase 2 ('Plat Area'); and

WHEREAS, the City Commission approves the *Partial Termination of Grant of Easements and Termination of Drainage Easement* as described in this resolution; and

WHEREAS, the City Commission finds that the termination and release of easements satisfies an immediate or future need of the City and serves the public health, safety, and welfare of the citizens of the City of North Port, Florida.

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 exhibits attached to this resolution are incorporated in this resolution by reference.

SECTION 2 – TERMINATION AND RELEASE OF EASEMENTS

- 2.01 The City Commission approves the *Partial Termination of Grant of Easements* attached as Exhibit A and terminates and releases the portion of the easements described in Section 2.03 to the extent the easements are within the Plat Area.
- 2.02 The City Commission approves the *Termination of Drainage Easement* attached as Exhibit B and terminates and releases the drainage easement described in Section 2.03 to the extent the easement is located within the Plat Area.
- 2.03 The portions of the easements terminated and released are referenced in the following official records of Sarasota County, Florida:

Grant of Easement recorded in O.R. Book 1856, Page 1799;
Grant of Easement recorded in O.R. Book 1856, Page 1804;
Grant of Utility Easement recorded in O.R. Book 2450, Page 2324; and
Grant of Drainage Easement recorded in O.R. Instrument No. 1999081143.
- 2.04 This *Partial Termination of Grant of Easements* and *Termination of Drainage Easement* does not apply to any easements that appear on the plat of Central Parc Phase 2 as approved by the City Commission.

SECTION 3 – RECORDING

- 3.01 The City Clerk is directed to file a certified copy of this resolution, Exhibit A and Exhibit B 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 directed to record the fully executed *Partial Termination of Grant of Easements* and *Termination of Drainage Easement* 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 Sabal Trace Development Partners, LLC, will reimburse the City for applicable recording fees.

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 January 14, 2025.

CITY OF NORTH PORT, FLORIDA

PHIL STOKES
MAYOR

ATTEST

HEATHER FAUST, MMC
CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS

MICHAEL GOLEN, CPM
INTERIM CITY ATTORNEY

Prepared by and when
recorded return to:

Jessica Paz Mahoney, Esq.
MAHONEY LAW GROUP, P.A.
2240 Belleair Road, Suite 210
Clearwater, Florida 33764

Cross-Reference: O.R. Book 1856, Page 1799;
O.R. Book 1856, Page 1804; O.R. Book 2450,
Page 2324; O.R. Book 2460, Page 1154; and
O.R. Book 2460, Page 1191.

PARTIAL TERMINATION OF GRANT OF EASEMENTS

THIS PARTIAL TERMINATION OF GRANT OF EASEMENTS (this “**Partial Termination**”) is made _____, 2025 by the CITY OF NORTH PORT, FLORIDA, a municipal corporation of the State of Florida (the “**City**”), whose post office address is 4970 City Hall Boulevard, North Port, Florida 34286, with reference to the following facts:

A. The City, as successor to General Development Utilities, Inc. pursuant to that certain Assignment of Plat and Other Easements recorded in O.R. Book 2460, Page 1154 and that certain Assignment of Easements recorded in O.R. Book 2460, Page 1191 of the Public Records of Sarasota County, Florida, is the grantee and beneficial holder of certain easements described in (i) that certain Grant of Easement recorded in O.R. Book 1856, Page 1799, (ii) that certain Grant of Easement recorded in O.R. Book 1856, Page 1804 and (iii) that certain Grant of Utility Easement recorded in O.R. Book 2450, Page 2324 (the easements described in foregoing subsections (i), (ii) and (iii) above being collectively referred to herein as, the “**Easements**”); and

B. The City and Sabal Trace Development Partners, LLC, a Florida limited liability company (“**Developer**”) are parties to that certain City of North Port, Florida and Sabal Trace Development Partners, LLC Water and Wastewater System Developer’s Agreement dated July 23, 2019, and recorded in Official Records Instrument Number 2019101511 (as the same may be amended, the “**Developer’s Agreement**”).

C. Pursuant to Section 3 of the Developer’s Agreement, Developer has removed certain old, existing facilities described in the Developer’s Agreement and installed water, wastewater and reclaimed water facilities as described in the Developer’s Agreement and, concurrent with the City’s approval of that certain plat of Central Parc Phase 2 (“**Central Parc Phase 2**”) which covers a portion of the Property (as defined in the Developer’s Agreement)), new utility and other easements have been created and granted to the City to accommodate the new water and wastewater utility and other facilities as described in Section 3 of the Developer’s Agreement.

D. Pursuant to Section 3 of the Developer’s Agreement, the City shall terminate the Easements over, across or within the Property prior to or concurrently with the Developer’s creation of the streets, roads, utility easements and reserved utility sites required for the new utility facilities to be installed under the Developer’s Agreement.

E. On January 14, 2025, the City Commission approved the plat of Central Parc Phase 2, including public utility, stormwater, sewerage lift station, emergency services access, and lake maintenance access easements as shown on the plat, which easements are not released by this instrument. The City intends to terminate only the portion of the Easements located within the Released Property.

F. The City desires to make and record this Partial Termination to evidence the termination, and release of the Easements as to any portion of the property described on **Exhibit A** attached to this Partial Termination and incorporated herein by reference (the “**Released Property**”).

NOW, THEREFORE, for good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the City does hereby forever quit claim, terminate and release the portion of the Easements to the extent any portion of the Easements are located within the Released Property, and hereafter, any portion of the Easements located within the Released Property shall have no force or effect on the title to the Released Property. Any portion of the Easements located outside of the Released Property are expressly not released by this Partial Termination.

IN WITNESS WHEREOF, the City has made this Partial Termination as of the date first above written.

Witnesses: CITY OF NORTH PORT, FLORIDA

PHIL STOKES
MAYOR

Print Name: _____
Address: 4970 City Hall Boulevard
North Port, Florida 34286

ATTEST

Witnesses:

HEATHER FAUST, MMC
CITY CLERK

Print Name: _____
Address: 4970 City Hall Boulevard
North Port, Florida 34286

APPROVED AS TO FORM AND CORRECTNESS

MICHAEL GOLEN, CPM
INTERIM CITY ATTORNEY

EXHIBIT "A"

Released Property

All of the land described on that certain plat of CENTRAL PARC PHASE 2, which is more particularly described as follows:

**CENTRAL PARC PHASE 2
LEGAL DESCRIPTION**

PHASE 2 PARCEL 1

A PARCEL OF LAND LYING IN PORTIONS OF SECTIONS 28, 29, 32 AND 33, TOWNSHIP 39 SOUTH, RANGE 21 EAST, SARASOTA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHWEST CORNER OF SECTION 28, AND THE SOUTHEAST CORNER OF SECTION 29, AND THE NORTHEAST CORNER OF SECTION 32, AND THE NORTHWEST CORNER OF SECTION 33; THENCE N.00°22'00"W. ALONG THE WEST LINE OF SECTION 28 AND THE EAST LINE OF SECTION 29, FOR 172.64 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE N.45°46'34"W., FOR 202.88 FEET TO A POINT OF CURVATURE;

THENCE SOUTHWESTERLY 106.89 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 40.00 FEET THROUGH A CENTRAL ANGLE OF 153°06'29" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.57°40'11"W. FOR 77.81 FEET TO A POINT OF REVERSE CURVATURE;

THENCE SOUTHERLY 166.16 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,220.00 FEET THROUGH A CENTRAL ANGLE OF 07°48'13" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.14°58'57"E. FOR 166.03 FEET;

THENCE S.11°04'50"E., FOR 220.06 FEET TO A POINT ON A CURVE;

THENCE WESTERLY 105.84 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 550.00 FEET THROUGH A CENTRAL ANGLE OF 11°01'32" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.89°40'52"W. FOR 105.67 FEET TO A POINT OF REVERSE CURVATURE;

THENCE NORTHWESTERLY 51.38 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET THROUGH A CENTRAL ANGLE OF 84°06'47" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.53°08'14"W. FOR 46.89 FEET;

THENCE N.11°04'50"W., FOR 119.00 FEET;

THENCE S.83°04'04"W., FOR 50.13 FEET;

THENCE S.78°55'10"W., FOR 135.00 FEET;

THENCE N.11°04'50"W., FOR 41.73 FEET TO A POINT OF CURVATURE;

THENCE NORTHERLY 207.00 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 900.00 FEET THROUGH A CENTRAL ANGLE OF 13°10'40" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.17°40'10"W. FOR 206.54 FEET;

THENCE N.80°13'18"W., FOR 44.37 FEET;

THENCE N.36°15'57"W., FOR 776.05 FEET;

THENCE N.10°14'23"E., FOR 206.48 FEET;

THENCE N.56°44'47"E., FOR 149.54 FEET;

THENCE N.24°52'23"E., FOR 550.35 FEET;

THENCE N.76°08'08"E., FOR 206.15 FEET;

THENCE S.54°23'52"E., FOR 214.23 FEET;

THENCE N.21°22'18"E., FOR 208.31 FEET;

THENCE S.68°37'37"E., FOR 100.00 FEET;

THENCE S.21°22'18"W., FOR 233.67 FEET;

THENCE S.13°28'34"E., FOR 674.01 FEET TO A POINT ON A CURVE;

THENCE SOUTHEASTERLY 313.81 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 275.00 FEET THROUGH A CENTRAL ANGLE OF 65°22'53" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.46°09'59"E. FOR 297.06 FEET;

THENCE N.76°31'29"E., FOR 707.15 FEET;

THENCE S.66°57'48"E., FOR 128.83 FEET;

THENCE S.63°09'54"W., FOR 101.03 FEET;

THENCE S.76°31'28"W., FOR 511.41 FEET TO A POINT ON A CURVE;

THENCE SOUTHERLY 446.86 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 225.00 FEET THROUGH A CENTRAL ANGLE OF

113°47'34" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.19°18'50"E. FOR 376.96 FEET;

THENCE N.76°31'29"E., FOR 213.08 FEET;

THENCE S.13°28'34"E., FOR 388.81 FEET;

THENCE N.76°15'06"W., FOR 154.48 FEET;

THENCE N.45°46'38"W., FOR 371.40 FEET;

THENCE S.44°13'26"W., FOR 135.01 FEET;

THENCE S.53°15'21"W., FOR 50.63 FEET TO A POINT ON A CURVE;

THENCE SOUTHERLY 54.98 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.00°46'34"E. FOR 49.50 FEET;

THENCE S.44°13'26"W., FOR 16.15 FEET TO A POINT OF CURVATURE;

THENCE SOUTHWESTERLY 83.94 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 1,050.00 FEET THROUGH A CENTRAL ANGLE OF 04°34'50" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.41°56'01"W. FOR 83.92 FEET;

THENCE N.45°46'34"W., FOR 277.32 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;

CONTAINING 1,556,678 SQUARE FEET OR 35.74 ACRES, MORE OR LESS.

**TOGETHER WITH
PHASE 2 PARCEL 2**

A PARCEL OF LAND LYING IN PORTION OF SECTION 29, TOWNSHIP 39 SOUTH, RANGE 21 EAST, SARASOTA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEASTERLY CORNER TRACT 100, CENTRAL PARC PHASE 1, AS RECORDED IN INSTRUMENT NUMBER 2024020508 OF THE PUBLIC RECORDS OF SARASOTA COUNTY,

THENCE S.45°24'09"E., FOR 383.95 FEET;

THENCE S.27°33'52"E., FOR 270.11 FEET;

THENCE S.07°40'45"E., FOR 859.50 FEET;

THENCE S.82°19'15"W., FOR 204.85 FEET;

THENCE N.07°40'45"W., FOR 703.59 FEET TO A POINT OF CURVATURE;

THENCE NORTHWESTERLY 414.79 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 630.00 FEET THROUGH A CENTRAL ANGLE OF 37°43'24" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.26°32'27"W. FOR 407.34 FEET;

THENCE N.45°24'09"W., FOR 196.20 FEET TO A POINT ON A CURVE;

THENCE NORTHERLY 74.26 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 56.93 FEET THROUGH A CENTRAL ANGLE OF 74°44'13" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.05°19'15"W. FOR 69.11 FEET;

THENCE N.44°35'01"E., FOR 160.52 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;

CONTAINING 297,011 SQUARE FEET OR 6.82 ACRES, MORE OR LESS.
**AND ALSO TOGETHER WITH
PHASE 2 PARCEL 3**

A PARCEL OF LAND LYING IN PORTIONS OF SECTION 29, TOWNSHIP 39 SOUTH, RANGE 21 EAST, SARASOTA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWESTERLY CORNER TRACT 100, CENTRAL PARC PHASE 1, AS RECORDED IN INSTRUMENT NUMBER 2024020508 OF THE PUBLIC RECORDS OF SARASOTA COUNTY,

THENCE S.44°35'01"W., FOR 136.06 FEET TO A POINT ON A CURVE;

THENCE SOUTHWESTERLY 243.44 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 65.00 FEET THROUGH A CENTRAL ANGLE OF 214°34'58" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.37°36'10"W. FOR 124.12 FEET TO A POINT OF REVERSE CURVATURE;

THENCE SOUTHEASTERLY 20.35 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 48.00 FEET THROUGH A CENTRAL ANGLE OF 24°17'09" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.57°32'44"E. FOR 20.19 FEET;

THENCE S.45°24'09"E., FOR 254.22 FEET TO A POINT OF CURVATURE;

THENCE SOUTHEASTERLY 381.87 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 580.00 FEET THROUGH A CENTRAL ANGLE OF

37°43'24" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.26°32'27"E. FOR 375.01 FEET;

THENCE S.07°40'45"E., FOR 728.23 FEET TO A POINT OF CURVATURE;

THENCE SOUTHERLY 6.77 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 545.00 FEET THROUGH A CENTRAL ANGLE OF 00°42'41" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.08°02'06"E. FOR 6.77 FEET;

THENCE S.80°33'29"W., FOR 130.02 FEET;

THENCE S.75°41'58"W., FOR 11.28 FEET TO A POINT ON A CURVE;

THENCE NORTHERLY 89.12 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 405.00 FEET THROUGH A CENTRAL ANGLE OF 12°36'30" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.20°36'17"W. FOR 88.94 FEET;

THENCE S.63°05'28"W., FOR 180.00 FEET;

THENCE N.83°54'31"W., FOR 107.99 FEET;

THENCE N.06°05'29"E., FOR 51.51 FEET;

THENCE N.88°47'48"W., FOR 227.04 FEET;

THENCE S.39°12'11"W., FOR 217.73 FEET;

THENCE S.82°32'26"W., FOR 608.57 FEET;

THENCE S.89°28'03"W., FOR 28.34 FEET;

THENCE S.44°31'46"W., FOR 50.00 FEET;

THENCE N.45°38'19"W., FOR 249.21 FEET;

THENCE N.89°50'22"W., FOR 69.98 FEET;

THENCE N.62°09'14"W., FOR 87.07 FEET TO A POINT ON A CURVE;

THENCE NORTHERLY 246.18 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 3,136.58 FEET THROUGH A CENTRAL ANGLE OF 04°29'49" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.08°10'15"E. FOR 246.12 FEET;

THENCE S.79°34'51"E., FOR 76.59 FEET TO A POINT ON A CURVE;

THENCE NORTHEASTERLY 250.94 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 290.00 FEET THROUGH A CENTRAL ANGLE OF 49°34'45" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.35°12'32"E. FOR 243.19 FEET;

THENCE S.03°31'18"E., FOR 163.20 FEET;

THENCE S.54°59'04"E., FOR 255.46 FEET TO A POINT ON A CURVE;

THENCE EASTERLY 23.90 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET THROUGH A CENTRAL ANGLE OF 68°28'02" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.85°52'31"E. FOR 22.50 FEET;

THENCE N.59°59'55"E., FOR 237.20 FEET TO A POINT OF CURVATURE;

THENCE EASTERLY 80.40 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 130.00 FEET THROUGH A CENTRAL ANGLE OF 35°26'04" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.77°42'57"E. FOR 79.12 FEET TO A POINT OF REVERSE CURVATURE;

THENCE EASTERLY 102.22 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 705.00 FEET THROUGH A CENTRAL ANGLE OF 08°18'28" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.88°43'15"E. FOR 102.13 FEET;

THENCE CONTINUE EASTERLY 112.51 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 705.00 FEET THROUGH A CENTRAL ANGLE OF 09°08'38" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.82°33'11"E. FOR 112.39 FEET;

THENCE N.12°01'08"W., FOR 185.00 FEET TO A POINT OF CURVATURE;

THENCE EASTERLY 6.68 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 520.00 FEET THROUGH A CENTRAL ANGLE OF 00°44'10" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.77°36'47"E. FOR 6.68 FEET;

THENCE N.12°45'18"W., FOR 135.00 FEET;

THENCE N.18°03'52"E., FOR 45.51 FEET;

THENCE N.52°33'08"E., FOR 236.56 FEET;

THENCE N.18°40'30"W., FOR 162.44 FEET;

THENCE N.19°10'02"E., FOR 266.03 FEET TO A POINT OF CURVATURE;

THENCE NORTHERLY 161.79 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 230.00 FEET THROUGH A CENTRAL ANGLE OF 40°18'09" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.00°59'03"W. FOR 158.47 FEET;

THENCE N.45°36'38"E., FOR 203.80 FEET;

THENCE S.89°49'43"E., FOR 189.99 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN.

PARCEL CONTAINS 1,157,482 SQUARE FEET OR 26.57 ACRES, MORE OR LESS.

Prepared by and when
recorded return to:

Jessica Paz Mahoney, Esq.
MAHONEY LAW GROUP, P.A.
2240 Belleair Road, Suite 210
Clearwater, Florida 33764

Cross-Reference: Instrument # 1999081143

TERMINATION OF DRAINAGE EASEMENT

THIS TERMINATION OF DRAINAGE EASEMENT (this “**Termination**”) is made _____, 2025 by the CITY OF NORTH PORT, FLORIDA, a municipal corporation of the State of Florida (the “**City**”), whose post office address is 4970 City Hall Boulevard, North Port, Florida 34286, with reference to the following facts:

A. The City is the grantee and beneficial holder of that certain easement described in that certain Drainage Easement recorded as Instrument Number 1999081143 (the “**Easement**”); and

B. On January 14, 2025, the City Commission approved the plat of Central Parc Phase 2, including public utility, stormwater, emergency services access, and lake maintenance access easements as shown on the plat, which easements are not released by this instrument.

NOW, THEREFORE, for good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the City does hereby forever quit claim, terminate and release the Easement.

[Signature page follows.]

IN WITNESS WHEREOF, the City has made this Termination as of the date first above written.

Witnesses:

CITY OF NORTH PORT, FLORIDA

PHIL STOKES
MAYOR

Print Name: _____
Address: 4970 City Hall Boulevard
North Port, Florida 34286

ATTEST

Witnesses:

HEATHER FAUST, MMC
CITY CLERK

Print Name: _____
Address: 4970 City Hall Boulevard
North Port, Florida 34286

APPROVED AS TO FORM AND CORRECTNESS

MICHAEL GOLEN, CPM
INTERIM CITY ATTORNEY