



12800 UNIVERSITY DRIVE, SUITE 175
 FORT MYERS, FLORIDA 33907
 PHONE: (239) 597-0575 FAX: (239) 597-0578
 FLORIDA CERTIFICATE OF AUTHORIZATION # LB-6952
 PREPARED BY
 MICHAEL A. WARD, PLS LS 5301

SOLSTICE PHASE ONE REPLAT

A REPLAT OF LOTS 71, 72 AND 166 THROUGH 176
 AND A PORTION OF TRACT OS-4

SOLSTICE PHASE ONE, AS RECORDED IN PLAT BOOK
 55, PAGES 380 THROUGH 398 OF THE PUBLIC RECORDS
 OF SARASOTA COUNTY, FLORIDA,

LYING IN SECTIONS 5, TOWNSHIP 40 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.

- 1) THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR SOLSTICE PHASE ONE REPLAT (THE "DECLARATION") IS SIMULTANEOUSLY RECORDED WITH THIS REPLAT IN THE OFFICIAL RECORDS AS INSTRUMENT NUMBER _____, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
- 2) OWNER RETAINS AND RESERVES OWNERSHIP OF ALL PROPERTY, EASEMENTS AND INTERESTS SET FORTH ON THIS REPLAT THAT HAVE NOT OTHERWISE BEEN CONVEYED AND/OR DEDICATED TO ANOTHER PARTY.
- 3) THE SITE LIES WITHIN THE BOUNDARY OF FLOOD ZONE "X" PER FEMA FIRM MAP PANEL 12115 C 0365 F.

TRACT DESIGNATIONS

TRACTS OS-4A OPEN SPACE AREA, ACCESS, LANDSCAPE, DRAINAGE & IRRIGATION TRACTS.

EASEMENT DESCRIPTIONS

RESERVATION OF EASEMENTS

THERE ARE HEREBY EXPRESSLY RESERVED TO TOLL SOUTHEAST LP COMPANY INC., A DELAWARE CORPORATION (THE "OWNER"), ITS SUCCESSORS OR ASSIGNS, EASEMENTS OF TEN (10) FEET IN WIDTH ALONG ALL FRONT LOT LINES FOR THE EXPRESS PURPOSE OF ACCOMMODATING SURFACE AND UNDERGROUND UTILITIES, INCLUDING IRRIGATION FACILITIES. WHERE MORE THAN ONE LOT OR PARTS OF ONE OR MORE LOTS ARE INTENDED AS A BUILDING SITE, ONLY THE OUTSIDE BOUNDARIES OF THE BUILDING SITE SHALL CARRY SAID EASEMENTS.

UTILITY EASEMENT

THE OWNER DOES HEREBY GRANT NON-EXCLUSIVE EASEMENTS TO THE CITY OF NORTH PORT; FLORIDA POWER AND LIGHT COMPANY; AND OTHER AUTHORIZED UTILITY COMPANIES 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 "PUBLIC UTILITY EASEMENT". ALL UTILITY EASEMENTS SHOWN HEREON SHALL ALSO BE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND 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 THEREIN.

STREET TREE & LANDSCAPE EASEMENT

THE OWNER DOES HEREBY GRANT NON-EXCLUSIVE STREET TREE AND LANDSCAPE EASEMENTS TO THE SOLSTICE AT WELLEN PARK HOMEOWNERS ASSOCIATION, INC., AND TO THE CITY OF NORTH PORT, FLORIDA ("CITY"), OVER AND ACROSS THE AREAS FIFTEEN (15') FEET IN WIDTH ALONG THE EXTERIOR BOUNDARY OF TRACT RD-1. TREE MAINTENANCE AND PRUNING SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. IT IS ADDITIONALLY ACKNOWLEDGED THAT THE CITY HAS NO MAINTENANCE OBLIGATIONS ASSOCIATED WITH THESE SUBJECT EASEMENTS.

DRAINAGE EASEMENT

THE OWNER DOES HEREBY GRANT NON-EXCLUSIVE DRAINAGE EASEMENTS TO THE WEST VILLAGES IMPROVEMENT DISTRICT FOR THE EXPRESS PURPOSE OF ACCESS AND ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE AS DEPICTED ON THIS PLAT AS A "DRAINAGE EASEMENT".

IRRIGATION EASEMENT

THE OWNER DOES HEREBY GRANT NON-EXCLUSIVE IRRIGATION EASEMENTS TO THE WEST VILLAGES IMPROVEMENT DISTRICT FOR THE EXPRESS PURPOSE OF ACCESS, INSTALLATION AND MAINTENANCE OF IRRIGATION FACILITIES AS DEPICTED ON THIS PLAT AS A "IRRIGATION EASEMENT".

CERTIFICATE OF REVIEWING SURVEYOR AND MAPPER

STATE OF FLORIDA
 COUNTY OF SARASOTA) SS

IT IS HEREBY CERTIFIED THAT I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, PART 1, PLATTING, OF THE FLORIDA STATUTES. THIS LIMITED CERTIFICATION AS TO FACIAL CONFORMITY WITH REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES IS NOT INTENDED TO BE AND SHOULD NOT BE CONSTRUED AS A CERTIFICATION OF THE ACCURACY OR QUALITY OF THE SURVEYING AND MAPPING REFLECTED ON THIS REPLAT.

BY: _____ DATE: _____, 2022.
 ALAN K. FISH
 PROFESSIONAL SURVEYOR & MAPPER NO. 3941

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 ACCEPTED BY THE CITY COMMISSION OF NORTH PORT, A MUNICIPALITY IN THE COUNTY OF SARASOTA, STATE OF FLORIDA, THIS ____ DAY OF _____, A.D., 2022.

APPROVED: _____

 MAYOR, NORTH PORT CITY COMMISSION CITY CLERK, ATTES

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

STATE OF FLORIDA
 COUNTY OF SARASOTA) SS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY ACCEPTED BY THE CITY OF NORTH PORT PLANNING AND ZONING ADVISORY BOARD, THIS ____ DAY OF _____, A.D., 2022.

APPROVED: _____

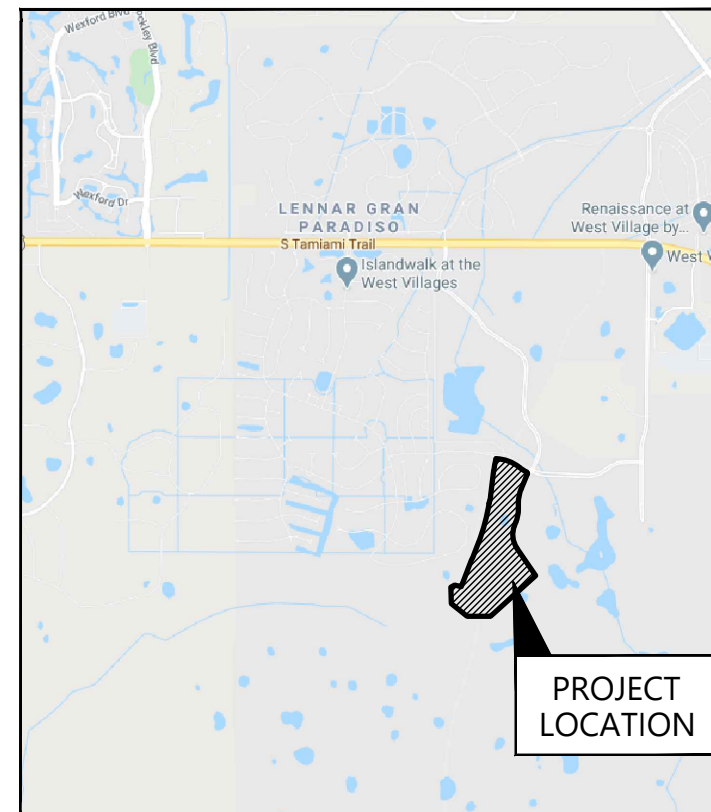
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TRACT TABLE

TRACT	USE	DESIGNATIONS	SF
OS-4A	OPEN SPACE	A.E, D.E, I.E.	367,938

TOTAL AREA
 94,589 SQUARE FEET OR 2.17 ACRES, MORE OR LESS.

LOCATION MAP
 NOT TO SCALE



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA
 COUNTY OF SARASOTA)

I, JAMES B. ORIOL, AS MANAGER OF TOLL SOUTHEAST LP COMPANY INC., A DELAWARE CORPORATION, ("OWNER"), LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, CERTIFIES OWNERSHIP OF THE PROPERTY DESCRIBED HEREON AND HAS CAUSED THIS PLAT ENTITLED "SOLSTICE PHASE ONE REPLAT" TO BE MADE AND DOES HEREBY DEDICATE THE FOLLOWING:

1. TO THE CITY OF NORTH PORT, ITS SUCCESSORS AND/OR ASSIGNS:
 - A) ALL POTABLE WATER AND SANITARY SEWER INFRASTRUCTURE FACILITIES ALONG AND ADJACENT TO TRACT RD-1.
 - C) ALL PUBLIC UTILITIES AS SHOWN ON THIS REPLAT.
 - D) ALL STREET TREE AND LANDSCAPE EASEMENTS AS SHOWN ON THIS REPLAT.
 - E) A CITY UTILITY EASEMENT AS SHOWN ON THIS REPLAT.
2. TO THE WEST VILLAGES IMPROVEMENT DISTRICT ("WVID"), ITS SUCCESSORS AND/OR ASSIGNS:
 - A) ALL DRAINAGE EASEMENTS AS SHOWN ON THIS REPLAT, FOR ACCESS AND DRAINAGE PURPOSES AND OTHER PURPOSES INCIDENTAL HERETO.
 - B) A NON-EXCLUSIVE ACCESS EASEMENT OVER AND ACROSS OPEN SPACE TRACT OS-4A TO ALLOW ACCESS TO FOR THE PERFORMANCE OF THEIR OFFICIAL DUTIES.
 - C) ALL IRRIGATION EASEMENTS SHOWN ON THIS REPLAT FOR ACCESS AND IRRIGATION PURPOSES AND OTHER PURPOSES INCIDENTAL THERETO.
3. TO THE SOLSTICE AT WELLEN PARK HOMEOWNERS ASSOCIATIONS, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS:
 - A) ALL STREET, TREE AND LANDSCAPE EASEMENTS AS SHOWN ON THIS REPLAT.
 - B) TRACT OS-4A AS OPEN SPACE TRACT.

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.

BY: _____
 KAREN E. RUSHING, DEPUTY CLERK
 CLERK OF THE CIRCUIT COURT OF
 SARASOTA COUNTY, FLORIDA

CERTIFICATE OF APPROVAL OF THE NORTH PORT CITY ATTORNEY

STATE OF FLORIDA
 COUNTY OF SARASOTA) SS

I, THE UNDERSIGNED, HEREBY CERTIFIED THAT I HAVE EXAMINED AND APPROVED THIS PLAT FOR RECORDING THIS ____ DAY OF _____, A.D., 2022.

 CITY ATTORNEY, CITY OF NORTH PORT

CERTIFICATE OF APPROVAL OF CITY ENGINEER

STATE OF FLORIDA
 COUNTY OF SARASOTA) SS

I HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT AND IN MY OPINION, IT CONFORMS WITH THE CURRENT SUBDIVISION ORDINANCE OF THE CITY OF NORTH PORT AND CHAPTER 177, PART 1, FLORIDA STATUTES, ON THIS ____ DAY OF _____, A.D., 2022.

APPROVED: _____

 CITY ENGINEER P.E. NO. _____

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF SOLSTICE PHASE ONE REPLAT, A PARCEL OF LAND LYING IN SECTIONS 5, 6, AND 32, TOWNSHIP 39 AND 40 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA, WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART ONE, FLORIDA STATUTES. (F.S.)

I FURTHER CERTIFY THAT THE PERMANENT REFERENCE MONUMENTS (PRM'S) HAVE BEEN PLACED AT THE LOCATIONS SHOWN ON THE PLAT, AND THE PERMANENT CONTROL POINTS (PCP'S), WILL BE INSTALLED WITHIN 1 YEAR FROM THE DATE OF RECORDING AND WILL BE CONFIRMED BY SURVEYORS AFFIDAVIT.

08/29/2022
 MICHAEL A. WARD
 FLORIDA PROFESSIONAL SURVEYOR AND MAPPER, LS NO. 5301
 RWA, INC.
 12800 UNIVERSITY DRIVE, SUITE 175
 FORT MYERS, FL 33907
 FLORIDA CERTIFICATE OF AUTHORIZATION LB 6952

OWNER ACCEPTANCE BLOCK

TOLL SOUTHEAST LP COMPANY INC., A DELAWARE CORPORATION

 WITNESS

 BY: JAMES B. ORIOL

 PRINTED NAME OF WITNESS

 WITNESS

 PRINTED NAME OF WITNESS

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, JAMES B. ORIOL, AS MANAGER OF TOLL SOUTHEAST LP COMPANY INC., A DELAWARE CORPORATION, FOR AND ON BEHALF OF THE COMPANY. WHO [] IS PERSONALLY KNOWN TO ME OR [] PRODUCED _____ AS IDENTIFICATION.

(AFFIX SEAL)

 PRINT NOTARY NAME:

 NOTARY PUBLIC STATE OF FLORIDA

 COMMISSION NO.:

WVID ACCEPTANCE BLOCK

WEST VILLAGES IMPROVEMENT DISTRICT ACCEPTANCE AND ACKNOWLEDGMENT

THE WEST VILLAGES IMPROVEMENT DISTRICT (WVID) HEREBY ACCEPTS THE DEDICATION OF THE ACCESS, DRAINAGE, AND IRRIGATION EASEMENTS 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 DISTRICT. HE [] IS PERSONALLY KNOWN TO ME OR [] PRODUCED _____ AS IDENTIFICATION.

 PRINT NAME:

 COMMISSION NO.:



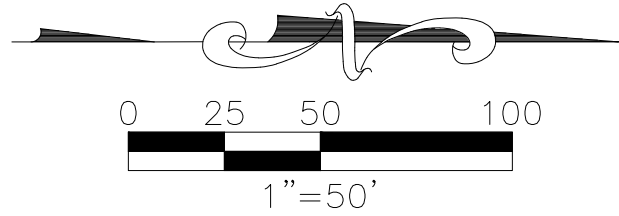
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A REPLAT OF LOTS 71, 72 AND 166 THROUGH 176
 AND A PORTION OF TRACT OS-4

SOLSTICE PHASE ONE, AS RECORDED IN PLAT BOOK
 55, PAGES 380 THROUGH 398 OF THE PUBLIC RECORDS
 OF SARASOTA COUNTY, FLORIDA,

LYING IN SECTIONS 5, TOWNSHIP 40 SOUTH, RANGE 20 EAST
 CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA



CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C245	38.22'	630.00'	3'28'32"	N17°11'17"W	38.21'
C307	7.49'	630.00'	0'40'51"	N15°06'36"W	7.49'
C308	30.53'	705.00'	2'28'52"	N16°00'36"W	30.53'
C309	30.75'	705.00'	2'29'55"	N18°30'00"W	30.74'
C310	39.76'	705.00'	3'13'54"	N21°21'55"W	39.76'
C312	34.06'	705.00'	2'46'04"	N24°21'54"W	34.05'
C313	36.45'	705.00'	2'57'46"	N27°13'49"W	36.45'

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C569	36.16'	835.00'	2'28'52"	N16°00'36"W	36.16'
C574	36.41'	835.00'	2'29'55"	N18°30'00"W	36.41'
C579	47.10'	835.00'	3'13'54"	N21°21'55"W	47.09'
C584	40.34'	835.00'	2'46'04"	N24°21'54"W	40.33'
C590	43.18'	835.00'	2'57'46"	N27°13'49"W	43.17'
C594	40.34'	835.00'	2'46'04"	N30°05'43"W	40.33'
C599	39.22'	630.00'	3'34'02"	N24°55'15"W	39.22'

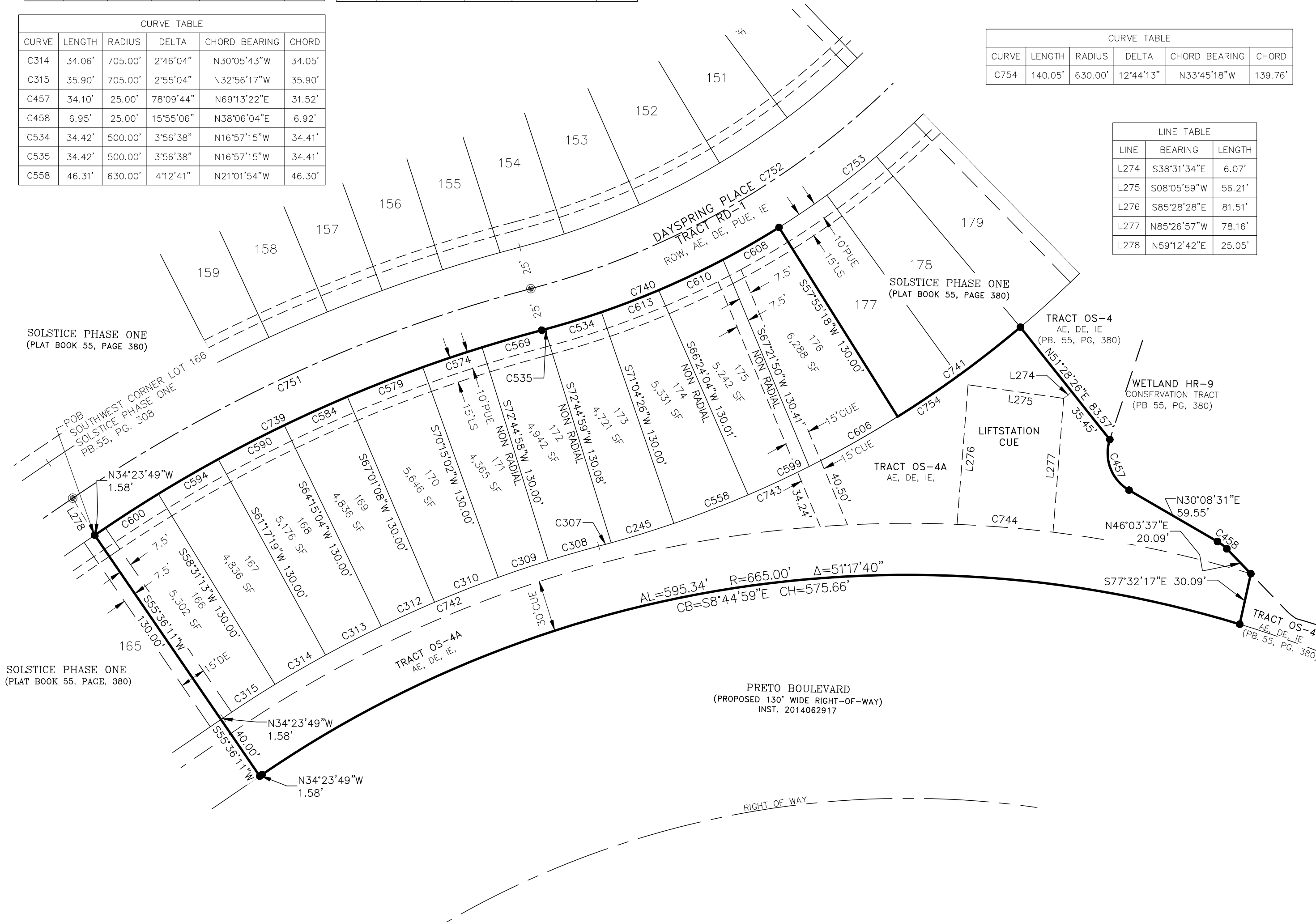
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C600	42.52'	835.00'	2'55'04"	N32°56'17"W	42.52'
C606	59.09'	630.00'	5'22'26"	N29°23'29"W	59.07'
C608	37.64'	500.00'	4'18'48"	S29°55'18"E	37.63'
C610	41.43'	500.00'	4'44'51"	N25°23'28"W	41.42'
C613	35.70'	500.00'	4'05'29"	N20°58'18"W	35.70'
C739	286.04'	835.00'	19°37'39"	N24°35'00"W	284.64'
C740	151.05'	500.00'	17°18'32"	N23°25'26"W	150.47'

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C741	88.46'	630.00'	8'02'42"	N36°06'03"W	88.39'
C742	241.51'	705.00'	19°37'39"	S24°35'00"E	240.33'
C743	278.78'	630.00'	25°21'14"	S27°26'47"E	276.51'
C744	56.08'	695.00'	4°37'23"	N04°41'13"E	56.06'
C751	294.60'	860.00'	19°37'39"	S24°35'00"E	293.17'
C752	478.59'	475.00'	57°43'46"	N43°38'03"W	458.61'
C753	36.55'	500.00'	4°11'17"	S38°01'46"E	36.54'

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C314	34.06'	705.00'	2'46'04"	N30°05'43"W	34.05'
C315	35.90'	705.00'	2'55'04"	N32°56'17"W	35.90'
C457	34.10'	25.00'	78°09'44"	N69°13'22"E	31.52'
C458	6.95'	25.00'	15°55'06"	N38°06'04"E	6.92'
C534	34.42'	500.00'	3'56'38"	N16°57'15"W	34.41'
C535	34.42'	500.00'	3'56'38"	N16°57'15"W	34.41'
C558	46.31'	630.00'	4'12'41"	N21°01'54"W	46.30'

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C754	140.05'	630.00'	12'44'13"	N33°45'18"W	139.76'

LINE	BEARING	LENGTH
L274	S38°31'34"E	6.07'
L275	S08°05'59"W	56.21'
L276	S85°28'28"E	81.51'
L277	N85°26'57"W	78.16'
L278	N59°12'42"E	25.05'



ABBREVIATIONS

- A.E. OR AE = ACCESS EASEMENT
- C1 = CURVE NUMBER 1, SEE CURVE TABLE
- CM = CONCRETE MONUMENT, AS NOTED
- CUE = CITY UTILITY EASEMENT
- D.E. OR DE = DRAINAGE EASEMENT
- FND = FOUND, AS NOTED
- FD = FUTURE DEVELOPMENT TRACT
- I.E. OR IE = IRRIGATION EASEMENT
- L1 = LINE NUMBER 1, SEE LINE TABLE
- LK = LAKE TRACT
- L.M.E. OR LME = LAKE MAINTENANCE EASEMENT
- L.E. OR LE = LANDSCAPE EASEMENT
- LS = STREET TREE EASEMENT
- NR = NON-RADIAL LINE
- O.R. OR OR = OFFICIAL RECORDS BOOK
- OS = OPEN SPACE TRACT
- PG. = PAGE
- P.U.E. OR PUE = PUBLIC UTILITY EASEMENT
- PRM = PERMANENT REFERENCE MONUMENT
- PCP = PERMANENT CONTROL POINT
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- R.O.W. OR ROW = RIGHT OF WAY
- S.F. OR SF = SQUARE FEET
- INST. = INSTRUMENT NUMBER

GENERAL NOTES

1. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
2. ALL LINES ARE RADIAL TO CIRCULAR CURVE UNLESS NOTED AS NON-RADIAL. RADIAL REFERENCES TO INDIVIDUAL LOT OR TRACT LINES REFER TO THE FRONT RIGHT-OF-WAY LINE AND DO NOT REFERENCE THE RADIAL RELATIONSHIP OF THE REAR OR SIDE LOT/TRACT LINES.
3. BEARINGS ARE BASED ON THE SOUTH LINE OF TRACT OS-3, SOLSTICE PHASE ONE, WHERE SAID SOUTH LINE BEARS N51°25'13"W.

LEGEND

- INDICATES 5/8" IRON PIN WITH CAP, PRM LB 6952
- INDICATES FOUND 5/8" IRON PIN WITH CAP, PRM LB 6952
- ⊙ INDICATES PARKER KALON NAIL WITH DISC, PCP LB 6952
- +— INDICATES CHANGE IN DIRECTION

FLOOD ZONE NOTE:

THE SUBJECT PROPERTY LIES IN FLOOD ZONE "X", ACCORDING TO FLOOD INSURANCE RATE MAP, MAP NO. 12115C0365F FOR SARASOTA COUNTY, COMMUNITY NO. 120279, CITY OF NORTH PORT, FLORIDA, DATED NOVEMBER 4, 2016 AND ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

K:\2016\160077_00_01 West Villages-Village F-1-PH 1 & 2021 Plat Application, Preparation and Support-Phase 1\RP\Plat - 10 Lot\CURRENT\160077.PLT.dwg



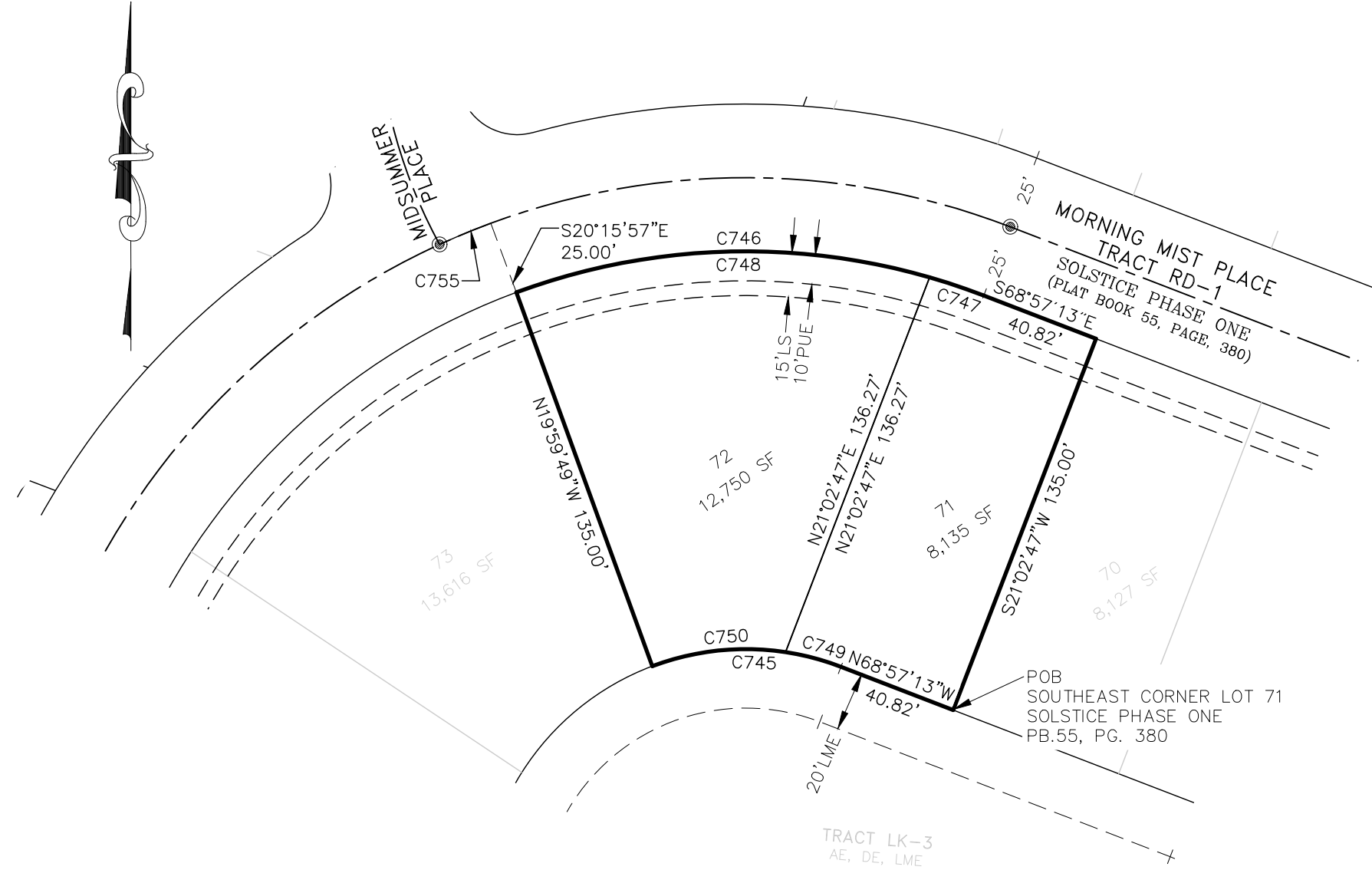
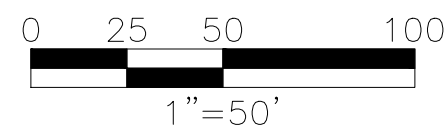
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LYING IN SECTIONS 5, TOWNSHIP 40 SOUTH, RANGE 20 EAST CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C745	65.49'	90.00'	41°41'24"	N89°47'55"W	64.05'
C746	162.23'	225.00'	41°18'44"	N89°36'35"W	158.74'
C747	19.40'	225.00'	4°56'24"	N71°25'24"W	19.39'
C748	142.83'	225.00'	36°22'21"	S87°55'13"W	140.45'
C749	19.53'	90.00'	12°25'55"	N75°10'10"W	19.49'
C750	46.00'	90.00'	29°17'01"	S83°58'22"W	45.50'
C755	18.84'	250.00'	4°19'01"	S67°34'32"W	18.83'

GENERAL NOTES

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FLOOD ZONE NOTE:

THE SUBJECT PROPERTY LIES IN FLOOD ZONE "X", ACCORDING TO FLOOD INSURANCE RATE MAP, MAP NO. 12115C0365F FOR SARASOTA COUNTY, COMMUNITY NO. 120279, CITY OF NORTH PORT, FLORIDA, DATED NOVEMBER 4, 2016 AND ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 5, TOWNSHIP 40 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 166 ALSO BEING THE EAST RIGHT-OF-WAY OF DAYSRING PLACE (50 FEET WIDE), AS RECORDED IN THE PLAT OF SOLSTICE PHASE ONE, PLAT BOOK 55, PAGE 389 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE ALONG THE SAID EAST RIGHT-OF-WAY, N.34°23'49"W., FOR 1.58 FEET TO A POINT OF CURVATURE;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY NORTHWESTERLY 286.04 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 835.00 FEET THROUGH A CENTRAL ANGLE OF 19°37'39" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.24°35'00"W. FOR 284.64 FEET TO A POINT OF REVERSE CURVATURE;

THENCE CONTINUE NORTHERLY ALONG SAID RIGHT-OF-WAY 151.05 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 500.00 FEET THROUGH A CENTRAL ANGLE OF 17°18'32" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.23°25'26"W. FOR 150.47 FEET;

THENCE N.57°55'18"E., FOR 130.00 FEET TO A POINT ON A CURVE;

THENCE NORTHWESTERLY 88.46 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 630.00 FEET THROUGH A CENTRAL ANGLE OF 08°02'42" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.36°06'03"W. FOR 88.39 FEET;

THENCE N.51°28'26"E., FOR 83.57 FEET TO A POINT ON A CURVE;

THENCE EASTERLY 34.10 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET THROUGH A CENTRAL ANGLE OF 78°09'44" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.69°13'22"E. FOR 31.52 FEET;

THENCE N.30°08'31"E., FOR 59.55 FEET TO A POINT OF CURVATURE;

THENCE NORTHEASTERLY 6.95 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET THROUGH A CENTRAL ANGLE OF 15°55'06" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.38°06'04"E. FOR 6.92 FEET; THENCE N.46°03'37"E., FOR 20.09 FEET;

THENCE S.77°32'17"E., FOR 30.09 FEET TO A POINT ON A CURVE AND THE WESTERLY RIGHT-OF-WAY OF PRETO BOULEVARD (PROPOSED 130 FOOT WIDE) AS RECORDED IN INSTRUMENT NUMBER 2014062917 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA;

THENCE ALONG SAID RIGHT-OF-WAY, SOUTHERLY 595.34 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 665.00 FEET THROUGH A CENTRAL ANGLE OF 51°17'40" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.08°44'59"E. FOR 575.66 FEET;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY S.34°23'49"E., FOR 1.58 FEET; THENCE S.55°36'11"W., FOR 40.00 FEET TO A POINT AT THE EASTERLY CORNER OF THE AFOREMENTIONED LOT 166;

THENCE ALONG THE EASTERLY LINE OF SAID LOT 166 S.55°36'11"W., FOR 130 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;

PARCEL CONTAINS 94,589.63 SQUARE FEET OR 2.17 ACRES, MORE OR LESS.

TOGETHER WITH

A REPLAT OF LOTS 71 AND 72, SOLSTICE PHASE ONE, AS RECORDED IN PLAT BOOK 55, PAGE 389 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, LYING IN SECTION 5, TOWNSHIP 40 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT SOUTHEAST CORNER LOT 71, AS RECORDED IN THE PLAT OF SOLSTICE PHASE ONE, PLAT BOOK 55, PAGE 389 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA;

THENCE ALONG THE SOUTHERLY LINE OF LOT 71, N.68°57'13"W., FOR 40.82 FEET TO A POINT OF CURVATURE;

THENCE WESTERLY 65.53 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 90.00 FEET THROUGH A CENTRAL ANGLE OF 41°42'56" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.89°48'41"W. FOR 64.09 FEET TO THE NORTHWESTERLY CORNER OF LOT 72, SAID POINT ALSO BEING THE SOUTHWESTERLY CORNER OF LOT 72;

THENCE N.19°59'49"W. ALONG THE WESTERLY LINE OF SAID LOT 72, FOR 135.00 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 72 AND A POINT ON A CURVE;

THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOTS 71 AND 72, 162.23 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 225.00 FEET THROUGH A CENTRAL ANGLE OF 41°18'44" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.89°36'35"E. FOR 158.74 FEET;

THENCE S.68°57'13"E., FOR 40.82 FEET;

THENCE S.21°02'47"W., FOR 135.00 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 71 AND THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN.

PARCEL CONTAINS 20,885 SQUARE FEET OR 0.48 ACRES, MORE OR LESS.

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