

MAIN STREET RANGLANDS PLAT NO. 1

PLAT BOOK _____ PAGE _____

SHEET 1 OF 2

A SUBDIVISION

A TRACT OF LAND LYING IN SECTION 32, TOWNSHIP 39 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA)
COUNTY OF SARASOTA)SS

The undersigned Main Street Ranchlands LLLP, a Florida limited liability limited partnership, as the fee simple owner of the lands platted herein, dedicates and conveys Tract 101 in fee simple to the West Villages Improvement District.

The undersigned Main Street Ranchlands LLLP, a Florida limited liability limited partnership, as the fee simple owner of the lands platted herein, does hereby dedicate to the City of North Port, the Public Utility easements shown and depicted on this plat for uses and purposes incidental thereto.

The undersigned Main Street Ranchlands LLLP, a Florida limited liability limited partnership, as the fee simple owner of the lands platted herein, does hereby reserve to themselves, Tract 102, for future development.

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

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

WITNESS: _____

Print Name: _____

WITNESS: _____

Print Name: _____

BY: _____
Richard P. Severance, Vice President

STATE OF FLORIDA)
COUNTY OF SARASOTA)SS

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

Signature of Notary Public

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

WEST VILLAGES IMPROVEMENT DISTRICT ACCEPTANCE AND ACKNOWLEDGMENT

The West Villages Improvement District (WVID) hereby accepts the fee simple absolute dedication and perpetual maintenance obligation of Tract 101, as shown on this plat.

By: _____
Secretary/Assistant Secretary

By: _____
John Luczynski, Chairman

WITNESS: _____

Print Name: _____

WITNESS: _____

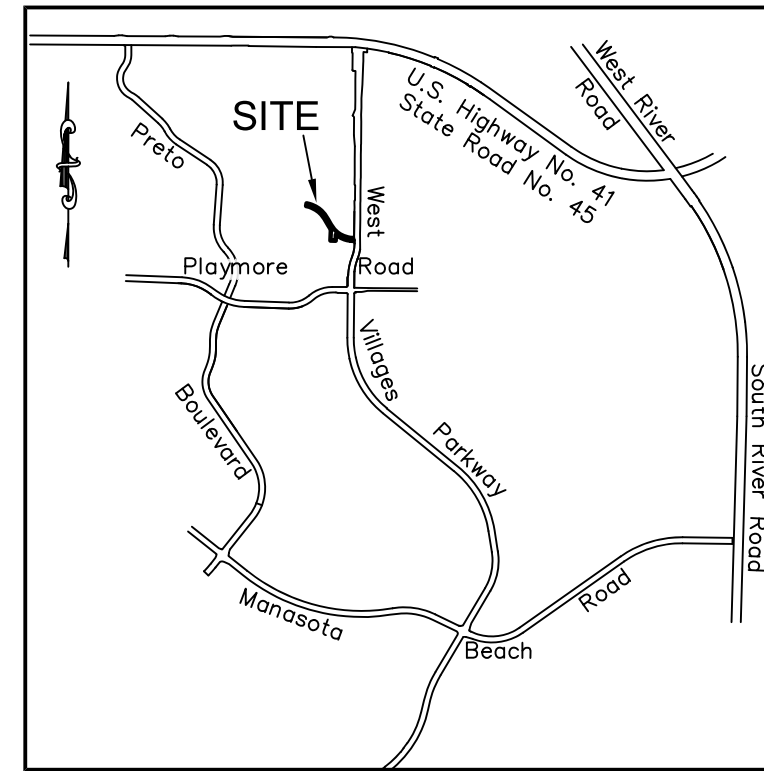
Print Name: _____

STATE OF FLORIDA)
COUNTY OF SARASOTA)SS

The foregoing acceptance and acknowledgment was acknowledged before me by means of physical presence or online notarization, this _____ day of _____, 2022, by John Luczynski, as Chairman of West Villages Improvement District, for and on behalf of the West Villages Improvement District.

Signature of Notary Public

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



LOCATION MAP
NOT TO SCALE

TRACT LEGEND

NUMBER	DESCRIPTION
101	Public Right of Way, Ingress/Egress, Drainage and Utility Easement
102	Future Development

NOTE:

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

UTILITY EASEMENT NOTE

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

FLOOD ZONE

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

CERTIFICATE OF SURVEYOR

I, the undersigned Florida Professional Land Surveyor, hereby certify that this plat is a true and correct representation of the lands surveyed, was made under my responsible direction and supervision, that the survey data complies with all the requirements of Chapter 177, Part One, Florida Statutes and the City of North Port Unified Land Development Code, as amended and that the Permanent Reference Monuments (PRM's), were installed on October 21, 2021. The permanent Control Points (PCP's), Bench Marks (BM's) and lot boundary corners installation date will be certified by a recorded affidavit.

Date

Randall E. Britt, Professional Land Surveyor
Florida Certificate No. 3979
Britt Surveying, Inc.
Certificate of Authorization No. L.B. 6638
680 U.S. 41 ByPass North, Suite 1
Venice Florida 34285

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

STATE OF FLORIDA)
COUNTY OF SARASOTA)SS

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

BY: _____
Chairperson

CERTIFICATE OF APPROVAL OF NORTH PORT CITY ATTORNEY

STATE OF FLORIDA)
COUNTY OF SARASOTA)SS

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

BY: _____
City Attorney

CERTIFICATE OF APPROVAL OF CITY SURVEYOR & MAPPER

STATE OF FLORIDA)
COUNTY OF SARASOTA)SS

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

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

CERTIFICATE OF APPROVAL OF CITY ENGINEER

STATE OF FLORIDA)
COUNTY OF SARASOTA)SS

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

BY: _____
City Engineer
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 recording by the North Port City Commission, County of Sarasota, Florida, This _____ day of _____, A.D. 2022.

APPROVED BY: _____
Mayor, North Port City Commission

ATTEST: _____
City Clerk

CERTIFICATE OF APPROVAL OF COUNTY CLERK

STATE OF FLORIDA)
COUNTY OF SARASOTA)SS

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

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

BY: _____
Deputy Clerk

BRITT SURVEYING, INC.
LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NO. L.B. 6638
680 U.S. 41 ByPass North, Suite 1
Telephone: (941) 493-1396 Fax: (941) 484-5766
Email: bsi@brittsurveying.com

MAIN STREET RANCHLANDS PLAT NO. 1

A SUBDIVISION

A TRACT OF LAND LYING IN SECTION 32, TOWNSHIP 39 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA.

DESCRIPTION:

A part of Section 32, Township 39 South, Range 20 East, City of North Port, Sarasota County, Florida, described as follows:

Commence at the Southeast corner of Section 32, Township 39 South, Range 20 East, City of North Port, Sarasota County, Florida; thence N.00°30'20"E., along the East line of said Section 32, a distance of 1108.07 feet; thence N.89°29'40"W., perpendicular to said East line of Section 32, a distance of 422.10 feet to the West Right of Way line of West Villages Parkway, as described in Official Records Instrument No. 2010135760 of the Public Records of Sarasota County, Florida for the POINT OF BEGINNING, same being a point on a curve to the right, having a radius of 546.49', a central angle of 17°31'34", a chord bearing of N.79°35'01"W., and a chord length of 166.51; thence along the arc of said curve, an arc length of 167.16' to a point on a compound curve to the right having: a radius of 566.40', a central angle of 12°44'12", a chord bearing of N.64°30'22"W., and a chord length of 125.65; thence along the arc of said curve, an arc length of 125.91' to a point on a compound curve to the right having: a radius of 613.28', a central angle of 07°26'55", a chord bearing of N.53°38'30"W., and a chord length of 79.67; thence along the arc of said curve, an arc length of 79.73', to a point on a compound curve to the right having: a radius of 535.13', a central angle of 11°57'38", a chord bearing of N.43°47'43"W., and a chord length of 111.51; thence along the arc of said curve, an arc length of 111.71', to a point on a compound curve to the right having: a radius of 556.31', a central angle of 07°48'59", a chord bearing of N.34°12'30"W., and a chord length of 75.89; thence along the arc of said curve, an arc length of 75.83; thence along the arc of said curve, an arc length of 75.89; thence N.30°08'32"W., a distance of 188.12' to a point on a curve to the left having: a radius of 646.08', a central angle of 49°01'14", and a chord length of 536.06; thence along the arc of said curve, an arc length of 552.77'; thence S.10°41'45"W., a distance of 60.00' to a point on a curve to the right having: a radius of 586.08', a central angle of 49°01'02", a chord bearing of S.54°47'44"E., and a chord length of 486.25; thence along the arc of said curve, an arc length of 501.40'; thence S.30°08'32"E., a distance of 188.09' to a point on a curve to the left having: a radius of 616.31', a central angle of 06°56'08", a chord bearing of S.33°45'36"E., and a chord length of 74.56; thence along the arc of said curve, an arc length of 74.60'; thence S.02°46'46"W., a distance of 236.70'; thence N.87°13'14"E., a distance of 112.00'; thence N.02°46'46"E., a distance of 132.64' to a point on a curve to the left having: a radius of 673.28', a central angle of 05°48'33", a chord bearing of S.54°29'45"E., and a chord length of 68.23; thence along the arc of said curve, an arc length of 68.26'; to a point on a compound curve to the left having: a radius of 626.40', a central angle of 12°46'16", a chord bearing of S.64°29'11"E., and a chord length of 139.33; thence along the arc of said curve, an arc length of 139.62'; to a point on a compound curve to the left having: a radius of 606.49', a central angle of 17°19'27", a chord bearing of S.79°29'07"E., and a chord length of 182.68; thence along the arc of said curve, an arc length of 183.38', returning to said West Right of Way line of West Villages Parkway, as described in Official Records Instrument No. 2010135760, same being a point on a curve to the left having: a radius of 30.00', a central angle of 25°29'23", a chord bearing of N.72°54'55"W., and a chord length of 13.24; thence along said West Right of Way line, following the five (5) courses: (1) along the arc of said curve, an arc length of 13.35'; (2) thence N.85°39'36"W., a distance of 25.84'; (3) thence N.04°20'24"E., a distance of 21.35'; (4) thence S.85°55'11"E., a distance of 40.43'; (5) thence N.00°30'25"E., a distance of 35.66' to the POINT OF BEGINNING.

Parcel Contains 97676.4 square feet, or 2.2423 acres

LEGEND:

- ⊕ Bench Mark
- Permanent Reference Monument, 5/8" Iron Rod & Stainless Steel Cap Stamped PRM LB 6638 Found or Set. (Unless Otherwise Noted)
- Permanent Control Point, Mag Nail & Disk Stamped PCP LB 6638 Found or Set, or 5/8" Iron Rod and Cap, Stamped PCP LB 6638 Found or Set. (Unless Otherwise Noted)
- LXX Line number See Line Table This Sheet
- CXX Curve number See Curve Table This Sheet

LINE TABLE

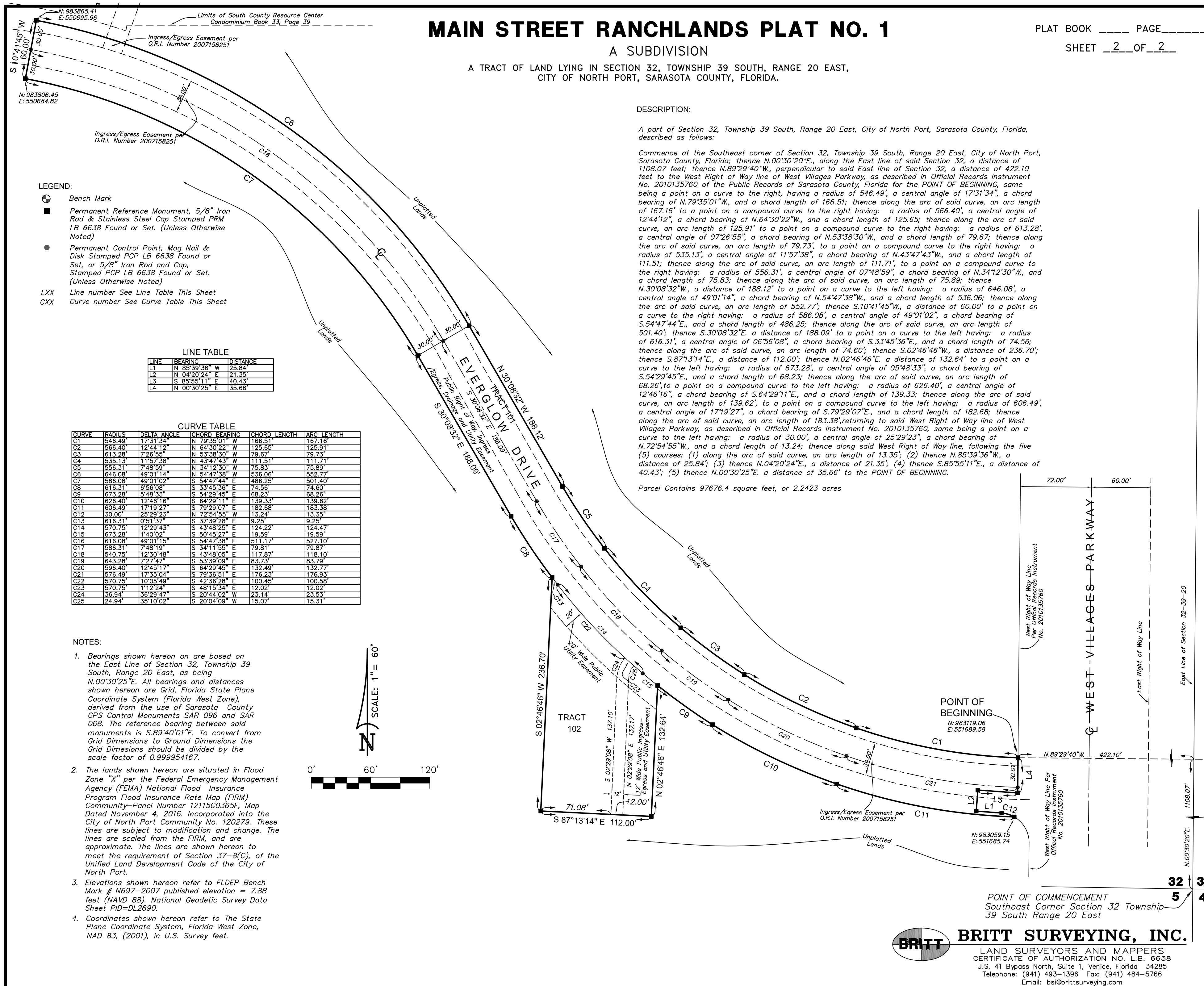
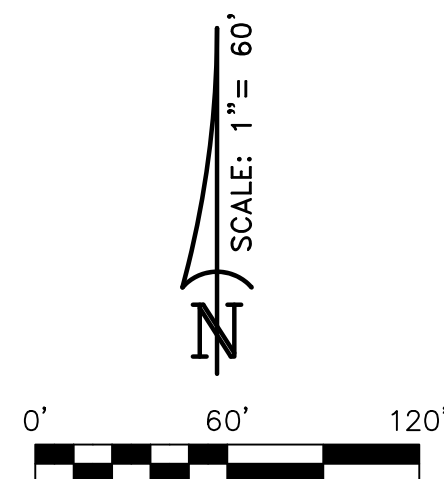
LINE	BEARING	DISTANCE
L1	N 85°39'36" W	25.84
L2	N 04°20'24" E	21.35
L3	S 85°55'11" E	40.43
L4	N 00°30'25" E	35.66

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	546.49	17°31'34"	N 79°35'01" W	166.51	167.16
C2	566.40	12°44'12"	N 64°30'22" W	125.65	125.91
C3	613.28	7°26'55"	N 53°38'30" W	79.67	79.73
C4	535.13	11°57'38"	N 43°47'43" W	111.51	111.71
C5	556.31	7°48'59"	N 34°12'30" W	75.83	75.89
C6	646.08	49°01'14"	N 54°47'38" W	536.06	552.77
C7	586.08	49°01'02"	S 54°47'44" E	486.25	501.40
C8	616.31	6°56'08"	S 33°45'36" E	74.56	74.60
C9	673.28	5°48'33"	S 54°29'45" E	68.23	68.26
C10	626.40	12°46'16"	S 64°29'11" E	139.33	139.62
C11	606.49	17°19'27"	S 79°29'07" E	182.68	183.38
C12	30.00	25°29'23"	N 72°54'55" W	13.24	13.35
C13	616.31	0°51'37"	S 37°39'28" E	9.25	9.25
C14	570.75	12°29'43"	S 43°48'25" E	124.22	124.47
C15	673.28	1°40'02"	S 50°45'27" E	19.59	19.59
C16	616.08	49°01'15"	S 54°47'38" E	511.17	527.10
C17	586.31	7°48'19"	S 34°11'55" E	79.81	79.87
C18	540.75	12°30'48"	S 43°48'09" E	117.87	118.10
C19	843.28	7°27'47"	S 53°39'09" E	83.73	83.79
C20	596.40	12°45'17"	S 64°29'45" E	132.49	132.77
C21	576.49	17°35'04"	S 79°36'51" E	176.23	176.93
C22	570.75	10°05'49"	S 42°36'28" E	100.45	100.58
C23	570.75	1°12'24"	S 48°15'34" E	12.02	12.02
C24	36.94	36°29'47"	S 20°44'02" W	23.14	23.53
C25	24.94	35°10'02"	S 20°04'09" W	15.07	15.31

NOTES:

- Bearings shown hereon are based on the East Line of Section 32, Township 39 South, Range 20 East, as being N.00°30'25"E. All bearings and distances shown hereon are Grid, Florida State Plane Coordinate System (Florida West Zone), derived from the use of Sarasota County GPS Control Monuments SAR 096 and SAR 068. The reference bearing between said monuments is S.89°40'01"E. To convert from Grid Dimensions to Ground Dimensions the Grid Dimensions should be divided by the scale factor of 0.999954167.
- The lands shown hereon are situated in Flood Zone "X" per the Federal Emergency Management Agency (FEMA) National Flood Insurance Program Flood Insurance Rate Map (FIRM) Community-Panel Number 12115C0365F, Map Dated November 4, 2016. Incorporated into the City of North Port Community No. 120279. These lines are subject to modification and change. The lines are scaled from the FIRM, and are approximate. The lines are shown hereon to meet the requirement of Section 37-8(C), of the Unified Land Development Code of the City of North Port.
- Elevations shown hereon refer to FLDEP Bench Mark # N697-2007 published elevation = 7.88 feet (NAVD 88). National Geodetic Survey Data Sheet PID=DL2690.
- Coordinates shown hereon refer to The State Plane Coordinate System, Florida West Zone, NAD 83, (2011), in U.S. Survey feet.



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