



STAFF REPORT

Arbor Oaks at the Woodlands Final Plat

From: Noah Fossick, AICP, Planner II

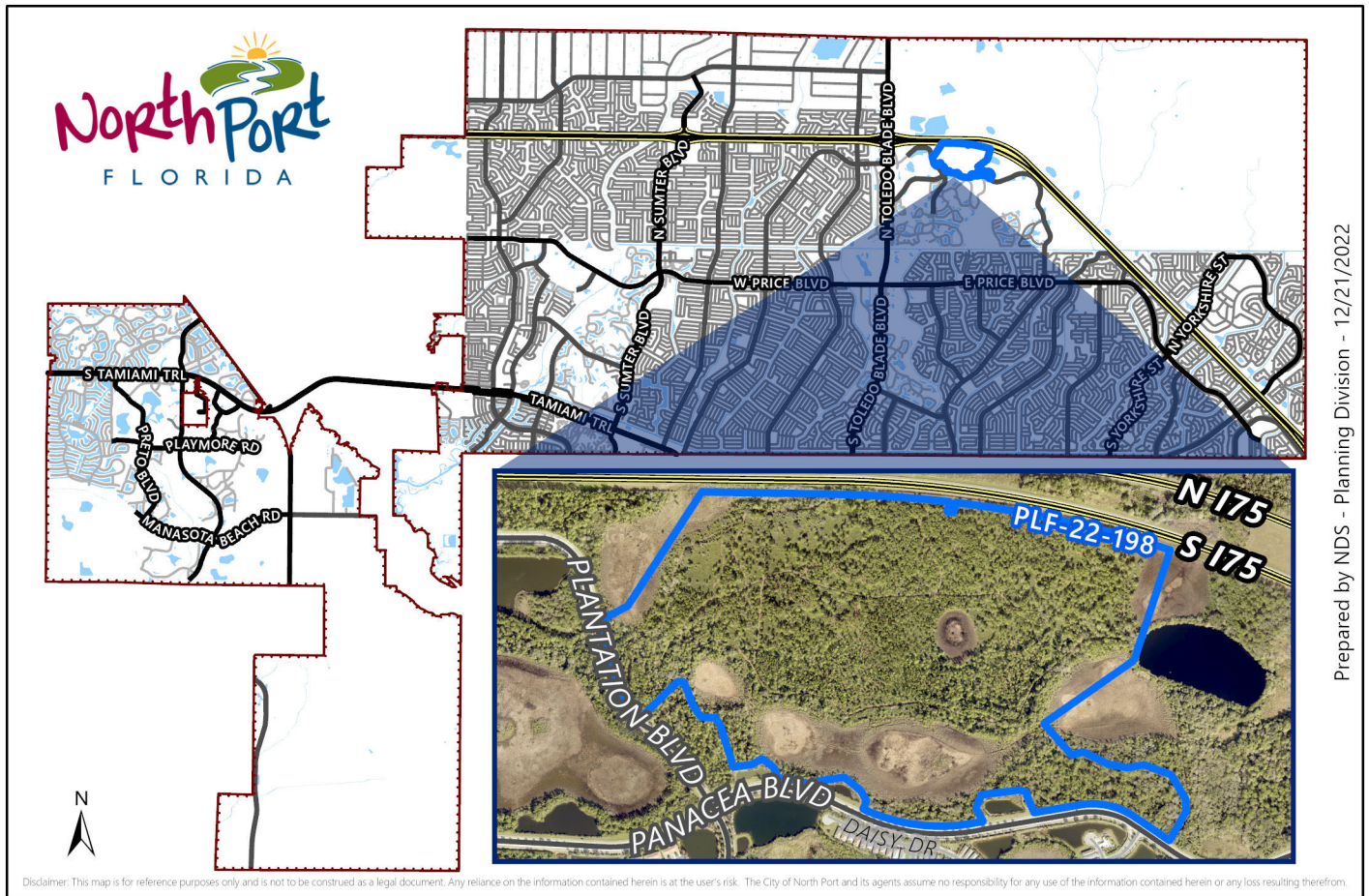
Thru: Lori Barnes, AICP, CPM, Planning & Zoning Division Manager

Thru: Alaina Ray, AICP, Neighborhood Development Services Director

Thru: Jason Yarborough, ICMA-CM, Assistant City Manager

Thru: A. Jerome Fletcher II, ICMA-CM, MPA, City Manager

Date: January 19, 2022



Prepared by NDS - Planning Division - 12/21/2022

PROJECT:	PLF-22-198, Arbor Oaks at the Woodlands Final Plat (QUASI-JUDICIAL)
REQUEST:	Consideration of Final Plat for Arbor Oaks at the Woodlands
APPLICANT:	Strickland T. Smith, P.E.
OWNER:	Pulte Home Company, LLC
LOCATION:	South and West of I-75, East of Plantation Blvd, and north of Panacea Blvd.
PROPERTY SIZE:	± 193.95 Acres
ZONING:	Planned Community Development (PCD)

I. BACKGROUND

In November 2021, the Order of Approval for the Development Master Plan of “Woodlands Parcel D” was issued after approval by the City Commission. In May 2022, the Development Order for the Infrastructure Plan (INF-22-001) and the Order of Approval for the Subdivision Plan (SCP-22-002) of Arbor Oaks (FKA Woodlands Parcel D) were issued by City Staff. In December 2022, the Development Order for the Revision to Final Approved Plans for the Infrastructure Plan (REV-22-205) and the Order of Approval for the Revision to Final Approved Plans for the Subdivision Plan (REV-22-206) were issued for a minor re-arrangement of lots to accommodate a sidewalk connecting the amenity center and Ridgemoor Street and a minor re-orientation of the entrance roadway, Arbor Ridge Blvd. The Final Plat will add 341 single-family detached lots with associated landscaping, infrastructure, utilities, and drainage. The total site contains approximately ± 193.95 acres.

A surety bond in the amount of \$3,138,868.37 for the infrastructure improvements has been received by the City of North Port.

2022 FLORIDA STATUTES

Title XII MUNICIPALITIES, Chapter 177 LAND BOUNDARIES, Part I: PLATTING, Section 177.081 Dedication and approval.

(1) Prior to approval by the appropriate governing body, the plat shall be reviewed for conformity to this chapter by a professional surveyor and mapper either employed by or under contract to the local governing body, the costs of which shall be borne by the legal entity offering the plat for recordation, and evidence of such review must be placed on such plat.

Findings: The City's contracted professional surveyor reviewed and approved the plat.

Conclusion: PLF-22-198 meets the State's requirements for City review and approval of plats.

COMPLIANCE WITH ULDC

Chapter 37-Subdivision Regulations, Article II-Procedures for Securing Approvals, Section 37-8 Plat Submission Requirements.

B. Conformity with approved subdivision plans. The plat shall incorporate all stipulations, easements, changes and modifications required to make the approved subdivision plan and infrastructure plan conform to these regulations.

Findings: The final plat was reviewed for conformance with the approved subdivision plan.

Conclusion: PLF-22-198 conforms with the approved Subdivision Plan (SCP-22-097) and the ULDC.

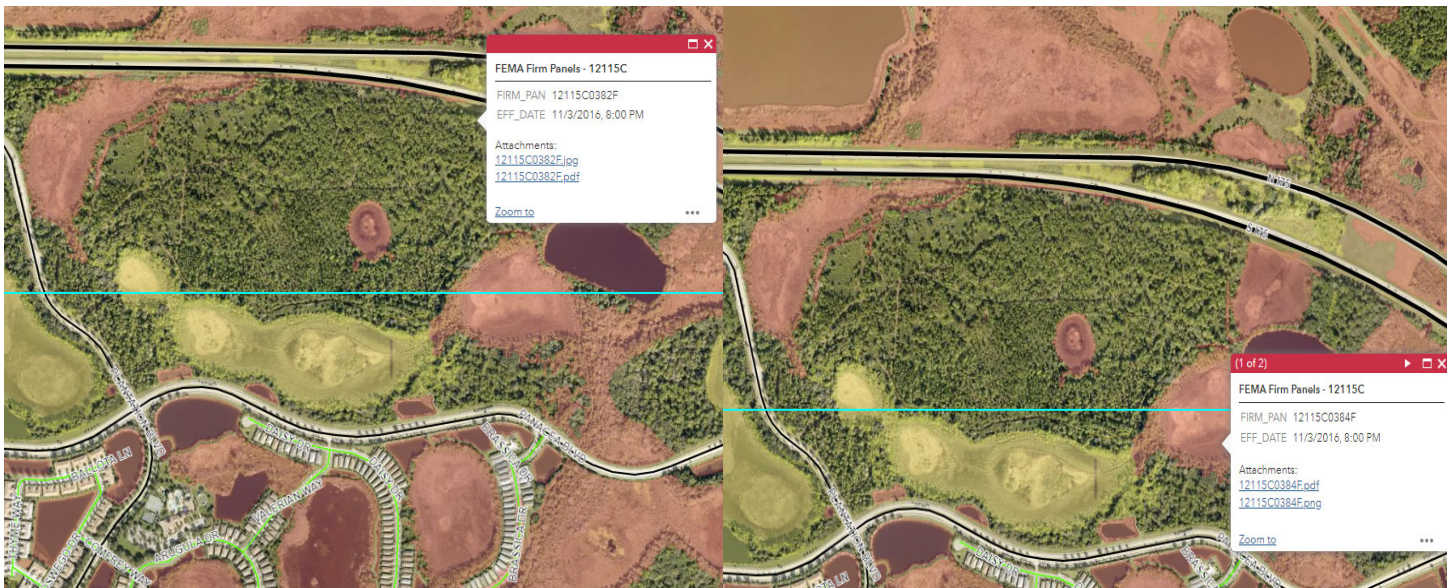
II. STAFF ANALYSIS & FINDINGS (CONTINUED)

ENVIRONMENTAL

A formal environmental survey has been completed on the site. All permits will be issued in accordance to State and Federal standards.

FLOOD ZONE

The majority of the site is not in a FEMA Flood Zone. Portions of the site are within Flood Zone X (Areas of minimal flood hazard) and Flood Zone AE (High risk flood zone), According to Flood Insurance Rate Map No. 12115C0382F and 12115C0384F for Sarasota County, Community No. 120279, City of North Port, FL effective November 4, 2016.



III. RECOMMENDED MOTION

Staff recommends **approval** of Petition No. PLF-22-198, Arbor Oaks at the Woodlands, as stated:

I move to recommend approval of Petition No. PLF-22-198 as presented and find that based on the competent substantial evidence, the Plat complies with all regulations set forth in the Unified Land Development Code (ULDC) and Florida Statutes Chapter 177.

IV. ALTERNATIVE MOTIONS

Petition PLF-22-198 could be DENIED. If that were the case, new findings would need to be written to support that recommendation. The motion would be as follows:

I move to recommend denial of Petition No. PLF-22-198 and find that, based on the competent substantial evidence shows that the proposed Plat does not comply with the Unified Land Development Code (ULDC) and Florida Statutes Chapter 177.

V. PUBLIC HEARING SCHEDULE

Planning & Zoning Advisory Board Public Hearing	January 5, 2023 9:00 AM or as soon thereafter
City Commission Public Hearing	January 24, 2023 10:00 AM or as soon thereafter

VI. EXHIBITS

A.	Map Gallery
B.	Affidavit
C.	Title Assurance
D.	City Surveyor's Approval



City of North Port


Prepared on 12/21/2022
by NDS / Planning Division


Aerial Location Map

PLF-22-198, Arbor Oaks (FKA Woodlands Parcel D)



0 440 880 Feet

 Petition Boundary

 City Boundary







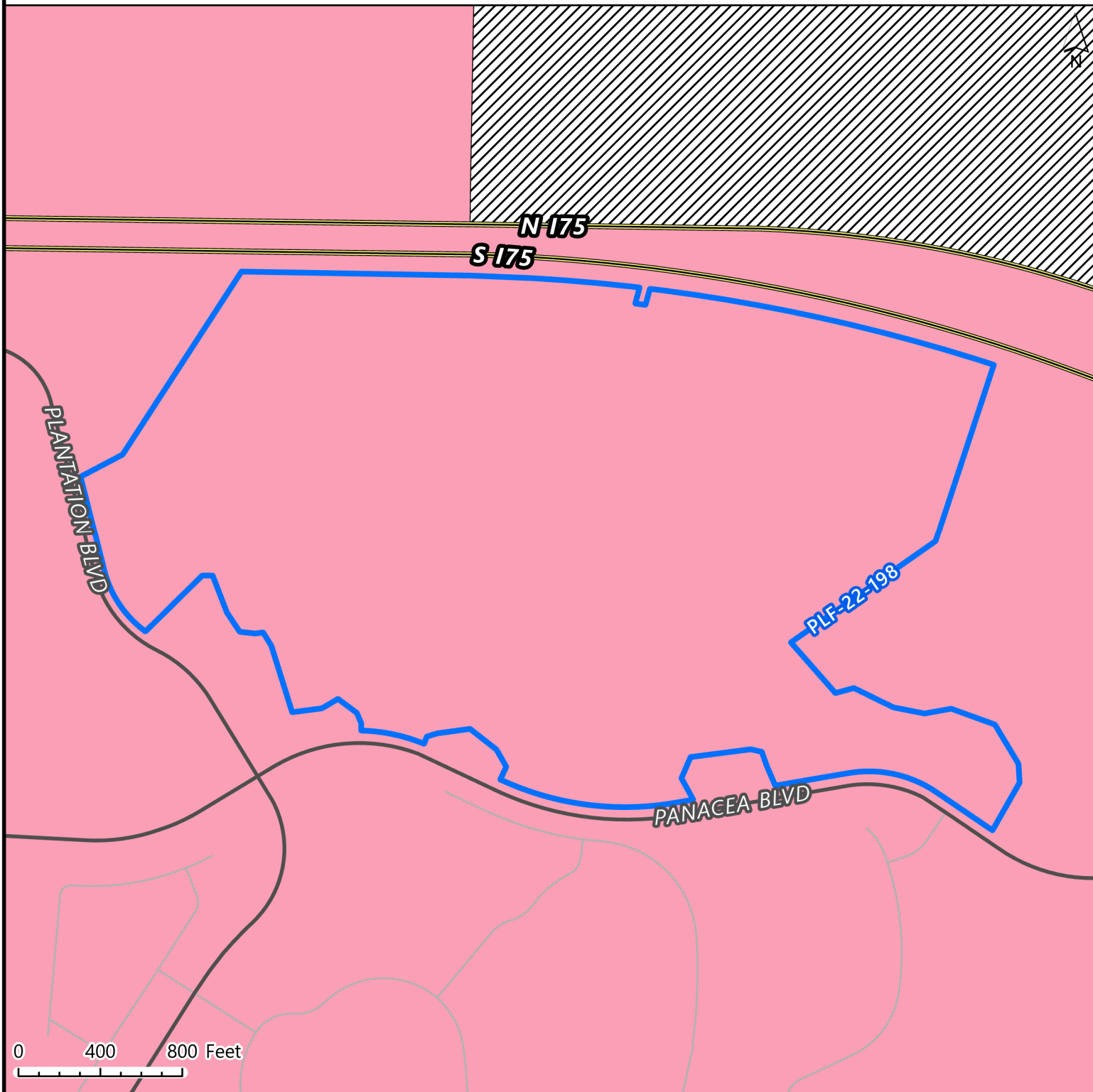
Disclaimer: This map is for reference purposes only and is not to be construed as a legal document. Any reliance on the information contained herein is at the user's risk. The City of North Port and its agents assume no responsibility for any use of the information contained herein or any loss resulting therefrom.



Current Zoning

PLF-22-198, Arbor Oaks (FKA Woodlands Parcel D) PCD, Planned Community Development

-  Petition Boundary
-  City Boundary
-  (NZD) No Zoning Designation
-  (PCD) Planned Community Development



NOTE: THIS MAP CANNOT BE CORRECTLY INTERPRETED INDEPENDENTLY OF NORTH PORT COMPREHENSIVE PLAN AS ADOPTED BY ORDINANCE NO. 97-27, AS SAME AS MAY BE AMENDED FROM TIME TO TIME.

Disclaimer: This map is for reference purposes only and is not to be construed as a legal document. Any reliance on the information contained herein is at the user's risk. The City of North Port and its agents assume no responsibility for any use of the information contained herein or any loss resulting therefrom.

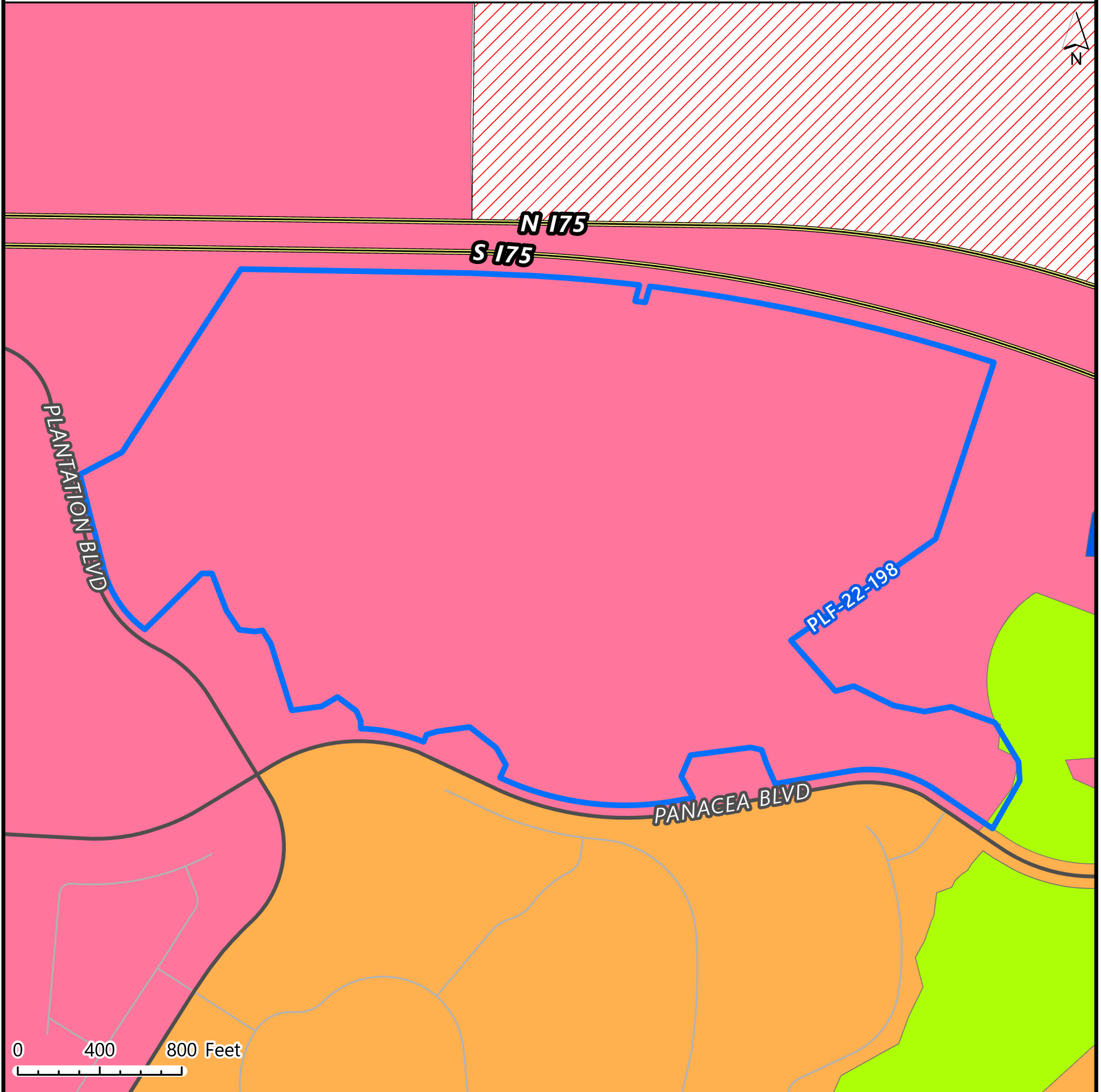


Future Land Use

PLF-22-198, Arbor Oaks (FKA Woodlands Parcel D)

ACTIVITY CENTER

-  Petition Boundary
-  City Boundary
-  MEDIUM DENSITY RESIDENTIAL
-  RECREATION/OPEN SPACE (TDR SENDING ZONE)
-  PUBLIC
-  ACTIVITY CENTER (TDR RECEIVING ZONE - EXCEPT AC-3)
-  VILLAGE



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Exhibit B

AFFIDAVIT

I (the undersigned), Heidt Design, LLC / Strickland T. Smith being first duly sworn, depose and say that I am the owner, attorney, attorney-in-fact, agent, lessee or representative of the owner of the property described and which is the subject matter of the proposed application; that all answers to the questions in this application, and all sketches, data and other supplementary matter attached to and made a part of the application are honest and accurate to the best of my knowledge and belief. I understand this application must be complete and accurate before the application can be processed or hearing can be advertised, and that I am authorized to sign the application by the owner or owners. I authorize City of North Port staff and agents to visit the site as necessary for proper review of this application. If there are any special conditions such as locked gates, restricted hours, guard dogs, etc., please provide the name and telephone number of the individual who can allow access.

Sworn and subscribed before me this 29 day of July, 2022

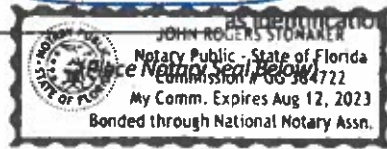
[Signature]
Signature of Applicant or Authorized Agent

Strickland T. Smith, P.E., Principal
Print Name and Title

STATE OF FL COUNTY OF Hillsborough

The foregoing instrument was acknowledged by me this 29 day of July, 2022, by Strickland T. Smith, P.E. who is personally known to me or has produced

[Signature]
Signature - Notary Public



AFFIDAVIT
AUTHORIZATION FOR AGENT/APPLICANT

I, Pulte Home Company, LLC / Mike Woolery, property owner, hereby authorize Heidt Design, LLC / Strickland T. Smith to act as Agent on our behalf to apply for this application on the property described as (legal description) Arbor Oaks FKA Woodlands Parcel D (See attached Legal Description)

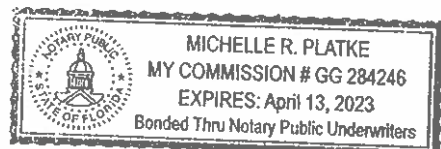
[Signature] Owner MIKE WOOLERY - V.P. LAND ACQ Date 7/29/2022

STATE OF FLORIDA COUNTY OF SARASOTA

The foregoing instrument was acknowledged by me this 29th day of July, 2022, by MIKE WOOLERY - V.P. LAND ACQ who is personally known to me or has produced as identification.

[Signature]
Signature - Notary Public

(Place Notary Seal Below)





Dean, Mead, Egerton, Bloodworth, Capouano & Bozarth, P.A.
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P.O. Box 2346 (ZIP 32802-2346)
Orlando, FL 32801

Attorneys and Counselors at Law
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Vero Beach
Stuart (By Appointment)

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DAVID P. BARKER
407-428-5118
dbarker@deanmead.com

July 26, 2022

Board of County Commissioners
Sarasota County, Florida
101 S. Washington Blvd.
Sarasota, Florida 33577

Re: Woodlands Parcel D

Gentlemen:

Pursuant to the requirements of Florida Statutes, Chapter 177, and Sarasota County Land Development regulations, you are advised that, in our opinion, the fee simple marketable title of those lands described in Exhibit A attached hereto is vested in:

Pulte Home Company, LLC, a Michigan limited liability company, by virtue of Special Warranty Deed recorded in Official Records Instrument No. 2022092416, Public Records of Sarasota County, Florida.

Subject to the following matters and exceptions:

A. Unsatisfied mortgages or liens encumbering said property are as follows:

None

B. Underlying rights of way, easements or plats, restrictions and other matters affecting said property are as follows:

1. Resolutions as contained in Notice recorded in Official Records Book 1880, Page 2199; together with informational Notice of Adoption of the Amended and Restated Development Order for Panacea Development Regional Impact recorded in Official Records Instrument No. 2001161391, Public Records of Sarasota County, Florida.

2. Notice of Establishment of the Woodlands Community Development District recorded in Official Records Instrument No. 2004147889; as affected by Amended Notice of Establishment of the Woodlands Community Development District recorded in Official Records Instrument No. 2007164391, Public Records of Sarasota County, Florida.

July 26, 2022

Page 2

3. Declaration of Consent to Jurisdiction of Community Development District and to Imposition of Special Assessments recorded in Official Records Instrument No. 2005008426, Public Records of Sarasota County, Florida.

4. City of North Port, Florida/Sovereign National Property Company, Inc. Water and Wastewater System Standard Developer's Agreement recorded in Official Records Instrument No. 2005089521; as affected by Official Records Instrument No. 2012077252, Public Records of Sarasota County, Florida.

5. Conservation Easement recorded in Official Records Instrument No. 2005122297, Public Records of Sarasota County, Florida.

6. Water Easement License and Reimbursement Agreement for the Woodlands Master Association, Inc. recorded in Official Records Instrument No. 2005281702.

7. Reservation of Rights and Restrictive Covenant recorded in Official Records Instrument No. 2005281703.

8. Restrictions, covenants, conditions and easements as set forth in those instruments recorded in Master Declaration of Covenants, Conditions, Restrictions and Easements for The Woodlands recorded in Official Records Instrument No. 2006023093; as affected by Partial Assignment and Acceptance of Assignment of Declarant's Rights recorded in Official Records Instrument No. 2009017561 and Assignment of Declarant's Rights recorded in Official Records Instrument No. 2022092418.

9. Blanket Easement to CDD and Association for Maintenance of Central Irrigation System recorded in Official Records Instrument No. 2006023095.

10. Woodlands Development of Regional Impact (DRI) Developer's Agreement recorded in Official Records Instrument No. 2006198295.

11. Grant of Easement by and between Sovereign National Property Company, Inc., a Florida corporation and Comcast of West Florida., Inc., its successors and assigns, recorded in Official Records Instrument No. 2007116587.

12. Assignment and Acceptance of DRI Allocations recorded in Official Records Instrument No. 2022092417.

13. Temporary Non-Exclusive Access and Utility Easement Agreement recorded in Official Records Instrument No. 2022092419.

14. Declaration of Consent to Jurisdiction of the Woodlands Community Development District, Imposition of Special Assessments, and Imposition of Lien of Record recorded in Official Records Instrument No. 2022117344.

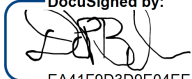
C. 2021 Ad valorem taxes on said property are PAID for Tax Parcel I. D. Numbers 1094003360, 1094003200, 1094003010, 1094003300, 1096003000, 1096002000, 1094003500 and 1094003250.

The following item was shown for informational purposes only on the title report:

a) Recorded Notice of Environmental Resource Permit recorded in Official Records Instrument No. 2022104590.

July 26, 2022
Page 3

This title opinion letter is made for the express purpose of furnishing title information to Sarasota County, Florida.

Sincerely,
DocuSigned by:

EA41F9D3D9E04EE...
David P. Barker

DPB:ch

Exhibit C

EXHIBIT "A"

A parcel of land lying in Sections 7, 8, and 17, Township 39 South, Range 22, Sarasota County, Florida, and being more particularly described as follows:

COMMENCE at the Southeast corner of said Section 7, run thence along the East boundary line of Section 7, N.01°04'17"E., a distance of 397.27 feet to the POINT OF BEGINNING; thence leaving said East boundary line of Section 7, S.82°10'29"W., a distance of 108.81 feet; thence S.73°07'01"W., a distance of 52.88 feet; thence S.21°51'00"W., a distance of 34.60 feet to a point on the Northerly right of way line of Panacea Blvd., a 120.00 foot wide public right of way; thence along said Northerly right of way line of Panacea Blvd., Westerly, 316.09 feet along the arc of a non-tangent curve to the left having a radius of 861.26 feet and a central angle of 21°01'42" (chord bearing N.78°39'51"W., 314.32 feet); thence leaving said Northerly right of way line of Panacea Blvd., N.00°49'18"E., a distance of 34.52 feet; thence N.23°05'47"W., a distance of 55.94 feet; thence N.53°27'50"W., a distance of 114.24 feet; thence S.59°37'51"W., a distance of 91.02 feet; thence S.82°28'20"W., a distance of 146.58 feet; thence N.17°23'47"W., a distance of 340.60 feet; thence N.31°52'56"W., a distance of 76.33 feet; thence S.81°44'43"W., a distance of 38.16 feet; thence N.83°35'45"W., a distance of 76.46 feet; thence N.33°43'08"W., a distance of 113.16 feet; thence N.21°07'33"W., a distance of 193.47 feet; thence N.89°57'43"W., a distance of 50.73 feet; thence S.45°26'10"W., a distance of 387.95 feet to a point in the Northeasterly right of way line of Plantation Blvd., a 100.00 foot wide public right of way; thence along said Northeasterly right of way line of Plantation Blvd., Northwesterly, 359.01 feet along the arc of a non-tangent curve to the right having a radius of 527.97 feet and a central angle of 38°57'35" (chord bearing N.33°45'33"W., 352.13 feet) to a point of tangency; thence N.14°16'45"W., a distance of 488.79 feet; thence leaving said Northeasterly right of way line of Plantation Blvd., N.62°16'34"E., a distance of 217.22 feet; thence N.33°00'09"E., a distance of 1062.39 feet to a point in the Southerly right of way line of Interstate 75 (S.R. 93), a variable width public right of way; thence along said Southerly right of way line of Interstate 75, S.89°12'13"E., a distance of 1013.40 feet to a point of curvature; thence Easterly, 947.17 feet along the arc of a tangent curve to the right having a radius of 9072.81 feet and a central angle of 05°58'53" (chord bearing S.86°12'46"E., 946.74 feet); thence leaving said Southerly right of way line of Interstate 75, S.15°23'15"W., a distance of 80.92 feet; thence Easterly, 50.56 feet along the arc of a non-tangent curve to the right having a radius of 8992.82 feet and a central angle of 00°19'20" (chord bearing S.83°08'17"E., 50.56 feet); thence N.15°23'15"E., a distance of 80.85 feet to a point on said Southerly right of way line of Interstate 75; thence Easterly along said Southerly right of way line of Interstate 75, 1710.88 feet along the arc of a non-tangent curve to the right having a radius of 9072.81 feet and a central angle of 10°48'16" (chord bearing S.77°30'02"E., 1708.35 feet); thence leaving said Southerly right of way line of Interstate 75, S.18°13'31"W., a distance of 910.06 feet; thence S.55°00'09"W., a distance of 854.41 feet; thence S.41°22'37"E., a distance of 337.45 feet; thence N.74°35'29"E., a distance of 93.14 feet; thence S.63°53'41"E., a distance of 215.12 feet; thence S.78°53'23"E., a distance of 154.72 feet; thence N.79°48'46"E., a distance of 132.23 feet; thence S.70°04'23"E., a distance of 227.35 feet; thence S.30°58'05"E., a distance of 223.87 feet; thence S.03°16'38"E., a distance of 91.76 feet; thence S.29°38'16"W., a distance of 263.17 feet to a point in the aforesaid Northerly right of way line of Panacea Blvd.; thence N.55°47'22"W., a distance of 325.99 feet to a point of curvature; thence Westerly, 448.60 feet along the arc of a tangent curve to the left having a radius of 585.00 feet and a central angle of 43°56'11" (chord bearing N.77°45'28"W., 437.69 feet) to a point of tangency; thence S.80°16'27"W., a distance of 370.69 feet; thence leaving said Northerly right of way line of Panacea Blvd., N.23°23'40"W., a distance of 104.81 feet; thence N.19°32'52"W., a distance of 74.08 feet; thence N.77°18'34"W., a distance of 55.68 feet; thence S.82°09'30"W., a distance of 186.52 feet; thence S.83°27'50"W., a distance of 109.25 feet; thence S.23°15'40"W., a distance of 112.74 feet; thence S.28°47'51"E., a distance of 120.32 feet to a point in said Northerly right of way line of Panacea Blvd.; thence S.80°16'27"W., a distance of 84.59 feet to a point of curvature; thence Westerly, 879.86 feet along the arc of a tangent curve to the right having a radius of 1440.00 feet and a central angle of 35°00'31" (chord bearing N.82°13'17"W., 866.24 feet); thence leaving said Northerly right of way line of Panacea Blvd.,

Exhibit C

N.25°22'48"E., a distance of 65.12 feet; thence N.29°36'52"W., a distance of 95.61 feet; thence N.51°50'25"W., a distance of 164.65 feet; thence S.82°10'29"W., a distance of 52.86 feet to the POINT OF BEGINNING.



August 18, 2022

Addressee:

PLAT PROPERTY INFORMATION REPORT

Proposed Plat of: Strand at Cedar Grove

In accordance with Section 177.041, Florida Statutes this will certify that Fidelity National Title Insurance Company has made a search of the Public Records of Sarasota County, Florida, through August 16, 2022 at 5:00 PM on real property described and shown on the proposed plat which description reads as follows:

See Exhibit A attached hereto for Legal Description

As of the effective date of this report, the record title to the land described and shown on the proposed plat is in the name of Centex Homes, a Nevada general partnership, by virtue of Special Warranty Deed recorded in Official Records Instrument No. 2022121828, Public Records of Sarasota County, Florida.

The search has revealed the following:

1. Notice regarding Development Order recorded August 25, 1986 in Official Records Book 1880, Page 2199 together with Amended and Restated Development Order recorded in Official Records Instrument # 2001161391.
2. Panacea Conservation Easement in favor of Southwest Florida Water Management District recorded May 5, 2005 in Official Records Instrument # 2005095397.
3. Notice of Establishment of The Woodland Community Development District recorded July 29, 2004 in Official Records Instrument # 2004147889 as amended in Amended Notice of Establishment of the Woodland Community Development District recorded in Official Records Instrument # 2007164391.
4. Declaration of Consent to Jurisdiction of Community Development District and to Imposition of Special Assessments recorded January 13, 2005 in Official Records Instrument # 2005008426.
5. Reservation of Rights and Restrictive Covenant recorded December 27, 2005 in Official Records Instrument # 2005281703.
6. Blanket Easement to CDD and Association for Maintenance of Central Irrigation System recorded February 6, 2006 in Official Records Instrument # 2006023095.
7. Lien of Record and Disclosure of Public Financing of the Woodlands Community Development District recorded May 4, 2009 in Official Records Instrument # 2009052947
8. Master Declaration of Covenants, Conditions, Restrictions and Easements for The Woodlands recorded in Official Records Instrument No. 2006023093; as affected by



Fidelity National Title Insurance Company

Partial Assignment and Acceptance of Assignment of Declarant's Rights recorded in Official Records Instrument No. 2009017561 and Assignment of Declarant's Rights recorded July 21, 2022 in Official Records Instrument No. 2022121830.

9. Access Easement Agreement from Heyward Development, LLC, a Florida limited liability company, Buffalo-Northport Associates, LLC, a Florida limited liability company and Panacea Gulf Coast Investments, L.L.C., a Florida limited liability company, Grantors, to Buffalo-Northport Associates II, LLC, a Florida limited liability company, Grantee, recorded July 29, 2020 in Official Records Instrument # 2020100677.

10. Assignment and Acceptance of DRI Allocation recorded July 21, 2022 in Official Records Instrument No. 2022121829.

NOTE: 2021 Real Property Taxes in the gross amount of \$33,446.16 are paid, under Tax Account No. 1113001300.

NOTE: 2021 Real Property Taxes in the gross amount of \$1,084.82 are paid, under Tax Account No. 1113002200.

NOTE: All recording references in this form shall refer to the public records of Sarasota County, Florida, unless otherwise noted.

Public Records shall be defined herein as those records currently established under the Florida Statutes for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.

This report shows only matters disclosed in the aforesaid Public Records, and it does not purport to insure or guarantee the validity or sufficiency of any documents noted herein; nor have the contents of any such documents been examined for references to other liens or encumbrances. This report is not to be construed as an opinion, warranty, or guarantee of title or other similar assurance, nor as a title insurance policy; and its effective date shall be the date above specified through which the Public Records were searched. This Report is being provided for the use and benefit of the above Addressee only, and it may not be used or relied upon by any other party. This Report may not be used for the purpose of issuing a title insurance commitment or policy.

This Report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

File No.: 10678887

Brianna Barolet

By: _____

Authorized Signature



Exhibit "A"

A Parcel of land lying in Sections 8 and 17, Township 39 South, Range 22 East, Sarasota County, Florida, and being more particularly described as follows:

COMMENCE at the Northeast corner of said Section 17, run thence along the East boundary thereof, S.00°05'45"W., a distance of 402.07 feet to the POINT OF BEGINNING; thence S.13°33'52"W., a distance of 1806.94 feet to the Northernmost corner of CEDAR GROVE PHASE 2A, according to the plat thereof, as recorded in Plat Book 54, Pages 291 through 300, inclusive, of the Public Records of Sarasota County, Florida; thence along the Northerly boundary of said CEDAR GROVE PHASE 2A, the Northerly boundary of CEDAR GROVE PHASE 2B, according to the plat thereof, as recorded in Plat Book 56, Pages 18 through 27, inclusive, of the Public Records of Sarasota County, Florida, and the Southerly extension thereof, respectively, S.66°29'58"W., a distance of 3959.70 feet to the Southeast corner of CYPRESS FALLS PHASE 2A & 2B, according to the plat thereof, as recorded in Plat Book 52, Pages 70 through 83, inclusive, of the Public Records of Sarasota County, Florida; thence along the Easterly boundary of said CYPRESS FALLS PHASE 2A & 2B, Easterly boundary of CYPRESS FALLS PHASE 1C, according to the plat thereof, as recorded in Plat Book 46, Pages 15 through 15T, inclusive, of the Public Records of Sarasota County, Florida, Easterly boundary of CYPRESS FALLS PHASE 2D, according to the plat thereof, as recorded in Plat Book 53, Pages 73 through 83, inclusive, of the Public Records of Sarasota County, Florida, the following two (2) courses: 1) N.19°29'31"E., a distance of 1771.96 feet; 2) N.26°00'41"E., a distance of 2025.54 feet to the Northeast corner said CYPRESS FALLS PHASE 2D; thence along the Southerly right-of-way of Panacea Boulevard, Easterly, 701.63 feet along the arc of a non-tangent curve to the left having a radius of 870.02 feet and a central angle of 46°12'22" (chord bearing S.87°07'49"E., 682.77 feet); thence S.20°14'01"E., a distance of 68.92 feet; thence S.85°00'00"E., a distance of 641.16 feet; thence N.71°00'00"E., a distance of 540.00 feet; thence N.17°06'14"W., a distance of 397.13 feet to a point on aforesaid Southerly right-of-way of Panacea Boulevard; thence along said Southerly right-of-way, Easterly, 516.81 feet along the arc of a non-tangent curve to the right having a radius of 1300.00 feet and a central angle of 22°46'40" (chord bearing N.73°28'22"E., 513.41 feet); thence S.05°08'18"E., a distance of 563.01 feet; thence S.64°23'25"E., a distance of 326.73 feet to the POINT OF BEGINNING.

Exhibit D

From: [Alan Fish](#)
To: [Planning Info](#)
Subject: [EXTERNAL] Third review Revised Plat of Arbor Oaks
Date: Wednesday, December 21, 2022 2:48:52 PM



Noah,

I have performed a review of the above referenced Plat. I found the revised plat to now be in conformance with Chapter 177, Part One, Florida Statutes.

Alan K. Fish, PSM
Van Buskirk & Fish, Surveying & Mapping, Inc.
12450 S. Tamiami Trail, Unit D
North Port, FL. 34287

Sent from [Mail](#) for Windows