

# WELLEN PARK VILLAGE E TRACT 4 REPLAT

A Replat of portions of Tracts 4, 502 & 503 of  
Wellen Park Village E recorded in Plat Book  
55, Page 401 of the Public Records of Sarasota  
County, Florida and lying in Section 33,  
Township 39 South, Range 20 East, City of  
North Port, Sarasota County, Florida

**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 this county.

Tracts 502A and 503A are West Villages Improvement District property under the terms of the WVID Infrastructure Construction, Turnover and Conveyance Policies and the terms of the WVID Water Conservation Plan, the maintenance and use of which will be governed by said documents for stormwater management ponds. Wetland tracts or wetlands within Tracts 502A and 503A shall not be altered from their natural state, and activities prohibited within such areas 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.

**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 \_\_\_\_\_ of the 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

**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 Florida

\_\_\_\_\_  
City Engineer  
Registration No. \_\_\_\_\_ Date \_\_\_\_\_

**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 record by the City of North Port, Florida, this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2022.

\_\_\_\_\_  
Mayor, North Port City Commission  
\_\_\_\_\_  
City Clerk, attest

**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.

\_\_\_\_\_  
City Attorney, City of North Port  
\_\_\_\_\_  
Date

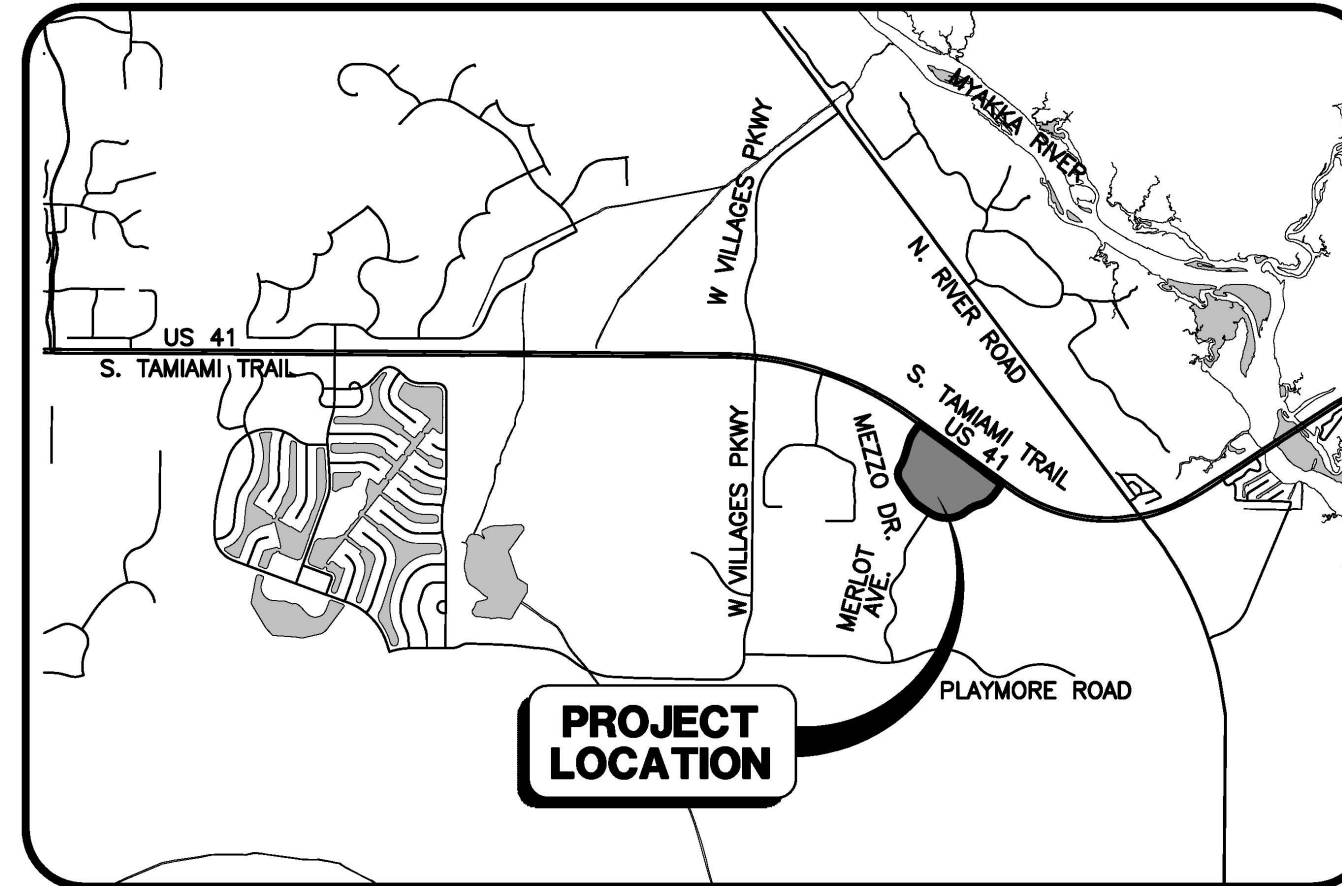
**CERTIFICATE OF APPROVAL OF THE CITY SURVEYOR**

STATE OF FLORIDA )  
COUNTY OF SARASOTA ) SS

It is hereby certified that this plat has been reviewed for conformity with the requirements of Chapter 177, Part 1, of the Florida Statutes and with the current subdivision ordinance of the City of North Port.

\_\_\_\_\_  
City Surveyor  
Florida Certificate No. \_\_\_\_\_

\_\_\_\_\_  
Date



**PROJECT  
LOCATION**

## SITE MAP

**WEST VILLAGES IMPROVEMENT DISTRICT ACCEPTANCE AND ACKNOWLEDGEMENT**

The West Villages Improvement District (WVID) hereby accepts the fee simple absolute dedication of and perpetual maintenance obligation for Tracts 303, 502A AND 503A, as shown on this plat, and hereby accepts the dedication of the Utility Easement(s) as shown on this plat.

\_\_\_\_\_  
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 the West Villages Improvement District, for and on behalf of the West Villages Improvement District.

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Type of Identification Produced \_\_\_\_\_  
Type of Identification Produced \_\_\_\_\_

**CERTIFICATE OF APPROVAL OF THE CITY OF NORTH PORT  
PLANNING & 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 SURVEYOR**

I, the undersigned Licensed Professional Land Surveyor, hereby certify that this plat is a true and correct representation of the lands surveyed, that the plat was prepared under my direction and supervision, that the plat complies with all the survey requirements of Chapter 177, Part One, Florida Statutes and that the Permanent Reference Monuments (PRM's) have been installed. The Permanent Control Points, Lot Corners and Benchmarks will be installed and certified by an official affidavit.

Stantec Consulting Services, Inc. L.B.#7866

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

By: \_\_\_\_\_  
Joseph R. Jasper, P.S.M.  
Florida Certificate #7168

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF FLORIDA )  
COUNTY OF SARASOTA )

Manasota Beach Ranchlands LLLP a Florida limited liability limited partnership (the "Company") and the West Villages Improvement District (the "District") created pursuant to Chapter 189, Florida Statutes, collectively (the "Owners") do here certify ownership of the property described on this plat entitled "WELLEN PARK VILLAGE E, TRACT 4 REPLAT", and do hereby grant, convey, and dedicate said Plat for record.

The Owners do hereby state and declare the following:

1. The Owners, as the fee simple owner(s), do further dedicate to the Company, Tract 4A.
2. The Owners, as the fee simple owner(s) of the lands platted herein, intends to dedicate and convey Tracts 502A and 503A to the West Villages Improvement District for stormwater management and other lawful purposes, said tract and stormwater systems located thereon being the perpetual maintenance obligation of the West Villages Improvement District, its successors and/or assigns.
3. The Owners, as the fee simple owner(s) of the lands platted herein, intends to dedicate and convey Tract 303 to the West Villages Improvement District in fee simple by subsequent, separate instrument.

IN WITNESS WHEREOF, the undersigned Owners, have caused this presents to be executed in its name this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2022

WITNESSES:

Signature of Witness: \_\_\_\_\_

Print Name of Witness: \_\_\_\_\_

Signature of Witness: \_\_\_\_\_

Print Name of Witness: \_\_\_\_\_

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

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
As its: \_\_\_\_\_

WEST VILLAGES IMPROVEMENT DISTRICT

By: \_\_\_\_\_  
Name: John Luczynski  
As its: Chairman

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 \_\_\_\_\_, as \_\_\_\_\_ 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 MAIN STREET RANCHLANDS LLLP a Florida limited liability limited partnership, on behalf of the partnership and who is personally known to me or has produced \_\_\_\_\_ as identification. If no type of identification is indicated, the above-named person is personally known to me.

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, on behalf of the district and who is personally known to 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 \_\_\_\_\_



**Stantec**

6920 Professional Parkway East, Sarasota, FL 34240-8414  
Phone 941-907-6900 • Fax 941-907-6910  
Certificate of Authorization #27013 • www.stantec.com  
Licensed Business Number 7866

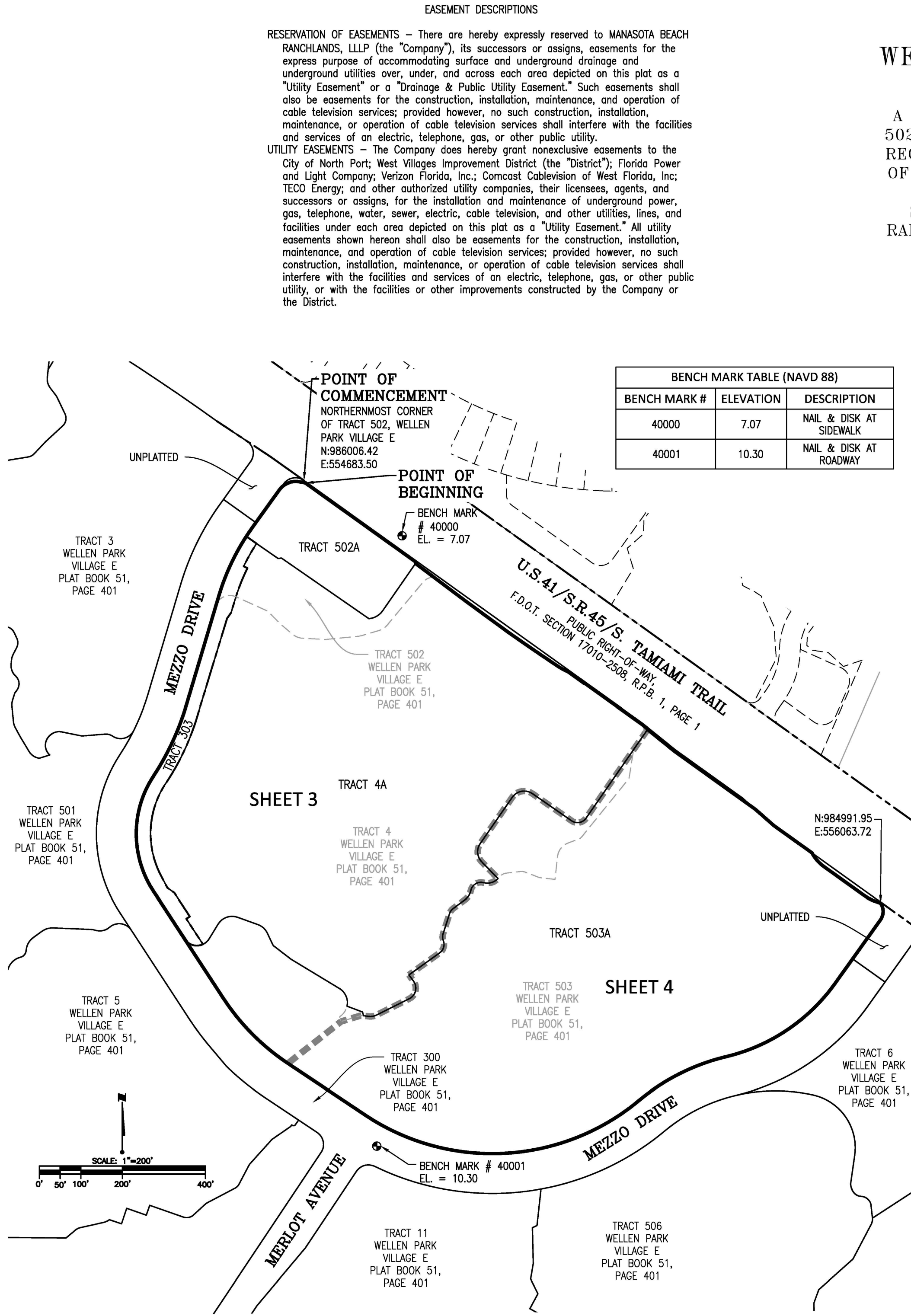
DESCRIPTION (as prepared by the certifying Surveyor and Mapper):

A tract of land that includes portions of Tracts 4, 502 and 503 of Wellen Park Village E recorded in Plat Book 55, Page 401 of the Public Records of Sarasota County, Florida and lying in Section 33, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

Commence at the northernmost corner of Tract 502, Wellen Park Village E, recorded in Plat Book 51, Page 401 of the Public Records of Sarasota County, Florida; thence S.54°22'31"E. along the southerly right-of-way line of U.S. 41/S.R.45/South Tamiami Trail (100 foot wide public right-of-way, Florida Department of Transportation Section 17010-2508) recorded in Road Plat Book 1, Page 1 and Order of Taking, Official Records Book 1039, Page 762 of the Public Records of Sarasota County, Florida, a distance of 6.16 feet; thence S.35°37'29"W., a distance of 3.00 feet to the POINT OF BEGINNING; thence S.54°24'44"E., a distance of 328.68 feet; thence S.34°44'45"W., a distance of 3.16 feet; thence S.53°06'44"E., a distance of 155.36 feet; thence S.53°49'18"E., a distance of 122.15 feet to the point of curvature of a non-tangent curve to the left, having a radius of 4,574.09 feet and a central angle of 01°51'19"; thence Southeasterly along the arc of said curve, a distance of 148.12 feet, said curve having a chord bearing and distance of S.55°35'18"E., 148.11 feet, to the point of curvature of a non-tangent curve to the left, having a radius of 199.74 feet and a central angle of 06°43'42"; thence Southeasterly along the arc of said curve, a distance of 23.46 feet, said curve having a chord bearing and distance of S.61°36'16"E., 23.44 feet, to the point of curvature of a reverse curve to the right having a radius of 85.96 feet and a central angle of 01°50'45"; thence Southeasterly along the arc of said curve, a distance of 2.77 feet, to the end of said curve; thence S.54°22'31"E. along a line non-tangent to said curve, a distance of 46.68 feet; thence N.35°37'29"E., a distance of 1.00 feet; thence S.54°22'31"E., a distance of 170.56 feet; thence S.51°00'40"E., a distance of 18.38 feet; thence S.34°44'26"W., a distance of 1.00 feet; thence S.51°00'40"E., a distance of 83.23 feet; thence S.54°20'43"E., a distance of 239.73 feet to said southerly right-of-way line of U.S. 41/S.R.45/South Tamiami Trail; the following two (2) calls are along said south right-of-way line: (1) thence S.48°43'03"E., a distance of 59.93 feet; (2) thence S.54°22'31"E., a distance of 112.44 feet to the point of curvature of a non-tangent curve to the left, having a radius of 97.00 feet and a central angle of 26°14'44"; thence Southeasterly along the arc of said curve, a distance of 44.43 feet, said curve having a chord bearing and distance of S.41°15'09"E., 44.05 feet, to the point of tangency of said curve; thence S.54°22'31"E., a distance of 121.29 feet to a point of curvature of a curve to the left having a radius of 97.00 feet and a central angle of 19°04'54"; thence Southeasterly along the arc of said curve, a distance of 32.30 feet, to the point of curvature of a reverse curve to the right having a radius of 85.00 feet and a central angle of 06°20'56"; thence Easterly along the arc of said curve, a distance of 9.42 feet, to a point on the southerly line of Tract 503 of said Wellen Park Village E, also being the point of curvature of a non-tangent curve to the right, having a radius of 35.00 feet and a central angle of 70°01'26"; the following thirteen (13) calls are along the southerly line of Tract 503 of Wellen Park Village E and along the westerly line of Tracts 4 and Tract 502 of Wellen Park Village E, also being the northerly line of Mezzo Drive (Tract 300 of Wellen Park Village E) and its northerly extensions: (1) thence Southerly along the arc of said curve, a distance of 42.78 feet, said curve having a chord bearing and distance of S.00°32'17"W., 40.16 feet, to the point of tangency of said curve; (2) thence S.35°33'00"W., a distance of 187.41 feet to a point of curvature of a curve to the right having a radius of 452.00 feet and a central angle of 41°01'43"; (3) thence Southwesterly along the arc of said curve, a distance of 323.67 feet, to the point of curvature of a reverse curve to the left having a radius of 513.00 feet and a central angle of 26°24'09"; (4) thence Southwesterly along the arc of said curve, a distance of 236.40 feet, to the point of curvature of a reverse curve to the right having a radius of 552.00 feet and a central angle of 73°31'07"; (5) thence Westerly along the arc of said curve, a distance of 708.29 feet, to the point of tangency of said curve; (6) thence N.56°18'21"W., a distance of 223.87 feet to a point of curvature of a curve to the right having a radius of 552.00 feet and a central angle of 23°08'39"; (7) thence Northwesterly along the arc of said curve, a distance of 222.98 feet, to the point of tangency of said curve; (8) thence N.33°09'42"W., a distance of 308.02 feet to a point of curvature of a curve to the right having a radius of 252.00 feet and a central angle of 66°25'25"; (9) thence Northerly along the arc of said curve, a distance of 292.15 feet, to the point of curvature of a reverse curve to the left having a radius of 648.00 feet and a central angle of 16°41'23"; (10) thence Northeasterly along the arc of said curve, a distance of 188.76 feet, to the point of tangency of said curve; (11) thence N.16°34'20"E., a distance of 274.93 feet to a point of curvature of a curve to the right having a radius of 552.00 feet and a central angle of 19°03'08"; (12) thence Northeasterly along the arc of said curve, a distance of 183.55 feet, to the point of tangency of said curve; (13) thence N.35°37'29"E., a distance of 111.87 feet to the point of curvature of a non-tangent curve to the right, having a radius of 49.00 feet and a central angle of 32°44'41"; thence Northeasterly along the arc of said curve, a distance of 28.00 feet, said curve having a chord bearing and distance of N.52°06'37"E., 27.62 feet, to the point of tangency of said curve; thence N.68°28'57"E., a distance of 2.29 feet to a point of curvature of a curve to the right having a radius of 41.00 feet and a central angle of 31°20'12"; thence Easterly along the arc of said curve, a distance of 22.42 feet, to the point of tangency of said curve; thence S.80°10'51"E., a distance of 12.10 feet to a point of curvature of a curve to the right having a radius of 49.51 feet and a central angle of 05°46'17"; thence Easterly along the arc of said curve, a distance of 4.99 feet to the POINT OF BEGINNING.

Containing 1,683,354 square feet or 38.6445 acres, more or less.

THIS SITE LIES WITHIN FLOOD ZONE "X" (0.2% ANNUAL CHANCE FLOOD HAZARD) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR SARASOTA COUNTY, COMMUNITY PANEL NO. 12115C0370F & 12115C0365F, REVISED NOVEMBER 4, 2016. STANTEC ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE REFERENCED MAP OR PUBLIC DATA.



EASEMENT DESCRIPTIONS

RESERVATION OF EASEMENTS - There are hereby expressly reserved to MANASOTA BEACH RANCHLANDS, LLLP (the "Company"), its successors or assigns, easements for the express purpose of accommodating surface and underground drainage and underground utilities over, under, and across each area depicted on this plat as a "Utility Easement" or a "Drainage & Public Utility Easement." Such easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided however, no such construction, installation, maintenance, or operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility.

UTILITY EASEMENTS - The Company does hereby grant nonexclusive easements to the City of North Port; West Villages Improvement District (the "District"); Florida Power and Light Company; Verizon Florida, Inc.; Comcast Cablevision of West Florida, Inc.; TECO Energy; and other authorized utility companies, their licensees, agents, and successors or assigns, 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 "Utility Easement." All utility easements shown hereon shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided however, no such construction, installation, maintenance, or 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 by the Company or the District.

BENCH MARK TABLE (NAVD 88)		
BENCH MARK #	ELEVATION	DESCRIPTION
40000	7.07	NAIL & DISK AT SIDEWALK
40001	10.30	NAIL & DISK AT ROADWAY

WELLEN PARK VILLAGE E,  
TRACT 4 REPLAT

A REPLAT OF PORTIONS OF TRACTS 4, 502 & 503 OF WELLEN PARK VILLAGE E RECORDED IN PLAT BOOK 55, PAGE 401 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA AND LYING IN SECTION 33, TOWNSHIP 39 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

LEGEND:

- ∠ = ANGLE POINT
- = BENCHMARK
- = PERMANENT REFERENCE MONUMENT, 5/8" IRON ROD SET (PRM LB#7866)
- = PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT SET (PRM LB #7866)
- = 4"x4" PERMANENT REFERENCE MONUMENT (PRM) CONCRETE MONUMENT (LB #7866 UNLESS OTHERWISE NOTED)
- ⊙ = PERMANENT CONTROL POINT (PCP) P.K. NAIL & DISK (PCP LB#7866)
- ⊙ = 5/8" CAPPED IRON ROD SET (PCP LB#7866) WHEN LOCATED IN PVIOUS AREAS
- ⊙ = PERMANENT CONTROL POINT FOUND (PCP) P.K. NAIL & DISK (LB#043 UNLESS OTHERWISE NOTED)
- = 5/8" CAPPED IRON ROD SET (LB#7866)
- = FOUND CAPPED IRON ROD (AS NOTED)
- DNR DOC. = DEPARTMENT OF NATURAL RESOURCES DOCUMENT
- NAD83/90 = NORTH AMERICAN DATUM OF 1983-1990 ADJUSTMENT
- LB# = LICENSED BUSINESS NUMBER
- SF = AREA OF LOT IN SQUARE FEET
- (R) = RADIAL LINE
- (R) = LINE RADIAL TO CURVE IN DIRECTION OF
- D = CENTRAL ANGLE
- L = ARC LENGTH OF CURVE
- R = RADIUS
- C = CHORD DISTANCE
- CB = CHORD BRG. (BEARING)
- L# = LINE # (SEE LINE TABLE)
- C# = CURVE # (SEE CURVE TABLE)
- ORB = OFFICIAL RECORD BOOK
- PG = PAGE
- aka = ALSO KNOWN AS
- (OA) = OVERALL
- U.E. = UTILITY EASEMENT
- TRT = TRACT
- ORI = OFFICIAL RECORDS INSTRUMENT NUMBER
- WSD = WEST VILLAGES STEWARDSHIP DISTRICT

NOTES:  
BEARINGS SHOWN HEREON ARE ON GRID AND ARE BASED ON THE NORTH LINE OF SECTION 32, TOWNSHIP 39 SOUTH, RANGE 20 EAST HAVING A BEARING OF N89°41'04"W.

ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988, BASED ON USC&GS MONUMENT X-255 RESET 1975, PUBLISHED ELEVATION = 7.45 FEET (NAVD) OF 1988. TO CONVERT TO NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, ADD 1.11 FEET.

ALL EASEMENTS ARE PRIVATE UNLESS OTHERWISE SHOWN HEREON.

ALL UTILITIES ARE UNDERGROUND UNLESS OTHERWISE NOTED.

ALL LINES INTERSECTING WITH A CURVE WHICH ARE NOT DESIGNATED WITH (R), ARE NOT RADIAL.

NUMERICAL EXPRESSIONS SHOWN HEREON TO THE NEAREST FOOT OR TENTH OF A FOOT ARE TO BE INTERPRETED AS HAVING A PRECISION TO THE NEAREST ONE HUNDREDTH OF A FOOT, EXCEPTING IN THE CASE OF AN IRREGULAR BOUNDARY OR WATER COURSE.

# WELLEN PARK VILLAGE E, TRACT 4 REPLAT

A REPLAT OF PORTIONS OF TRACTS 4, 502 & 503 OF WELLEN PARK VILLAGE E RECORDED IN PLAT BOOK 55, PAGE 401 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA AND LYING IN SECTION 33, TOWNSHIP 39 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

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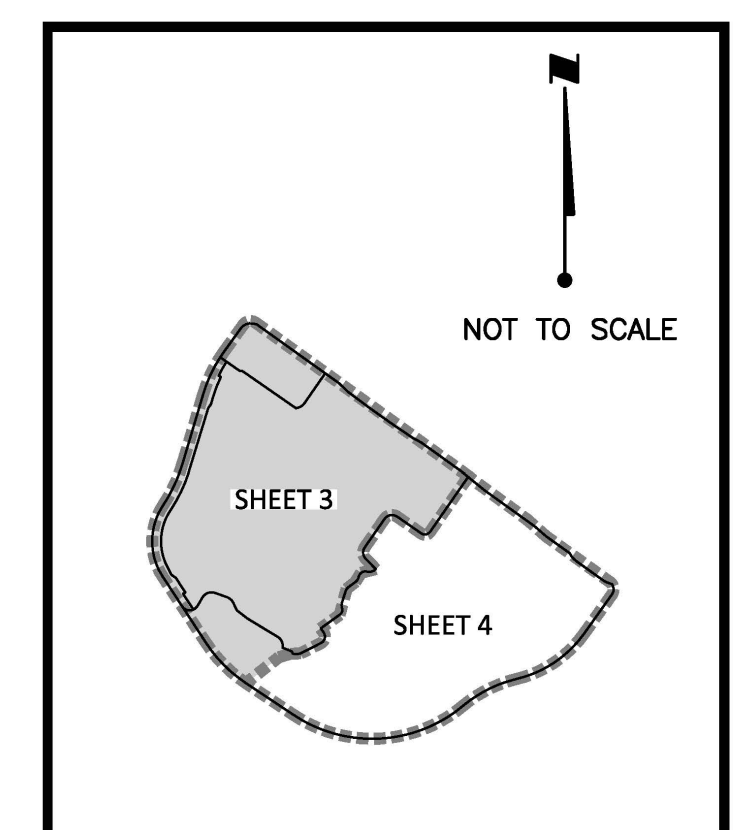
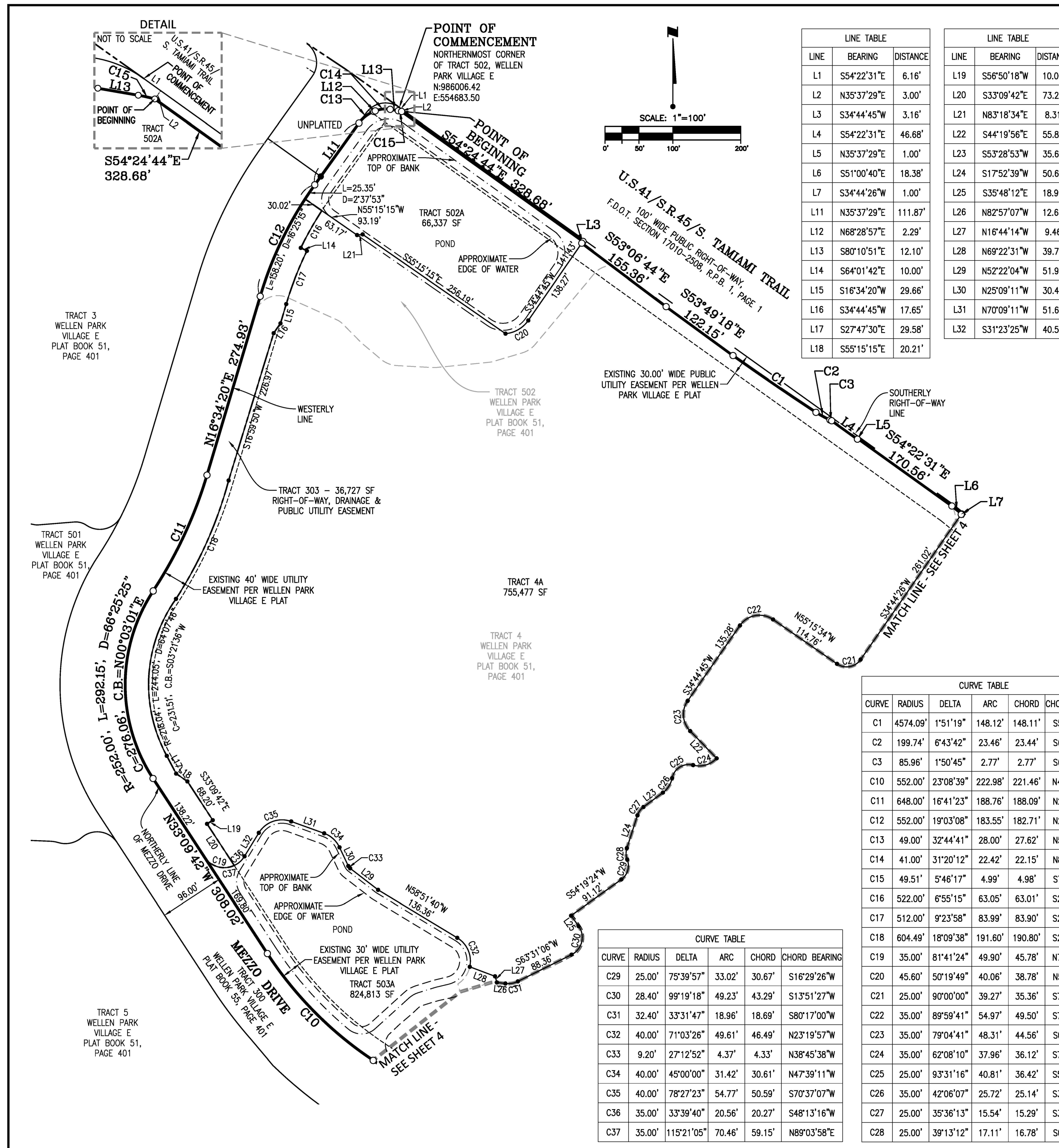
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- WVSD = WEST VILLAGES STEWARDSHIP DISTRICT

LINE	BEARING	DISTANCE
L1	S54°22'31"E	6.16'
L2	N35°37'29"E	3.00'
L3	S34°44'45"W	3.16'
L4	S54°22'31"E	46.68'
L5	N35°37'29"E	1.00'
L6	S51°00'40"E	18.38'
L7	S34°44'26"W	1.00'
L11	N35°37'29"E	111.87'
L12	N68°28'57"E	2.29'
L13	S80°10'51"E	12.10'
L14	S64°01'42"E	10.00'
L15	S16°34'20"W	29.66'
L16	S34°44'45"W	17.65'
L17	S27°47'30"E	29.58'
L18	S55°15'15"E	20.21'

LINE	BEARING	DISTANCE
L19	S56°50'18"W	10.00'
L20	S33°09'42"E	73.24'
L21	N83°18'34"E	8.31'
L22	S44°19'56"E	55.89'
L23	S53°28'53"W	35.69'
L24	S17°52'39"W	50.69'
L25	S35°48'12"E	18.99'
L26	N82°57'07"W	12.63'
L27	N16°44'14"W	9.46'
L28	N69°22'31"W	39.78'
L29	N52°22'04"W	51.94'
L30	N25°09'11"W	30.46'
L31	N70°09'11"W	51.61'
L32	S31°23'25"W	40.52'

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	4574.09'	1°51'19"	148.12'	148.11'	S55°35'18"E
C2	199.74'	6°43'42"	23.46'	23.44'	S61°36'16"E
C3	85.96'	1°50'45"	2.77'	2.77'	S64°02'45"E
C10	552.00'	23°08'39"	222.98'	221.46'	N44°44'01"W
C11	648.00'	16°41'23"	188.76'	188.09'	N24°55'02"E
C12	552.00'	19°03'08"	183.55'	182.71'	N26°05'54"E
C13	49.00'	32°44'41"	28.00'	27.62'	N52°06'37"E
C14	41.00'	31°20'12"	22.42'	22.15'	N84°09'03"E
C15	49.51'	5°46'17"	4.99'	4.98'	S77°17'42"E
C16	522.00'	6°55'15"	63.05'	63.01'	S29°25'56"W
C17	512.00'	9°23'58"	83.99'	83.90'	S21°16'19"W
C18	604.49'	18°09'38"	191.60'	190.80'	S23°59'13"W
C19	35.00'	81°41'24"	49.90'	45.78'	N74°06'12"W
C20	45.60'	50°19'49"	40.06'	38.78'	N59°54'40"E
C21	25.00'	90°00'00"	39.27'	35.36'	S79°44'26"W
C22	35.00'	89°59'41"	54.97'	49.50'	S79°44'36"W
C23	35.00'	79°04'41"	48.31'	44.56'	S04°47'36"E
C24	35.00'	62°08'10"	37.96'	36.12'	S73°49'56"W
C25	25.00'	93°31'16"	40.81'	36.42'	S58°08'23"W
C26	35.00'	42°06'07"	25.72'	25.14'	S32°25'49"W
C27	25.00'	35°36'13"	15.54'	15.29'	S35°40'46"W
C28	25.00'	39°13'12"	17.11'	16.78'	S01°43'57"E

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C29	25.00'	75°39'57"	33.02'	30.67'	S16°29'26"W
C30	28.40'	99°19'18"	49.23'	43.29'	S13°51'27"W
C31	32.40'	33°31'47"	18.96'	18.69'	S80°17'00"W
C32	40.00'	71°03'26"	49.61'	46.49'	N23°19'57"W
C33	9.20'	27°12'52"	4.37'	4.33'	N38°45'38"W
C34	40.00'	45°00'00"	31.42'	30.61'	N47°39'11"W
C35	40.00'	78°27'23"	54.77'	50.59'	S70°37'07"W
C36	35.00'	33°39'40"	20.56'	20.27'	S48°13'16"W
C37	35.00'	115°21'05"	70.46'	59.15'	N89°03'58"E

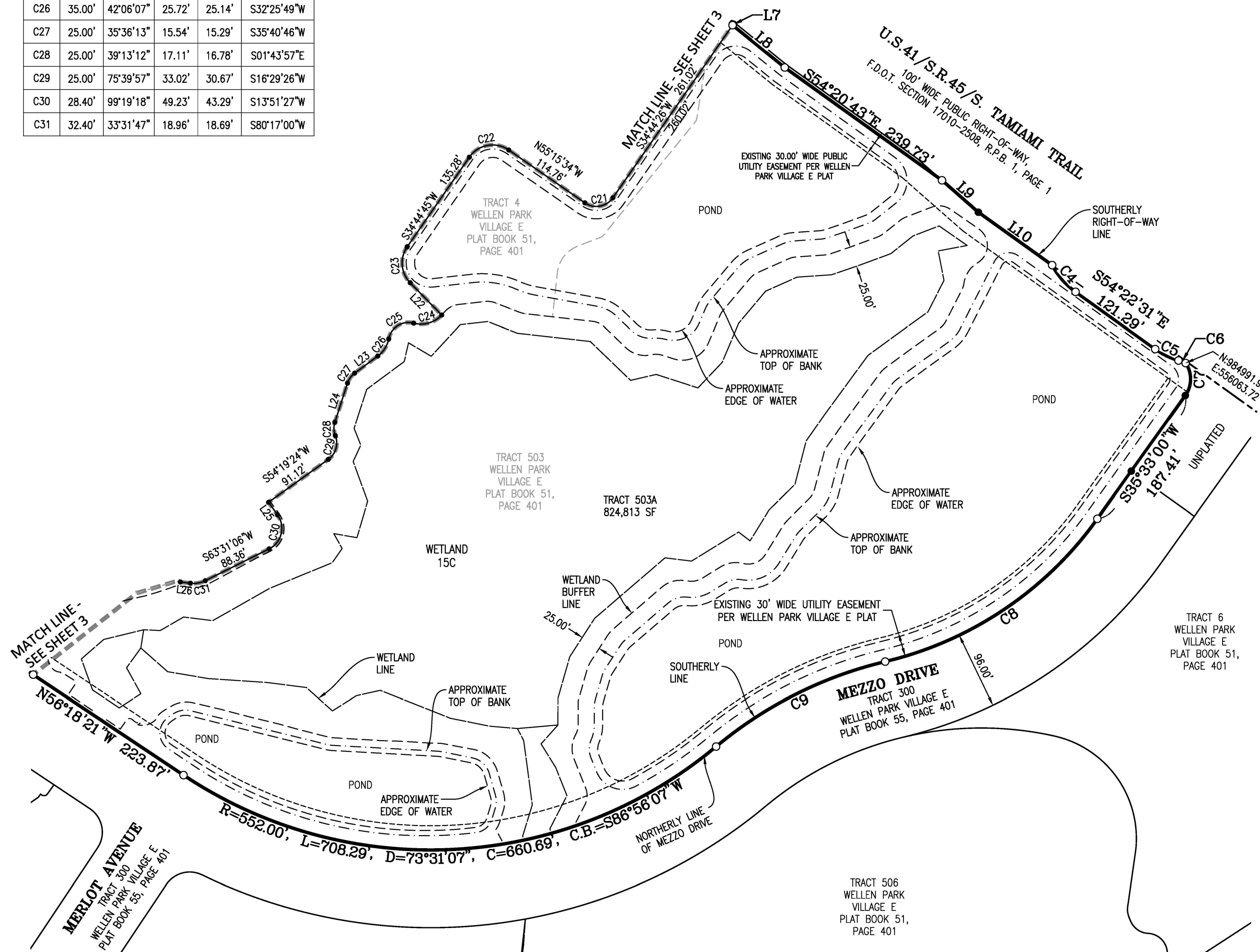
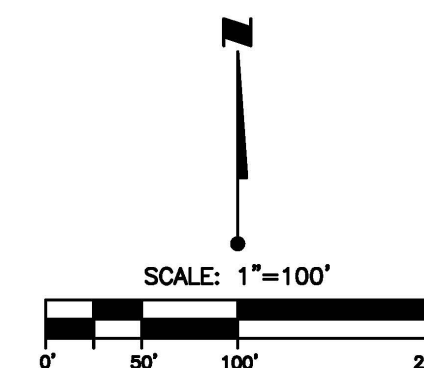


# WELLEN PARK VILLAGE E, TRACT 4 REPLAT

A REPLAT OF PORTIONS OF TRACTS 4, 502 & 503 OF WELLEN PARK VILLAGE E RECORDED IN PLAT BOOK 55, PAGE 401 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA AND LYING IN SECTION 33, TOWNSHIP 39 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C4	97.00'	26°14'44"	44.43'	44.05'	S41°15'09"E
C5	97.00'	19°04'54"	32.30'	32.16'	S63°54'58"E
C6	85.00'	6°20'56"	9.42'	9.41'	S70°16'57"E
C7	35.00'	70°01'26"	42.78'	40.16'	S00°32'17"W
C8	452.00'	41°01'43"	323.67'	316.80'	S56°03'51"W
C9	513.00'	26°24'09"	236.40'	234.31'	S63°22'38"W
C21	25.00'	90°00'00"	39.27'	35.36'	S79°44'26"W
C22	35.00'	89°59'41"	54.97'	49.50'	S79°44'36"W
C23	35.00'	79°04'41"	48.31'	44.56'	S04°47'36"E
C24	35.00'	62°08'10"	37.96'	36.12'	S73°49'56"W
C25	25.00'	93°31'16"	40.81'	36.42'	S58°08'23"W
C26	35.00'	42°06'07"	25.72'	25.14'	S32°25'49"W
C27	25.00'	35°36'13"	15.54'	15.29'	S35°40'46"W
C28	25.00'	39°13'12"	17.11'	16.78'	S01°43'57"E
C29	25.00'	75°39'57"	33.02'	30.67'	S16°29'26"W
C30	28.40'	99°19'18"	49.23'	43.29'	S13°51'27"W
C31	32.40'	33°31'47"	18.96'	18.69'	S80°17'00"W

LINE TABLE		
LINE	BEARING	DISTANCE
L7	S34°44'26"W	1.00'
L8	S51°00'40"E	83.23'
L9	S48°43'03"E	59.93'
L10	S54°22'31"E	112.44'
L22	S44°19'56"E	55.89'
L23	S53°28'53"W	35.69'
L24	S17°52'39"W	50.69'
L25	S35°48'12"E	18.99'
L26	N82°57'07"W	12.63'



- LEGEND:
- ∠ = ANGLE POINT
  - = BENCHMARK
  - = PERMANENT REFERENCE MONUMENT, 5/8" IRON ROD SET (PRM LB#7866)
  - = PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT SET (PRM LB #7866)
  - = 4"x4" PERMANENT REFERENCE MONUMENT (PRM) CONCRETE MONUMENT (LB #7866 UNLESS OTHERWISE NOTED)
  - ⊙ = PERMANENT CONTROL POINT (PCP) P.K. NAIL & DISK (PCP LB#7866)
  - ⊙ = PERMANENT CONTROL POINT FOUND (PCP) 5/8" CAPPED IRON ROD SET (PCP LB#7866) WHEN LOCATED IN PERVIOUS AREAS
  - ⊙ = PERMANENT CONTROL POINT FOUND (PCP) P.K. NAIL & DISK (LB#043 UNLESS OTHERWISE NOTED)
  - = 5/8" CAPPED IRON ROD SET (LB#7866)
  - = FOUND CAPPED IRON ROD (AS NOTED)
  - DNR DOC. = DEPARTMENT OF NATURAL RESOURCES DOCUMENT
  - NAD83/90 = NORTH AMERICAN DATUM OF 1983-1990 ADJUSTMENT
  - LB# = LICENSED BUSINESS NUMBER
  - SF = AREA OF LOT IN SQUARE FEET
  - (R) = RADIAL LINE
  - (R) = LINE RADIAL TO CURVE IN DIRECTION OF
  - D = CENTRAL ANGLE
  - L = ARC LENGTH OF CURVE
  - R = RADIUS
  - C = CHORD DISTANCE
  - CB = CHORD BRG. (BEARING)
  - L# = LINE # (SEE LINE TABLE)
  - C# = CURVE # (SEE CURVE TABLE)
  - ORB = OFFICIAL RECORD BOOK
  - PG = PAGE
  - aka = ALSO KNOWN AS
  - (OA) = OVERALL
  - U.E. = UTILITY EASEMENT
  - TRT = TRACT
  - ORI = OFFICIAL RECORDS INSTRUMENT NUMBER
  - WVSD = WEST VILLAGES STEWARDSHIP DISTRICT

