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**FORM - DECLARATION OF UNITY OF TITLE**

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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**

**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**

Prepared by: \_\_\_\_\_

**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\_\_ . PREPARED BY: \_\_\_\_\_

\_\_\_\_\_  
*Witness Signature*

\_\_\_\_\_  
*Property Owner Signature*

\_\_\_\_\_  
Witness Name

\_\_\_\_\_  
Property Owner Name

\_\_\_\_\_  
Witness Address

\_\_\_\_\_  
2<sup>nd</sup> Property Owner Signature

\_\_\_\_\_  
*Witness Signature*

\_\_\_\_\_  
Property Owner Name

\_\_\_\_\_  
Witness Name

\_\_\_\_\_  
Witness Address

**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 \_\_\_\_\_