



STAFF REPORT

(Petition No. PVAC-25-02921) Resolution No. 2025-R-83

From: Adriana Silva, Planner II

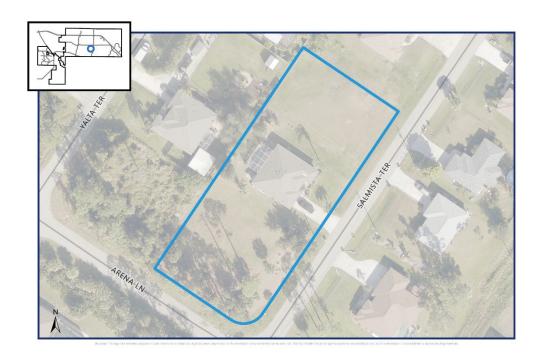
Thru: Lori Barnes, AICP, CPM, Development Services Deputy

Director

Thru: Alaina Ray, AICP, Development Services Director

Thru: Jason Yarborough, ICMA-CM, Deputy City Manager **Thru:** A. Jerome Fletcher II, ICMA-CM, MPA, City Manager

Date: October 28th, 2025



PROJECT: PVAC-25-02921, Vacation of Easement

REQUEST: Vacate two platted 6-foot side utility and drainage easements located on

Lots 12, 13 and 14, Block 235, 8th Addition to the Port Charlotte Subdivision

APPLICANT: Ronald L. Cross and Christine Cross (Exhibit A, Warranty Deed and

Affidavit)

OWNERS: Ronald L. Cross and Christine Cross

LOCATION: 0985023513, 2465 SALMISTA TER

PROPERTY SIZE: ± 0.83 acres

ZONING: Residential, Low (R-1)

I. BACKGROUND

On July 28, 2025, the Planning & Zoning Division received an application petitioning the City of North Port to grant a vacation for two platted 6-foot side utility and drainage easements located on Lots 12, 13 and 14, Block 235, 8th Addition to the Port Charlotte Subdivision. The purpose of this application is for flexibility of use for the property owner on the combined lots. The platted six-foot (6') side utility and drainage easement to be vacated encompass approximately 2,640 square feet. The subject property is zoned Residential, Low (R-1) with a Future Land Use designation of Low Density Residential (LDR).

II. PROJECT SUMMARY

Ronald L. and Christine Cross are requesting a vacation of $\pm 2,640$ square feet of two platted 6-foot side utility and drainage easements located on Lots 12, 13 and 14 for flexibility of use for the property owner on the combined lots.

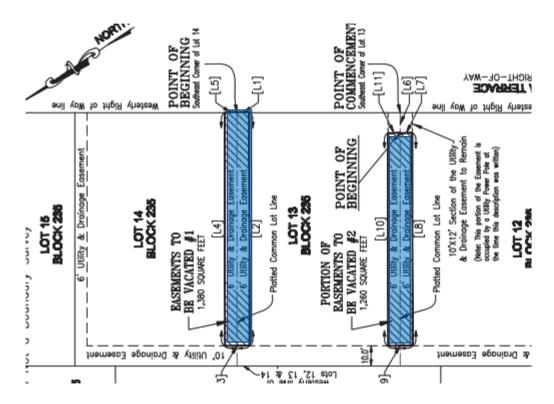


Figure 1. Area of easement to be vacated.

III. REVIEW PROCESS

The following agencies have reviewed the request to vacation for the platted 6-foot side utility and drainage easements as per ULDC Section 2.2.17.C and, through written response, have granted approval. (**Exhibit B. - Notification to Utility agencies and responses**).

Utility Review Summary	
Agency	Response
AmeriGas	None
Comcast/Truenet Communications	Approved
Florida Power and Light	Approved
Frontier	Approved
North Port Fire/Rescue	Approved
North Port Public Works	Approved
North Port Utilities	Approved

If no response is received within 10 days, it is assumed that there is no issue with the vacation of easement.

Conclusion

Based on the responses received, the request to vacate the 10-foot utility and drainage easement meets the following:

- 1. It is a vacation of a public easement.
- 2. The easement is not needed to provide City service to any property.
- 3. No public utilities or City facilities are located or planned to be located in the areas.
- 4. The easement is not necessary to any logical extension of public utility service, sanitary sewer service, drainage or other City services to any property in the future, or an alternate and equally acceptable easement of such extension has been dedicated to the City.

The City Attorney has reviewed the accompanying Resolution 2025-R-83 as to form and correctness.

IV. DATA AND ANALYSIS

and control the platting of lands. Furthermore, Chapter 177.101 of the Florida Statutes lists the actions needed in making an application for vacation of plats either in whole or in part. The individual requesting a partial vacation of plat must give notice of their intention to apply to the governing body to vacate the plat by publishing a legal notice in a newspaper of general circulation in the county in which the tract or parcel of land is located, in not less than two weekly issues of said paper, and must attach to the petition for vacation the proof of said publication, together with proof that taxes have been paid.

Chapter 177 of the Florida Statutes provides requirements that regulate

2024 Florida Statutes Chapter 177

<u>Findings & Conclusion</u>: The property owners will provide a notice of intent to petition the City of North Port to vacate a portion of the platted 6-foot side utility and drainage easements by publishing on October 20 and 27^{th,} 2025 a legal notice in The North Port Sun newspaper for two weekly issues. Additionally, the applicants provided to the City of North Port Planning and Zoning Division, an application to request vacation for the platted 6-foot side utility and drainage easements, a Publisher's Affidavit, certification that all applicable taxes have been paid, and all other requisite documents (**Exhibit C** — **Certification of Taxes Paid**). The warranty deed provided to the City as a part of the application established that the applicant owns the fee simple title of the subject property.

Staff concludes that the proposed Petition PVAC-25-02921 is consistent with Florida Statutes Section 177.101.

The Unified Land Development Code (ULDC) contains regulations that govern the development and land use within the incorporated area of the City of North Port, Florida. Chapter 2 of the ULDC, Article II. Development Application Types, Section 2.2.17., Vacations provides procedures for the City to vacate right-of-way, easements, and plats according to the authority granted under the Florida Statutes Chapter 177. In addition, Section 2.2.17.B. includes Decision Criteria for the City Commission to approve a Vacation, as follows:

Decision Criteria. City Commission shall determine whether and the extent to which the vacation:

- (1). Involves land that Is currently occupied by public facilities.
- (2). Necessitates additional easements for future public facilities.
- (3). Impairs or eliminates access to any lot of record.
- (4). Adversely impacts the existing road network or substantially alters travel patterns.

ULDC CHAPTER 2 Development Review

<u>Findings & Conclusion</u>: Staff reviewed the Petition PVAC-25-02921 relative to ULDC Section 2.2.17. Vacations. Pursuant to the provisions in Florida Statutes Chapter 177.101, the property owners will file a notice of intent to apply to the City of North Port Planning & Zoning Division for the vacation of easement in two consecutive weekly issues of The North Port Sun newspaper. Additionally, the applicants provided to the City of North Port Planning and Zoning Division, an application to request a vacation of platted 6-foot side utility and drainage easements certification that all applicable taxes have been paid, and all requisite documents.

Upon staff review of the Petition and the responses from utility providers (detailed in Section III above), staff finds that this vacation of easement meets the Decision Criteria per Section 2.2.17.B. of the ULDC as the vacation does not:

- (1). Involve land that Is currently occupied by public facilities.
- (2). Necessitate additional easements for future public facilities.
- (3). Impair or eliminates access to any lot of record.
- (4). Adversely impact the existing road network or substantially alters travel patterns.

Staff concludes that the proposed Petition PVAC-25-02921 is consistent with Chapter 2 of the ULDC.

V. RECOMMENDED MOTION

CITY COMMISSION

Recommended Action

Option 1: Adopt Resolution No. 2025-R-83 as presented.

City Commission Options

Option 1: Adopt Resolution No. 2025-R-83 as presented.

- Pros: The vacation brings the subject property into compliance with the Unified Land Development Code (ULDC).
- Cons: The comprehensive staff analysis concluded that there are no identifiable drawbacks to the approval of Resolution No. 2025-R-83.

Option 2: Deny Resolution No. 2025-R-83.

- Pros: The easement will remain as platted, consistent with the area.
- Cons: The property will remain in violation of the ULDC and required easements. The burden of zoning non-compliance for the property owner persists.

VIII. EXHIBITS

A.	Warranty Deed and Affidavit
В.	Notification to Utility Agencies and Responses
C.	Certification that all applicable taxes have been paid
D.	Unity of Title

IX. PUBLIC HEARING SCHEDULE

City Commission	October 28th, 2025
Public Hearing	6:00 PM or as soon thereafter

Prepared by/Return to: Cemo Title Services, LLC 1000 Tamiami Trail S. Venice, FL 34285 941-485-1110 (tet) 941-237-4977(fax)

Doc. Stamps - \$70.00 PID No. 0985023512 RECORDED IN OFFICIAL RECORDS INSTRUMENT # 2018029476 1 PG(S) March 07, 2018 01.20 48 PM KAREN E RUSHING CLERK OF THE CIRCUIT COURT SARASOTA COUNTY, FL



WARRANTY DEED

This Indenture, made on March 5, 2018 by JERILYN CHARLANN SCHABACKER, Individually and Sole Surviving Trustee under the SCHABACKER LIVING TRUST DATED APRIL 19, 1996, whose post office address is: 1751 W. Linda Lane, Chandler, Arizona 85224, hereinafter called the GRANTOR, to RONALD L. CROSS and CHRISTINE A. CROSS, husband and wife, whose post office address is: 2465 Salmista Terrace, North Port, Florida 34286, hereinafter called the GRANTEE:

(the terms "Grantor" and "Grantee" are used for singular or plural, as context requires and include all the parties to the instrument and the legal representatives or assigns of individuals and the successors and assigns of corporations.)

Witnesseth, that GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00), and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situate in Sarasota County, Florida, viz:

Lot 12, Block 235, EIGHTH ADDITION TO PORT CHARLOTTE SUBDIVISION, a subdivision according to the plat thereof recorded in Plat Book 12, Page 20, of the Public Records of Sarasota County, Florida.

The property is NOT the homestead of the GRANTOR (s) under the laws and Constitution of the State of Florida. **Together** with all tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining. **To have and to hold** the same in fee simple forever.

And the GRANTOR hereby covenants with said GRANTEE that the GRANTOR is lawfully seized of said land in fee simple; that the GRANTOR has good right and lawful authority to sell and convey said land; that the GRANTOR hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances. Subject, however, to taxes for the current year, zoning and other prohibitions and regulations imposed by governmental authorities, and easements, restrictions and reservations of records.

In Witness Whereof, GRANTOR has hereunto set GRANTOR'S hand and seal the day and year shown in the acknowledgement below.

SCHABACKER LIVING TRUST DATED APRIL Signed, sealed and delivered in the presence of: 19, 1996 1st Witness Signature JERILYN CHARLANN SCHABACKER, Printed Name: / Individually and as Sole Surviving Trustee 2nd Witness Signature: Printed Name: STATE OF ARIZONA day of March, 2018, by JERILYN The foregoing instrument was acknowledged before me this CHARLANN SCHABACKER Individually and as Sole Surviving Trustee under the SCHABACKER LIVING TRUST DATED APRIL 19, 1996 who has produced Art son DOWN identification.

OFFICIAL SEAL
THERON M. HALL, JR.
NOTARY PUBLIC - STATE OF ARIZONA
MARICOPA COUNTY
My Gomm. Expires Aug. 27, 2018

Notary Public

WARRANTY DEED This Warranty Deed, Made the 28 day of Johnson Deed, Made the "Grantor", to Ronald L. Cross and Christine A. Cross, husband and wife, whose post office address is: 2465 Salmista Terrace, North Port, FL 34286-8738, hereinafter called the "Grantor", to Ronald L. Cross and Christine A. Cross, husband and wife, whose post office address is: 2465 Salmista Terrace, North Port, FL 34286-6738, hereinafter called the "Grantore". WITNESSETH: That said Grantor, for and in consideration of the sum of One Hundred Seventy Six Thousand Dollars and No Cents (\$176,000.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Sarasota County, Florida, to wit: Lot 13, Block 235, EIGHTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the map or plat thereof recorded in Plat Book 12, Pages 20, 20A to 20BB, inclusive, of the Public Records of Sarasota County, Florida. The property is the homestead of the Grantor(s). TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. To Have and to Hold, the same in fee simple forever. And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsection of 11/14, reservations, restrictions and easements of record, if any. IN WITNESS WHEREOF, Grantor half be construed to include all gendors and singular or plural as the context indicates.) IN WITNESS Signature Witness Signature Witness Signa	After Recording Return to: Ranee Polis Stewart Title Company 18501 Murdock Circle, Suite 101 Port Charlotte, FL 33948 This Instrument Prepared by: Ranee Polis Stewart Title Company 18501 Murdock Circle, Suite 101 Port Charlotte, FL 33948 as a necessary incident to the fulfillment of conditions contained in a title insurance commitment issued by it. Property Appraisers Parcel I.D. (Folio) Number(s): 0985023513, 0985023513, and 0985023513	This document has been E-Recorded by Stewart title In the Public Records of County Florida Date: 225/14 Time: 2:25 pr as Instrument #: 20463365 in OR Book: Page:
This Warranty Deed, Made the 28 day of 100 days of 100	File No.: 01206-17393	NTY DEED
Thousand Dollars and No Cents (\$176,000.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Sarasota County, Florida, to wit: Lot 13, Block 235, EIGHTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the map or plat thereof recorded in Plat Book 12, Pages 20, 20A to 20BB, inclusive, of the Public Records of Sarasota County, Florida. The property is the homestead of the Grantor(s). TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. To Have and to Hold, the same in fee simple forever. And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 1/1/14, reservations, restrictions and easements of record, if any. (The terms 'Grantor' and 'Grantee' herein shall be construed to include all genders and singular or plural as the context indicates.) IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written. SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES TWO SEPARATE DISIN/ERESTED WITNESSES REQUIRED Witness Signature. Witness Signature. Witness Signature. Julie Ayin Matasek Witness Signature. My	This Warranty Deed, Made the 28 day of Matasek, an unmarried woman, whose post office 34286-6738, hereinafter called the "Grantor", to Rowife, whose post office address is: 2465 Salmis	Jebuan 50,14 by Julie Ann address is: 2465 Salmista Terrace, North Port, FL phald L. Cross and Christine A. Cross, husband and sta Terrace, North Port, FL 34286-6738, hereinafter
plat thereof recorded in Plat Book 12, Pages 20, 20A to 20BB, inclusive, of the Public Records of Sarasota County, Florida. The property is the homestead of the Grantor(s). TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. To Have and to Hold, the same in fee simple forever. And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 1/1/14, reservations, restrictions and easements of record, if any. (The terms 'Grantor' and 'Grantee' herein shall be construed to include all genders and singular or plural as the context indicates.) IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written. SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES TWO SEPARATE DISINTERESTED WITNESSES REQUIRED Witness Signature: Printed Name: Witness Signature: Printed Name: Witness Signature: Printed Name: Witness Alam Matasek, who is/are personally known to me or has/have produced drivers license (s) as identification. My Commission Expires: My Commission Expires: My Commission Expires:	Thousand Dollars and No Cents (\$176,000.00) hereby acknowledged, hereby grants, bargains, s	and other valuable considerations, receipt whereof is sells, aliens, remises, releases, conveys and confirms
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. To Have and to Hold, the same in fee simple forever. And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 1/1/14, reservations, restrictions and easements of record, if any. (The terms 'Grantor' and 'Grantee' herein shall be construed to include all genders and singular or plural as the context indicates.) IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written. SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES TWO SEPARATE DISINTERESTED WITNESSES REQUIRED Witness Signature: Witness Signature: Witness Signature: United Name: Witness Signature: Julie Ann Matasek Witness Control te this way acknowledged before me this day of Hongaria and the day and year first above written. The foregoing instrument was acknowledged before me this day of Hongaria	plat thereof recorded in Plat Book 12, Pages 20, 20	CHARLOTTE SUBDIVISION, according to the map or DA to 20BB, inclusive, of the Public Records of
State of Florida County of Charlotte The foregoing instrument was acknowledged before me this by Julie Ann Matasek, who is/are personally known to me or has/have produced drivers license My Commission Expires: My Commission Expires: Notary Public Signature Witness Signature: Julie Ann Matasek My Commission Expires: (SEAL)	TOGETHER with all the tenements, hereditament appertaining. To Have and to Hold, the same in fee simple forey And the Grantor hereby covenants with said Grant simple; that the Grantor has good right and lawful hereby fully warrants the title to said land and ypersons whomsoever; and that said land is free of to 1/1/14, reservations, restrictions and easements (The terms "Grantor" and "Grantee" herein shall be construed to IN WITNESS WHEREOF, Grantor has hereun	ver. ee that the Grantor is lawfully seized of said land in fee authority to sell and convey said land; that the Grantor will defend the same against the lawful claims of all f all encumbrances, except taxes accruing subsequent of record, if any.
State of Florida County of Charlotte The foregoing instrument was acknowledged before me this day of by Julie Ann Matasek, who is/are personally known to me or has/have produced drivers license Notary Public Signature My Commission Expires: (SEAL)	SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESS TWO SEPARATE DISINTERESTED WITNESSES Witness Signature:	2 Julie a. Matasek
County of Charlotte The foregoing instrument was acknowledged before me this day of day of by Julie Ann Matasek, who is/are personally known to me or has/have produced drivers license Notary Public Signature My Commission Expires: (SEAL)		
by Julie Ann Matasek, who is/are personally known to me or has/have produced drivers license (s) as identification My Commission Expires: (SEAL)		
i internane,	by Julie Ann Matasek, who is/are personal (s) as identification	ally known to me or has/have produced drivers license My Commission Expires:

Prepared by/Return to: Cemo Title Services, LLC 1000 South Tamiami Trail Venice, Florida 34285 (tel) 941-485-1110 (fax) 941-237-4977

Doc Stamps \$42.00 PID #0985023514 RECORDED IN OFFICIAL RECORDS INSTRUMENT # 2018006261 2 PG(S) January 16, 2018 03 00 24 PM KAREN E. RUSHING CLERK OF THE CIRCUIT COURT SARASOTA COUNTY; FL



WARRANTY DEED

This Indenture, made on January 16, 2018, by R. ANDREW KISSEBERTH and CARYN KISSEBERTH, husband and wife, whose post office address is: 2431 Salmista Terrace, North Port, Florida 34286, hereinafter called the GRANTOR, to RONALD L. CROSS and CHRISTINE A. CROSS, husband and wife, whose post office address is: 2465 Salmista Terrace, North Port, Florida 34286, hereinafter called the GRANTEE:

(the terms "Grantor" and "Grantee" are used for singular or plural, as context requires and include all the parties to the instrument and the legal representatives or assigns of individuals and the successors and assigns of corporations.)

Witnesseth, that GRANTOR, for and in consideration of the sum of TEN DOLLARS, and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situate in Sarasota County, Florida, viz:

Lot 14, Block 235, EIGHTH ADDITION TO PORT CHARLOTTE, a subdivision according to the plat thereof recorded at Plat Book 12, Page 20, in the Public Records of Sarasota County, Florida.

Said property is vacant land.

The property is not the homestead of the GRANTOR (s) under the laws and Constitution of the State of Florida. **Together** with all tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining. **To have and to hold** the same in fee simple forever.

And the GRANTOR hereby covenants with said GRANTEE that the GRANTOR is lawfully seized of said land in fee simple; that the GRANTOR has good right and lawful authority to sell and convey said land; that the GRANTOR hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances. Subject, however, to taxes for the current year, zoning and other prohibitions and regulations imposed by governmental authorities, and easements, restrictions and reservations of records.

In Witness Whereof, GRANTOR has hereunto set GRANTOR'S hand and seal the day and year first written above.

Signed, sealed and delivered in the presence of:	
1st Witness Signature: Dryl Jaluskyl	1/2
Printed Name: PORTL ORGVSTAD	ANDREW KISSEBERTH
2 nd Witness Signature:	
Printed Name: MI+DICOUOUI	
STATE OF FLORIDA COUNTY OF SARASOTA	
The foregoing instrument was acknowledged before me this KISSEBERTH who has produced	16th day of January, 2018, by R. ANDREW as identification.
	Hill (una)
Warranty Deed	Notary Public / Mitzi Collow rec
	FF 129357 EXP7-27-18

1st Witness Signature: Dril greustaf Cayon King ber th
Printed Name: PRIL GREVSTAD CARYN KISSEBERTH
2 nd Witness Signature: Mull Curo
Printed Name: McfBi (8000000
STATE OF FLORIDA COUNTY OF SARASOTA
The foregoing instrument was acknowledged before me this 16th day of January, 2018, by CARYN KISSEBERTH who has produced as identification.
Notary Public - Notary Public -
Mitei Demoural
FF 129357
FF 129357 Exp 7-27-18



City of North Port PLANNING DIVISION

Neighborhood Development Services 4970 City Hall Boulevard North Port, FL 34286 Office: 941.429.7229

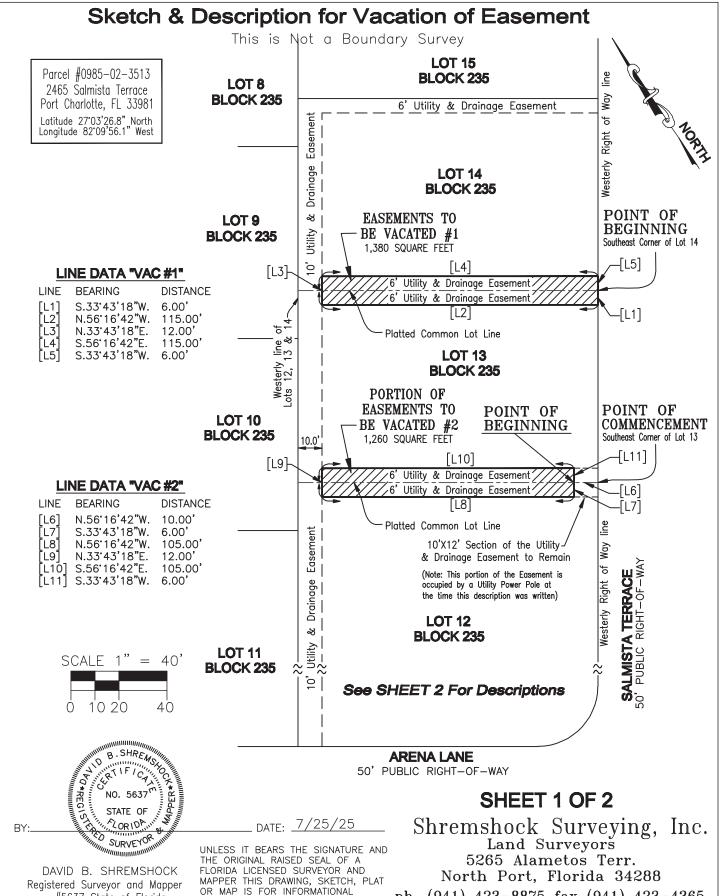
Office: 941.429.7229 Fax: 941.429.7154



VACATION OF EASEMENT

DATE: 9/11/2025	PETITION NO: PVAC-25-02921
TO:	
North Port Public Works	North Port Utilities
Amerigas	Comcast Cable/Truenet Communications Mike Little,
Florida Power and Light	Frontier Communications
Planning & Zoning	Fire/Rescue
Please see the attached information co	oncerning the request for vacation of easement for the property described as:
Lots 12 ,13 & 14 _{Block} 235	, of the Eighth to the Port Charlotte Subdivision, according to Plat
thereof recorded in Plat Book $\underline{12}$, of the Eighth to the Port Charlotte Subdivision, according to Plat, Page 20, 20A to 20BB, of the Public Records of Sarasota County, Florida,
also known as street address: $\underline{2465}$	Salmista Ter, North Port, FL 34286
The vacation of the ease	ement (Please check the appropriate response)
Is Granted	Is <u>not</u> Granted
If vacation of e	asement is not granted or conditions apply, please state below:
Please respond by 9/21/2025 assumed there is no issue with the vacation of	which is (10) ten days from receipt. If after (10) ten days a response is not received, it will be easement.
Signature	Date
Phone No.	Name of Utility

Please e-mail responses to



PURPOSES ONLY AND IS NOT VALID. SHREMSHOCK SURVEYING, INC. LB #7747

#5637 State of Florida

ph. (941) 423-8875 fax (941) 423-4365

e-mail: shremshocksurveying@comcast.net

Sketch & Description for Vacation of Easement

This is Not a Boundary Survey

Parcel #0985-02-3513 2465 Salmista Terrace Port Charlotte, FL 33981 Latitude 27'03'26.8" North Longitude 82'09'56.1" West

Description of Easement Vacation #1

All of the 6 foot wide Utility & Drainage Easements lying over and across the Northerly 6.00' of Lot 13 and the Southerly 6.00' of Lot 14, Block 235, EIGHTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the map or plat thereof recorded in Plat Book 12, Pages 20, 20A to 20BB, inclusive, of the Public Records of Sarasota County, Florida, and being more particularly described as follows:

Beginning at the Southeast corner of said Lot 14; thence S.33*43'18"W. along the Westerly Right of Way line of Salmista Terrace (a 50' wide Public Right of Way), a distance of 6.00'; thence, N.56*16'42"W., along a line lying 6.00' Southerly of and parallel with the platted common lot line between said lots 13 & 14, a distance of 115.00' to the intersection with a line lying 10.00' Easterly of and parallel with the Westerly line of said Lots 13 & 14; thence, N.33*43'18"E., along said line lying 10.00' Easterly of and parallel with the Westerly line of Lots 13 & 14, a distance of 12.00'; thence, S.56*16'42"E., along a line lying 6.00' Northerly of and parallel with said platted common lot line between lots 13 & 14, a distance of 115.00' to the intersection with said Westerly Right of Way line of Salmista Terrace; thence, S.33*43'18"W., along said Westerly Right of Way line of Salmista Terrace, a distance of 6.00' to the Point of Beginning, and containing 1,380 Square Feet, More or Less.

Description of Easement Vacation #2

A portion of the 6 foot wide Utility & Drainage Easements lying over and across the Northerly 6.00' of Lot 12 and the Southerly 6.00' of Lot 13, Block 235, EIGHTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the map or plat thereof recorded in Plat Book 12, Pages 20, 20A to 20BB, inclusive, of the Public Records of Sarasota County, Florida, and being more particularly described as follows:

Commencing at the Southeast corner of said Lot 13; thence, N.56*16'42"W., along the common lot line between said Lots 12 & 13, a distance of 10.00' to the Point of Beginning; thence S.33*43'18"W., along a line lying 10.00' Westerly of and parallel with the Westerly Right of Way line of Salmista Terrace (a 50' wide Public Right of Way), a distance of 6.00'; thence, N.56*16'42"W., along a line lying 6.00' Southerly of and parallel with the platted common lot line between said lots 12 & 13, a distance of 105.00' to the intersection with a line lying 10.00' Easterly of and parallel with the Westerly line of said Lots 12 & 13; thence, N.33*43'18"E., along said line lying 10.00' Easterly of and parallel with the Westerly line of Lots 12 & 13, a distance of 12.00'; thence, S.56*16'42"E., along a line lying 6.00' Northerly of and parallel with said platted common lot line between lots 12 & 13, a distance of 105.00'; thence, S.33*43'18"W., along said line lying 10.00' Westerly of and parallel with said Westerly Right of Way line of Salmista Terrace, a distance of 6.00' to the Point of Beginning, and containing 1,260 Square Feet, More or Less.

SHEET 2 OF 2

See SHEET 1 For Sketches

Shremshock Surveying, Inc.
Land Surveyors
5265 Alametos Terr.
North Port, Florida 34288
ph. (941) 423-8875 fax (941) 423-4365

e-mail: shremshocksurveying@comcast.net



City of North Port PLANNING DIVISION

Neighborhood Development Services 4970 City Hall Boulevard North Port, FL 34286 Office: 941.429.7229

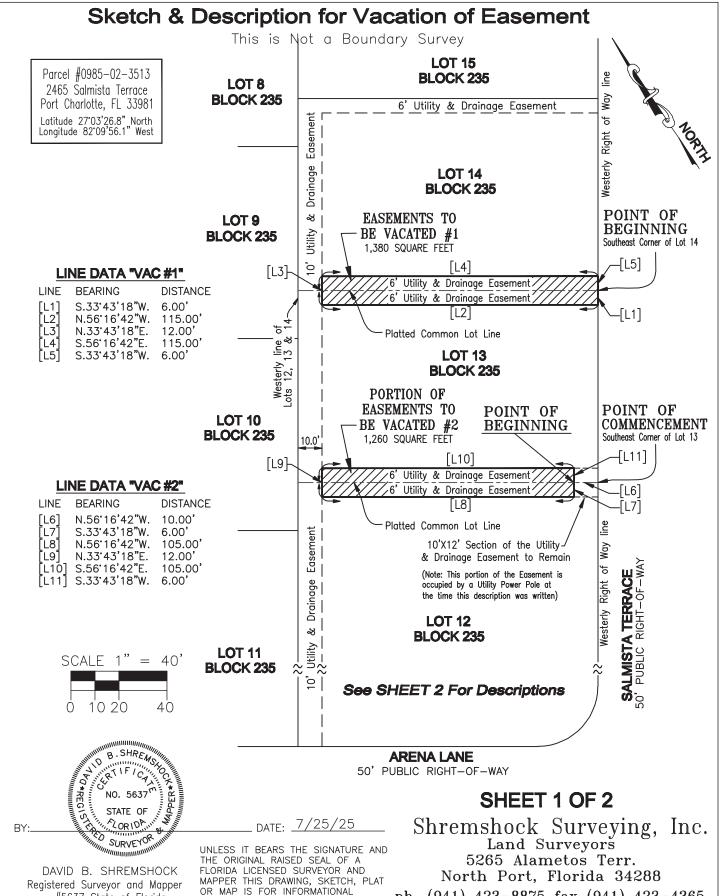


Fax: 941.429.7154

VACATION OF EASEMENT

DATE: 9/11/2025	PETITION NO: PVAC-25-02921
TO:	
North Port Public Works	North Port Utilities
Amerigas	Comcast Cable/Truenet Communications Mike Little,
Florida Power and Light	Frontier Communications
Planning & Zoning	Fire/Rescue
Please see the attached information co	oncerning the request for vacation of easement for the property described as:
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thereof recorded in Plat Book 12	Page 20, 20A to 20BB, of the Public Records of Sarasota County, Florida,
also known as street address: 2465	Salmista Ter, North Port, FL 34286
The vacation of the ease	ement (Please check the appropriate response)
Is Granted	☐ Is <u>not</u> Granted ☐ Is Granted with Conditions
If vacation of e	asement is not granted or conditions apply, please state below:
Please respond by 9/21/2025 assumed there is no issue with the vacation of	which is (10) ten days from receipt. If after (10) ten days a response is not received, it will be easement.
Signature	Date
Phone No.	Name of Utility

Please e-mail responses to



PURPOSES ONLY AND IS NOT VALID. SHREMSHOCK SURVEYING, INC. LB #7747

#5637 State of Florida

ph. (941) 423-8875 fax (941) 423-4365

e-mail: shremshocksurveying@comcast.net

Sketch & Description for Vacation of Easement

This is Not a Boundary Survey

Parcel #0985-02-3513 2465 Salmista Terrace Port Charlotte, FL 33981 Latitude 27'03'26.8" North Longitude 82'09'56.1" West

Description of Easement Vacation #1

All of the 6 foot wide Utility & Drainage Easements lying over and across the Northerly 6.00' of Lot 13 and the Southerly 6.00' of Lot 14, Block 235, EIGHTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the map or plat thereof recorded in Plat Book 12, Pages 20, 20A to 20BB, inclusive, of the Public Records of Sarasota County, Florida, and being more particularly described as follows:

Beginning at the Southeast corner of said Lot 14; thence S.33*43'18"W. along the Westerly Right of Way line of Salmista Terrace (a 50' wide Public Right of Way), a distance of 6.00'; thence, N.56*16'42"W., along a line lying 6.00' Southerly of and parallel with the platted common lot line between said lots 13 & 14, a distance of 115.00' to the intersection with a line lying 10.00' Easterly of and parallel with the Westerly line of said Lots 13 & 14; thence, N.33*43'18"E., along said line lying 10.00' Easterly of and parallel with the Westerly line of Lots 13 & 14, a distance of 12.00'; thence, S.56*16'42"E., along a line lying 6.00' Northerly of and parallel with said platted common lot line between lots 13 & 14, a distance of 115.00' to the intersection with said Westerly Right of Way line of Salmista Terrace; thence, S.33*43'18"W., along said Westerly Right of Way line of Salmista Terrace, a distance of 6.00' to the Point of Beginning, and containing 1,380 Square Feet, More or Less.

Description of Easement Vacation #2

A portion of the 6 foot wide Utility & Drainage Easements lying over and across the Northerly 6.00' of Lot 12 and the Southerly 6.00' of Lot 13, Block 235, EIGHTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the map or plat thereof recorded in Plat Book 12, Pages 20, 20A to 20BB, inclusive, of the Public Records of Sarasota County, Florida, and being more particularly described as follows:

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SHEET 2 OF 2

See SHEET 1 For Sketches

Shremshock Surveying, Inc.
Land Surveyors
5265 Alametos Terr.
North Port, Florida 34288
ph. (941) 423-8875 fax (941) 423-4365

e-mail: shremshocksurveying@comcast.net



0/44/2025

Please e-mail responses to

City of North Port PLANNING DIVISION

Neighborhood Development Services 4970 City Hall Boulevard North Port, FL 34286 Office: 941.429.7229



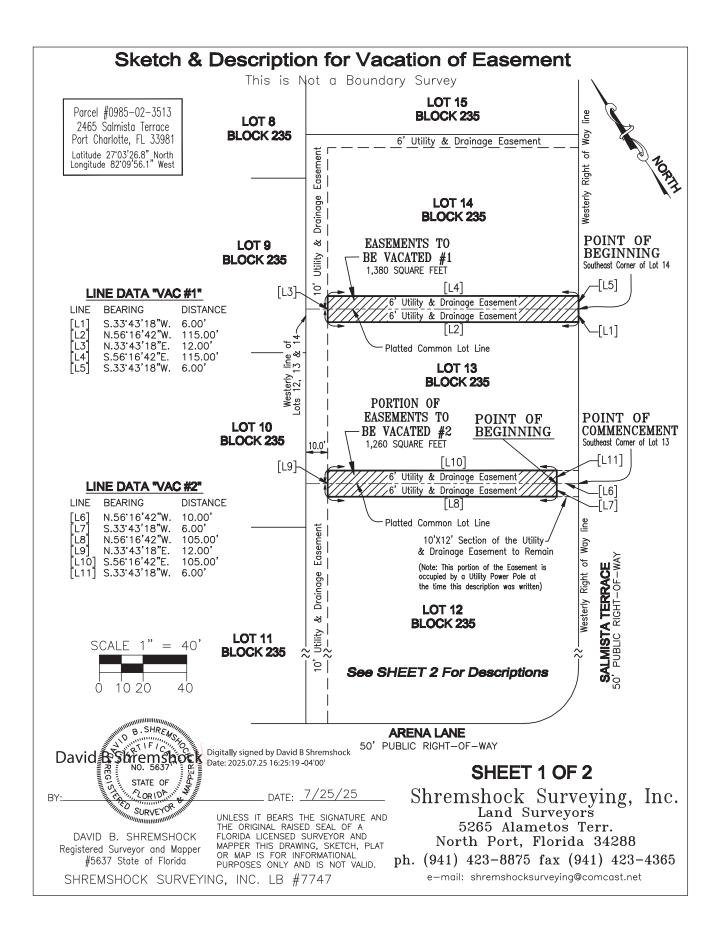
DV/AC 25 02021

Fax: 941.429.7154

VACATION OF EASEMENT

DATE: 9/11/2023	PETITION NO: PVAC-25-02921
TO:	
North Port Public Works	North Port Utilities
Amerigas	Comcast Cable/Truenet Communications Mike Little,
Florida Power and Light	Frontier Communications
Planning & Zoning	Fire/Rescue
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SHEET 2 OF 2

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DV/AC 25 02021

Fax: 941.429.7154

VACATION OF EASEMENT

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TO:	
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Amerigas	Comcast Cable/Truenet Communications Mike Little,
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Planning & Zoning	Fire/Rescue
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Signature	Date NP UTLITIES
Phone No.	Name of Utility

Please e-mail responses to ASILVA@NORTHPORTFL.G@



\$0.00 CHECK OUT

 \equiv

♠ Return Q New Search ■ eBilling

Account Information

Account Number: 0985023513 Last Updated: 10/16/25

Tax Type: Real Estate Property Address: 2465 Salmista Ter 005

Mailing Address: Cross Ronald L (E Life Est) Cross Christine A (E Life Est) 2465 Salmista Ter North Port FI 34286-6738

Latest Tax Year Summary

View Tax Bill Details

○ Change Mailing Address

Tax Year: 2024

Exemptions: DX 22029,DX 24529,HX 25000,H2 25000

Discount:

Millage Code: 0500

Escrow Code:

N/A

Legal Description:

LOTS 12, 13 & 14 BLK 235, 8TH ADD TO PORT CHARLOTTE, BEING SAME LANDS DESC IN ORI 2014023188, 2018006261 & 2018029476

Tax Bills

Total Payable: \$0.00

2024 Paid Taxes & Assessments Status **Amount Due** Amount Due If Paid By Date Paid Paid □ \$3,248.93 □ \$0.00 \$3,248.93 Gross Taxes: \$3,384.30 ▶ 3/31/25 \$0.00 Fees: \$0.00 Interest: \$0.00

-\$135.37

Payment History

Tax Year	Date Paid	Receipt	Amount Paid
2024	11/27/24	7207306.0001	\$3,248.93
2023	11/28/23	7208206.0001	\$3,107.38
2022	11/28/22	7207343.0001	\$3,351.51
2021	11/29/21	7208264.0001	\$3,185.28

Tax Year	Date Paid	Receipt	Amount Paid
2020	11/25/20	7224773.0001	\$3,060.37
2019	11/27/19	7207845.0001	\$2,964.05
2018	11/26/18	7222496.0001	\$2,511.72
2017	11/27/17	7211965.0001	\$2,459.79
2016	11/28/16	7212879.0001	\$2,472.41
2015	11/30/15	7212810.0001	\$2,728.64
2014	11/24/14	7215551.0001	\$1,683.22

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Privacy Statement EB3



RECORDED IN OFFICIAL RECORDS INSTRUMENT # 2025448740 2 PG(S) October 06, 2025 09:27:38 AM KAREN E. RUSHING CLERK OF THE CIRCUIT COURT SARASOTA COUNTY, FL

Christine Closs

DECLARATION OF UNITY OF TITLE

2465 SALMISTA TERR. NP

KNOW ALL MEN BY THESE PRESENTS, that pursuant to the ordinances of the City of North Port, Florida pertaining 54286 to zoning, the issuance of building permits, and regulating building construction activities, the undersigned, being the fee owner(s) of the described real property situated in the City of North Port, County of Sarasota, and State of Florida, hereby make the following declaration of conditions, limitations, and restrictions on said lands, hereinafter to be known and referred to as a DECLARATION OF UNITY OF TITLE, as to the following:

1. The undersigned own(s) the following properties in fee simple:

Lot D Block 235 Cth Addition to Port Charlotte Subdivision, according to the map or plat thereof as recorded in Plat Book 12, Page 20, of the Public Records of Sarasota County, Florida; and

Lot \\\\ 3, Block \(\frac{235}{3}\), \(\frac{24h}{64h}\) Addition to \(\frac{Port}{6}\) Charlotte. Subdivision, according to the map or plat thereof as recorded in Plat Book \(\frac{12}{2}\), Page \(\frac{20}{20}\), of the Public Records of Sarasota County, Florida; and

Lot 14, Block 235 8th Addition to Port Charatte Subdivision, according to the map or plat thereof as recorded in Plat Book 12, Page 29 of the Public Records of Sarasota County, Florida; and

Parcel Identification Numbers:

0985-02-3512

Section 25 Township 3955 Range 218

0985-02-3513

Section 25 Township 3955 Range 218

0985 - 02-3514

Section 25 Township 3455 Range 218

- 2. The parcel or combination of separate lots, parcels, acreage, or portions thereof shall be regarded and is declared to be unified under one title as an indivisible building site ("Subject Property").
- The Subject Property, for the purpose of building, zoning, and other applicable city codes and regulations, shall be considered as one parcel of land and no portion shall be sold, assigned, transferred, conveyed, or devised, except in its entirety as one unified parcel of land.
- 4. The undersigned agree(s) that this Declaration of Unity of Title constitutes a covenant to run with the land, as provided by law, and is binding upon the undersigned, their successors and assigns, and all parties claiming under them until the City of North Port, Florida fully releases it in writing.
- 5. The undersigned will record this instrument in the Public Records of Sarasota County, Florida at their expense.
- The undersigned acknowledge(s) that the particulars of this instrument include important legal rights and responsibilities and that the owner(s) have been advised to obtain legal counsel for the preparation of this Declaration of Unity of Title.

Exhibit D. to Resolution No. 2025-R-83

DECLARATION OF UNITY OF TITLE	Prepared by:
IN WITNESS WHEREOF, the property owner(s) executed identified witnesses on OCHOPER 3	cuted this instrument in the manner provided by law. Signed in the presence of the 2025. PREPARED BY: LAVI STIPE CROSS
(K)(h, 6)	Boy Ciana
Witness lignature	Property Owner Signature TONALD (1805)
Witness Name	Property Owner Name
Witness Address 4970 City Hall Divel North Port 34786	2nd Property Owner Signature
V. S.	
Witness Signature	Chilshow Cross Property Owner Name
Louis Certand Witness Name	,
Witness Address 4970 City Hc II block North Port 34286	ž.
STATE OF //Orida	SEMENT (FOR INDIVIDUAL PROPERTY OWNERS)
The foregoing instrument was acknowledged befound the contract of the contract	re me by means of 4 physical presence or \Box online notarization, this 3 day of and thristine 4
	alize I
Personally Known OR Produced Identific	Notary Public
Type of Identification Produced	Notary Public - State of Florida
Type of Identification Produced	Commission # HH 398382 My Comm. Expires May 15, 2027 Schoded through National Notary Assn.
ACKNOWLEDG	SEMENT (FOR INDIVIDUAL PROPERTY OWNERS)
STATE OF	
	re me by means of 🗆 physical presence or 🗀 online notarization, this day of
Public Personally Known OR Produced Ide Type of Identification Produced Type of Identification Produced	