

# Consent to Acquisition of Real Property

## West Villages Improvement District (WVID)

CTA-22-130



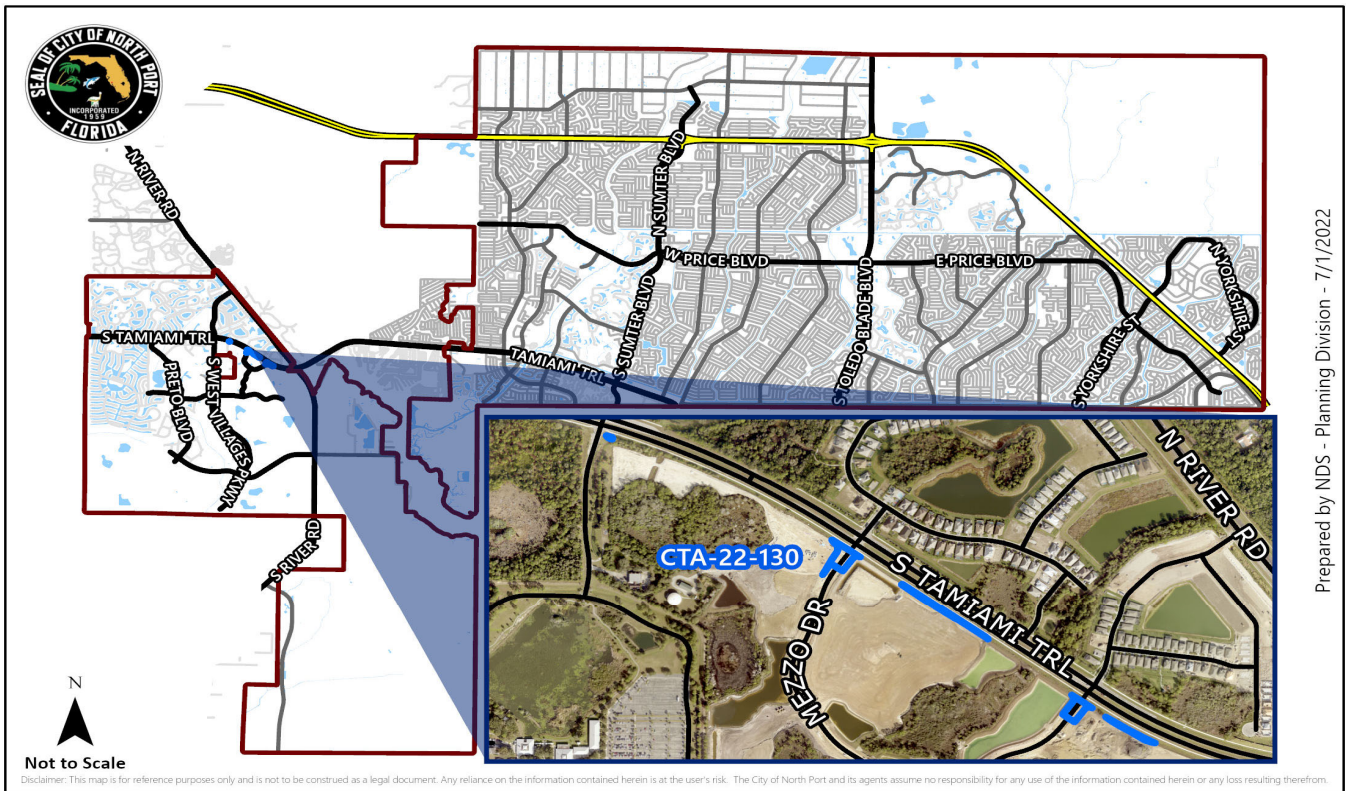
### STAFF REPORT

**From:** Noah Fossick, Planner II

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

**Thru:** Alaina Ray, AICP, Neighborhood Development Services Director

**Date:** July 26, 2022



Prepared by NDS - Planning Division - 7/1/2022

<b>PROJECT:</b>	CTA-22-130
<b>REQUEST:</b>	Approval of Conveyance of Real Property to the West Village Improvement District for property located within its jurisdictional boundary
<b>APPLICANT:</b>	West Villages Improvement District
<b>OWNERS:</b>	Manasota Beach Ranchlands LLLP
<b>LOCATION:</b>	Six (6) Tracts of Land along the south right-of-way of US-41 within Wellen Park Village E
<b>PROPERTY SIZE:</b>	±1.0025 acres

# I. BACKGROUND

A requisite step in the process to acquire real property by the West Villages Improvement District is to receive consent from the North Port City Commission. The requested consent is for six (6) areas adjacent to the south right-of-way line of US-41 within Wellen Park Village E (EXHIBIT A).

# II. STAFF ANALYSIS

## COMPLIANCE WITH LEGISLATION

Chapter 2004-456, House Bill No. 1567 is the enacting legislation for the West Villages Improvement District within the City of North Port, providing for the amendment process, the powers and duties, a governing board process, and general obligation bonds. It is also specific to the district boundaries as shown below:

(d) To acquire by grant, loan, purchase, gift, transfer, exchange, dedication, lease, devise, or, when reasonably necessary for the implementation of district-authorized public infrastructure works, facilities, or services by means of the exercise of the right of eminent domain pursuant to the laws of the state and in accordance with section 12 of this act, all property, real or personal, or any easement, license, estate, or interest therein necessary, desirable, or convenient for the purposes of this act, and to sell, convey, transfer, gift lease, rent, dedicate, forfeit, abandon, exchange, or assign all or any part thereof to or with other entities, including governmental entities and agencies, and to exercise all of its powers and authority with respect thereto. The district shall not have the right of eminent domain outside of the boundaries of the district. Notwithstanding anything contained herein, the district shall not obtain fee simple title to any real property within the district except by dedication on an approved plat, with the approval of the City of North Port Commission or its designee, or if otherwise required by another governmental entity or agency. Any property interests owned by the district which are used for nonpublic or private commercial purposes shall be subject to all ad valorem taxes, intangible personal property taxes, or non-ad valorem assessments, as would be applicable if said property were privately owned.

## CITY SERVICES & ENVIRONMENTAL

### Water and Sewer Services

Water and sewer services are provided by the City of North Port Utilities.

### Conservation

The site is not located within the Conservation Restricted Overlay.

### Flood Zone

X, Firm Panels 12115C0365F and 12115C0370F, Community 120279.

### III. REVIEW PROCESS

The City Attorney reviewed and approved a template for the approval of consent documents as to their form and correctness. This Consent to Acquisition of Real Property was prepared with the approved template.

### IV. PUBLIC NOTICE & HEARING SCHEDULE

#### PUBLIC HEARING SCHEDULE

<b>City Commission Public Hearing</b>	July 26, 2022 10:00 AM or soon thereafter
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### V. RECOMMENDED ACTION

Staff recommends that the City Commission approve/consent to the acquisition of real property by the West Villages Improvement District.

### VI. EXHIBITS

A	Consent to Acquisition and Legal Description
B	West Villages Index Map

# Exhibit A

## CONSENT BY THE CITY OF NORTH PORT, FLORIDA TO THE ACQUISITION OF REAL PROPERTY BY THE WEST VILLAGES IMPROVEMENT DISTRICT

The City of North Port, a Florida municipal corporation, acknowledges and consents to the following:

1. The West Villages Improvement District ("WVID") is an independent special district of the State of Florida, organized and operating in accordance with the provisions of Chapter 2004-456, Laws of Florida, as amended and supplemented (together the "Act").
2. WVID's jurisdiction encompasses real property, a substantial portion of which is located within the jurisdictional boundaries of the City of North Port, Florida (the "City"). The Act provides that WVID shall not obtain fee simple title to any real property located within the City without first obtaining the approval of the City Commission for such acquisition.
3. The WVID has informed the City that it plans to purchase real property within the City, bearing Sarasota County Property Appraiser Parcel Identification Numbers 0785001050, 0785002100, 0785060100, 0785100100, and 0786020100, and further described in the legal description attached as Exhibit "A" (the "Property"). The Property contains unplatted lands and a portion of Tracts 1, 4, and 6 of the Plat of Wellen Park Village E.
4. WVID will record this instrument in the public records of Sarasota County, Florida, at its expense.

NOW, THEREFORE, the City of North Port, Florida, hereby consents to West Villages Improvement District's acquisition of the Property.

Approved by the City Commission of the City of North Port, Florida on \_\_\_\_\_, 20\_\_.

CITY OF NORTH PORT, FLORIDA

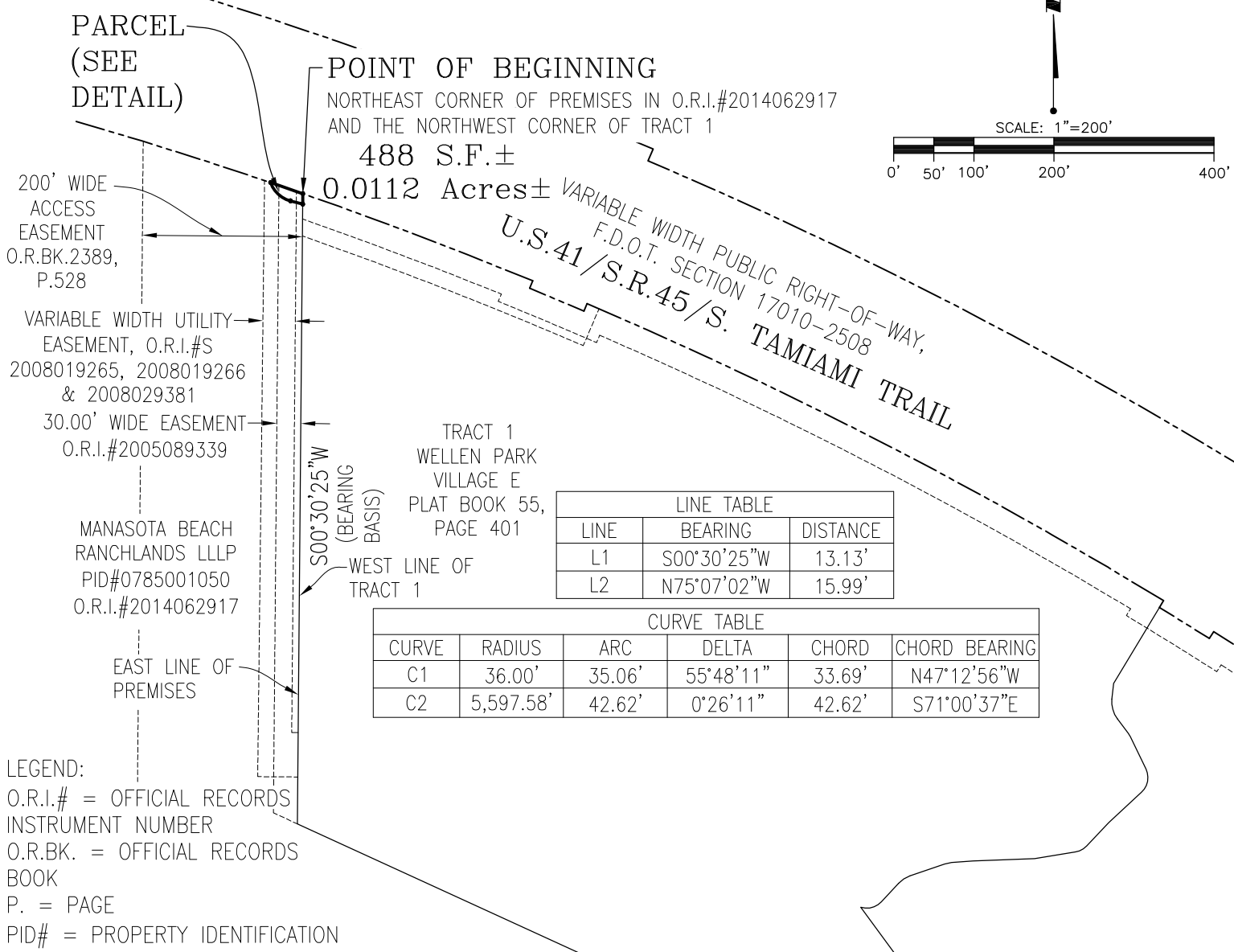
\_\_\_\_\_  
PETE EMRICH  
MAYOR

ATTEST

\_\_\_\_\_  
HEATHER FAUST, MMC  
CITY CLERK

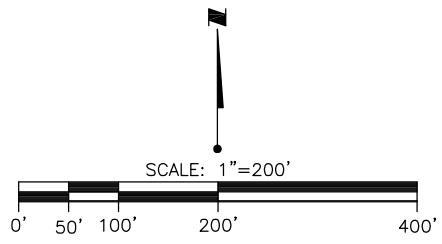
APPROVED AS TO FORM AND CORRECTNESS

\_\_\_\_\_  
AMBER L. SLAYTON  
CITY ATTORNEY



**POINT OF BEGINNING**  
 NORTHEAST CORNER OF PREMISES IN O.R.I.#2014062917  
 AND THE NORTHWEST CORNER OF TRACT 1

488 S.F.±  
 0.0112 Acres±



200' WIDE ACCESS EASEMENT  
 O.R.BK.2389, P.528

VARIABLE WIDTH UTILITY EASEMENT, O.R.I.#S  
 2008019265, 2008019266 & 2008029381

30.00' WIDE EASEMENT  
 O.R.I.#2005089339

MANASOTA BEACH RANGLANDS LLLP  
 PID#0785001050  
 O.R.I.#2014062917

EAST LINE OF PREMISES

LEGEND:  
 O.R.I.# = OFFICIAL RECORDS INSTRUMENT NUMBER  
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VARIABLE WIDTH PUBLIC RIGHT-OF-WAY,  
 F.D.O.T. SECTION 17010-2508  
 U.S.41/S.R.45/S. TAMAMI TRAIL

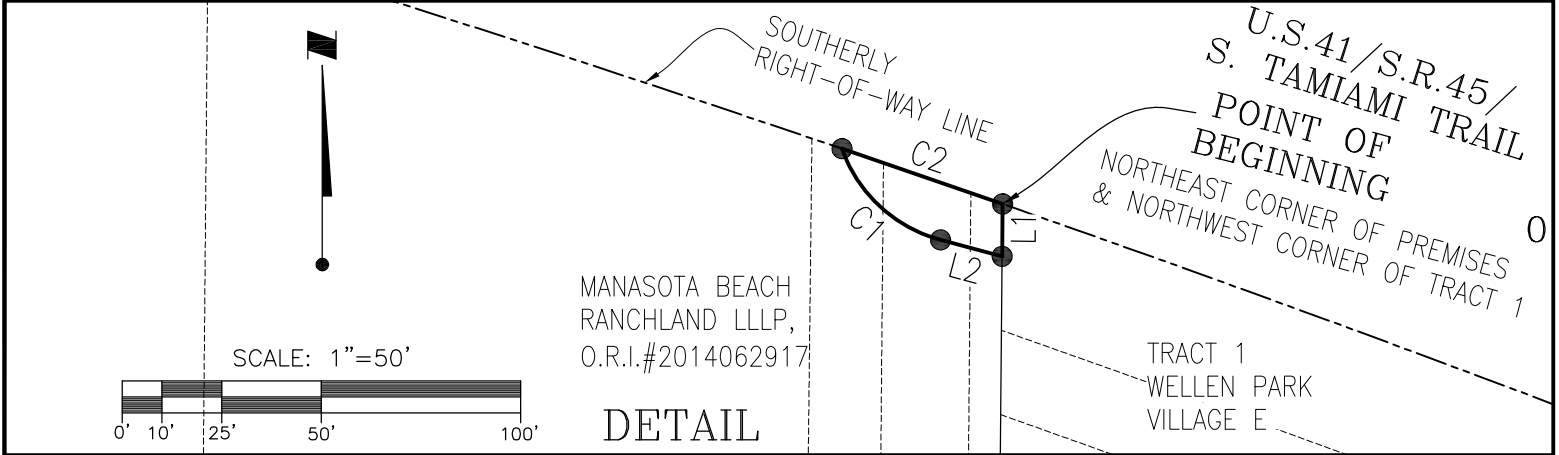
TRACT 1  
 WELLEN PARK VILLAGE E  
 PLAT BOOK 55, PAGE 401

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00°30'25"W	13.13'
L2	N75°07'02"W	15.99'

CURVE TABLE					
CURVE	RADIUS	ARC	DELTA	CHORD	CHORD BEARING
C1	36.00'	35.06'	55°48'11"	33.69'	N47°12'56"W
C2	5,597.58'	42.62'	0°26'11"	42.62'	S71°00'37"E

S00°30'25"W  
 (BEARING BASIS)

WEST LINE OF TRACT 1



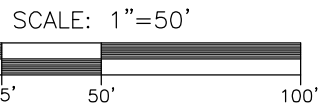
SOUTHERLY RIGHT-OF-WAY LINE

U.S.41/S.R.45/S. TAMAMI TRAIL  
**POINT OF BEGINNING**

NORTHEAST CORNER OF PREMISES & NORTHWEST CORNER OF TRACT 1

MANASOTA BEACH RANGLAND LLLP,  
 O.R.I.#2014062917

TRACT 1  
 WELLEN PARK VILLAGE E



**DETAIL**

SEE SHEET 2 FOR DESCRIPTION

**AREA 1**

FOR: MANASOTA BEACH RANGLANDS, LLLP

This is NOT a Survey and Not valid without all sheets.

Jun 24, 2022 - 16:40:01 BCUNNINGHAM\Y:\2156\active\215616466\survey\drawing\mbrl-to-wvid\215616466v-sk0001.dwg

SKETCH & DESCRIPTION OF  
 A PARCEL IN O.R.I.#2014062917 LYING IN  
 SECTION 33, TOWNSHIP 39 S., RANGE 20 E.,  
 CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

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TASK CODE: 310.10	DRAWN BY: JWB	CHKD BY: JRJ	CAD FILE: 215616466v-sk0001	PROJECT NO: 215616466	SHEET 1 OF 2	DRAWING INDEX NO: 215616466v-sk0001	REV:
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# Exhibit A

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

A parcel of land lying a premises as described Official Records Instrument Number 2014062917 in the Public Records of Sarasota County, Florida and being in Section 33, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

BEGIN at the northeast corner of said premises, also being the northwest corner of Tract 1, Wellen Park Village E, as recorded in Plat Book 55, Page 401 in said Public Records, also lying on the southerly right-of-way line of U.S.41 (Section 17010-2508, variable width public right-of-way); thence S.00°30'25"W., along the east line of said recorded premises and west line of said Tract 1, a distance of 13.13 feet; thence N.75°07'02"W., a distance of 15.99 feet to the point of curvature of a curve to the right having a radius of 36.00 feet and a central angle of 55°48'11"; thence northwesterly along the arc of said curve, a distance of 35.06 feet to the point of curvature of a non-tangent curve to the right, having a radius of 5,597.58 feet and a central angle of 00°26'11", said point being on the abovementioned southerly right-of-way line of U.S.41; thence easterly along the arc of said curve and said southerly right-of-way line, a distance of 42.62 feet, said curve having a chord bearing and distance of S.71°00'37"E., 42.62 feet, to the POINT OF BEGINNING.

Said parcel contains 488 square feet or 0.0112 acres, more or less.

NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA SURVEYOR AND MAPPER.
2. BEARINGS SHOWN HEREON ARE ASSUMED AND RELATIVE TO THE WEST LINE OF TRACT 1, BEING S.00°30'25"W.
3. THIS IS A SKETCH ONLY AND DOES NOT REPRESENT A FIELD SURVEY.

06/24/2022

Robert R. Cunningham, P.S.M.  
Florida Registration No. 3924

Date of Signature

SEE SHEET 1 FOR SKETCH & LINE TABLES

AREA 1

FOR: MANASOTA BEACH RANCLANDS, LLLP

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SKETCH & DESCRIPTION OF  
A PARCEL IN O.R.I.#2014062917 LYING IN  
SECTION 33, TOWNSHIP 39 S., RANGE 20 E.,  
CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA



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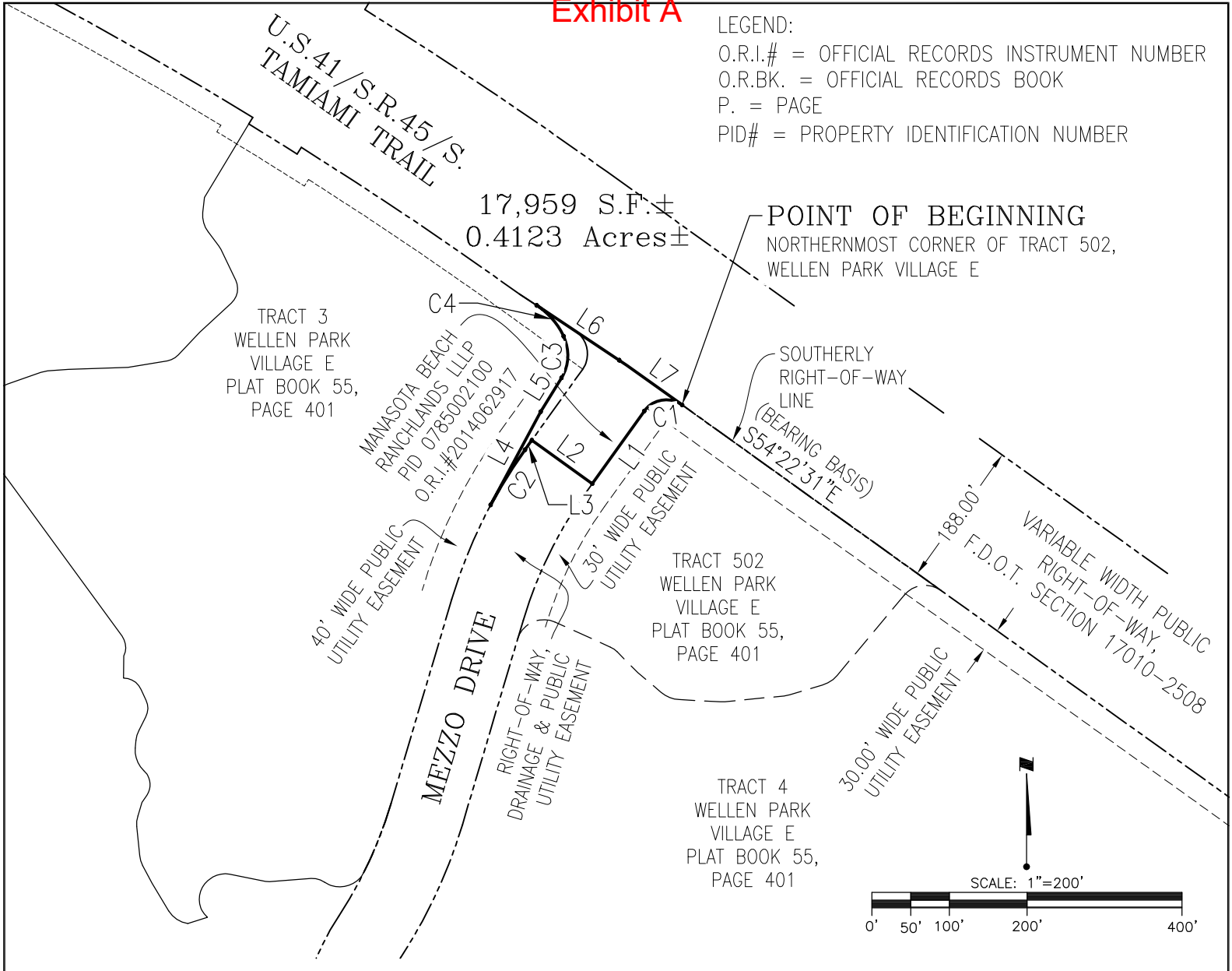
TASK CODE: 310.10	DRAWN BY: JWB	CHKD BY: JRJ	CAD FILE: 215616466v-sk0001	PROJECT NO: 215616466	SHEET 2 OF 2	DRAWING INDEX NO: 215616466v-sk0001	REV:
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# Exhibit A

## LEGEND:

- O.R.I.# = OFFICIAL RECORDS INSTRUMENT NUMBER
- O.R.BK. = OFFICIAL RECORDS BOOK
- P. = PAGE
- PID# = PROPERTY IDENTIFICATION NUMBER



CURVE TABLE

CURVE	RADIUS	ARC	DELTA	CHORD	CHORD BEARING
C1	35.00'	54.98'	90°00'00"	49.50'	S80°37'28"W
C2	648.00'	83.66'	7°23'50"	83.60'	S31°55'33"W
C3	56.00'	55.90'	57°11'55"	53.61'	N02°59'47"E
C4	99.00'	52.93'	30°37'56"	52.30'	N40°55'08"W

LINE TABLE

LINE	BEARING	DISTANCE
L1	S35°37'29"W	115.00'
L2	N54°22'31"W	96.00'
L3	S35°37'29"W	15.16'
L4	N28°13'38"E	136.22'
L5	N31°35'44"E	51.36'
L6	S56°24'50"E	139.15'
L7	S54°22'29"E	87.46'

SEE SHEET 2 FOR DESCRIPTION

AREA 2

FOR: MANASOTA BEACH RANCHLANDS, LLLP

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SKETCH & DESCRIPTION OF  
PARCEL OF LAND LYING IN  
SECTION 33, TOWNSHIP 39 S., RANGE 20 E.,  
CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA



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# Exhibit A

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

A parcel of land being a portion of Tract 3, Wellen Park, Village E, as recorded in Plat Book 55, Page 401 in the Public Records of Sarasota Count, Florida and a portion of a premises as recorded in Official Records Instrument Number 2014062917 in said Public Records and lying in Section 33, Township 39 South, Range 20 East, City of North Port, Sarasota County, Florida, being more particularly described as follows:

BEGIN at the northernmost corner of Tract 502 in said Wellen Park, Village E, said point being the point of curvature of a non-tangent curve to the left, having a radius of 35.00 feet and a central angle of 90°00'00"; thence westerly along the arc of said curve and the northwesterly line of said Tract 502, a distance of 54.98 feet, said curve having a chord bearing and distance of S.80°37'28"W., 49.50 feet; thence S.35°37'29"W., continuing along said northwesterly line of Tract 502, a distance of 115.00 feet; thence N.54°22'31"W., a distance of 96.00 feet to a point on the southeasterly line of the abovementioned Tract 3; thence along said southeasterly line of Tract 3 for the following two (2) calls: (1) thence S.35°37'29"W., a distance of 15.16 feet to the point of curvature of a curve to the left, having a radius of 648.00 feet and a central angle of 07°23'50"; (2) thence southwesterly along the arc of said curve, a distance of 83.66 feet to end of said curve; thence N.28°13'38"E., a distance of 136.22 feet; thence N.31°35'44"E., a distance of 51.36 feet to the point of curvature of a curve to the left having a radius of 56.00 feet and a central angle of 57°11'55"; thence northerly along the arc of said curve, a distance of 55.90 feet to the point of compound curvature of a curve to the left having a radius of 99.00 feet and a central angle of 30°37'56"; thence northwesterly along the arc of said curve, a distance of 52.93 feet to a point on the abovementioned southerly right-of-way line of U.S.41; thence along said southerly right-of-way line for the following two (2) calls: (1) thence S.56°24'50"E., a distance of 139.15 feet; (2) thence S.54°22'29"E., a distance of 87.46 feet to the POINT OF BEGINNING.

Said parcel contains 17,959 square feet or 0.4123 acres, more or less.

NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA SURVEYOR AND MAPPER.
2. BEARINGS SHOWN HEREON ARE ASSUMED AND RELATIVE TO THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S.41, BEING S.54°22'31"E.
3. THIS IS A SKETCH ONLY AND DOES NOT REPRESENT A FIELD SURVEY.

06/24/2022

Robert R. Cunningham, P.S.M.  
Florida Registration No. 3924

Date of Signature

SEE SHEET 1 FOR SKETCH & LINE TABLES

AREA 2

FOR: MANASOTA BEACH RANCLANDS, LLLP

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SKETCH & DESCRIPTION OF  
PARCEL OF LAND LYING IN  
SECTION 33, TOWNSHIP 39 S., RANGE 20 E.,  
CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA



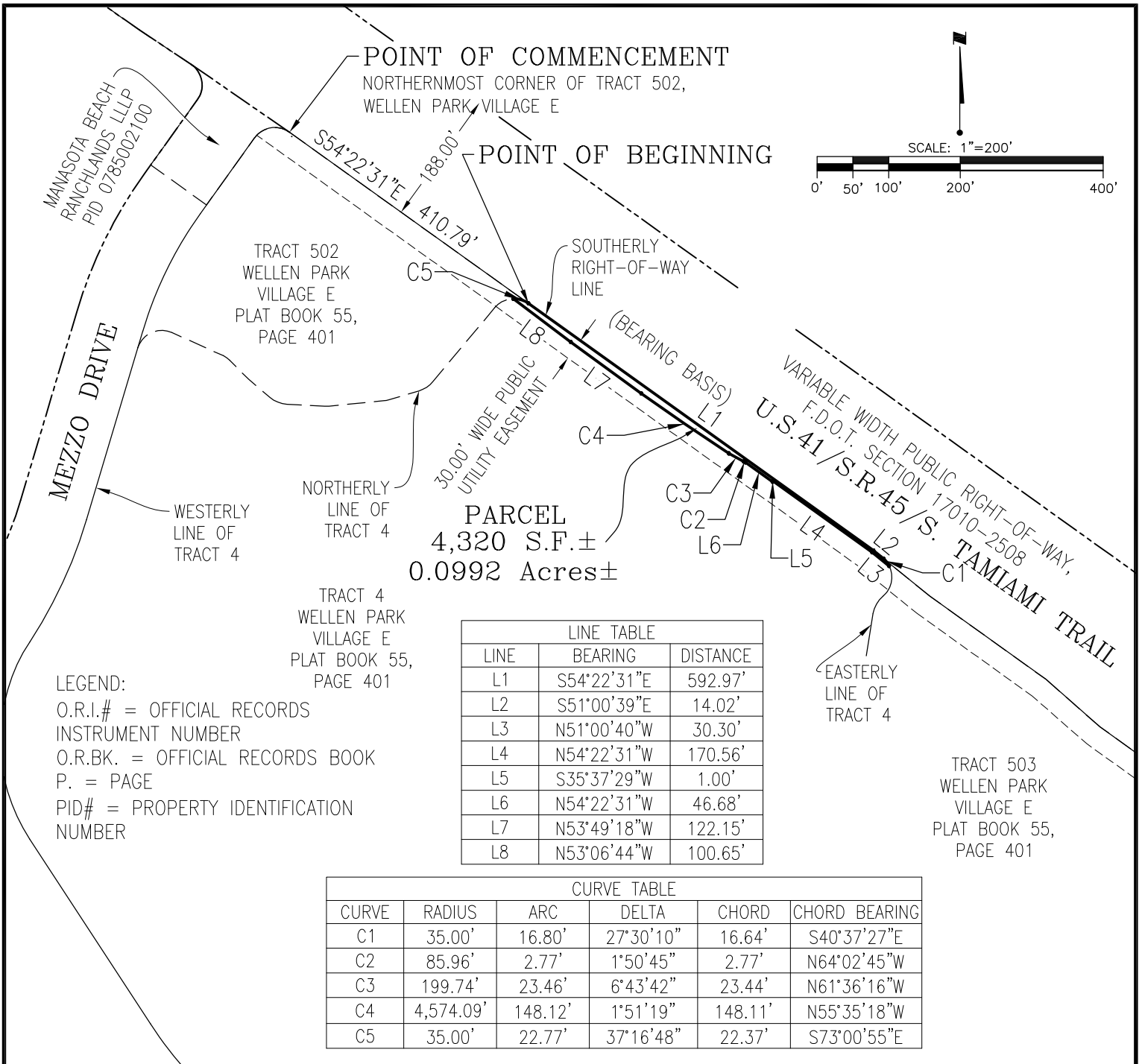
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# Exhibit A



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LINE TABLE		
LINE	BEARING	DISTANCE
L1	S54°22'31"E	592.97'
L2	S51°00'39"E	14.02'
L3	N51°00'40"W	30.30'
L4	N54°22'31"W	170.56'
L5	S35°37'29"W	1.00'
L6	N54°22'31"W	46.68'
L7	N53°49'18"W	122.15'
L8	N53°06'44"W	100.65'

CURVE TABLE					
CURVE	RADIUS	ARC	DELTA	CHORD	CHORD BEARING
C1	35.00'	16.80'	27°30'10"	16.64'	S40°37'27"E
C2	85.96'	2.77'	1°50'45"	2.77'	N64°02'45"W
C3	199.74'	23.46'	6°43'42"	23.44'	N61°36'16"W
C4	4,574.09'	148.12'	1°51'19"	148.11'	N55°35'18"W
C5	35.00'	22.77'	37°16'48"	22.37'	S73°00'55"E

**NOTES:**  
 1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA SURVEYOR AND MAPPER.  
 2. BEARINGS SHOWN HEREON ARE ASSUMED AND RELATIVE TO THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S.41, BEING S.54°22'31"E.  
 3. THIS IS A SKETCH ONLY AND DOES NOT REPRESENT A FIELD SURVEY.

Robert R. Cunningham, P.S.M.  
 Florida Registration No. 3924

Date of Signature

SEE SHEET 2 FOR DESCRIPTION

AREA 3

FOR: MANASOTA BEACH RANCHLANDS, LLLP

**This is NOT a Survey and Not valid without all sheets.**

Jul 06, 2022 - 08:38:51 JBRANNON|C:\Users\jbrannon\Documents\v-drive\2156\active\215616466\215616466v-sk0003.dwg

SKETCH & DESCRIPTION OF  
 A PARCEL OF LAND IN  
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 CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA



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# Exhibit A

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

A parcel of land being portions of Tract 4 of Wellen Park Village E as recorded in Plat Book 55, Page 401 in 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, being more particularly described as follows:

Commence at the northernmost corner of the abovementioned Tract 502, said point being on the southerly right-of-way line of U.S. 41 (Section 17010-2508, variable width public right-of-way); thence along said southerly right-of-way line for the following three (3) calls: (1) thence S.54°22'31"E., along said southerly right-of-way line, a distance of 410.79 feet to the POINT OF BEGINNING; (2) thence continue S.54°22'31"E., a distance of 592.97 feet; (3) thence S.51°00'40"E., a distance of 14.02 feet to easterly line of said Tract 4, being the point of curvature of a curve to the right, having a radius of 35.00 feet and a central angle of 27°30'10"; thence along the arc of said curve and said easterly tract line, a distance of 16.80 feet to the end of said curve; thence N.51°00'40"W., a distance of 30.30 feet; thence N.54°22'31"W., a distance of 170.56 feet; thence S.35°37'29"W., a distance of 1.00 feet; thence N.54°22'31"W., a distance of 46.68 feet to the point of curvature of a non-tangent curve to the left, having a radius of 85.96 feet and a central angle of 01°50'45"; thence northwesterly along the arc of said curve, a distance of 2.77 feet, said curve having a chord bearing and distance of N.64°02'45"W., 2.77 feet, to the point of reverse curvature of a curve to the right having a radius of 199.74 feet and a central angle of 06°43'42"; thence northwesterly along the arc of said curve, a distance of 23.46 feet to the point of curvature of a non-tangent curve to the right, having a radius of 4,574.09 feet and a central angle of 01°51'19"; thence northwesterly along the arc of said curve, a distance of 148.12 feet, said curve having a chord bearing and distance of N.55°35'18"W., 148.11 feet, to the end of said curve; thence N.53°49'18"W., a distance of 122.15 feet; thence N.53°06'44"W., a distance of 100.65 feet to a point on the northerly line of said Tract 4, 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 37°16'48"; thence easterly along the arc of said curve and said northerly line of Tract 4, a distance of 22.77 feet, said curve having a chord bearing and distance of S.73°00'55"E., 22.37 feet, to the POINT OF BEGINNING.

Said parcel contains 4,320 square feet or 0.0992 acres, more or less.

SEE SHEET 1 FOR SKETCH & LINE/CURVE TABLES

AREA 3

FOR: MANASOTA BEACH RANCLANDS, LLLP

**This is NOT a Survey and Not valid without all sheets.**

Jul 06, 2022 - 08:38:51 JBRANNON|C:\Users\jbrannon\Documents\v-drive\2156\active\215616466\215616466v-sk0003.dwg

SKETCH & DESCRIPTION OF  
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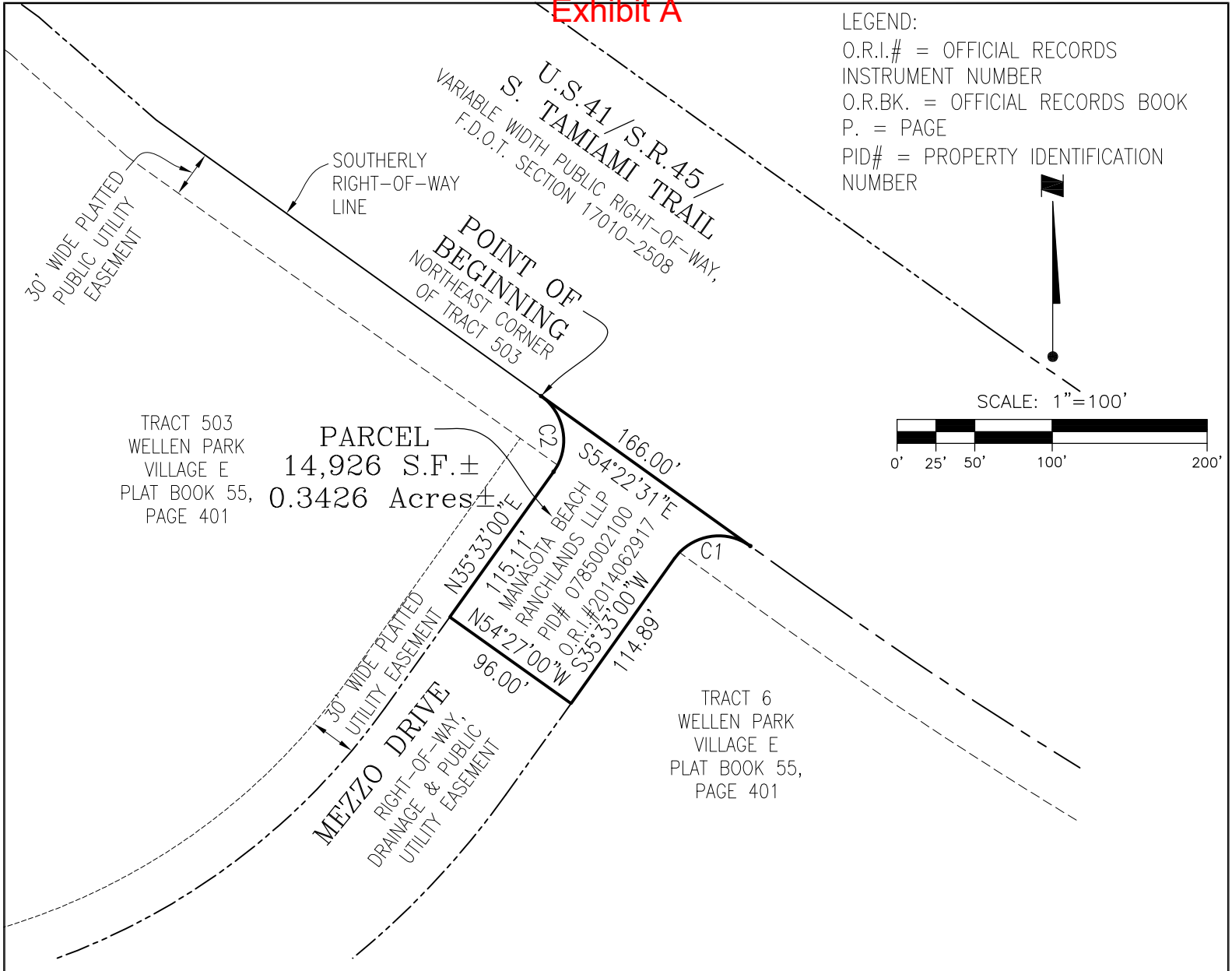
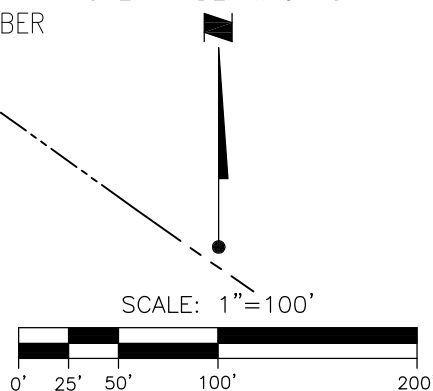


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TRACT 503  
 WELLEN PARK  
 VILLAGE E  
 PLAT BOOK 55,  
 PAGE 401

PARCEL  
 14,926 S.F.±  
 0.3426 Acres±

TRACT 6  
 WELLEN PARK  
 VILLAGE E  
 PLAT BOOK 55,  
 PAGE 401

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	35.00'	90°04'29"	55.02'	49.53'	S80°35'14"W
C2	35.00'	89°55'31"	54.93'	49.46'	N09°24'45"W

SEE SHEET 2 FOR DESCRIPTION

AREA 4

FOR: MANASOTA BEACH RANCHLANDS, LLLP

This is NOT a Survey and Not valid without all sheets.

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SKETCH & DESCRIPTION OF  
 A PARCEL OF LAND LYING IN  
 SECTION 33, TOWNSHIP 39 S., RANGE 20 E.,  
 CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA



**Stantec**  
 6920 Professional Parkway East, Sarasota, FL 34240-8414  
 Phone 941-907-6900 • Fax 941-907-6910  
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TASK CODE: 310.10	DRAWN BY: JWB	CHKD BY: JRJ	CAD FILE: 215616466v-sk0004	PROJECT NO: 215616466	SHEET 1 OF 2	DRAWING INDEX NO: 215616466v-sk0004	REV:
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# Exhibit A

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

A parcel of land being a portion of premises as recorded in Official Records Instrument Number 2014062917 in 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, being more particularly described as follows:

BEGIN at the northeast corner of Tract 503, Wellen Park, Village E as recorded in Plat Book 55, Page 401 of said Public Records, also being a point on the southerly right-of-way line of U.S.41 (Section 17010-2508, variable width public right-of-way); thence S.54°22'31"E., along said southerly right-of-way line, a distance of 166.00 feet to the point of curvature of a non-tangent curve to the left, having a radius of 35.00 feet and a central angle of 90°04'29", said point lying on the westerly line of Tract 6 of said plat of Wellen Park, Village E; the following two (2) calls are along said westerly line of Tract 6; (1) thence southwesterly along the arc of said curve, a distance of 55.02 feet, said curve having a chord bearing and distance of S.80°35'14"W., 49.53 feet, to the point of tangency of said curve; (2) thence S.35°33'00"W., a distance of 114.89 feet; thence N.54°27'00"W., along the northerly line of Mezzo Drive, as shown on said plat of Wellen Park, Village E, a distance of 96.00 feet to the easterly line of the aforementioned Tract 503; the following two (2) calls are along the easterly line of said Tract 503; (1) thence N.35°33'00"E., a distance of 115.11 feet to the point of curvature of a curve to the left, having a radius of 35.00 feet and a central angle of 89°55'31"; (2) thence northwesterly along the arc of said curve, a distance of 54.93 feet, said curve having a chord bearing and distance of N.09°24'45"W., 49.46 feet, to the POINT OF BEGINNING.

Said parcel contains 14,926 square feet or 0.3426 acres, more or less.

NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA SURVEYOR AND MAPPER.
2. BEARINGS SHOWN HEREON ARE ASSUMED AND RELATIVE TO THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S.41, BEING S.54°22'31"E.
3. THIS IS A SKETCH ONLY AND DOES NOT REPRESENT A FIELD SURVEY.

06/29/2022

Robert R. Cunningham, P.S.M.  
Florida Registration No. 3924

Date of Signature

SEE SHEET 1 FOR SKETCH & LINE TABLES

AREA 4

FOR: MANASOTA BEACH RANCLANDS, LLLP

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Jun 24, 2022 - 14:53:56 BCUNNINGHAM[V:\2156\active\215616466\survey\drawing\mbri-to-wvid\215616466v-sk0004.dwg

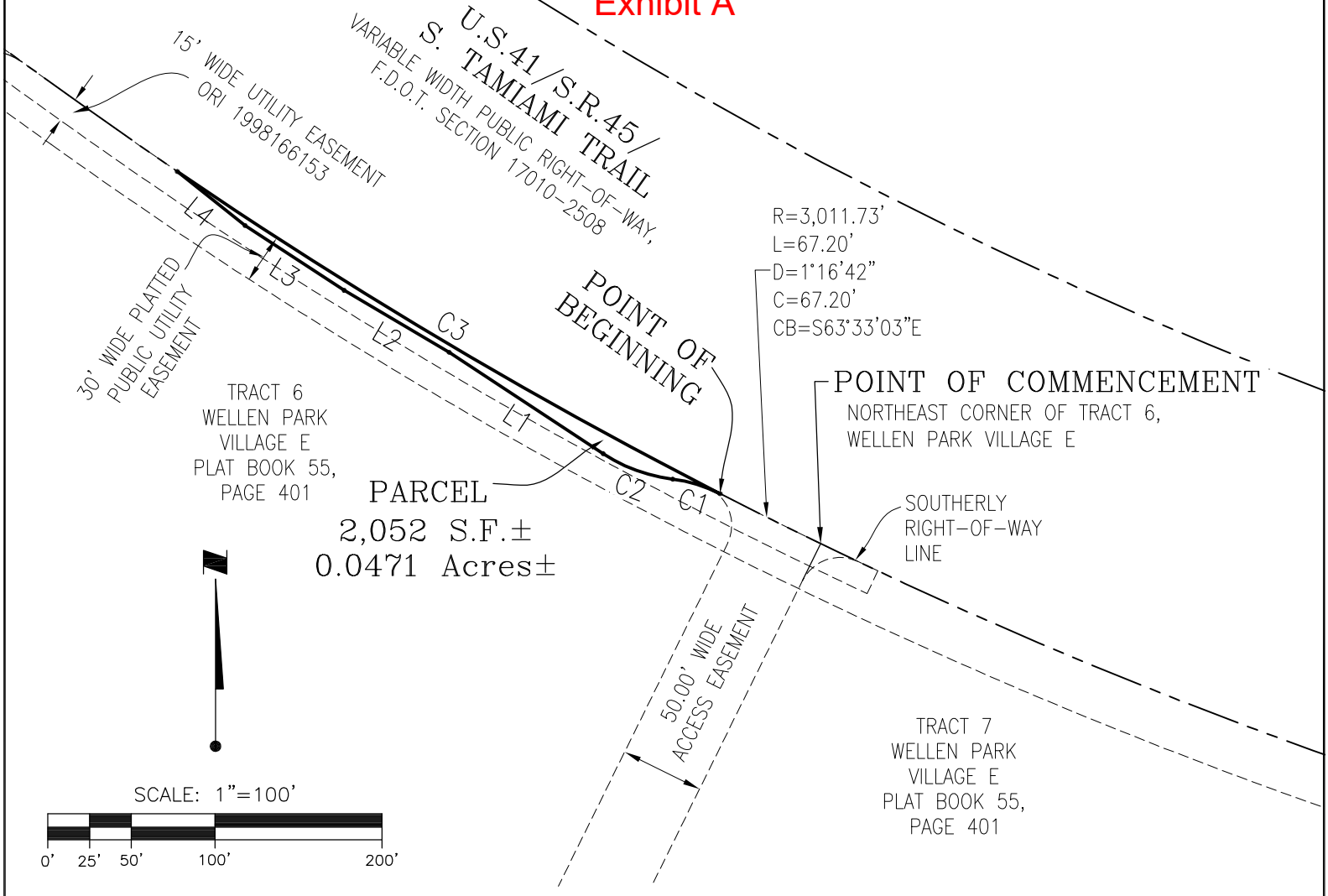
SKETCH & DESCRIPTION OF  
A PARCEL OF LAND LYING IN  
SECTION 33, TOWNSHIP 39 S., RANGE 20 E.,  
CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA



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R=3,011.73'  
 L=67.20'  
 D=1°16'42"  
 C=67.20'  
 CB=S63°33'03"E

TRACT 6  
 WELLEN PARK  
 VILLAGE E  
 PLAT BOOK 55,  
 PAGE 401

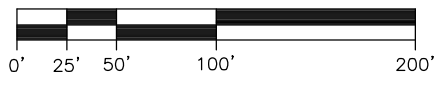
PARCEL  
 2,052 S.F.±  
 0.0471 Acres±

POINT OF COMMENCEMENT  
 NORTHEAST CORNER OF TRACT 6,  
 WELLEN PARK VILLAGE E

SOUTHERLY  
 RIGHT-OF-WAY  
 LINE

TRACT 7  
 WELLEN PARK  
 VILLAGE E  
 PLAT BOOK 55,  
 PAGE 401

SCALE: 1"=100'



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N56°39'47"W	110.31'
L2	N59°28'19"W	72.99'
L3	N56°48'08"W	70.81'
L4	N51°27'25"W	51.87'

CURVE TABLE					
CURVE	RADIUS	ARC	DELTA	CHORD	CHORD BEARING
C1	85.00'	29.83'	20°06'27"	29.68'	N72°58'53"W
C2	97.00'	44.65'	26°22'19"	44.25'	N69°50'56"W
C3	3,011.73'	377.92'	7°11'23"	377.67'	S59°19'01"E

LEGEND:  
 O.R.I.# = OFFICIAL RECORDS  
 INSTRUMENT NUMBER  
 O.R.BK. = OFFICIAL RECORDS BOOK  
 P. = PAGE  
 PID# = PROPERTY IDENTIFICATION  
 NUMBER

SEE SHEET 2 FOR DESCRIPTION

AREA 5

FOR: MANASOTA BEACH RANCLANDS, LLLP

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SKETCH & DESCRIPTION OF A PARCEL OF LAND IN  
 TRACT 6, WELLEN PARK, VILLAGE E IN  
 SECTION 33, TOWNSHIP 39 S., RANGE 20 E.,  
 CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA



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TASK CODE: 310.10	DRAWN BY: JWB	CHKD BY: JRJ	CAD FILE: 215616466v-sk0005	PROJECT NO: 215616466	SHEET 1 OF 2	DRAWING INDEX NO: 215616466v-sk0005	REV:
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# Exhibit A

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

A parcel of land in and being a portion of Tract 6, Wellen Park, Village E as recorded in Plat Book 55, Page 401 in 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, being more particularly described as follows:

Commence at the northeast corner of said Tract 6, said point being on the southerly right-of-way line of U.S.41 (Section 17010-2508, variable width public right-of-way) and also being the point of curvature of a non-tangent curve to the right, having a radius of 3,011.73 feet; thence northwesterly along the arc of said curve and said southerly right-of-way line, through a central angle of 01°16'42", a distance of 67.20 feet, said curve having a chord bearing and distance of N.63°33'03"W., 67.20 feet to the POINT OF BEGINNING, said point also being a point of reverse curvature of a curve to the left having a radius of 85.00 feet and a central angle of 20°07'27"; thence westerly along the arc of said curve, a distance of 29.83 feet to the point of reverse curvature of a curve to the right having a radius of 97.00 feet and a central angle of 26°22'19"; thence westerly along the arc of said curve, a distance of 44.65 feet to the point of tangency of said curve; thence N.56°39'47"W., a distance of 110.31 feet; thence N.59°28'19"W., a distance of 72.99 feet; thence N.56°48'08"W., a distance of 70.81 feet; thence N.51°28'00"W., a distance of 51.87 feet to the point of curvature of a non-tangent curve to the left, having a radius of 3,011.73 feet and a central angle of 07°11'23", said point also being on the abovementioned southerly right-of-way line of U.S.41; thence southeasterly along the arc of said curve and said southerly right-of-way line, a distance of 377.92 feet, said curve having a chord bearing and distance of S.59°19'01"E., 377.67 feet, to the POINT OF BEGINNING.

Said tract contains 2,052 square feet or 0.0471 acres, more or less.

### NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA SURVEYOR AND MAPPER.
2. BEARINGS SHOWN HEREON ARE ASSUMED AND RELATIVE TO THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S.41, BEING S.54°22'31"E.
3. THIS IS A SKETCH ONLY AND DOES NOT REPRESENT A FIELD SURVEY.

06/29/2022

Robert R. Cunningham, P.S.M.  
Florida Registration No. 3924

Date of Signature

SEE SHEET 1 FOR SKETCH & CURVE/LINETABLES

AREA 5

FOR: MANASOTA BEACH RANCLANDS, LLLP

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SKETCH & DESCRIPTION OF A PARCEL OF LAND IN TRACT 6, WELLEN PARK, VILLAGE E IN SECTION 33, TOWNSHIP 39 S., RANGE 20 E., CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA



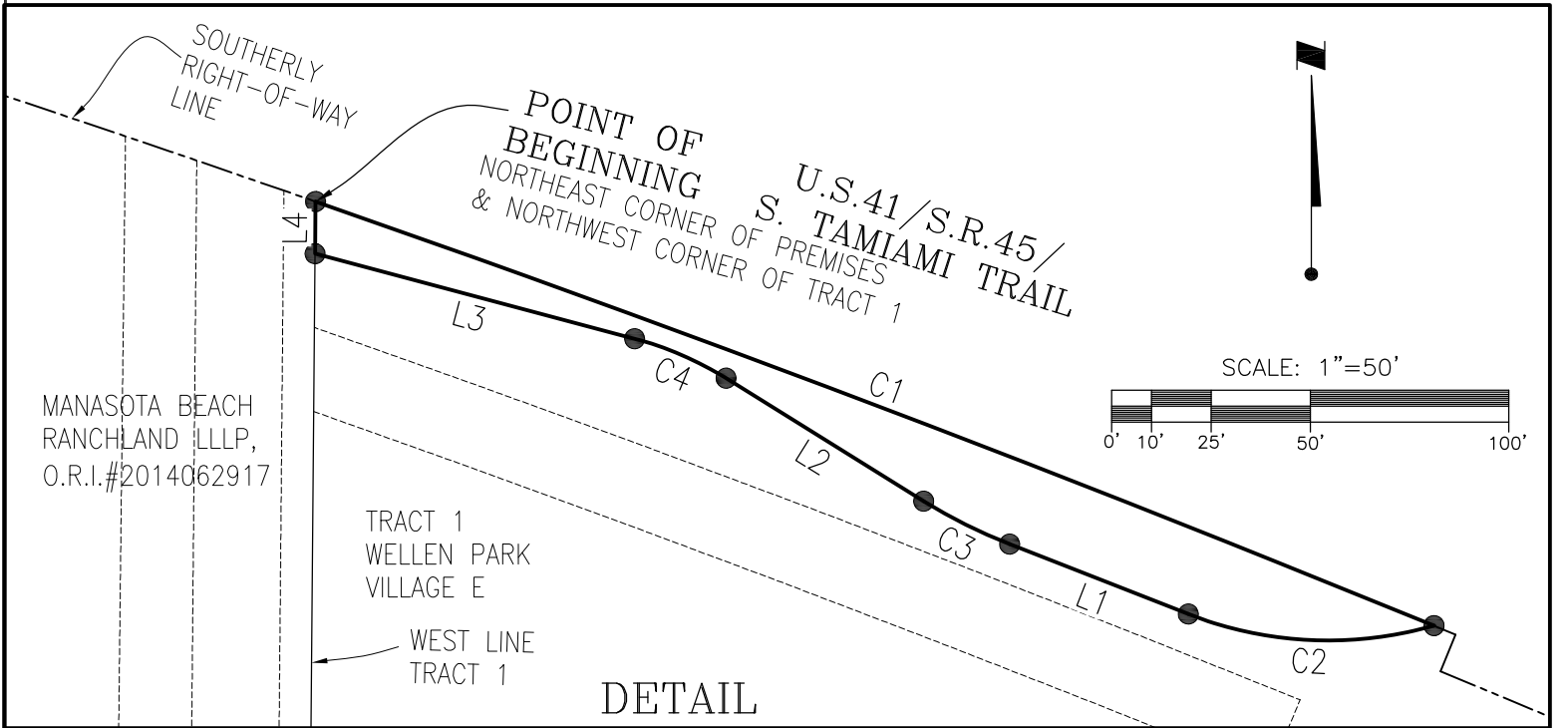
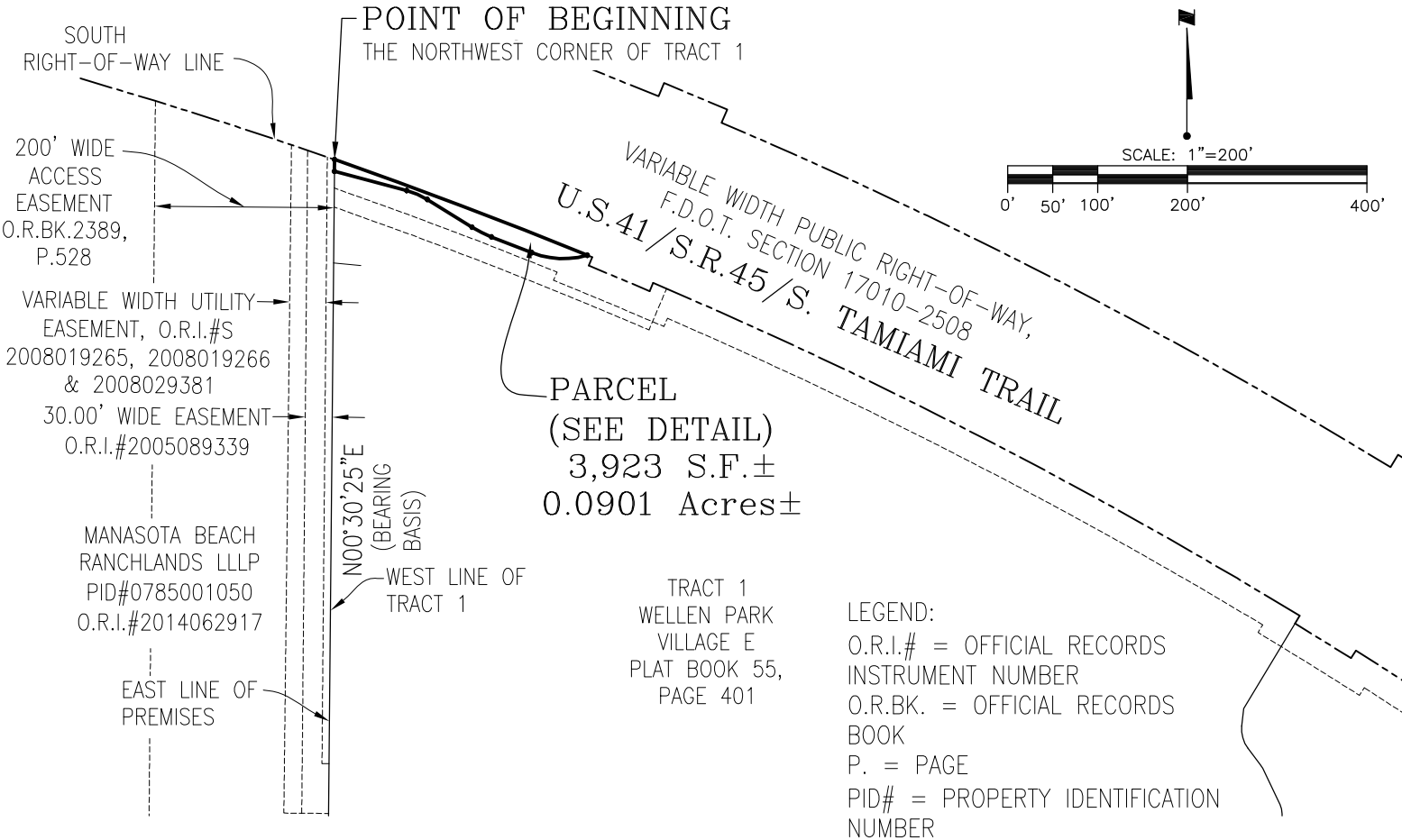
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**Exhibit A**



SEE SHEET 2 FOR CURVE/LINE TABLES AND DESCRIPTION

FOR: MPG MANASOTA BEACH LLC

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**AREA 6**

SKETCH & DESCRIPTION OF  
A PARCEL IN TRACT 1, WELLEN PARK VILLAGE E,  
IN SECTION 33, TOWNSHIP 39 S., RANGE 20 E.,  
CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA



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TASK CODE: 310.10	DRAWN BY: JWB	CHKD BY: JRJ	CAD FILE: 215616466v-sk0001	PROJECT NO: 215616466	SHEET 1 OF 2	DRAWING INDEX NO: 215616466v-sk0001	REV:
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# Exhibit A

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

A parcel of land lying in Tract 1, Wellen Park, Village E, as recorded in Plat Book 55, Page 401 in the Public Records of Sarasota County, Florida, in Section 33, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

BEGIN at the northwest corner of said Tract 1, Wellen Park Village E, also lying on the southerly right-of-way line of U.S.41 (Section 17010-2508, variable width public right-of-way), said point also being the point of curvature of a non-tangent curve to the right, having a radius of 5,597.58 feet and a central angle of 03°04'57"; thence easterly along the arc of said curve and said southerly right-of-way line, a distance of 301.14 feet, said curve having a chord bearing and distance of S.69°15'04"E., 301.11 feet; to the cusp of curvature of a non-tangent curve to the right, having a radius of 97.00 feet and a central angle of 37°14'05"; thence westerly along the arc of said curve, a distance of 63.04 feet, said curve having a chord bearing and distance of N.87°17'12"W., 61.93 feet, to the point of tangency of said curve; thence N.68°40'10"W., a distance of 48.31 feet to the point of curvature of a curve to the right having a radius of 132.00 feet and a central angle of 10°30'49"; thence northwesterly along the arc of said curve, a distance of 24.22 feet to the point of tangency of said curve; thence N.58°09'21"W., a distance of 58.57 feet to the point of curvature of a curve to the left having a radius of 85.00 feet and a central angle of 16°57'41"; thence northwesterly along the arc of said curve, a distance of 25.16 feet to the point of tangency of said curve; thence N.75°07'02"W., a distance of 83.22 feet to a point on the west line of the abovementioned Tract 1; thence N.00°30'25"E., along said west tract line, a distance of 13.13 feet to the POINT OF BEGINNING.

Said tract contains 3,923 square feet or 0.0901 acres, more or less.

CURVE TABLE					
CURVE	RADIUS	ARC	DELTA	CHORD	CHORD BEARING
C1	5,597.58'	301.14'	3°04'57"	301.11'	S69°15'04"E
C2	97.00'	63.04'	37°14'05"	61.93'	N87°17'12"W
C3	132.00'	24.22'	10°30'49"	24.19'	N63°24'45"W
C4	85.00'	25.16'	16°57'41"	25.07'	N66°38'11"W

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N68°40'10"W	48.31'
L2	N58°09'21"W	58.57'
L3	N75°07'02"W	83.22'
L4	N00°30'25"E	13.13'

NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA SURVEYOR AND MAPPER.
2. BEARINGS SHOWN HEREON ARE ASSUMED AND RELATIVE TO THE WEST LINE OF TRACT 1, BEING N.00°30'25"E.
3. THIS IS A SKETCH ONLY AND DOES NOT REPRESENT A FIELD SURVEY.

06/29/2022

Robert R. Cunningham, P.S.M.  
Florida Registration No. 3924

Date of Signature

SEE SHEET 1 FOR SKETCH

AREA 6

FOR: MPG MANASOTA BEACH LLC

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SKETCH & DESCRIPTION OF  
A PARCEL IN TRACT 1, WELLEN PARK VILLAGE E,  
IN SECTION 33, TOWNSHIP 39 S., RANGE 20 E.,  
CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA



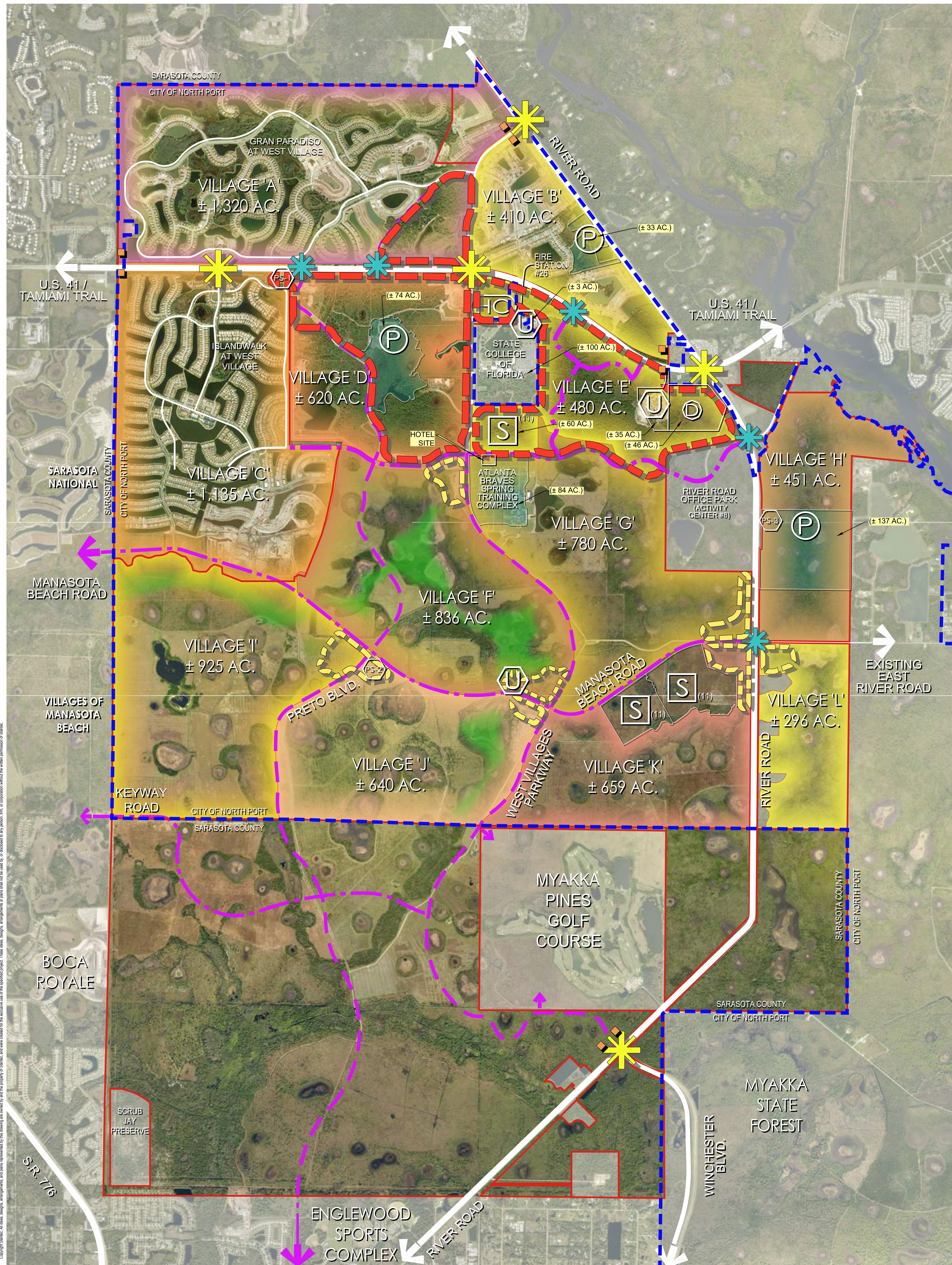
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# WEST VILLAGES INDEX MAP



## LEGEND

	EXISTING ROADWAY		APPROXIMATE SCHOOL LOCATION (K-12) (11)		RECREATIONAL / OPEN SPACE / RECREATIONAL TRAIL SYSTEM		APPROXIMATE TOWN CENTER LOCATION (2)
	4 LANE W/ NEV & 8' SIDEWALKS		SARASOTA MEMORIAL HOSPITAL - HEALTH CARE SERVICES ± 28 AC.		POTENTIAL ROADWAY CONNECTION TO ADJACENT COMMUNITY		EXISTING TRAFFIC SIGNAL
	2 LANE W/ NEV, 8' SIDEWALK, & 5' SIDEWALK		APPROXIMATE UTILITIES / PUBLIC FACILITIES LOCATION (10)		STATE COLLEGE OF FLORIDA		APPROXIMATE FUTURE FULL MEDIAN OPENINGS; TRAFFIC CONTROL T.B.D.
	2 LANE W/ NEV, & 5' SIDEWALKS		APPROXIMATE PARK LOCATION (10)		APPROXIMATE VILLAGE CENTER LOCATION (2)		CITY OF NORTH PORT - CITY LIMITS
	POTENTIAL WEST VILLAGES GATEWAY LOCATIONS		DIOCESE OF VENICE LOCATION		FIRE/ POLICE STATION LOCATIONS		

## NOTES

- ACREAGES ARE APPROXIMATE. FINAL ACREAGE LOCATIONS SUBJECT TO REFINEMENT BASED UPON EXISTING SITE CONDITIONS AND FINAL VILLAGE DISTRICT PATTERN PLANS.
- AREAS DEFINED WITHIN THIS DESIGNATION WILL INCLUDE 300-1,000 ACRES OF TOWN CENTER AND MAY INCLUDE VILLAGE DEVELOPMENT AT THE DENSITY / INTENSITY ESTABLISHED IN THE V.D.P.B., CONSISTENT WITH SECTION 53-212 U.L.D.C. FINAL LOCATIONS WILL BE DETERMINED DURING THE V.D.P.P. PROCESS.
- THE INDEX MAP DEPICTS THE GREENBELT FRAMEWORK BY IDENTIFYING VILLAGE EDGES ADJACENT TO MAJOR ENVIRONMENTAL FEATURES OR ROADWAYS AND MULTI-USE PATHWAYS. ADDITIONALLY, THIS FRAMEWORK CONNECTS VILLAGE CENTERS AND TOWN CENTERS, CONSISTENT WITH COMPREHENSIVE PLAN POLICY 13.8 AND SEC. 53-216 OF THE U.L.D.C. COMPLIANCE WITH THESE POLICIES WILL BE FURTHER DEMONSTRATED WITH FUTURE VILLAGE DISTRICT PATTERN PLANS.
- LOCATION AND CONFIGURATION OF PARKS SHALL BE DETERMINED BY AGREEMENT BETWEEN THE PROPERTY OWNER AND THE CITY OF NORTH PORT, FLORIDA, IN ACCORDANCE WITH THE WEST VILLAGES DEVELOPER AGREEMENT (POST ANNEXATION).
- MULTI-MODAL TRAILS MAY BE SATISFIED BY AN 8' SIDEWALK AND 4' BIKE LANES, AND SHALL BE FURTHER REFINED WITH FUTURE VILLAGE DISTRICT PATTERN PLANS.
- 8' - 12' TRAILS WILL BE DELINEATED ON V.D.P.P., AND MAY BE COMBINED WITH INTERNAL ROADWAYS.
- THE WEST VILLAGES IMPROVEMENT DISTRICT WILL COORDINATE WITH THE APPLICABLE GOVERNING AUTHORITY TO ESTABLISH ACCESS MANAGEMENT CRITERIA.
- FINAL LOCATIONS OF TOWN CENTERS, PUBLIC FACILITY SITES, SCHOOL SITES, VILLAGE BOUNDARIES AND ROADWAY CORRIDORS SHALL BE DETERMINED DURING THE V.D.P.P. PROCESS AND/OR DEVELOPERS AGREEMENT.
- FINAL ALIGNMENT OF CORRIDORS / ROADWAYS IS SUBJECT TO FINAL APPROVAL OF JURISDICTIONAL AGENCIES.
- FINAL SIZE, LOCATION, AND CONFIGURATION OF UTILITIES/PUBLIC FACILITIES SHALL BE DETERMINED BY AGREEMENT BETWEEN THE PROPERTY OWNER AND THE CITY OF NORTH PORT, FLORIDA.
- SCHOOL SITE SHOWN IN VILLAGE E WILL BE REMOVED IN FAVOR OF SCHOOL SITES SHOWN IN VILLAGE K (130+/- AC.) UPON APPROVAL OF AN AGREEMENT WITH SARASOTA COUNTY SCHOOL BOARD. THE TRANSACTION TO CONVEY LAND IN VILLAGE K AND ACQUIRE LAND IN VILLAGE E WILL BE A CONCURRENT TRANSACTION.
- THE PROPERTY WITHIN VILLAGE "C" IS OUTSIDE OF THE OWNERSHIP OF WEST VILLAGES LLP OR ITS AFFILIATES. THEREFORE, THAT PORTION OF MANASOTA BEACH ROAD SHALL BE CONSTRUCTED BY OTHERS. THE WVVD AND CITY OF NORTH PORT ARE NOT REQUIRED TO CONSTRUCT THIS SEGMENT OF ROAD.

Adopted on March 2, 2021  
 ORDINANCE 2021-13  
 PETITION NUMBER VIA-20-222

# West Villages Index Map