

## WELLEN PARK GOLF AND COUNTRY CLUB,

SHEET 1 OF 10

PLAT BOOK

PHASE 1C

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

A REPLAT OF TRACT 504 AND A PORTION OF TRACTS GC08, GC09, 503, 505, 712 AND 900 WELLEN PARK GOLF AND COUNTRY CLUB, PHASE 1A A SUBDIVISION, RECORDED IN PLAT BOOK 56 PAGES 75-159 SECTION 8, 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 WELLEN PARK GOLF AND COUNTRY CLUB, (THE "DECLARATION") IS RECORDED WITH THIS PLAT IN THE OFFICIAL RECORDS AS INSTRUMENT NUMBER 2022054676, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA
- 2) OWNER RETAINS AND RESERVES OWNERSHIP OF ALL PROPERTY, EASEMENTS AND INTERESTS SET FORTH ON THIS PLAT 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

TRACT 101: PRIVATE ROAD RIGHT OF WAY, PRIVATE IRRIGATION, ACCESS, DRAINAGE AND PUBLIC UTILITY EASEMENT TRACT TRACTS 503A, 504, AND 505A: DRAINAGE AND STORM WATER MANAGEMENT, ACCESS, DRAINAGE, PRIVATE IRRIGATION AND PUBLIC UTILITY

TRACTS 611, 612, AND 613 COMMON AREA, ACCESS, DRAINAGE AND PUBLIC UTILITY EASEMENT TRACTS

TRACTS GC08A AND CG09A: GOLF COURSE, ACCESS, DRAINAGE & PRIVATE IRRIGATION EASEMENT TRACT.

TRACT 712A: CONSERVATION AREA TRACT. TRACT 901: FUTURE DEVELOPMENT, ACCESS, DRAINAGE, PRIVATE IRRIGATION AND PUBLIC UTILITY EASEMENT TRACT OVER THE AREAS SHOWN AND DEDICATED IN CONNECTION WITH FUTURE DEVELOPMENT

### **EASEMENTS**

THERE ARE HEREBY EXPRESSLY RESERVED TO LENNAR HOMES, LLC. A FLORIDA LIMITED LIABILITY COMPANY (THE "OWNER"), ITS SUCCESSORS OR ASSIGNS, EASEMENTS OF TEN (10) FEET IN WIDTH ALONG ALL FRONT LOT LINES, FIVE (5) FEET IN WIDTH ALONG EACH REAR LOT LINE AND TWO AND ONE HALF (2.5) FEET ALONG EACH SIDE LOT LINE ARE HEREBY CREATED AND DEDICATED FOR THE PURPOSE OF ACCOMMODATING DRAINAGE, UTILITIES AND IRRIGATION IN, OVER, UNDER AND UPON SUCH ENCUMBERED REAL PROPERTY. ALL PLATTED UTILITY EASEMENTS ARE ALSO CREATED FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF ELECTRIC, CABLE TELEVISION AND RELATED UTILITY SERVICES. WHERE AN AREA GREATER THAN ONE LOT IS USED AS A BUILDING SITE, THE OUTSIDE BOUNDARY OF SAID SITE SHALL BE SUBJECT TO THE LOT LINE EASEMENTS."

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.

THE UNDERSIGNED, LENNAR HOMES, LLC., A FLORIDA LIMITED LIABILITY COMPANY, AS THE FEE SIMPLE OWNER, DEDICATES AND CONVEYS TO THE WEST VILLAGES IMPROVEMENT DISTRICT A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER TRACT 101 FOR THE PERFORMANCE OF WEST VILLAGES IMPROVEMENT DISTRICT OFFICIAL DUTIES.

THE UNDERSIGNED, LENNAR HOMES, LLC., A FLORIDA LIMITED LIABILITY COMPANY, AS THE FEE SIMPLE OWNER, DEDICATES AND CONVEYS ALL DRAINAGE EASEMENTS SHOWN ON THIS PLAT TO THE WEST VILLAGES IMPROVEMENT DISTRICT FOR ACCESS AND DRAINAGE PURPOSES AND OTHER PURPOSES INCIDENTAL THERETO.

### STREET TREES & LANDSCAPE

THE UNDERSIGNED, LENNAR HOMES, LLC., A FLORIDA LIMITED LIABILITY COMPANY. AS THE FEE SIMPLE OWNER. HEREBY GRANTS NON-EXCLUSIVE STREET TREE AND LANDSCAPE EASEMENTS TO WELLEN PARK GOLF AND COUNTRY CLUB MASTER HOMEOWNER'S ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION AND TO THE CITY OF NORTH PORT, FLORIDA ("CITY"), OVER AND ACROSS THE AREAS FIFTEEN FEET (15') IN WIDTH ALONG THE EXTERIOR BOUNDARIES OF TRACT 101, AS SHOWN ON THE PLAT, TREE MAINTENANCE AND PRUNING SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. IT IS ACKNOWLEDGED THAT THE CITY HAS NO MAINTENANCE OBLIGATIONS ASSOCIATED WITH THESE EASEMENTS.

### CERTIFICATE OF APPROVAL OF COUNTY CLERK

STATE OF FLORIDA) COUNTY OF SARASOTA) SS

, 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 \_\_\_\_\_

KAREN E. RUSHING CLERK OF THE CIRCUIT COURT OF SARASOTA COUNTY, FLORIDA

### **CERTIFICATE OF APPROVAL OF CITY ENGINEER**

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 \_\_\_\_\_

### **CERTIFICATE OF APPROVAL OF CITY SURVEYOR & MAPPER**

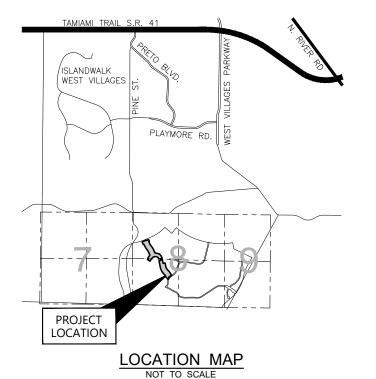
STATE OF FLORIDA)

COUNTY OF SARASOTA) SS

CITY ENGINEER P.E. NO. \_\_\_\_\_

IT IS HEREBY CERTIFIED THAT I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, PART 1, PLATTING, OF THE FLORIDA STATUTES, AND 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 PLAT.

BY:				
ALAN K. FISH				
PROFESSIONAL	SURVEYOR	&	MAPPER	NO. 394



### 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 \_\_\_\_

APPROVED:

MAYOR, NORTH PORT CITY COMMISSION

CITY CLERK, ATTEST

### 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

### CERTIFICATE OF APPROVAL OF THE 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 WELLEN PARK GOLF AND COUNTRY CLUB, PHASE 1C, RECORDING DAY OF

CITY ATTORNEY, CITY OF NORTH PORT

### SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF WELLEN PARK GOLF AND COUNTRY CLUB, PHASE 1C, A PARCEL OF LAND LYING IN SECTION 7, 8, AND 9, SARASOTA COUNTY, FLORIDA, WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1. 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.

MICHAEL A. WARD, PLS FLORIDA PROFESSIONAL LAND SURVEYOR, PLS LS 5301 12800 UNIVERSITY DRIVE, SUITE 175 FORT MYERS, FL 33907 FLORIDA CERTIFICATE OF AUTHORIZATION LB 6952

### CERTIFICATE OF OWNERSHIP AND DEDICATION

LENNAR HOMES, LLC., A FLORIDA LIMITED LIABILITY COMPANY, ("OWNER"), LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, CERTIFIES OWNERSHIP OF THE PROPERTY DESCRIBED HEREON AND HAS CAUSED THIS PLAT ENTITLED "WELLEN PARK GOLF AND COUNTRY CLUB, PHASE 1C" TO BE MADE AND DOES HEREBY DEDICATE

- 1. TO THE CITY OF NORTH PORT, ITS SUCCESSORS AND/OR ASSIGNS
- A) A NON-EXCLUSIVE EMERGENCY ACCESS EASEMENT ACROSS, OVER AND UNDER THE ROADS AND RIGHT-OF-WAY SHOWN HEREON AS TRACT 101 FOR INGRESS AND EGRESS OF EMERGENCY VEHICLES AND FOR AUTHORIZED GOVERNMENTAL SERVICES.
- B) ALL PUBLIC UTILITY AND ACCESS EASEMENTS ALONG AND ADJACENT TO TRACT 101 WITHOUT RESPONSIBILITY FOR MAINTENANCE.
- C) ALL STREET TREE AND LANDSCAPE EASEMENTS AS SHOWN ON THIS PLAT WITHOUT RESPONSIBILITY FOR MAINTENANCE
- 2. TO THE WEST VILLAGES IMPROVEMENT DISTRICT ("WVID"), ITS SUCCESSORS AND/OR ASSIGNS:
- A.) THE UNDERSIGNED, LENNAR HOMES, LLC., A FLORIDA LIMITED LIABILITY COMPANY, ("OWNER"), AS THE FEE SIMPLE OWNER OF THE LANDS PLATTED HEREIN, INTENDS TO DEDICATE AND CONVEY TRACTS 503A, 504, AND 505A, TO THE WEST VILLAGES IMPROVEMENT DISTRICT FOR STORMWATER MANAGEMENT AND OTHER LAWFUL PURPOSES, IN FEE SIMPLE BY SUBSEQUENT, SEPARATE INSTRUMENT, SAID TRACTS AND STORMWATER SYSTEMS LOCATED THEREON BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE WEST VILLAGES IMPROVEMENT DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS.
- B.) THE UNDERSIGNED, LENNAR HOMES, LLC., A FLORIDA LIMITED LIABILITY COMPANY, ("OWNER"), AS THE FEE SIMPLE OWNER OF THE LANDS PLATTED HEREIN, INTENDS TO DEDICATE AND CONVEY TRACT 712A TO THE WEST VILLAGES IMPROVEMENT DISTRICT FOR PRESERVATION AND OTHER LAWFUL PURPOSES, IN FEE SIMPLE BY SUBSEQUENT, SEPARATE INSTRUMENT, SAID TRACT BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE WEST VILLAGES IMPROVEMENT DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS.
- THE TRACTS SHALL NOT BE ALTERED FROM THEIR NATURAL STATE, AND ACTIVITIES PROHIBITED WITHIN THE TRACTS INCLUDE BUT ARE NOT LIMITED TO: CONSTRUCTING OR PLACING BUILDINGS ON OR ABOVE THE GROUND; DUMPING OR STORING SOIL OR OTHER SUBSTANCES SUCH AS TRASH; REMOVAL OR DESTRUCTION OF TREES, SHRUBS, OR OTHER VEGETATION; EXCAVATION, DREDGING OR REMOVAL OF SOIL MATERIAL; OR ANY OTHER ACTIVITIES DETRIMENTAL TO DRAINAGE, FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL, OR FISH AND WILDLIFE HABITAT CONSERVATION OR PRESERVATION.
- 3. TO THE WELLEN PARK GOLF AND COUNTRY CLUB MASTER HOMEOWNER'S ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND/OR
- A) ALL STREET TREE AND LANDSCAPE EASEMENTS AS SHOWN ON THIS PLAT.
- B) TRACT 101 AS PRIVATE ROAD AND RIGHT OF WAY UNDER THE TERMS OF THE DECLARATION.
- C) TRACTS 611, 612 AND 613 AS COMMON AREA TRACTS UNDER THE TERMS OF THE DECLARATION, WHICH WILL BE MAINTAINED BY THE DECLARATION, AND THE USE OF WHICH WILL BE GOVERNED BY THE DECLARATION
- 4. TO THE WELLEN PARK GOLF AND COUNTRY CLUB, INC.
- A) TRACTS GC08A AND GC09A AS GOLF COURSE TRACTS FOR ACCESS, MAINTENANCE, DRAINAGE, IRRIGATION, AND OTHER LAWFUL PURPOSES INCIDENTAL THERETO.
- 5. LENNAR HOMES, LLC., A FLORIDA LIMITED LIABILITY COMPANY WILL RESERVE
- A) TRACT 901 AS FUTURE DEVELOPMENT. B) ALL RESIDENTIAL LOTS.

### OWNER ACCEPTANCE BLOCK

	LENNAR HOMES, LLC., A FLORIDA LIMITED LIABILITY COMPANY
WITNESS	
PRINTED NAME OF WITNESS	BY:
WITNESS	
PRINTED NAME OF WITNESS	
STATE OF FLORIDA) COUNTY OF LEE)	
, 2022, BY	OWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THISDAY OF, AS VICE PRESIDENT OF LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY NOWN TO ME OR [] PRODUCED AS IDENTIFICATION.
(AFFIX SEAL)	PRINT NAME:  NOTARY PUBLIC, STATE OF FLORIDA

### WEST VILLAGES IMPROVEMENT DISTRICT (WVID) ACCEPTANCE AND ACKNOWLEDGMENT

THE WEST VILLAGES IMPROVEMENT DISTRICT (WVID) HEREBY ACCEPTS THE DEDICATION OF ALL DRAINAGE EASEMENTS, ROADWAY INGRESS AND EGRESS 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 WEST VILLAGES IMPROVEMENT DISTRICT.

(AFFIX SEAL) PRINT NAME: NOTARY PUBLIC, STATE OF FLORIDA

WELLEN PARK GOLF AND COUNTRY CLUB, BOOK PLAT **PAGE** SHEET 2 OF 10 PHASE 1C **ENGINEERING** A REPLAT OF TRACT 504 AND A PORTION OF TRACTS GC08, GC09, 503, 12800 UNIVERSITY DRIVE, SUITE 175 FORT MYERS, FLORIDA 33907 505, AND 900 WELLEN PARK GOLF AND COUNTRY CLUB, PHASE 1A PHONE: (239) 597-0575 FAX: (239) 597-0578 FLORIDA CERTIFICATE OF AUTHORIZATION # LB-6952 A SUBDIVISION, RECORDED IN PLAT BOOK 56 PAGES 75-159 PREPARED BY ABBREVIATIONS: MICHAEL A. WARD, PLS LS 5301 SECTION 8, TOWNSHIP 40 SOUTH, RANGE 20 EAST, A.E. OR AE = ACCESS EASEMENT C1 = CURVE NUMBER 1, SEE CURVE TABLE CM = CONCRETE MONUMENT, AS NOTED CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA 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  $\mathsf{LK} = \mathsf{LAKE} \ \mathsf{TRACT}$ L.M.E. OR LME = LAKE MAINTENANCE EASEMENT LE = STREET, TREE, AND LANDSCAPE EASEMENT NR = NON RADIAL LINE FLOOD ZONE NOTE:  $-\Delta = 2^{\circ}30'58'$ OS = OPEN SPACE TRACT\_\_S51°25'13"E 47.29' PG. = PAGE P.U.E. OR PUE = PUBLIC UTILITY EASEMENT THE SUBJECT PROPERTY LIES IN FLOOD ZONE "X", ACCORDING TO FLOOD INSURANCE RATE MAP, MAP NO. 12115C0365F FOR SARASOTA PRM = PERMANENT REFERENCE MONUMENT COUNTY, COMMUNITY NO. 120279, CITY OF NORTH PORT, FLORIDA, PCP = PERMANENT CONTROL POINT DATED NOVEMBER 4, 2016 AND ISSUED BY THE FEDERAL EMERGENCY  ${\sf P.O.C.} \, = \, {\sf POINT} \, \, \, {\sf OF} \, \, \, {\sf COMMENCEMENT} \, \,$ R=2265.00 -N=975534.54MANAGEMENT AGENCY. P.O.B. = POINT OF BEGINING Δ=24°21'55' ROW OR ROW = RIGHT OF WAY CB=N54\*39'06"E S.F. OR SF = SQUARE FEET200 400 TRACT 502 INST. = INSTRUMENT NUMBER AL=3433.51' R=4076.41' -∆=48**\***15**'**34" CB=S75\*33'00"E R=2215.00' Δ=14\*00'55 CB=N73°50'31"E TRACT 901 TRACT 713 TRACT 532 TRACT GC09 TRACT 714 TRACT GC01 AL=1472.00' R=1085.00 Δ=77\*43'55' TRACT 504 CB=N41\*59'01"E -Δ=69°37'24" CH=1361.68 CB=S37\*55'45"W TRACT / 54 TRACT 900 RACT 503 52 57 TRACT 700A TRACT 529 62 63 TRACT 700B TRACT 100 TRACT 711 43 TRACT 710 122 TRACT MF05 TRACT GC01 AL=784.33' TRACT TRACT 526 TRACT 900 TRACT GC01 TRACT 507 TRACT GC06 TRACT 708 AMENITY TRACT 10 10 10 12 12 13 10 10 AL=1071.65 E=548791.75 Δ=28\*06'04" Δ=23\*00'37" CB=S22\*14'44"W CB=N10°55'59"W TRACT 508 CH=1060.94 TRACT 709 TRACT GC07 500 TRACT 900 TRACT 900 TRACT GC01 TRACT GC04 TRACT MF01 S47°02'59"W 17.69' 3 16 4 00 15 TRACT 511 TRACT TRACT 702 R=2131.00' --Δ=3\*32'15" 5 W 14 524 6 13 7 W 12 8 9 9 9 TRACT 520 AL=487.67' R=1090.00' CH=131.55'  $\Delta = 25^{\circ}38'03"$ TRACT GC02 CB=N12'09'59"W TRACT GC02 -S36°42'52"W 97.65' CH=483.61 10 TRACT 512 TRACT 703 AL=461.28' R=2135.00 TRACT 900 TRACT GC10 TRACT 522 TRACT 707 -Δ=12°22'45" AL=667.15' CB=S46°33'42"W TRACT 705 R=2265.00' CH=460.39' TRACT 521 -Δ=16°52'35" TRACT GC02 TRACT 513 CH=664.74' SECTION 9 TOWNSHIP 40S RANGE 20E SECTION 7 TOWNSHIP TRACT 706 TRACT 704 TRACT GC03 SÉCTION 8 TOWNSHIP 40S RANGE 20E SECTION 16 TOWNSHIP 40S RANGE 20E 40S RANGE 20E 17|16SECTION 18 TOWNSHIP N89°38'43"W 475.82' 18 1 40S RANGE 20E LEGEND: **OVERALL CURRENT PLAT SHEET** • INDICATES 5/8" IRON PIN WITH CAP, PRM LB 6952 FOUND 4"X4" CONCRETE MONUMENT, SOUTHWEST CORNER, SECTION 8, O INDICATES FOUND 5/8" IRON PIN WITH CAP, PRM LB 6952 TOWNSHIP 40 SOUTH, RANGE 20 EAST NOTE: REFER TO THE FOLLOWING SHEETS OF THIS N. 971427.933 PLAT FOR DETAILED LABELING AND DIMENSIONING. E. 546716.154 

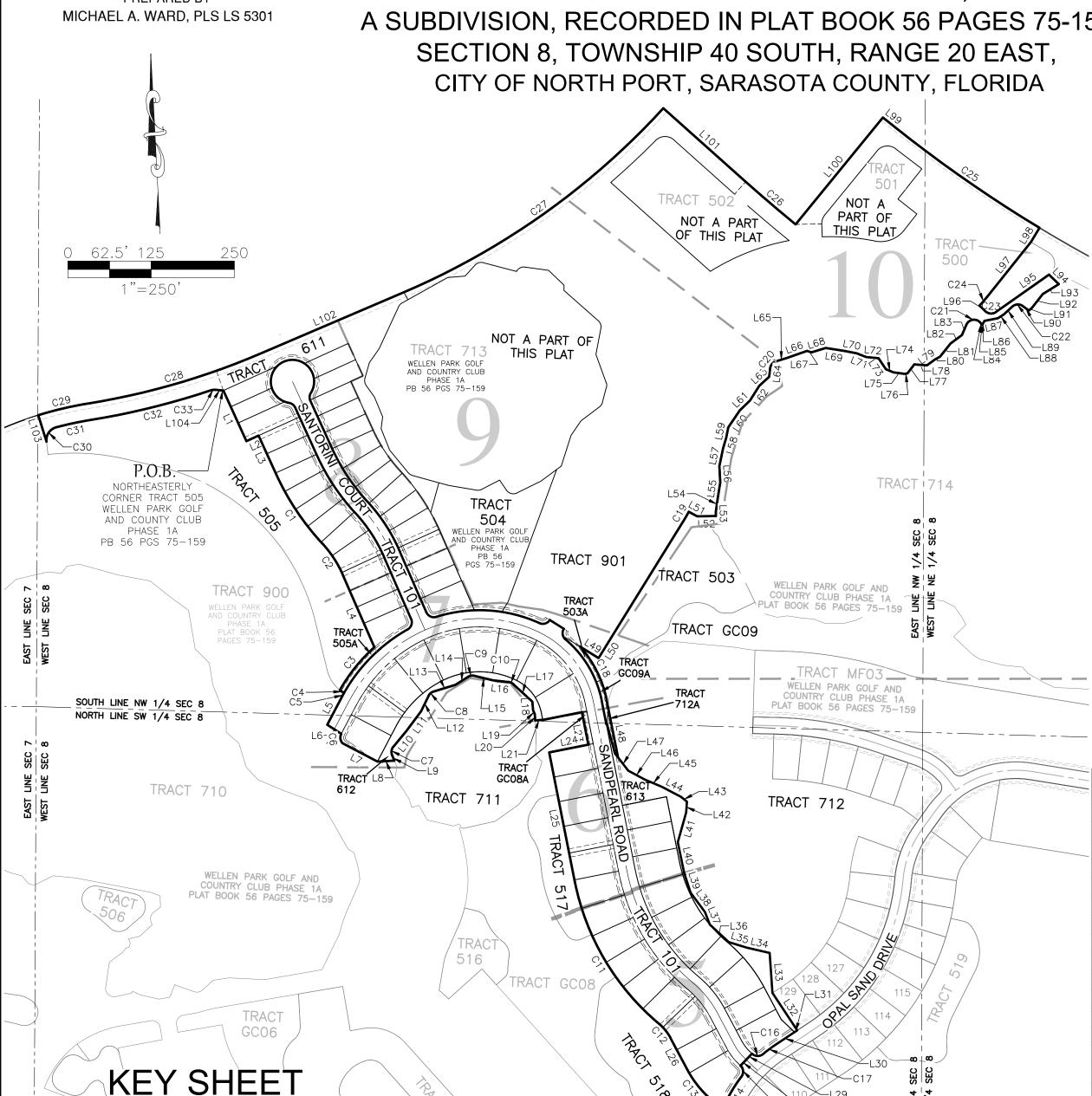
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PLAT BOOK

SHEET 3 OF 10

PAGE

**ENGINEERING** A REPLAT OF TRACT 504 AND A PORTION OF 12800 UNIVERSITY DRIVE, SUITE 175 TRACTS GC08, GC09, 503, 505, 712 AND 900 FORT MYERS, FLORIDA 33907 PHONE: (239) 597-0575 FAX: (239) 597-0578 FLORIDA CERTIFICATE OF AUTHORIZATION # LB-6952 WELLEN PARK GOLF AND COUNTRY CLUB, PHASE 1A PREPARED BY A SUBDIVISION, RECORDED IN PLAT BOOK 56 PAGES 75-159 MICHAEL A. WARD, PLS LS 5301 SECTION 8, TOWNSHIP 40 SOUTH, RANGE 20 EAST,



NOTE: SEE SHEET 4 FOR LEGAL DESCRIPTION

REFER TO THE FOLLOWING SHEETS OF THIS PLAT

FOR DETAILED LABELING AND DIMENSIONING.

			_	LINE TABLE		_		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S24°30'05"E	167.00'	L44	N62°15'33"W	65.33	L89	N47°31'30"E	34.37
L2	N65°29'55"E	40.00'	L45	N66°48'39"W	55.44	L90	S54°40'20"E	23.32'
L3	S24°30'05"E	127.98'	L46	N61°51'32"W	56.87	L91	N47°31'59"E	12.31'
L4	S23°36'49"E	237.16'	L47	N37°42'02"W	50.13	L92	N38°06'16"E	52.28'
L5	S27°46'02"W	92.80'	L48	N11°13'08"W	175.75	L93	N58°12'20"E	56.54
L6	S57°21'47"E	50.18	L49	S58°14'56"E	66.50	L94	N45°39'44"W	41.08'
L7	S62°13'58"E	119.01	L50	N31°45'04"E	480.88	L95	S54°48'54"W	195.14'
L8	N86°57'48"E	51.04	L51	S61°20'43"E	28.41	L96	N46°27'43"W	24.46'
L9	N22°38'47"W	17.64	L52	N89°23'03"E	56.55	L97	N38°35'35"E	210.40
L10	N39°38'37"E	61.82	L53	N00°36'57"W	13.81	L98	N31°08'54"E	50.00'
L11	N36°36'01"E	73.19	L54	N08°10'33"E	44.65	L99	N51°25'13"W	47.29'
L12	N25°59'05"E	51.68	L55	N09°14'20"E	43.21	L100	S39°14'40"W	414.73
L13	N72°53'13"E	68.67	L56	N02°57'08"W	49.87	L101	N48°14'21"W	331.70'
L14	N57°32'43"E	44.36'	L57	N11°43'42"E	54.02	L102	S66°50'03"W	467.65
L15	S76°30'01"E	57.90'	L58	N16°34'44"E	33.23'	L103	S17°15'33"E	83.26'
L16	S83°43'16"E	46.91	L59	N11°10'50"E	32.10'	L104	S84°46'10"E	23.22'
L17	S47°29'36"E	77.74	L60	N34°12'59"E	61.46			
L18	S05°01'54"E	25.89	L61	N45°45'20"E	42.88	] .		EVIATIO
L19	S22°41'51"E	13.22'	L62	N32°18'29"E	52.16	A.		JRVE NUN
L20	S03°39'45"E	18.32'	L63	N47°33'41"E	40.01		CUE = CI	
L21	N86°20'15"E	22.61	L64	N06°48'20"E	25.79	D.		DUND, AS
L22	N78°46'52"E	120.00'	L65	N72°54'55"E	33.77		I.E. OR $IE = IR$	
L23	S11°13'08"E	99.66	L66	N70°43'20"E	65.08'		LK = LA	NE NUMBI KE TRACI
L24	S78°46'52"W	120.00'	L67	S71°34'12"E	13.83	L.M.E	. OR LME = LA .E. OR LE = TF	REE/LAND
L25	S11°13'08"E	395.79	L68	N72°54'09"E	44.70'		NR = NC	treét tre On Radial
L26	S28°03'19"E	109.63	L69	S81°03'09"E	57.16	0.F	R. OR OR. = OF $OS = OF$	PEN SPAC
L27	S46°14'24"E	62.91	L70	S79°00'37"E	37.18'	P.U.E	PG. = PA . OR PUE = PU	JBLIC UTI
L28	N43°45'36"E	25.00'	L71	S68°35'27"E	31.15		PRM = PE PCP = PE	ERMANENT ERMANENT
L29	N43°45'36"E	25.00'	L72	S84°31'21"E	36.82		POC = P( POB = P(	DINT OF (
L30	N56°25'00"E	68.55	L73	S34°02'28"E	40.26	R.O.W. S.	. OR ROW = RI .F. OR SF = S(	GHT OF V QUARE FE
L31	N56°25'00"E	10.00'	L74	S68°08'38"E	24.35		INST. = IN	STRUMEN <sup>-</sup>
L32	N33°35'00"W	135.00'	L75	S82°10'45"E	32.83			
L33	N03°59'39"W	120.54	L76	N81°51'06"E	9.26'			
L34	N76°59'31"W	70.18	L77	N37°23'24"E	34.07		LEGEN	<u>D</u> :
L35	N73°04'30"W	56.80'	L78	S85°48'15"E	38.46		• INDICATES	
L36	N47°07'43"W	77.67	L79	N53°01'59"E	28.31		PRM LB	6952
L37	N21°10'47"W	40.37	L80	N61°29'31"E	18.53		) INDICATES	
		1				†	WITH CAP	, FKM L

L38 N36°33'33"W 72.37' L81 N38°22'52"E 50.67'

L39 N18°06'25"W 62.41' L82 N53°44'25"E 42.68'

L40 | N11°44'01"W | 94.40' | L83 | N23°12'15"E | 33.76'

L41 N15°39'48"E 93.10' L86 N27°30'21"E 11.76'

L42 | N04°09'50"E | 32.20' | L87 | N78°42'43"E | 40.86'

L43 N50°52'19"W 22.68' L88 N57°36'57"E 21.33'

	1417 01 05 E	12.01	
L92	N38°06'16"E	52.28'	
L93	N58°12'20"E	56.54	
L94	N45°39'44"W	41.08'	
L95	S54°48'54"W	195.14'	
L96	N46°27'43"W	24.46'	
L97	N38°35'35"E	210.40'	
L98	N31°08'54"E	50.00'	
L99	N51°25'13"W	47.29'	
L100	S39°14'40"W	414.73'	
L101	N48°14'21"W	331.70'	
L102	S66°50'03"W	467.65'	
L103	S17°15'33"E	83.26'	
L104	S84°46'10"E	23.22'	
	ABBRE	EVIATIO	NS

OR AE = ACCESS EASEMENT C1 = CURVE NUMBER 1 ON CURVE TABLE CM = CONCRETE MONUMENT, AS NOTED CUE = CITY UTILITY EASEMENT

OR DE = DRAINAGE EASEMENT FND = FOUND, AS NOTED

FD = FUTURE DEVELOPMENT TRACT

OR IE = IRRIGATION EASEMENT L1 = LINE NUMBER 1, SEE LINE TABLE

LK = LAKE TRACTR LME = LAKE MAINTENANCE EASEMENT

OR LE = TREE/LANDSCAPE EASEMENT LS = STREET TREE EASEMENT NR = NON RADIAL LINE

OR OR. = OFFICIAL RECORDS BOOK OS = OPEN SPACE TRACT

PG. = PAGE OR PUE = PUBLIC UTILITY EASEMENT PRM = PERMANENT REFERENCE MONUMENT PCP = PERMANENT CONTROL POINT

POC = POINT OF COMMENCEMENT POB = POINT OF BEGINING  $R ext{ ROW} = RIGHT ext{ OF WAY}$ OR SF = SQUARE FEET

### INST. = INSTRUMENT NUMBER

### 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

CURVE TABLE						CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD	CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD	
C1	250.36	785.00	18°16'23"	S33°38'16"E	249.30'	C21	52.66'	25.00'	120°41'23"	N83°32'56"E	43.45'	
C2	113.70'	340.00	19°09'39"	S33°11'38"E	113.17	C22	33.95'	25.00'	77°48'10"	N86°25'35"E	31.40'	
С3	166.22	509.83	18°40'48"	S38°47'39"W	165.48	C23	34.35	25.00'	78°43'24"	N85°49'24"W	31.71'	
C4	15.07'	110.00'	7°51'06"	S55°13'50"E	15.06'	C24	35.39'	410.00'	4°56'43"	N41°03'56"E	35.38'	
C5	15.15	505.00'	1°43'06"	S28°37'35"W	15.14	C25	528.73	4076.41	7°25'54"	N55°08'09"W	528.36	
C6	30.05	25.00'	68°51'49"	S06°39'53"E	28.27	C26	197.25	4491.41'	2°30'58"	N49°29'51"W	197.23	
C7	27.18	25.00'	62°17'24"	N08°29'55"E	25.86	C27	963.21	2265.00'	24°21'55"	S54°39'06"W	955.96	
C8	20.46	25.00'	46°54'08"	N49°26'09"E	19.90'	C28	541.82	2215.00'	14°00'55"	S73°50'31"W	540.47	
С9	20.05	25.00'	45°57'16"	N80°31'21"E	19.52	C29	153.55	1085.00'	8°06'32"	S76°47'43"W	153.43	
C10	15.81	25.00'	36°13'40"	S65°36'26"E	15.55	C30	56.85	40.00'	81°25'55"	N34°17'16"E	52.18'	
C11	506.91	748.00	38°49'43"	S30°38'00"E	497.27	C31	105.60'	1035.00'	5°50'45"	N77°55'36"E	105.55	
C12	53.74	140.00'	21°59'32"	S39°03'05"E	53.41	C32	370.58	2265.00'	9°22'27"	N76°09'45"E	370.17	
C13	98.39'	310.00'	18°11'05"	S37°08'52"E	97.98'	C33	16.58	40.00'	23°45'19"	N83°21'10"E	16.47	
C14	116.72	425.00'	15°44'09"	N29°30'46"E	116.36							
C15	36.49	25.00'	83°37'14"	N04°25'47"W	33.33'		FLOOD	ZONE N	NOTE:			
C16	36.49	25.00'	83°37'14"	S88°03'01"E	33.33'					S IN FLOOD		

N53°16'41"E 46.54'

N26°35'45"W 180.32

N30°12'10"E

N39°51'38"E

C17 | 46.56' | 425.00' | 6°16'38" |

C18 | 182.50' | 340.00' | 30°45'15"

C20 | 28.85' | 25.00' | 66°06'36"

660.00'

3°05'47"

35.67'

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.



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

## WELLEN PARK GOLF AND COUNTRY CLUB, PHASE 1C

**PAGE** 

SHEET 4 OF 10

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.

A REPLAT OF TRACT 504 AND A PORTION OF TRACTS GC08, GC09, 503, 505, 712 AND 900 WELLEN PARK GOLF AND COUNTRY CLUB, PHASE 1A A SUBDIVISION, RECORDED IN PLAT BOOK 56 PAGES 75-159 SECTION 8, TOWNSHIP 40 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

### LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THAT LAND DESCRIBED IN WELLEN PARK GOLF AND COUNTRY CLUB PHASE 1A, PLAT BOOK 56 PAGES 75-159, OF THE PUBLIC RECORDS OF SARASOTA COUNTRY, 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 OF TRACT 505, 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; 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 1816'23" 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

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

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

- 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
- 3) THENCE N.39°38'37"E., FOR 61.82 FEET;
- 4) THENCE N.36°36'01"E., FOR 73.19 FEET;
- 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
- 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 5.3.74 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

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

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

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;

- 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.
- 3) THENCE N.43°45'36"E., FOR 25.00 FEET;
- 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 0616'38" 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;
- THENCE N.73°04'30"W., FOR 56.80 FEET; 4) THENCE N.47°07'43"W., FOR 77.67 FEET;
- THENCE N.21°10'47"W., FOR 40.37 FEET;
- THENCE N.36°33'33"W., FOR 72.37 FEET;
- THENCE N.18°06'25"W., FOR 62.41 FEET;
- THENCE N.11°44'01"W., FOR 94.40 FEET;
- THENCE N.15°39'48"E., FOR 93.10 FEET;
- 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.58~4'56"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

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;
- THENCE N.11°43'42"E., FOR 54.02 FEET;
- THENCE N.16°34'44"E., FOR 33.23 FEET;
- THENCE N.11°10'50"E., FOR 32.10 FEET;
- THENCE N.34°12'59"E., FOR 61.46 FEET;
- THENCE N.45°45'20"E., FOR 42.88 FEET;
- 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
- 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.
- 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
- 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. THENCE N.46°27'43"W., FOR 24.46 FEET TO A POINT ON A CURVE;
- 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
- 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;
- THENCE S.39°14'40"W., FOR 414.73 FEET TO A POINT ON A CURVE;

2) THENCE N.51°25'13"W., FOR 47.29 FEET;

- 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; 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.

THENCE S.17"5'33"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
- 5) THENCE S84'46'10'E FOR 23.22 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;

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

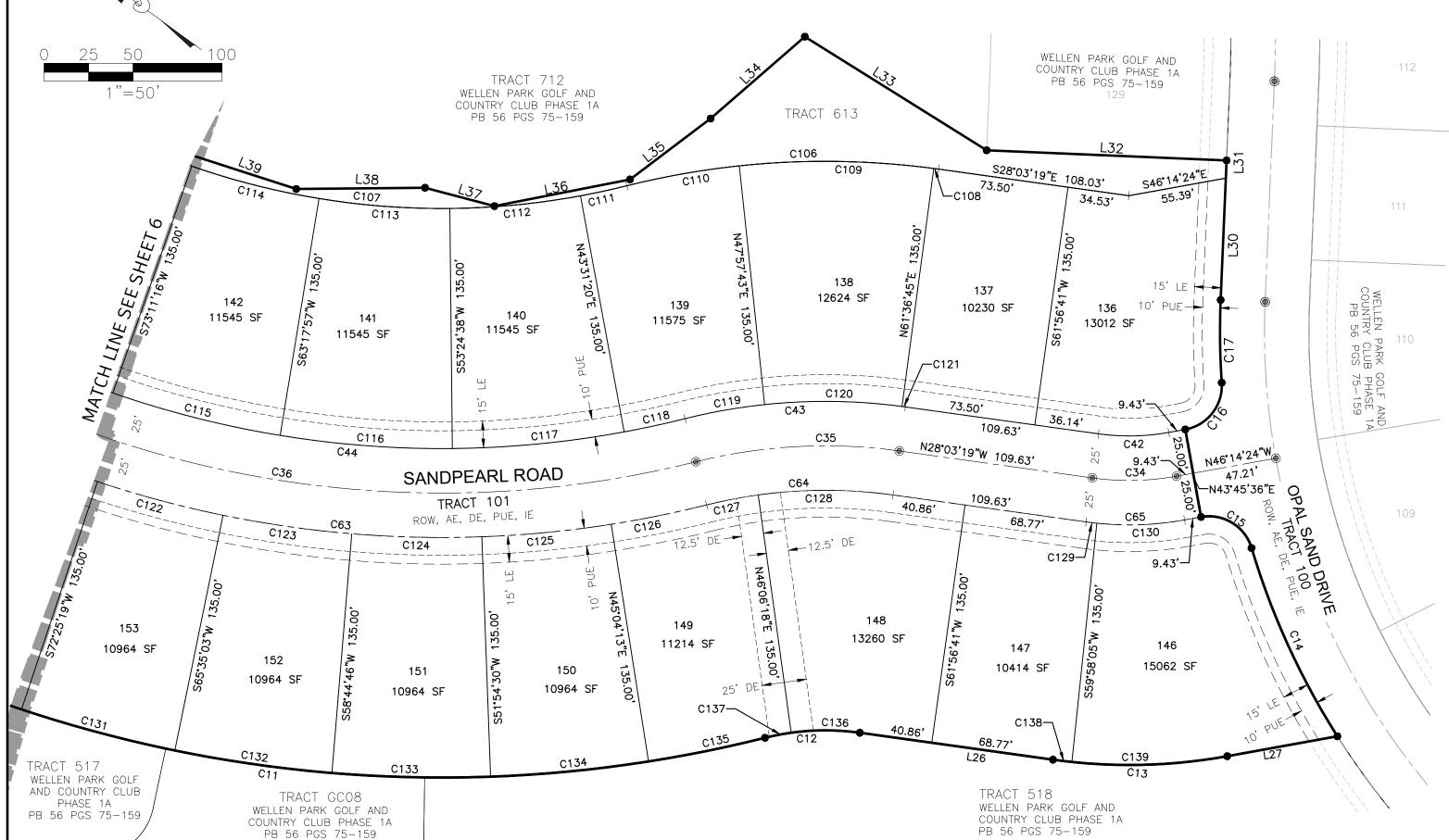
AND LESS AND EXCEPT TRACT 713, WELLEN PARK GOLF AND COUNTRY CLUB, PHASE 1A AS RECORDED ON PLAT BOOK 56, PAGES 75 THROUGH 159 OF THE PUBLIC RECORDS OF SARASOTA COUNTY.

LESS AND EXCEPT TRACT 501, WELLEN PARK GOLF AND COUNTRY CLUB, PHASE 1A AS RECORDED ON PLAT BOOK 56,

PARCEL CONTAINING 46.68 ACRES, MORE OR LESS.

## WELLEN PARK GOLF AND COUNTRY CLUB, PHASE 1C

A REPLAT OF TRACT 504 AND A PORTION OF TRACTS GC08, GC09, 503, 505, 712 AND 900 WELLEN PARK GOLF AND COUNTRY CLUB, PHASE 1A A SUBDIVISION, RECORDED IN PLAT BOOK 56 PAGES 75-159 SECTION 8, TOWNSHIP 40 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA



### ABBREVIATIONS:

A.E. OR AE = ACCESS EASEMENTC1 = CURVE NUMBER 1, SEE CURVE TABLE CM = CONCRETE MONUMENT, AS NOTED

**ENGINEERING** 

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

D.E. OR DE = DRAINAGE EASEMENTFND = 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 = TREE/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 BEGINING

R.O.W. OR ROW = RIGHT OF WAY
S.F. OR SF = SQUARE FEET INST. = INSTRUMENT NUMBER

### TRACT TABLE

1	ΓRACT	USE	DESIGNATIONS	SQUARE FEET
TRAC	CT GC08A	GOLF COURSE	A.E., D.E., I.E.	1,495
TRAC	CT GC09A	GOLF COURSE	A.E., D.E., I.E.	1,676
	LOTS	62 SINGLE FAMILY		
TRA	ACT 101	PRIVATE ROAD	A.E., R.O.W., D.E., P.U.E. L.E.	165,081
TRA	CT 503A	STORMWATER/LAKE MANAGEMENT	A.E., D.E., P.U.E., L.M.E.	2,222
TRA	ACT 504	STORMWATER/LAKE MANAGEMENT	A.E., D.E., P.U.E., L.M.E.	106,156
TRA	CT 505A	STORMWATER/LAKE MANAGEMENT	A.E., D.E., P.U.E., L.M.E.	2,447
TRA	ACT 611	COMMON AREA	A.E., D.E., I.E., P.U.E.	89,770
TRA	ACT 612	COMMON AREA	A.E., D.E., I.E., P.U.E.	15,365
TRA	ACT 613	COMMON AREA	A.E., D.E., I.E., P.U.E.	28,876
TRA	CT 712A	CONSERVATION EASEMENT	D.E., P.U.E.	1,249
TRA	ACT 901	FUTURE DEVELOPMENT TRACT	F.D., A.E., D.E., P.U.E.	1,154,406

### **GENERAL NOTES:**

- 1. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS
- 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 THE BOUNDARY OF WELLEN PARK GOLF AND COUNTRY CLUB, PHASE 1A, WHERE SAID SOUTH LINE BEARS

### LEGEND:

- INDICATES 5/8" IRON PIN WITH CAP, PRM
- O INDICATES FOUND 5/8" IRON PIN WITH CAP, PRM LB 6952
- INDICATES PARKER KALON NAIL WITH DISC, PCP LB 6952

PLAT BOOK PAGE

SHEET 5 OF 10

		JIILL		-	
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C11	506.91	748.00	38°49'43"	S30°38'00"E	497.27
C12	53.74	140.00	21°59'32"	S39°03'05"E	53.41
C13	98.39	310.00	18°11'05"	S37°08'52"E	97.98'
C14	116.72	425.00	15°44'09"	N29°30'46"E	116.36
C15	36.49	25.00	83°37'14"	N04°25'47"W	33.33'
C16	36.49	25.00	83°37'14"	S88°03'01"E	33.33'
C17	46.56	425.00	6°16'38"	N53°16'41"E	46.54
C34	47.61	150.00	18°11'05"	N37°08'52"W	47.41
C35	115.15	300.00	21°59'32"	N39°03'05"W	114.45
C36	398.48	588.00	38°49'43"	N30°38'00"W	390.90'
C42	39.67	125.00	18°11'05"	N37°08'52"W	39.51
C43	124.75	325.00'	21°59'32"	N39°03'05"W	123.98
C44	381.54	563.00'	38°49'43"	N30°38'00"W	374.28
C63	415.42	613.00	38°49'43"	S30°38'00"E	407.52
C64	105.56	275.00'	21°59'32"	S39°03'05"E	104.91
C65	55.54	175.00'	18°11'05"	S37°08'52"E	55.31
C106	176.57	460.00'	21°59'32"	N39°03'05"W	175.48
C107	290.05	428.00'	38°49'43"	N30°38'00"W	284.53
C108	2.67'	460.00'	0°19'56"	N28°13'17"W	2.67
C109	109.59	460.00'	13°39'01"	N35°12'46"W	109.33
C110	64.31	460.00'	8°00'35"	N46°02'34"W	64.25
C111	26.67	428.00'	3°34'11"	S48°15'46"E	26.66'
C112	73.87'	428.00'	9°53'19"	S41°32'01"E	73.78'
C113	73.87'	428.00'	9°53'19"	S31°38'42"E	73.78'
C114	73.87'	428.00'	9°53'19"	S21°45'23"E	73.78'
C115	97.17	563.00'	9°53'19"	S21°45'23"E	97.05'
C116	97.17'	563.00'	9°53'19"	S31°38'42"E	97.05'
C117	97.17	563.00'	9°53'19"	S41°32'01"E	97.05'
C118	35.08'	563.00'	3°34'11"	S48°15'46"E	35.07'
C119	45.43'	325.00'	8°00'35"	N46°02'34"W	45.40'
C120	77.43'	325.00'	13°39'01"	N35°12'46"W	77.25
C121	1.88'	325.00'	0°19'56"	N28°13'17"W	1.88'
C122	73.16'	613.00'	6°50'16"	S20°59'49"E	73.11'
C123	73.16'	613.00'	6°50'16"	S27°50'05"E	73.11'
C124	73.16'	613.00'	6°50'16"	S34°40'22"E	73.11'
C125	73.16'	613.00'	6°50'16"	S41°30'38"E	73.11'
C126	54.76'	613.00'	5°07'05"	S47°29'19"E	54.74
C127	29.53'	275.00'	6°09'10"	N46°58'17"W	29.52'
C128	76.02'	275.00'	15°50'23"	N35°58'30"W	75.78'
C129 C130	6.04'	175.00'	1°58'36"	S29°02'37"E	6.04' 49.34'
C130	49.50' 89.27'	175.00' 748.00'	16°12'29" 6°50'16"	S38°08'09"E S20°59'49"E	49.34 89.22'
C132	89.27	748.00	6°50′16″	S20 59 49 E S27°50'05"E	89.22
C133	89.27	748.00	6°50'16"	S34°40'22"E	89.22
C134	89.27	748.00	6°50'16"	S41°30'38"E	89.22
C135	66.82	748.00	5°07'05"	S47°29'19"E	66.79
C136	38.70	140.00	15°50'23"	N35°58'30"W	38.58
C137	15.03'	140.00	6°09'10"	N46°58'17"W	15.03'
C138	10.69	310.00	1°58'36"	S29°02'37"E	10.69
C139	87.69	310.00'	16°12'29"	S38°08'09"E	87.40'
	I			1	
	LINE	TABLE		_	

	LINE TABLE				
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L21	N86°20'15"E	22.61	L33	N03°59'39"W	120.54
L26	S28°03'19"E	109.63	L34	N76°59'31"W	70.18
L27	S46°14'24"E	62.91	L35	N73°04'30"W	56.80'
L28	N43°45'36"E	25.00'	L36	N47°07'43"W	77.67
L29	N43°45'36"E	25.00'	L37	N21°10'47"W	40.37
L30	N56°25'00"E	68.55	L38	N36°33'33"W	72.37'
L31	N56°25'00"E	10.00'	L39	N18°06'25"W	62.41
L32	N33°35'00"W	135.00'			

PAGE

SHEET 6 OF 10

## WELLEN PARK GOLF AND COUNTRY CLUB, PHASE 1C

ENGINEERING 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

A REPLAT OF TRACT 504 AND A PORTION OF TRACTS GC08, GC09, 503, 505, 712 AND 900 WELLEN PARK GOLF AND COUNTRY CLUB, PHASE 1A A SUBDIVISION, RECORDED IN PLAT BOOK 56 PAGES 75-159 SECTION 8, TOWNSHIP 40 SOUTH, RANGE 20 EAST,



CURVE TABLE									
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD				
C36	398.48	588.00	38°49'43"	N30°38'00"W	390.90'				
C44	381.54	563.00	38°49'43"	N30°38'00"W	374.28				
C63	415.42	613.00'	38°49'43"	S30°38'00"E	407.52				
C141	83.02'	748.00	6°21'33"	S14°23'54"E	82.98'				
C142	68.03'	613.00	6°21'33"	S14°23'54"E	68.00'				
C143	54.96'	563.00'	5°35'36"	S14°00'56"E	54.94'				
C144	41.78'	428.00'	5°35'36"	S14°00'56"E	41.76'				

	LINE TABLE	
LINE	BEARING	LENGTH
L21	N86°20'15"E	22.61'
L105	N11°13'08"W	75.50'
L209	S37°42'02"E	15.14'
L210	N78°46'52"E	15.00'
L211	S78°46'52"W	15.00'
L214	N11°13'08"W	21.13'
L218	S04°09'33"W	48.83'
L219	N11°13'08"W	71.02
L250	S78°46'52"W	2.05'

### **ABBREVIATIONS:**

A.E. OR AE = ACCESS EASEMENTC1 = CURVE NUMBER 1, SEE CURVE TABLE CM = CONCRETE MONUMENT, AS NOTED

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 = TREE/LANDSCAPE EASEMENT LS = STREÉT TREE EASEMENT

NR = NON RADIAL LINE O.R. OR OR. = OFFICIAL RECORDS BOOK OS = OPEN SPACE TRACT

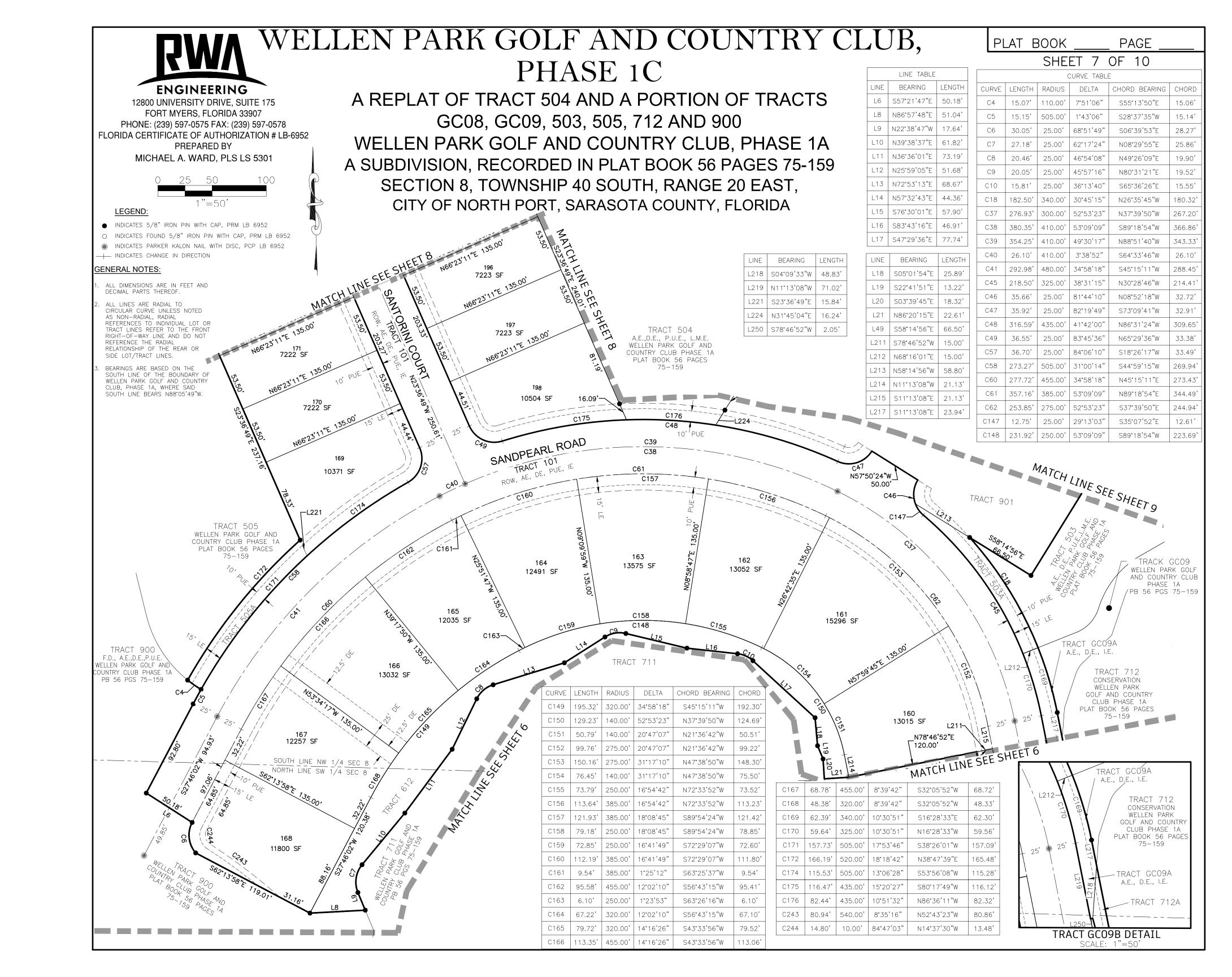
PG. = PAGE P.U.E. OR PUE = PUBLIC UTILITY EASEMENT PRM = PERMANENT REFERENCE MONUMENT

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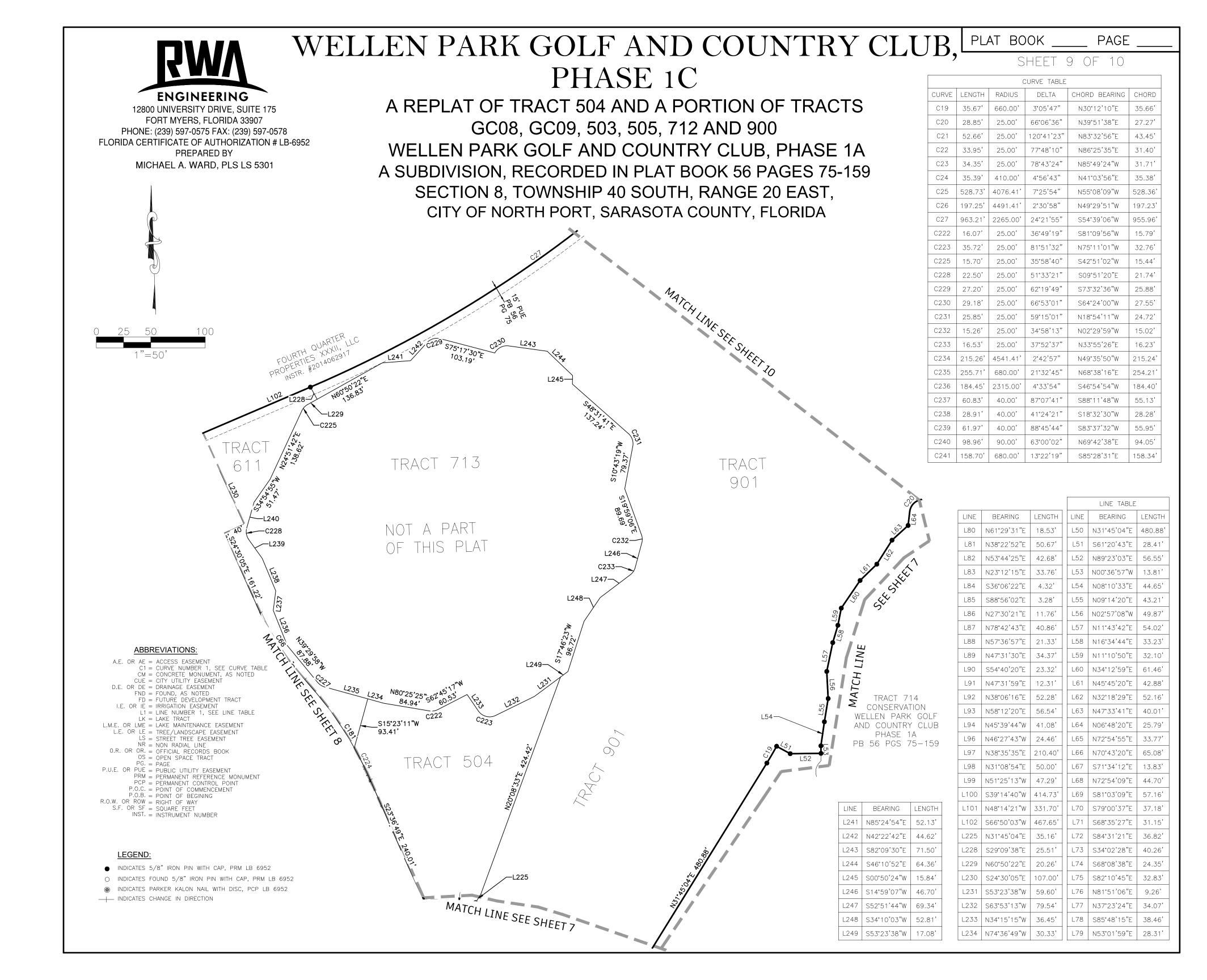
R.O.W. OR ROW = RIGHT OF WAY S.F. OR SF = SQUARE FEET

INST. = INSTRUMENT NUMBER

- 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 THE BOUNDARY OF WELLEN PARK GOLF AND COUNTRY CLUB, PHASE 1A, WHERE SAID SOUTH LINE BEARS N88°05'49"W.



WELLEN PARK GOLF AND COUNTRY CLUB, PLAT BOOK PAGE SHEET 8 OF 10 PHASE 1C **ENGINEERING** A REPLAT OF TRACT 504 AND A PORTION OF TRACTS 12800 UNIVERSITY DRIVE, SUITE 175 FORT MYERS, FLORIDA 33907 GC08, GC09, 503, 505, 712 AND 900 PHONE: (239) 597-0575 FAX: (239) 597-0578 CURVE TABLE FLORIDA CERTIFICATE OF AUTHORIZATION # LB-6952 WELLEN PARK GOLF AND COUNTRY CLUB, PHASE 1A CURVE | LENGTH RADIUS DELTA CHORD BEARING PREPARED BY 250.36 785.00 MICHAEL A. WARD, PLS LS 5301 18°16'23" S33°38'16"E A SUBDIVISION, RECORDED IN PLAT BOOK 56 PAGES 75-159 113.70 340.00' 19°09'39" S33°11'38"E 113.17 SECTION 8, TOWNSHIP 40 SOUTH, RANGE 20 EAST, 175.57 525.00' 19°09'39" N33°11'38"W 174.75 C51 N33°38'16"W 191.36' 600.00' 18°16'23" 190.55 CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA C52 25.00' 56°15'04" N03°37'27"E C53 292°30'07 S65°29'55"W 72.22 TRACT 504 A.E., D.E. P.U.E., L.M.E. C54 24.54 25.00 56°15'04" S52°37'36"E 23.57 C55 207.30 650.00' 18°16'23' S33°38'16"E 206.43 COUNTRY CLUB PHASE 1A C56 158.85 475.00' 19°09'39" S33°11'38"E 158.11 S15°23'11"W 93.41 143.08 2215.00 3°42'04" N68°41'06"E 143.06 C66 −Ċ182 148.30 465.00' 18°16'23' N33°38'16"W 147.67 18°16'23' N33°38'16"W 198.49 19°09'39 N33°11'38"W MATCH LINE SEE SHEET 9 19°09'39' N33°11'38"W 9.90' 660.00' 0°51'33' N24°02'35"W 9.90 193 7.87 8810 SF 525.00' 0°51'33" N24°02'35"W 7.87 7855 SF 192 11.09 475.00' 1°20'16" N24°16′57"W 11.09 7855 SF 7.94 340.00 1°20'16" N24°16'57"W 7.94 TRACT 611 C186 57.45 785.00' 4°11'35" S26°35'52"E 57.44 C187 47.57 650.00' 4°11'35" S26°35'52"E 47.56 8101 SF 7223 SF 6°22'10" S27°41'09"E 7223 SF 7223 SF SANTORINI COURT 6°22'10" 51.67 S27°41'09"E 52.40' 465.00' 6°27'24" S34°05'57"E 52.37 TRACT 101 ROW, AE, DE, PUE, IE **-0.72**' 67.61 600.00 6°27'24" S34°05'57"E 67.58 51.90 51.92' 650.00 4°34'35' S30°58'57"E 53.50 51.06' 53.50 4°34'35" C193 62.70' 785.00 S30°58'57"E 62.68 SANTORINI COURT 62.70' 785.00 4°34'35' S35°33'32"E 62.68 N24\*30'05"W 233.62' 51.92' 650.00 4°34'35' S35°33'32"E 51.90 5°26'49' S40°03'03"E 9442 SF 60.00' 5°26'49 S40°03'03"E 8264 SF 8.49 660.00 0°44'15' N42°24'21"W 8.49 C199 6.76 525.00' 0°44'15" N42°24'21"W 6.76 C200 3.98' 650.00' 0°21'04" 3.98' S42°35'56"E 178 12.5' DE → C201 650.00' 4°34'35" S40°08'07"E 51.90 51.92' 7737 SF 7694 SF 8100 SF C202 62.70' 785.00' 4°34'35" S40°08'07"E 62.68 7944 SF C203 4.81 785.00' 0°21'04" S42°35'56"E 4.81 7°59'20 N38°46'48"W 7°59'20 51.56' N39°13'25"W 25' DE -25' DE <del>-</del> **→** 63.50 C207 5°37'36" N39°13'25"W 64.82' 660.00 64.79 5°37'36' N33°35'49"W 64.82' 660.00' 64.79 TRACT 505 WELLEN PARK GOLF AND C209 51.56' 525.00 5°37'36' N33°35'49"W 51.54 COUNTRY CLUB PHASE 1A 63.05'(TIE) [ 60.00' 53.50 C210 PLAT BOOK 56 PAGES 75-159 81.53' 475.00 9°50'03' N29°52'07"W 81.43 LINE TABLE L104-S24°30'05"E 167.00 C211 58.36 9°50'03" 58.29 340.00 N29°52'07"W BEARING 72.70' 660.00 6°18'40" N27°37'41"W 72.66 **ABBREVIATIONS:** L2 N65°29'55"E GENERAL NOTES: 40.00 MATCH LINE C213 57.83' 6°18'40" N27°37'41"W 57.80 525.00 A.F. OR AF = ACCESS FASEMENT L3 S24°30'05"E 127.98 C1 = CURVE NUMBER 1, SEE CURVE TABLE SEE SHEET 3 1. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF. C214 58.48' 51°32'40" 56.52 65.00' S43°19'31"E CM = CONCRETE MONUMENT, AS NOTED CUE = CITY UTILITY EASEMENT L102 S66°50'03"W 467.65 2. ALL LINES ARE RADIAL TO CIRCULAR CURVE UNLESS NOTED AS C215 D.E. OR DE = DRAINAGE FASEMENT 72.37' 63°47'41" S14°20'39"W 68.69 65.00' NON-RADIAL, RADIAL REFERENCES TO INDIVIDUAL LOT OR TRACT FND = FOUND, AS NOTED LINES REFER TO THE FRONT RIGHT-OF-WAY LINE AND DO NOT L104 S84°46'10"E FD = FUTURE DEVELOPMENT TRACT C216 | 87.45' S84°47'09"W 77°05'18" 81.01 REFERENCE THE RADIAL RELATIONSHIP OF THE REAR OR SIDE 65.00' I.E. OR IE = IRRIGATION EASEMENT LOT/TRACT LINES. S24°30'05"E 107.00 L1 = LINE NUMBER 1, SEE LINE TABLE C217 55.66 65.00' 49°03'59" N32°08'13"W 53.98' IK = IAKF TRACT3. BEARINGS ARE BASED ON THE SOUTH LINE OF THE BOUNDARY L.M.E. OR LME = LAKE MAINTENANCE EASEMENT OF WELLEN PARK GOLF AND COUNTRY CLUB, PHASE 1A, WHERE C218 44.65 65.00' 39°21'12" N12°04'23"E 43.77 L.E. OR LE = TREE/LANDSCAPE EASEMENT LS = STREET TREE EASEMENT C219 22.10 25.00' 50°38'59" S06°25'30"W 21.39 LEGEND: O.R. OR OR. = OFFICIAL RECORDS BOOK C220 2.44 25.00 5°36'05" S21°42'02"E 2.44 OS = OPEN SPACE TRACT • INDICATES 5/8" IRON PIN WITH CAP, PRM LB 6952 PG. = PAGE P.U.E. OR PUE = PUBLIC UTILITY EASEMENT 11°39'17" S74°55'30"E 13.22 65.00' O INDICATES FOUND 5/8" IRON PIN WITH CAP, PRM LB 6952 PRM = PERMANENT REFERENCE MONUMENT PCP = PERMANENT CONTROL POINT P.O.C. = POINT OF COMMENCEMENT — INDICATES CHANGE IN DIRECTION P.O.B. = POINT OF BEGINING R.O.W. OR ROW = RIGHT OF WAY S.F. OR SF = SQUARE FEET



# WELLEN PARK GOLF AND COUNTRY CLUB,

PHASE 1C

**ENGINEERING** 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

A REPLAT OF TRACT 504 AND A PORTION OF TRACTS GC08, GC09, 503, 505, 712 AND 900 WELLEN PARK GOLF AND COUNTRY CLUB, PHASE 1A A SUBDIVISION, RECORDED IN PLAT BOOK 56 PAGES 75-159 SECTION 8, TOWNSHIP 40 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

### ABBREVIATIONS:

A.E. OR AE = ACCESS EASEMENT C1 = CURVE NUMBER 1, SEE CURVE TABLE

SHEET 10 OF 10

CM = CONCRETE MONUMENT, AS NOTED CUE = CITY UTILITY EASEMENT

**PAGE** 

D.E. OR DE = DRAINAGE EASEMENT FND = FOUND, AS NOTED FD = FUTURE DEVELOPMENT TRACT

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 = TREE/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
PCP = PERMANENT OF COMMENCEMENT

P.O.C. = POINT OF COMMENCEMENT P.O.B. = POINT OF BEGINING R.O.W. OR ROW = RIGHT OF WAY

S.F. OR SF = SQUARE FEET

INST. = INSTRUMENT NUMBER

### LEGEND:

10' PUE

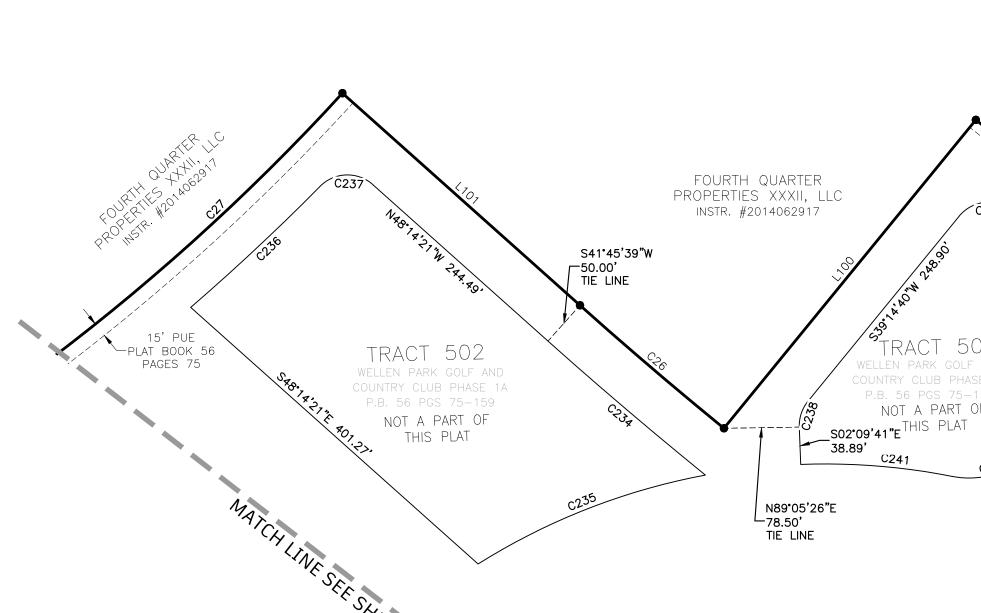
PLAT BOOK 56-

C24-

PAGES 75

TRACT 500 -WELLEN PARK GOLF AND

- INDICATES 5/8" IRON PIN WITH CAP, PRM LB 6952
- O INDICATES FOUND 5/8" IRON PIN WITH CAP, PRM LB 6952
- INDICATES CHANGE IN DIRECTION



CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C21	52.66	25.00'	120°41'23"	N83°32'56"E	43.45
C22	33.95'	25.00'	77°48'10"	N86°25'35"E	31.40'
C23	34.35	25.00'	78°43'24"	N85°49'24"W	31.71
C24	35.39'	410.00'	4°56'43"	N41°03'56"E	35.38
C25	528.73	4076.41	7°25'54"	N55°08'09"W	528.36
C26	197.25	4491.41	2°30'58"	N49°29'51"W	197.23
C27	963.21	2265.00	24°21'55"	S54°39'06"W	955.96
C234	215.26	4541.41	2°42'57"	N49°35'50"W	215.24
C235	255.71	680.00'	21°32'45"	N68°38'16"E	254.21
C236	184.45	2315.00'	4°33'54"	S46°54'54"W	184.40'
C237	60.83'	40.00'	87°07'41"	S88°11'48"W	55.13
C238	28.91'	40.00'	41°24'21"	S18°32'30"W	28.28
C239	61.97	40.00'	88°45'44"	S83°37'32"W	55.95
C240	98.96'	90.00'	63°00'02"	N69°42'38"E	94.05
C241	158.70'	680.00'	13°22'19"	S85°28'31"E	158.34
-				·	

CURVE TABLE

	LINE TABLE				
LINE	BEARING	LENGTH	LINE	BEARING	LENG <sup>-</sup>
L65	N72°54'55"E	33.77'	L85	S88°56'02"E	3.28
L66	N70°43'20"E	65.08'	L86	N27°30'21"E	11.7
L67	S71°34'12"E	13.83'	L87	N78°42'43"E	40.8
L68	N72°54'09"E	44.70'	L88	N57°36'57"E	21.3
L69	S81°03'09"E	57.16'	L89	N47°31'30"E	34.3
L70	S79°00'37"E	37.18'	L90	S54°40'20"E	23.3
L71	S68°35'27"E	31.15'	L91	N47°31'59"E	12.3
L72	S84°31'21"E	36.82	L92	N38°06'16"E	52.2
L73	S34°02'28"E	40.26	L93	N58°12'20"E	56.5
L74	S68°08'38"E	24.35'	L94	N45°39'44"W	41.0
L75	S82°10'45"E	32.83'	L96	N46°27'43"W	24.4
L76	N81°51'06"E	9.26	L97	N38°35'35"E	210.4
L77	N37°23'24"E	34.07	L98	N31°08'54"E	50.0
L78	S85°48'15"E	38.46	L99	N51°25'13"W	47.2
L79	N53°01'59"E	28.31	L100	S39°14'40"W	414.7
L80	N61°29'31"E	18.53'	L101	N48°14'21"W	331.7
L81	N38°22'52"E	50.67			
L82	N53°44'25"E	42.68'			
L83	N23°12'15"E	33.76'			
L84	S36°06'22"E	4.32'			

L65—		C21	(23)	L91
		L83-	L87	_L90
		L82		C22
	L66 L69 L70 L72 L72	L81	L85	_L89 _L88
	TRACT 714	_L80	L <sub>L84</sub>	<u>Loo</u>
Ĭ	COUNTRY CLUB PHASE 14	-L78 77		
,	70-159	-1 1		
	L76— <sup>J</sup>			

TRACT 501

NOT A PART OF

TRACT 901