
DECLARATION OF UNITY OF TITLE

FORM - DECLARATION OF UNITY OF TITLE

The following form for a Declaration of Unity of Title is offered by the City of North Port, Florida to aid property owners.

Providing this document does not constitute legal advice and no person should rely on the validity or the legality of the provisions in the form. Any property owner intending to utilize this form should seek the advice and counsel of an attorney.

DECLARATION OF UNITY OF TITLE

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KNOW ALL MEN BY THESE PRESENTS, that pursuant to the ordinances of the City of North Port, Florida pertaining 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 __, Block _____, _____ Addition to _____ Subdivision, according to the map or plat thereof as recorded in Plat Book ____, Page _____, of the Public Records of Sarasota County, Florida; and

Lot __, Block _____, _____ Addition to _____ Subdivision, according to the map or plat thereof as recorded in Plat Book ____, Page _____, of the Public Records of Sarasota County, Florida; and

Lot __, Block _____, _____ Addition to _____ Subdivision, according to the map or plat thereof as recorded in Plat Book ____, Page _____, of the Public Records of Sarasota County, Florida; and

Parcel Identification Numbers:

_____ Section ____ Township ____ Range _____

_____ Section ____ Township ____ Range _____

_____ Section ____ Township ____ Range _____

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").
3. 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.
6. 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.

DECLARATION OF UNITY OF TITLE

IN WITNESS WHEREOF, the property owner(s) executed this instrument in the manner provided by law. Signed in the presence of the identified witnesses on _____, 20____.

Witness Signature

Property Owner Signature

Witness Name

Property Owner Name

Witness Signature

2nd Property Owner Signature

Witness Name

Property Owner Name

ACKNOWLEDGEMENT (FOR INDIVIDUAL PROPERTY OWNERS)

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of _____ 20____, by _____ and _____.

Notary Public

___ Personally Known OR ___ Produced Identification

Type of Identification Produced _____

Type of Identification Produced _____

ACKNOWLEDGEMENT (FOR INDIVIDUAL PROPERTY OWNERS)

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of _____ 20____, by _____ and _____.

Notary Public

___ Personally Known OR ___ Produced Identification

Type of Identification Produced _____

Type of Identification Produced _____

ACKNOWLEDGEMENT (FOR BUSINESS ENTITY OWNER)

STATE OF _____

COUNTY OF _____

The foregoing Unity of Title instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of _____ 20____, by _____ (name), as _____ (title) for _____ (entity).

Notary Public

___ Personally Known OR ___ Produced Identification

Type of Identification Produced _____