



STAFF REPORT

Wellen Park Golf & Country Club

Phase 1C Final Plat

From: Noah Fossick, Planner II

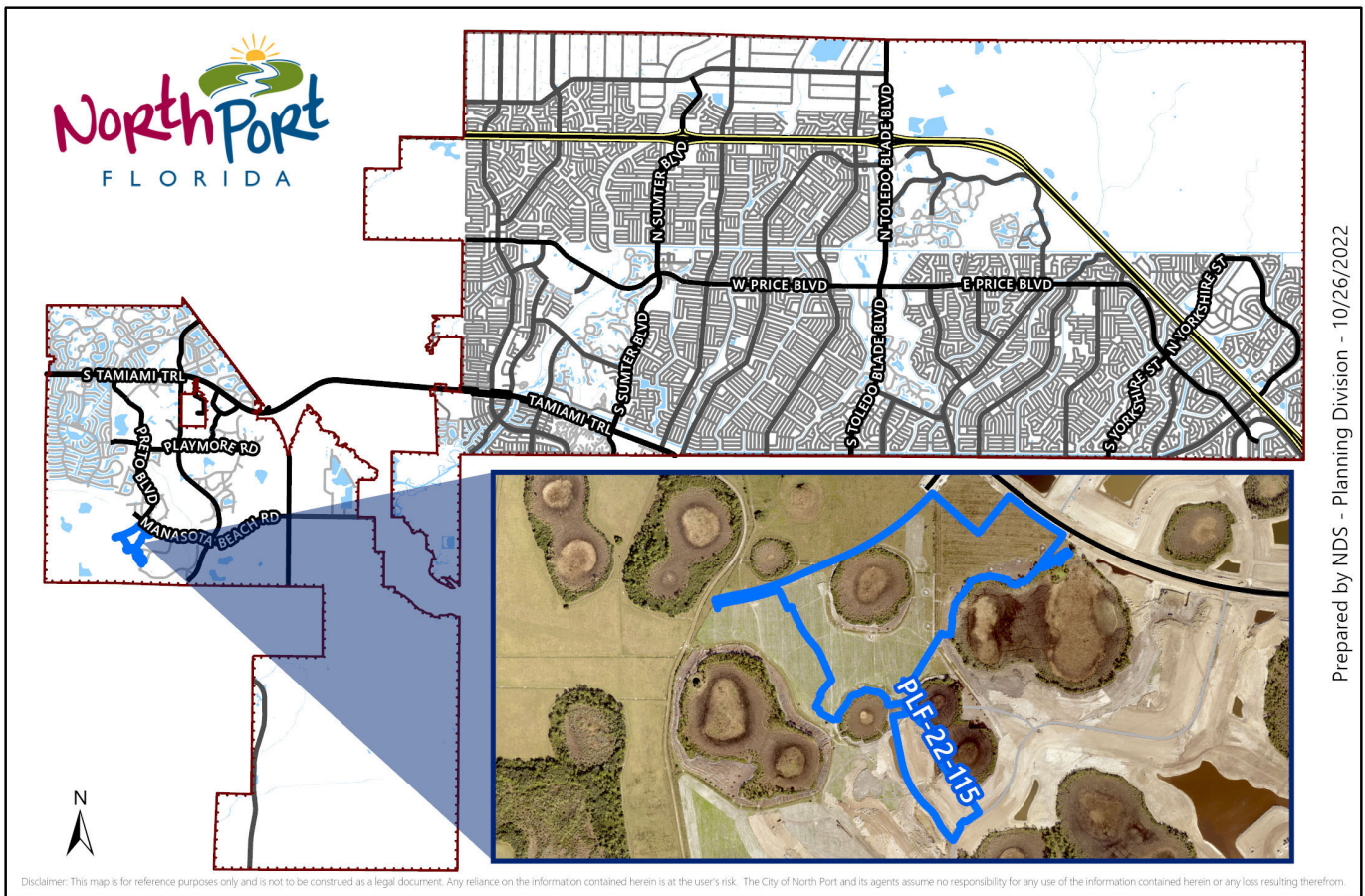
Thru: Lori Barnes, AICP, CPM, Planning & Zoning Division Manager

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: November 17, 2022



Prepared by NDS - Planning Division - 10/26/2022

PROJECT:	PLF-22-115, Wellen Park Golf & Country Club Phase 1C (QUASI-JUDICIAL)
REQUEST:	Approval of Final Plat for Wellen Park Golf & Country Club Phase 1C
APPLICANT:	Darin McMurray, Vice President of Lennar Homes LLC
OWNER:	Lennar Homes LLC
LOCATION:	Within Village J; South of Manasota Beach Rd, East of Preto Blvd, West of W Villages Pkwy, and North of the Municipal boundary.
PROPERTY SIZE:	± 46.68 Acres
ZONING:	Village (V)

I. BACKGROUND

In April 2022, the Development Order for the Infrastructure Plan (INF-21-261) and the Order of Approval for the Subdivision Plan (SCP-21-262) of Wellen Park Golf & Country Club Phase 1C were issued by City Staff. The Final Plat will add 63 single-family detached lots with associated landscaping, infrastructure, utilities, and drainage. The total site contains approximately ± 46.68 acres.

A surety bond in the amount of \$839,554.11 for Wellen Park Golf & Country Club Phase 1C 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, Alan Fish, reviewed and approved the plat.

Conclusion: PLF-22-115 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-22-115 conforms with the ULDC.

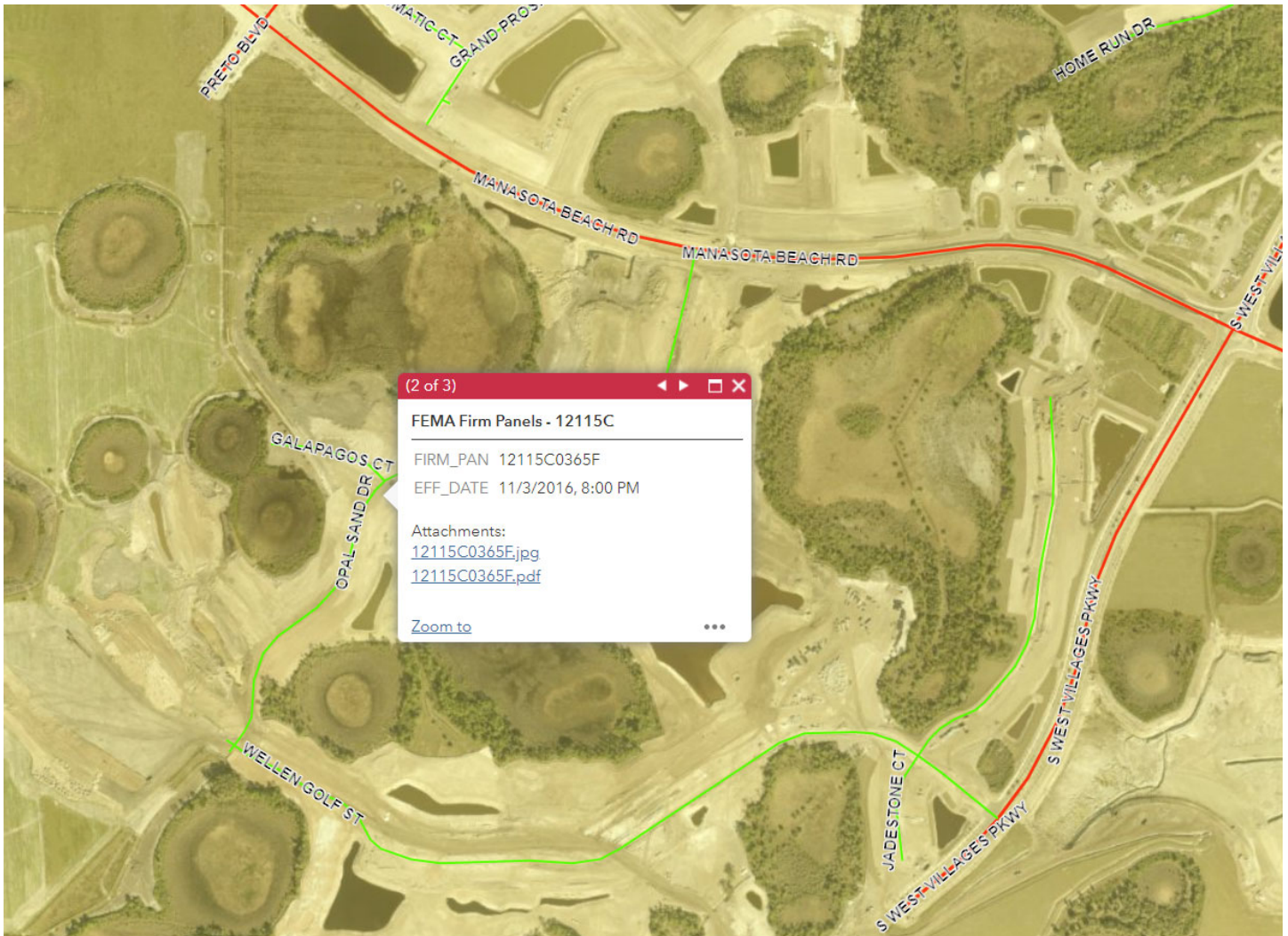
ENVIRONMENTAL

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

II. STAFF ANALYSIS & FINDINGS (CONTINUED)

FLOOD ZONE

Flood Zone X (Areas of minimal flood hazard), According to Flood Insurance Rate Map No. 12115C0365F 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-22-115, Wellen Park Golf & Country Club Phase 1C:

I move to recommend approval of Petition No. PLF-22-115 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-22-115 could be DENIED. If that were the case, new findings would need to be

IV. ALTERNATIVE MOTIONS (CONTINUED)

written to support that recommendation. The motion would be as follows:

I move to recommend denial of Petition No. PLF-22-115 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	November 17, 2022 9:00 AM or as soon thereafter
City Commission Public Hearing	December 13, 2022 10:00 AM or as soon thereafter

VI. EXHIBITS

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



PLF-22-112, Wellen Park Golf & Country Club Phase 1C
V, Village

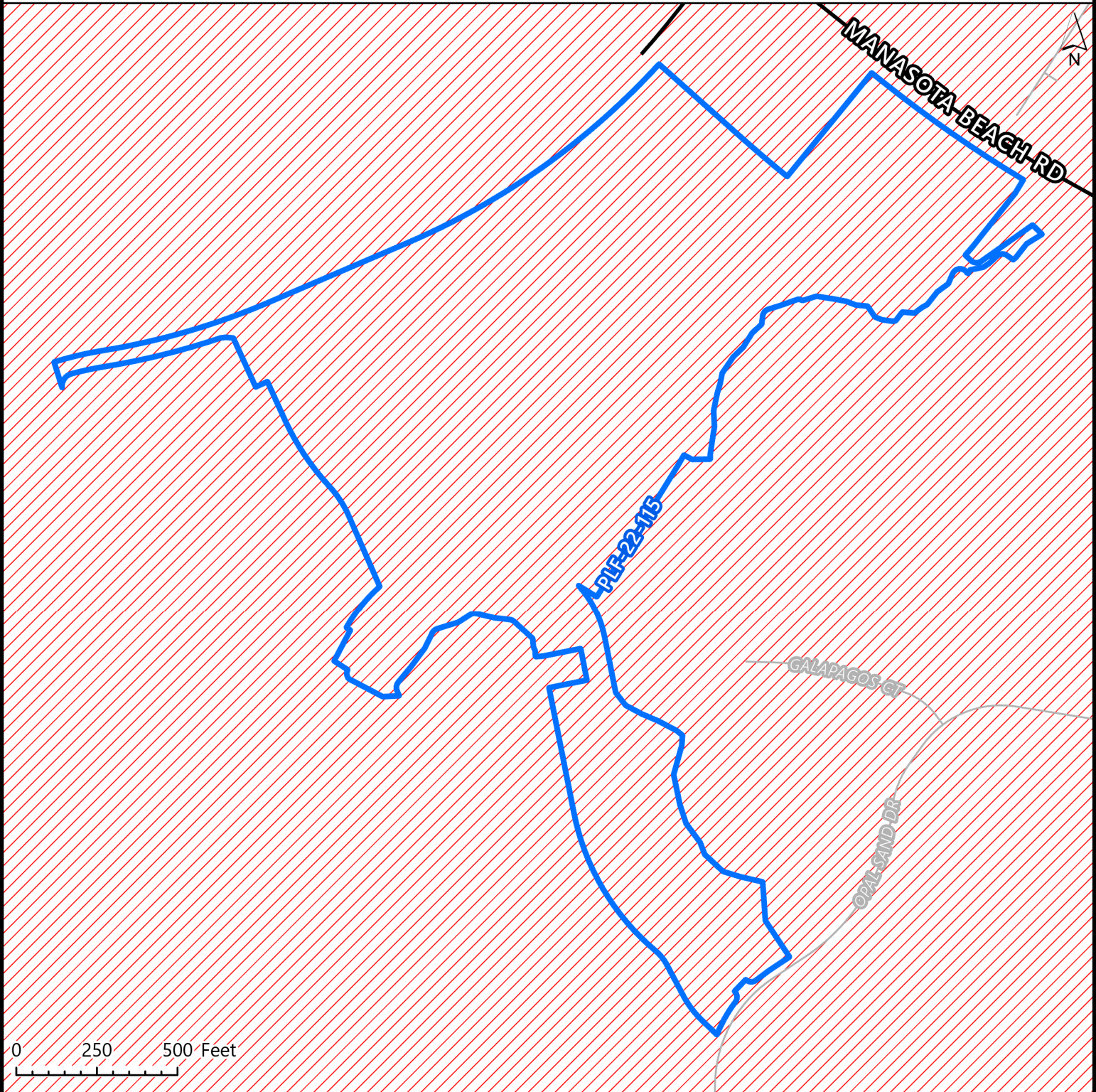
-  Petition Boundary
-  V, Village



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.

-  Petition Boundary
-  VILLAGE



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AFFIDAVIT

Exhibit B

I (the undersigned), Ty Gremaux 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.

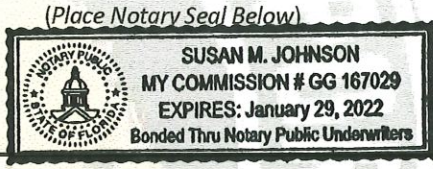
Sworn and subscribed before me this 9th day of March, 2021

[Signature] Ty Gremaux, Authorized Agent
Signature of Applicant or Authorized Agent Print Name and Title

STATE OF Florida COUNTY OF Sarasota

The foregoing instrument was acknowledged by me this 9th day of March, 2021, by Ty Gremaux who is personally known to me or has produced as identification.

[Signature] Signature - Notary Public



AFFIDAVIT AUTHORIZATION FOR AGENT/APPLICANT

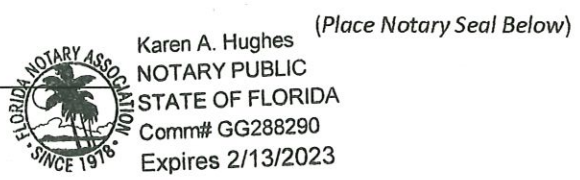
I, Darin McMurray, Vice President of Lennar Homes, LLC, property owner, hereby authorize Ty Gremaux of Kimley-Horn and Associates, Inc. to act as Agent on our behalf to apply for this application on the property described as (legal description) See attached.

Owner Date 03-02-21

STATE OF Florida COUNTY OF LEE

The foregoing instrument was acknowledged by me this 3rd day of March, 2021, by DARIN McMURRAY who is personally known to me or has produced as identification.

[Signature] Signature - Notary Public



TITLE CERTIFICATION
WELLEN PARK GOLF AND COUNTRY CLUB, PHASE 1C

PAVESE LAW FIRM
1833 HENDRY STREET
FORT MYERS, FL 33901

This Title Certificate is being rendered to the Board of Commissioners of the City of North Port for the sole and specific purpose of complying with Section 177.041(2); Florida statutes and is based solely on the following documents and searches which we believe, in our professional opinion, consist of the available documents sufficient and appropriate to render this certificate: Old Republic National Title Commitment No. 863711, effective through May 11, 2021 at 5:00 PM and a search of the public records of Sarasota County from May 11, 2021, through May 19, 2022, covering the property described on attached Exhibit "A"

Based upon the aforementioned information, as of May 19, 2022 at 11:00 PM, fee simple title to said real estate is vested in **LENNAR HOMES, LLC**, a Florida limited liability company, by virtue of that certain Special Warranty Deed recorded in Official Records Instrument No. 2021097944, Public Records of Sarasota County, Florida.

There are no mortgages on the property.

Property taxes and assessments due and owing as of the date of this certification have not been paid in full.

The following easements exist on the property:


- 1) Telecommunications Easement recorded in Instrument Number 2021150513, Public Records of Sarasota County, Florida.
- 2) Easements contained on the Plat of Wellen Park Golf and Country Club, Phase 1A recorded in Plat Book 56, Pages 75-159, Public Records of Sarasota County, Florida.
- 3) Agreement Granting Non-Exclusive Temporary Easement recorded in Official Records Instrument Number 2022068249, Public Records of Sarasota County, Florida.
- 4) Blanket Easements contained in the Declaration of Covenants, Conditions and Restrictions for Wellen Park Golf Club (Golf Club) recorded in Official Records Instrument Number 2022061639, Public Records of Sarasota County, Florida.
- 5) Blanket Easements contained in the Declaration of Covenants, Conditions and Restrictions for Wellen Park Golf and Country Club recorded in Official Records Instrument Number 2022054676, Public Records of Sarasota County, Florida.
- 6) Notice of Street Tree and Landscape Easements recorded in Official Records Instrument Number 2022054677, Public Records of Sarasota, Florida.

The following encumbrances also exist on the property:

- 1) Taxes for 2022, which are not yet due and payable. The 2021 taxes have not been paid.
- 2) Notice of Establishment of West Villages Improvement District, Declaration of Consent to Jurisdiction, Agreement between West Villages Improvement District and Fourth Quarter Properties XXXII, LLC, and other instruments pertaining to said District recorded in Instrument Numbers 2004223490, 2006023618, 2007086623, 2007176566, 2008055051, 2017111575, 2017111576, 2017111580, 2018000839, 2018084717, 2018142894, 2020144452, 2020170150, 2021000678, 2021072297, 2021072298, 2021072299, and 2021072300, of the Public Records of Sarasota County, Florida.
- 3) Irrigation Water Supply Agreement recorded in Instrument Number 2018159052, Public Records of Sarasota County, Florida.
- 4) Restrictive Covenant recorded in Instrument Number 2018128694, as amended by that certain Amendment to Restrictive Covenant recorded in Instrument Number 2021097941, all of the Public Records of Sarasota County, Florida.
- 5) Contingent Fee Agreement by Manasota Beach Ranchlands, LLLP, a Florida limited liability limited partnership, and Lennar Homes, LLC, a Florida limited liability company, recorded in Instrument Number 2021097945, Public Records of Sarasota County, Florida.
- 6) Repurchase Option Agreement by Manasota Beach Ranchlands, LLLP, a Florida limited liability limited partnership, and Lennar Homes, LLC, a Florida limited liability company, recorded in Instrument Number 2021097946, Pubic Records of Sarasota County, Florida.
- 7) Memorandum of Right of First Refusal by Manasota Beach Ranchlands, LLLP, a Florida limited liability limited partnership, and Lennar Homes, LLC, a Florida limited liability company, recorded in Instrument Number 2021097947, Public Records of Sarasota County, Florida.
- 8) Amended and Restated Utilities Agreement recorded in Instrument Number 2019125013, Public Records of Sarasota County, Florida.
- 9) Recorded Notice of Environmental Resource Permit recorded in Official Records Instrument Number 2022068842, Public Records of Sarasota County, Florida.

Dated this 2nd day of June, 2022

PAVESE LAW FIRM
1833 Hendry Street
Fort Myers, Florida 33901
Telephone: (239) 334-2195

By 

CHARLES MANN
FL. BAR #310750

EXHIBIT "A"

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THAT LAND DESCRIBED IN WELLEN PARK GOLF AND COUNTY CLUB, PHASE 1A, OFFICIAL RECORDS PLAT BOOK 56 AT PAGES 75 THROUGH 159, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, LYING IN SECTION 8, TOWNSHIP 40 SOUTH, RANGE 20 EAST OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER TRACT 505, WELLEN PARK GOLF AND COUNTRY CLUB, PHASE 1A AS RECORDED ON PLAT BOOK 56, PAGES 75 THROUGH 79 OF THE PUBLIC RECORDS OF SARASOTA COUNTY; THENCE ALONG THE EASTERLY BOUNDARY OF SAID TRACT 505 THE FOLLOWING SEVEN (7) COURSES:

- (1) THENCE S.24°30'05"E., FOR 167.00 FEET;
- (2) THENCE N.65°29'55"E., FOR 40.00 FEET;
- (3) THENCE S.24°30'05"E., FOR 127.98 FEET TO A POINT OF CURVATURE;
- (4) THENCE SOUTHEASTERLY 250.36 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 785.00 FEET THROUGH A CENTRAL ANGLE OF 18°16'23" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.33°38'16"E. FOR 249.30 FEET TO A POINT OF REVERSE CURVATURE;
- (5) THENCE SOUTHEASTERLY 113.70 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 340.00 FEET THROUGH A CENTRAL ANGLE OF 19°09'39" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.33°11'38"E. FOR 113.17 FEET;
- (6) THENCE S.23°36'49"E., FOR 237.16 FEET TO A POINT ON A CURVE;
- (7) THENCE SOUTHWESTERLY 166.22 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 509.83 FEET THROUGH A CENTRAL ANGLE OF 18°40'48" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.38°47'39"W. FOR 165.48 FEET TO A POINT ON A CURVE, SAID POINT ALSO BEING AN INTERSECTION WITH THE WESTERLY BOUNDARY OF SAID TRACT 505;

THENCE SOUTHEASTERLY 15.07 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 110.00 FEET THROUGH A CENTRAL ANGLE OF 07°51'06" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.55°13'50"E. FOR 15.06 FEET TO A POINT ON A CURVE;

THENCE SOUTHWESTERLY 15.15 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 505.00 FEET THROUGH A CENTRAL ANGLE OF 01°43'06" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.28°37'35"W. FOR 15.14 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 505;

THENCE S.27°46'02"W., FOR 92.80 FEET;

THENCE S.57°21'47"E., FOR 50.18 FEET TO A POINT ON A CURVE;

THENCE SOUTHERLY 30.05 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET THROUGH A CENTRAL ANGLE OF 68°51'49" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.06°39'53"E. FOR 28.27 FEET;

THENCE S.62°13'58"E., FOR 119.01 FEET;

THENCE N.86°57'48"E., FOR 51.04 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF TRACT 711 OF SAID WELLEN PARK GOLF AND COUNTRY CLUB, PHASE 1A ; THENCE ALONG THE NORTHERLY LINE OF SAID TRACT 711 THE FOLLOWING SIXTEEN (16) COURSES:

- 1) THENCE N.22°38'47"W., FOR 17.64 FEET TO A POINT OF CURVATURE;
- 2) THENCE NORTHERLY 27.18 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET THROUGH A CENTRAL ANGLE OF 62°17'24" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.08°29'55"E. FOR 25.86 FEET;
- 3) THENCE N.39°38'37"E., FOR 61.82 FEET;
- 4) THENCE N.36°36'01"E., FOR 73.19 FEET;
- 5) THENCE N.25°59'05"E., FOR 51.68 FEET TO A POINT OF CURVATURE;
- 6) THENCE NORTHEASTERLY 20.46 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET THROUGH A CENTRAL ANGLE OF 46°54'08" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.49°26'09"E. FOR 19.90 FEET;
- 7) THENCE N.72°53'13"E., FOR 68.67 FEET;
- 8) THENCE N.57°32'43"E., FOR 44.36 FEET TO A POINT OF CURVATURE;
- 9) THENCE EASTERLY 20.05 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET THROUGH A CENTRAL ANGLE OF 45°57'16" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.80°31'21"E. FOR 19.52 FEET;
- 10) THENCE S.76°30'01"E., FOR 57.90 FEET;
- 11) THENCE S.83°43'16"E., FOR 46.91 FEET TO A POINT OF CURVATURE;
- 12) THENCE SOUTHEASTERLY 15.81 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET THROUGH A CENTRAL ANGLE OF 36°13'40" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.65°36'26"E. FOR 15.55 FEET;
- 13) THENCE S.47°29'36"E., FOR 77.74 FEET;

- 14) THENCE S.05°01'54"E., FOR 25.89 FEET;
- 15) THENCE S.22°41'51"E., FOR 13.22 FEET;
- 16) THENCE S.03°39'45"E., FOR 18.32 FEET TO AN INTERSECTION WITH THE NORTHWESTERLY CORNER OF TRACT GC08 OF SAID WELLEN PARK GOLF AND COUNTRY CLUB, PHASE 1A;

THENCE N.86°20'15"E., FOR 22.61 FEET;

THENCE N.78°46'52"E., FOR 120.00 FEET;

THENCE S.11°13'08"E., FOR 99.66 FEET;

THENCE S.78°46'52"W., FOR 120.00 FEET;

THENCE S.11°13'08"E., FOR 395.79 FEET TO A POINT OF CURVATURE;

THENCE SOUTHEASTERLY 506.91 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 748.00 FEET THROUGH A CENTRAL ANGLE OF 38°49'43" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.30°38'00"E. FOR 497.27 FEET TO A POINT OF REVERSE CURVATURE;

THENCE SOUTHEASTERLY 53.74 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 140.00 FEET THROUGH A CENTRAL ANGLE OF 21°59'32" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.39°03'05"E. FOR 53.41 FEET;

THENCE S.28°03'19"E., FOR 109.63 FEET TO A POINT OF CURVATURE;

THENCE SOUTHEASTERLY 98.39 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 310.00 FEET THROUGH A CENTRAL ANGLE OF 18°11'05" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.37°08'52"E. FOR 97.98 FEET;

THENCE S.46°14'24"E., FOR 62.91 FEET TO A POINT ON A CURVE, SAID POINT ALSO BEING AN INTERSECTION WITH THE NORTHERLY RIGHT OF WAY OF TRACT 100, OPALSAND DRIVE (50' WIDE R/W); THENCE ALONG SAID NORTHERLY RIGHT OF WAY THE FOLLOWING EIGHT (8) COURSES:

- 1) THENCE NORTHEASTERLY 116.72 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 425.00 FEET THROUGH A CENTRAL ANGLE OF 15°44'09" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.29°30'46"E. FOR 116.36 FEET TO A POINT OF REVERSE CURVATURE;
- 2) THENCE NORTHERLY 36.49 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET THROUGH A CENTRAL ANGLE OF 83°37'14" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.04°25'47"W. FOR 33.33 FEET;
- 3) THENCE N.43°45'36"E., FOR 25.00 FEET;
- 4) THENCE CONTINUE N.43°45'36"E., FOR 25.00 FEET TO A POINT ON A CURVE;

- 5) THENCE EASTERLY 36.49 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET THROUGH A CENTRAL ANGLE OF 83°37'14" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.88°03'01"E. FOR 33.33 FEET TO A POINT OF REVERSE CURVATURE;
- 6) THENCE NORTHEASTERLY 46.56 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 425.00 FEET THROUGH A CENTRAL ANGLE OF 06°16'38" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.53°16'41"E. FOR 46.54 FEET;
- 7) THENCE N.56°25'00"E., FOR 68.55 FEET;
- 8) THENCE CONTINUE N.56°25'00"E., FOR 10.00 FEET TO THE SOUTHWEST CORNER OF LOT 129 OF SAID WELLEN PARK GOLF AND COUNTRY CLUB, PHASE 1A;

THENCE N.33°35'00"W. ALONG THE WEST LINE OF SAID LOT 129, FOR 135.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 129 AND AN INTERSECTION WITH THE SOUTHERLY BOUNDARY OF TRACT 712 OF SAID WELLEN PLAT;

THENCE ALONG THE WESTERLY BOUNDARY OF SAID TRACT 712 THE FOLLOWING SIXTEEN (16) COURSES

- 1) N.03°59'39"W., FOR 120.54 FEET;
- 2) THENCE N.76°59'31"W., FOR 70.18 FEET;
- 3) THENCE N.73°04'30"W., FOR 56.80 FEET;
- 4) THENCE N.47°07'43"W., FOR 77.67 FEET;
- 5) THENCE N.21°10'47"W., FOR 40.37 FEET;
- 6) THENCE N.36°33'33"W., FOR 72.37 FEET;
- 7) THENCE N.18°06'25"W., FOR 62.41 FEET;
- 8) THENCE N.11°44'01"W., FOR 94.40 FEET;
- 9) THENCE N.15°39'48"E., FOR 93.10 FEET;
- 10) THENCE N.04°09'50"E., FOR 32.20 FEET;
- 11) THENCE N.50°52'19"W., FOR 22.68 FEET;
- 12) THENCE N.62°15'33"W., FOR 65.33 FEET;
- 13) THENCE N.66°48'39"W., FOR 55.44 FEET;
- 14) THENCE N.61°51'32"W., FOR 56.87 FEET;
- 15) THENCE N.37°42'02"W., FOR 50.13 FEET;

16) THENCE N.11°13'08"W., FOR 175.75 FEET TO A POINT OF CURVATURE;

THENCE NORTHWESTERLY 182.50 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 340.00 FEET THROUGH A CENTRAL ANGLE OF 30°45'15" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.26°35'45"W. FOR 180.32 FEET;

THENCE S.58°14'56"E., FOR 66.50 FEET TO AN INTERSECTION WITH THE NORTHWESTERLY CORNER OF TRACT 503 OF SAID WELLEN PARK GOLF AND COUNTRY CLUB, PHASE 1A;

THENCE CONTINUE ALONG THE NORTHWESTERLY LINE OF SAID TRACT N.31°45'04"E., FOR 480.88 FEET TO A POINT OF CURVATURE;

THENCE CONTINUE ALONG SAID TRACT NORTHEASTERLY ALONG THE WESTERLY BOUNDARY OF SAID TRACT 503 FOR 35.67 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 660.00 FEET THROUGH A CENTRAL ANGLE OF 03°05'47" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.30°12'10"E. FOR 35.66 FEET;

THENCE CONTINUE ALONG SAID TRACT S.61°20'43"E., FOR 28.41 FEET;

THENCE CONTINUE ALONG SAID TRACT N.89°23'03"E., FOR 56.55 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF TRACT 714 OF SAID WELLEN PARK GOLF AND COUNTRY CLUB, PHASE 1A ; THENCE ALONG SAID WESTERLY AND NORTHERLY BOUNDARY OF SAID TRACT 714 THE FOLLOW FORTY FIVE (45) COURSES:

1) THENCE N.00°36'57"W., FOR 13.81 FEET;

2) THENCE N.08°10'33"E., FOR 44.65 FEET;

3) THENCE N.09°14'20"E., FOR 43.21 FEET;

4) THENCE N.02°57'08"W., FOR 49.87 FEET;

5) THENCE N.11°43'42"E., FOR 54.02 FEET;

6) THENCE N.16°34'44"E., FOR 33.23 FEET;

7) THENCE N.11°10'50"E., FOR 32.10 FEET;

8) THENCE N.34°12'59"E., FOR 61.46 FEET;

9) THENCE N.45°45'20"E., FOR 42.88 FEET;

10) THENCE N.32°18'29"E., FOR 52.16 FEET;

11) THENCE N.47°33'41"E., FOR 40.01 FEET;

12) THENCE N.06°48'20"E., FOR 25.79 FEET TO A POINT OF CURVATURE;

13) THENCE NORTHEASTERLY 28.85 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET THROUGH A

CENTRAL ANGLE OF 66°06'36" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.39°51'38"E. FOR 27.27 FEET;

- 14) THENCE N.72°54'55"E., FOR 33.77 FEET;
- 15) THENCE N.70°43'20"E., FOR 65.08 FEET;
- 16) THENCE S.71°34'12"E., FOR 13.83 FEET;
- 17) THENCE N.72°54'09"E., FOR 44.70 FEET;
- 18) THENCE S.81°03'09"E., FOR 57.16 FEET;
- 19) THENCE S.79°00'37"E., FOR 37.18 FEET;
- 20) THENCE S.68°35'27"E., FOR 31.15 FEET;
- 21) THENCE S.84°31'21"E., FOR 36.82 FEET;
- 22) THENCE S.34°02'28"E., FOR 40.26 FEET;
- 23) THENCE S.68°08'38"E., FOR 24.35 FEET;
- 24) THENCE S.82°10'45"E., FOR 32.83 FEET;
- 25) THENCE N.81°51'06"E., FOR 9.26 FEET;
- 26) THENCE N.37°23'24"E., FOR 34.07 FEET;
- 27) THENCE S.85°48'15"E., FOR 38.46 FEET;
- 28) THENCE N.53°01'59"E., FOR 28.31 FEET;
- 29) THENCE N.61°29'31"E., FOR 18.53 FEET;
- 30) THENCE N.38°22'52"E., FOR 50.67 FEET;
- 31) THENCE N.53°44'25"E., FOR 42.68 FEET;
- 32) THENCE N.23°12'15"E., FOR 33.76 FEET TO A POINT OF CURVATURE;
- 33) THENCE EASTERLY 52.66 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET THROUGH A CENTRAL ANGLE OF 120°41'23" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.83°32'56"E. FOR 43.45 FEET;
- 34) THENCE S.36°06'22"E., FOR 4.32 FEET;
- 35) THENCE S.88°56'02"E., FOR 3.28 FEET;
- 36) THENCE N.27°30'21"E., FOR 11.76 FEET;

- 37) THENCE N.78°42'43"E., FOR 40.86 FEET;
- 38) THENCE N.57°36'57"E., FOR 21.33 FEET;
- 39) THENCE N.47°31'30"E., FOR 34.37 FEET TO A POINT OF CURVATURE;
- 40) THENCE EASTERLY 33.95 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET THROUGH A CENTRAL ANGLE OF 77°48'10" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.86°25'35"E. FOR 31.40 FEET;
- 41) THENCE S.54°40'20"E., FOR 23.32 FEET;
- 42) THENCE N.47°31'59"E., FOR 12.31 FEET;
- 43) THENCE N.38°06'16"E., FOR 52.28 FEET;
- 44) THENCE N.58°12'20"E., FOR 56.54 FEET;
- 45) THENCE N.45°39'44"W., FOR 41.08 FEET TO AN INTERSECTION WITH THE SOUTHEASTERLY CORNER OF TRACT 500 OF SAID WELLEN PARK GOLF AND COUNTRY CLUB, PHASE 1A;

THENCE ALONG THE BOUNDARY OF SAID TRACT 500 THE FOLLOWING FIVE (5) COURSES:

- 1) S.54°48'54"W., FOR 195.14 FEET TO A POINT OF CURVATURE;
- 2) THENCE WESTERLY 34.35 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET THROUGH A CENTRAL ANGLE OF 78°43'24" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.85°49'24"W. FOR 31.71 FEET;
- 3) THENCE N.46°27'43"W., FOR 24.46 FEET TO A POINT ON A CURVE;
- 4) THENCE NORTHEASTERLY 35.39 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 410.00 FEET THROUGH A CENTRAL ANGLE OF 04°56'43" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.41°03'56"E. FOR 35.38 FEET;
- 5) THENCE N.38°35'35"E., FOR 210.40 FEET TO THE NORTHEAST CORNER OF SAID TRACT 500;

THENCE N.31°08'54"E., FOR 50.00 FEET TO AN INTERSECTION WITH THE EASTERLY BOUNDARY OF SAID WELLEN PARK GOLF AND COUNTRY CLUB, PHASE 1A SAID POINT ALSO BEING ON A CURVE;

THENCE ALONG THE EASTERLY AND NORTHERLY BOUNDARY OF SAID WELLEN PARK GOLF AND COUNTRY CLUB, PHASE 1A THE FOLLOWING NINE (9) COURSES:

- 1) NORTHWESTERLY 528.73 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 4,076.41 FEET THROUGH A

CENTRAL ANGLE OF 07°25'54" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.55°08'09"W. FOR 528.36 FEET;

- 2) THENCE N.51°25'13"W., FOR 47.29 FEET;
- 3) THENCE S.39°14'40"W., FOR 414.73 FEET TO A POINT ON A CURVE;
- 4) THENCE NORTHWESTERLY 197.25 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 4,491.41 FEET THROUGH A CENTRAL ANGLE OF 02°30'58" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.49°29'51"W. FOR 197.23 FEET;
- 5) THENCE N.48°14'21"W., FOR 331.70 FEET TO A POINT ON A CURVE;
- 6) THENCE SOUTHWESTERLY 963.21 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 2,265.00 FEET THROUGH A CENTRAL ANGLE OF 24°21'55" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.54°39'06"W. FOR 955.96 FEET;
- 7) THENCE S.66°50'03"W., FOR 467.65 FEET TO A POINT OF CURVATURE;
- 8) THENCE WESTERLY 541.82 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 2,215.00 FEET THROUGH A CENTRAL ANGLE OF 14°00'55" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.73°50'31"W. FOR 540.47 FEET TO A POINT OF REVERSE CURVATURE;
- 9) THENCE WESTERLY 153.55 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,085.00 FEET THROUGH A CENTRAL ANGLE OF 08°06'32" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.76°47'43"W. FOR 153.43 FEET;

THENCE S.17°15'33"E., FOR 83.26 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF TRACT 505 OF SAID WELLEN PARK GOLF AND COUNTRY CLUB, PHASE 1A, SAID POINT ALSO BEING ON A CURVE;

THENCE NORTHEASTERLY ALONG THE NORTHERLY BOUNDARY OF SAID TRACT 505 THE FOLLOWING FIVE (5) COURSES:

- 1) NORTHEASTERLY 56.85 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 40.00 FEET THROUGH A CENTRAL ANGLE OF 81°25'55" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.34°17'16"E. FOR 52.18 FEET TO A POINT OF COMPOUND CURVATURE;
- 2) THENCE EASTERLY 105.60 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 1,035.00 FEET THROUGH A CENTRAL ANGLE OF 05°50'45" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.77°55'36"E. FOR 105.55 FEET TO A POINT OF REVERSE CURVATURE;
- 3) THENCE EASTERLY 370.58 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 2,265.00 FEET THROUGH A CENTRAL ANGLE OF

09°22'27" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.76°09'45"E. FOR 370.17 FEET TO A POINT OF REVERSE CURVATURE;

- 4) THENCE EASTERLY 16.58 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 40.00 FEET THROUGH A CENTRAL ANGLE OF 23°45'19" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.83°21'10"E. FOR 16.47 FEET;
- 5) THENCE S84°46'10"E FOR 23.22 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;

LESS AND EXCEPT TRACT 501, WELLEN PARK GOLF AND COUNTRY CLUB, PHASE 1A AS RECORDED ON PLAT BOOK 56, PAGES 75 THROUGH 159 OF THE PUBLIC RECORDS OF SARASOTA COUNTY;

AND LESS AND EXCEPT TRACT 502, WELLEN PARK GOLF AND COUNTRY CLUB, PHASE 1A AS RECORDED ON PLAT BOOK 56, PAGES 75 THROUGH 159 OF THE PUBLIC RECORDS OF SARASOTA COUNTY;

AND LESS AND EXCEPT TRACT 713, WELLEN PARK GOLF AND COUNTRY CLUB, PHASE 1A AS RECORDED ON PLAT BOOK 56, PAGES 75 THROUGH 159 OF THE PUBLIC RECORDS OF SARASOTA COUNTY. FLORIDA.

PARCEL CONTAINING 46.68 ACRES, MORE OR LESS.

From: [Alan Fish](#)
To: [Noah Fossick](#)
Cc: [Sherry Willette](#); [Joy McRae-Fox](#)
Subject: [EXTERNAL] Wellen Park Golf & Country Club, Phase 1C, Revised Plat
Date: Monday, September 12, 2022 11:46:30 AM



Noah,

I have performed a review of the above referenced revised Plat, delivered to me September 8, 2022. I found that all of my previous comments Regarding the proposed Plat, have been addressed and the Plat is now in conformance with Chapter 177, Part One, Florida Statutes.

Alan K. Fish, PSM
Florida Certificate # 3941
Van Buskirk & Fish, Surveying & Mapping, Inc.
12450 S. Tamiami Trail
North Port, FL 34287
Ph-941 426 0681