

# MANASOTA BEACH RANGLANDS PLAT NO. 2

A SUBDIVISION

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

SHEET 1 OF 4

A TRACT OF LAND LYING IN SECTION 9, TOWNSHIP 40 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA.

## CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA )  
COUNTY OF SARASOTA ) SS

The undersigned Manasota Beach Ranchlands LLLP, a Florida limited liability limited partnership, as the fee simple owner of the lands platted herein, dedicates and conveys Tract 700, in fee simple to the West Villages Improvement District for preservation and other lawful purposes, said tract being the perpetual maintenance obligation of West Villages Improvement District for preservation and other lawful purposes, said Tract being the perpetual maintenance obligation of the West Villages Improvement District, its successors and/or assigns. The Tract shall not be altered from its natural state, and activities prohibited within the tract include but are not limited to, constructing or placing buildings on or above the ground; dumping or storing soil or other substances such as trash; removal or destruction of trees, shrubs, or other vegetation; excavation, dredging or removal of soil material; or any other activities detrimental to drainage, flood control, water conservation, erosion control, or fish and wildlife habitat conservation or preservation.

The undersigned Manasota Beach Ranchlands LLLP, a Florida limited liability limited partnership, as the fee simple owner of the lands platted herein, dedicates and conveys all drainage and drainage maintenance access easements shown on this plat to the West Villages Improvement District for access and drainage purposes and other purposes incidental thereto.

The undersigned Manasota Beach Ranchlands LLLP, a Florida limited liability limited partnership, as the fee simple owner of the lands platted herein, dedicates and conveys all irrigation and Landscaping easements shown on this plat to the West Villages Improvement District for access and irrigation and landscaping purposes and other purposes incidental thereto.

The undersigned Manasota Beach Ranchlands LLLP, a Florida limited liability limited partnership, as the fee simple owner of the lands platted herein, dedicates to the City of North Port the 30' wide Public Utility Easement shown on this plat for uses and purposes incidental thereto.

The undersigned Manasota Beach Ranchlands LLLP, a Florida limited liability limited partnership, as the fee simple owner of the lands platted herein, does hereby reserve to themselves, Tract 101, for future development.

IN WITNESS WHEREOF, the undersigned Manasota Beach Ranchlands LLLP, a Florida limited liability limited partnership, has caused this presents to be executed in its name this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2022.

MANASOTA BEACH RANGLANDS, LLLP,  
By: Thomas Ranch Villages GP, LLC, a Delaware limited liability company, as General Partner  
By: Thomas Ranch Manager, LLC, a Delaware limited liability company, as Manager

WITNESS: \_\_\_\_\_

Print Name: \_\_\_\_\_

WITNESS: \_\_\_\_\_

Print Name: \_\_\_\_\_

BY: \_\_\_\_\_  
Richard P. Severance, Vice President

STATE OF FLORIDA )  
COUNTY OF SARASOTA ) SS

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this \_\_\_\_\_ day of \_\_\_\_\_, 2022, by Richard P. Severance, as Vice President of Thomas Ranch Manager, LLC, a Delaware limited liability company and Manager of Thomas Ranch Villages GP, LLC, a Delaware limited liability company and General Partner of MANASOTA BEACH RANGLANDS, LLLP, a Florida limited liability limited partnership, on behalf of the companies and partnership and who  is personally known by me or  has produced \_\_\_\_\_ as identification. If no type of identification is indicated, the above-named person is personally known to me.

\_\_\_\_\_  
Signature of Notary Public

\_\_\_\_\_  
Print Name of Notary Public  
I am a Notary Public of the State of Florida,  
and my commission expires on \_\_\_\_\_

## WEST VILLAGES IMPROVEMENT DISTRICT ACCEPTANCE

The WEST VILLAGES IMPROVEMENT DISTRICT (WVID) hereby, accepts the fee simple absolute dedication of, and perpetual maintenance obligation for, Tract 700, as shown hereon, and hereby accepts the dedication of the Drainage, Drainage Maintenance Access, Irrigation and Landscaping Easements as shown hereon.

By: \_\_\_\_\_ Secretary By: \_\_\_\_\_ Chairman

WITNESS: \_\_\_\_\_ Date: \_\_\_\_\_

Print Name: \_\_\_\_\_

WITNESS: \_\_\_\_\_

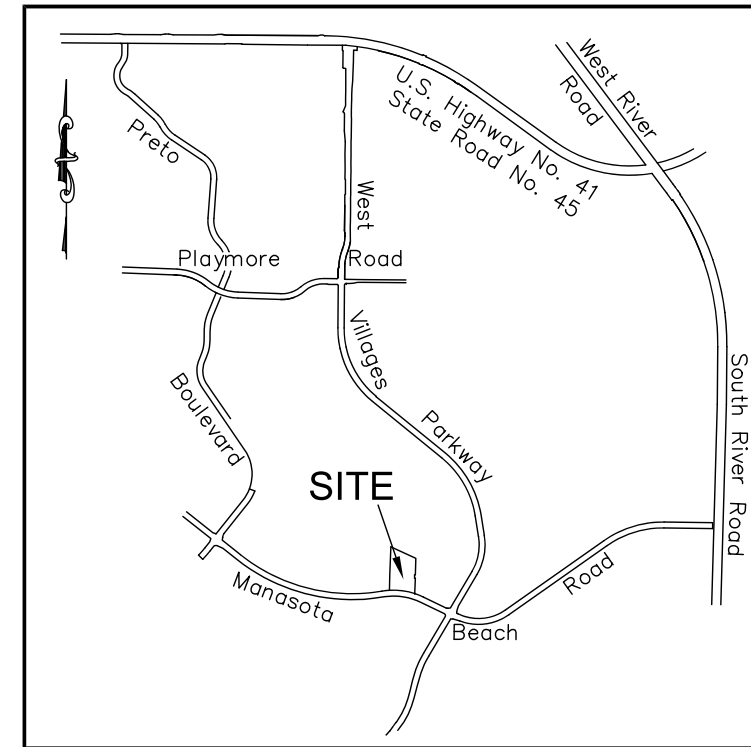
Print Name: \_\_\_\_\_

STATE OF FLORIDA )  
COUNTY OF SARASOTA ) SS

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2022, by John Luczynski, as Chairman of WEST VILLAGES IMPROVEMENT DISTRICT, for and on behalf of the West Villages Improvement District.

\_\_\_\_\_  
Signature of Notary Public

\_\_\_\_\_  
Print Name of Notary Public  
I am a Notary Public of the State of Florida,  
and my commission expires on \_\_\_\_\_



VICINITY MAP  
NOT TO SCALE

## NOTE:

"NOTICE: This Plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the Plat. There may be additional restrictions that are not recorded on this Plat that may be found in the public records of Sarasota County, Florida.

## UTILITY EASEMENT NOTE

All platted utility easements are also created for the construction, installation, maintenance, and operation of electric, cable television and related utility services.

## FLOOD ZONE

The lands shown hereon are situated in Flood Zone "X" per the Federal Emergency Management Agency (FEMA) National Flood Insurance Program Flood Insurance Rate Map (FIRM) Community-Panel Number 12115C0365F, Map Dated November 4, 2016, Incorporated into the City of North Port Community No. 120279. These lines are subject to modification and change. The lines are scaled from the FIRM, and are approximate. The lines are shown hereon to meet the requirement of Section 37-8(C), of the Unified Land Development Code of the City of North Port.

## CERTIFICATE OF SURVEYOR

I, the undersigned Florida Professional Land Surveyor, hereby certify that this plat is a true and correct representation of the lands surveyed, was made under my responsible direction and supervision, that the survey data complies with all the requirements of Chapter 177, Part One, Florida Statutes and the City of North Port Unified Land Development Code, as amended and that the Permanent Reference Monuments (PRM's), were installed on December 14, 2021.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Randall E. Britt, Professional Land Surveyor  
Florida Certificate No. 3979  
Britt Surveying, Inc.  
Certificate of Authorization No. L.B. 6638  
680 US 41 Bypass N., Suite #1 Venice, Florida 34285

## CERTIFICATE OF APPROVAL OF THE CITY OF NORTH PORT PLANNING AND ZONING ADVISORY BOARD

STATE OF FLORIDA )  
COUNTY OF SARASOTA ) SS

I the undersigned, hereby certify that this plat has been officially approved for recording, this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2022.

BY: \_\_\_\_\_  
Chairperson

## CERTIFICATE OF APPROVAL OF NORTH PORT CITY ATTORNEY

STATE OF FLORIDA )  
COUNTY OF SARASOTA ) SS

I the undersigned, hereby certify that I have examined and approved this plat for recording, this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2022.

BY: \_\_\_\_\_  
City Attorney

## CERTIFICATE OF APPROVAL OF CITY SURVEYOR & MAPPER

STATE OF FLORIDA )  
COUNTY OF SARASOTA ) SS

I hereby certify that this plat has been reviewed for conformity with the requirements of Chapter 177, Part One, of the Florida Statutes.

\_\_\_\_\_  
City Surveyor & Mapper Date:  
Alan K. Fish, Professional Surveyor and Mapper  
Florida Certificate No. 3941

## CERTIFICATE OF APPROVAL OF CITY ENGINEER

STATE OF FLORIDA )  
COUNTY OF SARASOTA ) SS

It is hereby certified that this plat has been reviewed for conformity with the current subdivision ordinance of the City of North Port, Sarasota County, Florida.

BY: \_\_\_\_\_ Date:  
City Engineer

## CERTIFICATE OF APPROVAL OF NORTH PORT CITY COMMISSION

STATE OF FLORIDA )  
COUNTY OF SARASOTA ) SS

It is hereby certified that this plat has been officially approved for recording by the North Port City Commission, County of Sarasota, Florida, This \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2022.

APPROVED BY: \_\_\_\_\_  
Mayor, North Port City Commission

ATTEST: \_\_\_\_\_  
City Clerk

## CERTIFICATE OF APPROVAL OF COUNTY CLERK

STATE OF FLORIDA )  
COUNTY OF SARASOTA ) SS

I, Karen E. Rushing, County Clerk of Sarasota County, Florida, hereby certify that this plat has been examined and that it complies in form with all the requirements of the Statutes of Florida pertaining to maps and plats, and that this plat has been filed for record in Plat Book \_\_\_\_\_, Page \_\_\_\_\_, Public Records of Sarasota County, Florida, this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2022.

Karen E. Rushing,  
Clerk of the Circuit Court  
Sarasota County, Florida

By: \_\_\_\_\_  
Deputy Clerk



**BRITT SURVEYING, INC.**

LAND SURVEYORS AND MAPPERS  
CERTIFICATE OF AUTHORIZATION NO. L.B. 6638  
680 US 41 Bypass N., Suite #1 VENICE, FLORIDA 34285  
Telephone: (941) 493-1396 Fax: (941) 484-5766  
Email: bsi@brittsurveying.com

# MANASOTA BEACH RANCLANDS PLAT NO. 2

A SUBDIVISION

A TRACT OF LAND LYING IN SECTION 9, TOWNSHIP 40 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA.

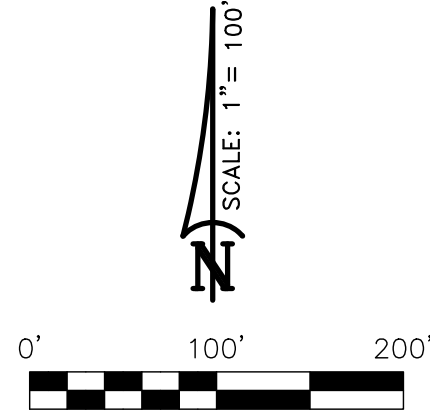
PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

SHEET 2 OF 4

**5 4**  
**8 9** POINT OF COMMENCEMENT  
Northwest Corner of Section 9-40-20; 4" Concrete Monument Found, Underwater, illegible. CCR #23602  
N: 976629.22  
E: 552064.33

Basis of Bearings  
S89°37'03"E 4704.40'

**4 3**  
**9 10** Northeast Corner of Section 9-40-20; 5" Concrete Monument Found, Underwater, illegible. CCR #22973  
N: 976593.72  
E: 557381.57



**NOTES:**

- Bearings shown hereon on are based on the North Line of Section 9, Township 40 South, Range 20 East, as being S89°37'03"E. All bearings and distances shown hereon are Grid, derived from the use of Sarasota County GPS Control Monuments SAR 096 and SAR 068. The reference bearing between said monuments is S89°40'01"E. To convert from Grid Dimensions to Ground Dimensions the Grid Dimensions should be divided by the scale factor of 0.999954167.
- The lands shown hereon are situated in Flood Zone "X" per the Federal Emergency Management Agency (FEMA) National Flood Insurance Program Flood Insurance Rate Map (FIRM) Community-Panel Number 12115C0365F, Map Dated November 4, 2016. Incorporated into the City of North Port Community No. 120279. These lines are subject to modification and change. The lines are scaled from the FIRM, and are approximate. The lines are shown hereon to meet the requirement of Section 37-8(C), of the Unified Land Development Code of the City of North Port.
- Elevations shown hereon refer to FLDEP Bench Mark # N697-2007 with a published elevation of 7.88 feet (NAVD 88). National Geodetic Survey Data Sheet PID=DL2690.
- Coordinates shown hereon refer to The State Plane Coordinate System, Florida West Zone, NAD 83, (2001), in U.S. Survey feet.

**DESCRIPTION:**

That part of the Northwest Quarter of Section 9, Township 40 South, Range 20 East, Sarasota County, Florida, described as follows:

Commence at the Northwest Corner of the Northwest Quarter of Section 9, Township 40 South, Range 20 East, Sarasota County, Florida; thence N 89°37'03" E, along the North line of said Northwest Quarter of Section 9, a distance of 612.96 feet to a point on the West line of Gran Place, A Subdivision as recorded in Plat Book 55, Page 326 of the Public Records of Sarasota County, Florida; thence along said West line of Gran Place, S 01°25'48" W, a distance of 490.13 feet to the Southwest Corner of said Gran Place, said point also being the POINT OF BEGINNING; thence continuing S 01°25'48" W, a distance of 646.44 Feet; thence S 00°23'29" W, a distance of 339.49 feet to a point on the North Right of Way line of Manasota Beach Road, a 130 Foot wide Public Right of Way as now established by Tract 101, Manasota Beach Ranchlands Plat No. 1, as recorded in Plat Book 55, Page 367 of the Public Records of Sarasota County, Florida, said point also being a point on a curve to the right having a radius of 1514.99 feet, a central angle of 22°13'46", a chord bearing of S 83°37'20" E, and a chord length of 584.10 feet; thence along the arc of said curve, an arc length of 587.78 feet; thence N 01°04'21" E a distance of 344.62 feet; thence N 89°36'31" W a distance of 17.39 feet; thence N 00°23'29" E a distance of 75.00 feet; thence S 89°37'08" E a distance of 18.28 feet; thence N 00°53'41" E a distance of 378.21 feet to a point on the South line of said Gran Place; thence along said South line of Gran Place, N 66°17'19" W, a distance of 628.88 feet to the POINT OF BEGINNING.

Containing 507908 square feet or 11.660 acres, more or less.

POINT OF BEGINNING  
Southwest Corner of Gran Place  
N: 976135.15  
E: 552665.05

S01°25'48"W 646.44'

S00°23'29"W 339.49'

N: 975149.43  
E: 552646.60

MANASOTA BEACH ROAD

MANASOTA BEACH RANCLANDS PLAT NO. 1  
Plat Book 55, Page 367

SHEET 3

TRACT 700  
211,002 Sq. Ft.

TRACT 101  
296,906 Sq. Ft.

TRACT 101  
296,906 Sq. Ft.

SHEET 4

N66°17'19"W 628.88'

South Line Gran Place

N: 975882.25  
E: 553240.84

N00°53'41"E 378.25'

N01°04'21"E 344.62'

N: 975084.54  
E: 553227.08

**LEGEND:**

- Match Line
- ⊙ Bench Mark
- ORI Official Records Instrument
- Permanent Reference Monument, 5/8" Iron Rod & Stainless Steel Cap Stamped PRM LB 6638 Found or Set. (Unless Otherwise Noted)
- LXX Line number See Line Table This Sheet
- CXX Curve number See Curve Table This Sheet

N: 975882.25  
E: 553240.84

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N89°36'31"W	17.39'
L2	N00°23'29"E	75.00'
L3	S89°37'08"E	18.28'

**CURVE TABLE**

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	1514.99'	22°13'46"	S83°37'20"E	584.10'	587.78'

**TRACT LEGEND**

NUMBER	DESCRIPTION
101	Water Treatment Plant
700	Conservation Area, Public Drainage Easement

KEY MAP



**BRITT SURVEYING, INC.**

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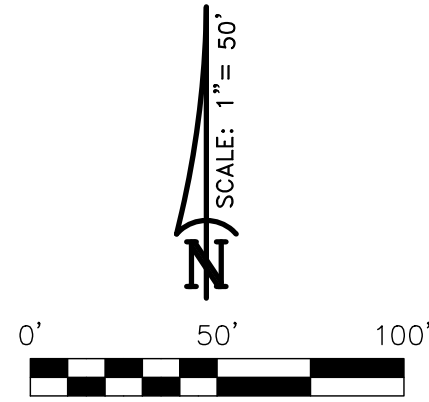
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PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

SHEET 3 OF 4



**LEGEND:**

- Match Line
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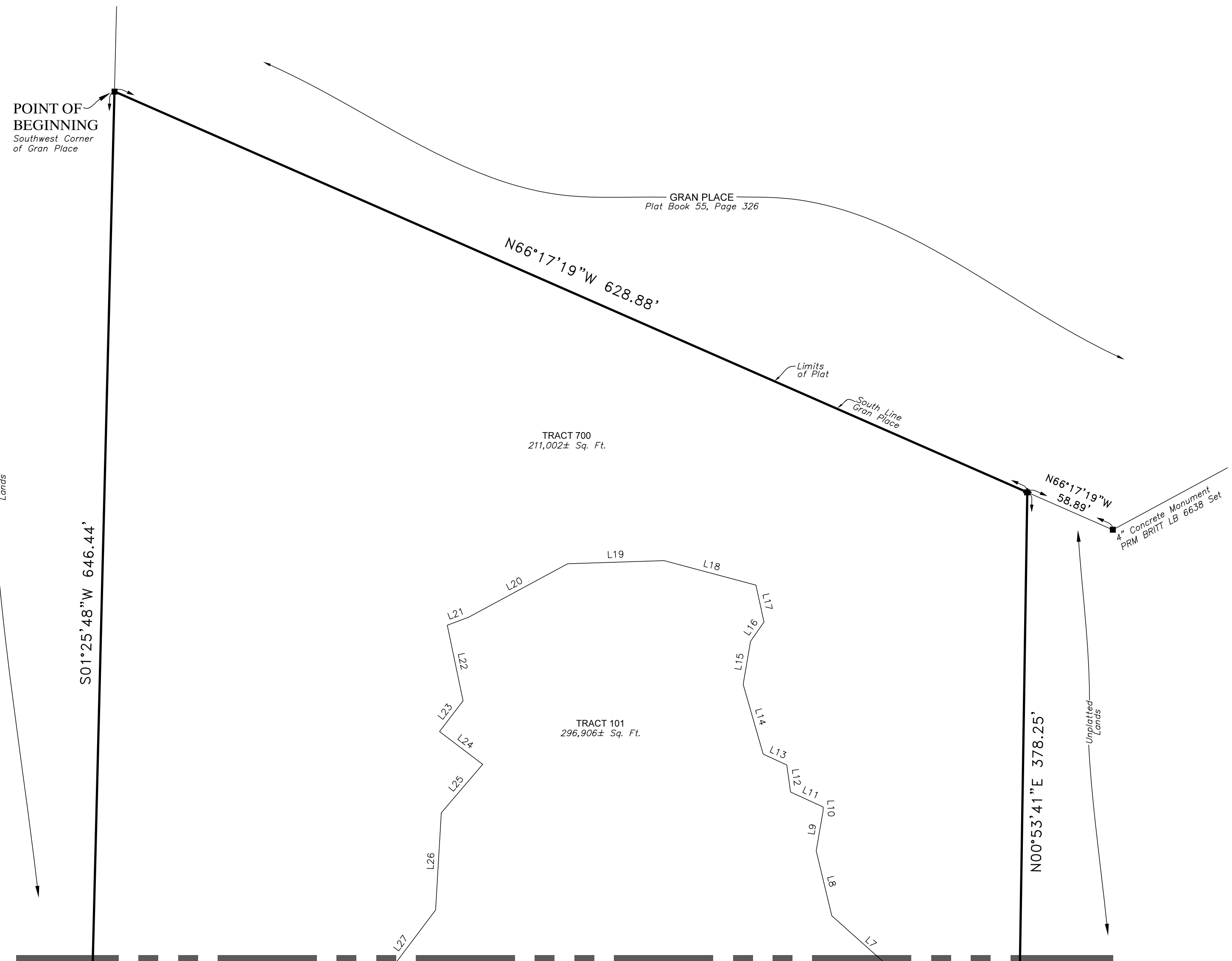
LINE	BEARING	DISTANCE
L7	N48°16'01"W	52.18'
L8	N13°29'27"W	42.17'
L9	N9°49'31"E	25.84'
L10	N1°22'59"W	2.20'
L11	N65°18'32"W	22.61'
L12	N7°50'44"W	17.21'
L13	N65°19'30"W	16.42'
L14	N16°00'34"W	45.80'
L15	N9°44'43"E	27.54'
L16	N34°45'03"E	14.87'
L17	N12°20'54"W	23.80'
L18	N75°04'50"W	59.94'
L19	S88°09'22"W	60.83'
L20	S61°37'44"W	71.02'
L21	S69°23'56"W	14.37'
L22	S11°49'20"E	48.70'
L23	S37°29'31"W	24.46'
L24	S52°47'31"E	34.20'
L25	S40°29'41"W	40.22'
L26	S3°20'11"W	61.44'
L27	S36°59'27"W	51.80'

TRACT LEGEND

NUMBER	DESCRIPTION
101	Water Treatment Plant
700	Conservation Area, Public Drainage Easement

**NOTES:**

1. Bearings shown hereon are based on the North Line of Section 9, Township 40 South, Range 20 East, as being S.89°37'03"E. All bearings and distances shown hereon are Grid, derived from the use of Sarasota County GPS Control Monuments SAR 096 and SAR 068. The reference bearing between said monuments is S.89°40'01"E. To convert from Grid Dimensions to Ground Dimensions the Grid Dimensions should be divided by the scale factor of 0.999954167.
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4. Coordinates shown hereon refer to The State Plane Coordinate System, Florida West Zone, NAD 83, (2001), in U.S. Survey feet.



MATCHLINE - SEE SHEET 4

**BRITT SURVEYING, INC.**

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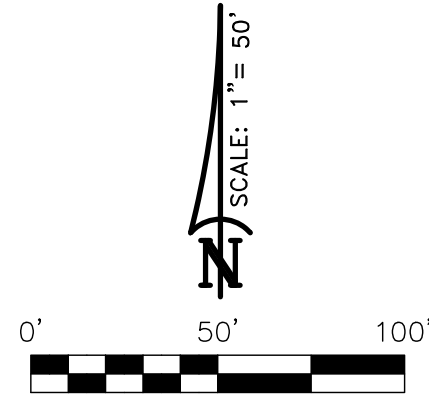
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PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

SHEET 4 OF 4



**LEGEND:**

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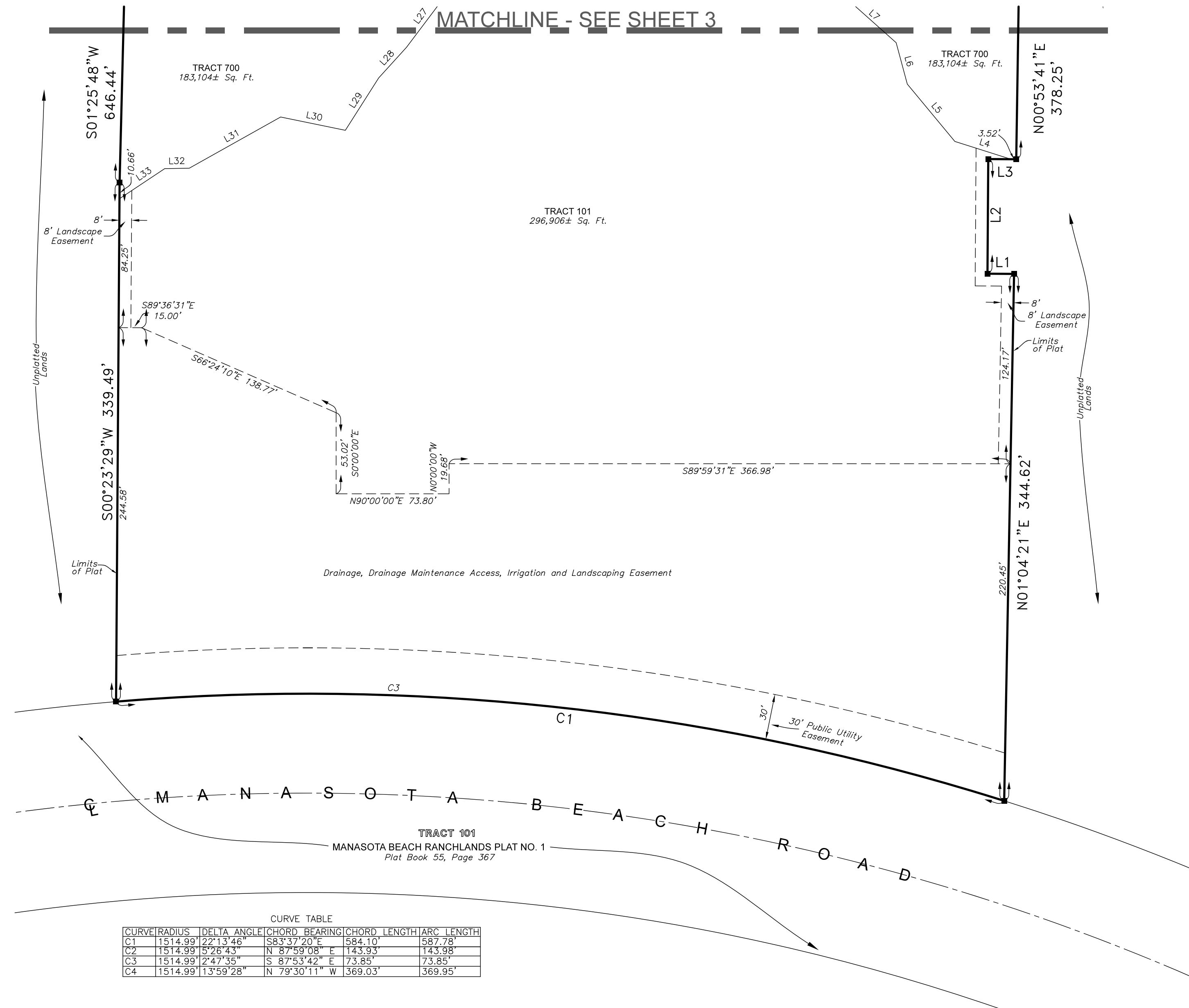
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101	Water Treatment Plant
700	Conservation Area, Public Drainage Easement

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L2	N00°23'29"E	75.00'
L3	S89°37'08"E	18.28'
L4	N72°25'07"W	38.40'
L5	N39°38'27"W	48.72'
L6	N15°03'10"W	28.01'
L7	N48°16'01"W	52.18'
L27	S36°59'27"W	51.80'
L28	S42°12'29"W	27.05'
L29	S32°30'52"W	40.62'
L30	N78°20'50"W	43.18'
L31	S60°41'38"W	68.47'
L32	S89°12'25"W	16.01'
L33	S56°18'24"W	35.55'

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**CURVE TABLE**

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C1	1514.99'	22°13'46"	S83°37'20"E	584.10'	587.78'
C2	1514.99'	5°26'43"	N 87°59'08" E	143.93'	143.98'
C3	1514.99'	2°47'35"	S 87°53'42" E	73.85'	73.85'
C4	1514.99'	1°3'59'28"	N 79°30'11" W	369.03'	369.95'

**BRITT SURVEYING, INC.**  
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