

# WYSTERIA-WELLEN PARK, VILLAGE F-4 REPLAT

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
SHEET 1 OF 13 SHEETS

A PART OF SECTIONS 5 & 8, TOWNSHIP 40 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA.

## EASEMENT DESCRIPTIONS

### RESERVATION OF EASEMENTS

THERE ARE HEREBY EXPRESSLY RESERVED TO NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC., A FLORIDA LIMITED LIABILITY COMPANY (THE "OWNER"), ITS SUCCESSORS OR ASSIGNS, EASEMENTS OF TEN (10) FEET IN WIDTH ALONG ALL FRONT LOT LINES AND TWO AND A HALF (2.5) FEET IN WIDTH ALONG ALL SIDE LOT LINES FOR THE EXPRESS PURPOSE OF ACCOMMODATING SURFACE AND UNDERGROUND UTILITIES, INCLUDING IRRIGATION FACILITIES. WHERE MORE THAN ONE LOT OR PARTS OF ONE OR MORE LOTS ARE INTENDED AS A BUILDING SITE, ONLY THE OUTSIDE BOUNDARIES OF THE BUILDING SITE SHALL CARRY SAID EASEMENTS.

### UTILITY EASEMENTS

THE OWNER DOES HEREBY GRANT NON-EXCLUSIVE EASEMENTS TO THE CITY OF NORTH PORT; FLORIDA POWER AND LIGHT COMPANY; AND OTHER AUTHORIZED UTILITY COMPANIES FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND POWER, GAS, TELEPHONE, WATER, SEWER, ELECTRIC, CABLE TELEVISION, AND OTHER UTILITIES, LINES, AND FACILITIES UNDER EACH AREA DEPICTED ON THIS PLAT AS A "PUBLIC UTILITY EASEMENT". ALL UTILITY EASEMENTS SHOWN HEREON SHALL ALSO BE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY, OR WITH THE FACILITIES OR OTHER IMPROVEMENTS CONSTRUCTED THEREIN.

### STREET TREE EASEMENTS

THE OWNER DOES HEREBY GRANT NON-EXCLUSIVE STREET TREE EASEMENTS TO THE WYSTERIA - WELLEN PARK NEIGHBORHOOD ASSOCIATIONS, INC. AND TO THE CITY OF NORTH PORT, FLORIDA ("CITY"), OVER AND ACROSS THE AREAS FIFTEEN (15') FEET IN WIDTH ADJACENT TO THE EXTERIOR BOUNDARY OF THE VARIABLE WIDTH ACCESS AND DRAINAGE EASEMENT AND PUBLIC UTILITY EASEMENT AS TRACT 100. TREE MAINTENANCE AND PRUNING SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. IT IS ADDITIONALLY ACKNOWLEDGED THAT THE CITY HAS NO MAINTENANCE OBLIGATIONS ASSOCIATED WITH THESE SUBJECT EASEMENTS.

### DRAINAGE EASEMENTS

THE OWNER DOES HEREBY GRANT NON-EXCLUSIVE DRAINAGE EASEMENTS TO THE WEST VILLAGES IMPROVEMENT DISTRICT FOR THE EXPRESS PURPOSE OF ACCESS AND ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE AS DEPICTED ON THIS PLAT AS A "DRAINAGE EASEMENT".

### LAKE MAINTENANCE, DRAINAGE & ACCESS AND CONSERVATION EASEMENTS

THE OWNER DOES HEREBY GRANT NON-EXCLUSIVE EASEMENTS TO THE WEST VILLAGES IMPROVEMENT DISTRICT FOR THE EXPRESS PURPOSE OF MAINTAINING SAID AREAS AS DEPICTED ON THIS PLAT AS A "LAKE MAINTENANCE, DRAINAGE & ACCESS TRACT" AND "CONSERVATION TRACT" AS TRACTS 101-105 AND 201-202. TOGETHER WITH NON-EXCLUSIVE EASEMENTS OVER AND ACROSS OPEN SPACE AREAS AS DEPICTED ON THIS PLAT AS TRACTS 301 & 309.

## 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 OF  
SARASOTA COUNTY, FLORIDA

BY: \_\_\_\_\_  
DEPUTY CLERK

## 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 ACCEPTED BY THE CITY COMMISSION OF NORTH PORT, A MUNICIPALITY IN THE COUNTY OF SARASOTA, STATE OF FLORIDA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2022.

APPROVED:

\_\_\_\_\_  
MAYOR, NORTH PORT CITY COMMISSION CITY CLERK, ATTEST

## CERTIFICATE OF APPROVAL OF CITY ENGINEER

STATE OF FLORIDA  
COUNTY OF SARASOTA) SS

I HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT AND IN MY OPINION, IT CONFORMS WITH THE CURRENT SUBDIVISION ORDINANCE OF THE CITY OF NORTH PORT AND CHAPTER 177, PART 1, FLORIDA STATUTES, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2022.

APPROVED:

\_\_\_\_\_  
CITY ENGINEER P.E. NO. \_\_\_\_\_

## CERTIFICATE OF APPROVAL OF THE NORTH PORT CITY ATTORNEY

STATE OF FLORIDA  
COUNTY OF SARASOTA) SS

I, THE UNDERSIGNED, HEREBY CERTIFIED THAT I HAVE EXAMINED AND APPROVED THIS PLAT FOR RECORDING THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2022.

\_\_\_\_\_  
CITY ATTORNEY, CITY OF NORTH PORT

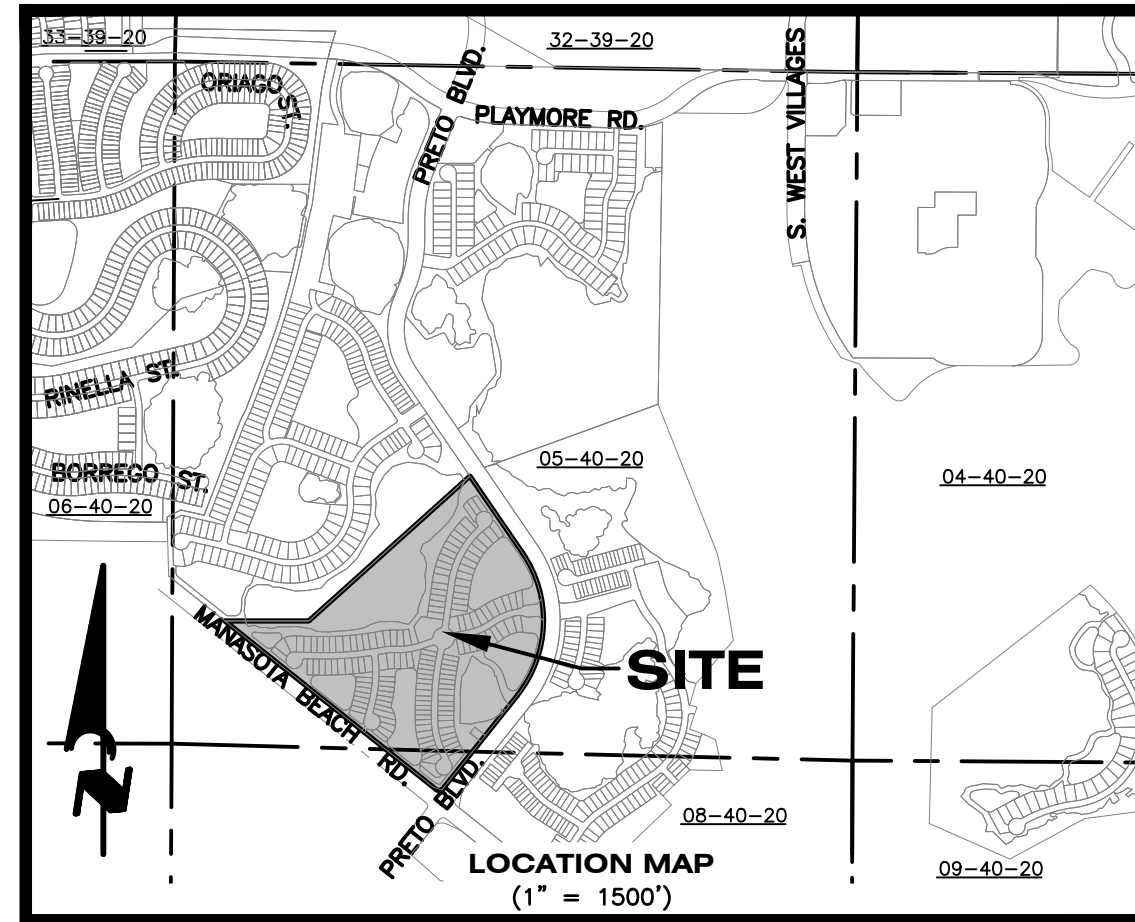
## CERTIFICATE OF APPROVAL OF CITY OF NORTH PORT PLANNING AND ZONING ADVISORY BOARD

STATE OF FLORIDA  
COUNTY OF SARASOTA) SS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY ACCEPTED BY THE CITY OF NORTH PORT PLANNING AND ZONING ADVISORY BOARD, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2022.

APPROVED:

\_\_\_\_\_  
CHAIR



### SHEET INDEX

- 1 COVER SHEET
- 2 LEGAL DESCRIPTION
- 3 KEY SHEET
- 4-13 DETAIL SHEETS

### NOTICE

- 1) 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 THIS COUNTY.
- 2) OWNER RETAINS AND RESERVES OWNERSHIP OF ALL PROPERTY, EASEMENTS AND INTERESTS SET FORTH ON THIS PLAT THAT HAVE NOT OTHERWISE BEEN CONVEYED AND/OR DEDICATED TO ANOTHER PARTY.
- 3) THE LANDS WITHIN THIS PLAT ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WYSTERIA-WELLEN PARK, AS RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2021110020, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AS SAME MAY BE SUPPLEMENTED AND AMENDED FROM TIME TO TIME.
- 4) THE SITE LIES WITHIN THE BOUNDARY OF FLOOD ZONE "X" PER FEMA FIRM MAP PANEL 12115C0365F, EFFECTIVE NOVEMBER 4, 2016.

### TRACT DESIGNATIONS

TRACT 100: PRIVATE ROAD RIGHT-OF-WAY, DRAINAGE & PUBLIC UTILITY EASEMENT  
TRACTS 101 - 105: LAKE MAINTENANCE, DRAINAGE & ACCESS TRACT - HEREBY DEDICATED TO WEST VILLAGES IMPROVEMENT DISTRICT  
TRACTS 201 - 202: CONSERVATION TRACT - HEREBY DEDICATED TO WEST VILLAGES IMPROVEMENT DISTRICT  
TRACTS 301 - 309: OPEN SPACE AREAS  
TRACT 500: LIFT STATION

### WEST VILLAGES IMPROVEMENT DISTRICT ACCEPTANCE AND ACKNOWLEDGEMENT

THE WEST VILLAGES IMPROVEMENT DISTRICT ("WVID") HEREBY ACCEPTS THE FEE SIMPLE DEDICATION OF, AND PERPETUAL MAINTENANCE OBLIGATION FOR, TRACTS 101-105 AND 201-202 INCLUSIVE, AS SHOWN HEREON; AND HEREBY ACCEPTS THE EASEMENTS AS SHOWN HEREON, WITHOUT MAINTENANCE THEREFOR.

\_\_\_\_\_  
SECRETARY/ASSISTANT SECRETARY JOHN LUCZYNSKI, CHAIRMAN

STATE OF FLORIDA  
COUNTY OF SARASOTA

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, AN INDEPENDENT SPECIAL DISTRICT CREATED PURSUANT TO CHAPTER 189, FLORIDA STATUTES, ON BEHALF OF THE DISTRICT, (\_\_\_\_\_) WHO IS PERSONALLY KNOWN TO ME, OR (\_\_\_\_\_) WHO HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

(AFFIX SEAL)

\_\_\_\_\_  
SIGNATURE OF NOTARY PUBLIC

PRINT NOTARY NAME: \_\_\_\_\_  
NOTARY PUBLIC STATE OF FLORIDA  
COMMISSION NO. \_\_\_\_\_

EXPIRATION DATE: \_\_\_\_\_

### CERTIFICATE OF REVIEWING SURVEYOR AND MAPPER

STATE OF FLORIDA  
COUNTY OF SARASOTA) SS

IT IS HEREBY CERTIFIED THAT I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, PART 1, PLATTING, OF THE FLORIDA STATUTES. THIS LIMITED CERTIFICATION AS TO FACIAL CONFORMITY WITH REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES IS NOT INTENDED TO BE AND SHOULD NOT BE CONSTRUED AS A CERTIFICATION OF THE ACCURACY OR QUALITY OF THE SURVEYING AND MAPPING REFLECTED ON THIS PLAT.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_, 2022.  
ALAN K. FISH  
PROFESSIONAL SURVEYOR & MAPPER NO. 3941

### CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA)  
COUNTY OF SARASOTA)

I, PAMELA CURRAN, AS MANAGER OF NCDG MANAGEMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS MANAGER OF NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC., A FLORIDA LIMITED LIABILITY COMPANY, ("OWNER"), LICENSED TO DO BUSINESS IN THE IN THE STATE OF FLORIDA, CERTIFIES OWNERSHIP OF THE PROPERTY DESCRIBED HEREON AND HAS CAUSED THIS PLAT ENTITLED "WYSTERIA-WELLEN PARK, VILLAGE F-4 REPLAT" TO BE MADE AND DOES HEREBY DEDICATE THE FOLLOWING:

1. TO THE CITY OF NORTH PORT, ITS SUCCESSORS AND/OR ASSIGNS:
  - A) A NON-EXCLUSIVE EMERGENCY ACCESS EASEMENT ACROSS, OVER AND UNDER THE ROADS AND RIGHT-OF-WAY SHOWN HEREON AS TRACT 100 FOR INGRESS AND EGRESS OF EMERGENCY VEHICLES AND FOR AUTHORIZED GOVERNMENTAL SERVICES.
  - B) ALL POTABLE WATER AND SANITARY SEWER INFRASTRUCTURE FACILITIES ALONG AND ADJACENT TO TRACT 100.
  - C) ALL PUBLIC UTILITY AS SHOWN ON THIS PLAT.
  - D) ALL STREET TREE EASEMENTS AS SHOWN ON THIS PLAT.
2. TO THE WEST VILLAGES IMPROVEMENT DISTRICT ("WVID"), ITS SUCCESSORS AND/OR ASSIGNS:
  - A) A NON-EXCLUSIVE IRRIGATION EASEMENT AS SHOWN ON THIS PLAT AS "IRRIGATION EASEMENT" FOR ACCESS AND IRRIGATION PURPOSES AND OTHER PURPOSES INCIDENTAL HERETO.
  - B) ALL DRAINAGE EASEMENTS AS SHOWN ON THIS PLAT, FOR ACCESS AND DRAINAGE PURPOSES AND OTHER PURPOSES INCIDENTAL HERETO.
  - C) A NON-EXCLUSIVE ACCESS EASEMENT OVER THE ROADS AND RIGHT-OF-WAY SHOWN HEREON AS TRACT 100 FOR INGRESS AND EGRESS FOR THE PERFORMANCE OF THEIR OFFICIAL DUTIES.
  - D) TRACTS 101 THROUGH 105, AS SHOWN ON THIS PLAT ARE HEREBY CONVEYED AND DEDICATED IN FEE ABSOLUTE, TO THE WVID, FOR STORMWATER MANAGEMENT AND OTHER LAWFUL PURPOSES, SAID TRACTS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF WVID, ITS SUCCESSORS OR ASSIGNS.
  - E) TRACTS 201 THROUGH 202, AS SHOWN ON THIS PLAT ARE HEREBY CONVEYED AND DEDICATED IN FEE ABSOLUTE, TO WVID FOR PRESERVATION AND OTHER LAWFUL PURPOSES, SAID TRACTS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF WVID, ITS SUCCESSORS OR ASSIGNS. SUCH TRACTS SHALL NOT BE ALTERED FROM THEIR NATURAL STATE, AND ACTIVITIES PROHIBITED WITHIN SUCH TRACTS INCLUDE BUT ARE NOT LIMITED TO, CONSTRUCTION OR PLACING OF BUILDINGS ON OR ABOVE THE GROUND; DUMPING 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.
3. TO THE WYSTERIA - WELLEN PARK NEIGHBORHOOD ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS:
  - A) ALL STREET TREE AND LANDSCAPE EASEMENTS AS SHOWN IN THIS PLAT.

\_\_\_\_\_  
WITNESS

\_\_\_\_\_  
PRINT NAME OF WITNESS

\_\_\_\_\_  
WITNESS

\_\_\_\_\_  
PRINT NAME OF WITNESS

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 PAMELA CURRAN, AS MANAGER OF NCDG MANAGEMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS MANAGER OF NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC., A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, (\_\_\_\_\_) WHO IS PERSONALLY KNOWN TO ME, OR (\_\_\_\_\_) WHO HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

(AFFIX SEAL)

\_\_\_\_\_  
SIGNATURE OF NOTARY PUBLIC

PRINT NOTARY NAME: \_\_\_\_\_  
NOTARY PUBLIC STATE OF FLORIDA  
COMMISSION NO. \_\_\_\_\_

EXPIRATION DATE: \_\_\_\_\_

### SURVEYOR'S NOTES

- \* BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 5, TOWNSHIP 40 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA, BEING NORTH 89°05'29" WEST, AS SHOWN HEREON.
- \* STATE PLANE COORDINATES, IF ANY, SHOWN HEREON REFER TO APPLICABLE ZONE, NAD 83 (2011).
- \* THIS PLAT WAS PREPARED BASED ON A BOUNDARY SURVEY BY KING ENGINEERING ASSOCIATES, INC., JOB NUMBER 2019-3855-00 DATED 2019-07-12 AND FURNISHED TO AM ENGINEERING, LLC.
- \* THIS PLAT IS A RE-PLAT OF THE LANDS SET FORTH IN THE PLAT FOR WYSTERIA-WELLEN PARK, VILLAGE F-4, AS RECORDED IN OFFICIAL RECORDS PLAT BOOK 55, PAGE 172, OF THE PUBLIC RECORDS OF SARASOTA COUNTY.
- \* THE PURPOSE OF THIS RE-PLAT WAS TO MODIFY BOUNDARY (FROM ABOVE REFERENCED SURVEY) TO MATCH RECORDED DEED (OFFICIAL RECORDS INSTRUMENT #2020070402); TO REMOVE THE REAR LOT LINE EASEMENTS AND MODIFY WIDTH OF SIDELINE LOT EASEMENTS.

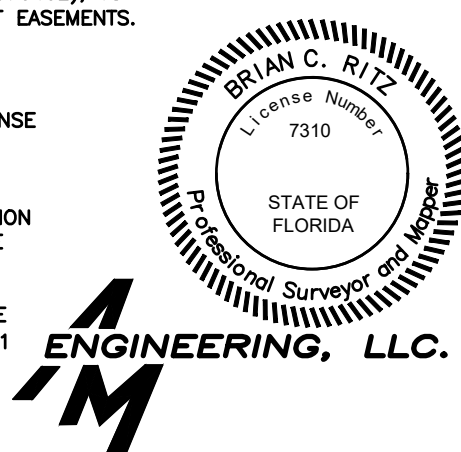
### SURVEYORS CERTIFICATE

PROFESSIONAL SURVEYOR AND MAPPER IN THE STATE OF FLORIDA, HOLDING LICENSE NO. 0007310, HEREBY CERTIFY THAT I AM ACTING ON BEHALF OF A M ENGINEERING, LLC., A LIMITED LIABILITY COMPANY AUTHORIZED TO OFFER SERVICES OF REGISTERED SURVEYORS AND MAPPERS IN THE STATE OF FLORIDA, HOLDING L.B. NO. 4334, THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1 OF THE FLORIDA STATUTES AND THE SARASOTA COUNTY LAND DEVELOPMENT REGULATIONS AS AMENDED, AND THAT THE PERMANENT REFERENCE MONUMENTS (PRM'S) WERE INSTALLED AS OF 9-30-2021 AND THE PERMANENT CONTROL POINTS (PCP'S), AND THE LOT CORNERS WILL BE INSTALLED WITHIN 1 YEAR FROM DATE OF RECORDING AND WILL BE CONFIRMED BY SURVEYORS AFFIDAVIT.

A M ENGINEERING, LLC.

BY: \_\_\_\_\_  
BRIAN C. RITZ, P.S.M.,  
REGISTERED PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA LICENSE NO. 0007310

# DRAFT PLAT



**A M ENGINEERING, LLC.**  
CONSULTING ENGINEERS & SURVEYORS, L.B. 4334

8340 CONSUMER COURT  
SARASOTA, FLORIDA 34240  
PHONE (941) 377-9178  
FAX 378-3786

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COVER SHEET 1--PLOTTED DATE 6/6/2022

WYSTERIA—WELLEN PARK, VILLAGE F-4 REPLAT  
A PART OF SECTIONS 5 & 8, TOWNSHIP 40 SOUTH, RANGE 20 EAST,  
CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA.

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SHEET 2 OF 13 SHEETS

LEGAL  
DESCRIPTION

**LEGAL DESCRIPTION** (PREPARED BY KING ENGINEERING ASSOCIATES, INC.)

A TRACT OF LAND LYING IN SECTIONS 5 AND 8, TOWNSHIP 40 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

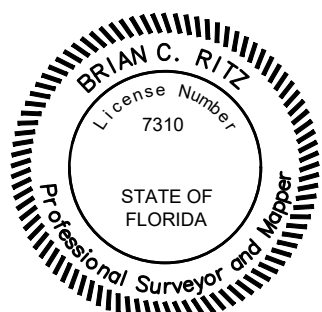
COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 5;  
THENCE NORTH 89°05'29" WEST, ALONG THE NORTH LINE OF SAID SECTION 5, A DISTANCE OF 2,975.59 FEET;  
THENCE SOUTH 00°54'31" WEST, A DISTANCE OF 3,204.91 FEET TO THE POINT OF BEGINNING, BEING A POINT ON  
THE PROPOSED WEST RIGHT-OF-WAY LINE OF PRETO BOULEVARD (130.00 FOOT PROPOSED PUBLIC  
RIGHT-OF-WAY);  
THENCE ALONG SAID PROPOSED WEST RIGHT-OF-WAY LINE OF PRETO BOULEVARD FOR THE FOLLOWING FOUR (4)  
CALLS:

1. THENCE SOUTH 34°23'49" EAST, A DISTANCE OF 728.81 FEET TO THE POINT OF CURVATURE OF A CURVE TO  
THE RIGHT HAVING A RADIUS OF 935.00 FEET AND A CENTRAL ANGLE OF 72°58'36";
2. THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1,190.89 FEET TO THE POINT OF  
TANGENCY OF SAID CURVE;
3. THENCE SOUTH 38°34'47" WEST, A DISTANCE OF 936.67 FEET TO THE POINT OF CURVATURE OF A CURVE TO  
THE RIGHT HAVING A RADIUS OF 35.00 FEET AND A CENTRAL ANGLE OF 90°00'00";
4. THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 54.98 FEET TO THE POINT OF  
TANGENCY OF SAID CURVE, SAID POINT BEING ON THE NORTHEASTERLY PROPOSED RIGHT-OF-WAY LINE OF  
MANASOTA BEACH ROAD (130.00 FOOT WIDE PROPOSED PUBLIC RIGHT-OF-WAY);

THENCE NORTH 51°25'13" WEST ALONG SAID NORTHEASTERLY PROPOSED RIGHT-OF-WAY LINE, A DISTANCE OF  
2,114.34 FEET;  
THENCE NORTH 90°00'00" EAST, A DISTANCE OF 656.33 FEET;  
THENCE NORTH 48°02'09" EAST, A DISTANCE OF 1,692.79 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 2,902,198 SQUARE FEET OR 66.6253 ACRES, MORE OR LESS.

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**ENGINEERING, LLC.**  
CONSULTING ENGINEERS  
& SURVEYORS, L.B. 4334

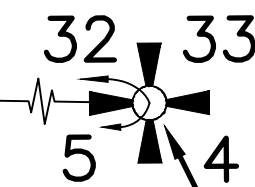
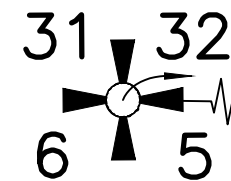
8340 CONSUMER COURT  
SARASOTA, FLORIDA. 34240  
PHONE (941) 377-9178  
FAX 378-3786

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LEGAL DESC. 2--PLOTTED DATE 6/6/2022

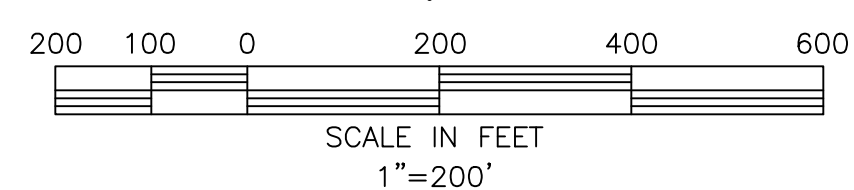
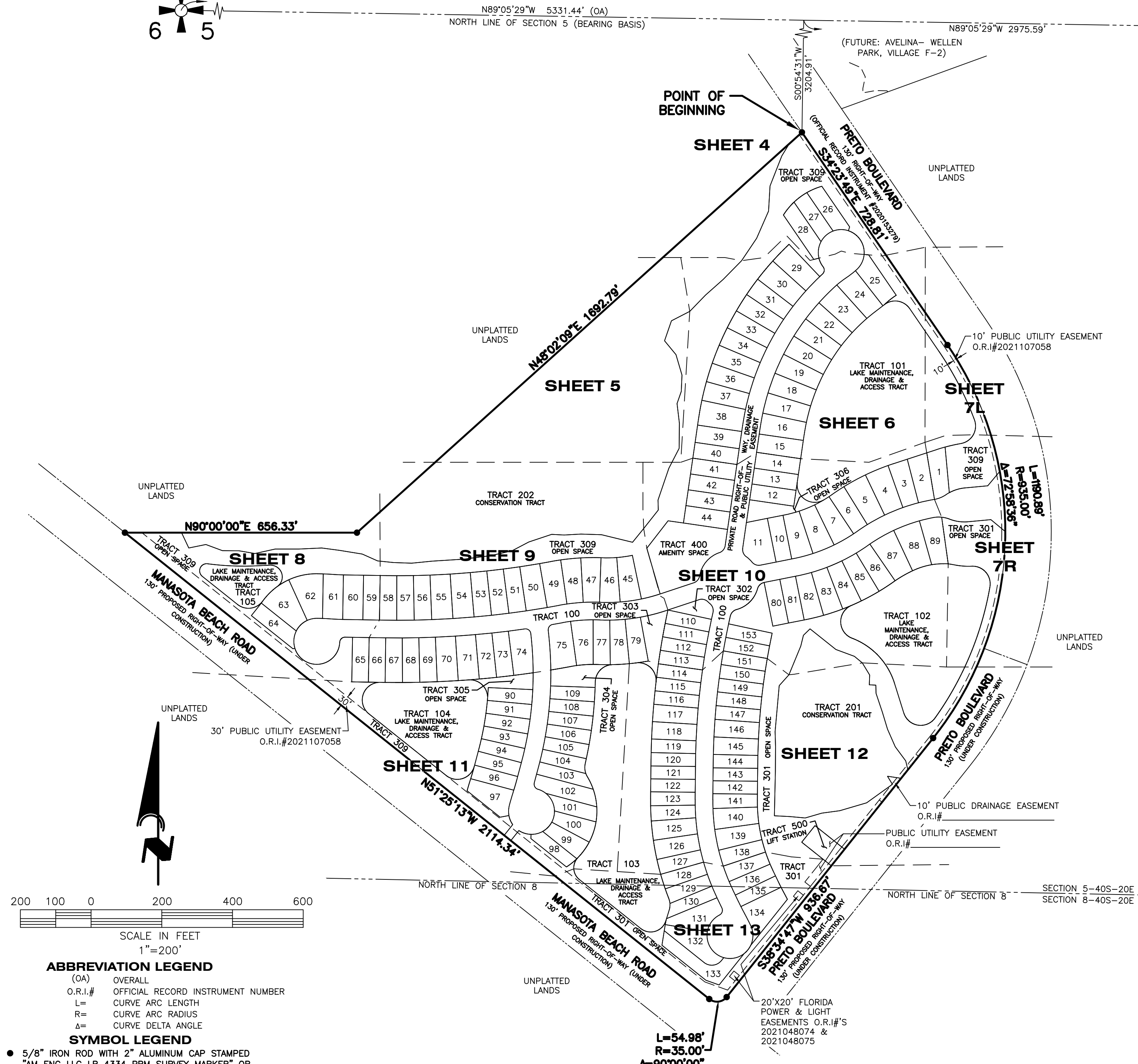
**WYSTERIA-WELLEN PARK, VILLAGE F-4 REPLAT**  
 A PART OF SECTIONS 5 & 8, TOWNSHIP 40 SOUTH, RANGE 20 EAST,  
 CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA.

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**KEY SHEET**

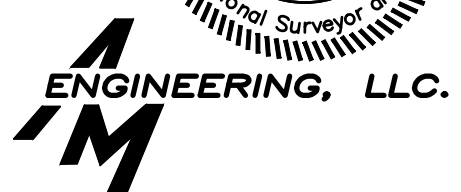
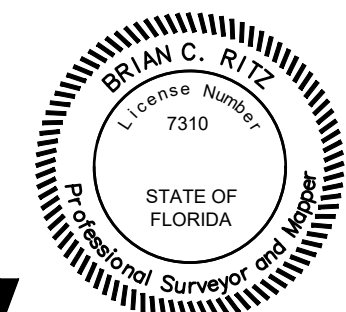


**POINT OF COMMENCEMENT  
 NORTHEAST CORNER OF  
 SECTION 5-40S-20E**



**ABBREVIATION LEGEND**  
 (OA) OVERALL  
 O.R.I.# OFFICIAL RECORD INSTRUMENT NUMBER  
 L= CURVE ARC LENGTH  
 R= CURVE ARC RADIUS  
 Δ= CURVE DELTA ANGLE

**SYMBOL LEGEND**  
 ● 5/8" IRON ROD WITH 2" ALUMINUM CAP STAMPED  
 \*AM ENG LLC LB 4334 PRM SURVEY MARKER\* OR  
 AS OTHERWISE NOTED



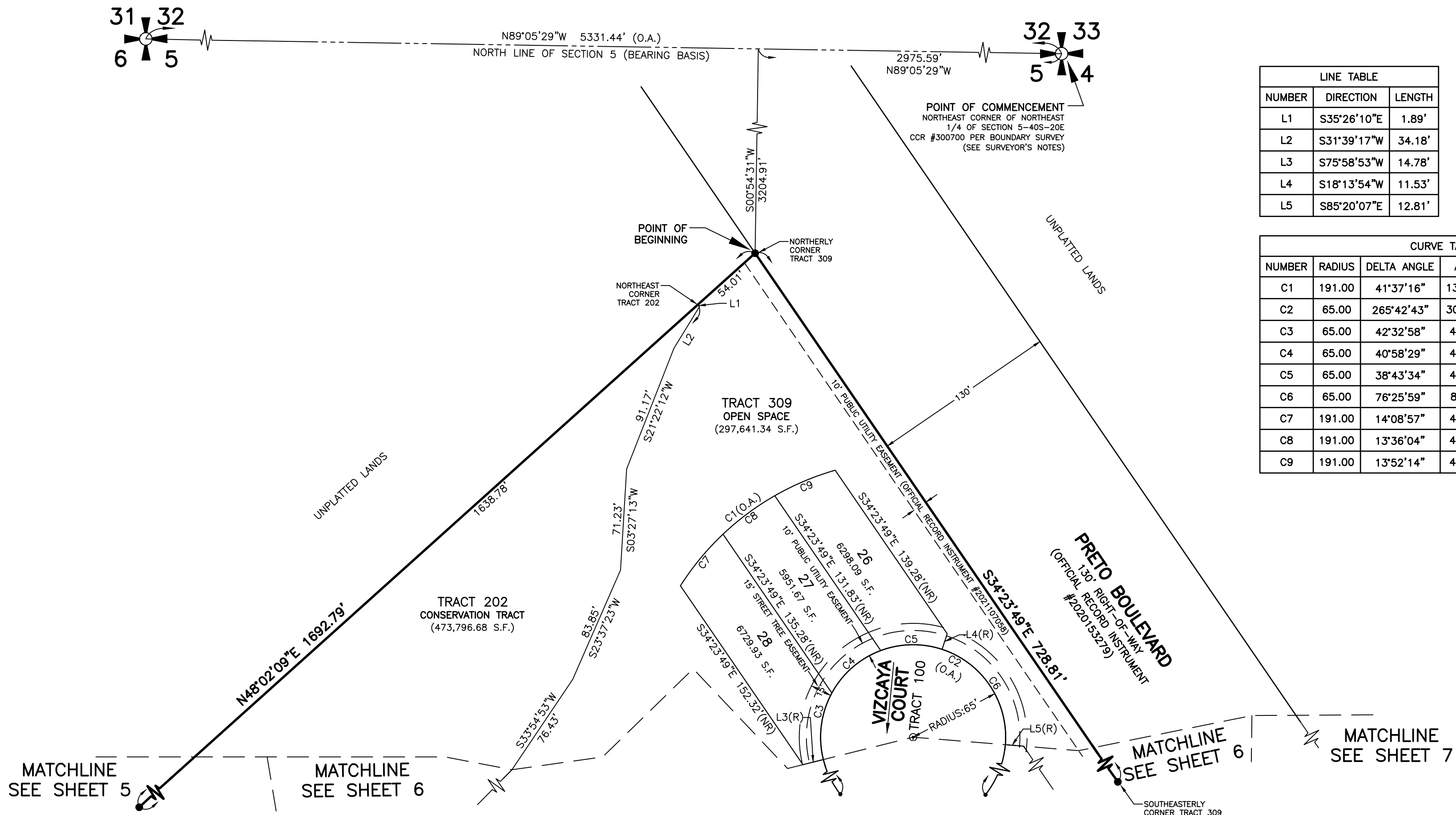
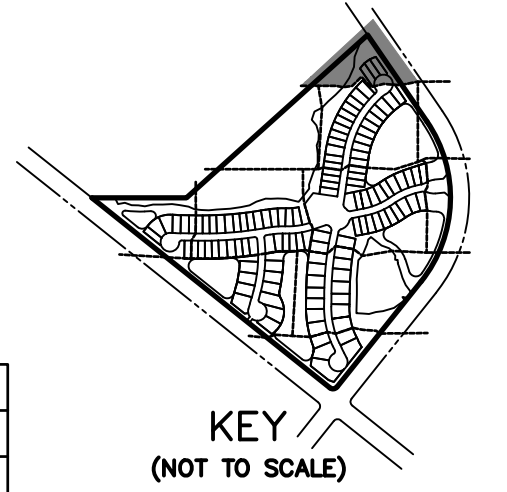
**CONSULTING ENGINEERS  
 & SURVEYORS, L.B. 4334**  
 8340 CONSUMER COURT  
 SARASOTA, FLORIDA. 34240  
 PHONE (941) 377-9178  
 FAX 378-3786

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 KEY SHEET 3-PLOTTED DATE 6/6/2022

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**WYSTERIA-WELLEN PARK, VILLAGE F-4 REPLAT**  
 A PART OF SECTIONS 5 & 8, TOWNSHIP 40 SOUTH, RANGE 20 EAST,  
 CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA.

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 SHEET 4 OF 13 SHEETS  
**DETAIL SHEET**



LINE TABLE		
NUMBER	DIRECTION	LENGTH
L1	S35°26'10"E	1.89'
L2	S31°39'17"W	34.18'
L3	S75°58'53"W	14.78'
L4	S18°13'54"W	11.53'
L5	S85°20'07"E	12.81'

CURVE TABLE					
NUMBER	RADIUS	DELTA ANGLE	ARC	CHORD	CHORD BEARING
C1	191.00	41°37'16"	138.75	135.72	S53°13'39"W
C2	65.00	265°42'43"	301.44	95.30	S85°15'21"E
C3	65.00	42°32'58"	48.27	47.17	S07°15'22"W
C4	65.00	40°58'29"	46.48	45.50	S49°01'06"W
C5	65.00	38°43'34"	43.93	43.10	S88°52'07"W
C6	65.00	76°25'59"	86.71	80.42	N33°33'07"W
C7	191.00	14°08'57"	47.17	47.05	N39°29'30"E
C8	191.00	13°36'04"	45.34	45.23	N53°22'01"E
C9	191.00	13°52'14"	46.24	46.13	N67°06'10"E

MATCHLINE  
SEE SHEET 5

MATCHLINE  
SEE SHEET 6

MATCHLINE  
SEE SHEET 6

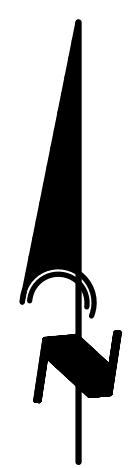
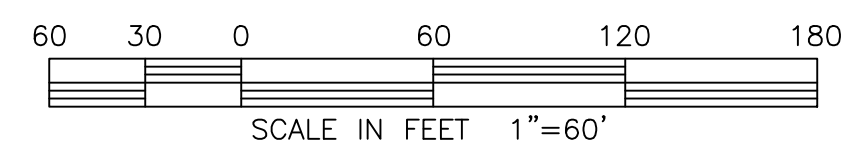
MATCHLINE  
SEE SHEET 7

**ABBREVIATION LEGEND**

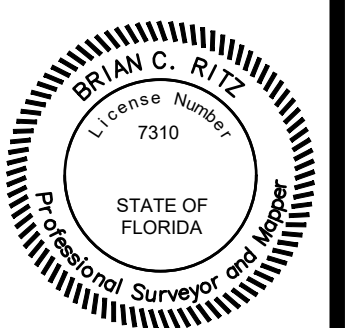
- (O.A.) OVERALL
- (S.F.) SQUARE FEET
- (NR) NON-RADIAL
- (R) RADIAL
- PRM PERMANENT REFERENCE MARKER
- PCP PERMANENT CONTROL POINT

**SYMBOL LEGEND**

- ⊙ MAGNETIC NAIL WITH 2" ALUMINUM DISK STAMPED "AM ENG LLC LB 4334 PCP SURVEY MARKER" OR AS OTHERWISE NOTED
- 5/8" IRON ROD WITH 2" ALUMINUM CAP STAMPED "AM ENG LLC LB 4334 PRM SURVEY MARKER" OR AS OTHERWISE NOTED
- INDICATES CHANGE IN DIRECTION OF RIGHT OF WAY



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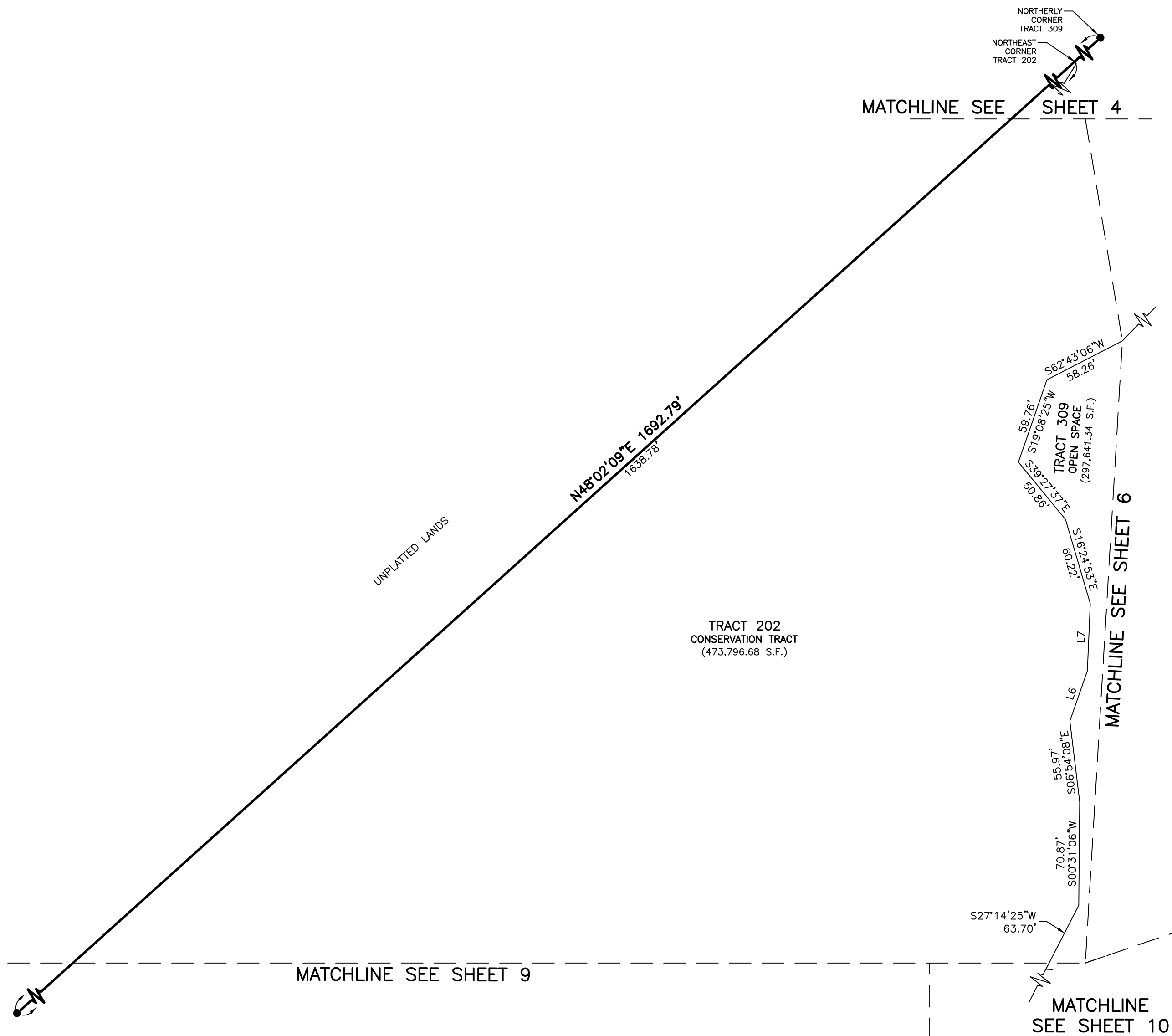
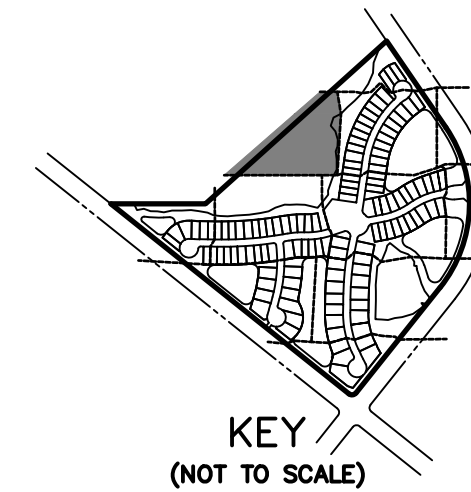
**ENGINEERING, LLC.**

CONSULTING ENGINEERS  
 & SURVEYORS, L.B. 4334  
 8340 CONSUMER COURT  
 SARASOTA, FLORIDA, 34240  
 PHONE (941) 377-9178  
 FAX 378-3786

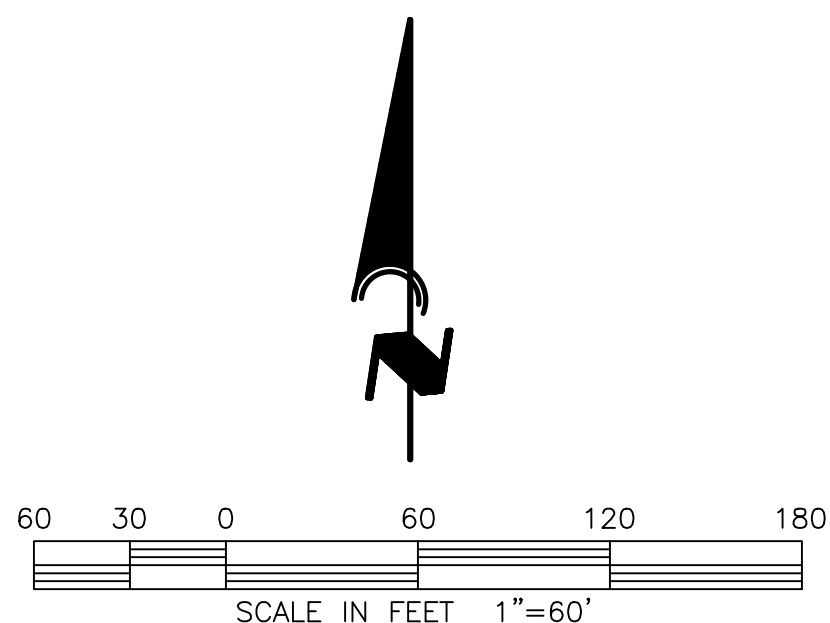
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 DETAIL SHEET 4--PLOTTED DATE 6/6/2022

WYSTERIA-WELLEN PARK, VILLAGE F-4 REPLAT  
 A PART OF SECTIONS 5 & 8, TOWNSHIP 40 SOUTH, RANGE 20 EAST,  
 CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA.

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
 SHEET 5 OF 13 SHEETS  
**DETAIL SHEET**



LINE TABLE		
NUMBER	DIRECTION	LENGTH
L6	S19°13'52"W	36.44'
L7	S02°29'16"W	46.15'

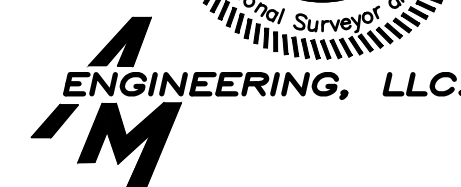
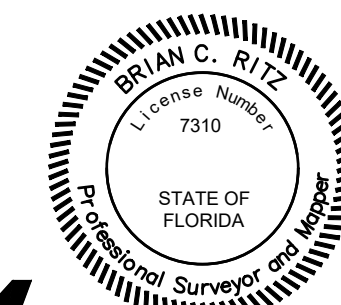


**ABBREVIATION LEGEND**

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CONSULTING ENGINEERS  
 & SURVEYORS, L.B. 4334

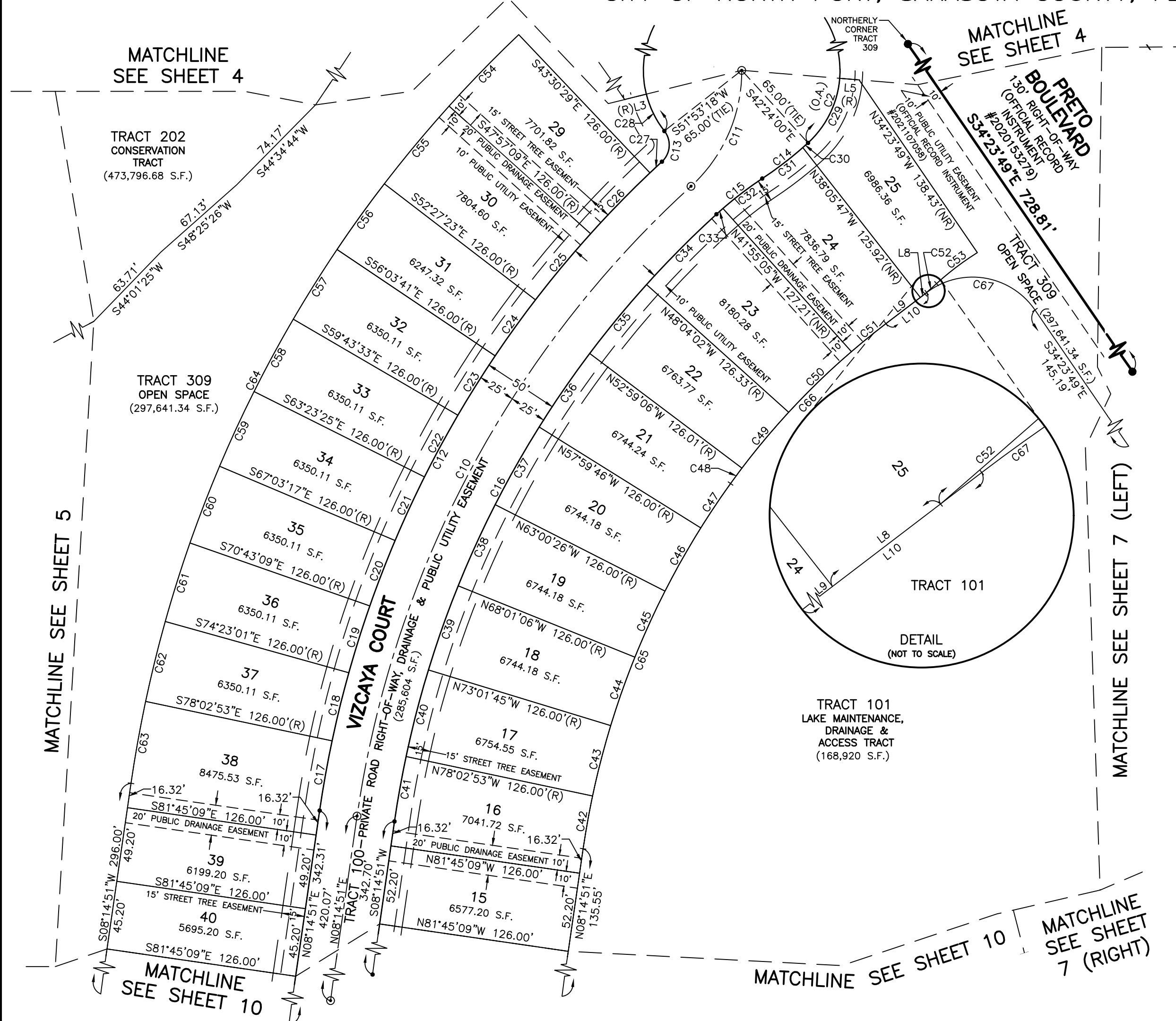
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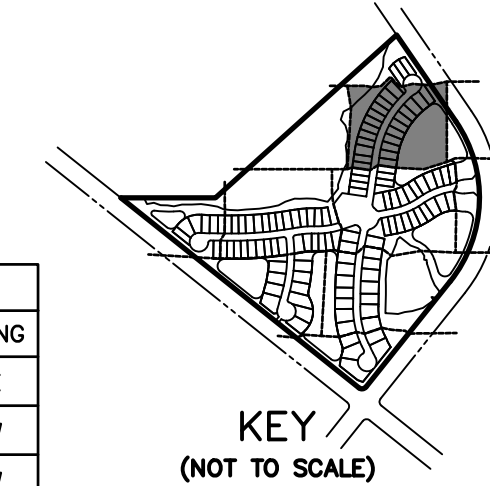
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**WYSTERIA-WELLEN PARK, VILLAGE F-4 REPLAT**  
 A PART OF SECTIONS 5 & 8, TOWNSHIP 40 SOUTH, RANGE 20 EAST,  
 CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA.

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
 SHEET 6 OF 13 SHEETS  
**DETAIL SHEET**



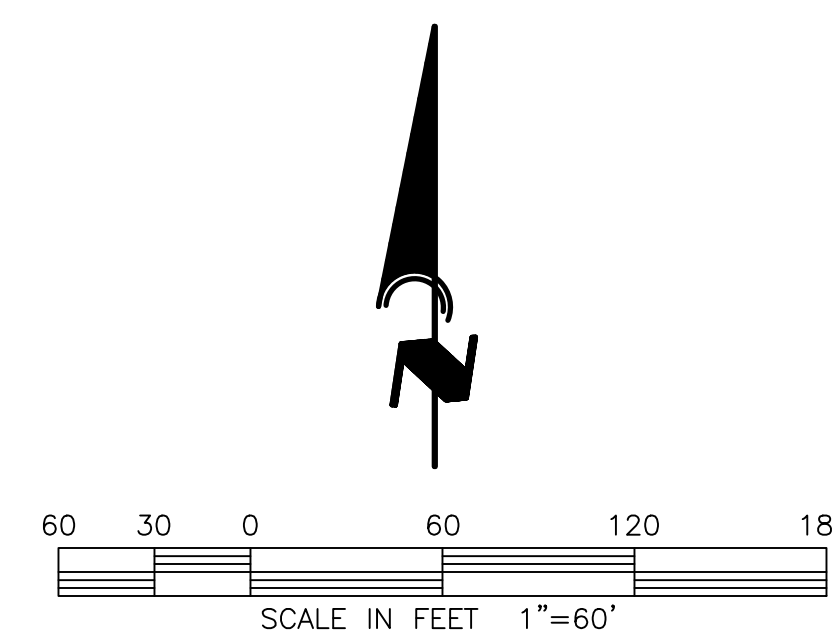
CURVE TABLE					
NUMBER	RADIUS	DELTA ANGLE	ARC	CHORD	CHORD BEARING
C41	675.00	3°42'16"	43.64	43.64	N10°05'59"E
C42	549.00	3°42'16"	35.49	35.49	S10°05'59"W
C43	549.00	5°01'08"	48.09	48.07	S14°27'41"W
C44	549.00	5°00'40"	48.02	48.00	S19°28'34"W
C45	549.00	5°00'40"	48.02	48.00	S24°29'14"W
C46	549.00	5°00'40"	48.02	48.00	S29°29'54"W
C47	549.00	3°41'23"	35.35	35.35	S33°50'55"W
C48	500.00	1°27'03"	12.66	12.66	S36°25'08"W
C49	500.00	5°31'28"	48.21	48.19	S39°54'24"W
C50	500.00	6°37'04"	57.75	57.72	S45°58'40"W
C51	500.00	3°21'43"	29.34	29.34	S50°58'04"W
C52	371.61	1°35'14"	10.29	10.29	S48°23'37"W
C53	188.00	10°20'08"	33.91	33.87	S52°46'04"W
C54	851.00	4°26'40"	66.01	66.00	N44°16'11"E
C55	851.00	4°30'14"	66.89	66.88	N39°47'44"E
C56	851.00	3°36'18"	53.54	53.54	N35°44'28"E
C57	851.00	3°39'52"	54.43	54.42	N32°06'23"E
C58	851.00	3°39'52"	54.43	54.42	N28°26'31"E
C59	851.00	3°39'52"	54.43	54.42	N24°46'39"E
C60	851.00	3°39'52"	54.43	54.42	N21°06'47"E
C61	851.00	3°39'52"	54.43	54.42	N17°26'55"E
C62	851.00	3°39'52"	54.43	54.42	N13°47'03"E
C63	851.00	3°42'16"	55.02	55.01	N10°05'59"E
C64	851.00	38°14'40"	568.04	557.55	S27°22'11"W
C65	549.00	27°26'46"	262.99	260.48	N21°58'14"E
C66	500.00	16°57'19"	147.96	147.42	N44°10'16"E
C67	50.00	92°57'16"	81.12	72.51	S80°52'27"E



LINE TABLE		
NUMBER	DIRECTION	LENGTH
L3	S75°58'53"W	14.78'
L5	S85°20'07"E	12.81'
L8	S52°38'55"W	3.83'
L9	S52°38'55"W	28.58'
L10	N52°38'55"E	33.88'

CURVE TABLE					
NUMBER	RADIUS	DELTA ANGLE	ARC	CHORD	CHORD BEARING
C2	65.00	265°42'43"	301.44	95.30	S85°15'21"E
C10	700.00	39°21'10"	480.78	471.39	N27°55'26"E
C11	102.98	47°57'12"	86.19	83.70	N23°37'25"E
C12	725.00	39°05'49"	494.72	485.18	N27°47'45"E
C13	15.00	85°27'22"	22.37	20.36	N04°36'59"E
C14	245.61	8°57'22"	38.39	38.35	S52°04'42"W
C15	245.61	8°57'22"	38.39	38.35	S52°04'42"W
C16	675.00	39°21'10"	463.61	454.55	S27°55'26"W
C17	725.00	3°42'16"	46.88	46.87	S10°05'59"W
C18	725.00	3°39'52"	46.37	46.36	S13°47'03"W
C19	725.00	3°39'52"	46.37	46.36	S17°26'55"W
C20	725.00	3°39'52"	46.37	46.36	S21°06'47"W
C21	725.00	3°39'52"	46.37	46.36	S24°46'39"W
C22	725.00	3°39'52"	46.37	46.36	S28°26'31"W
C23	725.00	3°39'52"	46.37	46.36	S32°06'23"W
C24	725.00	3°36'18"	45.62	45.61	S35°44'28"W

CURVE TABLE					
NUMBER	RADIUS	DELTA ANGLE	ARC	CHORD	CHORD BEARING
C25	725.00	4°30'14"	56.99	56.97	S39°47'44"W
C26	725.00	4°26'40"	56.24	56.22	S44°16'11"W
C27	725.00	0°51'09"	10.79	10.79	S46°55'05"W
C28	65.00	24°05'35"	27.33	27.13	S26°03'55"E
C29	65.00	42°56'08"	48.71	47.58	N26°07'57"E
C30	245.61	1°05'16"	4.66	4.66	N48°08'38"E
C31	245.61	7°52'07"	33.73	33.70	N52°37'19"E
C32	245.61	7°37'55"	32.72	32.69	N52°44'25"E
C33	245.61	1°19'27"	5.68	5.68	N48°15'44"E
C34	675.00	5°34'27"	65.67	65.64	N44°48'47"E
C35	675.00	5°00'40"	59.04	59.02	N39°31'14"E
C36	675.00	5°00'40"	59.04	59.02	N34°30'34"E
C37	675.00	5°00'40"	59.04	59.02	N29°29'54"E
C38	675.00	5°00'40"	59.04	59.02	N24°29'14"E
C39	675.00	5°00'40"	59.04	59.02	N19°28'34"E
C40	675.00	5°01'08"	59.13	59.11	N14°27'41"E

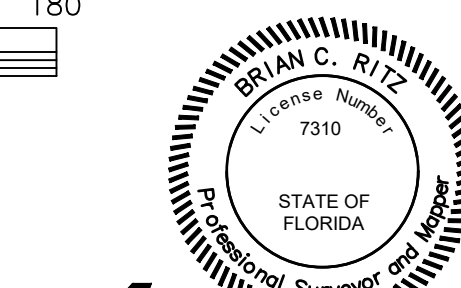


**ABBREVIATION LEGEND**

- (O.A.) OVERALL
- (S.F.) SQUARE FEET
- (NR) NON-RADIAL
- (R) RADIAL
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**SYMBOL LEGEND**

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**ENGINEERING, LLC.**

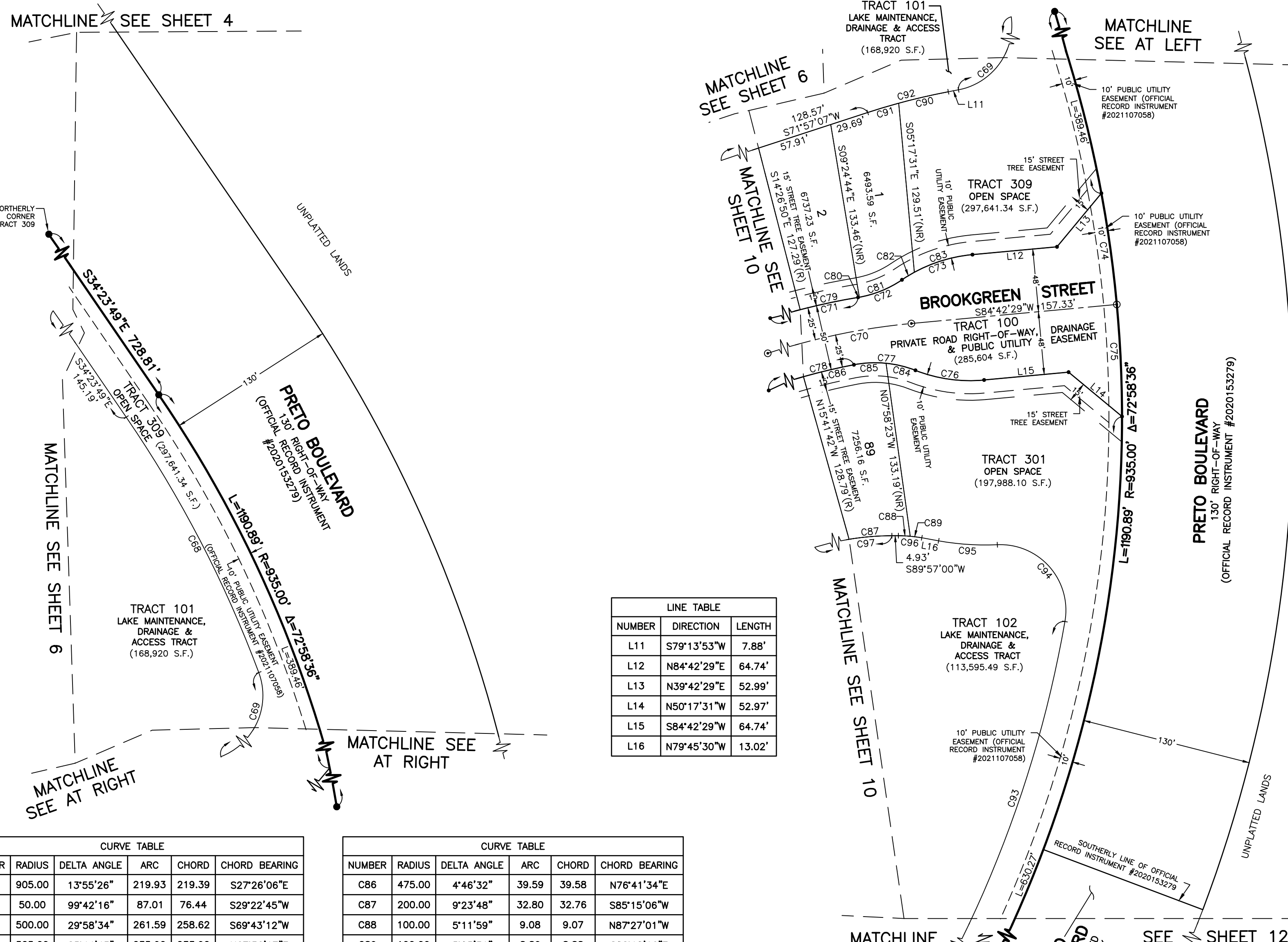
CONSULTING ENGINEERS & SURVEYORS, L.B. 4334

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 DETAIL SHEET 6--PLOTTED DATE 6/6/2022

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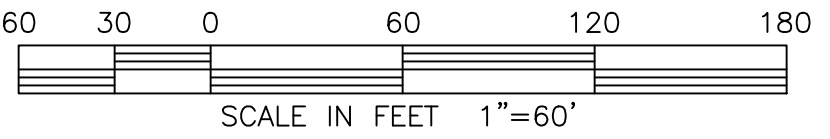
PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
 SHEET 7 OF 13 SHEETS  
**DETAIL SHEET**



LINE TABLE		
NUMBER	DIRECTION	LENGTH
L11	S79°13'53"W	7.88'
L12	N84°42'29"E	64.74'
L13	N39°42'29"E	52.99'
L14	N50°17'31"W	52.97'
L15	S84°42'29"W	64.74'
L16	N79°45'30"W	13.02'

CURVE TABLE					
NUMBER	RADIUS	DELTA ANGLE	ARC	CHORD	CHORD BEARING
C68	905.00	13°55'26"	219.93	219.39	S27°26'06"E
C69	50.00	99°42'16"	87.01	76.44	S29°22'45"W
C70	500.00	29°58'34"	261.59	258.62	S69°43'12"W
C71	525.00	25°44'43"	235.90	233.92	N67°36'17"E
C72	85.00	24°31'26"	36.38	36.10	N68°12'56"E
C73	115.00	28°45'16"	57.71	57.11	N70°19'51"E
C74	978.35	5°00'44"	85.58	85.56	S07°54'31"E
C75	850.77	5°45'49"	85.58	85.55	S02°39'52"E
C76	115.00	26°34'07"	53.33	52.85	N82°00'27"W
C77	85.00	32°11'47"	47.76	47.14	N84°49'17"W
C78	475.00	24°20'54"	201.86	200.34	S66°54'22"W
C79	525.00	4°55'29"	45.12	45.11	S78°00'54"W
C80	85.00	0°40'55"	1.01	1.01	S80°08'11"W
C81	85.00	23°50'31"	35.37	35.12	S67°52'28"W
C82	115.00	5°30'07"	11.04	11.04	S58°42'17"W
C83	115.00	23°15'09"	46.67	46.35	S73°04'55"W
C84	85.00	15°36'32"	23.15	23.08	S76°31'40"E
C85	85.00	16°35'14"	24.61	24.52	N87°22'27"E

CURVE TABLE					
NUMBER	RADIUS	DELTA ANGLE	ARC	CHORD	CHORD BEARING
C86	475.00	4°46'32"	39.59	39.58	N76°41'34"E
C87	200.00	9°23'48"	32.80	32.76	S85°15'06"W
C88	100.00	5°11'59"	9.08	9.07	N87°27'01"W
C89	100.00	5°05'31"	8.89	8.88	S82°18'16"E
C90	500.00	4°27'20"	38.88	38.87	N77°00'13"E
C91	500.00	2°49'26"	24.64	24.64	N73°21'50"E
C92	500.00	7°16'46"	63.52	63.48	S75°35'30"W
C93	905.00	25°38'52"	405.11	401.74	N22°43'12"E
C94	50.00	102°32'35"	89.49	78.01	N41°22'31"W
C95	200.00	12°53'18"	44.99	44.89	N86°12'09"W
C96	100.00	10°17'30"	17.96	17.94	N84°54'15"W
C97	200.00	24°02'45"	83.94	83.32	S77°55'38"W

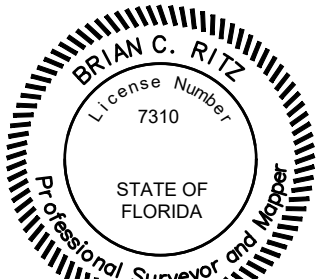


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- PCP PERMANENT CONTROL POINT
- L= CURVE ARC LENGTH
- R= CURVE ARC RADIUS
- Δ= CURVE DELTA ANGLE

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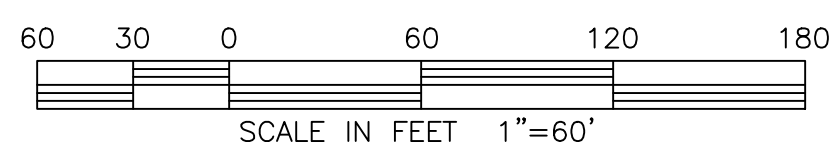
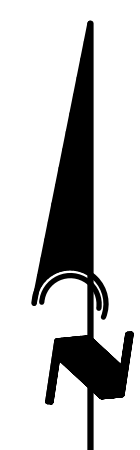
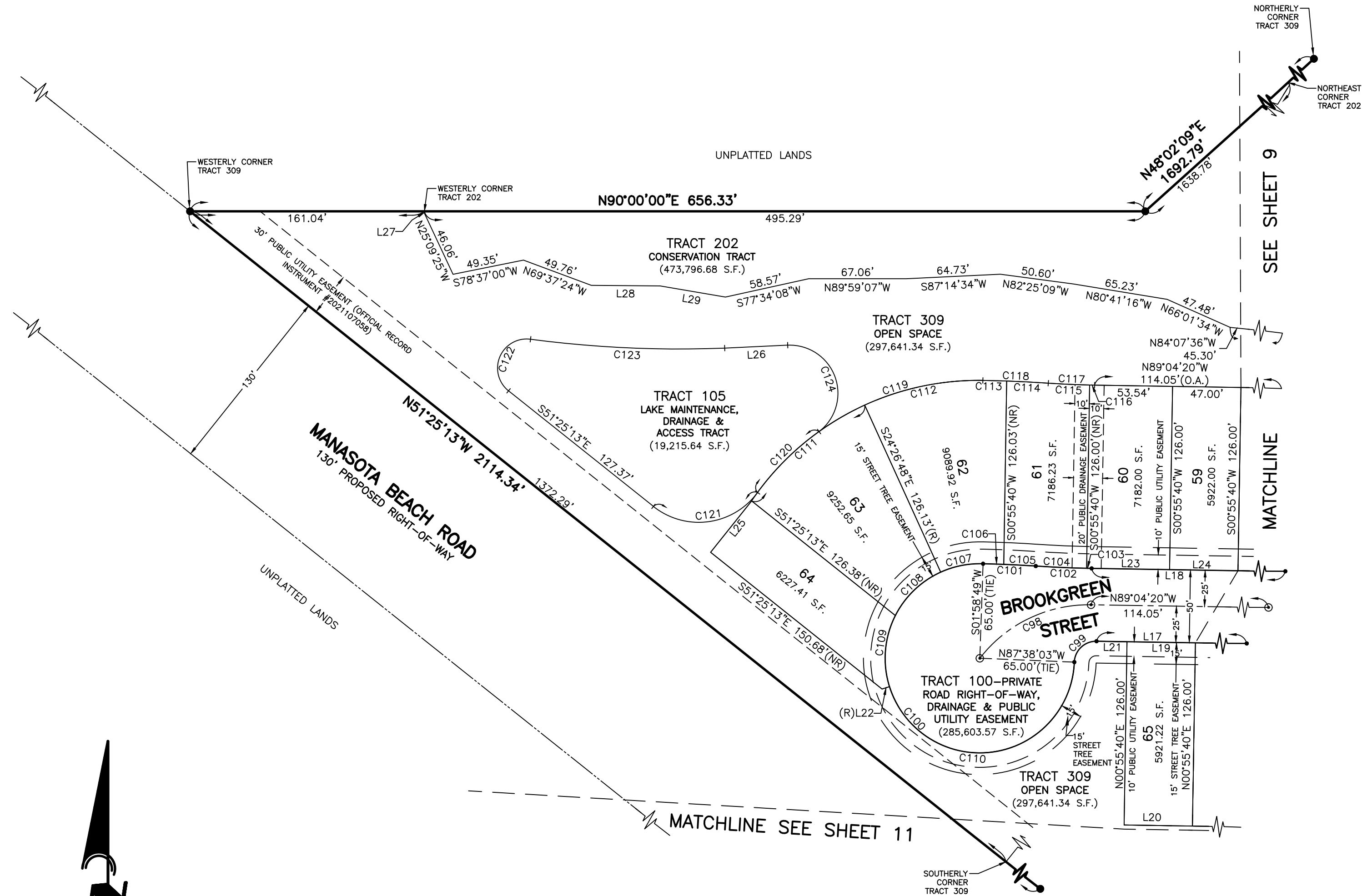
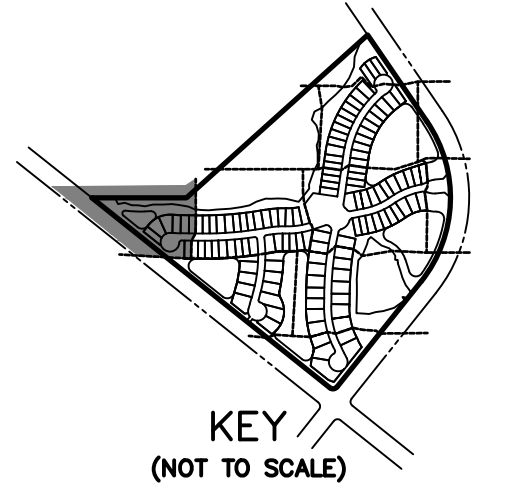
CONSULTING ENGINEERS & SURVEYORS, L.B. 4334  
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PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
 SHEET 8 OF 13 SHEETS  
 DETAIL SHEET



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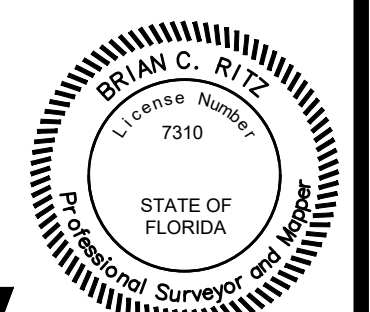
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LINE TABLE		
NUMBER	DIRECTION	LENGTH
L17	N89°04'20"W	109.91'
L18	S89°04'20"E	114.05'
L19	S89°04'20"E	46.99'
L20	N89°04'20"W	46.99'
L21	N89°04'20"W	20.99'
L22	S72°31'44"W	5.45'
L23	N89°04'20"W	53.54'
L24	N89°04'20"W	47.00'
L25	N38°34'47"E	45.20'
L26	S87°20'40"W	43.32'
L27	N02°53'17"W	1.61'
L28	N89°28'14"W	47.31'
L29	N80°19'40"W	45.48'

CURVE TABLE					
NUMBER	RADIUS	DELTA ANGLE	ARC	CHORD	CHORD BEARING
C98	94.69	53°13'10"	87.95	84.82	S64°19'05"W
C99	15.00	88°33'43"	23.19	20.95	S46°38'49"W
C100	65.00	269°36'52"	305.87	92.23	N42°49'37"W
C101	738.50	2°48'42"	36.24	36.24	S87°29'46"E
C102	738.50	2°58'55"	38.44	38.43	S87°34'52"E
C103	738.50	0°16'06"	3.46	3.46	N88°56'17"W
C104	738.50	2°42'49"	34.98	34.97	N87°26'49"W
C105	738.50	1°42'40"	22.06	22.05	N86°56'45"W
C106	738.50	1°06'02"	14.19	14.19	N88°21'06"W
C107	65.00	26°25'37"	29.98	29.72	S78°46'01"W
C108	65.00	38°43'43"	43.94	43.10	S46°11'21"W
C109	65.00	44°17'45"	50.25	49.01	S04°40'37"W
C110	65.00	160°09'47"	181.70	128.06	N82°26'51"E
C111	188.00	31°26'05"	103.14	101.86	N49°43'15"E
C112	188.00	25°29'23"	83.64	82.95	N78°10'59"E

CURVE TABLE					
NUMBER	RADIUS	DELTA ANGLE	ARC	CHORD	CHORD BEARING
C113	864.50	1°05'08"	16.38	16.38	S88°31'46"E
C114	864.50	1°53'47"	28.61	28.61	S87°02'18"E
C115	612.50	2°39'31"	28.42	28.42	S87°25'10"E
C116	612.50	0°19'25"	3.46	3.46	S88°54'38"E
C117	612.50	2°58'55"	31.88	31.87	N87°34'52"W
C118	864.50	2°58'55"	44.99	44.99	N87°34'52"W
C119	188.00	36°33'13"	119.94	117.92	S72°39'04"W
C120	188.00	18°12'09"	59.73	59.48	N45°16'23"E
C121	50.00	92°24'29"	80.64	72.18	N82°22'33"E
C122	20.00	148°55'52"	51.99	38.54	S23°02'43"W
C123	782.98	9°47'11"	133.74	133.57	N87°23'22"W
C124	33.13	144°57'28"	83.81	63.18	N19°57'45"W



**ENGINEERING, LLC.**

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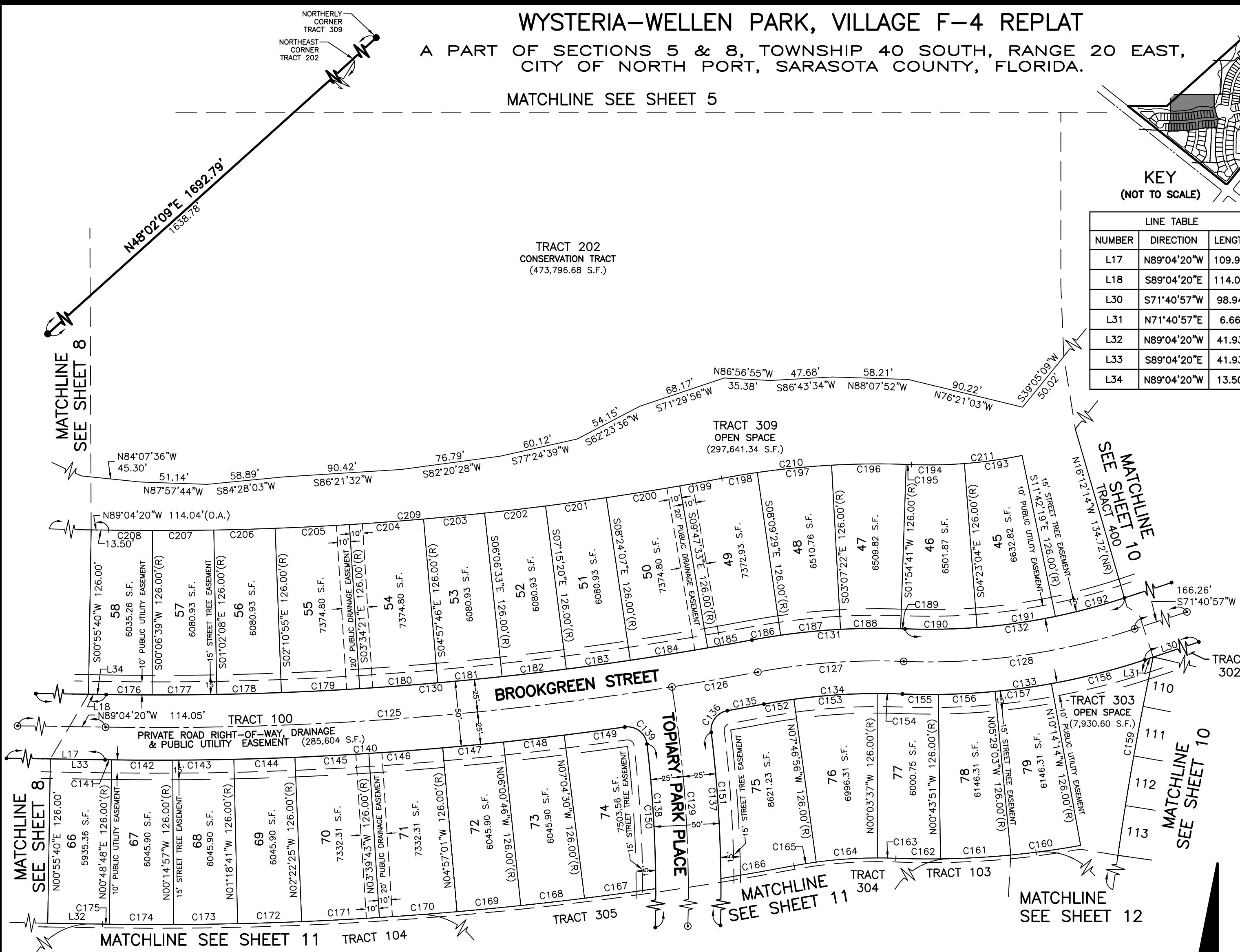
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# WYSTERIA-WELLEN PARK, VILLAGE F-4 REPLAT

A PART OF SECTIONS 5 & 8, TOWNSHIP 40 SOUTH, RANGE 20 EAST,  
CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA.

MATCHLINE SEE SHEET 5



**KEY**  
(NOT TO SCALE)

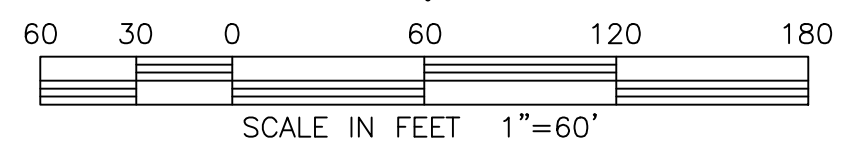
LINE TABLE		
NUMBER	DIRECTION	LENGTH
L17	N89°04'20"W	109.91'
L18	S89°04'20"E	114.05'
L30	S71°40'57"W	98.94'
L31	N71°40'57"E	6.66'
L32	N89°04'20"W	41.93'
L33	S89°04'20"E	41.93'
L34	N89°04'20"W	13.50'

CURVE TABLE					
NUMBER	RADIUS	DELTA ANGLE	ARC	CHORD	CHORD BEARING
C173	2651.00	1°03'44"	49.15	49.15	S89°13'11"W
C174	2651.00	1°03'44"	49.15	49.15	N89°43'05"W
C175	2651.00	0°06'53"	5.30	5.30	N89°07'46"W
C176	2475.00	0°49'01"	35.29	35.29	N89°28'51"W
C177	2475.00	1°08'47"	49.52	49.52	S89°32'15"W
C178	2475.00	1°08'47"	49.52	49.52	S88°23'28"W
C179	2475.00	1°23'25"	60.06	60.06	S87°07'22"W
C180	2475.00	1°23'25"	60.06	60.06	S85°43'57"W
C181	2475.00	1°08'47"	49.52	49.52	S84°27'50"W
C182	2475.00	1°08'47"	49.52	49.52	S83°19'03"W
C183	2475.00	1°08'47"	49.52	49.52	S82°10'16"W
C184	2475.00	1°23'25"	60.06	60.06	S80°54'10"W
C185	2475.00	0°47'50"	34.44	34.44	S79°48'32"W
C186	525.00	2°25'54"	22.28	22.28	S80°37'34"W
C187	525.00	5°02'06"	46.14	46.12	S84°21'35"W
C188	525.00	5°02'04"	46.13	46.11	S89°23'40"W
C189	525.00	0°21'45"	3.32	3.32	N87°54'26"W
C190	475.00	6°39'31"	55.20	55.17	S88°56'41"W
C191	475.00	7°19'15"	60.69	60.65	S81°57'19"W
C192	475.00	6°36'44"	54.82	54.79	S74°59'19"W
C193	349.00	7°19'15"	44.59	44.56	N81°57'19"E
C194	349.00	6°39'31"	40.56	40.54	N88°56'41"E
C195	651.00	0°21'45"	4.12	4.12	S87°54'26"E
C196	651.00	5°02'04"	57.20	57.18	N89°23'40"E
C197	651.00	5°02'06"	57.21	57.19	N84°21'35"E
C198	651.00	2°25'54"	27.63	27.63	N80°37'34"E
C199	2349.00	0°47'50"	32.68	32.68	N79°48'32"E
C200	2349.00	1°23'25"	57.00	57.00	N80°54'10"E
C201	2349.00	1°08'47"	47.00	47.00	N82°10'16"E
C202	2349.00	1°08'47"	47.00	47.00	N83°19'03"E
C203	2349.00	1°08'47"	47.00	47.00	N84°27'50"E
C204	2349.00	1°23'25"	57.00	57.00	N85°43'57"E
C205	2349.00	1°23'25"	57.00	57.00	N87°07'22"E
C206	2349.00	1°08'47"	47.00	47.00	N88°23'28"E
C207	2349.00	1°08'47"	47.00	47.00	N89°32'15"E
C208	2349.00	0°49'01"	33.50	33.50	S89°28'51"E
C209	2349.00	1°13'03"	472.18	471.39	S85°10'09"W
C210	651.00	12°51'49"	146.16	145.85	S85°50'32"W
C211	349.00	13°58'46"	85.15	84.94	S85°17'04"W

CURVE TABLE					
NUMBER	RADIUS	DELTA ANGLE	ARC	CHORD	CHORD BEARING
C125	2500.00	9°59'05"	435.67	435.12	S85°56'07"W
C126	2500.00	1°31'57"	66.87	66.87	S80°10'36"W
C127	500.00	12°51'49"	112.26	112.02	S85°50'32"W
C128	500.00	20°35'29"	179.89	178.73	S81°58'42"W
C129	990.00	24°01'06"	415.01	411.98	S02°52'19"W
C130	2475.00	11°31'03"	497.51	496.68	N85°10'09"E
C131	525.00	12°51'49"	117.87	117.62	N85°50'32"E
C132	475.00	20°35'29"	170.71	169.79	N81°58'42"E
C133	525.00	20°35'29"	188.68	187.67	S81°58'42"W
C134	475.00	12°51'49"	106.64	106.42	S85°50'32"W
C135	2525.00	0°38'47"	28.48	28.48	N79°44'01"E
C136	15.00	86°58'56"	22.77	20.65	N36°33'56"E
C137	1015.00	21°48'24"	386.30	383.98	S03°58'40"W
C138	965.00	21°37'43"	364.28	362.12	N04°04'01"E
C139	15.00	91°23'24"	23.93	21.47	S52°26'32"E
C140	2525.00	9°03'54"	399.50	399.08	S86°23'43"W

CURVE TABLE					
NUMBER	RADIUS	DELTA ANGLE	ARC	CHORD	CHORD BEARING
C141	2525.00	0°06'53"	5.05	5.05	S89°07'46"E
C142	2525.00	1°03'44"	46.81	46.81	S89°43'05"E
C143	2525.00	1°03'44"	46.81	46.81	N89°13'11"E
C144	2525.00	1°03'44"	46.81	46.81	N88°09'27"E
C145	2525.00	1°17'18"	56.78	56.78	N86°58'56"E
C146	2525.00	1°17'18"	56.78	56.78	N85°41'38"E
C147	2525.00	1°03'44"	46.82	46.81	N84°31'06"E
C148	2525.00	1°03'44"	46.82	46.81	N83°27'22"E
C149	2525.00	1°03'44"	46.82	46.81	N82°23'38"E
C150	965.00	6°35'39"	111.06	111.00	S03°27'01"E
C151	1015.00	6°20'34"	112.36	112.31	N03°45'15"W
C152	475.00	2°48'27"	23.27	23.27	N80°48'51"E
C153	475.00	7°43'19"	64.02	63.97	N86°04'44"E
C154	475.00	2°20'04"	19.35	19.35	S88°53'35"E
C155	525.00	3°00'18"	27.53	27.53	S89°13'42"E
C156	525.00	4°45'12"	43.55	43.54	N86°53'33"E

CURVE TABLE					
NUMBER	RADIUS	DELTA ANGLE	ARC	CHORD	CHORD BEARING
C157	525.00	4°45'12"	43.55	43.54	N82°08'21"E
C158	525.00	8°04'48"	74.04	73.98	N75°43'22"E
C159	2151.00	5°32'02"	207.76	207.68	S09°21'44"W
C160	651.00	4°45'12"	54.01	53.99	S82°08'21"W
C161	651.00	4°45'12"	54.01	53.99	S86°53'33"W
C162	651.00	3°00'18"	34.14	34.14	N89°13'42"W
C163	349.00	2°20'04"	14.22	14.22	N88°53'35"W
C164	349.00	7°43'19"	47.04	47.00	S86°04'44"W
C165	349.00	2°48'27"	17.10	17.10	S80°48'51"W
C166	2651.00	1°13'54"	56.99	56.99	S80°01'35"W
C167	2651.00	1°11'25"	55.08	55.08	S82°19'47"W
C168	2651.00	1°03'44"	49.15	49.15	S83°27'22"W
C169	2651.00	1°03'44"	49.15	49.15	S84°31'06"W
C170	2651.00	1°17'18"	59.61	59.61	S85°41'38"W
C171	2651.00	1°17'18"	59.61	59.61	S86°58'56"W
C172	2651.00	1°03'44"	49.15	49.15	S88°09'27"W



- ABBREVIATION LEGEND**
- (O.A.) OVERALL
  - (S.F.) SQUARE FEET
  - (NR) NON-RADIAL
  - (R) RADIAL
  - PRM PERMANENT REFERENCE MARKER
  - PCP PERMANENT CONTROL POINT
- SYMBOL LEGEND**
- ⊙ MAGNETIC NAIL WITH 2" ALUMINUM DISK STAMPED "AM ENG LLC LB 4334 PCP SURVEY MARKER" OR AS OTHERWISE NOTED
  - 5/8" IRON ROD WITH 2" ALUMINUM CAP STAMPED "AM ENG LLC LB 4334 PRM SURVEY MARKER" OR AS OTHERWISE NOTED
  - INDICATES CHANGE IN DIRECTION OF RIGHT OF WAY

**ENGINEERING, LLC.**

CONSULTING ENGINEERS & SURVEYORS, L.B. 4334

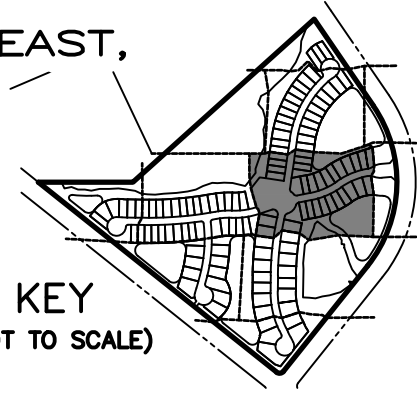
8340 CONSUMER COURT  
SARASOTA, FLORIDA, 34240  
PHONE (941) 377-9178  
FAX 378-3786

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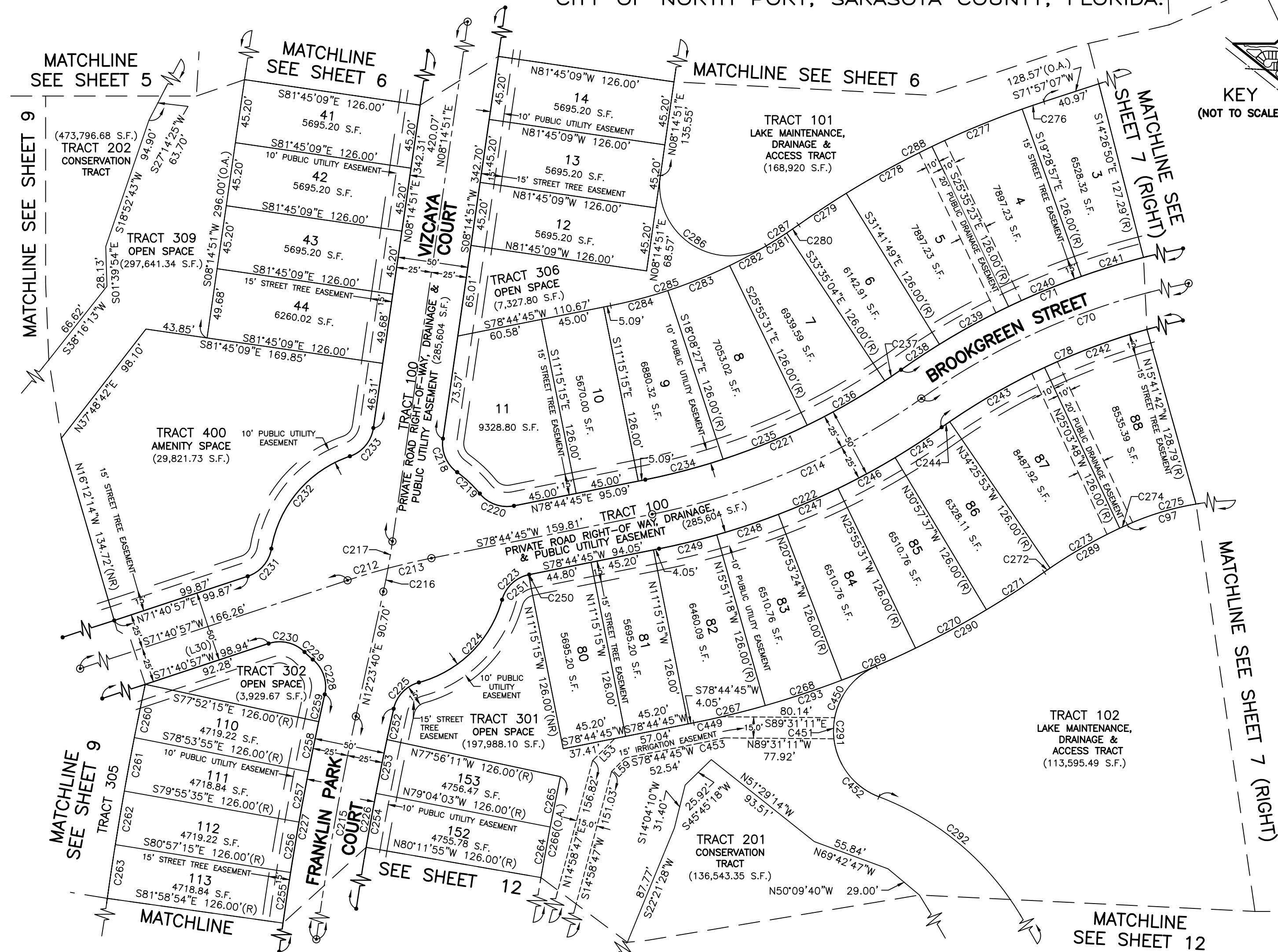
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 CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA.

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
 SHEET 10 OF 13 SHEETS  
**DETAIL SHEET**



LINE TABLE		
NUMBER	DIRECTION	LENGTH
L30	S71°40'57"W	98.94'
L53	N45°18'21"E	22.24'
L59	S45°18'21"W	13.67'

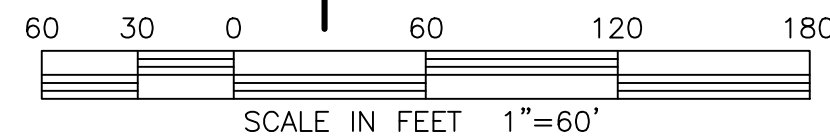


CURVE TABLE					
NUMBER	RADIUS	DELTA ANGLE	ARC	CHORD	CHORD BEARING
C259	2025.00	0°33'39"	19.82	19.82	S12°24'34"W
C260	2151.00	1°01'40"	38.58	38.58	N11°36'55"E
C261	2151.00	1°01'40"	38.58	38.58	N10°35'15"E
C262	2151.00	1°01'40"	38.58	38.58	N09°33'35"E
C263	2151.00	1°01'40"	38.58	38.58	N08°31'55"E
C264	1849.00	1°07'52"	36.50	36.50	S10°22'01"W
C265	1849.00	1°07'52"	36.51	36.51	S11°29'53"W
C266	1849.00	11°26'02"	368.98	368.37	N06°20'48"E
C267	651.00	4°36'03"	52.28	52.26	S76°26'44"W
C268	651.00	5°02'06"	57.21	57.19	S71°37'39"W
C269	651.00	5°02'06"	57.21	57.19	S66°35'32"W
C270	651.00	5°02'06"	57.21	57.19	S61°33'26"W
C271	651.00	4°18'28"	48.94	48.93	S56°53'09"W
C272	349.00	0°50'11"	5.10	5.10	S55°09'01"W
C273	349.00	9°22'06"	57.06	57.00	S60°15'09"W
C274	349.00	0°58'03"	5.89	5.89	S65°25'14"W
C275	200.00	14°38'57"	51.14	51.00	S73°13'44"W
C276	651.00	1°26'03"	16.30	16.30	N71°14'05"E
C277	651.00	6°06'26"	69.39	69.36	N67°27'50"E
C278	651.00	6°06'26"	69.39	69.36	N61°21'24"E
C279	651.00	3°34'16"	40.57	40.57	N56°31'03"E
C280	349.00	1°41'01"	10.25	10.25	N55°34'26"E
C281	349.00	2°49'39"	17.22	17.22	N57°49'45"E
C282	349.00	4°49'55"	29.43	29.42	N61°39'32"E
C283	349.00	7°47'04"	47.42	47.38	N67°58'01"E
C284	349.00	6°53'12"	41.95	41.92	N75°18'09"E
C285	349.00	19°30'11"	118.80	118.22	S68°59'40"W
C286	50.00	129°00'16"	112.58	90.26	N56°15'17"W
C287	349.00	4°30'39"	27.48	27.47	S56°59'15"W
C288	651.00	17°13'11"	195.65	194.92	S63°20'31"W
C289	351.15	11°06'12"	68.05	67.94	S60°19'05"W
C290	651.22	12°02'55"	136.94	136.69	S60°45'30"W
C291	50.00	135°59'25"	118.67	92.72	S01°12'38"E
C292	200.00	51°47'36"	180.79	174.70	S43°18'32"E
C293	651.00	10°09'28"	135.91	115.26	N71°51'49"E
C449	651.00	1°48'12"	20.49	20.49	N77°50'39"E
C450	50.00	55°56'53"	48.82	46.91	N38°48'38"E
C451	50.00	17°15'42"	15.06	15.01	S02°12'21"W
C452	49.78	6°30'53"	54.81	52.09	N37°48'55"W
C453	666.00	1°38'58"	19.17	19.17	S77°55'16"W

CURVE TABLE					
NUMBER	RADIUS	DELTA ANGLE	ARC	CHORD	CHORD BEARING
C70	500.00	29°58'34"	261.59	258.62	S69°43'12"W
C71	525.00	25°44'43"	235.90	233.92	N67°36'17"E
C78	475.00	24°20'54"	201.86	200.34	S66°54'22"W
C97	200.00	24°02'45"	83.94	83.32	S77°55'38"W
C212	500.00	3°26'20"	30.01	30.01	S73°24'07"W
C213	500.00	3°37'28"	31.63	31.62	S76°56'01"W
C214	500.00	24°00'50"	209.56	208.03	S66°44'20"W
C215	2000.00	11°45'53"	410.66	409.94	N06°30'43"E
C216	500.00	1°56'07"	16.89	16.89	N11°25'36"E
C217	500.00	2°12'42"	19.30	19.30	N09°21'12"E
C218	25.00	62°28'31"	27.26	25.93	N22°59'25"W
C219	84.00	15°04'34"	22.10	22.04	N46°41'23"W
C220	25.00	62°06'09"	27.10	25.79	N70°12'10"W
C221	475.00	24°00'50"	199.08	197.63	N66°44'20"E
C222	525.00	24°00'50"	220.04	218.43	S66°44'20"W
C223	25.00	63°17'09"	27.61	26.23	S47°06'11"W
C224	84.00	59°26'35"	87.15	83.29	S45°10'54"W

CURVE TABLE					
NUMBER	RADIUS	DELTA ANGLE	ARC	CHORD	CHORD BEARING
C225	25.00	62°11'19"	27.13	25.82	S43°48'32"W
C226	1975.00	12°05'05"	416.57	415.79	S06°40'20"W
C227	2025.00	12°03'36"	426.24	425.45	N06°39'35"E
C228	25.00	63°10'33"	27.57	26.19	N18°53'53"W
C229	84.00	5°23'45"	7.91	7.91	N47°47'17"W
C230	25.00	63°13'38"	27.59	26.21	N76°42'14"W
C231	25.00	62°09'43"	27.12	25.81	N40°36'06"E
C232	84.00	61°38'33"	90.37	86.08	N40°20'31"E
C233	25.00	62°54'57"	27.45	26.09	N39°42'19"E
C234	475.00	6°53'12"	57.09	57.06	S75°18'09"W
C235	475.00	7°47'04"	64.54	64.49	S67°58'01"W
C236	475.00	7°39'33"	63.50	63.45	S60°14'43"W
C237	475.00	1°41'01"	13.95	13.95	S55°34'26"W
C238	525.00	3°34'16"	32.72	32.72	S56°31'03"W
C239	525.00	6°06'26"	55.96	55.93	S61°21'24"W
C240	525.00	6°06'26"	55.96	55.93	S67°27'50"W
C241	525.00	5°02'06"	46.14	46.12	S73°02'07"W

CURVE TABLE					
NUMBER	RADIUS	DELTA ANGLE	ARC	CHORD	CHORD BEARING
C242	475.00	9°22'06"	77.67	77.58	N69°37'15"E
C243	475.00	9°22'06"	77.67	77.58	N60°15'09"E
C244	475.00	0°50'11"	6.93	6.93	N55°09'01"E
C245	525.00	4°18'28"	39.47	39.46	N56°53'09"E
C246	525.00	5°02'06"	46.14	46.12	N61°33'26"E
C247	525.00	5°02'06"	46.14	46.12	N66°35'32"E
C248	525.00	5°02'06"	46.14	46.12	N71°37'39"E
C249	525.00	4°36'03"	42.15	42.15	N76°26'44"E
C250	25.00	0°55'00"	0.40	0.40	N78°17'15"E
C251	25.00	62°22'08"	27.21	25.89	N46°38'41"E
C252	1975.00	0°39'03"	22.43	22.43	S12°23'21"W
C253	1975.00	1°07'52"	38.99	38.99	N11°29'53"E
C254	1975.00	1°07'52"	38.99	38.99	N10°22'01"E
C255	2025.00	1°01'40"	36.32	36.32	S08°31'55"W
C256	2025.00	1°01'40"	36.32	36.32	S09°33'35"W
C257	2025.00	1°01'40"	36.32	36.32	S10°35'15"W
C258	2025.00	1°01'40"	36.32	36.32	S11°36'55"W

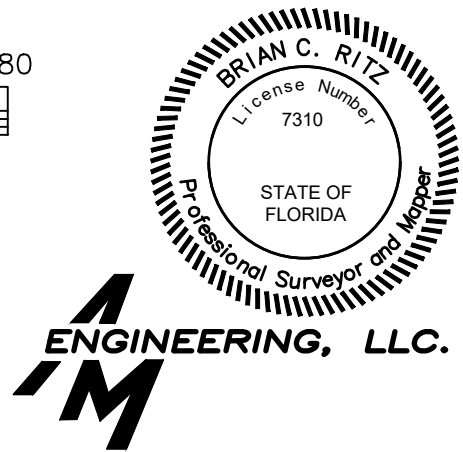


**ABBREVIATION LEGEND**

- (O.A.) OVERALL
- (S.F.) SQUARE FEET
- (NR) NON-RADIAL
- (R) RADIAL
- PRM PERMANENT REFERENCE MARKER
- PCP PERMANENT CONTROL POINT

**SYMBOL LEGEND**

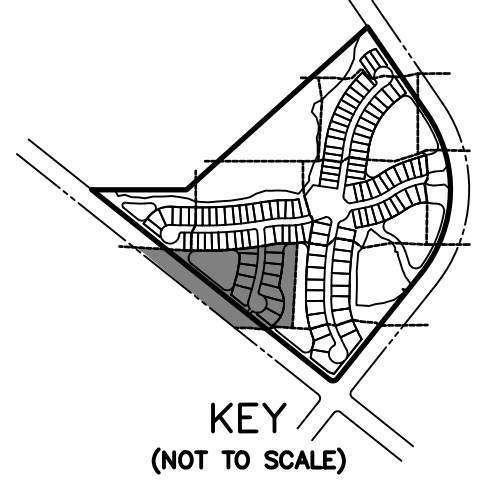
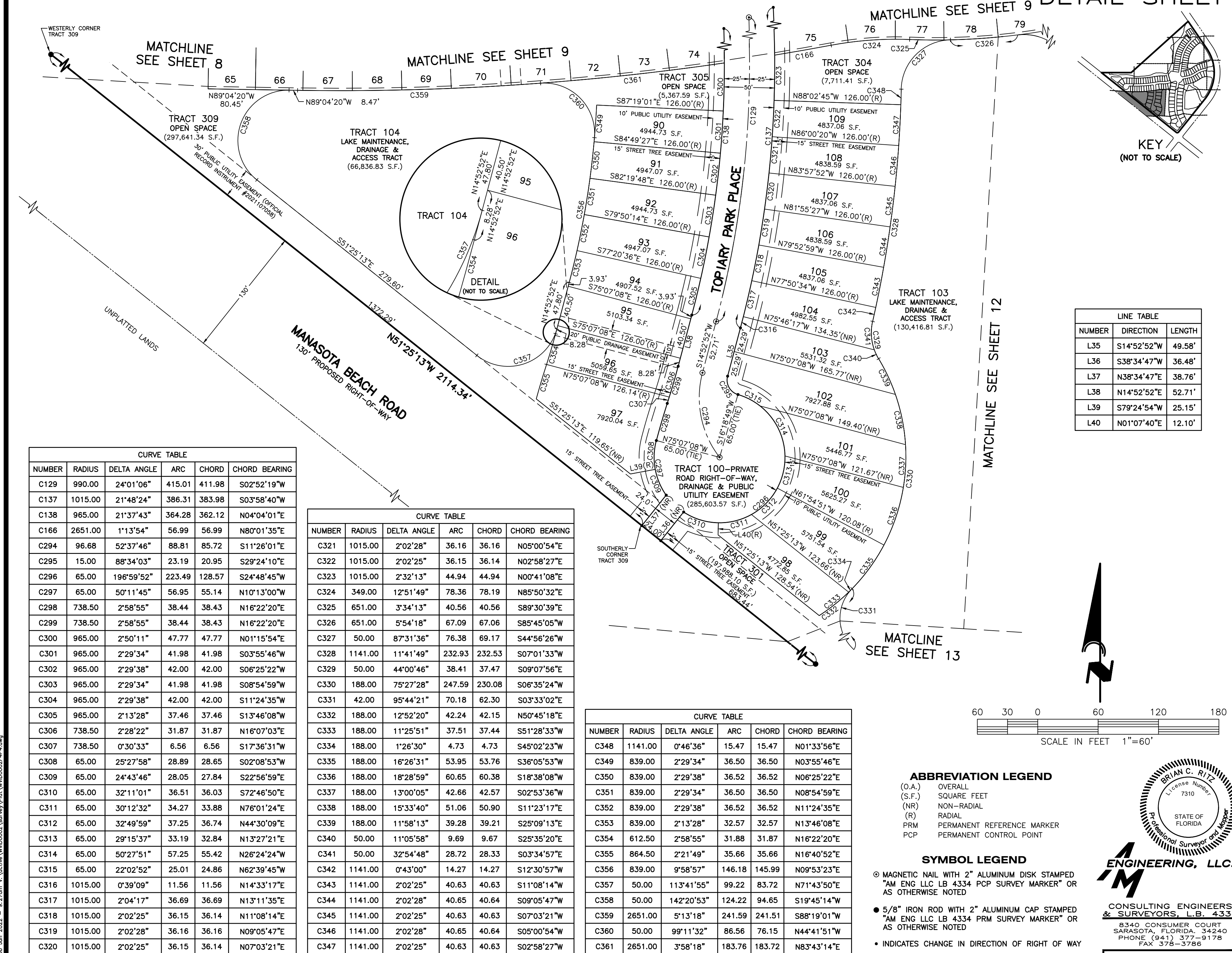
- MAGNETIC NAIL WITH 2" ALUMINUM DISK STAMPED "AM ENG LLC LB 4334 PCP SURVEY MARKER" OR AS OTHERWISE NOTED
- 5/8" IRON ROD WITH 2" ALUMINUM CAP STAMPED "AM ENG LLC LB 4334 PRM SURVEY MARKER" OR AS OTHERWISE NOTED
- INDICATES CHANGE IN DIRECTION OF RIGHT OF WAY



**ENGINEERING, LLC.**  
 CONSULTING ENGINEERS & SURVEYORS, L.B. 4334  
 8340 CONSUMER COURT  
 SARASOTA, FLORIDA, 34240  
 PHONE (941) 377-9178  
 FAX 378-3786  
 DRAWING FILE: WVD0002F4P4.DWG  
 DETAIL SHEET 10--PLOTTED DATE 6/6/2022

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 SHEET 11 OF 13 SHEETS  
**DETAIL SHEET**

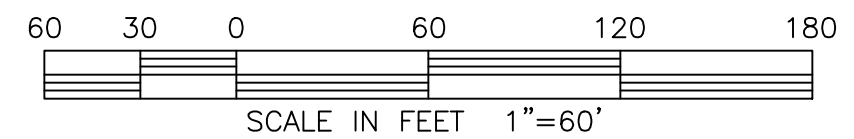


LINE TABLE		
NUMBER	DIRECTION	LENGTH
L35	S14°52'52"W	49.58'
L36	S38°34'47"W	36.48'
L37	N38°34'47"E	38.76'
L38	N14°52'52"E	52.71'
L39	S79°24'54"W	25.15'
L40	N01°07'40"E	12.10'

CURVE TABLE					
NUMBER	RADIUS	DELTA ANGLE	ARC	CHORD	CHORD BEARING
C129	990.00	24°01'06"	415.01	411.98	S02°52'19"W
C137	1015.00	21°48'24"	386.31	383.98	S03°58'40"W
C138	965.00	21°37'43"	364.28	362.12	N04°04'01"E
C166	2651.00	1°13'54"	56.99	56.99	N80°01'35"E
C294	96.68	52°37'46"	88.81	85.72	S11°26'01"E
C295	15.00	88°34'03"	23.19	20.95	S29°24'10"E
C296	65.00	196°59'52"	223.49	128.57	S24°48'45"W
C297	65.00	50°11'45"	56.95	55.14	N10°13'00"W
C298	738.50	2°58'55"	38.44	38.43	N16°22'20"E
C299	738.50	2°58'55"	38.44	38.43	N16°22'20"E
C300	965.00	2°50'11"	47.77	47.77	N01°15'54"E
C301	965.00	2°29'34"	41.98	41.98	S03°55'46"W
C302	965.00	2°29'38"	42.00	42.00	S06°25'22"W
C303	965.00	2°29'34"	41.98	41.98	S08°54'59"W
C304	965.00	2°29'38"	42.00	42.00	S11°24'35"W
C305	965.00	2°13'28"	37.46	37.46	S13°46'08"W
C306	738.50	2°28'22"	31.87	31.87	N16°07'03"E
C307	738.50	0°30'33"	6.56	6.56	S17°36'31"W
C308	65.00	25°27'58"	28.89	28.65	S02°08'53"W
C309	65.00	24°43'46"	28.05	27.84	S22°56'59"E
C310	65.00	32°11'01"	36.51	36.03	S72°46'50"E
C311	65.00	30°12'32"	34.27	33.88	N76°01'24"E
C312	65.00	32°49'59"	37.25	36.74	N44°30'09"E
C313	65.00	29°15'37"	33.19	32.84	N13°27'21"E
C314	65.00	50°27'51"	57.25	55.42	N26°24'24"W
C315	65.00	22°02'52"	25.01	24.86	N62°39'45"W
C316	1015.00	0°39'09"	11.56	11.56	N14°33'17"E
C317	1015.00	2°04'17"	36.69	36.69	N13°11'35"E
C318	1015.00	2°02'25"	36.15	36.14	N11°08'14"E
C319	1015.00	2°02'28"	36.16	36.16	N09°05'47"E
C320	1015.00	2°02'25"	36.15	36.14	N07°03'21"E

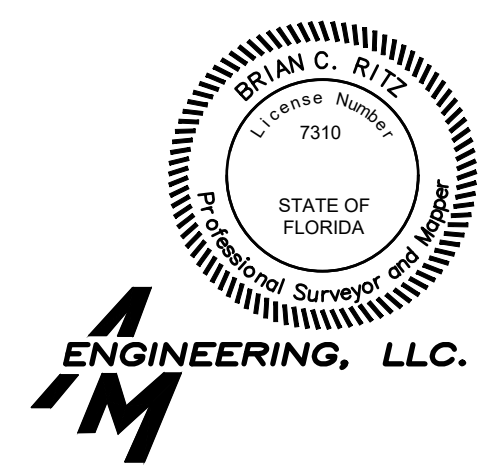
CURVE TABLE					
NUMBER	RADIUS	DELTA ANGLE	ARC	CHORD	CHORD BEARING
C321	1015.00	2°02'28"	36.16	36.16	N05°00'54"E
C322	1015.00	2°02'25"	36.15	36.14	N02°58'27"E
C323	1015.00	2°32'13"	44.94	44.94	N00°41'08"E
C324	349.00	12°51'49"	78.36	78.19	N85°50'32"E
C325	651.00	3°34'13"	40.56	40.56	S89°30'39"E
C326	651.00	5°54'18"	67.09	67.06	S85°45'05"W
C327	50.00	87°31'36"	76.38	69.17	S44°56'26"W
C328	1141.00	11°41'49"	232.93	232.53	S07°01'33"W
C329	50.00	44°00'46"	38.41	37.47	S09°07'56"E
C330	188.00	75°27'28"	247.59	230.08	S06°35'24"W
C331	42.00	95°44'21"	70.18	62.30	S03°33'02"E
C332	188.00	12°52'20"	42.24	42.15	N50°45'18"E
C333	188.00	11°25'51"	37.51	37.44	S51°28'33"W
C334	188.00	1°26'30"	4.73	4.73	S45°02'23"W
C335	188.00	16°26'31"	53.95	53.76	S36°05'53"W
C336	188.00	18°28'59"	60.65	60.38	S18°38'08"W
C337	188.00	13°00'05"	42.66	42.57	S02°53'36"W
C338	188.00	15°33'40"	51.06	50.90	S11°23'17"E
C339	188.00	11°58'13"	39.28	39.21	S25°09'13"E
C340	50.00	11°05'58"	9.69	9.67	S25°35'20"E
C341	50.00	32°54'48"	28.72	28.33	S03°34'57"E
C342	1141.00	0°43'00"	14.27	14.27	S12°30'57"W
C343	1141.00	2°02'25"	40.63	40.63	S11°08'14"W
C344	1141.00	2°02'28"	40.65	40.64	S09°05'47"W
C345	1141.00	2°02'25"	40.63	40.63	S07°03'21"W
C346	1141.00	2°02'28"	40.65	40.64	S05°00'54"W
C347	1141.00	2°02'25"	40.63	40.63	S02°58'27"W

CURVE TABLE					
NUMBER	RADIUS	DELTA ANGLE	ARC	CHORD	CHORD BEARING
C348	1141.00	0°46'36"	15.47	15.47	N01°33'56"E
C349	839.00	2°29'34"	36.50	36.50	N03°55'46"E
C350	839.00	2°29'38"	36.52	36.52	N06°25'22"E
C351	839.00	2°29'34"	36.50	36.50	N08°54'59"E
C352	839.00	2°29'38"	36.52	36.52	N11°24'35"E
C353	839.00	2°13'28"	32.57	32.57	N13°46'08"E
C354	612.50	2°58'55"	31.88	31.87	N16°22'20"E
C355	864.50	2°21'49"	35.66	35.66	N16°40'52"E
C356	839.00	9°58'57"	146.18	145.99	N09°53'23"E
C357	50.00	113°41'55"	99.22	83.72	N71°43'50"E
C358	50.00	142°20'53"	124.22	94.65	S19°45'14"W
C359	2651.00	5°13'18"	241.59	241.51	S88°19'01"W
C360	50.00	99°11'32"	86.56	76.15	N44°41'51"W
C361	2651.00	3°58'18"	183.76	183.72	N83°43'14"E



**ABBREVIATION LEGEND**  
 (O.A.) OVERALL  
 (S.F.) SQUARE FEET  
 (NR) NON-RADIAL  
 (R) RADIAL  
 PRM PERMANENT REFERENCE MARKER  
 PCP PERMANENT CONTROL POINT

**SYMBOL LEGEND**  
 © MAGNETIC NAIL WITH 2" ALUMINUM DISK STAMPED "AM ENG LLC LB 4334 PCP SURVEY MARKER" OR AS OTHERWISE NOTED  
 ● 5/8" IRON ROD WITH 2" ALUMINUM CAP STAMPED "AM ENG LLC LB 4334 PRM SURVEY MARKER" OR AS OTHERWISE NOTED  
 • INDICATES CHANGE IN DIRECTION OF RIGHT OF WAY

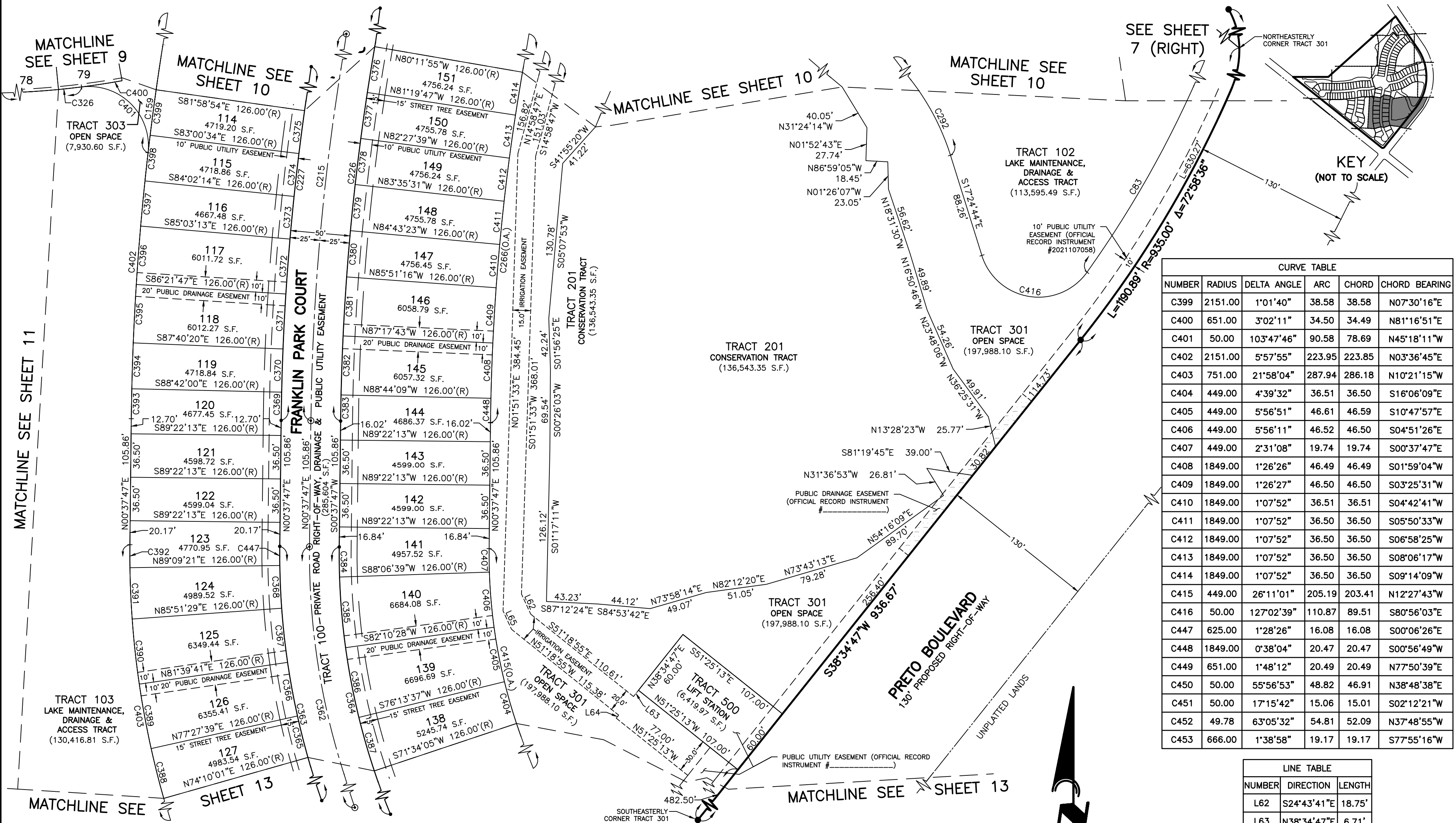


**ENGINEERING, LLC.**  
 CONSULTING ENGINEERS & SURVEYORS, L.B. 4334  
 8340 CONSUMER COURT  
 SARASOTA, FLORIDA, 34240  
 PHONE (941) 377-9178  
 FAX 378-3786

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WYSTERIA-WELLEN PARK, VILLAGE F-4 REPLAT  
 A PART OF SECTIONS 5 & 8, TOWNSHIP 40 SOUTH, RANGE 20 EAST,  
 CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA.

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
 SHEET 12 OF 13 SHEETS  
 DETAIL SHEET



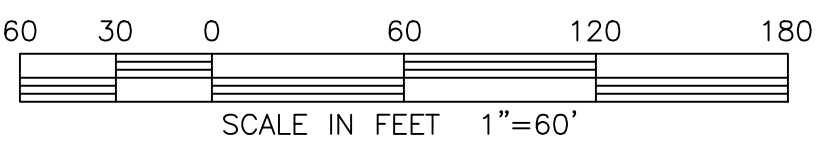
CURVE TABLE					
NUMBER	RADIUS	DELTA ANGLE	ARC	CHORD	CHORD BEARING
C399	2151.00	1°01'40"	38.58	38.58	N07°30'16"E
C400	651.00	3°02'11"	34.50	34.49	N81°16'51"E
C401	50.00	103°47'46"	90.58	78.69	N45°18'11"W
C402	2151.00	5°57'55"	223.95	223.85	N03°36'45"E
C403	751.00	21°58'04"	287.94	286.18	N10°21'15"W
C404	449.00	4°39'32"	36.51	36.50	S16°06'09"E
C405	449.00	5°56'51"	46.61	46.59	S10°47'57"E
C406	449.00	5°56'11"	46.52	46.50	S04°51'26"E
C407	449.00	2°31'08"	19.74	19.74	S00°37'47"E
C408	1849.00	1°26'26"	46.49	46.49	S01°59'04"W
C409	1849.00	1°26'27"	46.50	46.50	S03°25'31"W
C410	1849.00	1°07'52"	36.51	36.51	S04°42'41"W
C411	1849.00	1°07'52"	36.50	36.50	S05°50'33"W
C412	1849.00	1°07'52"	36.50	36.50	S06°58'25"W
C413	1849.00	1°07'52"	36.50	36.50	S08°06'17"W
C414	1849.00	1°07'52"	36.50	36.50	S09°14'09"W
C415	449.00	26°11'01"	205.19	203.41	N12°27'43"W
C416	50.00	127°02'39"	110.87	89.51	S80°56'03"E
C447	625.00	1°28'26"	16.08	16.08	S00°06'26"E
C448	1849.00	0°38'04"	20.47	20.47	S00°56'49"W
C449	651.00	1°48'12"	20.49	20.49	N77°50'39"E
C450	50.00	55°56'53"	48.82	46.91	N38°48'38"E
C451	50.00	17°15'42"	15.06	15.01	S02°12'21"W
C452	49.78	63°05'32"	54.81	52.09	N37°48'55"W
C453	666.00	1°38'58"	19.17	19.17	S77°55'16"W

LINE TABLE		
NUMBER	DIRECTION	LENGTH
L62	S24°43'41"E	18.75'
L63	N38°34'47"E	6.71'
L64	N38°34'47"E	3.29'
L65	N24°43'41"W	17.02'

CURVE TABLE					
NUMBER	RADIUS	DELTA ANGLE	ARC	CHORD	CHORD BEARING
C83	905.00	25°38'52"	405.11	401.74	N22°43'12"E
C159	2151.00	5°32'02"	207.76	207.68	S09°21'44"W
C215	2000.00	11°45'53"	410.66	409.94	N06°30'43"E
C226	1975.00	12°05'05"	416.56	415.79	S06°40'20"W
C227	2025.00	12°03'36"	426.24	425.45	N06°39'35"E
C266	1849.00	11°26'02"	368.99	368.37	N06°20'48"E
C292	200.00	51°47'36"	180.79	174.70	S43°18'32"E
C326	651.00	12°30'41"	142.16	141.87	N86°01'06"E
C362	600.00	26°11'01"	274.19	271.81	N12°27'43"W
C363	625.00	26°11'01"	285.62	283.14	N12°27'43"W
C364	575.00	26°11'01"	262.77	260.49	S12°27'43"E
C365	625.00	3°17'38"	35.93	35.93	S14°11'10"E
C366	625.00	4°12'02"	45.82	45.81	S10°26'20"E
C367	625.00	4°11'48"	45.78	45.77	S06°14'25"E
C368	625.00	3°17'52"	35.97	35.97	S02°29'35"E

CURVE TABLE					
NUMBER	RADIUS	DELTA ANGLE	ARC	CHORD	CHORD BEARING
C369	2025.00	0°40'13"	23.69	23.69	S00°57'53"W
C370	2025.00	1°01'40"	36.32	36.32	S01°48'50"W
C371	2025.00	1°18'34"	46.28	46.28	S02°58'56"W
C372	2025.00	1°18'33"	46.27	46.27	S04°17'30"W
C373	2025.00	1°00'59"	35.93	35.93	S05°27'16"W
C374	2025.00	1°01'40"	36.32	36.32	S06°28'36"W
C375	2025.00	1°01'40"	36.32	36.32	S07°30'16"W
C376	1975.00	1°07'52"	38.99	38.99	N09°14'09"E
C377	1975.00	1°07'52"	38.99	38.99	N08°06'17"E
C378	1975.00	1°07'52"	38.99	38.99	N06°58'25"E
C379	1975.00	1°07'52"	38.99	38.99	N05°50'33"E
C380	1975.00	1°07'52"	38.99	38.99	N04°42'41"E
C381	1975.00	1°26'27"	49.67	49.67	N03°25'31"E
C382	1975.00	1°26'26"	49.66	49.66	N01°59'04"E
C383	1975.00	0°38'04"	21.87	21.87	N00°56'49"E

CURVE TABLE					
NUMBER	RADIUS	DELTA ANGLE	ARC	CHORD	CHORD BEARING
C384	575.00	2°31'08"	25.28	25.28	N00°37'47"W
C385	575.00	5°56'11"	59.58	59.55	N04°51'26"W
C386	575.00	5°56'51"	59.69	59.66	N10°47'57"W
C387	575.00	4°39'32"	46.76	46.74	N16°06'09"W
C388	751.00	3°17'38"	43.17	43.17	N14°11'10"W
C389	751.00	4°12'02"	55.06	55.05	N10°26'20"W
C390	751.00	4°11'48"	55.01	54.99	N06°14'25"W
C391	751.00	3°17'52"	43.23	43.22	N02°29'35"W
C392	751.00	1°28'26"	19.32	19.32	N00°06'26"W
C393	2151.00	0°40'13"	25.16	25.16	N00°57'53"E
C394	2151.00	1°01'40"	38.58	38.58	N01°48'50"E
C395	2151.00	1°18'34"	49.16	49.16	N02°58'56"E
C396	2151.00	1°18'33"	49.15	49.15	N04°17'30"E
C397	2151.00	1°00'59"	38.16	38.16	N05°27'16"E
C398	2151.00	1°01'40"	38.58	38.58	N06°28'36"E

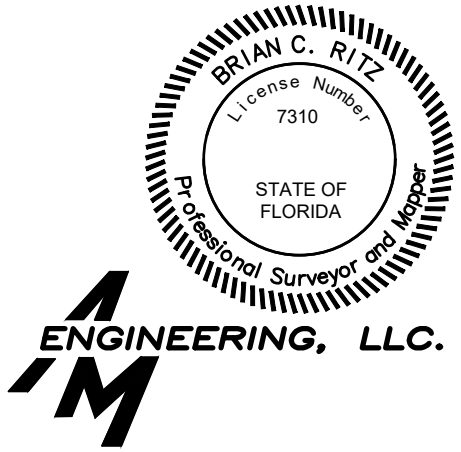


ABBREVIATION LEGEND

- (O.A.) OVERALL
- (S.F.) SQUARE FEET
- (NR) NON-RADIAL
- (R) RADIAL
- PRM PERMANENT REFERENCE MARKER
- PCP PERMANENT CONTROL POINT
- L= CURVE ARC LENGTH
- R= CURVE ARC RADIUS
- Δ= CURVE DELTA ANGLE

SYMBOL LEGEND

- ⊙ MAGNETIC NAIL WITH 2" ALUMINUM DISK STAMPED "AM ENG LLC LB 4334 PCP SURVEY MARKER" OR AS OTHERWISE NOTED
- 5/8" IRON ROD WITH 2" ALUMINUM CAP STAMPED "AM ENG LLC LB 4334 PRM SURVEY MARKER" OR AS OTHERWISE NOTED
- INDICATES CHANGE IN DIRECTION OF RIGHT OF WAY



**ENGINEERING, LLC.**  
 CONSULTING ENGINEERS  
 & SURVEYORS, L.B. 4334

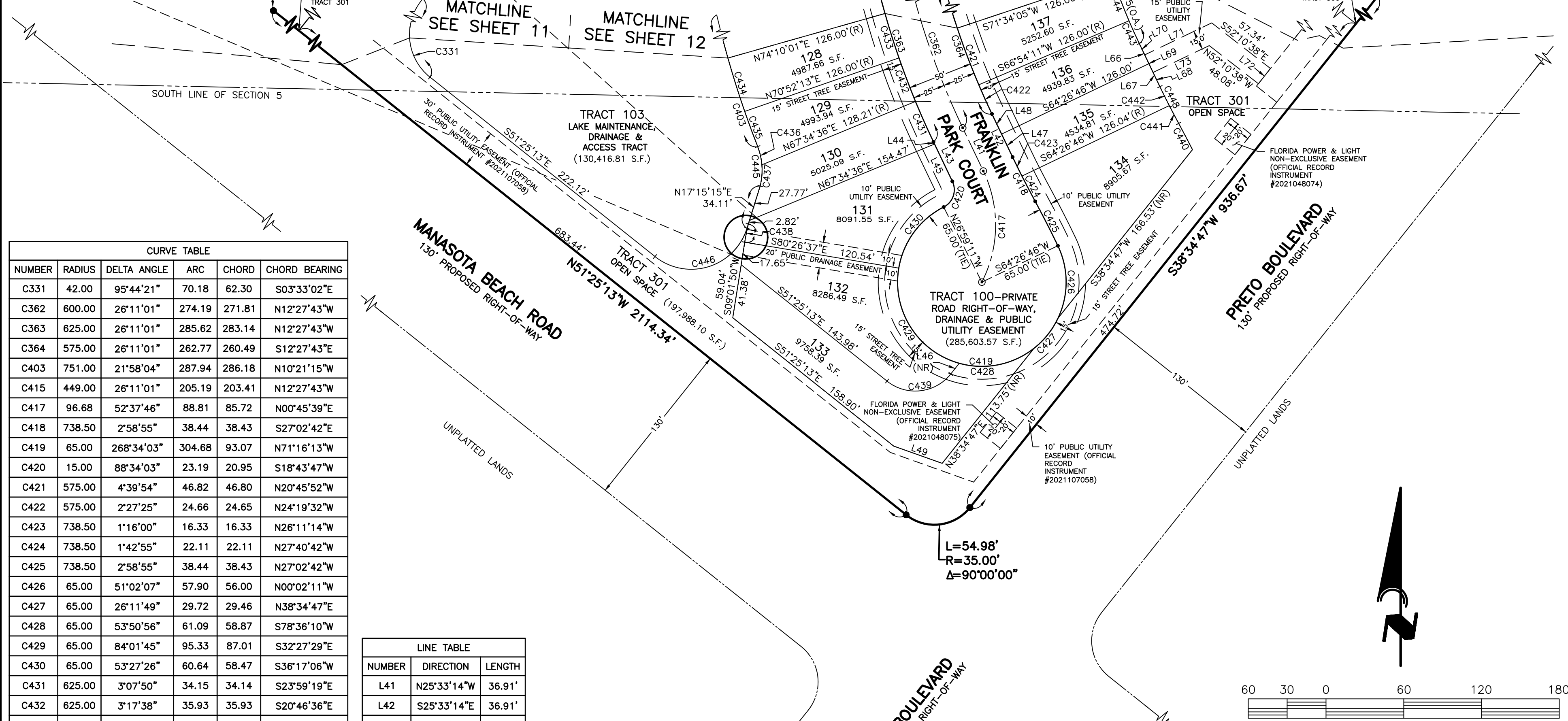
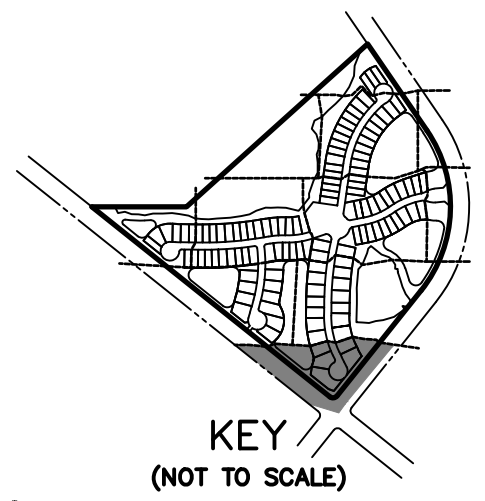
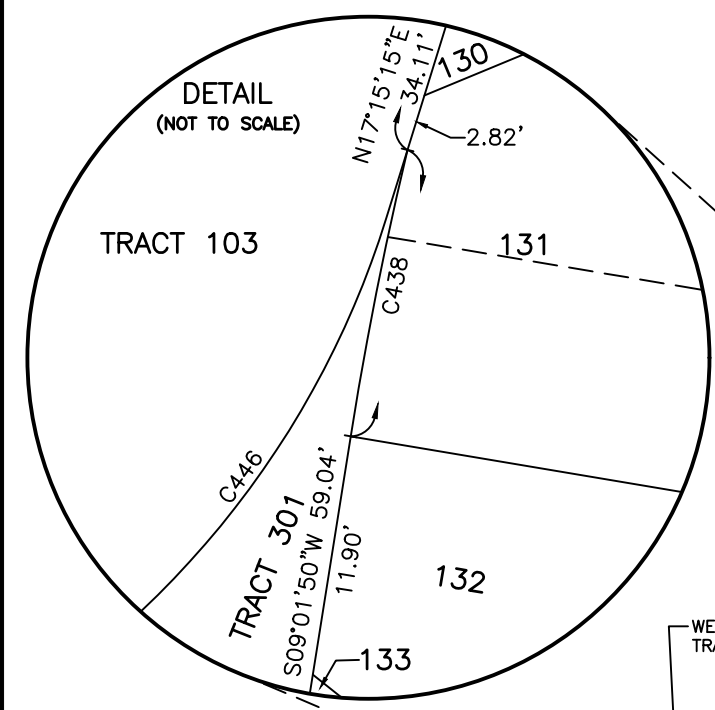
8340 CONSUMER COURT  
 SARASOTA, FLORIDA, 34240  
 PHONE (941) 377-9178  
 FAX 378-3786

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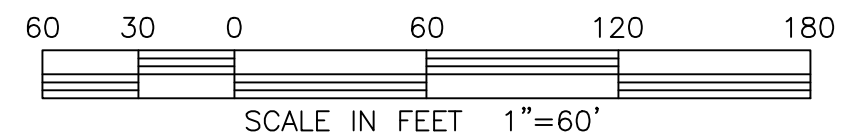
WYSTERIA-WELLEN PARK, VILLAGE F-4 REPLAT  
 A PART OF SECTIONS 5 & 8, TOWNSHIP 40 SOUTH, RANGE 20 EAST,  
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PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
 SHEET 13 OF 13 SHEETS  
 DETAIL SHEET



CURVE TABLE					
NUMBER	RADIUS	DELTA ANGLE	ARC	CHORD	CHORD BEARING
C331	42.00	95°44'21"	70.18	62.30	S03°33'02"E
C362	600.00	26°11'01"	274.19	271.81	N12°27'43"W
C363	625.00	26°11'01"	285.62	283.14	N12°27'43"W
C364	575.00	26°11'01"	262.77	260.49	S12°27'43"E
C403	751.00	21°58'04"	287.94	286.18	N10°21'15"W
C415	449.00	26°11'01"	205.19	203.41	N12°27'43"W
C417	96.68	52°37'46"	88.81	85.72	N00°45'39"E
C418	738.50	2°58'55"	38.44	38.43	S27°02'42"E
C419	65.00	268°34'03"	304.68	93.07	N71°16'13"W
C420	15.00	88°34'03"	23.19	20.95	S18°43'47"W
C421	575.00	4°39'54"	46.82	46.80	N20°45'52"W
C422	575.00	2°27'25"	24.66	24.65	N24°19'32"W
C423	738.50	1°16'00"	16.33	16.33	N26°11'14"W
C424	738.50	1°42'55"	22.11	22.11	N27°40'42"W
C425	738.50	2°58'55"	38.44	38.43	N27°02'42"W
C426	65.00	51°02'07"	57.90	56.00	N00°02'11"W
C427	65.00	26°11'49"	29.72	29.46	N38°34'47"E
C428	65.00	53°50'56"	61.09	58.87	S78°36'10"W
C429	65.00	84°01'45"	95.33	87.01	S32°27'29"E
C430	65.00	53°27'26"	60.64	58.47	S36°17'06"W
C431	625.00	3°07'50"	34.15	34.14	S23°59'19"E
C432	625.00	3°17'38"	35.93	35.93	S20°46'36"E
C433	625.00	3°17'48"	35.96	35.95	S17°28'53"E
C434	751.00	3°17'48"	43.21	43.20	N17°28'53"W
C435	751.00	2°12'31"	28.95	28.95	N20°14'02"W
C436	50.00	16°34'43"	14.47	14.42	N13°02'56"W
C437	50.00	18°55'00"	16.51	16.43	N04°41'56"E
C438	188.00	4°23'27"	14.41	14.40	N11°13'34"E
C439	35.00	90°00'00"	54.98	49.50	S83°34'47"W
C440	864.50	1°30'59"	22.88	22.88	S27°46'40"E
C441	612.50	1°27'17"	15.55	15.55	S27°48'31"E
C442	612.50	1°31'38"	16.33	16.33	S26°19'03"E
C443	449.00	2°27'25"	19.25	19.25	S24°19'32"E
C444	449.00	4°39'54"	36.56	36.55	S20°45'52"E
C445	50.00	35°29'43"	30.98	30.48	N03°35'26"W
C446	45.00	111°19'32"	87.43	74.32	N72°55'01"E
C448	612.50	2°58'55"	31.88	31.87	N27°02'42"W

LINE TABLE		
NUMBER	DIRECTION	LENGTH
L41	N25°33'14"W	36.91'
L42	S25°33'14"E	36.91'
L43	N25°33'14"W	33.78'
L44	S25°33'14"E	1.87'
L45	S25°33'14"E	31.90'
L46	S38°34'47"W	10.56'
L47	N25°33'14"W	19.66'
L48	N25°33'14"W	17.25'
L49	S70°22'36"E	39.69'
L66	S25°33'14"E	17.25'
L67	S25°33'14"E	19.66'
L68	S25°33'14"E	12.16'
L69	S25°33'14"E	15.00'
L70	S25°33'14"E	9.75'
L71	N64°26'46"E	57.30'
L72	S37°49'22"W	15.00'
L73	S64°26'46"W	48.04'

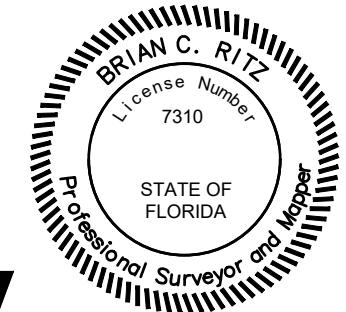


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 8340 CONSUMER COURT  
 SARASOTA, FLORIDA, 34240  
 PHONE (941) 377-9178  
 FAX 378-3786

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